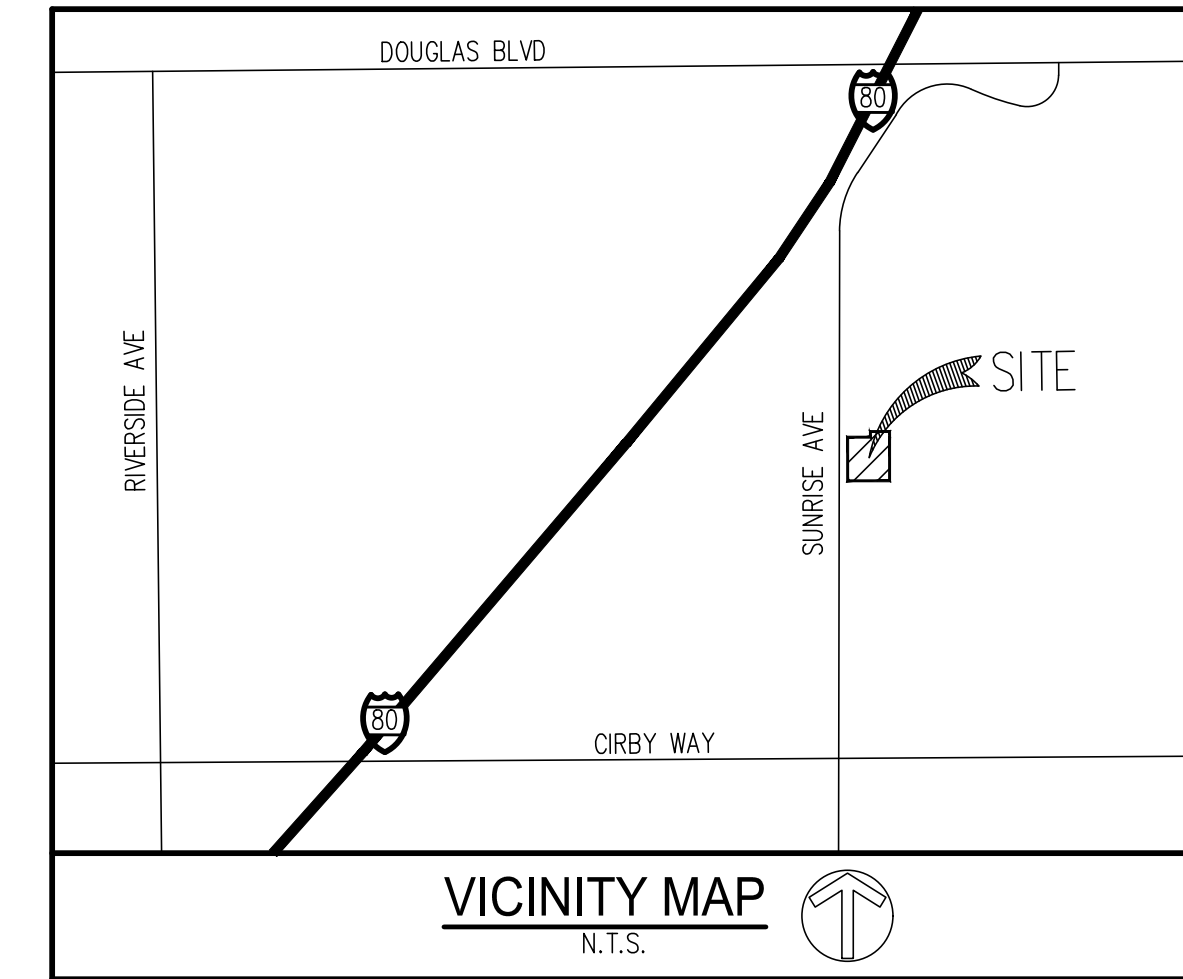


PRELIMINARY CIVIL PLANS FOR SUNRISE OFFICE CENTER 705 SUNRISE AVE. ROSEVILLE, CA AUGUST, 2024



LEGEND	
	PROPERTY LINE
	EASEMENT PER 22 PM 71
	PROPOSED CURB AND GUTTER
	EXISTING CONCRETE PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	EXISTING ASPHALT PAVEMENT
	PROPOSED ASPHALT PAVEMENT
	ACCESSIBLE PARKING STALL MARKING
	PROPOSED ELECTRIC VEHICLE PARKING STALL MARKING
	PROPOSED COMPACT PARKING STALL MARKING
	PROPOSED LANDSCAPE AREA
	ACCESSIBLE PATH OF TRAVEL
	EXISTING SIGN
	EXISTING IRON FENCE
	FLOODWAY FRINGE ZONING BOUNDARY

PARKING STATISTICS	
REQUIREMENT	PROPOSED PARKING SPACES
EXISTING GROSS FLOOR AREA (4,700 SF)=31	80
PROPOSED GROSS FLOOR AREA (7,300 SF)=49	
1:150 SF TOTAL GROSS FLOOR AREA (12,000 SF)=80	
NOTES:	
1. PARKING REQUIREMENTS DERIVED FROM CITY OF ROSEVILLE DEVELOPMENT CODE 19.26.020.	
PARKING DISTRIBUTION	
ADA	5
STANDARD	64
COMPACT	3 (4%)
EV	8
TOTAL	80

PRELIMINARY STRIPING NOTE
ALL PARKING AND WALKWAY STRIPING IS TO BE WHITE IN COLOR, WITH THE EXCEPTION OF THE SINGLE ADA VAN ACCESSIBLE PARKING SPACE AND ASSOCIATED EIGHT FOOT WIDE ACCESS AISLE TO BE STRIPED BLUE. FURTHER INFORMATION ON STRIPING WILL BE DETAILED IN FUTURE CONSTRUCTION DOCUMENTS.

SITE STATISTICS		
	AREA (SF)	AREA (%)
ASPHALT PAVEMENT	43,986 SF	38%
CONCRETE (WALKWAYS, CURB, TRASH AREAS)	8,934 SF	8%
BUILDING (FOOTPRINT)	12,968 SF	11%
LANDSCAPING	48,675 SF	43%
TOTAL	114,563 SF	100%

PROJECT INFORMATION

OWNER/APPLICANT
HAMZAH ALKORDY
901 SUNRISE AVE, SUITE A1
ROSEVILLE, CA 95661
EMAIL: halkordy1@gmail.com

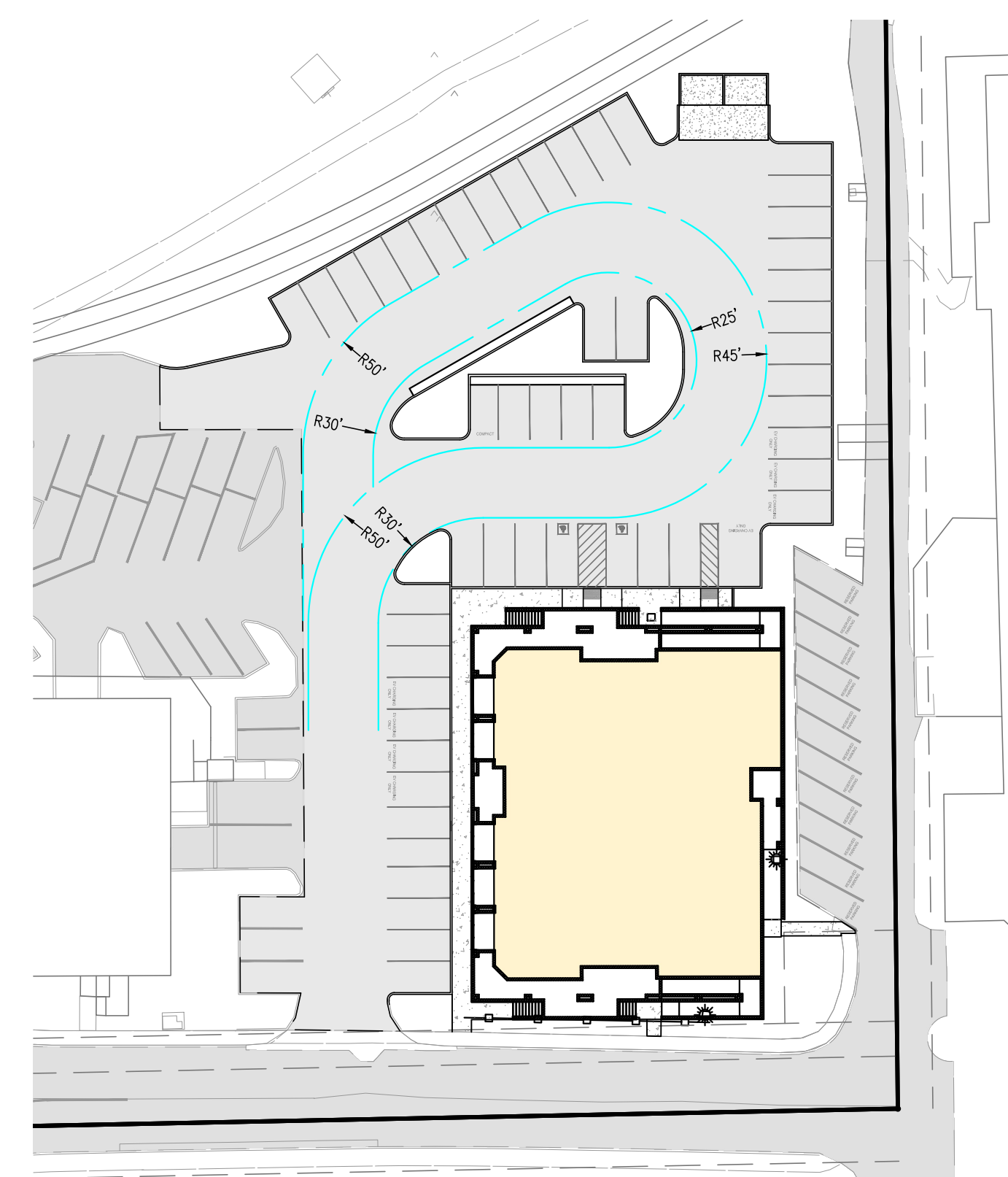
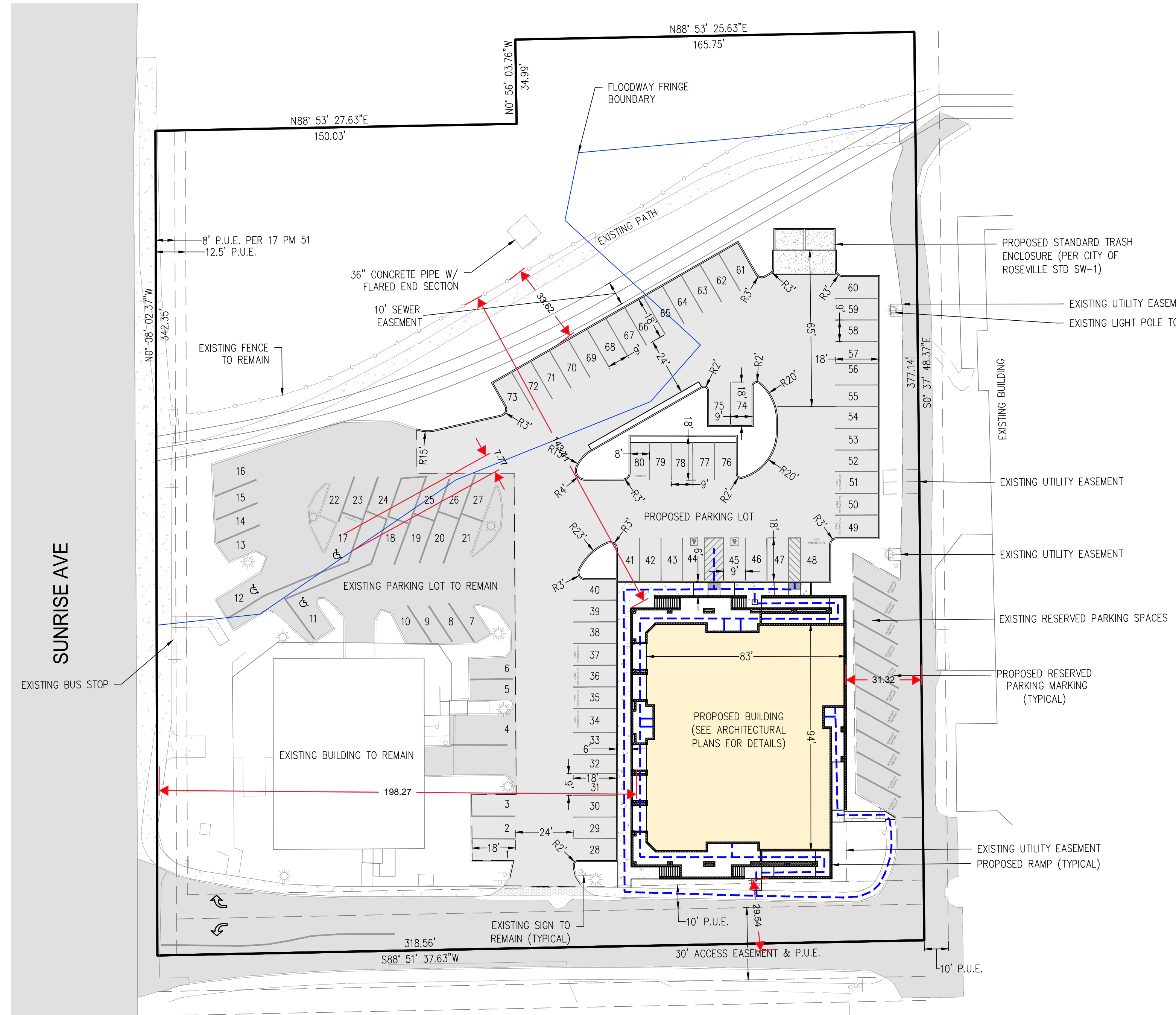
PLANNING & CIVIL ENGINEERING
MILLENNIUM PLANNING & ENGINEERING
471 SUTTON WAY, SUITE 210
GRASS VALLEY, CALIFORNIA 95945
(530) 446-6765
CONTACT: ROB WOOD, AICP

SITE ADDRESS
705 SUNRISE AVE
ROSEVILLE, CA 95661

APN
470-010-043

SITE AREA
2.63 ACRES / 114,563 SF

ZONING/GENERAL PLAN
ZONING: PD52 / FW
GENERAL PLAN: BP, OS/FP, CC

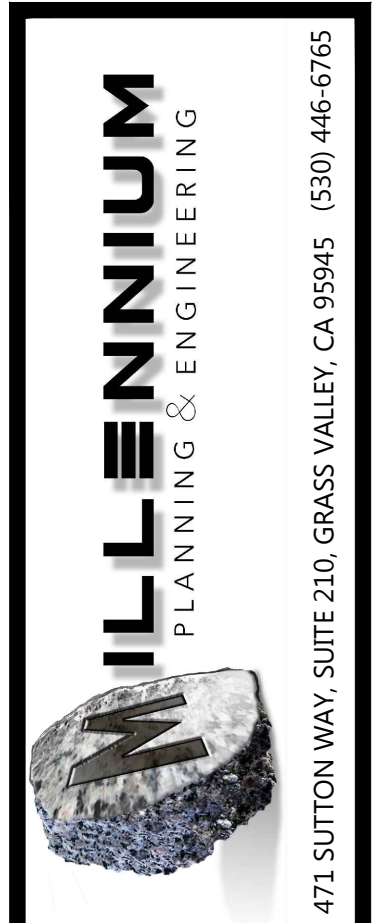


SITE PLAN
SCALE 1"=30'

SEE ARCHITECTURAL PLANS FOR
BUILDING STATISTICS

VERTICAL DATUM
VERTICAL DATUM IS BASED ON AN OPUS SOLUTION PROVIDED BY NGS, TAKEN ON PK NAIL #800 WITH AN ELEVATION OF 140.74. ALL ELEVATIONS SHOWN ON THIS PLAN SET ARE ON NAVD88 DATUM.

SHEET INDEX	
C1.0	PRELIMINARY SITE PLAN
C2.0	PRELIMINARY DEMOLITION PLAN
C3.0	PRELIMINARY GRADING & DRAINAGE PLAN
C4.0	PRELIMINARY UTILITY PLAN



DATE	DESCRIPTION	REV.

SUNRISE OFFICE CENTER
705 SUNRISE AVE
ROSEVILLE, CA 95661

PRELIMINARY SITE PLAN



DATE SIGNED: _____
DESIGNED BY: MCL
DRAWN BY: BES
PROJECT NO.: 23-0709

SHEET NUMBER:
C1.0

DEMOLITION NOTES

- D1 DEMO EXISTING ASPHALT PAVEMENT.
- D2 DEMO EXISTING CONCRETE PAVEMENT.
- D3 DEMO EXISTING TRASH ENCLOSURE.
- D4 DEMO EXISTING BOLLARDS.
- D5 DEMO EXISTING WOOD POST.
- D6 DEMO EXISTING CURB.
- D7 REMOVE EXISTING TREE.
- D8 REMOVE EXISTING VEGETATION.
- D9 REMOVE EXISTING FENCE.
- D10 DEMO EXISTING STORM DRAIN LINE.
- D11 DEMO EXISTING EXTERIOR LIGHT FIXTURES.
- D12 DEMO EXISTING RESERVED PARKING SIGN.
- D13 PROTECT AND PRESERVE EXISTING CONCRETE.
- D14 PROTECT AND PRESERVE EXISTING UTILITIES.

TREE SPECIFICATIONS

TREE SPECIES	DBH (IN)	PROTECTED (Y/N)	TREE HEALTH
VALLEY OAK	36	Y	GOOD
VALLEY OAK	18	Y	GOOD
VALLEY OAK	40	Y	GOOD
VALLEY OAK	4	N	GOOD
VALLEY OAK	4	N	GOOD
VALLEY OAK	4	N	GOOD
NON-NATIVE	14	N	GOOD

- NOTES:**
- THE DBH OF THOSE TREES THAT ARE BEING PROPOSED TO BE REMOVED ARE 36", 40" AND 18".
 - IN TOTAL OF 94" OF PROTECTED TREES WILL BE REMOVED AND COMPENSATORY MITIGATION UNDER THE CITY OF ROSEVILLE TREE MITIGATION PROGRAM.
 - FOR MORE INFORMATION SEE ARBORIST REPORT.



LEGEND

	PROPERTY LINE
	EXISTING EASMENT
	DEMO EXISTING STORM DRAIN LINE
	DEMO EXISTING STORM DRAIN LINE
	DEMO EXISTING EXTERIOR LIGHT POLE
	EXISTING EXTERIOR LIGHT POLE TO REMAIN
	DEMO EXISTING SIGN
	EXISTING SIGN TO REMAIN
	DEMO EXISTING ASPHALT
	DEMO EXISTING CONCRETE
	REMOVE TREE (6 TREES TOTAL)
	EXISTING TREE TO REMAIN
	EXISTING ASPHALT PAVEMENT
	EXISTING CONCRETE

ABBREVIATIONS

60p Nail Set - Control Point	NLS
PK Nail set - Control Point	PKS
Catch Basin	CBN
Invert	INV
Sewer Manhole	SMH
Sewer Connection Stub	SSTUB
Cleanout	CO
Cable TV	CTV
Sprinkler Control Valve	SCV
Electric Box	EBOX
Electric Meter	EM
Gas Gate	GG
Gas Service	GS
Gas Meter	GM
Fire Hydrant	HYD
Light Pole (Public)	LP
Transformer	TRAN
Water Gate/Bib	WG
Water Meter	WMET
Water Fire Connection	WFC
Water Service/Valve	WS
Lamp Post (Private)	LAMP
Water Line Stub	WSTUB
Block Oak	BO
Deciduous Tree	DT
First Floor Elevation	FFE
Spot Grade	SG
Bollard	BOL
EX-isting Building	BLD
TOP EX-isting Deck	DECK
Stairs	STAIRS
Sign	SIGN
Flag Pole	FLAG
Wood Post	POST
Arrow Left	AL
Arrow Right	AR
Arrow Straight	AS
Handi Cap Space	HP
Point Line	PL
Gate	GT
Iron Fence	FIR
Post and Rail Fence	FPR
Guard Rail	GRAIL
Bench	BEN
EX-isting Building	OVHG
Electric Marked Line	EML
Gas Line - Marked	GML
Sewer Line - Marked	SML
Telephone Line - Marked	TML
CATV - Marked Line	CTVL
Conc Berm	BC
Edge of Pavement	EP
Concrete Edge	EC
Cart Path	CRT
Sidewalk	SWLK
Cobble Stone	CBL
Vertical Concrete Curbing	VCC
Back of Curb	BK
Gravel Road	EOG
V-Ditch Center	SWALE
Retaining Wall	RWL
Ramp	RAMP
Break Line	BL
EX-isting Centerline	CL
Top of Slope	TS
Bottom of Slope	BS



DATE	DESCRIPTION

SUNRISE OFFICE CENTER
 705 SUNRISE AVE
 ROSEVILLE, CA 95661
DEMOLITION PLAN



DATE SIGNED: _____
 DESIGNED BY: MCL
 DRAWN BY: BES
 PROJECT NO.: 23-0709

SHEET NUMBER:
C2.0