

c. Planning Standards

- 1) Access to Planning Area 4 shall be provided from Street “A”.
- 2) Roadway landscape along Street “A” shall be designed consistent with Figure VI-7G.
- 3) Residential interfaces are required adjacent to the elementary school site, as identified in Figure VI-10B.
- 4) Refer to Section VI for specific Design Guidelines and other related design criteria.
- 5) 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		

6. PLANNING AREA 5: PARK

a. Summary

Planning Area 5, as illustrated in Figure IV.B-5, provides for development of 4.45 acres for multi-purpose uses. The site will also be used for detention purposes.

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 34th street, interior neighborhood streets, and/or the adjacent service roads as generally shown on Figure IV.B-5.
- 2) Roadway landscape along the north side of 34th street adjacent to the park shall be provided consistent with Figure VI-7B.
- 3) A conceptual park plan is shown in Figure VI-11B. The master plan concept shall be refined as part of the detail design phase.

- 4) Park interfaces, as identified in Figure V-10A, are required adjacent to residential areas.
- 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		

7. PLANNING AREA 6A: MEDIUM HIGH DENSITY RESIDENTIAL

a. Summary

Planning Area 6A, totaling 20.0 acres, provides for single family residential uses on lot sizes of 2,100 square feet minimum within a gated neighborhood. A maximum of 151 dwelling units are permitted at a target density of 7.5 du / acre. The Medium High category permitted density range is 5-8 du / acre. Refer to Figure IV.B-6.

b. Land Use Development Standards

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

c. Planning Standards

- 1) Access to Planning Area 6A shall be provided from Street "A", a gated entry, and from adjacent Planning Area 3.
- 2) Roadway landscape along Street "A" shall be provided consistent with Figure VI-7F.
- 3) Residential interfaces are required adjacent to the park and elementary school sites, as identified in Figure VI-10A.
- 4) Refer to Section VI for specific Design Guidelines and other related design criteria.

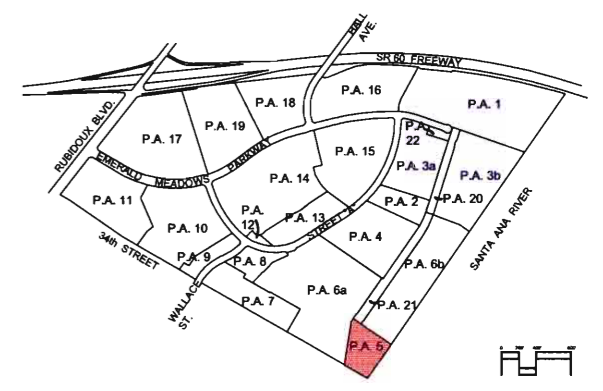
EMERALD MEADOWS RANCH

County of Riverside, CA

EXHIBIT NAME

PLANNING AREA 5 Park 4.45 Acres

KEY MAP



CREDITS

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

Prepared By :
JHA Consulting, Inc.

FIGURE IV.B-5

