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:

  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