

A MANAGEMENT PLAN FOR:

**DOLLAR GENERAL - GRASS VALLEY, CA.**



10166 ALTA SIERRA DRIVE, GRASS VALLEY, CA 95949

STORE #

**WATER KEYNOTES**

- 1 CONSTRUCT NEW 1 1/2" COPPER "TYPE K" PIPE WATER SERVICE TO CONFIRM WITH ASTM B-42 PER NEVADA COUNTY STANDARDS AND SPECIFICATIONS. LENGTH PER PLAN. TRENCH PER NEVADA COUNTY STD DTL SD1
- 2 TERMINATE DOMESTIC WATER LINE AT BUILDING. SEE PLUMBING PLANS FOR CONTINUATION OF WATER SERVICE INSIDE BUILDING.
- 3 CONNECT TO EXISTING WATERLINE. CONTRACTOR TO VERIFY VERTICAL AND HORIZONTAL LOCATION PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES. GRASS VALLEY PUBLIC WORKS DEPARTMENT SHALL MAKE ALL SYSTEM TAP CONNECTIONS.
- 4 INSTALL COMMERCIAL 1" SERVICE CONNECTION PER GRASS VALLEY PUBLIC WORKS STD DTL W-2

**SEWER KEYNOTES**

- 1 INSTALL 4" PVC SEWER PIPE. LENGTH AND SLOPE PER PLAN PER NEVADA COUNTY STANDARDS
- 2 CONNECT TO PROPOSED SEPTIC SYSTEM (BY OTHERS). SEE SEPTIC SYSTEM PLANS FOR ADDITIONAL INFORMATION.
- 3 TERMINATE SEWER SERVICE 5' FROM BUILDING. SEE PLUMBING PLANS. CONTINUATION OF SEWER SERVICE INSIDE BUILDING.
- 4 CONSTRUCT CLEANOUT PER UPC & NEVADA COUNTY GUIDELINES.

**FIRE KEYNOTES**

- 1 INSTALL 6" DIP CLASS 350 FIRE LINE. THRUST BLOCK TO BE INSTALLED PER GRASS VALLEY PUBLIC WORKS STD DTL W-15. LENGTH PER PLAN
- 2 INSTALL 6"x6" TAPPING SLEEVE AND VALVE. CONTRACTOR TO FIELD VERIFY VERTICAL AND HORIZONTAL LOCATIONS OF EXISTING WATER LINE PRIOR TO TRENCHING. CONTRACTOR SHALL ADJUST PROPOSED VERTICAL AND HORIZONTAL WATERLINE ALIGNMENT AS REQUIRED TO TIE INTO EXISTING WATER LINE.
- 3 INSTALL DIP 6" BEND(S) AS PER MANUFACTURERS RECOMMENDATIONS. ANGLE PER PLAN.
- 4 TERMINATE FIRE LINE 5' FROM BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
- 5 INSTALL BUILDING MOUNTED FDC

**CONSTRUCTION KEYNOTES**

- 1 CONTRACTOR TO VERIFY ELEVATION OF EXISTING CURB, AC PVMT OR CONCRETE PVMT TIE-IN LOCATIONS AND MATCH EXISTING. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- 2 CONSTRUCT CURB AND GUTTER PER CITY OF GRASS VALLEY STD DTL ST-3 TYPE 2
- 3 CONSTRUCT 6" BARRIER CURB PER CITY OF GRASS VALLEY STD DTL ST-7 TYPE 4.
- 4 SEE ARCHITECTURAL PLANS FOR ALL STRIPING AND SIGNAGE. ALL DISABLED ACCESS STRIPING TO COMPLY WITH CURRENT ADA STANDARDS. FIRE LANE MARKING AND SIGNAGE PER ARCHITECTURAL PLANS.
- 5 LANDSCAPE AREA. REFER TO LANDSCAPE PLANS FOR ALL DETAILS
- 6 CONSTRUCT SIDEWALK PER CITY OF GRASS VALLEY GRASS VALLEY STD DTL ST-3
- 7 TRASH ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR ALL DETAILS
- 8 SEE ARCHITECTURAL PLANS FOR ALL SITE LIGHTING AND DETAILS. COORDINATE CONDUIT PLACEMENT PRIOR TO PAVING START.
- 9 CONSTRUCT ADA PARKING SPACES NOT TO EXCEED 2% IN ANY DIRECTION.
- 10 CONSTRUCT 6" PCPP REINFORCED SLAB WITH #4 BARS @ 18" CENTERS OVER 8" COMPACTED NATIVE SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS FOR TRASH ENCLOSURE AND LANDING PAD.
- 11 CONSTRUCT 2" ASPHALT PAVEMENT OVER 6" AGGREGATE ASPHALT BASE OVER 8" COMPACTED NATIVE SUBGRADE BASE FOR PARKING STALLS PER GEOTECHNICAL RECOMMENDATIONS AND CALTRANS SECTION 26 STANDARD SPECIFICATIONS.
- 12 CONSTRUCT 2.5" ASPHALT PAVEMENT OVER 6" AGGREGATE ASPHALT BASE OVER 8" COMPACTED NATIVE SUBGRADE BASE FOR DRIVE LANES PER GEOTECHNICAL RECOMMENDATIONS AND CALTRANS SECTION 26 STANDARD SPECIFICATIONS.
- 13 CONSTRUCT CURB OPENING PER DETAIL SHEET C8.
- 14 CONSTRUCT SIDEWALK ACCESS RAMP PER STD DTL C8. DO NOT EXCEED 1:50 CROSS SLOPE AND 1:12 LONGITUDINAL SLOPE.
- 15 SAWCUT AND REMOVE TO THE SAWCUT LINE EXISTING PAVEMENT (MIN 2"), OR AS DIRECTED BY COUNTY INSPECTOR, CURB, GUTTER AND SIDEWALK AND/OR REPLACE IN KIND.
- 16 INSTALL 36" CMP STORM DRAIN PIPE SEE SHEET C2 FOR DETAILS
- 17 INSTALL HDPE STORM DRAIN PIPE (ADS N12 OR EQUAL) SIZE AND SLOPE PER PLAN
- 19 PROPOSED RETAINING WALL SEE SHEET C2 FOR ELEVATIONS AND STRUCTURAL PLANS FOR DETAILS.
- 20 INSTALL 8" PERFORATED HDPE PIPE. REFER TO SHEET C8 FOR DETAILS. LENGTH AND SLOPE PER PLAN.
- 21 ENGINEERED FILTERED MEDIUM (SOIL) SHALL CONSIST OF 85% SAND, 10% FINES AND 5% ORGANIC MATTER. REFER TO LANDSCAPE PLANS FOR VEGETATION. REFER TO SHEET C8 FOR ADDITIONAL DETAILS.
- 22 INSTALL CATCH BASIN, NDS 18" SERIES WITH ATRIUM GRATE OPENING. NDS PRODUCT NUMBER 1881.
- 23 INSTALL STANDARD PRECAST MANHOLE PER GRASS VALLEY PUBLIC WORKS DEPARTMENT STD DTL DR-1. MANHOLE TO BE EQUIPPED WITH ADS HOOD/FLOW CONTROL TEE. SIZE OF ORIFICE PER DETAILS ON SHEET C8.
- 24 INSTALL 12" CMP STORM DRAIN PIPE. LENGTH & SLOPE PER PLAN.
- 25 INSTALL HEADWALL PER GRASS VALLEY PUBLIC WORKS STD DTL DR-6
- 26 INSTALL PRECAST 2X2 CATCH BASIN. HANSON #26 OR APPROVED EQUAL.
- 27 INSTALL CONTECH TRITON CATCH BASIN INSERT MODEL NO. TR1818 OR APPROVED EQUAL.
- 28 CONSTRUCT AND INSTALL 2x3 PRECAST CATCH BASIN. HANSON #26 OR APPROVED EQUAL. CONSTRUCT 2' WIDE CONCRETE APRON SLOPING INWARDS TOWARDS CATCH BASIN AT 2%. CONSTRUCT 6" BARRIER CURB ON SIDES AND DOWNSTREAM SIDE OF APRON. REFER TO DETAIL 1 ON THIS SHEET FOR ADDITIONAL INFORMATION.
- 29 CONSTRUCT DROP INLET HEADWALL PER DETAIL 2 ON THIS SHEET.
- 30 INSTALL RIP-RAP D(50)=6", 12" THICK.
- 31 CONNECT TO 36" CMP PIPE LENGTH PER MANUFACTURERS RECOMMENDATIONS.
- 32 REINFORCED CONCRETE CAP AND ACCESS RISER. SEE DETAIL ON SHEET C8.

**PROJECT DIRECTORY**

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**SITE ANALYSIS**

AREA ANALYSIS	
SITE AREA	43,463 SQUARE FEET
PROPOSED BUILDING AREA	9,100 SQUARE FEET
AREA SEPARATION WALLS	NONE
CONSTRUCTION TYPE	V-B
BLDG. SPRINKLERED	NO
PROPOSED OCCUPANCY GROUP	M
PROPOSED BUILDING USE	RETAIL

**SITE SUMMARY**

**PARCEL ADDRESS:**  
10166 ALTA SIERRA DRIVE  
GRASS VALLEY, CA 95949

**ASSESSOR'S PARCEL NUMBER:**  
25-430-08

**LEGAL DESCRIPTION:** (PER FIDELITY NATIONAL TITLE COMPANY REPORT, TITLE NO. FSSE-F7040081, DATED FEBRUARY 28, 2014) THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF NEVADA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS: LOT 9 OF INDIAN MOUNTAIN ESTATES NO. 2, AS SHOWN ON THE OFFICIAL MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF NEVADA COUNTY ON MAY 28, 1989, IN BOOK 3 OF MAPS, AT PAGE 30, EXCEPTING THEREFROM ALL MINERAL RIGHTS 100 FEET BELOW THE SURFACE AS RESERVED IN THE INSTRUMENT EXECUTED BY HAROLD WESLEY ROBINSON, ET AL. TO WILLARD D. ELLIS ET AL., RECORDED JULY 1, 1934 IN BOOK 24, PAGE 103, OFFICIAL RECORDS. TOGETHER WITH THE RIGHT TO PARK CARS ON A PORTION OF LOT 8 OF INDIAN MOUNTAIN ESTATES #2 IN THE EVENT A COMMERCIAL PARKING AREA IS ESTABLISHED THEREON.

**PARCEL AREA:**  
1.00± AC (GROSS)

**FEMA FLOOD ZONE:**  
THE PROPERTY SHOWN HEREON IS SHOWN ON FEMA FLOOD FIRM PANEL NO. 980702085E (DATED FEBRUARY 3, 2010). THE FLOOD ZONE DESIGNATION FOR THE PROPERTY IS ZONE "X" AND IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**ZONING:**  
NEVADA COUNTY ZONING DESIGNATION:  
EXISTING: C1 (NEIGHBORHOOD COMMERCIAL)

**BUILDING HEIGHT LIMIT:**  
45 OF 3 STORIES, WHICHEVER IS LESS

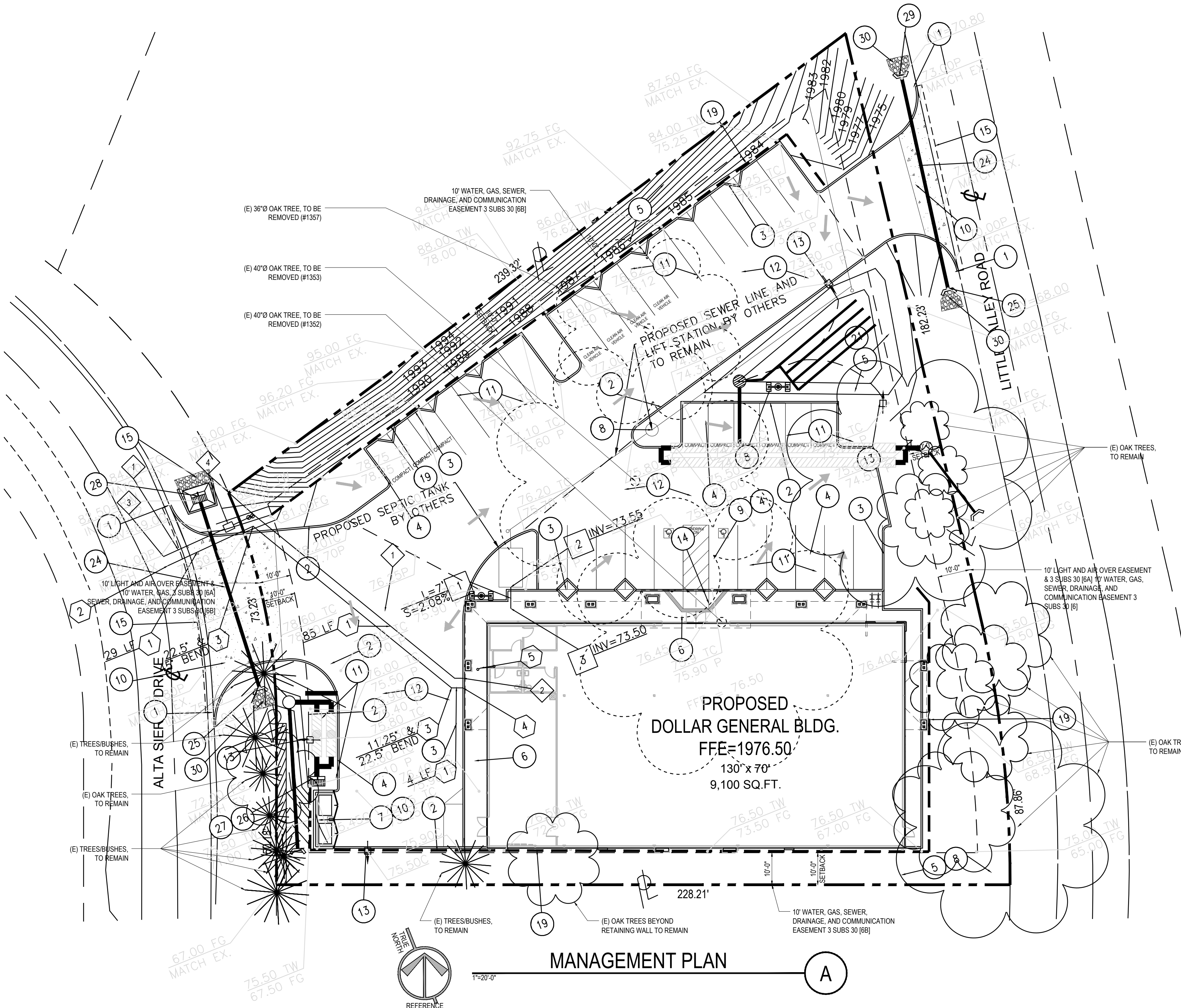
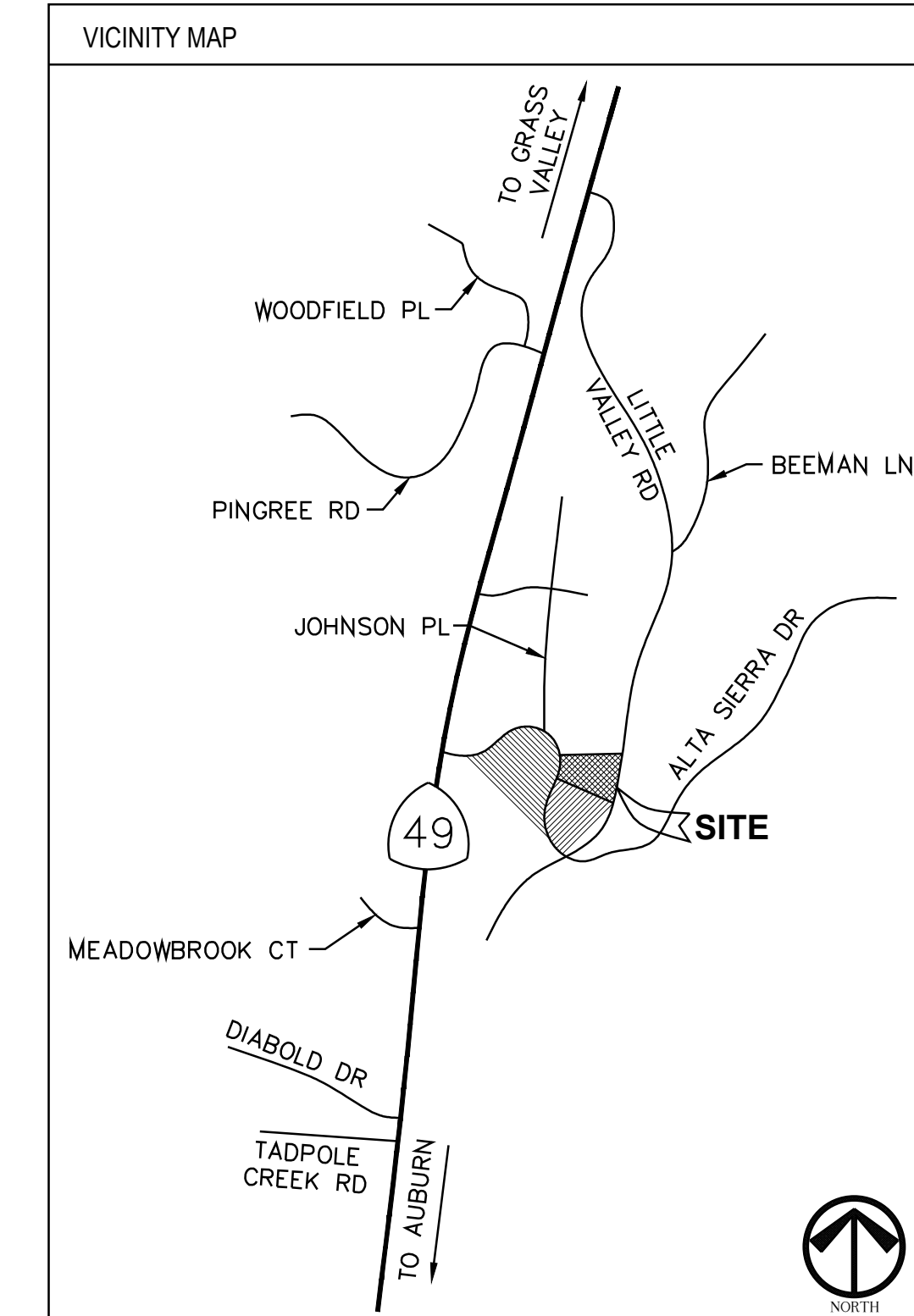
**MAXIMUM IMPERVIOUS SURFACE:**  
85%

**BUILDING SETBACKS:**  
FRONT YARD (ROW AT LEAST 50' IN WIDTH): 10' FROM ROW (WITH MEAN AVERAGE 20')  
EXTERIOR YARD (ROW AT LEAST 50' IN WIDTH): 10' FROM ROW (WITH MEAN AVERAGE 20')  
INTERIOR YARD: 0'  
REAR YARD: 0' (THROUGH PARCELS; REAR = FRONT SETBACK)

**ENCROACHMENT NOTE:**  
3 PARKING SPACES (INCLUDING 1 HANDICAPPED SPACE) FROM NORTHERLY ADJOINER ENCRACHING INTO PROPERTY.

**TITLE REPORT EXCEPTION NOTES**

- EXCEPTION 6:** THIS PROPERTY IS AFFECTED BY EASEMENTS AND RESERVATIONS, TOGETHER WITH THE RIGHTS INCIDENTAL THERETO, AS SHOWN ON THE OFFICIAL MAP OF INDIAN MOUNTAIN ESTATES UNIT NO. 2, AS FOLLOWS:
- A. FOR LIGHT AND AIR OVER STRIPS OF LAND OF A WIDTH OF 10 FEET LYING ADJACENT AND PARALLEL TO ALL LOT LINES WHICH ARE COMMON TO ROAD LINES OF PUBLIC AND/OR PRIVATE ROADS. SAID STRIPS ARE TO BE KEPT OPEN AND CLEAR OF BUILDINGS. (PLOTTED)
  - B. RIGHTS OF WAY AND EASEMENTS FOR WATER, GAS, SEWER AND DRAINAGE PIPES, CONDUITS AND DITCHES AND FOR POLES AND OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC AND TELEPHONE SERVICES, TOGETHER WITH ALL APPURTENANCES THERETO, OVER, AND ACROSS STRIPS OF LAND 10 FEET IN WIDTH ON EACH SIDE OF ALL FRONT, SIDE AND REAR LOT LINES OF EACH LOT, TOGETHER WITH THE RIGHT TO TRIM AND/OR REMOVE TREES WITHIN SAID EASEMENTS. (PLOTTED)
- EXCEPTION 7:** THIS PROPERTY IS AFFECTED BY A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF \$490,000.00 RECORDED JULY 14, 2006 AS DOCUMENT NO 2006-0023512, OFFICIAL RECORDS. (NOT SURVEY RELATED)
- EXCEPTION 8:** THIS PROPERTY IS AFFECTED BY THE MATTERS CONTAINED IN THE HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY AGREEMENT RECORDED JULY 14, 2006 AS DOCUMENT NO 2006-0023513, OFFICIAL RECORDS. (NOT SURVEY RELATED)
- EXCEPTION 9:** THIS PROPERTY IS AFFECTED BY ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS. (PLOTTED)
- EXCEPTION 10:** THIS PROPERTY IS AFFECTED BY DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. (SEE PARCEL LEGAL DESCRIPTION BELOW)



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A PROPOSED COMMERCIAL DEVELOPMENT FOR:

**DOLLAR GENERAL**

10166 ALTA SIERRA DR.  
GRASS VALLEY, CA

**REVISIONS**

NO.	DESCRIPTION	DATE

**SHEET TITLE**

**MANAGEMENT PLAN**

DATE: 11-14-14 SCALE: AS NOTED  
DRAWN BY: L DALE DATABASE: S11.DWG  
CHECKED BY: SHEET NUMBER: A1.3  
PROJECT: DG ALTA SIERRA