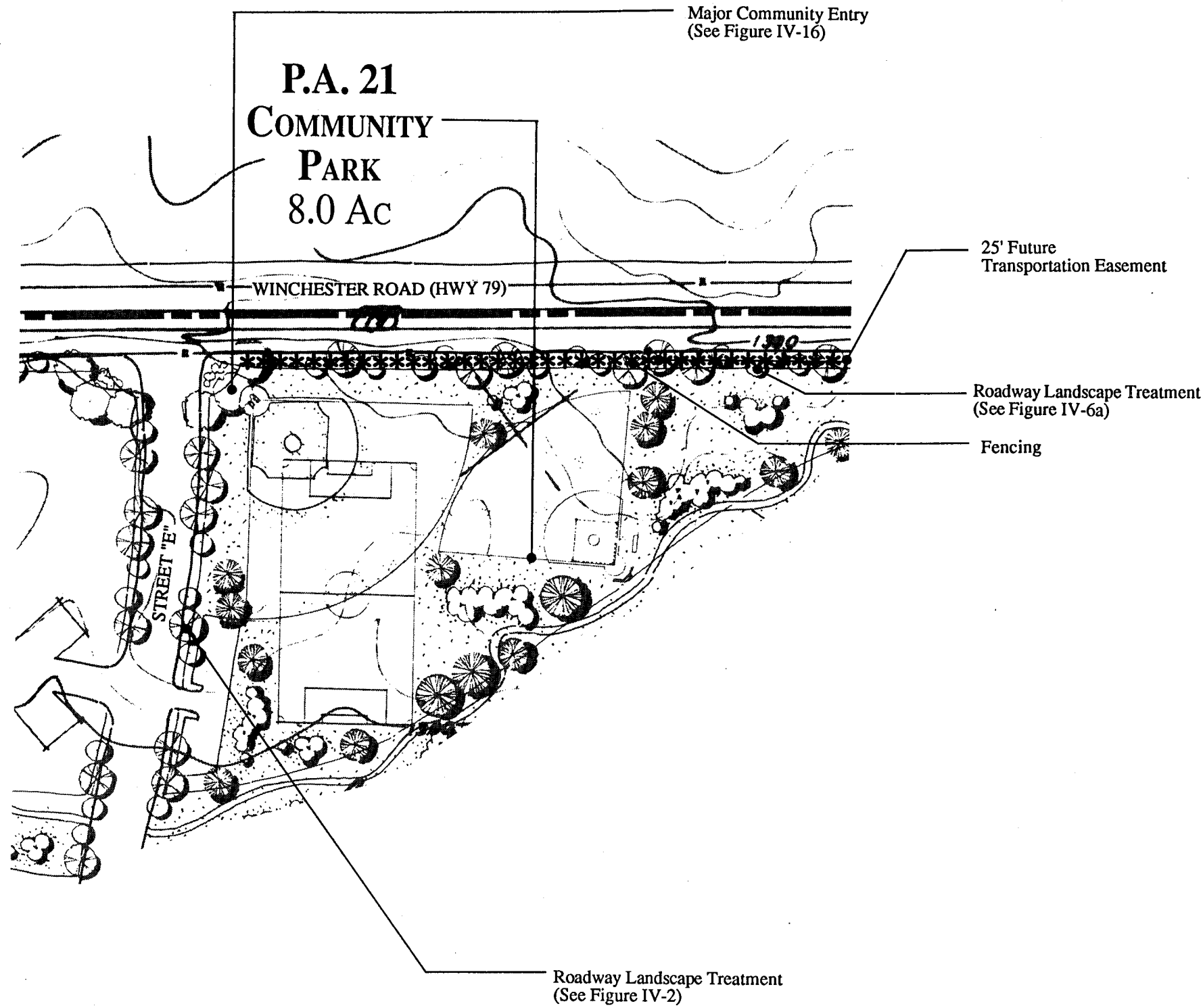
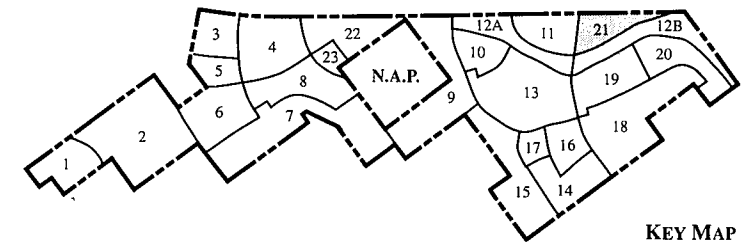


PLANNING AREA 21



COMMUNITY PARK
8.0 Ac



Note :
This design is conceptual and not necessarily accurate with regard to programming and/or layout. See Figure IV-22 of the Design Guidelines for specific design criteria.

FIGURE III-31

QUINTA DO LAGO

PREPARED FOR : THE BATAVIA LAND COMPANY AND
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III. Specific Plan

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

21. Planning Area 21: Community Park

a. Descriptive Summary

Planning Area 21, as depicted in Figure III-31, provides for the development of 8.0 acres as a community park. Planning Area 21 will be landscaped and may include such amenities as a tot lot/play area, softball field, basketball courts and picnic areas. For a complete description of proposed uses and a conceptual site layout, see Section IV.A., Figure 22, *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 21 will be provided from Street "E".
- 2) The park plan will be further delineated as shown in Figure IV-22.
- 3) Roadway landscape treatments, as shown in Figures IV-2 and IV-6a, are planned along Street "E" and Winchester Road, respectively.
- 4) A major community entry, as shown in Figure IV-16, is planned at the intersection of Winchester Road and Street "E".
- 5) 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.
- 6) Tubular steel open fencing is required along the park's edge, adjacent to Winchester Road (Highway 79).
- 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

III. Specific Plan

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