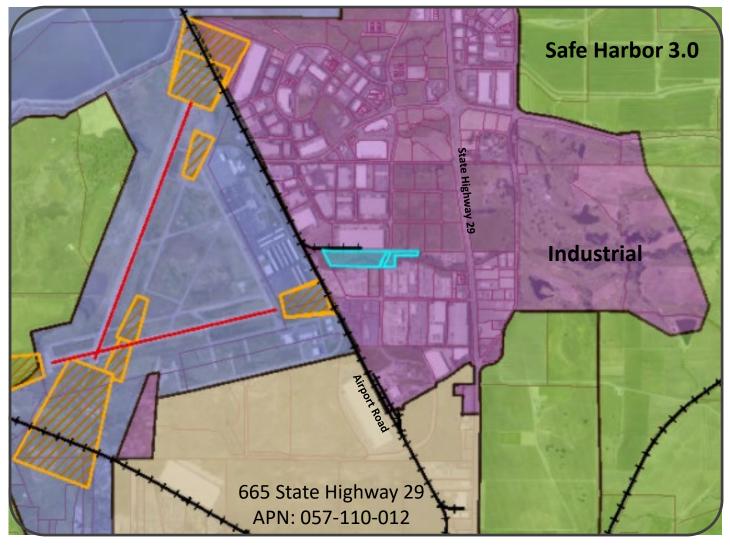
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Graphics

Safe Harbor 3.0 P18-00179-UP & P20-00217-TM Planning Commission Hearing Date December 16, 2020

NAPA COUNTY LAND USE PLAN 2008 – 2030



LEGEND



TRANSPORTATION

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

Agriculture, Watershed & Open Space

Study Area

Industrial

Urban Residential*

Rural Residential*

Public-Institutional

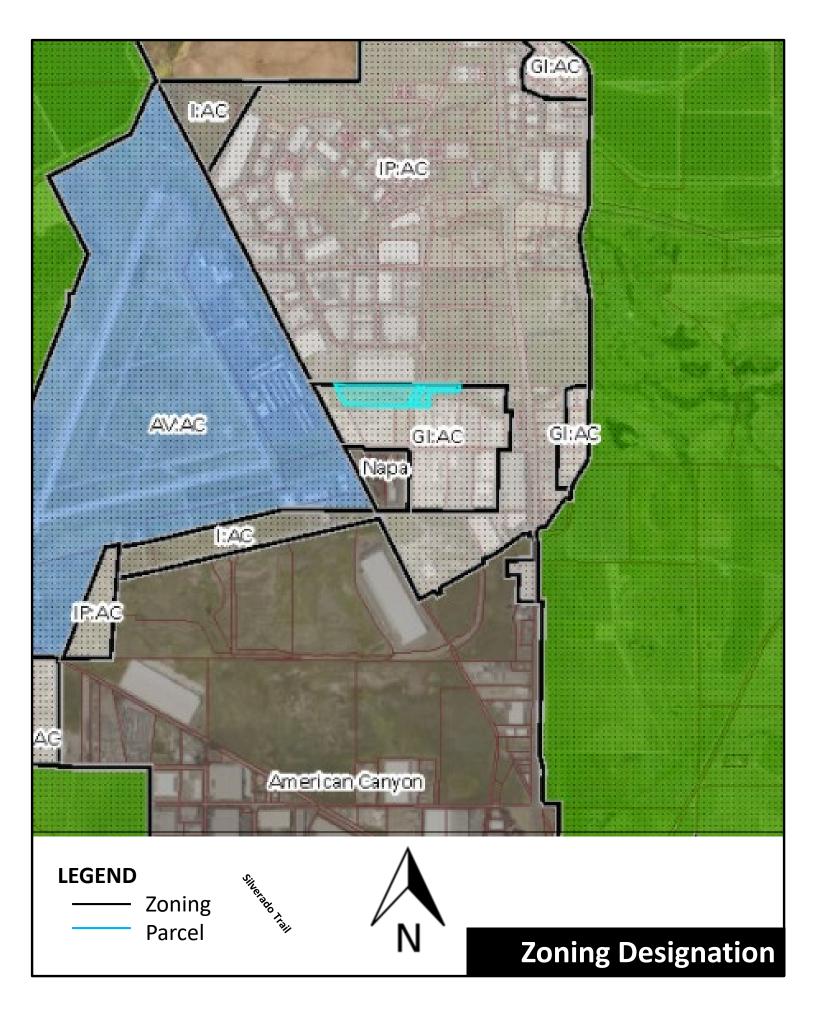
Napa Pipe Mixed Use

Cities

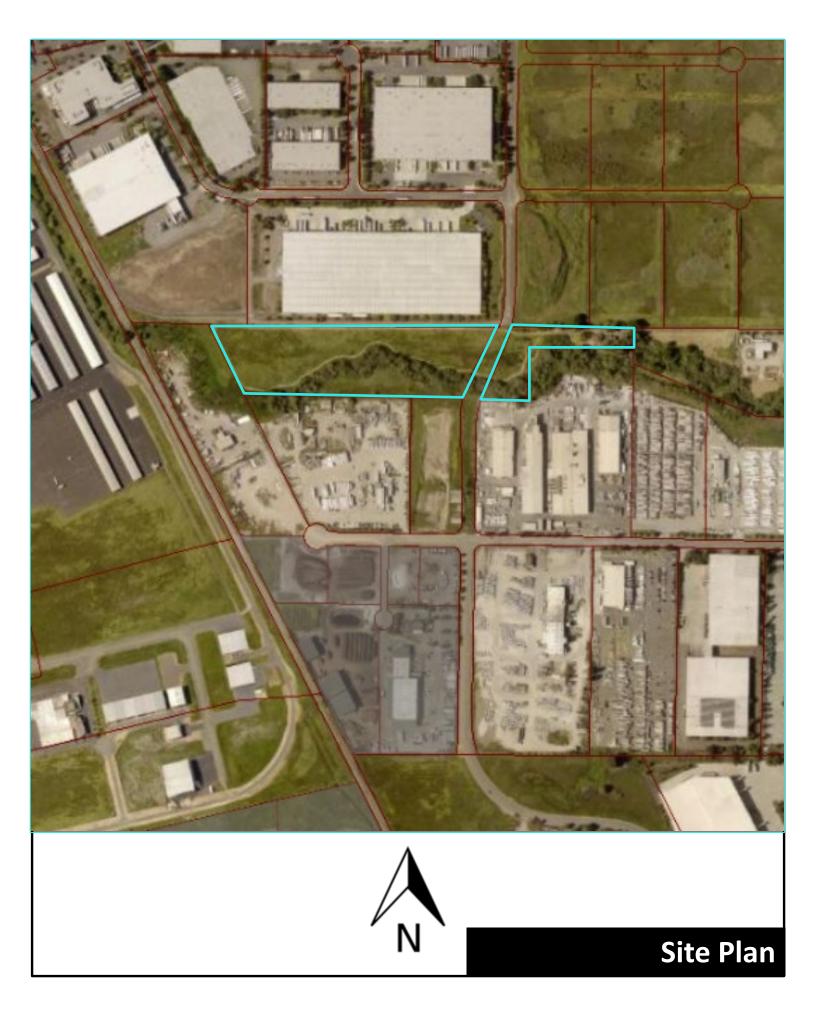
URBANIZED OR NON-AGRICULTURAL

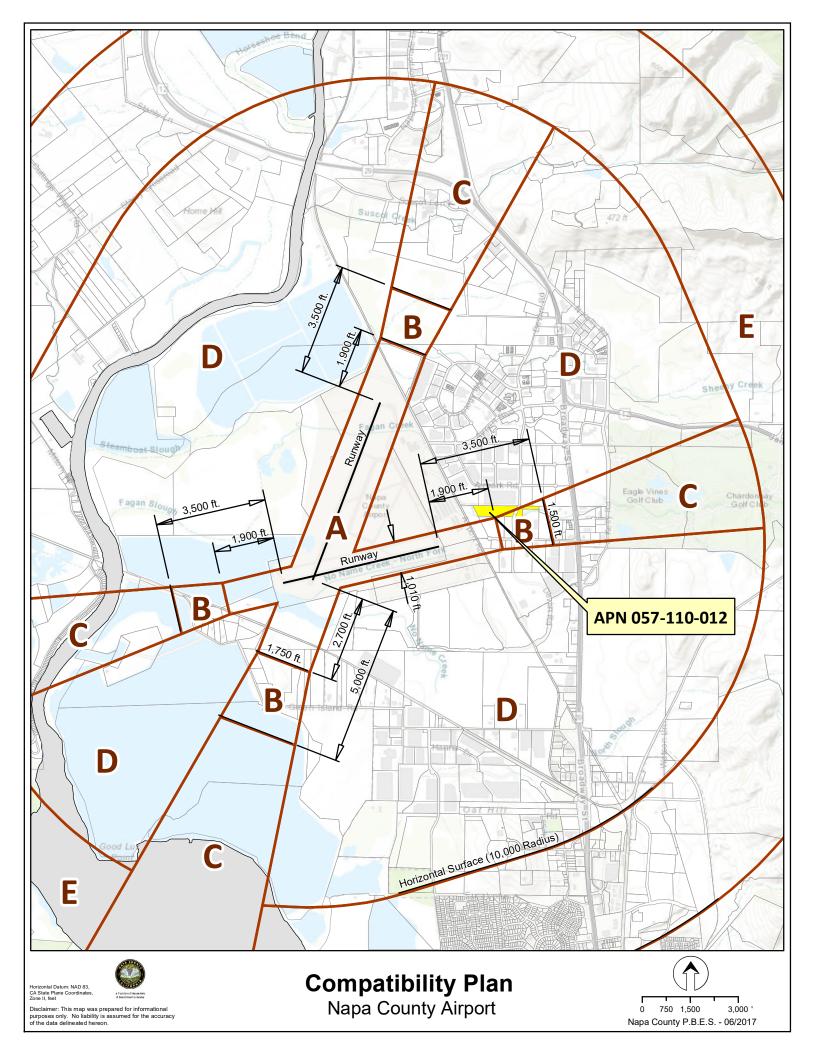
P18-00179-UP and P20-00217-PM Safe Harbor 3.0 APN: 057-110-012

OPEN SPACE









ASPHALTIC CONCRETE ANCHOR BOLT AIR CONDITIONING ASBESTOS CEMENT PIPE AREA DRAIN ADJUSTABLE ABOVE FINISH FLOOR ACCOMPT LAMINATED OR LAMINATE LAM LAT LAV LBS LATERAL LAVATORY POUNDS LINEAL FEET LIVE LOAD EXISTING POINT ELEVATION (PLAN) × 461.0' NEW OR REQUIRED POINT ELEVATION AGGREGATI MAXIMUM MACHINE BOLT MEDICINE CABINET MANHOLE MECHANICAL MEZZANINE MANJFACTURER EXISTING CONTOURS 1260 ALIENNATE ALUMINUM APPROXIMATE ARCHITECTURAL ASBESTOS ALL WEATHER INSULATED PANELS ELEVATION NOTED ON HIGH SIDE NEW CONTOURS 168 MISCELLANEOUS ELEVATION NOTED ON HIGH SIDE BUILDING BLOCKING BENCH MARI BEAM BOTTOM BUILT-UP DIMENSION REFERENCE POINT OR LEVEL LINE NEM NATIONAL ELECTRICAL CODE NOT IN CONTRACT NIGHT LIGHT N.E.C. CENTER LINE CABINET REVISION CADINET CALIFORNIA ADMINISTRATIVE CODE COLD AIR RETURN NOM. N.T.S. NOT TO SCALE DOOR TYPE OVENS OVERALL OBSCURE ON CENTER OVERFLOM DRAIN OVERFLOM DRAIN OVERHEAD ATCH BASIN ALIFORNIA ENERGY CODE $\langle A \rangle$ WINDOW NUMBER CAST IRON CAST IN PLACE CONSTRUCTION JOINT O.C. O.F.D. O.H. OPNG. OPP. -A (4) COLUMN REFERENCE GRIDS OR OPENING OPPOSITE

PROPERTY LINE PLATE OR PLATE LINE PLYMOOD PAIR (12) (A4) DETAIL WITH POUNDS PER SQUARE INCH 1302 RADIDS ROOF DRAIN REINFORCED CONCRETE PIPE REFRIGERATOR (354) EQUIPMENT NUMBER REGISTER REINFORCED OR REINFORCING REAURED REGILIENT ROOM ROUGH OPENING RIGHT OF WAY REDWOOD RAIN WATER LEADER

UP 17 R 11 1/2" T

DOT LINE

PASH & DOUBLE

BREAK LINE

WALL TYPE DESIGNATION REFERENCE SHEET NUMBER ROOM/SPACE NUMBER BUILDING SECTION WITH REFERENCE SHEET NUMBER WALL SECTION OR INTERIOR ELEVATION NITH REFERENCE SHEET NUMBER REFERENCE NORTH POINT TO BE PLACED ON EACH PLAN SHEET TRUE NORTH TO BE PLACED ON EACH SITE PLAN SHEET STAIR DIRECTION SYMBOL DASH & DOT LINE CENTER LINES, FLOOR LINES, IN EXTERIOR ELEVATIONS, PROJECTED LINES PROPERTY LINES, BOUNDARY LINES DASHED LINE HIDDEN LINES

TO BREAK OFF PARTS OF DRAWINGS

NDICATION ARROWS INDICATES DETAIL NUMBER SECTION INDICATES SHEET ON WHICH DETAIL IS SHOWN INDICATES SHEET ON WHICH SECTION IS SHOWN

ABBREVIATIONS

<u>OWNER/APPLICANT:</u> SAFE HARBOR PARTNERS, LLC CONTACT: ALAN SULLIVAN 110 RANCHERIA ROAD KENTFIELD, CA 94904 415-925-0911

ABC P. ADD J.F.G. ADD F.G. ADD

B.D. BLDC BLKC B.M. BM BOT. B.U.

CONC. COND. COND. CONST CONT.

DBL.

DWS. DSP DW

F.O.S.

FTG. FUR

GA. GAL` G.B. G.F.I

GL.B. GYP.

H.B. H.C. HDR. HGT. H.M. HORIZ HVAC.

IN. INFO. INSUL INT.

CLOSET CONCRETE MASONRY UNIT CLEAN OUT

DROP INLET DIAMETER DIMENSION DISPENSER DEAD LOAD DOWN DRAWING DOWNSPOUT DISPOSER DISHWASHER OR DRIVEWAY

COLUMN CONCRETE CONDITION CONNECTION CONSTRUCTION CONTINUOUS

DOUBLE DEPARTMENT

DETAIL DOUGLAS FIR DROP INLET

EAST EXISTING

EACH EXPANSION JOINT

FLOOR LINE FIRE ALARM FLOOR DRAIN FOUNDATION FIRE EXTINGUISHER FINISH FLOOR FIRE HYDRANT FINISH

FLASHING FLOOR(ING) FLUORESCENT FACE OF FACE OF CONCRETE FACE OF STUD FOOT

GLU-LAM LAM BEAM

HOSE BIBB HOLLOW CORE HEADER HEIGHT

INCHES INFORMATION INSULATION INTERIOR

LOW METAL

HORIZONTAL HEATING, VENTILATING & AIR CONDITIONING

GALVANIZED GRAB BAR GROUND FAULT INTERRUPTER GLASS

FOOT FOOTING FURRED

ECTRICAL EVATION MERGENCY

QUAL QUIPMENT

ACH WAY XISTING XTERIOR

ARCHITECT: GREG LeDOUX & ASSOCIATES, INC. CONTACT: GREG LeDOUX, ARCHITECT 48 WEST SIERRA AVENUE COTATI, CA 94931 (707) 795-8855

<u>CIVIL ENGINEER:</u> ALWAYS ENGINEERING CONTACT: JASON HOCHEDER, PE 131 STONY CIRCLE, SUITE 1000 SANTA ROSA, CA 9540 (707) 542-8795

PLANNING CONSULTANT BALANCED PLANNING, INC. CONTACT: BETH PAINTER IO CANOPY LANE NAPA, CA 94558 707-337-3385

ENVIRONMENTAL CONSULTANT MONK & ASSOCIATES, INC. CONTACT: GEOFF MONK & CHRISTY OWENS 1136 SARANAP AVENUE, SUITE Q WALNUT CREEK, CA 94595 925-947-4867

ARCHEOLOGIST CONSULTANT TOM ORIGER & ASSOCIATES CONTACT: TOM ORIGER P.O. BOX 1531 ROHNERT PARK, CA 94927 707-584-8200

GEOTECHNICAL ENGINEER: RGH CONSULTING CONTACT: ERIC CHASE 1305 NORTH DUTTON AVE SANTA ROSA, CA 95401 (707) 544-1072

P.L. PLUMB. PLY. PR.J. P.S.I. PT.

NRRRRRRRRRRRRRRRR

S.C. SCHED SCR SEC. SEL. SHT. SHWR SHW. SHW.

SPEC SQ. S.S. STD.

STL. STOR. STRUCT SUSP. SW SYM.

TEL. TEMP. T. & G.

T.S. T.V. TYP.

U.B.C. U.F.C. U.M.C. U.N.O. U.P.C.

VERT VEST VTR.

D_0_T. X_X_X_P. Z_X_X_P. X_X_Y_N. X_X_Y_N. X_X_Y_N. X_X_Y_N. X_X_Y_N. X_X_Y_N. X_Y_N. X_Y_N.

SOUTH SOLID CORE SCHEDULE SCREEN SELECT SELECT SQUARE FEET SHOKER SIMILAR SIMILAR

SLIDING SPECIFICATION SQUARE SANITARY SEWER STANDARD

TORAGE STRUCTURAL SUSPENDED SIDEWALK SYMMETRICAL

TOP OF CURE

TOILET PAPER TUBE STEEL TELEVISION TYPICAL

VESTIBULE VENT THRU ROOF

MITH MOOD MITHOUT MATER HEATER MATER CLOSET MATERPROOF WEAKENED PLANE JOINT WATER SERVICE

WEST WITH

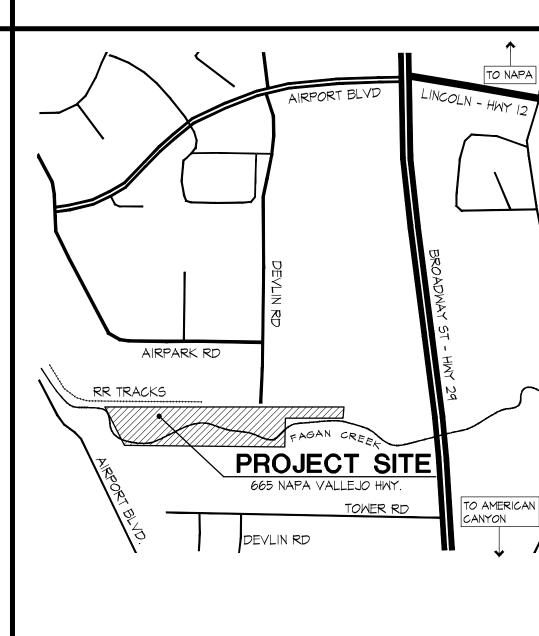
TELEPHONE TEMPERED TONGUE & GROOVE TOTAL LOAD

UNIFORM BUILDING CODE UNIFORM FIRE CODE UNIFORM MECHANICAL CODE UNLESS NOTED OTHERWISE UNIFORM PLUMBING CODE

LAND SURVEYOR RSA⁺ CONSULTING ENGINEERS CONTACT: WWW. RSACIVIL.COM 1515 FOURTH STREET NAPA, CALIFORNIA, 94559 (707) 252-3301

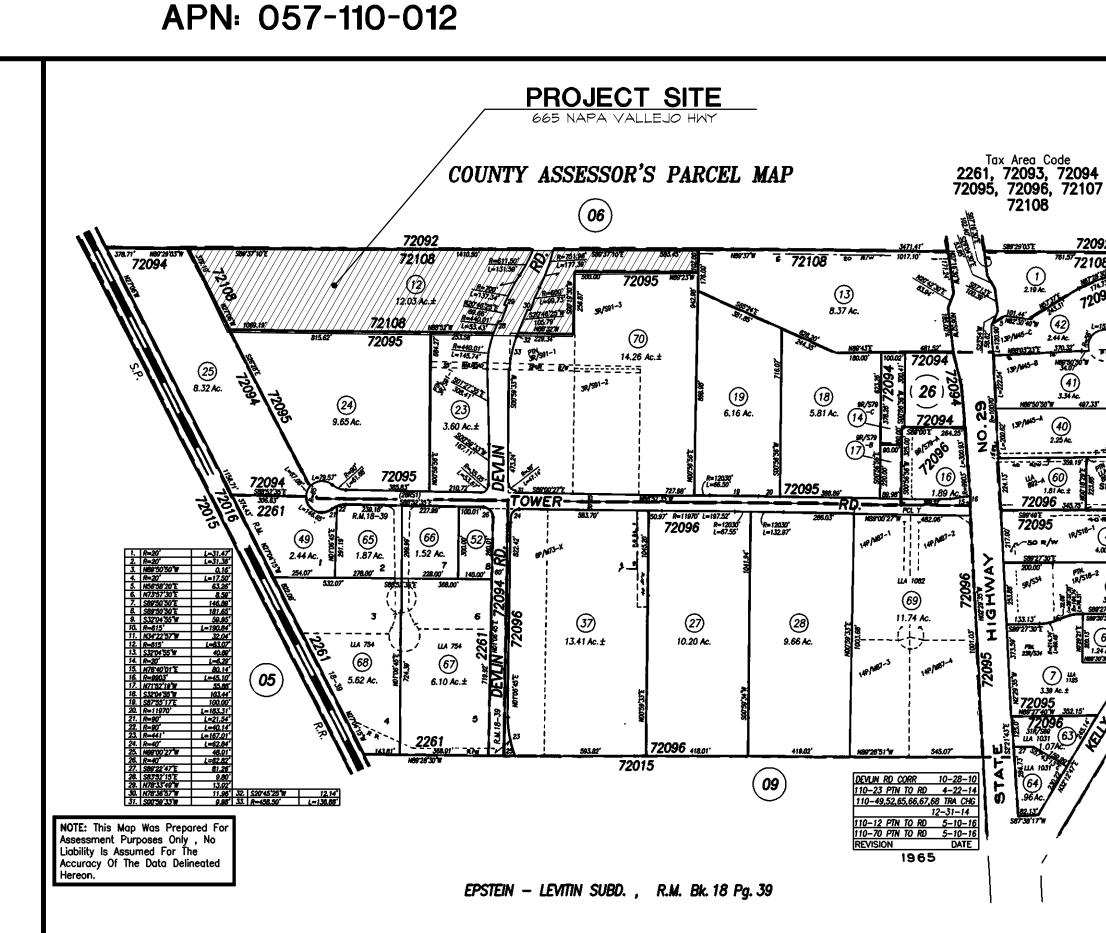
LANDSCAPE ARCHITECT PARKER SMITH LANDSCAPE ARCHITECT CONTACT: PARKER SMITH 1945 PINER RD. #25 SANTA ROSA, CALIFORNIA, 95403 (707)477-7502

LEGEND



<u>VICINITY</u> MAP NOT TO SCALE

A NEW WINERY & STORAGE FACILITY FOR: 665 NAPA VALLEJO HWY., NAPA COUNTY, CA



PARCEL MAP

	057-110-012
PARCEL AREA <u>BEFORE</u> DEVLIN ROAD:	12.98 ACRES (OR 565,575 S.F.)
PARCEL AREA <u>AFTER</u> DEVLIN ROAD:	12.18 ACRES (530,754 S.F.)
BUILDING FOOTPRINT:	BUILDING 'A' = 48,112 S.F. BUILDING 'B' = <u>16,858 S.F.</u> TOTAL = 64,970 S.F.
BUILDING FLOOR AREA 'A'	50,6l2 S.F.
BUILDING FLOOR AREA 'B'	16,858 S.F.
	TOTAL = 67,470 S.F.
F.A.R. (0.5)	64,970 SF ÷ 530,754 SF = <u>0.123</u>
	2.4 %
	GI:AC GENERAL INDUSTRIAL 'I' INDUSTRIAL
	III-B, SPRINKLERED
	'B', 'S-I', 'F-I'
	_ OFFICE/PRODUCTION/ BOTTLING/WINE STORAGE
ALLOWABLE BUILDING HEIGHT (BLDG 'A'+'E	3'):75 FT
BUILDING HEIGHT 'A':	44 FT
BUILDING HEIGHT 'B':	39 FT
FIRE SPRINKLER:	YES
WILDLAND - URBAN INTERFACE AREA:	NO
FEMA FLOODZONE:	ZONE "X"
FEMA PANEL NUMBER (AUG 2016) :	0605500609
RIPARIAN INFRINGEMENT	AREA = 3,923 S.F.
	SEE SHEET A3 FOR AREA ANALYSIS + CODE ANALYSIS

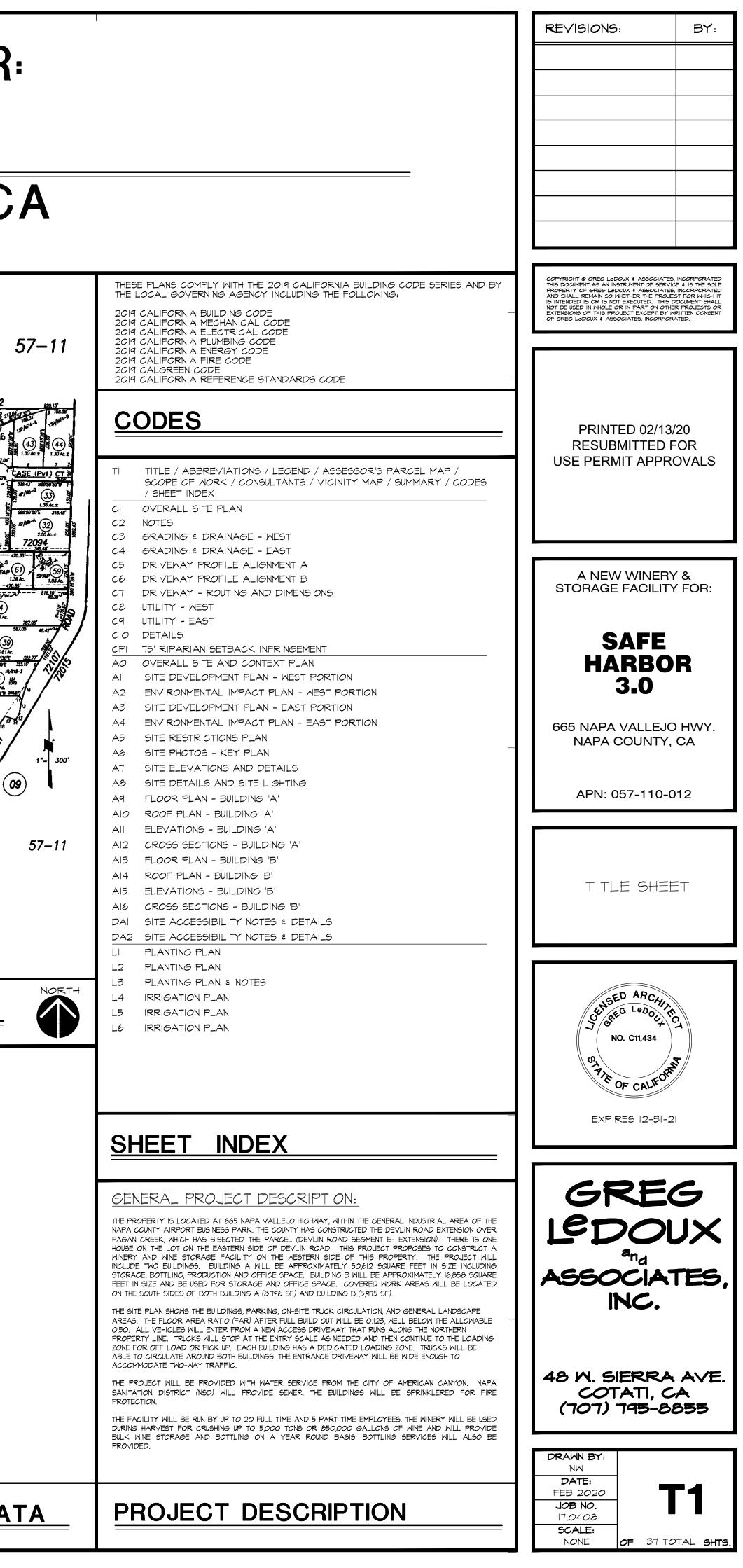
PARKING DATA	BUILD	NG 'A' + 'B'		
TYPE OF USE		AREA (SF)	RATIO	COUNT
TOTAL MAIN BUILDING 'A' AREA	=	50,612		
STORAGE @ (1/1,000)	=	20,000	0.0010	20.0
STORAGE @ (1/2,000)	=	3,975	0.0005	2.0
PRODUCTION @ (1/500)	=	8,665	0.0020	17.3
BOTTLING @ (1/500)	=	12,972	0.0020	25.9
0FFICE @ (1/250)	=	5,000	0.0040	20.0
TOTAL PARKING FOR BLDG. 'A'				85.2
TOTAL WAREHOUSE BLDG. 'B' AREA	=	16,858		
WAREHOUSE @ (1/2000)	WAREHOUSE @ (1/2000) = 15,150 0.0005			
0FFICE @ (1/250)	=	1,708	0.0040	6.8
TOTAL PARKING FOR BLDG 'B'				14.4
TOTAL PARKING REQUIRED FOR BO	тн ві	JILDINGS	=	99.6
TOTAL PARKING PROPOSED			=	51.0
FUTURE PARKING			=	49.0
TOTAL PARKING (CURRENT + FUTURE)		=	100.0
EMPLOYEE COUNT EXPEC	STED			
FULL TIME	=	20		
PART TIME	=	5		
TOTAL EMPLOYEES	=	25		

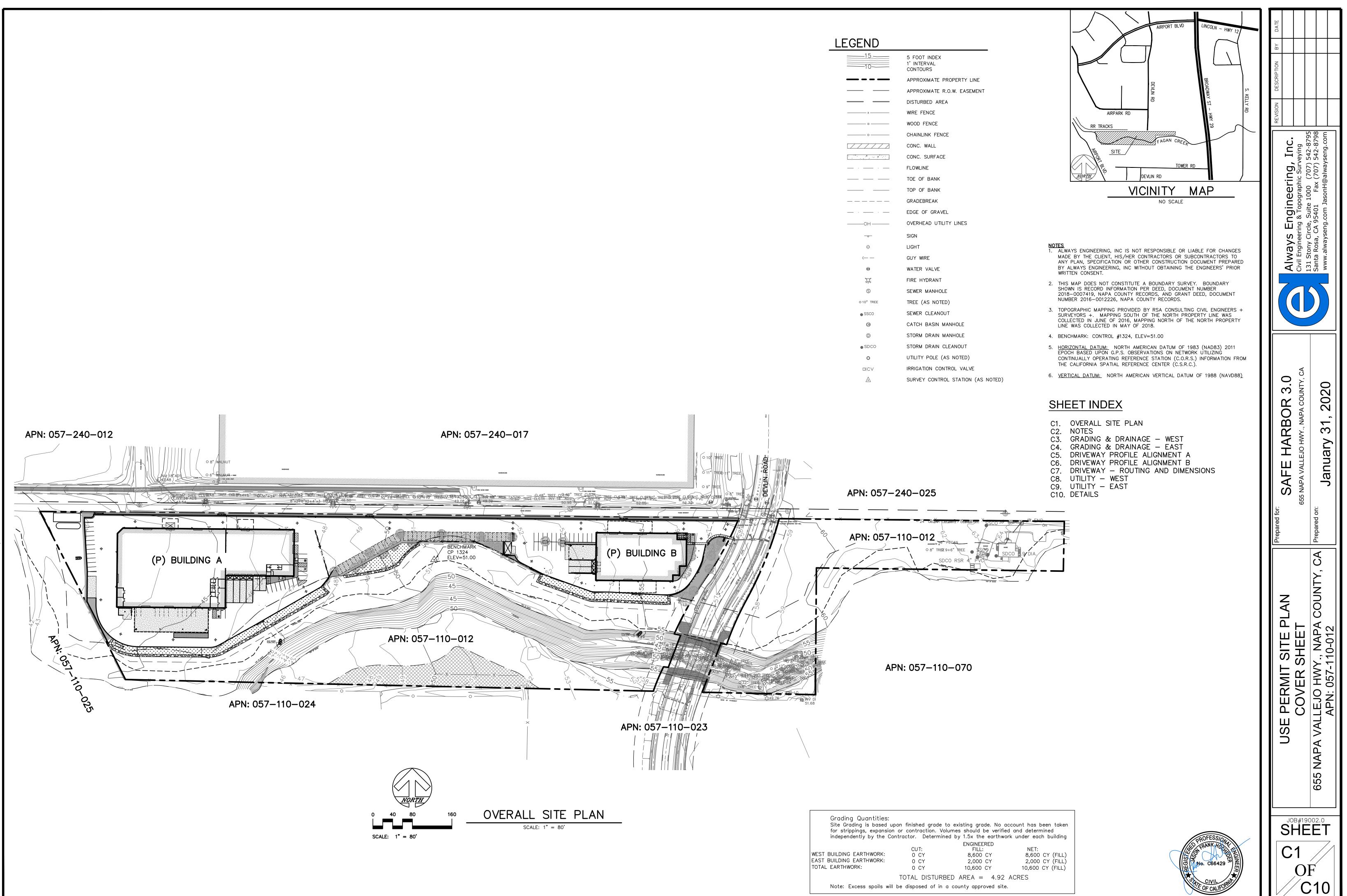
PTNL 19/518-2



SUMMARY

PARKING & EMPLOYEE DATA





5	5 FOOT INDEX 1' INTERVAL CONTOURS
	APPROXIMATE PRO
	APPROXIMATE R.O.
	DISTURBED AREA
< <u> </u>	WIRE FENCE
	WOOD FENCE
·	CHAINLINK FENCE
	CONC. WALL
	CONC. SURFACE
·	FLOWLINE
	TOE OF BANK
	TOP OF BANK
	GRADEBREAK
·	EDGE OF GRAVEL
	OVERHEAD UTILITY
	SIGN
X	LIGHT
_	GUY WIRE
•	WATER VALVE
k	FIRE HYDRANT
5	SEWER MANHOLE
TREE	TREE (AS NOTED)
CO	SEWER CLEANOUT
9	CATCH BASIN MAN
	STORM DRAIN MAN
000	STORM DRAIN CLE
	UTILITY POLE (AS
	IRRIGATION CONTR
2	SURVEY CONTROL

GENERAL NOTES:

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

UTILITY NOTES:

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

- 4. IF DISCREPANCIES OCCUR BETWEEN THESE NOTES, MATERIAL REFERENCED HEREIN OR MANUFACTURER'S RECOMMENDATIONS, THEN THE
- MOST PROTECTIVE SHALL APPLY

RAINY SEASON OPERATIONS

- PRACTICES GUIDE SHALL BE IMPLEMENTED AND FUNCTIONAL ON THE SITE AT ALL TIMES
- YEAR ROUND REQUIREMENTS
- CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.
- FENCING OR OTHER MEASURES BE NOTED ON THE PLAN.
- WATER
- BE INSTALLED
- FEET FROM TOE OF SLOPE.

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

> APPLICATION RATE (POUNDS PER ACRE)

SEED MIX Bromus mollis (BLANDO BROME) Trifolium hirtum (HYKON ROSE CLOVER) 20 FERTILIZER

16-20-0 & 15% SULPHUR MULCH STRAW

MATERIALS

HYDRAULIC STABILIZING* M-BINDER OR SENTINE EQUIVALENT MATERIAL

- *NON-ASPHALTIC, DERIVED FROM PLANTS 10. DUST CONTROL SHALL BE PROVIDED BY CONTRACTOR DURING ALL PHASES OF CONSTRUCTION.
- AND CONSTRUCTION HAS BEEN COMPLETED.
- TRANSPORT FROM THE CONSTRUCTION SITE.
- PROPER DISPOSAL SHALL BE COORDINATED BY THE CONTRACTOR.
- NO WASHOUT OF CONCRETE, MORTAR MIXERS, OR TRUCKS SHALL BE ALLOWED ON SOIL.
- BE CONDUCTED TO PREVENT THE DISCHARGE OF POLLUTANTS.
- 17. TEMPORARY RESTROOMS AND SANITARY FACILITIES SHALL BE LOCATED AND MAINTAINED DURING CONSTRUCTION ACTIVITIES TO PREVENT THE DISCHARGE OF POLLUTANTS.
- DISCHARGE OF POLLUTANTS.

REQUIRED FIRE PROTECTION NOTES HE NUMERICAL ADDRESS SHALL BE POSTED AT THE PUBLIC ROADWAY AND ANY OTHER

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

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

PERFORM EROSION PREVENTION AND SEDIMENT CONTROL IN ACCORDANCE WITH NAPA COUNTY AND CALIFORNIA CODE. 2. THE APPROVED PLANS SHALL CONFORM WITH THE GOVERNMENT AGENCY'S EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP'S) GUIDE AS POSTED ON THE GOVERNMENT AGENCY WEBSITE. THE OWNER IS RESPONSIBLE FOR PREVENTING STORM WATER POLLUTION GENERATED FROM THE CONSTRUCTION SITE YEAR ROUND. WORK SITES WITH INADEQUATE EROSION AND SEDIMENT CONTROL MAY BE SUBJECT TO A STOP WORK ORDER.

5. AT ALL TIMES THE OWNER IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH THE STATE OF CALIFORNIA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES OF STORM WATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY. CONSTRUCTION ACTIVITIES INCLUDE BUT ARE NOT LIMITED TO CLEARING, GRADING, EXCAVATION, STOCKPILING, AND RECONSTRUCTION OF EXISTING FACILITIES INVOLVING REMOVAL AND REPLACEMENT.

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

DURING THE NON-RAINY SEASON, ON ANY DAY WHEN THE NATIONAL WEATHER SERVICE FORECAST IS A CHANCE OF RAIN OF 30% OR GREATER WITHIN THE NEXT 24 HOURS, STORM WATER BMPS REFERENCED OR DETAILED IN GOVERNMENT AGENCY'S BEST MANAGEMENT PRACTICES GUIDE SHALL BE IMPLEMENTED, INSTALLED, AND FUNCTIONAL ON THE SITE TO PREVENT SOIL AND OTHER POLLUTANT DISCHARGES. AT ALL OTHER TIMES, BMPS SHOULD BE STORED ON SITE IN PREPARATION FOR INSTALLATION PRIOR TO RAIN FVENTS 2. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED BY THE OWNER BEFORE FORECASTED STORM EVENTS AND AFTER STORM EVENTS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES THAT HAVE FAILED OR ARE NO LONGER EFFECTIVE SHALL BE PROMPTLY REPLACED. EROSION PREVENTION AND SEDIMENT THE LIMITS OF GRADING SHALL BE DEFINED AND MARKED ON SITE TO PREVENT DAMAGE TO SURROUNDING VEGETATION. PRESERVATION

OF EXISTING VEGETATION SHALL OCCUR TO THE MAXIMUM EXTENT PRACTICABLE. ANY EXISTING VEGETATION WITHIN THE LIMITS OF GRADING THAT IS TO REMAIN UNDISTURBED BY THE WORK SHALL BE IDENTIFIED AND PROTECTED FROM DAMAGE BY MARKING, 4. CHANGES TO THE EROSION PREVENTION AND SEDIMENT CONTROL PLAN MAY BE MADE TO RESPOND TO FIELD CONDITIONS AND SHALL

DISCHARGES OF POTENTIAL POLLUTANTS FROM CONSTRUCTION SITES SHALL BE PREVENTED USING SOURCE CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SEDIMENT, TRASH, NUTRIENTS, PATHOGENS, PETROLEUM HYDROCARBONS, METALS, CONCRETE, CEMENT, ASPHALT, LIME, PAINT, STAINS, GLUES, WOOD PRODUCTS, PESTICIDES, HERBICIDES, CHEMICALS, HAZARDOUS WASTE, SANITARY WASTE, VEHICLE OR EQUIPMENT WASH WATER, AND CHLORINATED

6. ENTRANCE(S) TO THE CONSTRUCTION SITE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF POTENTIAL POLLUTANTS OFFSITE. POTENTIAL POLLUTANTS DEPOSITED ON PAVED AREAS WITHIN THE COUNTY RIGHT-OF-WAY, SUCH AS ROADWAYS AND SIDEWALKS. SHALL BE PROPERLY DISPOSED OF AT THE END OF EACH WORKING DAY OR MORE FREQUENTLY AS NECESSARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING CONSTRUCTION VEHICLES LEAVING THE SITE ON A DAILY BASIS TO PREVENT DUST, SILT, AND DIRT FROM BEING RELEASED OR TRACKED OFFSITE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AT THE END OF EACH WORKING DAY OR MORE OFTEN AS NECESSARY

7. ALL DISTURBED AREAS SHALL BE PROTECTED BY USING EROSION PREVENTION MEASURES TO THE MAXIMUM EXTENT PRACTICABLE, SUCH AS ESTABLISHING VEGETATION COVERAGE, HYDROSEEDING, STRAW MULCH, GEOTEXTILES, PLASTIC COVERS, BLANKETS OR MATS. TEMPORARY OR PERMANENT REVEGETATION SHALL BE INSTALLED AS SOON AS PRACTICAL AFTER VEGETATION REMOVAL BUT IN ALL CASES PRIOR TO OCTOBER 15. PRIOR TO FINAL INSPECTION, ALL DISTURBED AREAS SHALL BE REVEGETATED OR LANDSCAPING SHALL

8. WHENEVER IT IS NOT POSSIBLE TO USE EROSION PREVENTION MEASURES ON EXPOSED SLOPES, SEDIMENT CONTROL DEVICES SUCH AS FIBER ROLLS AND SILT FENCES SHALL BE INSTALLED TO PREVENT SEDIMENT MIGRATION. FIBER ROLLS AND SILT FENCES SHALL BE TRENCHED AND KEYED INTO THE SOIL AND INSTALLED ON CONTOUR. SILT FENCES SHALL BE INSTALLED APPROXIMATELY 2 TO 5

9. HYDROSEEDING SHALL BE CONDUCTED IN A THREE STEP PROCESS. FIRST, EVENLY APPLY SEED MIX AND FERTILIZER TO THE EXPOSED SLOPE. SECOND, EVENLY APPLY MULCH OVER THE SEED AND FERTILIZER. THIRD, STABILIZE THE MULCH IN PLACE. AN EQUIVALENT SINGLE STEP PROCESS, WITH SEED, FERTILIZER, WATER, AND BONDED FIBERS IS ACCEPTABLE

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500

4000

PER MANUFACTURER

11. STORM DRAIN INLETS SHALL BE PROTECTED FROM POTENTIAL POLLUTANTS UNTIL DRAINAGE CONVEYANCE SYSTEMS ARE FUNCTIONAL

12. ENERGY DISSIPATERS SHALL BE INSTALLED AT STORM DRAIN OUTLETS WHICH MAY CONVEY EROSIVE STORM WATER FLOW. 13. SOIL, MATERIAL STOCKPILES, AND FERTILIZING MATERIAL SHALL BE PROPERLY PROTECTED TO MINIMIZE SEDIMENT AND POLLUTANT

14. SOLID WASTE, SUCH AS TRASH, DISCARDED BUILDING MATERIALS AND DEBRIS, SHALL BE PLACED IN DESIGNATED COLLECTION AREAS OR CONTAINERS. THE CONSTRUCTION SITE SHALL BE CLEARED OF SOLID WASTE DAILY OR AS NECESSARY. REGULAR REMOVAL AND

15. A CONCRETE WASHOUT AREA, SUCH AS A TEMPORARY PIT, SHALL BE DESIGNATED TO CLEAN CONCRETE TRUCKS AND TOOLS. AT NO TIME SHALL CONCRETE PRODUCTS AND WASTE BE ALLOWED TO ENTER COUNTY WATERWAYS SUCH AS CREEKS OR STORM DRAINS.

16. PROPER APPLICATION, CLEANING, AND STORAGE OF POTENTIALLY HAZARDOUS MATERIALS, SUCH AS PAINTS AND CHEMICALS, SHALL

18. APPROPRIATE VEHICLE STORAGE, FUELING, MAINTENANCE, AND CLEANING AREAS SHALL BE DESIGNATED AND MAINTAINED TO PREVENT

INTERSECTIONS OR RESIDENTIAL ROADWAY. HEIGHT AND NUMBERS SHALL BE A MINIMUM OF 4

STRUCTURES OR TO THE PROPERTY LINES. GREATER CLEARANCE MAYBE REQUIRED UPON

SEPARATE FROM THE FIRE APPARATUS TURN AROUND AREA. THE FIRE HYDRANT TURNOUT

9. BOLLARD PROTECTION IS REQUIRED AT ALL HYDRANTS. SEE DETAILS #2 & #3 OF THE

TO ACCESS ANY STRUCTURE SHALL COMPLY WITH THE NAPA COUNTY FIRE SAFE STANDARDS.

GRADING AND DRAINAGE NOTES

I. PERFORM GRADING AND DRAINAGE IMPROVEMENTS IN ACCORDANCE WITH NAPA COUNTY AND CALIFORNIA CODE [AND TO THE RECOMMENDATIONS OF THE SOILS ENGINEERING REPORT, PREPARED BY RGH CONSULTANTS, DECEMBER 19, 2018.

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

GRADING AND DRAINAGE INSPECTION NOTES

THE PERMITTEE AND THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE WORK TO BE PERFORMED IN COMPLIANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND ANY PERMIT CONDITIONS. WORK SHALL BE SUBJECT TO INSPECTION AS REQUIRED BY THE PERMIT AUTHORITY TO VERIFY COMPLIANCE. THE CONTRACTOR SHALL CONSULT THE PROJECT JOB CARD FOR COORDINATION OF INSPECTION REQUESTS.

2. PRIOR TO THE START OF ANY GRADING WORK, THE PERMITTEE SHALL HAVE A PRE-CONSTRUCTION CONSULTATION WITH NAPA COUNTY STAFF TO DISCUSS THE SCOPE OF THE PROJECT, PERMIT CONDITIONS, REQUIRED INSPECTIONS, APPROPRIATE APPLICATION OF BEST MANAGEMENT PRACTICES (BMPS) AND ANY OTHER CONSTRUCTION ISSUES.

3. NAPA COUNTY MAY REQUIRE PROFESSIONAL INSPECTIONS AND CERTIFICATIONS TO VERIFY PROPER COMPLETION OF THE WORK. WHERE THE USE OF PROFESSIONAL PERSONNEL IS REQUIRED, THESE PERSONNEL SHALL IMMEDIATELY REPORT IN WRITING TO GOVERNMENT AGENCY AND THE PERMITTEE ANY INSTANCE OF WORK NOT IN COMPLIANCE WITH THE APPROVED PLANS, SPECIFICATIONS, OR ANY PERMIT CONDITIONS. IF PROFESSIONAL PERSONNEL IS CHANGED DURING THE COURSE OF THE WORK, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT INDIVIDUAL HAS NOTIFIED GOVERNMENT AGENCY IN WRITING OF THEIR AGREEMENT TO ACCEPT RESPONSIBILITY FOR APPROVAL OF THE COMPLETED WORK WITHIN THE AREA OF THEIR TECHNICAL COMPETENCE.

4. NAPA COUNTY SHALL FINAL A PERMIT WHEN ALL WORK, INCLUDING THE INSTALLATION OF ALL DRAINAGE IMPROVEMENTS AND THEIR PROTECTIVE DEVICES, AND ALL STORM WATER BEST MANAGEMENT PRACTICES, HAVE BEEN COMPLETED IN COMPLIANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND ALL FINAL REPORTS REQUIRED BY NAPA COUNTY HAVE BEEN SUBMITTED AND ACCEPTED. FINAL REPORTS MAY INCLUDE: AS-BUILT PLANS, TESTING RECORDS, PROFESSIONAL OPINIONS, AND DECLARATIONS ABOUT COMPLETED WORK FROM PROFESSIONAL PERSONNEL. SIMILAR REPORTS MAY BE REQUIRED AT OTHER STAGES OF THE WORK.

5. THE PERMITTEE SHALL PROVIDE ADEQUATE AND SAFE ACCESS TO THE SITE FOR INSPECTION DURING THE PERFORMANCE OF ALL WORK.

6. DURING CONSTRUCTION ACTIVITIES, THE PROJECT SITE ADDRESS SHALL BE POSTED AS FOLLOWS: (1) THE STREET NUMBERS MUST BE AT LEAST FOUR INCHES TALL, WITH A REFLECTIVE SURFACE. (2) THE ADDRESS MUST BE VISIBLE FROM BOTH DIRECTIONS ALONG THE ROAD. (3) THE ADDRESS MUST BE POSTED AT ALL FORKS IN ANY ACCESS ROAD AND AT THE SITE.

ABBREVIATIONS

	ANGLE AND	LS LT	LANDSCAPE	DATE			
	AT	MH	LEFT MANHOLE	B			
	CENTERLINE	MAX	MAXIMUM				
OR DIA	DEGREE DIAMETER	MIN MISC	MINIMUM MISCELLANEOUS				
-	FLOWLINE	N	NORTH	SCRIPTION			
	PARALLEL	N.I.C.	NOT IN CONTRACT	ЪТ			
	PERCENT PERPENDICULAR	N.T.S. NO. OR #	NOT TO SCALE NUMBER	SCR			
_	PROPERTY LINE	0.C.	ON CENTERS	DES			
C D	ASPHALT CONCRETE	O.D.	OUTSIDE DIAMETER	1			
ו'סכ	AREA DRAIN ADDITIONAL	OH PI	OVERHEAD POINT OF INTERSECTION	z			
GG	AGGREGATE	POVC	POINT ON VERTICAL CURVE	REVISION			
PPROX VG		PP	POWER POLE	Ň			
ASMAA	AVERAGE BAY AREA STORM WATER	PSD PUE	PERFORATED SUBDRAIN PUBLIC UTILITES EASEMENT	~			
	MANAGEMENT ASSOCIATION	PVC	POLYVINYLCHLORIDE	lr		Б	
C	OF AGENCIES	PW	PROCESS WASTEWATER			542-8795	542-8798 seng.com
, E	BEGIN CURVE BASE FLOOD ELEVATION	PT PVMT	POINT PAVEMENT		D D D	, တိုင်	ρ - Ο
L I	BASE FLOOD ELEVATION BOTTOM OF GRAVEL LAYER	R/W	RIGHT OF WAY	11,	Inc eying	, 5 ;	
	BENCH MARK	R OR RAD	RADIUS	 ⁻	, e	ы С	
L C	BUILDING SET BACK LINE	R.C.	RELATVE COMPACTION REFERENCE	1	Ω ^j	7	va'.
S	BEGIN VERTICAL CURVE CHAIN DOWNSPOUT	REF REINF	REINFORCING	1		(207)	alv alv
	CONTROL JOINT	REQ'D	REQUIRED	I I ·	L <u>j</u>		. Fax (707) JasonH@alway
0	CORRUGATED METAL PIPE	RIM	RIM ELEVATION OF	1	a de	· 0 i	та Т
?	CLEANOUT CLEAR		BASMAA FEATURE	1	D p	, Ō	ISO
	COUNTY	RT S	RIGHT SOUTH OR SLOPE	1	Gineerin (Topographic)	Suite 1000	
	CONCRETE	SAD	SEE ARCHITECTURAL DRAWINGS	II .	D ⊢	, rit	È E
NST NT	CONSTRUCTION CONTINUOUS	SCD	SEE CIVIL DRAWINGS			S S S S S S S S S S S S S S S S S S S	Ϋ́ς
2	CENTER	SD	STORM DRAIN	I I 1	Шg) e c	ק ה
	DROP INLET	SED SF	SEE ELECTRICAL DRAWINGS SQUARE FEET		. <u> </u>		Sel C
N		SFPD	SEE FIRE PROTECTION DRAWINGS		\sim	Ú,	ay:
'G	DIAMETER DRAWING	SG	SUBGRADE	1	<u>a</u> i	, u	ŏ ≥́ ≥́
-	EAST	SLAD	SEE LANDSCAPE ARCHITECTS DRAWINGS	1	Always Civil Engine	31 Stony Circle, S	unta Kosa, CA 95401 ww.alwayseng.com
	END CURVE	SPD	SEE PLUMBING DRAWINGS	.	<u> </u>		N M M
	EACH FACE EACH SIDE	SMD	SEE MECHANICAL DRAWINGS	 •	تَ ک	13	S ≥
N	EDGE OF TRAVELLED WAY	SS	STAINLESS STEEL OR SANITARY SEWER	📁			
2	END VERTICAL CURVE	SSD	SEE STRUCTURAL DRAWINGS		7		
1	EACH WAY EACH	SSP	SEE SEPTIC PLANS		-	1^{\sim}	
OR ELEV	ELEVATION	SSR	SEE SOILS REPORT				
EC OR E	ELECTRICAL	SSMH SIM	SANITARY SEWER MANHOLE SIMILAR				
BED	EMBEDMENT EQUAL OR EQUATION	SPEC	SPECIFICATION				
ST OR (E)	EQUAL OR EQUATION EXISTING	SQ	SQUARE	🔨			
S	FLARED END SECTION	SRD	SEE REFRIGERATION DRAWINGS				~
		STA	STATION				
	FINISH GRADE	STA STD	STATION STANDARD			<u> </u>	
	FINISH GRADE FIRE HYDRANT	STD STRUC	STANDARD STRUCTURAL				
	FINISH GRADE FIRE HYDRANT FIRE PROTECTION FINISH	STD STRUC T	STANDARD STRUCTURAL TELEPHONE				
	FINISH GRADE FIRE HYDRANT FIRE PROTECTION FINISH FOOT OR FEET	STD STRUC	STANDARD STRUCTURAL				
	FINISH GRADE FIRE HYDRANT FIRE PROTECTION FINISH FOOT OR FEET FOOTING	STD STRUC T TBM TC TCC	STANDARD STRUCTURAL TELEPHONE TEMPORARY BENCH MARK TOP OF CONCRETE TOP OF CONCRETE CURB				
	FINISH GRADE FIRE HYDRANT FIRE PROTECTION FINISH FOOT OR FEET	STD STRUC T TBM TC TCC TD	STANDARD STRUCTURAL TELEPHONE TEMPORARY BENCH MARK TOP OF CONCRETE TOP OF CONCRETE CURB TOP OF DECK				
	FINISH GRADE FIRE HYDRANT FIRE PROTECTION FINISH FOOT OR FEET FOOTING FUTURE GAS, ROAD GRADIENT GRADE BREAK	STD STRUC T TBM TC TCC TD TG	STANDARD STRUCTURAL TELEPHONE TEMPORARY BENCH MARK TOP OF CONCRETE TOP OF CONCRETE CURB TOP OF DECK TOP OF GRATE				
	FINISH GRADE FIRE HYDRANT FIRE PROTECTION FINISH FOOT OR FEET FOOTING FUTURE GAS, ROAD GRADIENT GRADE BREAK GATE VALVE	STD STRUC T TBM TC TCC TD	STANDARD STRUCTURAL TELEPHONE TEMPORARY BENCH MARK TOP OF CONCRETE TOP OF CONCRETE CURB TOP OF DECK TOP OF GRATE TOP GRAVEL LAYER TOP OF PAVEMENT				
	FINISH GRADE FIRE HYDRANT FIRE PROTECTION FINISH FOOT OR FEET FOOTING FUTURE GAS, ROAD GRADIENT GRADE BREAK	STD STRUC T TBM TC TCC TD TG TGL TP TSL	STANDARD STRUCTURAL TELEPHONE TEMPORARY BENCH MARK TOP OF CONCRETE TOP OF CONCRETE CURB TOP OF DECK TOP OF GRATE TOP GRAVEL LAYER TOP OF PAVEMENT TOP SOIL LAYER				20
<u>-</u> V	FINISH GRADE FIRE HYDRANT FIRE PROTECTION FINISH FOOT OR FEET FOOTING FUTURE GAS, ROAD GRADIENT GRADE BREAK GATE VALVE GALVANIZED HEAVY DUTY HIGH POINT	STD STRUC T TBM TC TCC TD TG TGL TP TSL TAN, T	STANDARD STRUCTURAL TELEPHONE TEMPORARY BENCH MARK TOP OF CONCRETE TOP OF CONCRETE CURB TOP OF DECK TOP OF GRATE TOP GRAVEL LAYER TOP OF PAVEMENT TOP SOIL LAYER TANGENT	ົ			020
G T LV RIZ	FINISH GRADE FIRE HYDRANT FIRE PROTECTION FINISH FOOT OR FEET FOOTING FUTURE GAS, ROAD GRADIENT GRADE BREAK GATE VALVE GALVANIZED HEAVY DUTY HIGH POINT HORIZONTAL	STD STRUC T TBM TC TCC TD TG TGL TP TSL TAN, T TOW	STANDARD STRUCTURAL TELEPHONE TEMPORARY BENCH MARK TOP OF CONCRETE TOP OF CONCRETE CURB TOP OF DECK TOP OF GRATE TOP OF GRATE TOP GRAVEL LAYER TOP OF PAVEMENT TOP SOIL LAYER TANGENT TOP OF WALL	ົ			2020
- .V RIZ	FINISH GRADE FIRE HYDRANT FIRE PROTECTION FINISH FOOT OR FEET FOOTING FUTURE GAS, ROAD GRADIENT GRADE BREAK GATE VALVE GALVANIZED HEAVY DUTY HIGH POINT	STD STRUC T TBM TC TCC TD TG TGL TP TSL TAN, T	STANDARD STRUCTURAL TELEPHONE TEMPORARY BENCH MARK TOP OF CONCRETE TOP OF CONCRETE CURB TOP OF DECK TOP OF GRATE TOP OF GRATE TOP GRAVEL LAYER TOP OF PAVEMENT TOP SOIL LAYER TANGENT TOP OF WALL THICK TYPICAL	ົ			2020
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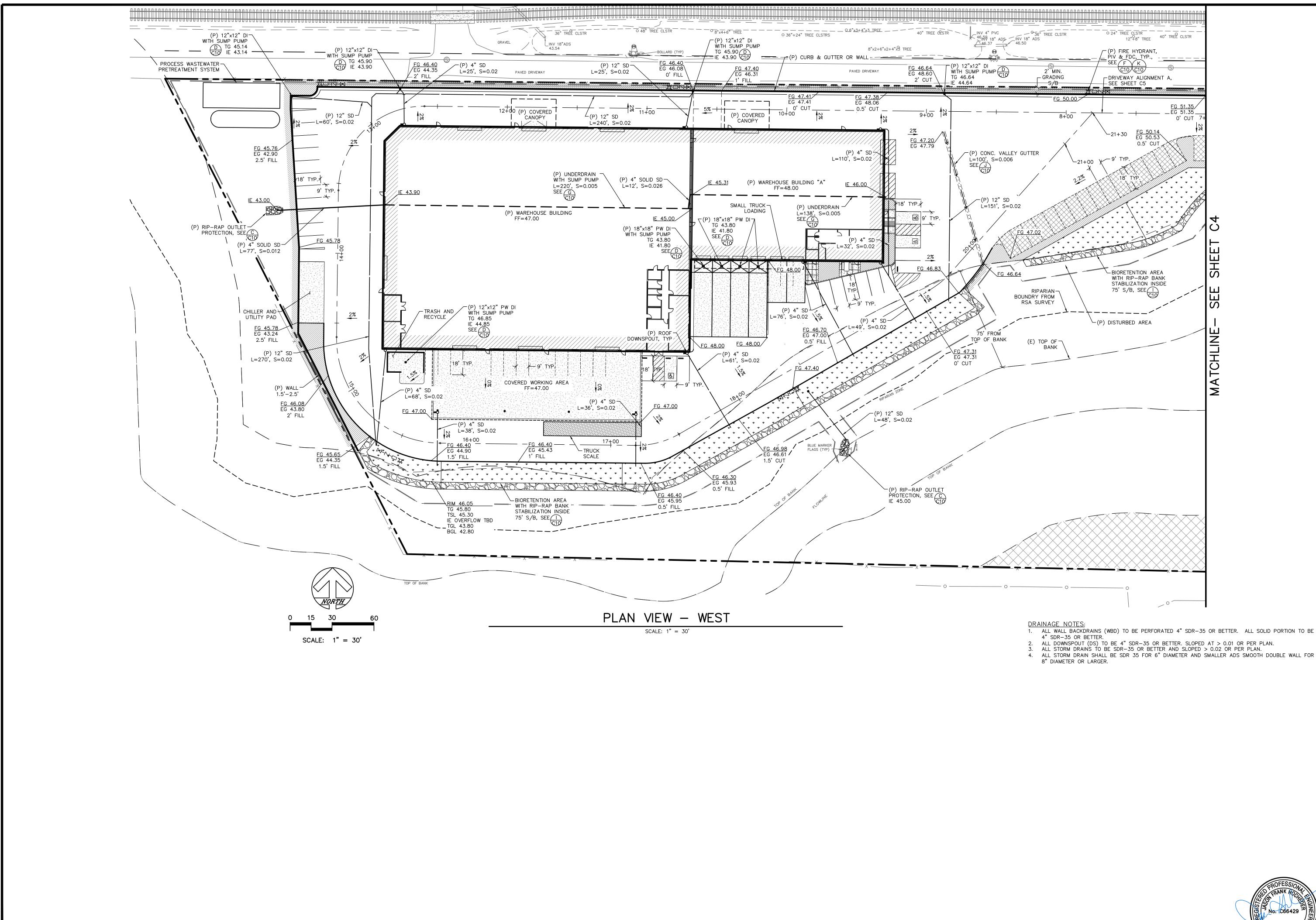
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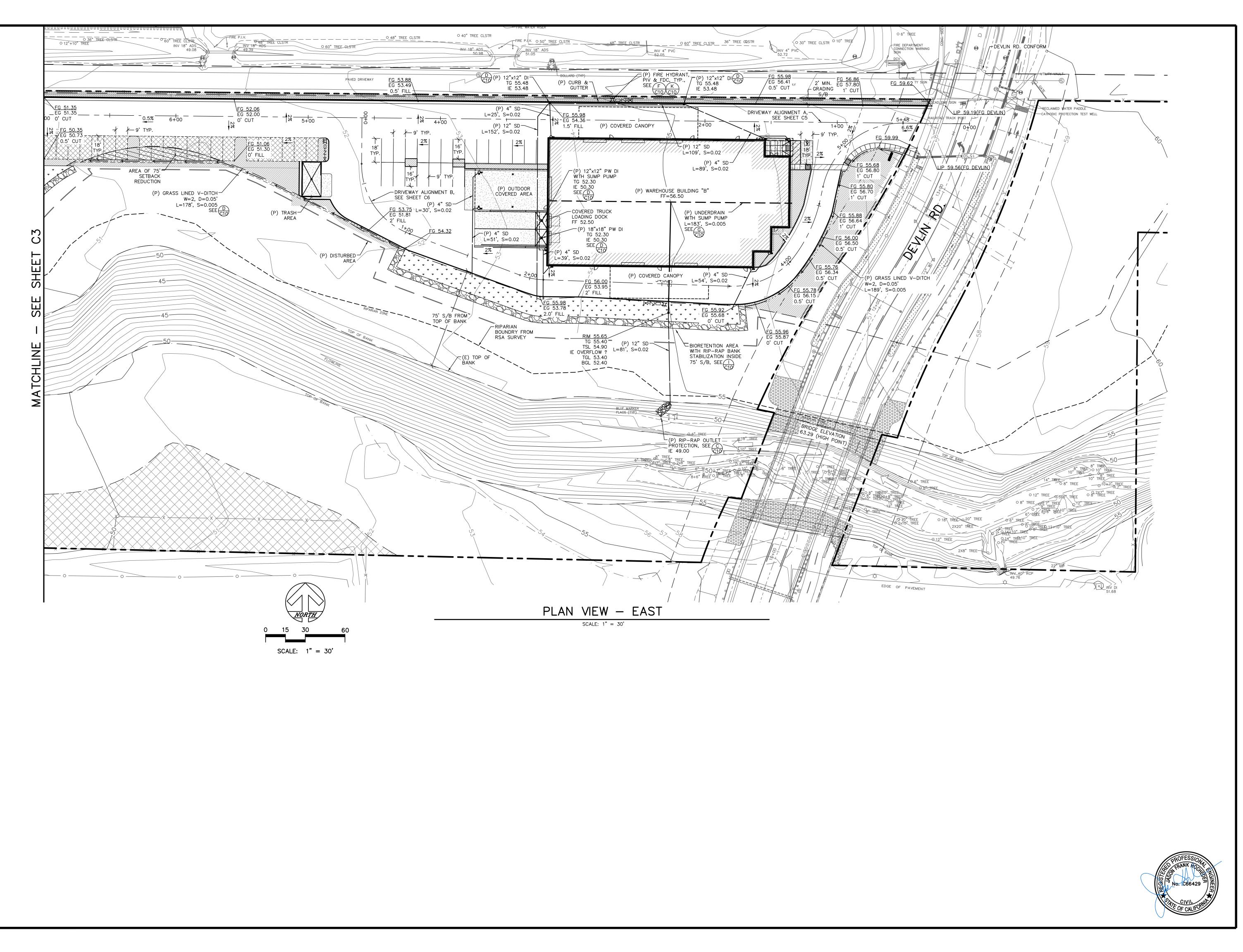


4. ALL STORM DRAIN SHALL BE SDR 35 FOR 6" DIAMETER AND SMALLER ADS SMOOTH DOUBLE WALL FOR

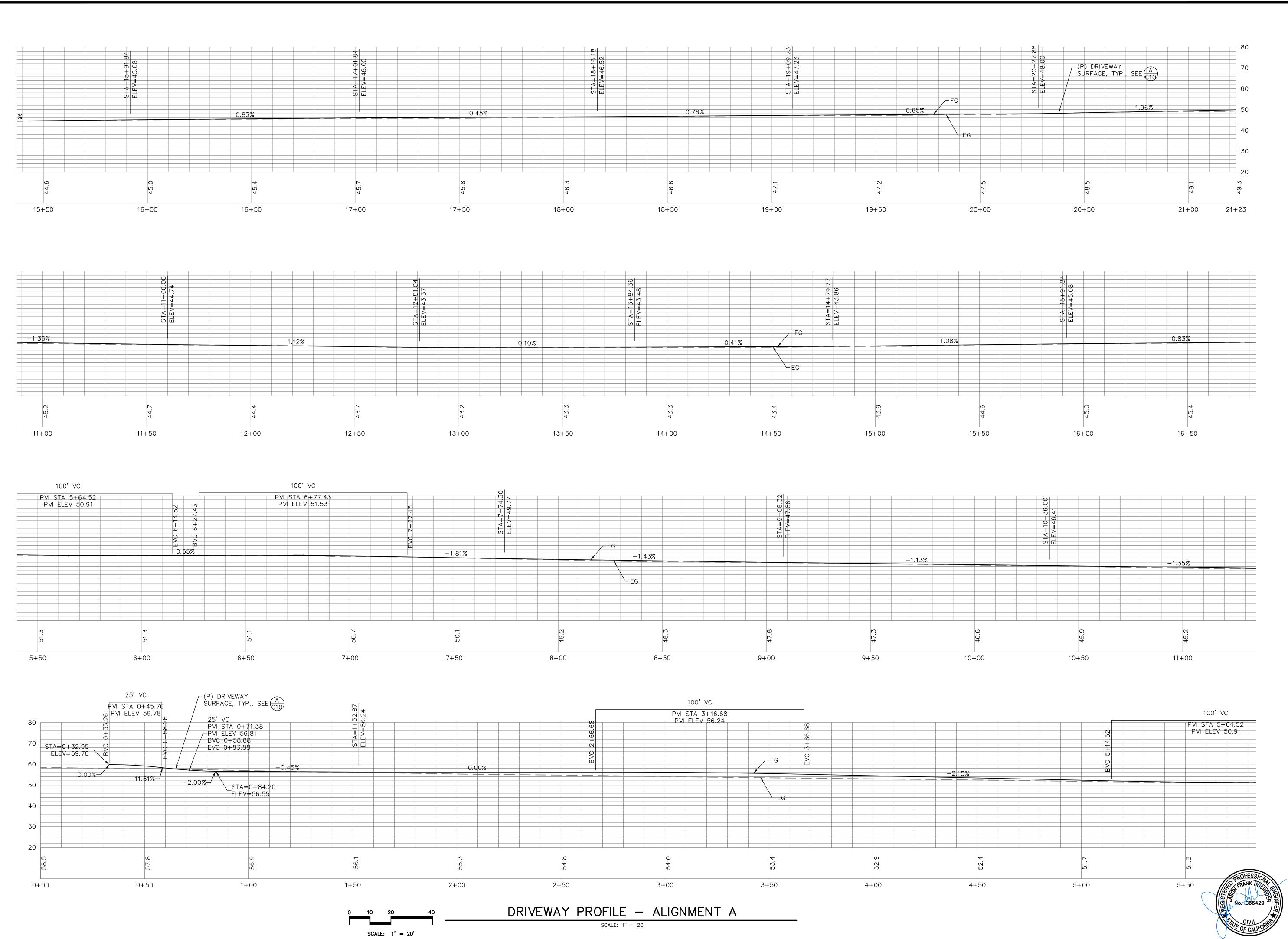


REVISION DESCRIPTION BY DATE	vays Engineering, Inc.	Engineering & Topographic Surveying	131 Stony Circle, Suite 1000 (707) 542-8795	www.alwavseng.com JasonH@alwavseng.com	
	AIV	Civil	131 Stony Ci		
Prepared for:	SAFE HARBOR 3.0	655 NAPA VALLEJO HWY., NAPA COUNTY, CA			
	USE PERMIT STE PLAN	GRADING & DRAINAGE - WEST			APN: 05/-110-012
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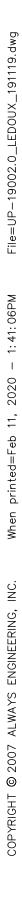


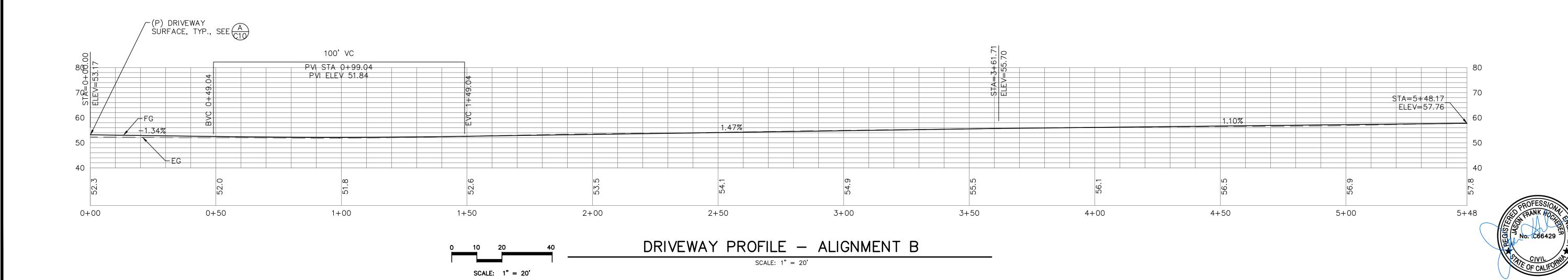


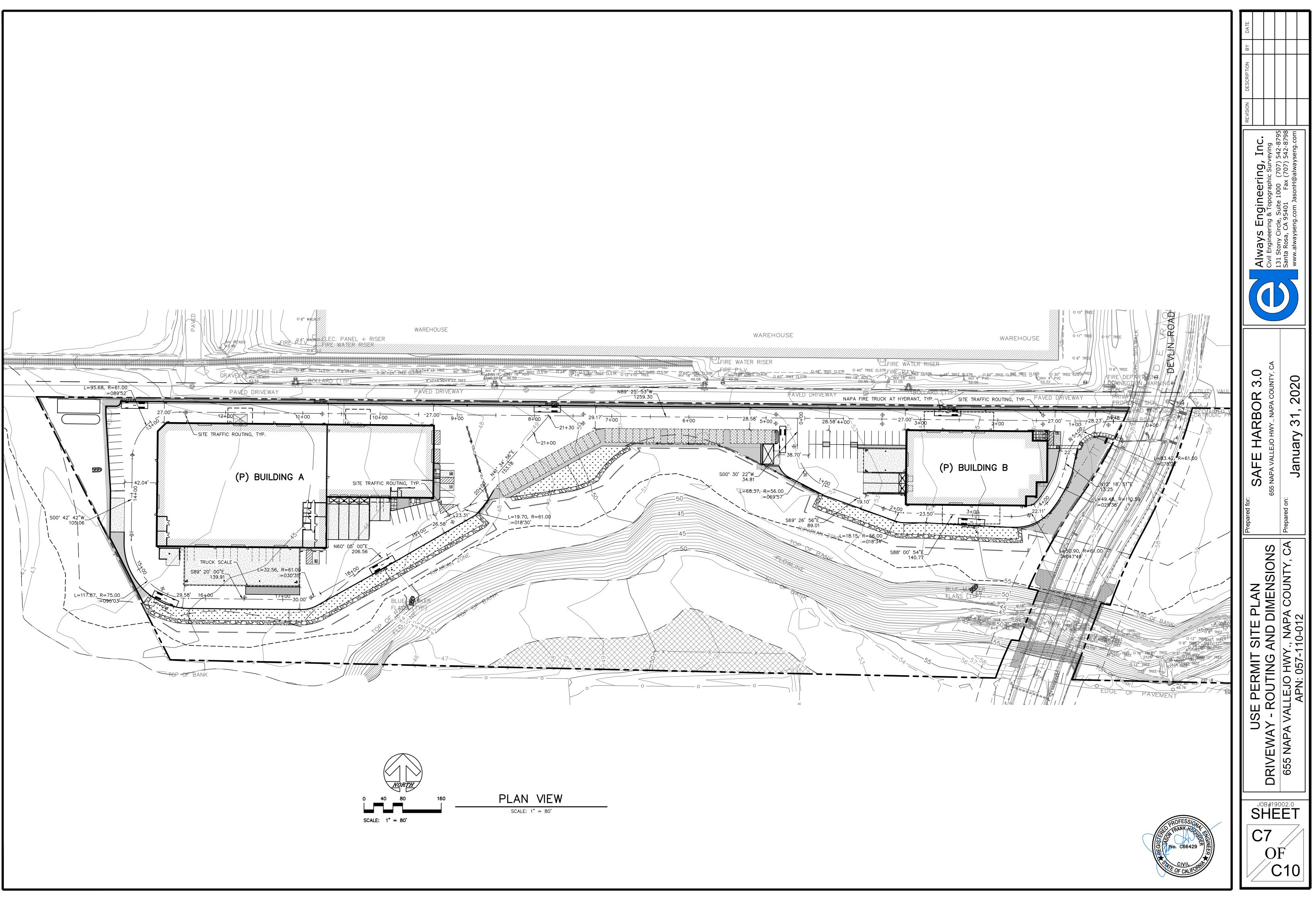
Inc.	eying	542-8798 5eng.com
Always Engineering, Inc.	Civil Engineering & Topographic Surveying	Santa Rosa, CA 95401 Fax (707) 542-8798 www.alwayseng.com JasonH@alwayseng.com
Prepared for: SAFE HARBOR 3.0	655 NAPA VALLEJO HWY., NAPA COUNTY, CA	Prepared on: January 31, 2020
USE PERMIT SITE PLAN	GRADING & DRAINAGE - EAST	655 NAPA VALLEJO HWY., NAPA COUNTY, CA APN: 057-110-012
	B#190 -1E (0]	ET F 210

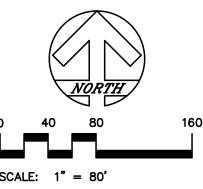


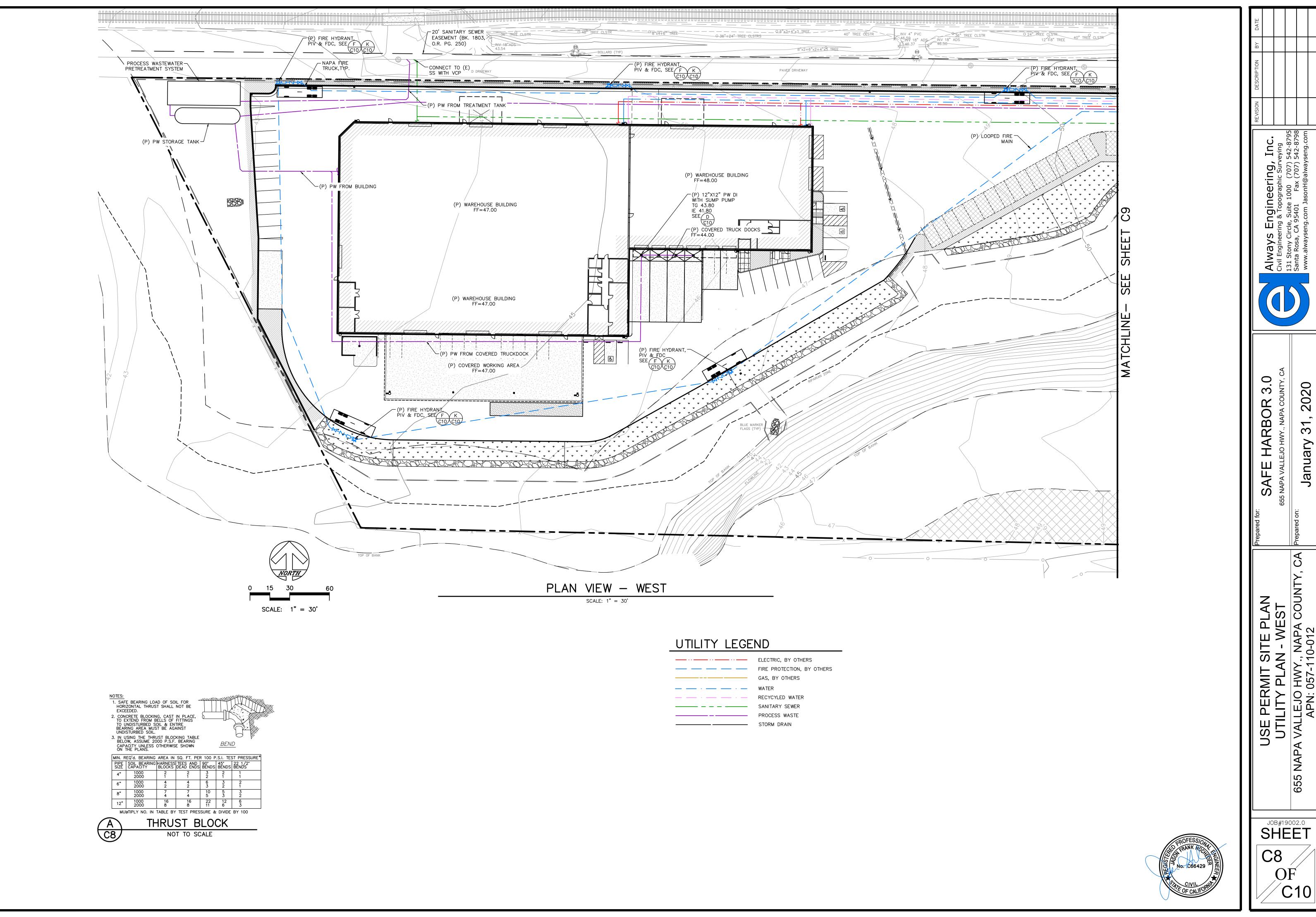
REVISION DESCRIPTION BY DATE					
	Always Engineering, Inc.	Civil Engineering & Topographic Surveying	131 Stony Circle, Suite 1000 (707) 542-8795	Www alwavsend com JasonH@alwavsend com	
Prepared for:	SAFE HARBOR 3.0	655 NAPA VALLEJO HWY., NAPA COUNTY, CA			Jailualy JI, ZUZU
		DRIVEWAY PROFILE ALIGNMENT A			APN: 057-110-012
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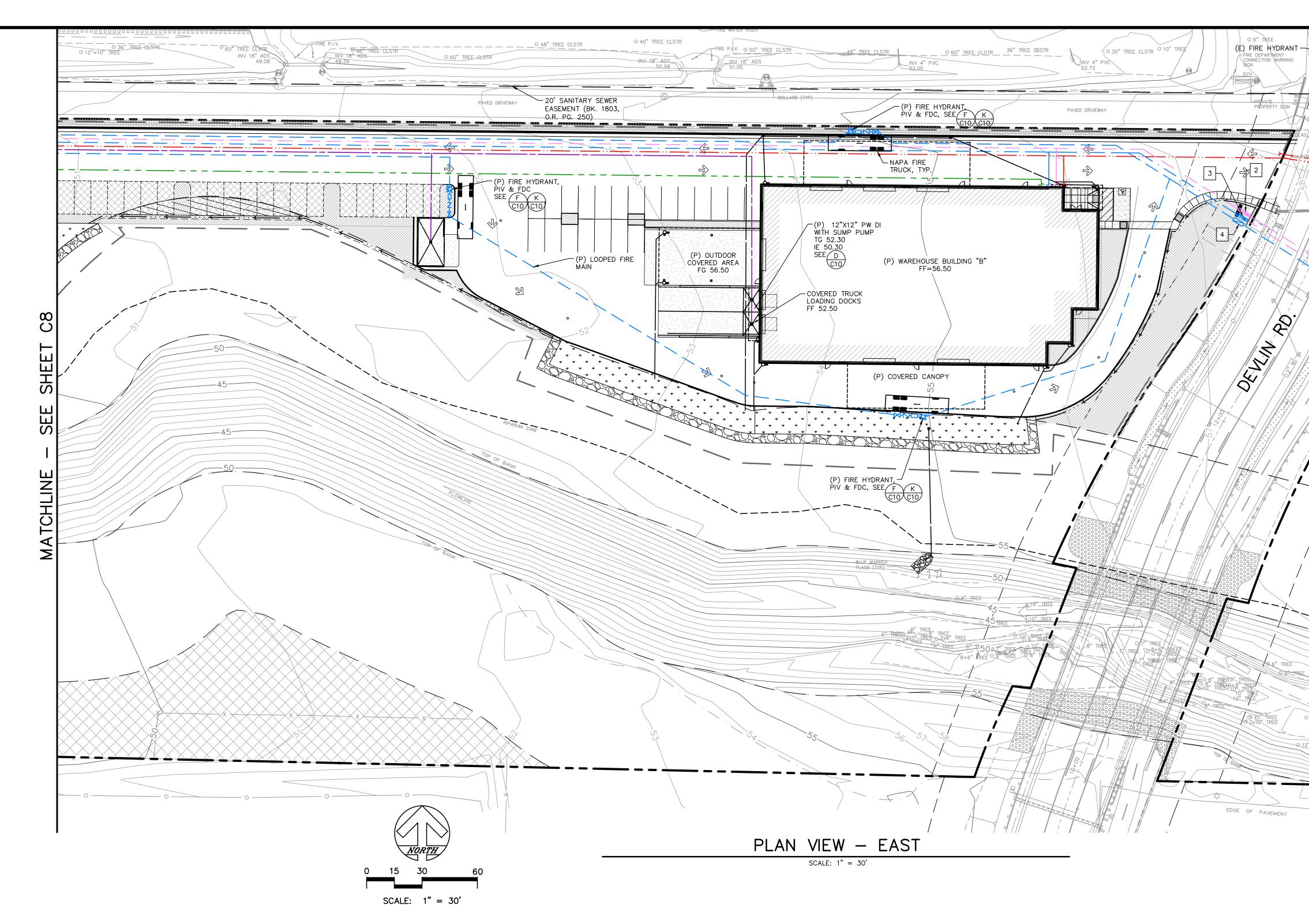








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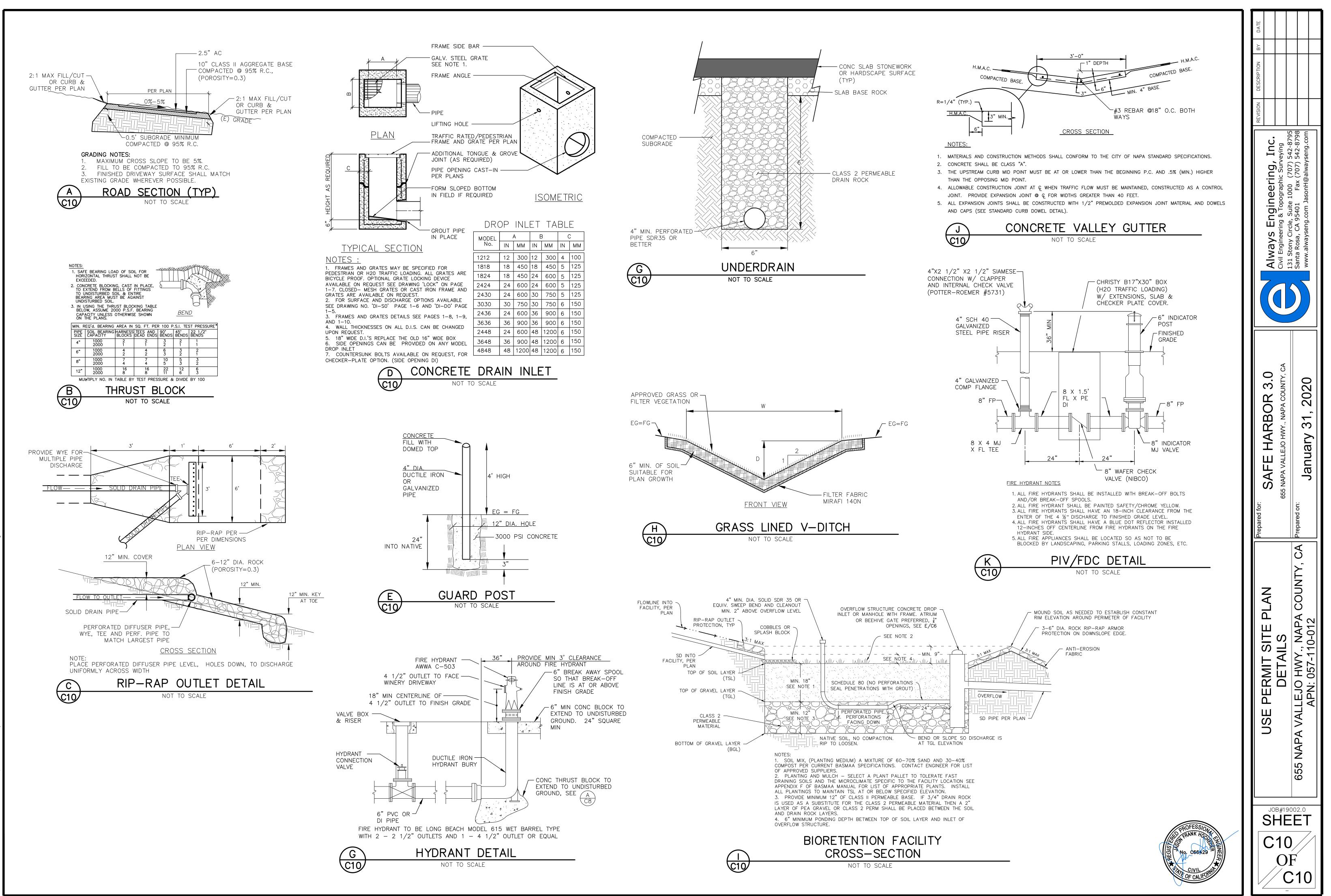


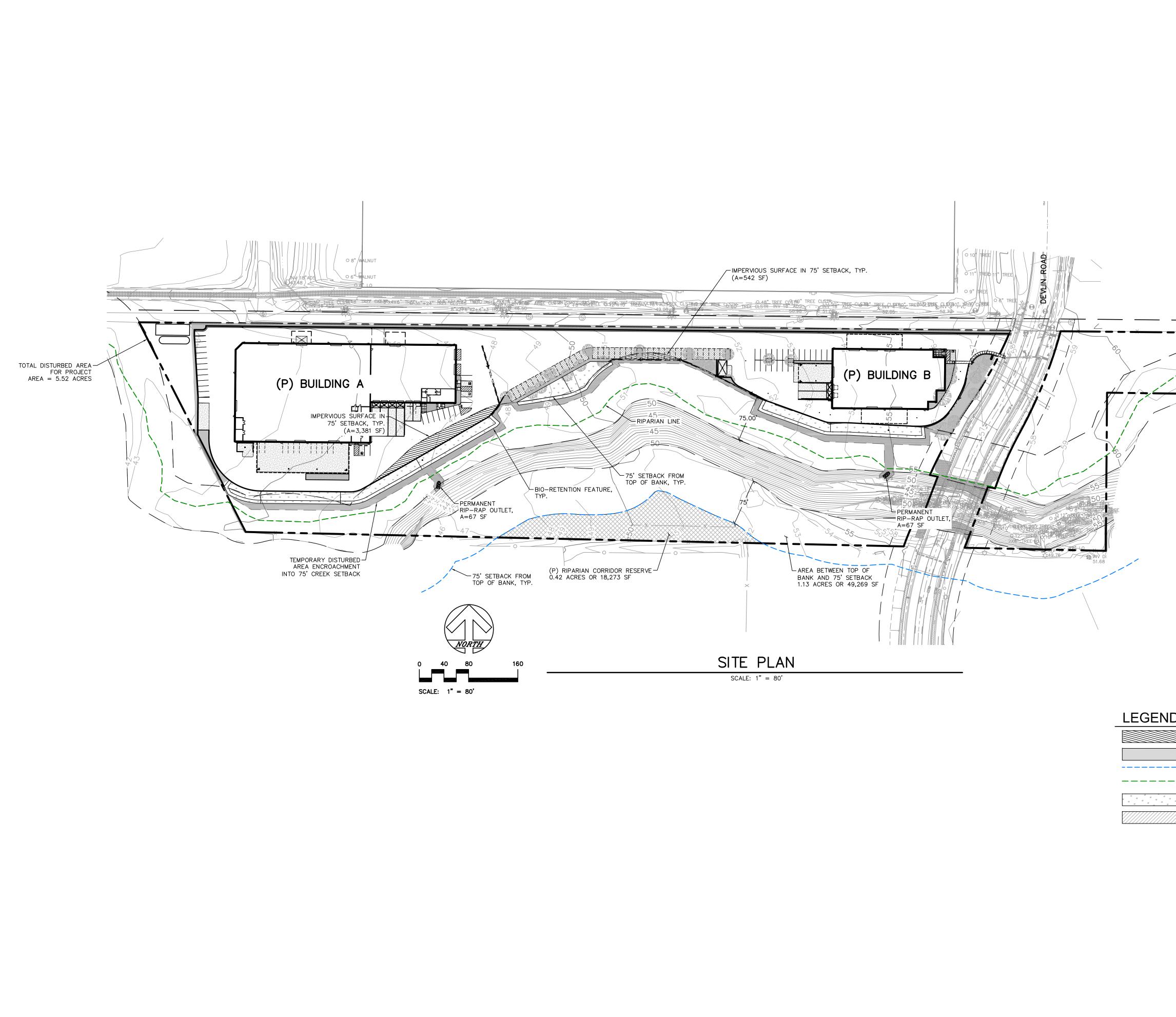
UTILITY LEGEND

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



Always Engineering, Inc.	Civil Engineering & Topographic Surveying 131 Stony Circle, Suite 1000 (707) 542-8795	Santa Rosa, CA 95401 Fax (707) 542-8798 www.alwayseng.com JasonH@alwayseng.com	
Prepared for: SAFE HARBOR 3.0	655 NAPA VALLEJO HWY., NAPA COUNTY, CA	Prepared on:	Validaly VI, EVEN
Z	UTILITY PLAN - EAST	A COUNTY, CA	APN: 05/-110-012
	B#190 1E 9 0] ⁄ C)





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RIPARIAN LINE BIO-RETENTION FEATURE, 19,889 SF (12,249 SF INSIDE 75' SETBACK) (P) LANDSCAPE AREAS

24 CELEAR CELEAR 27 CHERRINEE X SSCO JO WERKEN IX END
O TO PECAN
0 8" TREE 9+6" TREE SCO SDCO 9 DIA.

IMPERVIOUS SURFACE IN 75' SETBACK = 3,923 SF

75' SETBACK FROM TOP OF BANK

TEMPORARY DISTURBED AREA ENCROACHING INTO 75' CREEK SETBACK = 0.30 ACRES

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REVISION DESCRIPTION BY DATE						
	Always Engineering, Inc.	Civil Engineering & Topographic Surveying	131 Stony Circle, Suite 1000 (707) 542-8795	Value Nosa, CA 33401 Fax (707) 342-6796	www.aiwayseiig.coiii Jasoiii i@aiwayseiig.coiii	
Prepared for:	SAFE HARBOR 3.0	655 NAPA VALLEJO HWY., NAPA COUNTY, CA			JANUART 31, 2020	
	SILE DEVELOPMENT EXHIBIT	75' RIPARIAN SETBACK INFRINGEMENT			APN: 057-110-012	
JOB#19002.0 SHEET CP1 OF CP1						

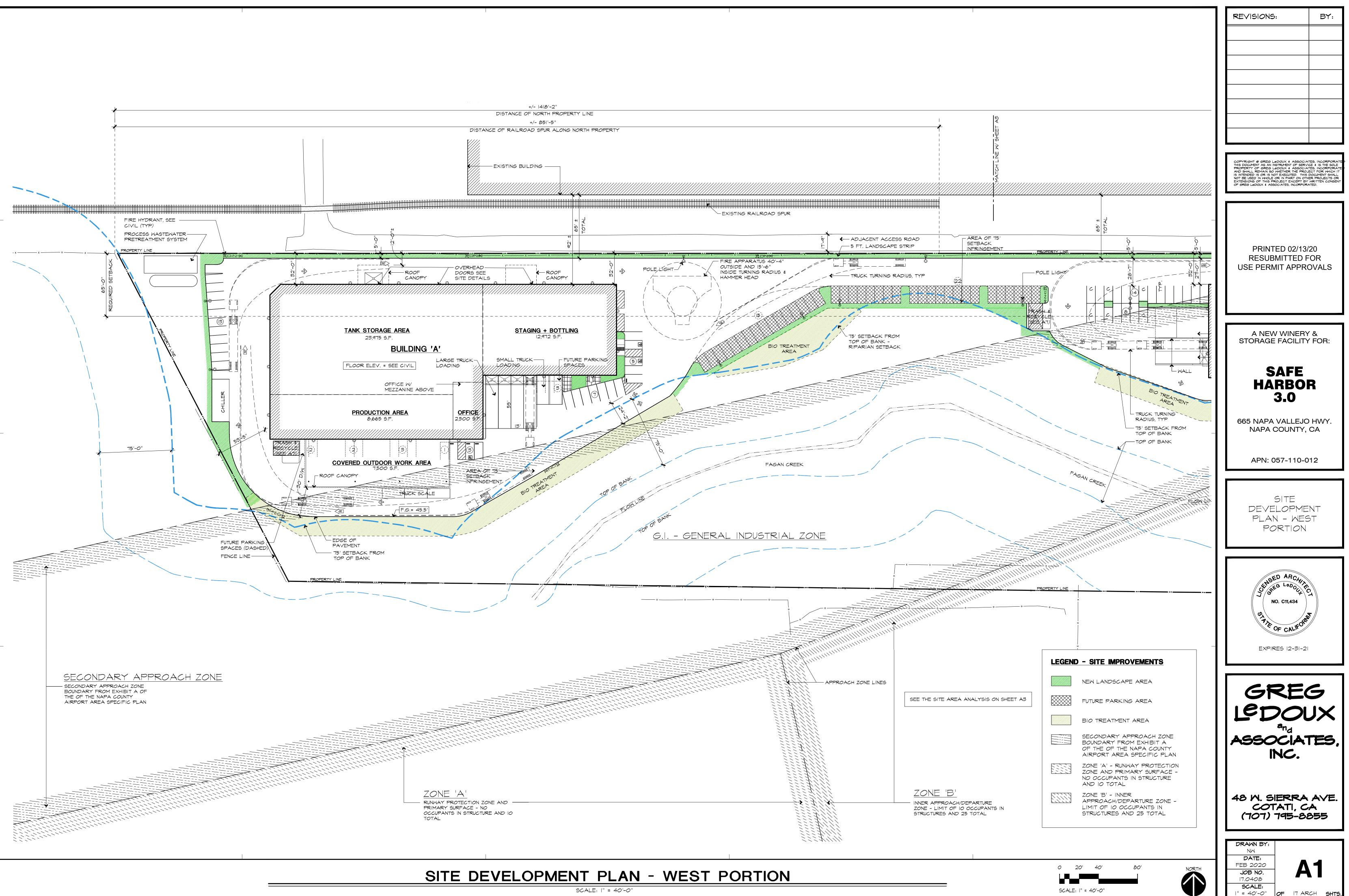




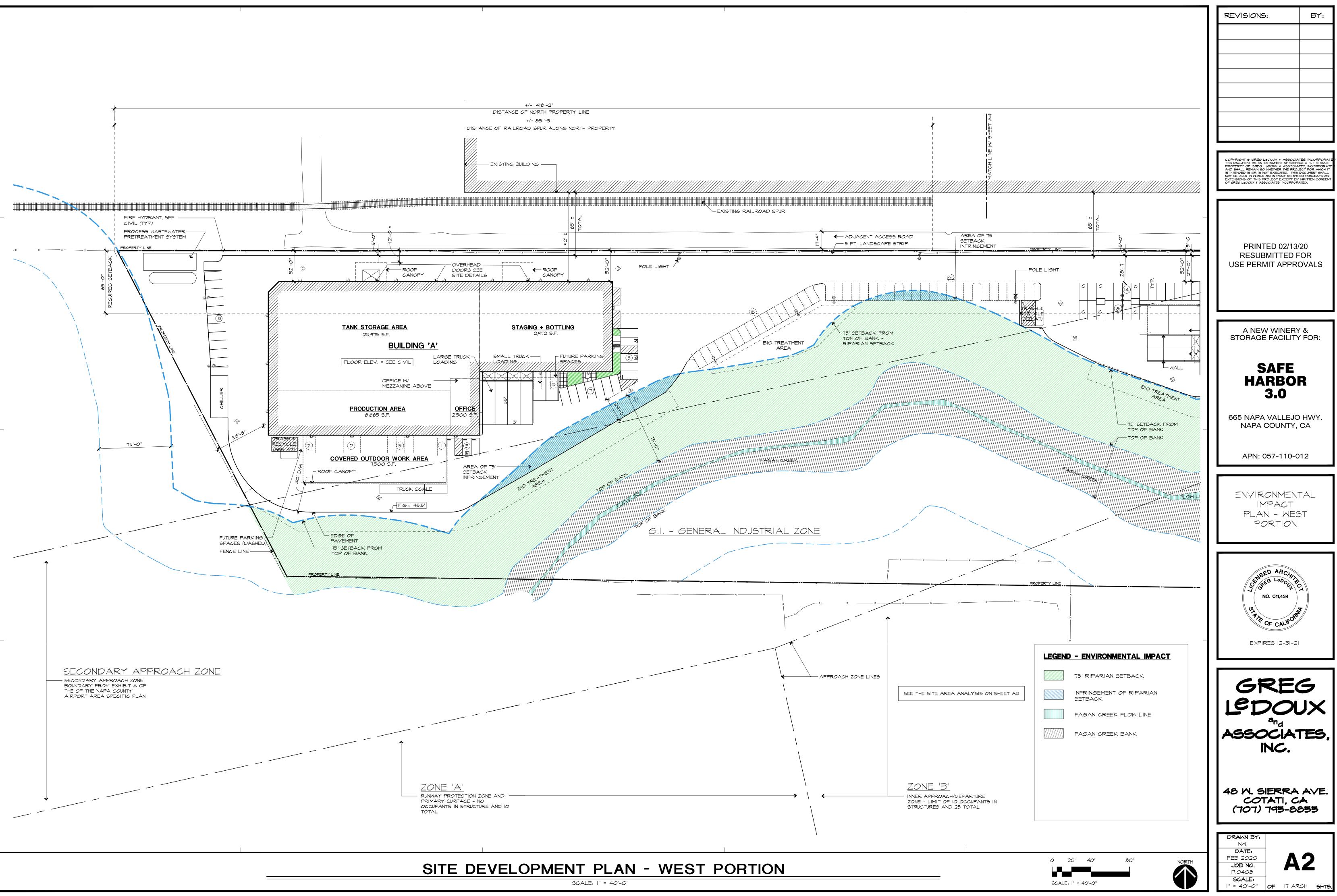
OVERALL SITE AND CONTEXT PLAN

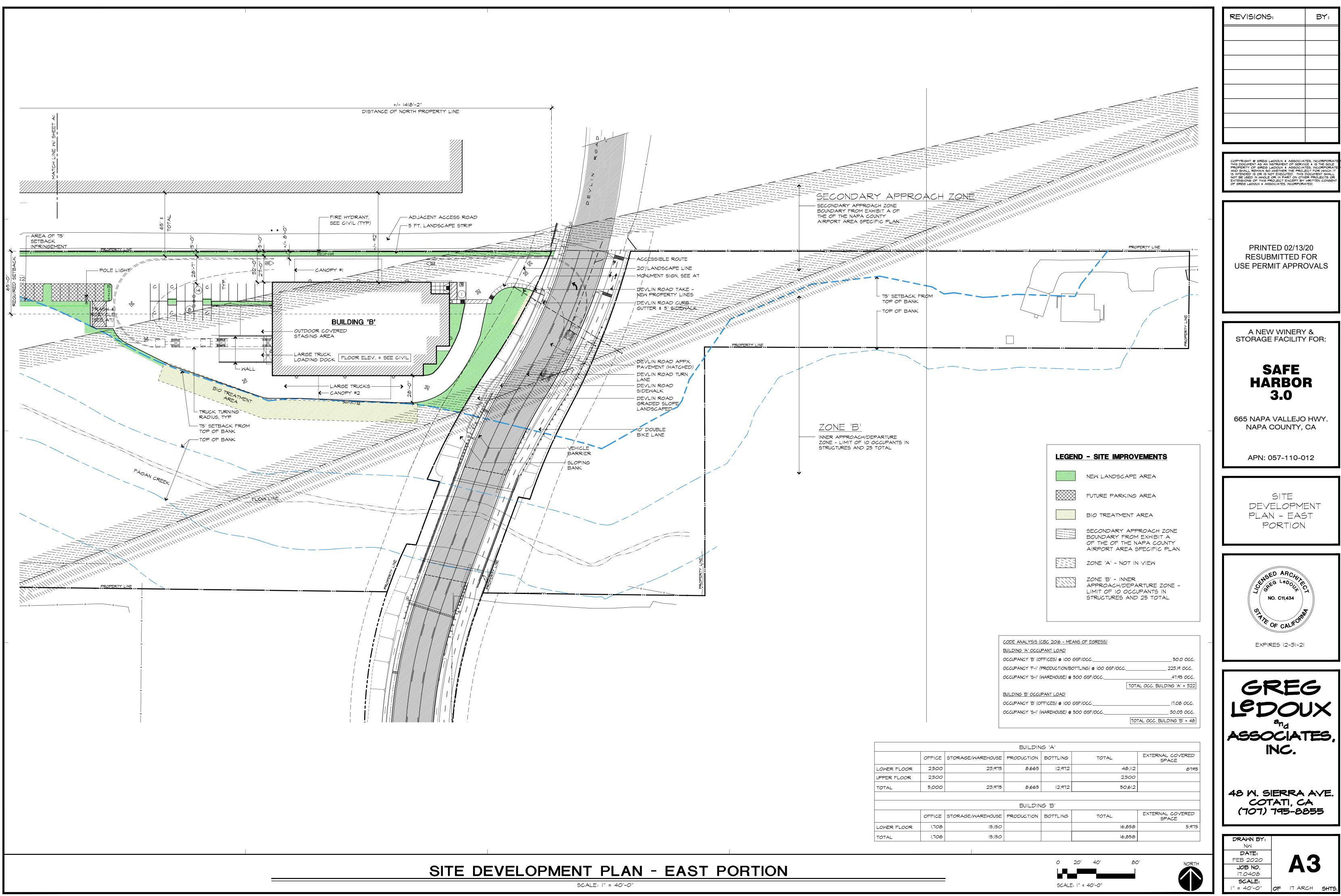
SCALE: |" = 80'-0"

SCALE: |" = 80'-0"

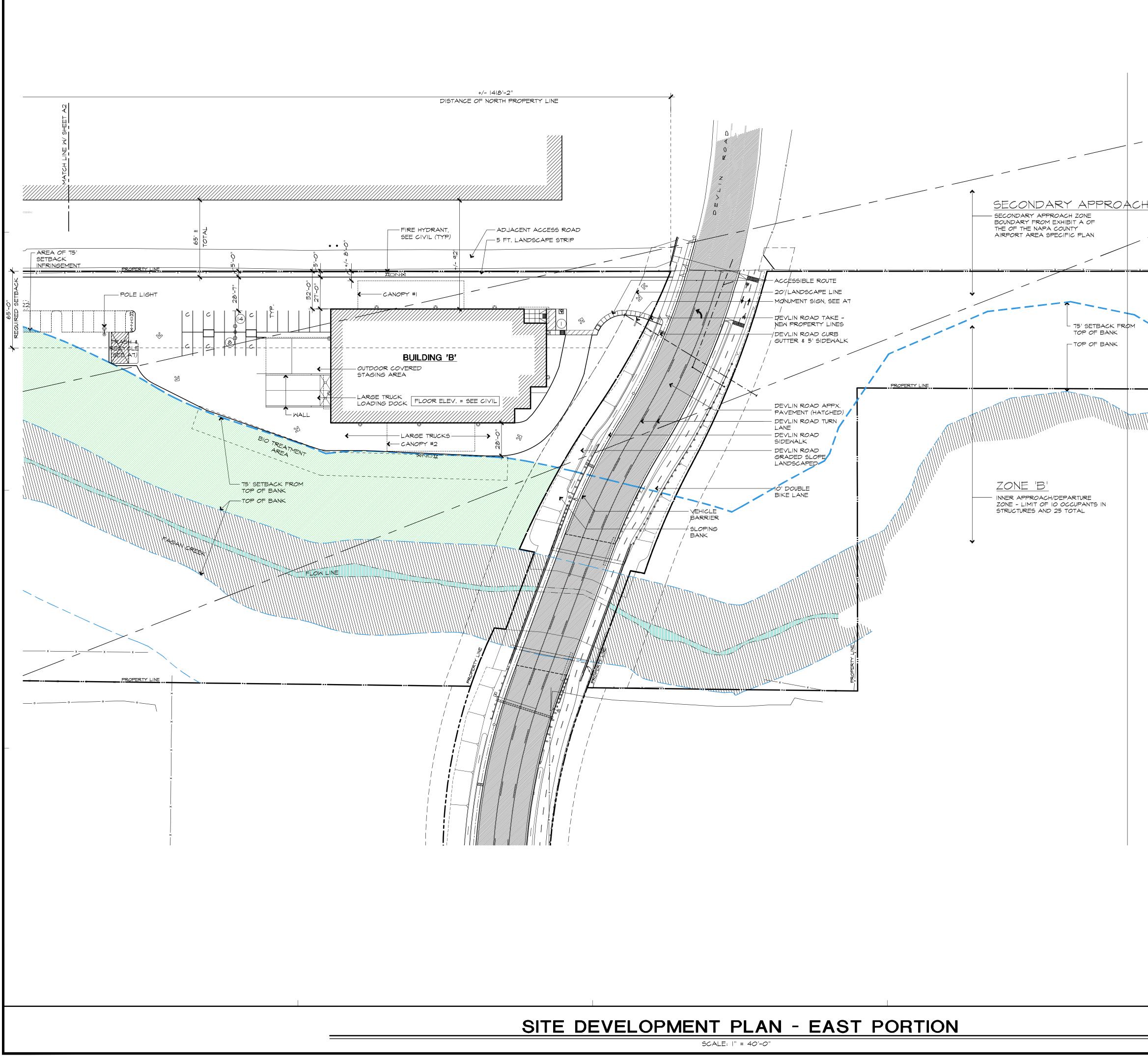


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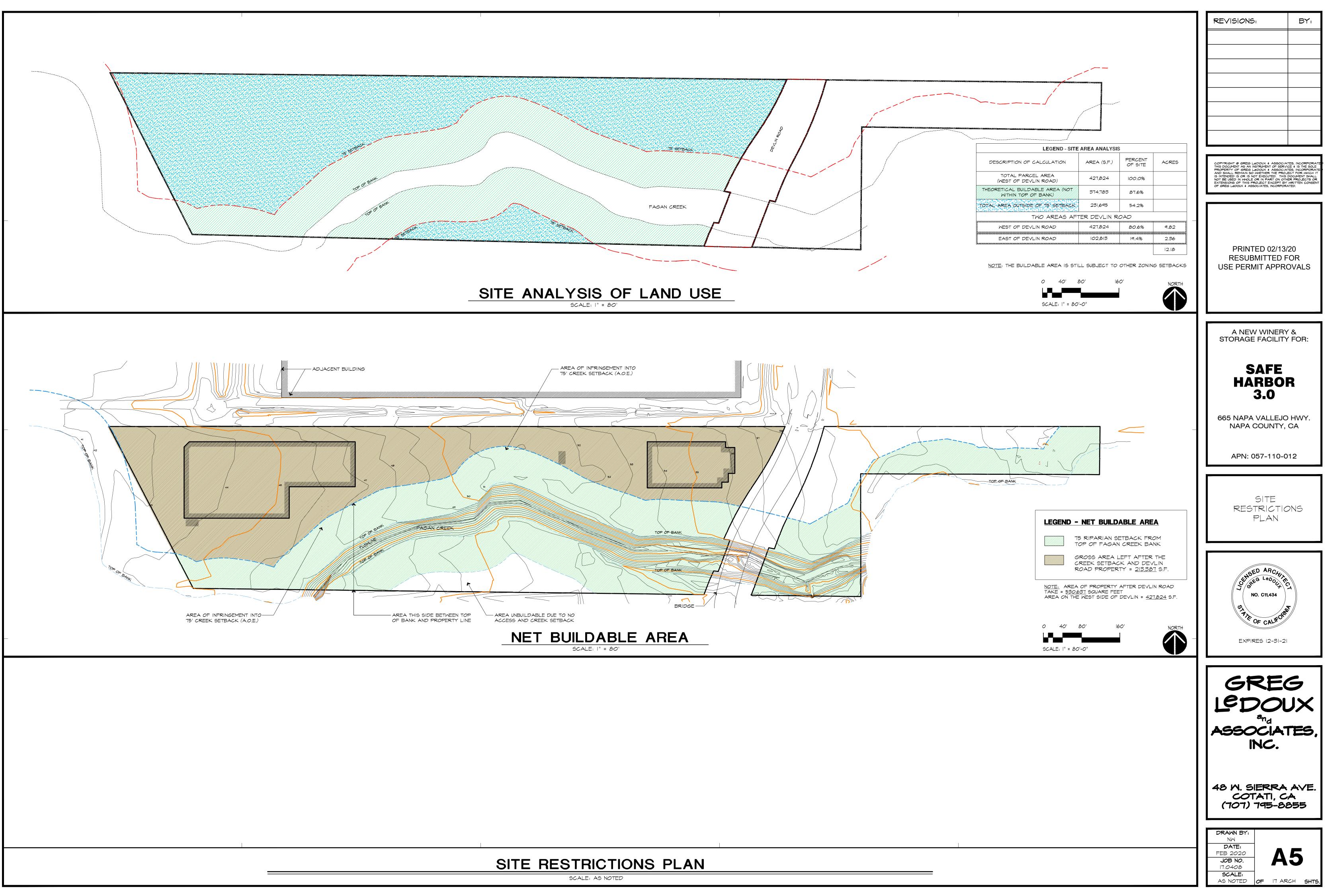




>	20'	40'	80'
5CALI	E: " = 4	0'-0"	



		48 M. SIERRA AVE. COTATI, CA (101) 195-8855 DRAWN BY: NA DATE: FEB 2020 JOB NO. I7.0408 SCALE:
		a _{nd}
		NO. C11,434
A ZONE A ZONE A RESUBNITED 02/13/20 RESUBNITED FOR USE PERMIT APPROVALS STORAGE FACILITY FOR: SAFE HARBOR 3.0 GES NAPA VALLEJO HWY, NAPA COUNTY, GA	INFRINGEMENT OF RIPARIAN SETBACK FAGAN CREEK FLOW LINE	IMPACT PLAN – EAST
A NEW WINERY & STORAGE FACILITY FOR:	LEGEND - ENVIRONMENTAL SETBACKS	HARBOR 3.0 665 NAPA VALLEJO HWY. NAPA COUNTY, CA
		STORAGE FACILITY FOR:
		RESUBMITTED FOR
REVISIONS: BY:	ZONE	THIS DOCUMENT AS AN INSTRUMENT OF SERVICE & IS THE SOLE PROPERTY OF GREG LODOUX & ASSOCIATES, INCORPORATE AND SHALL REMAIN SO WHETHER THE PROJECT FOR WHICH IT IS INTENDED IS OR IS NOT EXECUTED. THIS DOCUMENT SHALL NOT BE USED IN WHOLE OR IN PART ON OTHER PROJECTS OR EXTENSIONS OF THIS PROJECT EXCEPT BY WRITTEN CONSENT
REVISIONS: BY:		
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KEY PLAN SCALE: NONE



2 SITE PHOTO TAKEN FROM ACCESS ROAD LOOKING SOUTHWEST

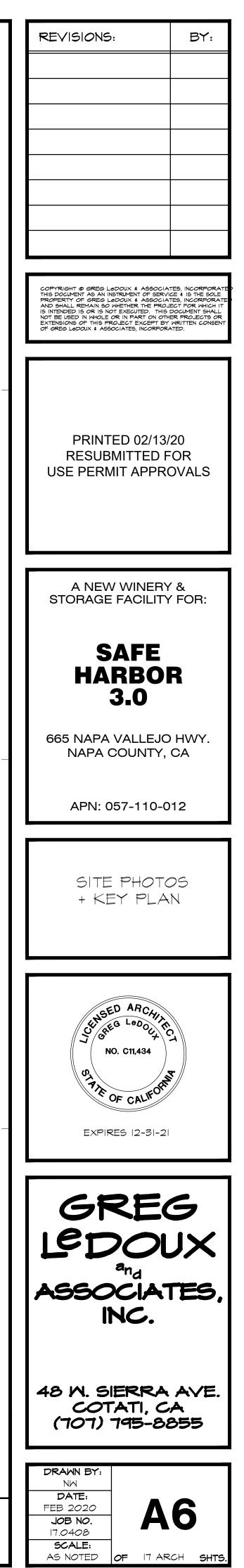
L IMAGE PROVIDED BY: GOOGLE EARTH PHOTO TAKEN: SEPTEMBER I, 2012 DOWNLOAD DATE: DECEMBER 18, 2012

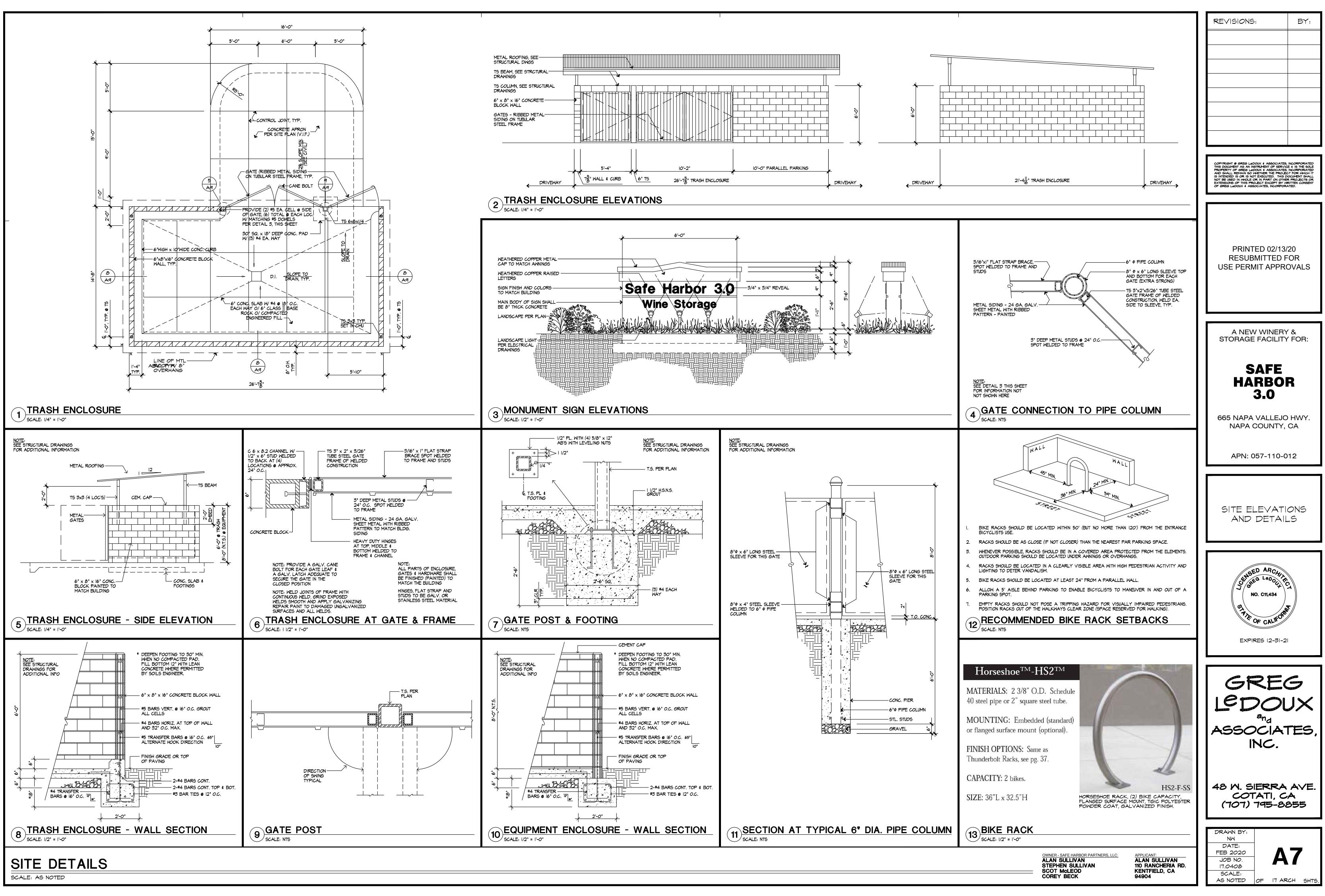


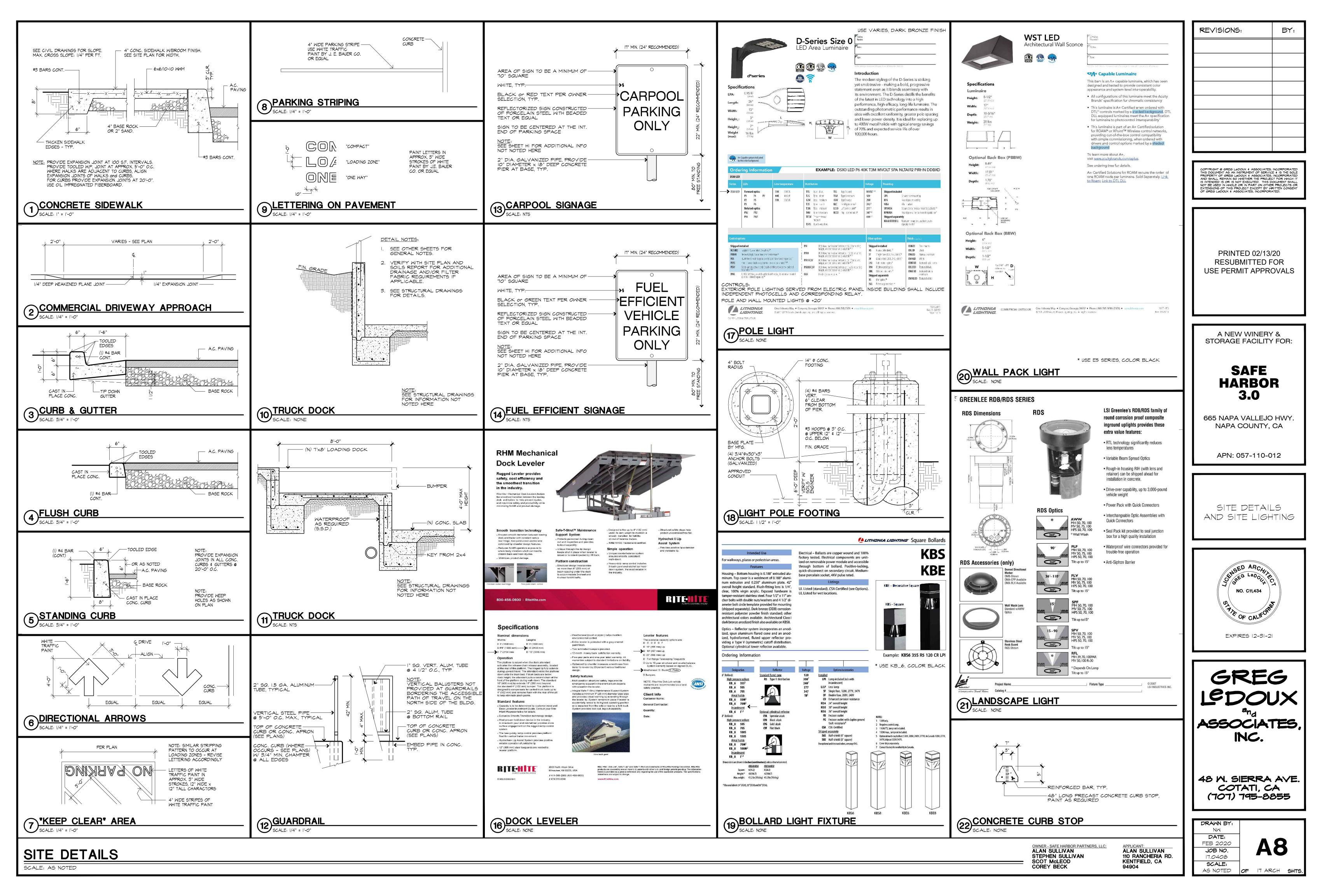
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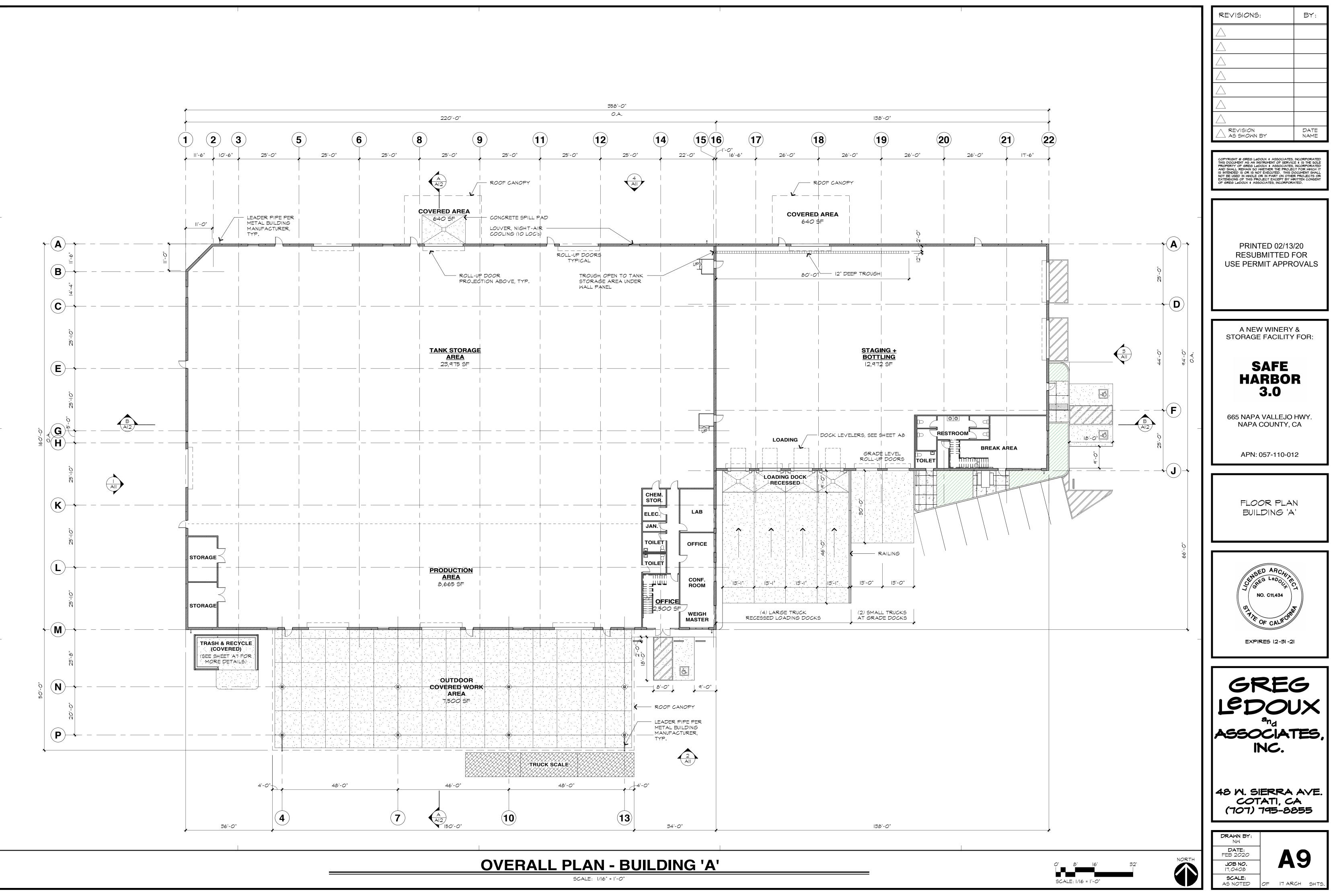


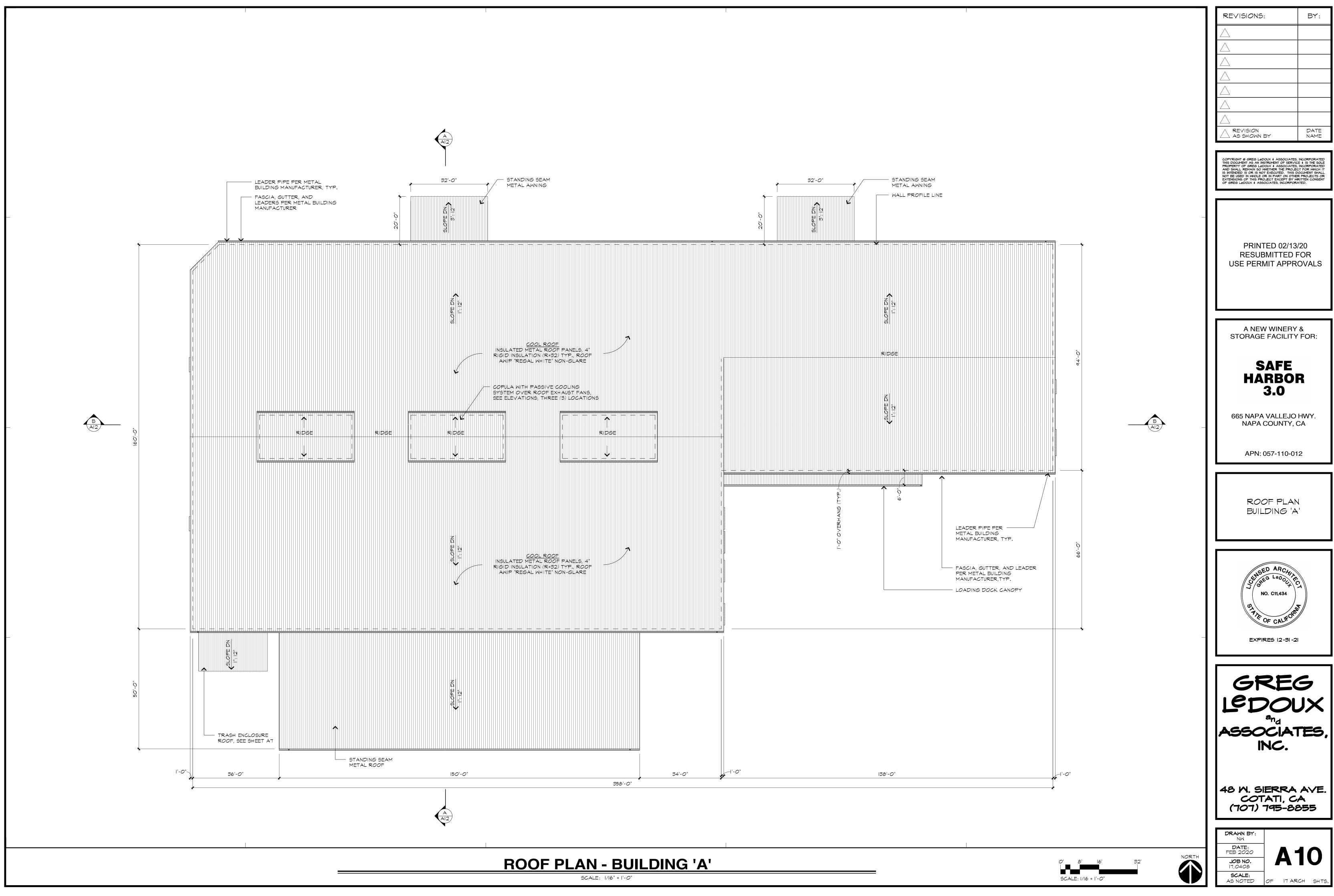
APPLICANT: ALAN SULLIVAN 110 RANCHERIA RD. KENTFIELD, CA 94904



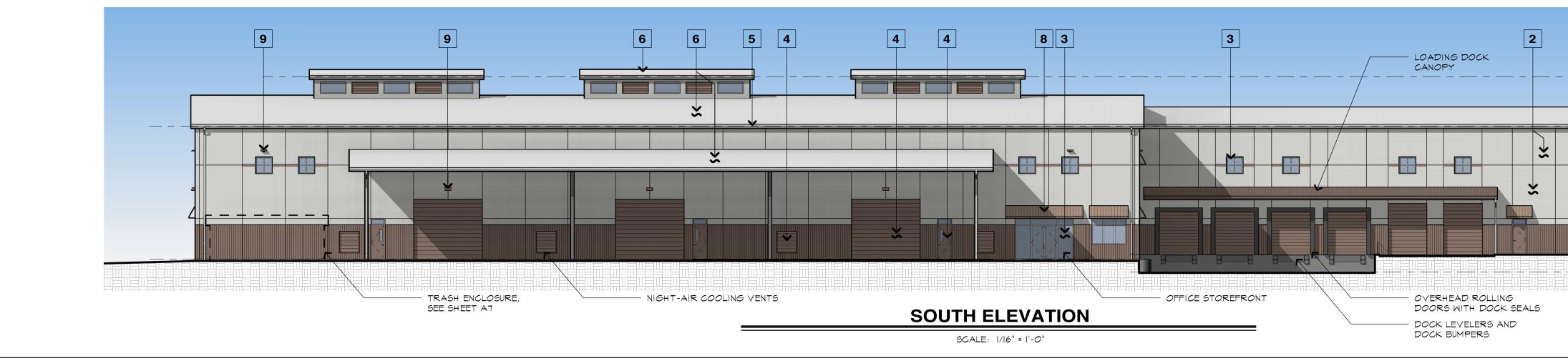




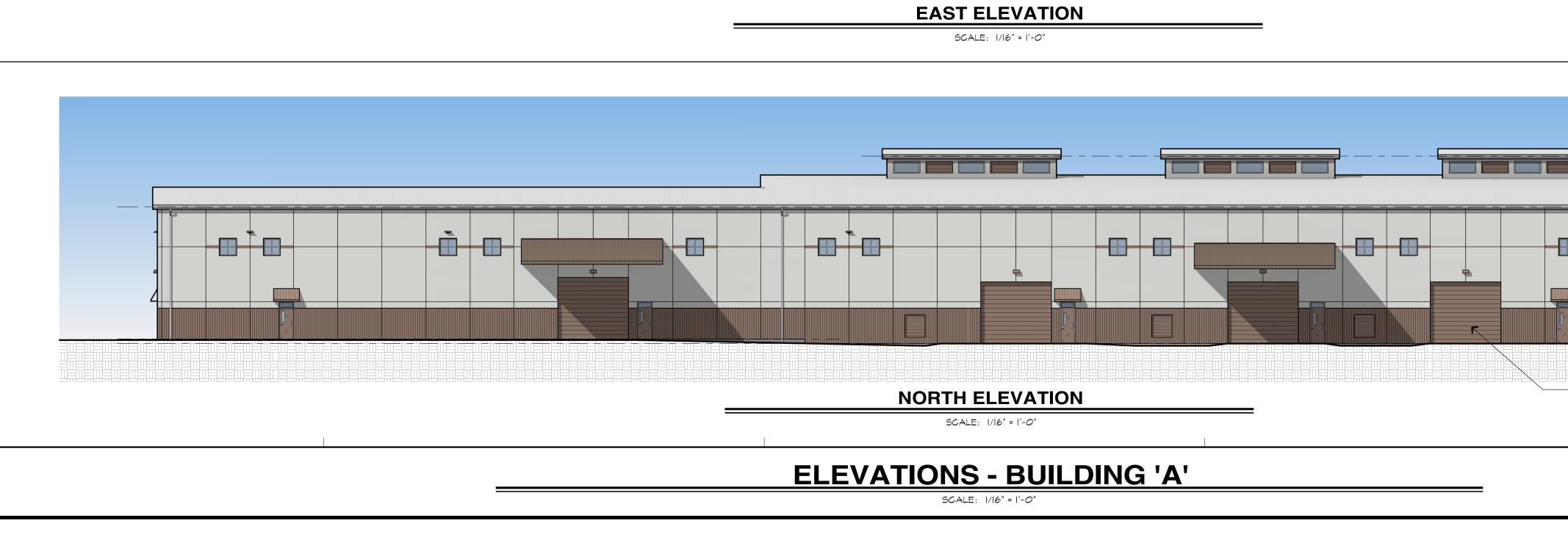




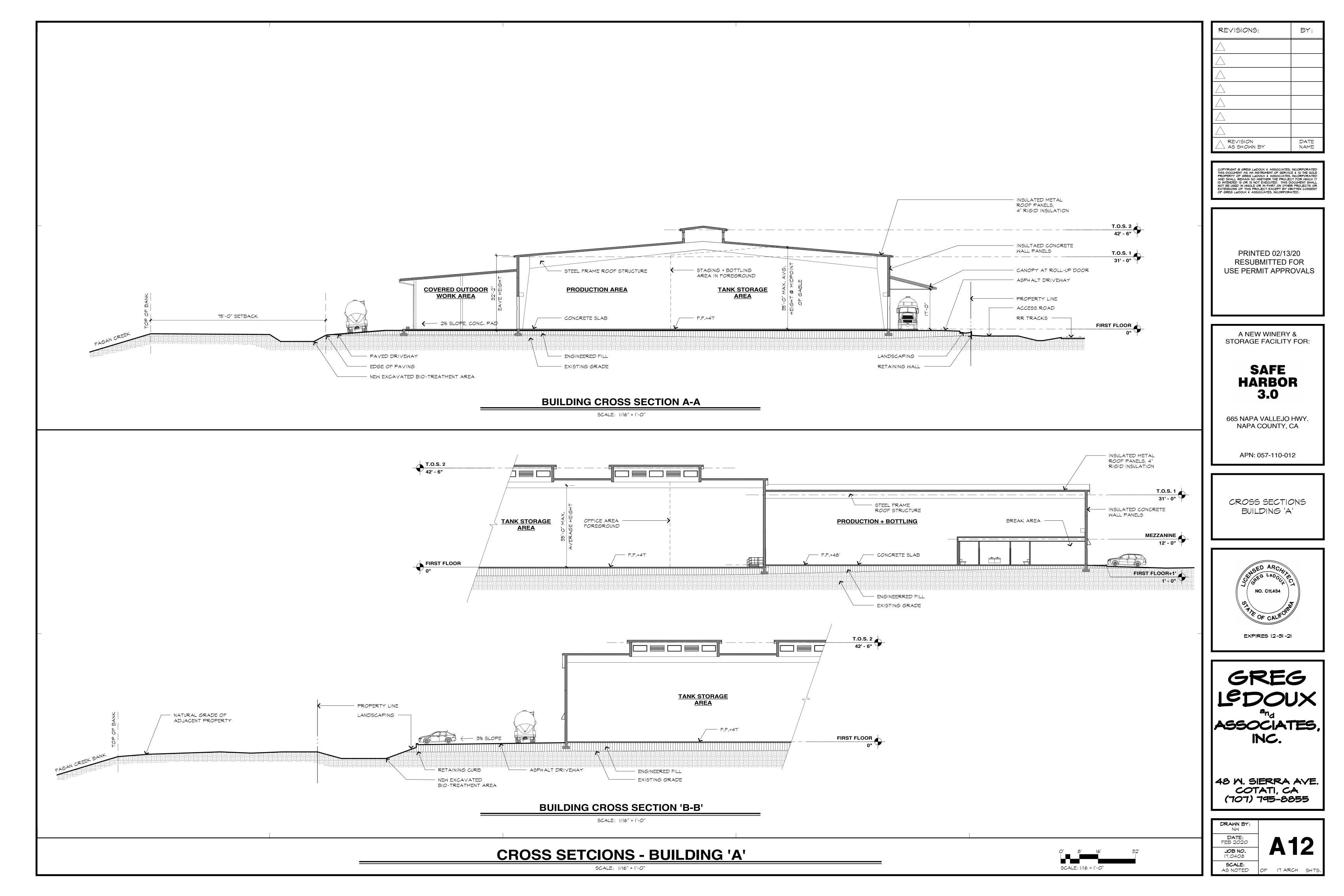


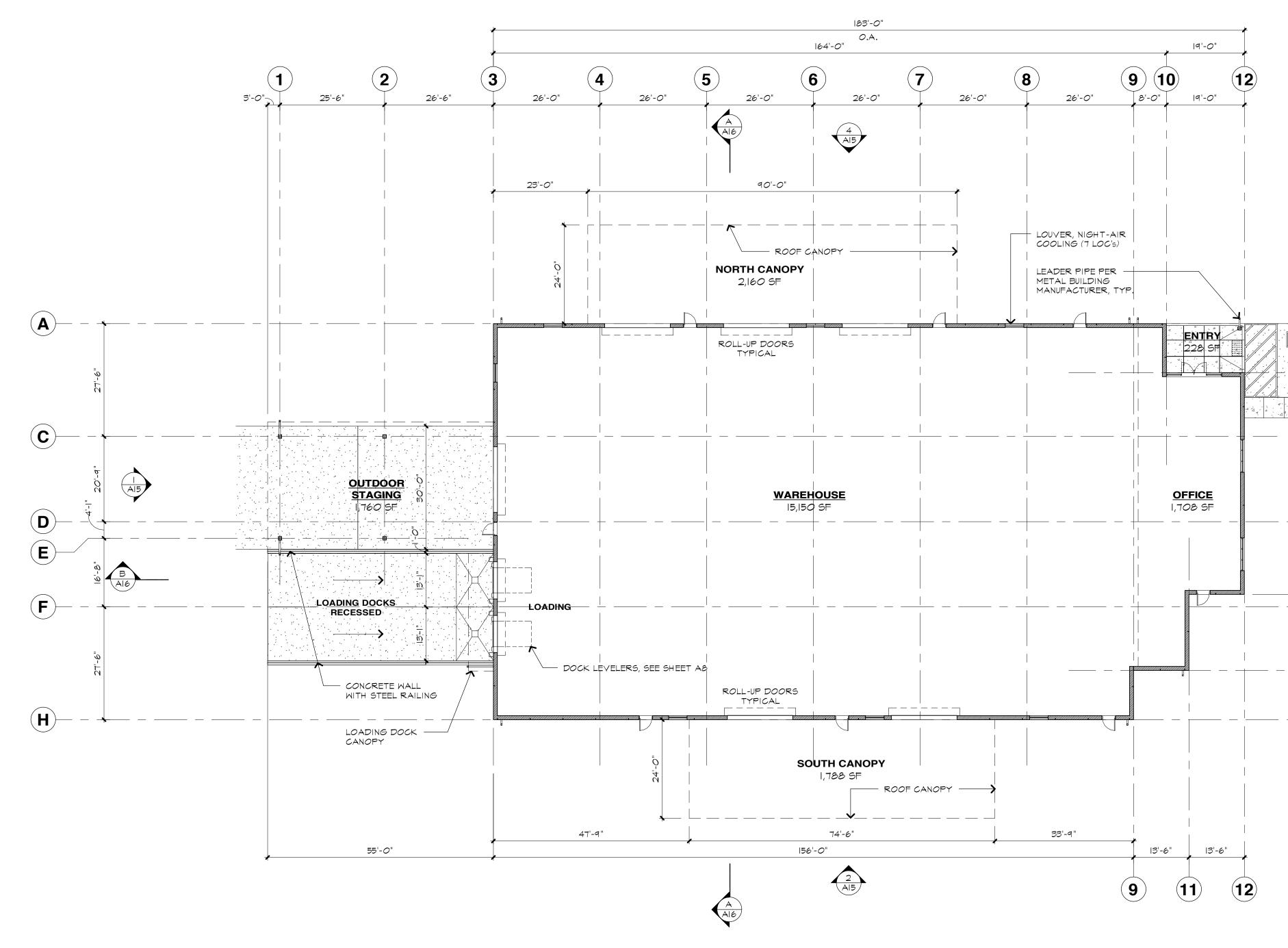






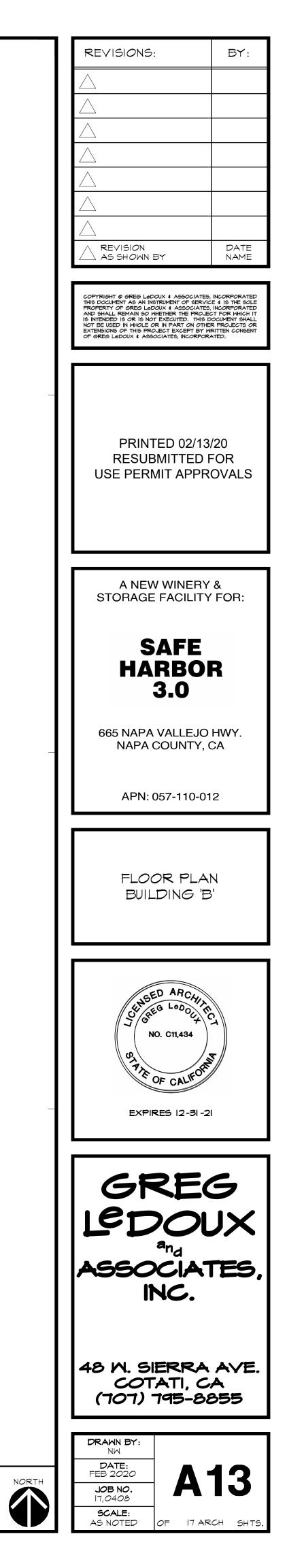


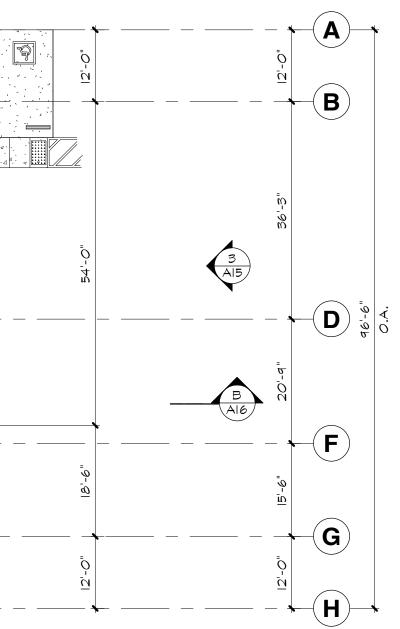




OVERALL PLAN - BUILDING 'B'

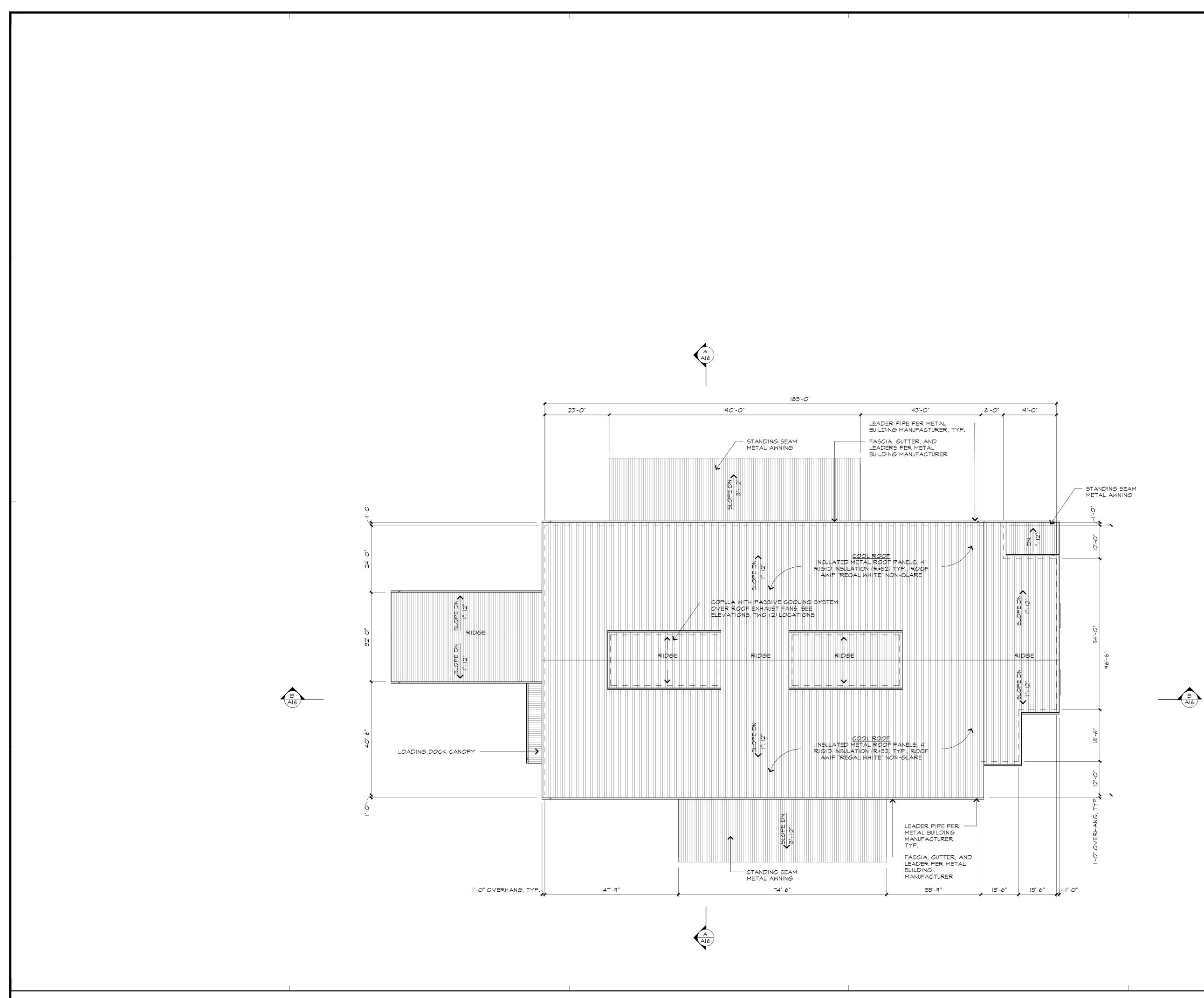
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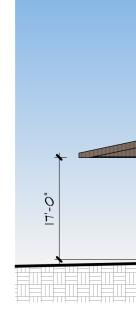
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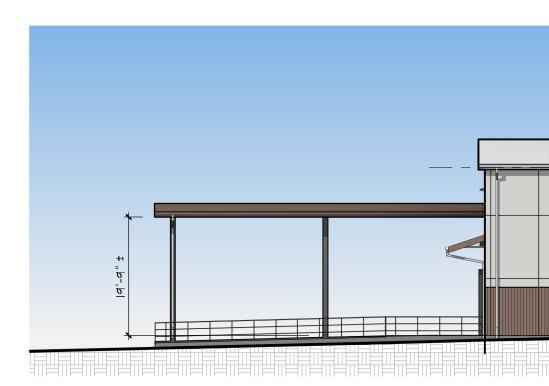


ROOF PLAN - BUILDING 'B'

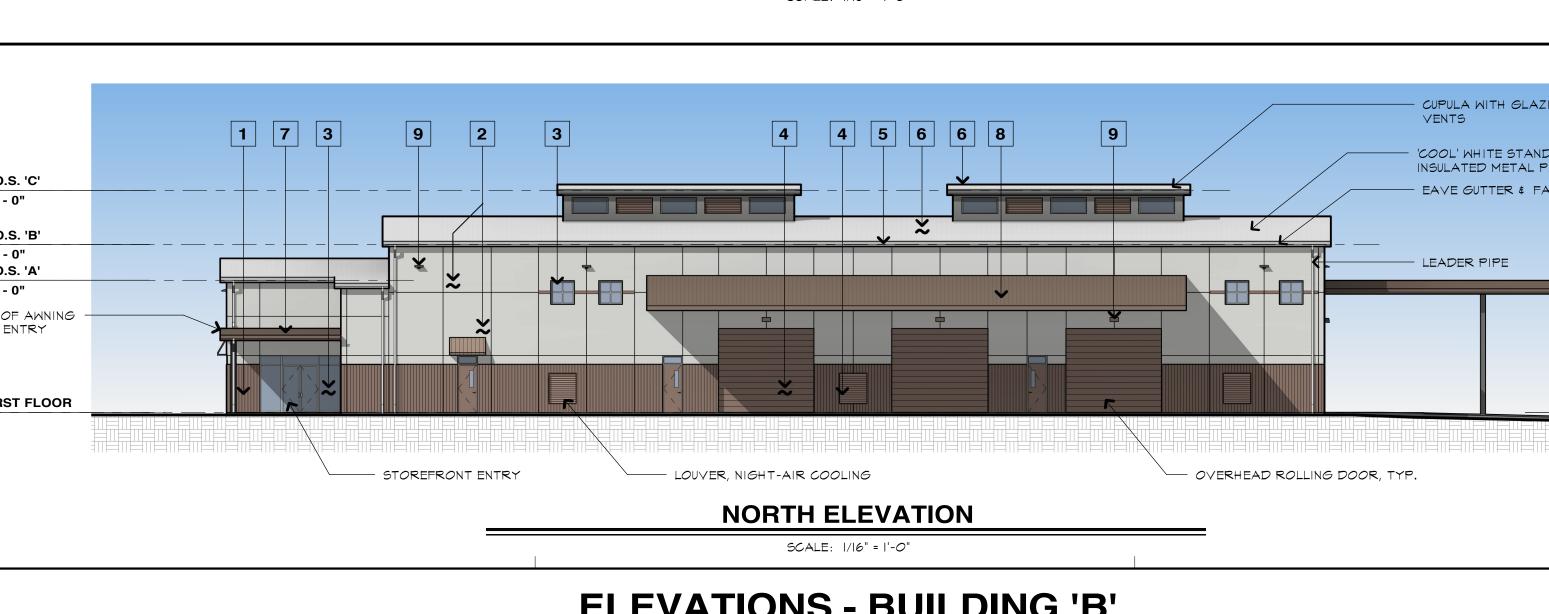
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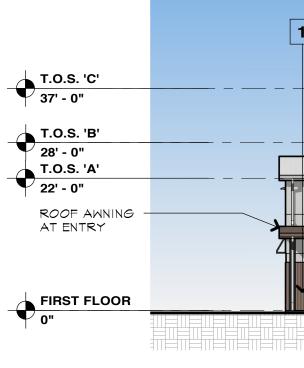
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	PRINTED 02/13/20 RESUBMITTED FOR	
	USE PERMIT APPROVALS	
	A NEW WINERY & STORAGE FACILITY FOR:	
	SAFE HARBOR	
	665 NAPA VALLEJO HWY. NAPA COUNTY, CA	
	APN: 057-110-012	
	ROOF PLAN	
	BUILDING 'B'	
	NSED ARCHIA	
	CHINSED ARCHIA	
	OF CALIFORNIT	
	EXPIRES 12-31-21	
	CDE/	
	GREG LEDOUX	
	ASSOCIATES,	
	INC.	
	48 M. SIERRA AVE. COTATI, CA	
	(707) 795-8855	
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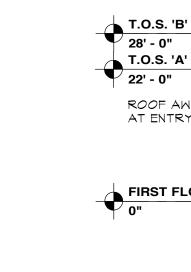




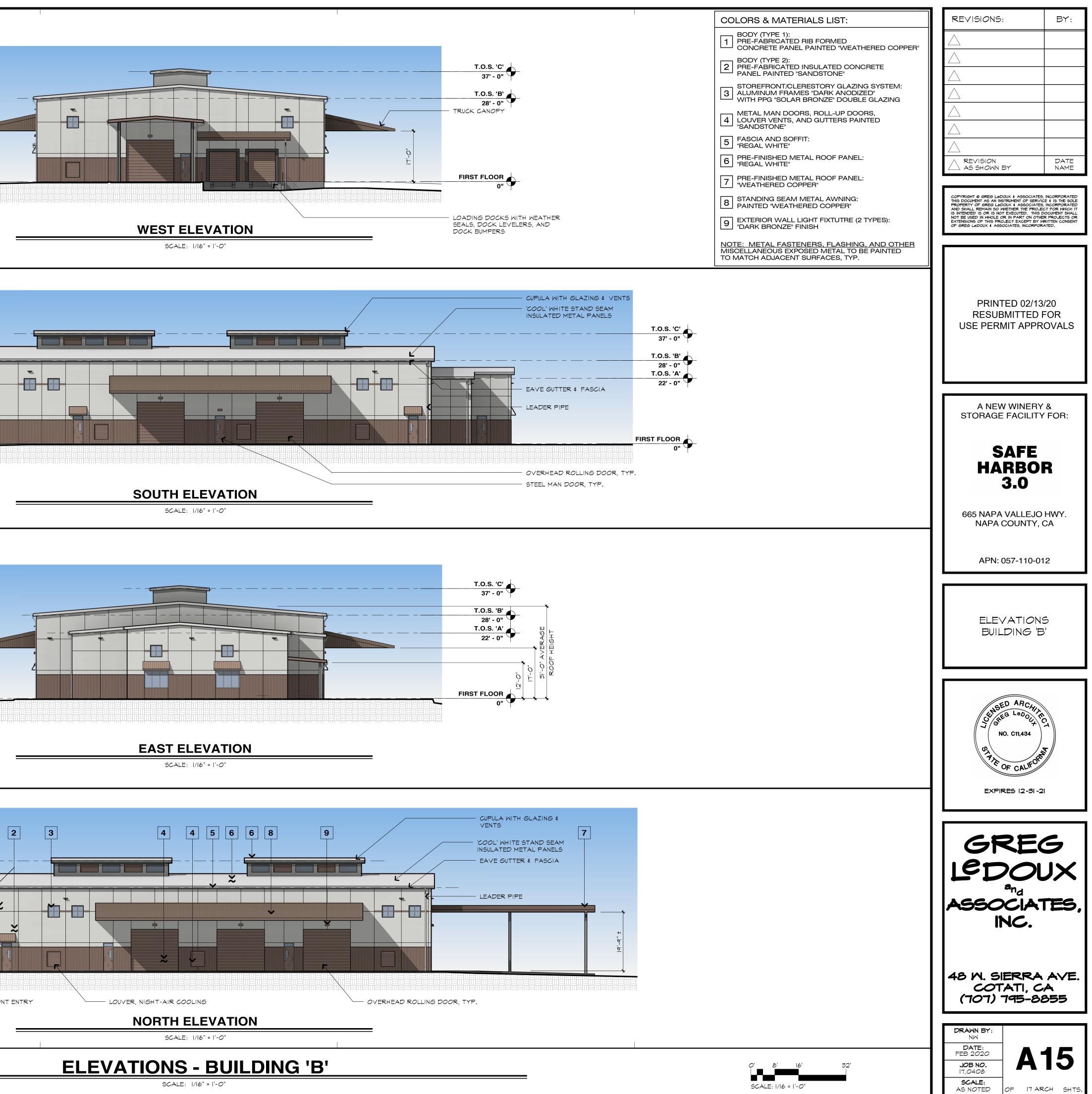


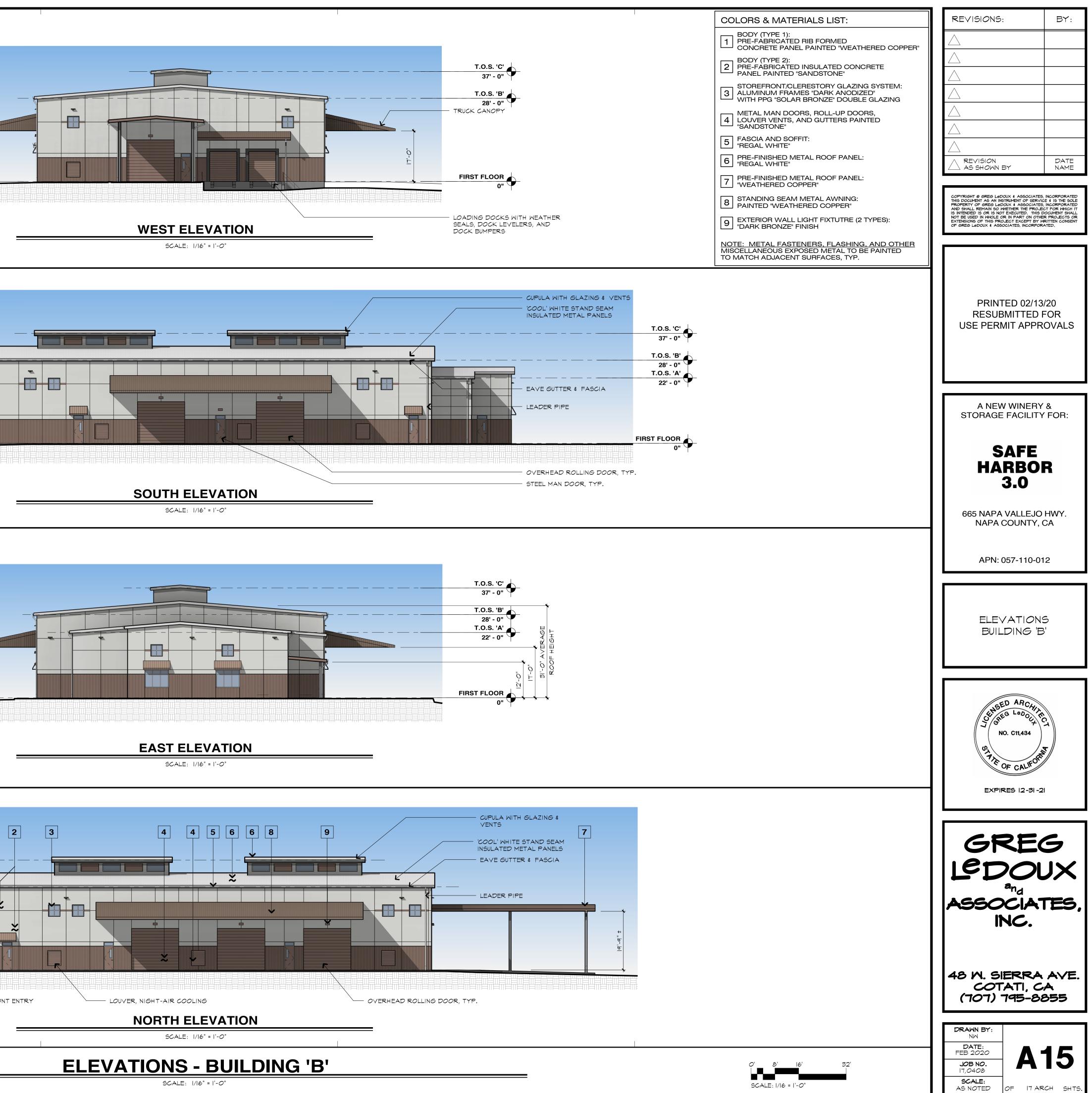


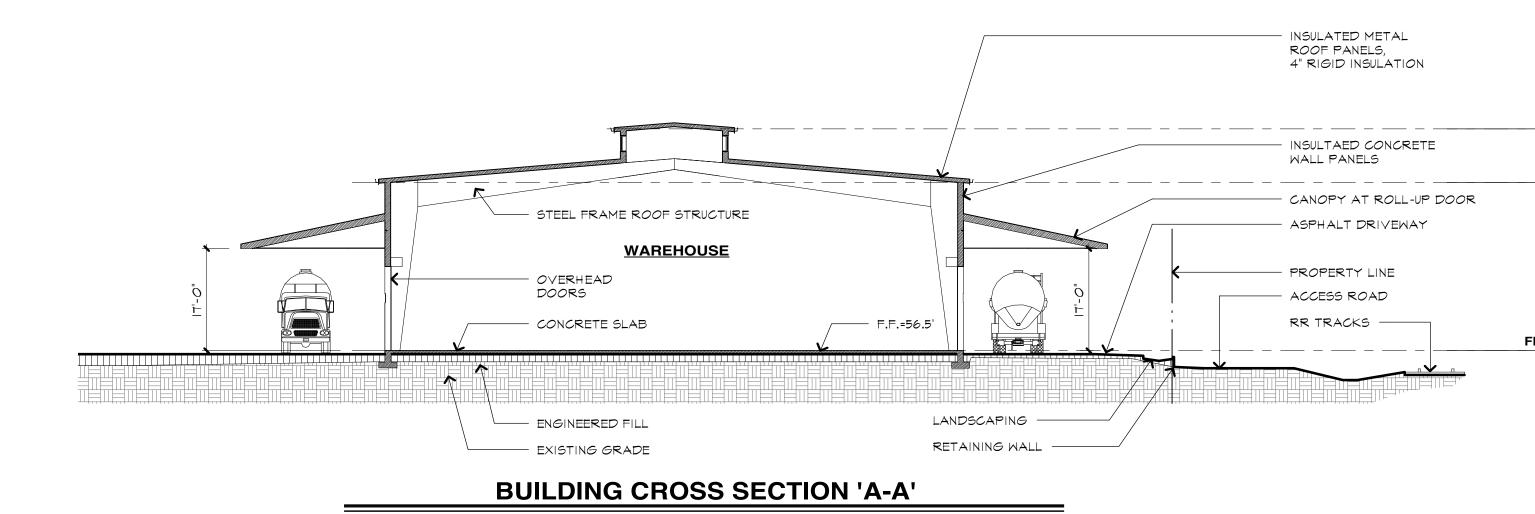


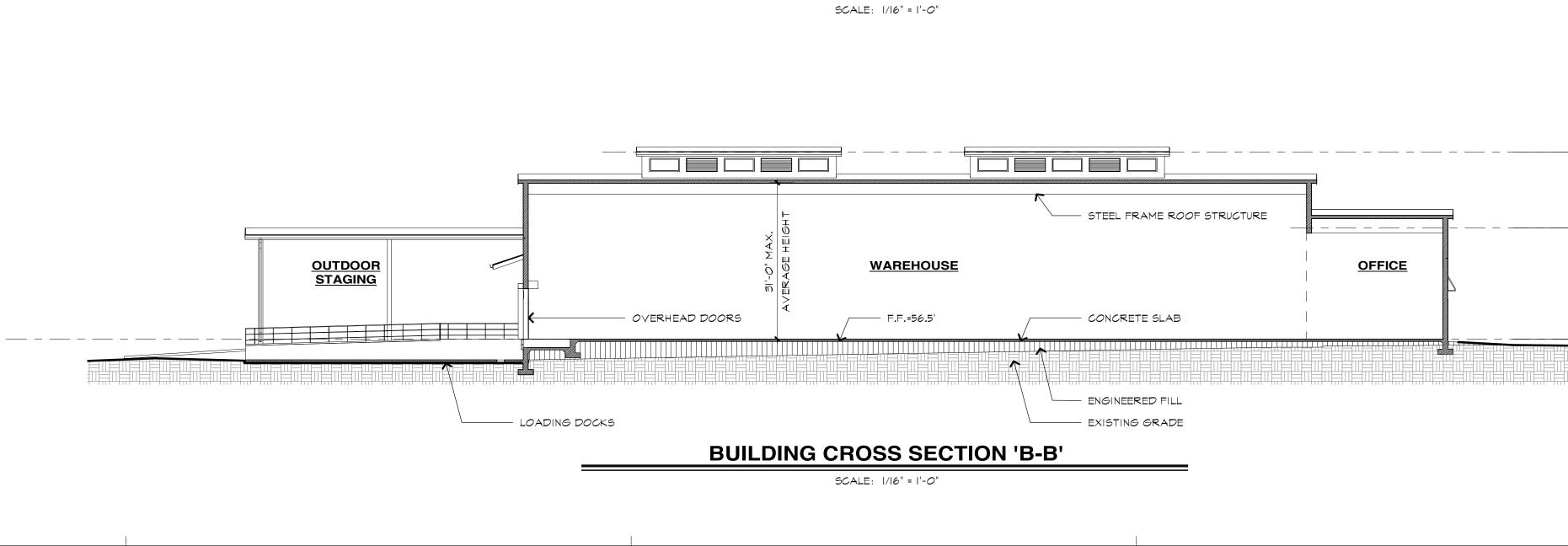










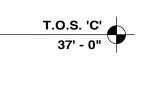


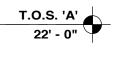
CROSS SETCIONS - BUILDING 'B'

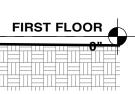
SCALE: |/|6" = |'-0"

REVISIONS:	BY:
$ \land $	
	DATE
AS SHOWN BY	NAME
COPYRIGHT & GREG LEDOUX & ASSOCIAT THIS DOCUMENT AS AN INSTRUMENT OF SER PROPERTY OF GREG LEDOUX & ASSOCIAT AND SHALL REMAIN SO NHETHER THE PRO IS INTENDED IS OR IS NOT EXECUTED. THI NOT BE USED IN WHOLE OR IN PART ON OT EXTENSIONS OF THIS PROJECT EXCEPT BY OF GREG LEDOUX & ASSOCIATES, INCORPO	VICE & IS THE SOLE ES, INCORPORATED JECT FOR WHICH IT 5 DOCUMENT SHALL HER PROJECTS OR 7 WRITTEN CONSENT
PRINTED 02/1 RESUBMITTED USE PERMIT APP	FOR
A NEW WINER STORAGE FACILIT	
SAFE HARBO 3.0	R
665 NAPA VALLEJO NAPA COUNTY	
APN: 057-110-0)12
CROSS SECT BUILDING	
CENSED ARCAN CENSED ARCAN NO. CI1,434 NO. CI1,434 OF THE OF CALLED EXPIRES 12-31	F
GRE LEDO and ASSOCIA INC.	UX
48 M. SIERRA COTATI, ((707) 795-8	CA

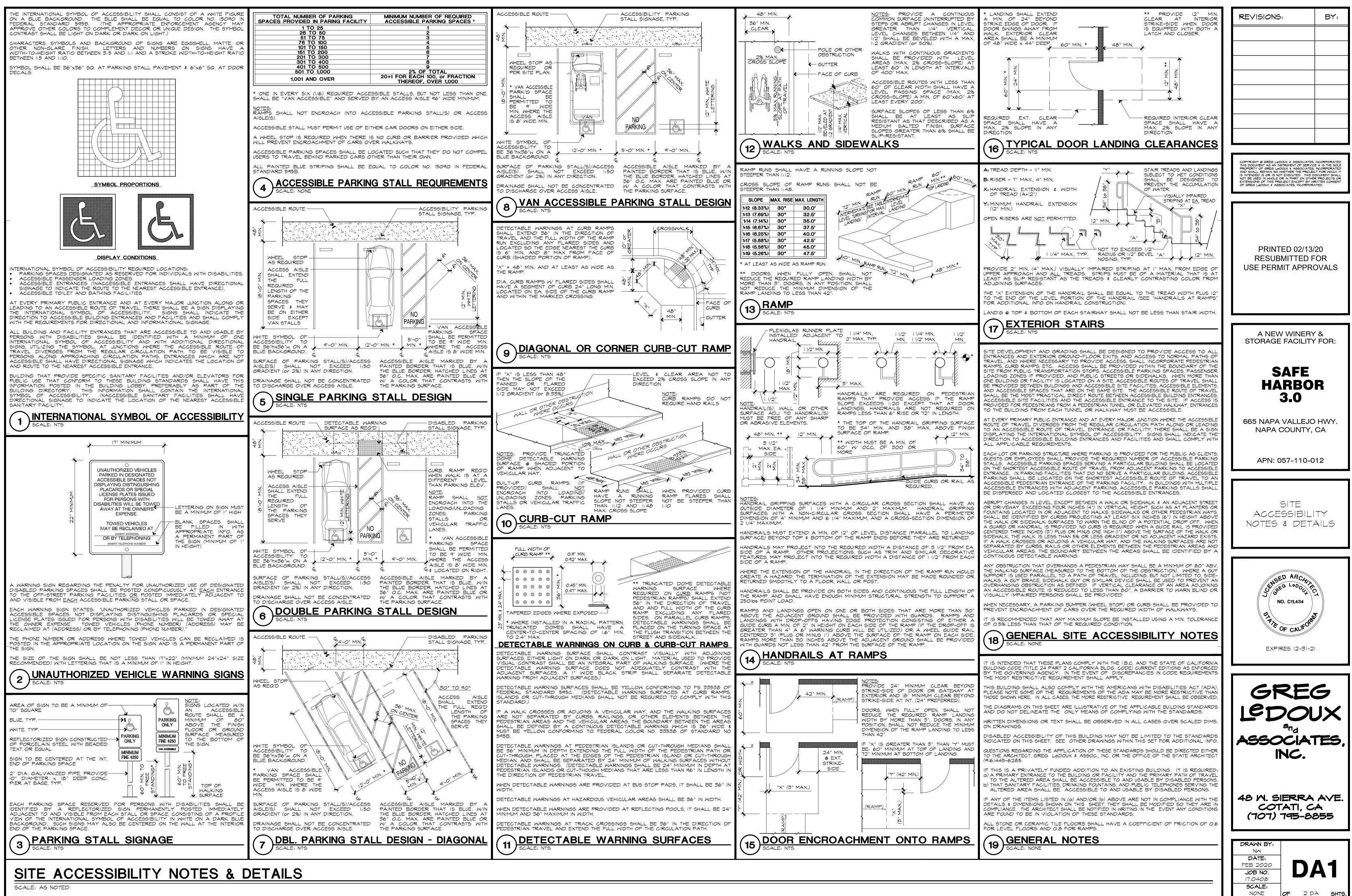
T.O.S. 'C' 37' - 0" T.O.S. 'B' 28' - 0" FIRST FLOOR 0"

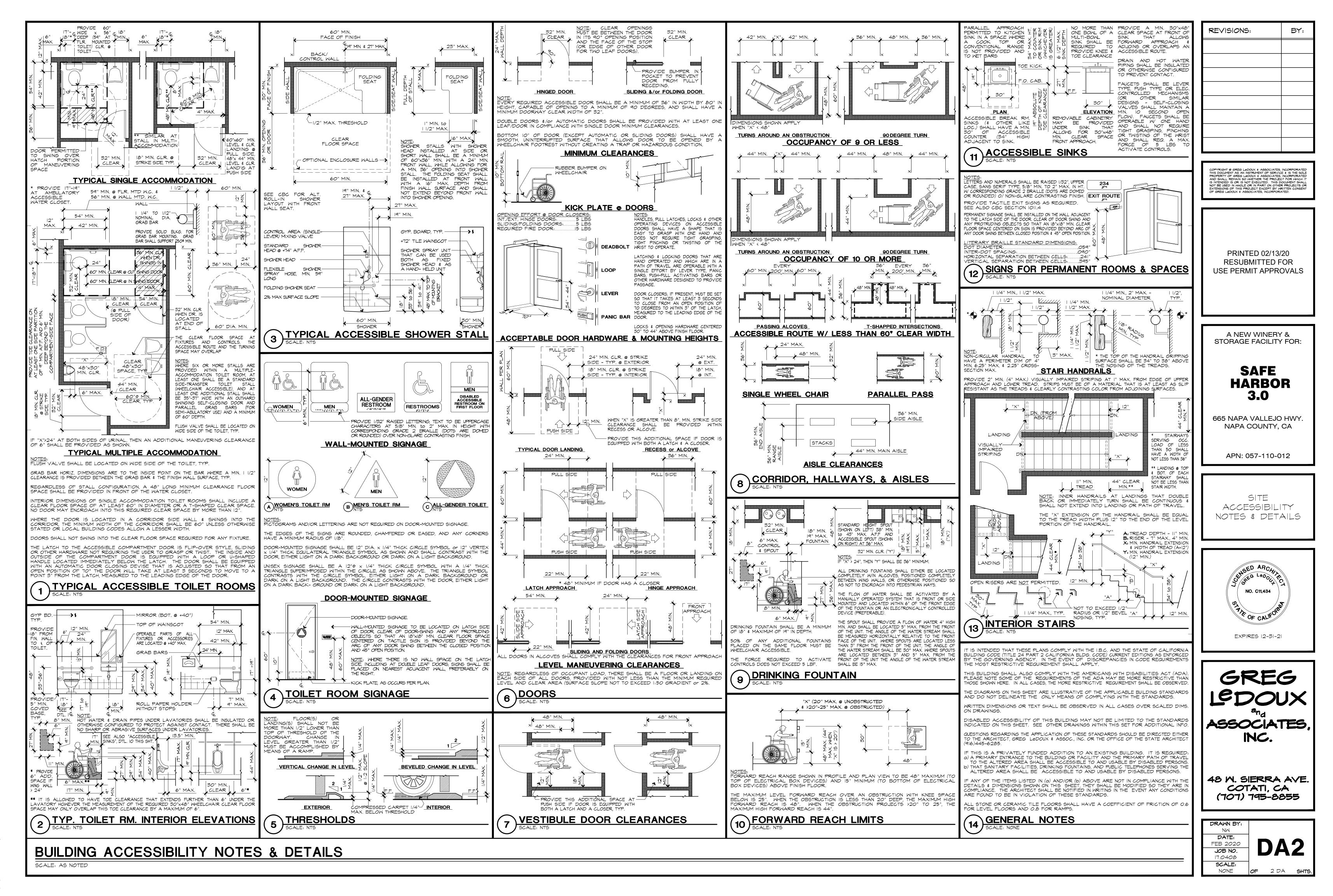


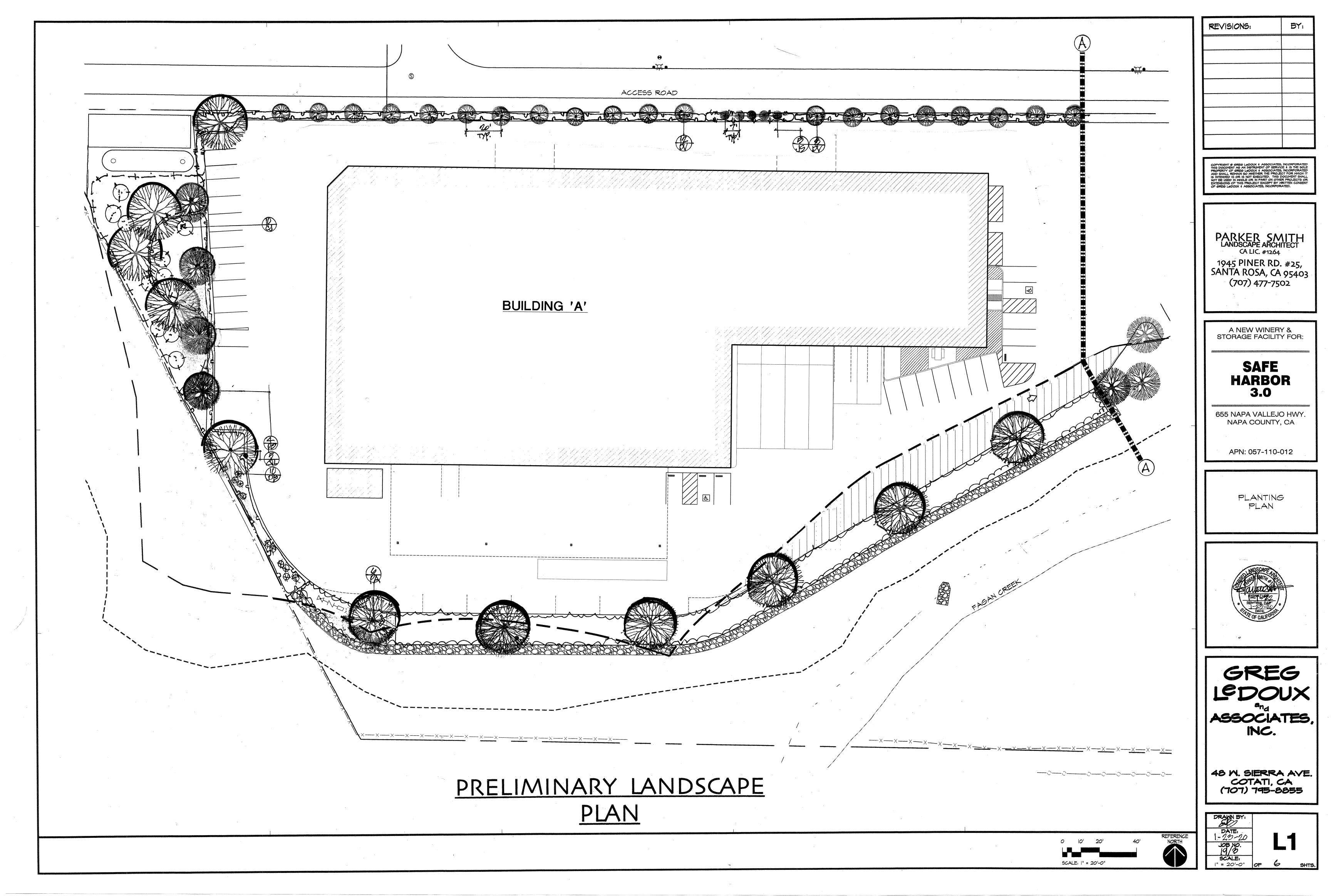




O' &' |6' ■ ■ ■ SCALE: |/|6 = |'-O"







PLANTING NOTES

1. If any landscape areas are 'lime treated', remove all soil in these areas to a depth of three (3) feet & replace with stockpiled onsite topsoil or amended sandy loam topsoil, from a source approved by the Landscape Architect.

S

2. Install 18" deep 10' long root barriers adjacent to all walkways, building foundations, curbs, etc. centered opposite all new trees installed within 6' of any pavement or structures.

(A)

3. Maintain grades, drainage swales, etc. in all landscape areas per the Civil Engineer's plans, allowing for the required three (3) inches of mulch (see Specifications), except in bottom of drainage swales & retention basins, where there shall be no mulch.

4. No substitution of plant species or varieties, or their specified sizes, shall be allowed without the written approval of the Landscape Architect. Any incorrect species or varieties shipped to the site, or any plant rejected by the L. A. for poor size or quality, shall be returned at no cost to the Owner or L. A. Landscape Contractor to provide to the L.A. photos of all boxed trees for approval prior to shipment.

5.. Mulch a 5' diameter area around each Bronze Loquat tree trunk in lawn area & install a circular, 4" deep black or green steel headerboard between mulch and lawn grass. Provide and install this type header (hdr) around lawn areas not abutting concrete & elsewhere as indicated.

6. Incorporate into topsoil Redwood Soil Amendment (RSA) at the rate of 6 cu. yds./1,000 sq. ft. in all planting areas, except vegetated swales & retention basins, Rototill in to a depth of 8" and maintain all planting areas, except vegetated swales & retention basins, Rototill in to a depth of 8" and maintain all grades on civil engineer's grading plan. The Landscape Contractor shall collect a sample of the topsoil prior to the addition of the RSA, and have a Horticultural Soil Analysis performed by a lab once the grading is completed. The lab report, with recommendations, will be include soil texture, infiltration rate, pH, total soluble salts, sodium & percent of organic matter (send lab a copy of Napa County's WELO ordinance to the lab with the sample. A copy of the lab's results & recommendations shall be sent to the Landscape Architect &, upon his approval, & after approval of the additional costs by the Owner, these shall be added to the Land. Contr. responsibly to provide & install. Documentation (copies of receipts, delivery tags, etc.) verifying implementation of the soils analysis report recommendations) shall be submitted to the tags, etc.) verifying implementation of the soils analysis report recommendations) shall be submitted to the General Contractor and the County, along with a copy of the lab's report, to show that the work required has been completed.

7. Any compacted soils encountered in landscape areas shall be transformed to a friable condition prior to planting.

8. Quantities in Plant Legend are approximate only & Landscape Contractor is required to provide all plants shown on the plans.

9. Hydorzones are shown on the Irrigation Plan only, sheet L-2.

(S)

ACCESS ROAD

WINLESTE

(2) All

ABBR.	PLANT SPECIES (Botanical & Common Names)	SIZE (QTY.	NOTES	WATER US
	TREES				
AR	Acer freemanii 'Armstrong'	15 Gal.	4	Standard	Moderate
сс	Narrow, Upright, Armstrong Maple	15 Gal.	20	Natural Form	LOW.
	Bottlebrush				LOW
DV	Dodonaea viscosa 'Purpurea' Purple Hopseed	15 Gal.	36	Low Std.	Low
ED	Eriobotrya deflexa	24" Box	з	Standard	Moderate
JC	Bronze Loquat Juniperus chinensis 'Skyrocket'	15 Gal.	35	Natural Form	Low
LH	Narrow, Upright Juniper Lagerstroemia hybrid "Tuscarorra"	O All Deve	7	Otomolouri	1
LU	Hybrid Coral Crapemyrtle	24" Box	/	Standard	Low
MS	Magnolia stellata 'Roval Star'	36" Box	1	Multitrunk	Moderate
РО	Royal Star Magnolia Pistacia chinensis 'Keith Davey'	24" Box	13	Standard	Low
10	Male Chinese Pistache	24 DOX	10	otandaru	LOW
PA	Platanus acerifolia'Bloodgood'	24" Box	17	Standard	Moderate
QL	Bloodgood London Plane/Sycamore	24" Box	5	Natural Form	low
	Valley Oak		·		
.	SHRUBS & PERENNIALS				
Cl	Ceanothus impressus 'Julia Phelps' CA Lilac	5 Gal.	16		Low
DB	Dietes bicolor	5 Gal.	84		Low
٧D	Yellow Fortnight Lily Nandina domestica 'Fire Power'	5 Gal.	4		Low
	Heavenly Bamboo	5 Gai.	4		LOW
°C	Plumbago capensis 'Imperial Blue' & 'White'	5 Gal.	38	50% of Each	Low
р	Cape Plumbago Pennisetum setaceum 'Rubrum'	5 Gal.	4	Evenly Mixed	Low
	Purple Fountain Grass				
WW	Westringia fruticosa 'Morning Light' New Zealand Rosemary	5 Gal.	18		Low
	GROUND COVERS				
5-07	Coprosma kirki	1 Gal.	4' c.0) .	Low
	Spreading Coprosma Cotoneaster dammeri 'Coral Beauty'	1 Gal	2'- 6	" C.C.	Low
AL 3	Spreading Cotoneaster	i Gai.	2-0	0.0.	LUW
1-+-]	Cotoneaster horizontalis	5 Gal.	5' C.0	D	Low
	Spreading Cotoneaster Erigeron karvinskianus Moerheimii'	1 Gal.	2' c.c	•	Low
Ellille	Pink Santa Barbara Daisy	i Gai.	2.0.0		2000
ang	Festuca rubra Blend/No-Mow Clumping CA Grasses	Sod	Solid		Low
5	No-Mow Red Fescue Blend Myoporum parvifolium 'Putah Creek'	1 Gal.	4' c.c		Low
	Prostrate Myoporum Osteospermum 'White w/Purple Center'	1 Gal.	3' c.c		Low
LA D	African Daisy		5 0.0	•	

NATIVE VEGETATION.

PRELIMINARY LANDSCAPE PLAN

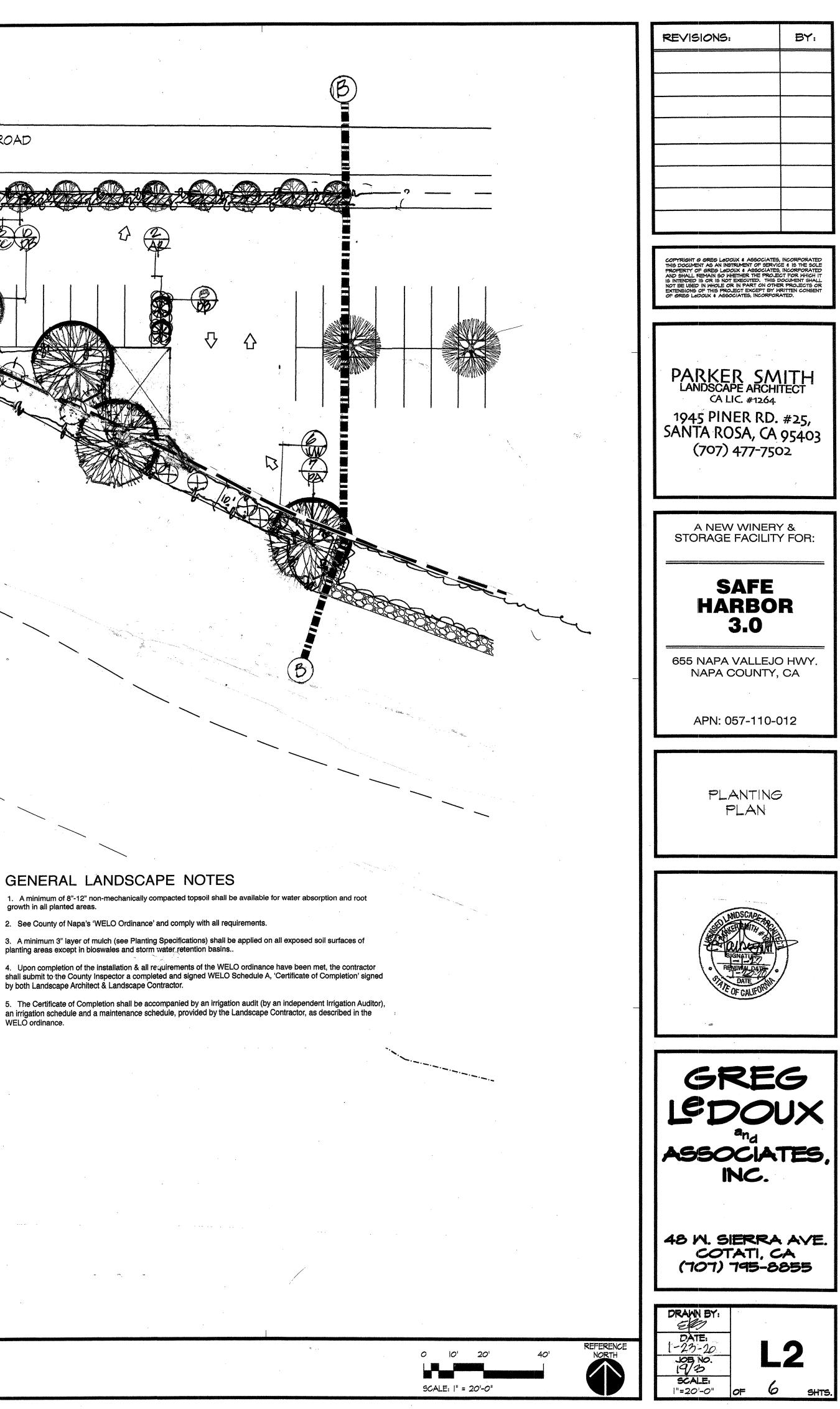
GENERAL LANDSCAPE NOTES

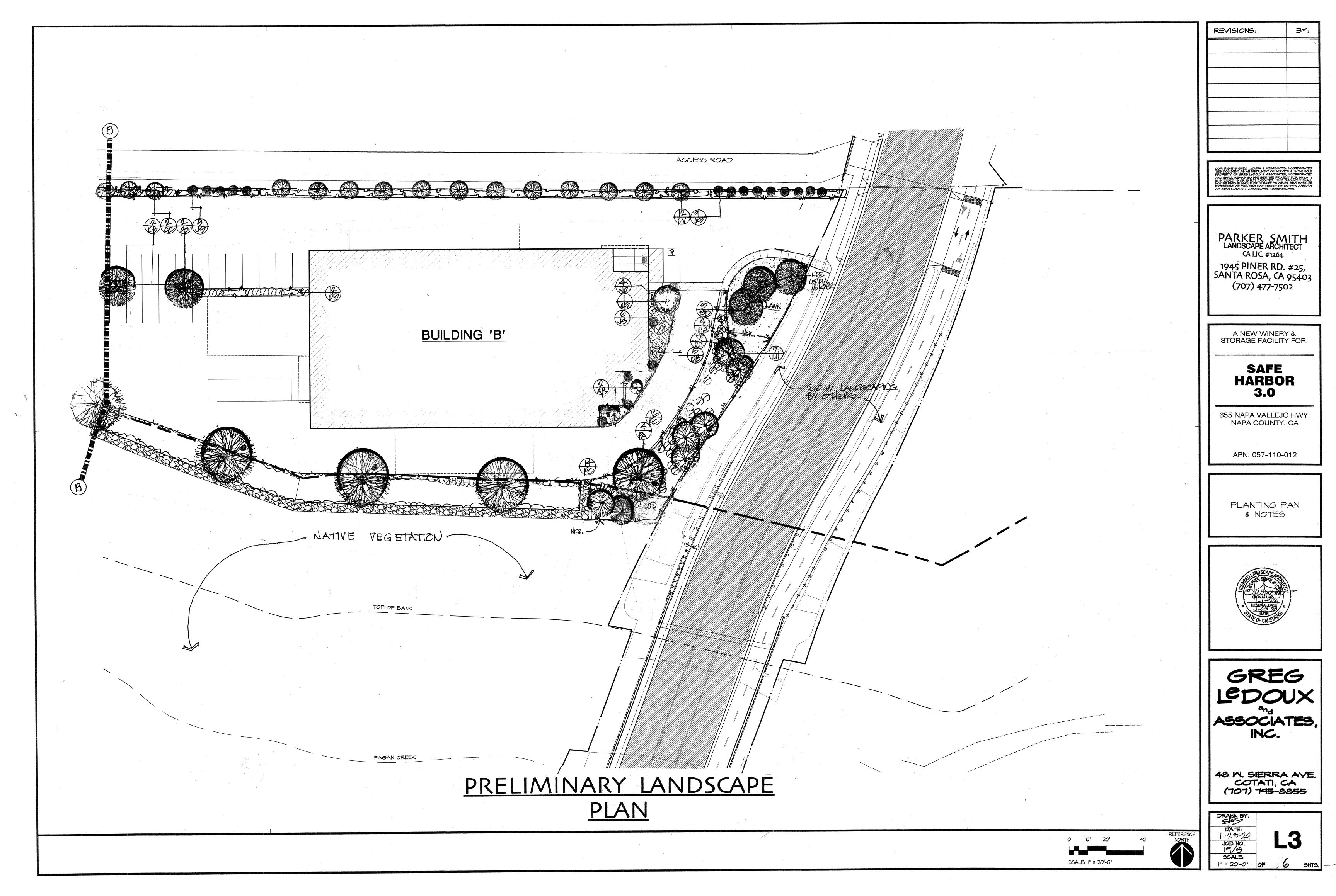
growth in all planted areas.

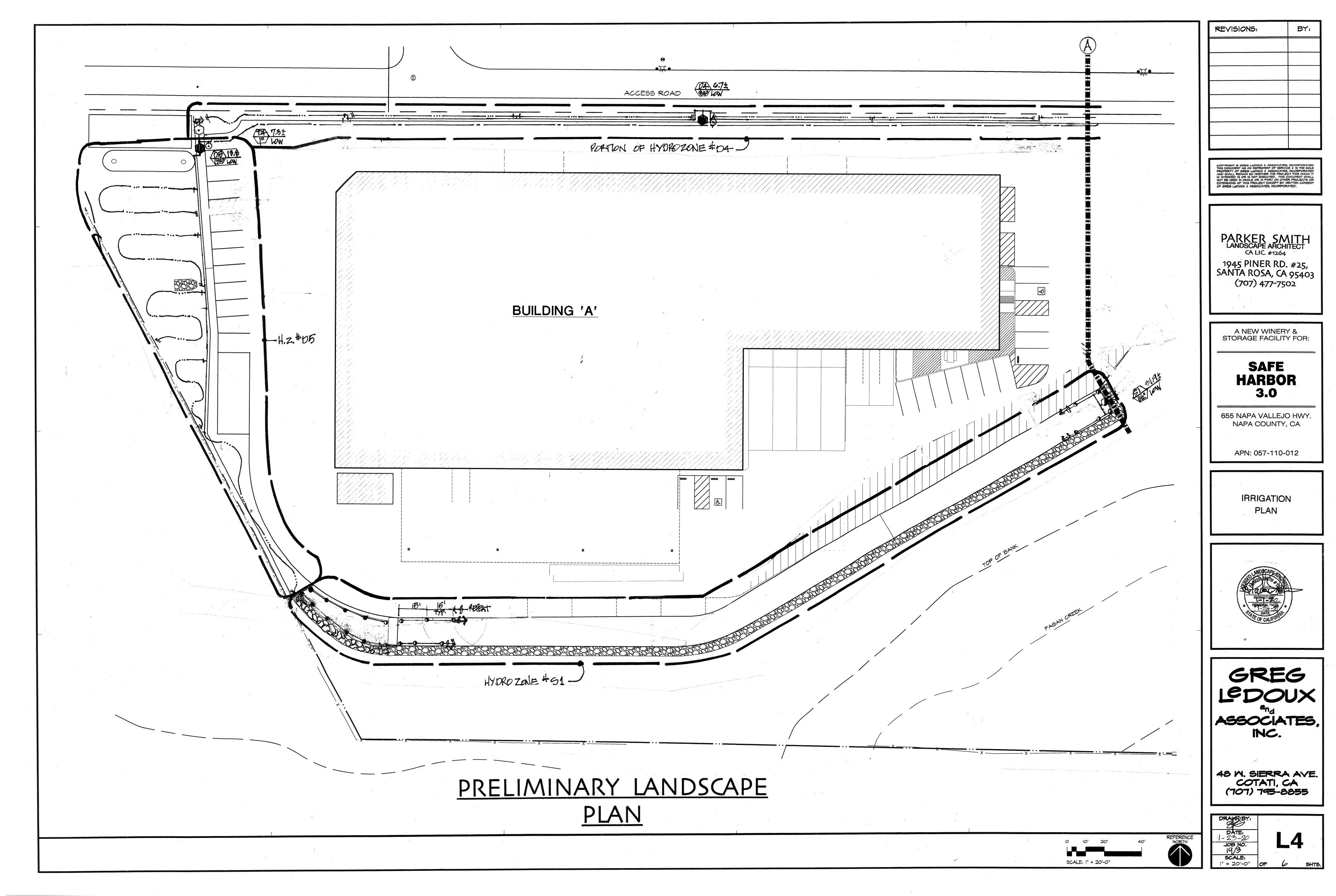
3. A minimum 3" layer of mulch (see Planting Specifications) shall be applied on all exposed soil surfaces of planting areas except in bioswales and storm water retention basins..

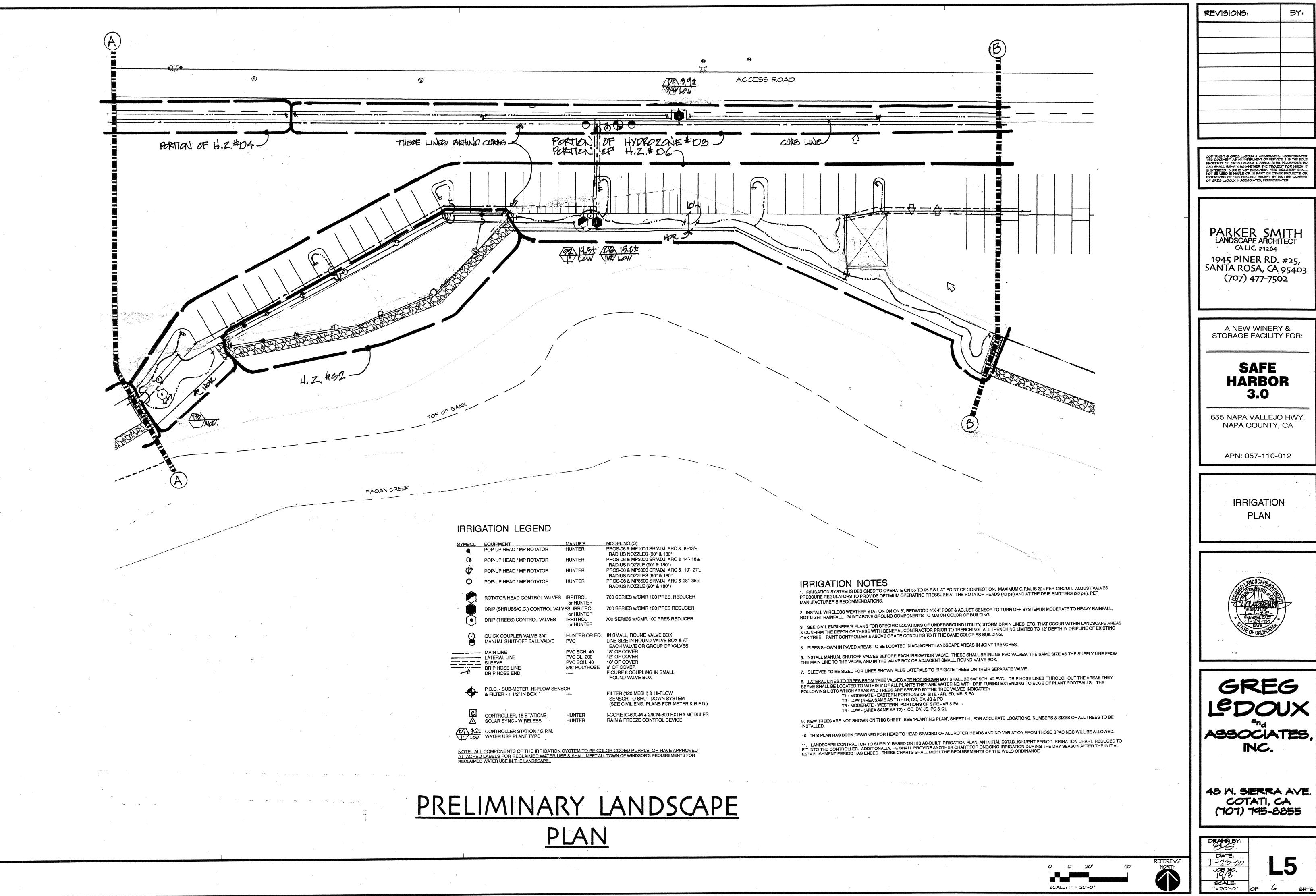
4. Upon completion of the installation & all requirements of the WELO ordinance have been met, the contractor shall submit to the County Inspector a completed and signed WELO Schedule A, 'Certificate of Completion' signed by both Landscape Architect & Landscape Contractor.

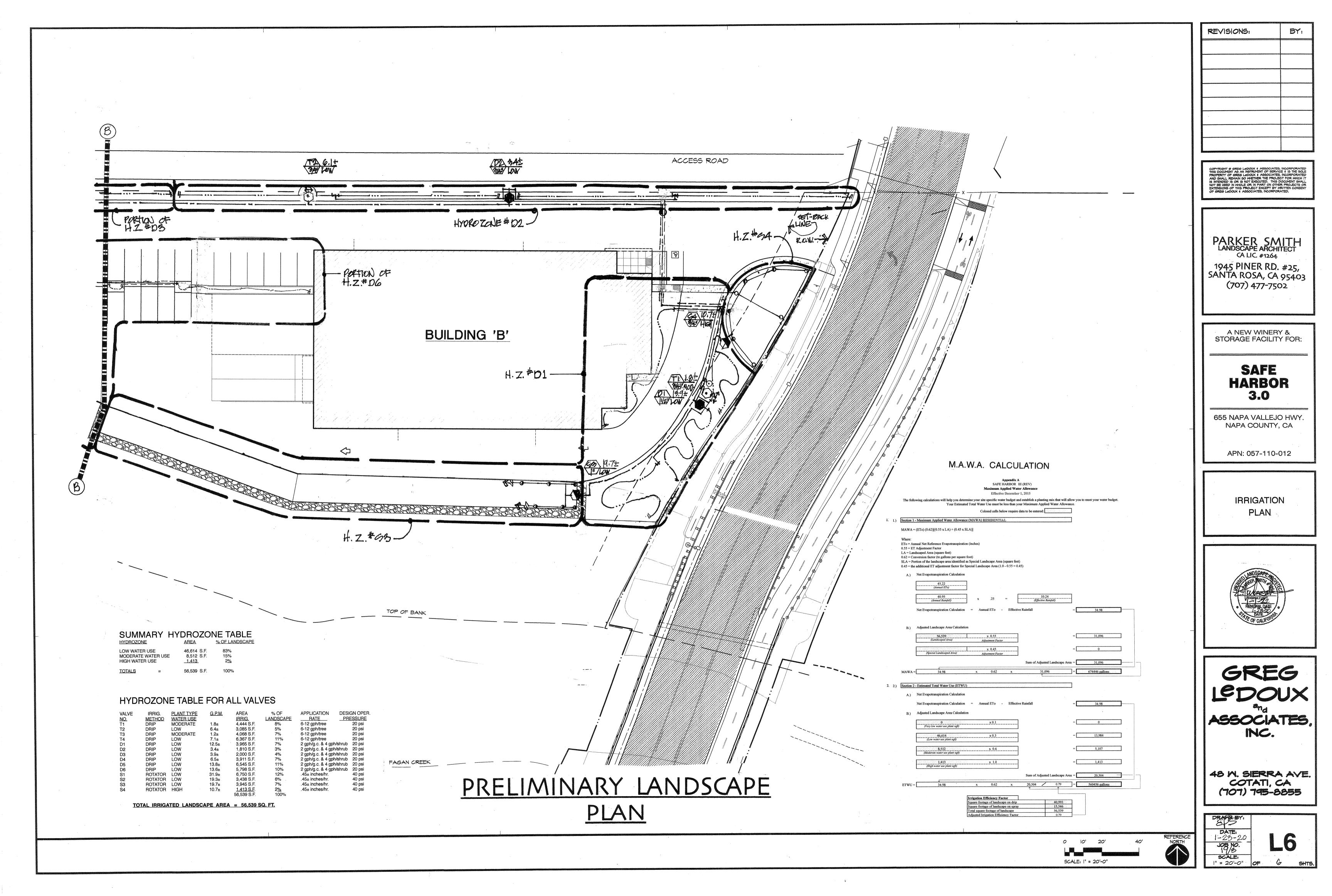
an irrigation schedule and a maintenance schedule, provided by the Landscape Contractor, as described in the WELO ordinance.

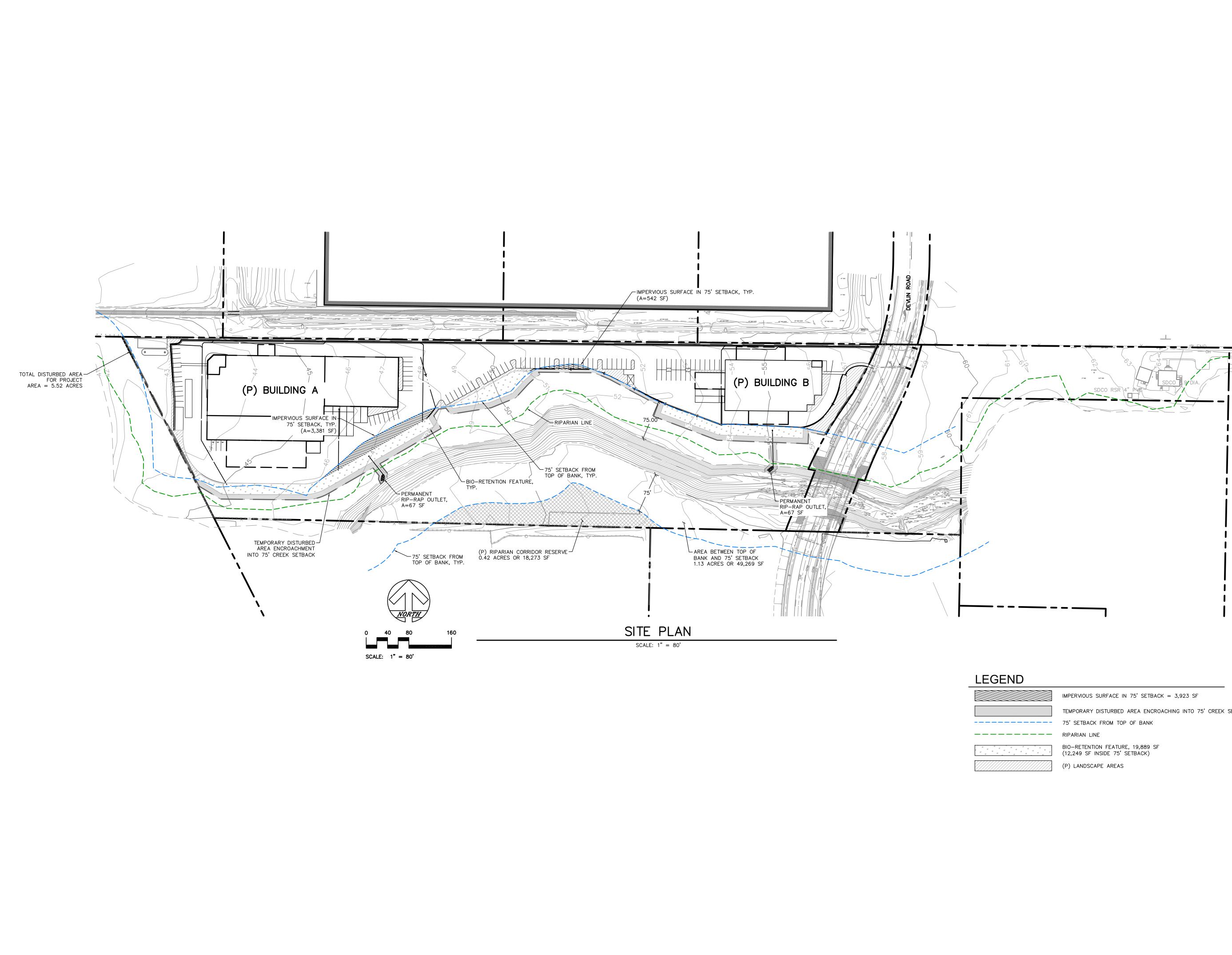












Always Engineering Inc. Description BY Date	<u> </u>	Santa Rosa, CA 95401 Fax (707) 542-8798 www.alwayseng.com JasonH@alwayseng.com		
Prepared for: SAFE HARBOR 3.0	655 N/	Prepared on: May 13, 2019		
SITE DEVELOPMENT EXHIBIT	75' RIPARIAN SETBACK INFRINGEMENT	655 NAPA VALLEJO HWY., NAPA COUNTY, CA APN: 057-110-012		
JOB#19002.0 SHEET P1 OF P1 P1				

TEMPORARY DISTURBED AREA ENCROACHING INTO 75' CREEK SETBACK = 0.30 ACRES

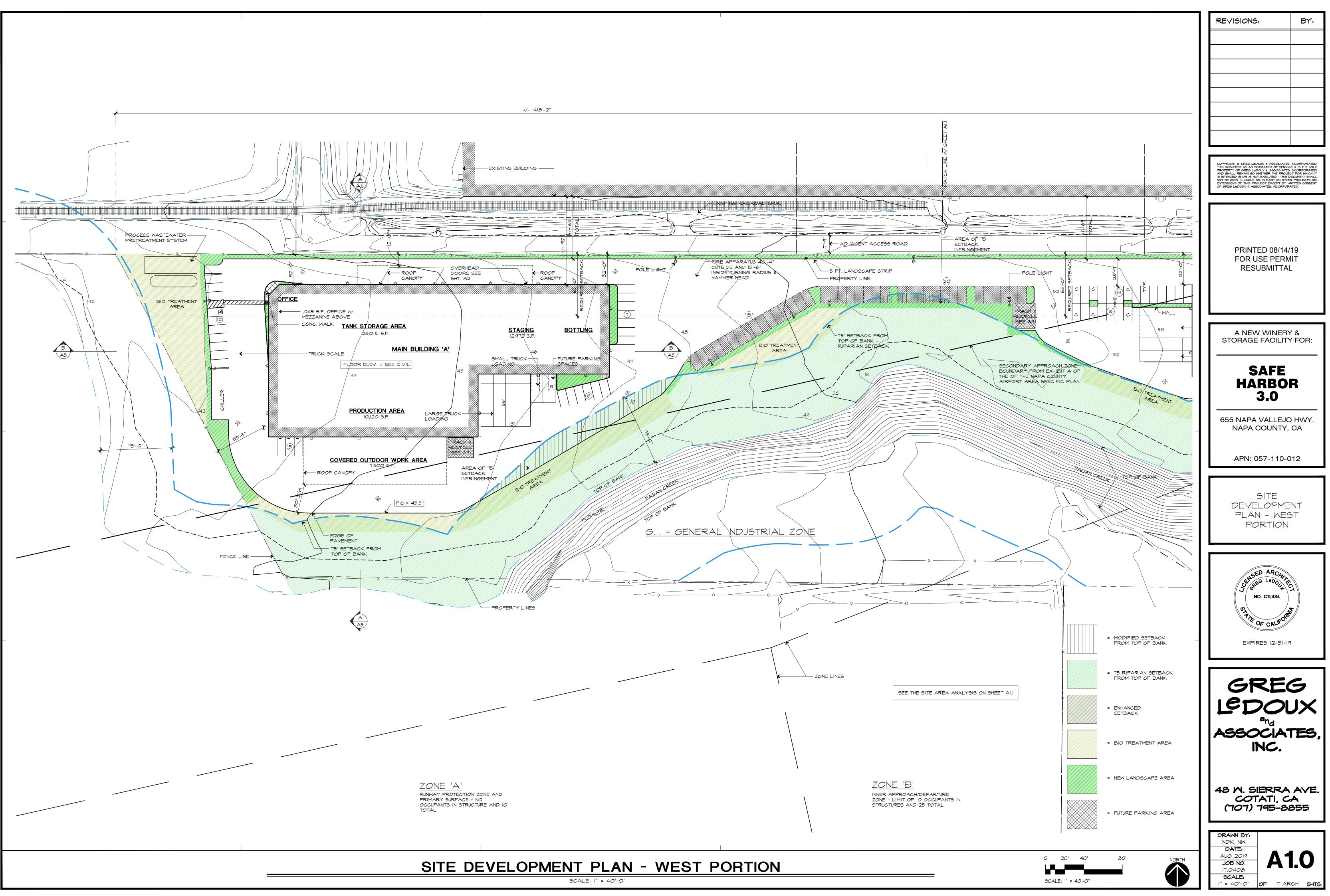
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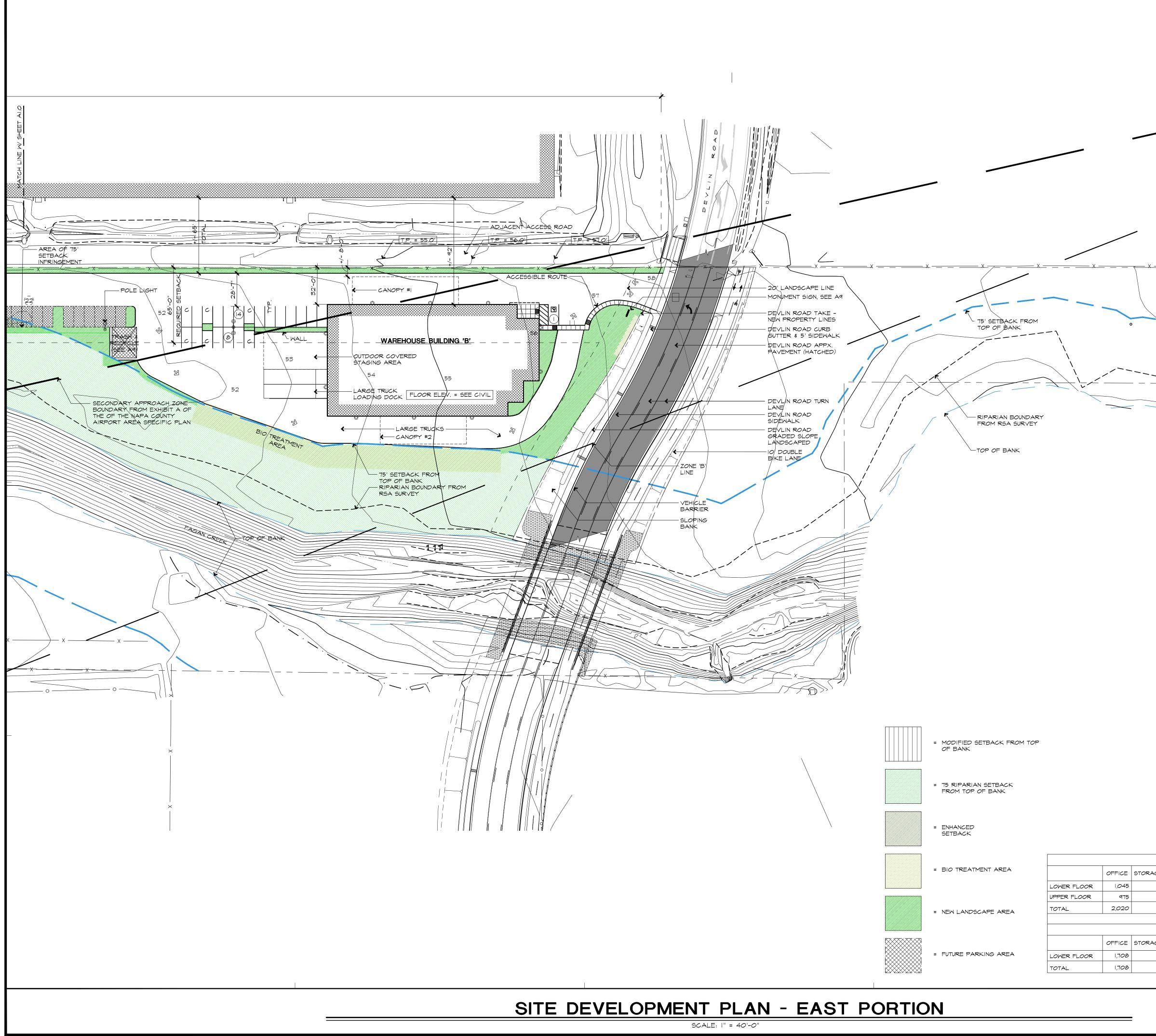


OVERALL SITE AND CONTEXT PLAN

5CALE: |" = 80'-0"

SCALE: |" = 80'-0"





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					A NEW WINER STORAGE FACILIT	
					SAFE HARBO	
					3.0	
				-	655 NAPA VALLEJ NAPA COUNTY	
					APN: 057-110-	012
					SITE DEVELOPME PLAN - EA PORTION	ST
1	CODE ANALYSIS (C MAIN BUILDING 'A' OCCUPANCY 'B' (OF	OCCUPANT LOA		20.2 OCC.	CENSED ARCAN CONSED LODOLY NO. C11,434 OF CALIFOR EXPIRES 12-31-	N.
	OCCUPANCY 'S-I' (H	NAREHOUSE) @	500 65F/0CC DTTLING) @ 100 65F/0CC	47.95 OCC. 230.92 OCC.		
	<u>MAREHOUSE BUILDI</u> OCCUPANCY 'B' (OF			DCC. BUILDING 'A' = 300	GRE	
			500 GSF/OCC	30.03 OCC. OCC. BUILDING 'B' = 48	ASSOCIATINC.	UX
	MAIN BUILE	21NG 'A'			ASSOCIA	TES,
AGE/WAREHOUSE 23,975	PRODUCTION	BOTTLING	EXTERNAL COVERED SPACE 8,796	TOTAL 56,908		
23,975	10,120	12,972	8,796	56,908 975 49,087	48 W. SIERRA	
/	NAREHOUSE B	UILDING 'B			COTATI, C	
AGE/WAREHOUSE	PRODUCTION	BOTTLING	EXTERNAL COVERED SPACE 5,975	TOTAL 22,833	(707) 795-8	
15,150				16,858	DRAWN BY: NDK, NW	
I			20' 40' 80' : " = 40'-0"		DATE: AUG 2019 JOB NO. 17.0408 SCALE: 1" = 40'-0"	1.1 RCH SHTS .
						JU 20112.

