

PARTEN RANCH EXHIBIT 1 - OPEN SPACE AND MASTER PARK PLAN **DRAFT** - OCTOBER 30, 2015

Public Buffer Open Space* Public Irrigation Field Open Space Publicly Accesible Open Space Public Upland Parkland**	130.6 61.3 106.0
Publicly Accesible Open Space	
	106 0
Public Upland Parkland**	100.0
	1.9
Total	299.8
All Public Open Space is publicly accessible.	
The Dedicated Parkland Acreage Requirement for is 23 Acres.	or this project
* The 100 Year Flood Plain area (56.7 Acres) is in 130.6 Acres of Public Buffer Open Space.	ncluded in the
** The Public Upland Parkland was calculated as	follows:
- Minimum Requirement of Parkland Dedicatio	
 - ~ 20% OF 23 Acres of Parkland Dedication - Total Amenity Center Acreage 	4.6 Ac 5.5 Ac
- 50% Credit of Private Open Space	2.75 Ac
20% Parkland Dedication 4.6 Ac 50% Credit - 2.75 Ac	
Total of Public Upland Parkland 1.9 Ac	-

PRIVATE OPEN SPACE	ACRES
Private HOA Amenity Center	5.5
Total	5.5

305.3

Total Parkland and Open Space

LEGEND

Public Open Space

	Public Buffer Open Space (130.6 Acres)
	Public Irrigation Field Open Space (61.3 Acres)
	Publicly Accessible Open Space (106 Acres)
-	100 Year Flood Plain (56.7 Acres) The 100 Year Flood Plain area (56.7 Acres) is included in the 133.4 Acres of Public Buffer Open Space.

Upland Parkland (1.9 Acres)

Private Open Space

Private HOA Amenity Center (5.5 Acres)

Amenity Center (2.8 Acres)

Buffer (2.7 Acres)

The Amenity Center and the Buffer are part of the Private HOA Amenity Center total acreage.

Trails

STATES

Type I Trail: Multi-Use 6' Concrete Trail (14,027 LF) Trail will only be installed if variance is granted in lieu of 4' sidewalk on both sides of the residential collector.

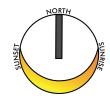
Type II Trail: Nature Trail 6' Mulch Trail (11,283 LF)

Other

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Phasing Lines

Property Line



0150 300 600 SCALE 1"=300'

1200

PHARIS DESIGN PLANNING LANDSCAPE ARCHITECTURE