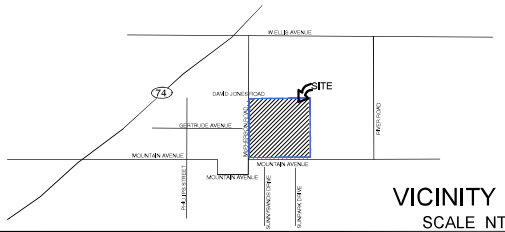
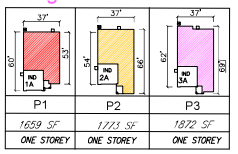


VICINITY MAP
SCALE NTS

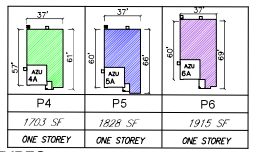
Pacific Emerald TR 37904

TRACT	Phase	Reserve P1	Reserve P2	Reserve P3	Sub total	Phase	Classic P4	Classic P5	Classic P6	Sub total	Total
TR 37904-1	Model	1	1	1	3	Model	1	1	1	3	47.00
	R PH1	3	1	3	7.00	C PH2	2	4	4	10	
	R PH3	1	3	4	8.00	C PH4	2	4	3	9	
	R BO	1			1.00	C PH20		2	2	4	
						C BO	1		1	2	
		6	*5*	*8*	*19*		*6*	*11*	*11*	*28*	
TR 37904-2	R PH5	1	4	5	10	C PH6	1	4	5	10	76.00
	R PH7	2	3	3	8	C PH8	1	2	3	6	
	R PH9	2	3	3	8	C PH21	2	4	4	10	
	R PH11	2	4	3	9	C PH10	2	3	3	8	
						C PH12	1	3	3	7	
		7	*14*	*14*	*35*		*7*	*16*	*18*	*41*	
TR 37904-3	R PH13	2	4	5	11					-	29.00
	R PH15	2	3	4	9	C PH14	1	4	4	9	
		4	7	9	20		*1*	*4*	*4*	*9*	
TR 37904	R PH17	1	3	4	8	C PH16	1	3	5	9	33.00
	R PH19	2	2	4	8	C PH18	2	3	3	8	
		3	*5*	*8*	*16*		*3*	*6*	*8*	*17*	
		20	**31**	**39**	**90**	**Total**	**17**	**37**	**41**	**95**	**185**
		22%	*34%*	*43%*			*18%*	*39%*	*43%*		

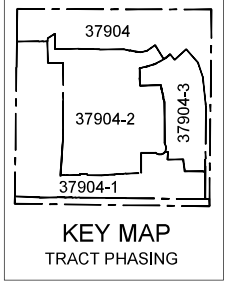
Indigo



Azure



PLAN TYPES



KEY MAP
TRACT PHASING

GENERAL INFO

Total Acreage:	40.40 Acre
Total Residential Unit:	185 D.U.
Rec Building:	1.0
Density:	4.58 D.U./Acre
Open Space:	18% (7.41 Acre)
Green Belt	2.13 Acre
Natural Space	1.88 Acre
Easement (Natural Space) :	0.89 Acre
Det.Basin(LOT A)	: 0.91 Acre
Rec Area 1 (LOT B)	: 1.00 Acre
Rec Area 2 (LOT C)	: 0.28 Acre
Rec Area 3 (LOT D)	: 0.22 Acre
LOT E	: 0.10 Acre
	7.41 Acre

* NOTE: SITE PLAN ARE CONCEPTUAL AND ROADS ARE INDICATIVE. ENGINEER SHALL DESIGN THE FINAL ROAD LAYOUT BASED ON CITY'S STANDARD.

DEVELOPER:

Pacific Communities Builder, Inc.

ADDRESS: 1000 Dove Street, Suite 300, Newport Beach, CA 92660
TEL: (949) 660-8988

CITY OF PERRIS

INDIGO & AZURE
@ PACIFIC EMERALD
TR 37904
Production Preplot Plan

SCALE: 1 = 60'
DESIGNED:NC
DRAWN: FVG,RC
SHEET NO.
2023/8/28