

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