PRELIMINARY OVERALL SITE PLAN
MURIETA GARDENS

RANCHO MURIETA, SACRAMENTO COUNTY, CALIFORNIA

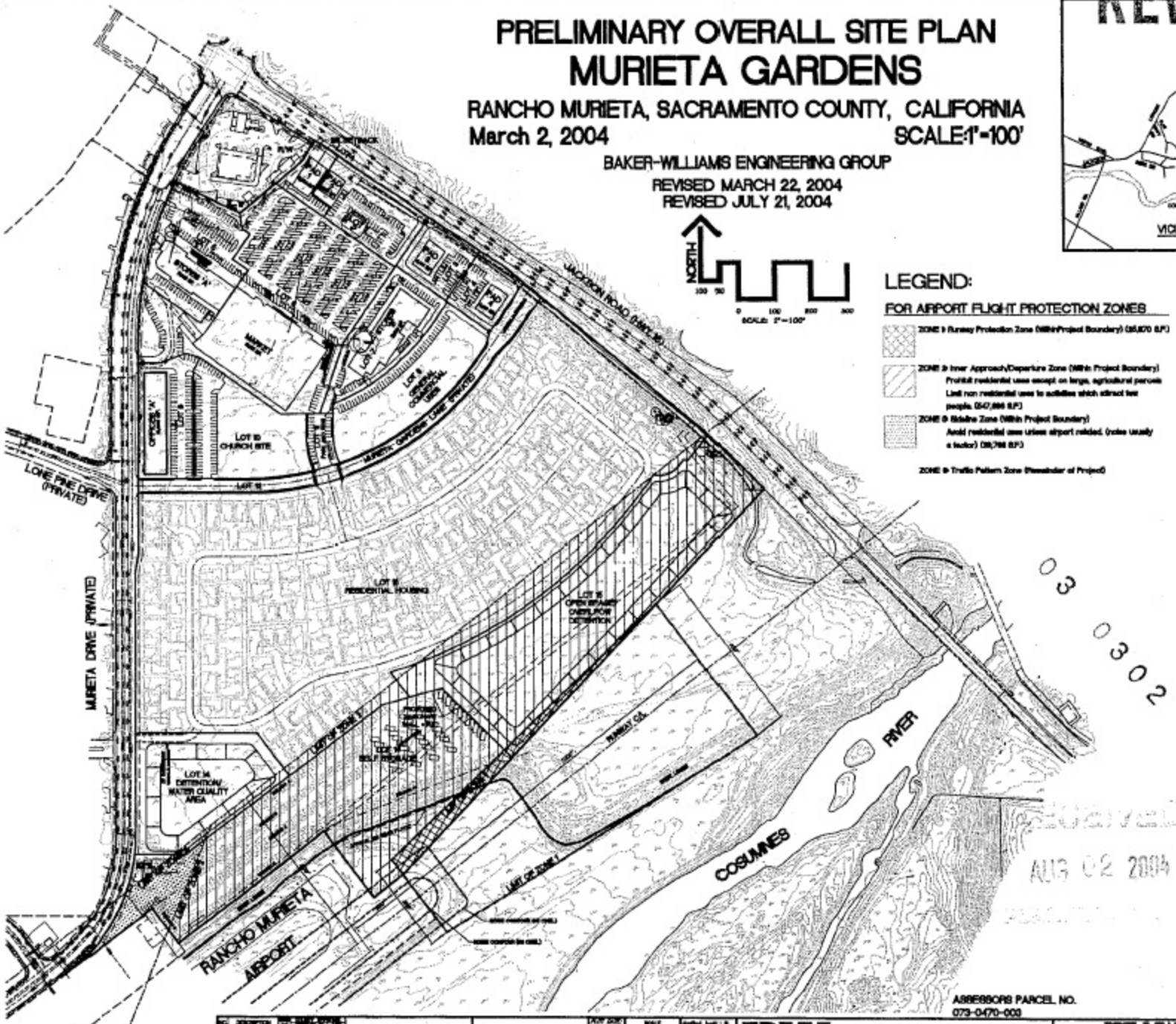
March 2, 2004 SCALE:1"=100'

BAKER-WILLIAMS ENGINEERING GROUP

REVISED MARCH 22, 2004

REVISED JULY 21, 2004

REVISED



LEGEND:

FOR AIRPORT FLIGHT PROTECTION ZONES

ZONE 1 Runway Protection Zone (Within Project Boundary) (35,870 S.F.)

ZONE 2 Inner Approach/Departure Zone (Within Project Boundary)
Prohibit residential uses except on large, agricultural parcels
Limit non residential uses to activities which attract few people. (347,666 S.F.)

ZONE 3 Sideline Zone (Within Project Boundary)
Avoid residential uses unless airport related. (noise usually a factor) (38,798 S.F.)

ZONE 4 Traffic Pattern Zone (Remainder of Project)

PROJECT DATA:

TOTAL SITE:
ZONING: A-2 (10.0)
AREA: 86.1± Acres

SHOPPING CENTER: (LOTS 1 THRU 7)
Area: 13.8± Acres (457,594 Sq. Ft.)
Building Area: 115,835 Sq. Ft.
Parking Shown:
Regular 364 Spaces
Handicap 16 Spaces
Compact 124 Spaces
Total 504 Spaces
Parking Required (4.5 Spaces/1000 Sq. Ft.)
Total 504 Spaces
Handicap (2% of total spaces) 10 Spaces

GENERAL COMMERCIAL: (LOT 8)
Area: 1.0± Acres (70,588 Sq. Ft.)

OFFICE: (LOT 9)
Area: 1.1± Acres Gross (48,798 Sq. Ft.)
Building Area: 18,000 Sq. Ft.
Parking Shown:
Regular 67 Spaces
Handicap 2 Spaces
Shared Parking with Church 22 Spaces
Total 91 Spaces Available
Parking Required (4.5 Spaces/1000 Sq. Ft.)
Total 81 Spaces
Handicap (2% of total spaces) 2 Spaces

CHURCH: (LOT 10)
AREA: 1.7± Acres Gross (73,087 Sq. Ft.)

PARK AND RIDE: (LOT 11)
Area: 0.9± Acres Gross (39,858 Sq. Ft.)
Parking:
REGULAR 19 Spaces
Compact 4 Spaces
Total 23 Spaces

MURIETA GARDENS LANE: (LOT 12)
AREA: 1.5± Acres Gross (65,375 Sq. Ft.)

HOUSING: (LOT 13)
AREA: 21.5± Acres Gross
YIELD: 207 Lots

DRAINAGE PARCEL: (LOT 14)
AREA: 2.4± Acres Gross
To Be Dedicated To Rancho Murieta Community Services District

DRAINAGE PARCEL: (LOT 15)
AREA: 0.0± Acres Gross
To Be Dedicated To Rancho Murieta Community Services District

SELF STORAGE: (LOT 16)
AREA: 6.7± Acres

ASSESSORS PARCEL NO.
073-0470-003

RECEIVED AUG 02 2004

NO.	DESCRIPTION	DATE	BY

03-04-02	SCALE	drafted by: L.B.
03-15-02	1"=100'	designed by: B.J.S.
11-04-03	HORIZ. 1"=100'	checked by: B.J.S.
04-05-04	VERT. N/A	
04-06-04	AUG. 2002	452
05-21-04		

BAKER-WILLIAMS ENGINEERING GROUP

Engineering / Surveying / Land Planning / Entitlement Processing / GIS Services

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SHEET 1 OF 1 SHEETS