PLANNING AREA 18

MEDIUM
36.1 Ac
2-5 DENSITY RANGE
3.8 TARGET DENSITY
136 DU
MINIMUM 7,200 S.F. LOTS

QUINTA DO LAGO
PREPARED FOR: THE BACHIA LAND COMPANY AND
SOUTHERN CALIFORNIA DUTCH PROPERTIES
(RICHARD ASHLEY)

FIGURE III-28

III. Specific Plan
Quinta Do Lago Specific Plan No. 280/1148 N. No. 371
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Note:
Local street layouts are conceptual. Actual street layouts and lotting will be determined in conjunction with tract map review.
18. Planning Area 18: Medium Density Residential (7,200 s.f.)

a. Descriptive Summary

Planning Area 18, as depicted in Figure III-28, provides for development of 36.1 acres devoted to medium density residential uses. Density range within Planning Area 18 is 2-5 dwelling units per acre. A maximum of 136 dwelling units are planned at a target density of 3.8 du/ac. Lot sizes will be a minimum of 7,200 square feet.

b. Land Use and Development Standards

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

1) Primary access to Planning Area 18 will be provided from Pourroy Road and Street "E".

2) Minor community entries, as shown in Figure IV-17, are planned at the intersection of Street "E" and Pourroy Road and at the intersection of Street "D" and Street "E".

3) Neighborhood entries, as shown in Figure IV-18, are planned along Pourroy Road and Street "E" at the entrances into Planning Area 18.

4) A special edge treatment, as shown on Figure IV-11, is planned to serve as a buffer zone between the residential uses in Planning Area 18 and the adjacent, off-site land uses unless off-site uses are similar or compatible in which case no buffering is required.

5) Roadway landscape treatments, as shown in Figures IV-3 and IV-8, are planned along Street "E" and Pourroy Road, respectively.

6) Please refer to Section IV., for specific Design Guidelines and other related design criteria.

7) Please refer to Section III.A, for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan  III.A.5: Public Sites and Project Phasing Plan
III.A.2: Circulation Plan   III.A.6: Grading Plan
III.A.3: Drainage Plan   III.A.7: Open Space and Recreation Plan
III.A.4: Water and Sewer Plans  III.A.8: Landscaping Plan

Quinta Do Lago Specific Plan No. 284/E.I.R. No. 371

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