

Parks and Open Spaces 18.147

18.147.020 Applicability.

(1) (a) This development includes more than 40 units.

18.147.030 Park size and design standards.

(1) (a) **Size.** The project proposes 85 lots, which at a ratio of 0.25 acre per 40 lots, this project requires a minimum of 0.53 acre of parks and or open space. This project proposes 1.06 acres of park area and 13.66 acres of open space.

(b) Design.

(v) Parks shall not be located on a collector street. A Variance is requested to allow one side of the park to front along Aspen Ave.

(vi) With 40% of the parks perimeter located on a public street it must be located at a corner intersection, which cannot be accomplished due to the collector street occupying all intersections. This code section allows the park to connect with the public street via a pedestrian walkway. An additional ADA compliant pedestrian connection to the existing Heritage Trail will permit access from the sidewalk along Aspen Avenue.

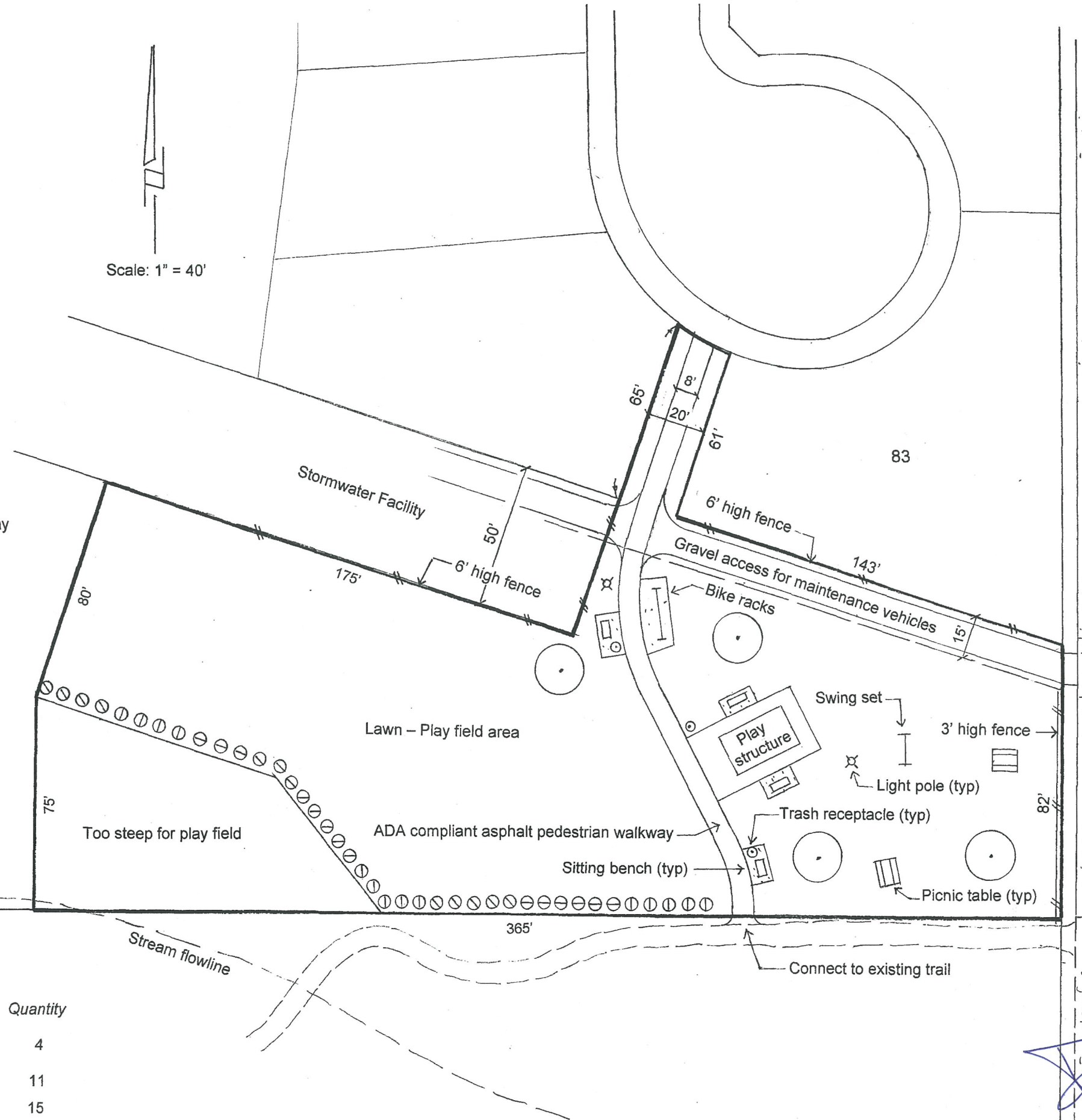
(vii) The park shall improve at least 75% of its area. This project will improve 82%, or 0.87 acre of the 1.06 acre park area.

(viii) The proposed park will include all of the requirements of this section, plus extra amenities.

Summary. The park is proposed in the area of least slope and a central location with the surrounding residential homes. The park has frontage along Aspen Ave. A 3' high non sight-obscuring fence will contain children and play equipment from entering the roadway and allow police to visually monitor the park from Aspen Avenue. Refer to the Narrative for additional information.

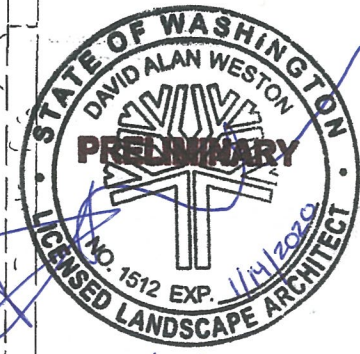
Notes:

- This Preliminary Landscape Plan is to show compliance with La Center Municipal Code 18.147.
- Plants shown on this plan may be revised on the Final Landscape Plan.
- The proposed play structure will be specified and shown to scale on the Final Landscape Plan.
- Fall zones for the play structure and swing set will be specified and shown to scale on the Final Landscape Plan.



Planting Plan

Symbol	Common Name	Botanical Name	Planting Size	Mature Size	Quantity
•	Trident Maple	Acer buergeranum	2" cal	25' high	4
⊖	Gulf Stream Nandina	Nandina domestica	2 gal	3' - 4' high	11
⓪	Bird Nest Spruce	Picea abies "Nidiformus"	2 gal	3' - 4' high	15
Ⓢ	Otto Luyken Laurel	Prunus laurocerasus	2 gal	4' high	10



3/23/18

Proposed Park Plan
for Stephens Hillside Farm