

### III. SPECIFIC PLAN

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#### 19. PLANNING AREA 19: PRIVATE MINI-PARK

##### a. DESCRIPTIVE SUMMARY

Planning Area 19, as shown in Figure 14R, consists of a 0.8 acre mini-park. This park will offer recreational opportunities for adjacent neighborhood residents.

##### b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348. \_\_. (Specific Plan Zone Ordinance Tab.)

##### c. PLANNING STANDARDS

- 1) Access to Planning Area 19 will be provided through Planning Area 14.
- 2) A residential/park interface treatment will be established between the residential units in Planning Area 14 and the park in Planning Area 19. The residential/park landscape interface is shown in Figure 20.
- 3) Park improvement plans for Planning Area 19 shall be submitted by the developer and approved by the Planning Department and the Valley-Wide Recreation and Park District prior to issuance of any building permits within Planning Areas 12 and 14. At a minimum, the plans shall include walkways, landscaping and irrigation and documentation evidencing a permanent maintenance mechanism for the park and its facilities. Any deviation from the provision of the required facilities will be subject to approval by the Planning Department. (The site design and amenities shown on Figure 14R are only conceptual in nature and do not necessarily reflect actual layout or the amenities to be provided.)
- 4) This park shall be constructed fully operable prior to the issuance of the 26<sup>th</sup> occupancy permit anywhere within Planning Areas 12 and 14.
- 5) The Master Developer shall be responsible for construction of the park in Planning Area 19.
- 6) Please refer to the Design Guidelines in Section IV for design-related criteria.
- 7) Please refer to Section III.A. for the following land use standards that apply site-wide.

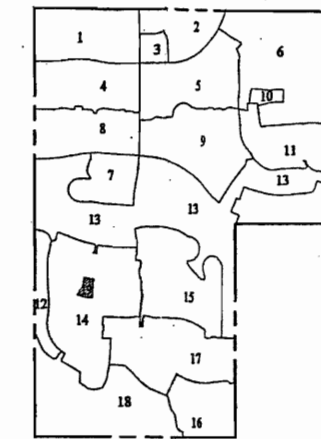
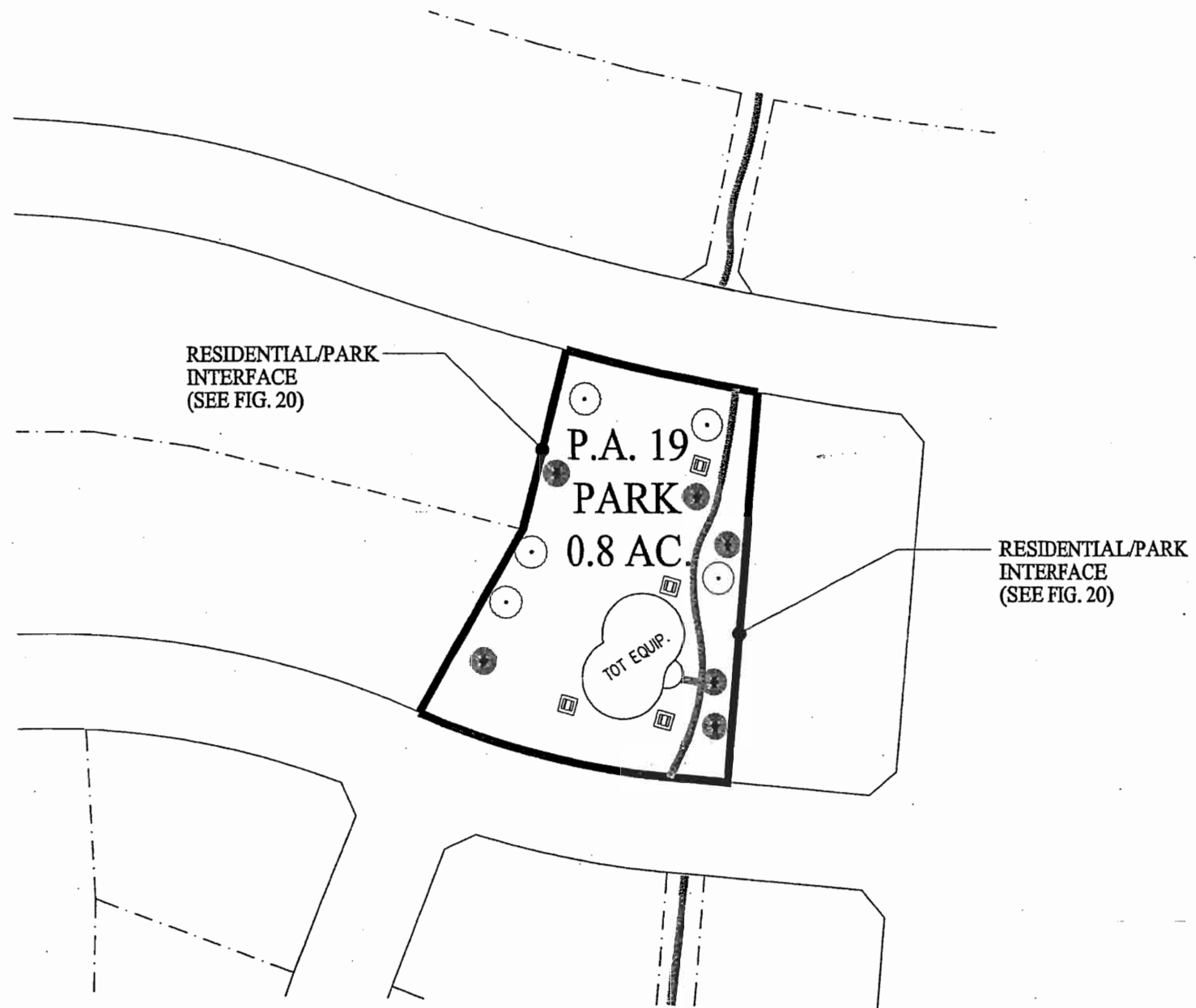
III.A.1: Comprehensive Land Use Plan  
III.A.2: Circulation Plan  
III.A.3: Drainage Plan  
III.A.4: Water and Sewer Plans  
III.A.5: Open Space and Recreation Plan

III.A.6: Grading Plan  
III.A.7: Public Facility Sites Phasing Plan  
III.A.8: Project Phasing  
III.A.9: Comprehensive Maintenance Plans

# PLANNING AREA 19

MINI-PARK

0.8 AC.



KEY MAP

NOTE: THIS ILLUSTRATION IS CONCEPTUAL. ACTUAL LAYOUT WILL BE DETERMINED IN CONJUNCTION WITH LANDSCAPE PLANS AND TRACT MAP REVIEW.

## **MENIFEE EAST**

EAST MENIFEE INVESTMENTS, 31676 RAILROAD CANYON ROAD, CANYON LAKE, CA 92587

FIGURE 14R

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