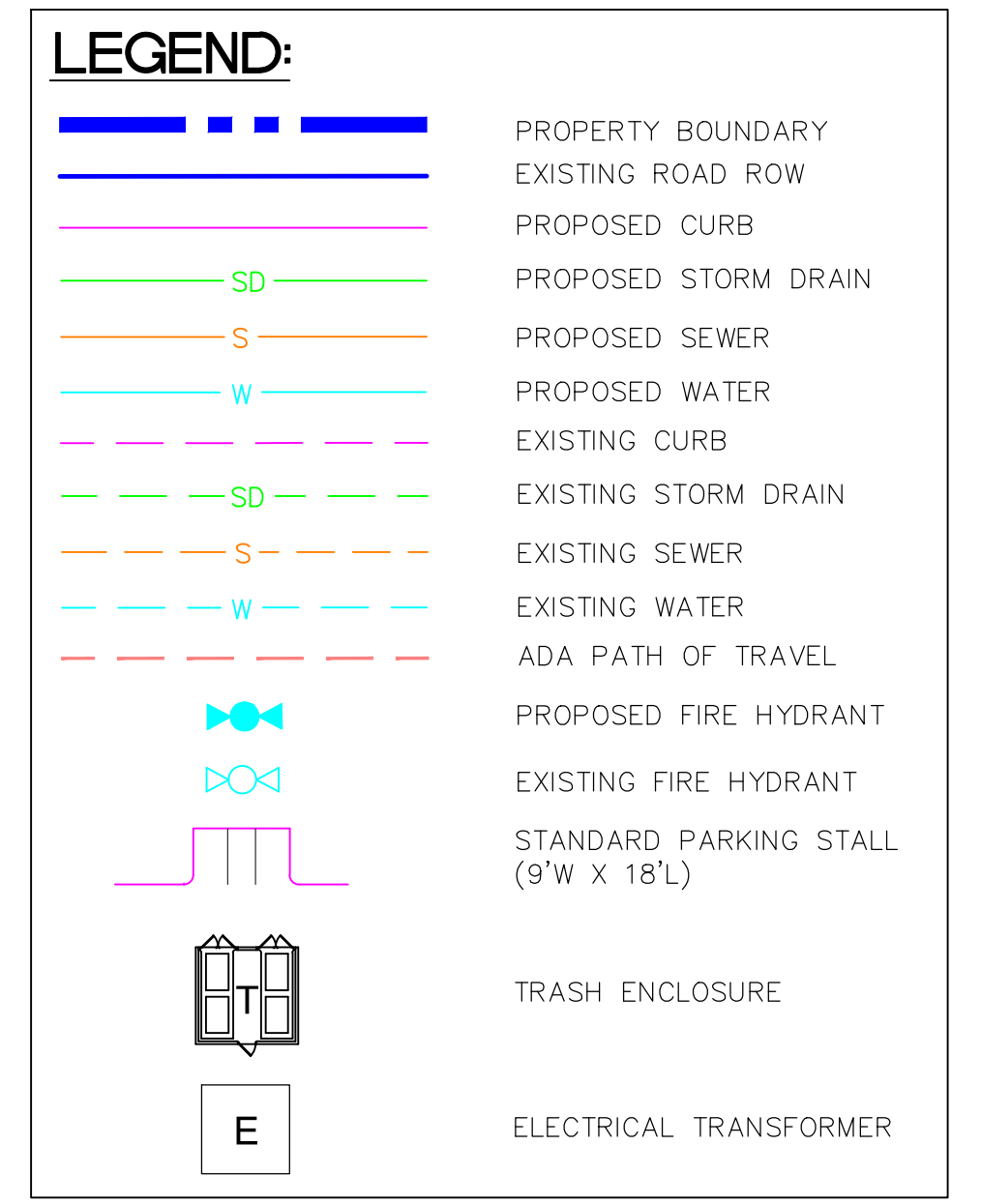
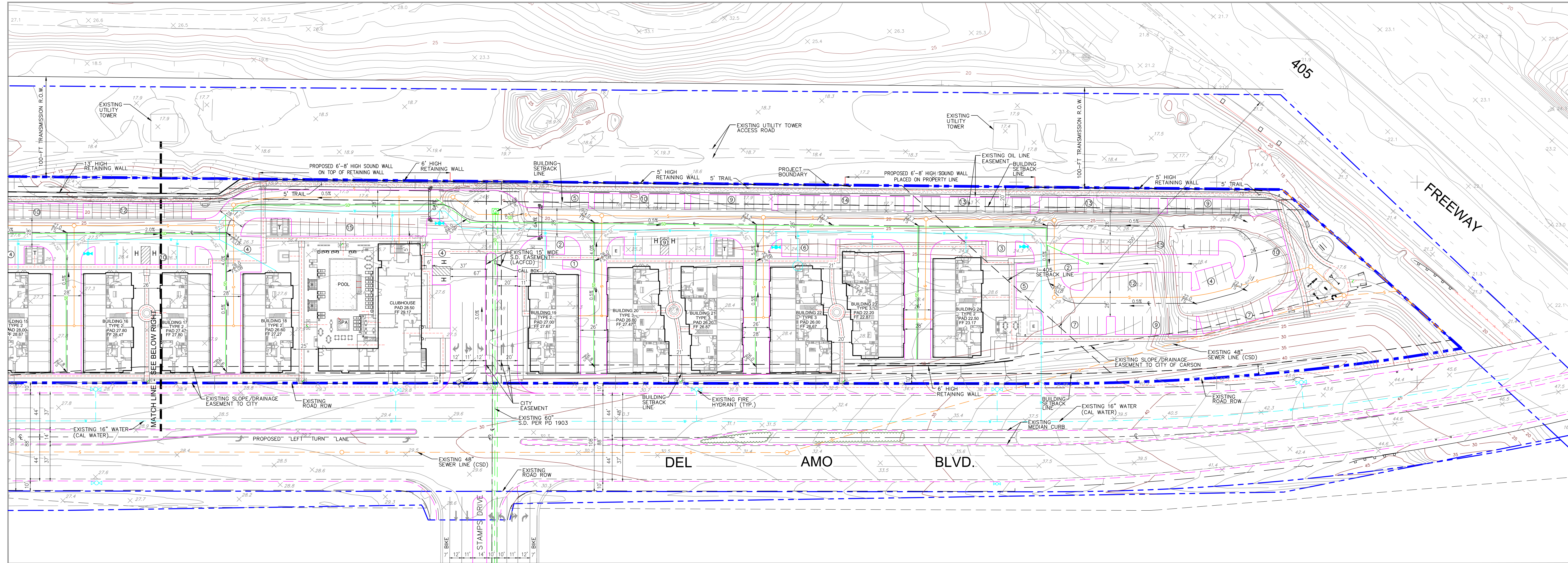
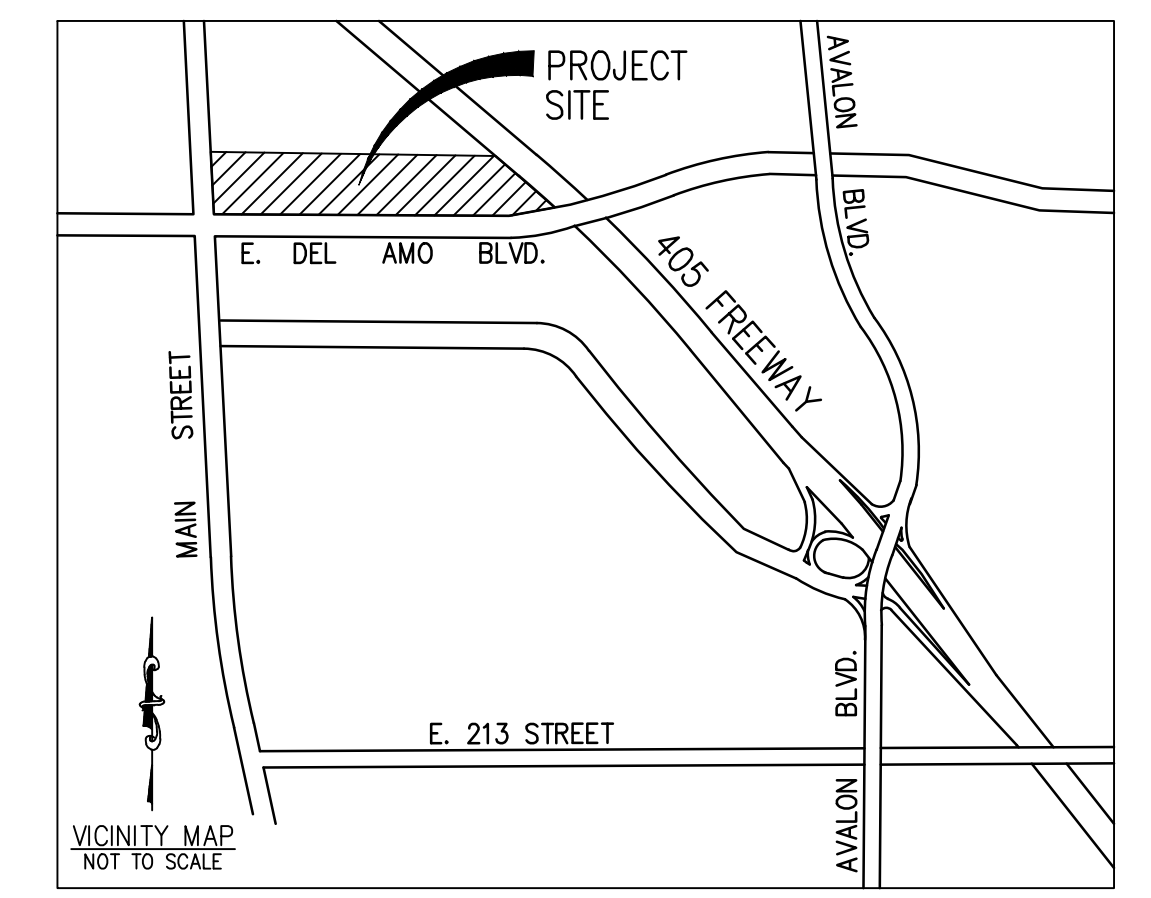


# CARSON APARTMENTS

LOT 1 TRACT 42385  
20330 SOUTH MAIN STREET  
SITE DEVELOPMENT PLAN  
6/2/17



**PROJECT DATA**

**THE BOULEVARDS AT SOUTH BAY SPECIFIC PLAN**

300 3-STORY MULTI-FAMILY UNITS  
PLANNING AREA: DD3  
LAND USE: MU-M  
SITE AREA (GROSS) 11.78 AC  
DENSITY: 25.46 DU/ACRE

1BD	140 U
2BD	126 U
3BD	34 U
TOTAL	300 U

**PARKING REQUIRED**

1BD	121 X 1.5/AJ	210
2BD	142 X 2.0/AJ	252
3BD	37 X 2.0/AJ	68
GUEST	300 X 25	75
TOTAL REQUIRED		605 STALLS

**PARKING PROVIDED**

OPEN	342
GARAGE	253
TOTAL PROVIDED	595 STALLS

NOTE: 162 OF THE OPEN STALLS ARE COMPACT (2/3 OF THE TOTAL NUMBER OF STALLS)

**OPEN SPACE**

300 S.F. PER UNIT COMMON  
90,000 S.F. REQ'D  
95,200 S.F. PROVIDED

78 S.F./UNIT AVERAGE PRIVATE OPEN SPACE X 300 UNITS = 23,400 S.F.

**BUILDING COVERAGE**

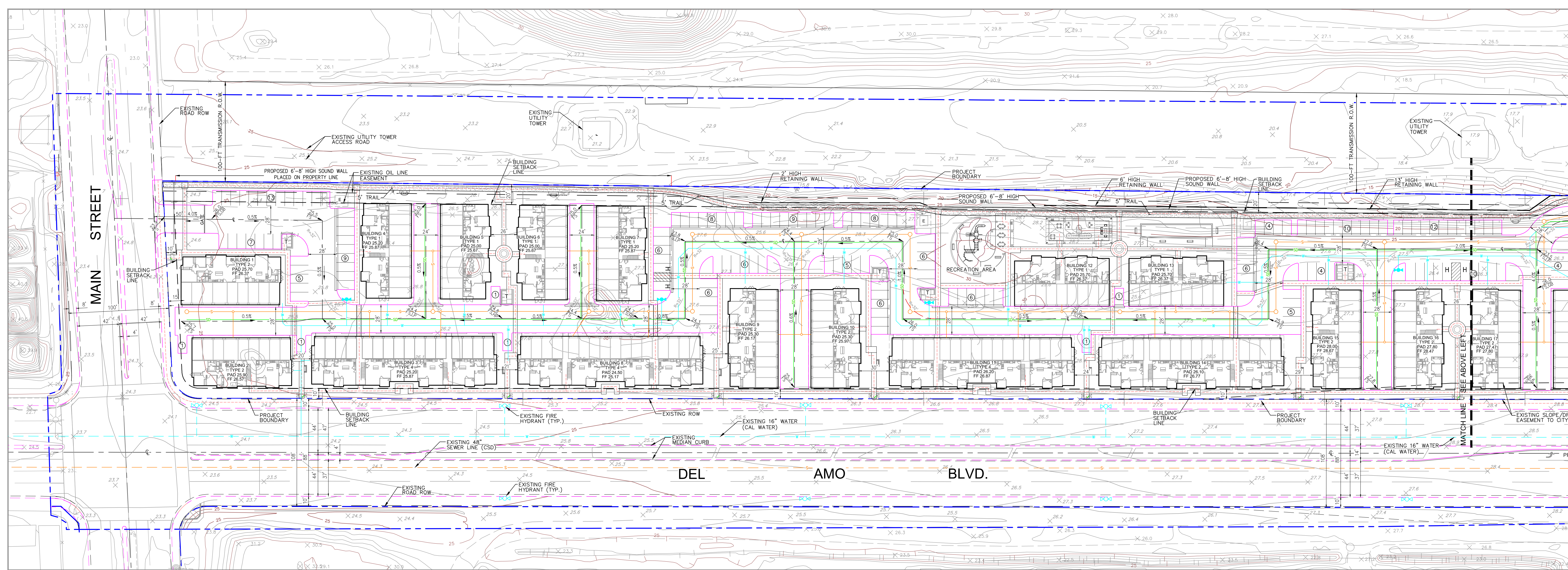
129,822 S.F. (25.3% OF SITE)

**LANDSCAPE COVERAGE**

227,763 S.F. (44.4% OF SITE)

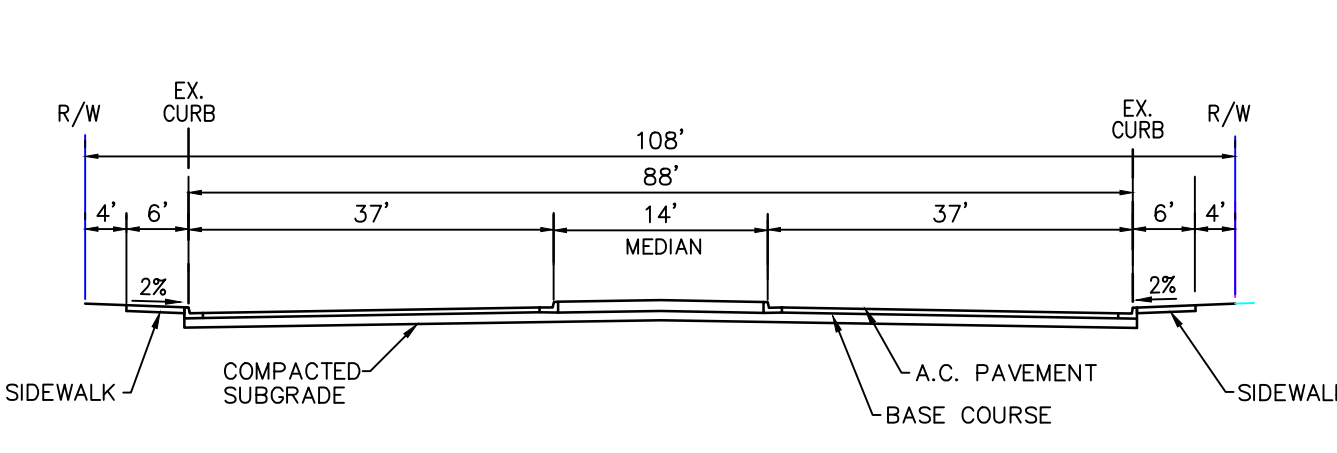
**DRIVE/PARKING COVERAGE**

155,552 S.F. (30.3% OF SITE)

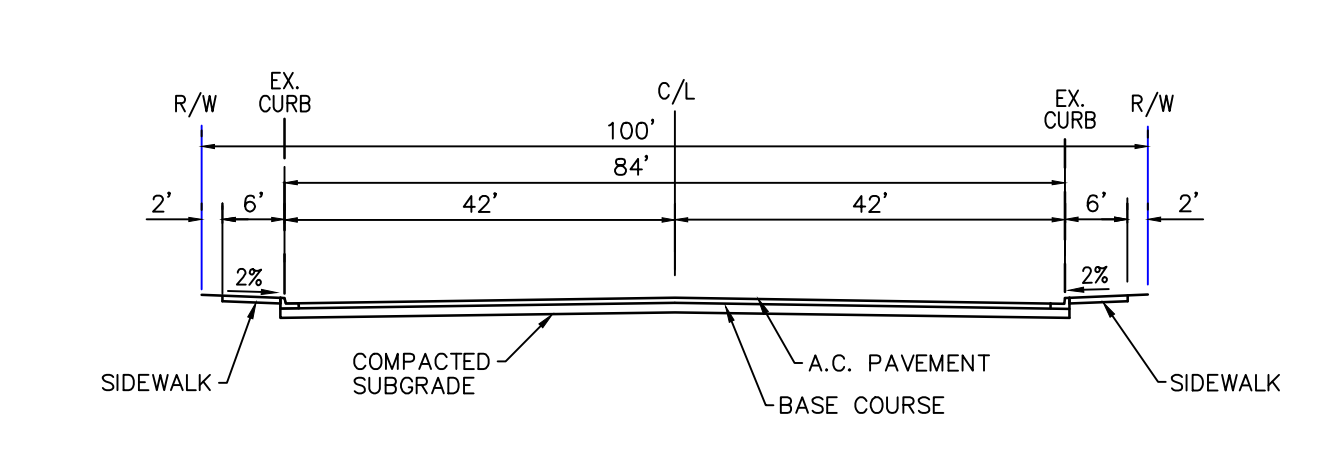


**OWNER:** CARSON HOLDINGS, LLC  
**APPLICANT:** MIK HOMES  
**ENGINEER:** ALLIANCE LAND PLANNING & ENGINEERING

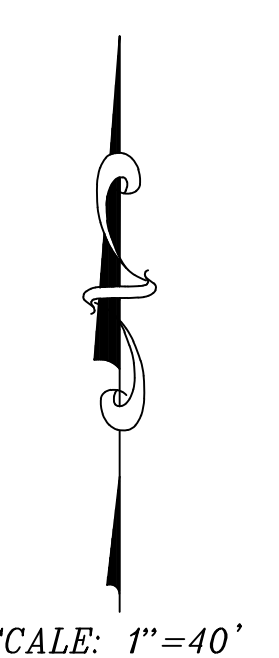
**NPDES NOTES:** SITE PLAN SHALL MEET ALL ENGINEERING AND NPDES REQUIREMENTS.



**DEL AMO BLVD (PUBLIC) (EXISTING) TYPICAL SECTION**  
NOT TO SCALE



**MAIN STREET (PUBLIC) (EXISTING) TYPICAL SECTION**  
NOT TO SCALE



SCALE: 1"=40'

**ALLIANCE**  
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