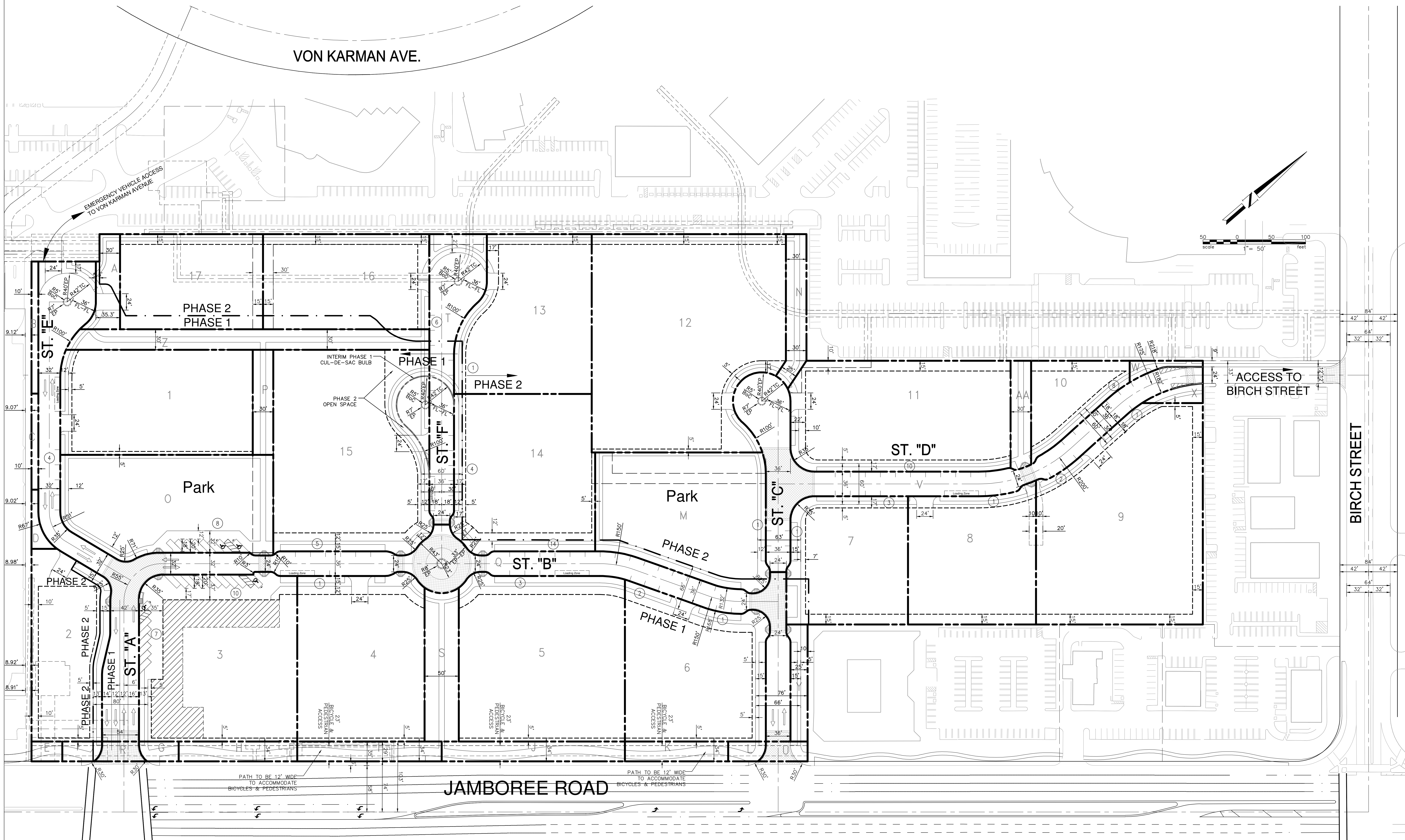


UPTOWN NEWPORT PRELIMINARY SITE PLAN



⑧ NUMBER OF PARKING STALLS = 93 STALLS

 CONCEPTUAL BUILDING PAD FOOTPRINT

 RETAIL  ENHANCED PAVERS

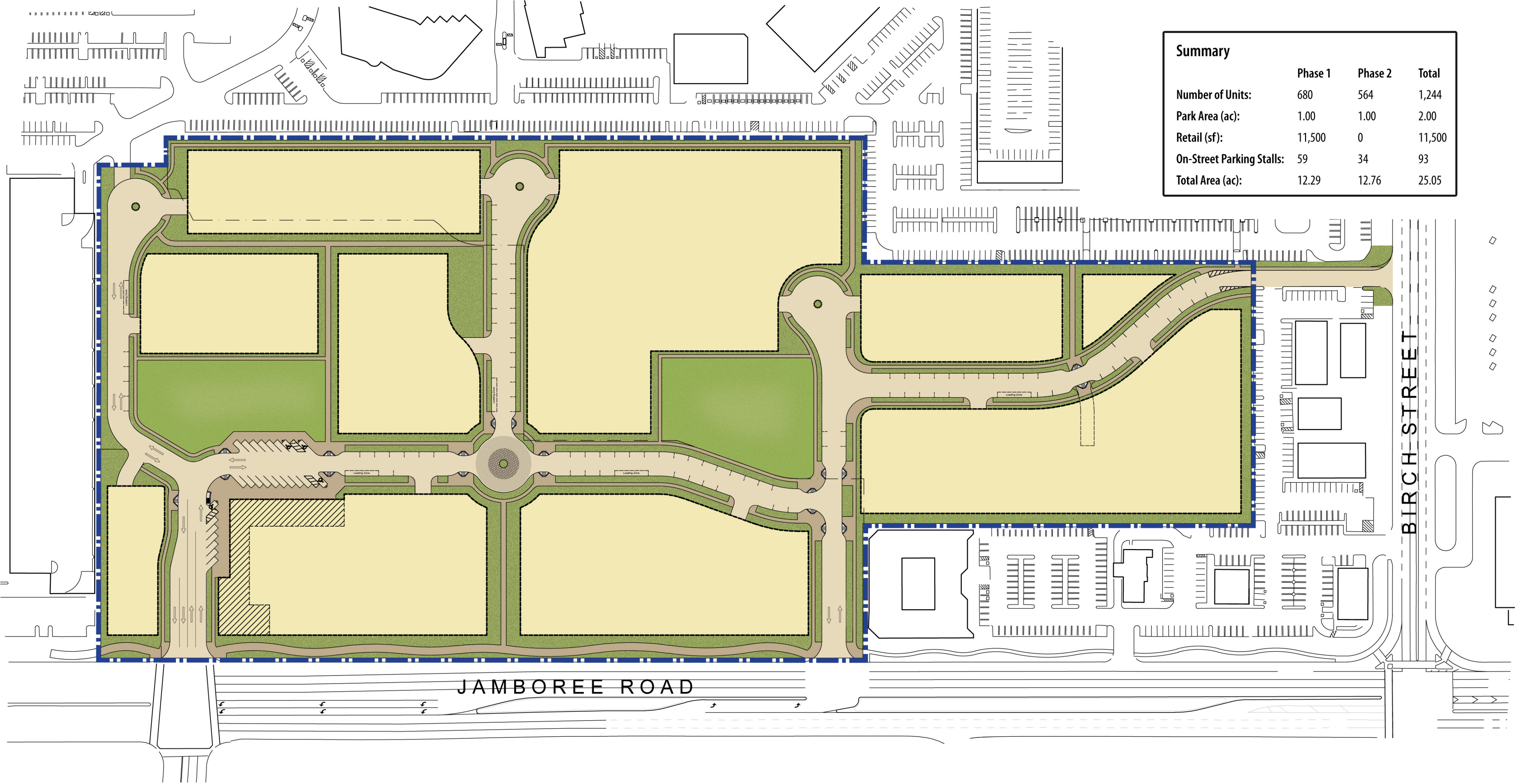
LEGEND

 SITE BOUNDARY
 PROPOSED LOT LINES
 PHASE LINE

PREPARED ON: NOVEMBER 20, 2012

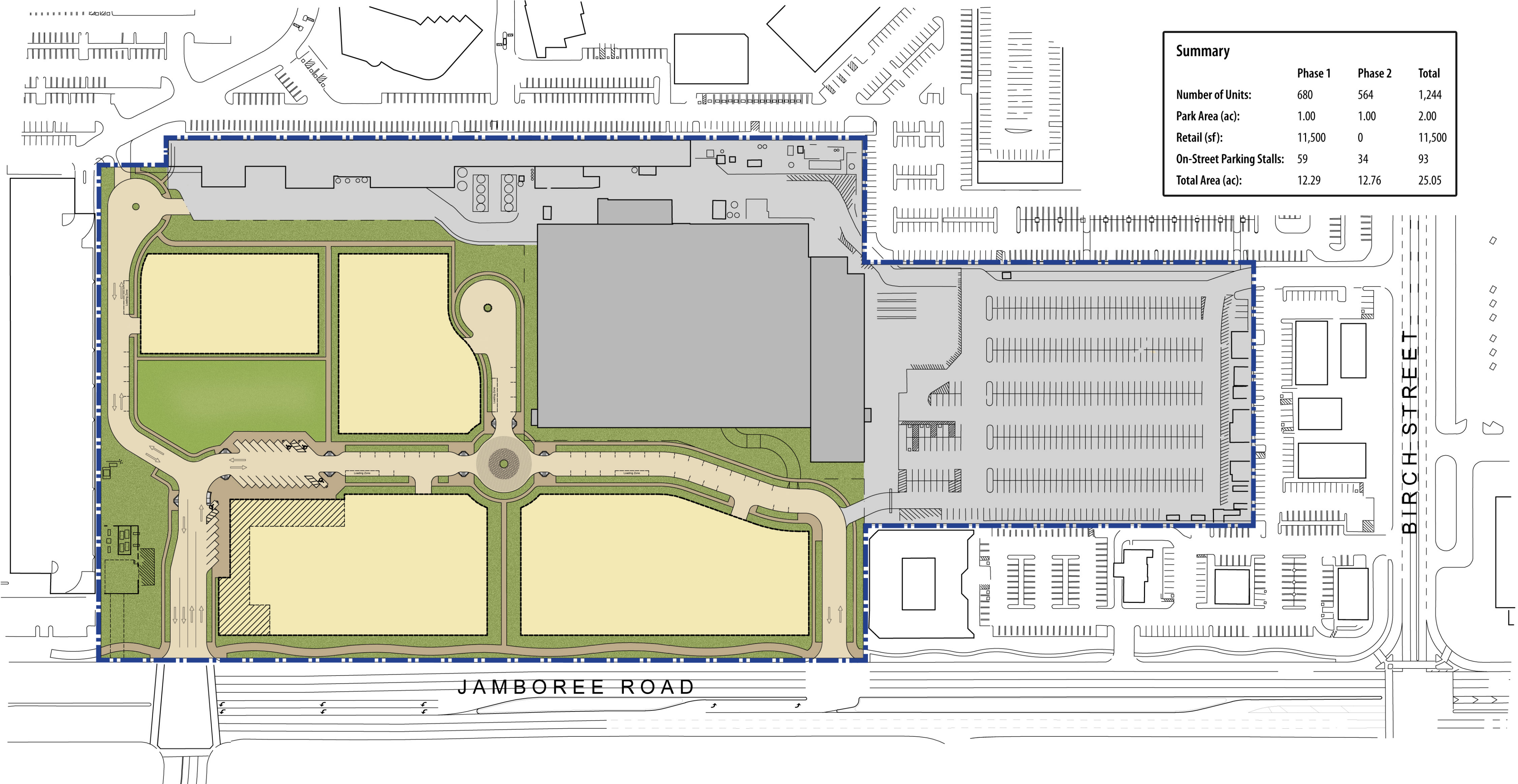
 **Hall & Foreman, Inc.**
Engineering • Planning • Surveying
17782 17TH ST. SUITE 200 • TUSTIN, CA 92780-1947 • 714-665-4500

Working Name: S:\00288\Eng\00288-000\Conceptual\Site\01_100288-000_site-20-Alternative with Roundabout.dwg Tab Name: SITE PLAN (FOR PLANNING REVIEW ONLY)



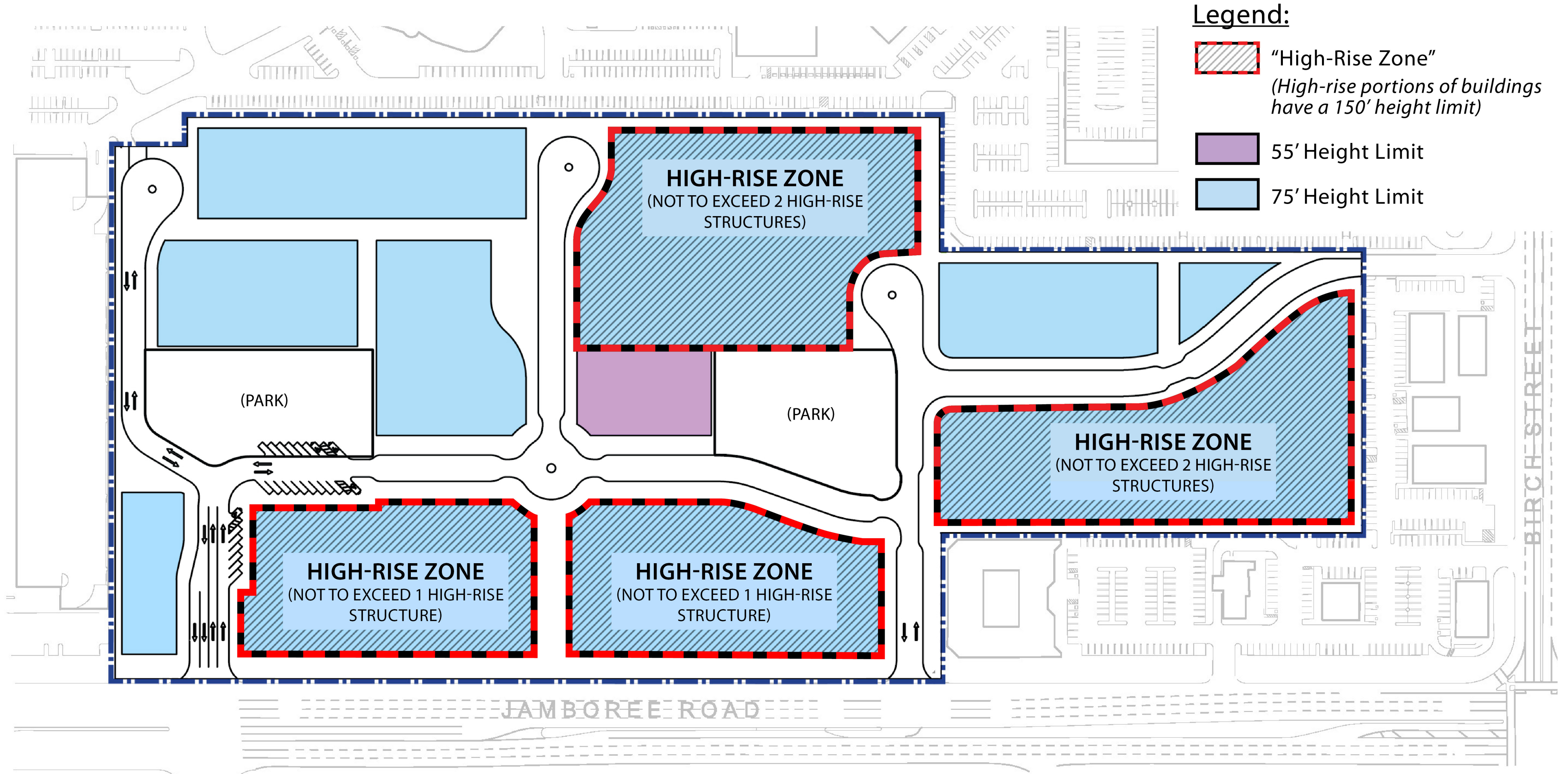
Summary			
	Phase 1	Phase 2	Total
Number of Units:	680	564	1,244
Park Area (ac):	1.00	1.00	2.00
Retail (sf):	11,500	0	11,500
On-Street Parking Stalls:	59	34	93
Total Area (ac):	12.29	12.76	25.05





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Master Site Plan
Uptown Newport
Uptown Newport LP

