

## SECTION V

### SPECIFIC PLAN

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#### 3. Planning Area 3 (Tentative Tract 29599)

##### a. Descriptive Summary

*Planning Area 3*, as illustrated in Figure V-12, consists of approximately 148.42 acres, located in the northeastern portion of Spring Mountain Ranch. Planning Area 3 will consist of a maximum of 145 single family residential lots, approximately 87.20 acres of open space, and a 6.90 acre water reservoir site. Primary access to Planning Area 3 will be via the main entrance feature from Pigeon Pass Road.

##### b. Land Use and Development Standards

- (1) For development standards such as building setbacks, minimum lot size, lot dimensions, building height, permitted uses, etc., please refer to the Specific Plan Zoning Ordinance contained in Section IV. Nevertheless, the minimum residential lot size shall be 7,200 square feet.

##### c. Design Standards/Guidelines

- (1) Pigeon Pass Road will provide primary road access into Planning Area 3, and will be developed pursuant to guidelines contained in Section V.2, and as depicted on Figure V-3A, *Typical Road Sections*. For landscape details of Pigeon Pass Road, please refer to Section V.C.2.c and Figures V-22A and V-22B, *Secondary Highway Plan View* and *Secondary Highway Section*, respectively.
- (2) Primary access into Planning Area 3 will be from the major entry feature as illustrated in Figure V-20B through V-20D, *Primary Project Entry*.
- (3) Internal streets shall be developed pursuant to Figure V-2, *Master Circulation Plan*, and Figure V-3A, *Typical Road Sections*.
- (4) For streetscape details within the planning area, please refer to Section V.C.2.c, and Figures V-22A through V-22F.
- (5) Planning Area 3 will contain a large open space corridor surrounding the planning area. For development guidelines

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within this open space corridor, please refer to Section V.C.2.d, and Figure V-23, *Typical Landscape Corridor*. The easterly portion of Planning Area 3 has been set-aside for permanent natural open space pursuant to consultation with State and Federal agencies.

- (6) A multi-purpose community trail, a community trail and a modified community trail, as depicted in Figure V-3B, *Typical Trail Sections*, is planned to be located within the open space corridors surrounding the planning area.
- (7) Three pocket parks are proposed within the northerly and southerly portions of the open space corridor in Planning Area 3. For development guidelines regarding the pocket parks, refer to Section V.C.2.e, and Figures V-24A through V-24D, *Typical Pocket Park*.
- (8) Please refer to the following sections regarding specific design guidelines for the Planning Area 3:
  - Section V.C, Landscape Design Guidelines
  - Section V.D, Architectural Design Guidelines
  - Section V.E, Site Planning Design Guidelines
- (9) Please refer to Section V.A for project wide planning standards.

