4.1.21 PLANNING AREA 22 - MEDIUM DENSITY RESIDENTIAL

a. Land Use

Planning Area 22, as illustrated in Figure 39, is planned as a 19.0 acre Medium Density Residential Community consisting of 68 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 22 will be achieved from Antelope Road. Final access points will be determined at the time of Tentative Tract Map submittal.

3) Potential pedestrian access will be located along Antelope Road.

4) A Landscape Development Zone, as depicted in Figures 43 and 56, will be installed along Antelope Road and will be enhanced at the point of the Major Entry Monumentation.

5) Theme walls or view fencing, as depicted in Figure 62, will be installed along Antelope Road and Planning Area 24.

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 berms 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.
WOOD FENCE (SEE FIGURE 63)

PROPERTY LINE

19 OPEN SPACE

19 AC
68 DU

22 M

24 COMMERCIAL

25 COMMERCIAL

23 MH

POTENTIAL ACCESS

THEME WALL OR VIEW FENCING (SEE FIGURE 63)

LANDSCAPE DEVELOPMENT ZONE (SEE FIGURE 43)

ANTELope ROAD (SEE FIGURE 8)

PLANNING AREA 22

MEDIUM RESIDENTIAL

AC 19
DU 68
DU/AC 3.6
DENSITY 2-5