PLANNING AREA 21

COMMUNITY PARK
8.0 Ac

P.A. 21
COMMUNITY PARK
8.0 Ac

WINCHESTER ROAD (HWY 79)

Major Community Entry
(See Figure IV-16)

25' Future Transportation Easement

Roadway Landscape Treatment
(See Figure IV-6a)

Fencing

Roadway Landscape Treatment
(See Figure IV-2)

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.
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.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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