

PRELIMINARY SITE PLAN - ALT 4.2

THE PLAZA AT BLUE OAKS

1950 BLUE OAKS BLVD
FIDDYMENT F-31
ROSEVILLE, CA

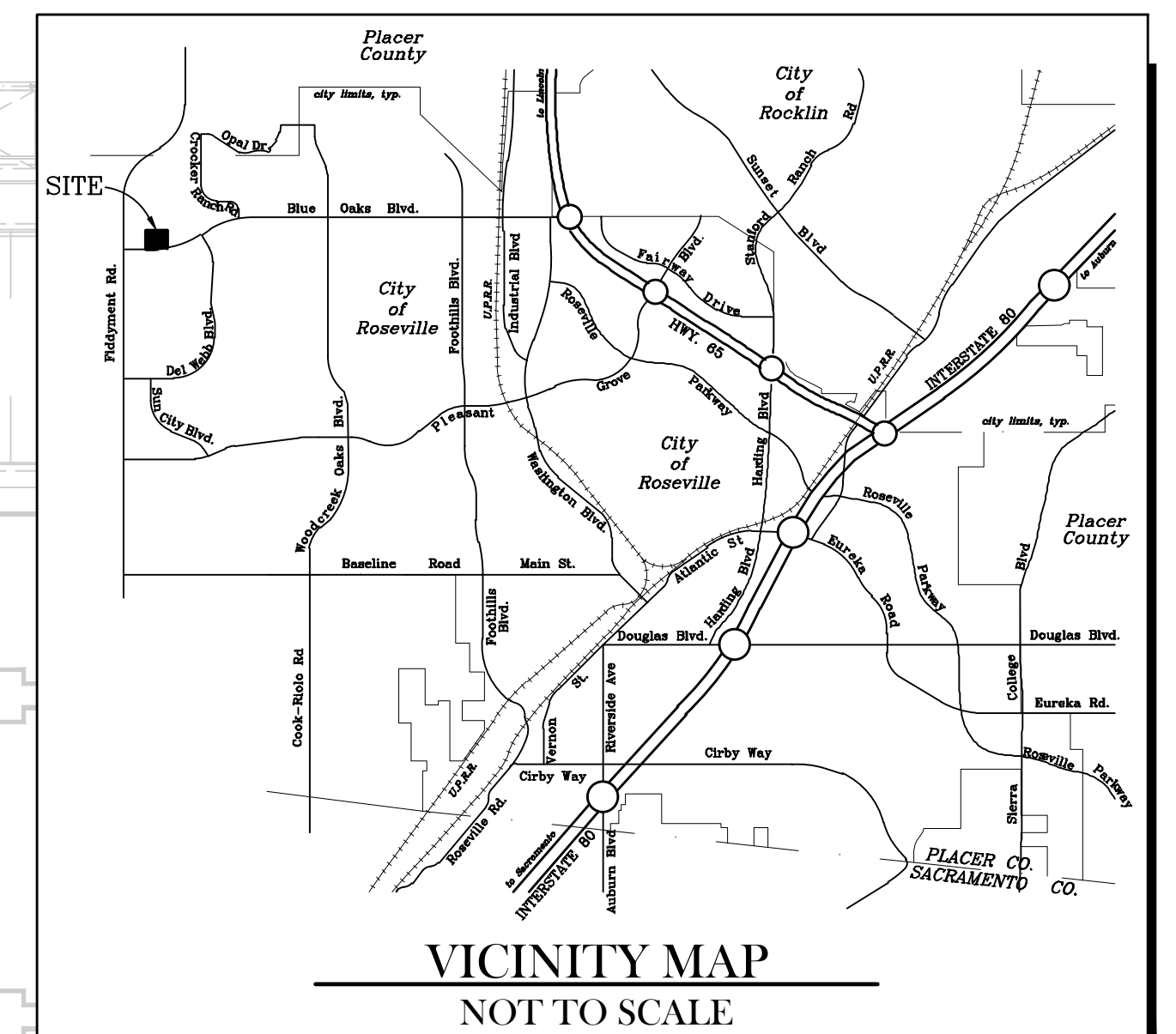
SITE LEGEND	
	ASPHALT PAVEMENT
	PERVIOUS PAVEMENT
	LANDSCAPE AREA
	NATIVE LANDSCAPE AREA
	BUILDING AREA
	CONCRETE SIDEWALK
	ENHANCED PAVEMENT
	BIORETENTION BASIN

BUILDING SUMMARY			
OWNER			
WEST ROSEVILLE DEVELOPMENT CO. 4670 WILLOW ROAD, SUITE 200 PLEASANTON, CA 94588 ATTN: JOE ZAWODSKI jezawodski@hotmail.com			
APPLICANT/DEVELOPER			
FIDDYMENT F-31 RETAIL, LLC 4670 WILLOW ROAD, SUITE 200 PLEASANTON, CA 94588 ATTN: JOE ZAWODSKI jezawodski@hotmail.com			
ENGINEER			
TSD ENGINEERING, INC. 785 ORCHARD DRIVE, SUITE 110 FOLSOM, CA 95630 ATTN: CASEY FEICKERT cfeickert@tsdeng.com			
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		

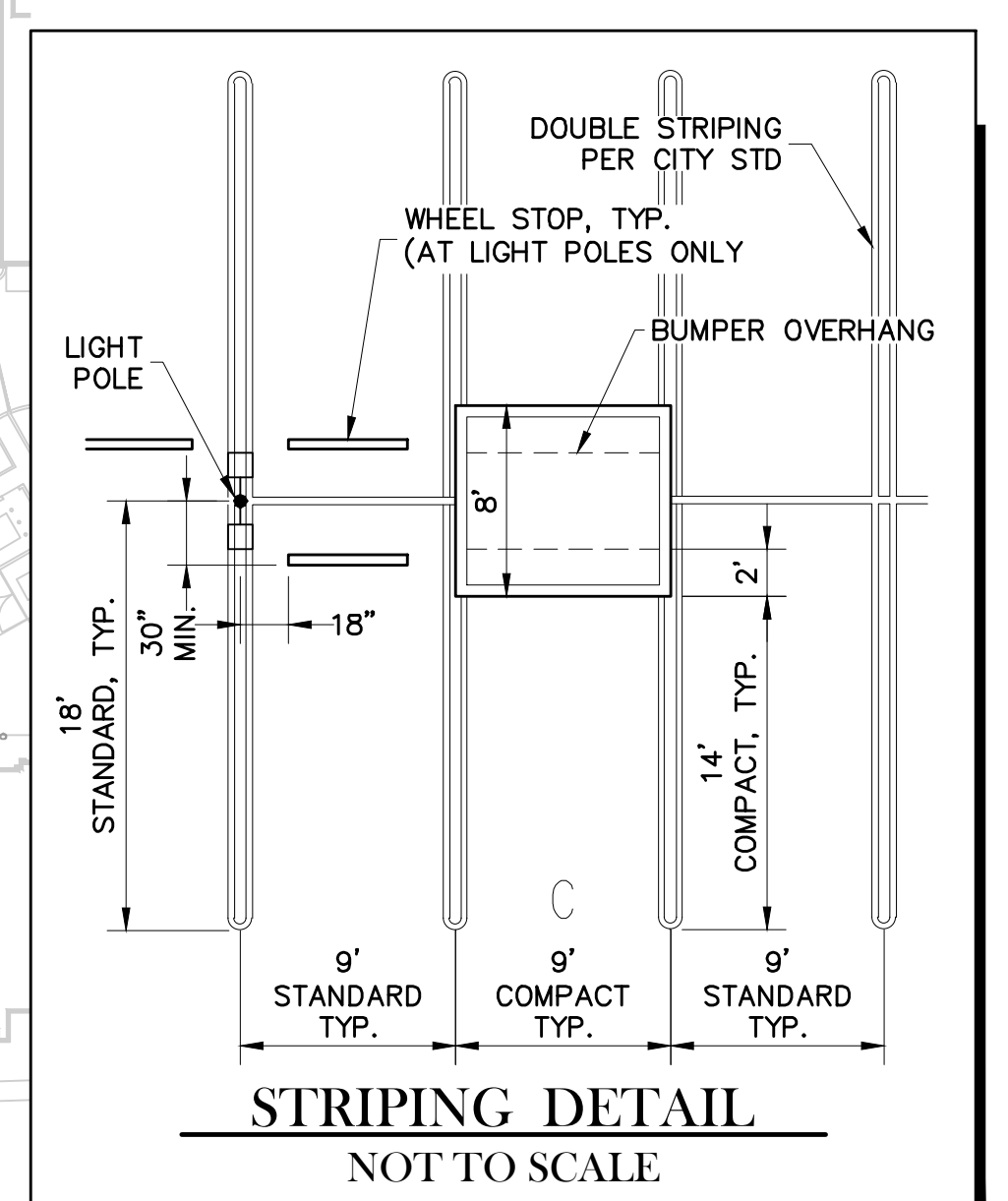
PARKING SUMMARY	
STANDARD SPACES	364
COMPACT SPACES	32
ACCESSIBLE SPACES (9'x18' MIN.)	23 (5.5%)
TOTAL PROPOSED	419

● CITY PARK & RIDE REQUIREMENTS (w/ (2) ACCESSIBLE SPACES)	20
● CALGREEN REQUIREMENTS	
● CLEAN AIR / CARPOOL / ELECTRIC VEHICLE (● 8% OF 419) (5,106.5.2)	34
● ELECTRIC VEHICLE CHARGING CAPABLE (● 8% OF 419) (5,106.5.3.3)	26

BIKE PARKING SUMMARY	
SHORT-TERM BICYCLE SPACES (● 5% OF 419) (5,106.4.1.1)	21
(1) 2-BIKE RACKS	
LONG-TERM BICYCLE SPACES (● 5% OF 419) (5,106.4.1.2)	21
(8) 2-BIKE LOCKERS	16
(1) RETAIL BUILDING w/ INTERNAL 6-BIKE STORAGE	6



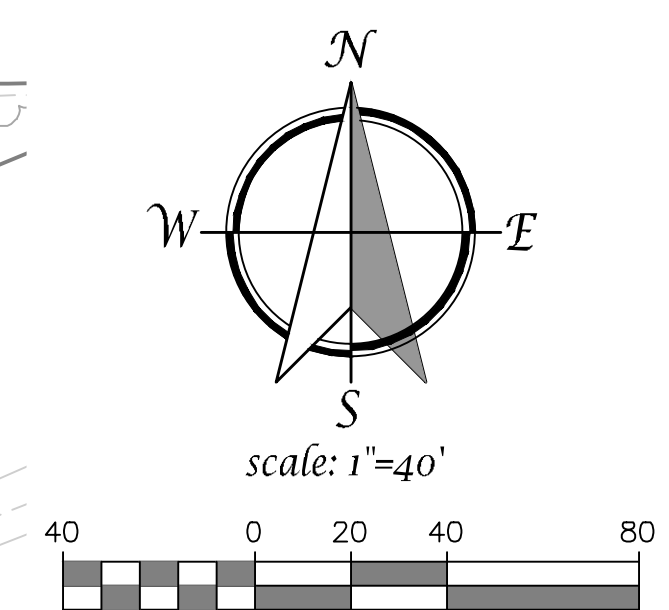
VICINITY MAP
NOT TO SCALE



STRIPING DETAIL
NOT TO SCALE

PRELIMINARY
SITE PLAN ALT 4
MARCH 13, 2020

TSD ENGINEERING, INC.
expect more.
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