17. Planning Area 17 - Open Space (OS)

a. Descriptive Summary

Planning Area 17, as illustrated in Figure IV-29, consists of ± 19.4 gross acres to be devoted as Open Space uses.

b. Land Use and Development Standards

Please refer to the Specific Plan Zoning Ordinance, Section III.

c. Planning Standards

(1) A Perimeter Wall, as illustrated in Figure V-11 and V-11B, will be provided along the eastern perimeter that abuts Planning Area No. 18 and the N. A. P. property.

(2) A Theme Fence, as illustrated in Figure V-11 and V-11D, will be provided along the southern and northeastern perimeters of the planning area.

(3) An Equestrian Trail and Fence, as illustrated in Figure V-10, V-11, and V-11A, is planned along the northwestern portion of the planning area.

(4) A drainage corridor, as illustrated in Figure V-13 and V-13A, will be provided along the north side of the 3rd Hole leading to the planning area.

(5) It is anticipated that all project related debris basins, detention basins and major backbone drainage/flood control facilities leading to the Temescal Canyon Wash will be maintained through a Community Service District (CSD). The CSD shall be formed prior to completion of the facilities to assure funding of the maintenance costs. Local drainage devices, including inlets/catch basins and storm drains to be constructed in road rights-of-way and drainage easements shall be maintained by the Homeowners' Association.

(6) A golf cart path will be provided from the 3rd Hole to the 4th Hole within the Planning Area.

(7) Please refer to Section IV.A for the following Development Plans and Standards that apply site-wide:

- IV.A.1 - Comprehensive Land Use Plan
- IV.A.2 - Circulation Plan
- IV.A.3 - Drainage Plan
- IV.A.4 - Landscaping Plan
- IV.A.5 - Water and Sewer Plans
- IV.A.6 - Public Facility and Special Phasing Requirements
- IV.A.7 - Grading Plan
- IV.A.8 - Comprehensive Maintenance Plan
(8) Please refer to Section V for Specific Design Guidelines and related design criteria.