PLANNING AREA 20

P.A. 20
MEDIUM
21.0 Ac
79 Du

Pedestrian Access Points (Typical)

Landscape Buffer Treatment
(See Figure IV-15)

Special Edge Treatment
(See Figure IV-11)

Potential Neighborhood Entry
(See Figure IV-18)

Roadway Landscape Treatment
(See Figure IV-8)

Note:
Local street layouts are conceptual. Actual street layouts and lotting will be determined in conjunction with tract map review.

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

III. Specific Plan
Quinta Do Lago Specific Plan No. 284/E.I.R. No. 271
III-94

FIGURE III-30
20. **Planning Area 20: Medium Density Residential (7,200 s.f.)**

a. **Descriptive Summary**

Planning Area 20, as depicted in Figure III-30, provides for development of 21.0 acres devoted to medium density residential uses. Density range within Planning Area 20 is 2-5 dwelling units per acre. A maximum of 79 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 20 will be provided from Pourroy Road.

2) A neighborhood entry, as shown in Figure IV-18, is planned along Pourroy Road at the entrance into Planning Area 20.

3) A special edge treatment, as shown in Figure IV-11, is planned to serve as a buffer zone between the residential uses in Planning Area 20 and the adjacent, off-site land uses unless off-site uses are similar or compatible in which case no buffering is required.

4) A special landscape buffer treatment, as shown in Figure IV-15, is planned to serve as a buffer zone between the residential uses in Planning Area 20 and the adjacent meadow in Planning Area 12B.

5) Neighborhood cul-de-sacs will permit pedestrian through-traffic at the meadow's edge.

6) A roadway landscape treatment, as shown in Figure IV-8, is planned along Pourroy Road.

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

8) 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.2: Circulation Plan
III.A.3: Drainage Plan
III.A.4: Water and Sewer Plans

III.A.5: Public Sites and Project Phasing Plan
III.A.6: Grading Plan
III.A.7: Open Space and Recreation Plan
III.A.8: Landscaping Plan