

6. Planning Area 3: Neighborhood Park

a. Descriptive Summary

Planning Area 3, as depicted in Figure III-14, provides for the development of 5.0 acres as a Neighborhood Park. Planning Area 3 will be landscaped and will include such amenities as a tot lot/play area, picnic areas, combination soccer/softball field, basketball courts, sand volleyball court, group barbecue and shade structure, 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 3 shall be provided from local streets.
- 2) The park plan shall be further delineated as shown in Figure IV-20. Park improvement plans shall be submitted by the developer concurrently with the implementing development plans for Planning Areas 4, 5 or 7, whichever occurs first. At a minimum, the plans shall include walkways, benches, 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-20 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 100th building permit within Planning Areas 4, 5 and 7.
- 3) A land use edge treatment, as illustrated on Figure IV-12, shall serve as a landscape buffer between the proposed park in Planning Area 3 and adjacent residential uses in Planning Area 4.
- 4) Please refer to Section IV. for specific Design Guidelines and other related design criteria.
- 5) The Master Developer of Planning Areas 4, 5 and 7 shall be responsible for construction of the park in Planning Area 3.

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

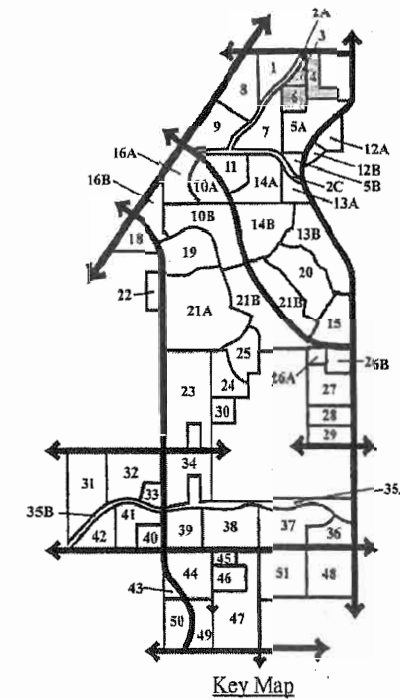
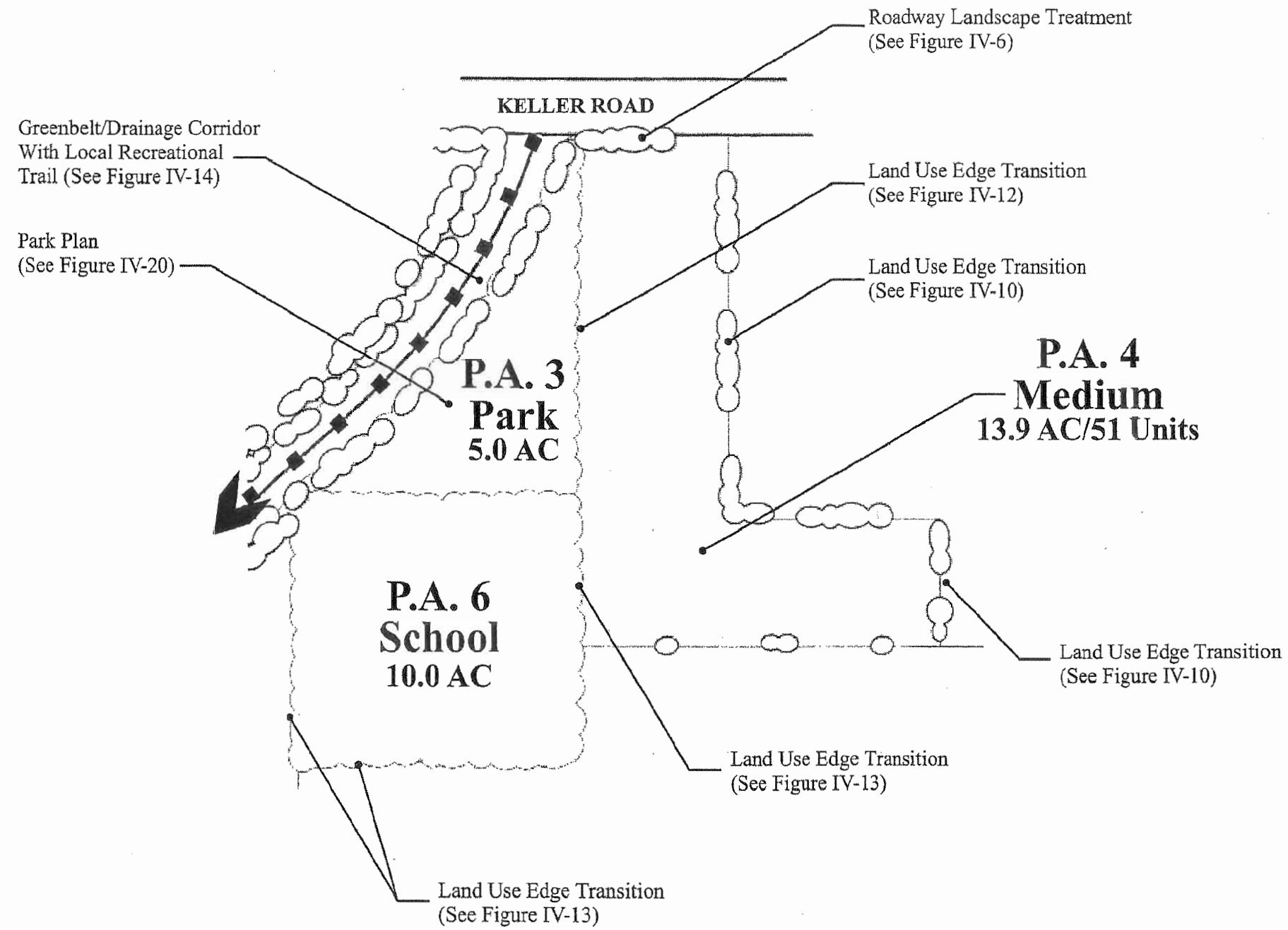
III.A.5 Open Space and Recreation Plan

III.A.6 Grading Plan

III.A.7 Public Sites and Project Phasing Plan

III.A.8 Landscaping Plan

Planning Areas 3, 4, & 6



SOURCE: T&B Planning Consultants



Not to Scale

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WINCHESTER 1800
SP 286 AMENDMENT 5 / EIR 374
PLANNING AREAS 3, 4 & 6