

14. Planning Area 12: Open Space/Slopes

a. DESCRIPTIVE SUMMARY

Planning Area 12, as depicted in Figure III.B-7, provides for development of 1.3 acres devoted to Open Space uses.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348.3997. (See Specific Plan Zone Ordinance Tab.)

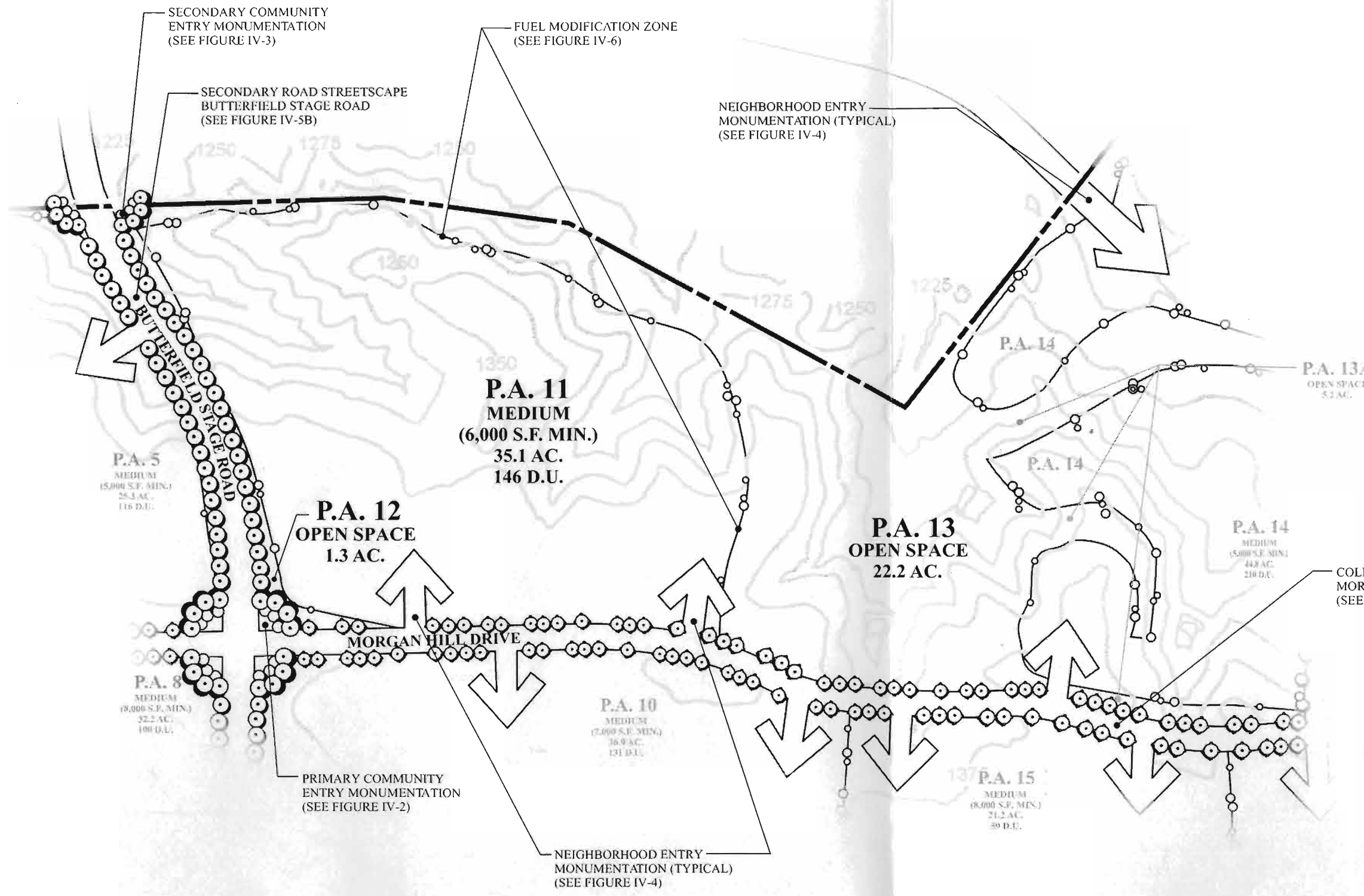
c. PLANNING STANDARDS

- 1) Maintenance access to Planning Area 12 shall be provided via Butterfield Stage Road and through Planning Area 11.
- 2) A roadway landscape treatment, as shown on Figure IV-5B, *Roadway Landscape Elevations-Secondary Road Streetscape (Butterfield Stage Road)*, is planned along Butterfield Stage Road.
- 3) A roadway landscape treatment, as shown on Figure IV-5A, *Roadway Landscape Elevations-Collector Road Streetscape (Morgan Hill Drive)*, is planned along Morgan Hill Drive.
- 4) A primary community entry, as shown on Figure IV-2, is planned at the intersection of Morgan Hill Drive and Butterfield Stage Road.
- 5) A secondary community entry, as shown on Figure IV-3, is planned at the entry to the development at western corner of Planning Areas 12 and Butterfield Stage Road.
- 6) Please refer to Section IV for specific DESIGN GUIDELINES and other related design criteria.
- 7) Please refer to Section III.A for the following DEVELOPMENT PLANS AND STANDARDS that apply site-wide:

III.A.2: Specific Land Use Plan
III.A.3: Circulation Plan
III.A.4: Drainage Plan
III.A.5: Water and Sewer Plans
III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan
III.A.8: Public Facility Sites and Project Phasing Plan
III.A.9: Landscaping Plan
III.A.10: Comprehensive Maintenance Plan

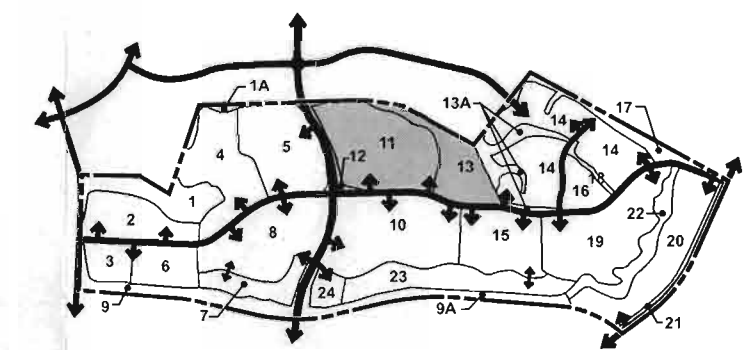
PLANNING AREAS 11, 12 & 13



P.A. 11
MEDIUM
(6,000 S.F. MIN.)
35.1 AC.
146 D.U.

P.A. 12
OPEN SPACE
1.3 AC.

P.A. 13
OPEN SPACE
22.2 AC.



KEY MAP

FIGURE III.B-7

Morgan Hill