

R. PLANNING AREAS 18A, 18B, 18C, AND 18D: GREENBELTS

1.0 DESCRIPTIVE SUMMARY

Planning Areas 18A, 18B, 18C, and 18D and 18E, as shown on Figures 4-3, 4-4, and 4-6, provide for the development of 5.8, 0.5, 0.8, and 0.7 acres of greenbelts, respectively. These greenbelts are intended to facilitate pedestrian connectivity within the TRAILMARK community. The greenbelts may feature amenities such as shade trees and bench seating designed to direct pedestrians to the recreational uses within TRAILMARK.

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

- Streetscapes shall be provided as depicted on Figure 5-29, *Streetscape Concept Plan*.
- Roadway landscape treatments, as shown in Figure 5-46, *Interior Streetscape along Park / Open Space*, are planned along local roads and private drives.
- Roadway landscape treatments, as shown in Figure 5-33, *Mapes Road Streetscape*, and Figure 5-34, *Mapes Road Perspective*, are planned along Mapes Road.
- The roundabout adjacent to Planning Area 18A 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*.
- Paseos shall be provided adjacent to the planning area, as depicted in Figure 5-64, *Paseo Concept Plan West – Planning Area 18A*, Figure 5-65, *Paseo Concept Plan East – Planning Area 18A*, Figure 5-66, *Paseo Concept Plan North – Planning Area 18A*, and Figure 5-67, *Paseo Concept Plan South – Planning Area 18A*.
- As shown in Figure 5-21, *Monument Master Plan*, park and trail monuments shall be located within these planning areas, as illustrated in Figure 5-28, *Park, Equestrian Staging, and Trail Monumentation*.
- 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