

SECTION V

SPECIFIC PLAN

5. Planning Area 5 (Tentative Tract 29740)

a. Descriptive Summary

Planning Area 5, as illustrated in Figure V-14, consists of approximately 100.81 acres located in the southeastern portion of the project site. Planning Area 5 will consist of a maximum of 270 single family residential lots and 24 acres of open space. Primary access into the planning area will be via the major entry feature from Pigeon Pass Road, with secondary access being provided through Planning Area 4 to the west.

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. Planning Standards

(1) Pigeon Pass Road will provide primary road access into Planning Area 5, 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.

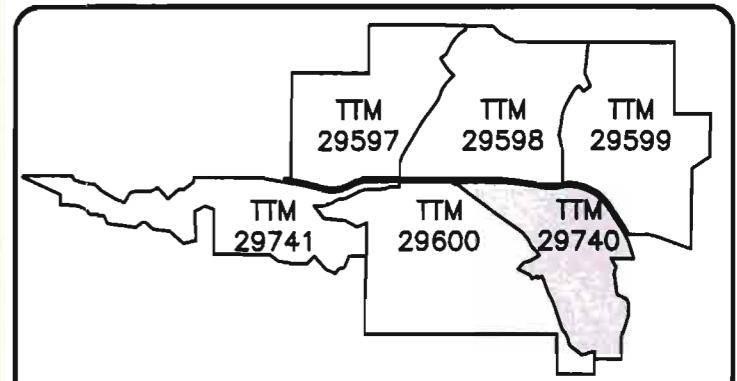
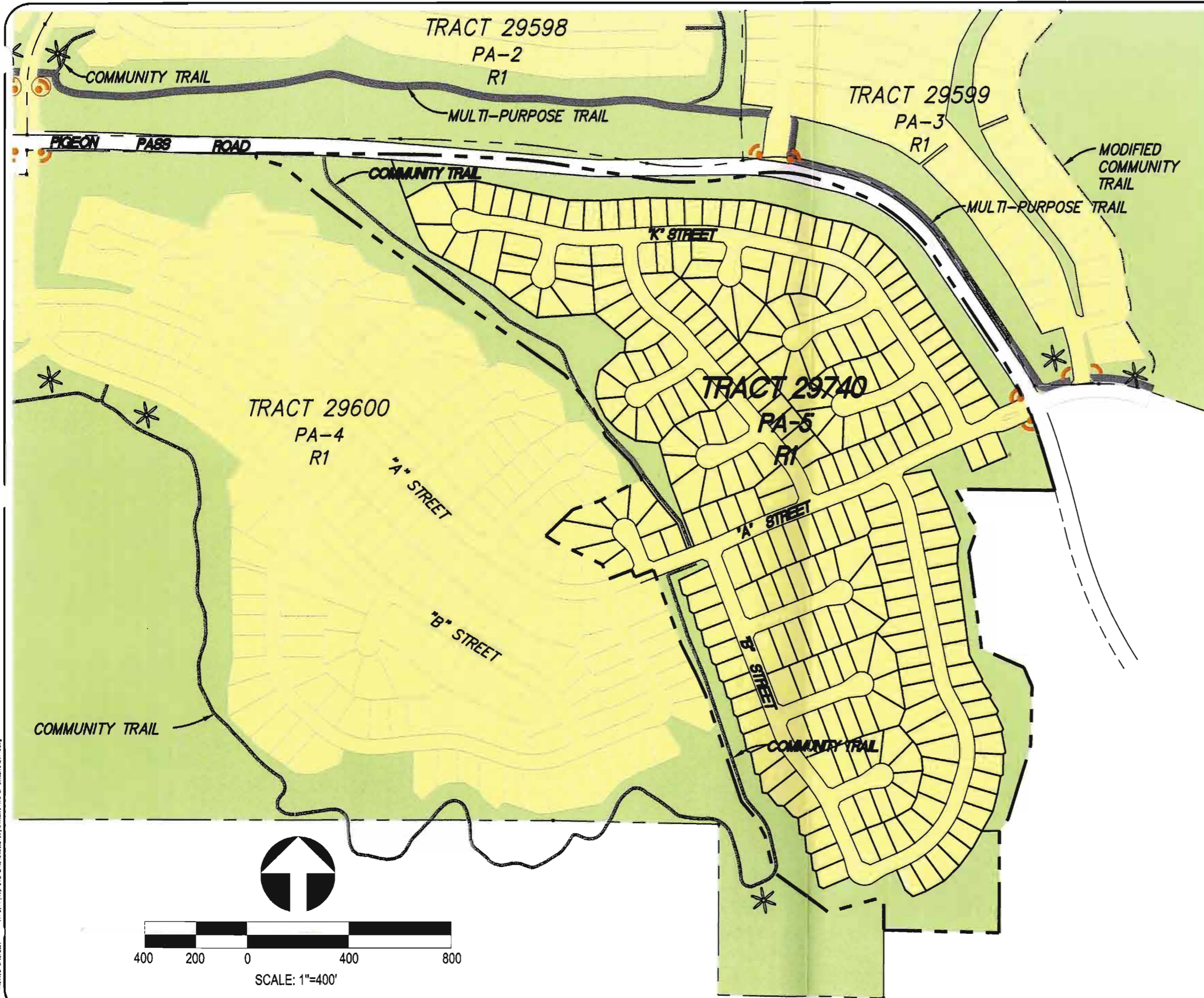
(2) Primary access into Planning Area 5 will be from Pigeon Pass Road at "A" Street through a major project entry feature as illustrated in Figure V-20B through V-20D, *Primary Project Entry*.

(3) Secondary access into Planning Area 5 will be through the internal street system from Planning Area 4.

(4) Internal streets shall be developed as illustrated on Figure V-2, *Master Circulation Plan*, and Figure V-3A, *Typical Road Sections*.

SECTION V SPECIFIC PLAN



- (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 5 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 along the west side of the planning area.
- (8) 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
- (9) Please refer to Section V.A, Project Wide Planning Standards, for those standards that apply project wide.








SPRING MOUNTAIN RANCH
 SPECIFIC PLAN NO. 323

SPRING MOUNTAIN RANCH
a master planned community

LEGEND

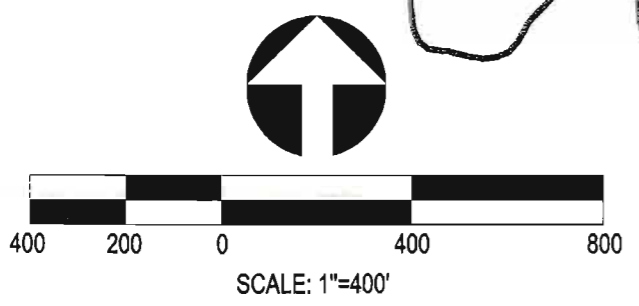
	ACRES	UNITS
 R-1 RESIDENTIAL	76.81	270
 OPEN SPACE/PARKS	24.00	-
TOTAL	100.81	270

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

**FIGURE V-14
 PLANNING AREA 5**

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