



# PC EXHIBIT P

**EUREKA DEVELOPEMENT CO, LLC**  
 1508 EUREKA ROAD, SUITE 1745  
 ROSEVILLE, CA 95661

REV	DATE	DESCRIPTION

## STONE POINT CENTER REQUIRED PARKING

1,706 STALLS  
 224 STALL PARKING REDUCTION  
 (GRANTED 2/1/2012)  
**1,482 STALLS REQUIRED**

## STONE POINT CENTER PROPOSED PARKING

1,446 EXISTING/PROPOSED STALLS  
 40 FUTURE STALLS  
**1,486 TOTAL OVERALL STALLS**

**RSC ENGINEERING**  
 1420 Rocky Ridge Drive, Suite 150  
 Roseville, CA 95661  
 Ph: 916.788.2884 Fax: 916.788.4408

PROJECT NO:	330-002
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng

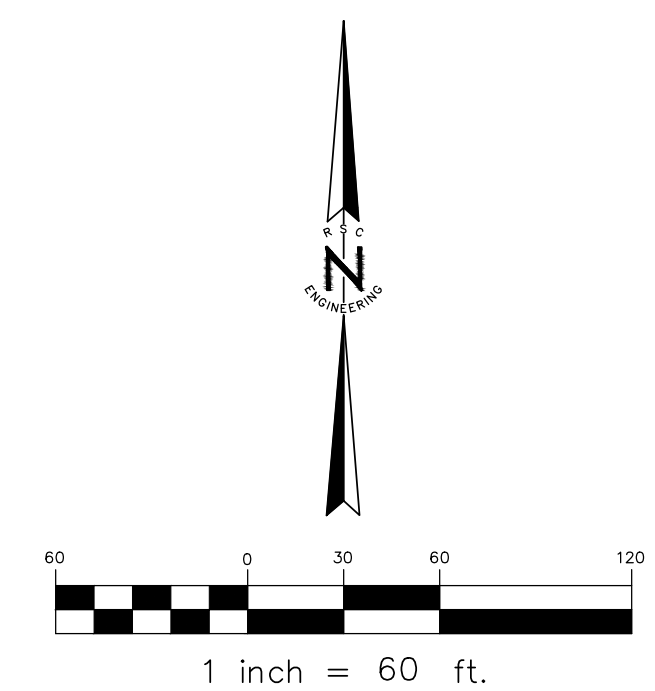
**PRELIMINARY PLANS FOR  
STONEPOINT HOTEL AND OFFICE**

1470 STONE POINT DRIVE  
 ROSEVILLE, CA 95661

SHEET TITLE  
**STONE POINT  
PARKING  
PLAN**

SHEET NO.  
**PP1**  
 11 OF 12

DATE: OCTOBER 23, 2025



CITY OF ROSEVILLE APPROVAL

DRAWING: P:\330-002 (Prelim) StonePoint\330002\_PP1.dwg  
 USER: MORTON Date: 10/23/2025 11:57 AM  
 PLOT DATE: 10/23/2025 11:57 AM

# PC EXHIBIT P

## STONE POINT PARKING TABULATIONS

PHASE I - EXISTING						
Building	Suite	Use	Square Footage		Parking Load	Total Parking
			Gross Measured	Net Leasable	Parking Ratio	Required (By Use)
G		Electrical Room	159		1:200	0.8
	100	Bloom Coffee	1,643	1,643	1:100	16.4
	110	Gold Rush Nails	1,257	1,257	1:300	4.2
	120	Massage Envy	3,021	3,021	1:300	10.1
	140	Vacant	1,494	1,494	1:300	5.0
	150	Uncle Dumping	1,515	1,515	1:100	15.2
	160	Vacant	1,208	1,208	1:100	12.1
	170	Building Kidz of Roseville - East	2,916	2,916	1/employee + 1:8	9.0
			<b>13,213</b>	<b>13,054</b>		<b>72.7</b>
1475 Eureka Road						
Building	Suite	Use	Gross Measured	Net Leasable	Parking Ratio	Required (By Use)
H		Electrical Room	161		1:200	0.8
	100	Costa Vida	3,136	3,136	1:100	31.4
	120	Vacant	5,446	5,446	1:100	54.5
			<b>8,743</b>	<b>8,582</b>		<b>86.6</b>
1465 Eureka Road						
Building	Suite	Use	Gross Measured	Net Leasable	Parking Ratio	Required (By Use)
J		Electrical Room	174		1:200	0.9
	100	Vacant	2,974	2,974	1:100	29.7
		Outdoor Seating		328	1:100	3.3
	120	Blue Nami	3,554	3,554	1:100	35.5
		Outdoor Seating		302	1:100	3.0
	140	My Thai Kitchen	2,674	2,674	1:100	26.7
		Outdoor Seating		234	1:100	2.3
			<b>9,376</b>	<b>10,066</b>		<b>101.5</b>
1455 Eureka Road						
Building	Suite	Use	Gross Measured	Net Leasable	Parking Ratio	Required (By Use)
K		Electrical Room	169		1:200	0.8
		Paul Martin's	7,385	7,385	1:100	73.9
	120	Fit Eats	788	788	1:200	3.9
			<b>8,342</b>	<b>8,173</b>		<b>78.6</b>
<b>TOTAL PHASE I EXISTING</b>						<b>339.5</b>

PHASE II - EXISTING						
Building	Use		Square Footage		Parking Load	Total Parking
			Gross Measured	Net Leasable	Parking Ratio	Required (By Use)
D	Office	1st Floor	9,950	9,181	1:250	36.7
E	Office	1st Floor	10,972	9,480	1:150	37.9
F	Office	1st Floor	10,497	8,056		
		2nd Floor	10,966	7,752		
		Total	21,463	15,808	1:250	63.2
						<b>137.9</b>
<b>TOTAL PHASE II EXISTING</b>						<b>137.9</b>
<b>PHASE I AND II CUMULATIVE TOTAL</b>						<b>477.4</b>

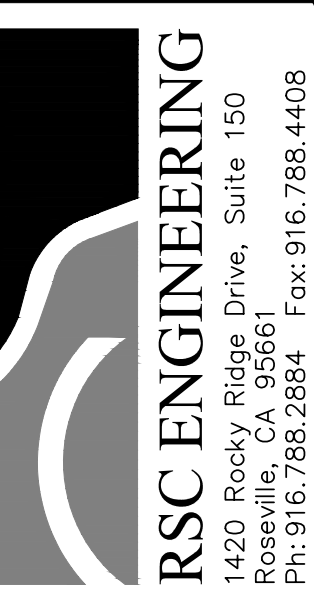
PHASE III - EXISTING						
Building	Use		Square Footage		Parking Load	Total Parking
			Gross Measured	Net Leasable	Parking Ratio	Required (By Use)
B	Office	1st Floor	23,468	17,771		
		2nd Floor	23,928	19,960		
		3rd Floor	25,322	22,028		
		4th Floor	25,322	22,227		
		5th Floor	25,322	22,228		
			123,362	104,214	1:250	416.9
						<b>416.9</b>
<b>TOTAL PHASE III EXISTING</b>						<b>416.9</b>
<b>PHASE I, II AND III CUMULATIVE TOTAL</b>						<b>894.2</b>

PHASE IV - FUTURE						
Building	Use		Square Footage		Parking Load	Total Parking
			Gross Measured	Net Leasable	Parking Ratio	Required (By Use)
A	Office	1st Floor	24,090	19,382		
		2nd Floor	25,322	20,693		
		3rd Floor	25,366	23,069		
		4th Floor	25,366	23,069		
		5th Floor	25,366	23,069		
			125,510	109,282	1:250	437.1
						<b>437.1</b>
<b>TOTAL PHASE IV FUTURE</b>						<b>437.1</b>
<b>PHASE I, II, III AND IV CUMULATIVE TOTAL</b>						<b>1,331.3</b>

PHASE V - FUTURE						
Building	Use		Square Footage		Parking Load	Total Parking
			Gross Measured	Net Leasable	Parking Ratio	Required
C	Office	1st Floor	20,876	20,876		
		2nd Floor	20,876	20,876		
		3rd Floor	20,876	20,876		
		Total	62,628	62,628	1:250	250.5
	Hotel	4 Story	124	Rooms	1 Stall/1 Room	124.0
						<b>374.5</b>
<b>TOTAL PHASE V FUTURE</b>						<b>374.5</b>
<b>REQUIRED PROJECT CUMULATIVE TOTAL</b>						<b>1,705.9</b>
<b>PARKING REDUCTION GRANTED 2/1/2012</b>						<b>-224.0</b>
<b>TOTAL PARKING REQUIRED AFTER REDUCTION</b>						<b>1,481.9</b>
<b>PROVIDED PROJECT CUMULATIVE TOTAL</b>						<b>1,486</b>

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1470 STONE POINT DRIVE  
ROSEVILLE, CA 95661

SHEET TITLE  
**STONE POINT PARKING TABULATION**

SHEET NO.  
**PP2**  
12 OF 12

CITY OF ROSEVILLE APPROVAL

DATE: OCTOBER 23, 2025

X:\133002\_003\Projects\Concept\133002\_PP.dwg  
 USER: MORTON, D  
 PLOT DATE: Oct 23, 2025 - 10:54 AM  
 PLOT SCALE: 1:1  
 PLOT SIZE: 11.00 x 17.00