

PRELIMINARY SITE PLAN - ALT 4.2
THE PLAZA AT BLUE OAKS
 1950 BLUE OAKS BLVD
 FIDDYMENT F-31
 ROSEVILLE, CA

SITE LEGEND

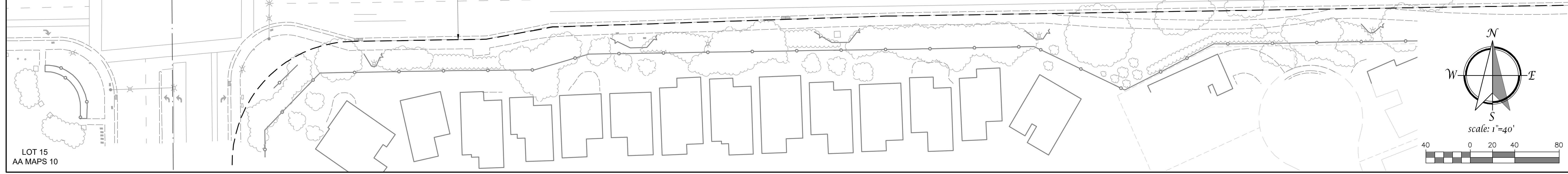
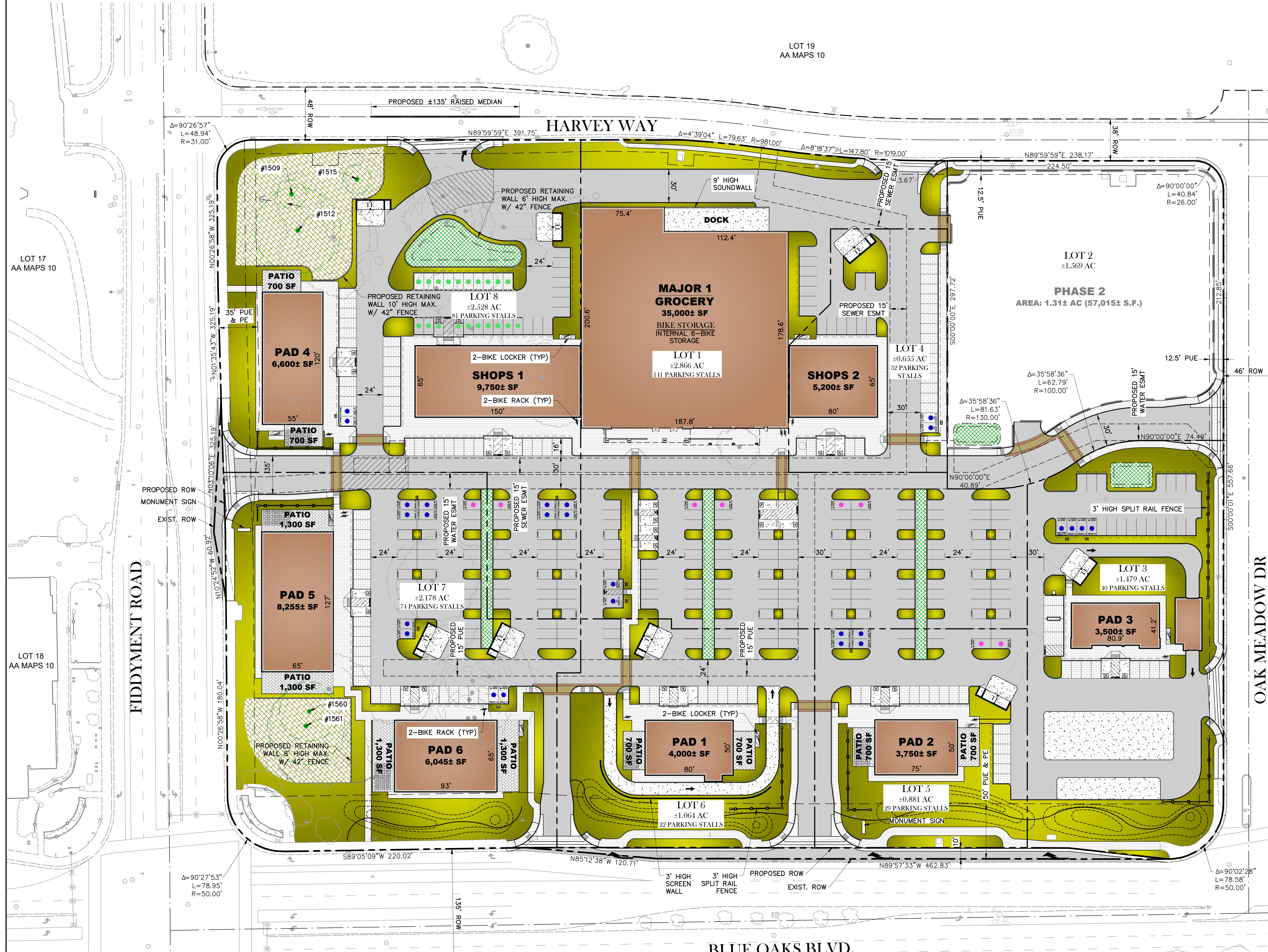
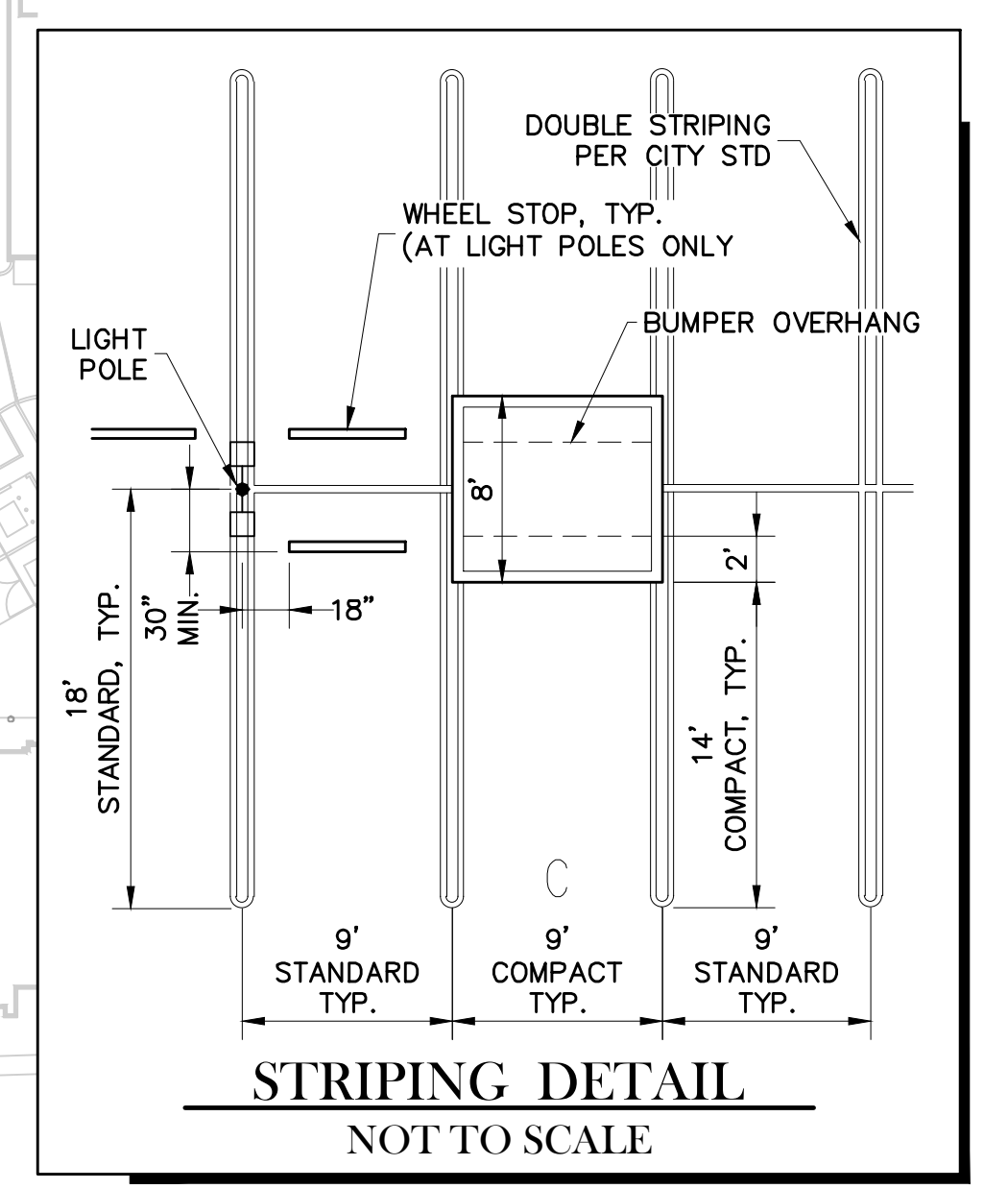
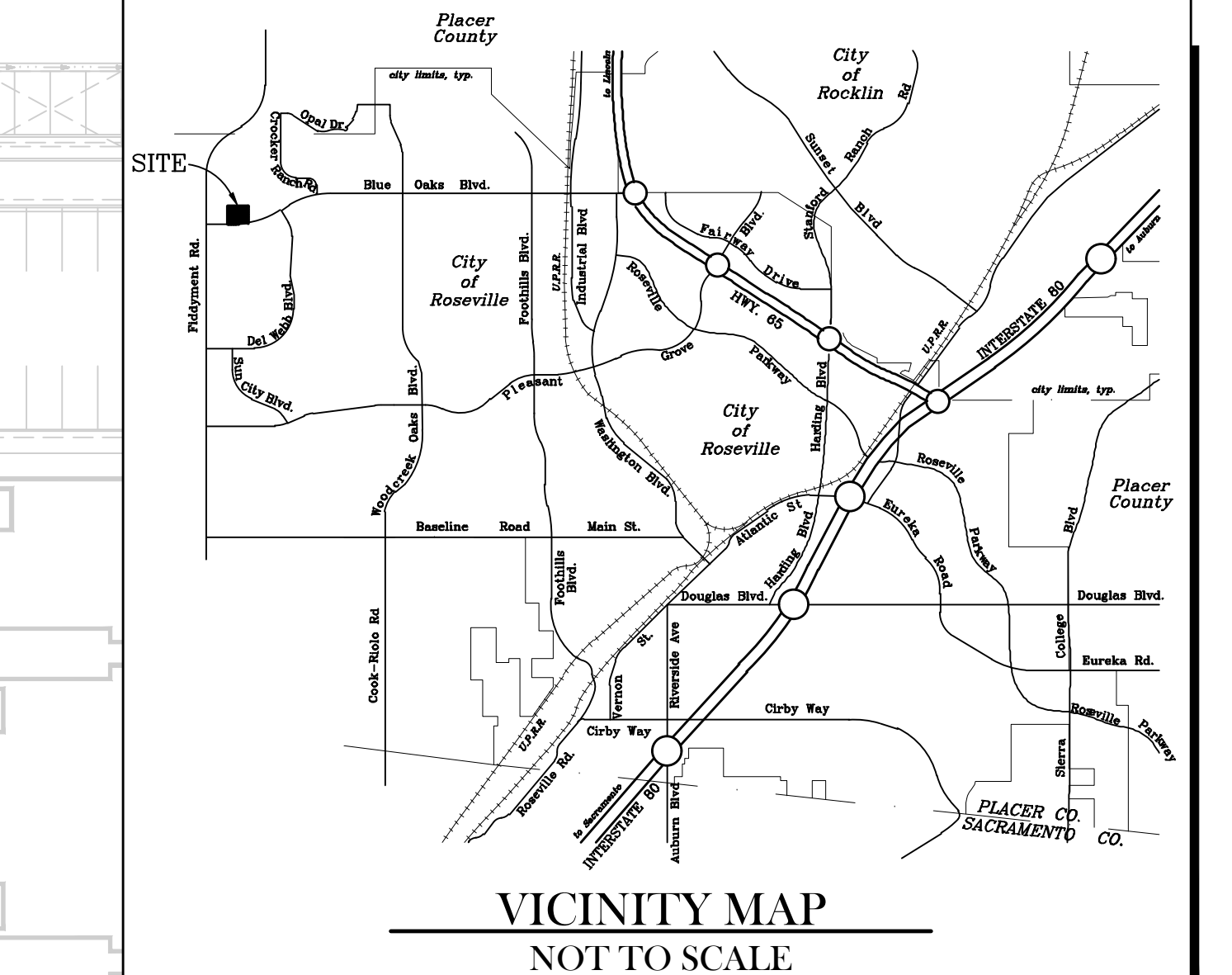
- ASPHALT PAVEMENT
- PERVIOUS PAVEMENT
- LANDSCAPE AREA
- NATIVE LANDSCAPE AREA
- BUILDING AREA
- CONCRETE SIDEWALK
- ENHANCED PAVEMENT
- BIORETENTION BASIN

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	364
(9x18 w/ 2' BUMPER OVERHANG)	
COMPACT SPACES	32
(9x16 w/ 2' BUMPER OVERHANG)	
ACCESSIBLE SPACES (9x18 MIN.)	23 (5.5%)
TOTAL PROPOSED	419

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



PRELIMINARY SITE PLAN ALT 4 MARCH 13, 2020

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