

20. Planning Area 17: Open Space/Slopes

a. DESCRIPTIVE SUMMARY

Planning Area 17, as depicted in Figure III.B-8, provides for development of 9.1 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 17 shall be provided via Morgan Hill Drive and Planning Area 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 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 17.
- 4) Please refer to Section IV for specific DESIGN GUIDELINES and other related design criteria.
- 5) 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

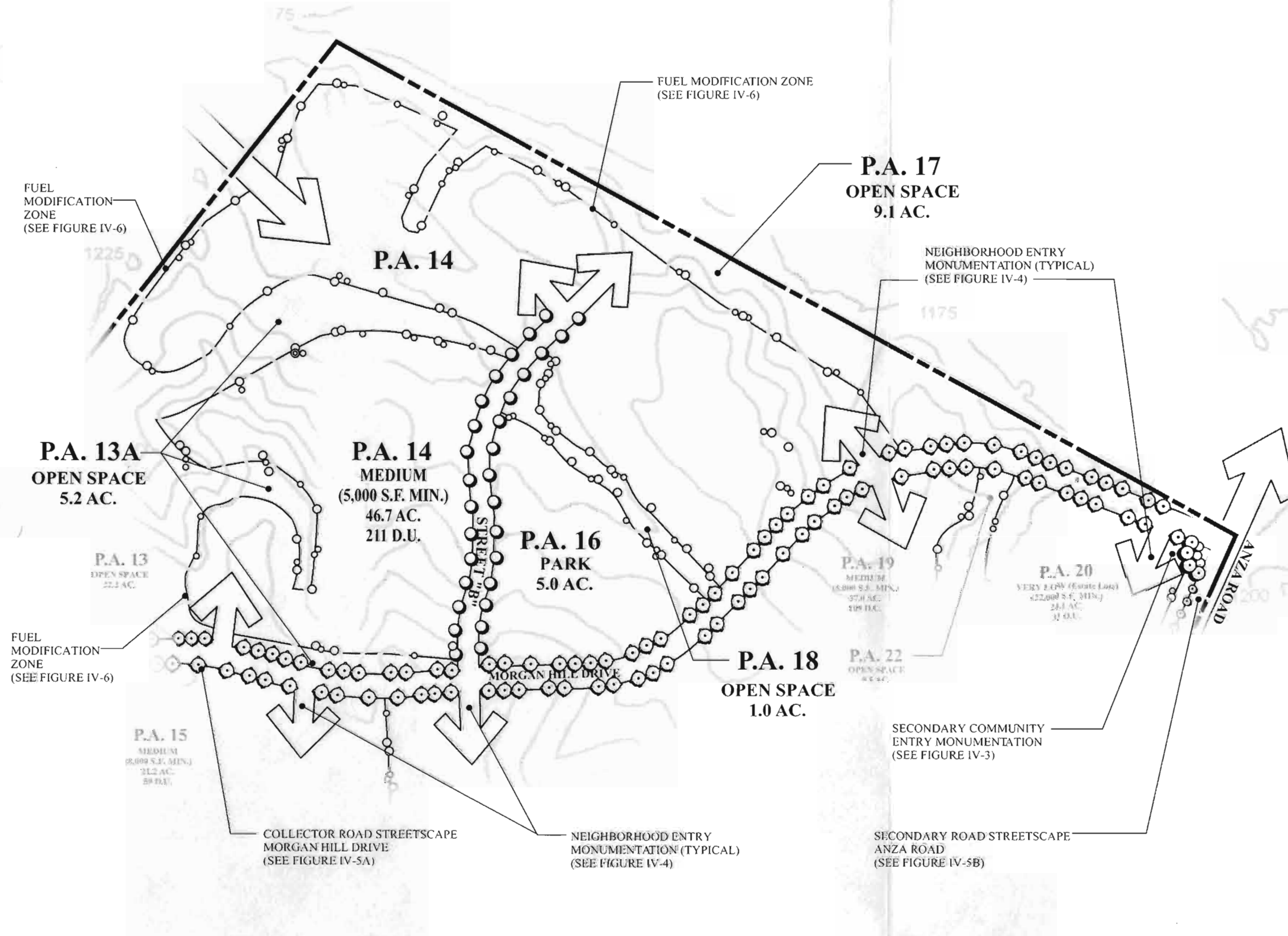
III.A.7: Grading Plan

III.A.8: Public Facility Sites and Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

PLANNING AREAS 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.

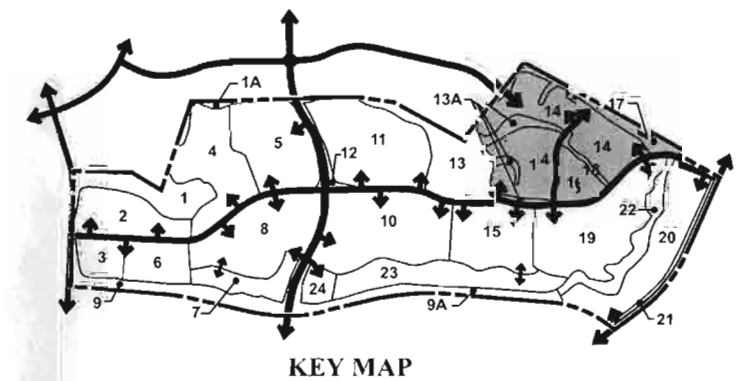


FIGURE III.B-8

Morgan Hill