

5. Planning Area 5 - Community Park

a. Descriptive Summary

Planning Area 5, as depicted in Exhibit IV.22 provides for development of 3.4 acres as a Community Park. The Community Park will be landscaped and will include such amenities as a recreation building, pool, spa, a tot lot/play area, picnic areas, and group barbeque. For a complete description of proposed uses and a conceptual site layout, see Section V.B., Landscape Design Guidelines.

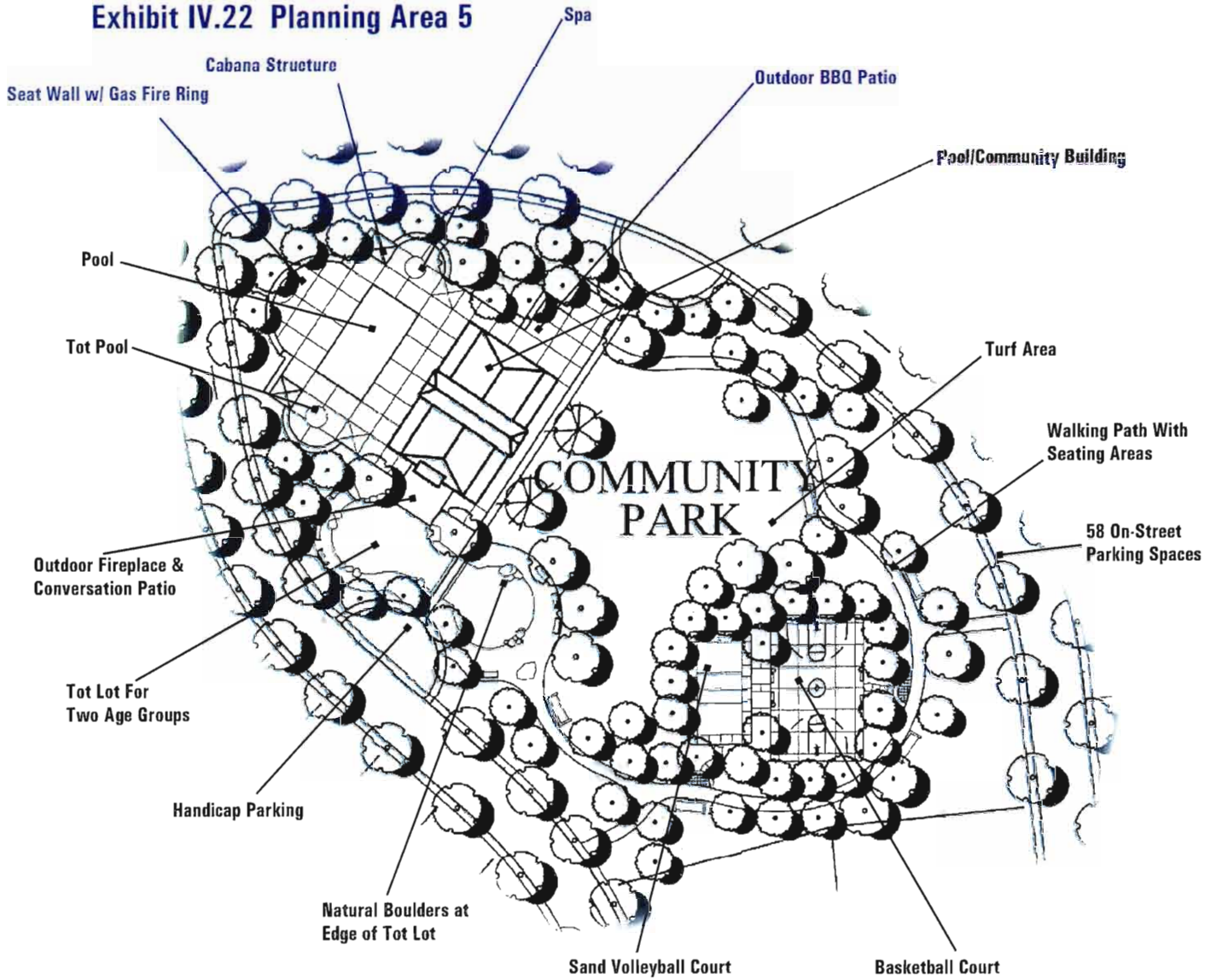
b. Land Use and Development Standards

Please refer to Ordinance No. 348._____ (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Primary access to Planning Area 5 shall be provided from local streets, via streets "K" and "L".
- 2) On street parking for the Community Park shall be on streets "K" and "L" that surround the park.
- 3) Park improvement plans shall be submitted by the developer concurrently with the final development plans for Planning Areas 2 or 3 whichever occurs first. At a minimum, the plans shall include building plans, walkways, benches, tot-lot, turf area, picnic 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 Exhibit III.11, Conceptual Land Plan, are conceptual in nature and do not necessarily reflect actual layout or the amenities to be provided). Landscape and irrigation plans shall be submitted by the issuance of the 60th building permit. The park shall be constructed and fully operable no later than the issuance of the 120th certificate of occupancy.
- 4) A land use edge treatment utilizing berms and planting, as illustrated on Exhibit III.11, Conceptual Landscape Plan, shall serve as a landscape buffer between the proposed park in Planning Areas 2 and 4.
- 5) Please refer to Section V. for specific Design Guidelines and other related design criteria.

Exhibit IV.22 Planning Area 5



Planning Area 5
Community Park
4.3 Acres Gross (3.4 Acres Net)

