

NIPA PLC29-SAM'S AIRPARK PLUS DESIGN REVIEW PERMIT
7100 and 7150 GALILEE ROAD

DESCRIBED AS 'NEW PARCEL B' IN THAT LOT LINE ADJUSTMENT CERTIFICATE OF COMPLIANCE
RECORDED FEBRUARY 6, 2012, SERIES No. 2012-0010049, O.R.P.C.
City of Roseville, County of Placer, California

OWNER/DEVELOPER ENGINEER

SAM'S AIRPARK PLUS, INC.
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Fax:

LAND DEVELOPMENT SERVICES
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ROCKLIN, CALIFORNIA 95677
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dwg. no.
J-1457

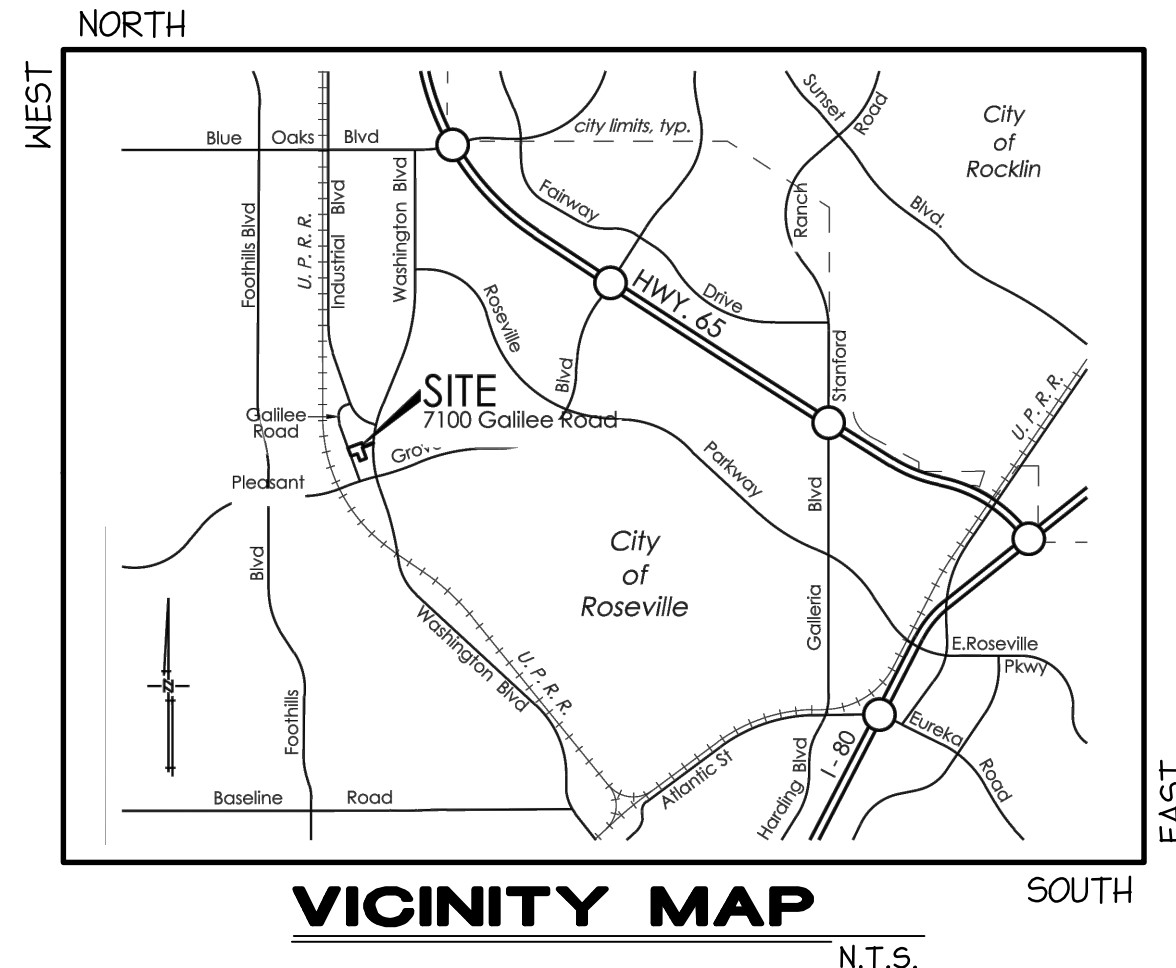
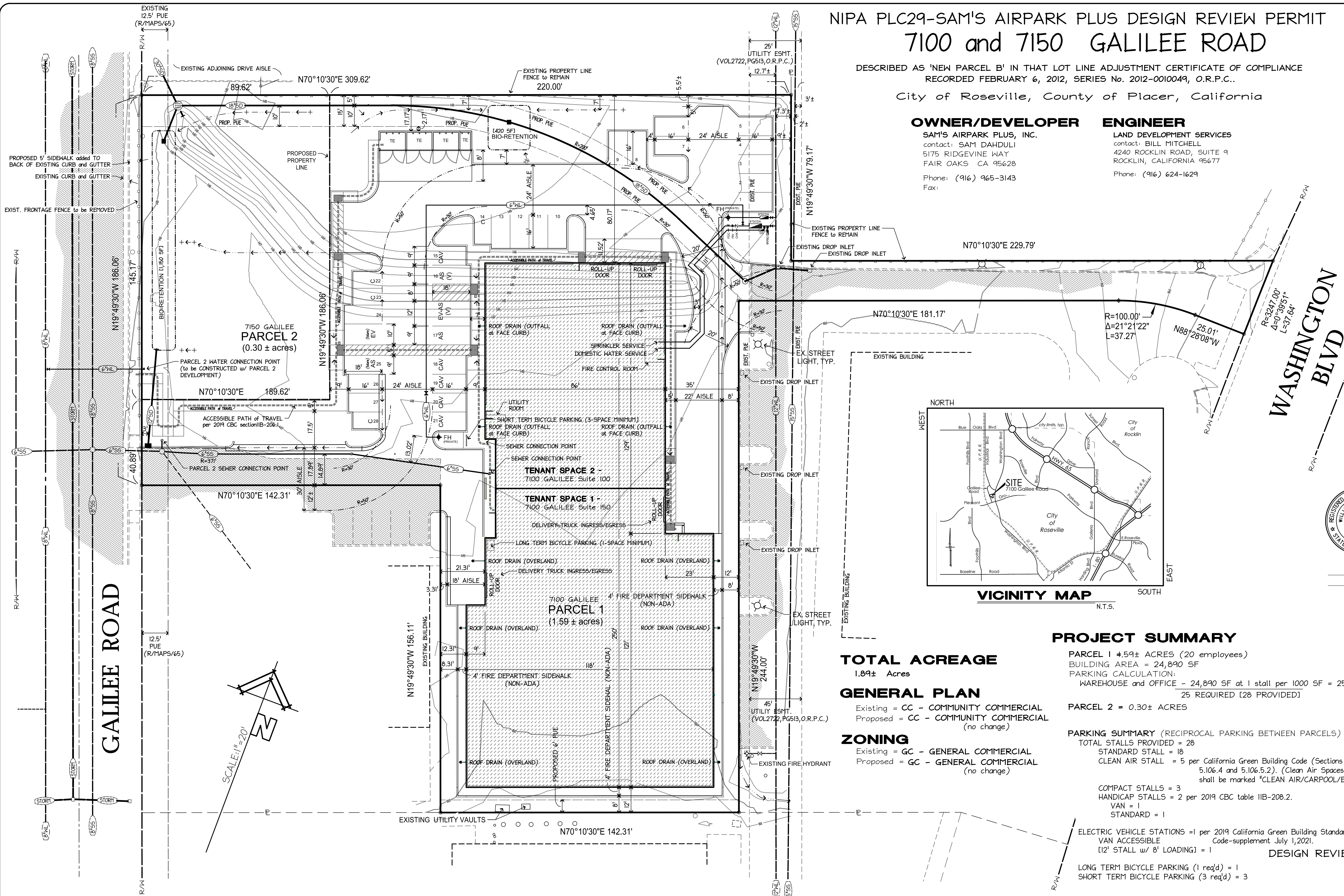
SAM'S AIRPARK PLUS - 7100 GALILEE ROAD
PRELIMINARY SITE and UTILITY PLAN
CITY OF ROSEVILLE, CALIFORNIA

scale
H: 1"=20'
date
NOVEMBER '22



designed
WGS
drawn
WGS
checked
approved
RCE 23429
datum
U.S.G.S.

EXHIBIT
1
of



PROJECT SUMMARY

TOTAL ACREAGE

1.89± Acres

GENERAL PLAN

Existing = CC - COMMUNITY COMMERCIAL
Proposed = CC - COMMUNITY COMMERCIAL
(no change)

ZONING

Existing = GC - GENERAL COMMERCIAL
Proposed = GC - GENERAL COMMERCIAL
(no change)

PARCEL 1 ±.59± ACRES (20 employees)
BUILDING AREA = 24,890 SF
PARKING CALCULATION:
WAREHOUSE and OFFICE - 24,890 SF at 1 stall per 1000 SF = 25
25 REQUIRED [28 PROVIDED]

PARCEL 2 = 0.30± ACRES

PARKING SUMMARY (RECIPROCAL PARKING BETWEEN PARCELS)
TOTAL STALLS PROVIDED = 28
STANDARD STALL = 18
CLEAN AIR STALL = 5 per California Green Building Code (Sections 5.106.4 and 5.106.5.2). (Clean Air Spaces shall be marked "CLEAN AIR/CARPOOL/EV")
COMPACT STALLS = 3
HANDICAP STALLS = 2 per 2019 CBC table 11B-208.2.
VAN = 1
STANDARD = 1

ELECTRIC VEHICLE STATIONS = 1 per 2019 California Green Building Standards
VAN ACCESSIBLE [12' STALL w/ 8' LOADING] = 1
Code-supplement July 1, 2021.

LONG TERM BICYCLE PARKING (1 req'd) = 1
SHORT TERM BICYCLE PARKING (3 req'd) = 3

DESIGN REVIEW

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