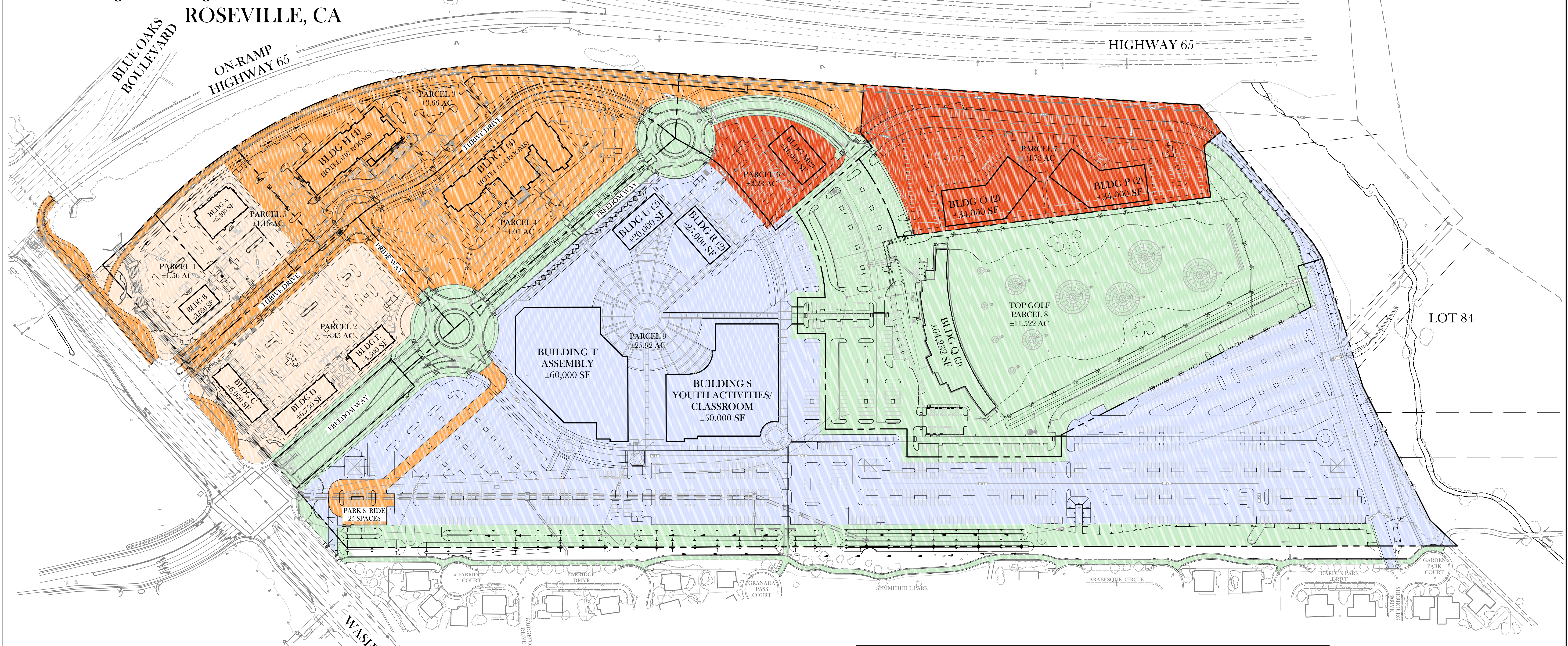


MODIFIED - PRELIMINARY PHASING PLAN
NCRSP - PARCEL 49
 MAJOR PROJECT PERMIT - STAGE 1
 ROSEVILLE, CA



PHASING LEGEND				
PHASE	PAIDS	SQUARE FOOTAGE	PARKING	IMPROVEMENTS
PHASE 1	TOP GOLF (Q)	64,232 SF	421 SPACES	TOPGOLF PARCEL AND IMPROVEMENTS INCLUDING PARKING, LANDSCAPING, UTILITIES WASHINGTON BLVD SIGNAL AND INTERSECTION IMPROVEMENTS FREEDOM WAY, ROUNDABOUTS PAVED SECTION TO CONNECT FREEDOM WAY TO TOPGOLF PARCEL LANDSCAPE BUFFER/TRANSITION ADJACENT TO RESIDENTIAL USES UNDERGROUND UTILITIES WITHIN CONSTRUCTED SURFACE IMP TEMPORARY ACCESS FROM TOPGOLF PARCEL SOUTH TO EVA UNDERGROUND UTILITIES TO SUPPORT TOPGOLF WATER LINE (THROUGH PHASE 3 AREA) SEWER LINE CONNECTION TO NORTH (THROUGH PHASE 3 AREA)
PHASE 2A	HOTEL (H,I)	144,790 SF	245 SPACES	BUILDINGS H & I IMPROVEMENTS INCLUDING PARKING, LANDSCAPING, UTILITIES ROAD B WASHINGTON BLVD RIGHT-TURN IMPROVEMENTS WASHINGTON BLVD LANDSCAPE FRONTAGE IMPROVEMENTS PARK AND RIDE LOT
PHASE 2B	RESTAURANT (A-E) RETAIL (A,C,D,E)	16,675 SF 10,575 SF 27,250 SF	264 SPACES	BUILDINGS A-E IMPROVEMENTS INCLUDING PARKING, LANDSCAPING, UTILITIES
PHASE 2C	OFFICE (M,O,P)	84,000 SF	267 SPACES	BUILDINGS M, O, P IMPROVEMENTS INCLUDING PARKING, LANDSCAPING, UTILITIES
PHASE 3	OFFICE (R) CHURCH (S,T,U)	25,000 SF 130,000 SF 155,000 SF	1,552 SPACES	BUILDINGS R-U IMPROVEMENTS INCLUDING PARKING, LANDSCAPING, UTILITIES
		475,272 SF	2,749 SPACES	

MAJOR PROJECT PERMIT - STAGE 1
 MODIFIED PRELIMINARY PHASING PLAN
 JUNE 01, 2017

TSU ENGINEERING, INC.
 expect more.
 31 Natoma Street, Suite #160
 Folsom, CA 95630
 Phone: (916) 608-0707
 Fax: (916) 608-0701

