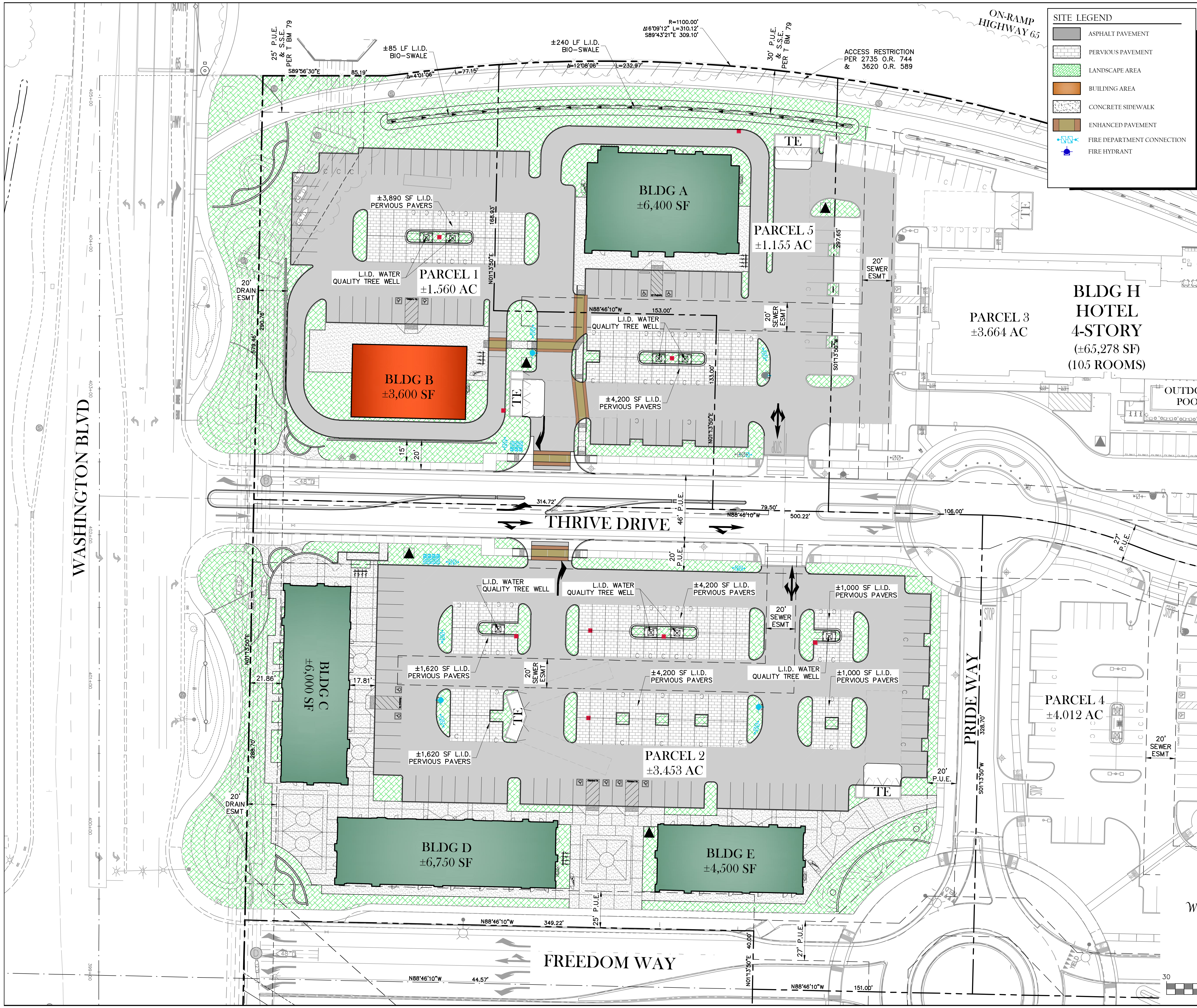
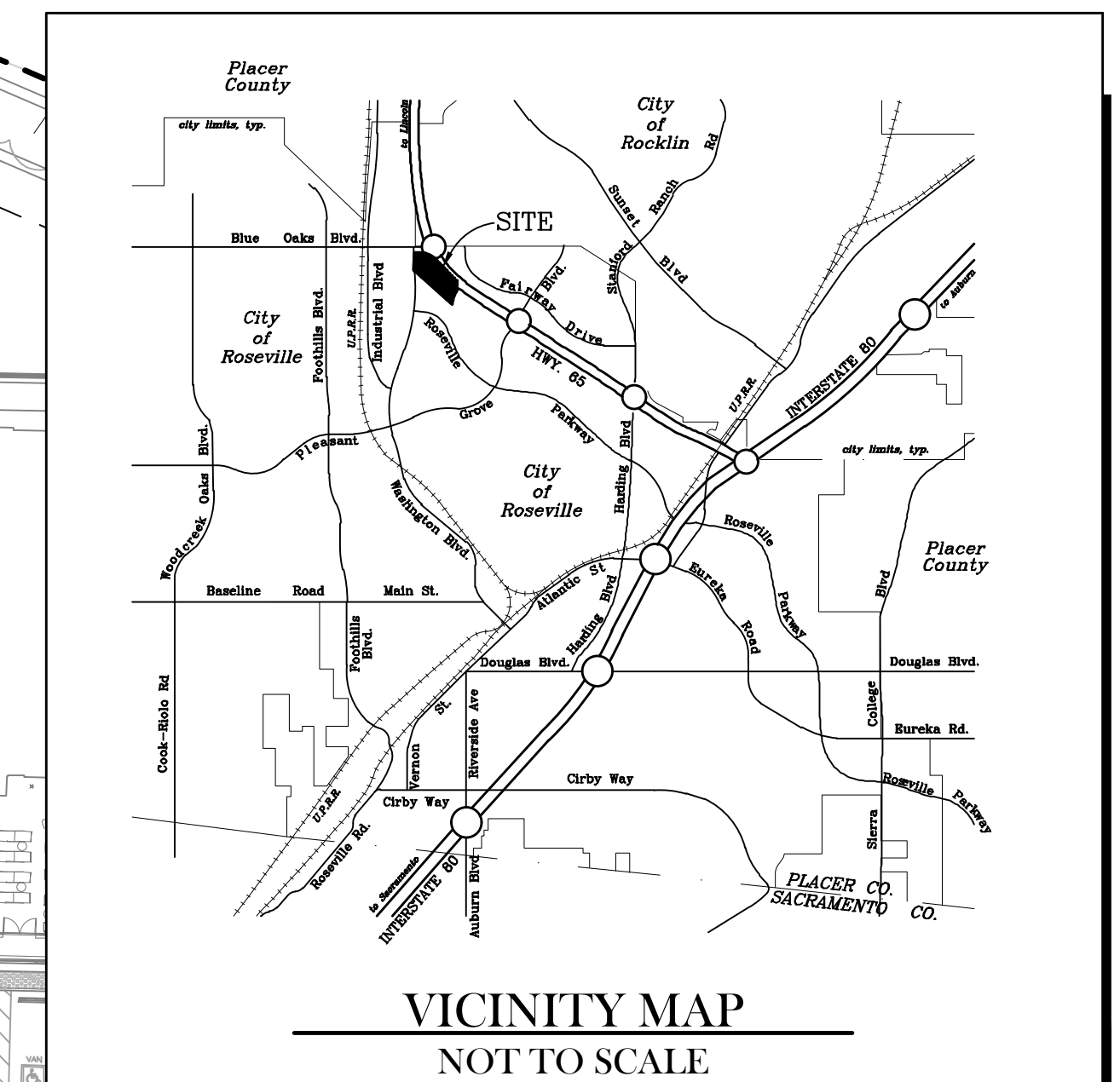


PRELIMINARY SITE PLAN NCRSP - PARCEL 49 MAJOR PROJECT PERMIT STAGE 2 - PARCEL 1, 2 & 5 FREEDOM POINT ROSEVILLE, CA

SITE LEGEND

- ASPHALT PAVEMENT
- PERVIOUS PAVEMENT
- LANDSCAPE AREA
- BUILDING AREA
- CONCRETE SIDEWALK
- ENHANCED PAVEMENT
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT



**BLDG H
HOTEL
4-STORY
(±65,278 SF)
(105 ROOMS)**

**OUTDOOR
POOL**

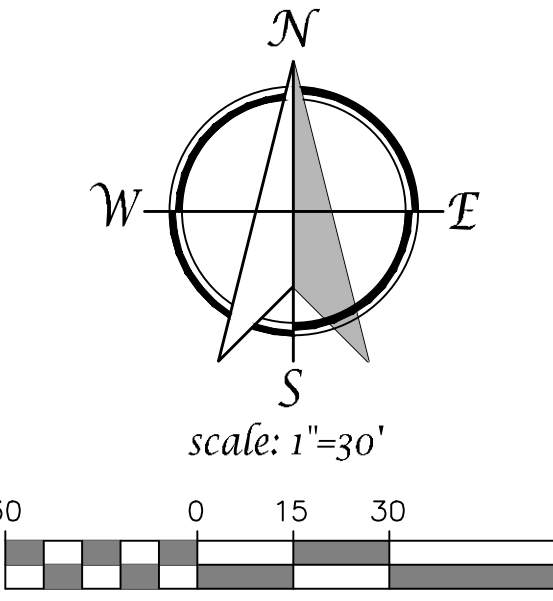
PARCEL 49 PARKING SUMMARY

Space	Use	Stories	Approx. SQ. FT.	Parking Ratio	PARKING		
					Total Required	Total Provided	
A	Restaurant/Fast Food	1	2,200	1/50	44		
A	Restaurant	1	3,000	1/100	30		
A	Retail	1	1,200	1/300	4		
B	Restaurant/Fast Food	1	3,600	1/50	72		
C	Restaurant	1	2,000	1/100	20		
C	Retail	1	4,000	1/300	13		
D	Restaurant	1	3,375	1/100	34		
D	Retail	1	3,375	1/300	11		
E	Restaurant	1	2,500	1/100	25		
E	Retail	1	2,000	1/300	7		
SITE TOTALS:				27,250		260	264

PROJECT SUMMARY

OWNER/DEVELOPER	ASSESSORS PARCEL NO & LOT AREA
ROSEVILLE COVENANT GROUP, LLC EP ROSEVILLE, LLC 4670 WILLOW ROAD, SUITE 200 PLEASANTON, CA 94588 ATTN: BRUCE KAHL brucekahl@me.com	APN AREA PARCEL 1 363-022-021 ±1.560 AC PARCEL 2 363-022-020 ±3.453 AC PARCEL 5 363-022-022 ±1.155 AC
ENGINEER	PARKING SUMMARY
TSD ENGINEERING, INC 31 NATOMA ST #160 FOLSOM, CA 95630 ATTN: CASEY FEICKERT cfeickert@tsdeng.com	REQUIRED PROPOSED PARCEL 1 & 5 STANDARD STALLS 86 COMPACT 31 ACCESSIBLE 3 4 TOTAL 150 121
PROPOSED USE	PARKING SUMMARY
COMMERCIAL/RETAIL	REQUIRED PROPOSED STANDARD STALLS 99 COMPACT 36 ACCESSIBLE 3 6 TOTAL 110 141
ZONING	
PDSA-NC	

MAJOR PROJECT PERMIT - STAGE 2
PRELIMINARY SITE PLAN
PARCEL 1, 2, & 5
FREEDOM POINT
JUNE 01, 2017



TSD ENGINEERING, INC.
expect more.

31 Natoma Street, Suite #160
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

WASHINGTON BLVD

THRIVE DRIVE

FREEDOM WAY

PRIDE WAY

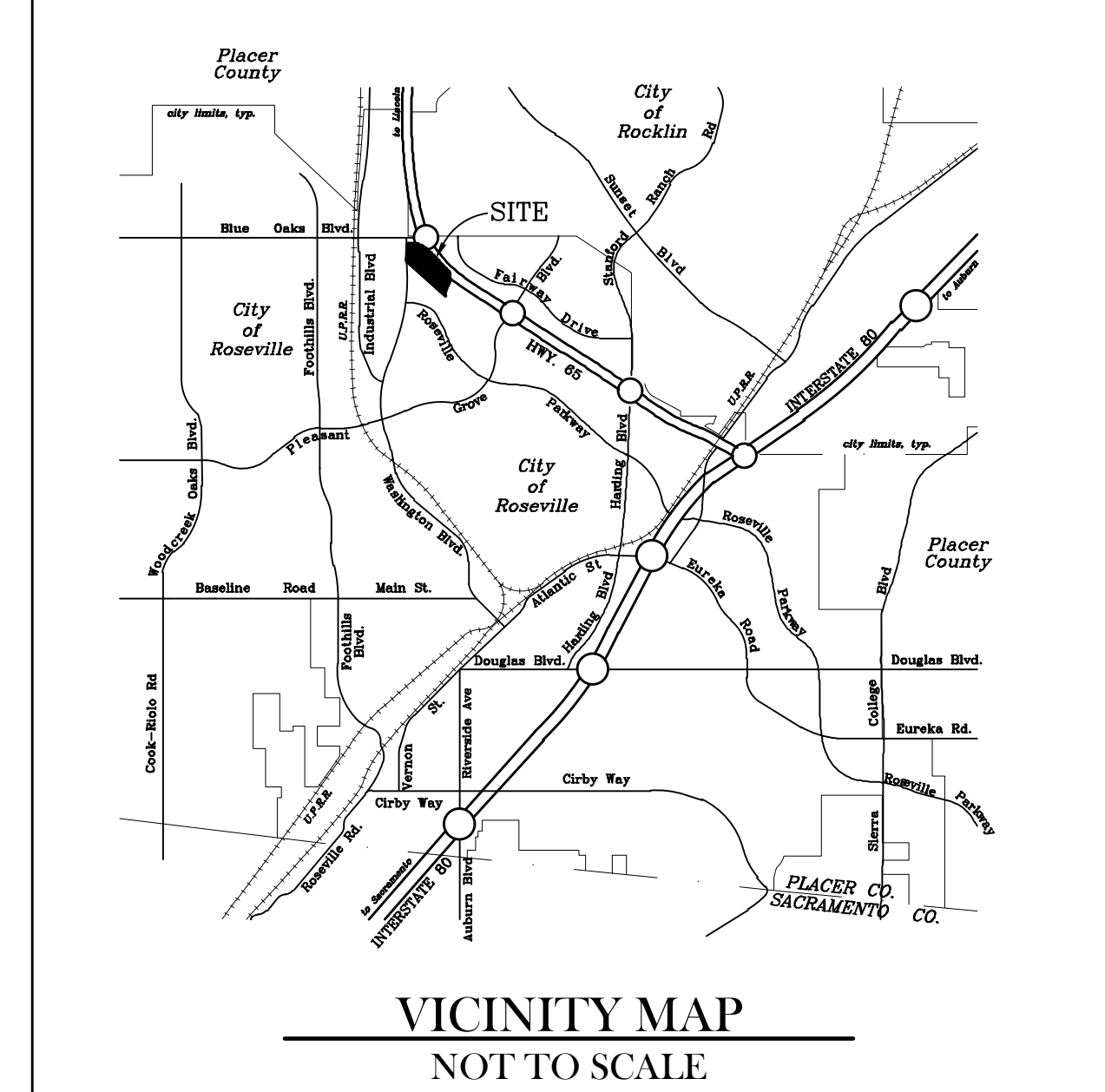
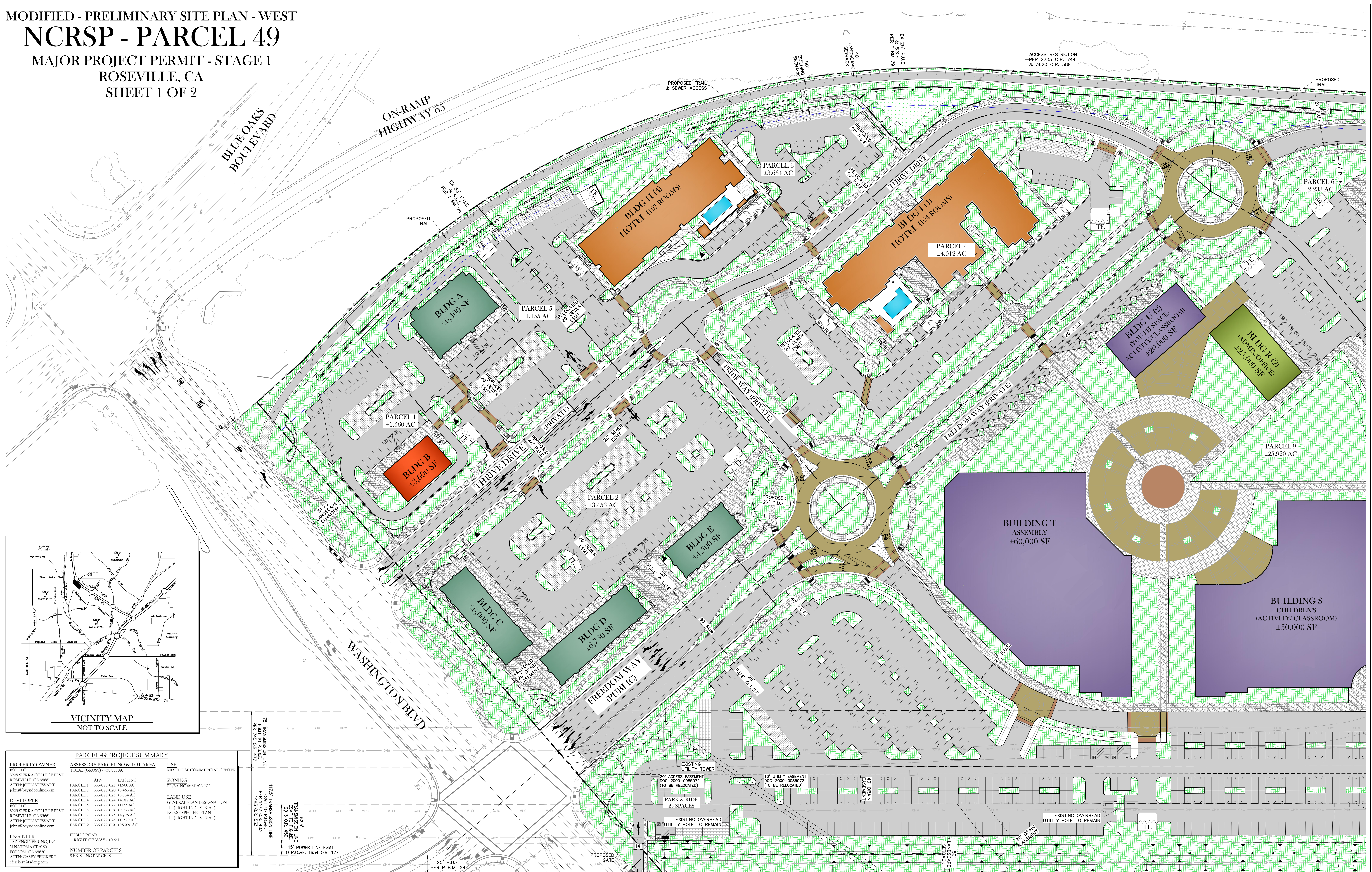
ON-RAMP
HIGHWAY 65

NCRSP - PARCEL 49

MAJOR PROJECT PERMIT - STAGE 1

ROSEVILLE, CA

SHEET 1 OF 2



PARCEL 49 PROJECT SUMMARY

PROPERTY OWNER	ASSASSORS PARCEL NO & LOT AREA	USE
BSO/LLC 8201 SIERRA COLLEGE BLVD ROSEVILLE, CA 95661 ATTN: JOHN STEWART john@baysideonline.com	TOTAL (GROSS) ±38,883 AC	MIXED USE COMMERCIAL CENTER
DEVELOPER BSO/LLC 8201 SIERRA COLLEGE BLVD ROSEVILLE, CA 95661 ATTN: JOHN STEWART john@baysideonline.com	APN EXISTING PARCEL 1 386-022-020 ±1,560 AC PARCEL 2 386-022-020 ±1,453 AC PARCEL 3 386-022-023 ±1,664 AC PARCEL 4 386-022-024 ±4,012 AC PARCEL 5 386-022-022 ±1,155 AC PARCEL 6 386-022-028 ±2,233 AC PARCEL 7 386-022-023 ±4,723 AC PARCEL 8 386-022-026 ±11,522 AC PARCEL 9 386-022-029 ±25,920 AC	ZONING FVSSA, NC & MISA-NC
ENGINEER TRISTEN ENGINEERING, INC. 11 NATOMA ST #160 FOLSOM, CA 95630 ATTN: CASHY FRICKERT cfrickert@tsdeng.com	RIGHT OF WAY ±0.641 NUMBER OF PARCELS EXISTING PARCELS	LAND USE GENERAL PLAN DESIGNATION LIGHT INDUSTRIAL NCRSP SPECIFIC PLAN LI (LIGHT INDUSTRIAL)

PARCEL 49 PARKING SUMMARY

Space	Use	Stories	Approx. SQ. FT.	Parking Ratio	Total Required	Provided	Standard	Compact	
A	Restaurant/Fast Food	1	2,200	1/300	44				
B	Restaurant	1	3,000	1/300	30				
C	Retail	1	1,200	1/300	4				
D	Restaurant/Fast Food	1	3,000	1/300	72				
E	Restaurant	1	2,000	1/300	20				
F	Retail	1	4,000	1/300	13				
G	Restaurant	1	3,375	1/300	34				
H	Hotel	1	2,000	1/300	11				
I	Hotel	1	2,500	1/300	25				
J	Hotel	1	2,000	1/300	7				
K	Hotel (107 rooms)	4	65,278	1 per room	107				
L	Hotel (104 rooms)	4	63,512	1 per room	104				
M	Office	2	15,000	1/250 (per Reg. 91)	38				
N	Office	3	24,000	1/250 (per Reg. 91)	122				
O	Office	2	34,000	1/250 (per Reg. 91)	122				
P	Office	2	34,000	1/250 (per Reg. 91)	122				
Q	Office	2	34,000	1/250 (per Reg. 91)	122				
R	Office	2	34,000	1/250 (per Reg. 91)	122				
S	Church (Children Activity/Classrooms) (25 classrooms)	1	50,000	1 per class room	25				
T	Church (Assembly) (2,800 seats)	1	60,000	1 per 3 Seats	933				
U	Church (Youth Space - Activity/Classrooms) (20 classrooms)	2	20,000	1 per class room	20				
SITE TOTALS:					479,272	2281	2749	2195	554

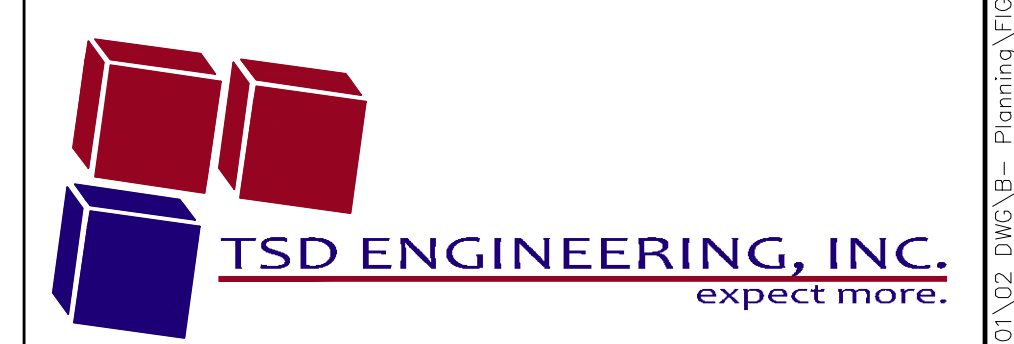
NCRSP - PARCEL 49 FLOOR AREA SUMMARY

Space	Use	Stories	Approximate SQ. FT.
A	Restaurant/Fast Food	1	2,200
B	Restaurant	1	3,000
C	Retail	1	1,200
D	Restaurant/Fast Food	1	3,000
E	Restaurant	1	2,000
F	Retail	1	4,000
G	Restaurant	1	3,375
H	Hotel	1	2,000
I	Hotel	1	2,500
J	Hotel	1	2,000
K	Hotel (107 rooms)	4	65,278
L	Hotel (104 rooms)	4	63,512
M	Office	2	15,000
N	Office	3	24,000
O	Office	2	34,000
P	Office	2	34,000
Q	Office	2	34,000
R	Office	2	34,000
S	Church (Children Activity/Classrooms) (25 classrooms)	1	50,000
T	Church (Assembly) (2,800 seats)	1	60,000
U	Church (Youth Space - Activity/Classrooms) (20 classrooms)	2	20,000
RESTAURANT TOTAL:			18,675
OFFICE TOTAL:			180,000
RECREATION TOTAL:			14,212
GENERAL RETAIL TOTAL:			16,212
HOTEL TOTAL:			148,990
SITE TOTALS:			479,272

NCRSP - PARCEL 49 PRELIMINARY DEVELOPMENT SUMMARY

APN	ACRES	%
386-022-020, 023, 024, 022, 028, 023, 026, 029	38,883	100%
EXISTING FERTION'S AREA:	38,883 ACRES	100%
IMPERVIOUS SURFACE (PARKING LOT):	0 ACRES	0%
IMPERVIOUS SURFACE (HARDSCAPE):	0 ACRES	0%
IMPERVIOUS SURFACE (BUILDINGS):	0 ACRES	0%
TOTAL AREA:	38,883 ACRES	100%
PROPOSED FERTION'S AREA (LANDSCAPE & PAVES):	22,722 ACRES	58.3%
IMPERVIOUS SURFACE (PARKING LOT):	22,722 ACRES	58.3%
IMPERVIOUS SURFACE (HARDSCAPE):	6,319 ACRES	11.1%
IMPERVIOUS SURFACE (BUILDINGS):	5,846 ACRES	9.9%
TOTAL AREA:	38,883 ACRES	100%

MAJOR PROJECT PERMIT - STAGE 1
MODIFIED PRELIMINARY
SITE PLAN - WEST
JUNE 01, 2017



31 Natoma Street, Suite #160
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Phone: (916) 608-0707
Fax: (916) 608-0701

SHEET
1 OF 2