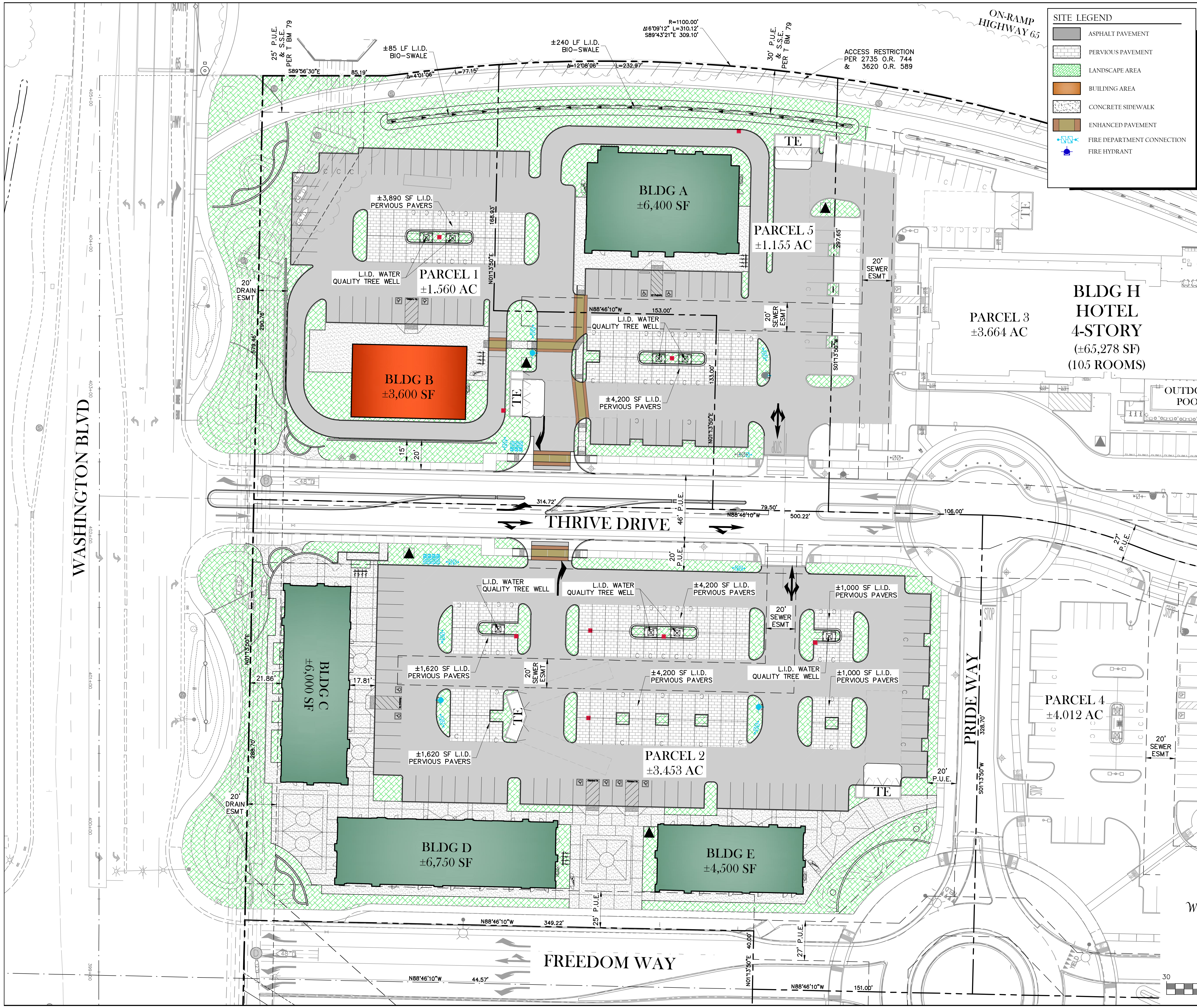
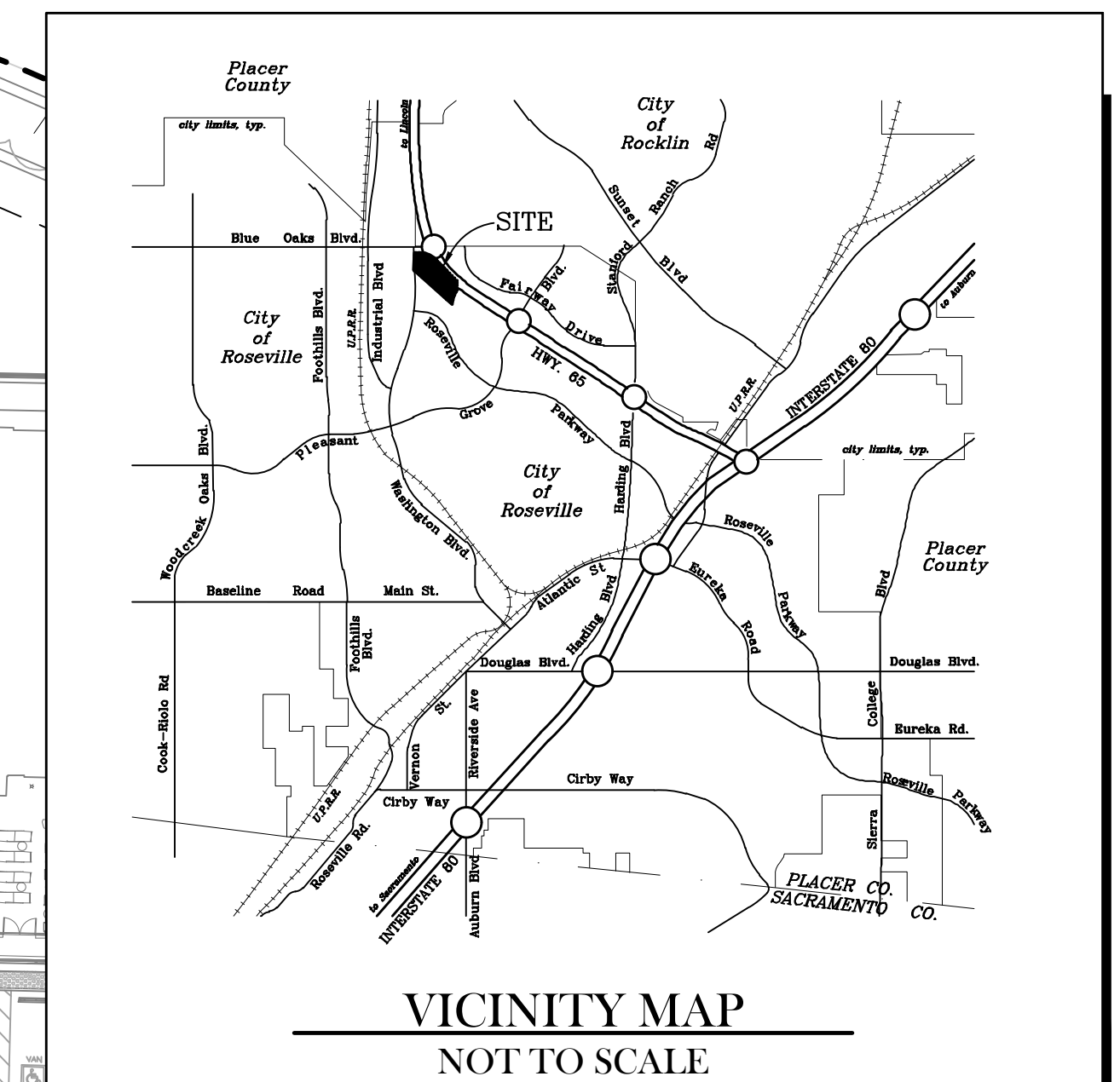


# PRELIMINARY SITE PLAN NCRSP - PARCEL 49 MAJOR PROJECT PERMIT STAGE 2 - PARCEL 1, 2 & 5 FREEDOM POINT ROSEVILLE, CA

**SITE LEGEND**

- ASPHALT PAVEMENT
- PERVIOUS PAVEMENT
- LANDSCAPE AREA
- BUILDING AREA
- CONCRETE SIDEWALK
- ENHANCED PAVEMENT
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT



**PARCEL 49 PARKING SUMMARY**

Space	Use	Stories	Approx. SQ. FT.	Parking Ratio	PARKING		
					Total Required	Total Provided	
A	Restaurant/Fast Food	1	2,200	1/50.	44		
A	Restaurant	1	3,000	1/100	30		
A	Retail	1	1,200	1/300	4		
B	Restaurant/Fast Food	1	3,600	1/50.	72		
C	Restaurant	1	2,000	1/100	20		
C	Retail	1	4,000	1/300	13		
D	Restaurant	1	3,375	1/100	34		
D	Retail	1	3,375	1/300	11		
E	Restaurant	1	2,500	1/100	25		
E	Retail	1	2,000	1/300	7		
<b>SITE TOTALS:</b>				<b>27,250</b>		<b>260</b>	<b>264</b>

**PROJECT SUMMARY**

**OWNER/DEVELOPER**  
ROSEVILLE COVENANT GROUP, LLC  
EP ROSEVILLE, LLC  
4670 WILLOW ROAD, SUITE 200  
PLEASANTON, CA 94588  
ATTN: BRUCE KAHL  
brucekahl@me.com

**ASSESSORS PARCEL NO & LOT AREA**

APN	AREA
PARCEL 1 363-022-021	±1.560 AC
PARCEL 2 363-022-020	±3.453 AC
PARCEL 5 363-022-022	±1.155 AC

**ENGINEER**  
TSD ENGINEERING, INC  
31 NATOMA ST #160  
FOLSOM, CA 95630  
ATTN: CASEY FEICKERT  
cfeickert@tsdeng.com

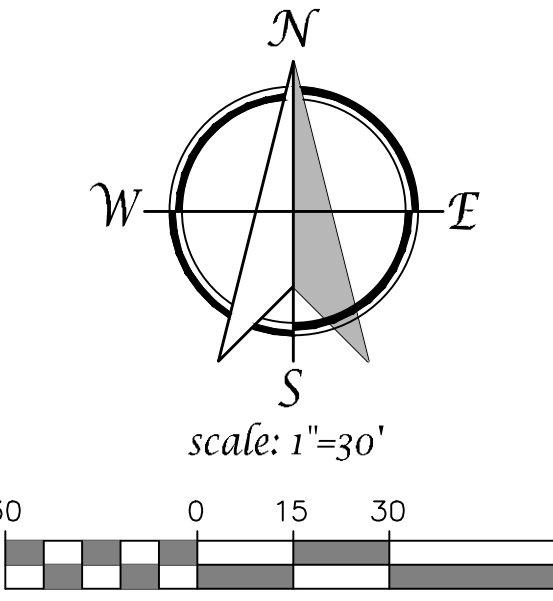
**PROPOSED USE**  
COMMERCIAL/RETAIL

**ZONING**  
PD5A-NC

**PARKING SUMMARY**

	REQUIRED	PROPOSED
PARCEL 1 & 5		86
STANDARD STALLS		31
COMPACT	3	4
ACCESSIBLE		
<b>TOTAL</b>	<b>150</b>	<b>121</b>
PARCEL 2		99
STANDARD STALLS		36
COMPACT	3	6
ACCESSIBLE		
<b>TOTAL</b>	<b>110</b>	<b>141</b>

MAJOR PROJECT PERMIT - STAGE 2  
PRELIMINARY SITE PLAN  
PARCEL 1, 2, & 5  
FREEDOM POINT  
JUNE 01, 2017



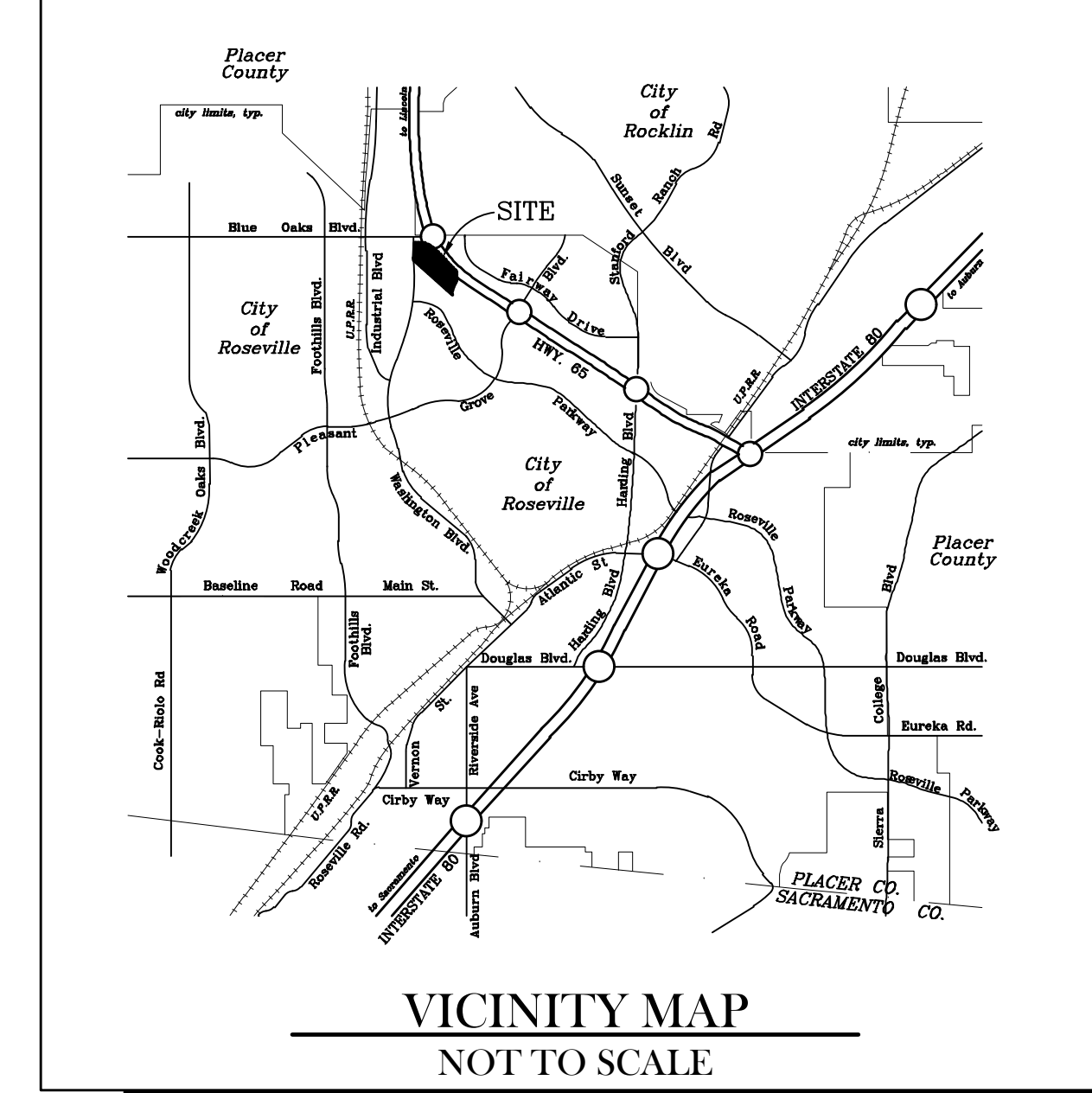
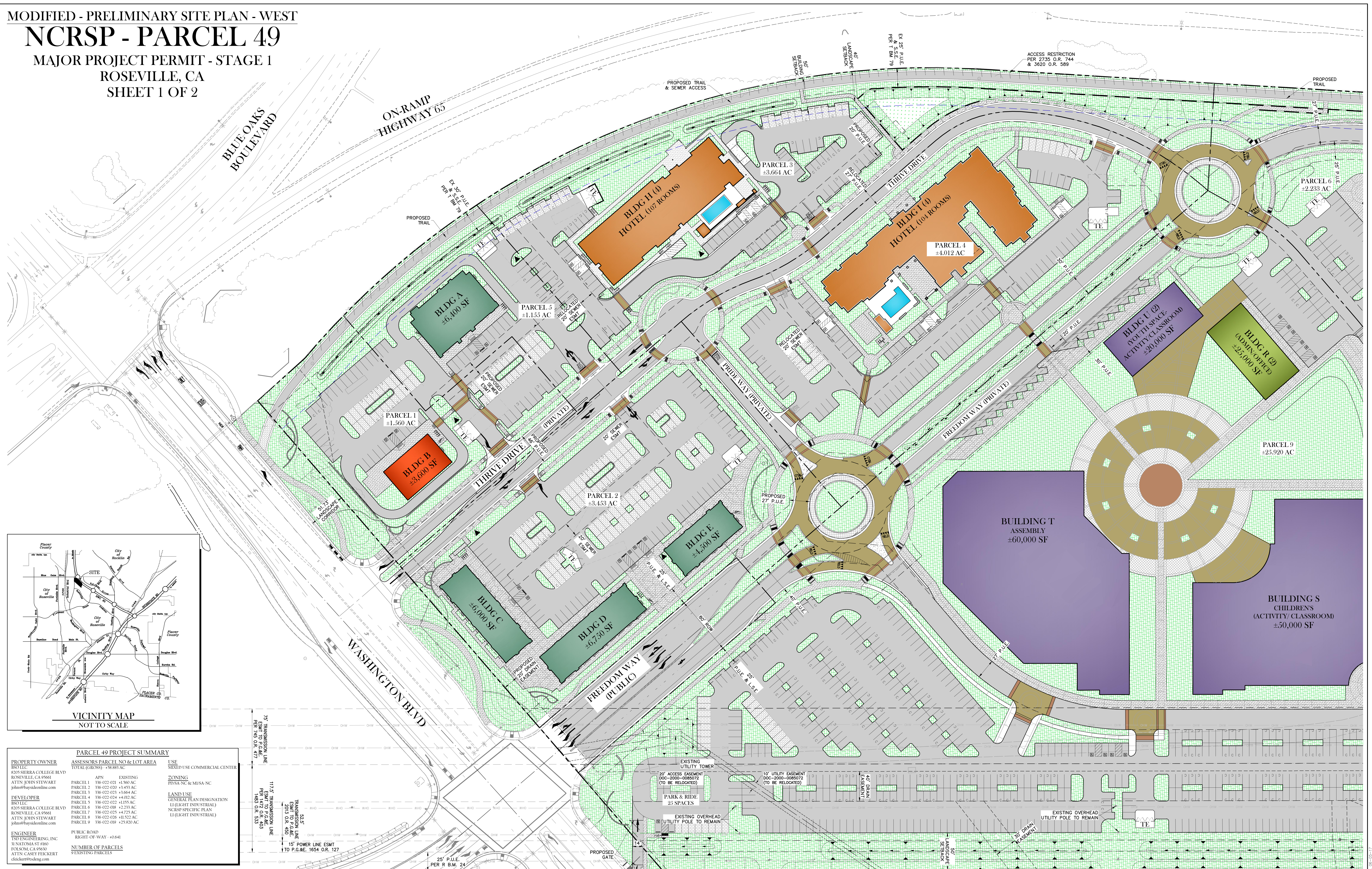
**TSD ENGINEERING, INC.**  
expect more.

31 Natoma Street, Suite #160  
Folsom, CA 95630  
Phone: (916) 608-0707  
Fax: (916) 608-0701

# NCRSP - PARCEL 49

MAJOR PROJECT PERMIT - STAGE 1

ROSEVILLE, CA  
SHEET 1 OF 2



**PARCEL 49 PROJECT SUMMARY**

PROPERTY OWNER	ASSASSORS PARCEL NO & LOT AREA	USE
BSO/LLC 8201 SIERRA COLLEGE BLVD ROSEVILLE, CA 95661 ATTN: JOHN STEWART john@baysideonline.com	TOTAL (GROSS) ±38,883 AC	MIXED USE COMMERCIAL CENTER
<b>DEVELOPER</b> BSO/LLC 8201 SIERRA COLLEGE BLVD ROSEVILLE, CA 95661 ATTN: JOHN STEWART john@baysideonline.com	APN EXISTING PARCEL 1 386-022-020 ±1,560 AC PARCEL 2 386-022-020 ±1,453 AC PARCEL 3 386-022-023 ±1,664 AC PARCEL 4 386-022-024 ±4,012 AC PARCEL 5 386-022-022 ±1,155 AC PARCEL 6 386-022-028 ±2,233 AC PARCEL 7 386-022-023 ±4,723 AC PARCEL 8 386-022-026 ±1,522 AC PARCEL 9 386-022-029 ±2,920 AC	ZONING FVSS, NC & MISA-NC
<b>ENGINEER</b> TRISTEN ENGINEERING, INC. 11 NATOMA ST #160 FOLSOM, CA 95630 ATTN: CASHY FRICKERT cfrickert@tsdeng.com	LAND USE GENERAL PLAN DESIGNATION LIGHT INDUSTRIAL NCRSP SPECIFIC PLAN LI (LIGHT INDUSTRIAL)	NUMBER OF PARCELS EXISTING PARCELS

**PARCEL 49 PARKING SUMMARY**

Space	Use	Stories	Approx. SQ. FT.	Parking Ratio	Total Required	Provided	Standard	Compact	
A	Restaurant/Fast Food	1	2,200	1/300	44				
B	Restaurant	1	3,000	1/300	30				
C	Retail	1	1,200	1/300	4				
D	Restaurant/Fast Food	1	3,600	1/300	72				
E	Restaurant	1	2,000	1/300	20				
F	Retail	1	4,000	1/300	13				
G	Restaurant	1	3,375	1/300	34				
H	Retail	1	3,375	1/300	11				
I	Restaurant	1	2,500	1/300	25				
J	Retail	1	2,000	1/300	7				
K	Hotel (107 rooms)	4	65,278	1 per room	107				
L	Hotel (102 rooms)	4	89,512	1 per room	102				
M	Office	2	15,000	1/250 (per Bldg SF)	38				
N	Office	3	24,000	1/250 (per Bldg SF)	122				
O	Office	2	34,000	1/250 (per Bldg SF)	122				
P	Office	2	34,000	1/250 (per Bldg SF)	122				
Q	Outdoor Recreation (Trop Golf)	3	64,232		439				
R	Office	2	25,000	1/250 (per Bldg SF)	90				
S	Church (Children Activity/Classrooms) (25 classrooms)	1	50,000	1 per class room	25				
T	Church (Assembly) (2,800 seats)	1	60,000	1 per 3 Seats	933				
U	Church (Youth Space - Activity/Classrooms) (20 classrooms)	2	20,000	1 per class room	20				
<b>SITE TOTALS:</b>					<b>479,272</b>	<b>2281</b>	<b>2749</b>	<b>2195</b>	<b>554</b>

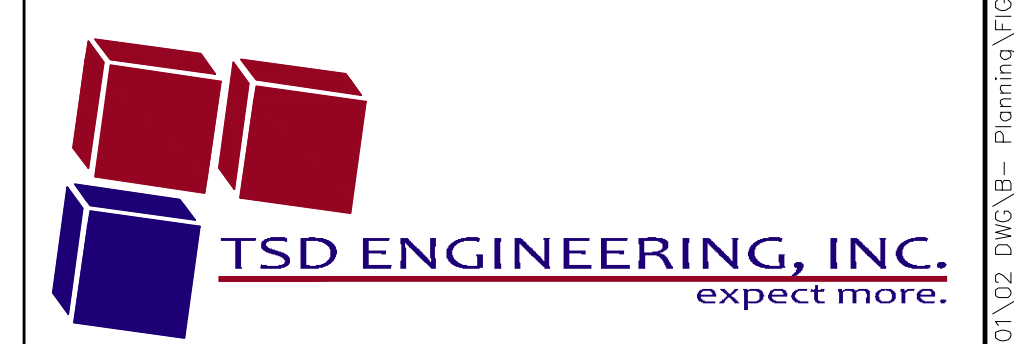
**NCRSP - PARCEL 49 FLOOR AREA SUMMARY**

Space	Use	Stories	Approximate SQ. FT.
A	Restaurant/Fast Food	1	2,200
B	Restaurant	1	3,000
C	Retail	1	1,200
D	Restaurant/Fast Food	1	3,600
E	Restaurant	1	2,000
F	Retail	1	4,000
G	Restaurant	1	3,375
H	Retail	1	3,375
I	Restaurant	1	2,500
J	Retail	1	2,000
<b>RESTAURANT TOTAL:</b>			
K	Hotel (107 rooms)	4	65,278
L	Hotel (102 rooms)	4	89,512
<b>HOTEL TOTAL:</b>			
M	Office	2	15,000
N	Office	3	24,000
O	Office	2	34,000
P	Office	2	34,000
<b>OFFICE TOTAL:</b>			
Q	Outdoor Recreation (Trop Golf)	3	64,232
<b>RECREATION TOTAL:</b>			
R	Office	2	25,000
S	Church (Children Activity/Classrooms) (25 classrooms)	1	50,000
T	Church (Assembly) (2,800 seats)	1	60,000
U	Church (Youth Space - Activity/Classrooms) (20 classrooms)	2	20,000
<b>USERS TOTAL:</b>			
<b>SITE TOTALS:</b>			<b>479,272</b>

**NCRSP - PARCEL 49 PRELIMINARY DEVELOPMENT SUMMARY**

APNs	3863-020-087, 088, 089, 090, 091, 092, 093, 094, & 095
NET AREA:	38,883 ACRES (GROSS)
EXISTING FERTILITY AREA:	38,883 ACRES 100%
IMPERVIOUS SURFACE (PARKING LOT):	0 ACRES 0%
IMPERVIOUS SURFACE (HARDSCAPE):	0 ACRES 0%
IMPERVIOUS SURFACE (BUILDINGS):	0 ACRES 0%
<b>TOTAL AREA:</b>	<b>38,883 ACRES 100%</b>
PROPOSED FERTILITY AREA (LANDSCAPE & PAVES):	29,722 ACRES 80.3%
IMPERVIOUS SURFACE (PARKING LOT):	22,256 ACRES 58.7%
IMPERVIOUS SURFACE (HARDSCAPE):	6,319 ACRES 11.1%
IMPERVIOUS SURFACE (BUILDINGS):	5,816 ACRES 9.9%
<b>TOTAL AREA:</b>	<b>38,883 ACRES 100%</b>

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



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SHEET  
1 OF 2