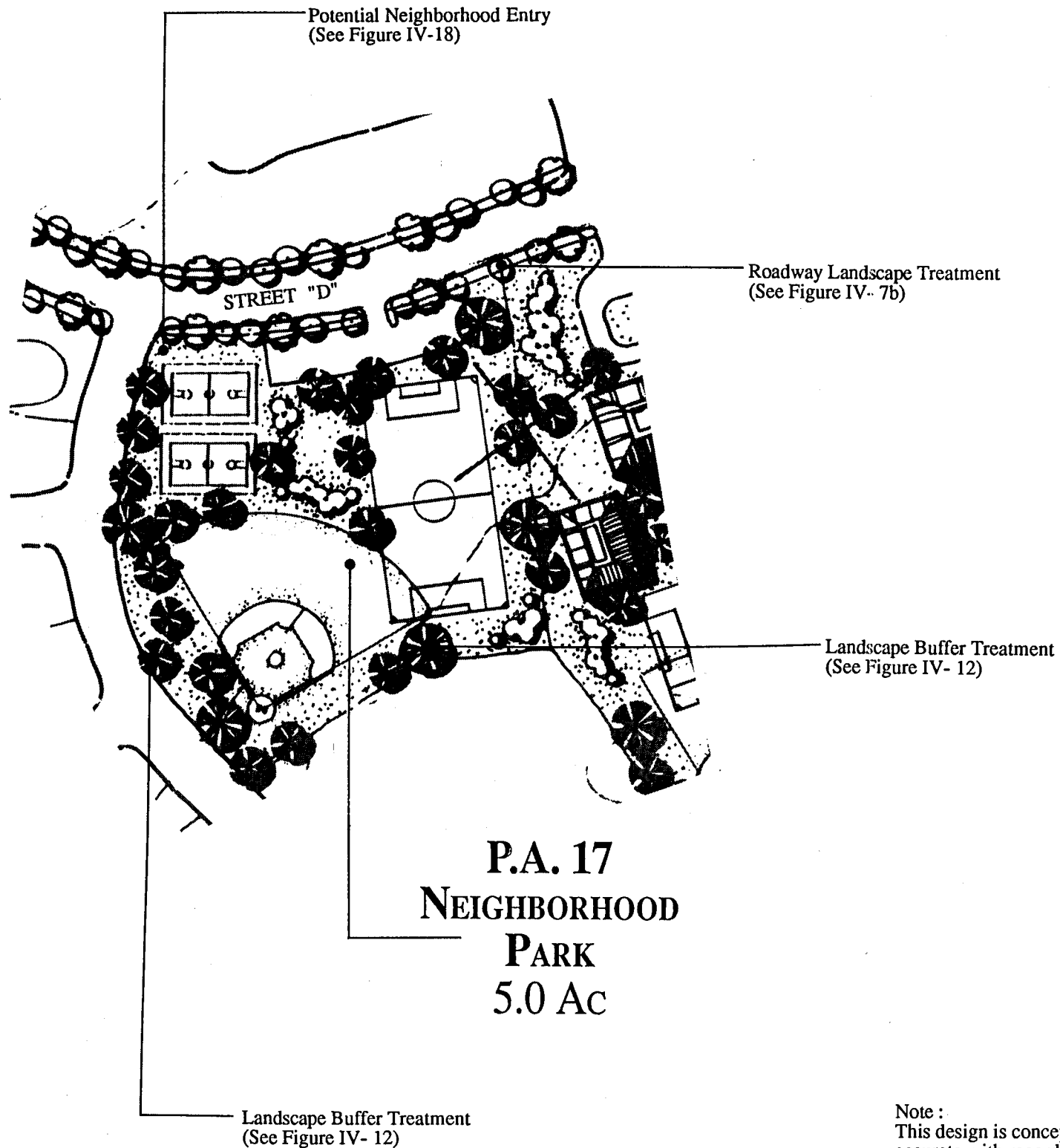
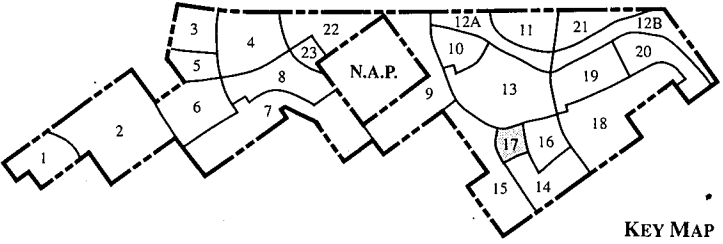


# PLANNING AREA 17



NEIGHBORHOOD PARK  
5.0 Ac



Note :  
This design is conceptual and not necessarily accurate with regard to programming and/or layout. See Figure IV-23 of the Design Guidelines for specific design criteria.

FIGURE III-27

## QUINTA DO LAGO

PREPARED FOR : THE BATAVIA LAND COMPANY AND  
SOUTHERN CALIFORNIA DUTCH PROPERTIES  
(RICHARD ASILEY)

**T&B** Planning Consultants  
1540 HILLADAY SUITE 800  
SANTA ANA, CALIF. 92705 971-662-3774  
5879 CHERLIN DRIVE, SLATE 208  
SAN DIEGO, CALIF. 92121 619-546-8166



III. Specific Plan

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

## 17. Planning Area 17: Neighborhood Park

### a. **Descriptive Summary**

Planning Area 17, as depicted in Figure III-27, provides for the development of 5.0 acres as a neighborhood park. However, if a joint powers agreement is reached between the School District and the Valley-Wide Recreation and Park District to utilize and maintain the park for recreational uses, the park may be reduced to 3.0 acres and the adjacent school site may be reduced to 7.0 acres. Planning Area 17 will be landscaped and will include such amenities as a tot lot/play area, softball field, basketball court and picnic areas. For a complete description of proposed uses and a conceptual site layout, see Section IV.A., Figure IV-23, *Landscape Design Guidelines*.

### 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 17 will be provided from Street "D".
- 2) Neighborhood entries, as shown in Figure IV-18, are planned along Street "D" at the entrances into Planning Area 17.
- 3) A detailed Park Plan is further delineated as shown in Figure IV-23.
- 4) A special landscape buffer treatment, as shown in Figure IV-12, is planned to serve as a buffer zone between the park uses in Planning Area 17 and the adjacent residential uses in Planning Areas 14 and 15.
- 5) A roadway landscape treatment, as shown in Figure IV-7b, is planned along Street "D".
- 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.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

III. Specific Plan

---

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