

HONEYCUTT ROAD

GUNSMOKE ROAD

WHISKER ROAD

7 RANCH ROAD

60 30 0 60 120  
GRAPHIC SCALE  
1" = 60'

LEGEND

NET BOUNDARY (25.11 AC)

TOTAL OPEN SPACE REQUIRED:  
20% OF NET AREA = 25.11 AC \* 0.20 = 218,716 SF / 5.02 AC

TOTAL COMMON/USABLE OPEN SPACE REQUIRED:

60% OF OPEN SPACE = 5.02 AC \* 0.60 = 131,116 SF / 3.01 AC

TOTAL PRIVATE OPEN SPACE REQUIRED:

120 SF MIN/DWELLING UNIT = 120 SF \* 271 DU = 32,520 SF / 0.75 AC

WALKING OPEN SPACE PROVIDED: 222,803 SF / 5.11 AC

PRIVATE SPACE PROVIDED: 127,082 SF / 2.92 AC

COMMON/USABLE OPEN SPACE PROVIDED: 124,880 SF / 2.87 AC\*

PERIMETER OPEN SPACE PROVIDED: 136,821 SF / 3.14 AC

TOTAL OPEN SPACE PROVIDED: 611,586 SF / 14.04 AC

\*NOTE:  
0.14 ACRES SHORT ON ACTIVE OPEN SPACE, 57.2% ACTIVE OPEN SPACE  
IS CURRENTLY PROVIDED. WAIVER MAY NEED TO BE REQUESTED FOR NOT  
MEETING 60% ACTIVE OPEN SPACE REQUIREMENT.

