

LA JOLLA VISTA

FINAL DEVELOPMENT PLAN

PAD PARCEL DATA					
PARCEL	UNDERLYING PAD ZONING	LOT SIZE	ESTIMATED YIELD	ESTIMATED DENSITY	NET SITE AREA*
1	R1-6	70' x 125'	90	2.9 DU/AC	32.8
2	R1-6	70' x 125'	78	2.9 DU/AC	29.7
3	R1-6	60' x 120'	106	3.2 DU/AC	33.2
4	SF-D/SF-A	COURT HOMES	171	**7.4 DU/AC	23.1
5	R1-6	60' x 120'	107	3.3 DU/AC	32.8
6	SF-D/SF-A	COURT HOMES	138	**7.4 DU/AC	18.6
7	R1-6	SCHOOL/PARK	-	-	20.0
TOTAL			690		190.2 AC

* GROSS LESS ARTERIALS

** MAXIMUM DENSITY FOR COURT HOME PARCELS IS 8.0 DU/AC

SITE DATA TABLE	
GROSS AREA	198.5 AC
GROSS RESIDENTIAL AREA***	186.5 AC
NET RESIDENTIAL AREA*	178.2 AC
ARTERIAL ROAD	8.29 AC
TOTAL OPEN SPACE**	28.2
OPEN SPACE PROVIDED**	15.1%
TOTAL YIELD	690
DENSITY (NET)	3.87 DU/AC

NOTES:

-GROSS AREA IS TO CENTERLINE OF ADJACENT ROADS.

-NET AREA EXCLUDES ARTERIAL RIGHT OF WAY AND 12 AC SCHOOL FACILITIES SITE

-NEIGHBORHOOD TOT LOT WITH CONNECTION TO PROJECT
OPEN SPACE TO BE CENTRALLY LOCATED WITHIN EACH PARCEL

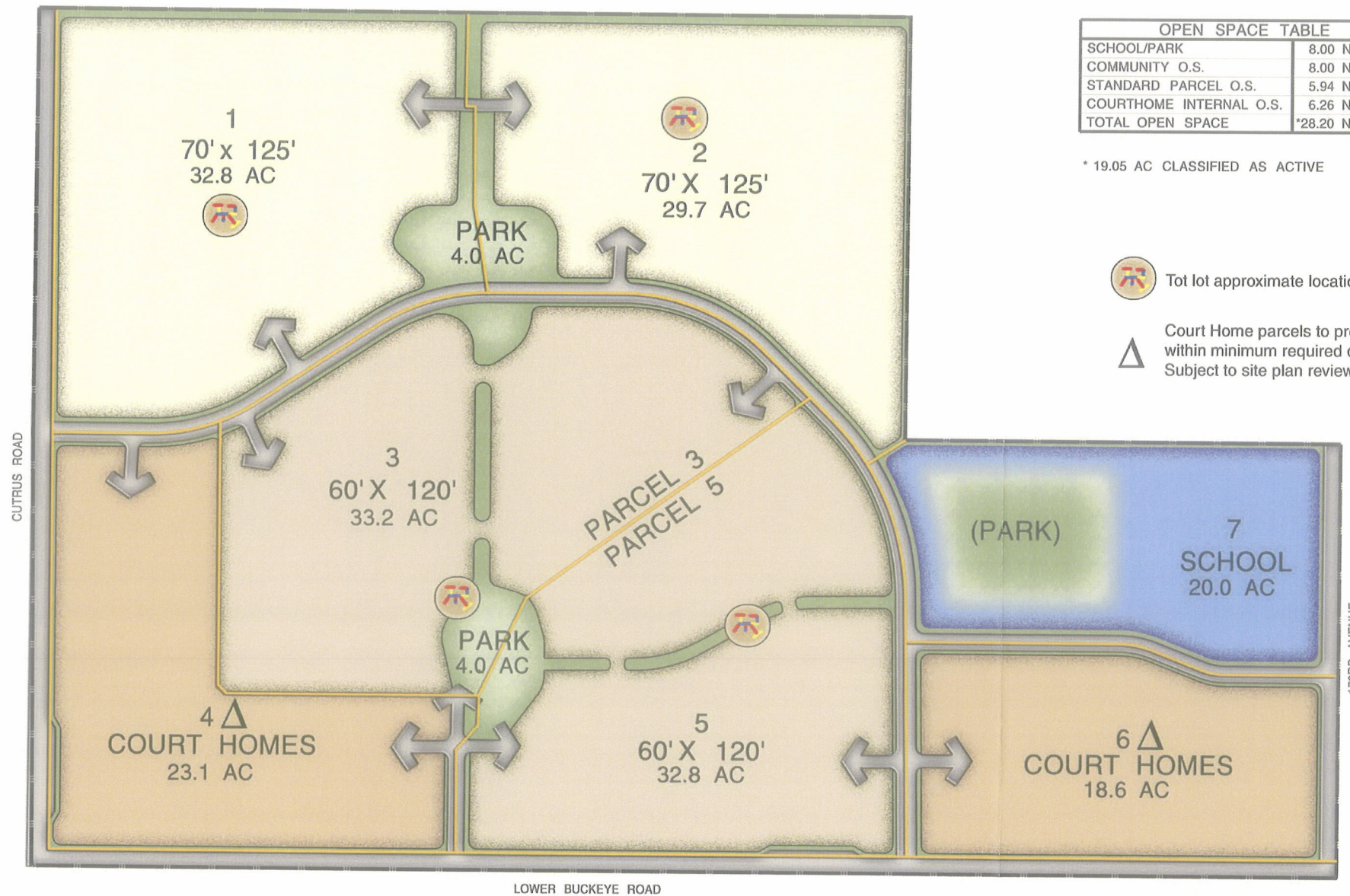
*NET RESIDENTIAL AREA = GROSS LESS ARTERIALS AND 12.0 AC SCHOOL = 178.5 AC

**OPEN SPACE % BASED ON GROSS AREA LESS SCHOOL SITE

***GROSS RESIDENTIAL AREA = GROSS LESS 12.0 AC SCHOOL SITE

OPEN SPACE TABLE	
SCHOOL/PARK	8.00 NET AC
COMMUNITY O.S.	8.00 NET AC
STANDARD PARCEL O.S.	5.94 NET AC
COURTHOME INTERNAL O.S.	6.26 NET AC
TOTAL OPEN SPACE	*28.20 NET AC

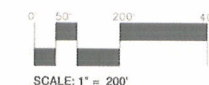
* 19.05 AC CLASSIFIED AS ACTIVE



Tot lot approximate locations



Court Home parcels to provide additional / separate recreational amenity(s) within minimum required distance from each unit in Court Home parcel. Subject to site plan review and approval.



TAB 3

DATE: 7-13-05

