

19. Planning Area 16: Neighborhood Park

a. DESCRIPTIVE SUMMARY

Planning Area 16, as depicted in Figure III.B-2, provides for development of 5.0 acres as a Neighborhood Park. Planning Area 16 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, DESIGN GUIDELINES and Figure IV-8. After construction, the park will be dedicated to and maintained by a County Service Area (CSA) or a similar public or private maintenance entity.

b. LAND USE AND DEVELOPMENT STANDARDS

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

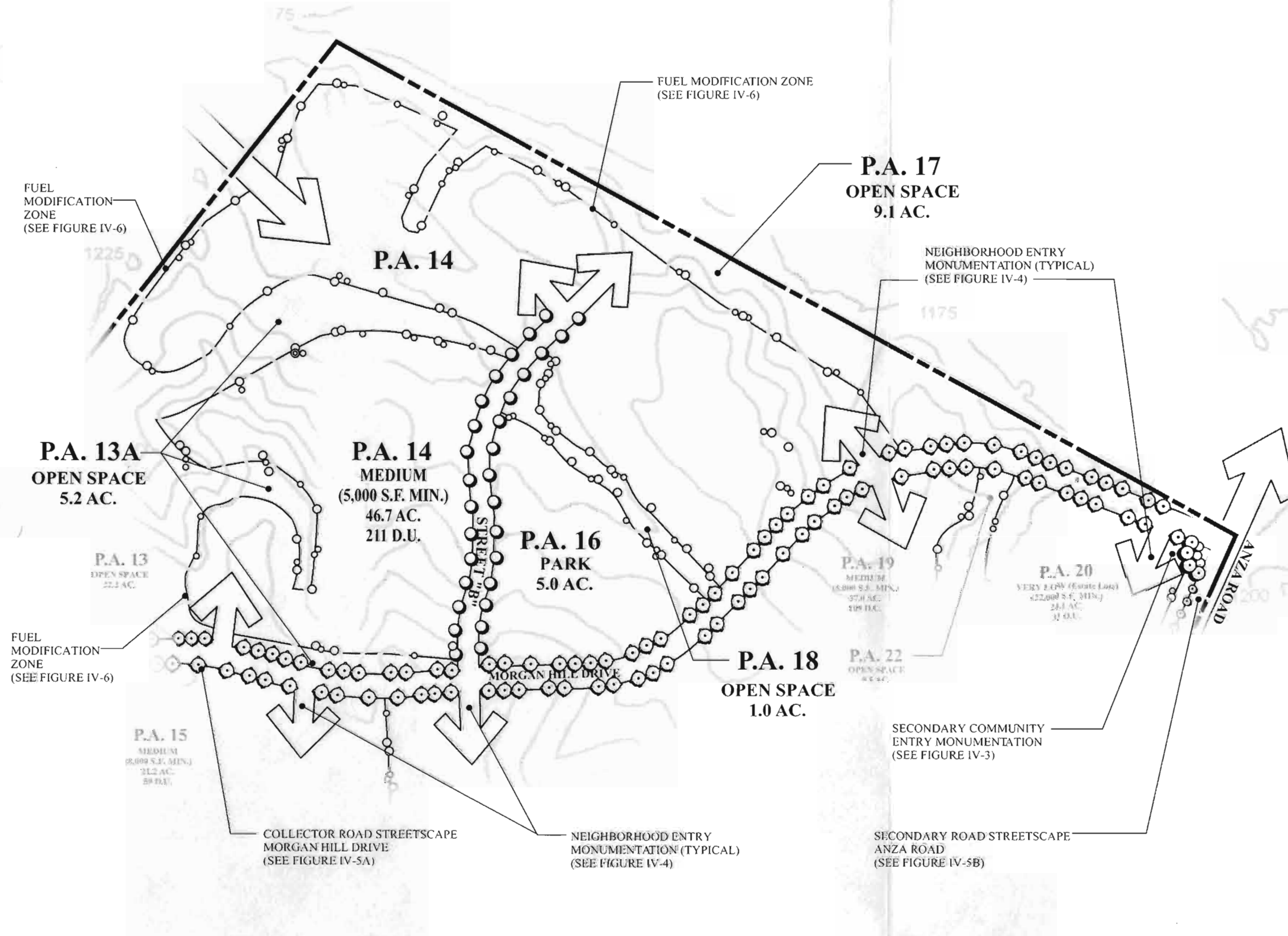
c. PLANNING STANDARDS

- 1) Access to Planning Area 16 shall be provided from Street "B" via Morgan Hill Drive.
- 2) A roadway landscape treatment, as shown on Figure IV-5A, *Roadway Landscape Elevations-Collector Road Streetscape ("B" Street)*, is planned along Street "B".
- 3) Park improvement plans for the 5.0 acre park within Planning Area 16 shall be submitted by the developer prior to issuance of the 600th cumulative building permit within the Specific Plan. The park shall be constructed and fully operable prior to the issuance of the 700th cumulative occupancy permit anywhere within the Specific Plan.
- 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.

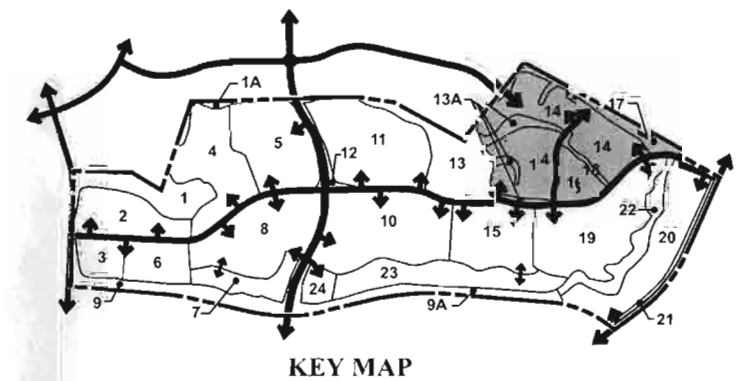


FIGURE III.B-8

Morgan Hill