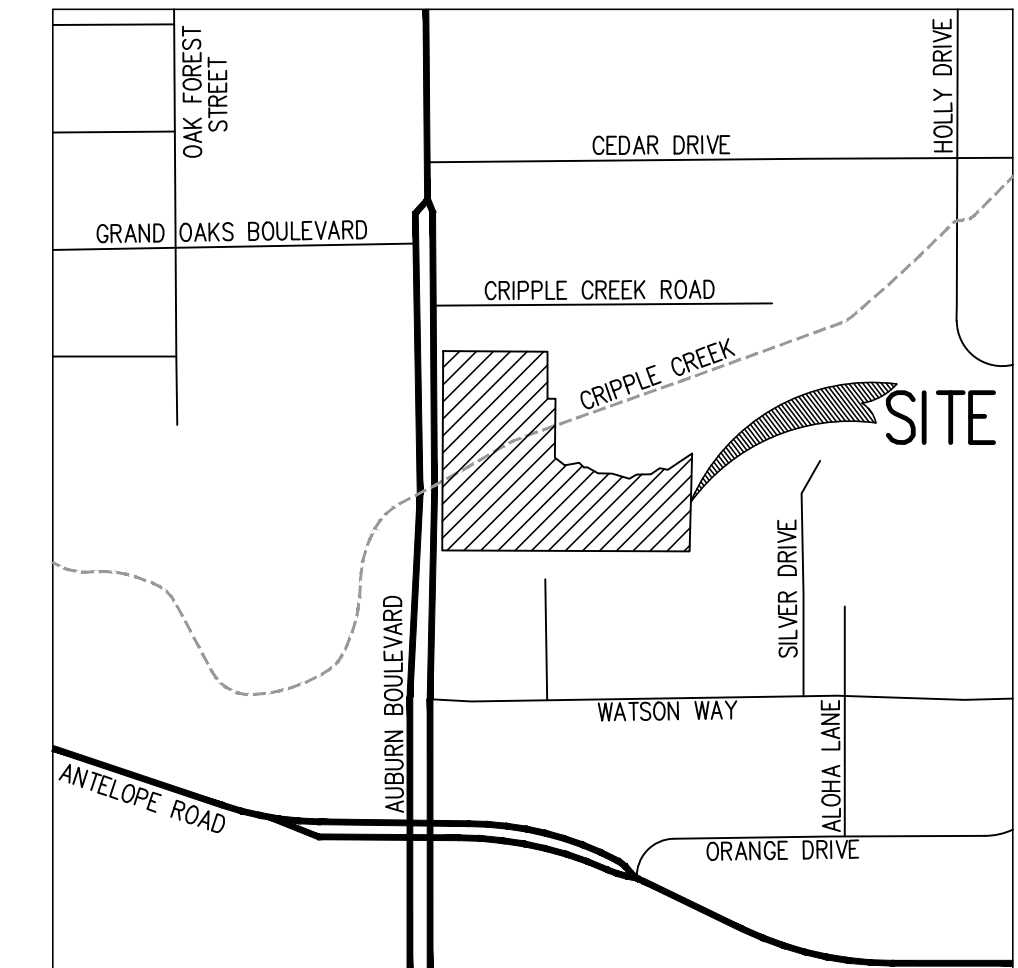


PRELIMINARY OVERALL SITE PLAN FOR:
PIONEER BAPTIST CHURCH
 CITY OF CITRUS HEIGHTS, CALIFORNIA
 MARCH 2021



VICINITY MAP
NOT TO SCALE

LEGEND	
	PROPERTY LINE
	PROPOSED SIDEWALK
	PROPOSED ASPHALT PAVEMENT
	PROPOSED BIORETENTION AREA
	NEW LANDSCAPE AREA
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED

PARKING ANALYSIS

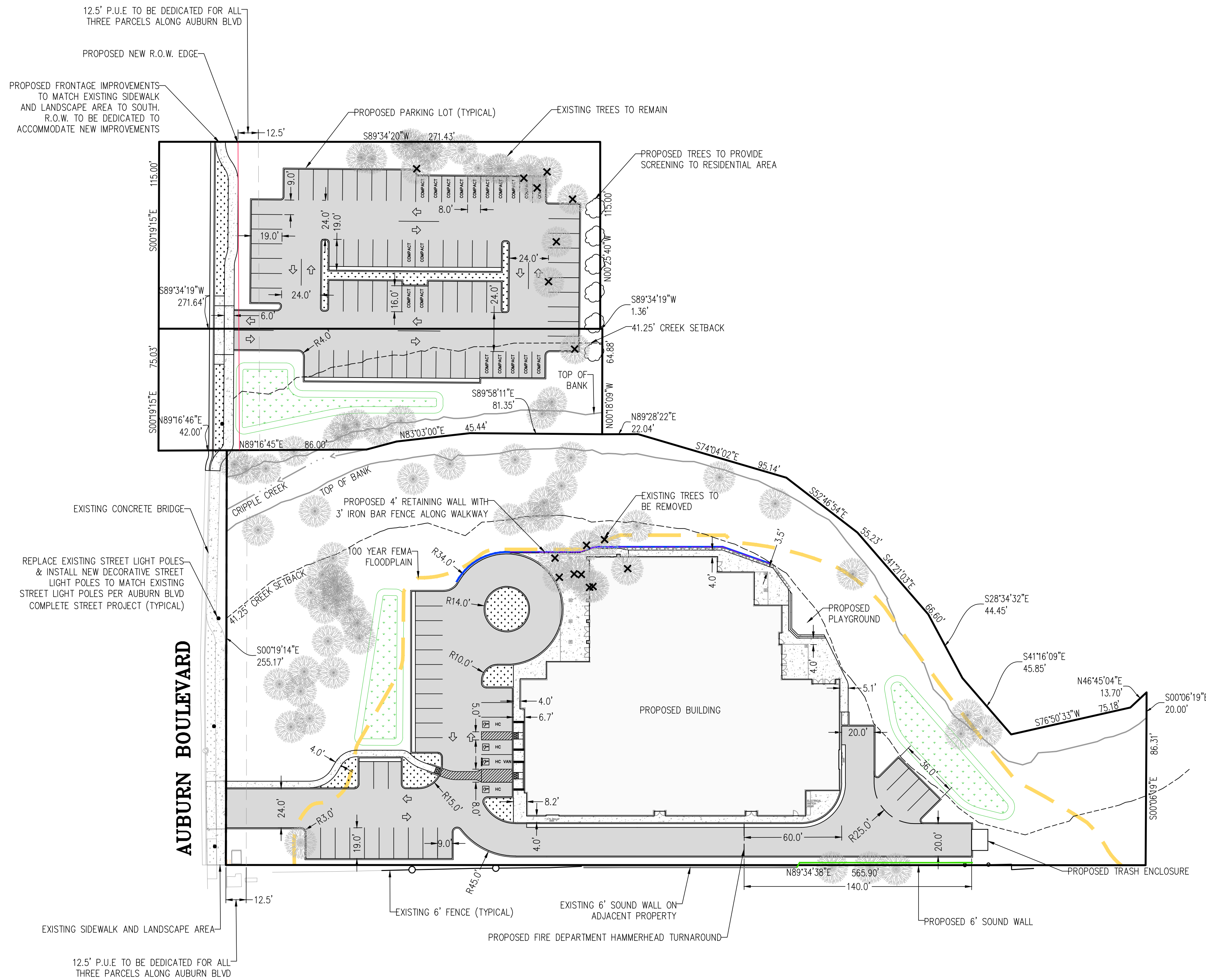
REQUIRED PARKING SPACES				
DESCRIPTION	REQUIREMENT	USE/SQUARE FEET	CALCULATION	SPACES REQUIRED
MEETING FACILITY	1 SPACE PER 40 SF FLOOR AREA	5,370 SF SANCTUARY	5,370/40	135
CLASSROOMS/OFFICES	1 SPACE EACH	8 CLASSROOMS 2 OFFICES	0	0
GYMNASIUM	1 SPACE PER 40 SF FLOOR AREA	4,200 SF PARKING STUDY SHOWS THAT GYMNASIUM WILL NOT BE USED CONCURRENTLY WITH SANCTUARY	0	0
DAYCARE	1 SPACE PER EMPLOYEE	3 EMPLOYEES	DAYCARE ONLY IN USE DURING SERVICE	3
TOTAL SPACES				138
REDUCTION	PARKING REDUCTION PER BLVD PLAN		*15% REDUCTION	-20
REDUCTION	PARKING REDUCTION PER BLVD PLAN		*5% REDUCTION	-7
TOTAL PARKING REQUIRED				111

*PARKING REDUCTIONS PER THE BOULEVARD PLAN (DEVELOPMENT STANDARDS):
 - THE BOULEVARD PLAN ALLOWS FOR A 15% REDUCTION FOR TRANSIT SUPPORT FACILITIES.
 - BIKE LOCKERS AND SHOWERS SHALL BE PROVIDED.
 - THE BOULEVARD PLAN ALLOWS FOR A 5% REDUCTION FOR BEING LOCATED WITHIN 1,350 LINEAR FEET OF A TRANSIT STOP.

SITE STATISTICS

PROPOSED PARKING SPACES	
STANDARD	88
ADA	4
EV	0
COMPACT	19
TOTAL	111 SPACES

LAND AREA	AREA	% OF SITE
ASPHALT PAVEMENT	44,613 SF	~27.6%
CONCRETE SIDEWALK	6,410 SF	~4.0%
BUILDING (FOOTPRINT)	24,425 SF	~15.1%
OPEN SPACE/LANDSCAPING	85,907 SF	~53.3%
TOTAL	161,355 SF	100%



CREEK SETBACK CALCULATIONS

SECTION 106.30.040: CREEK SETBACK FOR RESOURCE PRESERVATION
 EACH PROPOSED STRUCTURE SHALL BE SET BACK A DISTANCE OF 2.5 TIMES THE HEIGHT OF THE STREAM BANK PLUS 30 FEET, OR 30 FEET OUTWARD FROM THE STREAM BANK, WHICHEVER DISTANCE IS GREATER, AS MEASURED FROM THE TOP OF THE STREAM BANK OUTWARD.

AVERAGE HEIGHT OF THE STREAM BANK = 4.5 FEET
 4.5 FEET X 2.5 = 11.25 FEET
 11.25 FEET + 30 FEET = 41.25 FEET (SETBACK REQUIRED FROM TOP OF BANK)

PROJECT INFORMATION

OWNER / APPLICANT

PASTOR KYLE CONLEY
 7600 OLD AUBURN ROAD
 CITRUS HEIGHTS, CA 95610

PLANNING & ENGINEERING

MILLENNIUM PLANNING & ENGINEERING
 471 SUTTON WAY, SUITE 210
 GRASS VALLEY, CA 95945
 (530) 446-6765
 CONTACT PERSON: ROB WOOD, ACP (rob@milpe.com)

SURVEYING & BOUNDARY

R.E.Y. ENGINEERS, INC.
 905 SUTTER STREET, SUITE 200
 FOLSOM, CA 95630
 (916) 366-3040
 CONTACT PERSON: BRIAN THONNET
 APN: 204-440-003

DEVELOP ENGINEERING
 672 WEST 11TH STREET
 TRACY, CA 95376
 (209) 627-1459
 CONTACT PERSON: CHRISTIAN CINTEAN
 APN: 204-420-031
 204-440-026

APN

204-420-031
 204-440-026
 204-440-003

SITE ADDRESS

7828 AUBURN BOULEVARD
 CITRUS HEIGHTS, CA 95610

LAND AREA

3.93 ACRES

ZONING

SPA

WATER

CITRUS HEIGHTS WATER DISTRICT

SEWER

SACRAMENTO AREA SEWER DISTRICT

FIRE PROTECTION

SACRAMENTO METRO FIRE DISTRICT

ELECTRIC UTILITIES

SACRAMENTO MUNICIPAL UTILITY DISTRICT (SMUD)

GAS UTILITIES

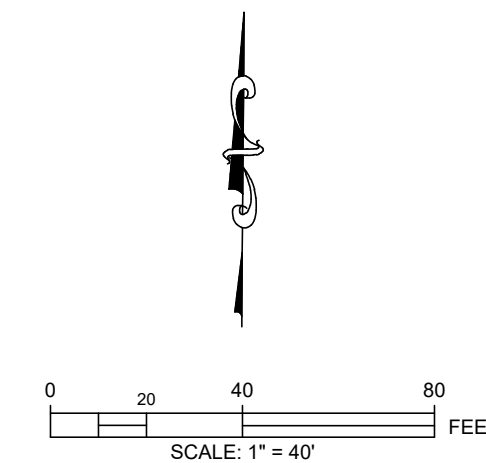
PACIFIC GAS & ELECTRIC (PG&E)

SHEET INDEX

C1.0 PRELIMINARY OVERALL SITE PLAN
 C2.0 PRELIMINARY GRADING & DRAINAGE PLAN
 C3.0 PRELIMINARY UTILITY PLAN



DATE SIGNED: _____



PIONEER BAPTIST CHURCH
 7828 AUBURN BOULEVARD
 PRELIMINARY OVERALL SITE PLAN

CITY OF CITRUS HEIGHTS

REV.	DESCRIPTION	DATE
DESIGNED: REW		
DRAWN: LAS		
PROJ. NO: 20-0704		
DWG. SEE DAY/STAMP		
DATE: MARCH, 2021		

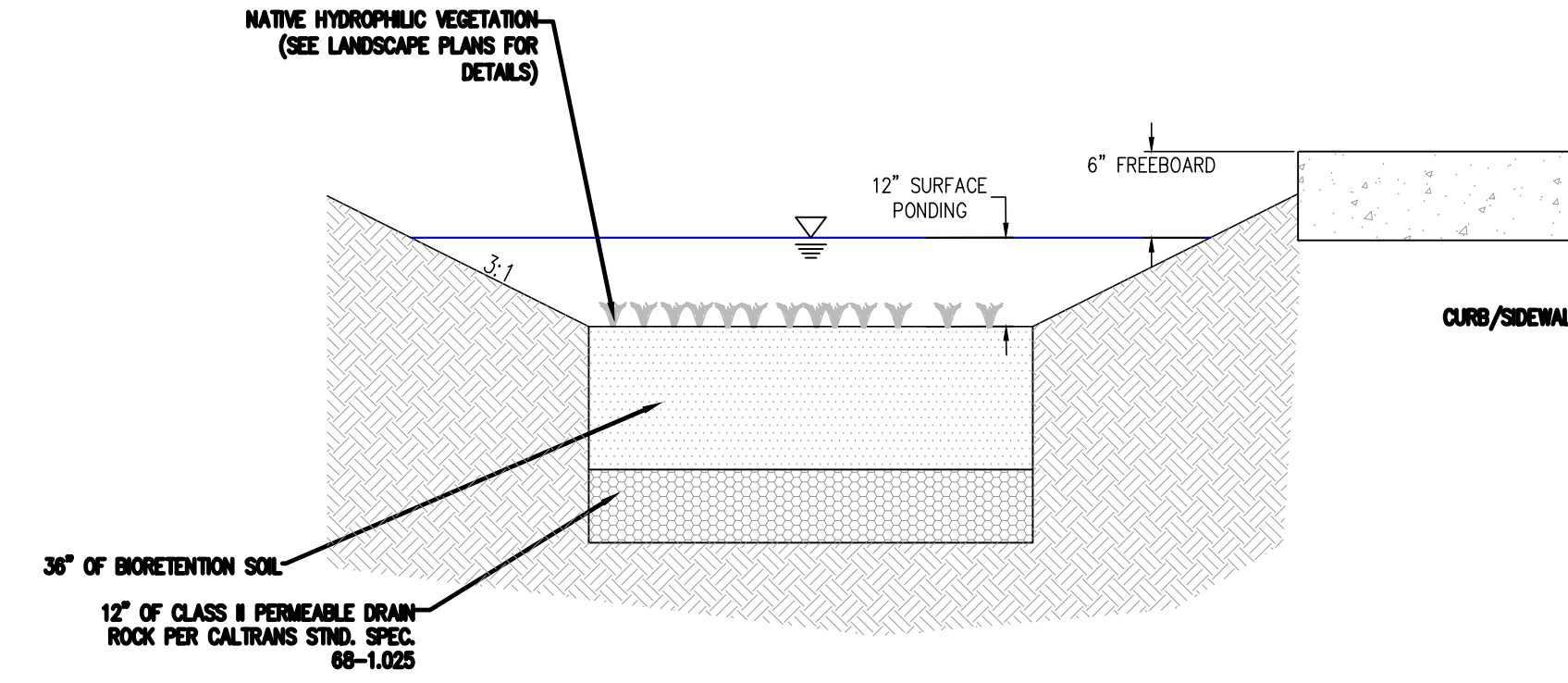
SHEET NUMBER

C1.0



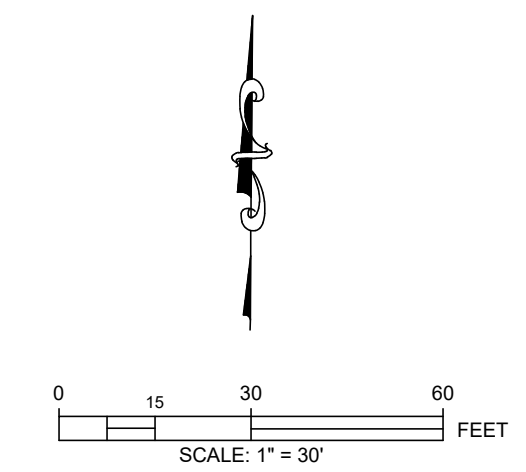
CALIFORNIA

LEGEND	
	PROPOSED STORM DRAIN PIPE
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED VELOCITY DISSIPATOR
	INFILTRATION TRENCH AREA
	PROPOSED BIORETENTION AREA
	PROPOSED CONCRETE SIDEWALK
	PROPOSED ASPHALT ROADWAY
2554.0TC	TOP OF CURB ELEVATION
2554.0FL	FLOWLINE ELEVATION
2554.0P	PAVEMENT ELEVATION
2554.0± MATCH EX.	ELEVATION TO MATCH EXISTING GRADE
2554.5FF	FINISHED FLOOR ELEVATION



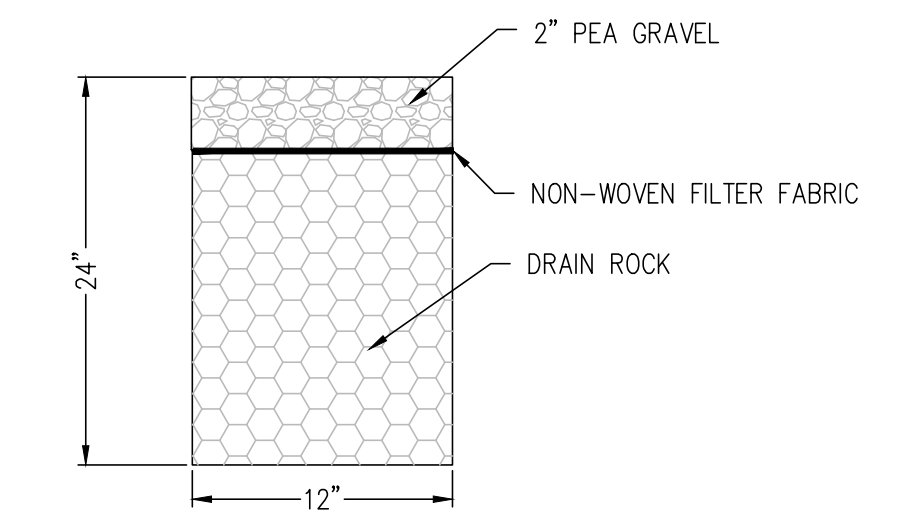
BIORETENTION TYPICAL SECTION

NOT TO SCALE



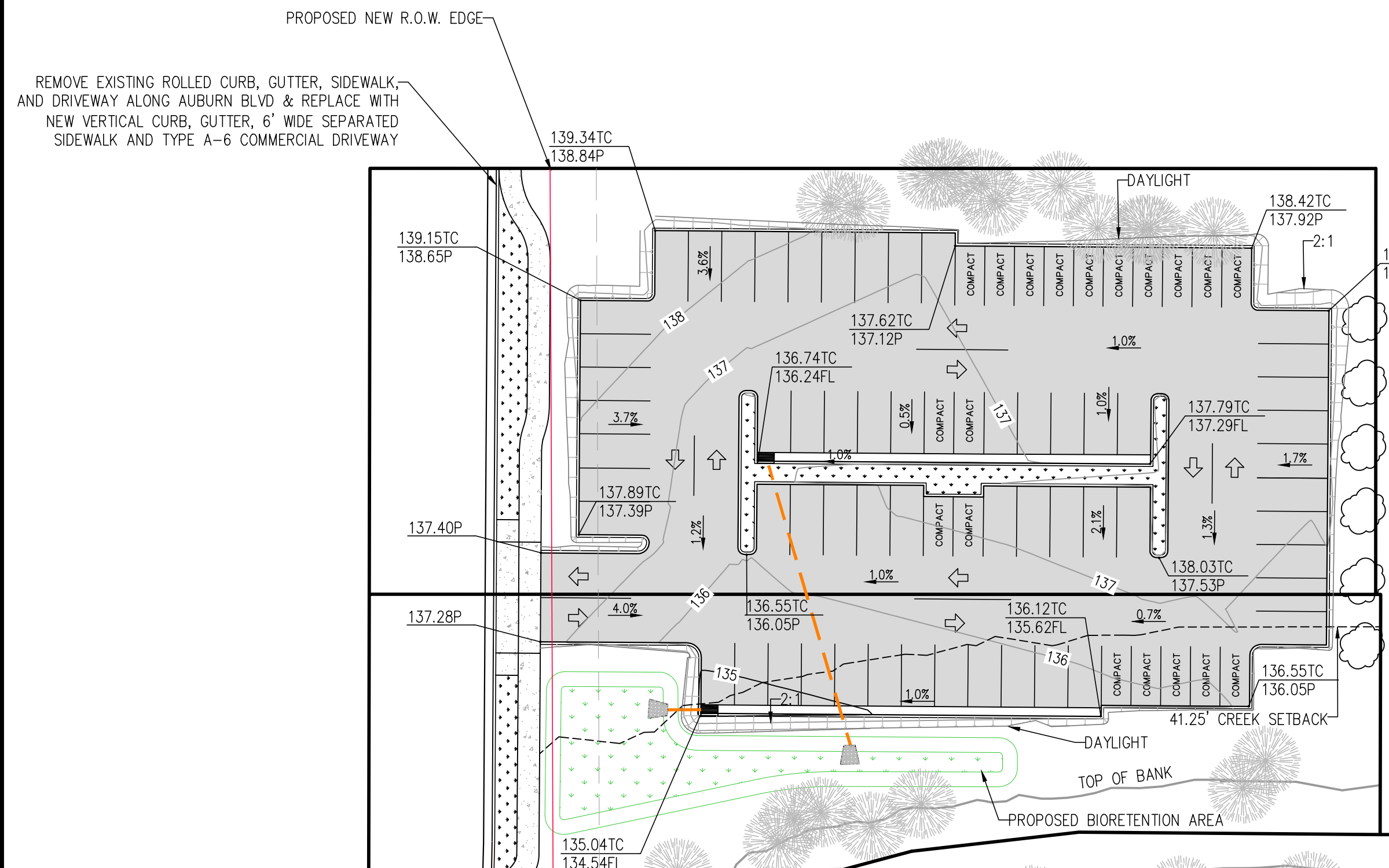
VOLUME CALCULATIONS

CUT: 4,785 C.Y.
FILL: 1,350 C.Y.
NET: 3,435 C.Y. CUT



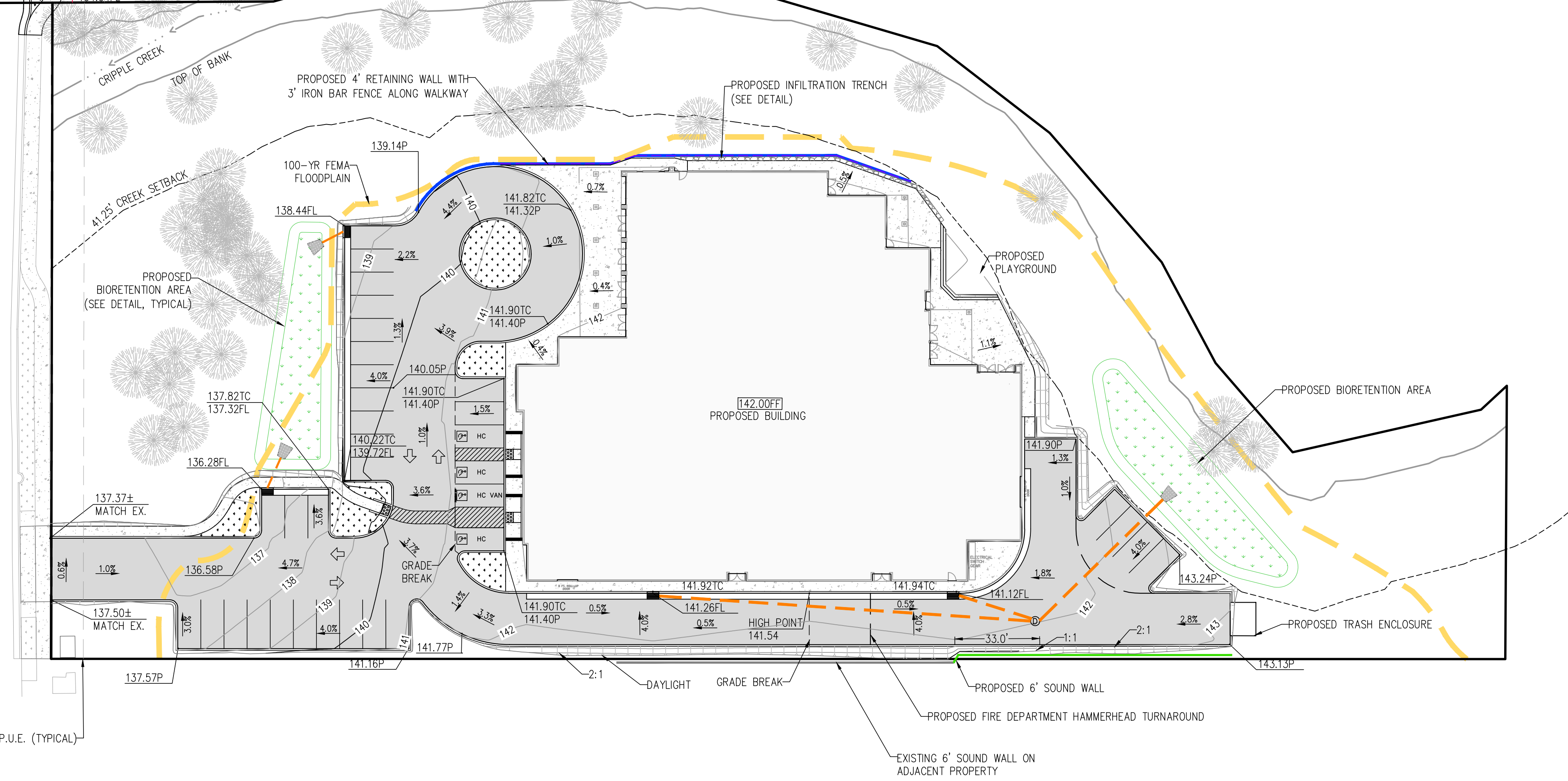
INFILTRATION TRENCH

NOT TO SCALE



AUBURN BOULEVARD

PROPOSED 12.5' P.U.E. (TYPICAL)



DATE SIGNED: _____

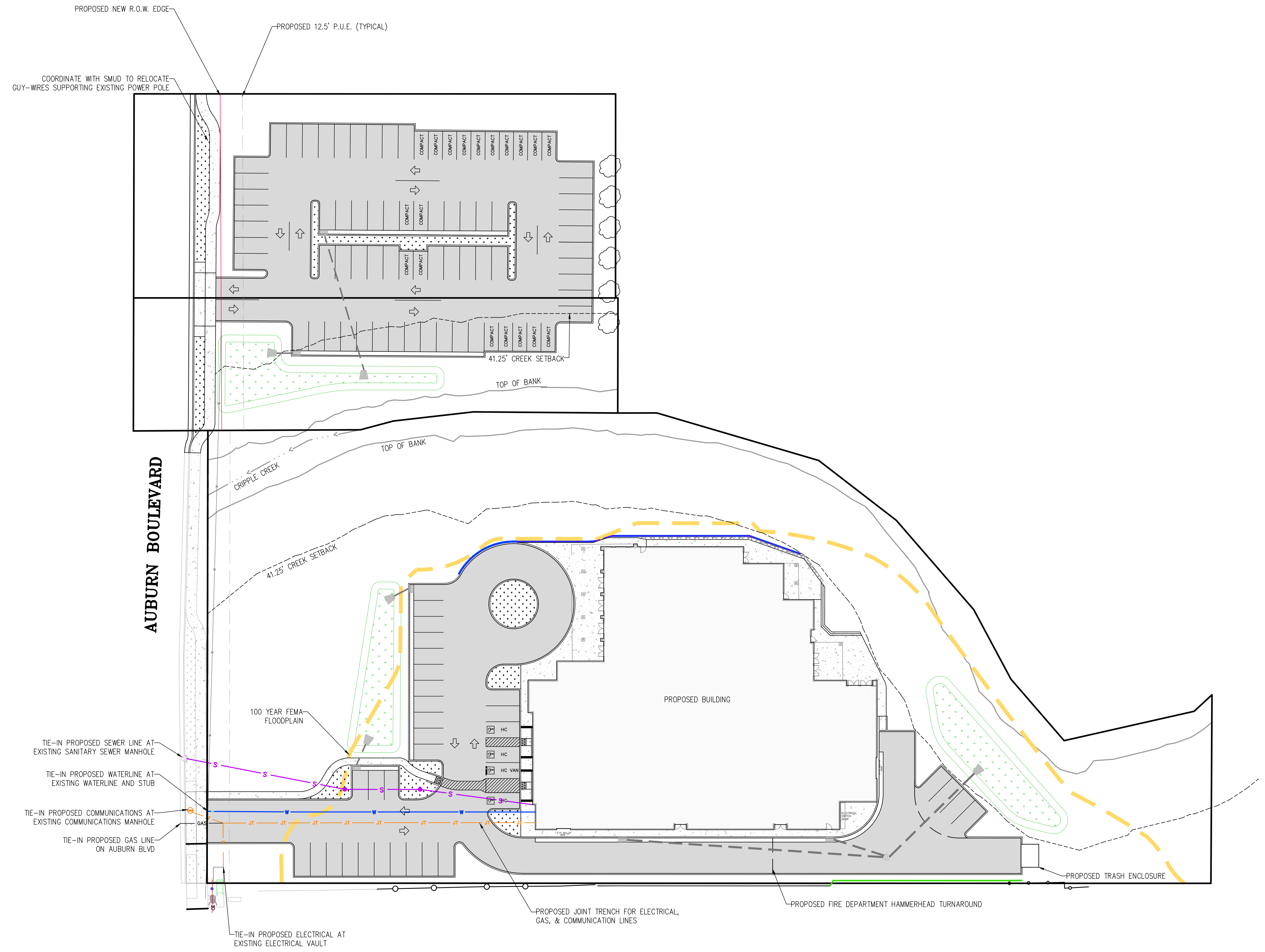
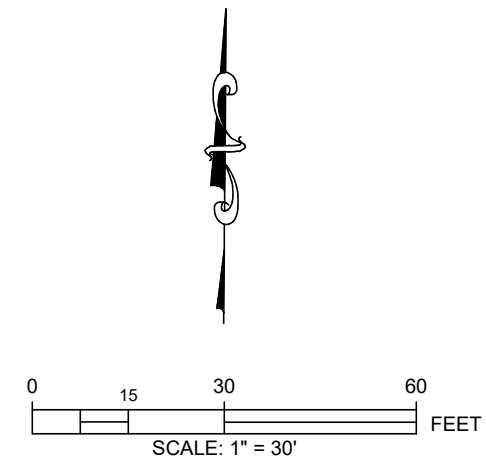
REV.	DESCRIPTION	DATE
DESIGNED: REW		
DRAWN: LAS		
PROJ. NO: 20-0704		
DWG. SEE DAYSTAMP		
DATE: MARCH, 2021		

SHEET NUMBER
C2.0

**PIONEER BAPTIST CHURCH
7828 AUBURN BOULEVARD
PRELIMINARY UTILITY PLAN**

CITY OF CITRUS HEIGHTS

LEGEND	
	PROPOSED SEWER LINE
	PROPOSED WATER LINE
	PROPOSED JOINT UTILITY TRENCH
	PROPOSED GAS LINE
	PROPOSED ELECTRICAL LINE
	PROPOSED STORM DRAIN PIPE
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED CATCH BASIN
	EXISTING COMMUNICATIONS MANHOLE
	EXISTING SEWER MANHOLE
	PROPOSED SEWER CLEANOUT
	EXISTING WATER LINE
	EXISTING PROPERTY LINE
	INFILTRATION TRENCH AREA
	BIORETENTION AREA



DATE SIGNED: _____

REV.	DESCRIPTION	DATE
DESIGNED: REW		
DRAWN: LAS		
PROJ. NO: 20-0704		
DWG: SEE DAYSTAMP		
DATE: MARCH, 2021		

SHEET NUMBER
C3.0