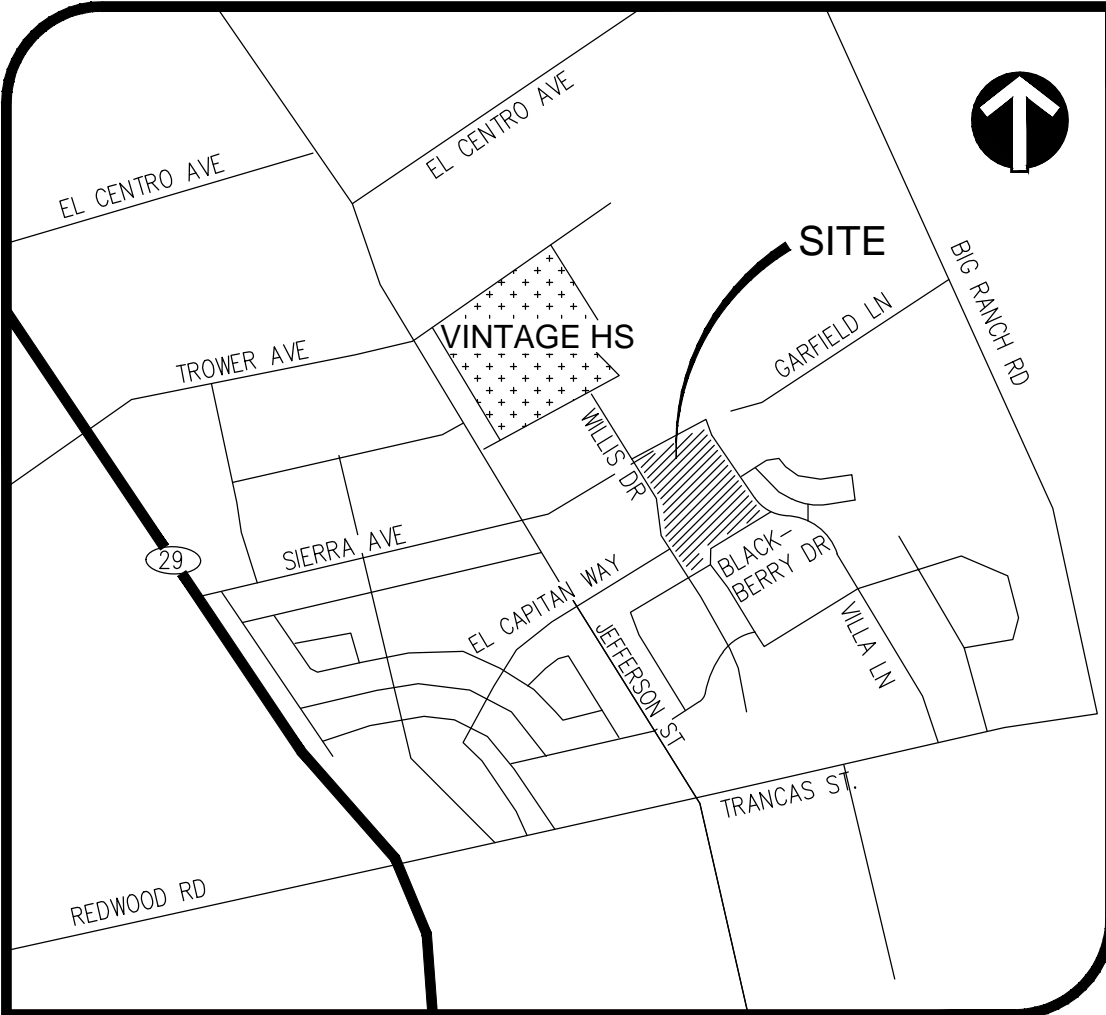


PRELIMINARY & FINAL DEVELOPMENT PLAN TENTATIVE MAP VINTAGE FARM CITY OF NAPA, CALIFORNIA OCTOBER 12, 2023 DAVIDON HOMES



VICINITY MAP
NOT TO SCALE

ABBREVIATIONS

- AB AGGREGATE BASE
- AC ASPHALT CONCRETE
- AD AREA DRAIN
- AE ACCESS EASEMENT
- APN ASSESSOR'S PARCEL NUMBER
- ARV AIR RELEASE VALVE
- BC BEGINNING OF CURVE
- BSW BACK OF SIDEWALK
- BW BOTTOM OF WALL
- C&G CURB & GUTTER
- CB CATCH BASIN
- CL CENTERLINE
- CONC CONCRETE
- COTG CLEANOUT TO GRADE
- CR CURB RETURN
- D/W DRIVEWAY
- DIA DIAMETER
- DTL DETAIL
- (E) EAST
- EC END OF CURVE
- EG EXISTING GRADE
- ELEC ELECTRICAL
- EP EDGE OF PAVEMENT
- EX EXISTING
- (F) FUTURE
- FC FACE OF CURB
- FG FINISH GRADE
- FH FIRE HYDRANT
- FI FIELD INLET
- FL FLOW LINE
- G GAS
- GB GRADE BREAK
- GR GRATE TOP
- HDPE HIGH DENSITY POLYETHYLENE
- HGL# HYDRAULIC GRADE LINE
- HP HIGH POINT
- INTX INTERSECTION
- INV INVERT
- IRR IRRIGATION
- L LEFT
- LF LINEAL FEET
- LIP LIP OF GUTTER
- LP LOW POINT
- MAX MAXIMUM
- MIN MINIMUM
- MON MONUMENT
- (N) NORTH
- OC ON CENTER
- PL PROPERTY LINE
- POC POINT OF CONNECTION
- PUE PUBLIC UTILITY EASEMENT
- PVC POLY(VINYL CHLORIDE)
- PV POINT OF VERTICAL INTERSECTION
- RCP REINFORCED CONCRETE PIPE
- R RIGHT
- (R) RADIAL
- REC RECORD INFORMATION
- R/W RIGHT OF WAY
- (S) SOUTH
- S/W SIDEWALK
- SD STORM DRAIN
- SDMH STORM DRAIN MANHOLE
- SS SANITARY SEWER
- SSE SANITARY SEWER EASEMENT
- SSMH SANITARY SEWER MANHOLE
- SF SQUARE FEET
- STD STANDARD
- T TELEPHONE
- TC TOP OF CURB
- TD TRENCH DRAIN
- TW TOP OF WALL
- TYP TYPICAL
- W WATER MAIN
- WSE WATER SURFACE ELEVATION
- (W) WEST

SITE INFORMATION:

ACCESSOR'S PARCEL NUMBER:
38-250-037, 38-250-035

AREA:
BOUNDARY AREA = 10.45 ACRES

BASIS OF BEARING:
TAKEN AS NORTH 58°24'30" EAST BETWEEN TWO FOUND MONUMENTS ON SIERRA AVENUE ALIGNMENT, AS SHOWN IN 6 RM 97. DISTANCES SHOWN ARE GRID DISTANCES.

BENCHMARK:
VERTICAL DATUM NAVD88 GEOID 12B DERIVED FROM OPUS SOLUTION

TOPOGRAPHIC SURVEY:
TOPOGRAPHIC FEATURES SHOWN HEREON ARE BASED UPON DRONE AND FIELD TOPOGRAPHIC SURVEY METHODS PROVIDED BY dk ENGINEERING WITH A PROJECT NUMBER OF 20-1006 HAVING AN EFFECTIVE DATE OF MAY 15, 2020.

PROJECT FLOOD ZONE:
SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X", 1%, AND 0.2% ANNUAL CHANCE FLOOD BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 06055C0508F, WITH A DATE OF IDENTIFICATION SEPTEMBER 29, 2010.

PROJECT TEAM:

OWNER:
NAPA VALLEY UNIFIED SCHOOL DISTRICT
2425 JEFFERSON STREET
NAPA, CA 94558
(707) 253-3715

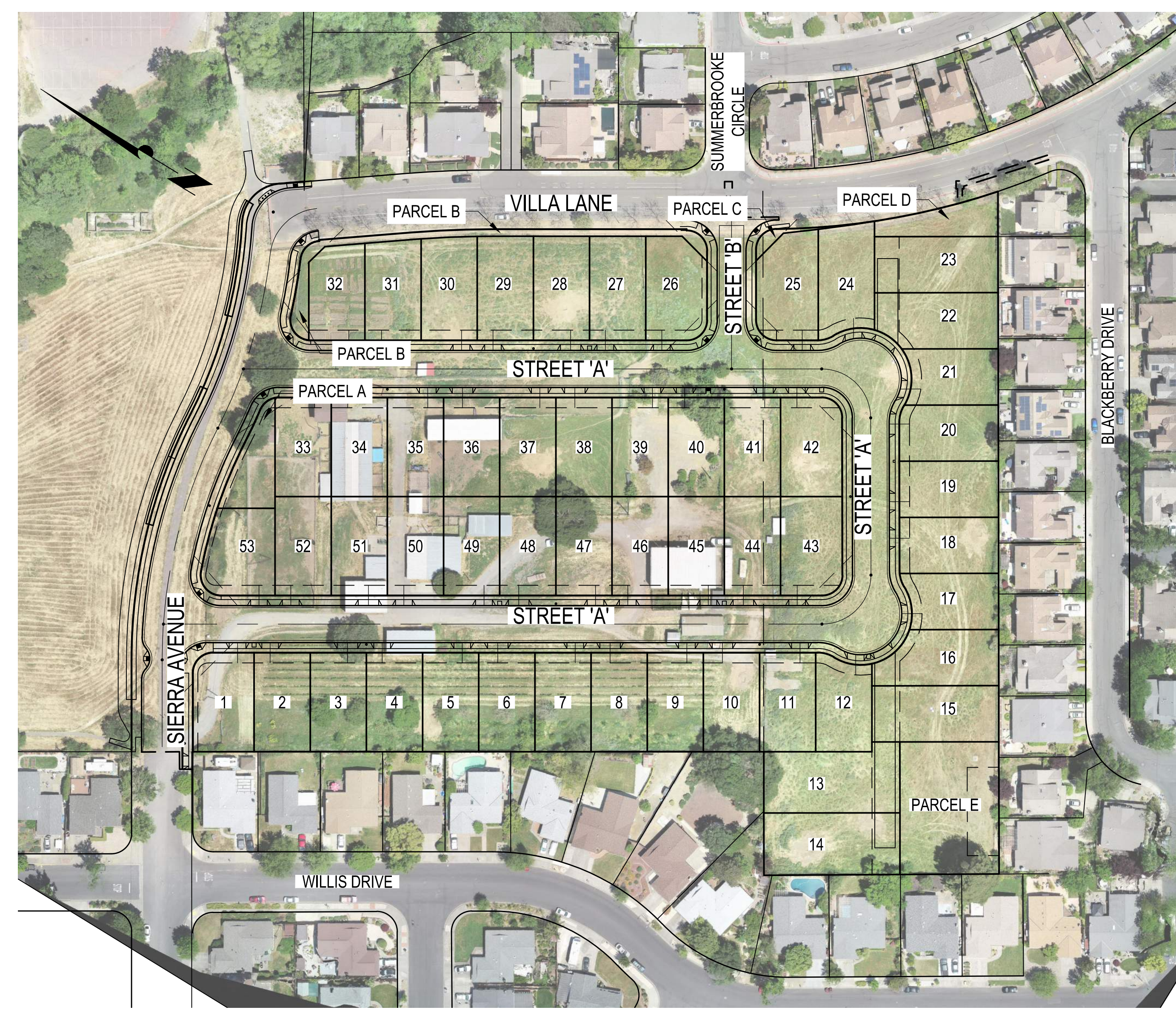
APPLICANT:
DAVIDON HOMES
1600 S MAIN STREET SUITE 150
WALNUT CREEK, CA 94596
(925) 945-8000

CIVIL ENGINEER:
dk ENGINEERING
1931 SAN MIGUEL DRIVE, SUITE 100
WALNUT CREEK, CA 94596
PROJECT MANAGER: ANDREW PALUFFY

ARCHITECT:
KTOY ARCHITECTURE & PLANNING
1814 FRANKLIN STREET SUITE 400
OAKLAND, CA 94612
(510) 272-2910
CONTACT: JILL WILLIAMS

LANDSCAPE ARCHITECT:
NUVIS
2430 CAMINO RAMON, SUITE 365
SAN RAMON, CA 94583
(925) 242-0555
CONTACT: ROBERT STONE

GEOTECHNICAL ENGINEER:
BERLOGAR STEVENS & ASSOCIATES
5587 SUNOL BOULEVARD
PLEASANTON, CA 94566
(925) 484-0220



SITE PLAN
SCALE: 1"=80'

LAND USE SUMMARY

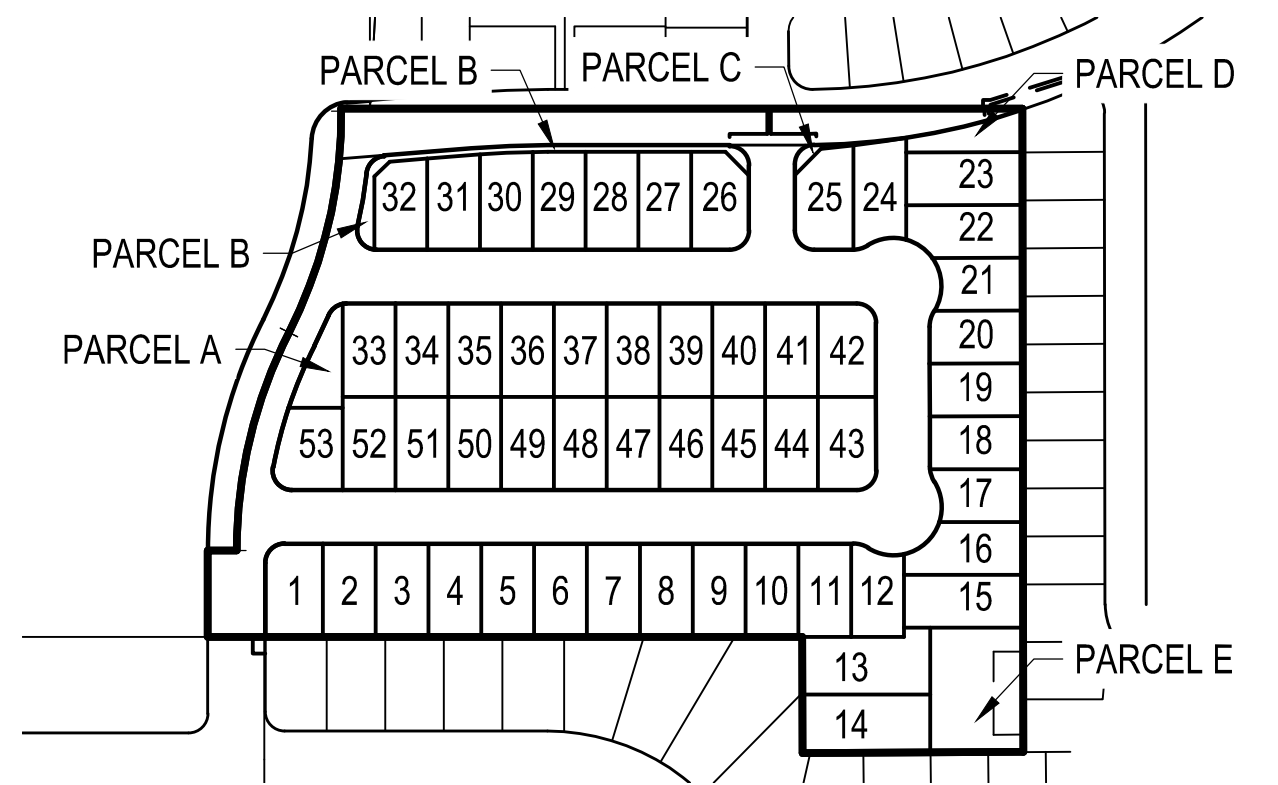
LOTS 1-53 (RESIDENTIAL)	6.78 AC (64.9%)
PARCELS A-E (OPEN SPACE)	0.56 AC (5.3%)
SIERRA AVE & VILLA LANE	1.00 AC (9.6%)
STREETS A & B	2.11 AC (20.2%)
TOTAL	10.45 AC (100%)

ARCHITECTURAL SUMMARY

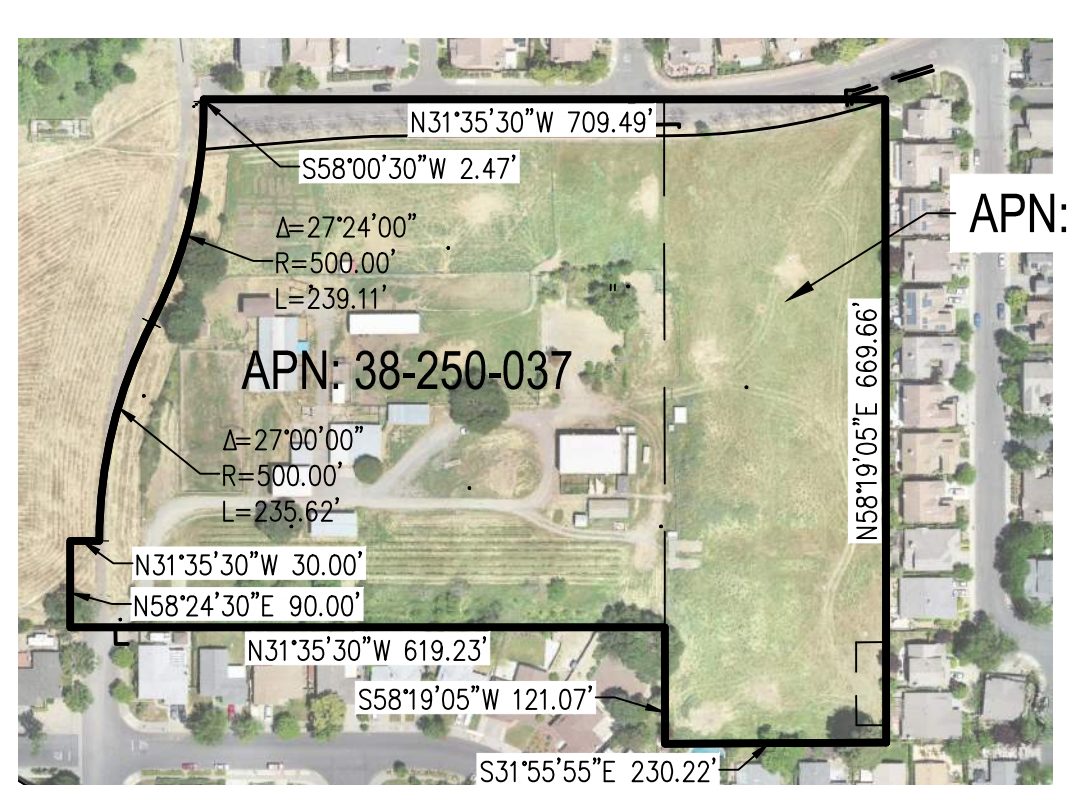
PLAN	FLOOR AREA RATIO (FAR)	LOT COVERAGE (MAXIMUM)
PLAN 1	1.22	47%
PLAN 2	1.16	38%
PLAN 3	1.17	41%
PLAN 4	1.14	44%

UTILITIES:

- PROPOSED WATER:**
CITY OF NAPA WATER DISTRICT
- PROPOSED SEWER:**
NAPA SANITATION DISTRICT
- GAS & ELECTRIC:**
PACIFIC GAS AND ELECTRIC
- TELEPHONE:**
COMCAST OR AT&T
- CABLE:**
COMCAST OR AT&T



PROPOSED PARCELS
SCALE: 1"=200'



EXISTING PARCELS
SCALE: 1"=200'

EXISTING	DESCRIPTION	PROPOSED
—	BOUNDARY LINE	—
—	RIGHT OF WAY LINE	—
—	LOT LINE	—
—	ADJOINING LOT LINE	—
—	EASEMENT LINE	—
—	MONUMENT LINE, MONUMENT	—
—	MAJOR CONTOUR	—
—	MINOR CONTOUR	—
—	TREE DRIP LINE	—
—	CURB AND GUTTER	—
—	RETAINING WALL	—
—	FENCE LINE	—
—	STORM DRAIN LINE, MANHOLE, CATCH BASIN, FIELD INLET	—
—	SANITARY SEWER LINE, MANHOLE, CLEANOUT	—
—	WATER LINE, METER, HYDRANT, VALVE, BLOW OFF VALVE	—
—	ELECTRIC UNDERGROUND LINE, VAULT	—
—	OVERHEAD UTILITY LINE, JOINT POLE	—
—	GAS LINE, VALVE, METER	—
—	TREE, DIAMETER OF TRUNK AT BREAST HEIGHT	—
—	SIGN	—
—	ELECTROLUER	—
—	RECORD SANITARY SEWER LINE	—
—	RECORD GAS LINE	—
—	RECORD ELECTRIC LINE	—
—	RECORD WATER LINE	—

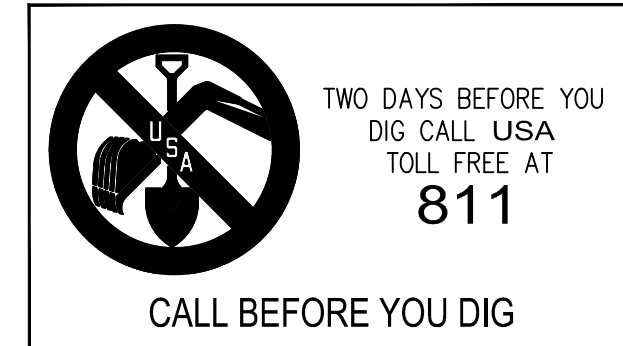
SHEET INDEX

SHEET	NAME
1	COVER SHEET
2	TOPOGRAPHIC SURVEY
3	SITE PLAN
4	GRADING & DRAINAGE PLAN
5	GRADING & DRAINAGE PLAN
6	GRADING & DRAINAGE PLAN
7	GRADING & DRAINAGE PLAN
8	HORIZONTAL CONTROL PLAN
9	CROSS SECTIONS
10	CROSS SECTIONS
11	UTILITY PLAN
12	SIGNING, STRIPING, & PARKING PLAN
13	EROSION CONTROL PLAN
14	EROSION CONTROL NOTES
15	STORMWATER CONTROL PLAN
16	FEMA OVERLAY
17	FIRE CIRCULATION PLAN

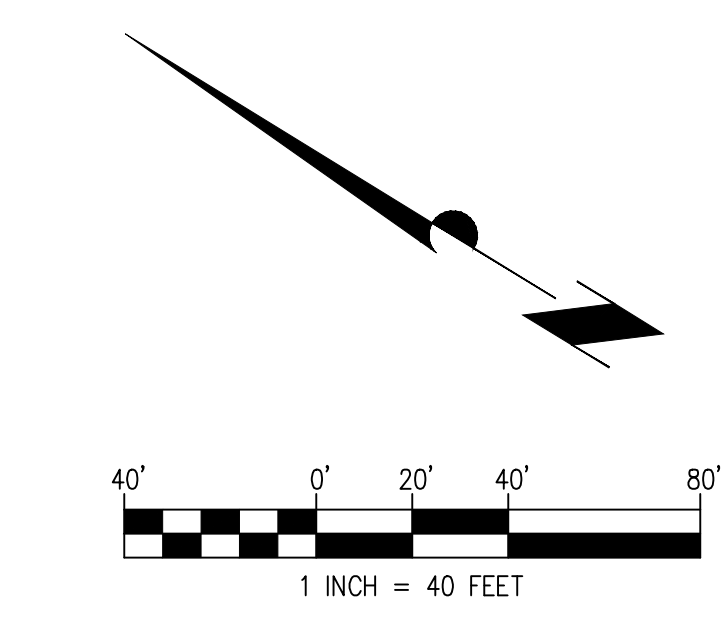
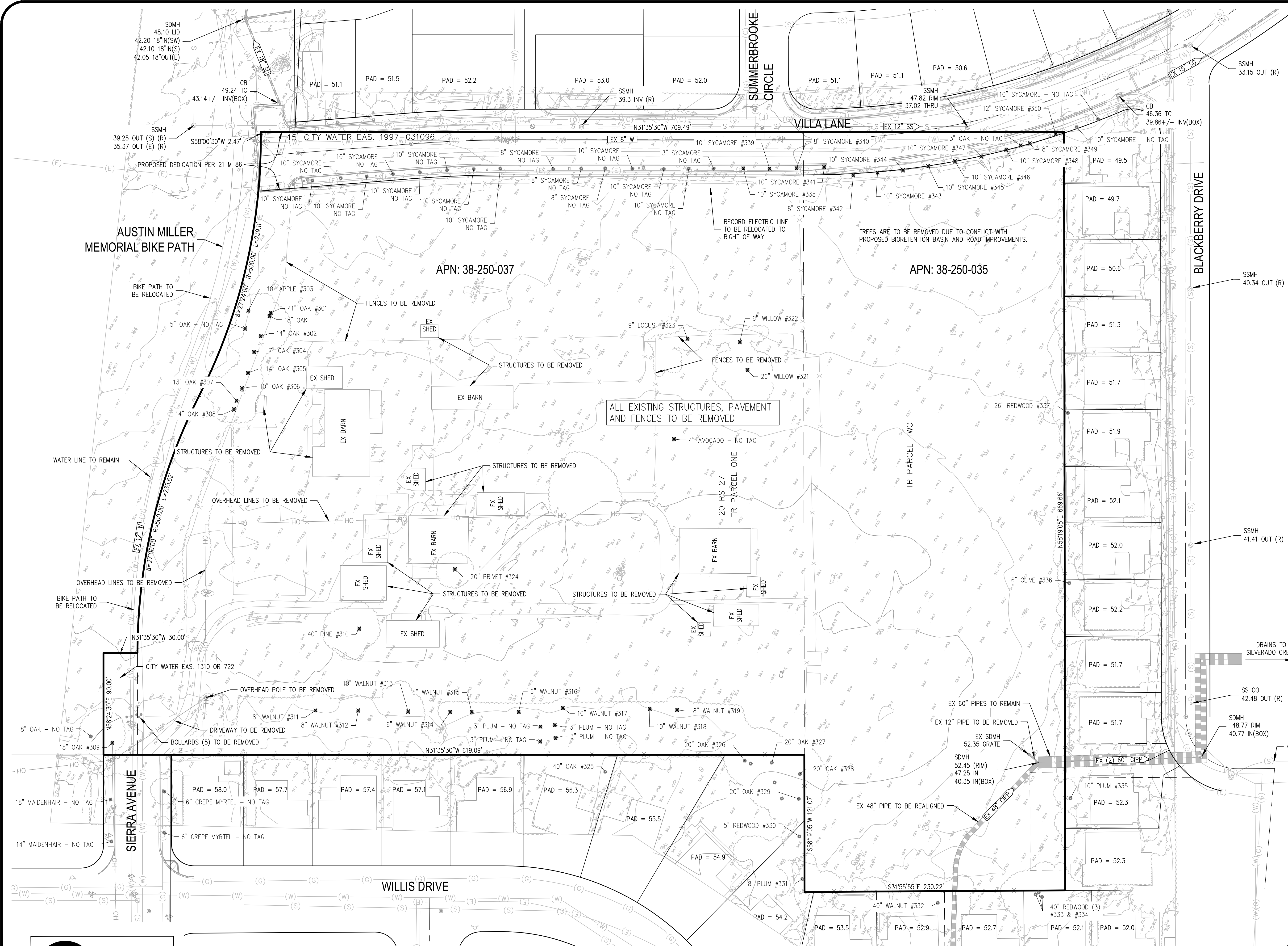
EARTHWORK SUMMARY TABLE (CY)

	CUT	FILL
EARTHCALC GRADING	14,561	13,484
TRENCH SPOILS	2,139	
FOUNDATION EXCAVATION	2,650	
OVEREXCAVATION LOSS		6,240
SUMMARY	19,724	19,724

- NOTES AND ASSUMPTIONS:
- 20% SHRINKAGE WAS USED FOR CALCULATIONS. THE GEOTECH REPORT SPECIFIES 18-23% SHRINKAGE.
 - TRENCH SPOILS WERE CALCULATED PER CITY AND AGENCY STANDARD DETAILS.
 - FOUNDATION EXCAVATION WAS ASSUMED TO BE 50 CY/LOT PER REQUEST.
 - OVEREXCAVATION WAS CALCULATED TO ACHIEVE A 2" IN AREAS OF FILL AND 3" IN AREAS OF CUT PER THE GEOTECH REPORT. TOTAL OVEREXCAVATION GRADING IS 31,202 CY.
 - THE SITE EARTHWORK IS A BALANCE.



COVER SHEET
VINTAGE FARM
OCTOBER 12, 2023



SURVEY INFORMATION:

ACCESSORS PARCEL NUMBER:
38-250-037, 38-250-035

AREA:
BOUNDARY AREA = 10.45 ACRES

BASIS OF BEARING:
TAKEN AS NORTH 58°24'30" EAST BETWEEN TWO FOUND MONUMENTS ON SIERRA AVENUE ALIGNMENT, AS SHOWN IN 6 RM 97. DISTANCES SHOWN ARE GRID DISTANCES.

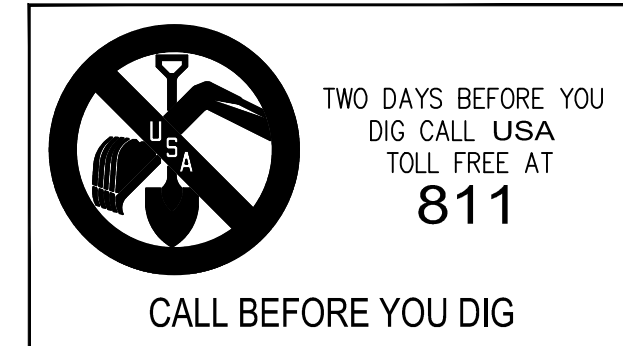
BENCHMARK:
VERTICAL DATUM NAVD88 GEOID 12B DERIVED FROM OPUS SOLUTION

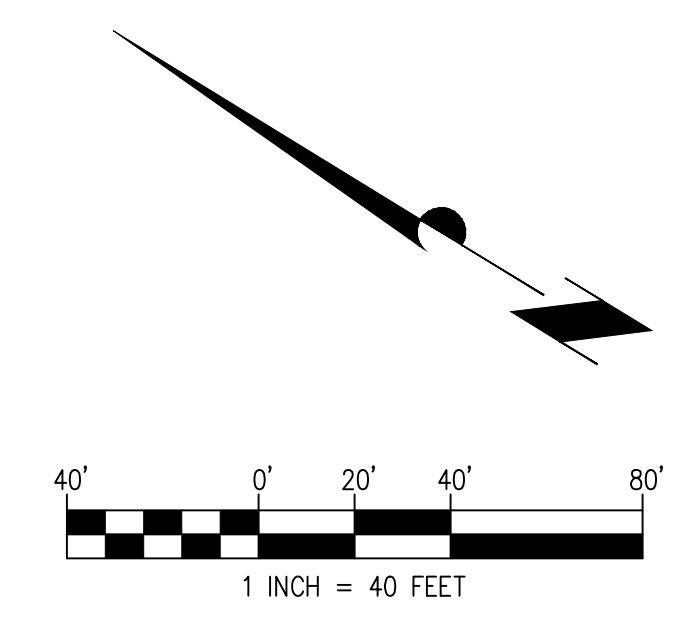
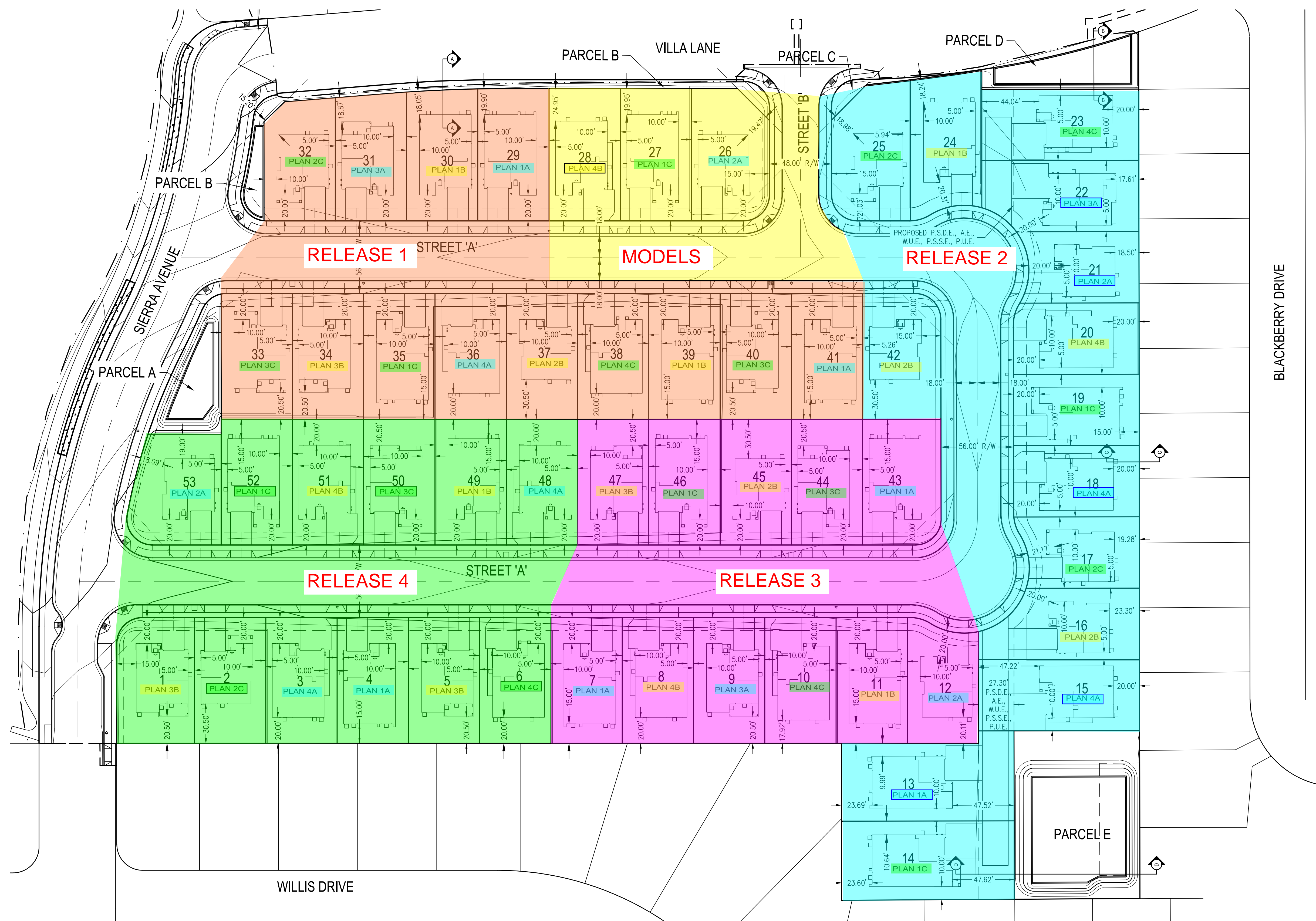
TOPOGRAPHIC SURVEY:
TOPOGRAPHIC FEATURES SHOWN HEREON ARE BASED UPON DRONE AND FIELD TOPOGRAPHIC SURVEY METHODS PROVIDED BY dk ENGINEERING WITH A PROJECT NUMBER OF 20-1006 HAVING AN EFFECTIVE DATE OF MAY 15, 2020.

**TOPOGRAPHIC SURVEY
PRELIMINARY & FINAL
DEVELOPMENT PLAN
TENTATIVE MAP
VINTAGE FARM
DAVIDON HOMES
OCTOBER 12, 2023**



1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA 94596
WWW.DKENGN.COM (925) 932-6886





	PLAN 1	PLAN 2	PLAN 3	PLAN 4	TOTAL
MODELS	1	1		1	3
RELEASE 1	5	2	4	2	13
RELEASE 2	4	5	1	4	14
RELEASE 3	4	2	3	2	11
RELEASE 4	3	2	3	4	12
TOTAL	17	12	11	13	53

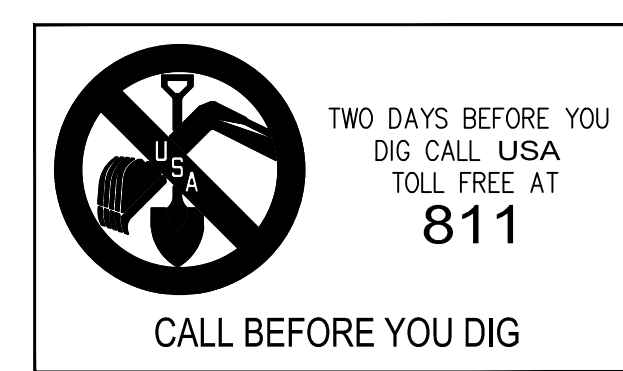
Summary		TOTALS	
1A	6	A	18
1B	5	B	17
1C	6	C	18
2A	4		
2B	4		
2C	4		
3A	3		
3B	4		
3C	4		
4A	5		
4B	4		
4C	4		

PHASING & PLOTTING EXHIBIT
07/20/2023

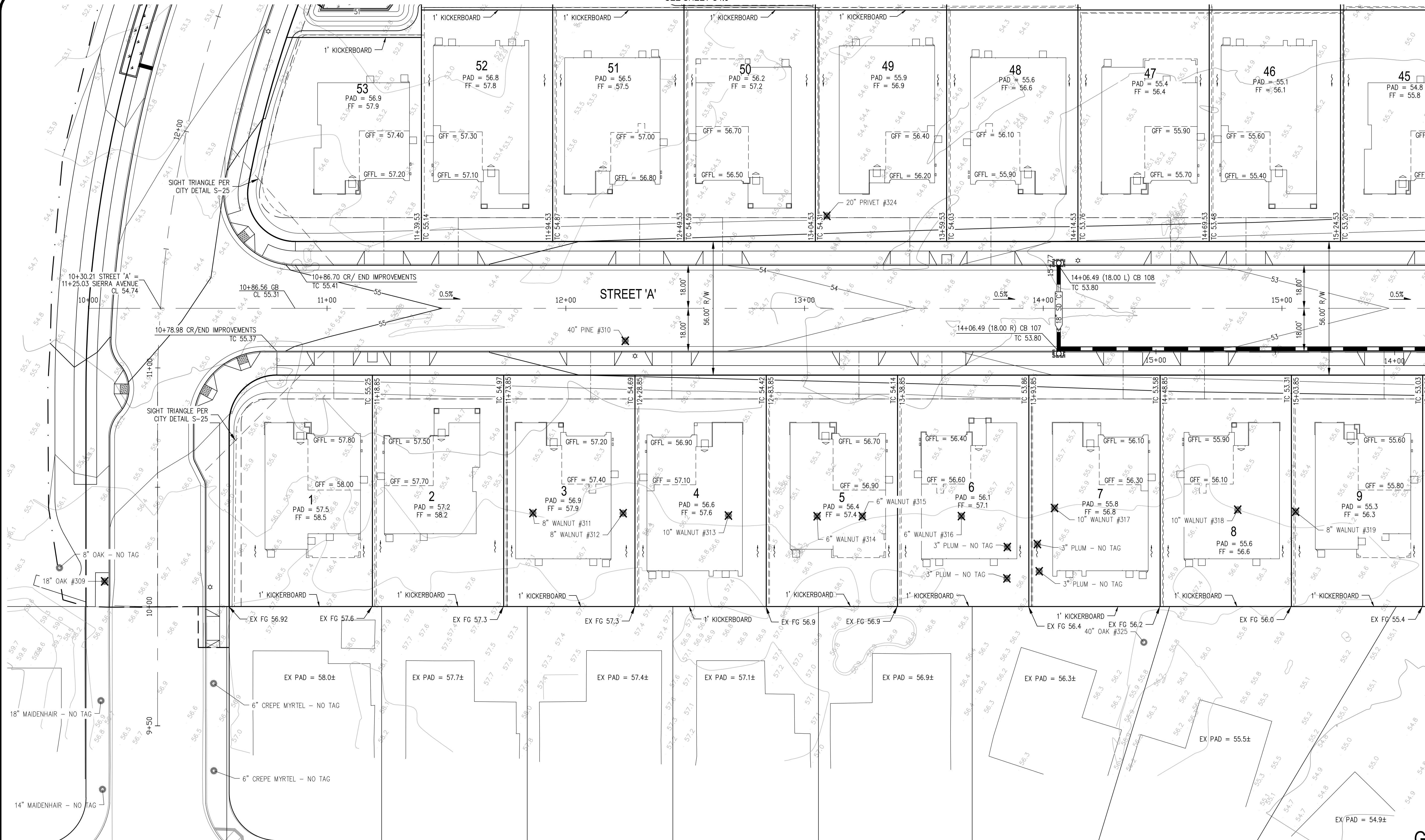
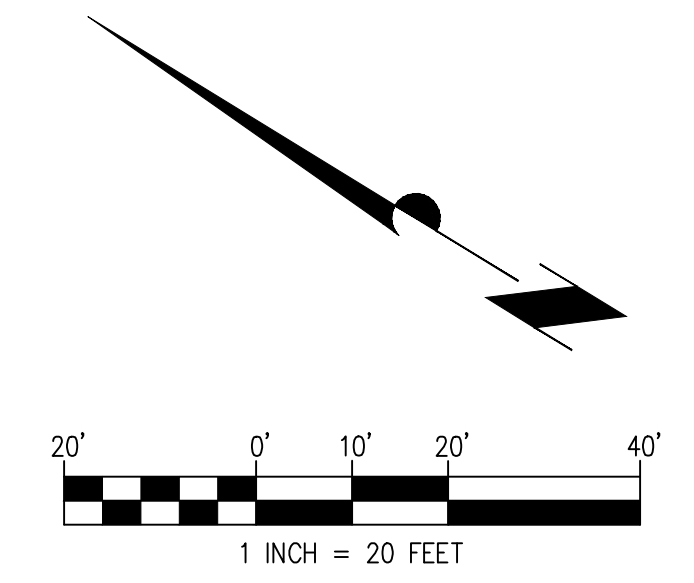
VINTAGE FARM
DAVIDON HOMES
JULY 20, 2023



1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA 94596
WWW.DKENGINE.COM (925) 932-6989



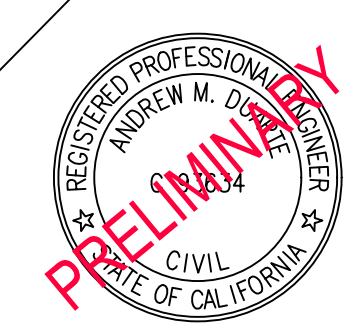
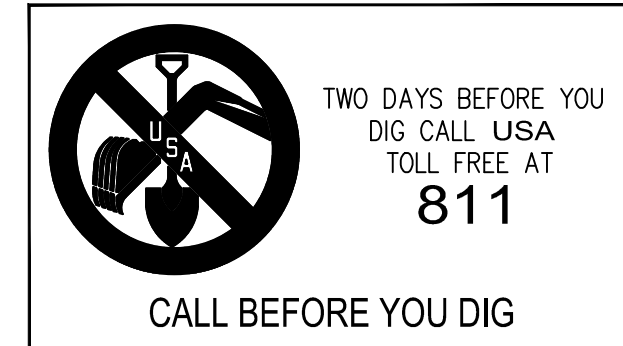
SEE SHEET C4.3



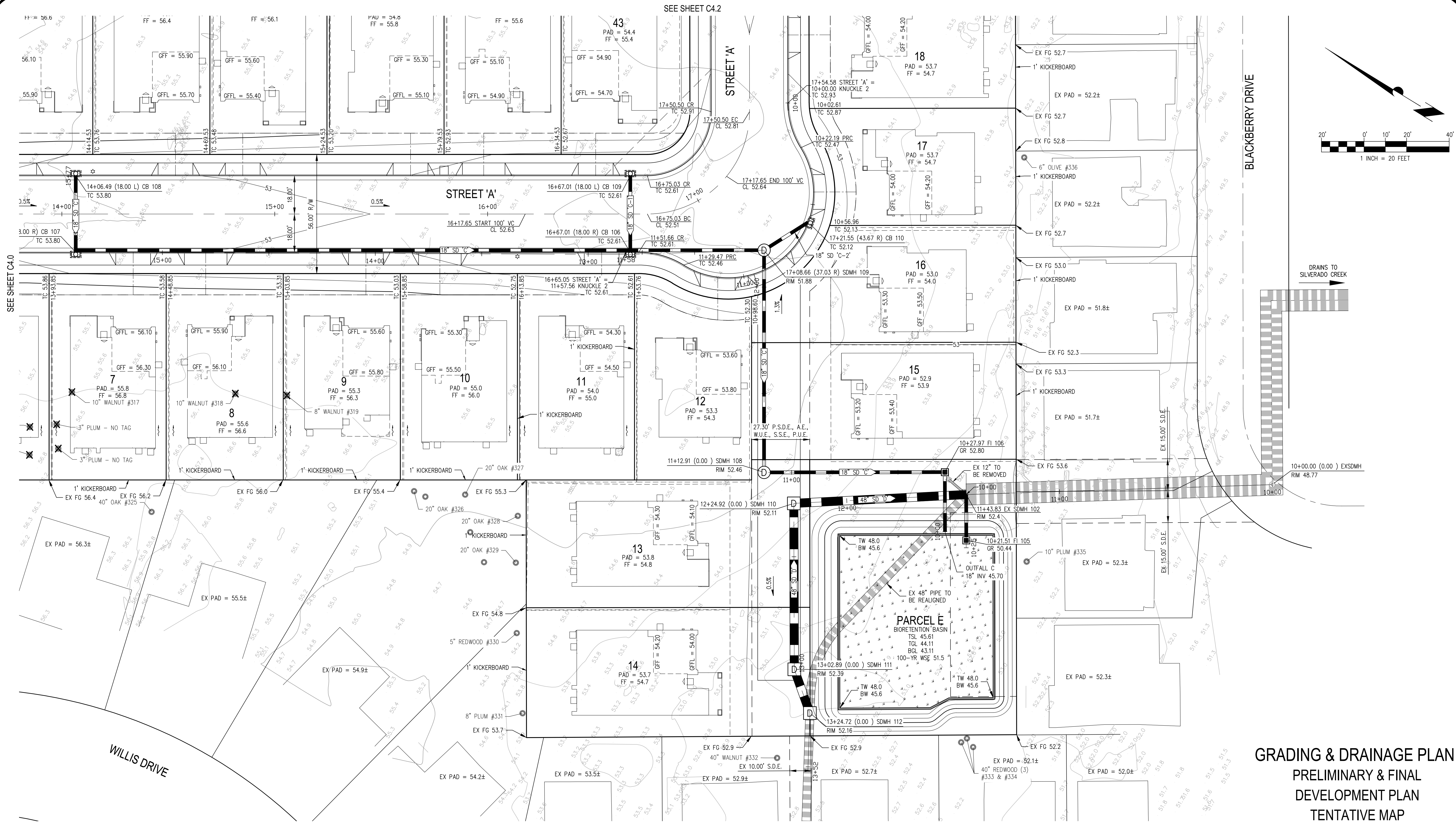
SEE SHEET C4.1

WILLIS DRIVE

GRADING & DRAINAGE PLAN
PRELIMINARY & FINAL
DEVELOPMENT PLAN
TENTATIVE MAP
VINTAGE FARM
DAVIDON HOMES
OCTOBER 12, 2023



1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA 94596
WWW.ENRINC.COM (925) 932-6996



GRADING & DRAINAGE PLAN
PRELIMINARY & FINAL
DEVELOPMENT PLAN
TENTATIVE MAP
VINTAGE FARM
DAVIDON HOMES
 OCTOBER 12, 2023



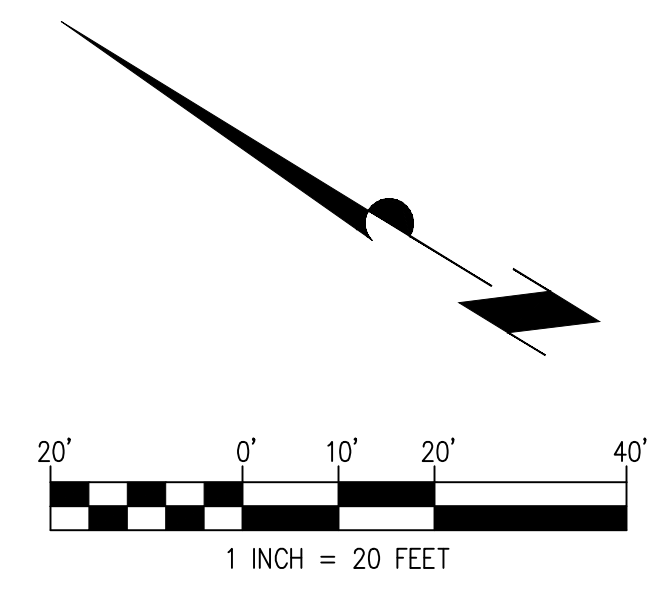
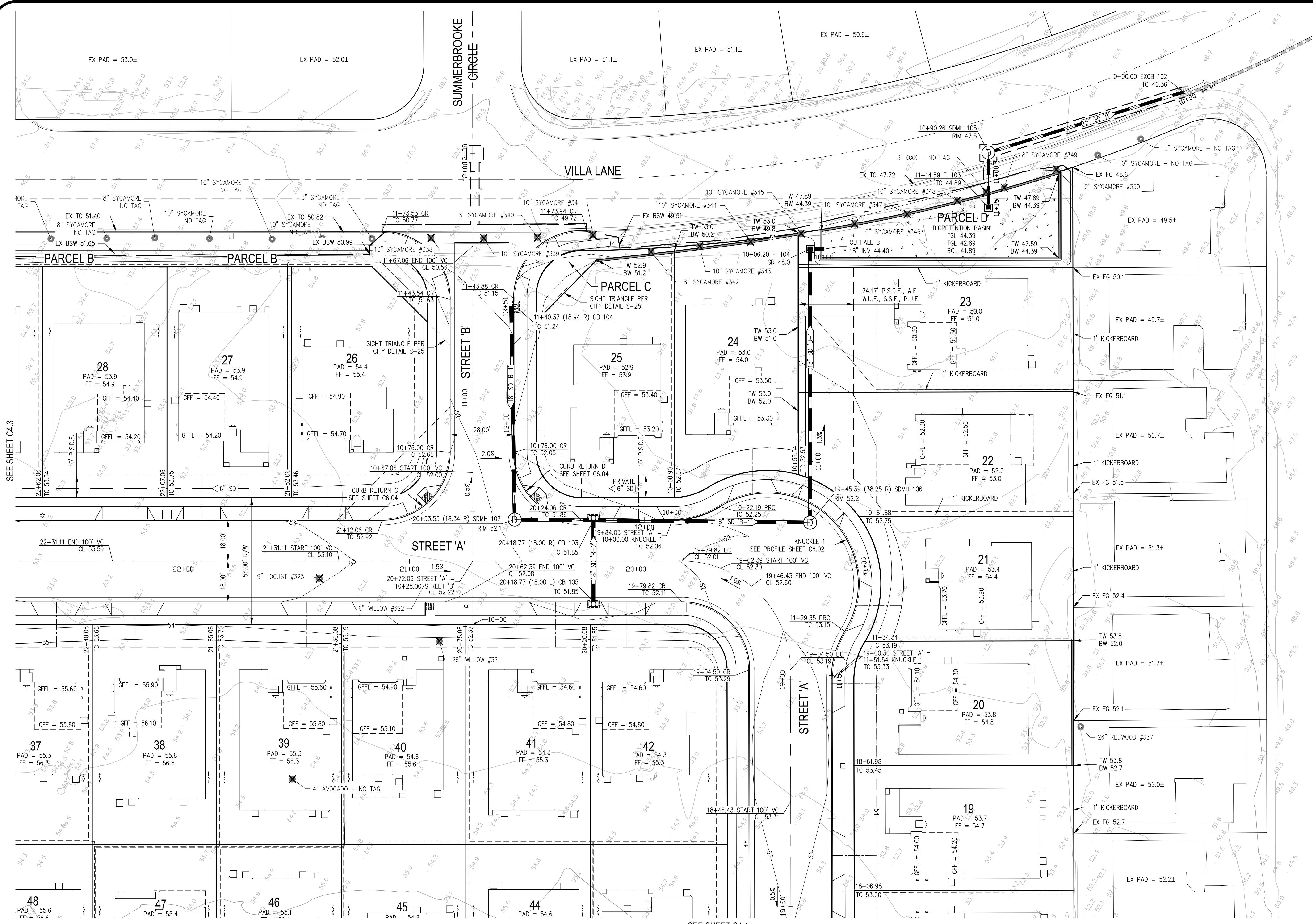
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA 94596
 WWW.ENRGN.COM (925) 932-6986



CALL BEFORE YOU DIG

TWO DAYS BEFORE YOU
 DIG CALL USA
 TOLL FREE AT
811

P:\PROJECTS\2023\20-1006_VINTAGE_FARM - WALNUT_CREEK - GRADING & DRAINAGE\20230810
 10/12/2023




GRADING & DRAINAGE PLAN
 PRELIMINARY & FINAL
 DEVELOPMENT PLAN
 TENTATIVE MAP
VINTAGE FARM
 DAVIDON HOMES
 OCTOBER 12, 2023



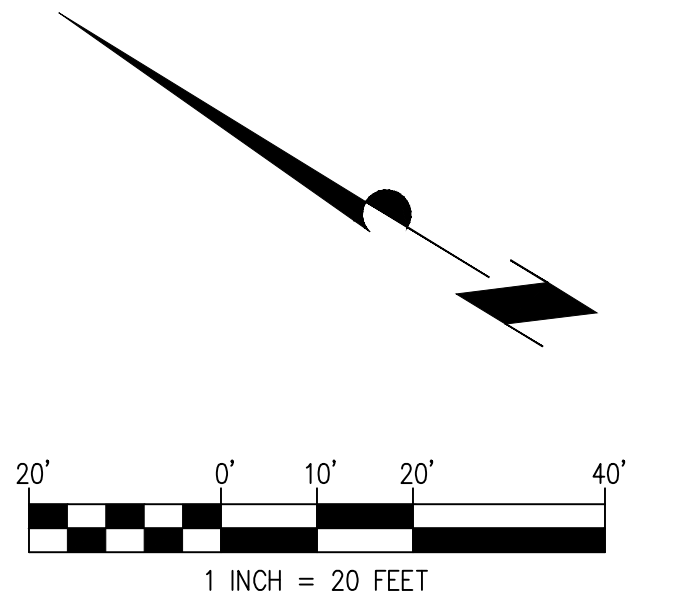
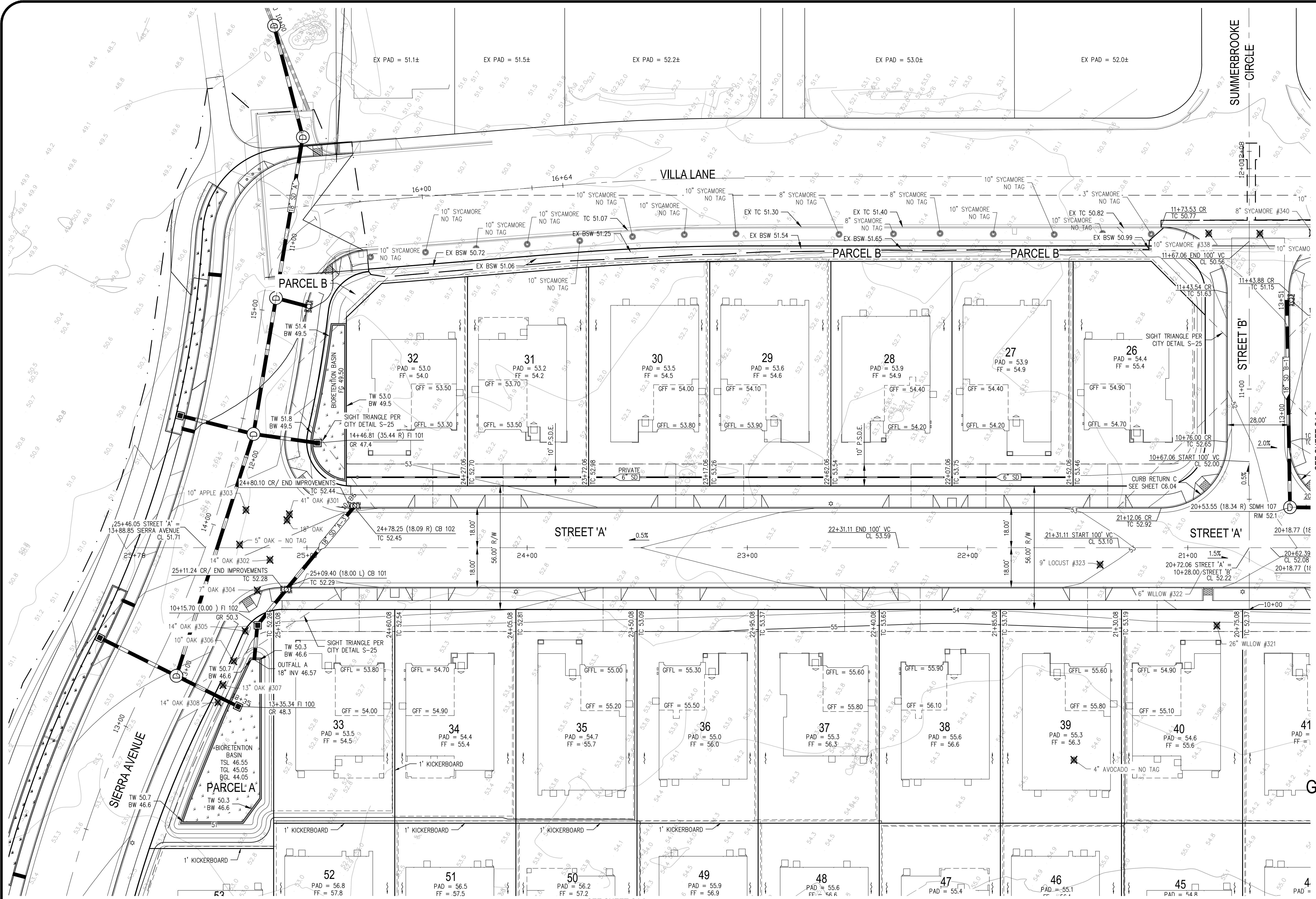
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA 94596
 WWW.ENRINC.COM (925) 932-4888



CALL BEFORE YOU DIG



TWO DAYS BEFORE YOU DIG CALL USA TOLL FREE AT **811**



GRADING & DRAINAGE PLAN
 PRELIMINARY & FINAL
 DEVELOPMENT PLAN
 TENTATIVE MAP
VINTAGE FARM
 DAVIDON HOMES
 OCTOBER 12, 2023



1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA 94596
 WWW.ENRINC.COM (925) 932-0886

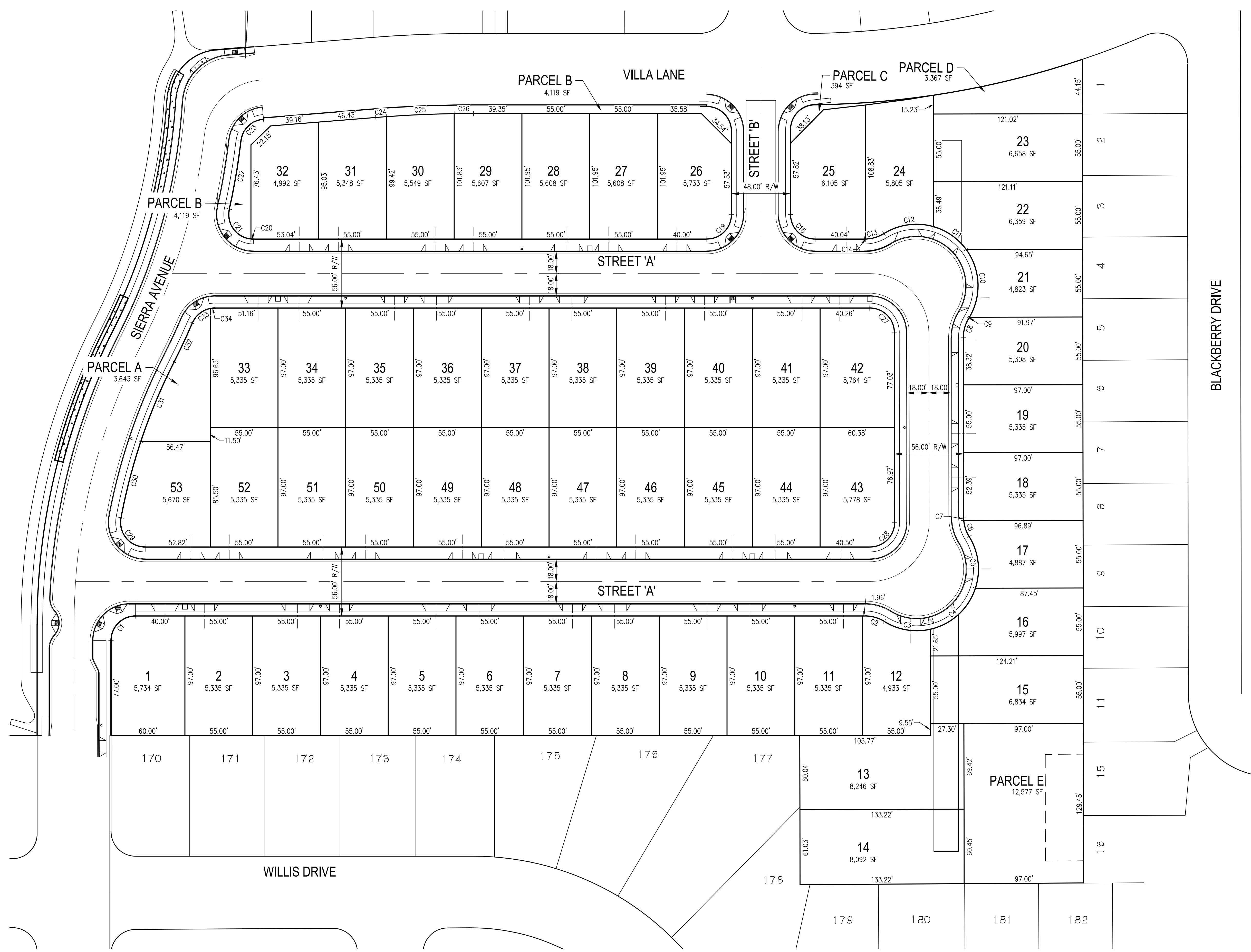
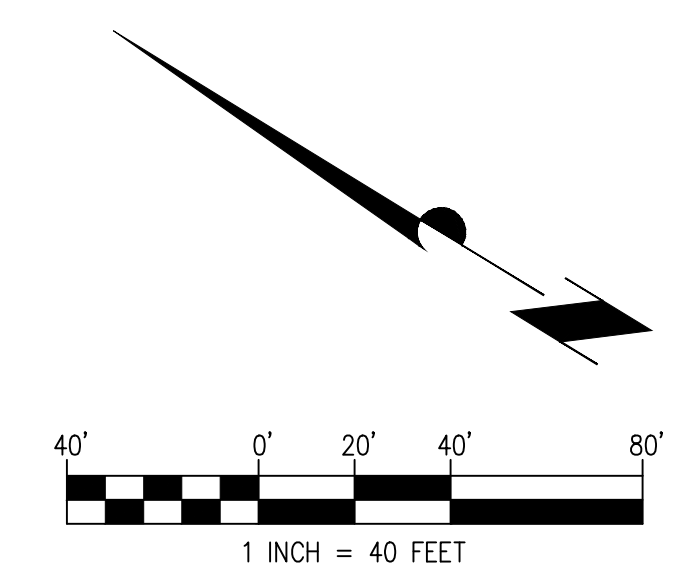


CALL BEFORE YOU DIG

TWO DAYS BEFORE YOU
 DIG CALL USA
 TOLL FREE AT
811

SEE SHEET C4.0

P:\PROJECTS\2023\20-1006_VINTAGE_FARM - MAPS\DWG\GRADING & DRAINAGE_2023.DWG 10/12/2023



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	20.00'	31.42'
C2	31°47'18"	30.00'	16.64'
C3	44°22'34"	50.00'	38.73'
C4	59°29'05"	50.00'	51.91'
C5	49°48'22"	50.00'	43.46'
C6	26°48'02"	30.00'	14.03'
C7	4°59'16"	30.00'	2.61'
C8	31°47'18"	30.00'	16.64'
C9	1°10'11"	50.00'	1.02'
C10	66°49'26"	50.00'	58.31'
C11	37°43'54"	50.00'	32.93'
C12	47°45'40"	50.00'	41.68'
C13	30°03'58"	30.00'	15.74'
C14	1°43'20"	30.00'	0.90'
C15	90°00'00"	20.00'	31.42'
C16	2°20'37"	711.00'	29.08'
C17	4°27'36"	711.00'	55.35'
C18	10°02'17"	711.00'	124.56'
C19	90°00'00"	20.00'	31.42'
C20	1°22'49"	42.36'	1.02'
C21	99°44'44"	20.01'	34.83'
C22	6°03'39"	530.00'	56.06'
C23	78°50'11"	20.00'	27.52'
C24	0°33'44"	987.30'	9.69'
C25	3°11'43"	987.30'	55.06'
C26	0°51'14"	987.30'	14.72'
C27	89°54'35"	20.00'	31.38'
C28	90°05'25"	20.00'	31.45'
C29	100°37'43"	20.00'	35.13'
C30	7°47'24"	470.00'	63.90'
C31	8°34'53"	470.00'	70.39'
C32	3°45'48"	530.00'	34.81'
C33	55°42'20"	20.00'	19.44'
C34	11°03'28"	20.00'	3.86'

HORIZONTAL CONTROL PLAN
 PRELIMINARY & FINAL
 DEVELOPMENT PLAN
 TENTATIVE MAP
VINTAGE FARM
 DAVIDON HOMES
 OCTOBER 12, 2023



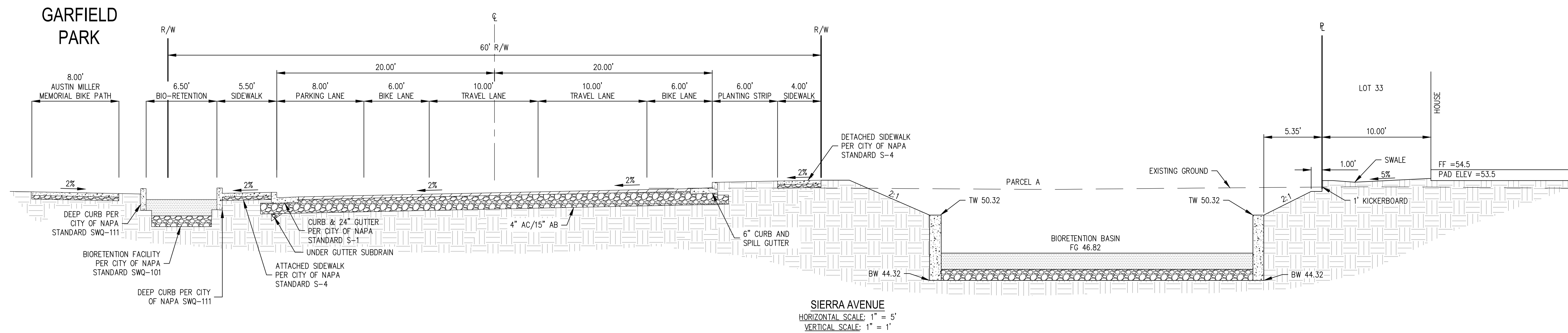
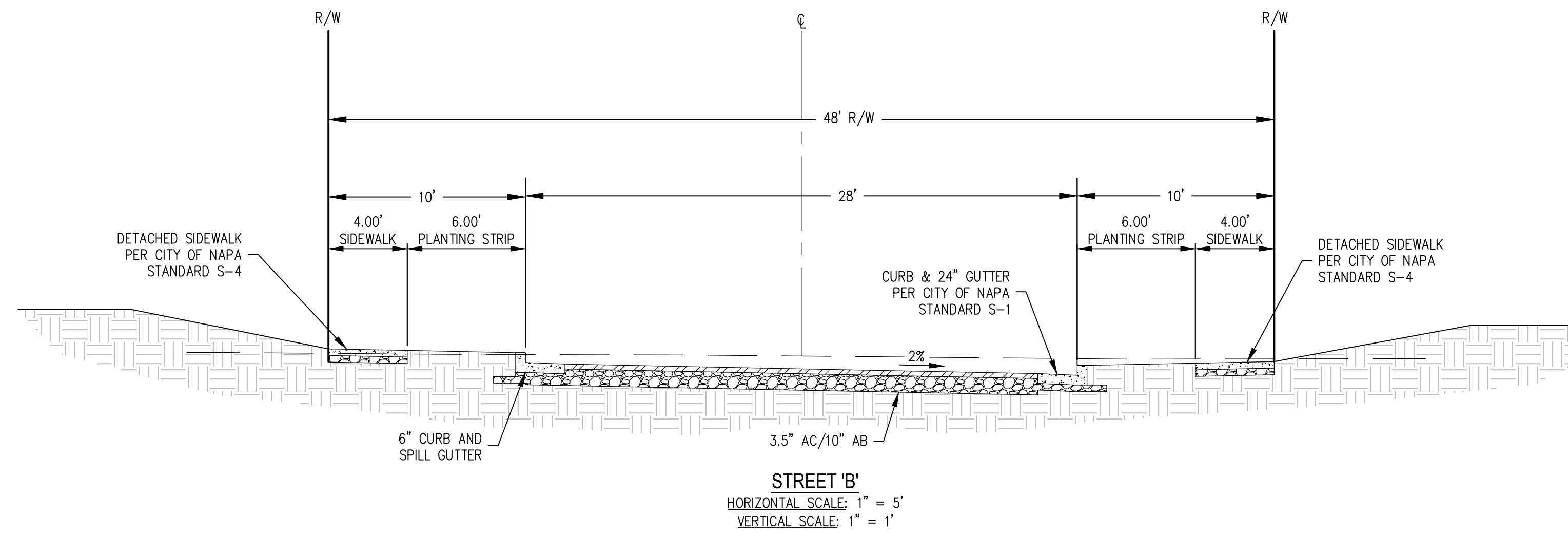
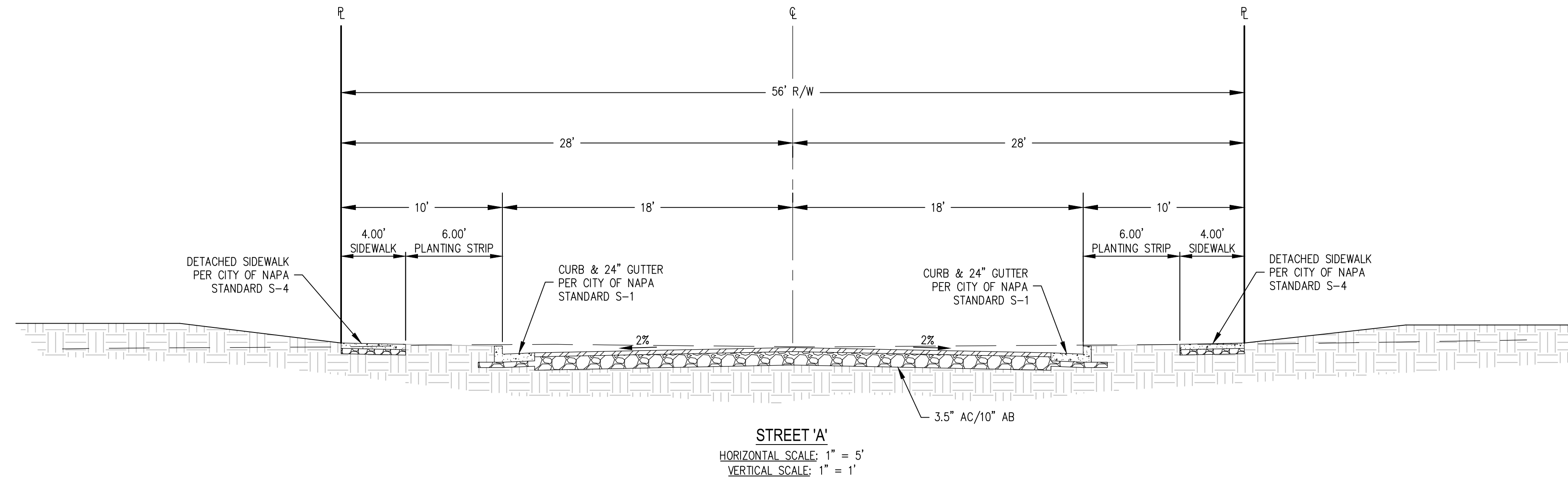
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA 94596
 WWW.DKENGIN.COM (925) 932-6888



CALL BEFORE YOU DIG

TWO DAYS BEFORE YOU DIG CALL USA TOLL FREE AT **811**

P:\PROJECTS\2023\20-1006_VINTAGE_FARM\20-1006_HORIZONTA... CONTROL PLAN.dwg 10/12/2023

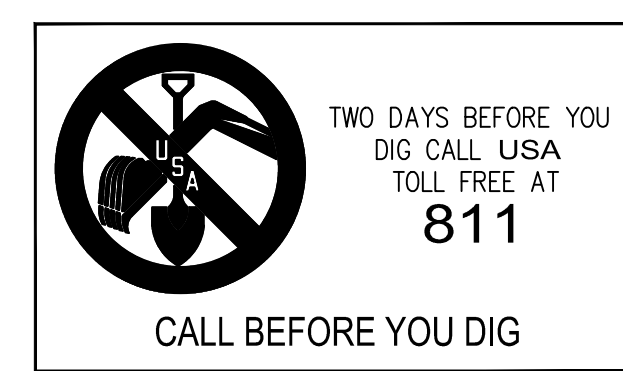


GARFIELD PARK

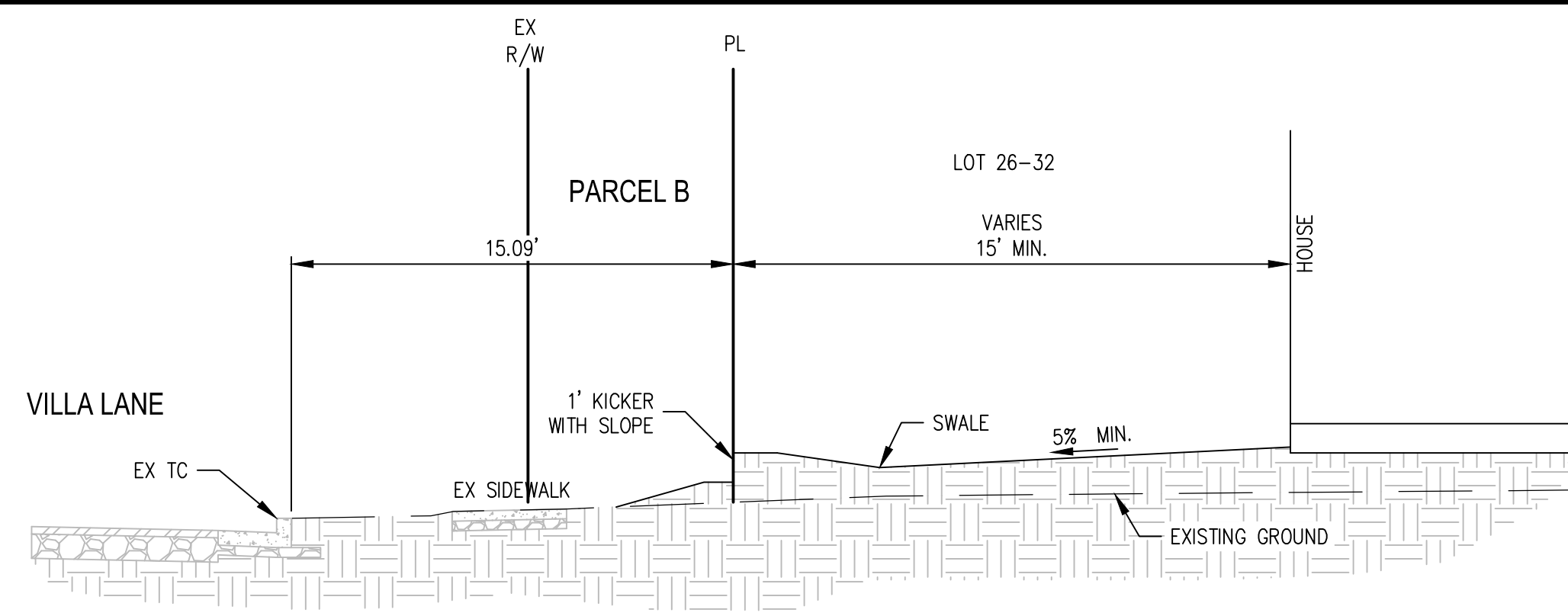
**CROSS SECTIONS
 PRELIMINARY & FINAL
 DEVELOPMENT PLAN
 TENTATIVE MAP
 VINTAGE FARM
 DAVIDON HOMES
 OCTOBER 12, 2023**



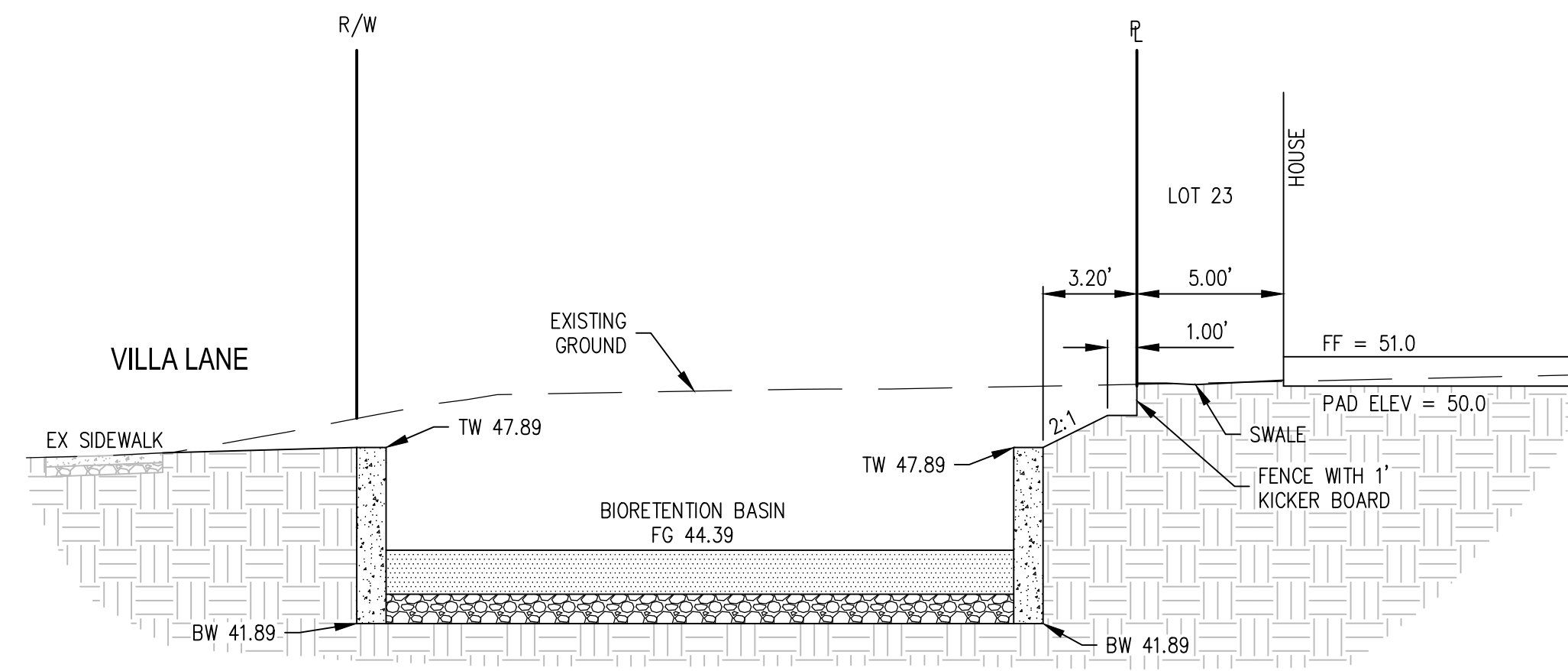
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA 94596
 WWW.DKENGINE.COM (925) 935-6989



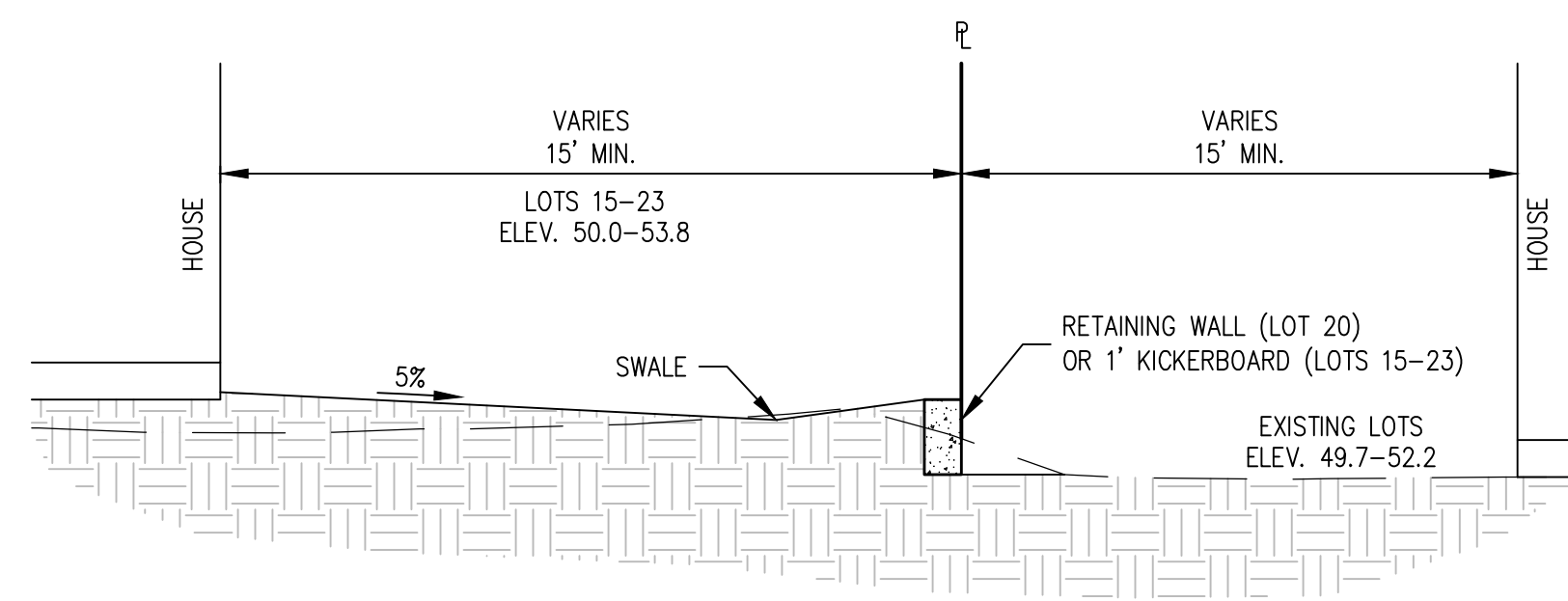
10/12/2023 11:46:23 AM - 10/12/2023 11:46:23 AM - 10/12/2023 11:46:23 AM



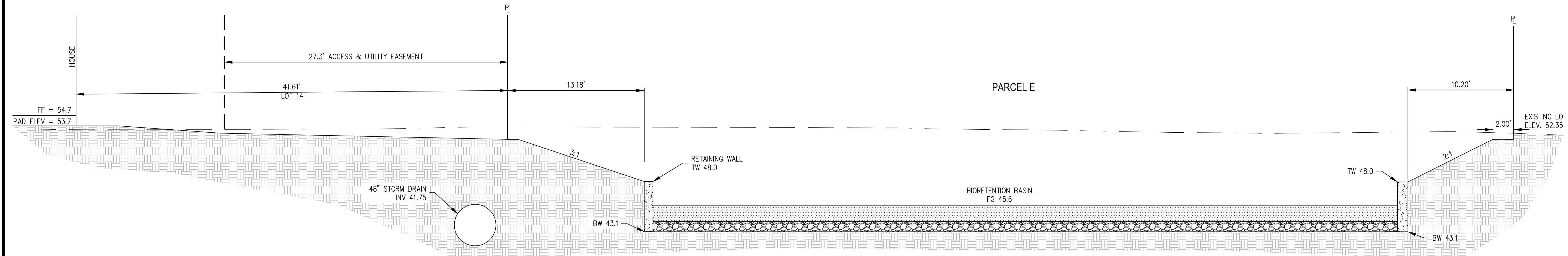
SECTION A
HORIZONTAL SCALE: 1" = 5'
VERTICAL SCALE: 1" = 1'



SECTION B
HORIZONTAL SCALE: 1" = 5'
VERTICAL SCALE: 1" = 1'



SECTION C
HORIZONTAL SCALE: 1" = 5'
VERTICAL SCALE: 1" = 1'

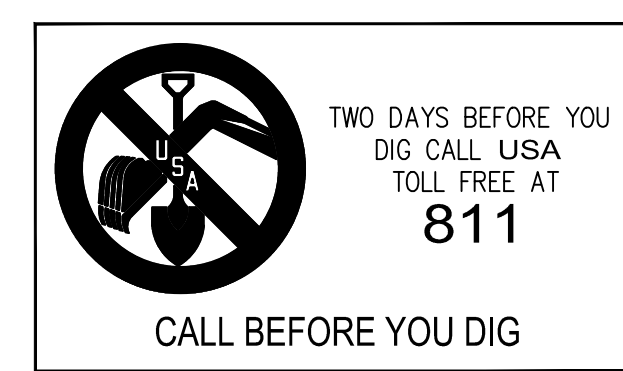


SECTION D
HORIZONTAL SCALE: 1" = 5'
VERTICAL SCALE: 1" = 1'

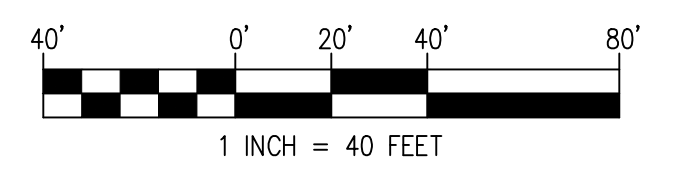
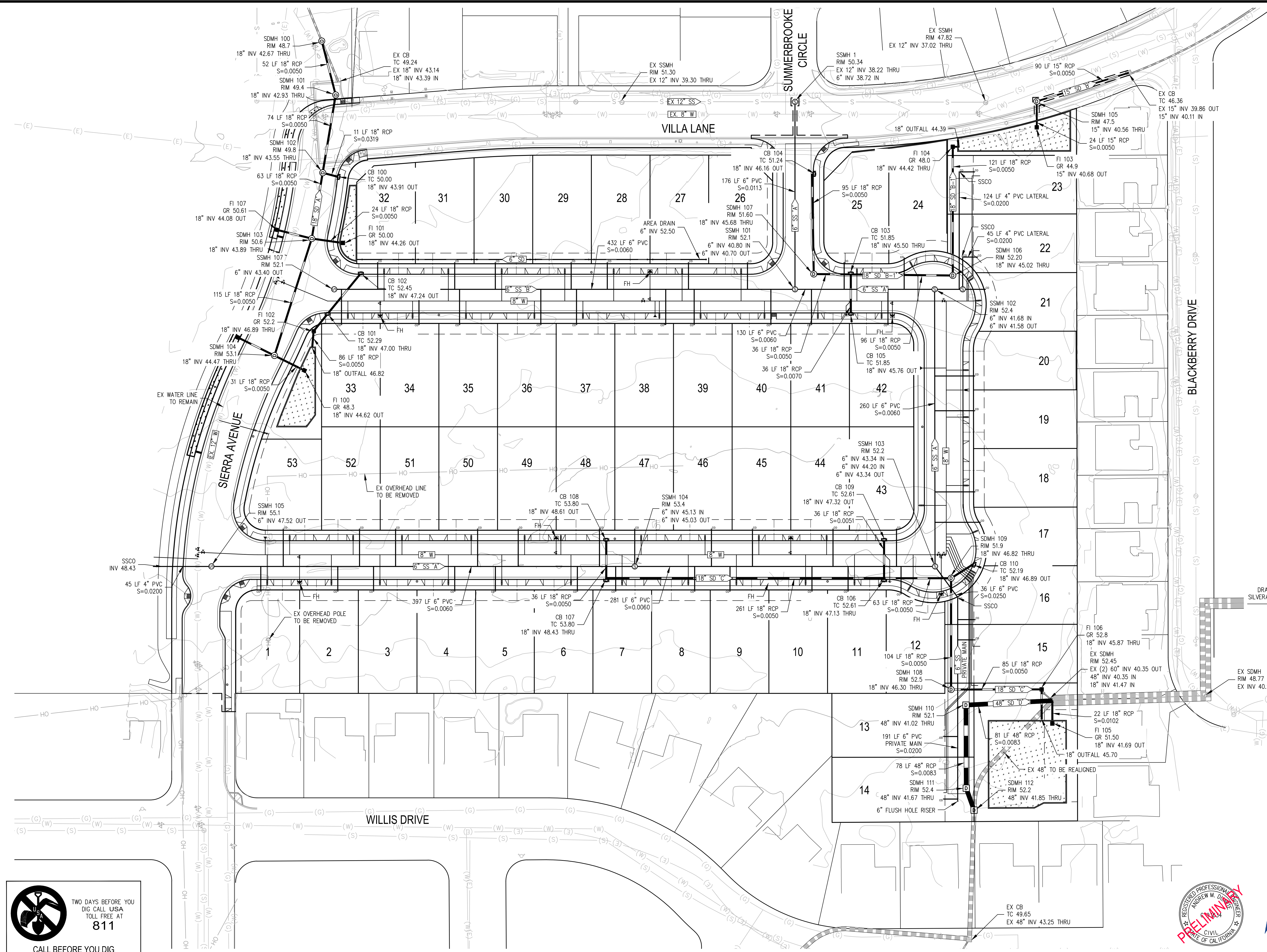
CROSS SECTIONS
PRELIMINARY & FINAL
DEVELOPMENT PLAN
TENTATIVE MAP
VINTAGE FARM
DAVIDON HOMES
OCTOBER 12, 2023



1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA 94596
WWW.DKENGIN.COM (925) 932-6989



10/12/2023 10:12:00 AM - 10/12/2023 10:12:00 AM



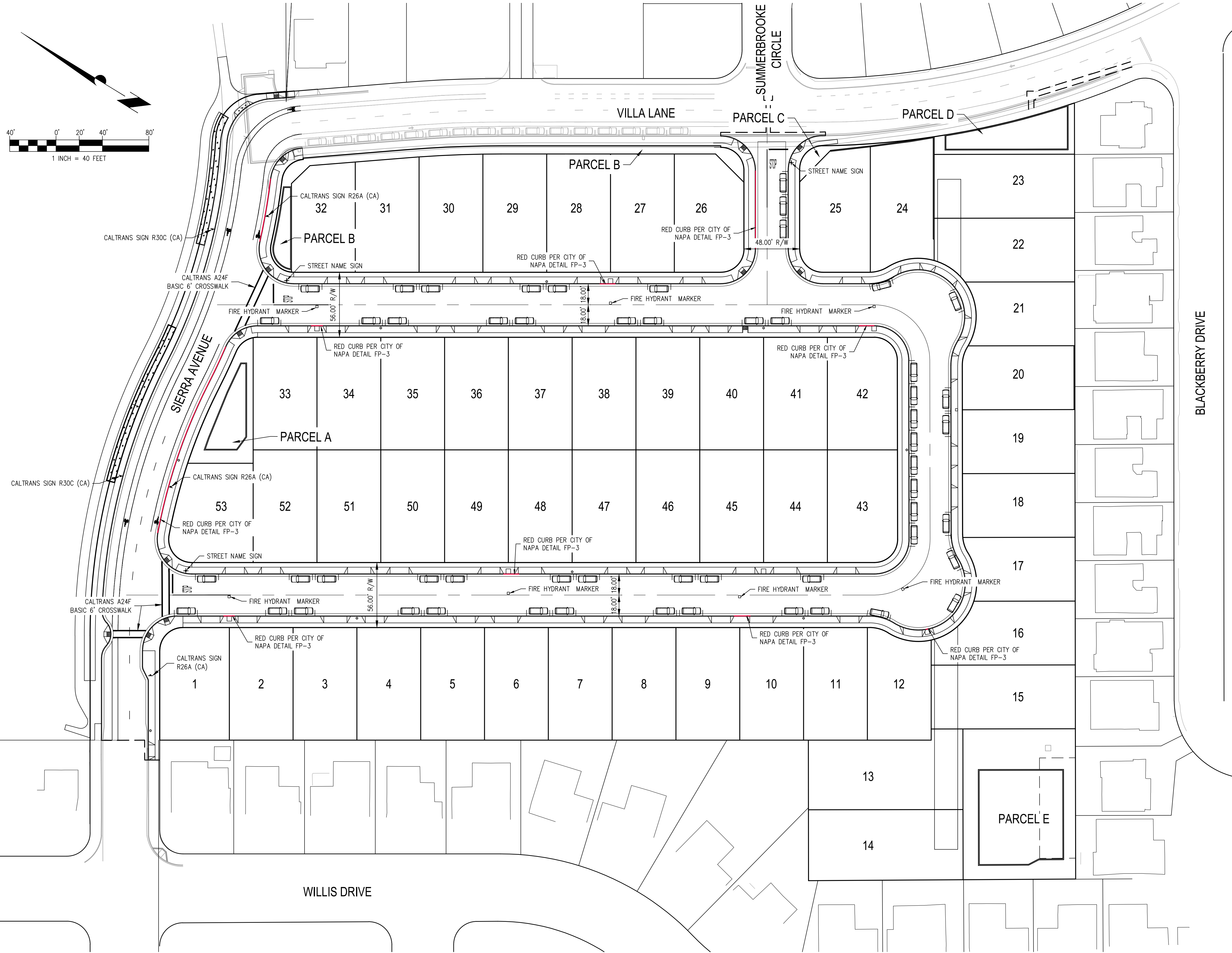
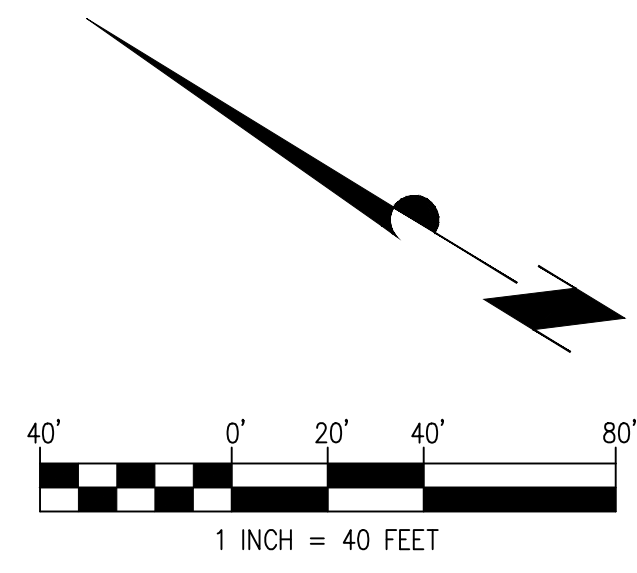
UTILITY PLAN
 PRELIMINARY & FINAL
 DEVELOPMENT PLAN
 TENTATIVE MAP
 VINTAGE FARM
 DAVIDON HOMES
 OCTOBER 12, 2023



1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA 94596
 WWW.ENRGN.COM (925) 932-6986

TWO DAYS BEFORE YOU
 DIG CALL USA
 TOLL FREE AT
811
 CALL BEFORE YOU DIG





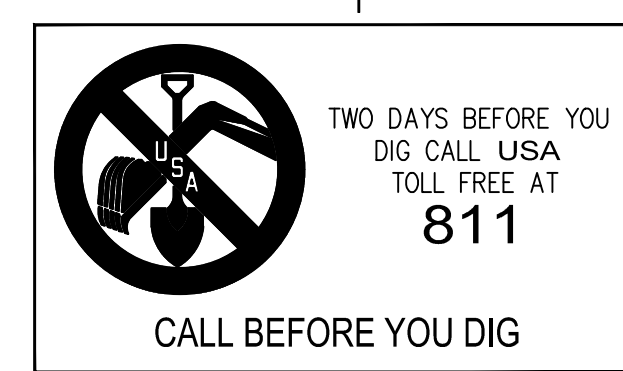
VINTAGE FARM PARKING TABLE					
LOT NUMBER	MAX NUMBER OF BEDROOMS	REQUIRED OFFSTREET PARKING SPACES	REQUIRED ONSTREET PARKING SPACES	PROVIDED OFFSTREET PARKING SPACES	PROVIDED ONSTREET PARKING SPACES
1	4*	4	1	4	1
2	4	4	1	4	1
3	5*	5	1	5	1
4	3	3	1	4	1
5	4*	4	1	4	1
6	5*	5	1	5	1
7	3	3	1	4	1
8	5*	5	1	5	1
9	4*	4	1	4	1
10	5*	5	1	5	1
11	3	3	1	4	1
12	4	4	1	4	1
13	3	3	0	5	0
14	3	3	0	5	0
15	5*	5	0	5	0
16	4	4	1	4	1
17	4	4	1	4	1
18	5*	5	1	5	2
19	3	3	1	4	2
20	5*	5	1	5	2
21	4	4	1	4	1
22	4*	4	1	5	1
23	5*	5	0	5	0
24	3	3	1	4	1
25	4	4	1	4	1
26	4	4	1	4	1
27	3	3	1	4	1
28	5*	5	1	5	1
29	3	3	1	4	1
30	3	3	1	4	1
31	4*	4	1	4	1
32	4	4	1	4	1
33	4*	4	1	4	1
34	4*	4	1	4	1
35	3	3	1	4	1
36	5*	5	1	5	1
37	4	4	1	4	1
38	5*	5	1	5	1
39	3	3	1	4	1
40	4*	4	1	4	1
41	3	3	1	4	1
42	4	4	1	4	2
43	3	3	1	4	2
44	4*	4	1	4	1
45	4	4	1	4	1
46	3	3	1	4	1
47	4*	4	1	4	1
48	5*	5	1	5	1
49	3	3	1	4	1
50	4*	4	1	4	1
51	5*	5	1	5	1
52	3	3	1	4	1
53	4	4	1	4	1
TOTAL		208	49	228	54

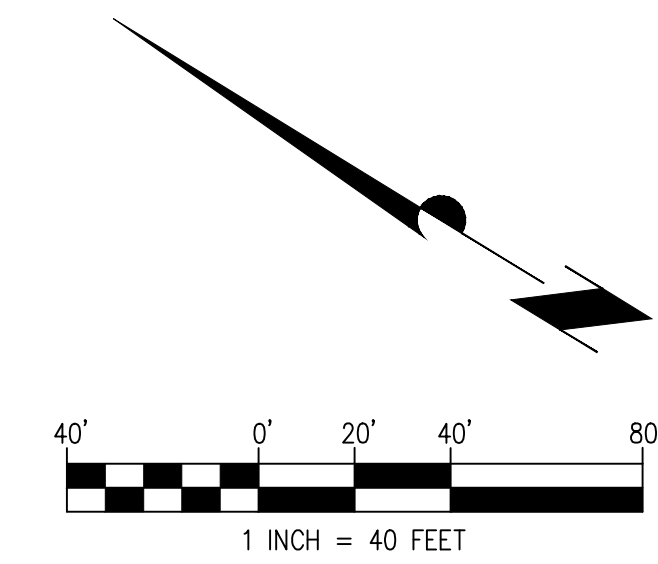
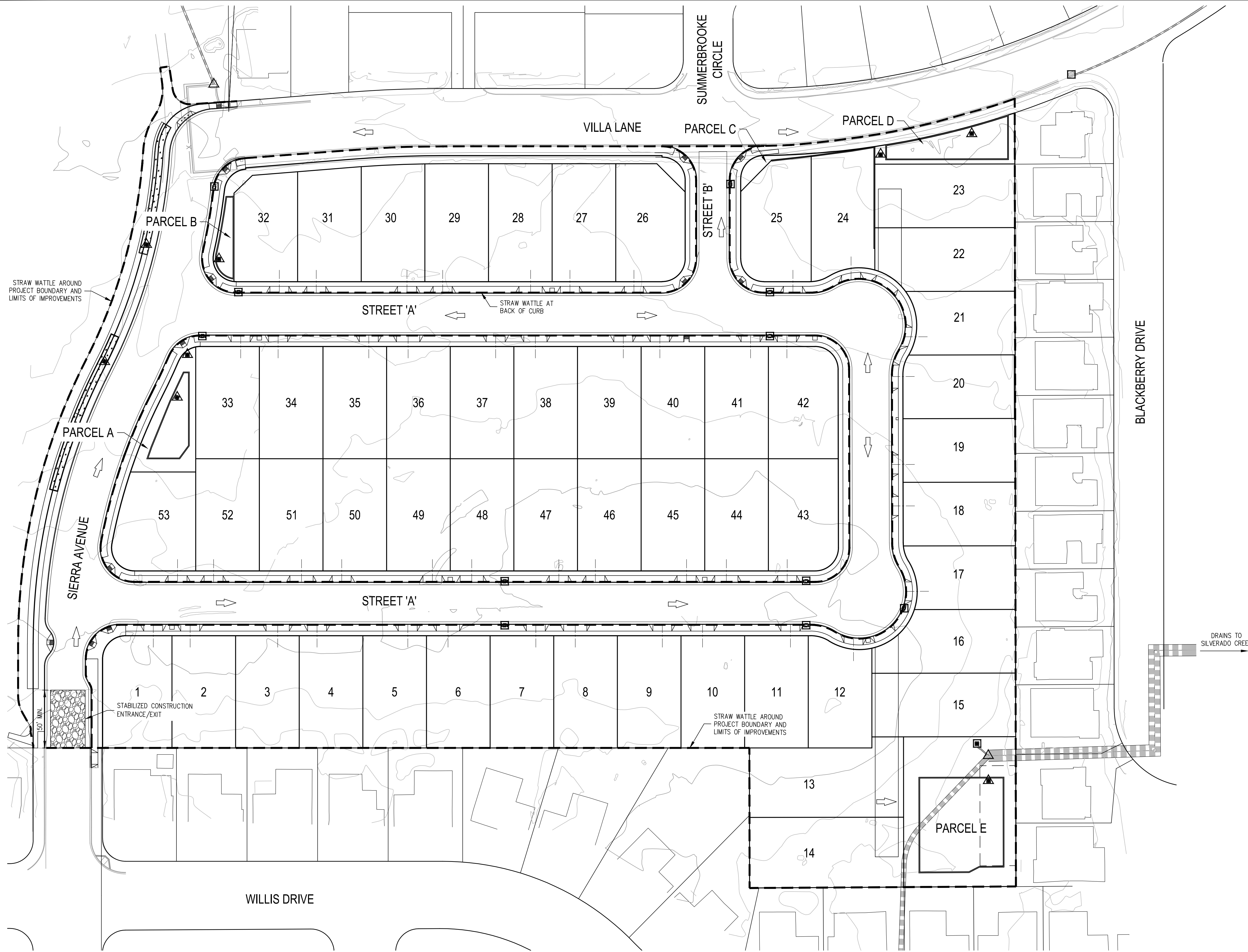
*THE NUMBER PROVIDED INCLUDES THE MAXIMUM NUMBER OF OPTIONAL BEDROOMS.
 **THE TOTAL PROVIDED PARKING NUMBER DOES NOT INCLUDE FRONTAGE PARKING.

SIGNING, STRIPING, & PARKING PLAN
 PRELIMINARY & FINAL DEVELOPMENT PLAN
 TENTATIVE MAP
VINTAGE FARM
 DAVIDON HOMES
 OCTOBER 12, 2023



1931 SAN MIGUEL DRIVE, SUITE 100, HAVANUT CREEK, CA 94596
 WWW.DKENGINE.COM (925) 932-6989





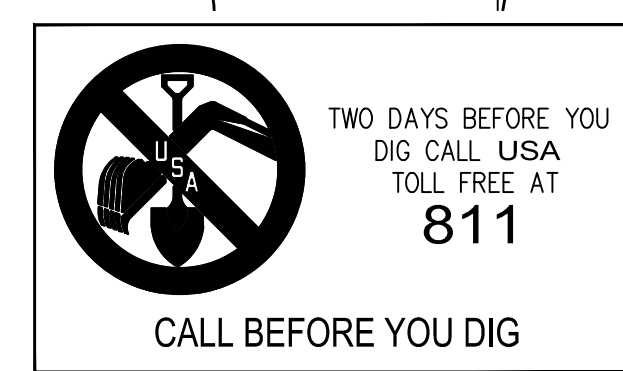
LEGEND

- CURB INLET PROTECTION
- FIELD INLET PROTECTION
- CONSTRUCTION ENTRANCE
- DIRECTION OF SURFACE FLOW
- FIBER ROLLS

EROSION CONTROL PLAN
 PRELIMINARY & FINAL
 DEVELOPMENT PLAN
 TENTATIVE MAP
VINTAGE FARM
 DAVIDON HOMES
 OCTOBER 12, 2023



1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA 94596
 WWW.DKENGIN.COM (925) 932-6989



P:\Projects\2023\20-1006_VINTAGE_FARM - MAP\DWG\20-1006-EROSION_CONTROL_PLM-2023.dwg 10/17/2023

THE FOLLOWING NOTES REPRESENT MINIMUM ENFORCEMENT NOTES. THE DEVELOPER IS RESPONSIBLE TO ENFORCE THE BEST MANAGEMENT PRACTICES AT THE SITE ALONG WITH OTHER SOURCES.

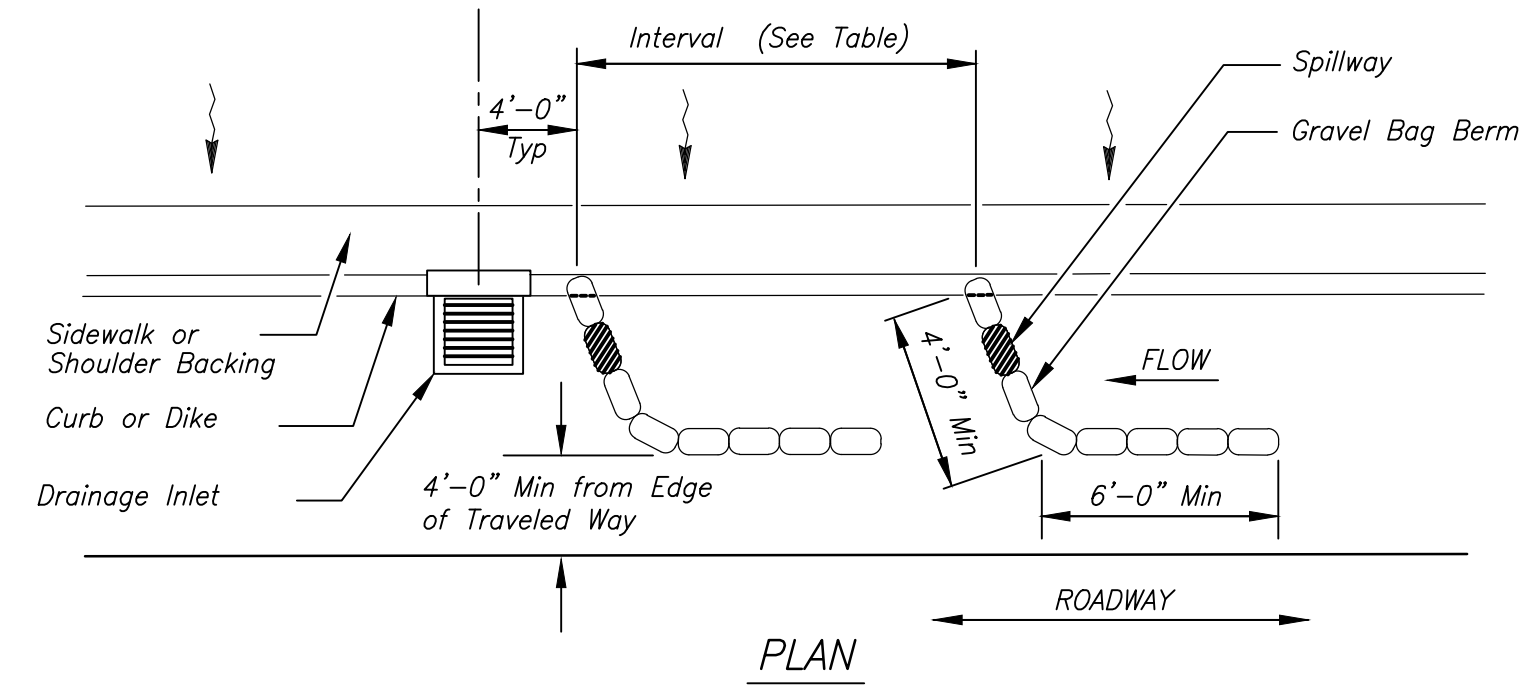
- IN CASE OF EMERGENCY, CALL RESPONSIBLE PERSON AT (24-HOUR TELEPHONE. PLEASE FILL IN NAME & NUMBER)
- A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES. NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
- EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE BUILDING OFFICIAL IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
- GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY. ALL LOOSE SOILS AND DEBRIS THAT MAY CREATE A POTENTIAL HAZARD TO OFF-SITE PROPERTY SHALL BE STABILIZED OR REMOVED FROM THE SITE ON A DAILY BASIS. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.
- A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICES EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED WITHIN 24 HOURS AFTER EACH RAINSTORM. PUMPING AND DRAINING OF ALL BASINS AND DRAINAGE DEVICES MUST COMPLY WITH THE APPROPRIATE BMP FOR DEWATERING OPERATIONS.
- THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE AND CONTAIN POLLUTANTS WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER. ADDITIONAL DEVICES AS NEEDED SHALL BE INSTALLED TO RETAIN SEDIMENTS AND OTHER POLLUTANTS ON SITE.
- DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN NOVEMBER 1 AND APRIL 15 OF THE FOLLOWING YEAR WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
- STORMWATER POLLUTION AND EROSION CONTROL DEVICES ARE TO BE MODIFIED, AS NEEDED, AS THE PROJECT PROGRESSES, THE DESIGN AND PLACEMENT OF THESE DEVICES IS THE RESPONSIBILITY OF THE QUALIFIED SWPPP DEVELOPER/FIELD ENGINEER. PLANS REPRESENTING CHANGES MUST BE SUBMITTED FOR APPROVAL IF REQUESTED BY THE BUILDING OFFICIAL.
- EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NONSTORMWATER FROM THE PROJECT SITE AT ALL TIMES.
- ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET-FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- CONTRACTOR TO FOLLOW CITY OF NAPA STANDARDS AND SPECIFICATIONS 1.10.02 WATER POLLUTION CONTROL.
- FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE. DEVELOPERS/CONTRACTORS/ QUALIFIED SWPPP DEVELOPERS (OSD)/ QUALIFIED SWPPP PRACTITIONER (OSP) ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPs ARE INSTALLED AND FUNCTIONING PROPERLY, IF THERE IS A 50% CHANCE OF 0.25 INCHES OR GREATER OF PREDICTED PRECIPITATION, AND AFTER ACTUAL PRECIPITATION. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL (SELF-INSPECTION CHECK LIST AND INSPECTION LOGS PER STATE SWPPP REQUIREMENTS). INCIDENTS OF NONCOMPLIANCE MUST BE REPORTED TO THE FIELD ENGINEER.
- TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
- PROVIDE STORMWATER CONVEYANCE SYSTEM STENCILING AND SIGNAGE FOR BOTH PRIVATE DEVELOPMENT AND PUBLIC RIGHT OF WAY.
- 1.1. PROVIDE CONCRETE STAMPING, OR EQUIVALENT, OF ALL STORMWATER CONVEYANCE SYSTEM INLETS AND CATCH BASINS WITHIN THE PROJECT AREA WITH PROHIBITIVE LANGUAGE (E.G., "NO DUMPING DRAINS TO NAPA RIVER").
- 2.2. POST SIGNS AND PROHIBITIVE LANGUAGE AND/OR GRAPHICAL ICONS, WHICH PROHIBIT ILLEGAL DUMPING AT PUBLIC ACCESS POINTS ALONG CHANNELS AND CREEKS WITHIN THE PROJECT AREA, TRAILHEADS, PARKS, BUILDING ENTRANCES AND BIOTENTION FACILITIES.

THE FOLLOWING BMPs FROM THE "CALIFORNIA STORM WATER BMP CONSTRUCTION HANDBOOK" - NOVEMBER 2009, OR LATEST EDITION, OR EQUAL, MUST BE IMPLEMENTED FOR ALL CONSTRUCTION ACTIVITIES AS APPLICABLE. ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTORS. ONLY INCLUDE BMPs REFERENCED PROJECT ON THE SITE MAP.

- EROSION CONTROL**
- EC1 - SCHEDULING
- TEMPORARY SEDIMENT CONTROL**
- SE1 - SILT FENCE
 - SE5 - FIBER ROLLS
 - SE7 - STREET SWEEPING AND VACUUMING
 - SE10 - STORM DRAIN INLET PROTECTION
- WIND EROSION CONTROL**
- WE1 - WIND EROSION CONTROL
- EQUIPMENT TRACKING CONTROL**
- TC1 - STABILIZED CONSTRUCTION ENTRANCE/EXIT
- NON-STORMWATER MANAGEMENT**
- NS1 - WATER CONSERVATION PRACTICES
 - NS3 - PAVING AND GRINDING OPERATIONS
 - NS6 - ILLICIT CONNECTION/DISCHARGE
 - NS7 - POTABLE WATER/IRRIGATION
 - NS8 - VEHICLE AND EQUIPMENT CLEANING
 - NS9 - VEHICLE AND EQUIPMENT FUELING
 - NS10 - VEHICLE AND EQUIPMENT MAINTENANCE
- WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL**
- WM1 - MATERIAL DELIVERY AND STORAGE
 - WM2 - MATERIAL USE
 - WM3 - STOCKPILE MANAGEMENT
 - WM4 - SPILL PREVENTION AND CONTROL
 - WM5 - SOLID WASTE MANAGEMENT
 - WM6 - HAZARDOUS WASTE MANAGEMENT
 - WM7 - CONTAMINATED SOIL MANAGEMENT
 - WM8 - CONCRETE WASTE MANAGEMENT
 - WM9 - SANITARY/SEPTIC WASTE MANAGEMENT
 - WM10 - LIQUID WASTE MANAGEMENT

NOTES:

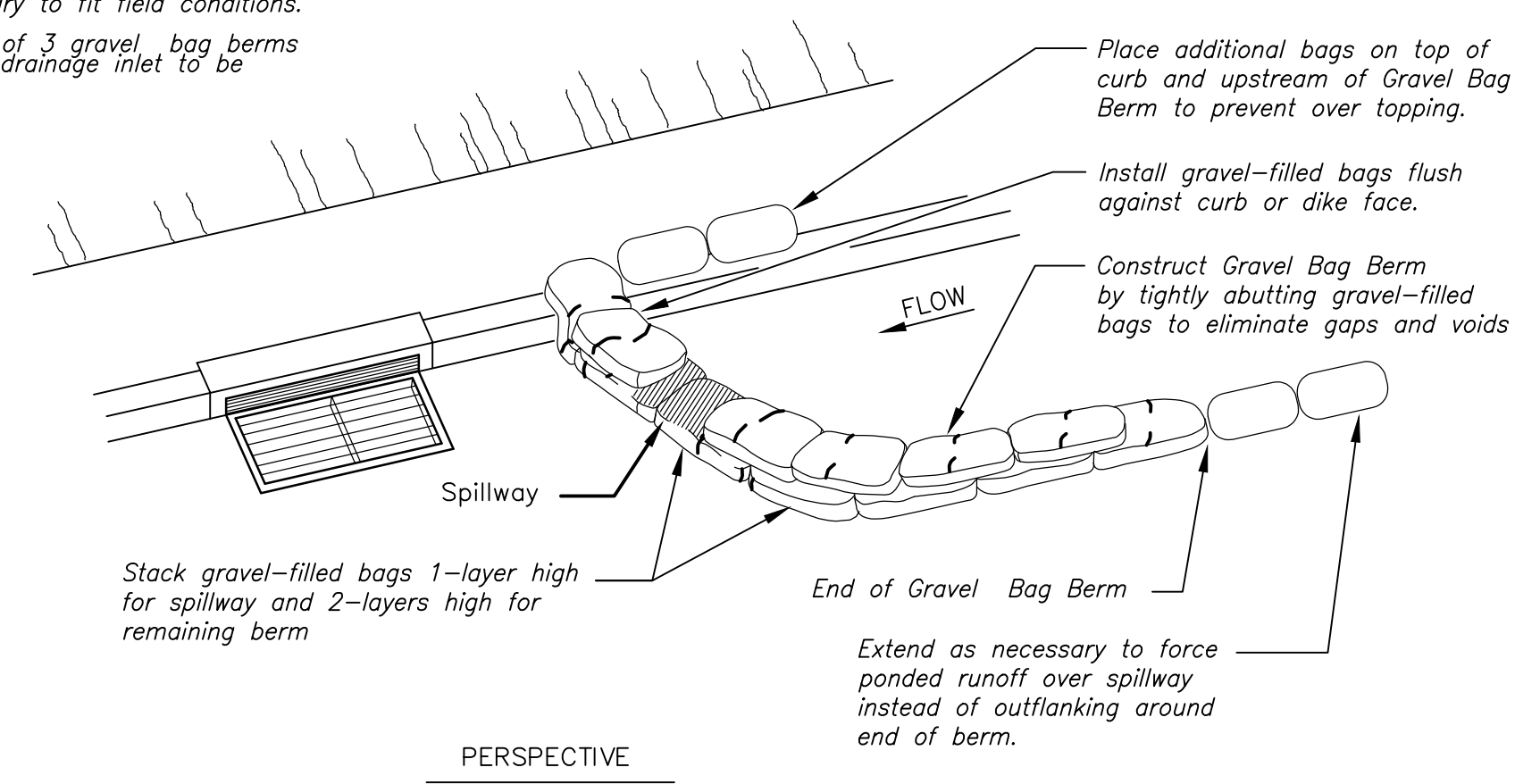
- Place safety cones adjacent to drainage inlet protection.
- Dimensions may vary to fit field conditions.
- Install a minimum of 3 gravel bag berms upstream of each drainage inlet to be protected.



GRAVEL BAG BERM SPACING TABLE

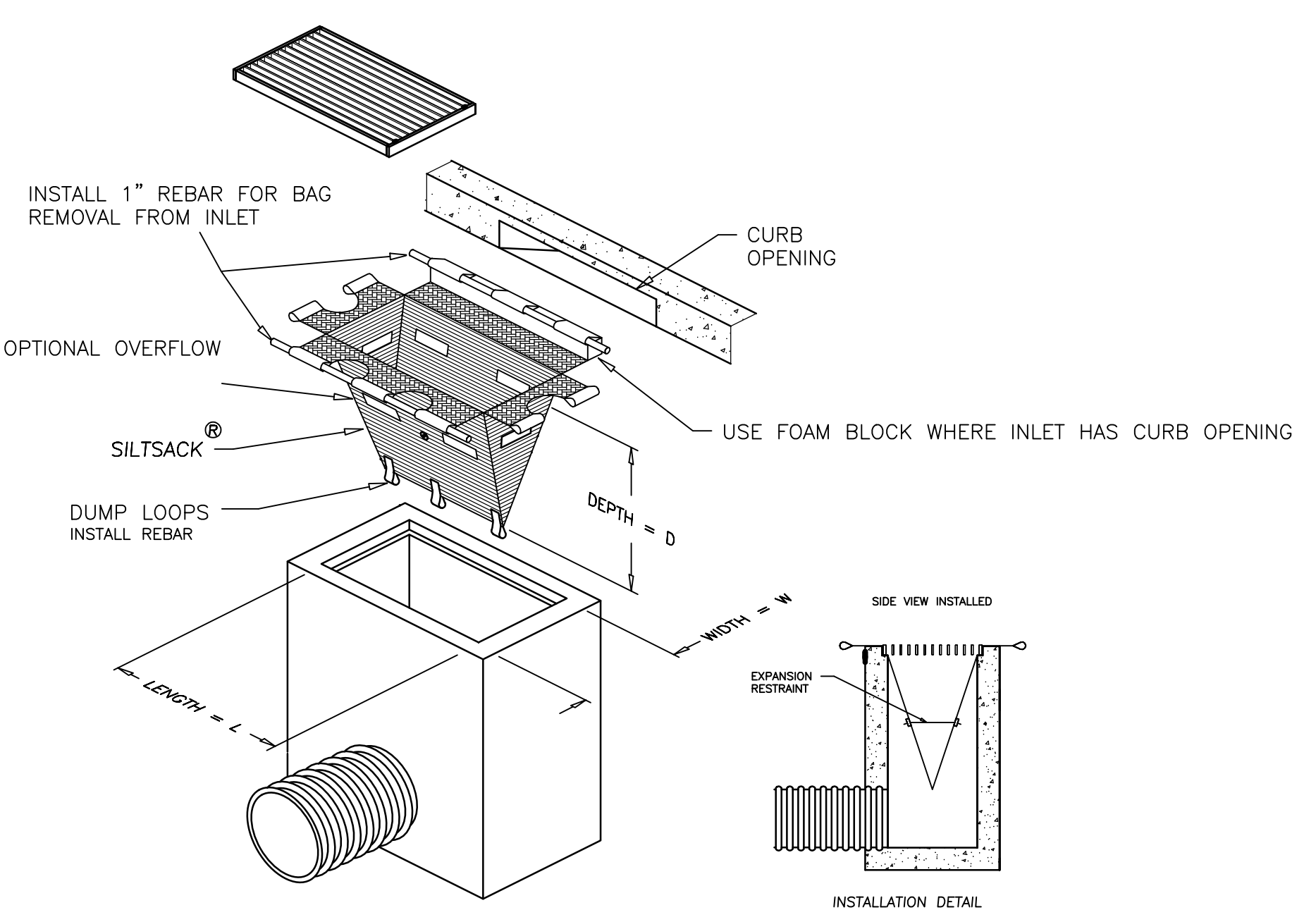
SLOPE OF ROADWAY (PERCENT)	1 to 3.9	4 to 5.9	6 to 7.9	8 to 10	10+
INTERVAL BETWEEN BERM	100'	75'	50'	25'	12'

For slope of less than 1%, install barriers only if erosion/sediment is prevalent



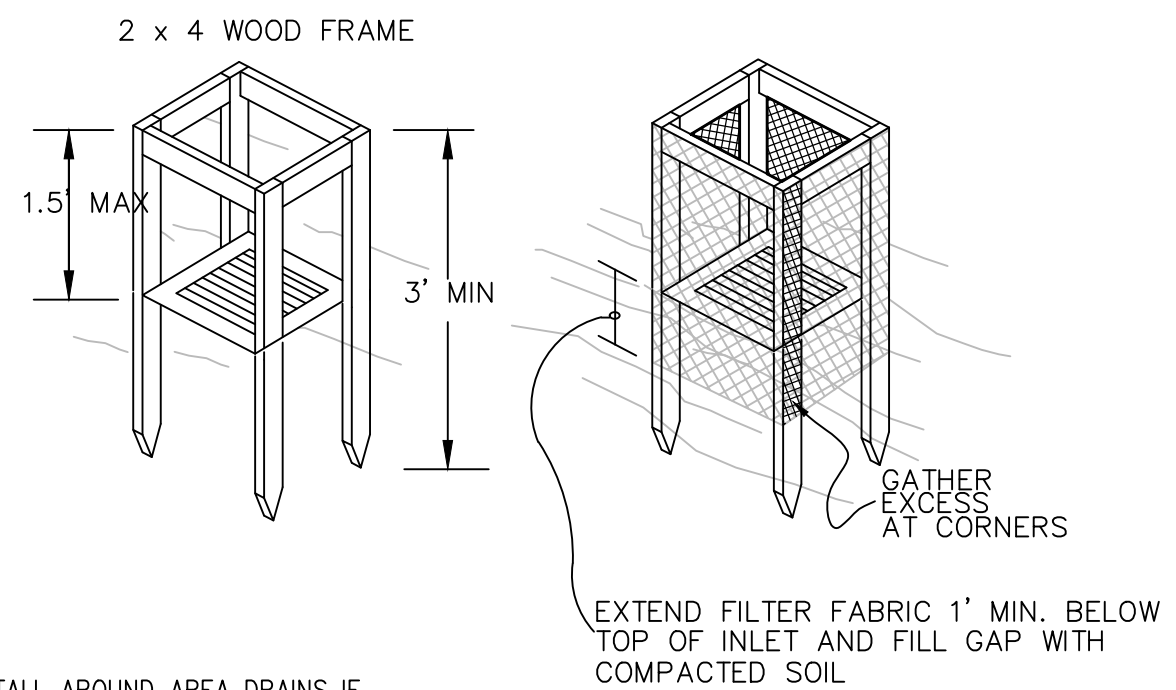
CURB INLET PROTECTION (GRAVEL BAG BERM)

NOT TO SCALE



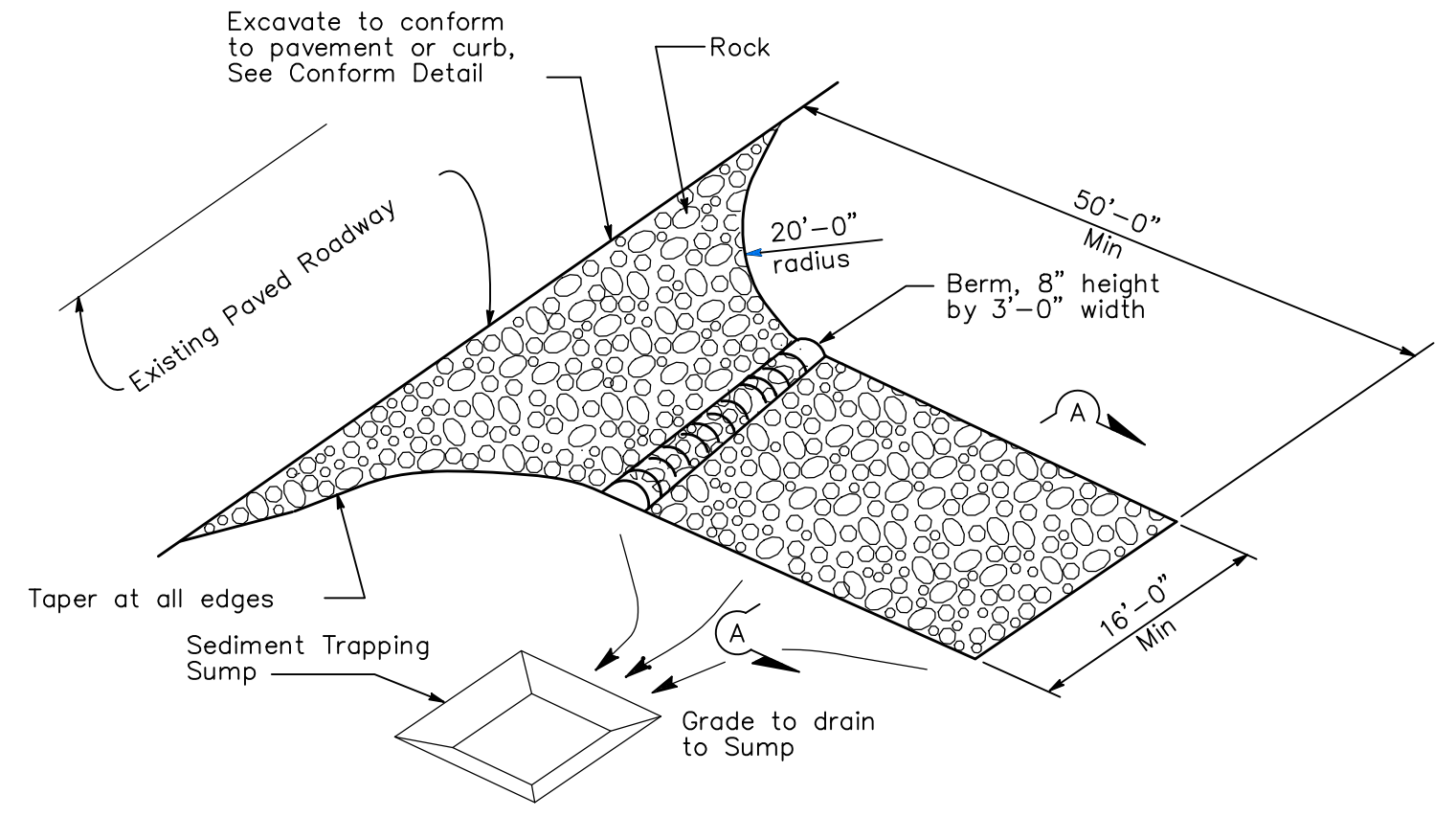
INLET PROTECTION - INLET SEDIMENT CONTROL DEVICE (SILT SACK)

NOT TO SCALE



FIELD INLET PROTECTION (SILT FENCE)

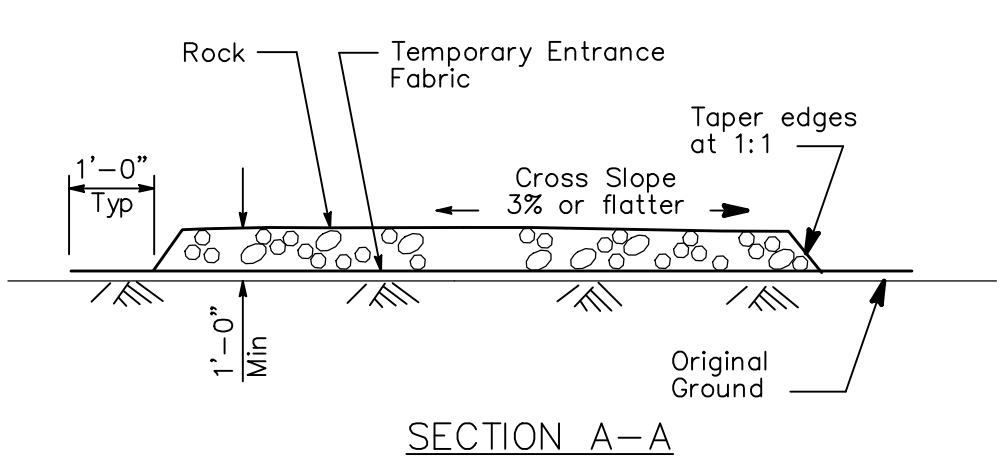
NOT TO SCALE



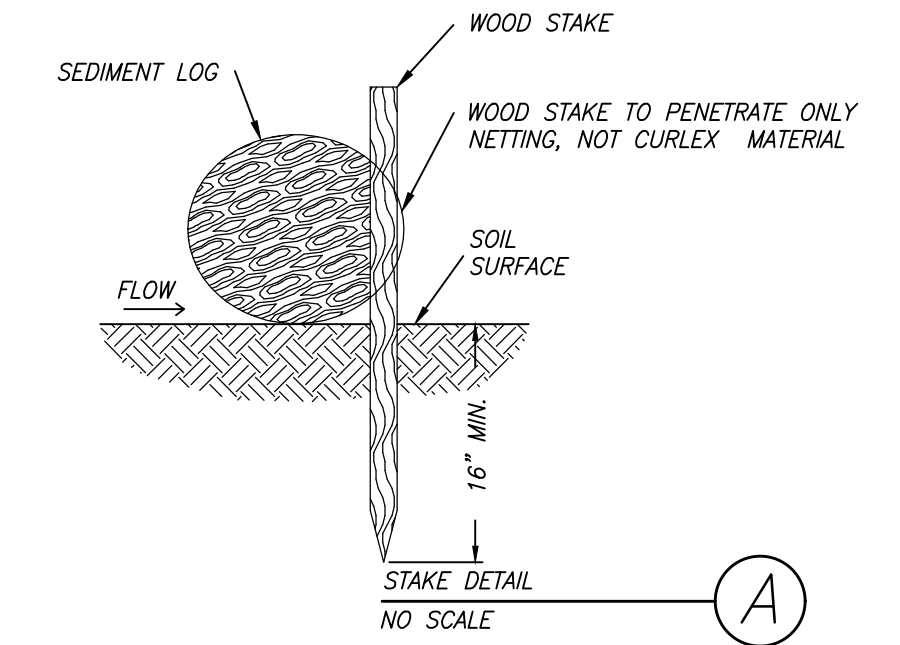
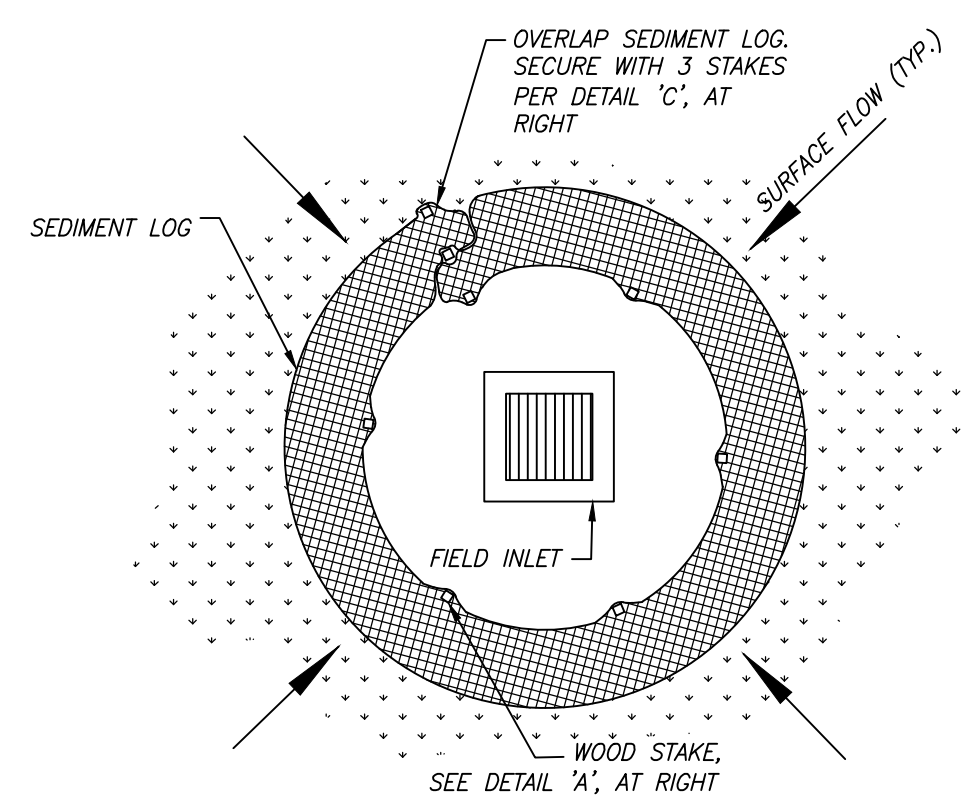
TEMPORARY CONSTRUCTION ENTRANCE (TYPE 1)

TEMPORARY CONSTRUCTION ENTRANCE

NOT TO SCALE



SECTION A-A



STRAW ROLL AT FIELD INLET

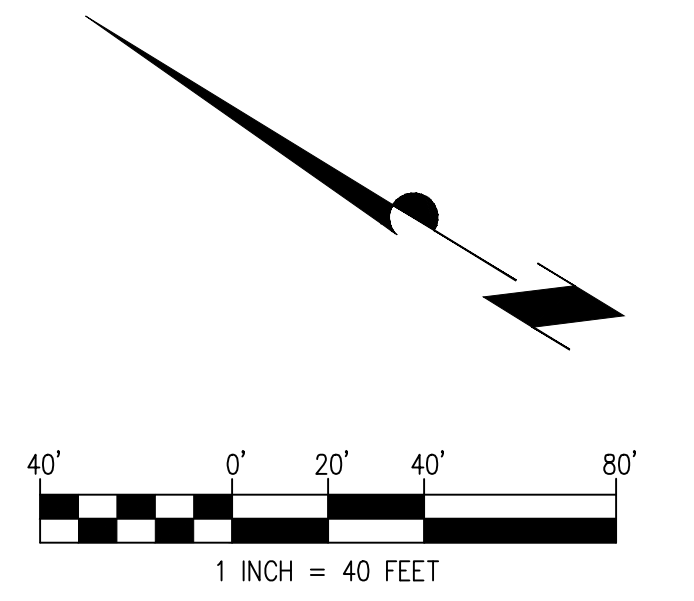
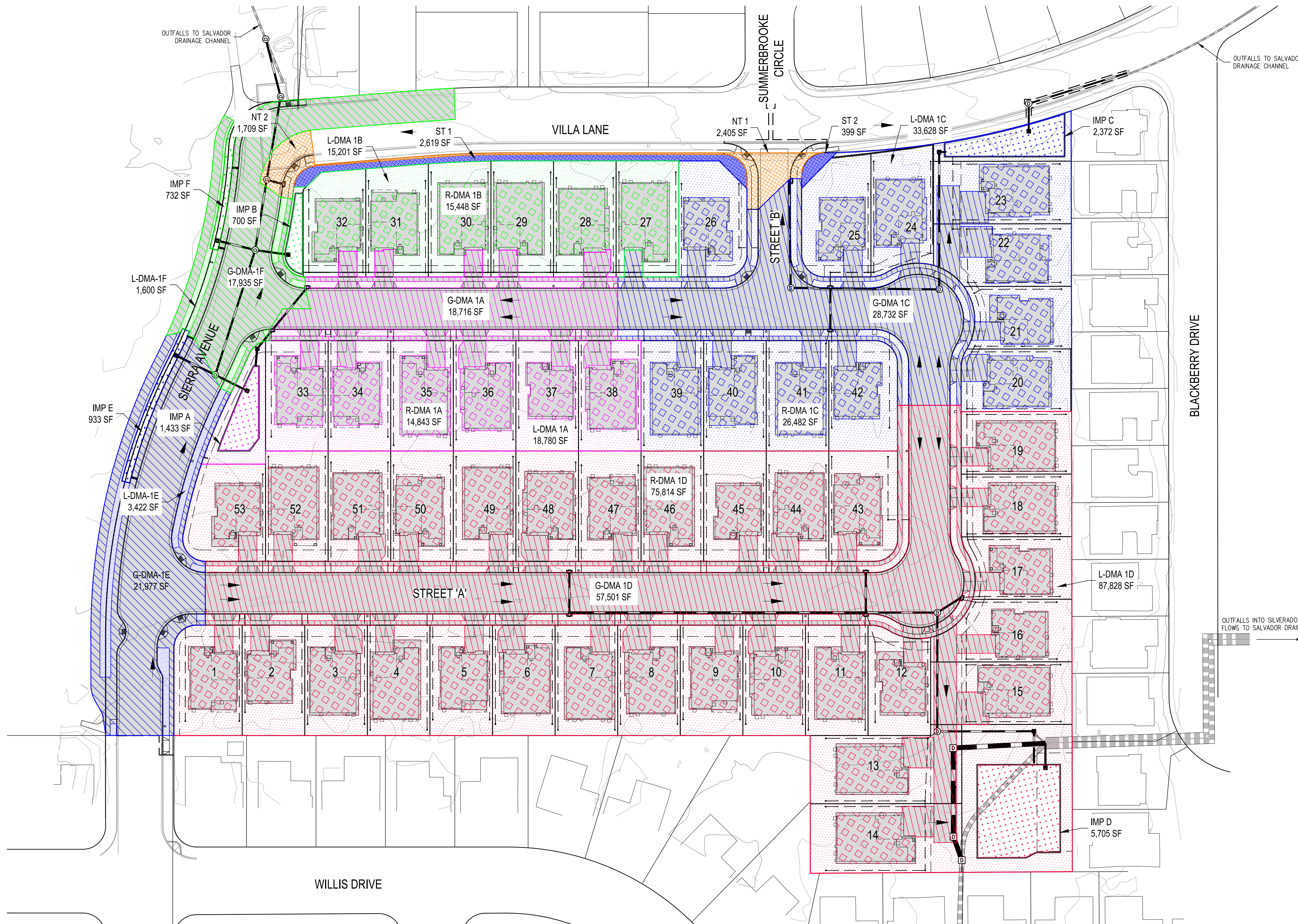
NOT TO SCALE

CALL BEFORE YOU DIG

TWO DAYS BEFORE YOU DIG CALL USA TOLL FREE AT 811



1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA 94596
WWW.ENRCON.COM (925) 932-6986



LEGEND

	UNTREATED AREA
	ASPHALT/CONCRETE DRAINING TO BASIN
	LANDSCAPE DRAINING TO BASIN
	ROOFTOP DRAINING TO BASIN
	BIORETENTION BASIN
	SELF-TREATING AREA
	OFFSITE TREATMENT AREA
G	GROUND
R	ROOF
L	LANDSCAPE
DMA	DRAINAGE MANAGEMENT AREA

STORMWATER CONTROL PLAN
 PRELIMINARY & FINAL
 DEVELOPMENT PLAN
 TENTATIVE MAP
VINTAGE FARM
 DAVIDON HOMES
 OCTOBER 12, 2023

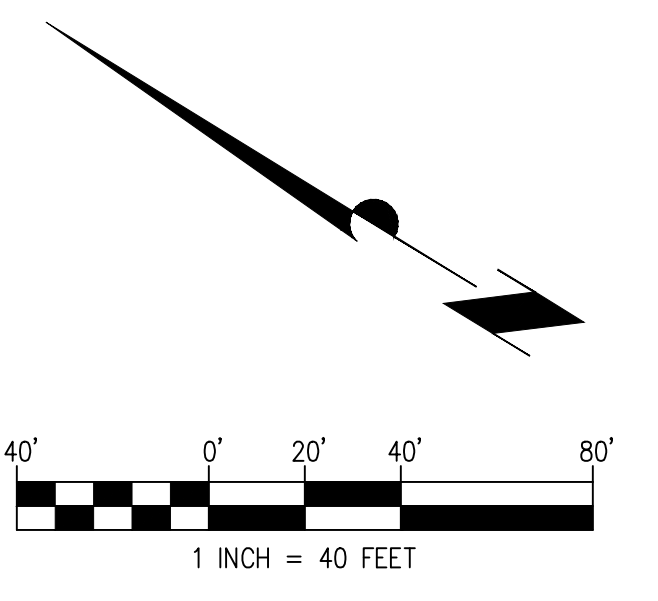


1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA 94596
 WWW.ENRINC.COM (925) 932-6888

TWO DAYS BEFORE YOU DIG CALL USA TOLL FREE AT 811
 CALL BEFORE YOU DIG



10/12/2023 P:\PROJECTS\2023\20-1006_VINTAGE_FARM - MAPS\DWG\11-IMP-2003.DWG



LEGEND

THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

UNSHADED AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NFIP PANEL 0508F

FIRM
FLOOD INSURANCE RATE MAP

NAPA COUNTY,
CALIFORNIA
AND INCORPORATED AREAS

PANEL 508 OF 650
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS

COMMUNITY	NUMBER	PANEL	SUFFIX
NAPA COUNTY	06055C	0508	F
NAPA, CITY OF	060207	0508	F

Map to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
06055C0508F

MAP REVISED
SEPTEMBER 29, 2010

Federal Emergency Management Agency

OFFICIAL USE ONLY

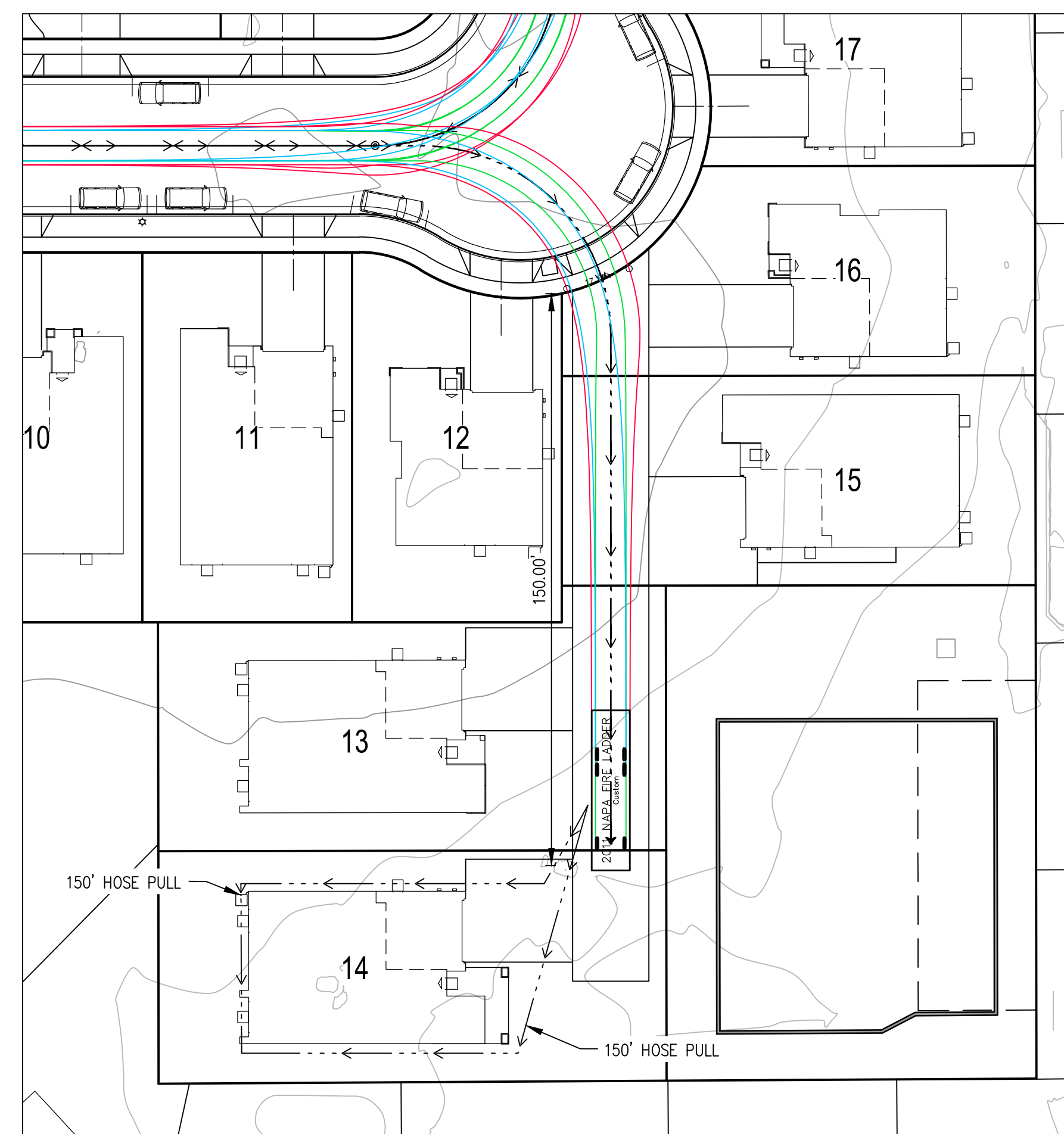
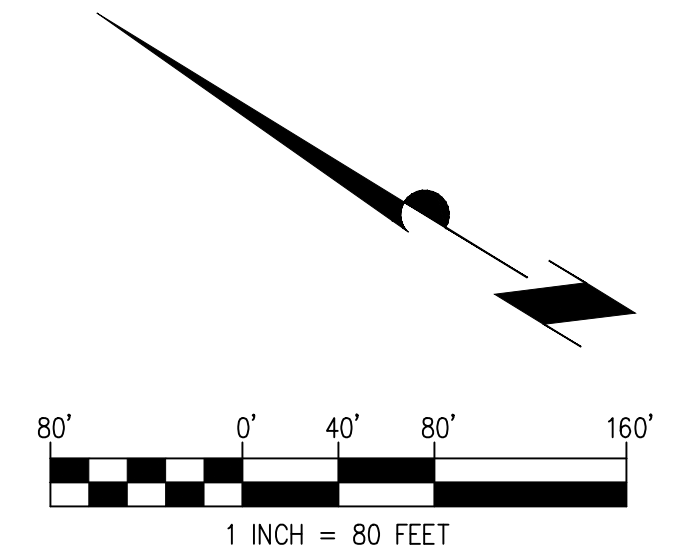
FEMA OVERLAY
PRELIMINARY & FINAL
DEVELOPMENT PLAN
TENTATIVE MAP
VINTAGE FARM
DAVIDON HOMES
OCTOBER 12, 2023



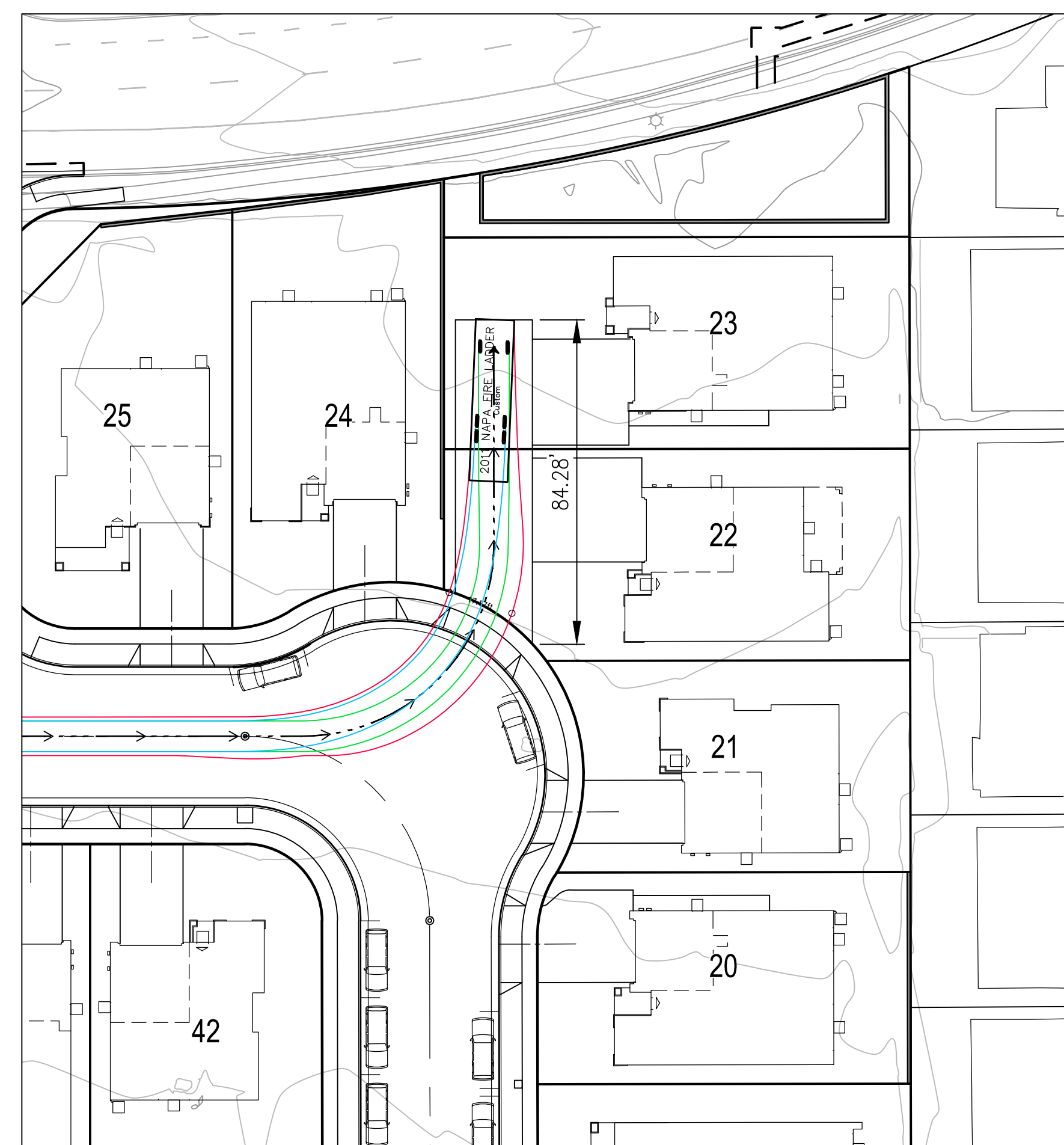
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA 94596
WWW.ENR.COM (925) 932-6888

TWO DAYS BEFORE YOU
DIG CALL USA
TOLL FREE AT
811
CALL BEFORE YOU DIG





WESTERN DRIVEWAY
SCALE: 1"=30'



EASTERN DRIVEWAY
SCALE: 1"=30'

Profile

No profile information has been provided

Plan

Overall Vehicle Length: 42.00 ft

General Data

- Name: 2011 NAPA FIRE LADDER
- Library: Custom
- Region: North America
- Country: United States
- Profile Type: <None>
- Vehicle Profile: <None>
- Class: Fire Truck - Aerial
- Lock to Lock Time: 6.0 sec.
- Steering Lock Angle: 41.2 deg.

Current Part Data

- Part Profile: <None>
- Tractor: Full
- Width: 10.00
- Steering: Front Only

Front Axle Group

- Axles: 1
- Wheels: 2
- Track: 8.00 ft

Rear Axle Group

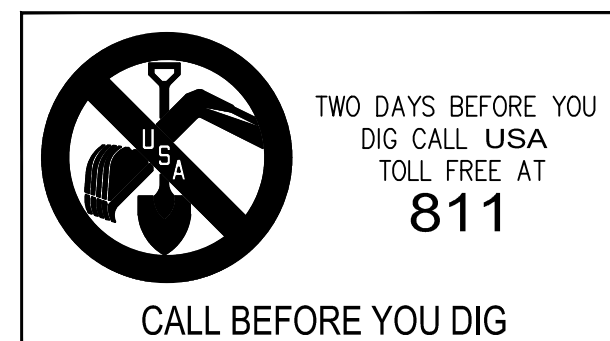
- Axles: 2
- Wheels: 2
- Track: 8.00 ft

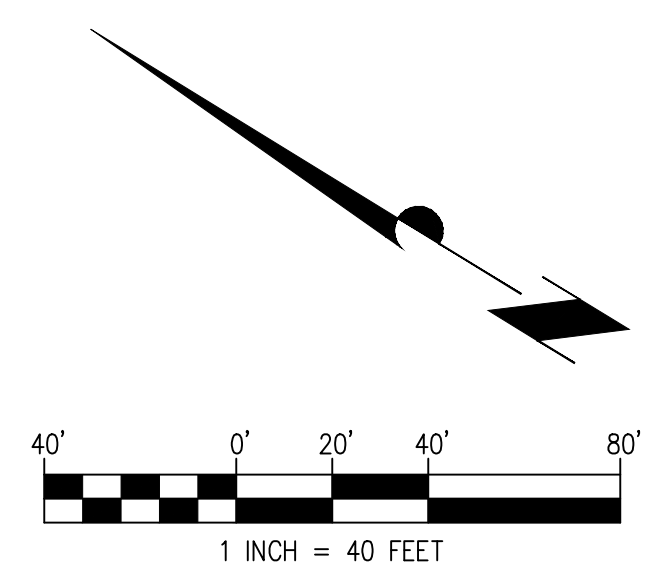
OK Cancel Help

FIRE CIRCULATION PLAN
PRELIMINARY & FINAL
DEVELOPMENT PLAN
TENTATIVE MAP
VINTAGE FARM
DAVIDON HOMES
OCTOBER 12, 2023



1931 SAN MIGUEL DRIVE, SUITE 100, HUALAJUI CREEK, CA 94596
WWW.DKENGINE.COM (925) 932-6888





- ### LEGEND
- STOP "STOP" PAVEMENT MARKING PER CITY OF NAPA DETAIL S-33
 - TRAFFIC SIGN ON METAL POST
 - X SNS STREET NAME SIGN (SNS) PER MUTCD STANDARDS
 - R1-1 CALTRANS STOP SIGN PER MUTCD STANDARD DETAIL
 - FIRE HYDRANT REFLECTIVE "BLUE DOT" FIRE HYDRANT MARKER
 - RED STRIPED CURB "NO PARKING - FIRE LANE"
 - 6" WHITE STRIPING
 - FRONTAGE PARKING
 - ONSITE PARKING
 - TRASH CANS

- ### SIGNING AND STRIPING NOTES:
- ALL STRIPING, PAVEMENT MARKING, AND SIGNING SHALL CONFORM TO THE LATEST EDITION OF THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD) WITH REVISIONS AND THE 2018 CALTRANS STANDARD PLANS AND SPECIFICATIONS.
 - THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER A MINIMUM OF TWO WORKING DAYS PRIOR TO THE DAY OF LAYOUT OF THE PROPOSED SIGNING AND STRIPING.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT AND TRACKING OF ALL PROPOSED STRIPING AND MARKING. NO PERMANENT STRIPING OR MARKING SHALL BE PLACED UNTIL THE TRACKING IS APPROVED BY THE CITY TRAFFIC ENGINEER.
 - ALL DETAILS REFER TO THE LATEST EDITION OF THE CALTRANS STANDARD PLANS.
 - CONFLICTING STRIPING AND PAVEMENT MARKINGS SHALL BE REMOVED BY SANDBLASTING BY THE CONTRACTOR.
 - BLUE PAVEMENT MARKERS SHALL BE INSTALLED AT EVERY FIRE HYDRANT PER MUTCD SECTION 38.11.
 - EXISTING STRIPING TO REMAIN UNLESS OTHERWISE NOTED.
 - STRIPING AND LEGENDS SHALL BE THERMOPLASTIC.
 - SIGNS SHALL BE INSTALLED ON ELECTROLIERS WHERE SHOWN ON THE PLANS.

SEE SIERRA AVENUE IMPROVEMENT PLANS FOR THE ADDITIONAL STRIPING

	AGENCY
	dk
	DESCRIPTION
	NO.
	DATE
DAVIDON HOMES VINTAGE FARM SIGNING & STRIPING IMPROVEMENT PLANS	
CALIFORNIA CITY OF NAPA 2/23/2023	
PHONE (925) 932-0686 980 SAN RAFAEL DR. #100 WINDYBROOK, CA 94568	
Napa DWG IMPROVEMENT PLAN 09.00 - SIGNING & STRIPING PLAN - 2006.dwg	
DATE: 02-28-23	
SCALE: HORZ. 1" = 40'	
VERT. N/A	
DESIGNED BY: AMD	
REVIEWED BY: ADP	
C9.00	
PAGE 19 OF 22	

