

Preliminary - Not Approved / Subject to Revision



- Legend
- 1 Gateway Village Park
 - 2 Community Gardens
 - 3 Paseo
 - 4 Entry Monuments
 - 5 Entry Drive
 - 6 Jeffrey Open Space
 - 7 Sage Park
 - 8 Toyon Park
 - 9 Gateway Trailhead Park
 - 10 Bee Canyon Park

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GATEWAY VILLAGE | Circulation Diagram
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DA	PERMITTED USES	UNIT	DENSITY RANGE (DU/AC)	AREA (AC)
RESIDENTIAL DEVELOPMENT AREAS				
1a				5.5
1b				3.9
1c	Two to Three Story Attached and Detached Homes	410	10 - 24	3.2
1d				3.7
1e				4.2
2a				5.4
2b	Two to Three Story Attached and Detached Homes	285	15 - 22	3.9
2c				4.4
3a				4.2
3b	Two to Three Story Attached and Detached Homes	325	10 - 22	6.0
3d				4.5
3e				4.0
SUB-TOTAL				52.9
2d	Three Story Attached and Detached Homes	170	30 - 40	8.7
3c	Three Story Attached and Detached Homes	170	30 - 40	3.9
SUB-TOTAL				12.6
TOTAL RESIDENTIAL DA				65.5
1g	Rec. Area			0.4
1f	Linear Park			0.4
4a	Jeffrey Open Space Trail (by Other)			2.4
4b	Jeffrey Open Space Trail (by Other)			2.8
4c	Jeffrey Open Space Trail (by Other)			1.3
4d	Jeffrey Open Space Trail (by Other)			1.2
5	South Park (by Other)			5.1
TOTAL				17.1
A	STREET			1.3
B	STREET			0.7
C	STREET			1.4
D	STREET			4.4
E	STREET			0.9
ISP-1	Landscaping			0.8
ISP-2	Landscaping			0.8
TOTAL				14.9
TOTAL				91.5
OC 1	Orange County - Fuel Management Easement/Open Space			7.0
OC 2	Orange County - Fuel Management Easement/Open Space			6.5
OC 3	Orange County - Fuel Management Easement/Open Space			12.0
TOTAL				116.9