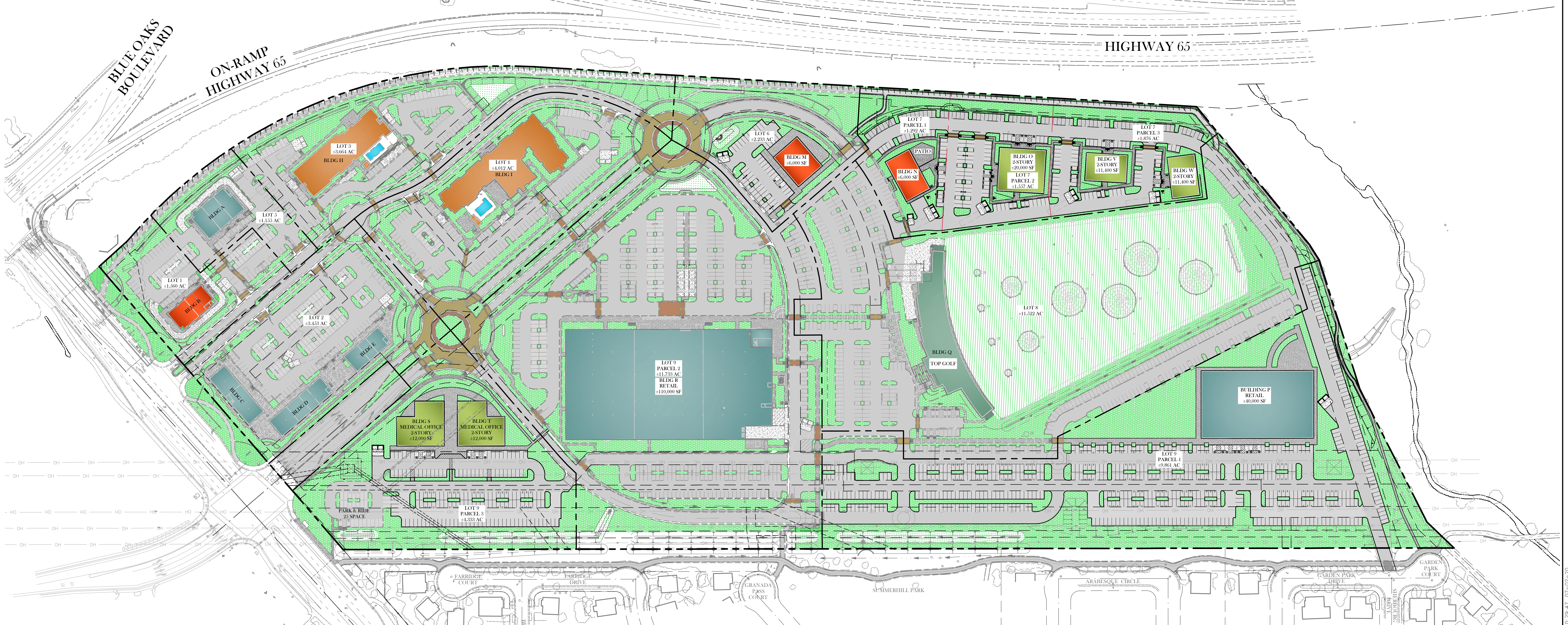


PRELIMINARY SITE PLAN  
**NCRSP - PARCEL 49**  
 MAJOR PROJECT PERMIT - STAGE 1  
 ROSEVILLE, CA

PC EXHIBIT B



**PARCEL 49 PARKING SUMMARY**

Space	Use	Stories	Approx. SQ. FT.	Parking Ratio	Total Required	Total Provided
A	Restaurant/Fast Food	1	2,290	1/750	46	104
A	Retail	1	2,350	1/700	3	110
A	Retail	1	2,100	1/700	7	117
B	Restaurant/Fast Food	1	2,500	1/750	50	167
B	Retail	1	2,500	1/700	8	175
C	Restaurant	1	3,000	1/1000	20	195
C	Retail	1	4,000	1/700	13	208
D	Restaurant	1	3,375	1/1000	34	239
D	Retail	1	3,375	1/700	11	250
E	Restaurant	1	2,500	1/1000	25	275
E	Retail	1	2,000	1/700	29	304
H	Hotel (107 rooms)	4	63,692	1 per room	107	104
I	Hotel (104 rooms)	4	73,975	1 per room	104	110
M	Restaurant	1	6,000	1/1000	60	174
N	Restaurant	1	6,000	1/1000	60	180
O	Office	2	20,000	1/250 (10% 60 sq ft)	72	252
V	Office	2	11,400	1/250 (10% 60 sq ft)	41	293
W	Office	2	11,400	1/250 (10% 60 sq ft)	41	334
P	Retail	1	40,000	1/700	133	467
Q	Outdoor Recreation (Top Golf)	3	64,232		439	421
R	Retail	1	108,500	1/700	362	529
R	Retail	1	1,500	1/700	15	544
S	Medical Office	2	13,000	1/150	80	624
T	Medical Office	2	12,000	1/150	80	704
	Additional Parking Provided					415
<b>SITE TOTALS:</b>					<b>463,689</b>	<b>1823</b>

**NCRSP - PARCEL 49 FLOOR AREA SUMMARY**

Space	Use	Stories	Approximate SQ. FT.	
A	Restaurant/Fast Food	1	2,290	
B	Restaurant/Fast Food	1	2,500	
C	Restaurant	1	3,000	
D	Restaurant	1	3,375	
E	Restaurant	1	2,500	
M	Restaurant	1	6,000	
N	Restaurant	1	6,000	
O	Office	2	20,000	
V	Office	2	11,400	
W	Office	2	11,400	
<b>OFFICE TOTAL:</b>				<b>42,800</b>
S	Medical Office	2	12,000	
T	Medical Office	2	12,000	
<b>MEDICAL OFFICE TOTAL:</b>				<b>24,000</b>
A	Retail	1	4,450	
B	Retail	1	2,500	
C	Retail	1	4,000	
D	Retail	1	3,375	
E	Retail	1	2,000	
P	Retail	1	40,000	
R	Retail	1	108,500	
<b>RETAIL TOTAL:</b>				<b>164,825</b>
H	Hotel (107 rooms)	4	63,692	
I	Hotel (104 rooms)	4	73,975	
<b>HOTEL TOTAL:</b>				<b>137,667</b>
Q	Outdoor Recreation (Top Golf)	3	64,232	
<b>RECREATION TOTAL:</b>				<b>64,232</b>
<b>SITE TOTALS:</b>				<b>463,689</b>

**PARCEL 49 PROJECT SUMMARY**

**OWNER**  
 TOWER ROSEVILLE  
 FREEDOM WAY, LLC  
 250 W MAIN STREET, # 101  
 WOODLAND, CA 95695  
 ATTN: MATT MARKS  
 mattmarks@towerinv.com  
 916-601-4090

**DEVELOPER**  
 TOWER ROSEVILLE  
 FREEDOM WAY, LLC  
 250 W MAIN STREET, # 101  
 WOODLAND, CA 95695  
 ATTN: MATT MARKS  
 mattmarks@towerinv.com  
 916-601-4090

**ENGINEER**  
 TSD ENGINEERING, INC.  
 785 ORCHARD DR #110  
 FOLSOM, CA 95630  
 ATTN: CASEY FEICKERT  
 cfeickert@tsdeng.com  
 916-608-0707

**ASSESSOR'S PARCEL NO & LOT AREA**  
 TOTAL (GROSS) - +58.883 AC

LOT	APN	EXISTING	PROPOSED	AC
LOT 1	363-022-021	+1,560 AC		
LOT 2	363-022-020	+3,453 AC		
LOT 3	363-022-023	+3,664 AC		
LOT 4	363-022-024	+4,012 AC		
LOT 5	363-022-022	+1,155 AC		
LOT 6	363-022-018	+2,233 AC		
LOT 7 PARCEL 1	363-022-017	+4,725 AC	+1,292 AC	
LOT 7 PARCEL 2			+1,537 AC	
LOT 7 PARCEL 3			+1,876 AC	
LOT 8	363-022-016	+11,522 AC		
LOT 9 PARCEL 1	363-022-025	+9,861 AC		
LOT 9 PARCEL 2	363-022-026	+11,733 AC		
LOT 9 PARCEL 3	363-022-027	+4,333 AC		

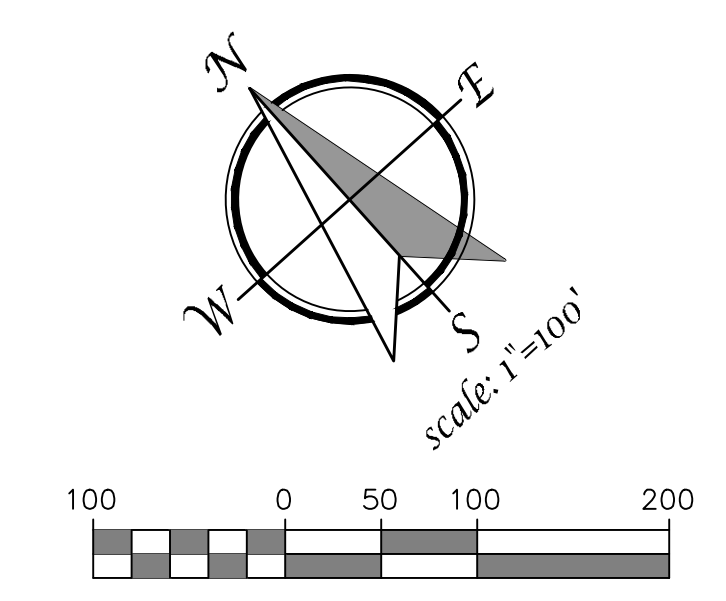
**USE**  
 MIXED USE COMMERCIAL CENTER

**ZONING**  
 PD/SA-NC & M/SA-NC

**LAND USE**  
 GENERAL PLAN DESIGNATION  
 LI (LIGHT INDUSTRIAL)  
 NCRSP SPECIFIC PLAN  
 LI (LIGHT INDUSTRIAL)

**PUBLIC ROAD**  
 RIGHT-OF-WAY - +0.641

**NUMBER OF LOTS**  
 11 EXISTING LOTS  
 13 PROPOSED LOTS



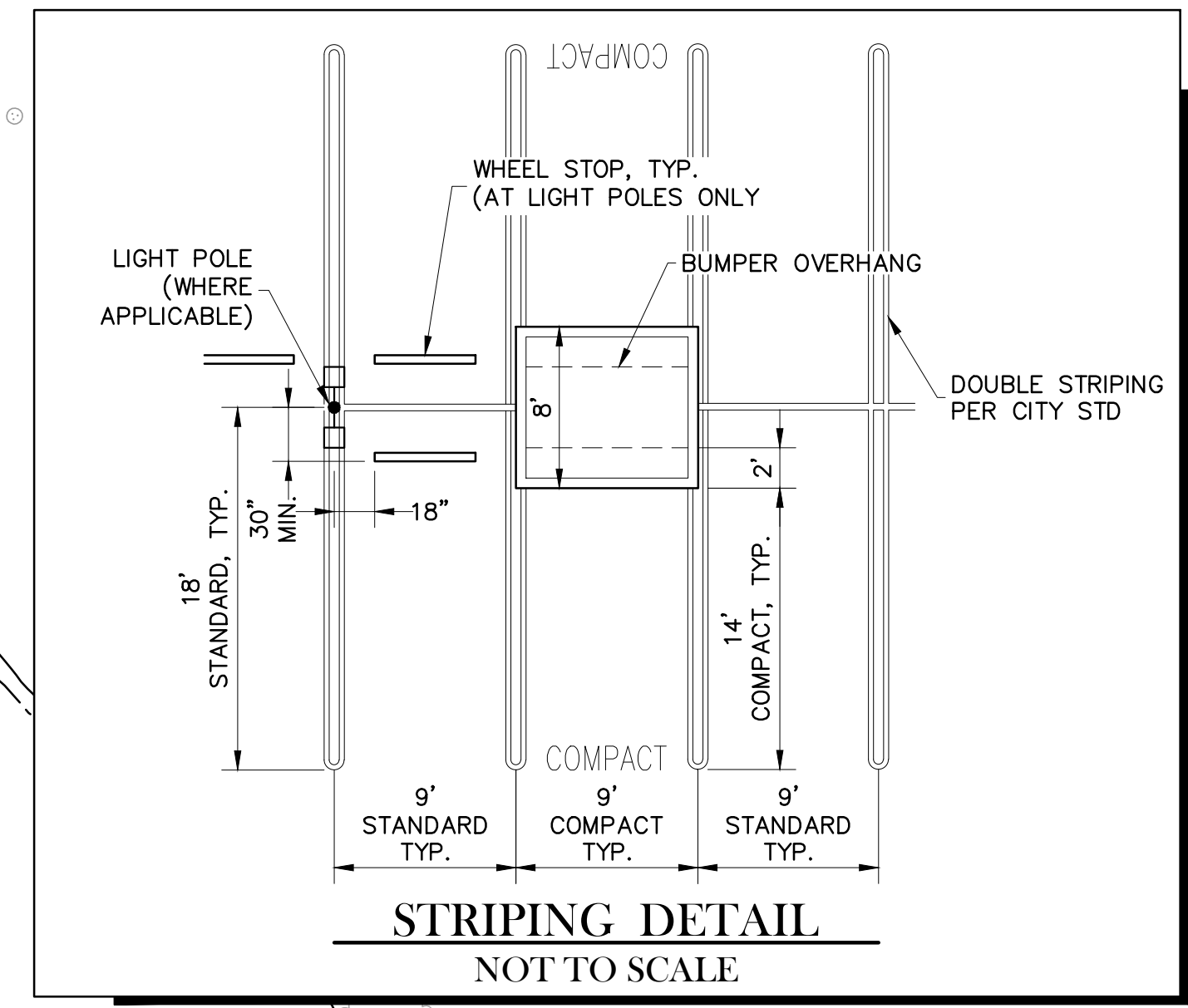
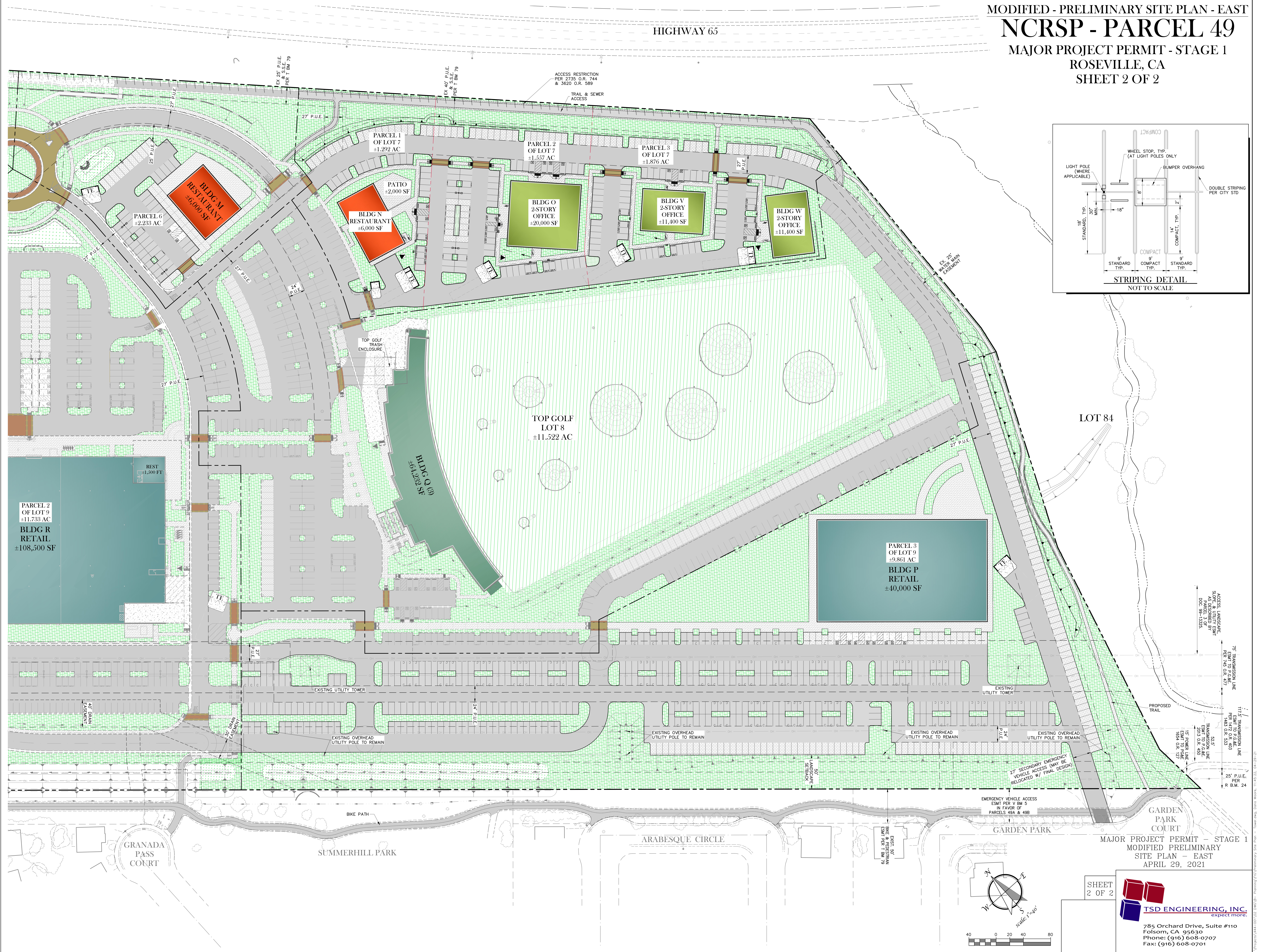
PRELIMINARY SITE PLAN  
 JULY 2, 2020

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

785 Orchard Drive, Suite #110  
 Folsom, CA 95630  
 Phone: (916) 608-0707  
 Fax: (916) 608-0701

P:\Projects\444-001\02 DWG\B - Planning\016 Preliminary Site Plan - Tower\dwg - Tower.dwg, Date: 07-29-20, 07-29-20

MODIFIED - PRELIMINARY SITE PLAN - EAST  
**NCRSP - PARCEL 49**  
 MAJOR PROJECT PERMIT - STAGE 1  
 ROSEVILLE, CA  
 SHEET 2 OF 2



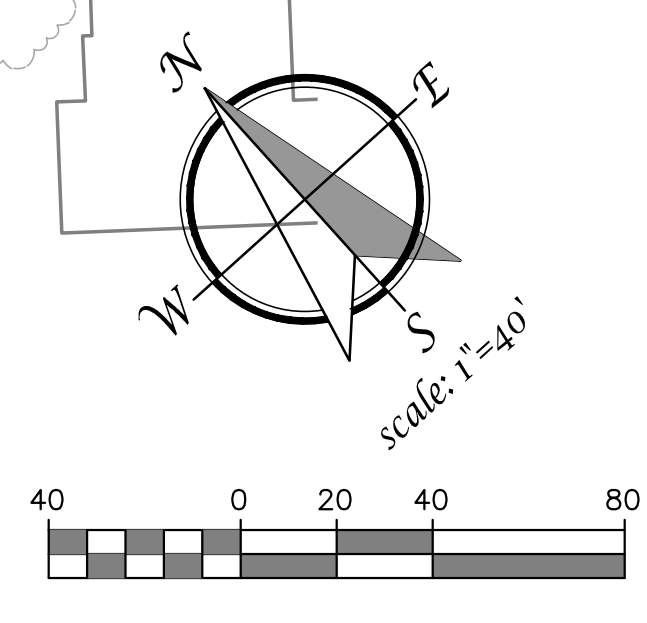
LOT 84

MAJOR PROJECT PERMIT - STAGE 1  
 MODIFIED PRELIMINARY  
 SITE PLAN - EAST  
 APRIL 29, 2021

SHEET  
 2 OF 2

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

785 Orchard Drive, Suite #110  
 Folsom, CA 95630  
 Phones: (916) 608-0707  
 Fax: (916) 608-0701



ACCESS, LANDSCAPE  
 & UTILITY ESMT  
 FOR PARCELS 49 &  
 50 PER TBM 79  
 DOC. 99-1325

75' TRANSMISSION LINE  
 ESMT TO P.O.B. 403  
 PER TBM 79, O.R. 177

117.5' TRANSMISSION LINE  
 ESMT TO P.O.B. 403  
 PER TBM 79, O.R. 177

52.5' TRANSMISSION LINE  
 ESMT TO P.O.B. 403  
 PER TBM 79, O.R. 177

15' POWER LINE  
 ESMT TO P.O.B. 403  
 PER TBM 79, O.R. 177

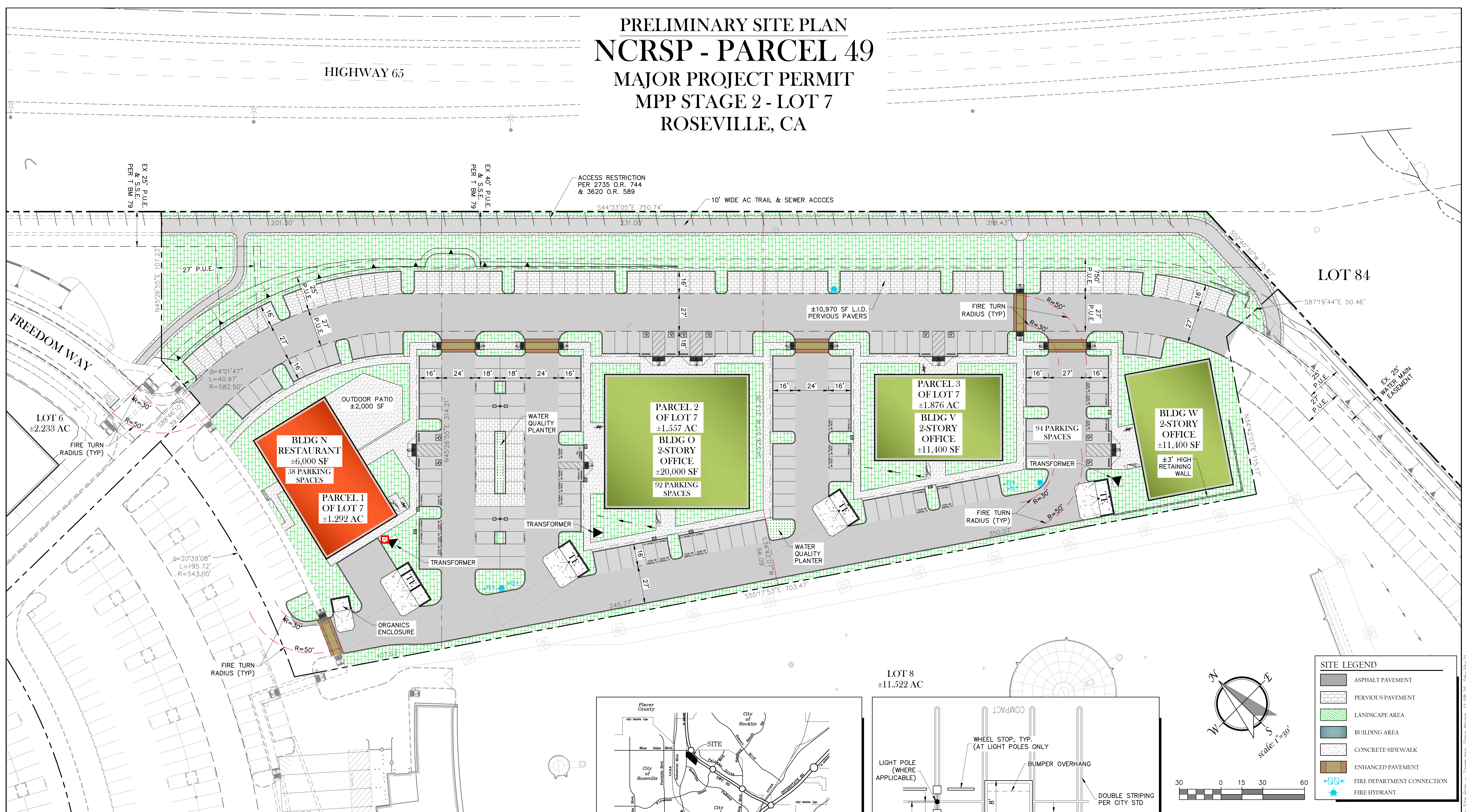
25' P.U.E.  
 PER  
 R.B.M. 24

EMERGENCY VEHICLE ACCESS  
 ESMT PER V.B.M. 5  
 IN FAVOR OF  
 PARCELS 49A & 49B

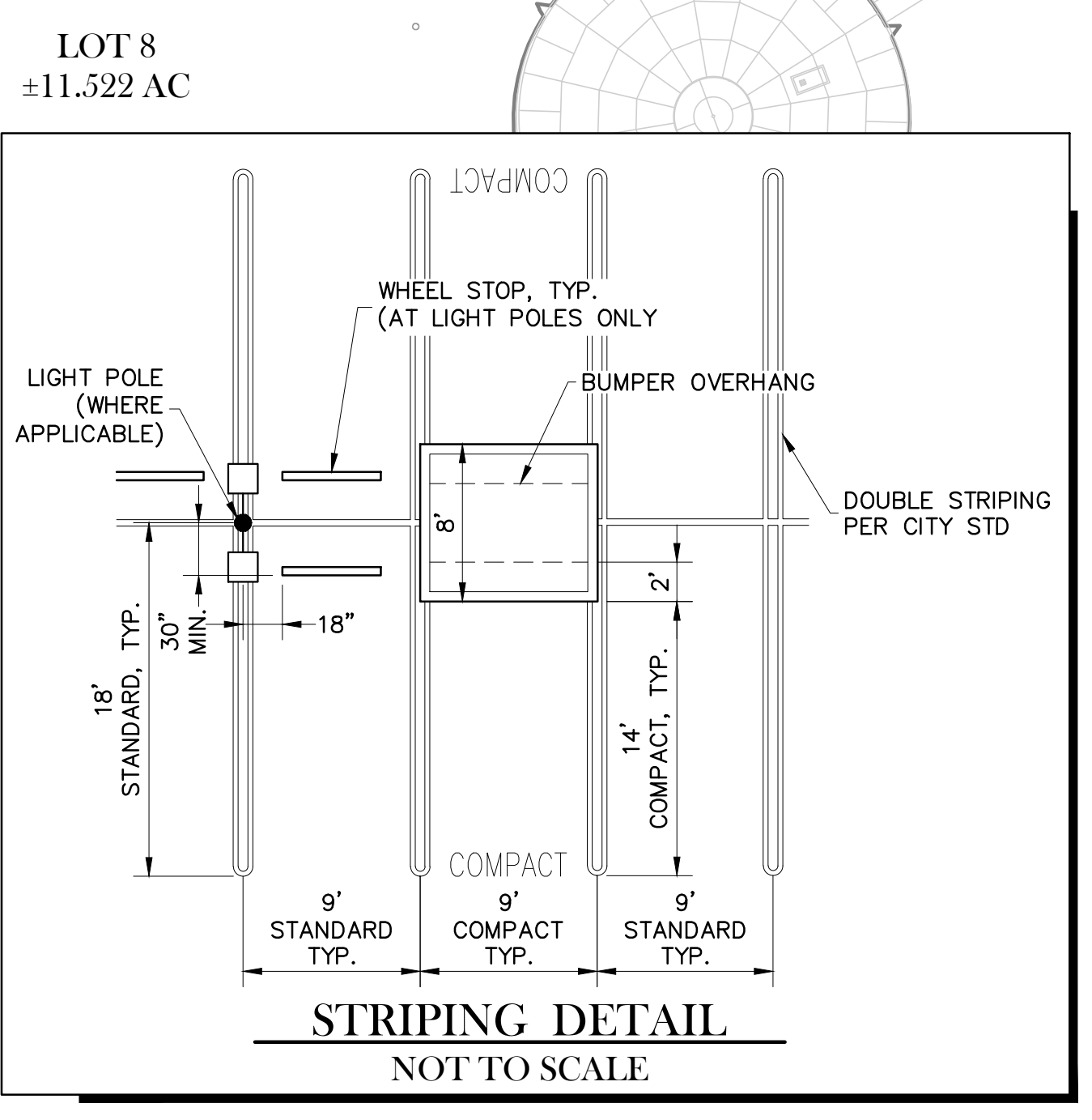
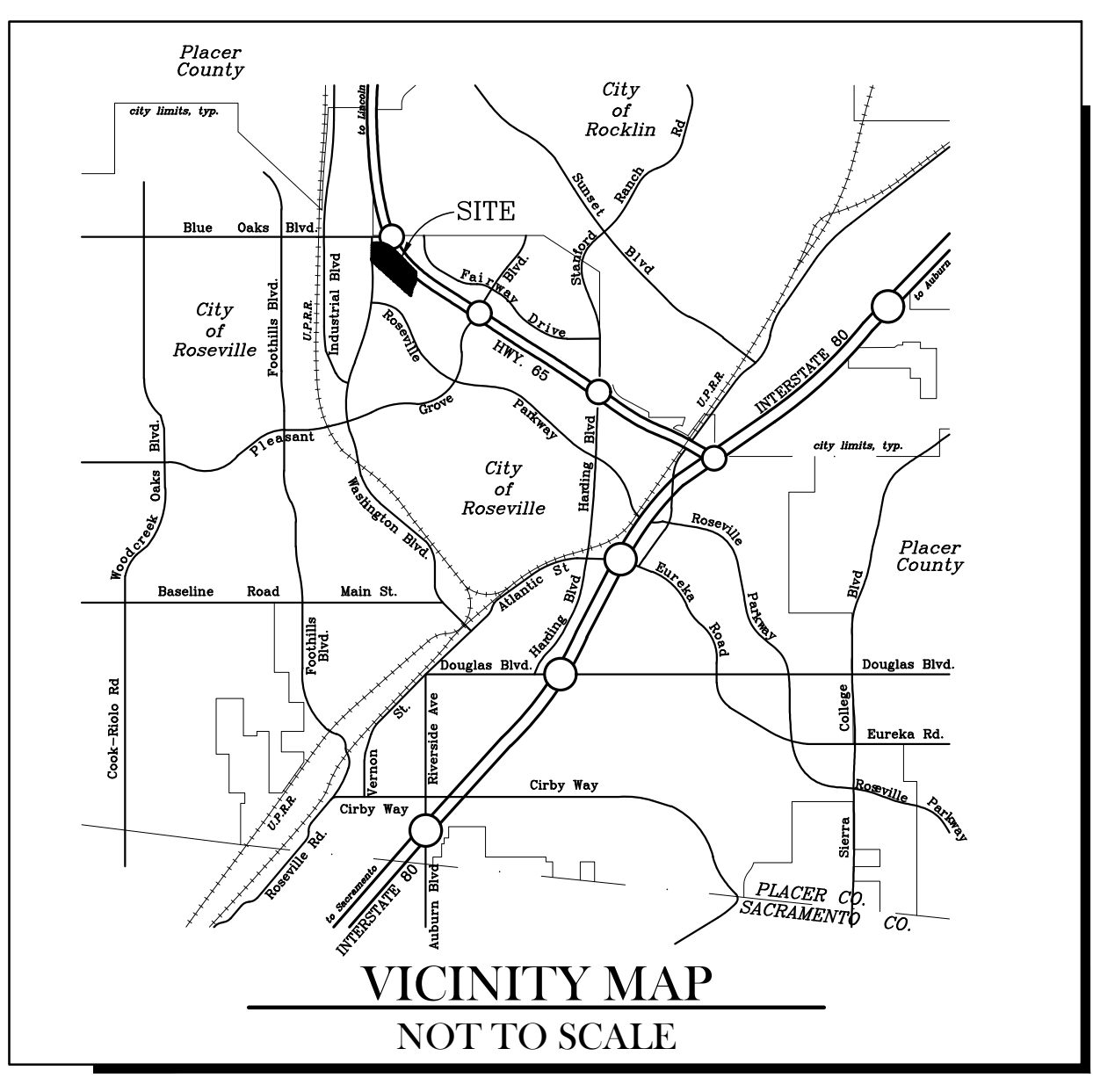
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# PRELIMINARY SITE PLAN NCRSP - PARCEL 49 MAJOR PROJECT PERMIT MPP STAGE 2 - LOT 7 ROSEVILLE, CA



PROJECT SUMMARY	
<b>OWNER/DEVELOPER</b> TOWER ROSEVILLE FREEDOM WAY, LLC 250 W MAIN STREET, STE 101 WOODLAND, CA 95695 ATTN: MATT MARKS mattmarks@towerinv.com 916-601-4090	<b>ASSESSORS PARCEL NO &amp; LOT AREA</b>
<b>ENGINEER</b> TSD ENGINEERING, INC. 785 ORCHARD DR #110 FOLSOM, CA 95630 ATTN: CASEY FEICKERT cfeickert@tsdeng.com 916-608-0707	<b>PROPOSED USE</b> RESTAURANT & OFFICE
	<b>ZONING</b> PD-SA-NC
<b>APN</b>	<b>EXISTING</b>
LOT 7 PARCEL 1 363-022-017	+4.725 AC
LOT 7 PARCEL 2	+1.292 AC
LOT 7 PARCEL 3	+1.557 AC
	+1.876 AC
<b>REQUIRED</b>	<b>PROPOSED</b>
<b>LOT 7</b>	
RESTAURANT (BLDG N)	60
RESTAURANT (1/100 SF)	20
OFFICE (BLDG O)	72
OFFICE (1/250 SF OF 90% BLDG SF)	41
OFFICE (BLDG V)	41
OFFICE (1/250 SF OF 90% BLDG SF)	41
OFFICE (BLDG W)	41
OFFICE (1/250 SF OF 90% BLDG SF)	41
<b>TOTAL</b>	<b>214</b>
<b>STANDARD STALLS</b>	<b>216</b>
<b>COMPACT</b>	<b>14</b>
<b>ACCESSIBLE</b>	<b>7</b>
	<b>240</b>
	<b>10 (2 VAN)</b>
<b>CALGREEN REQUIREMENTS</b>	
CLEAN AIR CARPOOL/ELECTRIC VEHICLE	20
(8% OF 210)(5.106.5.2)	
ELECTRIC VEHICLE CHARGING CAPABLE	1.5
(6% OF 210)(5.106.5.3.3)	
<b>BIKE PARKING SUMMARY</b>	
SHORT-TERM BICYCLE SPACES	-6
(5% OF 120 - VISITOR) (5.106.4.1.1)	
PROPOSED (4) 2-BIKE RACKS	-8
LONG-TERM BICYCLE SPACES	-6
(5% OF 120 - TENANT) (5.106.4.1.2)	
PROPOSED (4) 2-BIKE LOCKERS	-8



Scale: 1"=30'

**SITE LEGEND**

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

PRELIMINARY SITE PLAN  
APRIL 29, 2021

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

785 Orchard Drive, Suite #110  
Folsom, CA 95630  
Phone: (916) 608-0707  
Fax: (916) 608-0701

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