
4.1.3 PLANNING AREA 3 - MEDIUM HIGH DENSITY RESIDENTIAL**a. Land Use**

Planning Area 3, as illustrated in Figure 21, is planned as a 45.0 acre Medium Density Residential Community consisting of 184 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 3 will be achieved from Orange Avenue. Final access points to the planning area will be determined at time of Tentative Tract Map submittal.*
- 3) *A Landscape Development Zone, as depicted in Figures 43 and 52 will be installed along Orange Avenue.*
- 4) *A theme wall, as depicted in Figure 62, will be installed along the periphery of the planning area, except adjacent to the project boundary.*
- 5) *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.*
- 6) *A residential/commercial interface, as depicted on Figure 21, will be installed between the subject planning area and Planning Area 2.*
- 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 document.*
- 9) *Sound attenuation along the Ramona Expressway and Orange Ave. will be by theme and entry walls, as depicted in Figure 62, and/or berming to bring noise levels to the 60 CNEL level at the planning area perimeters.*
- 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.*
- 11) *In the undeveloped condition, portions of the site below elevation 1,420 feet are within the dam inundation area of the Perris Reservoir. This includes Planning Areas 3, 8, 15, 17, 18, 23, and 26. However, proposed improvement to the San Jacinto River and improvements proposed as part of the StoneRidge project will remove the dam inundation area from areas in StoneRidge. Nevertheless, if any area remains in the dam inundation area post development, an emergency evacuation route shall be prepared by the proponent and filed concurrently with the submittal of a development plan for the area. Any improvements necessary to implement the dam inundation/emergency evacuation plan (ie., sirens, emergency evacuation routes, berms, etc.), shall be in place prior to issuance of a*

certificate of occupancy for any structure in the impacted area. All prospective buyers within any residential areas within the dam inundation area shall have written notice from the project applicant of the inundation and emergency evacuation plan.

PLANNING AREA 3

MEDIUM RESIDENTIAL

AC 45
 DU 184
 DU/AC 4.1
 DENSITY 2-5

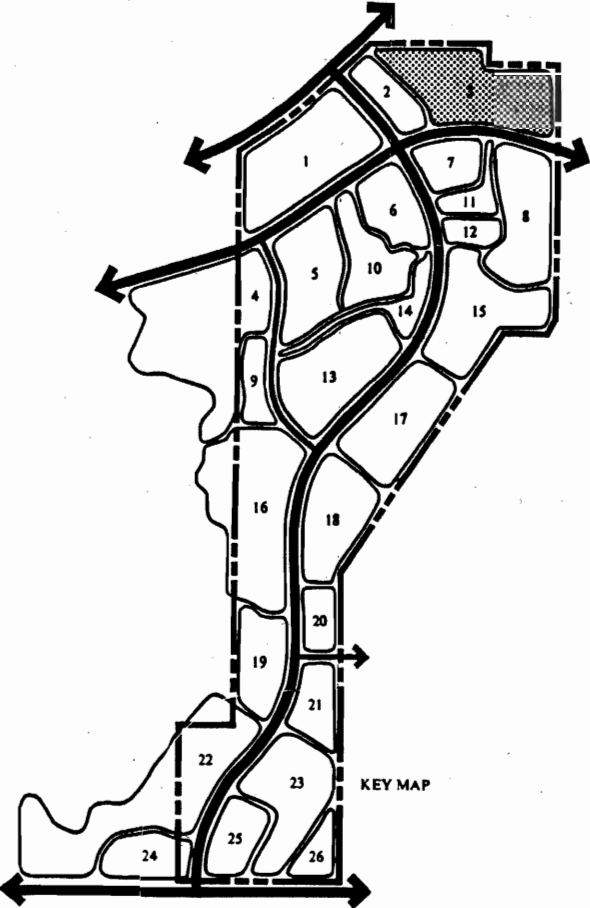
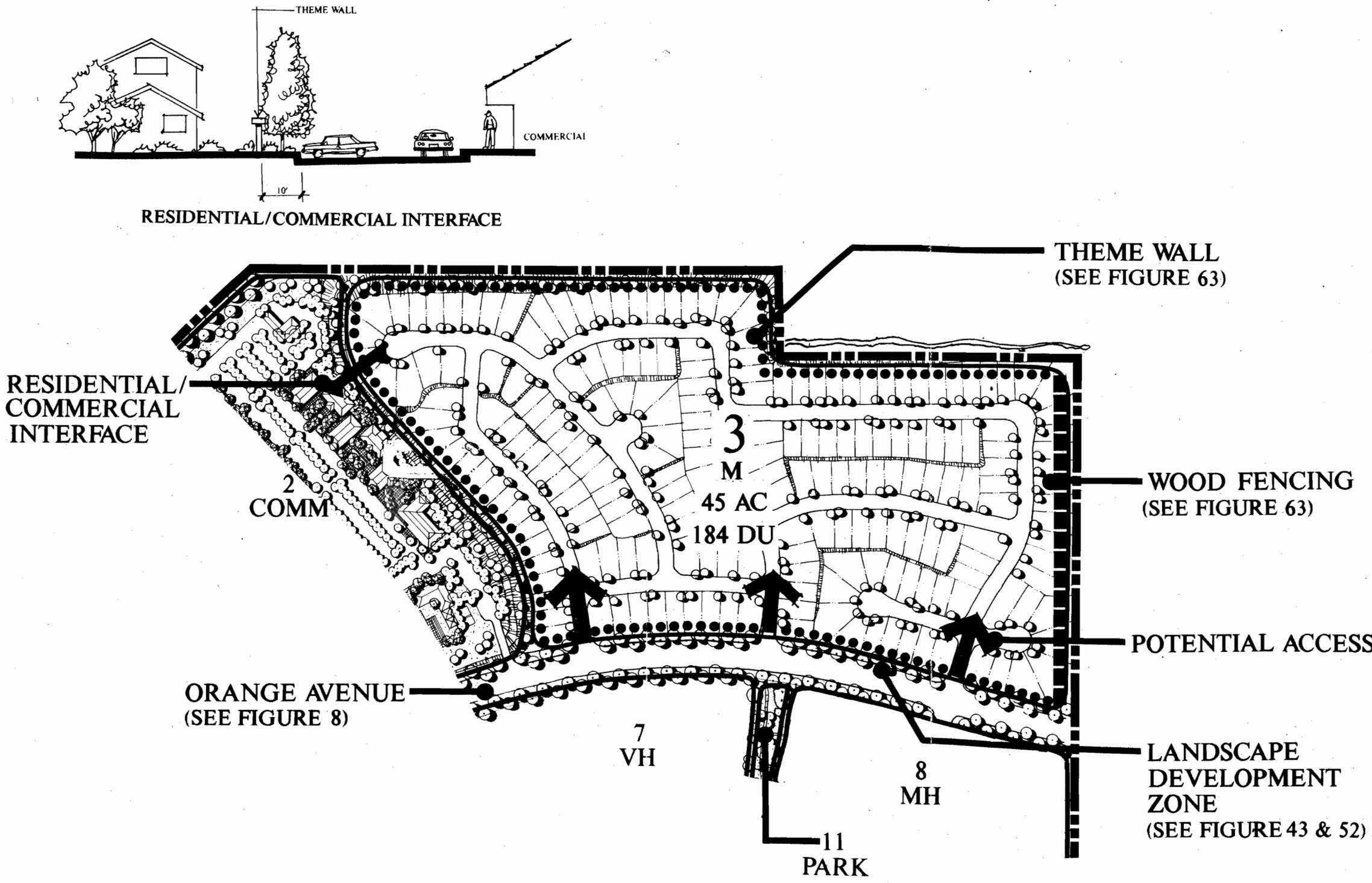


FIGURE 21