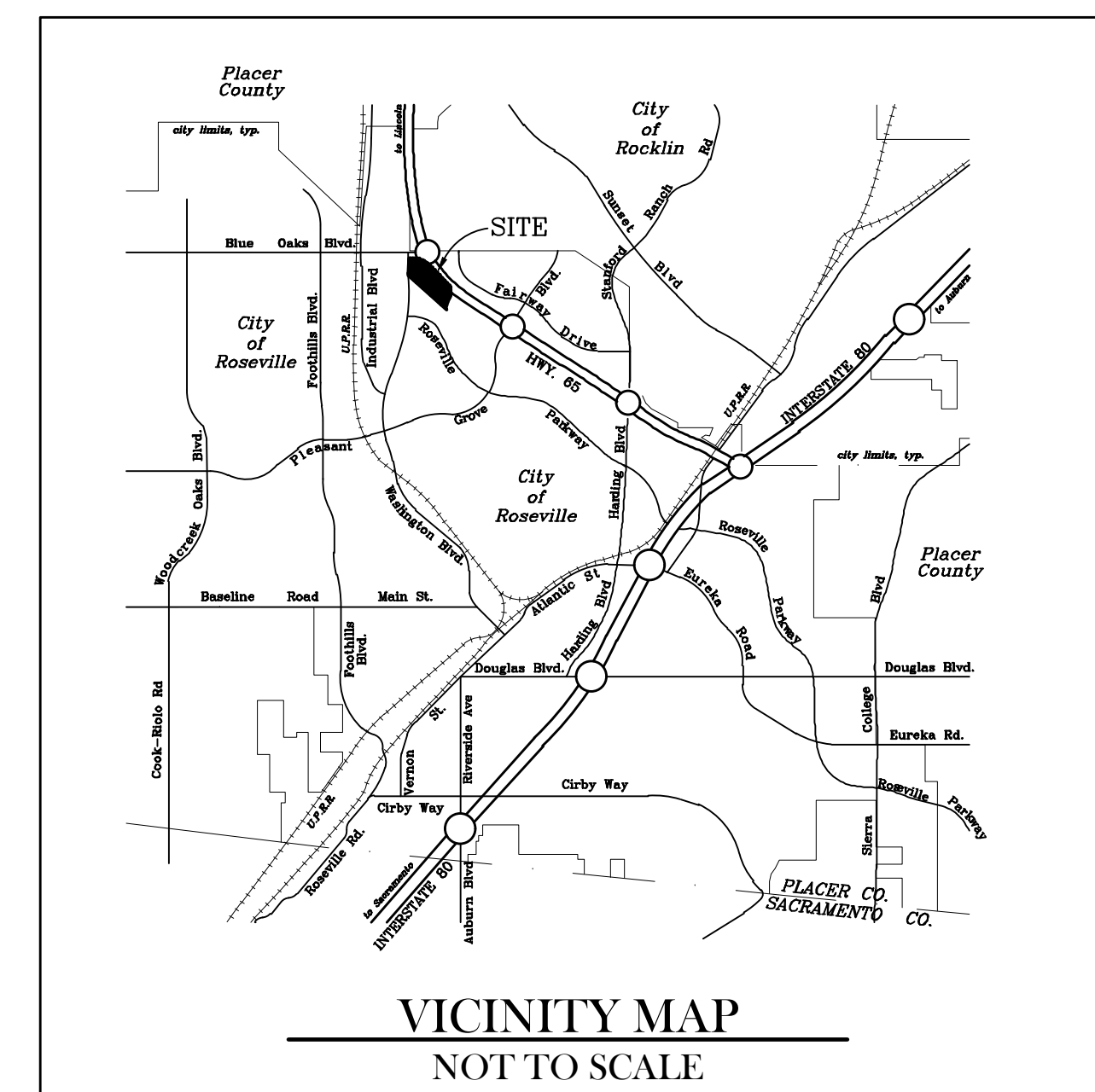
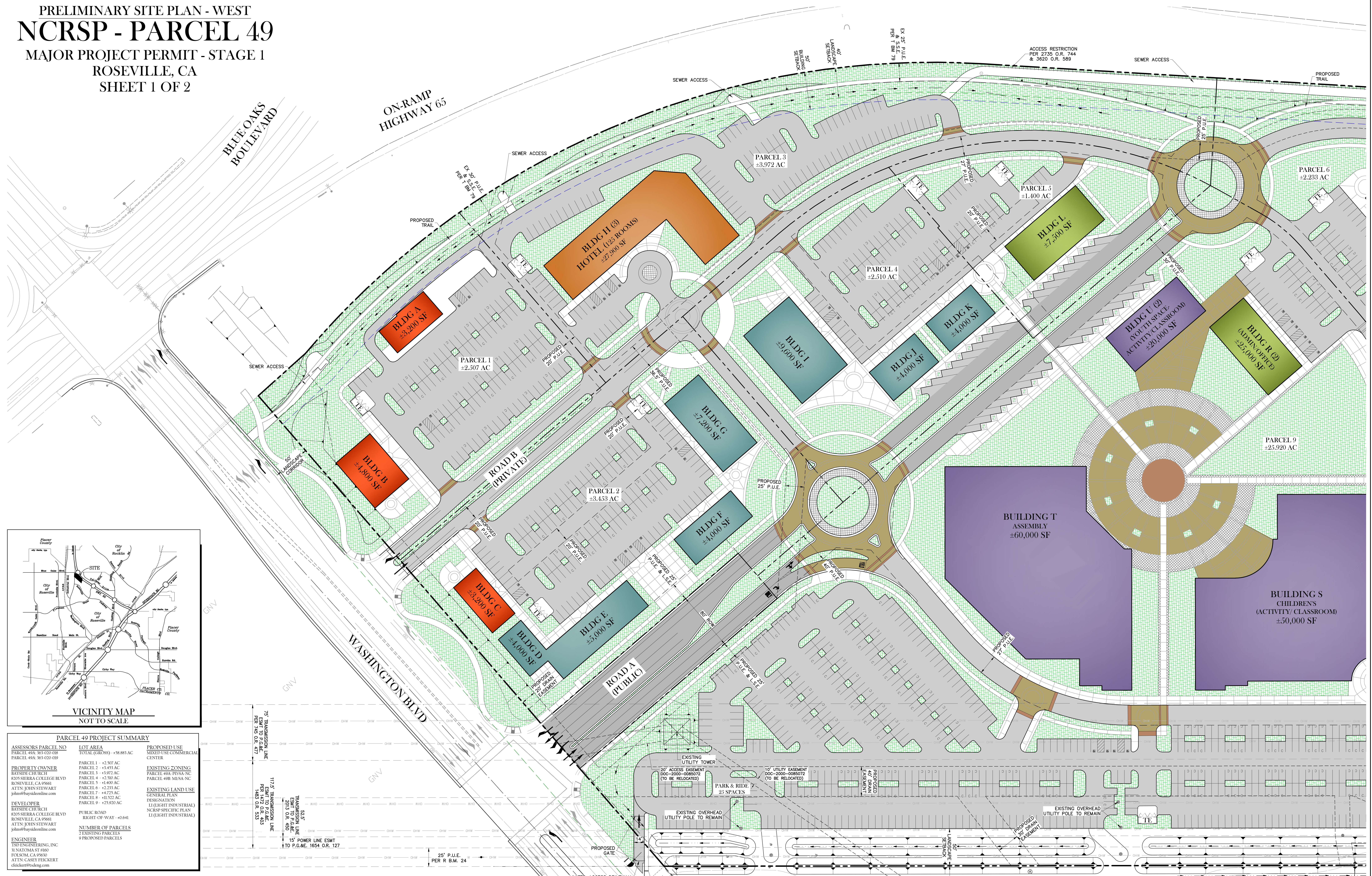


PRELIMINARY SITE PLAN - WEST  
**NCRSP - PARCEL 49**  
 MAJOR PROJECT PERMIT - STAGE 1  
 ROSEVILLE, CA  
 SHEET 1 OF 2



**PARCEL 49 PROJECT SUMMARY**

ASSESSOR'S PARCEL NO. PARCEL 49A: 361 020 019 PARCEL 49B: 361 020 019	LOT AREA TOTAL (GROSS) = 58.883 AC	PROPOSED USE MIXED USE COMMERCIAL CENTER
PROPERTY OWNER BAYSIDE CHURCH 820 SIERRA COLLEGE BLVD ROSEVILLE, CA 95661 ATTN: JOHN STEWART johnst@baysideonline.com	EXISTING ZONING PARCEL 49A: MUSA-NC PARCEL 49B: MUSA-NC	EXISTING LAND USE GENERAL PLAN DESIGNATION II (LIGHT INDUSTRIAL) NCRSP SPECIFIC PLAN II (LIGHT INDUSTRIAL)
DEVELOPER BAYSIDE CHURCH 820 SIERRA COLLEGE BLVD ROSEVILLE, CA 95661 ATTN: JOHN STEWART johnst@baysideonline.com	PUBLIC ROAD RIGHT OF WAY +0641	NUMBER OF PARCELS 7 EXISTING PARCELS 9 PROPOSED PARCELS
ENGINEER TSD ENGINEERING, INC. 13 NATOMA ST #160 FOLSOM, CA 95630 ATTN: CASEY FEICKERT cfeickert@tsd.com		

**PARCEL 49 PARKING SUMMARY**

Space	Use	Stories	Approx. Sq. Ft.	Parking Ratio	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	1/200	20	20			
G	Retail	1	7,200	1/300	24	24			
H	Hotel (125 rooms)	3	27,600	1 per room	225	225			
I	Hotel	1	6,000	1/200	30	30			
J	Hotel	1	4,000	1/300	13	13			
K	Hotel	1	4,000	1/300	13	13			
L	Office	1	7,200	1/250 (onsite)	27	27			
M	Office	2	16,000	1/250 (onsite)	58	58			
O	Office	2	34,000	1/250 (onsite)	122	122			
P	Office	2	34,000	1/250 (onsite)	122	122			
Q	Outdoor Recreation (Top Golf)	3	64,232		439	477			
R	Office	2	25,000	1/250 (onsite)	90	90			
S	Church (Children Activity/Classroom) (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	1439			
U	Church (Youth Space - Activity/Classroom) (20 classrooms)	2	20,000	1 per class room	20	30			
	Unassigned						2243	546	
<b>SITE TOTALS:</b>					<b>387,632</b>	<b>2230</b>	<b>2789</b>	<b>2243</b>	<b>546</b>

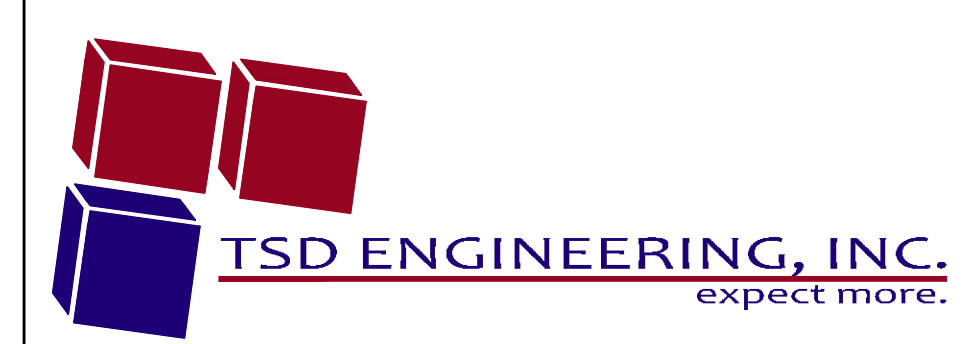
**HIGHLAND RESERVE - PARCEL 49 FLOOR AREA SUMMARY**

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:</b> 11,200			
D	Retail	1	4,000
E	Retail	1	5,000
F	Retail	1	4,000
G	Retail	1	7,200
<b>OFFICE TOTAL:</b> 31,600			
H	Hotel (125 rooms)	3	27,600
I	Hotel	1	6,000
J	Hotel	1	4,000
K	Hotel	1	4,000
L	Office	1	7,200
M	Office	2	16,000
<b>HOTEL TOTAL:</b> 37,600			
Q	Outdoor Recreation (Top Golf)	3	64,232
<b>RECREATION TOTAL:</b> 64,232			
R	Office	2	25,000
S	Church (Children Activity/Classroom) (25 classrooms)	1	50,000
T	Church (Assembly) (2,800 seats)	1	60,000
U	Church (Youth Space - Activity/Classroom) (20 classrooms)	2	20,000
<b>USERS TOTAL:</b> 339,800			
<b>SITE TOTALS:</b> 387,632			

**NCRSP - PARCEL 49 PRELIMINARY DEVELOPMENT SUMMARY**

APN:	363420-018 & 019
SITE AREA:	±38.883 ACRES (GROSS)
EXISTING PERMITTED AREA:	38.883 ACRES 100%
IMPERVIOUS SURFACE (PARKING LOT):	0 ACRES 0%
IMPERVIOUS SURFACE (HARDSCAPE):	0 ACRES 0%
IMPERVIOUS SURFACE (BUILDINGS):	0 ACRES 0%
<b>TOTAL AREA:</b>	<b>38.883 ACRES 100%</b>
PROPOSED PERMITTED AREA (LANDSCAPE):	21.892 ACRES 56.3%
IMPERVIOUS SURFACE (PARKING LOT):	25.495 ACRES 65.6%
IMPERVIOUS SURFACE (HARDSCAPE):	5.365 ACRES 13.8%
IMPERVIOUS SURFACE (BUILDINGS):	6.021 ACRES 15.5%
<b>TOTAL AREA:</b>	<b>38.883 ACRES 100%</b>

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



31 Natoma Street, Suite #160  
 Folsom, CA 95630  
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