GRADING & DRAINAGE PLAN

FOR THE RESIDENCE OF

PACIFIC COAST VENTURE CORP.

CAMPBELL CREEK RANCH PARCEL #3

A.P.N. 27-310-032

GENERAL NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES, PRIOR TO STARTING CONSTRUCTION. THESE PLANS ARE BASED UPON THE BEST INFORMATION AVAILABLE, BUT CAN ONLY BE TAKEN AS APPROXIMATE.
2. ANY UTILITIES THAT MAY HAVE TO BE RELOCATED SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.
3. PRIOR TO EXCAVATING NEAR ANY P.G. & E., PAC BELL, CITY, COUNTY, OR PRIVATE FACILITIES IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT U.S.A. AT LEAST 2 WORKING DAYS IN ADVANCE AT (800) 642-2444.
4. DAMAGE TO ANY AND ALL UTILITIES BY CONTRACTOR WILL BE REPLACED IN KIND AT CONTRACTOR'S EXPENSE, AS WELL AS ANY EXISTING PRIVATE OR PUBLIC IMPROVEMENTS OR NATURAL LANDSCAPES SPECIFICALLY DESIGNATED BY OWNER.
5. CONTRACTOR WILL MAINTAIN SAFE CONDITIONS IN THE CONSTRUCTION AREA FOR WORKMEN AND TRAVELING PUBLIC.
6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL SECURE CONSTRUCTION PERMITS FROM THE NAPA COUNTY PUBLIC WORKS DEPARTMENT, THE NAPA COUNTY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT, AND ANY OTHER JURISDICTIONAL AGENCY AS REQUIRED. CONTRACTOR SHALL PAY FOR ALL FEES INCLUDING INSPECTION FEES THEREFORE.
7. ALL STATIONS (ON PLAN) ARE TAKEN ALONG CENTERLINE UNLESS OTHERWISE NOTED ON PLAN AND SHOW MEASUREMENTS IN A HORIZONTAL PLANE.
8. ALL GRADING, SITE PREPARATION, PLACING AND COMPACTING OF FILL SHALL BE DONE ACCORDING TO THESE PLANS, AND NAPA COUNTY REQUIREMENTS.
9. SLOPE PLANTING SHALL BE SPECIFIED BY THE LANDSCAPE ARCHITECT AND IS NOT A PART OF THIS PROJECT.
10. ALL CUT AND FILL SLOPES SHALL BE 2:1 OR MORE GENTLE, UNLESS OTHERWISE NOTED.
11. ALL ABANDONED UNDERGROUND PIPELINES EXPOSED DURING GRADING SHALL BE REMOVED OR ADEQUATELY PLUGGED.
12. ROUND CUT AND FILL SLOPES TO BLEND IN WITH THE NATURAL GROUND CONTOURS.
13. EROSION CONTROL MEASURES SHALL BE EMPLOYED DURING THE RAINY SEASON AS REQUIRED AND AS SHOWN ON THE APPROVED EROSION CONTROL PLANS. A PRE-GRADE MEETING MAY BE SCHEDULED AT THE CONTRACTORS REQUEST AT THE SITE 48 (FORTY-EIGHT) HOURS PRIOR TO THE START OF GRADING. THE FOLLOWING PEOPLE SHOULD BE PRESENT: OWNER, GRADING CONTRACTORS, ENGINEER, AND THE COUNTY REPRESENTATIVE.
15. CHANGES TO THIS PLAN DUE TO FIELD CONDITIONS WILL BE MADE ONLY WITH THE APPROVAL OF THE ENGINEER AND THE NAPA COUNTY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT.
16. ADJACENT PROPERTIES SHALL BE PROTECTED FROM STORM WATERS, MUD, SILT, ETC.
17. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OF THE ENGINEER AND THE GOVERNING COUNTY AGENCY.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLACEMENT OF ALL FILLS ACCORDING TO THE PLAN, AND THE PREPARATION OF GROUND TO RECEIVE FILLS, TESTING FOR REQUIRED COMPACTION, STABILITY OF ALL FINISH SLOPES, SOIL EROSION, AND REQUIRED CUT SLOPE SURFACES.
19. SEE EROSION CONTROL NARRATIVE DATED 08/06/2007 FOR ADDITIONAL INFORMATION REGARDING CONSTRUCTION AND EROSION CONTROL MEASURES CONCERNING THIS PROJECT.

EROSION CONTROL NOTES

1. TEMPORARY EROSION CONTROL DEVICES, SHOWN ON THESE PLANS SHALL BE RELOCATED OR MODIFIED AS THE WORK PROGRESSES, ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE NAPA CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT.

2. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER ON A DAILY BASIS AND AS DIRECTED BY THE COUNTY INSPECTOR AND/OR THE ENGINEER.

3. CONTRACTOR SHALL PROVIDE WATER BARS IN THE UNPAVED PATHWAY AS SHOWN ON THE PLANS.

4. CONTRACTOR SHALL PROVIDE VELOCITY CHECK DAMS OF SANDBAGS OR STAKED HAY BALES IN ALL UNLINED GRADED CHANNELS AT THE INTERVALS INDICATED BELOW:

GRADE OF CHANNEL	INTERVAL
LESS THAN 3%	100 FT.
3% TO 6%	50 FT.
OVER 6%	25 FT.

5. EXCEPT AS OTHERWISE DIRECTED BY THE COUNTY INSPECTOR, ALL TEMPORARY EROSION CONTROL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FORECAST OF RAIN PROBABILITY EXCEEDS 40% AS DETERMINED BY THE NATIONAL WEATHER BUREAU OR THE COUNTY INSPECTOR. THESE DEVICES SHALL BE MAINTAINED CONTINUOUSLY AS REQUIRED DURING THE RAINY SEASON (OCTOBER 15 TO APRIL 1).

6. ALL BASINS AND CHECK DAMS SHALL HAVE BEEN PUMPED DRY, AND ALL DEBRIS AND SILT REMOVED WITHIN 48HRS AFTER EACH STORM.

7. ALL PERMANENT STORM DRAINAGE DEVICES (eg. ROCK LINED SWELLS, ENERGY DISSIPATERS, ETC.) SHALL BE INSTALLED BEFORE OCTOBER 15 OF EACH YEAR.

8. HAND BROADCAST OR HYDRATED ALL FILL AND CUT SLOPES AND EXPOSED EARTH SURFACES ACCORDING TO THE APPLICATION SCHEDULE ATTACHED AND THE COUNTY.

9. SANDBAGS AND/OR HAY BALES SHALL BE STOCKPILED ADJACENT TO EACH POINT OF USE AS SHOWN ON THESE PLANS, READY TO BE PLACED IN POSITION WHEN THE RAIN FORECAST IS 40% OR GREATER, OR WHEN DIRECTED BY THE COUNTY INSPECTOR.

10. THE EROSION AND SEDIMENT CONTROL MEASURES WILL BE OPERABLE DURING THE RAINY SEASON (OCTOBER 15 TO APRIL).

12. ADJACENT PROPERTIES SHALL BE PROTECTED FROM STORM WATERS, MUD, SILT, ETC., THAT ARE A DIRECT RESULT OF THE CONSTRUCTION ASSOCIATED WITH THIS PROJECT.

13. ALL WORK WILL BE CONSTRUCTED IN CONFORMANCE WITH CAL-OSHA REQUIREMENTS AND CURRENT COUNTY REGULATIONS.

LEGEND

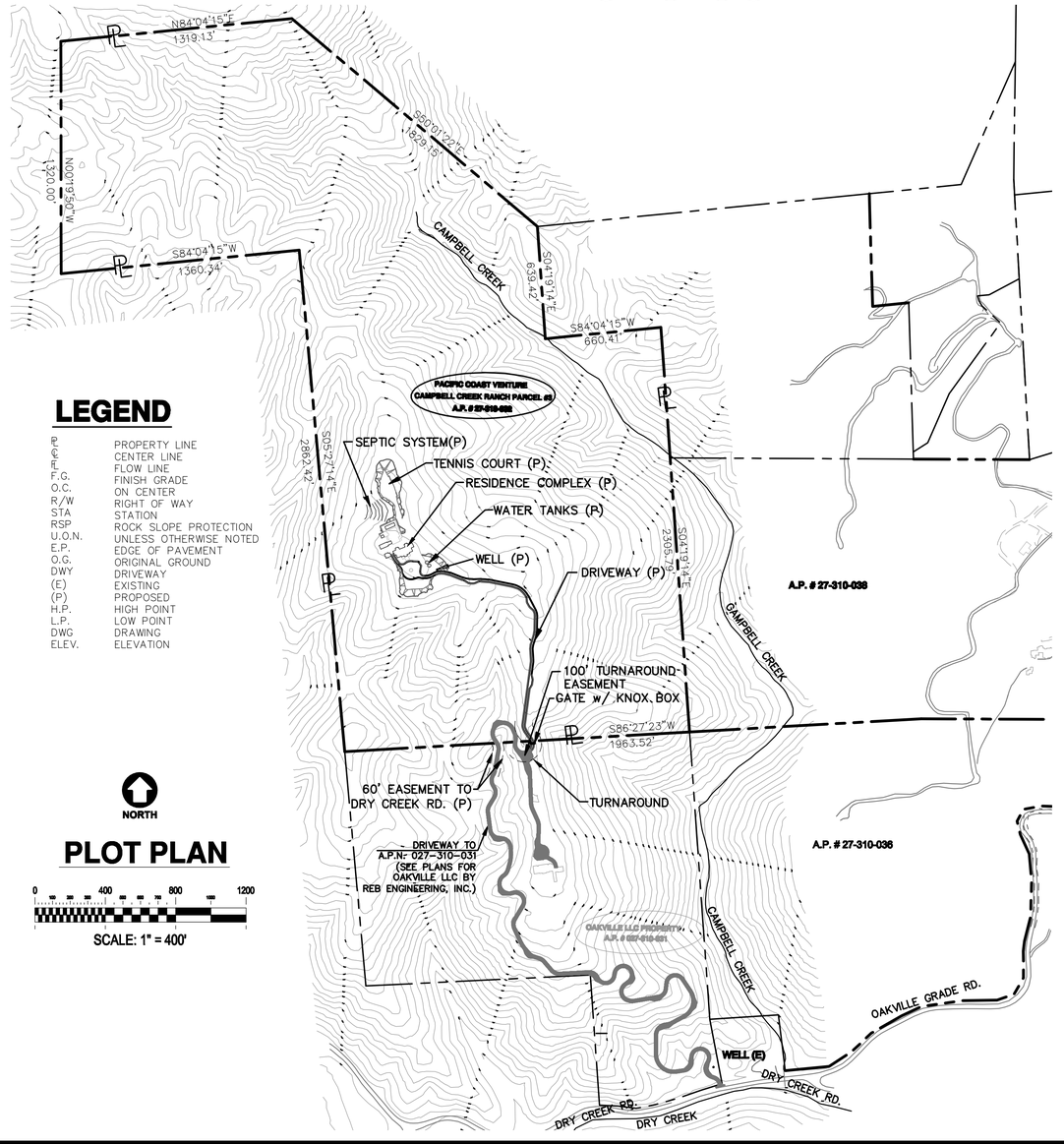
PL	PROPERTY LINE
℄	CENTER LINE
FL	FLOW LINE
F.G.	FINISH GRADE
O.C.	ON CENTER
R/W	RIGHT OF WAY
STA	STATION
RSP	ROCK SLOPE PROTECTION
U.O.N.	UNLESS OTHERWISE NOTED
E.P.	EDGE OF PAVEMENT
O.G.	ORIGINAL GROUND
DWY	DRIVEWAY
(E)	EXISTING
(P)	PROPOSED
H.P.	HIGH POINT
L.P.	LOW POINT
DWG	DRAWING
ELEV.	ELEVATION

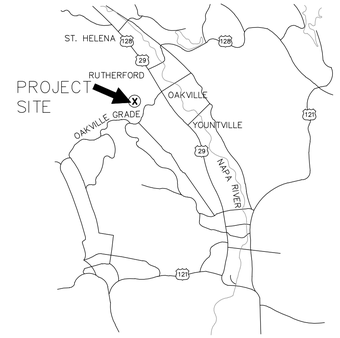
NORTH

PLOT PLAN

0 400 800 1200

SCALE: 1" = 400'





NORTH

VICINITY MAP

N.T.S.

PROJECT INFORMATION:

OWNER(S):	*ROB YEAKEY* **PACIFIC COAST VENTURE CORP.** **3082 WHITE SULPHUR SPRING ROAD** **ST. HELENA, CA 94574**	LANDSCAPE ARCHITECT:	**JONATHAN PLANT & ASSOCIATES, INC** **1230 PINE STREET** **ST. HELENA, CA 94574** **(707) 963-8313**
CIVIL ENGINEER:	*RANDAL E. BRYANT, P.E., P.L.S.* **R.E.B. ENGINEERING, INC.** **P.O. BOX 113** **ST. HELENA, CA 94574** **(707) 963-8638**	BIOLOGICAL & BOTANICAL CONSALTANT:	*STEVEN RAE* **MUSCI.** **1130 CAYETANO COURT** **NAPA, CA 94559** **(707) 257-2487**
SOILS ENGINEER:	**PJC & ASSOCIATES, INC** **SONOMA BRANCH** **141 EAST NAPA STREET** **SONOMA, CA 95476** **(707) 935-3747**		

SHEET INDEX

DESIGNED BY: _____

RANDAL E. BRYANT
R.C.E. 45115 (EXP. 9/30/2008)

DATE: _____

APPROVED BY: _____

DATE: _____

REGISTERED PROFESSIONAL ENGINEER RANDAL E. BRYANT No. 45115 Exp. 9-30-2008 CIVIL ENGINEER STATE OF CALIFORNIA

PROPERTY LINES:

THE PROPERTY LINES SHOWN HEREON ARE BASED ON PRELIMINARY SURVEY DATA, AND ARE FOR REFERENCE ONLY. THIS IS NOT A BOUNDARY SURVEY MAP AND SHOULD NOT BE USED AS SUCH.

UNAUTHORIZED CHANGES & USES:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

HORIZONTAL & VERTICAL DATUM:

THIS MAP IS BASED ON TOPOGRAPHIC MAPPING USING L.I.D.A.R. DATA FROM THE NAPA COUNTY 2002/2003 ORTHOPHOTOGRAPHY PROJECT, AND CONFORMS TO NATIONAL MAP ACCURACY STANDARDS AT A SCALE OF 1" = 200'.

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R.E.B. ENGINEERING, INC.

DESIGNED BY:	R.E.B.
DRAFTED BY:	T.T.
PROJECT NO:	2007-111C
DATE:	09/07/2007
COMMENTS:	

REV. NO.	REV. DATE	REVISIONS	BY	APPD.	APPD. DATE
1	10/11/07	ENTIRE SHEET	REB		

R.E.B. ENGINEERING, INC.
CIVIL & STRUCTURAL
ENGINEERING, PLANNING, & SURVEYING
345 La Fata St., Suite B • P.O. Box 113
Saint Helena, CA 94574
tel: (707) 963-8638 fax: (707) 963-2346

RESIDENCE FOR: PACIFIC COAST VENTURE, CORP.
CAMPBELL CREEK RANCH - PARCEL #3
A.P.N. 027-310-032
MAILING ADDRESS: 3082 White Sulphur Springs Road
ST. HELENA, CA 94574

TITLE

JOB NO: 2007-111C
DATE: 09/07/2007
SHEET NO: 1 OF 14 SHEETS

PLAN

SCALE: 1"=60'

UNAUTHORIZED CHANGES & USES:

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R.E.B. ENGINEERING, INC.

DESIGNED BY:	R.E.B.
DRAFTED BY:	T.T.
PROJECT NO:	2007-111C
DATE:	09/07/2007
COMMENTS:	

REV. NO.	REV. DATE	REVISIONS	BY	APPD.	APPD. DATE
1	10-11-07	ENTIRE SHEET	REB		

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ST. HELENA, CA 94574

AERIAL PHOTO

JOB NO: 2007-111C
DATE: 09/07/2007
SHEET NO: 2 OF 14 SHEETS

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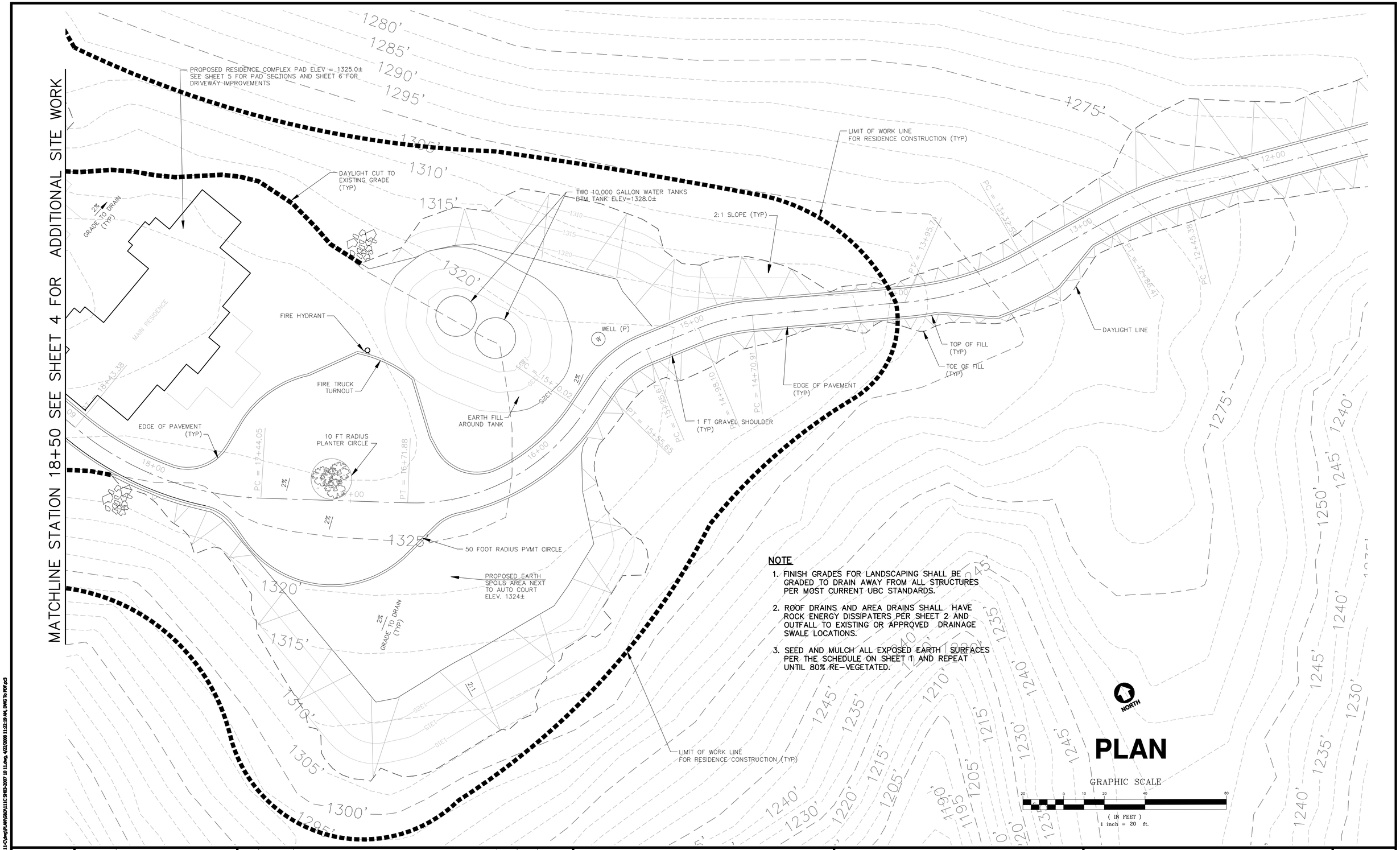

NOTE

1. FINISH GRADES FOR LANDSCAPING SHALL BE GRADED TO DRAIN AWAY FROM ALL STRUCTURES PER MOST CURRENT UBC STANDARDS.
2. ROOF DRAINS AND AREA DRAINS SHALL HAVE ROCK ENERGY DISSIPATERS PER SHEET 2 AND OUTFALL TO EXISTING OR APPROVED DRAINAGE SWALE LOCATIONS.
3. SEED AND MULCH ALL EXPOSED EARTH SURFACES PER THE SCHEDULE ON SHEET 1 AND REPEAT UNTIL 80% RE-VEGETATED.

PLAN

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DESIGNED BY:	R.E.B.						
DRAFTED BY:	T.T.						
PROJECT NO:	2007-111C						
DATE:	09/07/2007						
COMMENTS:		1	10-11-07	ENTIRE SHEET	REB		
		REV. NO.	REV. DATE	REVISIONS	BY	APPD.	APPD. DATE

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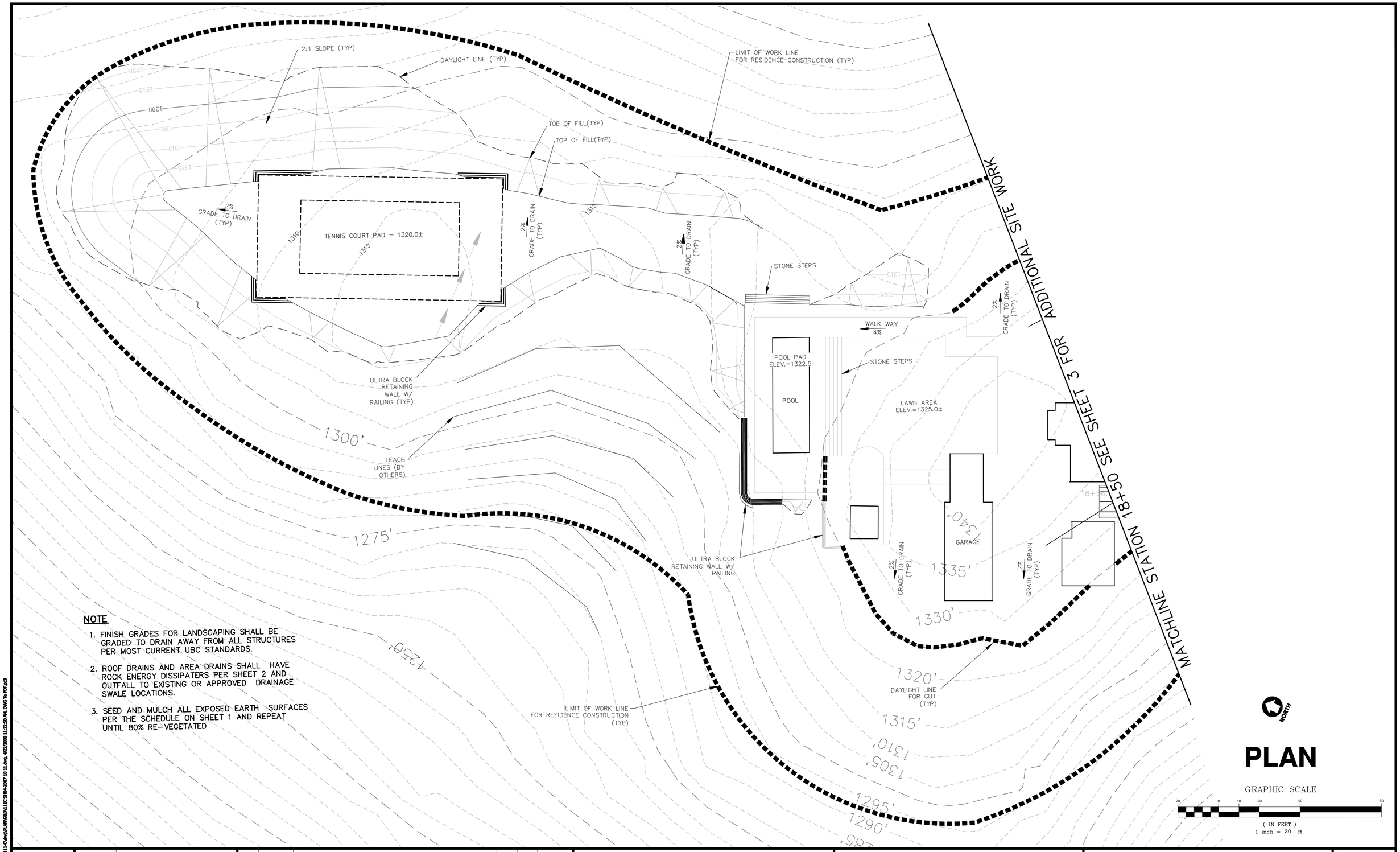
SITE PLAN

JOB NO: 2007-111C
DATE: 09/07/2007
SHEET NO: 3 OF 14 SHEETS



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PLAN

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R.E.B. ENGINEERING, INC.

DESIGNED BY:	R.E.B.
DRAFTED BY:	T.T.
PROJECT NO:	2007-111C
DATE:	09/07/2007
COMMENTS:	

REV. NO.	REV. DATE	REVISIONS	BY	APPD.	APPD. DATE
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SITE PLAN

JOB NO: 2007-111C
DATE: 09/07/2007
SHEET NO: 4 OF 14 SHEETS

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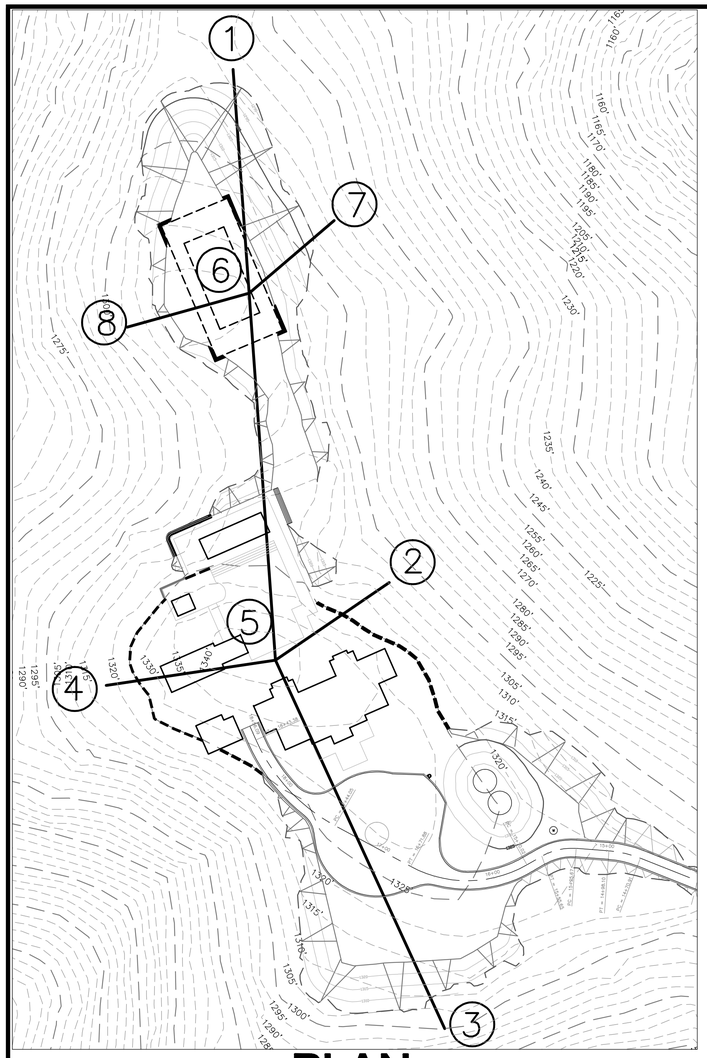
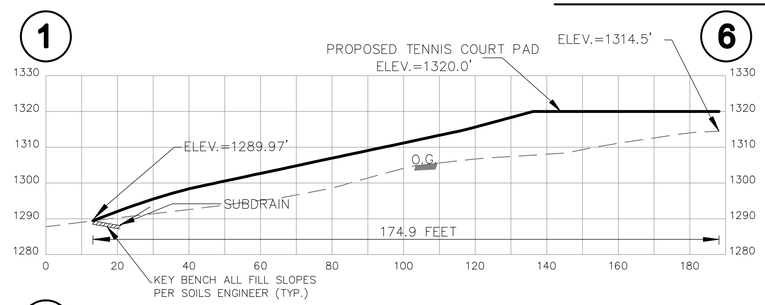
STRUCTURAL CROSS SECTIONS

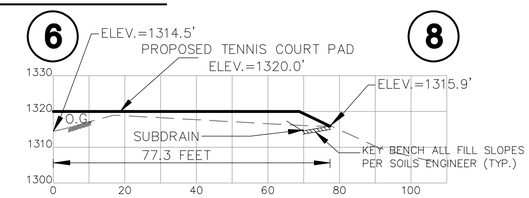
SCALE:1"=20' HORZ & VERT.

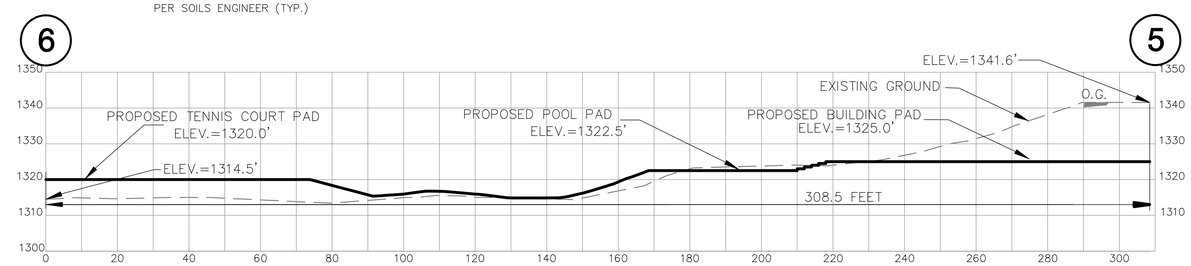


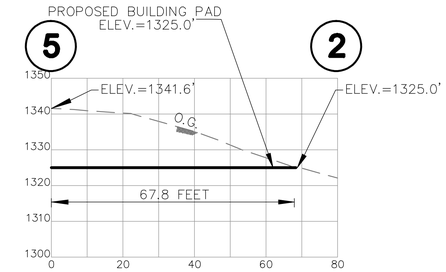
PLAN

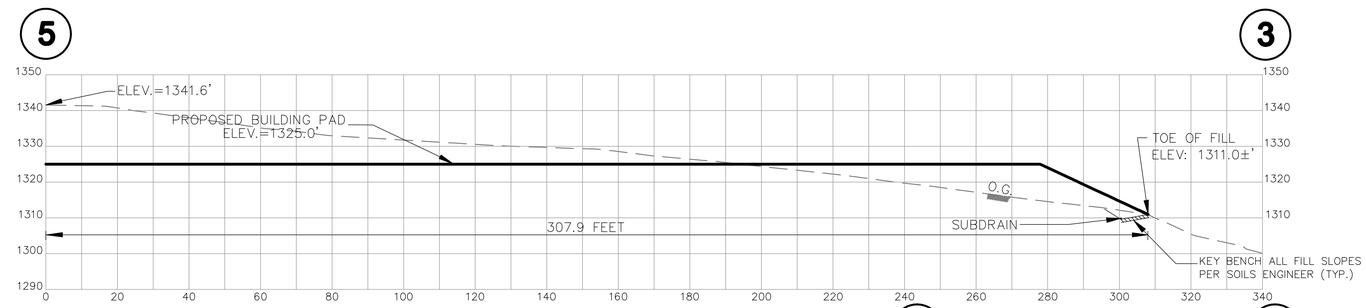
SCALE:1"=60'

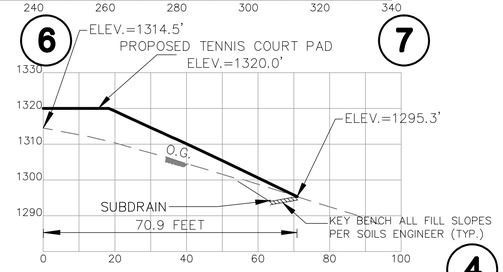


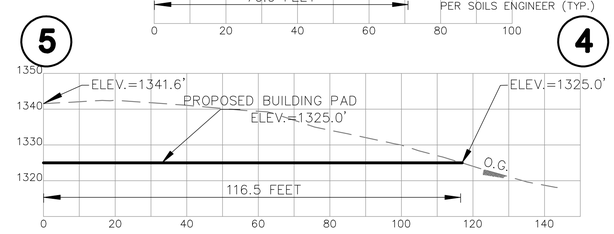












SECTION ① – ⑥ :

SLOPE = $\frac{1314.5'-1289.97'}{174.9'}$

% SLOPE = 14.0%

SECTION ⑤ – ③ :

SLOPE = $\frac{1341.6'-1311.0'}{307.9'}$

% SLOPE = 9.9%

SECTION ⑤ – ④ :

SLOPE = $\frac{1341.6'-1325.0'}{116.5'}$

% SLOPE = 14.2%

SECTION ⑤ – ②

SLOPE = $\frac{1341.6'-1325.0'}{67.8'}$

% SLOPE = 24.5%

SECTION DESC.	LENGTH=L	SLOPE=S	S x L
SECTION ① – ⑥ :	174.9'	14.0%	2,448.6'
SECTION ⑥ – ⑤ :	308.5'	8.8%	2,714.8'
SECTION ⑤ – ③ :	307.9'	9.9%	3,048.2'
SECTION ⑥ – ⑦ :	70.9'	27.1%	1,921.4'
SECTION ⑤ – ④ :	116.5'	14.2%	1,654.3'
SECTION ⑥ – ⑧ :	77.3'	1.8%	139.1'
SECTION ⑤ – ② :	67.8'	24.5%	1,661.1'

SECTION ⑥ – ⑤ :

SLOPE = $\frac{1341.6'-1314.5'}{308.5'}$

% SLOPE = 8.8%

SECTION ⑥ – ⑦ :

SLOPE = $\frac{1314.5'-1295.3'}{70.9'}$

% SLOPE = 27.1%

SECTION ⑥ – ⑨ :

SLOPE = $\frac{1314.5'-1315.9'}{77.3'}$

% SLOPE = 1.8%

$\sum L$ = 1,123.8' $\sum LxS$=13,587.5'

AVERAGE PAD SLOPE = $\frac{\sum S \times L}{\sum L} = \frac{13,587.5'}{1,123.8'}$

TOTAL AVERAGE SLOPE = 12.1%

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R.E.B. ENGINEERING, INC.

DESIGNED BY:	R.E.B.
DRAFTED BY:	T.T.
PROJECT NO:	2007-111C
DATE:	09/07/2007
COMMENTS:	

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1	10-11-07	ENTIRE SHEET	REB		

R.E.B. ENGINEERING, INC.
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A.P.N. 027-310-032
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ST. HELENA, CA 94574

STRUCTURAL CROSS SECTIONS

JOB NO: 2007-111C
DATE: 09/07/2007
SHEET NO: 1 5
OF 14 SHEETS

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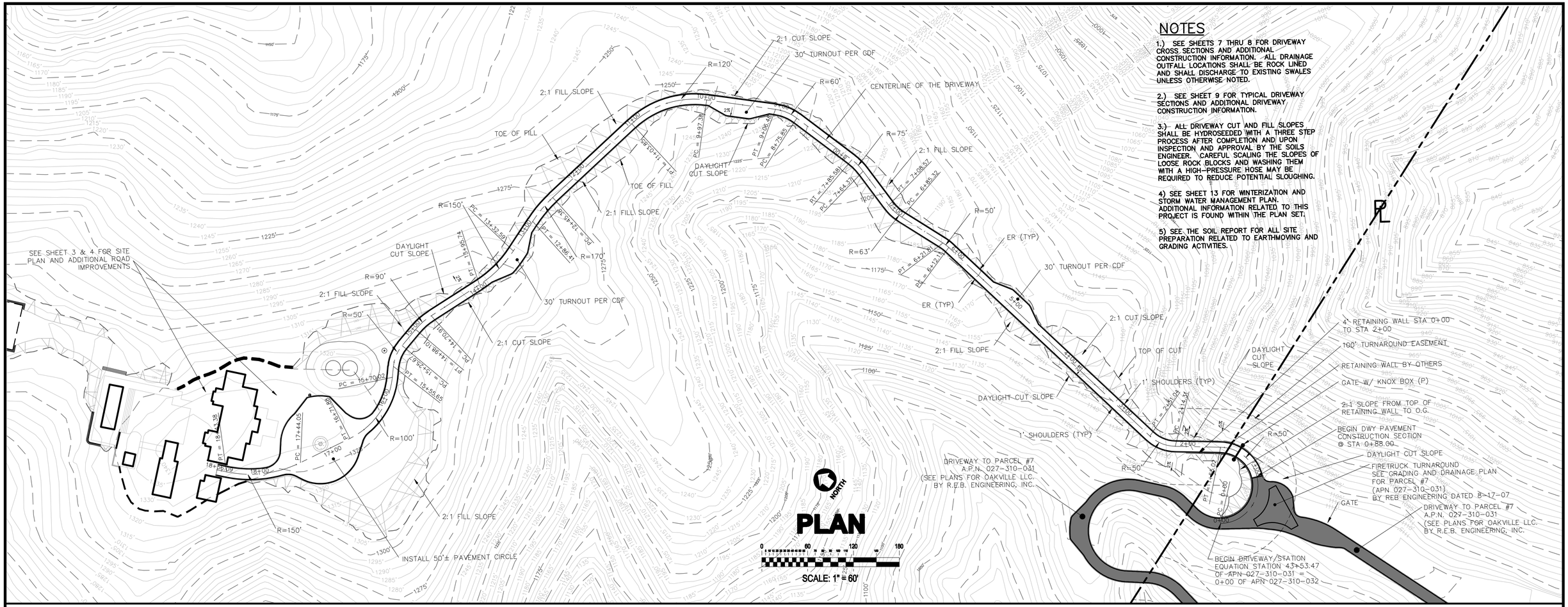

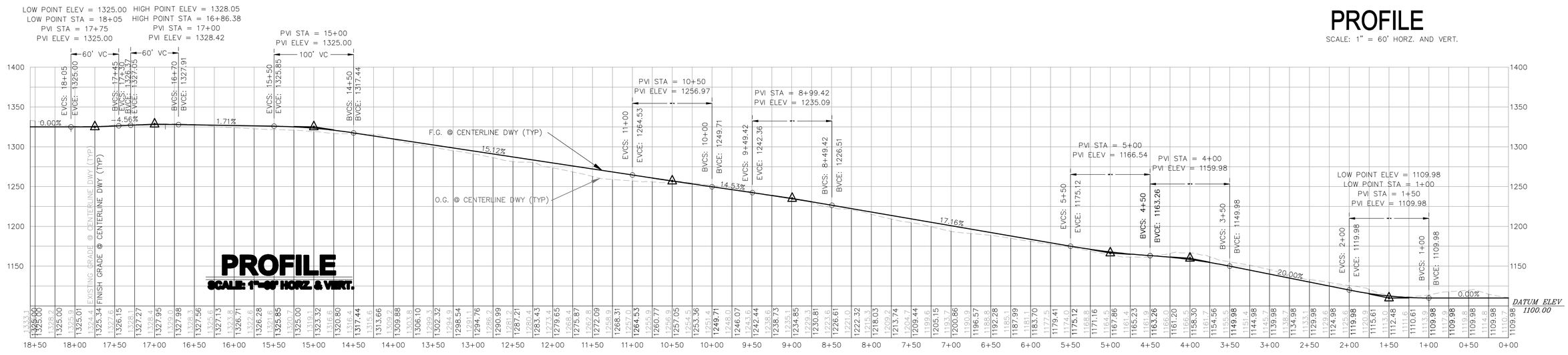

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DESIGNED BY:	R.E.B.
DRAFTED BY:	T.T.
PROJECT NO:	2007-111C
DATE:	09/07/2007
COMMENTS:	

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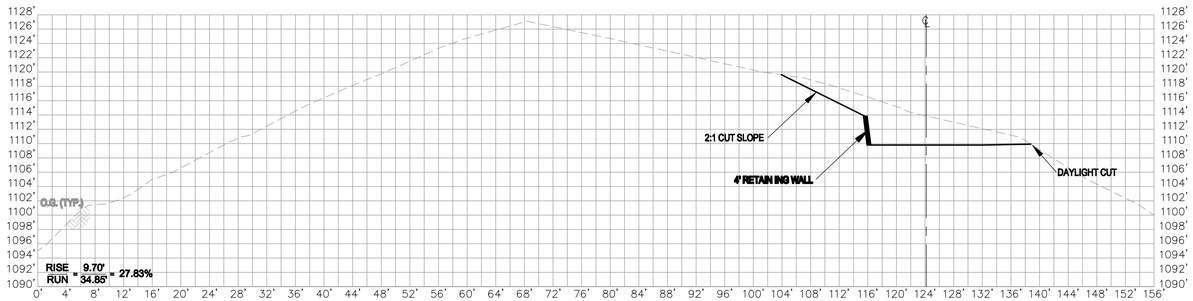
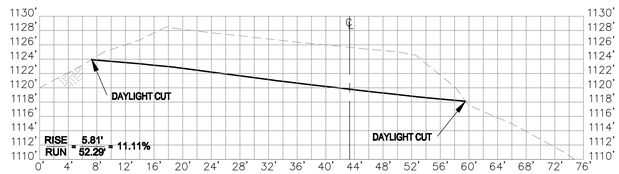
PLAN AND PROFILE

JOB NO: 2007-111C
DATE: 09/07/2007
SHEET NO: 6 OF 14 SHEETS

S:\LAND PROJECTS\2007-111-C\dwg\PLAN\G&D\111C SH06-2007 10 11 Plotted: 4-22-08 at 11:24



SECTION 1+00



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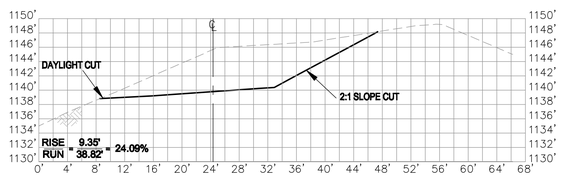
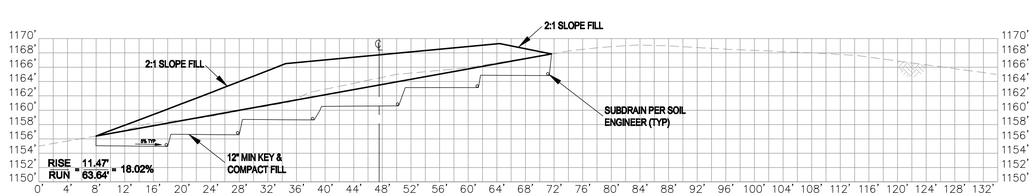


SECTION 3+00

SECTION 4+00



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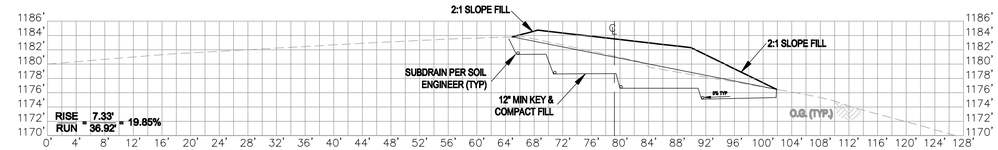

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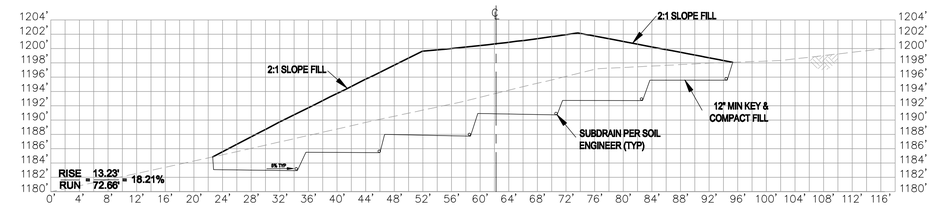

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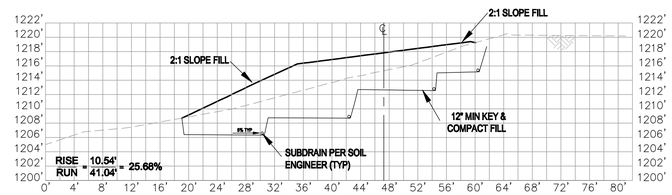

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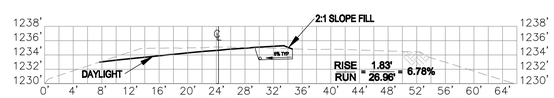

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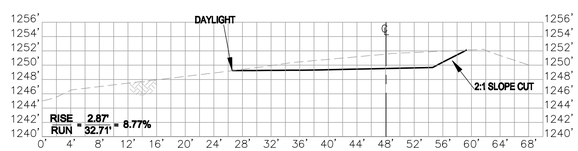
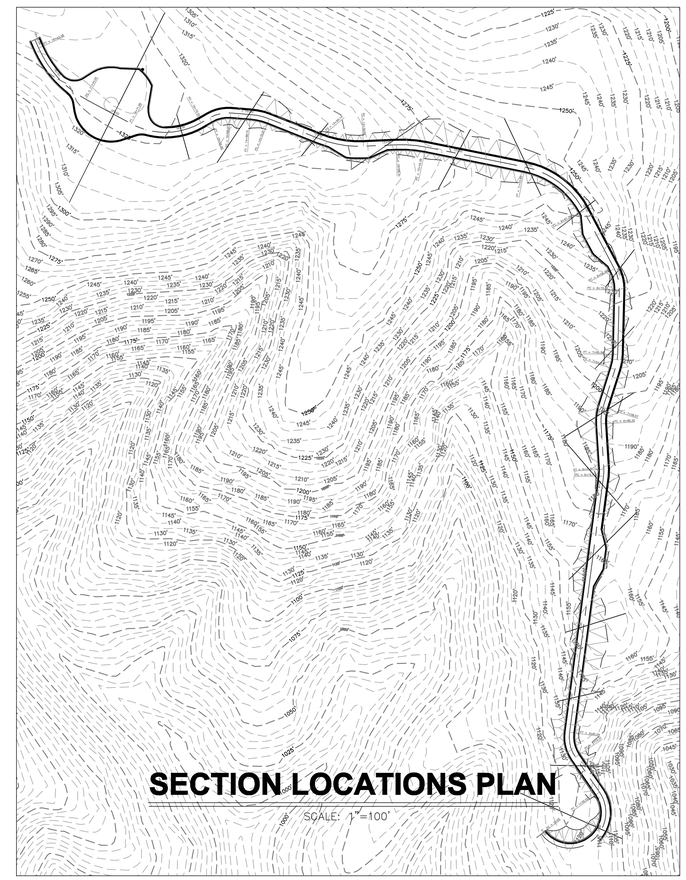


SECTION 10+00

CROSS SECTIONS

SCALE: 1"=10' HORZ. & VERT.



SECTION LOCATIONS PLAN

SCALE: 1"=100'

FOR PERMIT ONLY NOT FOR CONSTRUCTION

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R.E.B. ENGINEERING, INC.

DESIGNED BY:	R.E.B.
DRAFTED BY:	T.T.
PROJECT NO:	2007-111C
DATE:	09/07/2007
COMMENTS:	

REV. NO.	REV. DATE	REVISIONS	BY	APPD.	APPD. DATE
1	10-11-07	ENTIRE SHEET	REB		

R.E.B. ENGINEERING, INC.
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Saint Helena, CA 94574
tel: (707) 963-8638 fax: (707) 963-2346

RESIDENCE FOR: PACIFIC COAST VENTURE, CORP.
CAMPBELL CREEK RANCH - PARCEL #3
A.P.N. 027-310-032
MAILING ADDRESS: 3082 White Sulphur Springs Road
ST. HELENA, CA 94574

ROAD CROSS SECTIONS

JOB NO: 2007-111C
DATE: 09/07/2007
SHEET NO: 7 OF 14 SHEETS

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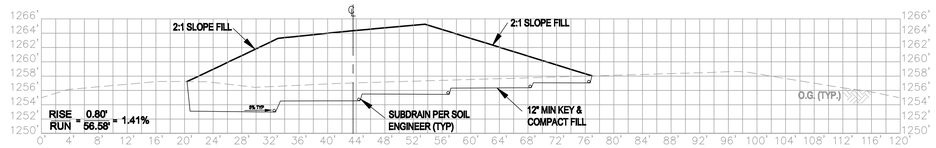
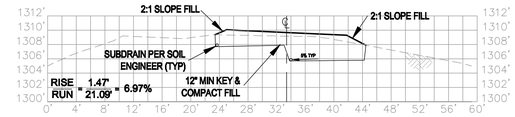


SECTION 11+00



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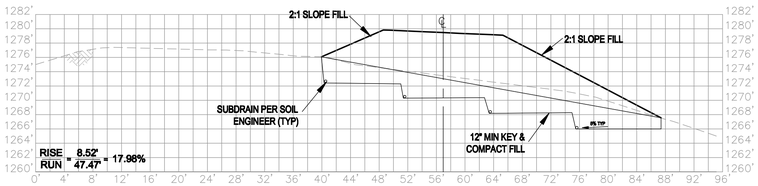

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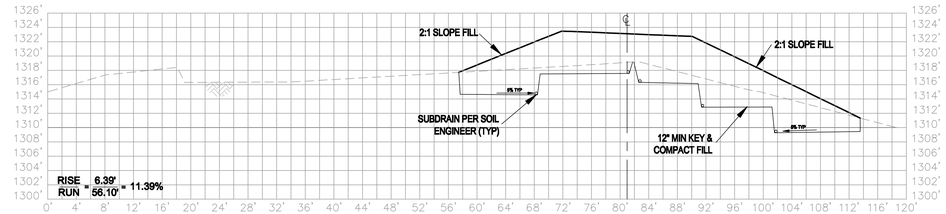

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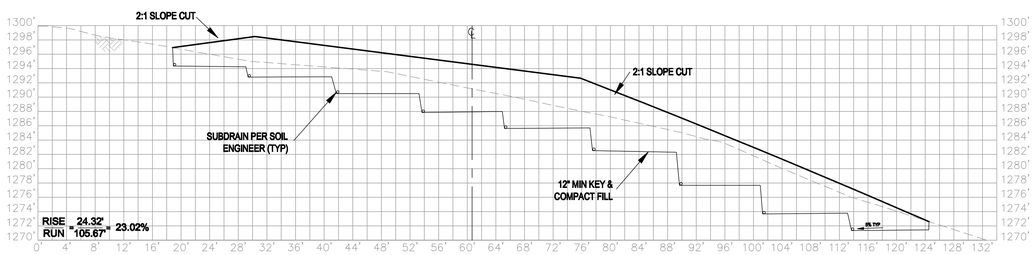

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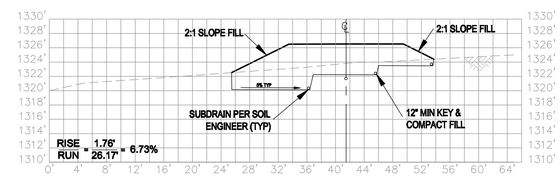


SECTION 16+00

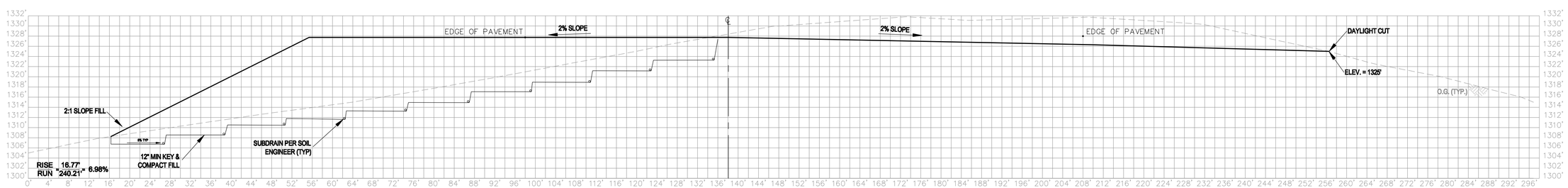
SLOPE TABLE

CROSS-SECTION	% SLOPE
STA 1+00	27.83
STA 2+00	11.11
STA 3+00	24.09
STA 4+00	26.66
STA 5+00	18.02
STA 6+00	19.85
STA 7+00	18.21
STA 8+00	25.68
STA 9+00	6.78
STA 10+00	8.77
STA 11+00	N/A
STA 12+00	17.98
STA 13+00	23.02
STA 14+00	6.97
STA 15+00	11.39
STA 16+00	6.37
STA 17+00	6.98

* SECTIONS UNDER 5% NOT APPLICABLE

TOTAL SUM = 259.71

PROJECT SLOPE = $\frac{259.71}{16}$ = 16.23%



SECTION 17+00

CROSS SECTIONS

SCALE: 1"=10' HORZ. & VERT.

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R.E.B. ENGINEERING, INC.	DESIGNED BY:	R.E.B.					
	DRAFTED BY:	T.T.					
	PROJECT NO:	2007-111C					
	DATE:	09/07/2007					
	COMMENTS:		1	10-11-07	ENTIRE SHEET	REB	
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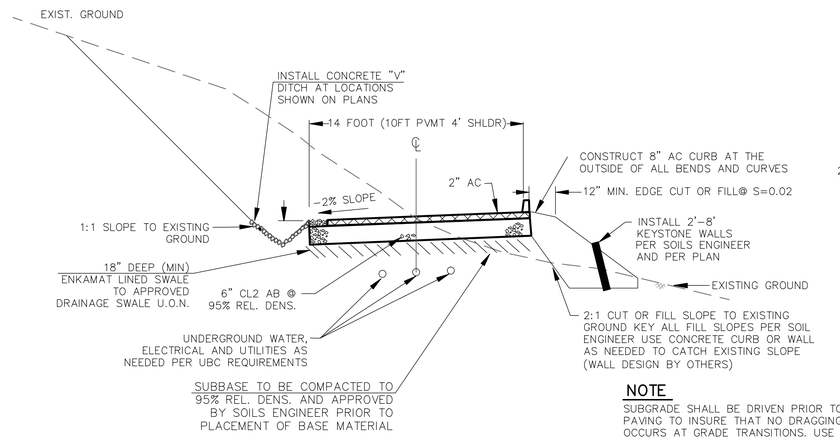
ROAD CROSS SECTIONS

JOB NO: 2007-111C
DATE: 09/07/2007
SHEET NO: 8 OF 14 SHEETS

TYPICAL DRIVEWAY SECTIONS

NOTES

CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER OR AS DIRECTED BY THE SOILS ENGINEER. SOFT OR SLIDING AREAS SHALL BE REPAIRED PER SOILS ENGINEERS RECOMMENDATIONS PRIOR TO CONTINUING CONSTRUCTION. SEE SOILS ENGINEER FOR ADDITIONAL EROSION CONTROL MEASURES AND CONSULT PROJECT ENGINEER IF EXISTING GRADES PROHIBIT DESIGN SLOPES. USE 2% MIN CROSS SLOPE SUPER ELEVATION AT ALL TURNS AND BENDS WHEN RADIUS IS 100 FEET OR LESS.

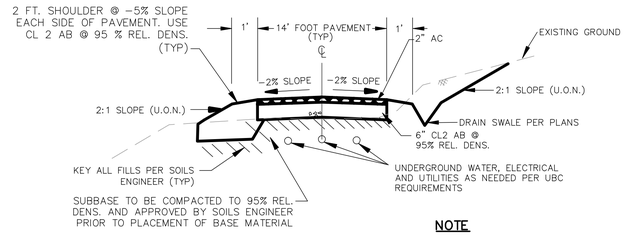


NOTE

SUBGRADE SHALL BE DRIVEN PRIOR TO PAVING TO INSURE THAT NO DRAGGING OCCURS AT GRADE TRANSITIONS. USE 15FT V.C. AS NEEDED (U.O.N.)

TYPICAL SLOPE-LEFT

NOT TO SCALE

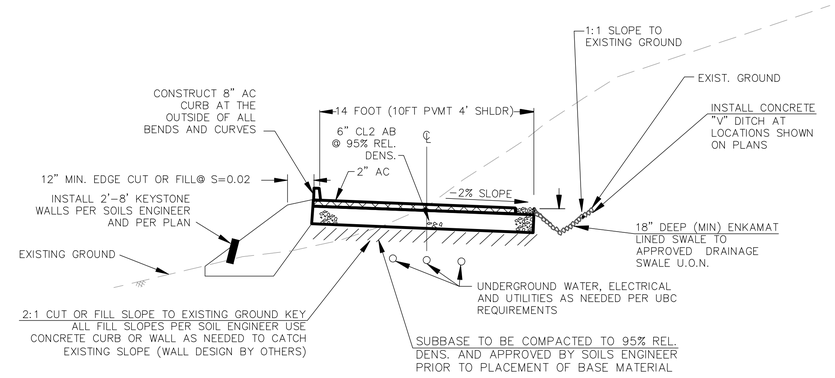


NOTE

SUBGRADE SHALL BE DRIVEN PRIOR TO PAVING TO INSURE THAT NO DRAGGING OCCURS AT GRADE TRANSITIONS. USE 15FT V.C. (U.O.N.)

TYPICAL 14' CROWN

NOT TO SCALE



NOTE

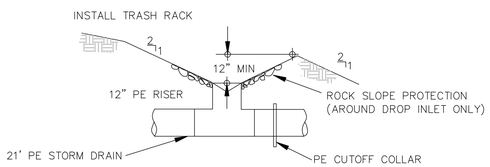
SUBGRADE SHALL BE DRIVEN PRIOR TO PAVING TO INSURE THAT NO DRAGGING OCCURS AT GRADE TRANSITIONS. USE 15FT V.C. AS NEEDED (U.O.N.)

TYPICAL SLOPE-RIGHT

NOT TO SCALE

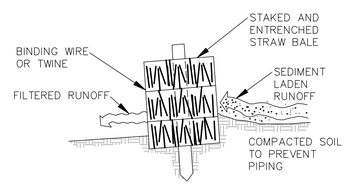
TYPICAL DRIVEWAY SECTION LOCATIONS

STATION NUMBER	DRIVEWAY SECTION
00+00–00+50	CROWN
TRANSITION	
00+75–04+25	LEFT–SLOPE
TRANSITION	
04+50–08+50	CROWN
TRANSITION	
08+75–10+50	LEFT–SLOPE
TRANSITION	
10+75–18+56	CROWN

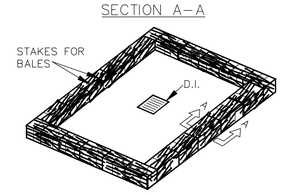


DROP INLET

NTS

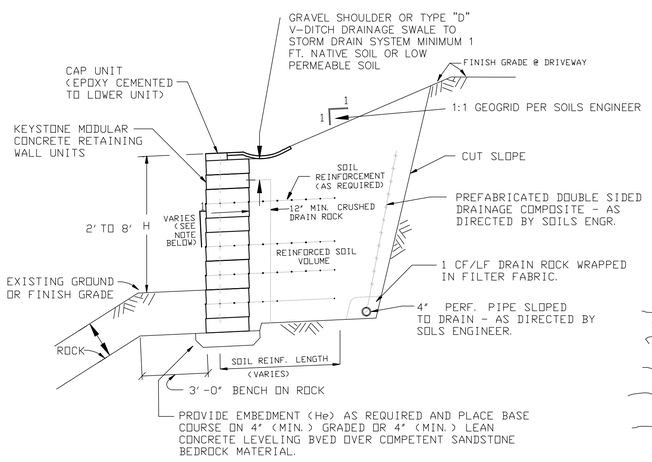


SECTION A–A



TEMPORARY SEDIMENT TRAP

N.T.S.



KEYSTONE RETAINING WALL NOTES

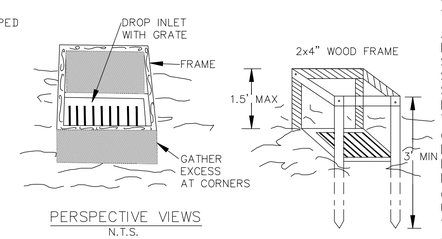
1. DESIGN TO BE PROVIDED BY VENDOR BASED ON DESIGN CRITERIA PROVIDED BY PROJECT GEOTECHNICAL ENGINEER UPON REQUEST.

2. A FINAL DESIGN SHALL BE SUBMITTED TO THE ENGINEER AND TO THE DEPARTMENT OF BUILDING INSPECTION. CONSTRUCTION OF THE KEYSTONE WALL SHALL NOT COMMENCE UNTIL THE FINAL DESIGN IS APPROVED BY BOTH PARTIES.

3. FOR ESTIMATING PURPOSES THE BEDROCK SHALL BE ASSUMED TO BE 2'-3' BELOW THE SURFACE.

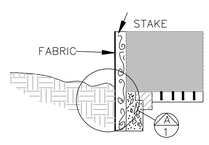
⚠ *KEYSTONE WALL DETAIL*

NO SCALE



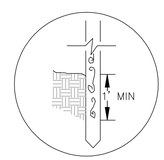
PERSPECTIVE VIEWS

N.T.S.



ELEVATION OF STAKE AND FABRIC ORIENTATION

N.T.S.



DETAIL A

N.T.S.

NOTE

ENGINEERED FILLS:

ALL FILL SHOULD BE PLACED ON LEVEL BENCHES CUT INTO UNDISTURBED ROCK AS ACCEPTED BY THE ENGINEER IN THE FIELD. BACK DRAINAGE MAY BE REQUIRED AT THE DISCRETION OF THE ENGINEER. THE FACE OF ANY UNREINFORCED FILL SLOPE SHOULD NOT EXCEED AN ANGLE OF 2:1 (VERTICAL TO HORIZONTAL). UNCLASSIFIED FILLS SHOULD BE COMPACTED TO 90 PERCENT OF THE MAXIMUM DRY DENSITY OF THE MATERIALS AS DETERMINED BY ASTM D–1557 TEST PROCEDURES. SOIL AND FILL SERVING AS PAVEMENT SUB–BASES SHOULD HAVE THE TOP TWELVE INCHES COMPACTED TO 95 PERCENT MAXIMUM DENSITY. ALL FILL DENSITIES SHOULD BE VERIFIED BY TESTING PROCEDURES ASTM D–1556 AND D–1557, OR ASTM D–2292 AND D–3017 (NUCLEAR METHOD). FILL SPECIFICATIONS WILL BE PROVIDED IF REQUIRED.

THREE STEP HYDROSEED PROCESS

ALL EXPOSED SLOPES ALONG THE PROPOSED DRIVEWAY WHICH ARE STEEPER THAN A 3:1 SLOPE SHALL BE HYDROSEEDED WITH A THREE STEP PROCESS PER CALTRANS SPECIFICATIONS. SOILS ENGINEER TO INSPECT GRADED SURFACES FOR STABILITY PRIOR TO APPLICATION OF THREE STEP HYDROSEEDING PROCESS.
(STEP 1)
HYDRAULICALLY APPLY SEED, FIBER, FERTILIZER, EMULSION, COMPOST AND MYCHORHIZOL INOCULANT.
(STEP 2)
USING STRAW BLOWER APPLY STRAW AT 3 TONS/ACRE.
(STEP 3)
HYDRAULICALLY APPLY FIBER AND TACKAFIER MIX OVER STRAW AND NEWLY SEEDED AREA.

UNAUTHORIZED CHANGES AND USES: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

EROSION CONTROL NOTES

1. TEMPORARY EROSION CONTROL DEVICES, SHOWN ON THESE PLANS SHALL BE RELOCATED OR MODIFIED AS THE WORK PROGRESSES, ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE NAPA CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT.

2. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER ON A DAILY BASIS AND AS DIRECTED BY THE COUNTY INSPECTOR AND/OR THE ENGINEER.

3. CONTRACTOR SHALL PROVIDE WATER BARS IN THE UNPAVED PATHWAY AS SHOWN ON THE PLANS.

4. CONTRACTOR SHALL PROVIDE VELOCITY CHECK DAMS OF SANDBAGS OR STAKED HAY BALES IN ALL UNLINED GRADED CHANNELS AT THE INTERVALS INDICATED BELOW:

GRADE OF CHANNEL	INTERVAL
LESS THAN 3%	100 FT.
3% TO 6%	50 FT.
OVER 6%	25 FT.

5. EXCEPT AS OTHERWISE DIRECTED BY THE COUNTY INSPECTOR, ALL TEMPORARY EROSION CONTROL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FORECAST OF RAIN PROBABILITY EXCEEDS 40% AS DETERMINED BY THE NATIONAL WEATHER BUREAU OR THE COUNTY INSPECTOR. THESE DEVICES SHALL BE MAINTAINED CONTINUOUSLY AS REQUIRED DURING THE RAINY SEASON (OCTOBER 15 TO APRIL 1).

6. ALL BASINS AND CHECK DAMS SHALL HAVE BEEN PUMPED DRY, AND ALL DEBRIS AND SILT REMOVED WITHIN 48HRS AFTER EACH STORM.

7. ALL PERMANENT STORM DRAINAGE DEVICES (eg. ROCK LINED SWELLS, ENERGY DISSIPATERS, ETC.) SHALL BE INSTALLED BEFORE OCTOBER 15 OF EACH YEAR.

8. HAND BROADCAST OR HYDRATED ALL FILL AND CUT SLOPES AND EXPOSED EARTH SURFACES ACCORDING TO THE APPLICATION SCHEDULE ATTACHED AND THE COUNTY.

9. SANDBAGS AND/OR HAY BALES SHALL BE STOCKPILED ADJACENT TO EACH POINT OF USE AS SHOWN ON THESE PLANS, READY TO BE PLACED IN POSITION WHEN THE RAIN FORECAST IS 40% OR GREATER, OR WHEN DIRECTED BY THE COUNTY INSPECTOR.

10. THE EROSION AND SEDIMENT CONTROL MEASURES WILL BE OPERABLE DURING THE RAINY SEASON (OCTOBER 15 TO APRIL).

12. ADJACENT PROPERTIES SHALL BE PROTECTED FROM STORM WATERS, MUD, SILT, ETC., THAT ARE A DIRECT RESULT OF THE CONSTRUCTION ASSOCIATED WITH THIS PROJECT.

13. ALL WORK WILL BE CONSTRUCTED IN CONFORMANCE WITH CAL–OSHA REQUIREMENTS AND CURRENT COUNTY REGULATIONS.

GRADING NOTES

1. SITE SHALL BE VISUALLY INSPECTED BY THE CONTRACTOR TO DETERMINE THE EXTENT OF CLEARING, GRUBBING AND GRADING WORK TO BE DONE PRIOR TO BEGINNING CONSTRUCTION.

2. THE ELEVATIONS GIVEN ON THIS PLAN ARE APPROXIMATE ONLY, AND ARE FOR THE ROUGH LAYOUT OF DRIVEWAY AND DRAINAGE IMPROVEMENTS. SOIL REQUIREMENTS PERTAINING TO COMPACTION, CONSOLIDATION, CONSTRUCTION, AND STABILITY ARE PER SOILS ENGINEERS RECOMMENDATIONS. DISCREPANCIES BETWEEN THE SOILS ENGINEERS RECOMMENDATIONS AND THESE PLANS SHOULD BE BROUGHT TO THE ATTENTIONS OF THE PROJECT ENGINEER FOR CLARIFICATION IMMEDIATELY. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL TOPS AND TOES OF SLOPES AND RETAINING WALLS IN THE FIELD. IT MAY BE NECESSARY TO INSTALL ADDITIONAL RETAINING WALLS TO CATCH EXISTING SLOPES AND AVOID EXCESS GRADING. RETAINING WALLS ARE TO BE DESIGNED BY OTHERS AND APPROVED BY THE NAPA COUNTY BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.

3. THIS DRAWING DOES NOT REPRESENT A PROPERTY SURVEY. PROPERTY LINES HAVE BEEN PLOTTED FOR INFORMATIONAL PURPOSES ONLY AND ARE APPROXIMATE.

4. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS. IF THERE IS A CONFLICT, NOTIFY THE ENGINEER AND OBTAIN A CLARIFICATION. NO DEVIATIONS OR SUBSTITUTIONS SHALL BE ALLOWED WITHOUT OBTAINING WRITTEN APPROVAL FROM THE ENGINEER.

5. SHOULD ANY CONTRACTOR OR SUBCONTRACTOR FIND ANY DEFICIENCIES, ERRORS, CONFLICTS OR OMISSIONS IN THESE PLANS AND SPECIFICATIONS OR SHOULD HE BE IN DOUBT AS TO THEIR MEANING OR INTENT, HE SHALL NOTIFY THE ENGINEER FOR A WRITTEN CLARIFICATION, ADDENDUM, ETC. SHOULD HE FAIL TO DO SO BEFORE SUBMITTING A PROPOSAL, HE CANNOT CLAIM ADDITIONAL COMPENSATION FROM OWNER FOR WORK REQUIRED TO COMPLETE THE WORK.

6. CONTRACTOR WILL LEAVE THE CONSTRUCTION AREA IN AN ORDERLY CONDITION AT THE END OF EACH DAY.

7. ALL WORK WILL BE CONDUCTED IN CONFORMANCE WITH CAL–OSHA REQUIREMENTS.

8. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) AT 800–642–2444 PRIOR TO START OF ANY CONSTRUCTION.

9. ALL MATERIAL WILL BE FURNISHED AND INSTALLED BY CONTRACTOR UNLESS OTHERWISE NOTED.

10. 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 THE COUNTY INSPECTOR, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.

11. THE EARTH WORK DESIGNATED ON THESE PLANS IS FOR THE EXCAVATION OF A BUILDING SITE, INSTALLING A DRIVEWAY AND ALL DRAINAGE REQUIREMENTS. ALL EXCAVATED SOILS ARE TO BE PROTECTED FROM EROSION AS SHOWN ON PLANS. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL SPOILS IN A MANNER APPROVED BY THE COUNTY OF NAPA.

12. OWNER TO ACQUIRE ROADWAY EASEMENT OVER PROPERTIES NOT OWNED BY OWNER PRIOR TO BEGINNING CONSTRUCTION

FOR PERMIT ONLY NOT FOR CONSTRUCTION

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DESIGNED BY:	R.E.B.					
DRAFTED BY:	T.T.					
PROJECT NO:	2007-111C					
DATE:	09/07/2007					
COMMENTS:		⚠	10-11-07	ENTIRE SHEET	REB	
		REV. NO.	REV. DATE	REVISIONS	BY	APPD.	APPD. DATE

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MISCELLANEOUS DETAIL

JOB NO: 2007-111C
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SHEET NO: 9
OF 14 SHEETS

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MAINTENANCE AND LIMITATIONS

THIS PLAN IS PREPARED FOR THE PURPOSE OF REVEGETATING THOSE SOILS EXPOSED DURING THE CONSTRUCTION PROCESS AND TO REDUCE THE IMPACT OF THE IMPROVEMENTS TO THE PROJECT SITE. IT IS ONLY BY MAINTAINING THE FACILITIES SHOWN ON THESE PLANS THAT THE PLANNED IMPROVEMENTS CAN FUNCTION PROPERLY.

THE EFFECTS OF NORMAL EROSION SUCH AS THOSE DUE TO ENVIRONMENTAL, WEATHER, AND GEOLOGIC CONDITIONS, WILL CONTINUE EXIST THROUGHOUT THE PROJECT SITE AND ON THIS HILL SIDE PROPERTY. THE STABILITY OF EARTH SLOPES AND METHODS OF CONTROLLING THE EFFECTS OF NORMAL EROSION ARE NOT A PART OF THIS PLAN. CONSULT A SOILS ENGINEER FOR THE STABILITY OF EARTH SLOPES AND THE EFFECTS OF NORMAL EROSION.

UPON COMPLETION OF THE DRIVEWAY, STORM DRAINAGE FACILITIES, AND EROSION CONTROL IMPROVEMENTS THE OWNER SHOULD PROVIDE FOR A DETAILED INSPECTION BY THE ENGINEER. THE INSPECTION SHOULD BE PERFORMED BOTH PRIOR TO AND DURING THE FIRST RAIN, TO CHECK THE FUNCTIONALITY OF THE DRIVEWAY AND ALL STORM DRAINAGE IMPROVEMENTS. IT MAY BE NECESSARY TO MAKE SOME MODIFICATIONS AND/OR REPAIRS TO THESE IMPROVEMENTS IN ORDER TO HAVE A WORKING SYSTEM OF STORM DRAINAGE AND DRIVEWAY IMPROVEMENTS.

THE PROPERTY OWNER, AND ANY SUBSEQUENT HOMEOWNER MUST CLEARLY UNDERSTAND THAT THEY HAVE CHOSEN TO LIVE IN A RESIDENCE ON HILLSIDE PROPERTY WITH A REMOTE AND LENGTHY DRIVEWAY FOR ACCESS. THE OWNER NEEDS TO VIGILANTLY REPAIR THE EROSIVE AND ADVERSE EFFECTS OF HEAVY RAINFALL TO THE PROJECT SITE AND THE IMPROVEMENTS SHOWN ON THESE PROJECT PLANS.

SIGNIFICANT MAINTENANCE AND UPKEEP COSTS MAY BE ASSOCIATED WITH THIS PROJECT AND SHOULD PLANED FOR BY THE OWNER. SEVERE STORMS CAN MOBILIZE SEDIMENTS WHICH CAN IMPAIR THE FUNCTIONALITY OF STORM DRAINAGE DEVICES. IF DRAINAGE DITCHES AND CULVERTS ARE NOT KEPT CLEAR OF SEDIMENTS, EROSIVE DAMAGE TO RESIDENTIAL AND DRIVEWAY IMPROVEMENTS MAY RESULT.

THE DESIGN OF FACILITIES ON THESE PLANS ARE BASED UPON STANDARD ENGINEERING PRACTICES, AND NAPA COUNTY REQUIREMENTS. CHANGES IN TRADITIONAL WEATHER PATTERNS AND RAINFALL INTENSITIES HAVE NOT BEEN PLANNED FOR AND COULD IMPACT THE INTEGRITY OF THE DRIVEWAY AND APPURTENANCES. IT IS SUGGESTED THAT EMERGENCY MEASURES BE PLANNED FOR, AS WELL AS THE COSTS FOR GENERAL MAINTENANCE OF ALL OF THE IMPROVEMENTS SHOWN ON THESE PLANS.

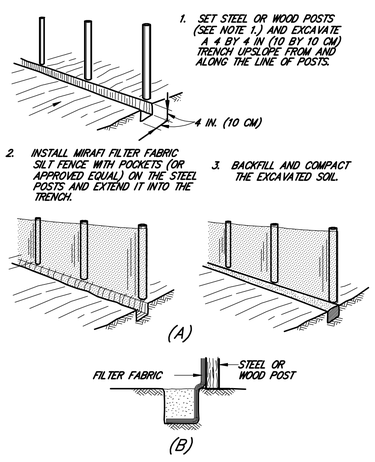
INSTALLATION OF SILT FENCE SEDIMENT BARRIER

1. LAY OUT A SUITABLE FENCE LINE AND SET POSTS ALONG IT. ON SLOPES, ALIGN THE FENCE ALONG THE CONTOUR AS CLOSELY AS POSSIBLE. IN SMALL SWALES, CURVE THE FENCE LINE UPSTREAM AT THE SIDES TO DIRECT THE FLOW TOWARD THE MIDDLE OF THE FENCE. THE SIDES SHOULD BE HIGHER THAN THE CENTER AS ILLUSTRATED IN THE FIGURE AT RIGHT.
   SPACE POSTS ON 6' CENTERS AND DRIVE THEM A MINIMUM OF 12 IN (30 CM) INTO THE GROUND. POSTS FOR SILT FENCES CAN BE EITHER 1 1/2" (3.8 CM) MIN. DIA. HARD WOOD OR 1.33 LB/FT (1.97 KG/M) STEEL WITH A MINIMUM LENGTH OF 5 FT (1.5 M). STEEL POSTS MUST HAVE PROJECTIONS FOR FASTENING WIRE TO THEM.

2. FASTEN THE FILTER FABRIC TO THE UPHILL SIDE OF THE FENCE POSTS, AND EXTEND TO 6 TO 8 IN (15 TO 20 CM) INTO THE TRENCH. THE HEIGHT OF THE FENCE SHOULD NOT EXCEED 36 IN (0.9 M). DO NOT STAPLE FABRIC ONTO TREES. CUT THE FILTER FABRIC FROM A CONTINUOUS RILL TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, SPLICE THE FILTER CLOTH AT A SUPPORT POST, WITH A MINIMUM 6 IN (15 CM) OVERLAP, AND SECURELY FASTEN BOTH ENDS TO THE POST.

3. BACKFILL THE TRENCH OVER THE TOE OF THE FABRIC AND COMPACT THE SOIL.

4. PREFABRICATED SILT FENCE WITH POSTS MAY BE USED AS AN ALTERNATE TO SETTING STEEL OR WOOD POSTS.

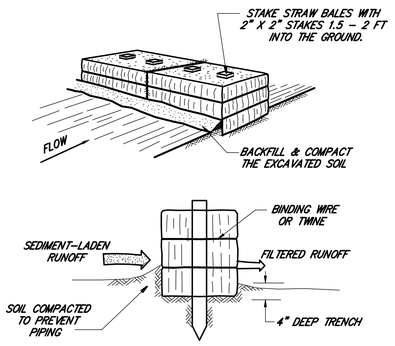


CONSTRUCTION OF A SILT FENCE. (A) INSTALLATION SEQUENCE. (B) EXTENSION OF FABRIC INTO THE TRENCH.

SILT FENCE SEDIMENT BARRIER

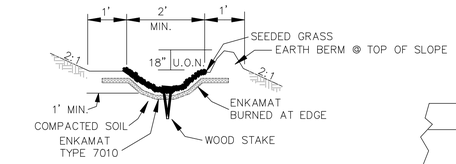
NO SCALE

NOTE:
SILT FENCE SEDIMENT BARRIER MAY BE USED AS AN ALTERNATE TO THE STRAW BALE SEDIMENT BARRIER.



STRAW BALE SEDIMENT BARRIER

NO SCALE

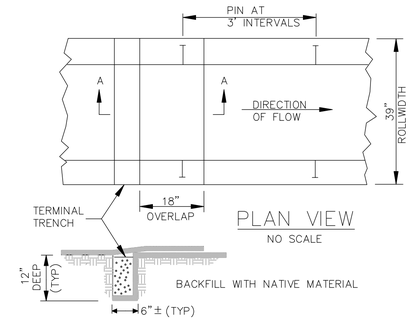


ENKAMAT LINED SWALE

NO SCALE

NOTES FOR ENKAMAT INSTALLATION

1. SHAPE AND DRESS SURFACE IN ACCORDANCE WITH THE PLANS. ALL VEGETATION MUST BE REMOVED. SURFACES MUST BE COMPACTED TO 90%
2. THE SURFACE MUST BE SMOOTH AND FREE OF RUTS AND ROCKS.
3. PIN OVERLAPS AND EDGES OF ENKAMAT AT 3' INTERVALS ALONG LENGTH OF DITCH. PIN EVERY 3' AT EDGES IN REMAINDER OF THE MAT
4. STAKE WITH 1"x3"x12" WOOD STAKE ALONG CENTERLINE OF DITCH. BROAD SIDE OF STAKE TO BE PERPENDICULAR TO THE FLOW LINE.
5. BACK FILL OVER ENKAMAT EDGES TO PREVENT UPPER SLOPE WATER RUN OFF FROM UNDERCUTTING.
6. DISTRIBUTE SEED.



PLAN VIEW

NO SCALE

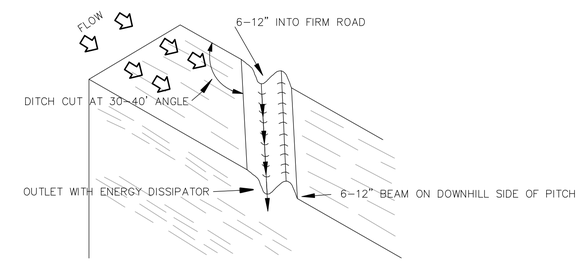
SECTION A–A

MAXIMUM DISTANCE BETWEEN WATERBARS

EST. HAZARD RATING	ROAD OR TRAIL GRADIENT PERCENT			
	10 OR MORE	11–25	26–50	50 OR MORE
	FEET	FEET	FEET	FEET
EXTREME	100	75	50	50
HIGH	150	100	75	50
MODERATE	200	150	100	75
LOW	300	200	150	100

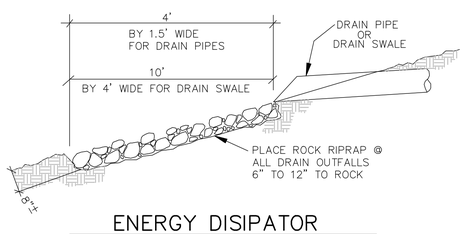
NOTE:

ALL RUNOFF SHALL BE DIRECTED AWAY FROM LOOSE FILL MATERIAL ONTO FIRM GROUND.



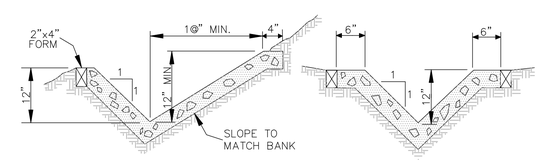
WATER BAR DETAIL

NO SCALE



ENERGY DISIPATOR

NO SCALE



TYPE "A" TYPE "B"

NOTE: OWNER MAY USE GROUTED COBBLES IN "V" DITCH ALONG WITH THE FOLLOWING.

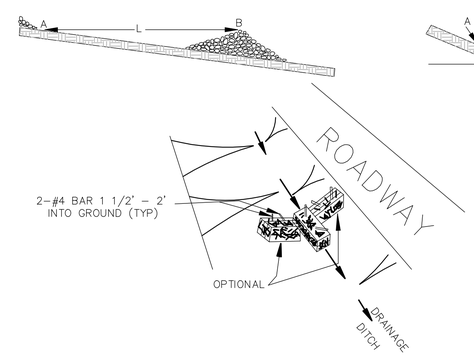
1. ALL SECTIONS SHALL BE AT LEAST 4" THICK.
2. CONCRETE SHALL BE CLASS "B" (5 SACK).
3. BOTH SIDES OF THE DITCH SHALL BE FORMED WITH 2"x4" LUMBER, AS SHOWN UNLESS OMMITTED BY THE AGENCY ENGINEER.
4. CONCRETE FINISH SHALL CONFORM TO SECTION 51-1.18A OF THE LATEST STATE SPECIFICATIONS.
5. DITCH SIDES SHALL BE BACKFILLED AND COMPACTED IMMEDIATELY AFTER THE REMOVAL OF SIDE FORMS.
6. NO CONCRETE SHALL BE PLACED PRIOR TO FORM INSPECTION BY THE AGENCY ENGINEER.
7. NO DITCH IS TO BE CONSTRUCTED ON FILLED GROUND PRIOR TO CERTIFICATION OF THE FILL TO THE ANGENCY BY THE SOIL ENGINEER.
8. NO EXPANSION JOINTS SHALL BE REQUIRED.

"V"–DITCH DETAIL

NO SCALE

SPACING BETWEEN CHECK DAMS

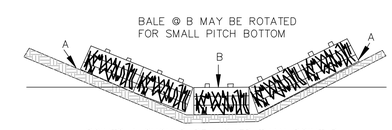
L = THE DISTANCE SUCH THAT POINTS A AND B ARE OF EQUAL ELEVATION



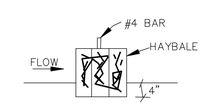
VELOCITY CHECK DAM

NO SCALE

PROPER PLACEMENT OF STRAW BALE CHECK DAM IN DRAINAGEWAY



POINTS A SHOULD BE HIGHER THAN POINT B



EMBEDMENT DETAIL
N.T.S.

NOTE
SANDBAGS OR ROCKS MAY BE USED IN PLACE OF HAY BALES.

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DESIGNED BY: R.E.B.						
DRAFTED BY: T.T.						
PROJECT NO: 2007-111C						
DATE: 09/07/2007						
COMMENTS:	1	10-11-07	ENTIRE SHEET	REB		
	REV. NO.	REV. DATE	REVISIONS	BY	APPD.	APPD. DATE

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RESIDENCE FOR: PACIFIC COAST VENTURE, CORP.
CAMPBELL CREEK RANCH - PARCEL #3
A.P.N. 027-310-032
MAILING ADDRESS: 3082 White Sulphur Springs Road
ST. HELENA, CA 94574

NOTES AND DETAILS

JOB NO: 2007-111C
DATE: 09/07/2007
SHEET NO: 10 OF 14 SHEETS

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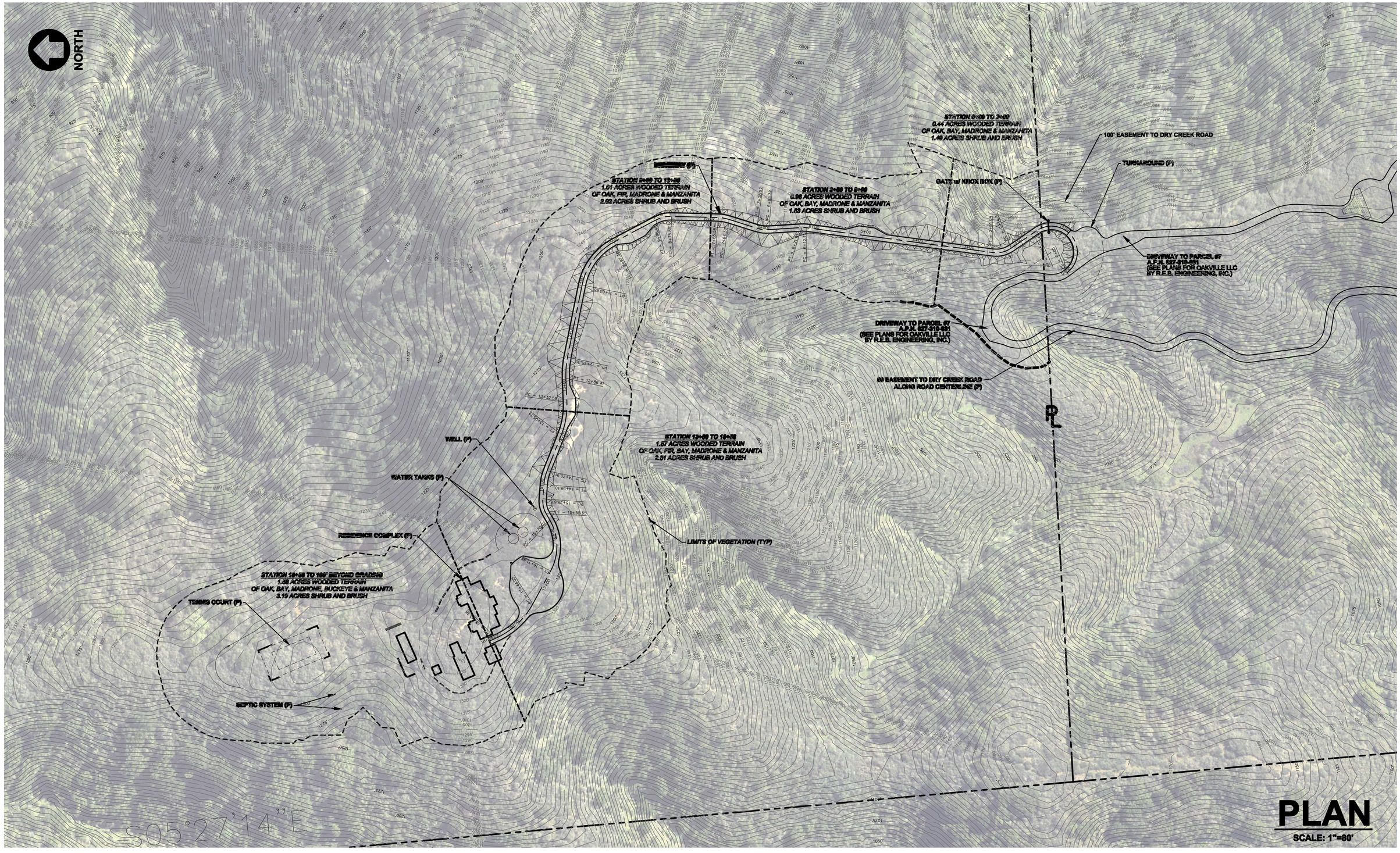

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VEGETATION PLAN

JOB NO: 2007-111C
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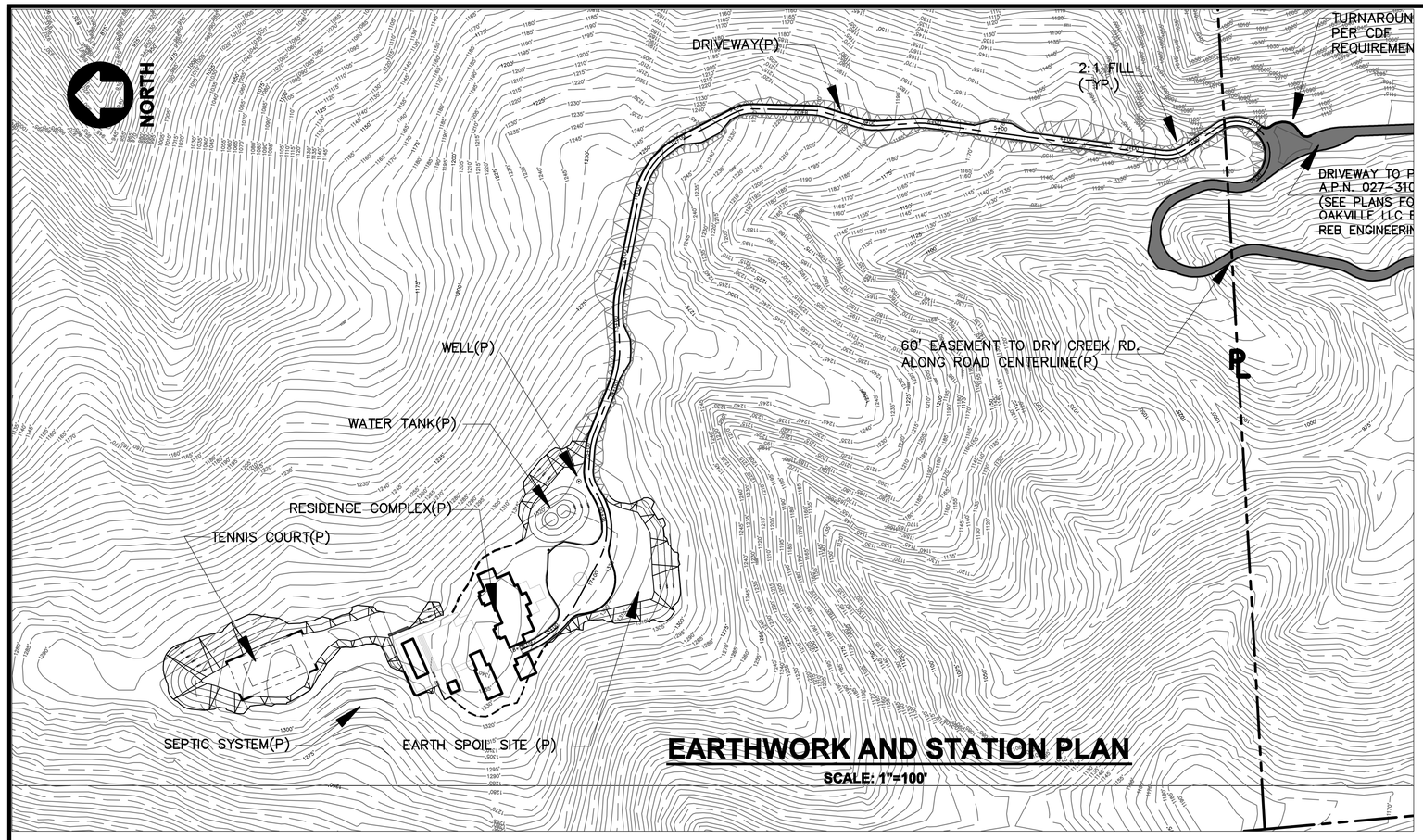

EARTHWORK AND STATION PLAN

SCALE: 1"=100'

DRIVEWAY CUT/FILL TABLE

STATION	AREAS Square Feet		VOLUMES Cubic Yards		CUMULATIVE VOLUMES Cubic Yards	
	CUT	FILL	CUT	FILL	CUT	FILL
0+00	79.68	6.27	344.10	12.32	344.10	12.32
1+00	163.77	0.00	197.86	5.30	541.97	17.61
2+00	173.97	0.00	100.33	0.00	854.01	21.68
3+00	120.62	0.00	746.87	0.00	1989.06	21.68
4+00	282.69	0.00	523.50	172.35	2512.55	194.03
5+00	0.00	93.07	0.00	296.94	2512.55	490.97
6+00	0.00	67.28	0.00	32.48	2512.55	523.45
7+00	0.00	232.31	0.00	74.10	2512.55	1110.06
8+00	0.00	67.42	21.60	120.25	2534.16	1707.33
9+00	3.52	2.84	0.45	0.59	2542.21	1718.24
10+00	40.79	0.00	75.38	422.84	2692.94	2144.15
11+00	0.00	227.81	0.00	33.59	2692.94	2177.74
12+00	0.00	189.05	0.00	348.79	2692.94	3291.82
13+00	0.00	83.99	0.00	98.03	2692.94	3692.40
14+00	0.00	12.81	0.00	187.02	2692.94	4002.37
15+00	0.00	148.37	0.00	122.00	2692.94	4281.72
16+00	0.00	65.01	22.89	91.80	2715.83	4620.96
17+00	15.93	2.70	43.10	2.20	2776.37	4625.01
18+00	32.97	0.15	196.56	0.12	3042.28	4625.29

CONSTRUCTION METHODS NOTES

1. UPON OBTAINING THE BUILDING PERMIT, AND THE GRADING ENCROACHMENT PERMIT FOR THE DRIVEWAY, THE CONTRACTOR SHALL BEGIN CLEARING WORK ACCORDING TO THE PROJECT PLANS. A 3 ACRE EXEMPTION PERMIT IS REQUIRED FROM C.D.F. PRIOR TO REMOVING COMMERCIAL TIMBER.

2. VEGETATION REMOVAL, CLEARING, AND GRUBBING SHALL BE RESTRICTED TO THE IMPROVEMENTS SHOWN ON THE PLANS. ALL TREES AND VEGETATION SHALL BE REMOVED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. TOPSOIL SHALL BE STOCKPILED FOR USE AT THE RESIDENCE OR IN CONJUNCTION WITH THE INSTALLATION OF THE WASTEWATER DISPOSAL SYSTEM.

3. GRADING WORK SHALL PROCEED TO CREATE CUT AND FILLS FOR THE DRIVEWAY. THE FILLS FOR THE DRIVEWAY IN THE AREA OF STATION 28+00 WILL COME FROM THE EXCAVATION OF THE RESIDENCE COMPLEX FOUNDATION WITH THE APPROVAL OF THE SOILS ENGINEER.

4. RETAINING WALLS SHALL BE CONSTRUCTED AS NEEDED TO COMPLETE DRIVEWAY AND RESIDENCE ROUGH GRADING.

5. STORM DRAINAGE IMPROVEMENTS SHALL BE INSTALLED PRIOR TO OCT. OF THE CONSTRUCTION YEAR.

6. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PER THE PLAN AND SHEET 20 "WINTERIZATION SCHEDULE". EROSION CONTROL MEASURES SHOULD BE IN PLACE BY OCT. 1ST OF EACH YEAR.

7. SEE STORM WATER POLLUTION PREVENTION PLAN SWPPP FOR ADDITIONAL INFORMATION PERTAINING TO THIS PROJECT.

8. ALL GRADING AND EARTH MOVING SHALL BE FROM APRIL TO OCT. 15TH UNLESS APPROVED IN WRITING BY THE PLANNING DIRECTOR.

9. THE CONTRACTOR SHALL TAKE SPECIAL CARE TO REDUCE THE IMPACT OF CONSTRUCTION WORK TO THE NATURAL SURROUNDINGS ON THE PROPERTY. UPON COMPLETION OF CONSTRUCTION THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND MATERIALS AND REJUVENATE AREAS AS NEEDED TO ENHANCE THE SITE AESTHETICS.

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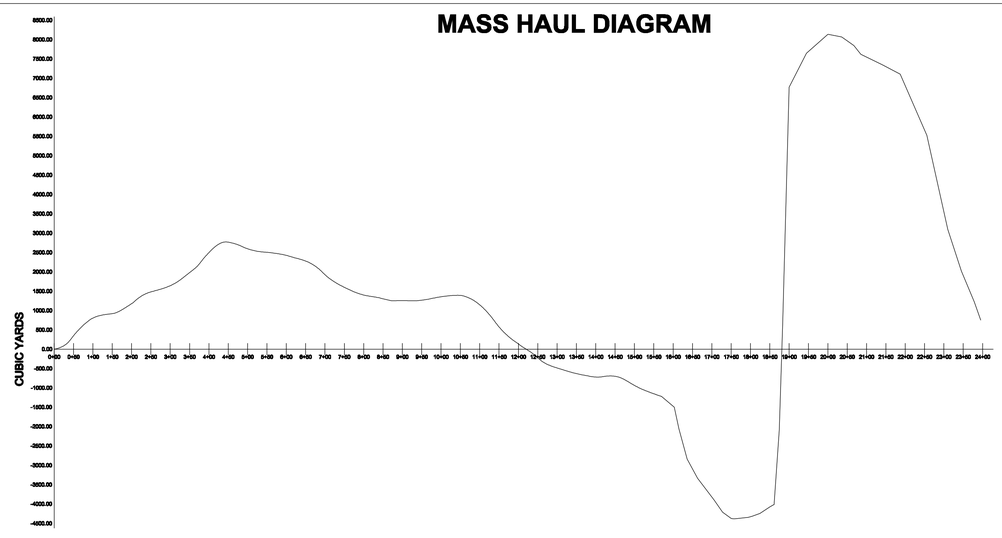
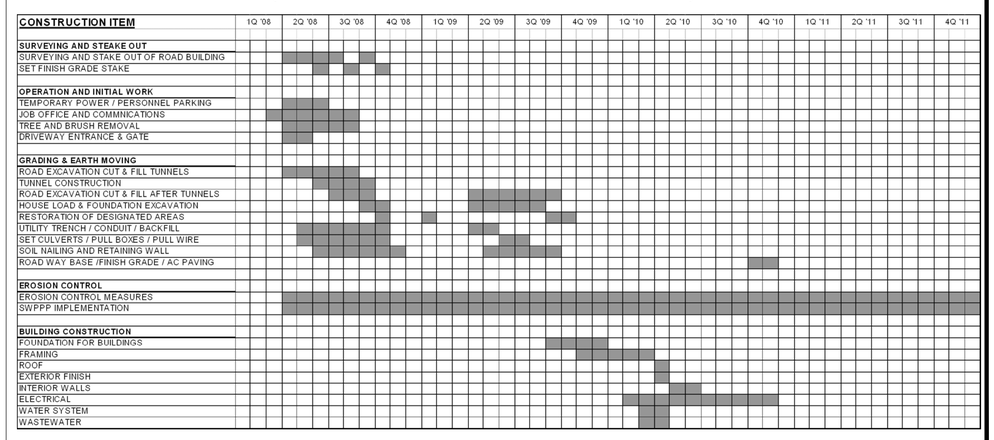
MASS HAUL DIAGRAM



CONSTRUCTION SEQUENCE

(INCLUDES SEQUENCE FOR BOTH APN 027-310-032 &031)



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CONSTRUCTION METHODS

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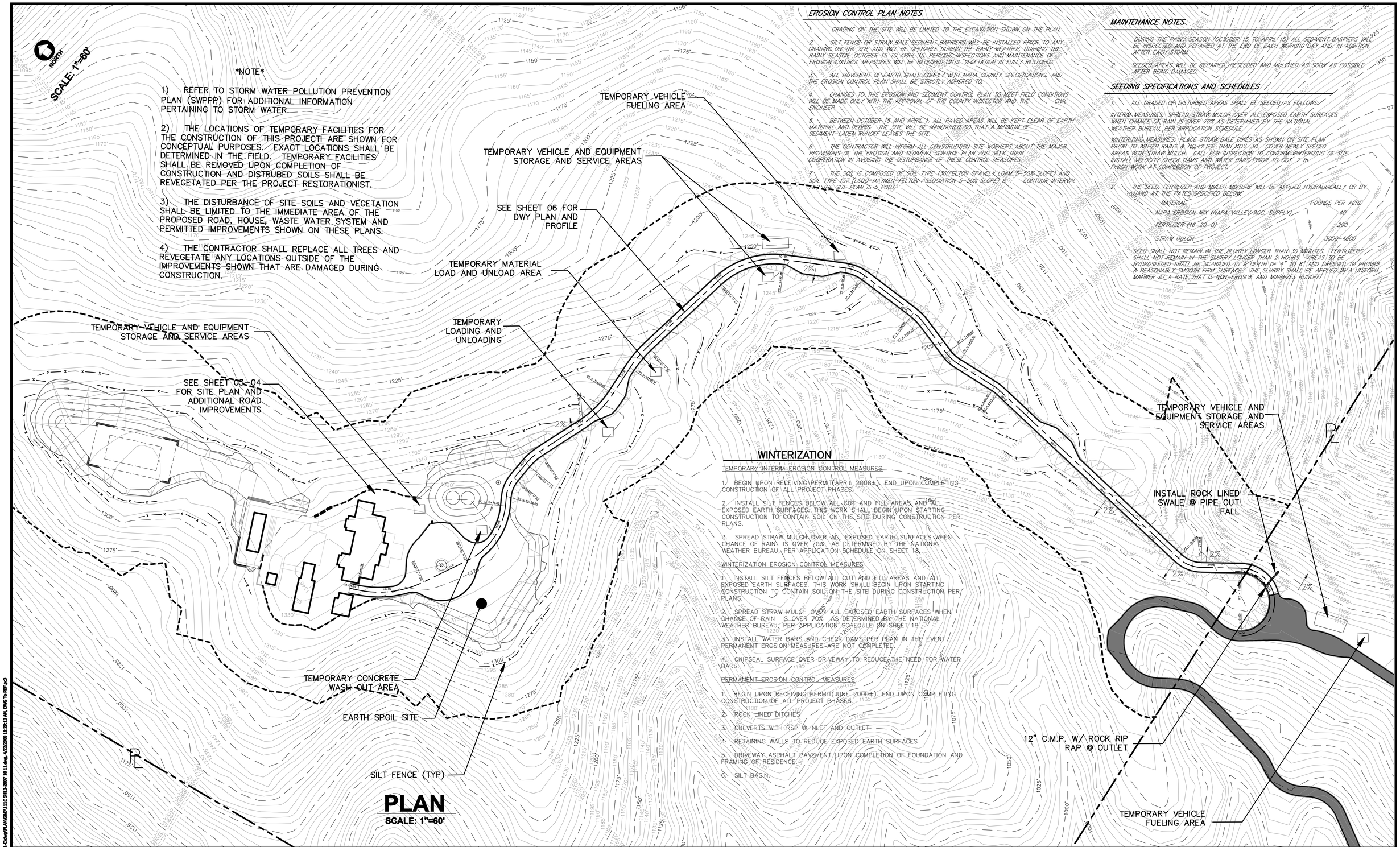

NOTE

1) REFER TO STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR ADDITIONAL INFORMATION PERTAINING TO STORM WATER.

2) THE LOCATIONS OF TEMPORARY FACILITIES FOR THE CONSTRUCTION OF THIS PROJECTI ARE SHOWN FOR CONCEPTUAL PURPOSES. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD. TEMPORARY FACILITIES SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION AND DISTRUBED SOILS SHALL BE REVEGETATED PER THE PROJECT RESTORATIONIST.

3) THE DISTURBANCE OF SITE SOILS AND VEGETATION SHALL BE LIMITED TO THE IMMEDIATE AREA OF THE PROPOSED ROAD, HOUSE, WASTE WATER SYSTEM AND PERMITTED IMPROVEMENTS SHOWN ON THESE PLANS.

4) THE CONTRACTOR SHALL REPLACE ALL TREES AND REVEGETATE ANY LOCATIONS OUTSIDE OF THE IMPROVEMENTS SHOWN THAT ARE DAMAGED DURING CONSTRUCTION.

EROSION CONTROL PLAN NOTES

1. GRADING ON THE SITE WILL BE LIMITED TO THE EXCAVATION SHOWN ON THE PLAN.

2. SILT FENCE OR STRAW BALE SEDIMENT BARRIERS WILL BE INSTALLED PRIOR TO ANY GRADING ON THE SITE AND WILL BE OPERABLE DURING THE RAINY WEATHER, DURRING THE RAINY SEASON; OCTOBER 15 TO APRIL 15. PERIODIC INSPECTIONS AND MAINTENANCE OF EROSION CONTROL MEASURES WILL BE REQUIRED UNTIL VEGETATION IS FULLY RESTORED.

3. ALL MOVEMENT OF EARTH SHALL COMPLY WITH NAPA COUNTY SPECIFICATIONS, AND THE EROSION CONTROL PLAN SHALL BE STRICTLY ADHERED TO.

4. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN TO MEET FIELD CONDITIONS WILL BE MADE ONLY WITH THE APPROVAL OF THE COUNTY INSPECTOR AND THE CIVIL ENGINEER.

5. BETWEEN OCTOBER 15 AND APRIL 1, ALL PAVED AREAS WILL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE WILL BE MAINTAINED SO THAT A MINIMUM OF SEDIMENT-LADEN RUNOFF LEAVES THE SITE.

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 CONTROL MEASURES.

7. THE SOIL IS COMPOSED OF SOIL TYPE 136(FELTON GRAVELY LOAM 5-50% SLOPE) AND SOIL TYPE 157 (LODO-MAYMEN-FELTON ASSOCIATION 5-50% SLOPE) & CONTOUR INTERVAL ON THE SITE PLAN IS 5 FOOT.

MAINTENANCE NOTES

1. DURING THE RAINY SEASON (OCTOBER 15 TO APRIL 15) ALL SEDIMENT BARRIERS WILL BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY AND, IN ADDITION, AFTER EACH STORM.

2. SEEDED AREAS WILL BE REPAIRED, RESEEDED AND MULCHED AS SOON AS POSSIBLE AFTER BEING DAMAGED.

SEEDING SPECIFICATIONS AND SCHEDULES

1. ALL GRADED OR DISTURBED AREAS SHALL BE SEEDED AS FOLLOWS:

INTERIM MEASURES: SPREAD STRAW MULCH OVER ALL EXPOSED EARTH SURFACES WHEN CHANCE OF RAIN IS OVER 70% AS DETERMINED BY THE NATIONAL WEATHER BUREAU, PER APPLICATION SCHEDULE.

WINTERIZING MEASURES: PLACE STRAW BALE DIKES AS SHOWN ON SITE PLAN PRIOR TO WINTER RAINS & NO LATER THAN NOV. 30. COVER NEWLY SEEDED AREAS WITH STRAW MULCH. CALL FOR INSPECTION TO CONFIRM WINTERIZING OF SITE. INSTALL VELOCITY CHECK DAMS AND WATER BARS PRIOR TO OCT. 7 to FINISH WORK AT COMPLETION OF PROJECT.

2. THE SEED, FERTILIZER AND MULCH MIXTURE WILL BE APPLIED HYDRAULICALLY OR BY HAND AT THE RATES SPECIFIED BELOW:

MATERIAL	POUNDS PER ACRE
NAPA EROSION MIX (NAPA VALLEY AGG. SUPPLY)	40
FERTILIZER (16-20-0)	200
STRAW MULCH	3000-4000

SEED SHALL NOT REMAIN IN THE SLURRY LONGER THAN 30 MINUTES. FERTILIZERS SHALL NOT REMAIN IN THE SLURRY LONGER THAN 2 HOURS. AREAS TO BE HYDROSEEDED SHALL BE SCARIFIED TO A DEPTH OF 4" TO 8" AND DRESSED TO PROVIDE A REASONABLY SMOOTH FIRM SURFACE. THE SLURRY SHALL BE APPLIED IN A UNIFORM MANNER AT A RATE THAT IS NON-EROSIVE AND MINIMIZES RUNOFF.

WINTERIZATION

TEMPORARY INTERIM EROSION CONTROL MEASURES

1. BEGIN UPON RECEIVING PERMIT(APRIL 2008±). END UPON COMPLETING CONSTRUCTION OF ALL PROJECT PHASES.

2. INSTALL SILT FENCES BELOW ALL CUT AND FILL AREAS AND ALL EXPOSED EARTH SURFACES. THIS WORK SHALL BEGIN UPON STARTING CONSTRUCTION TO CONTAIN SOIL ON THE SITE DURING CONSTRUCTION PER PLANS.

3. SPREAD STRAW MULCH OVER ALL EXPOSED EARTH SURFACES WHEN CHANCE OF RAIN IS OVER 70% AS DETERMNED BY THE NATIONAL WEATHER BUREAU, PER APPLICATION SCHEDULE ON SHEET 18.

WINTERIZATION EROSION CONTROL MEASURES

1. INSTALL SILT FENCES BELOW ALL CUT AND FILL AREAS AND ALL EXPOSED EARTH SURFACES. THIS WORK SHALL BEGIN UPON STARTING CONSTRUCTION TO CONTAIN SOIL ON THE SITE DURING CONSTRUCTION PER PLANS.

2. SPREAD STRAW MULCH OVER ALL EXPOSED EARTH SURFACES WHEN CHANCE OF RAIN IS OVER 70% AS DETERMINED BY THE NATIONAL WEATHER BUREAU, PER APPLICATION SCHEDULE ON SHEET 18.

3. INSTALL WATER BARS AND CHECK DAMS PER PLAN IN THE EVENT PERMANENT EROSION MEASURES ARE NOT COMPLETED.

4. CHIPSEAL SURFACE OVER DRIVEWAY TO REDUCE THE NEED FOR WATER BARS.

PERMANENT EROSION CONTROL MEASURES

1. BEGIN UPON RECEIVING PERMIT(JUNE 2000±). END UPON COMPLETING CONSTRUCTION OF ALL PROJECT PHASES.

2. ROCK LINED DITCHES

3. CULVERTS WITH RSP @ INLET AND OUTLET

4. RETAINING WALLS TO REDUCE EXPOSED EARTH SURFACES

5. DRIVEWAY ASPHALT PAVEMENT UPON COMPLETION OF FOUNDATION AND FRAMING OF RESIDENCE.

6. SILT BASIN.

PLAN

SCALE: 1"=60'

FOR PERMIT ONLY NOT FOR CONSTRUCTION

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R.E.B. ENGINEERING, INC.

DESIGNED BY:	R.E.B.
DRAFTED BY:	T.T.
PROJECT NO:	2007-111C
DATE:	09/07/2007
COMMENTS:	

REV. NO.	REV. DATE	REVISIONS	BY	APPD.	APPD. DATE
1	10/11/07	ENTIRE SHEET	REB		

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RESIDENCE FOR: PACIFIC COAST VENTURE, CORP.
CAMPBELL CREEK RANCH - PARCEL #3
A.P.N. 027-310-032
MAILING ADDRESS: 3082 White Sulphur Springs Road
ST. HELENA, CA 94574

STORM WATER MANAGEMENT PLAN

JOB NO: 2007-111C
DATE: 09/07/2007
SHEET NO: 13 OF 14 SHEETS

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C.D.F. INFORMATION SHEET

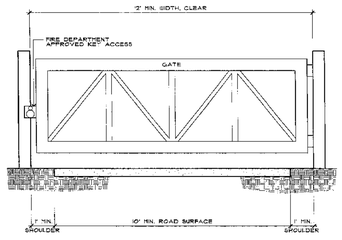
FOR THE RESIDENCE OF

PACIFIC COAST VENTURE, CORP.

DRY CREEK ROAD, OAKVILLE, CALIFORNIA

A.P.N. 027-310-032

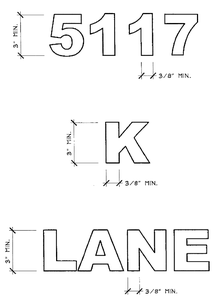
GATED ENTRANCE



NOTE: GATE WIDTH SHALL BE NO LESS THAN WIDTH OF ROAD PLUS 7' SHOULDER, EACH SIDE OF ROAD

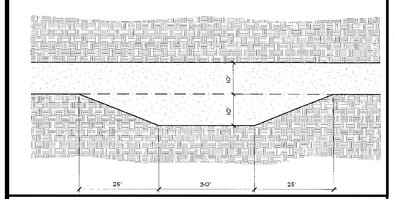
SIZE AND LOCATION OF ADDRESSES

1. SIZE OF LETTERS, NUMBERS AND SYMBOLS FOR ADDRESSES
   RESIDENTIAL – A MINIMUM OF 3" NUMBER HEIGHT
   TENANT IMPROVEMENT – A MINIMUM OF 4" NUMBER HEIGHT
   COMMERCIAL – A MINIMUM OF 10" NUMBER HEIGHT
2. 3/8" STROKE, REFLECTORIZED, CONTRASTING BACKGROUND
3. ADDRESSES SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL



TURNOUT

1. TURNOUT SHALL BE PROVIDED AT THE MIDPOINT FOR DRIVEWAYS EXCEEDING 50 FEET
2. TURNOUT SHALL BE PROVIDED EVERY 400 FEET FOR DRIVEWAYS EXCEEDING 800 FEET IN LENGTH

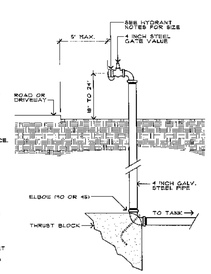


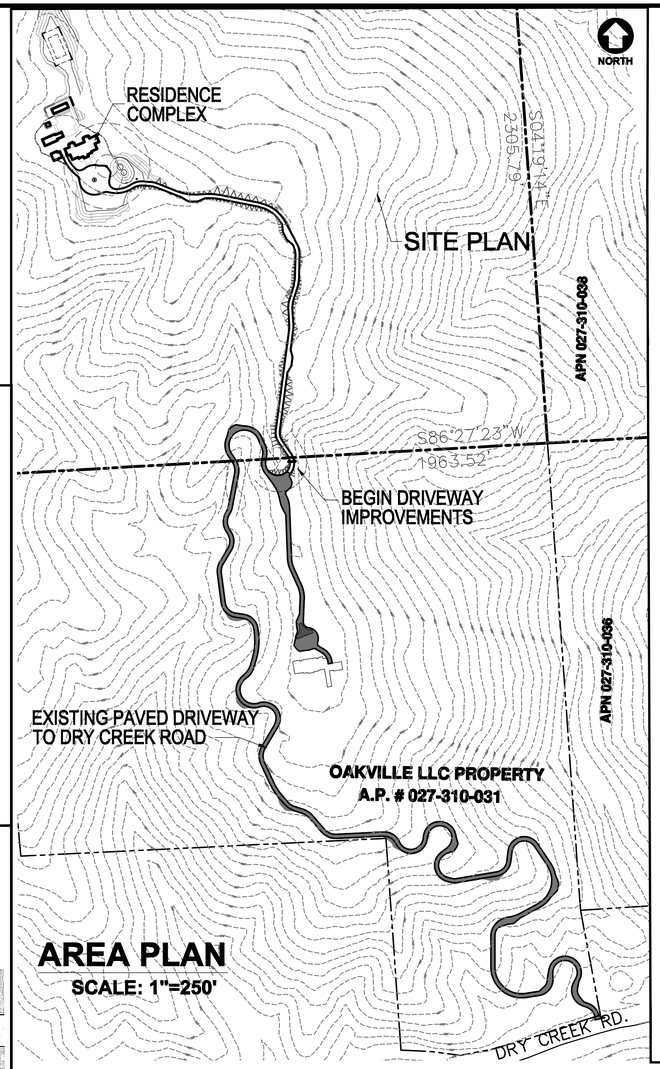
FIRE HYDRANT DETAIL

FOR RESIDENTIAL USE ONLY

FIRE HYDRANT NOTES:

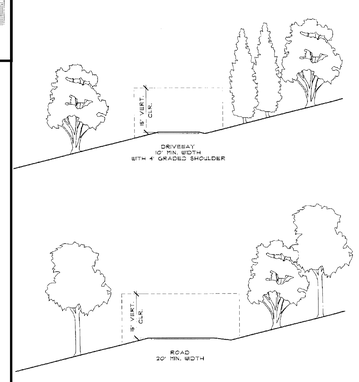
1. SHOW LOCATION OF 2500 GALLON WATER STORAGE TANK DEDICATED FOR FIRE PROTECTION ONLY
2. AN INDICATOR GAUGE SHALL BE PROVIDED ON THE OUTSIDE OF THE TANK TO DETERMINE THE LEVEL OF WATER
3. SHOW LOCATION OF FIRE HYDRANT CONNECTION LOCATED WITHIN 150 FEET OF RESIDENCE BUT NO CLOSER THAN 40 FEET
4. FIRE HYDRANT SHALL BE LOCATED WITHIN 5 FEET OF THE DRIVEWAY
5. FIRE HYDRANT SHALL BE LOCATED SO AS NOT TO BLOCK EGRESS AND INGRESS TO AND FROM THE RESIDENCE. A TURNOUT SHALL BE LOCATED AT THE HYDRANT LOCATION
6. A 3" BLUE DOT SHALL BE LOCATED ADJACENT TO THE HYDRANT
7. FIRE HYDRANT SHALL BE EITHER GRAVITY FLOW OR WET DRAFT
8. GRAVITY FLOW HYDRANTS SHALL BE CAPABLE OF DELIVERING 200 GALLONS PER MINUTE AT 20 PSI RESIDUAL PRESSURE. GRAVITY FLOW HYDRANTS SHALL HAVE A 2 1/2" NATIONAL HOSE MALE OUTLET AND SHALL BE PAINTED RED
9. WET DRAFT HYDRANTS SHALL HAVE A 4" NATIONAL HOSE MALE OUTLET AND SHALL BE PAINTED RED. WET DRAFT HYDRANTS SHALL BE POSTED WITH A RED SIGN THAT READS "WET DRAFT HYDRANT" IN ONE INCH WHITE LETTERS

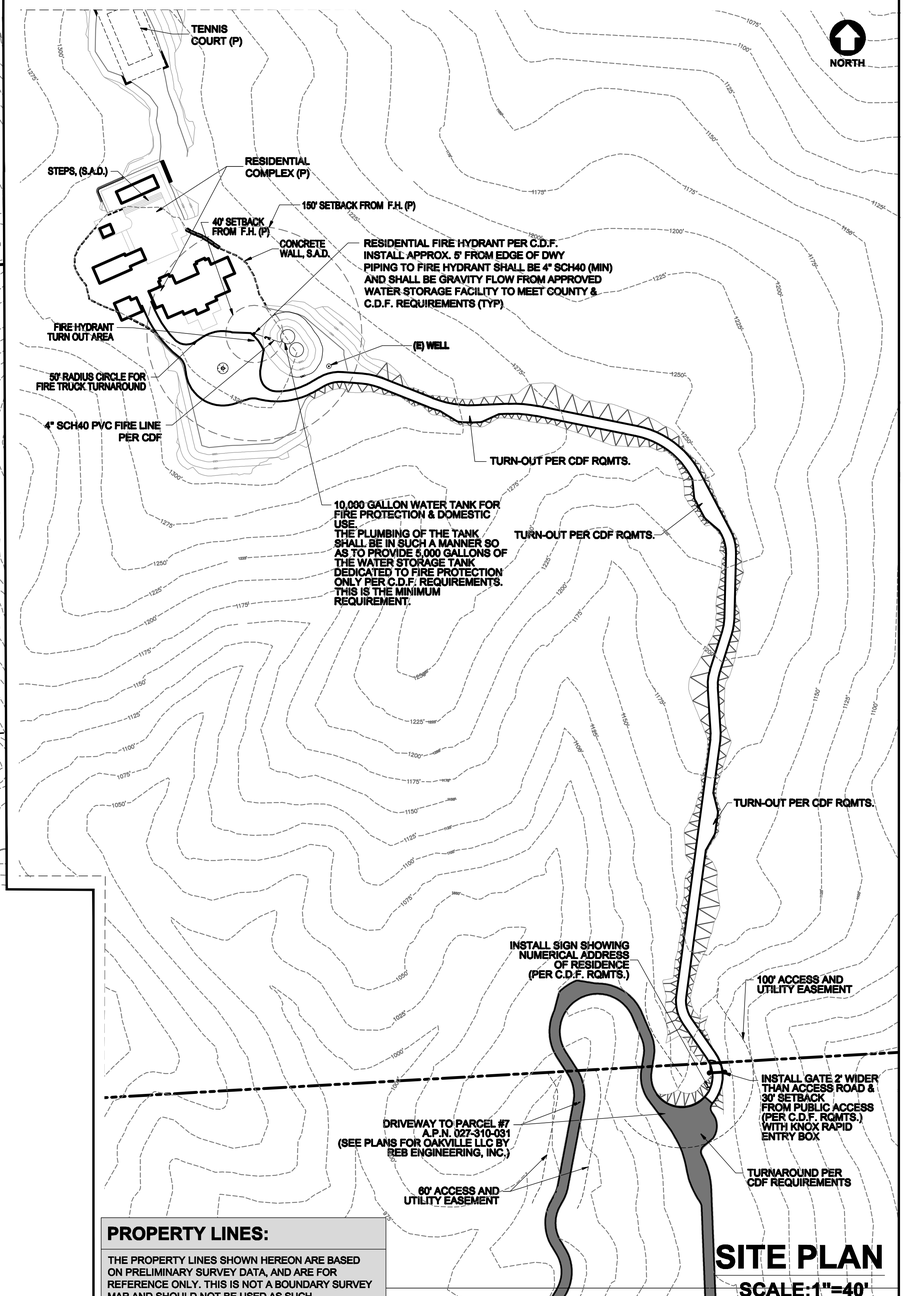




AREA PLAN

SCALE: 1"=250'





SITE PLAN

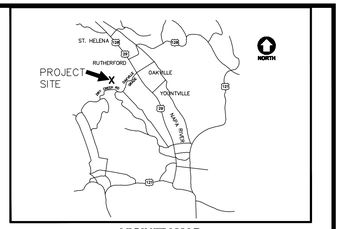
SCALE:1"=40'

PROPERTY LINES:

THE PROPERTY LINES SHOWN HEREON ARE BASED ON PRELIMINARY SURVEY DATA, AND ARE FOR REFERENCE ONLY. THIS IS NOT A BOUNDARY SURVEY MAP AND SHOULD NOT BE USED AS SUCH.

LEGEND:

P	PROPERTY LINE
(E)	EXISTING
(P)	PROPOSED
F.H.	FIRE HYDRANT
S.A.D.	SEE ARCH. DRAWINGS



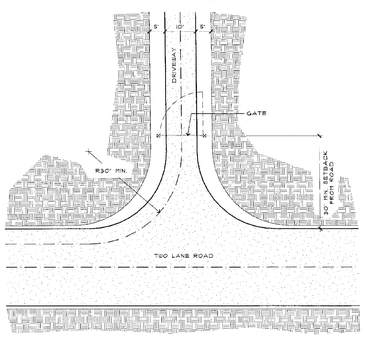
VICINITY MAP

SCALE: N.T.S.

FIRE PROTECTION SYSTEM:

1. NUMERICAL ADDRESS SHALL BE POSTED AT THE PUBLIC ROADWAY AND AT ANY OTHER INTERSECTION OR RESIDENTIAL ROADWAY. HEIGHT OF NUMBERS SHALL BE A MINIMUM OF 3" ON A CONTRASTING BACKGROUND AND THE NUMBERS SHALL BE REFLECTIVE, AND MUST BE SEEN FROM BOTH DIRECTIONS OF TRAVEL, SEE DETAIL 8 OF THE NAPA COUNTY FIRE STANDARDS, (DETAIL THIS SHEET).
2. ALL GATE ENTRANCES SHALL BE AT LEAST 2 FEET WIDER THAN THE WIDTH OF THE DRIVEWAY SERVICING THE GATE AND SET BACK A MINIMUM OF 30' FROM ALL PUBLIC RIGHT-OF-WAYS.
3. GATE ENTRANCES SHALL BE AT LEAST TWO FEET WIDER THAT THE WIDTH OF THE DRIVEWAY SERVING GATE.
4. ALL GATED ENTRANCES SHALL HAVE A KNOX RAPID ENTRY INSTALLED OR A PADLOCK. CONTACT KNOX BY PHONE @ 1-800-552-5569 OR ONLINE @ www.knoxbox.com NOTE: WHEN ORDERING ANY KNOX LOCKING DEVICES, BE SURE TO REQUEST THE LOCKS TO BE KEYED FOR "NAPA COUNTY".
5. AN INDICATOR GAUGE SHALL BE PROVIDED ON THE OUTSIDE OF THE TANK TO DETERMINE THE WATER LEVEL. SEE DETAIL 3 OF THE NAPA COUNTY FIRE STANDARDS
6. THE SIZE OF THE PIPE LEADING TO THE FIRE HYDRANT CONNECTION SHALL BE A MINIMUM OF 4" IN DIAMETER (OR AS REQUIRED BY HYDRAULIC DEMAND AND SIZE OF THE FIRE PUMP) WITH A GATE VALVE AND 4 $\frac{1}{2}$" NATIONAL HOSE MALE OUTLET.
7. ALL UNDERGROUND PIPING SHALL BE INSTALLED AND TESTED PER THE 1995 EDITION OF N.F.P.A. 24.
8. WATER STORAGE REQUIRED FOR DOMESTIC PURPOSES SHALL BE IN ADDITION TO THE REQUIRED STORAGE FOR FIRE PROTECTION AND ALL PIPES OR VALVES REQUIRED FOR DOMESTIC PURPOSES SHALL BE INSTALLED TO THE TANK ABOVE THE LEVEL DESIGNATED FOR FIRE PROTECTION PURPOSES ONLY.
9. FIRE HYDRANT CONNECTION SHALL BE LOCATED SO AS NOT TO BLOCK EGRESS AND INGRESS TO AND FROM THE STRUCTURE AND SHALL BE LOCATED WITHIN 5' OF ROADWAY.
10. A 3" BLUE DOT REFLECTOR SHALL BE LOCATED ADJACENT TO ALL FIRE HYDRANTS. SEE DETAIL 3 OF THE NAPA COUNTY FIRE STANDARDS
11. FIRE HYDRANT CONNECTION SHALL BE INSTALLED 18-24" ABOVE FINISHED GRADE.
12. FIRE HYDRANT SHALL BE INSTALLED WITH BREAKAWAY BOLTS AND/OR BREAKAWAY SPOOLS.
13. SETBACKS FOR STRUCTURE DEFENSIBLE SPACE SHALL BE A MINIMUM OF 100' FROM ALL BUILDINGS AND PROPERTY LINES. GREATER CLEARANCE MAY BE REQUIRED UPON INSPECTION AS DETERMINED DUE TO SLOPE AND FUEL LOAD.
14. OVERHEAD CLEARANCE OF TREE LIMBS AND BRUSH ALONG THE ENTIRE LENGTH OF DRIVEWAY SHALL BE A MINIMUM OF 15 VERTICAL FEET. SEE DETAIL 4 OF THE NAPA COUNTY FIRE STANDARDS.
15. HORIZONTAL DEFENSIBLE SPACE CLEARANCE SHALL BE 10 FEET ON EACH SIDE OF THE DRIVEWAY.
16. DEFENSIBLE SPACE FOR WILDLIFE SHALL BE A MINIMUM OF 100 FEET FROM ALL STRUCTURES OR TO THE PROPERTY LINES. GREATER CLEARANCE SHALL BE PROVIDED UPON INSPECTION AS DETERMINED DUE TO SLOPE AND FUEL LOAD.
17. REGARDING SIZE, LOCATION AND ROUTING OF PIPE FROM FIRE HYDRANT TO WATER SOURCE, PIPE SHALL BE A MINIMUM OF 4 INCHES IN DIAMETER WITH A GATE VALVE AND 4 1/2 INCH NATIONAL HOSE MALE OUTLET
18. FIRE HYDRANT SHALL BE PAINTED RED AND HAVE 1 INCH WHITE LETTERS POSTED ON IT TO READ: "WET DRAFT HYDRANT". SEE DETAIL 3 OF THE NAPA COUNTY FIRE STANDARDS.
19. LOCATION OF ANY NEW OR EXISTING BRIDGES LOCATED ON THE PROPERTY THAT WILL BE UTILIZED FOR ANY FIRE APPARATUS TO ACCESS ANY BUILDING STRUCTURES. SEE DETAIL 7 OF THE NAPA COUNTY FIRE STANDARDS.
20. BREEZEWAY ENTRANCES FOR EMERGENCY VEHICLES TO GO UNDER IN ORDER TO GAIN ACCESS TO THE BUILDINGS WILL NOT BE ACCEPTABLE.
21. THE NAPA COUNTY PUBLIC WORKS DEPARTMENT WILL REVIEW ALL DRIVEWAYS, ROADS, AND TURNOUTS AND SHALL COMPLY WITH NAPA COUNTY FIRE DEPARTMENT STANDARDS.

GATED ENTRANCE



1. GATE ENTRANCE SHALL BE 2 FEET WIDER THAN THE WIDTH OF THE TRAFFIC LANE
2. GATES SHALL BE LOCATED 30 FEET FROM THE ROADWAY AND SHALL ALLOW A VEHICLE TO STOP WITHOUT OBSTRUCTING TRAFFIC
3. CENTER LINE OF LANE TURNING RADIUS SHALL NOT BE LESS THAN 30 FEET
4. ALL GATES SHALL HAVE FIRE DEPARTMENT APPROVED KEY ACCESS

FOR PERMIT ONLY NOT FOR CONSTRUCTION

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R.E.B. ENGINEERING, INC.

DESIGNED BY:	R.E.B.
DRAFTED BY:	T.T.
PROJECT NO:	2007-111C
DATE:	09/07/2007
COMMENTS:	

REV. NO.	REV. DATE	REVISIONS	BY	APPD.	APPD. DATE
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SHEET NO: 14 OF 14 SHEETS

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