“F”

EXCEPTION TO COUNTY ROAD AND STREET STANDARDS

ROMBAUER VINEYARDS # P19-00130-MOD
Planning Commission Hearing Date 5 August 2020

A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

David Morrison
Director

MEMORANDUM

To:	Wyntress Balcher, Planning	From:	Jeannette Doss, Engineering JD
Date:	July 9, 2020	Re:	Rombauer Vineyards Use Permit Mod – Engineering CoA 3522 Silverado Trail, St. Helena, CA P19-00103 APN 021-410-025-000

The Engineering Division received a referral for comment on a modification to an existing use permit. Based upon the information provided in the application, Engineering finds the application **complete** and recommends the following conditions of approval:

EXISTING CONDITIONS

1. Napa County parcel 021-410-025 is located along the west side of Silverado Trail approximately ½ mile south from the intersection with Crystal Springs Road.

2. A left turn storage lane has been constructed on Silverado Trail to facilitate northbound traffic turning onto the winery access road.

3. The existing parcel is approximately 31.85 acres.

4. Site is currently developed with a winery, associated winery accessory structures, vineyards, and a residential pool and pool house.

RECOMMENDED APPROVAL CONDITIONS:
OPERATIONAL CHARACTERISTICS

1. Should any existing outdoor/uncovered loading/unloading areas and/or processing areas, including but not limited to wine grape crushing/pressing, juice fermentation, blending and fining, filtration and bottling, be modified, expanded and/or improved in the future, Napa County may require these areas to be paved and performed undercover.

2. The facility is designated as a discharger that discharges stormwater associated with industrial activity to waters of the United States. Therefore, the facility shall maintain or apply for coverage under the State Water Resources Control Board's Industrial General Permit (IGP), including meeting all applicable provision and protocols of the IGP. If the facility fails to meet the discharge prohibitions of the IGP, Napa County may require the facility to make the necessary improvements to eliminate all exposures to stormwater of the pollutant(s) for which the water body is impaired.

3. All roadway, access drive, and parking area improvements required by this modification shall be completed **prior to execution** of any new entitlements approved under this Use Permit Modification.

PREREQUISITES FOR ISSUANCE OF PERMITS

1. **Prior to issuance of a building or grading permit** the owner shall demonstrate on the plans that all roadway construction associated with this application shall conform to the Road Exception Evaluation composed by this Division, dated July 9, 2020 and enclosed herein, and per the accepted construction and inspection practices defined in Federal, State and Local codes. Any roadway, proposed new or reconstructed, not included in the above mentioned Road Exception Evaluation shall meet the requirements for a Commercial Driveway as outlined in the 2020 Napa County Road and Street Standards (RSS).

2. All on site civil improvements including but not limited to the excavation, fill, general grading, drainage, curb, gutter, surface drainage, storm drainage, parking and drive isles, shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by the Engineering Division of the Napa County Planning, Building, and Environmental Services Department (PBES) **prior to the commencement** of any on site land preparation or construction. Plans shall be wet signed and submitted with the grading permit documents at the time of permit application. A plan check fee will apply.

3. Grading and drainage improvements shall be constructed according to the current Napa County Road and Street Standards, Chapter 16.28 of the Napa County Code, and Appendix J of the California Building Code.

4. **Prior to issuance of a building or grading permit** the owner shall submit the necessary documents for Erosion Control as determined by the area of disturbance of the proposed development in accordance with the Napa Countywide Stormwater Pollution Prevention program Erosion and Sediment Control Plan Guidance for Applicant and Review Staff dated December 2014.

5. **Prior to issuance of a building permit** the owner shall prepare a Regulated Project Stormwater Control Plan (SCP) in accordance with the latest edition of the BASMAA Post-Construction Manual for review and approval by the Engineering Division in PBES.

6. **Prior to issuance of a building permit**, an Operation and Maintenance Plan shall be submitted and tentatively approved by the Engineering Division in PBES. **Before final occupancy** the property owner must legally record the "Operation and Maintenance Agreement", approved by the Engineering Division in PBES.

PREREQUISITES FOR TEMPORARY CERTIFICATE OF OCCUPANCY

7. All roadway, access drive, and parking area improvements shall be completed **prior to** issuance of temporary occupancy of any new and/or remodeled structures.

PREREQUISITES FOR FINAL CERTIFICATION OF OCCUPANCY

8. Operations and Maintenance Agreement for any required post-construction Stormwater facilities must be legally recorded.

9. Site shall be completely stabilized to the satisfaction of the County Engineer prior to Final Occupancy.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items, please contact Jeannette Doss from Napa County Planning, Building, and Environmental Services Department, Engineering and Conservation Division, at (707) 259-8179 or by email at Jeannette.Doss@countyofnapa.org

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David Morrison
Director

MEMORANDUM

To:	Wyntress Balcher, Planning	From:	Jeannette Doss, Engineering JD
Date:	July 9, 2020	Re:	Rombauer Vineyards Evaluation of Napa County Road and Street Standards Exception Request 3522 Silverado Trail, St. Helena, CA P19-00103 APN 021-410-025-000

Road Modification Request

The Engineering Division received a request (the request) by Bartelt Engineering, dated December 11, 2019 for an exception to the commercial driveway design criteria as outlined in the latest edition of the Napa County Road and Street Standards (RSS) as part of an application for a modification to an existing Use Permit. Access to the subject property is off Silverado Trail. The nature and constraints for the road exception are as follows:

EXCEPTION #1 ROADWAY MAXIMUM SLOPE EXCEPTION:

A decrease in the length of the transition zones and an increase in the allowable maximum 10 % slope for transition zones for sections of roadway that have a centerline between 16% and 20% as identified in the request. In the areas where the maximum centerline slope exceeds 16%, the road is flanked by steep uphill and downhill slopes that exceed 30%, and several mature native trees. To reduce the centerline slope in these areas would require grading on slopes that exceed 30% and the removal of native oak trees that vary in diameter from 6 inches to 24 inches diameter breast height. The request is to minimize the hillside grading and tree removal.

EXCEPTION #2 ROADWAY HORIZONTAL CURVE RADIUS EXCEPTION:

A reduction to the inside radius of curvature for a horizontal curve as described in the request. At the station where the reduced horizontal inside radius the surrounding areas include steep slopes. The applicant has provided a 30 foot wide road section throughout the turn and modeled a Fire Apparatus navigating the turn.

EXCEPTION #3 ROADWAY WIDTH:

The RSS requires a commercial driveway to have a 20 foot wide road with 22 feet of unobstructed horizontal clearance. The existing internal roadways generally vary in width from 12 feet to 22 feet or greater. These existing roadways are bound by the steep slopes and mature trees. The applicant is proposing to widen all internal access roads to the maximum extent practical and to provide vegetation management to help with sight distance along the entire road way.

Engineering Division Evaluation and Recommendation:
Engineering Division staff has reviewed the Request noted above and discussed the request noted above with the Napa County Fire Department. Engineering staff has made the following determination:

- The exception request has provided the necessary documentation as required by RSS Section 3. The request is in connection with a use permit application, and has received the appropriate environmental review from the Planning Division, therefore the approving body shall be the Planning Commission.

- The request will minimize earthwork on steep slopes and removal of mature native trees in order to preserve the existing environmental features and are justified based upon existing topographic conditions of the site.

- The applicant is proposing to improve widen the travel lane to maximum extent practical over the entire length of the roadway.

- With respect to the findings for compliance with current RSS Section 3(E), the Engineering and Conservation Division and Cal Fire/Napa County Fire Department have discussed the improvements proposed and determined that their implementation would serve as an alternate method by which adherence to the RSS may be achieved and would provide the same overall practical effect as the RSS towards providing defensible space, preserving the natural environment and protecting the life, safety and welfare of the public.

The determinations stated above are based on existing site conditions. The Engineering Division supports the approval of the exception request as proposed with the following conditions that are in addition to any and all conditions previously placed on the project as part of the discretionary application. All roadway improvements shall be completed prior to execution of any new entitlement or final occupancy on all new development proposed:

1. Access road shall meet the road surfacing requirements as described in the RSS for the entire length of the roadway.

2. All portions of commercial driveway not identified herein shall fully comply with the 2020 Napa County Road and Street Standards.

3. The private drive surface and structures shall be periodically maintained by the property owner to assure sufficient structural section for loading conditions equivalent support apparatus weighing 75,000 pounds, and the design Traffic Index.

4. The property owner shall also install clear address and directional signage at the entrance to the main driveway and all internal roadways. The signage shall be consistent with California Department of

Forestry and Fire Protection requirements and shall be a minimum 6 inch letter height, .75 inch stroke, reflectorized, contrasting with the background color of the sign.

5. The roadway improvements shall be constructed and maintained to the approved condition prior to any new commercial use and/or occupancy. Maintenance of the roadway shall continue throughout the life of the parcel and its proposed use. The County may require future road design changes if changes in use or intensity are proposed in the future.

6. Any/all future road design changes or changes in use of this roadway beyond the existing use shown on the above noted request dated December 11, 2019 shall require re-evaluation of the roadway to comply with the requirements of adopted codes, standards and regulations and may require additional conditions.

EXHIBIT A

ROMBAUER VINEYARDS
ROAD EXCEPTION REQUEST AND IMPROVEMENT PLANS

December 11, 2019
Job No. 96-07

BARTELT
ENGINEERING

David Morrison, Director
Napa County Planning, Building &
Environmental Services Department
1195 Third Street, Second Floor
Napa, CA 94559

Re: P19-00103, Rombauer Vineyards Winery Use Permit Major Modification and Road Exception Request, 3522 Silverado Trail, Napa County, CA, APN 021-410-025

Dear Mr. Morrison:

We are in receipt of the Application Status Letter dated April 26, 2019 for the above mentioned Rombauer Vineyards Major Use Permit Modification. In response to the Application Status letter, Rombauer Vineyards is requesting an exception from the Napa County Road and Street Standards for portions of the existing access roads that currently serve the existing administration building, winery building, water storage tank, overflow parking area, upper parking area, and cave portal that do not meet the Napa County Road and Street Standards requirement that wineries be served by a common driveway having a minimum width of 20 feet with a 2 foot shoulder.

Project Description

It is our understanding that Rombauer Vineyards has requested an increase in the number of full-time employees from 25 to 55 and an increase in the number of part-time harvest employees from 9 to 26; while maintaining the existing wine production capacity at 450,000 gallons and the number of daily visitors at 400 as stated in the existing approved Use Permit (#96010-MOD).

It is also our understanding that Rombauer Vineyards has approval for a number of marketing events and is requesting a reorganization and modification of the events. Refer to the Statement of Request prepared by Rombauer Vineyards for a complete description of the proposed changes.

Exception Request and Justification

This letter requests an exception from the 2019 Napa County Road and Street Standards. The exception is being requested to allow portions of the existing access roads to be used to serve the existing administration building, winery building, water storage tank, overflow parking area, upper parking area, and cave portal even though some sections will not meet the standard width and inside radius criteria outlined in the Napa County Road and Street Standards.

CIVIL ENGINEERING • LAND PLANNING
1303 Jefferson Street, 200 B, Napa, CA 94559
www.barteltengineering.com Tel: 707-258-1301 Fax: 707-258-2926

The existing road system provides adequate access to the existing facilities onsite and has served the property for many years. The existing access roads are currently paved with hot mix asphalt and vary in width from approximately thirteen (13) feet to twenty-two plus (22+) feet. The existing access roads, though some locations are substandard in width, are well maintained paved all-weather surfaces that provide safe, reliable access for emergency vehicles as well as for large winery trucks and employee vehicles. The portions of the roadway for which this exception request applies can be characterized as mature wooded areas with steep slopes containing large trees both uphill and downhill of the roadway surface. Refer to Sheets UP5 and UP6 of the Rombauer Vineyards Use Permit Major Modification Plan set prepared by Bartelt Engineering for tree locations, tree descriptions, and topography of areas adjacent to the existing access roads. The Property Owner routinely maintains the driveway and adjacent vegetation to reduce available fuel load and to insure adequate horizontal and vertical clearance for emergency vehicles and other large vehicles that must access the site. Widening of the access roads to 22 feet would involve substantial cuts and fills in areas that would result in the removal of natural vegetation and mature trees. The widening could also increase erosion along portions of the access roads.

The Napa County Road and Street Standards allow for exceptions when the following summarized criteria are met:

(1) The exception is necessary to protect and ensure the preservation of unique features of the natural environment.

The areas that are relevant to this exception request are steep and have significant grade differentials which contain mature plantings of trees and native vegetation. The slope areas both above and below the existing access roads are steep and subject to potential erosion if disturbed. Widening of the roadway to 22 feet would be impossible without disturbance to the slopes above and below the roads and without removal of existing native vegetation adjacent to the access road. The existing mature vegetation provides screening of the roadway and allows for retention of earth forms and soil. Periodic horizontal and vertical trimming of the roadside vegetation and tree limbs will allow for adequate passage for emergency vehicles without widening the road width.

(2) The exception allows a situation that provides the same overall practical effect as the "State Responsibility Area (SRA) Fire Safe Regulations" does in providing defensible space and does not adversely effect the life, safety and welfare of the public or the persons coming to the property.

The site will continue to comply with Napa County, CalFire requirements, and SRA Fire Safe Regulations for defensible space, fire department access, and public safety. Furthermore, adequate fire protection water storage is provided per CalFire requirements.

The existing access roads currently provide the same overall effect as the Road and Street Standards. All Napa County standards for centerline slopes less than 20% and structural section are met. The following is a narrative description of the portions of the existing access roads requiring exceptions. Refer to Sheet UP6 for the locations associated with the following narrative descriptions.

Location "A" to Location "B"

This section of the existing access road narrows from 23 feet wide to 21 feet wide and widens back to 22 feet wide in approximately 30 feet and 20 feet respectively. Rombauer Vineyards is proposing frontage improvements that would widen this section of the access road to a minimum of 25 feet wide.

Location "C" to Location "D"

This section of the existing access road narrows from 22 feet wide to 20.5 feet wide and widens back to 21.5 feet wide and 22 feet wide in approximately 150 feet, 140 feet and 45 feet respectively.

Location "D" to Location "E"

This section of the access road exceeds the minimum 22 feet width requirement but contains a section of road 82 feet long that exceeds a centerline slope greater than 16%. This 82 foot section of road has an average centerline slope of 17% that is preceded by a 110 lineal foot road section with an average centerline slope of 8% and followed by a 250 lineal foot road section with an average centerline slope of 15%.

Location "E" to Location "F"

This section of the existing access road narrows from 40 feet wide (at the intersection) to 19 feet wide and widens back to 22 feet wide in approximately 20 feet and 30 feet respectively. This section of access road is confined by steep slopes both on the uphill side and on the downhill side, it additionally abuts a number of mature oak and fir trees. Refer to Sheet UP5 for size and type of trees.

Location "G" to Location "H"

This section of the existing access road narrows from 22 feet wide to 21 feet wide and widens back to 22 feet wide in approximately 12 feet and 45 feet respectively.

Access Road to Winery Building

This section of the access road diverges from the main access road and serves the "winery" and "pad" parking areas narrows from 24.5 feet wide to 17 feet wide, 18 feet wide, and 19 feet wide. Approximately 140 feet of this section of the access road has a centerline slope of approximately 18% that is preceded by a 55 lineal foot road section with an average centerline slope of 15% and followed by a 130 lineal foot road section with an average centerline slope of 14%. This section of road is confined on both sides by a number of mature trees. Refer to Sheet UP5 for size and type of trees. Portions of this section of road are also confined by steep slopes both on the uphill side and on the downhill side and is in close proximity of the winery building.

Location "E" to Location "I"

This section of the access road diverges from the main access road and serves the water storage tank, "overflow" parking area, and "upper" parking area narrows from 40 feet wide (at the intersection) to 13 feet wide and widens back to 22 feet wide in approximately 60 feet to 110 feet respectively. Approximately 90 lineal feet of this section of access road has an average centerline slope of 17% that is preceded by a 250 lineal foot road section with an average slope of 15% and followed by a 200 lineal foot road section with an average centerline slope of 16%. Portions of this section of road are also confined by geological constraints with steep slopes both on the uphill side and on the downhill side and has a significant grade differential between the two roads. Rombauer Vineyards is proposing to widen this section of the access road from 13 feet wide to 16 feet wide.

Location "I" to Location "J"

This section of the access road is a hairpin turn with an inside radius of approximately 20 feet; however, the 30 feet of road width through the turn provides sufficient room for a fire truck to navigate the turn. Refer to Sheet UP5 for fire truck tracking, and size and type of trees adjacent to the access road.

Location "J" to Location "K"

This section of the existing access road is a fairly straight section that narrows from 22 feet wide to 16 feet wide and widens back to 22 feet wide in approximately 95 feet and 115 feet respectively. Portions of this section of road are confined on both sides by a number of mature trees. Rombauer Vineyards is proposing to widen this section of the access road from 16 feet wide to 20 feet wide.

The "upper" portion of the "loop" road that allows access to the "overflow" parking area narrows from 22 feet wide to 18 feet wide and 16 feet wide and functions as a one-lane road.

The last short section of the access road to the "upper" parking area is 20.5 feet wide for approximately 90 feet then widens back to a 26 foot wide parking lot drive aisle.

The "service" access road that terminates at the lower level of the Administration Building is approximately 12 feet wide to 16 feet wide and functions as a one-lane service access for ingress and egress.

This exception request is consistent with the Napa County Road & Street Standard, in that it achieves the same effect as the specifications outlined in the Standards, but without removing a number of mature trees or disturbing steep sloping areas both above and below the access roads.

It is our opinion that emergency access and acceptable circulation can be provided without constructing full 22 foot wide access roads and the associated unavoidable environmental degradation.

BARTELT ENGINEERING

Monitoring of Safe Access Conditions

The Property Owner agrees to continue its formal maintenance program for providing adequate and clear horizontal and vertical access for larger vehicles such as trucks and emergency vehicles, as well as for automobiles. The traffic volume on the access road to the water storage tank, overflow parking area, upper parking area, and cave portal will be limited to CalFire, winery employees, and valet parking attendants so that clear passage in the event of emergency would not be impeded.

Summary

Given the use of the existing access roads, we believe that access for emergency vehicles and overall traffic safety for the users of the access roads will not be materially affected by the requested Use Permit Modification at Rombauer Vineyards.

Thank you for your consideration of our request for this exception. You may contact us directly at (707) 258-1301 with any questions or to schedule a site visit if necessary.

Sincerely,

Richard Paxton

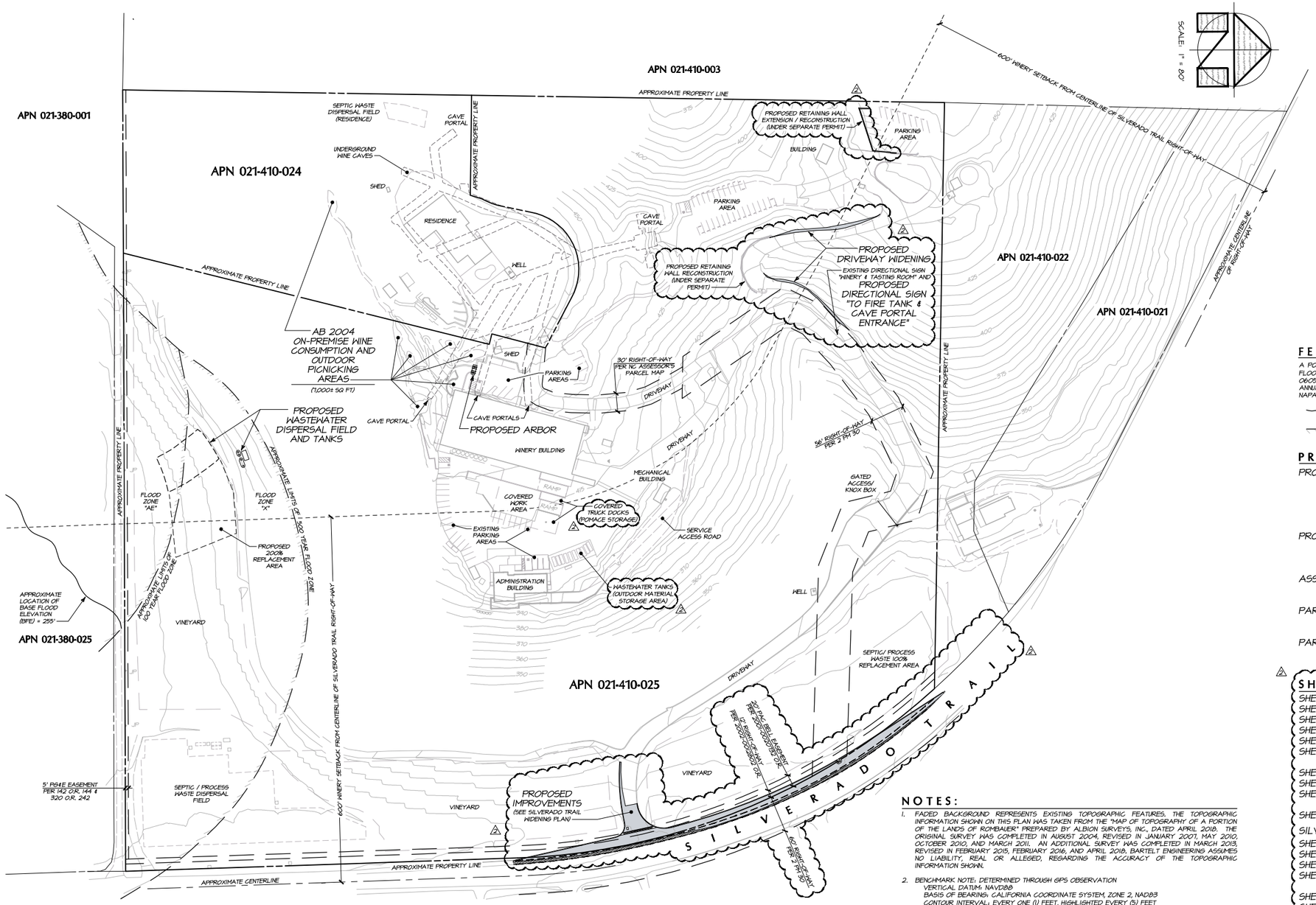
Richard Paxton, P.E.
Project Engineer

RP:sd

cc: Lynn Sletto, Rombauer Vineyards Winery

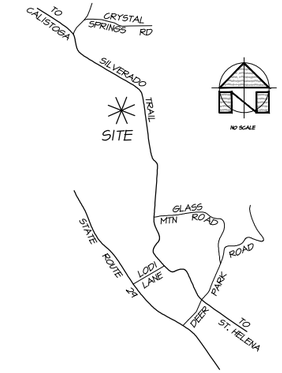
ROMBAUER VINEYARDS

USE PERMIT MAJOR MODIFICATION



OVERALL SITE PLAN

SCALE: 1" = 80'



LOCATION MAP

NO SCALE

FEMA FLOOD DATA:

A PORTION OF THIS PARCEL IS LOCATED WITHIN A FLOODWAY OR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 06055C0265E. ZONE "X" IS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN IN AN UNINCORPORATED AREA OF NAPA COUNTY.

APPROXIMATE LOCATION OF THE BASE FLOOD ELEVATION (BFE)

FEMA FLOOD ZONES "AE" & "X", FLOODZONE LIMITS (PER PLAN)

PROJECT INFORMATION:

PROPERTY OWNER/APPLICANT:
ROMBAUER VINEYARDS
C/O ROBERT KNEBEL
3522 SILVERADO TRAIL
ST. HELENA, CA 94574

PROJECT ADDRESS:
3522 SILVERADO TRAIL
ST. HELENA, CA 94574

ASSESSOR'S PARCEL NUMBERS:
021-410-024 & -025

PARCEL SIZES:
5.15± ACRES & 31.85± ACRES

PARCEL ZONING:
AP

SHEET INDEX:

SHEET UP1	OVERALL SITE PLAN
SHEET UP2	LOT LINE ADJUSTMENT EXHIBIT
SHEET UP3	PHOTOGRAPHIC EXHIBIT
SHEET UP4	CALFIRE ACCESS EXHIBIT
SHEET UP5	DRIVEWAY WIDENING PLAN
SHEET UP6	ROAD AND STREET STANDARDS EXHIBIT
SHEET UP7	SITE DRAINAGE EXHIBIT
SHEET UP8	WINERY AREA COVERAGE EXHIBITS
SHEET UP9	WINERY AREA DEVELOPMENT EXHIBITS
SHEET UP10	IMPERVIOUS AREA EXHIBITS
SILVERADO TRAIL WIDENING PLAN:	
SHEET C1	OVERALL SITE PLAN
SHEET C2	NOTE SHEET
SHEET C3	DEMOLITION PLAN
SHEET C4	GRADING & DRAINAGE PLAN AND CROSS SECTIONS
SHEET C5	LAYOUT & STRIPING PLAN
SHEET C6	EROSION CONTROL PLAN

NOTES:

1. FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. THE TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM THE "MAP OF TOPOGRAPHY OF A PORTION OF THE LANDS OF ROMBAUER" PREPARED BY ALBION SURVEYS, INC., DATED APRIL 2018. THE ORIGINAL SURVEY WAS COMPLETED IN AUGUST 2004, REVISED IN JANUARY 2007, MAY 2010, OCTOBER 2010, AND MARCH 2011. AN ADDITIONAL SURVEY WAS COMPLETED IN MARCH 2013, REVISED IN FEBRUARY 2015, FEBRUARY 2016, AND APRIL 2018. BARTELT ENGINEERING ASSUMES NO LIABILITY, REAL OR ALLEGED, REGARDING THE ACCURACY OF THE TOPOGRAPHIC INFORMATION SHOWN.
2. BENCHMARK NOTE: DETERMINED THROUGH GPS OBSERVATION
   VERTICAL DATUM: NAVD88
   BASIS OF BEARING: CALIFORNIA COORDINATE SYSTEM, ZONE 2, NAD83
   CONTOUR INTERVAL: EVERY ONE (1) FEET, HIGHLIGHTED EVERY (5) FEET
3. DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY. BOUNDARY LINES SHOWN ARE APPROXIMATE AND FOR INFORMATIONAL PURPOSES ONLY.
4. UNDERGROUND UTILITIES ON THESE PLANS HAVE BEEN DRAFTED BY BARTELT ENGINEERING ACCORDING TO INFORMATION PROVIDED BY FIELD OBSERVATION, THE CONTRACTORS, AND THE OWNER. BARTELT ENGINEERING ASSUMES NO LIABILITY, REAL OR ALLEGED, REGARDING THE ACCURACY OF THE LOCATIONS OF THE UNDERGROUND UTILITIES.

NO.	DATE	DESCRIPTION	SHEETS	BY
2	12-16-2019	RESPONSE TO NAPA COUNTY COMMENTS DATED 8-27-2019	ALL SHEETS	KP
1	7-19-2019	RESPONSE TO NAPA COUNTY COMMENTS DATED 4-26-2019	ALL SHEETS	KP
	3-25-2019	USE PERMIT MODIFICATION SUBMITTAL		KP

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DES. RP
DRAWN. KP
CHKD. PMB

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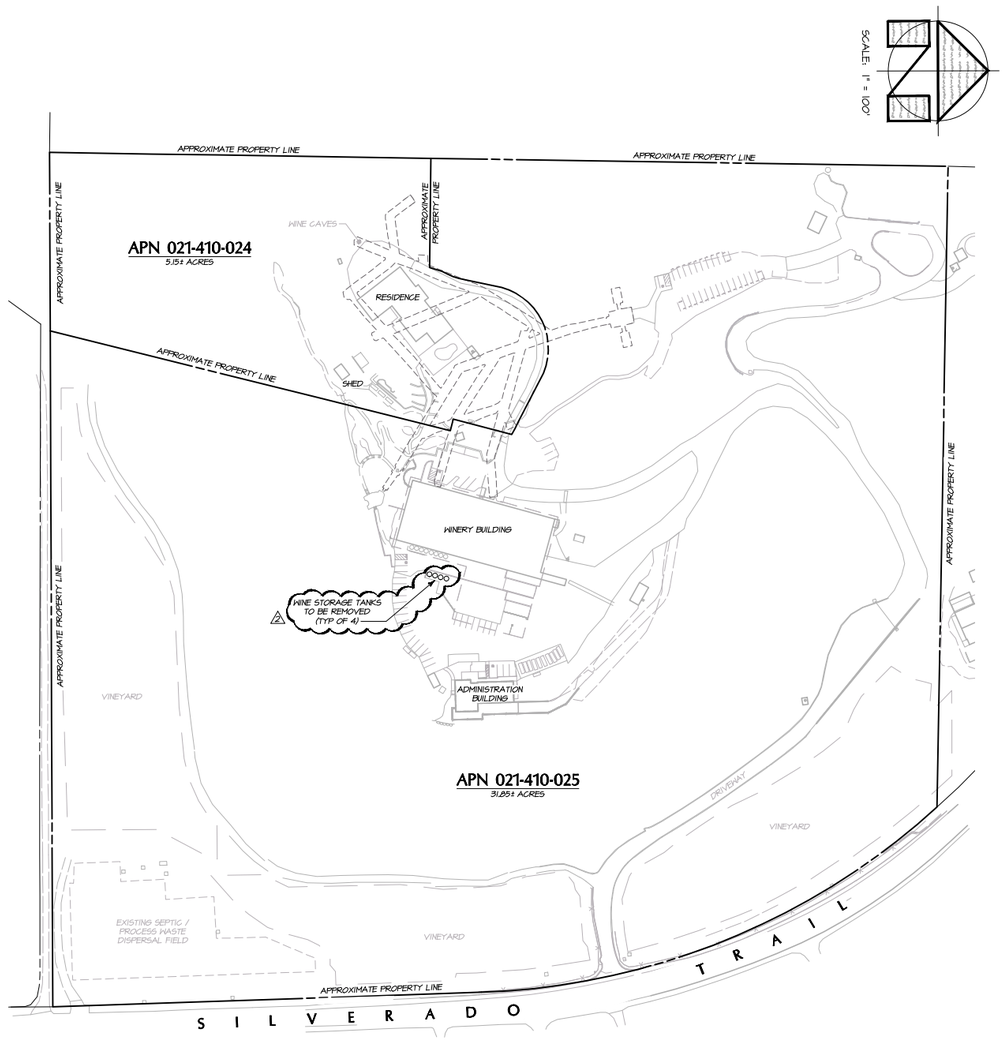
1303 Jefferson Street, 200 B, Napa, CA 94559
www.bartelteng.com
Telephone: 707-258-1301

ROMBAUER VINEYARDS
OVERALL SITE PLAN
MAJOR MODIFICATION
NAPA COUNTY CALIFORNIA

DATE: JULY 2019
JOB NO. 16-07
SHEET NO. UP1 OF 16 2

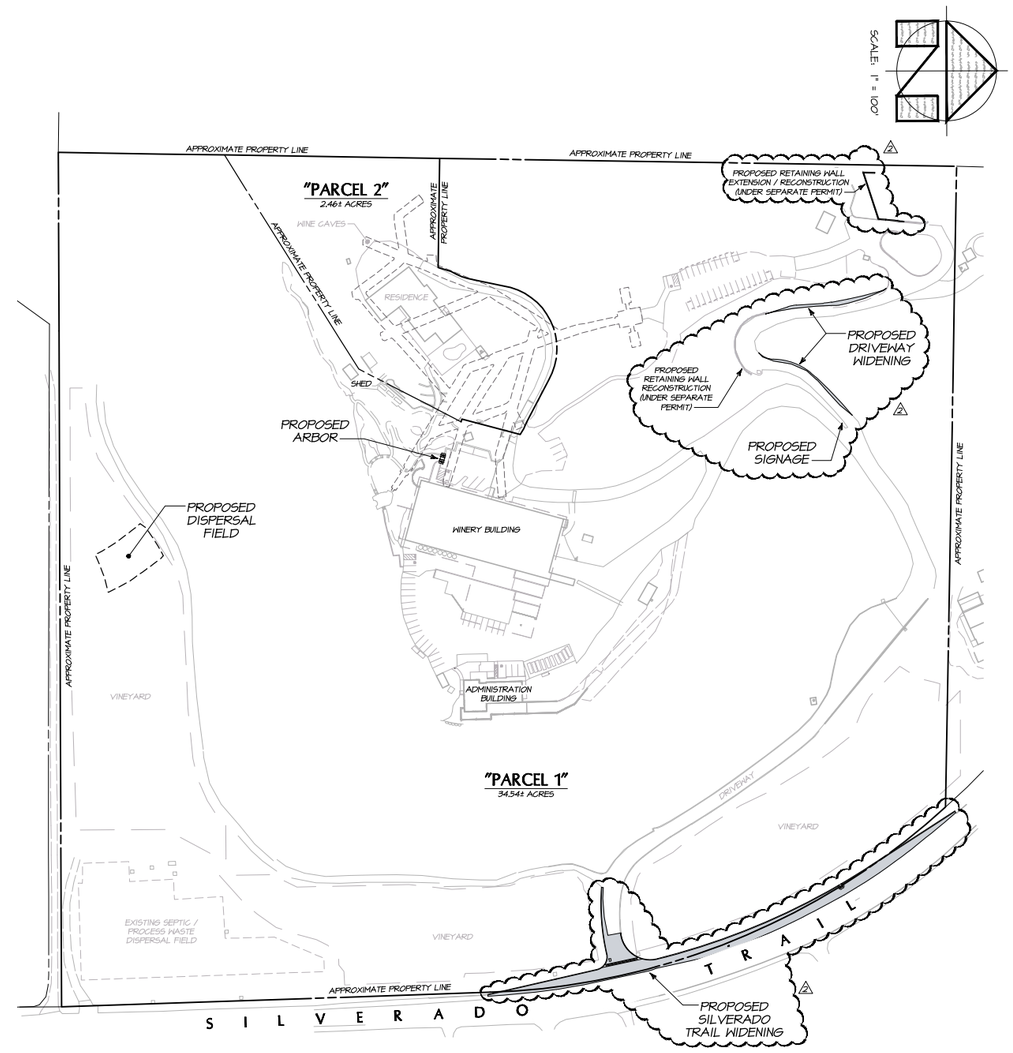
P19-00103

12/19/2019 - 2:35:55 PM, KeithP, S:\LAND PROJECTS\1916-ROMBAUER\DWG\UP MAJOR MOD\ACADPLANS\16-07UP-OSP, PLOTTED @ BARTELT ENGINEERING, 707-258-1301



PARCEL CONFIGURATIONS
EXISTING CONDITIONS

SCALE: 1" = 100'



PARCEL CONFIGURATIONS
PROPOSED CONDITIONS

SCALE: 1" = 100'

NOTE:

SEE THE "LOT LINE ADJUSTMENT MAP OF THE LANDS OF KOERNER ROMBAUER REVOCABLE TRUST & JOAN K. ROMBAUER MARITAL TRUST B" PREPARED BY ALBION SURVEYS, DATED JANUARY 2014, FOR FURTHER INFORMATION REGARDING THE PROPOSED LOT LINE ADJUSTMENT SHOWN HEREON.

NO.	DATE	DESCRIPTION	BY
2	12-16-2014	RESPONSE TO NAPA COUNTY COMMENTS DATED 8-27-2014	KP
1	7-14-2014	RESPONSE TO NAPA COUNTY COMMENTS DATED 4-26-2014	KP
	3-25-2014	USE PERMIT MODIFICATION SUBMITTAL	KP

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ROMBAUER VINEYARDS
LOT LINE ADJUSTMENT EXHIBIT
NAPA COUNTY — MAJOR MODIFICATION — CALIFORNIA

DATE: JULY 2014
JOB NO.: 96-07
SHEET NO.: UP2
OF 16

12/15/2014 - 2:35:51 PM, KevinP, S:\LAND PROJECTS\1MD-MMMROTOND\2014 UP MAJOR MOD\ACAD\PLANS\96-07-UP1\2.DWG, UP2-LLA PLOTTED @ BARTELT ENGINEERING, 707-258-1301

SCALE: 1" = 80'

PHOTOGRAPHIC EXHIBIT

SCALE: 1" = 80'

NOTE:

THE AERIAL PHOTOGRAPH USED AS A BASE FOR THIS EXHIBIT WAS TAKEN FROM 2014 GOOGLE EARTH. ALL PROPERTY LINES SHOWN HERE PROVIDED BY ALBION SURVEYS, ARE APPROXIMATE, AND BASED ON THE PROPOSED LOT LINE ADJUSTMENT.

NO.	DATE	DESCRIPTION	BY
2	12-16-2014	RESPONSE TO NAPA COUNTY COMMENTS DATED 8-27-2014	KP
1	7-19-2014	RESPONSE TO NAPA COUNTY COMMENTS DATED 4-26-2014	KP
	3-25-2014	USE PERMIT MODIFICATION SUBMITTAL	KP

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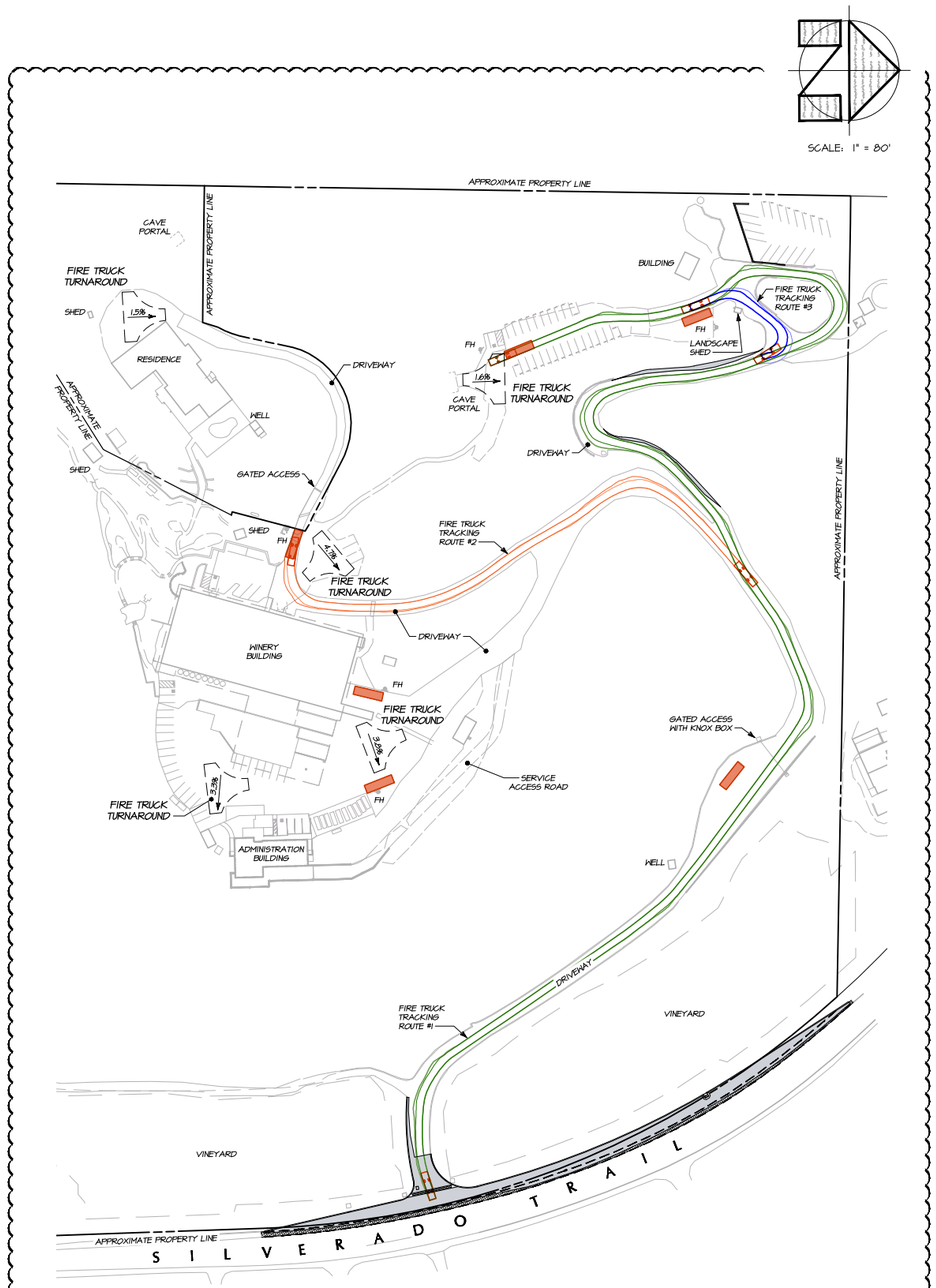
ROMBAUER VINEYARDS
PHOTOGRAPHIC EXHIBIT
NAPA COUNTY — MAJOR MODIFICATION — CALIFORNIA

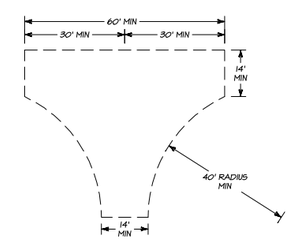
DATE: JULY 2014
JOB NO: 46-07
SHEET NO: UP3 OF 16 2

12/15/2014 - 3:30:08 PM, KarlyP, S:\LAND PROJECTS\NPO-MMM\ROTOMB\2014 UP MAJOR MOD\ACADPLANS\ROT-UP3.DWG, UP3-PHOTO, PLOTTED @ BARTELT ENGINEERING, 707-259-1301



CALFIRE ACCESS EXHIBIT

SCALE: 1" = 80'



FIRE TRUCK HAMMERHEAD TURNAROUND DETAIL

NO SCALE

LEGEND:

- INSTALL HMA (SEE DETAIL)
- HMA GRINDING LIMITS (SEE GRADING & DRAINAGE PLAN)
- 10' X 35' FIRE TRUCK STAGING AREA
- FIRE TRUCK TRACKING ROUTE #1
- FIRE TRUCK TRACKING ROUTE #2
- FIRE TRUCK TRACKING ROUTE #3

NO.	DATE	DESCRIPTION	BY
2	12-16-2019	RESPONSE TO NAPA COUNTY COMMENTS DATED 8-21-2019	KP
1	7-19-2019	RESPONSE TO NAPA COUNTY COMMENTS DATED 4-26-2019	KP
	3-25-2019	USE PERMIT MODIFICATION SUBMITTAL	KP

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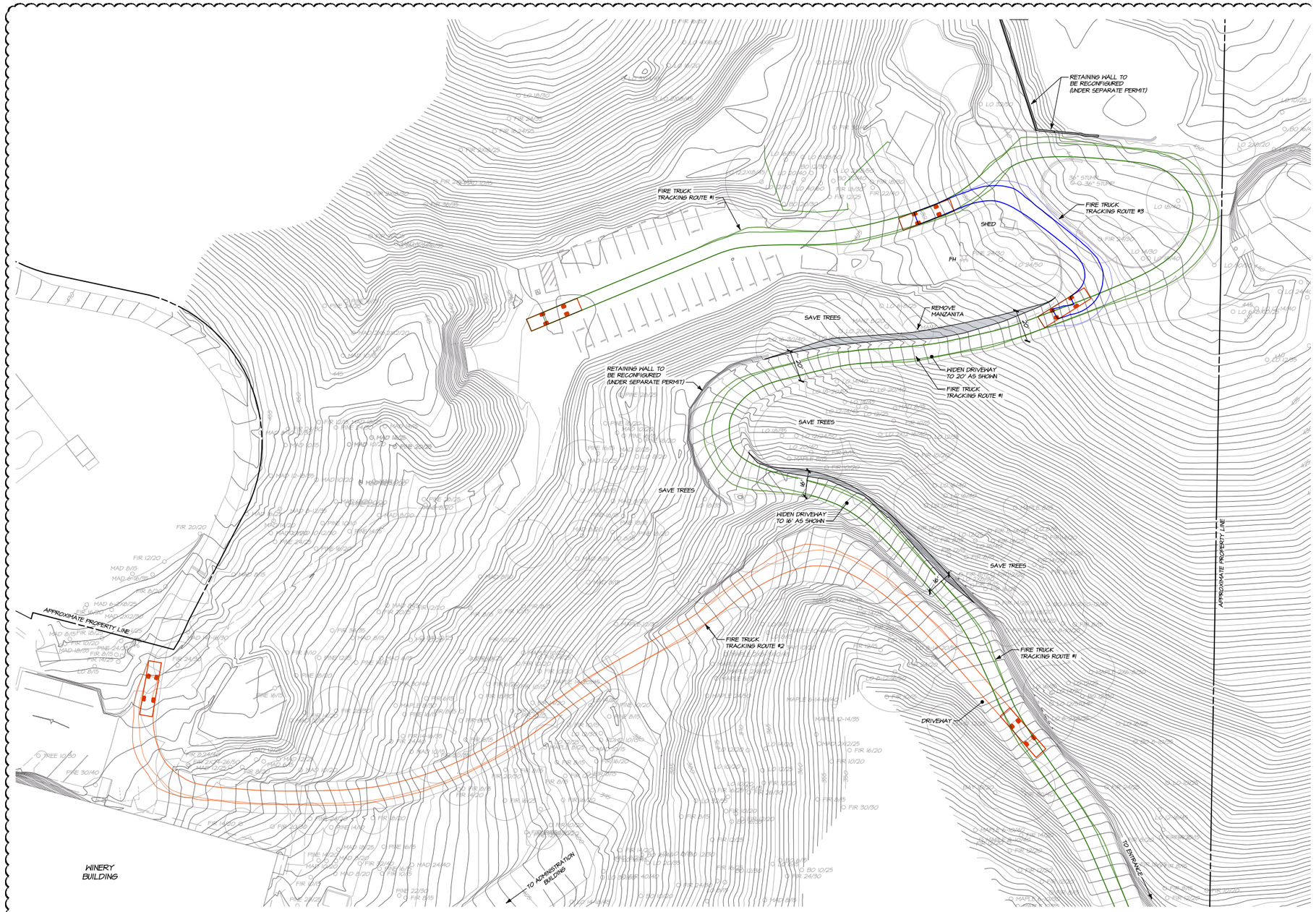
ROMBAUER VINEYARDS
CALFIRE ACCESS EXHIBIT
NAPA COUNTY — MAJOR MODIFICATION — CALIFORNIA

DATE: JULY 2014
JOB NO: 46-07
SHEET NO: UP4 OF 16

12/13/2019 - 2:24:00 PM, kelly@, S:\LAND PROJECTS\1942-MRM\AUTOCAD\2019\UP MAJOR MOD\ACAD\PLANS\1942-07-UP4.DWG, UP4-FIRE, PLOTTED @ BARTELT ENGINEERING, 707-258-1301



DRIVEWAY WIDENING PLAN

SCALE: 1" = 30'

SCALE: 1" = 30'

NO.	DATE	DESCRIPTION	BY
2	12-16-2019	RESPONSE TO NAPA COUNTY COMMENTS DATED 8-27-2019	KP
1	7-19-2019	RESPONSE TO NAPA COUNTY COMMENTS DATED 4-26-2019	KP
	3-25-2019	USE PERMIT MODIFICATION SUBMITTAL	KP

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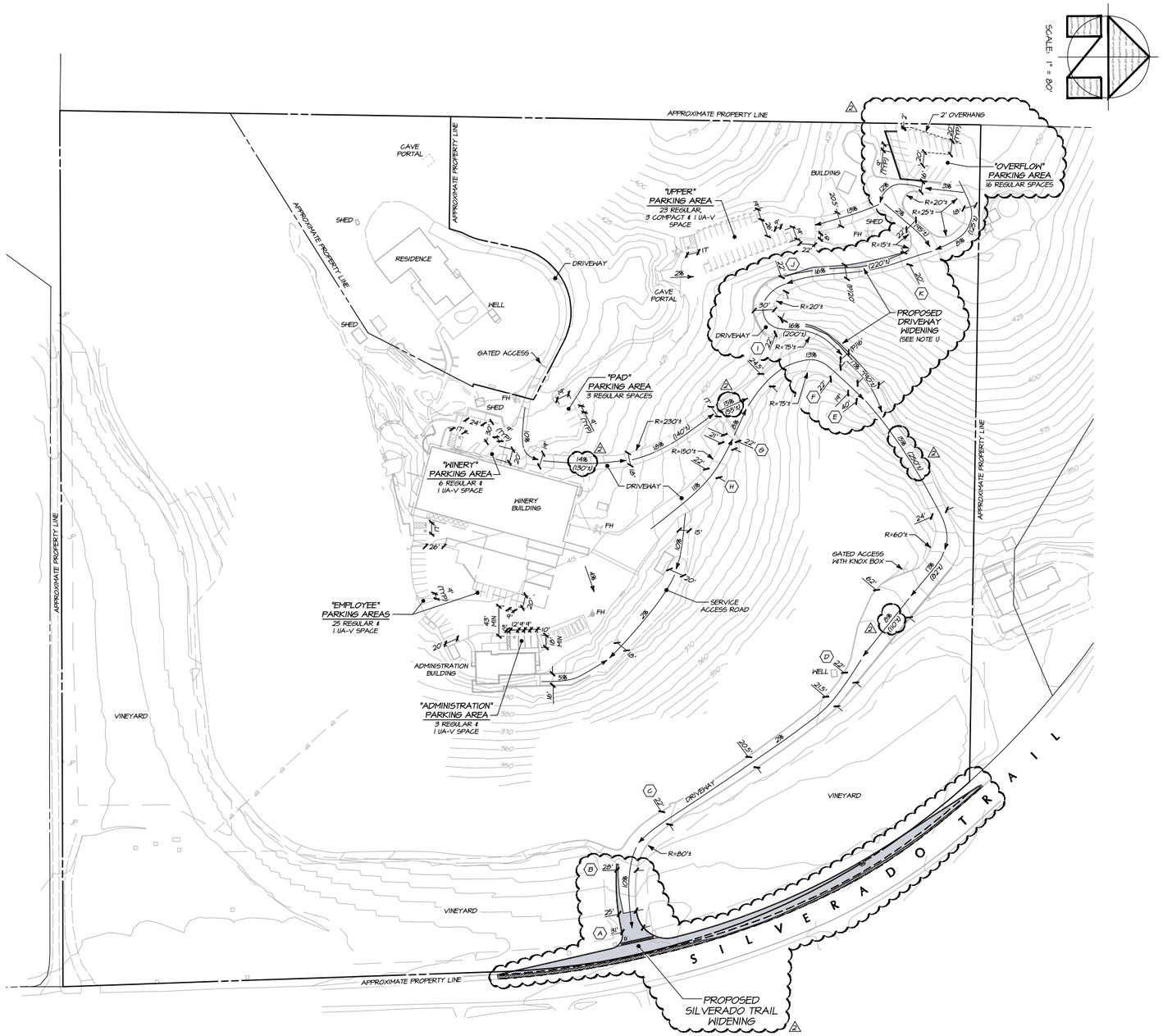
ROMBAUER VINEYARDS
DRIVEWAY WIDENING PLAN
NAPA COUNTY — MAJOR MODIFICATION — CALIFORNIA

DATE: JULY 2014
JOB NO: 96-07
SHEET NO: UP5 OF 16

12/13/2014 - 2:26:25 PM, KARLIF, S:\LAND PROJECTS\1992-1999\ROTOWINE\DWG\UP MAJOR MOD\CADD\PLANS\96-07-UP MJ.DWG, UP5-RAINBTN, PLOTTED @ BARTELT ENGINEERING, 707-259-1301



ROAD AND STREET STANDARDS EXHIBIT

SCALE: 1" = 80'

ROAD LONGITUDINAL SECTIONS:

SECTION	SLOPE	LENGTH
PL - A	7.8±%	36'±
A - B	11.8±%	90'±
B - C	5.8±%	46'±
C - D	2.8±%	342'±
D - E	13.8±%	440'±
E - F	14.8±%	51'±
F - G	9.8±%	211'±
G - H	12.8±%	61'±
E - I	17.8±%	174'±
I - J	15.8±%	84'±
J - K	16.8±%	185'±

NOTES:

1. FOR PROPOSED DRIVEWAY IMPROVEMENTS, SEE DRIVEWAY WIDENING PLAN. FOR FIRE TRUCK MANEUVERABILITY TRACKING, SEE CALFIRE ACCESS EXHIBIT AND DRIVEWAY WIDENING PLAN.

(X) REFER TO ROAD EXCEPTION REQUEST LETTER BY BARTELT ENGINEERING FOR NARRATIVE DESCRIPTIONS OF ACCESS ROADS.

PARKING SUMMARY:

TYPE OF PARKING	NUMBER OF STALLS
REGULAR	76
COMPACT	3
UNIVERSAL ACCESS - STANDARD	0
UNIVERSAL ACCESS - VAN	4
TOTAL	83

NO.	DATE	DESCRIPTION	BY
2	12-16-2019	RESPONSE TO NAPA COUNTY COMMENTS DATED 8-21-2019	KP
1	7-19-2019	RESPONSE TO NAPA COUNTY COMMENTS DATED 4-26-2019	KP
	3-25-2019	USE PERMIT MODIFICATION SUBMITTAL	KP

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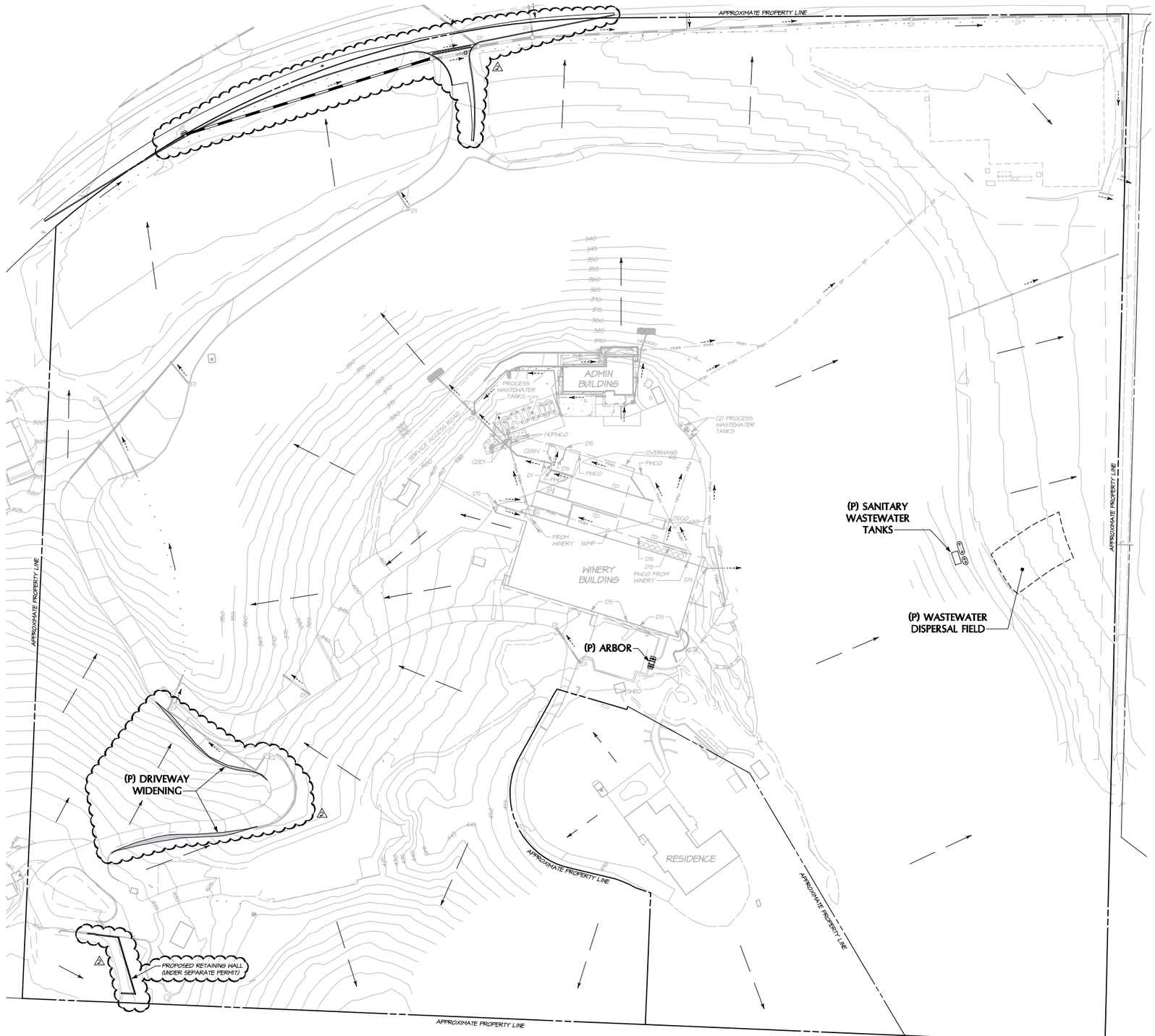
ROMBAUER VINEYARDS
ROAD AND STREET STANDARDS
MAJOR MODIFICATION

NAPA COUNTY CALIFORNIA

DATE: JULY 2014
JOB NO.: 96-07
SHEET NO.: UP6 OF 16

12/19/2019 - 2:27:35 PM, kathyf, S:\LAND PROJECTS\1962-ARTRAC\TEMPLATE\UP MAJOR MOD\ACAD\PLANS\1962-UP6.DWG, UP6-RSTDS, PLOTTED @ BARTELT ENGINEERING, 707-258-1301



SCALE: 1" = 60'

LEGEND:

	EXISTING STORM DRAIN
PWW	PROCESS WASTEWATER LINE
	OPEN CHANNEL DRAINAGE COURSE
	DRAINAGE PATH
	FLOW DIRECTION (PIPE)
	ROCK AS SHOWN
CO	CLEANOUT
DI	DRAIN INLET
DS	DOWNSPOUT
DV	DIVERSION VALVE
GV	GATE VALVE
PWCO	PROCESS WASTEWATER CLEANOUT
TD	TRENCH DRAIN

DRAINAGE EXHIBIT

SCALE: 1" = 60'

NO.	DATE	DESCRIPTION	BY
2	12-16-2019	RESPONSE TO NAPA COUNTY COMMENTS DATED 8-27-2019	KP
1	7-19-2019	RESPONSE TO NAPA COUNTY COMMENTS DATED 4-26-2019	KP
	3-25-2019	USE PERMIT MODIFICATION SUBMITTAL	KP

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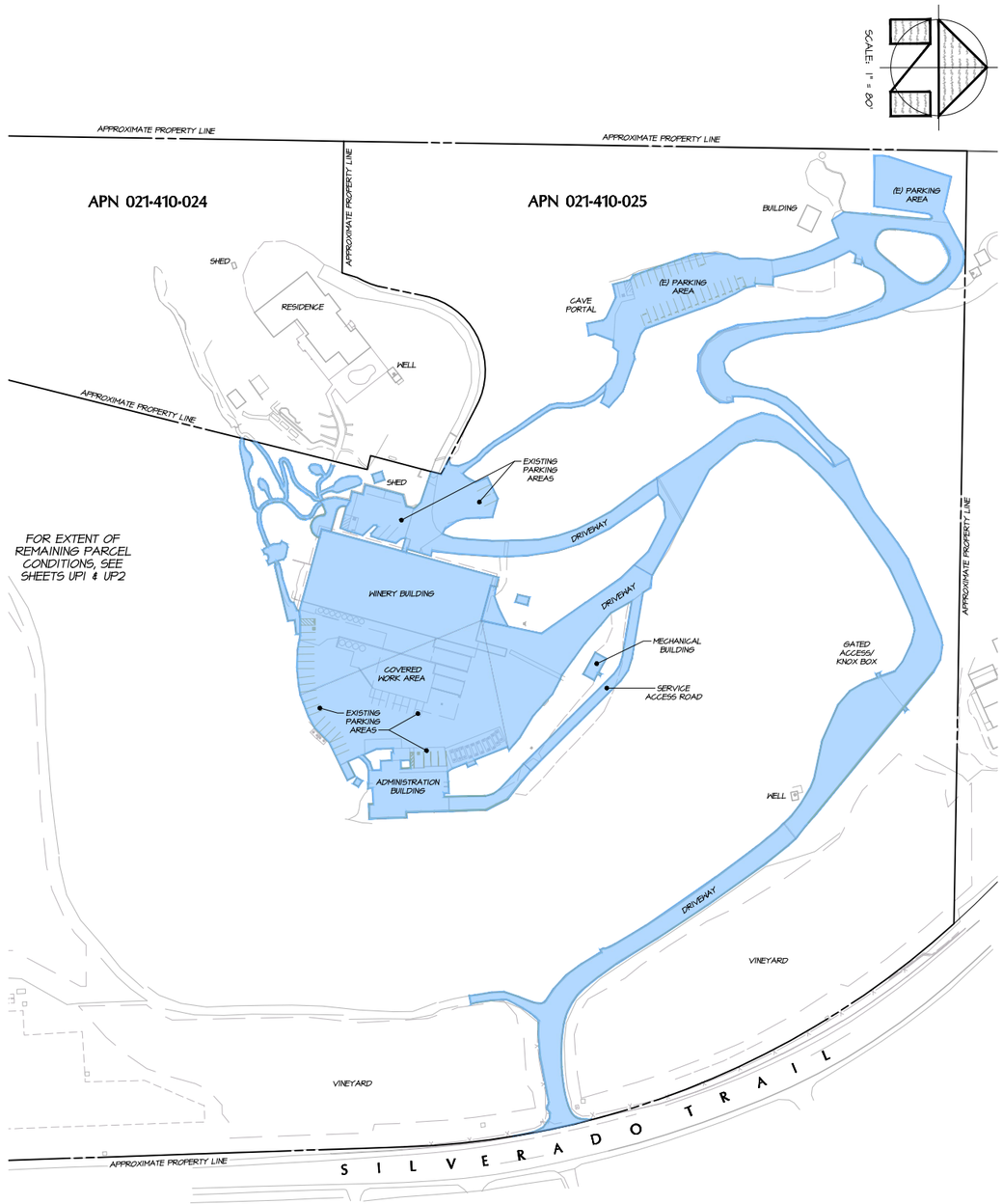
ROMBAUER WINERY
DRAINAGE EXHIBIT
MAJOR MODIFICATION

NAPA COUNTY CALIFORNIA

DATE: JULY 2019
JOB NO: 46-07
SHEET NO: UP7 2
OF 16

12/13/2019 - 2:26:31 PM K:\eng7-5\LAND PROJECTS\1462-HARRIS\TOWNSEND\UP MAJOR MOD\ACADFILES\1462-TOWNSEND UP-DRAINAGE PLOTTED @ BARTELT ENGINEERING, 707-259-1301



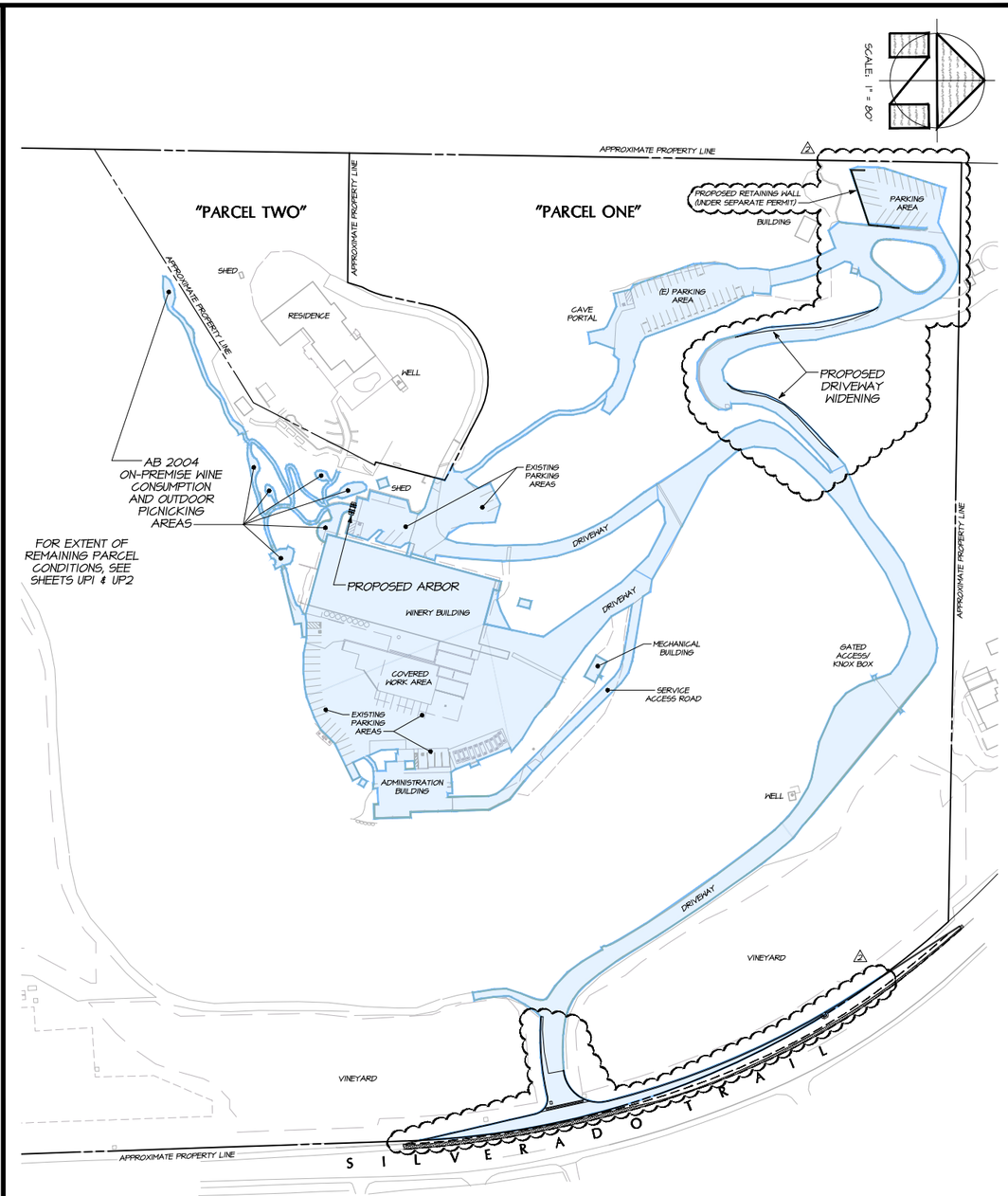
WINERY COVERAGE AREA EXHIBIT
EXISTING CONDITIONS

SCALE: 1" = 80'

WINERY COVERAGE CALCULATIONS:

WINERY COVERAGE AREA (188,550± SQ FT = 4.33± ACRES)
PARCEL SIZE (APN 021-410-025): 31.85± ACRES
4.33 ACRES / 31.85 ACRES = 14% < 25%

WINERY COVERAGE - THE TOTAL SQUARE FOOT AREA OF ALL WINERY BUILDING FOOTPRINTS, ALL AGGREGATE PAVED OR IMPERVIOUS GROUND SURFACE AREAS OF THE PRODUCTION FACILITY WHICH INCLUDES ALL OUTSIDE WORK, TANK AND STORAGE AREAS (EXCEPT CAVES). ALL PAVED AREAS INCLUDING PARKING AND LOADING AREAS, WALKWAYS AND ACCESS DRIVEWAYS TO PUBLIC OR PRIVATE ROADS OR RIGHTS-OF-WAY, AND ALL ABOVE-GROUND WASTEWATER AND RUN-OFF TREATMENT SYSTEMS. SEE NAPA COUNTY CODE 18.104.220



WINERY COVERAGE AREA EXHIBIT
PROPOSED CONDITIONS

SCALE: 1" = 80'

WINERY COVERAGE CALCULATIONS: 2

WINERY COVERAGE AREA (196,501± SQ FT = 4.50± ACRES)
PARCEL SIZE (PROPOSED "PARCEL ONE"): 34.54± ACRES
4.50 ACRES / 34.54 ACRES = 13% < 25%

WINERY COVERAGE - THE TOTAL SQUARE FOOT AREA OF ALL WINERY BUILDING FOOTPRINTS, ALL AGGREGATE PAVED OR IMPERVIOUS GROUND SURFACE AREAS OF THE PRODUCTION FACILITY WHICH INCLUDES ALL OUTSIDE WORK, TANK AND STORAGE AREAS (EXCEPT CAVES). ALL PAVED AREAS INCLUDING PARKING AND LOADING AREAS, WALKWAYS AND ACCESS DRIVEWAYS TO PUBLIC OR PRIVATE ROADS OR RIGHTS-OF-WAY, AND ALL ABOVE-GROUND WASTEWATER AND RUN-OFF TREATMENT SYSTEMS. SEE NAPA COUNTY CODE 18.104.220

NO.	DATE	DESCRIPTION	BY
2	12-16-2019	RESPONSE TO NAPA COUNTY COMMENTS DATED 8-27-2019	KP
1	7-19-2019	RESPONSE TO NAPA COUNTY COMMENTS DATED 4-26-2019	KP
	3-25-2019	USE PERMIT MODIFICATION SUBMITTAL	KP

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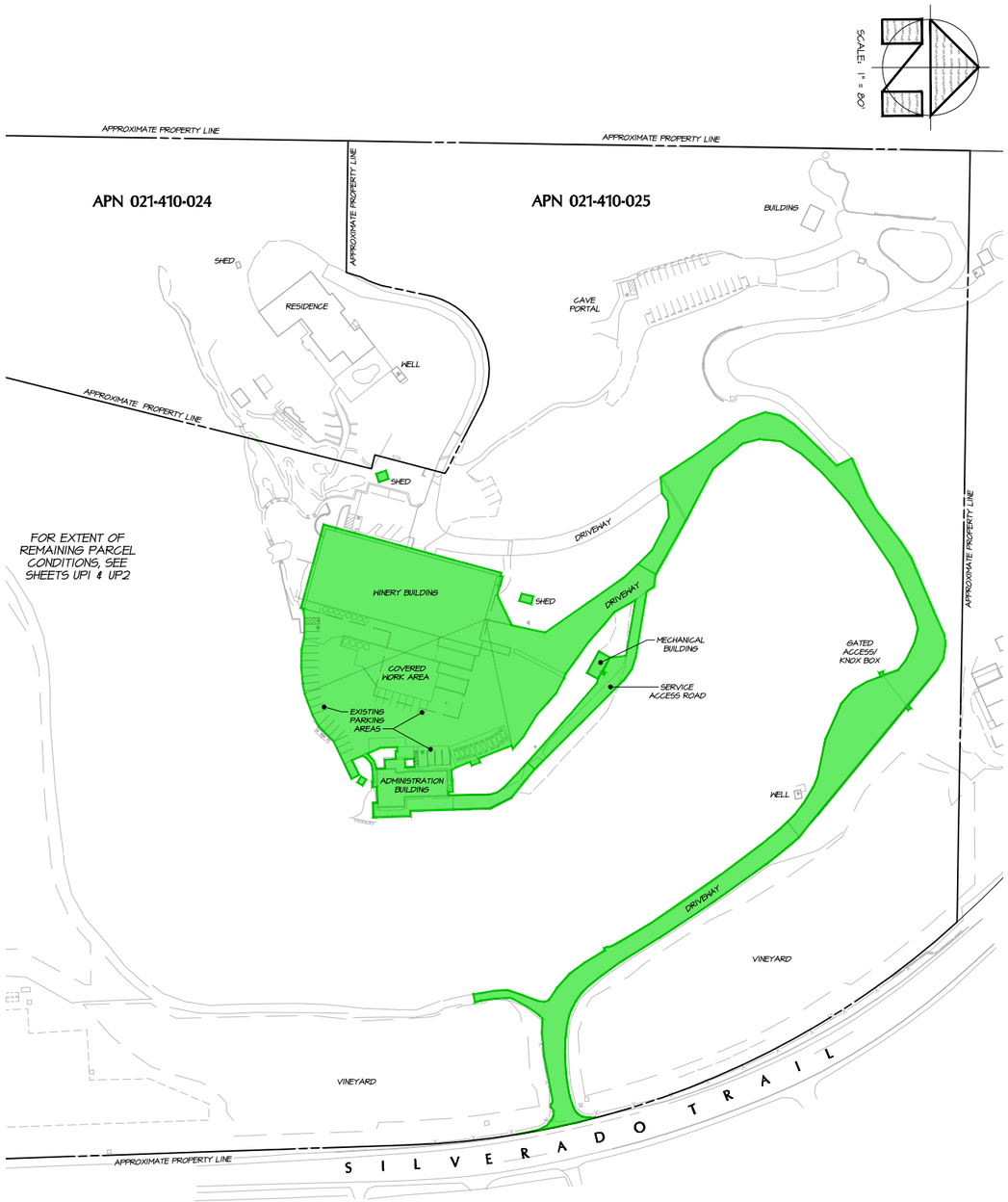
· Telephone: 707-258-1301 ·

ROMBAUER VINEYARDS
WINERY COVERAGE AREA EXHIBITS
MAJOR MODIFICATION
NAPA COUNTY CALIFORNIA

DATE: JULY 2019
JOB NO: 46-07
SHEET NO: UP8 OF 16 2

D:\15\2014 - 2-25-15 PM, KelsyP, S:\LAND PROJECTS\1492-MARRIOTT\ROMBAUER\UP MAJOR MOD\ACADVT\LAYOUTS\UP8-COVER PLOTTED @ BARTELT ENGINEERING, 707-258-1301



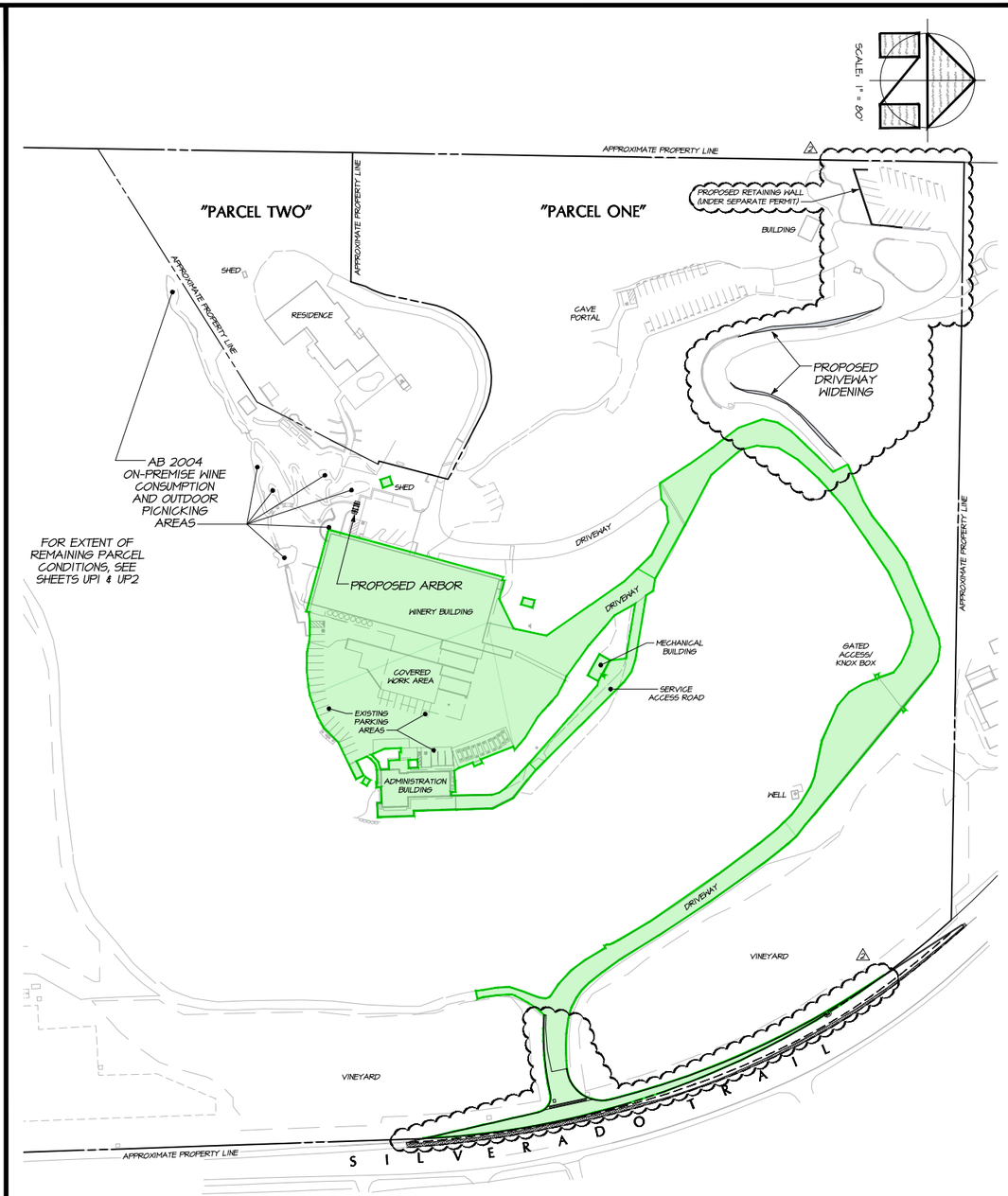
WINERY DEVELOPMENT AREA EXHIBIT
EXISTING CONDITIONS

SCALE: 1" = 80'

WINERY DEVELOPMENT AREAS:

WINERY DEVELOPMENT AREA (131,752± SQ FT = 3.02± ACRES)
PARCEL SIZE (APN 021-410-025): 31.85± ACRES

WINERY DEVELOPMENT AREA - ALL AGGREGATE PAVED OR IMPERVIOUS OR SEMI-PERMEABLE GROUND SURFACE AREAS OF THE PRODUCTION FACILITY WHICH INCLUDES ALL STORAGE AREAS (EXCEPT CAVES), OFFICES, LABORATORIES, KITCHENS, TASTING ROOMS AND PAVED PARKING AREAS FOR THE EXCLUSIVE USE OF WINERY EMPLOYEES. SEE NAPA COUNTY CODE 18.08.240



WINERY DEVELOPMENT AREA EXHIBIT
PROPOSED CONDITIONS

SCALE: 1" = 80'

WINERY COVERAGE CALCULATIONS:

WINERY DEVELOPMENT AREA (136,417± SQ FT = 3.14± ACRES)
PARCEL SIZE (PROPOSED "PARCEL ONE"): 34.54± ACRES

WINERY DEVELOPMENT AREA - ALL AGGREGATE PAVED OR IMPERVIOUS OR SEMI-PERMEABLE GROUND SURFACE AREAS OF THE PRODUCTION FACILITY WHICH INCLUDES ALL STORAGE AREAS (EXCEPT CAVES), OFFICES, LABORATORIES, KITCHENS, TASTING ROOMS AND PAVED PARKING AREAS FOR THE EXCLUSIVE USE OF WINERY EMPLOYEES. SEE NAPA COUNTY CODE 18.08.240

NO.	DATE	DESCRIPTION	BY
2	12-16-2019	RESPONSE TO NAPA COUNTY COMMENTS DATED 8-27-2019	KP
1	7-19-2019	RESPONSE TO NAPA COUNTY COMMENTS DATED 4-26-2019	KP
	3-25-2019	USE PERMIT MODIFICATION SUBMITTAL	KP

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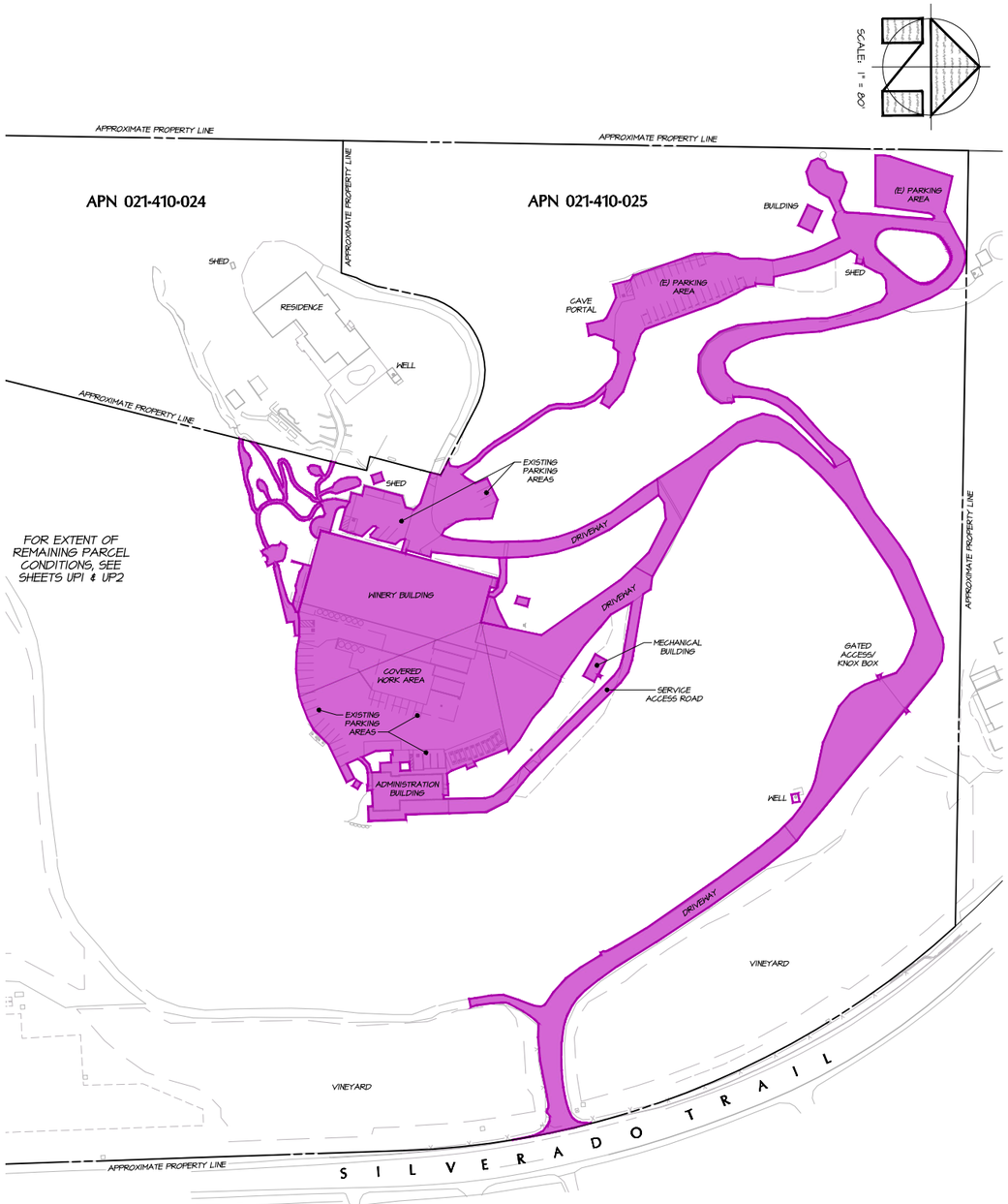
· Telephone: 707-259-1301 ·

ROMBAUER VINEYARDS
WINERY DEVELOPMENT AREA EXHIBITS
NAPA COUNTY CALIFORNIA
MAJOR MODIFICATION

DATE: JULY 2019
JOB NO.: 16-07
SHEET NO.: UP9
OF 16

12/13/2019 - 2:25:16 PM, Kelly P. S:\LAND PROJECTS\1692-ROMBAUER\DWG\UP MAJOR MOD\CAD\UP9.DWG\DWG\UP MAJOR MOD\CAD\UP9.DWG, UPM-DVLP, PLOTTED @ BARTELT ENGINEERING, 707-259-1301

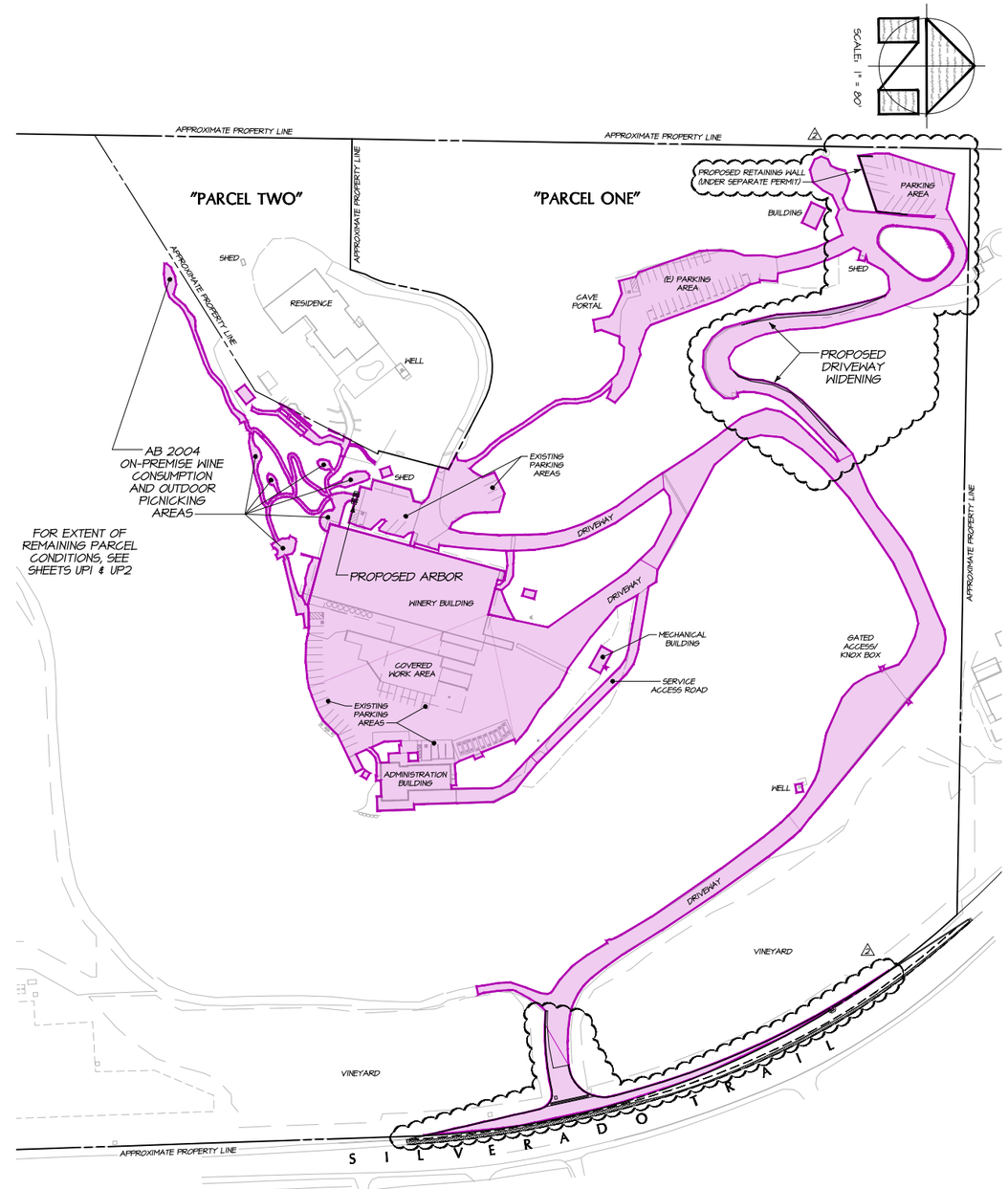


IMPERVIOUS AREA EXHIBIT
EXISTING CONDITIONS

SCALE: 1" = 80'

IMPERVIOUS AREA CALCULATIONS:

EXISTING IMPERVIOUS AREA (193,836± SQ FT = 4.45± ACRES)
PARCEL SIZE (APN 021-410-025): 31.85± ACRES



IMPERVIOUS AREA EXHIBIT
PROPOSED CONDITIONS

SCALE: 1" = 80'

IMPERVIOUS AREA CALCULATIONS:

PROPOSED IMPERVIOUS AREA (202,117± SQ FT = 4.64± ACRES)
PARCEL SIZE (PROPOSED "PARCEL ONE"): 34.54± ACRES

NO.	DATE	DESCRIPTION	BY
2	12-16-2019	RESPONSE TO NAPA COUNTY COMMENTS DATED 8-27-2019	KP
1	7-19-2019	RESPONSE TO NAPA COUNTY COMMENTS DATED 4-26-2019	KP
	3-25-2019	USE PERMIT MODIFICATION SUBMITTAL	KP

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DES: RP
DRWN: KP
CHKD: PMB

BARTELT
ENGINEERING
CIVIL ENGINEERING · LAND PLANNING
1303 Jefferson Street, 200 B, Napa, CA 94559
www.bartelteng.com
· Telephone: 707-258-5301 ·

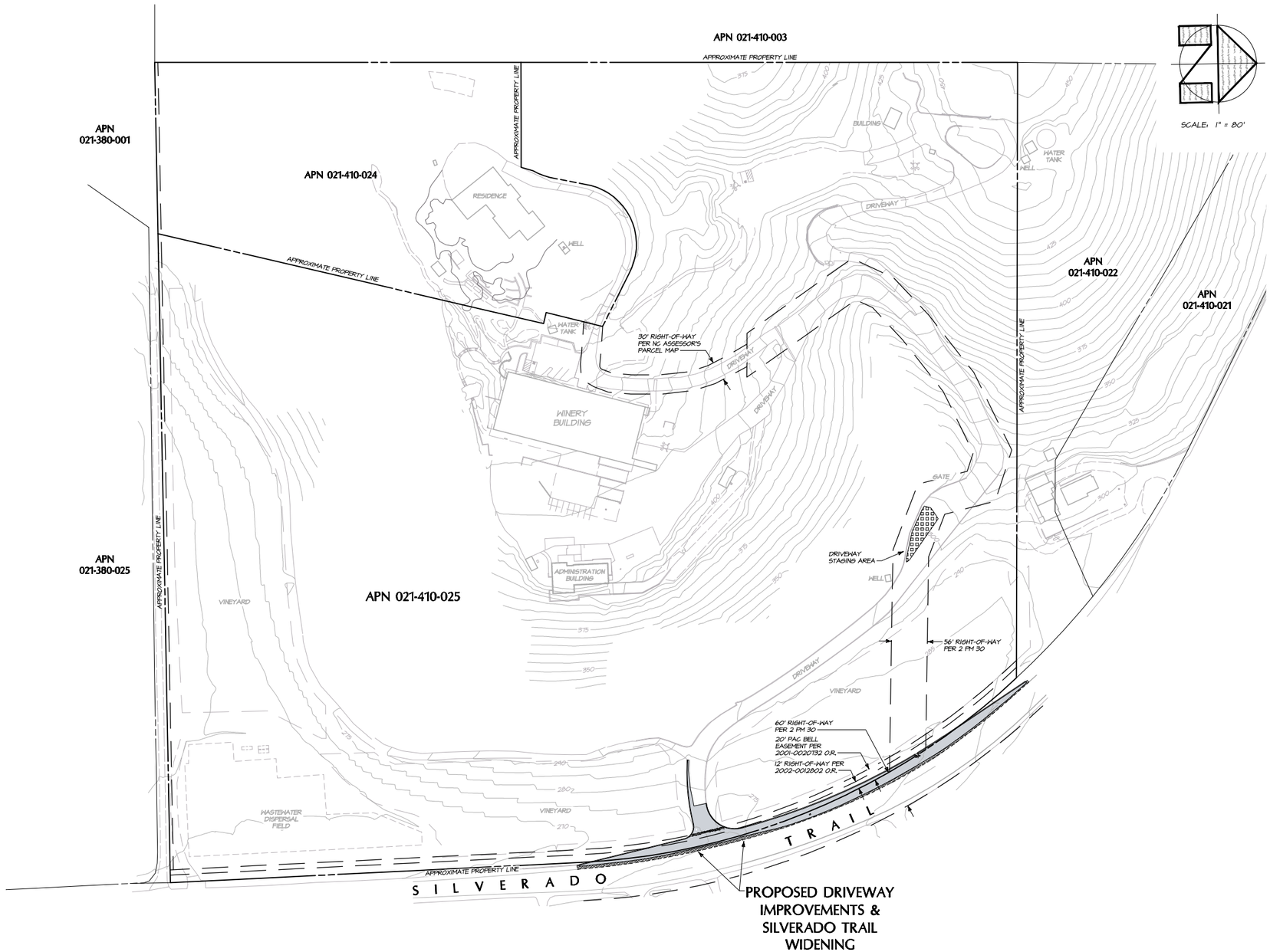
ROMBAUER VINEYARDS
IMPERVIOUS AREA EXHIBITS
NAPA COUNTY MAJOR MODIFICATION CALIFORNIA

DATE: JULY 2019
JOB NO: 16-07
SHEET NO: UP10 OF 16

12/13/2019 - 2:24:05 PM Kelly P. S:\LAND PROJECTS\1962-ROMBAUER\DWG\01 MAJOR MOD\ACAD\PLANS\16-07-UP10.DWG (PID=JHRR), PLOTTED @ BARTELT ENGINEERING, 707-258-5301

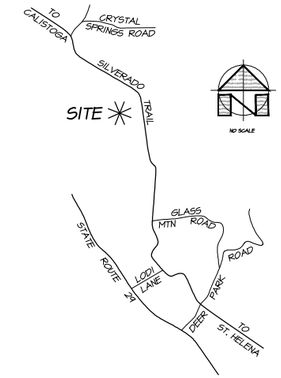
ROMBAUER VINEYARDS

SILVERADO TRAIL WIDENING PLAN



OVERALL SITE PLAN

SCALE: 1" = 80'



LOCATION MAP

NO SCALE

PROJECT INFORMATION:

PROPERTY OWNER/APPLICANT:
ROMBAUER VINEYARDS
C/O ROBERT KNEBEL
3522 SILVERADO TRAIL
ST. HELENA, CA 94574
(707) 963-6635

PROJECT ADDRESS:
3522 SILVERADO TRAIL
ST. HELENA, CA 94574

ASSESSOR'S PARCEL NUMBER:
021-410-025

PARCEL SIZE:
31.85± ACRES

PARCEL ZONING:
AP

PROJECT SUMMARY:

THE PURPOSE OF THIS PLAN IS TO PROVIDE INFORMATION TO WIDEN THE EXISTING DRIVEWAY AND TO PROVIDE LENGTHENED ACCELERATION/DECELERATION LANES ALONG SILVERADO TRAIL.

OWNERSHIP OF DOCUMENTS
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DES:	RP	
DRAN:	KP	
CHKD:	PMB	

BARTELT ENGINEERING
CIVIL ENGINEERING | LAND PLANNING
1303 Jefferson Street, 200 B, Napa, CA 94559
www.bartelteng.com
Telephone: 707-258-1301

ROMBAUER VINEYARDS
OVERALL SITE PLAN
MAJOR MODIFICATION
NAPA COUNTY CALIFORNIA

DATE: JULY 2014
JOB NO: 96-07
SHEET NO: C1
OF 16

02/13/2014 2:43 PM K:\dwg\2-SLAND PROJECTS\RMB-RMRV\ROTDWG\2030 MP ENTRANCE\ACAD\PLANS\RMB07-ENTRDWG C1-COVER_OSP.DWG XREF: EXPAND B (11.00 X 17.00 INCHES) 0-640640 PLOTTED @ BARTELT ENGINEERING, 707-258-1301

GENERAL NOTES:

1. ALL WORKMANSHIP AND MATERIALS FOR THE IMPROVEMENTS SHOWN ON THESE PLANS SHALL CONFORM TO THE REQUIREMENTS OF THE NAPA COUNTY ROAD & STREET STANDARDS AND/OR THE LATEST EDITION OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS AND STANDARD PLANS, AND THE 2016 CALIFORNIA BUILDING CODE (C.B.C.). THE IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE INSPECTED BY A REPRESENTATIVE FROM NAPA COUNTY PUBLIC WORKS DEPARTMENT, AND THE ENGINEER.
2. CONTRACTOR SHALL PROVIDE SUBMITTALS FOR ALL MATERIALS TO BE USED ON THE PROJECT TO THE ENGINEER FOR APPROVAL PRIOR TO BIDDING, PURCHASING OR INSTALLATION. CONTRACTOR SHOULD ALLOW AT LEAST FIVE (5) WORKING DAYS FOR INITIAL REVIEW OF EACH SUBMITTAL AND ADDITIONAL TIME IF COORDINATION WITH SUBSEQUENT SUBMITTALS IS REQUIRED. ALLOW FIVE (5) WORKING DAYS FOR EACH RESUBMITTAL. USE OF UNAPPROVED MATERIALS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
3. ALL MATERIALS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR BEING FAMILIAR WITH THE SPECIFICATIONS, PROVISIONS, AND PROCEDURES REQUIRED BY NAPA COUNTY FOR THE WORK OUTLINED IN THESE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING A COPY OF THE APPROVED PLANS AND ANY ADDENDUMS AT THE JOB SITE AT ALL TIMES.
5. CONTRACTOR SHALL BE APPROPRIATELY LICENSED WITH THE STATE OF CALIFORNIA TO PERFORM THE WORK OUTLINED IN THESE PLANS.
6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL SECURE CONSTRUCTION PERMITS FROM NAPA COUNTY AND OTHER AGENCIES AS NECESSARY.
7. CONTRACTOR SHALL CONTACT BARTELT ENGINEERING TO ARRANGE A PRE-CONSTRUCTION MEETING FOR THE PURPOSE OF REVIEWING JOB REQUIREMENTS AND NAPA COUNTY PROCEDURES.
8. CONTRACTOR SHALL NOTIFY NAPA COUNTY STAFF AND THE ENGINEER AT LEAST THREE (3) WORKING DAYS PRIOR TO COMMENCEMENT OF WORK.
9. CONSTRUCTION AND GRADING ACTIVITIES ON THE SITE SHALL BE LIMITED TO BETWEEN 7:00 A.M. AND 7:00 P.M. DAILY.
10. CONTRACTOR SHALL PROVIDE EMERGENCY TELEPHONE NUMBERS TO THE NAPA COUNTY SHERIFF, FIRE AND PUBLIC WORKS DEPARTMENTS AND KEEP THEM INFORMED DAILY REGARDING STREETS UNDER CONSTRUCTION AND DETOURS. DETOURS SHALL NOT BE PERMITTED UNLESS APPROVED IN WRITING BY THE NAPA COUNTY PUBLIC WORKS DEPARTMENT.
11. CONTRACTOR SHALL REQUEST INSPECTIONS A MINIMUM OF THREE (3) WORKING DAYS IN ADVANCE BY CALLING NAPA COUNTY PUBLIC WORKS DEPARTMENT AT (707) 253-4351, 8:00 A.M. TO 5:00 P.M., MONDAY THROUGH FRIDAY AND THE ENGINEER AT (707) 258-1301.
12. CONTRACTOR SHALL NOTIFY ALL PUBLIC OR PRIVATE UTILITY COMPANIES TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF WORK ON THIS PROJECT TO VERIFY THE LOCATION OF EXISTING UTILITY LINES. CALL UNDERGROUND SERVICE ALERT (U.S.A.) TOLL FREE AT 811 OR 1-800-227-2600, 6:00 A.M. TO 7:00 P.M., MONDAY THROUGH FRIDAY OR SUBMIT TICKET ONLINE AT WWW.811EXPRESS.COM.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING UTILITIES IN THE FIELD. COSTS OF REPAIRING ANY DAMAGES OR INJURIES CAUSED BY THE CONTRACTOR SHALL BE BORNE BY THE CONTRACTOR. VARIOUS UNDERGROUND LINES WERE PLOTTED ON THE PLANS FROM THE INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES AND/OR THE OWNER, THEREFORE, NO WARRANTY, EXPRESSED, OR IMPLIED, IS MADE AS TO THE COMPLETENESS OR CORRECTNESS OF THEIR LOCATION.
14. EXISTING UTILITIES SHALL BE KEPT IN SERVICE AT ALL TIMES. UTILITIES THAT INTERFERE WITH THE WORK TO BE PERFORMED SHALL BE PROTECTED AS REQUIRED BY NAPA COUNTY, PG&E, AT&T, COMCAST, AND THE OWNER.
15. CONTRACTOR SHALL COORDINATE ALL NECESSARY UTILITY RELOCATIONS, IF REQUIRED, WITH THE APPROPRIATE UTILITY COMPANIES AND/OR THE OWNER.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING FACILITIES AND IMPROVEMENTS FROM DAMAGE RESULTING FROM CONTRACTOR'S WORK. ANY DAMAGE CAUSED BY CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
17. CONTRACTOR SHALL PROVIDE AND MAINTAIN SUFFICIENT BARRICADES TO PROVIDE FOR THE SAFETY OF THE GENERAL PUBLIC TO THE SATISFACTION OF NAPA COUNTY AND THE OWNER.
18. CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT; EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
19. SHOULD ANY CONTRACTOR OR SUBCONTRACTOR FIND ANY DEFICIENCIES, ERRORS, CONFLICTS, OR OMISSIONS IN THESE PLANS AND SPECIFICATIONS OR SHOULD THERE BE ANY DOUBT AS TO THEIR MEANING OR INTENT, THE CONTRACTOR SHALL NOTIFY BARTELT ENGINEERING FOR A WRITTEN CLARIFICATION, ADDENDUM, ETC. SHOULD THE CONTRACTOR FAIL TO DO SO BEFORE SUBMITTING A PROPOSAL, THE CONTRACTOR CANNOT CLAIM ADDITIONAL COMPENSATION FOR WORK REQUIRED TO COMPLETE THE PROJECT.
20. THESE PLANS ARE INTENDED TO SHOW SITE IMPROVEMENTS OUTSIDE OF THE LIMITS OF THE EXISTING BUILDINGS. THE BUILDINGS SHOWN ON THESE PLANS ARE SHOWN STRICTLY AS A REFERENCE. BARTELT ENGINEERING IS NOT RESPONSIBLE FOR ARCHITECTURAL OR STRUCTURAL DESIGN OF THE BUILDINGS, IMPROVEMENTS WITHIN THE BUILDINGS, OR GEOTECHNICAL ENGINEERING SERVICES.
21. ALL DIMENSIONS SHOWN ON THE PLANS SHOW MEASUREMENTS IN A HORIZONTAL PLANE. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS. IF THERE IS A CONFLICT, NOTIFY BARTELT ENGINEERING AND OBTAIN CLARIFICATION. NO DEVIATION SHALL BE ALLOWED WITHOUT OBTAINING WRITTEN APPROVAL FROM THE ENGINEER.
22. FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. THE TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM THE "MAP OF TOPOGRAPHY OF A PORTION OF THE LANDS OF ROMBUAER" PREPARED BY ALBION SURVEYS, INC., DATED MARCH 1, 2013, APPENDED ON MARCH 14, 2013, FEBRUARY 25, 2015, FEBRUARY 17, 2016, AND APRIL 24, 2018. BARTELT ENGINEERING ASSUMES NO LIABILITY, REAL OR ALLEGED, REGARDING THE ACCURACY OF THE TOPOGRAPHIC INFORMATION SHOWN.

    BENCHMARK NOTE: S.P.C. FROM OPUS GPS OBSERVATION
    VERTICAL DATUM: NAVD88
    BASIS OF BEARING: CALIFORNIA COORDINATE SYSTEM, ZONE 2, NAD83
    CONTOUR INTERVAL: EVERY ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET
23. THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY. BOUNDARY LINES SHOWN ARE APPROXIMATE AND FOR INFORMATIONAL PURPOSES ONLY.
24. THESE PLANS ARE INTENDED TO BE USED FOR CONSTRUCTION STAKING OF THE SITE IMPROVEMENTS SHOWN HEREON AND TO PROVIDE HORIZONTAL AND VERTICAL CONTROL. ALL STAKING IS TO BE PERFORMED BY A LICENSED LAND SURVEYOR. IF THE CONTRACTOR OR SURVEYOR FINDS ANY DISCREPANCIES, CONTACT BARTELT ENGINEERING FOR A WRITTEN CLARIFICATION.
25. THE TERM "ENGINEER", AS CALLED OUT ON THIS SET OF PLANS, SHALL MEAN A REPRESENTATIVE OF BARTELT ENGINEERING.

PLANNING NOTES:

1. SHOULD HAZARDOUS MATERIALS BE ENCOUNTERED DURING CONSTRUCTION, NAPA COUNTY ENVIRONMENTAL HEALTH SHALL BE NOTIFIED AND APPROPRIATE REMEDIATION MEASURES SHALL BE UNDERTAKEN.
2. SHOULD GROUND-DISTURBING ACTIVITIES ASSOCIATED WITH CONSTRUCTION REVEAL THE PRESENCE OF POTENTIAL CULTURAL RESOURCES (E.G., ARTIFACT CONCENTRATIONS, STRUCTURAL DEBRIS, SKELETAL REMAINS), WORK WITHIN 50 FEET OF THE FIND SHALL BE SUSPENDED UNTIL A QUALIFIED CULTURAL RESOURCE SPECIALIST CAN EVALUATE THE DISCOVERY AND RECOMMEND APPROPRIATE MITIGATION MEASURES, CONSISTENT WITH THE CEQA GUIDELINES, AS APPENDED. AS PROJECT CONSTRUCTION PROCEEDS, THE DISCOVERY SHALL BE CLEARLY MARKED AND PROTECTED BY TEMPORARY FENCING IF CULTURAL RESEARCH OR RECOVERY TECHNIQUES ARE LONG-TERM IN NATURE.
3. SHOULD SKELETAL REMAINS BE ENCOUNTERED, THE NAPA COUNTY CORONER SHALL BE NOTIFIED. SHOULD THE CORONER DETERMINE THAT SUCH REMAINS ARE IN A CONTEXT SUGGESTING THE HISTORIC OR PREHISTORIC OCCUPANCY BY NATIVE AMERICANS, THE CALIFORNIA NATIVE AMERICAN HERITAGE COMMISSION SHALL BE NOTIFIED, SO IT MAY ARRANGE AT ITS DISCRETION FOR QUALIFIED NATIVE AMERICAN OR EQUIVALENT PARTICIPATION IN DETERMINING THE DISPOSITION OF SUCH REMAINS.
4. IN THE EVENT ANY HISTORIC OR CULTURAL RESOURCES ARE DISCOVERED DURING THE GRADING, ALL ACTIVITIES SHALL CEASE. A QUALIFIED ARCHAEOLOGIST SHALL BE RETAINED TO PRESERVE, PROTECT, OR REMOVE ANY SIGNIFICANT HISTORIC OR CULTURAL RESOURCES.

GRADING NOTES:

1. ALL MOVEMENT OF EARTH SHALL COMPLY WITH NAPA COUNTY ROAD & STREET STANDARDS, THE 2016 CALIFORNIA BUILDING CODE (C.B.C.), NAPA COUNTY CONSERVATION REGULATIONS, AND THESE PLANS.
2. THE SITE SHALL BE VISUALLY INSPECTED BY THE CONTRACTOR TO DETERMINE THE EXTENT OF CLEARING, GRUBBING, AND GRADING WORK TO BE DONE. GRADING ON THE SITE WILL BE LIMITED TO THE EXCAVATIONS AND/OR FILLS AS SHOWN ON THESE PLANS.
3. IN THE ABSENCE OF A GEOTECHNICAL INVESTIGATION REPORT, ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER.
4. SOIL STRIPPED SHALL BE STOCKPILED FOR USE IN LANDSCAPED AREAS. CONTRACTOR SHALL COORDINATE STOCKPILE LOCATION WITH THE ENGINEER.
5. REASONABLE MEASURES SHALL BE PROVIDED AND PRACTICED TO MINIMIZE ANY NUISANCE FROM DUST DURING GRADING AND CONSTRUCTION OPERATIONS. CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN SUCH A MANNER AS TO PRECLUDE WIND BLOWN DIRT AND DUST AND RELATED DAMAGE TO NEIGHBORING PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES. CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY NAPA COUNTY OR THE OWNER, CONSTRUCTION WORK SHALL BE SUSPENDED UNTIL CORRECTIVE MEASURES ARE TAKEN.
6. CONTRACTOR SHALL CONFORM TO EXISTING SURROUNDING TOPOGRAPHY AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN GRADING, ETC., AND AVOID ANY ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS SLOPES, LOW SPOTS, OR HAZARDOUS CONDITIONS.
7. ALL TRANSITIONS AND GRADE BREAKS SHALL BE GRADED WITH A SMOOTH CURVE AND BE APPROVED BY THE ENGINEER IN THE FIELD.
8. ADJUST ALL UTILITY BOX LIDS TO NEW FINISH GRADE. ALL UTILITY BOXES AND LIDS ARE TO BE TRAFFIC-RATED IN ALL PAVED OR CONCRETE AREAS.

UTILITY NOTES:

1. ALL WORK SHALL BE IN COMPLIANCE WITH APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A.) STANDARDS AS SET FORTH BY THE FEDERAL DEPARTMENT OF LABOR AND/OR THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL SECURE A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO EXCAVATION OF ANY TRENCH OVER FIVE (5) FEET DEEP.
2. TRENCHING AND BACKFILL WITHIN THE PUBLIC RIGHT OF WAY AND UNDER PRIVATE ROADS SHALL COMPLY WITH NAPA COUNTY STANDARDS. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY STANDARDS FOR TRENCH SAFETY.
3. ALL STORM DRAIN SYSTEM INSTALLATION SHALL BE DONE IN ACCORDANCE WITH NAPA COUNTY STANDARDS. PLASTIC PIPE FOR THE STORM DRAIN SHALL COMPLY WITH SECTION 64 OF THE CALTRANS STANDARD SPECIFICATIONS. REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS 3 PER SECTION 65 OF THE CALTRANS STANDARD SPECIFICATIONS.
4. EXISTING STORM DRAIN SYSTEM MAY BE REQUIRED TO BE VIDEO INSPECTED PRIOR TO DEMOLITION TO VERIFY INTEGRITY AND FUNCTIONALITY. NOTIFY ENGINEER OF ANY STRUCTURE OR PIPE DEFICIENCIES.

EROSION CONTROL NOTES:

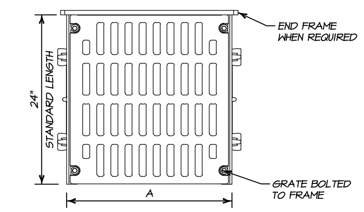
1. ALL MAJOR GRADING SHOWN HEREIN SHALL BE WINTERIZED IF NOT YET COMPLETED PRIOR TO OCTOBER 15 OF EACH YEAR THAT THE PROJECT IS UNDER CONSTRUCTION. EXCEPTIONS INCLUDE, BUT ARE NOT LIMITED TO, PROVISIONS THAT THE MAJOR GRADING HAS PREDOMINANTLY BEEN COMPLETED AND THAT THERE COULD BE A DETRIMENTAL IMPACT ON THE ENVIRONMENT IF THE MAJOR GRADING REMAINS INCOMPLETE. A REQUEST TO ALLOW GRADING TO OCCUR BETWEEN OCTOBER 15 AND APRIL 1 SHALL BE SUBMITTED TO NAPA COUNTY PLANNING, BUILDING AND ENVIRONMENTAL SERVICES THREE (3) WORKING DAYS PRIOR TO OCTOBER 15 OF EACH YEAR THAT THE PROJECT IS UNDER CONSTRUCTION. NO GRADING SHALL OCCUR AFTER OCTOBER 15 UNTIL APPROVAL HAS BEEN GRANTED BY THE NAPA COUNTY PLANNING, BUILDING AND ENVIRONMENTAL SERVICES DIRECTOR OR HIS REPRESENTATIVES.
2. THIS PLAN ADDRESSES EROSION AND SEDIMENT CONTROL MEASURES AND MINOR GRADING ASSOCIATED WITH THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHOWN ON THIS PLAN DURING THE RAINY SEASON (OCTOBER 15 TO APRIL 1).
3. ALL PERMANENT AND TEMPORARY SEDIMENT/DETENTION DEVICES SHALL BE INSTALLED PRIOR TO OCTOBER 1 OF EACH YEAR WITHIN WHICH WORK TAKES PLACE.
4. SILT FENCE AND/OR STRAW WATTLE/LOG SEDIMENT BARRIERS WILL BE INSTALLED PRIOR TO OCTOBER 15 AND WILL REMAIN OPERABLE DURING THE RAINY SEASON (OCTOBER 15 TO APRIL 1).
5. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN TO MEET FIELD CONDITIONS WILL BE MADE ONLY WITH THE APPROVAL OF/OR AT THE DIRECTION OF BARTELT ENGINEERING.
6. THE CONTRACTOR WILL INFORM ALL CONSTRUCTION SITE WORKERS ABOUT THE MAJOR PROVISIONS OF THE EROSION AND SEDIMENT CONTROL PLAN AND SEEK THEIR COOPERATION IN AVOIDING THE DISTURBANCE OF THESE EROSION CONTROL MEASURES.
7. DURING THE RAINY SEASON (OCTOBER 15 TO APRIL 1) ALL SEDIMENT BARRIERS WILL BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY AND, IN ADDITION, AFTER EACH RAIN EVENT PRODUCING RUNOFF.
8. BETWEEN OCTOBER 15 AND APRIL 1, ALL PAVED AREAS WILL BE KEPT CLEAR OF DIRT, SEDIMENT AND DEBRIS. THE PROJECT AREA WILL BE MAINTAINED SO THAT A MINIMUM OF SEDIMENT-LADEN RUNOFF LEAVES THE SITE.
9. THE SEEDED AREAS WILL BE REPAIRED, RESEEDED AND MULCHED AS SOON AS POSSIBLE AFTER BEING DAMAGED.
10. ALL GRADED OR DISTURBED AREAS SHALL BE SEEDED IMMEDIATELY AFTER GRADING IS COMPLETE.
11. AREA TO BE SEEDED SHALL BE SCARIFIED TO DEPTH OF FOUR (4) INCHES TO EIGHT (8) INCHES AND DRESSED TO PROVIDE A REASONABLY SMOOTH FIRM SURFACE.
12. THE SEED AND FERTILIZER WILL BE APPLIED BY HAND AT THE RATES SPECIFIED BELOW:

    LE BALLISTER'S QUICK COVER CROP APPLIED AT 50 POUNDS PER ACRE IN THE FOLLOWING PERCENTAGES:

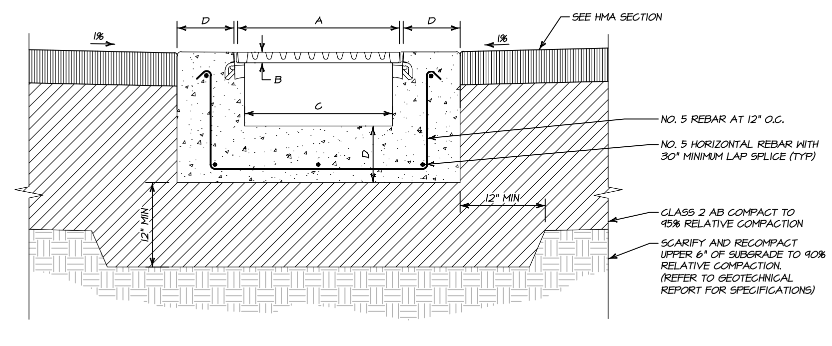
ANNUAL RYEGRASS (LOLIUM MULTIFLURUM)	50%
SOFT CHESS (BROMUS MOLLIS)	20%
CRIMSON CLOVER (TRIFOLIUM INCARNATUM)	25%
ROSE CLOVER (TRIFOLIUM HIRTUM)	5%

    AN EQUIVALENT SEED MIX MAY BE SUBSTITUTED BY THE OWNER DEPENDING ON THE SUCCESS OF PRIOR SEED MIXES AND THE NUTRIENT LEVELS IN THE SOIL.
13. FERTILIZER USED SHALL BE ONE OF THE FOLLOWING SPECIFICATIONS:

16-20-0	250 POUNDS PER ACRE
12-12-12	400 POUNDS PER ACRE
15-15-15	300 POUNDS PER ACRE
14. STRAW MULCH SHALL BE APPLIED, BY HAND, TO ALL DISTURBED AREAS AT A RATE OF 4,000 POUNDS PER ACRE.
15. CONTRACTOR IS RESPONSIBLE FOR APPROPRIATE APPLICATION AND MAINTENANCE OF EROSION CONTROL MEASURES, INCLUDING SEDIMENT BARRIERS, SEEDING, AND EROSION CONTROL BLANKETS. CONTRACTOR IS RESPONSIBLE TO TAKE APPROPRIATE ACTIONS TO PREVENT EROSION FOR THE DURATION OF THE PROJECT. EROSION CONTROL MEASURES ARE SUBJECT TO APPROVAL BY NAPA COUNTY, BARTELT ENGINEERING AND THE OWNER. SEE EROSION CONTROL DETAILS.
16. NORTH AMERICAN GREEN BIONET C125BN EROSION CONTROL BLANKETS SHALL BE INSTALLED OVER SEED ON ALL DISTURBED SLOPES 4:1 OR STEEPER.



TYPE "C" GRATE OPENING VIEW



END CROSS SECTION VIEW

NEENAH FOUNDRY HEAVY DUTY
BOLTED TRENCH DRAIN WITH DEBRIS CHUTE

CATALOG NO.	A	B	C	D	GRATE OPENING
R-4999-FX	20"	1-1/2"	18"	8"	TYPE C
R-4999-GX	23"	1-1/2"	21"	8"	TYPE C
R-4999-HX	26"	1-1/2"	24"	8"	TYPE C

TRENCH DRAIN DETAIL

NO SCALE

OWNERSHIP OF DOCUMENTS
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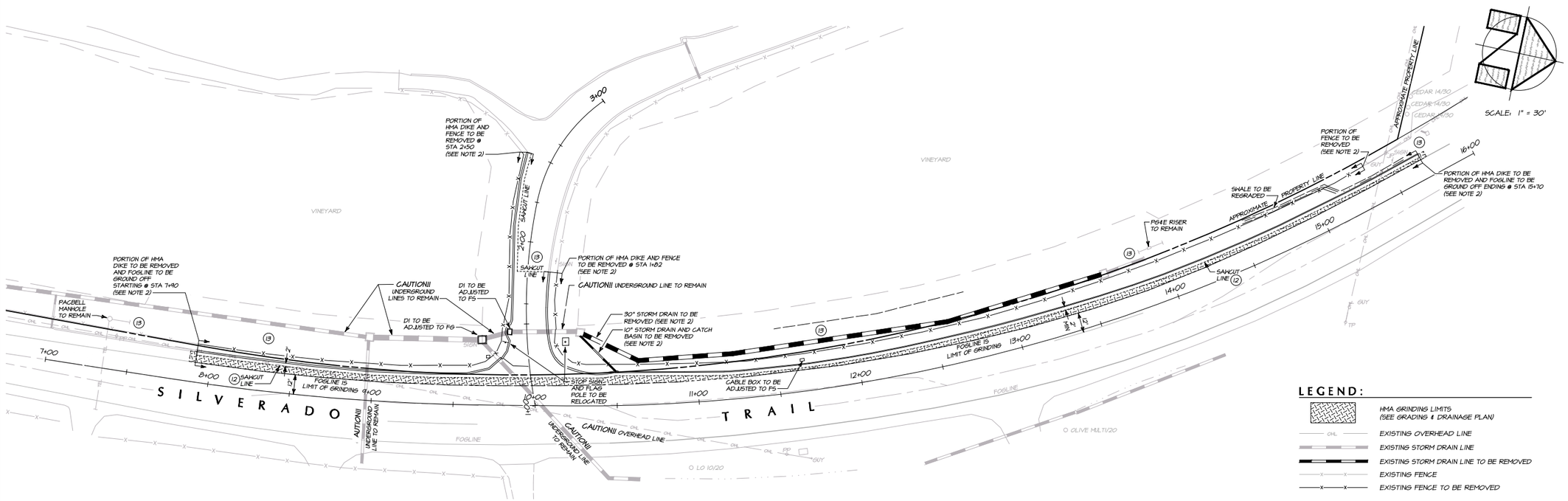
1303 Jefferson Street, 200 B, Napa, CA 94559
www.barteltengineering.com
· Telephone: 707-258-1301 ·

ROMBAUER VINEYARDS
GENERAL NOTES
MAJOR MODIFICATION
NAPA COUNTY CALIFORNIA

DATE: JULY 2019
JOB NO: 96-07
SHEET NO: C2
OF 16
△2

12/13/2019 - 2:42 PM, KellyP, S:\LAND PROJECTS\1992-1999\9607\DWG\2018 IMP ENTRANCE\ACAD\PLANS\9607-ENTR.DWG, C2-NOTES, ANSI EXPAND B (17.00 X 11.00 INCHES), 0.440660, PLOTTED @ BARTELT ENGINEERING, 707-258-1301



DEMOLITION PLAN

SCALE: 1" = 30'

LEGEND:

- HMA GRINDING LIMITS (SEE GRADING & DRAINAGE PLAN)
- EXISTING OVERHEAD LINE
- EXISTING STORM DRAIN LINE
- EXISTING STORM DRAIN LINE TO BE REMOVED
- EXISTING FENCE
- EXISTING FENCE TO BE REMOVED

DEMOLITION NOTES:

1. ALL ITEMS TO BE ADDRESSED BY THIS DEMOLITION PLAN ARE HIGHLIGHTED IN BLACK UNLESS OTHERWISE NOTED.
2. OBJECTS TO BE REMOVED SHALL BE DISPOSED OF PROPERLY OFFSITE UNLESS NOTED OTHERWISE.
3. ALL EXISTING IMPROVEMENTS TO REMAIN SHALL BE PROTECTED FROM DAMAGE THROUGHOUT THE COURSE OF CONSTRUCTION.
4. UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UTILITIES NOT SLATED FOR DEMOLITION.
5. CONTRACTOR SHALL DETERMINE LOCATION OF EXISTING GAS, ELECTRICAL, PHONE, CABLE TV, SANITARY SEWER, PROCESS WASTE, AND POTABLE WATER LINES PRIOR TO START OF DEMOLITION.
6. ALL EXISTING UTILITIES DISCOVERED DURING CONSTRUCTION SHALL BE SAVED, REMOVED OR RE-ROUTED AS DIRECTED BY THE OWNER AND ENGINEER IN THE FIELD.
7. ALL TREES AND VEGETATION NOT MARKED FOR REMOVAL ARE TO BE SAVED THROUGHOUT THE COURSE OF DEMOLITION AND CONSTRUCTION UNLESS DIRECTED OTHERWISE BY THE OWNER.
8. ALL MISCELLANEOUS MATERIALS, VEGETATION AND ROOTS WITHIN THE PROJECT AREA THAT ARE NOT SPECIFICALLY ADDRESSED ON THIS PLAN ARE TO BE REMOVED AND DISPOSED OF PROPERLY OFFSITE BY THE CONTRACTOR.
9. SAWCUT AND REMOVE EXISTING HMA PAVEMENT AND/OR CONCRETE AND DISPOSE OF PROPERLY OFFSITE.
10. ALL UNDERLYING AGGREGATE BASE ROCK AND GRAVEL SHALL BE REMOVED AND STOCKPILED FOR REUSE ONSITE. COORDINATE ANY TEMPORARY STOCKPILING OF MATERIAL WITH THE ENGINEER.
11. CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM NAPA COUNTY DEPARTMENT OF PUBLIC WORKS FOR ANY DEMOLITION WORK AND CONSTRUCTION ACTIVITIES WITHIN THE RIGHT-OF-WAY OF SILVERADO TRAIL PRIOR TO THE START OF DEMOLITION ON THIS PROJECT.
12. THE SAWCUT LINE ALONG SILVERADO TRAIL IS SHOWN MEASURED A MINIMUM OF TWO (2) FEET EASTERLY FROM THE EXISTING FACE OF HMA DIKE. THE GRINDING LIMIT LINE SHOWN IS AT THE EXISTING FOG LINE (SEE DETAIL). CONTRACTOR SHALL COORDINATE WITH THE ENGINEER AND A NAPA COUNTY PUBLIC WORKS REPRESENTATIVE PRIOR TO CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF THE SAWCUT LINES IN THE FIELD. SEE PLAN FOR GRADE AND PROFILE FOR SLOPE OF HMA.
13. THE EXTENT OF EXISTING UTILITIES WITHIN THE PROJECT AREA IS UNKNOWN. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS DURING CONSTRUCTION.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES, SIGNS, AND IMPROVEMENTS FROM DAMAGE DURING CONSTRUCTION.
15. ELECTRICAL FOR SIGN LIGHTING AND OTHER MISCELLANEOUS UTILITIES TO BE RELOCATED AS REQUIRED AND AS DIRECTED IN THE FIELD DURING CONSTRUCTION.

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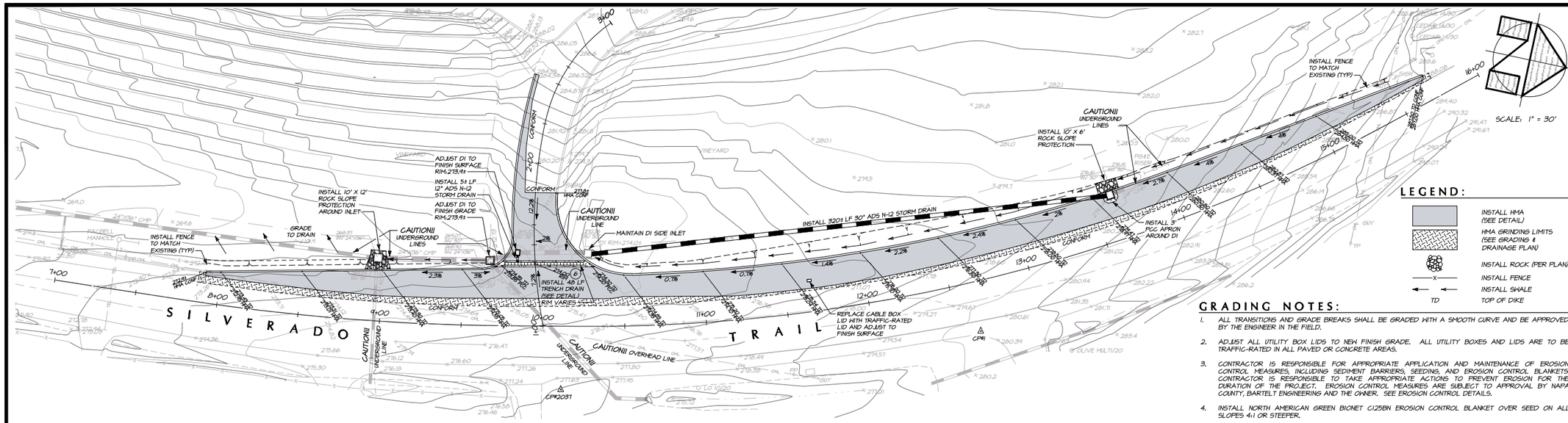
ROMBAUER VINEYARDS
DEMOLITION PLAN
NAPA COUNTY — MAJOR MODIFICATION — CALIFORNIA

DATE: JULY 2014
JOB NO.: 96-07
SHEET NO.: C3
OF 16

12/15/2014 - 2:36 PM K:\eng\P-S\LAND PROJECTS\96Q-RMR\60TOWER\2008 MP ENTRANCE\ACADFR-ANSI\96-07-ENTR.DWG, C3-DEMO, ANSI EXPAND B (17.00 X 11.00 INCHES), D-4.DWG, PLOTTED @ BARTELT ENGINEERING, 707-258-1301



GRADING & DRAINAGE PLAN

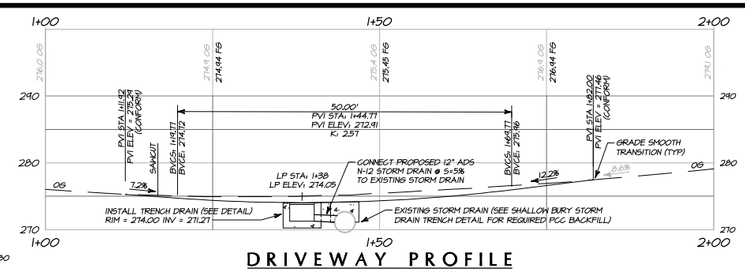
SCALE: 1" = 30'

LEGEND:

- INSTALL HMA (SEE DETAIL)
- HMA GRINDING LIMITS (SEE GRADING & DRAINAGE PLAN)
- INSTALL ROCK (PER PLAN)
- INSTALL FENCE
- INSTALL SWALE
- TD — TOP OF DIKE

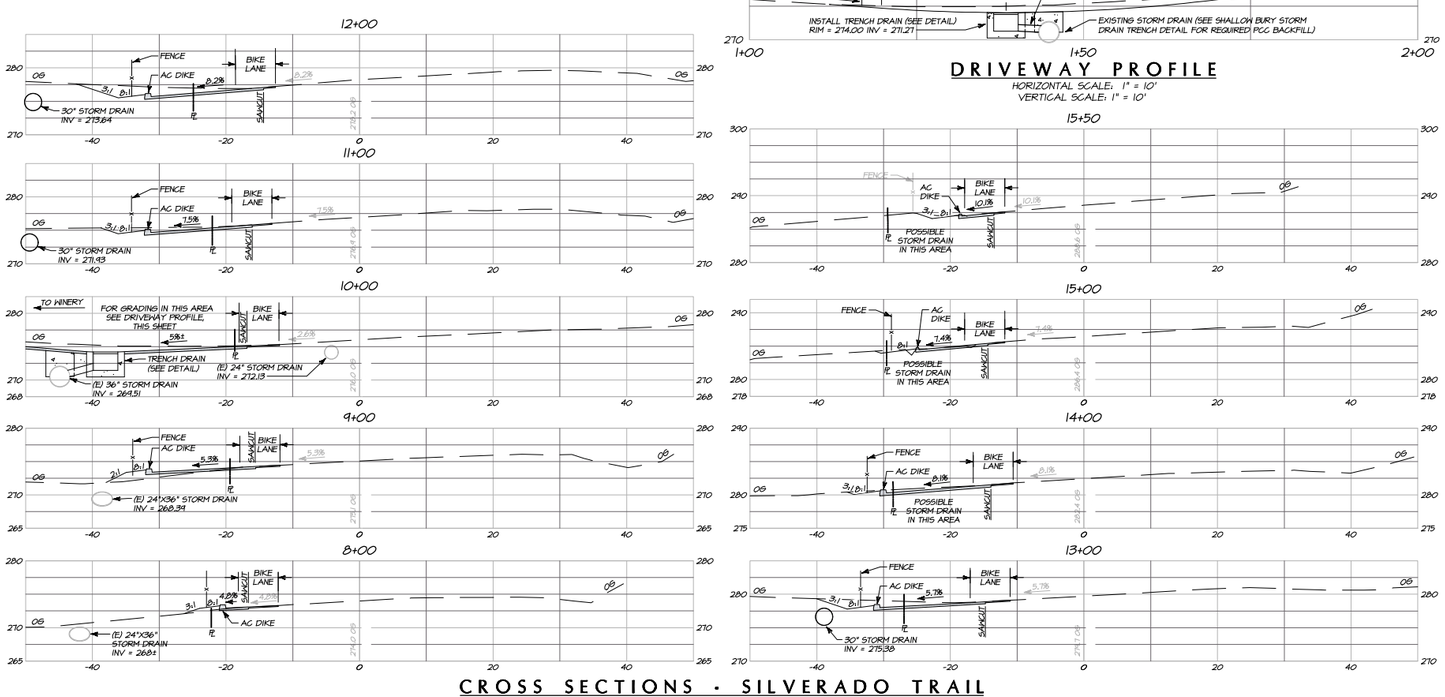
GRADING NOTES:

1. ALL TRANSITIONS AND GRADE BREAKS SHALL BE GRADED WITH A SMOOTH CURVE AND BE APPROVED BY THE ENGINEER IN THE FIELD.
2. ADJUST ALL UTILITY BOX LIDS TO NEW FINISH GRADE. ALL UTILITY BOXES AND LIDS ARE TO BE TRAFFIC-RATED IN ALL PAVED OR CONCRETE AREAS.
3. CONTRACTOR IS RESPONSIBLE FOR APPROPRIATE APPLICATION AND MAINTENANCE OF EROSION CONTROL MEASURES, INCLUDING SEDIMENT BARRIERS, SEEDING, AND EROSION CONTROL BLANKETS. CONTRACTOR IS RESPONSIBLE TO TAKE APPROPRIATE ACTIONS TO PREVENT EROSION FOR THE DURATION OF THE PROJECT. EROSION CONTROL MEASURES ARE SUBJECT TO APPROVAL BY NAPA COUNTY, BARTELT ENGINEERING AND THE OWNER. SEE EROSION CONTROL DETAILS.
4. INSTALL NORTH AMERICAN GREEN BIONET C125BN EROSION CONTROL BLANKET OVER SEED ON ALL SLOPES 4:1 OR STEEPER.
5. CONTRACTOR TO VERIFY EXISTING PIPE SIZES AND LOCATIONS PRIOR TO CONSTRUCTION.
6. INSTALL 48 LF HEAVY DUTY BOLTED TRENCH DRAIN, MODEL #R-4444-FX, GRATE OPENING TYPE "C" AS MANUFACTURED BY NEENAH FOUNDRY (SEE DETAIL).



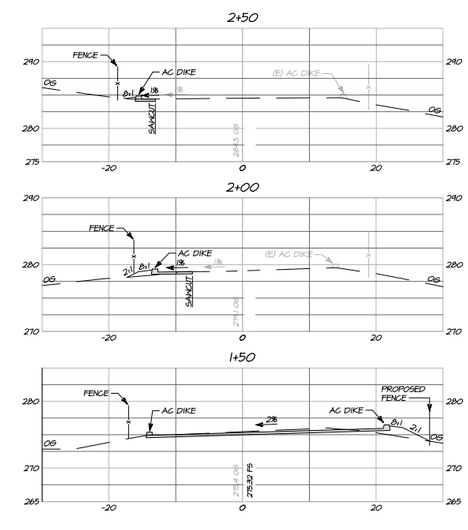
DRIVEWAY PROFILE

HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 10'



CROSS SECTIONS - SILVERADO TRAIL

HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 10'



CROSS SECTIONS - DRIVEWAY

HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 10'

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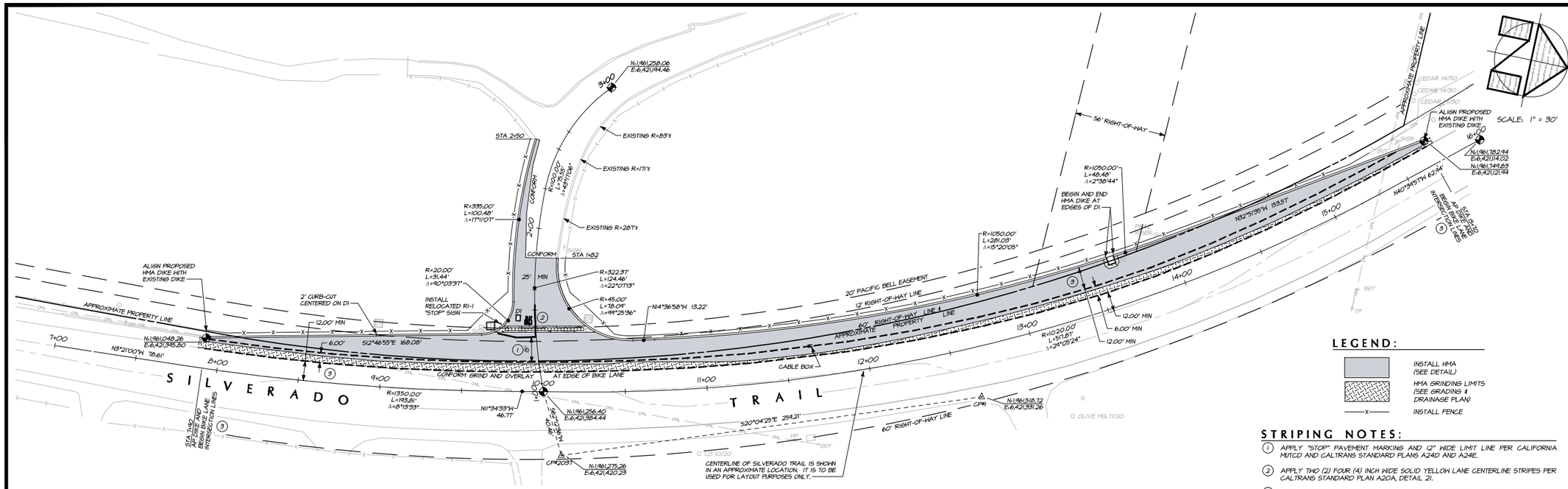
ROMBAUER VINEYARDS
GRADING & DRAINAGE PLAN AND SECTIONS
MAJOR MODIFICATION
NAPA COUNTY CALIFORNIA

DATE: JULY 2014
JOB NO: 96-07
SHEET NO: C4
OF 16

12/15/2014 2:41 PM K:\eng\S-SILVAND PROJECTS\1992-1999\96070\96-0208 WP ENTRANCE\ACAD\P-A96960701ENTR.DWG, C4-GRADING, ADD EXPAND B (11.00 X 17.00 INCHES), D-4.4.96960, PLOTTED @ BARTELT ENGINEERING, 707-258-1301



LAYOUT & STRIPING PLAN

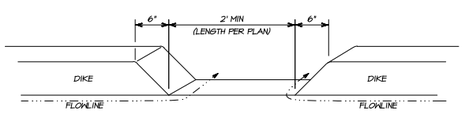
SCALE: 1" = 30'

LEGEND:

- INSTALL HMA (SEE DETAIL)
- HMA GRINDING LIMITS (SEE GRADING & DRAINAGE PLAN)
- —x— INSTALL FENCE

STRIPING NOTES:

1. APPLY "STOP" PAVEMENT MARKING AND 12" WIDE LIMIT LINE PER CALIFORNIA MUTCD AND CALTRANS STANDARD PLANS A24D AND A24E.
2. APPLY TWO (2) FOUR (4) INCH WIDE SOLID YELLOW LANE CENTERLINE STRIPES PER CALTRANS STANDARD PLAN A20A, DETAIL 21.
3. APPLY BIKE LANE INTERSECTION LINES PER CALTRANS STANDARD PLAN A20D, DETAIL 34A. (SEE DETAIL)

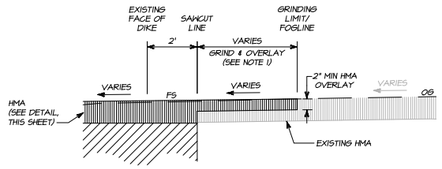


NOTE:

1. INSTALL CURB-CUT WHERE INDICATED ON PLANS.

DIKE / CURB-CUT TRANSITION DETAIL

NO SCALE

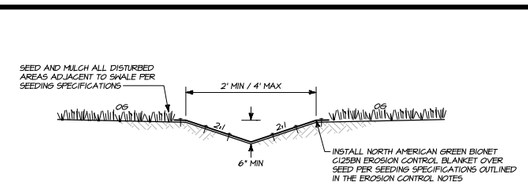


NOTE:

1. GRIND EXISTING PAVEMENT TO EXISTING FOGLINE TO ACHIEVE A SMOOTH CONFORM WITH EXISTING PAVEMENT.

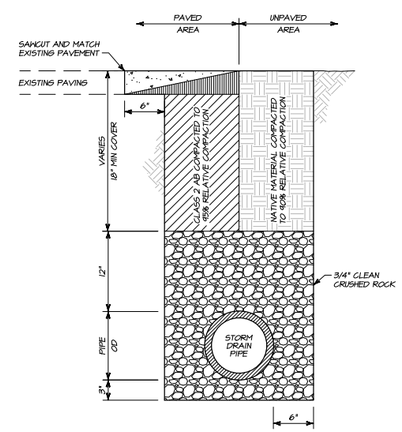
HMA GRIND & OVERLAY DETAIL

NO SCALE



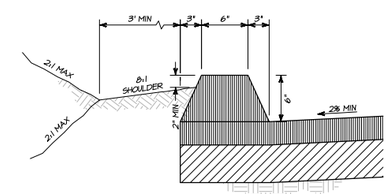
GRASS-LINED SWALE DETAIL

NO SCALE



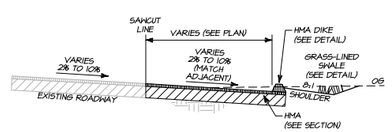
STORM DRAIN TRENCH DETAIL

NO SCALE



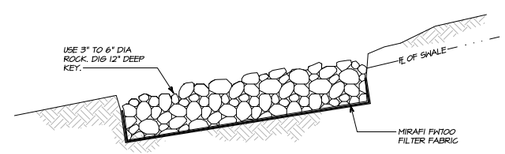
HMA DIKE DETAIL

NO SCALE



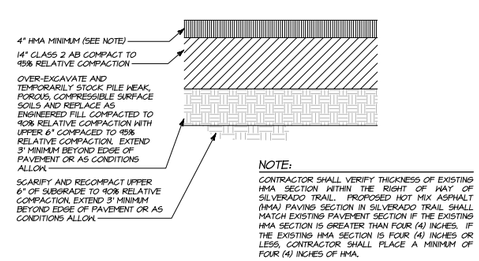
ROADWAY WIDENING SECTION (CUT)

NO SCALE



ROCK ENERGY DISSIPATER DETAIL

NO SCALE

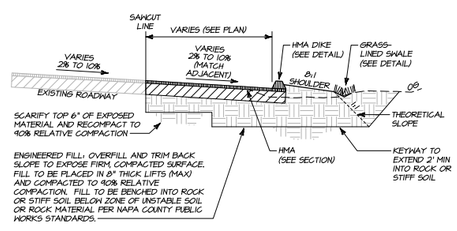


NOTE:

CONTRACTOR SHALL VERIFY THICKNESS OF EXISTING HMA SECTION WITHIN THE RIGHT OF WAY OF SILVERADO TRAIL. PROPOSED HOT MIX ASPHALT (HMA) PAVING SECTION IN SILVERADO TRAIL SHALL MATCH EXISTING PAVEMENT SECTION IF THE EXISTING HMA SECTION IS GREATER THAN FOUR (4) INCHES. IF THE EXISTING HMA SECTION IS FOUR (4) INCHES OR LESS, CONTRACTOR SHALL PLACE A MINIMUM OF FOUR (4) INCHES OF HMA.

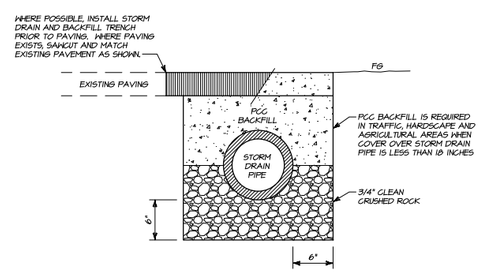
HMA SECTION

NO SCALE



ROADWAY WIDENING SECTION (FILL)

NO SCALE



SHALLOW BURY STORM DRAIN TRENCH DETAIL

NO SCALE

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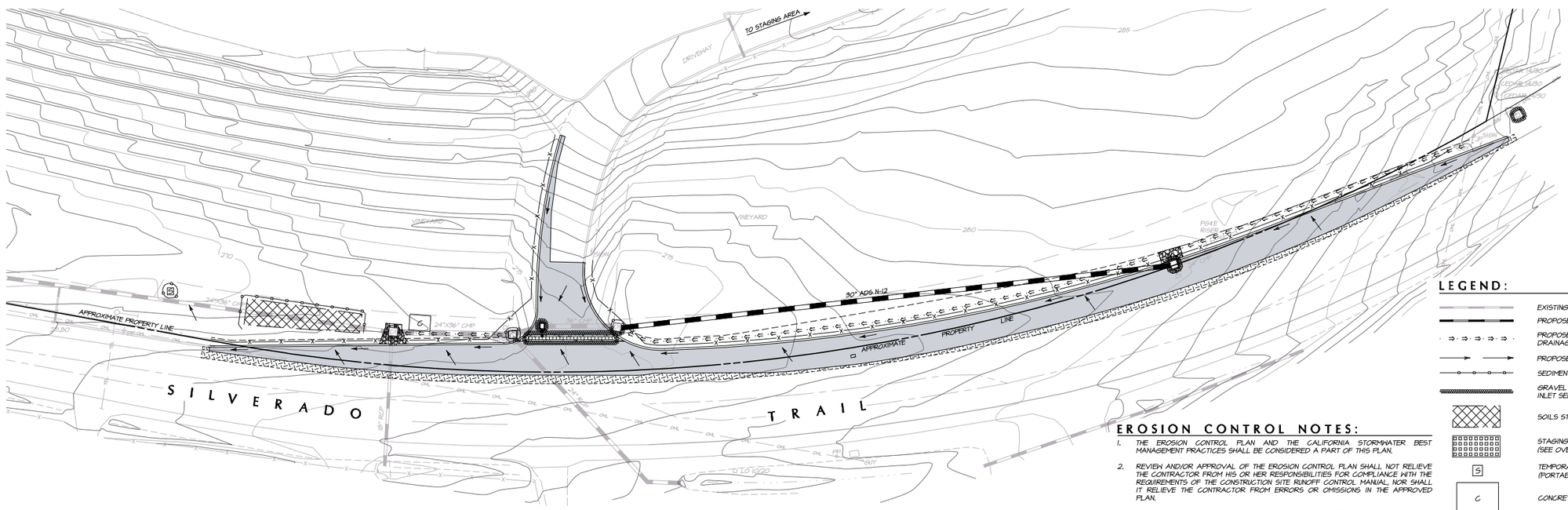
ROMBAUER VINEYARDS
LAYOUT & STRIPING PLAN
NAPA COUNTY MAJOR MODIFICATION CALIFORNIA

DATE: JULY 2014
JOB NO: 96-071
SHEET NO: C5
OF 16

12/15/2014 - 2:34 PM, Kevin P. S:\LAND PROJECTS\1992-1999\96071\DWG\C05 1999 ENTRANCE\SACAPP-ARB96071-ENTR2.DWG, CS-LAYOUT, ANSI EXPAND B (17.00 X 11.00 INCHES), C:\ACADSCRIPTS\ PLOTTED BY BARTELT ENGINEERING, 707-258-1301



EROSION CONTROL PLAN

SCALE: 1" = 30'

EROSION CONTROL NOTES:

1. THE EROSION CONTROL PLAN AND THE CALIFORNIA STORMWATER BEST MANAGEMENT PRACTICES SHALL BE CONSIDERED A PART OF THIS PLAN.
2. REVIEW AND/OR APPROVAL OF THE EROSION CONTROL PLAN SHALL NOT RELIEVE THE CONTRACTOR FROM HIS OR HER RESPONSIBILITIES FOR COMPLIANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION SITE RUNOFF CONTROL MANUAL, NOR SHALL IT RELIEVE THE CONTRACTOR FROM ERRORS OR OMISSIONS IN THE APPROVED PLAN.
3. IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL SEDIMENT AND STORMWATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY THE NAPA COUNTY PUBLIC WORKS DEPARTMENT.

LEGEND:

- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- PROPOSED OPEN CHANNEL DRAINAGE COURSE
- PROPOSED DRAINAGE PATH
- SEDIMENT BARRIER
- GRAVEL BAG DRAIN INLET SEDIMENT FILTER
- SOILS STOCKPILE AREA
- STAGING AREA (SEE OVERALL SITE PLAN)
- S — TEMPORARY SANITARY FACILITY (PORTABLE TOILET)
- C — CONCRETE WASHOUT
- INSTALL ROCK PER PLAN

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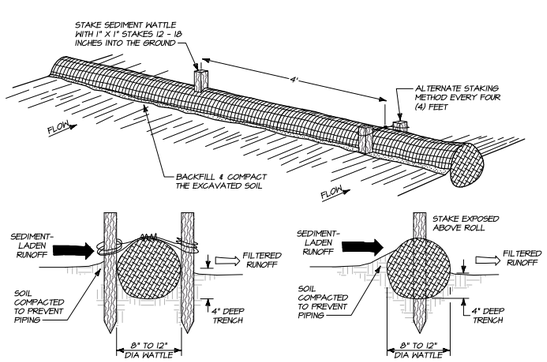
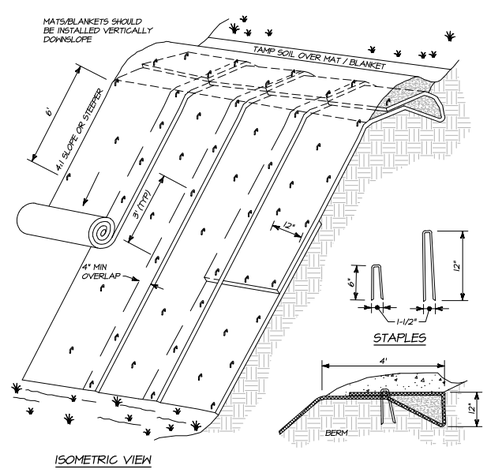
INSTALLATION OF WATTLE SEDIMENT BARRIER

1. PREPARE THE SLOPE BEFORE THE WATTLING PROCEDURE IS STARTED. SHALLOW GULLIES SHOULD BE SMOOTHED AS WORK PROGRESSES.
2. DIG SMALL TRENCHES ACROSS THE SLOPE ON CONTOUR, TO PLACE ROLLS IN. THE TRENCH SHOULD BE DEEP ENOUGH TO ACCOMMODATE HALF THE THICKNESS OF THE ROLL. WHEN THE SOIL IS LOOSE AND UNCOMPACTED, THE TRENCH SHOULD BE DEEP ENOUGH TO BURY THE ROLL 2/3 OF ITS THICKNESS BECAUSE THE GROUND WILL SETTLE.
3. IT IS CRITICAL THAT ROLLS ARE INSTALLED PERPENDICULAR TO WATER MOVEMENT, PARALLEL TO THE SLOPE CONTOUR. START BUILDING TRENCHES AND INSTALL ROLLS FROM THE BOTTOM OF THE SLOPE AND WORK UP.
4. CONSTRUCT TRENCHES AT CONTOUR INTERVALS DEPENDING ON STEEPNESS OF SLOPE. THE STEEPER THE SLOPE, THE CLOSER TOGETHER THE TRENCHES. LAY THE ROLL ALONG THE TRENCHES FITTING IT SNUGLY AGAINST THE SOIL. MAKE SURE NO GAPS EXIST BETWEEN THE SOIL AND THE STRAW WATTLE.
5. USE A STRAIGHT BAR TO DRIVE HOLES THROUGH THE WATTLE AND INTO THE SOIL FOR THE WILLOW OR WOODEN STAKES. DRIVE THE STAKE THROUGH PREPARED HOLE INTO SOIL. LEAVE ONLY ONE (1) OR TWO (2) INCHES OF STAKE EXPOSED ABOVE ROLL.
6. INSTALL STAKES AT LEAST EVERY FOUR (4) FEET APART THROUGH THE WATTLE AS SHOWN BELOW.
7. STRAW WATTLE SHALL BE 100% BIODEGRADABLE.
8. WATTLES AND STAKES SHALL BE REMOVED AND DISPOSED OF PROPERLY OFFSITE ONCE COVER CROP IS ESTABLISHED AND NOTICE IS RECEIVED FROM ENGINEER.



WATTLE SEDIMENT BARRIER DETAIL

NO SCALE



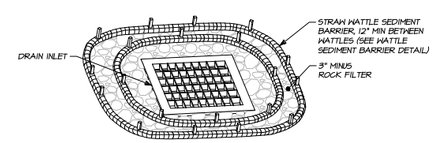
ISOMETRIC VIEW

NOTES:

1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
2. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
3. LAY NORTH AMERICAN GREEN BIONET C125BN BLANKETS LOOSELY OVER SEED AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

SLOPE STABILIZATION & EROSION CONTROL BLANKET INSTALLATION DETAIL

NO SCALE

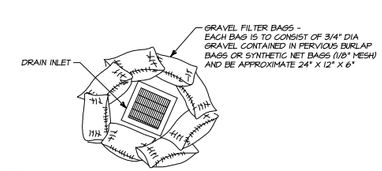


NOTES:

1. THIS DETAIL APPLIES TO DRAIN INLETS LOCATED IN NON-PAVED AREAS ONLY.
2. PLACE AND OVERLAP ENDS OF STRAW WATTLE SEDIMENT BARRIER SO THAT NO SPACE EXISTS BETWEEN THE ENDS OF THE SEDIMENT BARRIER.
3. REMOVE SEDIMENT AND DEBRIS AS IT ACCUMULATES TO ALLOW DRAINAGE INTO THE STORM DRAIN SYSTEM.
4. REMOVE FILTER AFTER CONSTRUCTION.

STRAW WATTLE DRAIN INLET FILTER DETAIL

NO SCALE



NOTES:

1. THIS DETAIL APPLIES TO DRAIN INLETS LOCATED IN PAVED AREAS ONLY.
2. PLACE AND OVERLAP ENDS OF GRAVEL BAG SEDIMENT BARRIER SO THAT NO SPACE EXISTS BETWEEN THE ENDS OF EACH INDIVIDUAL SEDIMENT BARRIER.
3. REMOVE SEDIMENT AND DEBRIS AS IT ACCUMULATES TO ALLOW DRAINAGE INTO THE STORM DRAIN SYSTEM.
4. REMOVE FILTER AFTER CONSTRUCTION.

GRAVEL BAG SEDIMENT FILTER INSTALLATION DETAIL

NO SCALE

ROMBAUER VINEYARDS
EROSION CONTROL PLAN
NAPA COUNTY — MAJOR MODIFICATION — CALIFORNIA

DATE: JULY 2014
JOB NO: 96-07
SHEET NO: C6
OF 16

12/15/2014 - 2:38 PM, K:\Eng5-S\LAND PROJECTS\1992-1999\ROTOPROJ\208 HP ENTRANCE\ACAD\PR-ACB\96-07-ENTRZ\96-07-ENTRZ\96-07-ENTRZ.DWG, C6-EC2, ANSI EXPAND B (17.00 X 11.00 INCHES), C:\ACADSCI PLOTTED BY BARTELT ENGINEERING, 707-258-1301