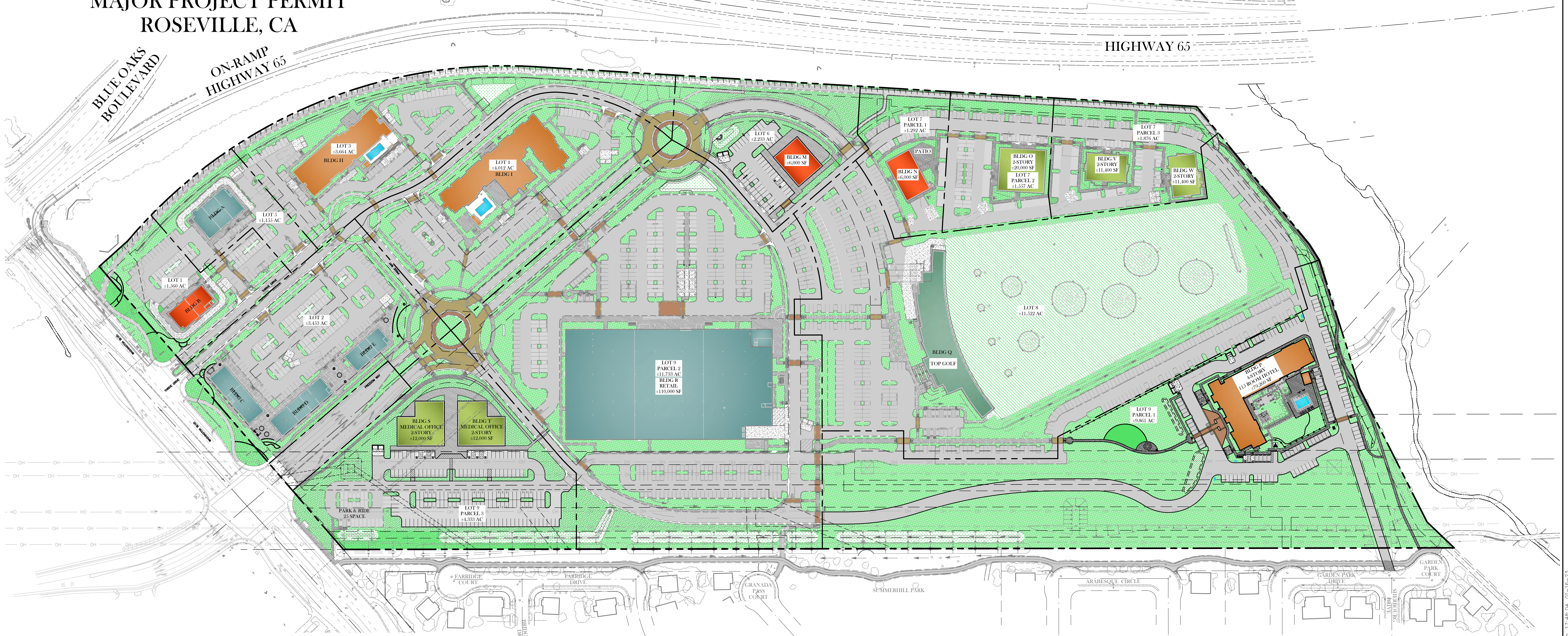


STAGE 1 - PRELIMINARY SITE PLAN  
**NCRSP - PARCEL 49**  
**HOMEWOOD SUITES HOTEL**  
 LOT 9 - PARCEL 1  
 MAJOR PROJECT PERMIT  
 ROSEVILLE, CA

**PC EXHIBIT B**



**PARCEL 49 PARKING SUMMARY**

Space	Use	Stories	Approx. SQ. FT.	Parking Ratio	Required	Provided
A	Restaurant/Fast Food	1	2,290	1/500	46	2,500
A	Retail	1	2,500	1/500	50	2,500
A	Retail	1	2,100	1/500	42	2,500
B	Restaurant/Fast Food	1	2,500	1/500	50	2,500
B	Retail	1	2,500	1/500	50	2,500
C	Restaurant	1	2,000	1/100	20	2,000
C	Retail	1	4,000	1/500	80	2,500
D	Restaurant	1	3,375	1/100	34	6,000
D	Retail	1	3,375	1/500	68	2,500
E	Restaurant	1	2,500	1/100	25	2,500
E	Retail	1	2,000	1/500	40	2,500
H	Hotel (107 rooms)	4	63,692	1 per room	107	104
I	Hotel (104 rooms)	4	77,975	1 per room	104	110
M	Restaurant	1	6,000	1/100	60	53
N	Restaurant	1	4,000	1/100	40	80
O	Office	2	20,000	1/250 (non-hq sq ft)	72	72
V	Office	2	11,400	1/250 (non-hq sq ft)	41	41
W	Office	2	11,400	1/250 (non-hq sq ft)	41	41
P	Hotel (115 rooms)	4	79,260	1 per room	115	118
Q	Outdoor Recreation (Top golf)	3	64,332		439	421
R	Retail	1	108,500	1/500	217	377
R	Restaurant	1	1,500	1/100	15	15
S	Medical Office	2	12,000	1/100	120	80
T	Medical Office	2	12,000	1/100	120	80
Additional Parking Spaces (Park & Ride)						27
<b>SITE TOTALS:</b>					<b>502,949</b>	<b>1805</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	2,000
D	Restaurant	1	3,375
E	Restaurant	1	2,500
M	Restaurant	1	6,000
N	Restaurant	1	4,000
R	Restaurant	1	1,500
<b>RESTAURANT TOTAL:</b> 26,165			
O	Office	2	20,000
V	Office	2	11,400
W	Office	2	11,400
<b>OFFICE TOTAL:</b> 42,800			
S	Medical Office	2	12,000
T	Medical Office	2	12,000
<b>MEDICAL OFFICE TOTAL:</b> 24,000			
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
R	Retail	1	108,500
<b>RETAIL TOTAL:</b> 124,825			
H	Hotel (107 rooms)	4	63,692
I	Hotel (104 rooms)	4	77,975
P	Hotel (115 rooms)	4	79,260
<b>HOTEL TOTAL:</b> 220,927			
Q	Outdoor Recreation (Top Golf)	3	64,332
<b>RECREATION TOTAL:</b> 64,332			
<b>SITE TOTALS:</b>			<b>502,949</b>

**PARCEL 49 PROJECT SUMMARY**

**OWNER**  
 BSO LLC  
 8205 SIERRA COLLEGE BLVD  
 ROSEVILLE, CA 95661  
 ATTN: JOHN STEWART  
 johns@bsonline.com

**DEVELOPER**  
 CORE HOTELS, LLC  
 212 SUTTER STREET  
 3RD FLOOR  
 SAN FRANCISCO, CA 94108  
 SHAILENDRA SAM DEVDHARA  
 samd@corehotels.com  
 415-982-1416 EXT. 7051

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

**ASSESSORS PARCEL NO & LOT AREA**  
 TOTAL (GROSS) - +58,883 AC

LOT	APN	EXISTING	PROPOSED	ACRES
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		

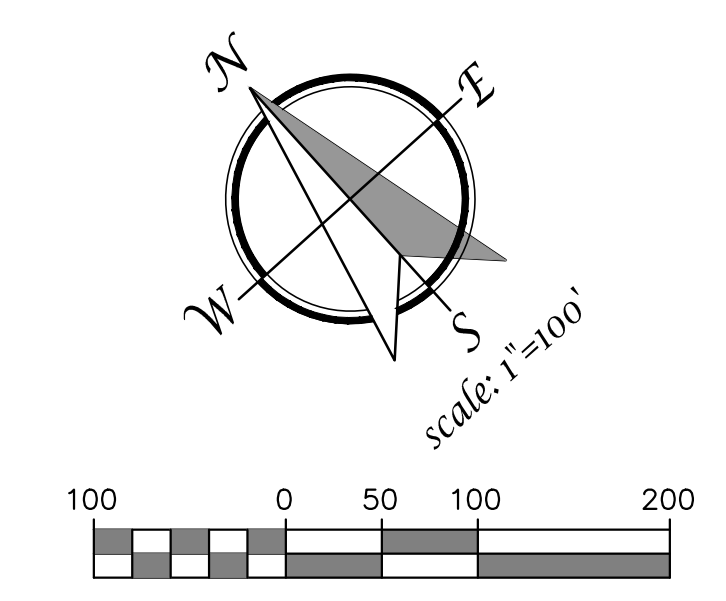
**USE**  
 MIXED USE COMMERCIAL CENTER

**ZONING**  
 PD/SA-NC & MI/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 OVERALL SITE PLAN  
 JANUARY 13, 2023

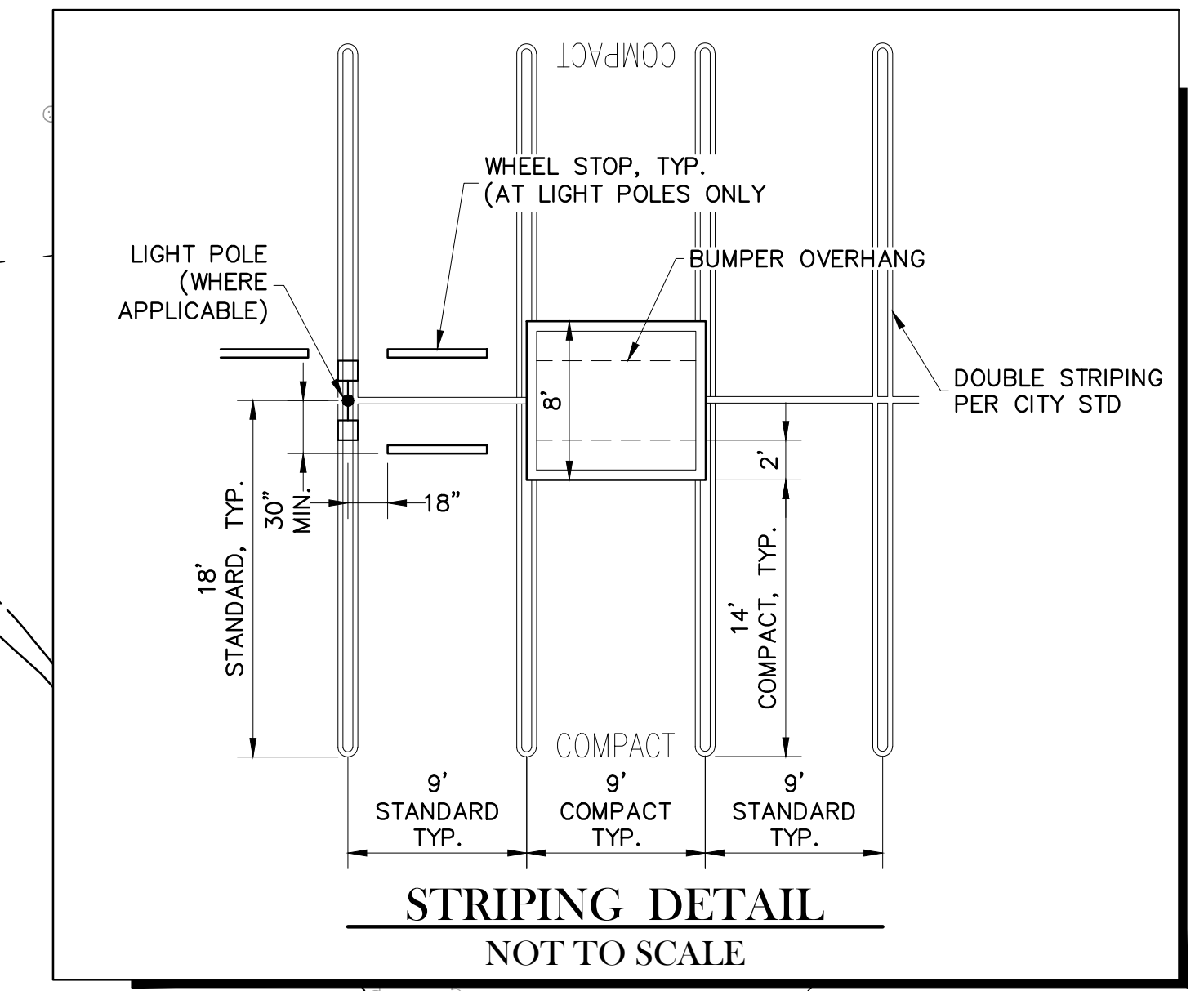
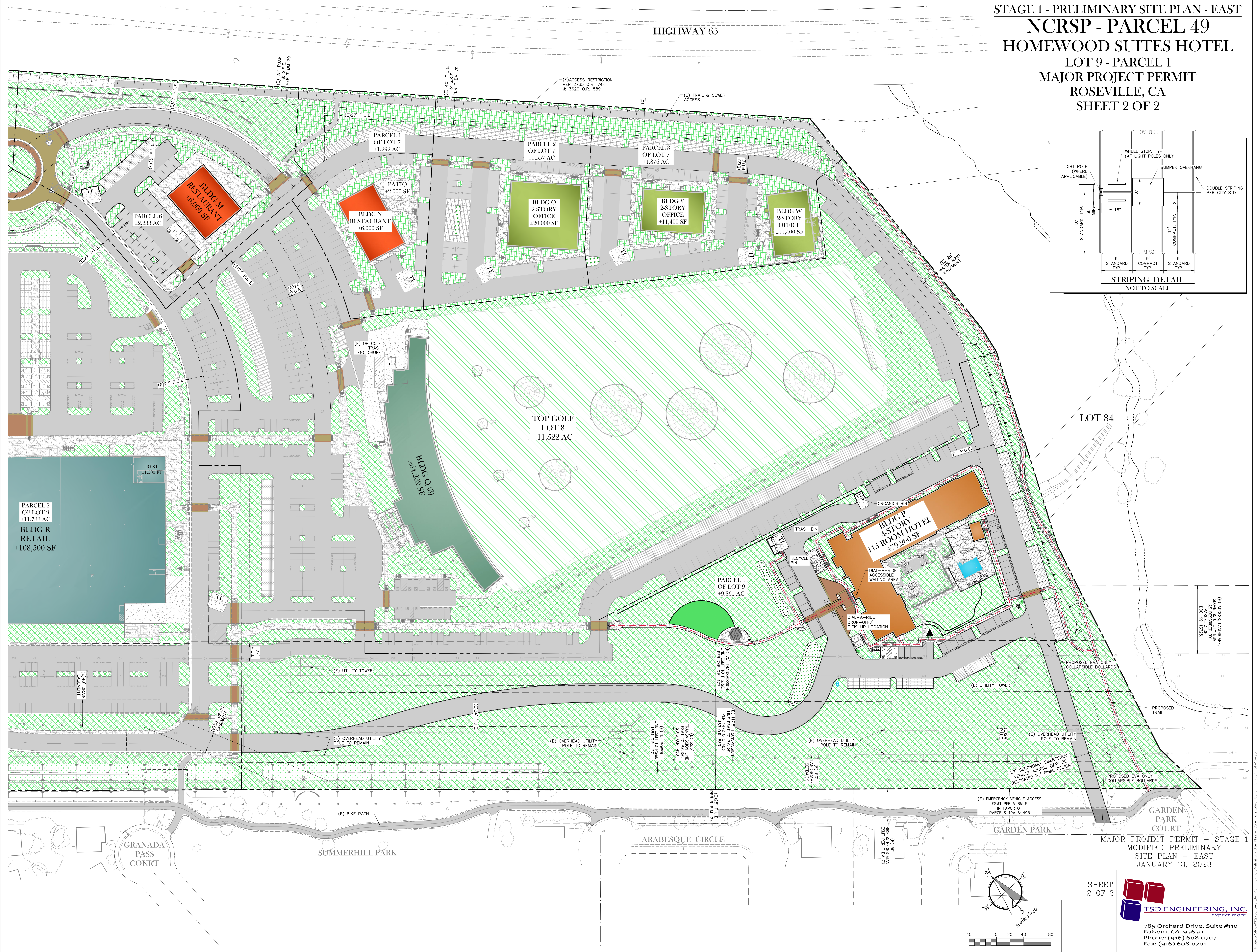
**TSD ENGINEERING, INC.**  
 expect more.

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

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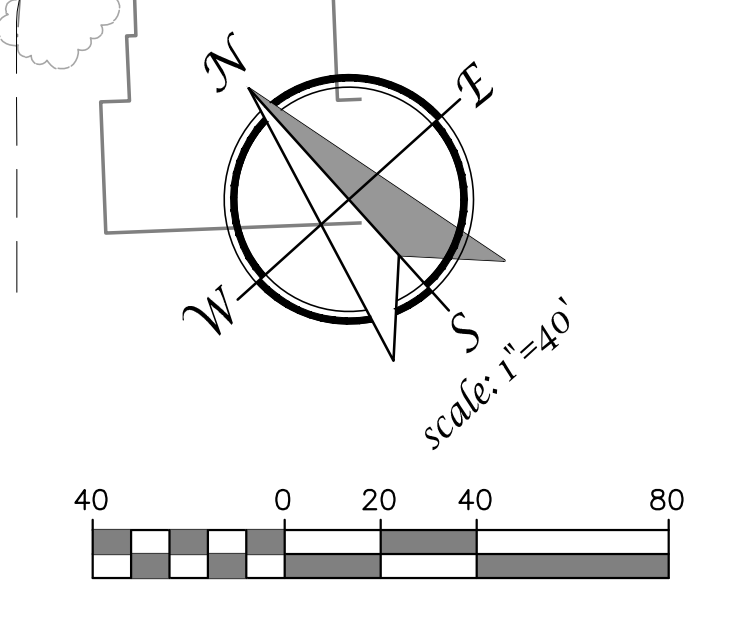


STAGE 1 - PRELIMINARY SITE PLAN - EAST  
**NCRSP - PARCEL 49**  
**HOMEWOOD SUITES HOTEL**  
 LOT 9 - PARCEL 1  
 MAJOR PROJECT PERMIT  
 ROSEVILLE, CA  
 SHEET 2 OF 2



LOT 84

MAJOR PROJECT PERMIT - STAGE 1  
 MODIFIED PRELIMINARY  
 SITE PLAN - EAST  
 JANUARY 13, 2023

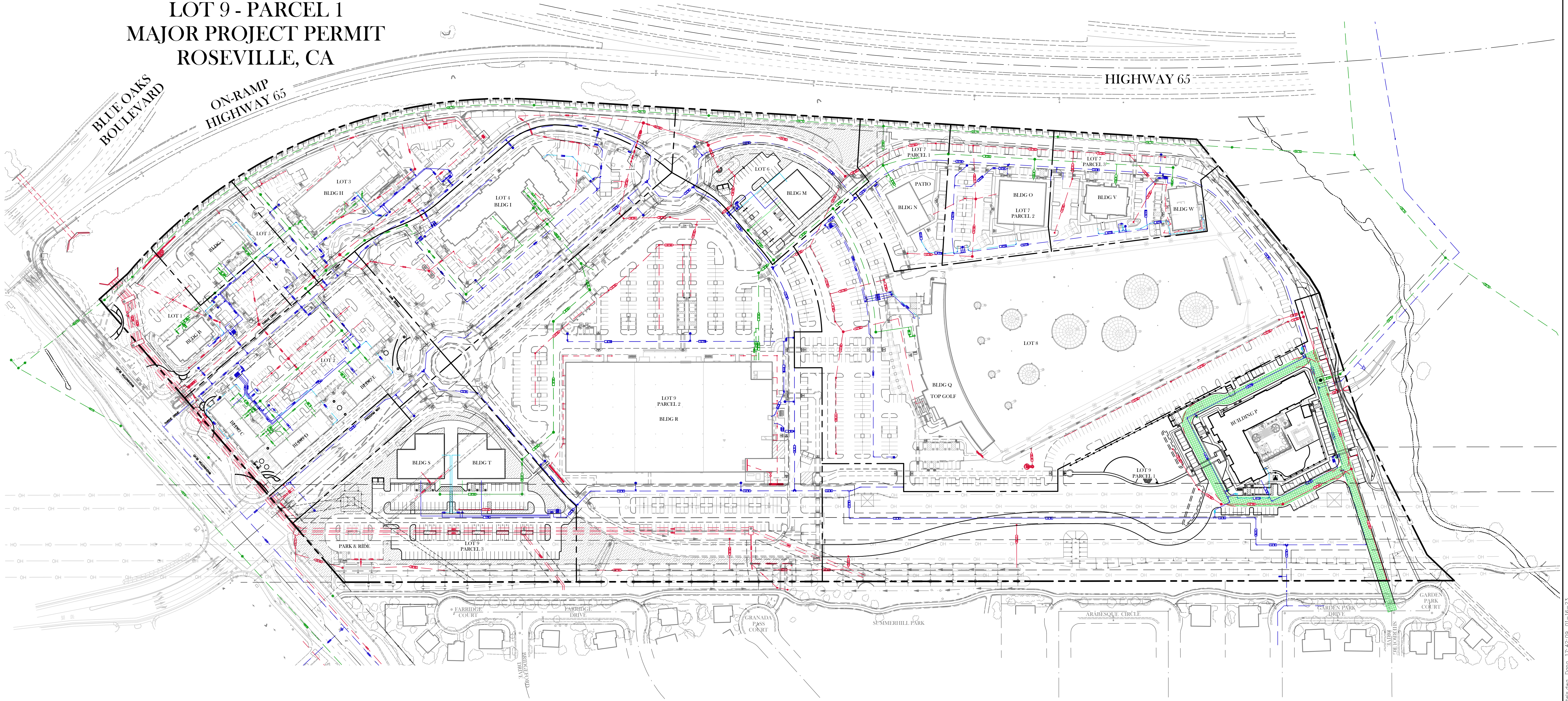


SHEET 2 OF 2

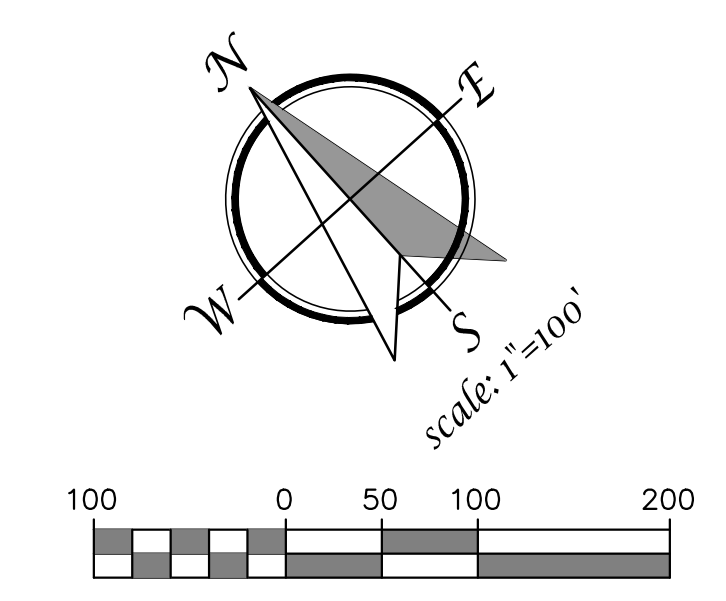
**TSD ENGINEERING, INC.**  
 expect more.  
 785 Orchard Drive, Suite #110  
 Folsom, CA 95630  
 Phone: (916) 608-0707  
 Fax: (916) 608-0701

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STAGE 1 - PRELIMINARY SITE PLAN  
**NCRSP - PARCEL 49**  
**HOMESWOOD SUITES HOTEL**  
 LOT 9 - PARCEL 1  
 MAJOR PROJECT PERMIT  
 ROSEVILLE, CA



PRELIMINARY UTILITY PLAN  
 JANUARY 13, 2023

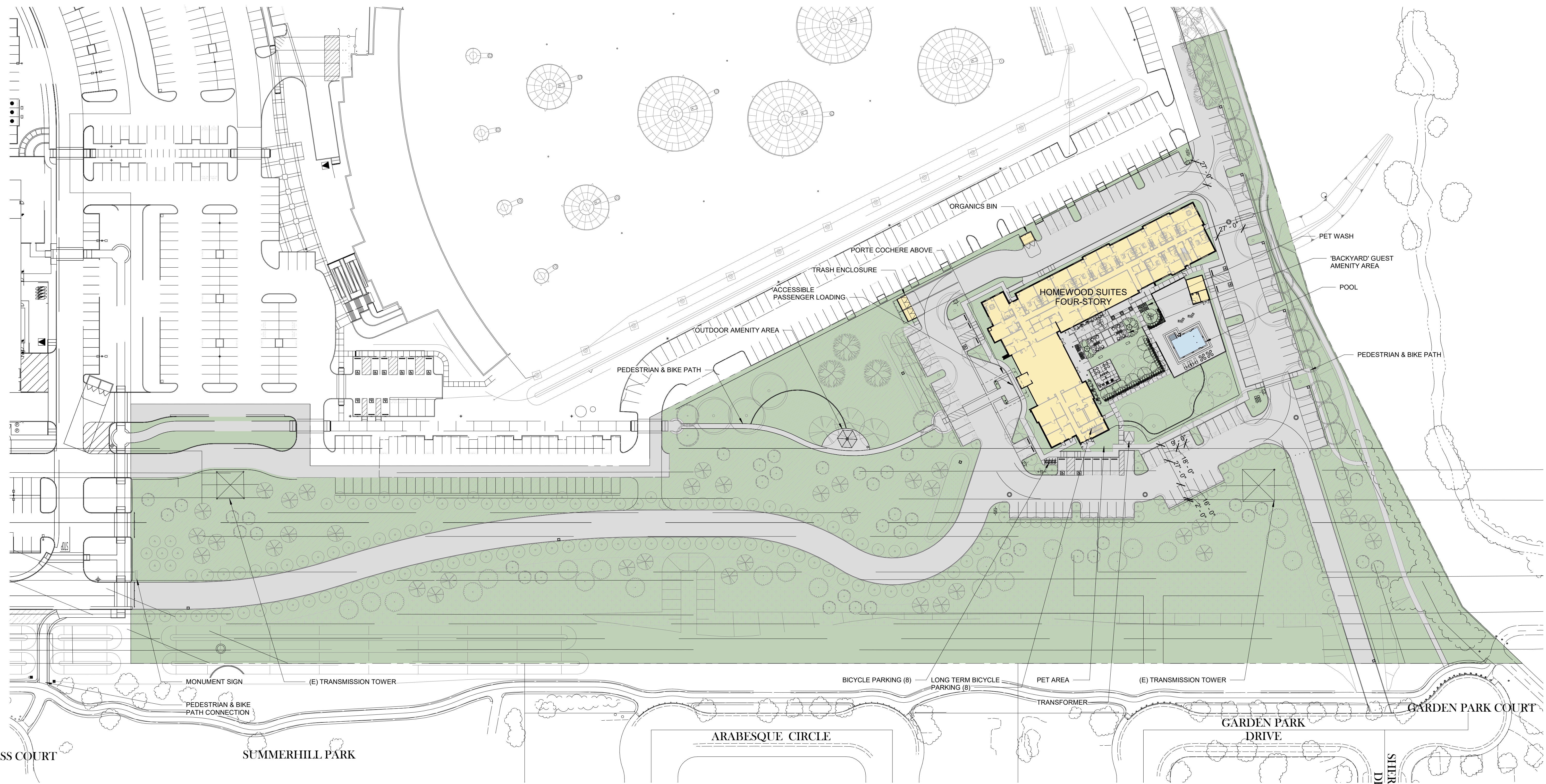


**TSD ENGINEERING, INC.**  
 expect more.  
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 Phone: (916) 608-0707  
 Fax: (916) 608-0701

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① SITE PLAN  
1" = 50'-0"

