

4. Planning Area 3: Neighborhood Park

a. DESCRIPTIVE SUMMARY

Planning Area 3, as depicted in Figure III.B-2, provides for development of 6.1 acres as a Neighborhood Park. Planning Area 3 shall be landscaped and may include such amenities as a tot lot/adventure play area, basketball court, combination soccer/ball field, group barbeque and/or shade structure, picnic areas, restrooms, and sufficient parking. For a complete description of proposed uses and a conceptual site layout, see Section IV.J, LANDSCAPE STANDARDS AND GUIDELINES and Figure IV-7. After construction, the park will be dedicated to and maintained by a County Service Area (CSA) or a similar public or private maintenance organization.

b. LAND USE AND DEVELOPMENT STANDARDS

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

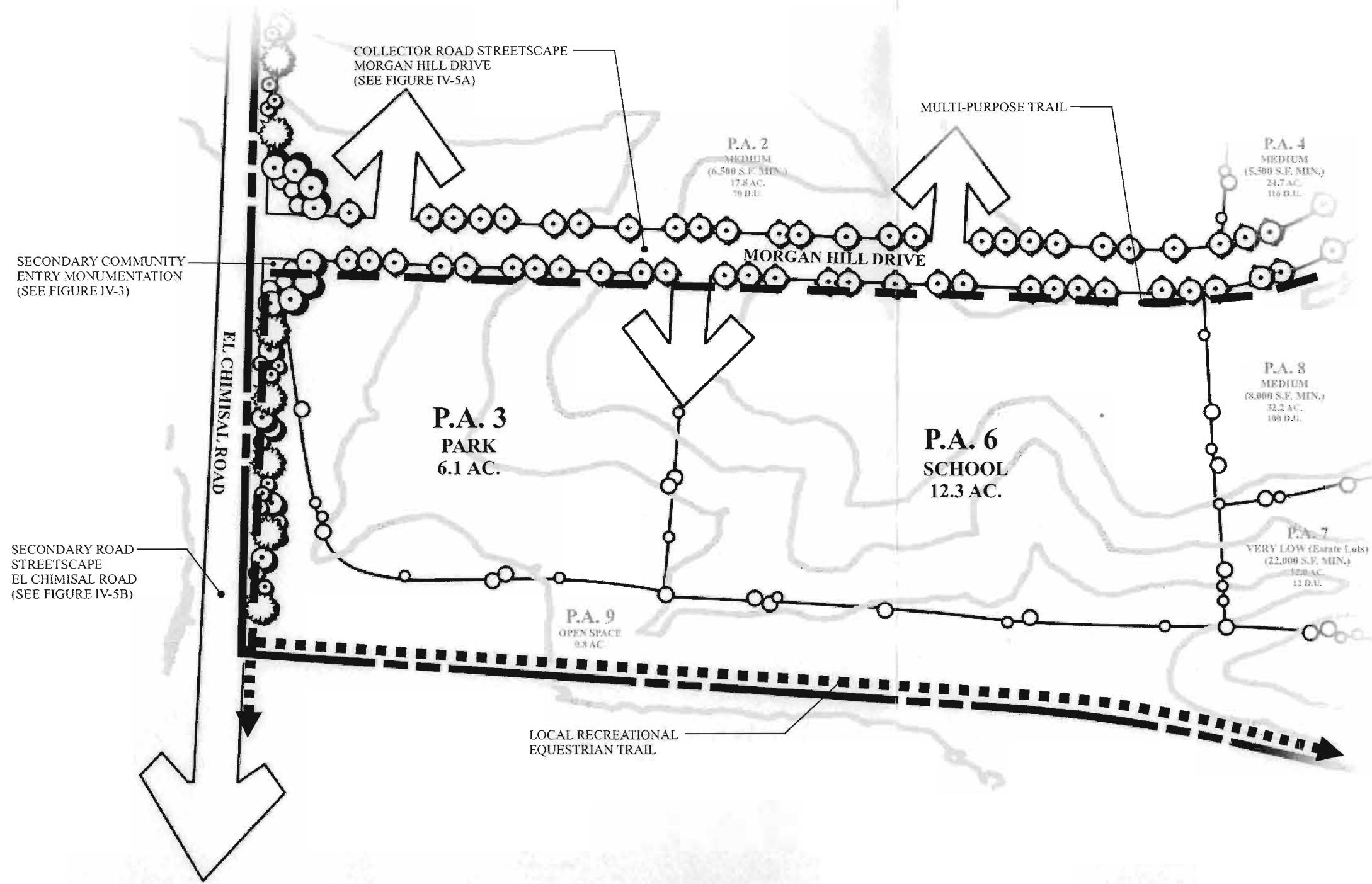
c. PLANNING STANDARDS

- 1) Access to Planning Area 3 shall be provided from Morgan Hill Drive.
- 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 roadway landscape treatment, as shown on Figure IV-5B, *Roadway Landscape Elevations-Secondary Road Streetscape (El Chimisal Road)*, is planned along El Chimisal Road.
- 4) A secondary community entry, as shown on Figure IV-3, is planned at the intersection of Morgan Hill Drive and El Chimisal Road.
- 5) Construction of the multi-purpose trail along Morgan Hill Drive shall be concurrent with the development of Planning Area 3.
- 6) Park improvement plans for the 6.1-acre park within Planning Area 3 shall be submitted by the developer prior to issuance of the 400th cumulative building permit within the Specific Plan. The park shall be constructed and fully operable prior to the issuance of the 450th cumulative occupancy permit anywhere within the Specific Plan.
- 7) Please refer to Section IV for specific DESIGN GUIDELINES and other related design criteria.
- 8) 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

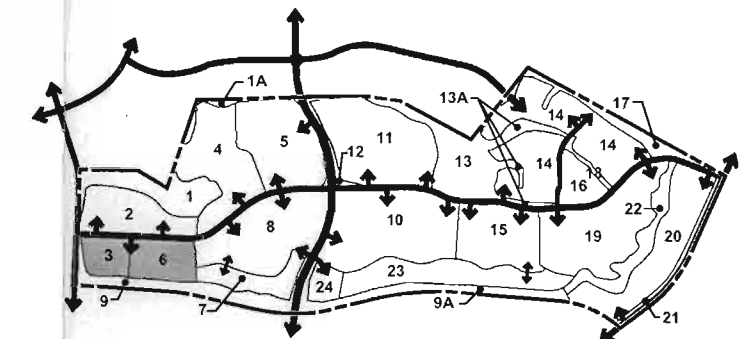
III.A.7: Grading Plan
III.A.8: Public Facility Sites and Project Phasing Plan
III.A.9: Landscaping Plan
III.A.10: Comprehensive Maintenance Plan

PLANNING AREAS 3 & 6



P.A. 3
PARK
6.1 AC.

P.A. 6
SCHOOL
12.3 AC.



KEY MAP

FIGURE III.B-2

Morgan Hill