



STATISTICAL SUMMARY			
LAND USE	ACRES	DENSITY	DU'S
RESIDENTIAL			
ESTATE DENSITY RESIDENTIAL (EDR-RC) - 2-AC. MIN.	72.8	0.4	32
VERY LOW DENSITY RESIDENTIAL (VLDR-RC) - 1 AC. MIN.	465.0	0.8	389
- RESIDENTIAL SUBTOTALS	537.8	0.8	421
NON-RESIDENTIAL			
SCHOOL	18.1	(0.7**)	(12**)
RECREATION / PUBLIC FACILITIES	10.0	--	--
OPEN SPACE - OPEN SPACE	141.8	--	--
OPEN SPACE - CONSERVATION	148.9	--	--
OPEN SPACE - BIOLOGICAL RESERVE	423.7	--	--
- NON-RESIDENTIAL SUBTOTALS	742.5	--	--
PROJECT ROADWAYS****	20.7	--	--
PROJECT TOTALS	1,301.0	0.3	421**

* Project roadways acreage includes only on-site portions of Gavilan Hills Road and Lake Mathews Drive.
 ** If PA 10 is not developed as School site, then the site shall alternatively be developed with 12 dwelling units on 18.1 Acres. Under this scenario, the project total units would be increased to 433 units.
 *** Project implementation also would require off-site improvements associated with the realignment of Gavilan

Source: T&B Planning, Eagle Aerial (2008)
 Datum: NAD 83 Zone VI

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