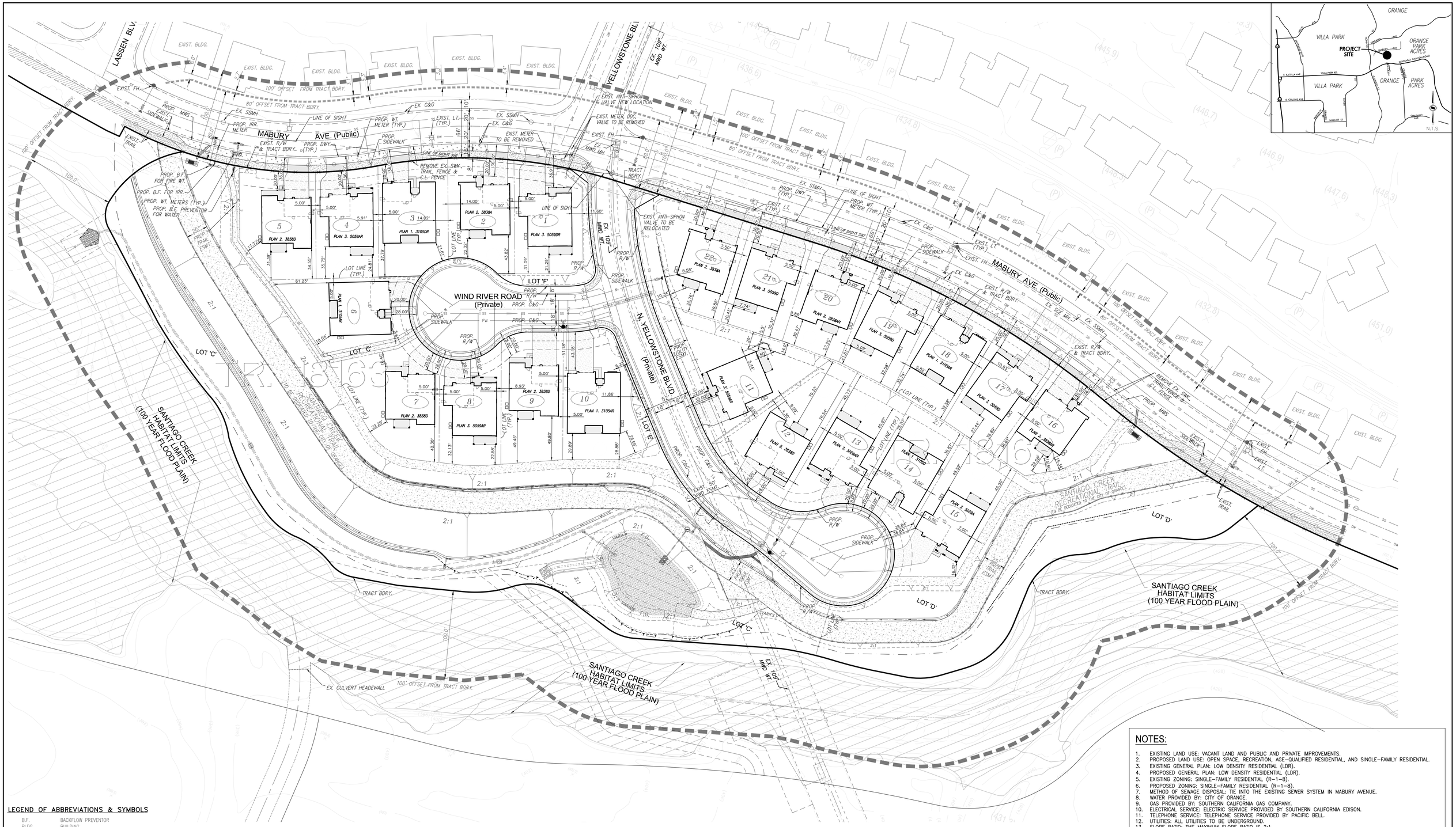

LEGEND OF ABBREVIATIONS & SYMBOLS

B.F.	BACKFLOW PREVENTOR
BLDG.	BUILDING
BDRY.	BOUNDARY
C&G	CURB AND GUTTER
CL OR ℄	CENTERLINE
C.L.	CHAIN LINK
EX./EXIST.	EXISTING
F.H.	FIRE HYDRANT
FW.	FIRE WATER
IRR.	IRRIGATION
LT.	LIGHT
MWD	METROPOLITAN WATER DISTRICT
MWS	MODULAR WETLAND SYSTEM
PROP.	PROPOSED
R.	ROLLED
R/W	RIGHT OF WAY
SS	SEWER
SSMH	SEWER MANHOLE
SWK.	SIDEWALK
TR.	TRACT
UT.	UTILITY
WT.	WATER

100' OFFSET LINE FROM TRACT BOUNDARY

80' OFFSET LINE FROM TRACT BOUNDARY

Table 17.14.070
RESIDENTIAL DEVELOPMENT STANDARDS

District	Units Per Lot	Minimum Lot Area in sq. ft. (x)	Minimum Lot Area Per Unit In sq. ft.	Minimum Lot Frontage In feet (a)	Minimum Lot Depth In feet	Minimum Yard Setback In Feet (b,h) Front	Side	Rear	Maximum Height (ft.-stories) whichever is less (g)	Maximum Floor Area Ratio (o) or Lot Coverage (p)	Minimum Usable Open Space in sq. ft. (q)
R1-8 (aa)	1	8,000	N/R	60(k)	100	20	5(c)	20(d,e,f)	32'—2 stories	(u)	1,000 sf

NOTES:
(c) The following exceptions apply:
1. Corner and reverse corner lots shall have a minimum 10-foot street side yard.
2. Wherever a garage opening faces onto a street, a minimum 20-foot side yard shall be provided.
3. When the main entrance to a building faces the side lot line, the entrance shall be located at least 10 feet from the property line.
4. When there is an existing legal nonconforming side yard setback, such setback shall be recognized as the acceptable side yard building setback for purposes of building additions.

(d) Extensions into the required rear yard are permitted subject to the conditions stated in Section **17.14.090(C).**

(e) Corner or reverse corner lots-extensions within five feet of the rear property line are permitted providing that all requirements for usable open space are met.

(f) Wherever rear lot line abuts and is common to the boundary of a street, alley, or permanent open space, the rear yard setback may be five feet. However, any garage opening onto a street shall be set back a minimum of 20 feet.

(k) Adjustment to minimum lot frontage requirements for cul-de-sac and knuckle lots shall be considered part of the discretionary approval of the subdivision

(u) Floor area ratio (FAR) shall vary according to lot area as follows:

Lot Area in Square Feet	Maximum FAR
<10,000	0.60
10,000-39,999	0.50
>40,000	0.40

(aa) constructed or lots created pursuant to SB 9, apply the development standards in Table 17.14.060.

BUILDING TYPE TABLE

	COUNT	LOT	BUILDING AREA
PLAN 1	5	3, 6, 10, 14, 18	3,105 SQ. FT
PLAN 2	8	2, 5, 7, 9,12 16, 20 ,22	3,838 SQ. FT
PLAN 3	9	1, 4, 8, 11, 13 15, 17, 19, 21	5,059 SQ. FT

SCALE: 1" = 40'

120 40 0 20 40

GRAPHIC SCALE: 1"=40'

NOTES:

1. EXISTING LAND USE: VACANT LAND AND PUBLIC AND PRIVATE IMPROVEMENTS.
2. PROPOSED LAND USE: OPEN SPACE, RECREATION, ACE-QUALIFIED RESIDENTIAL, AND SINGLE-FAMILY RESIDENTIAL.
3. EXISTING GENERAL PLAN: LOW DENSITY RESIDENTIAL (LDR).
4. PROPOSED GENERAL PLAN: LOW DENSITY RESIDENTIAL (LDR).
5. EXISTING ZONING: SINGLE-FAMILY RESIDENTIAL (R-1-8).
6. PROPOSED ZONING: SINGLE-FAMILY RESIDENTIAL (R-1-8).
7. METHOD OF SEWAGE DISPOSAL: TIE INTO THE EXISTING SEWER SYSTEM IN MABURY AVENUE.
8. WATER PROVIDED BY: CITY OF ORANGE.
9. GAS PROVIDED BY: SOUTHERN CALIFORNIA GAS COMPANY.
10. ELECTRICAL SERVICE: ELECTRIC SERVICE PROVIDED BY SOUTHERN CALIFORNIA EDISON.
11. TELEPHONE SERVICE: TELEPHONE SERVICE PROVIDED BY PACIFIC BELL.
12. UTILITIES: ALL UTILITIES TO BE UNDERGROUND.
13. SLOPE RATIO: THE MAXIMUM SLOPE RATIO IS 2:1.
14. DRAINAGE FACILITIES:DRAINAGE FACILITIES IN ACCORDANCE WITH COUNTY OF ORANGE MASTER PLAN OF DRAINAGE, CITY OF ORANGE STANDARDS.
15. GRADING: ALL GRADING PER CITY OF ORANGE GRADING CODE.
16. DEVELOPMENT PERMIT:THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
17. LOCAL PARK CODE: LOCAL PARK CODE REQUIREMENTS WILL BE MET BY THE PROVISION OF ON-SITE OPEN SPACE AND RECREATIONAL USES.
18. RECEIVING WATERS: THE RECEIVING WATERS FOR CONTROLLED RUNOFF FROM THIS SITE IS SANTIAGO CREEK.
19. MAINTENANCE: THE MAINTENANCE OF ALL DEDICATIONS SHALL BE BY THE ENTITY ACCEPTING THE DEDICATION.
20. FIRE MASTER PLAN: ALL DEVELOPMENT FOR THIS TRACT SHALL BE IN COMPLIANCE WITH THE FIRE MASTER PLAN FOR THIS TRACT APPROVED BY THE CITY OF ORANGE FIRE DEPARTMENT AND PER THE CALIFORNIA FIRE CODE, 2023 EDITION AS ADOPTED BY THE CITY OF ORANGE.
21. PRIVATE STREETS: ALL PRIVATE STREETS SHALL BE MAINTAINED BY THE HOA.
22. PRIVATE STORM DRAINS: ALL PRIVATE STORM DRAINS SHALL BE MAINTAINED BY THE HOA.

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1 OF PARCEL MAP NO. 2021-187, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 415, PAGES 38 THROUGH 47 INCLUSIVE OF PARCEL MAPS, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM ALL OIL, GAS, ASPHALTUM AND TAR, IN AND UNDER SAID LAND, 500 FEET BELOW THE SURFACE, BUT WITHOUT THE RIGHT TO USE THE SURFACE OF SAID LAND IN CONNECTION WITH THE DEVELOPMENT THEREOF, PROVIDED, HOWEVER, THE SAME SHALL NOT BE CONSTRUED TO PROHIBIT SLANT DRILLING OPERATIONS OR SUCH OTHER OPERATIONS WHICH IN NO WAY USE OR IN ANY WAY AFFECT THE SURFACE RIGHTS OF SAID LAND AND WHICH DO NOT ENTER SAID LAND AT A POINT LESS THAN 500 FEET TO SAID SURFACE, AS EXCEPTED AND RESERVED BY ANTHONY B. HEINSBERGEN AND NEDITH C. HEINSBERGEN, HUSBAND AND WIFE, IN A DEED RECORDED NOVEMBER 15, 1972 IN BOOK 10426, PAGE 541 OF OFFICIAL RECORDS.

APN: 370-225-02 AND PORTIONS OF 370-225-01, 370-213-01, 370-011-18, 370-011-21 AND 093-280-30

MABURY ESTATE
TRACT 18163
PROPOSED SITE PLAN

PREPARED FOR:
D.R. HORTON
980 MONTECITO DRIVE, SUITE 300
CORONA, CA. 92819
CONTACT: DEAN PERNICONE
PHONE: 951.739.5469 EMAIL: djpernicone@drhorton.com

PREPARED BY:
HUNSAKER & ASSOCIATES IRVINE, INC
PLANNING • ENGINEERING • SURVEYING
157 Technology Drive • Irvine, CA 92618 • (949) 583-1010

W.O.: 1375-94X

PLOTTED BY: Tommy Cheung DATE: May. 08, 2026 05:20:08 PM FILE: F:\1236\Engineering\Exh_General\Exh_Site Plan\Mabury Estate Site Plan.DWG