

**AUDIE MURPHY RANCH**

## B. PLANNING AREA DEVELOPMENT STANDARDS

**4. Planning Area 4: Medium Density Residential****a. DESCRIPTIVE SUMMARY**

Planning Area 4, as shown on Figure 4B-3, provides for development of 16.8 acres with medium density residential homes with a maximum of 53 dwelling units at an average target density 3.2 du/ac within the density range of 2-5 du/ac. The minimum lot size will be 7,200 square feet.

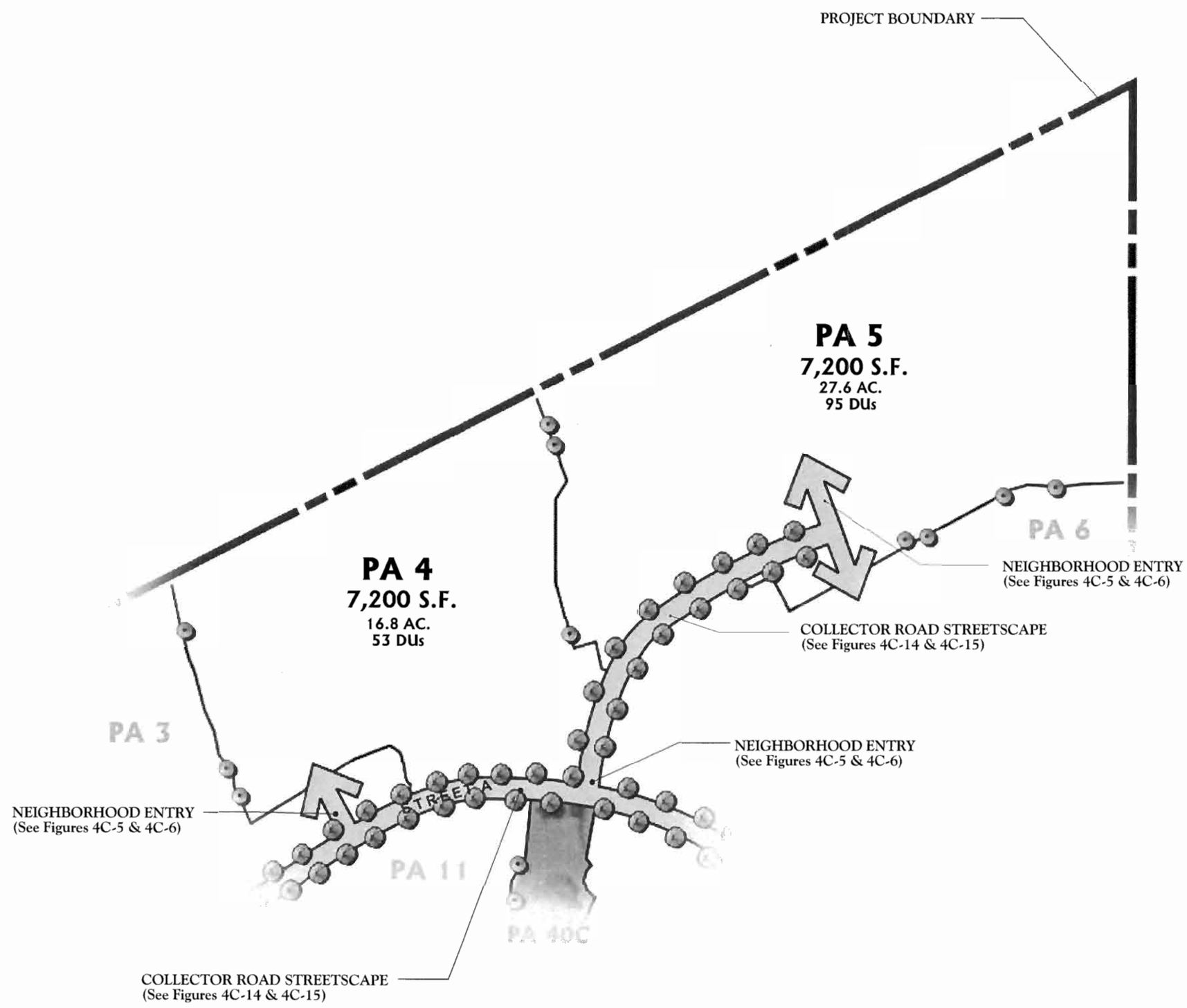
**b. LAND USE AND DEVELOPMENT STANDARDS**

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

**c. PLANNING STANDARDS**

- 1) Primary access to Planning Area 4 shall be provided via Street "A."
- 2) A neighborhood entry, as shown on Figure 4C-5, *Neighborhood Entry-Typical Plan View*, and Figure 4C-6, *Neighborhood Entry-Typical Elevation*, shall be provided at the entry to Planning Area 4 from a collector street extending from Street "A".
- 3) 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" and a local collector road extending from Street "A".
- 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. 4<br>7,200 S.F.<br>16.8 AC.<br>53 DUs MAX. |
|                     | P.A. 5<br>7,200 S.F.<br>27.6 AC.<br>95 DUs MAX. |

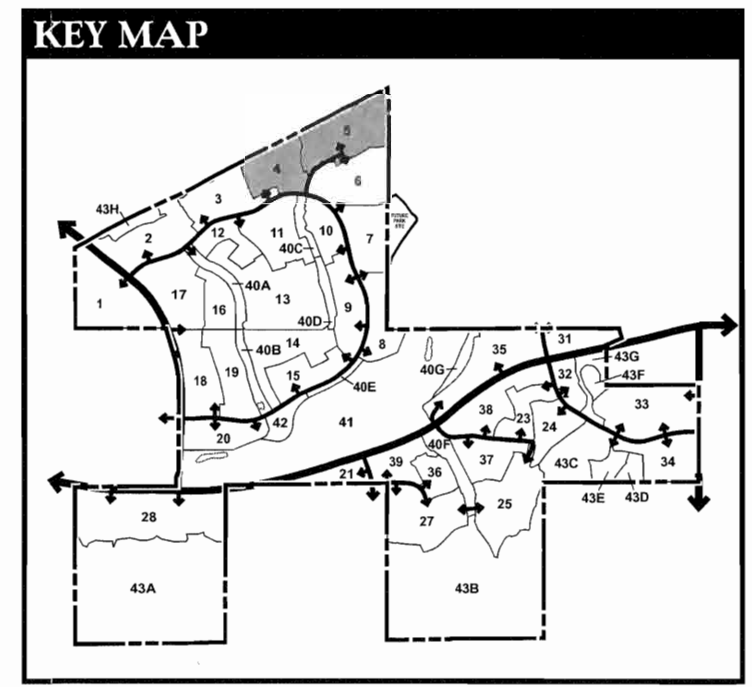


Figure 4B-3  
PLANNING AREAS 4 & 5