

TENTATIVE MAP
"REDWOOD VINES" SUBDIVISION

CITY OF NAPA
COUNTY OF NAPA
STATE OF CALIFORNIA

OWNER/DEVELOPER

MONTAIR ASSOCIATES, LLC
12885 ALCOSTA BLVD., SUITE A
SAN RAMON, CA 94583
(925) 328-1000

CIVIL ENGINEER

APEX CIVIL ENGINEERING & LAND SURVEYING
817 ARNOLD DRIVE, SUITE 50
MARTINEZ, CA 94553
(925) 476-8499

SOILS ENGINEER

STEVENS FERRONE & BAILEY
1600 WILLOW PASS COURT
CONCORD, CA 94520
(925) 688-1001

BENCHMARK

CITY OF NAPA BM #30 PER NAPA CONTROL NETWORK RECORD
OF MONUMENT DISC AT INTERSECTION OF DRY CREEK ROAD
AND TROWER AVE EL=110.31 (NAVD 88)

BASIS OF BEARINGS

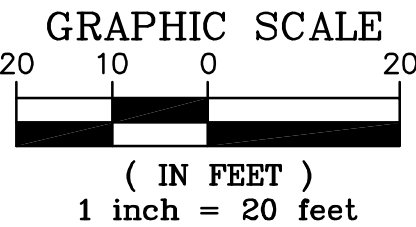
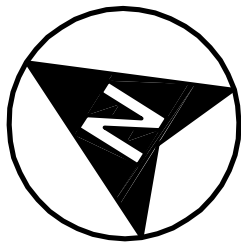
BEARINGS ARE BASED ON THE CENTERLINE OF REDWOOD
ROAD AS SHOWN ON THE PARCEL MAP 2559 (6 PM 49)
TAKEN AS NORTH 77°23'00" EAST

GENERAL

ASSESSORS PARCEL NO(s): 007-261-003
PROJECT ADDRESS: 2550 REDWOOD ROAD, NAPA, CA
GROSS AREA: 1.56 ACRES
NET AREA: 1.14 ACRES
EXISTING USE: SINGLE FAMILY RESIDENTIAL
EX. LAND USE DESIGNATION: LOW DENSITY RESIDENTIAL
EXISTING ZONING: RS 7 (SINGLE FAMILY RESIDENTIAL - 7,000 SF MIN)
NUMBER OF UNITS: 6 LOTS
GROSS DENSITY: 3.8 UNITS/AC
AVERAGE LOT SIZE: 8,265 SF
FEMA FLOOD DESIGNATION: ZONE "X" (FIRM PANEL 0504F,
DATED 09-29-2010)

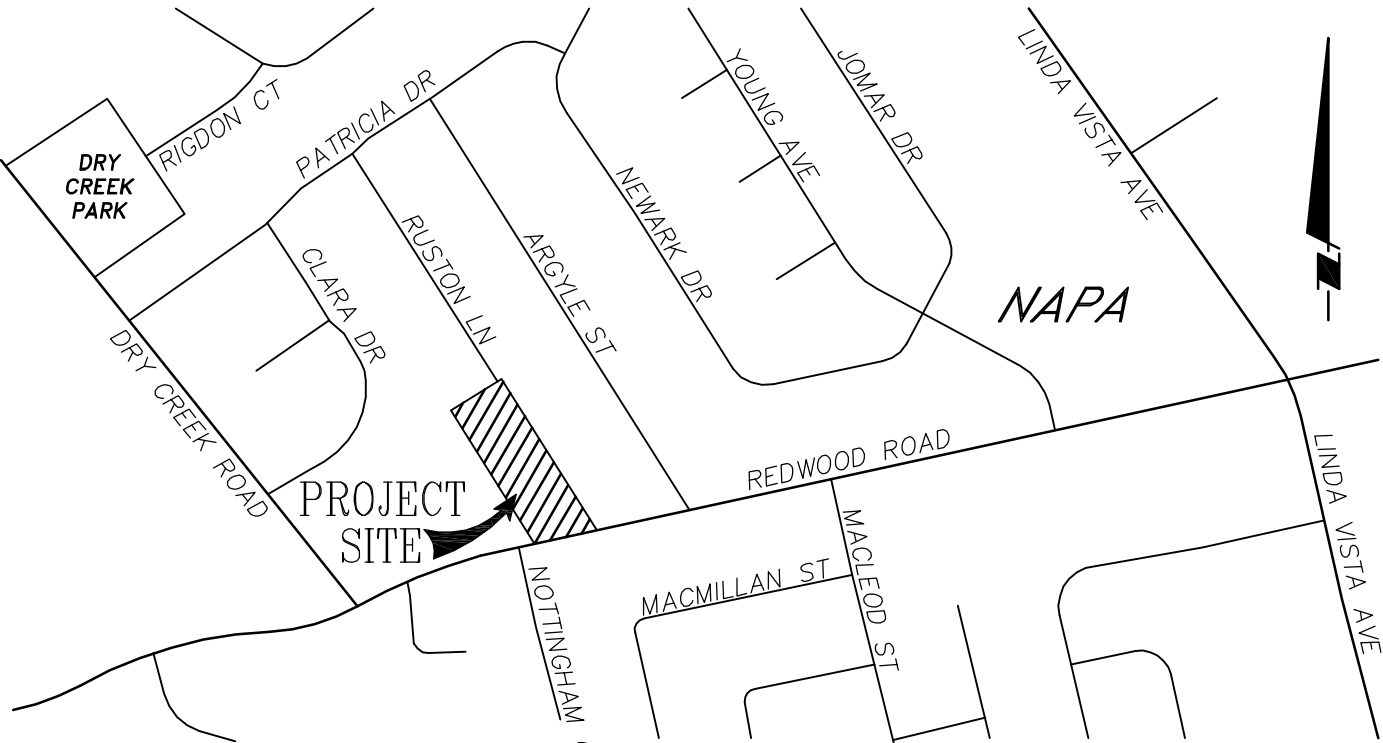
FACILITIES

WATER: CITY OF NAPA
SEWER: NAPA SANITATION DISTRICT
STORM DRAIN: CITY OF NAPA
FIRE: CITY OF NAPA
GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
TELEPHONE: AT&T
CABLE: COMCAST



SHEET INDEX

SHEET No.	DESCRIPTION
1	TITLE SHEET
2	TOPOGRAPHIC SURVEY & DEMOLITION PLAN
3	SECTIONS & DETAILS
4	PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
5	PRELIMINARY C.3 STORM WATER CONTROL PLAN



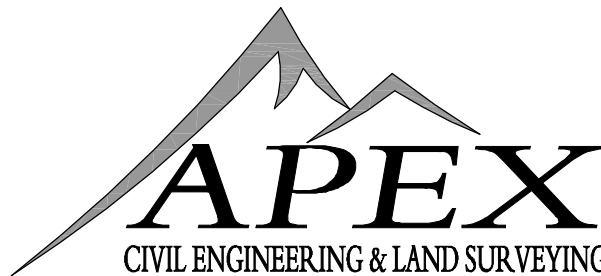
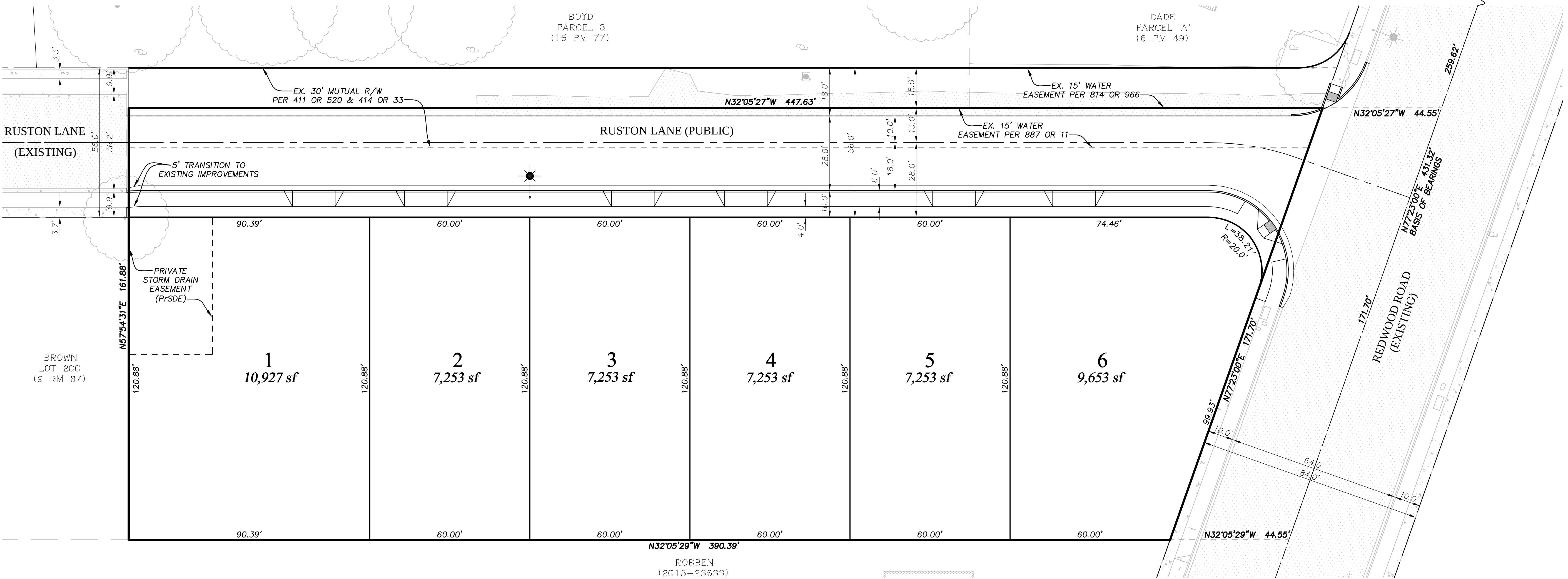
VICINITY MAP
NOT TO SCALE

LEGEND

- LOT BOUNDARY
- RIGHT-OF-WAY
- ADJACENT PROPERTY LINE
- PROPOSED HOUSE
- EXISTING HOUSE
- EXISTING ASPHALT
- NEW ASPHALT
- ASPHALT OVERLAY
- NEW CONCRETE
- 5% FINISHED GRADE SLOPE
- DIRECTION OF DRAINAGE FLOW
- EX. TREE
- 8"SS SEWER LINE
- 15"SD STORM LINE
- 6"W WATER LINE
- DENOTES 2:1 SLOPE

ABBREVIATIONS

- AB - AGGREGATE BASE
- AC - ASPHALT CONCRETE
- BOC - BACK OF CURB
- BW - BOTTOM OF WALL
- CB - CATCH BASIN
- CL - CLASS
- CL - CENTERLINE
- CON - CITY OF NAPA
- DET - DETAIL
- EX - EXISTING
- FG - FINISH GRADE
- FH - FIRE HYDRANT
- GB - GRADE BREAK
- GF - GUTTER FLOWLINE
- HP - HIGH POINT
- P - PAD ELEVATION
- PI - POINT OF INTERSECTION
- PUE - PUBLIC UTILITY EASEMENT
- R/W - RIGHT OF WAY
- SD - STORM DRAIN
- SF - SQUARE FEET
- SS - SANITARY SEWER
- STD - STANDARD
- SXD - SIDEWALK CROSS DRAIN
- TW - TOP OF WALL
- TYP - TYPICAL
- W - WATER



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NO.	REVISIONS	NO	BY	DATE

DESIGN: JV
DRAWN: STAFF
CHECKED: JV
PROJECT #: 22084



TENTATIVE MAP
TITLE SHEET

"REDWOOD VINES"

NAPA, CA

SHEET 1 OF 5
DATE 02-27-2023

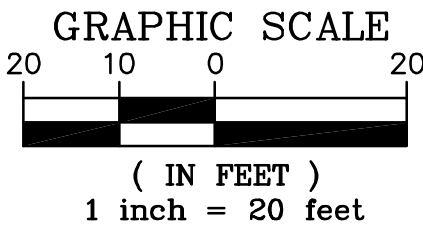
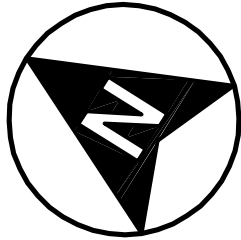
TOPOGRAPHIC SURVEY & DEMOLITION PLAN

"REDWOOD VINES" SUBDIVISION

CITY OF NAPA
COUNTY OF NAPA
STATE OF CALIFORNIA

GENERAL DEMOLITION NOTES:

1. A DEMOLITION PERMIT IS REQUIRED PRIOR TO COMMENCEMENT OF DEMOLITION. COPIES OF THE PERMITS ARE REQUIRED TO BE ON SITE AT ALL TIMES.
2. NOISE-PRODUCING CONSTRUCTION ACTIVITY (INCLUDING PLAYING OF RADIO OR MUSIC) AND GRADING OPERATION SHALL BE LIMITED TO WEEKDAYS (MONDAY THROUGH FRIDAY) EXCEPT CITY HOLIDAYS AND FROM THE HOURS OF 7:00AM TO 5:00PM, SATURDAY AND SUNDAY; NONE, AND SHALL BE PROHIBITED ON STATE AND FEDERAL HOLIDAYS. ALL EQUIPMENT SHALL BE ADEQUATELY MUFFLED AND MAINTAINED. NO CHANGES SHALL BE ALLOWED WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF NAPA. ALL REQUESTS FOR CHANGES MUST BE MADE A MINIMUM OF 72 HOURS PRIOR TO THE REQUEST FOR CHANGE.
3. THE CONSTRUCTION CONTRACTOR AGREES, THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND DEFEND, INDEMNIFY AND HOLD THE DESIGN PROFESSIONAL AND CITY OF NAPA HARMLESS FROM ANY AND ALL LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
4. THE CONTRACTOR SHALL PROVIDE EMERGENCY TELEPHONE NUMBERS FOR PUBLIC WORKS, AMBULANCE, POLICE, AND FIRE DEPARTMENTS AT THE JOB SITE.
5. THE CONTRACTOR SHALL CONTROL DUST BY WATERING EXPOSED SURFACES AS NEEDED. INCREASED WATERING SHALL BE REQUIRED WHEN WIND SPEEDS EXCEED 10 MPH.
6. THE PROJECT APPLICANT SHALL SWEEP STREETS DAILY, OR AS NECESSARY, WITH WATER SWEEPERS IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS.
7. THE CONTRACTOR SHALL PROVIDE TEMPORARY CONSTRUCTION DRIVES TO PREVENT THE TRACKING OF SOIL, DUST, MUD, OR CONSTRUCTION DEBRIS ON PUBLIC STREETS.
8. MUD TRACKED ONTO STREETS OR ADJACENT PROPERTIES SHALL BE REMOVED IMMEDIATELY, STREET SHALL BE SWEEPED WITH A POWER SWEEPER (NOT PRESSURE WASHED) AS DIRECTED BY THE CITY OF NAPA.
9. ALL WATER, SEWER, ELECTRIC, GAS, CABLE & PHONE SERVICES/LATERALS SHALL BE REMOVED BACK TO THE APPROPRIATE UTILITY MAIN.
10. SHOULD THERE BE ANY WATER WELLS ON THIS PROPERTY, THE CONTRACTOR SHALL OBTAIN A WELL PERMIT FROM THE COUNTY DEPARTMENT OF HEALTH SERVICES, ENVIRONMENTAL HEALTH DIVISION, PRIOR TO ANY GRADING IN THE IMMEDIATE VICINITY OF A WELL AND PRIOR TO REMOVAL OF A WELL.
11. SHOULD THERE BE A SEPTIC SYSTEM ON THIS PROPERTY, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE COUNTY DEPARTMENT OF HEALTH SERVICES, ENVIRONMENTAL HEALTH DIVISION FOR REMOVAL, PRIOR TO ANY GRADING IN THE IMMEDIATE VICINITY OF A SEPTIC TANK OR LEACH FIELD AND PRIOR TO REMOVAL OF A SEPTIC SYSTEM.

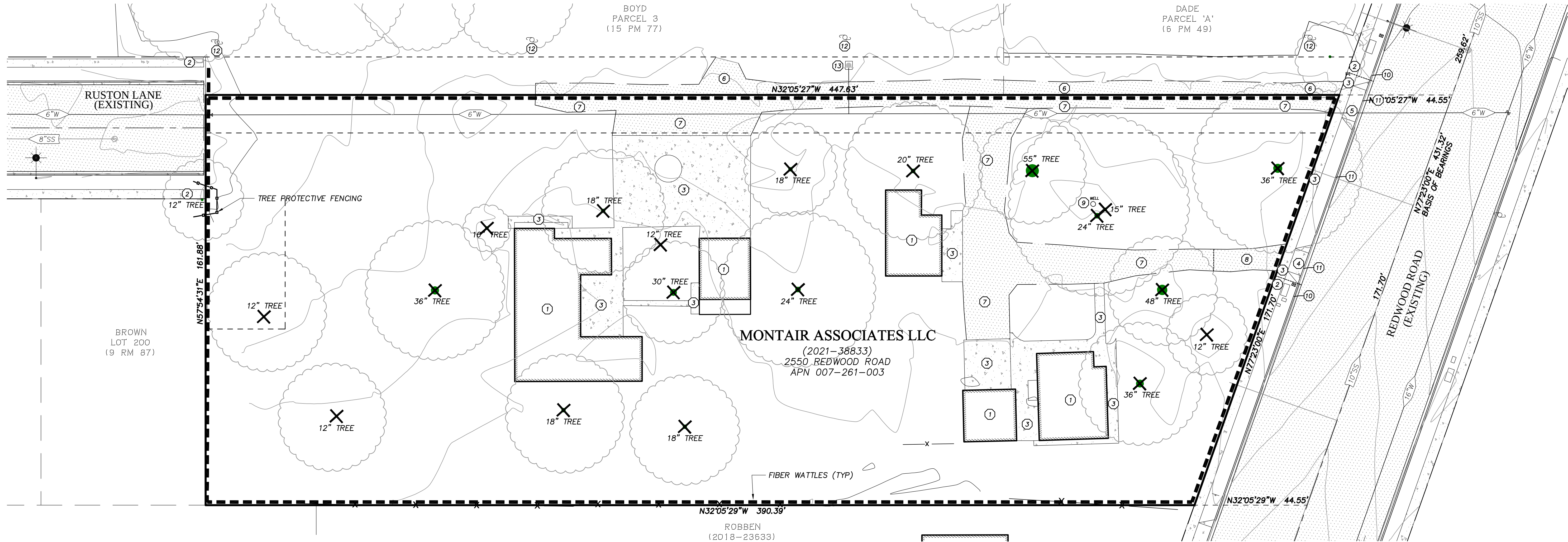


DEMOLITION KEY LEGEND

- 1 EXISTING STRUCTURE TO BE REMOVED
- 2 EXISTING CONCRETE TO BE REMAIN
- 3 EXISTING CONCRETE TO BE REMOVED
- 4 EXISTING CONCRETE DRIVEWAY APPROACH TO REMAIN FOR TEMPORARY CONSTRUCTION ENTRANCE ONLY
- 5 EXISTING CONCRETE DRIVEWAY APPROACH TO REMAIN FOR TEMPORARY DRIVEWAY ACCESS UNTIL STREET CONSTRUCTION
- 6 EXISTING ASPHALT DRIVEWAY TO REMAIN (10' MIN)
- 7 EXISTING ASPHALT DRIVEWAY TO BE REMOVED
- 8 25' OF EXISTING ASPHALT DRIVEWAY TO REMAIN FOR TEMPORARY CONSTRUCTION ENTRANCE ONLY
- 9 EXISTING WELL TO BE REMOVED. SEE GENERAL DEMOLITION NOTES #10
- 10 EXISTING CURB AND GUTTER TO REMAIN
- 11 EXISTING CURB AND GUTTER TO BE REMOVED
- 12 EXISTING POWER POLES TO REMAIN
- 13 EXISTING FIRE HYDRANT TO REMAIN

LEGEND

- EX. ASPHALT DRIVEWAY TO SERVE AS TEMPORARY CONSTRUCTION ENTRANCE
- FIBER ROLL WATTLES
- TREE PROTECTIVE FENCING
- TREE TO BE REMOVED
- DRIPLINE(S)
- EX. TREE TO REMAIN PROTECTIVE FENCING (6' CHAINLINK FENCE)



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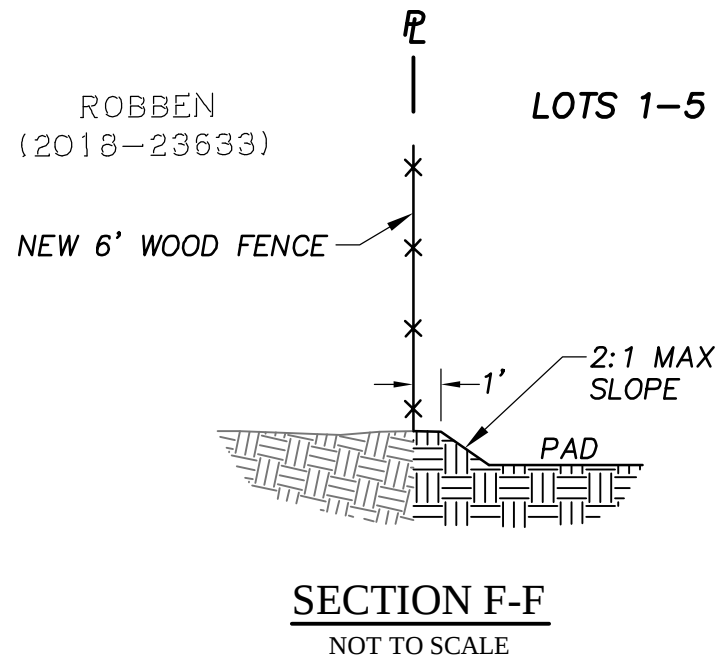
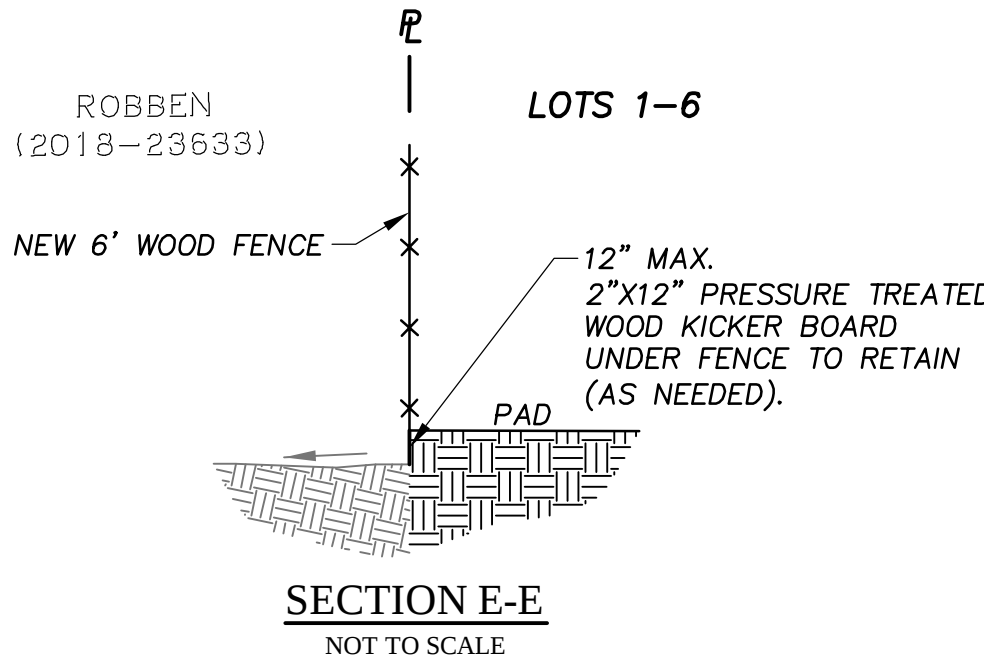
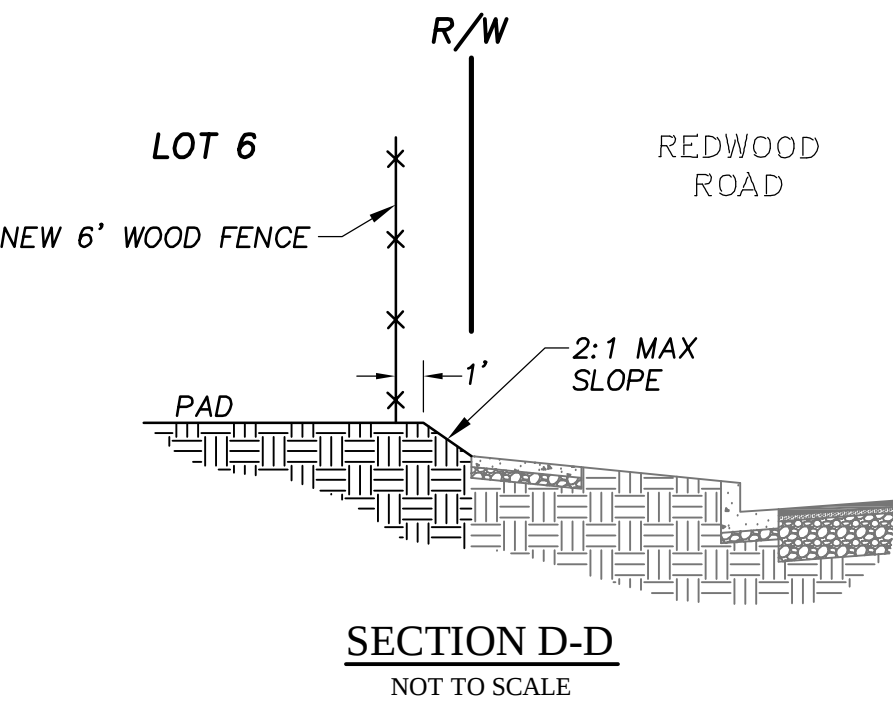
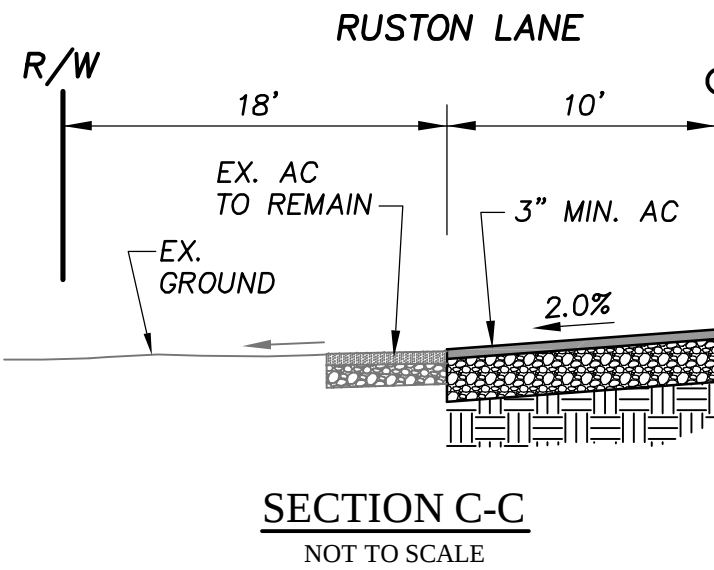
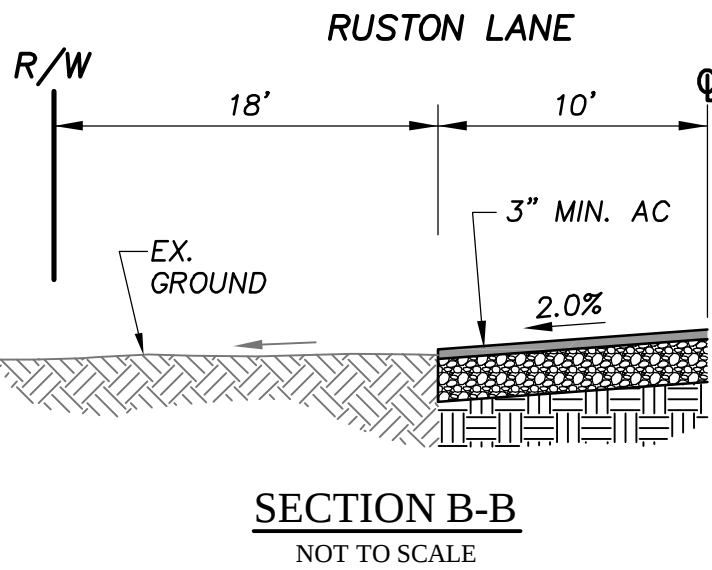
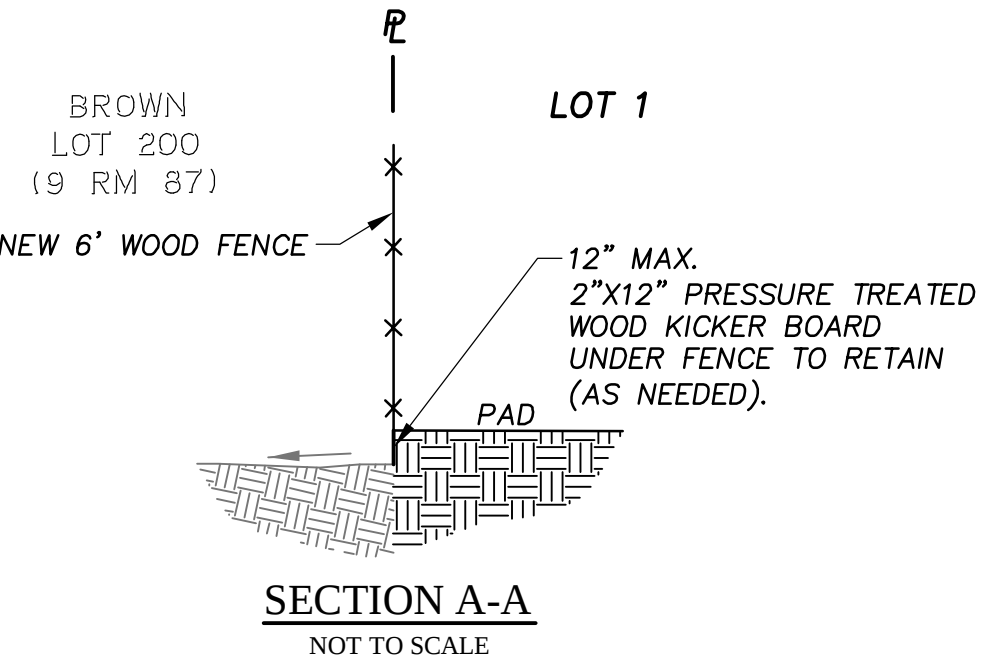
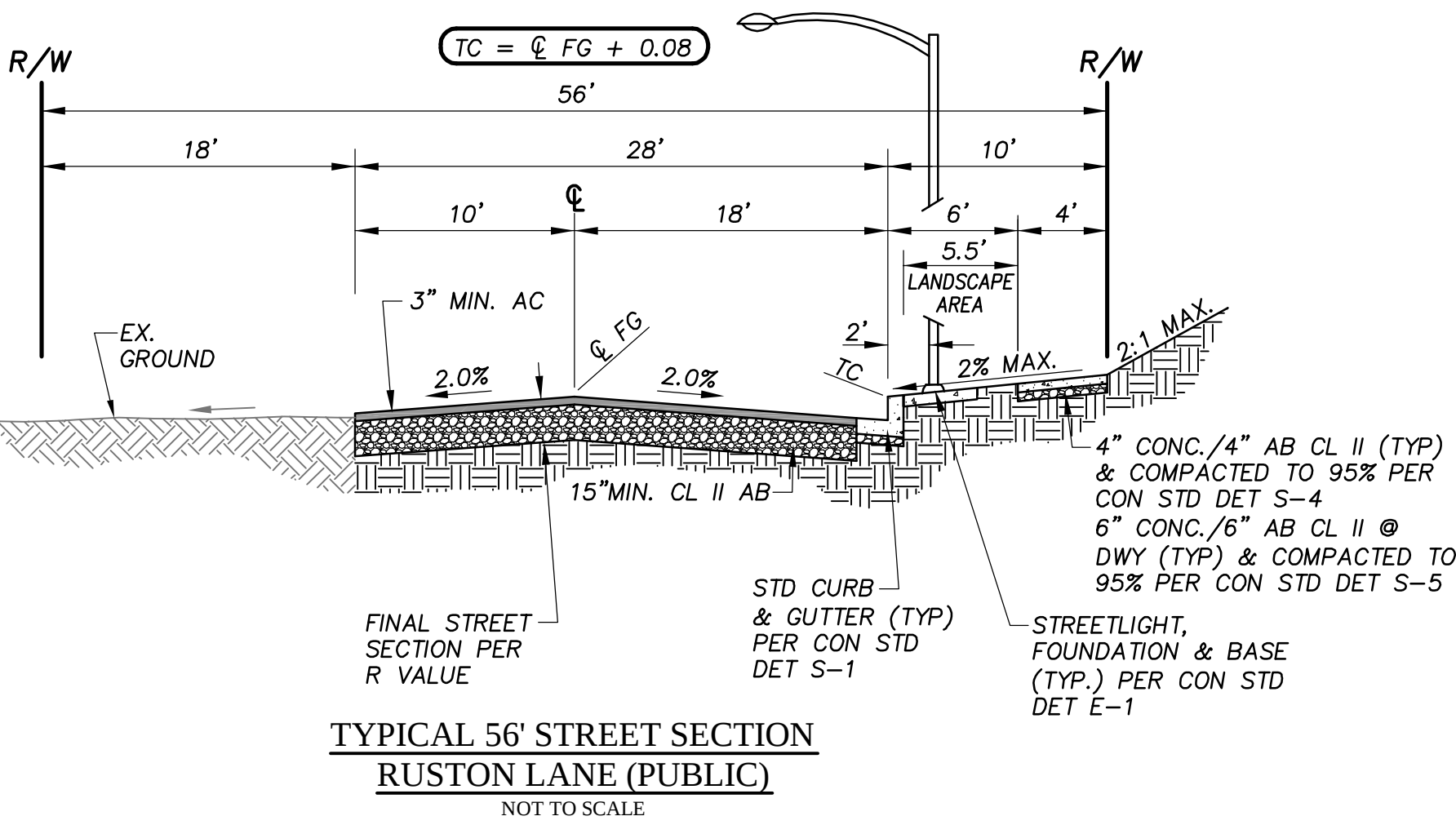


TENTATIVE MAP
TOPOGRAPHIC SURVEY & DEMOLITION PLAN
"REDWOOD VINES"
NAPA, CA

SHEET 2 OF 5
DATE 02-27-2023

SECTIONS & DETAILS
"REDWOOD VINES" SUBDIVISION

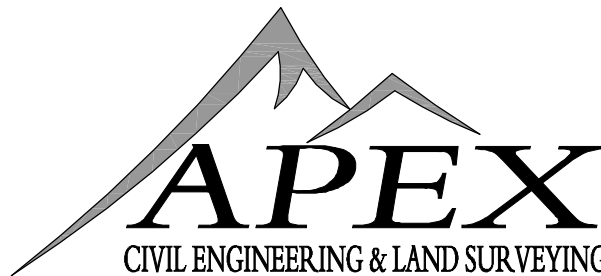
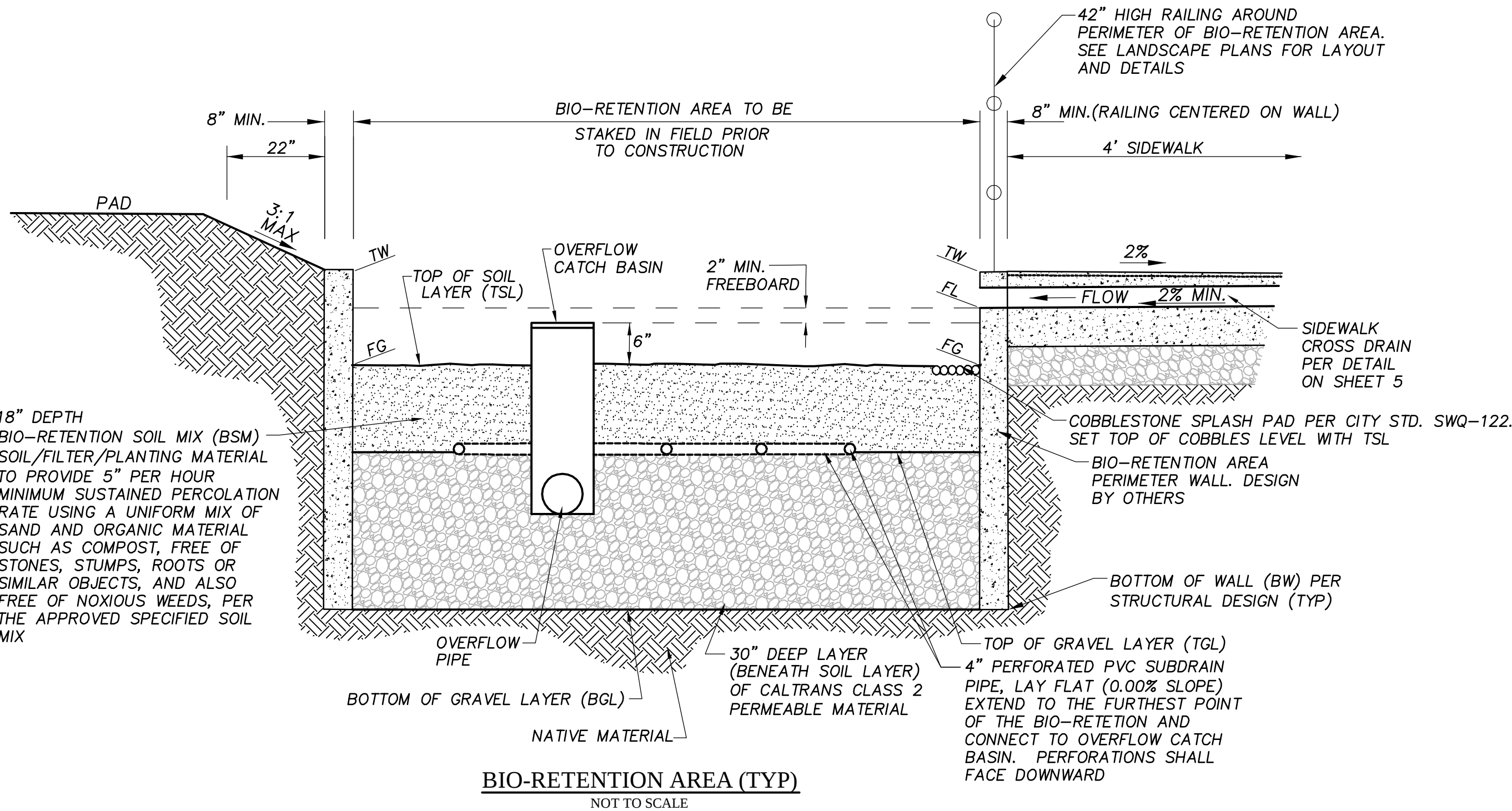
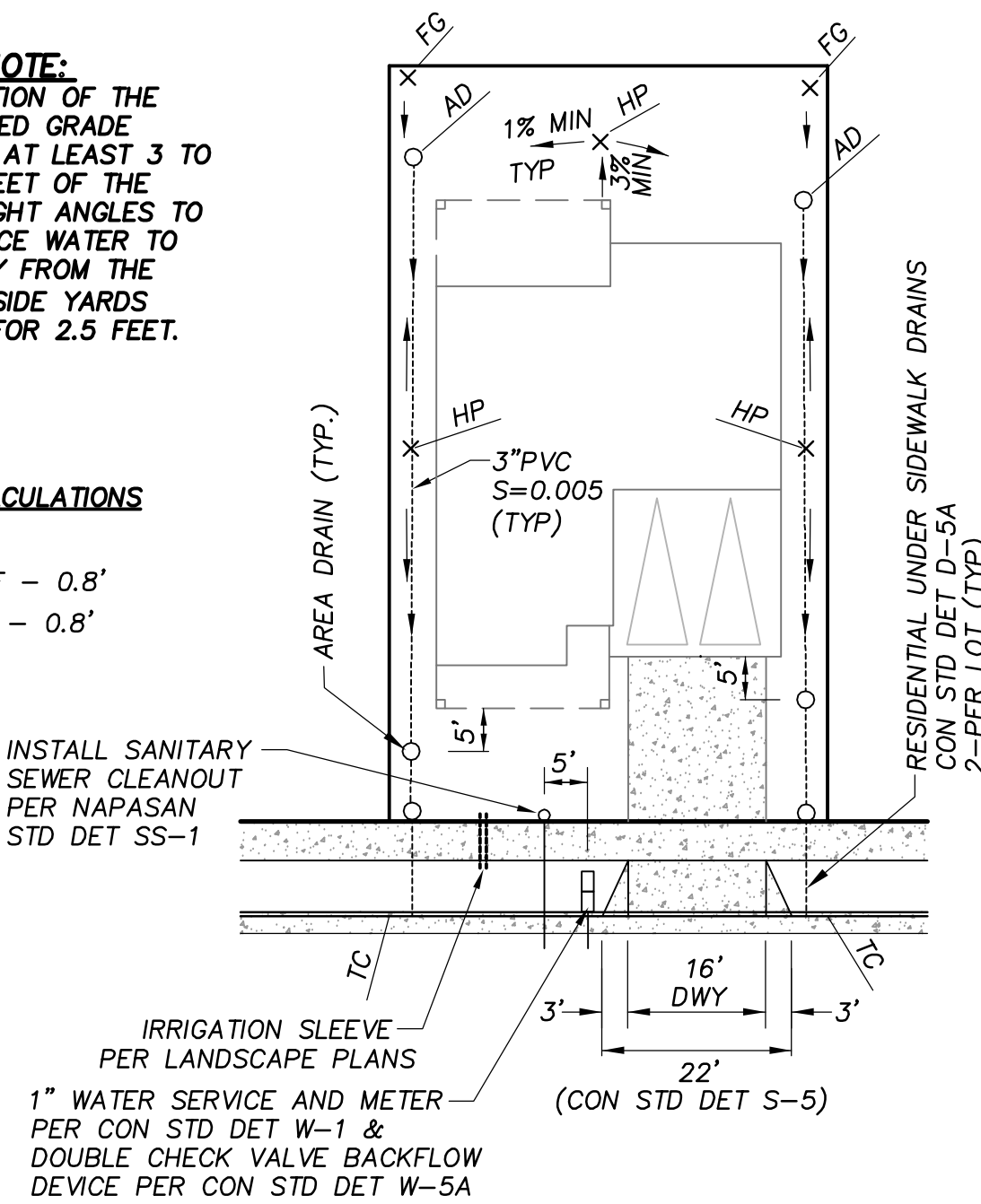
CITY OF NAPA
COUNTY OF NAPA
STATE OF CALIFORNIA



SPECIAL GRADING NOTE:
PER THE RECOMMENDATION OF THE SOILS ENGINEER, FINISHED GRADE SLOPES MUST PROVIDE AT LEAST 3 TO 5 PERCENT WITHIN 5 FEET OF THE EXTERIOR WALLS AT RIGHT ANGLES TO THEM TO ALLOW SURFACE WATER TO DRAIN POSITIVELY AWAY FROM THE STRUCTURES. THE 5' SIDE YARDS SHALL BE 5 PERCENT FOR 2.5 FEET.

TYPICAL DRAINAGE CALCULATIONS

FF = PAD + 1'±
REAR YARD HP = FF - 0.8'
SIDE YARD HP = FF - 0.8'
AD = PAD - 0.2'



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TENTATIVE MAP
SECTIONS & DETAILS

"REDWOOD VINES"

NAPA, CA

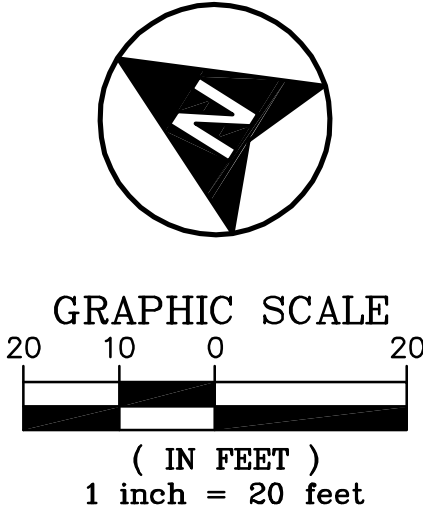
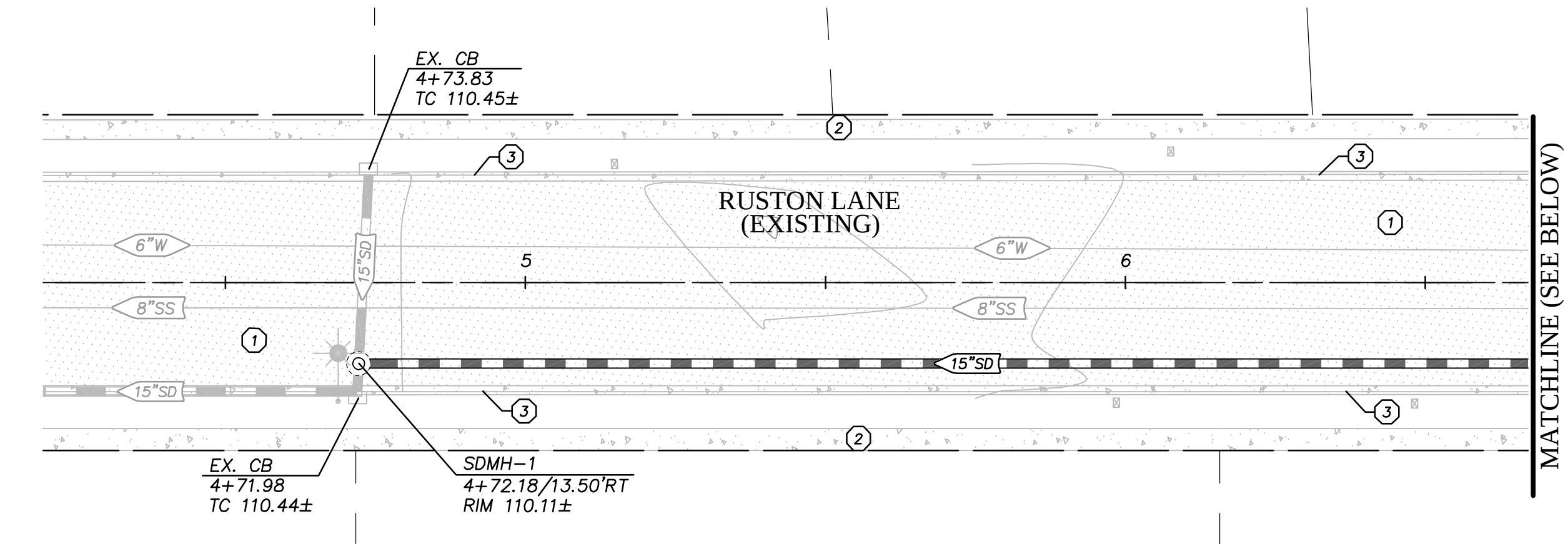
SHEET 3 OF 5
DATE 02-27-2023

PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN

"REDWOOD VINES" SUBDIVISION

CITY OF NAPA
COUNTY OF NAPA
STATE OF CALIFORNIA

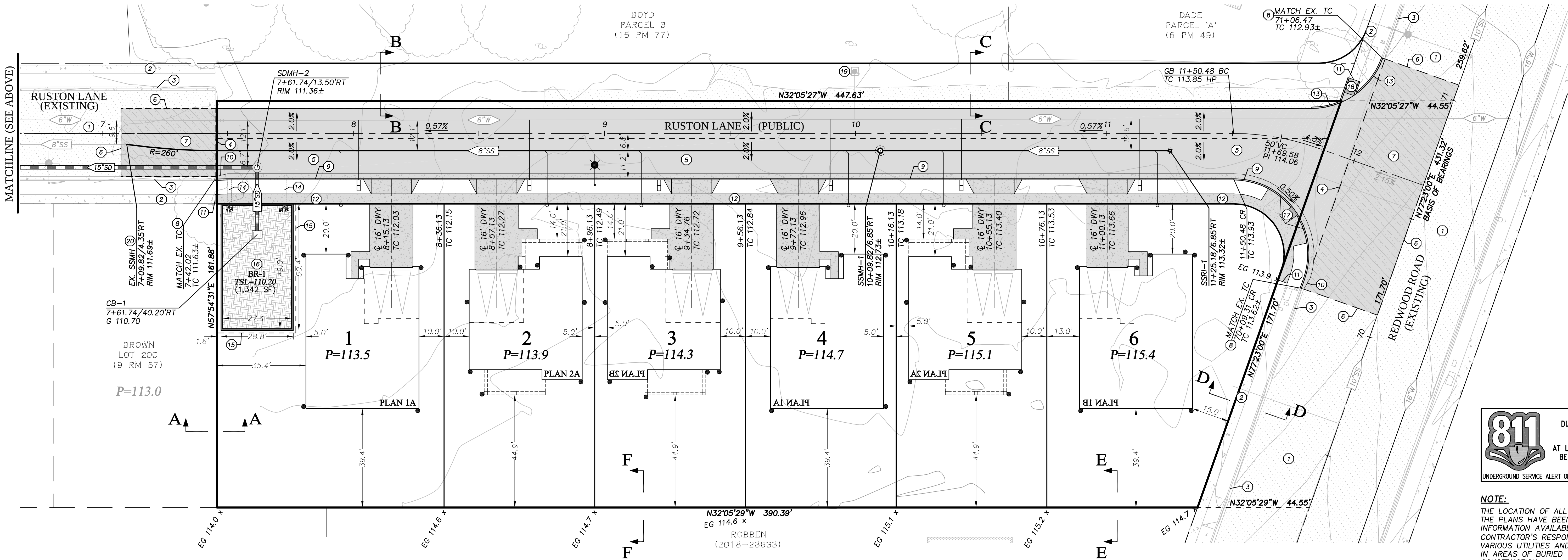
SD/SS SUMMARY		
STRUCTURE #	GRATE/RIM ELEVATION	FLOW LINE ELEVATION
SDMH-1	RIM 110.11±	15" FL 107.09 IN EX. 15" FL 107.09 THRU
SDMH-2	RIM 111.36±	15" 107.96 IN 15" 107.96 OUT
CB-1	G 110.70	4" FL 108.62 IN 15" FL 108.06 OUT
EX. SSMH	RIM 111.69±	8" FL 105.31 IN EX. 8" FL 105.21± OUT
SSMH-1	RIM 112.73±	8" FL 106.81 OUT
SSRI-1	RIM 113.32±	8" FL 107.37 OUT



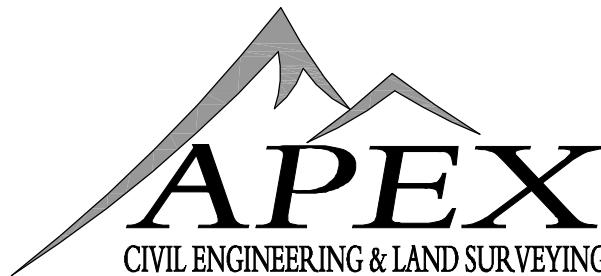
SECTIONS NOTE:
REFER TO SHEET 3
FOR ALL SECTIONS
AND DETAILS

- NOTES
1. ALL LOTS SHALL BE SERVED BY SEPARATE WATER AND SEWER LATERALS AND ARE SHOWN ON THIS PLAN.
 2. SEWER LATERALS SHALL BE 4" IN DIAMETER AND HAVE A MINIMUM SLOPE OF 2% TO THE SEWER MAIN.
 3. WATER LATERALS AND SERVICES SHALL BE SERVED OFF THE EXISTING 6" WATER MAIN IN RUSTON LANE.
 4. THE STORM WATER BIO-RETENTION AREA SHALL SATISFY BASMAA STORM WATER REQUIREMENTS. REFER TO THE STORM WATER CONTROL PLAN REPORT FOR ADDITIONAL INFORMATION AND DESIGN CALCULATIONS.

- KEY LEGEND
- 1 EX. PAVEMENT TO REMAIN
 - 2 EX. SIDEWALK TO REMAIN
 - 3 EX. CURB & GUTTER TO REMAIN
 - 4 SAWCUT LINE (TYP).
SEE PAVEMENT TRANSITION DETAIL ON SHEET 3
 - 5 NEW ASPHALT PAVEMENT. SEE STRUCTURAL PAVEMENT SECTION TABLE ON SHEET 3
 - 6 LIMIT OF GRIND & OVERLAY AREA
 - 7 GRIND & OVERLAY AREA (2" AC MINIMUM)
 - 8 MATCH EX. CURB & GUTTER PER CON STD DET S-4B
 - 9 CURB & GUTTER PER CON STD DET S-1
 - 10 EX. 12" TO 24" GUTTER TRANSITION PER CON STD DET S-3
 - 11 MATCH EX. SIDEWALK PER CON STD DET S-4B
 - 12 4' WIDE SIDEWALK PER CON STD DET S-4
 - 13 6" VERTICAL AC DIKE
 - 14 SIDEWALK CROSS DRAIN (SXD). SEE DETAIL ON SHEET 6
 - 15 PRIVATE STORM DRAIN EASEMENT (P/SDE)
 - 16 STORMWATER BIO-RETENTION AREA AND PERIMETER WALL. SEE SHEET 3 FOR DETAIL
 - 17 CURB RAMP (CASE A) PER CON STD DET S-9
 - 18 CURB RAMP (CASE C) PER CON STD DET S-9
 - 19 EXISTING FIRE HYDRANT
 - 20 CONNECT TO EXISTING SEWER MANHOLE



NOTE:
THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES DURING CONSTRUCTION.



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TENTATIVE MAP
PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
"REDWOOD VINES"
NAPA, CA

SHEET 4 OF 5
DATE 02-27-2023

PRELIMINARY C.3 STORM WATER CONTROL PLAN
"REDWOOD VINES" SUBDIVISION

CITY OF NAPA
COUNTY OF NAPA
STATE OF CALIFORNIA

PROJECT C.3 SUMMARY

THE PROJECT IS DESIGNED TO MAINTAIN THE EXISTING DRAINAGE PATTERNS AND THEIR EQUIVALENT AREAS. THE EXISTING CONDITION HAS THE MAJORITY OF THE SITE (87%) DRAINING NORTH TO THE EXISTING RUSTON LANE AND ULTIMATELY INTO THE SALVADOR BASIN. THE REMAINING 13% DRAINS SOUTH TO REDWOOD ROAD AND ULTIMATELY TO THE NAPA RIVER.

THE SAME 87% / 13% RATIO TO EACH DRAINAGE AREA IS MAINTAINED IN THE PROPOSED DESIGN AS WELL.

THE NORTHERN DRAINAGE AREA (SOUTH OF THE RUSTON LANE CENTERLINE) WILL DRAIN TO BIO-RETENTION AREA BR-1 FOR TREATMENT AND DETENTION. OVERFLOW FROM THIS BASIN WILL BE DRAINED IN A NEW STORM DRAIN LINE WHICH WILL CONNECT TO THE EXISTING STORM DRAIN SYSTEM TO THE NORTH IN THE EXISTING RUSTON LANE. THE PORTION NORTH OF THE RUSTON LANE CENTERLINE WILL BE TEMPORARILY BE TREATED IN THE ADJACENT LANDSCAPING AND DRAINS TO THE EXISTING RUSTON LANE EASTERN CURB AND GUTTER.

THE REMAINING AREA (PORTION OF LOT 6) WILL BE TREATED IN SELF-RETAINING LANDSCAPE AREAS ON LOT 6. OVERFLOW DRAINAGE WILL THEN BE DIRECTED OUT TO REDWOOD ROAD CURB AND GUTTER VIA THE LOT 6 AREA DRAIN SYSTEM AND THRU-CURB DRAINS.

ABBREVIATIONS

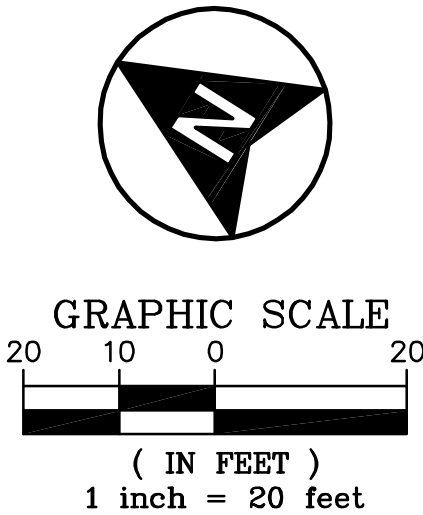
- BR - BIO-RETENTION AREA
- C - CONCRETE
- L - LANDSCAPE AREA
- P - ASPHALT/PAVEMENT
- R - ROOFTOP
- SR - SELF-RETAINING AREA

BASMAA STORMWATER COMPLIANCE

REFER TO STORM WATER CONTROL PLAN REPORT FOR ADDITIONAL INFORMATION.

ON-SITE AREA BREAKDOWN

ROOFS:	14,942 SF
ROADS, DRIVEWAYS AND WALKS:	19,091 SF
BIO-RETENTION AREAS:	1,342 SF
LANDSCAPE AREAS:	32,456 SF
	67,831 SF



STORMWATER CONTROL PLAN LEGEND:

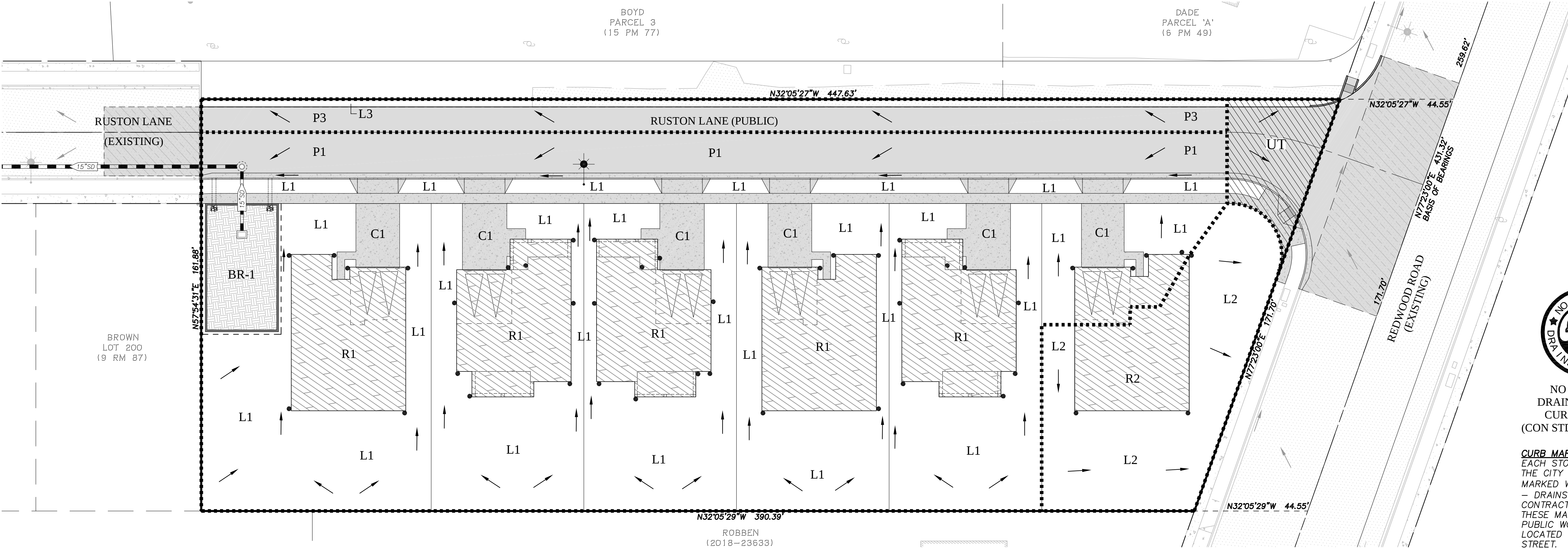
DRAINAGE MANAGEMENT AREAS (DMA):

LANDSCAPE AREA	L
NEW IMPERVIOUS AREA (PAVEMENT/CONCRETE)	P / C
NEW IMPERVIOUS AREA (ROOFTOP)	R
UNTREATED AREA	UT
BIO-RETENTION AREA	BR-1

BMP TRIBUTARY BOUNDARY:

PROJECT DATA FORM

PROJECT NAME/NUMBER	REDWOOD VINES
PROJECT LOCATION	2550 REDWOOD ROAD NAPA, CA
NAME OF DEVELOPER	MONTAIR ASSOCIATES, L.L.C.
PROJECT TYPE AND DESCRIPTION	6 LOTS (SINGLE FAMILY RESIDENTIAL)
PROJECT WATERSHED	SALVADOR CHANNEL & LOWER NAPA RIVER
TOTAL PROJECT SITE AREA (ACRES)	1.56 ACRES (67,831 SF)
TOTAL NEW IMPERVIOUS SURFACE AREA (SQ. FT.)	24,740 SF
TOTAL REPLACED IMPERVIOUS SURFACE AREA	9,293 SF
TOTAL PRE-PROJECT IMPERVIOUS SURFACE AREA	14,063 SF
TOTAL POST-PROJECT IMPERVIOUS SURFACE AREA	34,033 SF
RUNOFF REDUCTION MEASURES SELECTED	☒ 1. DISPERSE RUNOFF TO VEGETATED AREA ☐ 2. PERVIOUS PAVEMENT (PAVERS) ☐ 3. CISTERNS OR RAIN BARRELS ☒ 4. BIO-RETENTION FACILITY OR PLANTER BOX



NO DUMPING
DRAINS TO RIVER
CURB MARKER
(CON STD DET SWQ-206)

CURB MARKER NOTE:
EACH STORM DRAIN WITHIN THE CITY LIMITS NEEDS TO BE MARKED WITH A "NO DUMPING - DRAINS TO RIVER" MARKER. CONTRACTOR IS TO PURCHASE THESE MARKERS FROM THE PUBLIC WORKS DEPARTMENT LOCATED AT 1600 FIRST STREET.



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TENTATIVE MAP

PRELIMINARY C.3 STORM WATER CONTROL PLAN

"REDWOOD VINES"

NAPA, CA

SHEET	5 OF 5
DATE	02-27-2023