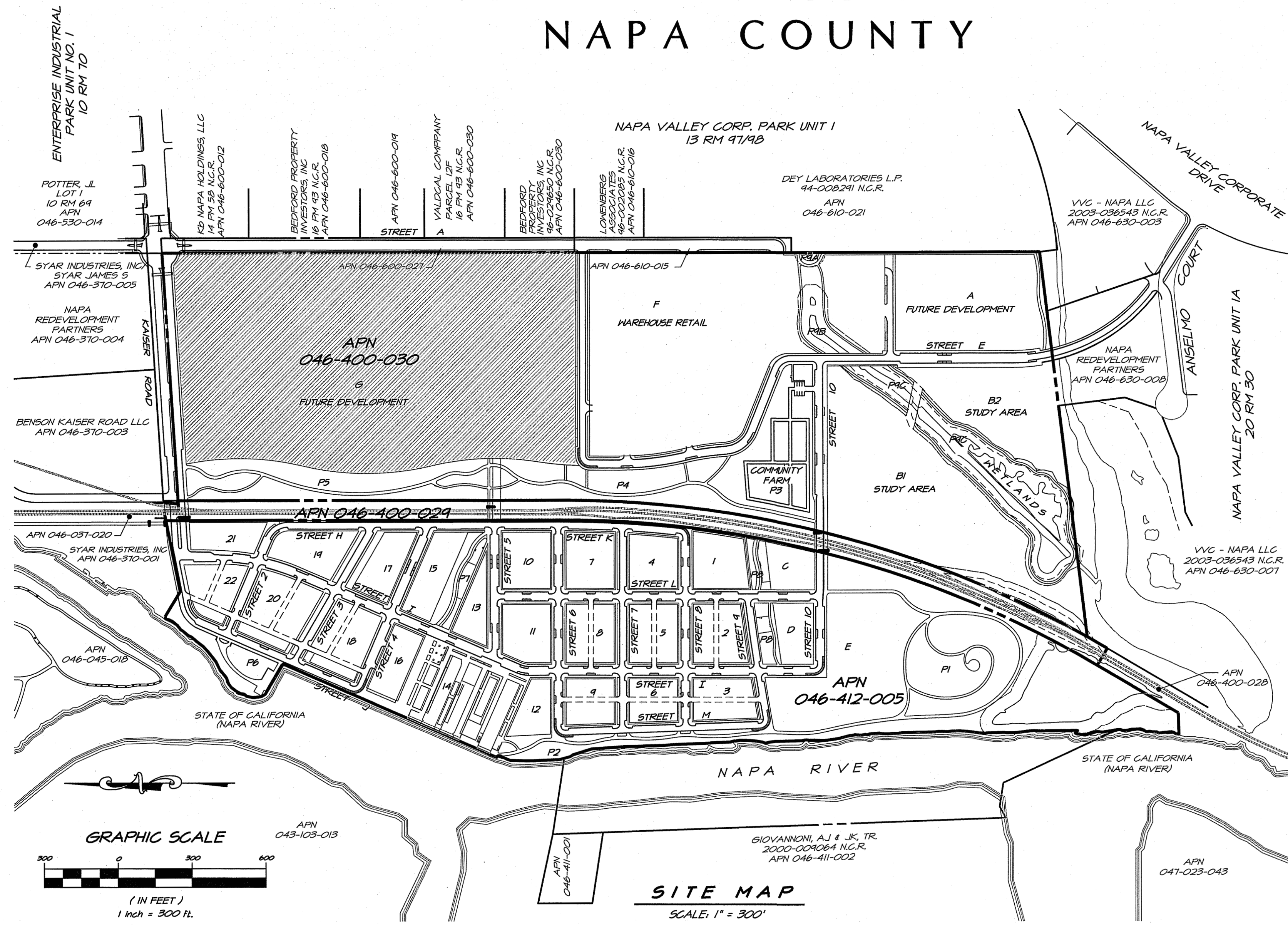


TENTATIVE MAP NAPA PIPE REDEVELOPMENT NAPA COUNTY CALIFORNIA



LOCATION MAP
NOT TO SCALE

UTILITY PROVIDERS

WATER: CITY OF NAPA
1340 CLAY ST.
NAPA, CALIFORNIA 94559
(707) 257-9521
CONTACT: MICHAEL HETHER

SEWER & RECYCLED WATER: NAPA SANITATION DISTRICT
1515 SOSCOL FERRY RD.
NAPA, CALIFORNIA 94558
(707) 258-6000
CONTACT: ROBIN GAMBLE HOLLEY

GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
300 BURNELL STREET
NAPA, CALIFORNIA 94559
(707) 257-5906
CONTACT: STEVE BOVAIRD

TELEPHONE: AT&T
40 EXECUTIVE COURT
NAPA, CALIFORNIA 94558
(707) 258-5129
CONTACT: BOB KEATING

CABLE TV: COMCAST
1179 NORTH MC DOWELL BLVD #D
PETALUMA, CALIFORNIA 94954
(707) 773-2636
CONTACT: PAUL ALABONA

UTILITY SERVICE NOTES:

- SANITARY SEWER FLOW FROM THE PROPOSED PROJECT WILL BE CONNECTED TO EXISTING ON-SITE SANITARY SEWER SYSTEM PER AGREEMENT WITH THE NAPA SANITATION DISTRICT.
- WATER WILL BE PROVIDED BY THE CITY OF NAPA. EXISTING WELLS ON SITE WILL BE REMOVED IN ACCORDANCE WITH THE NAPA COUNTY ENVIRONMENTAL HEALTH REGULATIONS.
- RECYCLED WATER WILL BE SUPPLIED BY THE NAPA SANITATION DISTRICT.

BASIS OF BEARINGS

THE MONUMENTED EASTERN LINE OF THE SUBJECT PROPERTY, BEARING NORTH

BENCHMARK

ELEVATION DATA SHOWN HEREON IS BASED ON THE NGVD MEAN SEA LEVEL DATUM OF 1929.

GENERAL NOTES:

- THE TOPOGRAPHY SHOWN ON THESE PLANS WAS COMPILED FROM AN AERIAL SURVEY DONE IN MARCH 14, 2002 BY KELLOGG AERIAL SURVEYS AND UPDATED BY FIELD OBSERVATION & EDITING IN OCTOBER, 2005 BY CHAUDHARY AND ASSOCIATES. SUBSEQUENT AERIAL SURVEY TO CAPTURE NEIGHBORING TOPO PERFORMED IN OCTOBER 2007 BY AEROMETRIC SURVEY. SUBSEQUENT FIELD SURVEYS DONE BY MOUNTAIN PACIFIC SURVEYS THROUGHOUT 2007 AND 2008.
- BOUNDARY INFORMATION SHOWN IS FROM A BOUNDARY SURVEY PERFORMED IN 2005 AS SHOWN ON THE ALTA SURVEY PREPARED BY CHAUDHARY & ASSOCIATES, INC.
- PROPERTY IS SUBJECT TO INUNDATION BY FLOOD WATER AND DOES LIE WITHIN THE 100-YEAR FLOOD PLAIN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) AND SHOWN ON SHEETS 2 & 3 OF THIS SET.
- THIS MAP SHOWS ALL CONTIGUOUS PROPERTY OF THE OWNERS.
- EXISTING STRUCTURES ON THE SUBJECT PROPERTIES ARE SHOWN.
- EXISTING AND PROPOSED EASEMENTS ARE SHOWN.
- EXISTING AND PROPOSED UTILITIES ARE SHOWN. EXISTING UNDERGROUND UTILITIES AS SHOWN WERE DRAINED FROM RECORD SOURCES ONLY. BURIED PIPES WERE NOT VERIFIED, NOR WAS ANY SUBSURFACE EXPLORATION CONDUCTED.
- EXISTING UTILITY POLES AND OVERHEAD LINES ARE SHOWN.
- CONTOUR LINES AS SHOWN ARE AT 1 FOOT INTERVALS.
- EXISTING WELLS RESIDE ON THE PROPERTY. WELLS TO BE ABANDONED ARE SHOWN ON THE UTILITY SHEETS.
- PHASING AND FILING OF MULTIPLE FINAL MAPS ARE PLANNED FOR THIS PROJECT.
- AT THE TIME THIS TENTATIVE MAP IS FILED, THE SUBDIVIDER INFORMS THE ADVISORY AGENCY OF THE LOCAL AGENCY THAT IT IS THE INTENTION TO FILE MULTIPLE FINAL MAPS ON THIS TENTATIVE MAP.
- PROJECT WILL INCORPORATE A HOMEOWNERS ASSOCIATION TO MAINTAIN AND SERVICE FACILITIES.
- STORMWATER TREATMENT METHODS SHOWN WITHIN ARE SUPPORTED WITH SUPPLEMENTAL CALCULATIONS SHOWN IN "PRELIMINARY STORM WATER TREATMENT" REPORT.
- STREETS PROPOSED WITHIN PROJECT ARE ALL PRIVATE. ALLEYS WILL BE DESIGNATED AS PRIVATE PARCELS.

SYMBOL LEGEND

EXISTING	PROPOSED
EDGE OF PAVEMENT	EDGE OF PAVEMENT
STORM DRAIN LINE	STORM DRAIN LINE
SANITARY SEWER LINE	SANITARY SEWER LINE
WATER LINE	WATER LINE
SANITARY SEWER MANHOLE	SANITARY SEWER MANHOLE
BANKSLOPE	BANKSLOPE
CURB AND GUTTER	CURB AND GUTTER
SIDEWALK	SIDEWALK
FIRE HYDRANT	FIRE HYDRANT
WATER VALVE	WATER VALVE
STREET LIGHT	STREET LIGHT
CLEANOUT	CLEANOUT
WATER METER	WATER METER
TREE	TREE
FENCE	FENCE
JOINT POLE W/ BUY	JOINT POLE W/ BUY
DRIVEWAY	DRIVEWAY
CONTOUR LINE	CONTOUR LINE
SPOT ELEVATION	SPOT ELEVATION
OVERHEAD ELECTRIC	OVERHEAD ELECTRIC

ABBREVIATIONS

AB	AGGREGATE BASE	MAX	MAXIMUM
AC	ASPHALT CONCRETE : ACRES	MIN	MINIMUM
APN	ASSESSORS PARCEL NUMBER	N	NORTH
APPROX	APPROXIMATE	N	NUMBER
BFP	BACKFLOW PREVENTER DEVICE	PCL	PARCEL
BM	BENCHMARK	PERF	PERFORATED
CB	CATCH BASIN	R	PROPERTY LINE
CL	CENTERLINE	PSDE	PRIVATE STORM DRAIN EASEMENT
CONF	CONFORM	PSSE	PRIVATE SANITARY SEWER EASEMENT
DI	DROP INLET	PUE	PUBLIC UTILITY EASEMENT
DIA	DIAMETER	PWE	PRIVATE WATER USE EASEMENT
E	EAST	R	RADIUS
EG	EXISTING GRADE	RCE	REGISTERED CIVIL ENGINEER
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY LINE
EX	EXISTING	RUL	RURAL URBAN LIMIT
EXP	EXPANDED	RWL	RECLAIMED WATER LINE
FC	FACE OF CURB	S	SLOPE : SOUTH
FES	FLARED END SECTION	SD	STORM DRAIN
FG	FINISH GRADE	SDMH	STORM DRAIN MANHOLE
FH	FIRE HYDRANT	SL	STREET LIGHT
FIN	FINISH	SF	SQUARE FEET
FIRM	FLOOD INSURANCE RATE MAP	SS	SANITARY SEWER
FP	FLOODPLAIN	SSE	SANITARY SEWER EASEMENT
GB	GRADE BREAK	SSMH	SANITARY SEWER MANHOLE
GND	GROUND	STD	STANDARD
GNV	GROUND NOT VISIBLE	T	TOTAL
GR	GRADE	TC	TOP OF CURB ELEVATION
HP	HIGH POINT	TYP	TYPICAL
HNY	HIGHWAY	U.O.N.	UNLESS OTHERWISE NOTED
INV	INVERT ELEVATION	VAR	VARIES
JP	JOINT POLE	W	WATER
JT	JOINT TRENCH	WM	WATER METER
L	LENGTH	WS	WATER SERVICE
LF	LINEAR FEET	WUE	WATER UTILITY EASEMENT
LME	LANDSCAPE MAINTENANCE EASEMENT	WV	WATER VALVE
LP	LOW POINT		

PROJECT TEAM

CIVIL ENGINEER:	RIECHERS SPENCE AND ASSOCIATES 1515 FOURTH STREET NAPA, CALIFORNIA 94559 (707) 252-3301
ARCHITECT:	WILLIAM RAVIN ASSOCIATES 10 POST OFFICE SQUARE, SUITE 1010 BOSTON MA 02109 (617) 423-3470
URBAN PLANNER/ LANDSCAPE ARCHITECT:	OLIN PARTNERSHIP PUBLIC LEDGER BUILDING, SUITE 1123 150 SOUTH INDEPENDENCE MALL WEST PHILADELPHIA, PA 19106 (215) 440-0030
GEOTECHNICAL ENGINEER:	TREADWELL AND ROLLO 555 MONTGOMERY STREET, SUITE 1300 SAN FRANCISCO, CA 94104 (415) 455-9040
ENVIRONMENTAL CONSULTANT:	ZANDER ASSOCIATES 150 FORD WAY, SUITE 101 NOVATO, CALIFORNIA 94945 (415) 897-8781

PROJECT INFORMATION

OWNER: NAPA REDEVELOPMENT PARTNERS LLC
ADDRESS: 5 THIRD STREET, SUITE 104
SAN FRANCISCO, CA 94103

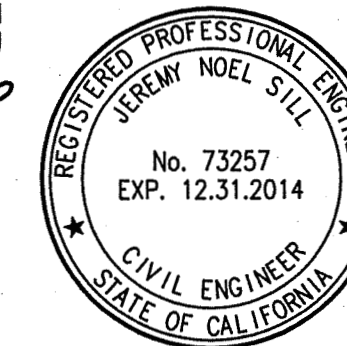
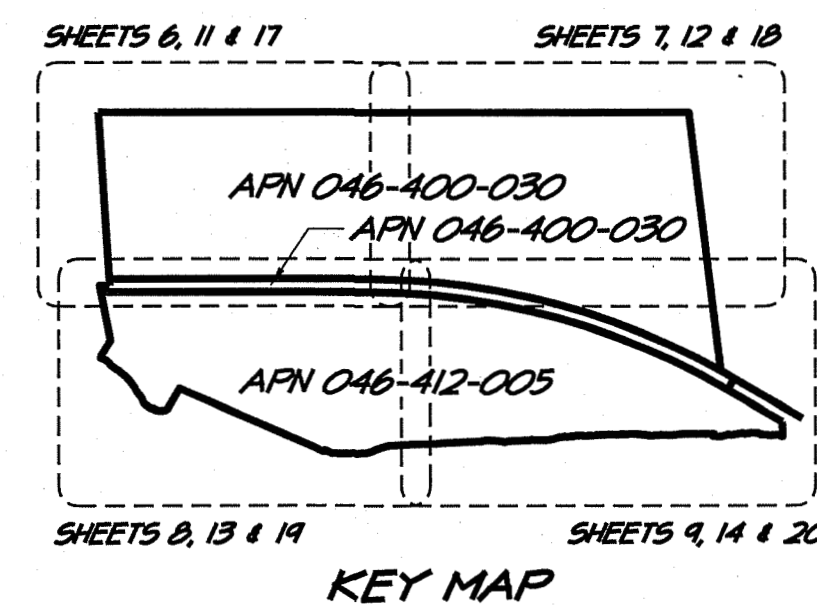
SITE ADDRESS: 1025 KAISER ROAD
A.P. NUMBER: 046-412-005, 046-400-030
TOTAL PARCEL AREA: 152 ACRES ±
SITE VISIT CONTACT: KEITH ROBAL, NAPA REDEVELOPMENT PARTNERS

PROPOSED LOT INFORMATION

RESIDENTIAL	PARKS	COMMERCIAL	HOTEL	OTHER
1 13	P1	C	E	A
2 15	P2	D		B
3 16	P3	F		G
4 17	P4	14		
5 18	P5			
6 19	P6			
7 20	P7			
8 21	P8			
9 22	P9			
10				
11				
12				
TOTALS	21	9	4	3

SHEET INDEX

1	COVER SHEET
2	EXISTING CONDITIONS
3	EXISTING CONDITIONS
4	DIMENSION PLAN
5	DIMENSION PLAN
6	DIMENSION PLAN
7	DIMENSION PLAN
8	DIMENSION PLAN
9	DIMENSION PLAN
10	SECTIONS
11	GRADING PLAN
12	GRADING PLAN
13	GRADING PLAN
14	GRADING PLAN
15	GRADING DETAILS
16	GRADING DETAILS
17	UTILITY PLAN
18	UTILITY PLAN
19	UTILITY PLAN
20	UTILITY PLAN
21	DETAILS
22	SITE CROSS-SECTIONS



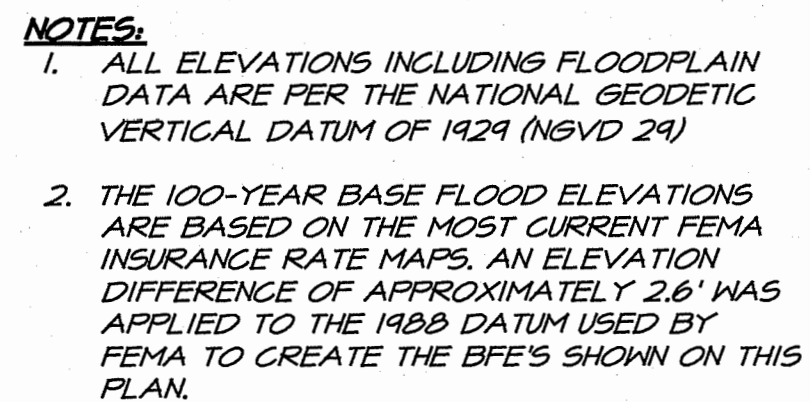
PREPARED UNDER THE DIRECTION OF:

JEREMY N. SILL, LICENSE 73257, EXP. 12/31/2014

DATE 9/9/14

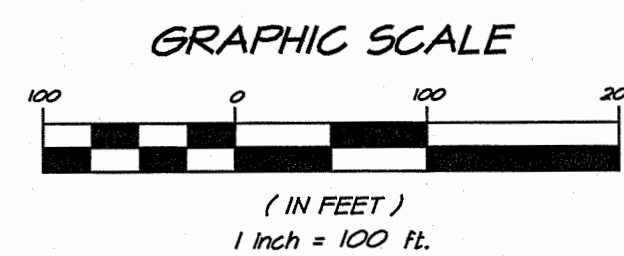
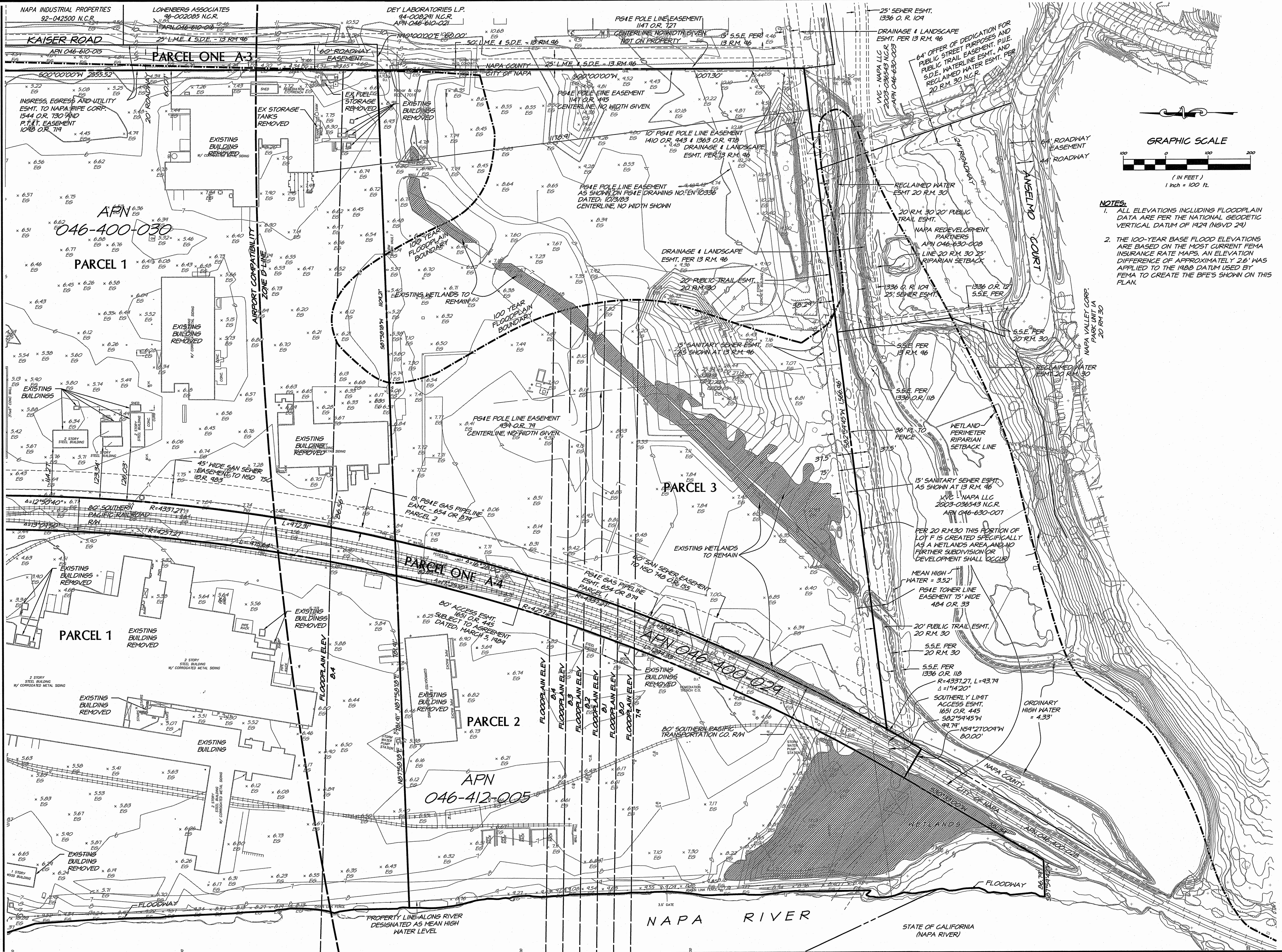
NAPA PIPE REDEVELOPMENT
COVER SHEET
NAPA COUNTY
CALIFORNIA

DATE	APRIL 25, 2014
DRAWN	NP
DESIGNED	IHH
CHECKED	JNS
JOB NO.	41060240
SHEET NO.	1
OF 22 SHEETS	



PRELIMINARY NOT FOR CONSTRUCTION

MATCHLINE - SEE SHEET 2



- NOTES:
1. ALL ELEVATIONS INCLUDING FLOODPLAIN DATA ARE PER THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29)
 2. THE 100-YEAR BASE FLOOD ELEVATIONS ARE BASED ON THE MOST CURRENT FEMA INSURANCE RATE MAPS. AN ELEVATION DIFFERENCE OF APPROXIMATELY 2.6' WAS APPLIED TO THE 1988 DATUM USED BY FEMA TO CREATE THE BFE'S SHOWN ON THIS PLAN.



NAPA PIPE REDEVELOPMENT
EXISTING CONDITIONS
NAPA COUNTY
CALIFORNIA

DATE	APRIL 25, 2014
DRAWN	NP
DESIGNED	I/H
CHECKED	JNS
JOB NO.	41060240
SHEET NO.	3
OF 22 SHEETS	



RECHERS
SPENCE
ASSOCIATES
CONSULTING ENGINEERS

1515 Fourth Street
Napa, California 94559
707.252.3301
707.252.4966

MATCHLINE - SEE SHEET 5

NAPA PIPE REDEVELOPMENT
DIMENSION PLAN
NAPA COUNTY
CALIFORNIA

DATE APRIL 25, 2014

DRAWN IP

DESIGNED I/H

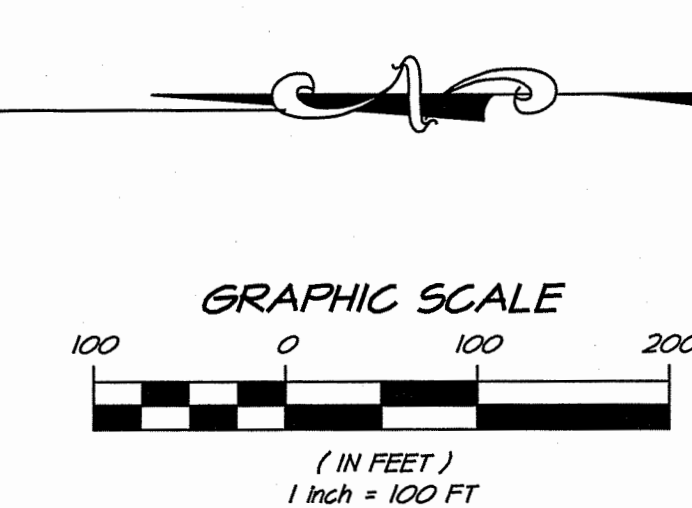
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JOB NO. 41060240

SHEET NO. 4

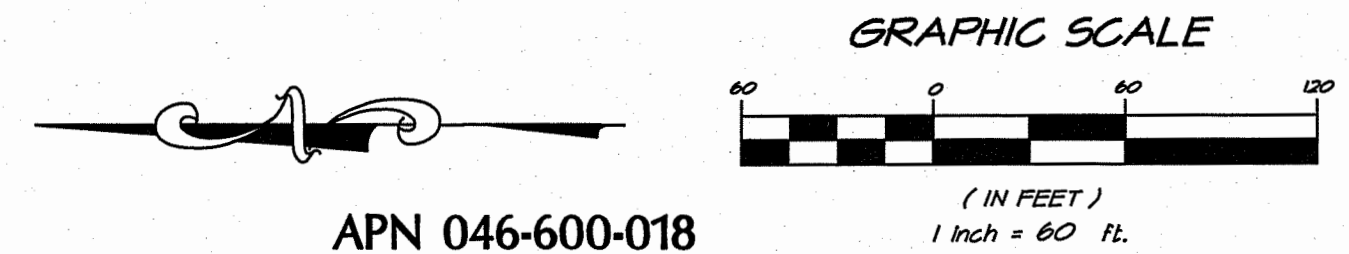
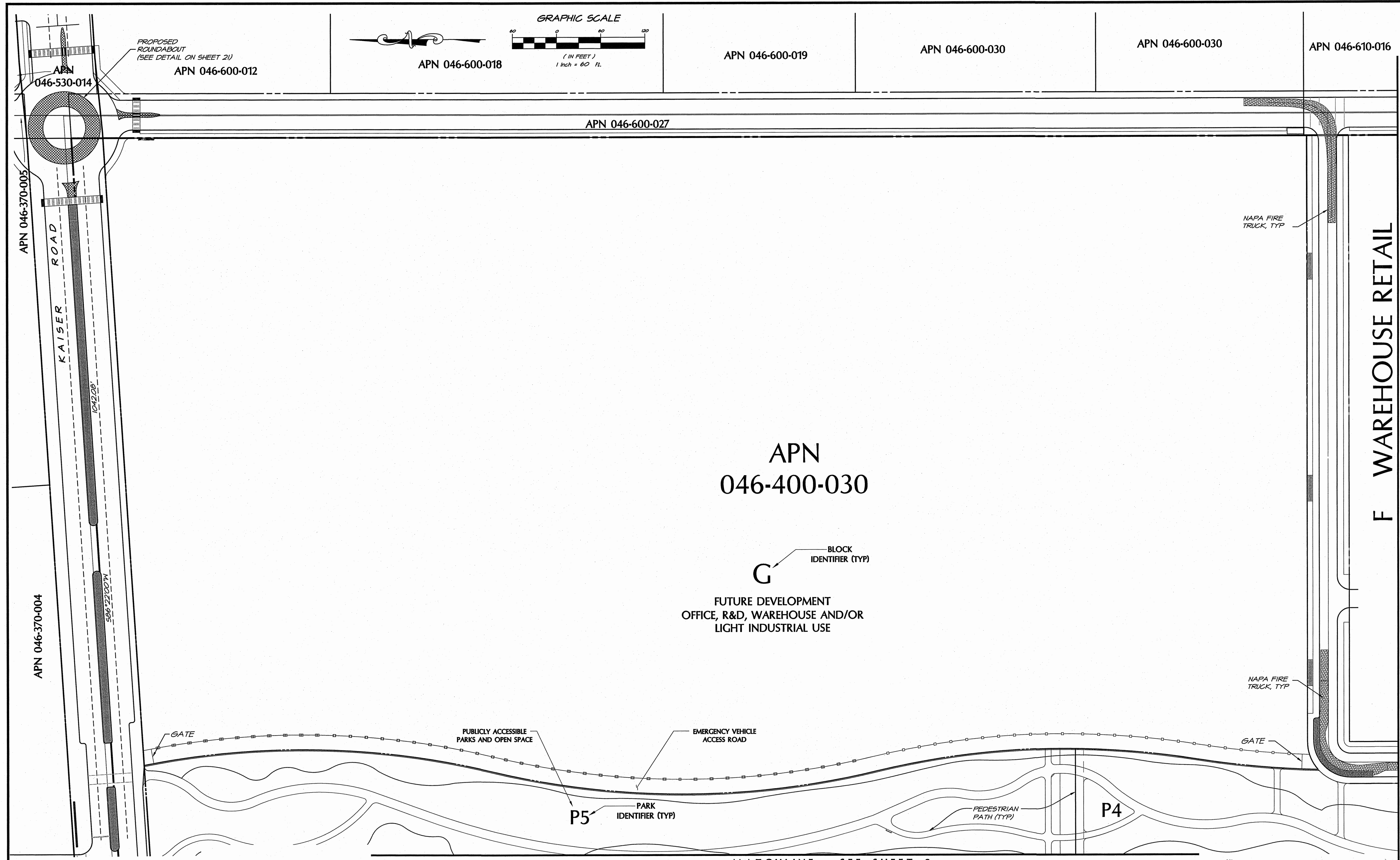
OF 22 SHEETS

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RIECHERS
SPENCE
ASSOCIATES
CONSULTING CIVIL ENGINEERS

707
f 707
y 707
Street
to 94559



APN 046-600-019

APN 046-600-030

APN 046-600-030

APN 046-610-016

APN 046-600-027

APN
046-400-030

BLOCK
IDENTIFIER (TYP)
G
FUTURE DEVELOPMENT
OFFICE, R&D, WAREHOUSE AND/OR
LIGHT INDUSTRIAL USE

NAPA FIRE
TRUCK, TYP

NAPA FIRE
TRUCK, TYP

P5
PARK
IDENTIFIER (TYP)

P4

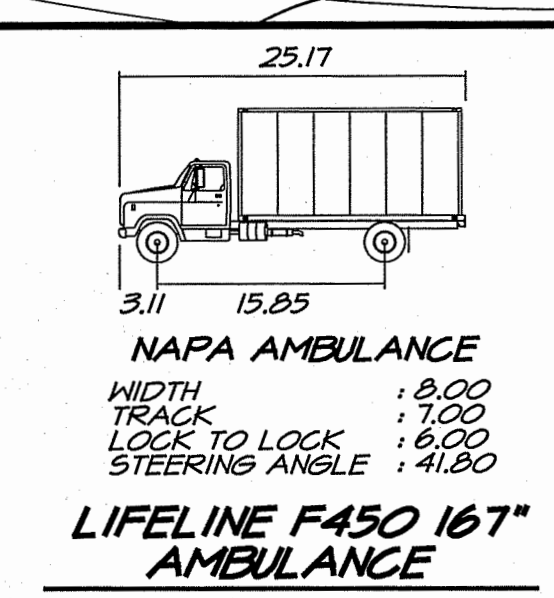
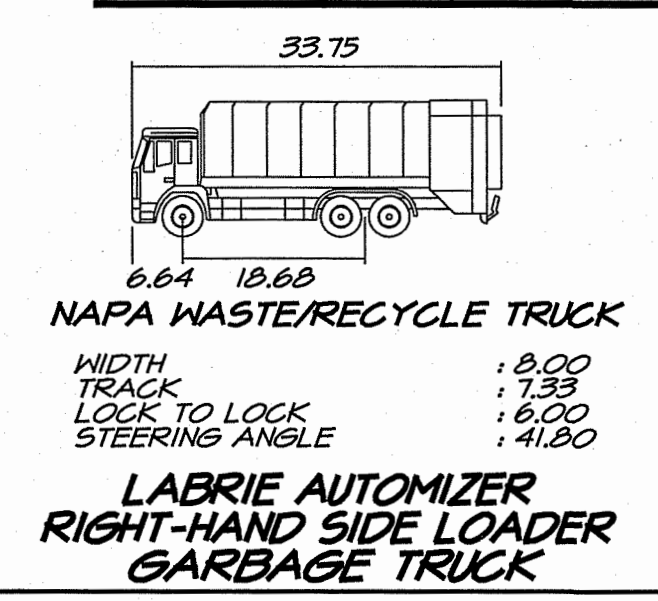
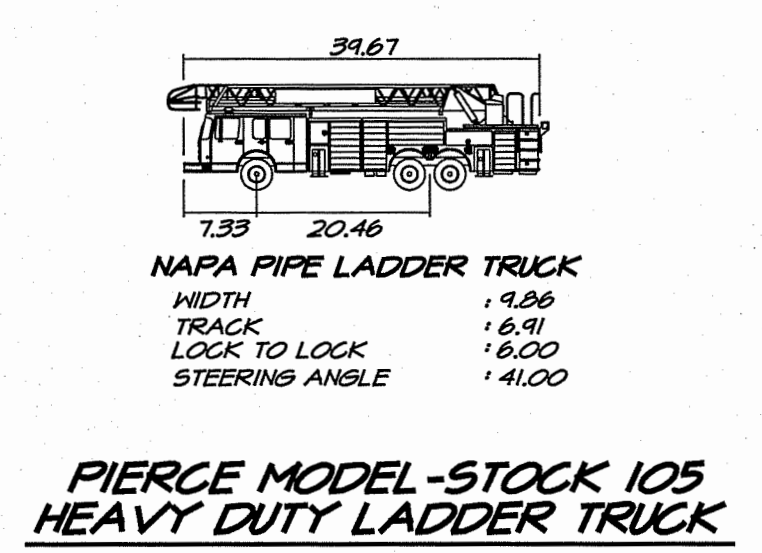
GATE

PUBLICLY ACCESSIBLE
PARKS AND OPEN SPACE

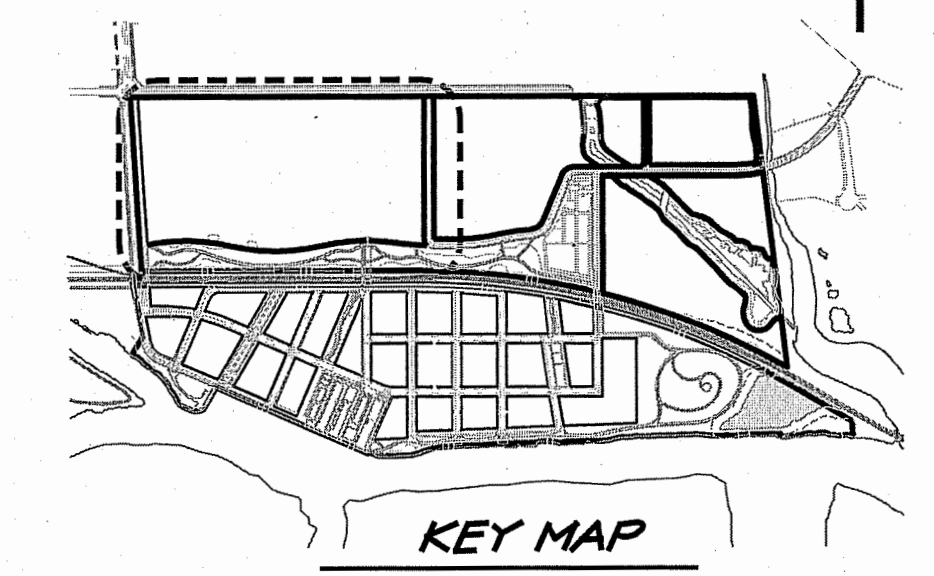
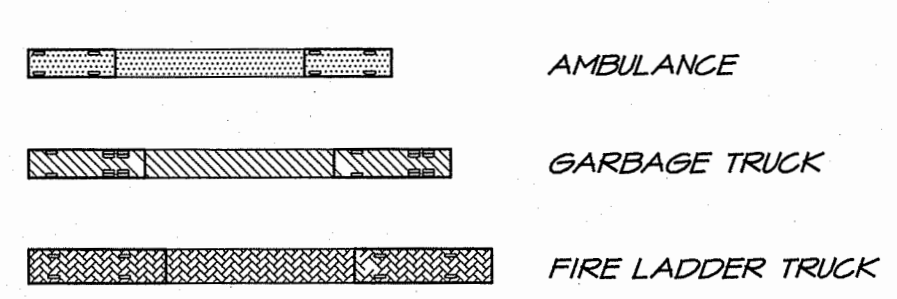
EMERGENCY VEHICLE
ACCESS ROAD

GATE

MATCHLINE - SEE SHEET 8

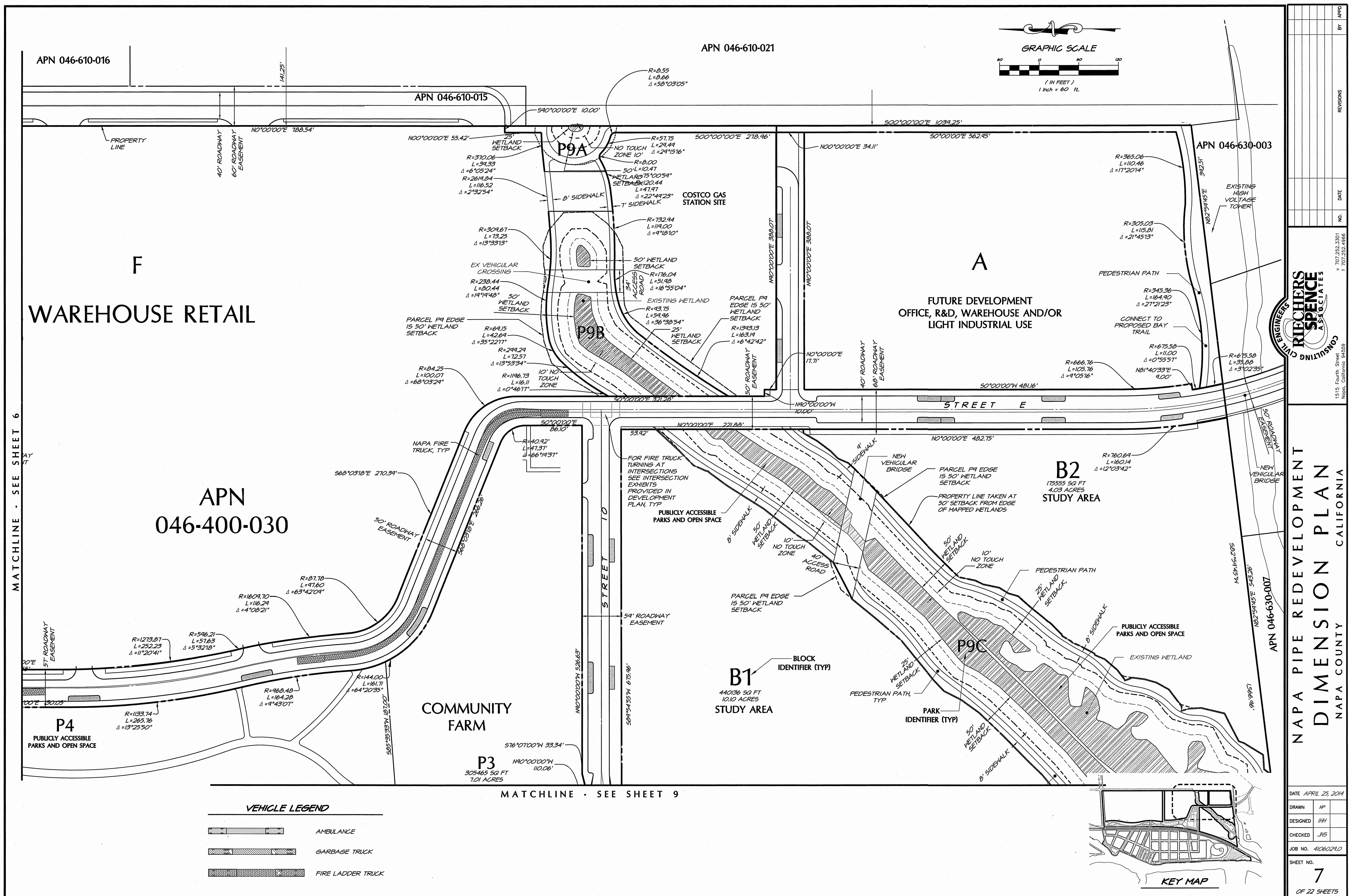


VEHICLE LEGEND



MATCHLINE - SEE SHEET 7

		1515 Fourth Street Napa, California 94559 P 707.252.3301 F 707.252.4866
NAPA PIPE REDEVELOPMENT DIMENSION PLAN NAPA COUNTY CALIFORNIA		
DATE: APRIL 25, 2014 DRAWN: MP DESIGNED: JPH CHECKED: JNS JOB NO.: 410602910 SHEET NO.: 6 OF 22 SHEETS	REVISIONS NO. DATE BY: APPD	PRELIMINARY NOT FOR CONSTRUCTION



MATCHLINE - SEE SHEET 6

APN 046-400-030

APN 046-400-029

P5

APN 046-037-020

STREET CENTERLINE, TYP

506°22'00"W
8.45'

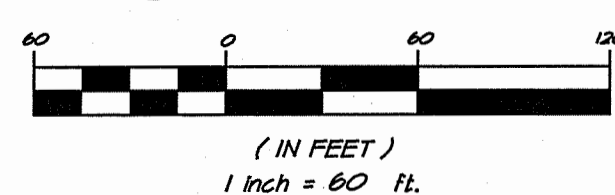
APN 046-045-018

APN
043-103-013

VEHICLE LEGEND

- AMBULANCE
- GARBAGE TRUCK
- FIRE LADDER TRUCK
- PROPOSED BUILDING OUTLINE

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

APN
046-412-005

SEA WALL

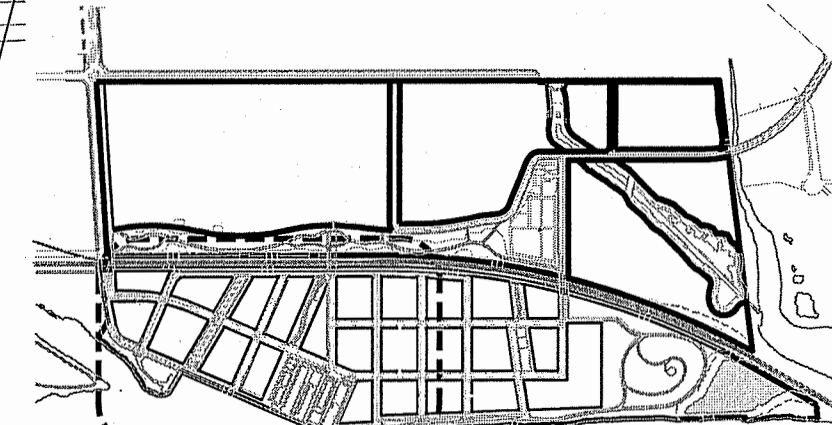
EXISTING CRANE TRACKS
WATER TAXI BOARDING

MIXED USE OF COMMUNITY BUILDINGS, GROUND-FLOOR RETAIL RESIDENTIAL ABOVE AND PUBLICLY ACCESSIBLE PARKS AND OPEN SPACE

PEDESTRIAN/BICYCLE BRIDGES-WALK BICYCLES ACROSS

EXISTING CRANE TRACKS

PROPERTY LINE ALONG RIVER DESIGNATED AS MEAN HIGH WATER LEVEL



KEY MAP

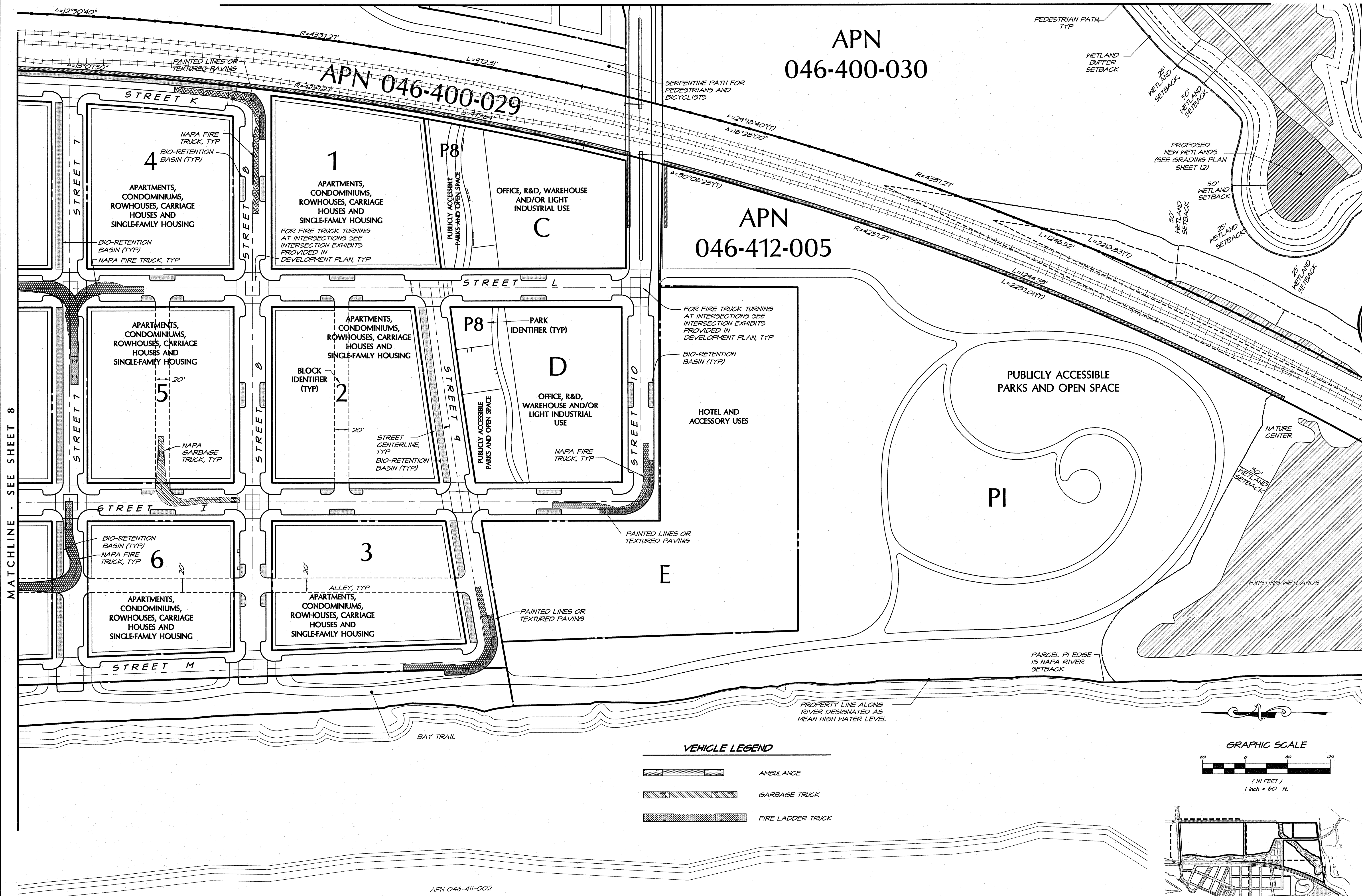
MATCHLINE - SEE SHEET 9

NAPA PIPE REDEVELOPMENT
DIMENSION PLAN
NAPA COUNTY
CALIFORNIA

DATE	APRIL 25, 2014
DRAWN	NP
DESIGNED	I/H
CHECKED	JMS
JOB NO.	410602910
SHEET NO.	8
OF 22 SHEETS	



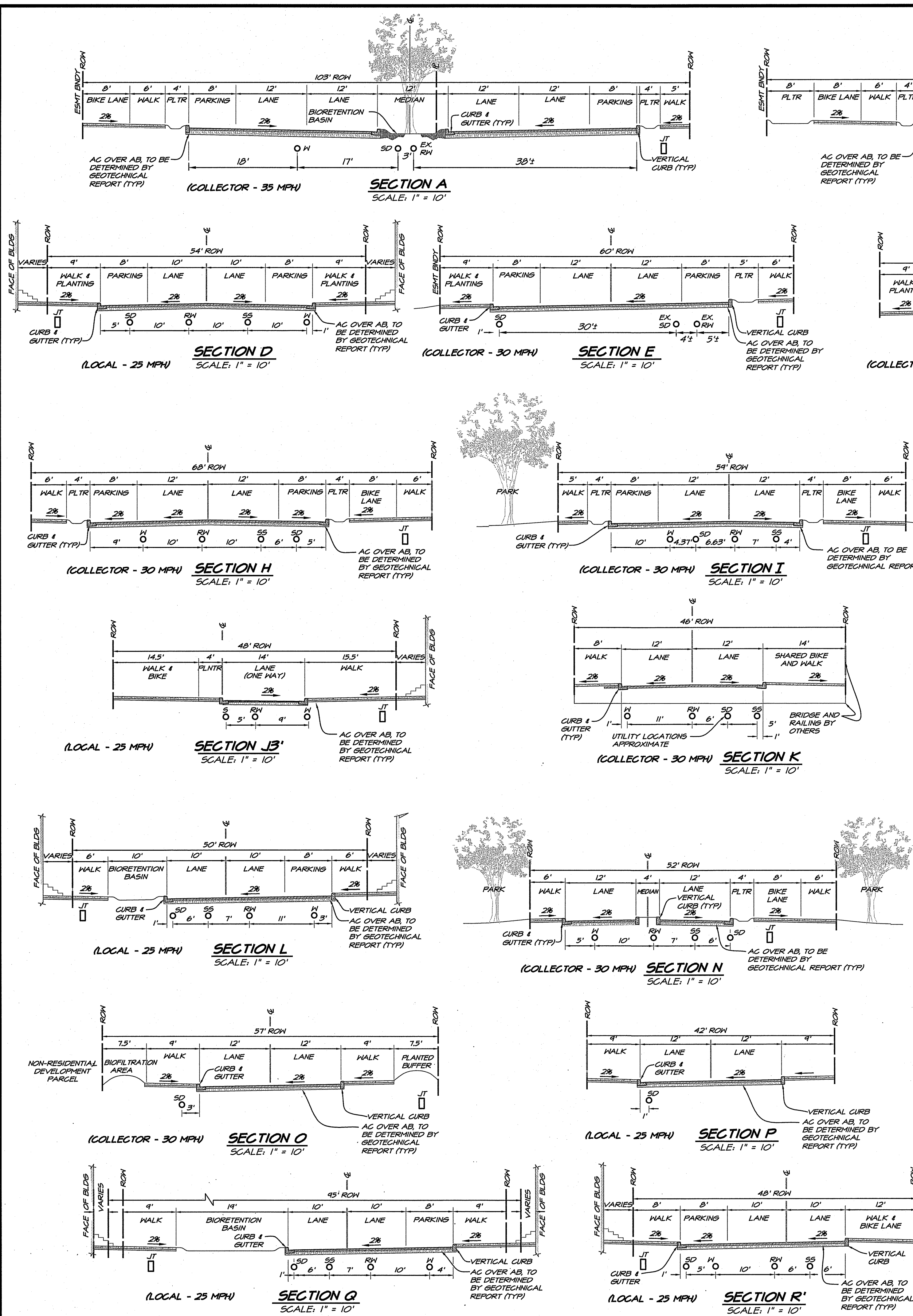
1515 Fourth Street
Napa, California 94559
707.252.3301
707.252.4366



RECHERS SPENCE ASSOCIATES
CONSULTING CIVIL ENGINEERS
1515 Fourth Street
Napa, California 94559
P 707.252.3301
F 707.252.4966

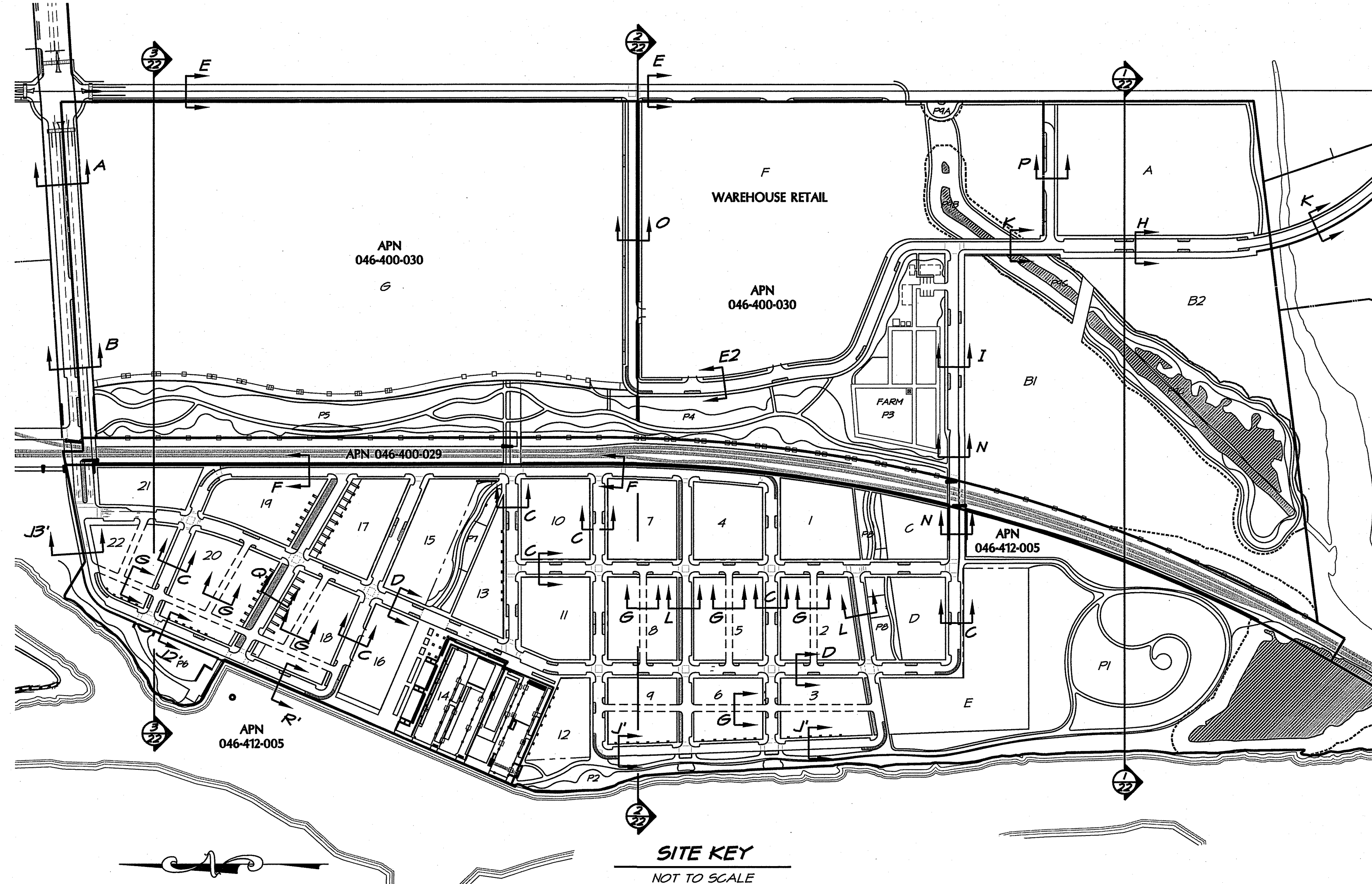
**NAPA PIPE REDEVELOPMENT
DIMENSION PLAN
NAPA COUNTY CALIFORNIA**

DATE	APRIL 25, 2014
DRAWN	NP
DESIGNED	THH
CHECKED	JNS
JOB NO.	4106029.0
SHEET NO.	9
OF 22 SHEETS	



NOTES

- HORIZONTAL UTILITY LOCATIONS SHOWN WITHIN SECTIONS REPRESENT TYPICAL PIPELINE LOCATIONS WITHIN STREETS. LOCATIONS MAY VARY DEPENDING ON SITE CONSTRAINTS.
- ALL UTILITIES SHOWN ON THESE SECTIONS ARE FOR HORIZONTAL LOCATION ONLY. UTILITY SIZE AND DEPTH ARE SHOWN ON THE UTILITY PLAN.



RECHERS SPENCE ASSOCIATES
CONSULTING CIVIL ENGINEERS

1515 Fourth Street
Napa, California 94559
P 707.252.3301
F 707.252.4956

DATE: APRIL 25, 2014

DRAWN: NP

DESIGNED: JH

CHECKED: JH

JOB NO. 41060240

SHEET NO. **10**

OF 22 SHEETS

REVISIONS

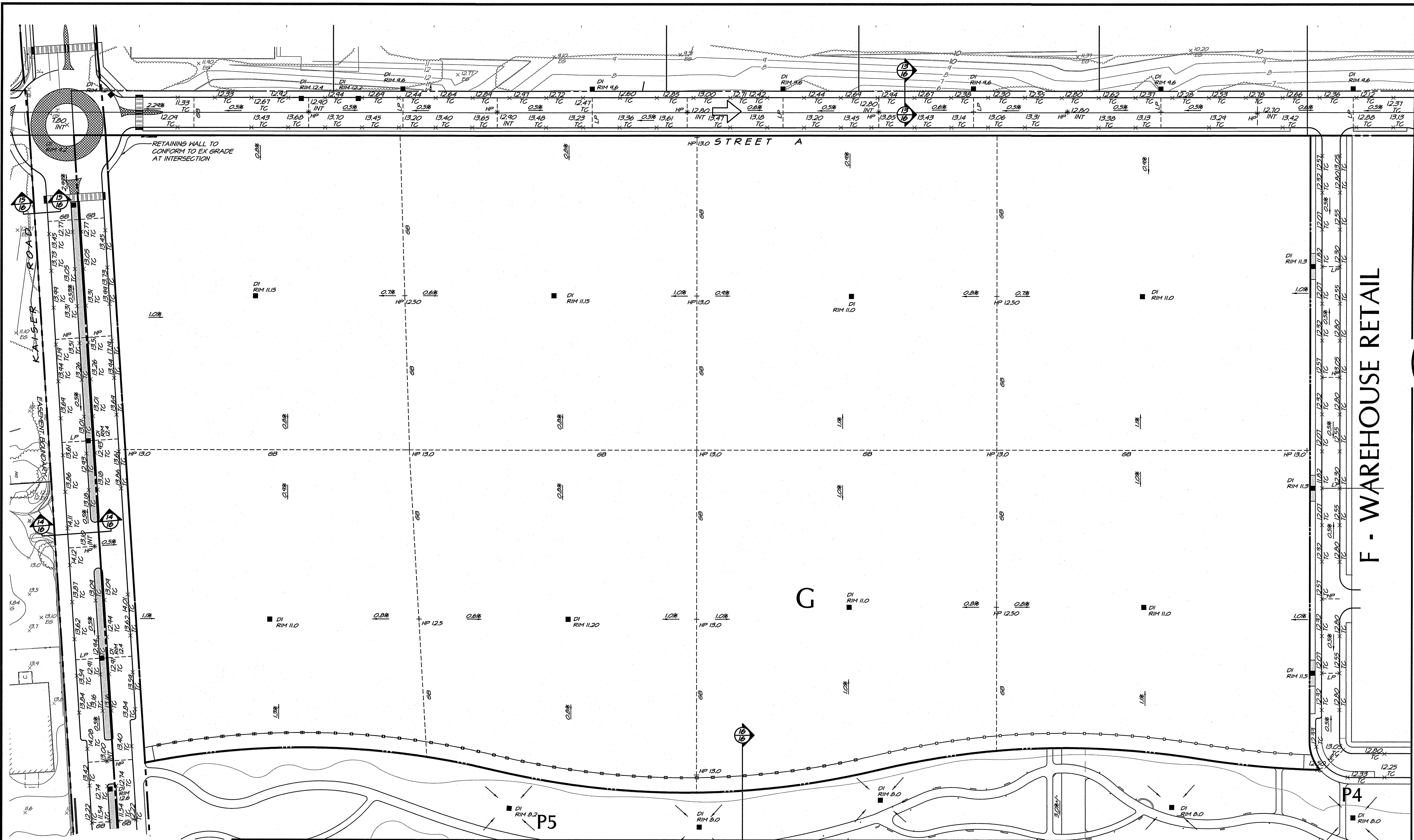
BY: APPD

NAPA PIPE REDEVELOPMENT SECTIONS

NAPA COUNTY CALIFORNIA

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PRELIMINARY NOT FOR CONSTRUCTION



EROSION CONTROL NOTES:

1. GRADING ON THE SITE SHALL BE LIMITED TO THE EXCAVATION SHOWN ON THE GRADING PLANS HEREIN.

2. EROSION CONTROL MEASURES WILL BE INSTALLED PRIOR TO ANY GRADING ON THE SITE AND WILL BE OPERABLE DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15, OR ANYTIME THERE IS A 40% CHANCE OF RAIN.

3. ALL SOIL STOCKPILED ON SITE SHALL BE PROPERLY COVERED AND PROTECTED FROM EROSION.

4. STABILIZED CONSTRUCTION ENTRANCES SHALL BE UTILIZED AT INGRESS AND EGRESS LOCATIONS OF THE SITE. MATERIAL FOR ENTRANCES SHALL CONSIST OF 2 TO 3 INCH STONE.

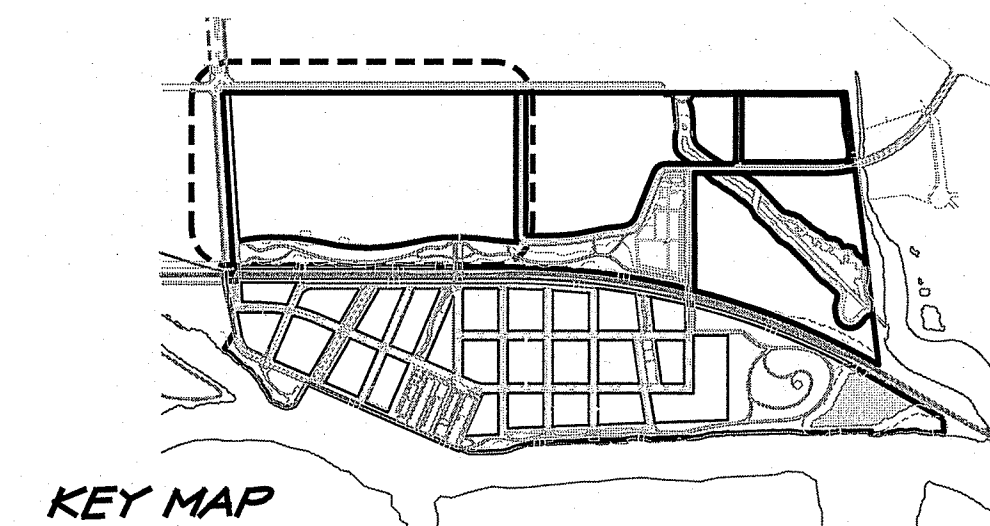
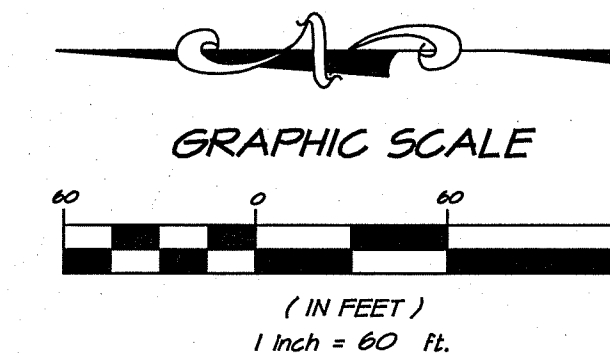
5. ALL CATCH BASINS AND DROP INLETS SHALL BE PROTECTED FROM CONTAMINANTS THROUGH USE OF SEDIMENT BARRIERS AT EVERY CATCH BASIN AND INLET.

6. FIBER ROLLS SHALL BE USED TO CONTROL SEDIMENT RUNOFF FROM CONSTRUCTION AREAS INTO WATERWAYS AND DRAINAGE PATHS.

7. ALL GRADED OR DISTURBED AREAS SHALL BE SEEDDED IMMEDIATELY AFTER GRADING IS COMPLETE.

8. THE PROJECT SITE WILL CONTAIN DEDICATED CONCRETE WASH-OUT AREAS, MATERIAL AND WASTE STORAGE AREAS AND A VEHICLE AND EQUIPMENT STORAGE AND SERVICE AREA.

MATCHLINE - SEE SHEET 13



KEY MAP

F - WAREHOUSE RETAIL

MATCHLINE - SEE SHEET 12

NAPA PIPE REDEVELOPMENT

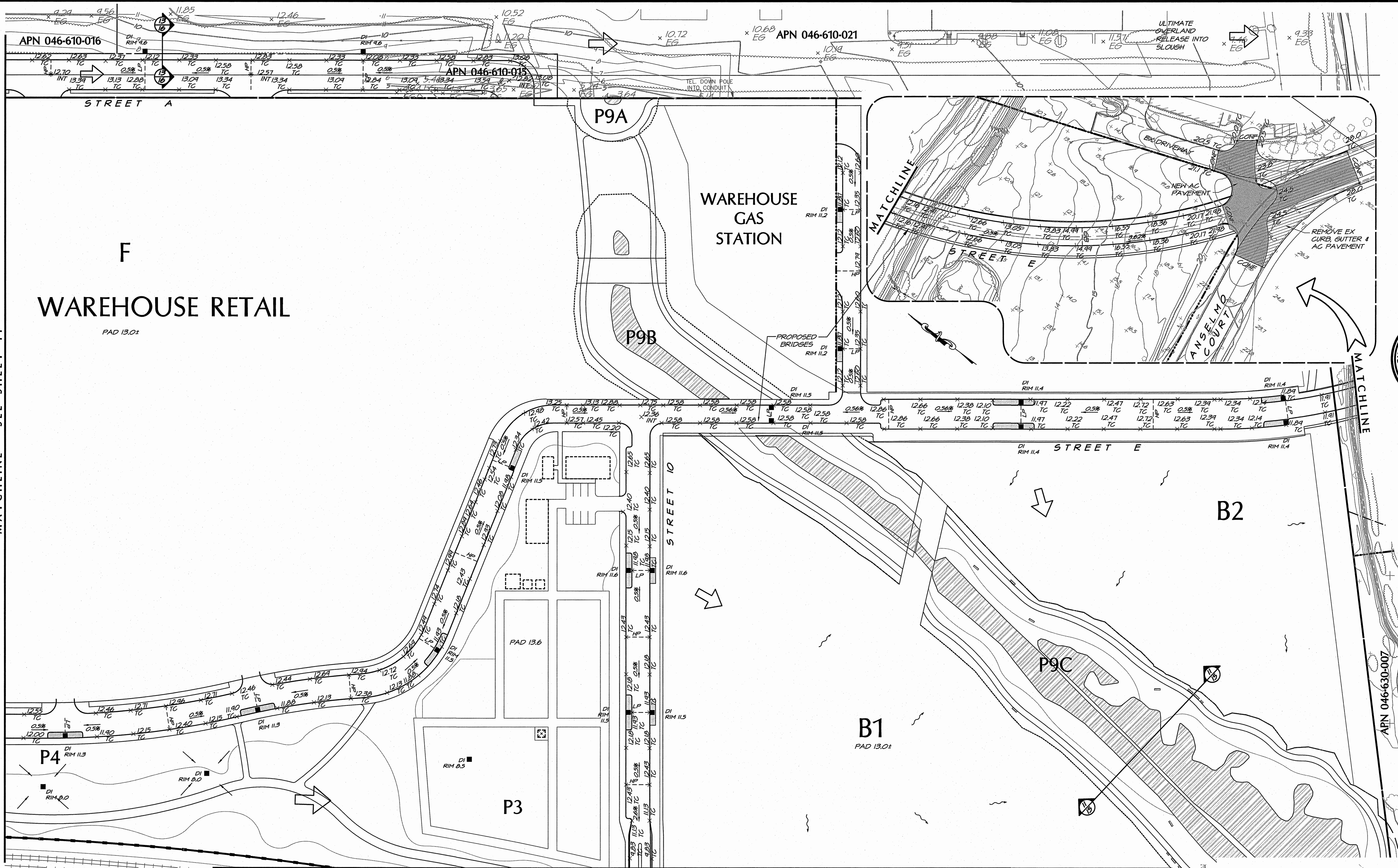
GRADING PLAN

NAPA COUNTY CALIFORNIA



DATE: APRIL 25, 2014
DRAWN: NP
DESIGNED: JH
CHECKED: JNS
JOB NO.: 41060291.0
SHEET NO.: 11
OF 22 SHEETS

MATCHLINE - SEE SHEET 11



EROSION CONTROL NOTES:

1. GRADING ON THE SITE SHALL BE LIMITED TO THE EXCAVATION SHOWN ON THE GRADING PLANS HEREIN.

2. EROSION CONTROL MEASURES WILL BE INSTALLED PRIOR TO ANY GRADING ON THE SITE AND WILL BE OPERABLE DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15, OR ANYTIME THERE IS A 40% CHANCE OF RAIN.

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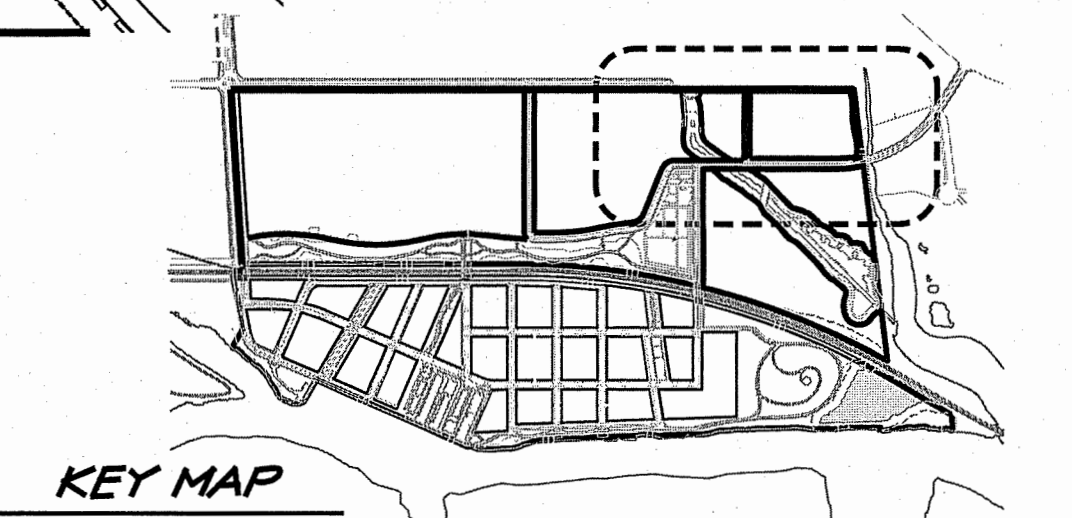
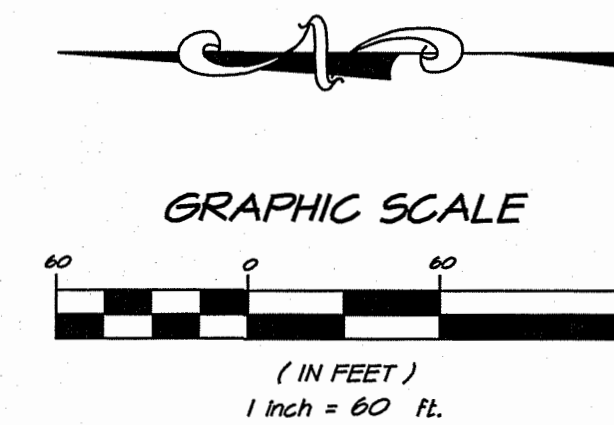
5. ALL CATCH BASINS AND DROP INLETS SHALL BE PROTECTED FROM CONTAMINANTS THROUGH USE OF SEDIMENT BARRIERS AT EVERY CATCH BASIN AND INLET.

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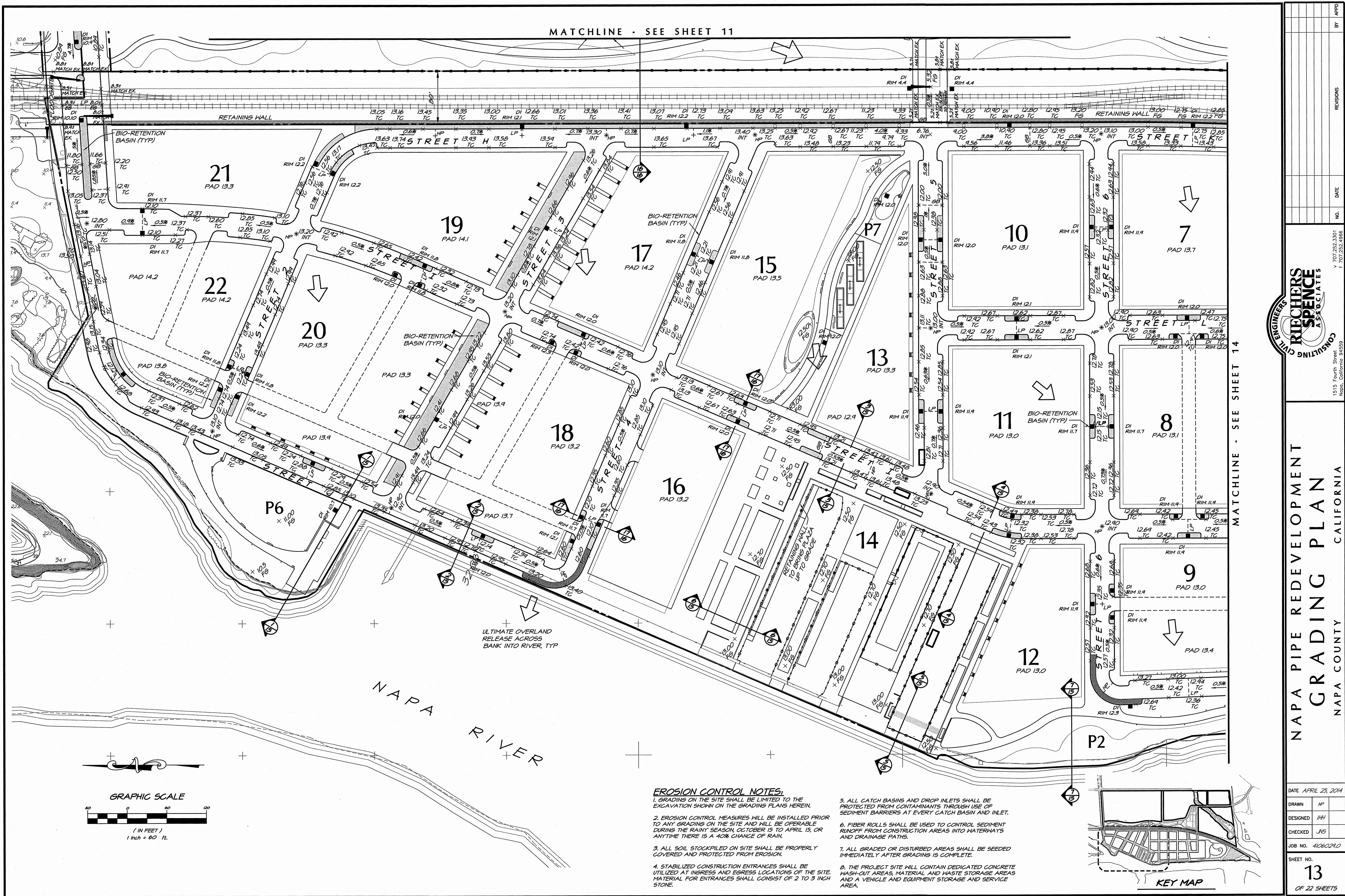
MATCHLINE - SEE SHEET 14



**RICHERS
SPENCE
ASSOCIATES**
CONSULTING CIVIL ENGINEERS
1515 Fourth Street
Napa, California 94559
Y 707.252.3301
F 707.252.4666

**NAPA PIPE REDEVELOPMENT
GRADING PLAN
NAPA COUNTY
CALIFORNIA**

DATE	APRIL 25, 2014
DRAWN	AP
DESIGNED	I/H
CHECKED	JMS
JOB NO.	4106024.0
SHEET NO.	12
OF 22 SHEETS	



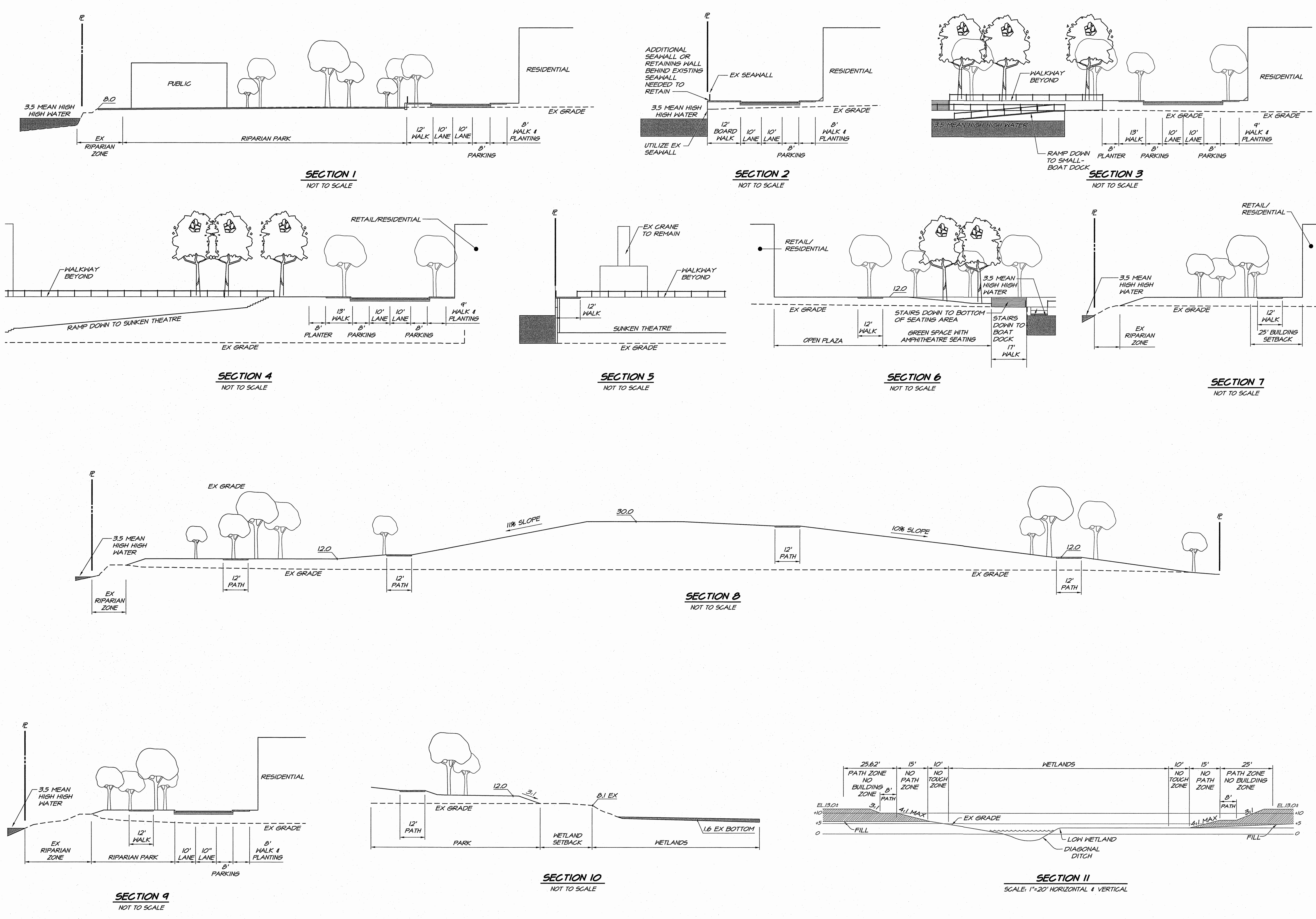
NAPA PIPE REDEVELOPMENT
GRADING PLAN
 NAPA COUNTY CALIFORNIA

DATE	APRIL 25, 2014
DRAWN	HP
DESIGNED	HH
CHECKED	JMS
JOB NO.	410602910
SHEET NO.	13
OF 22 SHEETS	

REVISIONS	DATE	NO.
BY		
APD		

PRELIMINARY NOT FOR CONSTRUCTION





RICHERS SPENCE ASSOCIATES
CONSULTING CIVIL ENGINEERS

1515 Fourth Street
Napa, California 94559

NO. 1707.252.3301
F 1707.252.4966

REVISIONS

DATE

NO.

BY APPD

NAPA PIPE REDEVELOPMENT

GRADING DETAILS

NAPA COUNTY CALIFORNIA

DATE: APRIL 25, 2014

DRAWN: NP

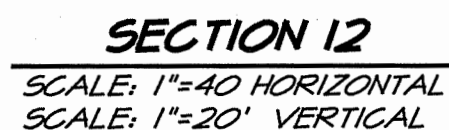
DESIGNED: JH

CHECKED: JMS

JOB NO. 4106029.0

SHEET NO. 15

OF 22 SHEETS



EARTHWORK NOTES

- PAD ELEVATION DETAIL**
NOT TO SCALE

- MINIMUM FLOODPLAIN ELEVATION DETAIL**
NOT TO SCALE

- SECTION 17**
BIORETENTION TYPICAL SECTION
NOT TO SCALE

1. ALL SANITARY SEWER LINES ARE RUN AT A SLOPE OF 0.5% U.O.N.
2. ALL STORMDRAIN LINES ARE RUN AT A SLOPE OF 0.5% U.O.N.
3. POTABLE WATER LINES WILL BE PLACED WITH 3' OF COVER, MINIMUM.
4. ALL EXISTING UTILITY LINES ON SITE WILL BE REMOVED OR ABANDONED IN PLACE.



(IN FEET)
1 inch = 60 ft.



MATCHLINE - SEE SHEET 18

NAPA COUNTY CALIFORNIA

1515 Fourth Street
New, California 94550
v 707.252.3301
f 707.252.4055

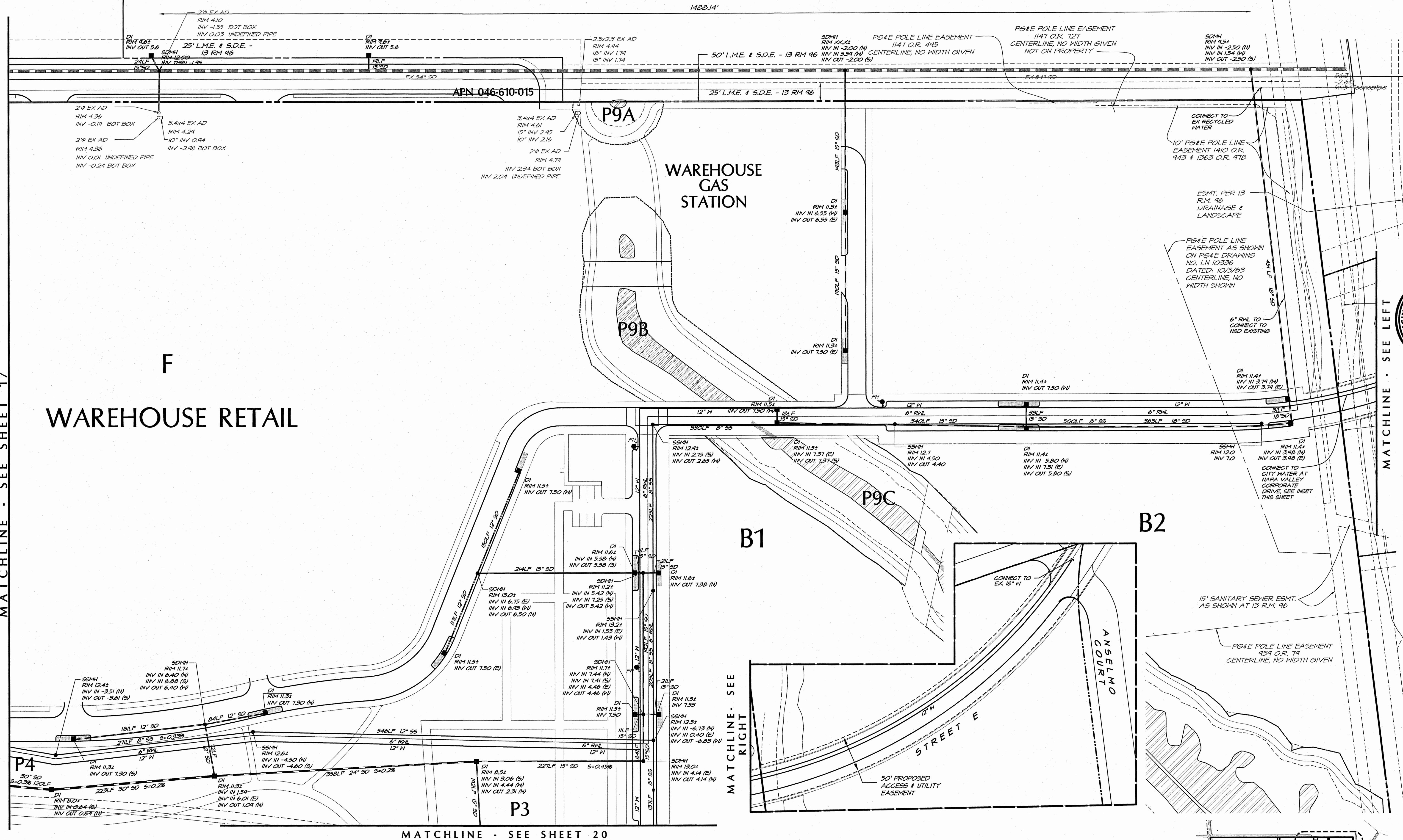
NO.	DATE	REVISIONS	BY	APPD
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17

OF 22 SHEETS

Printed on Recycled Paper Please Continue the Cycle

PRELIMINARY NOT FOR CONSTRUCTION



MATCHLINE - SEE LEFT

CONOS
1515 Fourth Street
New Orleans, Louisiana 70115
v 707.252.3301
f 707.252.4055

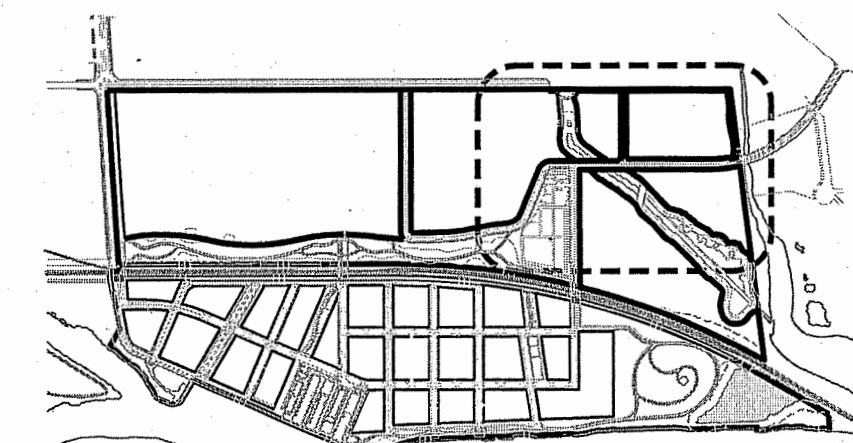
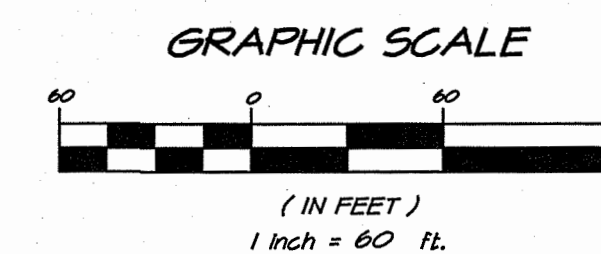
NAPA PIPE REDEVELOPMENT
UTILITY PLAN
NAPA COUNTY CALIFORNIA

DATE <i>APRIL 25, 2014</i>		
DRAWN	NP	
DESIGNED	IHH	
CHECKED	JNS	
JOB NO. <i>4106029.0</i>		
SHEET NO.		
<i>18</i>		
<i>OF 22 SHEETS</i>		

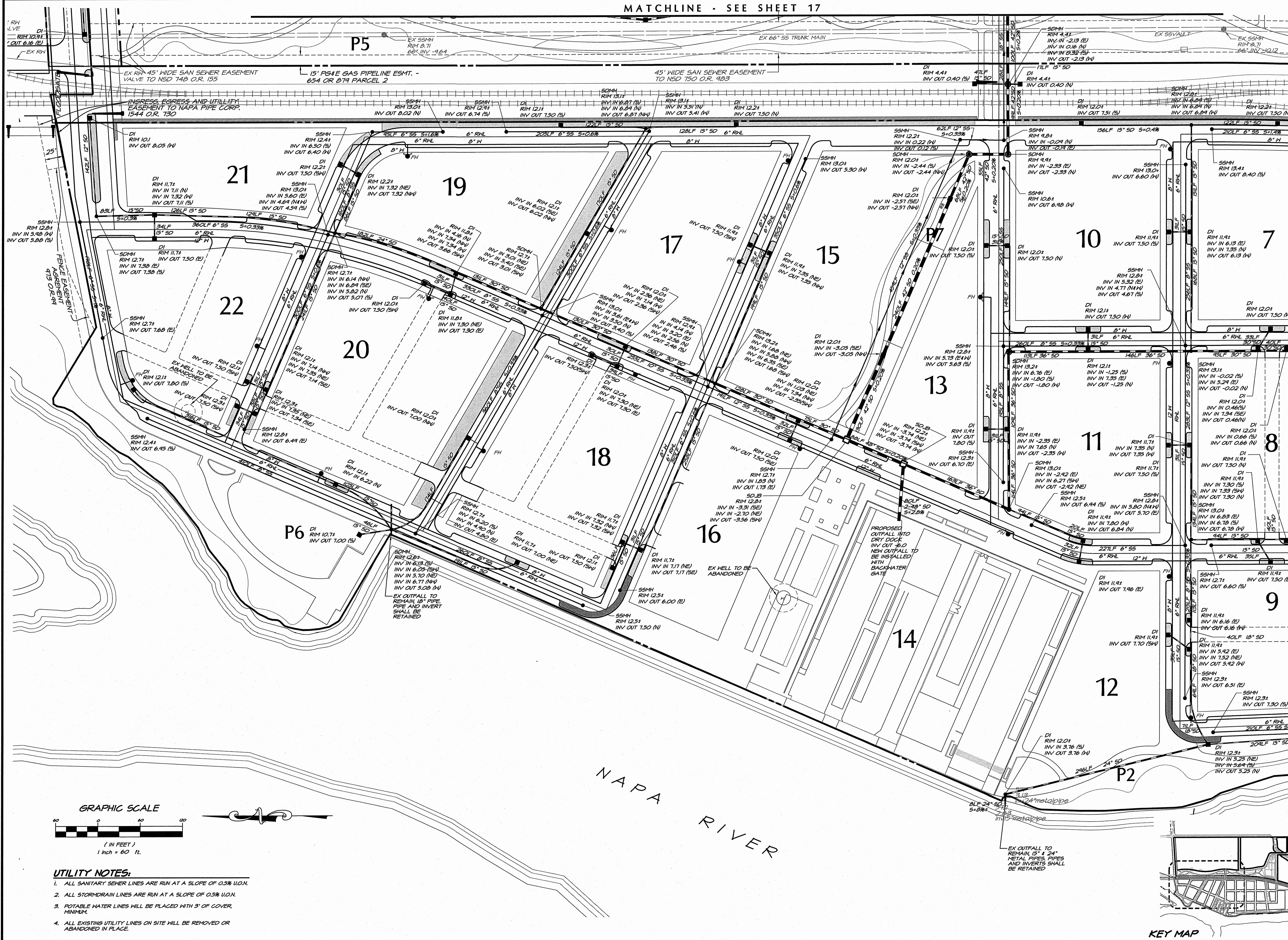
\\2006\4106029_0_Naga_Pipe_Redevelopment\Design_C3D\TM\TM&Vill.dwg 09/09/2014 3:19:19PM CCave COPYRIGHT Riechers Spence & Assoc.

UTILITY NOTES:

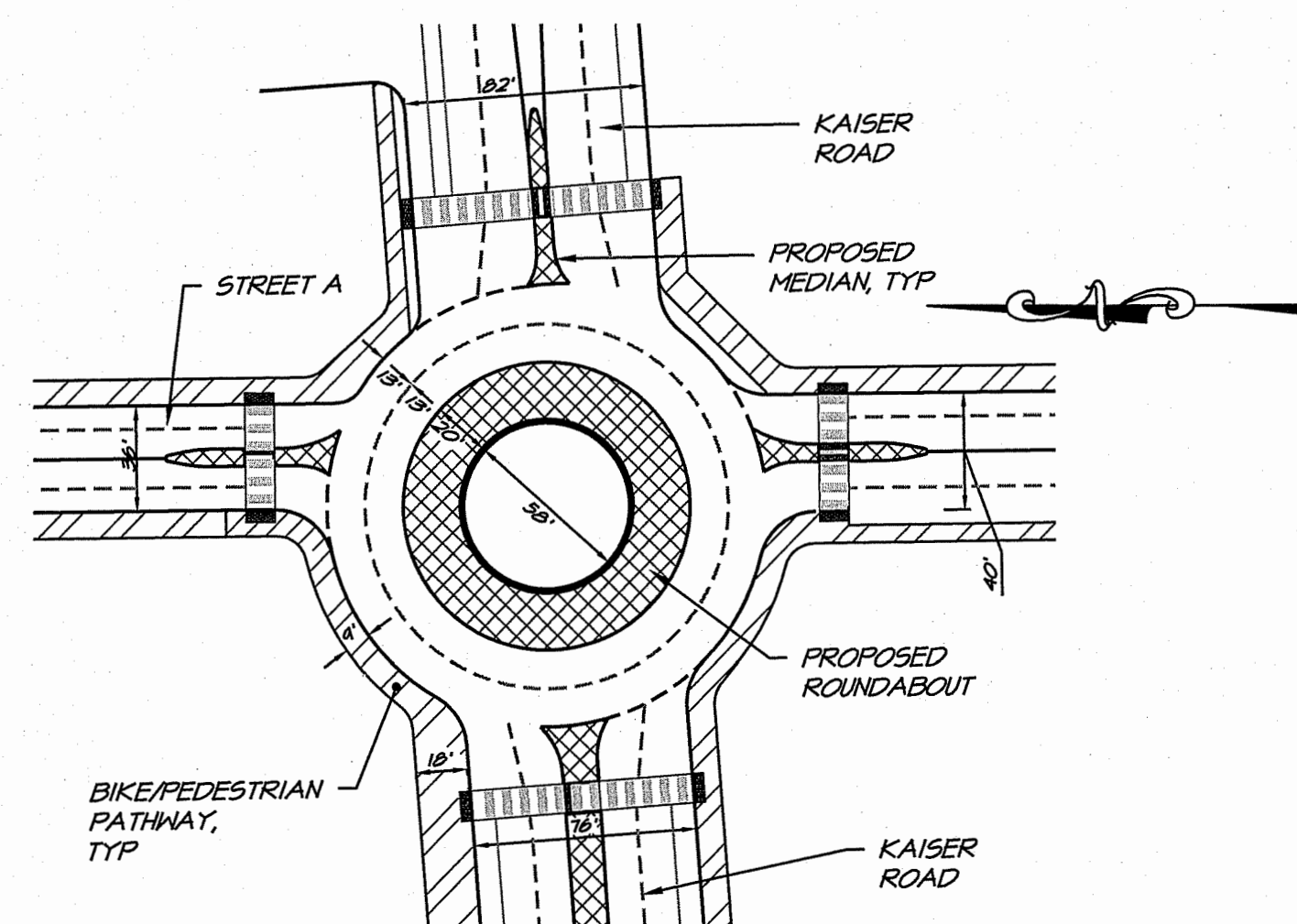
1. ALL SANITARY SEWER LINES ARE RUN AT A SLOPE OF 0.5% U.O.N.
2. ALL STORMDRAIN LINES ARE RUN AT A SLOPE OF 0.5% U.O.N.
3. POTABLE WATER LINES WILL BE PLACED WITH 3' OF COVER, MINIMUM.
4. ALL EXISTING UTILITY LINES ON SITE WILL BE REMOVED OR ABANDONED IN PLACE.



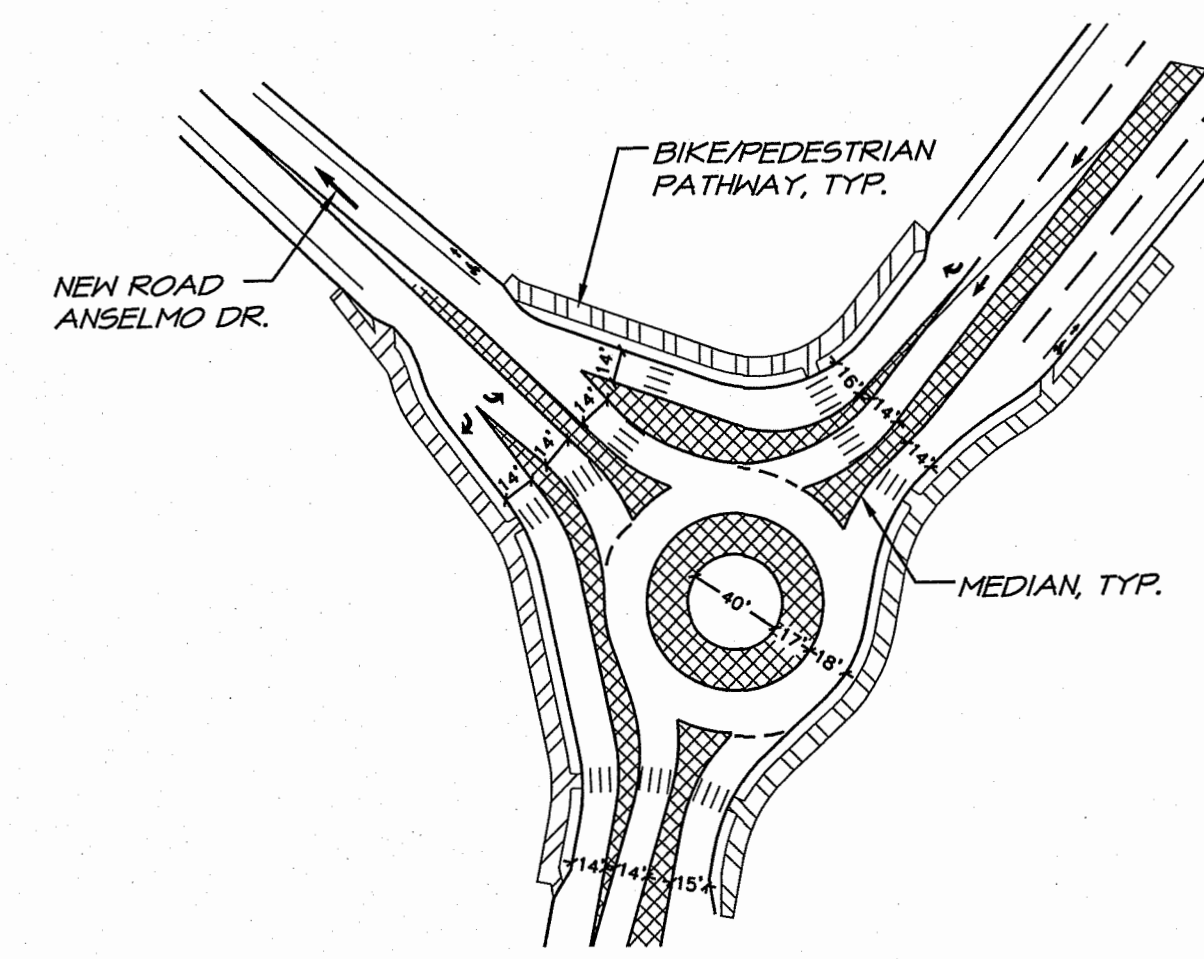
KEY MAP



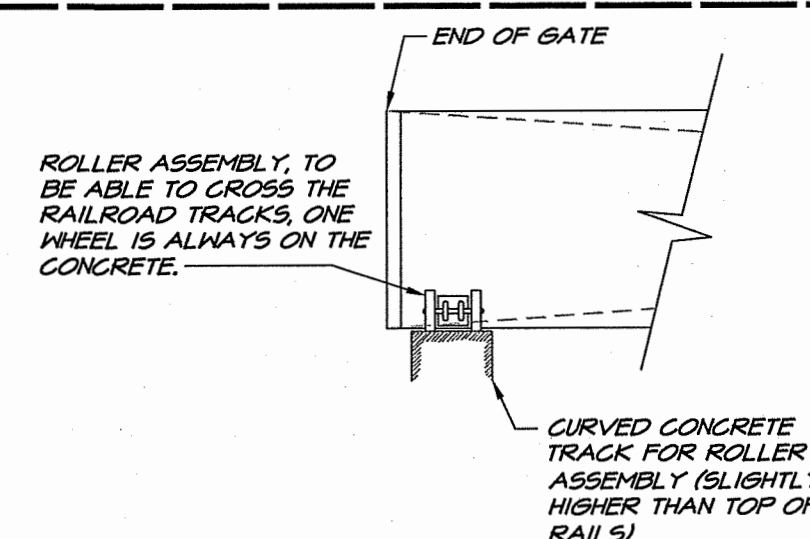
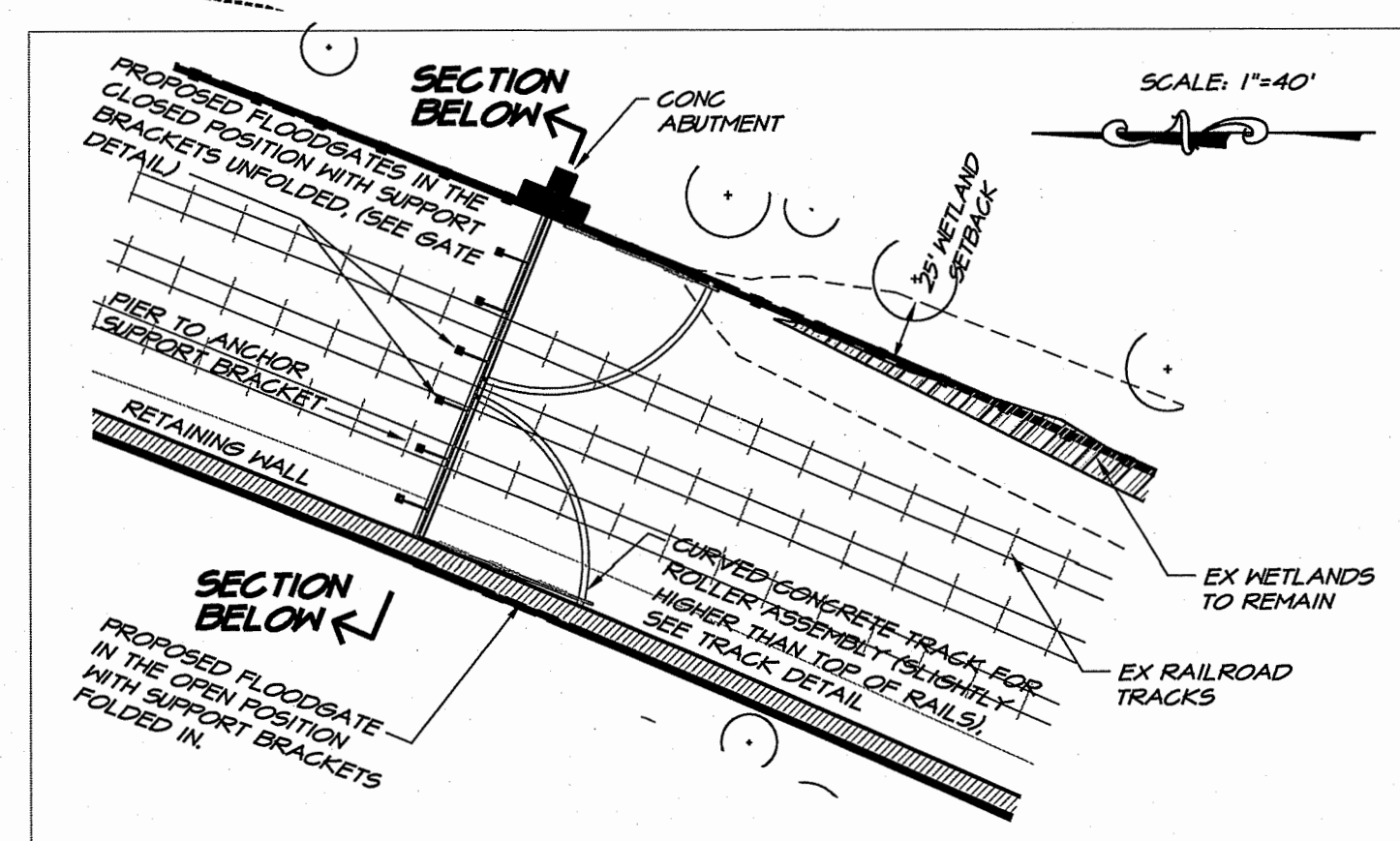




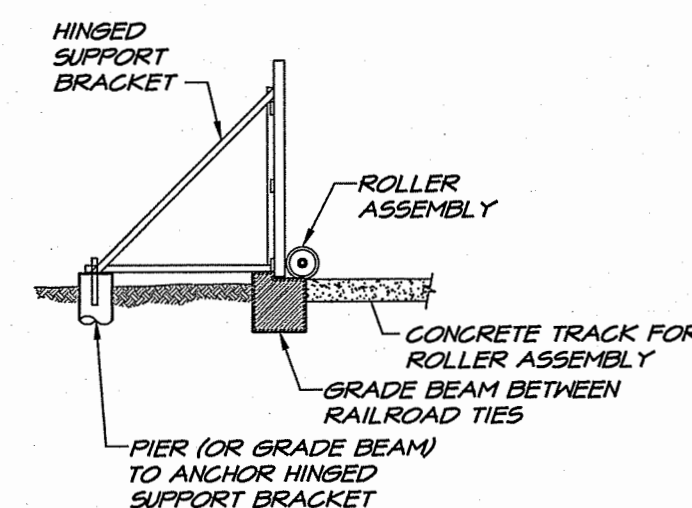
**ROUNDABOUT DETAIL
AT KAISER ROAD**
SCALE: 1"=60'



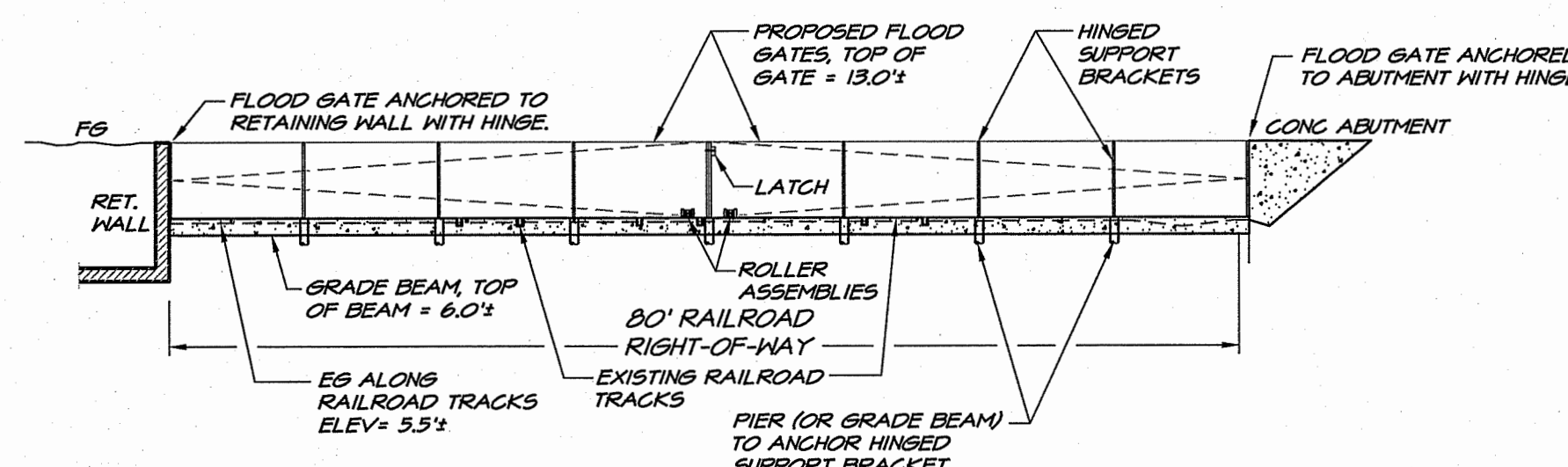
**ROUNDABOUT DETAIL
AT ANSELMO ROAD**
SCALE: 1"=80'



TRACK DETAIL
NOT TO SCALE

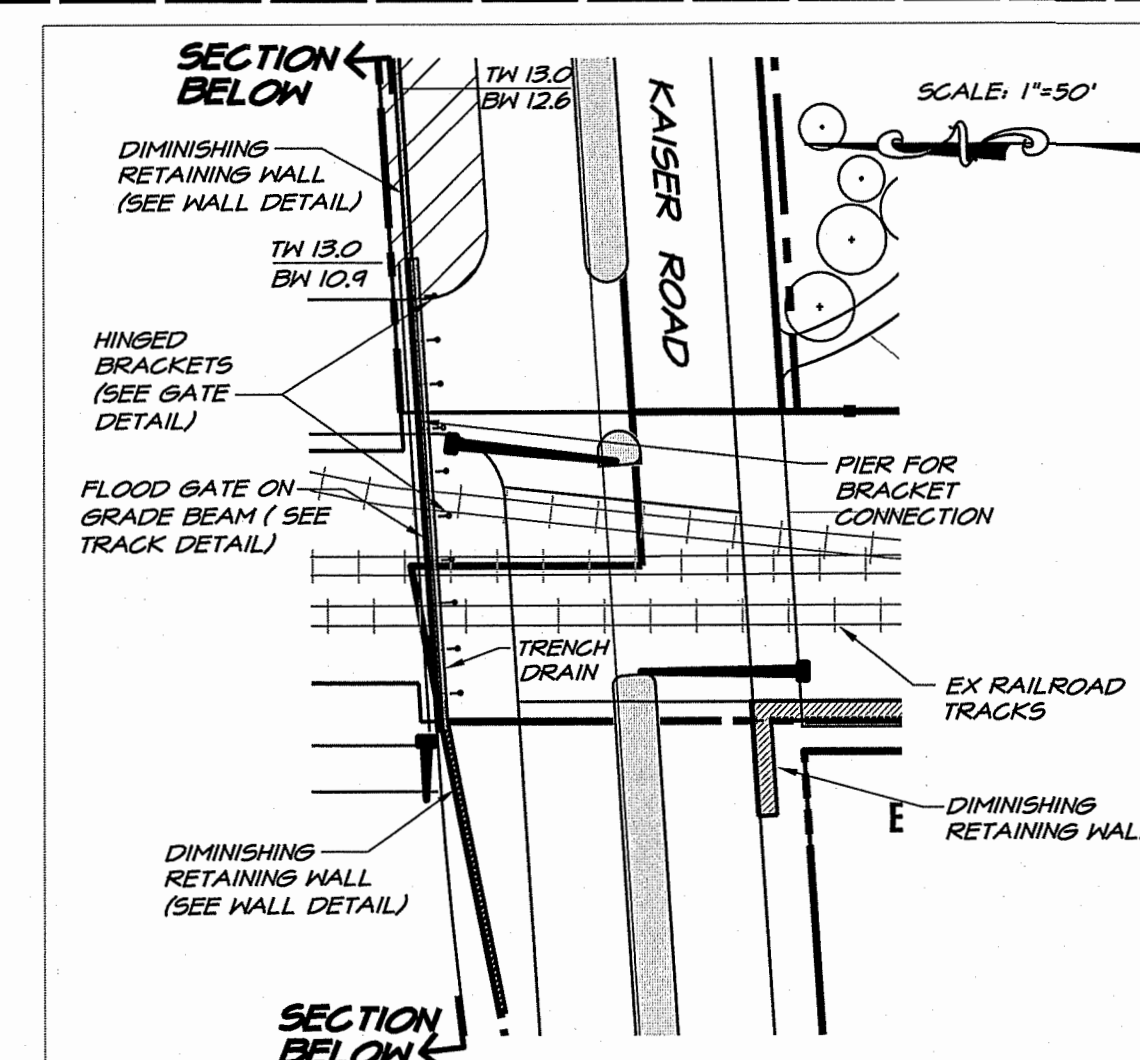


GATE DETAIL
NOT TO SCALE

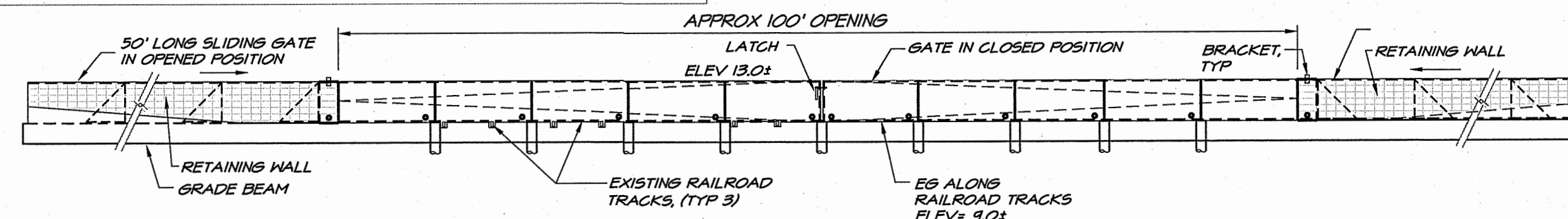


SECTION
SCALE: 1"=10'

SOUTH FLOOD BARRIER DETAIL
SCALE: AS SHOWN



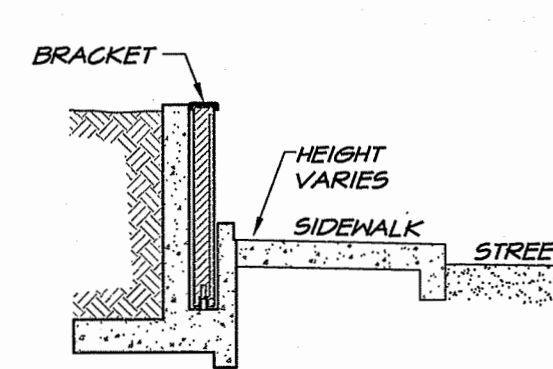
SECTION BELOW



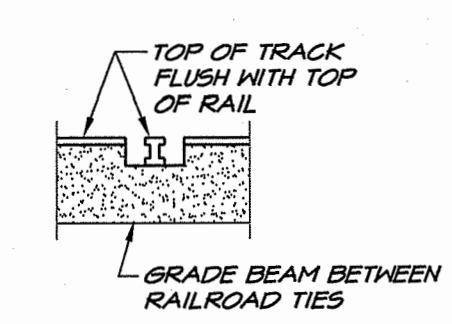
NOTE: SECURITY GATES AT RAILROAD CROSSINGS ARE NOT SHOWN FOR CLARITY

SECTION
SCALE: 1"=8'

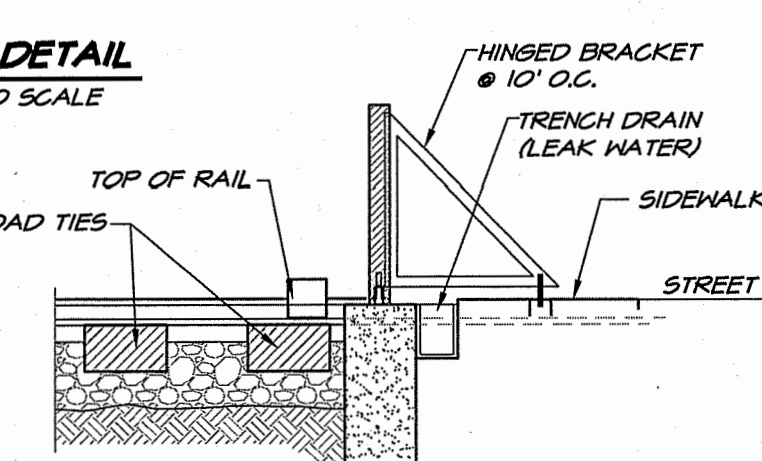
NORTH FLOOD BARRIER DETAIL
SCALE: AS SHOWN



WALL DETAIL
NOT TO SCALE



TRACK DETAIL
NOT TO SCALE



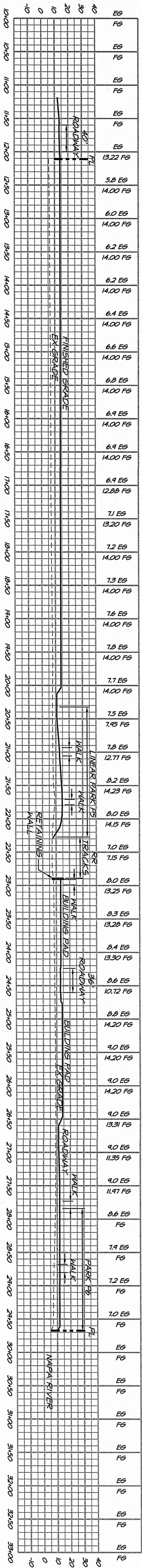
GATE DETAIL
NOT TO SCALE



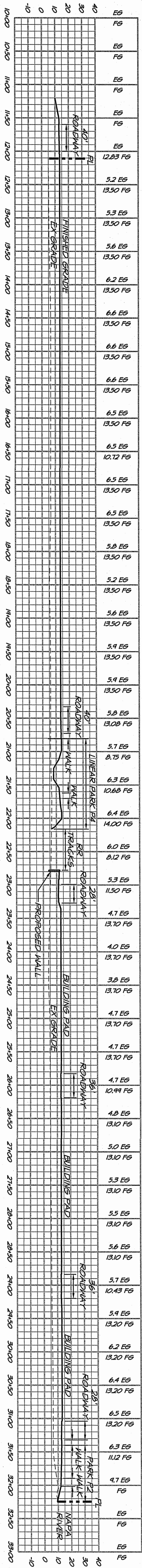
1515 Fourth Street
Napa, California 94559
P 707.252.4966
F 707.252.4966

**NAPA PIPE REDEVELOPMENT
DETAILS
NAPA COUNTY CALIFORNIA**

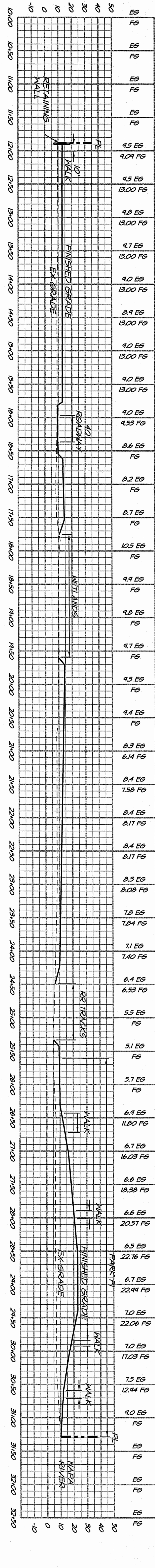
DATE	APRIL 25, 2014
DRAWN	NP
DESIGNED	HH
CHECKED	JNS
JOB NO.	410602410
SHEET NO.	21
OF 22 SHEETS	



SECTION 3
SCALE 1"=80' HORIZ.
1"=40' VERT.



SECTION 2
SCALE 1"=80' HORIZ.
1"=40' VERT.



SECTION 1
SCALE 1"=80' HORIZ.
1"=40' VERT.

DATE: APRIL 25, 2014

DRAWN: JWS

DESIGNED: JWS

CHECKED: JWS

22

OF 22 SHEETS

NAPA PIPE REDEVELOPMENT
SITE CROSS-SECTIONS
NAPA COUNTY CALIFORNIA

CONSULTING CIVIL ENGINEERS
RIECHERS
SPENCE
ASSOCIATES

1515 Fourth Street
Napa, California 94559

v 707.252.3301
f 707.252.4966

NO.	DATE	REVISIONS	BY	APPD