M. **PLANNING AREA 13: PUBLIC FACILITIES**

1.0 **DESCRIPTIVE SUMMARY**

Planning Area 13, as shown on Figure 4-5, provides for the development of a 0.7-acre day care facility, which is intended to service the TRAILMARK community and surrounding areas. In the event that a day care facility is not developed within Planning Area 13, an alternative option would be to develop the 0.7-acres with up to 4 single family homes as an extension of Planning Area 6. (See development standards for Planning Area 6 for land use, development and planning standards.) While up to 4 single family homes can be developed on Planning Area 13, in no case shall the total dwelling unit count within TRAILMARK exceed 702.

1.0 **LAND USE AND DEVELOPMENT STANDARDS**

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

2.0 **PLANNING STANDARDS**

- The day care facility shall be designed as conceptually depicted in Figure 5-60, *Private Recreation Center and Day Care Concept Plan – Planning Area 13 and 14*.

- Streetscapes shall be provided as depicted on Figure 5-29, *Streetscape Concept Plan*.

- Roadway landscape treatments, as shown in Figure 5-48, *Primary Entry Road Streetscape – Mapes Road*, are planned along the Primary Entry Road.

- 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:

- 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