
4.1.6 PLANNING AREA 6 - VERY-HIGH DENSITY RESIDENTIAL**a. Land Use**

Planning Area 6, as illustrated in Figure 24, is planned as a 17.0 acre Very-High Density Residential Community consisting of 238 dwelling units. The planning area target density range will vary from 14 to 20 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 6 will be achieved from Orange Avenue. Final access points to the planning area will be determined at time of Tentative Tract Map submittal.*
- 3) *Major Project Entry Monumentation, as depicted in Figures 44 and 45, is proposed for the northeast corner of the planning area.*
- 4) *A Landscape Development Zone, as depicted in Figure 55, will be installed along Orange Avenue and Antelope Road.*
- 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) *Theme walls or view fencing, as depicted in Figure 62, will be installed between the subject planning area and Planning Area 14.*
- 7) *A theme wall, as illustrated in Figure 62, will be constructed along Orange Avenue and Antelope Road.*
- 8) *For project-wide General Community Design and Landscape Architectural Design Guidelines, please refer to Section 5.0 Design Guidelines of this Specific Plan document.*
- 9) *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.*
- 10) *Sound attenuation will be by theme walls and/or berming to bring noise levels to the 60 CNEL level at the residential perimeter.*
- 11) *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 6

VERY-HIGH RESIDENTIAL

AC 17
 DU 238
 DU/AC 14
 DENSITY 14-20

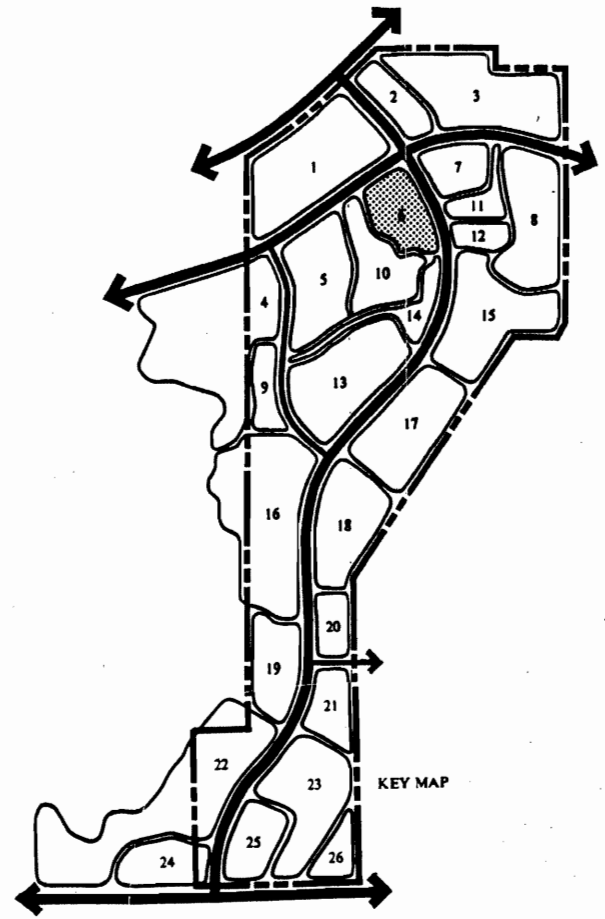
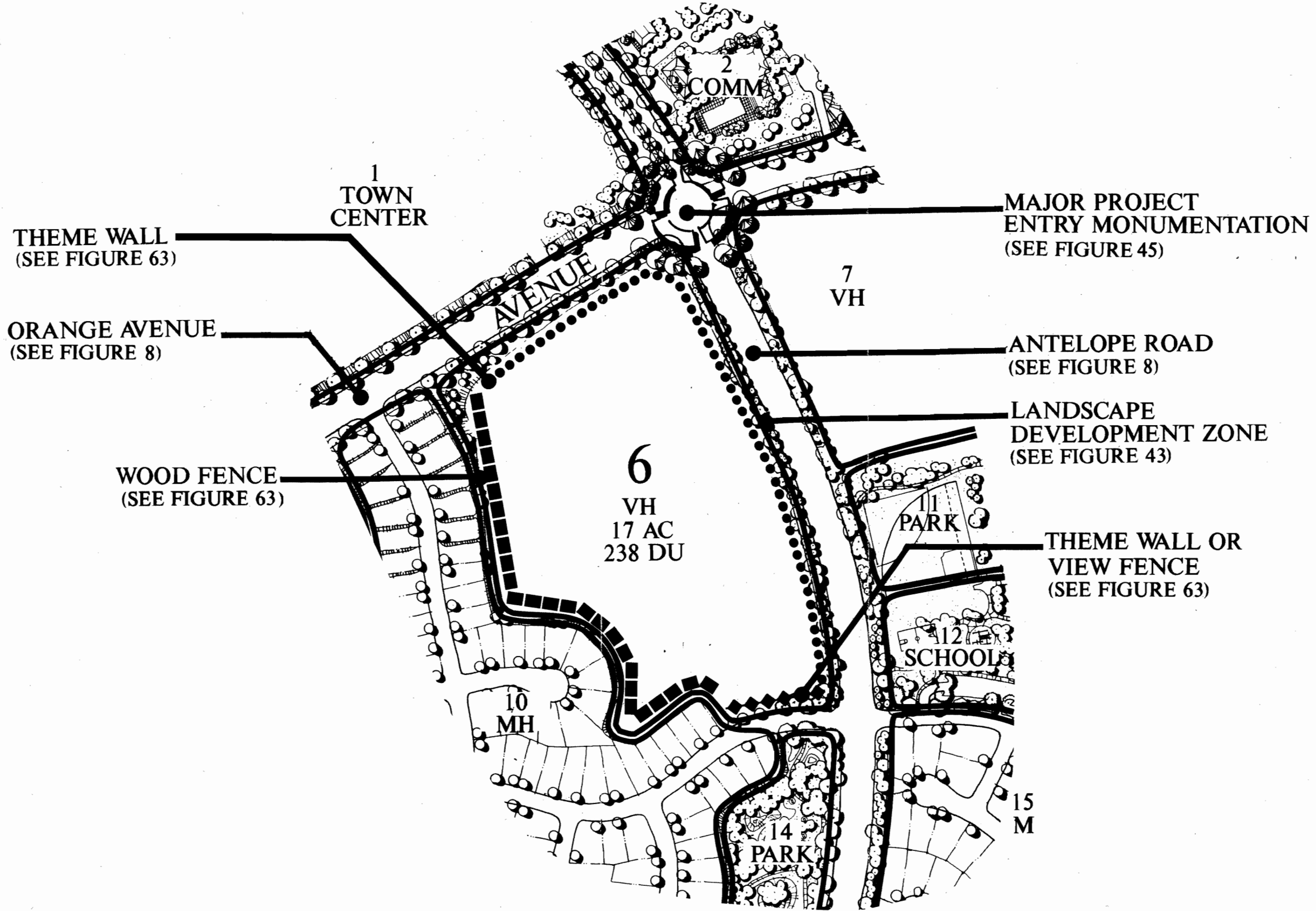


FIGURE 24