

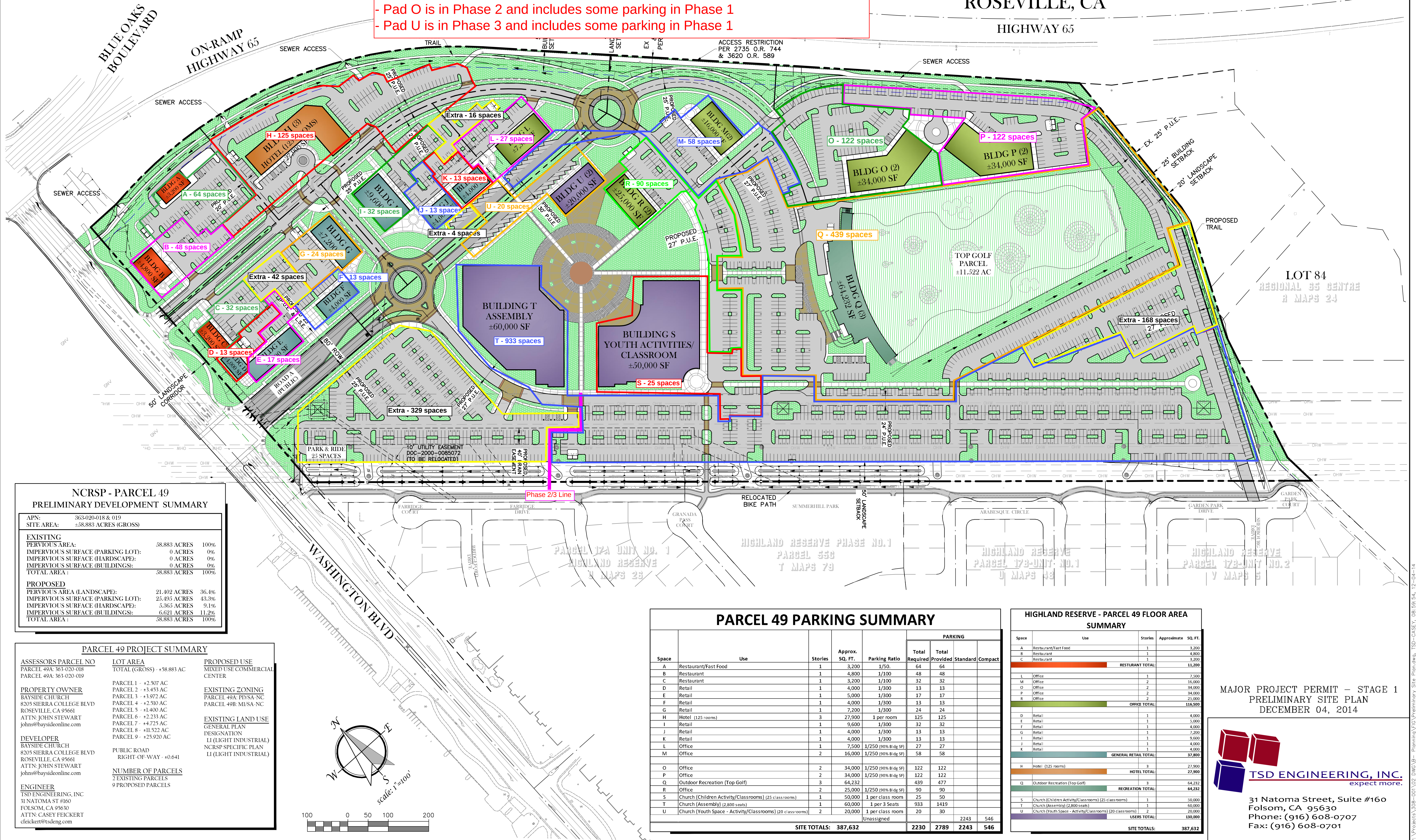
PRELIMINARY SITE PLAN
NCRSP - PARCEL 49
MAJOR PROJECT PERMIT - STAGE 1
ROSEVILLE, CA

HIGHWAY 65

Parking Allocation by Pad
Parking is shown to correspond to each parcel.

Each pad includes parking in the same phase that pad will be constructed except:

- Pad O is in Phase 2 and includes some parking in Phase 1
- Pad U is in Phase 3 and includes some parking in Phase 1



NCRSP - PARCEL 49 PRELIMINARY DEVELOPMENT SUMMARY			
APN:	363-020-018 & 019		
SITE AREA:	±58.883 ACRES (GROSS)		
EXISTING			
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%	
PROPOSED			
PERVIOUS AREA (LANDSCAPE):	21.402 ACRES	36.4%	
IMPERVIOUS SURFACE (PARKING LOT):	25.495 ACRES	43.3%	
IMPERVIOUS SURFACE (HARDSCAPE):	5.363 ACRES	9.1%	
IMPERVIOUS SURFACE (BUILDINGS):	6.621 ACRES	11.2%	
TOTAL AREA :	58.883 ACRES	100%	

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

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			
SITE TOTALS:					387,632	2230	2789	2243	546

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
RESTAURANT TOTAL:			11,200
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
OFFICE TOTAL:			116,500
D	Retail	1	4,000
E	Retail	1	5,000
F	Retail	1	4,000
G	Retail	1	2,200
I	Retail	1	9,600
J	Retail	1	4,000
K	Retail	1	4,000
GENERAL RETAIL TOTAL:			37,800
H	Hotel (125 rooms)	3	27,900
HOTEL TOTAL:			27,900
Q	Outdoor Recreation (Top Golf)	3	64,232
RECREATION TOTAL:			64,232
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
CHURCH TOTAL:			130,000
SITE TOTALS:			387,632

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

TSD ENGINEERING, INC.
expect more.

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