COWAN RANCH PLANNED COMMUNITY DEVELOPMENT PLAN

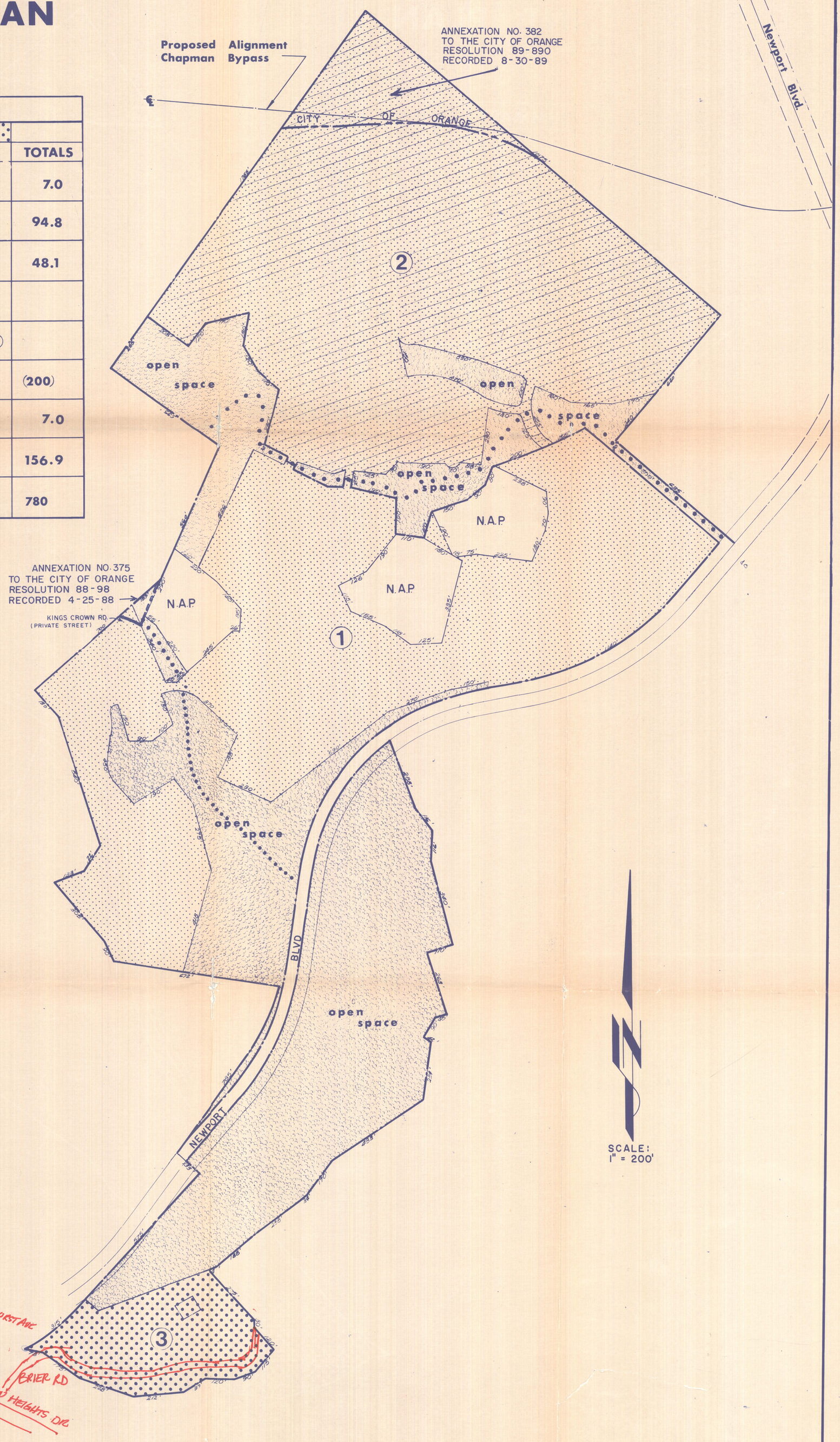
1st REVISED, ZONE CHANGE 85-37P

REVISION TO THE COWAN RANCH PC
PER ANNEXATION NO. 382
TO THE CITY OF
ORANGE
Resolution 89-890 Recorded 8-30-89

STATISTICAL SUMMARY

PLANNING UNIT	1	2	3	TOTALS
MAX ACRES LOW DENSITY RESIDENTIAL			7.0	7.0
MAX ACRES MED LOW DENSITY RESIDENTIAL	46.0	48.8		94.8
MIN ACRES OPEN SPACE	19.3	6.2	22.6	48.1
GROSS RESIDENTIAL DENSITY [DU/Ac]	1.7	2.3	0.7	
MAX RESIDENTIAL DENSITY [Sq Ft / DU]	(25,000)	(20,000)	(40,000)	
MAX PERMITTED NUMBER OF DWELLING UNITS	(78)	(117)	(5)	(200)
ARTERIAL HIGHWAYS TOTAL ACRES	1.4	1.7	3.9	7.0
TOTAL GROSS ACRES	66.7	56.7	33.5	156.9
ESTIMATED POPULATION	304	457	19	780

... BRIDLE TRAIL



ZC 85-37P

I HEREBY CERTIFY THAT THIS
DEVELOPMENT PLAN
WAS APPROVED BY THE ORANGE
COUNTY PLANNING COMMISSION ON DECEMBER 10, 1985
AND ADOPTED BY ORDINANCE Nº 3567
BY THE ORANGE COUNTY BOARD OF SUPERVISORS
ON JANUARY 8, 1986

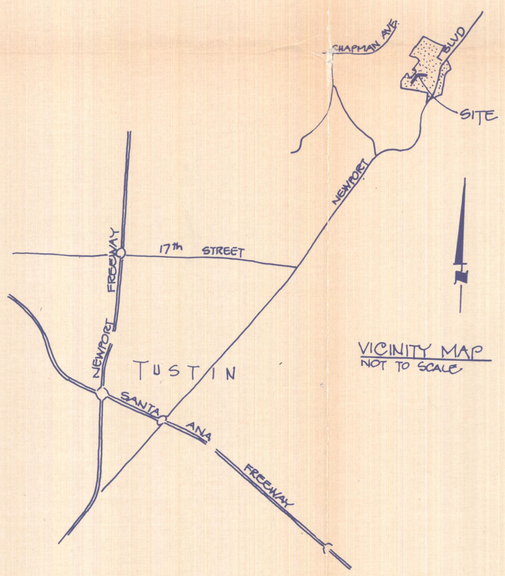
Robert G. Fisher

ORANGE COUNTY PLANNING COMMISSION
BY ROBERT G. FISHER
DIRECTOR OF PLANNING
ENVIRONMENTAL MANAGEMENT AGENCY

Linda D. Roberts

LINDA D. ROBERTS
CLERK OF THE BOARD OF SUPERVISORS

RECORDED:
TIME: 8:35 A.M. DATE: JANUARY 10, 1986
DOCUMENT NO. 86-012598



VICINITY MAP
NOT TO SCALE

SCALE:
1" = 200'

11/1/77 B.M.

33V27