

CONCEPTUAL LAND USE PLAN

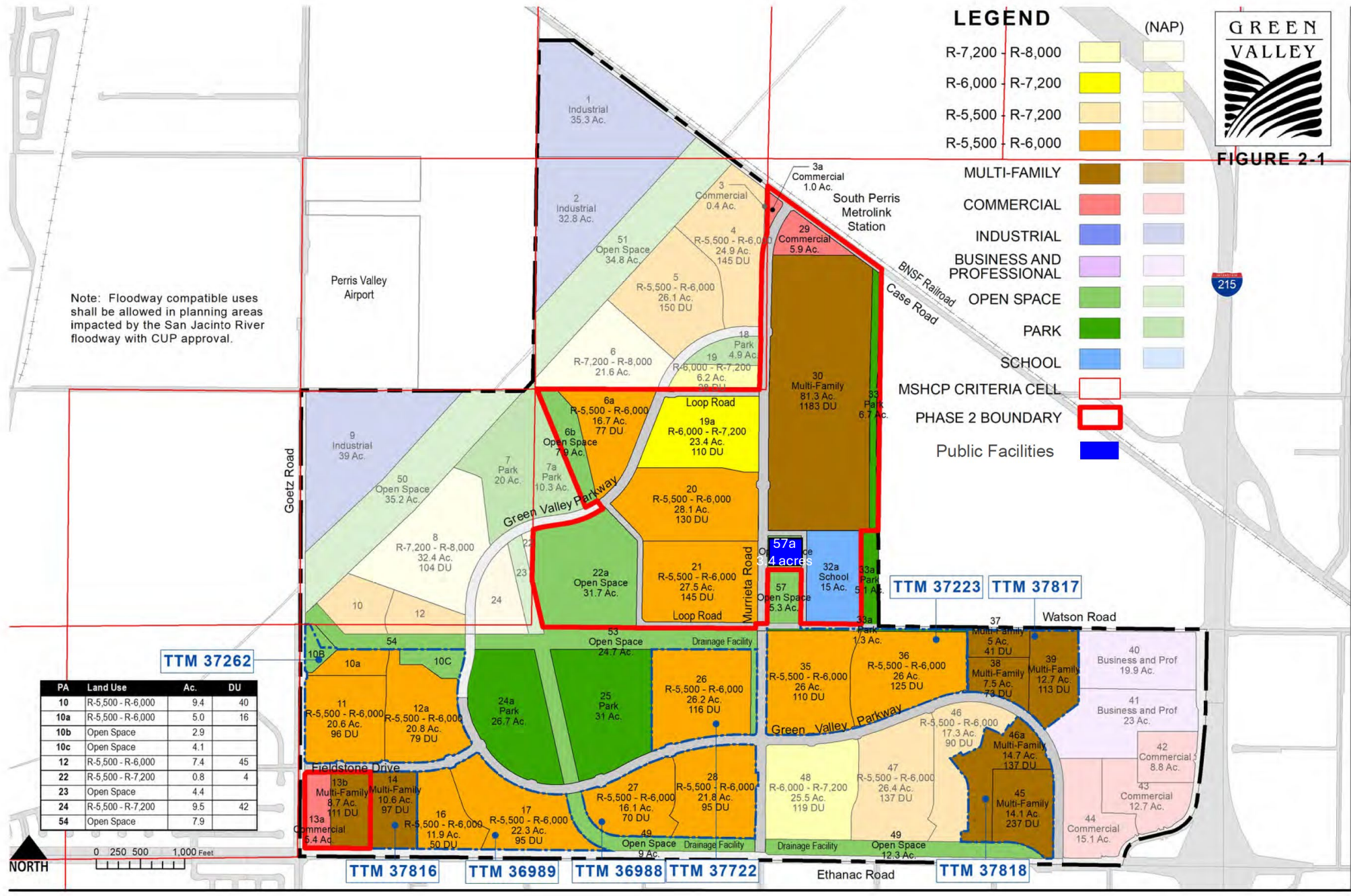


FIGURE 2-1

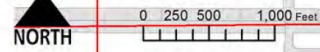
LEGEND

R-7,200	R-8,000		
R-6,000	R-7,200		
R-5,500	R-7,200		
R-5,500	R-6,000		
MULTI-FAMILY			
COMMERCIAL			
INDUSTRIAL			
BUSINESS AND PROFESSIONAL			
OPEN SPACE			
PARK			
SCHOOL			
MSHCP CRITERIA CELL			
PHASE 2 BOUNDARY			
Public Facilities			

Note: Floodway compatible uses shall be allowed in planning areas impacted by the San Jacinto River floodway with CUP approval.



PA	Land Use	Ac.	DU
10	R-5,500 - R-6,000	9.4	40
10a	R-5,500 - R-6,000	5.0	16
10b	Open Space	2.9	
10c	Open Space	4.1	
12	R-5,500 - R-6,000	7.4	45
22	R-5,500 - R-7,200	0.8	4
23	Open Space	4.4	
24	R-5,500 - R-7,200	9.5	42
54	Open Space	7.9	



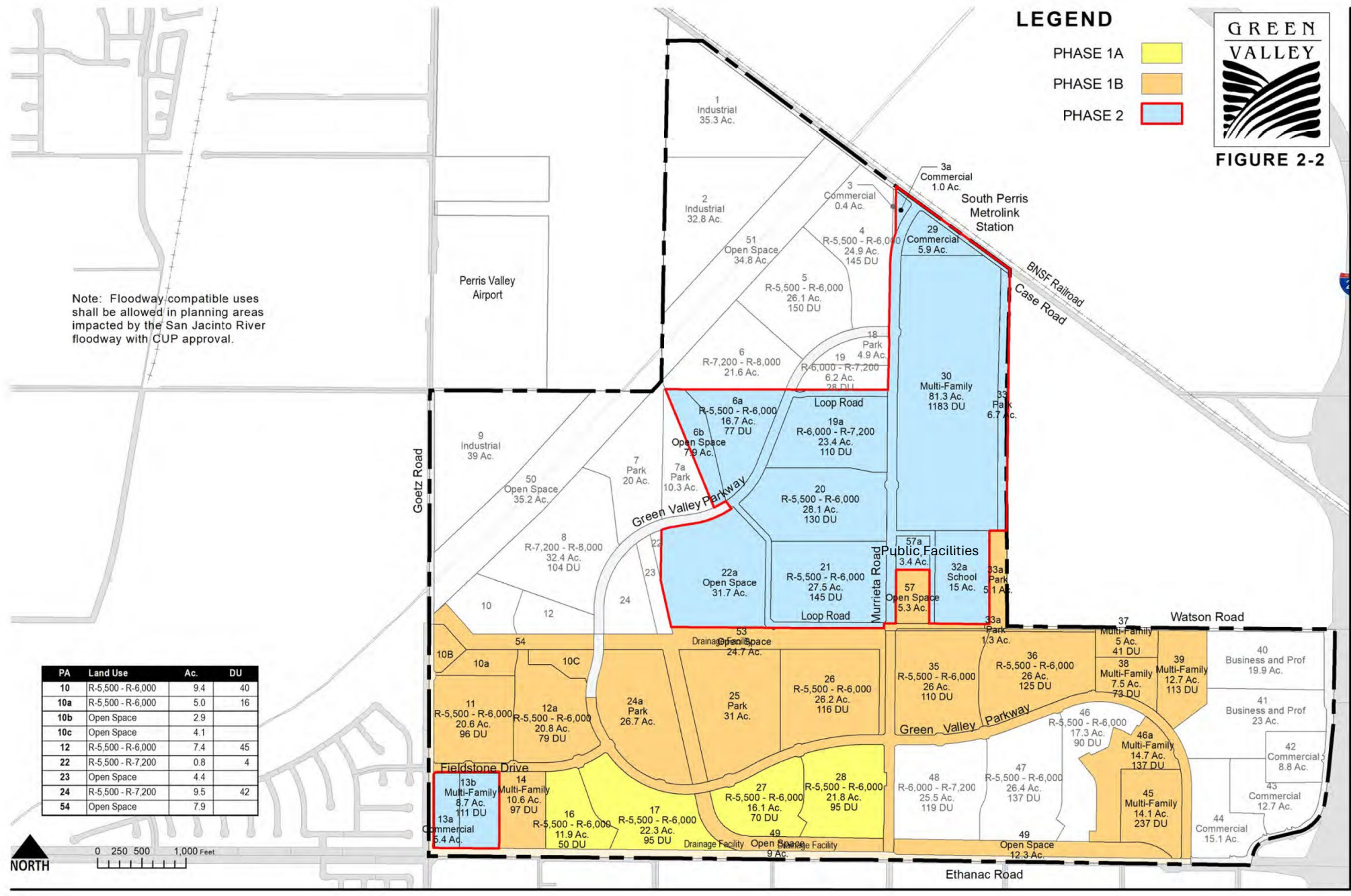
PHASING PLAN

LEGEND

- PHASE 1A
- PHASE 1B
- PHASE 2

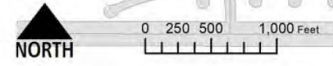


FIGURE 2-2



Note: Floodway compatible uses shall be allowed in planning areas impacted by the San Jacinto River floodway with CUP approval.

PA	Land Use	Ac.	DU
10	R-5,500 - R-6,000	9.4	40
10a	R-5,500 - R-6,000	5.0	16
10b	Open Space	2.9	
10c	Open Space	4.1	
12	R-5,500 - R-6,000	7.4	45
22	R-5,500 - R-7,200	0.8	4
23	Open Space	4.4	
24	R-5,500 - R-7,200	9.5	42
54	Open Space	7.9	



GRADING PLAN



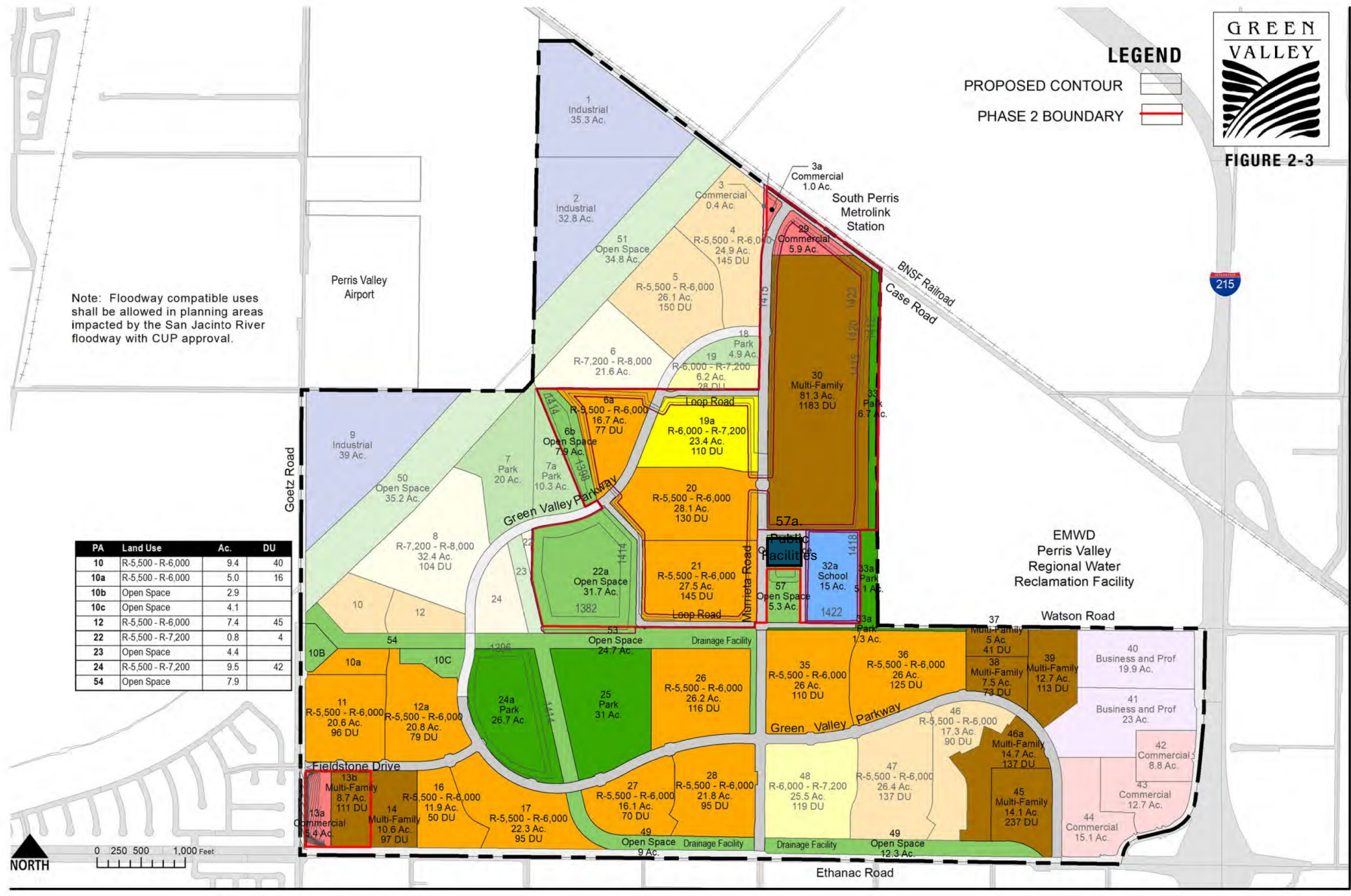
FIGURE 2-3

LEGEND

- PROPOSED CONTOUR
- PHASE 2 BOUNDARY

Note: Floodway compatible uses shall be allowed in planning areas impacted by the San Jacinto River floodway with CUP approval.

PA	Land Use	Ac.	DU
10	R-5,500 - R-6,000	9.4	40
10a	R-5,500 - R-6,000	5.0	16
10b	Open Space	2.9	
10c	Open Space	4.1	
12	R-5,500 - R-6,000	7.4	45
22	R-5,500 - R-7,200	0.8	4
23	Open Space	4.4	
24	R-5,500 - R-7,200	9.5	42
54	Open Space	7.9	



0 250 500 1,000 Feet

DRAINAGE PLAN

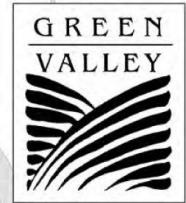


FIGURE 2-4

LEGEND

- EVAC CHANNEL
- SECONDARY SWALES*
- SAN JACINTO RIVER
- ROMOLAND LINE 'A'
- FLOW DIRECTION
- PHASE 2 BOUNDARY

A 13, A 14A, A 14B, A 15A, A 15B

* Location to be determined during Tentative Tract Map preparation

Note: Floodway compatible uses shall be allowed in planning areas impacted by the San Jacinto River floodway with CUP approval.

PA	Land Use	Ac.	DU
10	R-5,500 - R-6,000	9.4	40
10a	R-5,500 - R-6,000	5.0	16
10b	Open Space	2.9	
10c	Open Space	4.1	
12	R-5,500 - R-6,000	7.4	45
22	R-5,500 - R-7,200	0.8	4
23	Open Space	4.4	
24	R-5,500 - R-7,200	9.5	42
54	Open Space	7.9	

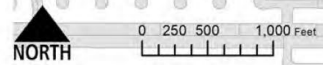
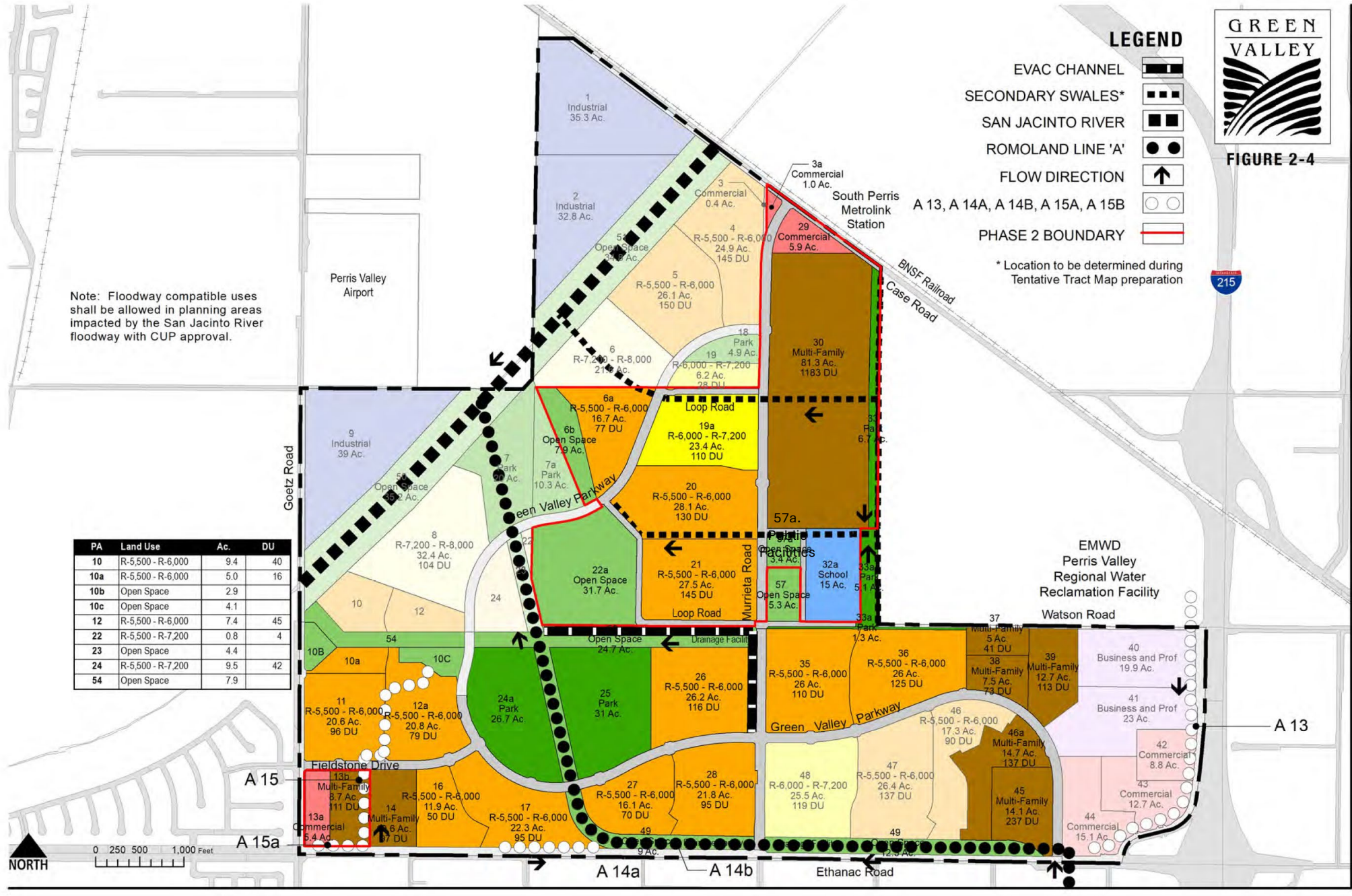
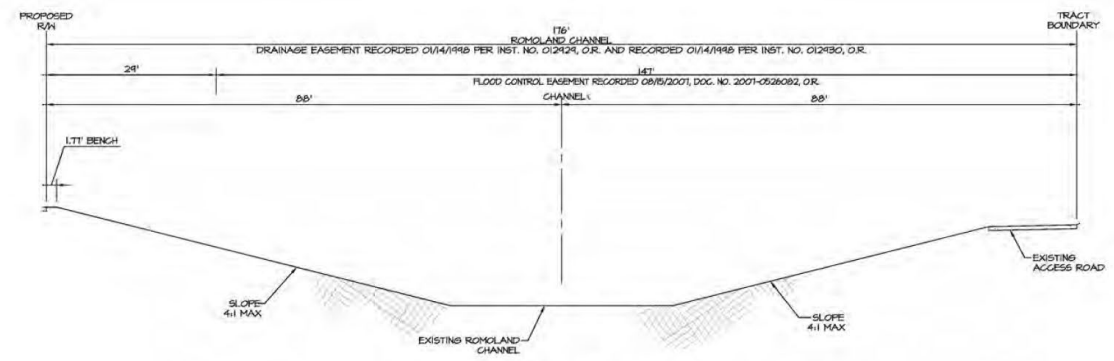
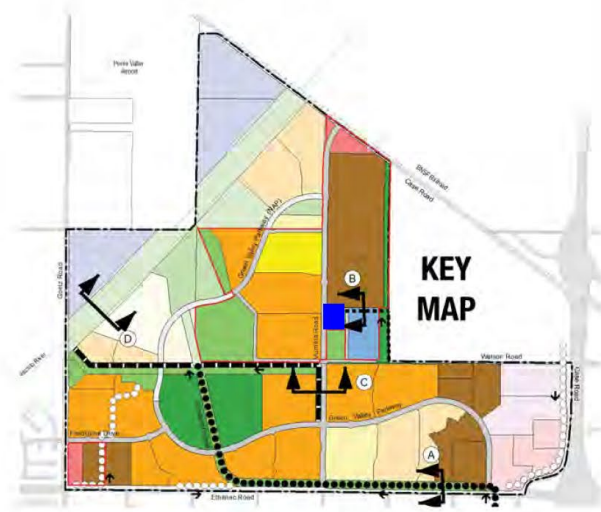
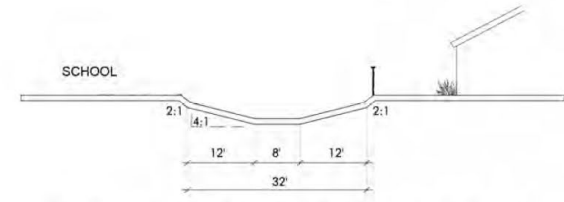




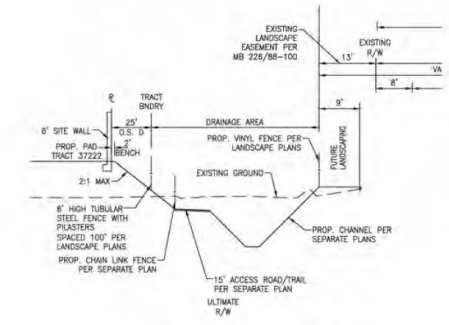
FIGURE 2-5



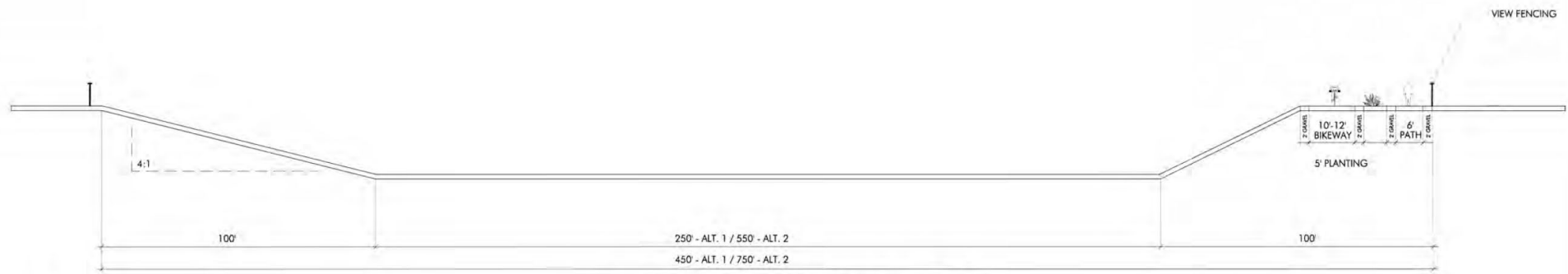
ROMOLAND CHANNEL "A"
(176' R.O.W.)



SECONDARY SWALE CONDITION "B"
(32' R.O.W.)



EVAC. CHANNEL "C"
(32' R.O.W.)



SAN JACINTO RIVER CONDITION "D"
(450' R.O.W. - ALT. 1 / 750' R.O.W. - ALT. 2)



WATER PLAN

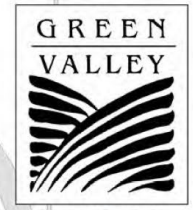


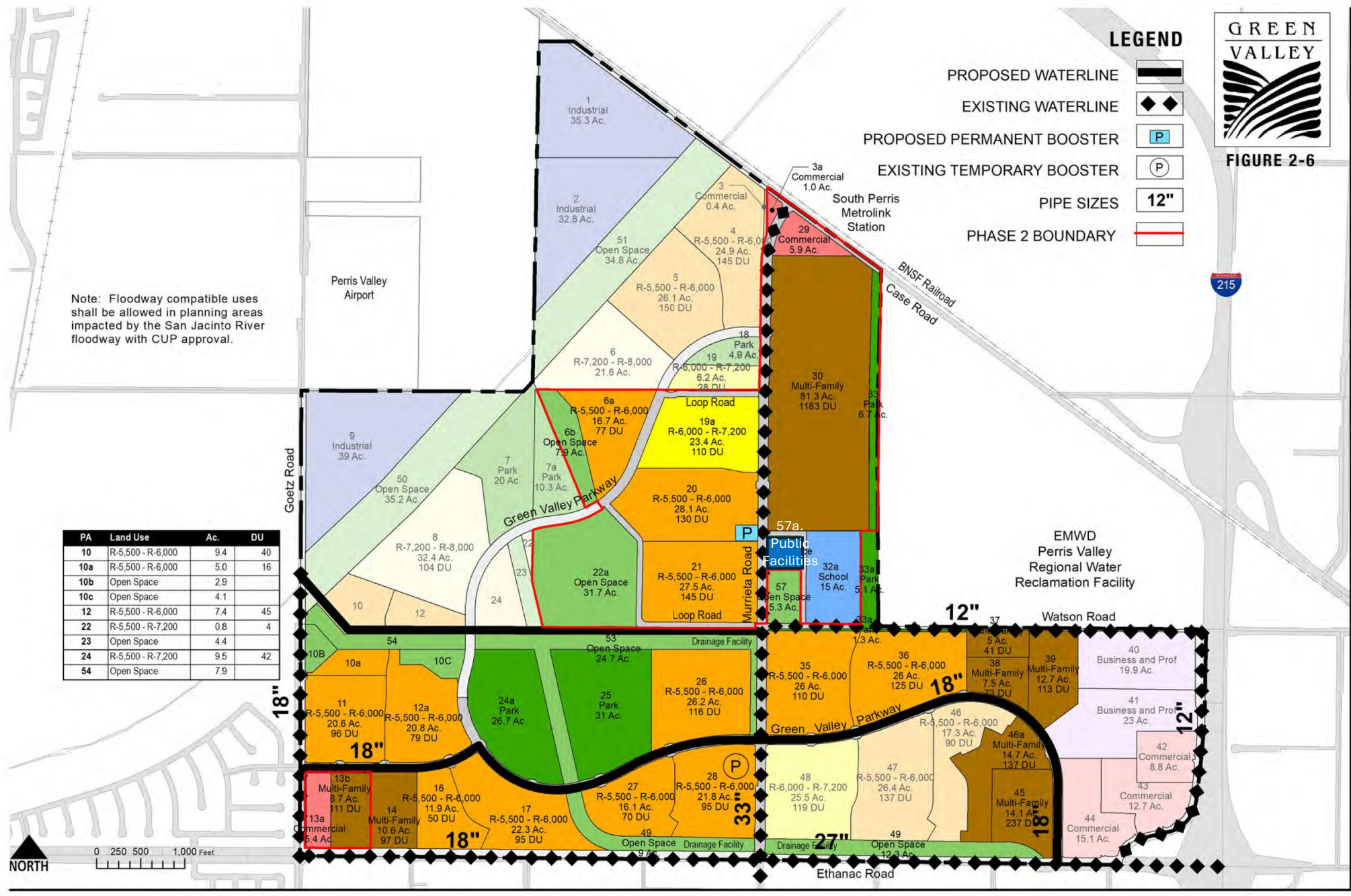
FIGURE 2-6

LEGEND

- PROPOSED WATERLINE
- EXISTING WATERLINE
- PROPOSED PERMANENT BOOSTER
- EXISTING TEMPORARY BOOSTER
- PIPE SIZES **12"**
- PHASE 2 BOUNDARY

Note: Floodway compatible uses shall be allowed in planning areas impacted by the San Jacinto River floodway with CUP approval.

PA	Land Use	Ac.	DU
10	R-5,500 - R-6,000	9.4	40
10a	R-5,500 - R-6,000	5.0	16
10b	Open Space	2.9	
10c	Open Space	4.1	
12	R-5,500 - R-6,000	7.4	45
22	R-5,500 - R-7,200	0.8	4
23	Open Space	4.4	
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54	Open Space	7.9	



EMWD
Perris Valley
Regional Water
Reclamation Facility

Public
Facilities

South Perris
Metrolink
Station

Perris Valley
Airport

NORTH

SEWER PLAN



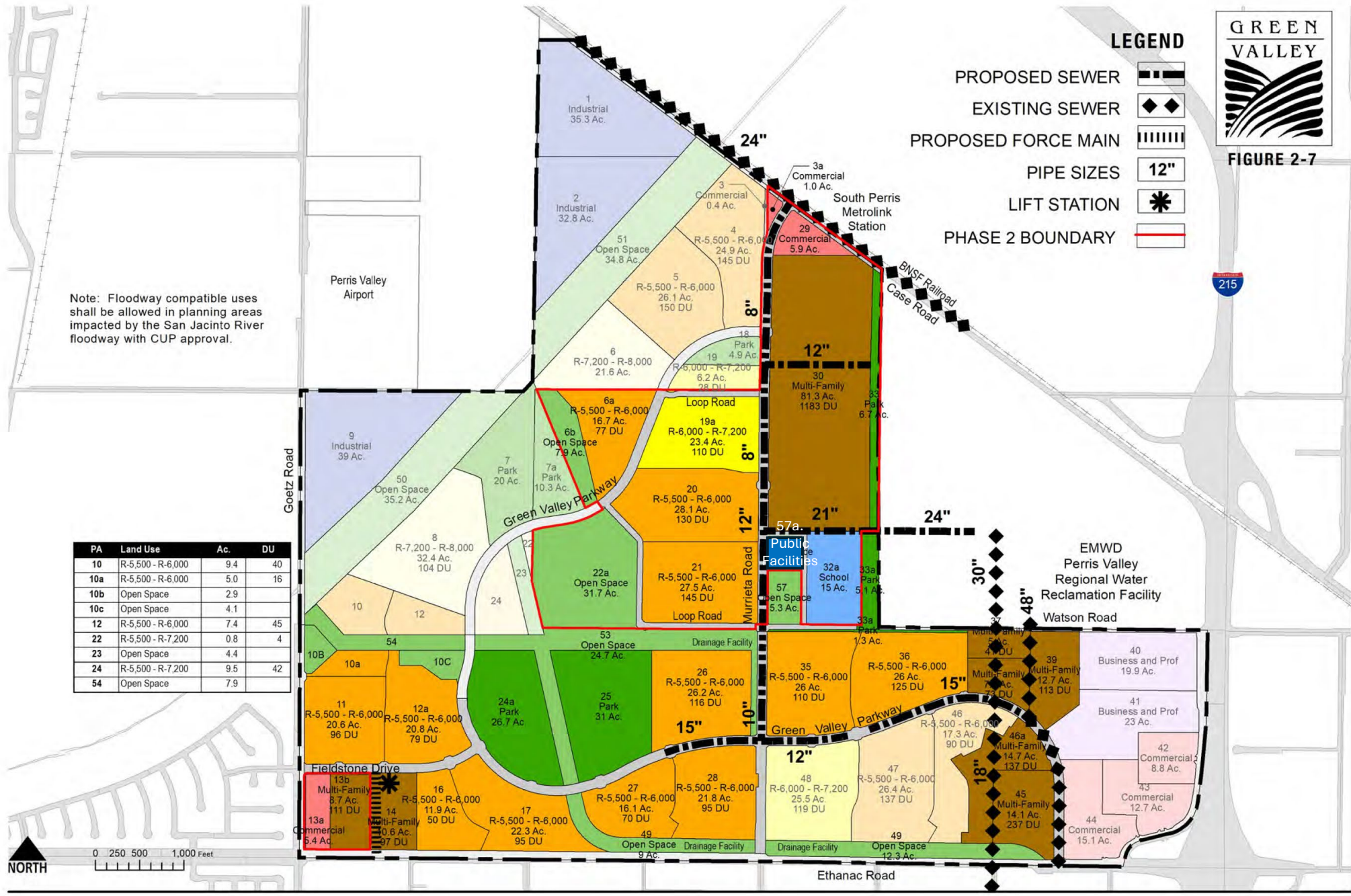
FIGURE 2-7

LEGEND

- PROPOSED SEWER
- EXISTING SEWER
- PROPOSED FORCE MAIN
- PIPE SIZES
- LIFT STATION
- PHASE 2 BOUNDARY

Note: Floodway compatible uses shall be allowed in planning areas impacted by the San Jacinto River floodway with CUP approval.

PA	Land Use	Ac.	DU
10	R-5,500 - R-6,000	9.4	40
10a	R-5,500 - R-6,000	5.0	16
10b	Open Space	2.9	
10c	Open Space	4.1	
12	R-5,500 - R-6,000	7.4	45
22	R-5,500 - R-7,200	0.8	4
23	Open Space	4.4	
24	R-5,500 - R-7,200	9.5	42
54	Open Space	7.9	



RECLAIMED WATER PLAN

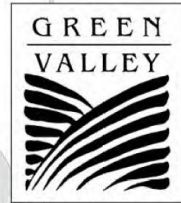


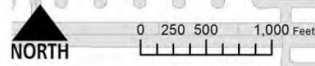
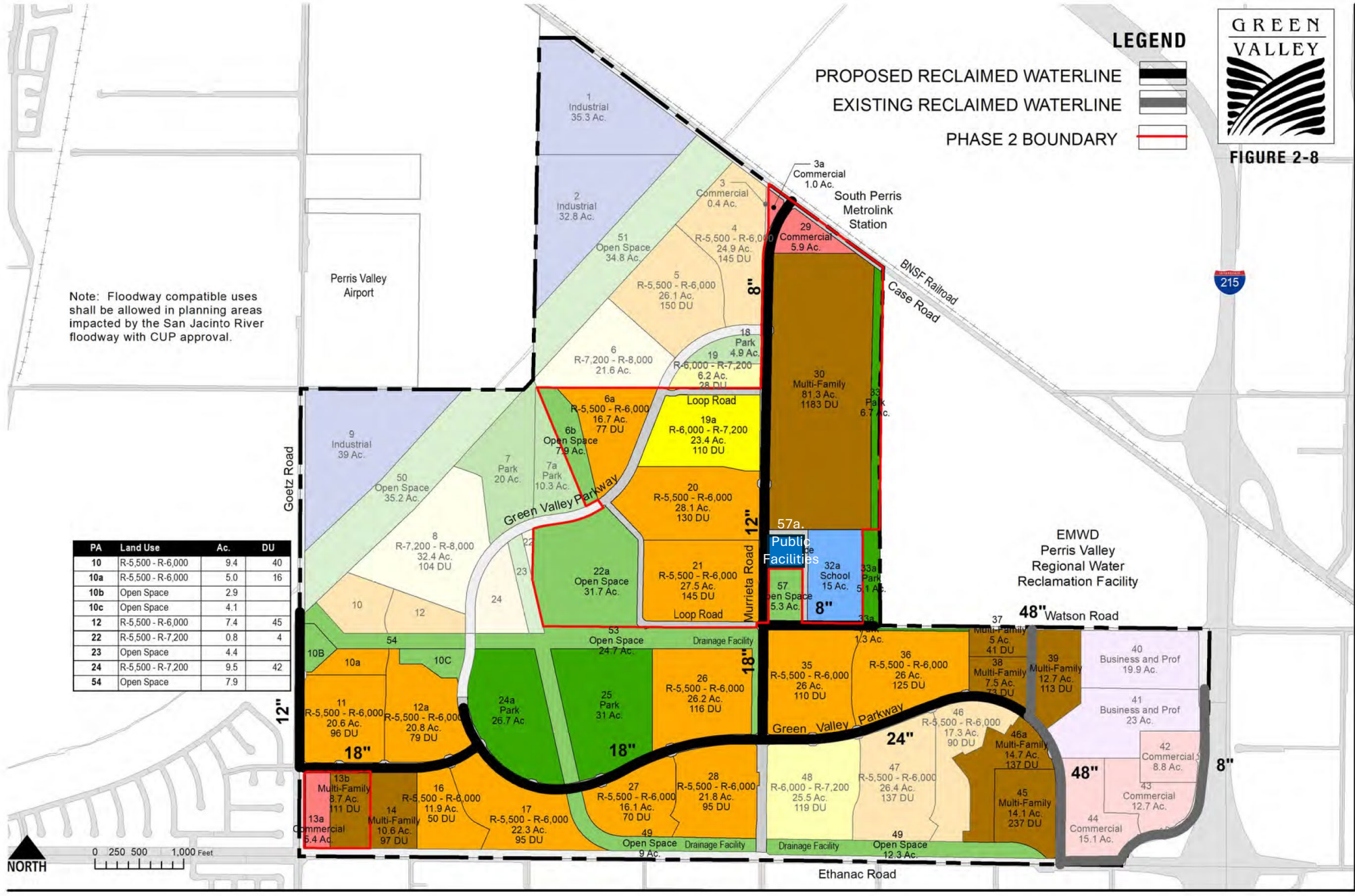
FIGURE 2-8

LEGEND

- PROPOSED RECLAIMED WATERLINE
- EXISTING RECLAIMED WATERLINE
- PHASE 2 BOUNDARY

Note: Floodway compatible uses shall be allowed in planning areas impacted by the San Jacinto River floodway with CUP approval.

PA	Land Use	Ac.	DU
10	R-5,500 - R-6,000	9.4	40
10a	R-5,500 - R-6,000	5.0	16
10b	Open Space	2.9	
10c	Open Space	4.1	
12	R-5,500 - R-6,000	7.4	45
22	R-5,500 - R-7,200	0.8	4
23	Open Space	4.4	
24	R-5,500 - R-7,200	9.5	42
54	Open Space	7.9	



CIRCULATION PLAN

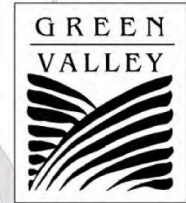


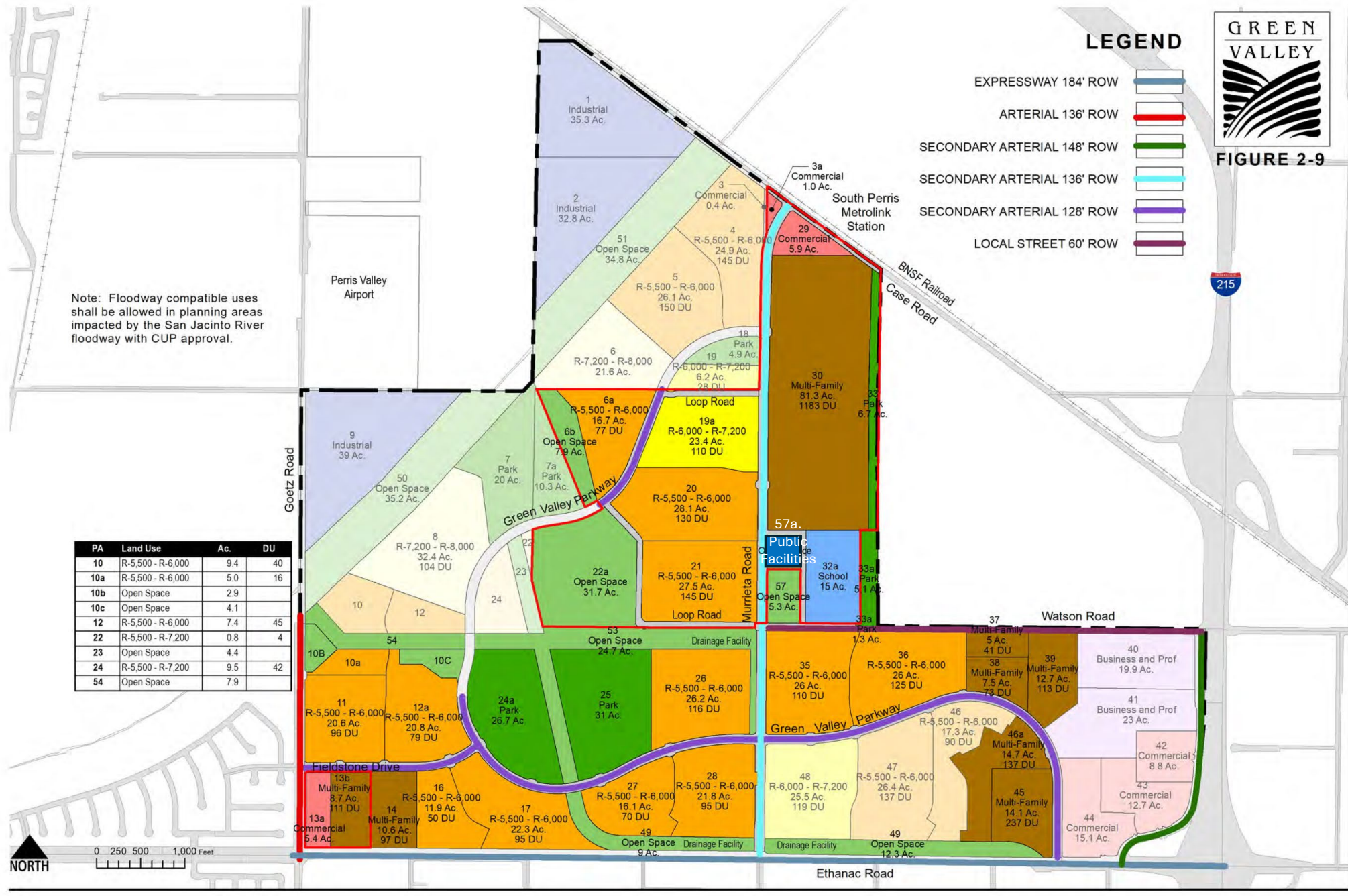
FIGURE 2-9

LEGEND

- EXPRESSWAY 184' ROW
- ARTERIAL 136' ROW
- SECONDARY ARTERIAL 148' ROW
- SECONDARY ARTERIAL 136' ROW
- SECONDARY ARTERIAL 128' ROW
- LOCAL STREET 60' ROW

Note: Floodway compatible uses shall be allowed in planning areas impacted by the San Jacinto River floodway with CUP approval.

PA	Land Use	Ac.	DU
10	R-5,500 - R-6,000	9.4	40
10a	R-5,500 - R-6,000	5.0	16
10b	Open Space	2.9	
10c	Open Space	4.1	
12	R-5,500 - R-6,000	7.4	45
22	R-5,500 - R-7,200	0.8	4
23	Open Space	4.4	
24	R-5,500 - R-7,200	9.5	42
54	Open Space	7.9	

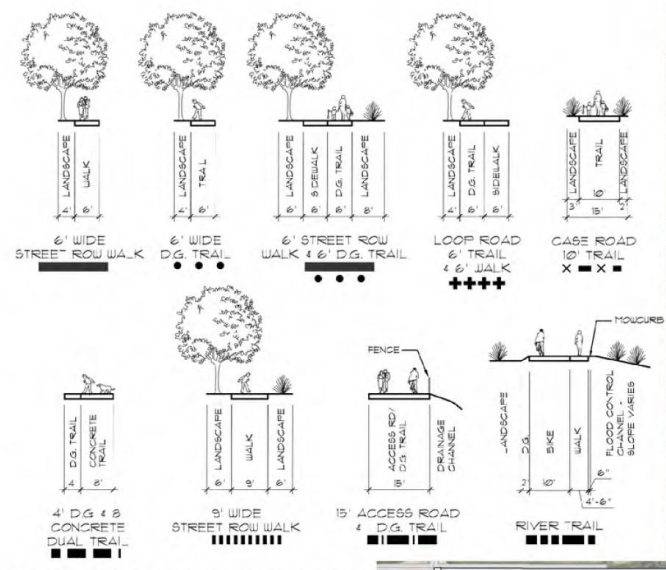


0 250 500 1,000 Feet

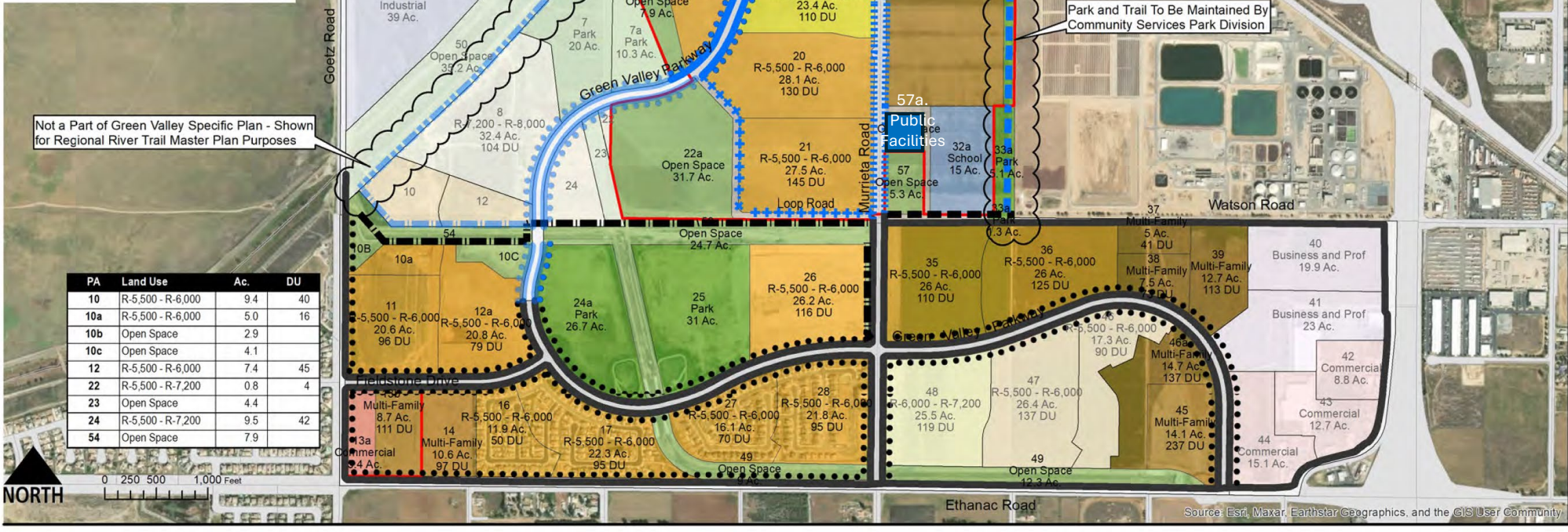
PEDESTRIAN CIRCULATION



FIGURE 2-10

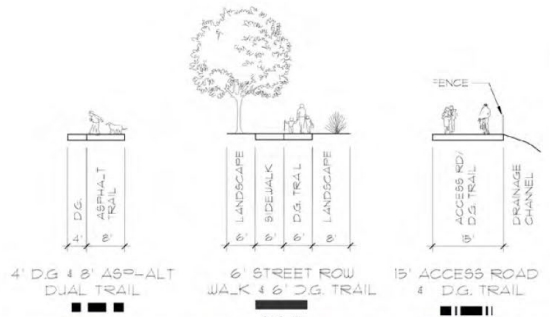


These Pedestrian Circulation Cross Sections satisfy the Implementation Guidelines requirements of Appendix 5.



PA	Land Use	Ac.	DU
10	R-5,500 - R-6,000	9.4	40
10a	R-5,500 - R-6,000	5.0	16
10b	Open Space	2.9	
10c	Open Space	4.1	
12	R-5,500 - R-6,000	7.4	45
22	R-5,500 - R-7,200	0.8	4
23	Open Space	4.4	
24	R-5,500 - R-7,200	9.5	42
54	Open Space	7.9	

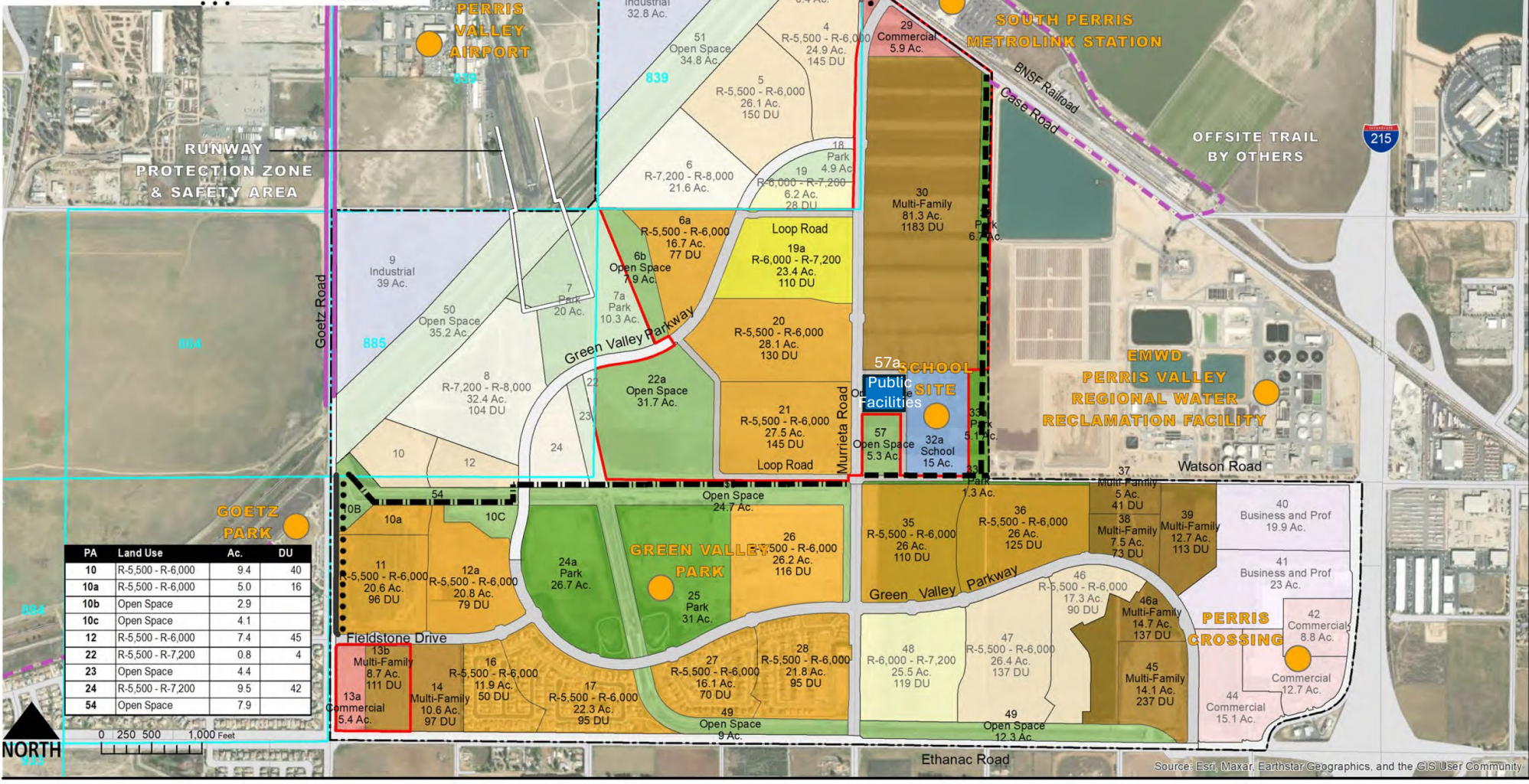
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



- Legend**
- POINT OF INTEREST
 - 6' WIDE STREET ROW WALK
 - 6' TRAIL
 - 4' D.G. & 8' ASPHALT DUAL TRAIL
 - 15' ACCESS ROAD/D.G. TRAIL
 - OFFSITE TRAIL BY OTHERS
 - EXISTING BIKE LANE ALONG GOETZ ROAD



FIGURE 2-10A





PA	Land Use	Ac.	DU
10	R-5,500 - R-6,000	9.4	40
10a	R-5,500 - R-6,000	5.0	16
10b	Open Space	2.9	
10c	Open Space	4.1	
12	R-5,500 - R-6,000	7.4	45
22	R-5,500 - R-7,200	0.8	4
23	Open Space	4.4	
24	R-5,500 - R-7,200	9.5	42
54	Open Space	7.9	

SAN JACINTO RIVER TRAIL ALTERNATIVE

Source: Esri, Maxar, Earthstar, Geographics, and the GIS User Community

LEGEND

R-7,200 - R-8,000 
 PHASE 2 BOUNDARY 

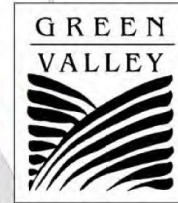
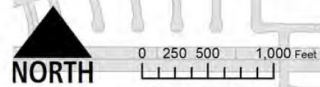
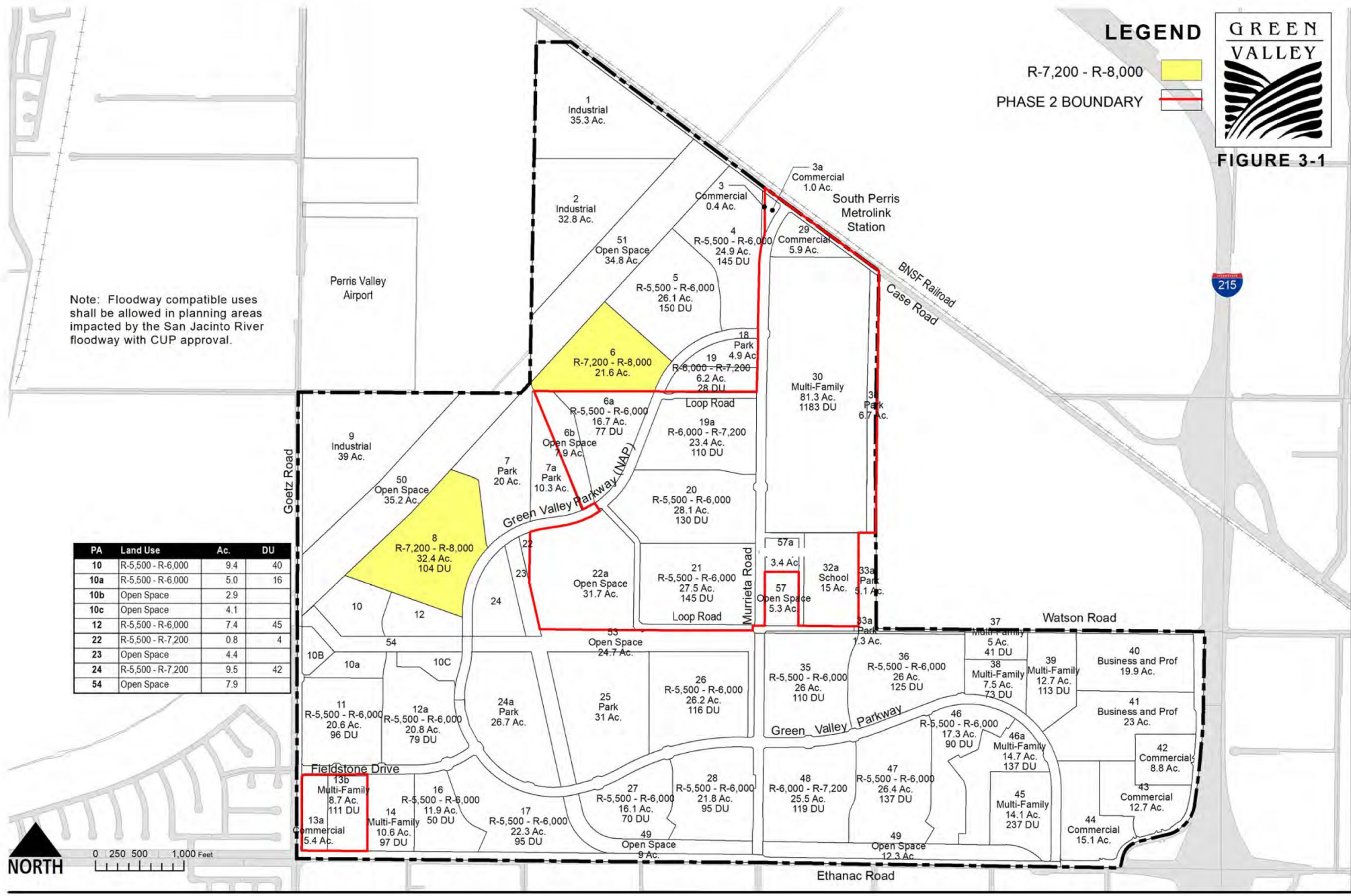


FIGURE 3-1

Note: Floodway compatible uses shall be allowed in planning areas impacted by the San Jacinto River floodway with CUP approval.

PA	Land Use	Ac.	DU
10	R-5,500 - R-6,000	9.4	40
10a	R-5,500 - R-6,000	5.0	16
10b	Open Space	2.9	
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12	R-5,500 - R-6,000	7.4	45
22	R-5,500 - R-7,200	0.8	4
23	Open Space	4.4	
24	R-5,500 - R-7,200	9.5	42
54	Open Space	7.9	



R - 7 2 0 0 - R - 8 0 0 0 R E S I D E N T I A L

LEGEND

R-6,000 - R-7,200
 PHASE 2 BOUNDARY

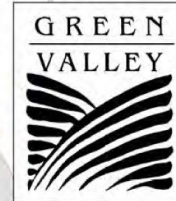
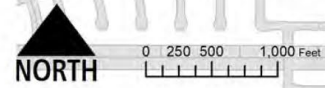
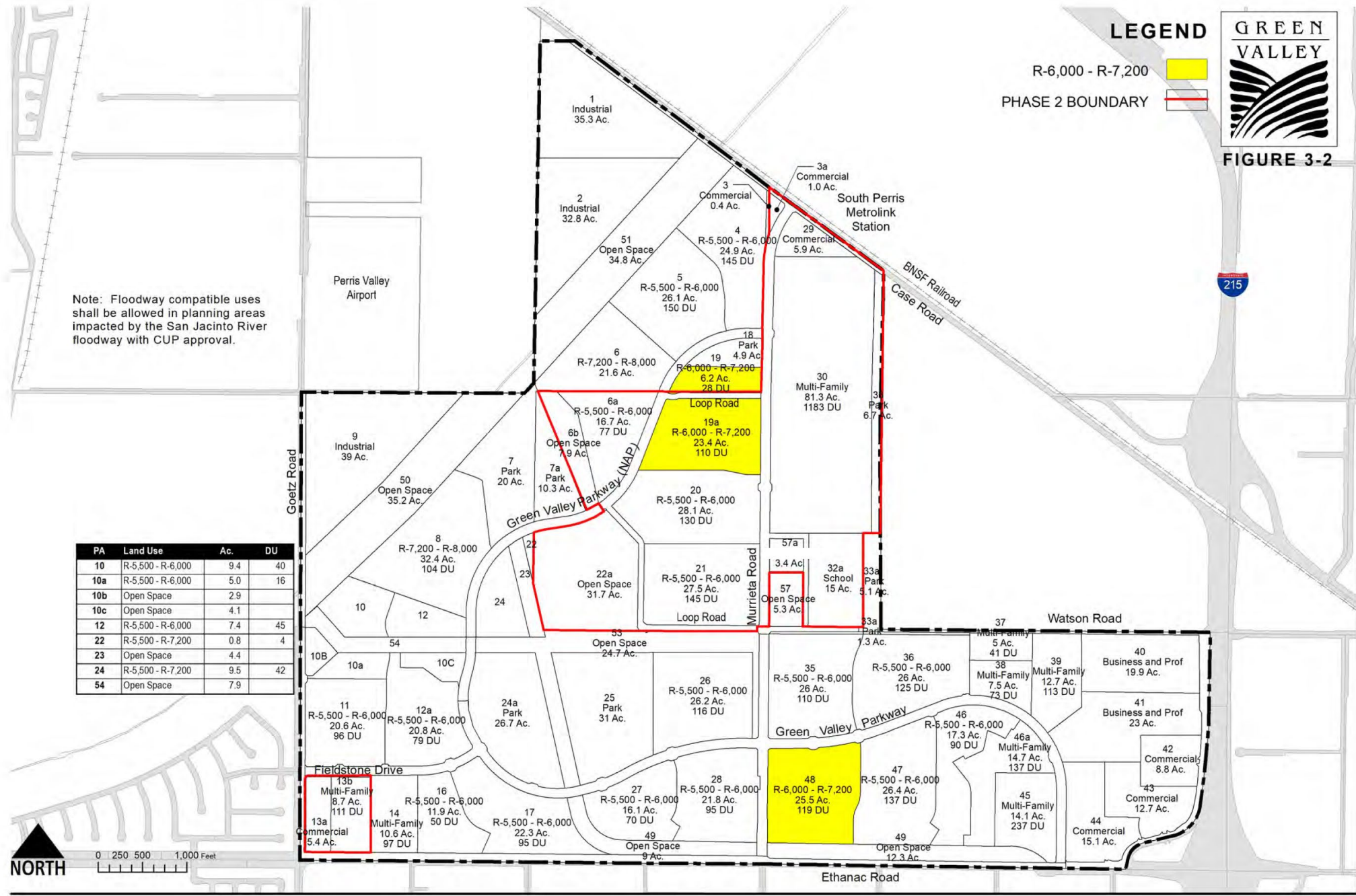


FIGURE 3-2

Note: Floodway compatible uses shall be allowed in planning areas impacted by the San Jacinto River floodway with CUP approval.

PA	Land Use	Ac.	DU
10	R-5,500 - R-6,000	9.4	40
10a	R-5,500 - R-6,000	5.0	16
10b	Open Space	2.9	
10c	Open Space	4.1	
12	R-5,500 - R-6,000	7.4	45
22	R-5,500 - R-7,200	0.8	4
23	Open Space	4.4	
24	R-5,500 - R-7,200	9.5	42
54	Open Space	7.9	



R - 6 0 0 0 - R - 7 2 0 0 R E S I D E N T I A L

LEGEND



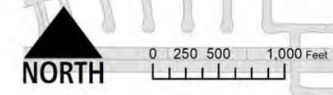
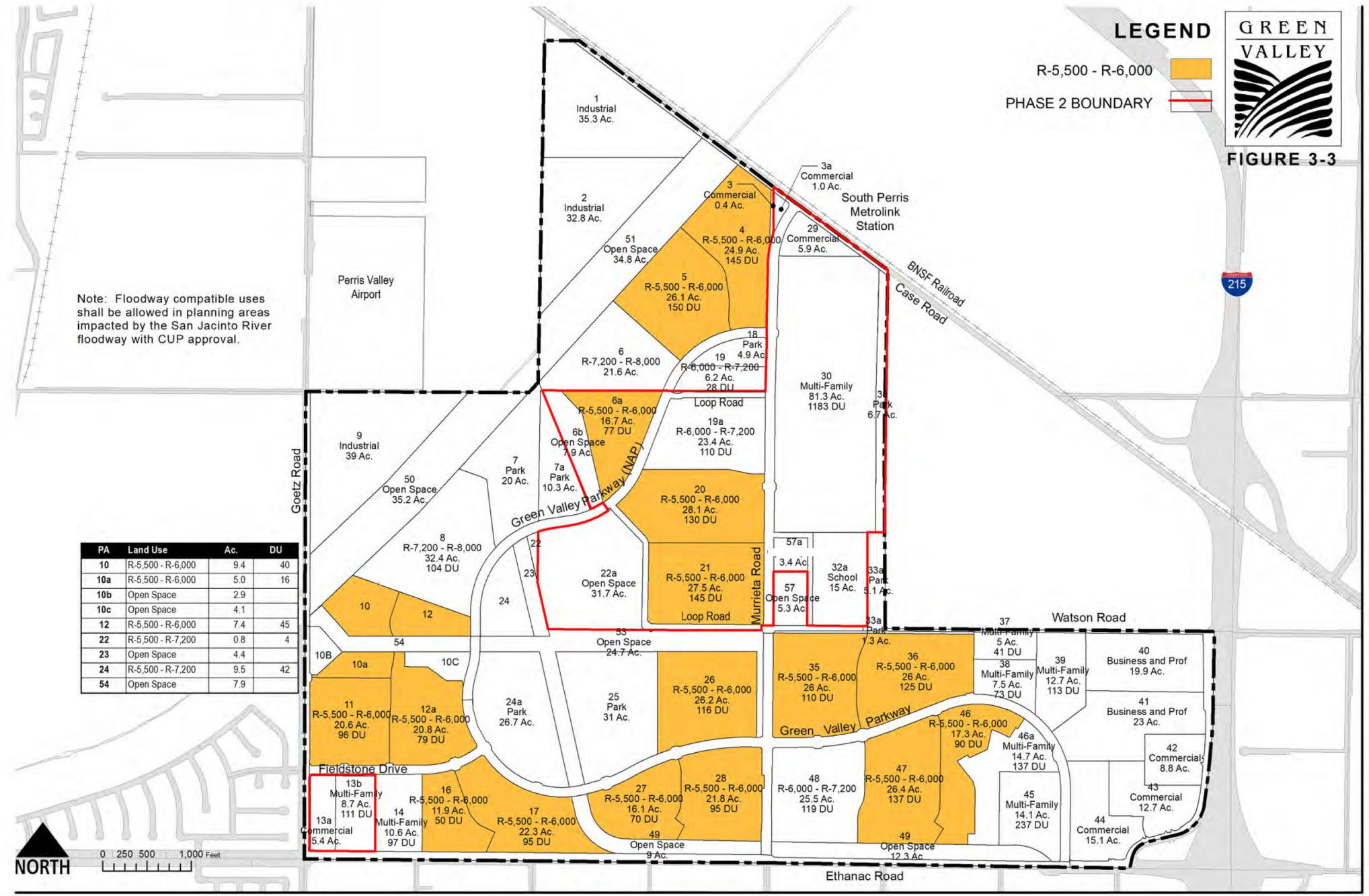
R-5,500 - R-6,000 
 PHASE 2 BOUNDARY 



FIGURE 3-3

Note: Floodway compatible uses shall be allowed in planning areas impacted by the San Jacinto River floodway with CUP approval.

PA	Land Use	Ac.	DU
10	R-5,500 - R-6,000	9.4	40
10a	R-5,500 - R-6,000	5.0	16
10b	Open Space	2.9	
10c	Open Space	4.1	
12	R-5,500 - R-6,000	7.4	45
22	R-5,500 - R-7,200	0.8	4
23	Open Space	4.4	
24	R-5,500 - R-7,200	9.5	42
54	Open Space	7.9	



R - 5 5 0 0 - R - 6 0 0 0 RESIDENTIAL

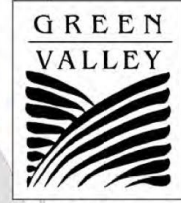


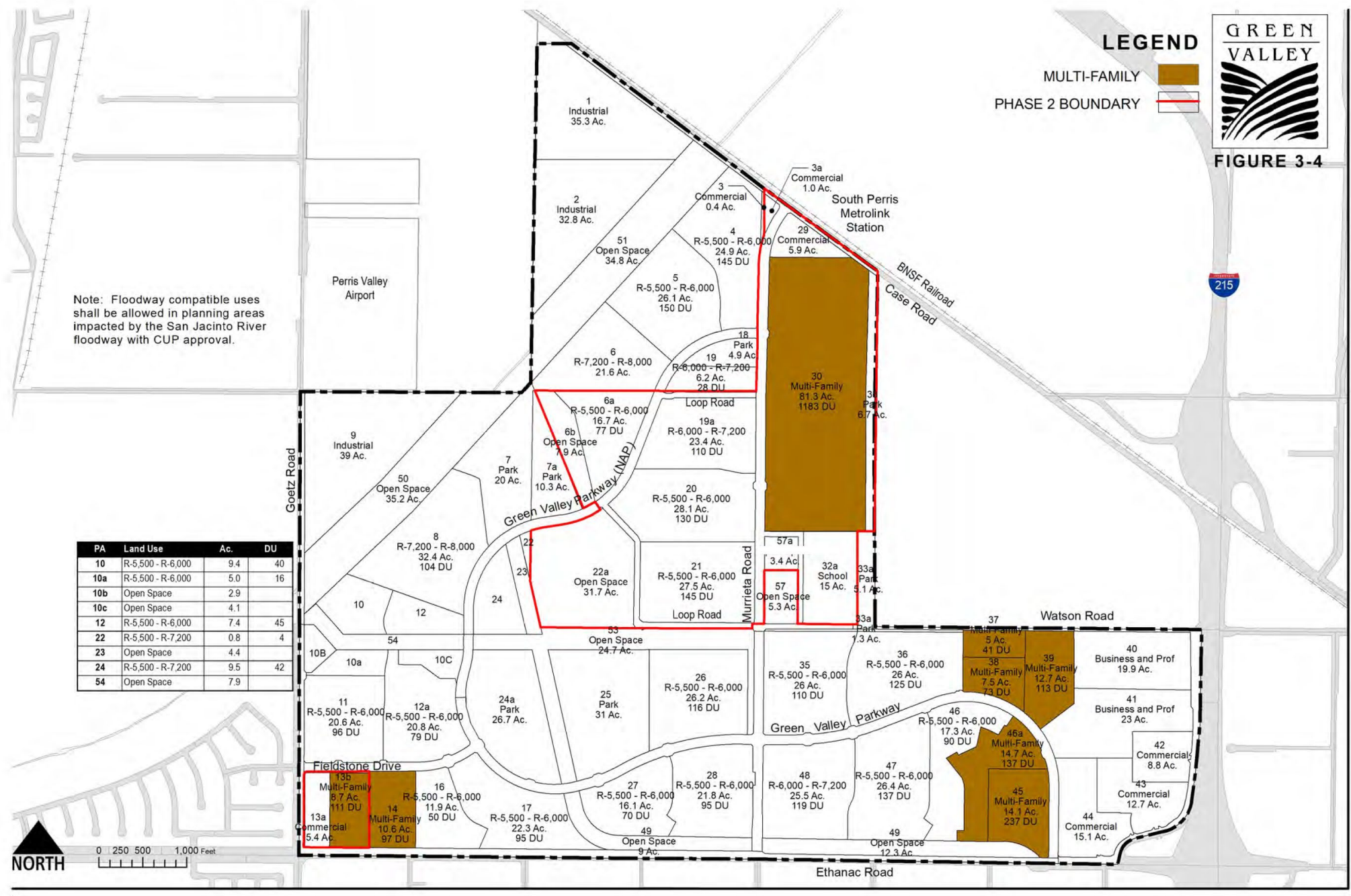
FIGURE 3-4

LEGEND

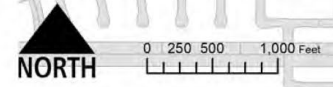
- MULTI-FAMILY
- PHASE 2 BOUNDARY

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PA	Land Use	Ac.	DU
10	R-5,500 - R-6,000	9.4	40
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23	Open Space	4.4	
24	R-5,500 - R-7,200	9.5	42
54	Open Space	7.9	



MULTI-FAMILY RESIDENTIAL



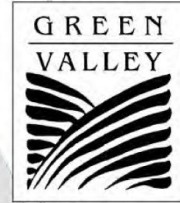


FIGURE 3-5

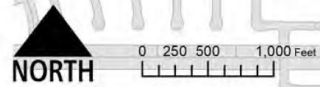
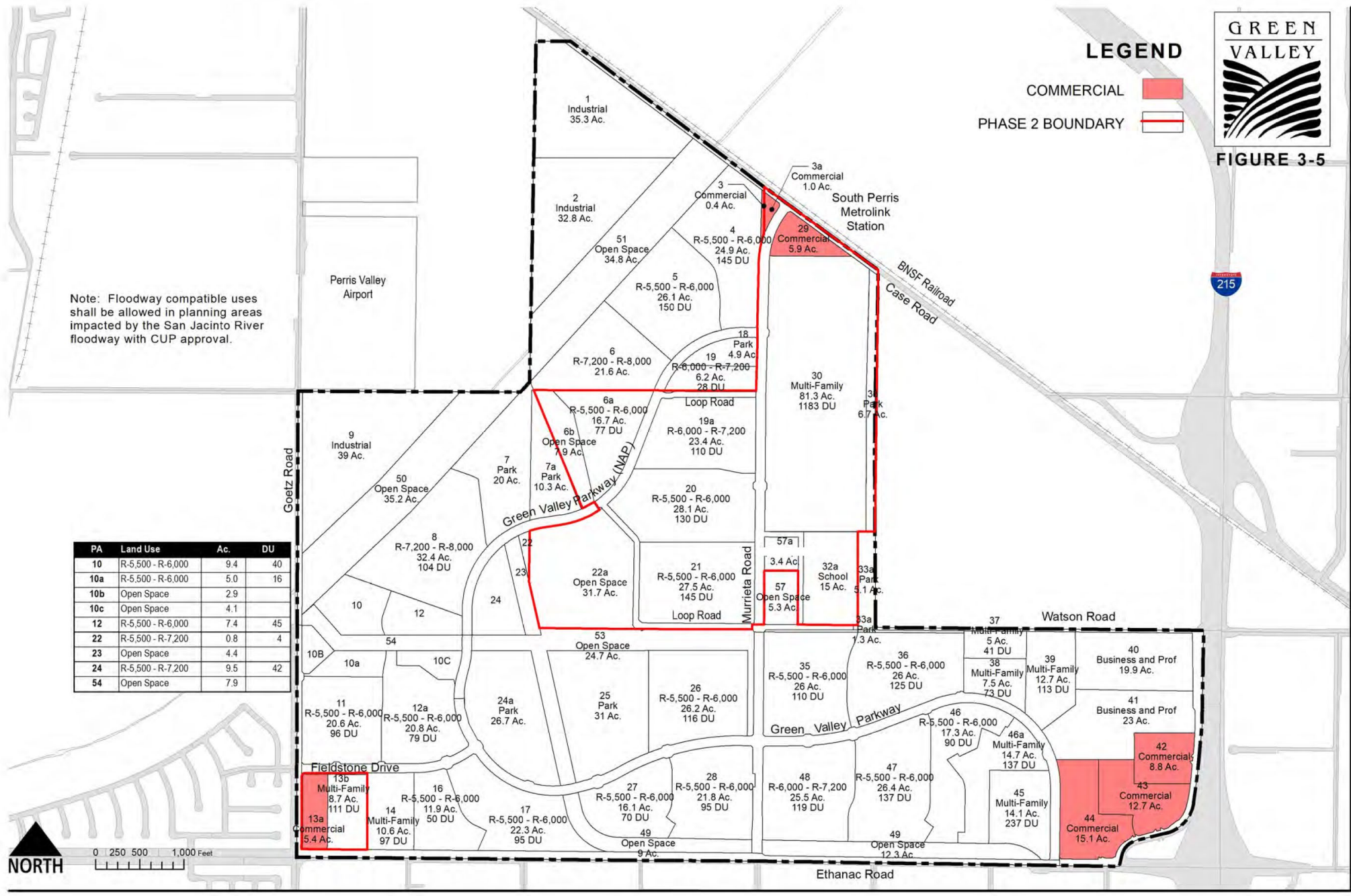
LEGEND

- COMMERCIAL
- PHASE 2 BOUNDARY

COMMERCIAL

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PA	Land Use	Ac.	DU
10	R-5,500 - R-6,000	9.4	40
10a	R-5,500 - R-6,000	5.0	16
10b	Open Space	2.9	
10c	Open Space	4.1	
12	R-5,500 - R-6,000	7.4	45
22	R-5,500 - R-7,200	0.8	4
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24	R-5,500 - R-7,200	9.5	42
54	Open Space	7.9	



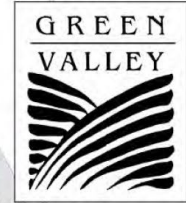


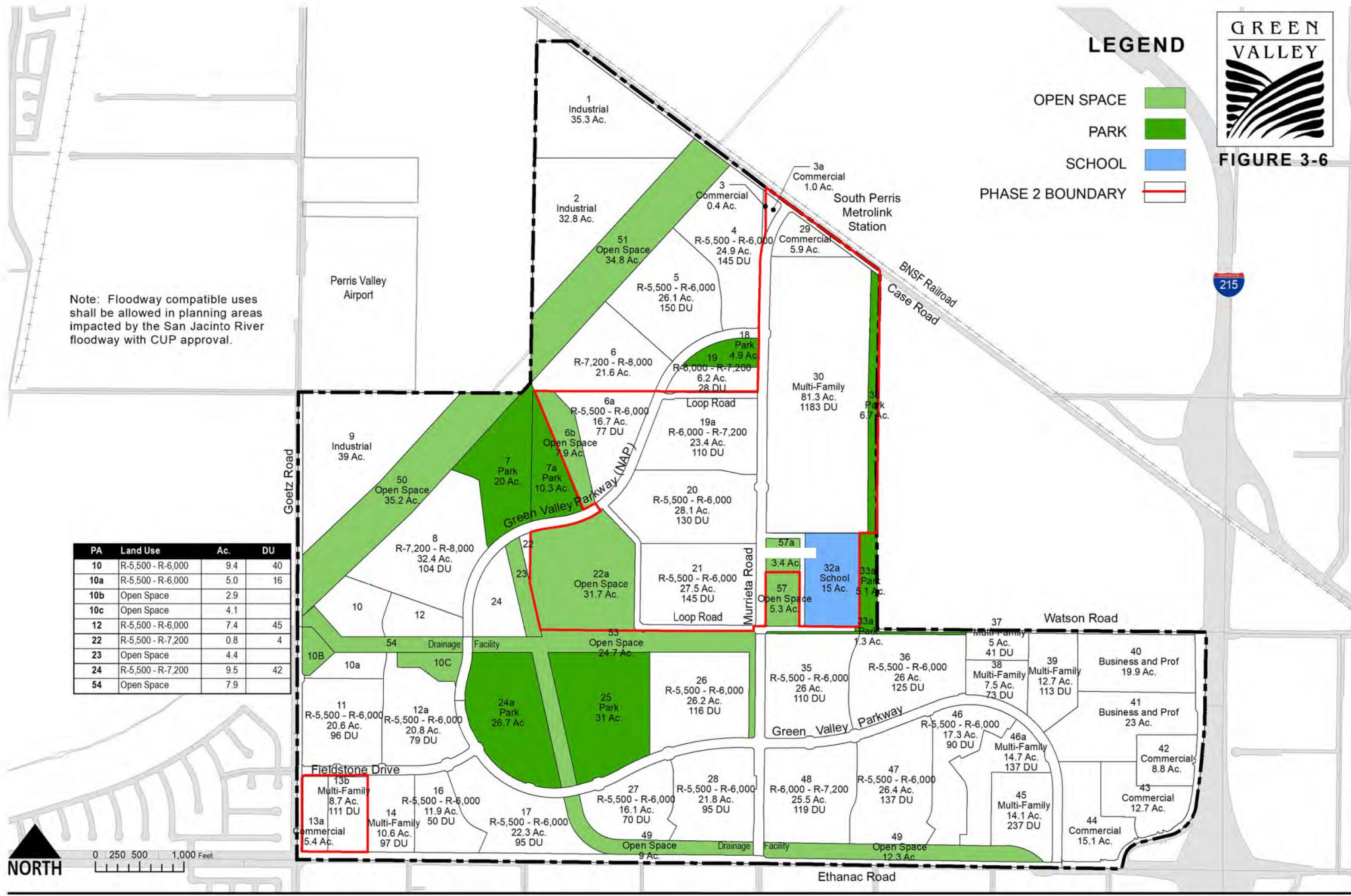
FIGURE 3-6

LEGEND

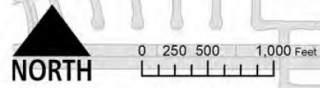
- OPEN SPACE
- PARK
- SCHOOL
- PHASE 2 BOUNDARY

Note: Floodway compatible uses shall be allowed in planning areas impacted by the San Jacinto River floodway with CUP approval.

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10	R-5,500 - R-6,000	9.4	40
10a	R-5,500 - R-6,000	5.0	16
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23	Open Space	4.4	
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54	Open Space	7.9	



PUBLIC FACILITIES • OPEN SPACE



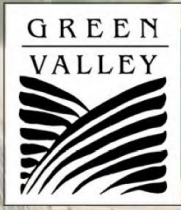
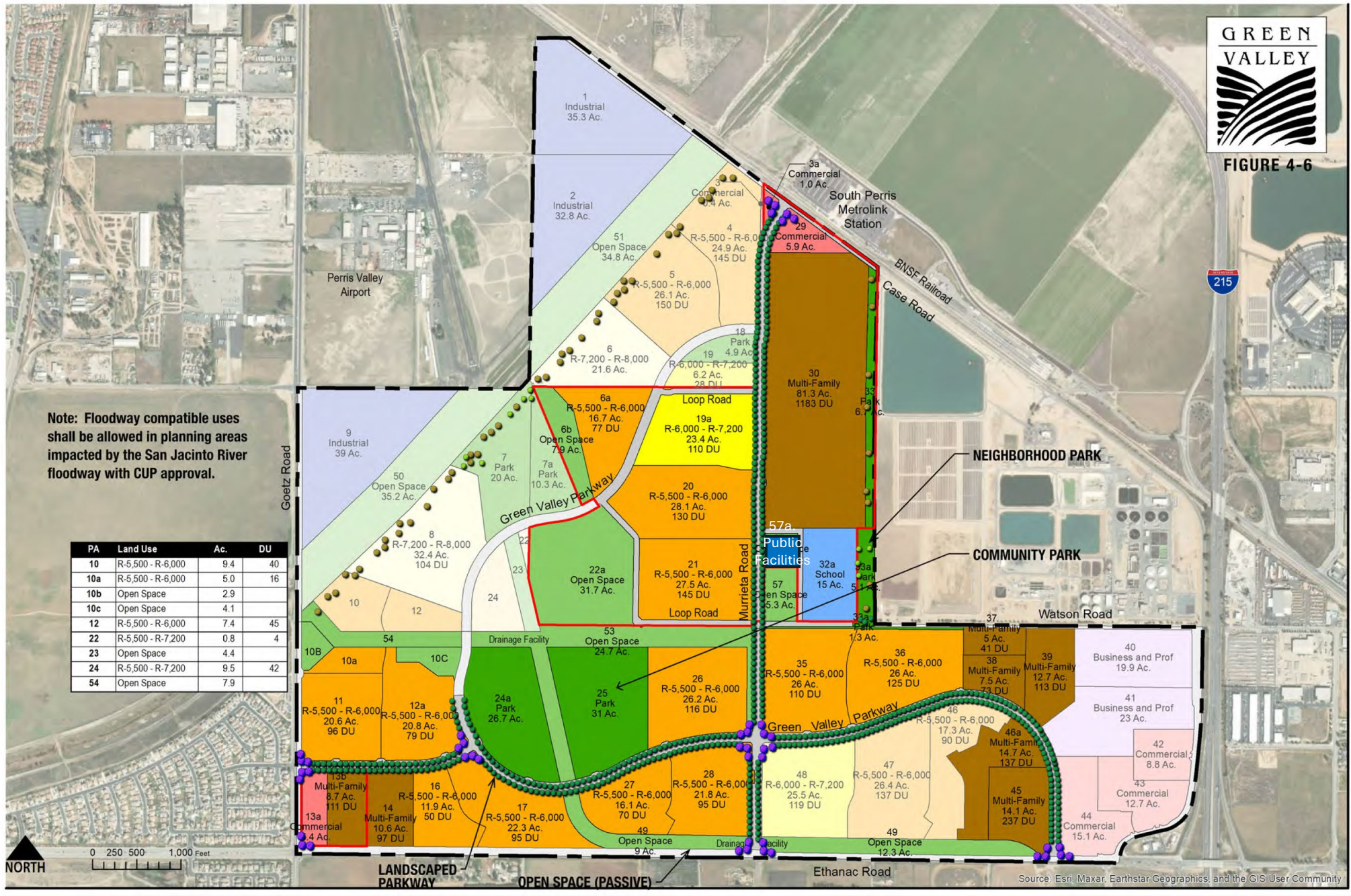


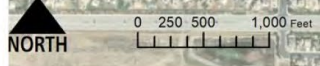
FIGURE 4-6

LANDSCAPE PLAN



Note: Floodway compatible uses shall be allowed in planning areas impacted by the San Jacinto River floodway with CUP approval.

PA	Land Use	Ac.	DU
10	R-5,500 - R-6,000	9.4	40
10a	R-5,500 - R-6,000	5.0	16
10b	Open Space	2.9	
10c	Open Space	4.1	
12	R-5,500 - R-6,000	7.4	45
22	R-5,500 - R-7,200	0.8	4
23	Open Space	4.4	
24	R-5,500 - R-7,200	9.5	42
54	Open Space	7.9	



LANDSCAPED PARKWAY
OPEN SPACE (PASSIVE)

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

MONUMENTATION PLAN



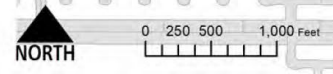
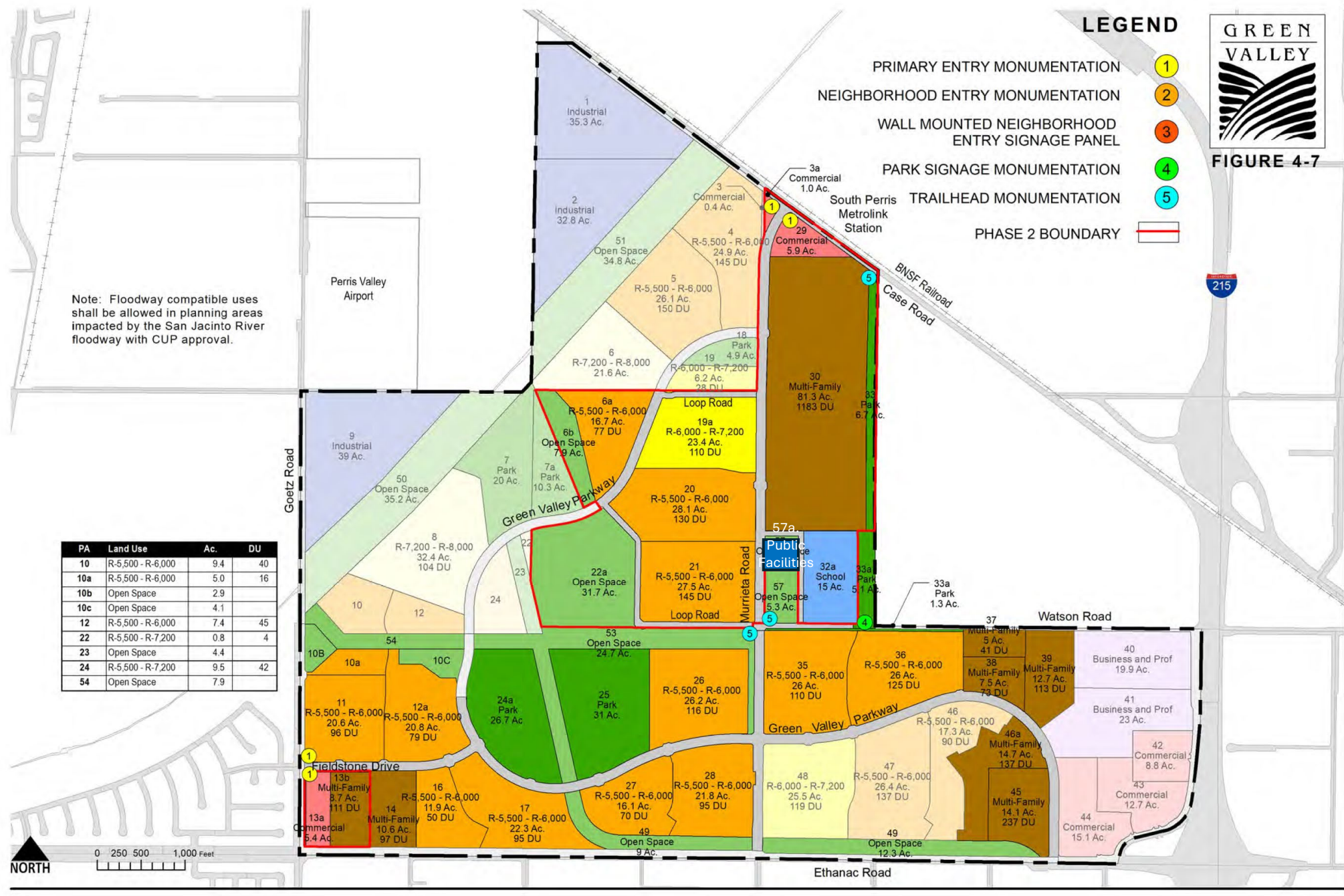
FIGURE 4-7

LEGEND

- PRIMARY ENTRY MONUMENTATION 1
- NEIGHBORHOOD ENTRY MONUMENTATION 2
- WALL MOUNTED NEIGHBORHOOD ENTRY SIGNAGE PANEL 3
- PARK SIGNAGE MONUMENTATION 4
- TRAILHEAD MONUMENTATION 5
- PHASE 2 BOUNDARY

Note: Floodway compatible uses shall be allowed in planning areas impacted by the San Jacinto River floodway with CUP approval.

PA	Land Use	Ac.	DU
10	R-5,500 - R-6,000	9.4	40
10a	R-5,500 - R-6,000	5.0	16
10b	Open Space	2.9	
10c	Open Space	4.1	
12	R-5,500 - R-6,000	7.4	45
22	R-5,500 - R-7,200	0.8	4
23	Open Space	4.4	
24	R-5,500 - R-7,200	9.5	42
54	Open Space	7.9	



PARKS & OPEN SPACE KEY MAP

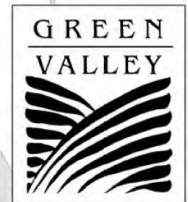


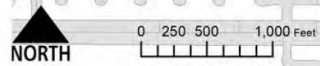
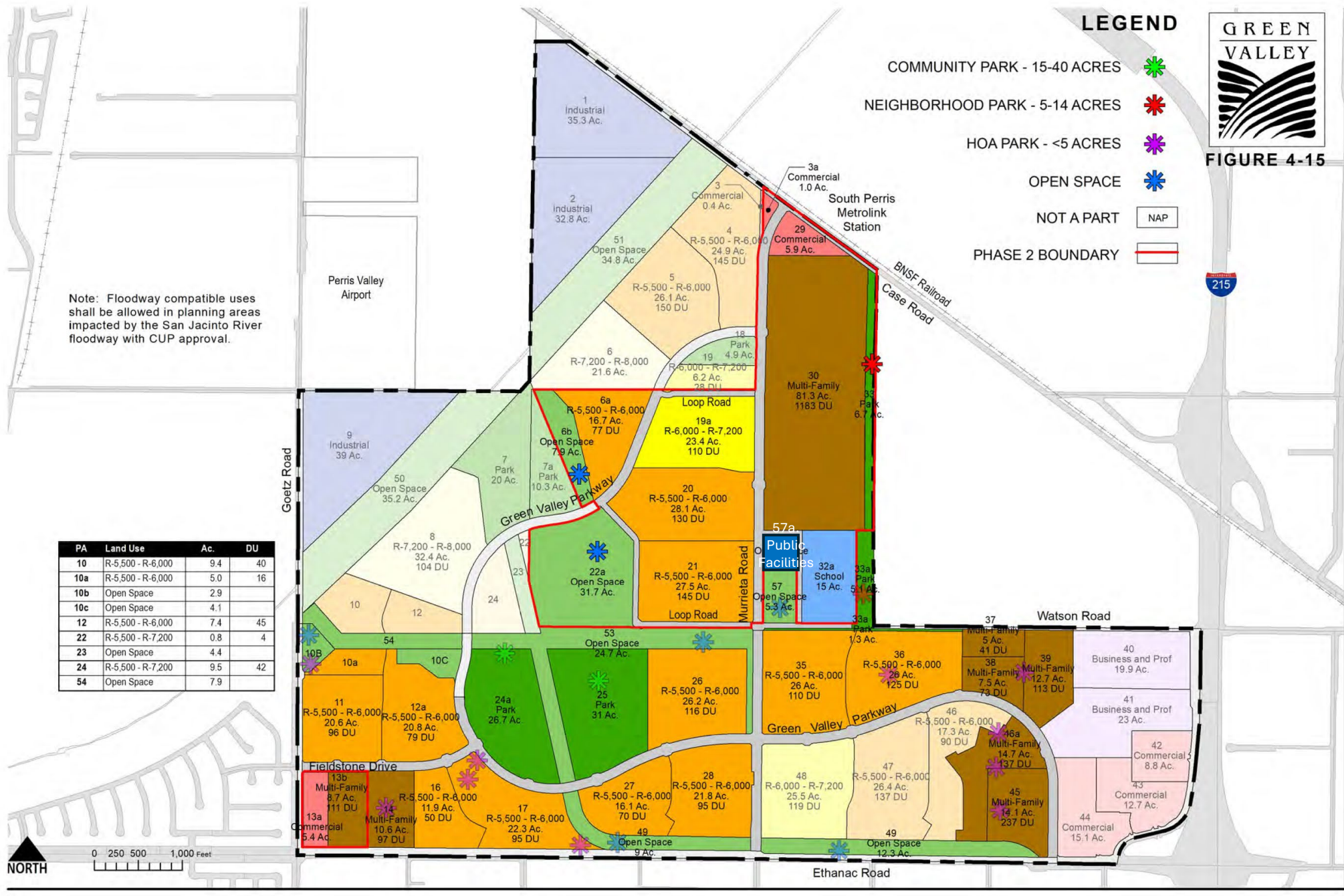
FIGURE 4-15

LEGEND

- COMMUNITY PARK - 15-40 ACRES
- NEIGHBORHOOD PARK - 5-14 ACRES
- HOA PARK - <5 ACRES
- OPEN SPACE
- NOT A PART
- PHASE 2 BOUNDARY

Note: Floodway compatible uses shall be allowed in planning areas impacted by the San Jacinto River floodway with CUP approval.

PA	Land Use	Ac.	DU
10	R-5,500 - R-6,000	9.4	40
10a	R-5,500 - R-6,000	5.0	16
10b	Open Space	2.9	
10c	Open Space	4.1	
12	R-5,500 - R-6,000	7.4	45
22	R-5,500 - R-7,200	0.8	4
23	Open Space	4.4	
24	R-5,500 - R-7,200	9.5	42
54	Open Space	7.9	

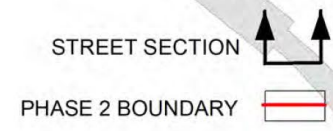


STREET SECTION KEY MAP



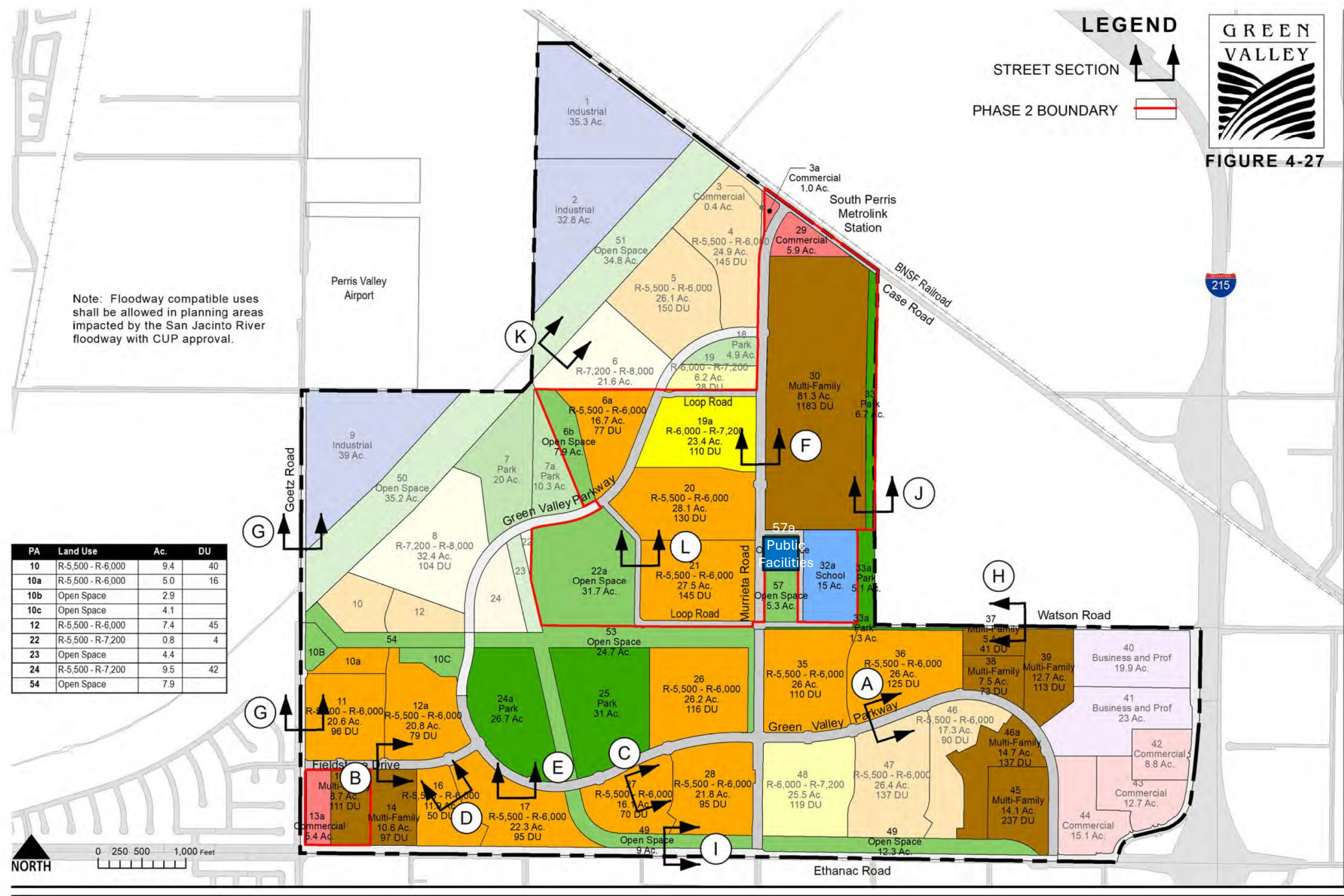
FIGURE 4-27

LEGEND



Note: Floodway compatible uses shall be allowed in planning areas impacted by the San Jacinto River floodway with CUP approval.

PA	Land Use	Ac.	DU
10	R-5,500 - R-6,000	9.4	40
10a	R-5,500 - R-6,000	5.0	16
10b	Open Space	2.9	
10c	Open Space	4.1	
12	R-5,500 - R-6,000	7.4	45
22	R-5,500 - R-7,200	0.8	4
23	Open Space	4.4	
24	R-5,500 - R-7,200	9.5	42
54	Open Space	7.9	



WALL AND FENCING PLAN

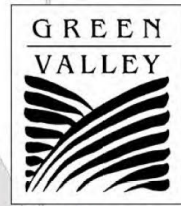


FIGURE 4-41

LEGEND

- THEME WALL ●●●●
- ENTRY & ACCENT WALL ****
- VIEW FENCE ○○○○
- PHASE 2 BOUNDARY ———

Note: Floodway compatible uses shall be allowed in planning areas impacted by the San Jacinto River floodway with CUP approval.

NOTE: SPLIT-FACE BLOCK REQUIRED BETWEEN DWELLING UNITS FROM VIEW OF THE PUBLIC RIGHT-OF-WAY OR INTERNAL PRIVATE STREET OR COMMON AREA.

PA	Land Use	Ac.	DU
10	R-5,500 - R-6,000	9.4	40
10a	R-5,500 - R-6,000	5.0	16
10b	Open Space	2.9	
10c	Open Space	4.1	
12	R-5,500 - R-6,000	7.4	45
22	R-5,500 - R-7,200	0.8	4
23	Open Space	4.4	
24	R-5,500 - R-7,200	9.5	42
54	Open Space	7.9	

