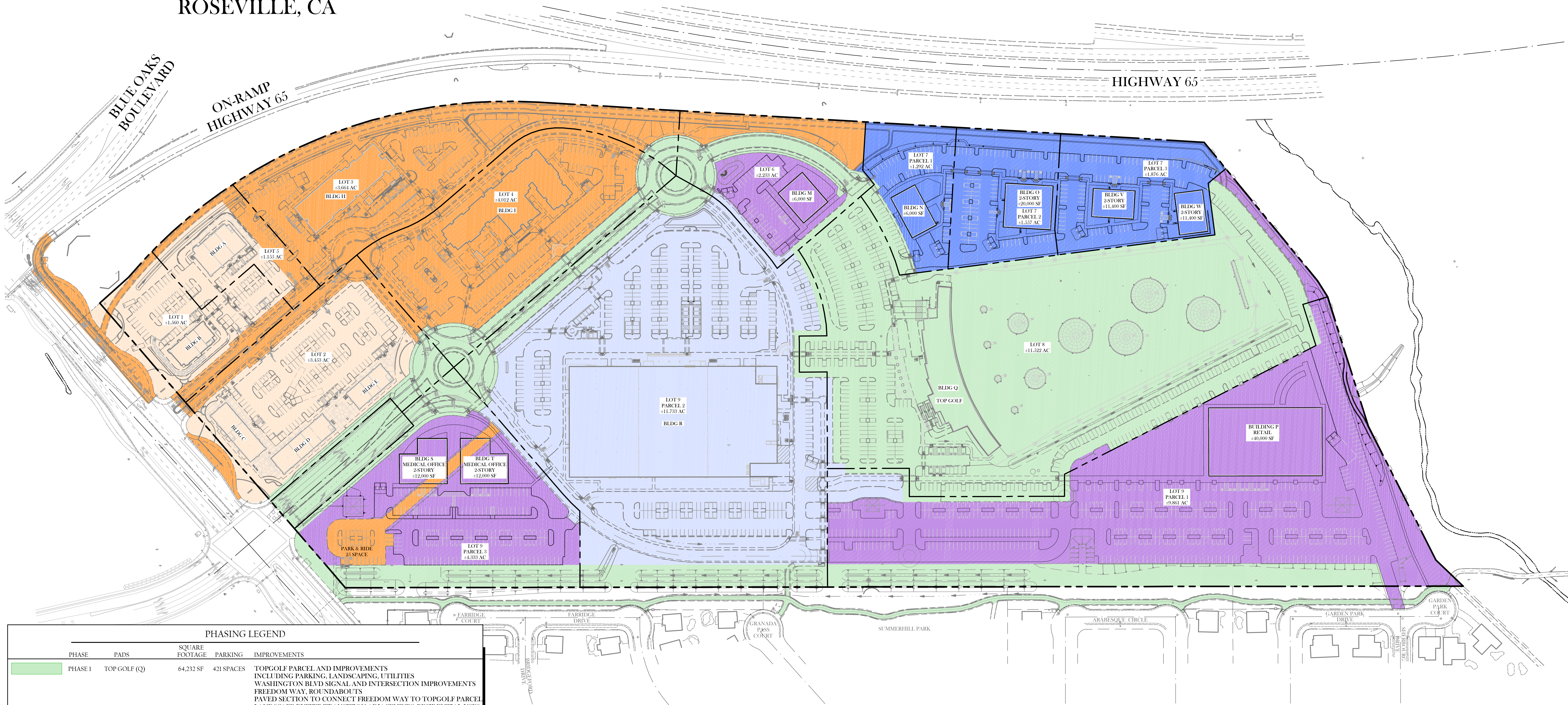
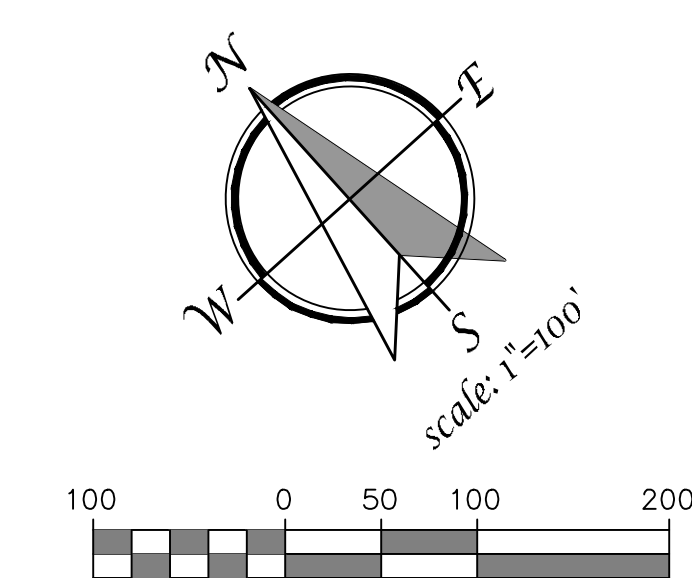


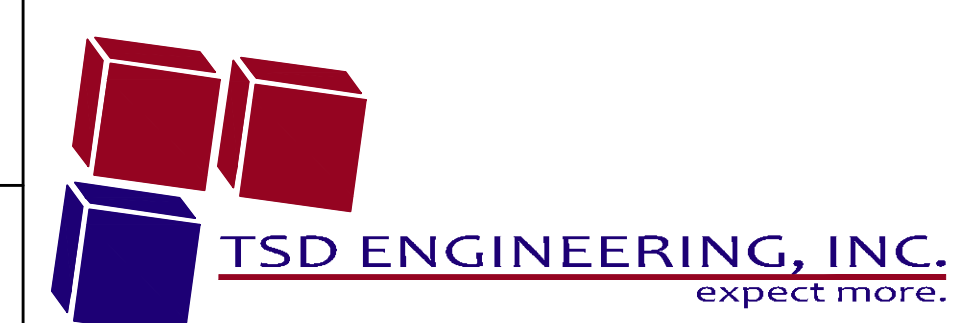
PRELIMINARY PHASING PLAN
NCRSP - PARCEL 49
 MAJOR PROJECT PERMIT - STAGE 1
 ROSEVILLE, CA



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 IMPS 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 (HJ)	141,667 SF	214 SPACES	BUILDINGS H & I IMPROVEMENTS INCLUDING PARKING, LANDSCAPING, UTILITIES THRIVE DRIVE & PRIDE WAY IMPROVEMENTS WASHINGTON BLVD RIGHT-TURN IMPROVEMENTS WASHINGTON BLVD LANDSCAPE FRONTAGE IMPROVEMENTS PARK AND RIDE LOT
PHASE 2B	RESTAURANT (A-E) RETAIL (A-E)	12,665 SF 16,325 SF 28,990 SF	261 SPACES	BUILDINGS A-E IMPROVEMENTS INCLUDING PARKING, LANDSCAPING, UTILITIES
PHASE 3A	RETAIL (R)	110,000 SF	377 SPACES	BUILDINGS R IMPROVEMENTS INCLUDING PARKING, LANDSCAPING, UTILITIES
PHASE 3B	RESTAURANT (N) OFFICE (O,V,W)	6,000 SF 24,800 SF	242 SPACES	BUILDINGS N, O, V & W IMPROVEMENTS INCLUDING PARKING, LANDSCAPING, UTILITIES, TRAIL EXTENSION
PHASE 3C	RESTAURANT (M) MEDICAL OFFICE (S,T) RETAIL (P)	6,000 SF 24,000 SF 40,000 SF	54 SPACES 160 SPACES 565 SPACES	BUILDINGS M, P, S & T IMPROVEMENTS INCLUDING PARKING, LANDSCAPING, UTILITIES, TRAIL EXTENSION
		463,689 SF	2,294 SPACES	



PRELIMINARY PHASING PLAN
 JULY 22, 2020



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