

SITE AND VICINITY

 **FOOTHILL ASSOCIATES**
ENVIRONMENTAL CONSULTANTS
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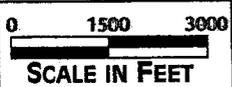
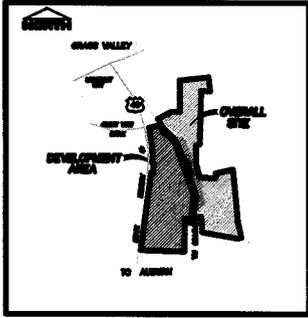


FIGURE 1

DEVELOPMENT PLAN FOR: SOUTHHILL VILLAGE

A PROPOSED MIXED USE PLANNED UNIT DEVELOPMENT
BEING A PORTION OF THE NORTHEAST QUARTER (N.E. 1/4) OF SECTION 2 AND
THE NORTHWEST QUARTER (N.W. 1/4) SECTION 1
TOWNSHIP 15 NORTH, RANGE 8 EAST, M.D.B. & M.

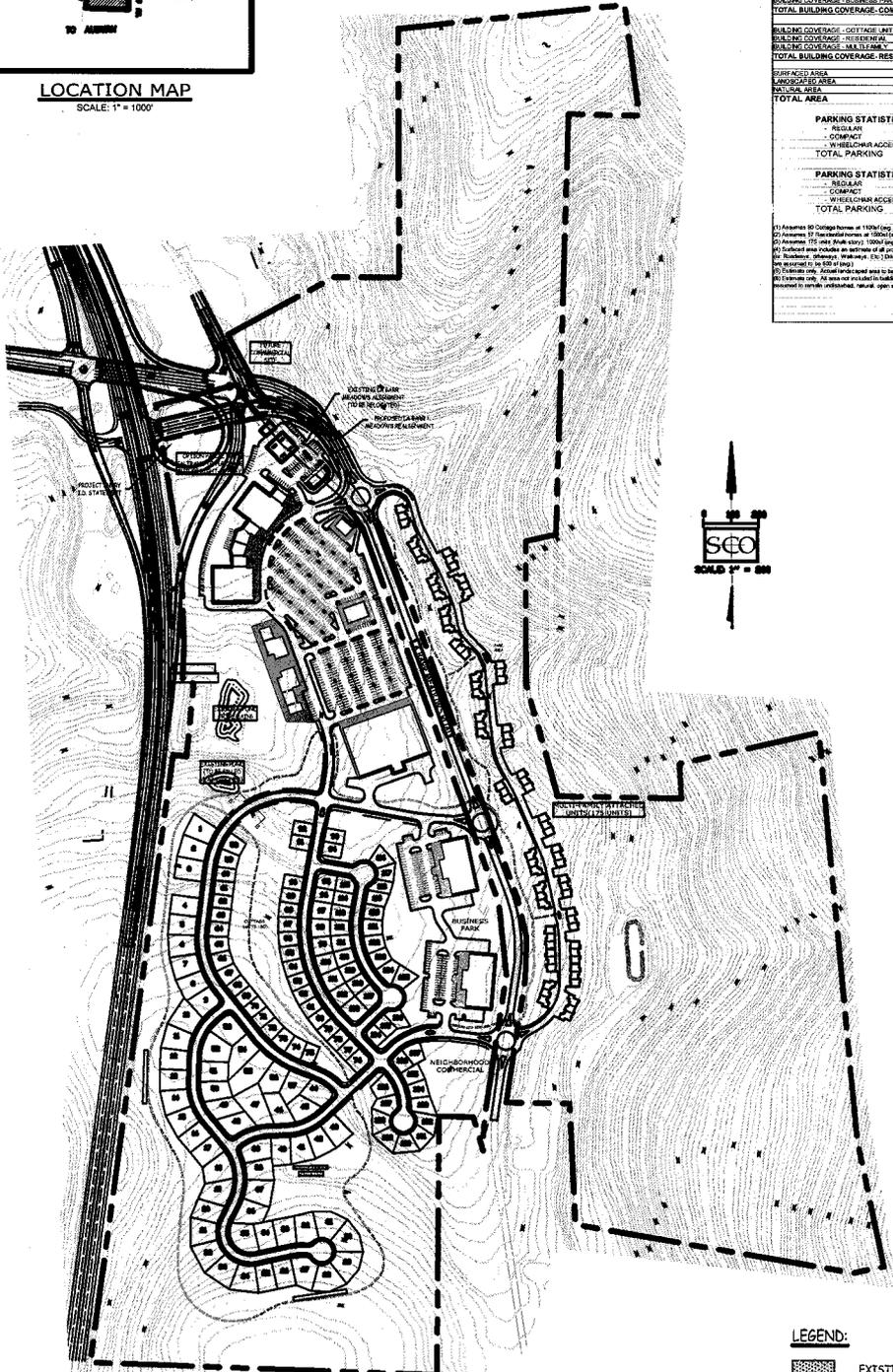


LOCATION MAP
SCALE: 1" = 1000'

LAND AREA & PARKING STATISTICS			
COVERAGE	S.F.	ACREAGE	PERCENTAGE
BUILDING COVERAGE - RETAIL	18,000	0.4	0.4%
BUILDING COVERAGE - BUSINESS PARK	40,000	0.9	0.9%
TOTAL BUILDING COVERAGE - COMMERCIAL	181,200	4.2	2.4%
BUILDING COVERAGE - DISTANCE INETS (12)	80,000	1.8	1.2%
BUILDING COVERAGE - REFERENCE (10)	80,000	1.8	1.1%
BUILDING COVERAGE - LANDSCAPE (12)	10,000	0.2	0.1%
TOTAL BUILDING COVERAGE - RESIDENTIAL	248,000	5.7	3.3%
SURFACE AREA	1,671,980	38.4	54.1%
IMPAVED AREA	150	0.003	0.0%
TOTAL AREA	7,629,222	175.1	100%

PARKING STATISTICS - RETAIL			
REGULAR	600		
COMPACT	90		
WHEELCHAIR ACCESSIBLE	15		
TOTAL PARKING	705		

PARKING STATISTICS - BUSINESS PARK			
REGULAR	100		
COMPACT	4		
WHEELCHAIR ACCESSIBLE	0		
TOTAL PARKING	104		



PROJECT INFORMATION:

OWNER/APPLICANT:
CATLIN PROPERTIES
CONTACT PERSON: STEPHEN J. DOLAN
3620 FAIR OAKS BLVD., STE 150
SACRAMENTO, CA 95864
(916) 988-8900

PLANNING & ENGINEERING:
SCO PLANNING & ENGINEERING, INC.
140 LITTON DRIVE SUITE 240
GRASS VALLEY, CA 95945
(530) 272-5841
CONTACT PERSON: DALE CREIGHTON, A.I.G.P.

ARCHITECTURE:
WILLIAMS + PADDON
2237 DOUGLAS BLVD., STE 160
ROSEVILLE, CA 95661
(916) 786-8178

BLOODGOOD SHARP BUSTER
117 WINDFIELD WAY, STE 110
EL DORADO, CA 95762
(916) 941-0990

ASSESSOR'S PARCELS:
22-283-01, 02, 03, 04, 05, 22-290-12;
22-230-10, 22, 23, 22-200-36, 37;
22-160-04, 05, 06, 22-140-30

LAND AREA:
174.94 ACRES

EXISTING ZONING:
BP-D, RA-15

GENERAL PLAN DESIGNATION:
BP (BUSINESS PARK), RES (1.5 AC/10.1)

FIRE PROTECTION:
CITY OF GRASS VALLEY

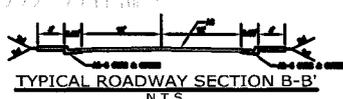
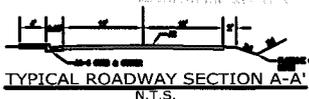
WATER:
NEVADA IRRIGATION DISTRICT

SEWAGE DISPOSAL:
CITY OF GRASS VALLEY

ELECTRICAL UTILITIES:
PACIFIC GAS & ELECTRIC

TELEPHONE UTILITIES:
PACIFIC BELL

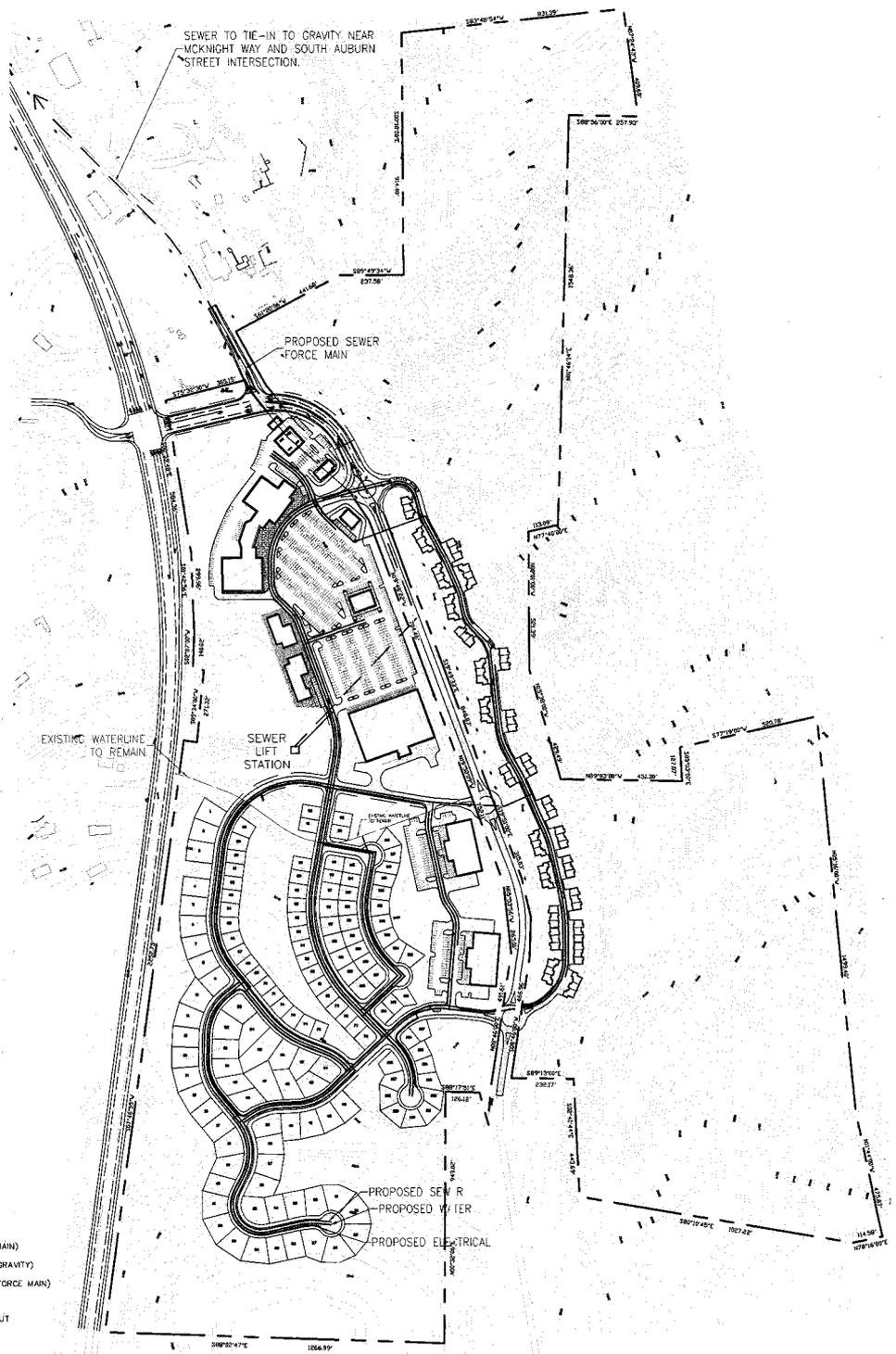
CABLE TELEVISION:
A.T.A.T.



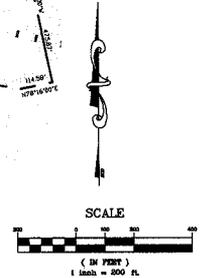
LEGEND:

- EXISTING TREE COVER (TO REMAIN)
- EXISTING TREE (TO REMAIN)
- PROPOSED LANDSCAPING

PRELIMINARY INFRASTRUCTURE PLAN FOR: SOUTHHILL VILLAGE



- LEGEND:**
- EXISTING WATERLINE (TO REMAIN)
 - PROPOSED SEWER LAYOUT (GRAVITY)
 - PROPOSED SEWER LAYOUT (FORCE MAIN)
 - PROPOSED WATER LAYOUT
 - PROPOSED ELECTRICAL LAYOUT



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GRASS VALLEY
920-878-6641
TRUCKEE
920-858-6643
FAX 920-878-6660

PLANNING &
ENGINEERING, INC.

SOUTHHILL VILLAGE PRELIMINARY INFRASTRUCTURE PLAN

COUNTY OF NEVADA CALIFORNIA

NO.	REVISIONS	DATE	DESIGNED: NEW
			DRAWN: NEW
			PROJ. NO: 039
			DWG: SEE DAYSTAMP
			DATE: SEE DAYSTAMP