ABBREVIATIONS

ABBREVIATION	DESCRIPTION
@	AT
AB	AGGREGATE BASE
ABS	ACRYLONITRILE-BUTADIENE-STYRENE
AC	ASPHALT CONCRETE
BO	BLOWOFF
BOC	BACK OF CURB
BOW	BACK OF WALK
BOT	BOTTOM
C & G	CURB AND GUTTER
C,G, & SW	CURB, GUTTER, AND SIDEWALK
CL	CENTERLINE
CB	CATCH BASIN
C.B.C.	CALIFORNIA BUILDING CODE
CJ	CONSTRUCTION JOINT
CO	CLEANOUT
C.O.N.	COUNTY OF NAPA
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DWG	DRAWING
EBOW	EXISTING BACK OF WALK
EL	ELEVATION
EEP	EDGE OF EXISTING PAVEMENT
EP	EDGE OF PAVEMENT, EXISTING PAVEMENT
ESMT	EASEMENT
EX.	EXISTING
FL	FLOWLINE
FH	FIRE HYDRANT
FOC	FACE OF CURB
FT.	FEET
G	GROUND
GB	GRADE BREAK
HORIZ	HORIZONTAL
HP	HIGH POINT
ID	INSIDE DIAMETER
IN.	INCH
INV	INVERT
LF	LINEAL FEET
LH	LAMP HOLE
LP	LOW POINT
LT	LEFT
LTS	LIME TREATED SUB-BASE
MAX	MAXIMUM
MH	MAINTENANCE HOLE
MIN	MINIMUM
NO.	NUMBER
NRCP	NON-REINFORCED CONCRETE PIPE
NTS	NOT TO SCALE
OD	OUTSIDE DIAMETER
P	PAVEMENT
PP	POWER POLE
PT	POINT
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
PL	PROPERTY LINE
R	RADIAL OR RADIUS
R/W	RIGHT-OF-WAY
RC	ROLL-CURB
RCP	REINFORCED CONCRETE PIPE
RET	RETURN
RP	RADIUS POINT
RT	RIGHT
SD	STORM DRAIN
SS	SANITARY SEWER
SL	STREET LIGHT
SW	SIDEWALK
SDMH	STORM DRAIN MAINTENANCE HOLE
SHT	SHEET
SSMH	SANITARY SEWER MAINTENANCE HOLE
STA	STATION
STD	STANDARD
TC	TOP OF CURB
TOW	TOP OF WALL
THRU	THROUGH
TI	TRAFFIC INDEX
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
UV	UNDERGROUND VAULT
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
W	WATER
WP	WEAKENED PLANE
WSE	WATER SURFACE ELEVATION
(W)	WEST
(E)	EAST
(S)	SOUTH
(N)	NORTH
±	PLUS OR MINUS

Know what's **below.**
Call before you dig.

LEGEND

EXISTING		PROPOSED
3.0	GROUND CONTOUR	3.0
11.93TC / 11.43FL	TOP OF CURB ELEVATION / FLOW LINE ELEVATION	11.93TC / 11.43FL
15.50EP	PAVEMENT ELEVATION	15.50P
15.50EC	CONCRETE ELEVATION	15.50C
	EASEMENT LINE	
	PROPERTY & R/W LINE	
6"SS	SANITARY SEWER LINE	6"SS
12"SD	STORM DRAIN LINE	12"SD
2"W	WATER LINE	2"W
8"FS	FIRE SERVICE LINE	8"FS
	STREET LIGHT	
	CLEANOUT	
	DRAINAGE INLET	
	CATCH BASIN	
	GATE VALVE	
	FIRE HYDRANT	
WM	WATER METER	WM
BFP	BACKFLOW PREVENTER	
	MAINTENANCE HOLE	

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- CIVIL
- STRUCTURAL
- LANDSCAPE ARCHITECTURE
- SURVEYING
- PLANNING
- ATHLETIC FACILITY DESIGN
- GEOTECHNICAL

REVISIONS

No.	Date	Description

PROJECT

NAPA GATEWAY ROAD

GATEWAY ROAD
NAPA, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
PAUL J. SCHNEIDER
No. 62498
Exp. 09/30/25
CIVIL
STATE OF CALIFORNIA

SHEET TITLE

COVER SHEET

Proj Mgr	PJS
Drawn by	KJG
Date	03/14/2025
Job No.	23347

SHEET:
C1.0
—OF: 1

F:\2-PROJECTS\23347 NAPA GATEWAY ROAD\PLANS AND GRAPHICS\IMPROVEMENT PLANS\23347-C1.0-COVER.DWG 3/14/2025 9:43 AM

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE COUNTY OF NAPA STANDARD SPECIFICATIONS AND PLANS, LATEST EDITION, AND ALL AMENDMENTS THERE TO-DATE.
2. FOR ELEVATIONS REFER TO BENCHMARK;
   ELEVATION: TBD
   DESCRIPTION:
   TBD
3. PRIOR TO AND DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BEING FAMILIAR WITH THE CURRENT COUNTY OF NAPA STANDARDS AND ALL UPDATES AND REVISIONS MADE TO ANY OF THE COUNTY OF NAPA STANDARD DETAILS SHOWN ON THESE PLANS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR BEING FAMILIAR WITH THE WRITTEN SPECIFICATIONS AND/OR OTHER STANDARD DETAILS NOT SHOWN BUT WHICH ARE INCLUDED IN THE "COUNTY OF NAPA STANDARD SPECIFICATIONS AND PLANS".
4. DRAWING NUMBERS SHOWN ON THE PLANS REFER TO COUNTY OF NAPA STANDARD PLANS, SHOWN THUS: C.O.N. STD. DWG. NO. S-X.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING FROM DAMAGE ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN, SUCH IMPROVEMENTS THAT ARE DAMAGED BY THE CONTRACTOR SHALL BE REPLACED AT HIS EXPENSE.
6. ALL TRENCH EXCAVATION SHALL BE IN ACCORDANCE WITH COUNTY OF NAPA STANDARD SPECIFICATIONS.
7. EXCAVATION OF 5 FEET OR MORE IN DEPTH WILL REQUIRE AN EXCAVATION PERMIT FROM THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL SAFETY.
8. THE CONTRACTOR SHALL DEMOLISH, EXCAVATE, REMOVE AND DISPOSE OF ALL EXISTING CONCRETE CURB, GUTTER OR SIDEWALK, ASPHALT CONCRETE PAVING, AND DELETERIOUS MATERIAL AS REQUIRED TO CONSTRUCT THE CONTRACT WORK. ALL SUCH EXCESS MATERIAL GENERATED SHALL BE DISPOSED OF FROM THE SITE BY THE CONTRACTOR.
9. THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK DONE WITHIN THE COUNTY RIGHT-OF-WAY FROM THE COUNTY OF NAPA PUBLIC WORKS DEPARTMENT, AND NOTIFY THE COUNTY 48 HOURS IN ADVANCE OF STARTING ANY WORK TO BE ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE COUNTY OF NAPA.
10. EXISTING UTILITIES ARE SHOWN AS THEY ARE BELIEVED TO EXIST. THE OWNER AND THE ENGINEER DO NOT ACCEPT RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO COMMENCING ANY WORK, THE CONTRACTOR SHALL HAVE EACH UTILITY COMPANY ACCURATELY LOCATE IN THE FIELD THEIR MAINS AND SERVICE LINES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES.
11. ATTENTION IS CALLED TO: SECTION 1540 (A) (1) OF THE CONSTRUCTION SAFETY ORDERS (TITLE 8 CALIFORNIA ADMINISTRATION CODE SECTION 1540), ISSUED BY THE OCCUPATIONAL SAFETY AND HEALTH STANDARDS BOARD PURSUANT TO THE CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT OF 1973, AS AMENDED, WHICH STATES:

    "PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATION I.E., SEWER, WATER, FUEL, ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND, IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING AND WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION."

12. THE CONTRACTOR SHALL CONTACT THE COUNTY OF NAPA AT LEAST 72 HOURS IN ADVANCE OF THE CONTRACTOR'S INTENT TO CONNECT TO PUBLIC UTILITIES TO COORDINATE THE CONNECTION TO PUBLIC WATER, SEWER AND STORM DRAINAGE SYSTEMS.
13. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD THEIR MAIN SERVICE LINES. THE CONTRACTOR SHALL NOTIFY MEMBERS OF THE UNDERGROUND SERVICE ALERT (U.S.A.) 48 HOURS IN ADVANCE OF PERFORMING EXCAVATION WORK BY CALLING THE TOLL-FREE NUMBER (800-227-2600).
14. THE CONTRACTOR SHALL CHECK WITH THE UTILITY COMPANIES AND VERIFY ALL UTILITY LOCATIONS. IT SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF HIS CONTRACT, THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICES TO THE DEVELOPMENT.
15. WHENEVER EXISTING PAVEMENT IS BROKEN OR CUT DURING THE INSTALLATION OF THE WORK COVERED BY THESE PLANS AND SPECIFICATIONS, THE PAVEMENT SHALL BE REPLACED WITH PAVEMENT MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL PAVING. THE FINISHED PAVEMENT SHALL BE SUBJECT TO THE APPROVAL OF THE COUNTY ENGINEER IF LOCATED WITHIN COUNTY RIGHT-OF-WAY.
16. PAYMENT FOR PAVEMENT WILL BE MADE FOR THE AREAS SHOWN ON THE PLANS. REPLACEMENT OF PAVEMENT WHICH IS BROKEN OR CUT IN THE INSTALLATION OF THE IMPROVEMENTS COVERED BY THESE PLANS AND SPECIFICATIONS, AND WHICH LIES OUTSIDE OF SAID AREAS, SHALL BE INCLUDED IN THE STREET CONTRACTOR'S UNIT PRICE FOR PAVEMENT, AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR SUCH WORK.
17. THE CONTRACTOR SHALL EXPOSE EXISTING STORM DRAINS, WATER MAINS, AND SANITARY SEWERS WHERE CONNECTIONS AND CROSSINGS ARE TO BE MADE SO EXISTING FLOWLINES AND LOCATIONS CAN BE VERIFIED BEFORE THE START OF CONSTRUCTION.
18. THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
19. CONSTRUCTION STAKING: CONSTRUCTION STAKING IS NORMALLY PERFORMED BY THE ENGINEER WHO PREPARED THE PLAN. THIS PERMITS APPROPRIATE ON-SITE INTERPRETATION AND ADJUSTMENT OF THE PLANS, IF NECESSARY. CONTRACTOR SHALL NOTIFY THE ENGINEER FORTY-EIGHT (48) HOURS PRIOR TO THE ACTUAL NEED FOR STAKING. ANY STAKING REQUESTED BY THE CONTRACTOR OR HIS SUBCONTRACTORS WHICH EXTENDS BEYOND THE ORIGINAL SCOPE OF WORK DEFINED IN THESE PLANS SHALL BE SUBJECT TO AN EXTRA WORK CHARGE TO THE CONTRACTOR. THIS NOTE GIVES FORMAL NOTICE THAT THE FIRM OF SIEGFRIED ENGINEERING, INC. CANNOT, AND WILL NOT, TAKE RESPONSIBILITY FOR ERRORS OR OMISSIONS, IF ANY, WHICH MIGHT OCCUR AND WHICH COULD HAVE BEEN AVOIDED OR DETECTED AND/OR CORRECTED OR MITIGATED HAD SIEGFRIED ENGINEERING, INC. PERFORMED THE CONTRACT STAKING WORK.
20. THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE COUNTY OF NAPA FOR USE OF WATER FROM FIRE HYDRANTS FOR CONSTRUCTION PURPOSES. THE PERMIT SHALL BE APPROVED BY THE COUNTY OF NAPA FIRE DEPARTMENT.
21. THE PROPERTY OWNERS, DEVELOPERS, AND/OR SUCCESSORS IN INTEREST SHALL COMPLY WITH THE PROVISIONS OF THE CALIFORNIA GENERAL CONSTRUCTION ACTIVITY STORM WATER PERMIT AND STATE WATER RESOURCES CONTROL BOARD ORDER NUMBER 99-14-DWQ COMPLIANCE IS MANDATORY PER THE COUNTY OF NAPA'S GRADING AND EROSION CONTROL STANDARDS.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT AND A GRADING AND EROSION CONTROL PERMIT PRIOR TO STARTING ANY WORK, UNLESS OTHERWISE APPROVED BY THE COUNTY.
23. DUST CONTROL SHALL BE PERFORMED AT ALL TIMES, AT THE CONTRACTORS' EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH SECTION 10 OF CALTRANS STANDARD SPECIFICATIONS AND THE REQUIREMENTS OF THE COUNTY OF NAPA.
24. THE CONTRACTOR SHALL FURNISH, INSTALL OPERATE AND MAINTAIN ALL MACHINERY, APPLIANCES AND EQUIPMENT TO MAINTAIN ALL EXCAVATIONS FREE FROM WATER DURING CONSTRUCTION, AND SHALL DEWATER AND DISPOSE OF THE WATER SO AS TO NOT CAUSE INJURY TO PUBLIC OR PRIVATE PROPERTY, OR TO CAUSE A NUISANCE OR MENACE TO THE PUBLIC. THE DEWATERING SYSTEM SHALL BE INSTALLED AND OPERATED SO THE GROUNDWATER LEVEL OUTSIDE THE EXCAVATION IS NOT REDUCED TO THE EXTENT WHICH WOULD CAUSE DAMAGE OR ENDANGER ADJACENT STRUCTURES OR PROPERTY. ALL COSTS FOR DEWATERING SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ALL PIPE CONSTRUCTION. THE STATIC WATER LEVEL SHALL BE DRAWN DOWN A MINIMUM OF 1 FOOT BELOW THE BOTTOM OF EXCAVATION OF ANY FILL TO THE SPECIFIED DENSITY. DISPOSAL OF WATER SHALL BE IN ACCORDANCE WITH THE APPROVED SWPPP AND SHALL NOT DAMAGE PROPERTY, CREATE A PUBLIC NUISANCE OR VIOLATE THE LAW. THE CONTRACTOR SHALL HAVE ON HAND, PUMPING EQUIPMENT AND MACHINERY IN GOOD WORKING CONDITION FOR EMERGENCIES AND SHALL HAVE WORKMEN AVAILABLE FOR ITS OPERATION. THE DEWATERING SYSTEM SHALL OPERATE CONTINUOUSLY UNTIL BACK-FILL HAS BEEN COMPLETED TO 1 FOOT ABOVE THE NORMAL STATIC GROUNDWATER LEVEL.
25. SITE PREPARATION SHALL INCLUDE STRIPPING AND REMOVAL OF ALL VEGETATION AND ANY DEBRIS FROM THE CONSTRUCTION AREAS. THE DEPTH OF STRIPPING ONSITE SHALL BE EVALUATED BY THE OWNER'S SOILS ENGINEER.
26. ANY VOIDS LEFT BY THE REMOVAL OF UNDERGROUND UTILITIES OR OTHER BURIED OBJECTS SHALL BE CLEANED OF ALL LOOSE SOILS AND SHALL BE PROPERLY BACKFILLED WITH ENGINEERED FILLED THAT THE OWNER'S SOIL ENGINEER APPROVES, MONITORS, TESTS, AND APPROVES.
27. THE SUBGRADE SOILS BENEATH ALL PAVING AREAS SHOULD BE COMPACTED TO A MINIMUM OF 95% OF THE DRY DENSITY WHICH THE OWNER'S SOIL ENGINEER SPECIFIES.
28. IF ANY SOFT OR LOOSE SOIL POCKETS ARE FOUND ONSITE DURING THE STRIPPING OR RECOMPACTION PROCESS, THEY SHALL BE OVER EXCAVATED AND RECOMPACTED.
29. ENGINEERED FILL SHALL BE PLACED IN HORIZONTAL LAYERS A MAXIMUM OF 8 INCHES IN LOOSE THICKNESS AND BE COMPACTED TO A MINIMUM OF 90 PERCENT OF MAXIMUM DRY DENSITY AS DETERMINED BY THE OWNER'S SOIL ENGINEER.
30. SUBGRADE SOILS UNDER EXTERIOR CONCRETE SHALL BE MOISTURE CONDITIONED AS APPROVED, TESTED AND INSPECTED BY THE OWNER'S SOIL ENGINEER.
31. CONTRACTOR SHALL MAINTAIN MOISTURE CONDITION RIGHT UP TO POURING OF CONCRETE.
32. ALL COUNTY OF NAPA STANDARD DETAILS REFER TO CURRENT COUNTY OF NAPA PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND DETAILS UNLESS OTHERWISE NOTED.
33. WHERE COMBINATIONS OF SIDEWALK OR CURB AND GUTTER ARE POURED CONTIGUOUS TO EXISTING, ALL ADJOINING EXISTING CONCRETE VERTICAL FACES SHALL BE DOWELED. ALL ABUTTING SIDEWALK ENDS SHALL BE DOWELED MID-SECTION VERTICALLY WITH TWO DOWELS FOR FOUR THROUGH SIX-FOOT WIDE SIDEWALK AND THREE DOWELS FOR WIDER SIDEWALK. ABUTTING CURB AND GUTTER ENDS SHALL BE DOWELED TWICE, 18 INCHES APART AT GUTTER PAN MID-SECTION. DOWEL CONNECTIONS OF LONGITUDINAL RUNS OF SIDEWALK TO BACK OF CURB SHALL BE THREE FEET ON CENTER. ALL DOWELS SHALL BE 16 INCHES LONG, GRADE 60; #4 REBAR PENETRATING FOUR INCHES. THE DOWEL HOLE SHALL BE 5/8-INCH DIAMETER AT A SLIGHT HORIZONTAL ANGLE FROM PERPENDICULAR. THE PENETRATING PORTION OF THE DOWEL AND THE ENTIRE (CLEANED) VERTICAL SURFACE OF THE ADJOINING, EXISTING CONCRETE SHALL BE THOROUGHLY COATED WITH STATE STANDARD TWO-PART EPOXY.

COUNTY OF NAPA STREET LIGHT NOTES

1. WHEN POLE LOCATION CONFLICTS WITH AN EXISTING OR PROPOSED FACILITY, THE POLE SHALL BE PLACED AS DIRECTED BY THE COUNTY ENGINEER. IN NO CIRCUMSTANCES SHALL A POLE BE MOVED MORE THAN 20' WITHOUT AN APPROVED REVISION OF THE PLAN SHEETS.
2. DEVELOPER SHALL SUPPLY ALL MATERIALS WHEN SERVED FROM AN UNDERGROUND SOURCE. MID SHALL SUPPLY AND INSTALL CONDUIT ON OVERHEAD CONNECTIONS.
3. CONTRACTOR SHALL PROVIDE A PULL BOX AT THE SERVICE POINT, EACH SIDE OF THE STREET CROSSING, AND AT 200' MAXIMUM SPACING. PULL BOX MAY BE SET ADJACENT OR BEHIND POLE IN RIGHT-OF-WAY. ANY CONDUIT RUN OVER 100' WILL REQUIRE A PULL BOX AT THE POLE.
4. CONDUIT SHALL BE A MINIMUM DEPTH OF 18" BELOW SIDEWALK GRADE IN PARK STRIPS AND 30" BELOW TOP OF CURB GRADE IN STREETS, ALLEYS AND EASEMENTS NOT ADJACENT TO CURB OR SIDEWALK. DEPTH SHALL NOT EXCEED 48".
5. WHERE SIDEWALK IS AGAINST PROPERTY LINE, THE CONDUIT SHALL BE PLACED 6" BEHIND CURB.
6. WHERE WALK IS SEPARATED FROM CURB AND GUTTER, OR A 10' SIDEWALK IS INSTALLED IN BACK OF CURB AND GUTTER, PLACE POLE 18" FROM BACK OF CURB. ALL OTHER ZONES SHALL BE 18" FROM BACK OF SIDEWALK.
7. POLE FOUNDATIONS SHALL BE 72" DEEP BY 30" DIAMETER OR 60" DEEP BY 36" SQUARE AND PLACED AGAINST UNDISTURBED EARTH.
8. WHEN SPOTTING THE DISTANCE FOR PLACEMENT OF PULL BOXES, A PULL BOX SHALL BE PLACED AT THE LIGHT POLE AND THEN SPACE FROM THERE.

COUNTY OF NAPA GENERAL NOTES

1. ALL MATERIAL AND WORK SHALL CONFORM TO COUNTY OF NAPA SPECIFICATIONS AND PLANS. THE IMPROVEMENTS ARE SUBJECT TO THE INSPECTION AND APPROVAL OF THE PUBLIC WORKS DEPARTMENT. CONTACT THE ADMINISTRATION OFFICE TWO (2) WORKING DAYS (48 HOURS) PRIOR TO THE START OF ANY WORK TO ARRANGE FOR INSPECTION.
2. PRIOR TO EXCAVATING NEAR ANY UNDERGROUND UTILITIES, CALL U.S.A. AT LEAST 48 HOURS IN ADVANCE AT PHONE 811.
3. THESE PLANS HAVE BEEN CHECKED BY THE COUNTY OF NAPA AND/OR ITS AUTHORIZED REPRESENTATIVE, BUT SUCH CHECKING AND/OR APPROVAL DOES NOT RELIEVE THE DEVELOPER AND CONTRACTOR FROM HIS/HER RESPONSIBILITY TO CORRECT ERRORS, OMISSIONS OR MAKE CHANGES REQUIRED BY CONDITIONS DISCOVERED IN THE FIELD DURING THE COURSE OF CONSTRUCTION.
4. RELOCATION OF DESIGNED UTILITY SYSTEMS MORE THAN 25' MUST BE REVIEWED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON REVISED PLANS STAMPED AND SHALL BE APPROVED BY COUNTY STAFF AND THE DESIGN ENGINEER PRIOR TO THE INSTALLATION OF THE IMPROVEMENTS.
5. ALL CONSTRUCTION STAKING FOR CURB, GUTTER, AND SIDEWALK, SANITARY SEWERS, STORM DRAINS, WATER LINES, FIRE HYDRANTS, AND ELECTROLIERS, ETC. SHALL BE DONE UNDER THE DIRECTION OF A CIVIL ENGINEER OR AN INDIVIDUAL LICENSED TO PERFORM LAND SURVEYING UNDER THE CALIFORNIA BUSINESS & PROFESSIONS CODE.
6. HOUSE SERVICES, FIRE HYDRANT LATERALS, GAS AND TELEPHONE LINES, AND ALL OTHER UNDERGROUND UTILITIES SHALL BE INSTALLED PRIOR TO CURB, GUTTER, AND SIDEWALK CONSTRUCTION AND STREET PAVING.
7. ALL LINES ABANDONED DURING CONSTRUCTION SHALL BE REMOVED.
8. FOR ALL PROJECTS, REGARDLESS OF SIZE, THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES TO ELIMINATE OR MINIMIZE POLLUTION DISCHARGE CAUSED BY CONSTRUCTION (SEE CHAPTER 16).
9. MATERIAL TESTING:
   a. ALL INDEPENDENT MATERIAL TESTING AND INSPECTION CALLED FOR BY THE COUNTY ENGINEER SHALL BE FURNISHED AND PAID FOR BY THE DEVELOPER OR CONTRACTOR.
   b. SUBGRADE TESTING FOR R-VALUES IS REQUIRED PRIOR TO THE INSTALLATION OF BASE ROCK.
   c. CONTRACTOR SHALL FURNISH MATERIAL CERTIFICATIONS OF PRE-MANUFACTURED MATERIAL WHEN CALLED FOR BY THE COUNTY ENGINEER.
13. STREET STRIPING SHALL INCLUDE STOP BARS, CENTERLINE STRIPING OR MARKERS, CROSSWALKS AND ALL OTHER MARKINGS REQUIRED BY THE COUNTY ENGINEER. STRIPING SHALL BE DONE WITH THERMOPLASTIC AND REFLECTIVE MARKERS.
14. WHEN WIDENING THE PAVEMENT ON AN EXISTING ROAD, THE EXISTING PAVEMENT SHALL BE CUT TO A NEAT LINE AND REMOVED BACK TO AN EXISTING ADEQUATE STRUCTURAL SECTION, OR TO THE ORIGINAL ROAD SECTION. AN EXPLORATORY TRENCH, OR POT-HOLING, MAY BE REQUIRED TO DETERMINE THE LIMITS OF PAVEMENT REMOVAL.
15. EXISTING CURB AND SIDEWALK WITHIN THE PROJECT LIMITS THAT ARE DAMAGED OR DISPLACED, EVEN THOUGH THEY WERE NOT TO BE REMOVED, SHALL BE REPAIRED OR REPLACED PER COUNTY STANDARD DETAILS EVEN IF DAMAGE OR DISPLACEMENT OCCURRED PRIOR TO ANY WORK PERFORMED BY THE CONTRACTOR.
16. ASBESTOS CEMENT PIPE (ACP) OR FITTINGS SHALL NOT BE USED WITHIN THE COUNTY OF NAPA.
17. PRIOR TO TRENCHING FOR ANY SEWER, WATER, OR STORM DRAIN PIPE, THE CONTRACTOR SHALL VERIFY, IN THE FIELD, THE SIZE AND LOCATION OF THE EXISTING PIPE AT THE POINT OF CONNECTION. ANY DEVIATION FROM THE PLANS SHALL BE RESOLVED BY THE DESIGN ENGINEER PRIOR TO TRENCHING.
18. MANHOLES, VALVES, CLEANOUTS, ETC, SHALL BE BROUGHT TO FINISH GRADE BY THE UNDERGROUND CONTRACTOR AFTER THE FINAL PAVING COURSE IS PLACED.
19. FOR PIPES GREATER THAN 30" ON SEWER AND 36" ON STORM DRAIN, 60" INSIDE DIAMETER, MANHOLES SHALL BE USED.
20. STREET CLOSURE OR LANE CLOSURE WILL REQUIRE A TRAFFIC CONTROL PLAN AND THE DESIGNATION OF A QUALIFIED INDIVIDUAL FOR ITS IMPLEMENTATION AND SAFE MAINTENANCE.

GRADING NOTES

1. GRADING AND LAND STABILIZATION SHALL INCLUDE EXCAVATION AND FILL OF STREETS IN ACCORDANCE WITH THE SPECIFICATIONS OF THE SOILS ENGINEER AND UNDER THE DIRECTION, SUPERVISION, MONITORING, TESTING AND APPROVAL OF THE OWNER AND OWNER'S SOILS ENGINEER.
2. GRADING AND LAND STABILIZATION SHALL INCLUDE COST OF DEWATERING; REMOVING FROM THE SITE ALL STRIPPED VEGETATION, DEBRIS, STRUCTURES, POWER POLES, EXISTING PAVEMENT, BUILDINGS, TREES, AND OTHER DELETERIOUS MATERIALS.
3. STOCKPILES OF EXISTING DELETERIOUS MATERIAL SHALL BE DISPOSED OF UNDER THE DIRECTION AND SUPERVISION OF THE OWNER AND OWNER'S SOILS ENGINEER.
4. ALL IMPORTED FILL SHALL BE APPROVED BY THE SOILS ENGINEER.
5. TOPOGRAPHICAL INFORMATION SHOWN REFLECTS A TOPOGRAPHY SURVEY PERFORMED BY SIEGFRIED ENGINEERING.
6. ANY AND ALL SEDIMENT AND/OR EROSION CONTROL DETAILS CONTAINED WITHIN THESE PLANS ARE TO BE CONSIDERED AS "REFERENCE DETAILS" ONLY AND THE COUNTY'S APPROVAL OF THESE PLANS AND "REFERENCE DETAILS" DOES NOT RELIEVE THE OWNER/DEVELOPER FROM COMPLIANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN AS APPROVED BY THE COUNTY'S STORM WATER DIVISION.

UTILITY NOTES

WATER

1. ALL WATER LINES SHALL BE PRESSURE-TESTED, DISINFECTED, FLUSHED, AND TESTED FOR BACTERIA IN CONFORMANCE WITH THE COUNTY OF NAPA SPECIFICATIONS PRIOR TO FINAL ACCEPTANCE BY THE COUNTY.
2. ALL WATER SERVICES SHALL BE 1" MINIMUM. WATER SERVICE SHALL BE CONNECTED TO WATER MAINS WITH TWO-STRAP BRONZE SADDLES. COUNTY SHALL MAKE ALL TAPS ON EXISTING WATER MAINS ONLY.
3. ALL VALVES, TEES AND CROSSES TO BE FLANGED TO THEIR RESPECTIVE FITTINGS. WATER VALVES TO BE RESILIENT SEAT ONLY.
4. WATER MAINS AT THE END OF FUTURE STREETS SHALL HAVE TWO (2) HALF-LENGTHS OF PIPE BETWEEN GATE VALVE AND BLOW-OFF. DEFLECTION OF WATER LINES SHALL NOT EXCEED 80% OF MANUFACTURER'S SPECIFICATIONS.
5. WATER MAINS SHALL BE AS PER COUNTY STANDARDS AND FIRE HYDRANTS SHALL BE JONES J-4040, LONG BEACH 425, CLOW 850, AVK 2470 OR APPROVED EQUAL AND SHALL CONFORM TO THE LATEST AWWA SPECIFICATIONS, C-503, FOR WET-BARREL FIRE HYDRANTS. ALL HYDRANTS SHALL BE PAINTED WITH CATERPILLAR YELLOW POLYURETHANE HIGH DUTY INDUSTRIAL ENAMEL. NO LEAD BASED PAINTS MAY BE USED. 2-16
6. ALL VALVE STEMS MUST BE BROUGHT TO A MINIMUM OF 4' BELOW FINISH GRADE WITH STEM EXTENSION UNITS.
7. THRUST BLOCKS SHALL BE PROVIDED AT ALL REQUIRED LOCATIONS ON WATER LINE IN ACCORDANCE WITH THE COUNTY OF NAPA SPECIFICATIONS AND DETAILS.
8. ALL BACKFLOW DEVICES SHALL BE INSTALLED WITH A WEATHER BLANKET FOR PROTECTION.

STORM DRAIN

1. STORM DRAIN PIPE SIZES SHALL NOT BE CHANGED WITHOUT THE APPROVAL OF THE DESIGN ENGINEER.
2. STORM DRAIN PIPE:
   a. REINFORCED CONCRETE PIPE, PER COUNTY OF NAPA STANDARD
   b. CAST-IN-PLACE CONCRETE PIPE, PER COUNTY OF NAPA STANDARD
   c. PVC PIPE, PER COUNTY OF NAPA STANDARD
   d. HDPE PIPE, PER COUNTY OF NAPA STANDARD
3. CATCH BASINS TO BE CONSTRUCTED PER COUNTY STANDARD DETAILS.
4. ALL CONSTRUCTION SITE ACTIVITIES, REGARDLESS OF PROJECT SIZE, SHALL CONFORM TO THESE STANDARDS . PROJECTS GREATER THAN ONE (1) ACRE SHALL ALSO CONFORM TO THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) GENERAL CONSTRUCTION ACTIVITY STORM WATER PERMIT.

SANITARY SEWER

1. SANITARY SEWER PIPE SHALL BE:
   a. V.C.P. EXTRA STRENGTH (ASTM C-700)
   b. PVC PIPE, PER COUNTY OF NAPA STANDARD
   c. HDPE PIPE, PER COUNTY OF NAPA STANDARD
2. ALL SANITARY SEWER MAINS SHALL BE TELEVISION INSPECTED, FLUSHED WITH AN APPROVED SEWER BALL AND PASS A LEAKAGE TEST IN CONFORMANCE WITH COUNTY OF NAPA STANDARD SPECIFICATIONS PRIOR TO ACCEPTANCE BY THE COUNTY. ALL TESTING SHALL BE PERFORMED AFTER THE COMPACTION FOR STREET BASE ROCK AND PRIOR TO PAVING.
3. A CLEANOUT SHALL BE PLACED AT RIGHT-OF-WAY LINE PER C.O.N. STD. DWG. NO. _____. COVER ON LATERAL AT PROPERTY LINE TO BE 3' MINIMUM TO 5' MAXIMUM EXCEPT AS NOTED ON PLANS.
4. ALL MANHOLES CONSTRUCTED ON A TRUNK MAIN SHALL BE PVC LINED PER INDUSTRY STANDARD/MANUFACTURE'S SPECIFICATIONS AND TESTED IN CONFORMANCE WITH COUNTY OF NAPA STANDARD SPECIFICATIONS.

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- SURVEYING
- PLANNING
- ATHLETIC FACILITY DESIGN
- GEOTECHNICAL

REVISIONS

No.	Date	Description

PROJECT

NAPA GATEWAY ROAD

GATEWAY ROAD
NAPA, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
PAUL J. SCHNEIDER
No. 62498
Exp. 09/30/25
CIVIL
STATE OF CALIFORNIA

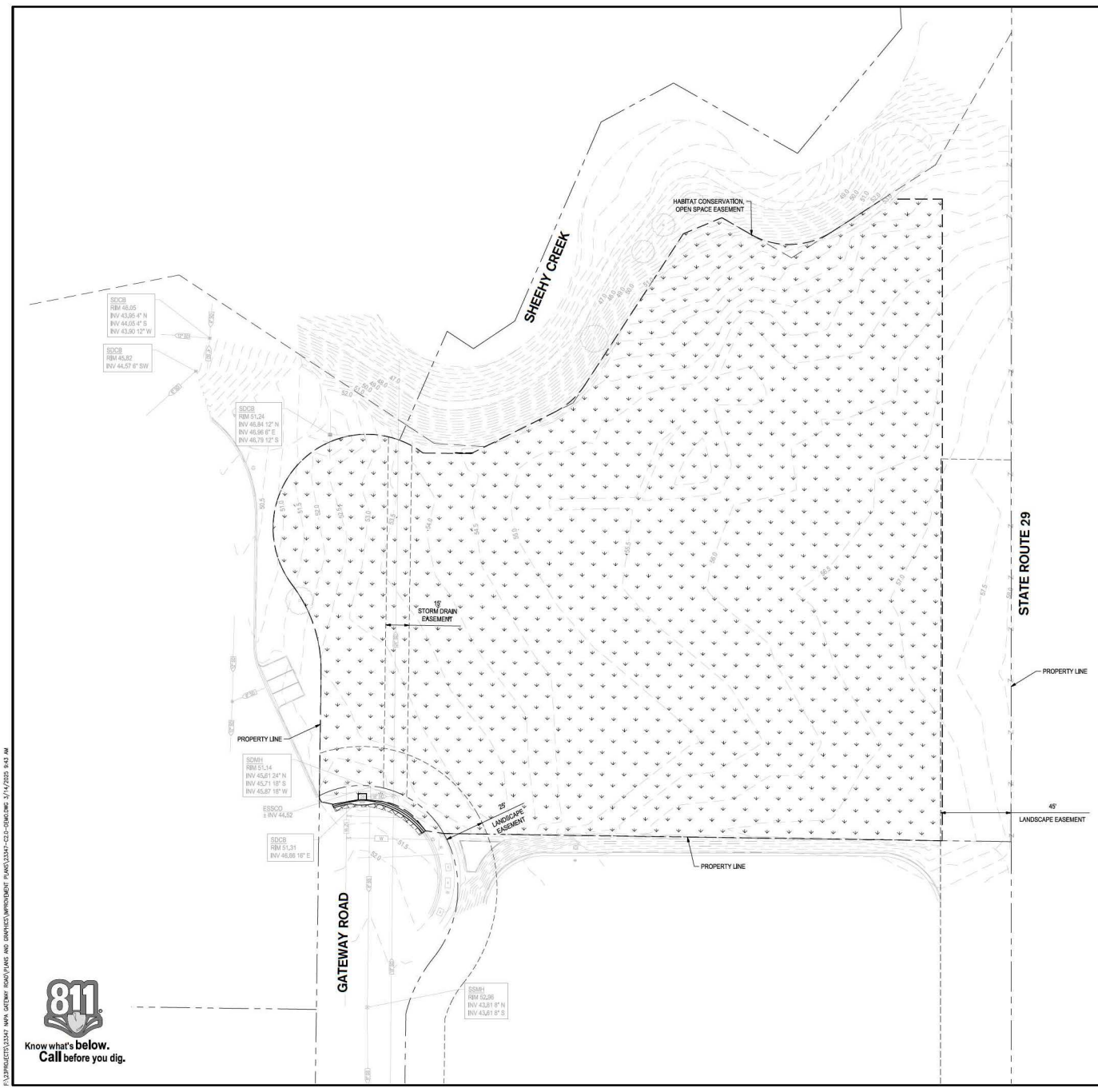
SHEET TITLE

GENERAL NOTES

Proj Mgr	PJS
Drawn by	KJG
Date	03/14/2025
Job No.	23347

SHEET:
C1.1
—OF: 1

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Know what's **below.** **Call** before you dig.

0' 15' 30' 60'
SCALE: 1"=30'

DEMOLITION NOTES

1. ALL EXCAVATION SPOILS, INCLUDING, BUT NOT LIMITED TO CONCRETE AND PAVEMENT EXCAVATION, SHALL BE EXPORTED AND DISPOSED OF BY THE CONTRACTOR.
2. ALL SHRUBS TO REMAIN AND PROTECTED IN PLACE, UNLESS OTHERWISE NOTED OR IN CLEAR AND GRUB AREA OF PROPOSED IMPROVEMENTS.
3. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES, DEMOLITIONS, REPAIRS, AND PROPOSED IMPROVEMENTS PRIOR TO START OF WORK.
4. CONCRETE SAWCUTS SHALL BE PERFORMED AT THE NEAREST RELIEF JOINT, AT EACH END OF THE PROPOSED WORK

DEMOLITION LEGEND

- PROTECT IN PLACE, EXISTING CONCRETE
- REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT AND SUBGRADE TO ACCOMMODATE PROPOSED PAVEMENT SECTION
- REMOVE AND DISPOSE OF EXISTING AC PAVEMENT AND SUBGRADE TO ACCOMMODATE PROPOSED PAVEMENT SECTION
- CLEAR AND GRUB TO ACCOMMODATE PROPOSED PAVEMENT SECTION
- GRIND AC PAVEMENT TO ACCOMMODATE PROPOSED OVERLAY GRADES, GRIND VARIES 3" TO 5",
- REMOVE AND DISPOSE OF EXISTING TREE, INCLUDING STUMP AND ROOTS

DEMOLITION KEY NOTES

1. SAWCUT
2. REMOVE AND DISPOSE OF EXISTING CONCRETE CURB
3. PROTECT IN PLACE OF EXISTING CONCRETE CURB
3. PROTECT IN PLACE OF EXISTING ROLLED CURB
3. PROTECT IN PLACE OF EXISTING ROLLED CURB
3. PROTECT IN PLACE OF EXISTING UTILITY STRUCTURE/LINE

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- GEOTECHNICAL

REVISIONS
No. Date Description

PROJECT

NAPA GATEWAY ROAD

GATEWAY ROAD
NAPA, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
PAUL J. SCHNEIDER
No. 62498
Exp. 08/30/25
CIVIL
STATE OF CALIFORNIA

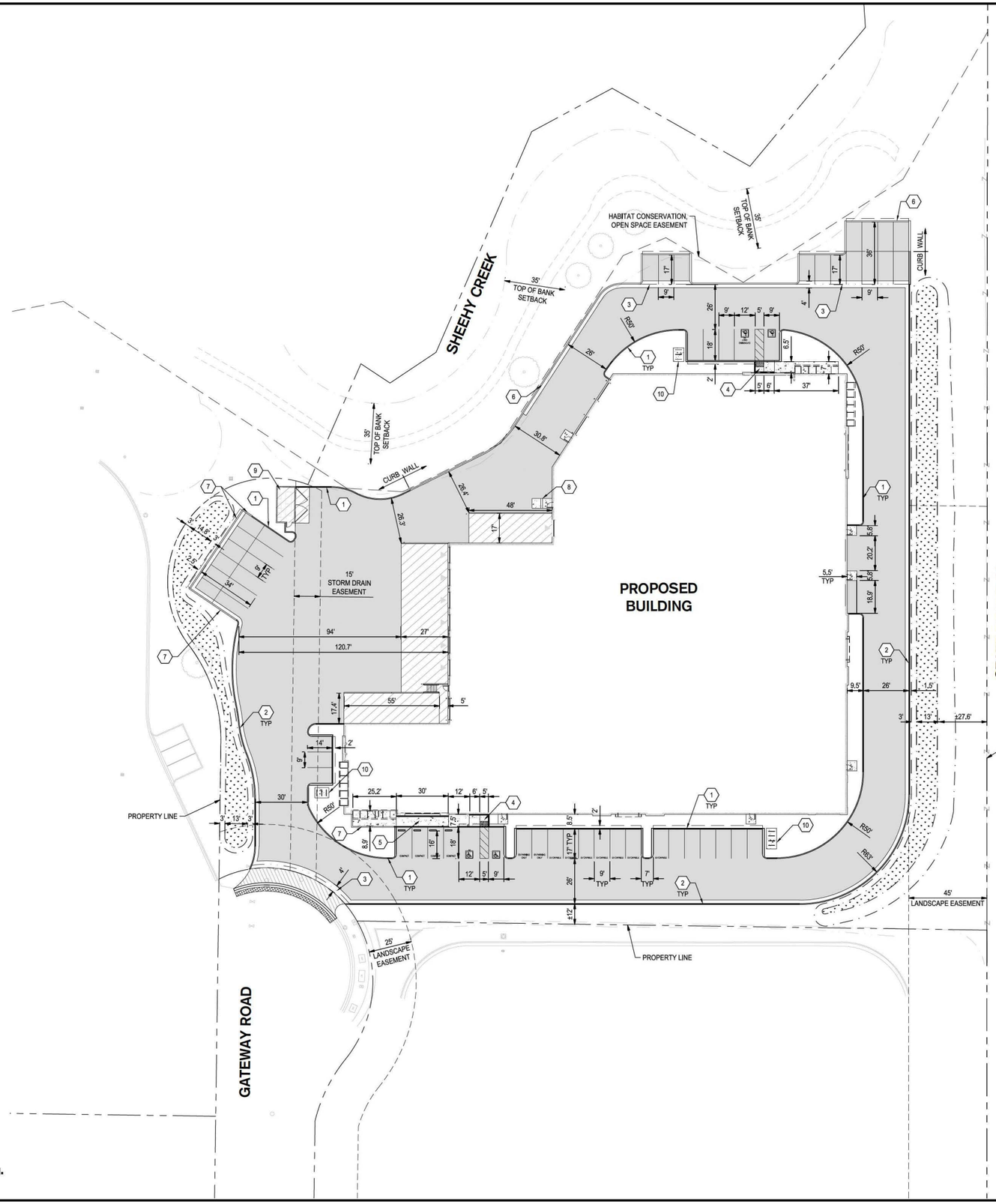
SHEET TITLE

TOPOGRAPHY AND DEMOLITION PLAN

Proj Mgr	PJS
Drawn by	KJG
Date	03/14/2025
Job No.	23347

SHEET:
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PAVING LEGEND

- PEDESTRIAN CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- BIO-RETENTION
- TRUNCATED DOMES

KEY NOTES

1. 6" VERTICAL CURB
2. 6" VERTICAL CURB AND GUTTER
3. 4' VALLEY GUTTER
4. CURB RAMP WITH TRUNCATED DOMES
5. ACCESSIBLE RAMP WITH HANDRAILS
6. RETAINING WALL WITH GUARDRAIL OR FENCING WHERE VERTICAL DROP EXCEEDS 30"
7. RETAINING WALL WITHOUT GUARDRAIL
8. TWO CONCRETE 7" HIGH RISERS
9. TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS
10. BIKE RACKS, SEE ARCHITECTURAL PLANS

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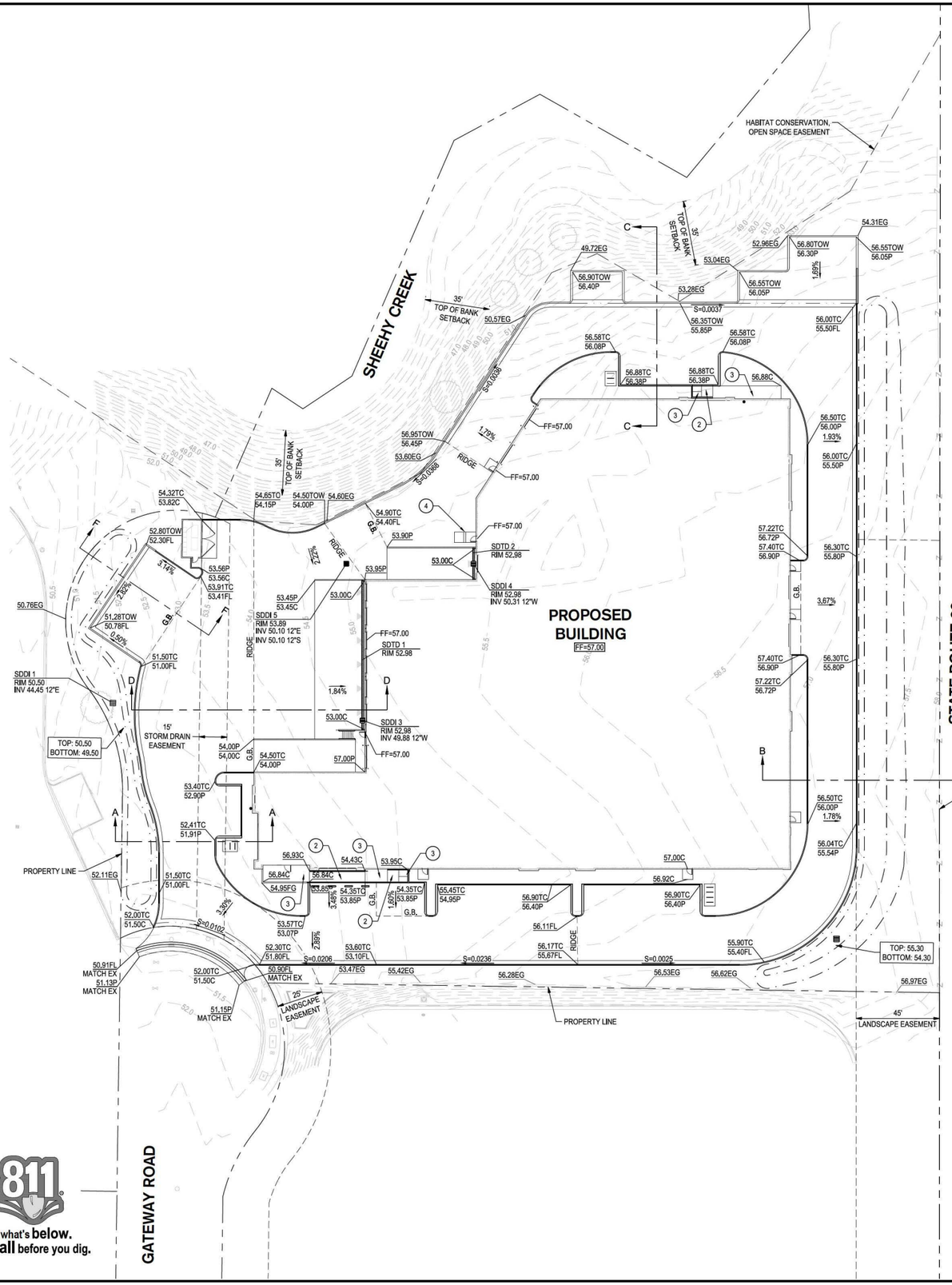
SHEET TITLE

PAVING AND DIMENSIONING PLAN

Proj Mgr	PJS
Drawn by	KJG
Date	03/14/2025
Job No.	23347

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—OF: 1

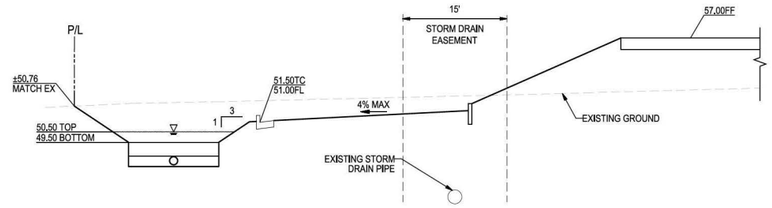
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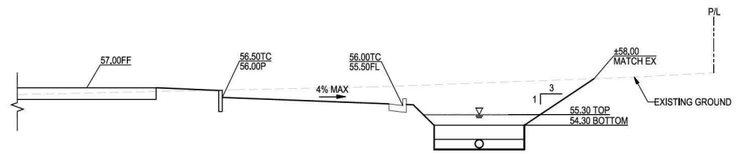
EARTHWORK QUANTITIES (UNFACTORED)	
VOLUME OF CUT	5870 CY
VOLUME OF FILL	5695 CY
NET VOLUME OF CUT	175 CY

GRADING KEY NOTES

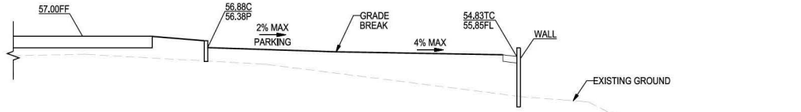
1. 2% MAX CROSS SLOPE; 5% MAX SLOPE IN DIRECTION OF TRAVEL. TYPICAL
2. RAMPS @ 8.33% MAX SLOPE
3. 2% MAX SLOPE IN ALL DIRECTIONS
4. TWO 7" RISERS



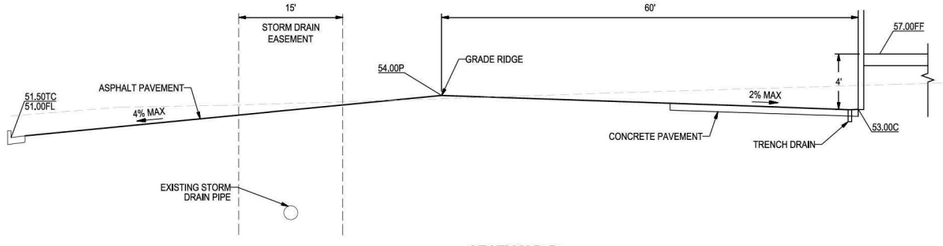
SECTION A-A



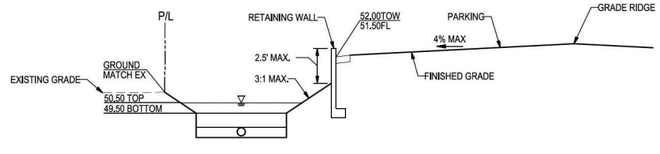
SECTION B-B



SECTION C-C



SECTION D-D



SECTION F-F

0' 15' 30' 60'
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NAPA, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
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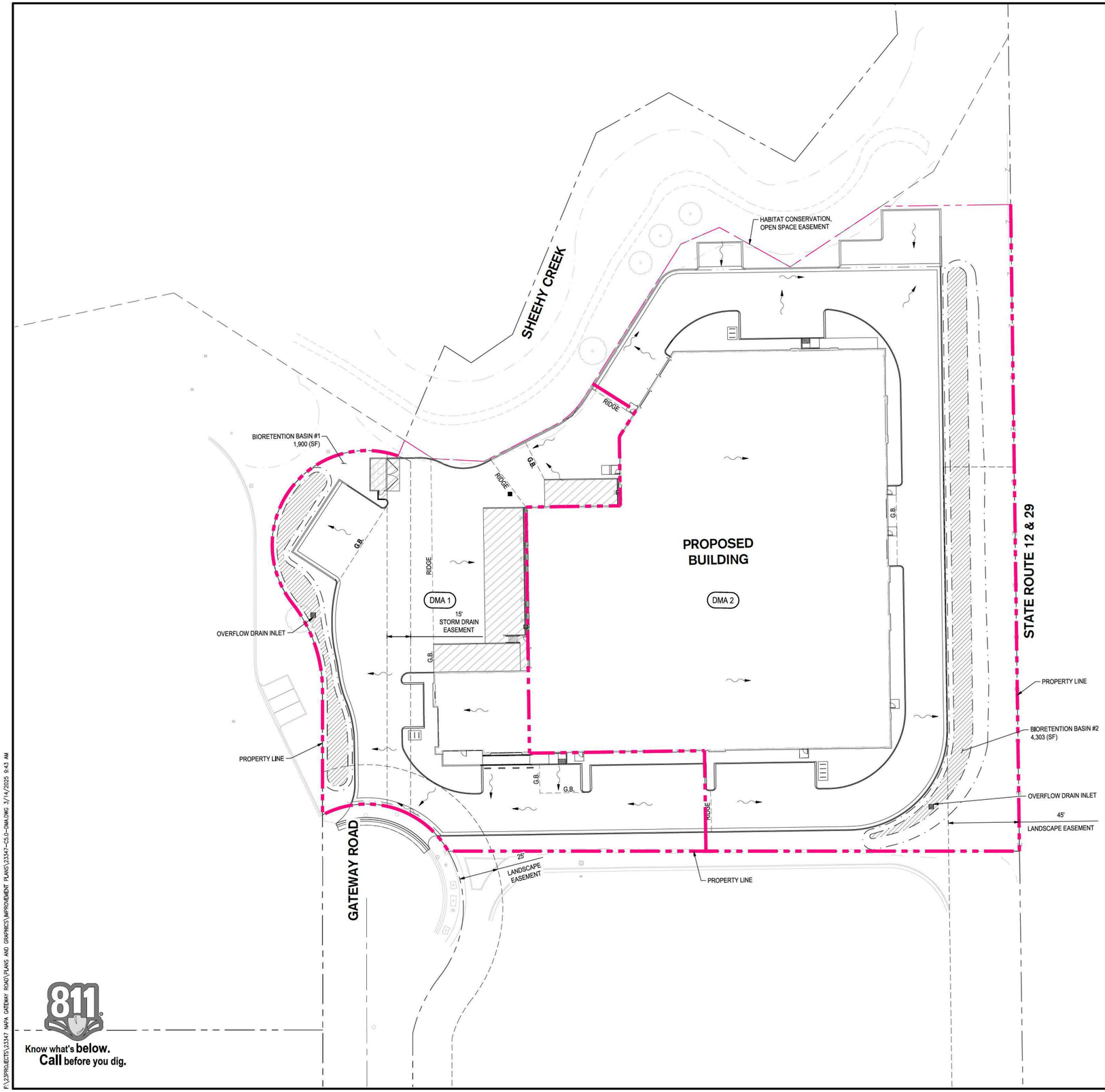
SHEET TITLE

GRADING PLAN

Proj Mgr	PJS
Drawn by	KJG
Date	03/14/2025
Job No.	23347

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LEGEND

- BIORETENTION AREA
- PERVIOUS SELF-RETAINING AREA
- IMPERVIOUS AREA
- DRAINAGE MANAGEMENT AREA
- FLOW ARROW
- DMA 1 — DRAINAGE MANAGEMENT AREA

POST-PROJECT DRAINAGE MANAGEMENT AREAS

DRAINAGE MANAGEMENT AREA (DMA)	IMPERVIOUS AREAS			PERVIOUS AREAS	AREA (SF)
	ASPHALT/ CONCRETE	ROOF	BIORETENTION	LANDSCAPE	
1	30,593	3,310	2,029	6,508	42,440
2	23,958	51,704	4,303	24,117	104,082

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SCALE: 1"=30'

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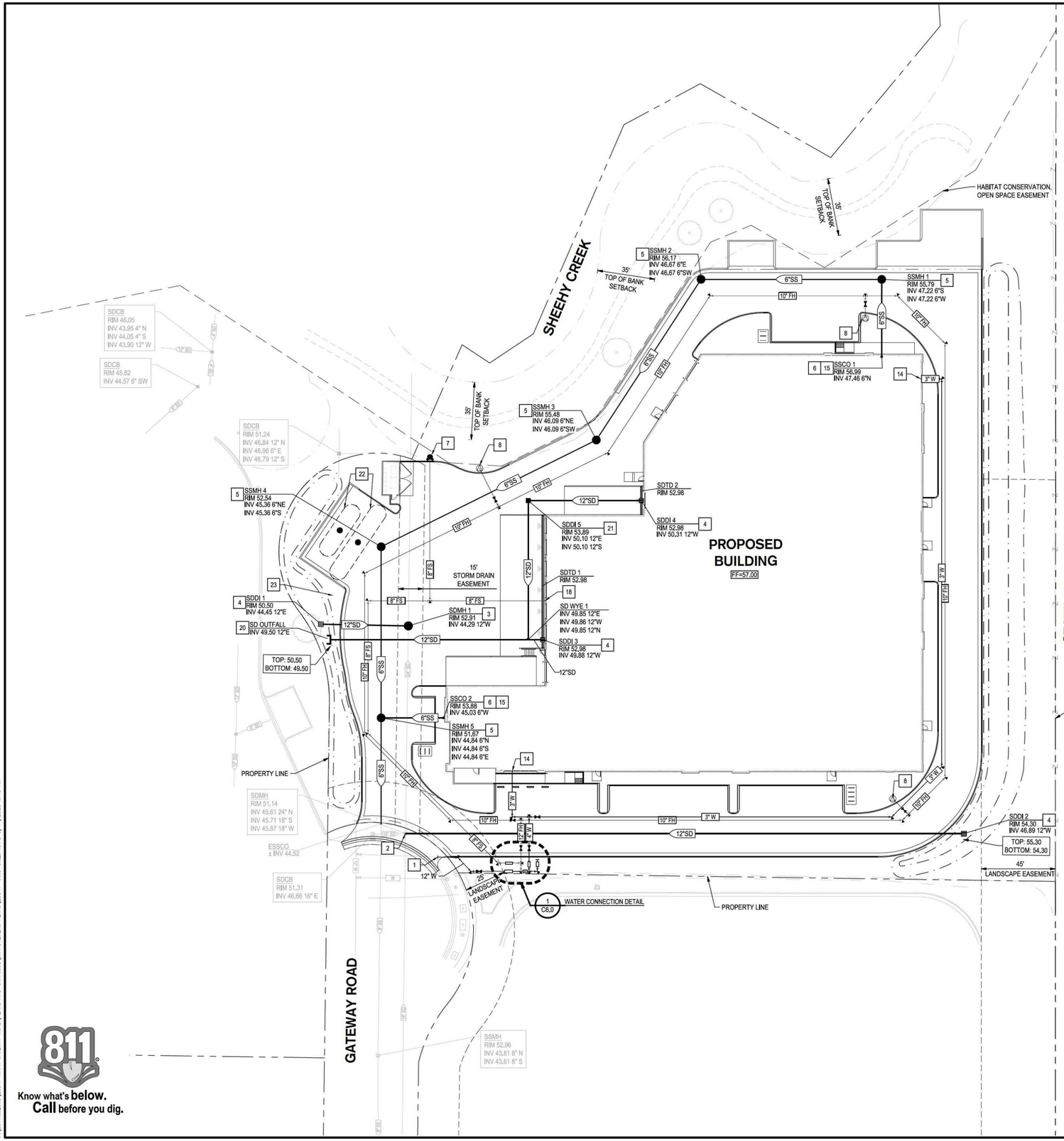
SHEET TITLE

DRAINAGE AREA MANAGEMENT MAP

Proj Mgr	PJS
Drawn by	KJG
Date	03/14/2025
Job No.	23347

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UTILITY LEGEND

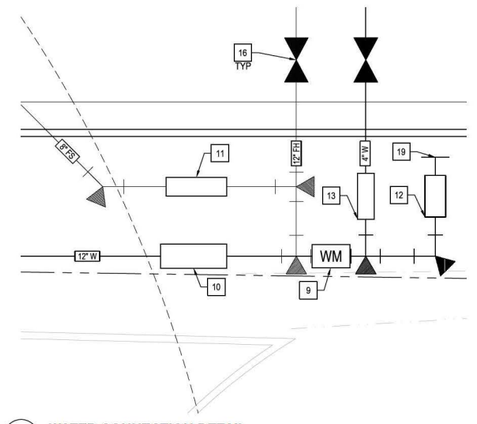
- PROPOSED MAINTENANCE HOLE
- PROPOSED STORM CATCH BASIN
- PROPOSED STORM DRAIN INLET
- PROPOSED AREA DRAIN
- PROPOSED SANITARY SEWER CLEANOUT
- GATE VALVE
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED FIRE HYDRANT
- SS — PROPOSED SANITARY SEWER LINE
- SD — PROPOSED STORM DRAIN LINE
- FS — PROPOSED FIRE SERVICE LINE
- SD — EXISTING STORM DRAIN LINE
- SS — EXISTING SANITARY SEWER LINE
- GAS — EXISTING GAS LINE
- W — EXISTING WATER LINE
- E — EXISTING ELECTRICAL CONDUIT

UTILITY NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY OF THE EXISTING UTILITIES, INCLUDING, BUT NOT LIMITED TO UTILITY BOXES, THAT ARE FOUND TO BE BROKEN, CRACKED, OR OTHERWISE DAMAGED.
2. ALL UTILITY BOXES AND MAINTENANCE HOLES SHALL BE PROTECTED AND ADJUSTED TO FINISH GRADE, UNLESS OTHERWISE NOTED.

UTILITY KEY NOTES

1. CONNECT TO EXISTING WATER MAIN
2. CONNECT TO EXISTING STORM DRAIN MANHOLE
3. INSTALL STORM DRAIN MANHOLE
4. INSTALL STORM DRAIN DRAIN INLET
5. INSTALL SANITARY SEWER MANHOLE
6. INSTALL SANITARY SEWER CLEANOUT
7. INSTALL FIRE DEPARTMENT CONNECTION
8. INSTALL FIRE HYDRANT
9. INSTALL WATER METER
10. INSTALL FIRE HYDRANT DOUBLE DETECTOR CHECK ASSEMBLY
11. INSTALL FIRE SPRINKLER DOUBLE DETECTOR CHECK ASSEMBLY
12. INSTALL LANDSCAPE BACKFLOW PREVENTER
13. INSTALL DOMESTIC WATER BACKFLOW PREVENTER
14. DOMESTIC WATER BUILDING POINT OF CONNECTION, SEE PLUMBING PLANS FOR CONTINUATION
15. SANITARY SEWER BUILDING POINT OF CONNECTION
16. INSTALL GATE VALVE
17. INSTALL STORM DRAIN STUB FOR FUTURE USE
18. FIRE SPRINKLER BUILDING POINT OF CONNECTION
19. LANDSCAPE POINT OF CONNECTION
20. STORM DRAIN OUTFALL
21. INSTALL STORM DRAIN DRAIN INLET WITH SOLID TOP
22. INDUSTRIAL WASTEWATER HOLD TANK
23. EQUIPMENT PAD



1 WATER CONNECTION DETAIL
1" = 5'

0' 15' 30' 60'
SCALE: 1"=30'

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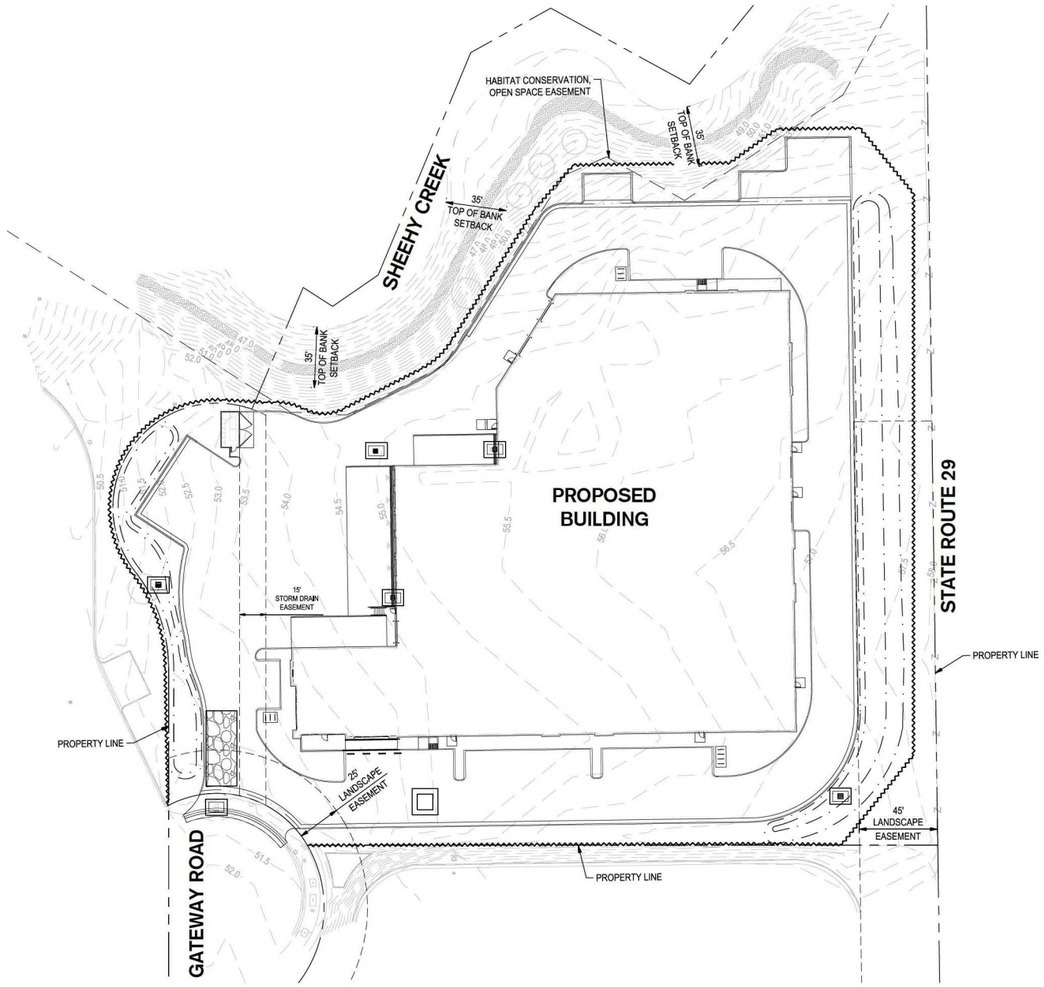
SHEET TITLE

UTILITY PLAN

Proj Mgr	PJS
Drawn by	KJG
Date	03/14/2025
Job No.	23347

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EROSION CONTROL PLAN
1" = 40'

0' 20' 40' 80'
SCALE: 1"=40'

EROSION CONTROL GENERAL NOTES

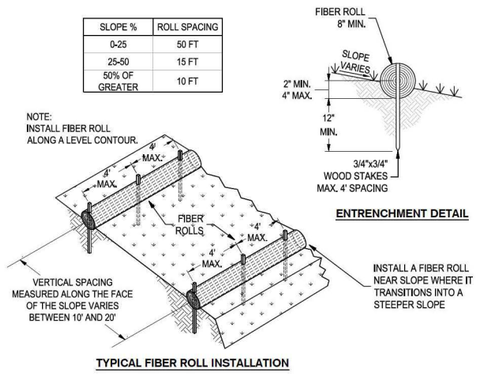
1. PLANS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO SHOW ALL OFFSETS. THE SITE IS DYNAMIC AND CHANGES ON A DAILY BASIS, CHANGES SHOULD BE MADE ACCORDING TO EXISTING CONDITIONS. BECAUSE IT IS IMPOSSIBLE TO PREDICT ALL POSSIBLE SITUATIONS, CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES TO ENSURE QUALITY CONTROL.
2. THE FOLLOWING PLANS ARE ACCURATE FOR EROSION CONTROL PURPOSES ONLY. THE CONTRACTOR SHALL FOLLOW THESE PLANS UNLESS FIELD CONDITIONS DICTATE MODIFICATION. IF MODIFICATION IS NECESSARY, A SWPPP AMENDMENT MUST BE DONE. THIS MAY REQUIRE MODIFICATION TO THESE DRAWINGS AND ENGINEER CONCURRENCE.
3. INSPECT AND REPAIR FILTERS AFTER EACH STORM EVENT. REMOVE SEDIMENT WHEN 1/2 OF THE FILTER DEPTH HAS BEEN FILLED. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA TRIBUTARY TO A SEDIMENT BASIN OR OTHER FILTERING MEASURE. SEDIMENT AND GRAVEL SHALL BE IMMEDIATELY REMOVED FROM PAVEMENT OF ROAD.
4. UNFINISHED AND DISTURBED AREAS ARE TO BE PROTECTED WITH AN APPLICATION OF BLOWN STRAW AND ORGANIC BINDER.

ITEM	LB/ACRE
STRAW	4,000
ORGANIC BINDER	200

5. ALTERNATE INLET PROTECTION SHALL BE USED ON ROADS OPEN TO THE PUBLIC IF ANY HAZARDOUS MATERIALS OR WASTES WHICH HAVE BEEN TREATED, STORED, DISPOSED, SPILLED, OR LEAKED IN SIGNIFICANT QUANTITIES ONTO THE CONSTRUCTION SITE, THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE THEM FROM THE SITE AND DISPOSE OF PROPERLY.
6. CHLORINATED OR DECHLORINATED WATER SHALL NOT BE DISCHARGED INTO THE STORM DRAIN SYSTEM. THE CONTRACTOR MAY DISPOSE THIS WATER INTO THE SANITARY SEWER SYSTEM UPON APPROVAL BY THE GOVERNING AGENCY.
7. THE CONTRACTOR SHALL KEEP MAINTENANCE, INSPECTION, AND REPAIR PROCEDURES TO ENSURE THAT ALL GRADED SURFACES, WALLS, BERMS, DRAINAGE STRUCTURES, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES, AND OTHER CONTROLS ARE MAINTAINED IN GOOD AND EFFECTIVE CONDITION AND ARE PROMPTLY REPAIRED OR RESTORED WHEN NECESSARY. ANY DEWATERING WATER SHALL NOT BE DISCHARGED DIRECTLY INTO THE STORM WATER SYSTEM, AND SHALL NOT BE DISCHARGED INTO THE SEWER SYSTEM.
8. ALL DEWATERING WATER MUST BE CHANNELED THROUGH AN APPROVED SEDIMENT BARRIER PRIOR TO THE WATER ENTERING THE STORM SYSTEM.
9. PAVEMENT CLEANING- FLUSHING OF STREETS/ PARKING LOTS TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED UNLESS PROPER SEDIMENT CONTROLS ARE USED. PREFERABLY, AREAS REQUIRING CLEANING SHOULD BE SWEPT.
10. ALL STOCKPILES OF MATERIALS THAT ARE NOT GOING TO BE USED FOR 14 DAYS SHALL BE COVERED.
11. CONTRACTOR TO USE BEST MANAGEMENT PRACTICES (BMPs) THROUGHOUT CONSTRUCTION. USE ALL BMPs THAT APPLY TO THE PROJECT, INCLUDING BUT NOT LIMITED TO THE FOLLOWING BMPs:
    - A. DRAIN INLET PROTECTION - CALIFORNIA STORMWATER BMP HANDBOOK SECTION SE-10
    - B. SOLID WASTE MANAGEMENT - CALIFORNIA STORMWATER BMP HANDBOOK SECTION WM-5
    - C. MATERIAL STORAGE - CALIFORNIA STORMWATER BMP HANDBOOK SECTION WM-1
    - D. PAVING - CALIFORNIA STORMWATER BMP HANDBOOK SECTION NS-3
    - E. DUST CONTROL, SEDIMENT CONTROL, EROSION CONTROL AND CONCRETE WASHOUT AREAS - SHOWN ON THIS SHEET WITH DETAILS
13. CONTRACTOR SHALL INSTALL DRAIN INLET PROTECTION FOR ALL CATCH BASINS LOCATED IN THE VICINITY OF WORK. THIS INCLUDES ANY CATCH BASINS LOCATED IN THE PUBLIC RIGHT-OF-WAY, AS WELL AS ANY ON-SITE CATCH BASINS LOCATED IN THE PARKING LOT.
14. CONTRACTOR SHALL ENSURE THAT CONSTRUCTION ACTIVITIES DO NOT DEPOSIT SEDIMENT ONTO THE PARKING LOT OR PUBLIC ROADWAY, SIDEWALK, AND GUTTERS.
15. CONTRACTOR SHALL USE STREET SWEEPING OR OTHER DRY-SWEEPING METHOD, AS NECESSARY, TO REMOVE CONSTRICTION-RELATED SEDIMENTS FROM PAVEMENT IN PROJECT AREA PARKING LOT AND PUBLIC SIDEWALKS, GUTTERS, AND ROADWAY.
16. CONTRACTOR SHALL SCHEDULE WORK FOR DRY-WEATHER DAYS WHEN NO RAIN IS IN THE IMMEDIATE FORECAST.

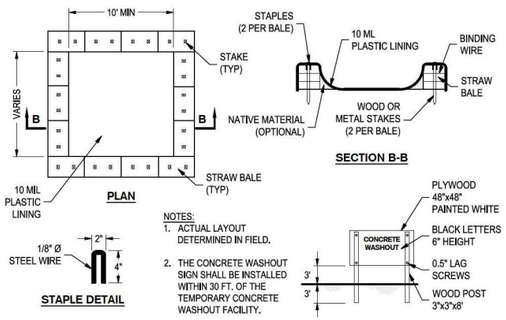
EROSION CONTROL LEGEND

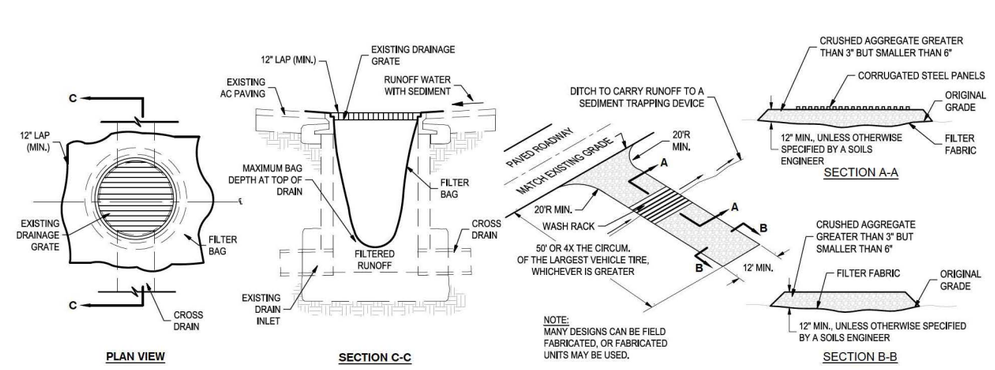
SYMBOL	DESCRIPTION
~~	FIBER ROLLED WATTLE, SEE DETAIL 1
	CONCRETE WASHOUT, CONTRACTOR TO DETERMINE LOCATION, SEE DETAIL 2
	GRAVEL BAG FILTER AT DROP INLET, SEE DETAIL 3
	STABILIZED CONSTRUCTION ENTRANCE, CONTRACTOR TO DETERMINE SIZE & LOCATION, SEE DETAIL 4 THIS SHEET



TYPICAL FIBER ROLL INSTALLATION

ENTRENCHMENT DETAIL





Know what's **below.** **Call** before you dig.

1 **FIBER ROLLS** SCALE: NTS

2 **CONCRETE WASHOUT** SCALE: NTS

3 **GRAVEL BAG FILTER AT DROP INLET** SCALE: NTS

4 **STABILIZED CONSTRUCTION ENTERANCE/OUTLET TIRE WASH** SCALE: NTS

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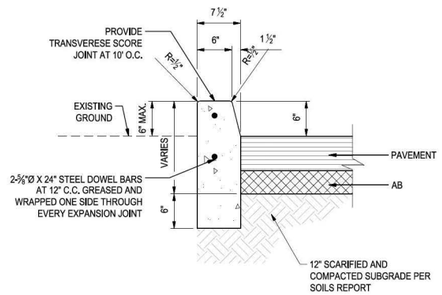
SHEET TITLE

EROSION CONTROL PLAN

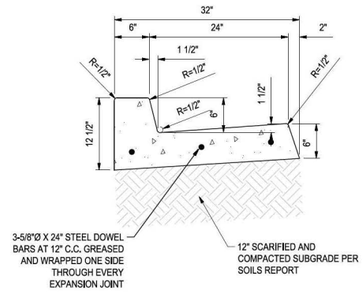
Proj Mgr	PJS
Drawn by	KJG
Date	03/14/2025
Job No.	23347

SHEET:
C7.0
—OF: 1

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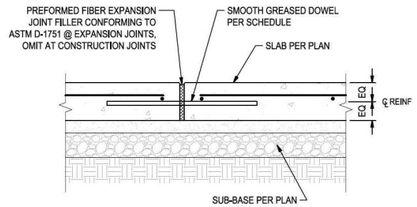
1 6" VERTICAL CONCRETE CURB
NO SCALE



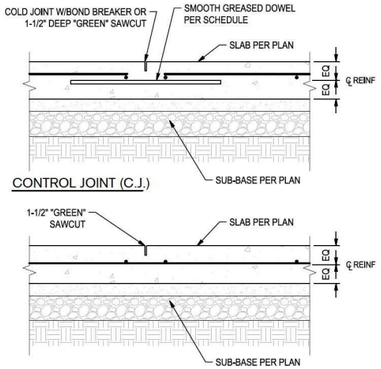
2 6" VERTICAL CURB AND GUTTER
NO SCALE

JOINT SPACING			
SLAB THICKNESS (T)	E.J.	C.J.	W.P.J.
INCHES	FEET O.C. E.W	FEET O.C. E.W	FEET O.C. E.W
5"	100'	30'	10'
6"	100'	36'	12'
7"	100'	40'	14'
8"	100'	40'	16'

DOWEL SIZE & SPACING			
SLAB THICKNESS (T)	DIAMETER	LENGTH	SPACING
4"	1/2	12"	24" O.C.
5"	5/8"	12"	24" O.C.
6"	3/4"	18"	18" O.C.
7"	7/8"	18"	18" O.C.
8"	1"	18"	18" O.C.

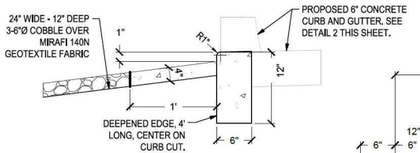


EXPANSION JOINT (E.J.)

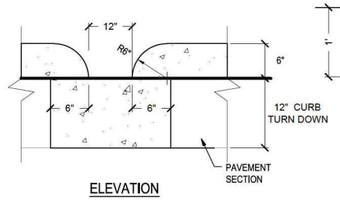


CONTROL JOINT (C.J.)

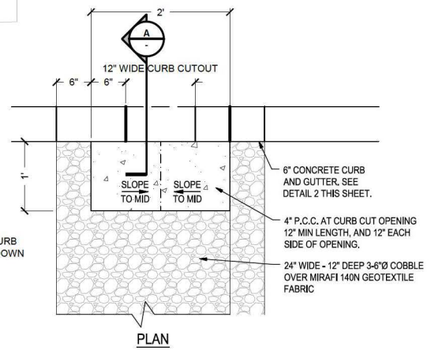
3 TYPICAL CONCRETE JOINT DETAILS
NO SCALE



SECTION A-A

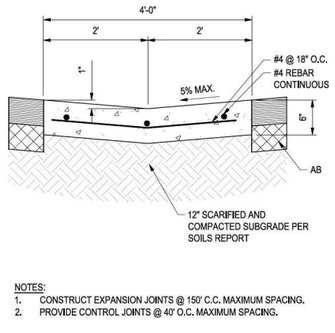


ELEVATION



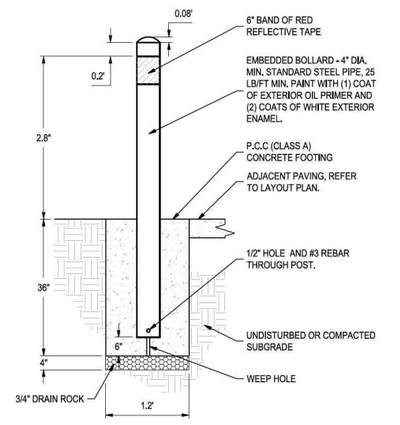
PLAN

4 CONCRETE CURB CUT
NO SCALE

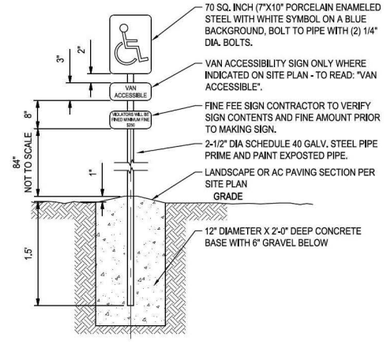


NOTES:
1. CONSTRUCT EXPANSION JOINTS @ 150' C.C. MAXIMUM SPACING.
2. PROVIDE CONTROL JOINTS @ 40' O.C. MAXIMUM SPACING.

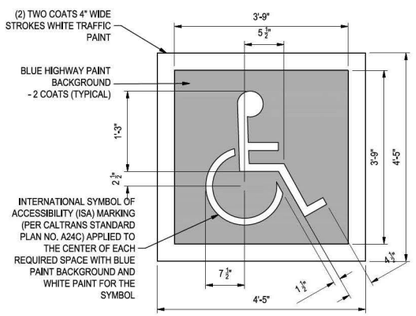
5 4' CONCRETE VALLEY GUTTER
NO SCALE



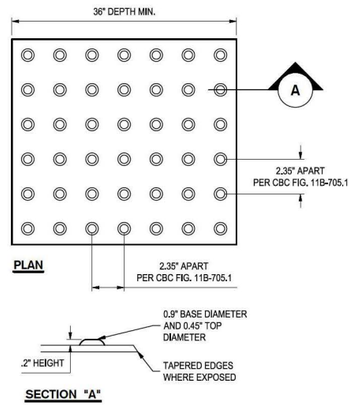
6 STEEL BOLLARD
NO SCALE



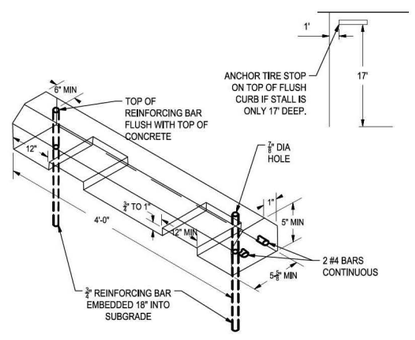
7 ACCESSIBLE PARKING SIGNAGE
NO SCALE



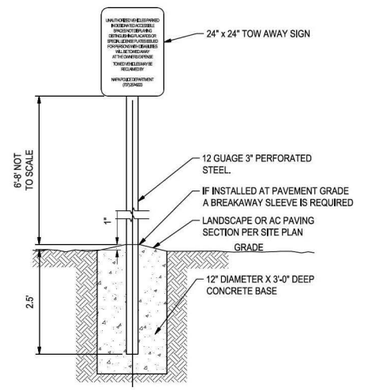
8 ACCESSIBLE PARKING SYMBOL
NO SCALE



9 TRUNCATED DOMES
NO SCALE



10 4' WHEEL STOP
NO SCALE



11 TOW AWAY SIGN
NO SCALE

Know what's **below.** **Call** before you dig.

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- GEOTECHNICAL

REVISIONS
No. Date Description

PROJECT

NAPA GATEWAY ROAD

GATEWAY ROAD
NAPA, CALIFORNIA

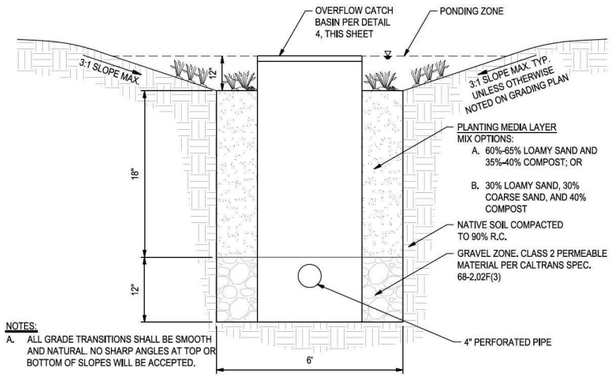
REGISTERED PROFESSIONAL ENGINEER
PAUL J. SCHNEIDER
No. 62498
Exp. 09/30/25
CIVIL
STATE OF CALIFORNIA

SHEET TITLE

DETAILS I

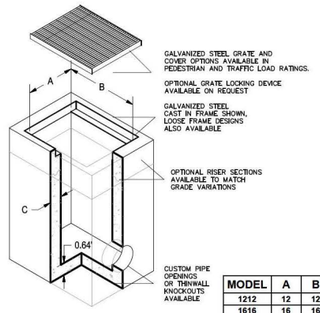
Proj Mgr	PJS
Drawn by	KJG
Date	03/14/2025
Job No.	23347

SHEET:
C8.0
—OF: 1



NOTES:
A. ALL GRADE TRANSITIONS SHALL BE SMOOTH AND NATURAL. NO SHARP ANGLES AT TOP OR BOTTOM OF SLOPES WILL BE ACCEPTED.

1 BIORETENTION AREA DETAIL
NO SCALE

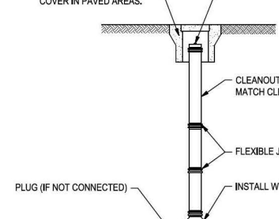


NOTES:
1. FOR STRUCTURES LOCATED IN VALLEY GUTTER OR GUTTER PLANS, SEE DETAIL 16/ C6.0 FOR GUTTER MODIFICATIONS.

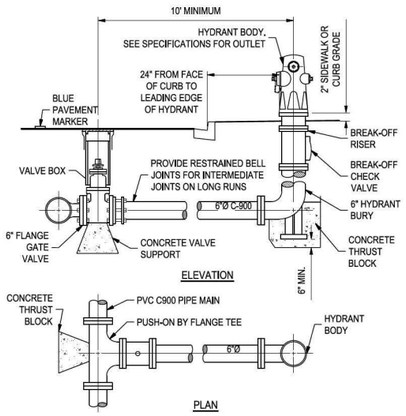
MODEL	A	B	C	WEIGHT CALC - LBS.
1212	12	12	4	208 (BASE) + 266 VF
1616	16	16	5	408 (BASE) + 480 VF
1818	18	18	5	602 (BASE) + 604 VF
2424	24	24	6	675 (BASE) + 750 VF
2436	24	36	6	900 (BASE) + 900 VF
2448	24	48	6	1500 (BASE) + 1050 VF
3030	30	30	6	920 (BASE) + 900 VF
3636	36	36	6	1200 (BASE) + 1050 VF
3648	36	48	6	1500 (BASE) + 1200 VF
4848	48	48	6	1875 (BASE) + 1350 VF
6060	60	60	6	2700 (BASE) + 1650 VF

FOR COMPLETE DESIGN AND PRODUCT INFORMATION CONTACT JENSEN PRECAST.

2 STORM DRAIN INLET
NO SCALE



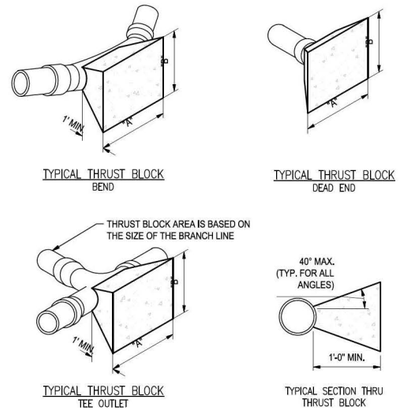
3 SANITARY SEWER CLEANOUT
NO SCALE



4 FIRE HYDRANT INSTALLATION
NO SCALE

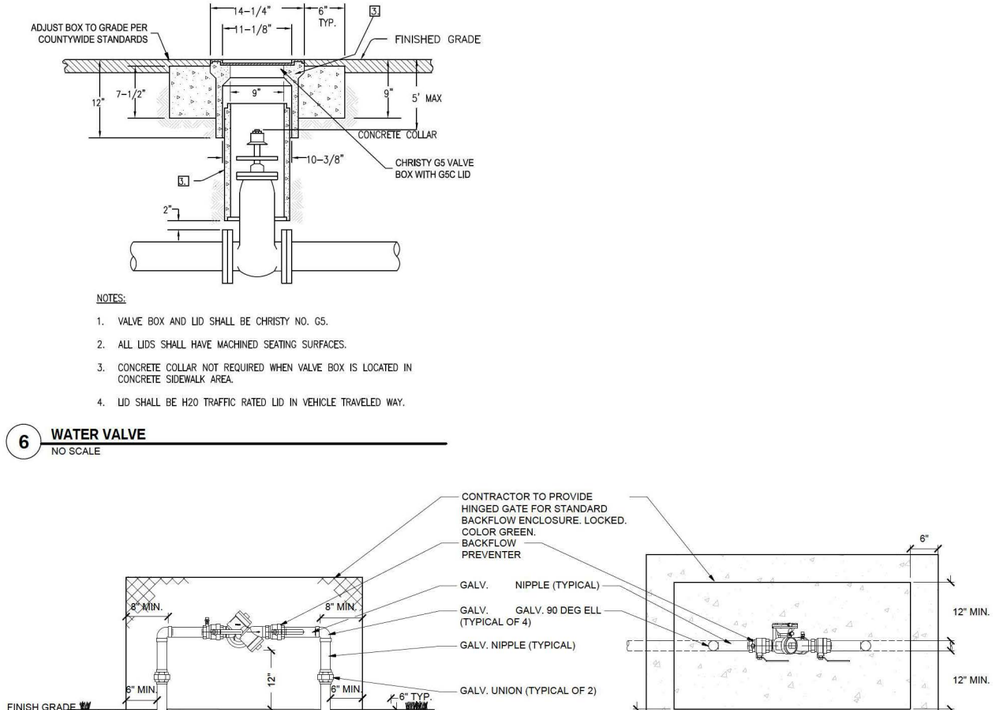
THRUST BLOCK AREA REQUIRED		
FITTINGS	ALLOWABLE SOIL BEARING VALUE	
	1000 LBS. PER SQ. FT.	
6" LINE OR SMALLER	"A"	"B"
1'-10 1/2"	1'-6"	1'-6"
45°	2'-0"	2'-0"
90°	3'-0"	2'-6"
TEE OUTLET	2'-6"	2'-0"
DEAD END	2'-6"	2'-0"
8" LINE		
1'-10 1/2"	2'-0"	2'-0"
45°	3'-0"	2'-6"
90°	4'-0"	3'-0"
TEE OUTLER	3'-0"	3'-0"
DEAD END	3'-0"	3'-0"
10" LINE		
1'-10 1/2"	3'-0"	2'-0"
45°	3'-6"	3'-0"
90°	5'-0"	4'-0"
TEE OUTLER	4'-0"	3'-6"
DEAD END	4'-0"	3'-6"
12" LINE		
1'-10 1/2"	3'-0"	3'-0"
45°	4'-0"	4'-0"
90°	7'-0"	4'-0"
TEE OUTLER	5'-0"	4'-0"
DEAD END	5'-0"	4'-0"

NOTES:
1. ALL THRUST BLOCKS SHALL SHALL BE POURED AGAINST UNDISTURBED SOIL.



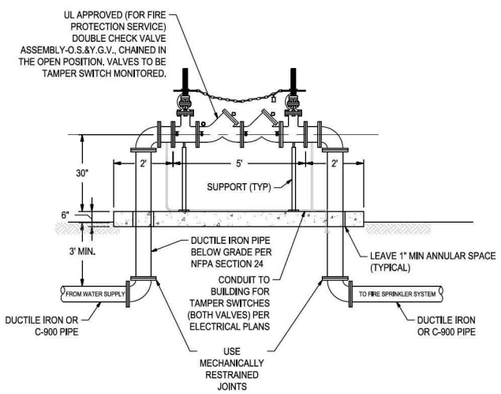
A THRUST BLOCK CHART
SCALE: NTS

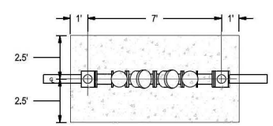
5 THRUST BLOCKS
NO SCALE



NOTES:
1. VALVE BOX AND LID SHALL BE CHRISTY NO. G5.
2. ALL LIDS SHALL HAVE MACHINED SEATING SURFACES.
3. CONCRETE COLLAR NOT REQUIRED WHEN VALVE BOX IS LOCATED IN CONCRETE SIDEWALK AREA.
4. LID SHALL BE H20 TRAFFIC RATED LID IN VEHICLE TRAVELED WAY.

6 WATER VALVE
NO SCALE





TOP VIEW OF SLAB

NOTES:
1. SIGNAGE PER COUNTY STANDARD IDENTIFY BUILDING BY NAME OR PICTOGRAM AS REQUIRED BY FIRE DEPARTMENT.
2. ALL STEEL PIPE SHALL BE AS PER AWWA C-200 WITH ¼" WALL AND COATED AND LINED BY FUSION BONDED EPOXY AS PER AWWA C-213, 20 MILS MIN.
3. ALL STEEL FLANGES SHALL BE CLASS D AS PER AWWA C-207.
4. ALL DUCTILE IRON FITTINGS SHALL MEET AWWA C-110 & C-153, CLASS 150. THE INTERIOR SHALL BE MORTAR LINED AS PER AWWA C-104 AND BELOW GROUND EXTERIOR SHALL HAVE A COAL TAR COATING AS PER AWWA C-203.
5. ALL NUTS AND BOLTS BELOW GROUND SHALL BE POLYETHYLENE ENCASED AS PER AWWA C-105 OR TAPE WRAPPED AS PER AWWA C-209, 20 MILS MIN. IN BOTH CASES.
6. BOTH GATE VALVES SHALL BE SUPERVISED BY THE FIRE ALARM SYSTEM.
7. CONTRACTOR SHALL PROVIDE CHAIN FOR LOCKING WHEELS TOGETHER (OWNER TO PROVIDE LOCK).
8. CONTRACTOR SHALL PROVIDE REMOVABLE INSULATION BLANKET.

7 DOUBLE CHECK DETECTOR BACKFLOW PREVENTION ASSEMBLY
NO SCALE

NOTES:
1. ALL GALVANIZED FITTINGS SHALL BE WRAPPED WITH 10 MIL VINYL PIPE WRAP.
2. INSTALL WEATHER BLANKET AROUND BACKFLOW PREVENTER.
3. BACKFLOW ASSEMBLIES SMALLER THAN 2.5" SHALL BE COVERED WITH AN INSULATION BLANKET, MIN R-13, GREEN, WEATHERGUARD OR EQUAL AND PROTECTED BY A LOCKABLE WIRE CAGE ENCLOSURE FASTENED TO THE PAD. THE ENCLOSURE SHALL BE HINGED, POWDER COATED GREEN AND SECURED WITH A DOUBLE-LOCKED, GALVANIZED CHAIN SUCH THAT EITHER LOCK CAN RELEASE THE CHAIN. ONE LOCK WILL BE SUPPLIED BY EBMUD.
4. BACKFLOW ASSEMBLIES 2.5" AND LARGER SHALL BE SECURED BY A DOUBLE-LOCKED, GALVANIZED, STRAIGHT LINK CHAIN THAT LOCKS THE VALVE AND HANDWHEELS IN THE OPEN POSITION AND EITHER LOCK CAN RELEASE THE CHAIN. ONE LOCK WILL BE SUPPLIED BY CITY. IN AREAS PRONE TO VANDALISM, EBMUD MAY ADDITIONALLY REQUIRE LOCKABLE PROTECTIVE ENCLOSURE.

8 BACKFLOW PREVENTER
NO SCALE

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REVISIONS

No.	Date	Description

PROJECT

NAPA GATEWAY ROAD

GATEWAY ROAD
NAPA, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER PAUL J. SCHMEDER No. 62498 Exp. 09/30/25 CIVIL STATE OF CALIFORNIA

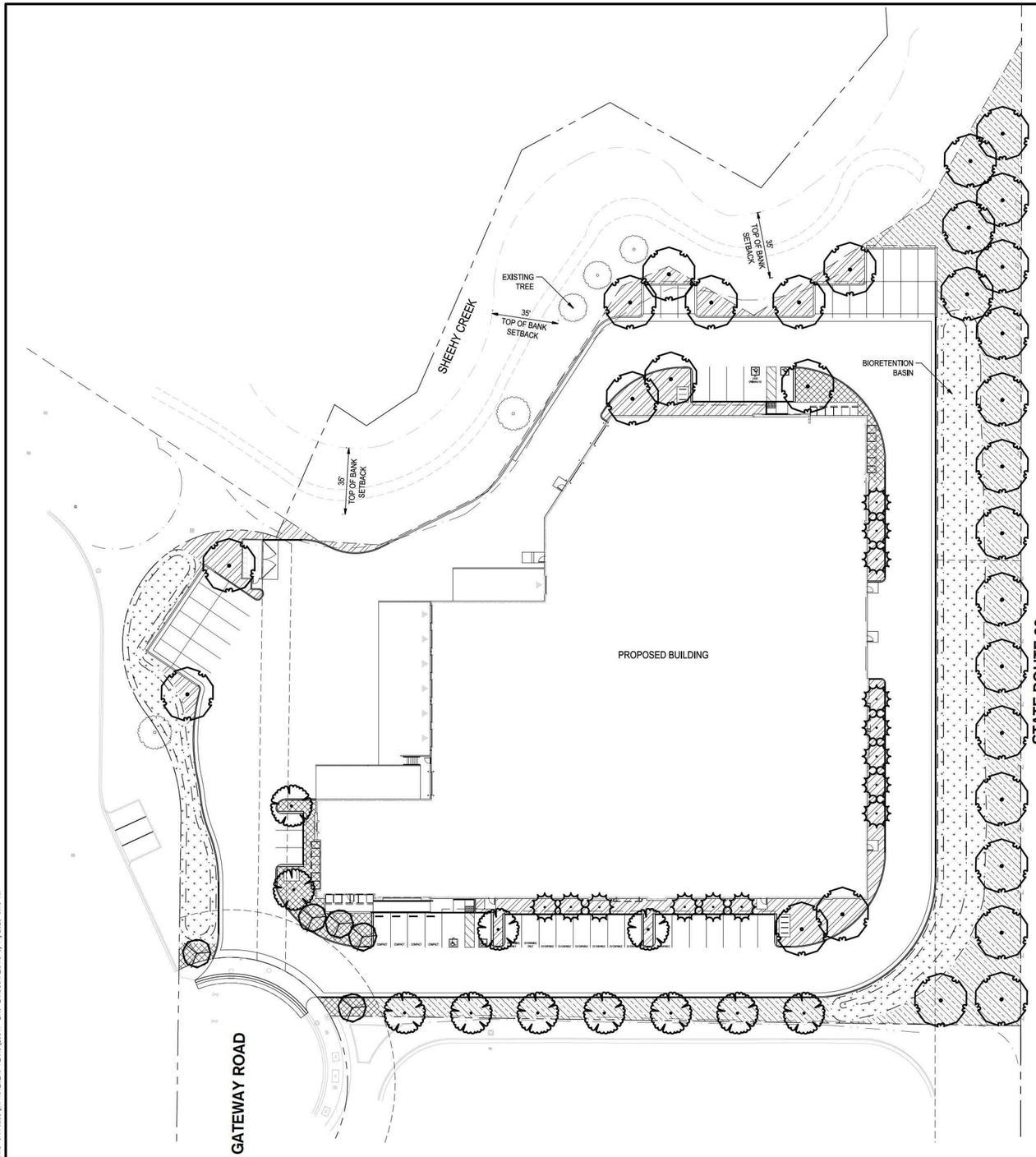
SHEET TITLE

DETAILS II

Proj Mgr	PJS
Drawn by	KJG
Date	03/14/2025
Job No.	23347

SHEET:
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—OF: 1

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PLANTING LEGEND

LARGE TREE — 30
15 gallon tree. Low/medium water use.
Large shade trees within the site. Spacing per plan.
Drip bubbler irrigation.

Acer macrophyllum / Big Leaf Maple
Platanus x acerifolia 'Yarwood' / London Plane Tree
Pseudotsuga menziesii / Douglas Fir
Quercus lobata / Valley Oak
Quercus macrocarpa / Burr Oak
Sequoia sempervirens / Coast Redwood
Ulmus parvifolia 'True Green' / True Green Lacebark Elm
Umbellularia californica / Bay Laurel
Zelkova serrata 'Musashino' / Musashino Japanese Zelkova

MEDIUM TREE — 11
15 gallon tree. Low/medium water use.
Medium trees within the site, building screening and parking lot. Spacing per plan.
Drip bubbler irrigation.

Acer platanoides 'Crimson King' / Crimson King Norway Maple
Cedrus atlantica 'Glauca Fastigiata' / Columnar Blue Atlas Cedar
Cedrus deodara / Deodar Cedar
Koelreuteria bipinnata / Chinese Flame Tree
Pistacia chinensis `Keith Davey` / Keith Davey Chinese Pistache
Quercus douglasii / Blue Oak

SMALL ACCENT TREE — 5
15 gallon tree. Low water use.
Small accent tree within the site and entry. Spacing per plan.
Drip bubbler irrigation.

Acer ginnala 'Flame' / Flame Amur Maple
Cercis canadensis 'Merlot' / Merlot Eastern Redbud
Lagerstroemia x `Tuscarora` / Crape Myrtle Coral Pink
Prunus cerasifera 'Atropurpurea' / Purple-leaf Plum
Vitex agnus-castus / Chaste Tree

NARROW SCREEN TREE — 14
36" box. Low water use.
Perimeter areas requiring narrow, upright growth along building. Spacing per plan
Drip bubbler irrigation.

Acer platanoides 'Columnare' / Columnar Norway Maple
Carpinus betulus 'Fastigiata' / Upright European Hornbeam
Ginkgo biloba 'Fastigiata' / Fastigiate Maidenhair Tree
Podocarpus gracilior / Fern Pine

EXISTING TREE

QUANTITIES MAY VARY FROM LEGEND. CONTRACTOR TO VERIFY.

SHRUB & GROUNDCOVER PLANTING
Site shrub and groundcover planting areas.
Medium and small sized shrubs, groundcovers and grasses (18"-4' high, 5 gallon and 1 gallon). Medium density plant spacing
Drip irrigation.

Callistemon viminalis `Little John` / Dwarf Weeping Bottlebrush
Cistus pulverulentus `Sunset` / Rockrose
Coleonema pulchrum `Sunset Gold` / Golden Breath Of Heaven
Dietes vegeta / African Iris
Feijoa sellowiana / Pineapple Guava
Salvia greggii / Autumn Sage
Xylosma congestum `Compacta` / Compact Xylosma
Carpenteria californica 'Elizabeth' / Elizabeth Bush Anemone
Cotoneaster dammeri 'Lowfast' / Lowfast Bearberry Cotoneaster
Dodonaea viscosa 'Purpurea' / Purple Hopseed Bush
Elymus condensatus 'Canyon Prince' / Canyon Prince Wild Rye
Festuca glauca 'Elijah Blue' / Elijah Blue Fescue
Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily
Loropetalum chinense rubrum 'Shang-lo' / Purple Pixie® Fringe Flower
Mahonia aquifolium 'Compacta' / Compact Oregon Grape
Nandina domestica / Heavenly Bamboo
Nerium oleander 'Petite Salmon' / Petite Salmon Oleander
Phormium tenax 'Cream Delight' / Cream Delight New Zealand Flax
Rhaphiolepis indica 'Ballerina' / Ballerina Indian Hawthorn
Arctostaphylos x `Emerald Carpet` / Emerald Carpet Manzanita
Ceanothus griseus horizontalis `Yankee Point` / California Lilac
Myoporum parvifolium `Prostratum` / Myoporum

ENTRY ACCENT SHRUB AREA
Entry accent planting area.
Medium and small sized shrubs, groundcover and grasses for accent color and texture. (6"-3` hight, 5 gallon and 1 gallon). Medium density plant spacing.
Drip irrigation.

Callistemon viminalis `Little John` / Dwarf Weeping Bottlebrush
Coleonema pulchrum `Sunset Gold` / Golden Breath Of Heaven
Penstemon heterophyllus `Margarita BOP` / Beard Tongue
Aster alpinus 'Happy End' / Happy End Alpine Aster
Dianella tasmanica 'Variegata' / Variegated Flax Lily
Festuca glauca 'Elijah Blue' / Elijah Blue Fescue
Liriope muscari 'Variegata' / Variegated Lillyturf
Lomandra longifolia 'Platinum Beauty' / Platinum Beauty Dwarf Mat Rush
Mahonia aquifolium 'Compacta' / Compact Oregon Grape
Phormium tenax 'Amazing Red' / Dwarf Red Flax
Vinca minor / Common Periwinkle
Coprosma kirkii `Variegata` / Creeping Mirror Plant
Verbena Tapien hybrids `Blue-Violet` TM / Tapien Blue-Violet Verbena

BIORETENTION AREA PLANTING
1 gallon plants. Wet and dry tolerant plants. Spacing 42" O.C.. Overhead Pop-up spray rotator irrigation.

Carex testacea 'Prairie Fire' / Prairie Fire Orange Sedge
Juncus effusus / Soft Rush
Sisyrinchium bellum / Blue-eyed Grass

HYDROSEEDED NO MOWED / NON IRRIGATED
Hydroseeded grass seed mix which is non-irrigated and installed in areas as landscape buffer for stabilization and weed control.
Drip irrigation.

Festuca x `Native Erosion Control Mix` / Native California Grasses
Pacific Coast Seed. Green to Gold Blend' 55 lbs./acre.

BARK MULCH
3" thick layer minimum natural chipped bark mulch. All landscape planting areas within the site to be installed with bark mulch. Not installed in bioretention basin and hydroseeded area.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED):

PLANT SPECIES THAT ALLOW CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN STRATEGIES TO BE IMPLEMENTED SHALL BE USED IN LANDSCAPE DESIGN. SPECIES SHALL BE SELECTED AND INTEGRATED INTO THE DESIGN TO MAINTAIN VISIBILITY OF ALL AREAS OF THE SITE AND DISCOURAGE USE OF AND ACCESS TO POTENTIAL PROBLEMS AREAS. PLANT SPECIES FOR THESE AREAS SHALL INCLUDE SHRUBS AND GROUNDCOVERS THAT ALLOW VISIBILITY AND DO NOT CREATE PLACES FOR HIDING, EITHER BY THEIR SIZE OR FOLIAGE DENSITY, OR THOSE THAT HAVE THORNS, PRICKLY FOLIAGE, OR OTHERWISE DETER LOITERING AND DISCOURAGE USE OF AND ACCESS TO AREAS OF LANDSCAPE THAT ARE UNINTENDED TO BE USED OR ACCESSED.

IRRIGATION DESIGN SUMMARY

1. ISOLATED WATER METER AND CONNECTION FOR LANDSCAPE IRRIGATION SYSTEM.
2. NEW BACKFLOW PREVENTER, MASTER VALVE AND FLOW SENSOR SHALL BE INSTALLED.
3. NEW PEDESTAL-MOUNTED, WEATHER-BASED TWO-WIRED IRRIGATION CONTROLLER WITH RAIN SENSOR.
4. IRRIGATION SHALL CONSIST OF DRIPLINE FOR SHRUBS, GROUNDCOVERS, AND SPRAY ROTATOR FOR BIORETENTION AND AN ISOLATED VALVE WITH DRIP BUBBLERS FOR TREES.

PLANTING DESIGN SUMMARY

1. PLANTS SHALL HAVE THE FOLLOWING CHARACTERISTICS:
   - 1.1. LOW WATER USE, WATERWISE PLANTING PALETTE.
   - 1.2. LONG-TERM ADAPTABILITY TO THE SITE LOCATION AND CLIMATIC CONDITIONS.
   - 1.3. EASE OF MAINTENANCE SO AS NOT TO REQUIRE SUBSTANTIAL PRUNING, LEAF AND LITTER COLLECTION OR PEST CONTROL.
   - 1.4. PROVIDE PARKING LOT SHADE, BUILDING PERIMETER FOUNDATION PLANTING, TREE SCREENING AND ENTRY ACCENT PLANTING.
   - 1.5. "RIGHT PLANT, RIGHT PLACE"

GREEN BUILDING CODE TREE SHADING

1. LANDSCAPE IMPROVEMENT PLANS SHALL MEET GREEN BUILDING CODE REQUIREMENTS. FOR TREE SHADING.
   - 1.1. PARKING LOT SHADING (5.106.12.1)
     - 1.1.1. 50% SHADING OF PARKING REQUIRED
   - 1.2. LANDSCAPE TREE SHADING (5.106.12.2)
     - 1.2.1. 20% SHADING OF LANDSCAPE REQUIRED
   - 1.3. HARDSCAPE TREE SHADING (5.106.12.3)
     - 1.3.1. 20% SHADING OF HARDSCAPE REQUIRED
2. TREE IS ASSUMED TO BE PLANTED FROM 15 GALLON CONTAINERS MINIMUM.

I SHALL COMPLY WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLANS.

ROBERT J. NORBUTAS, JR., RLA 5595

0' 15' 30' 60'
SCALE: 1"=30'

SIEGFRIED
3428 Brookside Road
Stockton,California 95219
209-943-2021
Fax: 209-942-0214
www.siegfrieldeng.com

- CIVIL
- STRUCTURAL
- LANDSCAPE ARCHITECTURE
- SURVEYING
- PLANNING
- ATHLETIC FACILITY DESIGN
- GEOTECHNICAL

REVISIONS
No. Date Description

PROJECT

NAPA GATEWAY ROAD

GATEWAY ROAD
NAPA, CALIFORNIA

LICENSED LANDSCAPE ARCHITECT
ROBERT J. NORBUTAS JR.
No.5595
Signature
Exp. 11/30/26
STATE OF CALIFORNIA

SHEET TITLE

LANDSCAPE PLAN

Proj Mgr	PJS
Drawn by	RJN
Date	03/14/2025
Job No.	23347

SHEET:
L1.0
—OF: 1

F:\23PROJECTS\23347 NAPA GATEWAY ROAD\PLANS AND GRAPHICS\IMPROVEMENT PLANS\23347-L1.0-LANDSCAPE.DWG 3/14/2025 9:43 AM

Gateway Road
Napa County, California

21 February 2025

ARCHITECTURAL

A-1	COVER SHEET
A-2	PRELIMINARY SITE PLAN
A-3	FLOOR PLAN
A-4	EXTERIOR ELEVATIONS
A-5	COLORED PRELIMINARY SITE PLAN

CIVIL

C1.0	COVER SHEET
C1.1	GENERAL NOTES
C2.0	TOPOGRAPHY AND DEMOLITION PLAN
C3.0	PAVING AND DIMENSIONING PLAN
C4.0	GRADING PLAN
C5.0	DRAINAGE AREA MANAGEMENT MAP
C6.0	UTILITY PLAN
C7.0	EROSION CONTROL PLAN
C8.0	DETAILS I
C8.1	DETAILS II

LANDSCAPE

L-1	CONCEPTUAL LANDSCAPE PLAN

SHEET INDEX

ALL CONSTRUCTION SHALL CONFORM WITH ALL APPLICABLE LOCAL STATE AND FEDERAL CODES REGULATION AND LAWS, INCLUDING, BUT NOT LIMITED TO:

BUILDING	2022 CALIFORNIA BUILDING CODE
MECHANICAL	2022 CALIFORNIA MECHANICAL CODE
PLUMBING	2022 CALIFORNIA PLUMBING CODE
ELECTRICAL	2022 CALIFORNIA ELECTRICAL CODE
FIRE	2022 CALIFORNIA FIRE CODE
ACCESSIBILITY	2022 CALIFORNIA BUILDING CODE, CHAPTER 11B

APPLICABLE CODES

APN: 057-200-039-000

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF NAPA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 1 AND A PORTION OF THE REMAINING LANDS OF HERBERT GUNN, JR., TRUSTEE AS SHOWN ON MAP NO. 4453, ENTITLED "FINAL MAP OF NAPA VALLEY GATEWAY UNIT TWO, PHASE ONE", FILED FEBRUARY 20, 1991 IN BOOK 18 OF MAPS, AT PAGES 14-17, IN THE OFFICE OF THE COUNTY RECORDER OF SAID NAPA COUNTY, MORE PARTICULARLY DESCRIBED AS A WHOLE AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE SOUTHERN, EASTERN AND NORTHERN LINES OF SAID LOT 1, THE FOLLOWING COURSES: SOUTH 87° 05' 00" WEST 363.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 57° 01' 28" EAST; THENCE NORTHWESTERLY AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87° 45' 34" AN ARC LENGTH OF 91.90 FEET; THENCE NORTH 02° 55' 00" WEST 78.99 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 90.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38° 07' 30" AN ARC LENGTH OF 59.89 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET; THENCE NORTHERLY AND EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 147° 35' 46" AN ARC LENGTH OF 154.56 FEET; THENCE, LEAVING THE NORTHERN LINE OF SAID LOT 1, NORTH 19° 56' 51" EAST 75.91 FEET TO A POINT IN THE CENTER OF SHEEHY CREEK; THENCE ALONG THE CENTERLINE OF SAID CREEK THE FOLLOWING COURSES: SOUTH 60° 16' 57" EAST 20.12 FEET; THENCE NORTH 52° 32'50" EAST 31.89 FEET; THENCE NORTH 19° 40' 38" EAST 138.71 FEET; THENCE NORTH 58° 01' 51" EAST 52.68 FEET; THENCE SOUTH 64° 13' 31" EAST 91.18 FEET; THENCE NORTH 36° 00' 30" EAST 104.11 FEET; THENCE NORTH 07° 24' 39" WEST 48.43 FEET; THENCE NORTH 68° 37' 27" EAST 77.21 FEET TO A POINT ON THE WESTERN LINE OF STATE HIGHWAY NO. 29 AS ESTABLISHED BY THE FINAL ORDER OF CONDEMNATION RECORDED JULY 8, 1954 IN BOOK 446 AT PAGE 521 OF OFFICIAL RECORDS OF NAPA COUNTY; THENCE ALONG SAID WESTERN LINE AND THE WESTERN LINE OF SAID LOT 1, SOUTH 03° 41' 58" EAST 592.00 FEET TO THE POINT OF COMMENCEMENT.

COUNTY ZONING: INDUSTRIAL PARK - AIRPORT COMPATIBILITY COMBINATION (IP:AC)

OCCUPANCY GROUP: S-1: WAREHOUSE, B: OFFICE

CONSTRUCTION TYPE: V-B

DESCRIPTION OF WORK:

THIS DEVELOPMENT CONSISTS OF AN ARTICULATED TILT-UP CONCRETE WAREHOUSE BUILDING WITH A TOTAL OF 54,770 SF (INCLUDING 5,000 S.F. OF ACCESSORY OFFICE). TRASH AND RECYCLING BINS WILL BE CONTAINED WITHIN TRASH ENCLOSURES CONSTRUCTED OF CONCRETE WITH STEEL GATES TO SCREEN BINS FROM VIEW.

AUTOMOBILE PARKING IS PROVIDED THROUGHOUT THE SITE.

A FIRE APPARATUS ACCESS LANE THROUGH THE SITE WILL BE MAINTAINED AT ALL TIMES. GATES WILL INCLUDE KNOX PADLOCK TO PROVIDE FIRE DEPARTMENT ACCESS.

GROSS LOT AREA:	188,446 SF 4.33 ACRES
NET LOT AREA:	188,446 SF
BUILDING COVERAGE:	29.15%
TOTAL BUILDING AREA:	54,790 SF
WAREHOUSE	49,790 SF
OFFICE:	5,000 SF
PARKING REQUIRED:	55 SPACES
OFFICE: (5,000 sf at 1:250 sf)	20 SPACES
WAREHOUSE (FIRST 20,000 sf at 1:1,000)	20 SPACES
WAREHOUSE (29,790 sf at 1:2,000)	15 SPACES
PARKING PROVIDED:	55 SPACES
STANDARD:	42 SPACES
COMPACT:	9 SPACES
ACCESSIBLE:	4 SPACES
DOCK DOORS:	7 DOORS
GRADE LEVEL DOORS:	5 DOORS
LANDSCAPE PROVIDED:	± 39,738 SF (21%)

PROJECT SUMMARY

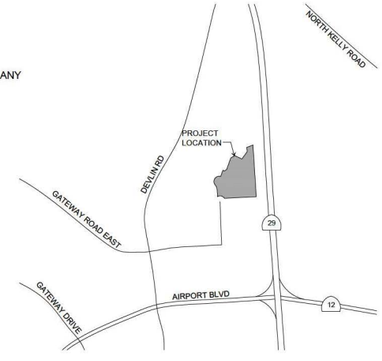
OWNER / APPLICANT
PHELAN HAUGEN DEVELOPMENT COMPANY
250 MONTGOMERY STREET
SUITE 315
SAN FRANCISCO, CA 94104

ARCHITECT
CARLILE COATSWORTH architects
18650 MACARTHUR BOULEVARD
SUITE 250
IRVINE, CA 92612
PHONE: (949) 833-1930
calc@ccarchitects.com

LANDSCAPE ARCHITECT
SIEGFRIED
3244 BROOKSIDE ROAD
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CIVIL ENGINEER
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3244 BROOKSIDE ROAD
SUITE 100
STOCKTON, CA 95219
PHONE: (209) 943-2021
pschneider@siegfriedeng.com

PROJECT TEAM



VICINITY MAP

SCALE: NOT TO SCALE

Carlile Coatsworth architects
18650 MacArthur Boulevard - Suite 250 - Irvine, CA 92612 - Phone: (949) 833-1930

Revised - 21 Febraury 2025

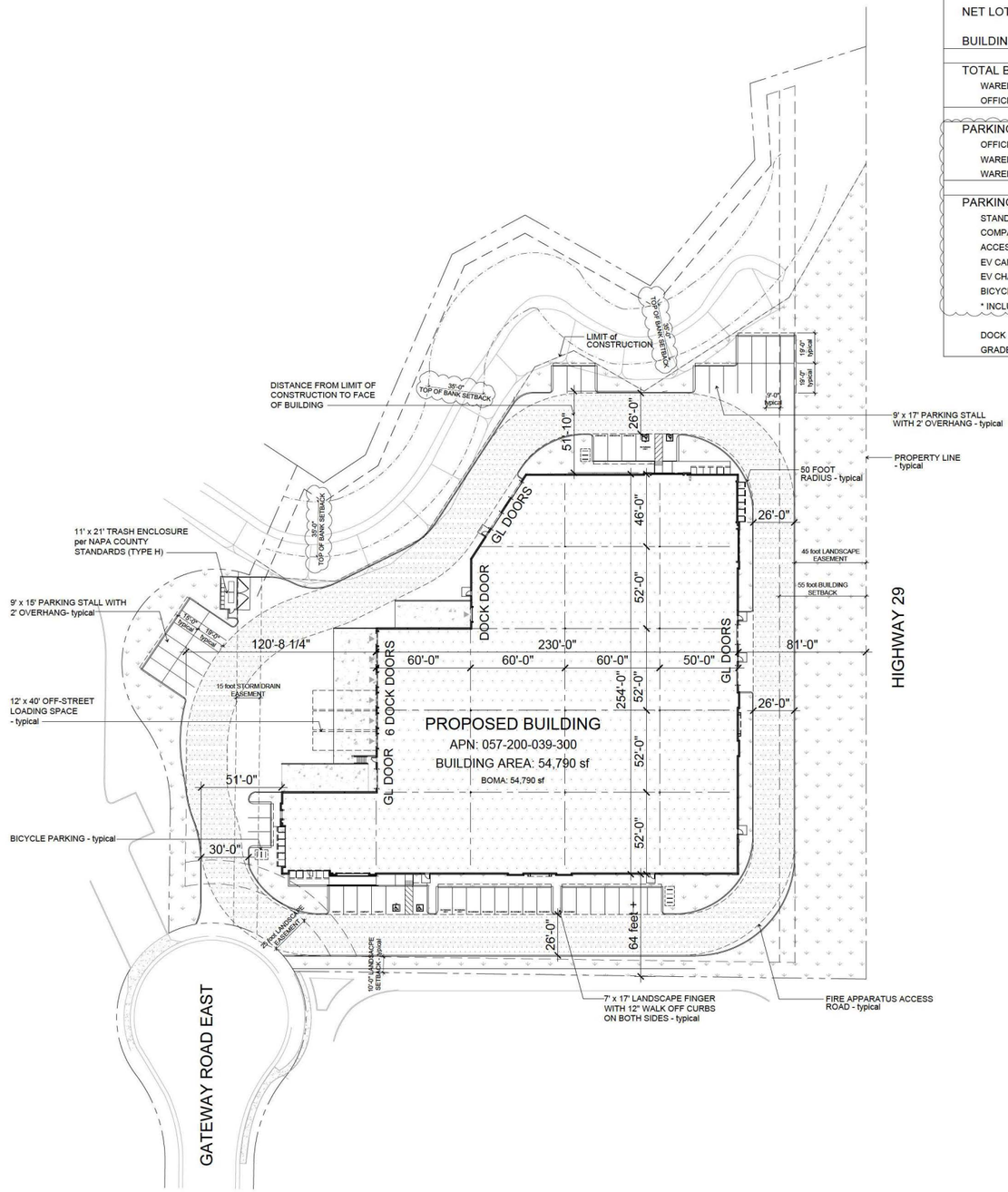
Gateway Road
Napa County, California

PHELAN HAUGEN DEVELOPMENT

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PROJECT INFORMATION:	
GROSS LOT AREA:	188,446 SF (4.33 acres)
NET LOT AREA:	188,446 SF
BUILDING COVERAGE	29%
TOTAL BUILDING AREA:	54,790 SF
WAREHOUSE	49,790 SF
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PARKING REQUIRED	55 SPACES
OFFICE: (5,000 sf at 1:250)	20 SPACES
WAREHOUSE (FIRST 20,000 sf at 1:1,000)	20 SPACES
WAREHOUSE (29,790 sf at 1:2,000)	15 SPACES
PARKING PROVIDED	55 SPACES
STANDARD:	42 SPACES
COMPACT	9 SPACES
ACCESSIBLE:	4 SPACES
EV CAPABLE SPACES:	13 SPACES
EV CHARGING STATIONS:	3 SPACES*
BICYCLE PARKING	10 SPACES
* INCLUSIVE	
DOCK DOORS:	7
GRADE LEVEL DOORS:	5

INDUSTRIAL PARK ZONING DISTRICT - AIRPORT COMPATIBILITY (IP:AC) DEVELOPMENT STANDARDS & NAPA VALLEY BUSINESS PARK SPECIFIC PLAN	
COUNTY ZONING:	NAPA COUNTY BUSINESS PARK PLAN SPECIFIC PLAN
MINIMUM LOT SIZE:	5 ACRES
BUILDING TYPE:	MANUFACTURING
MAX. BUILDING HEIGHT:	45' (max. building height from finish floor)
MAX. SITE COVERAGE:	50%
BUILDING SETBACKS (yards):	
FROM STATE HIGHWAY 29	55' AVG, 45 ' MIN.
OTHER STREETS	45' AVG, 25 ' MIN.
SIDE	10'
REAR	10'
PARKING LOT SHADING:	50%
LANDSCAPE TREE SHADING:	20%
HARDSCAPE TREE SHADING:	20%
SHEEHY SCREEK SETBACK:	35'
LANDSCAPE SETBACKS	
FRONT, REAR, SIDE YARDS:	45' (adjacent to highway 29) and 25' (other streets), 10', 10'
LANDSCAPING COVERAGE:	21%
LANDSCAPING COVERAGE PROVIDED:	± 39,738 SF



26' WIDE FIRE APPARATUS ROAD

FIRE APPARATUS ACCESS ROADS SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.

LEGEND

PRELIMINARY SITE PLAN

Revised - 21 February 2025

Gateway Road
Napa County, California

0' 15' 30' 60'

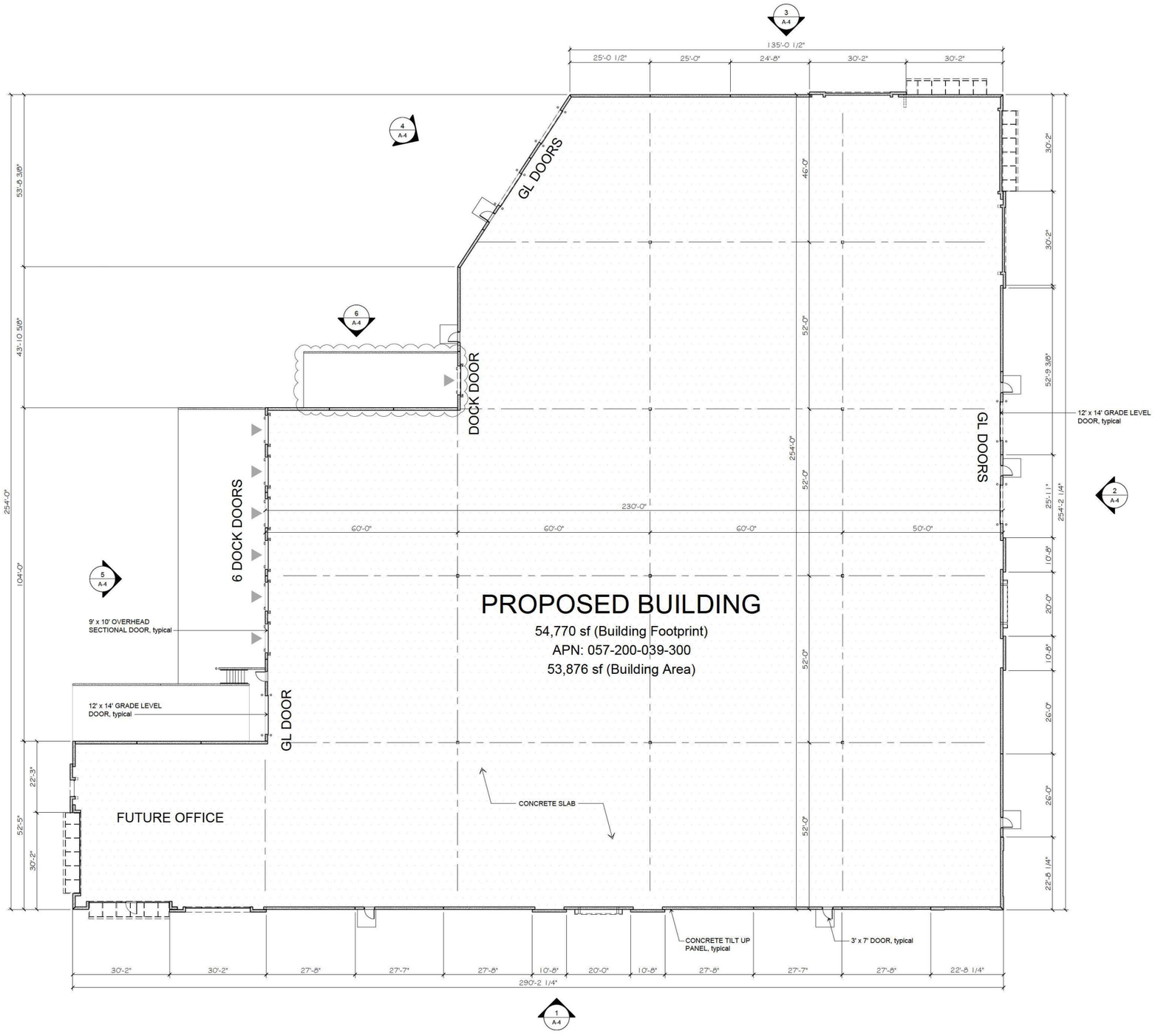
SCALE: 1" = 40'

Carlile Coatsworth architects
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PHELAN HAUGEN DEVELOPMENT

A-2

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FLOOR PLAN

Revised - 21 February 2025

Gateway Road
Napa County, California

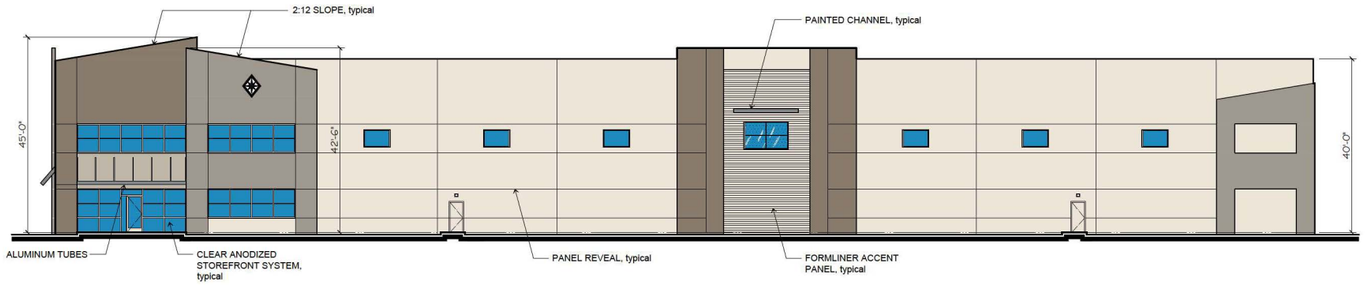
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A-3

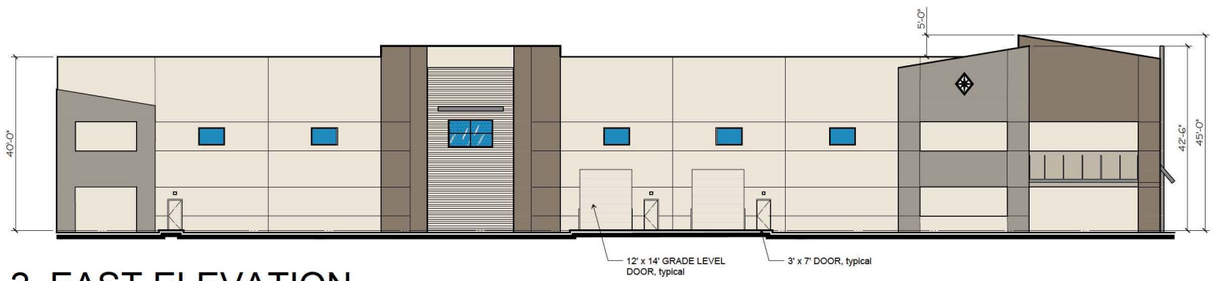
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PHELAN HAUGEN DEVELOPMENT

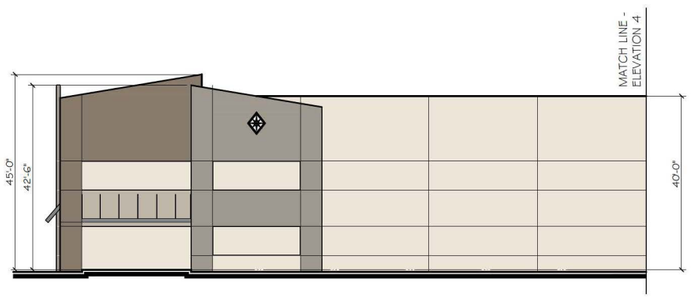
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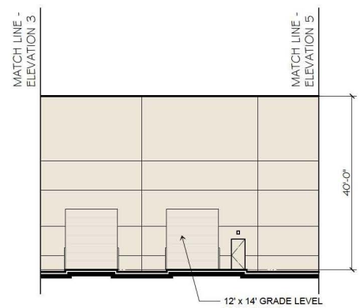
1. SOUTH ELEVATION



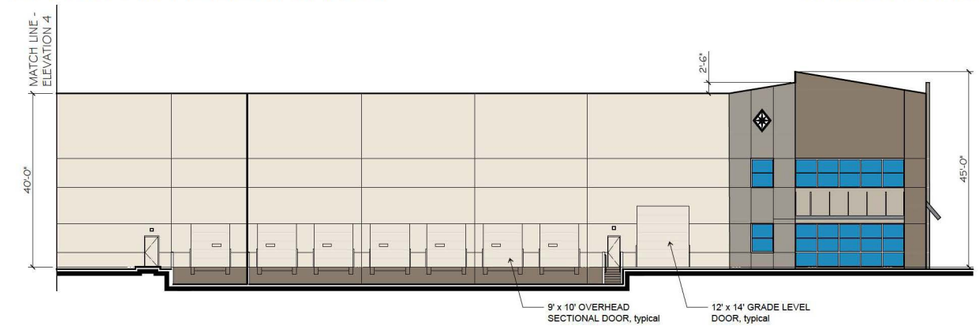
2. EAST ELEVATION



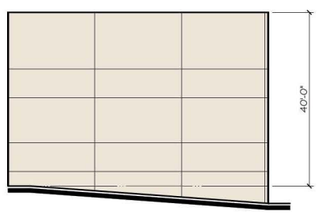
3. NORTH ELEVATION



4. NORTHWEST ELEVATION



5. WEST ELEVATION



6. NORTH ELEVATION

	P 1	TILT-UP CONCRETE WALL PANEL WALL PANEL FIELD COLOR SHERWIN WILLIAMS / IVORY LACE / SW 7013
	P 2	TILT-UP CONCRETE WALL PANEL WALL PANEL ACCENT COLOR SHERWIN WILLIAMS / ANALYTICAL GRAY / SW 7051
	P 3	TILT-UP CONCRETE WALL PANEL WALL PANEL ACCENT COLOR SHERWIN WILLIAMS / PAVESTONE / SW 7642
	P 4	TILT-UP CONCRETE WALL PANEL WALL PANEL ACCENT COLOR SHERWIN WILLIAMS / WARM STONE / SW 7032
	G 1	1" INSULATED DUAL PANE MEDIUM PERFORMANCE VITRO VISTACOOL PACIFICA GLAZING CLEAR ANODIZED ALUMINUM MULLIONS

LEGEND

EXTERIOR ELEVATIONS

Revised - 30 August 2024

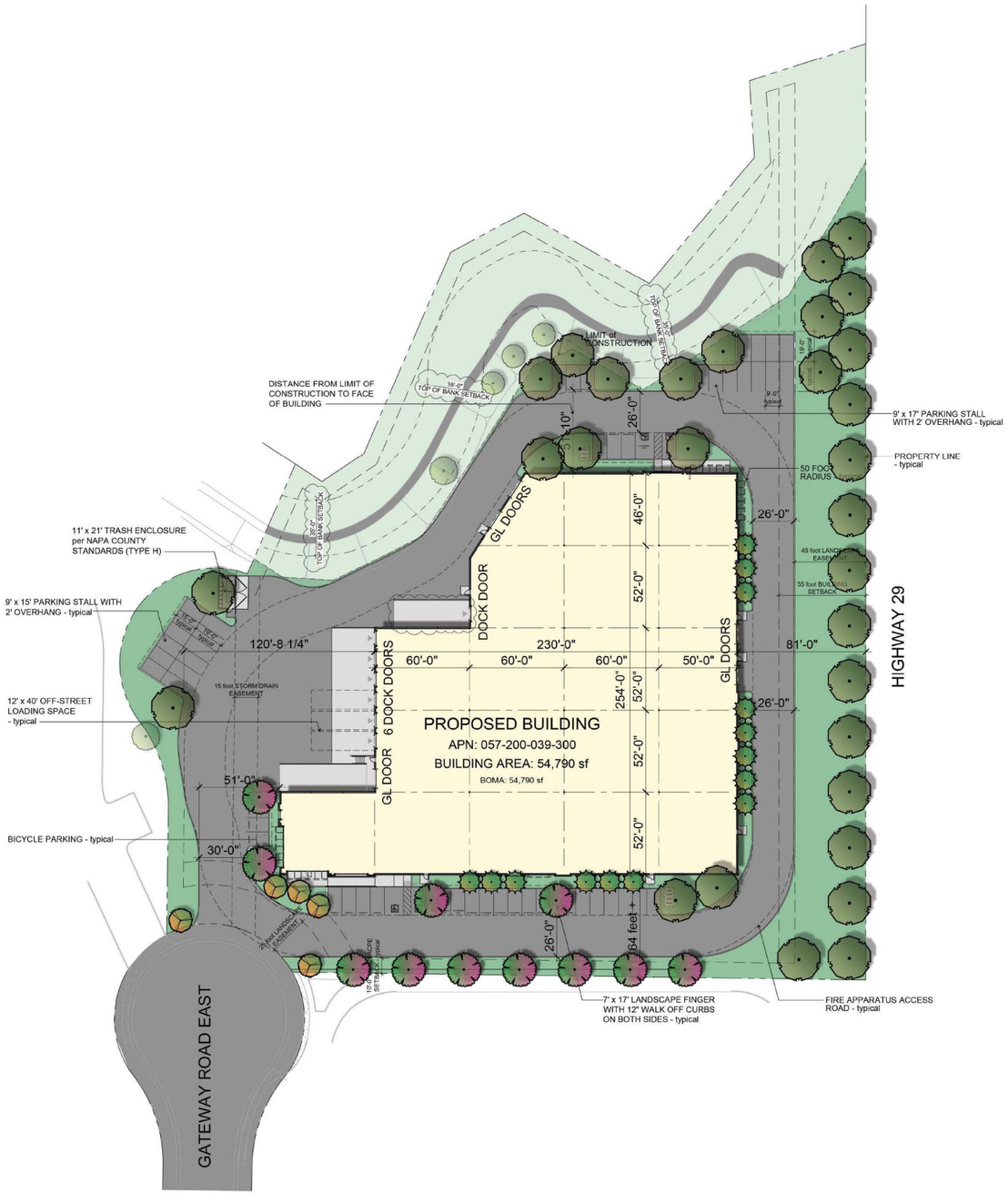
Gateway Road
Napa County, California

0' 8' 16' 32'
SCALE: 1/16" = 1'-0"

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PRELIMINARY SITE PLAN

Revised - 21 February 2025

Gateway Road
Napa County, California

0' 15' 30' 60'

SCALE: 1" = 40'

A-5

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PHELAN HAUGEN DEVELOPMENT

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