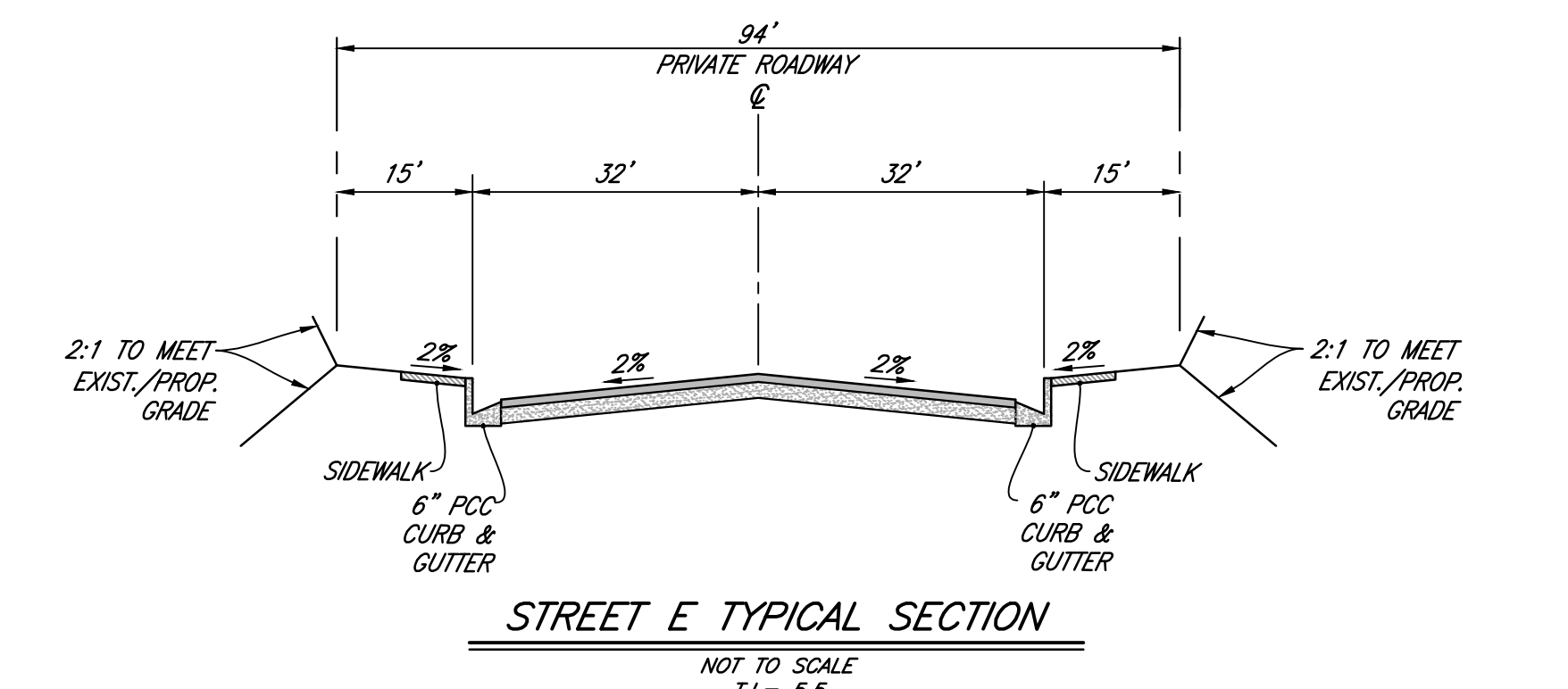
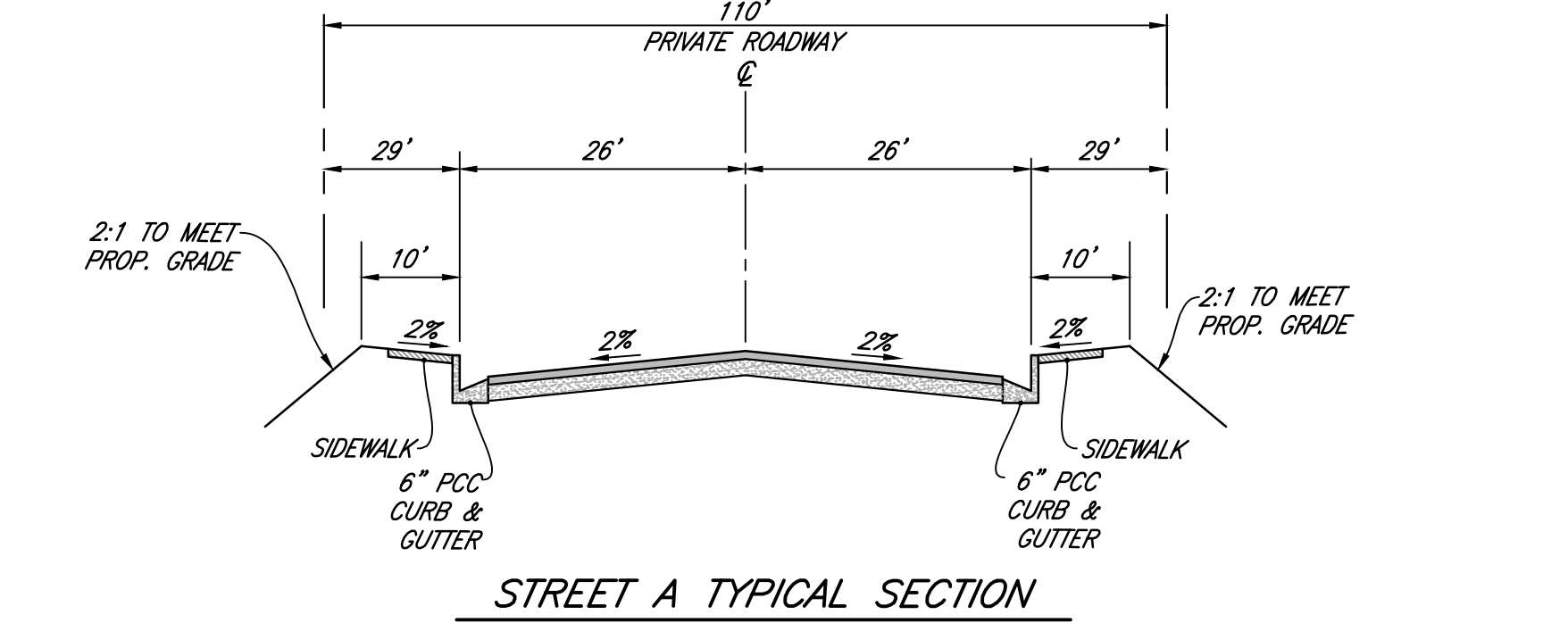
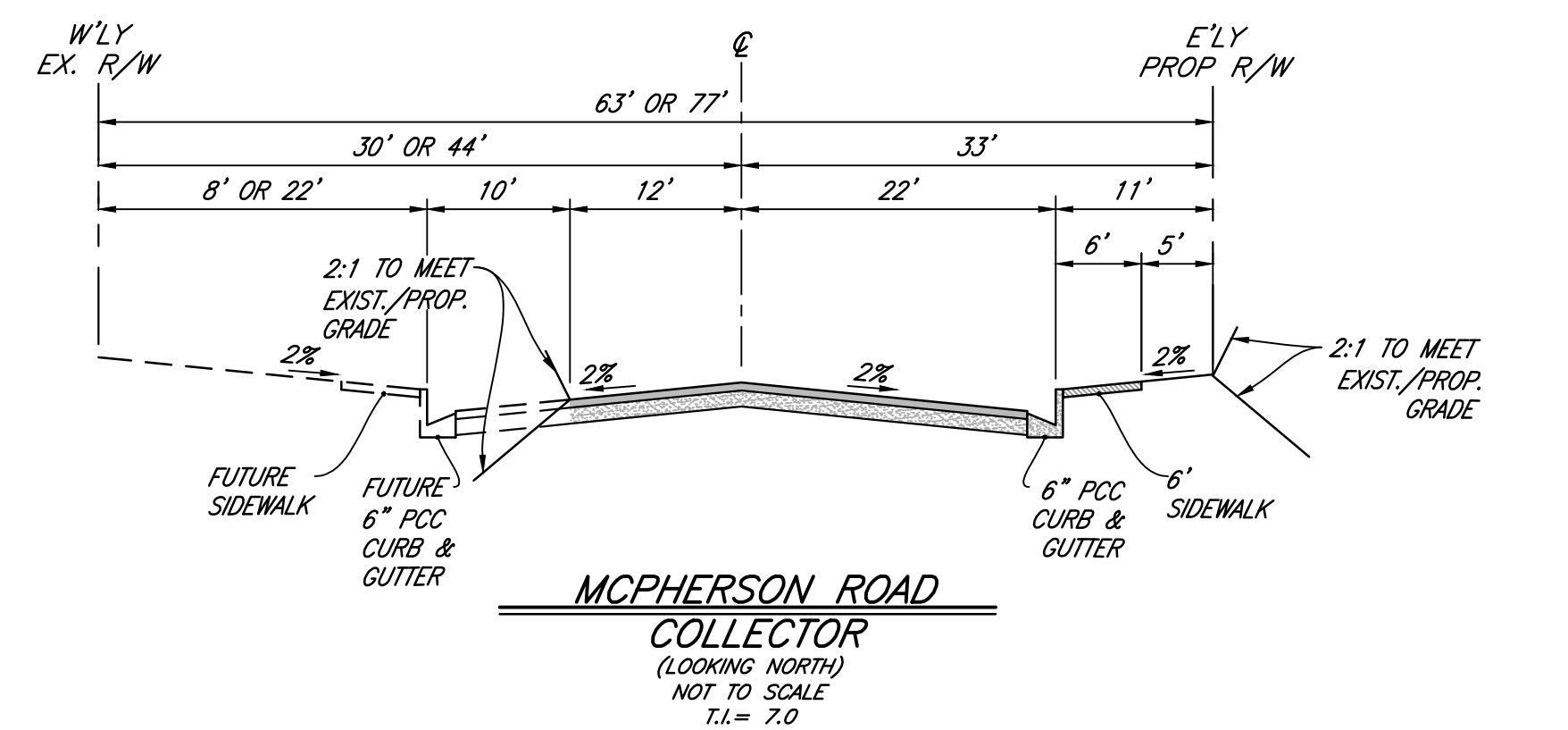
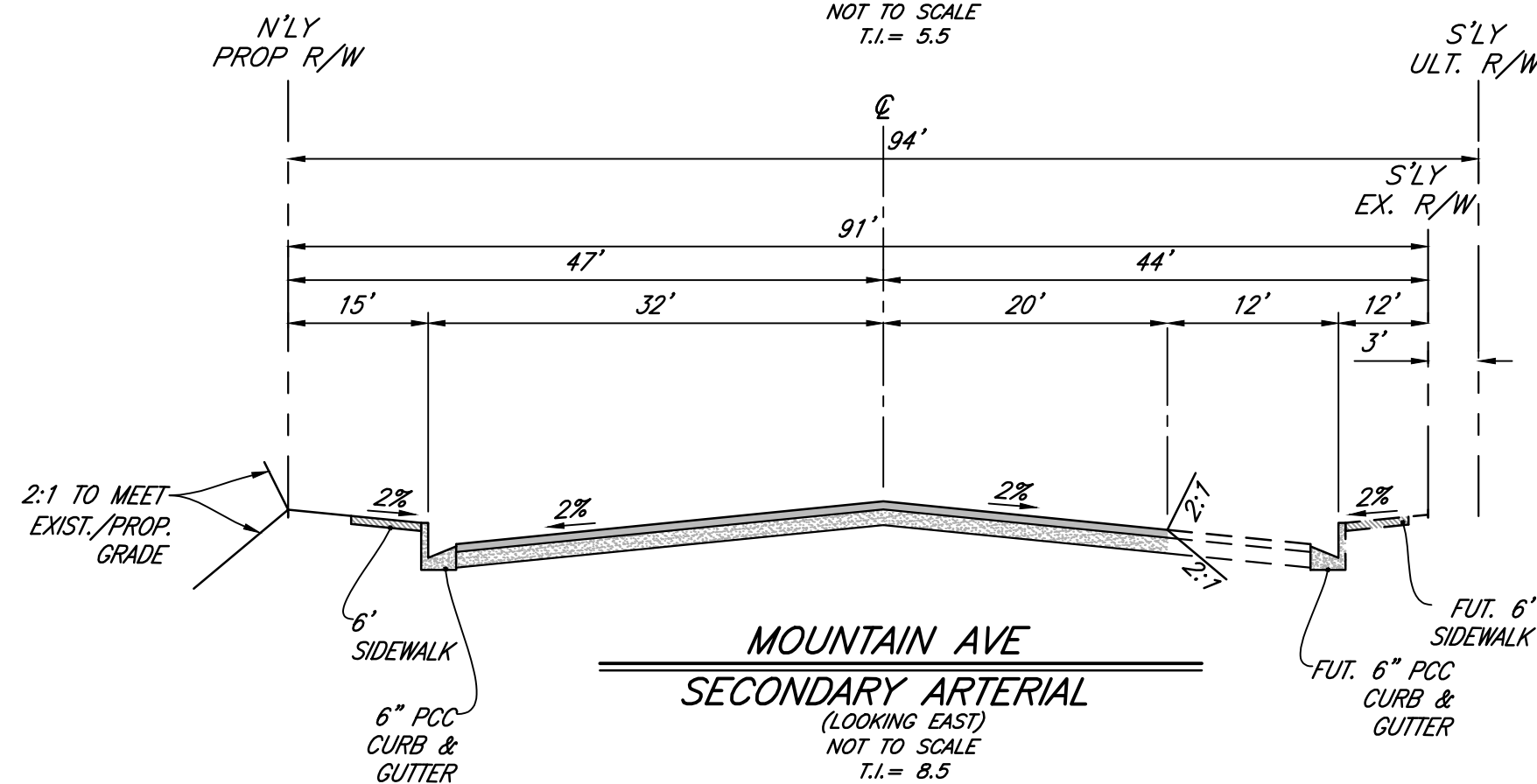
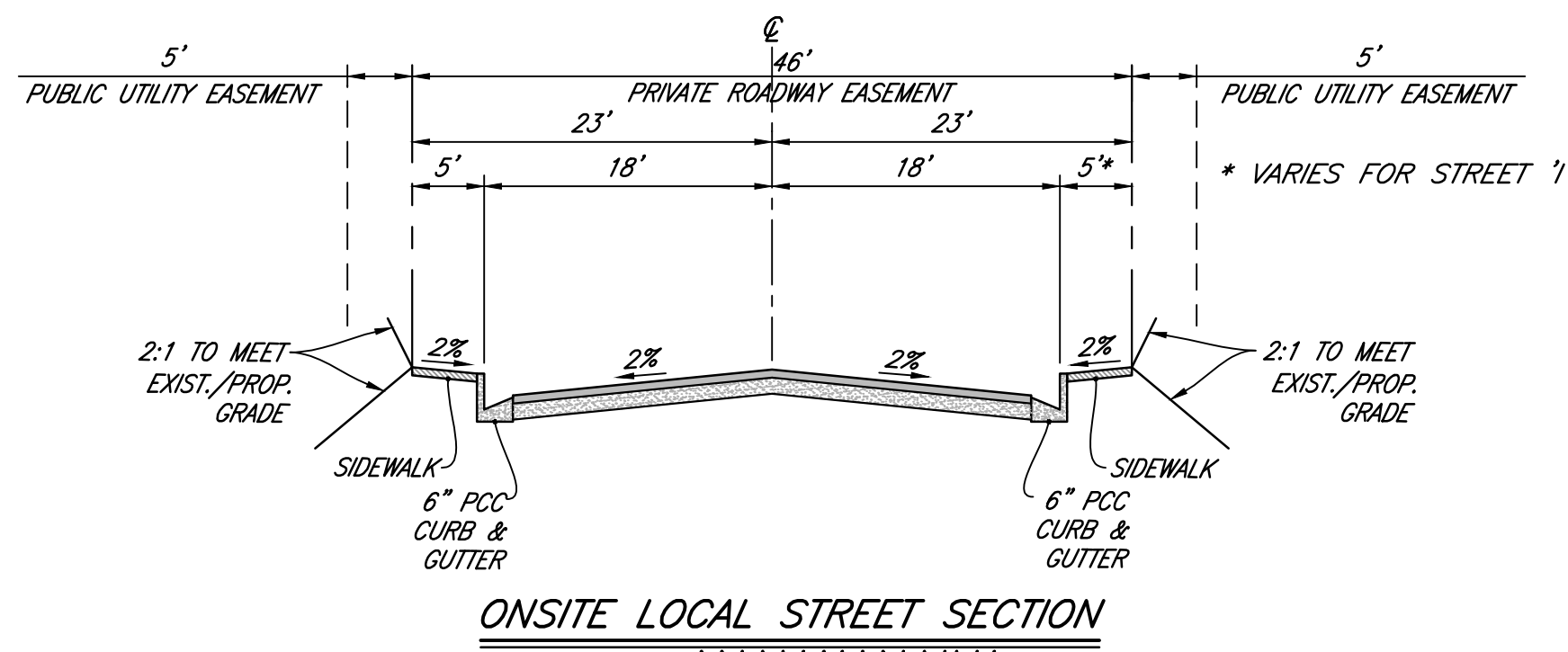
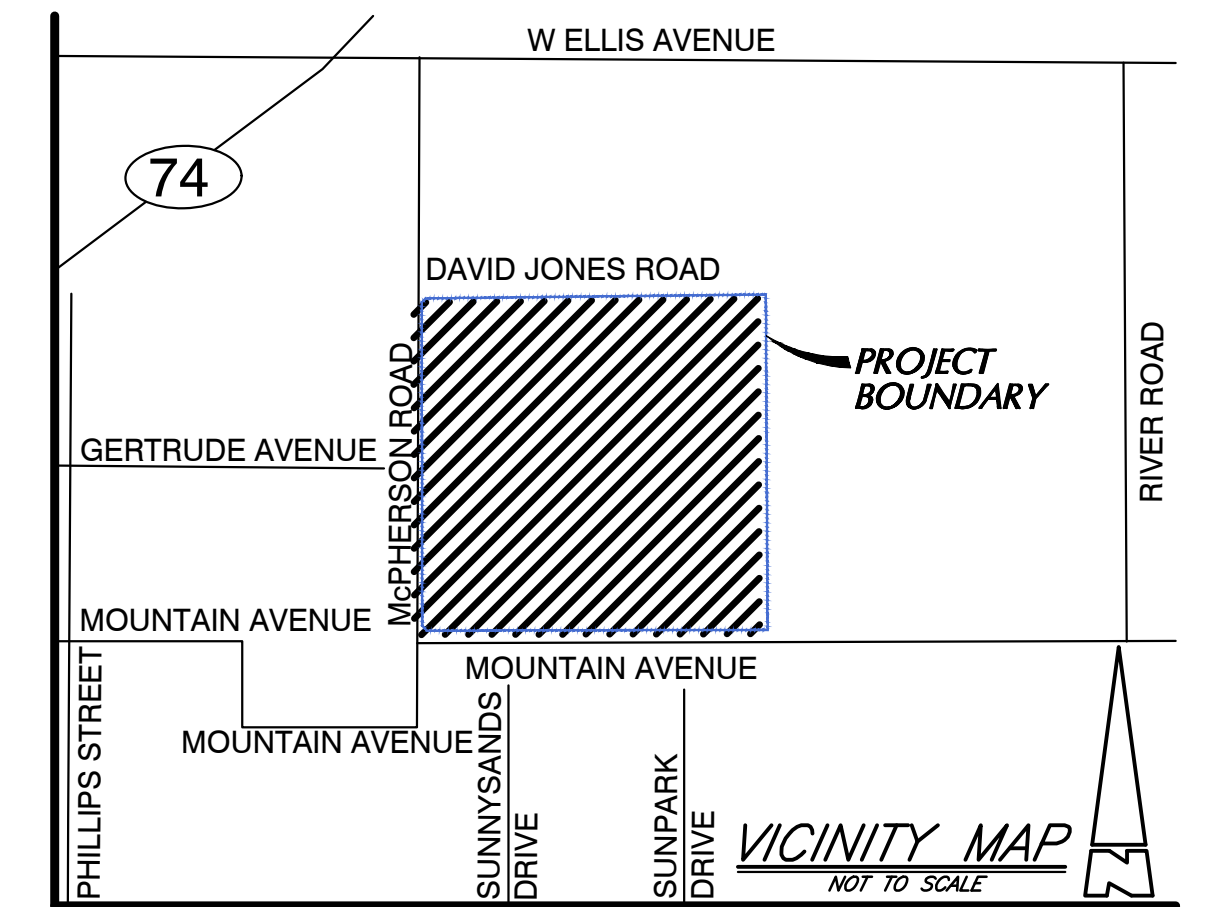


PACIFIC EMERALD TENTATIVE TRACT MAP NO. 37904 CITY OF PERRIS, CA



PARCEL #	AREA (SF)
1	7493
2	7428
3	7579
4	7677
5	7889
6	7613
7	7450
8	7198
9	6876
10	6798
11	6104
12	5692
13	5556
14	5668
15	5692
16	5561
17	6833
18	9972
19	4734
20	5036
21	4713
22	4719
23	4754
24	4789
25	4825
26	4860
27	5031
28	5170
29	5429
30	5572
31	5456
32	5100
33	5167
34	5671
35	5288
36	5288
37	5288
38	5288
39	5288
40	5431
41	5591
42	5325
43	5326
44	5723
45	5466
46	5579
47	5843
48	4946
49	5832
50	5184

PARCEL #	AREA (SF)
51	5532
52	6409
53	6686
54	6181
55	6171
56	6033
57	5395
58	4906
59	5319
60	5390
61	5130
62	4800
63	4700
64	4700
65	5000
66	5000
67	5387
68	7128
69	5639
70	5621
71	5605
72	5589
73	6152
74	5554
75	5538
76	5521
77	5505
78	5489
79	6041
80	5636
81	6100
82	6344
83	5462
84	4947
85	4634
86	4618
87	4700
88	4684
89	4667
90	4651
91	4634
92	4618
93	4602
94	4681
95	4628
96	6298
97	5710
98	5943
99	5710
100	5710

PARCEL #	AREA (SF)
101	5710
102	5710
103	5710
104	5710
105	5791
106	6694
107	6900
108	7105
109	6616
110	5563
111	6739
112	7083
113	7124
114	6202
115	5973
116	5662
117	5353
118	5084
119	4883
120	4845
121	4777
122	4685
123	4752
124	4559
125	4506
126	4530
127	4554
128	4578
129	4602
130	4626
131	4650
132	4792
133	4794
134	5239
135	5176
136	6142
137	6271
138	6402
139	5571
140	6434
141	5925
142	5719
143	5673
144	5247
145	4956
146	4983
147	4782
148	5036
149	4912
150	4945

PARCEL #	AREA (SF)
151	4946
152	5579
153	4841
154	5254
155	5255
156	5254
157	5255
158	5255
159	5248
160	5217
161	5183
162	5435
163	7465
164	7368
165	5675
166	5928
167	5272
168	6949
169	7474
170	9354
171	5954
172	6255
173	6311
174	6364
175	6072
176	5899
177	6288
178	5790
179	5569
180	6025
181	6281
182	13234
183	8304
184	6391
185	5726

TOTAL SITE ESTIMATED CUT/FILL VOLUMES	
CUT VOLUME	107,000 CY
FILL VOLUME	87,000 CY
RAW TOTAL	20,000 CY CUT
ADJUSTED TOTAL	9,300 CY CUT

- NOTES:
- 1) EARTHWORK VOLUMES ARE ESTIMATED BASED ON VERTICAL CUT LINES AT PROPERTY BOUNDARIES.
 - 2) EARTHWORK VOLUMES ASSUMES 10% ADJUSTMENT FOR SHRINKAGE AND SUBSIDENCE.
 - 3) ADJUSTED EARTHWORK TOTAL INCLUDES REMEDIAL GRADING.
 - 4) EARTHWORK VOLUMES BASED ON COMPARISON TO EXISTING TOPO DATED 2018.

EASEMENTS:

- 1) AN EASEMENT FOR ROAD PURPOSES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 27, 1964 AS INSTRUMENT NO. 129758 OF OFFICIAL RECORDS

UTILITY LEGEND

- W — PROPOSED WATER (1801 ZONE)
- S — PROPOSED SEWER
- — — PROPOSED STORM DRAIN
- W — EXISTING WATER
- S — EXISTING SEWER
- — — EXISTING STORM DRAIN

WQMP MEASURES

SEE WQMP CONCEPTUAL SITE PLAN FOR TREATMENT FACILITIES.

LOT SUMMARY TABLE

Lot No.	Land Use
1-187	RESIDENTIAL LOTS
"A"	WQMP/DETENTION BASIN
"B", "C", "D"	OPEN SPACE/NATURAL AREA
"E"	RE-CENTER
"F"	
"H"	DRAINAGE LOT
"G"	H.O.A. SLOPE
"I"	PRIVATE PARK

UTILITY NOTES

- WATER:** EASTERN MUNICIPAL WATER DISTRICT
2270 TRUMBLE ROAD
PERRIS, CA 92572
(951) 926-3777
- SEWER:** EASTERN MUNICIPAL WATER DISTRICT
2270 TRUMBLE ROAD
PERRIS, CA 92572
(951) 926-3777
- GAS:** SOUTHERN CALIFORNIA GAS CO.
1981 W. LUGONIA AVE.
REDLANDS, CA 92374
(909) 335-7828
- PHONE:** SBC/PACIFIC BELL
1265 N. VAN BUREN
SUITE 180
ANAHEIM, CA 92807
(714) 666-5423
- GTE (VERIZON)
150 S. JUANITA ST.
HEMET, CA 92543
(951) 672-6518
- ELECTRIC:** SO. CAL. EDISON CO.
26100 MENIFEE ROAD
ROWLAND, CA 92585
(951) 928-8207
(951) 820-5498
- FIRE:** RIVERSIDE COUNTY FIRE DEPARTMENT
4080 LEMON STREET 2ND FLOOR
RIVERSIDE, CA 92502
(951) 955-4777
- FIBER OPTIC:** LEVEL 3 COMMUNICATIONS
NETWORK RELOCATIONS DEPARTMENT
1025 ELDORADO BLVD BLDG 33A-522
BROOMFIELD, CO 80021
(720) 888-5688

STATEMENT OF PREPARER

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

Victor Elia DATE 10/15/21
VICTOR A. ELIA, P.E.



NOTES

1. PREPARED: NOVEMBER 2020
2. TOTAL PROJECT GROSS ACREAGE: 40.62 AC.
3. MINIMUM RESIDENTIAL LOT SIZE: 4,000 S.F.
4. EXISTING GENERAL PLAN DESIGNATION: SINGLE FAMILY RESIDENTIAL
5. PROPOSED GENERAL PLAN DESIGNATION: SINGLE FAMILY RESIDENTIAL
6. EXISTING LAND USE: VACANT
7. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
8. EXISTING ZONING: R-6000
9. PROPOSED ZONING: R-6000-PDO
10. PROPOSED DENSITY: 4.6 DU/AC
11. ADJACENT LAND USE NORTH, SOUTH, & EAST:
GENERAL PLAN - SINGLE FAMILY RESIDENTIAL
ZONING - R-10,000
EXISTING USE - SINGLE FAMILY RESIDENTIAL
- WEST:
GENERAL PLAN - VERY LOW DENSITY RESIDENTIAL
ZONING - R-P (RIVERSIDE COUNTY)
EXISTING USE - RESIDENTIAL
12. THOMAS BROTHERS GUIDE: RIVERSIDE COUNTY, PAGE 835, GRID G7
13. ALL EXISTING EASEMENTS AND IRREVOCABLE OFFERS OF DEDICATION THAT AFFECT THE PROPERTY BEING SUBDIVIDED ARE SHOWN ON THIS TENTATIVE TRACT MAP.
14. ALL EXISTING EASEMENTS ARE TO REMAIN IN THEIR DESIGNATED LOCATIONS UNLESS NOTED OTHERWISE.
15. THE SUBJECT PROPERTY IS WITHIN A SANTA ANA RIVER WATERSHED.
16. THE SUBJECT PROPERTY IS WITHIN FLOOD ZONE X PER FIRM MAP D6065C1440H
17. ALL PARTIES HAVING A BENEFICIARY INTEREST IN THE PROPERTY BEING SUBDIVIDED ARE AWARE OF AND CONSENT TO THE FILING OF THIS TENTATIVE TRACT MAP.
18. "A"- "I" STREETS ARE TO BE PRIVATE AND WILL BE MAINTAINED BY AN HOA. ALL OTHER STREETS SHOWN SHALL BE CITY PUBLIC STREETS.
19. SCHOOL DISTRICT: PERRIS UNION HIGH SCHOOL DISTRICT
20. ALL MAJOR SLOPES, OPEN SPACE, PRIVATE DRAINAGE FACILITIES, FIRE BREAKS, HABITAT AREAS, ROAD ACCESS EASEMENTS, AND ANY OTHER COMMON AMENITIES SHALL BE MAINTAINED BY THE CITY'S LMO OR CFD OR A HOMEOWNERS ASSOCIATION, RESPECTIVELY AS SHOWN ON SHEET 2.
21. THE HOME OWNERS ASSOCIATION SHALL BE ESTABLISHED SUBJECT TO CURRENT STATE LAWS AND BE SUBJECT TO THE APPROVAL OF THE CITY ATTORNEY AND COMMUNITY DIRECTOR WHO SHALL REVIEW ALL CC&R'S AND RULES FOR THEIR ADEQUACY AND COMPLETENESS. THE CITY ATTORNEY SHALL REVIEW CC&R'S, HOMEOWNERS ASSOCIATION DOCUMENTS AND ALL DOCUMENTS TO COMEY TITLE TO THE HOMEOWNERS ASSOCIATION.
22. ALL SLOPES ARE PRIVATE UNLESS THEY ARE WITHIN A LETTERED H.O.A. OR LMO/CFD LOT.
23. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
24. AERIAL TOPOGRAPHY PREPARED BY KWC ENGINEERS, 1/24/2020, 1988 DATUM

INDEX

GENERAL NOTES, CROSS SECTIONS, AND INDEX MAP	1
TENTATIVE TRACT MAP	2

A.P.N.

342-080-039, 342-080-040, 342-080-041, 342-080-042

LEGAL DESCRIPTION

APN(S): 342-080-039 THROUGH 342-080-042

PARCELS 1, 2, 3, 4, AND LETTERED LOTS "A", "B", "C", "D", "E", AND "F" OF PARCEL MAP 16059 IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 86, PAGE 30 OF PARCEL MAPS OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SOILS ENGINEER

GEOTEK, INC.
1548 N. MAPLE STREET
CORONA, CA 92880
(951) 710-1180

LANDSCAPE ARCHITECT

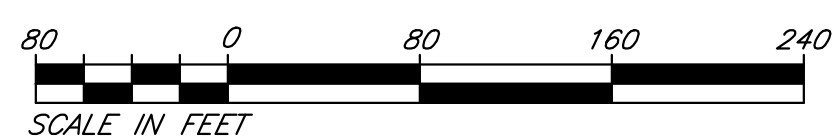
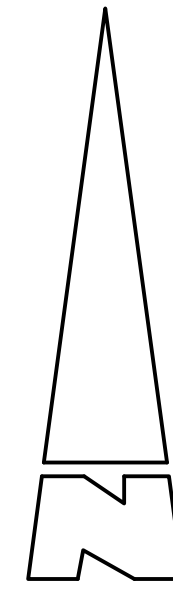
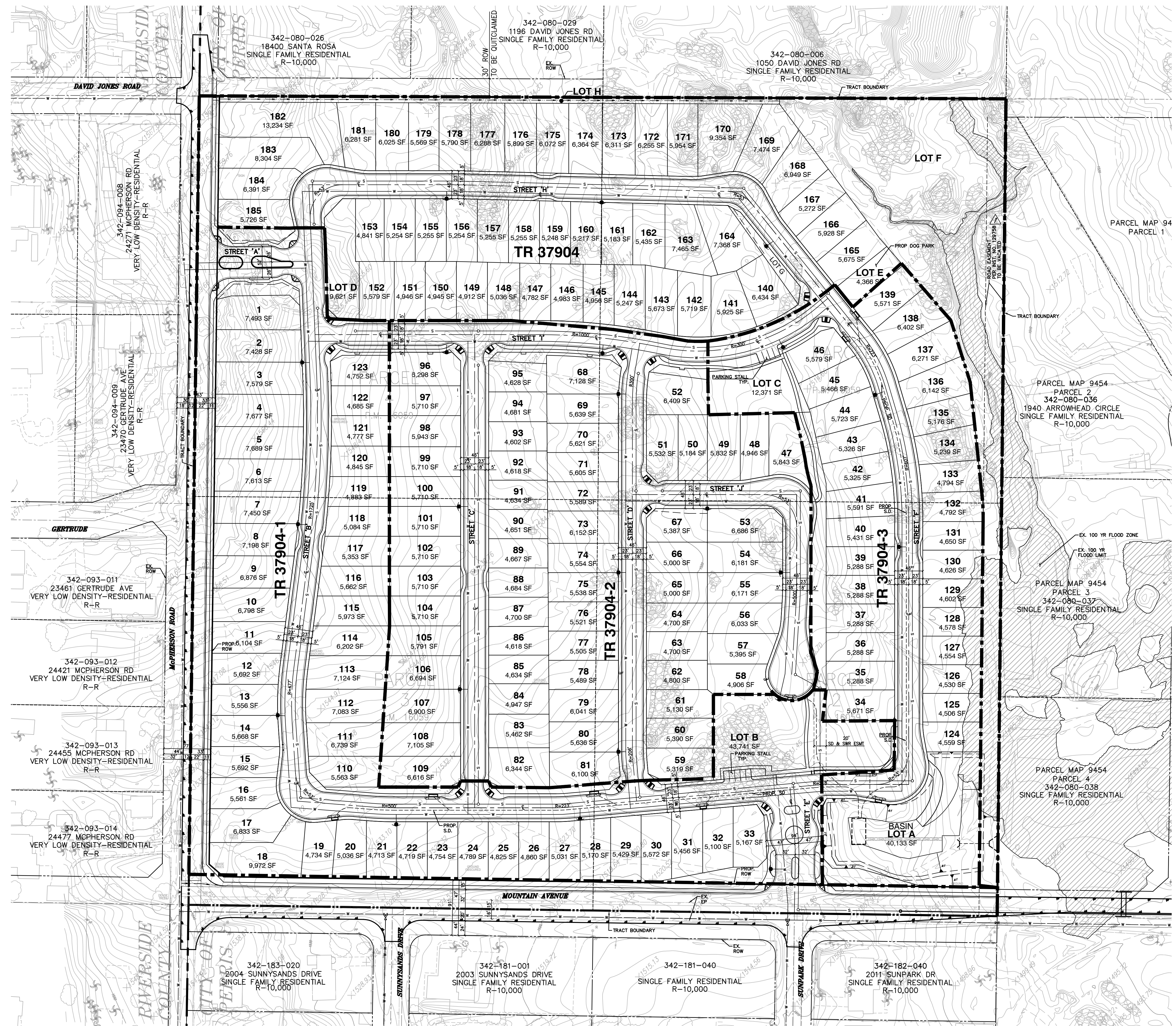
SMP ENVIRONMENTAL DESIGN
34197 PACIFIC COAST HWY, SUITE 200
DANA POINT, CA 92629
(949) 443-1446

TENTATIVE TRACT MAP NO. 37904 PACIFIC EMERALD CITY OF PERRIS

PREPARED FOR
PACIFIC COMMUNITIES
1000 DOVE STREET, SUITE 300
NEWPORT BEACH, CA 92660
949-660-8988



SHEET
1 OF 2
SHEETS



STATEMENT OF PREPARER

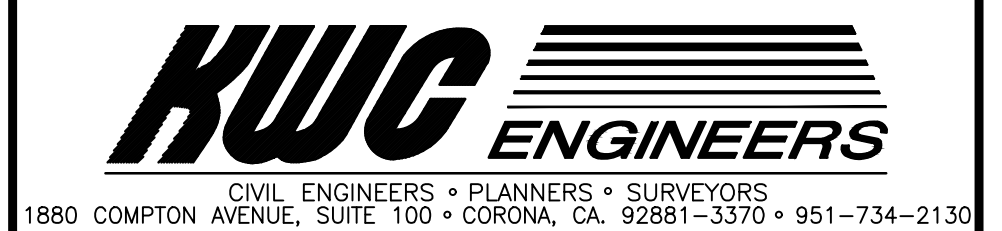
I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

 VICTOR A. ELIA, P.E. DATE _____



**TENTATIVE TRACT MAP NO. 37904
 PACIFIC EMERALD
 CITY OF PERRIS**

PREPARED FOR
PACIFIC COMMUNITIES
 1000 DOVE STREET, SUITE 300
 NEWPORT BEACH, CA 92660
 949-660-8988



**SHEET
 2 OF 2
 SHEETS**

J:\K 19-1885-1 M-19\1885\PRELIM\MAPS\TENT\1885 TRM 02-099 10/21/2021