REQUIRED OPEN SPACE CALCULATIONS **MURRAY RANCH** North Star REQUIRED OPEN SPACE EXHIBIT 1. CITY OF STOCKTON MUNICIPAL CODE 16.68.030 (B)(3) REQUIRES THAT AT LEAST 20% OF THE GROSS PROPERTY AREA SHALL BE RESERVED FOR, Engineering Group, Inc. NOVEMBER 12, 2024 AND DEVOTED TO, LANDSCAPED AREAS AND USABLE COMMON OPEN • CIVIL ENGINEERING • SURVEYING • PLANNING • SPACE AREA. 620 12th Street Modesto, CA 95354 (209) 524-3526 Fax (209) 524-3525 Phone GROSS PROJECT ACREAGE = 34.7 AC. 20% = 7.5 ACRES **LEGEND OPEN SPACE/ FRONT YARDS** 148 \ 147 \ 146 \ 145 \ 144 \ 143 \ 142 \ 141 **FUTURE PARK** PROJECT LOT ACREAGE **BOUNDARY** LOT A = 2.06 ACRES 195 LOT C = 0.54 ACRES LOT D = 0.33 ACRES FRONT YARDS = 5.15 ACRES LOT C TOTAL = 8.08 ACRES 208 209 210 211 PROPOSED OPEN BIO-SWALE 55 **FUTURE PARK** 52 51 50 1" = 200'49 EXISTING RIPARIAN ARÊA COPYRIGHT © 2024 NORTHSTAR ENGINEERING GROUP, INC