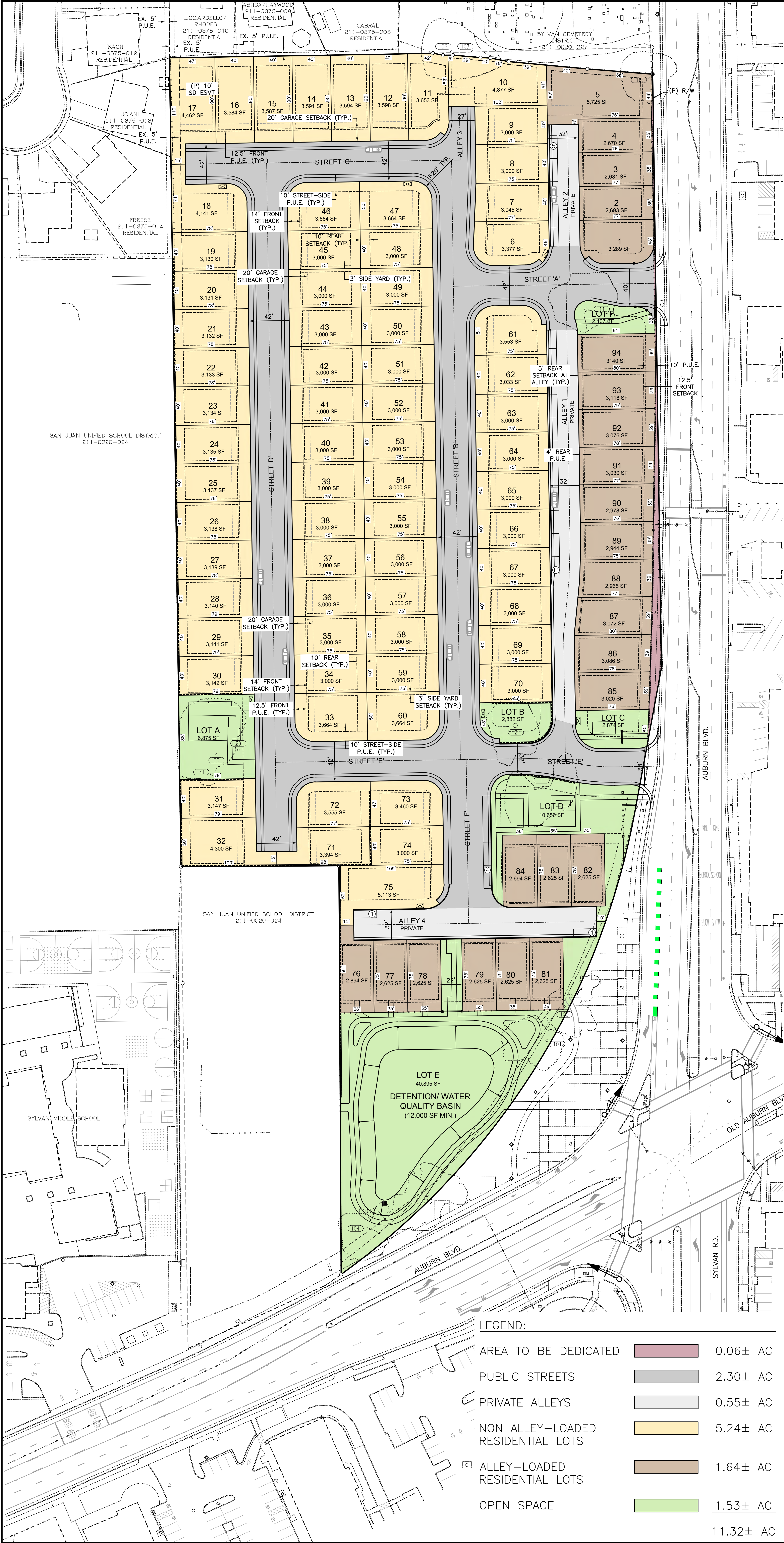
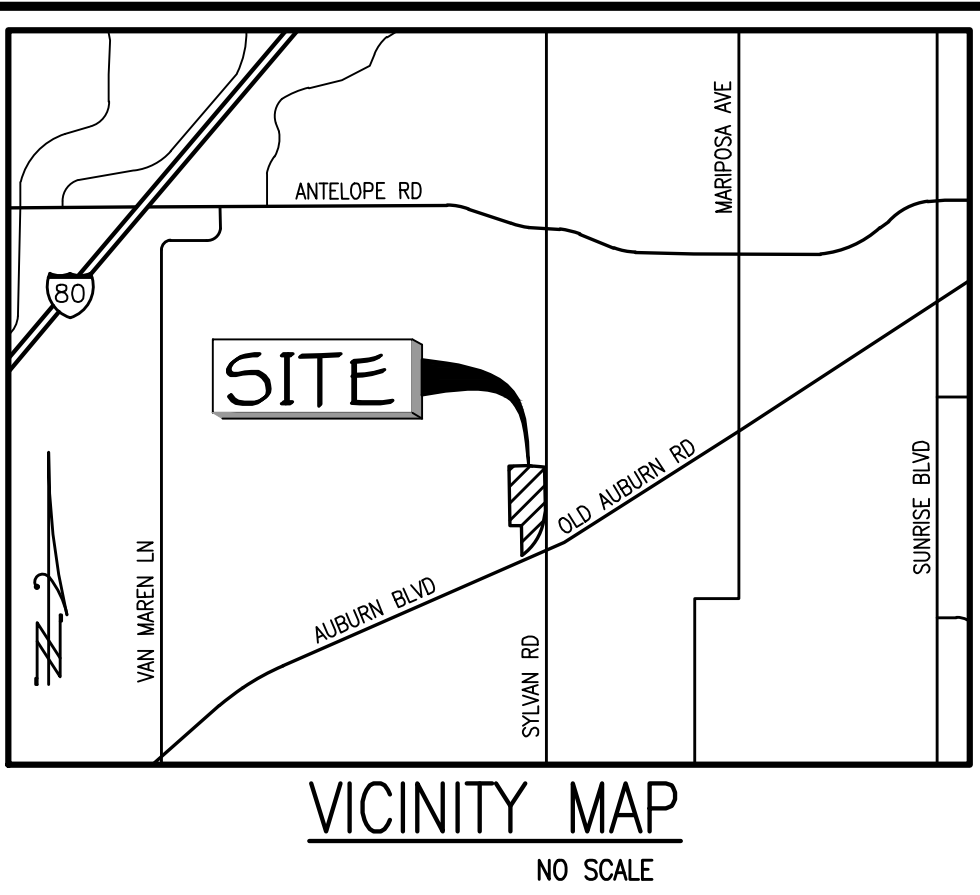




Attachment C



OWNER:
CITY OF CITRUS HEIGHTS
6380 FOUNTAIN SQUARE DRIVE
CITRUS HEIGHTS CA 95610-3824

APPLICANT:
MICHAEL LAFORTUNE
WOODSIDE HOME OF NORTHERN CALIFORNIA
111 WOODMERE DR, SUITE 190
FOLSOM, CALIFORNIA 95630

ENGINEER:
BAKER-WILLIAMS ENGINEERING GROUP
6939 SUNRISE BLVD., SUITE 112
CITRUS HEIGHTS, CALIFORNIA 95610
PH. (916) 331-4336 FAX (916) 331-4430
EMAIL: OFFICE@BWENGINEERS.COM

ASSESSOR'S PARCEL NUMBER:
211-0020-025

ACREAGE:
11.32± ACRES

EXISTING USE:
VACANT

PROPOSED USE:
SINGLE FAMILY RESIDENTIAL:
70 TRADITIONAL LOTS
24 ALLEY-LOADED LOTS

EXISTING ZONING:
RD-2

PROPOSED ZONING:
SPA

PROPOSED DENSITY:
94 RESIDENTIAL LOTS/ 11.26 NET ACRES = 8.35 d.u./n.a.

LOT SIZE:
MIN. LOT = 2,625 SF
MAX. LOT = 5,725 SF
AVERAGE = 3,190 SF

PROPOSED IMPROVEMENTS:
CITRUS HEIGHTS

SEWER:
S.A.S.D.

WATER SUPPLY:
CITRUS HEIGHTS WATER DISTRICT

DRAINAGE:
CITY OF CITRUS HEIGHTS PUBLIC WORKS AND ENGINEERING

FIRE PROTECTION:
SAC METRO FIRE DEPARTMENT

TELEPHONE SERVICE:
AT&T

ELECTRICAL SERVICE:
SMUD

GAS SUPPLY:
N/A

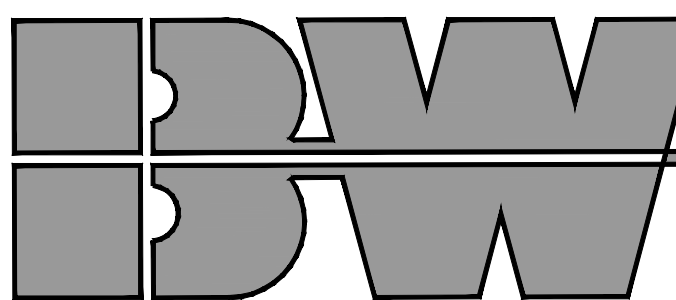
SCHOOL DISTRICT:
SAN JUAN UNIFIED SCHOOL DISTRICT

PARK DISTRICT:
SUNRISE PARK DISTRICT

LEGEND:	
EXISTING	PROPOSED

LEGEND:		
AREA TO BE DEDICATED		0.06± AC
PUBLIC STREETS		2.30± AC
PRIVATE ALLEYS		0.55± AC
NON ALLEY-LOADED RESIDENTIAL LOTS		5.24± AC
ALLEY-LOADED RESIDENTIAL LOTS		1.64± AC
OPEN SPACE		1.53± AC
		11.32± AC

ILLUSTRATIVE PLAN
SYLVAN CORNERS
SACRAMENTO COUNTY CITRUS HEIGHTS, CA
SEPTEMBER, 2023



**BAKER WILLIAMS
ENGINEERING GROUP**
6939 SUNRISE BLVD., SUITE 112
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