

AUDIE MURPHY RANCH**19. Planning Area 19: Medium Density Residential****a. DESCRIPTIVE SUMMARY**

Planning Area 19, as shown on Figure 4B-10, provides for development of 17.2 acres with medium density residential homes with a maximum of 61 dwelling units at an average target density 3.5 du/ac within the density range of 2-5 du/ac. The minimum lot size will be 6,000 square feet.

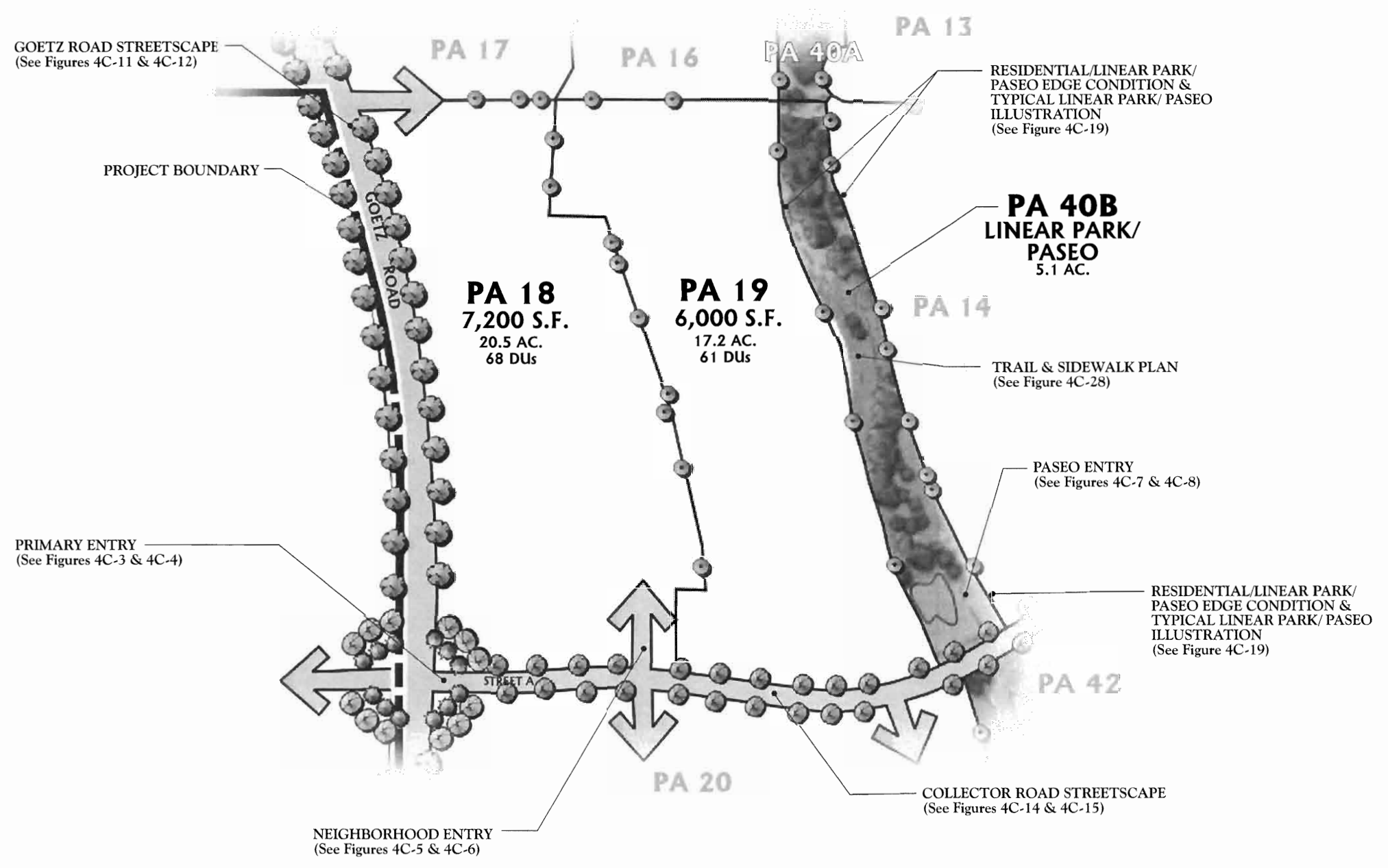
b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348. 4146. (See Specific Plan Zoning Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Primary access to Planning Area 19 shall be provided via Street "A".
- 2) A roadway landscape treatment, as shown on Figure 4C-14, *Collector Road Streetscape-Typical Plan View*, and Figure 4C-15, *Collector Road Streetscape-Typical Elevation*, shall be provided along Street "A."
- 3) A special treatment/buffer, as shown on Figure 4C-19, *Residential/Linear Park/Paseo Edge Condition and Typical Linear Park/Paseo Illustration*, shall be provided between the residential uses in Planning Area 19 and the park/paseo located within Planning Area 40b.
- 4) Walls and fencing located within AUDIE MURPHY RANCH shall be constructed as delineated on Figure 4C-24, *Wall and Fence Plan*, and depicted on Figure 4C-25, *Wall and Fencing Details*.
- 5) Please refer to Section IV.C. for specific *Design Guidelines* and other related design criteria.
- 6) Please refer to Section IV.A. for the following *Development Plans and Standards* that apply site-wide:

IV.A.2:	Specific Land Use Plan
IV.A.3:	Circulation Plan
IV.A.4:	Drainage Plan
IV.A.5:	Water and Sewer Plans
IV.A.6:	Landscaping Plan
IV.A.7:	Open Space and Recreation Plan
IV.A.8:	Grading Plan
IV.A.9:	Public Facility Sites & Project Phasing Plan
IV.A.10:	Comprehensive Maintenance Plan



STATISTICAL SUMMARY	
MEDIUM RESIDENTIAL	P.A. 18 7,200 S.F. 20.5 AC. 68 DUs MAX.
	P.A. 19 6,000 S.F. 17.2 AC. 61 DUs MAX.
LINEAR PARK/ PASEO	P.A. 40B LINEAR PARK/ PASEO 5.1 AC.

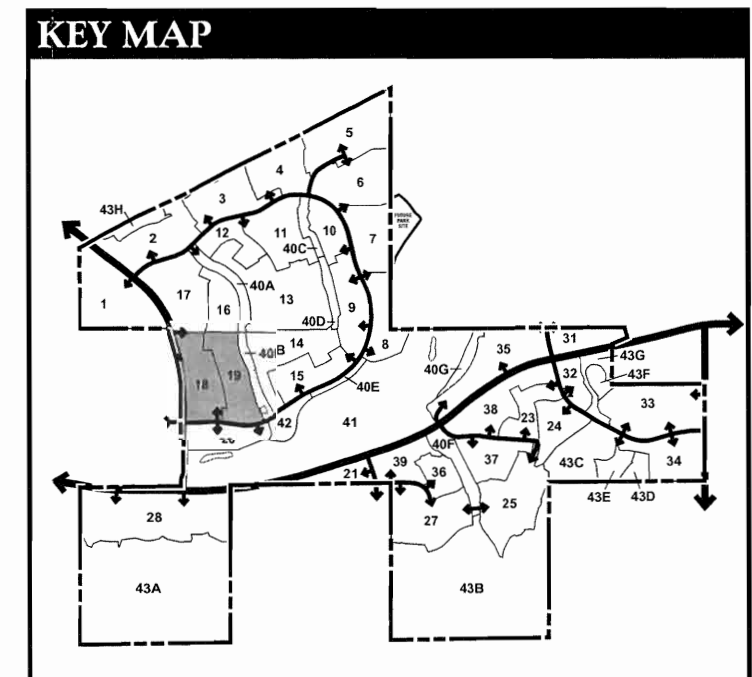


Figure 4B-10
PLANNING AREAS 18, 19 & 40B

AUDIE MURPHY RANCH