

Note: All Public Improvements public improvements are depicted and noted in the attached VTTM (sheets 1-4), and made a part hereto".

Project Summary

APN:	100-631-04, 100-631-05
Total Site Area:	± 1.92 Acres (Proposed R/W)
Total Units:	45 Homes <ul style="list-style-type: none"><li>(13) 3-Story Interlocking P1, ± 1,451 SF, 3 Bed, 3 Bath, Tandem</li><li>(13) 3-Story Interlocking P2, ± 1,711 SF, 3 Bed, 3.5 Bath</li><li>(9) 3-Story Townhome P3, ± 1,674 SF, 3 Bed, 3 Bath</li><li>(9) 3-Story Townhome P4, ± 1,775 SF, 4 Bed, 3.5 Bath</li><li>(1) 2-Story P5, ± 1,907 SF, 3 Bed, 2.5 Bath, Loft</li></ul>
Density:	23.4 Du/Ac
Parking:	Required: 80 Spaces Total (1.77 sp/home) Res: 68 Spaces (1.5 sp/home) Guest: 12 Spaces (0.25 sp/home) Provided: 99 Spaces Total (2.2 sp/home) * Res: 90 Spaces (2 sp/home) Guest: 9 Spaces

\* Tandem Parking: 26 Spaces (26% of Total Parking)

Open Space:

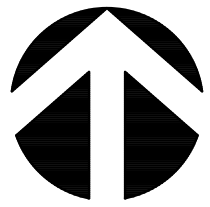
Required:	16,269 SF Total (+ 361.5 SF per home) <ul style="list-style-type: none"><li>Common: 12,219 SF (15% of Net Site Area)</li><li>Private: 4,050 SF (90 SF per home; 6' min. dim.)</li></ul>
Provided:	11,673 SF Total (+ 259.4 SF per home) <ul style="list-style-type: none"><li>Common: 3,853 SF (15' Min. Dimension)</li><li>Private: 7,820 SF (4'-6" Min. Dimension)</li><li>- Patio: 4,250 SF</li><li>- Deck: 3,570 SF</li></ul>

Zoning Summary

Existing Zoning:	Harbor Mixed Use Transit Corridor SP - Corridor
Proposed Zoning:	Harbor Mixed Use Transit Corridor SP - Corridor
Building Setbacks:	Front Yard: 8' Maximum Interior Side Yard: 5' Minimum Rear Yard: 15' for 2-story, 20' for 3-story
Building Separation:	6' minimum
Max. Building Height:	3 Stories
Frontage Type:	'P' = Frontyard/Porch (min. 6' x10' clear) 'S' = Stoop (min. 4' x 4' landing)

Notes:

1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information.
5. Building footprints might change due to the final design elevation style.
6. Open space area is subject to change due to the balcony design of the elevation.
7. Building setbacks are measured from property lines to building foundation lines.



Conceptual Site Plan  
510/520 N. HARBOR  
SANTA ANA, CA