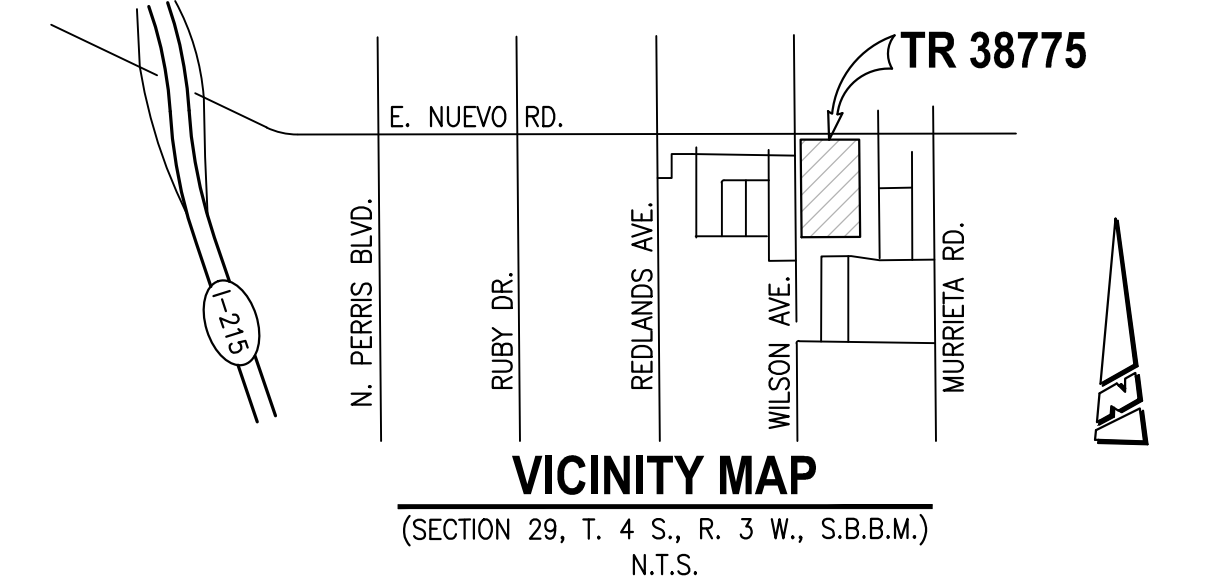
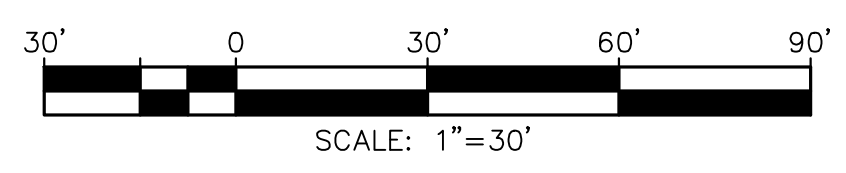


"ACACIA POINTE" FINAL SITE DEVELOPMENT PLAN CITY OF PERRIS, CALIFORNIA



REVISIONS	
NO.	DESCRIPTION



ASSESSOR'S PARCEL TABLE

311-161-001	311-161-016	311-161-030	311-162-009
311-161-002	311-161-017	311-161-031	311-162-010
311-161-003	311-161-018	311-161-032	311-162-011
311-161-004	311-161-019	311-161-033	311-162-012
311-161-005	311-161-020	311-161-034	311-162-013
311-161-006	311-161-021	311-161-035	311-162-014
311-161-007	311-161-022	311-162-001	311-162-015
311-161-008	311-161-023	311-162-002	311-162-016
311-161-009	311-161-024	311-162-003	311-162-017
311-161-010	311-161-025	311-162-004	311-162-018
311-161-011	311-161-026	311-162-005	311-162-019
311-161-012	311-161-027	311-162-006	311-162-020
311-161-013	311-161-028	311-162-007	311-162-021
311-161-014	311-161-029	311-162-008	311-162-022
311-161-015	311-161-030	311-162-009	

UTILITY PURVEYORS

WATER:	EASTERN MUNICIPAL WATER DISTRICT
SEWER:	EASTERN MUNICIPAL WATER DISTRICT
STORM DRAIN:	CITY OF PERRIS
ELECTRIC:	SOUTHERN CALIFORNIA EDISON CO.
GAS:	SOUTHERN CALIFORNIA GAS CO.
TELEPHONE:	VERIZON
TELEVISION:	VERIZON

LEGEND:

---	CENTERLINE
---	TRACT BOUNDARY
---	CONTOUR LINE
---	INDICATES SETBACK LINE
---	INDICATES BUILDING SETBACK LINE
---	PROPOSED RETAINING WALL
1	CONDOMINIUM UNIT NUMBER
SD	PROP. STORM DRAIN
W	PROP. POTABLE WATER MAIN
S	PROP. SEWER LINE
P	PARKING STALL
FF	FINISHED FLOOR
P	PAD ELEVATION
X	PLAN ELEVATION (A=SPANISH/B=ITALIANE)

FLOOD ZONE DESIGNATION

ZONE X, MAP PANEL #0605C1440H
EFFECTIVE DATE: AUGUST 18, 2014
AREA OF 0.2% ANNUAL FLOOD CHANGE; OF 1% ANNUAL FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEAVES FROM 1% ANNUAL CHANGE FLOOD.

LEGAL DESCRIPTION:

LOTS 1 - 57, OF TRACT NO. 31651, AS PER MAP FILED IN BOOK 419, PAGES 12-14, OF MAPS, RECORDS OF RIVERSIDE COUNTY, IN THE CITY OF PERRIS, STATE OF CALIFORNIA.

GENERAL NOTES:

- MAP PREPARATION DATE: 7/2/2024 (REVISED 7/2/2025)
- TOTAL SITE ACREAGE: 11.62 ACRES GROSS
- ZONING DATA: EXISTING: R-6,000 (SINGLE-FAMILY RESIDENTIAL)
PROPOSED: PDD (PLANNED DEVELOPMENT OVERLAY)
- GENERAL PLAN DATA:
EXISTING: MDR (MEDIUM DENSITY RESIDENTIAL, 7 DU/AC)
PROPOSED: MFR (MULTI-FAMILY RESIDENTIAL, 14 DU/AC)
- PROPOSED LOT DATA TABLE:

LOT #	AREA (AC.)	DESCRIPTION
1	10.19	141 SINGLE FAMILY TOWNHOMES
A	0.68	OPEN SPACE/DRAINAGE MITIGATION BASIN
B	0.61	OPEN SPACE/DRAINAGE MITIGATION BASIN
C	0.05	CFD LANDSCAPE LOT (NUEVO RD)
D, E, F	0.10	CFD LANDSCAPE LOTS (WILSON AVE)

- TOPOGRAPHY SOURCE: AEROTECH MAPPING, INC. DATED 12/2020
- BOUNDARY DATA SHOWN HEREON IS BASED ON A FIELD BOUNDARY SURVEY CONDUCTED IN 12/2020.
- PRELIMINARY EARTHWORK QUANTITIES (EXCLUDED REMEDIAL GRADING):
CUT: 29,000 C.Y.
FILL: 29,000 C.Y.
- THE PROPERTY IS CURRENTLY VACANT AND UNDEVELOPED.
- SEWER AND WATER SERVICE FOR THE SITE WILL BE PROVIDED BY E.M.W.D.
- THE TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
- THE SITE IS NOT WITHIN A COUNTY SERVICE AREA (CSA).
- THE SITE IS NOT WITHIN A FAULT ZONE.
- THE SITE HAS A MODERATE POTENTIAL FOR LIQUEFACTION.
- THE SITE IS DESIGNATED AS NON-VERY HIGH FIRE HAZARD SEVERITY ZONE (NON-VHFHSZ) PER CAL FIRE HAZARD SEVERITY ZONE MAP ID: FHSZL_C33_MINIFEE
- PER RIVERSIDE COUNTY GIS DATA
- OFF-STREET PARKING STALL TABLE:

GARAGE STALLS	STD. STALLS	COMPACT STALLS	H.C. STALLS
282	52	7	3
TOTAL OFF-STREET PARKING STALLS PROVIDED: 62			
PARKING STALLS REQ: 29 STALLS (1 STALL PER 5 DU/141/5=28.2)			

17. SITE MAINTENANCE PLAN: FUTURE HOME OWNER'S ASSOCIATION OR PROPERTY MANAGEMENT COMPANY HIRED BY THE OWNER TO MAINTAIN THE FOLLOWING:
- PRIVATE STREETS, COMMON LANDSCAPE AND HARDSCAPE AREAS, WATER QUALITY BASINS, ON-SITE DRAINAGE FACILITIES NOT MAINTAINED BY THE CITY OF PERRIS, AND ON-SITE SEWER AND WATER FACILITIES NOT MAINTAINED BY EMWD.

18. BUILDING SETBACKS:
- FRONT YARD: 20'
- REAR YARD: 20' (TRACT BOUNDARY)
- SIDE YARD (ADJACENT TO ST.): 10' (TRACT BOUNDARY)
- BUILDING SEPARATION: 10' MIN. (5' ADDITIONAL PER STORY)

19. REQUIRED OPEN SPACE:
- TOTAL OPEN SPACE REQUIRED: 42,600 SF (300 SF PER DU)
- COMMON: 21,300 (150 SF PER DU)
- PRIVATE: 21,300 (150 SF PER DU-10' MIN. DIM.)

20. OPEN SPACE PROVIDED:
- TOTAL OPEN SPACE PROVIDED: ±183,905 SF
- PRIVATE: 35,250 (250 SF PER DU-10'X25' YARD AREA)

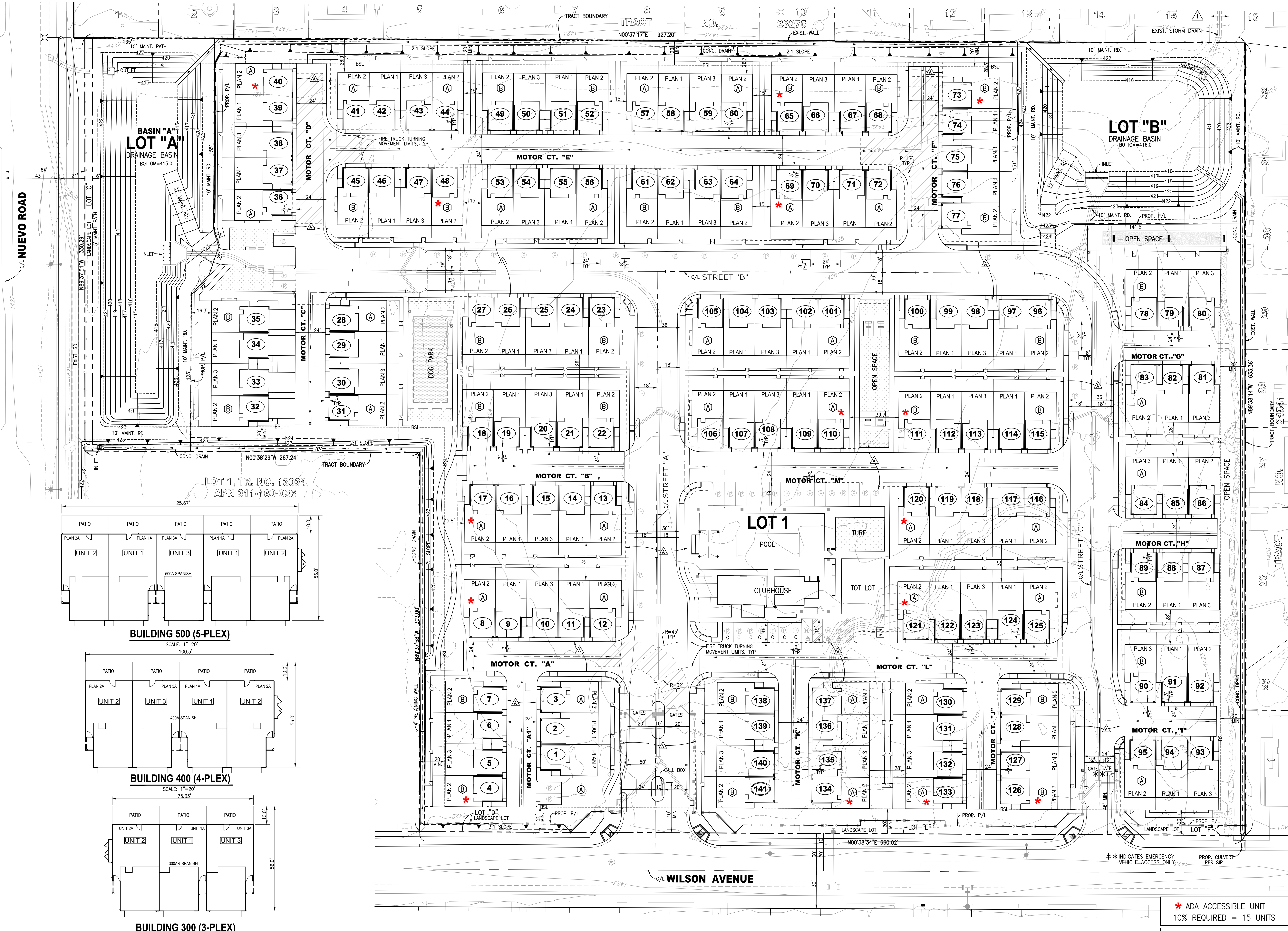
21. - BUILDING AREA DATA:
- PLAN 1 (46): 1,600 SF, PLAN 2 (61): 1,628 SF, PLAN 3 (34): 1,652 SF
- TOTAL SITE BUILDING AREA (EXCLUDE REC. BLDG): 229,042 SF

LANDSCAPE ARCHITECT: **SP2 & Co.**
A LAND DEVELOPMENT SERVICES COMPANY
78510 COCO CARLSBAD, CA 92009
PHONE: (949) 276-6500
CONTACT: JACK NORTON

PREPARED BY (ENGINEER): **D-B HORTON**
AMERICA'S BUILDER
SOUTH COAST, INLAND EMPIRE DIVISION
380 MONTEVISTA DRIVE, SUITE 300
CORONA, CALIFORNIA 92729
(951) 272-9000

ARCHITECT: **WHA**
680 NEWPORT CENTER DRIVE #300
NEWPORT BEACH, CA 92660
PHONE: (949) 250-0607

PREPARED FOR (OWNER/APPLICANT):
8300 NEWPORT CENTER DRIVE #300
NEWPORT BEACH, CA 92660
PHONE: (949) 250-0607



* ADA ACCESSIBLE UNIT
10% REQUIRED = 15 UNITS
DATE: 07/24/2025