

## SECTION V

### SPECIFIC PLAN

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#### 6. Planning Area 6 (Tentative Tract 29741)

##### a. Descriptive Summary

*Planning Area 6*, as illustrated in Figure V-15, consists of approximately 50.15 acres located in the southwesterly portion of the project site. Planning Area 6 will consist of a maximum of 85 single family residential lots, with approximately 20.07 acres of open space. Primary access to the planning area will be provided by an extension of Palmyrita Avenue from the west, with secondary access being provided through Planning Area 4.

##### 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

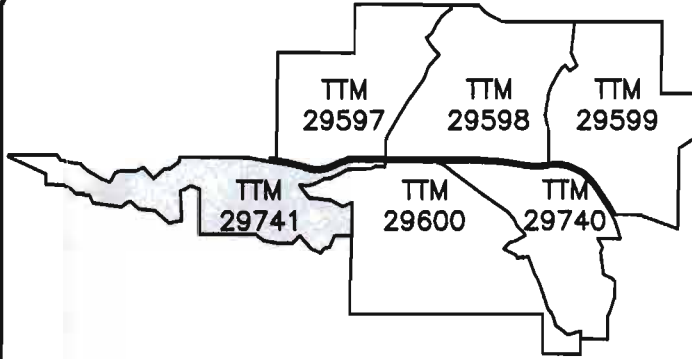
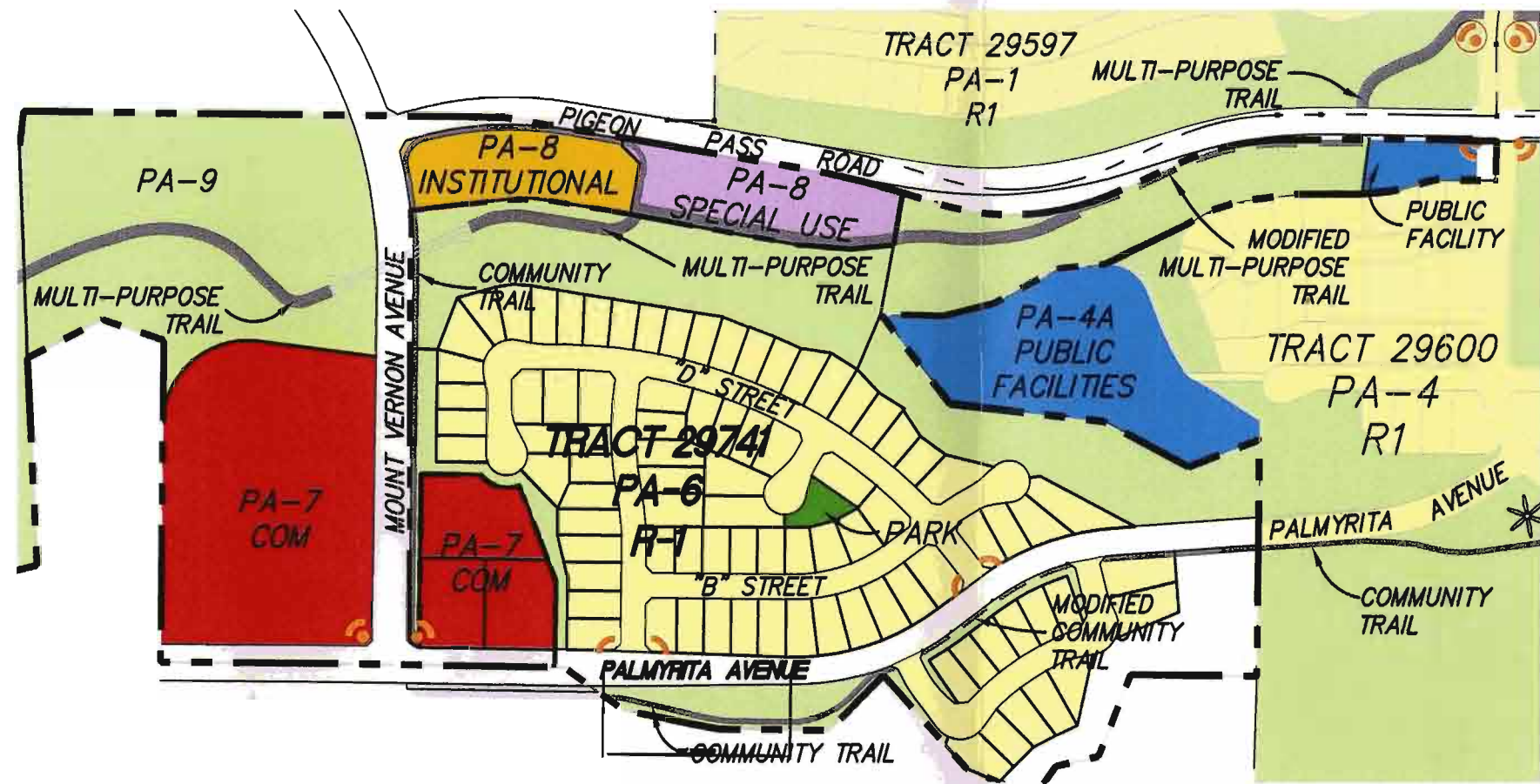
- (1) An extension of Palmyrita Avenue shall provide primary access into Planning Area 6, and secondary access shall be provided through Planning Area 4. Design guidelines for the streets within Planning Area 6 shall be as illustrated on Figure V-2, *Master Circulation Plan*, and Figure V-3A, *Typical Road Sections*.
- (2) Planning Area 6 will contain two *Secondary Project Entries*, as illustrated on Figure V-21, located on Palmyrita Avenue at the planning area entrances.
- (3) Secondary access to Planning Area 6 will be provided by an extension of Palmyrita Avenue through Planning Area 4.
- (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 6 will contain a large open space corridor on the north side of the planning area. For development guidelines within this open space corridor, please refer to

## SECTION V SPECIFIC PLAN

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Section V.C.2d, and Figure V-23, *Typical Landscape Corridor*.

- (6) 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 corridor.
- (7) A pocket park is proposed within the central portion of Planning Area 6. For development guidelines regarding the pocket park, please 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:
  - Section V.C, Landscape Design Guidelines
  - Section V.D, Architectural Design Guidelines
  - Section V.E, Site Planning Design Guidelines
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- (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**

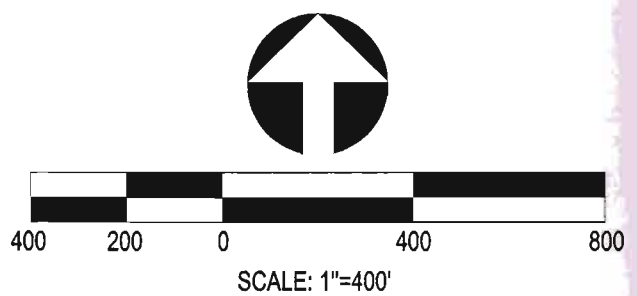
	ACRES	UNITS
	R-1 RESIDENTIAL	29.32 85
	OPEN SPACE/PARKS	20.07 -
	PUBLIC FACILITIES (WATER UTILITY)	0.76 -
	INSTITUTIONAL	- -
	SPECIAL USE	- -
	COMMERCIAL	- -
	PARK	- -
	<b>TOTAL</b>	<b>50.15 85</b>

ENHANCED PRIMARY ENTRY  
 PRIMARY ENTRY  
 SECONDARY ENTRY  
 PLANNING AREA BOUNDARY

**FIGURE V-15  
 PLANNING AREA 6**

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