

2. PLANNING AREA 2: PARK

a. Summary

Planning Area 2, identified in Figure IV.B-2, provides for development of a 3.9 acre neighborhood park. The park will include active and passive park uses, such as multi-use fields, pathways, garden areas, benches, and a parking lot. A conceptual park master plan is provided in Section VI, Figure VI-11A. The pathways in the park connect to the linear park providing access to the school, other nearby park planning areas and adjacent residential neighborhoods.

b. Land Use Development Standards

Refer to Specific Plan Section V and County of Riverside Ordinance No. 348.

c. Planning Standards

- 1) Access to the park shall be provided from Street "A", as generally shown on Figure IV.B-2.
- 2) Roadway landscape along Street "A" indicated within the right of way shall be required, consistent with Figure IV.A-3C. A split rail fence, shown in Figure VI-8, Figure VI-9B and VI-11A, shall also be provided.
- 3) A Park / Residential interface, as identified in Figure VI-10A, is required adjacent to residential areas.
- 4) A conceptual park master plan is shown in Figure VI-11A. The master plan concept shall be refined as part of the detail design phase.
- 5) Refer to Section VI for additional design guidelines and other related standards.
- 6) Refer to Section IV.A for the following Development Plans and Standards that apply project wide.

IV.A.2	Specific Land Use Plan	IV.A.7	Grading Plan
IV.A.3	Circulation Plan	IV.A.8	Public Facilities
IV.A.4	Open Space & Recreation Plan	IV.A.9	Landscape Plan
IV.A.5	Drainage Plan	IV.A.10	Maintenance Plan
IV.A.6	Water & Sewer Plans		

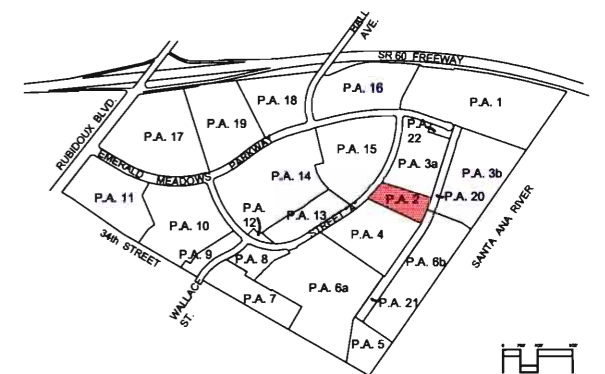
EMERALD MEADOWS RANCH

County of Riverside, CA

EXHIBIT NAME

PLANNING AREA 2 PARK 3.9 AC

KEY MAP



CREDITS

Applicants :
 Economic Development Agency
 of Riverside County
 EMR Residential Properties, L.L.C.

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FIGURE IV.B-2

