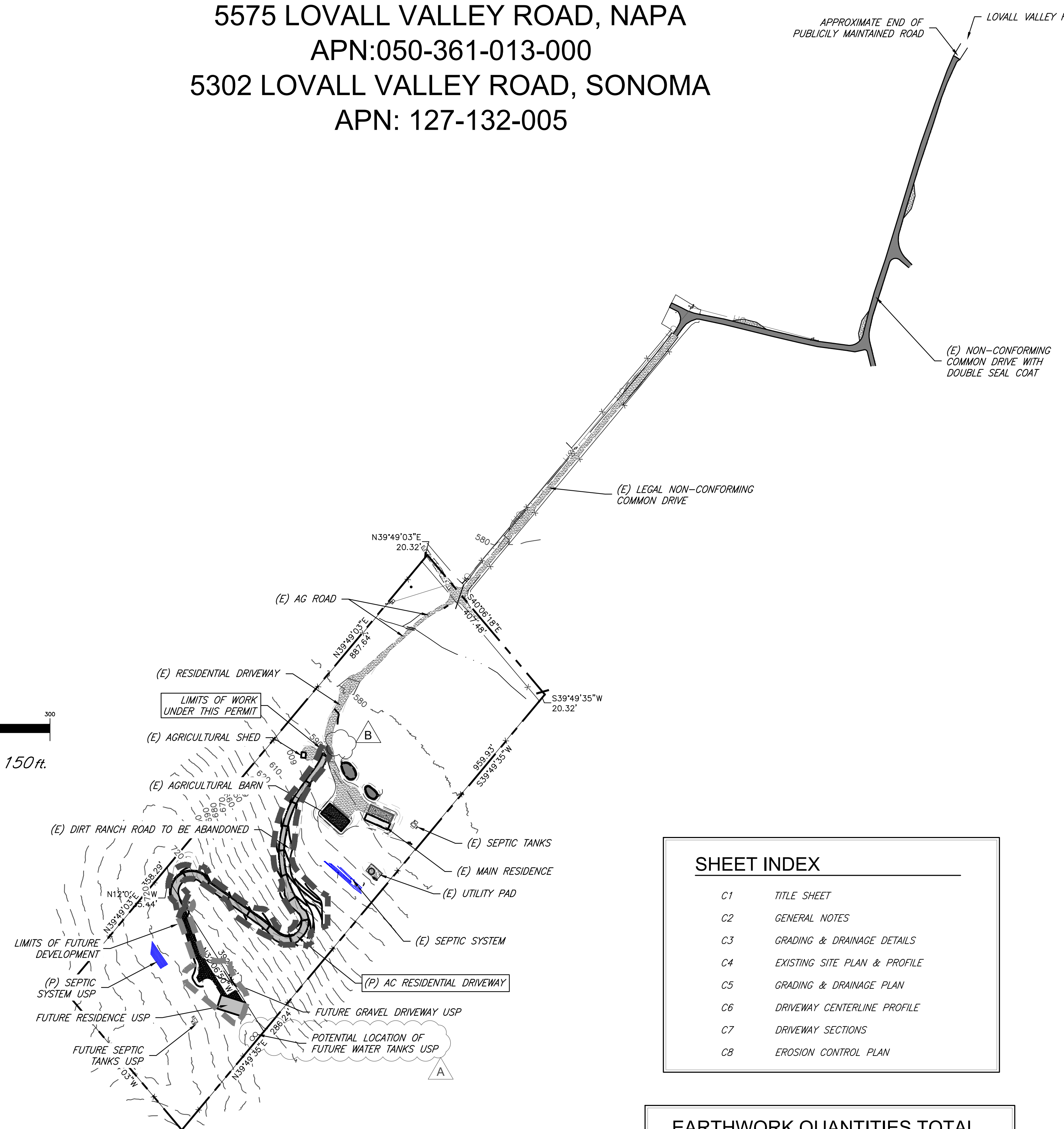
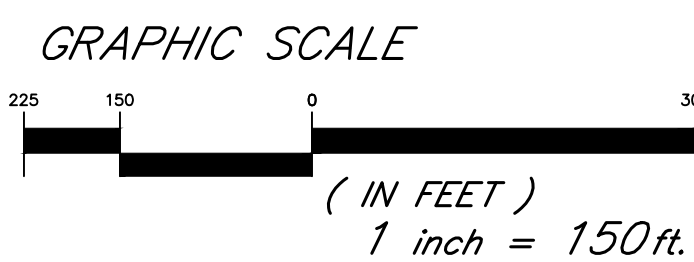


LANDS OF MCLAUGHLIN & KONOLIGE GRADING & DRAINAGE ROADWAY DESIGN

5575 LOVALL VALLEY ROAD, NAPA
APN:050-361-013-000
5302 LOVALL VALLEY ROAD, SONOMA
APN: 127-132-005

LEGEND

	RECORD BOUNDARY LINE
	(E) FLOWLINE
	(P) FLOWLINE
	TREE PROTECTION
	WOOD FENCE
	WIRE FENCE
	FUTURE WORK UNDER SEPARATE PERMIT
	LIMITS OF WORK UNDER THIS PERMIT
	FIBER ROLL BARRIER
	HISTORICAL MINOR CONTOUR
	HISTORICAL MAJOR CONTOUR
	EXISTING MINOR CONTOURS
	EXISTING MAJOR CONTOURS
	PROPOSED MINOR CONTOURS
	PROPOSED MAJOR CONTOURS
	(E) CULVERT/STORM DRAIN PER PLAN
	(P) CULVERT/STORM DRAIN PER PLAN
	(P) PERFORATED SUBDRAIN PER PLAN
	(P) SOLID SUBDRAIN OUTLET PER PLAN
	(P) SLOT DRAIN PER PLAN
	(E) ASPHALT CONCRETE SURFACE
	(P) ASPHALT CONCRETE SURFACE
	(E) GRAVEL SURFACE
	(P) GRAVEL SURFACE
	(E) CHIP SEAL SURFACE
	(E) CONCRETE SURFACE
	(P) CONCRETE SURFACE
	LANDSCAPE AREA SAD
	WALL
	CONTROL POINT W/##
	AD/CB/DI PER PLAN
	(P) DOWNSPOUT LOCATION
	FIRE HYDRANT
	WELL
	SPOT ELEVATION
	TREE TYPE & DIA.
	TREE TO BE REMOVED
	SEWER CLEANOUT
	SHEET FLOW DIRECTION
	SITE WORK KEYNOTES
	DETAIL CALL OUT
	FG
	TW
	RET:
	FG:
	BW:
	RET:



ABBREVIATIONS

AC	ASPHALT CONCRETE	LA	LANDSCAPE AREA
AD	AREA DRAIN	LO	LIVE OAK TREE
BAY	BAY TREE	MAX	MAXIMUM
BVCE	BEGIN VERTICAL CURVE ELEV	MIN	MINIMUM
BVCS	BEGIN VERTICAL CURVE STA	MINZ	MANZANTIA TREE
BW	BOTTOM OF WALL	NTS	NOT TO SCALE
CL	CENTERLINE	O/	OVER
CMP	CORRUGATED METAL PIPE	OAK	OAK TREE
CO	CLEAN OUT	OC	ON CENTER
DI	DRAIN INLET	(P)	PROPOSED
DS	DOWNSPOUTS	PERF	PERFORATED
(E)	EXISTING	PN	PINE TREE
EG	EXISTING GRADE	PT	POINT
EL	EASEMENT LINE	RCP	REINFORCED CONCRETE PIPE
EVCE	END VERTICAL CURVE ELEV	ROW	RIGHT OF WAY
EVCS	END VERTICAL CURVE STA	RD	REDWOOD TREE
ELEV	ELEVATION	SAD	SEE ARCHITECTURAL DRAWINGS
FF	FINISHED FLOOR	SS	SANITARY SEWER
FG	FINISHED GRADE	SSD	SEE STRUCTURAL DRAWINGS
FIR	FIR TREE	TBR	TO BE REMOVED
FL	FLOW LINE	TG	TOP OF GRATE
FS	FINISHED SURFACE	TW	TOP OF WALL
FSS	FIRE SAFE STANDARDS	UON	UNLESS OTHERWISE NOTED
GB	GRADE BRAKE	USP	UNDER SEPARATE PERMIT
GEO	GEOTECHNICAL	VIF	VERIFY IN FIELD
HP	HIGH POINT	VC	VERTICAL CURVE
INV	INVERT	WL	WATER LEVEL

SURVEY NOTES:

- THE PURPOSE OF THIS MAP IS AS A BASE IN PLANNING AND DESIGN AND THE CONTENT IS RELATIVE TO THE INTENDED USE. UNAUTHORIZED CHANGES OR ADDITIONS TO THE EXISTING DATA SHOWN ON THIS MAP IS STRICTLY PROHIBITED. ANY USES OF THIS MAP BEYOND THE STATES PURPOSE REQUIRED THE AUTHORIZATION OF HOGAN LAND SERVICES.
- THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY. BOUNDARY INFORMATION SHOWN IS PER RECORD OF SURVEY FILED IN BOOK 716 AT PAGE 45 SONOMA COUNTY RECORDS (BOOK 2 PAGES 38-39 NAPA COUNTY RECORDS.)
- LIDAR DATA AND ORTHOPHOTOGRAPHY WERE PROVIDED BY THE UNIVERSITY OF MARYLAND UNDER GRANT NNX13AP69G FROM NASA'S CARBON MONITORING SYSTEM (DR. RALPH DUBAYAH AND DR. GEORGE HURTT, PRINCIPAL INVESTIGATORS). THIS GRANT ALSO FUNDED THE CREATION OF DERIVED FOREST COVER AND LAND COVER INFORMATION, INCLUDING A COUNTYWIDE BIOMASS AND CARBON MAP, A CANOPY COVER MAP, AND DEMS. THE SONOMA COUNTY VEGETATION MAPPING AND LIDAR PROGRAM FUNDED LIDAR DERIVED PRODUCTS IN THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, SUCH AS DEMS, HILLSHADES, BUILDING FOOTPRINTS, 1-FOOT CONTOURS, AND OTHER DERIVED LAYERS. THE ENTIRETY OF THIS DATA IS FREELY LICENSED FOR UNRESTRICTED PUBLIC USE, UNLESS OTHERWISE NOTED. ANY USE OF THESE DATA, INCLUDING VALUE-ADDED PRODUCTS, WITHIN REPORTS, PAPERS, AND PRESENTATIONS MUST ACKNOWLEDGE NASA GRANT NNX13AP69G, THE UNIVERSITY OF MARYLAND, AND THE SONOMA VEGETATION MAPPING AND LIDAR PROGRAM AS THEIR SOURCE. LIDAR INFORMATION IS DATED 2013, ANY CHANGES TO THE TOPOGRAPHY SINCE THEN WILL NOT BE SHOWN.

SHEET INDEX

C1	TITLE SHEET
C2	GENERAL NOTES
C3	GRADING & DRAINAGE DETAILS
C4	EXISTING SITE PLAN & PROFILE
C5	GRADING & DRAINAGE PLAN
C6	DRIVEWAY CENTERLINE PROFILE
C7	DRIVEWAY SECTIONS
C8	EROSION CONTROL PLAN

EARTHWORK QUANTITIES TOTAL

CUT = 780 C.Y. ±
FILL = 2,090 X 1.15 = 2,400 C.Y. ±
ROAD IMPORT = 330 C.Y.

DISTURBED AREA = 0.79 ACRES
EXCESS MATERIAL TO BALANCE ONSITE

NOTE: APPROXIMATE EARTH QUANTITY PROVIDED FOR PERMIT VALUATION. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL MATERIAL TAKEOFFS.

PROJECT INFORMATION

PROJECT STATEMENT:

THESE PLANS WERE PREPARED TO FACILITATE THE GRADING AND DRAINAGE ACTIVITIES ASSOCIATED WITH THE PROPOSED RESIDENTIAL AC DRIVEWAY. EXISTING ONSITE INFRASTRUCTURE INCLUDES AN EXISTING COMMON DRIVEWAY, MAIN RESIDENCE, EXISTING GRAVEL DRIVEWAY, AG ROAD, AG BARN, AND PARKING AREA.

PROPERTY OWNERS:

JANET MCLAUGHLIN & KURT KONOLIGE
865 COLLEGE AVE
MENLO PARK, CA 94025
(650) 796-1228

DESIGNER INFORMATION-CIVIL:

HOGAN LAND SERVICES
1702 4TH STREET
SANTA ROSA, CA 95404
(707) 544-2104

PERMITTING AGENCIES:

LEAD AGENCY:
NAPA COUNTY PBES
OTHER:
NONE

TOPOGRAPHIC INFORMATION PROVIDED BY:

HOGAN LAND SERVICES - 2018

PROJECT DATUM & BENCHMARK:

HORIZONTAL CONTROL:
IRON PIPES FOUND ON THE WESTERLY BOUNDARY OF LOT 99 (S40°06'18"E)

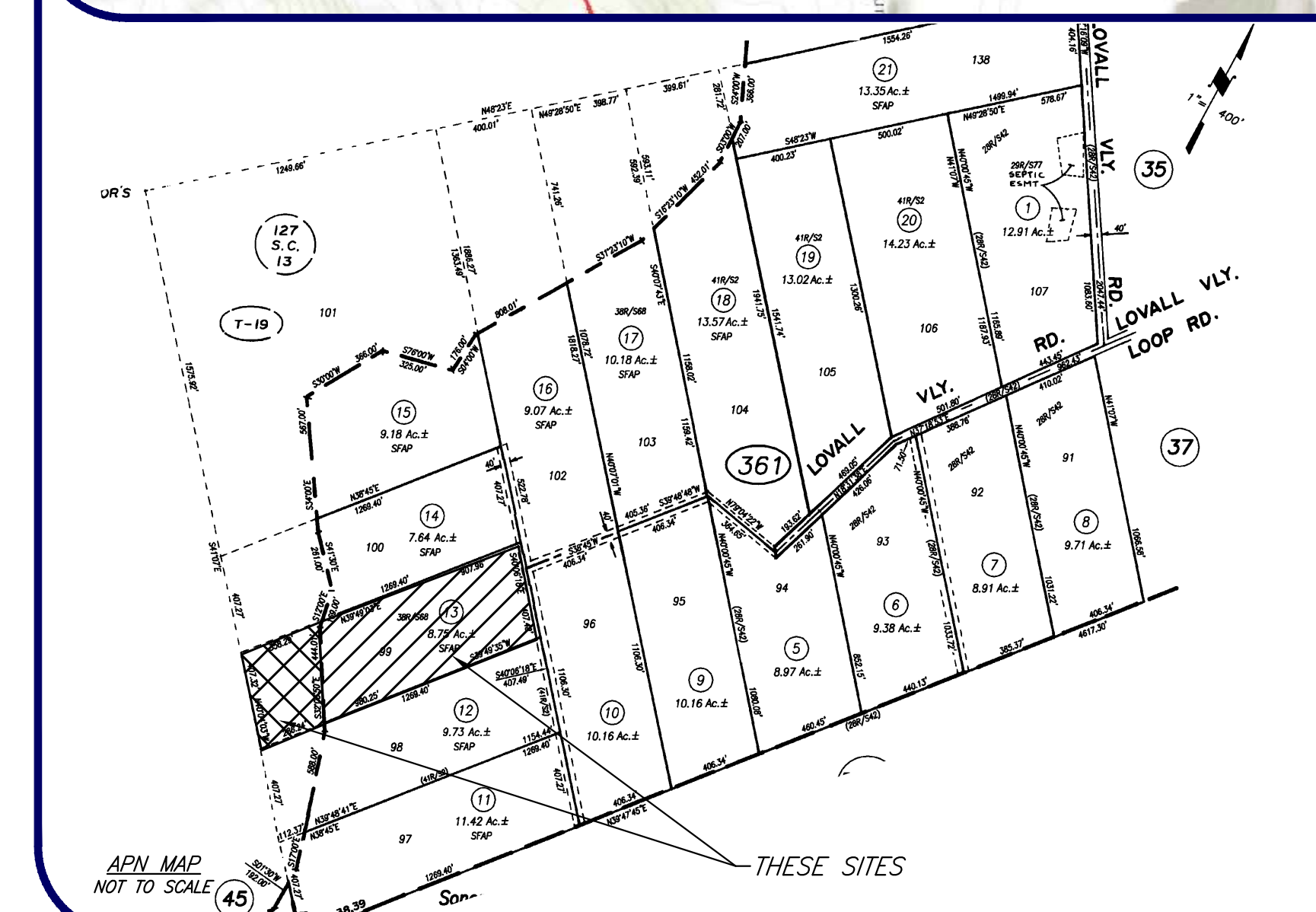
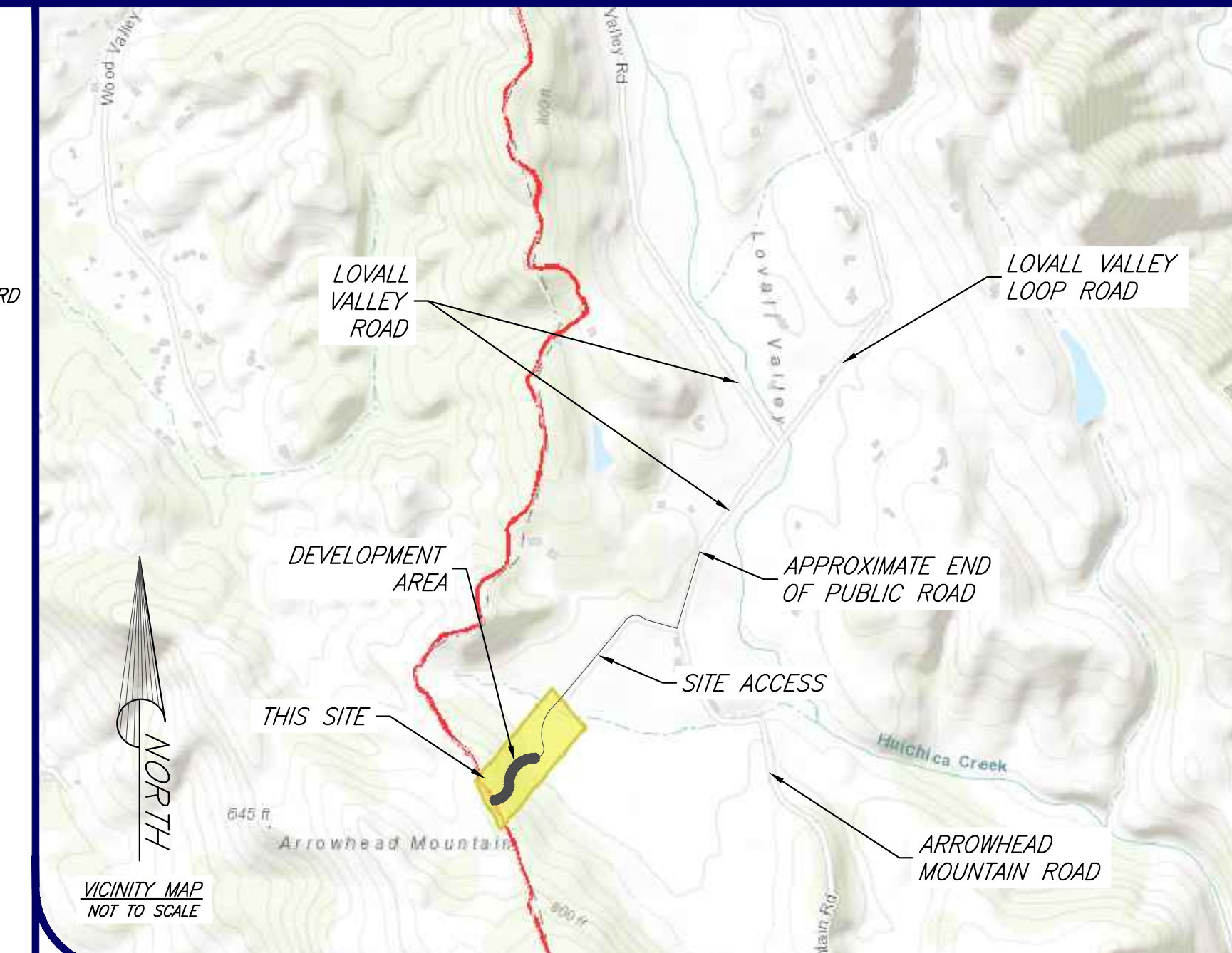
VERTICAL CONTROL:

ELEVATION DATUM IS DERIVED FROM AN OPUS SOLUTION OVER CP 1377 (728.00 FEET) NAVD 88

REVISION BLOCK

A	PLAN CHECK #1	01/27/21
B	PLAN CHECK #2	04/19/21
C	PLAN CHECK #3	09/28/21
1		
2		

PRELIMINARY FOR USE PERMIT



THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF JANET MCLAUGHLIN IN SEPTEMBER 2018

Preliminary
10/06/2021 3:06:53 PM

JAMES M. KONKLIN P.E. C92029

DRN: WG/JC
CHK: DB3
PM: JC
DATE: 6/19/21
JOB #: 3567

TEL (707) 544-2104
FAX (707) 522-2105

HOGAN LAND SERVICES
A CALIFORNIA CORPORATION

www.hoganis.com

1702 4TH STREET
SANTA ROSA, CA 95404

APN: 050-361-013-000

LANDS OF MCLAUGHLIN & KONOLIGE
TITLE SHEET
5575 LOVALL VALLEY ROAD
NAPA, CALIFORNIA

C1 OF 8

SUBGRADE PREPARATION NOTES

- STRUCTURAL AREAS SHOULD BE STRIPPED OF THE SURFACE VEGETATION, OLD FILLS, DEBRIS, UNDERGROUND UTILITIES, ETC. THESE MATERIALS SHOULD BE MOVED OFF SITE; SOME OF THEM, IF SUITABLE COULD BE STOCKPILED FOR LATER USE IN LANDSCAPE AREAS
- FOLLOWING SITE STRIPPING, AREAS TO RECEIVE FILL SHOULD BE PREPARED BY REMOVING ANY ARTIFICIAL FILL AND WEAK SOILS AND EXPOSING BEDROCK AS DETERMINED BY THE GEOTECHNICAL ENGINEER IN THE FIELD DURING CONSTRUCTION. THE EXPOSED SURFACE SHOULD THEN BE SCARIFIED TO A MINIMUM DEPTH OF EIGHT INCHES, MOISTURE CONDITIONED TO NEAR OPTIMUM MOISTURE CONTENT, AND RECOMPACTED TO AT LEAST 90 PERCENT OF THE MAXIMUM DRY DENSITY.
- WHERE FILL IS REQUIRED ON SLOPES STEEPER THAN 5H:1V, THE SOIL MANTLE AND ANY WEAK MATERIAL SHOULD BE REMOVED AND THESE AREAS SHOULD BE POSITIVELY BENCHED HORIZONTALLY INTO BEDROCK AS DETERMINED BY THE GEOTECHNICAL ENGINEER IN THE FIELD DURING CONSTRUCTION IN CONJUNCTION WITH FILL PLACEMENT.
- THE MAXIMUM HEIGHT OF BENCHES SHOULD BE REVIEWED BY THE GEOTECHNICAL ENGINEER. A KEY WILL BE REQUIRED AT THE TOE OF ALL FILL EMBANKMENTS. OBSERVATION SHOULD BE PROVIDED BY THE GEOTECHNICAL ENGINEER TO DETERMINE WHERE THESE KEYS SHOULD BE CONSTRUCTED.
- SUBDRAINS SHOULD BE INSTALLED IN ALL THE KEYS AS DETERMINED BY THE GEOTECHNICAL ENGINEER IN THE FIELD DURING CONSTRUCTION.
- THE BARN BUILDING PAD SHOULD BE PREPARED BY REMOVING THE WEAK AND COMPRESSIBLE SOILS TO THEIR FULL DEPTH AND EXPOSING BEDROCK. THE ACTUAL DEPTH OF SUBEXCAVATION SHOULD BE DETERMINED BY THE GEOTECHNICAL ENGINEER IN THE FIELD DURING CONSTRUCTION. BASED ON OUR SUBSURFACE EXPLORATION, THE SUBEXCAVATION FOR THE PROPOSED BARN WILL PROBABLY EXTEND TO AN APPROXIMATE DEPTH OF 30 INCHES BELOW THE EXISTING GROUND SURFACE. HOWEVER, IT MAY BE NECESSARY TO SUBEXCAVATE DEEPER TO PROVIDE AT LEAST ONE FOOT OF COMPACTED ENGINEERED FILL BELOW THE BOTTOM OF ALL FOOTINGS. THE LATERAL EXTENT OF THE SUBEXCAVATION SHOULD BE A MINIMUM OF FIVE FEET BEYOND THE FOUNDATIONS AND THREE FEET BEYOND EXTERIOR FLATWORK.
- GENERAL ENGINEERED FILL (IMPORT) SHALL BE COMPACTED IN LIFTS, A MAXIMUM OF EIGHT INCHES LOOSE THICKNESS, COMPACT TO A MINIMUM OF 90PERCENT RELATIVE COMPACTION AT OR NEAR OPTIMUM MOISTURE CONTENT.
- GENERAL ENGINEERED FILL (NATIVE) SHALL BE COMPACTED IN LIFTS, A MAXIMUM OF EIGHT INCHES LOOSE THICKNESS, COMPACT TO 90 PERCENT RELATIVE COMPACTION AT LEAST TWO PERCENT OVER OPTIMUM MOISTURE CONTENT.
- A REPRESENTATIVE OF PJC SHOULD OBSERVE ALL SITE PREPARATION AND FILL PLACEMENT. IT IS IMPORTANT THAT DURING THE STRIPPING, GRADING AND SCARIFICATION PROCESSES, A REPRESENTATIVE OF OUR FIRM BE PRESENT TO OBSERVE WHETHER ANY UNDESIRABLE MATERIAL IS ENCOUNTERED IN THE CONSTRUCTION AREA.
- CUT AND FILL SLOPES SHOULD BE NO STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2H:1V). HOWEVER, CUT SLOPES IN COMPETENT BEDROCK MAY BE STEEPENED AS APPROVED BY THE GEOTECHNICAL ENGINEER IN THE FIELD DURING CONSTRUCTION.
- CONVENTIONAL SLABS-ON-GRADE SHOULD BE SUPPORTED ENTIRELY ON COMPACTED ENGINEERED FILL. HOWEVER, PROVIDED THE EXCAVATION FOR THE GARAGE REMOVES THE WEAK SURFACE AND NEAR SURFACE SOILS AND EXPOSES BEDROCK, THE GARAGE SLAB MAY BE SUPPORTED ON THE UNDERLYING BEDROCK.
- WE RECOMMEND THAT THE ROOFS BE PROVIDED WITH GUTTERS AND THAT THE DOWNSPOUTS BE CONNECTED TO CLOSED CONDUITS DISCHARGING TO A DESIGNATED AREA AWAY FROM FOUNDATIONS AND SLOPES. SURFACE WATER SHOULD BE CHANNLED AWAY FROM SLOPES AND FOUNDATIONS.
- WE RECOMMEND THAT FOUNDATION SUBDRAINS BE PLACED ADJACENT TO ALL FOUNDATIONS, EXCEPT THE DOWNHILL FOUNDATION.
- REFER TO PROJECT GEOTECHNICAL REPORT PREPARED BY PJC & ASSOCIATES, INC. DATED APRIL 24, 2019 FOR COMPLETE REQUIREMENTS

FIRE PROTECTION NOTES

- THE NUMERICAL ADDRESS SHALL BE POSTED AT THE PUBLIC ROADWAY AND ANY OTHER INTERSECTIONS OR RESIDENTIAL ROADWAY. HEIGHT AND NUMBERS SHALL BE A MIN. OF 4 INCHES REFLECTIVE, OR ON A CONTRASTING BACK GROUND, AND/OR ILLUMINATED. SEE DETAIL #14 OF THE NAPA COUNTY FIRE STANDARDS.
- DEFENSIBLE SPACE FOR WILDFIRE SHALL BE A MIN. 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.
- 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.
- HORIZONTAL DEFENSIBLE SPACE CLEARANCE SHALL BE A MINIMUM OF 10 FEET ON EACH SIDE OF THE DRIVEWAY. SEE DETAIL #8 OF THE NAPA COUNTY FIRE STANDARDS.
- 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.
- 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 TURNAROUND 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.
- 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.
- A "BLUE DOT REFLECTOR" SHALL BE ADJACENT TO ALL HYDRANTS. SEE DETAILS #2 & #3 OF THE STANDARDS.
- BOLLARD PROTECTION IS REQUIRED AT ALL HYDRANTS. SEE DETAILS #2 & #3 OF THE STANDARDS.
- 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 NAPA COUNTY FIRE STANDARDS.
- FIRE SPRINKLER SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND NFPA 130 ONE OR TWO FAMILY DWELLING - 2002 EDITION AND SHALL BE SUBMITTED UNDER SEPARATE PERMIT.
- DEFENSIBLE SPACE FOR WILDFIRE SHALL BE A MINIMUM OF 100 FEET FROM ALL STRUCTURES OR TO THE PROPERTY LINES. GREATER CLEARANCE MAYBE REQUIRED UPON INSPECTION AS DETERMINED DUE TO SLOPE AND FUEL LOAD.
- HORIZONTAL DEFENSIBLE SPACE SHALL BE PROVIDED 10 FEET ON EACH SIDE OF THE DRIVEWAY.
- OVERHEAD CLEARANCE OF TREE LIMBS AND BRUSH ALONG THE ENTIRE LENGTH OF THE DRIVEWAY SHALL BE A MINIMUM OF 13 FOOT 6 INCH VERTICAL CLEARANCE. SEE DETAIL #8 OF THE NAPA COUNTY FIRE STANDARDS.

TREE PROTECTION NOTES

- ANY TREES WITHIN THE DISTURBED AREA LIMITS WILL NEED TREE PROTECTION FENCING AT THE DRIP LINE FOR ANY TREES TO REMAIN. ANY WORK WITHIN THE DRIP LINE SHOULD BE UNDER OWNER APPROVALS AND/OR UNDER SUPERVISION OF PROJECT ARBORIST.
- PLASTIC TREE PROTECTION FENCING SHOULD BE INSTALLED AT THE DRIP LINES OF TREES TO REMAIN IN CONSTRUCTION ZONE (OR THE OUTER EDGE OF THE DRIP LINE OF GROUPS OF TREES) IF ACCESS WITHIN DRIP LINE WILL BE REQUIRED, FENCE TO BE PLACED AT EXPECTED LIMIT OF GRADING IT SHOULD BE INSTALLED PRIOR TO THE START OF CLEARING OR GRADING OPERATIONS, AND KEPT IN PLACE THROUGHOUT CONSTRUCTION ACTIVITIES.
- WHEN PRUNING FOR CLEARANCE IS REQUIRED ON ANY TREES TO REMAIN, IT SHOULD BE DONE BY TRAINED, QUALIFIED TREE WORKERS ACCORDING TO ISA PRUNING GUIDELINES PRIOR TO CONSTRUCTION. PRUNING SHOULD BE THE MINIMUM NECESSARY FOR HAZARD REDUCTION, (I.E. THE REMOVAL OF DEADWOOD 2" AND LARGER, ECT.) AND CLEARANCE.
- IF ANY ROOTS LARGER THAN 1" ARE ENCOUNTERED, FOR TREES TO BE SAVED, THEY SHOULD BE CUT CLEANLY ACROSS THE FACE OF THE ROOT WITH A SHARP SAW. ROOTS SHALL BE KEPT MOIST WHILE EXPOSED.
- WOOD CHIP MULCH GENERATED FROM PRUNING AND REMOVALS SHOULD BE SPREAD UNDER REMAINING TREES ONSITE TO SERVE AS PERMANENT TOP DRESSING AND MULCH.
- NO PARKING, OPERATION OF EQUIPMENT, STORAGE OF MATERIALS, DISPOSAL OF WASTE OR OTHER CONSTRUCTION ACTIVITY SHALL OCCUR WITHIN DRIP LINES OF PROTECTED TREES.
- OWNERS SHALL BE RESPONSIBLE FOR CONSULTING WITH ARBORIST REGARDING CONSTRUCTION IMPACTS ON EXISTING TREES.

BIOLOGICAL MITIGATION MEASURES

- NESTING BIRDS: TO THE EXTENT PRACTICAL, ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED OUTSIDE THE NESTING SEASON BETWEEN SEPTEMBER AND JANUARY 31. IF WORK MUST BE PERFORMED DURING THE NESTING SEASON, A PRE-CONSTRUCTION NESTING BIRD SURVEY SHALL BE PERFORMED IN ALL AREAS WITHIN 250 FEET OF PROPOSED ACTIVITIES. IF NESTS ARE FOUND, AN APPROPRIATELY SIZED NO-DISTURBANCE BUFFER SHALL BE PLACED AROUND THE NEST AT THE DIRECTION OF THE QUALIFIED BIOLOGIST CONDUCTING THE SURVEY. BUFFERS SHALL REMAIN IN PLACE UNTIL ALL YOUNG HAVE FLEDGED, OR THE BIOLOGIST HAS CONFIRMED THAT THE NEST HAS BEEN NATURALLY PREDATED.
- MATERNITY ROOSTING BATS (PALLID AND OTHER COMMON BATS): PRIOR TO ACTIVITIES IN AREAS WHERE BAT ROOSTS MAY BE PRESENT, A QUALIFIED BAT BIOLOGIST SHALL PERFORM A PRE-CONSTRUCTION ROOST SURVEY (DUSK EMERGENCE SURVEY) NO MORE THAN 10 DAYS PRIOR TO THE START OF ACTIVITIES WITH POTENTIAL TO DISTURB BATS OR THEIR HABITAT DURING THE MATERNITY SEASON BETWEEN APRIL AND SEPTEMBER TO AVOID POTENTIAL IMPACTS TO ACTIVE MATERNITY SITES AND/OR PREGNANT FEMALES. THE SURVEY SHALL ENCOMPASS ANY POTENTIAL ROOST SITE WITHIN 100 FEET OF PROJECT ACTIVITIES. IF A MATERNITY ROOST IS LOCATED WHETHER SOLITARY OR COLONIAL, THAT ROOST WILL REMAIN UNDISTURBED UNTIL SEPTEMBER 1 OR UNTIL A QUALIFIED BIOLOGIST HAS DETERMINED THAT THE ROOST IS NO LONGER ACTIVE. A NO-DISTURBANCE BUFFER MAY BE ESTABLISHED AROUND THE ROOST AT THE DIRECTION OF THE BIOLOGIST.
- (ROOSTING BATS): TREE REMOVAL MAY HAVE POTENTIAL TO IMPACT NON-MATERNITY ROOSTING PALLID BAT AS WELL AS OTHER COMMON BAT SPECIES THAT MAY BE PRESENT. IF TREE REMOVAL IS REQUIRED, FELLED TREES SHALL BE LEFT OVERNIGHT PRIOR TO REMOVAL FROM THE SITE OR ON-SITE CHIPPING TO ALLOW ANY NON-MATERNITY BATS TO EXIT THE ROOST.
- (WESTERN POND TURTLE): A PRE-CONSTRUCTION SURVEY IS RECOMMENDED WITHIN 48 HOURS OF GROUND DISTURBING ACTIVITIES IF WITHIN 100 METERS OF ANY AQUATIC OR RIPARIAN HABITAT FOR THE POTENTIAL PRESENCE OF POND TURTLE NEST SITES. ALTERNATIVELY, WILDLIFE EXCLUSION FENCING MAY BE PLACED BETWEEN THE WORK AREA AND NEARBY AQUATIC HABITATS WITHIN 100 METERS TO PREVENT POND TURTLE FROM NESTING WITHIN AREAS PROPOSED FOR GROUND DISTURBANCE. FENCING SHALL BE PLACED PRIOR TO MAY 1 FOR WORK PROPOSED TO OCCUR IN THE SUMMER/EARLY FALL PERIOD. FENCING SHALL BE A MINIMUM OF 36 INCHES HIGH, WITH A MINIMUM OF 4 INCHES TRENCHED INTO THE GROUND.
- (AMERICAN BADGER): PRIOR TO ANY GRADING ACTIVITIES, A PRE-CONSTRUCTION SURVEY SHALL BE PERFORMED BY A QUALIFIED BIOLOGIST TO MAP THE LOCATION OF ANY POTENTIAL DEN'S WITHIN 300 FEET OF PROPOSED CONSTRUCTION ACTIVITIES. IF POTENTIAL NATAL DEN'S ARE OBSERVED, A MINIMUM 300-FOOT NO DISTURBANCE SETBACK/BUFFER WILL BE ESTABLISHED AROUND THE POTENTIAL DEN DURING THE BREEDING/PUPPING/REARING SEASON (DECEMBER 1 TO MAY 31). DURING THE NON-BREEDING SEASON OR FOR NON-NATAL DEN'S (JUNE 1 TO NOVEMBER 31), A MINIMUM 100-FOOT NO DISTURBANCE SETBACK/BUFFER WILL BE ESTABLISHED. IF A POTENTIAL DEN CANNOT BE AVOIDED, A RELOCATION PLAN SHALL BE PREPARED BY THE BIOLOGIST IN CONSULTATION WITH THE CDFW PRIOR TO WORK IN THAT AREA.
- REFER TO BIOLOGICAL RESOURCES REPORT PREPARED BY SOL ECOLOGY DATED JULY 16 2020 FOR COMPLETE REQUIREMENTS

GENERAL NOTES:

- NO WORK SHALL COMMENCE UNTIL ANY NECESSARY PERMITS ARE OBTAINED FROM NAPA COUNTY PUBLIC WORKS DEPARTMENT.
- THE OFFICE OF HOGAN LAND SERVICES SHALL BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO REQUIRING ANY STAKING - TELEPHONE 544-2104.
- ALL WORK SHALL COMPLY WITH BEST MANAGEMENT PRACTICES TO PREVENT STORM WATER CONTAMINATION.
- THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE INSTALLATION OF GAS, ELECTRIC, TV CABLE, TELEPHONE, SEWER AND WATER FACILITIES, IF INSTALLED BY OTHERS AND NOT SHOWN ON THESE PLANS.
- UNLESS OTHERWISE SHOWN ON THE PLANS, STORM DRAINS SHALL BE PLASTIC SEWER PIPES WITH MANUFACTURED FITTINGS, GLUED AND CONNECTED PER MANUFACTURER'S RECOMMENDATIONS. STORM DRAIN SHALL COMPLY WITH ANS/ASTM D 3034-78, SDR 35 REQUIREMENTS OR CORRUGATED POLYETHYLENE PIPE SUCH AS ADVANCED DRAINAGE SYSTEMS (A.D.S.) N-12 OR AS SHOWN ON PLAN.
- DRIVEWAY PAVEMENT SECTIONS ARE FOR BIDDING PURPOSES ONLY. ACTUAL SECTION WILL BE DETERMINED IN THE FIELD AND AS PER RECOMMENDATIONS OF PROJECT GEOTECHNICAL ENGINEER.
- CONSTRUCTION REVIEW BY HOGAN LAND SERVICES. HOGAN LAND SERVICES REQUIRES THAT CONSTRUCTION OBSERVATION BE PERFORMED IN ORDER TO CHECK FOR GENERAL PLAN CONFORMANCE AND MITIGATE THE RISK OF PROBLEMS DURING THE COURSE OF CONSTRUCTION. IN THE EVENT THAT OUR FIRM IS NOT RETAINED TO PROVIDE STRUCTURAL CONSTRUCTION OBSERVATION SERVICES, IT IS UNDERSTOOD AND AGREED THAT THE WORK PERFORMED BY HOGAN LAND SERVICES IS LIMITED TO THE PREPARATION OF BASIC DESIGN CONCEPTS AND THAT HOGAN LAND SERVICES HAS NO CONTROL WHATSOEVER WITH REGARD TO PROPER AND COMPLETE CONSTRUCTION OF THE PROJECT IN CONFORMANCE WITH THE APPROVED DRAWINGS. THE OWNER AND CONTRACTOR, THEIR HEIRS AND ASSIGNS, SHALL INDEMNIFY, HOLD HARMLESS, AND DEFEND HOGAN LAND SERVICES FROM ANY AND ALL CLAIMS OF ANY PERSON OR ENTITY ARISING OUT OF THE WORK PERFORMED WITHOUT CONSTRUCTION OBSERVATION UNLESS ANY SUCH CLAIM WAS CAUSED BY THE SOLE NEGLIGENCE OF HOGAN LAND SERVICES. PLEASE CONTACT OUR OFFICE IN WRITING IF CONSTRUCTION OBSERVATION IS DESIRED.
- HOGAN LAND SERVICES HAS EXERCISED A REASONABLE AND ACCEPTABLE STANDARD OF CARE IN THE PREPARATION OF THESE PLANS, HOWEVER, THE DESIGN PROCESS INCLUDES ACTIVITIES OCCURRING AFTER PLAN SIGNATURE. THESE ACTIVITIES INCLUDE CALCULATIONS, PLAN CHECK AND VERIFICATIONS DURING CONSTRUCTION. SHOULD PERSONS OTHER THAN HOGAN LAND SERVICES PERFORM THE CONSTRUCTION STAKING OPERATION, THEY SHALL INDEMNIFY HOGAN LAND SERVICES FROM ANY DAMAGES RESULTING FROM FAILURE TO PERFORM THESE TASKS OR ANY EXPENSES OR DAMAGE RESULTING FROM OMISSION OR ERROR CONTAINED IN THE PLANS WHICH WOULD REASONABLY HAVE BEEN DISCOVERED AND CORRECTED BY HOGAN LAND SERVICES.
- PRIOR TO ANY CORRECTIVE ACTION BY THE CONTRACTOR WHICH IS NECESSARY DUE TO ANY ALLEGED STAKING ERROR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER FOR RESTAKING AND VERIFICATION OF PREVIOUS STAKING. SHOULD ANY CORRECTIVE WORK BE DONE PRIOR TO NOTIFICATION, OR IF THE ORIGINAL STAKING IS DONE BY OTHERS, HOGAN LAND SERVICES ASSUMES NO LIABILITIES FOR THE COSTS INCURRED FOR THIS WORK. WHERE IT HAS BEEN DETERMINED THAT ANY CORRECTIVE ACTION WILL REQUIRE FINANCIAL PARTICIPATION BY THE ENGINEER, THAT AMOUNT SHALL BE AGREED TO BY THE ENGINEER IN WRITING PRIOR TO TAKING CORRECTIVE ACTION. FAILURE TO OBTAIN WRITTEN ACCEPTANCE BY THE ENGINEER WILL NEGATE ALL REQUIREMENTS OF HIS FINANCIAL ASSISTANCE.

GRADING NOTES:

- PERFORM GRADING IN PERFORMANCE WITH THE LATEST EDITION OF APPENDIX J OF THE CALIFORNIA BUILDING CODE, APPLICABLE NAPA COUNTY REGULATIONS.
- 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. IF EXISTING DRAINAGE COURSES RECEIVING WATERS FROM THIS SITE ARE IN THE COUNTY RIGHT-OF-WAY AND NEED MAINTENANCE, CONTACT THE COUNTY 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 PATTERNS.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER UPON DISCOVERING DISCREPANCIES, ERRORS OR OMISSIONS IN THE PLANS. PRIOR TO PROCEEDING, THE OWNER SHALL HAVE THE PLANS REVISED TO CLARIFY IDENTIFIED DISCREPANCIES, ERRORS OR OMISSIONS. THE REVISED PLANS SHALL BE SUBJECT TO REVIEW BY THE CHIEF BUILDING OFFICIAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UNDERGROUND SERVICE ALERT (U.S.A.), TOLL FREE AT 1-800-642-2444, AT LEAST TWO WORKING 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 UTILITIES OWNER AND/OR THE PROJECT ENGINEER IMMEDIATELY. UTILITIES INCLUDE BUT ARE NOT LIMITED TO WATER, SEWER, ELECTRICAL, GAS, TELEPHONE AND CABLE/TV.
- 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 BE HALTED WITHIN A 100 FOOT RADIUS OF THE FIND. THE NORTHWEST INFORMATION CENTER SHALL BE NOTIFIED AT (707)864-0880. A QUALIFIED ARCHAEOLOGIST SHALL BE CONSULTED FOR AN ON-SITE EVALUATION. ADDITIONAL MITIGATION MAY BE REQUIRED BY THE COUNTY PER THE ARCHAEOLOGIST'S RECOMMENDATIONS. IF HUMAN BURIALS OR HUMAN REMAINS ARE ENCOUNTERED, THE CONTRACTOR SHALL ALSO NOTIFY THE COUNTY CORONER.
- SHOULD GRADING OPERATIONS ENCOUNTER HAZARDOUS MATERIALS, OR WHAT APPEAR TO BE HAZARDOUS MATERIALS, STOP WORK IN THE AFFECTED AREA IMMEDIATELY AND CONTACT 911 OR THE APPROPRIATE AGENCY FOR FURTHER INSTRUCTION.
- THE GRADING PERMIT AND AN APPROVED COPY OF THE GRADING PLANS SHALL BE MAINTAINED ON THE PROJECT SITE THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
- DRAINAGE FACILITIES AND GRADING SHALL BE INSPECTED BEFORE RECEIVING FINAL APPROVAL. THE CONTRACTOR SHALL CONSULT THE PROJECT JOB CARD FOR COORDINATION OF INSPECTION REQUESTS.
- EQUIPMENT SHALL NOT CROSS OR DISTURB CHANNELS OF ACTIVELY FLOWING STREAMS WITHOUT A SEPARATE APPROVED PERMIT AND BEST MANAGEMENT PRACTICES (NAPA COUNTY)
- EXCESS SOIL SHALL BE REMOVED FROM THE SITE UNLESS DEPICTED TO REMAIN ON SITE PER THE APPROVED PLAN. THE SITE RECEIVING SOIL MAY REQUIRE A GRADING PERMIT UNLESS EXEMPTED BY NAPA COUNTY.
- CONTOURS, ELEVATIONS, AND SHAPES OF FINISHED SURFACES SHALL BE BLENDED WITH ADJACENT NATURAL TERRAIN TO ACHIEVE A CONSISTENT GRADE AND NATURAL APPEARANCE. THE TOP OF CUT SLOPES SHALL BE ROUNDED OFF TO BLEND WITH THE NATURAL TERRAIN. BORDERS OF CUT SLOPES AND FILLS SHALL BE ROUNDED OFF TO A MINIMUM RADIUS OF 5 FEET TO BLEND WITH THE NATURAL TERRAIN.
- FILL MATERIAL SHALL NOT INCLUDE ORGANIC, FROZEN, OR OTHER HAZARDOUS MATERIALS. NO ROCK OR SIMILAR IRREDUCIBLE 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 STABLE, WELL-INTEGRATED, AND BONDED TO ADJACENT MATERIALS AND THE MATERIALS ON WHICH THEY REST. FILLS SHALL BE COMPACTED 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.
- GROUND SURFACES SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, TOPSOIL, AND OTHER UNSUITABLE MATERIALS, AND SCARIFYING GROUND APPROXIMATELY 4" TO 6" TO PROVIDE A BOND WITH THE FILL MATERIAL.
- FILL SHALL NOT BE PLACED ON NATURAL SLOPES STEEPER THAN 2H:1V (50%) UNLESS SPECIFICALLY ALLOWED IN WRITING BY THE PROJECT GEOTECHNICAL ENGINEER AND APPROVED BY NAPA COUNTY.
- 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. A HIGHER COMPACTION PERCENTAGE MAY BE REQUIRED BY THE SOILS ENGINEER.
- THE DRIVEWAY SOIL SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF EIGHT INCHES, MOISTURE CONDITIONED TO JUST ABOVE THE OPTIMUM AND COMPACTED TO A AT LEAST 95% OF RELATIVE COMPACTION, ROLLED TO A SMOOTH NON-YIELDING SURFACE.
- THE CLASS II AGGREGATE BASE SHALL HAVE A RELATIVE COMPACTION OF AT LEAST 95%, SHALL BE FREE OF LOOSE OR EXTRANEIOUS MATERIAL, AND BE A TIGHT NON-YIELDING SURFACE WITH NO VISIBLE DISPLACEMENT.

STORM MITIGATION NOTES:

- PERFORM EROSION PREVENTION AND SEDIMENT CONTROL IN ACCORDANCE WITH THE LATEST EDITION OF APPENDIX J OF THE CALIFORNIA BUILDING CODE, APPLICABLE NAPA COUNTY REGULATIONS AND SECTION 20 OF THE CALTRANS STANDARD SPECIFICATIONS.
 - THE APPROVED PLANS SHALL CONFORM WITH THE EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES CONTAINED IN THE LATEST EDITIONS OF THE FOLLOWING PUBLICATIONS OR AN EQUIVALENT BEST MANAGEMENT PRACTICE.
 - EROSION AND SEDIMENT CONTROL FIELD MANUAL BY THE SAN FRANCISCO BAY REGIONAL WATER QUALITY CONTROL BOARD.
 - MANUAL OF STANDARDS FOR EROSION & SEDIMENT CONTROL MEASURES BY THE ASSOCIATION OF BAY AREA GOVERNMENTS.
 - CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK BY THE CALIFORNIA STORM WATER QUALITY ASSOCIATION.
 - IF DISCREPANCIES OCCUR BETWEEN THESE NOTES, MATERIAL REFERENCED HEREIN OR MANUFACTURER'S RECOMMENDATIONS, THEN THE MOST PROTECTIVE SHALL APPLY.
 - THE OWNER IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT NO. CA000002 WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES OF STORM WATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY DISTURBING LAND EQUAL TO OR GREATER THAN ONE ACRE. CONSTRUCTION ACTIVITIES INCLUDE BUT ARE NOT LIMITED TO CLEARING, GRADING, EXCAVATION, STOCKPILING, AND RECONSTRUCTION OF EXISTING FACILITIES INVOLVING REMOVAL AND REPLACEMENT.
 - PRESERVATION OF EXISTING VEGETATION SHALL OCCUR TO THE MAXIMUM EXTENT PRACTICABLE.
 - THE OWNER IS RESPONSIBLE FOR PREVENTING STORM WATER POLLUTION GENERATED FROM THE CONSTRUCTION SITE YEAR ROUND. THE OWNER MUST IMPLEMENT AN EFFECTIVE COMBINATION OF EROSION PREVENTION AND SEDIMENT CONTROL ON ALL DISTURBED AREAS DURING THE RAINY SEASON (SEPTEMBER 1 - APRIL 1).
 - EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED BY THE OWNER BEFORE FORECASTED STORM EVENTS AND AFTER ACTUAL STORM EVENTS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY. STORM EVENTS PRODUCE AT LEAST 1 INCH OF PRECIPITATION IN A 24 HOUR PERIOD. 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 UNTIL DISTURBED AREAS ARE STABILIZED.
 - CHANGES TO THE EROSION PREVENTION AND SEDIMENT CONTROL PLAN MAY BE MADE TO RESPOND TO FIELD CONDITIONS. CHANGES SHALL BE NOTED ON THE PLAN WHEN MADE.
 - 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.
 - 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 AND SIDEWALKS, SHALL BE PROPERLY DISPOSED OF AT THE END OF EACH WORKING DAY OR MORE FREQUENTLY AS NECESSARY.
 - EXPOSED SLOPES SHALL BE PROTECTED BY USING EROSION PREVENTION MEASURES TO THE MAXIMUM EXTENT PRACTICABLE, SUCH AS ESTABLISHING 70% VEGETATION COVERAGE, HYDROSEEDING, STRAW MULCH, GEOTEXTILES, PLASTIC COVERS, BLANKETS OR MATS.
 - WHENEVER IT IS NOT POSSIBLE TO UTILIZE EROSION PREVENTION MEASURES, EXPOSED SLOPES SHALL EMPLOY SEDIMENT CONTROL DEVICES, SUCH AS FIBER ROLLS AND SILT FENCES. FIBER ROLLS AND SILT FENCES SHALL BE TRENCHED AND KEVED INTO THE SOIL AND INSTALLED ON CONTOUR. SILT FENCES SHALL BE INSTALLED APPROXIMATELY 2 TO 5 FEET FROM THE TOE OF SLOPE.
 - HYDROSEEDING SHALL BE CONDUCTED IN A THREE STEP PROCESS. FIRST, EVENLY APPLY SEED MIX AND FERTILIZER TO THE EXPOSED SOLE. SECOND, EVENLY APPLY MULCH OVER THE SEED AND FERTILIZER. THIRD, STABILIZE THE MULCH IN PLACE.
APPLICATIONS SHALL BE BROADCASTED MECHANICALLY OR MANUALLY AT THE RATES SPECIFIED BELOW.
SEED MIX AND FERTILIZERS SHALL BE WORKED INTO THE SOIL BY ROLLING OR TAMPING. IF STRAW IS USED AS MULCH, STRAW SHALL 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 |
|--------------------------------------|------------------|
| SEED MIX | |
| Bromus mollis (BLANDO BROME) | 40 |
| Trifolium hirtum (HYKON ROSE CLOVER) | 20 |
| FERTILIZER | |
| 16-20-0 & SULPHUR | 500 |
| MULCH | |
| STRAW | 4000 |
| HYDRAULIC STABILIZING* | |
| M-BINDER OR SENTINEL | 75-100 |
| EQUIVALENT MATERIAL | PER MANUFACTURER |
| *NON-ASPHALTIC, DERIVED FROM PLANTS | |

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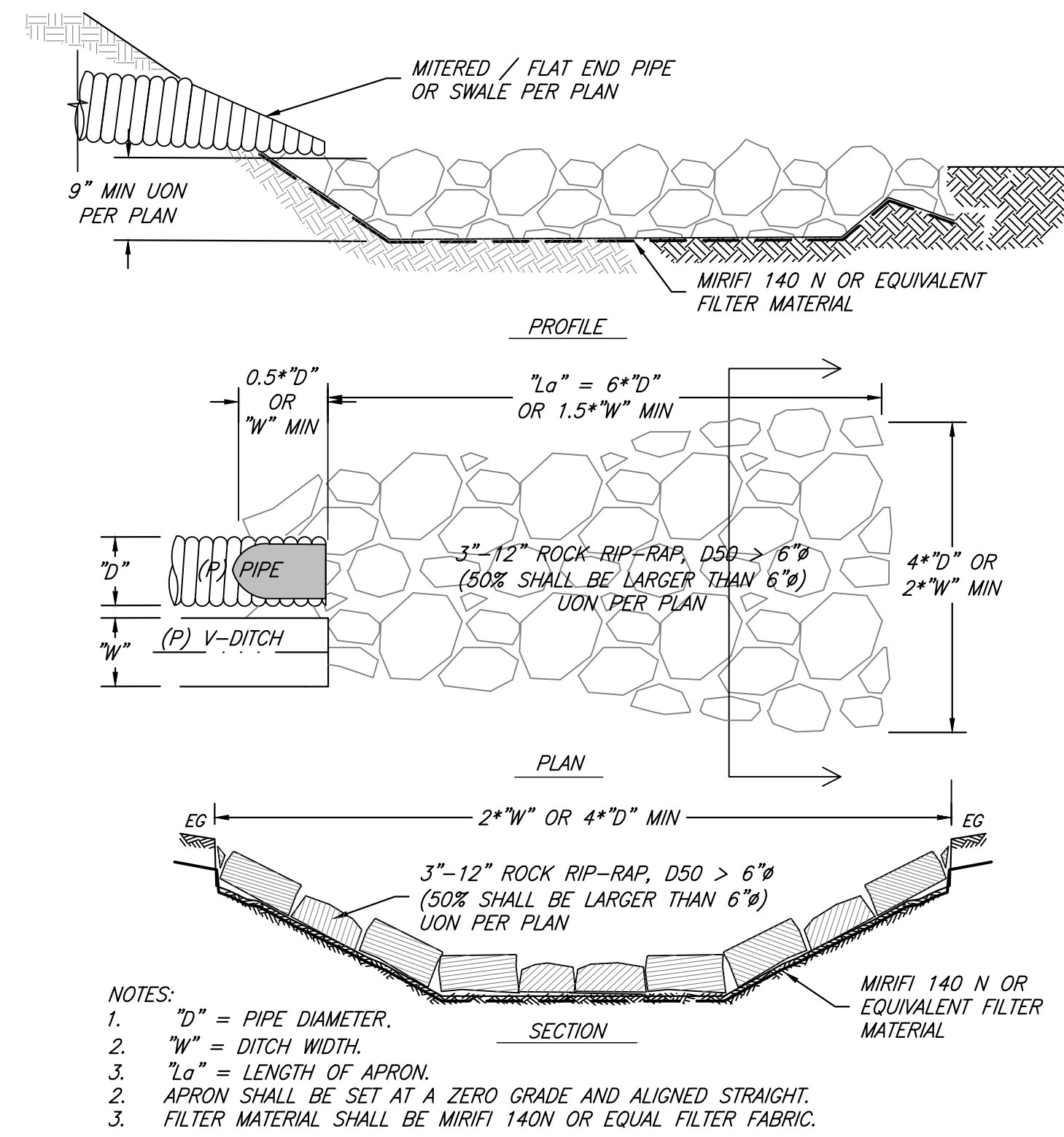
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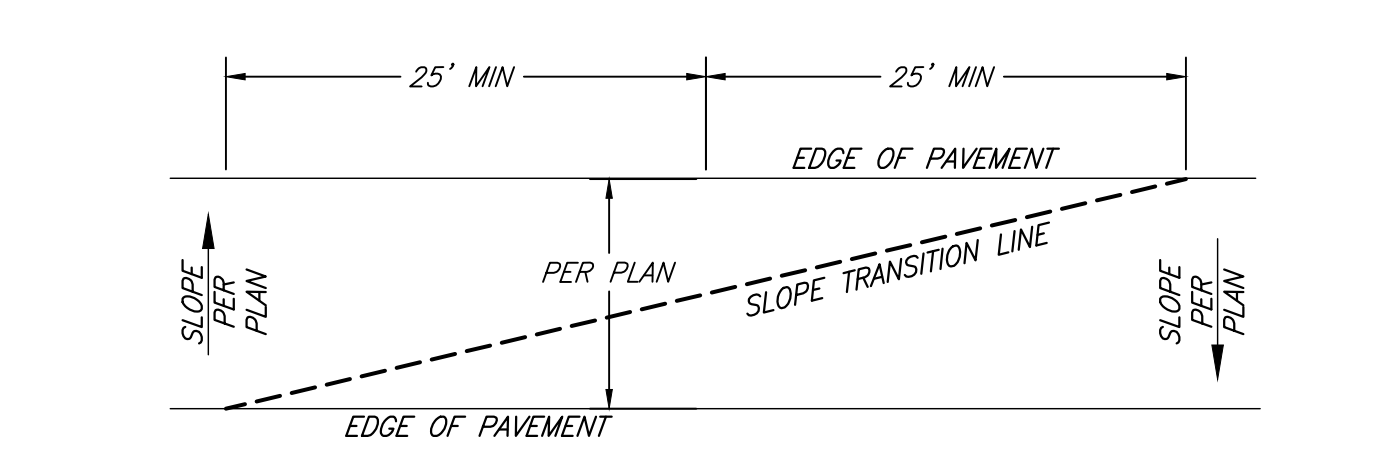
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 CHK: PM: JC
 DATE: 10/121
 JOB #: 3567

LANDS OF MCLAUGHLIN & KONOLIGE
GENERAL NOTES
 OF 8

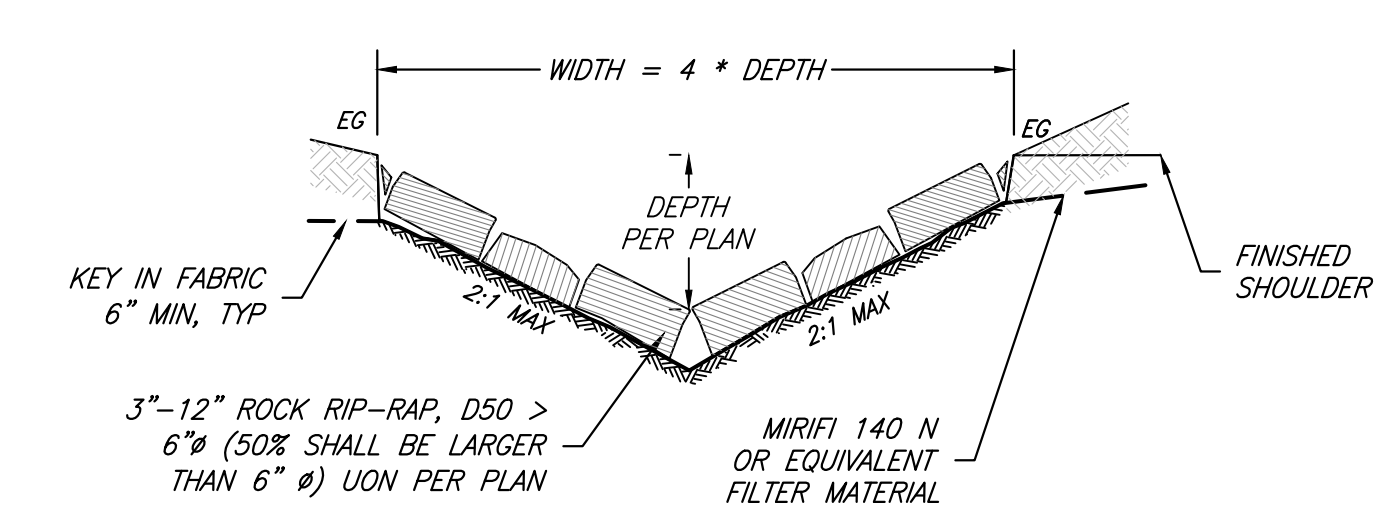
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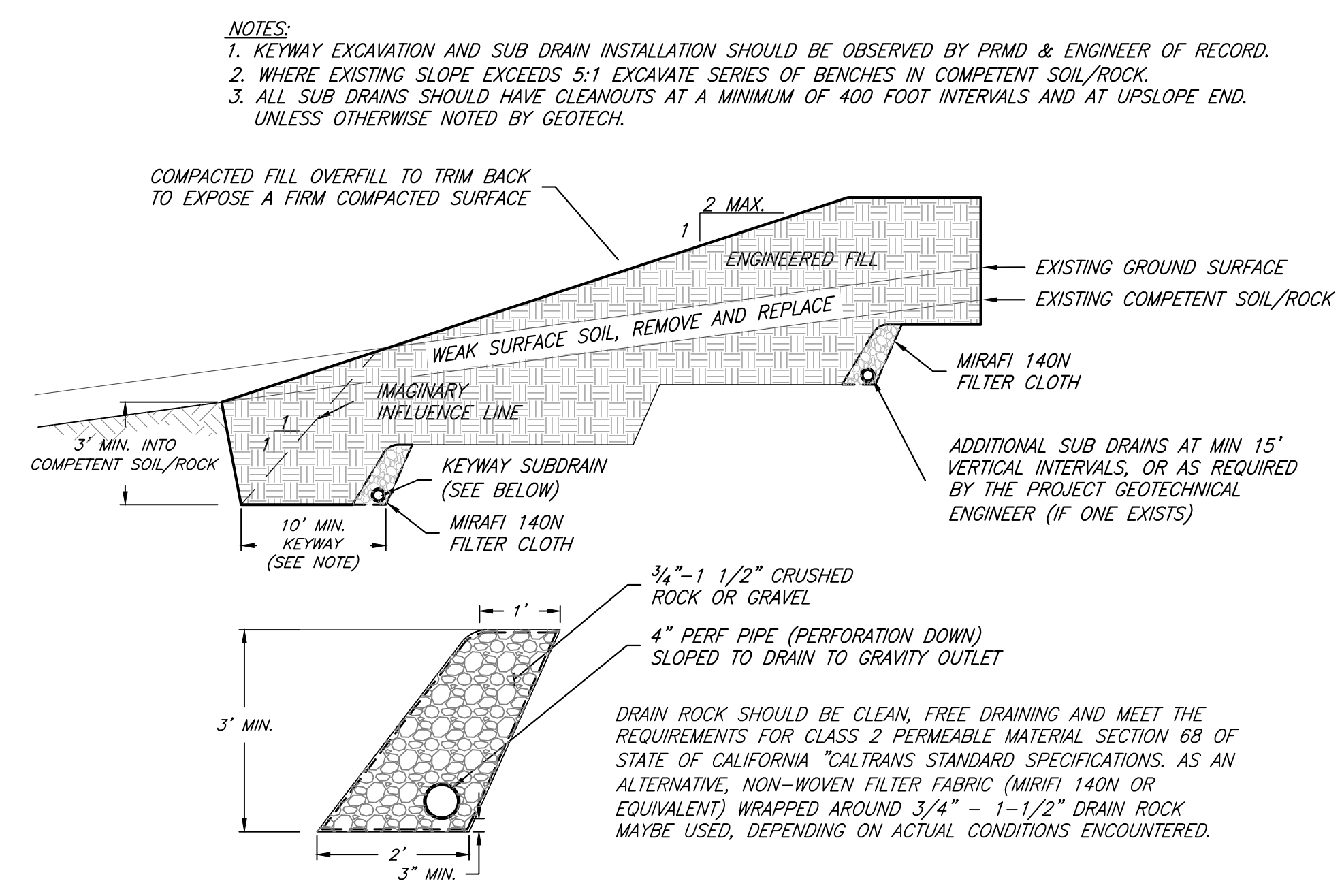
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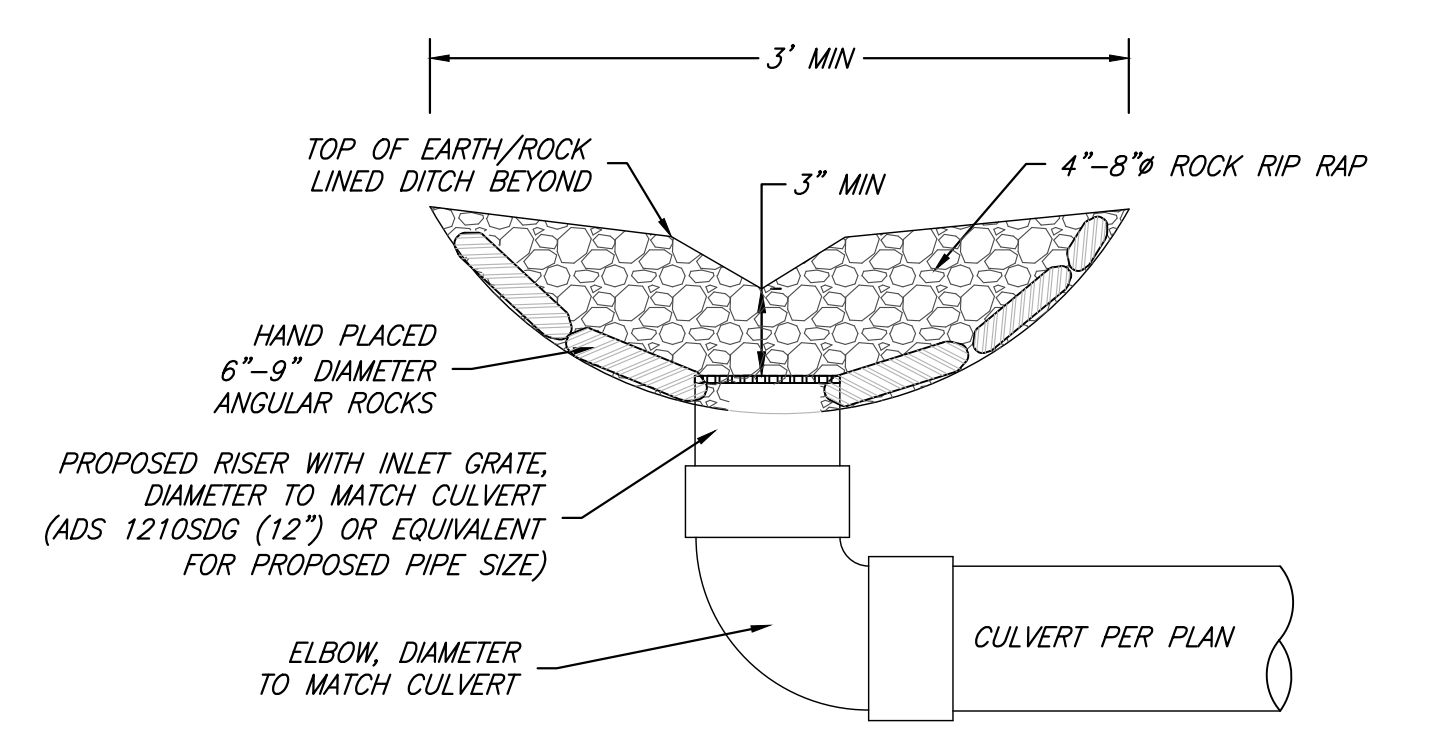
4 ROADWAY CROSS SLOPE TRANSITION NTS



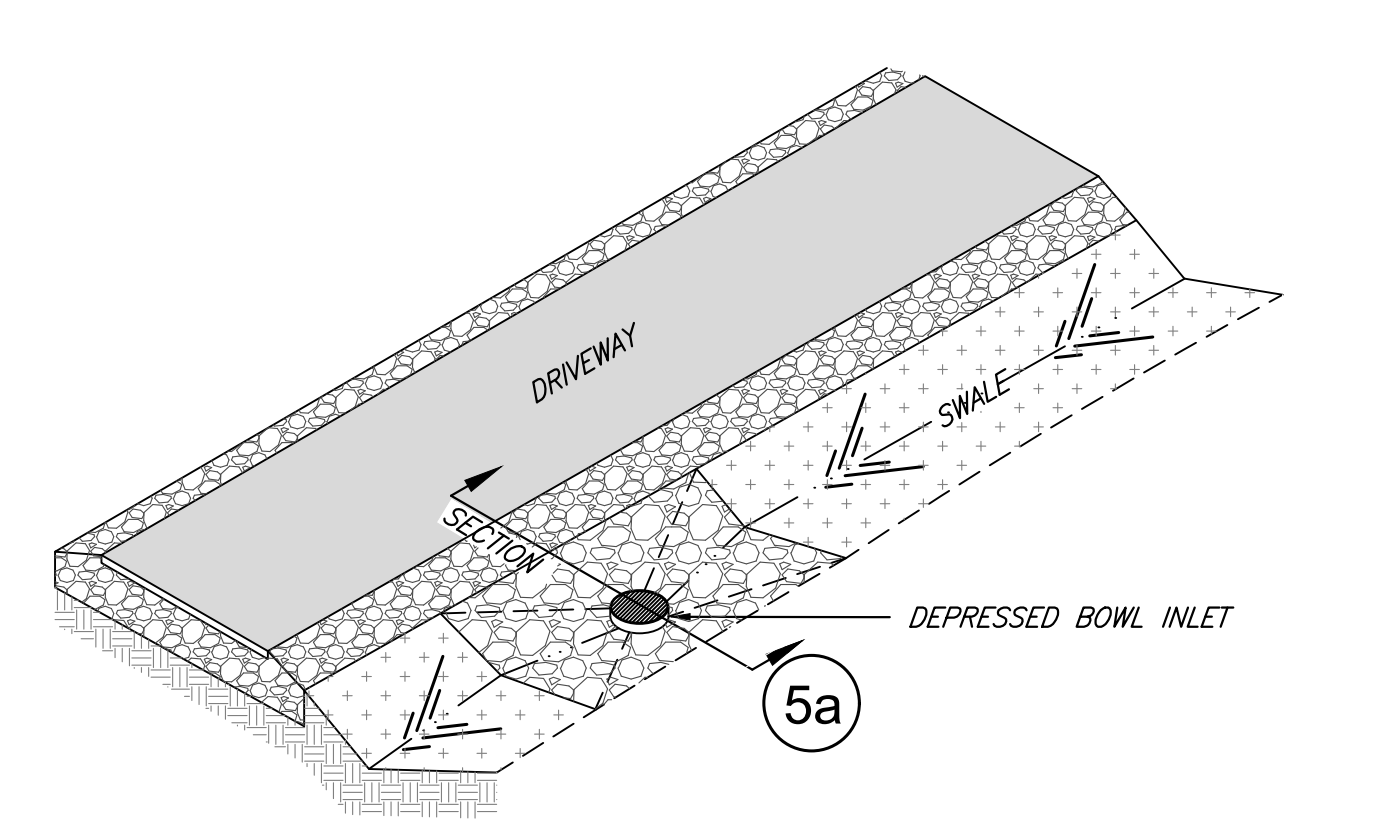
3 ROCK-LINED SWALE NTS



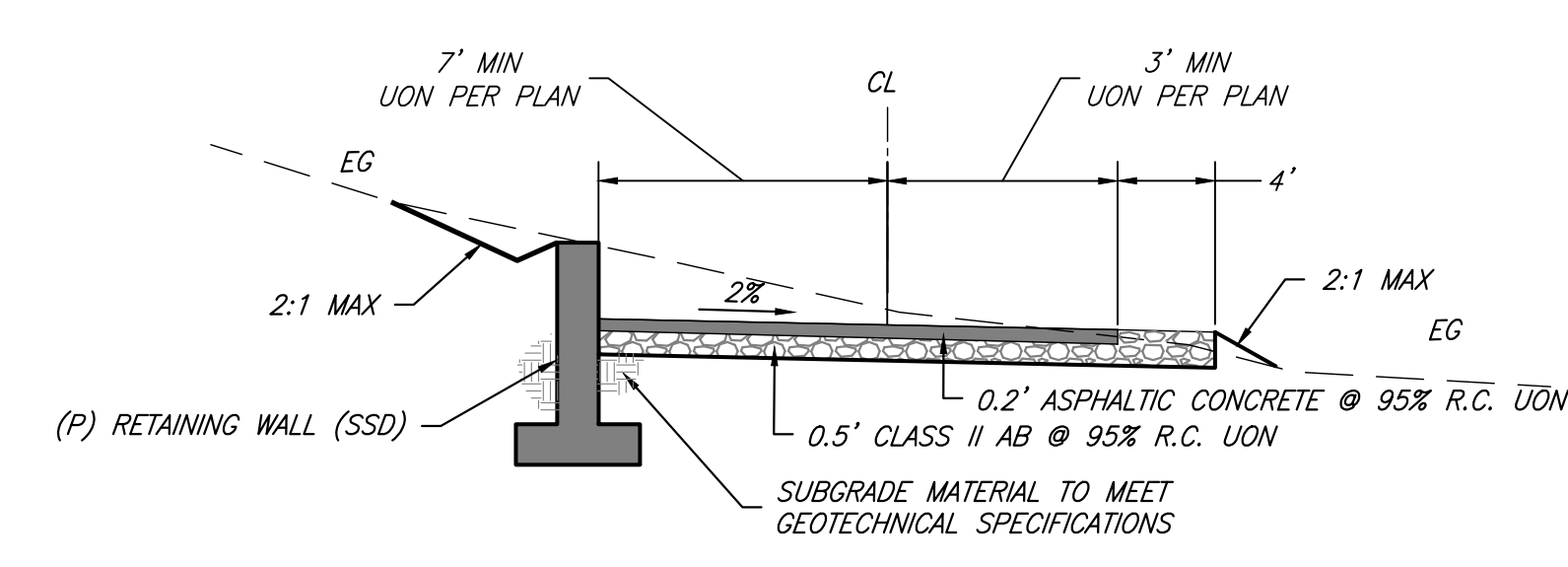
8 KEY-WAY AND BENCHING DETAIL NTS



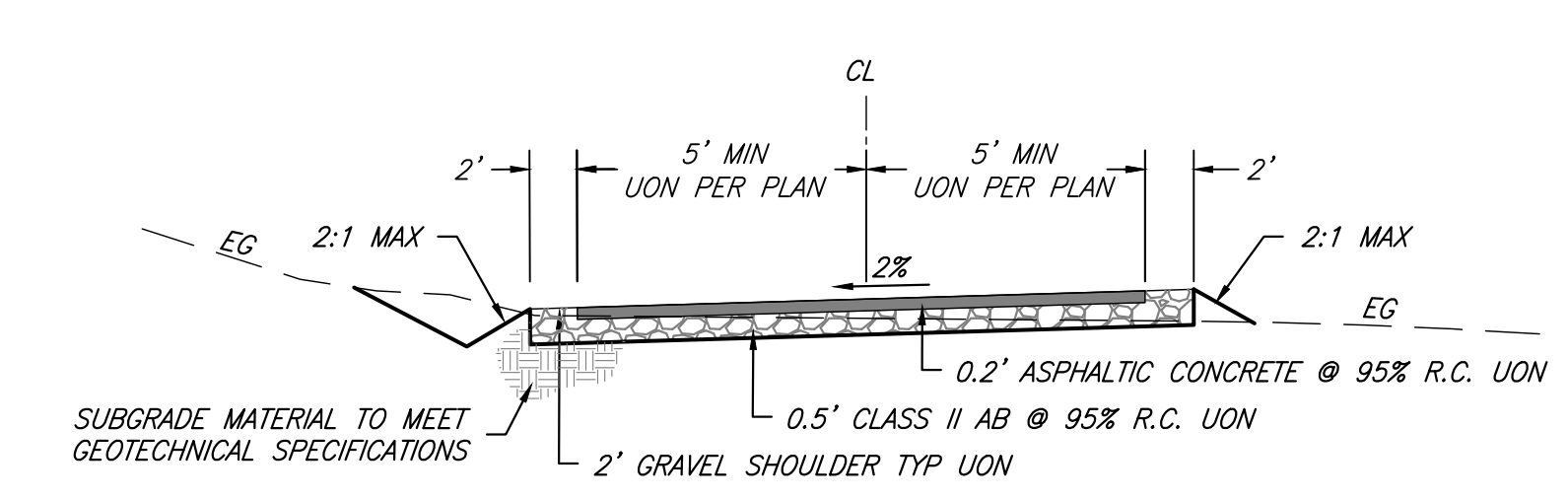
5a SECTION AT BOWL INLET NTS



5 BOWL INLET NTS



2 AC DRIVEWAY SECTION NTS



1 AC DRIVEWAY SECTION NTS

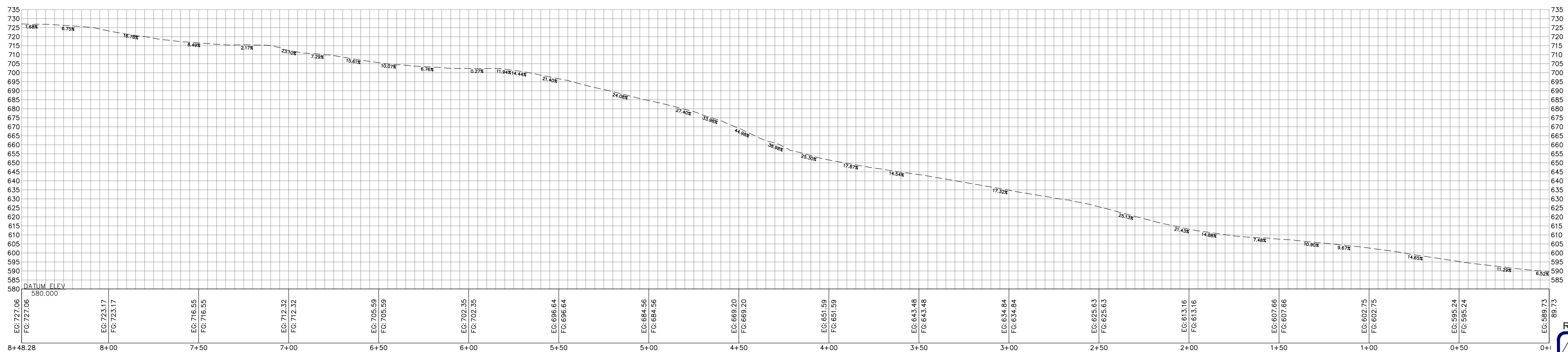
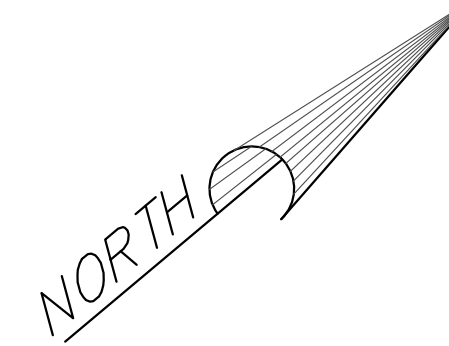
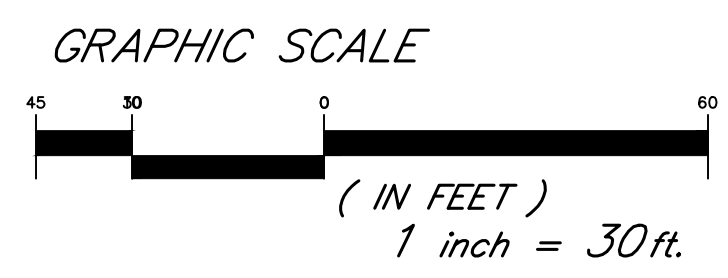
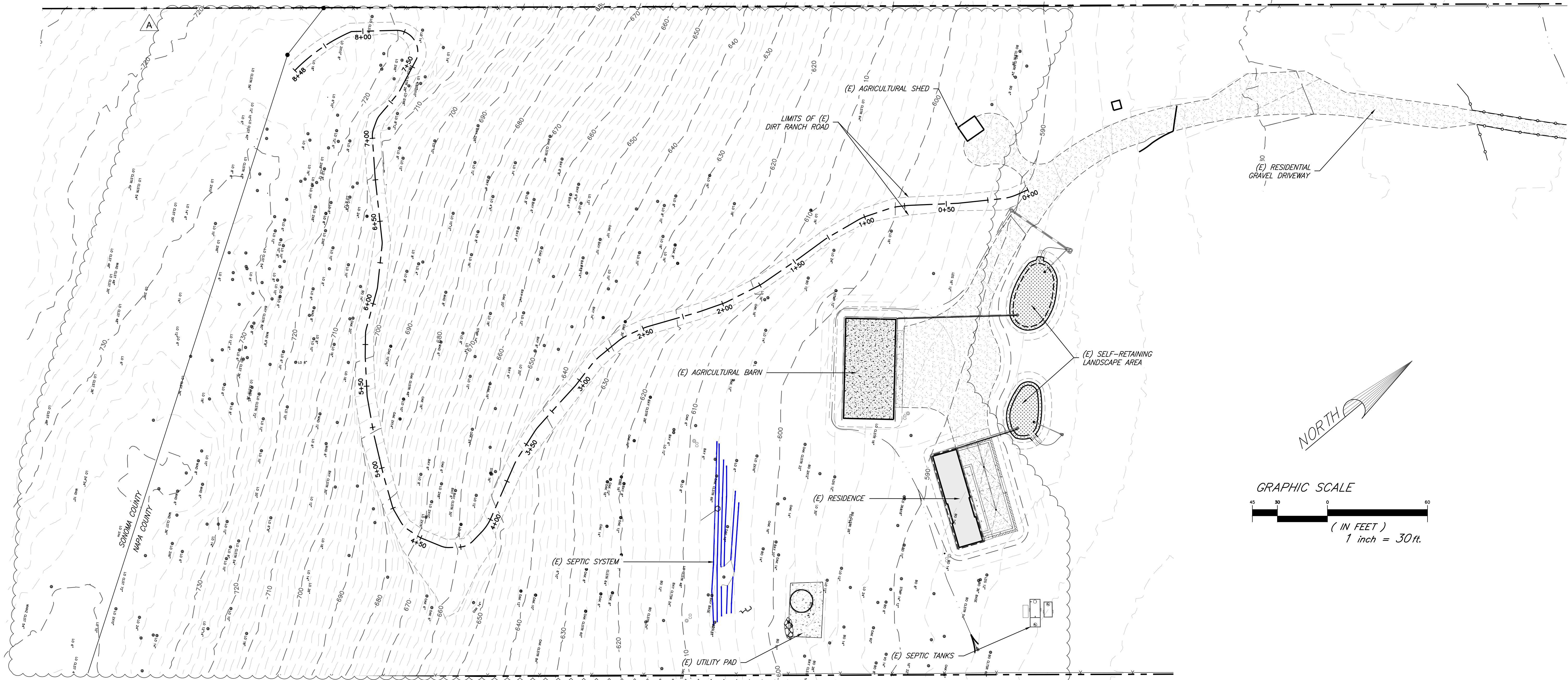
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EXISTING ROAD PROFILE
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C4 LANDS OF MCLAUGHLIN & KONOLIGE
 OF
 8 EXISTING SITE PLAN & PROFILE

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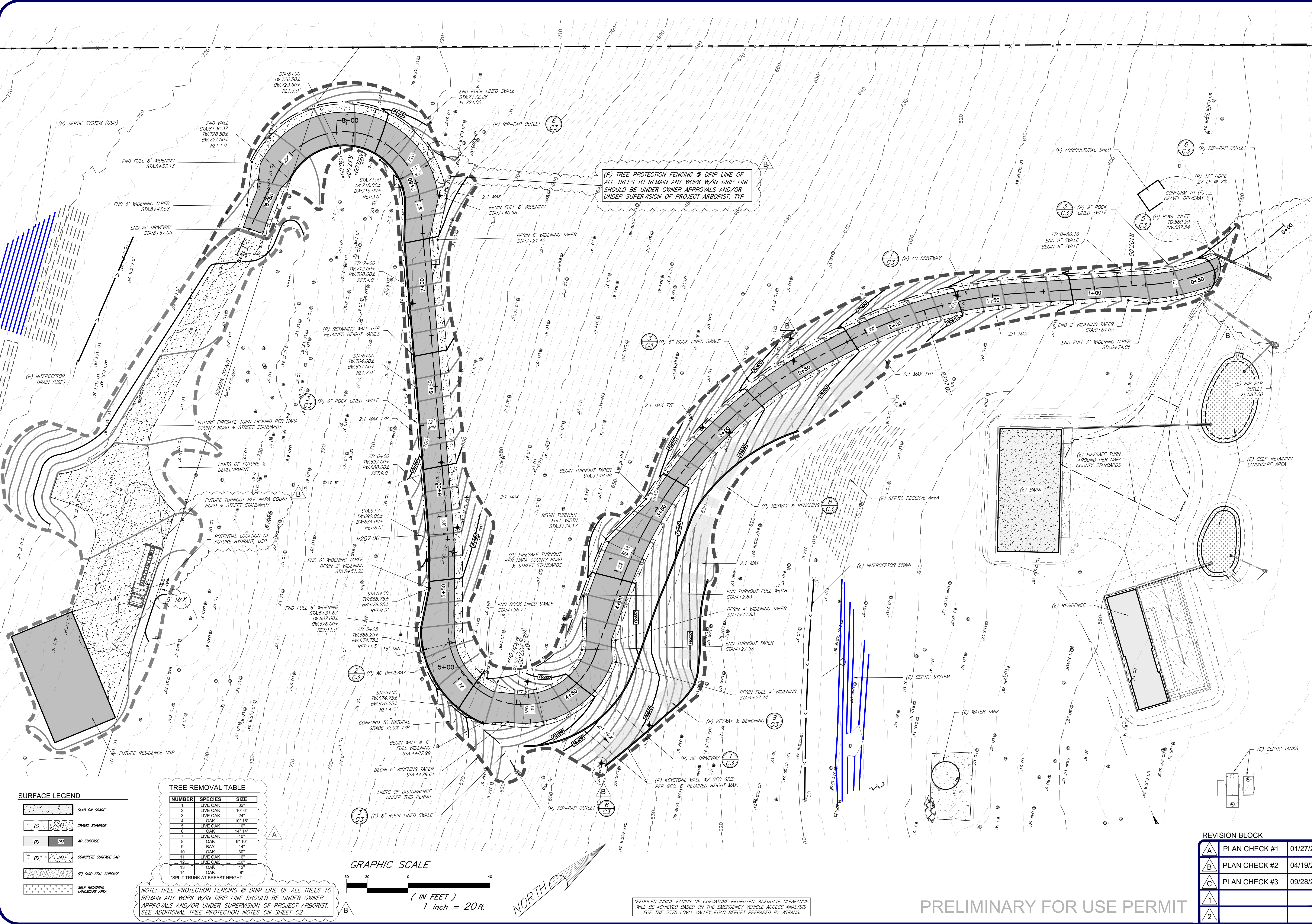
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SURFACE LEGEND

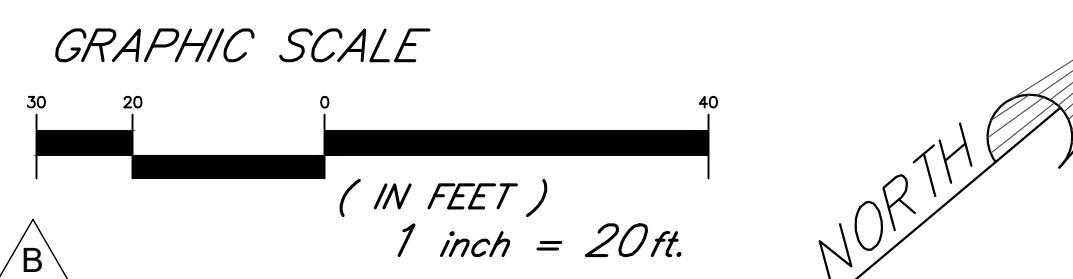
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[Symbol]	GRAVEL SURFACE
[Symbol]	AC SURFACE
[Symbol]	CONCRETE SURFACE SLO
[Symbol]	CHIP SEAL SURFACE
[Symbol]	SELF RETAINING LANDSCAPE AREA

TREE REMOVAL TABLE

NUMBER	SPECIES	SIZE
1	LIVE OAK	32"
2	LIVE OAK	10" 6"
3	LIVE OAK	24"
4	OAK	10" 16"
5	LIVE OAK	10"
6	OAK	14" 14"
7	LIVE OAK	10"
8	OAK	14"
9	BAY	30"
10	OAK	30"
11	LIVE OAK	16"
12	LIVE OAK	16"
13	LIVE OAK	12"
14	OAK	8"

*SPLIT TRUNK AT BREAST HEIGHT

NOTE: TREE PROTECTION FENCING @ DRIP LINE OF ALL TREES TO REMAIN ANY WORK W/IN DRIP LINE SHOULD BE UNDER OWNER APPROVALS AND/OR UNDER SUPERVISION OF PROJECT ARBORIST. SEE ADDITIONAL TREE PROTECTION NOTES ON SHEET C2.



*REDUCED INSIDE RADIUS OF CURVATURE PROPOSED. ADEQUATE CLEARANCE WILL BE ACHIEVED BASED ON THE EMERGENCY VEHICLE ACCESS ANALYSIS FOR THE 5575 LOVAL VALLEY ROAD REPORT PREPARED BY WTRANS.

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C5 OF **8**

LANDS OF MCLAUGHLIN & KONOLIGE
GRADING & DRAINAGE PLAN

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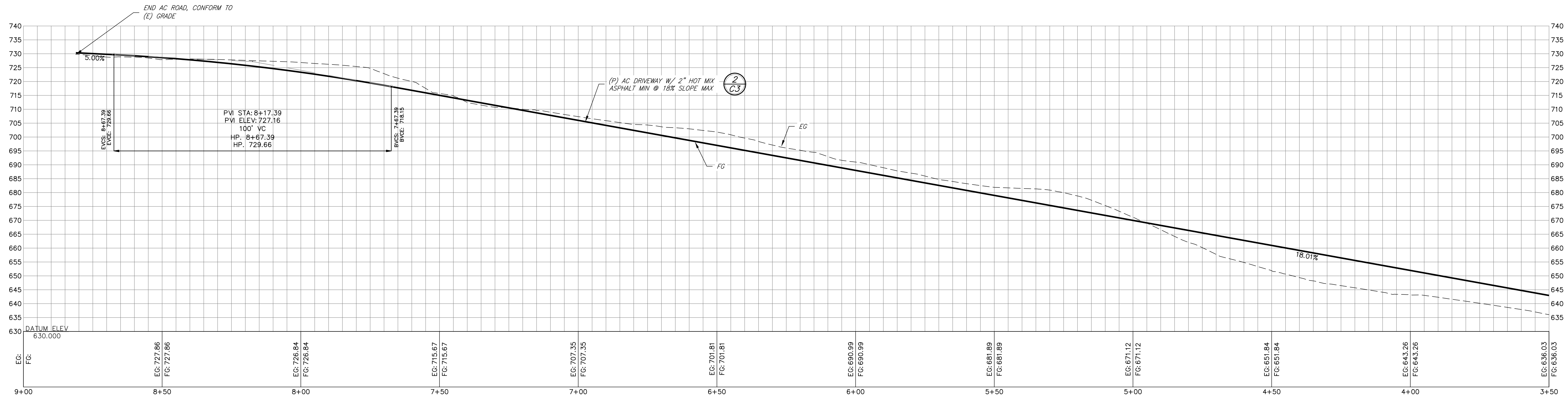
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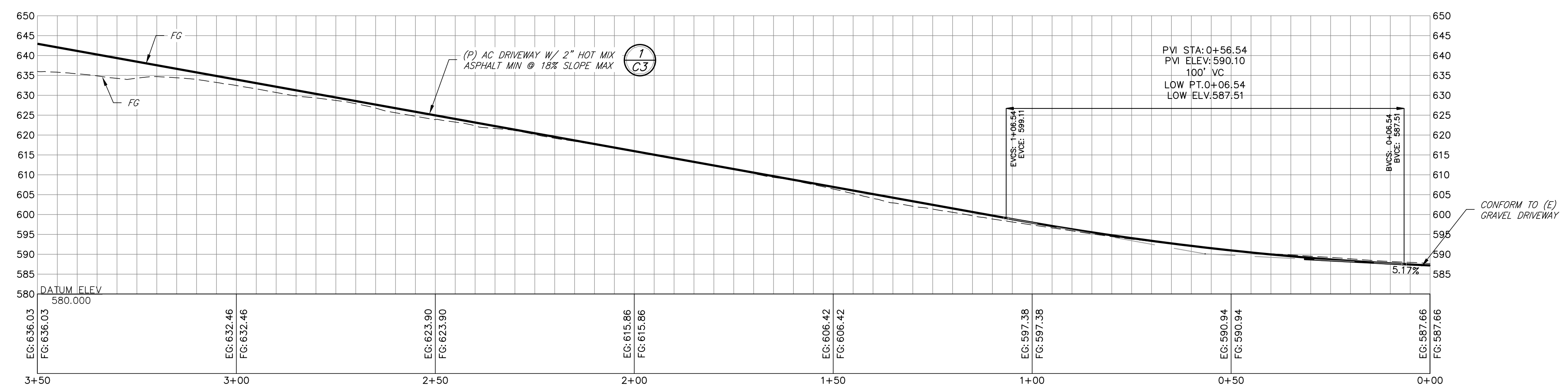
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DRIVEWAY CENTERLINE PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 20'



DRIVEWAY CENTERLINE PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 20'

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C6 OF 8
LANDS OF MCLAUGHLIN & KONOLIGE
DRIVEWAY CENTERLINE PROFILE

5575 LOVAL VALLEY ROAD
NAPA, CALIFORNIA

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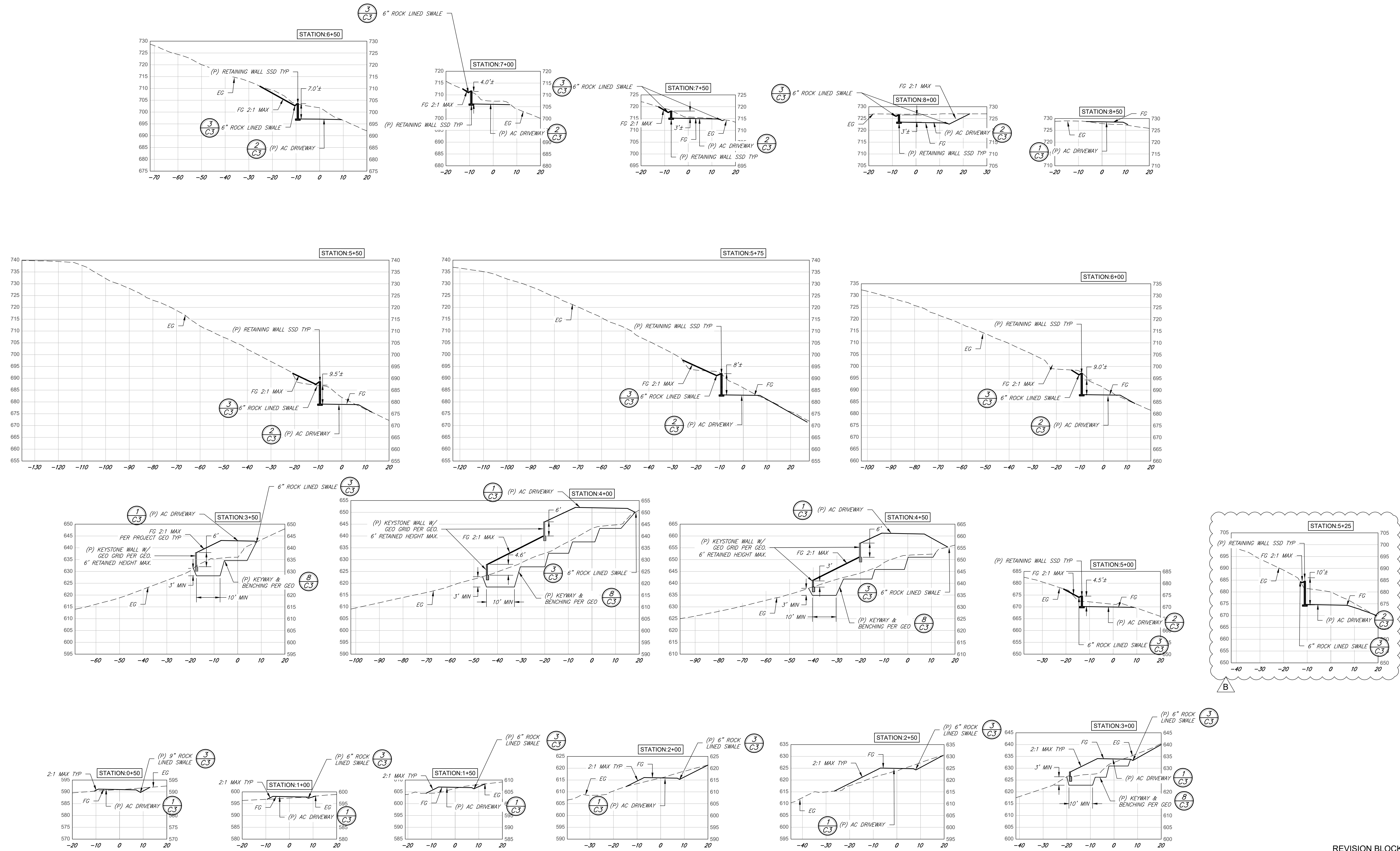
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ROADWAY SECTIONS
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C7 OF 8
LANDS OF MCLAUGHLIN & KONOLIGE
DRIVEWAY SECTIONS

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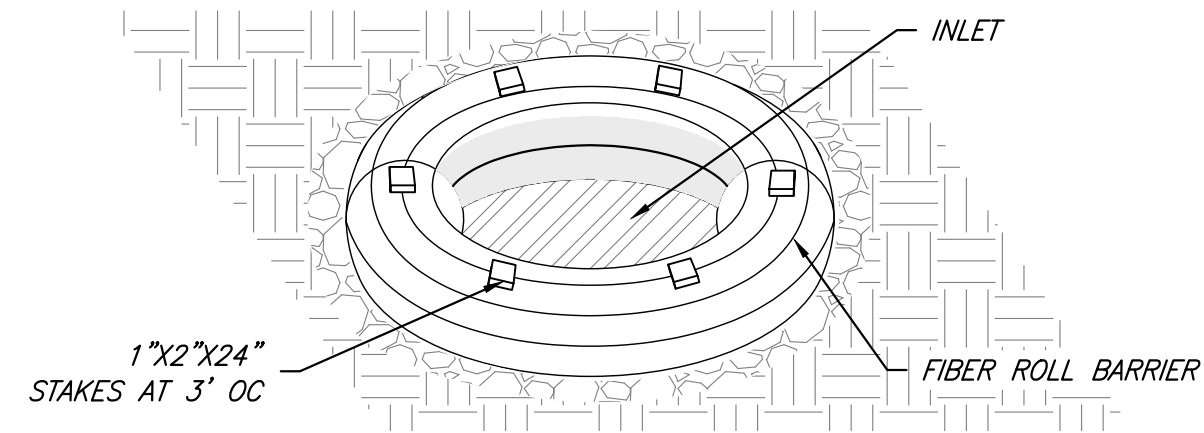


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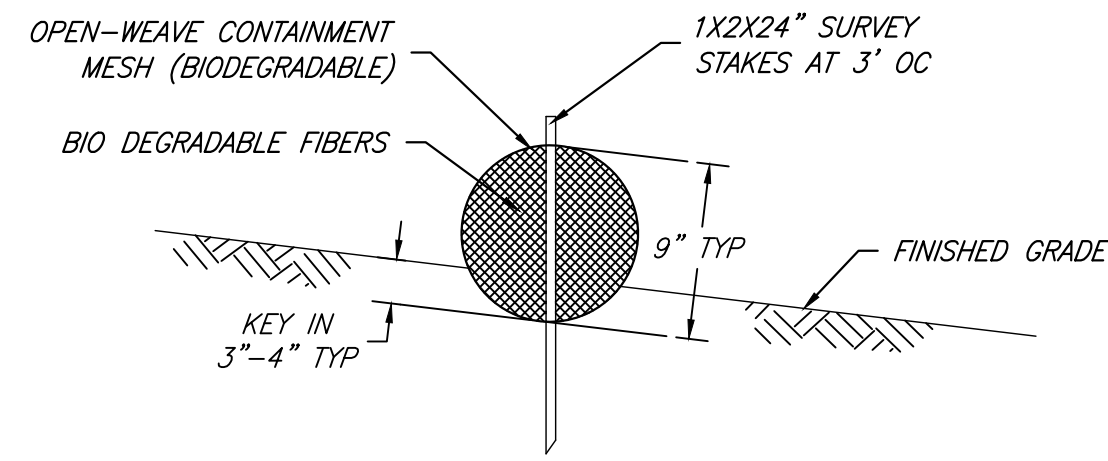
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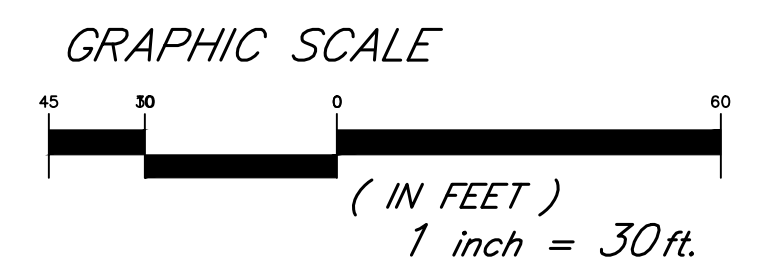
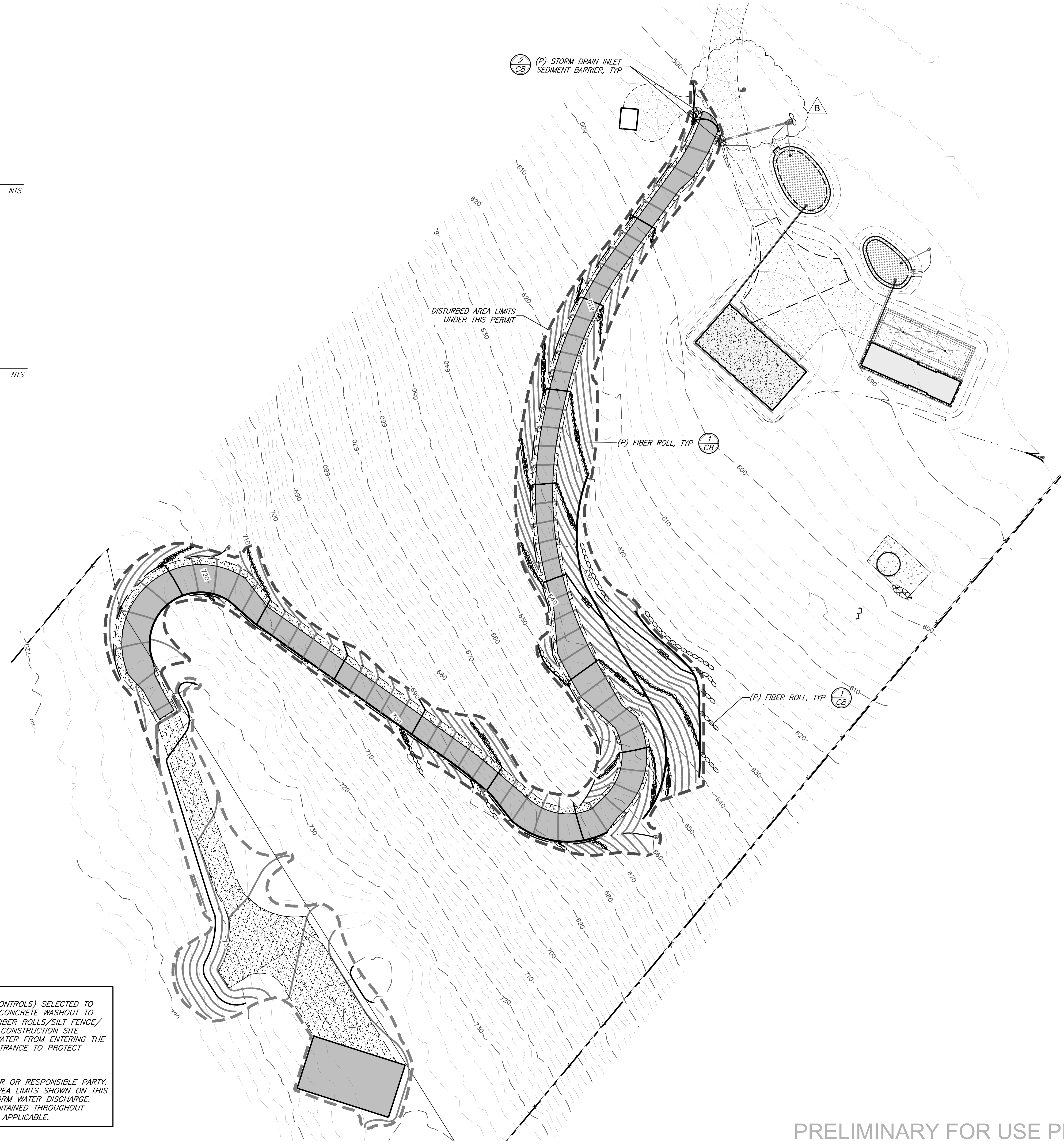
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2 STORM DRAIN INLET SEDIMENT BARRIER NTS



1 FIBER ROLL BARRIER NTS
NOTE: INSTALL FIBER ROLL ON CONTOUR.



BMPS SELECTION RATIONAL:
CONSTRUCTION BMPS (CONCRETE WASHOUT, CONSTRUCTION ENTRANCE, LINEAR CONTROLS) SELECTED TO PROTECT CONSTRUCTION SITE PERIMETER FROM NON STORM WATER DISCHARGE. CONCRETE WASHOUT TO PREVENT CONCRETE PRODUCTS FROM DISCHARGING FROM CONSTRUCTION SITE. FIBER ROLLS/SILT FENCE/ LINEAR CONTROL TO PROTECT SPECIFIC STOCKPILES OR STAGING AREAS, & THE CONSTRUCTION SITE PERIMETER. STORM DRAIN INLET SEDIMENT BARRIERS TO PREVENT NON STORM WATER FROM ENTERING THE STORM DRAIN NETWORK & DISCHARGE FROM SITE. CONSTRUCTION STABILIZED ENTRANCE TO PROTECT OFFSITE ACCESS ROUTES FROM TRACKING OFF THE JOB SITE.

NOTES:
STOCKPILE & STAGING AREA TO BE SELECTED BY PROJECT GENERAL CONTRACTOR OR RESPONSIBLE PARTY. ALL STOCKPILE & STAGING AREAS SHALL BE LOCATED WITHIN THE DISTURBED AREA LIMITS SHOWN ON THIS SHEET. THESE AREAS SHALL BE PROTECTED AT ALL TIMES TO PREVENT NON STORM WATER DISCHARGE. ADEQUATE PERIMETER & EROSION AND SEDIMENTATION CONTROLS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION IN ACCORDANCE W/ NOTES ON SHEET C2 & PROJECT SWPPP IF APPLICABLE.

REVISION BLOCK		
A	PLAN CHECK #1	01/27/21
B	PLAN CHECK #2	04/19/21
C	PLAN CHECK #3	09/28/21
1		
2		

PRELIMINARY FOR USE PERMIT

C8 OF C8
LANDS OF MCLAUGHLIN & KONOLIGE
EROSION CONTROL PLAN

5575 LOVAL VALLEY ROAD
NAPA, CALIFORNIA

APN: 050-361-013-000

HOGAN LAND SERVICES
A CALIFORNIA CORPORATION
www.hoganis.com

1702 4TH STREET
SANTA ROSA, CA 95404

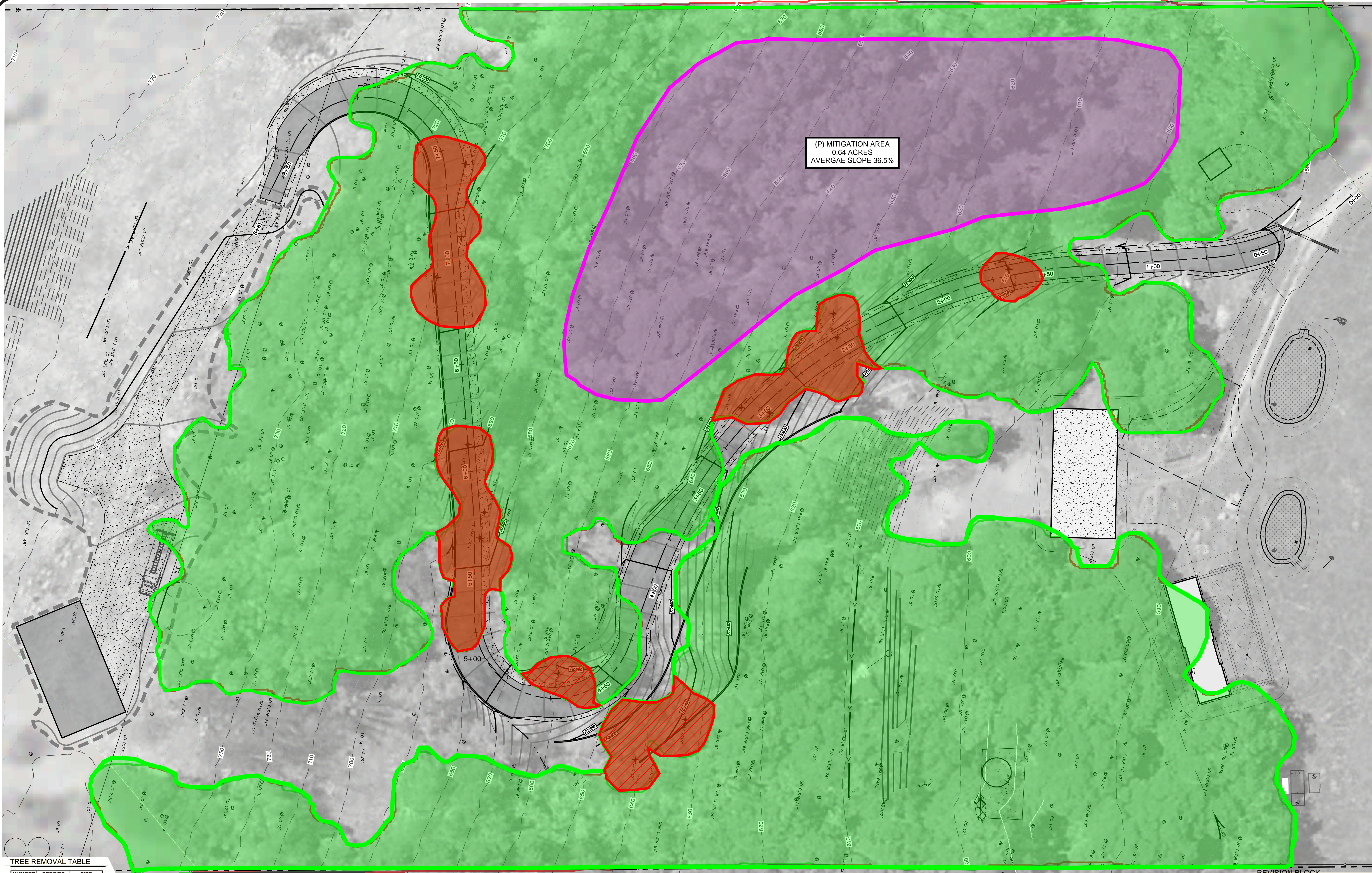
TEL (707) 544-2104
FAX (707) 522-2105

DRN: WGI/C
CHK: DB3
PM: JC
DATE: 6/19/21
JOB #: 3567

THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF JANEY MCLAUGHLIN IN SEPTEMBER 2018
Preliminary
10/06/2021 3:07:02 PM
JAMES M. CONKLIN P.E. C92029

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Z:\HLS-Projects\3547 McLaughlin-Loyal Valley RD\DWG\OTL\ROADWAY\3547-GAD ROADWAY CAD 2018.dwg, TREE SHEET FOR BIOLOGIST, 08/27/2021 9:26:32 AM, AutoCAD PDF (Diamet) Plot.pc3



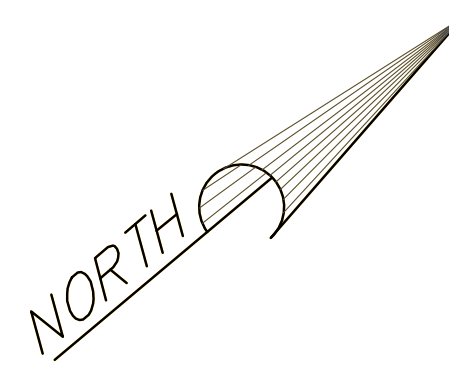
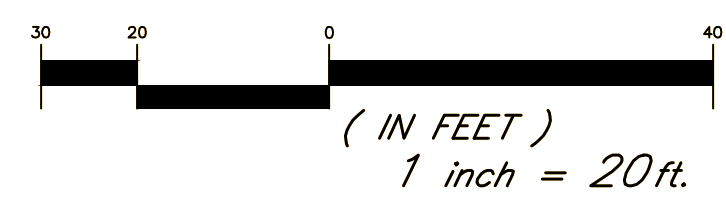
(P) MITIGATION AREA
0.64 ACRES
AVERAGE SLOPE 36.5%

TREE REMOVAL TABLE

NUMBER	SPECIES	SIZE
1	LIVE OAK	32"
2	LIVE OAK	10" 6"
3	LIVE OAK	24"
4	OAK	10" 16"
5	LIVE OAK	10"
6	OAK	18" 14"
7	LIVE OAK	10"
8	OAK	6" 10"
9	BAY	14"
10	OAK	30"
11	LIVE OAK	16"
12	LIVE OAK	16"
13	OAK	12"
14	OAK	8"

*SPLIT TRUNK AT BREAST HEIGHT

GRAPHIC SCALE



AREA TYPE	ACREAGE
PRE-PROJECT 2018 OAK WOODLAND CANOPY	3.77 ACRES
POST-PROJECT 2018 OAK WOODLAND CANOPY	3.56 ACRES
OAK WOODLAND CANOPY REMOVED	0.21 ACRES
OAK WOODLAND PRESERVATION @3:1 RATIO (MIN 0.63 ACRES)	0.64 ACRES

REVISION BLOCK

NO.	DESCRIPTION	DATE
A	PLAN CHECK #1	01/27/21
B	PLAN CHECK #2	04/19/21
1		
2		
3		

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FIGURE 1: VEGETATION COMMUNITIES

5575 LOVAL VALLEY ROAD
NAPA, CALIFORNIA

APN: 050-361-013-000

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THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF JANET MCLAUGHLIN IN SEPTEMBER 2018

Preliminary

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JAMES M. CONKLIN P.E. C92029