

TRACT 37907, PACIFIC LANTANA



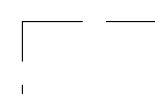
(Proposed site plan)

PERRIS, CALIFORNIA

TYPICAL SITE INFORMATION - LANTANA

TTM 37907
 APN NO. 311-030-012,013

TOTAL NUMBER OF LOTS 91 LOTS
 MIN. LOT SIZES 3,760 SQFT
 MIN. LOT WIDTH 47 FEET
 MIN. LOT DEPTH 80 FEET
 MIN. STREET WIDTH 36 FEET
 MIN WALKWAY WIDTH 4 FEET

-  WALKWAY
-  DECORATIVE PAVING
-  SETBACK LINE



Pacific Communities Builder, Inc

TRACT 37907, PACIFIC LANTANA
 (Proposed Lot Layout)

PERRIS, CALIFORNIA

SUMMERY - LANTANA
 GROSS PROPERTY AREA 13.56 ACRES
 (APPROXIMATE, WHOLE PROPERTY AREA INCLUDES ALL EASEMENT AREA)

NET PROJECT AREA 12.80 ACRES
 (APPROXIMATE, EXCLUDE STREET IMPROVEMENTS AREA)

DENSITY BASED ON GROSS PROPERTY AREA 6.71 DU / ACRE
 (BASED ON 13.56 ACRE)

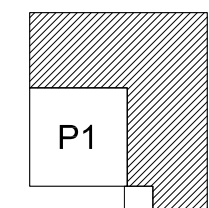
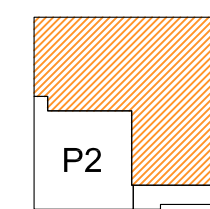
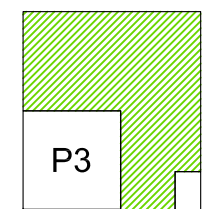
NUMBER OF DWELLING UNITS 91 UNITS

PARKING RATIO 4.99

REQUIREMENT 247
 91- 2.5 RATIO PER UNIT 228
 1 EXTRA PARKING EVERY 5 UNITS 19

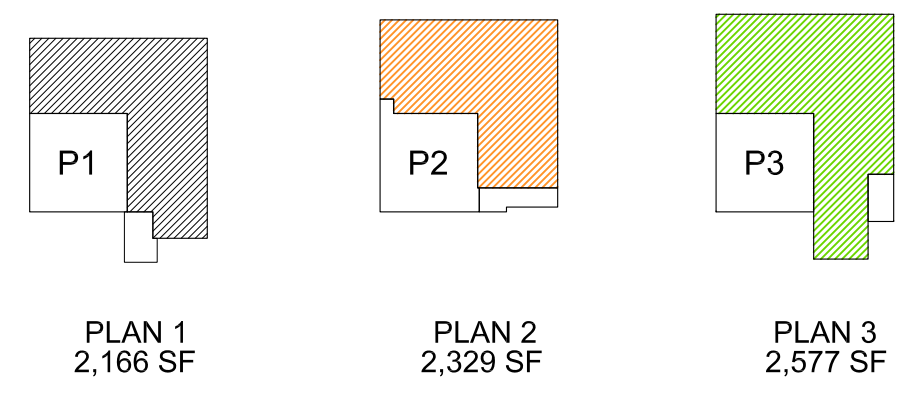
PROPOSED 454
 GARAGE 182
 DRIVEWAY 182
 ON STREET 90



				
	PLAN 1 2,166 SF	PLAN 2 2,329 SF	PLAN 3 2,577 SF	
PLAN	1	2	3	TOTAL
LOT	29	30	32	91
SUB				

--- ENHANCED ELEVATION

--- ENHANCED ELEVATION



PLAN	1	2	3	TOTAL
LOT				
MODEL	1	1	1	3
1	3	4	4	11
2	4	3	4	11
3	5	4	2	11
4	3	3	4	10
5	3	5	4	12
6	2	4	4	10
7	3	3	4	10
8A	3	3	4	10
8B	0	1	0	1
BO	1	0	1	2
SUB	29	30	32	91



TRACT 37907, PACIFIC LANTANA

(Proposed Phasing Plan)

PERRIS, CALIFORNIA

Pacific Communities Builder, Inc

TYPICAL PLAN INFORMATION

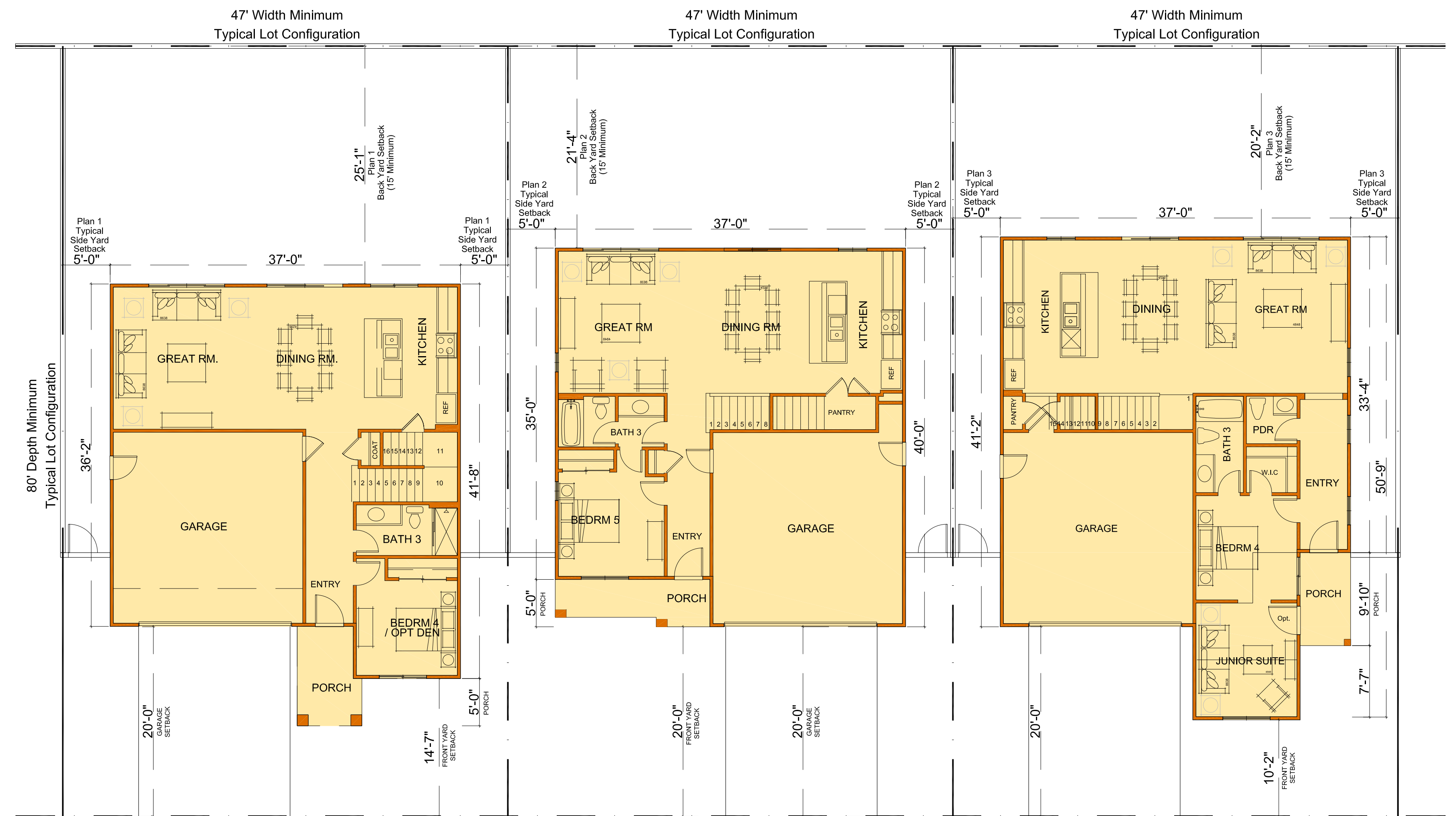
TYPICAL LOT CONFIGURATION

MIN. LOT SIZES (47'W X 80'D)	3,760 SQFT
MIN. GARAGE SETBACK	20 FEET
MIN. FRONT SETBACK	8 FEET
MIN. REAR SETBACK	15 FEET
MIN. SIDE SETBACK	5 FEET

PLAN 1 - 2 STORY	2,188 SQFT
MIN. PRIVATE OPEN SPACE	1,175 SQFT
TYPICAL FRONT SETBACK	14.5 FEET
TYPICAL SIDE SETBACK	5 FEET
TYPICAL REAR SETBACK	25 FEET

PLAN 2 - 2 STORY	2,329 SQFT
MIN. PRIVATE OPEN SPACE	1,003 SQFT
TYPICAL FRONT SETBACK	20 FEET
TYPICAL SIDE SETBACK	5 FEET
TYPICAL REAR SETBACK	21 FEET

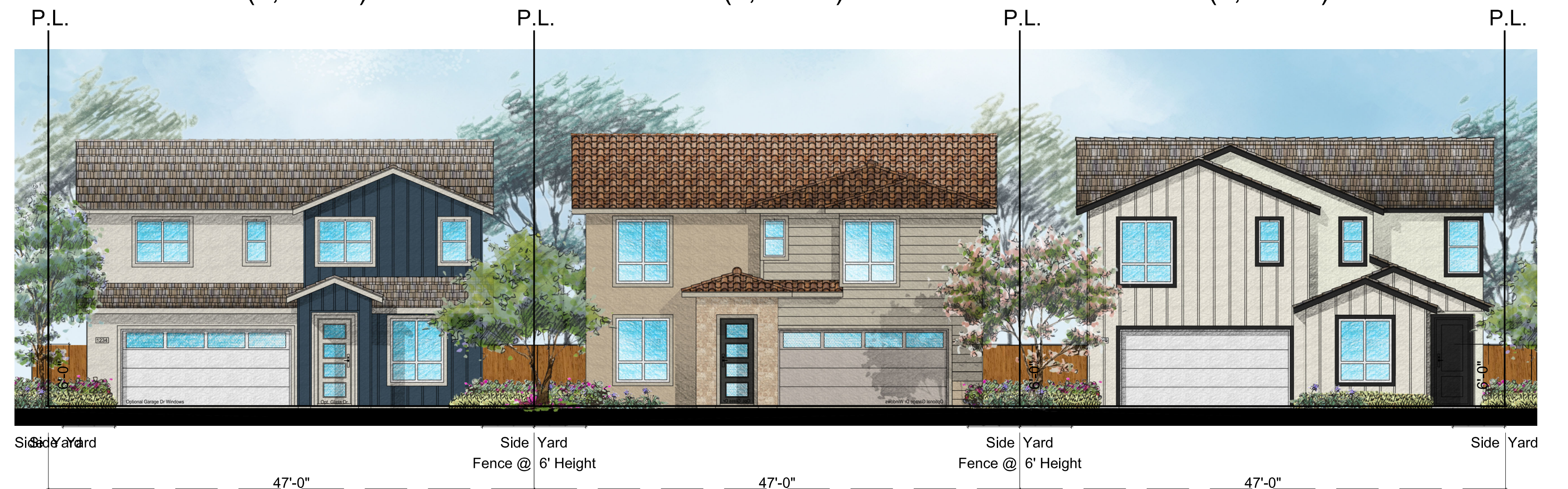
PLAN 3 - 2 STORY	2,577 SQFT
MIN. PRIVATE OPEN SPACE	948 SQFT
TYPICAL FRONT SETBACK	10 FEET
TYPICAL SIDE SETBACK	5 FEET
TYPICAL REAR SETBACK	20 FEET



Plan 1 (A)
(2,166 sf)

Plan 2 (BR)
(2,329 sf)

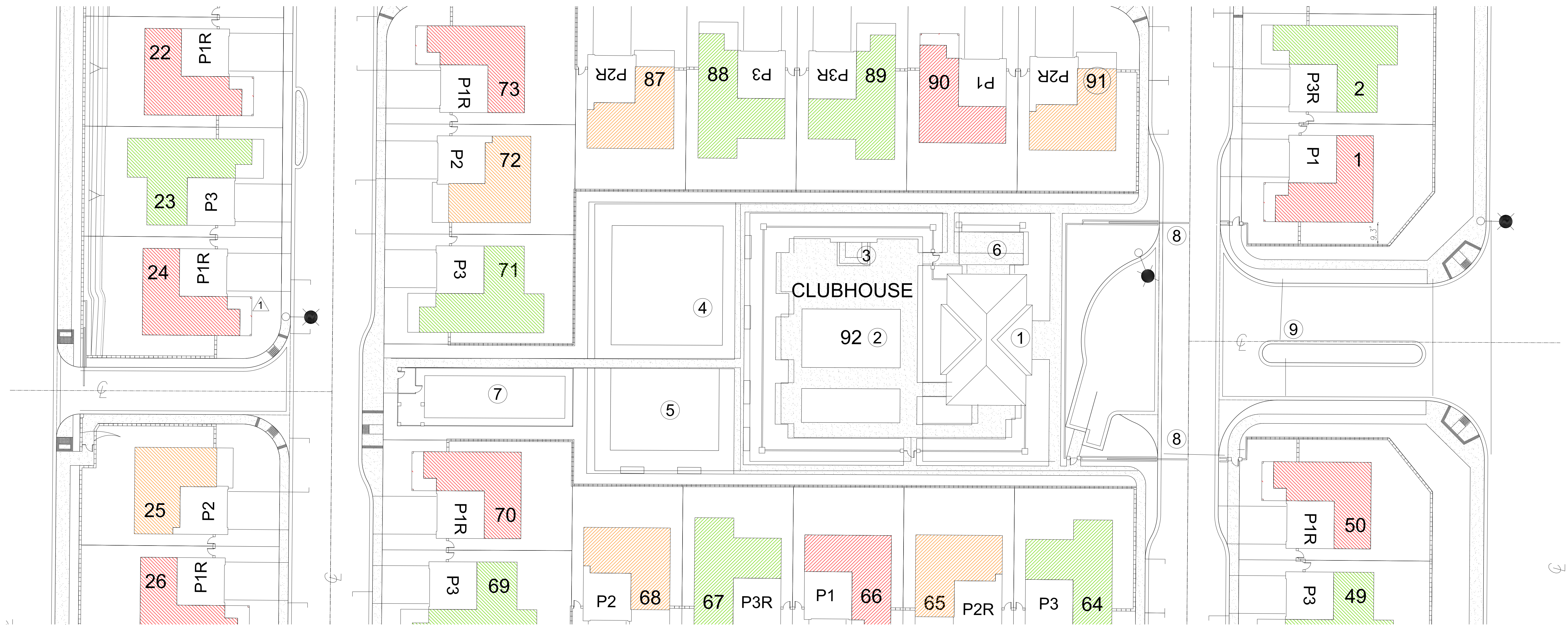
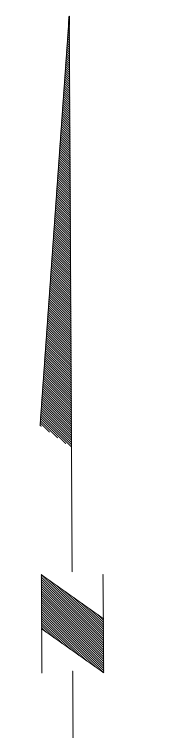
Plan 3 (B)
(2,577 sf)



LIST OF ALL AMENITIES

- 1. RECREATION BUILDING
- 2. POOL
- 3. JACUZZI
- 4. HALF BASKETBALL
- 5. PLAY AREA (TODDLER)
- 6. SITTING AREA BBQ AREA

- 7. DOG PARK
- 8. AUTOMATE GATE
- 9. CALL BOX



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TRACT 37907, PACIFIC LANTANA
 (Enlarged Plan - Recreation area)

PERRIS, CALIFORNIA

TYPICAL PARKING LAYOUT

NUMBER OF DWELLING UNITS	91 UNITS
PARKING RATIO	4.95
REQUIREMENT	247
91- 2.5 RATIO PER UNIT	228
1 EXTRA PARKING EVERY 5 UNITS	19
PROPOSED	450
GARAGE	184
DRIVEWAY	184
STREET	82
(PARALLEL PARKING 8.5' X 23')	

