

SECTION V

SPECIFIC PLAN

4. Planning Area 4 and 4A (Tentative Tract No. 29600)

a. Descriptive Summary

Planning Area 4 and 4A, as illustrated in Figure V-13, consists of approximately 176.28 acres located in the south central portion of the project site. Planning Area 4 will include a maximum of 273 single family residential lots and approximately 81.28 acres of open space. In addition, the wastewater treatment plant will be located within the westerly portion of the tract boundaries (Planning Area 4A), consisting of approximately 5.20 acres. Primary access into the planning area will be via the main entrance from Pigeon Pass Road, with secondary access provided from the extension of Palmyrita Avenue through Planning Area 6, as well as a future street connection through Planning Area 5 to 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 access into Planning Area 4, 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.

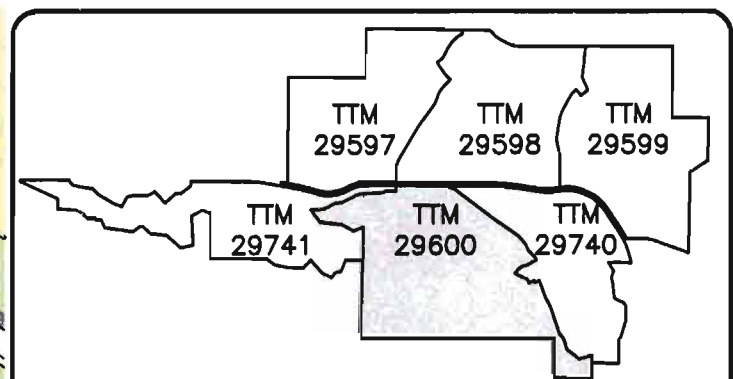
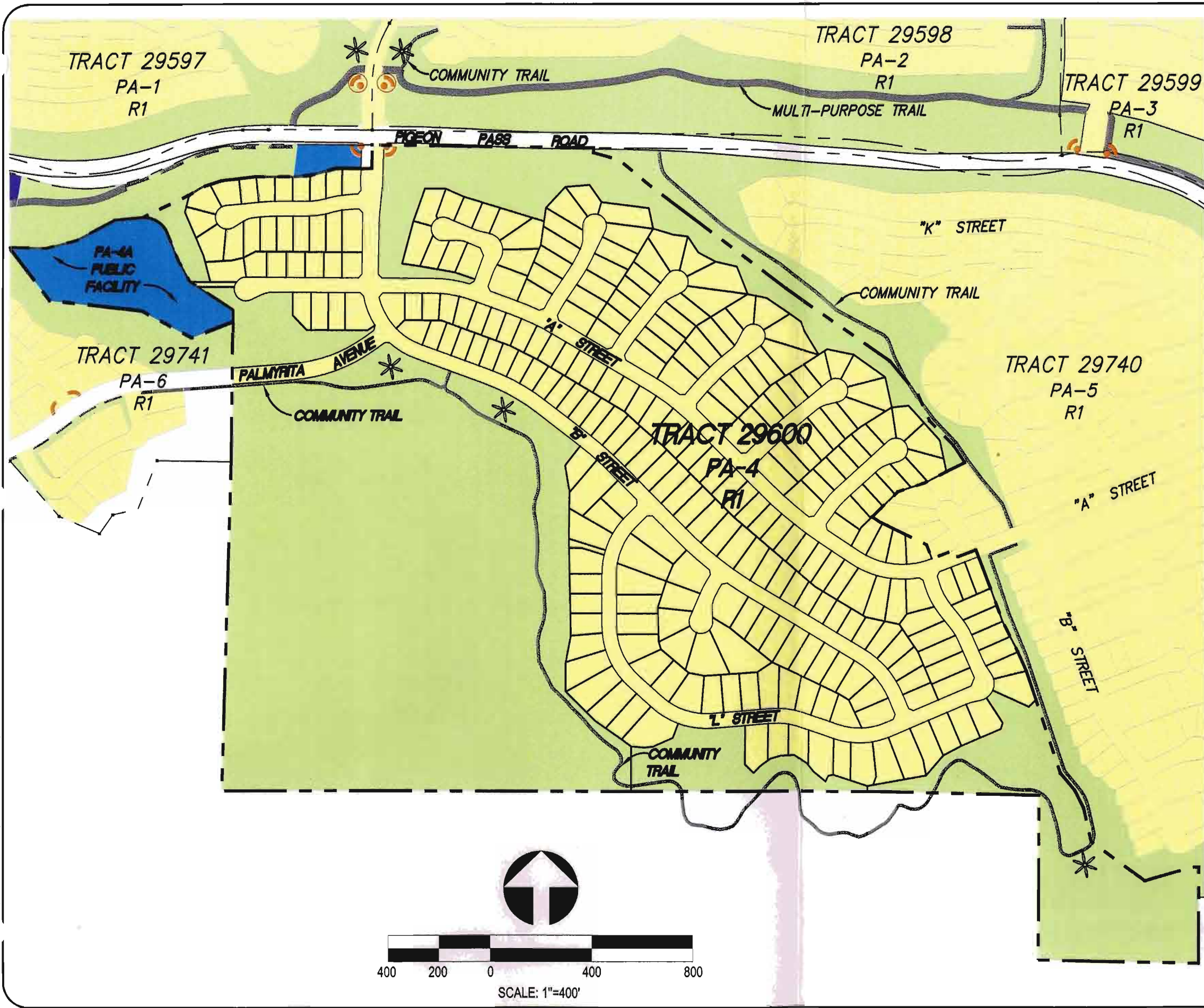
(2) Primary access into Planning Area 4 will be from Pigeon Pass Road, through a major project entry feature as illustrated in Figure V-20B through V-20D, *Primary Project Entry*.

(3) Secondary access to Planning Area 4 will be provided from an extension of Palmyrita Street to the west, and also through Planning Area 5 to the east.

SECTION V

SPECIFIC PLAN

- (4) Internal streets shall be developed as depicted on Figure V-2, *Master Circulation Plan*, and Figure V-3A, *Typical Road Sections*.
- (5) For streetscape details within the planning area, please refer to Section V.C.2.c, and Figures V-22A through V-22F.
- (6) Planning Area 4 will contain a large open space corridor surrounding the planning area. For development guidelines within this open space corridor, please refer to Section V.C.2.d, and Figure V-23, *Typical Landscape Corridor*.
- (7) A community trail, as depicted in Figure V-3B, *Typical Trail Sections*, is planned to be located within the open space corridor surrounding the planning area.
- (8) Three pocket parks are proposed within the northwest and southeast portions of Planning Area 4. For development guidelines regarding these pocket parks, please refer to Section V.C.2.e and Figures V-24A through V-24D, *Typical Pocket Park*.
- (9) Please refer to the following sections regarding specific design guidelines for the planning area:
 - Section V.C, Landscape Design Guidelines
 - Section V.D, Architectural Design Guidelines
 - Section V.E, Site Planning Design Guidelines
- (10) Please refer to Section V.A, Project Wide Planning Standards, for those standards that apply project wide.
- (11) Planning Area 4A will be developed with a wastewater treatment plant and wet-weather storage ponds pursuant to Figure V-13, *Planning Area 4*.



SPRING MOUNTAIN RANCH
 SPECIFIC PLAN NO. 323

SPRING MOUNTAIN RANCH
 a master planned community

LEGEND

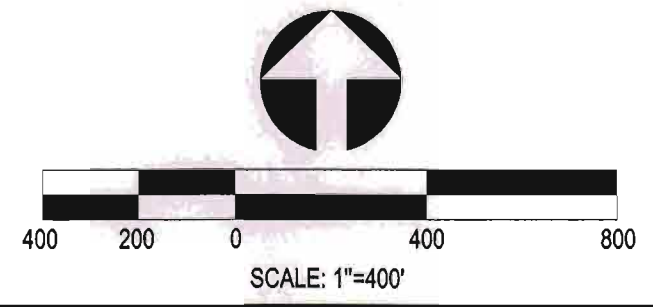
	ACRES	UNITS
R-1 RESIDENTIAL	89.80	273
OPEN SPACE/PARKS	81.28	-
PUBLIC FACILITIES (WASTE WATER TREATMENT RECLAMATION & HOLDING)	5.20	-
TOTAL	176.28	273

ENHANCED PRIMARY ENTRY
 PRIMARY ENTRY
 SECONDARY ENTRY
 POCKET PARK
 PLANNING AREA BOUNDARY

FIGURE V-13
PLANNING AREA 4 & 4A

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