Planning Areas 21A, 21B, & 22

WINCHESTER 1800

III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 6

WINCHESTER 1800

III-99
31. Planning Area 22: Open Space – Conservation Drainage (OS-CD)

a. Descriptive Summary

Planning Area 22, as depicted in Figure III-23, provides for development of 7.7 acres devoted to Open Space – Conservation Drainage 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. 348.4805. (Section V, Zoning Ordinance.)

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.5 Open Space and Recreation Plan
   III.A.2 Circulation Plan           III.A.6 Grading Plan
   III.A.3 Drainage Plan             III.A.7 Public Sites and Project Phasing Plan
   III.A.4 Water and Sewer Plans     III.A.8 Landscaping Plan