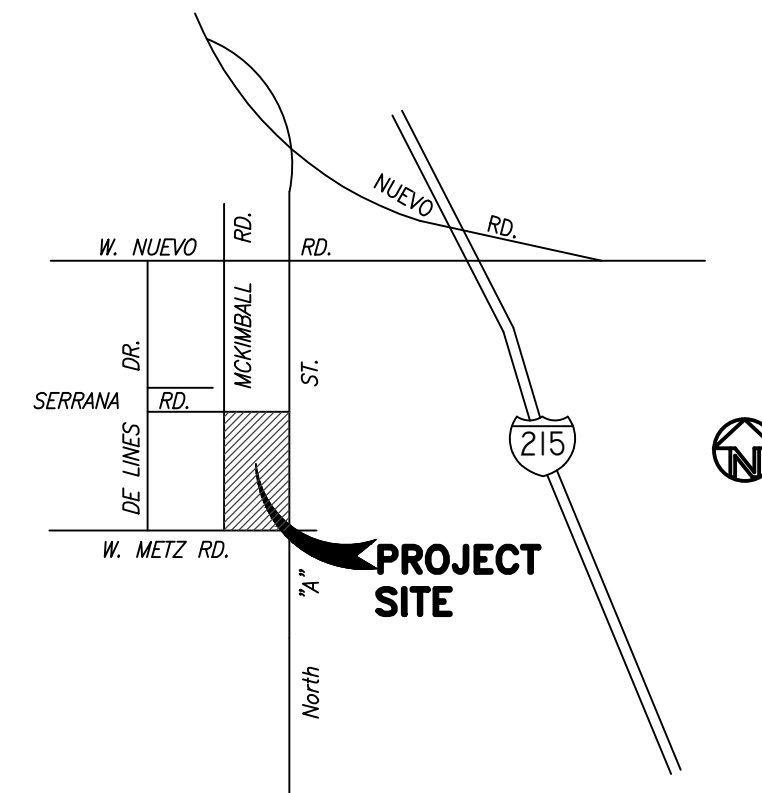


PACIFIC LANTANA TENTATIVE TRACT MAP NO. 37907 CITY OF PERRIS, CA



VICINITY MAP

N.T.S.

NOTES

1. PREPARED: SEPTEMBER 2021
2. TOTAL PROJECT GROSS ACREAGE: 13.61 AC
3. MINIMUM RESIDENTIAL LOT SIZE: 3,760 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-PD
10. PROPOSED DENSITY: 6.71 DU/AC
11. ADJACENT LAND USE: NORTH, SOUTH, EAST & WEST: GENERAL PLAN - SINGLE FAMILY RESIDENTIAL ZONING - R-6000 EXISTING USE - SINGLE FAMILY RESIDENTIAL
12. THOMAS BROTHERS GUIDE: RIVERSIDE COUNTY, PAGE 807, GRID F-1
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 06065C1440H EFFECTIVE: 8/18/2014
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"-H" 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 LMD OR CFD OR A HOMEOWNERS ASSOCIATION, RESPECTIVELY AS SHOWN ON HEREON.
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 LMD/CFD LOT.
23. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
24. AERIAL TOPOGRAPHY PREPARED BY KWC ENGINEERS, 9/30/2021, 1988 DATUM.

INDEX

GENERAL NOTES AND TENTATIVE TRACT MAP	SHEET NO.
CROSS SECTIONS	1
	2

A.P.N.

311-030-012 AND 311-030-013

LEGAL DESCRIPTION

APN(S): 311-030-012 AND 311-030-013

PARCEL 1:
THE SOUTH HALF OF LOT 6 OF DELINES SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 24 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

PARCEL 2:
LOT 5 OF DELINES SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 24 OF MAPS, RIVERSIDE COUNTY RECORDS. EXCEPTING THEREFROM THE EASTERLY 30 FEET CONVEYED TO COUNTY OF RIVERSIDE BY DEED RECORDED MAY 12, 1959 AS INSTRUMENT NO. 40876 IN BOOK 2469 PAGE 417 OFFICIAL RECORDS OF RIVERSIDE COUNTY.

SOILS ENGINEER

GEOTEK, INC.
1548 N. MAPLE STREET
CORONA, CA 92880
(951) 710-1160

LANDSCAPE ARCHITECT

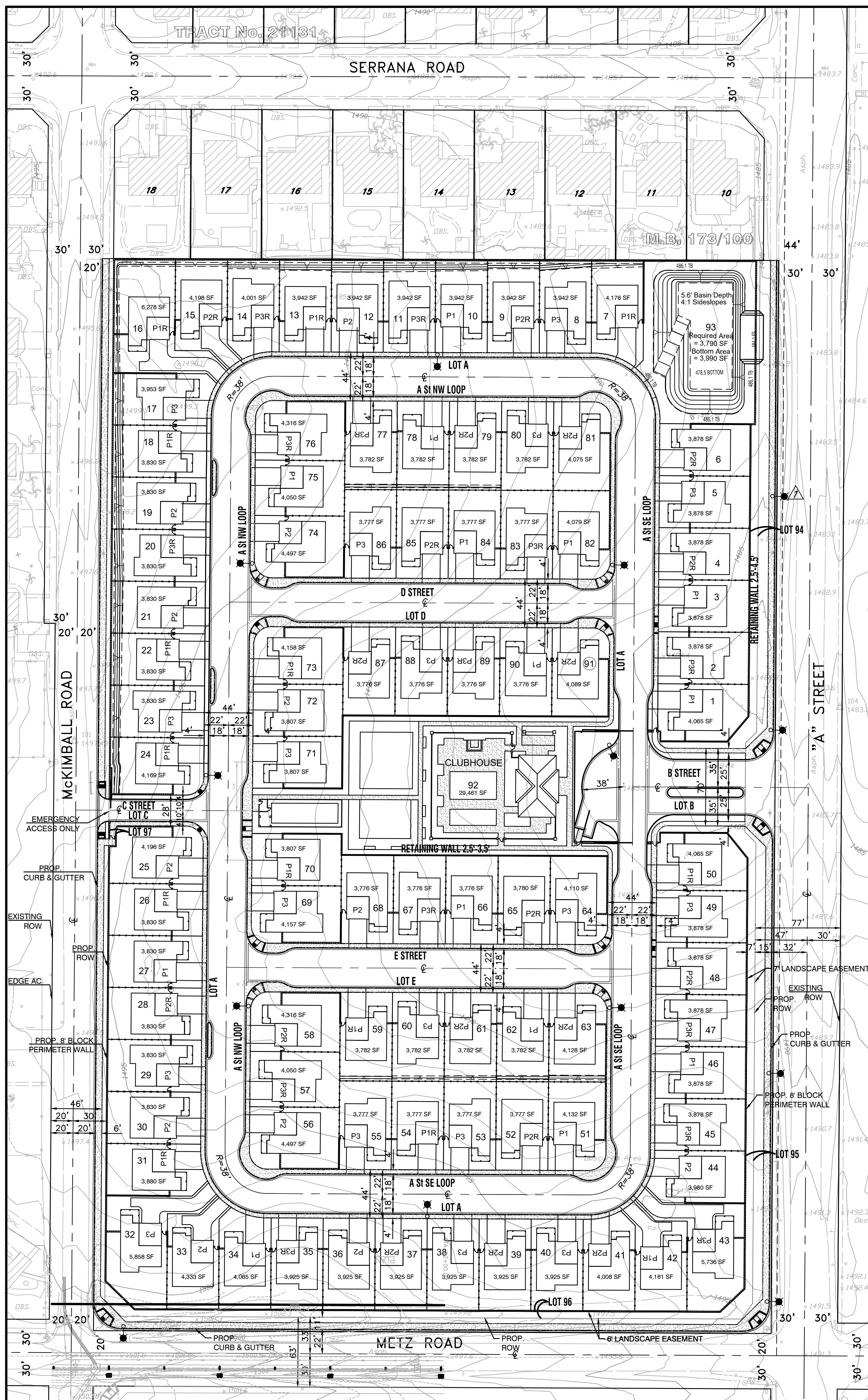
SMP ENVIRONMENTAL DESIGN
34197 PACIFIC COAST HWY, SUITE 200
DANA POINT, CA 92629
(949) 443-1446

TENTATIVE TRACT MAP NO. 37907 PACIFIC LANTANA CITY OF PERRIS

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

KWC ENGINEERS
CIVIL ENGINEERS • PLANNERS • SURVEYORS
1880 COMPTON AVENUE, SUITE 100 • CORONA, CA 92881-3370 • 951-734-2130

SHEET
1 OF 2
SHEETS



PARCEL AREA TABLE

PARCEL #	AREA (SF)
1	4,039
2	3,878
3	3,878
4	3,878
5	3,878
6	3,878
7	4,191
8	3,960
9	3,956
10	3,953
11	3,949
12	3,946
13	3,943
14	4,001
15	4,207
16	6,703
17	4,141
18	4,018
19	4,018
20	4,018
21	4,018
22	4,018
23	4,018
24	4,377
25	4,289
26	4,018
27	4,018
28	4,018
29	4,018
30	4,018
31	4,068
32	6,173
33	4,327
34	4,065
35	3,925
36	3,925
37	3,925
38	3,925
39	3,925
40	3,925
41	4,013
42	4,181
43	5,736
44	3,975
45	3,878
46	3,878

PARCEL AREA TABLE

PARCEL #	AREA (SF)
47	3,878
48	3,878
49	3,878
50	4,063
51	4,132
52	3,777
53	3,777
54	3,777
55	3,777
56	4,497
57	4,050
58	4,303
59	3,782
60	3,782
61	3,782
62	3,782
63	4,128
64	4,113
65	3,782
66	3,776
67	3,776
68	3,776
69	4,157
70	3,807
71	3,807
72	3,797
73	4,151
74	4,497
75	4,050
76	4,316
77	3,774
78	3,774
79	3,774
80	3,774
81	4,107
82	4,111
83	3,769
84	3,769
85	3,769
86	3,769
87	3,776
88	3,776
89	3,776
90	3,776
91	4,089
92	29,461
93	14,630
94	3,773
95	4,048
96	3,571
97	137

STREETS	AREA
A	95,905
B	4,048
C	2,637
D	14,367
E	14,366

TOTAL SITE ESTIMATED CUT/FILL VOLUMES

CUT VOLUME	10,000 CY
FILL VOLUME	10,000 CY
RAW TOTAL	20,000 CY CUT
ADJUSTED TOTAL	0 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 2021

EASEMENTS:

- AN EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 9, 1926 IN BOOK 675, PAGE 55 OF DEEDS, RECORDS OF RIVERSIDE COUNTY.

UTILITY LEGEND

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

WQMP MEASURES

SEE WQMP CONCEPTUAL SITE PLAN FOR TREATMENT FACILITIES.

LOT SUMMARY TABLE

Lot No.	Land Use
1-91	RESIDENTIAL LOTS
LOT A	REC CENTER/PRIVATE PARK
"B"	WQMP/DETENTION BASIN
"B", "C", "D", & "E"	PRIVATE STREETS
"A" SI LOOP SE	PRIVATE STREET
"A" SI LOOP NW	PRIVATE STREET
"G"	H.O.A. SLOPE

UTILITY NOTES

WATER: EASTERN MUNICIPAL WATER DISTRICT
2270 TRUMBULE ROAD
PERRIS, CA 92572
(951) 928-3777

SEWER: EASTERN MUNICIPAL WATER DISTRICT
2270 TRUMBULE ROAD
PERRIS, CA 92572
(951) 928-3777

GAS: SOUTHERN CALIFORNIA GAS CO.
1981 W. LUGOVIA AVE.
REDLANDS, CA 92374
(909) 335-7828

PHONE: SBC/PACIFIC BELL
1265 W. VAN BUREN, SUITE 180
ANAHEIM, CA 92807
(714) 666-5423

ELECTRIC: SO. CAL. EDISON CO.
26100 MENIFEE ROAD
ROMOLAND, CA 92585
(951) 928-8207
(951) 820-5498

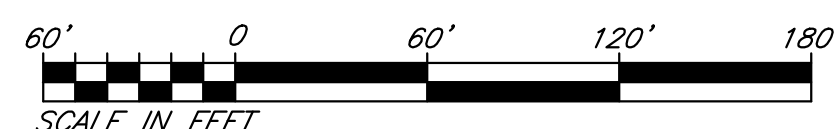
FIRE: RIVERSIDE COUNTY FIRE DEPARTMENT
4080 LEMON STREET 2ND FLOOR
RIVERSIDE, CA 92502
(951) 955-4777

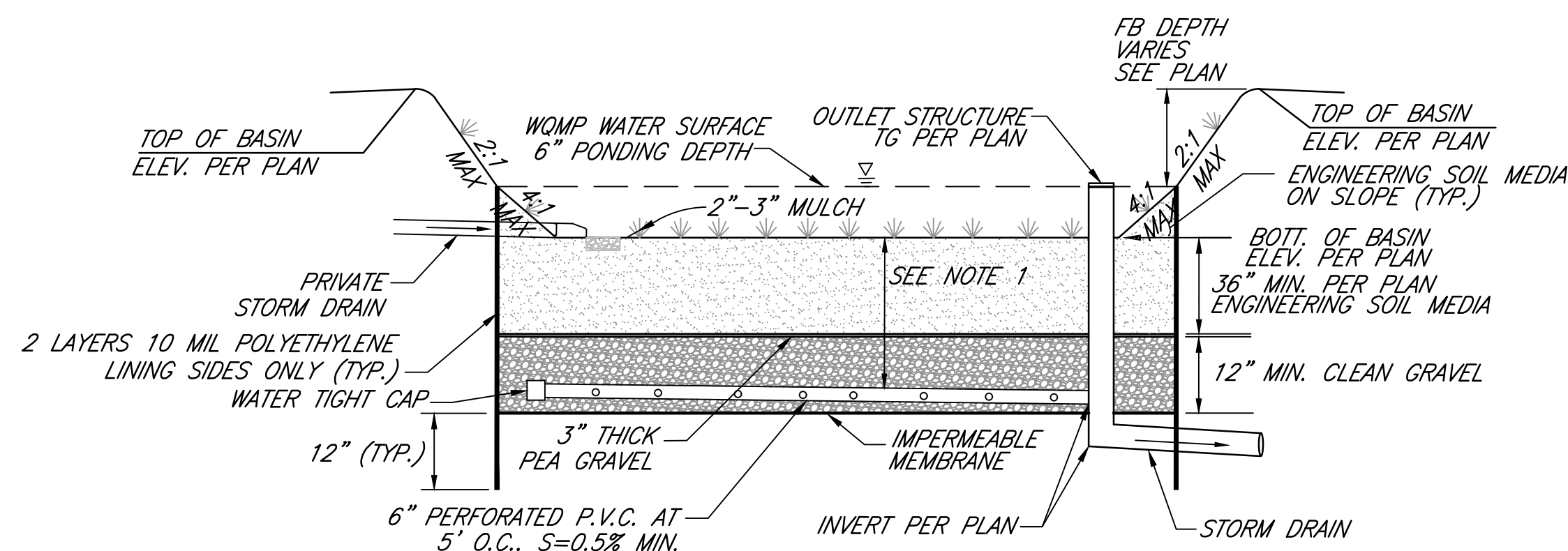
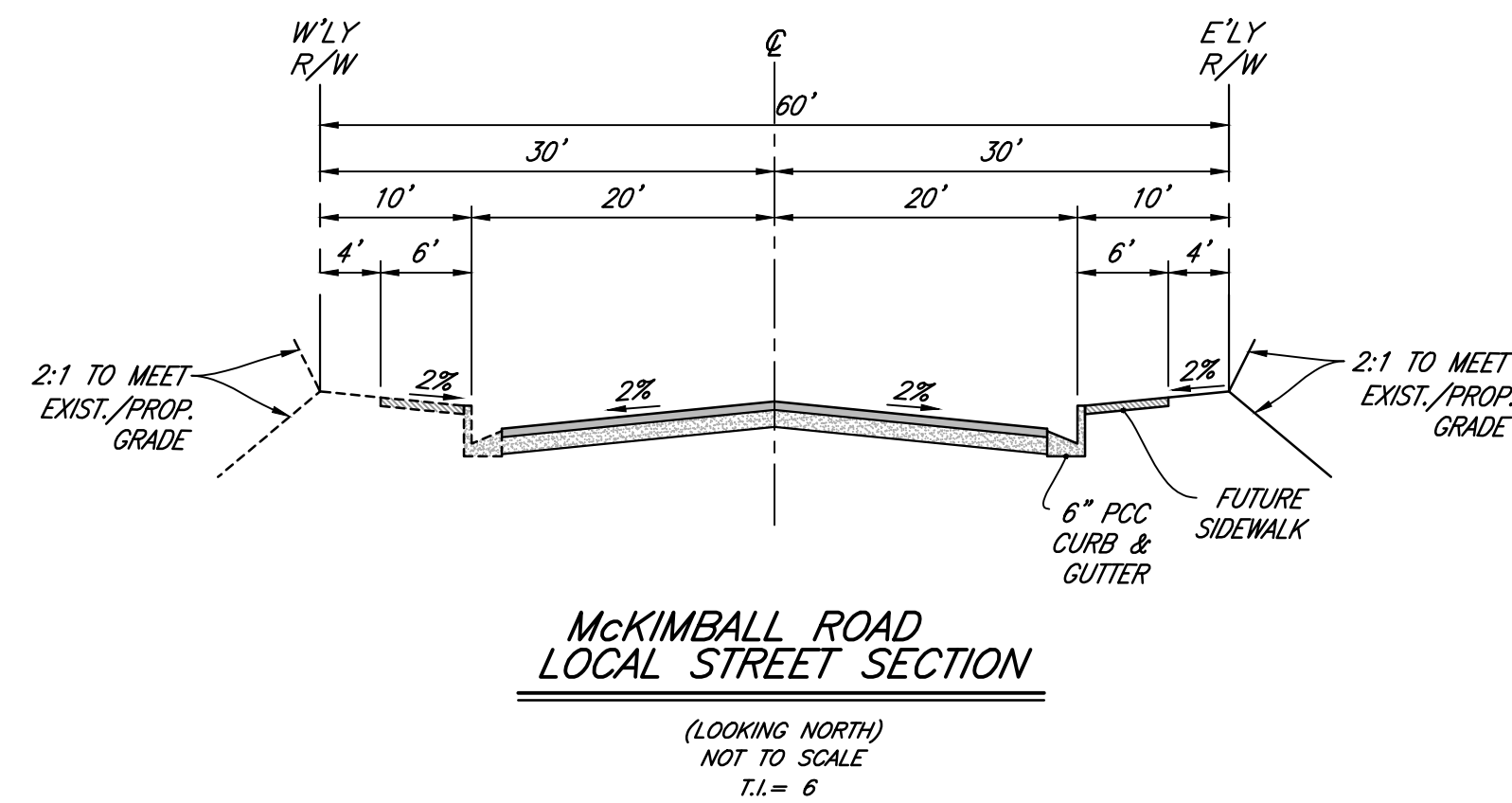
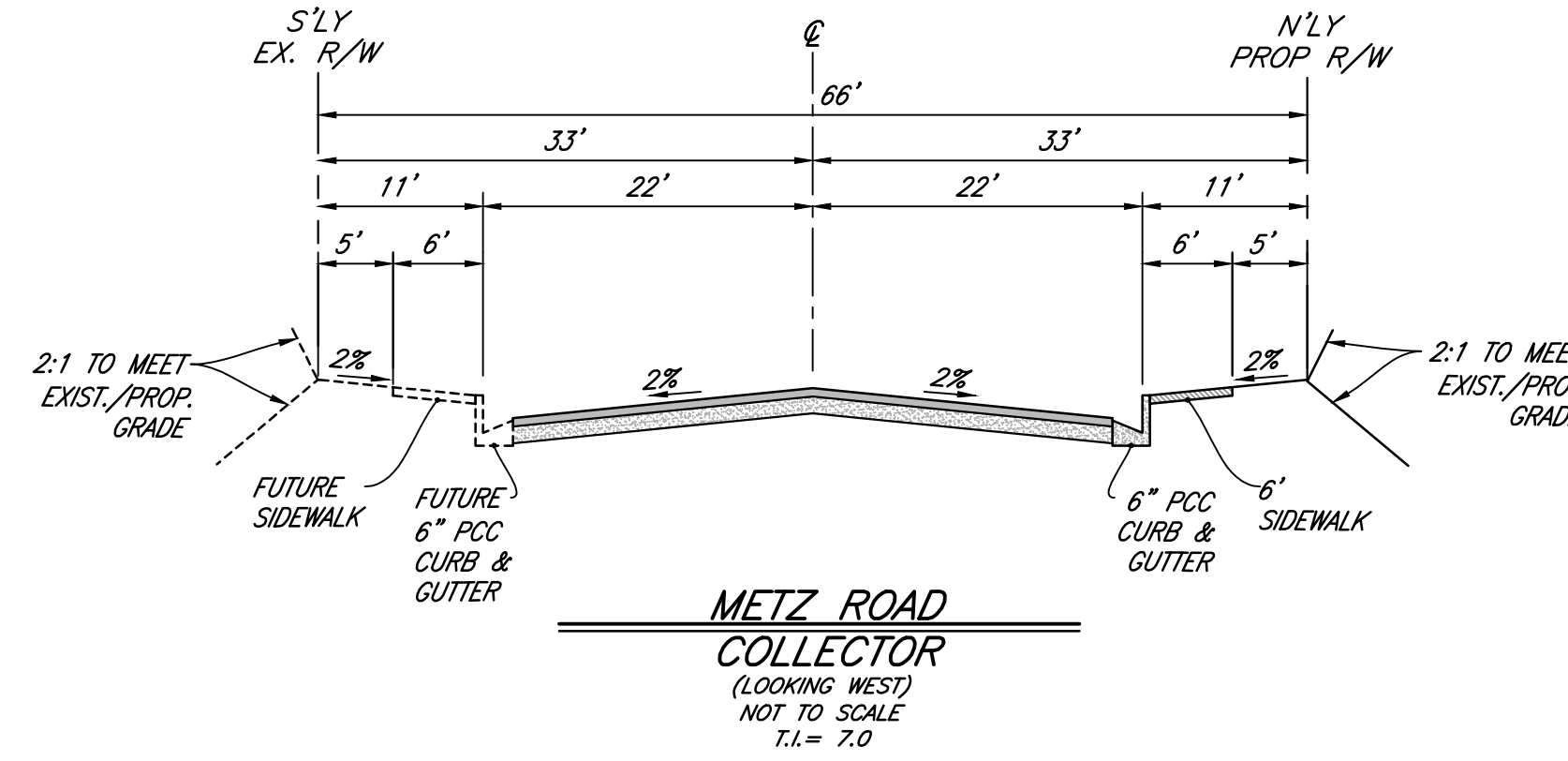
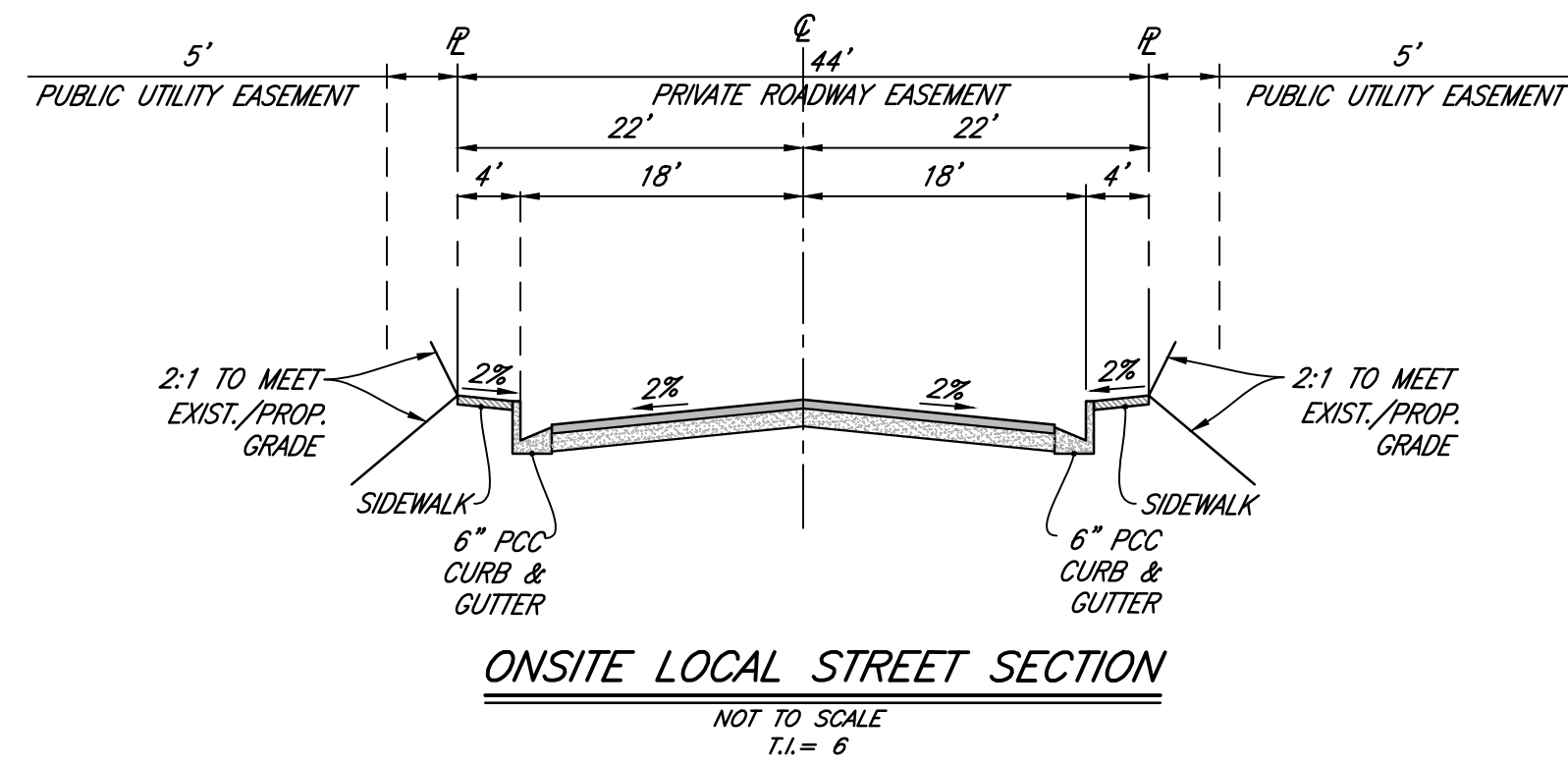
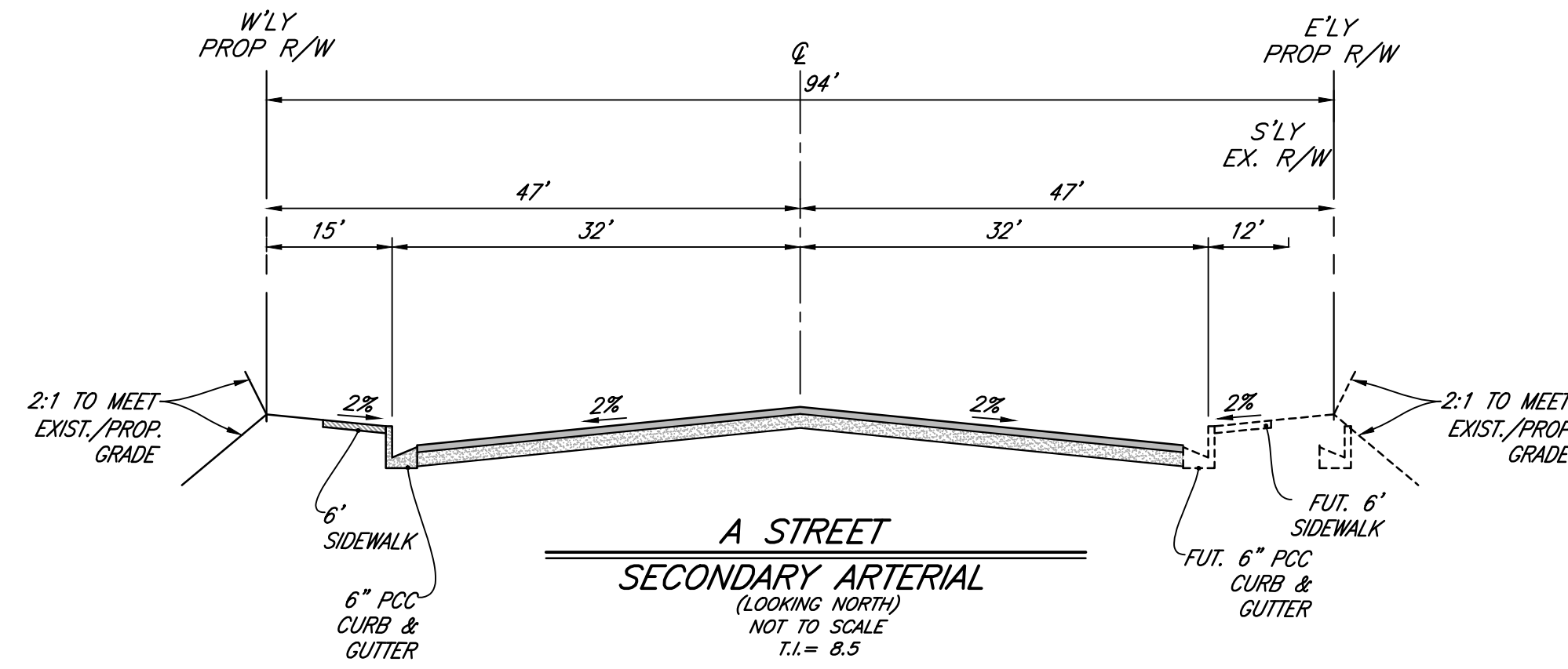
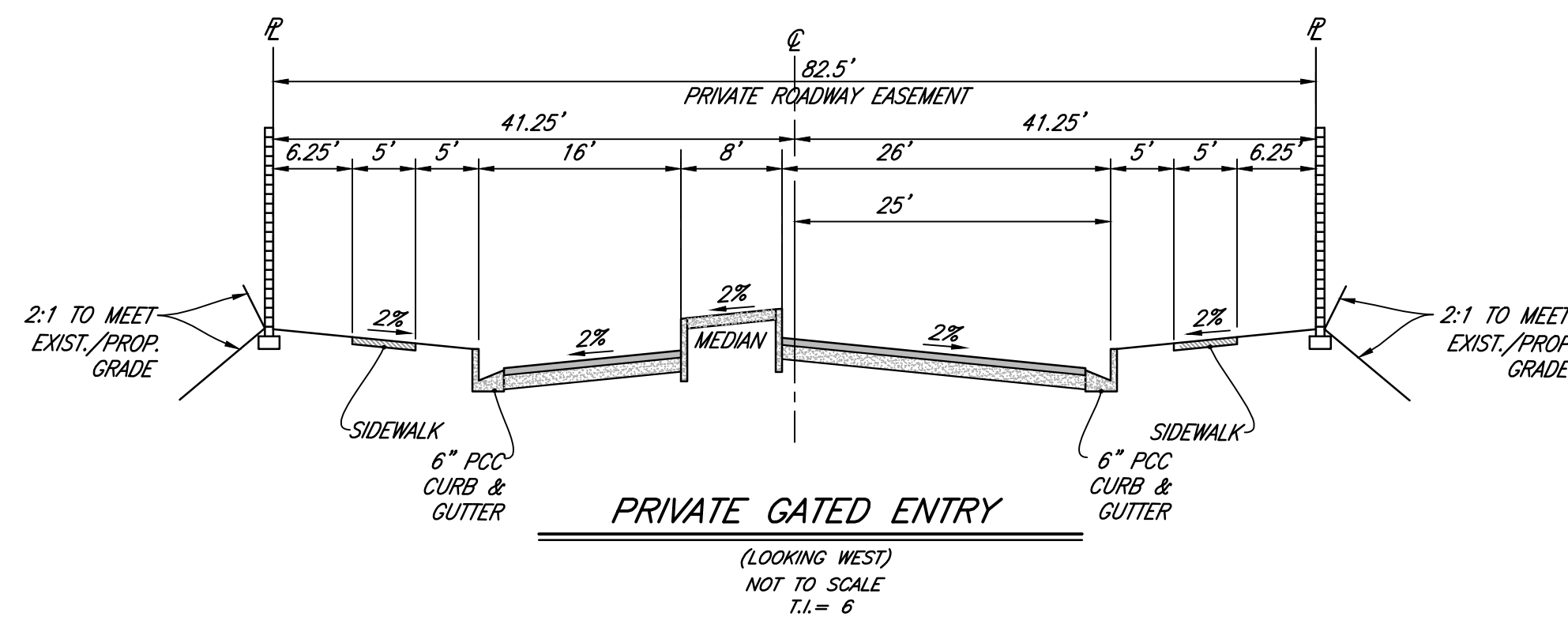
FIBER OPTIC: LEVEL 3 COMMUNICATIONS
NETWORK RELOCATIONS DEPARTMENT
1025 ELDOURO BLVD BLDG 33A-522
BROOMFIELD, CO 80021
(720) 888-5688

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.

BRANDON M. BARNETT
P.L.S. 9040





1. INVERT OF PERFORATED PIPE SHALL NOT BE GREATER THAN 48" FROM BASIN BOTTOM. MINIMUM 2" GRAVEL SECTION ABOVE TOP OF PIPE AND BELOW BOTTOM OF PIPE.
2. CLEANOUT ON UNDERDRAIN NOT SHOWN FOR CLARITY.
3. COUNTY RECOMMENDED PLANT LIST FOR THE BASIN IS INCLUDED IN THE WQMP REPORT.

TENTATIVE TRACT MAP NO. 37907
PACIFIC LANTANA
CITY OF PERRIS

PREPARED FOR: **PACIFIC COMMUNITIES**
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SHEET
2 OF 2
SHEETS

JUN 21, 2022 12:17:19 PM [PRELIM] MAPS\TENN\2199 TTM 01.dwg 12/17/2022