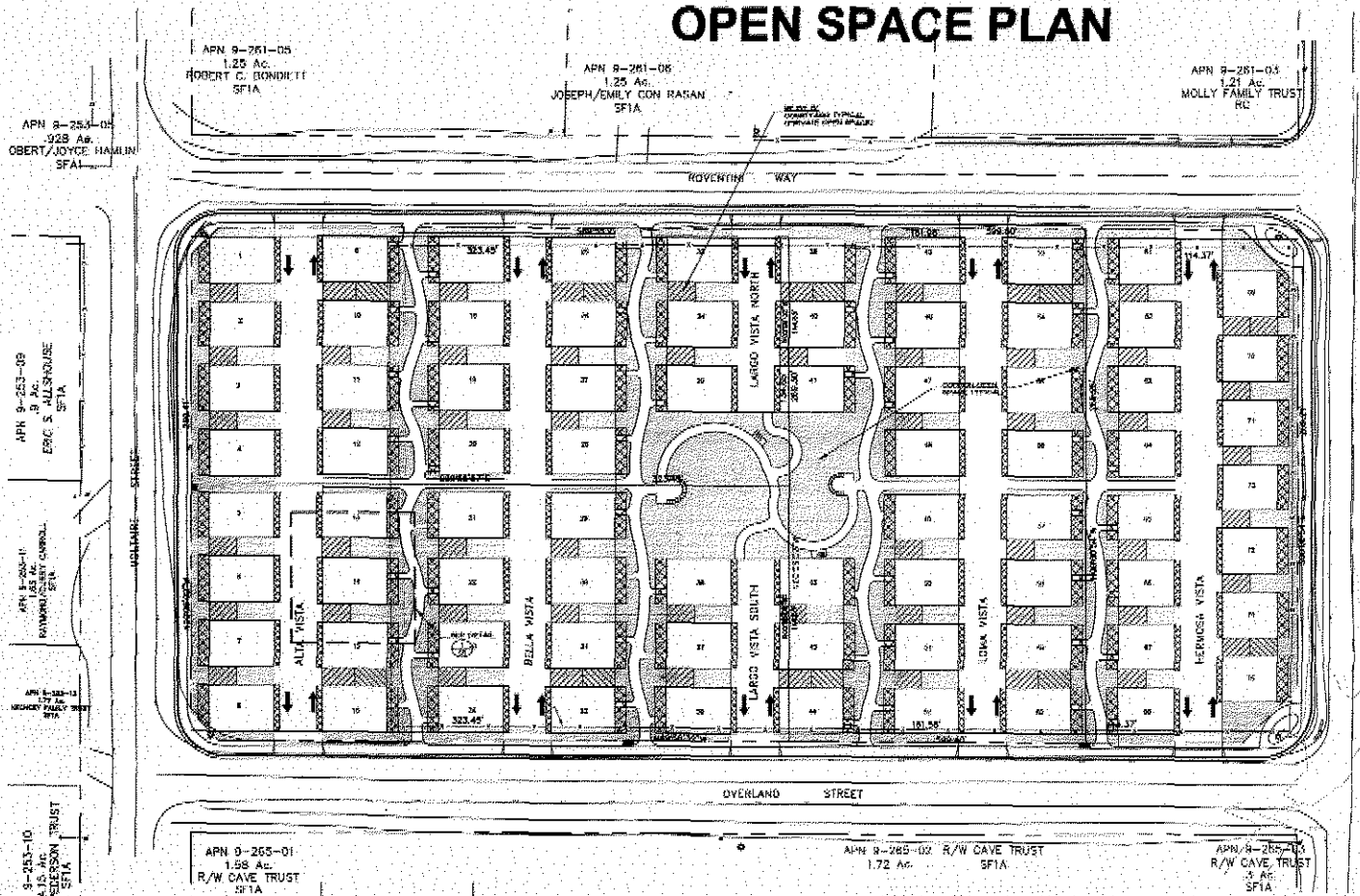
CLEAR VIEW RIDGE
OPEN SPACE PLAN



TOTAL AREA - 167473 SF (3.84 AC.)

COMMON AREA

COMMON AREA — TOTAL AREA - RESIDENTIAL PARCELS

COMMON AREA — [illegible] (3.84 AC.)

OPEN SPACE CALCULATION

OPEN SPACE — COMMON AREA
- PRIVATE OPEN SPACE
- UNIT EXTENSIONS
- ROADWAYS

OPEN SPACE: 103,375 SF
- (15% SF X 75)
- 24,098 SF
- 56,283 SF

PERCENTAGE OF OPEN SPACE

% OPEN SPACE = OPEN SPACE PROVIDED / TOTAL AREA

= 56,283 SF / 167,711 = 33%

% OPEN SPACE = 33%

PERCENTAGE OF PRIVATE OPEN SPACE

% PRIVATE OPEN SPACE = PRIVATE OPEN SPACE PROVIDED / OPEN SPACE

= 9,760 SF / 56,283 = 16.7%

% PRIVATE OPEN SPACE = 16.7%

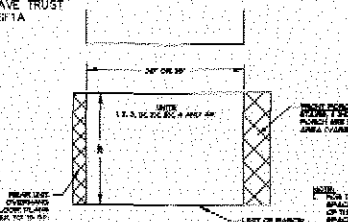
LEGEND

OPEN SPACE

PRIVATE OPEN SPACE

UNIT EXTENSIONS INTO OPEN SPACE (PORCHES, STAIRS, ETC.)

COMMON AREA = OS + + + ALLEYS



UNIT EXTENSION INTO COMMON AREA-TYPICAL DETAIL

NOTE:
1. FOR THE PURPOSES OF CALCULATING OPEN SPACE SUBTRACT 56 SF. (UNIT LARGER AREA OF 112 SQ TO 168 SF. SUBARD FROM 112 OPEN SPACE TO ACCOUNT FOR STRUCTURE EXTENSIONS.
2. THE REAR UNIT EXTENSIONS ARE NOT INTO OPEN SPACE AND THEREFORE ARE NOT DEDUCTED FROM OPEN SPACE CALCULATIONS.

COMMON AREA & OPEN SPACE DEFINITION

COMMON AREA IS ANY SPACE NOT INCLUDED IN THE BUILDING FOOTPRINTS OR RESIDENTIAL PARCELS. COMMON AREA CALCULATIONS INCLUDE THE PARK, BUILDING PATHS, FRONT PORCHES, SIDE YARDS, LANDSCAPED AREAS, ALLEYWAYS, ETC.

OPEN SPACE IS ALL AREA WITHIN THE COMMON AREA THAT CODE ALLOWS AN APPLICANT TO INCLUDE IN OPEN SPACE CALCULATIONS. SPECIFICALLY, OPEN SPACE HAS BEEN CALCULATED BY SUBTRACTING ALL PRIVATE AND STRUCTURAL FOOTPRINTS (PORCHES, STAIRS, BUILDING OVERHANGS, ETC.) FROM THE COMMON AREA. STRUCTURE EXTENSIONS BEYOND THE PLANES, LISTED BELOW AND DEPICTED ON THE ARCHITECTURAL FLOOR PLANS. THE REAR EXTENSIONS ENCROACH INTO ALLEYWAYS AND, THEREFORE, ARE NOT DEDUCTED FROM OPEN SPACE. ALL FRONT EXTENSIONS REMAIN IN AREAS THAT ARE NOT TO BE INCLUDED WITHIN THE PARAMETERS OF CALCULATING OPEN SPACE, NO UNITS ARE/ARE TO CREATION OF 100 SQUARE FEET FOR EACH UNIT TO ESTABLISH A COMPARATIVE APPROACH. THE DEVELOPMENT PROVIDES ALL OPEN SPACE AREAS REQUIRED FOR PLANNED UNIT DEVELOPMENTS.

PRIVATE OPEN SPACE IS ALL AREAS THE CODE ALLOWS TO BE COUNTED TOWARD REQUIRED OPEN SPACE NOT EXCEEDING THIRTY-FIVE PERCENT (35%) OF THE TOTAL OPEN SPACE. INCLUDED IN PRIVATE OPEN SPACE INCLUDES 2ND THIRD COURTYARDS FOR THE EXCLUSIVE USE FOR EACH RESIDENTIAL UNIT. THE DEVELOPMENT PROVIDES 9,760 TOTAL PRIVATE OPEN SPACE, WHICH IS LESS THAN THE ALLOWABLE 35% FOR PLANNED UNIT DEVELOPMENTS.

RECEIVED
SEP. 07 2006
CARSON CITY
COMMUNITY DEVELOPMENT

AB - 06 - 147
T PUD - 06 - 146
ZMA - 06 - 145

GRAPHIC SCALE
SCALE IN FEET
30 0 30 60

LUMOS & ASSOCIATES
[illegible] E. WILLIAMS Gateway
CARSON CITY, NEVADA 89701
TEL (775) 883-1071
FAX (775) 883-1114
WWW.LUMOSANDASSOCIATES.COM
CIVIL ENGINEERING
GEOTECHNICAL ENGINEERING
PLANNING
LANDSCAPE ARCHITECTURE
SURVEYING / GIS
CONSTRUCTION SERVICES
MATERIALS TESTING

ROVERTHIL, LLC
CLEAR VIEW RIDGE
OPEN SPACE PLAN
NEVADA
DATE/SCALE

NO.	DESCRIPTION	BY	DATE

01

DATE: JULY 18, 2006
DRAWN BY: RCS
DESIGNED BY: GL
CHECKED BY: RL
JOB NO: 6413.005