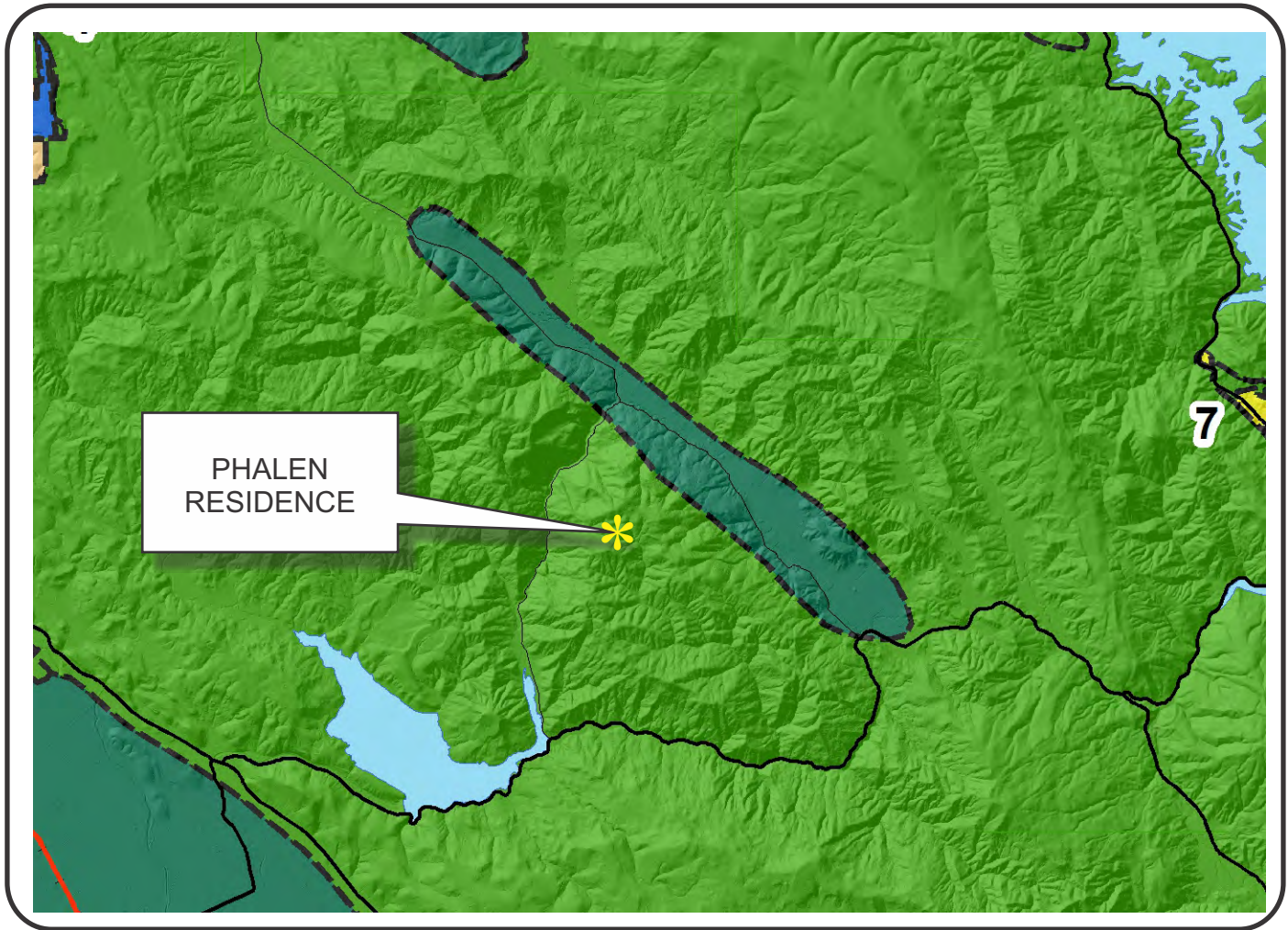


# NAPA COUNTY LAND USE PLAN 2008 - 2030



## LEGEND



### URBANIZED OR NON-AGRICULTURAL

- Study Area
- Cities
- Urban Residential\*
- Rural Residential\*
- Industrial
- Public-Institutional
- Napa Pipe Mixed Use

### OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

### TRANSPORTATION

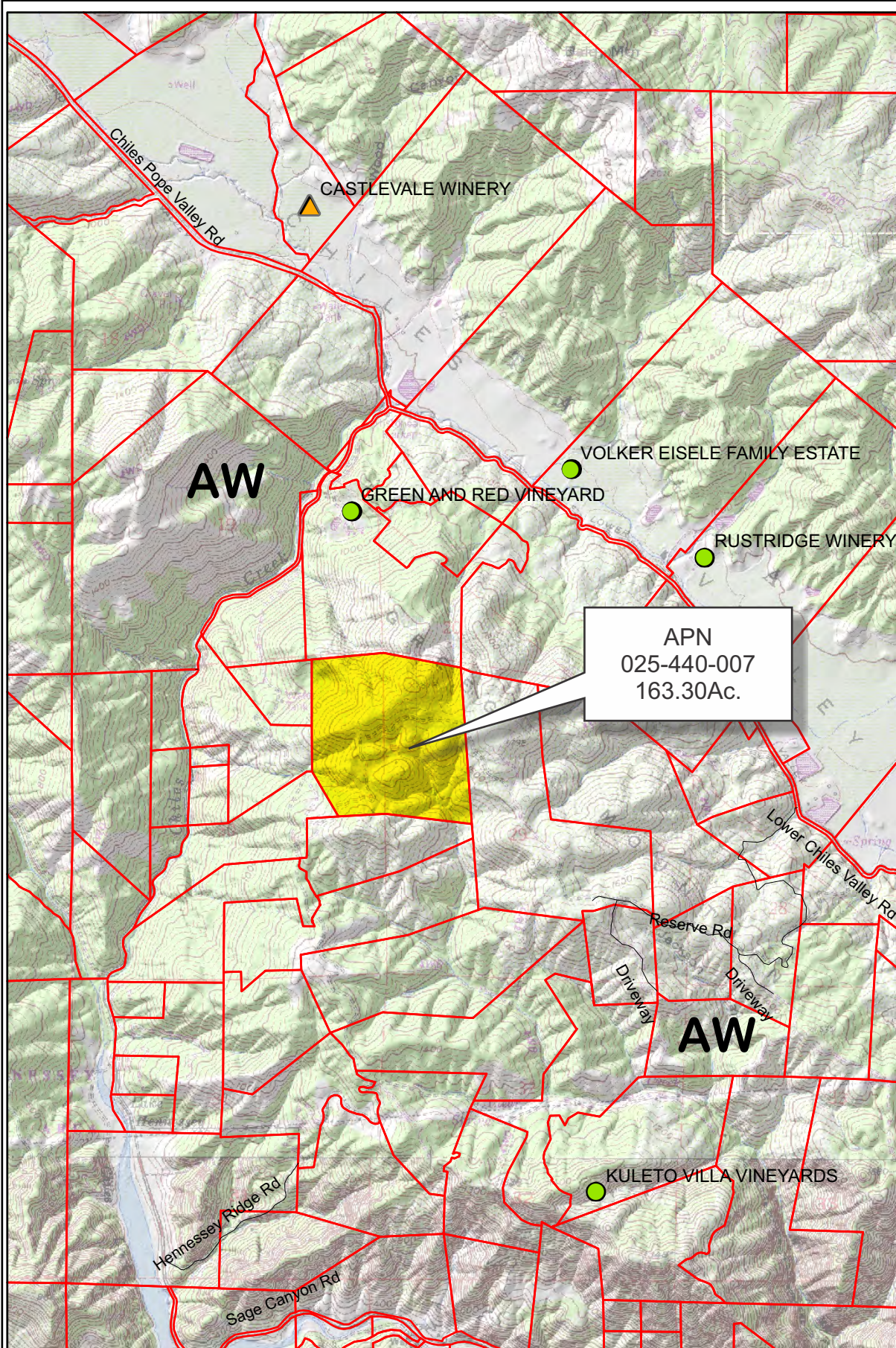
- Mineral Resource
- Limited Access Highway
- Major Road
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Secondary Road
- Airport
- Railroad
- Airport Clear Zone

\* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

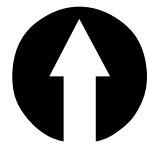
APN  
025-440-007  
11-23-2015  
9E UP



# PHELAN RESIDENCE



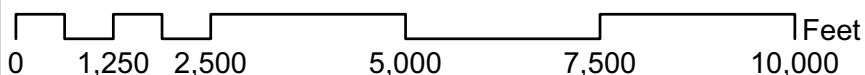
APN  
025-440-007  
163.30Ac.



## Legend

### Wineries

- Status
- Producing
  - Producing, with pending major mod
  - ◡ Approved
  - ▲ Pending
  - Unknown
  - ◻ Zoning
  - ◻ Parcels





# PHELAN RESIDENCE



Existing Conditions



# PHELAN RESIDENCE



© 2015 Google

Existing Conditions Detail

Google earth



# PHELAN RESIDENCE

APN: 025-240-031  
LANDS OF CATACTLA, LLC.

APN: 025-240-021  
LANDS OF LEWIS

APN: 025-240-033  
LANDS OF EISELE

APN: 025-440-005  
LANDS OF LEWIS

APN: 025-440-007  
LANDS OF JEP, LLC.

APN: 025-440-006  
LANDS OF  
GREGG MOUNTAIN RANCH, LLC.

APN: 025-440-011  
LANDS OF PALMER

APN: 025-440-013  
LANDS OF CELLINI

## PROJECT INFORMATION

OWNER: JEFF PHELAN  
JEP, LLC  
12 CORPORATE PLAZA DR., #150  
NEWPORT BEACH, CA 92660  
TEL: (949) 720-8000

SITE ADDRESS: 100 HENNESSEY RIDGE ROAD  
ST. HELENA, CA 94574

CIVIL ENGINEER: RIECHERS SPENCE & ASSOC.  
1515 FOURTH STREET  
NAPA, CA 94559

PARCEL NO: 025-440-007  
ZONING: AH

## SHEET INDEX

SS1 COVER SHEET  
SS2 LAYOUT PLAN  
SS3 DETAILS

## SURVEY

THE TOPOGRAPHY SHOWN HEREON IS BASED ON AERIAL SURVEY PERFORMED BY AMERICAN AERIAL SURVEYS, INC. FLOWN ON APRIL 21, 2000. PROPERTY BOUNDARY LINES ARE BASED ON COUNTY OF NAPA ASSESSOR'S MAP.

## ABBREVIATIONS

AC	ASPHALT CONCRETE	GPM	GALLONS PER MINUTE
AB	AGGREGATE BASE	HP	HIGH POINT
AD	AREA DRAIN	INV	INVERT
APN	ASSESSORS PARCEL NUMBER	IP	IRON PIPE
BC	BEGIN CURVE	JP	JOINT POLE
BM	BENCHMARK	LF	LINEAL FEET/FOOT
BO	BLOWOFF	MAX	MAXIMUM
BS	BOTTOM SLOPE	MH	MANHOLE
BN	BOTTOM OF HALL	MIN	MINIMUM
CB	CATCH BASIN	O.C.	ON CENTER
CL	CENTERLINE	P.V.	PEST INDICATOR VALVE
CO	CLEANOUT	PL	PROPERTY LINE
CONF	CONFORM	QTY	QUANTITY
CV	CHECK VALVE	PVC	POLYVINYL CHLORIDE
DCV	DOUBLE CHECK VALVE	RCP	REINFORCED CONCRETE PIPE
DI	DRAIN INLET	RD	ROAD
DIA	DIAMETER	RECIRC	RECIRCULATION
DM	DOMESTIC WATER	RM	RECLAIMED WATER
EC	END OF CURVE	S	SLOPE (FEET/FOOT)
ECP	EROSION CONTROL PLAN	SCH	SCHEDULE
EMER	EMERGENCY	SD	STORM DRAIN
EX (E)	EXISTING	SS	SANITARY SEWER
(F)	FUTURE	SPECS	SPECIFICATIONS
FG	FACE OF CURB	STA	STATION
FDC	FIRE DEPT. CONNECTION	SQ	SQUARE
FF	FINISHED FLOOR	TC	TOP OF CURB
FG	FINISH GRADE	TOB	TOP OF BANK
FH	FIRE HYDRANT	TP	TEST PIT
FSS	FORCE SANITARY SEWER	TH	TOP OF HALL
FT	FEET	TYP	TYPICAL
F	FIRE SERVICE	V	VECT
FL	FLOW LINE	W	WITH
GAL	GALLON	WM	WATER METER
GB	GRADE BREAK	WV	WATER VALVE

## GRAPHIC SCALE



(IN FEET)  
1 inch = 200 FT

APN: 025-440-008  
LANDS OF  
OXFORD MORTGAGE FUNDS

## SITE PLAN

## Site Plan

## SYMBOL LEGEND

— 25 —	EXISTING CONTOUR		PROPOSED BUILDINGS
— — — —	ROAD SETBACK		MONITORING WELL
— — — —	PROPERTY LINE		EXISTING WATER WELL
— · — · —	EXISTING LEACHFIELD		TEST PIT LOCATIONS
— · — · —	WELL SETBACK		
— · — · —	FIBER ROLL		



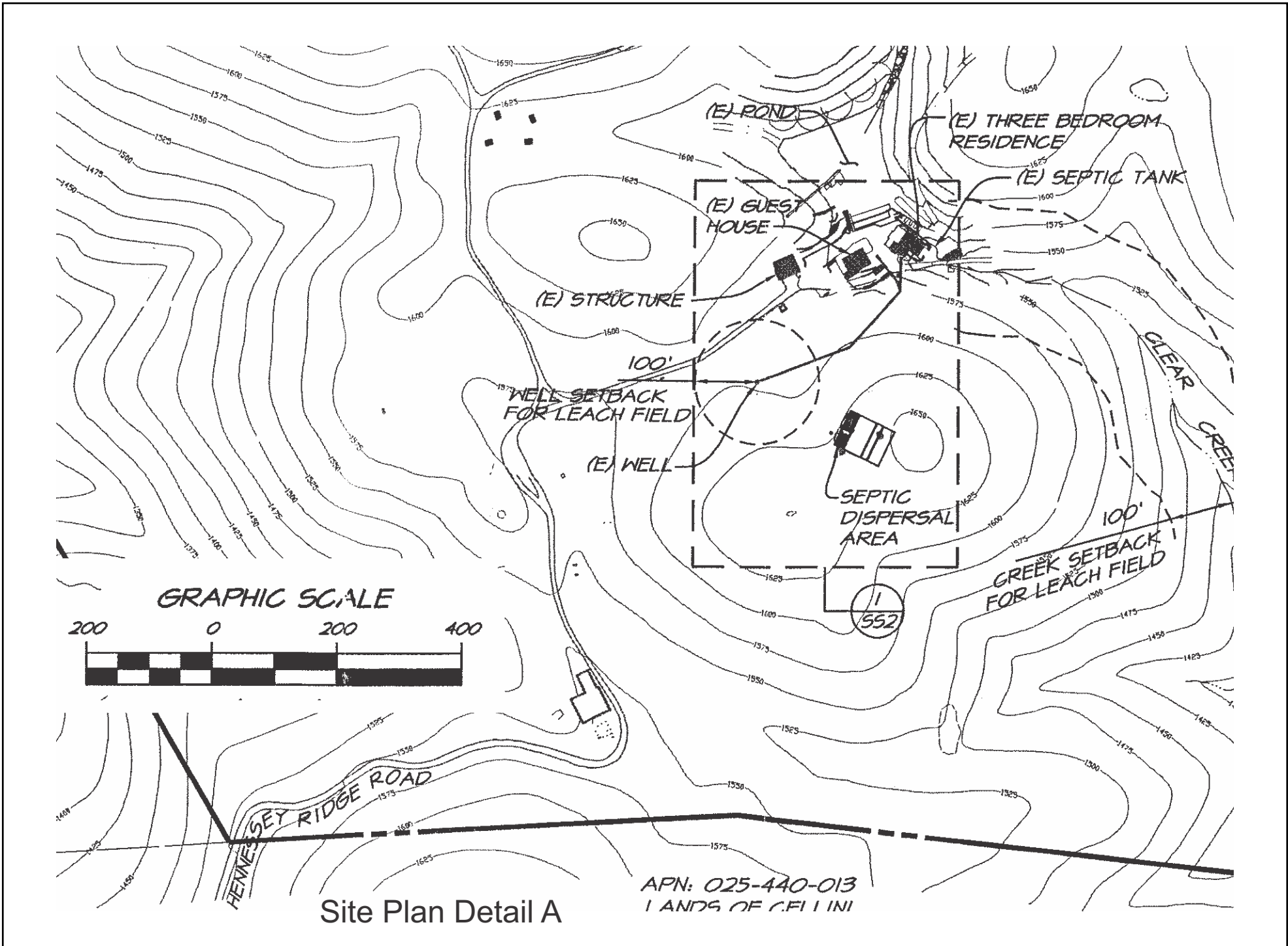
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Planning Planning Building  
Services Services

PREPARED UNDER THE DIRECTION OF:

*William R. Riechers*  
BRUCE H. FENTON PLS 71094 EXP 6-30-13

# PHELAN RESIDENCE



Site Plan Detail A

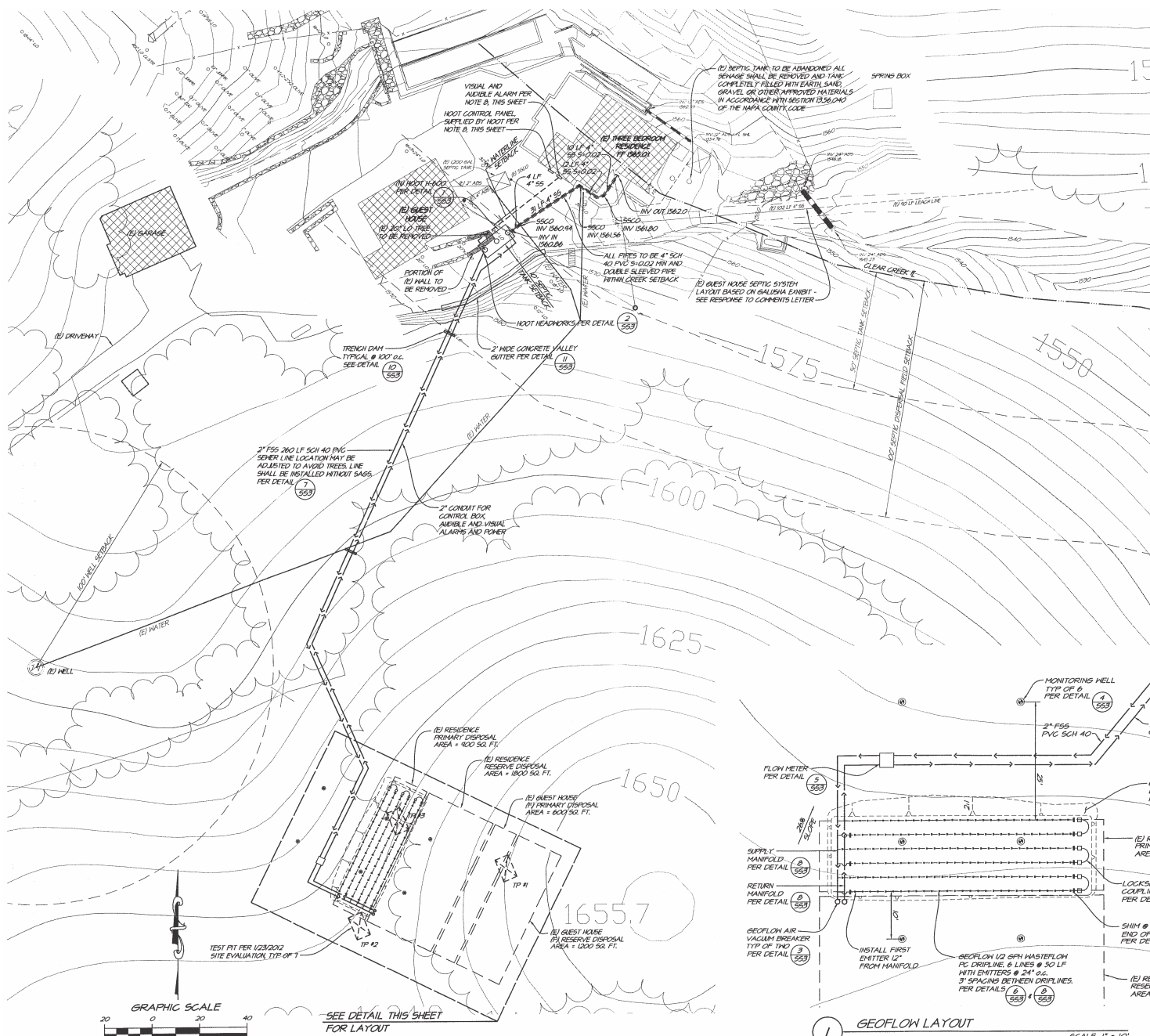
# PHELAN RESIDENCE



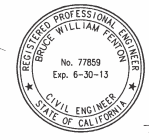
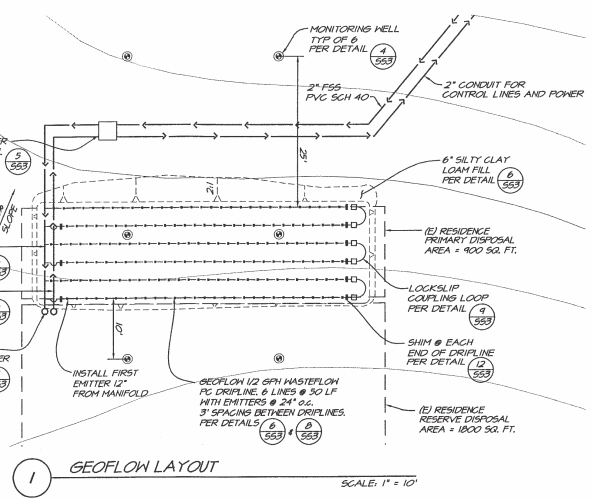
Site Plan Detail B



# PHELAN RESIDENCE



- HOOT TANK NOTES
- GENERAL
    - ALL SEPTIC TANKS MUST BE ACCEPTED BY IAWQ.
    - TANKS MUST HAVE A STRENGTH CAPABLE OF WITHSTANDING ANTICIPATED LOADS.
  - MATERIALS
    - THE ENGINEER ASSUMES A CONCRETE HOOT TANK IN THESE CALCULATIONS.
    - METAL OR WOODEN TANKS ARE PROHIBITED.
    - IF TANKS ARE MADE FROM HIGH DENSITY POLYETHYLENE (HDPE) OR FIBERGLASS, THEN TANKS MUST BE ANCHORED TO PREVENT HEAVING OR BUOYANT FORCES.
  - SEPTIC TANK TO ENGINEER
    - IF TANKS ARE MADE FROM HDPE OR FIBERGLASS, THEN PROPER SIDEWALL PROTECTION MUST BE INSTALLED TO PREVENT SIDEWALL FAILURE. SUFFICIENT PROTECTION MUST BE INSTALLED TO PREVENT VEHICLES FROM CROSSING OVER THE TOP OF THE HDPE OR FIBERGLASS TANKS. DETAILS TO BE SUBMITTED TO ENGINEER PRIOR TO INSTALLATION.
    - ALL TANKS SHALL BE WATER TIGHT. CONCRETE TANKS SHALL BE A MONOLITHIC CASTING OR JOINTS SEALED WITH THOROPUS OR OTHER APPROVED SEALANTS. CONCRETE SUMPS SHALL BE PROTECTED WITH "XYTEX", "THOROSEAL" OR "ULTRA-BLOC" ON THE INSIDE. ASPHALT EMULSION OR TAR SHALL NOT BE USED AS JOINT SEALANTS.
  - PLACEMENT
    - HOOT TANK SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATION.
    - THE TANK SHALL BE INSTALLED ON A SOLID LEVEL BED.
    - SOIL AROUND THE TANK MUST BE COMPACTED SAND MUST BE JETTED.
  - ACCESS RISERS
    - ACCESS TO EACH HOOT TANK COMPARTMENT MUST BE PROVIDED BY A MANHOLE AT LEAST TWENTY-FOUR INCHES IN DIAMETER AND HAVING A DURABLE HANDLE TO FACILITATE REMOVAL TO ALLOW ACCESS FOR INSPECTION AND MAINTENANCE OF THE TANK AND OF SUFFICIENT SIZE FOR REMOVAL OF THE MANHOLE COVER.
    - A RISER MUST EXTEND FROM EACH MANHOLE COVER TO OR ABOVE THE SURFACE OF THE GROUND. THE RISER MUST BE OF A SIZE LARGER THAN THE MANHOLE COVER BE BOTH GAS- AND WATER-TIGHT, AND BE CONSTRUCTED OF DURABLE MATERIAL AND SHALL BE CAPABLE OF WITHSTANDING ANTICIPATED LOADS FROM SOIL BACKFILL.
    - CONCRETE RISERS SHALL BE SEALED WITH XYTEX OR APPROVED EQUAL.
    - ALL RISERS SHALL BE FITTED WITH AIRTIGHT DURABLE LIDS THAT HAVE A LOCKING MECHANISM TO PREVENT UNWANTED ENTRY AND PREVENT INSECT/RODENT ACCESS.
  - SEPTIC TANK CONNECTIONS
    - ALL CONNECTIONS FROM BUILDINGS TO HOOT TANK SHALL BE MADE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE UNIFORM PLUMBING CODE.
    - GRAVITY LINES FOR SEWAGE DISPOSAL SYSTEMS MUST BE FOUR INCHES IN DIAMETER MINIMUM.
    - FOR ALL GRAVITY LINES, INSTALL CLEANOUTS ON ALL ELLS AND EVERY 100 FEET ON STRAIGHT RIGS.
    - ALL SOLID PIPE JOINTS AND CONNECTIONS MUST BE GULLED, CEMENTED, OR MADE WITH AN ELASTOMERIC SEAL SO AS TO BE WATER-TIGHT.
    - WHERE ENTERING THE TANK A MINIMUM OF 4 INCH DIAMETER PVC SCHEDULE 40 STEEL SHALL BE CAST IN PLACE OR SEALED WITH THOROPUS OR OTHER WATERPROOF MATERIAL.
    - BRASS TYPE FITTINGS, VALVES, AND PIPING ARE PROHIBITED IN TANKS.
    - EFFLUENT FILTERS ARE TO BE USED IN ALL TANKS AND SHALL HAVE A FILTRATION OF NO GREATER THAN 1/6" OR AS SPECIFIED ON THE PLANS.
  - ELECTRICAL CONNECTIONS
    - ALL ELECTRICAL CONDUITS AND FITTINGS ENTERING THE SUMP SHALL BE GAS TIGHT AND WATER TIGHT PVC, METALLIC GAS TIGHT FITTINGS ARE NOT ALLOWED.
    - ALL WIRES SHALL BE INDIVIDUALLY SEALED AT THE JUNCTION BOX OR ALARM/CONTROL PANEL AS APPROPRIATE. GROUT OR ASPHALT EMULSION IS NOT AN ACCEPTABLE SEALANT.
    - THE PUMP POWER LEAD AND THE NODE CONTROL WIRES SHALL NOT BE RUN IN A COMMON CONDUIT.
    - NODE CONTROLS FOR THE PUMP SHALL BE MOUNTED TO A SCHEDULE 40 PVC PIPE MOUNTED INSIDE THE PUMP CHAMBER THAT CAN BE REMOVED FOR MAINTENANCE.
    - CONTROL PANEL REQUIRES 110 VOLT, SINGLE PHASE ELECTRICAL CONNECTION.
  - CONTROL PANEL
    - ALL CONTROL PANELS SHALL BE EQUIPPED WITH A VISUAL AND AUDIBLE ALARM.
    - CONTROL PANEL, VISUAL AND AUDIBLE ALARMS SHALL BE LOCATED NO GREATER THAN 25' FROM THE RESIDENCE SERVED BY THE SYSTEM.

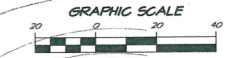
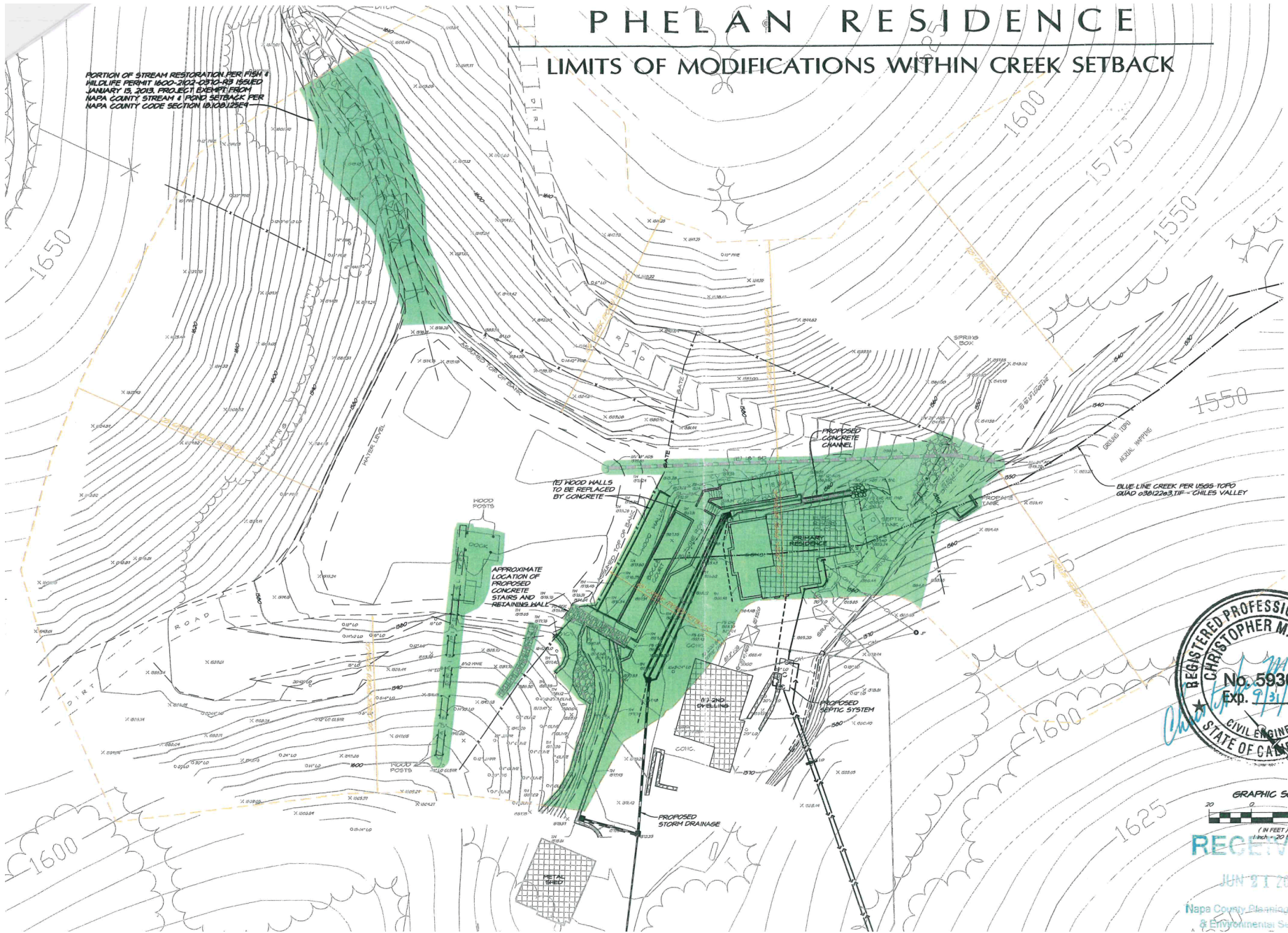


PREPARED UNDER THE DIRECTION OF  
 BRUCE H. PATTEN, P.E. 11854 EXP. 6-30-13

## Septic Site Plan Detail



# PHELAN RESIDENCE



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JUN 21 2013

Napa County Planning, Building & Environmental Services