

## N. PLANNING AREA 14: PRIVATE RECREATION CENTER

### 1.0 DESCRIPTIVE SUMMARY

Planning Area 14, as shown on Figure 4-5, provides for the development of a 6.9-acre private recreation facility for residents of the TRAILMARK community. This approximately 12,000 s.f. private facility features a clubhouse where receptions and community events can be held. The recreation center is also planned to provide facilities such as swimming pools, tennis and basketball courts, barbeque and picnic areas, gardens and tot lots.

### 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 private recreation facility shall be designed as conceptually depicted in Figure 5-60, *Private Recreation Center and Day Care Concept Plan – Planning Area 13 and 14*, and Figure V-61, *Private Recreation Center Perspective*.
- Streetscapes shall be provided as depicted on Figure 5-29, *Streetscape Concept Plan*.
- 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 5-48, *Primary Entry Road Streetscape - Mapes Road*, are planned along the Primary Entry Road.
- As shown in Figure 5-21, *Monument Master Plan*, a primary entry monument shall be located adjacent to this planning area, as illustrated in Figure 5-22, *Primary Entry Monumentation – Mapes Road*.
- As shown in Figure 5-21, *Monument Master Plan*, a trail monument shall be located within this planning area, as illustrated in Figure 5-28, *Park, Equestrian Staging, and Trail Monumentation*.
- 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