

AUDIE MURPHY RANCH

B. PLANNING AREA DEVELOPMENT STANDARDS

39. Planning Area 39: Activity Park**a. DESCRIPTIVE SUMMARY**

Planning Area 39, as shown on Figure 4B-20, is a 10.7-acre activity park located south of Newport Road. The park will include active and passive facilities such a community ball field, tot lot, and restroom facility. This activity park will also provide an entry to the southern portion of the paseo trail system. An open turf play area is planned at the paseo entry to the activity park.

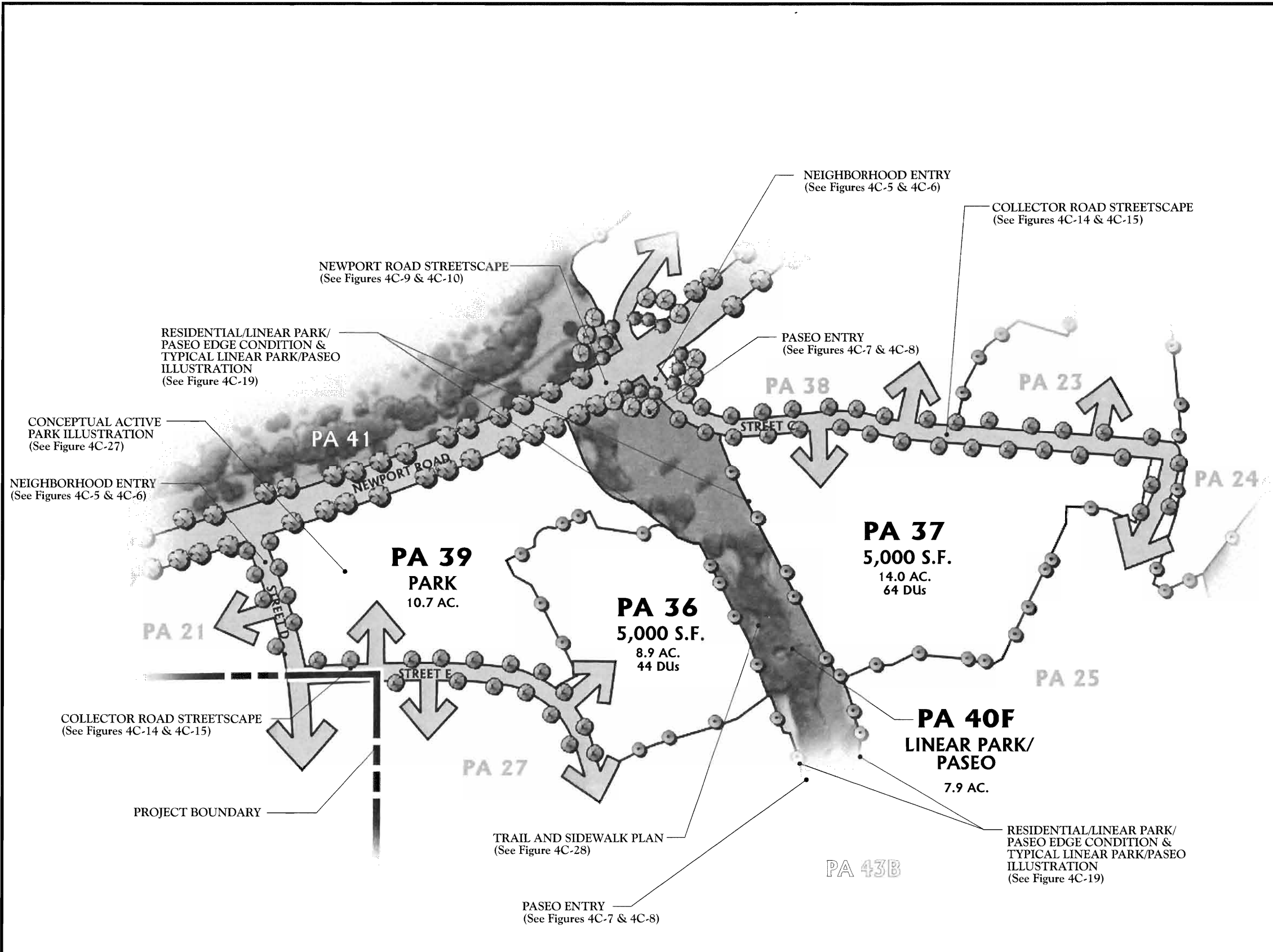
b. LAND USE AND DEVELOPMENT STANDARDS

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

c. PLANNING STANDARDS

- 1) Primary access to Planning Area 39 shall be provided from Street "E."
- 2) Roadway landscape treatments, as shown on Figure 4C-9, *Newport Road Streetscape-Typical Plan View*, Figure 4C-10, *Newport Road Streetscape-Typical Elevation*, Figure 4C-14, *Collector Road Streetscape-Typical Plan View*, and Figure 4C-15, *Collector Road Streetscape-Typical Elevation*, shall be provided along Newport Road and Street "D."
- 3) Figure 4C-27, *Conceptual Active Park Illustration*, depicts the typical amenities located on the park site.
- 4) A trail, as shown in Figure 4C-28, *Trail and Sidewalk Plan*, shall traverse through Planning Area 39.
- 5) 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. 36 5,000 S.F. 8.9 AC. 44 DUs MAX.
	P.A. 37 5,000 S.F. 14.0 AC. 64 DUs MAX.
PARK	P.A. 39 PARK 10.7 AC.
LINEAR PARK/PASEO	P.A. 40F LINEAR PARK/ PASEO 7.9 AC.

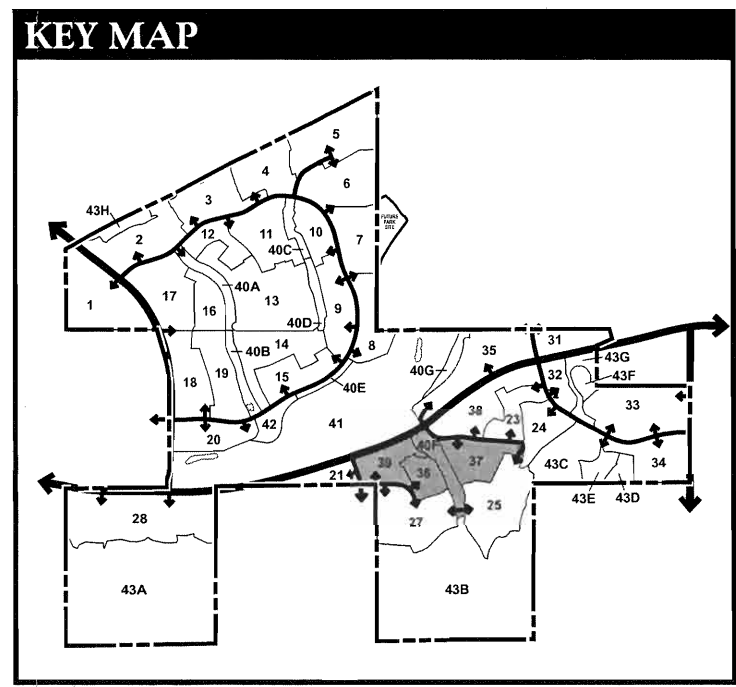


Figure 4B-20
PLANNING AREAS 36, 37, 39 & 40F

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