Note:
This design is conceptual and not necessarily accurate with regard to programming and/or layout. See Figure IV-24 of the Design Guidelines for specific design criteria.
5. **Planning Area 5: Community Park**

**a. Descriptive Summary**

Planning Area 5, as depicted in Figure III-15, provides for the development of 7.5 acres as a community park. Planning Area 5 will be landscaped and will include such amenities as a softball field, basketball courts, volleyball court and picnic areas. For a complete description of proposed uses and a conceptual site layout, see Section IV.A., Figure IV-24, *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 will be provided from Street "A" and Street "B".

2) The park plan will be further delineated as shown in Figure IV-24.

3) A special landscape buffer treatment, as shown in Figure IV-12, is planned between the park uses in Planning Area 5 and the adjacent Commercial/Business Park uses in Planning Area 3.

4) A special edge treatment, as shown in Figure IV-12, is planned along the southern property boundary, serving as a buffer zone between the park uses in Planning Area 5 and the adjacent, off-site land uses.

5) Roadway landscape treatments, as shown in Figure IV-7a, are planned along Street "A" and Street "B".

6) Several utility easements (varying in width) run through Planning Area 5 in a north-south direction. All development within this area must be in accordance with the recommendations set forth by the appropriate governing agencies.

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: Public Sites and Project Phasing Plan
III.A.6: Grading Plan
III.A.7: Open Space and Recreation Plan
III.A.8: Landscaping Plan