



PARCEL 1709
 10' HIKE & BIKE TRAIL
 100 YR FLOODPLAIN
 SANITARY SEWER TRUNK LINE "4-3"
 100 YR FLOODPLAIN/ DETENTION EASEMENT

PRELIMINARY/FINAL PLAT PARK BOUNDARY

EXISTING TREE LINE

PARCEL 1702
 ES SCHOOL : 1008 AC
 PF PLAT ES SCHOOL : 1227 AC

PARCEL 1704

10' HIKE & BIKE TRAIL
 AMENITY

PARCEL 1705

PARCEL 1706

PA 17 AMENITY CENTER : 0.80 AC

PARCEL 1707

PA 17 PARK DEDICATION
 PER PRE-FINAL PLAT & CONCEPT ENG:
 1023 AC NON 100 YR FLOODPLAIN
 516 AC 100 YR FLOODPLAIN AT 3:1
 TOTAL 1195 AC PARKLAND

NON-100 YR FLOODPLAIN
 PARK DEDICATION : 1029 AC

100 YR FLOODPLAIN : 6.50 AC
 WHICH AT A 3:1 RATIO
 TRANSLATES TO : 216 AC
 OF PARKLAND DEDICATION

TOTAL PARK DEDICATION : 12.45

GENERAL AMENITY CENTER SITE
 AREA IS NOT INCLUDED
 IN PARKLAND DEDICATION
 TOTAL : 0.80 AC

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

Scale	1" = 40'	Scale	11-222	Sheet	1.1
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PERSOBE & ASSOCIATES, INC. 2000 Broadway Ave., Suite 200, Berkeley, CA 94709	
PARCEL 1703-PARK	

AREA CALCULATION EXHIBIT	
Area	1.1
Perimeter	1.1