

PRELIMINARY SITE PLAN - ALT 4.2

# THE PLAZA AT BLUE OAKS

1950 BLUE OAKS BLVD  
FIDDYMENT F-31  
ROSEVILLE, CA

SITE LEGEND	
	ASPHALT PAVEMENT
	PERVIOUS PAVEMENT
	LANDSCAPE AREA
	NATIVE LANDSCAPE AREA
	BUILDING AREA
	CONCRETE SIDEWALK
	ENHANCED PAVEMENT
	BIORETENTION BASIN

PROJECT SUMMARY		
BUILDING SUMMARY		
	FLOOR AREA	REQUIRED PARKING
MAJOR 1	35,000 SF	1/300 SF 117
SHOPS 1	9,750 SF	1/200 SF 49
SHOPS 2	5,200 SF	1/200 SF 26
PAD 1	4,000 SF	1/200 SF 20
PAD 2	3,750 SF	1/200 SF 19
PAD 3	3,500 SF	1/300 SF 12
PAD 4	6,600 SF	1/200 SF 33
PAD 5	8,255 SF	1/200 SF 42
PAD 6	6,045 SF	1/200 SF 31
TOTAL	82,100 SF	REQUIRED 349

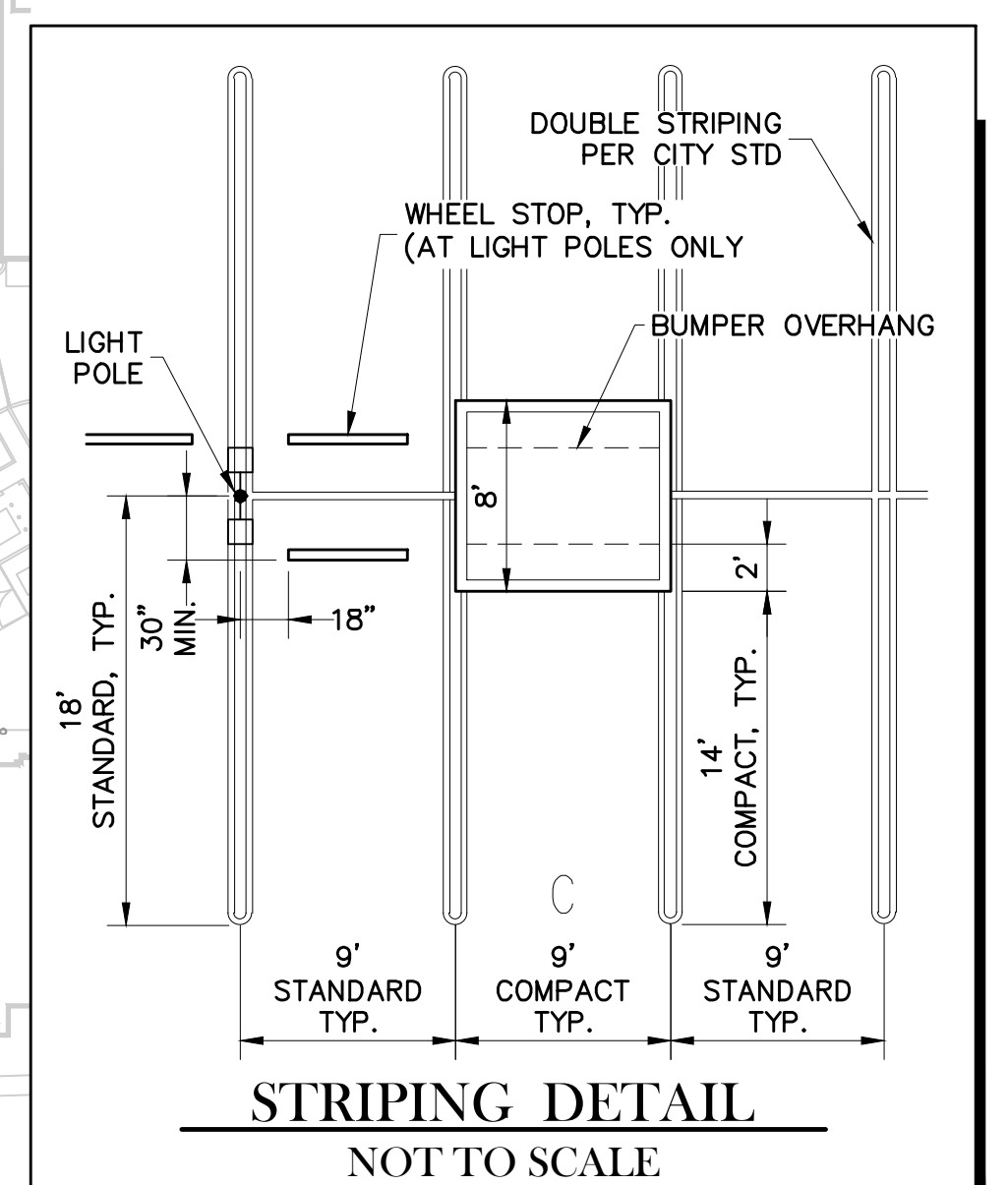
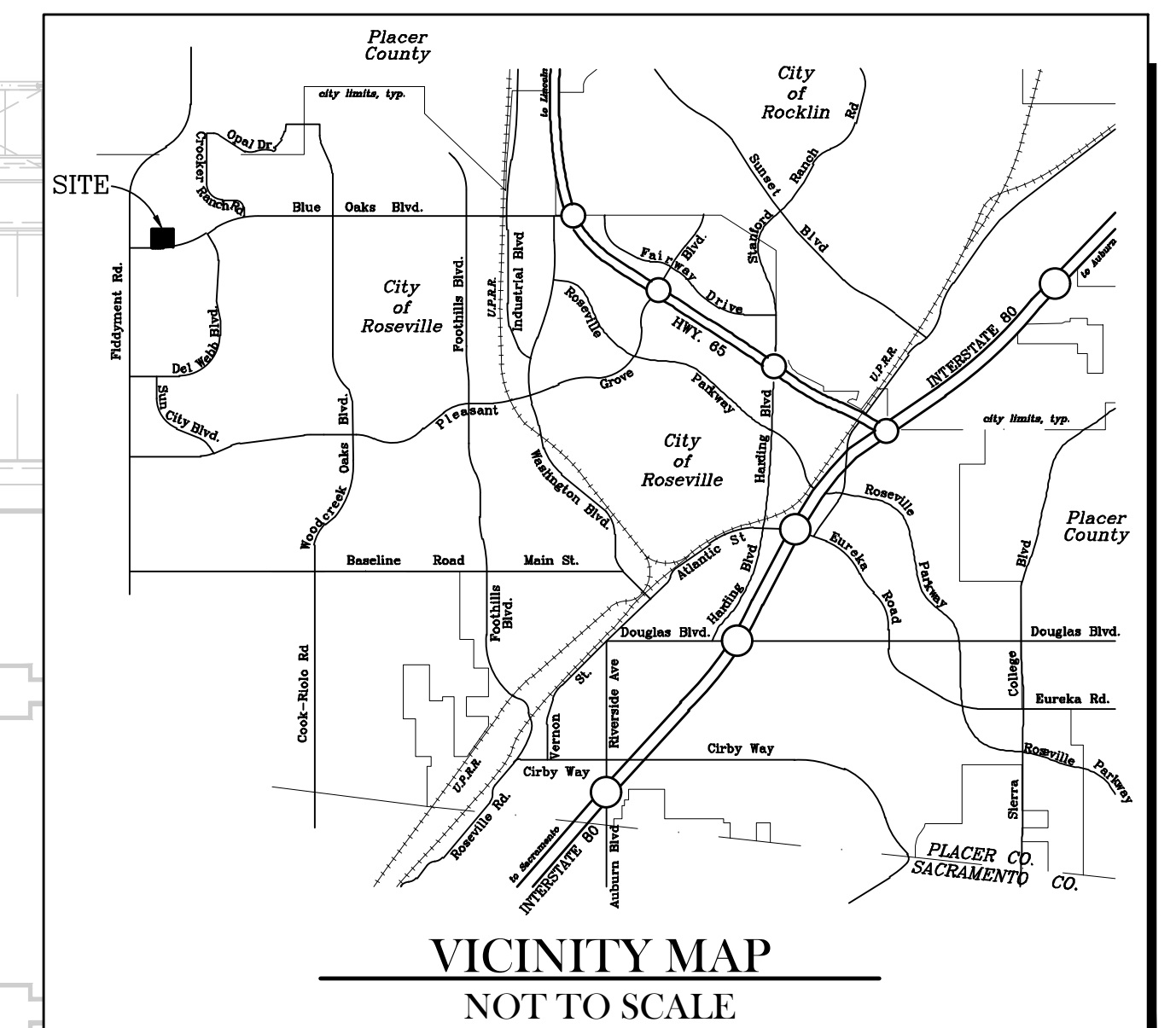
PARKING SUMMARY	
STANDARD SPACES	365
COMPACT SPACES (9'x18' w/ 2' BUMPER OVERHANG)	33
ACCESSIBLE SPACES (9'x18' MIN.)	23 (5.5%)
TOTAL PROPOSED	421

BIKE PARKING SUMMARY	
SHORT-TERM BICYCLE SPACES (5% OF 421) (5,106.4.1.1)	22
(1) 2-BIKE RACKS	
LONG-TERM BICYCLE SPACES (5% OF 421) (5,106.4.1.2)	22
(8) 2-BIKE LOCKERS	16
(1) RETAIL BUILDING w/ INTERNAL 6-BIKE STORAGE	6

ZONING	
CC - COMMUNITY COMMERCIAL	

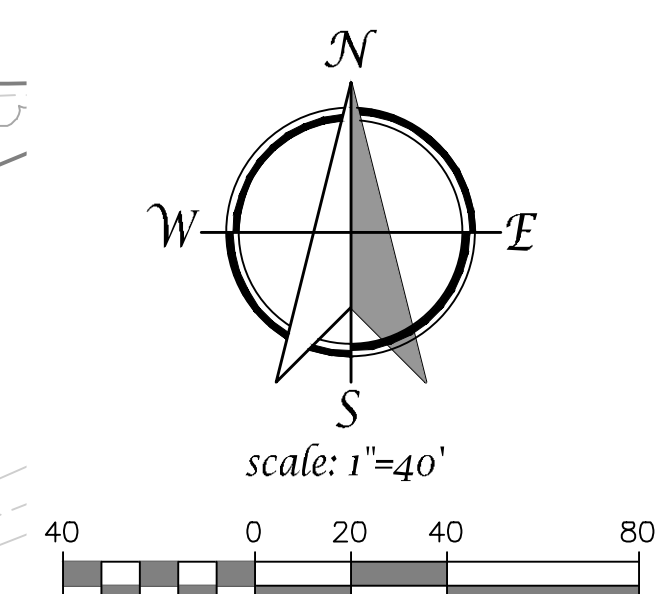
ASSESSORS PARCEL NO. & AREA	
APN: 017-117-093	AREA: ±13.35 AC

PROPOSED LOT 1 AREA: ±2.866 AC	
PROPOSED LOT 2 AREA: ±1.569 AC	
PROPOSED LOT 3 AREA: ±1.479 AC	
PROPOSED LOT 4 AREA: ±0.655 AC	
PROPOSED LOT 5 AREA: ±0.881 AC	
PROPOSED LOT 6 AREA: ±1.064 AC	
PROPOSED LOT 7 AREA: ±2.178 AC	
PROPOSED LOT 8 AREA: ±2.528 AC	



PRELIMINARY  
SITE PLAN ALT 4  
FEBRUARY 10, 2020

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



SP-1