RIVER PLAZA DRIVE 40' LANDSCAPE SETBACK
RIVER PLAZA DRIVE 50' BUILDING SETBACK
PROPOSED CURB AND GUTTER TO MATCH EXISTING STREET SECTION ON EXISTING FARM BUREAU
FUTURE CURB/EDGE OF ROAD
SIDEWALK
ACCESIBLE ROUTE/ PEDESTRIAN WALKWAY
LANDSCAPED BERM, TYP.
SPECIAL PAVING TO MATCH EXISTING DEVELOPEMENT
RIVER PLAZA MONUMENT SINAGE
PROPERTY LINE AT FACE OF WALK/ BACK OF CURB
ACCESIBLE PARKING LOT SIGN, TYP.
EXISTING PARKING AREA SHADED
ACCESSIBLE ROUTE/ PEDESTRIAN WALKWAY
SPECIAL PAVING AT CROSSWALKS
R-2B-PUD
RIVER PLAZA DRIVE
R-1A-PUD
WATER QUALITY SWALE
20' SIDE YARD SETBACK
EXISTING BIKE PATH, TYP.
TRASH ENCLOSURE
BICYCLE PARKING
LANDSCAPED BERM, TYP.
WATER QUALITY SWALE
TRASH ENCLOSURES (FOR BLD B AND FARM BUREAU)
20' GRASS ROAD PAVERS
Existing Farm Bureau Building
80,736 SF
BICYCLE PARKING
LANDSCAPE AREA
EXISTING GRASS ROAD PAVERS
F-PUD
PARCEL 1
Building A
3 STORY
81,830 sf
PEDESTRIAN WALKWAY
ACCESIBLE PARKING
PEDESTRIAN WALKWAY
PARCEL LINE
EXISTING 8' BIKE TRAIL WITH PROPOSED 12' GRASS ROAD PAVERS
SCULPTURAL FEATURE
50' BUILDING SETBACK
PEDESTRIAN WALKWAY
ACCESIBLE PARKING
LANDSCAPE AREA
PARCEL 2
Building B
3 STORY
81,830 sf
SEAT WALLS/ RAISED PLANTERS
NOT PART OF SUBDIVISION
COBBLEROCK AREA TO MATCH FARM BUREAU COBBLEROCK AREAS, TYP.
PROPOSED GRASS ROAD PAVERS
Sutter Health Building
80,000 SF
EXISTING DRIVEWAY TO REMAIN
GARDEN HIGHWAY
F-PUD
EXISTING BIKE PATH, TYP.
EXISTING TREES, TYPICAL

VICINITY MAP - NOT TO SCALE

SITE DATA:

PARCEL 1: SITE AREA	6.82	ACRES
PARCEL 2: SITE AREA	6.82	ACRES
PARCEL 3: PHASE 1 SITE AREA	15.35	ACRES
PERCENTAGE OF PARKING/PAVED AREA	66%	
PERCENTAGE OF LANDSCAPE AREA	21%	
PARCEL 4: SITE AREA	7.80	ACRES

BUILDING DATA:

PARCEL 1: BUILDING "A" (3 STORY)	81,830 SF
PARCEL 2: BUILDING "B" (3 STORY)	81,830 SF
PARCEL 4: FARM BUREAU EXISTING BUILDING SF	80,736 SF
SUTTER HEALTH PARCEL BUILDING AREA	80,000 SF
TOTAL PROPOSED BUILDING AREA WITHIN P.U.D.	324,396 SF
MAXIMUM ALLOWABLE PUD BUILDING SF:	336,800 SF

PARKING DATA:

BUILDING A:

TOTAL ALLOWED-OFFICE(1/400-1/275 SF)	205-286 SF
TOTAL PROVIDED	334 SF
HC REQ. (MBU) - TOTAL	6 SF
VAN ACCESS REQ. (MBU)	1 SF
HC SHOWN - TOTAL	6 SF
VAN SHOWN - TOTAL	1 SF
REGULAR SPACES	334 SF
40% OF COMPACT ALLOWED	133 SF
COMPACT SPACES SHOWN	34 SF
PERCENTAGE OF COMPACT SHOWN	21%
BICYCLE PARKING REQ. (TOTAL 1/20 SF.)	16 SF
BICYCLE PARKING SHOWN	17 SF
BICYCLE PARKING REQ. (CLASS I)	8 SF
BICYCLE PARKING REQ. (CLASS II)	8 SF
BICYCLE PARKING SHOWN (CLASS I)	8 SF
BICYCLE PARKING SHOWN (CLASS II)	8 SF

BUILDING B:

TOTAL ALLOWED- OFFICE (1/400-1/275 SF)	205-286 SF
TOTAL PROVIDED	353 SF
HC REQ. (MBU) - TOTAL	8 SF
VAN ACCESS REQ. (MBU)	1 SF
HC SHOWN - TOTAL	8 SF
VAN SHOWN - TOTAL	1 SF
REGULAR SPACES	353 SF
COMPACT SPACES	14 SF
40% OF COMPACT ALLOWED	142 SF
PERCENTAGE OF COMPACT SHOWN	4%
BICYCLE PARKING REQ. (TOTAL 1/20 SF.)	16 SF
BICYCLE PARKING SHOWN	16 SF
BICYCLE PARKING REQ. (CLASS I)	8 SF
BICYCLE PARKING REQ. (CLASS II)	8 SF
BICYCLE PARKING SHOWN (CLASS I)	8 SF
BICYCLE PARKING SHOWN (CLASS II)	8 SF
TOTAL PARKING PHASE 1 AND PHASE 2	507 SPACES

EXISTING FARM BUREAU PARKING

TOTAL ALLOWED- OFFICE (1/250-1/275 SF)	320-293 SF
TOTAL PROVIDED	330 SF
HC REQ. (MBU) - TOTAL	7 SF
VAN ACCESS REQ. (MBU)	1 SF
HC SHOWN - TOTAL	8 SF
VAN SHOWN - TOTAL	1 SF
REGULAR SPACES	313 SF
COMPACT SPACES	8 SF
40% OF COMPACT ALLOWED	93 SF
PERCENTAGE OF COMPACT SHOWN	2.4
EXISTING GARAGE SPACES	63 SF
EXISTING PARKING	330 SPACES

TOTAL PHASE I, II, WITH (E) FARM BUREAU 737 SP

RIVER PLAZA PHASE 3

SACRAMENTO, CALIFORNIA

SITE PLAN

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