
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 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 22

MEDIUM RESIDENTIAL

AC 19

DU 68

DU/AC 3.6

DENSITY 2-5

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.

WOOD FENCE
(SEE FIGURE 63)

PROPERTY LINE

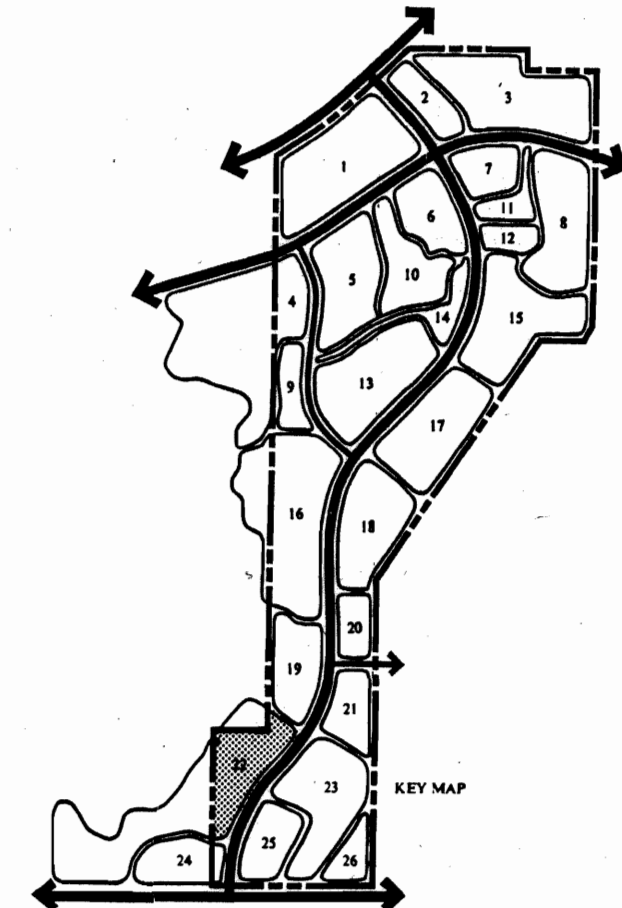
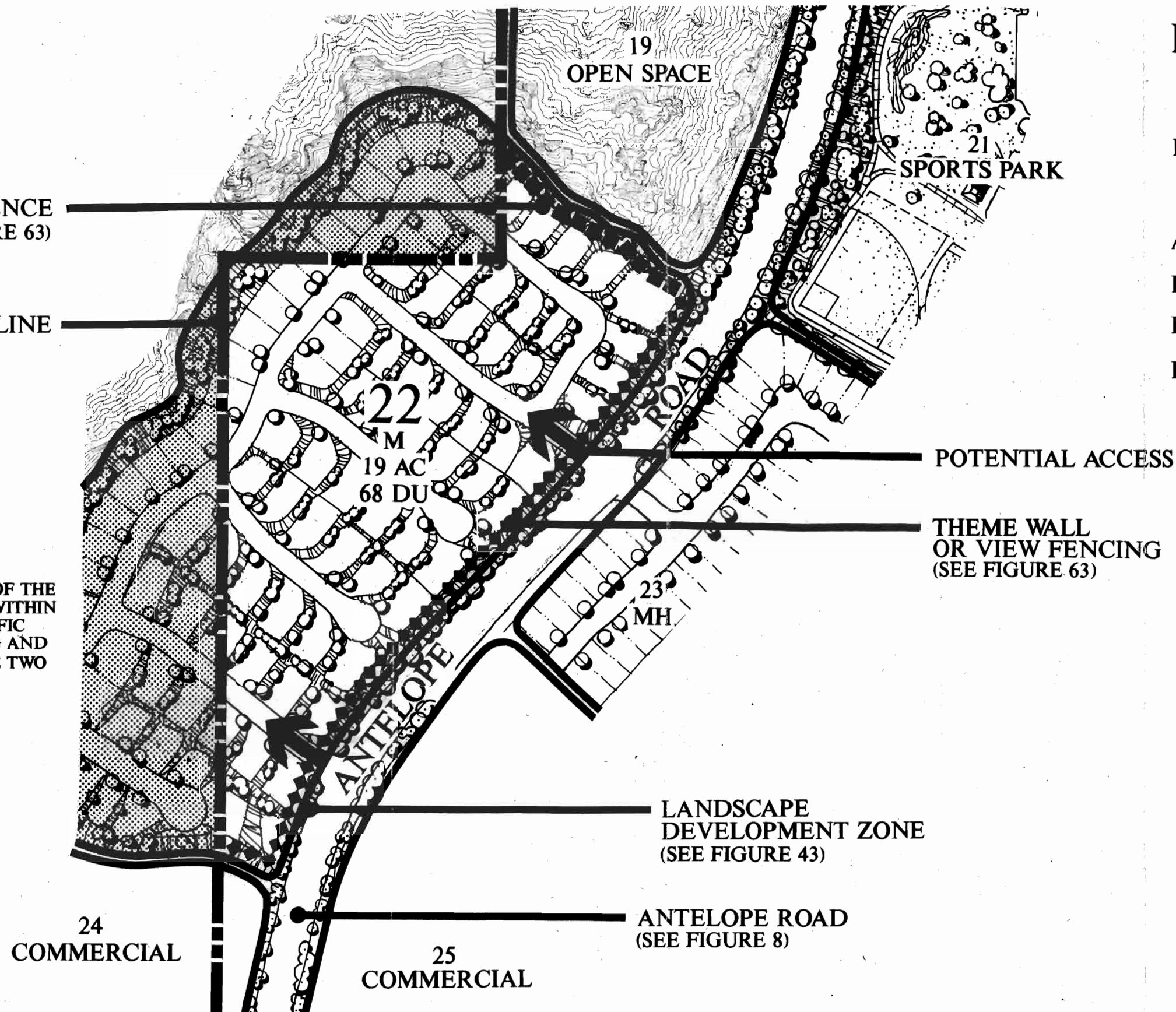


FIGURE 39