

III. SPECIFIC PLAN

9. PLANNING AREA 9: MEDIUM DENSITY RESIDENTIAL

a. DESCRIPTIVE SUMMARY

Planning Area 9, as shown in Figure 14H, consists of 103 dwelling units on 20.3 acres. Lot sizes will be a minimum of 6,000 square feet and developed at an average acreage of 5.1 DU/AC (excluding perimeter roads and paseos). A discussion of architectural character is provided in the Design Guidelines, Section IV.G and a typical site plan and elevation are depicted in Section IV, Figures 25 and 34, respectively.

b. LAND USE AND DEVELOPMENT STANDARDS

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

c. PLANNING STANDARDS

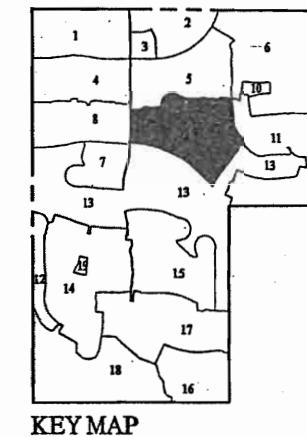
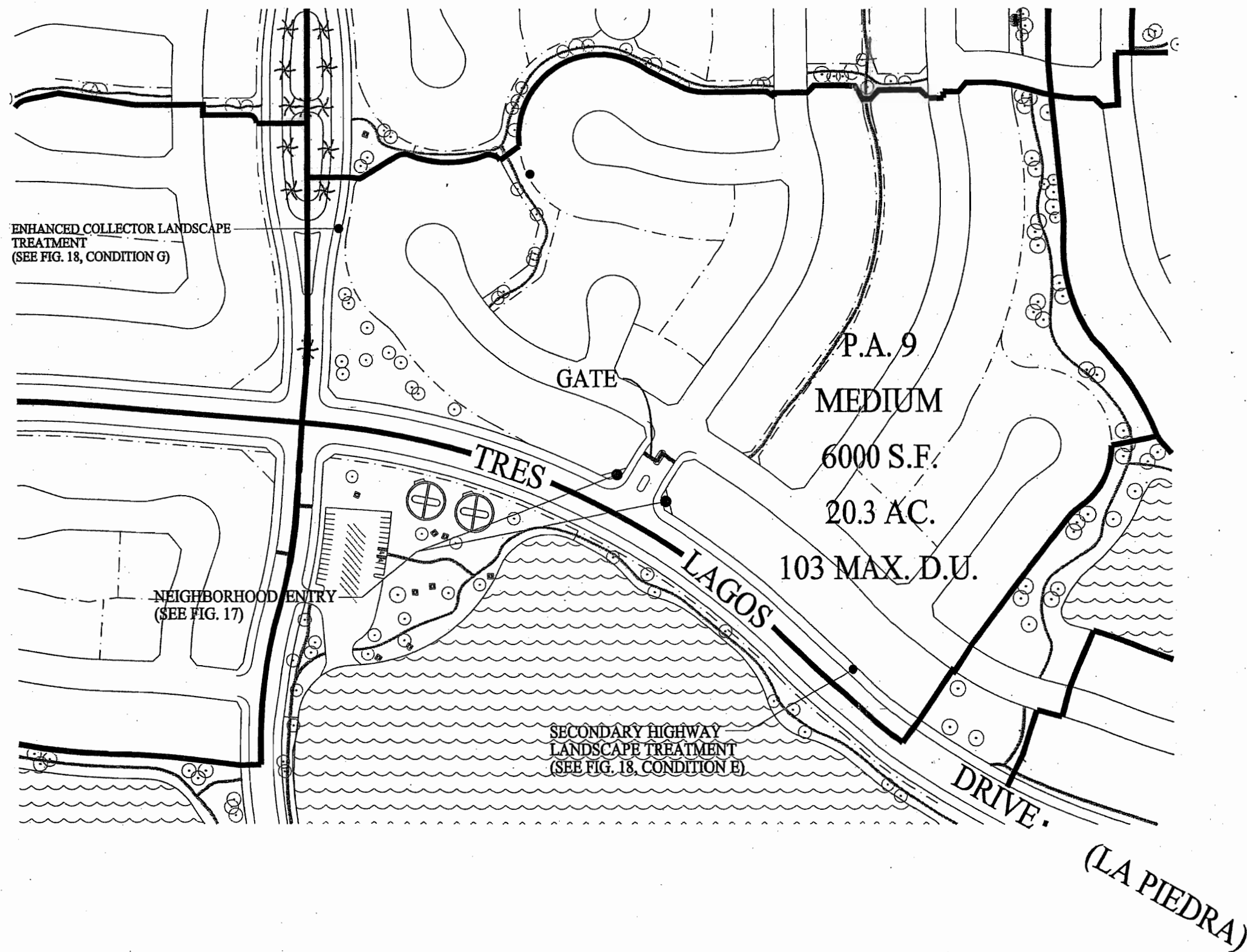
- 1) Access into Planning Area 9 will be provided from Planning Area 5 and Tres Lagos Drive (La Piedra).
- 2) A neighborhood entry treatment, as illustrated in Figure 17, will be established on Tres Lagos Drive (La Piedra) at the entrance to Planning Area 9.
- 3) An enhanced collector landscape treatment, as depicted on Figure 18 (Condition E), will be established along Tres Lagos Drive (La Piedra).
- 4) Paseos will permit pedestrian through traffic to other Planning Areas.
- 5) Please refer to the Design Guidelines in Section IV for design-related criteria.
- 6) 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 9

MEDIUM RESIDENTIAL
6000 S.F. MINIMUM LOT SIZE
20.3 AC.
103 MAX. D.U.
5.1 D.U./AC.



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

MENIFEE EAST

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

FIGURE 14H

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