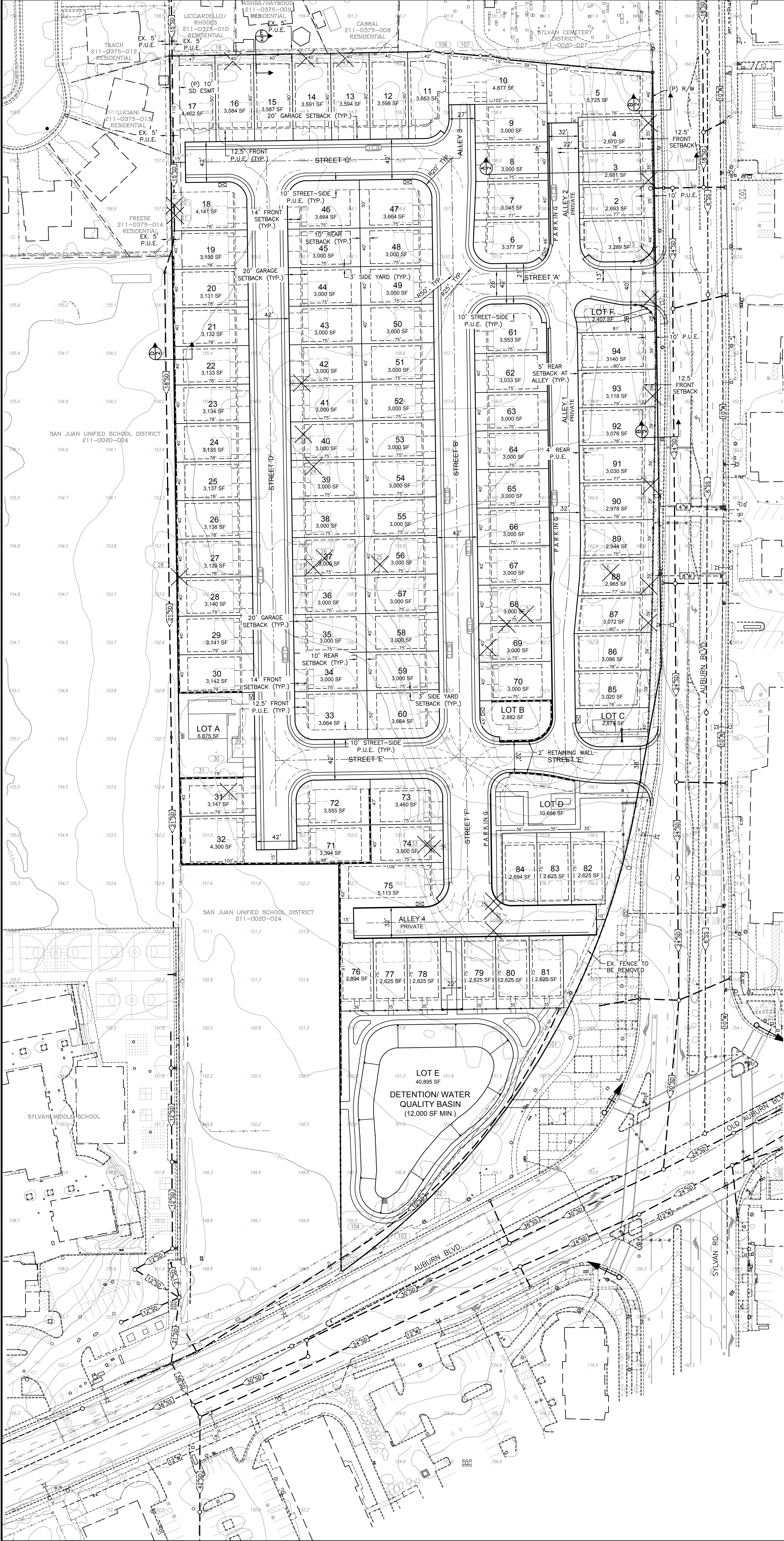
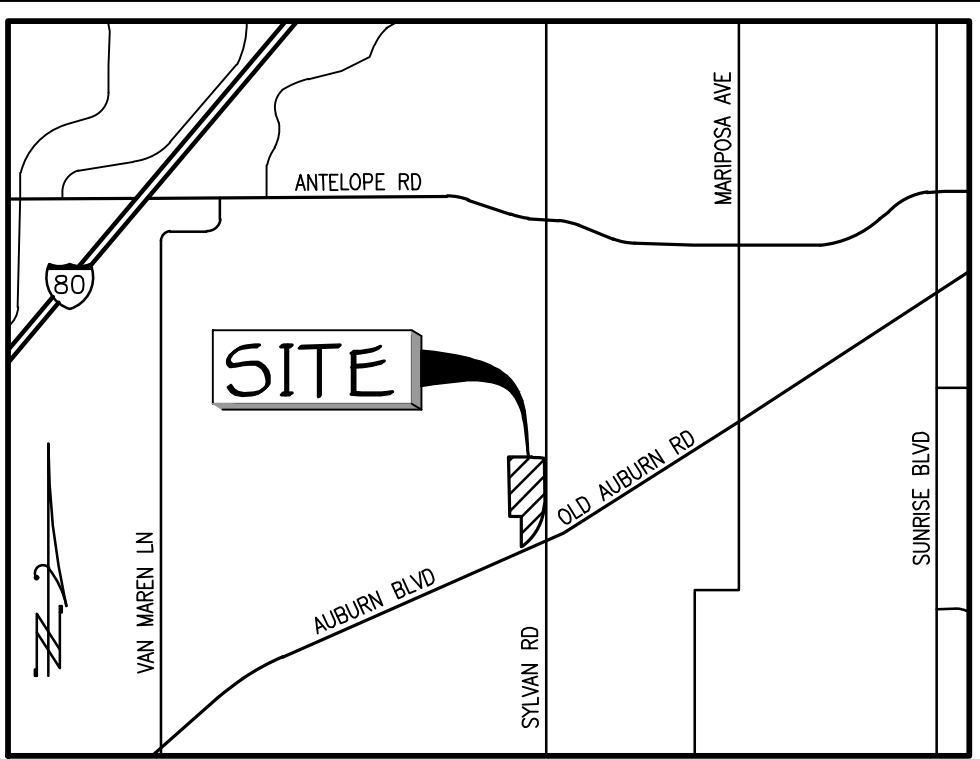




Attachment E



OWNER:
CITY OF CITRUS HEIGHTS
6360 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./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

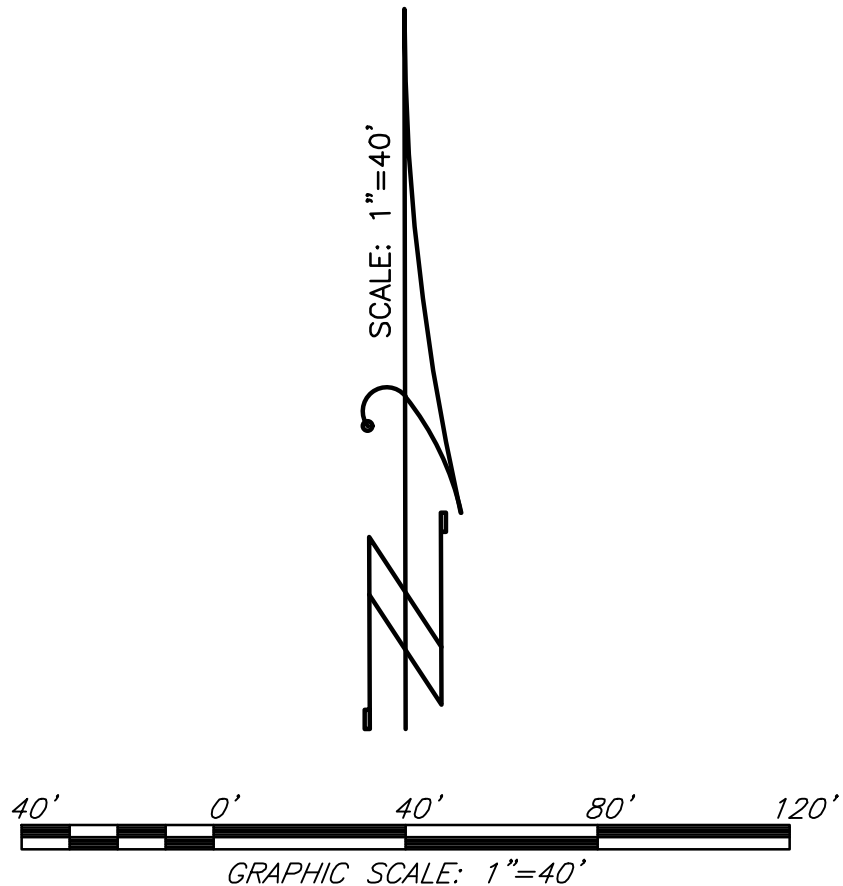
ELECTRICAL SERVICE:
SMUD

GAS SUPPLY:
N/A

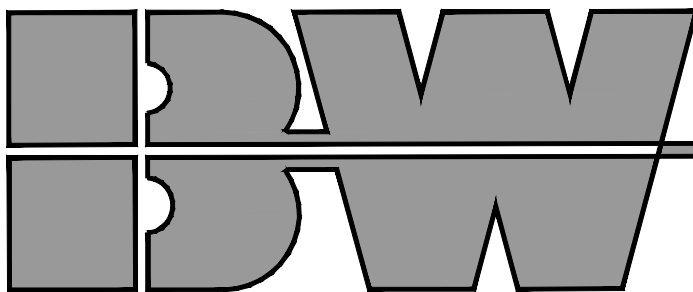
SCHOOL DISTRICT:
SAN JUAN UNIFIED SCHOOL DISTRICT

PARK DISTRICT:
SUNRISE PARK DISTRICT

LEGEND:	
EXISTING	PROPOSED
	DRAIN INLET
	MANHOLE
	FIRE HYDRANT
	STREET LIGHT
	FENCE
	LOT LINES
	RIGHT OF WAY
	BUILDING
	C/G AND SIDEWALK
	SITE BOUNDARY
	EX. TREE TO REMAIN
	EX. TREE NUMBER
	EX. TREE TO REMOVE
	SPOT ELEVATION
	TOPOGRAPHIC CONTOUR
	OVERHEAD LINE
	EDGE OF PAVEMENT
	MAILBOX CLUSTER
	RETAINING WALL

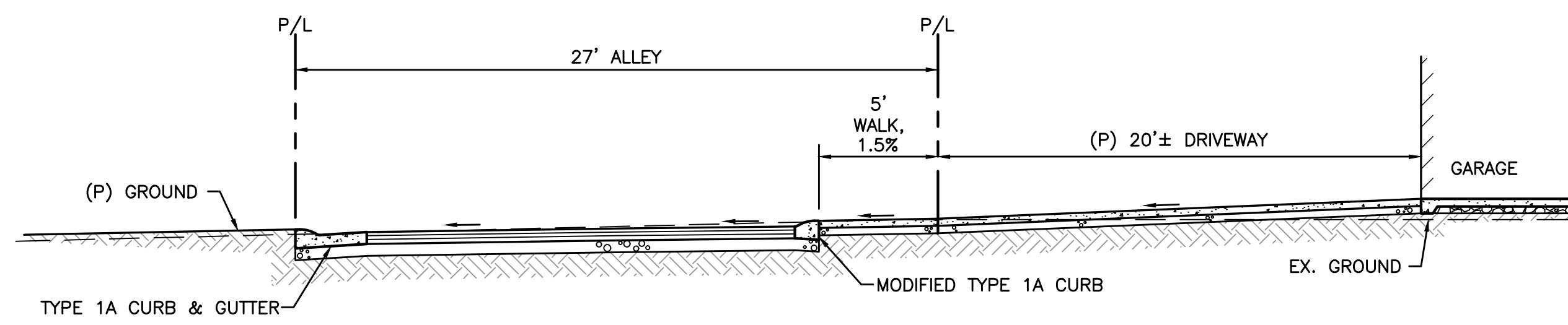


TENTATIVE MAP
SYLVAN CORNERS
SACRAMENTO COUNTY CITRUS HEIGHTS, CA
SHEET 1 OF 2
SEPTEMBER, 2023

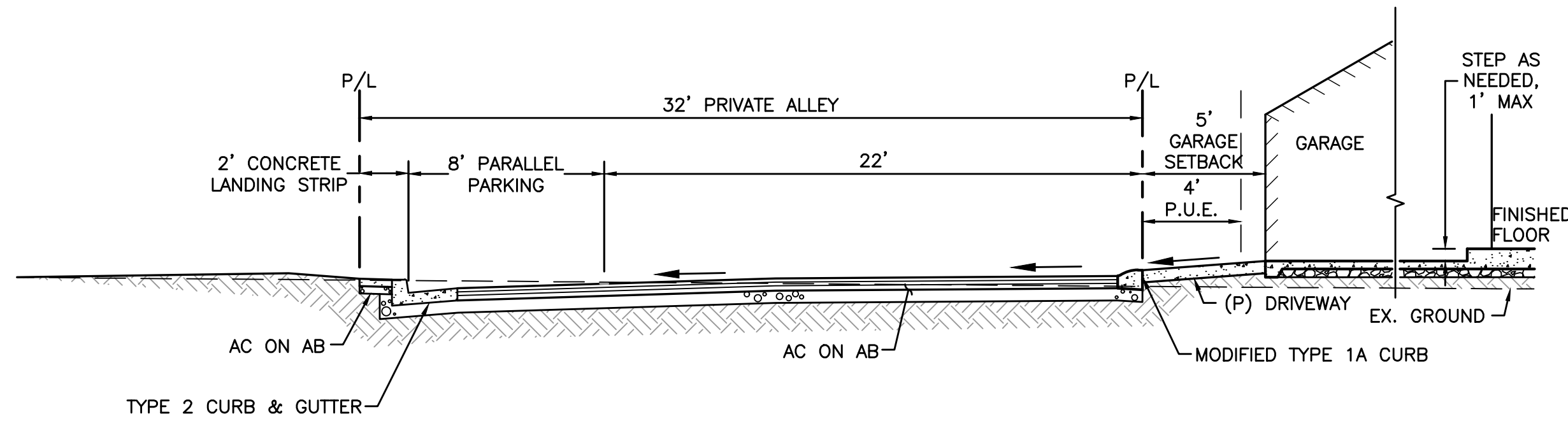


**BAKER WILLIAMS
ENGINEERING GROUP**

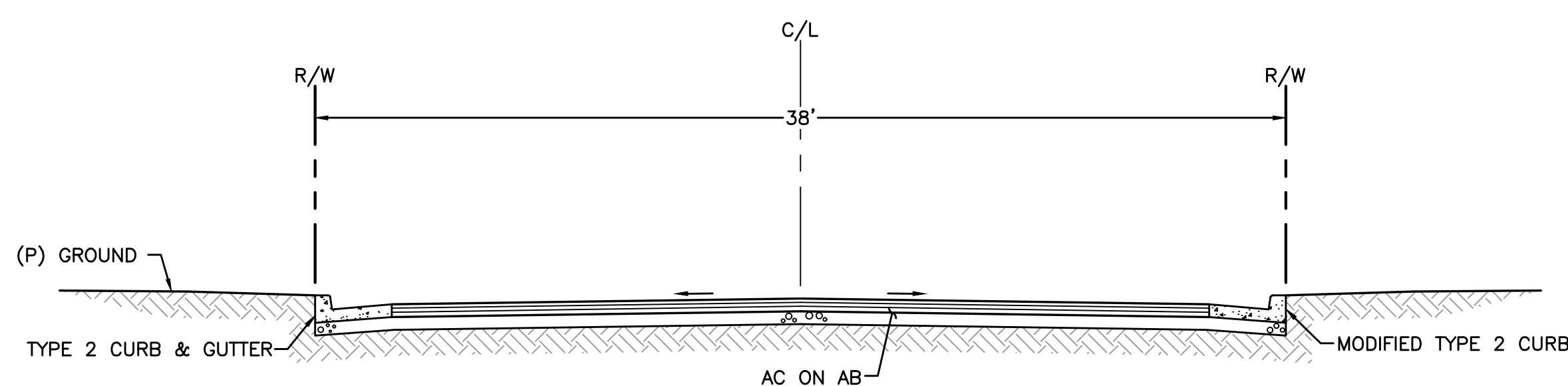
6939 SUNRISE BLVD., SUITE 112
CITRUS HEIGHTS, CA 95610-3153
Phone (916) 331-4336~Fax (916) 331-4430
EMAIL: office@bwengineers.com



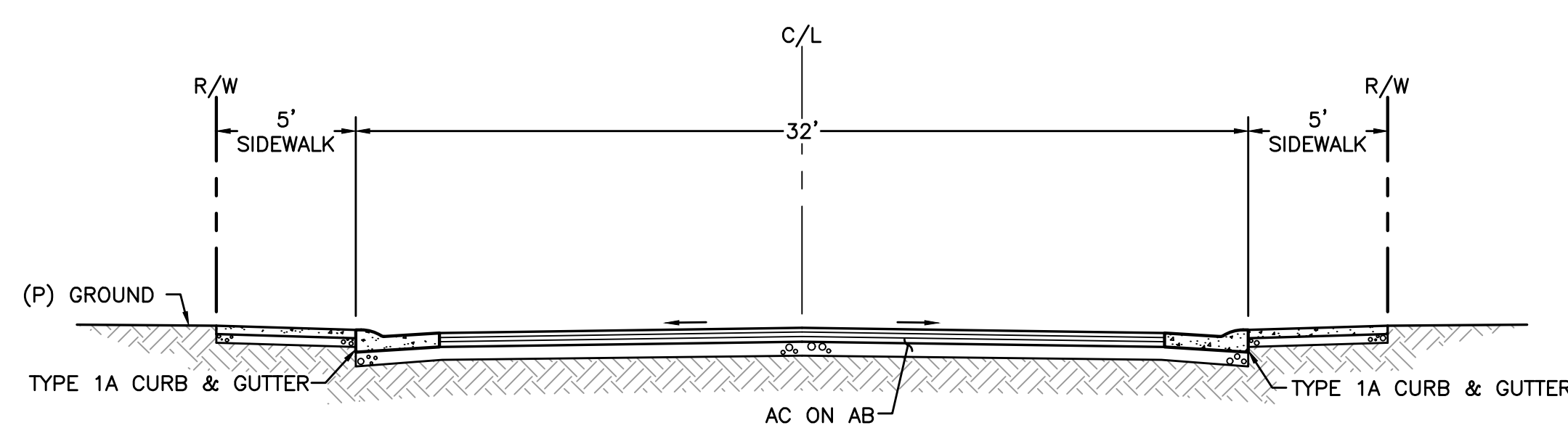
27' ALLEY SECTION
NTS



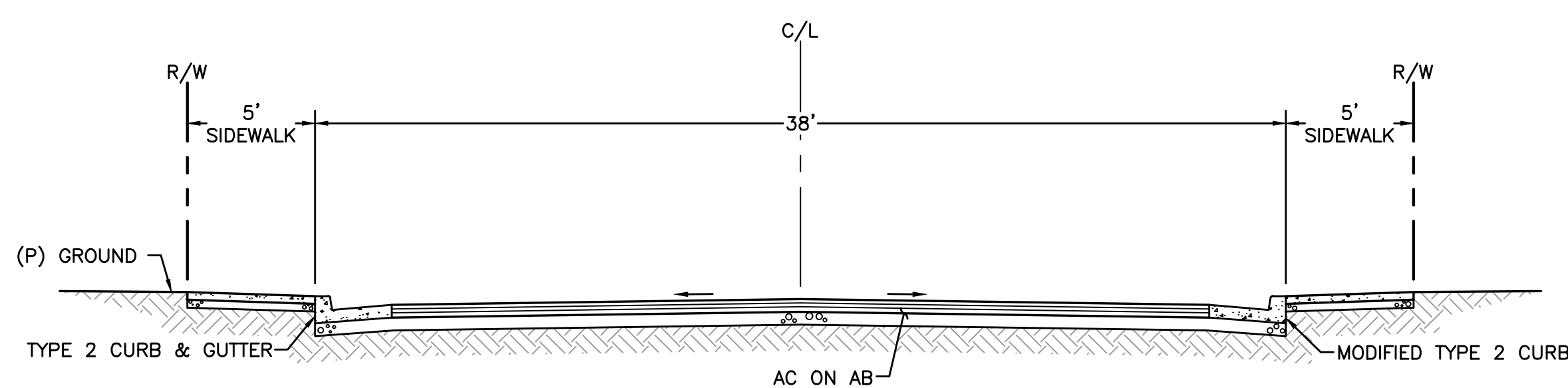
32' PRIVATE ALLEY SECTION
NTS



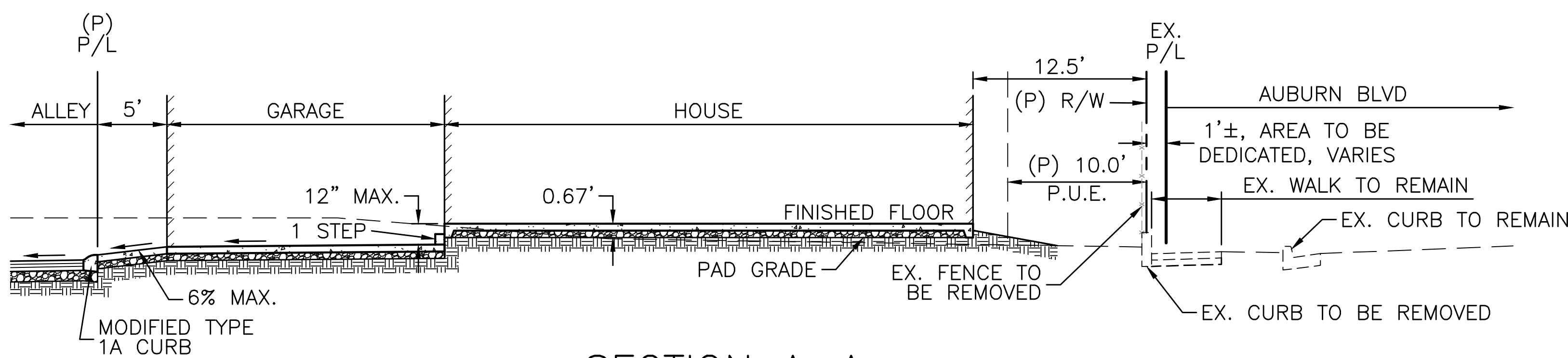
38' STREET SECTION
NTS



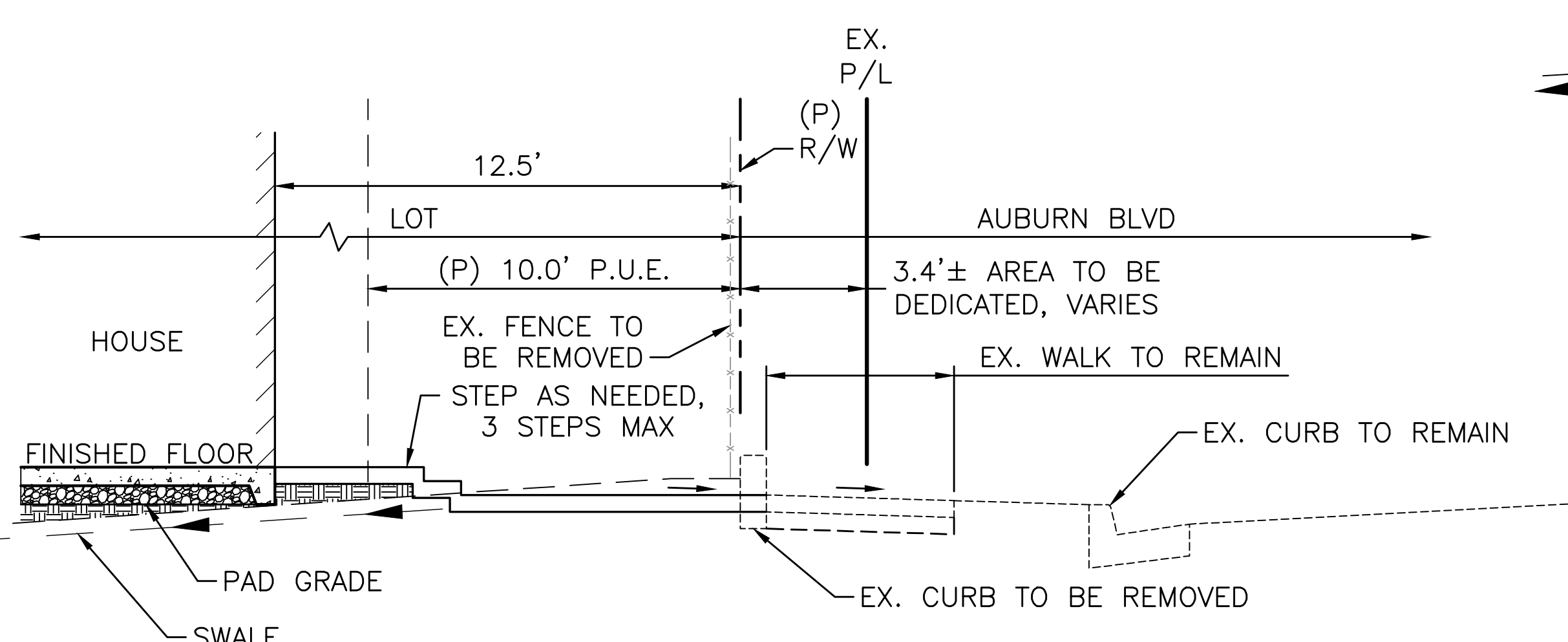
42' STREET SECTION
NTS



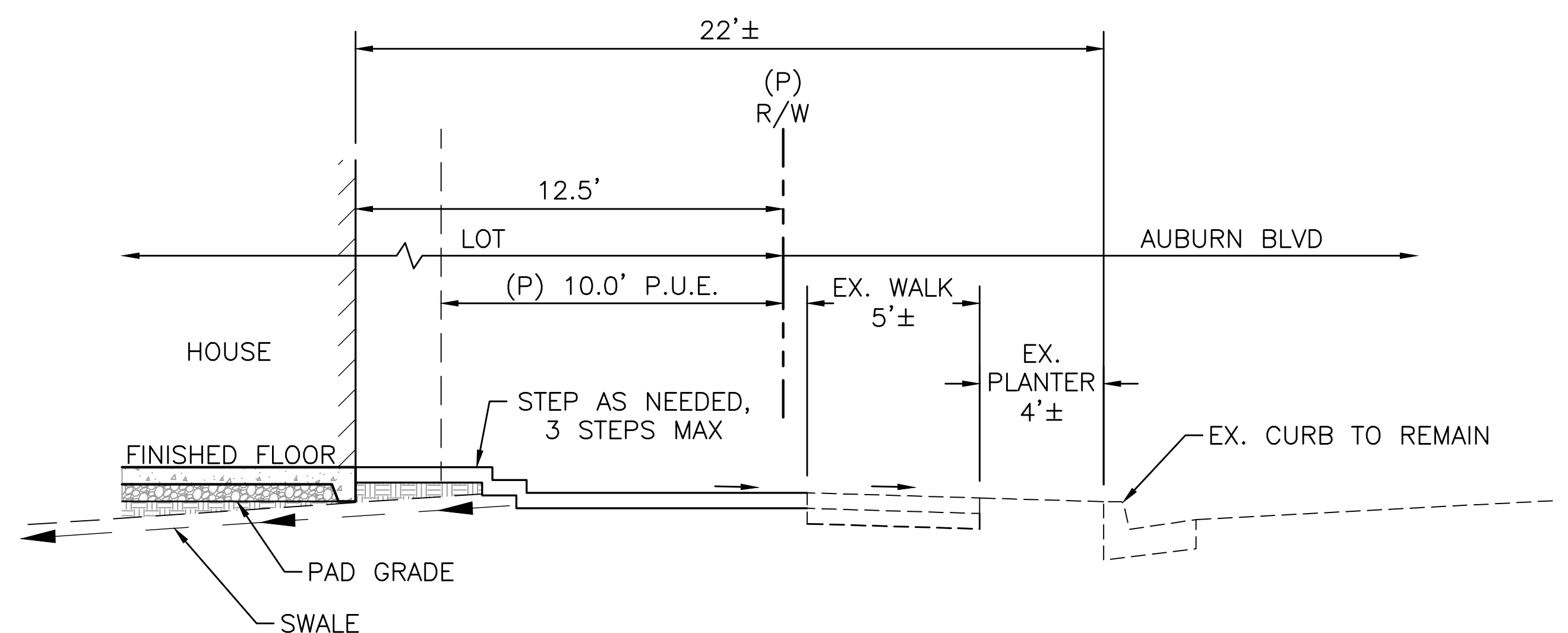
48' STREET SECTION
NTS



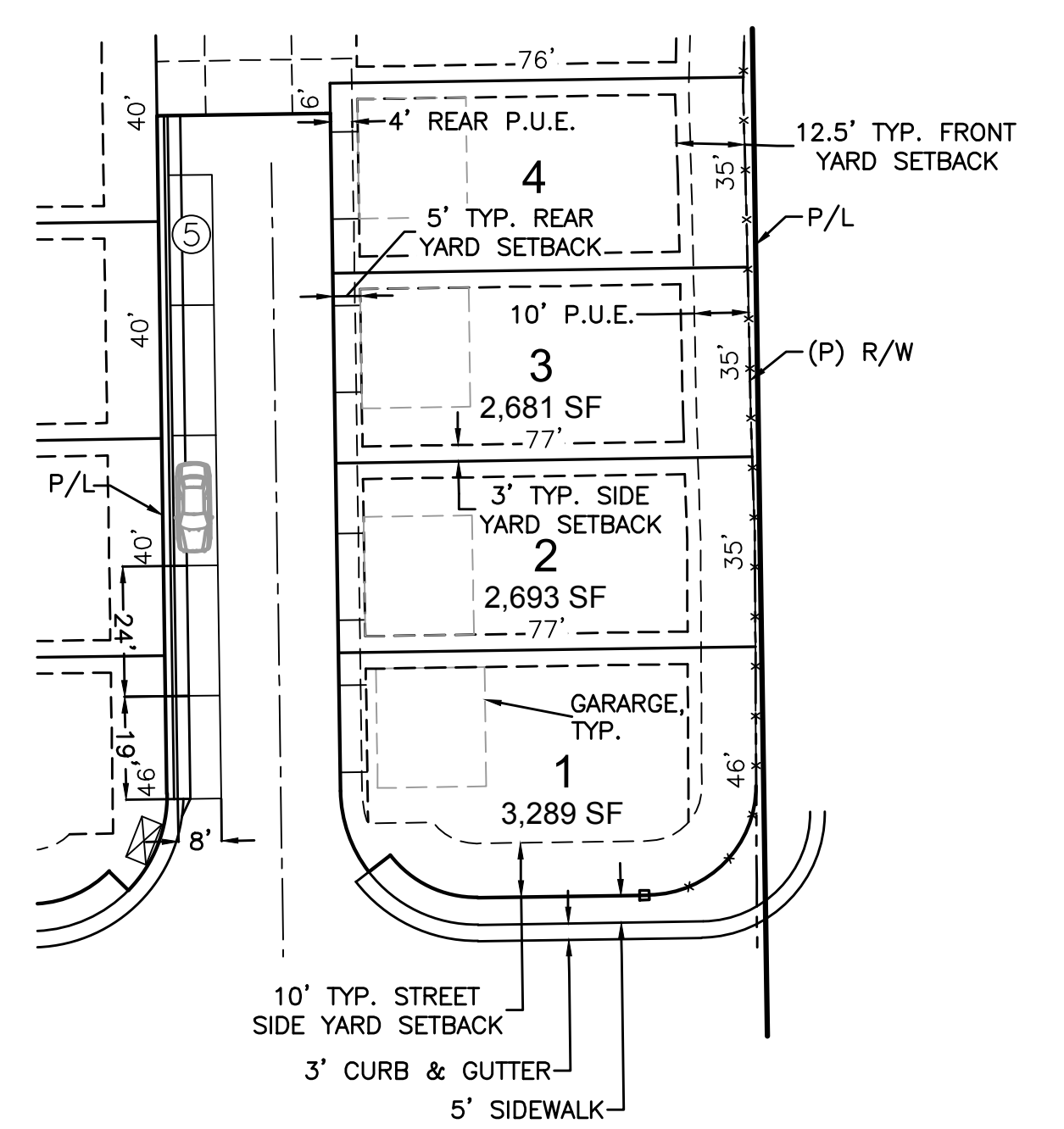
SECTION A-A
NTS



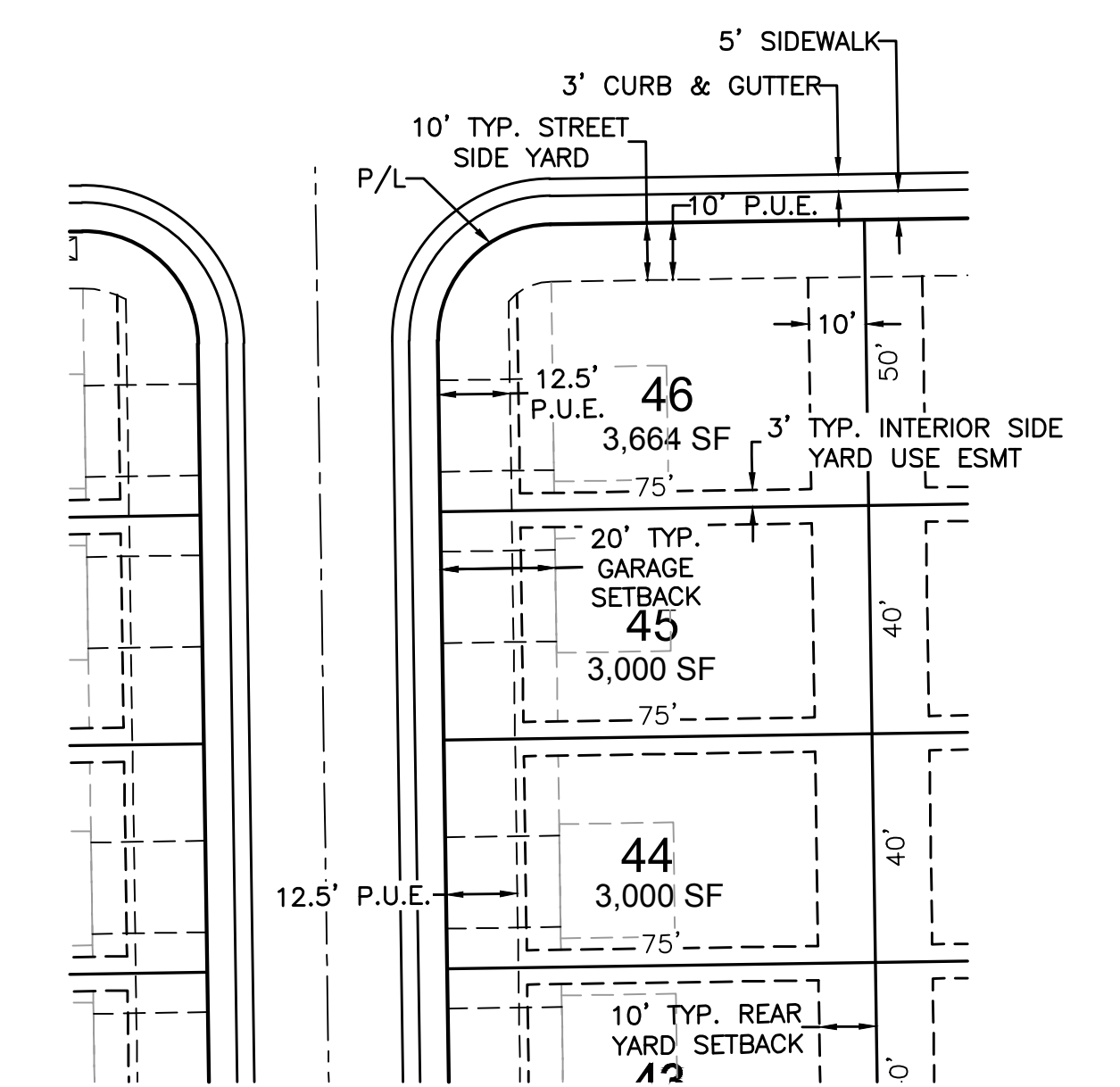
SECTION B-B
NTS



AUBURN BLVD SECTION
NTS



TYPICAL ALLEY-LOADED LOT DETAIL
1'-30'



TYPICAL LOT DETAIL
1'-30'

SECTIONS AND DETAILS
SYLVAN CORNERS
SACRAMENTO COUNTY CITRUS HEIGHTS, CA
SHEET 2 OF 2
SEPTEMBER, 2023

