

V. PLANNING AREAS 22A, 22B, 22C AND 22D: DETENTION BASINS

1.0 DESCRIPTIVE SUMMARY

Planning Areas 22A, 22B, 22C and 22D, as shown on Figures 4-2, 4-3 and 4-4, provide for the development of 10.5, 7.1, 5.5, and 17.9 acres (respectively) of open space to serve as detention basins for the community’s storm water runoff. Passive parks and trails may be integrated within detention basin areas to provide additional opportunities for recreation within the TRAILMARK community.

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

- Streetscapes shall be provided as depicted on Figure 5-29, *Streetscape Concept Plan*.
- Roadway landscape treatments, as shown in Figure 5-30, *Menifee Road Streetscape*, and Figure 5-31, *Menifee Road Perspective*, are planned along *Menifee Road*.
- Roadway landscape treatments, as shown in Figure 5-33, *Mapes Road Streetscape*, and Figure 5-34, *Mapes Road Perspective*, are planned along *Mapes Road*.
- Roadway landscape treatments, as shown in Figure 5-39, *Mountain Avenue Streetscape – Planning Area 1*, are planned along *Mountain Avenue*.
- Roadway landscape treatments, as shown in Figure 5-51, *Secondary Entry Road Streetscape – Mapes Road*, are planned along the *Secondary Entry Road*.
- As shown in Figure 5-21, *Monument Master Plan*, trail monuments shall be located within these planning areas, as illustrated in Figure 5-28, *Park, Equestrian Staging, and Trail Monumentation*.
- An interface shall be provided between the detention basins and residential planning areas, as depicted in Figure 5-59, *Residential/Detention Basin Interface*.
- A naturalized detention basin shall be provided in Planning Area 22C, as depicted on Figure 5-57, *Detention Basin Concept Plan - Planning Area 22C*.
- A detention basin / passive park shall be provided in Planning Area 22D, as depicted on Figure 5-58, *Detention Basin / Passive Park Concept Plan - Planning Area 22D*.
- Trails shall be provided as depicted on Figure 5-63, *Trails Concept Plan*.

- ❑ Decomposed granite trails shall be provided, as depicted on Figure 5-68, *Decomposed Granite Trails*.
- ❑ A paved paseo/walkway shall be provided within these planning areas, as depicted in Figure 5-69, *Paved Paseo/Walkway*.
- ❑ Fuel modification shall be provided, as shown on Figure 5-81, *Fuel Modification Master 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