P.A. 7
MEDIUM
37.6 Ac
142 Du

Roadway Landscape Treatment
(See Figure IV-7a)

Potential Neighborhood Entry
(See Figure IV-18)

Special Edge Treatment
(See Figure IV-11)

Potential Neighborhood Entry
(See Figure IV-18)

Special Edge Treatment
(See Figure IV-11)

PARK
1.2 Ac

Potential Neighborhood Entry
(See Figure IV-18)

ROADWAY

Note:
Local street layouts are conceptual. Actual street layouts and loting will be determined in conjunction with tract map review.
7. **Planning Area 7: Medium Density Residential (7,200 s.f.)**

a. **Descriptive Summary**

Planning Area 7, as depicted in Figure III-17, provides for development of 37.6 acres devoted to medium density residential uses. Density range within Planning Area 7 is 2-5 dwelling units per acre. A maximum of 142 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 7 will be provided from Thompson Road and Benton Road.

2) Neighborhood entries, as shown in Figure IV-18, are planned along Thompson Road and Benton Road at the entrances into Planning Area 7.

3) A special edge treatment, as shown in Figure IV-11, is planned along the east property boundary, serving as a buffer zone between the residential uses in Planning Area 7 and the adjacent, off-site uses.

4) Roadway landscape treatments are planned along Thompson Road and Benton Road, as shown in Figure IV-7a.

5) A special landscape buffer treatment, as shown in Figure IV-12, is planned to serve as a buffer zone between the mini-park and adjacent residential uses.

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

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

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