



**PLANNED DEVELOPMENT STANDARDS:**

**PROJECT NET AREA:**  
 262,693 SQUARE FEET (6.03 ACRES)

**NUMBER OF DWELLING UNITS PER NET ACRE:**  
 2.6

**MINIMUM LOT SIZE:**  
 10,000 SQUARE FEET

**MAXIMUM HEIGHT:**  
 30 FEET

**BUILDING SITE COVERAGE:**  
 55% FOR SINGLE STORY  
 45% BLENDED ONE/TWO STORY  
 40% FOR TWO STORY

**OFF-STREET PARKING**  
 16 X 3 CAR GARAGE: 48 SPACES  
 16 X 3 CAR DRIVEWAY: 48 SPACES

**ON-SITE GUEST PARKING:** 21 SPACES  
**TOTAL PARKING SPACES PROPOSED:** 117 SPACES

**SETBACKS:**

**REAR:** 25 FEET - 2 STORY ELEMENT FROM PROPERTY LINE  
 15 FEET - 1 STORY ELEMENT FROM PROPERTY LINE  
**FRONT:** 20 FEET GARAGE (FROM PRIVATE STREET LETTERED LOT)  
 10 FEET TO MAIN STRUCTURE (FROM PRIVATE STREET LETTERED LOT)  
**SIDE:** 5 FEET

**FRONT WALL HEIGHT:**

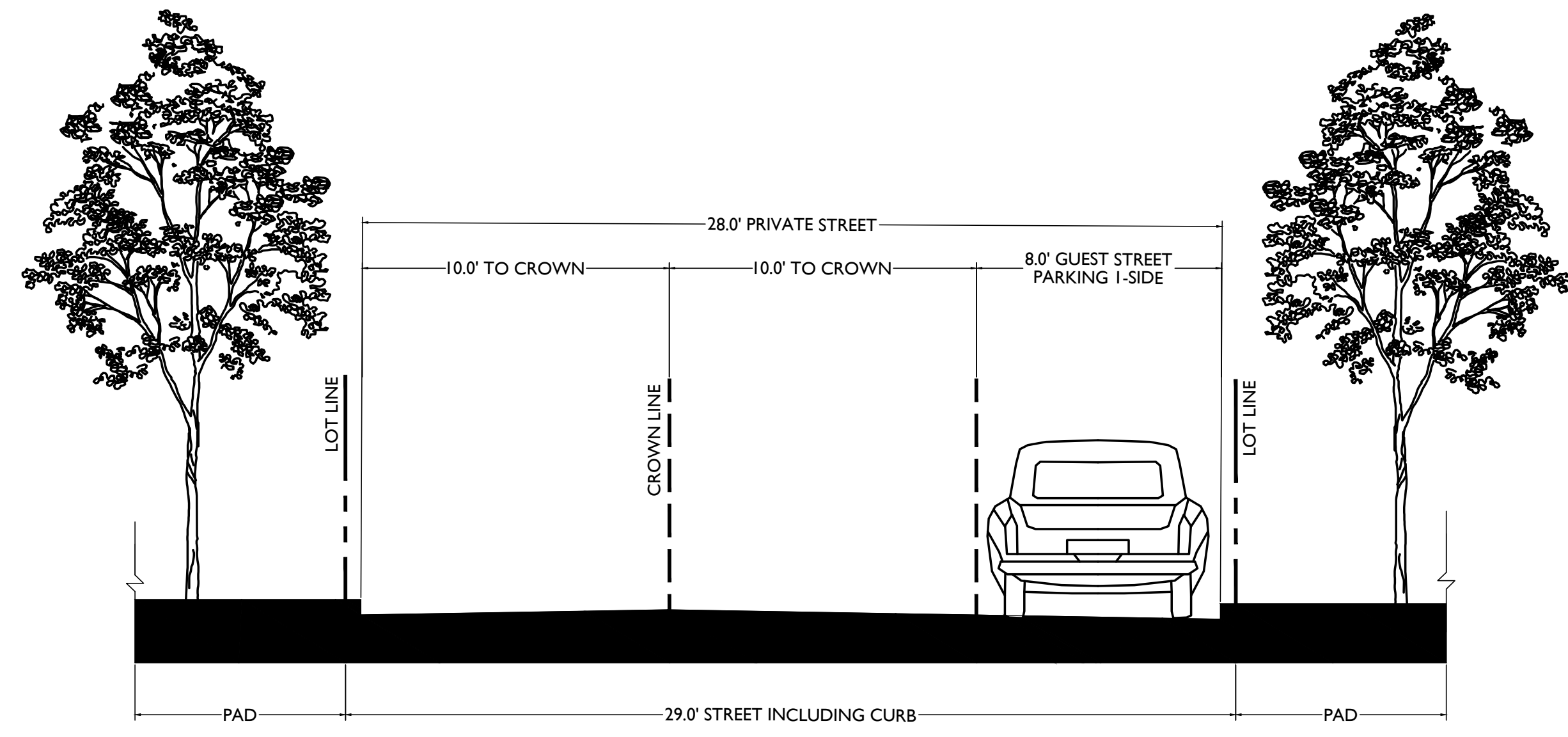
6 FEET SOUTH OF ENTRANCE  
 9 FEET NORTH OF ENTRANCE (DUE TO WATER QUALITY TREATMENT)

**FOOTNOTES:**

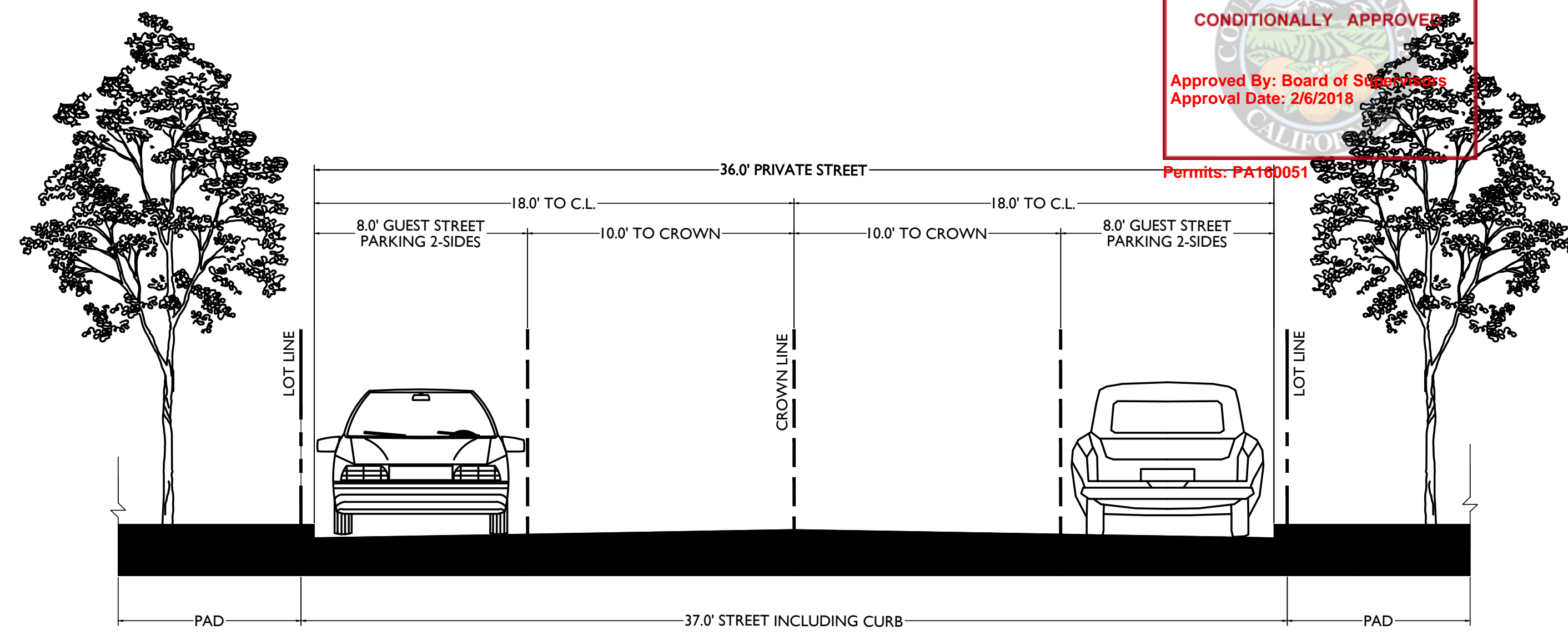
- BUILDING LINE EXCEPTIONS SHALL BE PERMITTED IN COMPLIANCE WITH ZONING CODE SECTIONS 7-9-128.6, -128.7, AND -128.8.
- ADDITIONAL DEVELOPMENT STANDARDS APPLY CONSISTENT WITH CONDITIONS OF APPROVAL
- 5 FT. LANDSCAPED AREA WILL BE HOA MAINTAINED AND CONDITIONED IN CCR'S
- REAR YARD SETBACKS (ONLY) MAY BE REDUCED PURSUANT ZONING CODE SECTION 7-9-128.2 (SHALLOW BUILDING SITES) FOR ALL LOTS EXCEPT THOSE THAT ADJUT NEWPORT AVENUE



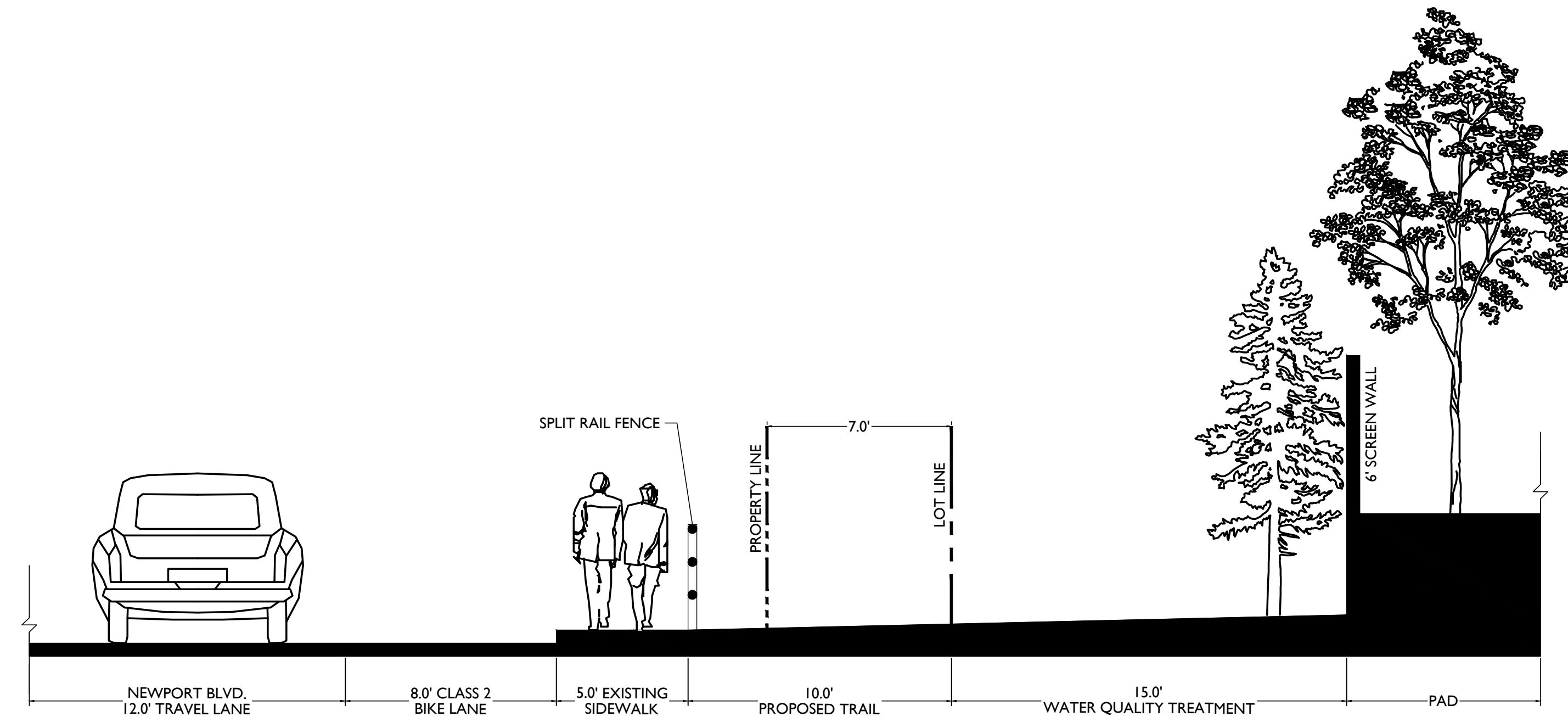
County of Orange - OC Public Works  
 OC Development Services  
**CONDITIONALLY APPROVED**  
 Approved By: Board of Supervisors  
 Approval Date: 2/6/2018  
 Permits: PA160051



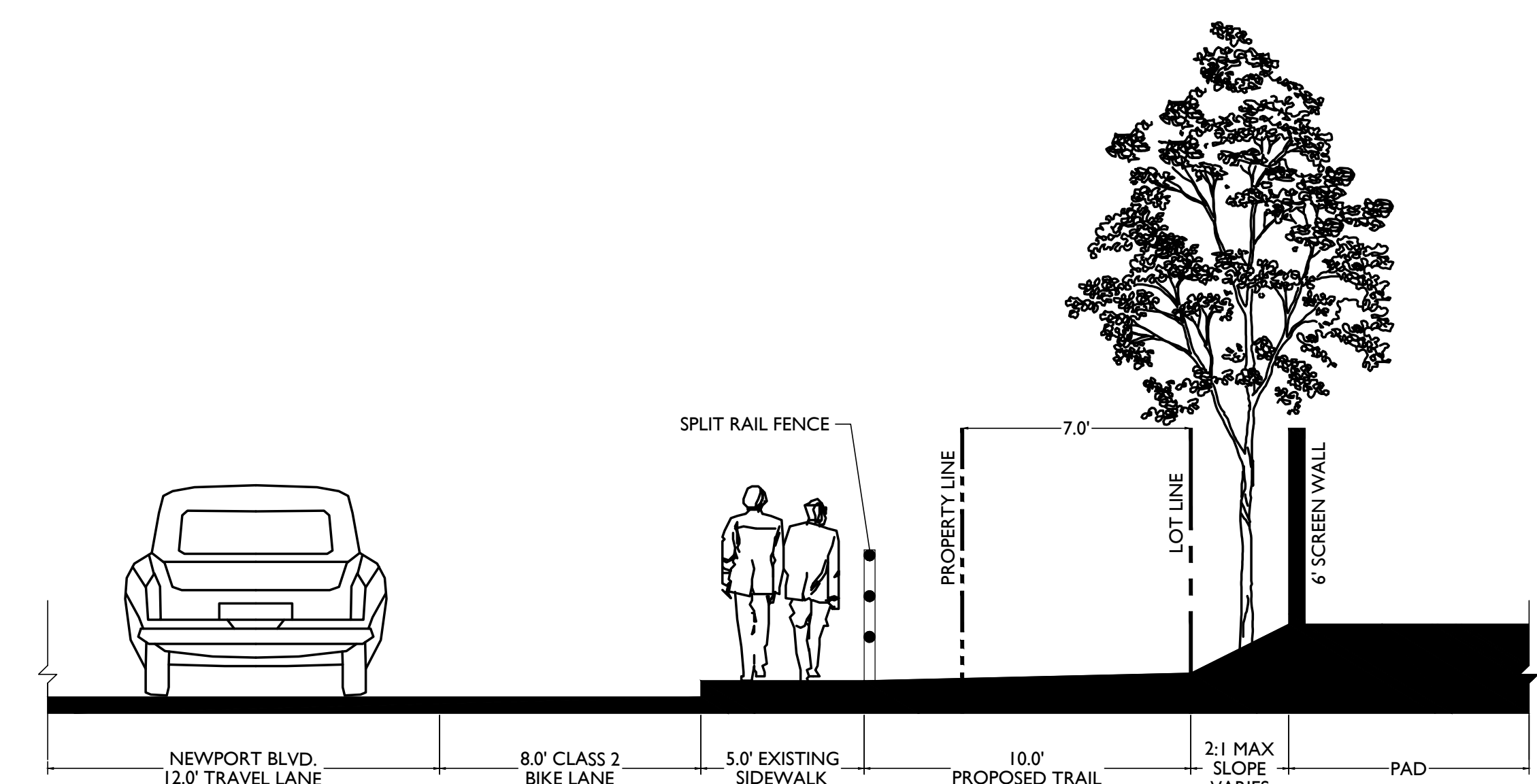
SECTION E:



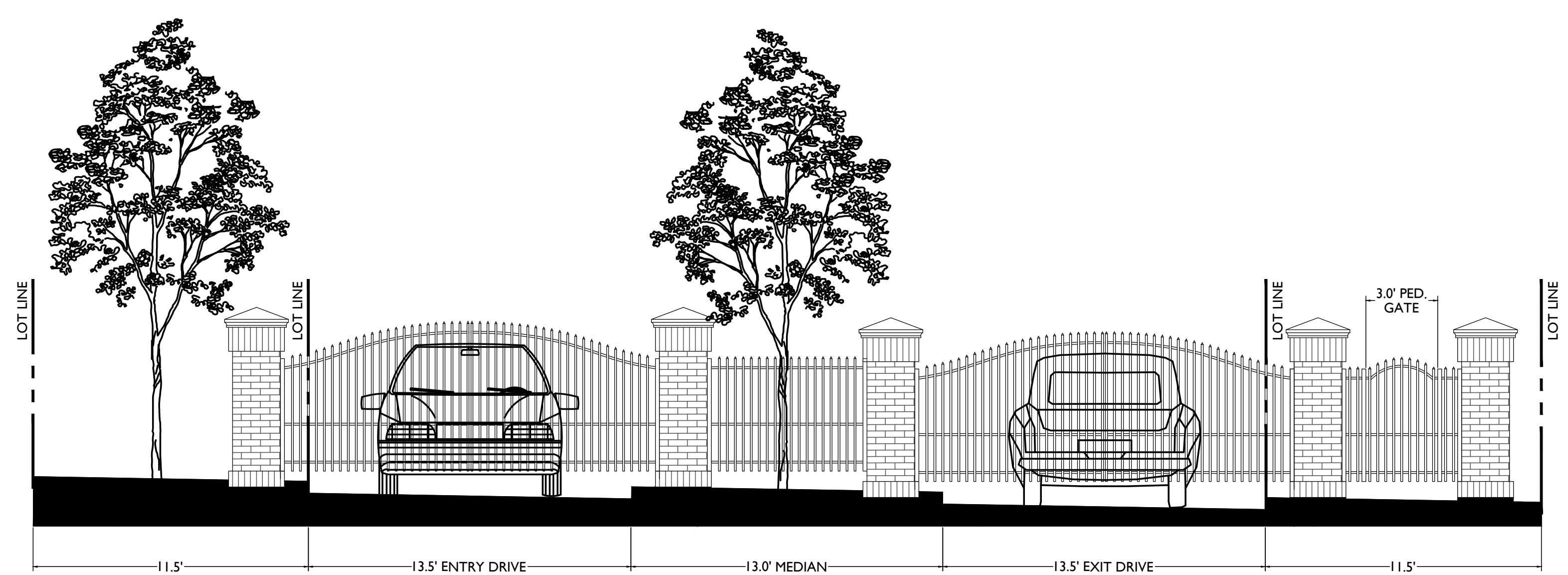
SECTION D:



SECTION C:



SECTION B:



SECTION A:

NEWPORT BLVD

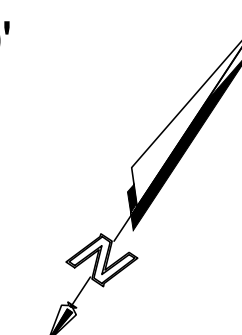
PA16005 - 16 DETACHED HOMES

PLANNED DEVELOPMENT - CROSS SECTIONS

Sheldon Development, LLC.  
 901 Dove Street, Suite 230  
 Newport Beach, CA 92660  
 Phone: (949)777-9400



SCALE: 1" = 30'  
 0 15 30 90'  
 JANUARY 30, 2018



**SUMMA**  
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