

**P. PLANNING AREA 16: OPEN SPACE - RECREATION**

**1.0 DESCRIPTIVE SUMMARY**

Planning Area 16, as shown on Figure 4-2, provides for the development of a 5.1-acre neighborhood park. The neighborhood park is at the termination of the primary community entry along Menifee Road and is intended to provide recreational opportunities for residents in the western portion of the TRAILMARK community. The neighborhood park provides amenities such as soccer fields, half-court basketball courts, a gazebo, open turf areas, tot lot, and landscape/hardscape, and connects to the adjacent paseo.

**2.0 LAND USE AND DEVELOPMENT STANDARDS**

Please refer to Ordinance No. 348.4700. (See *Specific Plan Zoning Ordinance* in Section VI).

**3.0 PLANNING STANDARDS**

- The neighborhood park shall be as conceptual designed in Figure 5-55, *3.6-Acre Neighborhood Park Concept Plan – Planning Area 16*.
- Streetscapes shall be provided as depicted on Figure 5-29, *Streetscape Concept Plan*.
- Roadway landscape treatments, as shown in Figure 5-44, *Interior Neighborhood Road and Private Drive Streetscape*, are planned along local roads and private drives.
- Roadway landscape treatments, as shown in Figure 5-50, *Primary Entry Road Streetscape - Menifee Road*, are planned along the Primary Entry Road.
- As shown in Figure 5-21, *Monument Master Plan*, a park monument shall be located within this planning area, as illustrated in Figure 5-28, *Park, Equestrian Staging, and Trail Monumentation*.
- Trails shall be provided as depicted on Figure 5-63, *Trails Concept Plan*.
- Walls and fencing shall be constructed as depicted in Figure 5-82, *Wall and Fence Plan*. Block wall fencing shall be constructed as depicted in Figure 5-83, *Wall and Fence Details – Block Wall / Privacy Fence*. View fencing shall be constructed as depicted in Figure 5-84, *Wall and Fence Details – View Fence*. Theme fencing shall be constructed as depicted in Figure 5-85, *Wall and Fence Details – Theme Fence*.
- Maintenance responsibility shall be provided as depicted on Figure 5-80, *Maintenance Responsibility Master Plan*.
- Please refer to Section V, *Design Guidelines* for other related design criteria.

- Please refer to Section III, *Specific Plan* for the following standards that apply site-wide:

III.A: Land Use Plan

III.B: Circulation Plan

III.C: Drainage Plan

III.D: Water and Sewer Plan

III.E: Grading Plan

III.F: Open Space and Recreation Plan

III.G: Project Phasing Plan

III.H: Public Facilities Plan