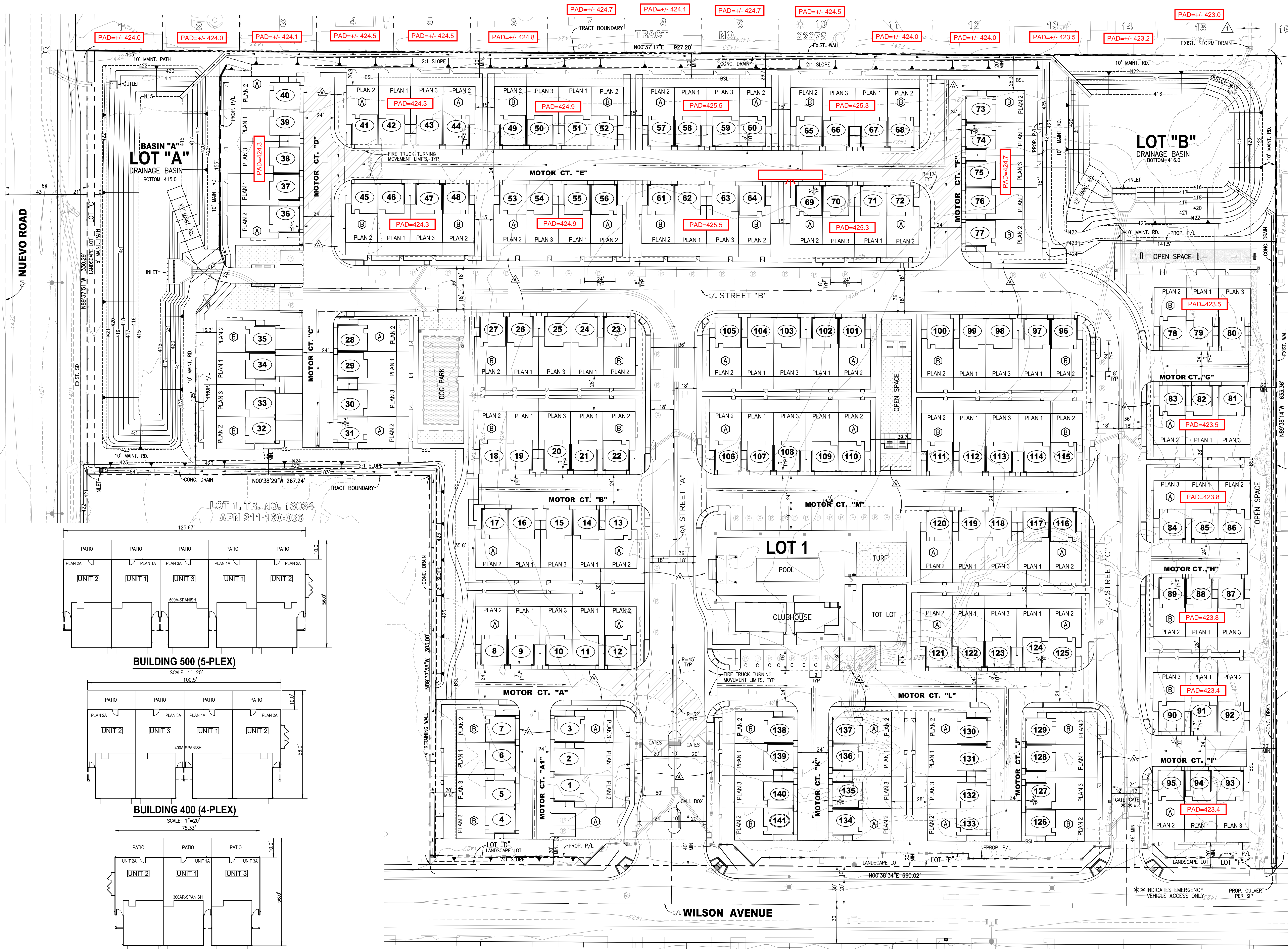
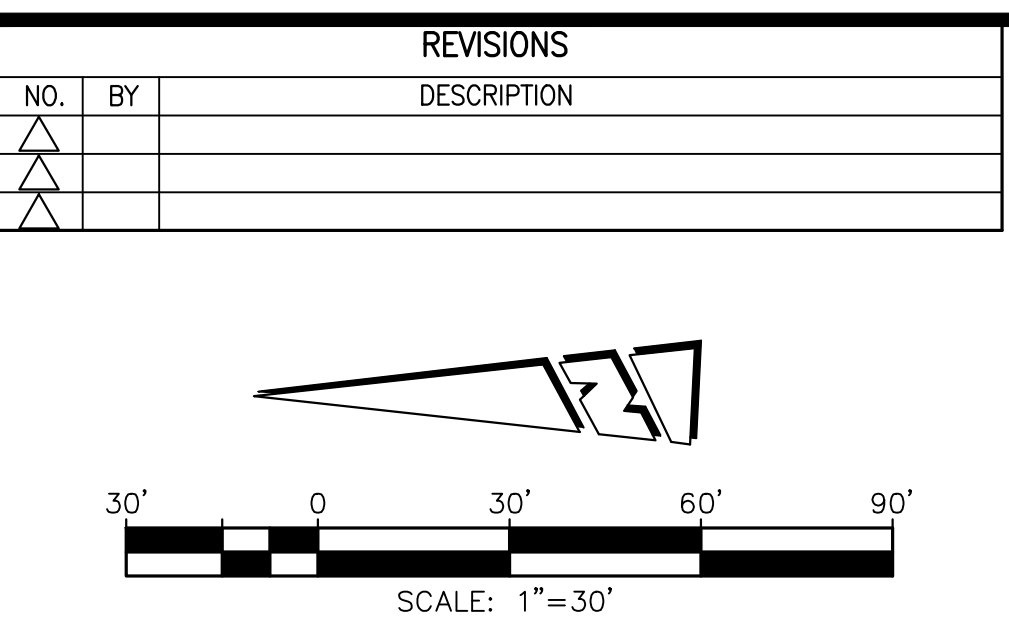
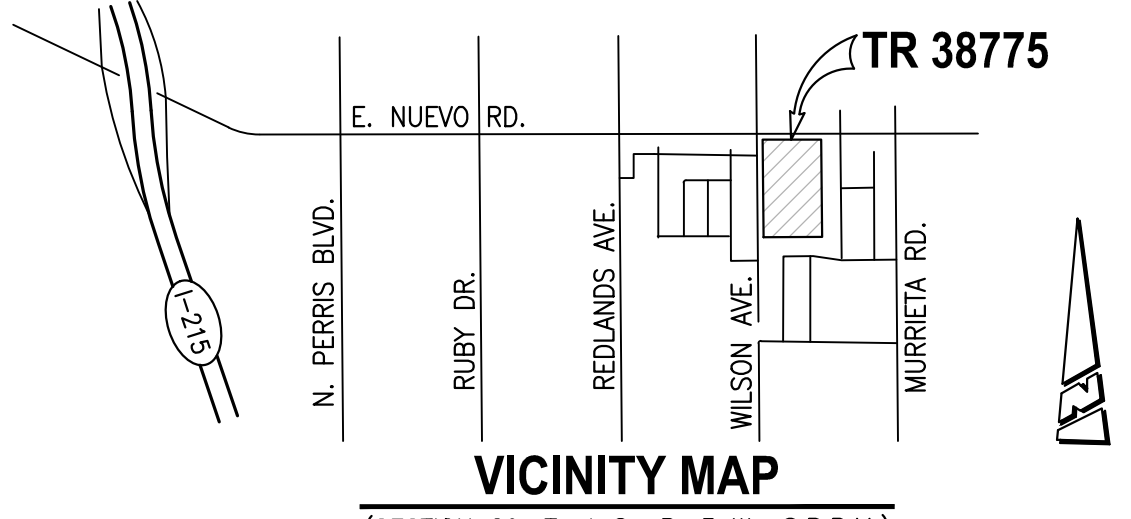


# "ACACIA POINTE" FINAL SITE DEVELOPMENT PLAN CITY OF PERRIS, CALIFORNIA



### ASSESSOR'S PARCEL TABLE

(SECTION 29, T. 4 S., R. 3 W., S.B.M.)  
N.T.S.

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
- BSL 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
- PAD ELEVATION
- X PLAN ELEVATION (A=SPANISH/B=ITALIANE)

### FLOOD ZONE DESIGNATION

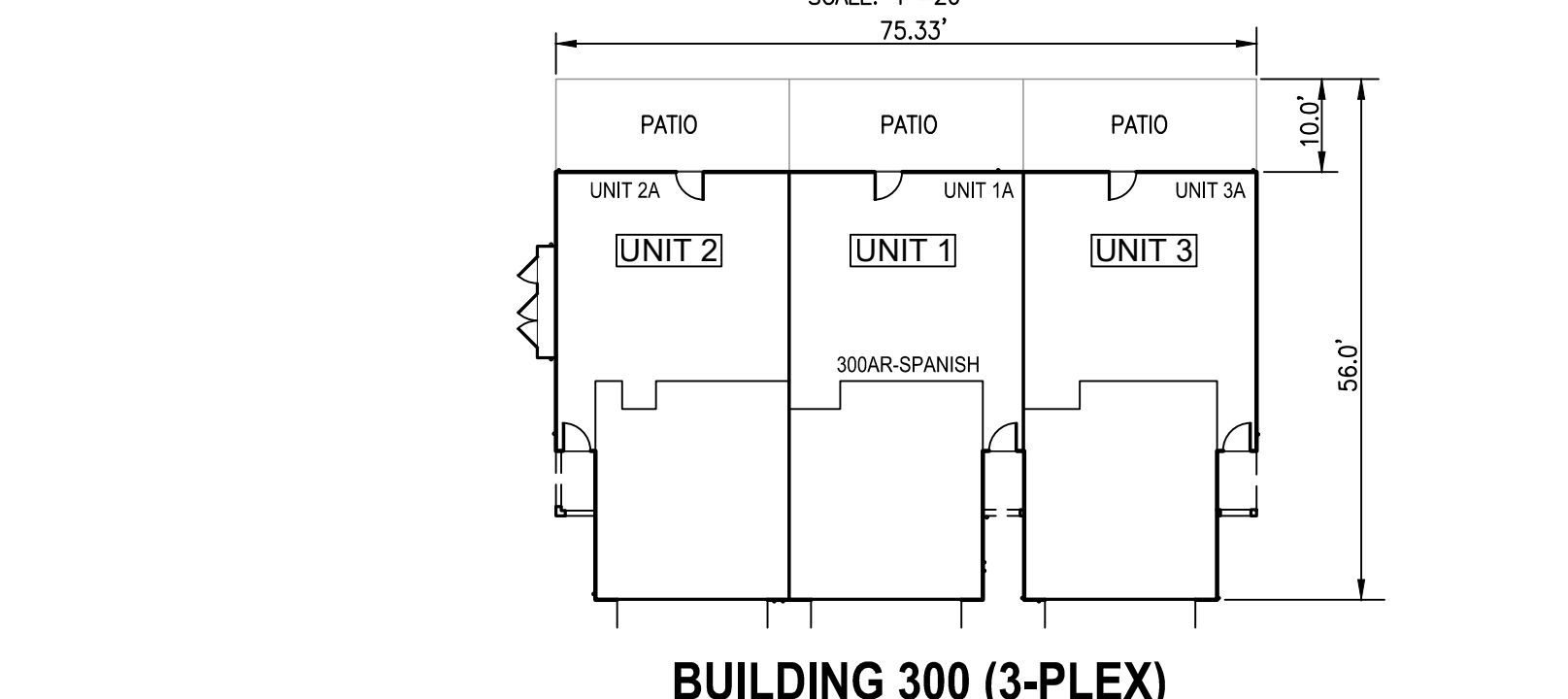
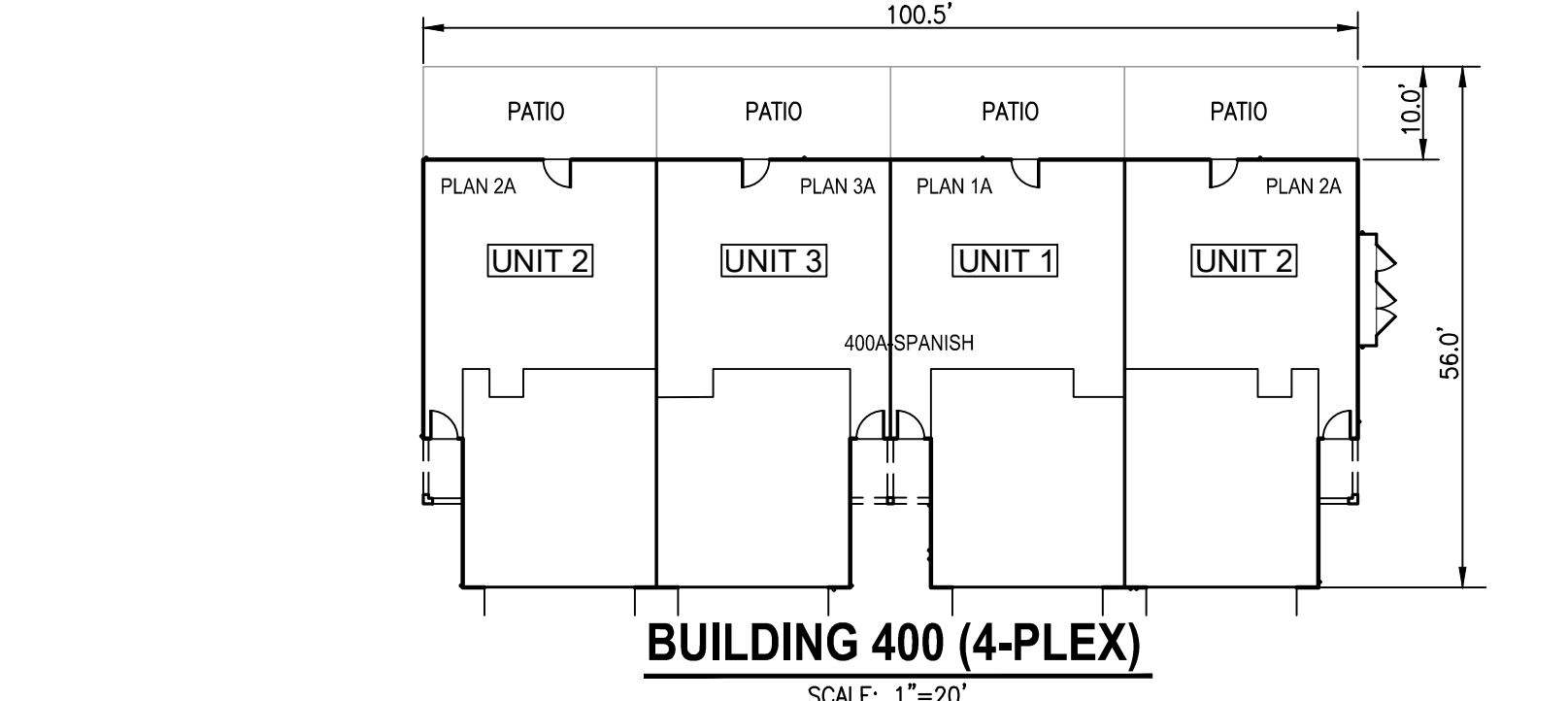
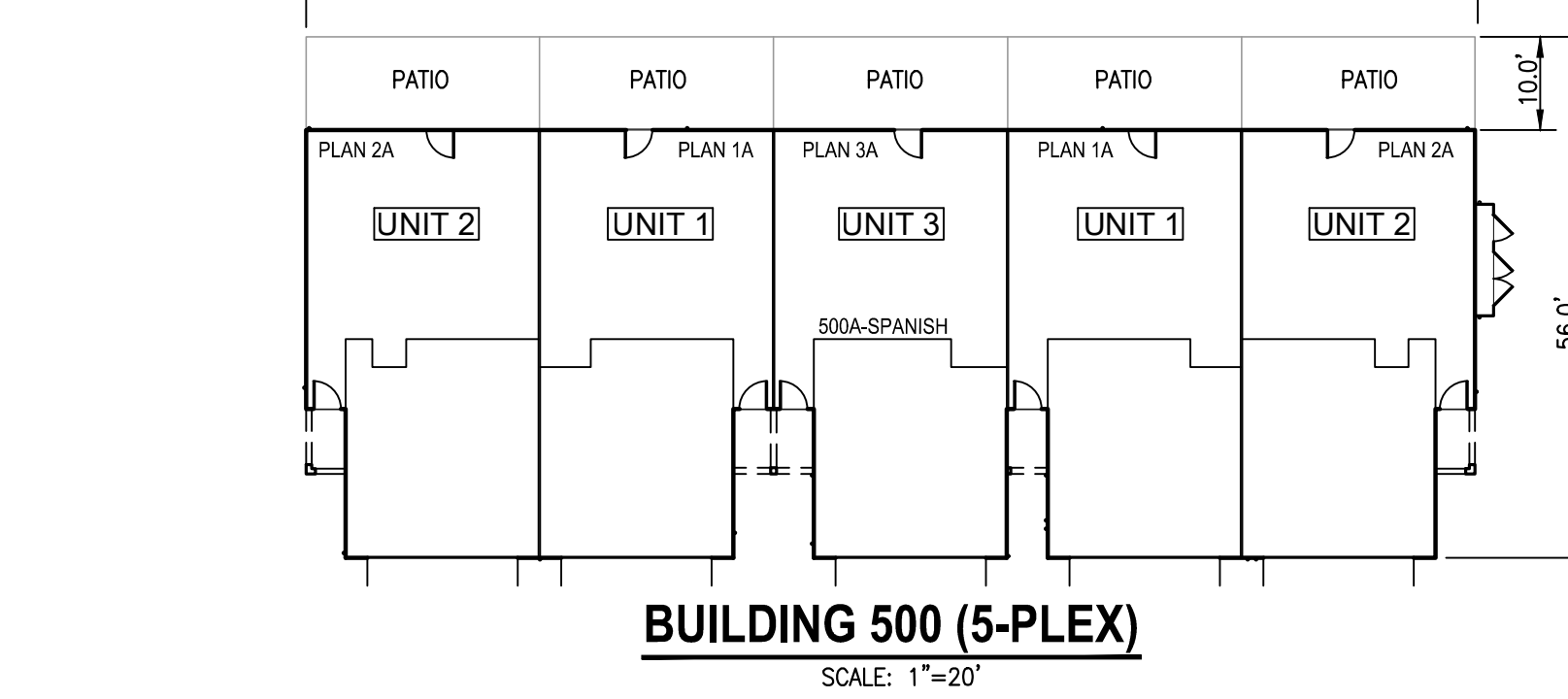
ZONE X, MAP PANEL #0605C1440H  
EFFECTIVE DATE: AUGUST 18, 2014  
AREA OF 0.2% ANNUAL FLOOD CHANGE; OF 1% ANNUAL FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEAVES FROM 1% ANNUAL CHANGE FLOOD.

### 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:

1. MAP PREPARATION DATE: 7/2/2024 (REVISED 7/2/2025)
  2. TOTAL SITE ACRES: 11.62 ACRES GROSS
  3. ZONING DATA: EXISTING: R-6,000 (SINGLE-FAMILY RESIDENTIAL)  
PROPOSED: PD0 (PLANNED DEVELOPMENT OVERLAY)
  4. GENERAL PLAN DATA:  
EXISTING: MDR (MEDIUM DENSITY RESIDENTIAL, 7 DU/AC)  
PROPOSED: MFR (MULTI-FAMILY RESIDENTIAL, 14 DU/AC)
  5. 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)      |
6. TOPOGRAPHY SOURCE: AEROTHEC MAPPING, INC. DATED 12/2020
  7. BOUNDARY DATA SHOWN HEREON IS BASED ON A FIELD BOUNDARY SURVEY CONDUCTED IN 12/2020.
  8. PRELIMINARY EARTHWORK QUANTITIES (EXCLUDED REMEDIAL GRADING):  
CUT: 29,000 C.Y.  
FILL: 29,000 C.Y.
  9. THE PROPERTY IS CURRENTLY VACANT AND UNDEVELOPED.
  10. SEWER AND WATER SERVICE FOR THE SITE WILL BE PROVIDED BY E.M.W.D.
  11. THE TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
  12. THE SITE IS NOT WITHIN A COUNTY SERVICE AREA (CSA).
  13. THE SITE IS NOT WITHIN A FAULT ZONE.
  14. THE SITE HAS A MODERATE POTENTIAL FOR LIQUEFACTION.
  15. 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
  16. 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) |             |                |             |



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)			

LANDSCAPE ARCHITECT: SP2 & Co.  
78510 COCO CARLSBAD, CA 92009  
PHONE: (949) 276-6500  
CONTACT: JACK NORTON

PREPARED BY (ENGINEER):  
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980 MONTECITO DRIVE, SUITE 300  
CORONA, CALIFORNIA 92729  
(951) 272-9000