

53. Planning Area 45: Neighborhood Park

a. Descriptive Summary

Planning Area 45, as depicted in Figure III-36, provides for the development of 5.0 acres as a Neighborhood Park. Planning Area 45 will be landscaped and will include such amenities as a tot lot/adventure play area, basketball court, combination soccer/softball field, group barbeque and shade structure, picnic areas, restrooms and sufficient parking. For a complete description of proposed uses and a conceptual site layout, see Section IV.A., Landscape Design Guidelines.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4500. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Primary access to Planning Area 45 shall be provided from Street "C".
- 2) The park plan shall be further delineated as shown in Figure IV-24. Park improvement plans for the 5.0 acre park within this planning area shall be submitted by the developer concurrently with the implementing development plans for Planning Area 37, 38, 39, 44 or 47. At a minimum, the plans shall include walkways, benches, a tot-lot, picnic facilities, parking facilities, and landscaping and irrigation. Any deviation from the provision of the required facilities will be subject to approval by the Planning Department. (The site design and amenities shown on Figure IV-24 are only conceptual in nature and do not necessarily reflect actual layout or the amenities to be provided.) The park shall be constructed and fully operable prior to the issuance of the 90th building permit within Planning Area 37, 38, 39, 44 and 47.
- 3) A neighborhood entry, as shown on Figure IV-17, is planned at the intersection of Benton Road and Street "C".
- 4) A land use edge transition, as shown on Figure IV-12, shall serve as a landscape buffer between the proposed park uses in Planning Area 45 and adjacent residential uses in Planning Area 47.
- 5) Roadway landscape treatments, as shown on Figures IV-7 and IV-8, are planned along Benton Road and Street "C", respectively.

- 6) The Master Developer of Planning Areas 37, 38, 39, 44 and 47 shall be responsible for construction of the park in Planning Area 45.
- 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

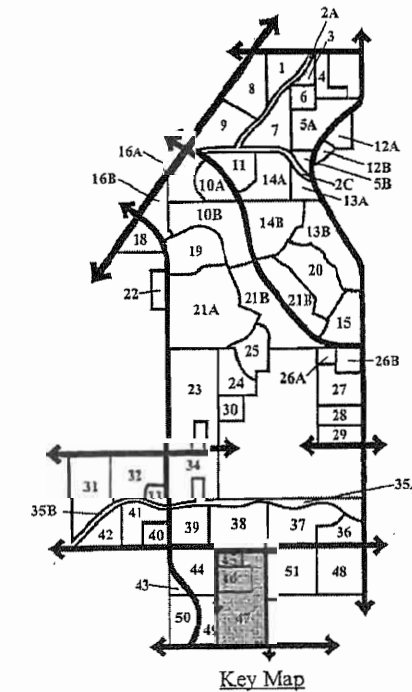
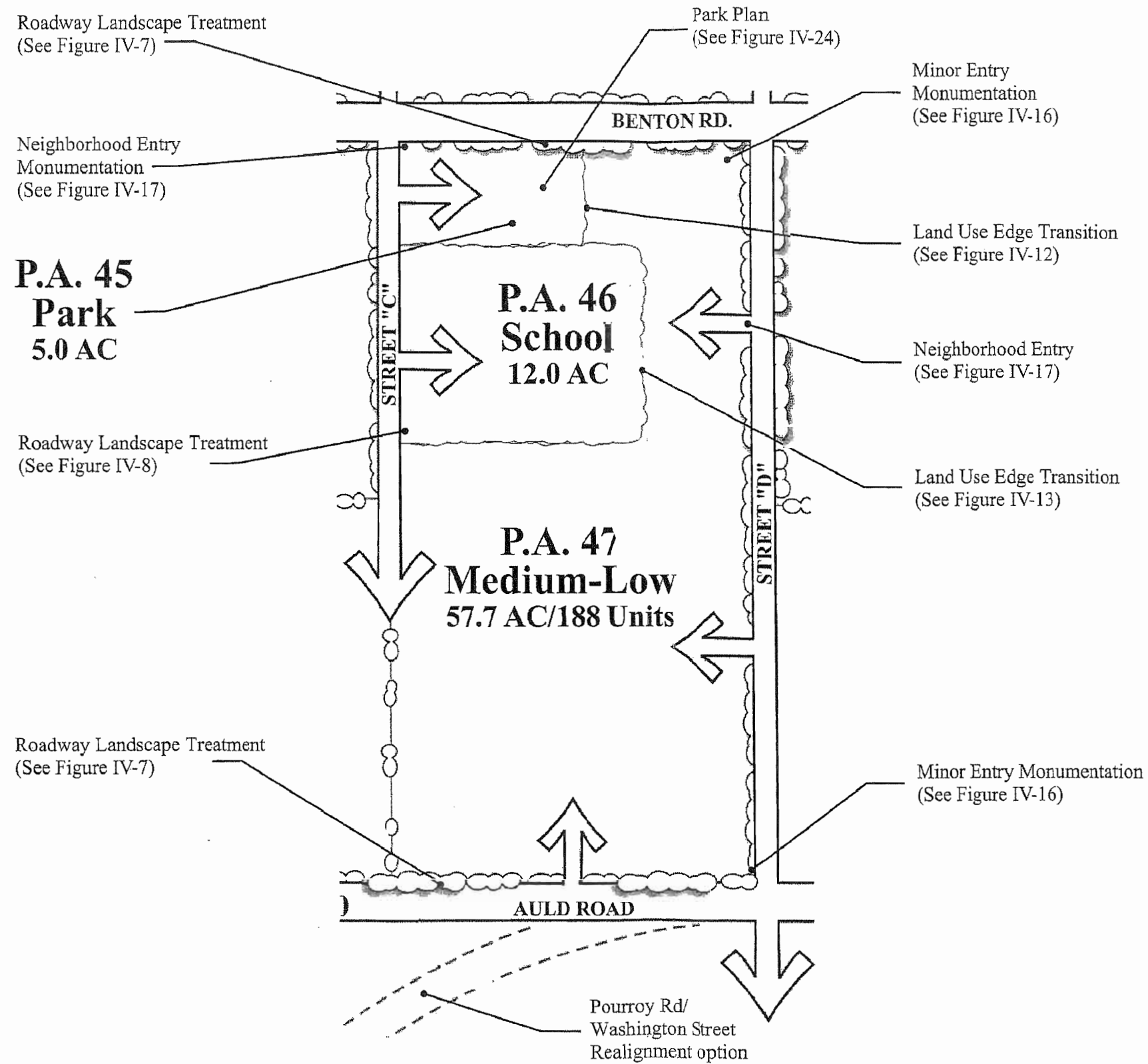
III.A.5 Open Space and Recreation Plan

III.A.6 Grading Plan

III.A.7 Public Sites and Project Phasing Plan

III.A.8 Landscaping Plan

Planning Areas 45, 46 & 47



SOURCE: T&B Planning Consultants



Not to Scale

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III-155

WINCHESTER 1800
SP 286 AMENDMENT 5 / EIR 374
PLANNING AREAS 45, 46 & 47

Figure III-36