

## **28. Planning Area 22: Open Space/Drainage/Park Land**

### **a. Descriptive Summary**

Planning Area 22, as depicted in Figure III-23, provides for development of 7.7 acres devoted to Open Space/Drainage/Park Land 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. 348.4500. (See Specific Plan Zone Ordinance Tab.)

### **c. Planning Standards**

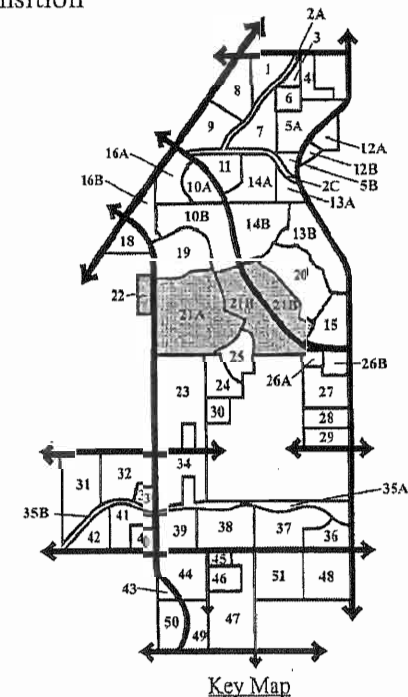
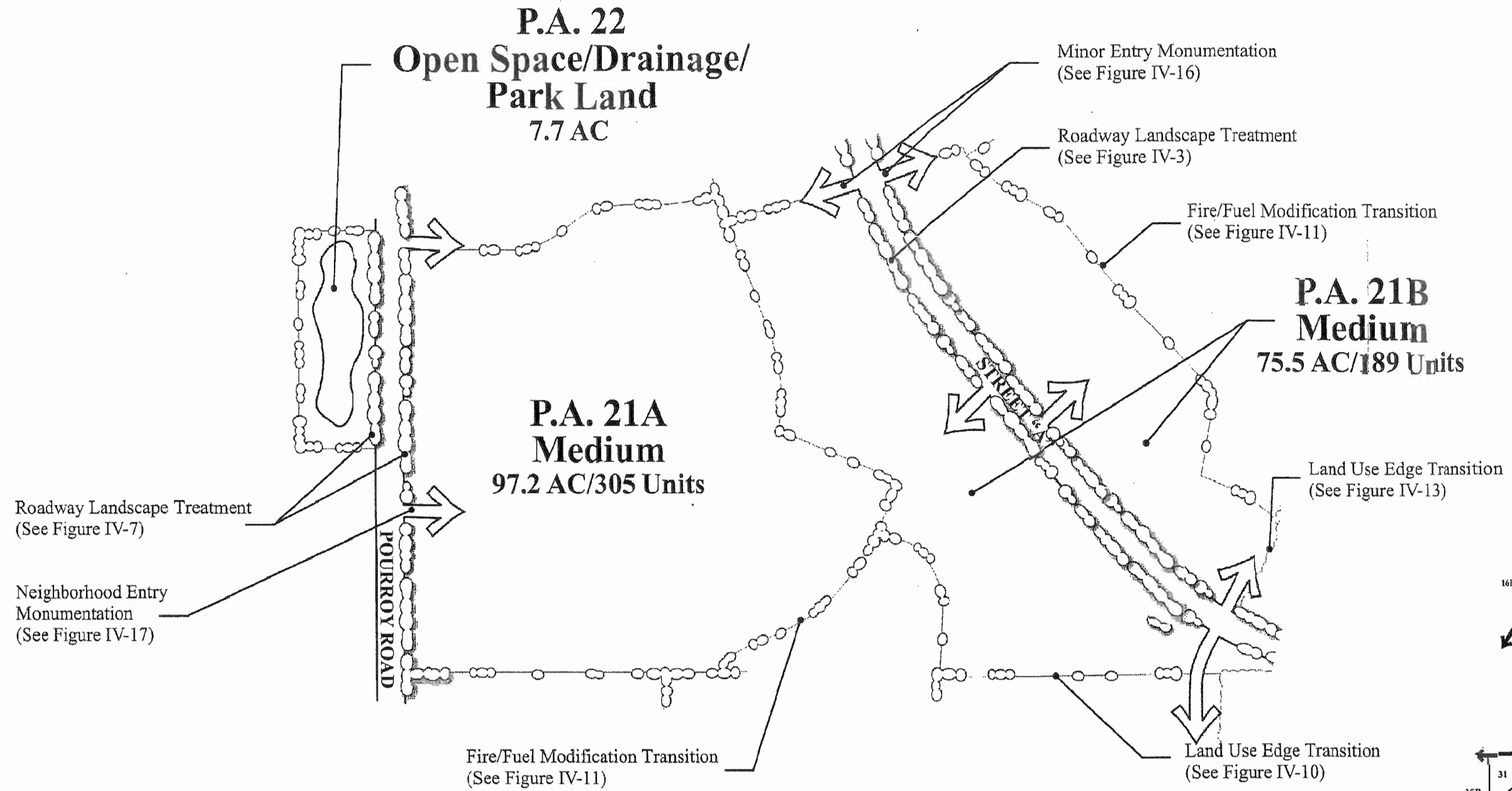
- 1) Primary access to Planning Area 22 shall be provided from Pourroy Road.
- 2) *(Standard No.2 has been intentionally omitted).*
- 3) *(Standard No.3 has been intentionally omitted).*
- 4) A roadway landscape treatment, as shown on Figure IV-7, is planned along Pourroy Road.
- 5) Please refer to Section 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.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 21A, 21B & 22



SOURCE: T&B Planning Consultants



Not to Scale

01-10-07 JN 15-100836