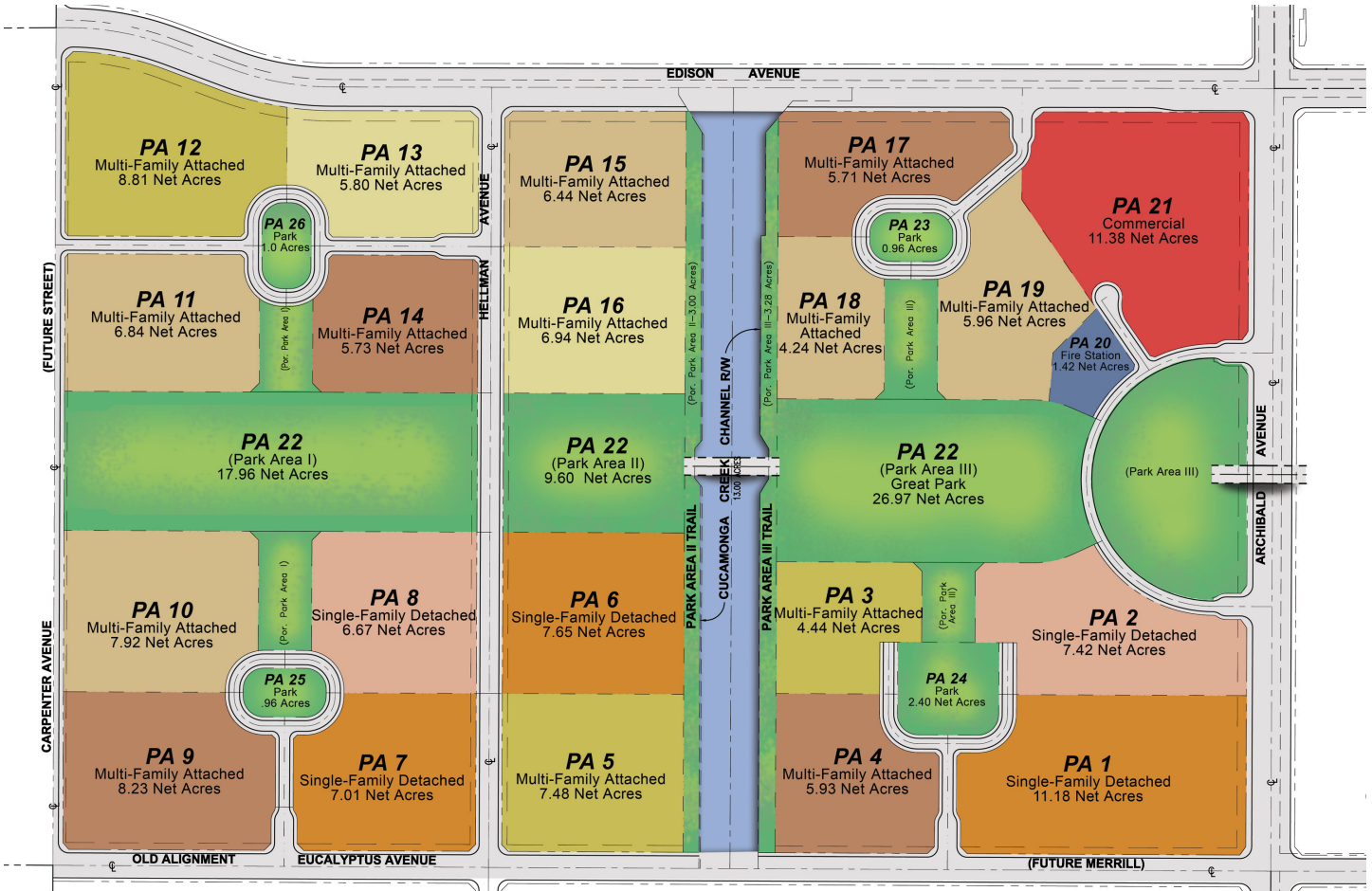




# Parkside



### Notes:

Net acres is Planning Area (PA) acreage, minus street R/W

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Exhibit 3—Land Use Plan



# Parkside

**Table 1—Parkside Land Use Summary**

Land Use	Lot Size / Use	Gross Acreage	Net Acreage	*Density Range / S.F.	Lots / D.U.
<b>Residential</b>					
PA-1 (Green Court/Large)	SFD	14.32	11.18	8-14	125
PA-2 (Green Court/Small)	SFD	8.69	7.42	10-16	102
PA-3 (Row Townhomes)	MF	4.68	4.44	12-18	80
PA-4 (Townhomes/Flats)	MF	7.45	5.93	16-22	114
PA-5 (2/3-Story Townhomes)	MF	8.91	7.48	16-22	139
PA-6 (Motorcourt)	SFD	8.20	7.65	8-14	75
PA-7 (Greencourt/Large)	SFD	9.06	7.01	8-14	68
PA-8 (Greencourt/Small)	SFD	7.55	6.67	10-16	68
PA-9 (Townhomes/Flats)	MF	10.25	8.23	16-22	165
PA-10 (3-Story Townhomes)	MF	8.67	7.92	18-25	143
PA-11 (2/3-Story Townhomes)	MF	7.98	6.84	18-25	123
PA-12 (Row Townhomes)	MF	11.55	8.81	12-18	127
PA-13 (Triplex)	MF	8.27	5.80	10-16	64
PA-14 (Townhomes, Carriage)	MF	6.96	5.73	12-18	99
PA-15 (3-Story Townhomes)	MF	8.09	6.44	18-25	111
PA-16 (Triplex)	MF	7.44	6.94	10-16	90
PA-17 (Townhomes/Carriage)	MF	7.81	5.71	12-18	84
PA-18 (3-Story Townhomes)	MF	4.57	4.24	18-25	85
PA-19 (2/3-Story Townhomes)	MF	6.59	5.96	16-22	85
<b>Residential Subtotal</b>	-	157.04	130.40	-	1,947
<b>Non-Residential</b>					
PA-20 (Fire Station)		1.57	1.42	-	-
PA-21 (Commercial)		15.49	11.38	115,000 SF	-
PA-22 (Park)		58.47	54.53	-	-
PA-23 (Park)		0.96	0.96	-	-
PA-24 (Park)		2.40	2.40	-	-
PA-25 (Park)		0.96	0.96	-	-
PA-26 (Park)		1.00	1.00	-	-
Arterial ROW	-	-	-	-	-
<b>Channel ROW</b>	-	13.00	13.00	-	-
<b>Non-Residential Subtotal</b>	-	93.85	85.65	115,000	-
<b>TOTAL PROJECT (Gross and Net Acres)</b>	-	250.89	216.05	-	1,947

**NOTES:**

- 1) Gross acres taken to center line of streets.
- 2) Net acres taken to street rights-of-way.
- 3) All land uses proposed east of the Cucamonga Creek Channel are included in Subarea 23; all land uses west of the Cucamonga Creek Channel are included in Subarea 22.
- 4) A total of 39.6 acres of master planned roadway is included in the project.  
\*Density range shown is based on net acres. The General Plan is based on gross acres.