

15. Planning Area 13: Open Space/Slopes

a. DESCRIPTIVE SUMMARY

Planning Area 13, as depicted in Figure III.B-7, provides for development of 22.2 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 13 shall be provided via Morgan Hill Drive, Butterfield Stage Road and through Planning Areas 11 and 14.
- 2) 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.
- 3) A secondary community entry, as shown on Figure IV-3, is planned at the entry to the development at western corner of Planning Areas 13 and Butterfield Stage Road.
- 4) A fire fuel modification treatment, as shown on Figure IV-6, shall serve as a landscape buffer between the residential land uses in Planning Area 11 and the open space in Planning Area 13.
- 5) Please refer to Section IV for specific DESIGN GUIDELINES and other related design criteria.
- 6) 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

16. Planning Area 13A: Open Space/Slopes

a. DESCRIPTIVE SUMMARY

Planning Area 13A, as depicted in Figure III.B-8, provides for development of 5.2 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.)

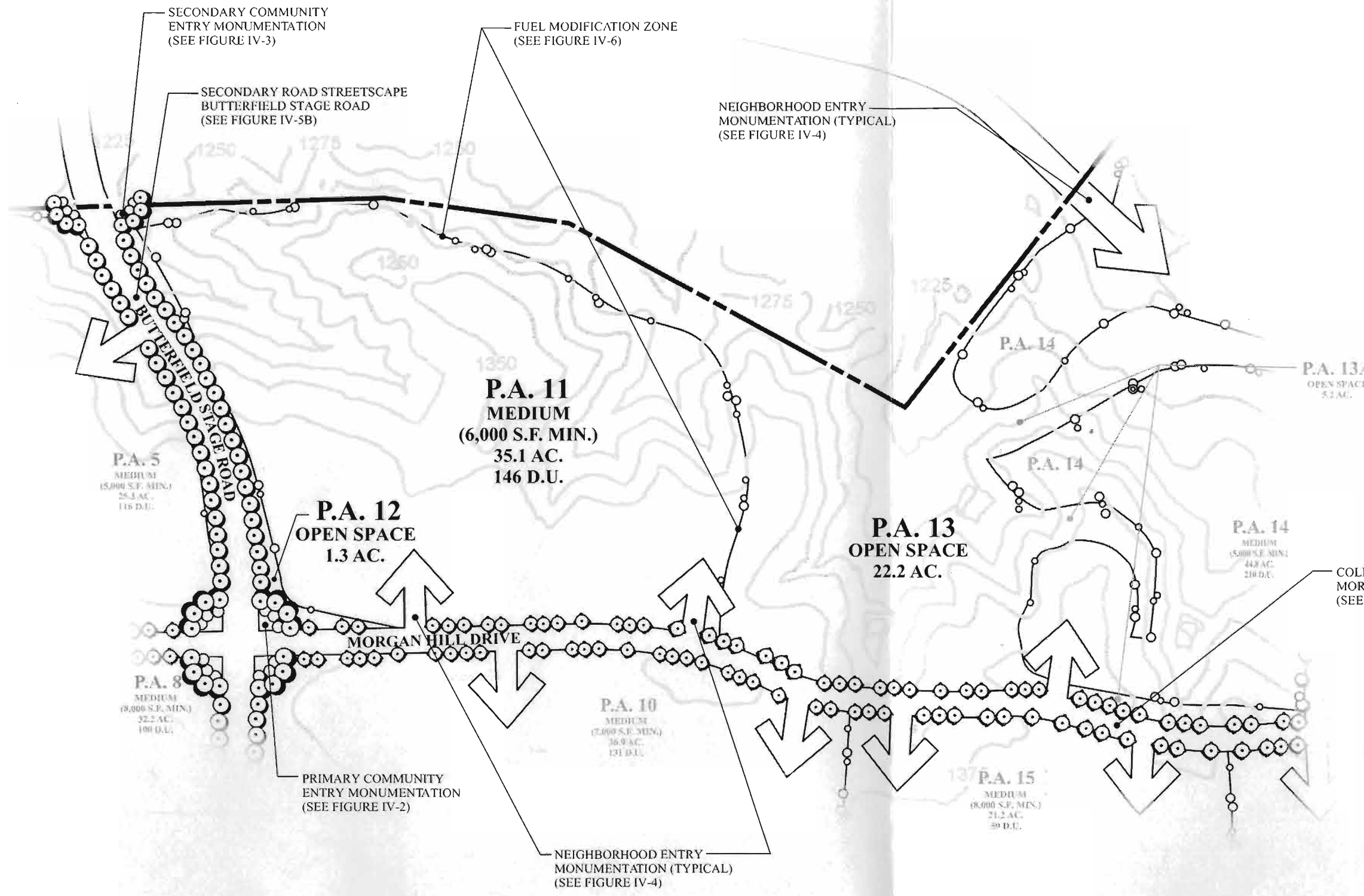
c. PLANNING STANDARDS

- 1) Maintenance access to Planning Area 13A shall be provided via Morgan Hill Drive and Planning Area 14.
- 2) A fire fuel modification treatment, as shown on Figure IV-6, shall serve as a landscape buffer between the residential land uses in Planning Area 14 and the open space in Planning Area 13A.
- 3) Please refer to Section IV for specific DESIGN GUIDELINES and other related design criteria.
- 4) 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

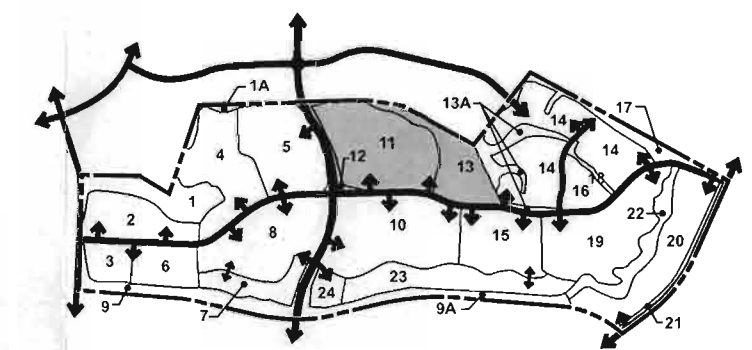
PLANNING AREAS 11, 12 & 13



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.

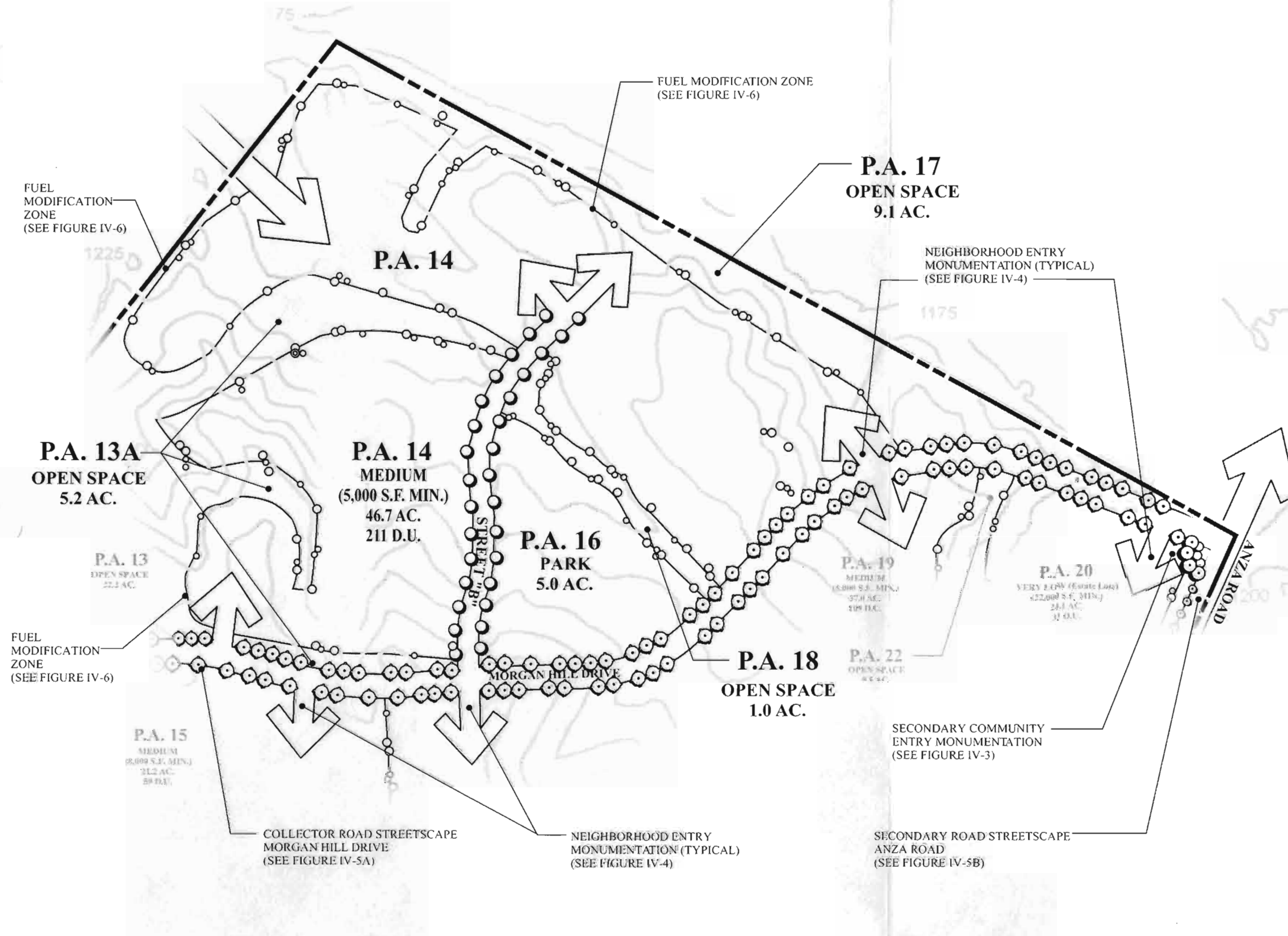


KEY MAP

FIGURE III.B-7

Morgan Hill

PLANNING AREAS 13A, 14, 16, 17 & 18



- P.A. 13A
OPEN SPACE
5.2 AC.
- P.A. 14
MEDIUM
(5,000 S.F. MIN.)
46.7 AC.
211 D.U.
- P.A. 16
PARK
5.0 AC.
- P.A. 17
OPEN SPACE
9.1 AC.
- P.A. 18
OPEN SPACE
1.0 AC.

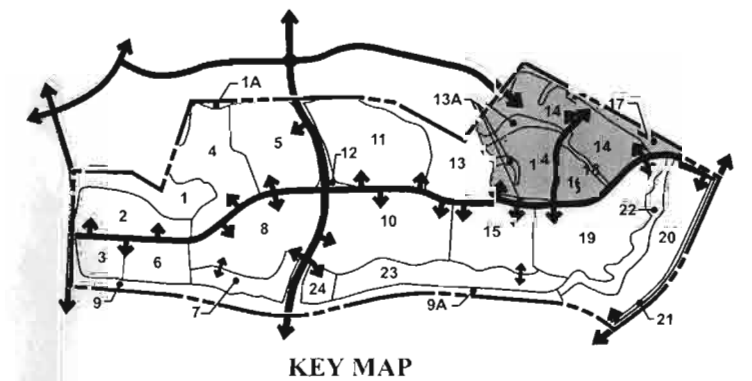


FIGURE III.B-8

Morgan Hill