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Seal  
 Designed By: GSB  
 Drawn By: GSB  
 Checked By: GSB

Consultant

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Approvals  
**HIGHLAND RESERVE MARKETPLACE**

**NEW RETAIL, RESTAURANT & DRIVE-THRU**

**ARCHITECTURAL DESIGN REVIEW & TENTATIVE MAP ENTITLEMENTS**

EXISTING 10375 FAIRWAY DR  
 PROPOSED 10385 FAIRWAY DR  
 ROSEVILLE, CA 95678

Project APN: 357-100-001-000  
 SN Investment Properties, LLC  
 1121 SW Salmon Street Suite 500  
 Portland, OR 97205  
 Mr. Michael Corbitt  
 (510) 918-2700  
 MichaelC@schnitzerproperties.com  
 Client / Owner

**OVERALL EXISTING SITE PLAN PARKING EXHIBIT**

Sheet Title

Revisions

Project No. GSB22-07  
 Date: 3 MAY 2023  
**A0.2**  
 of

- 10325 FAIRWAY DRIVE**  
 AVAILABLE 3,200sf / 300 = 11 STALLS  
 VANITY NAILS 1,400sf / 300 = 5 STALLS  
 BLAZE PIZZA 3,400sf / 100 = 34 STALLS
- 10341 FAIRWAY DRIVE**  
 SUSHI KUMA 2,800sf / 100 = 28 STALLS  
 NUTRISHOP 1,200sf / 300 = 4 STALLS  
 WING STOP 2,000sf / 100 = 20 STALLS
- 10357 FAIRWAY DRIVE**  
 PACIFIC DENTAL 4,000sf / 150 = 27 STALLS  
 LOCAL KITCHENS 2,000sf / 100 = 20 STALLS

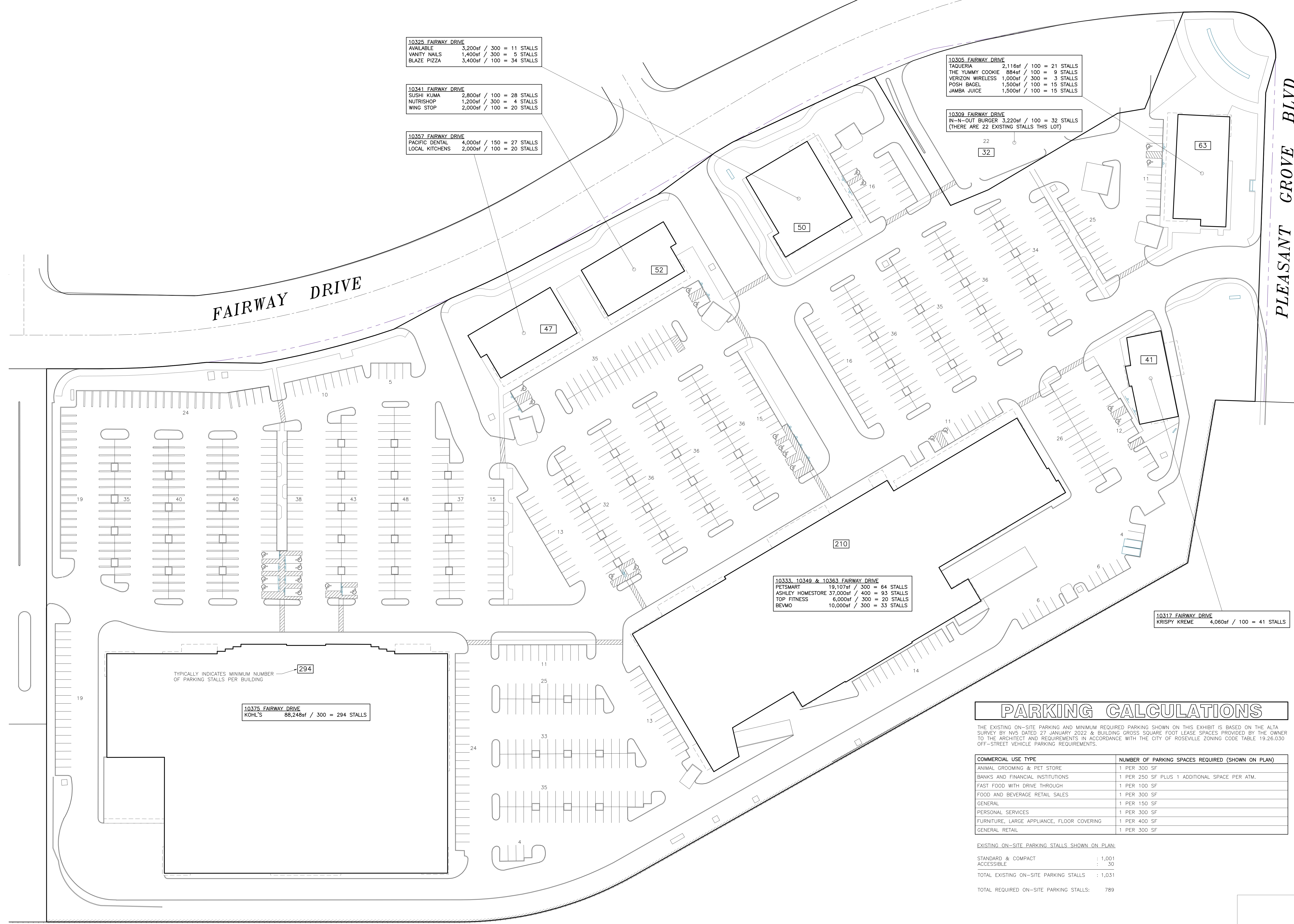
- 10305 FAIRWAY DRIVE**  
 TAQUERIA 2,116sf / 100 = 21 STALLS  
 THE YUMMY COOKIE 884sf / 100 = 9 STALLS  
 VERIZON WIRELESS 1,000sf / 300 = 3 STALLS  
 POSH BAGEL 1,500sf / 100 = 15 STALLS  
 JAMBA JUICE 1,500sf / 100 = 15 STALLS

**10309 FAIRWAY DRIVE**  
 IN-N-OUT BURGER 3,220sf / 100 = 32 STALLS  
 (THERE ARE 22 EXISTING STALLS THIS LOT)

- 10333, 10349 & 10363 FAIRWAY DRIVE**  
 PETSMART 19,107sf / 300 = 64 STALLS  
 ASHLEY HOMESTORE 37,000sf / 400 = 93 STALLS  
 TOP FITNESS 6,000sf / 300 = 20 STALLS  
 BEVMO 10,000sf / 300 = 33 STALLS

FAIRWAY DRIVE

PLEASANT GROVE BLVD



294  
 TYPICALLY INDICATES MINIMUM NUMBER OF PARKING STALLS PER BUILDING

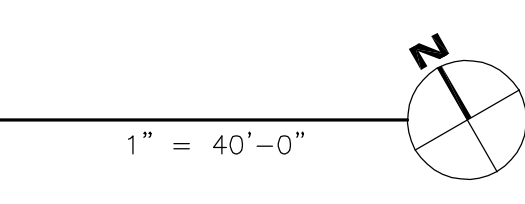
**10375 FAIRWAY DRIVE**  
 KOHL'S 88,248sf / 300 = 294 STALLS

## PARKING CALCULATIONS

THE EXISTING ON-SITE PARKING AND MINIMUM REQUIRED PARKING SHOWN ON THIS EXHIBIT IS BASED ON THE ALTA SURVEY BY NVS DATED 27 JANUARY 2022 & BUILDING GROSS SQUARE FOOT LEASE SPACES PROVIDED BY THE OWNER TO THE ARCHITECT AND REQUIREMENTS IN ACCORDANCE WITH THE CITY OF ROSEVILLE ZONING CODE TABLE 19.26.030 OFF-STREET VEHICLE PARKING REQUIREMENTS.

COMMERCIAL USE TYPE	NUMBER OF PARKING SPACES REQUIRED (SHOWN ON PLAN)
ANIMAL GROOMING & PET STORE	1 PER 300 SF
BANKS AND FINANCIAL INSTITUTIONS	1 PER 250 SF PLUS 1 ADDITIONAL SPACE PER ATM.
FAST FOOD WITH DRIVE THROUGH	1 PER 100 SF
FOOD AND BEVERAGE RETAIL SALES	1 PER 300 SF
GENERAL	1 PER 150 SF
PERSONAL SERVICES	1 PER 300 SF
FURNITURE, LARGE APPLIANCE, FLOOR COVERING	1 PER 400 SF
GENERAL RETAIL	1 PER 300 SF

EXISTING ON-SITE PARKING STALLS SHOWN ON PLAN:  
 STANDARD & COMPACT : 1,001  
 ACCESSIBLE : 30  
 TOTAL EXISTING ON-SITE PARKING STALLS : 1,031  
 TOTAL REQUIRED ON-SITE PARKING STALLS: 789



0 10 20 30 40 60 80 120 160 200 240 280  
 5 15  
 GRAPHIC SCALE 1" = 40'-0"