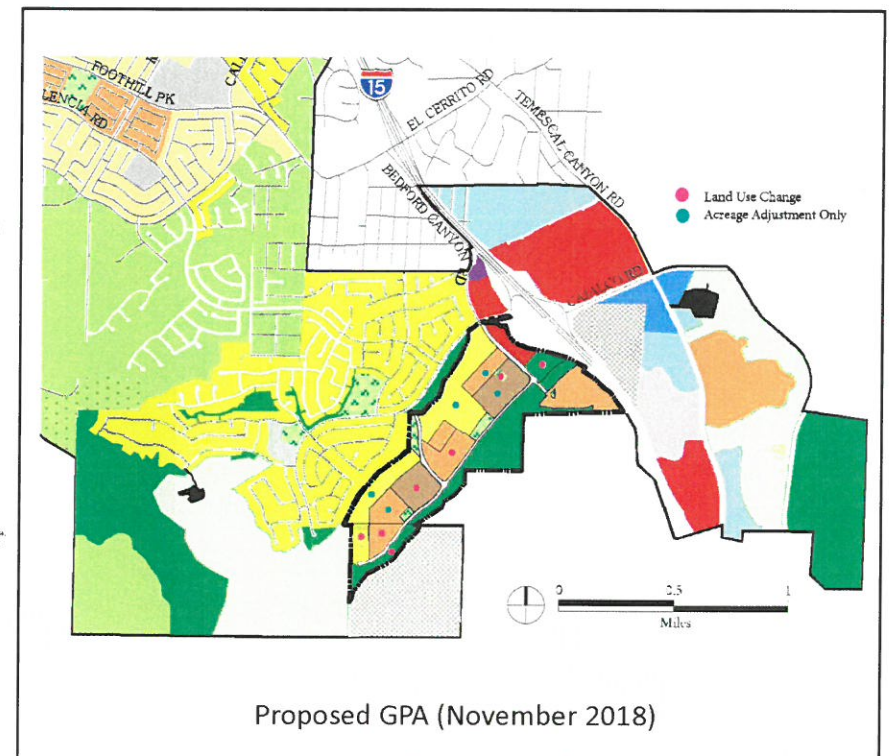
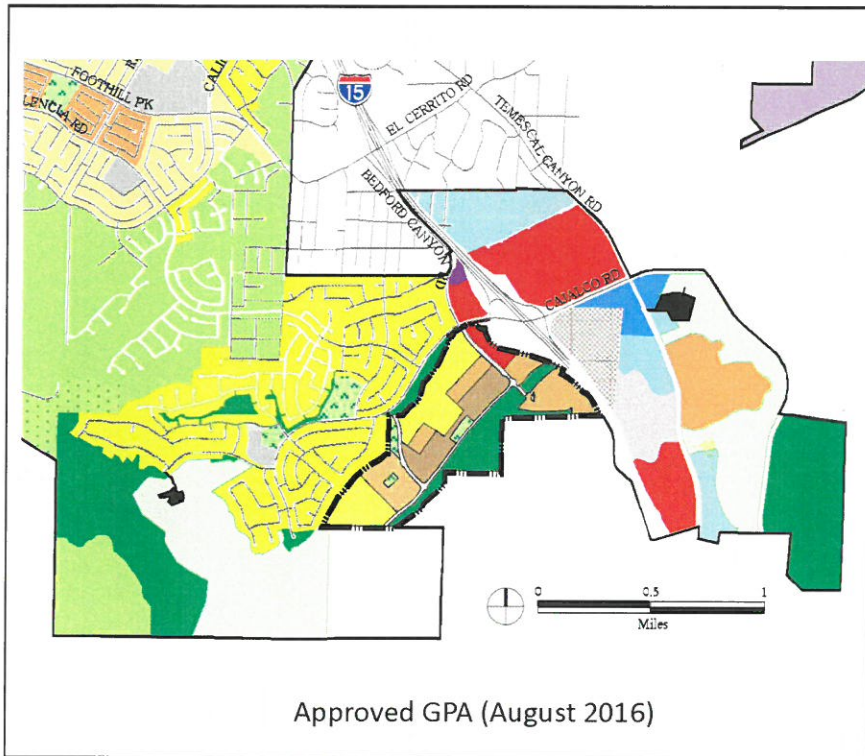




Arantine Hills Specific Plan GPA Comparison

11/15/2018

Table 4.1, Land Use Summary

Land Use		Acres	Density Range*	Target Density*	Target Units	Max. Floor Area Ratio***	Commercial Square Footage
GC	General Commercial	10.0 ac				FAR 0.25	80,000 sf
HDR	High Density Residential	34.3 39.8 ac	15 - 36 du/ ac	15.0 13.3 **	514 531 du		
MDR	Medium Density Residential	74.3 81.6 ac	6 - 15 du/ ac	9.7 8.9**	720 725 du		
LDR****	Low Density Residential	75.6 70.2 ac	3 - 6 du/ac	5.1 5.2	387 365 du		
P	Parks	8.7 9.9 ac					
OS	Open Space	56.8 77.4 ac					
	Master Plan Roadways	16.3 18.9 ac					
Total		276.0 307.8 ac	--		1,621 du		80,000 sf

Notes:

* Density refers to dwelling units per net acre. "Net area" means the area of a lot or parcel of land after public streets, easements or other areas to be dedicated or reserved for public use are deducted from such lot or parcel.

** MDR or HDR Planning Areas 6 and 10 may build out with age-qualified units in which case the dwelling unit total for the entire Specific Plan area shall not exceed 1,806 dwelling units.

***Maximum Floor Area Ratio refers to the Floor Area Ratio over the net planning area acreage.

**** Includes approximately 2.6 acres land designated as High Density Residential Overlay, which is intended to allow for model homes of varying densities and types up to 36 du/ac.