

## Summary

Jurisdiction: City of Roseville  
 Plan: Del Webb Specific Plan  
 Zone: Community Commercial (C2-SA)  
 Land ±8.7 AC ±379,241 SF  
 Building 75,872 SF  
 Coverage 20%

**Parking Required:**  
 Market 55,592 sf (1/300 sf) 185 stalls  
 Shops 1 Retail 9,950 sf (1/300 sf) 33 stalls  
 Shops 1 Rest. 4,200 sf (1/100 sf) 42 stalls  
 Pad A Retail 830 sf (5 space min.) 5 stalls  
 Pad B Rest. 5,500 sf (1/100 sf) 55 stalls  
**Total Parking Required: 320 stalls**

**Parking Provided:**  
 (C) Compact 37 stalls  
 (GC) Golf cart 15 stalls  
 (HC) Handicap Standard 13 stalls  
 Standard 224 stalls  
**Total Parking Provided 326 stalls**  
**Parking Ratio 4.29/1000**

**FUTURE CLEAN AIR VEHICLE (CAV)/EV PARKING:**  
 (per Cal Green Code CAV table 5.1065.2 & EV table 5.1065.3.3)

CAV (12% of total req. parking) 6 stalls  
 EV (10% of total req. parking) 33 stalls

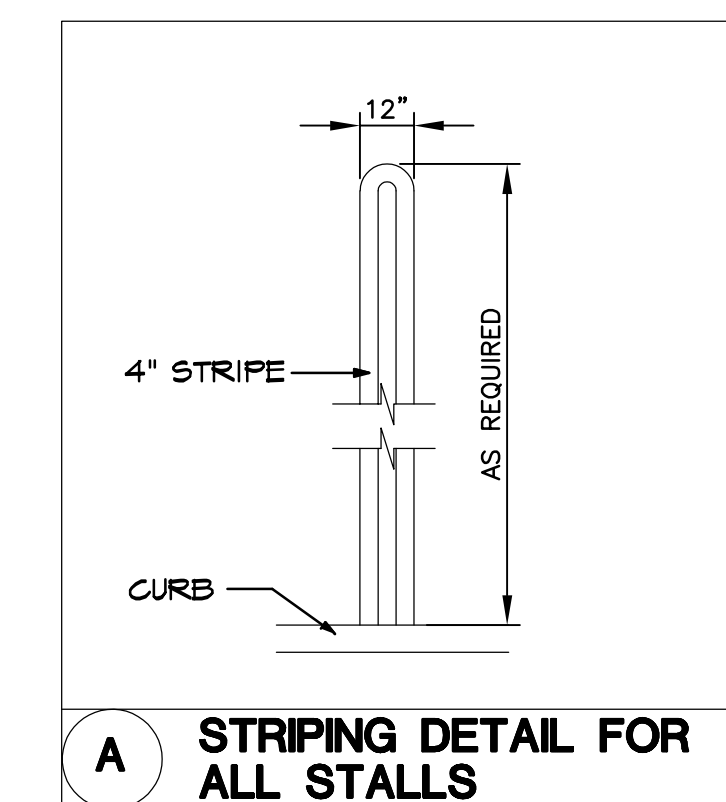
**Bike Parking Provided:**  
 Short-Term 12  
 Long-Term 4



Vicinity Map  
 Not to Scale

ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNER'S DISCRETION WITHOUT NOTICE.

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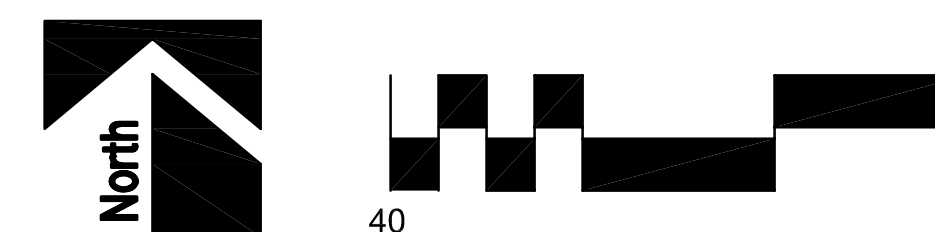
A STRIPING DETAIL FOR ALL STALLS

CITY OF ROSEVILLE APPROVAL

# PRELIMINARY SITE PLAN WEST ROSEVILLE MARKETPLACE 1798 PLEASANT GROVE BLVD., ROSEVILLE, CA

## SHEET C1.1

JOB #: 22002  
 DATE: 03/15/2022  
 REV. 08/16/2022



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