

SITE SUMMARY:

3-STORY ROW-TOWNHOMES

TOTAL HOMES: 44
 5-PLEX X 4 = 20
 6-PLEX X 4 = 24

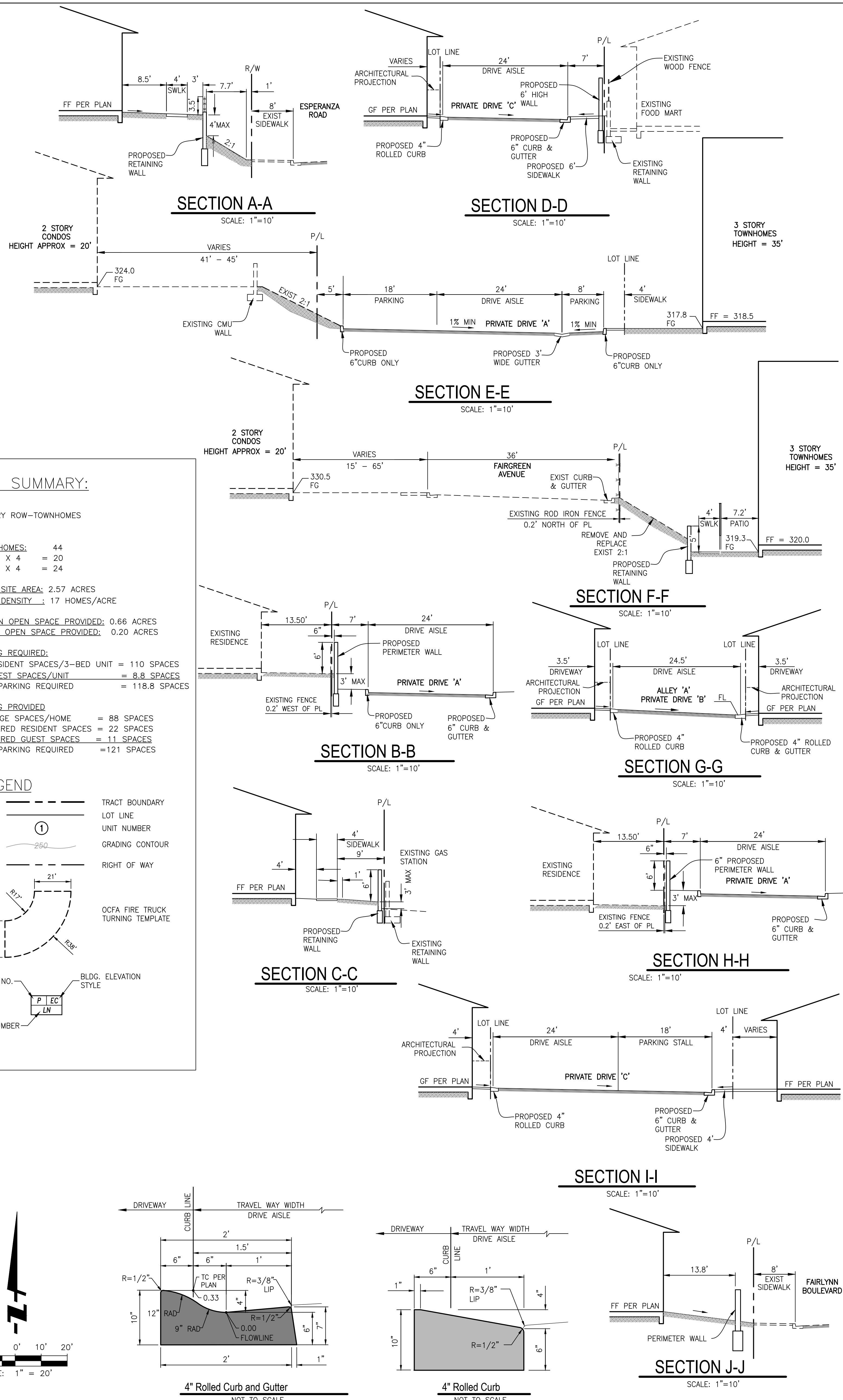
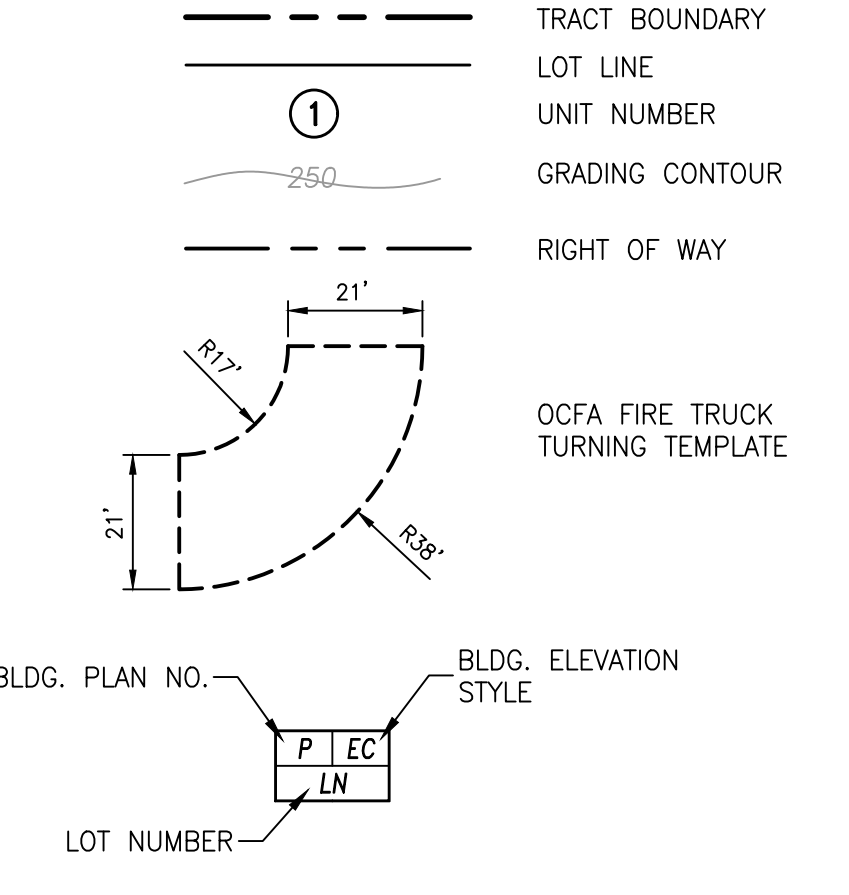
GROSS SITE AREA: 2.57 ACRES
 GROSS DENSITY: 17 HOMES/ACRE

COMMON OPEN SPACE PROVIDED: 0.66 ACRES
 PRIVATE OPEN SPACE PROVIDED: 0.20 ACRES

PARKING REQUIRED:
 2.5 RESIDENT SPACES/3-BED UNIT = 110 SPACES
 0.2 GUEST SPACES/UNIT = 8.8 SPACES
 TOTAL PARKING REQUIRED = 118.8 SPACES

PARKING PROVIDED:
 2 GARAGE SPACES/HOME = 88 SPACES
 UNCOVERED RESIDENT SPACES = 22 SPACES
 UNCOVERED GUEST SPACES = 11 SPACES
 TOTAL PARKING PROVIDED = 121 SPACES

LEGEND



NO.	REVISIONS	APP'D.	DATE	DEVELOPER:
				ROI Esperanza LLC
				4199 Campus Drive, Suite 200
				Irvine, CA 92612
				(949) 342-2502

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Tentative Tract Map No. 19161

TECHNICAL SITE PLAN

6821 Fairlynn Blvd.

NO. C49229

PROFESSIONAL SEAL: TREVOR S. DOSDON, CIVIL ENGINEER, STATE OF CALIFORNIA

DRAWN: SM
 DESIGN: VP
 CHECKED: ID
 SCALE: AS SHOWN
 JOB NO.: 774.012

SHEET 1