GREENSPACE EXHIBIT

UNIVERSITY NORTH PARK ENTERTAINMENT DISTRICT

A PLANNED UNIT DEVELOPMENT

PRIVATE PARK LAND AREA CALCULATIONS SUMMARY (DEVELOPMENT AREAS 1 AND 2)

NUMBER OF RESIDENTIAL LOTS AND MULTI-FAMILY UNITS PER THE PUD:

1. SINGLE-FAMILY LOTS – 37 LOTS (97 PERSONS)
2. MULI-FAMILY – 758 UNITS (1,342 PERSONS)
3. TOTAL POPULATION: 1,582 PERSONS

SINGLE FAMILY FORMULA: (# LOTS) X (2.62 PERSONS PER LOT) X (0.0025 ACRES PER PERSON)

(37 LOTS) X (2.62 PERSONS PER LOT) X (0.0025 ACRES PER PERSON) = 0.242 ACRES

MULTI-FAMILY FORMULA: (# UNITS) X (1.77 PERSONS PER UNIT) X (0.0025 ACRES)

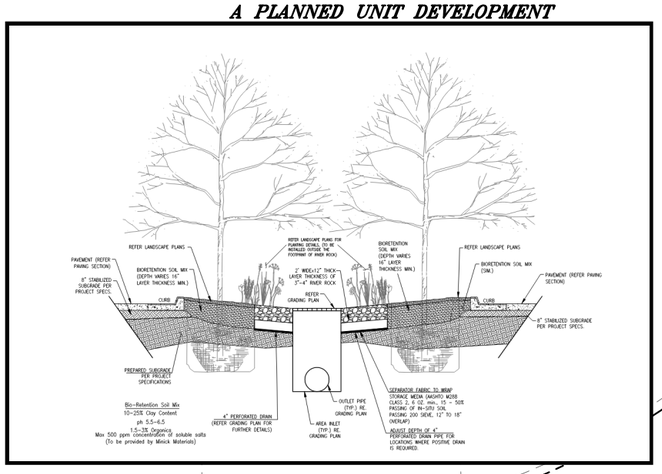
(758 UNITS) X (1.77 PERSONS PER UNIT) X (0.0025 ACRES PER PERSON) = 3.354 ACRES

TOTAL PRIVATE PARK LAND AREA REQUIRED: 2 X (0.242 ACRES + 3.354 ACRES) = 7.19 ACRES

TOTAL RESIDENTIAL PRIVATE PARK LAND AREA PROVIDED PER THE PREL. SITE DEVELOPMENT PLAN: 11.5 ACRES.

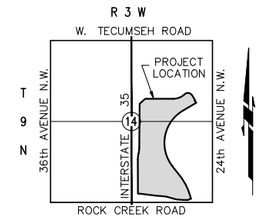
PRELIMINARY OPEN SPACE SUMMARY

DEVELOPMENT AREA 1:	10.4%
DEVELOPMENT AREA 2:	34.5%
DEVELOPMENT AREA 3:	19.3%
OVERALL OPEN SPACE:	24.4%

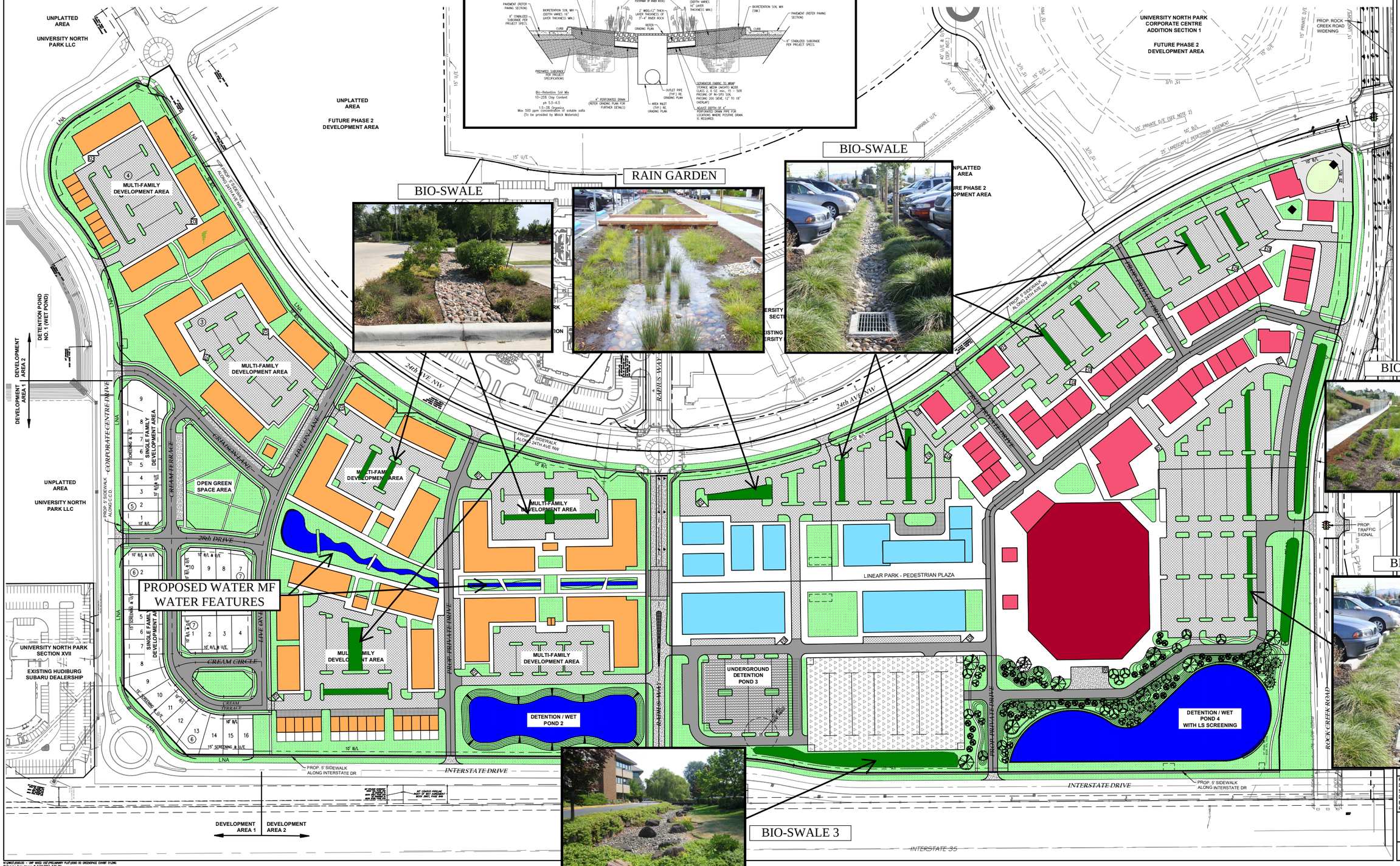


LEGEND

- CONCRETE PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- STANDARD DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALKS
- OFFICE/HOTEL/CONFERENCE BUILDINGS
- RETAIL/RESTAURANT BUILDINGS
- MULTI-FAMILY BUILDINGS
- PARKING GARAGE
- DETENTION / WET PONDS
- UNDERGROUND DETENTION POND
- GREENSPACE AREAS
- TREES & BERMS FOR SCREENING AT POND 4
- PROPOSED LID



LOCATION MAP
SCALE: 1" = 2000'



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PROJECT NO.: 6560.00
DATE: 11/01/23
SCALE: 1" = 100'
DRAWN BY: TLH
ENGINEER: TERENCE L. HAYNES
P.E. NUMBER: 16820

GREENSPACE EXHIBIT

SHEET NO.
GS-01

W:\2003\6560.00 - UNP MIXED USE\PRELIMINARY PLAT\6560 00 GREENSPACE EXHIBIT 01.DWG
Plotted by: Terry Haynes @ 9/10/2024 3:32 PM