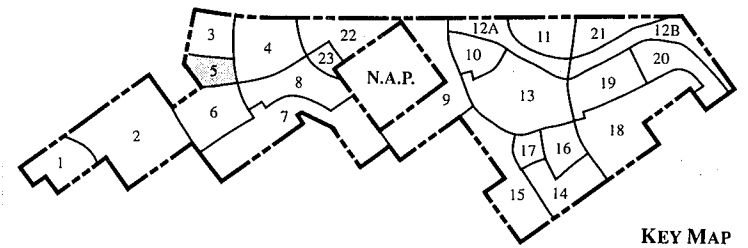
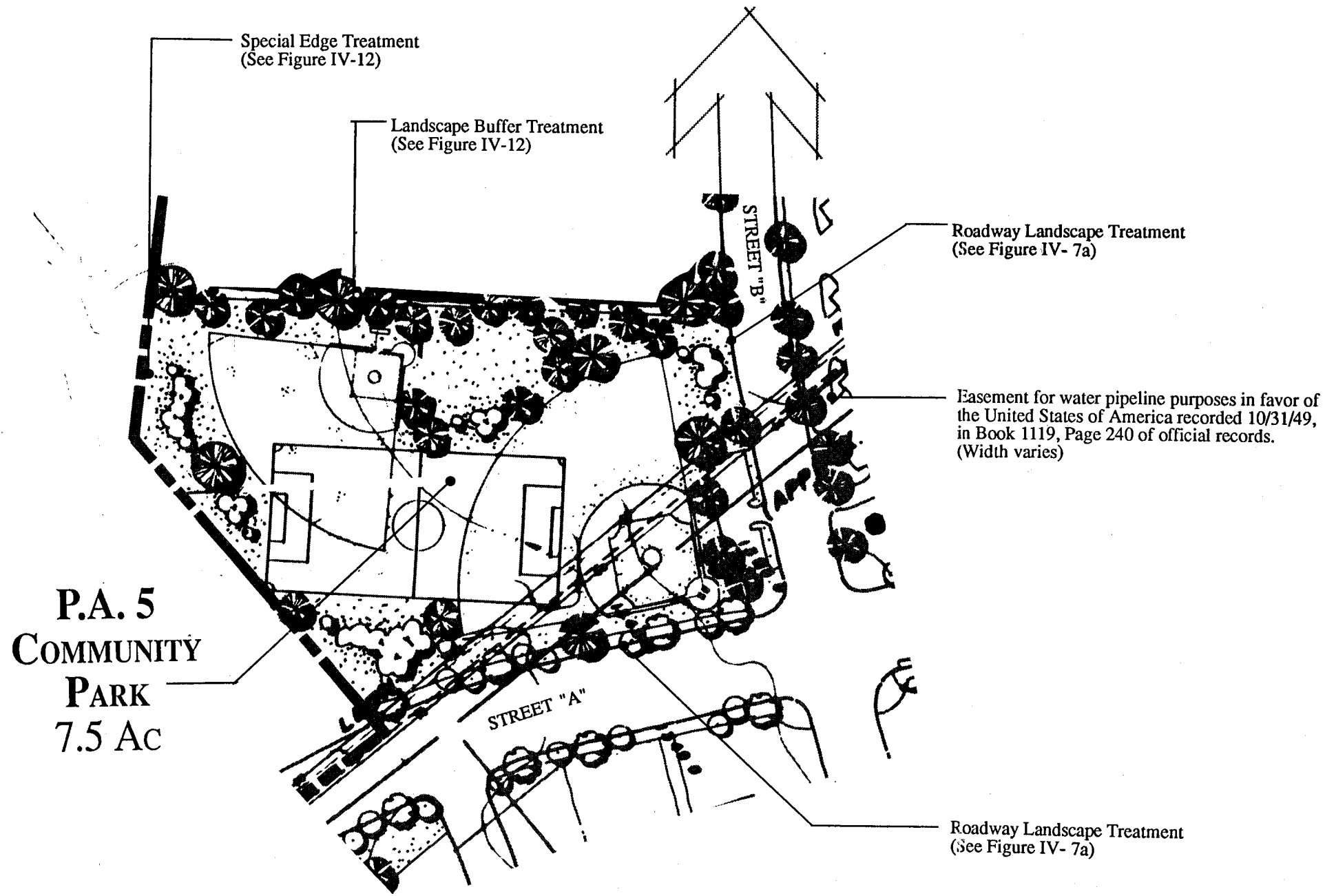


PLANNING AREA 5

COMMUNITY PARK
7.5 Ac



Note :
This design is conceptual and not necessarily accurate with regard to programming and/or layout. See Figure IV-24 of the Design Guidelines for specific design criteria.

FIGURE III-15

QUINTA DO LAGO

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

T&B Planning Consultants
3242 HALLADAY SUITE 100
SANTA ANA, CALIF. 92705 (714) 662-2774
3879 EMERSON DRIVE, SUITE 208
SAN DIEGO, CALIF. 92121 (619) 546-8166



III. Specific Plan

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

5. Planning Area 5: Community Park

a. Descriptive Summary

Planning Area 5, as depicted in Figure III-15, provides for the development of 7.5 acres as a community park. Planning Area 5 will be landscaped and will include such amenities as a softball field, basketball courts, volleyball court and picnic areas. For a complete description of proposed uses and a conceptual site layout, see Section IV.A., Figure IV-24, *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 5 will be provided from Street "A" and Street "B".
- 2) The park plan will be further delineated as shown in Figure IV-24.
- 3) A special landscape buffer treatment, as shown in Figure IV-12, is planned between the park uses in Planning Area 5 and the adjacent Commercial/ Business Park uses in Planning Area 3.
- 4) A special edge treatment, as shown in Figure IV-12, is planned along the southern property boundary, serving as a buffer zone between the park uses in Planning Area 5 and the adjacent, off-site land uses.
- 5) Roadway landscape treatments, as shown in Figure IV-7a, are planned along Street "A" and Street "B".
- 6) Several utility easements (varying in width) run through Planning Area 5 in a north-south direction. All development within this area must be in accordance with the recommendations set forth by the appropriate governing agencies.
- 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