

**SITE SUMMARY:**

3-STORY ROW-TOWNHOMES

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

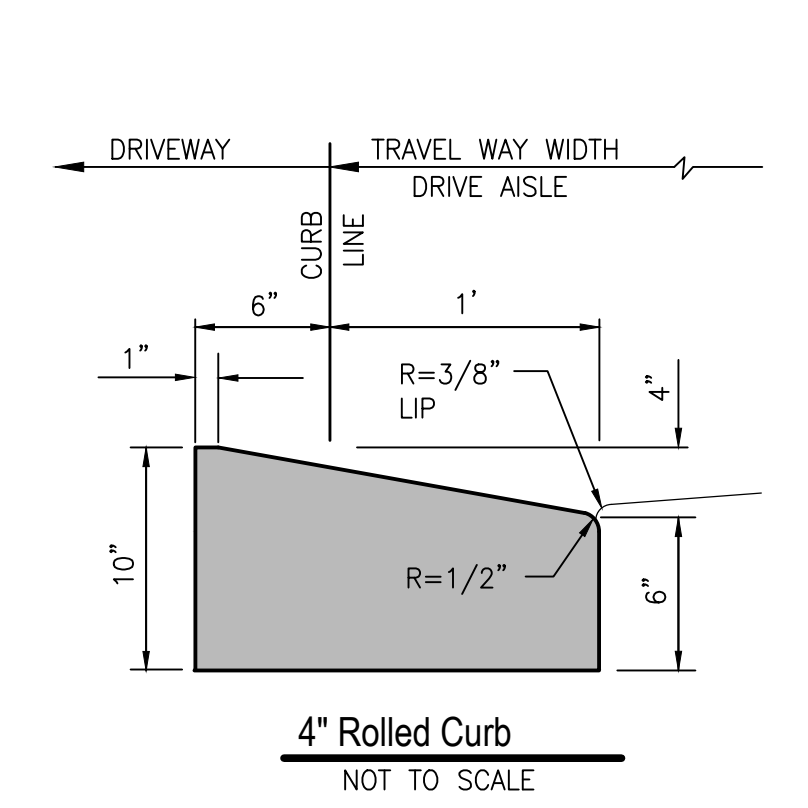
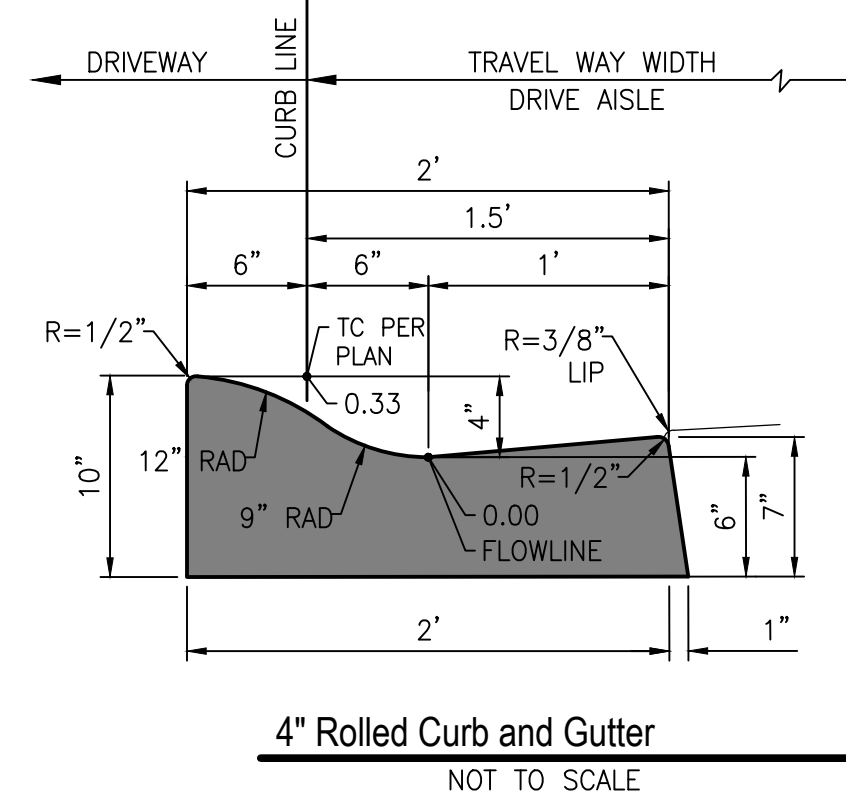
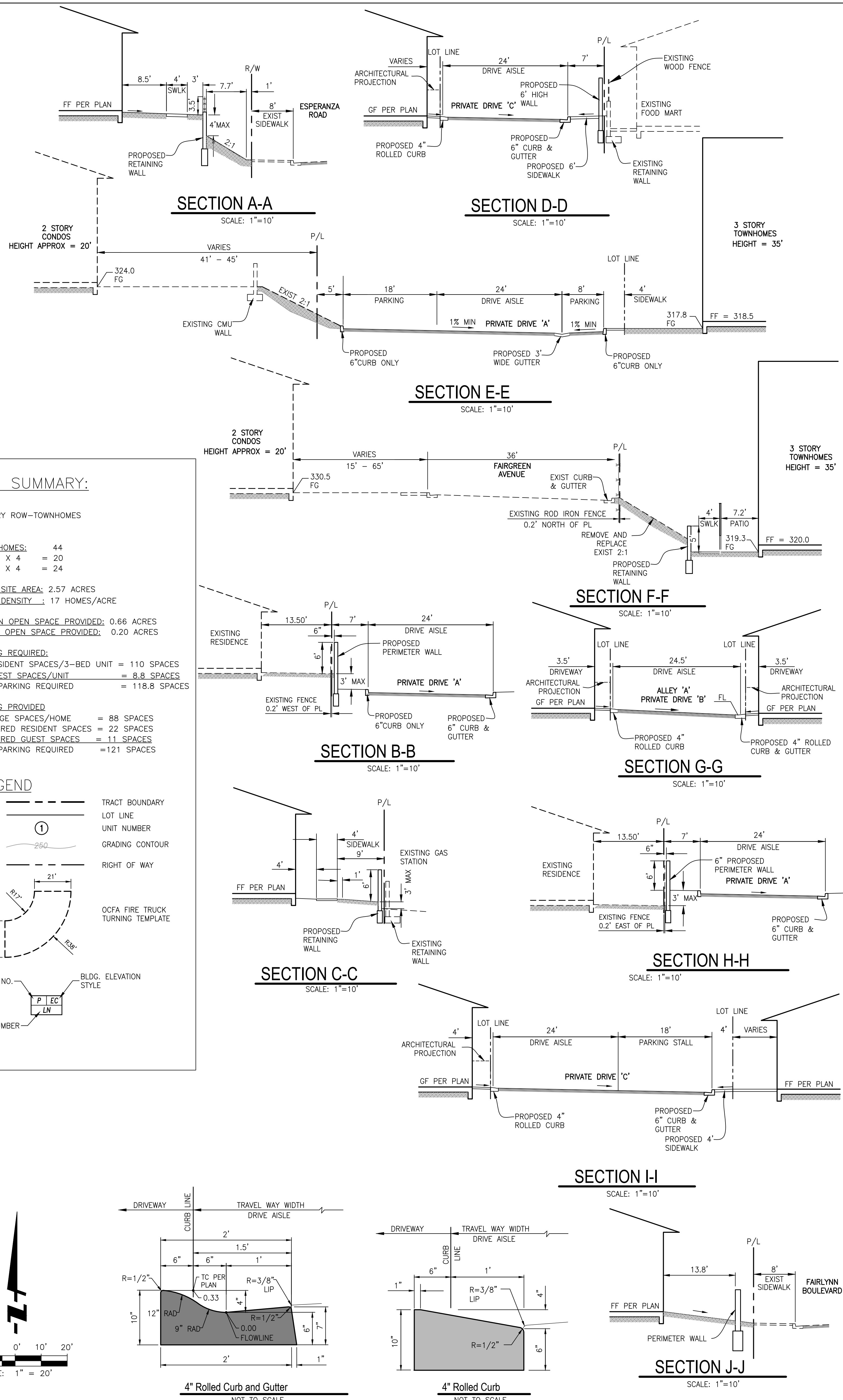
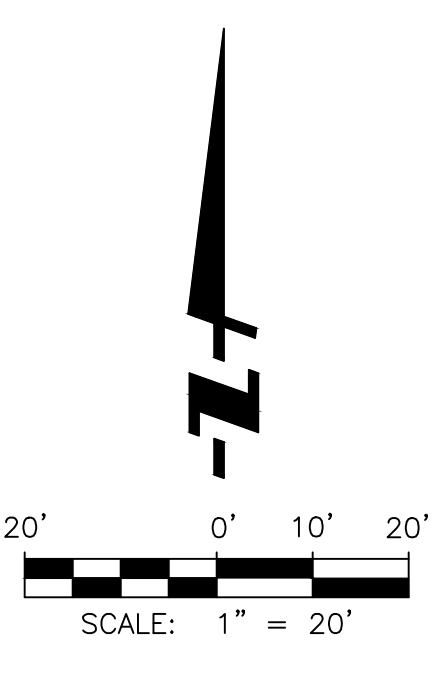
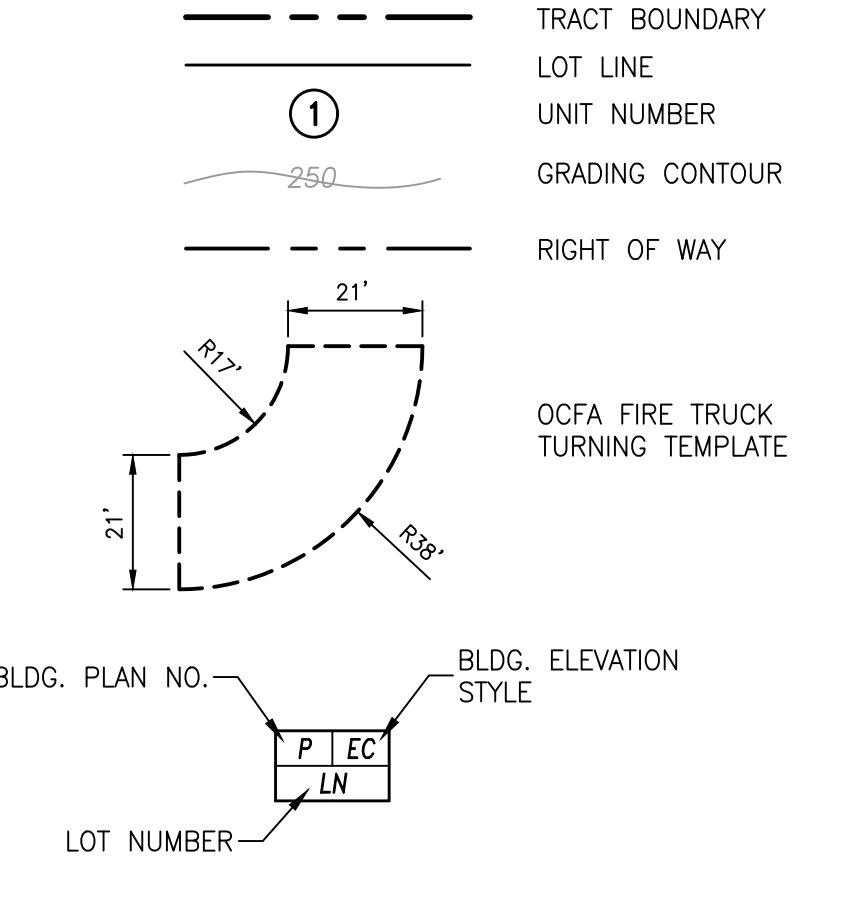
GROSS SITE AREA: 2.57 ACRES  
 GROSS DENSITY: 17 HOMES/ACRE

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**



County of Orange - OC Public Works  
 OC Development Services

**CONDITIONALLY APPROVED**

Approved By: Planning Commission

Approval Date: 11/08/2023  
 Application: PA21-0111

Stamped By: CanningK

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

NO. C49229

STATE OF CALIFORNIA

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

SHEET 1