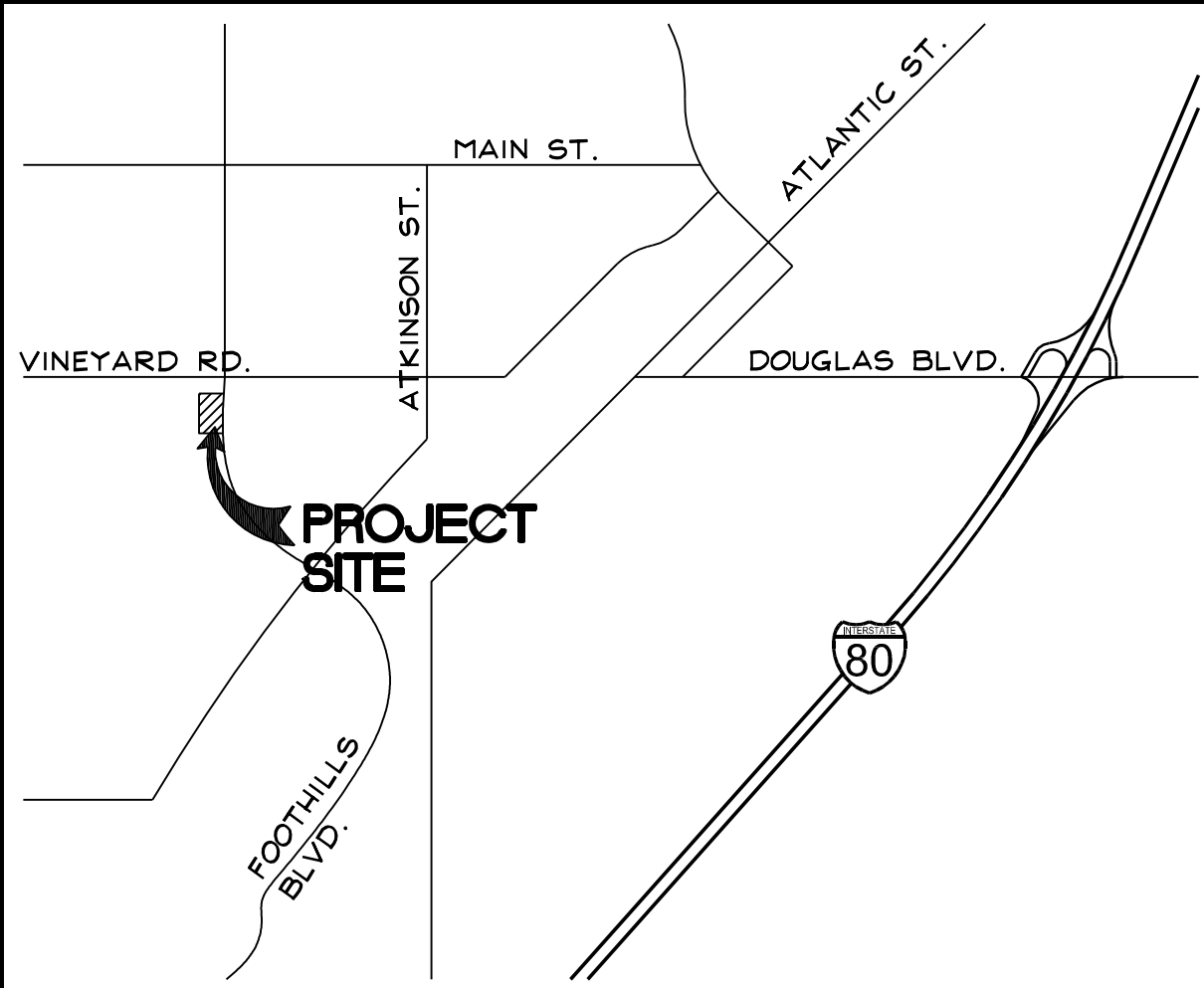


PROPOSED SITE PLAN

SCALE: 1"=30'-0" 3



VICINITY MAP

SCALE: N.T.S. 20

1. ALL SIGNAGE WILL BE EVALUATED BY A SEPARATE PERMIT, AND INCLUSION OF ANY PRELIMINARY SIGNAGE ON APPROVED DRP PLANS DOES NOT CONSTITUTE SIGN APPROVAL.

GENERAL NOTES

ADDRESS:
2980 FOOTHILLS BLVD.
ROSEVILLE, CALIFORNIA 95747

SITE INFORMATION:
APN: 473-030-032-000
AREA: 3.74 ACRES (163,075 S.F.)
EXIST. USE: RETAIL
EXIST. USE CLASS: COMMERCIAL

BUILDING:
EXISTING: BUILDING: 4,760 S.F. GAS ISLAND: 3,040 S.F.
PROPOSED: CAR WASH: 5,241 S.F. STORAGE: 600 S.F. VACUUM CANOPY: 3,720 S.F.

PARKING:
EXISTING STALLS: 158 STALLS
DEMO STALLS: 88 STALLS
PROPOSED STALLS: 4 STALLS
TOTAL: 74 STALLS
(3 ACCESSIBLE STALLS, 6 CLEAN AIR/VANPOOL STALLS, 4 FUTURE EV STALLS)

PROPOSED VACUUMS: 22 STALLS (1 ACCESSIBLE STALL)

SITE INFORMATION

- (E-01) EXIST. PROPERTY LINE TO REMAIN.
- (E-02) EXIST. TRASH ENCLOSURE TO REMAIN.
- (E-03) EXIST. PARKING STALLS TO REMAIN.
- (E-04) EXIST. FUEL ISLAND TO REMAIN.
- (E-05) EXIST. CONC. SIDEWALK TO REMAIN.
- (E-06) EXIST. STRIPING TO REMAIN.
- (E-07) EXIST. LIGHT POLE TO REMAIN.
- (E-08) EXIST. DRIVE APPROACH TO REMAIN.
- (E-09) EXIST. LANDSCAPING TO REMAIN.
- (E-10) EXIST. AC PAVING TO REMAIN.
- (E-11) EXIST. CONC. RAMP w/ TRUNCATED DOMES TO REMAIN.
- (E-12) EXIST. STOP SIGN TO REMAIN.
- (E-13) EXIST. MONUMENT SIGN TO REMAIN.
- (E-14) EXIST. 6'-0" CMU WALL TO REMAIN.
- (02-01) NEW PARKING LOT STRIPING, PER CITY STANDARDS.
- (02-02) NEW DIRECTIONAL ARROW, PER CITY STANDARDS.
- (02-03) NEW FLAG POLE.

KEYNOTES

- (02-04) NEW BIKE RACK, ULINE #H-2892BL".
- (02-05) NEW BIKE LOCKER, AMERICAN BICYCLE SECURITY COMPANY, "MODEL 301P".
- (02-06) PAINT CURB RED w/ WHITE "NO PARKING FIRE LANE" LETTER @ MAX. 100' APART (SHOWN DASHED).
- (02-07) ENVIRONMENT-FRIENDLY VEHICLE PARKING STALLS, DESIGNATED BY PAINTING IN 12" HIGH WHITE SAN-SERIF LETTERING "CLEAN AIR/VANPOOL/EV".
- (02-08) FUTURE ELECTRIC-VEHICLE CHARGING STALLS.
- (02-09) NEW CONC. RAMP w/ TRUNCATED DOMES.
- (02-10) NEW CONC. PAVING.
- (02-11) NEW CONC. SIDEWALK.
- (02-12) NEW LANDSCAPING, TO MATCH ADJACENT ON SITE.
- (04-01) 4'-0" TALL CMU SCREEN WALL (±222'-0" LENGTH).
- (10-01) NEW SIGNAGE, BY TENANT.
- (15-01) RELOCATED FIRE HYDRANT.
- (15-02) RELOCATED FIRE DEPARTMENT CONNECTION.
- (15-03) WATER HOLDING TANK & SAND/OIL SEPARATOR.
- (16-01) NEW LIGHT POLE, TO MATCH EXISTING ON SITE.
- (16-02) RELOCATED TRANSFORMER w/ 6" DIA. BOLLARDS.

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PROPOSED CAR WASH and VACUUM CANOPIES
 2980 FOOTHILLS BLVD., ROSEVILLE, CALIFORNIA 95747
 PROPOSED SITE PLAN

ISSUE DATE:	6-16-20
REV. DATE:	
PROJECT NO.:	20009
DRAWN BY:	NL
SHEET:	

A100



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