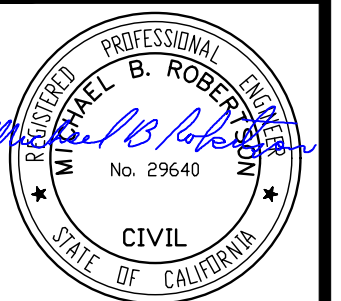


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No.	DATE	REVISION



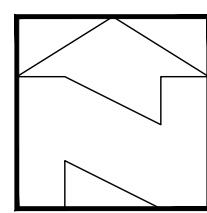
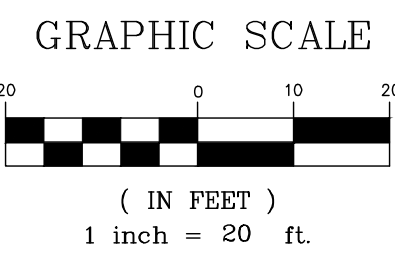
ROBERTSON ENGINEERING
 2455 BENNETT VALLEY ROAD, SUITE B300, SANTA ROSA, CA 95404
 Telephone 707.791.0030
 E-mail office@robertsonengineering.net

CALIFORNIA

TENTATIVE MAP

GRID DESIGN BUILD
 804 CAPITOLA DRIVE (APN 046-020-018)
 NAPA COUNTY

SHEET 1 OF 5 SHEETS
 JOB No. 22174

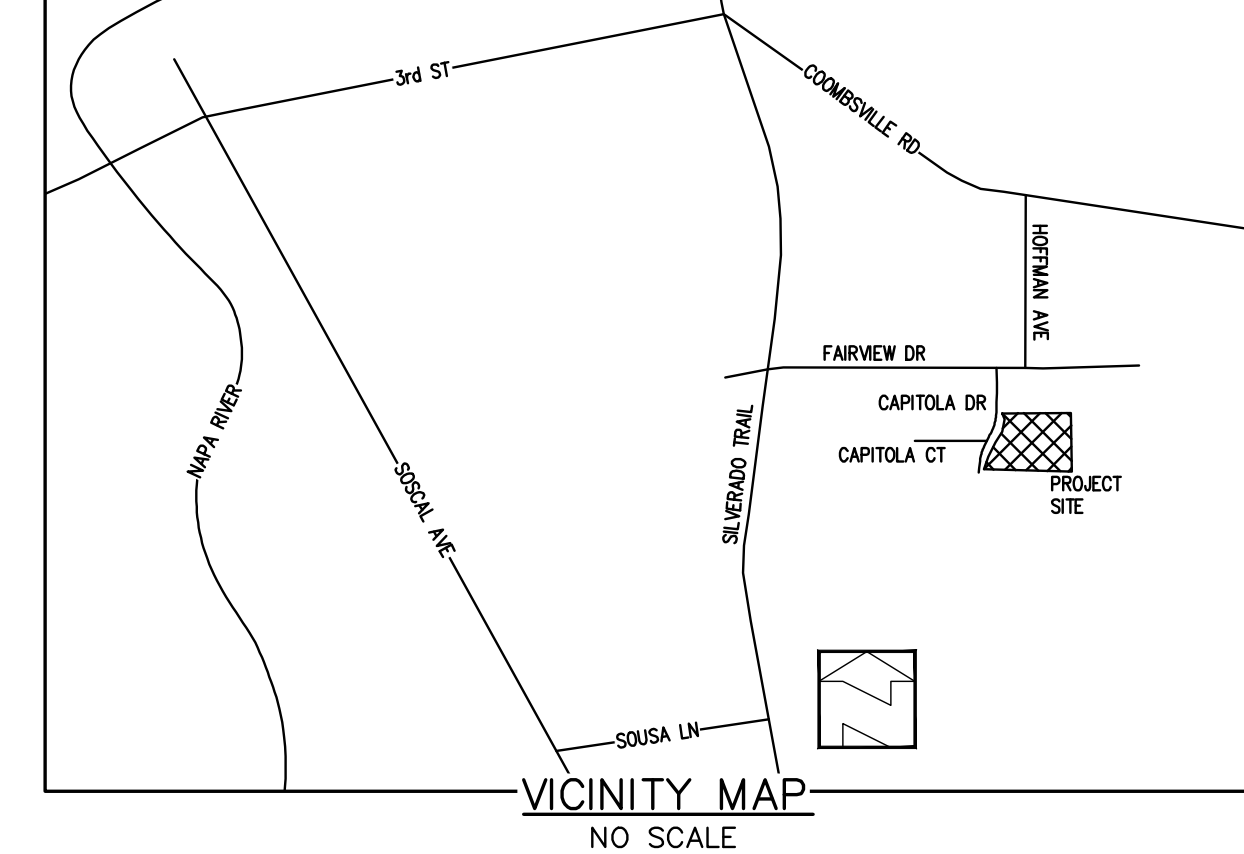
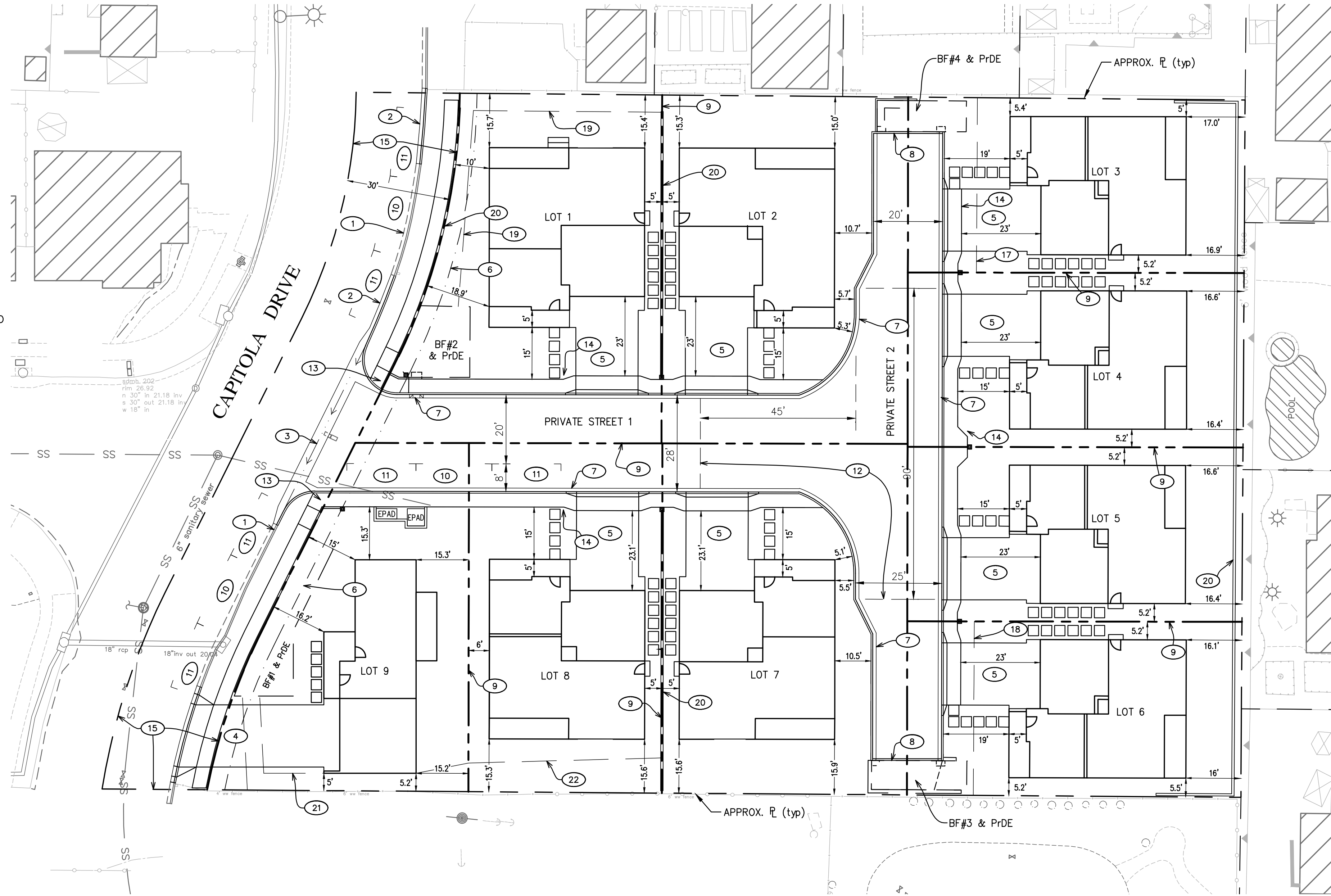


TENTATIVE MAP NOTES:

- THE ENGINEER IS NOT AWARE OF ANY SOILS OR GEOLOGICAL HAZARDS FOR THIS SITE.
- EXISTING ON SITE WATER, STORM DRAIN AND SEWER FACILITIES ARE PRIVATE.
- THE ENGINEER IS NOT AWARE OF ANY AREAS OF FLOODING DURING A 100 YEAR STORM.
- 3.1. THE AREA IS WITHIN A FEMA ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- EXISTING WELLS AND SEPTIC SYSTEMS SHALL BE DEMOLISHED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NAPA COUNTY ENVIRONMENTAL HEALTH DIVISION.
- A HOMEOWNER'S ASSOCIATION WILL BE REQUIRED FOR THE MAINTENANCE OF THE PRIVATE STREET, UTILITIES AND BIORETENTION FACILITIES.

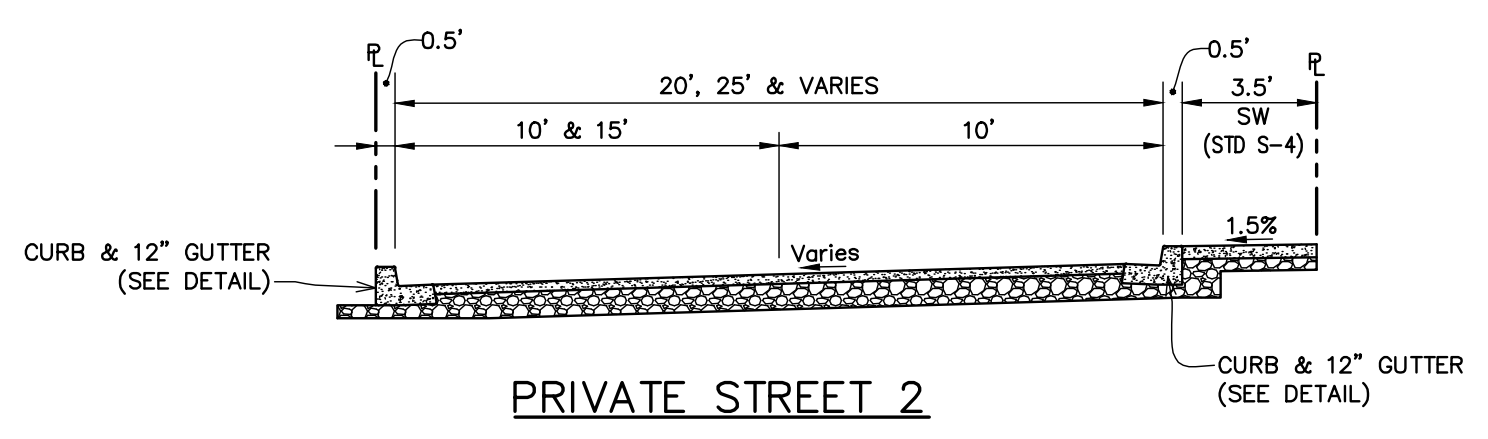
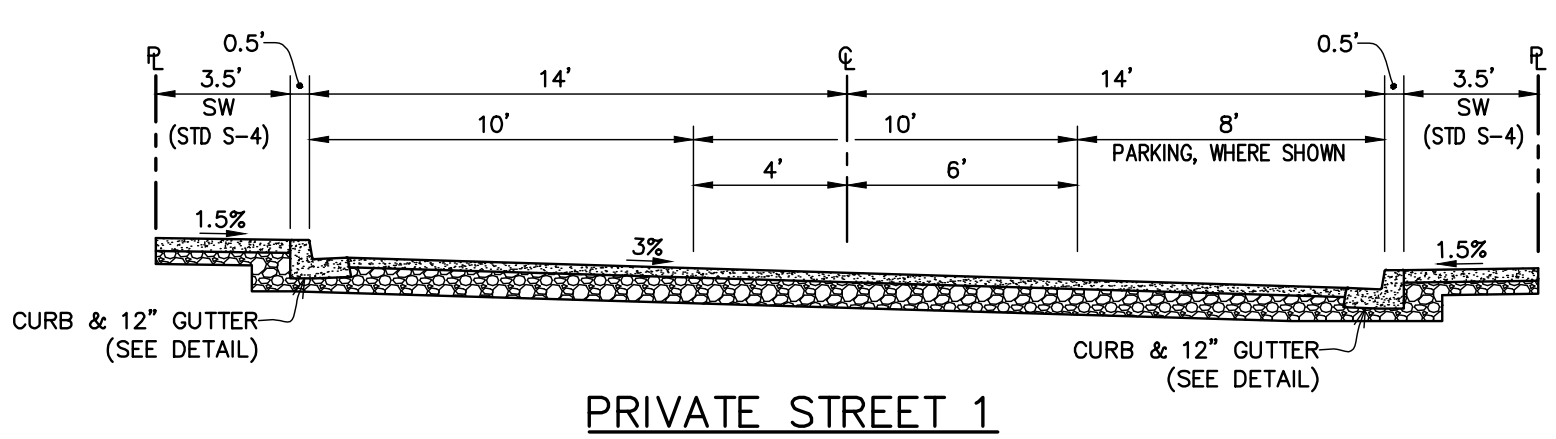
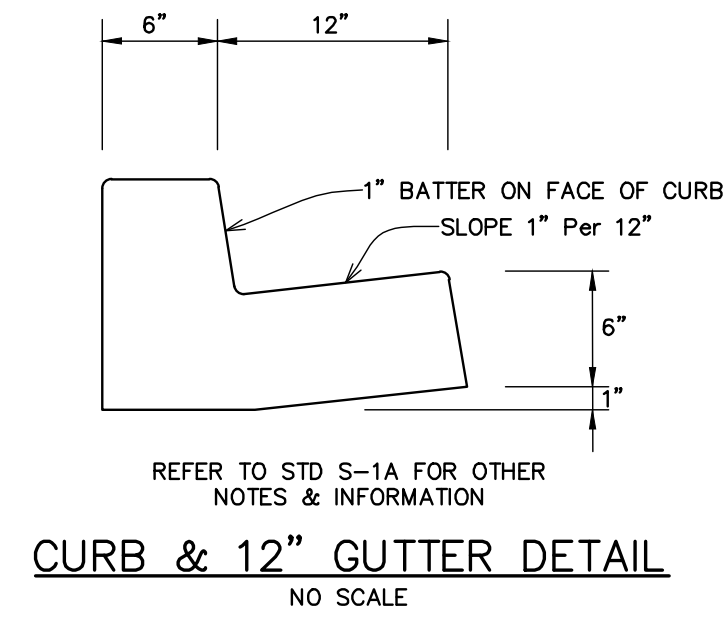
ABBREVIATIONS

AG	ATRIUM GRATE
APN	ASSESSOR PARCEL NUMBER
APPROX	APPROXIMATE
BF	BIORETENTION FACILITY
BSW	BACK OF SIDEWALK
BVC	BEGIN VERTICAL CURVE
BW	BOTTOM OF WALL
CL	CENTERLINE
CNC	CONCRETE
DMA	DRAINAGE MANAGEMENT AREA
EVC	END OF VERTICAL CURVE
EX	EXISTING
FE	FINISHED ELEVATION
FF	FINISHED FLOOR
FL	FLOW LINE
FG	FINISHED GRADE
FS	FINISHED SURFACE
GFF	GARAGE FINISHED FLOOR
GIE	GUTTER INLET ELEVATION
IFO	IN FAVOR OF
IPE	INLET PAN ELEVATION
(max)	MAXIMUM
(min)	MINIMUM
OAE	OR APPROVED EQUAL
OE	OVERFLOW STRUCTURE ELEVATION
PL	PROPERTY LINE
PRDE	PRIVATE DRAINAGE EASEMENT
PRAUE	PRIVATE ACCESS AND UTILITY EASEMENT
PRVC	POINT OF REVERSE VERTICAL CURVE
PSDE	PUBLIC STORM DRAIN EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SF	SQUARE FEET
SOFL	SIDE OPENING FLOW LINE
STD	CITY OF NAPA STANDARD PLANS
STPS	STEPS
SW	SIDEWALK
(typ)	TYPICAL
TC	TOP OF CURB
TG	TOP OF GRATE
TGL	TOP OF GRAVEL LAYER
TSL	TOP OF SOIL LAYER
TW	TOP OF WALL
TWFG	FINISHED GRADE AT TW
WD	WOOD



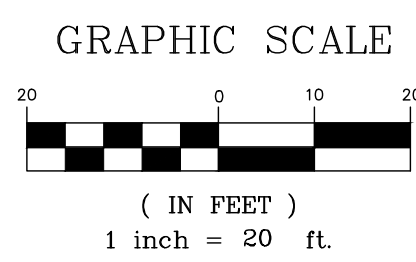
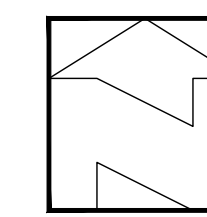
PROJECT DATA		
ADDRESS	804 CAPITOLA DRIVE, NAPA	
ASSESSOR'S PARCEL NUMBER	046-020-018	
TOTAL GROSS ACREAGE	1.35	
ZONING	RI-5	
TOTAL NUMBER OF LOTS:	EXISTING	1
	PROPOSED	9
LOT AREAS (SF)	1	6,964
	2	7,166
	3	4,913
	4	4,907
	5	4,896
	6	4,889
	7	7,197
	8	5,659
	9	5,717
AVERAGE LOT CROSS SLOPE (%)	Public Street Dedication	6,493
	1	10.0
	2	7.5
	3	5.0
	4	8.0
	5	5.6
	6	4.1
	7	4.0
	8	7.1
9	14.4	
AVERAGE CROSS SLOPE OF EXISTING PROPERTY (%)	7.0	
WATER SUPPLY	EXISTING	CITY OF NAPA
	PROPOSED	CITY OF NAPA
SEWER SUPPLY	EXISTING	CITY OF NAPA
	PROPOSED	CITY OF NAPA
DENSITY	6.7 DU/ACRE	

TENTATIVE MAP KEY NOTES	
No.	NOTES
1	EX CURB & GUTTER TO REMAIN
2	INSTALL STANDARD CURB & 12" GUTTER (STD S-1A)
3	INSTALL 4' WIDE VALLEY GUTTER
4	INSTALL 18.5' DRIVEWAY (STD S-5)
5	INSTALL 18' DRIVEWAY (STD S-5A)
6	5' PUE
7	INSTALL CURB & 12" GUTTER (SEE DETAIL, THIS SHT)
8	INSTALL DEEP CURB (STD SWO-122)
9	PROPOSED LOT LINES
10	3 - 8'x22' PARKING SPACES
11	6 - 8'x20' PARKING SPACES
12	HAMMERHEAD TURNAROUND (FIRE LADDER TRUCK) (STD S-29B)
13	ADA CURB RAMP
14	ACCESS AND UTILITY EASEMENT
15	PUBLIC STREET DEDICATION
16	NOT USED
17	PRIVATE DRAINAGE EASEMENT IFO LOT 4
18	PRIVATE DRAINAGE EASEMENT IFO LOT 5
19	PRIVATE DRAINAGE EASEMENT IFO LOT 2
20	RETAINING WALL
21	PRIVATE DRAINAGE EASEMENT IFO LOT 7 & 8
22	PRIVATE DRAINAGE EASEMENT IFO LOT 7



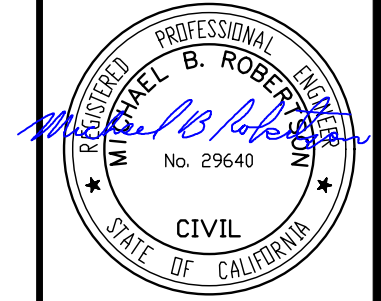
HARVEST VILLAGE
 804 CAPITOLA DRIVE, NAPA, CA
 APN 046-020-018 9 LOTS 1.35 Acres April, 2024
 DOCUMENT No. 2015-0001524 OF NAPA COUNTY RECORDS

OWNER/SUBDIVIDER: GRID design build 707.699.1325
 1500 Third Street, Suite A
 Napa, CA 94559

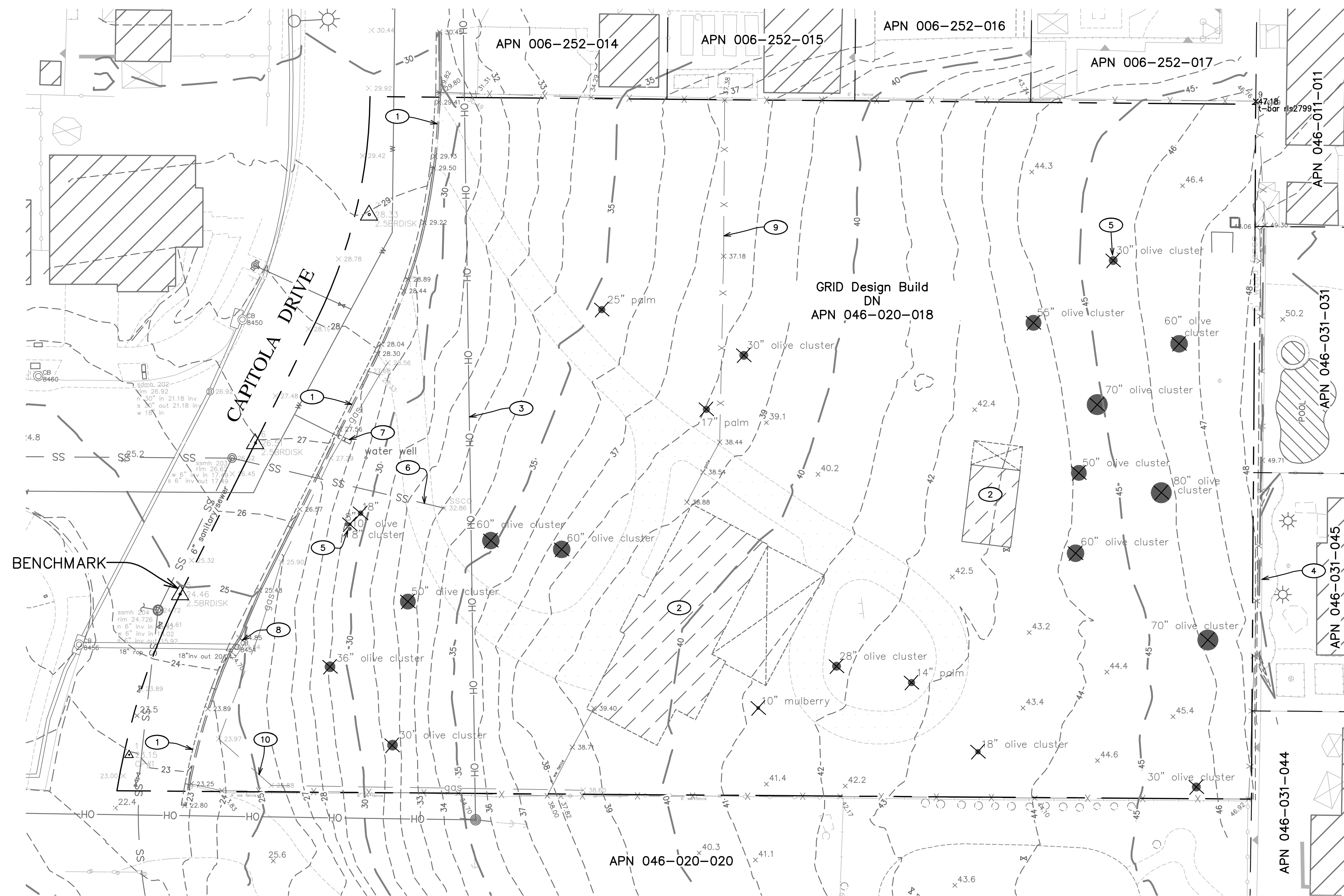


DATE:	4-18-24
SCALE:	As Shown
DESIGNED:	MBR
DRAWN:	JS
CHECKED:	MBR
PROJ.ENGR.:	JS
PROJ.MGR.:	MBR

No.	DATE	REVISION



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 2455 BENNETT VALLEY ROAD, SUITE B300, SANTA ROSA, CA 95404
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 E-mail office@robertsonengineering.net



EXISTING CONDITIONS KEY NOTES	
No.	NOTES
1	REMOVE EXISTING CURB & GUTTER
2	REMOVE EXISTING STRUCTURES
3	EXISTING OVERHEAD TO BE REMOVED/RELOCATED
4	EXISTING RETAINING WALL ON NEIGHBORS PROPERTY TO REMAIN AND BE PROTECTED
5	EXISTING TREES TO BE REMOVED (TYPICAL)
6	EXISTING SEWER LATERAL TO BE REMOVED
7	EX WATER SERVICE TO BE REMOVED/ABANDONED
8	EXISTING CATCH BASIN TO REMAIN
9	EXISTING FENCE TO BE REMOVED
10	EXISTING GAS LINE TO BE REMOVED/ABANDONED

- TOPOGRAPHIC NOTES**
- TOPOGRAPHIC SURVEY PROVIDED BY GRID DESIGN BUILD. SURVEY PERFORMED BY CHAUDHARY & ASSOCIATES, INC., SEPTEMBER 26, 2014.
 - THIS TOPOGRAPHIC SURVEY DOES NOT CONTAIN A SURVEY OF THE BOUNDARY. BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM RECORD DATA AND SHOULD NOT BE CONSIDERED AS FINAL OR ALL INCLUSIVE. ENCROACHMENTS, AMBIGUITIES AND INCONSISTENCIES (IF ANY) BETWEEN THE RECORD DATA AND ACTUAL FIELD CONDITIONS WERE NEITHER CONSIDERED NOR RESOLVED.
 - NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND FEATURES. UNDERGROUND FEATURES SHOWN ARE BASED UPON VISUAL INSPECTION AND FOUND & SURVEYED ABOVE GROUND FEATURES.
 - BENCHMARK: FOUND 2 1/2" BRASS DISK LOCATED IN CAPITOLA DRIVE.
 - ELEVATION: 24.46 (NAVD 88)

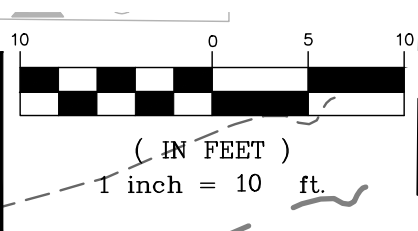
EXISTING CONDITIONS
 GRID DESIGN BUILD
 804 CAPITOLA DRIVE (APN 046-020-018)
 NAPA COUNTY CALIFORNIA

SHEET	2
OF	5
SHEETS	
JOB No.	22174

GRADING PLAN KEY NOTES

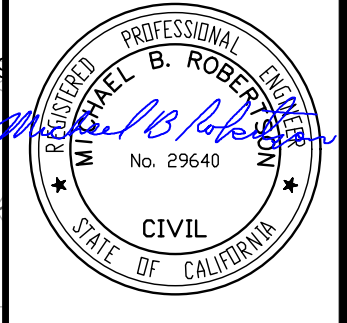
No.	NOTES
1	NEW RETAINING WALL AT BSW
2	NEW RETAINING WALL ON PROPERTY LINE
3	NEW RETAINING WALL; 2' FROM PROPERTY LINE
4	NEW BLOCK WALL; HEIGHT VARIES

GRAPHIC SCALE



DATE: 4-18-24
 SCALE: As Shown
 DESIGNED: MBR
 DRAWN: JS
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 PROJ. MGR.: MBR

NO.	DATE	REVISION

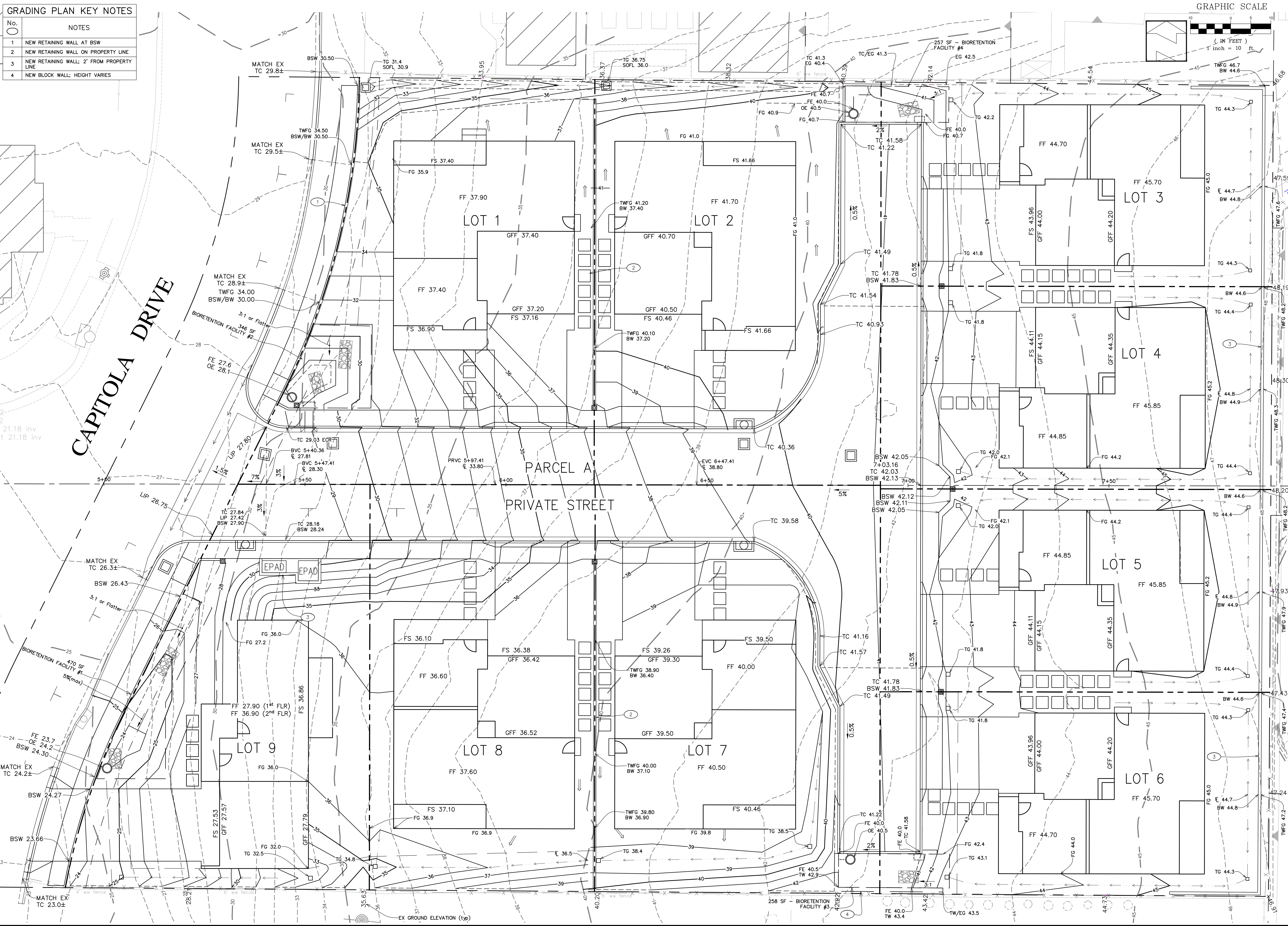


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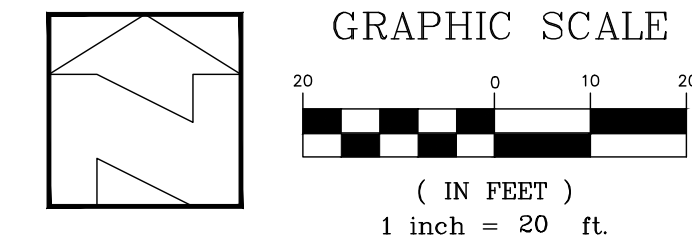
PRELIMINARY GRADING PLAN
 CALIFORNIA

GRID DESIGN BUILD
 804 CAPITOLA DRIVE (APN 046-020-018)
 NAPA COUNTY

SHEET 3 OF 5 SHEETS
 JOB No. 22174



- LEGEND**
- RESIDENTIAL WATER SERVICE
 - RESIDENTIAL SEWER LATERAL
 - UNTREATED STORM WATER
 - TREATED STORM WATER
 - STREET LIGHT



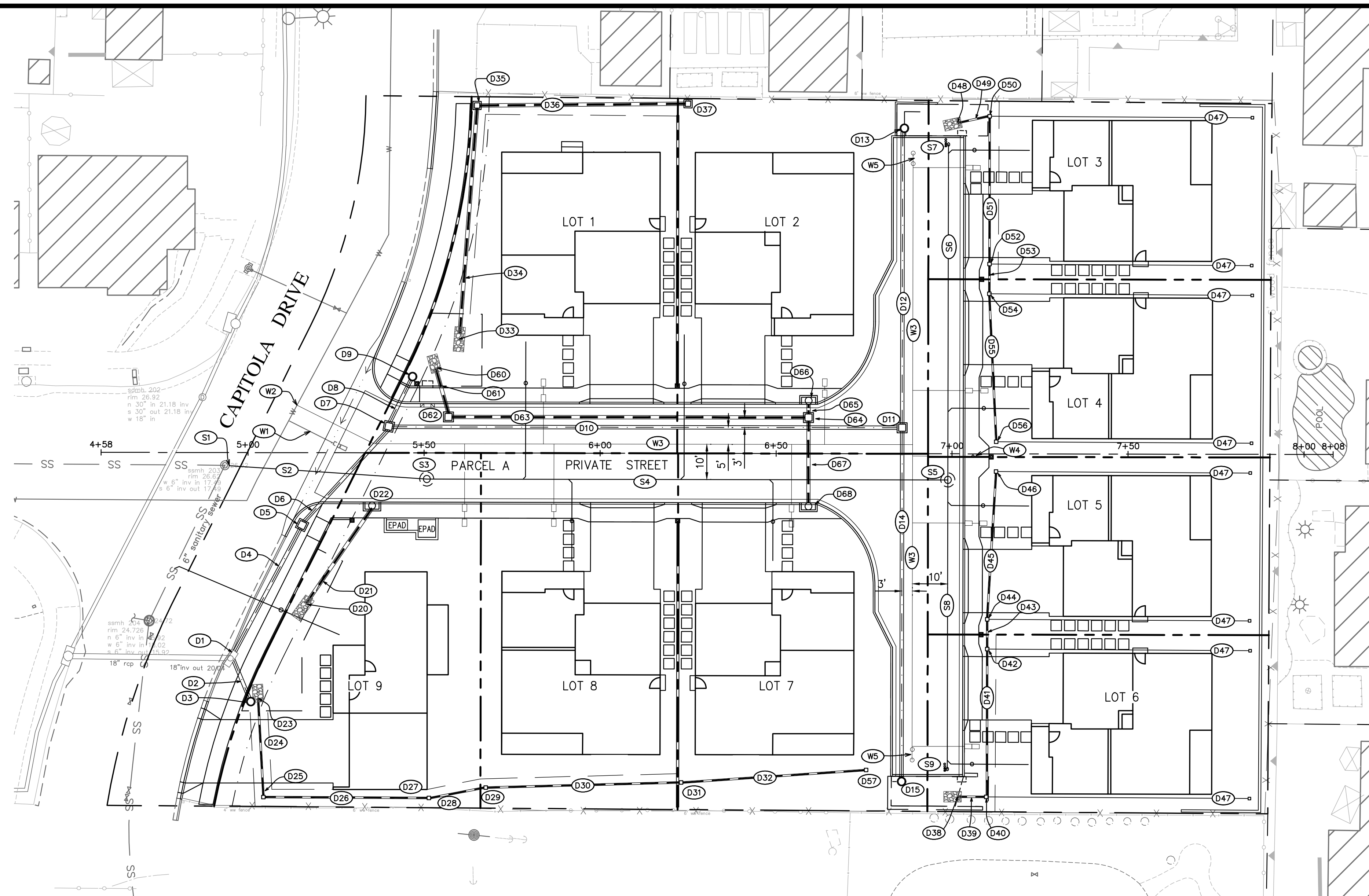
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SEWER KEY NOTES

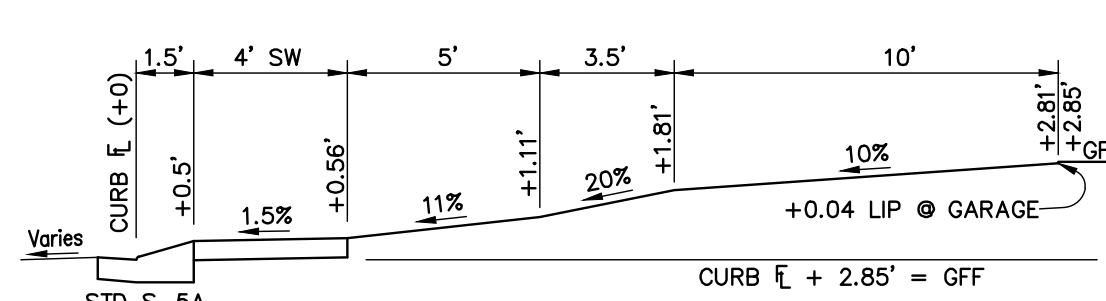
No.	NOTES
S1	REMOVE EX SS & INSTALL 6" SS (EASTERLY); EX INV OUT 17.5±; NEW INV IN 17.60
S2	78 LF - 6"SS, S=0.050
S3	INSTALL 48" SSMH#1 (STD SS-9)
S4	150 LF - 6"SS, S=0.085
S5	INSTALL 48" SSMH#2 (STD SS-9)
S6	98 LF - 6"SS, S=0.015
S7	INSTALL FLUSH HOLE (STD SS-28); RIM 41.09, INV 36.00
S8	82 LF - 6"SS, S=0.018
S9	INSTALL FLUSH HOLE (STD SS-28); RIM 41.09, INV 36.00

WATER KEY NOTES

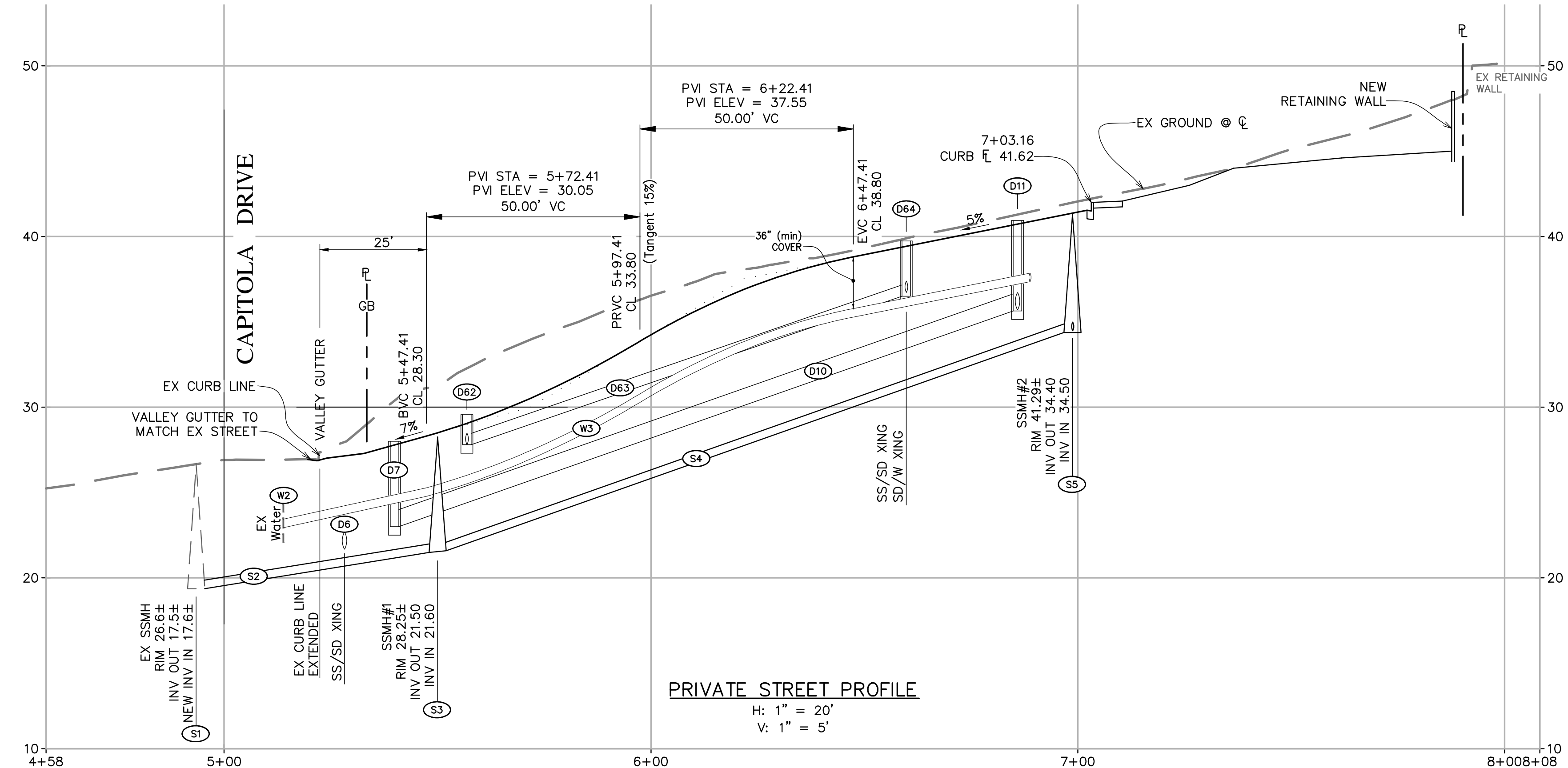
No.	NOTES
W1	ABANDON EX WATER SERVICE
W2	WATER CONNECTION AT MAIN
W3	INSTALL 6" WATER MAIN
W4	INSTALL FIRE HYDRANT (STD W-8)
W5	INSTALL 2" BLOW-OFF ASSEMBLY (W-10A)



PRIVATE UTILITY PLAN
 H: 1" = 20'



TYPICAL DRIVEWAY DESIGN (A)
 LOTS 3-6
 NO SCALE

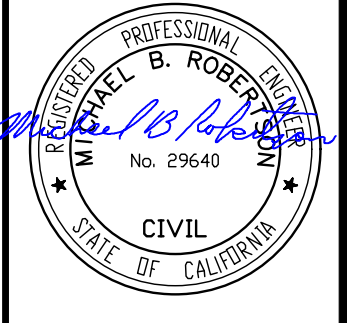


PRIVATE STREET PROFILE
 H: 1" = 20'
 V: 1" = 5'

STORM DRAIN KEY NOTES

No.	NOTES
D1	CONNECT TO EX CB, EX INV 20.0±
D2	14 LF - 12"SD, S=0.036
D3	OVERFLOW STRUCTURE (STD SWQ-140); GOE 24.20, INV 20.50
D4	44 LF - 12"SD, S=0.011
D5	2X2 DI, TG 26.60, INV 20.50
D6	38 LF - 12"SD, S=0.066
D7	2x2 DI, TG 28.00, INV 23.00
D8	16 LF - 12"SD, S=0.063
D9	OVERFLOW STRUCTURE (STD SWQ-140); GOE 28.10, INV 24.00
D10	146 LF - 12"SD, S=0.091
D11	2x2 DI, TG 40.94, INV 35.63
D12	86 LF - 12"SD, S=0.010
D13	OVERFLOW STRUCTURE (STD SWQ-140); GOE 41.00, INV 36.50
D14	100 LF - 12"SD, S=0.005
D15	OVERFLOW STRUCTURE (STD SWQ-140); GOE 41.00, INV 36.13
D20	OUTLET INV 25.00; 3'W x 7'L x 12"D; 3-6" ROUNDED WASHABLE COBBLE
D21	34 LF - 12"SD, S=0.009
D22	TYPE D-2 CB (STD D-2A); TC 27.59, INV 25.30
D23	OUTLET INV 24.00; 3'W x 5'L x 12"D; 3-6" ROUNDED WASHABLE COBBLE
D24	28 LF - 6"SD; S=0.007
D25	12" DI, TG 25.00, INV 24.20
D26	44 LF - 6"SD; S=0.158
D27	12" DI, TG 32.00, INV 31.17
D28	20 LF - 6"SD, S=0.109
D29	12"DI, TG 34.80, INV 33.35
D30	56 LF - 6"SD, S=0.064
D31	12" DI, TG 38.40, INV 36.95
D32	54 LF - 6"SD, S=0.014
D33	OUTLET INV 29.00; 3'W x 7'L x 12"D; 3-6" ROUNDED WASHABLE COBBLE
D34	66 LF - 12"SD, S=0.005
D35	18" DI, TG 31.65, SOFL 30.90, INV 29.33
D36	60 LF - 12"SD, S=0.061
D37	18" DI, TG 36.75, SOFL 36.00, INV 33.00
D38	OUTLET INV 40.00; 3'W x 5'L x 12"D; 3-6" ROUNDED WASHABLE COBBLE
D39	8 LF - 6"SD, S=0.005
D40	12" DI, TG 43.10, INV 40.04
D41	42 LF - 6"SD, S=0.005
D42	12" DI, TG 41.80, INV 40.26
D43	10 LF - 6"SD, S=0.005
D44	12" DI, TG 41.80, INV 40.31
D45	42 LF - 6"SD, S=0.005
D46	12" DI, TG 42.00, INV 40.52
D47	4"SD, S=0.010 (min), 12" (min) COVER; 9" DI w/AG
D48	OUTLET INV 40.00; 3'W x 5'L x 12"D; 3-6" ROUNDED WASHABLE COBBLE
D49	8 LF - 6"SD, S=0.005
D50	12" DI, TG 42.20, INV 40.04
D51	42 LF - 6"SD, S=0.005
D52	12" DI, TG 41.80, INV 40.26
D53	10 LF - 6"SD, S=0.005
D54	12" DI, TG 41.80, INV 40.31
D55	42 LF - 6"SD, S=0.005
D56	12" DI, TG 42.00, INV 40.52
D57	12" DI, TG 38.50, INV 37.70
D58	NOT USED
D59	NOT USED
D60	OUTLET INV 24.00; 3'W x 5'L x 12"D; 3-6" ROUNDED WASHABLE COBBLE
D61	12 LF - 8"SD, S=0.017
D62	24" DI, TG 29.57, INV 27.80
D63	104 LF - 8"SD, S=0.074
D64	24" DI, TG 39.74, INV 36.50
D65	6 LF - 8"SD, S=0.017
D66	CB (STD D-2A), TC 40.24, INV 36.60
D67	26 LF - 8"SD, S=0.012
D68	CB (STD D-2A), TC 40.24, INV 36.80
D69	NOT USED
D70	NOT USED

NO.	DATE	REVISION



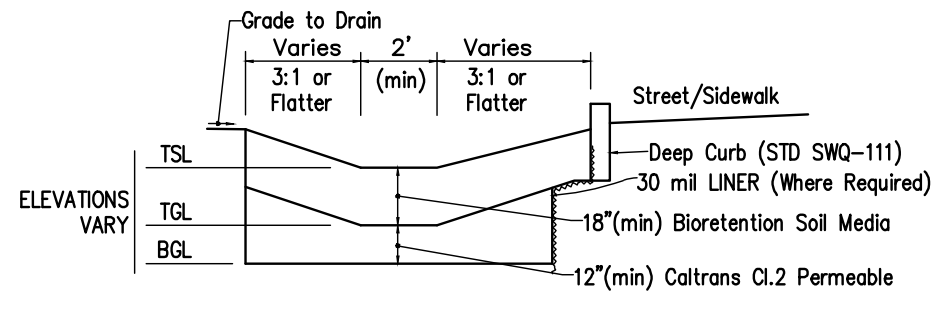
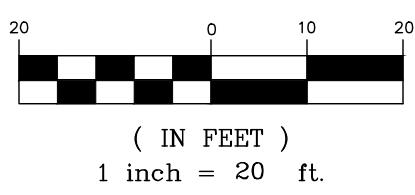
ROBERTSON ENGINEERING INC.
 2455 BENNETT VALLEY ROAD, SUITE B300, SANTA ROSA, CA 95404
 Telephone: 707.791.0030
 E-mail: office@robertsonengineering.net

PRELIMINARY UTILITY PLAN and CENTERLINE PROFILE
 GRID DESIGN BUILD
 804 CAPITOLA DRIVE (APN 046-020-018)
 NAPA COUNTY CALIFORNIA

SHEET 4 OF 5 SHEETS
 JOB No. 22174

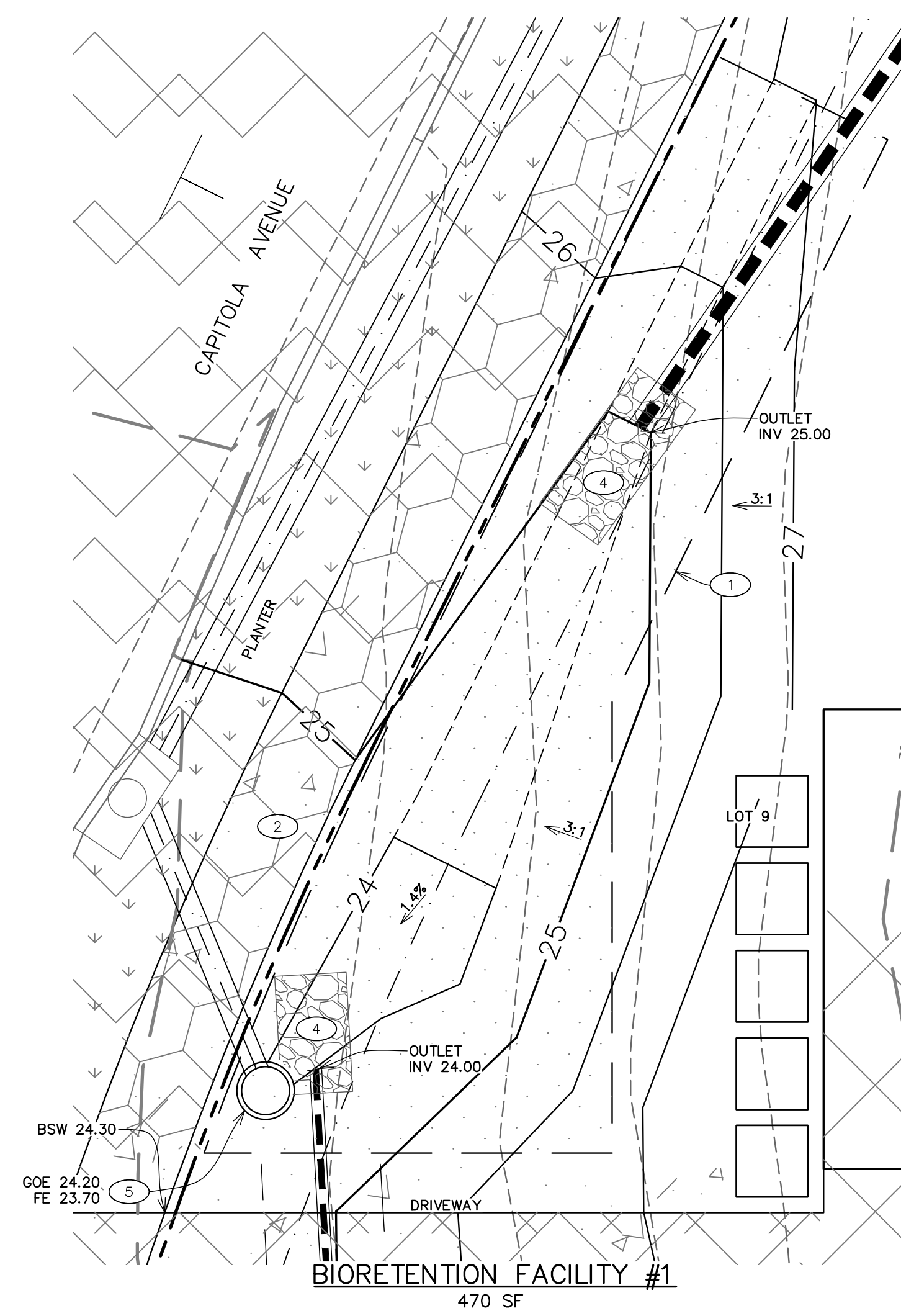
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GRAPHIC SCALE

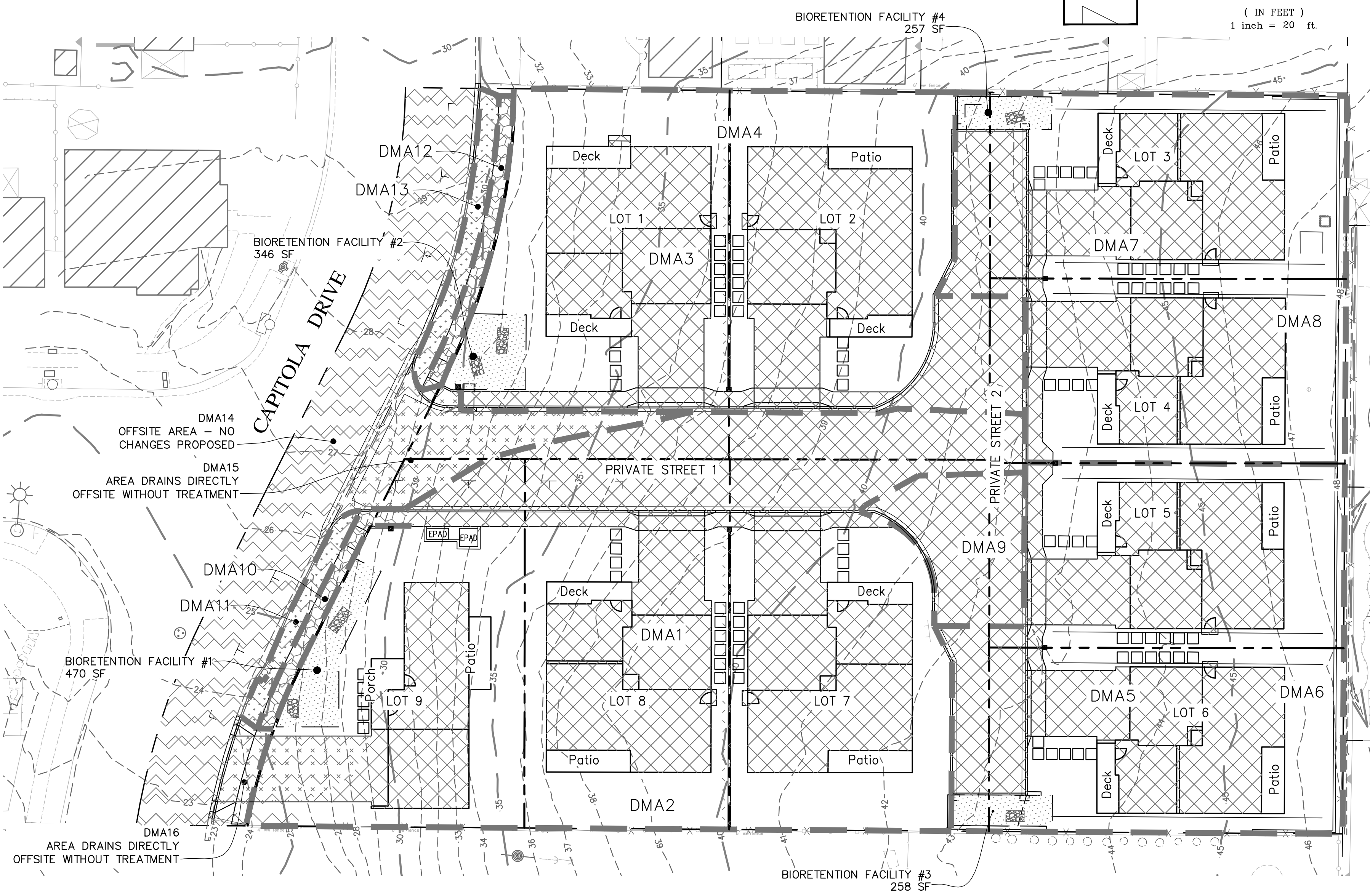


TYPICAL BIORETENTION FACILITY
 NO SCALE

- LEGEND**
- BIORETENTION AREA
 - OFFSITE AREA - NO CHANGES, NO TREATMENT PROPOSED
 - IMPERVIOUS AREA (Runoff Factor 1.0)
 - AREA DRAINS DIRECTLY OFFSITE WITHOUT TREATMENT
 - SELF RETAINING AREA
 - SELF TREATING AREA
 - Remainder of the Site is considered Landscaping (Runoff Factor 0.1)
 - BIORETENTION FACILITY LIMITS

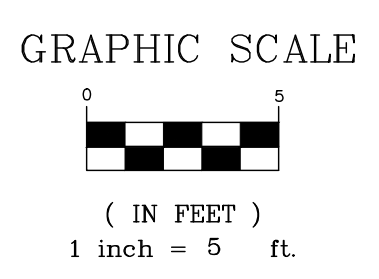
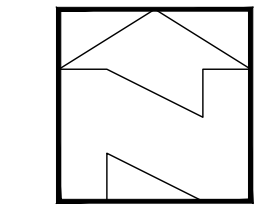


BIORETENTION FACILITY #1
 470 SF



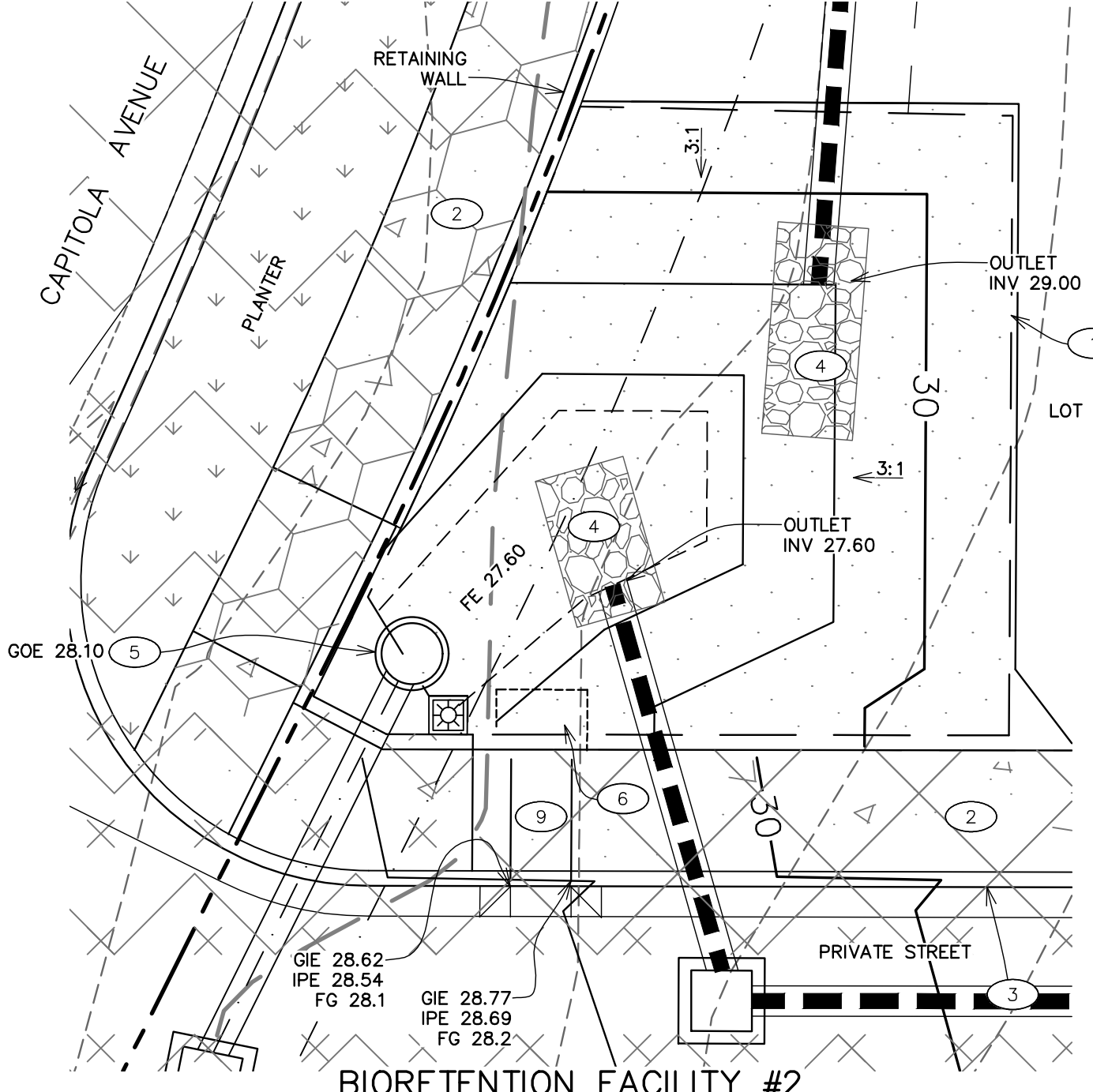
BIORETENTION FACILITY DETAILS

1" = 5'

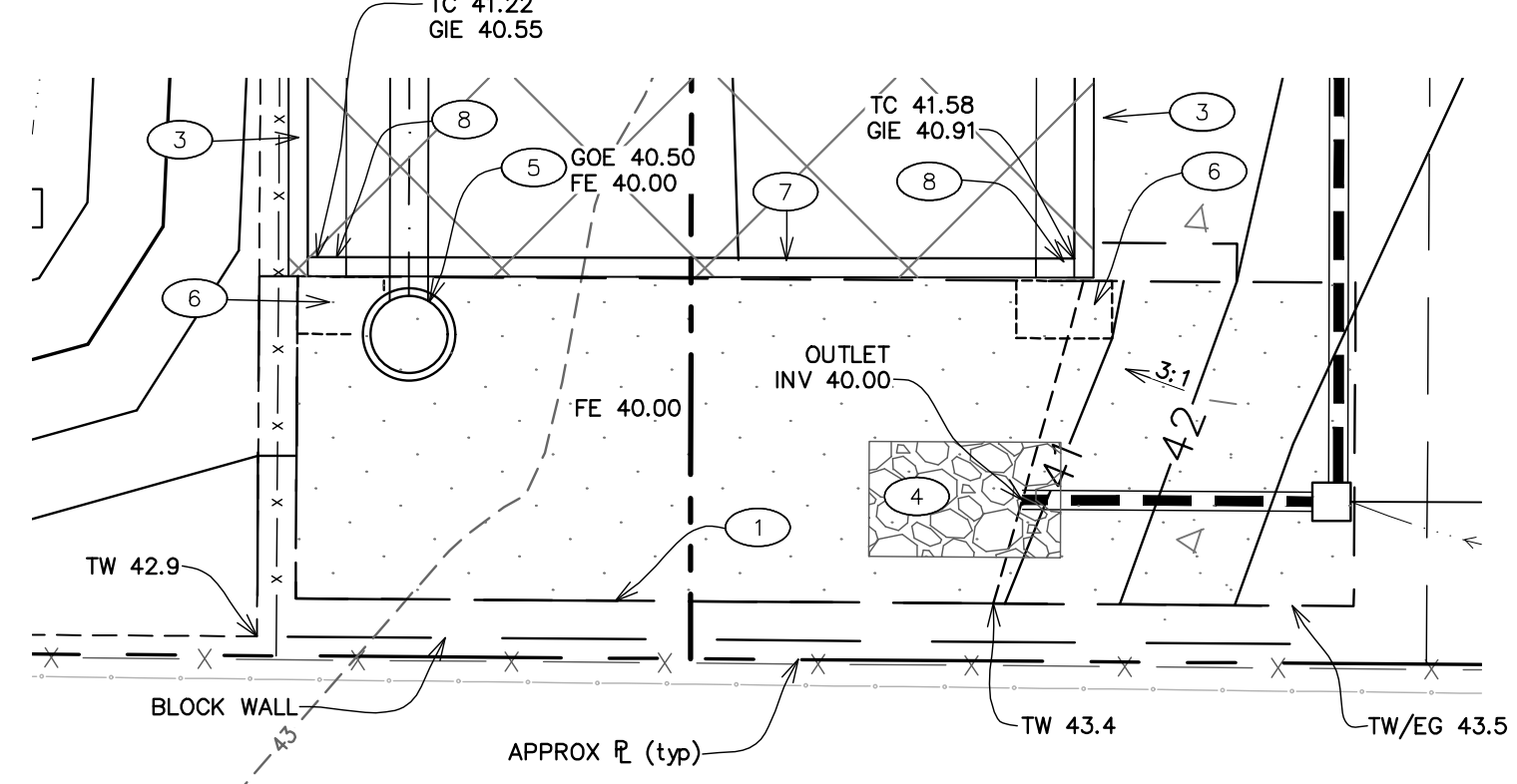


STORMWATER KEY NOTES

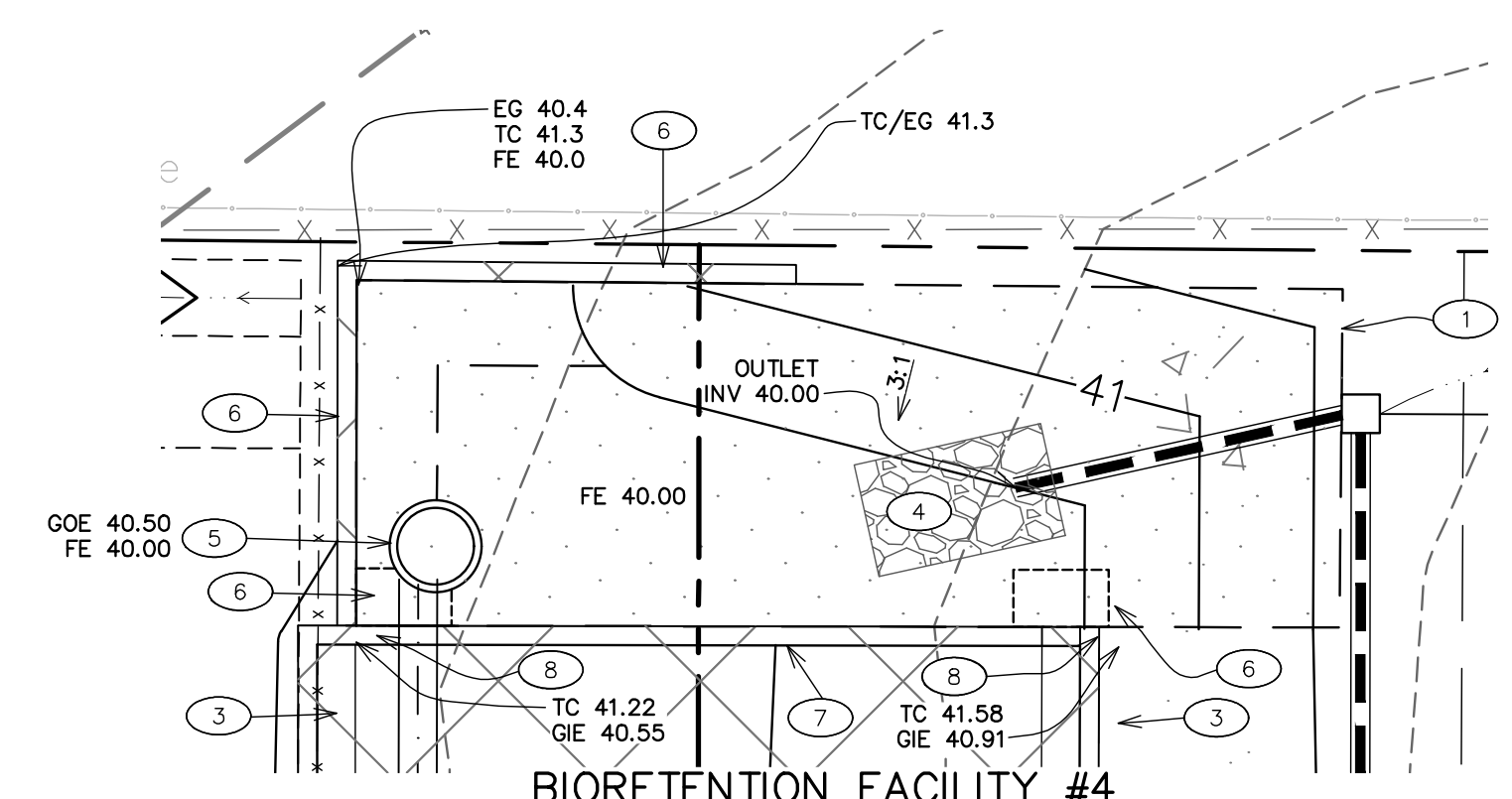
No.	NOTES
1	APPROX LIMITS OF BIORETENTION AREA
2	SIDEWALK
3	CURB & 1" GUTTER (REFER TO DETAIL, SHT 1)
4	3-6" ROUNDED WASHABLE COBBLES (REFER TO DETAILS, SHT 4)
5	OVERFLOW STRUCTURE (STD SWQ-140)
6	3-6" ROUNDED WASHABLE COBBLES; 6" DEEP (REFER TO CITY DETAIL)
7	DEEP CURB (STD SWQ-111)
8	CURB CUT INLET (STD SWQ-122)
9	INLET WITH GRATE (STD SWQ-123)



BIORETENTION FACILITY #2
 346 SF



BIORETENTION FACILITY #3
 258 SF

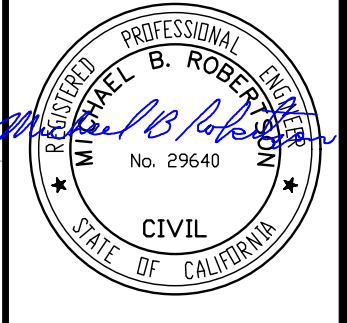


BIORETENTION FACILITY #4
 257 SF

PRELIMINARY STORMWATER PLAN

GRID DESIGN BUILD
 804 CAPITOLA DRIVE (APN 046-020-018)
 NAPA COUNTY
 CALIFORNIA

SHEET 5 OF 5 SHEETS
 JOB No. 22174



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