
5.0 DESIGN GUIDELINES

5.1 GENERAL GUIDELINES

The purpose of the design guidelines is to establish standards that will contribute to the thematic development of the StoneRidge community identity. Important to the development of a coordinated project image and identity are the project-wide enhancement of major roads, collector streets, local streets, entries and parks. These elements are designed to provide a varied and high quality experience at the pedestrian and vehicular level within the project.

The development of the project identity focuses on the following areas:

- o The unification of all structural elements of the plan in order to present a coordinated project image;
- o Incorporation of building and plant materials indigenous to the project area in order to develop a project image that is not only unique for StoneRidge but blends harmoniously with the surrounding environment;
- o To provide enhanced entries, intersections, and park spaces;
- o Maximize park and recreation opportunities to allow for the active outdoor Southern California lifestyle;
- o Provision of a greenbelt paseo trail system which connects the individual neighborhoods, various schools, park recreation areas, community boundaries and off-site trail systems;

5.1.1 PROJECT THEME

The StoneRidge Specific Plan area is bordered to the north by the Bernasconi Hills and to the west by sloping hills with significant rock outcroppings. The project theme focuses on developing images which will compliment the StoneRidge site.

5.2 COMMUNITY ELEMENTS

The community elements identify specific conditions of the plan and a coordinated landscape treatment. Collectively, all elements are coordinated with the selection of building and plant materials that provide reinforcement of the overall project theme. These features consist of project entries, parks and trails, streetscape, and community walls and fences.

5.2.1 PROJECT ENTRY TREATMENTS

A hierarchy of major project entries, project intersections and neighborhood entries are proposed within the StoneRidge Specific Plan.

- a. Major Project Entry Monumentation

These community entries are located at the intersection of Antelope Road and the Ramona Expressway, Antelope Road and Orange Avenue, and at Antelope Road and Nuevo Road. The initial character and sense of place indicates the beginning of StoneRidge.

Major Project Entries are composed of a ninety (90) foot corner cutoff of a predominantly softscape (landscape) foreground with a thematic community wall in the background. An expanded turf grass threshold with a freestanding StoneRidge identity sign suggests a gateway feeling to the entrance (see Figures 44 and 45).

b. **Project Intersection (Major Project Entry Monumentation)**

A project intersection occurs where Antelope Road crosses Orange Avenue. This project intersection setting comprises all four (4) street corners and is similar to a major project entry. However, the StoneRidge identity monument signs are optional at the project intersections. (see Figures 44 and 45)

c. **Secondary Project Entry**

Secondary Project entries occur at the intersections of Orange Avenue at "A" Street, at "A" Street and Antelope Road and on Antelope Road at "B" Street. Secondary Project Entries contain a sixty (60) foot corner cut-off landscape threshold and contain many of the same features as a Major Project Entry (see Figure 46).

5.2.2 Plant Materials

Plant Materials will create the structure, form and character of the entries by utilizing the following:

- o Formal curvilinear backdrop of evergreen trees to define the visual entry limits;
- o Formal foreground flowering accent trees;
- o Turf grass threshold recalling the "country rural" character which leads into the streetscene;
- o Formal hedgerow shrub treatment;
- o Flowering groundcover with annual color highlights to provide seasonal color play;
- o Deciduous or evergreen columnar trees similar to windbreaks occur within the median where medians exist.

OVERALL LANDSCAPE CONCEPT PLAN

LEGEND

-  ENTRY AREA EVERGREEN BACKGROUND TREE
 -  ENTRY AREA FLOWERING ACCENT TREE
 -  CUL-DE-SAC FLOWERING ACCENT TREE
 -  INFORMAL STREET TREE GROUPING
 -  FORMAL STREET TREES TRIANGULAR SPACING
-
-  EVERGREEN BACKGROUND GROVE TREE WITH DECIDUOUS ACCENT TREES
 -  PARK LARGE DOME ACCENT TREE
 -  NEIGHBORHOOD STREET TREE

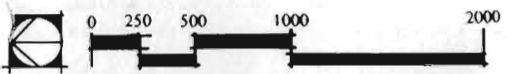


FIGURE 43

MAJOR PROJECT ENTRY MONUMENTATION PLAN VIEW

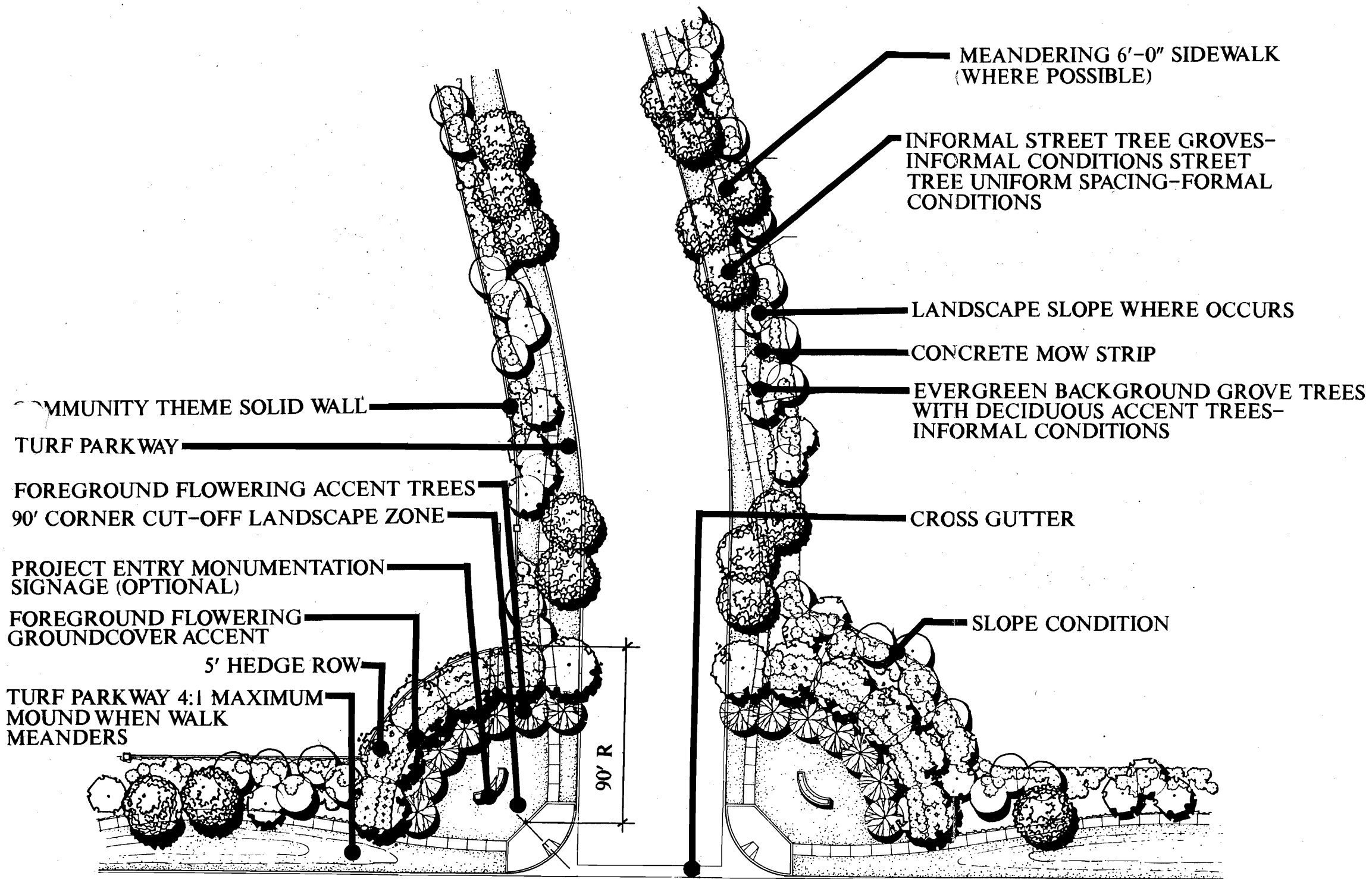


FIGURE 44

MAJOR PROJECT ENTRY MONUMENTATION ELEVATION

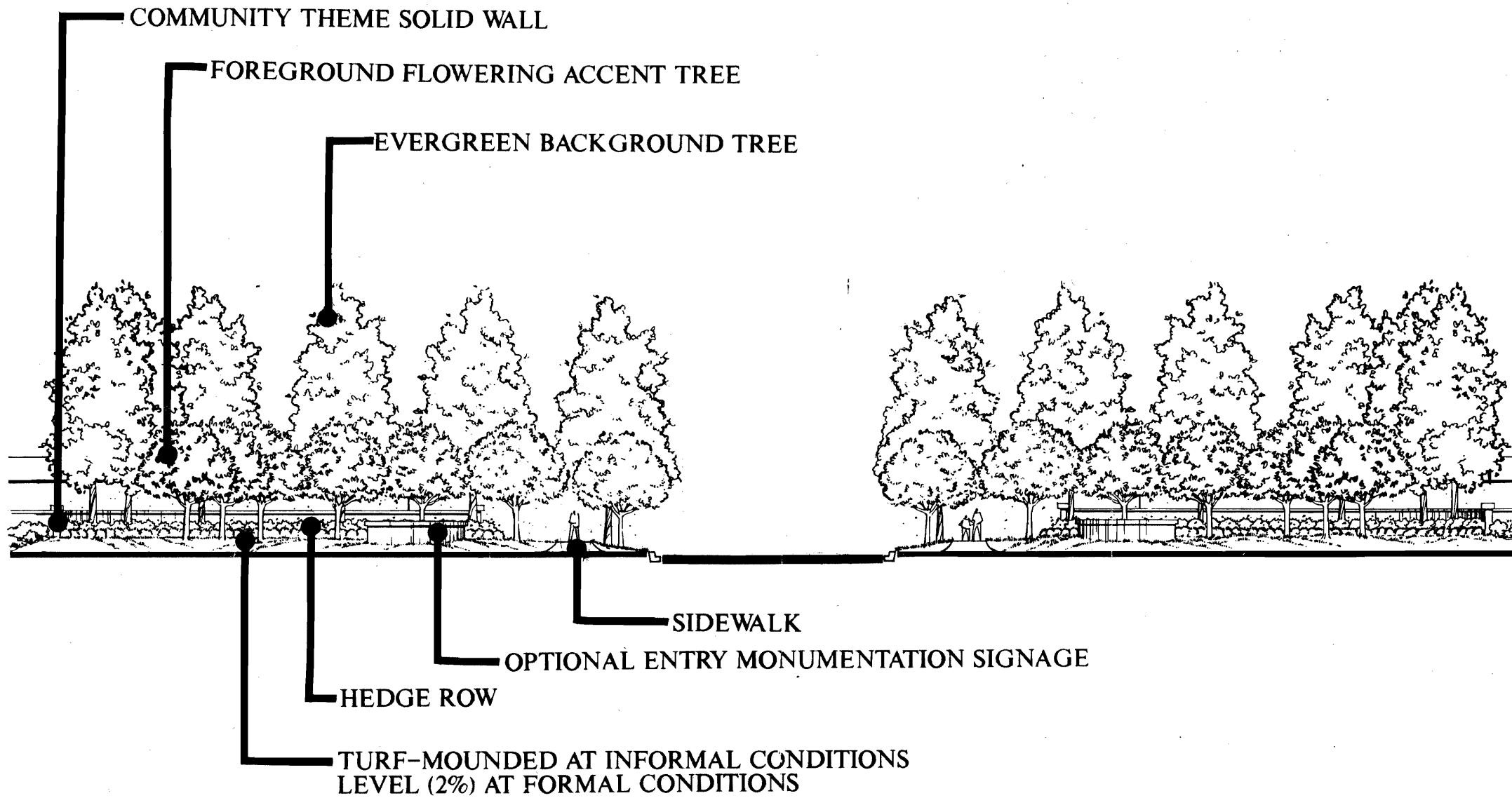


FIGURE 45

SECONDARY PROJECT ENTRY MONUMENTATION PLAN VIEW

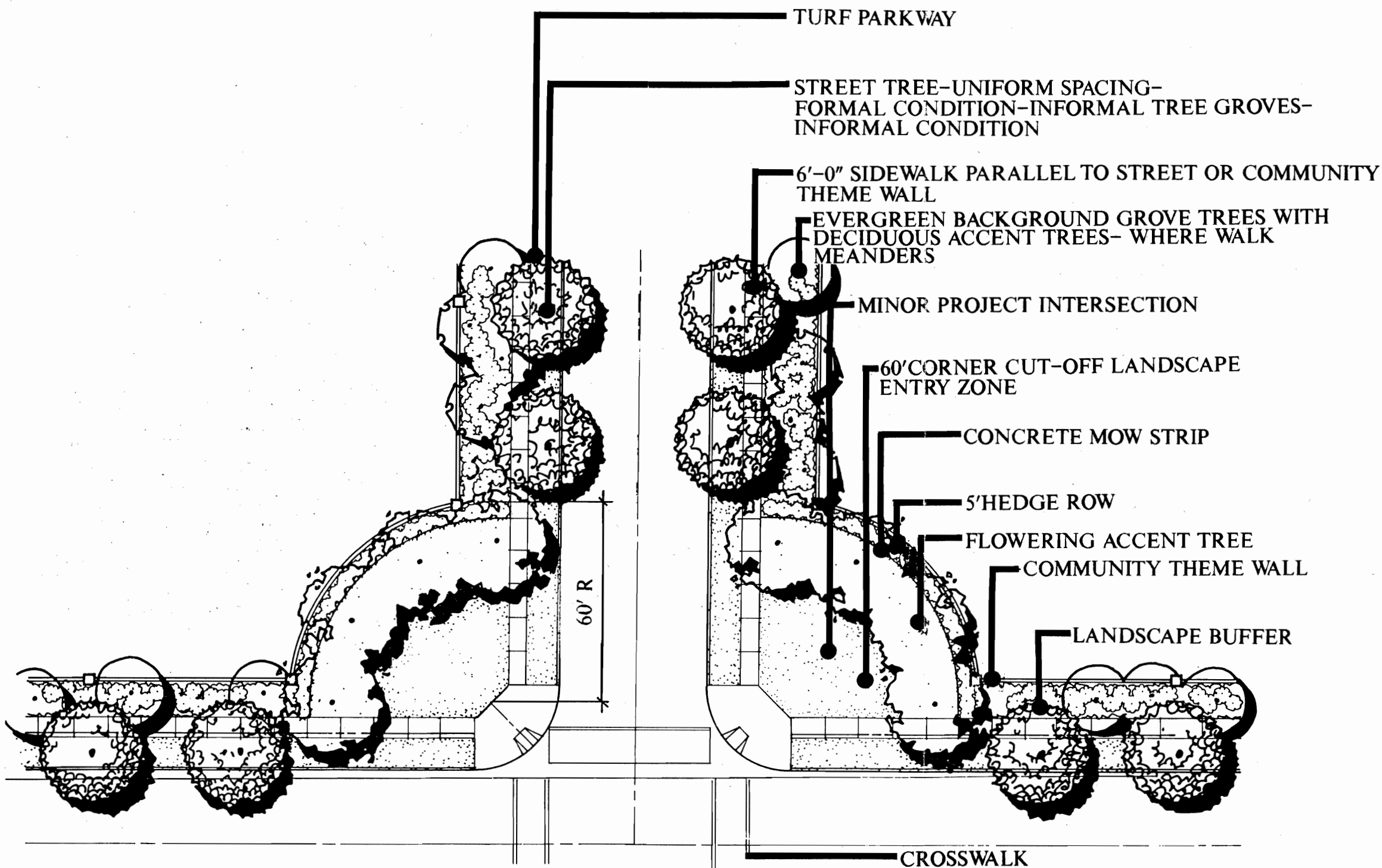


FIGURE 46

5.2.3 PARK SYSTEM**a. Neighborhood Parks**

The final park plans for each of the four community parks and community sports complex shall be submitted in a manner consistent with park dedication standards in accordance with the phasing schedule in Section 3. Based upon the county's park dedication standard, the developer shall dedicate land and contribute park development improvements. Improvements to the parks will include facilities as described below, however, specific improvements to each park will be identified in subsequent planning and design efforts, per the approval of the Director of Planning.

The parks, sports complex, greenbelt paseo, trail system and open areas are key components in establishing the StoneRidge character. Located throughout the StoneRidge community, most of these recreation areas are visible from Antelope Road thereby enhancing the visual character of the roadway. The greenbelt paseo and the trail system links the StoneRidge parks, schools, individual neighborhoods, project boundaries and off-site community and regional trail systems into a cohesive recreation area.

(1) Neighborhood Park #1: Planning Area 11

This 8.0 acre neighborhood park and paseo, as depicted in Figure 29, adjoins a 7.0 acre school site involving baseball/softball fields, soccer field overlays, tot lots, restroom facility, sports courts, and family picnic areas. The landscaping in the park includes turf berms, shrubs and groundcover, accent trees, shade canopy trees, and buffering with deciduous and evergreen tree massing at those locations adjacent to residential uses.

(2) Neighborhood Park #2: Planning Area 14

This 10.7 gross acre neighborhood park and paseo, as depicted in Figure 31 provide a variety of recreational activities including two sports courts, restroom facility, group picnic area and open play area. The landscaping in the park includes turf berms, shrubs and groundcover, accent trees, shade canopy trees, and buffering/screening with deciduous and evergreen tree massing at those locations adjacent to residential uses.

b. Sports Complex - Planning Area 21

A 15.0 acre community sports complex is planned for the benefit of the residents of the StoneRidge project. Amenities include four lighted little league baseball fields with soccer field overlays, a playground area, a restroom facility and off-street parking. In addition, a 3 acre public facility site will be made available to a public agency within the park area. Final designs will be prepared by a qualified landscape architect.

c. Open Space: Natural - Planning Area 19

The 20.8 gross acre open space will be retained in its natural condition with existing vegetation and rock formations, thereby enhancing the rural country theme of StoneRidge. No formal recreation amenities have been planned for this site, although trails will be permitted.

d. Open Space - Recreation: Planning Area 26

The 8.6 acre site is within the RCFCDD drainage easement and will accommodate the San Jacinto Flood control improvement area. A multi-purpose trail is proposed in this area consistent with the regional trails plan.

e. Greenbelt Paseo Trail System

The greenbelt paseo system forms a common landscape thread as well as supplying a pedestrian linkage to the parks, schools, individual neighborhood cul-de-sacs and off-site trail connections throughout the project boundaries. The trail allows developed open space and three miles of pedestrian circulation with minimal vehicular conflict. The greenbelt paseo functions as a buffer between separate neighborhoods.

Where the greenbelt paseo and trail system travels between two neighborhoods, the greenbelt paseo will maintain a forty (40) foot minimum width (See figures 58-60). Individual residences adjacent to the greenbelt paseo will be screened by one or a combination of landscaped screens, a landscaped slope, or a community theme solid wall or a view fence. Views into adjacent private residences will be minimized. However, when a view condition exists and the adjacent residence is situated on a slope overlooking the greenbelt paseo, tree groves will be clustered at the property lines to frame and preserve the views.

f. Streetscapes (Landscape Development Zones)

The StoneRidge project proposes approximately 23 acres of landscaped parkways along all major, secondary and collector streets. At a minimum, 24 feet of parkway will be provided along the Antelope Road, Orange Avenue, and "A" and "B" streets. (See section 5.2.4)

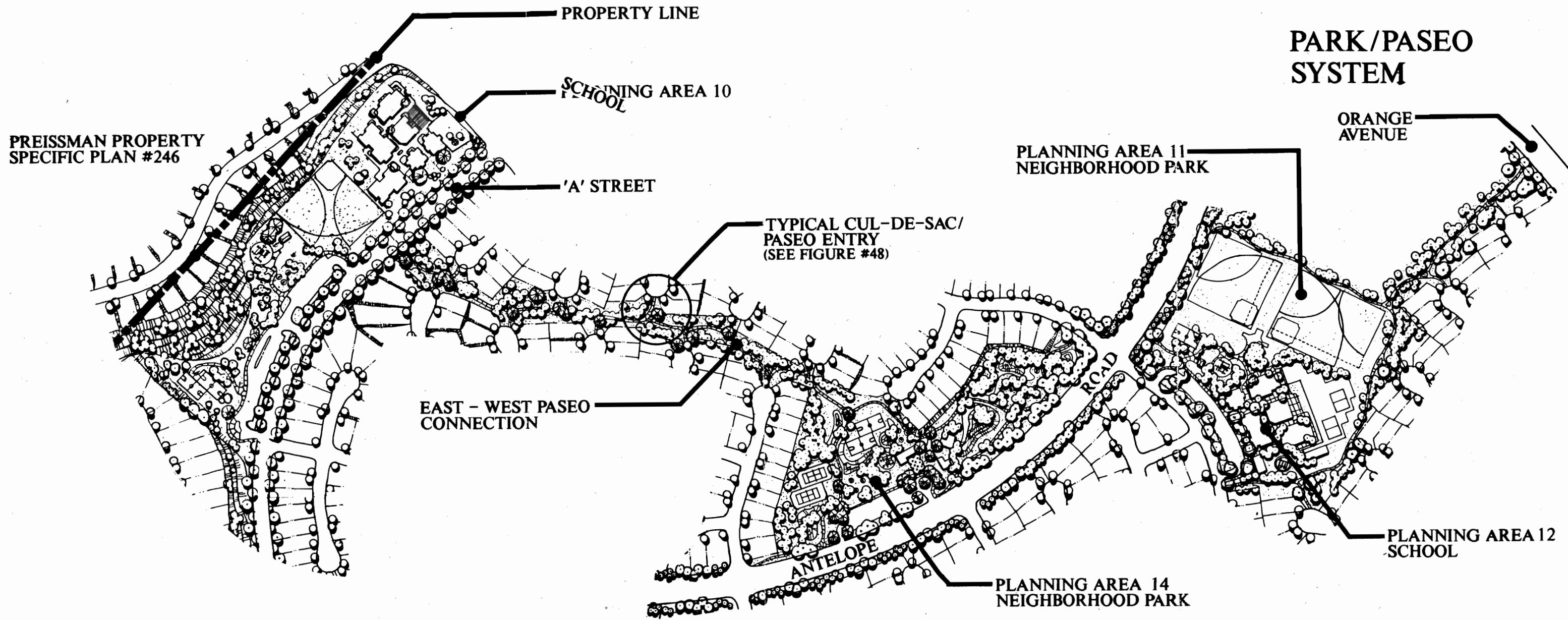
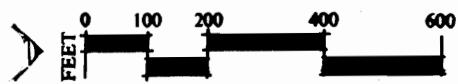


FIGURE 47



TYPICAL PASEO ENTRY

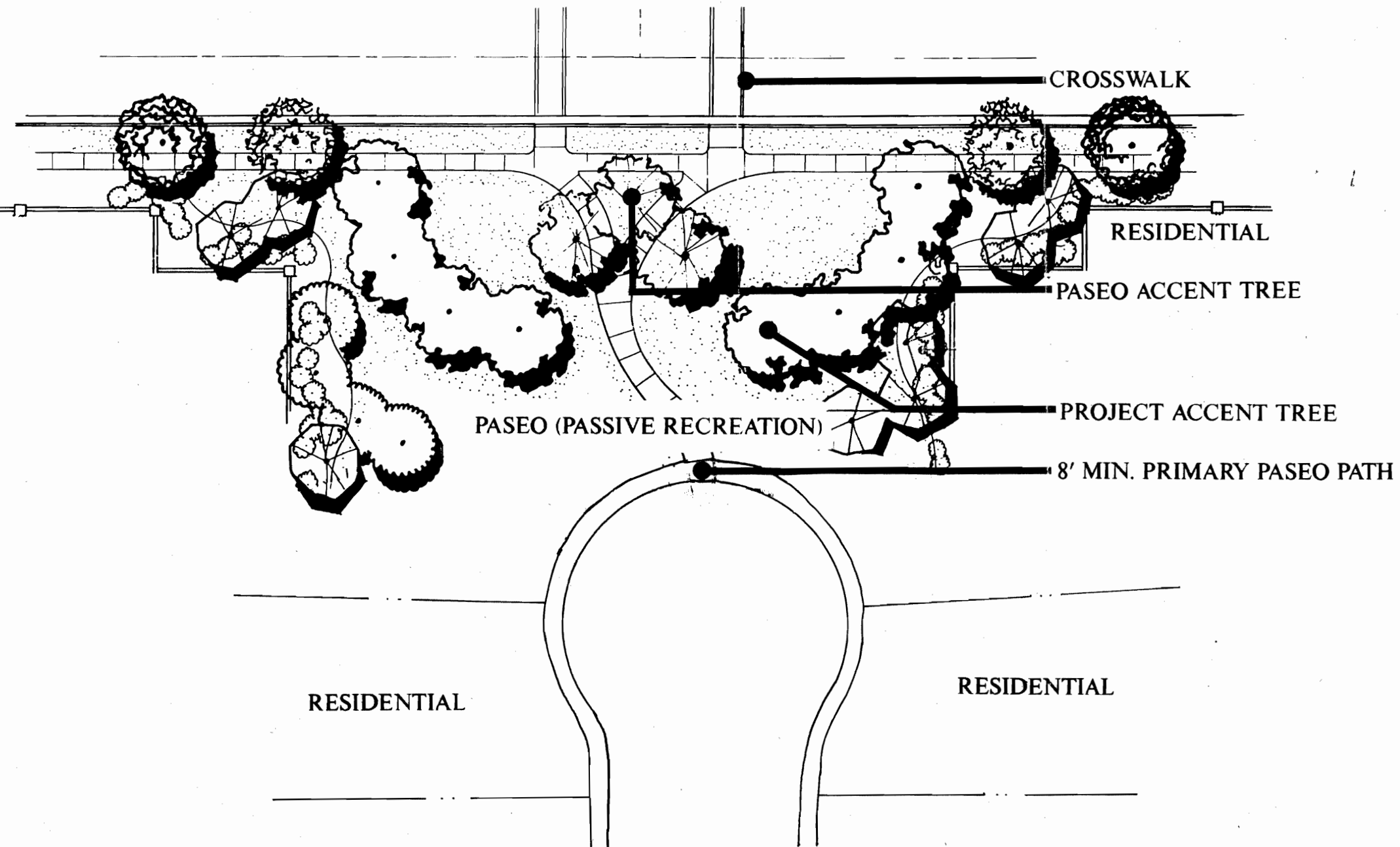


FIGURE 48

5.2.4 STREETS CAPES

The street landscape concept is developed to correspond to the hierarchy of the main circulation corridors in StoneRidge. The concept seeks to provide a varied experience that reflects the project's country-rural character, and also provides the opportunity for individual planning area identity. The major circulation corridors are Antelope Road, Orange Avenue, the collector streets and local streets. Streetscapes will be maintained by either CSA 146 or a Master Homeowners Association.

a. Antelope Road and Orange Avenue

Antelope Road begins as an urban arterial at both ends of the StoneRidge Community and transitions down to a 110' arterial between Orange and "A" Streets. In order to accommodate an off-street 10' bike along one side of its length, two landscape conditions are established. On the street edge where the bike trail is placed, a minimum 28' LDZ (and up to 42') will include 18' of landscape area and a 10' bike trail. On the opposite side of the street, a minimum 24' LDZ (and up to 34') will include 18' of landscaped area with an additional 6' meandering sidewalk. An 18' landscaped median will also be provided.

Orange Avenue is designated as a major highway providing a west to east connection through the StoneRidge community. The landscape sections along Orange are proposed to be identical to what is described for Antelope Road.

The landscape character of both Antelope Road and Orange Avenue is designed to be informal. Vertical evergreen background grove trees and deciduous accent trees planted in informal masses will create the streetscene. At residential edge conditions where a view opportunity exists, deciduous and evergreen grove trees will be limited to clusters at property borders and at the bottom of slopes to preserve views from adjacent residential units.

Low and medium height shrubs planted in masses will be primarily limited to entry areas, adjacent to solid walls and slope erosion control planting.

b. Collector Streets

"A" and "B" streets are the major internal collectors for the StoneRidge community. The landscape character of each collector is formal. It is the design intent to provide physical and visual continuity from the commercial site and other planning area uses as well as to distinguish the hierarchy of the road (see figures 51 and 53A). Double rows of uniformly spaced theme street trees, with a combination turf grass and shrub buffer planting will parallel "A" Street. The 6' sidewalk will be centered in the landscape development zone. No off street bike trails are proposed. Low and medium shrubs will be planted in mass to delineate edges of the street scene and to complement transitions to turf. Along "B" street instead of a 6' sidewalk, a 10' bike trail will be included along one side of the street.

c. Local Streets

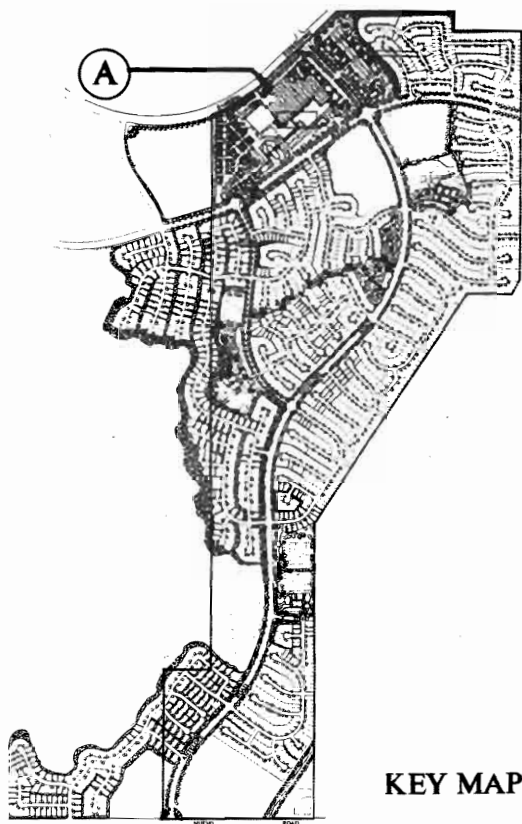
Local streets within StoneRidge connect with Antelope Road, Orange Avenue or the collector streets and are contained within planning areas. Local streets are the landscape responsibility of the planning area developer. It is the design intent to allow individual project identity development beyond the neighborhood entry within the planning areas only. Landscape plant material utilized within the areas will be selected from the StoneRidge plant list to maintain the country rural concept. Street trees within planning areas will be planted per County of Riverside requirements.

d. Ramona Expressway and Nuevo Road

Landscape design treatments along the Ramona Expressway are consistent with proposed treatment along the Ramona Corridor developments. At a minimum, 26 feet of landscaped parkway, including 6' trails, bermed slopes and landscaping will be provided along the project boundary. The landscape character is designed to be informal with vertical evergreen background groves. Where opportunities exist from Ramona Expressway, grove trees will be clustered to frame views across the valley.

Landscape design treatments along Nuevo Road include 26 feet of landscaped parkway, including a 10' wide Class I combination bicycle/pedestrian path parallel with street, bermed slopes and landscaping will be provided along the project boundary. The landscape character is designed to be informal with vertical evergreen background groves. Where opportunities exist from Nuevo Road, grove trees will be clustered to frame views across the valley.

STREET SCENE AT RAMONA EXPRESSWAY



KEY MAP



SHRUB BUFFER

SLOPE CONDITION
WHERE OCCURS

FORMAL STREET
TREES

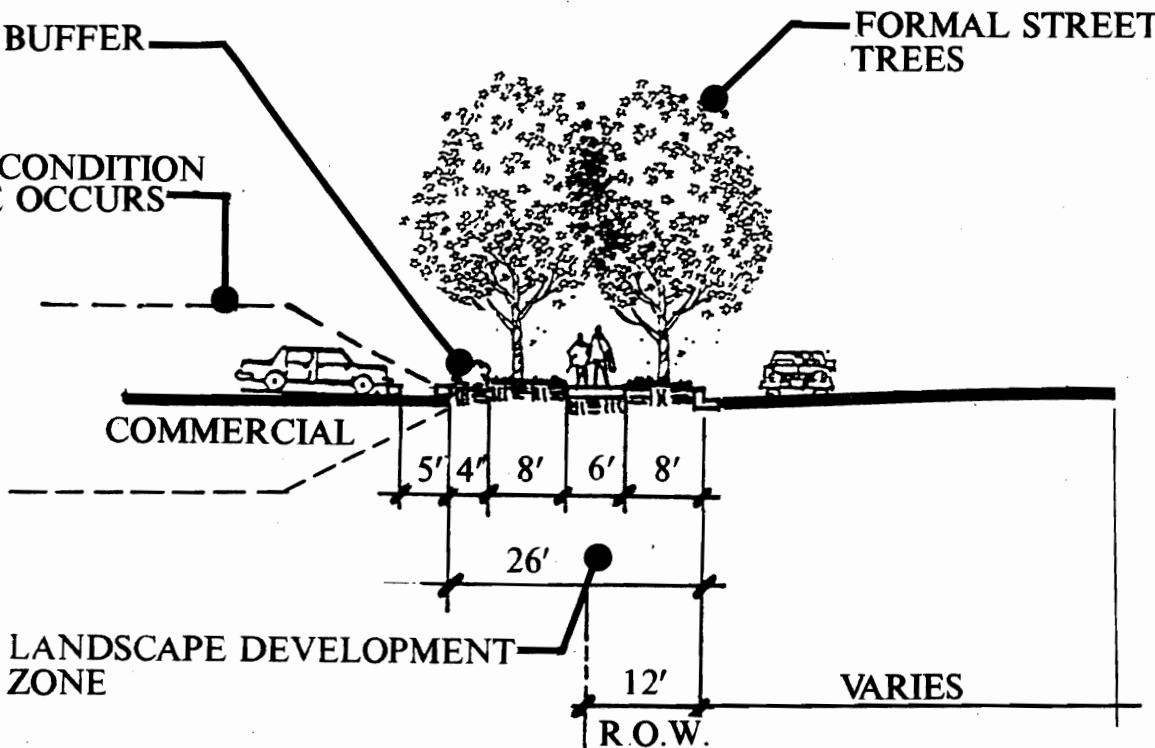


FIGURE 49

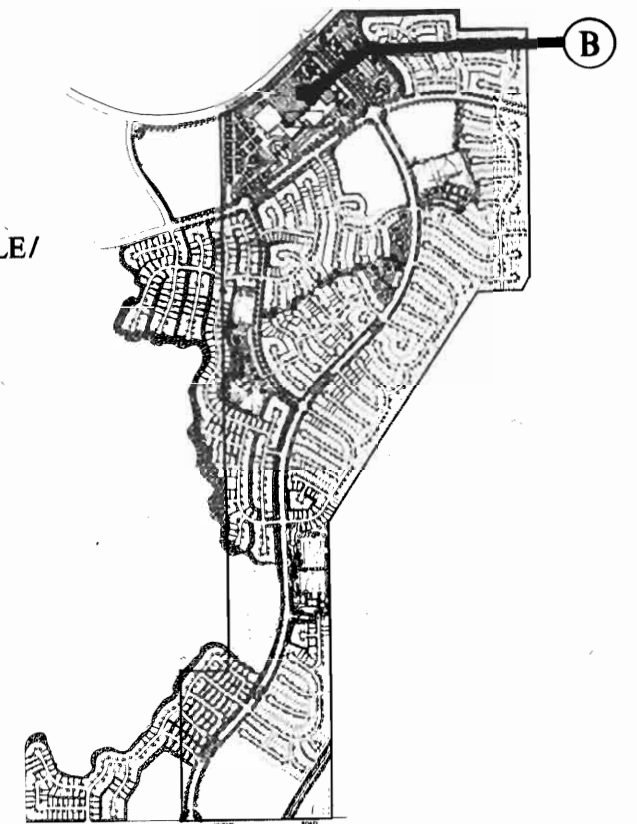
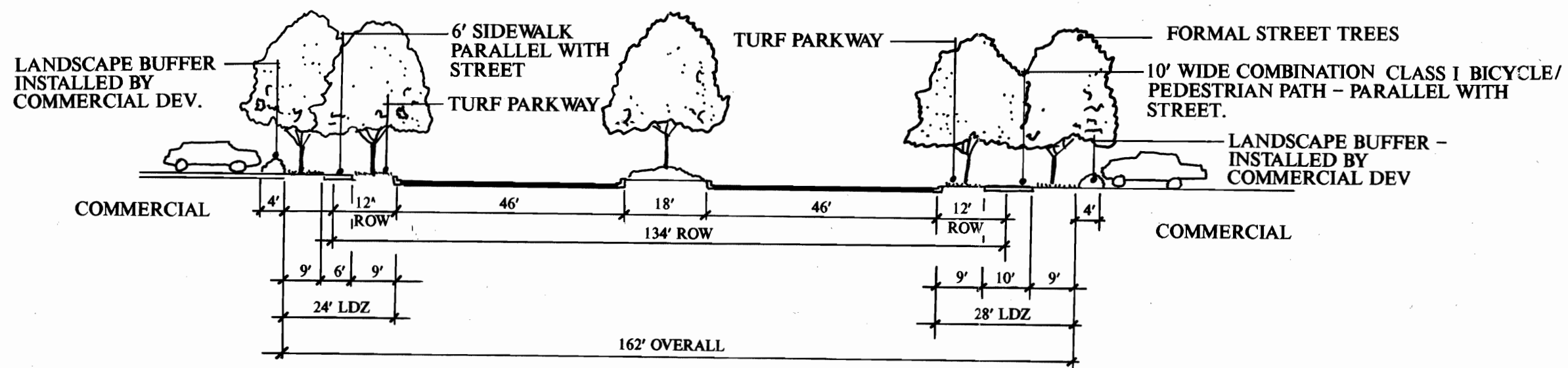


GRAPHIC FOR ILLUSTRATIVE
PURPOSE ONLY

STONERIDGE

A RANCON **R** COMMUNITY

STREET SCENE AT COMMERCIAL AT ANTELOPE ROAD



KEY MAP

FIGURE 50

STREET SCENE AT COMMERCIAL SECTION B

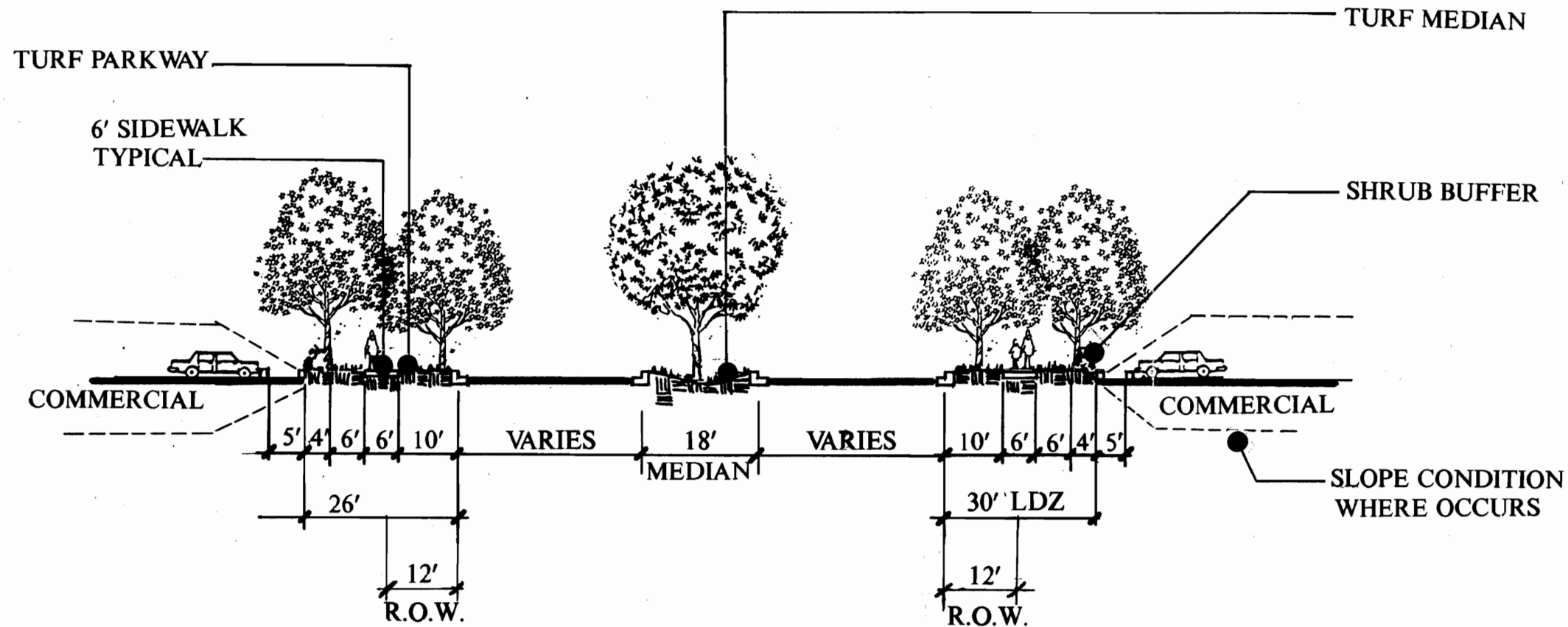


FIGURE 50

STREET SCENE AT "A" STREET

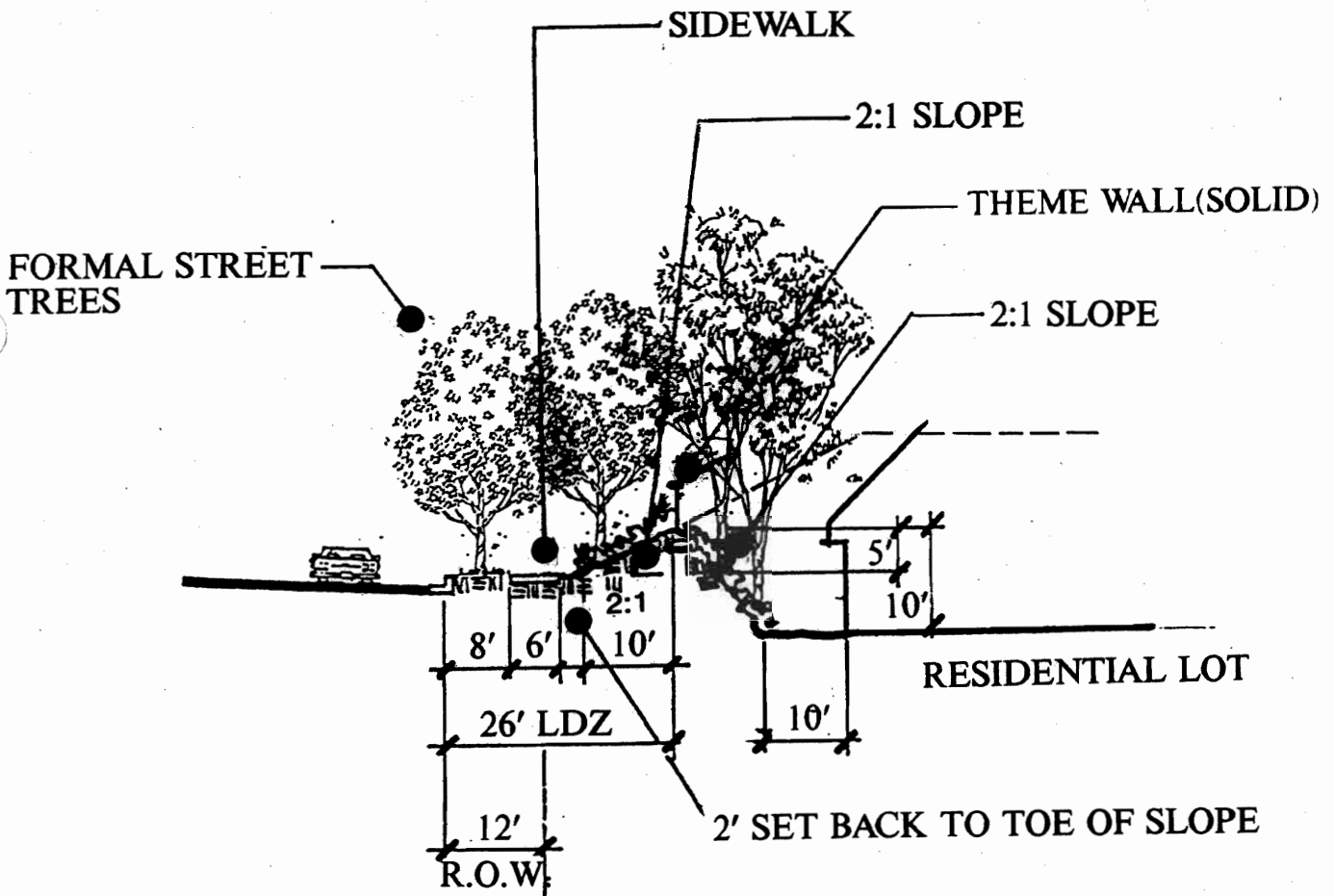


FIGURE 51

STREET SCENE AT ORANGE AVENUE

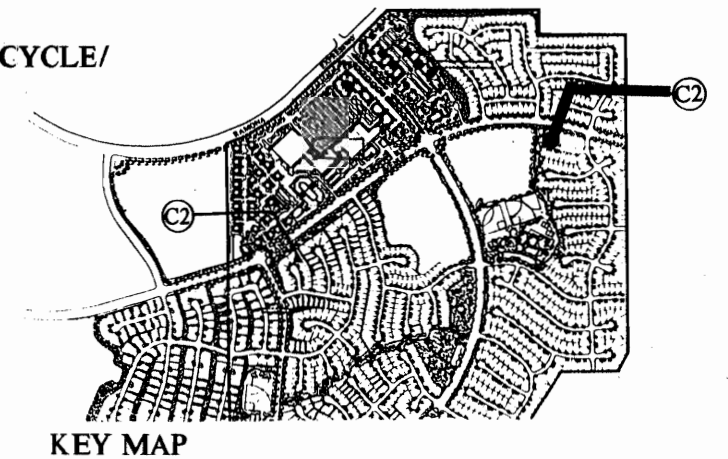
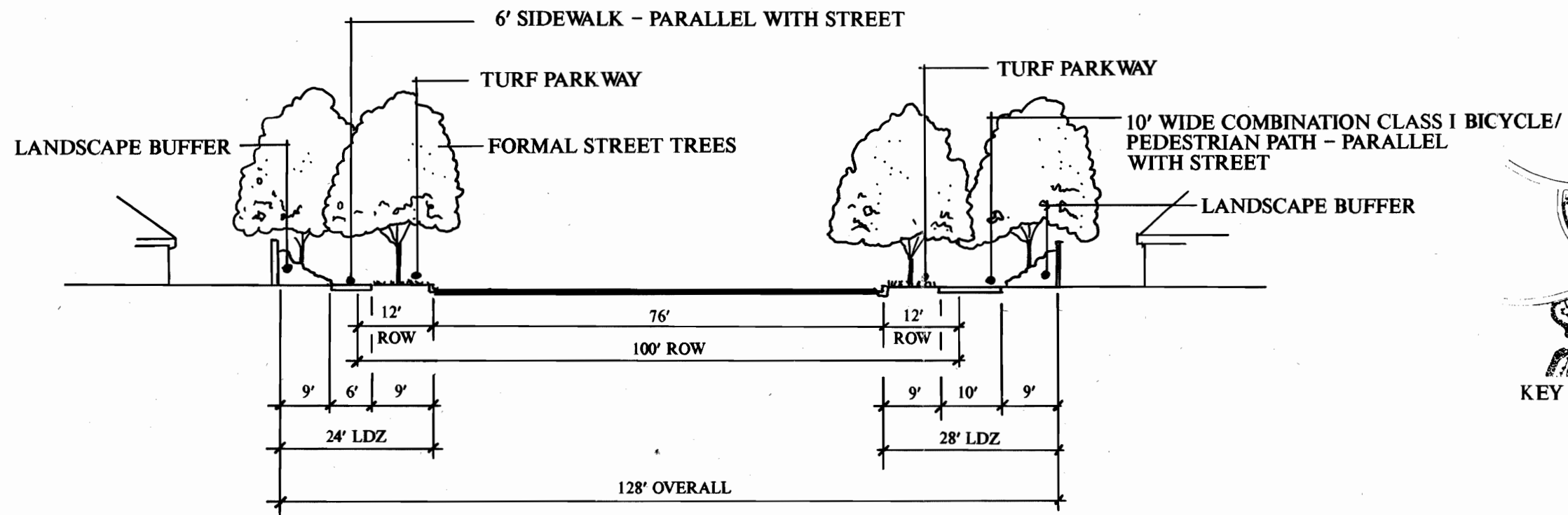
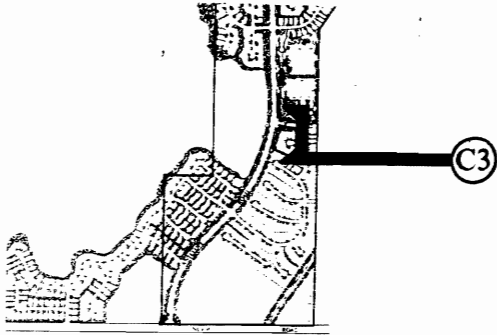


FIGURE 52

STREET SCENE AT "B" STREET



KEY MAP

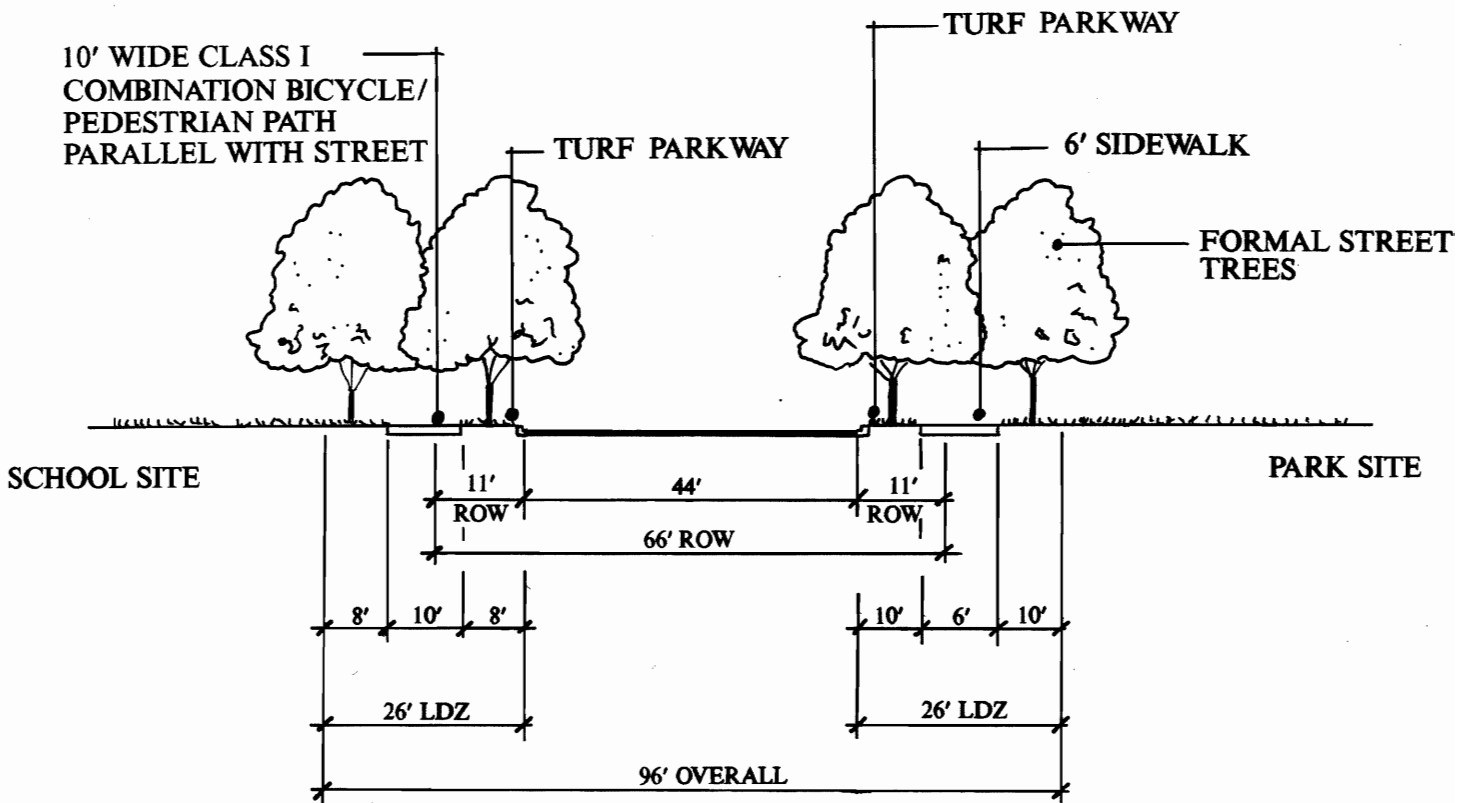
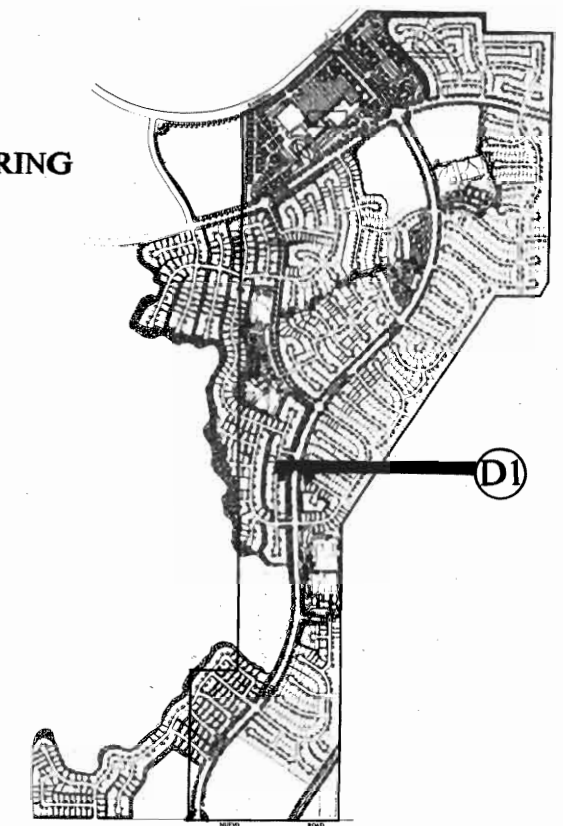
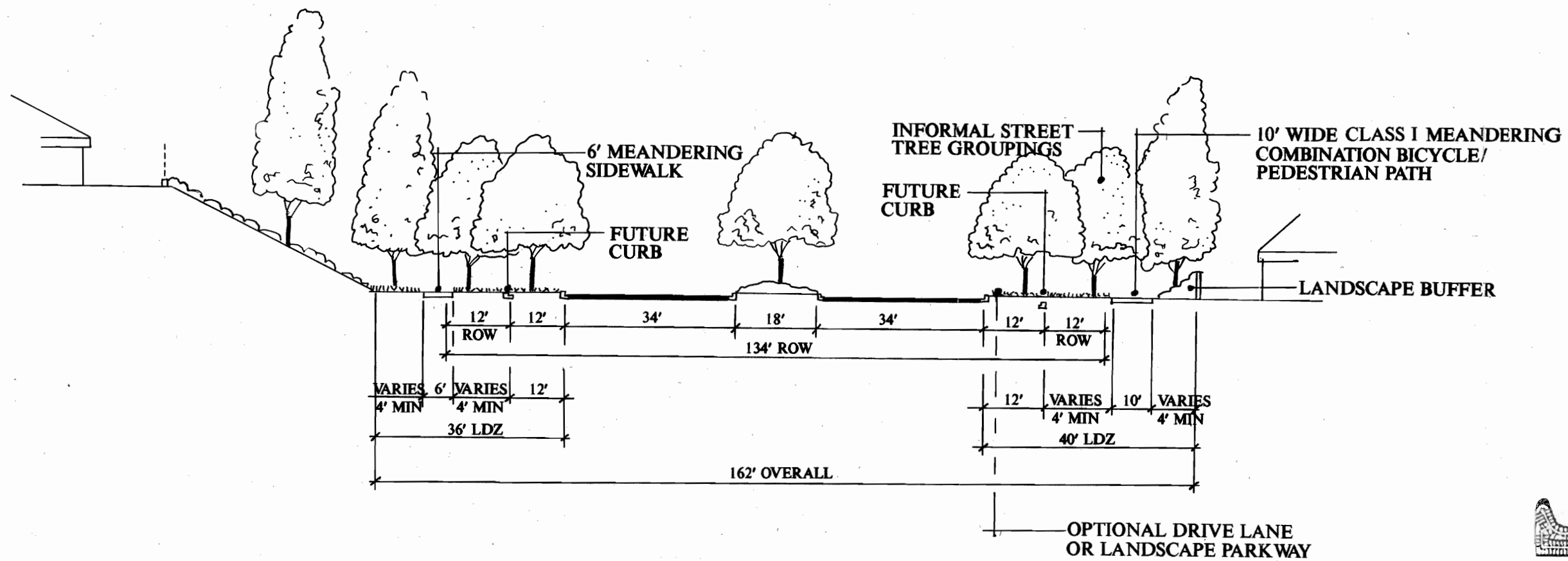


FIGURE 53A



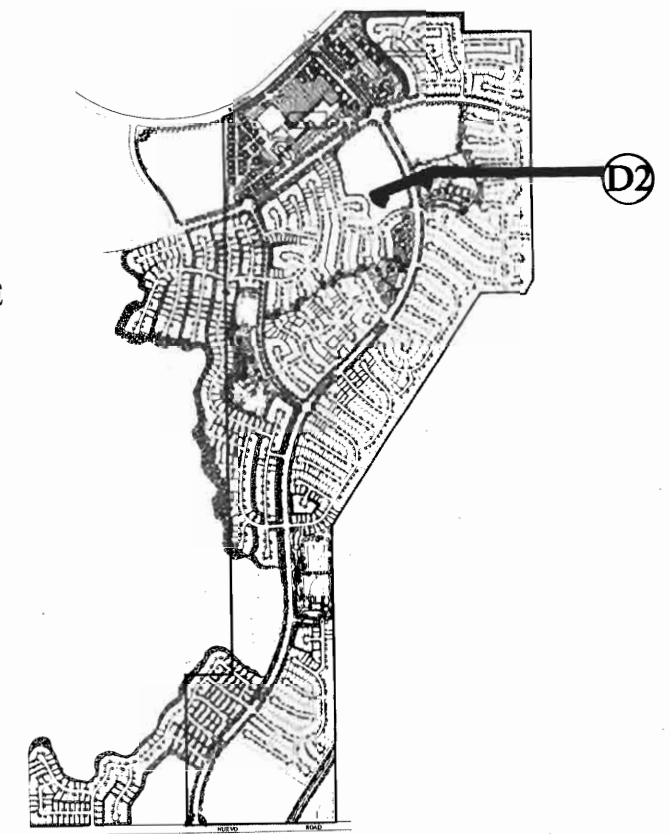
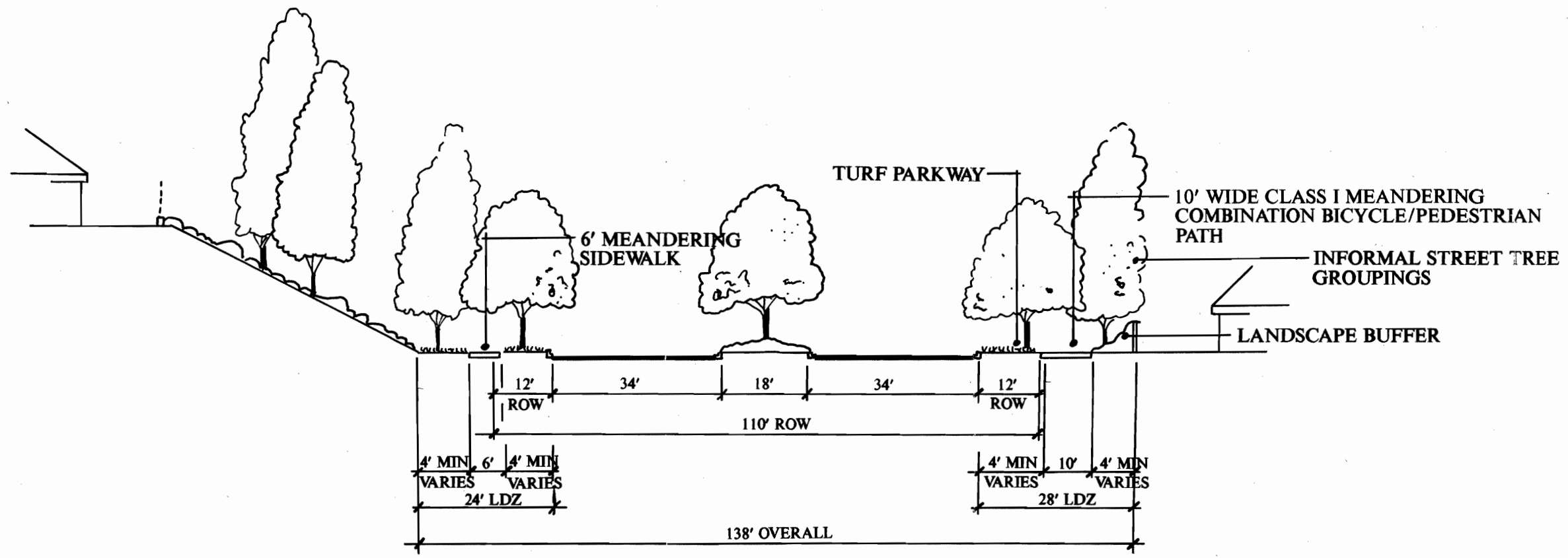
STREET SCENE AT ANTELOPE ROAD



KEY MAP

FIGURE 54

STREET SCENE AT ANTELOPE ROAD



KEY MAP

FIGURE 55

STREET SCENE AT ANTELOPE ROAD

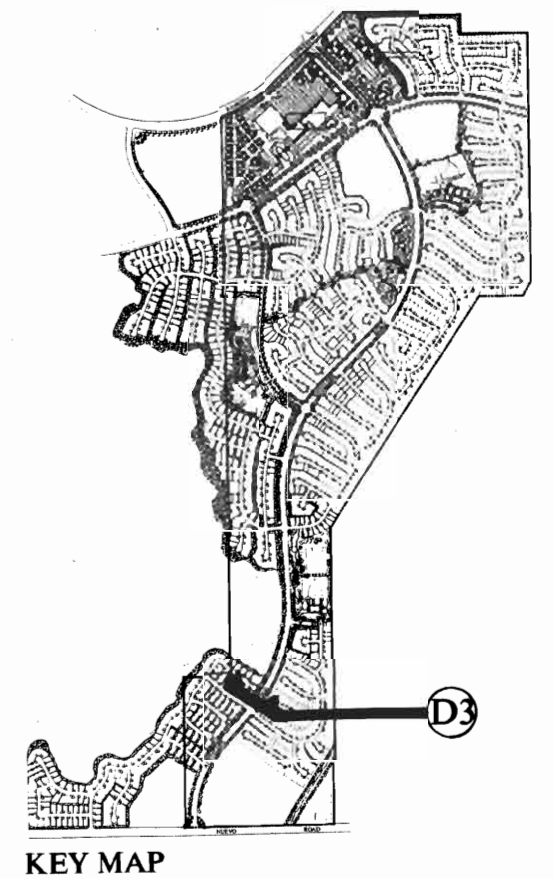
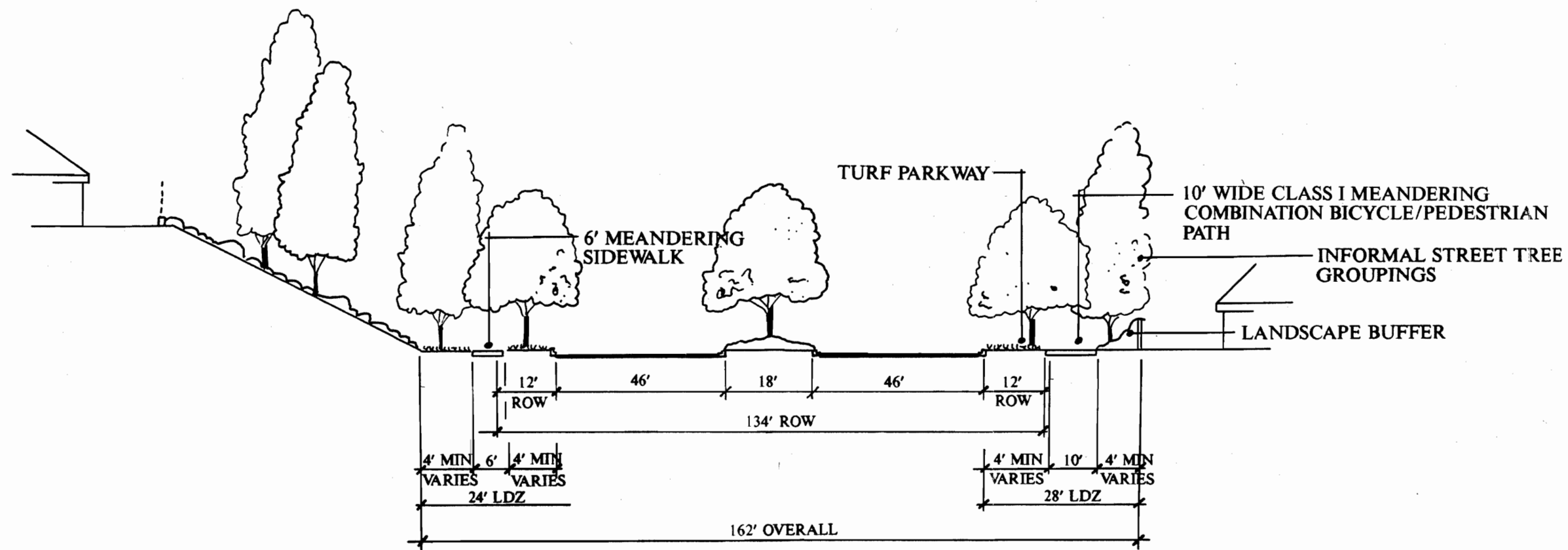


FIGURE 56

STREET SCENE AT NUEVO ROAD

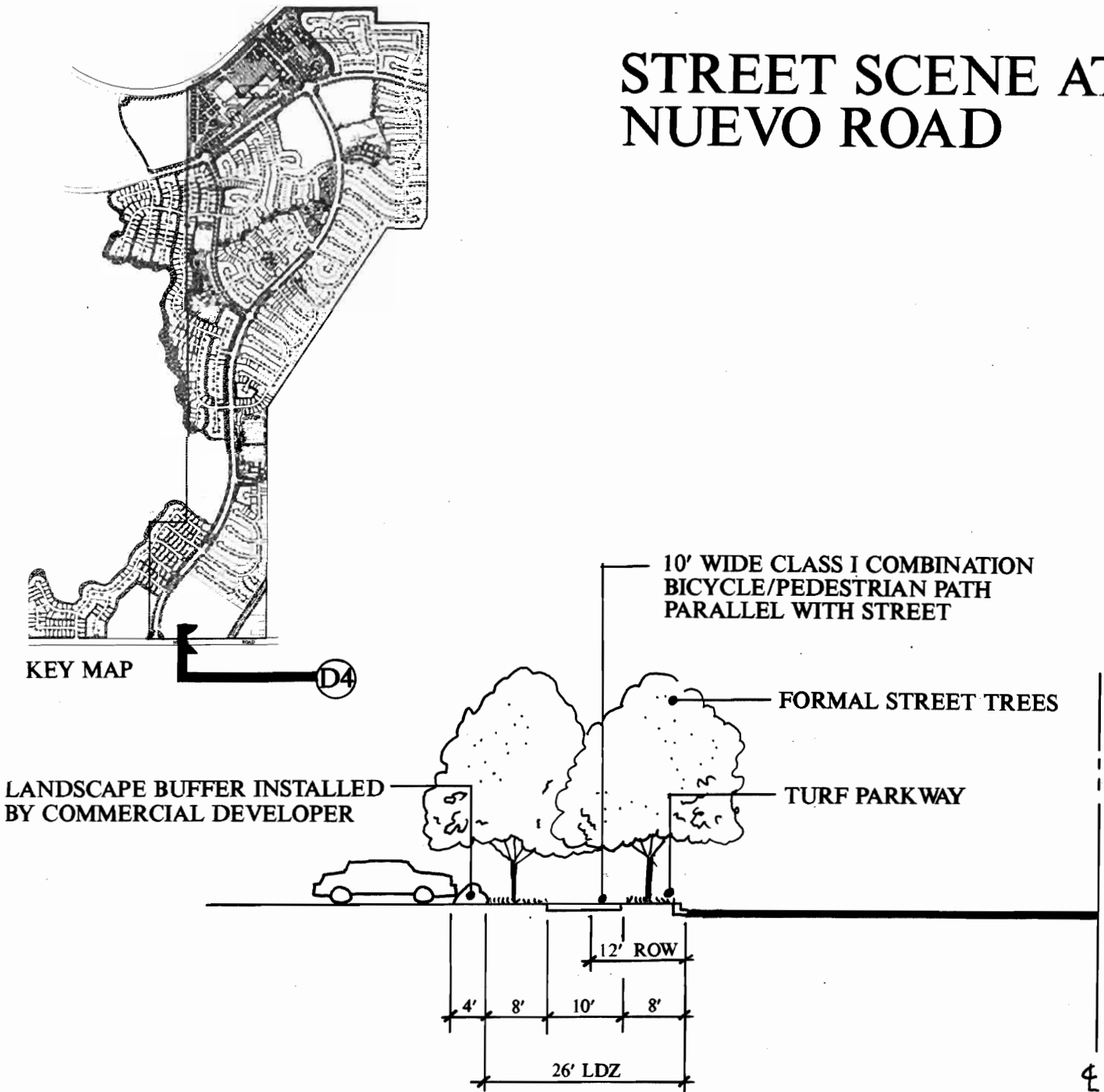


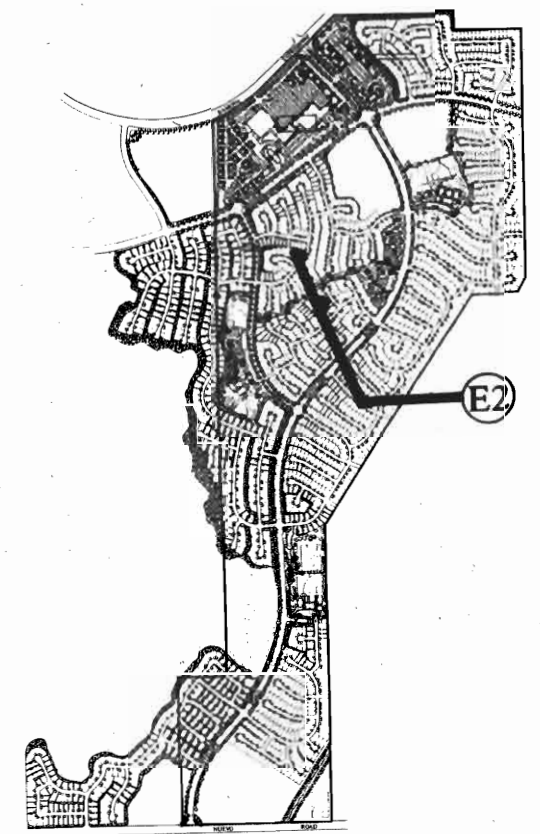
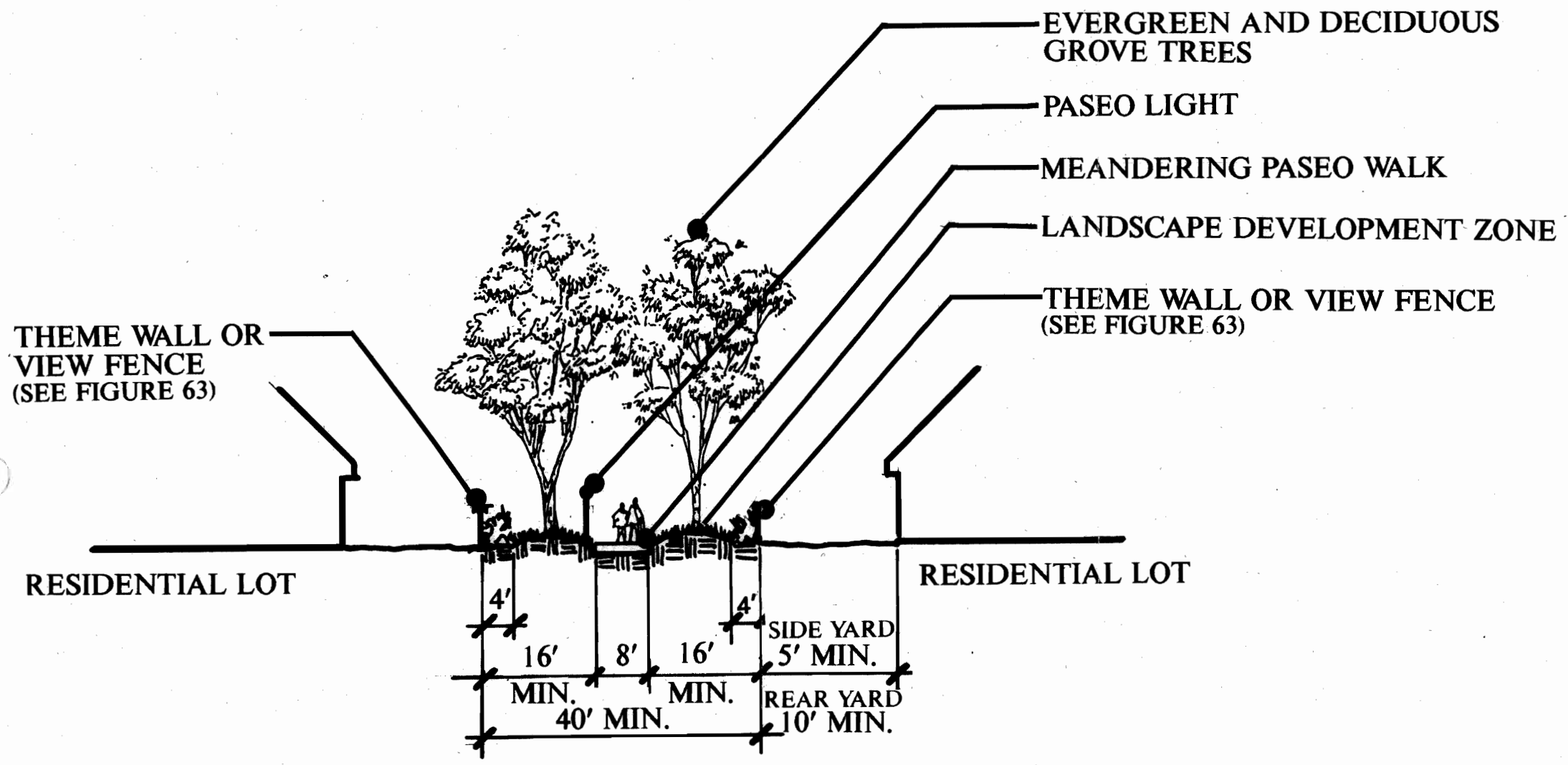
FIGURE 57



STONERIDGE

A RANCON **R** COMMUNITY

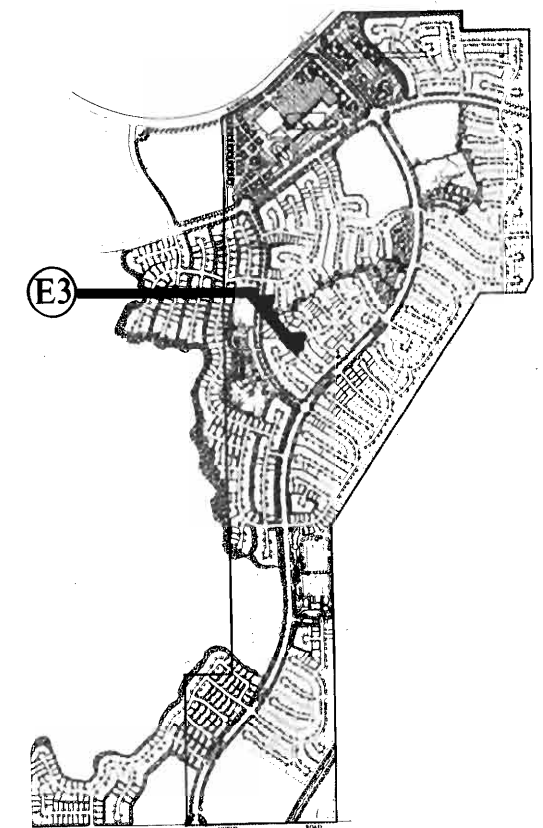
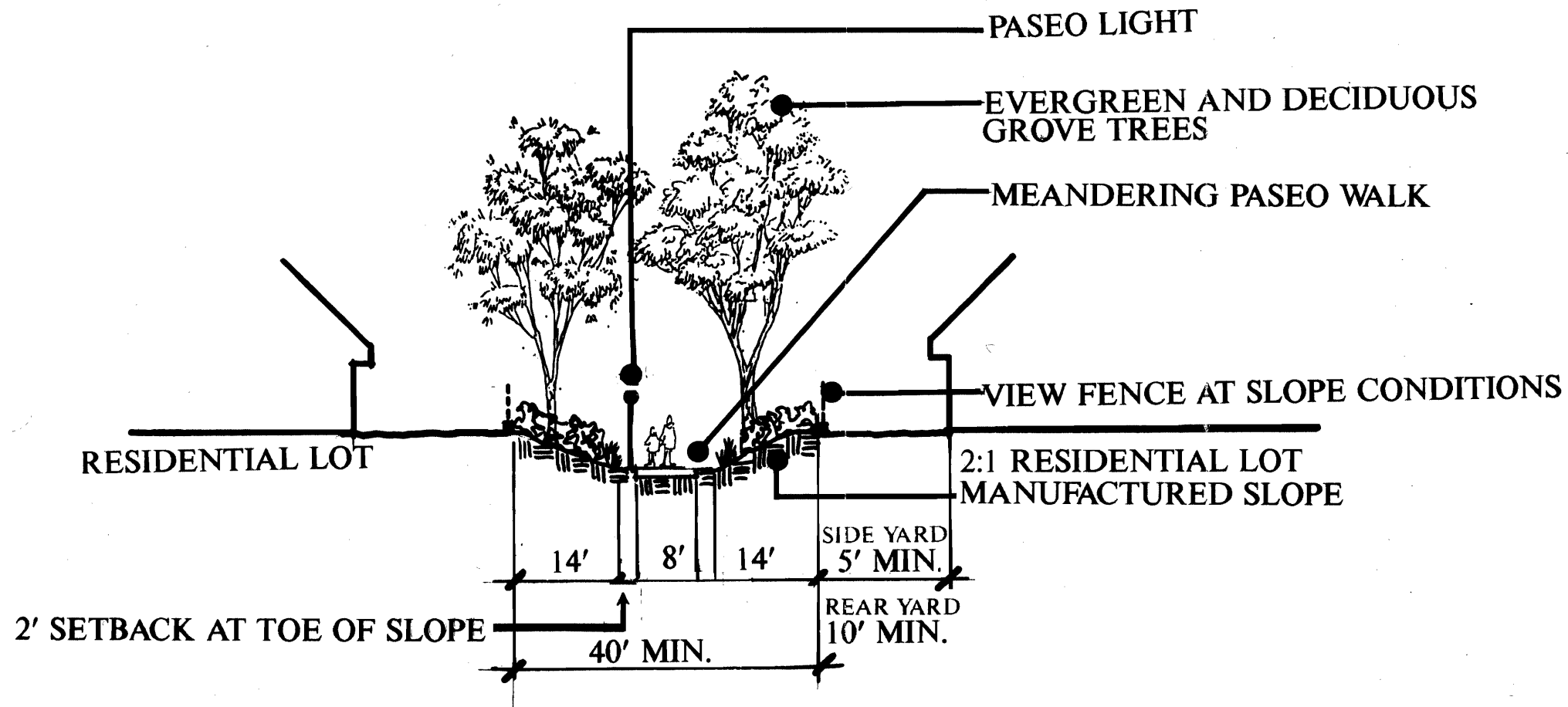
PASEO FLAT CONDITION SECTION E-2



KEY MAP

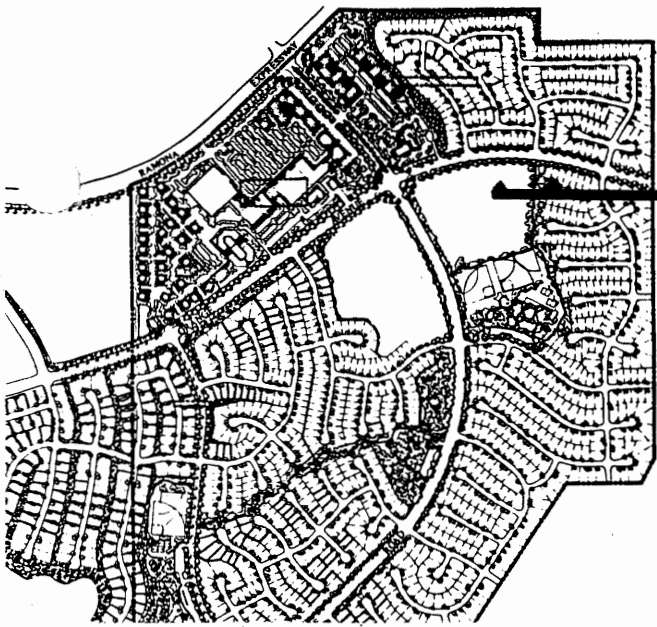
FIGURE 58

PASEO AT UP SLOPE CONDITIONS SECTION E-3



KEY MAP

FIGURE 59



PASEO UP AND DOWN SLOPE CONDITIONS SECTION E-4

KEY MAP

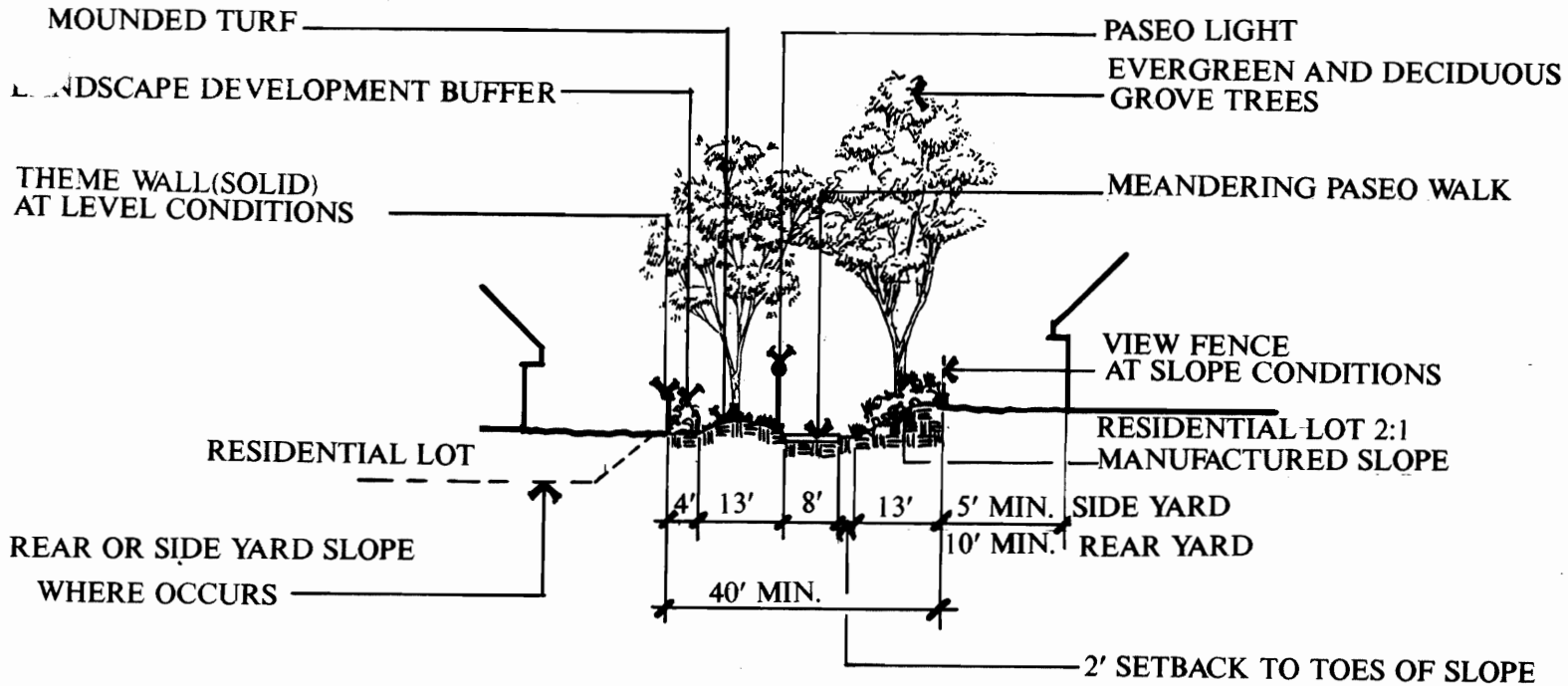
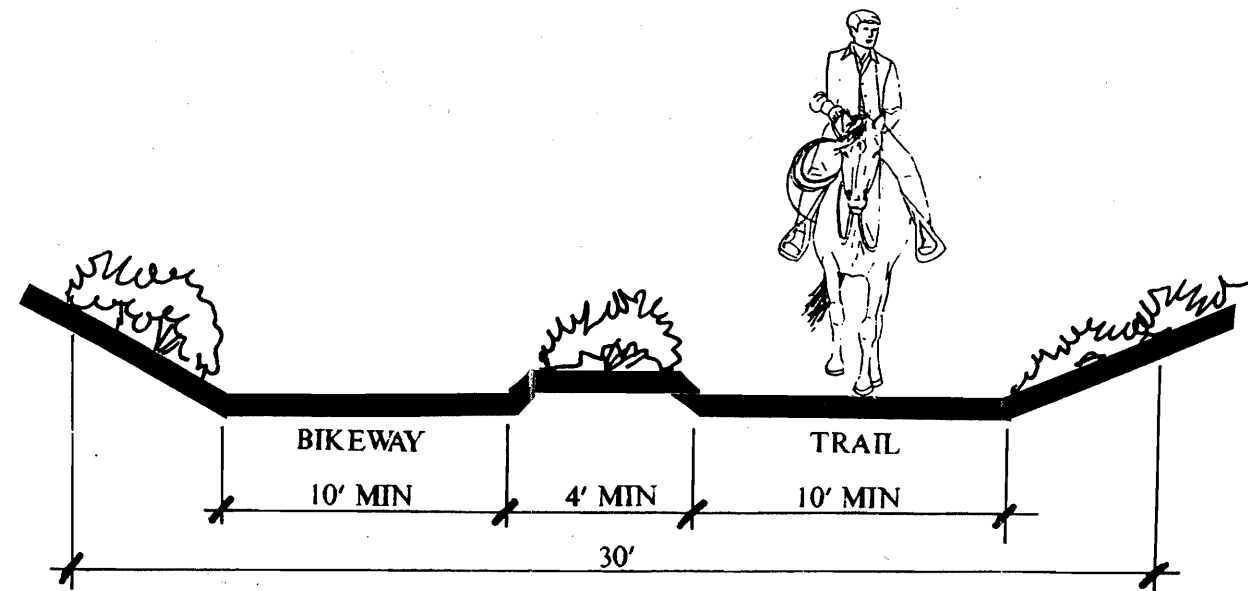
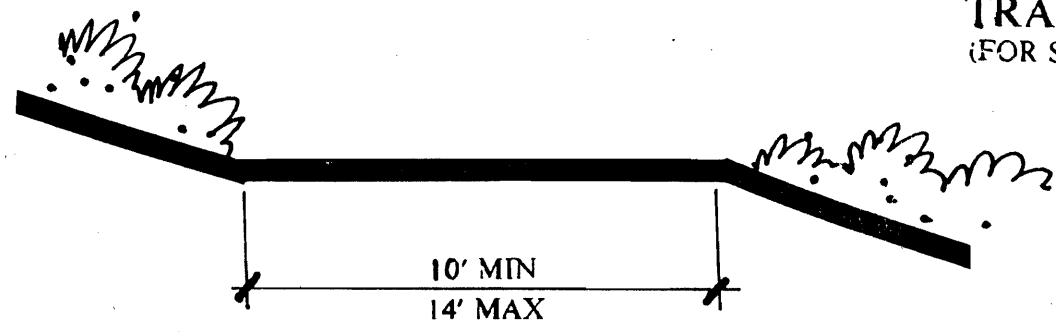


FIGURE 60

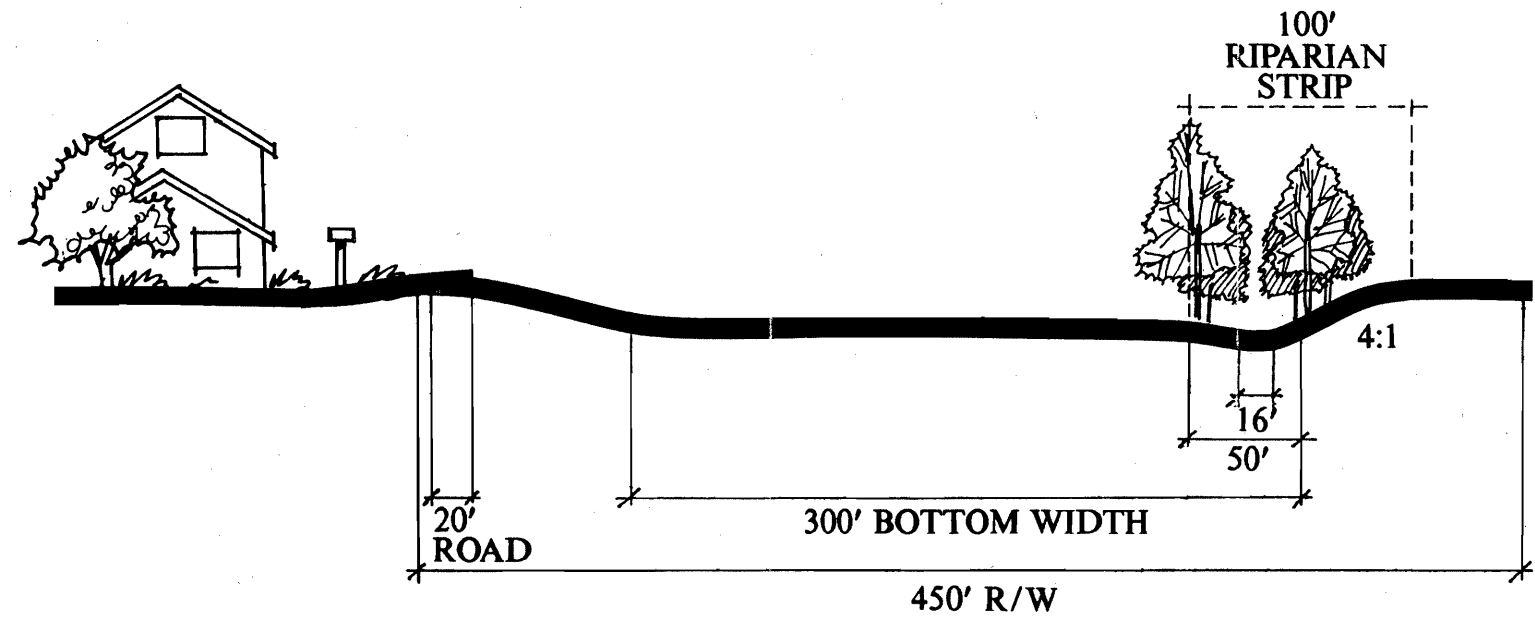
TRAIL SECTIONS



**PRIMARY TRAIL
TRAIL AND BIKEWAY COMBINATION
(FOR SAN JACINTO RIVER)**



EQUESTRIAN TRAIL



**PROPOSED SAN JACINTO RIVER
CONDITION PER RCFC**

FIGURE 61

5.2.5 COMMUNITY WALLS AND FENCES

Walls and fences are an integral part of the StoneRidge Specific Plan architectural form. Locations, types, materials and placement shall be adopted with this document (see Figures 62 and 63).

a. Entry monumentation.

Entry monumentation serves to introduce the thematic character of the project's name and emblem. (see Figures 44, 45, and 46)

b. Theme walls

Theme walls will serve to unify the various uses within project neighborhoods, and will provide privacy and security, both physically and visually. The theme wall will consist of 5'-6' high walls with a textured finish. (see Figure 63)

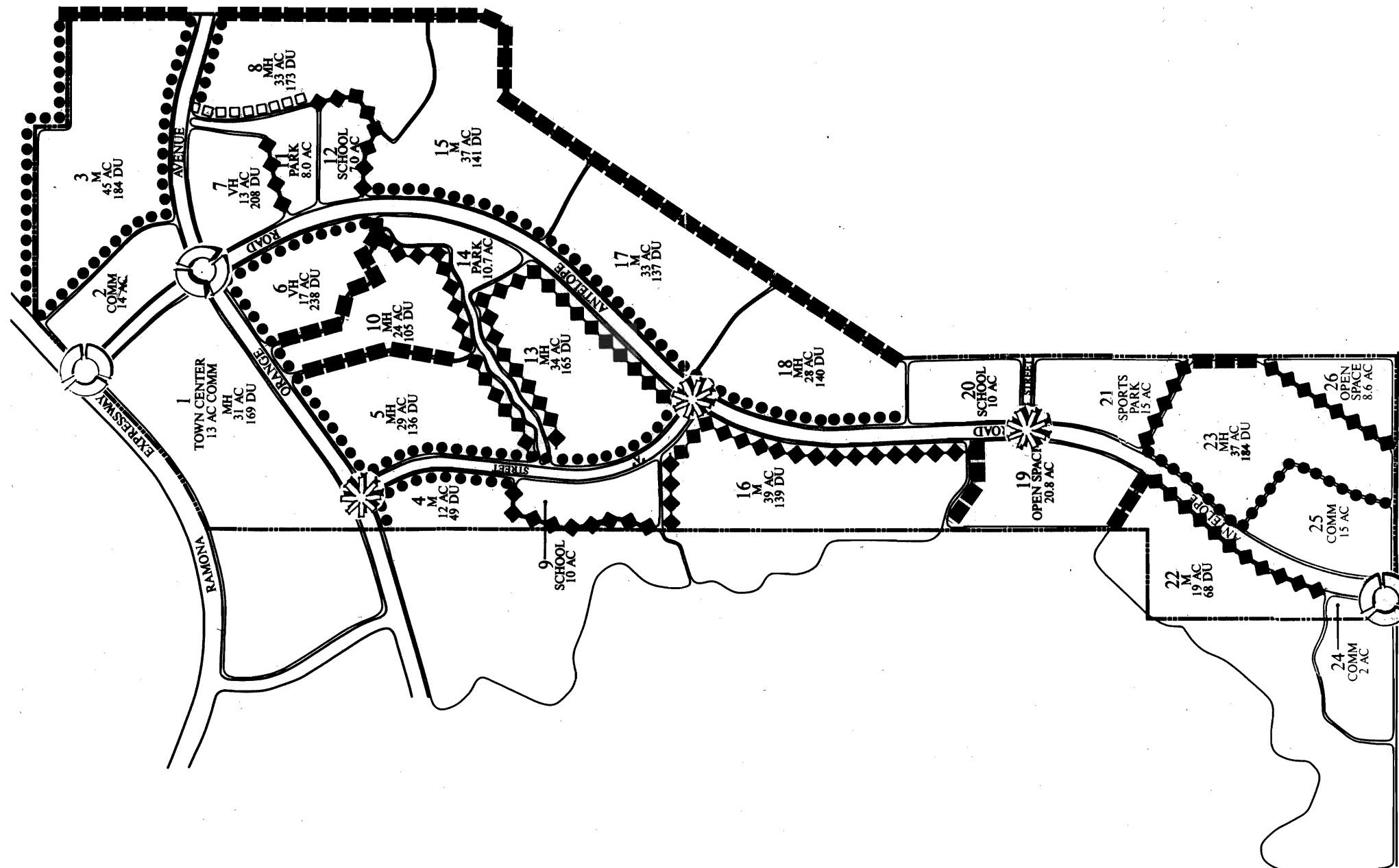
c. View fencing

View fencing will serve to provide views into open space and park areas while providing a level of security to residential areas. View fencing will be constructed of either steel fence panels between masonry pilasters or a combination steel fence panels and low masonry foundation wall. (See figure 63)

d. Wood fencing

Wood fencing will occur between residential backyards only. (See figure 63)

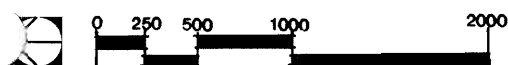
COMMUNITY WALL AND FENCE PLAN

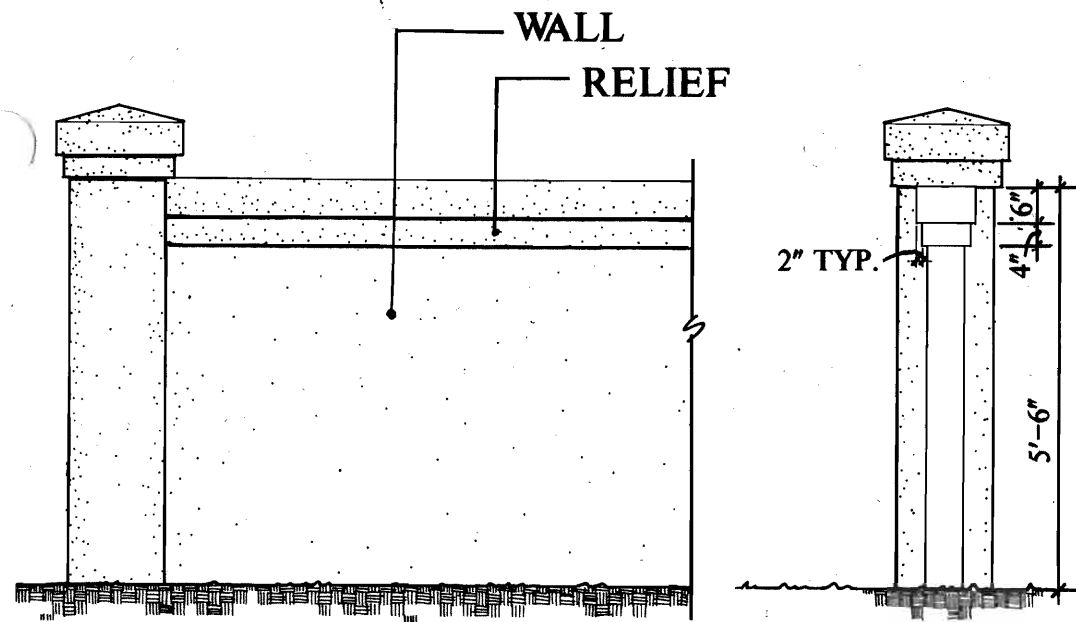


LEGEND

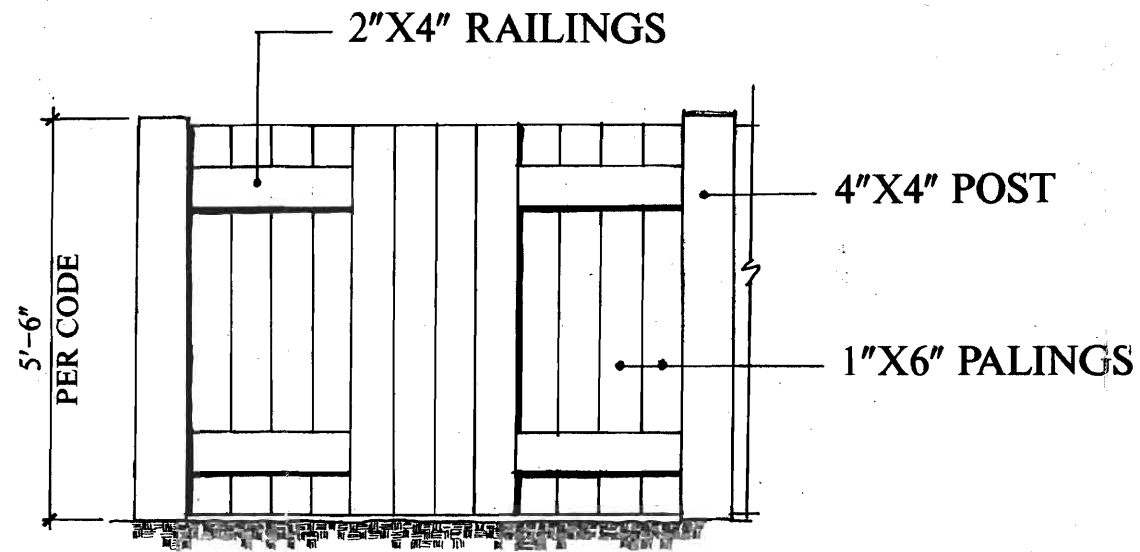
- THEME WALL (SOLID)
- VIEW FENCING
- THEME WALL OR VIEW FENCING
- THEME FENCING (WOOD)
- MAJOR PROJECT ENTRY MONUMENTATION
- SECONDARY PROJECT ENTRY MONUMENTATION

FIGURE 62



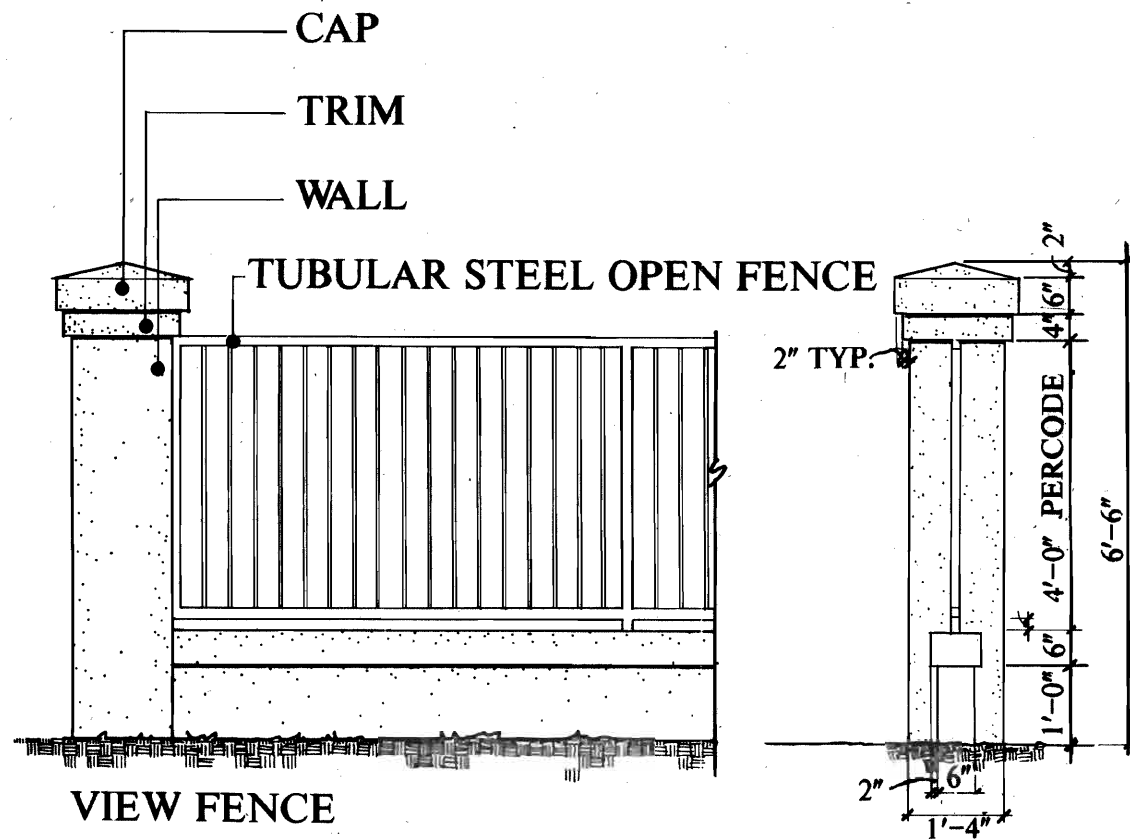


THEME WALL (SOLID)
ELEVATION-TYPICAL



THEME FENCING (WOOD)
ELEVATION-TYPICAL

COMMUNITY WALL AND FENCE PLAN DETAIL



VIEW FENCE

FIGURE 63

5.2.6 LIGHTING

The level of on-site lighting as well as lighting fixtures, shall comply with any and all applicable requirements and policies of the County of Riverside. Energy conservation, safety, and security should be emphasized when designing any lighting system.

- o It is recommended that all primary streets be adequately illuminated to provide for the safety and comfort of vehicular and pedestrian movement. Appropriate lighting will encourage nighttime use of the community facilities.
- o Landscape lighting may be used for accentuating the following conditions: Shrub masses, focal elements, and trees (up-lights) if properly camouflaged from view and placed at ground level without attaching to plant materials.
- o All lighting shall be designed and located in a manner which is compatible with scenic values and other public interests throughout the community.
- o General lighting shall not cast any glare onto adjacent lots and streets in such a manner as to decrease the ambience of adjacent areas or the safety of pedestrian and vehicular movement.
- o Indirect wall lighting ("wall washing"), overhead down lighting, or interior illumination which spills outside is encouraged.
- o Pedestrian lighting shall provide illumination for entry ways, courtyards, and other such areas.
- o Lighting fixtures shall be complimentary to the architectural concepts.
- o All lighting shall comply with the Mt. Palomar lighting ordinance.

5.2.7 SIGNAGE

- o Project directional signage and all project graphics will be unique to StoneRidge. Such signage will compliment and coordinate with project entries and intersection monumentation.
- o The directory signage will provide project identification and directional information for all projects that will be marketed at StoneRidge.