

**2. Planning Area 2A: Open Space/Drainage**

**a. Descriptive Summary**

Planning Area 2A, as depicted in Figure III-13, provides for development of 15.6 acres devoted to Open Space/Drainage uses. The greenbelt/drainage corridor will be designed to carry storm water through the project and is anticipated to be maintained by the Valley-Wide Recreation and Park District. Within Planning Area 2A, a local recreational trail with links to regional multi-purpose trails will be provided (see Figure IV-14).

**b. Land Use and Development Standards**

Please refer to Ordinance No. 348.4500. (See Specific Plan Zone Ordinance Tab.)

**c. Planning Standards**

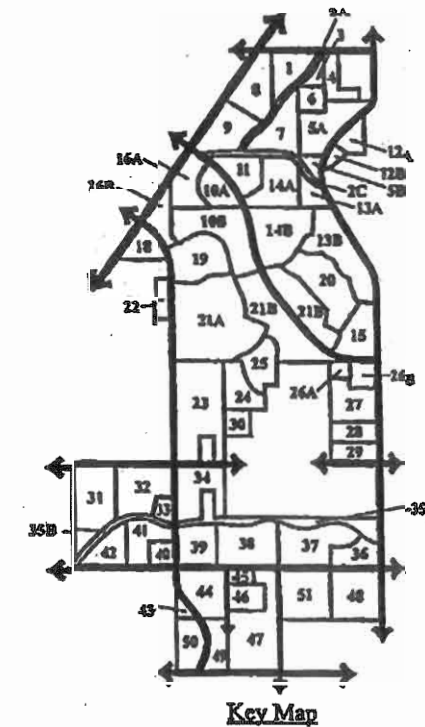
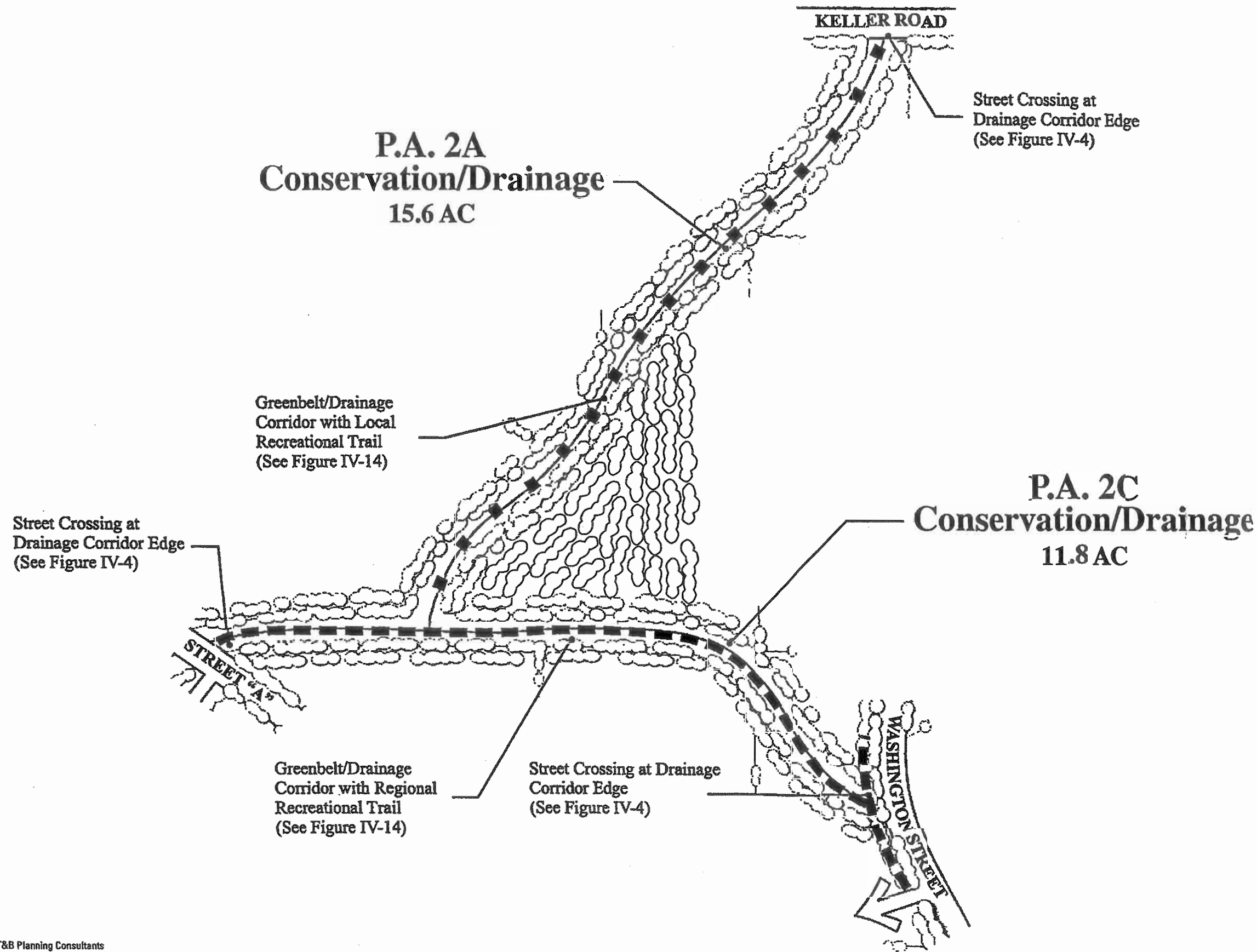
- 1) Primary access to Planning Area 2A shall be provided via Planning Areas 1, 3, 6, 7, 8, 9 and Keller Road.
- 2) The greenbelt/drainage corridor area is further illustrated on Figure IV-14.
- 3) An enhanced street crossing shall be used to interface Keller Road with the drainage corridor edge, as shown on Figure IV-4.
- 4) Please refer to Section IV. for specific Design Guidelines and other related design criteria.
- 5) 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                      |

**3. Planning Area 2B: Open Space/Drainage**

Note: Planning Area 2B has been intentionally omitted.

# Planning Areas 2A & 2C



SOURCE: T&B Planning Consultants

#### **4. Planning Area 2C: Open Space/Drainage**

##### **a. Descriptive Summary**

Planning Area 2C, as depicted in Figure III-13, provides for development of 11.1 acres devoted to Open Space/Drainage uses. This greenbelt/drainage corridor will be designed to carry storm water through the project and is anticipated to be maintained by the Valley-Wide Recreation and Park District. Within Planning Area 2C a regional recreational trail will be provided (see Figure IV-14).

##### **b. Land Use and Development Standards**

Please refer to Ordinance No. 348.4500. (See Specific Plan Zone Ordinance Tab.)

##### **c. Planning Standards**

- 1) Access to Planning Area 2C shall be provided via Planning Areas 5, 7, 9, 11, 13, 14, Street "A" and Washington Road.
- 2) The greenbelt/drainage corridor area is further illustrated on Figure IV-14.
- 3) An enhanced street crossing shall be used to interface Street "A" and Washington Road with the drainage corridor edge, as shown on Figure IV-4.
- 4) Please refer to Section IV. for specific Design Guidelines and other related design criteria.
- 5) 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

5. **Planning Area 2D: Open Space/Drainage**

Note: Planning Area 2D has been intentionally omitted.