

# A NEW WINERY & STORAGE FACILITY FOR: SAFE HARBOR 3.0

## 665 NAPA VALLEJO HWY., NAPA COUNTY, CA

APN: 057-110-012

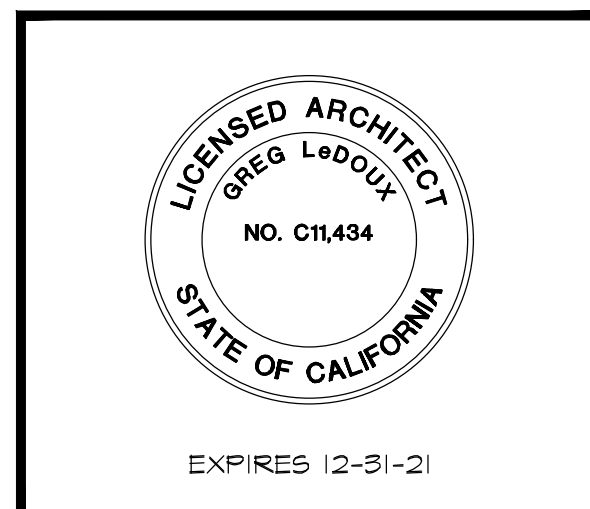
REVISIONS:	BY:

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A NEW WINERY & STORAGE FACILITY FOR:  
**SAFE HARBOR 3.0**  
665 NAPA VALLEJO HWY.  
NAPA COUNTY, CA  
APN: 057-110-012

TITLE SHEET



**GREG LEDOUX and ASSOCIATES, INC.**  
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(707) 795-8855

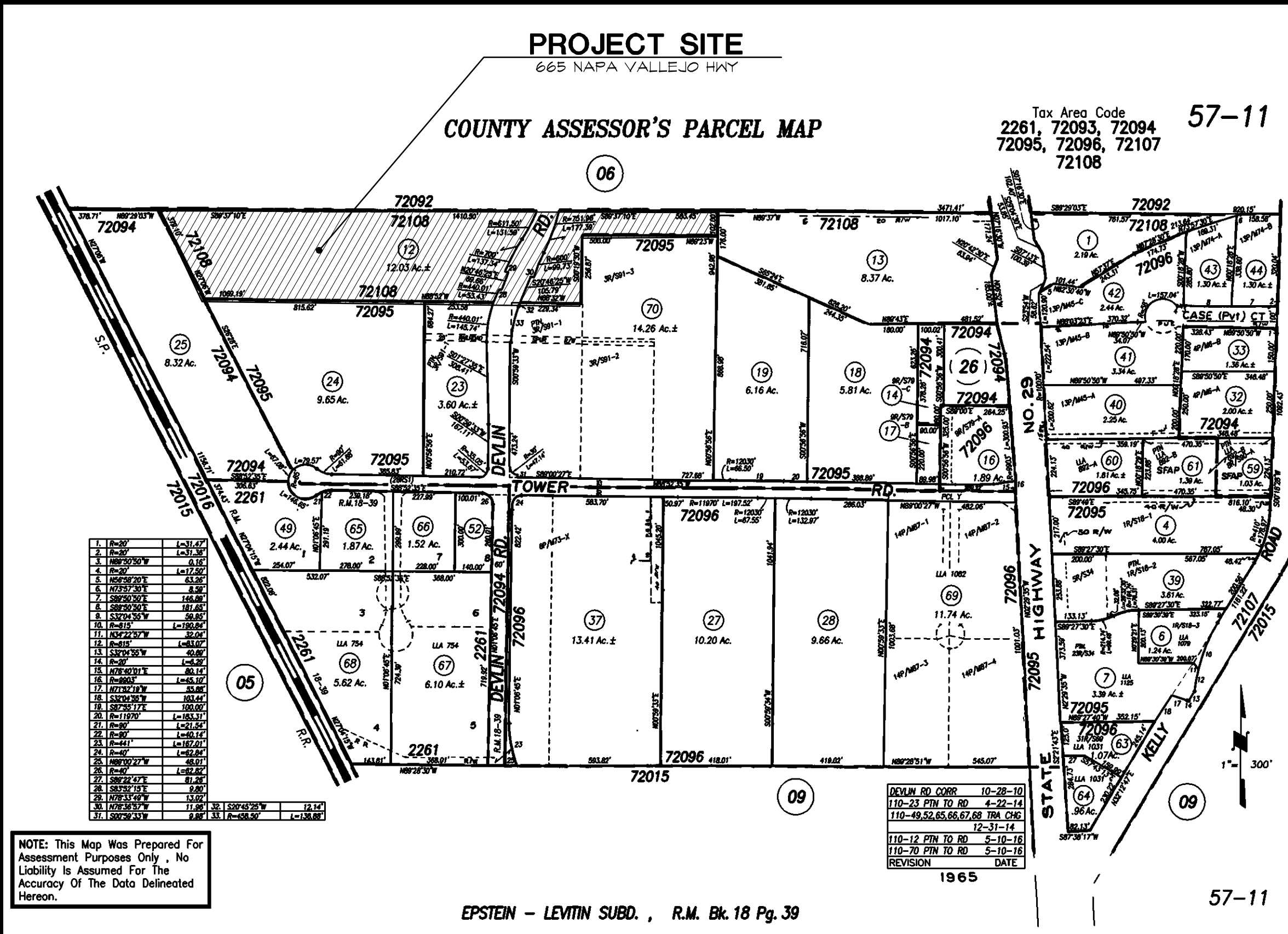
DRAWN BY: NK  
DATE: FEB 2020  
JOB NO. 17.0408  
SCALE: NONE  
**T1**  
OF 31 TOTAL SHEETS

THESE PLANS COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE SERIES AND BY THE LOCAL GOVERNING AGENCY INCLUDING THE FOLLOWING:

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA GREEN CODE
- 2019 CALIFORNIA REFERENCE STANDARDS CODE

### CODES

- T1 TITLE / ABBREVIATIONS / LEGEND / ASSESSOR'S PARCEL MAP / SCOPE OF WORK / CONSULTANTS / VICINITY MAP / SUMMARY / CODES / SHEET INDEX
- C1 OVERALL SITE PLAN
- C2 NOTES
- C3 GRADING & DRAINAGE - WEST
- C4 GRADING & DRAINAGE - EAST
- C5 DRIVEWAY PROFILE ALIGNMENT A
- C6 DRIVEWAY PROFILE ALIGNMENT B
- C7 DRIVEWAY - ROUTING AND DIMENSIONS
- C8 UTILITY - WEST
- C9 UTILITY - EAST
- C10 DETAILS
- CPI 15' RIPARIAN SETBACK INFRINGEMENT
- A0 OVERALL SITE AND CONTEXT PLAN
- A1 SITE DEVELOPMENT PLAN - WEST PORTION
- A2 ENVIRONMENTAL IMPACT PLAN - WEST PORTION
- A3 SITE DEVELOPMENT PLAN - EAST PORTION
- A4 ENVIRONMENTAL IMPACT PLAN - EAST PORTION
- A5 SITE RESTRICTIONS PLAN
- A6 SITE PHOTOS + KEY PLAN
- A7 SITE ELEVATIONS AND DETAILS
- A8 SITE DETAILS AND SITE LIGHTING
- A9 FLOOR PLAN - BUILDING 'A'
- A10 ROOF PLAN - BUILDING 'A'
- A11 ELEVATIONS - BUILDING 'A'
- A12 CROSS SECTIONS - BUILDING 'A'
- A13 FLOOR PLAN - BUILDING 'B'
- A14 ROOF PLAN - BUILDING 'B'
- A15 ELEVATIONS - BUILDING 'B'
- A16 CROSS SECTIONS - BUILDING 'B'
- DA1 SITE ACCESSIBILITY NOTES & DETAILS
- DA2 SITE ACCESSIBILITY NOTES & DETAILS
- L1 PLANTING PLAN
- L2 PLANTING PLAN
- L3 PLANTING PLAN & NOTES
- L4 IRRIGATION PLAN
- L5 IRRIGATION PLAN
- L6 IRRIGATION PLAN



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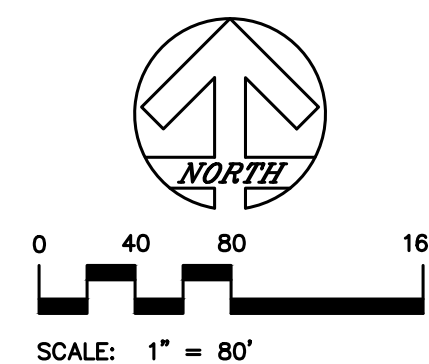
(P) BUILDING A

(P) BUILDING B

APN: 057-110-012

APN: 057-110-024

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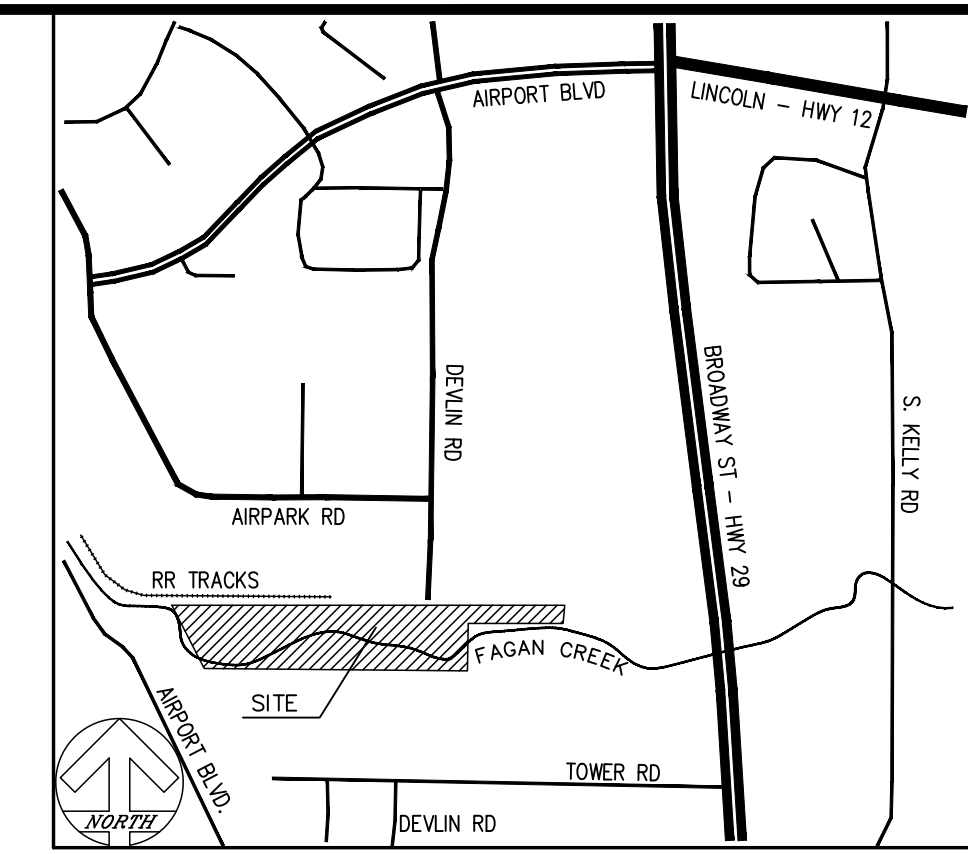


**OVERALL SITE PLAN**

SCALE: 1" = 80'

**LEGEND**

- 5 FOOT INDEX  
1' INTERVAL  
CONTOURS
- APPROXIMATE PROPERTY LINE
- APPROXIMATE R.O.W. EASEMENT
- DISTURBED AREA
- WIRE FENCE
- WOOD FENCE
- CHAINLINK FENCE
- CONC. WALL
- CONC. SURFACE
- FLOWLINE
- TOE OF BANK
- TOP OF BANK
- GRADEBREAK
- EDGE OF GRAVEL
- OVERHEAD UTILITY LINES
- SIGN
- LIGHT
- GUY WIRE
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- TREE (AS NOTED)
- SEWER CLEANOUT
- CATCH BASIN MANHOLE
- STORM DRAIN MANHOLE
- STORM DRAIN CLEANOUT
- UTILITY POLE (AS NOTED)
- IRRIGATION CONTROL VALVE
- SURVEY CONTROL STATION (AS NOTED)



**VICINITY MAP**  
NO SCALE

**NOTES**

1. ALWAYS ENGINEERING, INC IS NOT RESPONSIBLE OR LIABLE FOR CHANGES MADE BY THE CLIENT, HIS/HER CONTRACTORS OR SUBCONTRACTORS TO ANY PLAN, SPECIFICATION OR OTHER CONSTRUCTION DOCUMENT PREPARED BY ALWAYS ENGINEERING, INC WITHOUT OBTAINING THE ENGINEERS' PRIOR WRITTEN CONSENT.
2. THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY. BOUNDARY SHOWN IS RECORD INFORMATION PER DEED, DOCUMENT NUMBER 2018-0007419, NAPA COUNTY RECORDS, AND GRANT DEED, DOCUMENT NUMBER 2016-0012226, NAPA COUNTY RECORDS.
3. TOPOGRAPHIC MAPPING PROVIDED BY RSA CONSULTING CIVIL ENGINEERS + SURVEYORS +. MAPPING SOUTH OF THE NORTH PROPERTY LINE WAS COLLECTED IN JUNE OF 2016, MAPPING NORTH OF THE NORTH PROPERTY LINE WAS COLLECTED IN MAY OF 2018.
4. BENCHMARK: CONTROL #1324, ELEV=51.00
5. HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83) 2011 EPOCH BASED UPON G.P.S. OBSERVATIONS ON NETWORK UTILIZING CONTINUALLY OPERATING REFERENCE STATION (C.O.R.S.) INFORMATION FROM THE CALIFORNIA SPATIAL REFERENCE CENTER (C.S.R.C.).
6. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

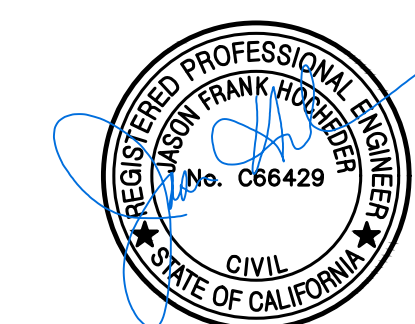
**SHEET INDEX**

- C1. OVERALL SITE PLAN
- C2. NOTES
- C3. GRADING & DRAINAGE - WEST
- C4. GRADING & DRAINAGE - EAST
- C5. DRIVEWAY PROFILE ALIGNMENT A
- C6. DRIVEWAY PROFILE ALIGNMENT B
- C7. DRIVEWAY - ROUTING AND DIMENSIONS
- C8. UTILITY - WEST
- C9. UTILITY - EAST
- C10. DETAILS

Grading Quantities:  
Site Grading is based upon finished grade to existing grade. No account has been taken for strippings, expansion or contraction. Volumes should be verified and determined independently by the Contractor. Determined by 1.5x the earthwork under each building

	CUT:	ENGINEERED FILL:	NET:
WEST BUILDING EARTHWORK:	0 CY	8,600 CY	8,600 CY (FILL)
EAST BUILDING EARTHWORK:	0 CY	2,000 CY	2,000 CY (FILL)
TOTAL EARTHWORK:	0 CY	10,600 CY	10,600 CY (FILL)
TOTAL DISTURBED AREA = 4.92 ACRES			

Note: Excess spoils will be disposed of in a county approved site.



REVISION	DESCRIPTION	BY	DATE

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Prepared for: **SAFE HARBOR 3.0**  
655 NAPA VALLEJO HWY., NAPA COUNTY, CA

Prepared on: **January 31, 2020**

**USE PERMIT SITE PLAN COVER SHEET**

655 NAPA VALLEJO HWY., NAPA COUNTY, CA  
APN: 057-110-012

JOB#19002.0  
**SHEET**  
C1 OF C10

**GENERAL NOTES:**

- 1. ALWAYS ENGINEERING, INC IS NOT RESPONSIBLE OR LIABLE FOR CHANGES MADE BY THE CLIENT, HIS/HER CONTRACTORS OR SUBCONTRACTORS TO ANY PLAN, SPECIFICATION OR OTHER CONSTRUCTION DOCUMENT PREPARED BY ALWAYS ENGINEERING, INC. WITHOUT OBTAINING THE ENGINEERS' PRIOR WRITTEN CONSENT. THE DRAWINGS SHALL NOT BE GOVERNED BY THE DIMENSIONS SHOWN ON THE DRAWINGS OR CALCULATIONS. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS SHOWN ON AND BRING DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION SHALL CONFORM TO THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS AND STANDARD PLANS (DATED JULY 1992 OR LATER).
- 4. FOR ANY WORK TO BE PERFORMED ON THE RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE PERMITTING AGENCY, BEFORE START OF WORK.
- 5. THE CONTRACTOR SHALL NOTIFY THE PERMITTING AGENCY'S CONSTRUCTION INSPECTOR 48 HOURS BEFORE STARTING WORK. (SEE "INSPECTIONS" BELOW FOR REQUIRED NOTIFICATIONS AND APPROVALS.)
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UNDERGROUND SERVICE ALERT (U.S.A.). CALL TOLL-FREE (800) 642-2444 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION. THE CONTRACTOR SHALL UNCOVER EXISTING BURIED UTILITIES WITH UTILITY OWNER TO VERIFY LOCATIONS AND ELEVATION OF UTILITIES. BURIED UTILITIES INCLUDE BUT ARE NOT LIMITED TO WATER, SEWER, ELECTRICAL, GAS, AND TELEPHONE. ALL UTILITIES CONFLICTING WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED PRIOR TO START OF CONSTRUCTION.
- 7. THE CONTRACTOR SHALL OBTAIN A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE EXCAVATION OF ANY TRENCH OVER FIVE FEET IN DEPTH.
- 8. THE PERMITTING AGENCY MAY REQUIRE ADDITIONAL WORK OR FACILITIES IN THE COURSE OF THE CONSTRUCTION OF PROJECT IN ORDER FOR THE IMPROVEMENTS TO REASONABLY PROVIDE FOR THE INTENDED FUNCTION OR FOR PUBLIC SAFETY.
- 9. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING FACILITIES AND IMPROVEMENTS FROM DAMAGE RESULTING FROM HIS WORK. ANY DAMAGE SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- 11. PRIOR TO PLACING ORDERS FOR MATERIALS, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER. THE ENGINEER SHALL REVIEW AND RESPOND TO SUBMITTALS WITHIN 5 BUSINESS DAYS.
- 12. THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY. PROPERTY LINES SHOWN ARE DERIVED FROM RECORD DATA AND HAVE NOT BEEN VERIFIED.
- 13. TOPOGRAPHIC INFORMATION ON THE DRAWINGS INDICATES THE APPROXIMATE SURFACE CONDITIONS TO BE FOUND AT THE PROJECT LOCATION AS OF MAY 2018, PROVIDED BY RSA CONSULTING CIVIL ENGINEERS + SURVEYORS +.
- 14. ALL UNDERGROUND IMPROVEMENTS SHALL BE INSTALLED AND APPROVED PRIOR TO ROAD SURFACING.
- 15. THE CONSTRUCTION OF BRIDGES, RETAINING WALLS, AND REINFORCED BUTTRESSES REQUIRE A BUILDING PERMIT FROM THE PERMITTING AGENCY.
- 16. ROADWAY IMPROVEMENTS MAY REQUIRE A GRADING PERMIT FROM THE PERMITTING AGENCY. A GRADING PERMIT IS EXEMPT WHEN NOT REQUIRED UNDER SECTION 3306.2 OF THE CURRENTLY ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE.
- 17. RESTORATION OF EXISTING SURFACING DUE TO CONSTRUCTION OF TRENCHES SHALL BE GOVERNED BY THE CONDITIONS IN THE ROAD ENCROACHMENT PERMIT.

**UTILITY NOTES:**

- 1. ALL EXISTING UTILITIES TO REMAIN IN THE WORK AREA SHALL BE PROTECTED DURING CONSTRUCTION UNLESS OTHERWISE NOTED.
- 2. WHERE POSSIBLE AND WHERE SEPARATION STANDARDS CAN BE MET, UTILITIES CAN BE INSTALLED IN COMMON TRENCHES. THE CONTRACTOR SHALL VERIFY BEDDING AND BACKFILL DETAILS WITH THE ENGINEER WHERE COMMON TRENCHING IS DESIRED.
- 3. CONTRACTOR SHALL EXPOSE, BY POT HOLING, AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING STORM DRAINS, PW LINES AND WATER LINES BEFORE ORDERING MATERIALS AND/OR CONSTRUCTING NEW FACILITIES.
- 4. ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL OSHA REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION. SEE GENERAL NOTES.
- 5. PIPELINE DEPTH OF BURIAL:
  - 5.1. GRAVITY LINE-TO ELEVATION NOTED, 1.5 FEET MIN. IN LANDSCAPED AREAS, 2 FEET IN ALL OTHER AREAS, UNLESS NOTED OTHERWISE.
  - 5.2. FIRE PROTECTION/WATER-3 FEET MIN, UNLESS NOTED OTHERWISE
  - 5.3. SEPTIC FORCE MAIN- 2.5 FEET MIN, UNLESS NOTED OTHERWISE
  - 5.4. SLOPE FOR GRAVITY LINES = 0.02 MIN, UNLESS NOTED OTHERWISE
- 6. ALL UTILITY CROSSINGS ARE TO HAVE A MIN OF 6" SEPARATION AS MEASURED FROM THE OUTSIDE EDGE OF ALL PIPES.
- 7. WHENEVER A WATER MAIN IS TO CROSS A SEWER FORCE MAIN, THE WATER MAIN SHALL BE INSTALLED A MINIMUM OF 1 FOOT ABOVE THE SEWER LINE WHERE POSSIBLE AND SHALL BE OF DUCTILE IRON OR AWWA C-900 CLASS 200 PVC WITH NO JOINTS WITHIN 9 FEET ON EACH SIDE OF THE FORCE MAIN. IF THE WATER MAIN CROSSES SEWER LINE CLOSER THAN 1 FOOT, THE WATER MAIN SHALL BE COMPLETELY ENCASED IN CLASS B CONCRETE FOR THE SAME DISTANCE SPECIFIED ABOVE.
- 8. THE HORIZONTAL DISTANCE BETWEEN PUBLIC PRESSURE WATER MAINS AND SEWER LINES SHALL BE AT LEAST 10 FEET.
- 9. IF THERE IS A SITUATION WHERE A SEWER LINE MUST CROSS ABOVE A WATER LINE, OR WHERE HORIZONTAL DISTANCE BETWEEN PRESSURE WATER MAINS AND SS LINES SHALL BE AT LEAST 10 FEET, THE DESIGN MUST CONFORM TO STATE AND LOCAL HEALTH AND BE APPROVED BY BOTH THE COUNTY PUBLIC HEALTH SERVICES DEPARTMENT AND STATE HEALTH DEPARTMENT.
- 10. GRAVITY SEWER LINES AND PRESSURE FORCE MAINS SHALL BE CONSTRUCTED USING MANUFACTURER'S STANDARD FITTINGS FOR THE PIPE SYSTEM SPECIFIED. FITTINGS USED SHALL PROVIDE FOR SMOOTH UNIFORM TRANSITIONS IN SIZE, DIRECTION AND WHEN PIPES JOIN, THE USE OF 90 DEGREE BENDS AND TEES NOT BE ALLOWED UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
- 11. ALL BURIED METAL VALVES AND FITTINGS REQUIRE PROTECTIVE COATINGS.
- 12. SEWER LINES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.
- 13. ALL (E) UTILITIES WHICH MUST BE REMOVED IN ORDER FOR SUB-GRADE PREPARATION SHALL BE REPLACED FOLLOWING SUB-GRADE COMPLETION. UTILITIES SHALL BE REPLACED USING THE SAME SIZE AND MATERIAL AS (E).
- 14. CLEANOUTS SHALL BE PROVIDED ON GRAVITY SEWER PIPES PER UNIFORM PLUMBING CODE AT A MINIMUM FOR EVERY 135' IN BENDS AND AT BUILDING EXIT.
- 15. TRAPS AND VENTING SHALL BE PROVIDED AS REQUIRED IN THE PLUMBING CODE.

**EROSION PREVENTION AND SEDIMENT CONTROL NOTES**

- 1. PERFORM EROSION PREVENTION AND SEDIMENT CONTROL IN ACCORDANCE WITH NAPA COUNTY AND CALIFORNIA CODE.
- 2. THE APPROVED PLANS SHALL CONFORM WITH THE GOVERNMENT AGENCY'S EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP'S) OF THE GOVERNMENT AGENCY WEBSITE.
- 3. THE OWNER IS RESPONSIBLE FOR PREVENTING STORM WATER POLLUTION GENERATED FROM THE CONSTRUCTION SITE YEAR ROUND. WORK SITES WITH INADEQUATE EROSION AND SEDIMENT CONTROL MAY BE SUBJECT TO A STOP WORK ORDER.
- 4. IF DISCREPANCIES OCCUR BETWEEN THESE NOTES, MATERIAL REFERENCED HEREIN OR MANUFACTURER'S RECOMMENDATIONS, THEN THE MOST PROTECTIVE SHALL APPLY.
- 5. AT ALL TIMES THE OWNER IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH THE STATE OF CALIFORNIA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES OF STORM WATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY. CONSTRUCTION ACTIVITIES INCLUDE BUT ARE NOT LIMITED TO CLEARING, GRADING, EXCAVATION, STOCKPILING, AND RECONSTRUCTION OF EXISTING FACILITIES INVOLVING REMOVAL AND REPLACEMENT.

**RAINY SEASON OPERATIONS**

- 1. THE OWNER MUST IMPLEMENT AN EFFECTIVE COMBINATION OF EROSION PREVENTION AND SEDIMENT CONTROL ON ALL DISTURBED AREAS DURING THE RAINY SEASON (OCTOBER 15 - APRIL 15). CONSTRUCTION GRADING AND DRAINAGE IMPROVEMENT SHALL BE PERMITTED DURING THE RAINY SEASON ONLY WHEN ON-SITE SOIL CONDITIONS PERMIT THE WORK TO BE PERFORMED IN COMPLIANCE WITH SSC CHAPTER 11 AND 11A. STORM WATER BMP'S REFERENCED OR DETAILED IN THE PERMIT AUTHORITY'S BEST MANAGEMENT PRACTICES GUIDE SHALL BE IMPLEMENTED AND FUNCTIONAL ON THE SITE AT ALL TIMES.
- 2. THE AREA OF ERODIBLE LAND EXPOSED AT ANY ONE TIME DURING THE WORK SHALL NOT EXCEED 1 ACRE OR 20% OF THE PERMITTED WORK AREA, WHICHEVER IS GREATER, AND THE TIME OF EXPOSURE SHALL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE.
- 3. AGRICULTURAL GRADING AND DRAINAGE IMPROVEMENTS, AND INITIAL LAND PREPARATION WORK FOR VINEYARD AND ORCHARD PLANTING, SHALL BE PERMITTED DURING THE RAINY SEASON ONLY FROM APRIL 1 TO APRIL 15, AND ONLY WHEN ON-SITE SOIL CONDITIONS PERMIT THE WORK TO BE PERFORMED IN COMPLIANCE WITH SSC CH. 11A AND 11C.

**YEAR ROUND REQUIREMENTS**

- 1. DURING THE NON-RAINY SEASON, ON ANY DAY WHEN THE NATIONAL WEATHER SERVICE FORECAST IS A CHANCE OF RAIN OF 30% OR GREATER WITHIN THE NEXT 24 HOURS, STORM WATER BMP'S REFERENCED OR DETAILED IN GOVERNMENT AGENCY'S BEST MANAGEMENT PRACTICES GUIDE SHALL BE IMPLEMENTED, INSTALLED, AND FUNCTIONAL ON THE SITE TO PREVENT SOIL AND OTHER POLLUTANT DISCHARGES. AT ALL OTHER TIMES, BMP'S SHOULD BE STORED ON SITE IN PREPARATION FOR INSTALLATION PRIOR TO RAIN EVENTS.
- 2. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED BY THE OWNER BEFORE FORECASTED STORM EVENTS AND AFTER STORM EVENTS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES THAT HAVE FAILED OR ARE NO LONGER EFFECTIVE SHALL BE PROMPTLY REPLACED. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN ALL DISTURBED AREAS ARE STABILIZED.
- 3. THE LIMITS OF GRADING SHALL BE DEFINED AND MARKED ON SITE TO PREVENT DAMAGE TO SURROUNDING VEGETATION. PRESERVATION OF EXISTING VEGETATION SHALL OCCUR TO THE MAXIMUM EXTENT PRACTICABLE. ANY EXISTING VEGETATION WITHIN THE LIMITS OF GRADING THAT IS TO REMAIN UNDISTURBED BY THE WORK SHALL BE IDENTIFIED AND PROTECTED FROM DAMAGE BY MARKING, FENCING, OR OTHER MEASURES.
- 4. CHANGES TO THE EROSION PREVENTION AND SEDIMENT CONTROL PLAN MAY BE MADE TO RESPOND TO FIELD CONDITIONS AND SHALL BE NOTED ON THE PLAN.
- 5. DISCHARGES OF POTENTIAL POLLUTANTS FROM CONSTRUCTION SITES SHALL BE PREVENTED USING SOURCE CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SEDIMENT, TRASH, NUTRIENTS, PATHOGENS, PETROLEUM HYDROCARBONS, METALS, CONCRETE, CEMENT, ASPHALT, LIME, PAINT, STAINS, GLUES, WOOD PRODUCTS, PESTICIDES, HERBICIDES, CHEMICALS, HAZARDOUS WASTE, SANITARY WASTE, VEHICLE OR EQUIPMENT WASH WATER, AND CHLORINATED WATER.
- 6. ENTRANCE(S) TO THE CONSTRUCTION SITE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF POTENTIAL POLLUTANTS OFFSITE. POTENTIAL POLLUTANTS DEPOSITED ON PAVED AREAS WITHIN THE COUNTY RIGHT-OF-WAY, SUCH AS ROADWAYS, SHOULD BE PROPERLY DISPOSED OF AT THE END OF EACH WORKING DAY OR MORE FREQUENTLY AS IS NECESSARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING CONSTRUCTION VEHICLES LEAVING THE SITE ON A DAILY BASIS TO PREVENT DUST, SILT, AND DIRT FROM BEING RELEASED OR TRACKED OFFSITE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AT THE END OF EACH WORKING DAY OR MORE OFTEN AS NECESSARY.
- 7. ALL DISTURBED AREAS SHALL BE PROTECTED BY USING EROSION PREVENTION MEASURES TO THE MAXIMUM EXTENT PRACTICABLE. SUCH AS ESTABLISHING VEGETATION COVERAGE, HYDROSEEDING, STRAW MULCH, GEOTEXTILES, PLASTIC COVERS, BLANKETS OR MATS. TEMPORARY OR PERMANENT REVEGETATION SHALL BE INSTALLED AS SOON AS PRACTICAL AFTER VEGETATION REMOVAL, BUT IN ALL CASES PRIOR TO OCTOBER 15. PRIOR TO FINAL INSPECTION, ALL DISTURBED AREAS SHALL BE REVEGETATED OR LANDSCAPING SHALL BE INSTALLED.
- 8. WHENEVER IT IS NOT POSSIBLE TO USE EROSION PREVENTION MEASURES ON EXPOSED SLOPES, SEDIMENT CONTROL DEVICES SUCH AS FIBER ROLLS AND SILT FENCES SHALL BE INSTALLED TO PREVENT SEDIMENT MIGRATION. FIBER ROLLS AND SILT FENCES SHALL BE TRENCHED AND KEYS INTO THE SOIL AND INSTALLED ON CONTOUR. SILT FENCES SHALL BE INSTALLED APPROXIMATELY 2 TO 5 FEET FROM TOE OF SLOPE.
- 9. HYDROSEEDING SHALL BE CONDUCTED IN A THREE STEP PROCESS. FIRST, EVENLY APPLY SEED MIX AND FERTILIZER TO THE EXPOSED SLOPE. SECOND, EVENLY APPLY MULCH OVER THE SEED AND FERTILIZER. THIRD, STABILIZE THE MULCH IN PLACE. AN EQUIVALENT SINGLE STEP PROCESS, WITH SEED, FERTILIZER, WATER, AND BONDED FIBERS IS ACCEPTABLE.

APPLICATIONS SHALL BE BROADCAST MECHANICALLY OR MANUALLY AT THE RATES SPECIFIED BELOW. SEED MIX AND FERTILIZER SHALL BE WORKED INTO THE STRAW OR TAMPING USED AS MULCH. STRAW MULCH SHOULD BE DERIVED FROM WHEAT, RICE, OR BARLEY AND BE APPROXIMATELY 6 TO 8 INCHES IN LENGTH. STABILIZATION OF MULCH SHALL BE DONE HYDRAULICALLY BY APPLYING AN EMULSION OR MECHANICALLY BY CRIMPING OR PUNCHING THE MULCH INTO THE SOIL. EQUIVALENT METHODS AND MATERIALS MAY BE USED ONLY IF THEY ADEQUATELY PROMOTE VEGETATION GROWTH AND PROTECT EXPOSED SLOPES.

MATERIALS	APPLICATION RATE (POUNDS PER ACRE)
SEED MIX	
Bromus mollis (BLANDO BROME)	40
Trifolium hirtum (HYKON ROSE CLOVER)	20
FERTILIZER	16-20-0 & 15% SULPHUR
MULCH	4000
STRAW	
HYDRAULIC STABILIZING*	500
M-SPINDER OR SENTINEL	75-100
EQUIVALENT MATERIAL	PER MANUFACTURER

- \*NON-ASPHALTIC, DERIVED FROM PLANTS
- 10. DUST CONTROL SHALL BE PROVIDED BY CONTRACTOR DURING ALL PHASES OF CONSTRUCTION.
- 11. STORM DRAIN INLETS SHALL BE PROTECTED FROM POTENTIAL POLLUTANTS UNTIL DRAINAGE CONVEYANCE SYSTEMS ARE FUNCTIONAL AND CONSTRUCTION HAS BEEN COMPLETED.
- 12. ENERGY DISSIPATORS SHALL BE INSTALLED AT STORM DRAIN OUTLETS WHICH MAY CONVEY ERODIVE STORM WATER FLOW.
- 13. SOIL, MATERIAL STOCKPILES, AND FERTILIZING MATERIAL SHALL BE PROPERLY PROTECTED TO MINIMIZE SEDIMENT AND POLLUTANT TRANSPORT FROM THE CONSTRUCTION SITE.
- 14. SOLID WASTE, SUCH AS TRASH, DISCARDED BUILDING MATERIALS AND DEBRIS, SHALL BE PLACED IN DESIGNATED COLLECTION AREAS OR CONTAINERS. THE CONSTRUCTION SITE SHALL BE CLEARED OF SOLID WASTE DAILY OR AS NECESSARY. REGULAR REMOVAL AND PROPER DISPOSAL SHALL BE COORDINATED BY THE CONTRACTOR.
- 15. A CONCRETE WASHOUT AREA, SUCH AS A TEMPORARY PIT, SHALL BE DESIGNATED TO CLEAN CONCRETE TRUCKS AND TOOLS. AT NO TIME SHALL CONCRETE PRODUCTS AND WASTE BE ALLOWED TO ENTER COUNTY WATERWAYS SUCH AS CREEKS OR STORM DRAINS. NO WASHOUT OF CONCRETE, MORTAR MIXERS, OR TRUCKS SHALL BE ALLOWED ON SOIL.
- 16. PROPER APPLICATION, CLEANING, AND STORAGE OF POTENTIALLY HAZARDOUS MATERIALS, SUCH AS PAINTS AND CHEMICALS, SHALL BE CONDUCTED TO PREVENT THE DISCHARGE OF POLLUTANTS.
- 17. TEMPORARY RESTROOMS AND SANITARY FACILITIES SHALL BE LOCATED AND MAINTAINED DURING CONSTRUCTION ACTIVITIES TO PREVENT THE DISCHARGE OF POLLUTANTS.
- 18. APPROPRIATE VEHICLE STORAGE, FUELING, MAINTENANCE, AND CLEANING AREAS SHALL BE DESIGNATED AND MAINTAINED TO PREVENT DISCHARGE OF POLLUTANTS.

**REQUIRED FIRE PROTECTION NOTES**

- 1. THE NUMERICAL ADDRESS SHALL BE POSTED AT THE PUBLIC ROADWAY AND ANY OTHER INTERSECTIONS OR RESIDENTIAL ROADWAY. HEIGHT AND NUMBERS SHALL BE A MINIMUM OF 4 INCHES REFLECTIVE, OR ON A CONTRASTING BACKGROUND, AND / OR ILLUMINATED. SEE DETAIL #14 OF THE NAPA COUNTY FIRE STANDARDS.
- 2. DEFENSIBLE SPACE FOR WILDFIRE SHALL BE A MINIMUM OF 100 FEET AROUND ALL STRUCTURES OR TO THE PROPERTY LINES. GREATER CLEARANCE MAYBE REQUIRED UPON INSPECTION AS DETERMINED DUE TO SLOPE AND FUEL LOADS.
- 3. OVERHEAD CLEARANCE OF TREE LIMBS AND BRUSH ALONG THE ENTIRE LENGTH OF THE DRIVEWAY SHALL BE A MINIMUM OF 13 FEET 6 INCH VERTICAL CLEARANCE. SEE DETAIL #8 OF NAPA CO. FIRE STANDARDS.
- 4. HORIZONTAL DEFENSIBLE SPACE CLEARANCE SHALL BE A MINIMUM OF 10 FEET ON EACH SIDE OF THE DRIVEWAY. SEE DETAIL #9 OF THE NAPA COUNTY FIRE STANDARDS.
- 5. THE WATER STORAGE REQUIRED FOR DOMESTIC USE SHALL BE IN ADDITION TO THE REQUIRED STORAGE FOR FIRE PROTECTION AND ALL PIPES OR VALVES REQUIRED FOR DOMESTIC USE SHALL BE INSTALLED TO THE TANK ABOVE THE LEVEL DESIGNATED FOR FIRE PROTECTION PURPOSES ONLY. SWIMMING POOLS ARE AN ACCEPTABLE USE FOR FIRE PROTECTION. SEE DETAILS #3 OR #5 OF THE NAPA COUNTY FIRE STANDARDS.
- 6. THE FIRE HYDRANT SHALL BE LOCATED NO CLOSER THAN 30 FEET AND NO FURTHER THAN 150 FEET FROM THE RESIDENCE OR BUILDING. THE FIRE HYDRANT SHALL BE LOCATED CENTERED IN A TURNOUT AREA AND SHALL BE WITHIN 5 FEET TO THE EDGE OF CURB OR DRIVEWAY. THE HYDRANT OUTLET MUST BE WITHIN 24 INCHES TO 36 INCHES ABOVE THE FINISHED GRADE OF THE TURNOUT AREA. SEE DETAILS #2 & #3 OF THE NAPA COUNTY FIRE STANDARDS. NOTE: THE FIRE HYDRANT TURNOUT LOCATION SHALL BE ESTABLISHED IN AN AREA SEPARATE FROM THE FIRE APPARATUS TURN AROUND AREA. THE FIRE HYDRANT TURNOUT AREA IS FOR FIRE APPARATUS TO BE PARKED DURING DRAFTING OPERATIONS AND SHALL NOT INTERFERE WITH THE FIRE APPARATUS ACCESS TO AND FROM THE STRUCTURE.
- 7. WET DRAFT HYDRANTS SHALL BE PAINTED "RED" AND SHALL HAVE 1 INCH "WHITE" LETTERS POSTED ON IT TO READ: "WET DRAFT" SEE DETAIL #2 & #3 OF THE NAPA COUNTY FIRE STANDARDS.
- 8. A "BLUE DOT REFLECTOR" SHALL BE ADJACENT TO ALL HYDRANTS. SEE DETAILS #2 & #3 OF THE STANDARDS.
- 9. BOLLARD PROTECTION IS REQUIRED AT ALL HYDRANTS. SEE DETAILS #2 & #3 OF THE STANDARDS.
- 10. NEW OR EXISTING BRIDGES ON THE PROPERTY THAT WILL BE UTILIZED FOR FIRE APPARATUS TO ACCESS ANY STRUCTURE SHALL COMPLY WITH THE NAPA COUNTY FIRE SAFE STANDARDS. SEE DETAIL #15 OF THE STANDARDS.
- 11. FIRE SPRINKLER SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND NFPA 13D ONE OR TWO FAMILY DWELLINGS - 2002 EDITION AND SHALL BE SUBMITTED UNDER A SEPARATE PERMIT.

**GRADING AND DRAINAGE NOTES**

- 1. PERFORM GRADING AND DRAINAGE IMPROVEMENTS IN ACCORDANCE WITH NAPA COUNTY AND CALIFORNIA CODE [AND TO THE RECOMMENDATIONS OF THE SOILS ENGINEERING REPORT, PREPARED BY RGH CONSULTANTS, DECEMBER 19, 2018].
- 2. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD UPON DISCOVERING DISCREPANCIES, ERRORS, OR OMISSIONS IN THE PLANS PRIOR TO PROCEEDING. THE OWNER SHALL HAVE THE PLAN REVISED TO CORRECT IDENTIFIED ERRORS AND OMISSIONS. THE APPROVED PLANS AND SPECIFICATIONS SHALL NOT BE CHANGED WITHOUT THE WRITTEN APPROVAL OF THE NAPA COUNTY. PROPOSED MODIFICATIONS TO THE APPROVED PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE PERMIT AUTHORITY IN WRITING, TOGETHER WITH ALL NECESSARY TECHNICAL INFORMATION AND DESIGN DETAILS.
- 3. THE GRADING/DRAINAGE PERMIT AND AN APPROVED COPY OF THE GRADING/DRAINAGE PLANS SHALL BE MAINTAINED ON THE PROJECT SITE THROUGHOUT THE DURATION OF CONSTRUCTION.
- 4. NAPA MAY ORDER THAT ANY WORK STOP IMMEDIATELY IF IT IS PERFORMED CONTRARY TO NAPA COUNTY CODE, THE APPROVED PLANS AND SPECIFICATIONS, PERMIT CONDITIONS, OR ANY WORK THAT IS DONE IN COMPLIANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, GRADING/DRAINAGE PERMIT MAY BE SUSPENDED, REVOKED, OR MODIFIED BY NAPA COUNTY.
- 5. ISSUANCE OF A GRADING/DRAINAGE PERMIT BY NAPA COUNTY DOES NOT ELIMINATE THE RESPONSIBILITY OF THE OWNER TO SECURE PERMITS FROM OTHER AGENCIES WITH REGULATORY RESPONSIBILITIES FOR THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE WORK ON THESE PLANS. FAILURE TO OBTAIN ALL REQUIRED PERMITS MAY RESULT IN FINES FROM THE RESPECTIVE AGENCY.
- 6. ISSUANCE OF A PERMIT BY NAPA COUNTY TO CONSTRUCT A DAM OR A RESERVOIR DOES NOT ELIMINATE THE RESPONSIBILITY OF THE OWNER TO SECURE PERMITS FROM OTHER AGENCIES WITH REGULATORY RESPONSIBILITIES INCLUDING THE CALIFORNIA DIVISION OF SAFETY OF DAMS WHEN WORK FALLS UNDER STATE JURISDICTION. FAILURE TO OBTAIN OTHER PERMITS MAY RESULT IN FINES FROM THE RESPECTIVE AGENCY.
- 7. EXISTING DRAINAGE COURSES RECEIVING WATERS FROM THIS SITE AND LOCATED THROUGHOUT THIS SITE SHALL REMAIN OPEN AND CLEAR OF DEBRIS TO PROPERLY CONVEY STORM WATER.
- 8. IF EXISTING DRAINAGE COURSES RECEIVING WATERS FROM THIS SITE ARE LOCATED IN THE COUNTY RIGHT-OF-WAY AND NEED MAINTENANCE, CONTACT THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS FOR FURTHER ASSISTANCE. IN ANY EVENT, THE OWNER AND/OR CONTRACTOR SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE CHANNELS.
- 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UNDERGROUND SERVICE ALERT (U.S.A.), TOLL FREE AT 1-800-227-2600, AT LEAST TWO WORKING DAYS BUT NOT MORE THAN 14 CALENDAR DAYS PRIOR TO EXCAVATION. THE CONTRACTOR SHALL UNCOVER RELEVANT UTILITIES TO VERIFY THEIR LOCATION AND ELEVATION. IF UNEXPECTED OR CONFLICTING UTILITIES ARE ENCOUNTERED DURING EXCAVATION, NOTIFY U.S.A. THE UTILITY OWNER, AND/OR THE ENGINEER OF RECORD IMMEDIATELY. UTILITIES INCLUDE BUT ARE NOT LIMITED TO WATER, GAS, CABLE, TELEPHONE, AND SLOPE PROTECTION. THE EXCAVATOR SHALL DELINEATE WITH WHITE PAINT OR OTHER SUITABLE MARKINGS THE AREA TO BE EXCAVATED.
- 10. IN THE EVENT CULTURAL RESOURCES (I.E., HISTORICAL, ARCHAEOLOGICAL, AND PALEONTOLOGICAL RESOURCES, AND HUMAN REMAINS) ARE DISCOVERED DURING GRADING OR OTHER CONSTRUCTION ACTIVITIES, WORK SHALL IMMEDIATELY BE HALTED WITHIN THE VICINITY OF THE FIND. THE NORTHWEST INFORMATION CENTER SHALL BE NOTIFIED AT (707) 664-0880. A QUALIFIED ARCHEOLOGIST SHALL BE CONSULTED FOR AN ON-SITE EVALUATION. ADDITIONAL MITIGATION MAY BE REQUIRED BY THE COUNTY PER THE ARCHEOLOGIST'S RECOMMENDATIONS. IF HUMAN BURIALS OR HUMAN REMAINS ARE ENCOUNTERED, THE CONTRACTOR SHALL ALSO NOTIFY THE COUNTY CORONER.
- 11. SHOULD GRADING OPERATIONS ENCOUNTER HAZARDOUS MATERIALS, OR WHAT APPEAR TO BE HAZARDOUS MATERIALS, STOP WORK IMMEDIATELY IN THE AFFECTED AREA AND CONTACT 911 OR THE APPROPRIATE AGENCY FOR FURTHER INSTRUCTION.
- 12. TEMPORARILY AREAS NOT APPROVED UNDER A GRADING PERMIT. A SEPARATE BUILDING PERMIT IS REQUIRED.
- 13. EQUIPMENT SHALL NOT CROSS OR DISTURB CHANNELS OF ACTIVELY FLOWING STREAMS WITHOUT HARD COUNTY PERMITS, FILING PERMIT AND NECESSARY IF PRACTICES.
- 14. GRADING AND DRAINAGE IMPROVEMENTS SHALL BE SET BACK FROM STREAMS, LAKES, PONDS, AND WETLANDS IN COMPLIANCE WITH NAPA COUNTY. EXISTING VEGETATION SHALL BE MAINTAINED IN COMPLIANCE WITH THE SITE PLAN AND OTHER POLLUTANTS CARRIED IN STORMWATER.
- 15. EXCESS SOIL SHALL BE REMOVED FROM THE SITE UNLESS DEPICTED TO REMAIN ON SITE PER THE APPROVED PLAN.
- 16. THE TOP OF SOIL BEING REMOVED FROM THE SITE SHALL BE COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DRY DENSITY, AS DETERMINED BY ASTM D 1557, MODIFIED PROCTOR. A QUALIFIED ARCHAEOLOGIST SHALL BE CONSULTED FOR AN ON-SITE EVALUATION. BORDERS OF CUT SLOPES AND FILLS SHALL BE ROUNDED OFF TO A MINIMUM RADIUS OF 5 FEET TO BLEND WITH THE NATURAL TERRAIN.
- 17. FILL MATERIAL SHALL NOT INCLUDE ORGANIC, FROZEN, OR OTHER DELETERIOUS MATERIALS. NO ROCK OR SIMILAR MATERIAL GREATER THAN 6 INCHES IN ANY DIMENSION SHALL BE INCLUDED IN FILLS EXCEPT WHERE APPROVED BY THE SOILS ENGINEER. FILLS SHALL BE CONSTRUCTED IN LIFTS NOT EXCEEDING 8 INCHES IN DEPTH. COMPLETED FILLS SHALL BE STABILIZED, INTEGRATED, AND BONDED TO ADJACENT MATERIAL AND THE MATERIALS ON WHICH THEY REST. FILLS SHALL BE COMPETENT TO SUPPORT ANTICIPATED LOADS AND BE STABLE AT THE DESIGN SLOPES SHOWN ON THE APPROVED PLANS AND SPECIFICATIONS OR AS DIRECTED BY THE SOILS ENGINEER.
- 18. GROUND SURFACES SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, TOPSOIL, AND OTHER UNSUITABLE MATERIALS, AND SCARIFYING THE GROUND TO PROVIDE A BOND WITH THE FILL MATERIAL.
- 19. FILL SHALL NOT BE PLACED ON NATURAL SLOPES STEEPER THAN 2H:1V (50%).
- 20. FILLS INTENDED TO SUPPORT STRUCTURES OR SURCHARGES SHALL BE COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DRY DENSITY, AS DETERMINED BY ASTM D 1557, MODIFIED PROCTOR. AIR CONDITIONING UNITS SHALL BE RELOCATED BY THE SOILS ENGINEER.
- 21. FILLS NOT INTENDED TO SUPPORT STRUCTURES OR SURCHARGES SHALL BE COMPACTED AS FOLLOWS: (1) FILL GREATER THAN 3 FEET IN DEPTH SHALL BE COMPACTED TO THE DENSITY SPECIFIED BY THE SOILS ENGINEER. (2) FILLS NO GREATER THAN 3 FEET IN DEPTH SHALL BE COMPACTED TO THE DENSITY NECESSARY FOR THE INTENDED USE OR AS DIRECTED BY THE SOILS ENGINEER.

**GRADING AND DRAINAGE INSPECTION NOTES**

- 1. THE PERMITEE AND THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE WORK TO BE PERFORMED IN COMPLIANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND ANY PERMIT CONDITIONS. WORK SHALL BE SUBJECT TO INSPECTION AS REQUIRED BY THE PERMIT AUTHORITY TO VERIFY COMPLIANCE. THE CONTRACTOR SHALL CONSULT THE PROJECT JOB CARD FOR COORDINATION OF INSPECTION REQUESTS.
- 2. PRIOR TO THE START OF ANY GRADING WORK, THE PERMITEE SHALL HAVE A PRE-CONSTRUCTION CONSULTATION WITH NAPA COUNTY STAFF TO DISCUSS THE SCOPE OF THE PROJECT, PERMIT CONDITIONS, REQUIRED INSPECTIONS, APPROPRIATE APPLICATION OF BEST MANAGEMENT PRACTICES (BMP'S) AND ANY OTHER CONSTRUCTION ISSUES.
- 3. NAPA COUNTY MAY REQUIRE PROFESSIONAL INSPECTIONS AND CERTIFICATIONS TO VERIFY PROPER COMPLETION OF THE WORK. WHERE THE USE OF PROFESSIONAL PERSONNEL IS REQUIRED, THESE PERSONNEL SHALL IMMEDIATELY REPORT IN WRITING TO GOVERNMENT AGENCY AND THE PERMITEE ANY INSTANCE OF WORK NOT IN COMPLIANCE WITH THE APPROVED PLANS, SPECIFICATIONS, OR ANY PERMIT CONDITIONS. IF PROFESSIONAL PERSONNEL IS CHANGED DURING THE COURSE OF THE WORK, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT INDIVIDUAL HAS NOTIFIED GOVERNMENT AGENCY IN WRITING OF THEIR AGREEMENT TO ACCEPT RESPONSIBILITY FOR APPROVAL OF THE COMPLETED WORK WITHIN THE AREA OF THEIR TECHNICAL COMPETENCE.
- 4. NAPA COUNTY SHALL FINAL A PERMIT WHEN ALL WORK, INCLUDING THE INSTALLATION OF ALL DRAINAGE IMPROVEMENTS AND THEIR PROTECTIVE DEVICES, AND ALL STORM WATER BEST MANAGEMENT PRACTICES, HAVE BEEN COMPLETED IN COMPLIANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND ALL FINAL REPORTS REQUIRED BY NAPA COUNTY HAVE BEEN SUBMITTED AND ACCEPTED. FINAL REPORTS MAY INCLUDE AS-BUILT PLANS, TESTING RECORDS, PROFESSIONAL OPINIONS, AND DECLARATIONS ABOUT COMPLETED WORK FROM PROFESSIONAL PERSONNEL. SIMILAR REPORTS MAY BE REQUIRED AT OTHER STAGES OF THE WORK.
- 5. THE PERMITEE SHALL PROVIDE ADEQUATE AND SAFE ACCESS TO THE SITE FOR INSPECTION DURING THE PERFORMANCE OF ALL WORK.
- 6. DURING CONSTRUCTION ACTIVITIES, THE PROJECT SITE ADDRESS SHALL BE POSTED AS FOLLOWS: (1) THE STREET NUMBERS MUST BE AT LEAST FOUR INCHES TALL, WITH A REFLECTIVE SURFACE. (2) THE ADDRESS MUST BE VISIBLE FROM BOTH DIRECTIONS ALONG THE ROAD. (3) THE ADDRESS MUST BE POSTED AT ALL FORKS IN ANY ACCESS ROAD AND AT THE SITE.

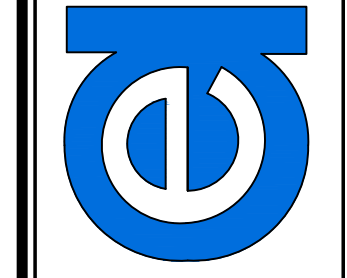
**ABBREVIATIONS**

<	ANGLE	LS	LANDSCAPE
∅	AND	LT	LEFT
A	AT	MH	MANHOLE
C	CENTERLINE	MAX	MAXIMUM
∠	DEGREE	MIN	MINIMUM
N OR DIA	DIAMETER	MISC	MISCELLANEOUS
N	NORTH	N	NORTH
∥	PARALLEL	N.I.C.	NOT IN CONTRACT
%	PERCENT	N.T.S.	NOT TO SCALE
T	PERPENDICULAR	NO. OR #	NUMBER
PL	PRIORITY LINE	O.C.	ON CENTERS
AC	ASPHALT CONCRETE	O.D.	OUTSIDE DIAMETER
AD	AREA DRAIN	OH	OVERHEAD
ADD1	ADDITIONAL	PI	POINT OF INTERSECTION
AGS	AGRICULTURE	POVC	POINT ON VERTICAL CURVE
APPROX	APPROXIMATE	POWER POL	POWER POLE
AVG	AVERAGE	PSD	PERFORATED SUBDRAIN
BASMAA	BAY AREA STORM WATER MANAGEMENT ASSOCIATION OF AGENCIES	PUE	PUBLIC UTILITIES EASEMENT
		PVC	POLYVINYLCHLORIDE
		PW	PROCESS WASTEWATER
BC	BEGIN CURVE	PT	POINT
BFE	BASE FLOOD ELEVATION	PVMT	PAVEMENT
BGL	BOTTOM OF GRAVEL LAYER	R/W	RIGHT OF WAY
BM	BENCH MARK	R OR RAD	RADIUS
BSL	BUILDING SET BACK LINE	R	RELATIVE COMPACTION
BVC	BEGIN VERTICAL CURVE	REF	REFERENCE
CD	CHAIN DOWNSPOUT	REINFC	REINFORCING
CDS	CONTROL JOINT	REQD	REQUIRED
CMP	CORRUGATED METAL PIPE	RIM	RIM ELEVATION OF BASMAA FEATURE
C.O.	CLEANOUT		
CL	CLEAR	RT	RIGHT
CO	COUNTY	S	SOUTH OF SLOPE
CONC	CONCRETE	SCD	SEE ARCHITECTURAL DRAWINGS
CONST	CONSTRUCTION	SD	SEE CIVIL DRAWINGS
CONT	CONTINUOUS	SD	STORM DRAIN
CTR	CENTER	SE	SEE ELECTRICAL DRAWINGS
D	DROP INLET	SED	SEWER
DIA	DOWNSPOUT	SPFD	SEE FIRE PROTECTION DRAWINGS
DI	DIAMETER	SG	SUBGRADE
DWG	DRAWING	SLAD	SEE LANDSCAPE ARCHITECTS DRAWINGS
E	EAST		
EC	END CURVE	SPD	SEE PLUMBING DRAWINGS
EF	EACH FACE	SMD	SEE MECHANICAL DRAWINGS
ES	EACH SIDE	SS	SANITARY SEWER
ETW	EDGE OF TRAVELED WAY		
EVC	END VERTICAL CURVE	SSD	SEE STRUCTURAL DRAWINGS
EW	EACH WAY	SSP	SEE SEPTIC PLANS
EA	EACH	SSR	SEE SOILS REPORT
EL OR ELE	ELEVATION	SSMH	SANITARY SEWER MANHOLE
ELEC OR E	ELECTRICAL	SIM	SIMILAR
EQ	EQUAL OR EQUATION	SPEC	SPECIFICATION
EXIST OR (E)	EXISTING	SQ	SQUARE
FG	FINISH GRADE	SRD	SEE REFRIGERATION DRAWINGS
FG	FINISH GRADE	STA	STATION
FH	FIRE HYDRANT	STRUC	STRUCTURAL
FIN	FIRE PROTECTION	T	TELEPHONE
FT	FOOT OR FEET	TBM	TEMPORARY BENCH MARK
FTG	FOOTING	TC	TOP OF CONCRETE
FUTURE	FUTURE	TCB	TOP OF CONCRETE CURB
G	GAS, ROAD GRADIENT	TD	TOP OF DECK
GB	GRADE BREAK	TG	TOP OF GRATE
GV	GATE VALVE	TGL	TOP GRAVEL LAYER
GALV	GALVANIZED	TP	TOP PAVEMENT
HD	HEAVY DUTY	TSL	TOP SOIL LAYER
HP	HIGH POINT	TAN, T	TANGENT
HORIZ	HORIZONTAL	TOW	TOP OF WALL
HVAC	HEATING, VENTING AND AIR CONDITIONING	THK	THICK
ID	INSIDE DIAMETER	TP	TYPICAL
IE (INV)	INVERT ELEVATION	UC	UTILITY CHASE
IN.	INCH	UG	UNDERGROUND
IRR	IRREGATION	UNEP	UNDER SEPARATE PERMIT UNLESS NOTED OTHERWISE
JB	JUNCTION BOX	VNO	VERTICAL CURVE
JT	JOINT	VG	VALLEY GUTTER
L	LENGTH	VERT	VERTICAL
LD	LIGHT DUTY	W	WITH
LF	LINEAL FOOT	W/O	WITHOUT
	LOW POINT	WB	WEST OR WATER
		WBD	WALL BACK DRAIN
		WFW	WELDED WIRE FABRIC
		XFMR	TRANSFORMER
		YD, YDS	YARD, YARDS
		Z	DITCH SIDE SLOPE

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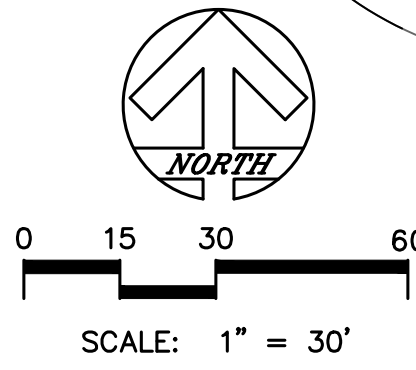
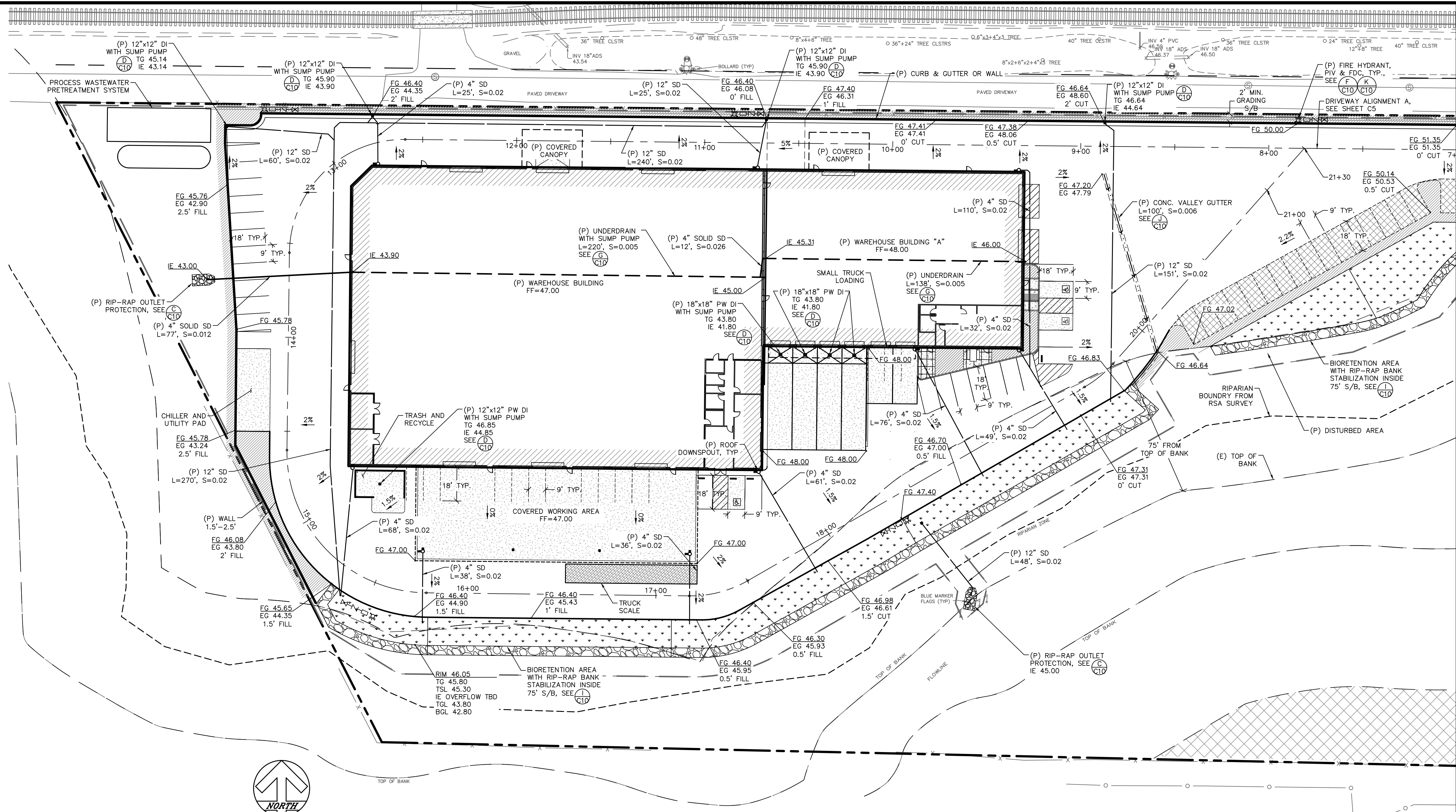
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USE PERMIT SITE PLAN NOTES

655 NAPA VALLEJO HWY., NAPA COUNTY, CA  
APN: 057-110-012

JOB#19002.0 SHEET  
C2 OF C10





PLAN VIEW – WEST  
SCALE: 1" = 30'

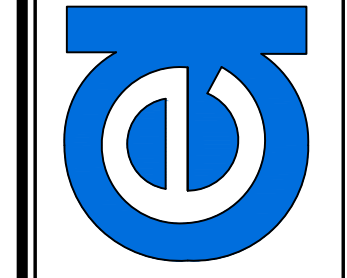
- DRAINAGE NOTES:**
1. ALL WALL BACKDRAINS (WBD) TO BE PERFORATED 4" SDR-35 OR BETTER. ALL SOLID PORTION TO BE 4" SDR-35 OR BETTER.
  2. ALL DOWNSPOUT (DS) TO BE 4" SDR-35 OR BETTER. SLOPED AT > 0.01 OR PER PLAN.
  3. ALL STORM DRAINS TO BE SDR-35 OR BETTER AND SLOPED > 0.02 OR PER PLAN.
  4. ALL STORM DRAIN SHALL BE SDR 35 FOR 6" DIAMETER AND SMALLER ADS SMOOTH DOUBLE WALL FOR 8" DIAMETER OR LARGER.

MATCHLINE – SEE SHEET C4

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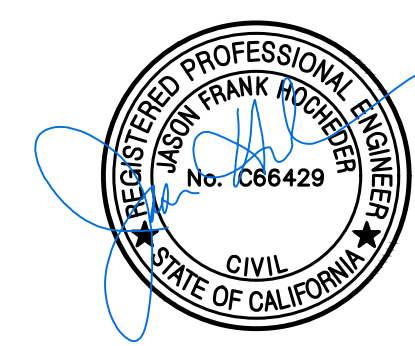


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Prepared on: **January 31, 2020**

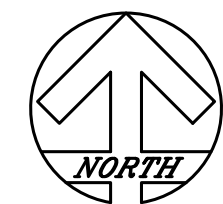
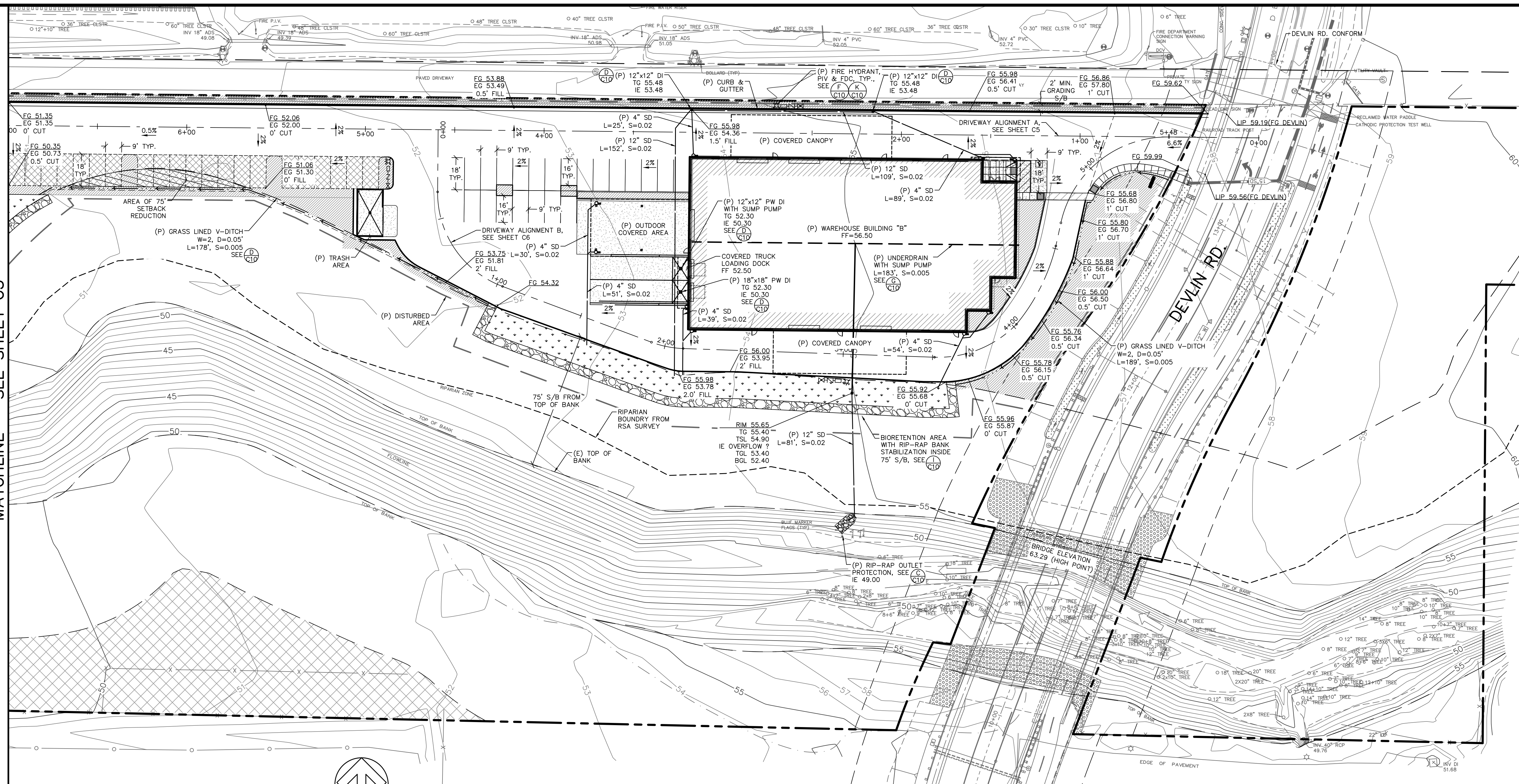
USE PERMIT SITE PLAN  
GRADING & DRAINAGE - WEST

655 NAPA VALLEJO HWY., NAPA COUNTY, CA  
APN: 057-110-012



JOB#19002.0  
**SHEET**  
C3  
OF  
C10

MATCHLINE - SEE SHEET C3



0 15 30 60  
SCALE: 1" = 30'

PLAN VIEW - EAST

SCALE: 1" = 30'

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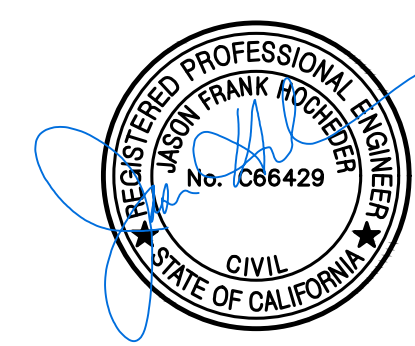
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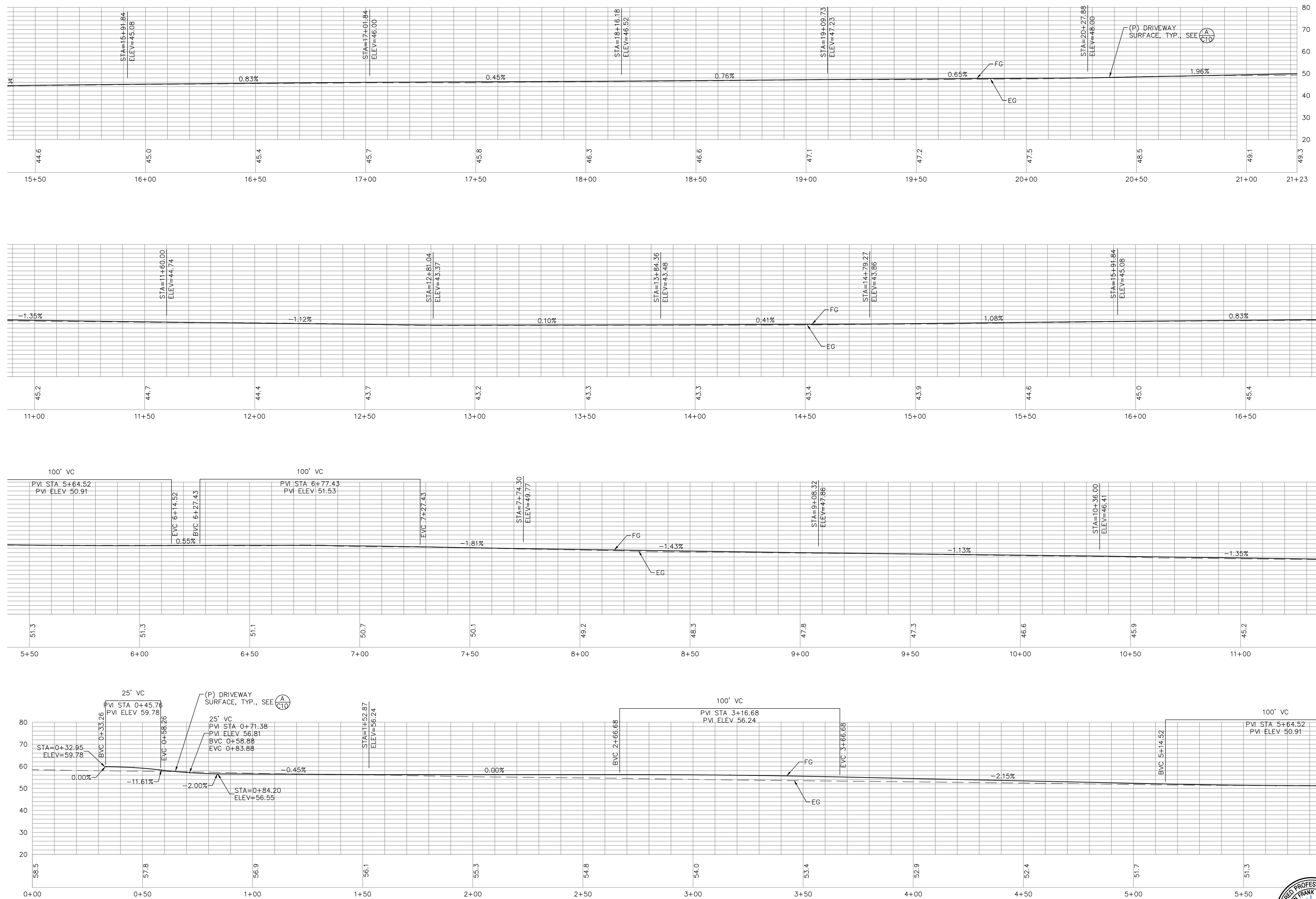
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**USE PERMIT SITE PLAN  
 GRADING & DRAINAGE - EAST**

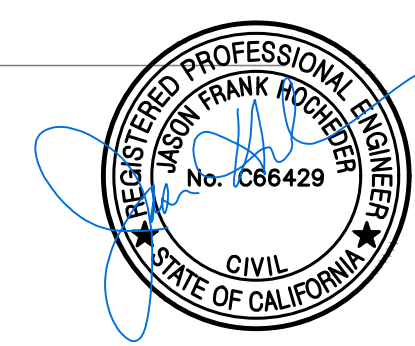
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DRIVEWAY PROFILE - ALIGNMENT A  
SCALE: 1" = 20'



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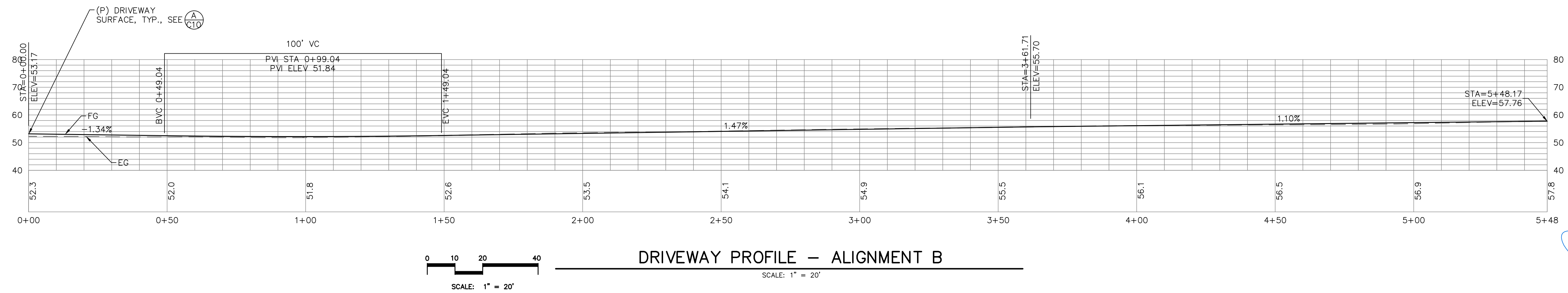
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**USE PERMIT SITE PLAN  
DRIVEWAY PROFILE ALIGNMENT A**  
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DRIVEWAY PROFILE -- ALIGNMENT B

SCALE: 1" = 20'



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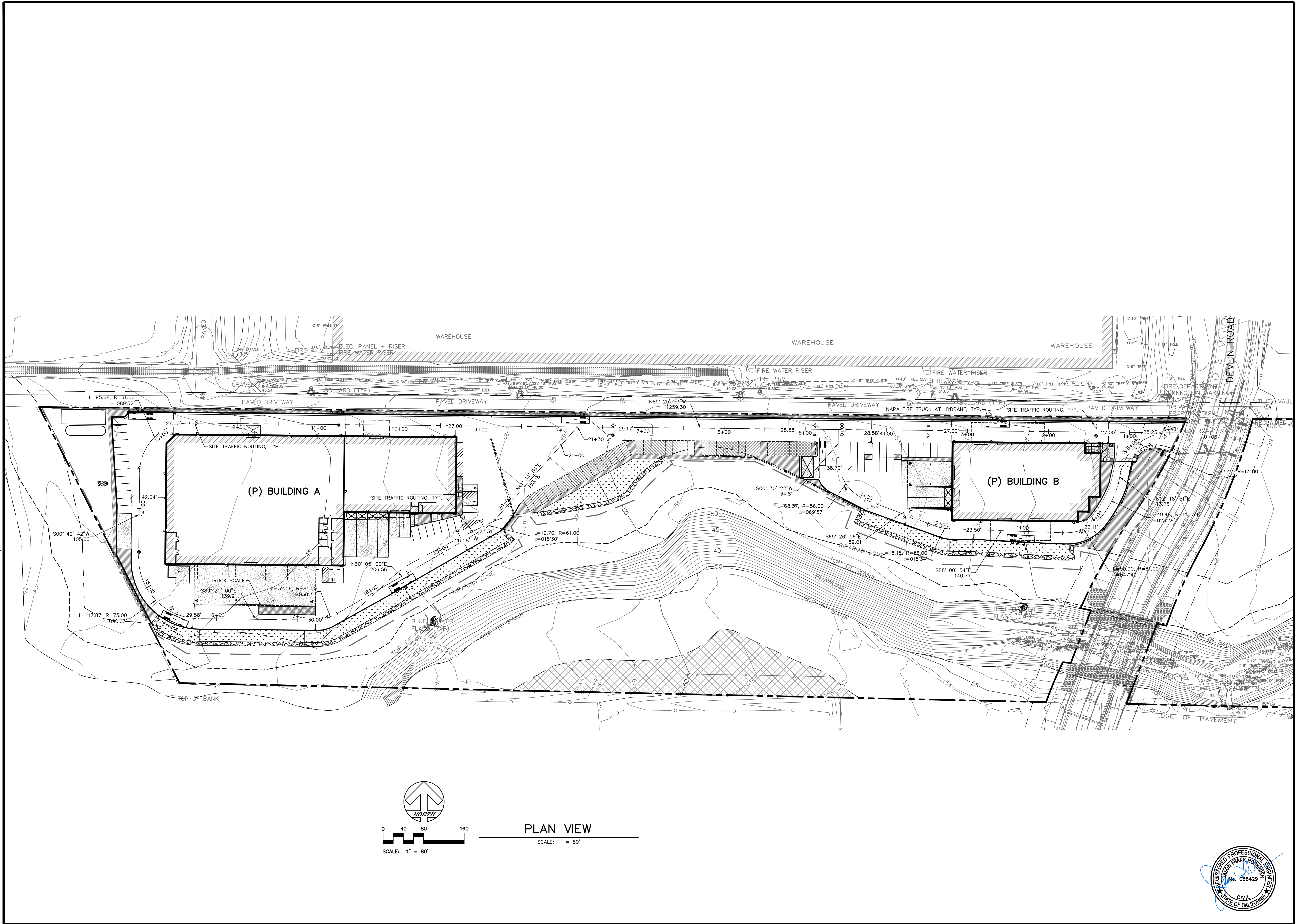
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 DRIVEWAY PROFILE ALIGNMENT B**  
 665 NAPA VALLEJO HWY., NAPA COUNTY, CA  
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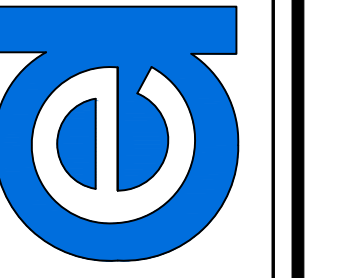
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PLAN VIEW

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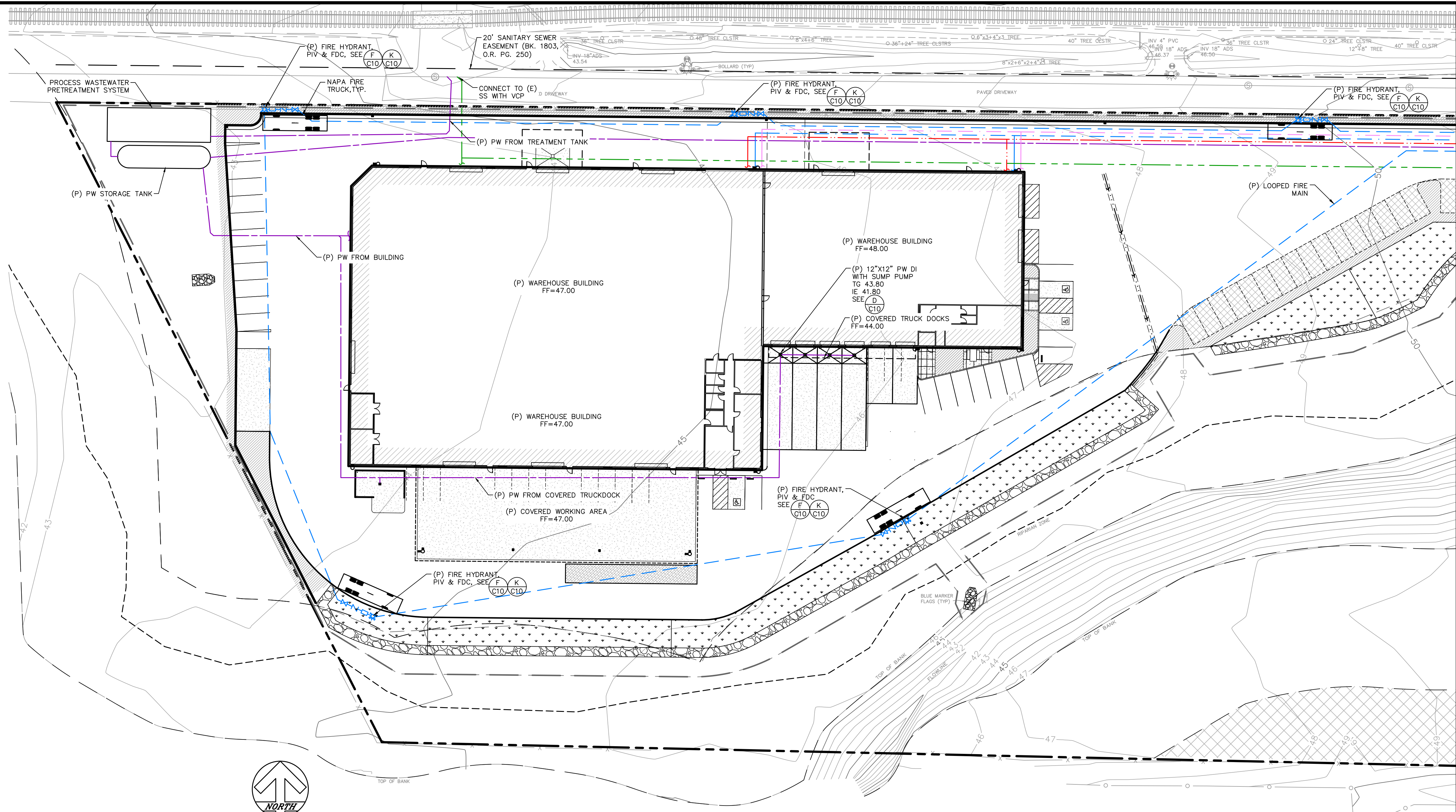
Prepared for: **SAFE HARBOR 3.0**  
 655 NAPA VALLEJO HWY., NAPA COUNTY, CA  
 Prepared on: **January 31, 2020**

USE PERMIT SITE PLAN  
 DRIVEWAY - ROUTING AND DIMENSIONS  
 655 NAPA VALLEJO HWY., NAPA COUNTY, CA  
 APN: 057-110-012

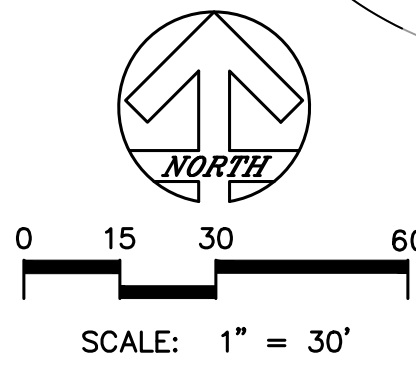
JOB#19002.0  
**SHEET**  
 C7  
 OF  
 C10







MATCHLINE-- SEE SHEET C9



**PLAN VIEW - WEST**  
SCALE: 1" = 30'

**UTILITY LEGEND**

	ELECTRIC, BY OTHERS
	FIRE PROTECTION, BY OTHERS
	GAS, BY OTHERS
	WATER
	RECYCLED WATER
	SANITARY SEWER
	PROCESS WASTE
	STORM DRAIN

**NOTES:**

- SAFE BEARING LOAD OF SOIL FOR HORIZONTAL THRUST SHALL NOT BE EXCEEDED.
- CONCRETE BLOCKING, CAST IN PLACE, TO EXTEND FROM BELLS OF FITTINGS TO UNDISTURBED SOIL & ENTIRE BEARING AREA MUST BE AGAINST UNDISTURBED SOIL.
- IN USING THE THRUST BLOCKING TABLE BELOW, ASSUME 2000 P.S.I. BEARING CAPACITY, UNLESS OTHERWISE SHOWN ON THE PLANS.

PIPE SIZE	MIN. REQ'D BEARING AREA IN SQ. FT. PER 100 P.S.I. TEST PRESSURE*	PIPE BEARING CAPACITIES AND 180° BENDS				145° BENDS		12° BENDS	
		BLOCKS	DEAD ENDS	BENDS	BENDS	BENDS	BENDS		
4"	1000	2	2	3	2	1			
4"	2000	1	1	2	1				
6"	1000	4	4	6	3	2			
6"	2000	2	2	3	2	1			
8"	1000	7	7	10	5	3			
8"	2000	4	4	5	3	2			
12"	1000	16	16	22	12	6			
12"	2000	8	8	11	6	3			

\*MULTIPLY NO. IN TABLE BY TEST PRESSURE & DIVIDE BY 100



REVISION	DESCRIPTION	BY	DATE

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Civil Engineering & Topographic Surveying  
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Santa Rosa, CA 95401 Fax (707) 542-8798  
www.alwayseng.com JasonH@alwayseng.com

Prepared for: **SAFE HARBOR 3.0**  
655 NAPA VALLEJO HWY., NAPA COUNTY, CA

Prepared on: **January 31, 2020**

**USE PERMIT SITE PLAN**  
**UTILITY PLAN - WEST**

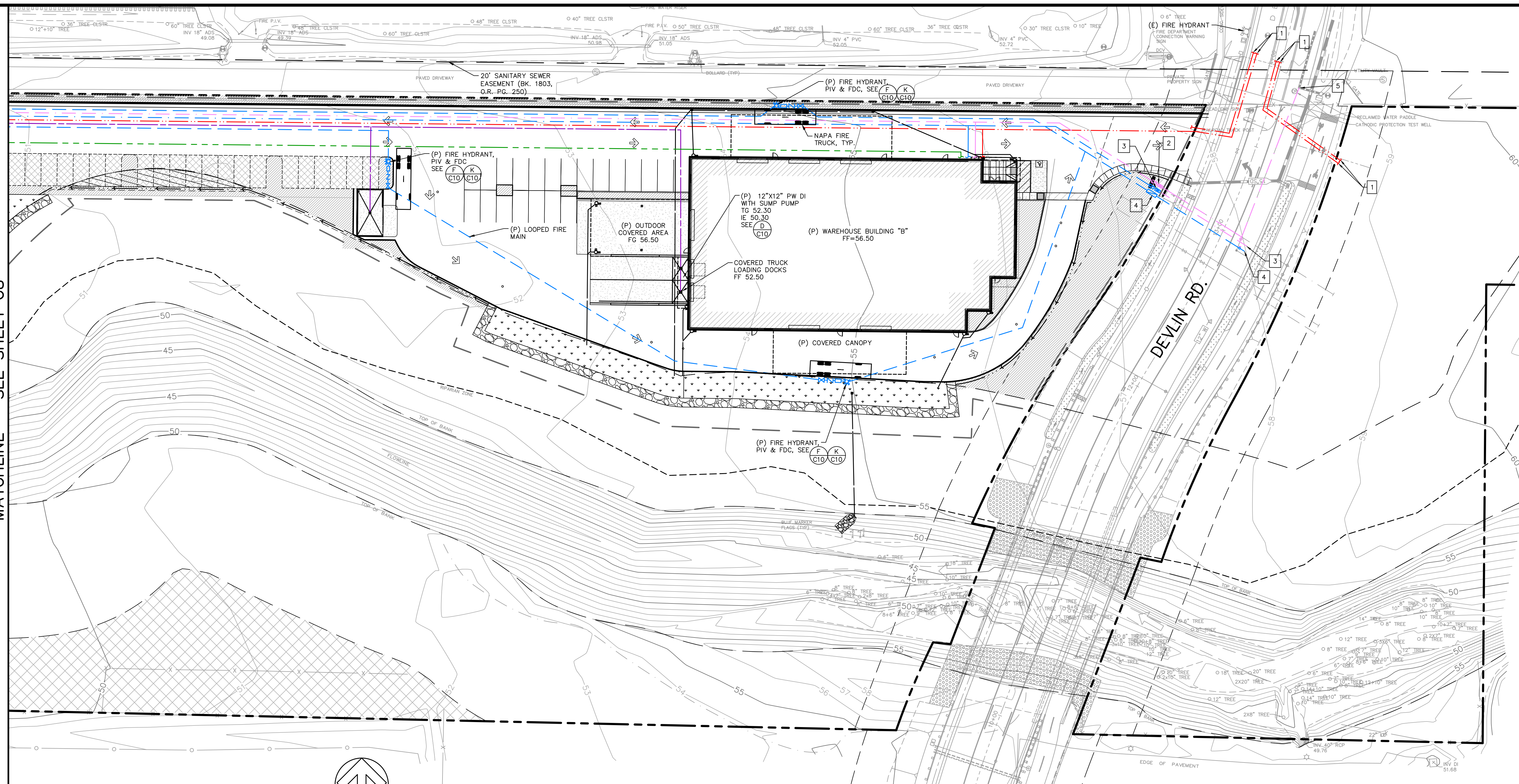
655 NAPA VALLEJO HWY., NAPA COUNTY, CA  
APN: 057-110-012

JOB#19002.0  
**SHEET**  
C8  
OF  
C10



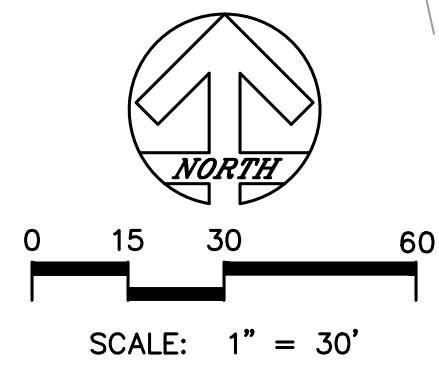
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MATCHLINE - SEE SHEET C8



PLAN VIEW - EAST

SCALE: 1" = 30'



UTILITY LEGEND

- ELECTRIC, BY OTHERS
- FIRE PROTECTION, BY OTHERS
- GAS, BY OTHERS
- WATER
- RECYCLED WATER
- SANITARY SEWER
- PROCESS WASTE
- STORM DRAIN

KEYED NOTES:

- 1 ELECTRIC BY OTHERS
- 2 RECYCLED WATER & METER
- 3 DOMESTIC WATER CONNECTION AND BACKFLOW PREVENTOR
- 4 FIRE PROTECTION WATER CONNECTION AND DOUBLE DETECTOR CHECK VALVE
- 5 EXTEND RECYCLED WATER LINE AS NEEDED

REVISION	DESCRIPTION	BY	DATE

**Always Engineering, Inc.**  
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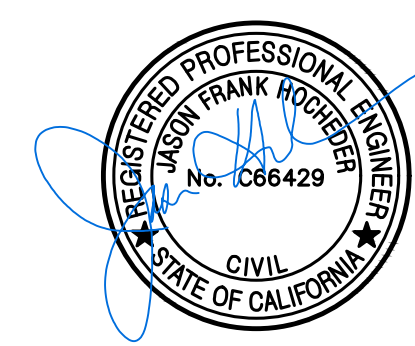
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 655 NAPA VALLEJO HWY., NAPA COUNTY, CA

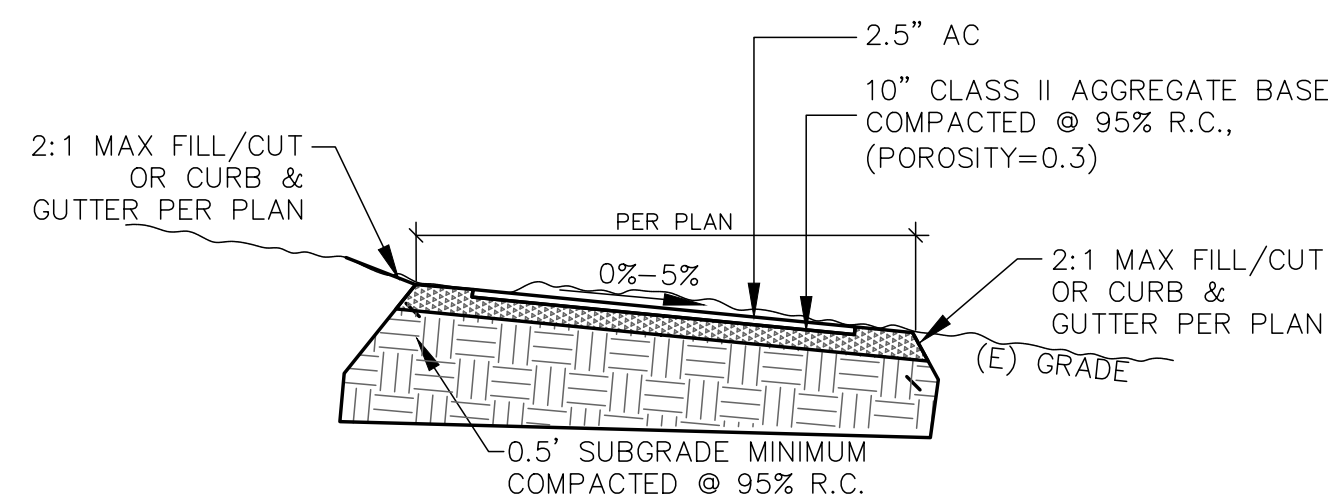
Prepared on: **January 31, 2020**

USE PERMIT SITE PLAN  
 UTILITY PLAN - EAST

655 NAPA VALLEJO HWY., NAPA COUNTY, CA  
 APN: 057-110-012

JOB#19002.0  
**SHEET**  
 C9  
 OF  
 C10

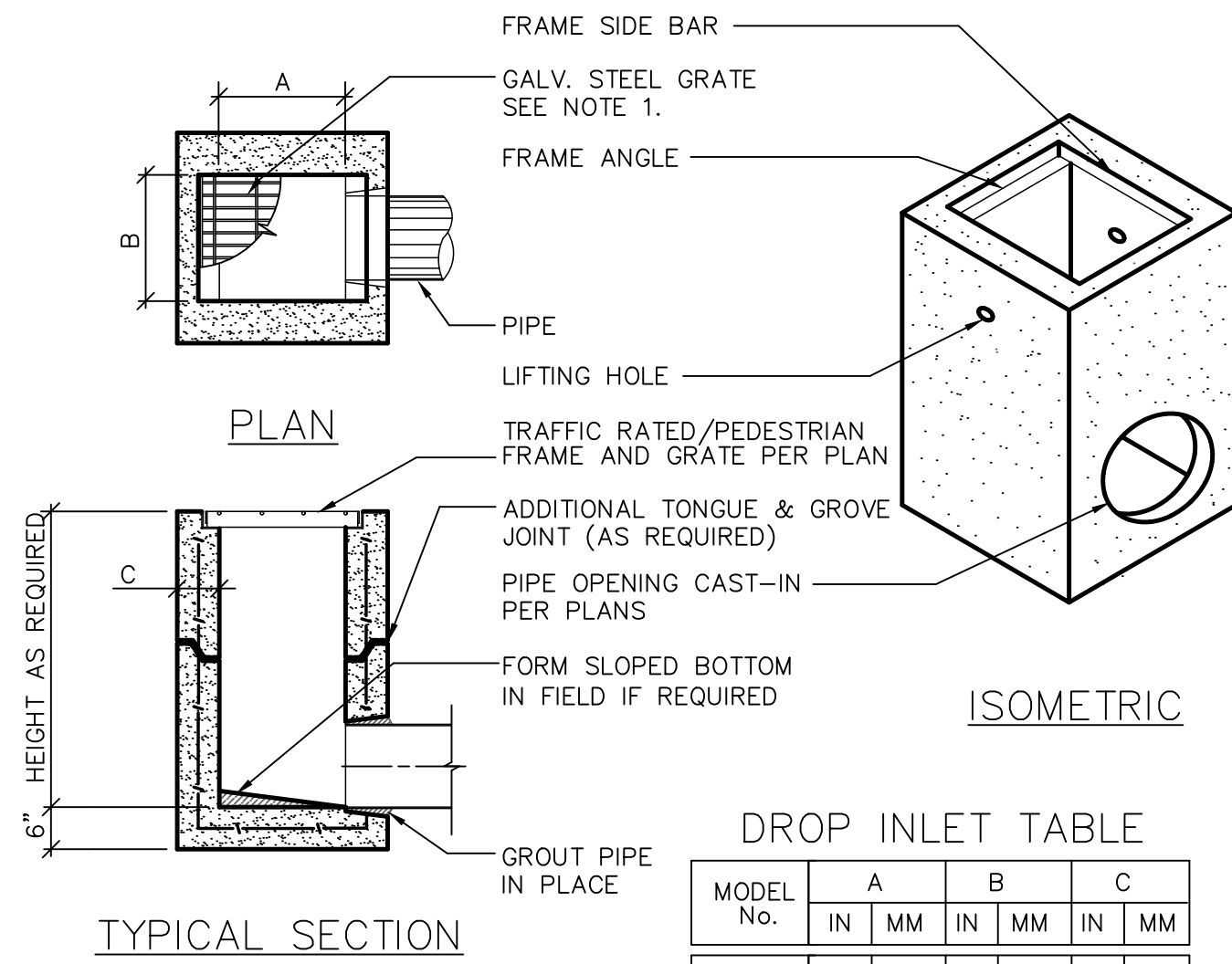




**GRADING NOTES:**

1. MAXIMUM CROSS SLOPE TO BE 5%.
2. FILL TO BE COMPACTED TO 95% R.C.
3. FINISHED DRIVEWAY SURFACE SHALL MATCH EXISTING GRADE WHEREVER POSSIBLE.

**A**  
**C10** **ROAD SECTION (TYP)**  
NOT TO SCALE



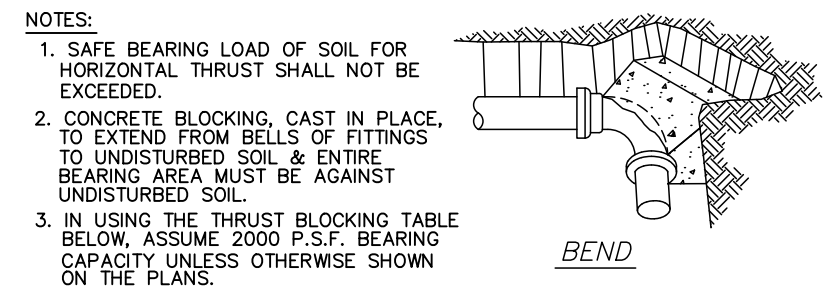
**NOTES:**

1. FRAMES AND GRATES TO BE SPECIFIED FOR PEDESTRIAN OR H2O TRAFFIC LOADING. ALL GRATES ARE BICYCLE PROOF. OPTIONAL GRATE LOCKING DEVICE AVAILABLE ON REQUEST SEE DRAWING "LOCK" ON PAGE 1-7. CLOSED-MESH GRATES OR CAST IRON FRAME AND GRATES ARE AVAILABLE ON REQUEST.
2. FOR SURFACE AND DISCHARGE OPTIONS AVAILABLE SEE DRAWING NO. "DI-SO" PAGE 1-6 AND "DI-DO" PAGE 1-5.
3. FRAMES AND GRATES DETAILS SEE PAGES 1-8, 1-9, AND 1-10.
4. WALL THICKNESSES ON ALL D.I.S. CAN BE CHANGED UPON REQUEST.
5. 18" WIDE D.I.'S REPLACE THE OLD 16" WIDE BOX.
6. SIDE OPENINGS CAN BE PROVIDED ON ANY MODEL DROP INLET.
7. COUNTERSUNK BOLTS AVAILABLE ON REQUEST, FOR CHECKER-PLATE OPTION. (SIDE OPENING DI)

**DROP INLET TABLE**

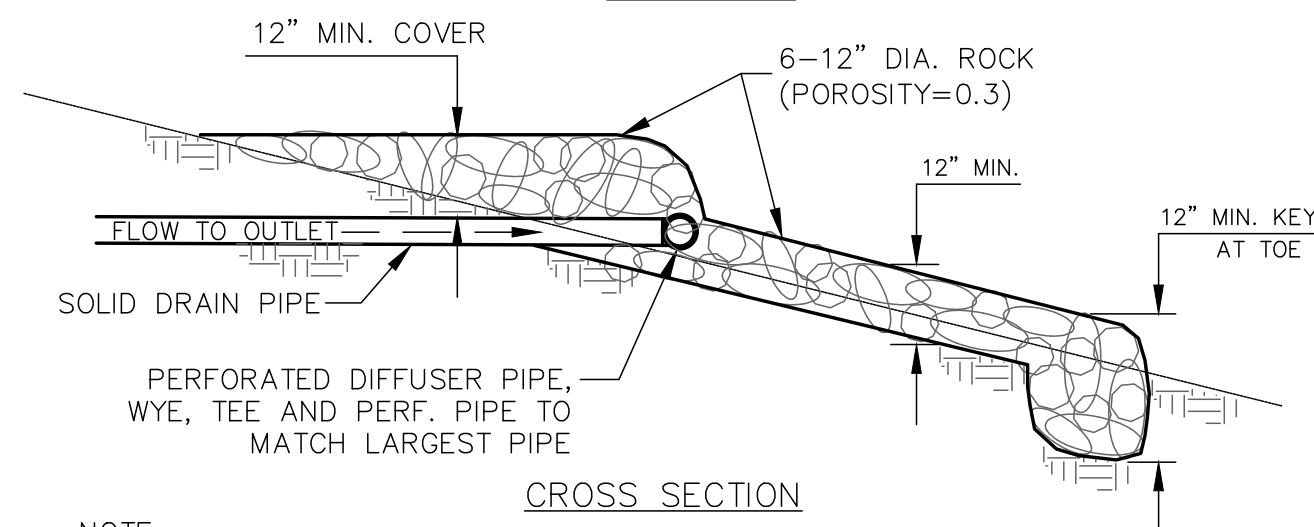
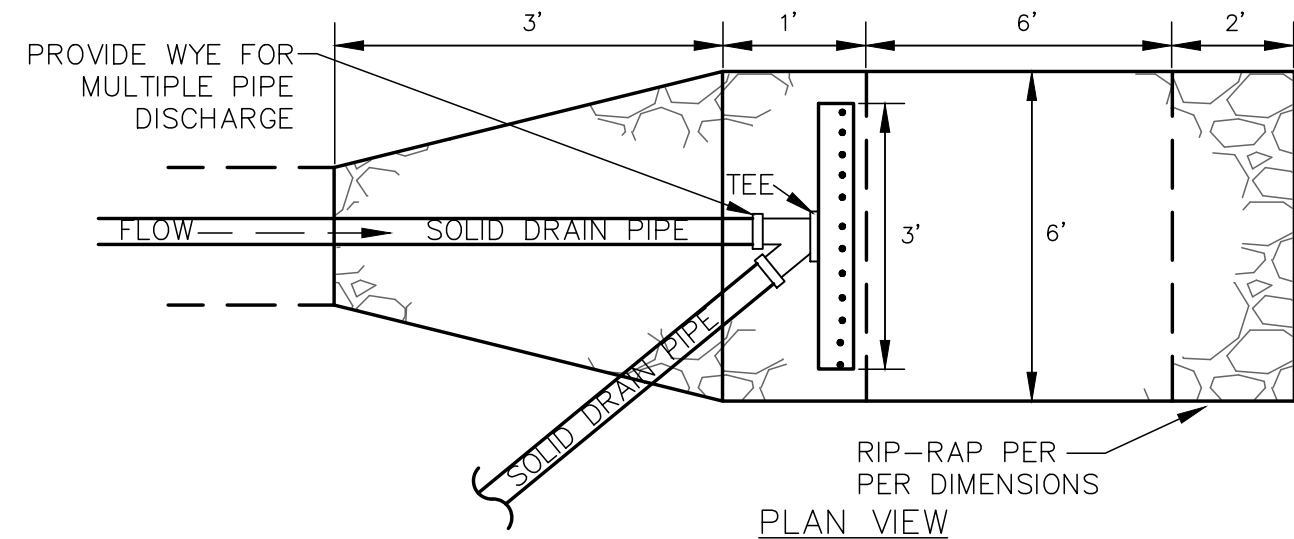
MODEL No.	A	B	C
	IN	MM	IN
1212	12	300	12
1818	18	450	18
1824	18	450	24
2424	24	600	24
2430	24	600	30
3030	30	750	30
2436	24	600	36
3636	36	900	36
2448	24	600	48
3648	36	900	48
4848	48	1200	48

**D**  
**C10** **CONCRETE DRAIN INLET**  
NOT TO SCALE

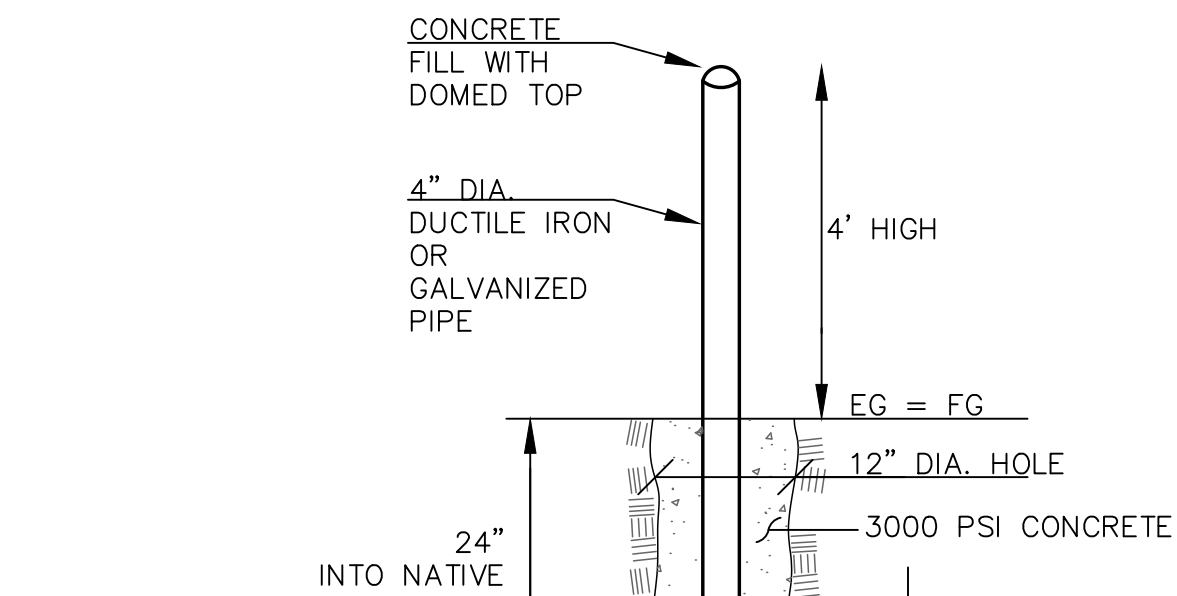


PIPE SIZE	SOIL BEARING CAPACITY	HARNESS FEET	AND 180° BENDS	45° BENDS	90° BENDS	12" DIA. 1/2" BENDS
4"	1000	2	2	3	2	1
	2000	4	1	2	1	1
6"	1000	2	2	3	2	1
	2000	4	1	2	1	1
8"	1000	4	4	10	5	2
	2000	8	5	11	6	3
12"	1000	16	16	22	12	6
	2000	8	8	11	6	3

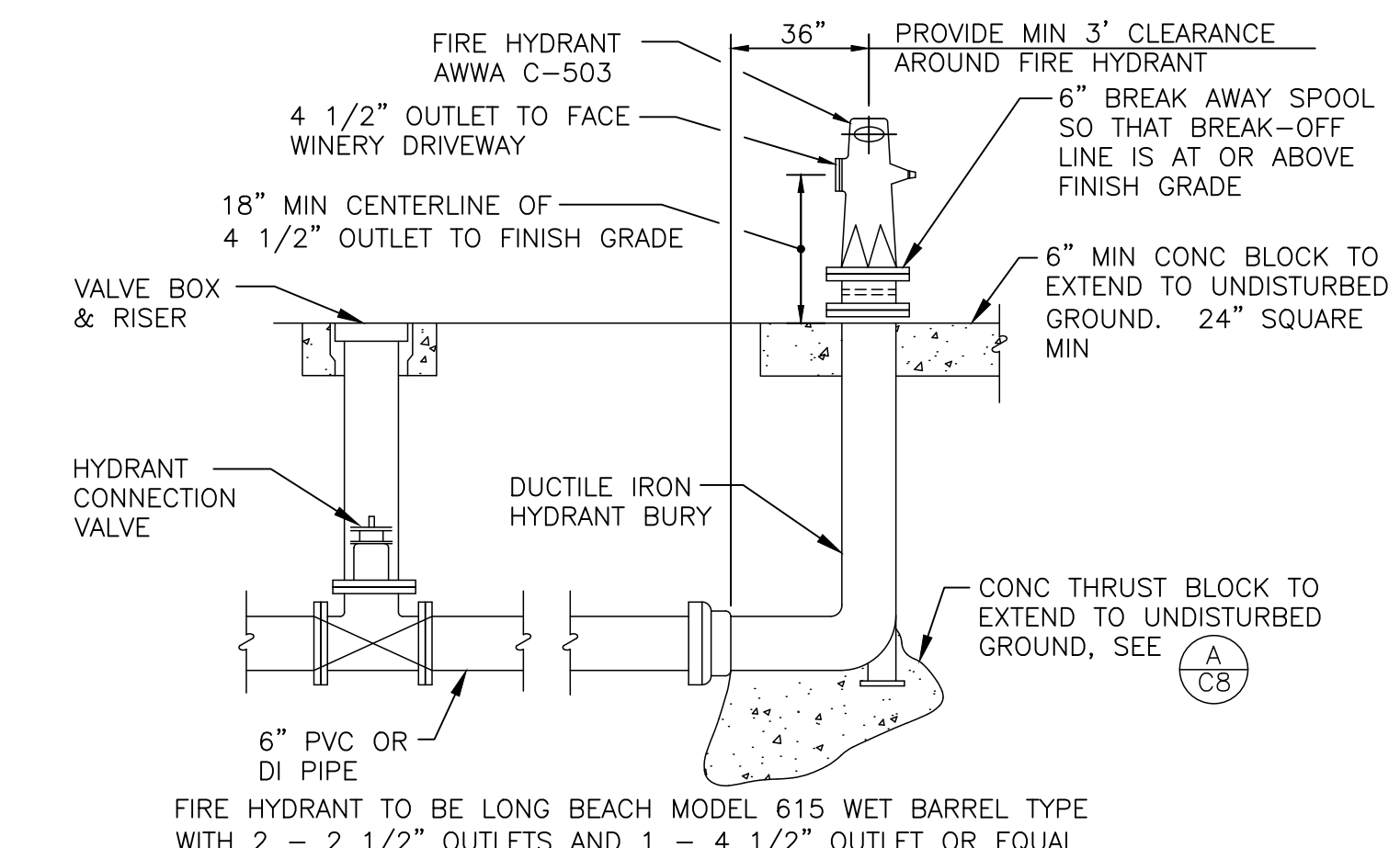
**B**  
**C10** **THRUST BLOCK**  
NOT TO SCALE



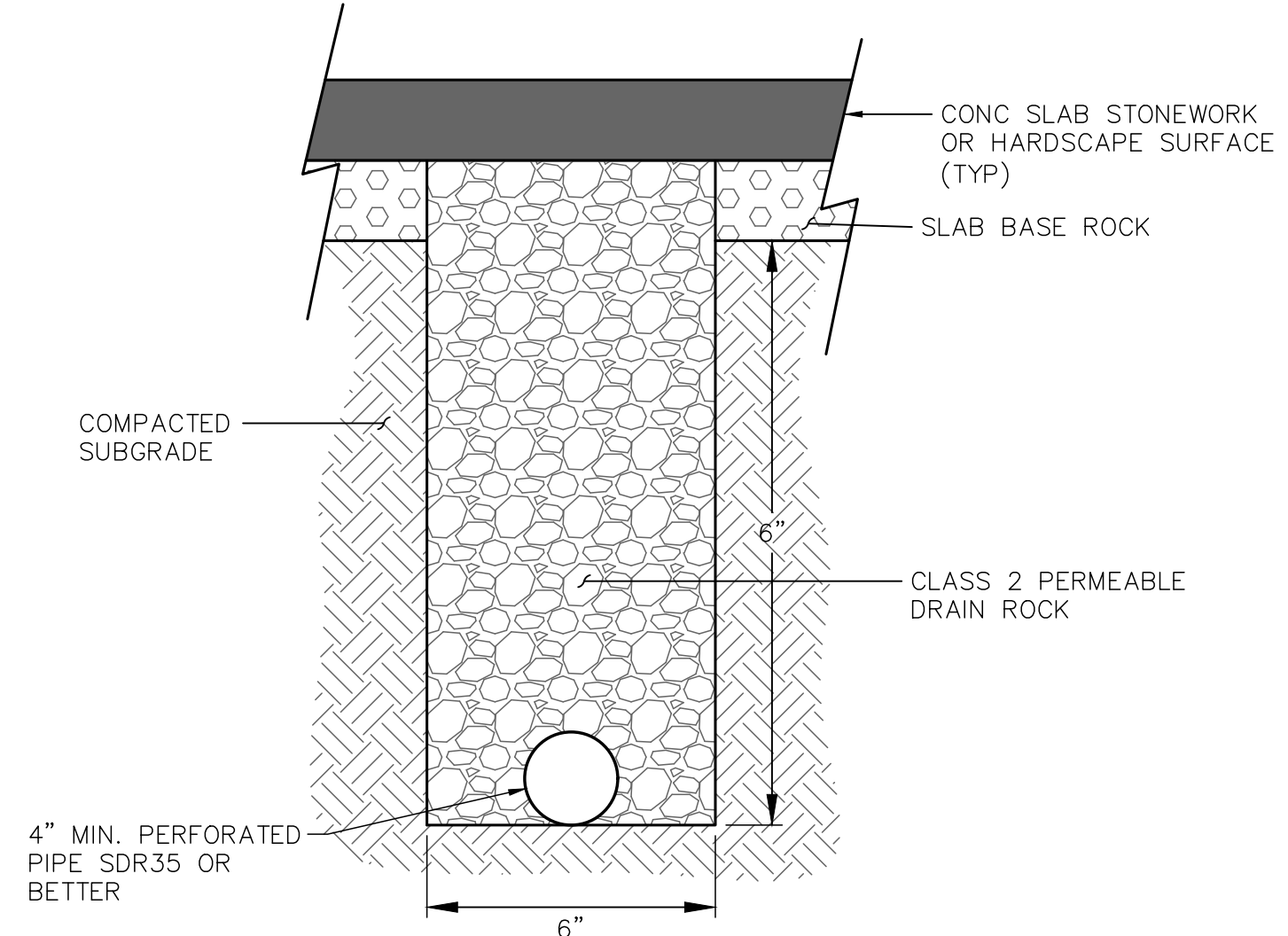
**C**  
**C10** **RIP-RAP OUTLET DETAIL**  
NOT TO SCALE



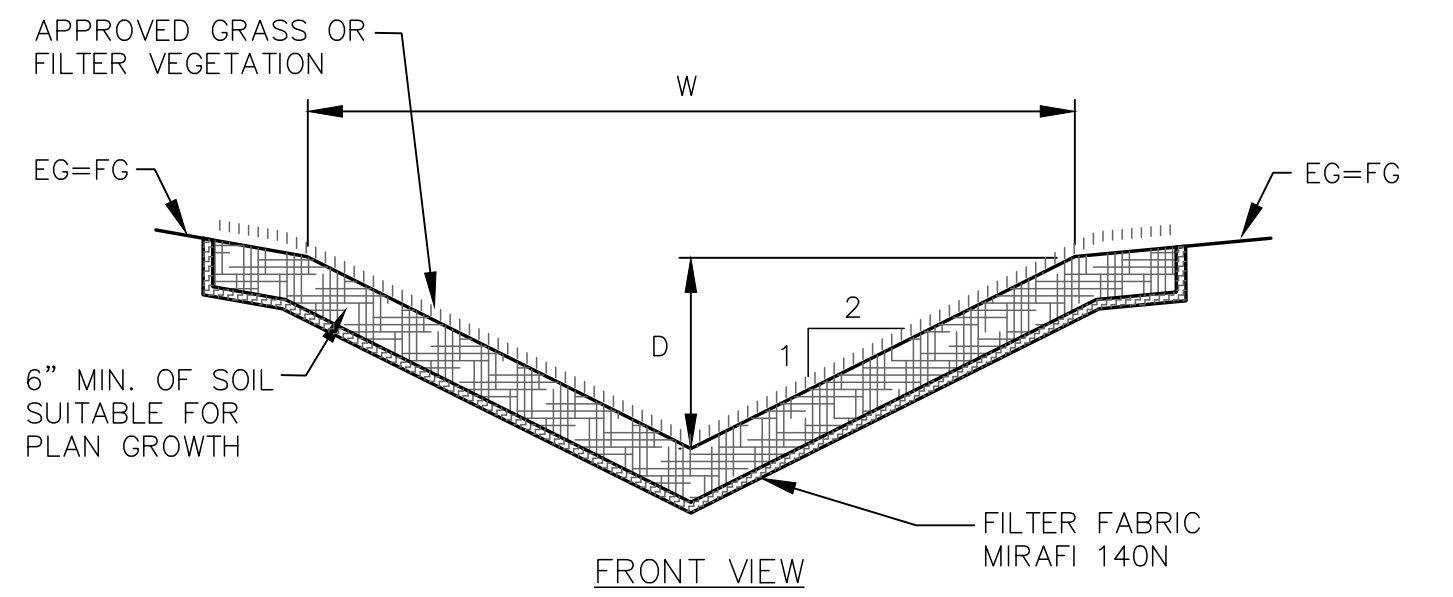
**E**  
**C10** **GUARD POST**  
NOT TO SCALE



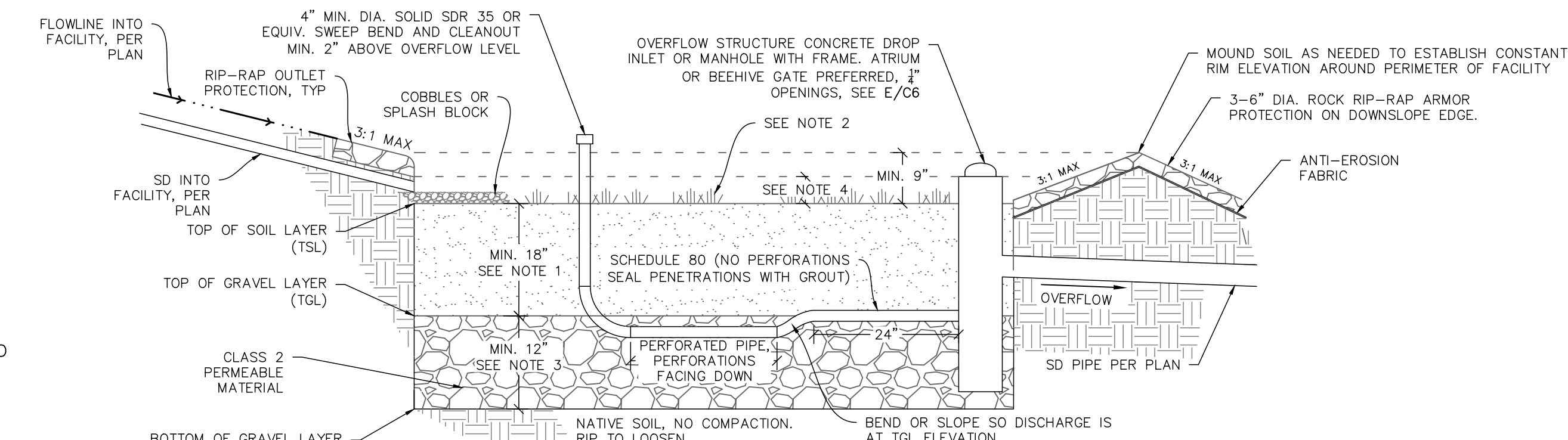
**G**  
**C10** **HYDRANT DETAIL**  
NOT TO SCALE



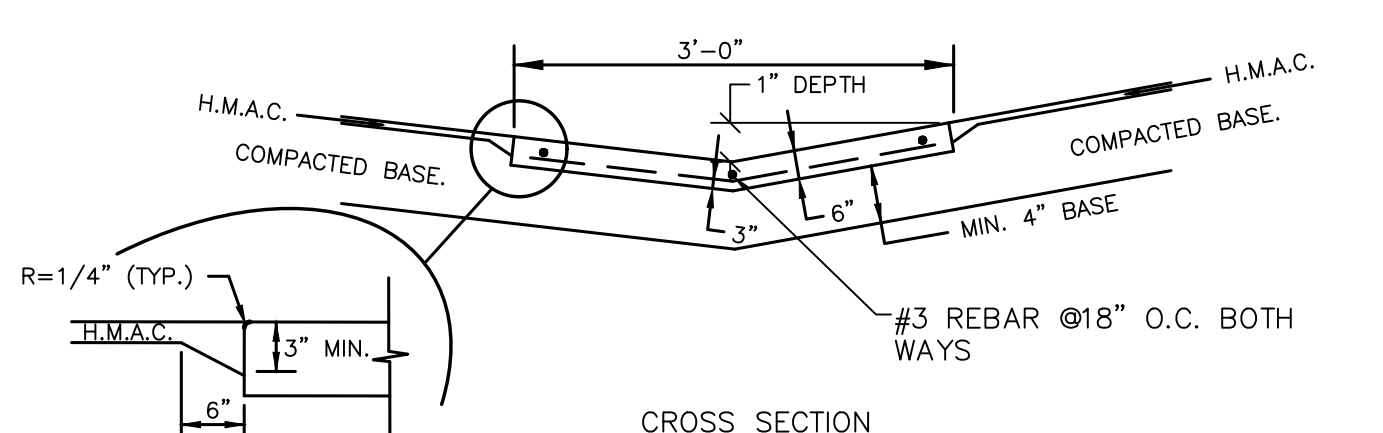
**G**  
**C10** **UNDERDRAIN**  
NOT TO SCALE



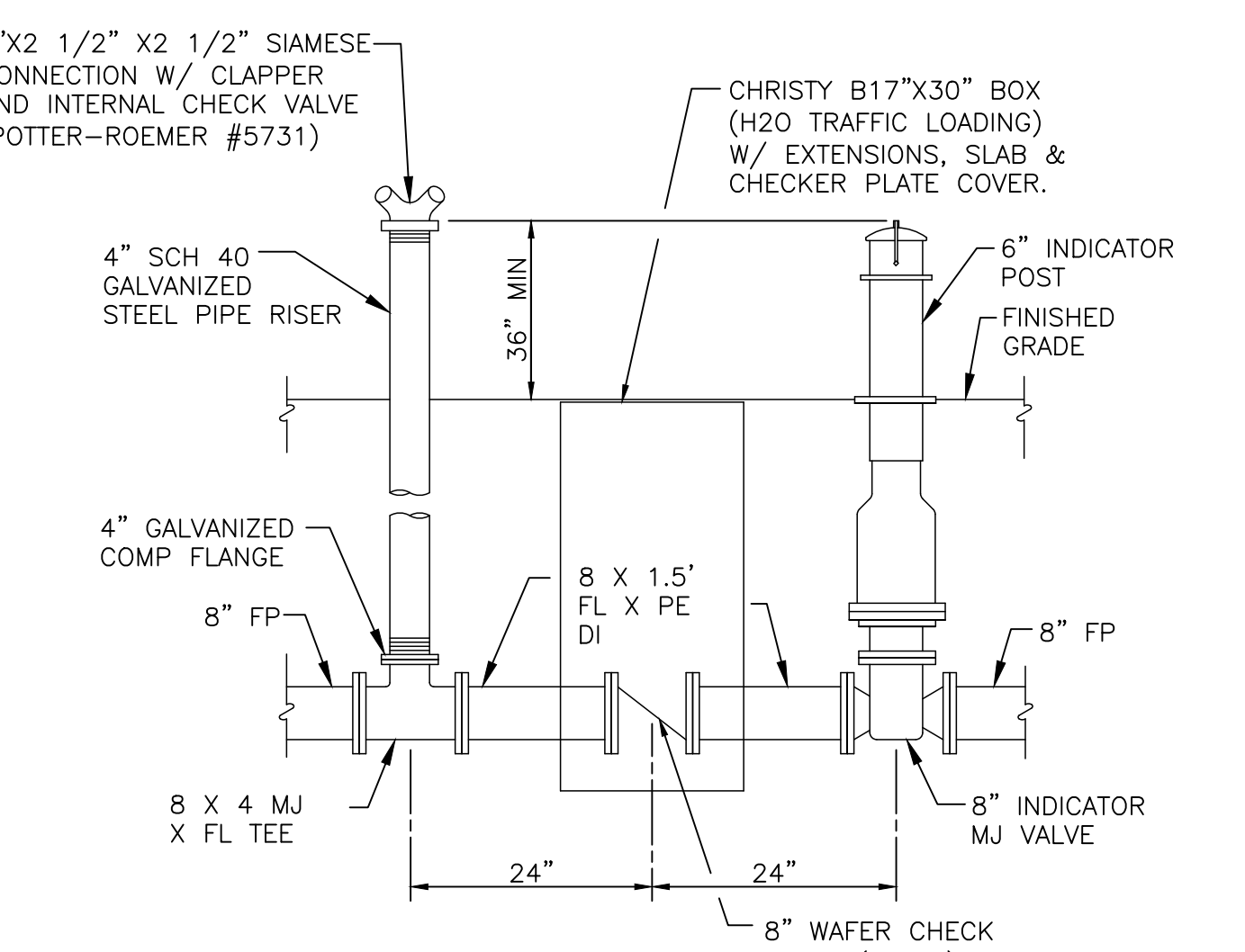
**H**  
**C10** **GRASS LINED V-DITCH**  
NOT TO SCALE



**I**  
**C10** **BIORETENTION FACILITY CROSS-SECTION**  
NOT TO SCALE



**J**  
**C10** **CONCRETE VALLEY GUTTER**  
NOT TO SCALE



**K**  
**C10** **PIV/FDC DETAIL**  
NOT TO SCALE

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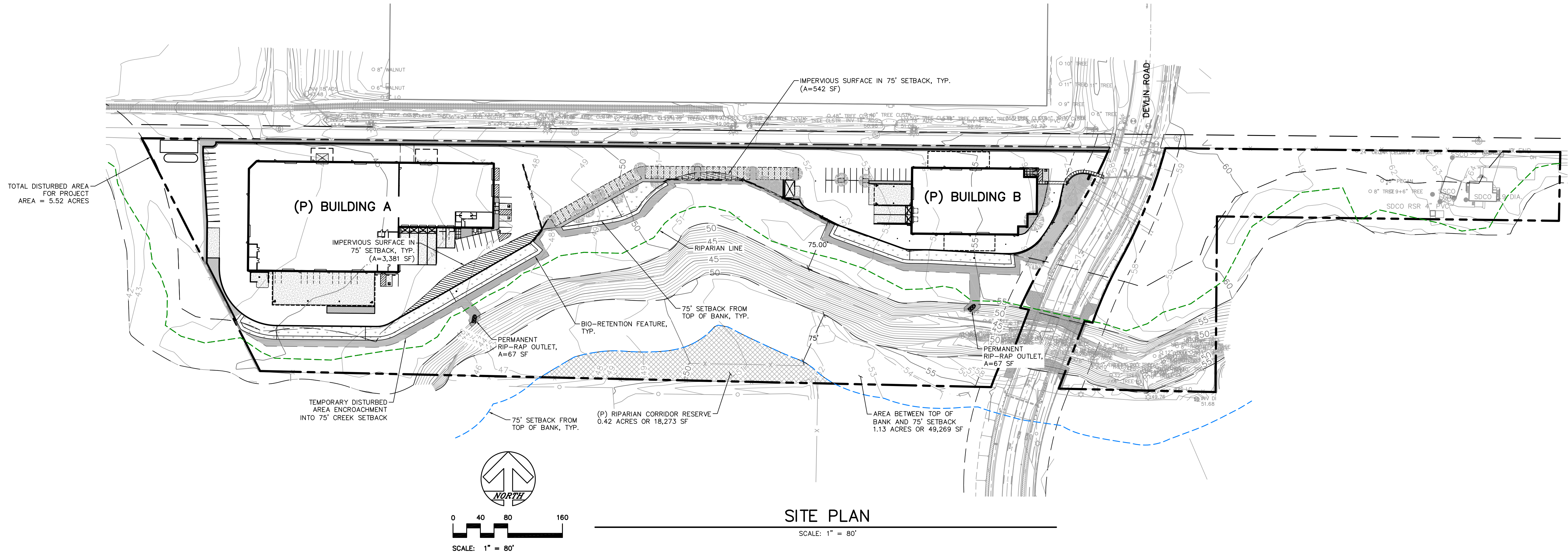
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Civil Engineering & Topographic Surveying  
131 Stony Circle, Suite 1000 (707) 542-8795  
Santa Rosa, CA 95401 Fax (707) 542-8798  
www.alwayseng.com jason@alwayseng.com

SAFE HARBOR 3.0  
655 NAPA VALLEJO HWY., NAPA COUNTY, CA  
January 31, 2020

USE PERMIT SITE PLAN DETAILS  
655 NAPA VALLEJO HWY., NAPA COUNTY, CA  
APN: 057-110-012

JOB #19002.0  
**SHEET**  
C10 OF C10





**LEGEND**

	IMPERVIOUS SURFACE IN 75' SETBACK = 3,923 SF
	TEMPORARY DISTURBED AREA ENCROACHING INTO 75' CREEK SETBACK = 0.30 ACRES
	75' SETBACK FROM TOP OF BANK
	RIPARIAN LINE
	BIO-RETENTION FEATURE, 19,889 SF (12,249 SF INSIDE 75' SETBACK)
	(P) LANDSCAPE AREAS



REVISION	DESCRIPTION	BY	DATE

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 131 Stony Circle, Suite 1000 (707) 542-8795  
 Santa Rosa, CA 95401 Fax (707) 542-8798  
 www.alwayseng.com JasonH@alwayseng.com

Prepared for: **SAFE HARBOR 3.0**  
 665 NAPA VALLEJO HWY., NAPA COUNTY, CA

Prepared on: **JANUARY 31, 2020**

**SITE DEVELOPMENT EXHIBIT**  
**75' RIPARIAN SETBACK INFRINGEMENT**  
 665 NAPA VALLEJO HWY., NAPA COUNTY, CA  
 APN: 057-110-012

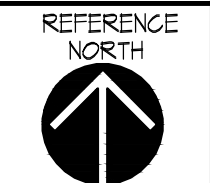
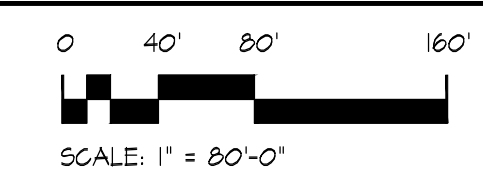
JOB#19002.0  
**SHEET**  
 CP1  
 OF  
 CP1



**OVERALL SITE AND CONTEXT PLAN**

SCALE: 1" = 80'-0"

**LEGEND**  
 NEW LANDSCAPE AREA



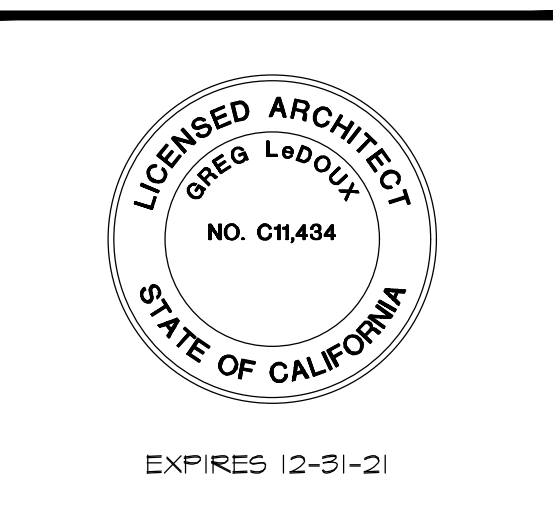
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 STORAGE FACILITY FOR:  
**SAFE HARBOR 3.0**  
 665 NAPA VALLEJO HWY.  
 NAPA COUNTY, CA  
 APN: 057-110-012

OVERALL SITE  
 AND CONTEXT  
 PLAN



**GREG LEDOUX**  
 and  
**ASSOCIATES, INC.**  
 48 W. SIERRA AVE.  
 COTATI, CA  
 (707) 795-8855

DRAWN BY:  
 NX  
 DATE:  
 FEB 2020  
 JOB NO:  
 17.0408  
 SCALE:  
 1" = 80'-0" OF 17 ARCH SHTS.

**A0**

REVISIONS:	BY:

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665 NAPA VALLEJO HWY.  
NAPA COUNTY, CA  
APN: 057-110-012

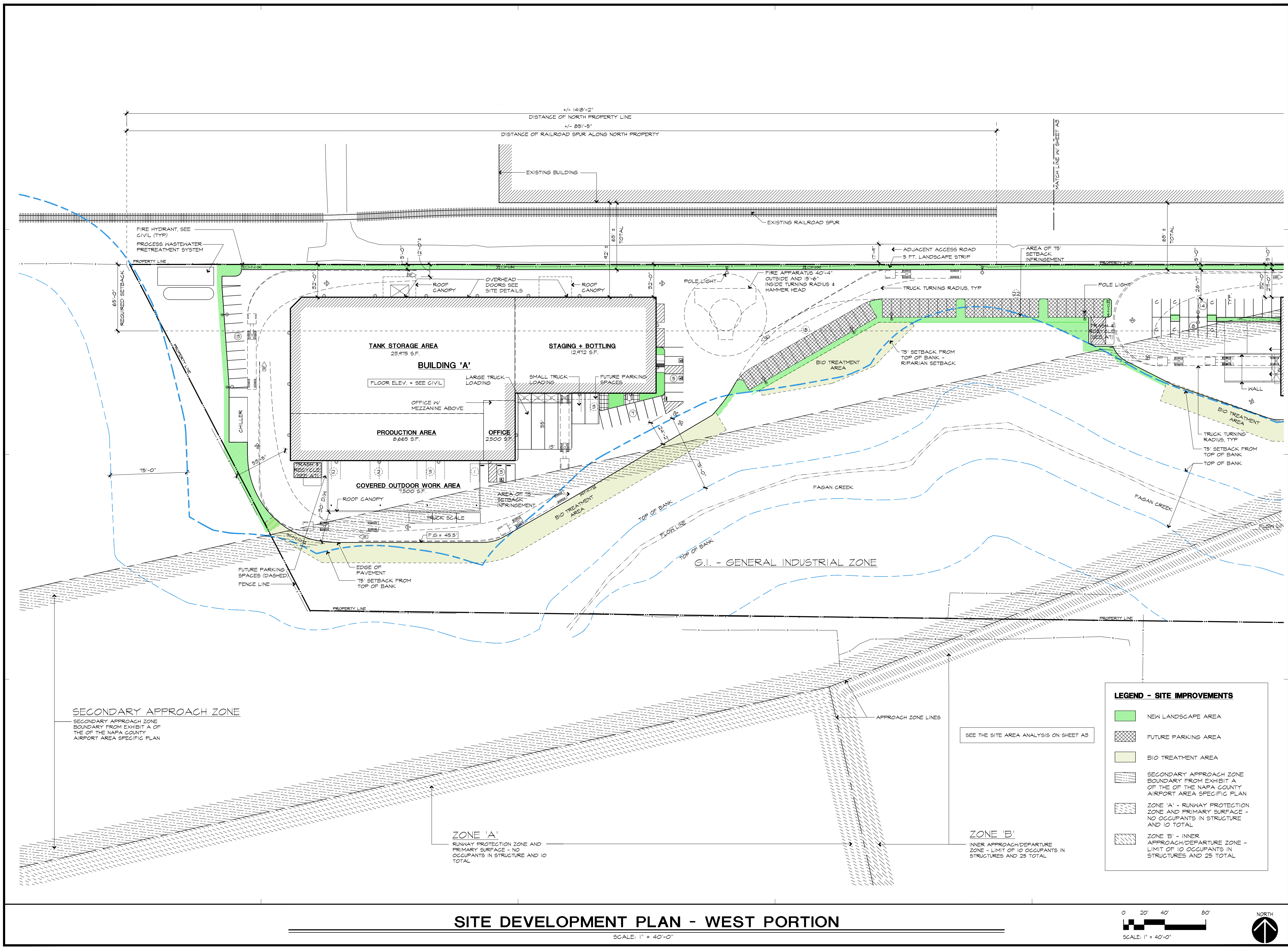
SITE  
DEVELOPMENT  
PLAN - WEST  
PORTION



**GREG LEDOUX**  
and  
**ASSOCIATES, INC.**  
48 W. SIERRA AVE.  
COTATI, CA  
(707) 795-8855

DRAWN BY:  
NLI  
DATE:  
FEB 2020  
JOB NO.  
17.0408  
SCALE:  
1" = 40'-0" OF 17 ARCH SHTS.

**A1**



**LEGEND - SITE IMPROVEMENTS**

- NEW LANDSCAPE AREA
- FUTURE PARKING AREA
- BIO TREATMENT AREA
- SECONDARY APPROACH ZONE BOUNDARY FROM EXHIBIT A OF THE OF THE NAPA COUNTY AIRPORT AREA SPECIFIC PLAN
- ZONE 'A' - RUNWAY PROTECTION ZONE AND PRIMARY SURFACE - NO OCCUPANTS IN STRUCTURE AND 10 TOTAL
- ZONE 'B' - INNER APPROACH/DEPARTURE ZONE - LIMIT OF 10 OCCUPANTS IN STRUCTURES AND 25 TOTAL



**SITE DEVELOPMENT PLAN - WEST PORTION**  
SCALE: 1" = 40'-0"

2/13/2020 5:41:02 PM, Nathan

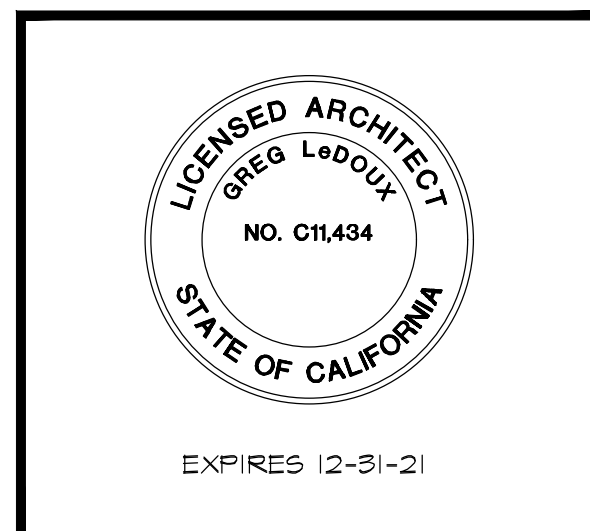
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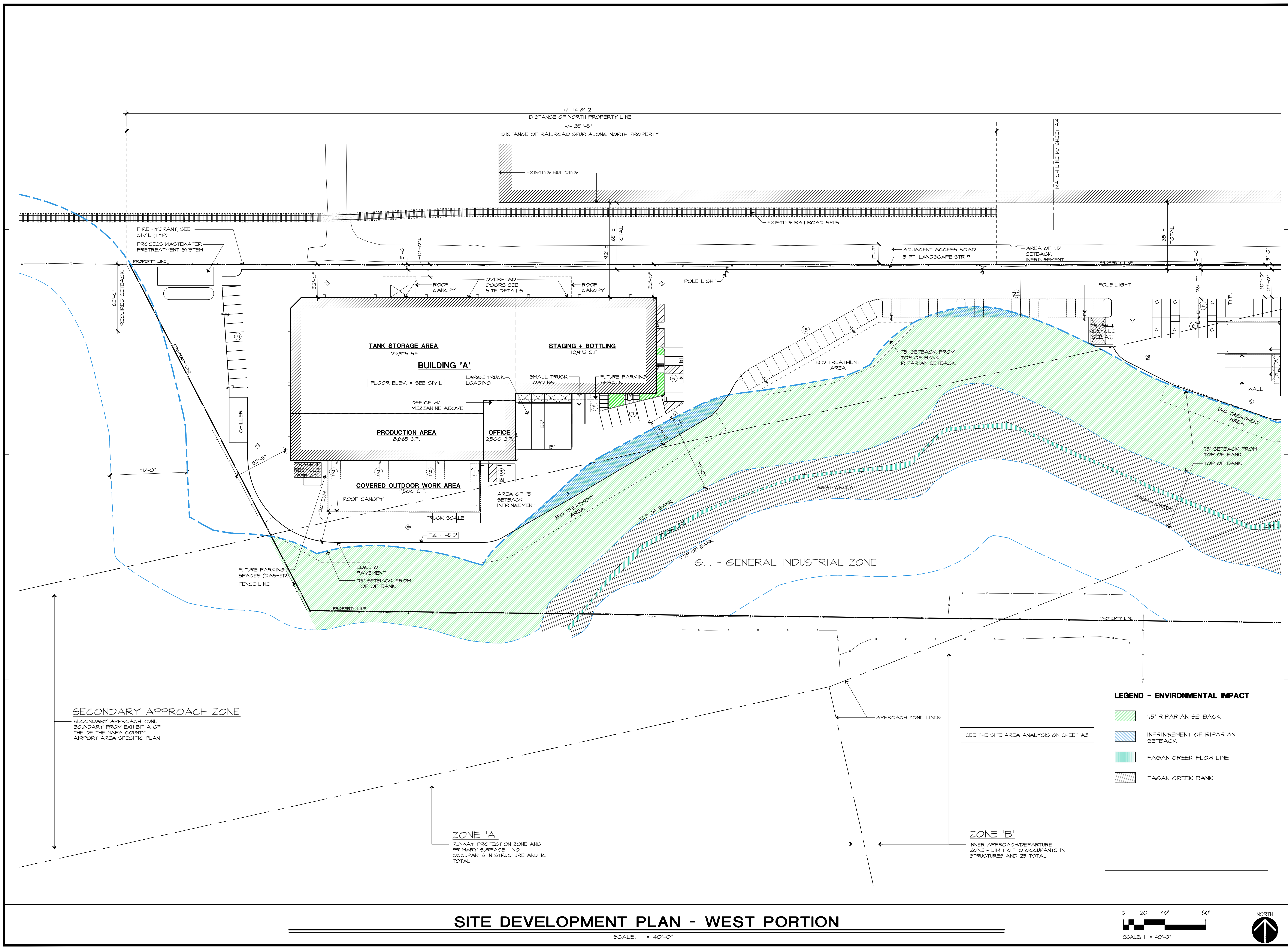
A NEW WINERY &  
STORAGE FACILITY FOR:  
**SAFE HARBOR 3.0**  
665 NAPA VALLEJO HWY.  
NAPA COUNTY, CA  
APN: 057-110-012

ENVIRONMENTAL  
IMPACT  
PLAN - WEST  
PORTION



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and  
**ASSOCIATES, INC.**  
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COTATI, CA  
(707) 795-8855

DRAWN BY:  
N/A  
DATE:  
FEB 2020  
JOB NO.  
17.0408  
SCALE:  
1" = 40'-0" OF 17 ARCH SHTS.



**LEGEND - ENVIRONMENTAL IMPACT**

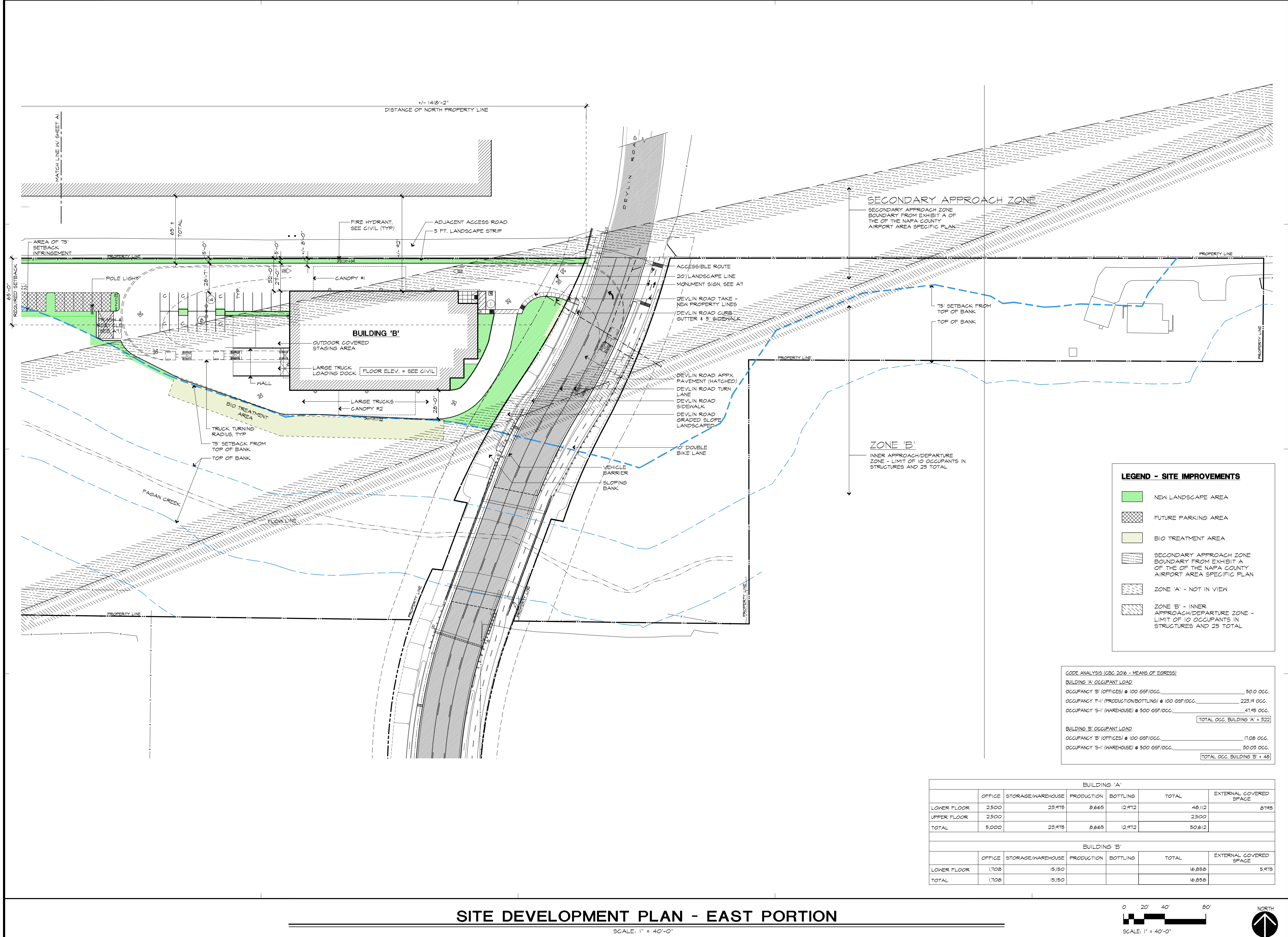
- 75' RIPARIAN SETBACK
- INFREINGEMENT OF RIPARIAN SETBACK
- FAGAN CREEK FLOW LINE
- FAGAN CREEK BANK



**SITE DEVELOPMENT PLAN - WEST PORTION**

SCALE: 1" = 40'-0"

2/13/2020 5:41:04 PM, Nathan



**LEGEND - SITE IMPROVEMENTS**

- NEW LANDSCAPE AREA
- FUTURE PARKING AREA
- BIO TREATMENT AREA
- SECONDRY APPROACH ZONE BOUNDARY FROM EXHIBIT A OF THE OF THE NAPA COUNTY AIRPORT AREA SPECIFIC PLAN
- ZONE 'A' - NOT IN VIEW
- ZONE 'B' - INNER APPROACH/DEPARTURE ZONE - LIMIT OF 10 OCCUPANTS IN STRUCTURES AND 25 TOTAL

**CODE ANALYSIS (CBC 2016 - MEANS OF EGRESS)**

**BUILDING 'A' OCCUPANT LOAD**

OCCUPANCY 'B' (OFFICES) @ 100 GSF/OCC.	50.0 OCC.
OCCUPANCY 'F-1' (PRODUCTION/BOTTLING) @ 100 GSF/OCC.	223.9 OCC.
OCCUPANCY 'S-1' (WAREHOUSE) @ 500 GSF/OCC.	47.95 OCC.
<b>TOTAL OCC. BUILDING 'A'</b>	<b>= 322</b>

**BUILDING 'B' OCCUPANT LOAD**

OCCUPANCY 'B' (OFFICES) @ 100 GSF/OCC.	17.08 OCC.
OCCUPANCY 'S-1' (WAREHOUSE) @ 500 GSF/OCC.	30.09 OCC.
<b>TOTAL OCC. BUILDING 'B'</b>	<b>= 48</b>

BUILDING 'A'						EXTERNAL COVERED SPACE
	OFFICE	STORAGE/WAREHOUSE	PRODUCTION	BOTTLING	TOTAL	
LOWER FLOOR	2,500	23,975	8,665	12,972	48,112	8,749
UPPER FLOOR	2,500				2,500	
<b>TOTAL</b>	<b>5,000</b>	<b>23,975</b>	<b>8,665</b>	<b>12,972</b>	<b>50,612</b>	

BUILDING 'B'						EXTERNAL COVERED SPACE
	OFFICE	STORAGE/WAREHOUSE	PRODUCTION	BOTTLING	TOTAL	
LOWER FLOOR	1,708	15,150			16,858	5,975
<b>TOTAL</b>	<b>1,708</b>	<b>15,150</b>			<b>16,858</b>	

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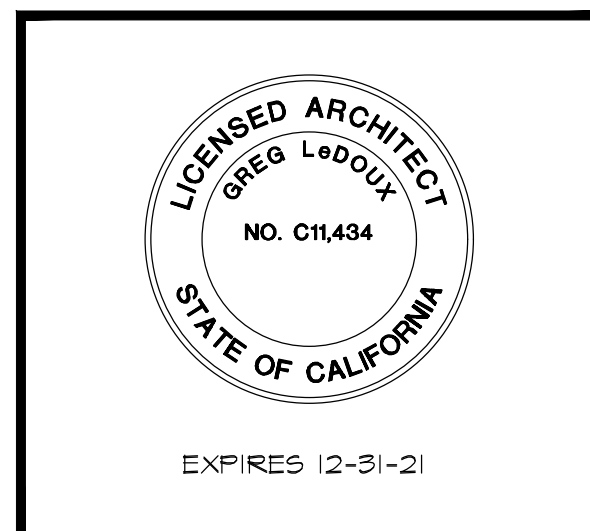
A NEW WINERY &  
STORAGE FACILITY FOR:

**SAFE HARBOR 3.0**

665 NAPA VALLEJO HWY.  
NAPA COUNTY, CA

APN: 057-110-012

SITE  
DEVELOPMENT  
PLAN - EAST  
PORTION



**GREG LEDOUX**  
and  
**ASSOCIATES, INC.**

48 W. SIERRA AVE.  
COTATI, CA  
(707) 795-8855

DRAWN BY:  
NW

DATE:  
FEB 2020

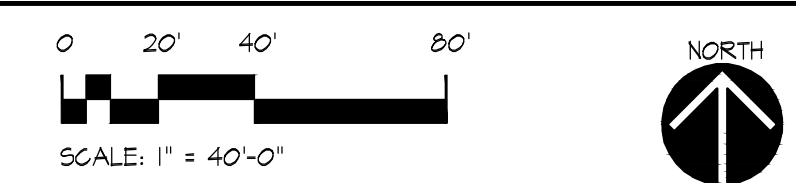
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17.0408

SCALE:  
1" = 40'-0"

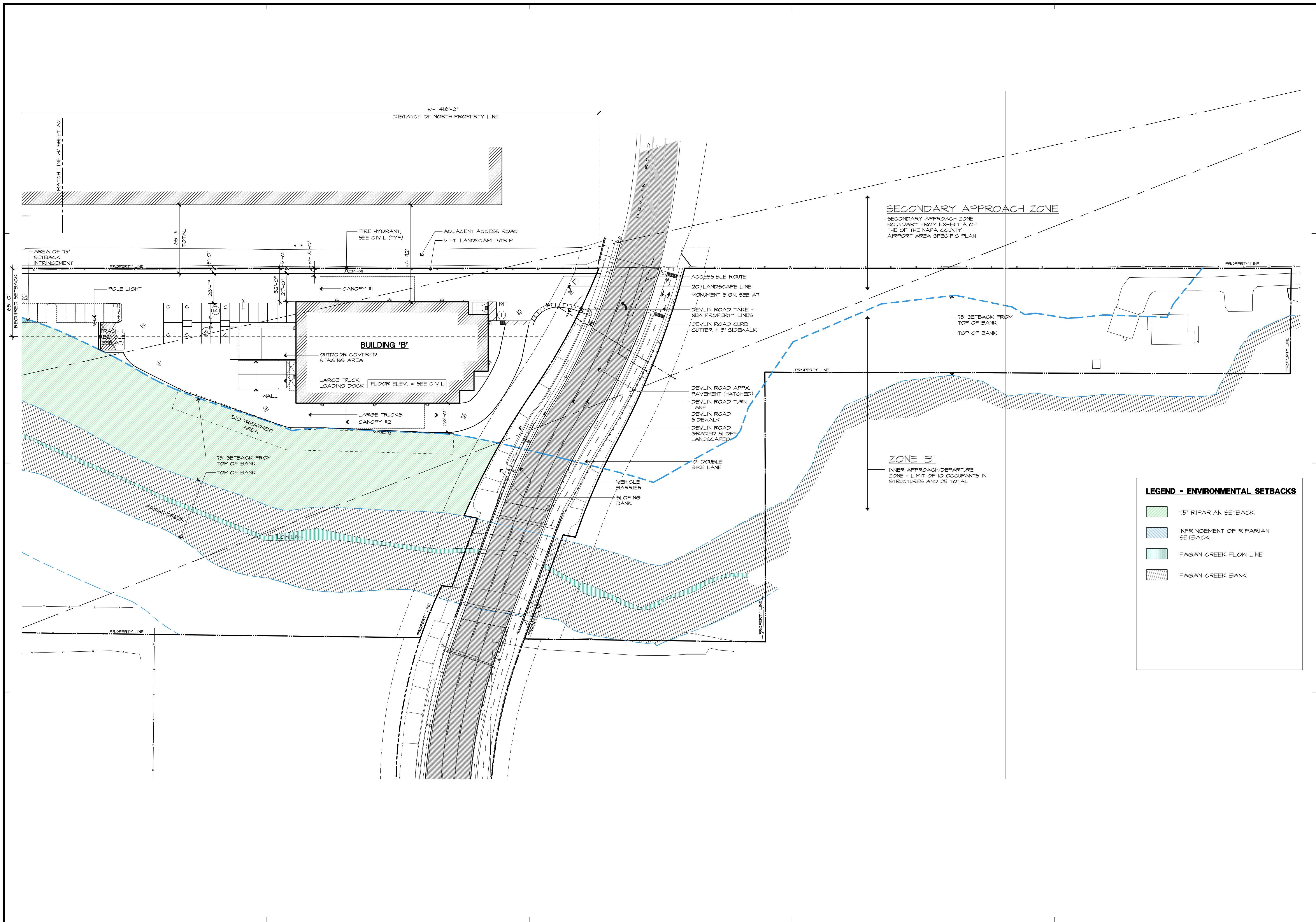
OF 17 ARCH SHTS.

**SITE DEVELOPMENT PLAN - EAST PORTION**

SCALE: 1" = 40'-0"







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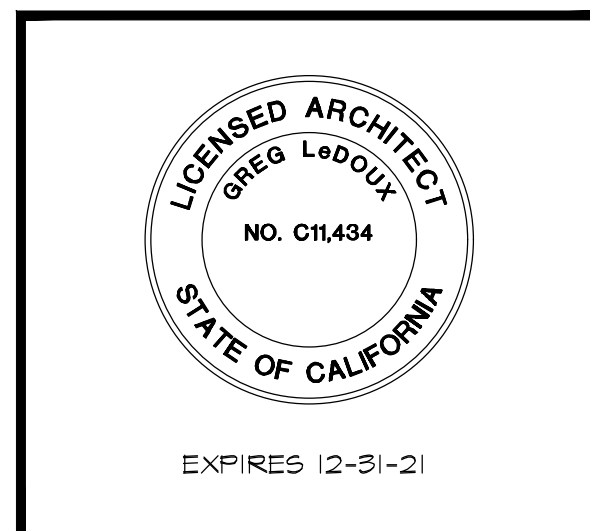
A NEW WINERY &  
STORAGE FACILITY FOR:

**SAFE HARBOR 3.0**

665 NAPA VALLEJO HWY.  
NAPA COUNTY, CA

APN: 057-110-012

ENVIRONMENTAL  
IMPACT  
PLAN - EAST  
PORTION



**GREG LEDOUX**  
and  
**ASSOCIATES, INC.**

48 W. SIERRA AVE.  
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NW

DATE:  
FEB 2020

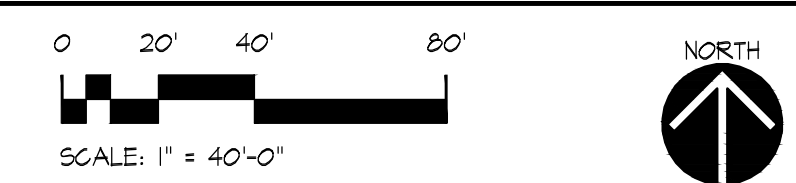
JOB NO.  
17.0408

SCALE:  
1" = 40'-0"

OF 17 ARCH SHTS.

**SITE DEVELOPMENT PLAN - EAST PORTION**

SCALE: 1" = 40'-0"



2/13/2020 5:41:07 PM, Nathan

REVISIONS:	BY:

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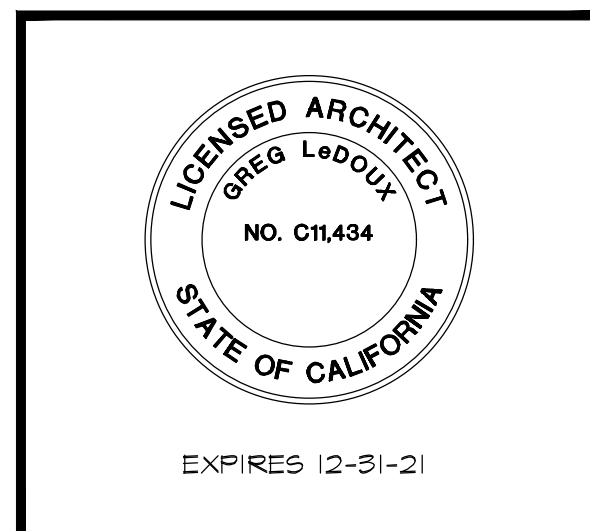
A NEW WINERY &  
STORAGE FACILITY FOR:

**SAFE HARBOR 3.0**

665 NAPA VALLEJO HWY.  
NAPA COUNTY, CA

APN: 057-110-012

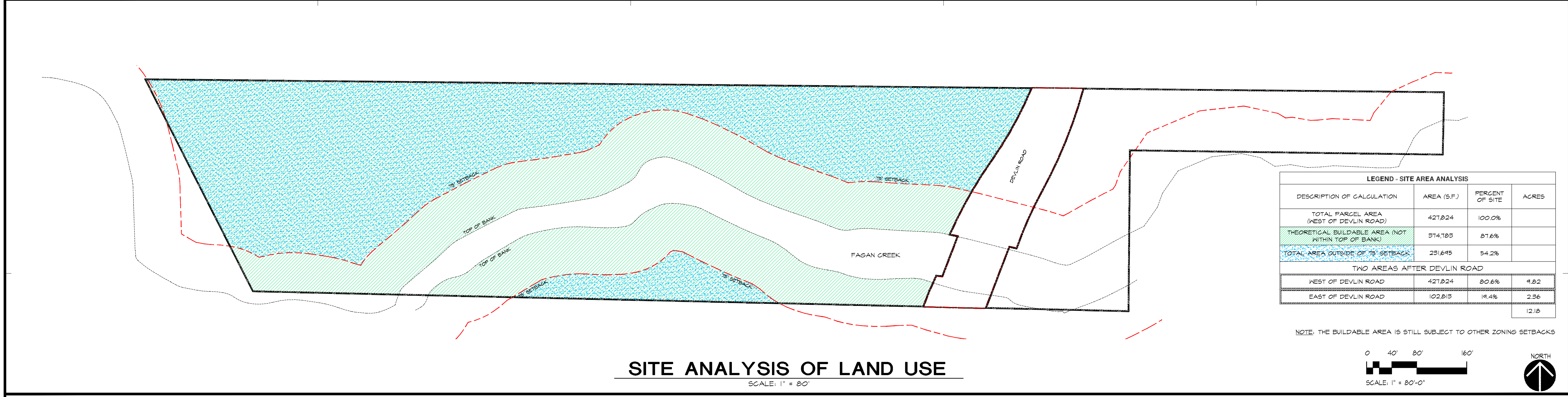
SITE  
RESTRICTIONS  
PLAN



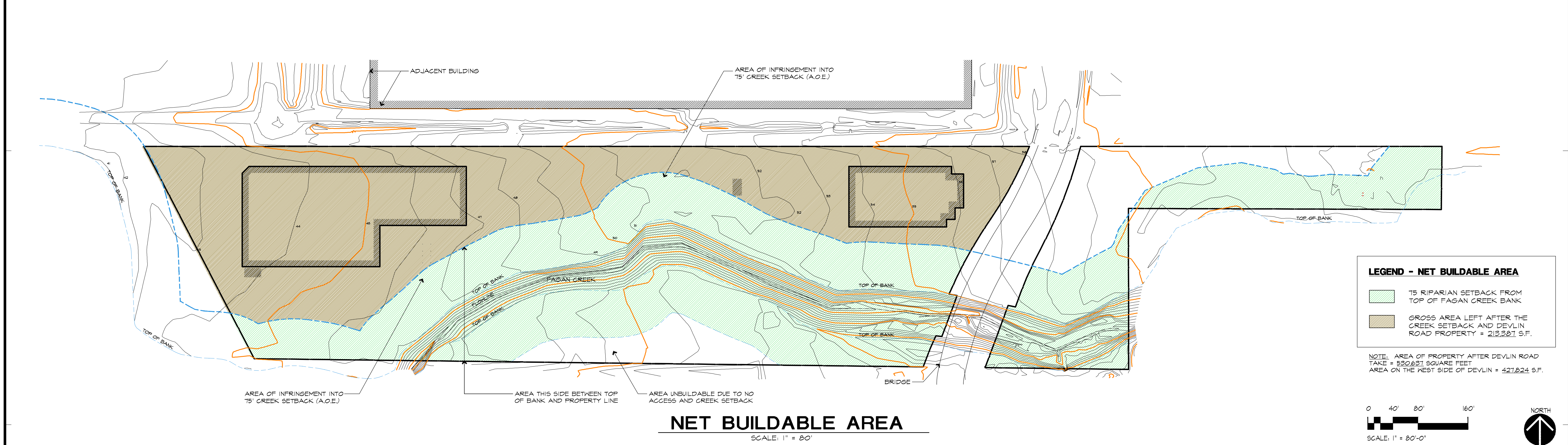
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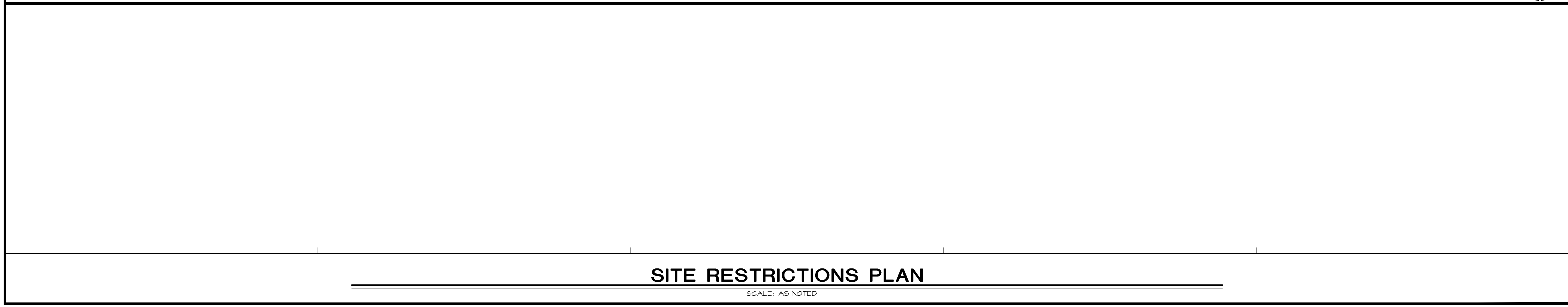
DRAWN BY: NK	<b>A5</b>
DATE: FEB 2020	
JOB NO. 17.0408	
SCALE: AS NOTED	
OF 17 ARCH SHTS.	



**SITE ANALYSIS OF LAND USE**  
SCALE: 1" = 80'



**NET BUILDABLE AREA**  
SCALE: 1" = 80'



**SITE RESTRICTIONS PLAN**  
SCALE: AS NOTED



1 SITE PHOTO TAKEN FROM DEVLIN ROAD TAKE NORTHWEST



2 SITE PHOTO TAKEN FROM ACCESS ROAD LOOKING SOUTHWEST



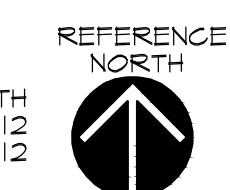
3 SITE PHOTO TAKEN FROM SOUTHWESTERN CORNER OF PARCEL LOOKING EAST



**KEY PLAN**

SCALE: NONE

AERIAL IMAGE PROVIDED BY: GOOGLE EARTH  
PHOTO TAKEN: SEPTEMBER 1, 2012  
DOWNLOAD DATE: DECEMBER 18, 2012



4 SITE PHOTO TAKEN FROM NORTHWESTERN CORNER OF PARCEL LOOKING EAST-SOUTHEAST

**SITE PHOTOS**

SCALE: NONE

OWNER - SAFE HARBOR PARTNERS, LLC:  
ALAN SULLIVAN  
STEPHEN SULLIVAN  
SCOTT McLEOD  
COREY BECK

APPLICANT:  
ALAN SULLIVAN  
110 RANCHERIA RD.  
KENTFIELD, CA  
94904

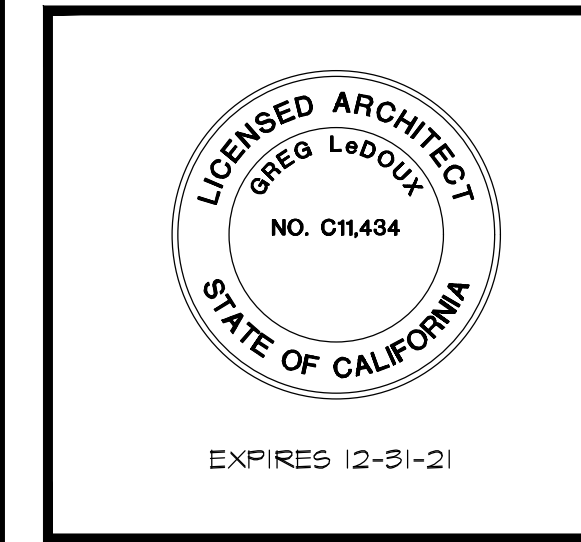
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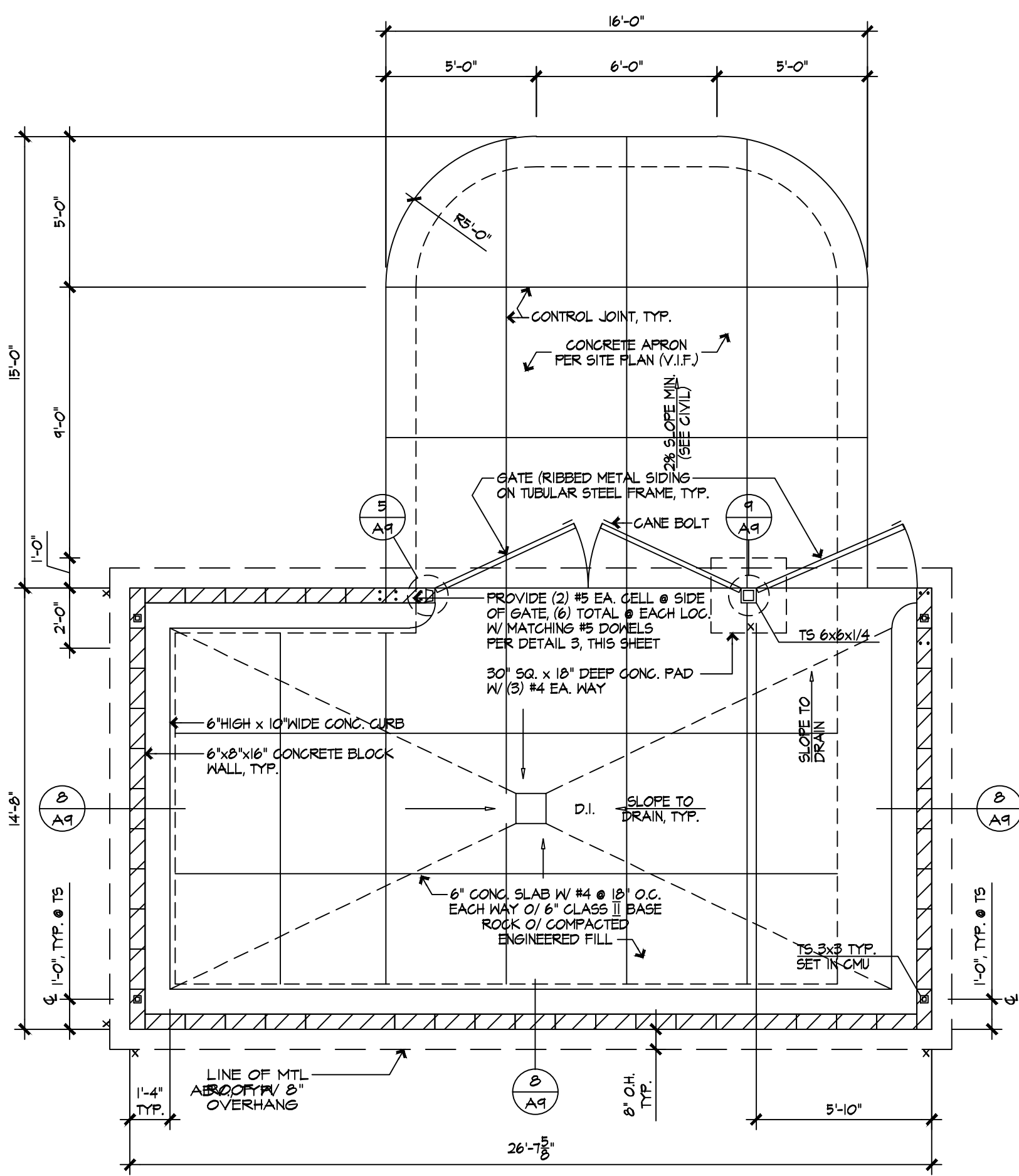
SITE PHOTOS  
+ KEY PLAN



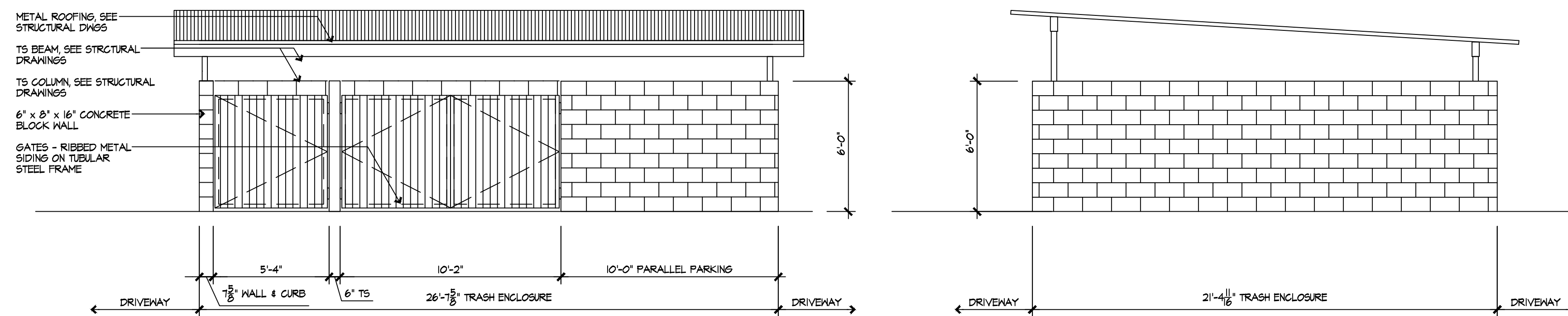
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DRAWN BY:	NI
DATE:	FEB 2020
JOB NO.:	170408
SCALE:	AS NOTED
OF	17 ARCH SHTS.

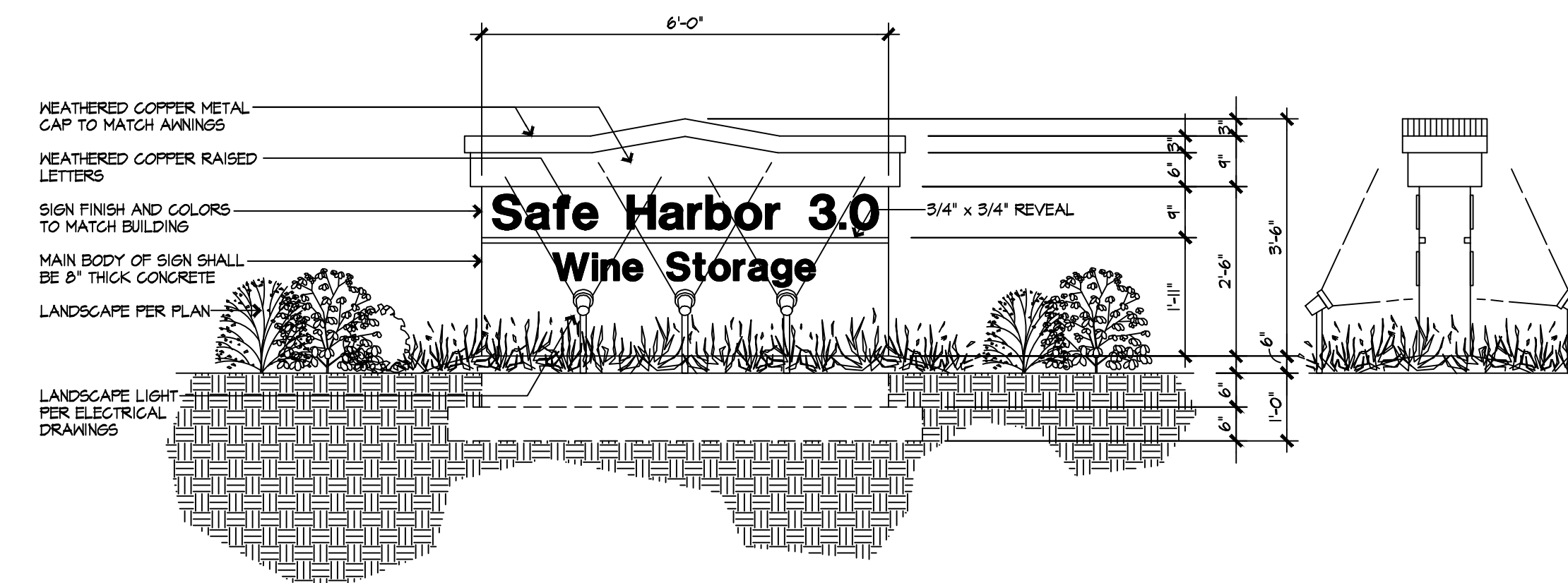
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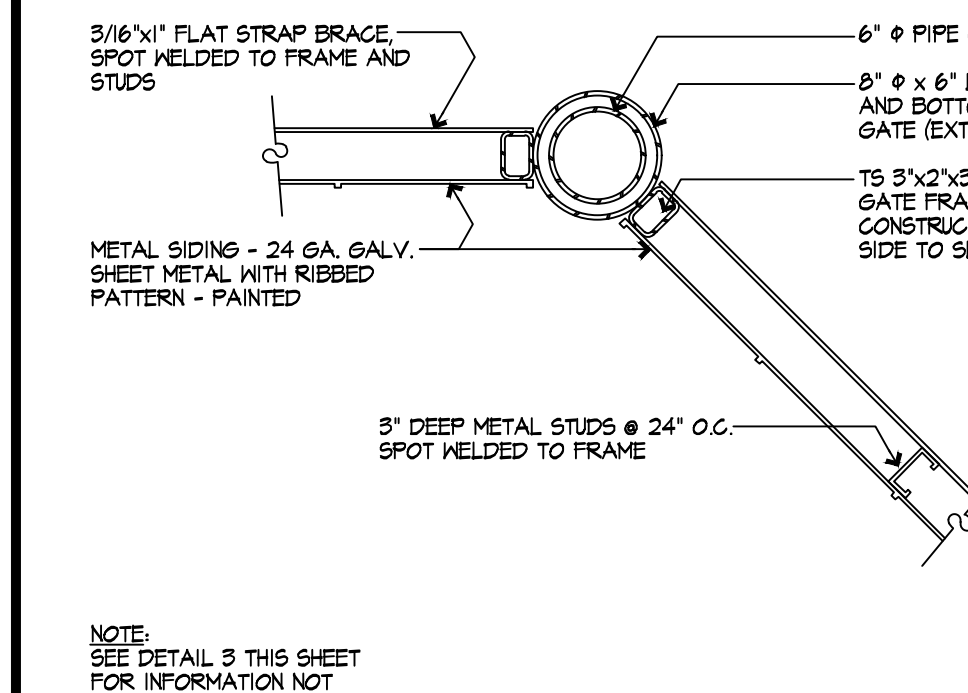
1 TRASH ENCLOSURE  
SCALE: 1/4" = 1'-0"



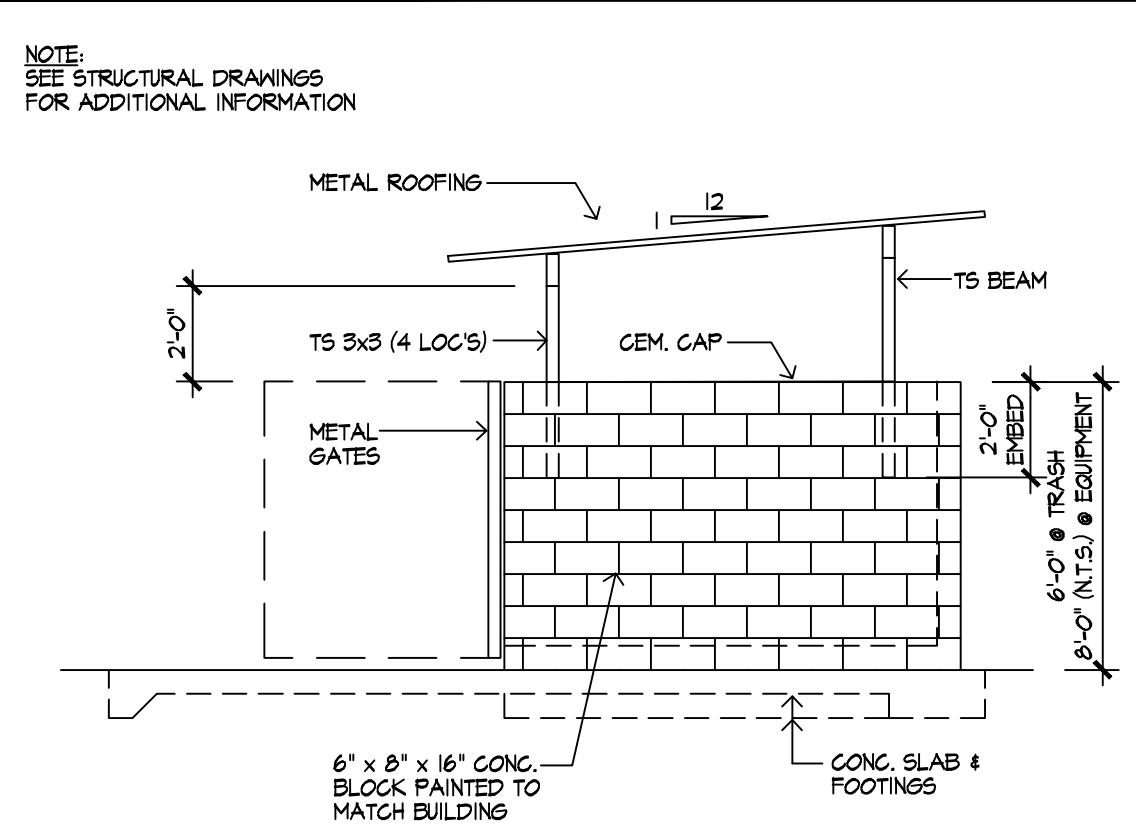
2 TRASH ENCLOSURE ELEVATIONS  
SCALE: 1/4" = 1'-0"



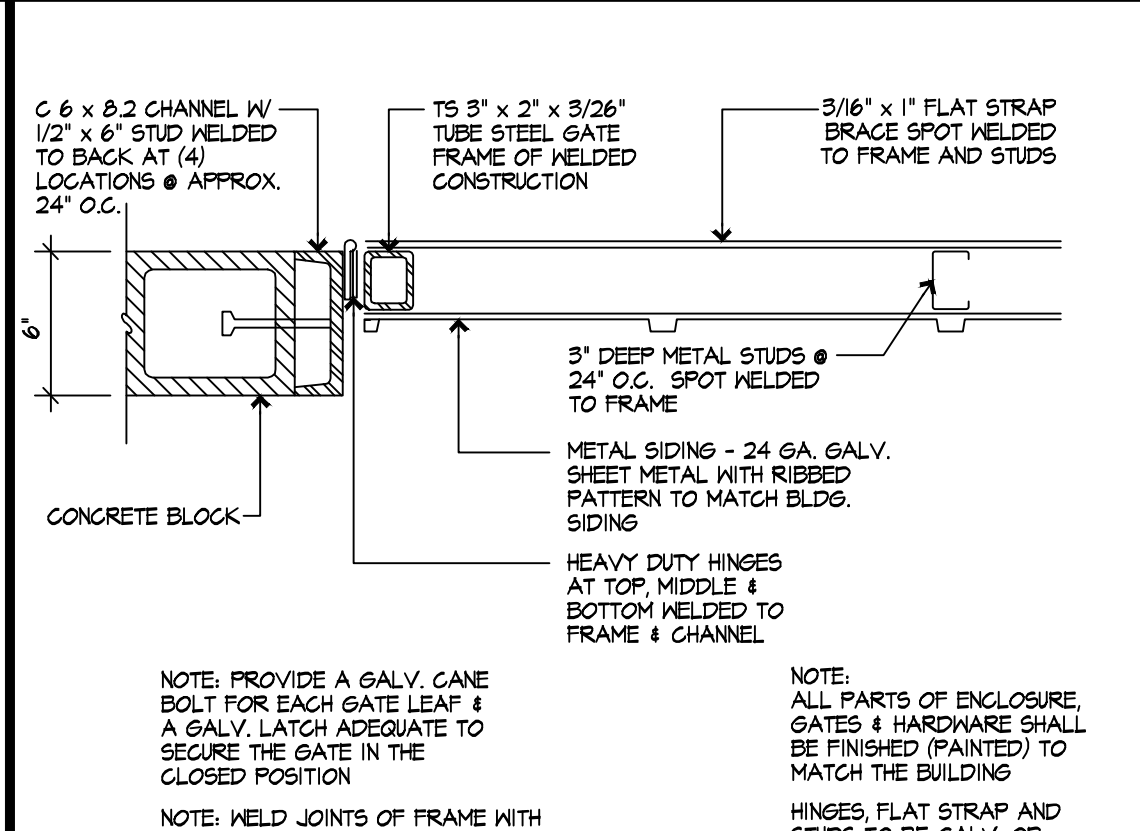
3 MONUMENT SIGN ELEVATIONS  
SCALE: 1/2" = 1'-0"



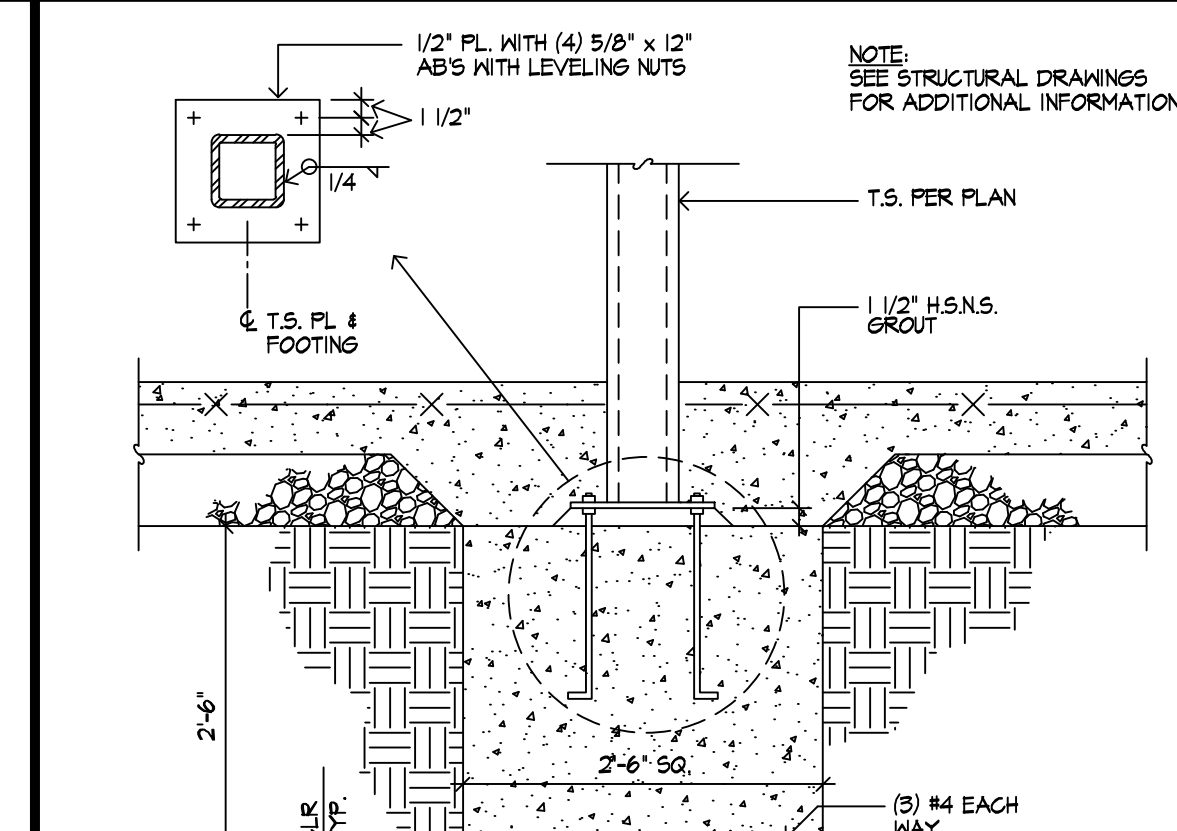
4 GATE CONNECTION TO PIPE COLUMN  
SCALE: NTS



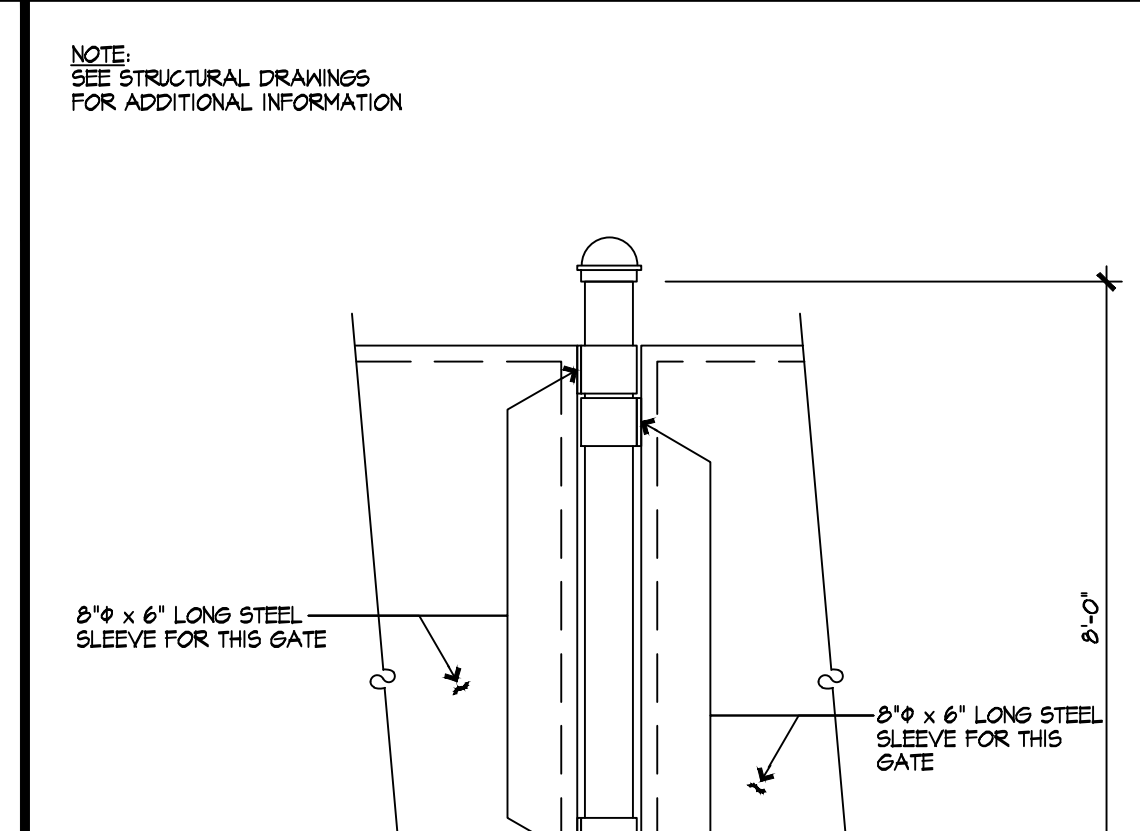
5 TRASH ENCLOSURE - SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



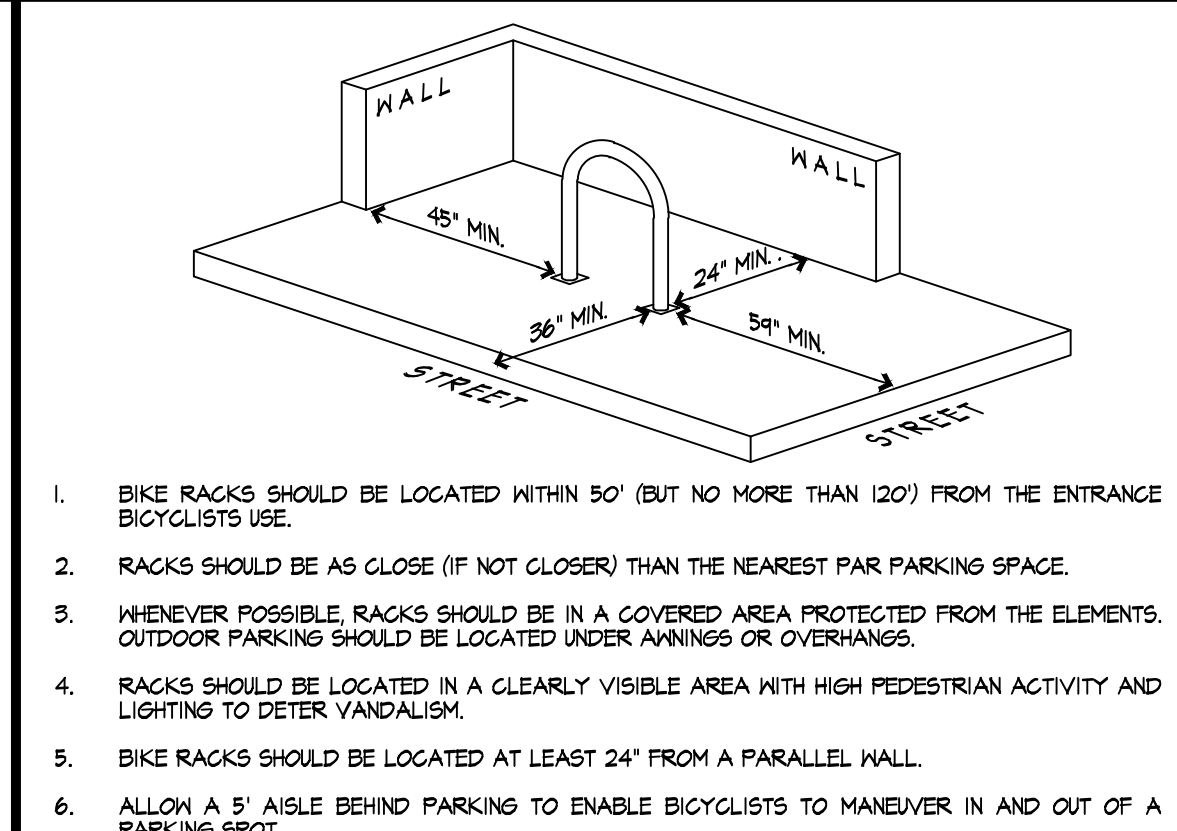
6 TRASH ENCLOSURE AT GATE & FRAME  
SCALE: 1 1/2" = 1'-0"



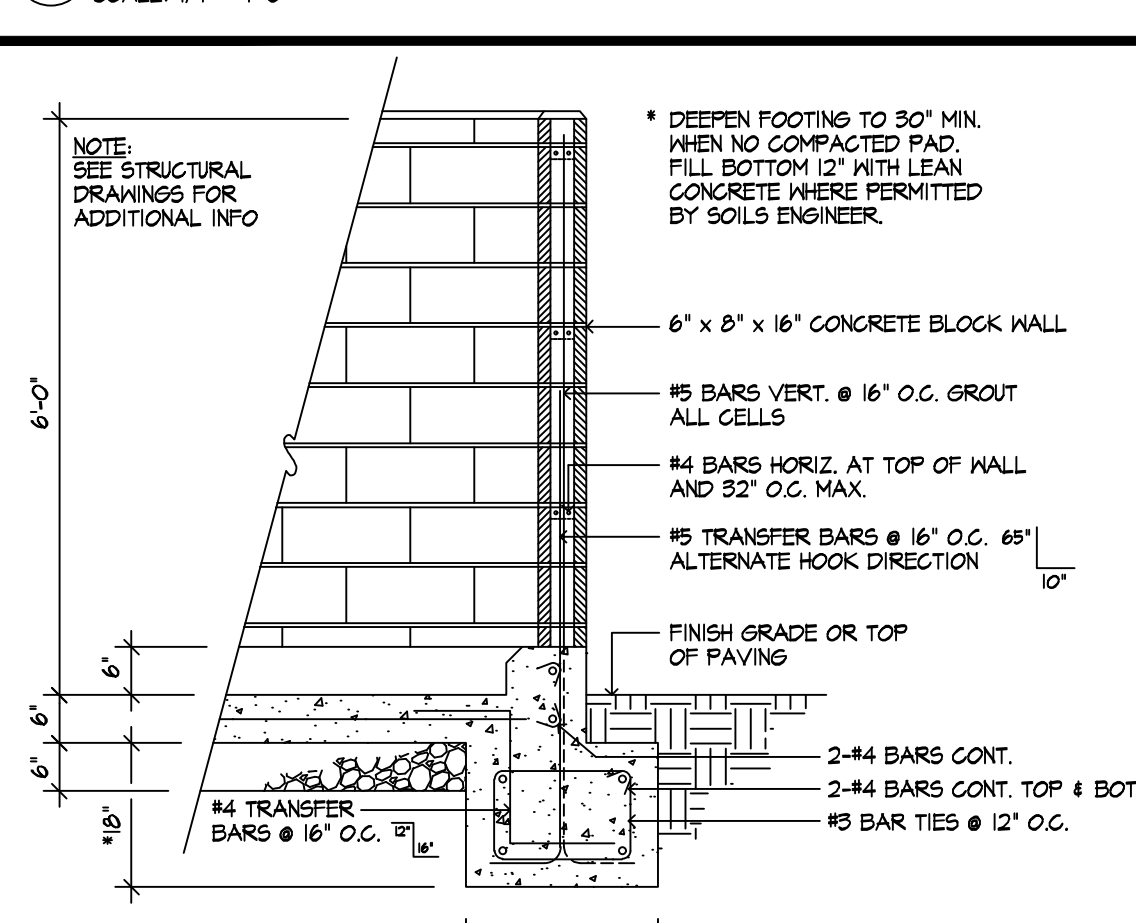
7 GATE POST & FOOTING  
SCALE: NTS



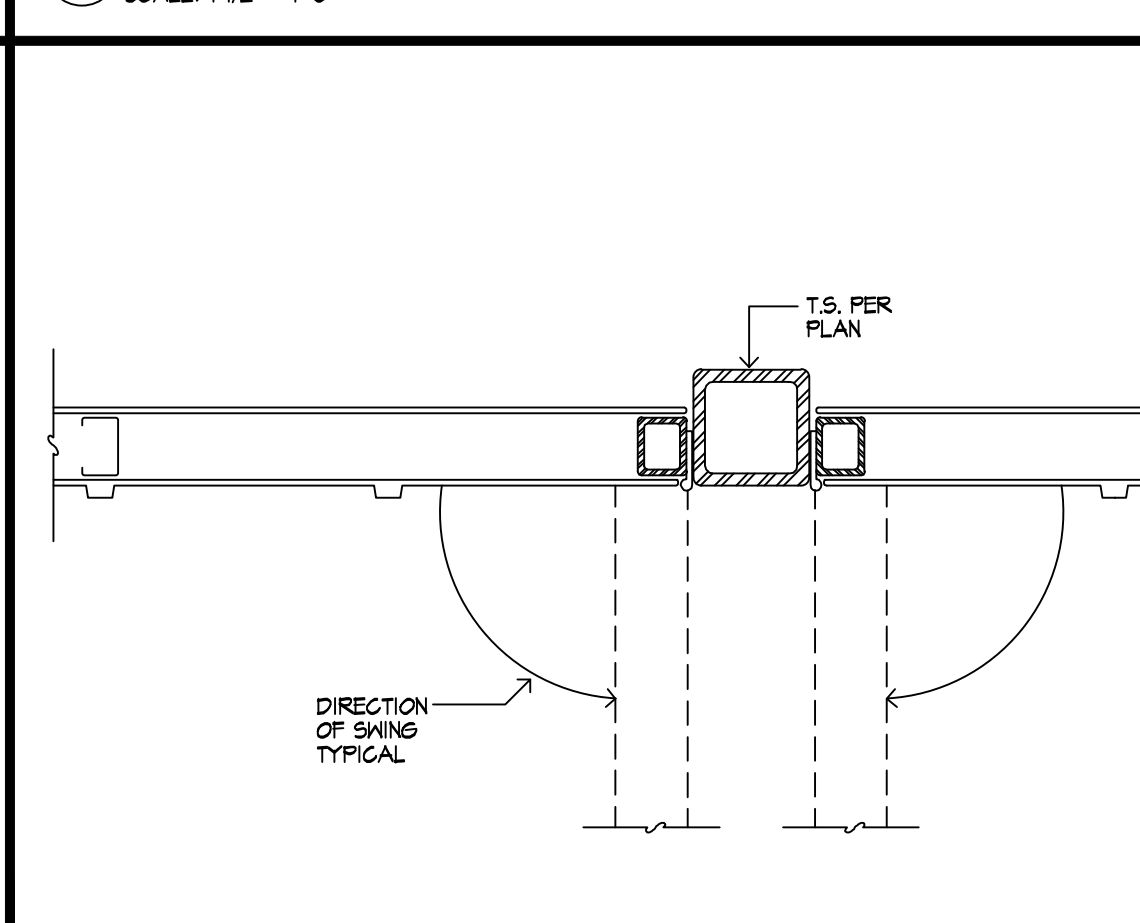
11 SECTION AT TYPICAL 6" DIA. PIPE COLUMN  
SCALE: NTS



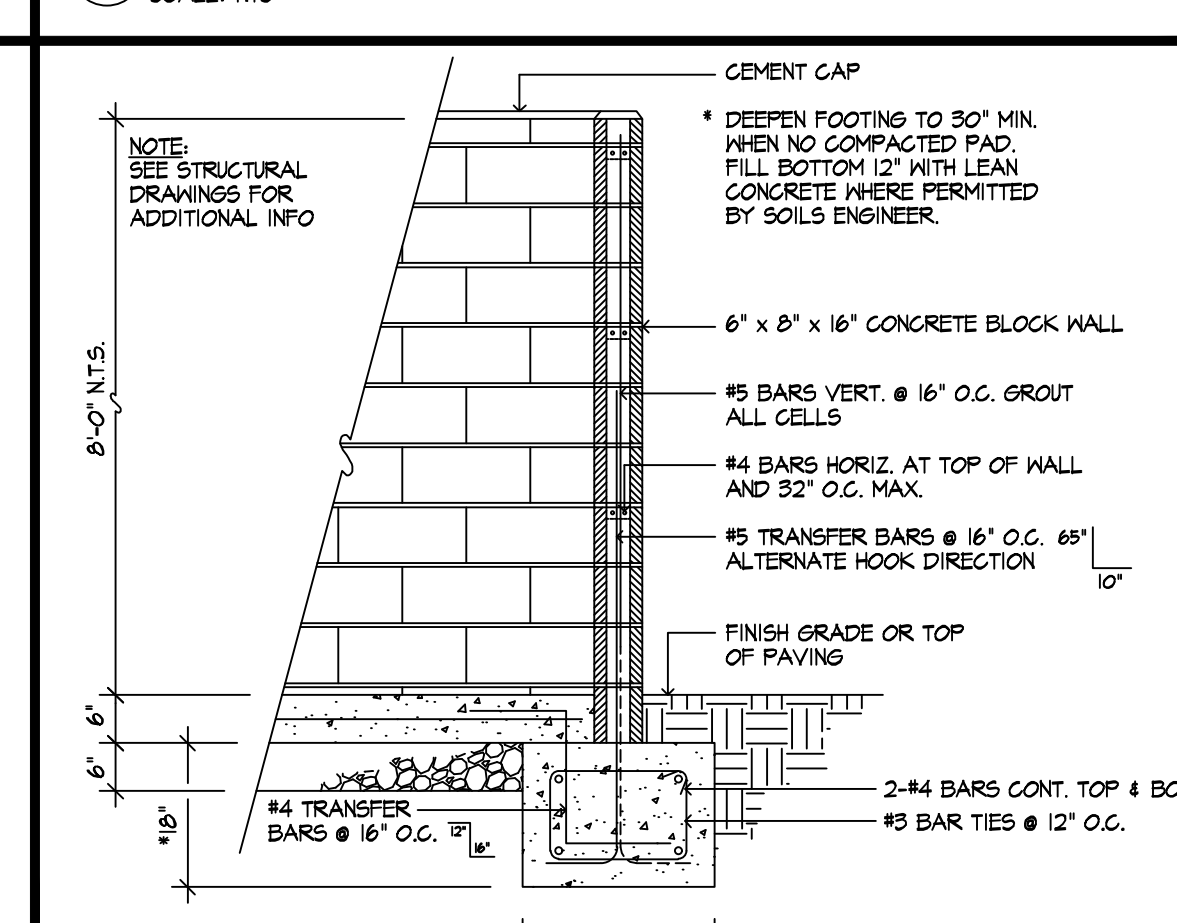
12 RECOMMENDED BIKE RACK SETBACKS  
SCALE: NTS



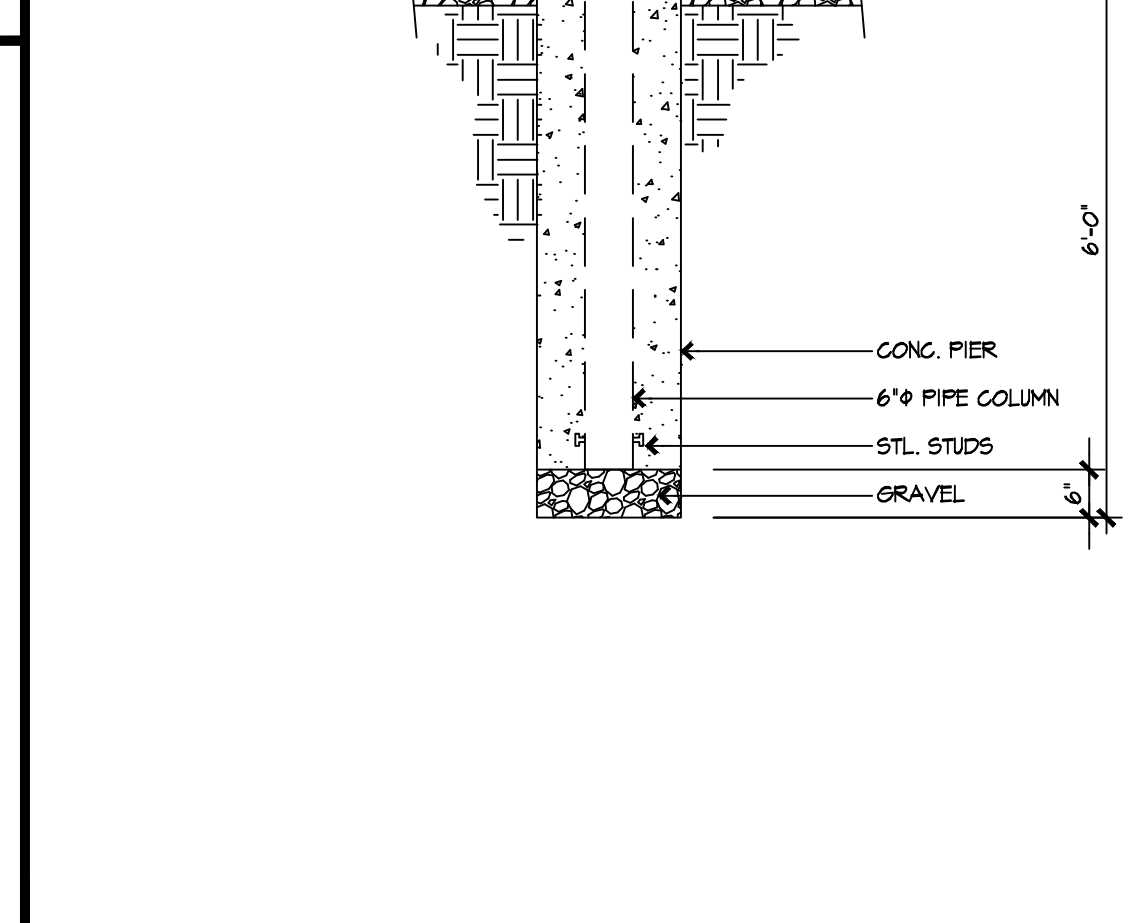
8 TRASH ENCLOSURE - WALL SECTION  
SCALE: 1/2" = 1'-0"



9 GATE POST  
SCALE: NTS



10 EQUIPMENT ENCLOSURE - WALL SECTION  
SCALE: 1/2" = 1'-0"



11 SECTION AT TYPICAL 6" DIA. PIPE COLUMN  
SCALE: NTS



13 BIKE RACK  
SCALE: 1/2" = 1'-0"

**SITE DETAILS**  
SCALE: AS NOTED

**Horseshoe™-HS2™**  
MATERIALS: 2 3/8" O.D. Schedule 40 steel pipe or 2" square steel tube.  
MOUNTING: Embedded (standard) or flanged surface mount (optional).  
FINISH OPTIONS: Same as Thunderbolt Racks, see pg. 37.  
CAPACITY: 2 bikes.  
SIZE: 36" L x 32.5" H

REVISIONS:	BY:

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665 NAPA VALLEJO HWY.  
NAPA COUNTY, CA  
APN: 057-110-012

SITE ELEVATIONS  
AND DETAILS

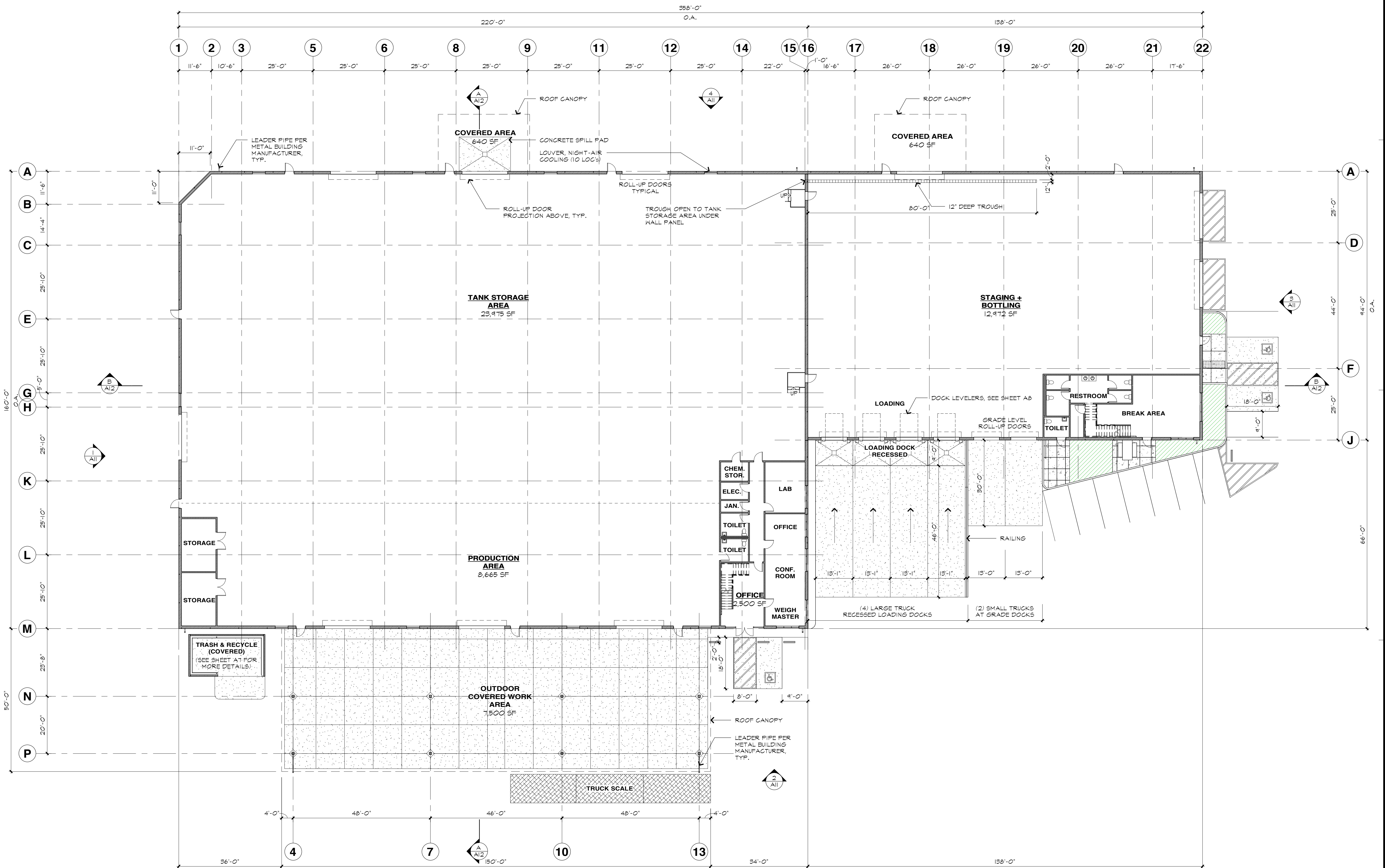
LICENSED ARCHITECT  
GREG LEDOUX  
NO. 01434  
STATE OF CALIFORNIA  
EXPIRES 12-31-21

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DATE: FEB 2020  
JOB NO. 17.0408  
SCALE: AS NOTED  
OF 17 ARCH SHTS.

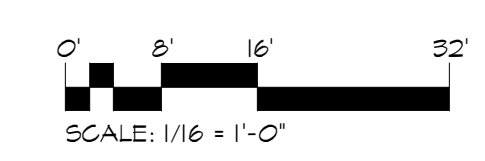
**A7**





**OVERALL PLAN - BUILDING 'A'**

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



REVISIONS:	BY:
REVISION AS SHOWN BY:	DATE NAME

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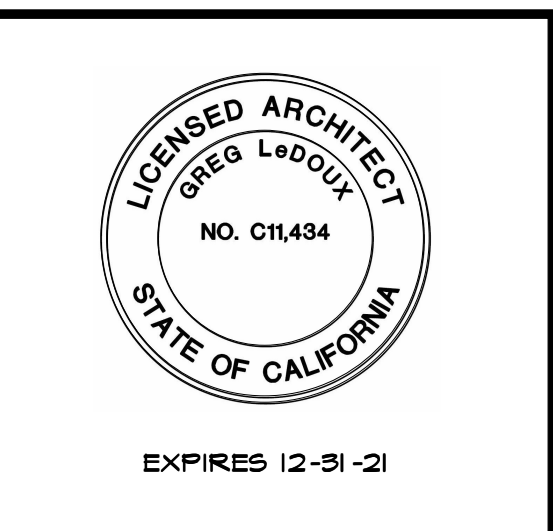
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665 NAPA VALLEJO HWY.  
NAPA COUNTY, CA

APN: 057-110-012

FLOOR PLAN  
BUILDING 'A'



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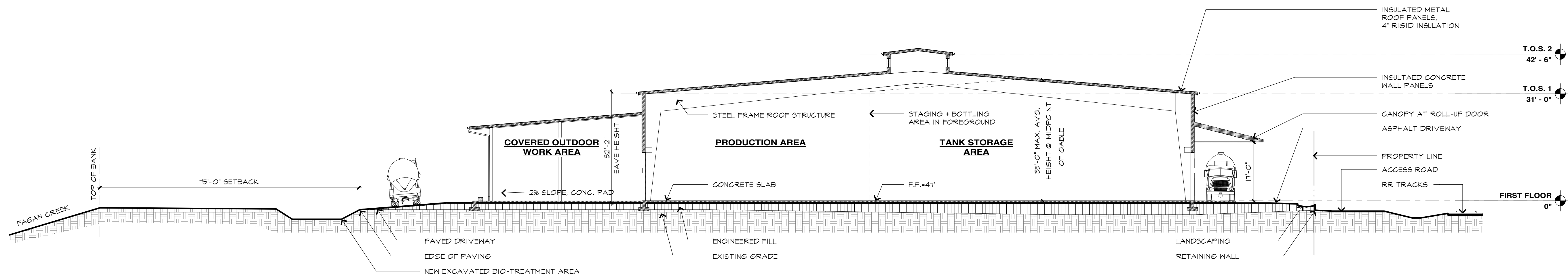
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DATE: FEB 2020	
JOB NO. 17_0408	
SCALE: AS NOTED	

OF 17 ARCH. SHTS.



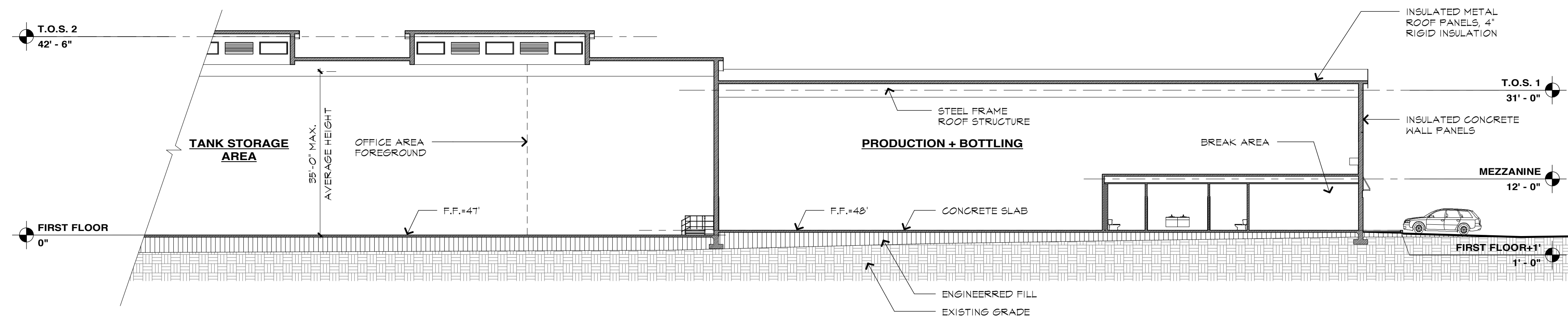






**BUILDING CROSS SECTION A-A**

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

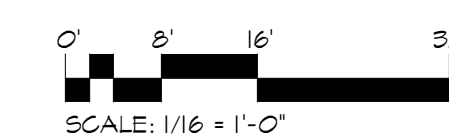


**BUILDING CROSS SECTION 'B-B'**

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

**CROSS SETCTIONS - BUILDING 'A'**

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



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**SAFE HARBOR 3.0**

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NAPA COUNTY, CA

APN: 057-110-012

CROSS SECTIONS  
BUILDING 'A'

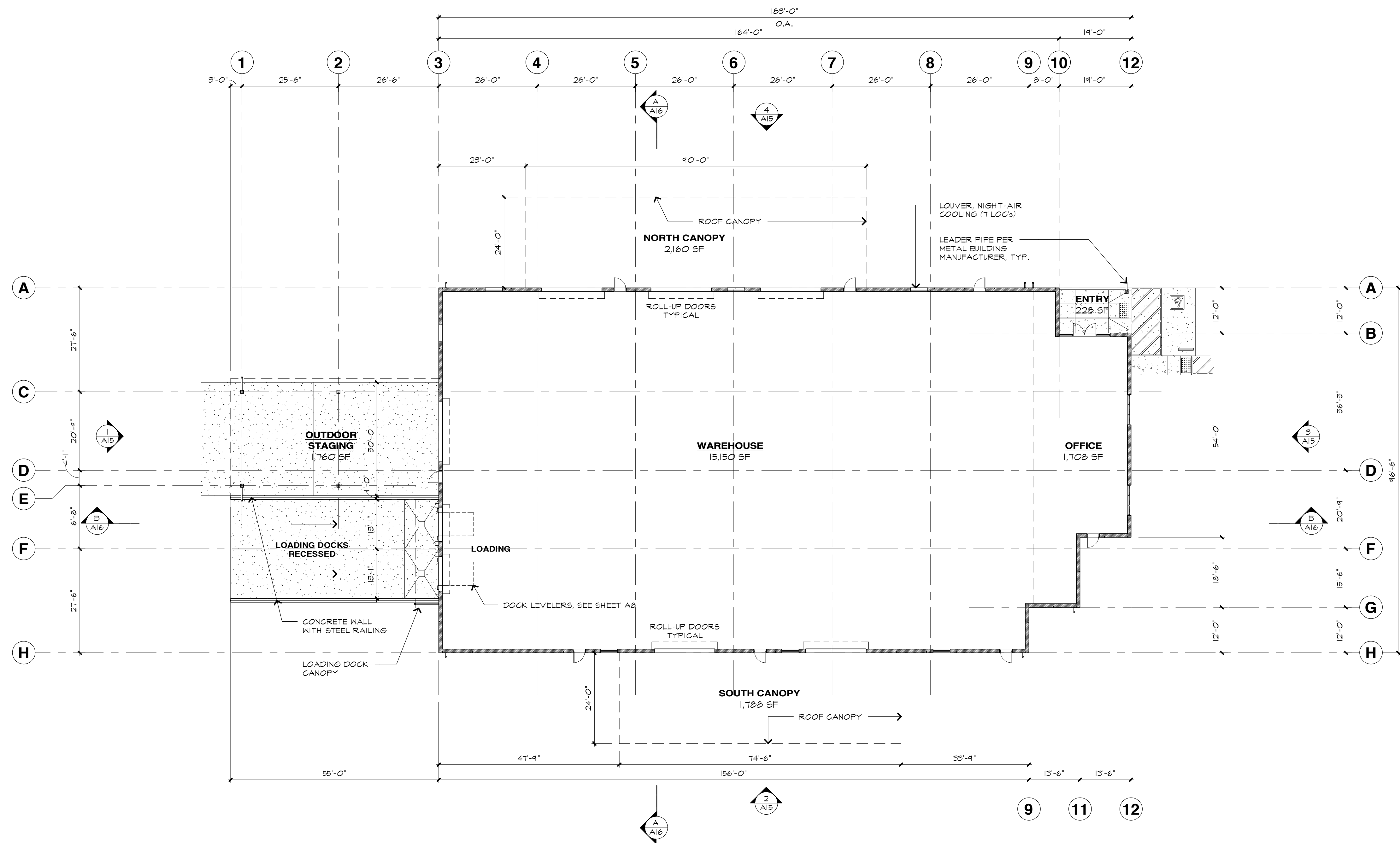


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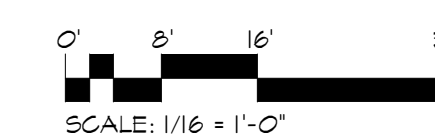
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DATE: FEB 2020	
JOB NO. 17_0408	
SCALE: AS NOTED	

OF 17 ARCH SHTS.



**OVERALL PLAN - BUILDING 'B'**

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



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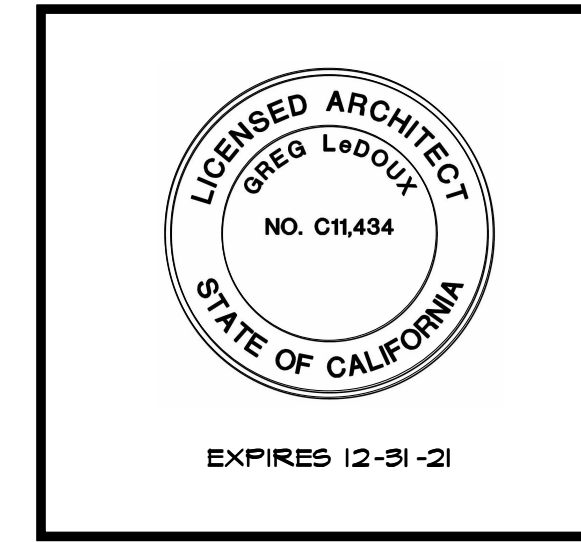
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NAPA COUNTY, CA

APN: 057-110-012

FLOOR PLAN  
BUILDING 'B'



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DATE: FEB 2020	
JOB NO. 17,0408	
SCALE: AS NOTED	

OF 17 ARCH SHTS.





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NAPA COUNTY, CA

APN: 057-110-012

CROSS SECTIONS  
BUILDING 'B'

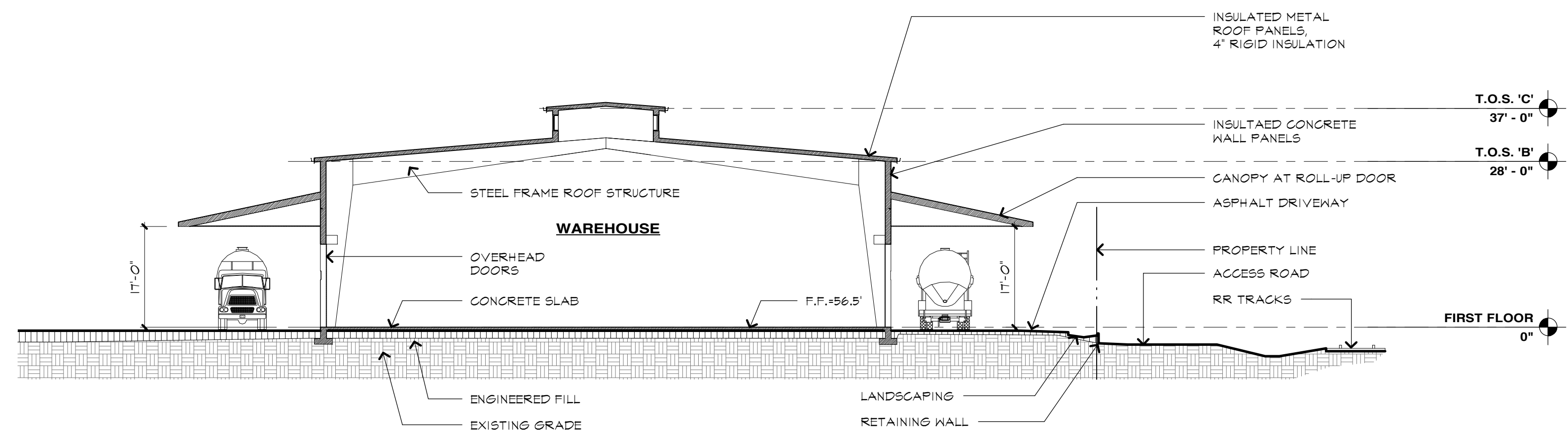


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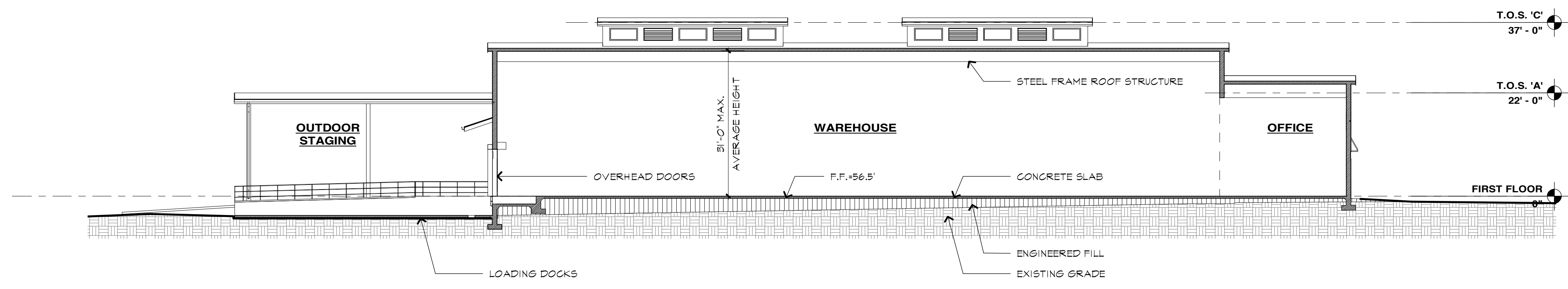
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DATE: FEB 2020	
JOB NO. 17_0408	
SCALE: AS NOTED	

OF 17 ARCH SHTS.



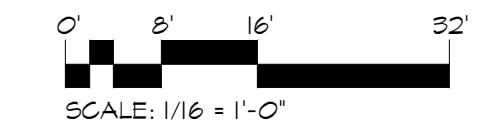
**BUILDING CROSS SECTION 'A-A'**  
SCALE: 1/16" = 1'-0"



**BUILDING CROSS SECTION 'B-B'**  
SCALE: 1/16" = 1'-0"

**CROSS SETCTIONS - BUILDING 'B'**

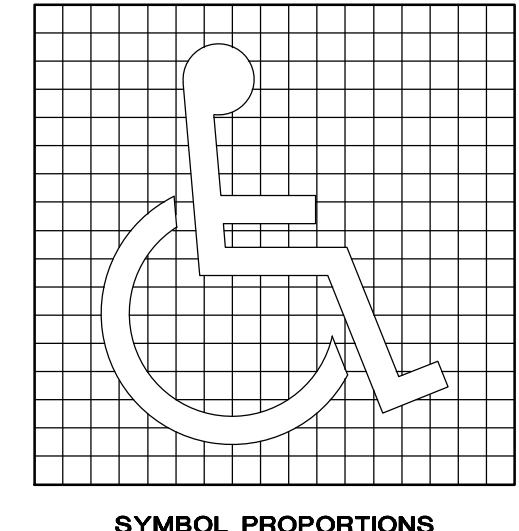
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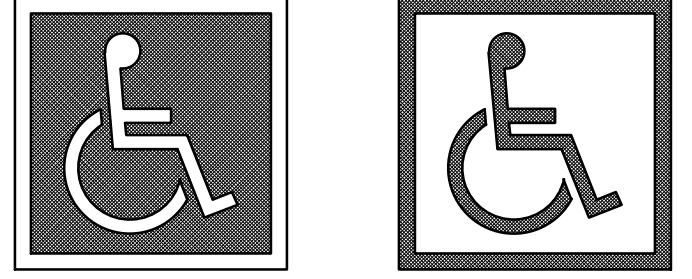
THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 15040 IN FEDERAL STANDARD 595B. (THE APPROPRIATE ENFORCEMENT AGENCY MAY APPROVE OTHER COLORS TO COMPLY WITH COLOR OR INK DESIGN. THE SYMBOL CONTRAST SHALL BE LIGHT ON DARK OR DARK ON LIGHT.)

CHARACTERS, SYMBOLS AND BACKGROUND OF SIGNS ARE EGGSHELL, MATTE OR OTHER NON-GLARE FINISH. LETTERS AND NUMBERS ON SIGNS HAVE A WIDTH-TO-HEIGHT RATIO BETWEEN 3/5 AND 1/1 AND A STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1/5 AND 1/10.

SYMBOL SHALL BE 36"x36" SQ. AT PARKING STALL PAVEMENT & 6"x6" SQ. AT DOOR DECALS.



SYMBOL PROPORTIONS



DISPLAY CONDITIONS

INTERNATIONAL SYMBOL OF ACCESSIBILITY REQUIRED LOCATIONS:

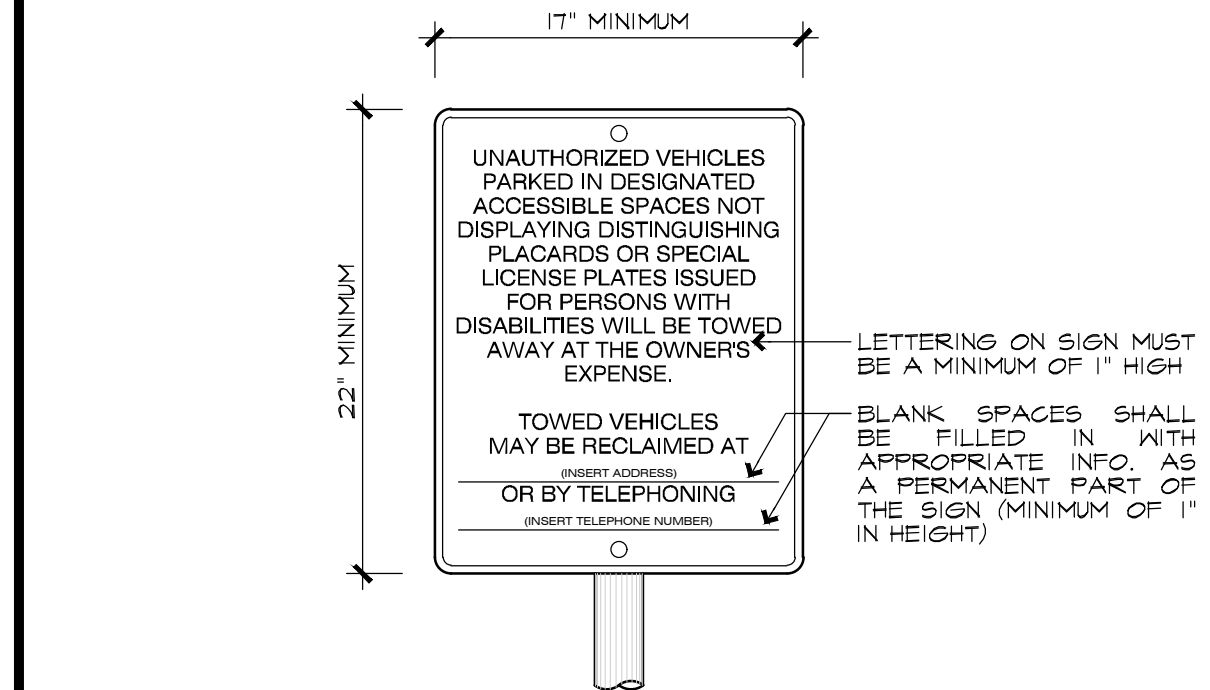
- PARKING SPACES DESIGNATED AS RESERVED FOR INDIVIDUALS WITH DISABILITIES.
- ACCESSIBLE PASSENGER LOADING ZONES.
- ACCESSIBLE ENTRANCES (INACCESSIBLE ENTRANCES SHALL HAVE DIRECTIONAL SIGNAGE TO INDICATE THE ROUTE TO THE NEAREST ACCESSIBLE ENTRANCE).
- ACCESSIBLE TOILET AND BATHING FACILITIES.

AT EVERY PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL, THERE SHALL BE A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIGNS SHALL INDICATE THE DIRECTION TO ACCESSIBLE BUILDING ENTRANCES AND FACILITIES AND SHALL COMPLY WITH THE REQUIREMENTS FOR DIRECTIONAL AND INFORMATIONAL SIGNAGE.

ALL BUILDING AND FACILITY ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES SHALL BE IDENTIFIED WITH A MINIMUM OF ONE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND WITH ADDITIONAL DIRECTIONAL SIGNS, UTILIZING THE SYMBOL, AT JUNCTIONS WHERE THE ACCESSIBLE ROUTE OF TRAVEL DIVERGES FROM THE REGULAR CIRCULATION PATH, TO BE VISIBLE TO PERSONS ALONG APPROACHING CIRCULATION PATHS. ENTRANCES WHICH ARE NOT ACCESSIBLE SHALL HAVE DIRECTIONAL SIGNAGE WHICH INDICATES THE LOCATION OF AND ROUTE TO THE NEAREST ACCESSIBLE ENTRANCE.

BUILDING THAT PROVIDE SPECIFIC SANITARY FACILITIES AND/OR ELEVATORS FOR PUBLIC USE THAT CONFORM TO THESE BUILDING STANDARDS SHALL HAVE THIS INFORMATION POSTED IN THE BUILDING DIRECTORY AS PART OF THE BUILDING DIRECTORY. THIS INFORMATION SHALL CONTAIN THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. (INACCESSIBLE SANITARY FACILITIES SHALL HAVE DIRECTIONAL SIGNAGE TO INDICATE THE LOCATION OF THE NEAREST ACCESSIBLE SANITARY FACILITY.)

**1 INTERNATIONAL SYMBOL OF ACCESSIBILITY**  
SCALE: NTS



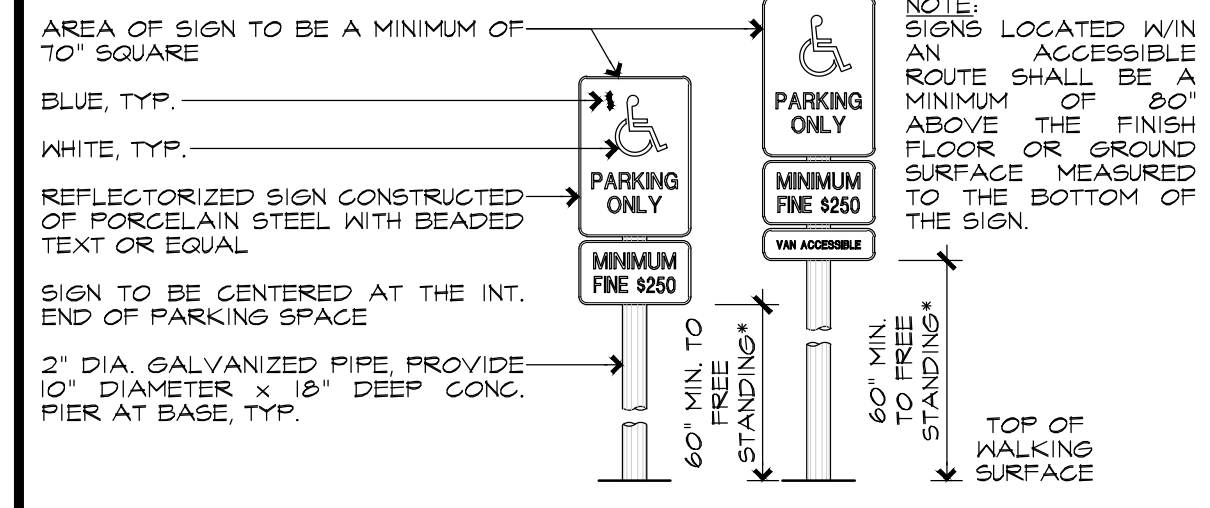
A WARNING SIGN REGARDING THE PENALTY FOR UNAUTHORIZED USE OF DESIGNATED DISABLED PARKING SPACES SHALL BE POSTED CONSPICUOUSLY AT EACH ENTRANCE TO THE OFF-STREET PARKING FACILITIES OR POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH ACCESSIBLE PARKING STALL OR SPACE.

EACH WARNING SIGN STATES, "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING FLAGRADS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES (PHONE NUMBER) (ADDRESS) MAY BE RECLAIMED AT (ADDRESS) OR BY TELEPHONING (PHONE NUMBER)."

THE PHONE NUMBER OR ADDRESS WHERE TOWED VEHICLES CAN BE RECLAIMED IS POSTED IN THE APPROPRIATE LOCATION ON THE SIGN AND IS A PERMANENT PART OF THE SIGN.

THE SIZE OF THE SIGN SHALL BE NOT LESS THAN 11"x22" (MINIMUM 24"x24" SIZE RECOMMENDED) WITH LETTERING THAT IS A MINIMUM OF 1" IN HEIGHT.

**2 UNAUTHORIZED VEHICLE WARNING SIGNS**  
SCALE: NTS



EACH PARKING SPACE RESERVED FOR PERSONS WITH DISABILITIES SHALL BE IDENTIFIED BY REFLECTORIZED SIGNAGE POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE, CONSISTING OF A PROFILE VIEW OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE ON A DARK BLUE BACKGROUND. SUCH SIGNS MAY ALSO BE CENTERED ON THE WALL AT THE INTERIOR END OF THE PARKING SPACE.

**3 PARKING STALL SIGNAGE**  
SCALE: NTS

TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES*
1 TO 25	1
26 TO 50	2
51 TO 75	3
76 TO 100	4
101 TO 150	5
151 TO 200	6
201 TO 300	7
301 TO 400	8
401 TO 500	9
501 TO 1,000	10
1,001 AND OVER	2% OF TOTAL, BUT NOT LESS THAN ONE

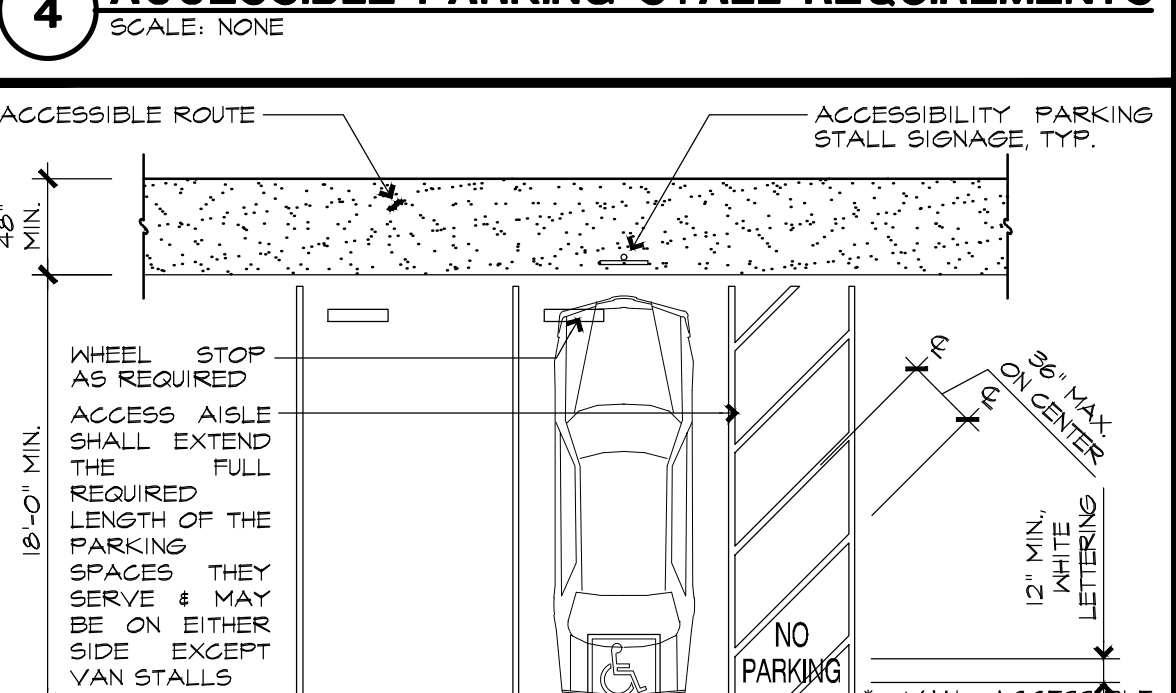
\* ONE IN EVERY SIX (1/6) REQUIRED ACCESSIBLE STALLS, BUT NOT LESS THAN ONE, SHALL BE "VAN ACCESSIBLE" AND SERVED BY AN ACCESSIBLE 96" WIDE MINIMUM, ACCESSIBLE STALL MUST PERMIT USE OF EITHER CAR DOORS ON EITHER SIDE.

A WHEEL STOP IS REQUIRED WHEN THERE IS NO CURB OR BARRIER PROVIDED WHICH WILL PREVENT ENCRoACHMENT OF CARS OVER WALKWAYS.

ACCESSIBLE PARKING SPACES SHALL BE LOCATED SUCH THAT THEY DO NOT COMPEL USERS TO TRAVEL BEHIND PARKED CARS OTHER THAN THEIR OWN.

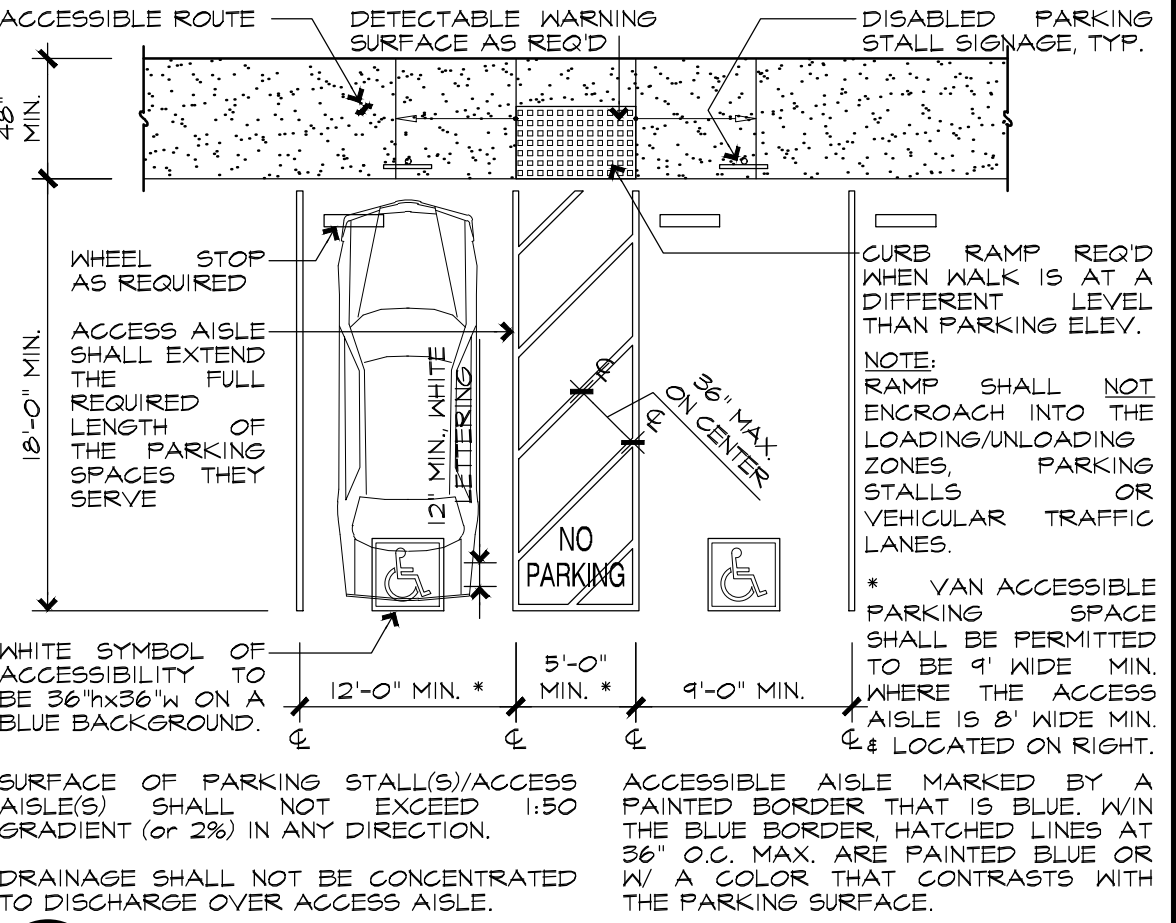
ALL PAINTED BLUE STRIPING SHALL BE EQUAL TO COLOR NO. 15040 IN FEDERAL STANDARD 595B.

**4 ACCESSIBLE PARKING STALL REQUIREMENTS**  
SCALE: NONE

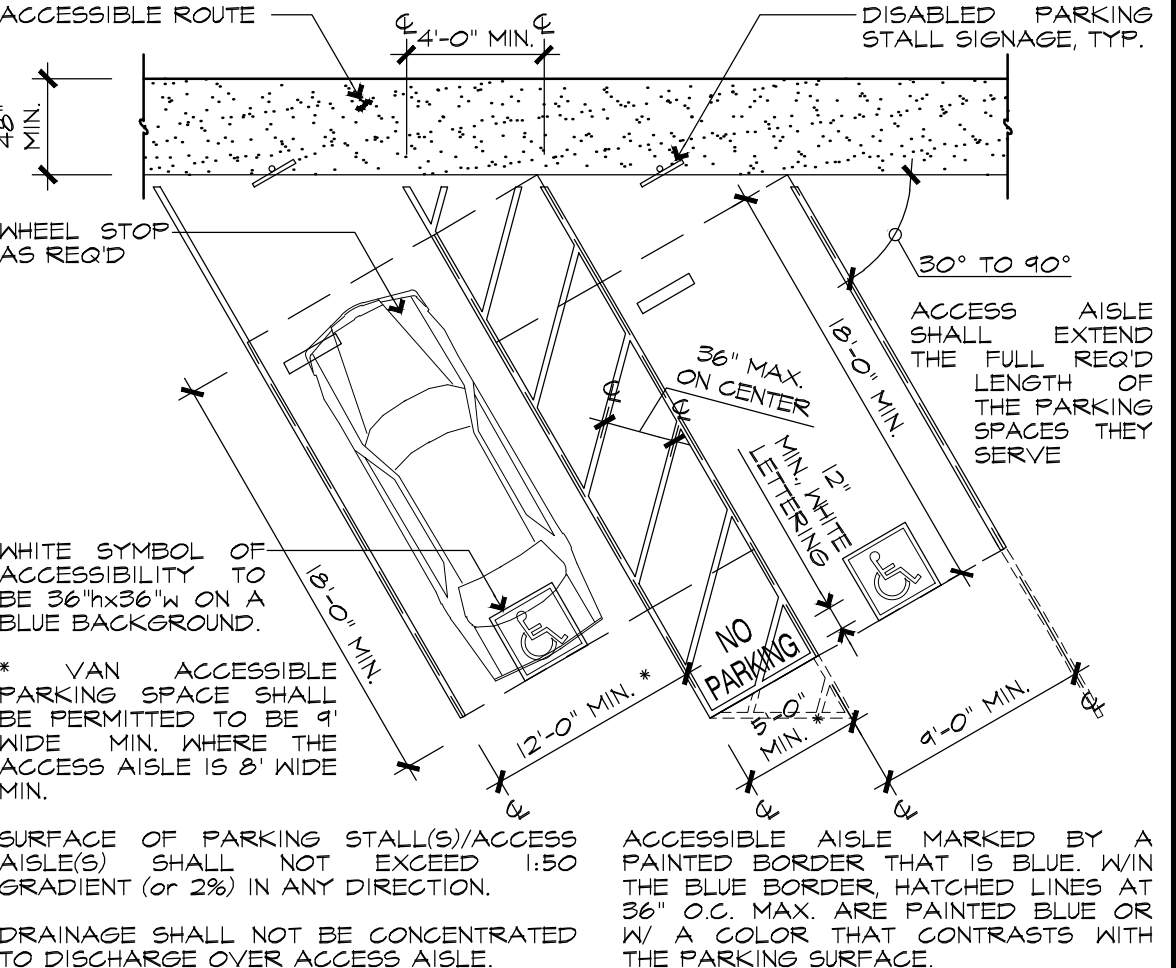


WHITE SYMBOL OF ACCESSIBILITY TO BE 36"x36" W ON A BLUE BACKGROUND. ACCESSIBLE AISLE MARKED BY A PAINTED BORDER THAT IS BLUE, WITH BLUE BORDER, HATCHED LINES AT 36" O.C. MAX. ARE PAINTED BLUE OR IN A COLOR THAT CONTRASTS WITH THE PARKING SURFACE.

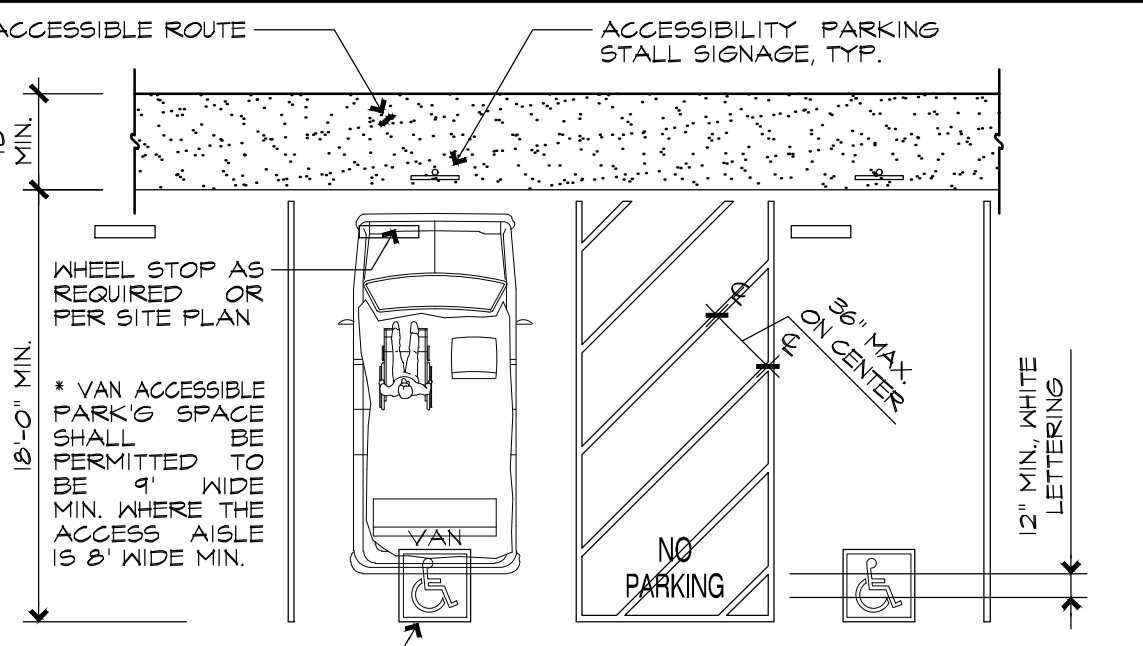
**5 SINGLE PARKING STALL DESIGN**  
SCALE: NTS



**6 DOUBLE PARKING STALL DESIGN**  
SCALE: NTS



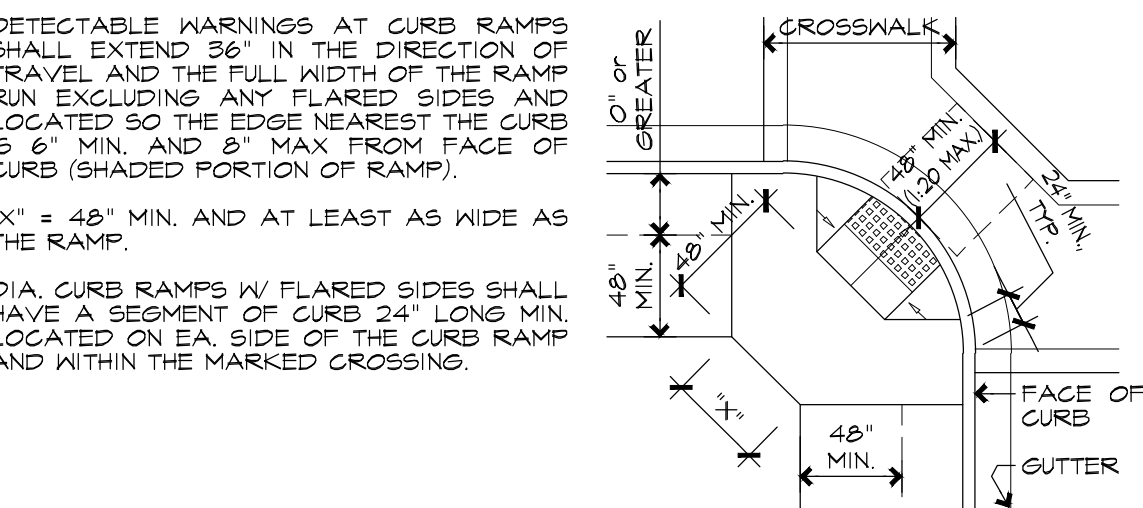
**7 DBL. PARKING STALL DESIGN - DIAGONAL**  
SCALE: NTS



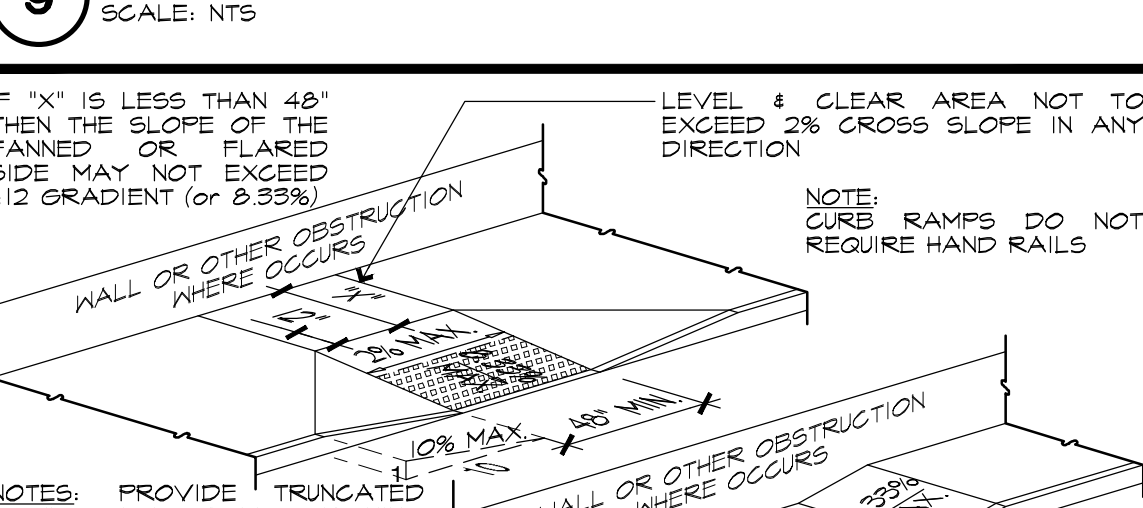
**8 VAN ACCESSIBLE PARKING STALL DESIGN**  
SCALE: NTS

DETECTABLE WARNINGS AT CURB RAMP SHALL EXTEND 36" IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE RAMP RUN EXCLUDING ANY FLARED SIDES AND LOCATED SO THE EDGE NEAREST THE CURB IS 6" MIN. AND 6" MAX FROM FACE OF CURB (SHADED PORTION OF RAMP).

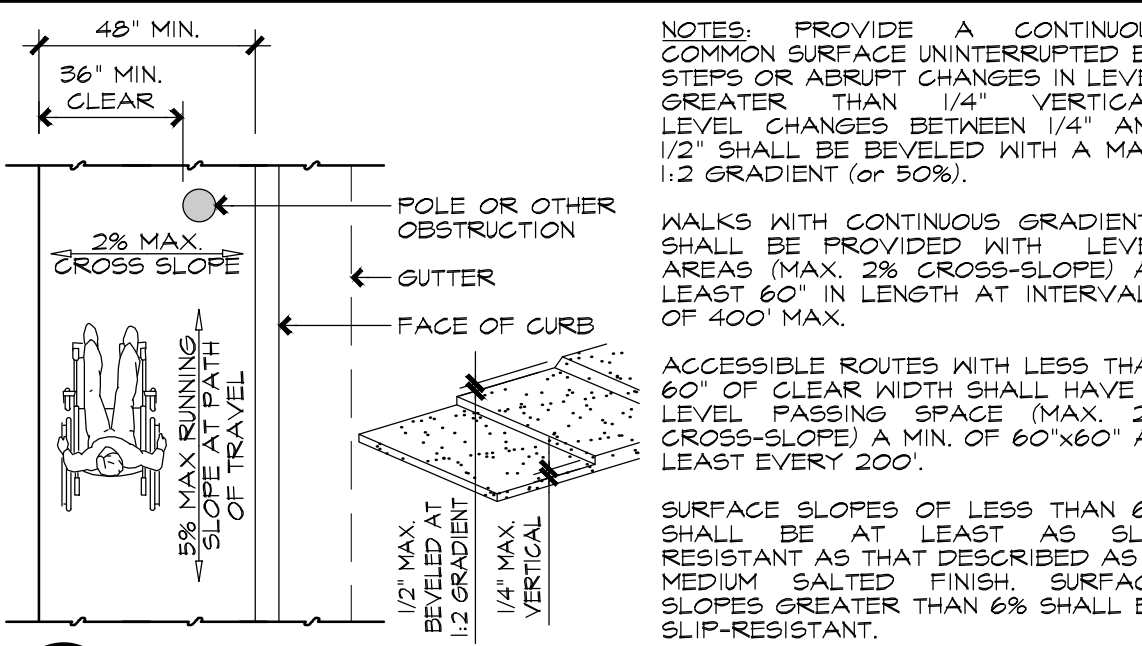
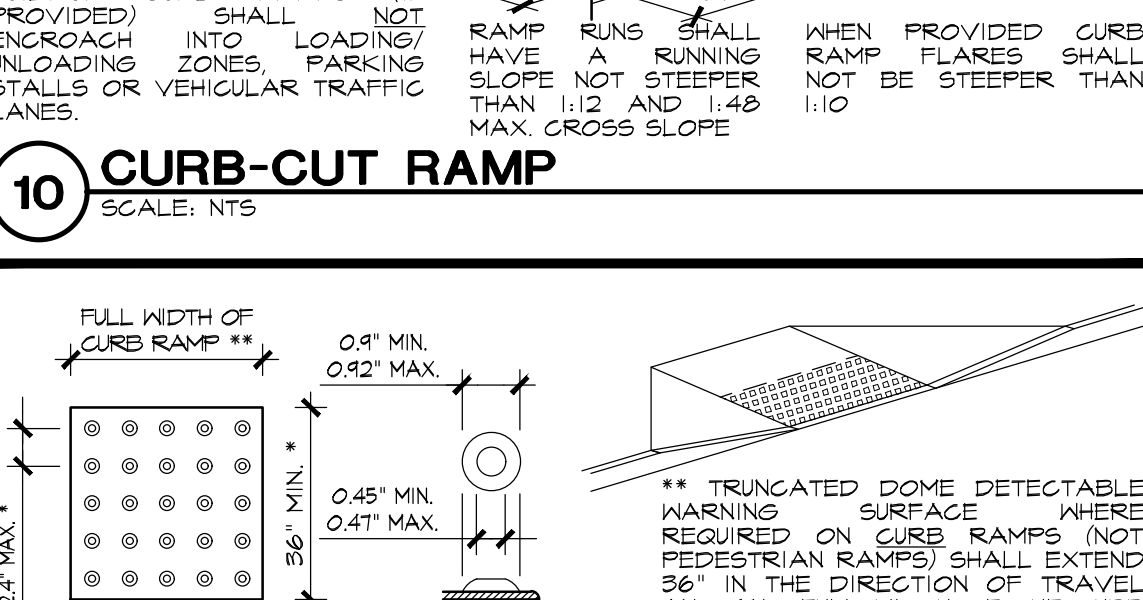
**9 DIAGONAL OR CORNER CURB-CUT RAMP**  
SCALE: NTS



**10 CURB-CUT RAMP**  
SCALE: NTS



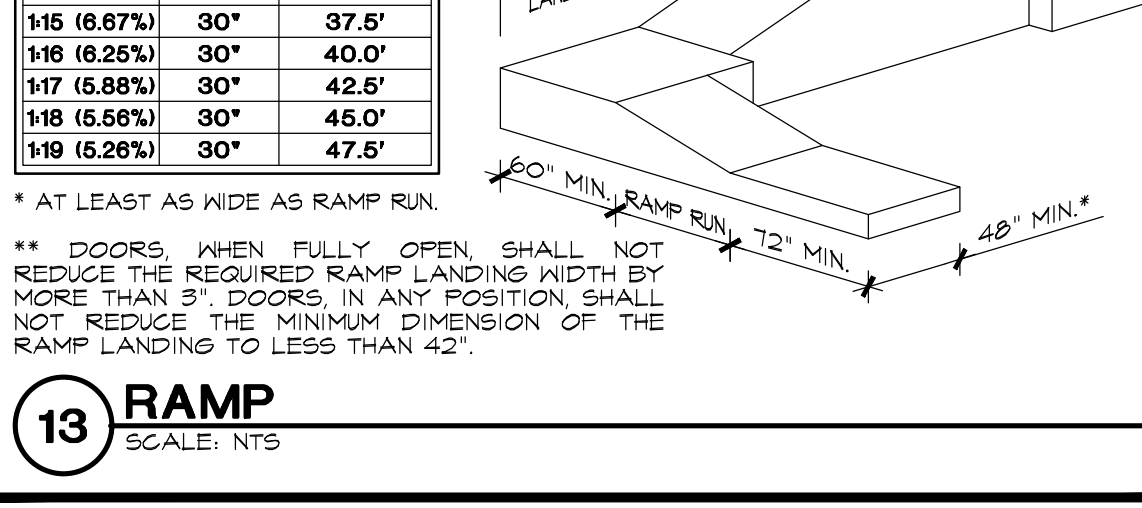
**11 DETECTABLE WARNING SURFACES**  
SCALE: NTS



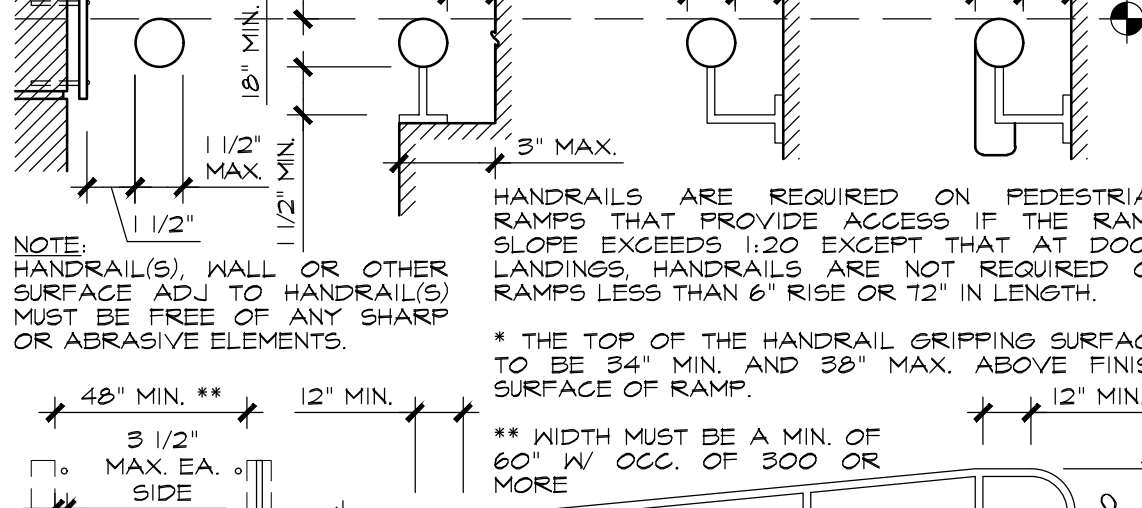
**12 WALKS AND SIDEWALKS**  
SCALE: NTS

RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12.

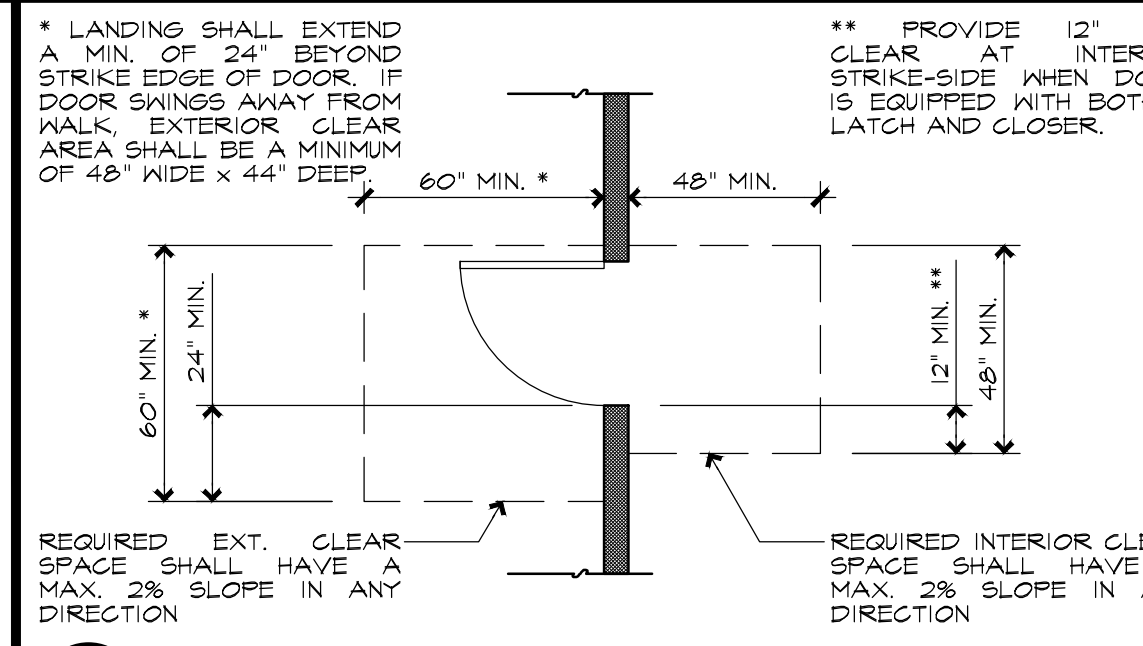
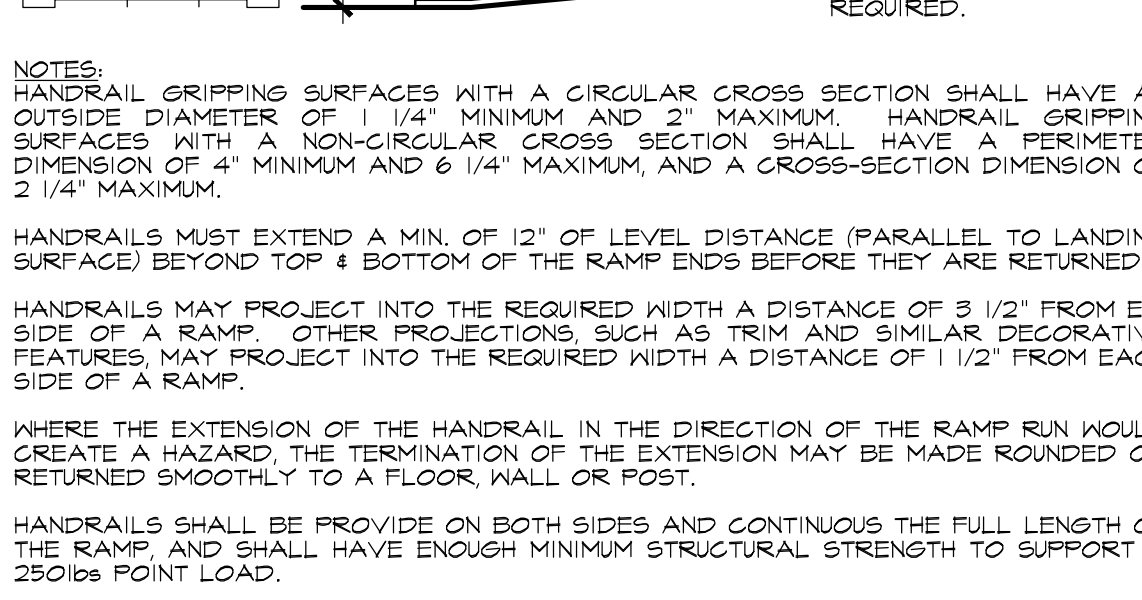
**13 RAMP**  
SCALE: NTS



**14 HANDRAILS AT RAMPS**  
SCALE: NTS



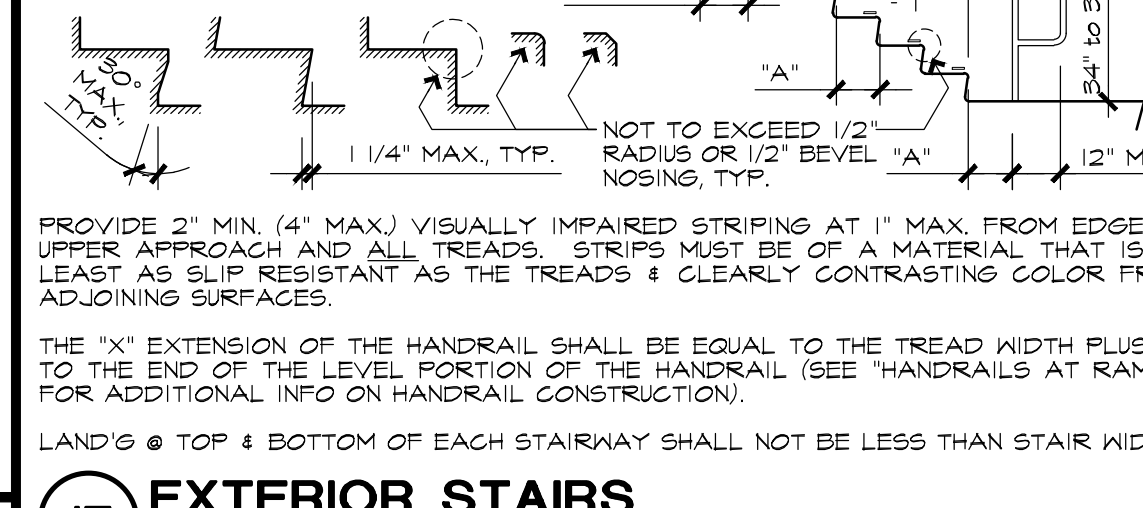
**15 DOOR ENCROACHMENT ONTO RAMPS**  
SCALE: NTS



**16 TYPICAL DOOR LANDING CLEARANCES**  
SCALE: NTS

PROVIDE 2" MIN. (4" MAX.) VISUALLY IMPAIRED STRIPING AT 1" MAX. FROM EDGE OF UPPER APPROACH AND ALL TREADS. STRIPS MUST BE OF A MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE TREADS & CLEARLY CONTRASTING COLOR FROM ADJOINING SURFACES.

**17 EXTERIOR STAIRS**  
SCALE: NTS



**18 GENERAL SITE ACCESSIBILITY NOTES**  
SCALE: NONE

IT IS INTENDED THAT THESE PLANS COMPLY WITH THE I.B.G. AND THE STATE OF CALIFORNIA BUILDING CODE (TITLE 24 PART 2 CALIFORNIA BLDG. CODE) CURRENT EDITIONS AS ENFORCED BY THE GOVERNING AGENCY. IN THE EVENT OF DISCREPANCIES IN CODE REQUIREMENTS THE MOST RESTRICTIVE REQUIREMENT SHALL APPLY.

THIS BUILDING SHALL ALSO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA), PLEASE NOTE THAT THE REQUIREMENTS FOR GRADING AND THE MORE RESTRICTIVE REQUIREMENT SHALL BE OBSERVED, THOSE SHOWN HERE. IN ALL CASES, THE MORE RESTRICTIVE REQUIREMENT SHALL BE OBSERVED.

THE DIAGRAMS ON THIS SHEET ARE ILLUSTRATIVE OF THE APPLICABLE BUILDING STANDARDS AND DO NOT DELINEATE THE ONLY MEANS OF COMPLYING WITH THE STANDARDS.

WRITTEN DIMENSIONS OR TEXT SHALL BE OBSERVED IN ALL CASES OVER SCALED DIMS. ON DRAWINGS.

DISABLED ACCESSIBILITY OF THIS BUILDING MAY NOT BE LIMITED TO THE STANDARDS INDICATED ON THIS SHEET. SEE OTHER DRAWINGS WITHIN THIS SET FOR ADDITIONAL INFO.

QUESTIONS REGARDING THE APPLICATION OF THESE STANDARDS SHOULD BE DIRECTED EITHER TO THE ARCHITECT, GREG LEDOUX & ASSOC., INC. OR THE OFFICE OF THE STATE ARCHITECT (416) 445-6285.

IF THIS IS A PRIVATELY FUNDED ADDITION TO AN EXISTING BUILDING, IT IS REQUIRED, (a) A PRIMARY ENTRANCE TO THE BUILDING OR FACILITY AND THE PRIMARY PATH OF TRAVEL TO THE ALTERED AREA SHALL BE ACCESSIBLE TO AND USABLE BY DISABLED PERSONS, (b) THAT SANITARY FACILITIES, DRINKING FOUNTAINS, AND PUBLIC TELEPHONES SERVING THE ALTERED AREA SHALL BE ACCESSIBLE TO AND USABLE BY DISABLED PERSONS.

IF ANY OF THE ITEMS LISTED IN (a) AND/OR (b) ABOVE ARE NOT IN COMPLIANCE WITH THE DETAILS & DIMENSIONS SHOWN ON THIS SHEET, THEY SHALL BE MODIFIED SO THEY ARE IN COMPLIANCE WITH THE BUILDING AND ACCESSIBILITY STANDARDS. IN THE EVENT ANY CONDITIONS ARE FOUND TO BE IN VIOLATION OF THESE STANDARDS.

ALL STONE OR CERAMIC TILE FLOORS SHALL HAVE A COEFFICIENT OF FRICTION OF 0.6 FOR LEVEL FLOORS AND 0.8 FOR RAMPS.

**19 GENERAL NOTES**  
SCALE: NONE

**SITE ACCESSIBILITY NOTES & DETAILS**  
SCALE: AS NOTED

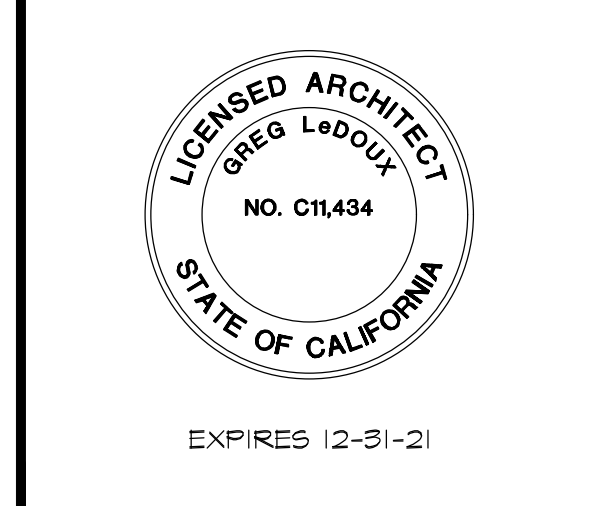
REVISIONS:	BY:

PRINTED 02/13/20  
RESUBMITTED FOR  
USE PERMIT APPROVALS

A NEW WINERY & STORAGE FACILITY FOR:  
**SAFE HARBOR 3.0**  
665 NAPA VALLEJO HWY.  
NAPA COUNTY, CA  
APN: 057-110-012

**SAFE HARBOR 3.0**  
665 NAPA VALLEJO HWY.  
NAPA COUNTY, CA  
APN: 057-110-012

SITE ACCESSIBILITY NOTES & DETAILS

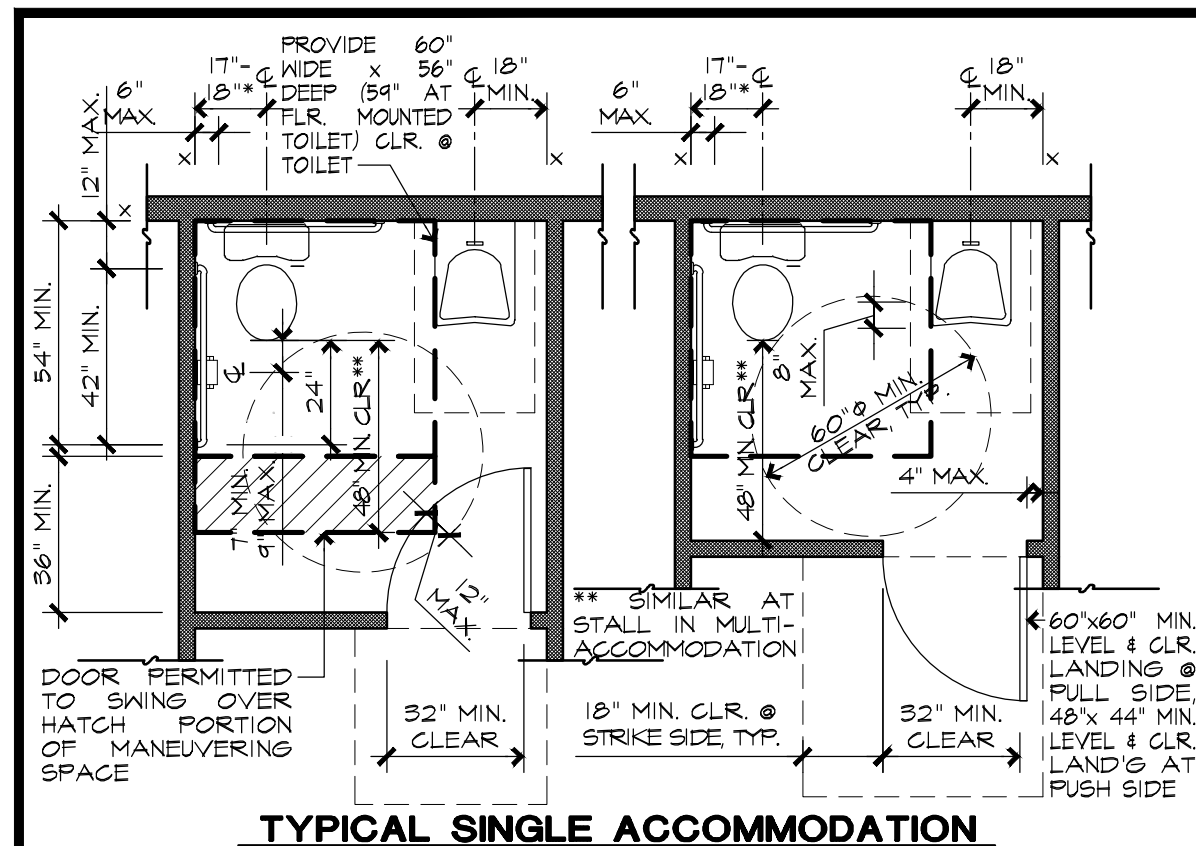


**GREG LEDOUX and ASSOCIATES, INC.**

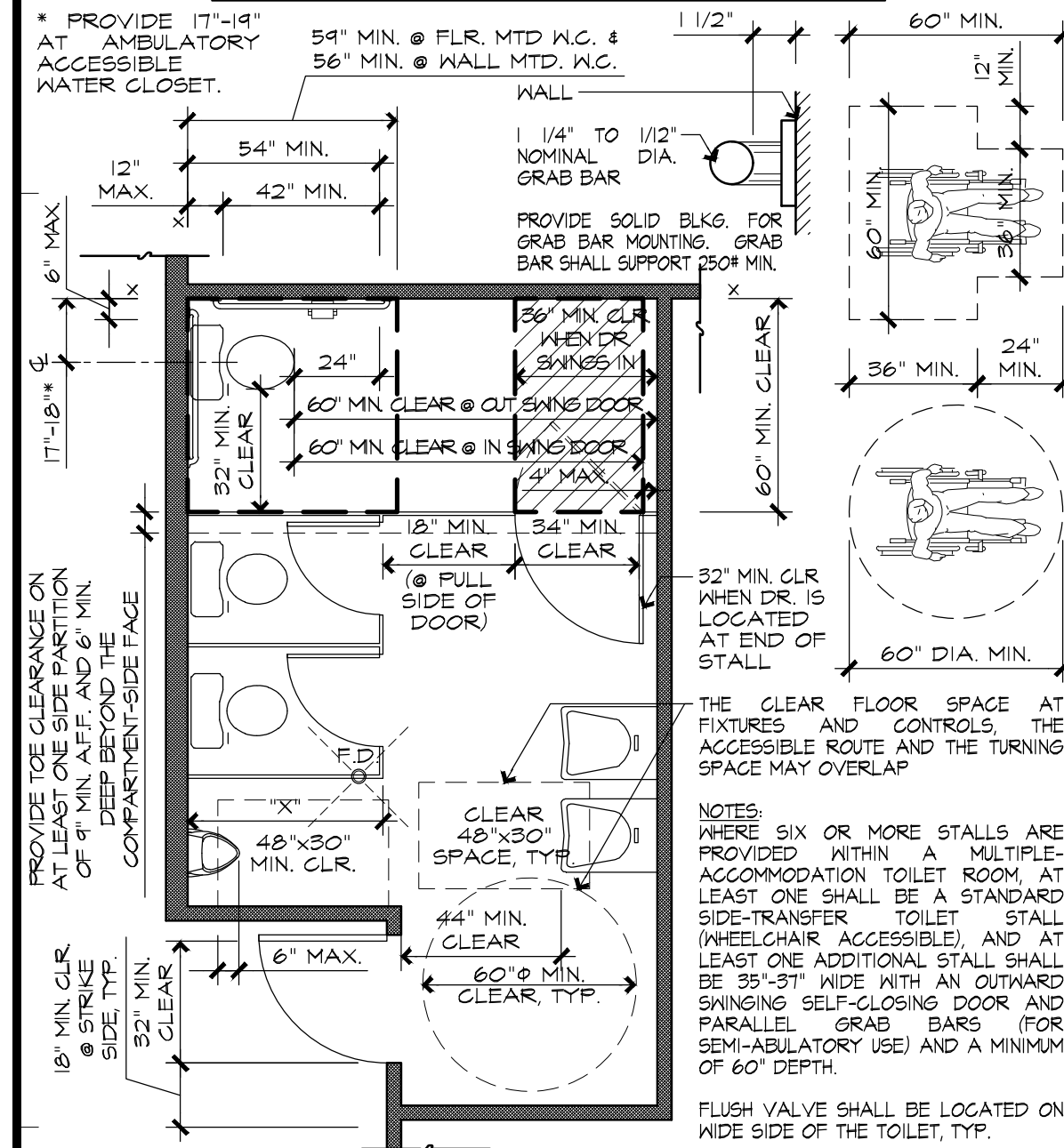
48 W. SIERRA AVE.  
COTATI, CA  
(707) 795-8855

DRAWN BY: N/A  
DATE: FEB 2020  
JOB NO. 17.0408  
SCALE: NONE  
OF 2 DA SHEETS

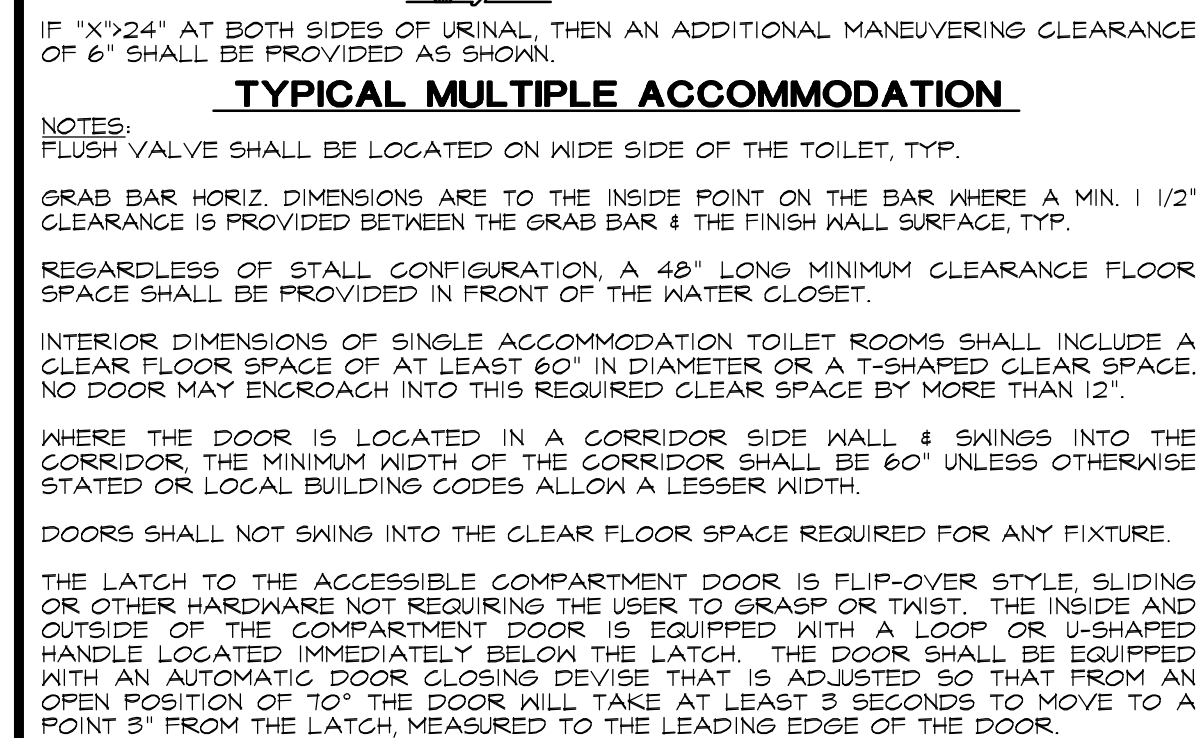
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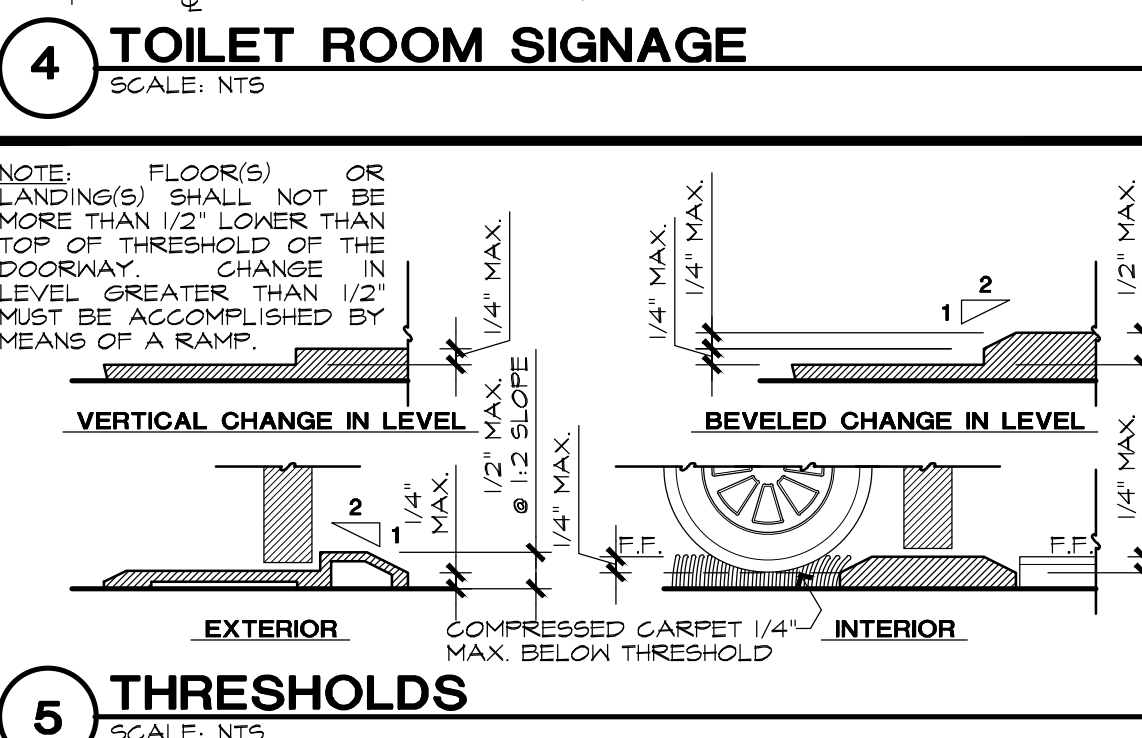
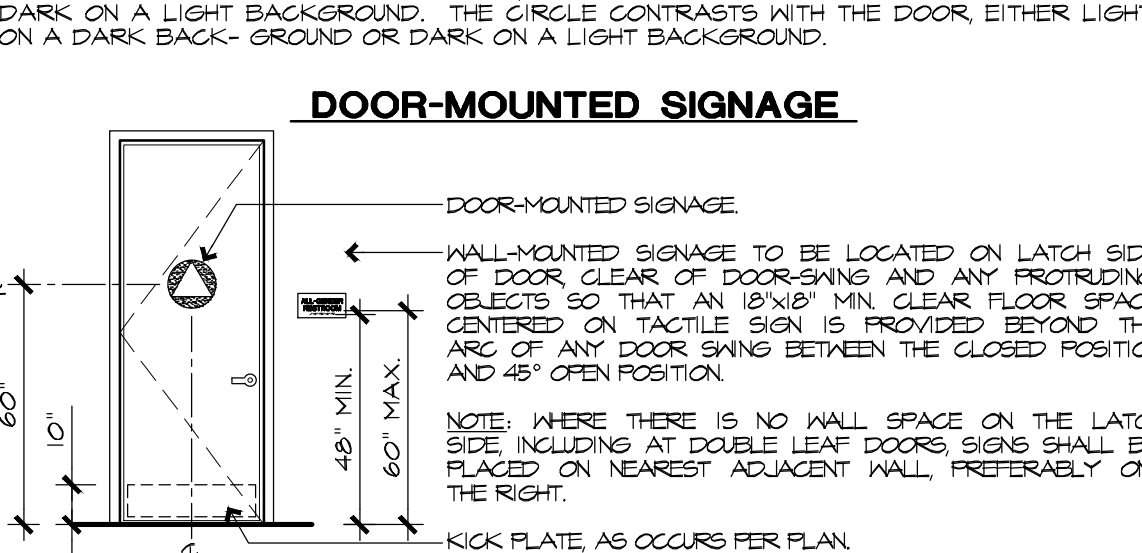
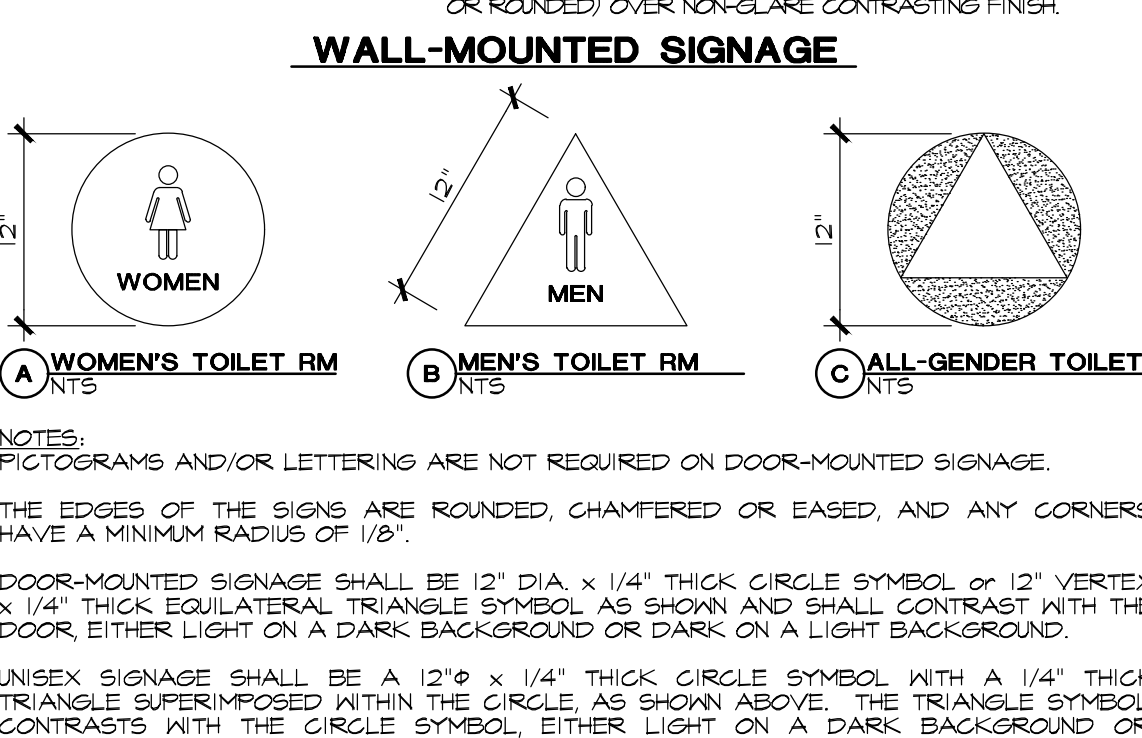
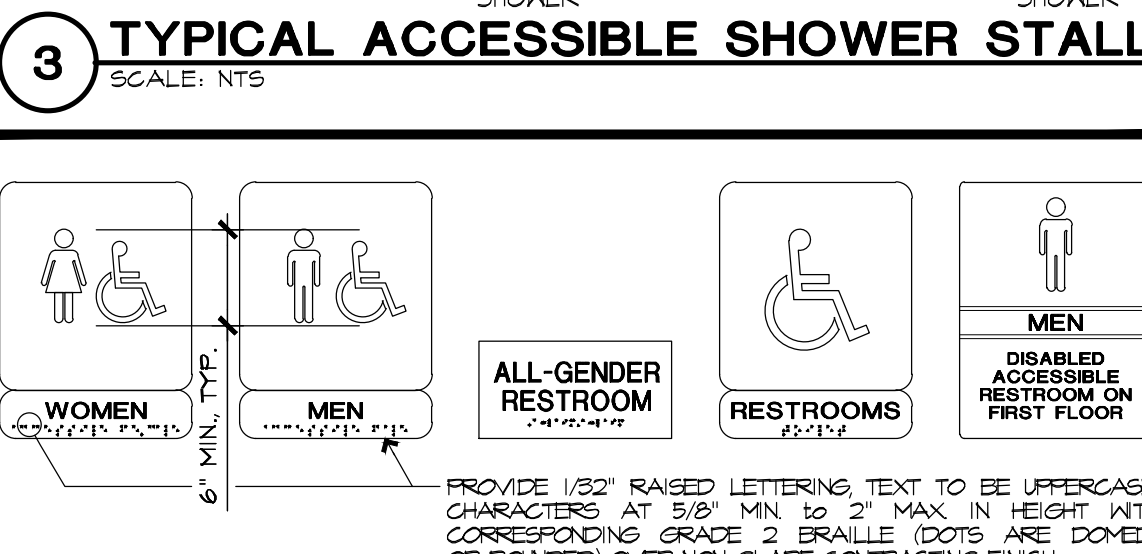
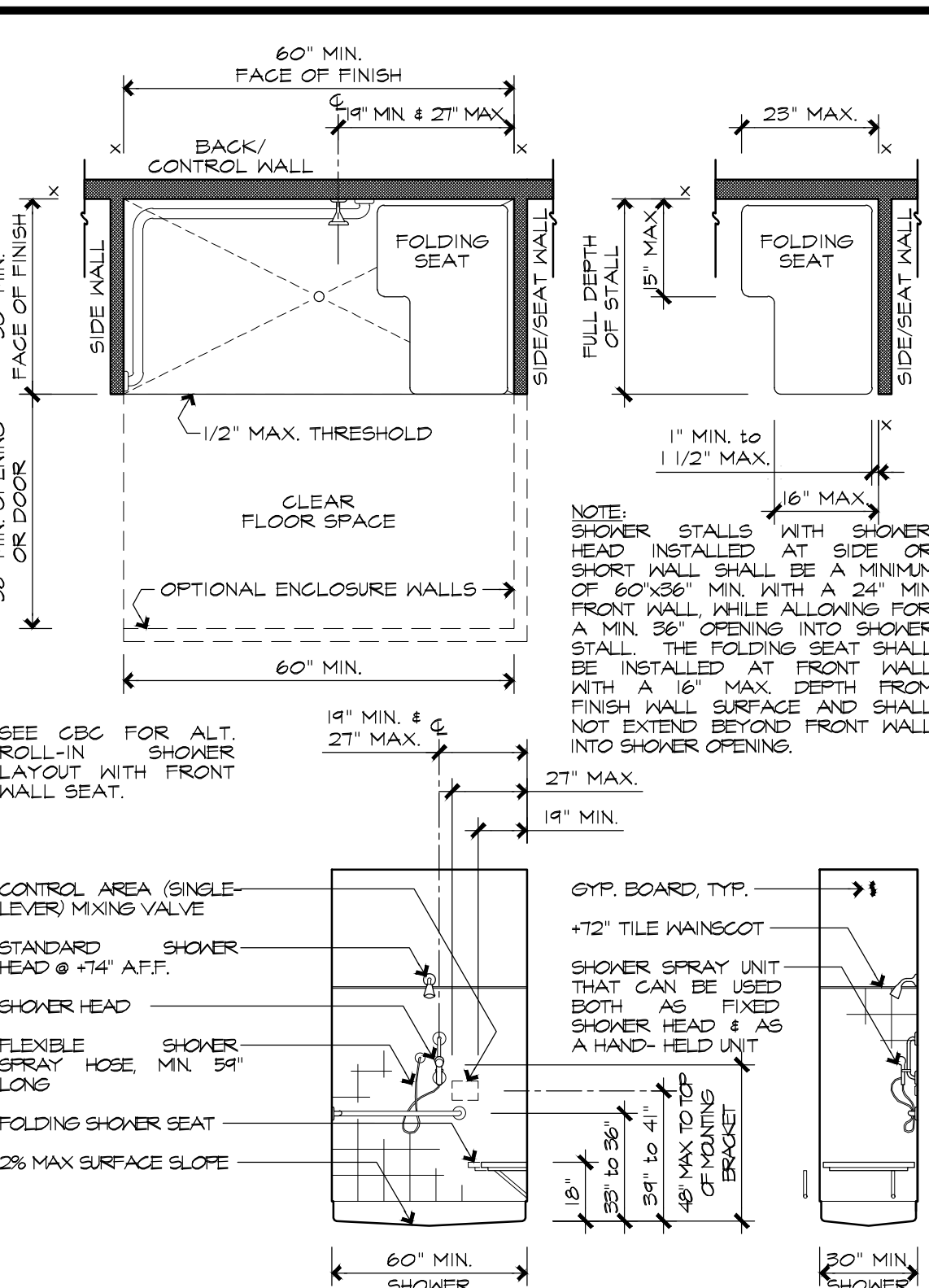
**1 TYPICAL SINGLE ACCOMMODATION**  
SCALE: NTS



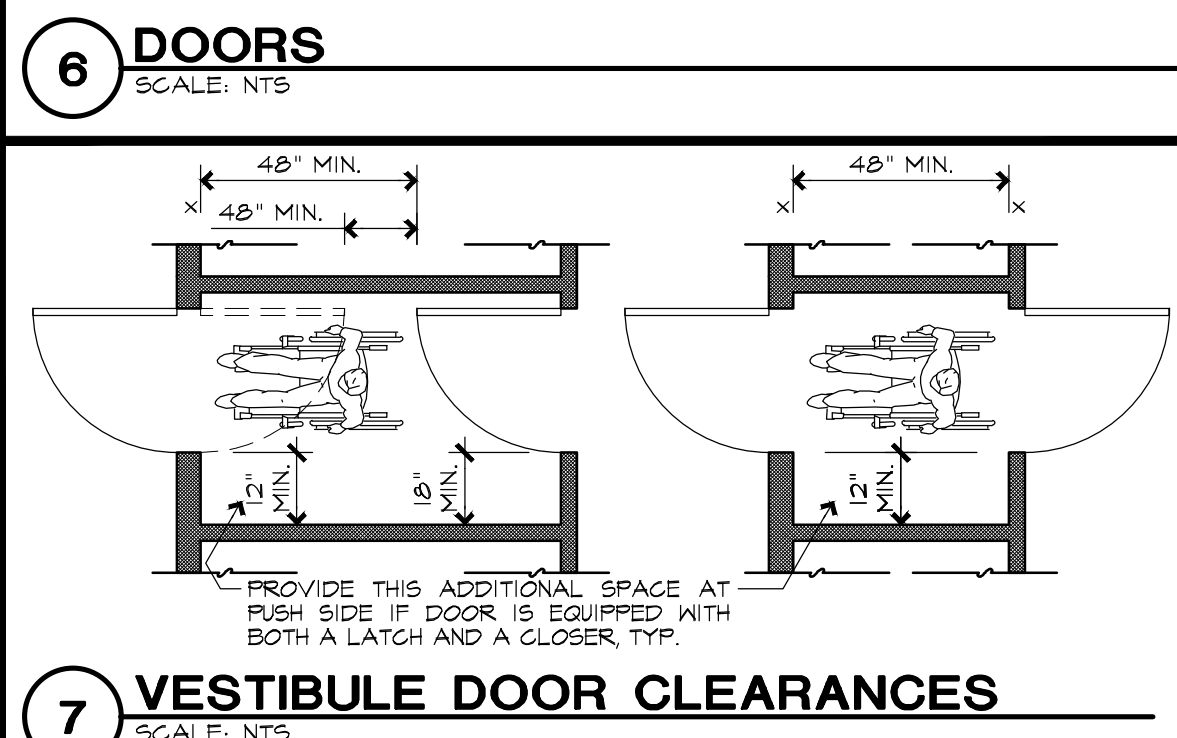
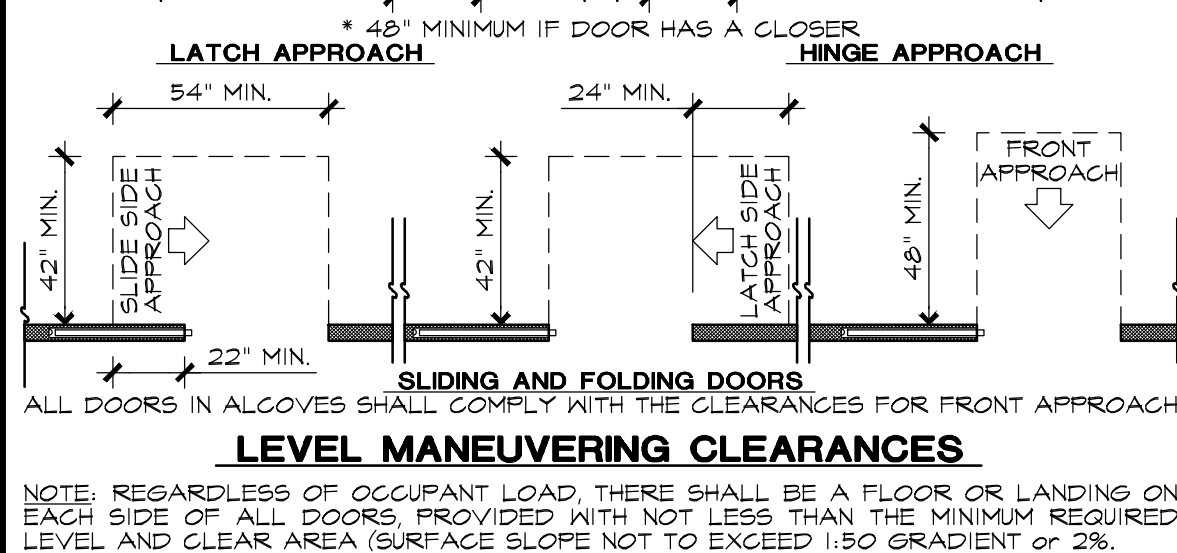
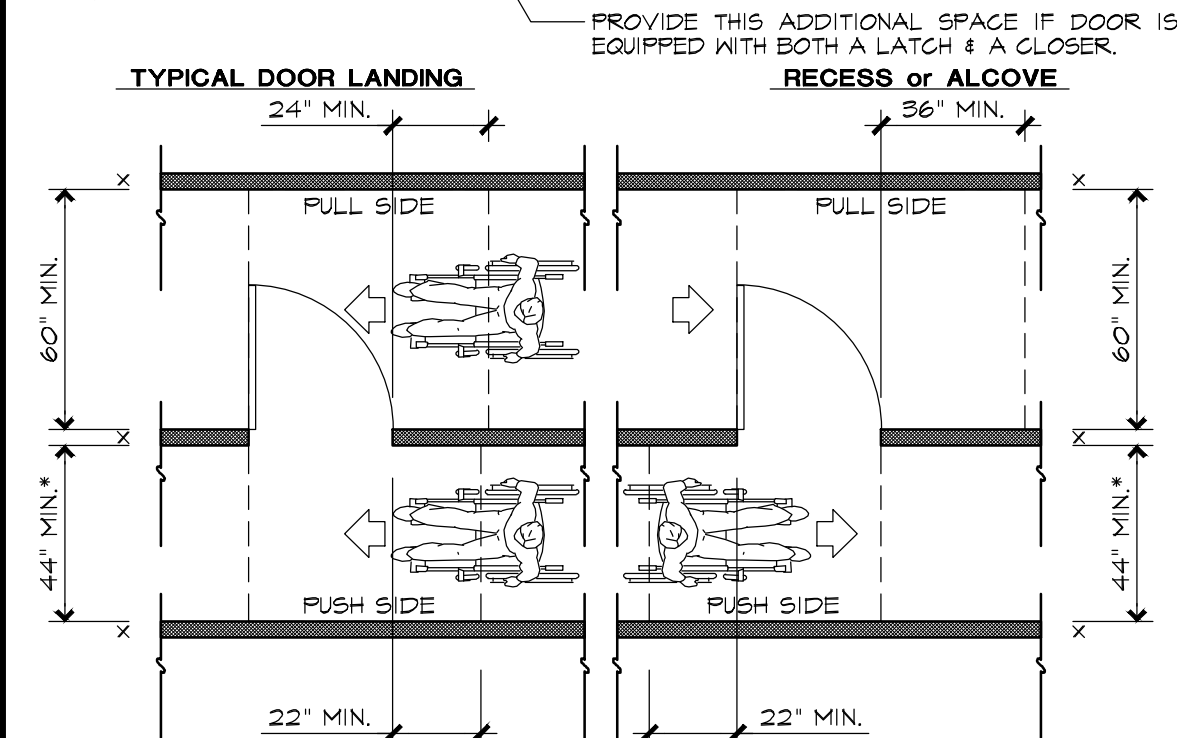
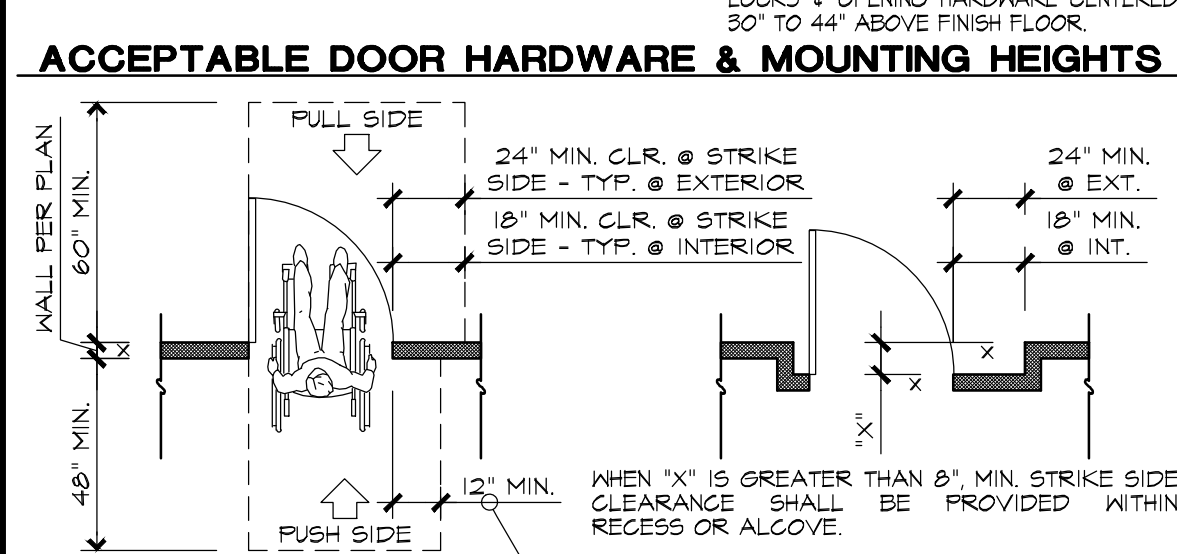
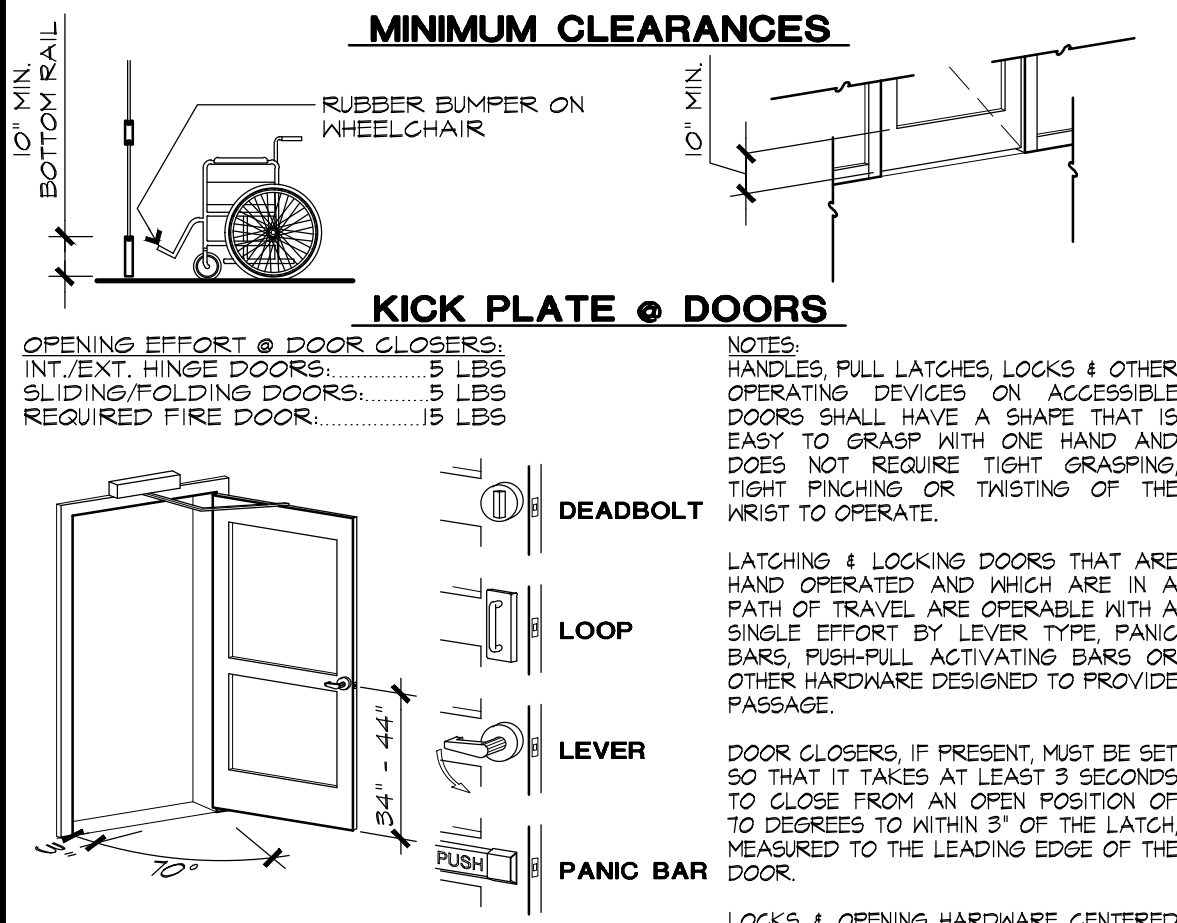
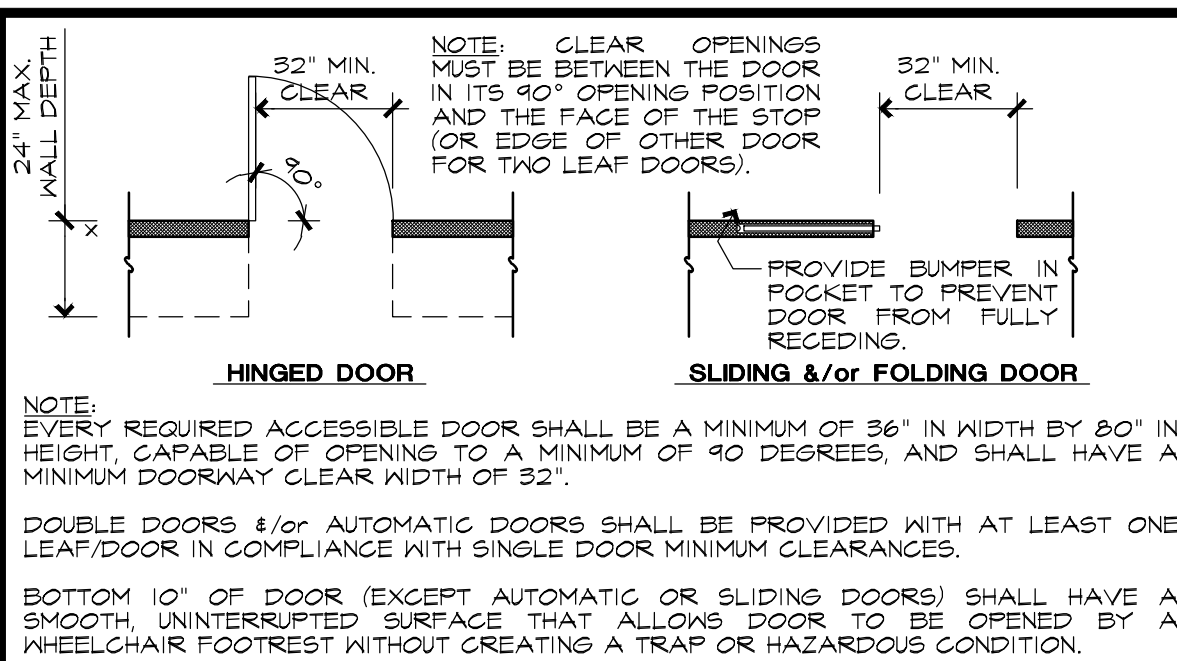
**2 TYP. TOILET RM. INTERIOR ELEVATIONS**  
SCALE: NTS



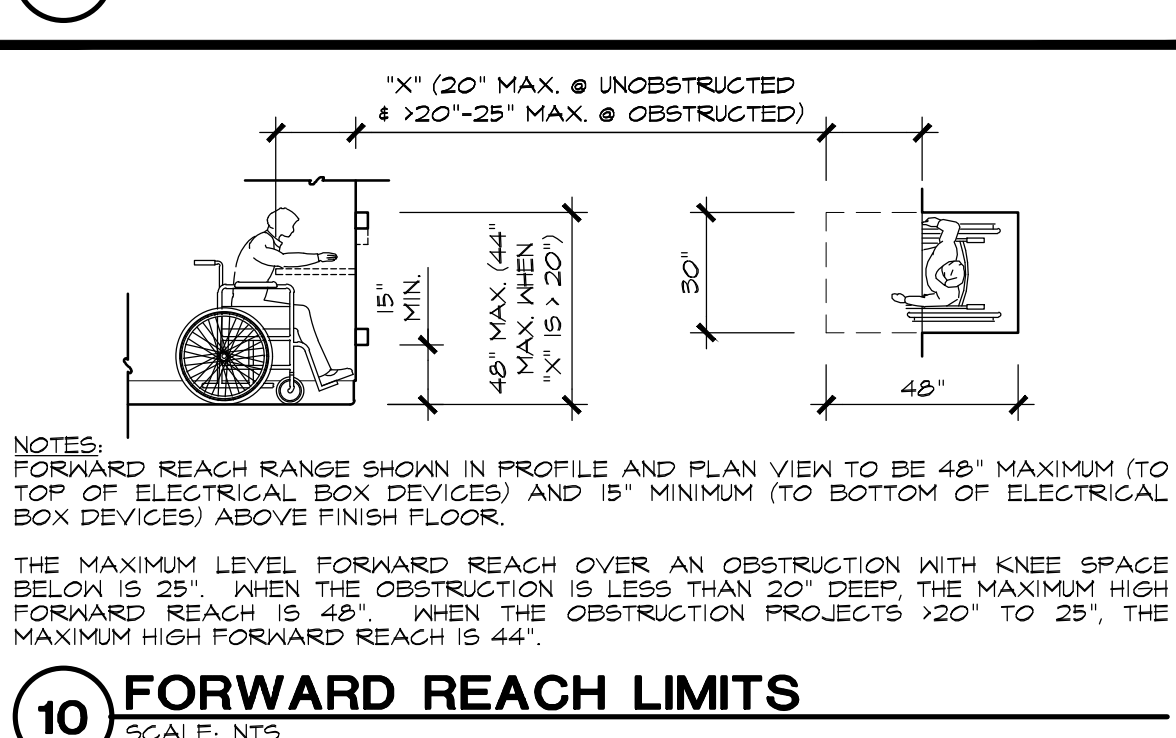
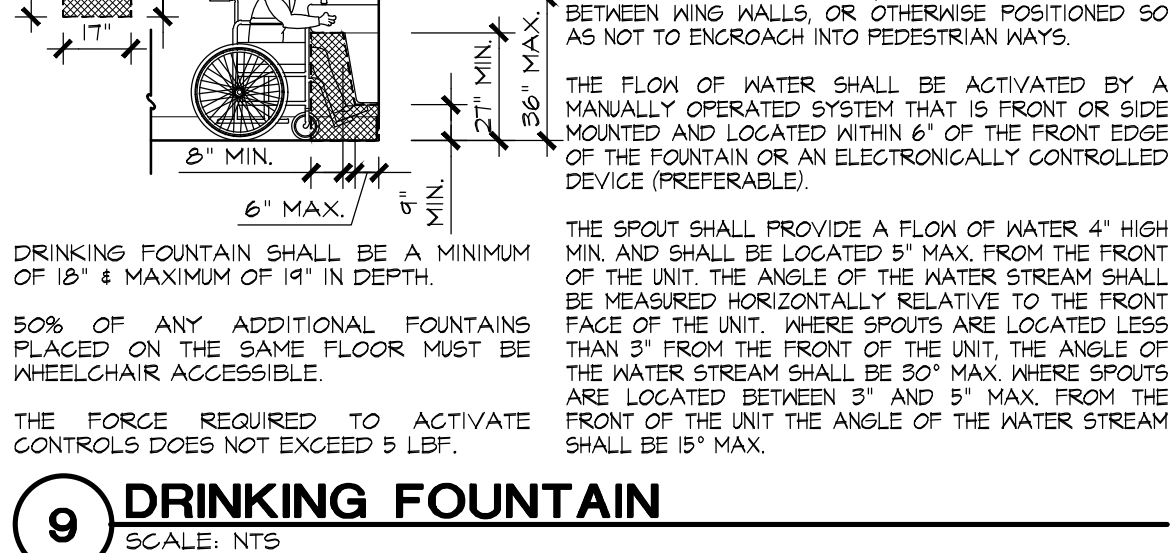
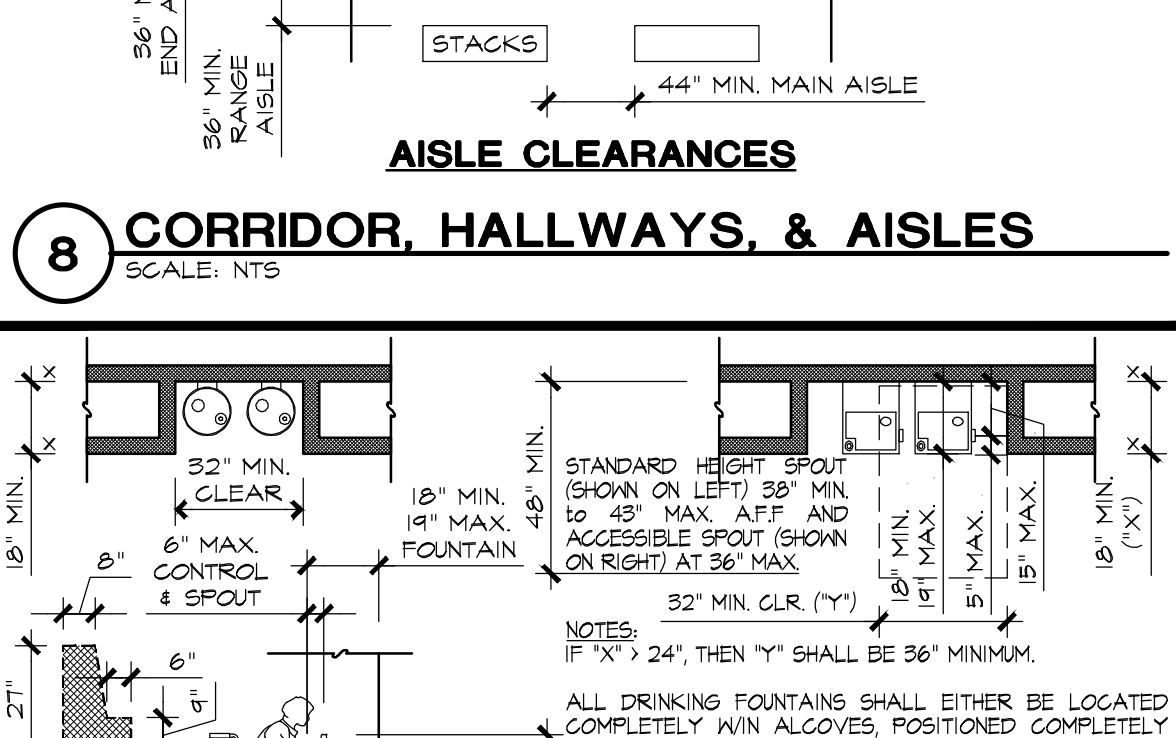
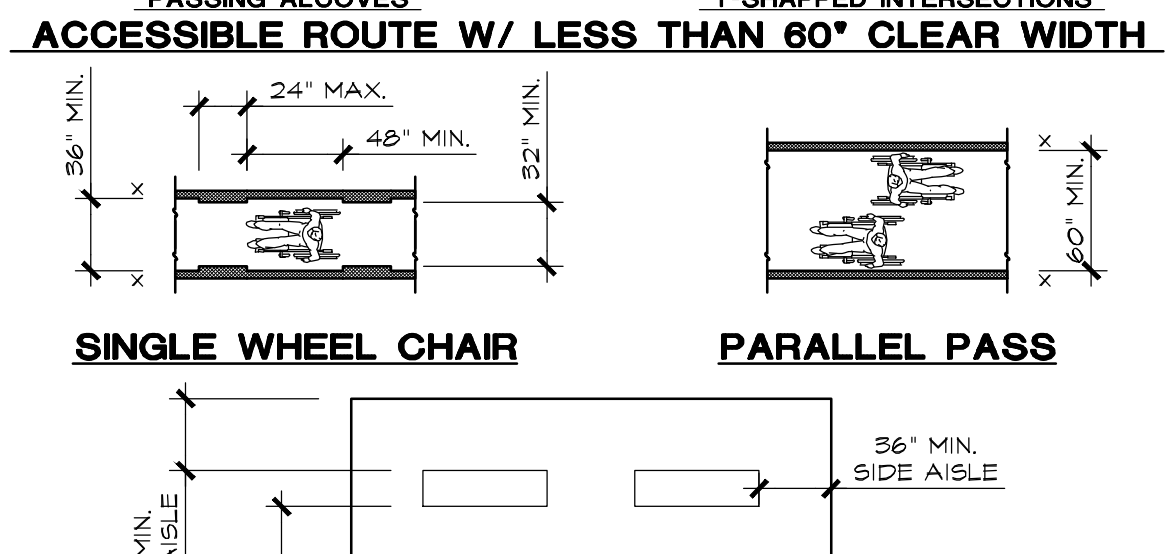
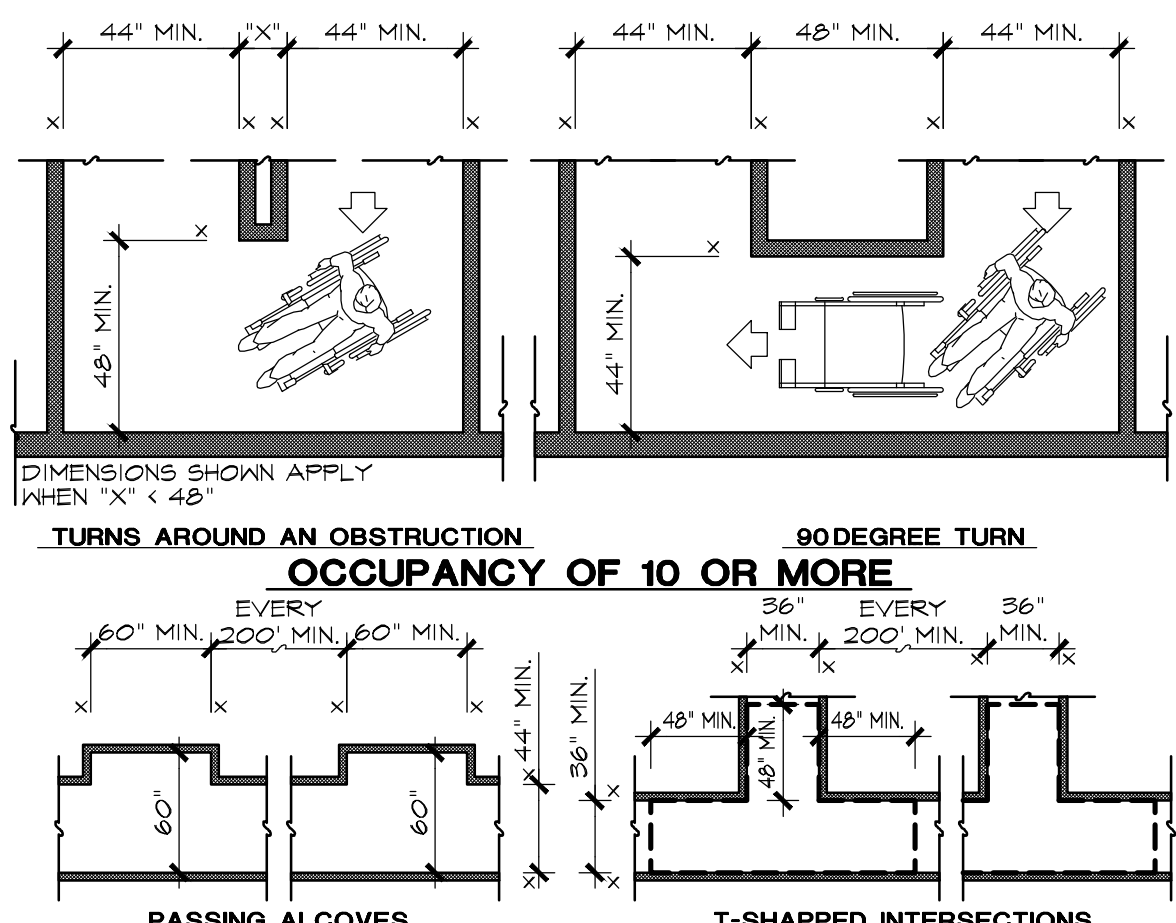
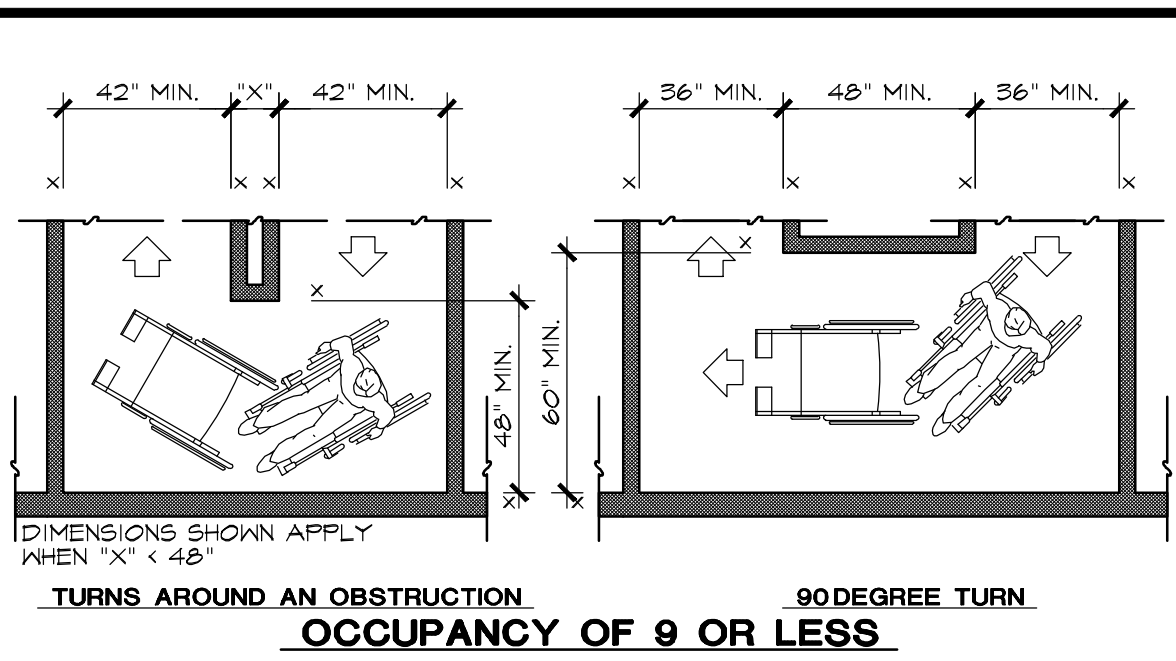
**3 TYPICAL ACCESSIBLE SHOWER STALL**  
SCALE: NTS



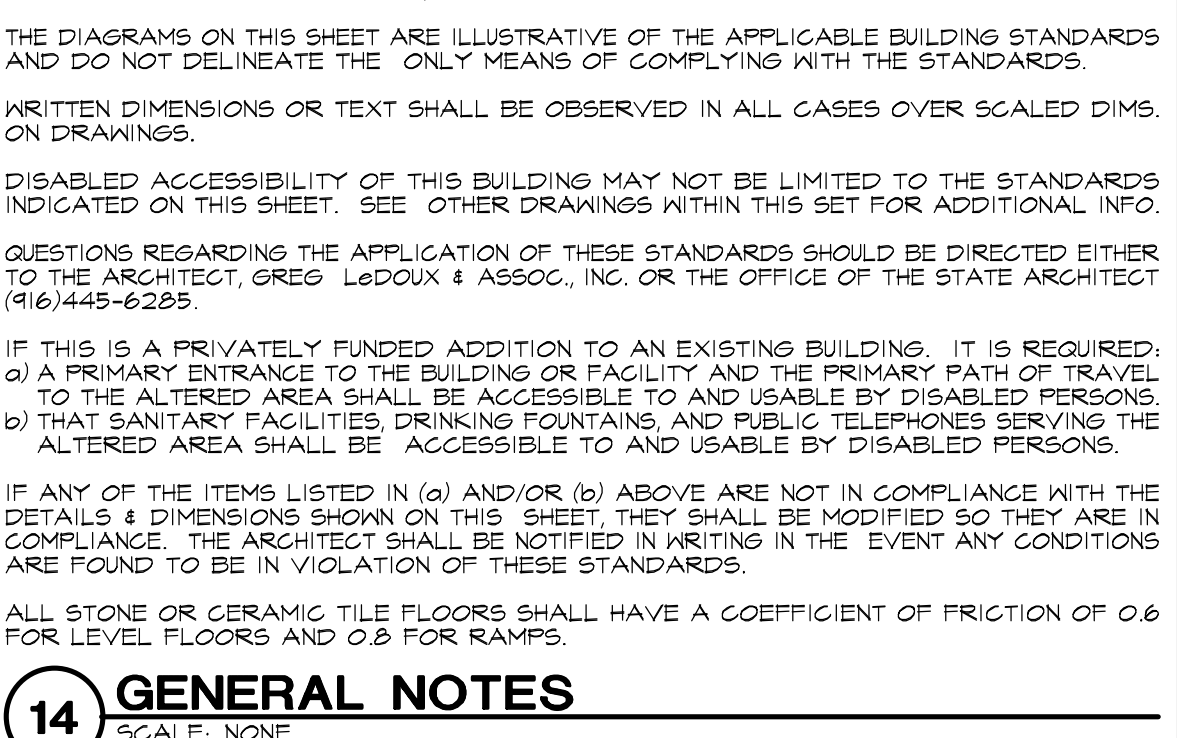
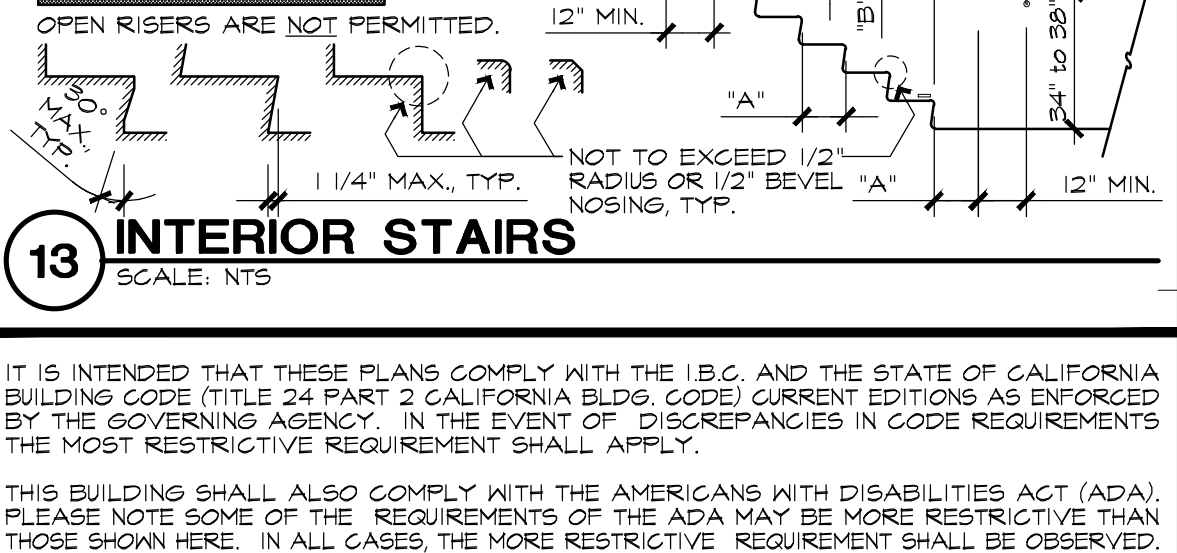
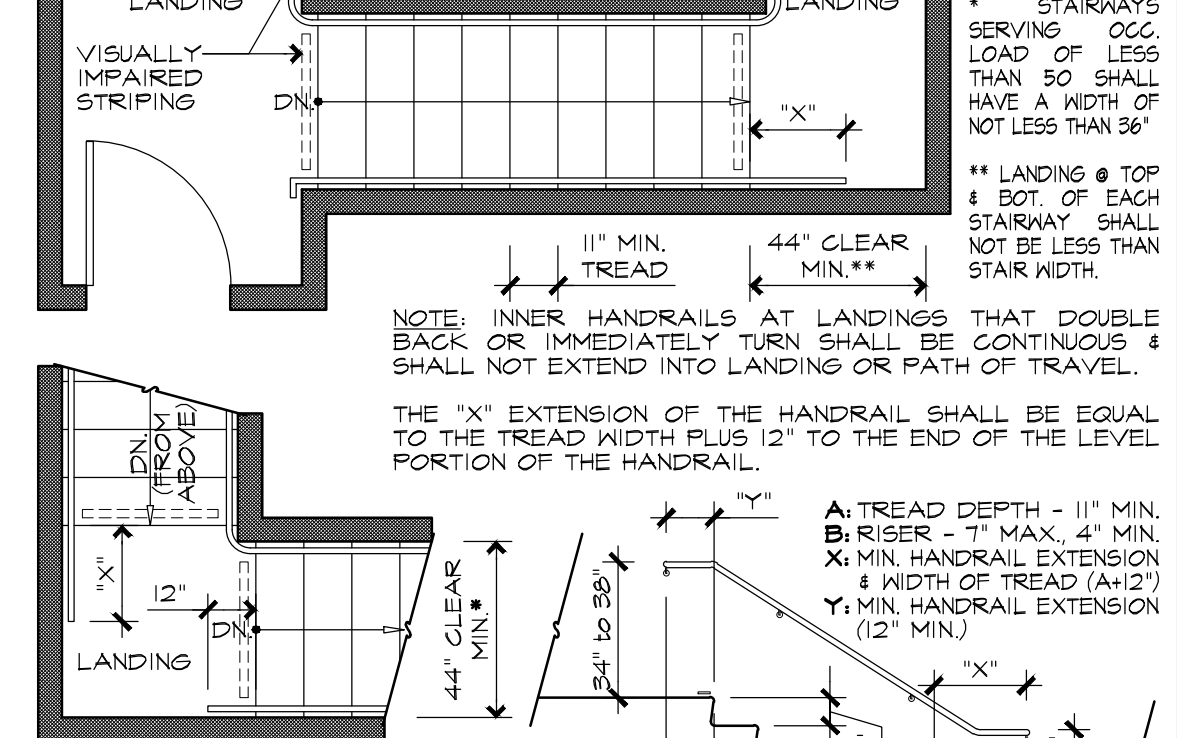
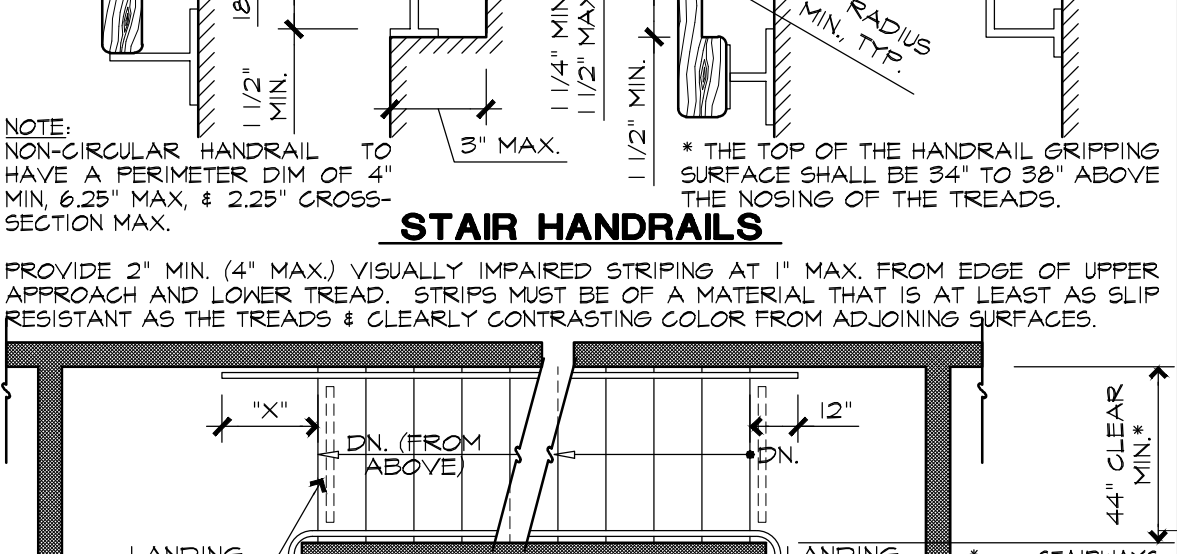
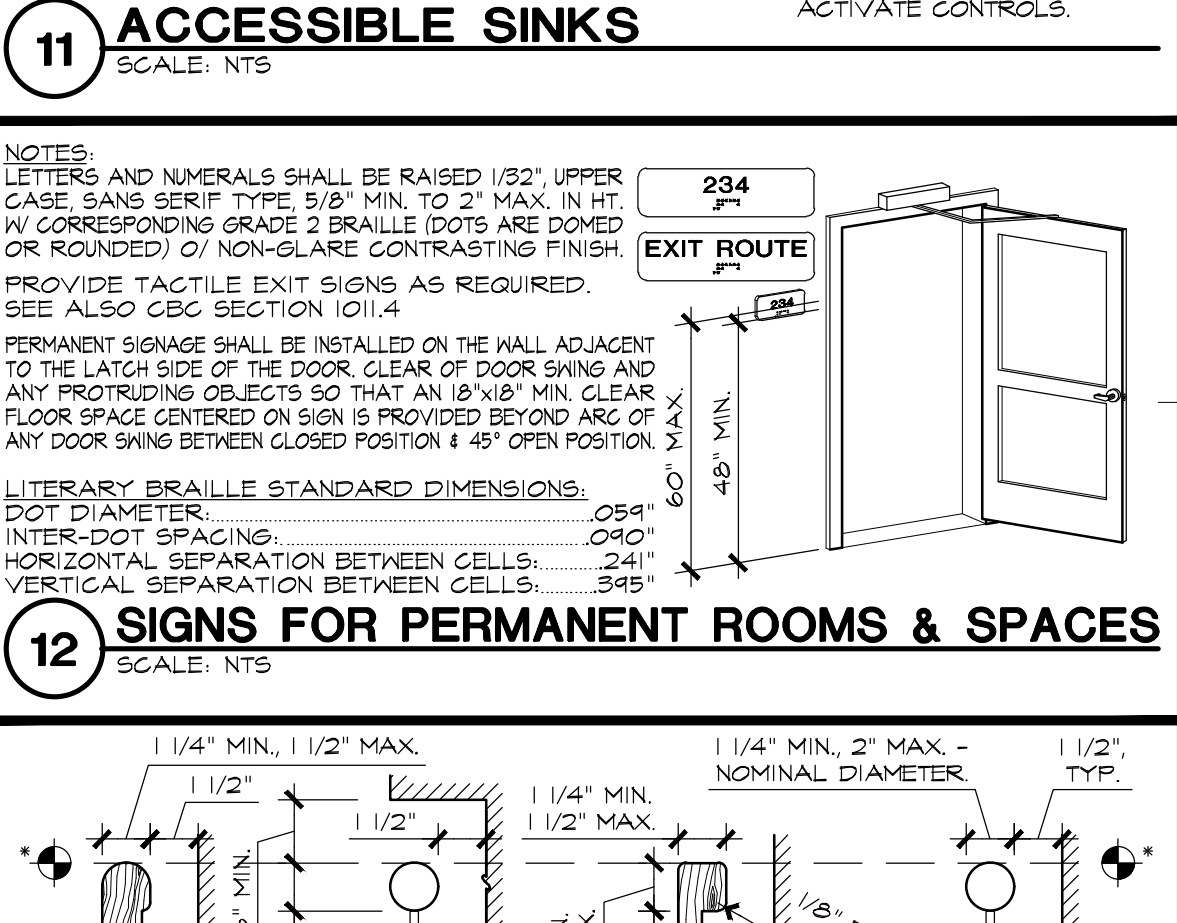
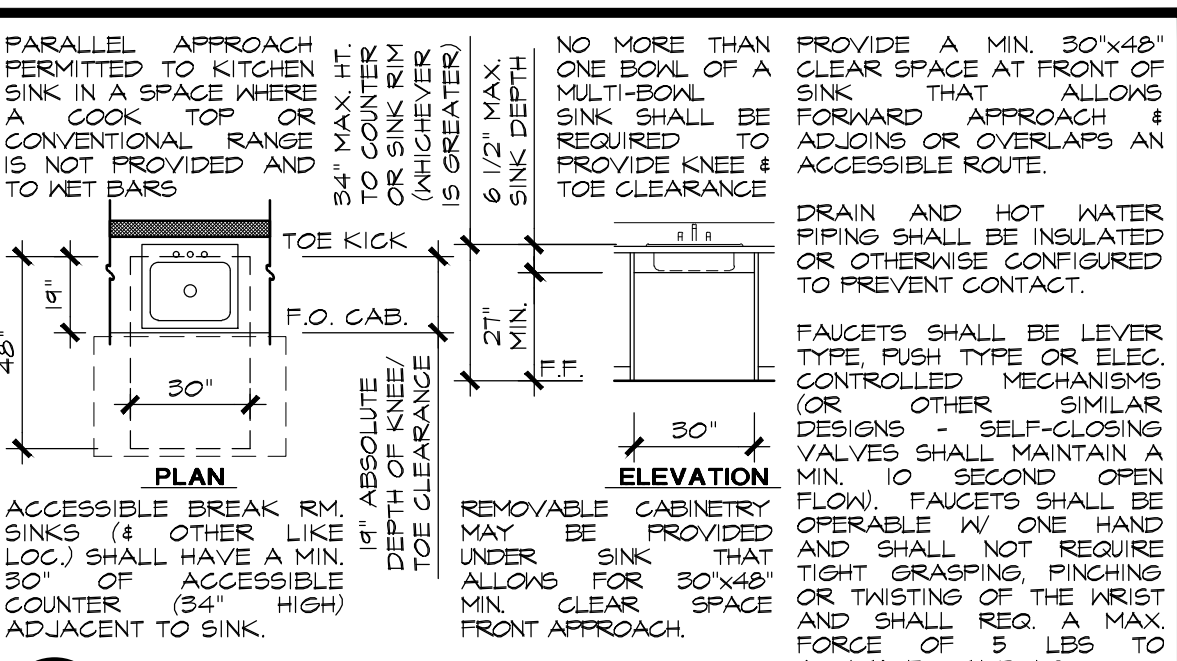
**8 TYP. TOILET RM. INTERIOR ELEVATIONS**  
SCALE: NTS



**14 TYP. TOILET RM. INTERIOR ELEVATIONS**  
SCALE: NTS



**20 TYP. TOILET RM. INTERIOR ELEVATIONS**  
SCALE: NTS



**26 TYP. TOILET RM. INTERIOR ELEVATIONS**  
SCALE: NTS

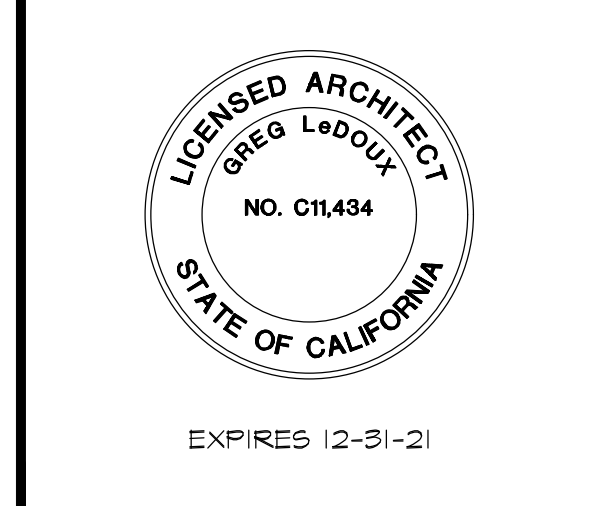
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A NEW WINERY &  
STORAGE FACILITY FOR:  
**SAFE HARBOR 3.0**  
665 NAPA VALLEJO HWY.  
NAPA COUNTY, CA  
APN: 057-110-012

SITE  
ACCESSIBILITY  
NOTES & DETAILS



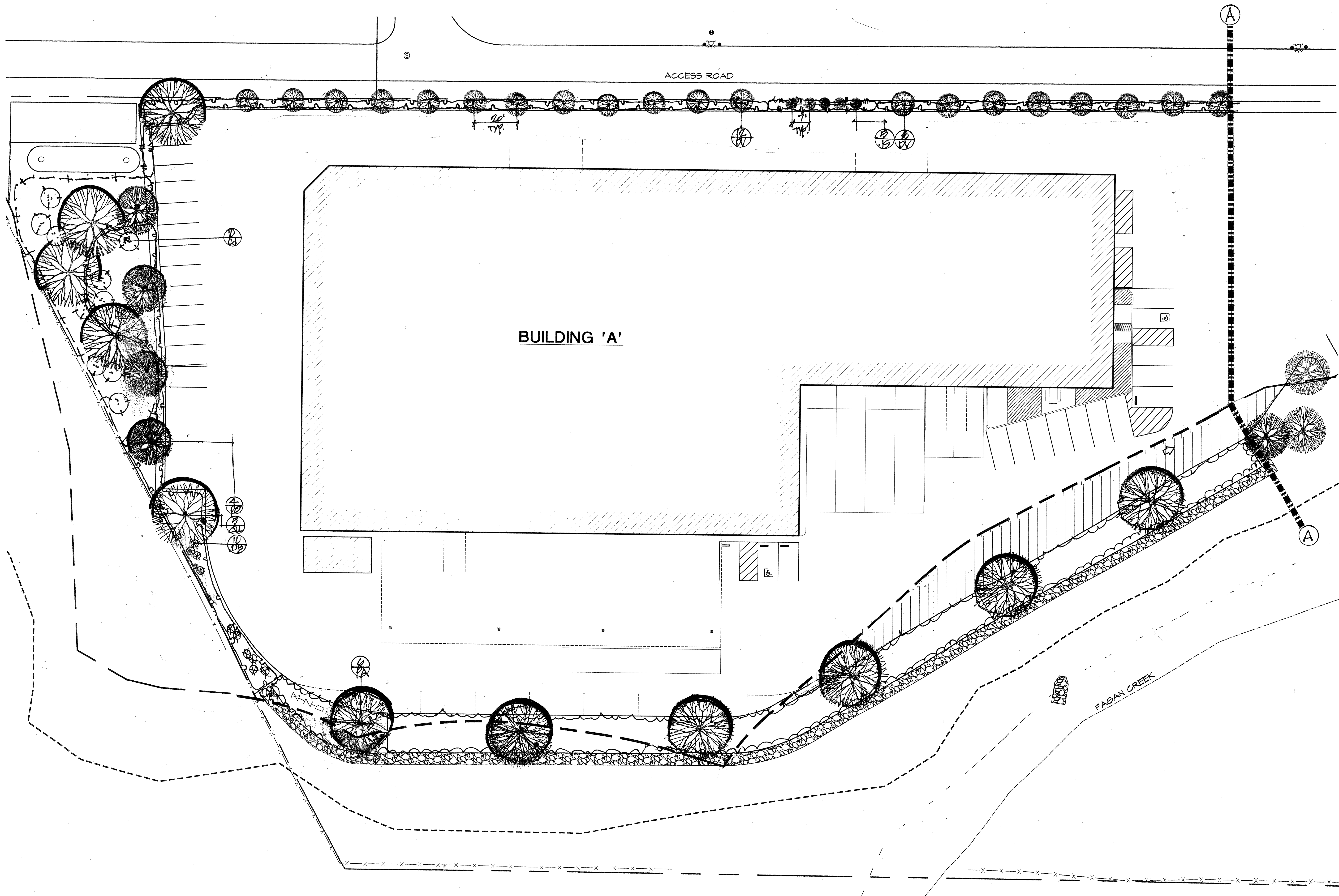
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NW  
DATE:  
FEB 2020  
JOB NO.  
17.0408  
SCALE:  
NONE  
OF 2 DA SHEETS

**BUILDING ACCESSIBILITY NOTES & DETAILS**  
SCALE: AS NOTED

2/17/2020 5:41:37 PM, Nathan



**PRELIMINARY LANDSCAPE  
PLAN**

REVISIONS:	BY:

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**PARKER SMITH**  
LANDSCAPE ARCHITECT  
CA LIC. #1264  
1945 PINER RD. #25,  
SANTA ROSA, CA 95403  
(707) 477-7502

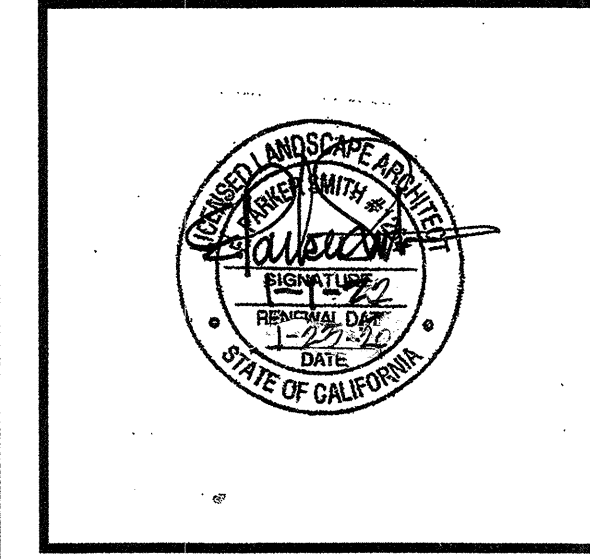
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STORAGE FACILITY FOR:

**SAFE  
HARBOR  
3.0**

655 NAPA VALLEJO HWY.  
NAPA COUNTY, CA

APN: 057-110-012

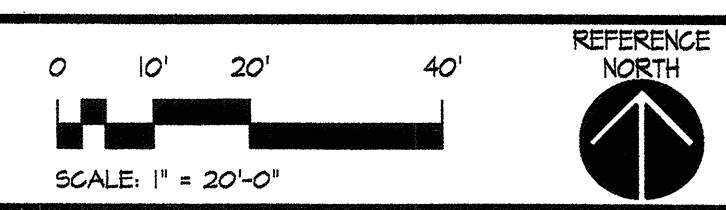
PLANTING  
PLAN



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DRAWN BY: <i>SL</i>	<b>L1</b>
DATE: 1-23-20	
JOB NO. 1918	
SCALE: 1" = 20'-0"	
	OF 6 SHTS.





REVISIONS:	BY:

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 LANDSCAPE ARCHITECT  
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 1945 PINER RD. #25,  
 SANTA ROSA, CA 95403  
 (707) 477-7502

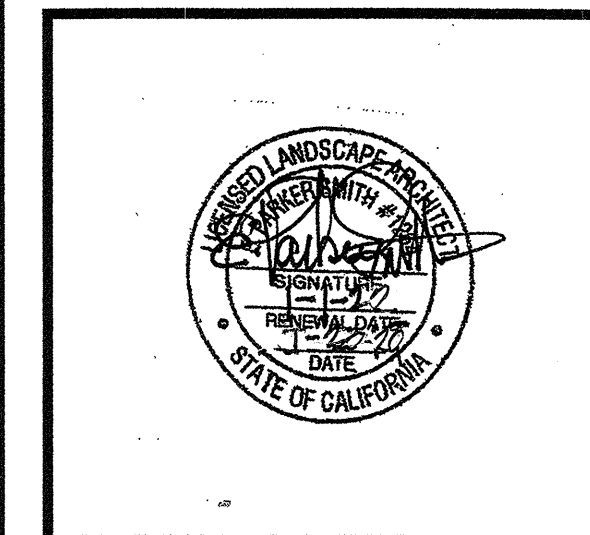
A NEW WINERY &  
 STORAGE FACILITY FOR:

**SAFE HARBOR 3.0**

655 NAPA VALLEJO HWY.  
 NAPA COUNTY, CA

APN: 057-110-012

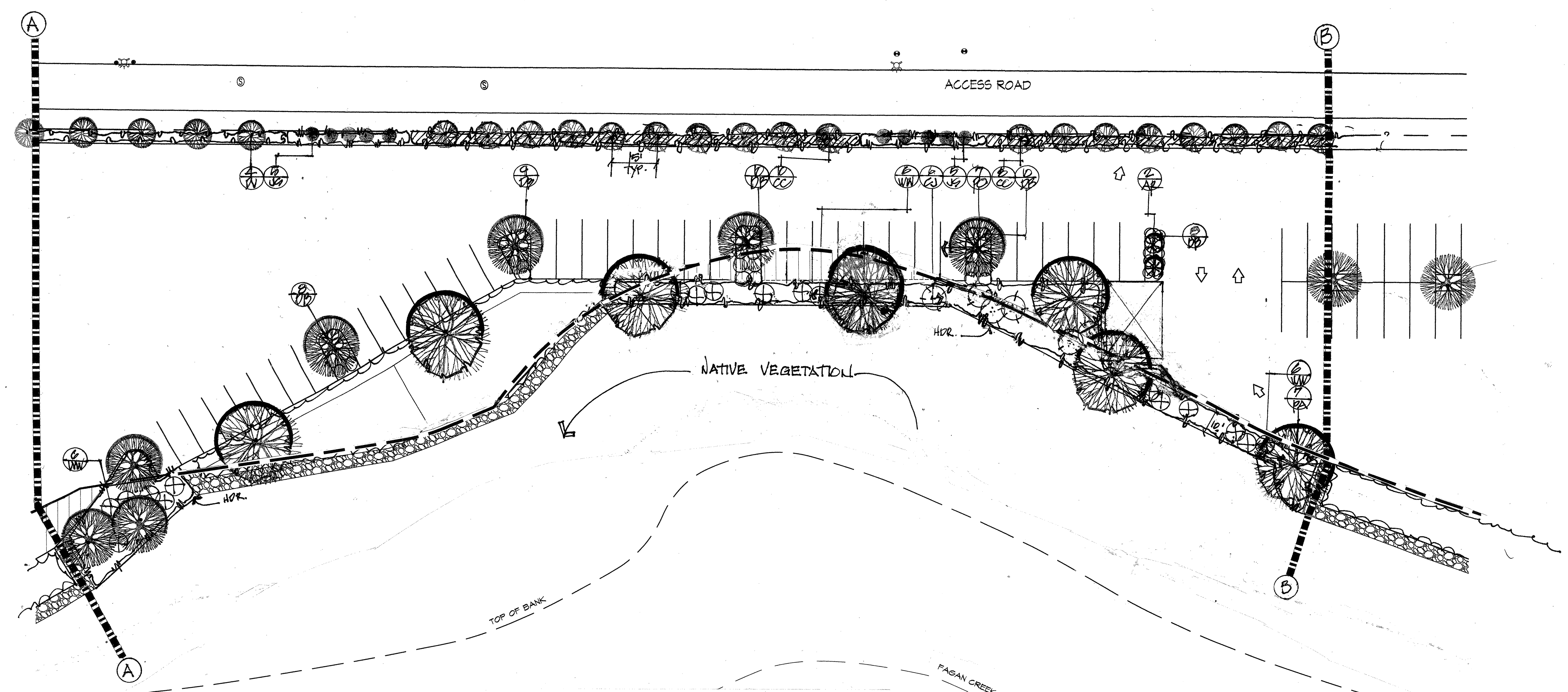
PLANTING PLAN



**GREG LEDOUX**  
 and  
**ASSOCIATES, INC.**

48 W. SIERRA AVE.  
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 (707) 745-8855

DRAWN BY: *ELP*  
 DATE: 1-23-20  
 JOB NO. 1972  
 SCALE: 1" = 20'-0"  
 OF 6 SHTS.



**PLANT LEGEND**

ABBR.	PLANT SPECIES (Botanical & Common Names)	SIZE	QTY.	NOTES	WATER USE
<b>TREES</b>					
AR	<i>Acer freemanii</i> 'Armstrong'	15 Gal.	4	Standard	Moderate
CC	<i>Callistemon citrinus</i>	15 Gal.	20	Natural Form	Low
DV	<i>Dodonaea viscosa</i> 'Purpurea'	15 Gal.	36	Low Std.	Low
ED	<i>Eriodaphne confusa</i>	24" Box	3	Standard	Moderate
JC	Bronze Loquat	15 Gal.	35	Natural Form	Low
LH	<i>Lagerstroemia hybrid</i> 'Tuscarora'	24" Box	7	Standard	Low
MS	<i>Magnolia stellata</i> 'Royal Star'	36" Box	1	Multitrunk	Moderate
PC	<i>Pistacia chinensis</i> 'Keith Davey'	24" Box	13	Standard	Low
PA	<i>Platanus acerifolia</i> 'Bloodgood'	24" Box	17	Standard	Moderate
QL	<i>Quercus lobata</i>	24" Box	5	Natural Form	Low
<b>SHRUBS &amp; PERENNIALS</b>					
CJ	<i>Ceanothus impressus</i> 'Julia Phelps'	5 Gal.	16		Low
DB	<i>Dietes bicolor</i>	5 Gal.	84		Low
ND	<i>Nandina domestica</i> 'Fire Power'	5 Gal.	4		Low
PC	<i>Plumbago capensis</i> 'Imperial Blue' & 'White'	5 Gal.	38	50% of Each	Low
PP	<i>Pennisetum setaceum</i> 'Rubrum'	5 Gal.	4	Evenly Mixed	Low
WW	<i>Westringia fruticosa</i> 'Morning Light'	5 Gal.	18		Low
<b>GROUND COVERS</b>					
	<i>Coprosma Kiri</i>	1 Gal.	4' c.c.		Low
	Spreading Coprosma	1 Gal.	2'-8" c.c.		Low
	<i>Cotoneaster dammeri</i> 'Coral Beauty'	5 Gal.	5' c.c.		Low
	Spreading Cotoneaster	1 Gal.	2' c.c.		Low
	<i>Cotoneaster horizontalis</i>	1 Gal.	3' c.c.		Low
	<i>Eriogonum karwinskianum</i> 'Moerhalmii'	1 Gal.	3' c.c.		Low
	Pink Santa Barbara Daisy	Sod	Solid		Low
	<i>Festuca rubra</i> Blend/No-Mow Clumping CA Grasses	1 Gal.	4' c.c.		Low
	No-Mow Red Fescue Blend	1 Gal.	3' c.c.		Low
	<i>Mopane parviflorum</i> 'Twin Creek'	1 Gal.	3' c.c.		Low
	Prostrate Myoporum	1 Gal.	3' c.c.		Low
	<i>Osteospermum</i> 'White w/Purple Center'	1 Gal.	3' c.c.		Low
	African Daisy				

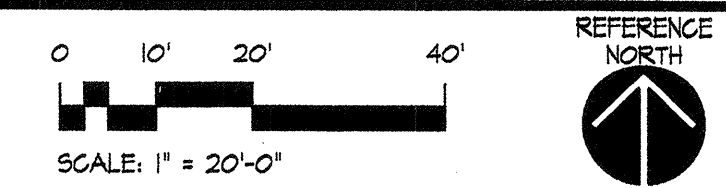
**PLANTING NOTES**

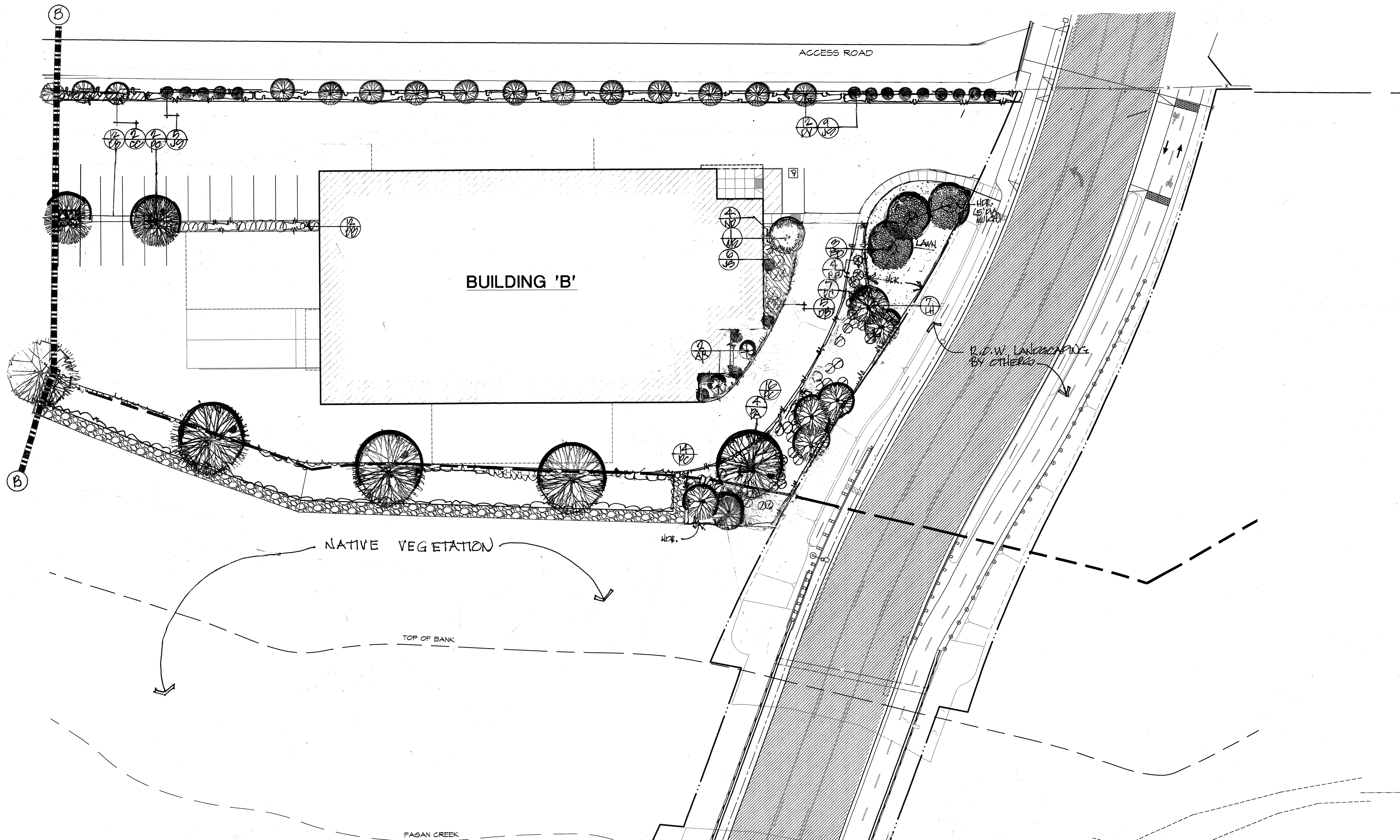
- If any landscape areas are 'lime treated', remove all soil in these areas to a depth of three (3) feet & replace with stockpiled onsite topsoil or amended sandy loam topsoil, from a source approved by the Landscape Architect.
- Install 18" deep 10' long root barriers adjacent to all walkways, building foundations, curbs, etc. centered opposite all new trees installed within 6' of any pavement or structures.
- Maintain grades, drainage swales, etc. in all landscape areas per the Civil Engineer's plans, allowing for the required three (3) inches of mulch (see Specifications), except in bottom of drainage swales & retention basins, where there shall be no mulch.
- No substitution of plant species or varieties, or their specified sizes, shall be allowed without the written approval of the Landscape Architect. Any incorrect species or varieties shipped to the site, or any plant rejected by the L.A. for poor size or quality, shall be returned at no cost to the Owner or L.A. Landscape Contractor to provide to the L.A. photos of all boxed trees for approval prior to shipment.
- Mulch a 5' diameter area around each Bronze Loquat tree trunk in lawn area & install a circular, 4" deep black or green steel headerboard between mulch and lawn grass. Provide and install this type header (hdr) around lawn areas not abutting concrete & elsewhere as indicated.
- Incorporate into topsoil Redwood Soil Amendment (RSA) at the rate of 6 cu. yds./1,000 sq. ft. in all planting areas, except vegetated swales & retention basins. Rototill in to a depth of 8" and maintain all grades on civil engineer's grading plan. The Landscape Contractor shall collect a sample of the topsoil prior to the addition of the RSA, and have a Horticultural Soil Analysis performed by a lab once the grading is completed. The lab report, with recommendations, will include soil texture, infiltration rate, pH, total soluble salts, sodium & percent of organic matter (send) lab a copy of Napa County's WELO ordinance to the lab with the sample. A copy of the lab's results & recommendations shall be sent to the Landscape Architect &, upon his approval, & after approval of the additional costs by the Owner, these shall be added to the Land. Contr. responsibility to provide & install. Documentation (copies of receipts, delivery tags, etc.) verifying implementation of the soil analysis report recommendations shall be submitted to the General Contractor and the County, along with a copy of the lab's report, to show that the work required has been completed.
- Any compacted soils encountered in landscape areas shall be transformed to a friable condition prior to planting.
- Quantities in Plant Legend are approximate only & Landscape Contractor is required to provide all plants shown on the plans.
- Hydorzones are shown on the Irrigation Plan only, sheet L-2.

**GENERAL LANDSCAPE NOTES**

- A minimum of 8"-12" non-mechanically compacted topsoil shall be available for water absorption and root growth in all planted areas.
- See County of Napa's 'WELO Ordinance' and comply with all requirements.
- A minimum 3" layer of mulch (see Planting Specifications) shall be applied on all exposed soil surfaces of planting areas except in bioswales and storm water retention basins.
- Upon completion of the installation & all requirements of the WELO ordinance have been met, the contractor shall submit to the County Inspector a completed and signed WELO Schedule A, 'Certificate of Completion' signed by both Landscape Architect & Landscape Contractor.
- The Certificate of Completion shall be accompanied by an irrigation audit (by an independent Irrigation Auditor), an irrigation schedule and a maintenance schedule, provided by the Landscape Contractor, as described in the WELO ordinance.

**PRELIMINARY LANDSCAPE PLAN**





**PRELIMINARY LANDSCAPE  
PLAN**

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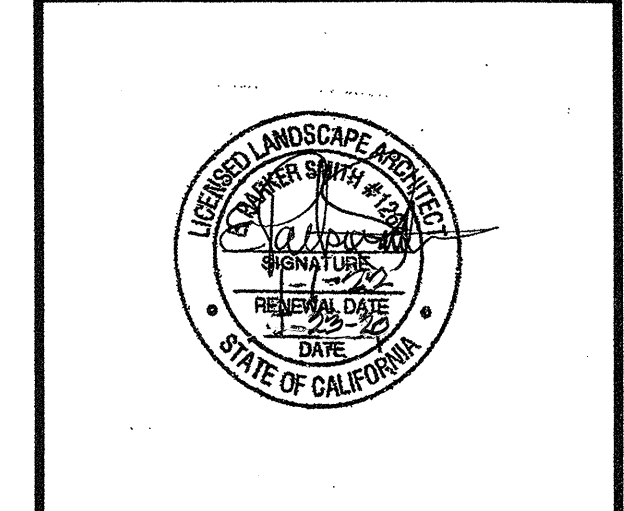
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STORAGE FACILITY FOR:

**SAFE  
HARBOR  
3.0**

655 NAPA VALLEJO HWY.  
NAPA COUNTY, CA

APN: 057-110-012

PLANTING PLAN  
& NOTES

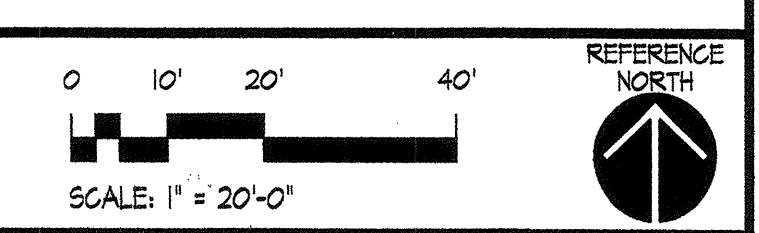


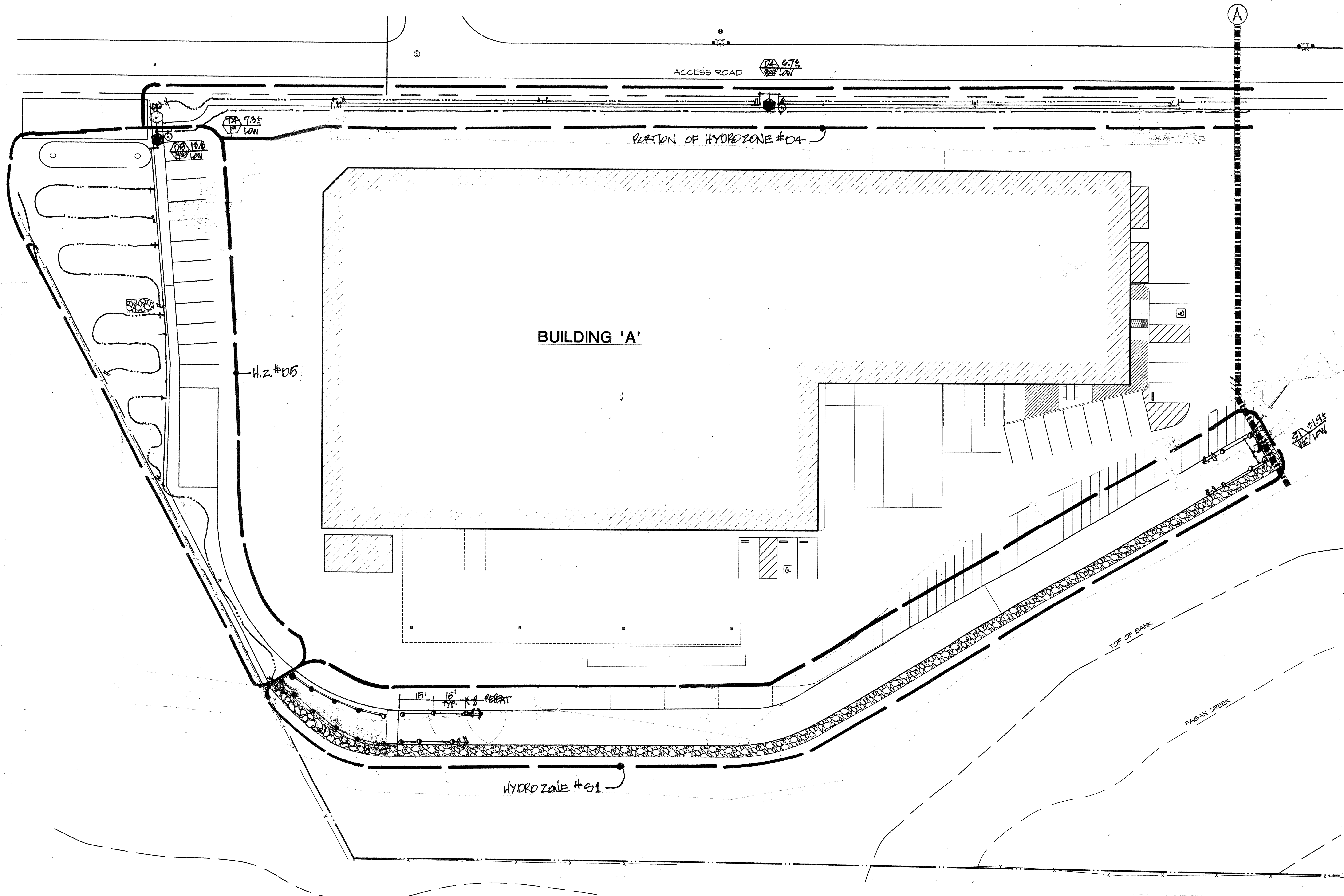
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**L3**





**PRELIMINARY LANDSCAPE  
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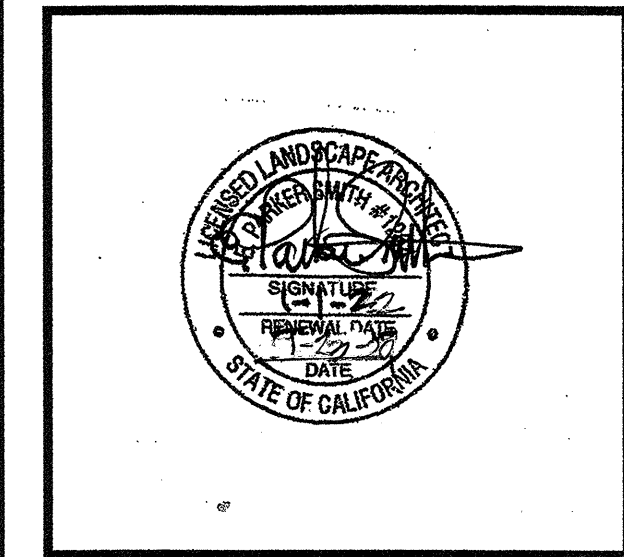
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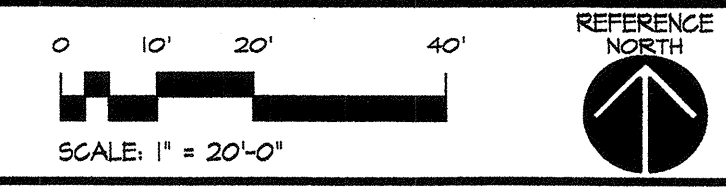
IRRIGATION  
PLAN

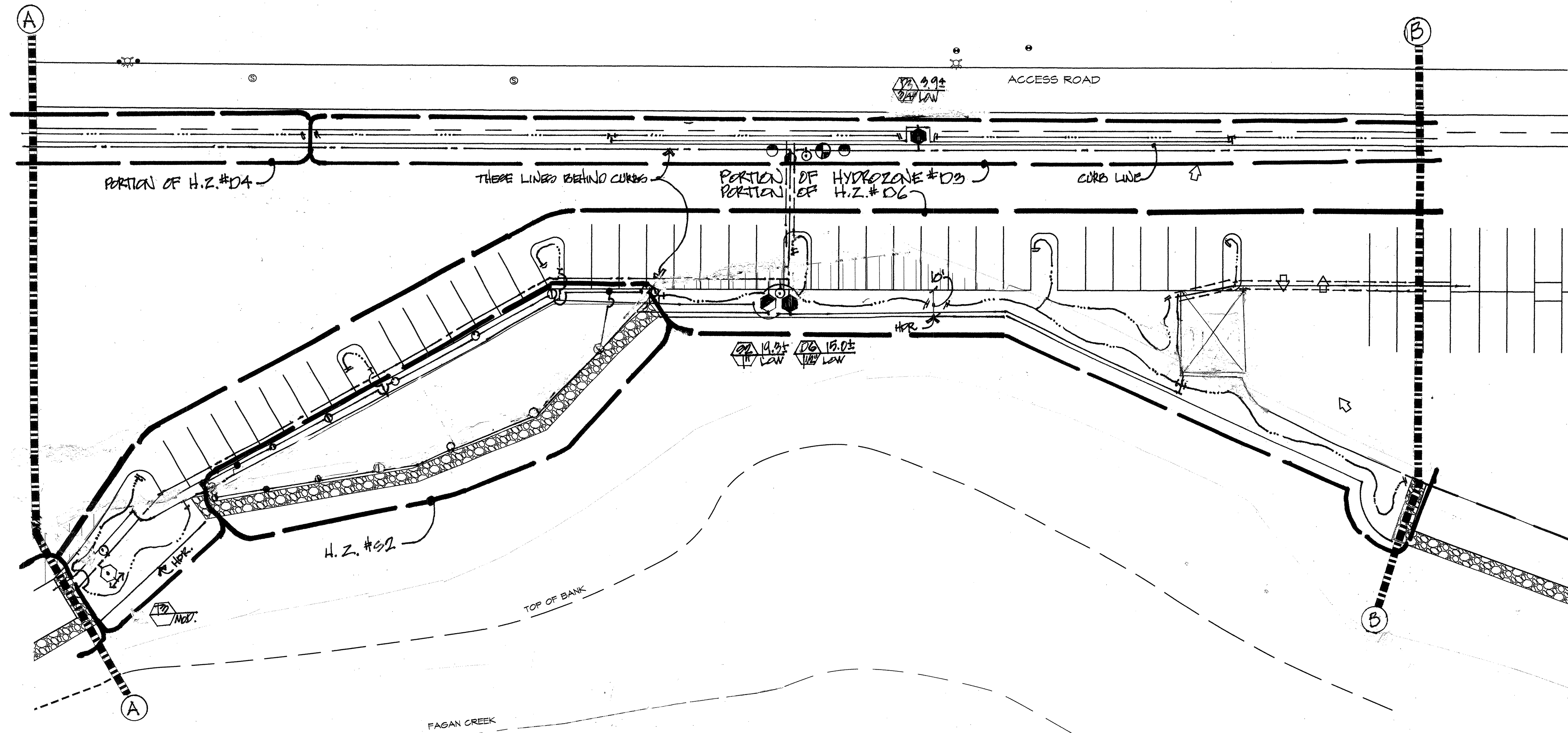


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**IRRIGATION LEGEND**

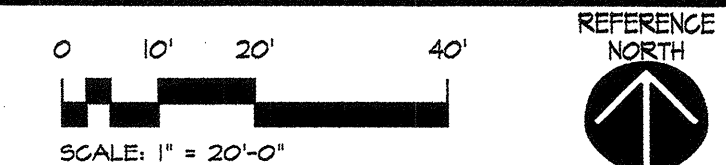
SYMBOL	EQUIPMENT	MANUF.	MODEL NO. (S)
⊙	POP-UP HEAD / MP ROTATOR	HUNTER	PROS-08 & MP1000 SRVADJ. ARC & 8'-13" RADIUS NOZZLES (90° & 180°)
⊙	POP-UP HEAD / MP ROTATOR	HUNTER	PROS-08 & MP2000 SRVADJ. ARC & 14'-18" RADIUS NOZZLE (90° & 180°)
⊙	POP-UP HEAD / MP ROTATOR	HUNTER	PROS-08 & MP3000 SRVADJ. ARC & 19'-27" RADIUS NOZZLES (90° & 180°)
⊙	POP-UP HEAD / MP ROTATOR	HUNTER	PROS-08 & MP3600 SRVADJ. ARC & 28'-35" RADIUS NOZZLE (90° & 180°)
⊙	ROTATOR HEAD CONTROL VALVES	IRRITROL or HUNTER	700 SERIES W/OMR 100 PRES. REDUCER
⊙	DRIP (SHRUBS/G.C.) CONTROL VALVES	IRRITROL or HUNTER	700 SERIES W/OMR 100 PRES. REDUCER
⊙	DRIP (TREES) CONTROL VALVES	IRRITROL or HUNTER	700 SERIES W/OMR 100 PRES. REDUCER
⊙	QUICK COUPLER VALVE 3/4" MANUAL SHUT-OFF BALL VALVE	HUNTER OR EQ. PVC	IN SMALL, ROUND VALVE BOX LINE SIZE IN ROUND VALVE BOX & AT EACH VALVE OR GROUP OF VALVES
---	MAIN LINE	PVC SCH. 40	18" OF COVER
---	LATERAL LINE	PVC CL. 200	12" OF COVER
---	SLEEVE	PVC SCH. 40	18" OF COVER
---	DRIP HOSE LINE	5/8" POLYHOSE	8" OF COVER
---	DRIP HOSE END	---	FIGURE 8 COUPLING IN SMALL, ROUND VALVE BOX
⊙	P.O.C. - SUB-METER, HI-FLOW SENSOR & FILTER - 1 1/2" IN BOX	---	FILTER (120 MESH) & HI-FLOW SENSOR TO SHUT DOWN SYSTEM (SEE CIVIL ENG. PLANS FOR METER & B.F.D.)
⊙	CONTROLLER, 18 STATIONS SOLAR SYNC - WIRELESS	HUNTER	I-CORE IC-600-M + 2/ICM-600 EXTRA MODULES
⊙	CONTROLLER STATION / G.P.M. WATER USE PLANT TYPE	HUNTER	RAIN & FREEZE CONTROL DEVICE

NOTE: ALL COMPONENTS OF THE IRRIGATION SYSTEM TO BE COLOR CODED PURPLE, OR HAVE APPROVED ATTACHED LABELS FOR RECLAIMED WATER USE & SHALL MEET ALL TOWN OF WINDSOR'S REQUIREMENTS FOR RECLAIMED WATER USE IN THE LANDSCAPE.

**IRRIGATION NOTES**

- IRRIGATION SYSTEM IS DESIGNED TO OPERATE ON 55 TO 95 P.S.I. AT POINT OF CONNECTION. MAXIMUM G.P.M. IS 32± PER CIRCUIT. ADJUST VALVES PRESSURE REGULATORS TO PROVIDE OPTIMUM OPERATING PRESSURE AT THE ROTATOR HEADS (40 psi) AND AT THE DRIP EMITTERS (20 psi), PER MANUFACTURER'S RECOMMENDATIONS.
- INSTALL WIRELESS WEATHER STATION ON 6" REDWOOD 4" X 4" POST & ADJUST SENSOR TO TURN OFF SYSTEM IN MODERATE TO HEAVY RAINFALL, NOT LIGHT RAINFALL. PAINT ABOVE GROUND COMPONENTS TO MATCH COLOR OF BUILDING.
- SEE CIVIL ENGINEER'S PLANS FOR SPECIFIC LOCATIONS OF UNDERGROUND UTILITY, STORM DRAIN LINES, ETC. THAT OCCUR WITHIN LANDSCAPE AREAS & CONFIRM THE DEPTH OF THESE WITH GENERAL CONTRACTOR PRIOR TO TRENCHING. ALL TRENCHING LIMITED TO 12" DEPTH IN DRIPLINE OF EXISTING OAK TREE. PAINT CONTROLLER & ABOVE GRADE CONDUITS TO IT THE SAME COLOR AS BUILDING.
- PIPES SHOWN IN PAVED AREAS TO BE LOCATED IN ADJACENT LANDSCAPE AREAS IN JOINT TRENCHES.
- INSTALL MANUAL SHUTOFF VALVES BEFORE EACH IRRIGATION VALVE. THESE SHALL BE IN-LINE PVC VALVES, THE SAME SIZE AS THE SUPPLY LINE FROM THE MAIN LINE TO THE VALVE, AND IN THE VALVE BOX OR ADJACENT SMALL, ROUND VALVE BOX.
- SLEEVES TO BE SIZED FOR LINES SHOWN PLUS LATERALS TO IRRIGATE TREES ON THEIR SEPARATE VALVE.
- LATERAL LINES TO TREES FROM TREE VALVES ARE NOT SHOWN BUT SHALL BE 3/4" SCH. 40 PVC. DRIP HOSE LINES THROUGHOUT THE AREAS THEY SERVE SHALL BE LOCATED TO WITHIN 5' OF ALL PLANTS THEY ARE WATERING WITH DRIP TUBING EXTENDING TO EDGE OF PLANT ROOTBALLS. THE FOLLOWING LISTS WHICH AREAS AND TREES ARE SERVED BY THE TREE VALVES INDICATED:  
 T1 - MODERATE - EASTERN PORTIONS OF SITE - AR, ED, MS, & PA  
 T2 - LOW (AREA SAME AS T1) - LH, CC, DV, JS & PC  
 T3 - MODERATE - WESTERN PORTIONS OF SITE - AR & PA  
 T4 - LOW - (AREA SAME AS T3) - CC, DV, JS, PG & QL
- NEW TREES ARE NOT SHOWN ON THIS SHEET, SEE 'PLANTING PLAN', SHEET L-1, FOR ACCURATE LOCATIONS, NUMBERS & SIZES OF ALL TREES TO BE INSTALLED.
- THIS PLAN HAS BEEN DESIGNED FOR HEAD TO HEAD SPACING OF ALL ROTOR HEADS AND NO VARIATION FROM THOSE SPACINGS WILL BE ALLOWED.
- LANDSCAPE CONTRACTOR TO SUPPLY, BASED ON HIS AS-BUILT IRRIGATION PLAN, AN INITIAL ESTABLISHMENT PERIOD IRRIGATION CHART, REDUCED TO FIT INTO THE CONTROLLER. ADDITIONALLY, HE SHALL PROVIDE ANOTHER CHART FOR ONGOING IRRIGATION DURING THE DRY SEASON AFTER THE INITIAL ESTABLISHMENT PERIOD HAS ENDED. THESE CHARTS SHALL MEET THE REQUIREMENTS OF THE WELD ORDINANCE.

**PRELIMINARY LANDSCAPE PLAN**



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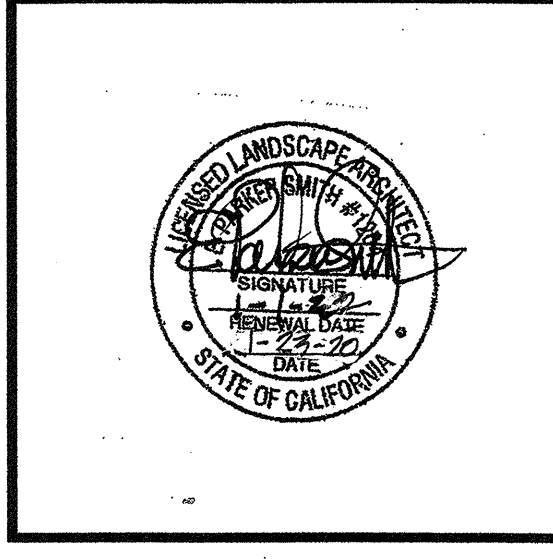
A NEW WINERY &  
 STORAGE FACILITY FOR:

**SAFE HARBOR 3.0**

655 NAPA VALLEJO HWY.  
 NAPA COUNTY, CA

APN: 057-110-012

**IRRIGATION PLAN**



**GREG LEDOUX**  
 and  
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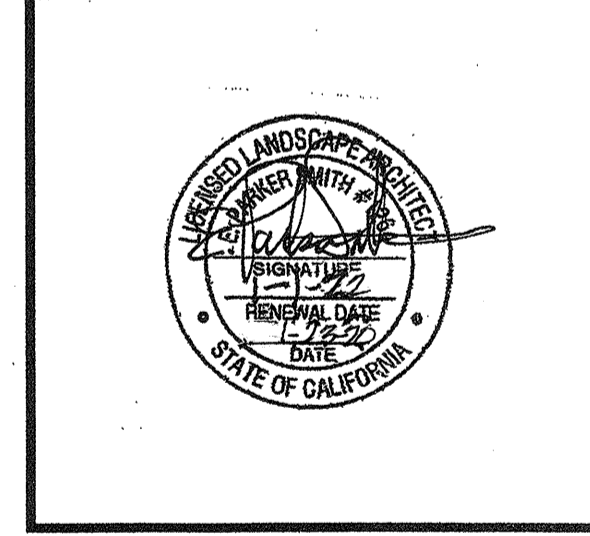
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IRRIGATION  
PLAN

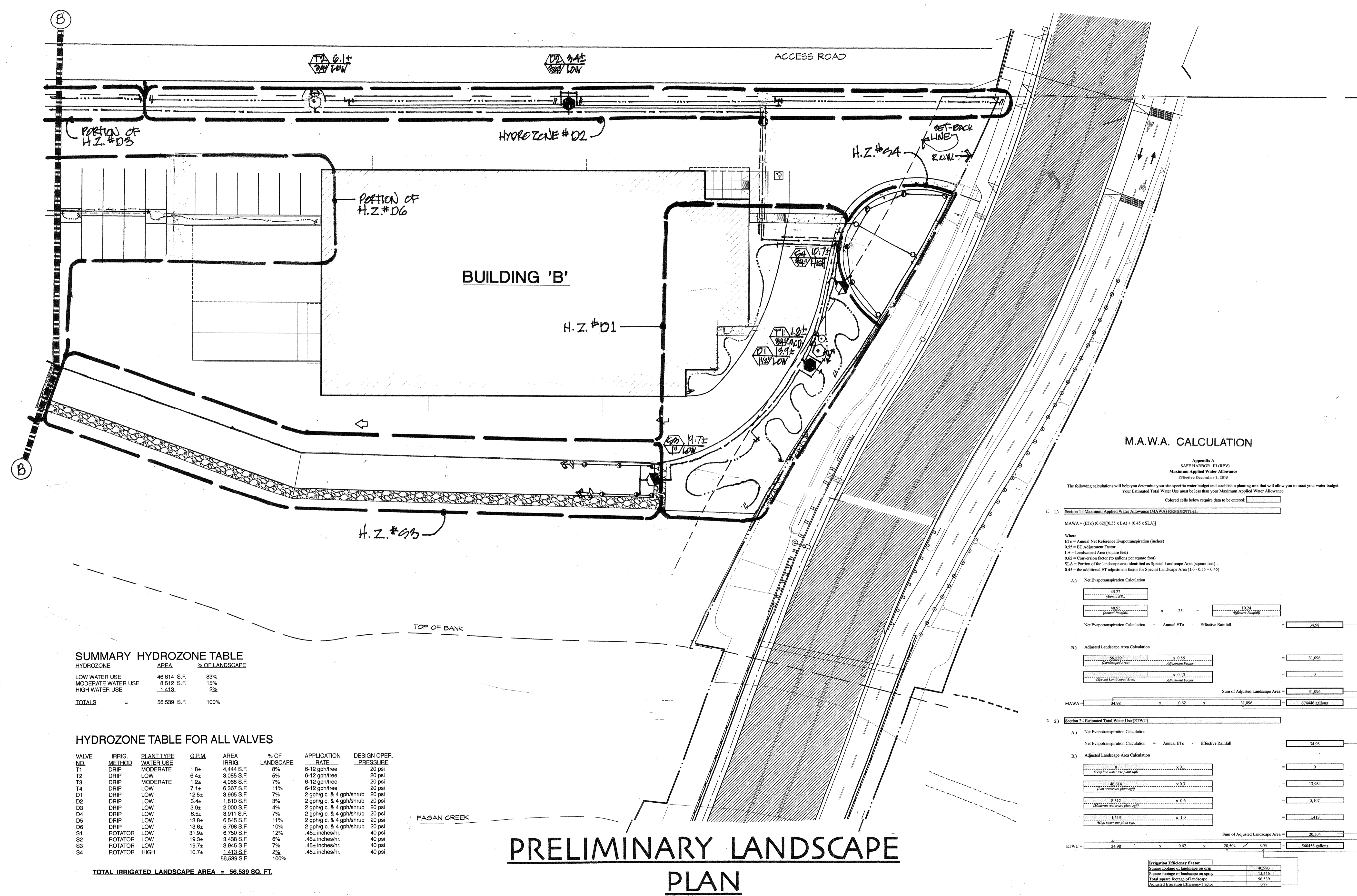


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**L6**



**SUMMARY HYDROZONE TABLE**

HYDROZONE	AREA	% OF LANDSCAPE
LOW WATER USE	46,614 S.F.	83%
MODERATE WATER USE	8,512 S.F.	15%
HIGH WATER USE	1,413 S.F.	2%
<b>TOTALS</b>	<b>56,539 S.F.</b>	<b>100%</b>

**HYDROZONE TABLE FOR ALL VALVES**

VALVE NO.	IRRI G. METHOD	PLANT TYPE WATER USE	G.P.M.	AREA IRRIG.	% OF LANDSCAPE	APPLICATION RATE	DESIGN OPER. PRESSURE
T1	DRIP	MODERATE	1.8a	4,444 S.F.	8%	6-12 gph/tree	20 psi
T2	DRIP	LOW	6.4a	3,085 S.F.	5%	6-12 gph/tree	20 psi
T3	DRIP	MODERATE	1.2a	4,068 S.F.	7%	6-12 gph/tree	20 psi
T4	DRIP	LOW	7.1a	6,367 S.F.	11%	6-12 gph/tree	20 psi
D1	DRIP	LOW	12.5a	3,965 S.F.	7%	2 gph/g.c. & 4 gph/shrub	20 psi
D2	DRIP	LOW	3.4a	1,510 S.F.	3%	2 gph/g.c. & 4 gph/shrub	20 psi
D3	DRIP	LOW	3.9a	2,000 S.F.	4%	2 gph/g.c. & 4 gph/shrub	20 psi
D4	DRIP	LOW	6.5a	3,911 S.F.	7%	2 gph/g.c. & 4 gph/shrub	20 psi
D5	DRIP	LOW	13.8a	6,545 S.F.	11%	2 gph/g.c. & 4 gph/shrub	20 psi
D6	DRIP	LOW	13.6a	5,798 S.F.	10%	2 gph/g.c. & 4 gph/shrub	20 psi
S1	ROTATOR	LOW	31.9a	6,750 S.F.	12%	.45a inches/hr.	40 psi
S2	ROTATOR	LOW	19.3a	3,438 S.F.	6%	.45a inches/hr.	40 psi
S3	ROTATOR	LOW	19.7a	3,945 S.F.	7%	.45a inches/hr.	40 psi
S4	ROTATOR	HIGH	10.7a	1,413 S.F.	2%	.45a inches/hr.	40 psi
				56,539 S.F.	100%		

**TOTAL IRRIGATED LANDSCAPE AREA = 56,539 SQ. FT.**

**M.A.W.A. CALCULATION**

Appendix A  
SAFE HARBOR III (REV)  
Maximum Applied Water Allowance  
Effective December 1, 2015

The following calculations will help you determine your site specific water budget and establish a planting mix that will allow you to meet your water budget. Your Estimated Total Water Use must be less than your Maximum Applied Water Allowance.

Colored cells below require data to be entered.

1. 1) Section 1 - Maximum Applied Water Allowance (MAWA) RESIDENTIAL

MAWA = (ETo) (0.62) (0.55 x LA) + (0.45 x SLA)

Where:  
ETo = Annual Net Reference Evapotranspiration (inches)  
0.55 = ET Adjustment Factor  
LA = Landscaped Area (square feet)  
0.62 = Conversion factor (to gallons per square foot)  
SLA = Portion of the landscape area identified as Special Landscape Area (square feet)  
0.45 = the additional ET adjustment factor for Special Landscape Area (1.0 - 0.55 = 0.45)

A) Net Evapotranspiration Calculation

Annual ETo	43.22	
Annual Rainfall	40.95	
Net Evapotranspiration Calculation = Annual ETo - Effective Rainfall	34.98	

B) Adjusted Landscape Area Calculation

Landscaped Area	56,539	x 0.55	=	31,096
Special Landscaped Area		x 0.45	=	0
Sum of Adjusted Landscape Area				31,096
MAWA	34.98	x 0.62	x 31,096	= 67446 gallons

2. 2) Section 2 - Estimated Total Water Use (ETWU)

A) Net Evapotranspiration Calculation

Net Evapotranspiration Calculation = Annual ETo - Effective Rainfall = 34.98

B) Adjusted Landscape Area Calculation

Landscaped Area	0	x 0.55	=	0
Special Landscaped Area	46,614	x 0.45	=	20,984
High water use plant area	8,512	x 0.95	=	8,087
High water use plant area	1,413	x 1.10	=	1,554
Sum of Adjusted Landscape Area				20,544
ETWU	34.98	x 0.62	x 20,544	= 44256 gallons

Irrigation Efficiency Factor: 0.79  
 Square Footage of landscape on drip: 40,993  
 Square Footage of landscape on spray: 15,546  
 Total square footage of landscape: 56,539  
 Adjusted Irrigation Efficiency Factor: 0.79

**PRELIMINARY LANDSCAPE PLAN**

