SCHEDULE "A"

CASE: PAR220023
EXHIBIT: Proposed Par
DATE: 6/2/2022
PLANNER: K Mitchell

LEGEND

Provide traffic study and VMT analysis.

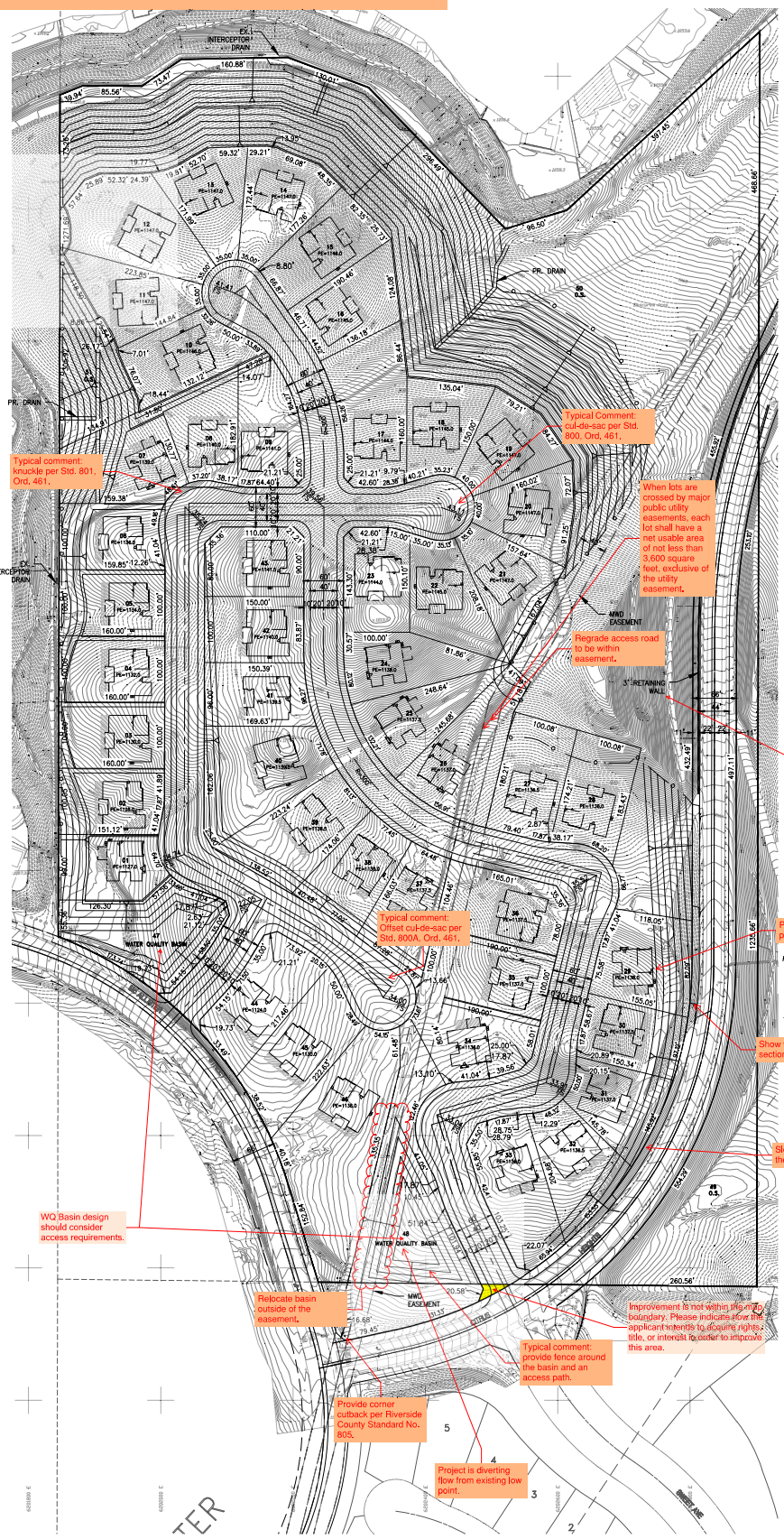
Provide grading and drainage exhibit. Show all existing and proposed drainage facilities that will handle the storm water of the site and its adjacent street(s). Provide Q10 and Q100 for those facilities.

Show street slope, contours, elevations and direction of flow.

The exhibit needs to identify the location and size (in kV) of all existing power poles. Should the existing facilities be 33.6 kV or less, the power lines will be required to be underground. If greater than 33.6 kV the poles will need to be relocated when street improvements are being proposed. If no poles exist, state so on the map.

Coordinate with the Planning Department about the proposed trail on McAllister Street.

List all easements of record by map or instrument number. If no easements exist, state so on the map.



LOT AREA					
LOT #	Area sq ft	LOT #	Area sq ft	LOT #	Area sq ft
1	15030.64	21	16430.44	41	15122.77
2	15787.30	22	17318.23	42	15002.12
3	16000.48	23	15592.65	43	15325.00
4	16000.48	24	16267.50	44	19827.86
5	16000.45	25	16298.95	45	21669.95
6	15414.77	26	22390.14	46	42135.00
7	21192.89	27	17811.50	47	26637.57 *
8	15143.57	28	16936.68	48	37409.75 *
9	16995.35	29	19610.43	49	71947.86 *
10	17462.00	30	15123.15	50	418411.36 *
11	16287.22	31	15291.90	51	20478.16 *
12	24882.46	32	17458.67		
13	15721.68	33	20914.62		
14	17283.81	34	16434.64		
15	16856.62	35	19000.00		
16	16500.74	36	19377.66		
17	23632.50	37	16120.89		
18	15159.68	38	16098.68		
19	15419.22	39	20548.21		
20	15233.16	40	24449.74		

TOTAL NET AREA = 1,466,632 SQ FT, 30.57 ACRES
TOTAL GROSS AREA = 1,725,275 SQ FT, 39.61 ACRES
*LOTS 47, 48, 49, 50 & 51 ARE DESIGNATED AS OPEN SPACE.

CUT/FILL:
CUT = 431,828.79 Cu. Yd.
FILL = 441,865.67 Cu. Yd.

NET = 10,036.88 Cu. Yd. FILL

OWNER/APPLICANT

R.C. HOBBS COMPANY
1430 E. CHAPMAN AVE.
ORANGE, CA 92866
(714) 633-8100

ASSESSOR'S PARCEL NUMBER

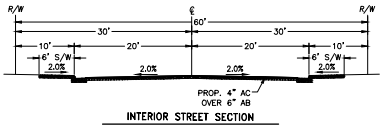
269-060-021

GENERAL NOTES

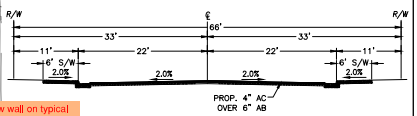
EXISTING ZONING:	R-A
PROPOSED ZONING:	R-1
FEMA MAPPED FLOODPLAINS	NONE

ENGINEER

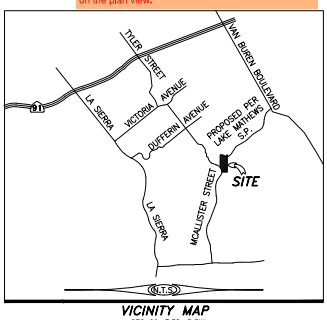
ADKAN ENGINEERS
6879 AIRPORT DRIVE
RIVERSIDE, CA 92504
TEL: (951) 688-0241
FAX: (951) 688-0599
EMAIL: RREAVES@ADKAN.COM



INTERIOR STREET SECTION
SCALE: 1"=10'



CITRUS HEIGHTS & MCALLISTER STREET SECTIONS
SCALE: 1"=10'



VICINITY MAP
SEC 29, T.3S, R.5W

0 80 240
40 160 320
SCALE: 1" = 80'

PLANS PREPARED BY:
adkan ENGINEERS
Civil Engineering Surveying Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241-Fax:(951) 688-0599

Under the Supervision of: Richard Dell Reaves, R.C.E. 80614 Date: 4/14/2022

DESIGNED BY: RR | DRAWN BY: RA | CHECKED BY: ____

PLOT DATE: 4/14/2022

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