

Blue Oaks Commerce Center

REVISED MODIFIED STAGE I AND STAGE II INTAKE SET

NEW SHELL BUILDINGS (A, B, C AND D)

2200 FREEDOM WAY
ROSEVILLE, CALIFORNIA 95678

VLMK
ENGINEERING + DESIGN

3933 S Kelly Avenue
Portland, Oregon 97239
503.222.4453
VLMK.COM



PROJECT INFORMATION:

NARRATIVE:

THIS PROJECT INCLUDES FOUR NEW CONCRETE TILT-UP SHELL BUILDINGS DESIGNED FOR MULTI-TENANTS. IT WILL MAKE AVAILABLE TO THE COMMUNITY STATE OF THE ART FACILITIES FOR A LARGE RANGE OF BUSINESS ACTIVITIES. THE FACILITIES ARE DESIGNED TO ACCOMMODATE SMALL BUSINESSES AS WELL AS TENANTS SEEKING LARGE WAREHOUSE DISTRIBUTION SPACE.

SCOPE OF WORK:

- CONSTRUCTION OF (4) BUILDINGS (A, B, C AND D)
- ALL SITE WORK AS SHOWN ON SITE PLANS.
- CONSTRUCT (4) NEW DRIVEWAYS ON FREEDOM WAY.

PLANNING / ZONING REVIEW:

JURISDICTION	CITY OF ROSEVILLE, CALIFORNIA	
LAND USE ZONE	M-2 (GENERAL INDUSTRIAL)	
OVERLAY DISTRICT	NONE	
STREET ADDRESS	2200 FREEDOM WAY (SEE G1.0 FOR EACH BLDG.)	
LEGAL DESCRIPTION	SEE SURVEY	

AREA SUMMARY:

PARCEL 3 AREA:	468,705 SQFT.	10.76 ACRES (+/-)
PARCELS 4-5 AREA:	574,170 SQFT.	13.18 ACRES (+/-)
TOTAL SITE AREA:	1,042,875 SQFT.	23.94 ACRES (+/-)

BUILDING:	AREA	COVERAGE	PARKING
BUILDING (A):	109,200 SQFT.	19%	228 SPACES
BUILDING (B):	80,080 SQFT.	14%	199 SPACES
BUILDING (C):	59,500 SQFT.	13%	192 SPACES
BUILDING (D):	59,500 SQFT.	13%	203 SPACES
TOTAL	308,280 SQFT.	29.6%	822 SPACES

LANDSCAPE (A) AREA:	267,439 SQFT.	25.6% COVERAGE
A.C.PAVING:	467,156 SQFT.	44.8% COVERAGE

AUTO PARKING (REQUIRED, MIN.):	400 SPACES
AUTO PARKING (PROVIDED):	822 SPACES 2.7 PER 1,000 SQFT.

DESCRIPTION	REQUIREMENT	AREA	SPACES
PROF. OFFICE	(1) PER 250 SF. (ASSUME 10-PERCENT)	30,828 SF.	123
WHSE. / MFR.	(1) PER 1,000 S.F.	277,452 SF.	277
TOTAL		308,280 SF.	400

ACCESSIBLE PARKING (REQUIRED):	
PARCEL 3 (BLDG. C-D) (395 SPACES)	8 SPACES
PARCEL 4-5 (BLDG. A-B) (427 SPACES)	9 SPACES
TOTAL	17 SPACES

ACCESSIBLE PARKING (PROVIDED): 17 SPACES

VAN ACCESSIBLE PARKING (REQUIRED): 3 SPACES

VAN ACCESSIBLE PARKING (PROVIDED): 4 SPACES

BIKE PARKING (REQUIRED): 41 SPACES

BIKE PARKING (ACTUAL): 42 SPACES

REQUIRED BIKE PARKING BASED ON 5% OF ACTUAL AUTO PARKING SPACES PROVIDED (822) WITH A MINIMUM OF (4) SPACES.

THE REQUIRED AMOUNT WAS DIVIDED IN HALF BETWEEN SHORT TERM (RACKS ON CONC. PAD) AND LONG TERM (LOCKERS FOR 2-BIKES) AND DIVIDED BETWEEN ALL (4) BUILDINGS.

CLEAN AIR / EV PARKING SPACES (REQUIRED): 99 SPACES

CLEAN AIR / EV PARKING SPACES (PROVIDED): 99 SPACES

CLEAN AIR / EV PARKING BASED ON 12% OF ACTUAL AUTO PARKING SPACES PROVIDED (822).

THE REQUIRED AMOUNT WAS EQUALLY DIVIDED BETWEEN ALL (4) BUILDINGS.

QUICK REFERENCE BLDG. INFO:

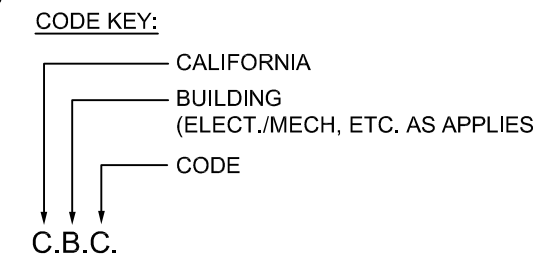
BUILDING A:	BUILDING C:
AREA = 109,200 SQFT.	AREA = 59,500 SQFT.
POWER = 2,000 AMP SERVICE	POWER = 1,200 AMP SERVICE
SPRINKLER = ESFR WITH FIRE PUMP	SPRINKLER = ESFR WITH FIRE PUMP
CLEAR HEIGHT = 30'-0" WITH TOW OF 38'-0" AND 42'-6"	CLEAR HEIGHT = 24'-0" WITH TOW OF 30'-0" AND 34'-6"
DESIGN TYPE = POP-OUT CONCRETE ENTRIES	DESIGN TYPE = POP-OUT CONCRETE ENTRIES
GLAZING = VISTACOO AZURIA (BLUE) WITH CLEAR ANODIZED FRAMES	GLAZING = VISTACOO AZURIA (BLUE) WITH CLEAR ANODIZED FRAMES
BUILDING B:	BUILDING D:
AREA = 80,080 SQFT.	AREA = 59,500 SQFT.
POWER = 1,600 AMP SERVICE	POWER = 1,200 AMP SERVICE
SPRINKLER = ESFR WITH FIRE PUMP	SPRINKLER = ESFR WITH FIRE PUMP
CLEAR HEIGHT = 28'-0" WITH TOW OF 36'-0" AND 34'-6"	CLEAR HEIGHT = 24'-0" WITH TOW OF 30'-0" AND 34'-6"
DESIGN TYPE = POP-OUT CONCRETE ENTRIES	DESIGN TYPE = POP-OUT CONCRETE ENTRIES
GLAZING = VISTACOO AZURIA (BLUE) WITH CLEAR ANODIZED FRAMES	GLAZING = VISTACOO AZURIA (BLUE) WITH CLEAR ANODIZED FRAMES

CODE INFORMATION:

CURRENT CODES:

APPLICABLE CODES AND STANDARDS INCLUDE:

- BUILDING = 2019 C.B.C. (BASED ON 2018 IBC)
- MECHANICAL = 2019 C.M.C. (BASED ON THE 2018 IMC)
- PLUMBING = 2019 C.P.C. (BASED ON THE 2018 IPC)
- ELECTRICAL = 2019 C.E.C. (BASED ON 2017 NEC)
- FIRE = 2019 C.F.C. (BASED ON THE 2018 IFC)
- CAL-GREEN CODE = 2019 C.G.S.S.C.
- ENERGY = 2018 ENERGY STANDARDS
- ADA = 2009 ICC/ANSI A117.1
- N.F.P.A. (NATIONAL FIRE PROTECTION AGENCY) AS AMENDED BY THE STATE OF CALIFORNIA AND LOCAL JURISDICTIONS.



GENERAL IBC REVIEW:

OCCUPANCY	SHELL BUILDINGS, TENANTS UNKNOWN AT THIS TIME - ASSUMED S-1 (WAREHOUSE), F-1 (MANUF.) AND B (OFFICE)
CONSTRUCTION TYPE	V-B (CONCRETE TILT-UP WITH WOOD ROOF)
FULLY SPRINKLED	YES
FIRE ALARM	YES
ALLOWABLE AREA	WITH (4) 60.0' SIDEWAYS AND FULLY SPRINKLERED, ALLOWABLE AREA IS TO BE UNLIMITED
BUILDING FOOTPRINT	308,280 SF
BUILDING HEIGHT	MAX. ALLOWED = 60-FEET, ACTUAL = 42'-6"
STORIES	ALLOWED = 2, ACTUAL = 1 (SINGLE)
OCCUPANT LOAD (SHELL BUILDING, OCCUPANTS NOT KNOWN)	ANTICIPATED OFFICE (B) = 30,828 SF. (10%), OCCUPANT LOAD (150) = 206
	ANTICIPATED WAREHOUSE (S-1) = 246,624 SF. (80%), OCCUPANT LOAD (500) = 493
	ANTICIPATED MANUFACTURING (F-1) = 30,828 SF. (10%), OCCUPANT LOAD (100) = 308
	TOTAL OCCUPANT LOAD = 1,007
EXITS	MIN. REQUIRED = 3, ACTUAL = 10 PLUS (EA. BLDG.)
FIRE RATINGS	DUE TO UNLIMITED AREA, THE EXTERIOR WALLS ARE NOT REQUIRED TO BE RATED. SEE SHEET A7.01 FOR FIRE BARRIER WALLS AT ELECTRICAL AND FIRE PUMP ROOMS.
FIRE EXTINGUISHERS	SEE OVERALL FLOOR PLANS OF EACH BUILDING FOR TYPES AND LOCATIONS.
ENERGY CODE	THIS PROJECT IS FOR A SHELL BUILDING AND WILL BE SEMI-CONDITIONED (FREEZE-PROTECTED), TITLE 24 FORMS HAVE BEEN COMPLETED AND ARE INCLUDED ON THE MEP SHEETS.
ENERGY SCHEDULE	SEE MECHANICAL AND ELECTRICAL SHEETS (ALSO SEE ENERGY NOTE ABOVE).
ACCESSIBLE PARKING	PROVIDED AS SHOWN ON SITE PLAN
REQUIRED OPENING PROTECTION	NONE

PERMIT INFORMATION:

PERMIT SUBMITTALS:

DESCRIPTION	PERMIT/APP. NO.	SUBMITTED	RE-SUBMIT	RE-SUBMIT	APPROVED
PRE-DESIGN MEETING	-	-	-	-	-
MODIFIED STAGE 1 SUBMITTAL	PL22-0101	03-25-22	06-13-22	08-01-22	-
STAGE 2 SUBMITTAL	PL22-0101	03-25-22	06-13-22	08-01-22	-
LOT MERGER (M&P)	PL22-0059	03-04-22	-	-	06-01-22
BUILDING PERMIT	-	-	-	-	-

SEPARATE PERMITS:

NO.	SYSTEM DESCRIPTION	SUB-CONTRACTOR	SUBMITTAL
1	FIRE PROTECTION (ESFR WITH FIRE PUMP)	TO BE DETERMINED	TO CITY BY SUB-CONTRACTOR
2	FIRE ALARM / MONITORING	TO BE DETERMINED	TO CITY BY SUB-CONTRACTOR
3			

DEFERRED SUBMITTALS (BIDDER DESIGN):

NO.	SYSTEM DESCRIPTION	SUB-CONTRACTOR	SUBMITTAL
1	OPEN-WEB STEEL JOISTS / GIRDERS	TO BE DETERMINED	SHOP DRAWINGS
2	STOREFRONT	TO BE DETERMINED	SHOP DRAWINGS

NOTE: IN ACCORDANCE WITH I.B.C. SECTION 107.3.4.1, DEFERRED SUBMITTAL ITEMS SHALL BE REVIEWED BY VLMK PRIOR TO SUBMITTAL TO THE BUILDING OFFICIAL FOR PERMIT APPROVAL. THE SUBCONTRACTOR OR VENDOR IS RESPONSIBLE TO PROVIDE CUSTOMARY DESIGN DOCUMENTS AND PERMIT COORDINATION FOR THEIR DEFERRED SUBMITTAL ITEMS. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

DIRECTORY:

OWNER / DEVELOPER:

SCHNITZER PROPERTIES (PDX)
1121 Southwest Salmon Street
Portland, Oregon 97205
Phone: (503) 242-2900
Contact: Ryan Schera
(503) 973-0258, Direct

SCHNITZER PROPERTIES (SAC)

830 Riverside Parkway, Suite 10
West Sacramento, California 95605
Phone: (916) 373-1700
Contact: John Shorey
(503) 973-0258, Direct

ENGINEER:

VLMK ENGINEERING + DESIGN
3939 S Kelly Avenue
Portland, Oregon 97239
Phone: (503) 222-4453
Contact: Chris Palmateer (971) 254-8284, Direct
Bill Lambert (971) 254-8295, Direct

TRAFFIC ENGINEER:

FEHR & PEERS (City Consultant)
1013 Galleria Blvd., Suite 255
Roseville, California 95678
Phone: (916) 773-1900
Contact: David Stanek (916) 262-7390, Cell

TRAFFIC ENGINEER:

KITLESON & ASSOCIATES (Schnitzer Consultant)
2510 J Street, Suite 200
Sacramento, California 95816
Phone: (916) 266-2190
Contact: Mychal Loomis (714) 468-1180, Direct

JURISDICTION:

CITY OF ROSEVILLE
311 Vernon Street
Portland, Oregon 95678
Phone: (916) 774-5276
Contacts: Jim Mangino (Building Official)
(916) 774-5332, Direct
Scarlet Mar (Planner)
(916) 774-5247, Direct

LANDSCAPE ARCHITECT:

YAMASAKI LANDSCAPE ARCHITECTURE
1223 High Street
Auburn, California 95603
Phone: (530) 885-0040
Contact: Jeff Ambrosia
Emily Gallego

MEP ENGINEER:

SYSTEM DESIGN CONSULTANTS, INC.
333 SE 2nd Avenue, Suite 100
Portland, Oregon 97214
Phone: (503) 248-0227
Contact: John Rogers, Electrical
Steve Watkins, Electrical
Bruce Myers, Mechanical
Neil Boyer, Plumbing
Kelly Johnson, Energy

GEO ENGINEER:

KRAZAN & ASSOCIATES
4320 Orange Grove Avenue, Suite E-F
Sacramento, California 95841
Phone: (916) 564-2200
Contact: David Jarosz II

SURVEYOR:

MORTON & PITALO, INC.
600 Coolidge Drive, Suite 140
Folsom, California 95630
Phone: (916) 984-7921
Contact: Michael Chiara
(916) 496-8758, Direct

CONTRACTOR:

TBD

-

-

-

-

DRAWING INDEX:

GENERAL:

CVR1.0	COVER SHEET
CVR1.1	DRAWING HISTORY AND SYMBOLS
G1.0	MASTER SITE PLAN
G1.1	SITE PLAN NW
G1.2	SITE PLAN NE
G1.3	SITE PLAN SW
G1.4	SITE PLAN SE
G2.0	SITE DETAILS
G2.1	SITE DETAILS (GARBAGE ENCLOSURES)
G2.2	SITE DETAILS (MONUMENT SIGNS)
G2.3	SITE DETAILS

CIVIL:

C1.0	OVERALL SITE GRADING PLAN
C1.1	PARTIAL SITE GRADING PLAN NW
C1.2	PARTIAL SITE GRADING PLAN NE
C1.3	PARTIAL SITE GRADING PLAN SW
C1.4	PARTIAL SITE GRADING PLAN SE
C1.5	ENLARGED GRADING PLANS
C2.0	OVERALL SITE UTILITY PLAN
C2.1	PARTIAL SITE UTILITY PLAN NW
C2.2	PARTIAL SITE UTILITY PLAN NE
C2.3	PARTIAL SITE UTILITY PLAN SW
C2.4	PARTIAL SITE UTILITY PLAN SE
C2.5	ENLARGED UTILITY PLANS
C3.0	CIVIL DETAILS
C3.1	CIVIL DETAILS

SURVEY:

1 OF 1 TOPO SURVEY

LOT MERGER:

1 OF 1 LOT MERGER PLAN

LANDSCAPE:

L1.1	LANDSCAPE PLAN NW
L1.2	LANDSCAPE PLAN NE
L1.3	LANDSCAPE PLAN SW
L1.4	LANDSCAPE PLAN SE
L1.5	LANDSCAPE LEGENDS AND NOTES

SWPPP:

1 of 8	SWPPP COVER SHEET
2 of 8	SWPPP STAGING LAYOUT
3 of 8	SWPPP OVERALL SITE PLAN
4 of 8	SWPPP PARTIAL SITE PLAN NW
5 of 8	SWPPP PARTIAL SITE PLAN NE
6 of 8	SWPPP PARTIAL SITE PLAN SW
7 of 8	SWPPP PARTIAL SITE PLAN SE
8 of 8	SWPPP TOPO BOUNDARY MAP

ARCHITECTURAL:

A1.00	OVERALL FLOOR PLAN A
A1.01	PARTIAL FLOOR PLAN WEST A
A1.02	PARTIAL FLOOR PLAN EAST A
A1.03	DOOR SCHEDULES AND DETAILS A
A1.04	OVERALL FLOOR PLAN B
A1.05	PARTIAL FLOOR PLAN WEST B
A1.06	PARTIAL FLOOR PLAN EAST B
A1.07	DOOR SCHEDULES B
A1.08	OVERALL FLOOR PLAN C
A1.09	PARTIAL FLOOR PLAN WEST C
A1.10	PARTIAL FLOOR PLAN EAST C
A1.11	DOOR SCHEDULES C
A1.12	OVERALL FLOOR PLAN D
A1.13	PARTIAL FLOOR PLAN WEST D
A1.14	PARTIAL FLOOR PLAN EAST D
A1.15	DOOR SCHEDULES D
A2.00	OVERALL EXTERIOR ELEVATIONS A
A2.01	ENLARGED ELEVATIONS SOUTH A
A2.02	ENLARGED ELEVATIONS NORTH WEST AND EAST A
A2.03	OVERALL EXTERIOR ELEVATIONS B
A2.04	ENLARGED ELEVATIONS NORTH B
A2.05	ENLARGED ELEVATIONS SOUTH WEST AND EAST B
A2.06	OVERALL EXTERIOR ELEVATIONS C
A2.07	ENLARGED ELEVATIONS SOUTH C
A2.08	ENLARGED ELEVATIONS NORTH WEST AND EAST C
A2.09	OVERALL EXTERIOR ELEVATIONS D
A2.10	ENLARGED ELEVATIONS NORTH D
A2.11	ENLARGED ELEVATIONS SOUTH WEST AND EAST D
A3.00	BUILDING SECTIONS A AND B
A3.01	BUILDING SECTIONS C AND D
A4.00	WALL SECTIONS
A4.01	WALL SECTIONS
A5.00	ROOF PLANS AND DETAILS A AND B
A5.01	ROOF PLANS AND DETAILS C AND D
A6.00	STOREFRONT PLANS AND ELEVATIONS A AND B
A6.01	STOREFRONT PLANS AND ELEVATIONS C AND D
A6.02	STOREFRONT DETAILS
A7.00	ARCHITECTURAL DETAILS
A7.01	ARCHITECTURAL DETAILS
A8.00	SPECIFICATIONS
A8.01	SPECIFICATIONS
A8.02	SPECIFICATIONS
A8.03	SPECIFICATIONS
A8.04	SPECIFICATIONS

STRUCTURAL:

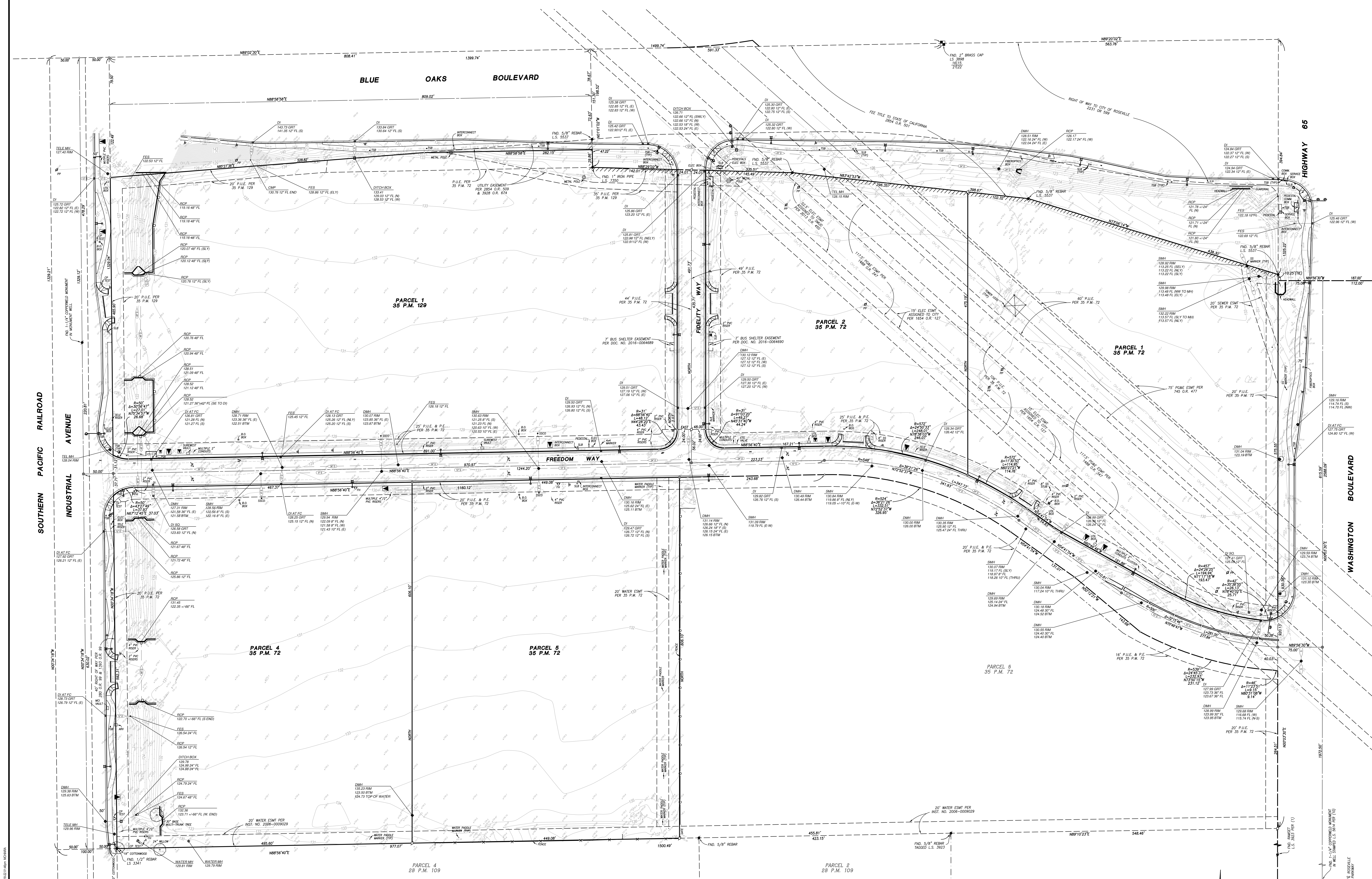
S0.00	SPECIAL INSPECTION NOTES
S1.00	OVERALL FOUNDATION PLAN A
S1.01	PARTIAL FOUNDATION PLAN WEST A
S1.02	PARTIAL FOUNDATION PLAN EAST A
S1.03	OVERALL FOUNDATION PLAN B
S1.04	PARTIAL FOUNDATION PLAN WEST B
S1.05	PARTIAL FOUNDATION PLAN EAST B
S1.06	OVERALL FOUNDATION PLAN C
S1.07	PARTIAL FOUNDATION PLAN WEST C
S1.08	PARTIAL FOUNDATION PLAN EAST C
S1.09	OVERALL FOUNDATION PLAN D
S1.10	PARTIAL FOUNDATION PLAN WEST D
S1.11	PARTIAL FOUNDATION PLAN EAST D
S2.00	FOUNDATION DETAILS
S2.01	FOUNDATION DETAILS
S3.00	OVERALL ROOF FRAMING PLAN A
S3.01	PARTIAL ROOF FRAMING PLAN WEST A
S3.02	PARTIAL ROOF FRAMING PLAN EAST A
S3.03	OVERALL ROOF FRAMING PLAN B
S3.04	PARTIAL ROOF FRAMING PLAN WEST B
S3.05	PARTIAL ROOF FRAMING PLAN EAST B
S3.06	OVERALL ROOF FRAMING PLAN C
S3.07	PARTIAL ROOF FRAMING PLAN WEST C
S3.08	PARTIAL ROOF FRAMING PLAN EAST C
S3.09	OVERALL ROOF FRAMING PLAN D
S3.10	PARTIAL ROOF FRAMING PLAN WEST D
S3.11	PARTIAL ROOF FRAMING PLAN EAST D

STRUCTURAL (CONT.):

S4.00	ROOF FRAMING DETAILS
S4.01	ROOF FRAMING DETAILS
S5.00	TILT WALL PANEL ELEVATIONS A
S5.01	TILT WALL PANEL ELEVATIONS A
S5.02	TILT WALL PANEL ELEVATIONS B
S5.03	TILT WALL PANEL ELEVATIONS B
S5.04	TILT WALL PANEL ELEVATIONS C
S5.05	TILT WALL PANEL ELEVATIONS C
S5.06	TILT WALL PANEL ELEVATIONS D
S5.07	TILT WALL PANEL ELEVATIONS D
S6.00	TILT WALL PANEL TYPES
S7.00	PANEL DETAILS

PLUMBING:

P1.00	PLUMBING LEGEND AND NOTES
P	



LEGEND

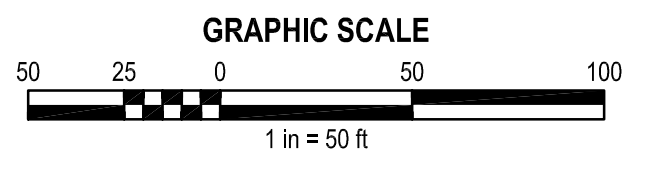
- POWER OR TELEPHONE POLE W/OUT
- AREA LIGHT OR POLE LIGHT
- STREET LIGHT (ELECTROLIER)
- TRAFFIC SIGNAL
- TRANSFORMER
- MANHOLE
- CLEANOUT
- CURB INLET
- DRAIN INLET
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER METER
- WATER VALVE
- BACKFLOW PREVENTOR
- DOUBLE DETECTOR CHECK VALVE
- BLOW OFF VALVE
- POST INDICATOR VALVE
- DIMENSION POINT
- MONUMENT FOUND AS NOTED
- FOUND MONUMENT IN WELL
- ROAD SIGN
- UNDERGROUND SEWER PIPE
- UNDERGROUND STORM DRAIN PIPE
- UNDERGROUND WATER PIPE
- EDGE OF PAVEMENT
- ASPHALTIC CONCRETE
- AIR RELEASE VALVE
- BEGINNING
- BUILDING
- ASPHALTIC CONCRETE
- CORRUGATED METAL PIPE
- CONCRETE
- CATHODIC PROTECTION TEST
- DRAIN INLET
- DRAIN MANHOLE
- CONCRETE
- ELECTRIC
- EDGE OF PAVEMENT
- EASEMENT
- FLARED END SECTION
- MONUMENT FOUND AS NOTED
- FLOW LINE
- FENCE
- FOUND
- GAS METER
- GRATE
- GAS VALVE
- IRRIGATION CONTROL VALVE
- INVERT
- IRON PIPE
- JOINT POLE
- LANDSCAPE EASEMENT
- OVERHEAD ELECTRIC
- OVERHEAD ELECTRIC & TELEPHONE
- POWER POLE
- PACIFIC TELEPHONE & TELEGRAPH
- PUBLIC UTILITY EASEMENT
- REINFORCED CONCRETE PIPE
- RETAINING
- RIGHT OF WAY
- STREET LIGHT BOX
- SEWER MANHOLE
- TOP BACK OF CURB
- TRASH ENCLOSURE
- TELEPHONE
- TELEPHONE MANHOLE
- TELEPHONE POLE
- TRAFFIC SIGNAL BOX
- UNDERGROUND
- UTILITY
- WOOD

BENCHMARK

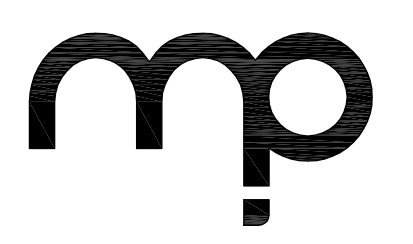
CITY B.M. 45 EL=146.073
 3-1/4" BRASS DISC STAMPED L.S. 5614, FEB 1993, TOP OF CURB
 WEST SIDE OF D.I. AT SE CORNER OF WASHINGTON BLVD./ROSEVILLE
 PARKWAY AT NE END OF CURB RETURN.

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



SCALE:	COMPUTED:	MJC
HORIZ. 1" = 50'	DRAWN:	FP
VERT. 1" = N/A	CHECKED:	MJC



MORTON & PITALO, INC.
 CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
 600 Coolidge Drive, Suite 140 • Folsom, CA 95630
 phone: 916.984.7421 • fax: 916.984.9617 • survey fax: 916.543.4370
 survey email: stoking@mpengr.com • web: www.mpengr.com

TOPOGRAPHIC • BOUNDARY SURVEY
BLUE OAKS COMMERCE CENTER
PARCELS 1, 2, 4 & 5 ~ 35 PM 75
& PARCEL 1 ~ 35 PM 129
 CITY OF ROSEVILLE, CALIFORNIA

DATE	FEBRUARY 2022
SHEET	1
OF	1