



FIGURE III-23



Planning Areas 21A, 21B, & 22

WINCHESTER 1800

III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 6

31. Planning Area 22: Open Space – Conservation Drainage (OS-CD)

a. Descriptive Summary

Planning Area 22, as depicted in Figure III-23, provides for development of 7.7 acres devoted to Open Space – Conservation Drainage use. The Planning Area has been designed to serve as a detention basin for storm waters through the project and is anticipated to be maintained by the Valley-Wide Recreation and Park District. Recreational uses may also be allowed within the Planning Area subject to the approval from the Valley-Wide Recreation and Park District.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Primary access to Planning Area 22 shall be provided from Pourroy Road.
- 2) *(Standard No.2 has been intentionally omitted).*
- 3) *(Standard No.3 has been intentionally omitted).*
- 4) A roadway landscape treatment, as shown on Figure IV-7, is planned along Pourroy Road.
- 5) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 6) 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 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |