PLANNING AREA 9

**MEDIUM**
28.6 Ac
2-5 DENSITY RANGE
3.8 TARGET DENSITY
108 DU
MINIMUM 7,200 S.F. LOTS

**PARK**
0.6 Ac

**P.A. 9**

**ROADWAY LANDSCAPE TREATMENT**
(See Figure IV-7a)

**POTENTIAL NEIGHBORHOOD ENTRY**
(See Figure IV-18)

**MINOR COMMUNITY ENTRY**
(See Figure IV-17)

**SPECIAL EDGE TREATMENT**
(See Figure IV-11)

**LANDSCAPE BUFFER TREATMENT**
(See Figure IV-12)

**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 BANAYA LAND COMPANY AND SOUTHERN CALIFORNIA DUTCH PROPERTIES (RICHARD ASHLEY)

T&B Planning Consultants

III. Specific Plan
Quinta Do Lago Specific Plan No. 3545/K.R.R. No. 371
III-66
9. **Planning Area 9: Medium Density Residential (7,200 s.f.)**

a. **Descriptive Summary**

Planning Area 9, as depicted in Figure III-19, provides for development of 28.6 acres devoted to medium density residential uses and a 0.6-acre mini-park. Density range within Planning Area 9 is 2-5 dwelling units per acre. A maximum of 108 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 9 will be provided from Streets "C" and "D".

2) A major community entry, as shown in Figure IV-16, is planned for the intersection of Winchester Road and Street "D".

3) A minor community entry, as shown in Figure IV-17, is planned at the intersection of Street "D" and Street "C".

4) Neighborhood entries, as shown in Figure IV-18, are planned along Street "C" and Street "D" at the entrances into Planning Area 9.

5) A special edge treatment, as shown in Figure IV-11, is planned along the western and southern boundary, serving as a buffer zone between the residential uses in Planning Area 9 and the adjacent, off-site land uses.

6) Roadway landscape treatments, as shown in Figures IV-6b, IV-7a and IV-9, are planned along Winchester Road, Street "D", Thompson Road and Street "C", respectively.

7) 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.

8) An additional 25-foot transportation easement dedicated to the County may be required along Winchester Road for future traffic mitigation programs. This easement may be used for additional parking and/or landscaping until such time as it is needed for transportation improvements.
9) Please refer to Section IV., for specific Design Guidelines and other related design criteria.

10 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