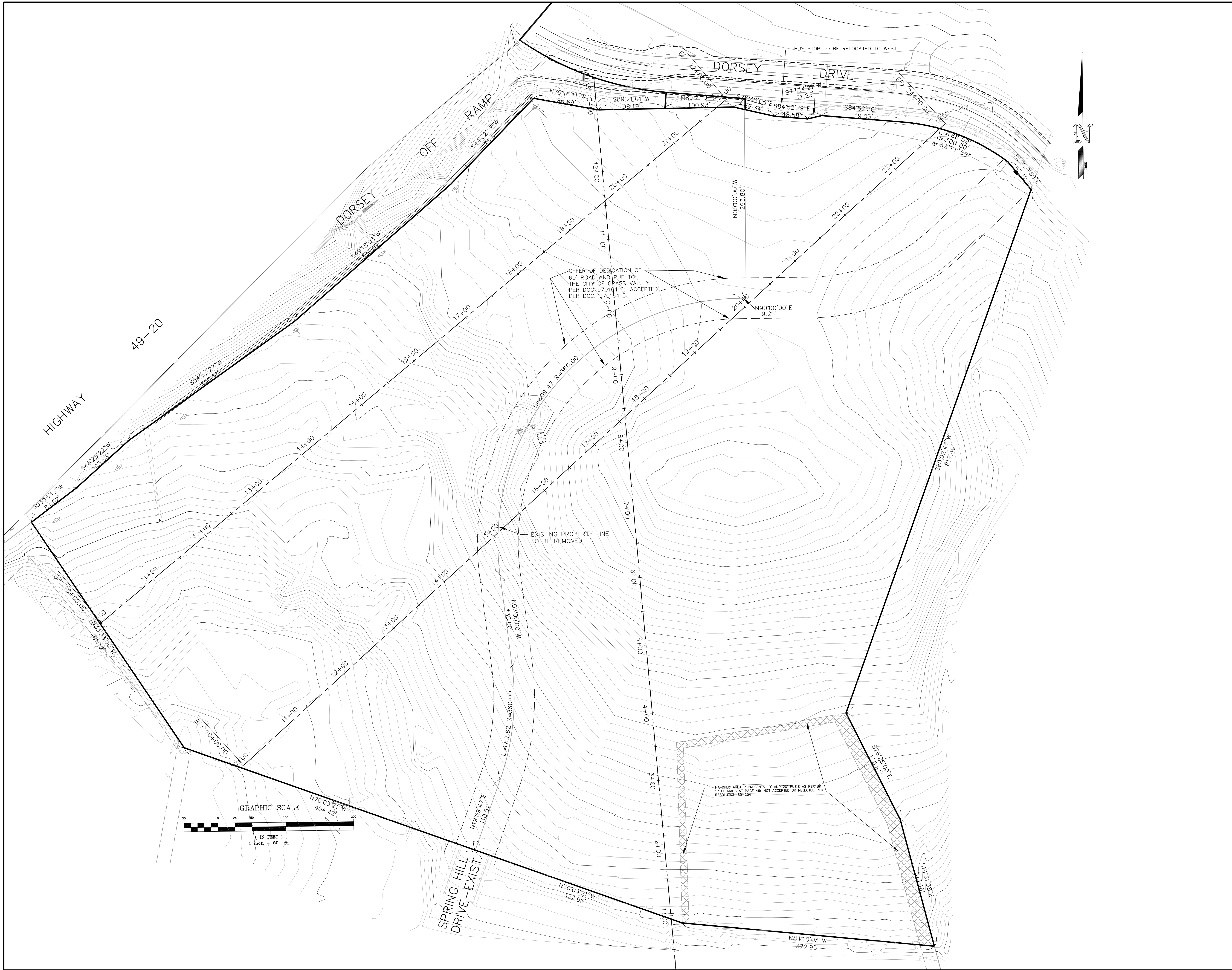


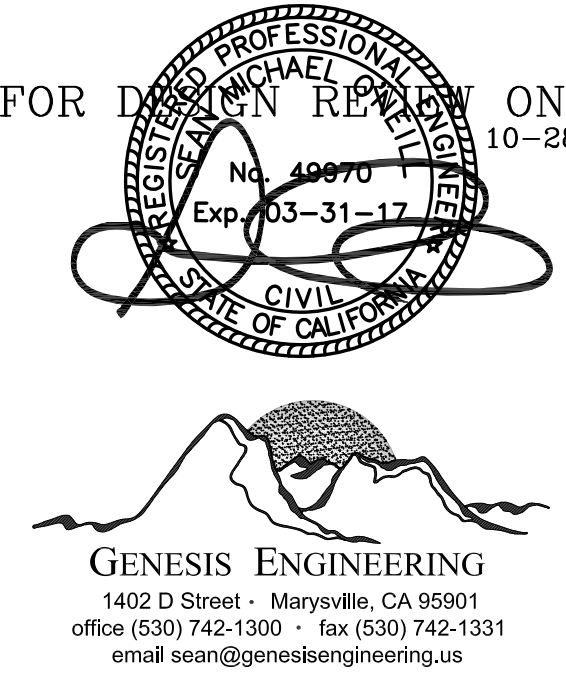
APPENDIX B

Project Plans

Alternative A Site Plans



CONSULTANT:
FOR DESIGN REVIEW ONLY
10-28-16



**DORSEY
MARKETPLACE**
DORSEY DRIVE @ HWY 20
CITY OF GRASS VALLEY
NEVADA COUNTY, CALIF

PLANNING SUBMITTAL

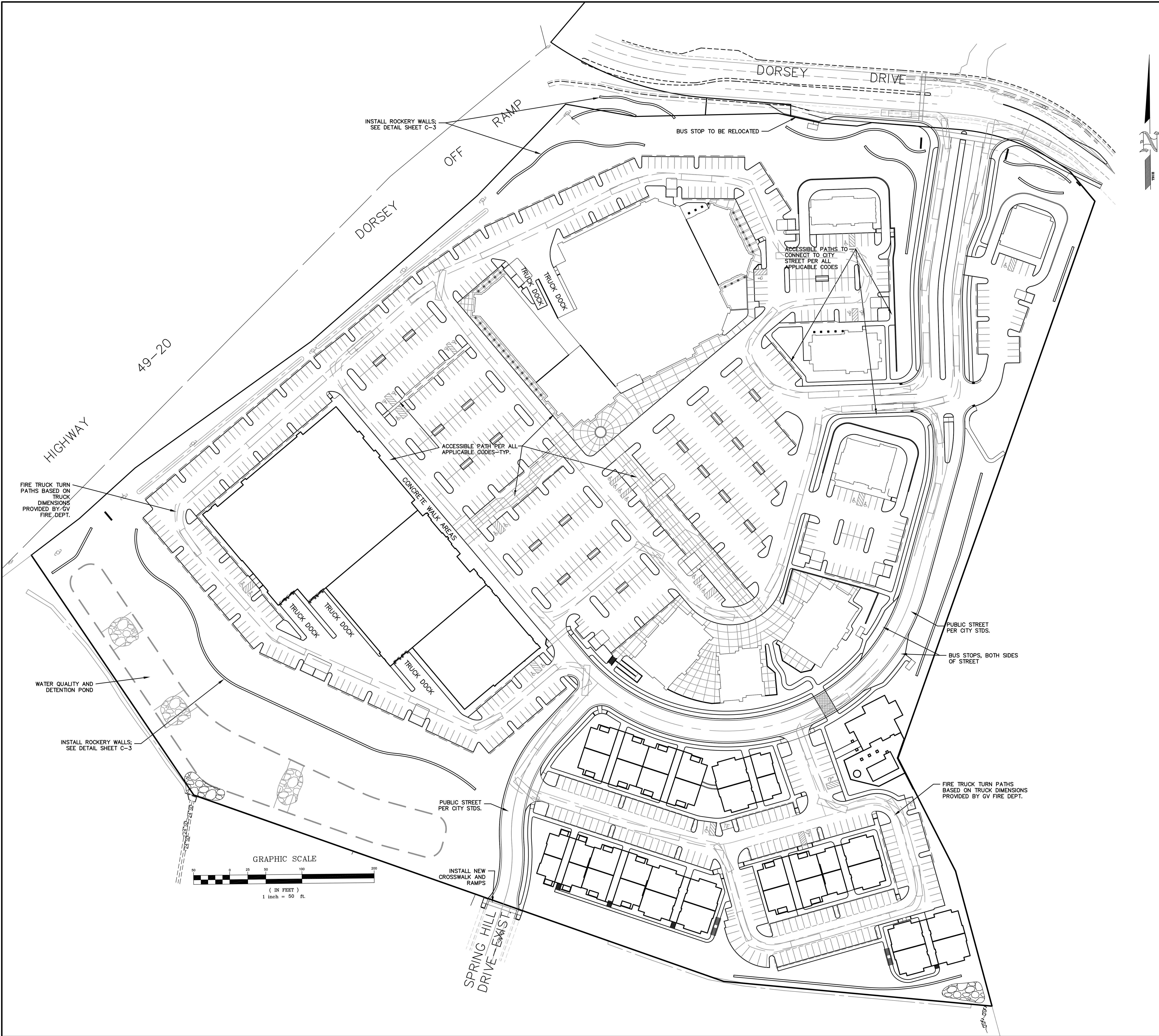
AGENCY APPROVAL:

Revisions			
No.	Revisions	By	Date
1	Per City Comments	SMO	3-23-16

KEY PLAN:

SHEET TITLE:
**TOPOGRAPHIC
SURVEY**

PROJECT NO:
13-135
DATE:
3-23-16
SHEET NO:
Pre-C-1
OF 7



CONSULTANT:

FOR DESIGN REVIEW ONLY

GENESIS ENGINEERING

1402 D Street - Marysville, CA 95901
office (530) 742-1300 • fax (530) 742-1331
email sean@genesisengineering.us

**DORSEY
MARKETPLACE**

DORSEY DRIVE @ HWY 20
CITY OF GRASS VALLEY
NEVADA COUNTY, CALIF

PLANNING SUBMITTAL

AGENCY APPROVAL:

Revisions			
No.	Revisions	By	Date
1	Per City Comments	SMO	3-23-16
2	Added WQ Pond	SMO	10-28-16

KEY PLAN:

SHEET TITLE:

**PRELIMINARY
SITE PLAN**

LEGEND

1

2

3

4

5

6

7

PER PLANS

6" MIN.

SECTION

"ROCK" RETAINING WALL

BLDR-DRSTK

SCALE: NTS

NOTES:

• USE ANGULAR BOULDERS TO FACILITATE STRUCTURAL INTEGRITY

• WALL BATTER FROM VERTICAL TO BE 6:1

• ANGLE OF REPOSE TO BE 3:1

• ANGLES AND DIMENSIONS TO BE AS SHOWN UNLESS OTHERWISE STATED IN CIVIL DRAWINGS, SOILS REPORTS ETC.

• WALL NOT TO EXCEED 4' IN HEIGHT

• FROM BOTTOM OF FOOTING TO TOP OF WALL

ALL RETAINING WALLS TO BE "ROCK" UNLESS OTHERWISE NOTED

49-20

HIGHWAY

DORSEY DRIVE

OFF RAMP

INSTALL ROCK WALLS-IF NO GRADES NOTED THEY ARE DECORATIVE ONLY AND WILL BE 0-4' TALL

INSTALL MASONRY WALL-SUBTRACT GRADES TO DETERMINE HEIGHT

ROCK WALL-TYP. SUBTRACT GRADES TO DETERMINE HEIGHTS

INSTALL ROCK WALLS-IF NO GRADES NOTED THEY ARE DECORATIVE ONLY AND WILL BE 0-4' TALL

MASONRY WALL: 4' TALL WITH DRIVE AREA BELOW-TYP.

ROCK WALL-TYP. SUBTRACT GRADES TO DETERMINE HEIGHTS

CROSS SECTION LOCATIONS-SEE SHEETS Pre-C-6 & 7 FOR PROFILES

EXISTING PROPERTY LINE TO BE REMOVED

INSTALL SPLIT FACE MASONRY WALL TO NOTED FF=2665

INSTALL ROCK WIERS AT POND STEPPOWS-TYP.

EXISTING CONCRETE SWALE TO REMAIN

INSTALL ROCK WALLS; SUBTRACT NOTED GRADES TO DETERMINE HEIGHTS

EXISTING GROUND CONTOURS-TYP

GRAPHIC SCALE

1 inch = 50 ft

6'-0"

8" SPLIT FACED CONC. BLOCK

GRAOUT CAP

MASONRY WALL

SCALE: NTS

CONSULTANT:

FOR DESIGN REVIEW ONLY

10-28-16

PROFESSIONAL SEAL

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DORSEY MARKETPLACE

DORSEY DRIVE @ HWY 20

CITY OF GRASS VALLEY

NEVADA COUNTY, CALIF

PLANNING SUBMITTAL

AGENCY APPROVAL:

Revisions			
No.	Revisions	By	Date
1	Per City Comments	SMO	3-23-16
2	Added WQ Pond	SMO	10-28-16

KEY PLAN:

SHEET TITLE:

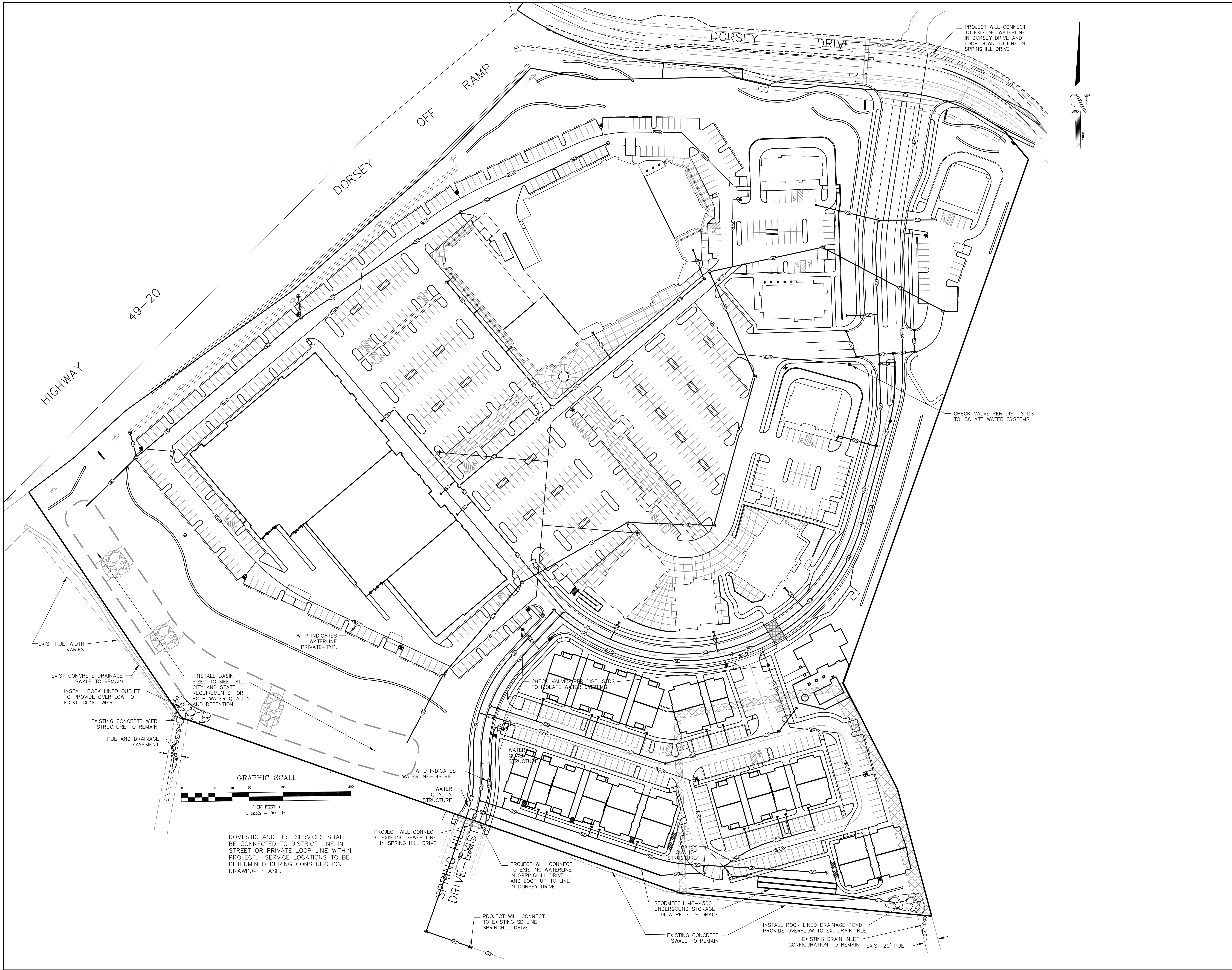
PRELIMINARY GRADING PLAN

PROJECT NO: 13-135

DATE: 3-23-16

Pre-C-3

OF 7



CONSULTANT:

FOR DESIGN REVIEW ONLY
10-28-16

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**DORSEY
MARKETPLACE**
DORSEY DRIVE @ HWY 20
CITY OF GRASS VALLEY
NEVADA COUNTY, CALIF

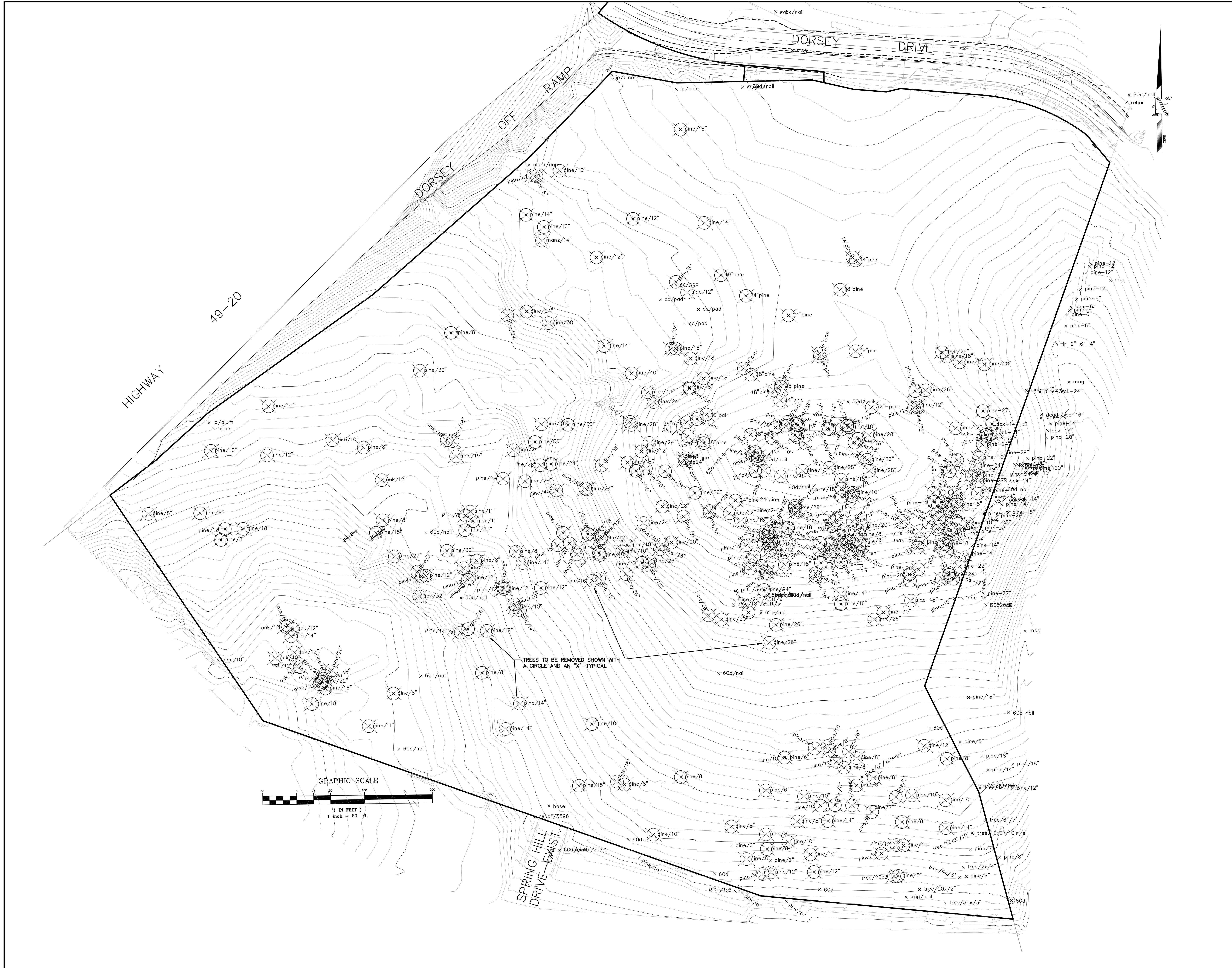
PLANNING SUBMITTAL

AGENCY APPROVAL:

Revisions			
No.	Revisions	By	Date
1	Per City Comments	SMO	3-23-16
2	Added WQ Pond	SMO	10-28-16

KEY PLAN:

**PRELIMINARY UTILITY
PLAN**



CONSULTANT:
FOR DESIGN PROFESSIONAL USE ONLY
10-28-16

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**DORSEY
MARKETPLACE**
DORSEY DRIVE @ HWY 20
CITY OF GRASS VALLEY
NEVADA COUNTY, CALIF

PLANNING SUBMITTAL

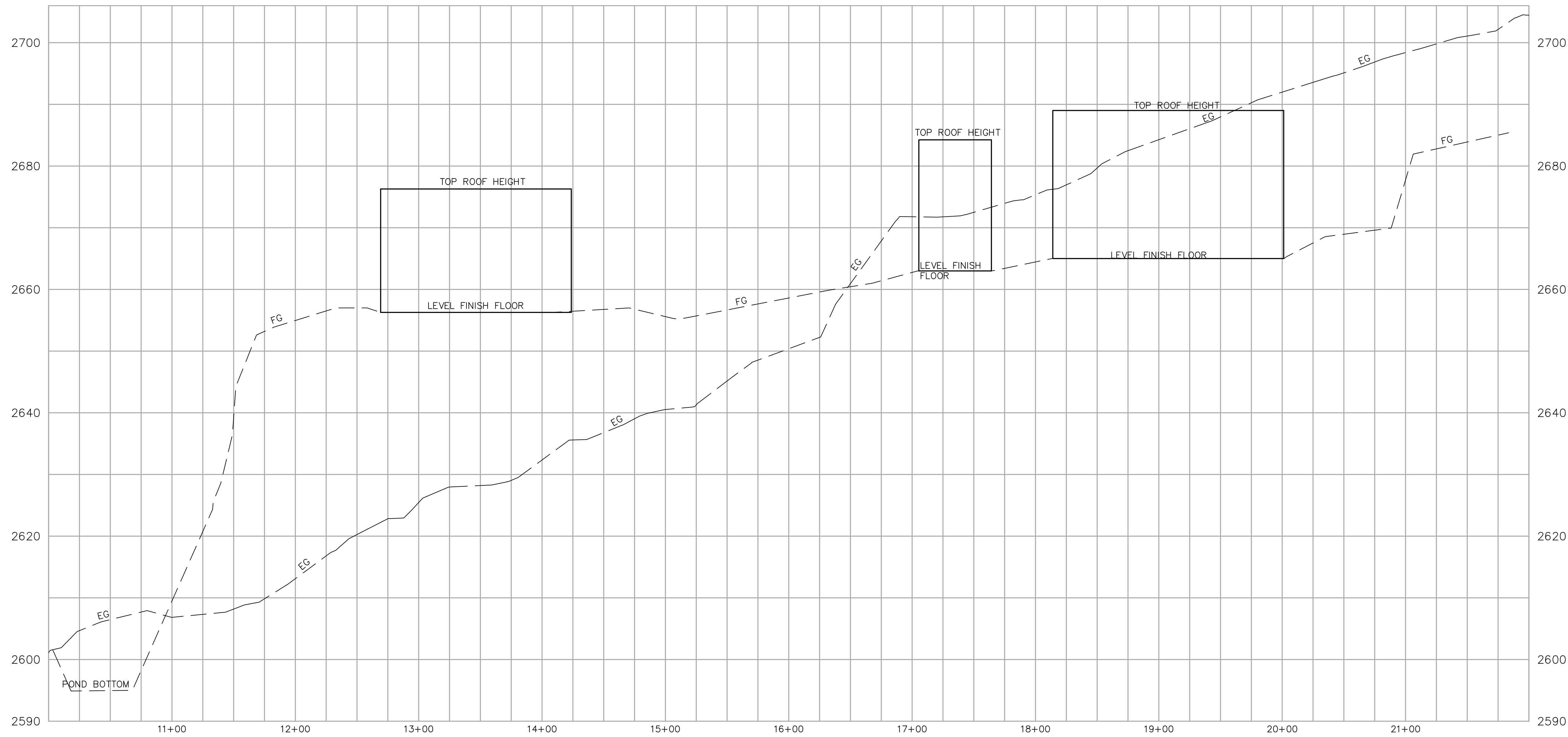
AGENCY APPROVAL:

Revisions			
No.	Revisions	By	Date
1	Per City Comments	SMO	3-23-16
2	Added WQ Pond	SMO	10-28-16

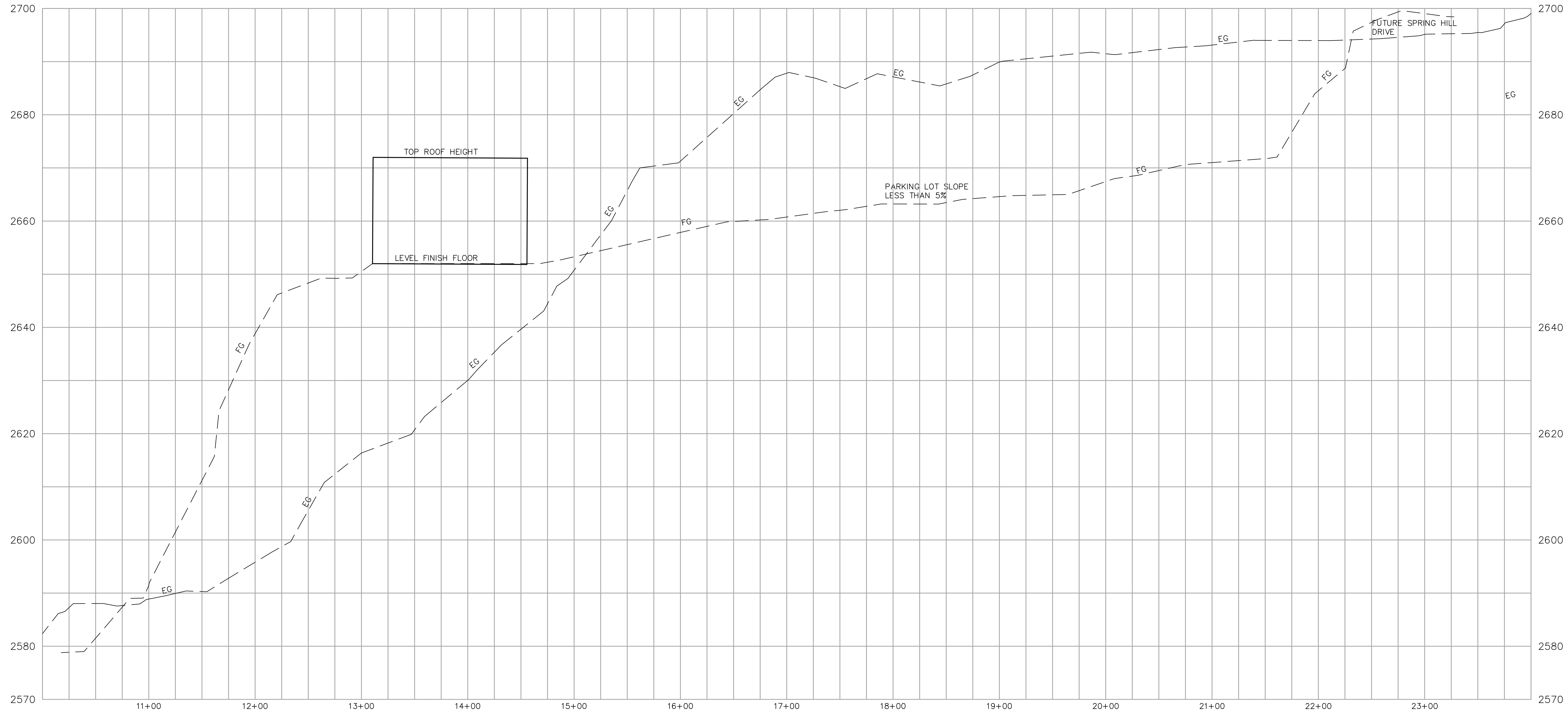
KEY PLAN:

TREE REMOVAL PLAN

cross section west PROFILE

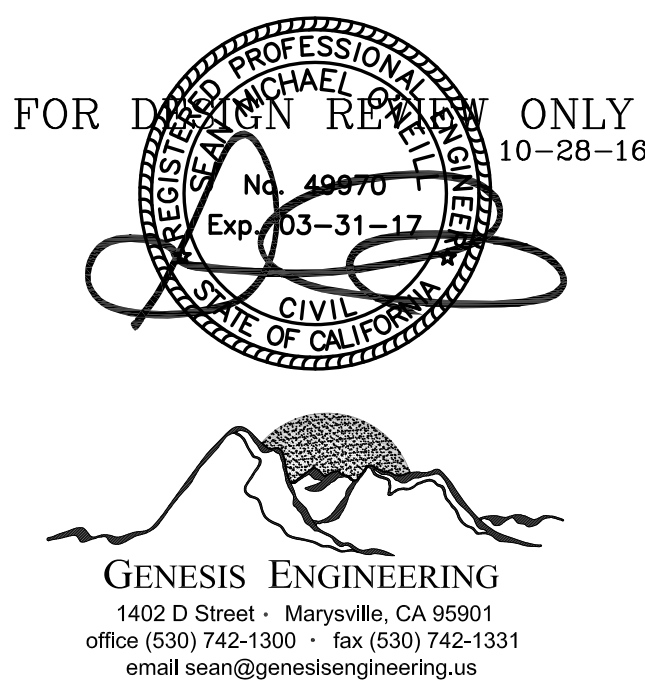


Cross Section East PROFILE



SEE SHEET C-1 FOR
LOCATIONS OF SECTIONS

CONSULTANT:



**DORSEY
MARKETPLACE**

DORSEY DRIVE @ HWY 20
CITY OF GRASS VALLEY
NEVADA COUNTY, CALIF

PLANNING SUBMITTAL

AGENCY APPROVAL:

Revisions

No.	Revisions	By	Date
1	Per City Comments	SMO	3-23-16
2	Added WQ Pond	SMO	10-28-16

KEY PLAN:

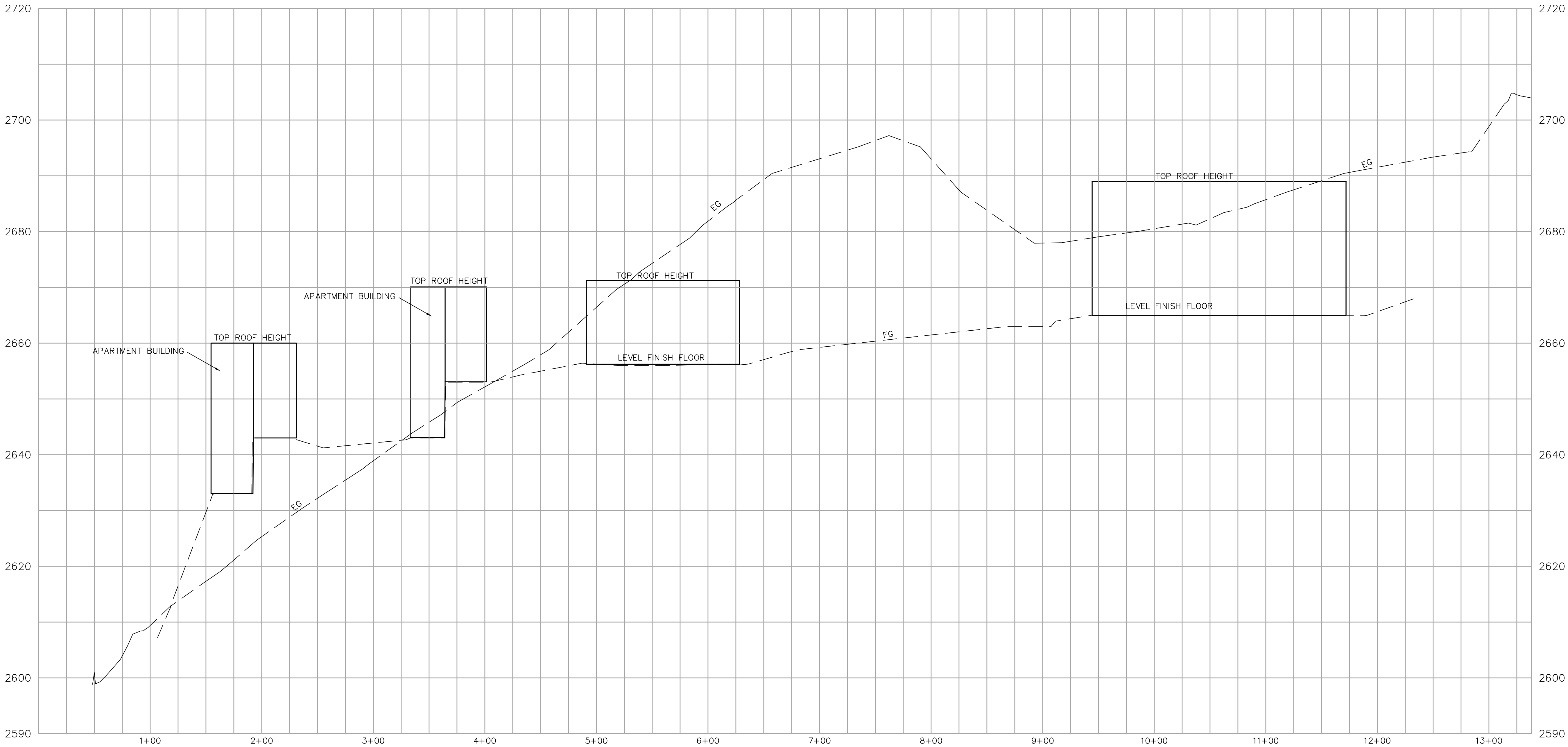
SHEET TITLE:

**PRELIMINARY CROSS
SECTIONS #1**

PROJECT NO:
13-135
DATE:
3-23-16

SHEET NO:
Pre-C-6
OF 7

Cross Section NW PROFILE



SEE SHEET C-1 FOR CROSS
SECTION LOCATION

CONSULTANT:

FOR DESIGN REVIEW ONLY
10-28-16

Professional Engineer
No. 49970
Exp. 03-31-17
CIVIL
STATE OF CALIFORNIA

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DORSEY
MARKETPLACE
DORSEY DRIVE @ HWY 20
CITY OF GRASS VALLEY
NEVADA COUNTY, CALIF

PLANNING SUBMITTAL

AGENCY APPROVAL:

Revisions		
No.	Revisions	By Date
1	Per City Comments	SMO 3-23-16
2	Added WQ Pond	SMO 10-28-16

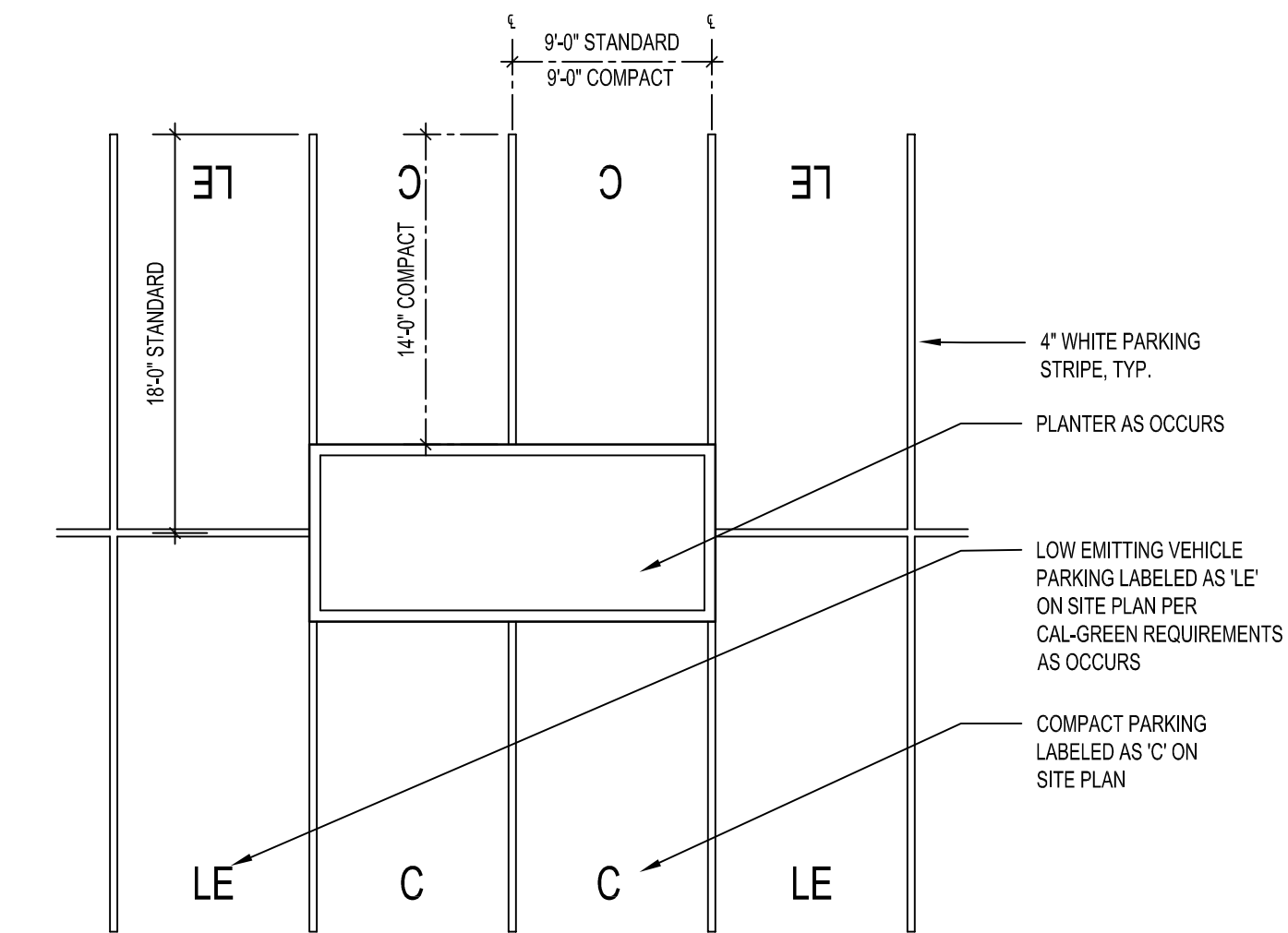
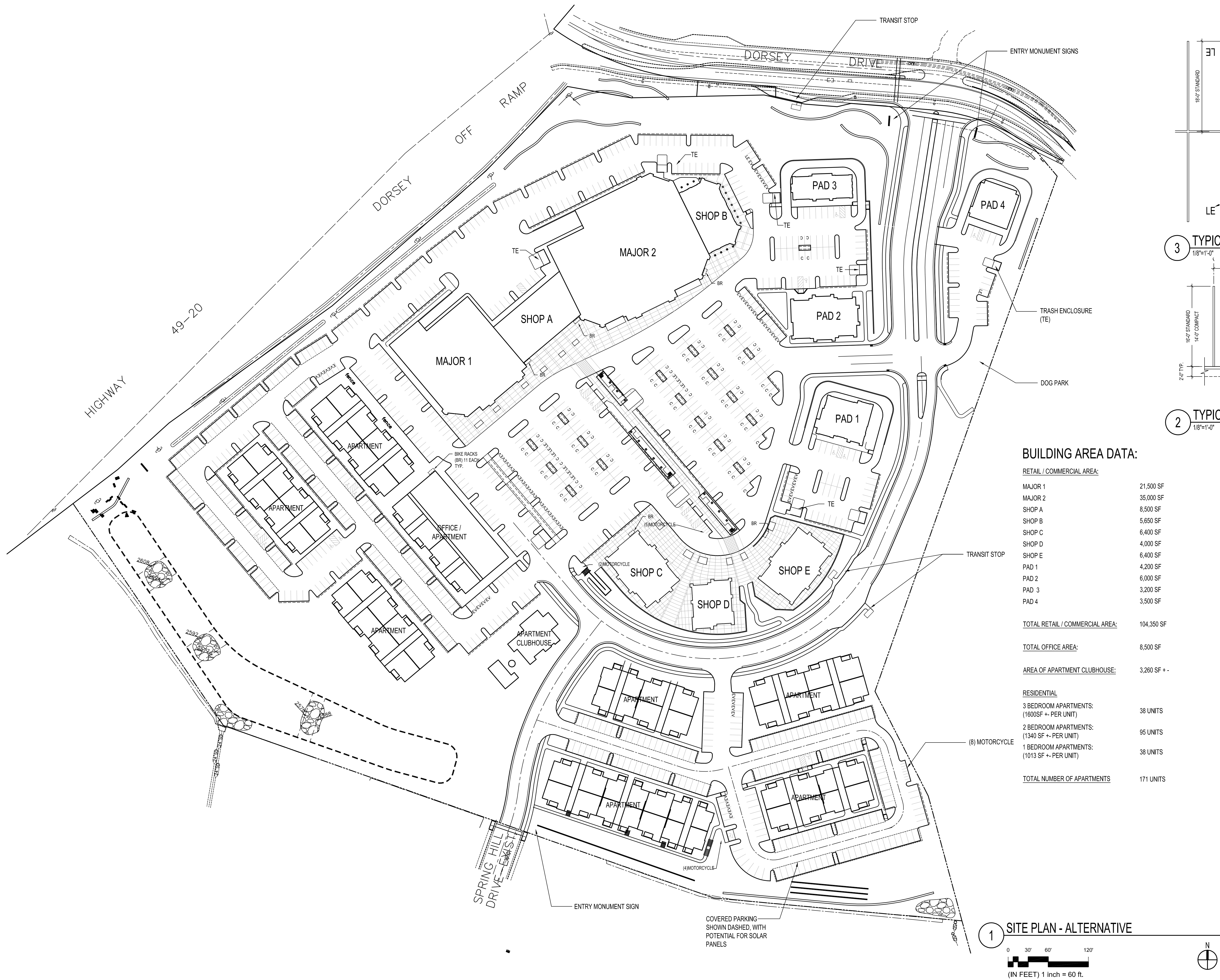
KEY PLAN:

SHEET TITLE:

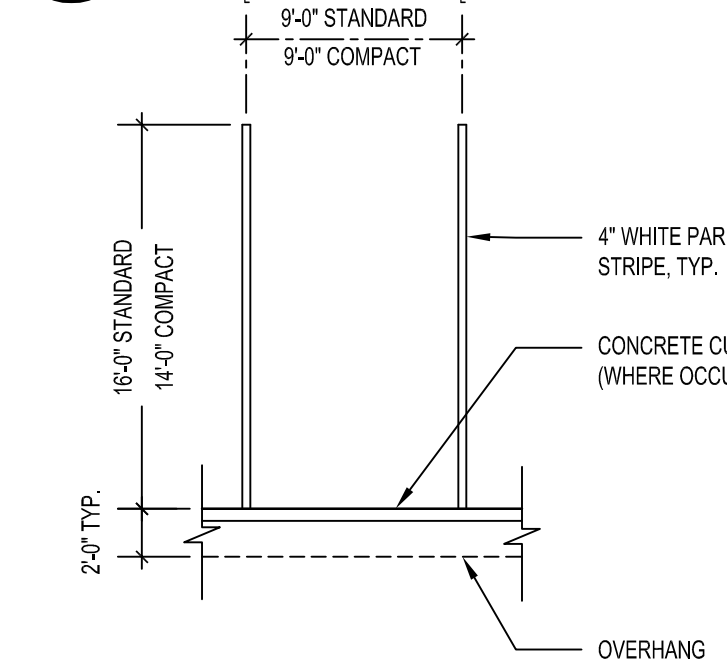
PRELIMINARY CROSS
SECTIONS #2

PROJECT NO: 13-135	SHEET NO: Pre-C-7
DATE: 3-23-16	OF 7

Alternative B Site Plans



3 TYPICAL PARKING STALL @ PLANTER
1/8"=1'-0"



2 TYPICAL PARKING STALL
1/8"=1'-0"

BUILDING AREA DATA:

RETAIL / COMMERCIAL AREA:	
MAJOR 1	21,500 SF
MAJOR 2	35,000 SF
SHOP A	8,500 SF
SHOP B	5,650 SF
SHOP C	6,400 SF
SHOP D	4,000 SF
SHOP E	6,400 SF
PAD 1	4,200 SF
PAD 2	6,000 SF
PAD 3	3,200 SF
PAD 4	3,500 SF
TOTAL RETAIL / COMMERCIAL AREA:	104,350 SF
TOTAL OFFICE AREA:	
	8,500 SF
AREA OF APARTMENT CLUBHOUSE:	
	3,260 SF +
RESIDENTIAL	
3 BEDROOM APARTMENTS: (1600SF +/- PER UNIT)	38 UNITS
2 BEDROOM APARTMENTS: (1340 SF +/- PER UNIT)	95 UNITS
1 BEDROOM APARTMENTS: (1013 SF +/- PER UNIT)	38 UNITS
TOTAL NUMBER OF APARTMENTS	171 UNITS

PARKING DATA:

PARKING REQUIRED:	
REQUIRED PARKING COMMERCIAL BEFORE BICYCLE SUBSTITUTION (41/1000):	417 STALLS
** REQUIRED PARKING COMMERCIAL AFTER BICYCLE SUBSTITUTION:	412 STALLS
***REQUIRED PARKING COMMERCIAL AFTER MOTORCYCLE SUBSTITUTION:	410 STALLS
REQUIRED ACCESSIBLE PARKING (2% OF TOTAL PARKING PROVIDED)	12 STALLS
REQUIRED BIKE PARKING (10% OF TOTAL PARKING PROVIDED)	0.1 * 568 = 57 BIKE RACKS
REQ. CLEAN AIR / VAN POOL / EV: (AS REQUIRED BY CAL GREEN)	0.08 * 568 = 46 STALLS
REQ. FUTURE ELECTRIC VEHICLE CHARGING STATION: (AS REQ. BY CAL GREEN)	0.06 * 568 = 35 STALLS
REQUIRED OFFICE PARKING (1:400)	22 STALLS
RETAIL / COMMERCIAL PARKING PROVIDED:	
- STANDARD STALLS PROVIDED:	447 STALLS
- COMPACT STALLS PROVIDED:	77 STALLS (13% < 20% ALLOWED, THUS OK)
- ACCESSIBLE PARKING:	14 STALLS (12 > 15 STALLS, THUS OK)
- MOTORCYCLE ***	5 SPACES
- BIKE RACKS	57 BIKE RACKS
- CLEAN AIR / VAN POOL / EV: (STRIPED AND INDICATED ON SITE PLAN AS 'LE' PART OF TOTAL STANDARD STALLS)	46 STALLS
- FUTURE ELECTRIC VEHICLE CHARGING: (INDICATED ON SITE PLAN AS 'EV' PART OF 'LE' STALL COUNT)	35 STALLS
RESIDENTIAL PARKING PROVIDED:	
- STANDARD STALLS (COVERED) PROVIDED:	304 STALLS
- STANDARD STALLS (UNCOVERED) PROVIDED:	74 STALLS
- ACCESSIBLE PARKING PROVIDED:	10 STALLS (REQ. IS 2% OF TOTAL = 8 STALLS)
- MOTORCYCLE	7 SPACES
- FUTURE ELECTRIC VEHICLE CHARGING (INDICATED ON SITE PLAN AS 'EV' PART OF STANDARD STALL COUNT)	12 STALLS (3% OF PARKING PROVIDED)
OFFICE PARKING PROVIDED:	
- STANDARD STALLS	28 STALLS
- ACCESSIBLE PARKING PROVIDED:	1 STALL
OTHER PARKING:	
** SUBSTITUTION FOR AUTOMOBILE PARKING IS (1) STALL PER 8 BICYCLE RACKS, UP TO 10% MAXIMUM OF REQUIRED VEHICLE SPACES	** 417 X 10% = 41 / 8 = 5 STALL REDUCTION
MOTORCYCLE SPACES ALLOWED:	$\frac{1}{2}$, UP TO 10% MAX. OF REQUIRED VEHICLES
***SUBSTITUTION FOR AUTOMOBILE PARKING IS (1) SPACE PER 25 MOTORCYCLE SPACES, UP TO 10% MAXIMUM OF REQUIRED VEHICLE SPACE	***417 X 10% = 41 SPACES 41/25 = 2 SPACE REDUCTION (5 MOTORCYCLE SPACES PROVIDED, 41 ALLOWED, THUS "OK")

REVISIONS			
#	DATE	DESCRIPTION	BY
1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
2	10/25/2016	DESIGN REVIEW COMMENTS	DP, DR, JC
3	2/9/2017	DESIGN REVIEW COMMENTS	DP, DR
4	8/11/2017	EIR ALTERNATIVE SITE PLAN	DP, DR