

Q. PLANNING AREA 17: OPEN SPACE - RECREATION

1.0 DESCRIPTIVE SUMMARY

Planning Area 17, as shown on Figure 4-6, provides for the development of a 1.1-acre park located at the termination of the greenbelt. The park is intended to serve as a TRAILMARK community focal point and may include a central fountain or other water element, bench seating, shade trees, lush landscape and hardscape, and other facilities for community events.

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 park plaza shall be as conceptual designed in Figure 5-62, *Plaza Concept Plan – Planning Area 17*.
- 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.
- The roundabout shall be designed as depicted Figure 5-49, *Primary Entry Roundabout Concept Plan*.
- 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:

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| III.A: Land Use Plan | III.E: Grading Plan |
| III.B: Circulation Plan | III.F: Open Space and Recreation Plan |
| III.C: Drainage Plan | III.G: Project Phasing Plan |
| III.D: Water and Sewer Plan | III.H: Public Facilities Plan |