

22. PLANNING AREA 2-13A: PRIVATE LAKE & SURROUNDING GREENBELT**a. Descriptive Summary**

Planning Area 2-13A, as depicted in Figure 42, will contain a 33-acre lake surrounded by a fully landscaped greenbelt. The greenbelt will encompass approximately 20 acres and include both pedestrian and bicycle paths and trails. The lake facility will be a private facility available for the use of project area residents and their guests only.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.3399 (See Specific Plan Zone Ordinance Tab).

c. Planning Standards

- 1) A landscape buffer shall be provided between the residential uses in Planning Areas 2-4, 2-5, 2-8, 2-9, and 2-10 and this Planning Area. (See Figure 105, *Residential/Park Screening*.)
- 2) A Class I bike/pedestrian trail is planned adjacent to the lake between Newport Road and Menifee Road. (See Figure 11, *Typical Trail Sections*.)
- 3) A Class II bike lane is planned along the secondary road between Antelope and Menifee Roads. (See Figure 11, *Typical Trail Sections*.)
- 4) Please refer to Figure 94, *Lake Edge Landscaping*, for a plan view and section of the proposed lake edge landscaping.
- 5) Please refer to Project-Wide Development Plans and Standards in Section III of this document for additional land use standards that apply site-wide.
- 6) Please refer to the Design Guidelines in Section IV of this document for design-related criteria.

d. Timing

Construction of Planning Area 2-13A (The Lake) prior to occupancy of the 250th unit.

23. PLANNING AREA 2-13B: NEIGHBORHOOD PARK**a. Descriptive Summary**

Planning Area 2-13B, as depicted in Figure 42, will contain a 5-acre neighborhood park.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.3399 (See Specific Plan Zone Ordinance Tab).

c. Planning Standards

- 1) A landscape buffer shall be provided between the residential uses in Planning Areas 2-4 and 2-10 and this Planning Area. (See Figure 105, *Residential/Park Screening*.)
- 2) A Class I bike/pedestrian trail shall be constructed to run from Meniffee Road, through the neighborhood park, and along the lake to Newport Road. (See Figure 11, *Typical Trail Sections*.)
- 3) A Class II bike lane, as depicted in Figure 11, is planned along the edge of Planning Area 2-13B, adjacent to Meniffee Road.
- 4) All roof-mounted mechanical equipment, satellite dishes, tanks, ducts, elevator enclosures, cooling towers, or mechanical ventilators shall be screened from the ground elevation view by architectural elements such as parapets, etc. to a view by architectural elements such as parapets, etc. to a minimum sight distance of 1,320 feet.
- 5) Automobile storage space shall be provided as required by Section 18.12 of Ordinance No. 348.
- 6) All parking lots, parking structures, and similar facilities shall be setback not less than 10 feet from any primary structure. No minimum setback is required between any parking facility and an accessory structure.
- 7) No signs, displays, or advertising relating to accessory uses shall be visible from any street.
- 8) Please refer to Project-Wide Development Plans and Standards in Section III of this document for additional land use standards that apply site-wide.
- 9) Please refer to the Design Guidelines in Section IV of this document for design-related criteria.
- 10) Standards for development in this Planning Area to include the following:
 - Restroom facilities
 - Parking facilities
 - Picnic tables
 - Tot lot

- Playground equipment

d. Timing

Construction of Planning Area 2-13B (Neighborhood Park) prior to occupancy of the 500th unit.

PLANNING AREA 2-13A & 2-13B

PLANNING AREA 2-13A

PRIVATE LAKE AND SURROUNDING GREENBELT

PRIVATE LAKE

33.0 ACRES

SURROUNDING GREENBELT

20.0 ACRES

PLANNING AREA 2-13B

NEIGHBORHOOD PARK

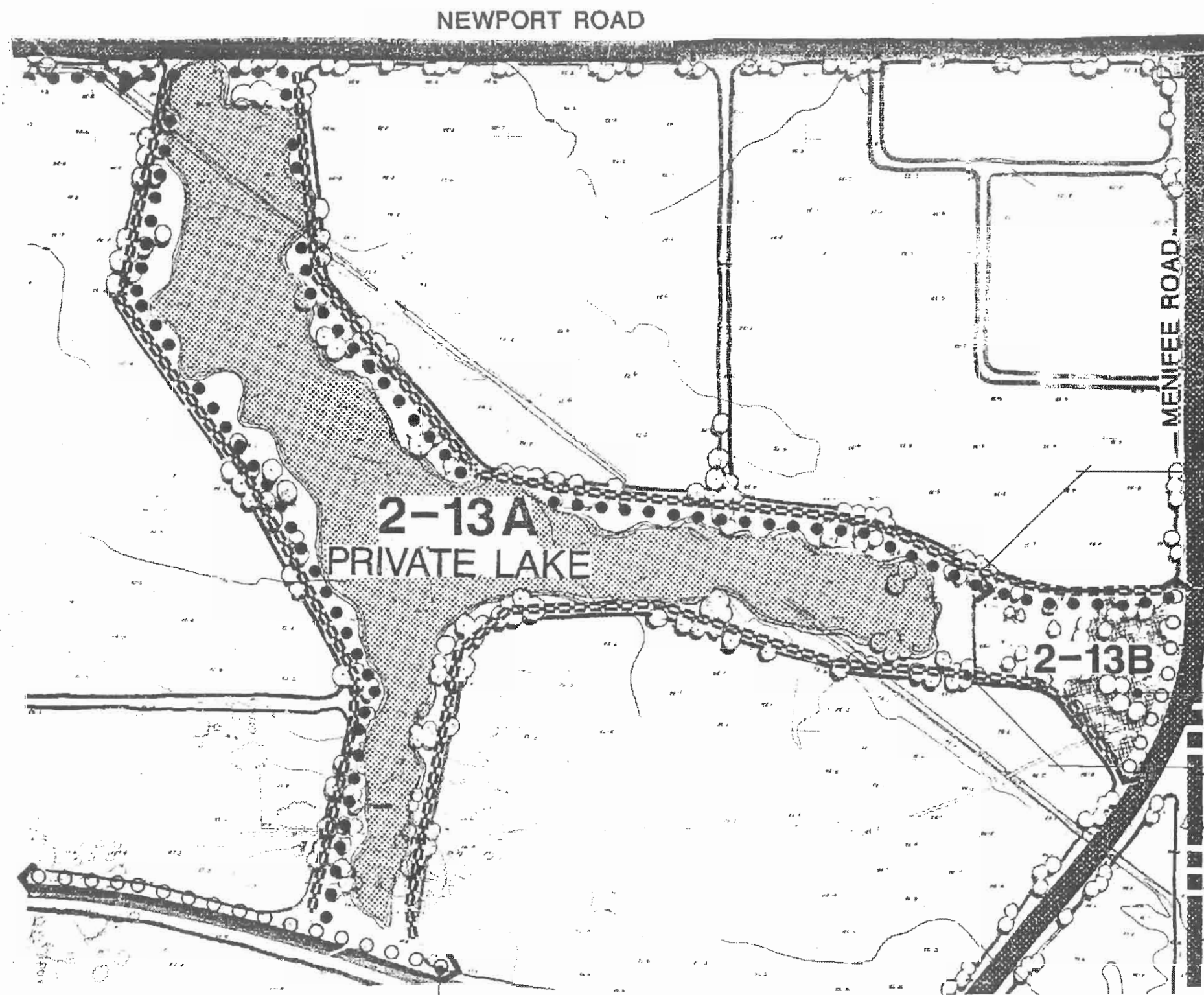
5.0 ACRES

TRACT #: N/A

MARKETING NAME: N/A

STATUS: BUILT

NOTE: SEE FIGURE 43 FOR LAKE EDGE LANDSCAPING PLAN AND SECTION.



CLASS I BIKE/
PEDESTRIAN TRAIL
(See Figure 9b)

CLASS II BIKE LANE
(See Figure 9a)

RESIDENTIAL/PARK
SCREENING
(See Figure 54)

CLASS I BIKE LANE
(See Figure 9a)

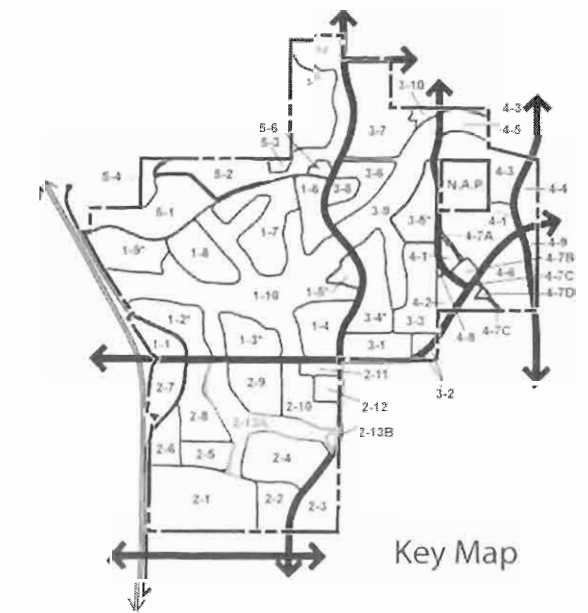


Figure 42