NAPA

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

RUSTON LANE

(EXISTING)

BROWN LOT 200

(9 RM 87)

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

EXISTING IMPROVEMENTS

STORM DRAIN

EASEMENT

(PrSDE)—

90.39'

10,927 sf

GENERAL

FACILITIES

WATER:

SEWER:

STORM DRAIN:

TELEPHONE:

CABLE:

EX. 30' MUTUAL R/W PER 411 OR 520 & 414 OR 33—

GAS & ELECTRIC:

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

3.8 UNITS/AC GROSS DENSITY: 8,265 SF AVERAGE LOT SIZE:

FEMA FLOOD DESIGNATION: ZONE "X" (FIRM PANEL 0504F,

CITY OF NAPA

CITY OF NAPA CITY OF NAPA

AT&T

60.00**'**

7,253 sf

60.00**'**

COMCAST

DATED 09-29-2010)

NAPA SANITATION DISTRICT

PACIFIC GAS & ELECTRIC

BOYD

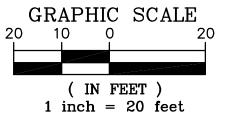
PARCEL 3

(15 PM 77)

60.00**'**

7,253 sf

RUSTON LANE (PUBLIC)



SHEET INDEX

DRY CREEK PARK

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

DADE

PARCEL 'A'

(6 PM 49)

—EX. 15' WATER

-EX. 15' WATER

EASEMENT PER 887 OR 11—

EASEMENT PER 814 OR 966-

74.46'

9,653 sf

LEGEND

VICINITY MAP

NOT TO SCALE

MONUMENT

N32°05'27"W 44.55'/

LOT BOUNDARY RIGHT-OF-WAY ADJACENT PROPERTY LINE PROPOSED HOUSE //////// EXISTING HOUSE

EXISTING ASPHALT

NEW ASPHALT

ASPHALT OVERLAY

FINISHED GRADE SLOPE

NEW CONCRETE

DIRECTION OF DRAINAGE FLOW

EX. TREE

SEWER LINE 15"SD STORM LINE

5%

DENOTES 2:1 SLOPE

ABBREVIATIONS

AB — AGGREGATE BASE

AC - ASPHALT CONCRETE BOC - BACK OF CURB

BOTTOM OF WALL

CATCH BASIN

CLASS

CENTERLINE

CON - CITY OF NAPA

DET - DETAIL

EX – EXISTING

FG - FINISH GRADE

FH - FIRE HYDRANT

— GRADE BREAK

GF — GUTTER FLOWLINE

HP - HIGH POINT

PAD ELEVATION

PI - POINT OF INTERSECTION

PUE - PUBLIC UTILITY EASEMENT

R/W - RIGHT OF WAY

STORM DRAIN

SQUARE FEET

SS - SANITARY SEWER

STD - STANDARD

SXD - SIDEWALK CROSS DRAIN

TW - TOP OF WALL

TYP - TYPICAL

W - WATER



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NO BY REVISIONS DATE DESIGN: DRAWN: STAFF CHECKED: JV PROJECT #: 22084

N32°05'27"W 447.63'

60.00'

7,253 sf

60.00**'**

N32°05'29"W 390.39'

ROBBEN

(2018-23633)

~

60.00**'**

7,253 sf

N32°05'29"W 44.55'

"REDWOOD VINES"

TITLE SHEET

TENTATIVE MAP

NAPA, CA

02-27-2023

OF 5

SHEET

TOPOGRAPHIC SURVEY & DEMOLITION PLAN "REDWOOD VINES" SUBDIVISION

GENERAL DEMOLITION NOTES:

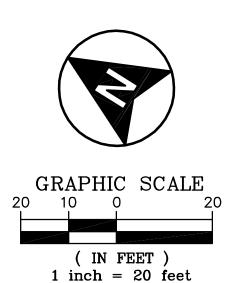
1. A DEMOLITION PERMIT IS REQUIRED PRIOR TO COMMENCEMENT OF DEMOLITION. COPIES OF THE PERMITS ARE REQUIRED TO BE ON SITE AT ALL TIMES.

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: OOPM, 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.

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 SWEPT 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.

CITY OF NAPA COUNTY OF NAPA STATE OF CALIFORNIA



DEMOLITION KEY LEGEND

- (1) EXISTING STRUCTURE TO BE REMOVED (2) EXISTING CONCRETE TO BE REMAIN
- EXISTING CONCRETE TO BE REMOVED
- 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
- 25' OF EXISTING ASPHALT DRIVEWAY TO REMAIN FOR
- TEMPORARY CONSTRUCTION ENTRANCE ONLY EXISTING WELL TO BE REMOVED. SEE GENERAL DEMOLITION NOTES #10
- EXISTING CURB AND GUTTER TO REMAIN
- EXISTING CURB AND GUTTER TO BE REMOVED
- (12) EXISTING POWER POLES TO REMAIN EXISTING FIRE HYDRANT TO REMAIN

LEGEND

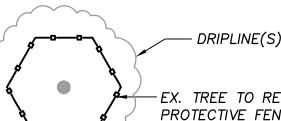
EX. ASPHALT DRIVEWAY TO SERVE AS TEMPORARY CONSTRUCTION ENTRANCE

FIBER ROLL WATTLES

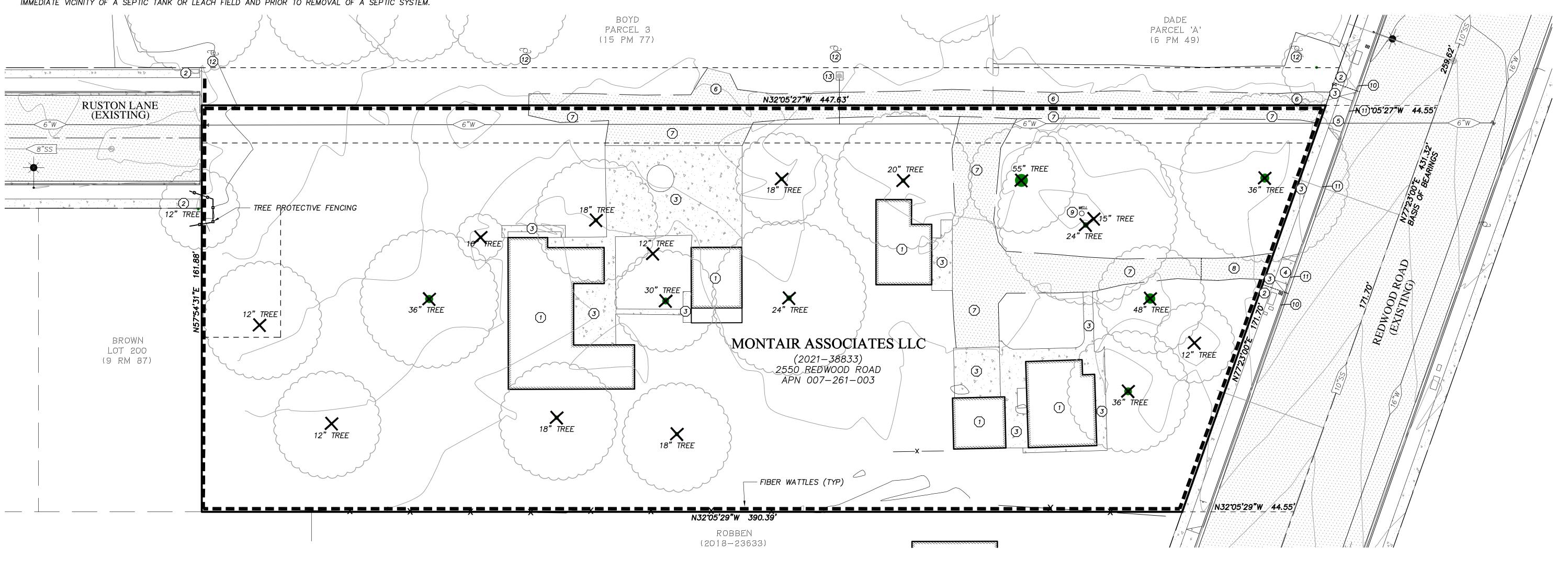
TREE PROTECTIVE FENCING



TREE TO BE REMOVED



EX. TREE TO REMAIN PROTECTIVE FENCING (6' CHAINLINK FENCE)





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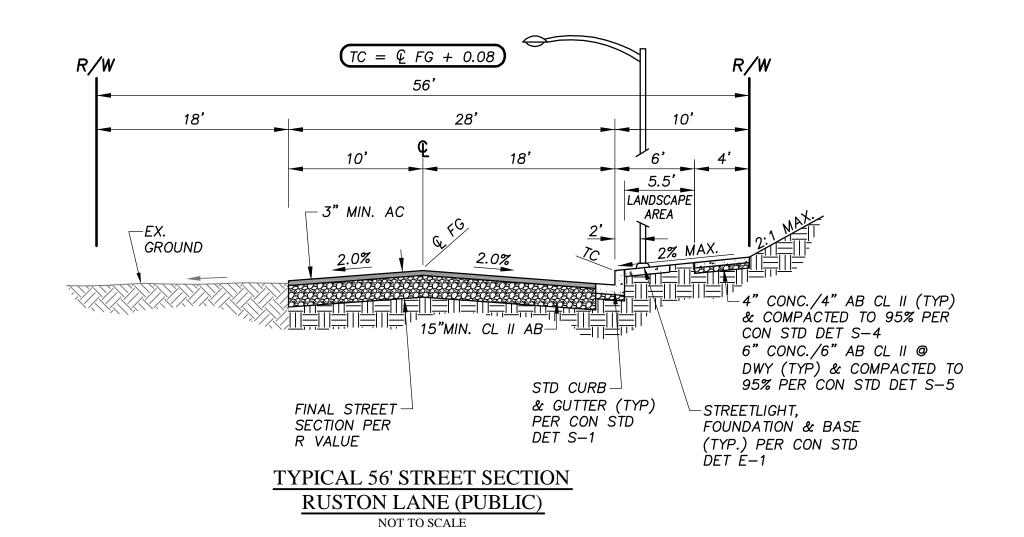
TENTATIVE MAP TOPOGRAPHIC SURVEY & DEMOLITION PLAN "REDWOOD VINES" NAPA, CA

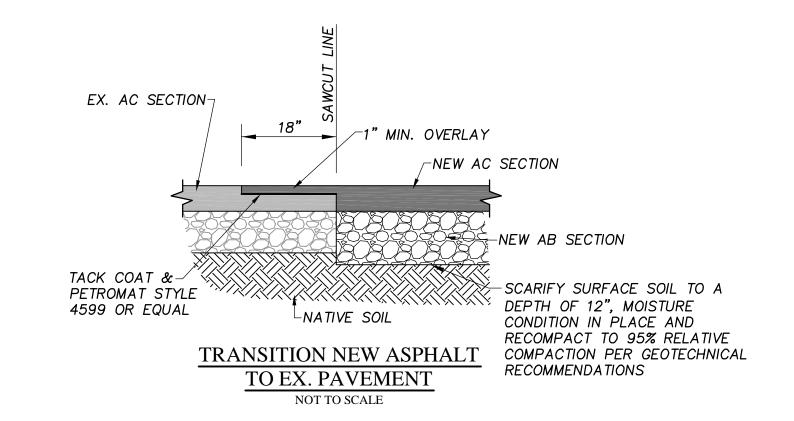
SHEET 2 OF 5 DATE

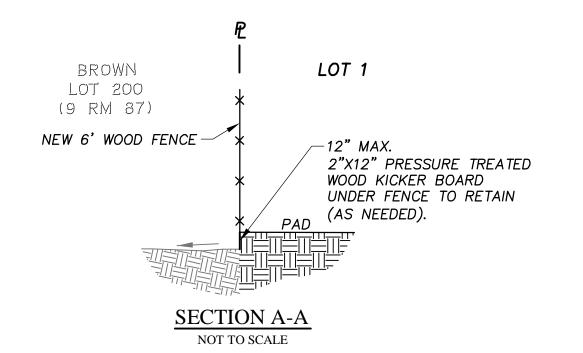
02-27-2023

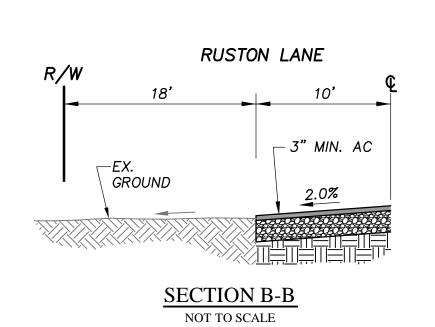
SECTIONS & DETAILS "REDWOOD VINES" SUBDIVISION

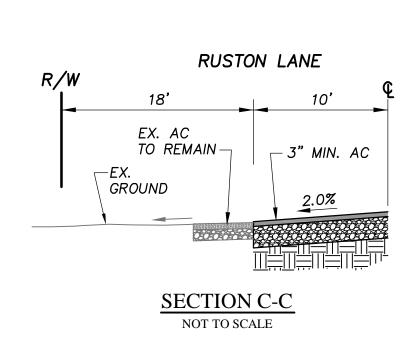
CITY OF NAPA COUNTY OF NAPA STATE OF CALIFORNIA

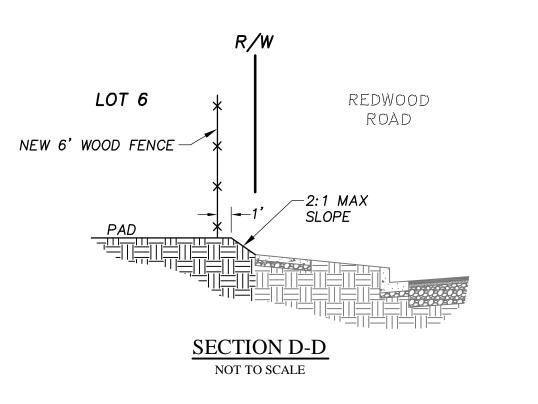


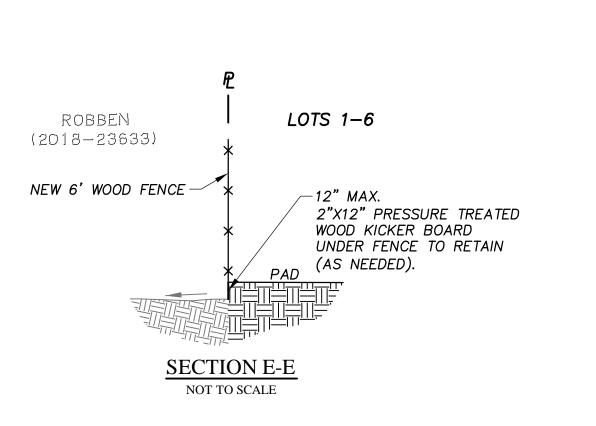


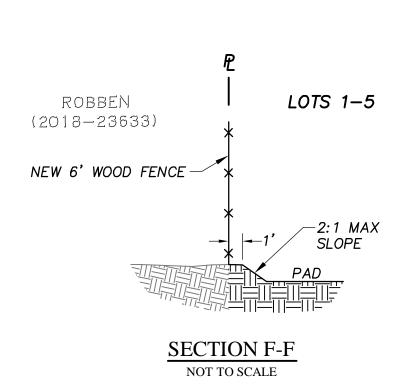


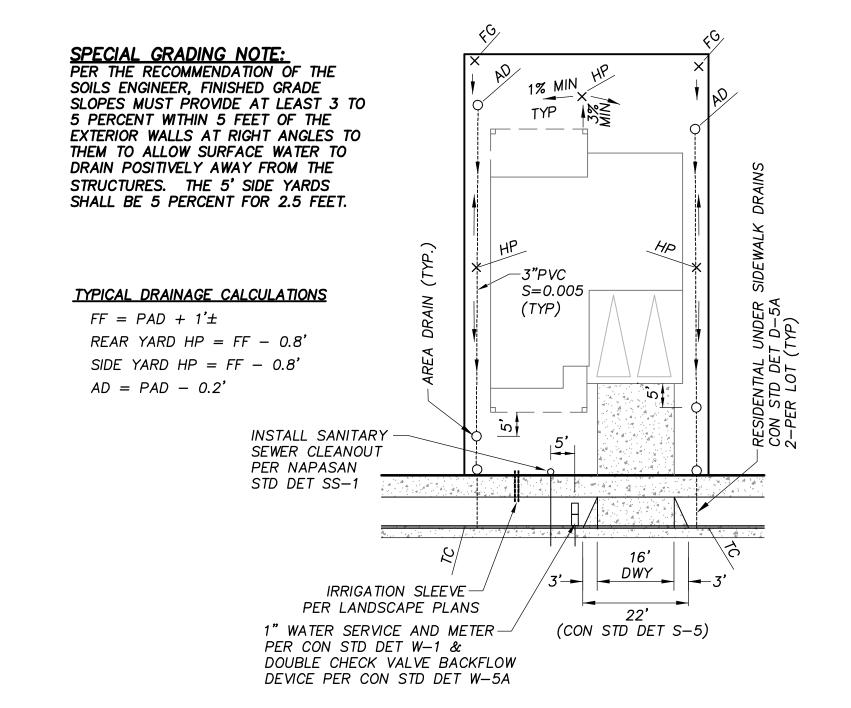






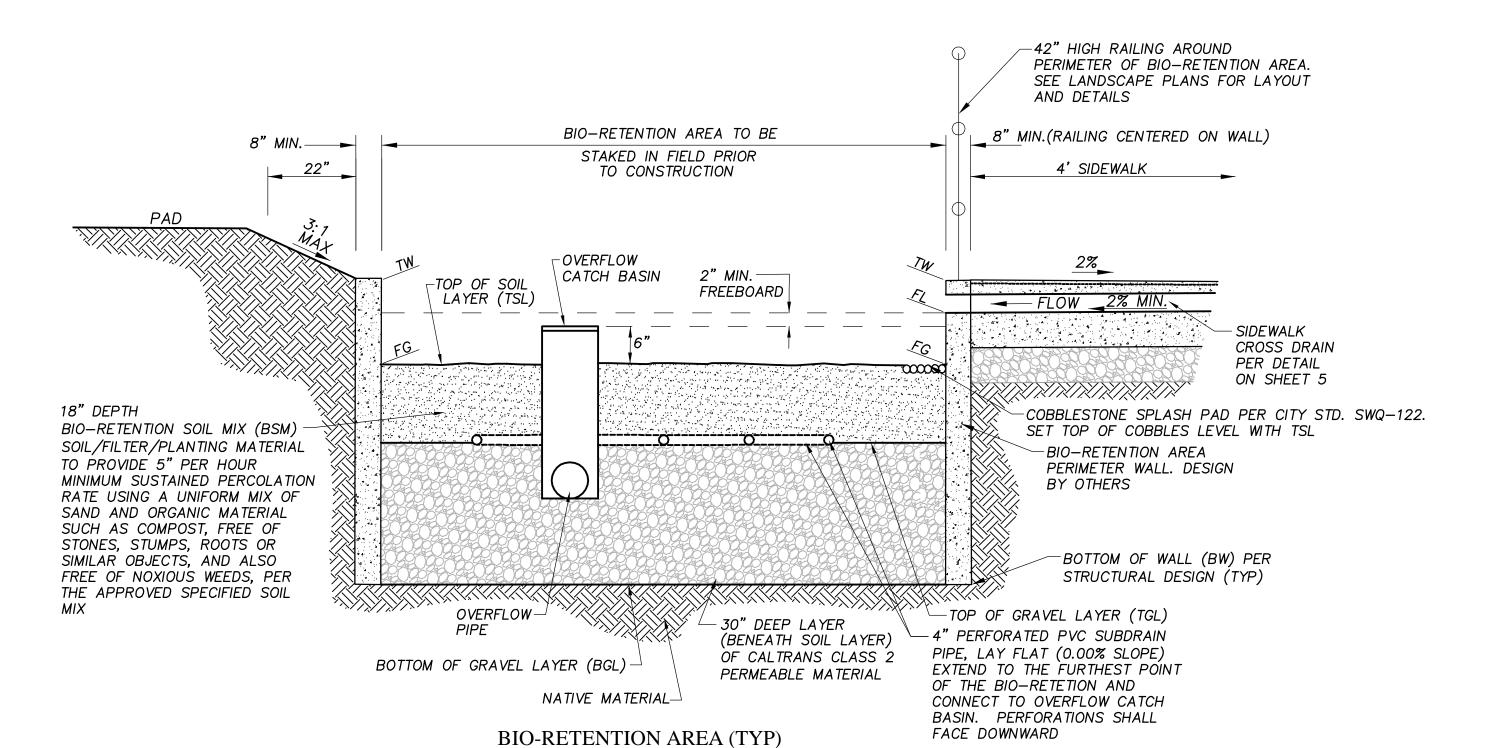






TYPICAL LOT GRADING & UTILITIES

NOT TO SCALE



NOT TO SCALE



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				CHECKED:	JV
				PROJECT #:	22084



TENTATIVE MAP
SECTIONS & DETAILS
"REDWOOD VINES"

NAPA, CA

DATE 02-27-2023

SHEET

3 OF 5

SD/SS SUMMARY

STRUCTURE # | GRATE/RIM FLOW LINE **ELEVATION ELEVATION** RIM 110.11± | 15" FL 107.09 IN EX.15" FL 107.09 THRI RIM 111.36± | 15" 107.96 IN SDMH-2 15" 107.96 OUT 4" FL 108.62 IN G 110.70 CB-1 15" FL 108.06 OUT RIM 111.69± | 8" FL 105.31 IN EX. SSMH EX. 8" FL 105.21± OUT SSMH-1 RIM 112.73± | 8" FL 106.81 OUT

SSRI-1

15"SD

TC 110.44±

RIM 113.32± 8" FL 107.37 OUT

EX. CB | 4+73.83

TC 110.45±

4+72.18/13.50'RT

RUSTON LANE

(EXISTING)

PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN "REDWOOD VINES" SUBDIVISION

CITY OF NAPA COUNTY OF NAPA STATE OF CALIFORNIA

GRAPHIC SCALE 20 10 0 20 (IN FEET) 1 inch = 20 feet

SECTIONS NOTE:
REFER TO SHEET 3
FOR ALL SECTIONS

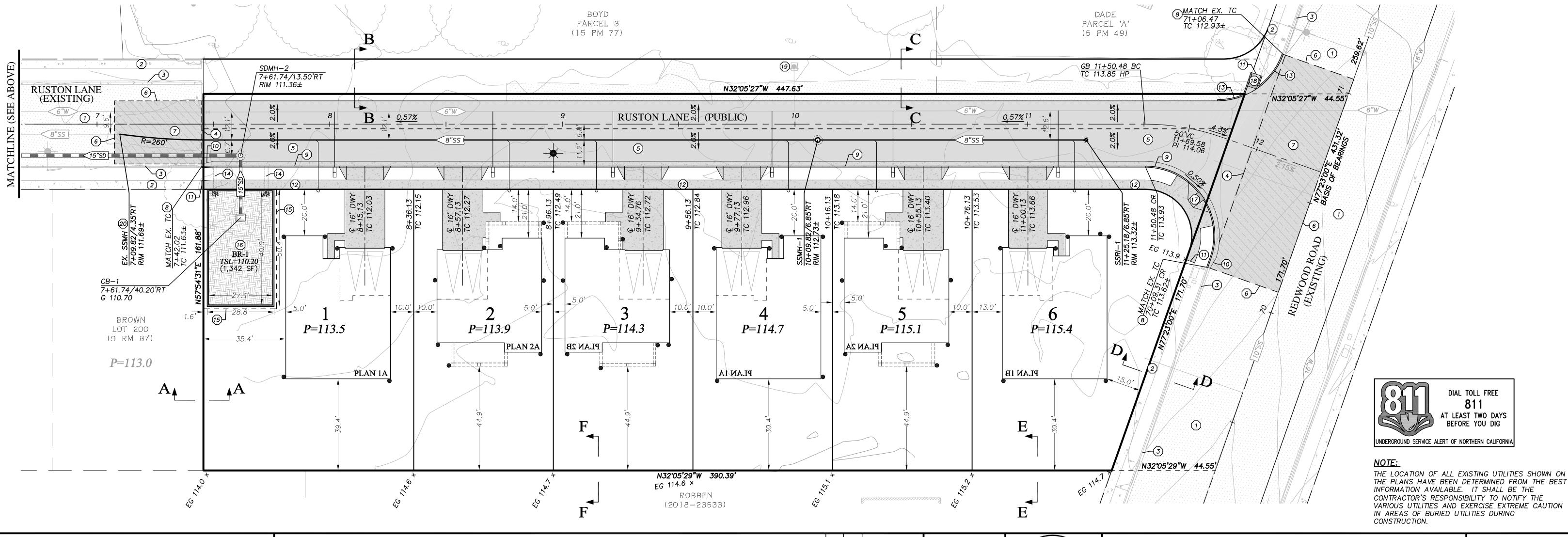
AND DETAILS

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

- EX. PAVEMENT TO REMAIN
 EX. SIDEWALK TO REMAIN
- (3) EX. CURB & GUTTER TO REMAIN
- SAWCUT LINE (TYP). SEE PAVEMENT TRANSITION DETAIL ON SHEET 3
- SEE PAVEMENT TRANSITION DETAIL ON SHEET 3
- 5 NEW ASPHALT PAVEMENT. SEE STRUCTURAL PAVEMENT SECTION TABLE ON SHEET 3
-) LIMIT OF GRIND & OVERLAY AREA
- GRIND & OVERLAY AREA (2" AC MINIMUM)
-) MATCH EX. CURB & GUTTER PER CON STD DET S-4B
- CURB & GUTTER PER CON STD DET S-1
- 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
- SIDEWALK CROSS DRAIN (SXD). SEE DETAIL ON SHEET 6
- (15) PRIVATE STORM DRAIN EASEMENT (PrSDE)
- 16) STORMWATER BIO-RETENTION AREA AND PERIMETER WALL.
 SEE SHEET 3 FOR DETAIL
- SEE SHEET S FOR DETAIL
- CURB RAMP (CASE A) PER CON STD DET S-9
 CURB RAMP (CASE C) PER CON STD DET S-9
- (19) EXISTING FIRE HYDRANT
- CONNECT TO EXISTING SEWER MANHOLE



APEX
CIVIL ENGINEERING & LAND SURVEYING

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te. 50 553 199 et REVISIONS NO BY DATE DESIGN: JV

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PROJECT #: 22084

NO. 78203

NO. 78203

OF CALLED SHAPE OF CALLE

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.

14,942 SF

19,091 SF

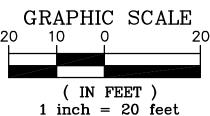
1,342 SF

32,456 SF

ON-SITE AREA BREAKDOWN

ROOFS: ROADS, DRIVEWAYS AND WALKS: BIO-RETENTION AREAS: LANDSCAPE AREAS:





STORMWATER CONTROL PLAN LEGEND:

BR-1

DRAINAGE MANAGEMENT AREAS (DMA):

LANDSCAPE AREA I.

NEW IMPERVIOUS AREA (PAVEMENT/CONCRETE)

NEW IMPERVIOUS AREA

(ROOFTOP)

BIO-RETENTION AREA

UNTREATED AREA

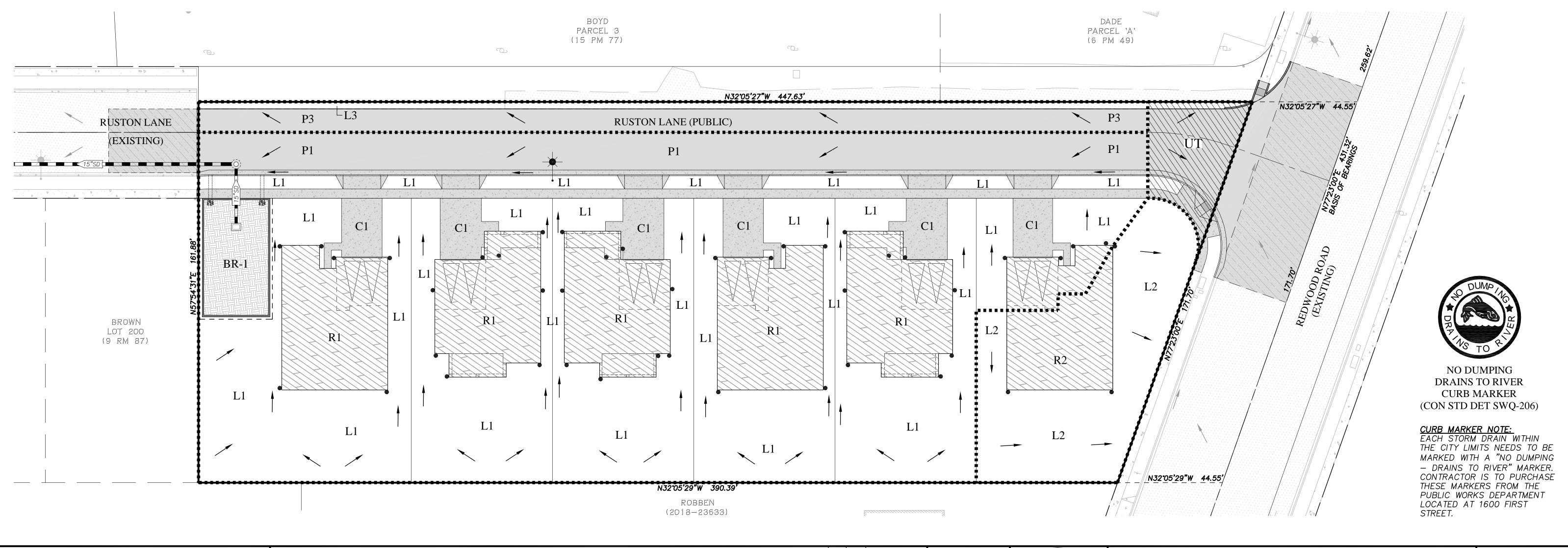
BMP TRIBUTARY BOUNDARY:

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 RIVE
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





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NO BY DATE DESIGN: JV

DRAWN: STAFF

CHECKED: JV

PROJECT #: 22084



TENTATIVE MAP
PRELIMINARY C.3 STORM WATER CONTROL PLAN
"REDWOOD VINES"

NAPA, C

SHEET

5 OF 5

DATE

02-27-2023