

2. Planning Area 2 - Open Space (OS)

a. Descriptive Summary

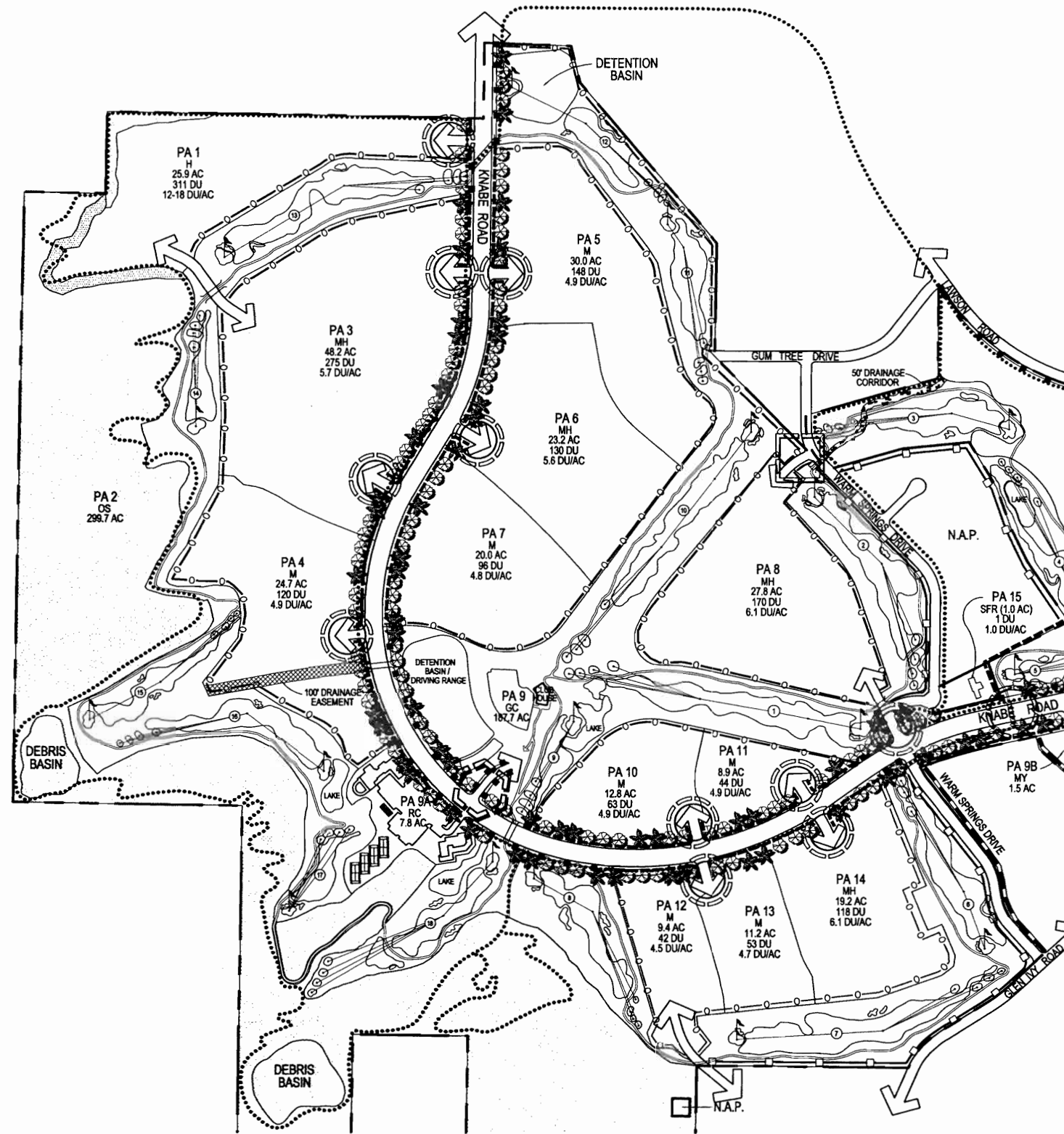
Planning Area 2, as illustrated in Figure IV-12, consists of ± 299.7 gross acres to be devoted as Open Space uses.

b. Land Use and Development Standards

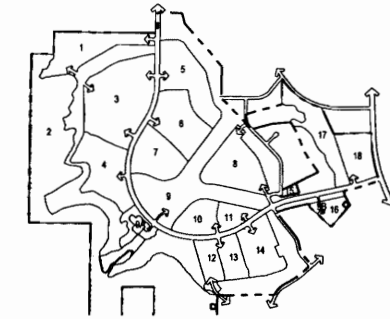
Please refer to the Specific Plan Zoning Ordinance, Section III.

c. Planning Standards




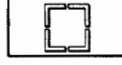





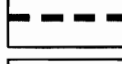
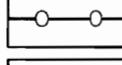
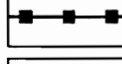

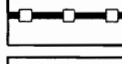
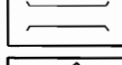
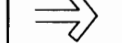
- (1) An Equestrian Trail and Fence will traverse along the eastern perimeter of the planning area, as illustrated in Figure V-10, V-11 and V-11A.
- (2) A Fuel Modification Zone, as illustrated in Figure V-12 and V-12A, will be located along the northern portion of the planning area adjacent to Planning Area No. 1.
- (3) Two debris basins will be located in the southwestern portion of the planning area near the 15th and 18th holes. An additional debris basin may be located in Anderson Canyon southwest of the 18th Hole. A series of smaller basins may be located southwesterly of Planning Area 12 and westerly of Planning Areas 3 and 4.
- (4) It is anticipated that all project related debris basins, detention basins and major backbone drainage/flood control facilities leading to the Temescal Canyon Wash will be maintained through a Community Service District (CSD). The CSD shall be formed prior to completion of the facilities to assure funding of the maintenance costs. Local drainage devices, including inlets/catch basins and storm drains to be constructed in road rights-of-way and drainage easements shall be maintained by the Homeowners' Association.
- (5) Please refer to Section IV.A for the following Development Plans and Standards that apply site-wide:
 - IV.A.1 - Comprehensive Land Use Plan
 - IV.A.2 - Circulation Plan
 - IV.A.3 - Drainage Plan
 - IV.A.4 - Landscaping Plan
 - IV.A.5 - Water and Sewer Plans
 - IV.A.6 - Public Facility and Special Phasing Requirements
 - IV.A.7 - Grading Plan
 - IV.A.8 - Comprehensive Maintenance Plan
- (6) Please refer to Section V for Specific Design Guidelines and related design criteria. Descriptive Summary.



KEY MAP

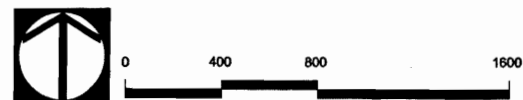


LEGEND

-  Community Entry
(See Figure IV-5, V-1 & V-1A)
-  Major Project Entry
(See Figure IV-5, V-2 & V-2A)
-  Neighborhood Gated Entry
(See Figure IV-5, V-3 & V-3A)
-  Neighborhood Secondary Entry
(See Figure IV-5 & V-3B)
-  Golf Course Entry
(See Figure IV-5, V-4 & V-4A)
-  Knabe with Golf Course Interface
(See Figure V-5 & 5A)
-  Landscape Berm
(See Figure IV-5)
-  Fuel Modification Zone
(See Figure V-12 & 12A)
-  Equestrian Trail / Fence
(See Figure V-10, V-11 & V-11A)
-  Perimeter Wall
(See Figure V-11 & V-11B)
-  View Fence
(See Figure V-11 & V-11C)
-  Theme Fence
(See Figure V-11 & V-11D)
-  Concrete Block Wall
(See Figure V-11E)
-  Wrought Iron Fence
(See Figure V-11F)
-  Proposed Tunnel / Bridge
-  Potential Access Point

INFORMATION

OPEN SPACE (OS)
* 299.7 ACRES



MOUNTAIN Springs
SHEA COMMUNITIES
FOR ACTIVE ADULTS

Specific Plan No. 221 - Amendment Number 2

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Planning Area 2