
4.1.10 PLANNING AREA 10 - MEDIUM HIGH DENSITY RESIDENTIAL**a. Land Use**

Planning Area 10, as illustrated in Figure 28, is planned as a 24.0 acre Medium-High Density Residential Community consisting of 105 dwelling units. The planning area target density range will vary from 5 to 8 dwelling units per acre.

b. Development Standards

- 1) *Zoning and specific development standards are defined, in detail, in Section 2.0 of this Specific Plan document.*
- 2) *Access to Planning Area 10 will be achieved from Antelope Road, Orange Avenue, and Planning Area 5. Final access points to the planning area will be determined at time of tentative tract map submittal.*
- 3) *Potential pedestrian access will be located along Orange Avenue.*
- 4) *A Landscape Development Zone, as depicted in Figures 43 and 52, will be installed along Orange Avenue and between the subject planning area and Planning Area 14, will act as an east-west link between the parks within Planning Areas 11, 14, and the school in Planning Area 9.*
- 5) *Theme walls, as depicted in Figure 62, will be installed along Orange Avenue.*
- 6) *Wood fencing will occur between backyards only (see figure 63). Wood fencing proposed for the eastern edge of StoneRidge shall be permitted if at the time of building permit issuance, an approved residential use abuts said eastern edge.*
- 7) *A theme wall or view fence, as depicted in Figure 62, will be installed between the subject planning area and the Landscape Development Zone located between the planning area and Planning Area 14.*
- 8) *For project-wide General Community Design and Landscape Architectural Design Guidelines, please refer to Section 5.0 Design Guidelines of this Specific Plan document.*
- 9) *For residential Architectural Design Guidelines and general Site Design Criteria, please refer to Sections 6.0 and 7.0, Design Guidelines, prepared for this Specific Plan.*
- 10) *Sound attenuation will be by theme walls and/or berming to bring noise levels to the 60 CNEL level at the residential perimeter.*
- 11) *Detailed acoustical studies shall be provided in areas impacted by noise levels of 60 dba or greater to ensure compliance with General Plan Standards.*

PLANNING AREA 10

MEDIUM - HIGH RESIDENTIAL

AC 24

DU 105

DU/AC 4.4

DENSITY 5-8

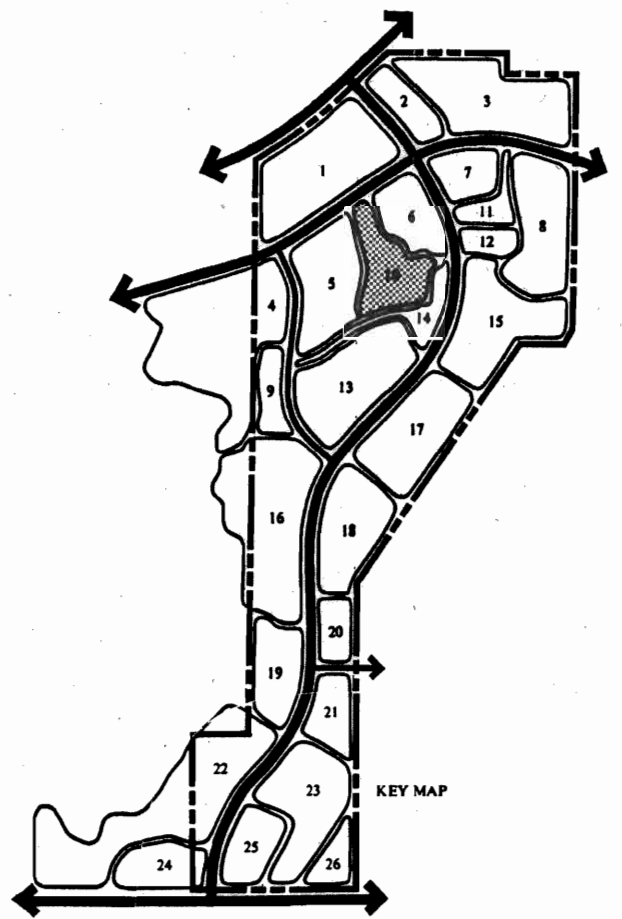
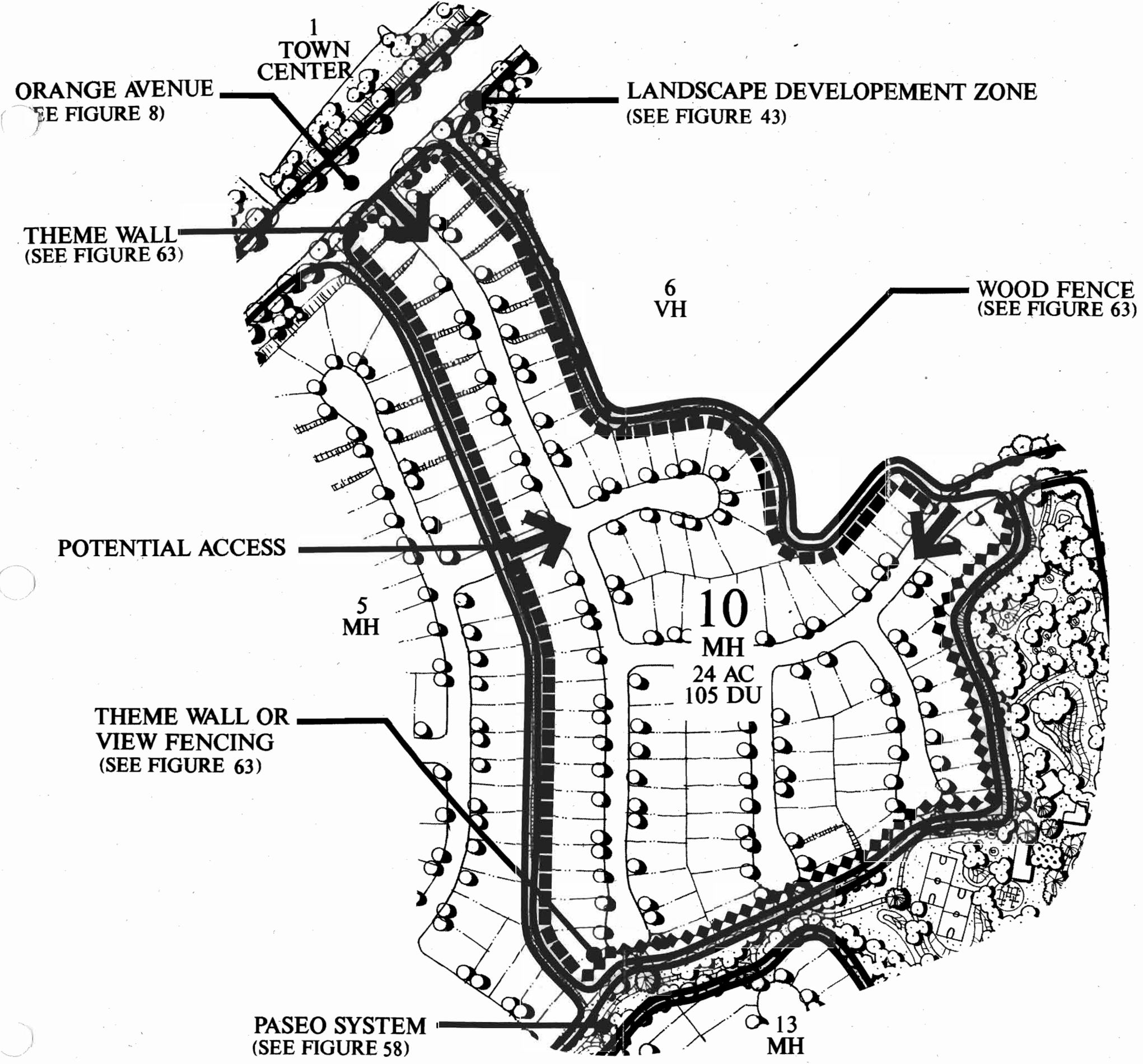


FIGURE 28