



Note: Roundabout location and dimensions to be determined as part of tentative tract map approval.

Exhibit 10
Land Use Plan



RESIDENTIAL LAND USES				
	Acres (Net)	DUs	Type	Net Density
PLANNING AREA 1—NORTH OF CHINO AVENUE				
Neighborhood 1	34.09	187	RD 5,500	5.49 du/acre
Neighborhood 2	20.46	106	RD 6,000	5.18 du/acre
Neighborhood 3	11.45	70	RD 5,000	6.11 du/acre
Neighborhood 4	12.43	73	RD 5,000	5.87 du/acre
Subtotal Planning Area 1:	78.43	436		5.56 du/acre
PLANNING AREA 2—SOUTH OF CHINO AVENUE				
Neighborhood 5	12.76	98	RD Z-Lot	7.68 du/acre
Neighborhood 6	14.82	141	RD Cluster Court	9.51 du/acre
Neighborhood 7	11.21	60	RD Alley Loaded	5.35 du/acre
Neighborhood 8	12.32	84	RD 5,500	6.82 du/acre
Subtotal Planning Area 2:	51.11	383		7.49 du/acre
Subtotal Residential (Net):	129.54	819		6.32 du/acre
OTHER LAND USES (ACRES GROSS)				
Park	5.61 ⁽¹⁾		<i>Notes:</i> 1. Includes .46 acres of private recreation area in Neighborhood 5 and .42 acres of private recreation area in Neighborhood 6.	
Paseo	3.78			
Neighborhood Buffers	3.66			
Streets	19.10			
SCE Easement	7.31			
Deer Creek Channel	9.03			
Subtotal Other:	48.49			
PROJECT TOTAL:	178.03 AC/GROSS	819		

Table 2
Land Use Summary