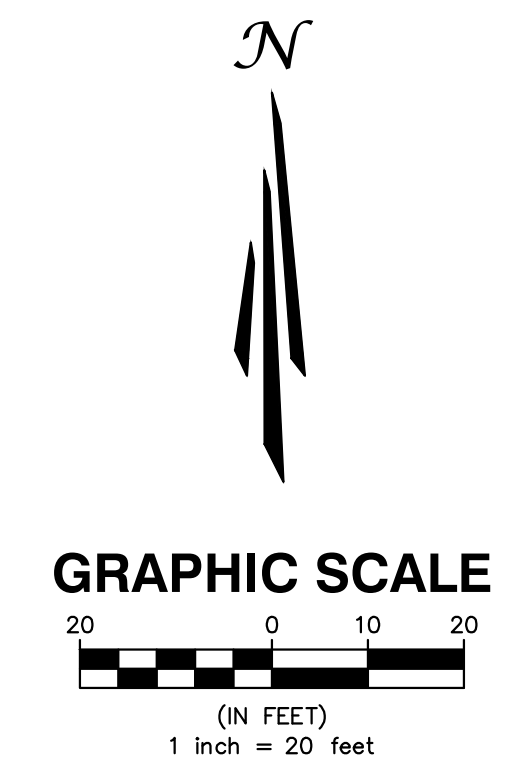


SITE DATA

PROJECT INFORMATION:	
ASSESSOR'S PARCEL NUMBER(S):	209-0680-006-0000
ADDRESS:	7811-7895 LICHEN DRIVE CITRUS HEIGHTS, CA 95621
PROJECT DESCRIPTION:	NEW CONSTRUCTION
EXISTING ZONING:	SPA (SPECIAL PLANNING AREA)
PROPOSED ZONING:	SPA (SPECIAL PLANNING AREA)
BUILDING INFORMATION:	
PROPOSED SITE AREA:	
PROPOSED BUILDING AREA:	±805 SF
BUILDING HEIGHT:	MAXIMUM-24'
SETBACKS:	50' ALONG ALL ROADWAYS

LEGEND

(E)	EXISTING
EVLT	ELECTRICAL VAULT
INV	INVERT
(P)	PROPOSED
P.U.E.	PUBLIC UTILITY EASEMENT
RIM	MANHOLE RIM
SDCB	STORM DRAIN CATCH BASIN
SLPB	STREET LIGHT PULL BOX
FH	EXISTING FIRE HYDRANT
GV	EXISTING GAS VALVE
SMH	EXISTING SANITARY SEWER MANHOLE
	EXISTING STREET LIGHT
	EXISTING TREE
	EXISTING WATER VALVE
	EXISTING YARD LIGHT
	PROPOSED CATCH BASIN
	PROPOSED FILTERRA UNIT
SDMH	PROPOSED STORM DRAIN MANHOLE
---	EXISTING PROPERTY LINES
---	EXISTING LOT LINES
---	PROPOSED LOT LINES
---	ACCESSIBLE PATH OF TRAVEL
---	EXISTING SANITARY SEWER LINE
---	EXISTING STORM DRAIN LINE
---	PROPOSED STORM DRAIN
---	CONCRETE PAVING
---	LANDSCAPE AREA



BENCHMARK:
 DESCRIPTION:
 2" BRONZE DISC STAMPED "CALIF. DIV. OF HWYS. 24-537" LOCATED IN THE EASTERLY CORNER OF D.I. AT TIP OF GUTTER NEAR CENTER OF CURB RETURN @ THE WESTERLY CORNER OF LICHEN DR. & BUTTERNUT DR. & APPROX. 0.45 MILE NORTHEASTERLY FROM ANTELOPE RD. SEE L.L. UT-141. LEVELS RUN FROM U.S.C. & G.S. B.M. J-855 RESET 1964.
 BM_ID: 8-75
 ELEVATION: 152.51

NO.	DESCRIPTION	BY	DATE	CHK

11280 Trade Center Drive
 Rancho Cordova, CA 95742
 p: 916/635/2444 f: 916/635/2606
 www.tait.com

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PRELIMINARY SITE PLAN
SUMMERHILLS PLAZA DUTCH BROS
 7811-7895 LICHEN DRIVE
 CITRUS HEIGHTS, CA 95621
CLIFFHAVEN COMPANIES, INC.
 4940 VON KARMAN AVENUE, SUITE 110
 NEWPORT BEACH, CA 92660

DRAWN:	STB		
DATE:	04/19/19	JR	
CHECKED:			
DATE:	04/19/19		
REVISION #:			
DATE:			
JOB NO.:	SP8445		

C1

SHEET 1 OF 1

Apr 19, 2019 - 9:35am by specker G:\CUIENIS\SP\SP84450 - CITRUS HEIGHTS - Summerhill Plaza Dutch Bros Drawings\SP8445-C1.dwg