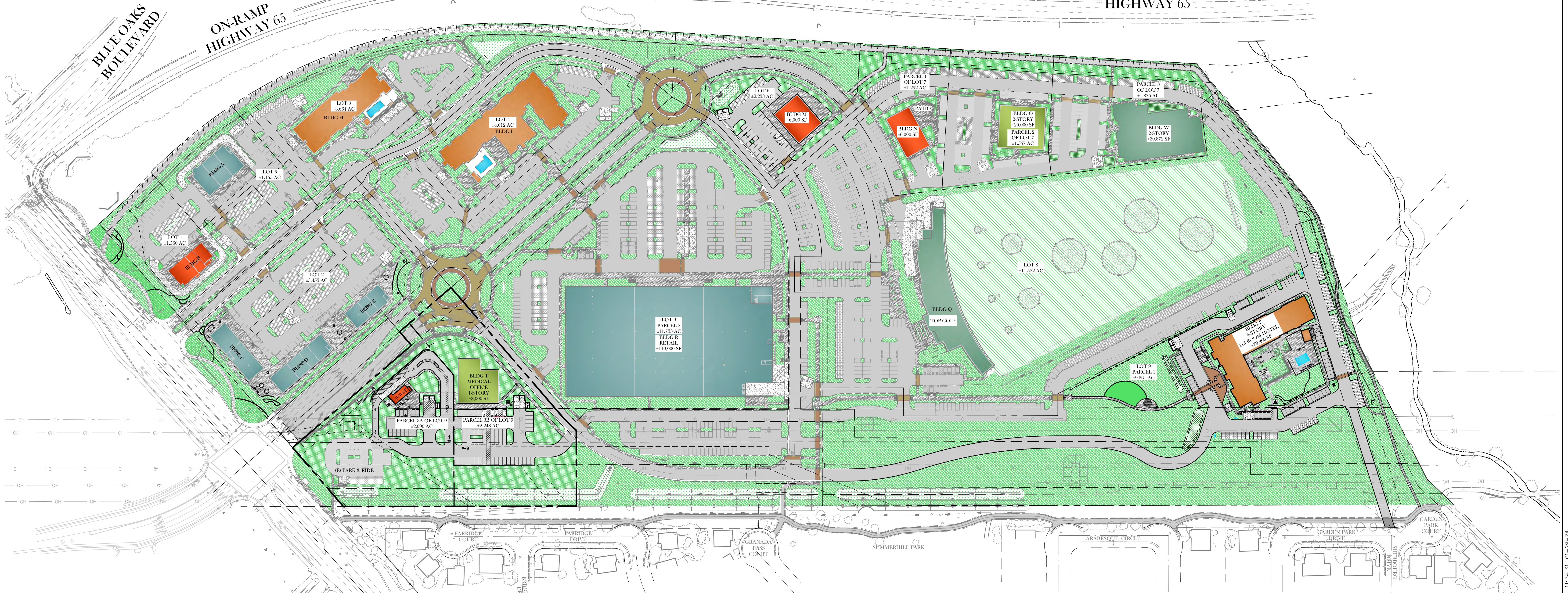


STAGE 1 - PRELIMINARY SITE PLAN  
**NCRSP - PARCEL 49**  
**DUTCH BROS. & BLDG T**  
 LOT 9 - PARCEL 3  
 MAJOR PROJECT PERMIT  
 ROSEVILLE, CA

**PC EXHIBIT B-1**



**PARCEL 49 PARKING SUMMARY**

Space	Use	Storages	Approx. SQ. FT.	Parking Ratio	Total Required	Total Provided
A	Restaurant/Fast Food	1	2,290	1/200	46	46
A	Retail	1	2,290	1/200	8	7
A	Retail	1	2,100	1/200	7	7
B	Restaurant/Fast Food	1	2,500	1/200	50	50
B	Retail	1	2,500	1/200	8	8
C	Restaurant	1	2,000	1/200	20	20
C	Retail	1	4,000	1/200	33	33
D	Restaurant	1	1,375	1/200	34	34
D	Retail	1	1,375	1/200	11	11
E	Restaurant	1	2,500	1/200	25	25
E	Retail	1	2,000	1/200	7	7
H	Hotel (107 rooms)	4	63,692	1 per room	107	104
H	Hotel (104 rooms)	4	73,875	1 per room	104	110
M	Restaurant	1	6,000	1/200	60	51
N	Restaurant	1	6,000	1/200	60	60
O	Office	2	20,000	1/250 (both Bldgs)	72	72
W	Indoor Recreation	2	30,872	207	75	75
P	Hotel (115 rooms)	4	77,000	1 per room	115	118
Q	Outdoor Recreation (Top Golf)	3	64,232		439	421
R	Retail	1	308,500	1/200	362	362
R	Restaurant	1	1,500	1/200	85	85
S	Coffee w/ Drive Thru	1	950	1/100	10	12
T	Medical Office	1	8,000	1/150	94	94
Additional Parking Spaces (Park & Ride)					27	27
<b>SITE TOTALS:</b>				<b>493,711</b>	<b>1792</b>	<b>1776</b>

**NCRSP - PARCEL 49 FLOOR AREA SUMMARY**

Space	Use	Stories	Approximate SQ. FT.
A	Restaurant/Fast Food	1	2,290
A	Restaurant/Fast Food	1	2,500
C	Restaurant	1	2,000
D	Restaurant	1	1,375
E	Restaurant	1	2,500
M	Restaurant	1	6,000
N	Restaurant	1	6,000
R	Restaurant	1	1,500
S	Restaurant/Coffee w/ Drive Thru	1	950
<b>RESTAURANT TOTAL:</b>			<b>27,115</b>
O	Office	2	20,000
<b>OFFICE TOTAL:</b>			<b>20,000</b>
T	Medical Office	1	8,000
<b>MEDICAL OFFICE TOTAL:</b>			<b>8,000</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
R	Retail	1	308,500
<b>RETAIL TOTAL:</b>			<b>324,825</b>
H	Hotel (107 rooms)	4	63,692
I	Hotel (104 rooms)	4	73,875
P	Hotel (115 rooms)	4	77,000
<b>HOTEL TOTAL:</b>			<b>214,567</b>
Q	Outdoor Recreation (Top Golf)	3	64,232
W	Indoor Recreation (Alpine)	2	30,872
<b>RECREATION TOTAL:</b>			<b>95,104</b>
<b>SITE TOTALS:</b>			<b>493,711</b>

**PARCEL 49 PROJECT SUMMARY**

**OWNER**  
 FREEDOM 1911, LLC  
 3345 SWETZER ROAD  
 LOOMIS, CA 95650  
 ATTN: JOHN STEWART  
 johns@livestonproperties.com

**DEVELOPER**  
 FREEDOM 1911, LLC  
 3345 SWETZER ROAD  
 LOOMIS, CA 95650  
 ATTN: JOHN STEWART  
 johns@livestonproperties.com

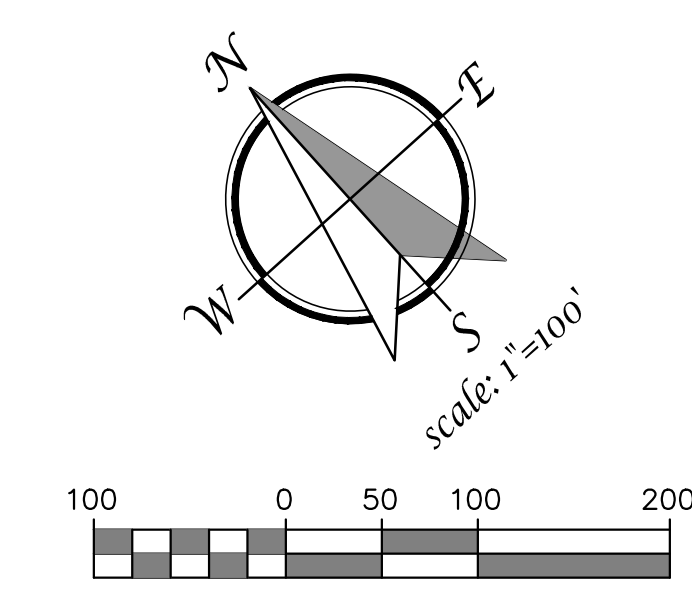
**ENGINEER**  
 TSD ENGINEERING, INC.  
 785 ORCHARD DR #110  
 FOLSOM, CA 95630  
 ATTN: CASEY FEICKERT  
 cfeickert@tsdeng.com  
 916-608-0707

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

LOT	APN	EXISTING	PROPOSED	USE
LOT 1	363-022-021	+1,560 AC		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)
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 3A	363-022-027	+4,333 AC		
LOT 9 PARCEL 3B			+2,090 AC	
			+2,243 AC	

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

**NUMBER OF LOTS**  
 13 EXISTING LOTS  
 14 PROPOSED LOTS



PRELIMINARY OVERALL SITE PLAN  
 JANUARY 29, 2024

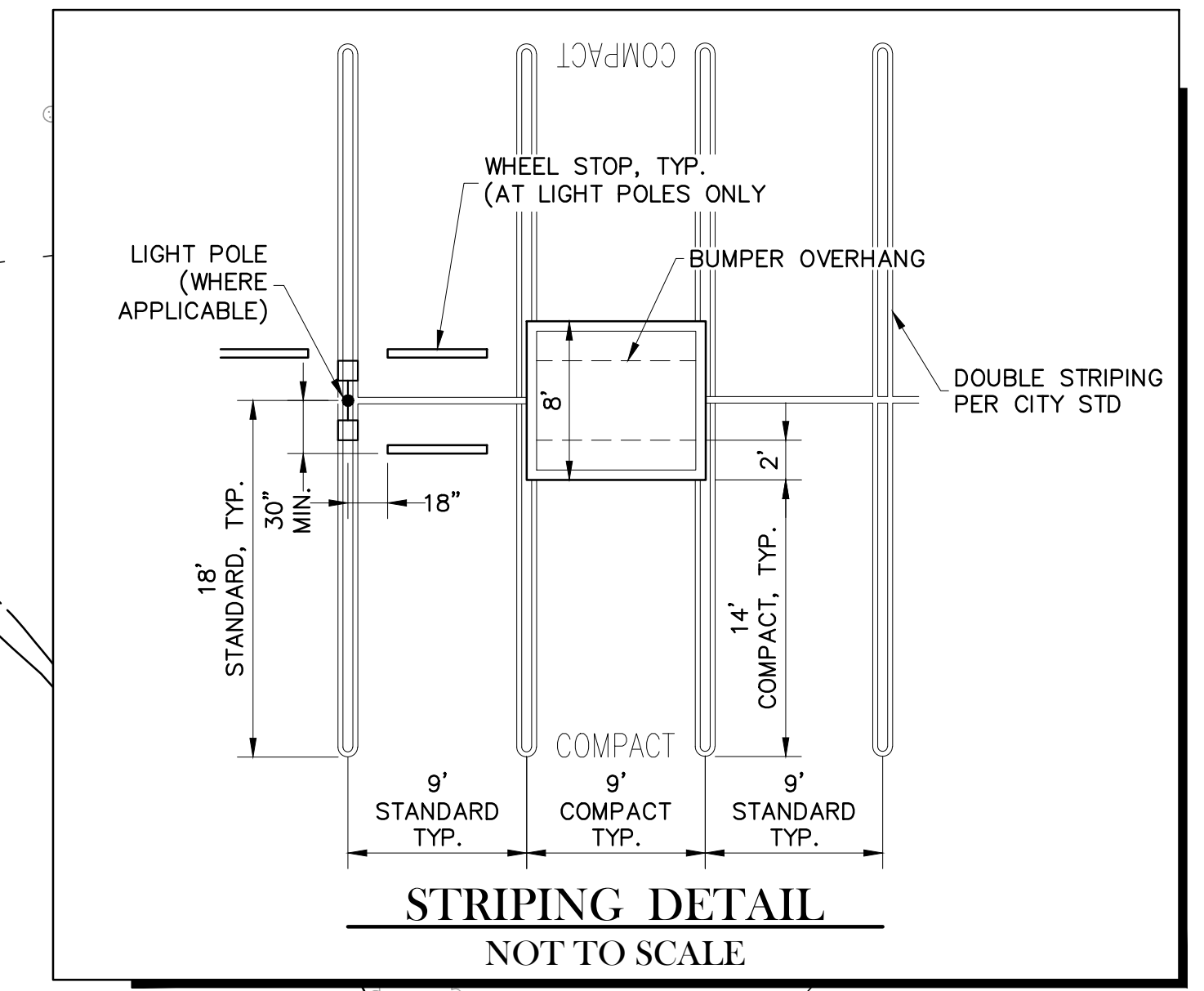
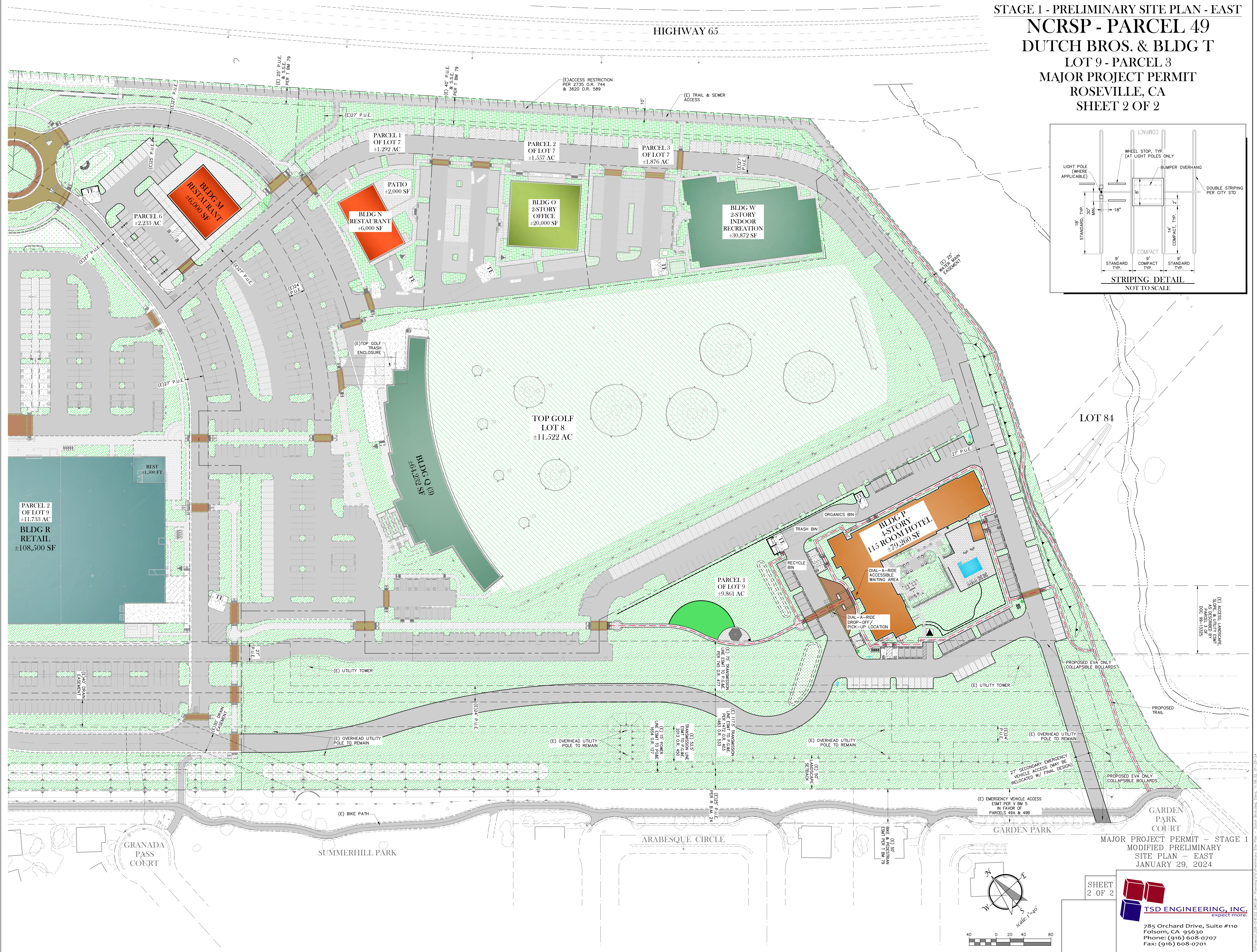
**TSD ENGINEERING, INC.**  
 expect more.

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

P:\Projects\228-018\02\_DWG\3- Planning\VIC\Preliminary Site Plan - Dutch Bros.dwg, Date: 11-30-23, 01-29-24

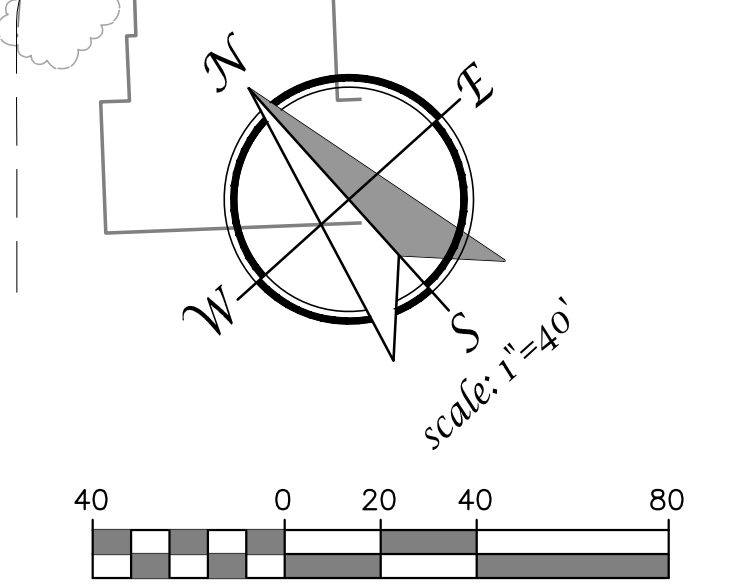


STAGE 1 - PRELIMINARY SITE PLAN - EAST  
**NCRSP - PARCEL 49**  
**DUTCH BROS. & BLDG T**  
 LOT 9 - PARCEL 3  
 MAJOR PROJECT PERMIT  
 ROSEVILLE, CA  
 SHEET 2 OF 2



LOT 84

MAJOR PROJECT PERMIT - STAGE 1  
 MODIFIED PRELIMINARY  
 SITE PLAN - EAST  
 JANUARY 29, 2024



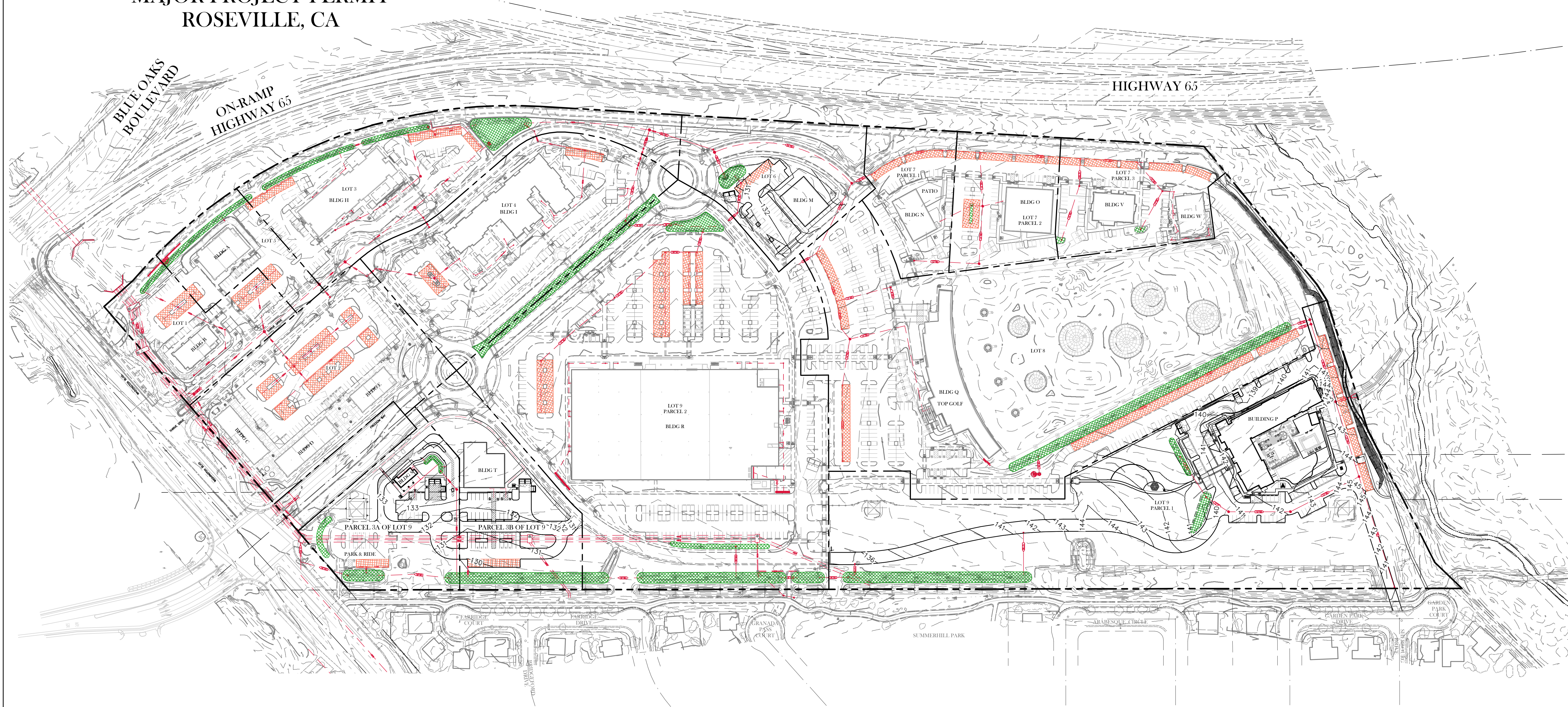
SHEET  
 2 OF 2

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

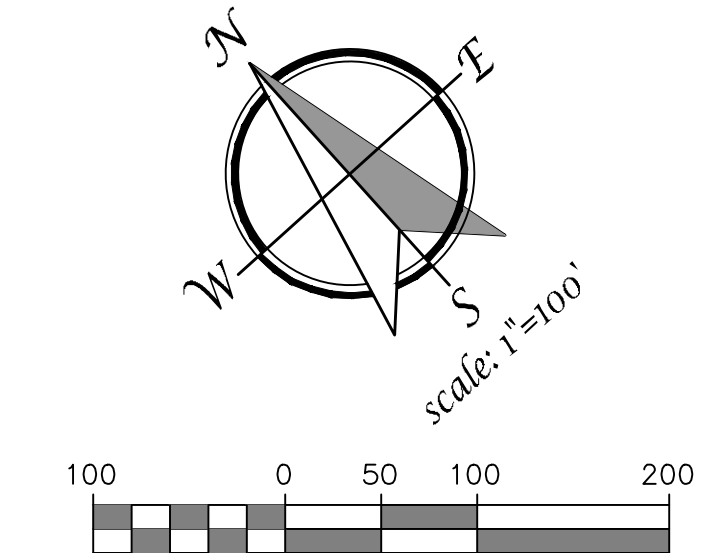
785 Orchard Drive, Suite #110  
 Folsom, CA 95630  
 Phone: (916) 608-0707  
 Fax: (916) 608-0701

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STAGE 1 - PRELIMINARY GRADING PLAN  
**NCRSP - PARCEL 49**  
**DUTCH BROS. & BLDG T**  
 LOT 9 - PARCEL 3  
 MAJOR PROJECT PERMIT  
 ROSEVILLE, CA



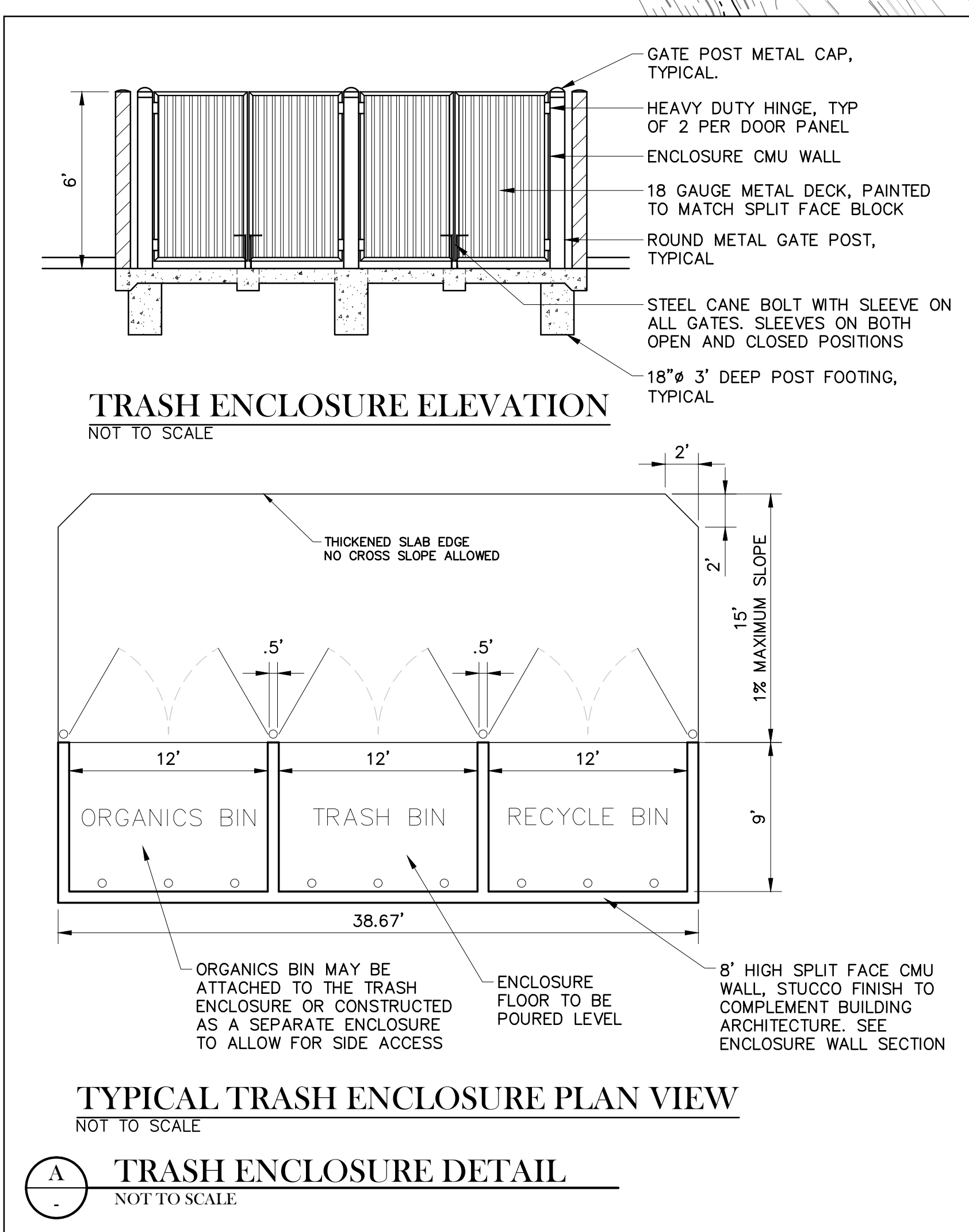
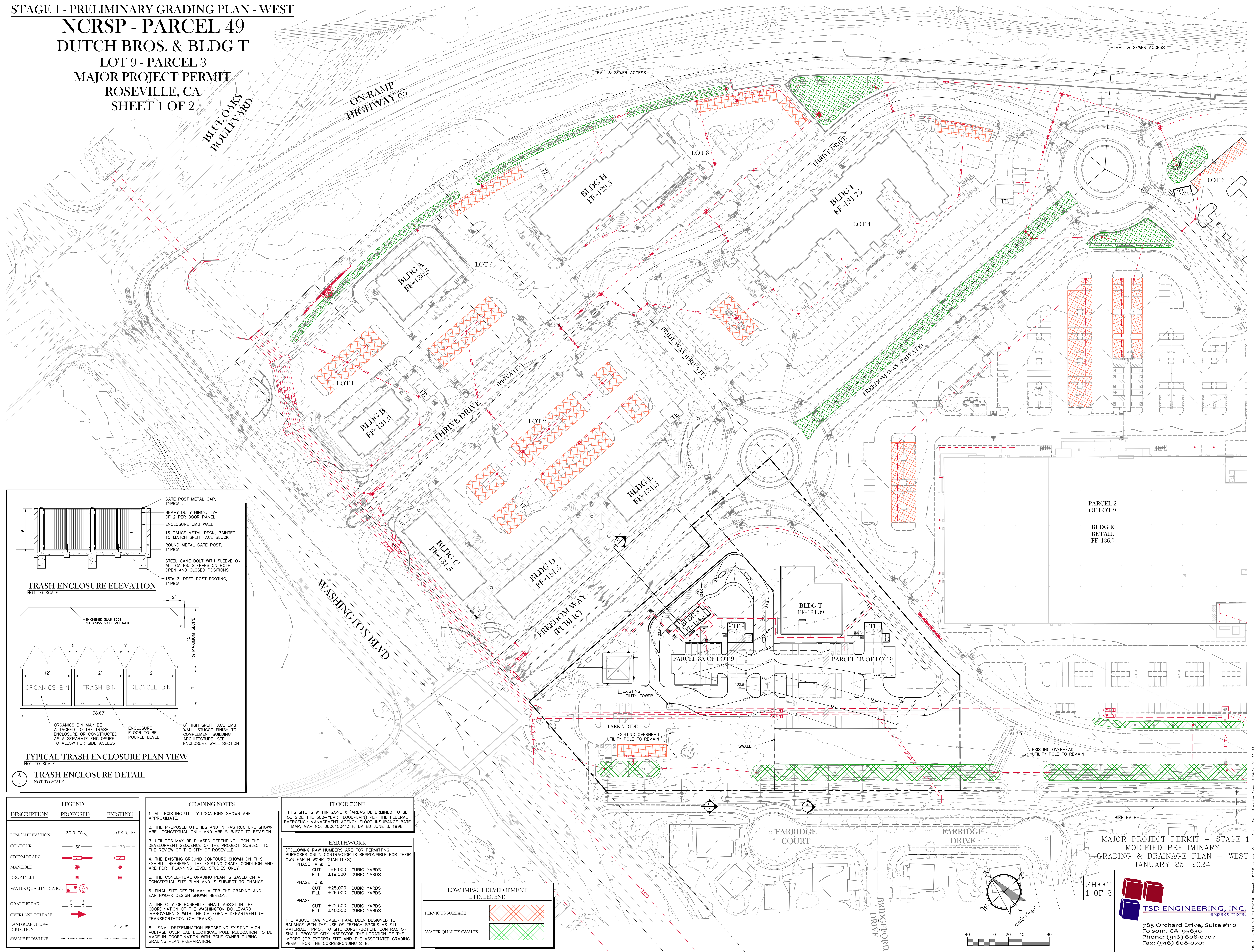
PRELIMINARY  
 GRADING & DRAINAGE PLAN  
 MARCH 31, 2023



**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 GRADING PLAN - WEST  
**NCRSP - PARCEL 49**  
**DUTCH BROS. & BLDG T**  
 LOT 9 - PARCEL 3  
 MAJOR PROJECT PERMIT  
 ROSEVILLE, CA  
 SHEET 1 OF 2



DESCRIPTION	PROPOSED	EXISTING
DESIGN ELEVATION	130.0 FG	(98.0) FF
CONTOUR	— 130 —	— 130 —
STORM DRAIN	— 12.5 —	— 12.5 —
MANHOLE	●	●
PROP INLET	■	■
WATER QUALITY DEVICE	■	■
GRADE BREAK	≡≡≡	≡≡≡
OVERLAND RELEASE	→	→
LANDSCAPE FLOW DIRECTION	→	→
SWALE FLOWLINE	—	—

- GRADING NOTES**
1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
  2. THE PROPOSED UTILITIES AND INFRASTRUCTURE SHOWN ARE CONCEPTUAL ONLY AND ARE SUBJECT TO REVISION.
  3. UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
  4. THE EXISTING GROUND CONTOURS SHOWN ON THIS EXHIBIT REPRESENT THE EXISTING GRADE CONDITION AND ARE FOR PLANNING LEVEL STUDIES ONLY.
  5. THE CONCEPTUAL GRADING PLAN IS BASED ON A CONCEPTUAL SITE PLAN AND IS SUBJECT TO CHANGE.
  6. FINAL SITE DESIGN MAY ALTER THE GRADING AND EARTHWORK DESIGN SHOWN HEREON.
  7. THE CITY OF ROSEVILLE SHALL ASSIST IN THE COORDINATION OF THE WASHINGTON BOULEVARD IMPROVEMENTS WITH THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS).
  8. FINAL DETERMINATION REGARDING EXISTING HIGH VOLTAGE OVERHEAD ELECTRICAL POLE RELOCATION TO BE MADE IN COORDINATION WITH POLE OWNER DURING GRADING PLAN PREPARATION.

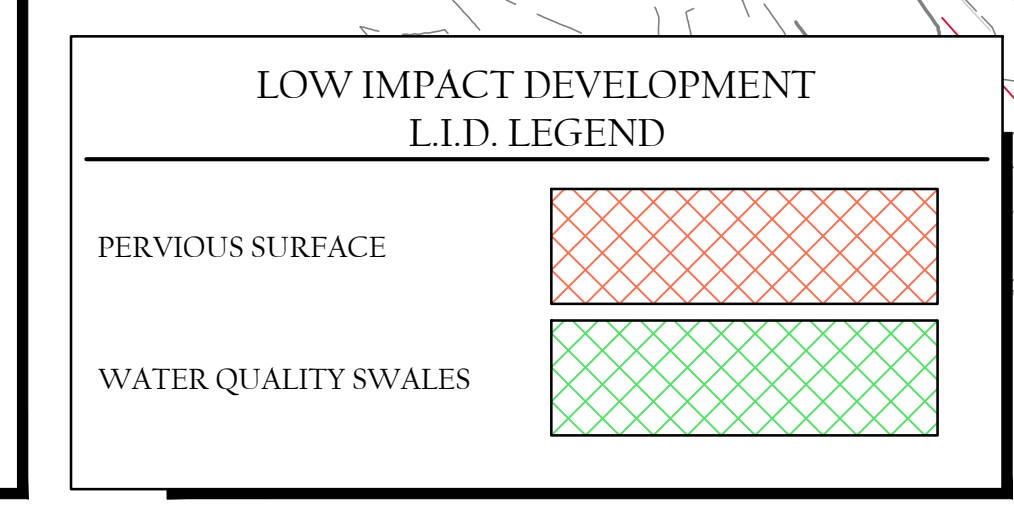
**FLOOD ZONE**

THIS SITE IS WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 060610413 F, DATED JUNE 8, 1998.

**EARTHWORK**  
(FOLLOWING RAW NUMBERS ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR THEIR OWN EARTH WORK QUANTITIES)

PHASE IIA & IIB	CUT: ±8,000 CUBIC YARDS
	FILL: ±19,000 CUBIC YARDS
PHASE IIC & III	CUT: ±25,000 CUBIC YARDS
	FILL: ±26,000 CUBIC YARDS
PHASE III	CUT: ±22,500 CUBIC YARDS
	FILL: ±40,500 CUBIC YARDS

THE ABOVE RAW NUMBER HAVE BEEN DESIGNED TO BALANCE WITH THE USE OF TRENCH SPOILS AS FILL MATERIAL. PRIOR TO SITE CONSTRUCTION, CONTRACTOR SHALL PROVIDE CITY INSPECTOR THE LOCATION OF THE IMPORT (OR EXPORT) SITE AND THE ASSOCIATED GRADING PERMIT FOR THE CORRESPONDING SITE.



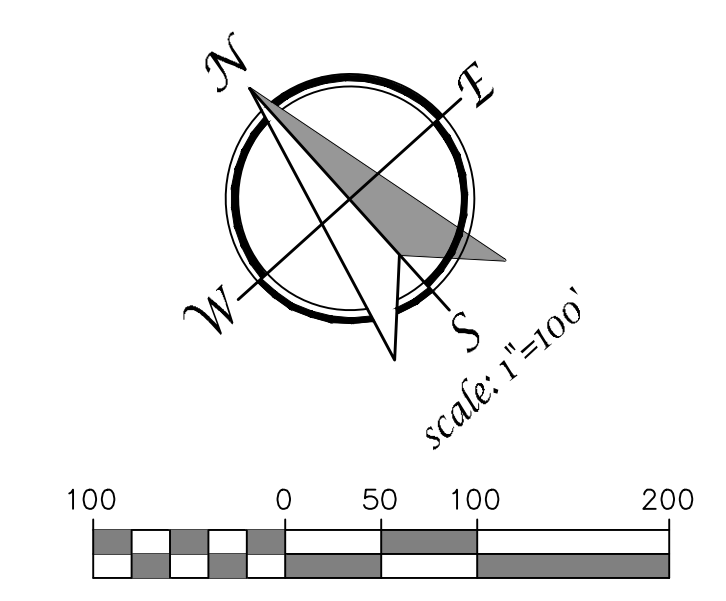
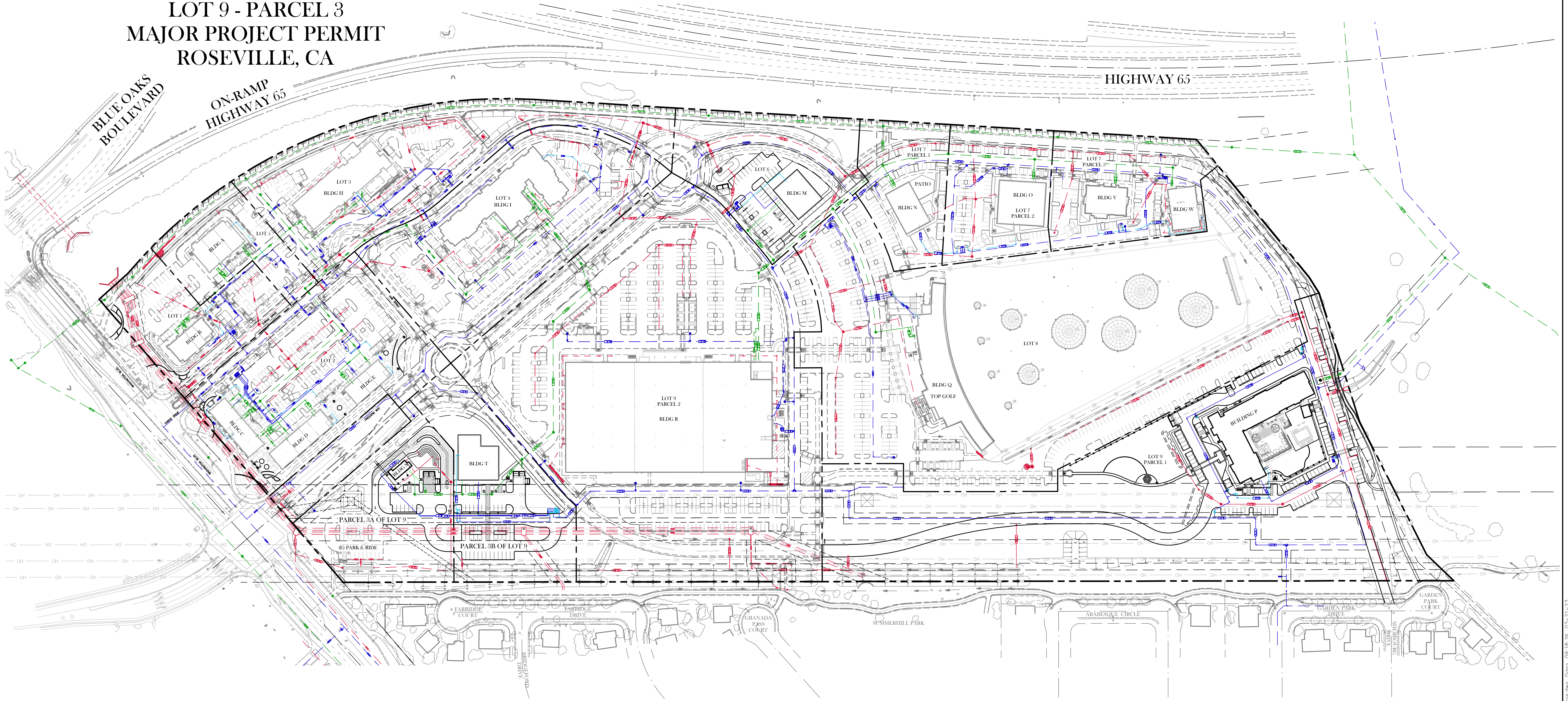
MAJOR PROJECT PERMIT - STAGE 1  
 MODIFIED PRELIMINARY  
 GRADING & DRAINAGE PLAN - WEST  
 JANUARY 25, 2024

SHEET  
 1 OF 2

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

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

STAGE 1 - PRELIMINARY UTILITY PLAN  
**NCRSP - PARCEL 49**  
**DUTCH BROS. & BLDG T**  
 LOT 9 - PARCEL 3  
 MAJOR PROJECT PERMIT  
 ROSEVILLE, CA



PRELIMINARY UTILITY PLAN  
 MARCH 31, 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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**NCRSP - PARCEL 49**

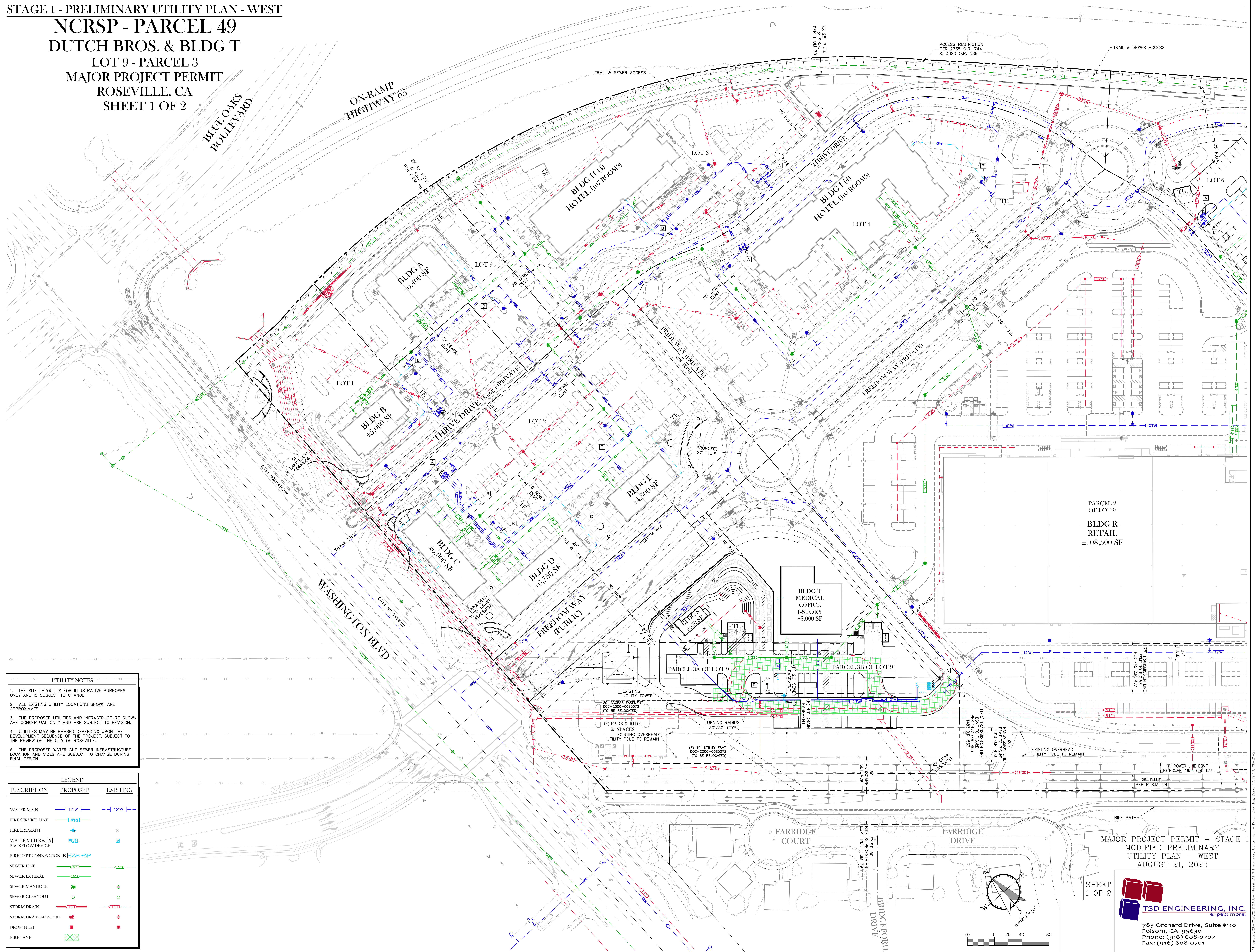
**DUTCH BROS. & BLDG T**

LOT 9 - PARCEL 3

MAJOR PROJECT PERMIT

ROSEVILLE, CA

SHEET 1 OF 2



- UTILITY NOTES**
1. THE SITE LAYOUT IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
  2. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
  3. THE PROPOSED UTILITIES AND INFRASTRUCTURE SHOWN ARE CONCEPTUAL ONLY AND ARE SUBJECT TO REVISION.
  4. UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
  5. THE PROPOSED WATER AND SEWER INFRASTRUCTURE LOCATION AND SIZES ARE SUBJECT TO CHANGE DURING FINAL DESIGN.

LEGEND		
DESCRIPTION	PROPOSED	EXISTING
WATER MAIN		
FIRE SERVICE LINE		
FIRE HYDRANT		
WATER METER & BACKFLOW DEVICE		
FIRE DEPT CONNECTION		
SEWER LINE		
SEWER LATERAL		
SEWER MANHOLE		
SEWER CLEANOUT		
STORM DRAIN		
STORM DRAIN MANHOLE		
DROP INLET		
FIRE LANE		

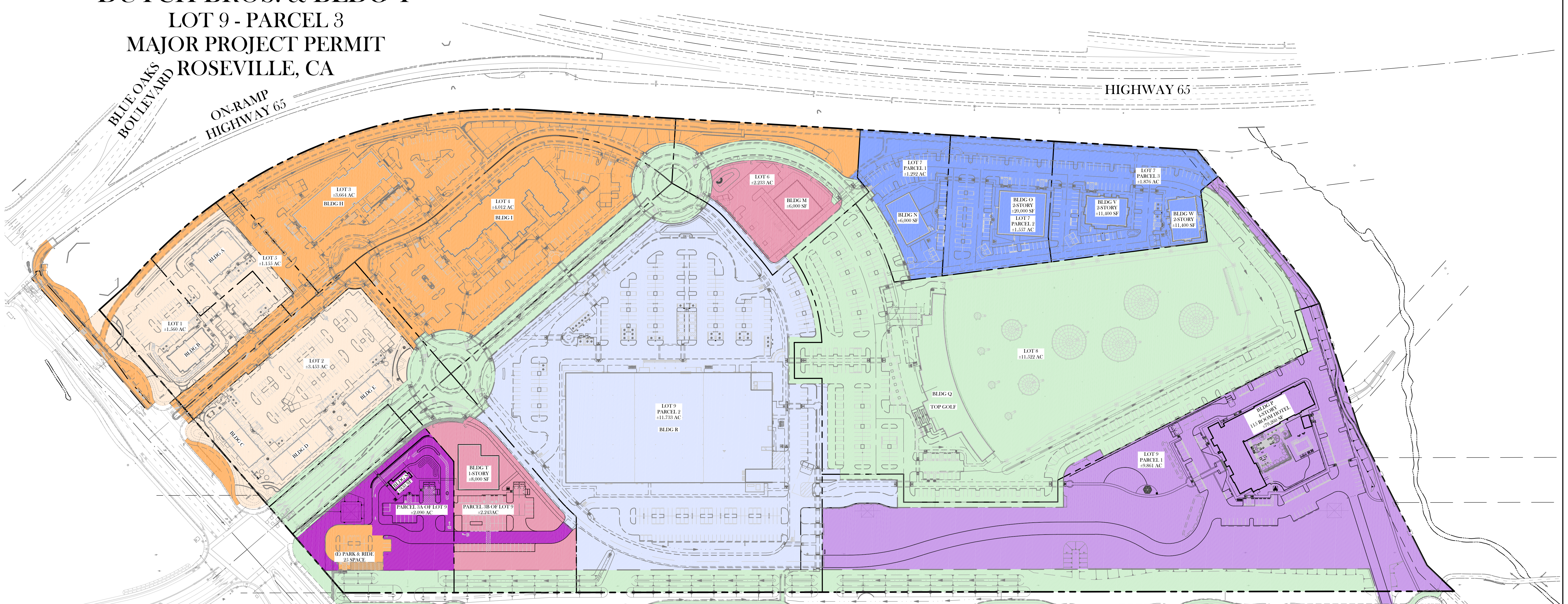
MAJOR PROJECT PERMIT - STAGE 1  
 MODIFIED PRELIMINARY  
 UTILITY PLAN - WEST  
 AUGUST 21, 2023

SHEET 1 OF 2

**TSD ENGINEERING, INC.**  
 expect more

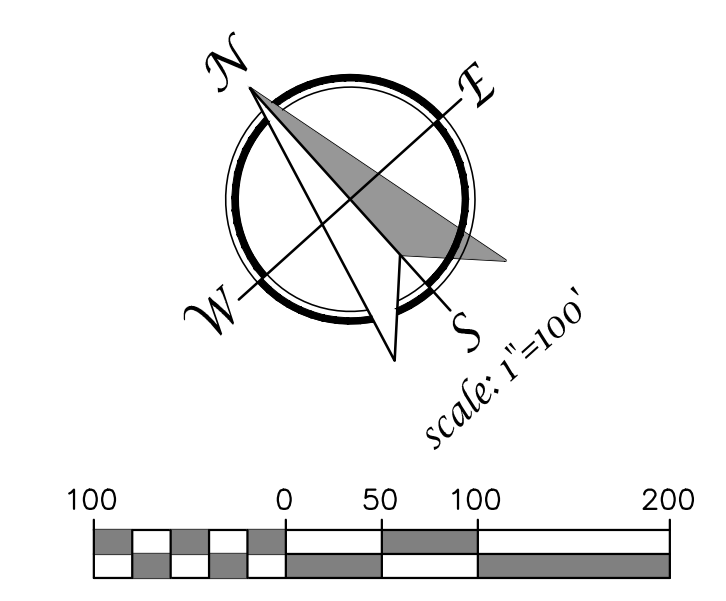
785 Orchard Drive, Suite #110  
 Folsom, CA 95630  
 Phone: (916) 608-0707  
 Fax: (916) 608-0701

STAGE 1 - PRELIMINARY PHASING PLAN  
**NCRSP - PARCEL 49**  
**DUTCH BROS. & BLDG T**  
 LOT 9 - PARCEL 3  
 MAJOR PROJECT PERMIT  
 ROSEVILLE, CA



**PHASING LEGEND**

PHASE	PADS	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 IMP 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 (H,I)	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)	128,990 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	HOTEL (P)	79,260 SF	118 SPACES	BUILDING P IMPROVEMENTS INCLUDING PARKING, LANDSCAPING, UTILITIES, TRAIL EXTENSION
PHASE 3D	RESTAURANT (S)	990 SF	9 SPACES	BUILDINGS S IMPROVEMENTS INCLUDING PARKING, LANDSCAPING, UTILITIES
PHASE 3E	RESTAURANT (M) MEDICAL OFFICE (T)	6,000 SF 8,000 SF	53 SPACES 56 SPACES	BUILDINGS M & T IMPROVEMENTS INCLUDING PARKING, LANDSCAPING, UTILITIES
		487,899 SF	1,775 SPACES	



PRELIMINARY PHASING PLAN  
 AUGUST 21, 2023

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

STAGE 1 - PRELIMINARY PEDESTRIAN PLAN

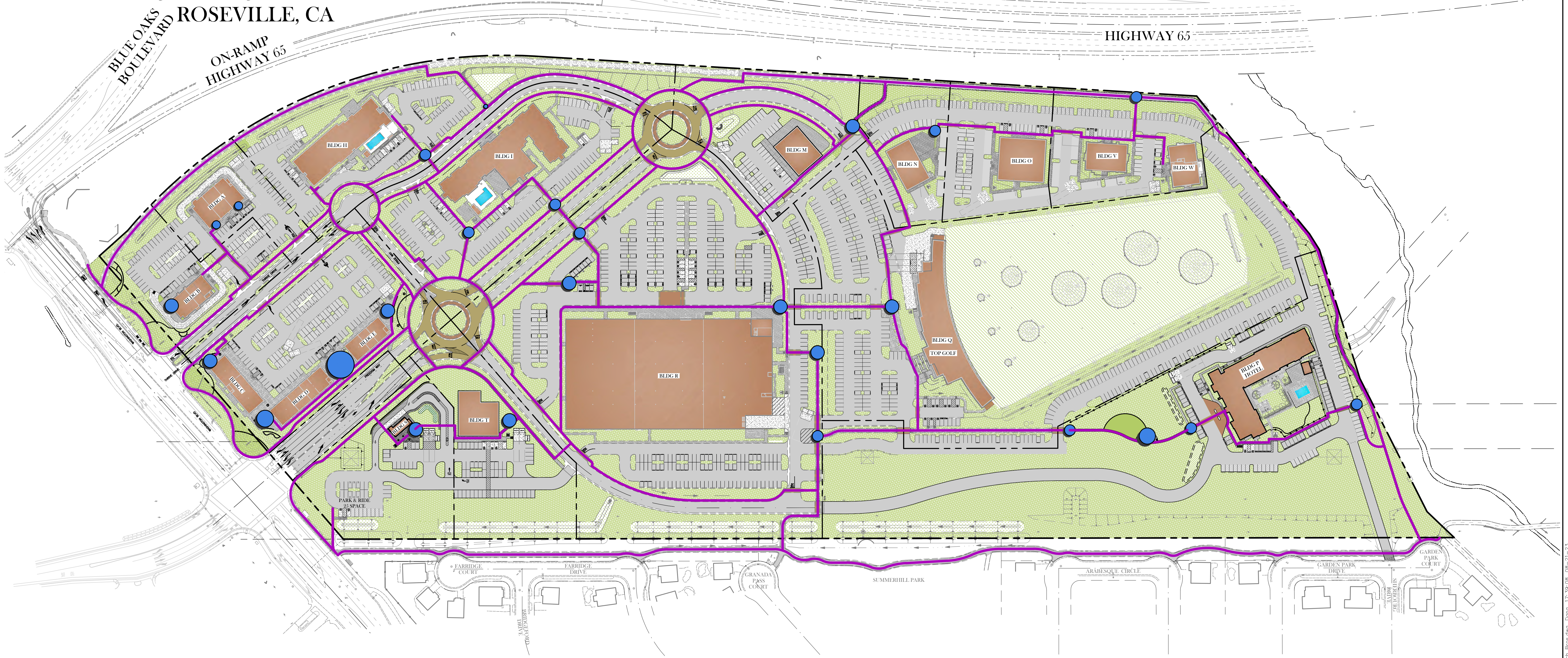
# NCRSP - PARCEL 49

## DUTCH BROS. & BLDG T




LOT 9 - PARCEL 3

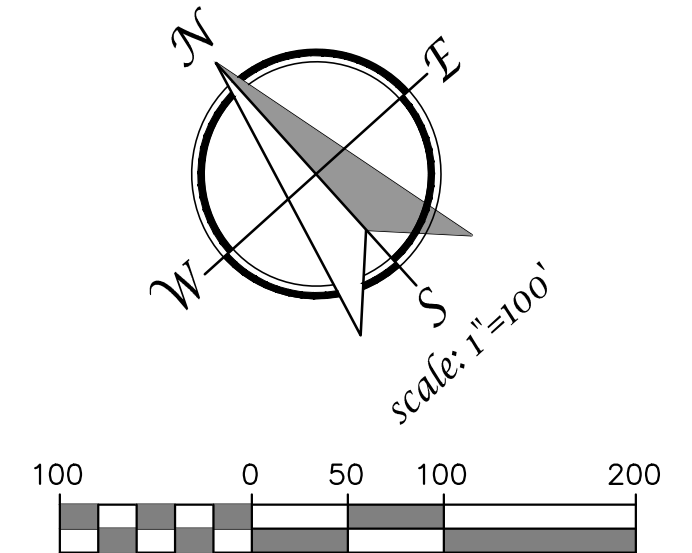
MAJOR PROJECT PERMIT

ROSEVILLE, CA

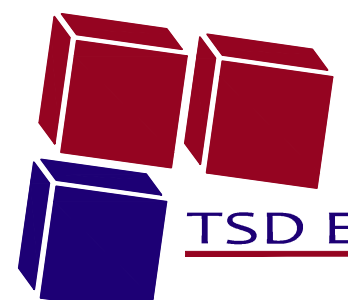


**NCRSP - PARCEL 49  
PEDESTRIAN LEGEND**

-  PEDESTRIAN GATHERING SPACES
-  PEDESTRIAN PATHWAYS
-  LANDSCAPE AREAS



PRELIMINARY PEDESTRIAN PLAN  
AUGUST 21, 2023

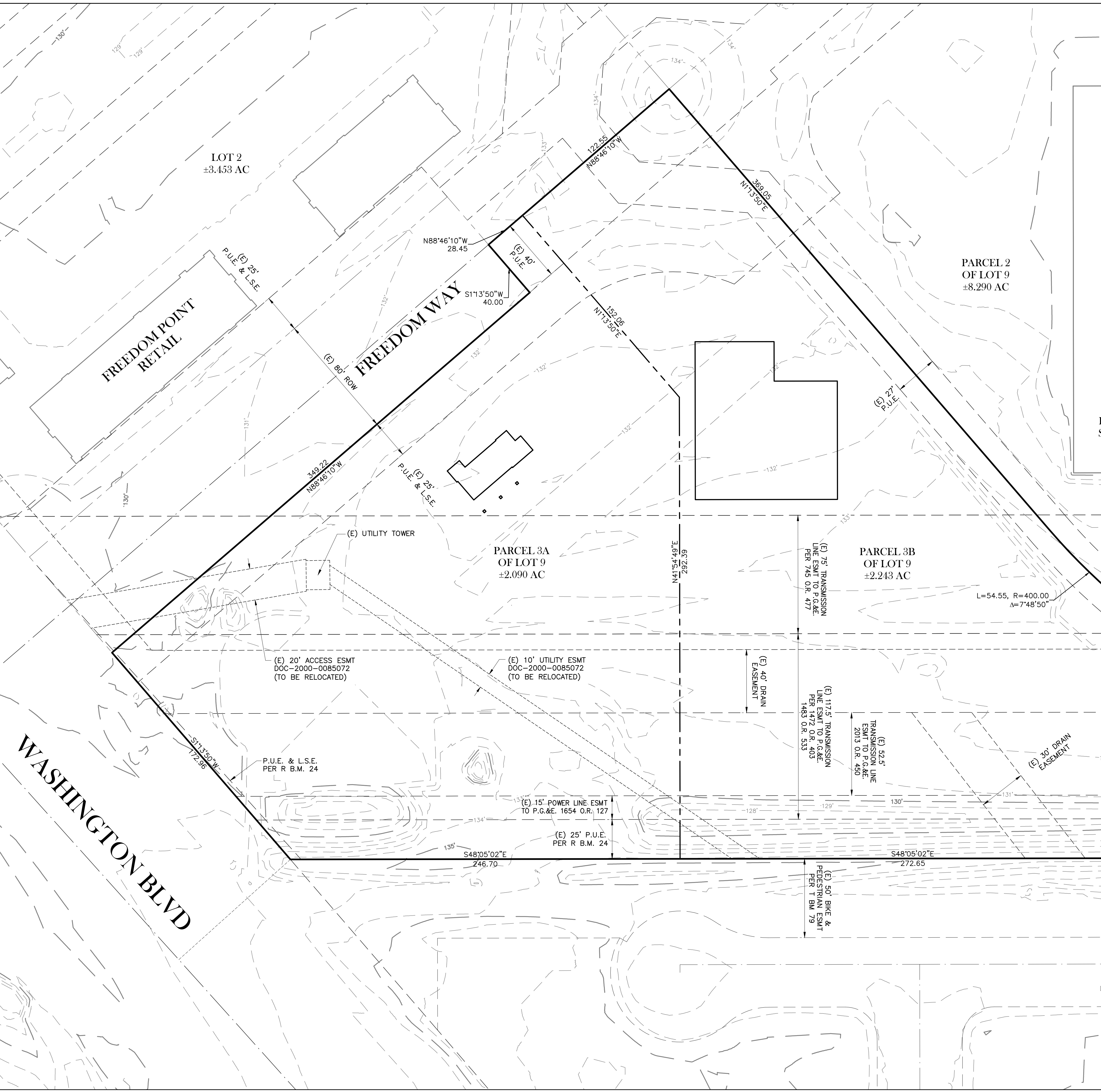


**TSD ENGINEERING, INC.**  
expect more.

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

P:\Projects\228-018\02 DWG\8- Planning\01\01 Preliminary Pedestrian Plan - Dutch Bros.dwg, Date: 17:39:08, 08-21-23

TENTATIVE PARCEL MAP  
 PARCEL 3 OF LOT 9  
**NCRSP - PARCEL 49**  
 MAJOR PROJECT PERMIT - STAGE 1  
 ROSEVILLE, CA



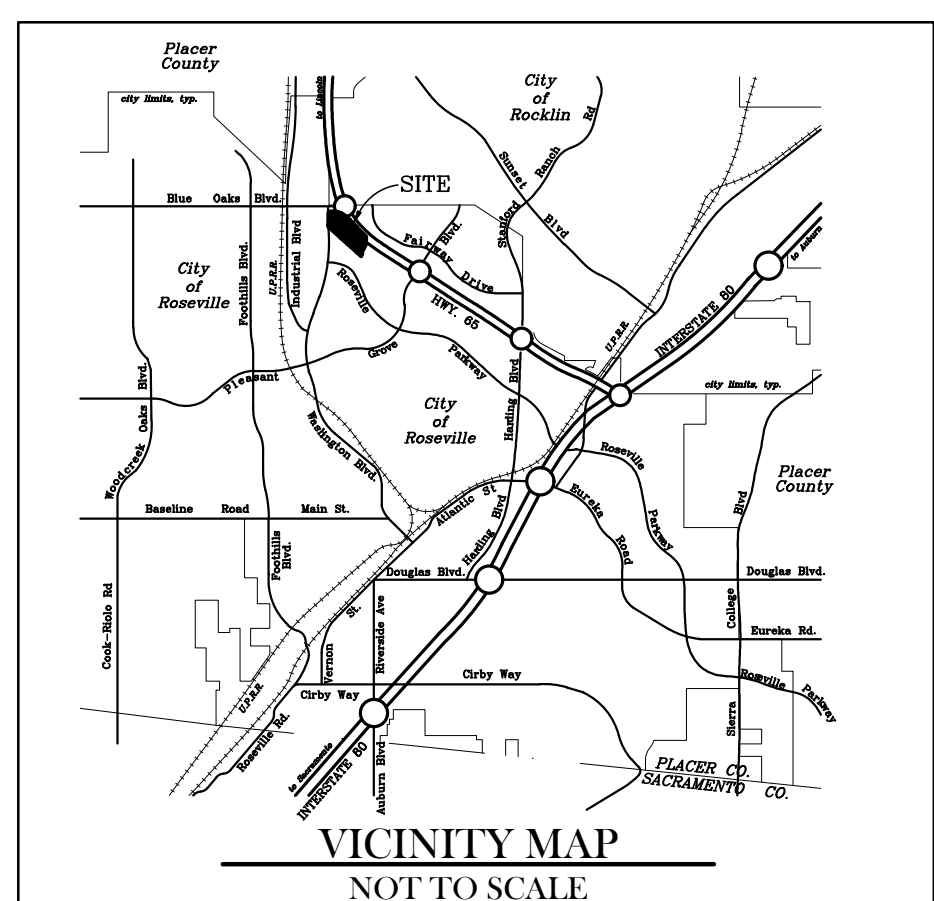
- GENERAL NOTES**
1. THIS TENTATIVE PARCEL MAP SUBDIVIDES PARCEL 49 LOT 9 OF BOOK 00 OF MAPS, AT PAGE 34, RECORDS OF PLACER COUNTY, BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 11 NORTH, RANGE 6 EAST, MOUNT DIABLO MERIDIAN.
  2. PARCEL DIMENSIONS AND ACRES ARE APPROXIMATE.
  3. PARCEL LINES AND AREAS MAY BE ADJUSTED AT THE TIME OF THE FINAL PARCEL MAP PROVIDED NO NEW ADDITIONAL PARCELS ARE CREATED, SUBJECT TO THE APPROVAL OF THE CITY OF ROSEVILLE.
  4. THE FINAL MAPPING AND SUBSEQUENT DEVELOPMENT OF LOTS MAY BE PHASED IN ANY SEQUENCE PROVIDED EACH PHASE PROVIDES FOR ACCESS AND FOR BACKLOGGED INFRASTRUCTURE, SUBJECT TO THE APPROVAL OF THE CITY OF ROSEVILLE.
  5. THE EXTENT OF CONSTRUCTION OF PUBLIC STREETS MAY ALSO BE PHASED, SUBJECT TO THE APPROVAL OF THE CITY OF ROSEVILLE.
  6. PURSUANT TO GOVERNMENT CODE SECTION 66456.1, THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BASED UPON THIS TENTATIVE PARCEL MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS TENTATIVE PARCEL MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE PARCEL MAP.
  7. RECIPROCAL ACCESS, PARKING, DRAINAGE, AND UTILITY INFRASTRUCTURE AGREEMENTS ARE TO BE RECORDED WITH THE FILING OF EACH PARCEL MAP RELATING TO THIS TENTATIVE PARCEL MAP.
  8. EASEMENTS TO ACCOMMODATE NEW PUBLIC UTILITY DEVELOPMENT, OR OTHER SIMILAR MAPPING REQUIREMENTS NEEDED TO ACCOMPLISH THE FINAL DESIGN MAY BE ADDED PRIOR TO EACH FINAL MAP BASED ON THIS TENTATIVE PARCEL MAP.

**PROJECT SUMMARY**

<b>OWNER</b> FREEDOM1911, LLC 3345 SWETZER ROAD LOOMIS, CA 95650 ATTN: JOHN STEWART johns@livestoneproperties.com	<b>ASSESSORS PARCEL NO &amp; LOT AREA</b> APN EXISTING PROPOSED LOT 9 PARCEL 3 363-022-027 +4.333 AC NA LOT 9 PARCEL 3A +2.090 AC LOT 9 PARCEL 3B +2.243 AC
<b>DEVELOPER</b> FREEDOM1911, LLC 3345 SWETZER ROAD LOOMIS, CA 95650 ATTN: JOHN STEWART johns@livestoneproperties.com	<b>NUMBER OF PARCELS</b> 1 EXISTING PARCEL 2 PROPOSED PARCELS
<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> COFFEE WITH DRIVE THRU MEDICAL OFFICE
	<b>ZONING</b> PD5A-NC
	<b>LAND USE</b> GENERAL PLAN DESIGNATION LI (LIGHT INDUSTRIAL) NCRSP SPECIFIC PLAN LI (LIGHT INDUSTRIAL)

**SERVICE PROVIDERS**

<b>PARKS &amp; RECREATION DISTRICT</b> CITY OF ROSEVILLE (916) 772-7239	<b>GAS</b> PG&E (916) 386-5722
<b>SCHOOL DISTRICT</b> ROSEVILLE CITY SCHOOL DISTRICT (916) 771-1600 ROSEVILLE JOINT UNION HIGH SCHOOL (916) 786-2051	<b>ELECTRIC</b> ROSEVILLE ELECTRIC (916) 797-6937
<b>WATER</b> CITY OF ROSEVILLE (916) 774-5750	<b>TELEPHONE</b> CONSOLIDATED COMMUNICATIONS (916) 780-8000
<b>SANITARY SEWER</b> CITY OF ROSEVILLE (916) 774-5750	<b>CABLE</b> COMCAST 1 (800) 266-2278
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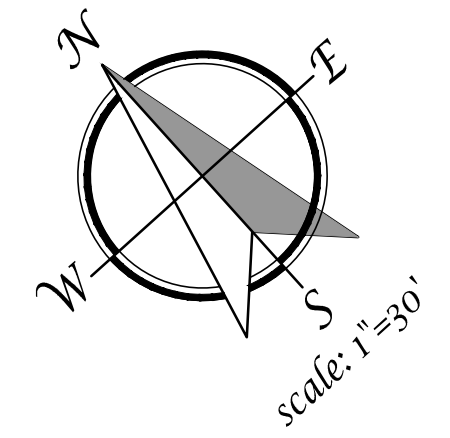


LIVING SPACES

PARCEL 2  
OF LOT 9  
±8.290 AC

PARCEL 3A  
OF LOT 9  
±2.090 AC

PARCEL 3B  
OF LOT 9  
±2.243 AC



TENTATIVE PARCEL MAP  
MARCH 31, 2023

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

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