
4.1.15 PLANNING AREA 16 - MEDIUM DENSITY RESIDENTIAL**a. Land Use**

Planning Area 16, as illustrated in Figure 33, is planned as an 39.0 Medium Density Residential community consisting of 139 dwelling units. The planning area target density range will vary from 2 to 5 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 16 will be achieved from Antelope Road. Final access points to the planning area will be determined at the time of tentative tract map submittal.*
- 3) *Potential pedestrian access will be located along Antelope Road, open space and Planning Area 9.*
- 4) *A Landscape Development Zone, as depicted in Figures 43 and 56, will be installed along Antelope Road.*
- 5) *Theme walls or view fencing, as depicted in Figure 62, will be installed between the Landscape Development Zone and Antelope Road, and between the subject planning area and Planning Area 9.*
- 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) *For project-wide General Community Design and Landscape Architectural Design Guidelines, please refer to Section 5.0 Design Guidelines of this Specific Plan document.*
- 8) *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.*
- 9) *Sound attenuation will be by theme walls and/or berming to bring noise levels to the 60 CNEL level at the residential perimeter.*
- 10) *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 16

MEDIUM RESIDENTIAL

AC 39

DU 139

DU/AC 3.6

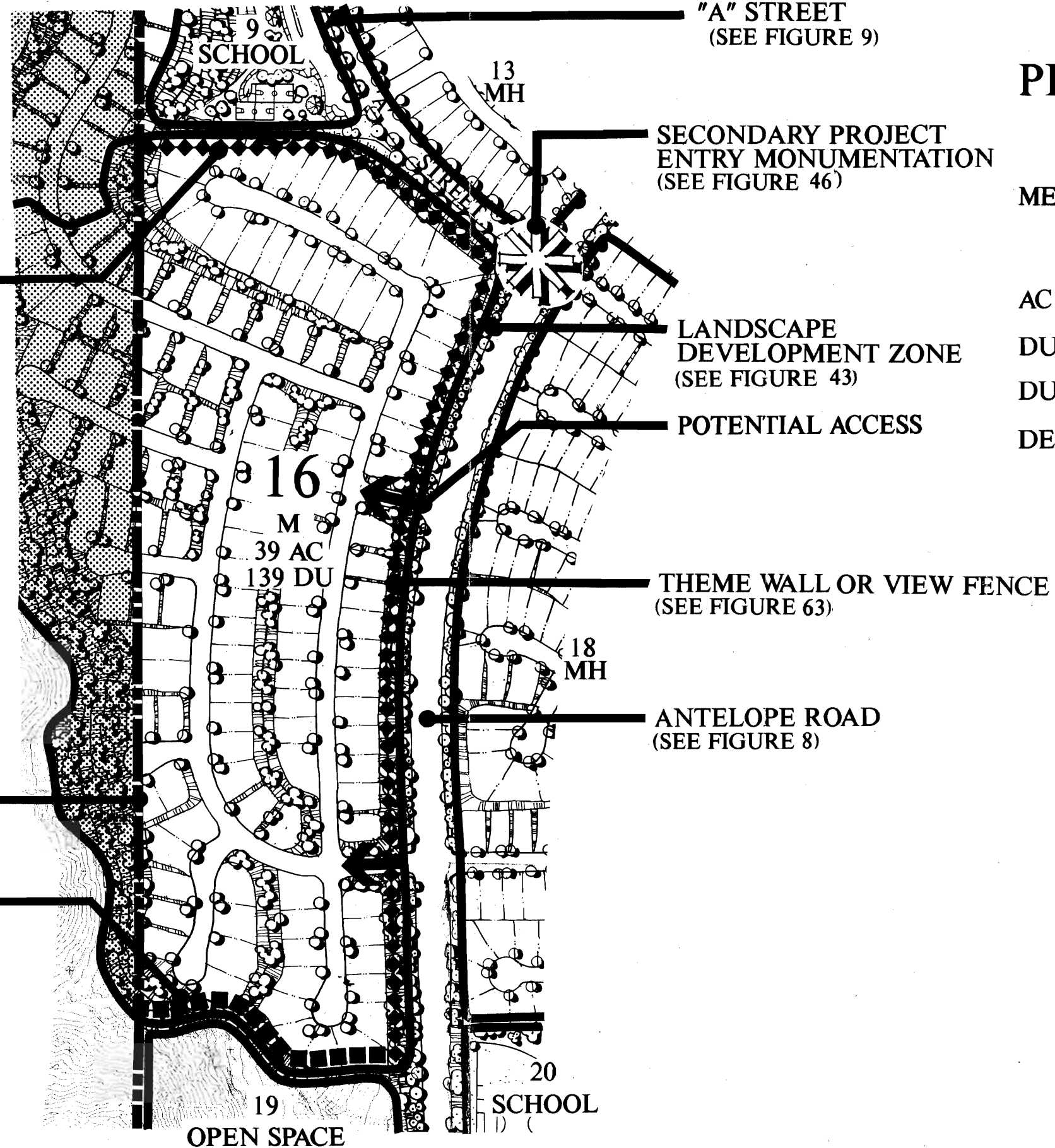
DENSITY 2-5

THEME WALL OR VIEW FENCE
(SEE FIGURE 63)

AREAS TO THE WEST OF THE PROPERTY
LINE ARE WITHIN THE PREISSMAN SPECIFIC
PLAN #246. PLANNING AND DESIGN BETWEEN
THE TWO SPECIFIC PLANS ARE CONSISTENT.

PROPERTY LINE

WOOD FENCE
(SEE FIGURE 63)



SECONDARY PROJECT
ENTRY MONUMENTATION
(SEE FIGURE 46)

LANDSCAPE
DEVELOPMENT ZONE
(SEE FIGURE 43)

POTENTIAL ACCESS

THEME WALL OR VIEW FENCE
(SEE FIGURE 63)

ANTELOPE ROAD
(SEE FIGURE 8)

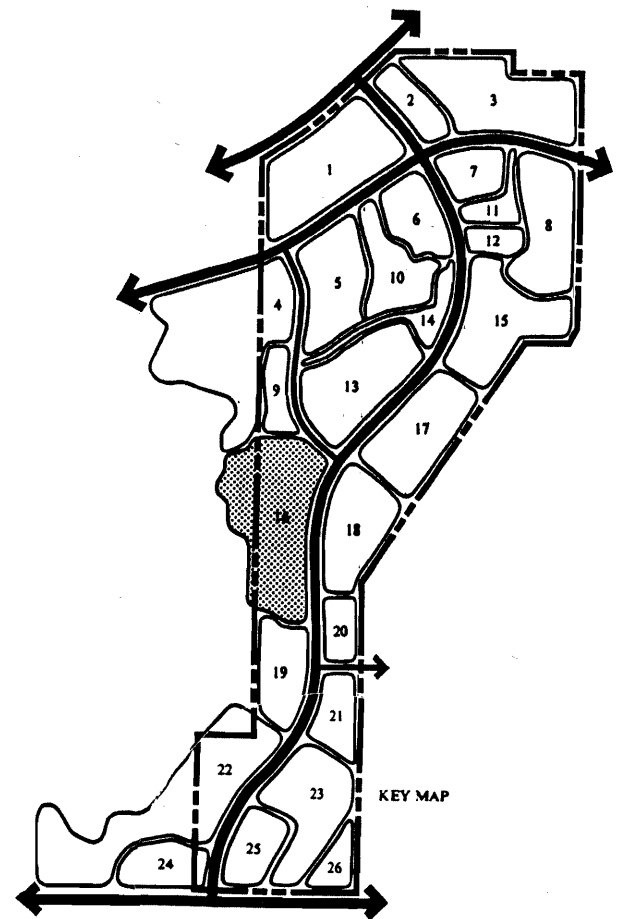


FIGURE 33