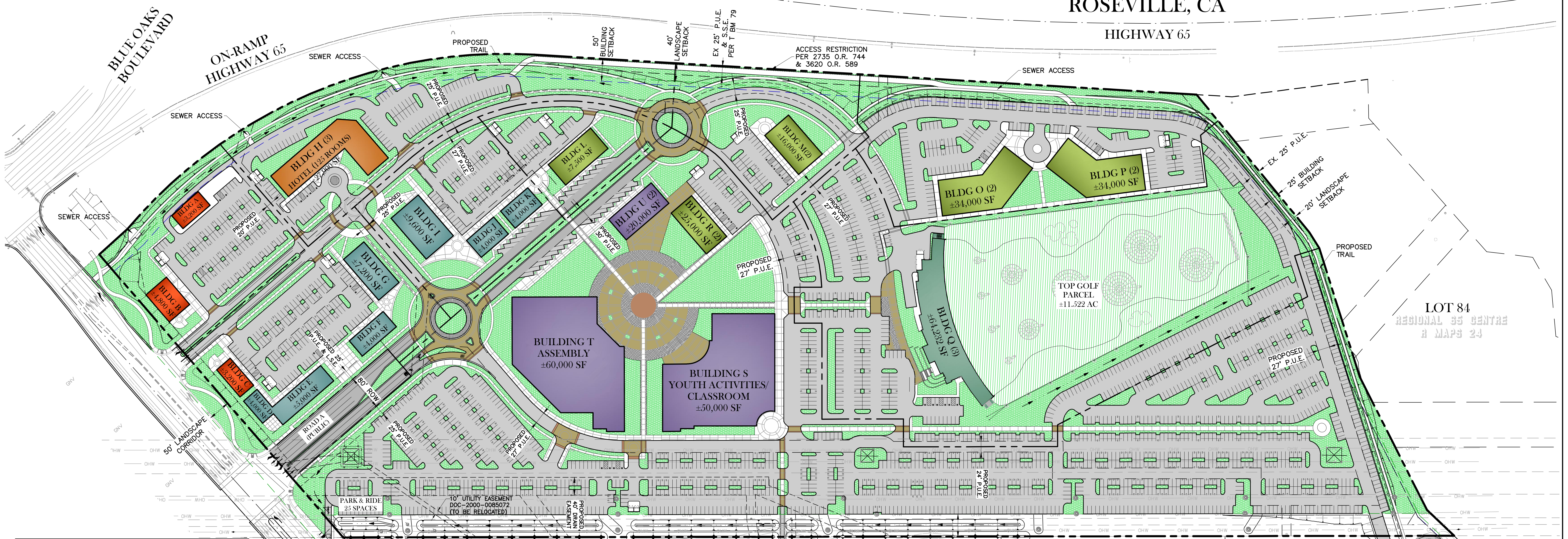


# PRELIMINARY SITE PLAN NCRSP - PARCEL 49 MAJOR PROJECT PERMIT - STAGE 1 ROSEVILLE, CA

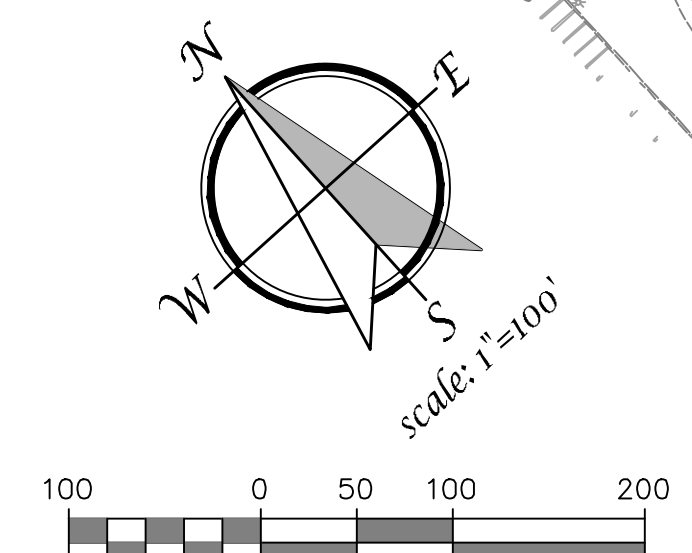


**NCRSP - PARCEL 49  
PRELIMINARY DEVELOPMENT SUMMARY**

APN:	363-020-018 & 019	
SITE AREA:	±58.883 ACRES (GROSS)	
<b>EXISTING</b>		
PERVIOUS AREA:	58.883 ACRES	100%
IMPERVIOUS SURFACE (PARKING LOT):	0 ACRES	0%
IMPERVIOUS SURFACE (HARDSCAPE):	0 ACRES	0%
IMPERVIOUS SURFACE (BUILDINGS):	0 ACRES	0%
TOTAL AREA:	58.883 ACRES	100%
<b>PROPOSED</b>		
PERVIOUS AREA (LANDSCAPE):	21.402 ACRES	36.4%
IMPERVIOUS SURFACE (PARKING LOT):	25.495 ACRES	43.3%
IMPERVIOUS SURFACE (HARDSCAPE):	3.365 ACRES	9.1%
IMPERVIOUS SURFACE (BUILDINGS):	6.621 ACRES	11.2%
TOTAL AREA:	58.883 ACRES	100%

**PARCEL 49 PROJECT SUMMARY**

<b>ASSESSORS PARCEL NO</b> PARCEL 49A: 363-020-018 PARCEL 49B: 363-020-019	<b>LOT AREA</b> TOTAL (GROSS) ±58.883 AC	<b>PROPOSED USE</b> MIXED USE COMMERCIAL CENTER
<b>PROPERTY OWNER</b> BAYSIDE CHURCH 8205 SIERRA COLLEGE BLVD ROSEVILLE, CA 95661 ATTN: JOHN STEWART johns@baysideonline.com	PARCEL 1 ±2.507 AC PARCEL 2 ±3.453 AC PARCEL 3 ±3.972 AC PARCEL 4 ±2.510 AC PARCEL 5 ±1.400 AC PARCEL 6 ±2.233 AC PARCEL 7 ±4.725 AC PARCEL 8 ±11.522 AC PARCEL 9 ±25.920 AC	<b>EXISTING ZONING</b> PARCEL 49A: PD/SA-NC PARCEL 49B: M/SA-NC
<b>DEVELOPER</b> BAYSIDE CHURCH 8205 SIERRA COLLEGE BLVD ROSEVILLE, CA 95661 ATTN: JOHN STEWART johns@baysideonline.com	<b>PUBLIC ROAD</b> RIGHT-OF-WAY ±0.641	<b>EXISTING LAND USE</b> GENERAL PLAN DESIGNATION LI (LIGHT INDUSTRIAL) NCRSP SPECIFIC PLAN LI (LIGHT INDUSTRIAL)
<b>ENGINEER</b> TSD ENGINEERING, INC. 31 NATOMA ST #160 FOLSOM, CA 95630 ATTN: CASEY FEICKERT cfeickert@tsdeng.com	<b>NUMBER OF PARCELS</b> 2 EXISTING PARCELS 9 PROPOSED PARCELS	



**PARCEL 49 PARKING SUMMARY**

Space	Use	Stories	Approx. SQ. FT.	Parking Ratio	PARKING			
					Total Required	Total Provided	Standard	Compact
A	Restaurant/Fast Food	1	3,200	1/50	64	64		
B	Restaurant	1	4,800	1/100	48	48		
C	Restaurant	1	3,200	1/100	32	32		
D	Retail	1	4,000	1/300	13	13		
E	Retail	1	5,000	1/300	17	17		
F	Retail	1	4,000	1/300	13	13		
G	Retail	1	7,200	1/300	24	24		
H	Hotel (125 rooms)	3	27,900	1 per room	125	125		
I	Retail	1	9,600	1/300	32	32		
J	Retail	1	4,000	1/300	13	13		
K	Retail	1	4,000	1/300	13	13		
L	Office	1	7,500	1/250 (90% Bldg SF)	27	27		
M	Office	2	16,000	1/250 (90% Bldg SF)	58	58		
O	Office	2	34,000	1/250 (90% Bldg SF)	122	122		
P	Office	2	34,000	1/250 (90% Bldg SF)	122	122		
Q	Outdoor Recreation (Top Golf)	3	64,232		439	477		
R	Office	2	25,000	1/250 (90% Bldg SF)	90	90		
S	Church (Children Activity/Classrooms) (25 classrooms)	1	50,000	1 per class room	25	50		
T	Church (Assembly) (2,800 seats)	1	60,000	1 per 3 Seats	933	1419		
U	Church (Youth Space - Activity/Classrooms) (20 classrooms)	2	20,000	1 per class room	20	30		
				Unassigned			2243	546
<b>SITE TOTALS:</b> 387,632					<b>2230</b>	<b>2789</b>	<b>2243</b>	<b>546</b>

**HIGHLAND RESERVE - PARCEL 49 FLOOR AREA SUMMARY**

Space	Use	Stories	Approximate SQ. FT.
A	Restaurant/Fast Food	1	3,200
B	Restaurant	1	4,800
C	Restaurant	1	3,200
<b>RESTAURANT TOTAL: 11,200</b>			
L	Office	1	7,500
M	Office	2	16,000
O	Office	2	34,000
P	Office	2	34,000
R	Office	2	25,000
<b>OFFICE TOTAL: 116,500</b>			
D	Retail	1	4,000
E	Retail	1	5,000
F	Retail	1	4,000
G	Retail	1	7,200
I	Retail	1	9,600
J	Retail	1	4,000
K	Retail	1	4,000
<b>GENERAL RETAIL TOTAL: 37,800</b>			
H	Hotel (125 rooms)	3	27,900
<b>HOTEL TOTAL: 27,900</b>			
Q	Outdoor Recreation (Top Golf)	3	64,232
<b>RECREATION TOTAL: 64,232</b>			
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
<b>USERS TOTAL: 130,900</b>			
<b>SITE TOTALS:</b>			<b>387,632</b>

MAJOR PROJECT PERMIT - STAGE 1  
PRELIMINARY SITE PLAN  
DECEMBER 04, 2014

**TSD ENGINEERING, INC.**  
expect more.

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

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