



Exhibit 1-3 COMMUNITY PLAN

Land Use	Dwelling Units	Gross Acres ⁽¹⁾	Gross Density	Net Acres ⁽²⁾	Net Density
<i>Residential Uses</i>					
PA 1	102 DU	7.03 AC	14.51 DU/AC	5.53 AC	18.44 DU/AC
PA 2	248 DU	12.60 AC	19.68 DU/AC	10.79 AC	22.98 DU/AC
PA 3	158 DU	10.82 AC	14.60 DU/AC	9.39 AC	16.83 DU/AC
PA 4	100 DU	11.59 AC	8.63 DU/AC	8.46 AC	11.82 DU/AC
PA 5	144 DU	13.40 AC	10.75 DU/AC	11.90 AC	12.10 DU/AC
PA 6	117 DU	19.28 AC	6.07 DU/AC	16.35 AC	7.16 DU/AC
PA 7	166 DU	14.88 AC	11.16 DU/AC	12.42 AC	13.37 DU/AC
PA 8	291 DU	16.54 AC	17.59 DU/AC	12.66 AC	22.99 DU/AC
Residential Uses Total	1,326 DU	106.14 AC	12.49 DU/AC	87.50 AC	15.15 DU/AC
<i>Other Uses</i>					
PA 9 (Elementary School)		11.16 AC		10.16	
PA 10 (High School)		56.21 AC		49.75	
Great Park		146.66 AC		130.52	
Roadways				42.24	
Other Uses Total		214.03 AC		236.84	
Project Total	1,326 DU	320.17 AC	4.14 DU/AC		

Notes:

(1) Gross Acres: Calculated to street Centerline and includes Pocket Parks and Paseos.

(2) Net Acres: Includes approximately 5.17 acres of enhanced parkways adjacent to all master planned roadways except those master planned roadways fronting the Great Park and includes interior roadways providing internal circulation within each Planning Area.

Table 1-1 COMMUNITY PLAN SUMMARY

GREAT PARK SPECIFIC PLAN