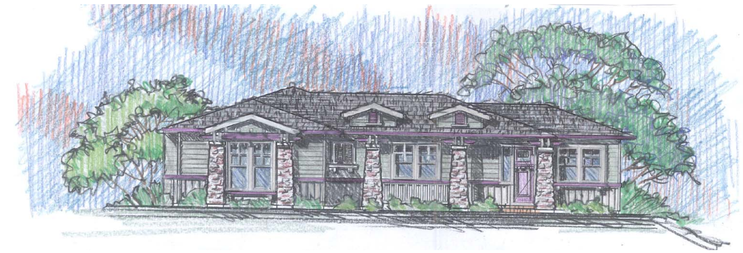
ATTACHMENT 4

MODRALL SUBDIVISION, NAPA, CA

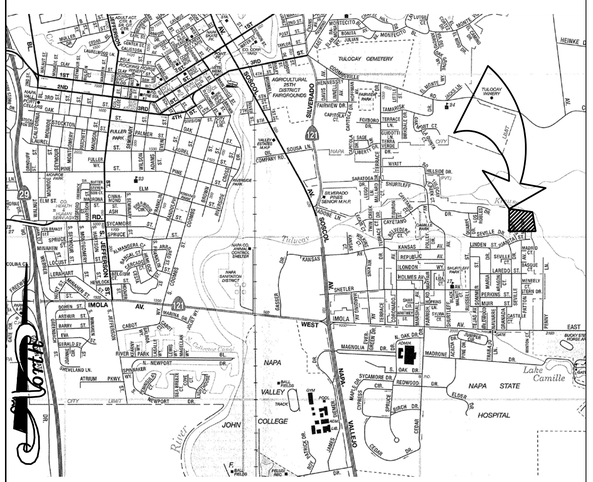
LOT 4

LOT 2



LOT 1

VICINITY MAP



AERIAL MAP

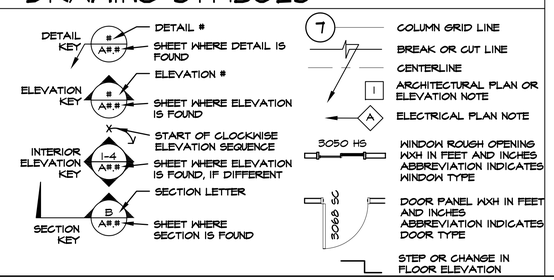
ABBREVIATIONS

ACOUS.	Acoustical
A.D.	Area Drain
ADJ	Adjacent
AFF	Above Fin Flr
AGGR.	Aggregate
AL.	Aluminum
ALT.	Alternate
&	And
L	Angle
APPROX	Approximate
ARCH.	Architectural
ASPH.	Asphalt
@	At
AWN	Awning Window
B	Bath
BD.	Board
BDRM	Bedroom
BM.	Beam
BI	Bi Fold Door
BITUM.	Bituminous
BL.	Block
BLKG.	Blocking
BLDG.	Building
BOT.	Bottom
BS.	Backsplash
BSBD	Baseboard
C.	Carpet
C	Channel
C	Copperclad
CAB.	Cabinet
CASE	Casement Window
C.B.	Catch Basin
CBC	Cal. Bldg Code
CEM.	Cement
C&F	Countersink & Fill
CFB	Cement Fiber Bd.
CT.	Ceramic Tile
CFM	Cubic Ft Per Min.
CL	Center Line
CLG.	Ceiling
CL.	Closet
CO	Clean Out
COMB.	Combination
CONC.	Concrete
CONN.	Connection
CONT.	Continuous
CNTSK	Countersink
CNTR	Counter
CT	Ceramic Tile
CTSK.	Countersink
CVG	Clear Vertical Grain
CW	Cold Water
CY	Cubic Yards
ø	Diameter or Round
DIA.	Diameter
D	Dryer
DF	Douglas Fir
DH	Double Hung
DIM.	Dimension
DIR.	Direction
DISP.	Dispenser or Disposer
DN	Down
DRM	Dining Room
DR.	Door
DS	Downspout
DTL.	Detail
DWSHR	Dishwasher
DWG.	Drawing
(E)	Existing
(ER)	Existing Relocated
EA.	Each
EL	Elevation
ELEV	Elevator
E.P.	Electrical Panel
EQ.	Equal Distance
EXP JT.	Expansion Joint
EXIST.	Existing
FL	Flashing
FLR	Floor
FOC	Face of Concrete
FOS	Face of Stud
FP	Fireplace
FR	Fire Rated
FRDR	French Door
FRM	Family Room
FBO	Furnished by Owner
FX	Fixed Window

FAU	Forced Air Furnace Unit
FBO	Furnished by Owner
FD	Floor Drain
FDN	Foundation
FE	Fire Extinguisher
FF	Finished Face or Floor
FFE	Finished Floor Elev.
FHWS.	Flat Head Wood Screw
FIN	Finish
GB	Grab Bar
GC	Contractor
G.I.	Galv. Steel
GAR	Garage
GA.	Gauge
GALV	Hot Dip Galvanized
GPM	Gallons per Minute
GRN	Green
GSFP	Gas Fireplace
GSM	Galvanized Sheet Metal
GYP	Gypsum
H	Hall
HB	Hose Bib
HC	Handicapped
HD	Head
HDG	Hot Dip Galv. Steel
HDR	Header
HDWD	Hardwood
HFL	Head Flashing
HORIZ	Horizontal
HS	Horiz. Slider Window
HTR	Heater
HW	Hot Water
INCL	Including
ID	Inside Dim. or Dia.
INSUL	Insulation
JB	Junction Box
JT	Joint
KIT	Kitchen
L	Angle
LAM	Laminated
LAV.	Lavatory
LR	Living Room
LVR	Louver Door
MB	Machine Bolt
MBATH	Master Bath
MBRM	Master Bedroom
M.C.	Medicine Cabinet
MEMB	Membrane
MFG	Manufacturer
MIL	Millimeter
MIN.	Minimum
MIRR.	Mirror, Temp. Glass
M.O.	Masonry Opening
MS	Machine Screw
MTL	Metal
(N)	New
NEC	Nat'l. Electric Code
NIC	Not in Contract
NHBY	Neighbor
NOM	Nominal
NTS	Not To Scale
O/	Over
OBS.	Obscure Glass
O.C.	On Center
O.D.	Outside Diameter
O.H.	Over Head
O.S.A.	Outside Air
P	Powder Room
PAR	Parallel
PAT	Patented
PERP	
or ^	Perpendicular
PFL	Perimeter Flashing
PG&E	Pacific Gas & Electric
PL	Property Line
PLAM	Plastic Laminate
PLAS	Plaster
PLYWD	Plywood

PR	Pair
P.S.I.	Pounds Per Sq.In.
PT	Pressure Treated
#	Pound or Number
PVC	Poly Vinyl Chloride
QT	Quarry Tile
QTR	Quarter
R	Risers
R.A.	Return Air
RAD	Radius
RAG	Return Air Grill
REBAR	Steel Reinf. Bar
RD	Roof Drain
RDWD	Redwood
REF	Refrigerator
REINF	Reinforced
RESIL	Resilient
REQ'D	Required
RM	Room
RO	Rough Opening
RS	Rough Sawn
RWL	Rainwater Leader
S	Sink
S3S	Surfaced Three Sides
S4S	Surfaced Four Sides
S.A.	Supply Air
SAG	Supply Air Grill
SAM	Self adhering MP Membrane
SC	Solid Core
SCHED	Schedule
SD	Soap Dish
SECT	Section
SF	Square Foot
SFL	Saddle Flashing
SGD	Sliding Glass Door
SH	Single Hung Window
SHT	Sheet
SHWR	Shower
SIM	Similar
SKY	Skylight
SL	Slope
SLDR	Slider
SMD	Sliding Mirror Door
SPEC	Specification
S.S.D.	See Struct. Dwgs
SST	Stainless Steel
ST	Steel
STRUCT	Structural
SQ	Square
T	Tempered
TB	Towel Bar
THRESH	Threshold
TC	Trash Compactor
TOC	Top Of Curb
TEL	Telephone
TEMP	Tempered Glass
T&B	Top & Bottom
T&G	Tongue & Groove
TP	Toilet Paper Holder
TRD	Tread
TOF	Top of Floor
TOP	Top of Paving
TOW	Top Of Wall
TYP.	Typical
UBC	Uniform Bldg Code
UMC	Uniform Mech. Code
UPC	Uniform Plumb. Code
U.N.O.	Unless Noted Otherwise
VIF	Verify in Field
VCT	Vinyl Composition Tile
W/	With
W	Clothes Washer
W.C.	Water Closet
WD	Wood
WH	Hot Water Heater
WIC	Walk-in Closet
WNDW	Window
W/O	Without
WP	Waterproof
WST	Weather Stripping
WWF	Welded Wire Fabric

DRAWING SYMBOLS



PROJECT DESCRIPTION

PROJECT ADDRESS:

45 LOS ROBLES DRIVE
NAPA, CALIFORNIA 94559

APN # 046-180-009

SITE AREA: 5.53 acres

PROPOSED ZONING: ED-1:HS:CR-1:CR-7, R-20

PROPOSED USE: Residential

GENERAL PLAN: Designation: SFR-183
Lot Frontage: 50 feet
Lot Width at front setback line: 70 feet
Front Setback : 30 feet
Rear Setback : 80 feet
Rear Yard : 15 feet
Side Setbacks: 30 feet
Side Yards: 15 feet

PROJECT DESCRIPTION:
Ron and Susan Modrall are submitting an application to subdivide their 5.53-acre parcel (APN 046-180-009) at 45 Los Robles Drive parcel into 6 single-family lots. Molina Street will be extended to a new public cul-de-sac on site. The property contains an existing single-family dwelling (one story) and will remain on proposed Lot 6. Additionally, five new custom homes will be constructed on lots 1-5 and served by private driveways. Each new home has a two or three-car garage. The proposed plans main floor living space of about 1750 sf - 1850 sf and lower floor of about 1200 sf - 1700 sf.

SITE DESCRIPTION:
The property is situated in the hillside overlay district, directly adjacent to the Rural Urban Limit Line. Vegetation consists of native grasses, with numerous oak and buckeye trees. The terrain is almost entirely basaltic rock and has slopes averaging 25 percent.

TYPE OF CONSTRUCTION & OCCUPANCY GROUP:

Construction 'Type V-NR' Wood framed non-fire rated construction.
Occupancy 'Type R3' Single Family

MODRALL
Coverage Schedule
revised 16-Aug-07

	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6
Lot Size	20500	20000	20500	20300	20300	115,000
No. of Stories	2	2	2	2	2	(E)
No. of Bedrooms	3	3	3	3	3	(E)
Covered Porch	182	144	144	69	69	(E)
Deck	252	303	303	248	248	(E)
Garage	836	728	670	581	581	(E)
Main Floor Living	1815	1768	1768	1772	1772	(E)
Lower Floor Living	1650	1286	1286	1270	1270	(E)
Total Living Area	3465	3054	3054	3042	3042	N/A
Floor Area Ratio (FAR)	17%	15%	15%	15%	15%	N/A
25% max. allowed Coverage	5125	5000	5125	5075	5075	N/A
ACTUAL TOTAL COVERAGE	3085	2943	2885	2670	2670	N/A

PROJECT TEAM

OWNER:

RON AND SUSAN MODRALL
45 Los Robles Drive
Napa, CA 94559
contact: Ron/Susan
ph: (707) 253-0987
fx: (707) 253-0987
email: rsmodrall@sbcglobal.net

ARCHITECT:

CRAIKER ARCHITECTS AND PLANNERS
181 Carlos Drive, Suite 102
San Rafael, CA 94903-2005
contact: Chris Craiker
phone: (415) 491-2244
fax: (415) 507-1944
email: chris@craiker.com

CIVIL ENGINEER:

JAMES CASSAYRE ENGINEER
3142 Browns Valley Road,
Napa, CA 94559
contact: James Cassayre
ph: (707) 226-5241
fx: (707) 226-5241
email: jcassayre@comcast.net

LAND SURVEYOR:

MICHAEL BROOKS, PLS
6525 Washington St.,
Yountville, CA 94559
contact: Michael Brooks
ph: (707) 944-8743
fx: (707) 944-9639

GEOTECHNICAL ENGINEER:

JUAN HIDALGO, GE
1305 North Dutton Ave.,
Santa Rosa, CA 95401
contact: Juan Hidalgo
ph: (707) 252-8105
fx: (707) 544-1082

DRAWING INDEX

ARCHITECTURAL

C Cover Sheet
A0 Schematic Site and Lighting Plan

LOT 1

A1 Main and Lower Floor Plans, Roof Plan Sections and Elevations

LOT 2

A2 Main and Lower Floor Plans, Roof Plan Sections and Elevations

LOT 3

A3 Main and Lower Floor Plans, Roof Plan Sections and Elevations

LOT 4

A4 Main and Lower Floor Plans, Roof Plan Sections and Elevations

LOT 5

A5 Main and Lower Floor Plans, Roof Plan Sections and Elevations

L1 Landscape and Fence Plan

CIVIL DRAWINGS

C0 Neighborhood Map
C1 Existing Site Conditions
C2 Layout Plan
C3 Grading Plan
C4 Utilitiy Plan
C5 Grading Details
C6 Tree Survey
C7 Slope Analysis Map
C8 BMP's

Craiker Associates
Architects & Planners
AIA Inc
181 Carlos Drive Suite 102
San Rafael, CA. 94903-2005
415.491.2244
FAX. 415.507.1944
craiker.com

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RON & SUSAN MODRALL

MODRALL SUBDIVISION

45 Los Robles
Napa, CA
94559

JOB # 0602

COVER SHEET

Revisions

No.	Date	Description

Date: AUGUST 21, 2007

Job Captain: CC

Sheet

C

ATTACHMENT 4

MODRALL TENTATIVE SUBDIVISION MAP

TENTATIVE MAP AMENDMENT

45 LOS ROBLES DRIVE NAPA , CA

LINE TYPE LEGEND

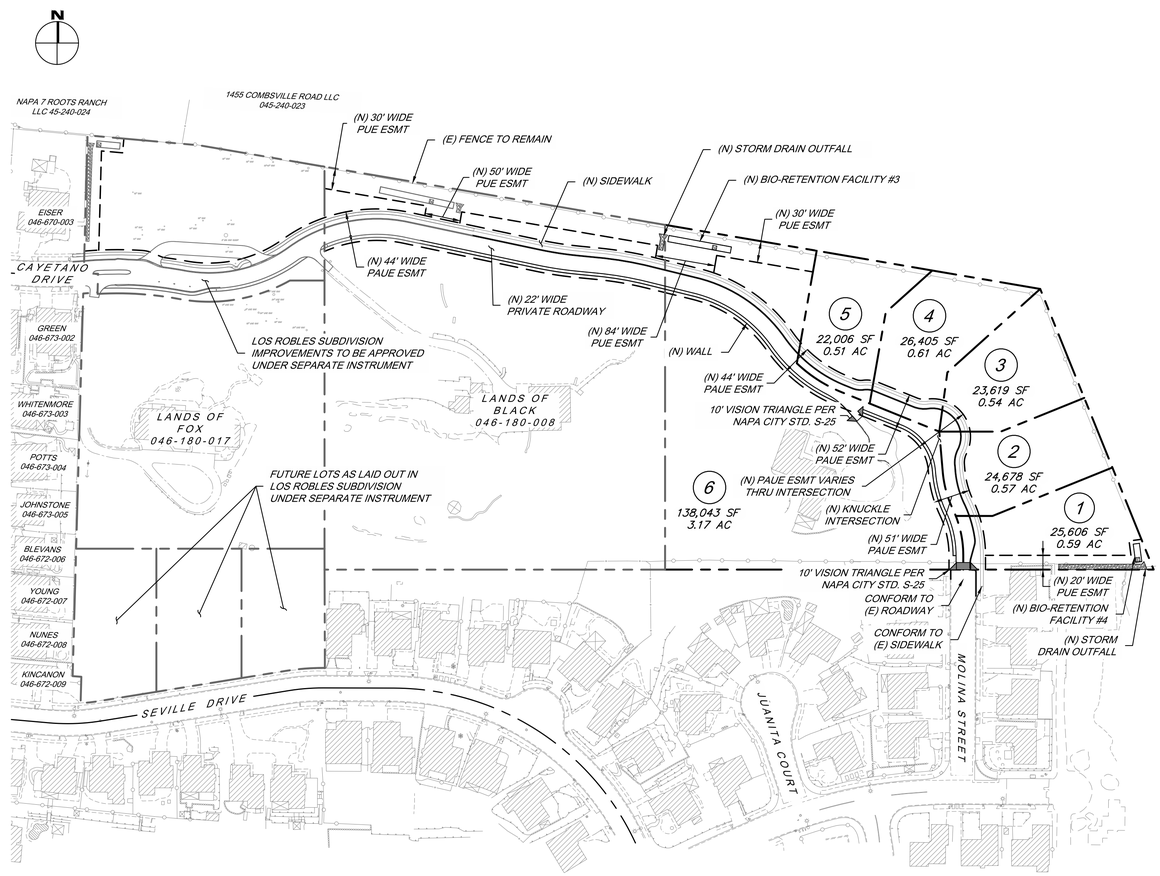
	BOUNDARY LINE	GB	GRADE BREAK
	CENTERLINE OR R/W	E	(N) & (E) ELECTRIC
	EASEMENT	GAS	(N) & (E) GAS
	FLOWLINE	OH	(N) & (E) OVERHEAD
	GRADING LIMITS	W	(E) WATER
	DEMOLISH	WATER	(N) WATER
	TOP OF GRADING	STORM DRAIN	(N) & (E) STORM DRAIN
RETAINING WALL	RETAINING WALL	SANITARY SEWER	(N) & (E) SANITARY SEWER

SYMBOL LEGEND

	STORM DRAIN CLEANOUT		FIRE HYDRANT
	STORM DRAIN INLET		FIRE DEPARTMENT CONNECTION
D	STORM DRAIN MANHOLE		STREET LIGHT
	SANITARY SEWER CLEANOUT		STREET SIGN
S	SANITARY SEWER MANHOLE		DRAINAGE FLOW PATH
	WATER METER & BACKFLOW		100-YEAR OVERLAND RELEASE PATH
	WATER VALVE		

ABBREVIATIONS

AB	AGGREGATE BASE	MS	METERING STRUCTURE
AC	ACRES OR ASPHALT CONCRETE	(N)	NEW
AD	AREA DRAIN	NMC	NAPA MUNICIPAL CODE
APN	ASSESSOR PARCEL NUMBER	No.	NUMBER
BC	BEGIN CURBE	NSD	NAPA SANITATION DISTRICT
BFP	BACKFLOW PREVENTER	NTS	NOT TO SCALE
BLDG	BUILDING	OD	OUTSIDE DIAMETER
BM	BENCHMARK	OS	OVERFLOW STRUCTURE
BMP	BEST MANAGEMENT PRACTICE	(P)	PROPOSED
BRF	BIORETENTION FACILITY	PAE	PRIVATE ACCESS EASEMENT
BVC	BEGIN VERTICAL CURVE	PAUE	PRIVATE ACCESS & UTILITY EASEMENT
BW	BOTTOM OF WALL	PB	PULL BOX
C	CONCRETE OR CURVE	PC	POINT OF CURVATURE
CALCS	CALCULATIONS	PCC	POINT OF COMPOUNDING CURVATURE
CB	CATCH BASIN	PG&E	PACIFIC GAS & ELECTRIC
CO	CLEAN OUT	℄	PROPERTY LINE
℄	CENTERLINE	PRC	POINT OF REVERSING CURVATURE
CY	CUBIC YARD(S)	PT	POINT OF TANGENCY
DI	DRAINAGE INLET OR DUDCTILE IRON PIPE	PUE	PUBLIC/PRIVATE UTILITY EASEMENT
DMA	DRAINAGE MANAGEMENT AREA	PVC	POLYVINYL CHLORIDE PIPE
DWY	DRIVEWAY	PVI	POINT OF VERTICAL INTERSECTION
EP	EDGE OF PAVEMENT	R	RADIUS
(E)	EXISTING	RCP	REINFORCED CONCRETE PIPE
EC	END CURVE	RIM	RIM ELEVATION
ELEV	ELEVATION	RT	RIGHT
ESMT	EASEMENT	RUL	RURAL URBAN LIMIT
EQ	EQUAL	R/W	RIGHT-OF-WAY
EVC	END OF VERTICAL CURVE	S	SLOPE
(F)	FUTURE	SD	STORM DRAIN
FDC	FIRE DEPARTMENT CONNECTION	SF	SQUARE FEET
FF	FINISHED FLOOR ELEVATION	SL	STREET LIGHT
FG	FINISHED GRADE	S/L	SANITARY SEWER LATERAL
FH	FIRE HYDRANT	SS	SANITARY SEWER
FL	FLOWLINE	STA	STATION
FT	FEET	STBK	SETBACK
GB	GRADE BREAK	STD	STANDARD
GR	GRATE	SWLK	SIDEWALK
HDPE	HIGH-DENSITY POLYETHYLENE PIPE	SWPPP	STORM WATER POLLUTION PREVENTION PLAN
HMA	HOT-MIX ASPHALT	TC	TOP (FACE) OF CURB
HP	HIGH PONT	TG	TO GRADE
ID	INNER DIAMETER	TI	TRAFFIC INDEX
INV	INVERT ELEVATION	TSL	TOP OF SOIL LAYER
JB	JUNCTION BOX	TYP	TYPICAL
L	LENGTH	TW	TOP OF WALL
LF	LINEAL FEET	U.N.O.	UNLESS NOTED OTHERWISE
LP	LOW POINT	VC	VERTICAL CURVE
LT	LEFT	VCP	VITRIFIED CLAY PIPE
MAX	MAXIMUM	WDID	WASTE DISCHARGE IDENTIFICATION No.
MH	MANHOLE	WM	WATER METER
MIN	MINIMUM	W/S	WATER SERVICE
MON	MONUMENT	WV	WATER VALVE



SITE MAP

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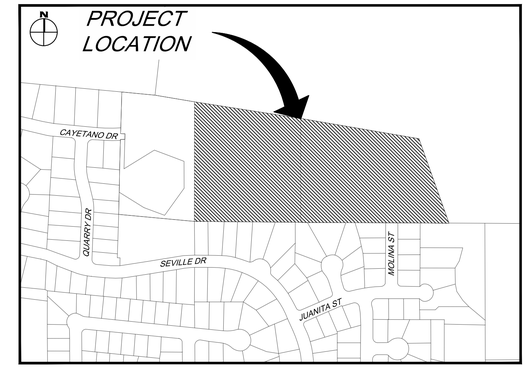

VICINITY MAP

NTS

PROJECT DATA

ADDRESS	45 LOS ROBLES DRIVE NAPA, CA
APN	046-180-009
PARCEL AREA - ACTUAL	260,357 SF (5.98 AC)
PARCEL AREA - COUNTY RECORDS	240,887 SF (5.53 AC)
ZONING	RS 20 (RESIDENITAL - 20,000 SF MIN)
GENERAL PLAN	SFR-182 (3-7 UNITS/AC) & SFR-183 (2-5 UNITS/AC)
WATER SERVICE PROVIDER	CITY OF NAPA WATER
WASTE WATER SERVICE PROVIDER	NAPA SANITATION DISTRICT
TOTAL DISTURBED AREA	121,171 SF (2.78 AC)
FEMA FLOOD HAZARD AREA	ZONE X

PROJECT CONTACTS

OWNER	R&H DEVELOPMENT PO BOX 6942 NAPA, CA 94581 (707) 501-8550	CIVIL	NORTH BAY CIVIL ENGINEERING 1963 IROQUOIS STREET NAPA, CA 94559 (707) 501-8550
OWNER	BRUCE & LYNDA BLACK 33 LOS ROBLES DRIVE NAPA, CA 94559 (707) 738-1199	SURVEYOR	CMP LAND SURVEYING 1607 CAPPELL VALLEY ROAD NAPA, CA 94558 (707) 815-0988
OWNER	RON & SUSAN MODRALL 45 LOS ROBLES DRIVE NAPA, CA 94559 (707) 815-2872	GEOTECH	RGH CONSULTANTS, INC 101 SOUTH COOMBS STREET, SUITE F1 NAPA, CA 94559 (707) 252-8105

SHEET INDEX

SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
01	C1.0	TITLE SHEET
02	C2.0	PREVIOUSLY APPROVED TENTATIVE SUBDIVISION MAP
03	C3.0	PROPOSED TENTATIVE SUBDIVISION MAP AMENDMENT
04	C4.0	EXISTING CONDITIONS & DEMO PLAN
05	C5.0	GRADING & DRAINAGE PLAN
06	C6.0	IMPROVEMENT & UTILITY PLAN
07	C7.0	STORM WATER CONTROL PLAN
08	C8.0	EROSION AND SEDIMENT CONTROL PLAN

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TOPOGRAPHIC NOTES

1) BENCHMARK: CITY OF NAPA #700 SHURTLEFF AVENUE AT CURB SOUTH OF TULUCAY CREEK, 10' EAST OF THE CENTERLINE PROJECTION WEST OF EDGE OF PAVEMENT. ELEVATION = 45.88 FEET

2) BASIS OF BEARINGS: - BEARINGS ARE BASED ON THE MONUMENTED CENTERLINE OF QUARRY DRIVE AS SHOWN ON THE FINAL MAP OF THE QUARRY SUBDIVISION, RECORDED AT BOOK 19 OF RECORD MAPS, PAGES 55-57 OF THE NAPA COUNTY RECORDS. SAID BEARING TAKEN AS NORTH 02°50'00 EAST.

PROJECT SUMMARY

THE PROPOSED PROJECT IS THE AMENDMENT OF THE PREVIOUSLY APPROVED TENTATIVE SUBDIVISION MAP ENTITLED "MODRALL SUBDIVISION"(HENCEFORTH REFERRED TO AS THE "MODRALL MAP") WHICH WAS APPROVED ON JANUARY 8, 2008 (SEE RESOLUTION R2008 15 & CITY PROJECT NO. 06-0119). THE PREVIOUSLY APPROVED TENTATIVE SUBDIVISION MAP WAS APPROVED TO SUBDIVIDE A 5.98-ACRE PARCEL (APN 046-180-009) INTO SIX (6) SINGLE FAMILY PARCELS AND TO CONSTRUCT FIVE (5) NEW HOMES.

THE TOTAL NUMBER, LAYOUT AND SIZE OF THE PROPOSED PROJECT PARCELS REMAINS CONSISTENT WITH THE PREVIOUSLY APPROVED PARCELS AS DISPLAYED IN THE MODRALL MAP. AS PERMITTED UNDER SECTION 16.20.120 OF THE NMC, "AMENDMENTS TO APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP", THE PROPOSED PROJECT IS REQUESTING AMENDMENTS TO THE ROADWAY AND UTILITY INFRASTRUCTURE OF LOS ROBLES DRIVE. THE FOLLOWING AMENDMENTS ARE PROPOSED:

1) ROADWAY DESIGN - THE PROPOSED AMENDMENT INCLUDES THE PRELIMINARY DESIGN OF A NEW PRIVATE ROADWAY FROM THE TERMINUS OF THE PUBLIC RIGHT-OF-WAY AT CAYETANO DRIVE TO THE TERMINUS OF THE PUBLIC RIGHT-OF-WAY AT MOLINA STREET.

2) UTILITY DESIGN - THE PROPOSED AMENDMENT INCLUDES THE PRELIMINARY UTILITY DESIGN OF WATER, SANITARY SEWER AND STORM DRAIN SERVICES. UTILITY DESIGN OF GAS, ELECTRIC, AND TELECOMMUNICATION SERVICES HAVE BEEN ACCOUNTED FOR BUT IS NOT INCLUDED IN THE PROPOSED AMENDMENT.

THE PROPOSED AMENDMENT AND MODIFICATIONS CONSIDER AND MAKE CONCESSIONS FOR THE INFRASTRUCTURE NECESSARY FOR THE FUTURE DEVELOPMENT THAT MAY OCCUR ON ADJACENT PROPERTIES.

NO.	REVISIONS	DATE	BY

NORTH BAY
CIVIL ENGINEERING & DESIGN
1963 IROQUOIS STREET NAPA, CA 94559
PHONE: (707) 501-8550
www.NorthBayCivilEngineering.com

REGISTERED PROFESSIONAL ENGINEER JOSHUA E. HOOPER CIVIL NO. 82167 STATE OF CALIFORNIA

NBCED PROJECT	17168.01
DATE	FEBRUARY 22, 2019
SCALE	AS SHOWN
DESIGNED BY	TJH
DRAWN BY	EVM
CHECKED BY	JES

TITLE SHEET

MODRALL TENTATIVE SUBDIVISION MAP
TENTATIVE MAP AMENDMENT
PREPARED FOR
45 LOS ROBLES DRIVE
NAPA CA

C1.0

N:\PROJECTS\17168 - MODRALL SUBDIVISION\17168.01 - TENTATIVE MAP AMENDMENT\04-CAD\03-PLAN SHEETS\01-TITLE.DWG PLOTTED BY:JESS 2/26/2019 1:15 PM
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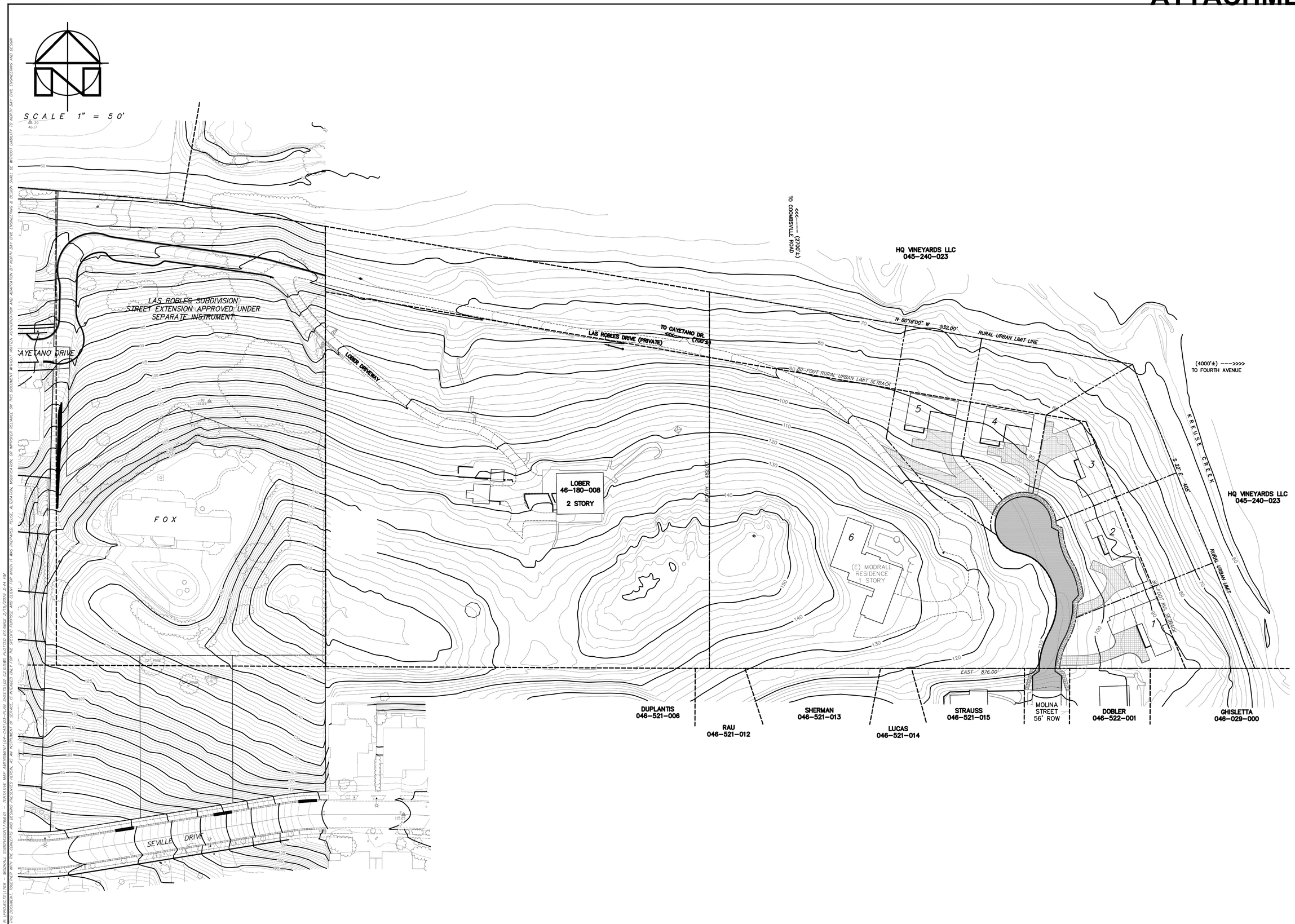

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1963 IROQUOIS STREET NAPA, CA 94559
PHONE: (707) 501-8550
www.NorthBayCivilEngineering.com

REGISTERED PROFESSIONAL ENGINEER JOHN T. HOOK No. 35162 CIVIL STATE OF CALIFORNIA

NBCED PROJECT	1768.01
DATE	FEBRUARY 22, 2019
SCALE	AS SHOWN
DESIGNED BY	TJH
DRAWN BY	EVM
CHECKED BY	JES

PREVIOUSLY APPROVED TENTATIVE SUBDIVISION MAP

MODRALL TENTATIVE SUBDIVISION MAP
TENTATIVE MAP AMENDMENT
PREPARED FOR
45 LOS ROBLES DRIVE
NAPA CA

C2.0

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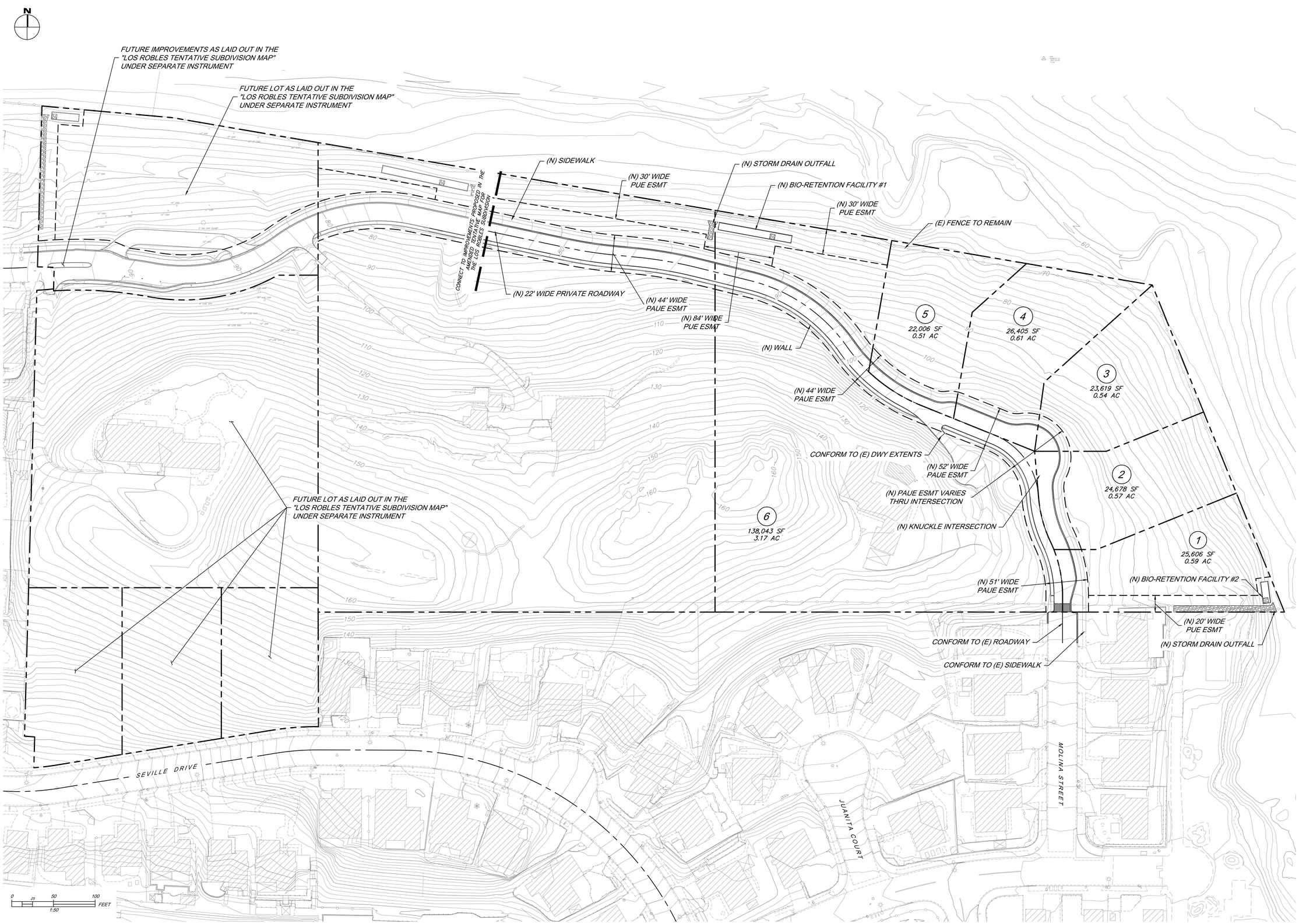

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NORTH BAY
CIVIL ENGINEERING & DESIGN
1963 IROQUOIS STREET NAPA, CA 94559
PHONE: (707) 501-8550
www.NorthBayCivilEngineering.com

REGISTERED PROFESSIONAL ENGINEER
TIMOTHY J. HOOK
CIVIL NO. 76135
STATE OF CALIFORNIA

NBCED PROJECT	17168.01
DATE	FEBRUARY 22, 2019
SCALE	AS SHOWN
DESIGNED BY	TJH
DRAWN BY	EVM
CHECKED BY	JES

PROPOSED TENTATIVE SUBDIVISION MAP AMENDMENT

MODRALL TENTATIVE SUBDIVISION MAP
TENTATIVE MAP AMENDMENT
PREPARED FOR
45 LOS ROBLES DRIVE
NAPA CA

C3.0

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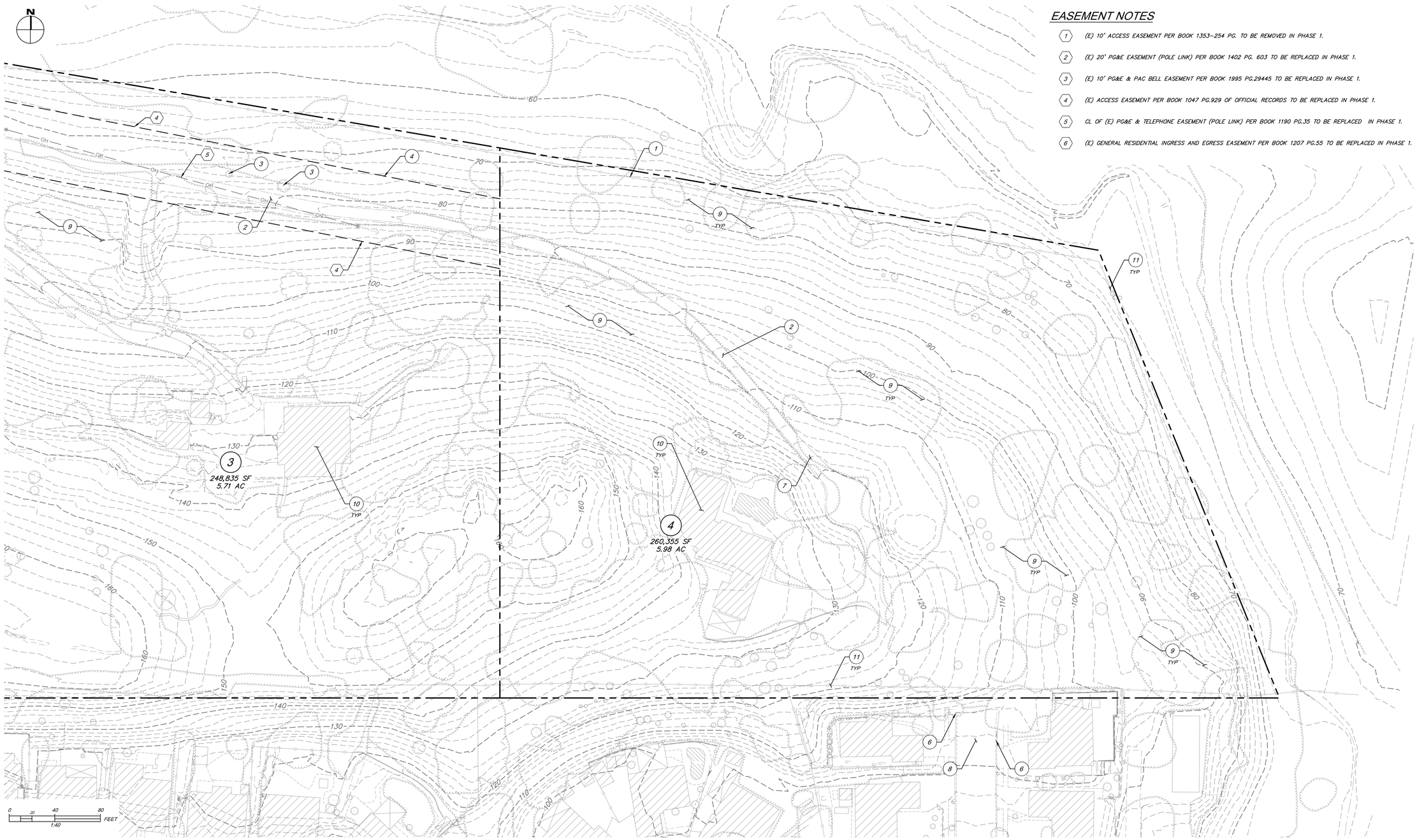

EASEMENT NOTES

1. (E) 10' ACCESS EASEMENT PER BOOK 1353-254 PG. TO BE REMOVED IN PHASE 1.
2. (E) 20' PG&E EASEMENT (POLE LINK) PER BOOK 1402 PG. 603 TO BE REPLACED IN PHASE 1.
3. (E) 10' PG&E & PAC BELL EASEMENT PER BOOK 1995 PG.29445 TO BE REPLACED IN PHASE 1.
4. (E) ACCESS EASEMENT PER BOOK 1047 PG.929 OF OFFICIAL RECORDS TO BE REPLACED IN PHASE 1.
5. CL OF (E) PG&E & TELEPHONE EASEMENT (POLE LINK) PER BOOK 1190 PG.35 TO BE REPLACED IN PHASE 1.
6. (E) GENERAL RESIDENTIAL INGRESS AND EGRESS EASEMENT PER BOOK 1207 PG.55 TO BE REPLACED IN PHASE 1.

DEMOLITION CONSTRUCTION NOTES

1. PROTECT EXISTING WELL AND ELECTRICAL SERVICE UTILITIES. RELOCATE UTILITIES IN RELATION TO PROPOSED GRADING. UTILITY RELOCATION BY OTHERS. COORDINATE UTILITY RELOCATION WITH UTILITY OWNER AND PROPERTY OWNER.
2. REMOVE EXISTING ROADWAY AND REPLACE WITH PROPOSED ROADWAY. SEE ROADWAY PLAN & PROFILE AND ROADWAY CROSS SECTION FOR PROPOSED ROADWAY DETAILS.
3. REMOVE EXISTING TREE. COORDINATE REMOVAL WITH PROPERTY OWNER. TREE TO BE REPLACED IN ACCORDANCE WITH CITY OF NAPA CODES AND STANDARDS.
4. REMOVE/ABANDON EXISTING WASTE WATER SYSTEM. COORDINATE REMOVAL WITH NAPA SANITATION DISTRICT & NAPA COUNTY ENVIRONMENTAL HEALTH DIVISION.
5. REMOVE (E) OVERHEAD UTILITIES AND REPLACE WITH (N) UNDERGROUND UTILITIES. COORDINATE REMOVAL WITH UTILITY OWNERS.
6. REMOVE (E) CURB, GUTTER & SIDEWALK AS NECESSARY TO CONFORM TO (N) IMPROVEMENTS.
7. REMOVE (E) DRIVEWAY AND REPLACE WITH (N) DRIVEWAY. COORDINATE REMOVAL WITH PROPERTY OWNERS.
8. REMOVE AND REPLACE (E) PUBLIC ROADWAY.
9. PROTECT IN PLACE (E) TREE(S) TO THE MAXIMUM EXTENT PRACTICABLE.
10. PROTECT IN PLACE (E) RESIDENCE AND ALL UTILITY CONNECTIONS UNLESS OTHERWISE NOTED.
11. PROTECT IN PLACE (E) FENCE.
12. REMOVE (E) SIGNAGE.

DEMOLITION NOTES:

1) EXISTING STRUCTURES, IMPROVEMENTS, UTILITIES, AND FEATURES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE PREPARATION OF THESE PLANS. LOCATIONS HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL INFORMATION PRIOR TO THE COMMENCEMENT OF CONSTRUTION.
2) ANY EXISTING IMPROVEMENTS, UTILITIES, OR FEATURES DAMAGED OR REMOVED DURING THE COURSE OF CONSTRUCTION SHALL BE REPLACED OR RESTORED IN KIND AT THE CONTRACTORS SOLE EXPENSE.
3) SURFACE RESTORATION OF ANY DAMAGED ROADWAY DURING CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF NAPA STANDARD DETAILS AND SPECIFICATIONS. ALL ROADWAY MARKINGS AND SIGNAGE TO BE RESTORED TO PRE-PROJECT CONDITIONS TO THE SATISFACTION OF THE ENGINEER AND THE CITY OF NAPA PUBLIC WORKS.
5) THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL CALL UNDERGROUND SERVICE ALERT (USA NORTH 811 OR 1-800-227-2600) PRIOR TO THE COMMENCEMENT OF ANY WORK ON THE PROJECT SITE. EACH

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REGISTERED PROFESSIONAL ENGINEER
TIMOTHY J. HOOK
CIVIL NO. 82176
STATE OF CALIFORNIA

NBCED PROJECT	17168.01
DATE	FEBRUARY 22, 2019
SCALE	AS SHOWN
DESIGNED BY	TJH
DRAWN BY	EVM
CHECKED BY	JES

EXISTING CONDITIONS & DEMO PLAN

MODRALL TENTATIVE SUBDIVISION MAP
TENTATIVE MAP AMENDMENT
PREPARED FOR
45 LOS ROBLES DRIVE
NAPA CA

C4.0

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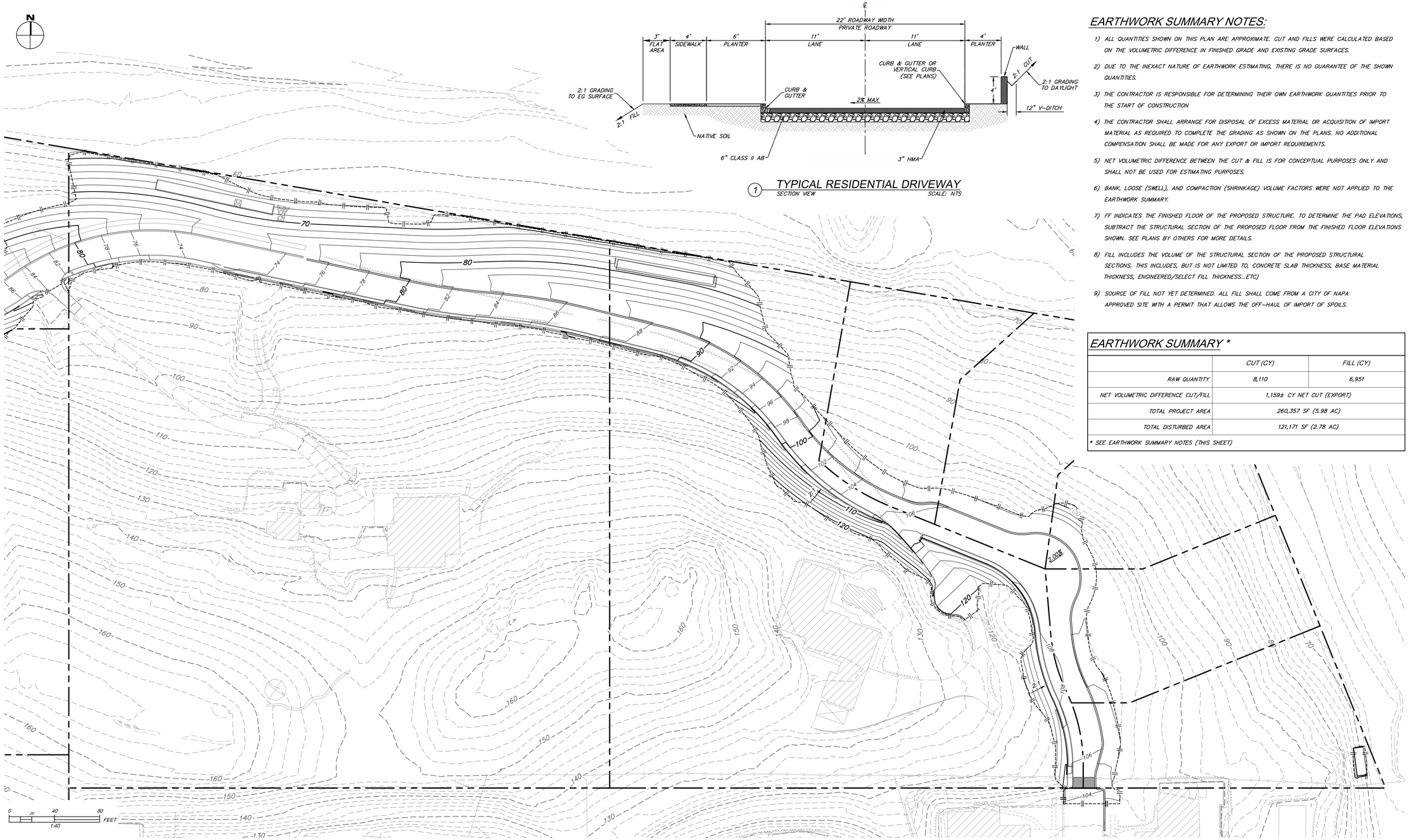

1 TYPICAL RESIDENTIAL DRIVEWAY
SECTION VIEW SCALE: NTS

EARTHWORK SUMMARY NOTES:

1) ALL QUANTITIES SHOWN ON THIS PLAN ARE APPROXIMATE. CUT AND FILLS WERE CALCULATED BASED ON THE VOLUMETRIC DIFFERENCE IN FINISHED GRADE AND EXISTING GRADE SURFACES.
2) DUE TO THE INEXACT NATURE OF EARTHWORK ESTIMATING, THERE IS NO GUARANTEE OF THE SHOWN QUANTITIES.
3) THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THEIR OWN EARTHWORK QUANTITIES PRIOR TO THE START OF CONSTRUCTION
4) THE CONTRACTOR SHALL ARRANGE FOR DISPOSAL OF EXCESS MATERIAL OR ACQUISITION OF IMPORT MATERIAL AS REQUIRED TO COMPLETE THE GRADING AS SHOWN ON THE PLANS. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR ANY EXPORT OR IMPORT REQUIREMENTS.
5) NET VOLUMETRIC DIFFERENCE BETWEEN THE CUT & FILL IS FOR CONCEPTUAL PURPOSES ONLY AND SHALL NOT BE USED FOR ESTIMATING PURPOSES.
6) BANK, LOOSE (SWELL), AND COMPACTION (SHRINKAGE) VOLUME FACTORS WERE NOT APPLIED TO THE EARTHWORK SUMMARY.
7) FF INDICATES THE FINISHED FLOOR OF THE PROPOSED STRUCTURE. TO DETERMINE THE PAD ELEVATIONS, SUBTRACT THE STRUCTURAL SECTION OF THE PROPOSED FLOOR FROM THE FINISHED FLOOR ELEVATIONS SHOWN. SEE PLANS BY OTHERS FOR MORE DETAILS.
8) FILL INCLUDES THE VOLUME OF THE STRUCTURAL SECTION OF THE PROPOSED STRUCTURAL SECTIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, CONCRETE SLAB THICKNESS, BASE MATERIAL THICKNESS, ENGINEERED/SELECT FILL THICKNESS...ETC)
9) SOURCE OF FILL NOT YET DETERMINED. ALL FILL SHALL COME FROM A CITY OF NAPA APPROVED SITE WITH A PERMIT THAT ALLOWS THE OFF-HAUL OF IMPORT OF SPOILS.

EARTHWORK SUMMARY *

	CUT (CY)	FILL (CY)
RAW QUANTITY	8,110	6,951
NET VOLUMETRIC DIFFERENCE CUT/FILL	1,159± CY NET CUT (EXPORT)	
TOTAL PROJECT AREA	260,357 SF (5.98 AC)	
TOTAL DISTURBED AREA	121,171 SF (2.78 AC)	

* SEE EARTHWORK SUMMARY NOTES (THIS SHEET)

GRADING NOTES:

1) EXCAVATION AND GRADING SHALL COMPLY WITH THE LATEST EDITION OF THE UNIFORM BUILDING CODE AS WELL AS THE GEOTECHNICAL REPORT PREPARED BY RGH CONSULTANTS, INC AND DATED FEBRUARY 2, 2006.
2) A GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED AND SHALL BECOME A PART OF THESE PLANS. SITE PREPARATION, EXCAVATION, GRADING, FILL PLACEMENT AND COMPACTION SHALL CONFORM WITH THE PROJECT GEOTECHNICAL REPORT AND WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. FILED OBSERVATION AND TESTING DURING THE GRADING OPERATIONS SHALL BE PROVIDED BY REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER TO ENABLE THEM TO FORM AN OPINION REGARDING THE ADEQUACY OF THE SITE PREPARATION, THE ACCEPTABILITY OF FILL MATERIALS AND THE EXTENT TO WHICH THE EARTH CONSTRUCTION AND THE DEGREE OF COMPACTION COMPLY WITH THE SPECIFICATION REQUIREMENTS. NOTIFY THE GEOTECHNICAL ENGINEER AT LEAST TWO (2) WORKING DAYS PRIOR TO BEGINNING WORK.
3) 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 PUBLIC WORKS DIRECTOR OR HIS DESIGNATED REPRESENTATIVE, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
4) THE SITE SHOULD BE CLEARED OF ALL SURFACE AND SUBSURFACE DELETERIOUS MATERIALS INCLUDING EXISTING BUILDINGS AND ASSOCIATED FOUNDATIONS, SLABS, ABANDONED UTILITIES, IRRIGATION LINES, PAVEMENTS, DEBRIS, DESIGNATED TREES, SHRUBS, AND ASSOCIATED ROOT SYSTEMS. SUCH MATERIALS SHOULD BE REMOVED FROM SITE AND DISPOSED IN ACCORDANCE CITY OF NAPA GUIDELINES.
5) GRADE ALL PLANTER AND LANDSCAPE AREAS TO DRAIN AWAY FROM BUILDING.
6) PITS, CISTERNS, SEPTIC TANKS, LEACH LINES, UNDERGROUND FUEL TANKS AND ASSOCIATED APPURTENANCES FOUND DURING GRADING SHOULD BE CAPPED AND SEALED AND/OR EXCAVATED AND REMOVED FROM THE SITE IN ACCORDANCE WITH CITY OF NAPA ESTABLISHED GUIDELINES.
7) THE CONTRACTOR SHALL BE RESPONSIBLE TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO START OF CONSTRUCTION. EXISTING CONTOURS AND ELEVATIONS SHOWN ARE CONTOURS AND ELEVATIONS PRIOR TO ANY SITE DEMOLITION.
8) ALL GRADING OPERATIONS DURING CONSTRUCTION SHALL BE MONITORED AND TESTED BY THE GEOTECHNICAL ENGINEER, INCLUDING SITE PREPARATION, PLACEMENT OF ALL ENGINEERING FILL AND TRENCH BACKFILL, CONSTRUCTION OF SLAB SUBGRADE, PAVEMENT CONSTRUCTION, AND ALL FOUNDATION EXCAVATIONS.
9) ALL GRADES SHOWN ARE FINISHED GRADES, UNLESS OTHERWISE NOTED.
10) FINISHED GRADES IN ALL AREAS SHALL COMPLY WITH PLAN ELEVATIONS. NO AREAS SHALL BE LEFT SUCH THAT A PONDING CONDITION OCCURS.
11) CUT AND FILL SLOPES WILL NOT EXCEED A STEEPNESS OF 2:1, UNLESS OTHERWISE NOTED.
12) ALL CONSTRUCTION SHALL ADHERE TO THE CONDITIONS SET FORTH IN THE USE PERMIT, GRADING PERMIT, AND ENCROACHMENT PERMIT ON FILE WITH THE CITY OF NAPA.

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CIVIL ENGINEERING & DESIGN
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PHONE: (707) 501-8550
www.NorthBayCivilEngineering.com

REGISTERED PROFESSIONAL ENGINEER
TIMOTHY J. HOOK
CIVIL NO. 52192
STATE OF CALIFORNIA
Expires 12/31/2019

NBCED PROJECT	1768.01
DATE	FEBRUARY 22, 2019
SCALE	AS SHOWN
DESIGNED BY	TJH
DRAWN BY	EJM
CHECKED BY	JES

GRADING & DRAINAGE PLAN

MODRALL TENTATIVE SUBDIVISION MAP
TENTATIVE MAP AMENDMENT
PREPARED FOR
45 LOS ROBLES DRIVE
NAPA CA

C5.0

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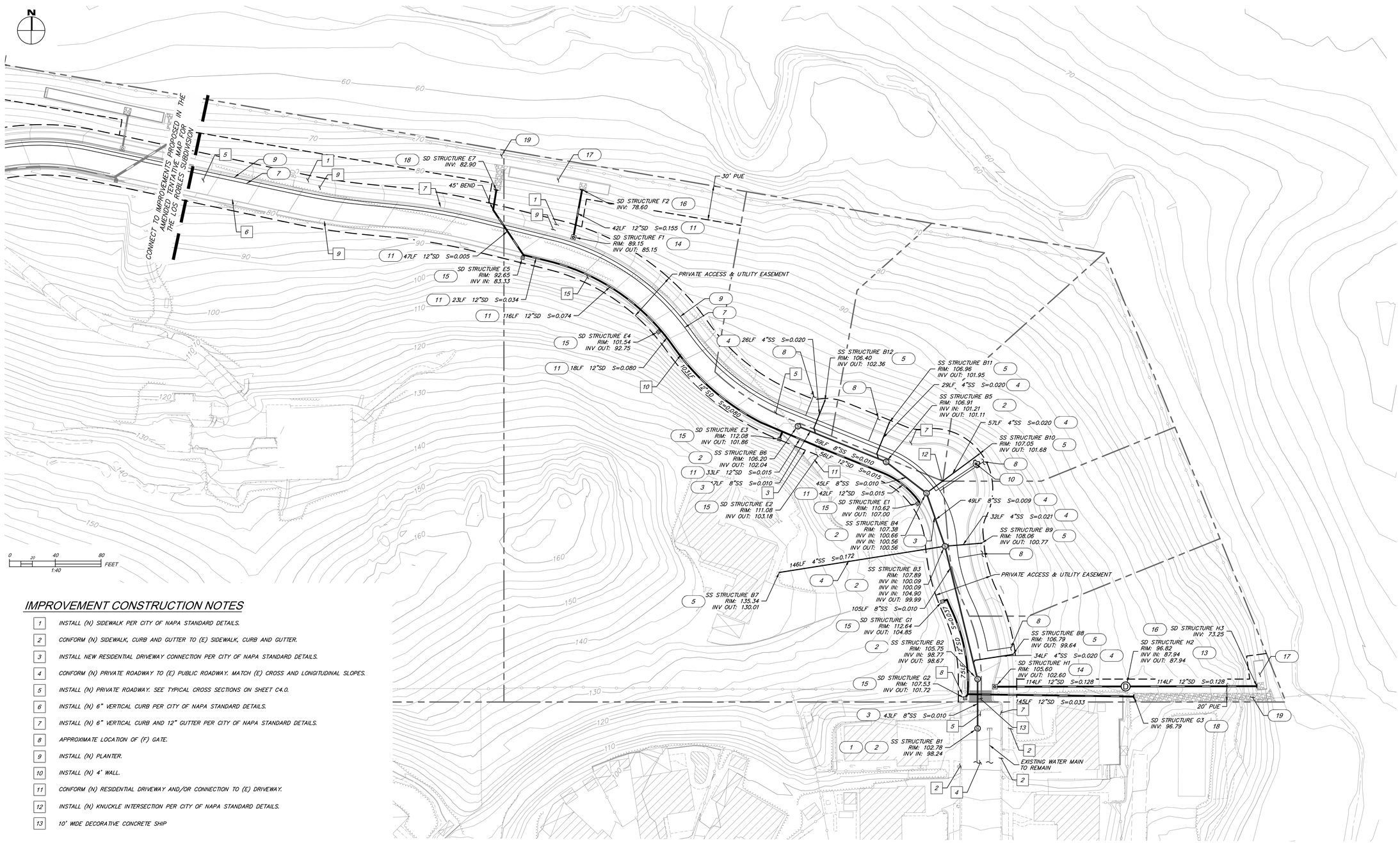

IMPROVEMENT CONSTRUCTION NOTES

1. INSTALL (N) SIDEWALK PER CITY OF NAPA STANDARD DETAILS.
2. CONFORM (N) SIDEWALK, CURB AND GUTTER TO (E) SIDEWALK, CURB AND GUTTER.
3. INSTALL NEW RESIDENTIAL DRIVEWAY CONNECTION PER CITY OF NAPA STANDARD DETAILS.
4. CONFORM (N) PRIVATE ROADWAY TO (E) PUBLIC ROADWAY. MATCH (E) CROSS AND LONGITUDINAL SLOPES.
5. INSTALL (N) PRIVATE ROADWAY. SEE TYPICAL CROSS SECTIONS ON SHEET C4.0.
6. INSTALL (N) 6" VERTICAL CURB PER CITY OF NAPA STANDARD DETAILS.
7. INSTALL (N) 6" VERTICAL CURB AND 12" GUTTER PER CITY OF NAPA STANDARD DETAILS.
8. APPROXIMATE LOCATION OF (F) GATE.
9. INSTALL (N) PLANTER.
10. INSTALL (N) 4' WALL.
11. CONFORM (N) RESIDENTIAL DRIVEWAY AND/OR CONNECTION TO (E) DRIVEWAY.
12. INSTALL (N) KNUCKLE INTERSECTION PER CITY OF NAPA STANDARD DETAILS.
13. 10' WIDE DECORATIVE CONCRETE SHIP

UTILITY CONSTRUCTION NOTES

1. CONNECT (N) SANITARY SEWER MAIN LINE TO (E) SEWER LINE PER NSD STANDARDS.
2. INSTALL (N) SANITARY SEWER MANHOLE PER NSD STANDARDS.
3. INSTALL SANITARY SEWER MAIN LINE, FITTINGS AND APPURTENANCES PER NSD STANDARDS. SIZE, SLOPE AND MATERIAL AS INDICATED ON PLANS.
4. INSTALL SANITARY SEWER LATERAL PER NSD STANDARDS.
5. INSTALL SANITARY SEWER CLEANOUT AT BACK OF SIDEWALK AND STUB FOR (F) CONNECTION PER NSD STANDARDS.
6. CONNECT (N) PRIVATE WATER SERVICES TO (E) WATER MAIN PER CITY OF NAPA STANDARD DETAILS. CONTRACTOR TO COORDINATE HOT-TAP WITH THE CITY OF NAPA WATER DIVISION.
7. INSTALL (N) 6" PRIVATE FIRE WATER LINE, FITTINGS AND APPURTENANCES PER CITY OF NAPA STANDARD DETAILS. SIZE AND MATERIAL AS INDICATED ON PLANS.
8. INSTALL (N) 1" PRIVATE WATER SERVICE LINE, METER, BACKFLOW DEVICE AND ALL APPURTENANCES PER CITY OF NAPA STANDARDS.
9. INSTALL (N) 3" PRIVATE DOMESTIC WATER LINE, FITTINGS AND APPURTENANCES PER CITY OF NAPA STANDARDS.
10. INSTALL (N) FIRE HYDRANT PER CITY OF NAPA STANDARD DETAILS.
11. INSTALL STORM DRAIN PIPING, FITTINGS AND APPURTENANCES PER CITY OF NAPA STANDARD DETAILS. SIZE, SLOPE AND MATERIAL AS INDICATED ON PLANS.
12. INSTALL HEADWALL.
13. INSTALL STORM DRAIN MANHOLE PER CITY OF NAPA STANDARD DETAILS.
14. INSTALL STORM DRAIN CURB INLET PER CITY OF NAPA STANDARD DETAILS.
15. INSTALL STORM DRAIN 24" X 24" CATCH BASIN.
16. INSTALL (N) PIPE OUTFALL TO BIORETENTION FACILITY.
17. CONSTRUCT BIORETENTION FACILITY PER STORM WATER CONTROL PLAN.
18. INSTALL (N) ROCK SLOPE PROTECTION STORM DRAIN OUTFALL PER CITY OF NAPA STANDARD DETAILS.
19. INSTALL 6' WIDE ROCK LINED SWALE AND RIPRAP APRON.

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REGISTERED PROFESSIONAL ENGINEER
JAMES E. HOOPER
CIVIL NO. 52167
STATE OF CALIFORNIA

NBCED PROJECT	17068.01
DATE	FEBRUARY 22, 2019
SCALE	AS SHOWN
DESIGNED BY	TJH
DRAWN BY	EVM
CHECKED BY	JES

IMPROVEMENT & UTILITY PLAN

MODRALL TENTATIVE SUBDIVISION MAP
TENTATIVE MAP AMENDMENT
PREPARED FOR
45 LOS ROBLES DRIVE
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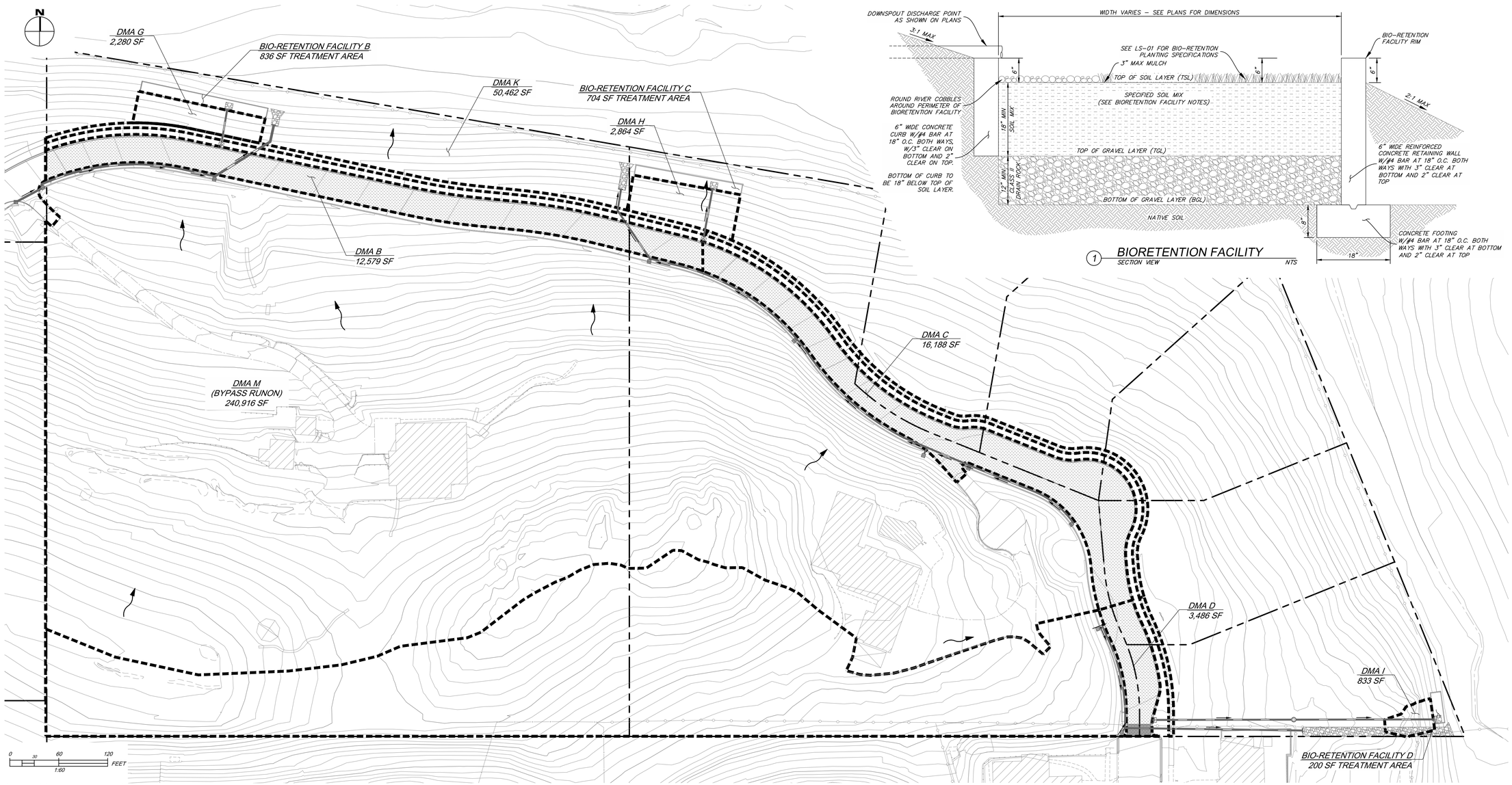

1 BIORETENTION FACILITY
SECTION VIEW NTS

STORM WATER CONTROL LEGEND

- IMPERVIOUS AREA (ROOF)
- IMPERVIOUS AREA (HARDSCAPE)
- PERVIOUS AREA (LANDSCAPING)
- DELINEATED DRAINAGE MANAGEMENT AREA (DMA)
- DRAINAGE FLOW PATH
- DOWNSPOUT

STORM WATER CONTROL NOTES:

1) SEE STORM WATER CONTROL PLAN DATED FEBRUARY 22, 2019 FOR PROJECT INFORMATION AND RUNOFF REDUCTION MEASURES AS OUTLINED IN THE 2014 BASMAA POST CONSTRUCTION MANUAL.

2) DELINEATED DRAINAGE MANAGEMENT AREAS (DMA) ARE APPROXIMATE AND BASED OFF OF PROPOSED GRADING.

3) ADD SOIL AMENDMENT MATERIAL TO VEGETATED AREAS TO IMPROVE WATER RETENTION, INFILTRATION, AND DRAINAGE AS DIRECTED IN THE 2014 BASMAA POST CONSTRUCTION MANUAL.

4) LIMIT CLEARING AND GRADING OF NATIVE VEGETATION AT THE PROPOSED SITE TO THE MINIMUM AREA NEEDED.

BIO-RETENTION FACILITY NOTES:

1) REMOVE AND DISPOSE OF ALL BRUSH, ROOTS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SO AS NOT TO INTERFERE WITH PROPER FUNCTION OF BIO-RETENTION FACILITY.

2) OWNER IS RESPONSIBLE TO MAINTAIN LINE, GRADE, AND CROSS SECTION OF BIO-RETENTION FACILITY. REMOVE ACCUMULATED SEDIMENT AND DEBRIS, AND MAINTAIN POSITIVE DRAINAGE. SEE STORMWATER FACILITY MAINTENANCE IN THE CORRESPONDING STORMWATER CONTROL PLAN FOR MAINTENANCE INSTRUCTIONS.

3) SOIL MIX FOR BIO-RETENTION FACILITY TO HAVE A MINIMUM LONG-TERM INFILTRATION RATE OF 5"/HOUR. SOIL MIX TO BE APPROVED BY ENGINEER. SEE THE STORMWATER CONTROL PLAN FOR A INTERNET LINK TO LIST OF SOIL MIX SUPPLIERS.

4) LABEL THE BIO-RETENTION FACILITY WITH A SIGN INDICATING THAT IT IS A "STORMWATER TREATMENT FACILITY" AND POST A MARKER PROVIDED BY THE CITY OF NAPA THAT READS "NO DUMPING! FLOWS TO LOCAL WATERWAYS".

BIO-RETENTION FACILITY CALCULATIONS

SEE STORMWATER CONTROL PLAN FOR SIZING CALCULATIONS

BIO-RETENTION FACILITY B

DRAINAGE FROM DMAS B AND G ARE CONVEYED TO BIO-RETENTION FACILITY B UNLESS THE DMA IS SELF-TREATING OR SELF-RETAINING.

- IMPERVIOUS AREA = DMA B (20,412 SF) = 20,412 SF
- PERVIOUS AREA = DMA G (2,280 SF) = 2,280 SF

20,412 x 1.0 (RUNOFF FACTOR) + 2,280 X 0.1(RUNOFF FACTOR) = 20,412 SF + 228 SF = 20,640 SF
20,640 SF x 0.04 (SIZING FACTOR) = 826 SF (MIN) BIO-RETENTION AREA REQ'D
836 SF OF BIO-RETENTION AREA PROVIDED, REQUIREMENTS SATISFIED

BIO-RETENTION FACILITY C

DRAINAGE FROM DMAS C AND H ARE CONVEYED TO BIO-RETENTION FACILITY C UNLESS THE DMA IS SELF-TREATING OR SELF-RETAINING.

- IMPERVIOUS AREA = DMA C (16,188 SF) = 16,188 SF
- PERVIOUS AREA = DMA H (2,864 SF) = 2,864 SF

16,188 x 1.0 (RUNOFF FACTOR) + 2,864 X 0.1(RUNOFF FACTOR) = 16,188 SF + 286 SF = 16,474 SF
16,474 SF x 0.04 (SIZING FACTOR) = 659 SF (MIN) BIO-RETENTION AREA REQ'D
704 SF OF BIO-RETENTION AREA PROVIDED, REQUIREMENTS SATISFIED

BIO-RETENTION FACILITY D

DRAINAGE FROM DMAS D AND I ARE CONVEYED TO BIO-RETENTION FACILITY D UNLESS THE DMA IS SELF-TREATING OR SELF-RETAINING.

- IMPERVIOUS AREA = DMA D (3,486 SF) = 3,486 SF
- PERVIOUS AREA = DMA I (833 SF) = 833 SF

3,486 x 1.0 (RUNOFF FACTOR) + 833 X 0.1(RUNOFF FACTOR) = 3,486 SF + 83 SF = 3,569 SF
3,569 SF x 0.04 (SIZING FACTOR) = 143 SF (MIN) BIO-RETENTION AREA REQ'D
200 SF OF BIO-RETENTION AREA PROVIDED, REQUIREMENTS SATISFIED

BIO-RETENTION FACILITY CALCULATIONS

SEE STORMWATER CONTROL PLAN FOR SIZING CALCULATIONS

DIRECT DRAINAGE TO LANDSCAPE AREAS

DRAINAGE FROM DMA E IS TO BE CONVEYED TO DMA J (DIRECTLY CONNECTED LANDSCAPED AREA) AT A RATIO NOT TO EXCEED 2:1.

- IMPERVIOUS AREA = DMA E (2,620 SF)
- DIRECTLY CONNECTED PERVIOUS AREA = DMA J (12,051 SF)

2,620 / 12,051 = 0.22
0.22 < 2 = MAXIMUM 2:1 RATIO REQUIREMENTS NOT EXCEEDED

SELF-TREATING AREAS

DRAINAGE FROM DMAs K AND L ARE SELF-TREATING AREAS.

- TOTAL SELF-TREATING AREA = DMA K (50,462 SF) + DMA L (3,611 SF) = 54,073 SF

BYPASS RUNON

DRAINAGE FROM DMA M IS UNDISTURBED AREA CONVEYED IN A BYPASS SYSTEM AROUND THE NEW DEVELOPMENT. FLOW IS CONVEYED TO A RIPRAP OUTLET AND DISCHARGES TO IMMEDIATELY ADJACENT PERVIOUS AREAS.

- TOTAL BYPASS AREA = 346,123 SF

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STATE OF CALIFORNIA

NBCED PROJECT	17168.01
DATE	FEBRUARY 22, 2019
SCALE	AS SHOWN
DESIGNED BY	TJH
DRAWN BY	EVM
CHECKED BY	JES

STORM WATER CONTROL PLAN

MODRALL TENTATIVE SUBDIVISION MAP
TENTATIVE MAP AMENDMENT
PREPARED FOR
45 LOS ROBLES DRIVE
NAPA CA

C7.0

N:\PROJECTS\17168 - MODRALL SUBDIVISION\17168.01 - TENTATIVE MAP AMENDMENT\04-CAD\07-PLAN SHEETS\07 C7.0.DWG PLOTTED BY:HOOK 2/22/2019 4:53 PM
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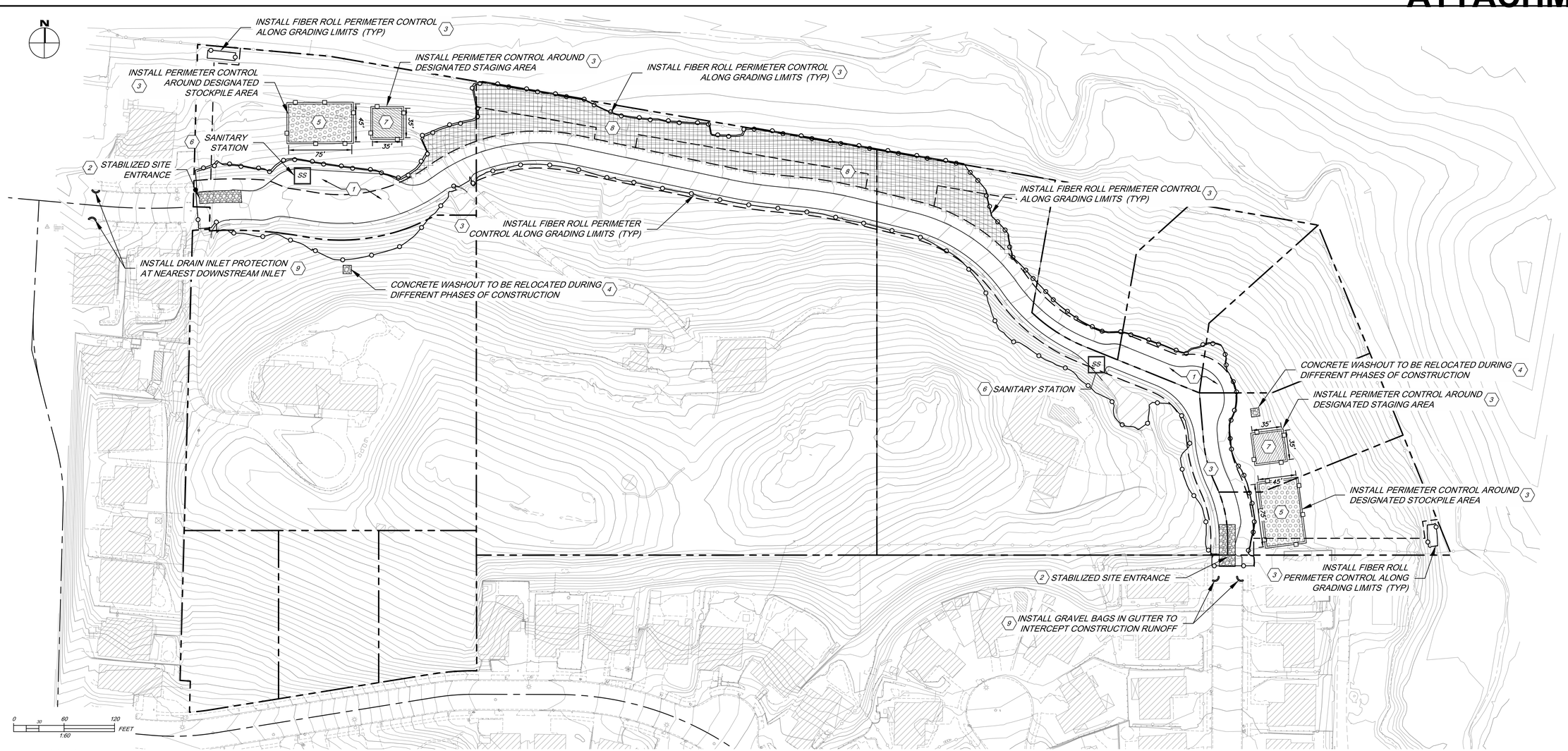

EROSION & SEDIMENT CONTROL LEGEND

- SITE ENTRANCE & CONCRETE WASHOUT GRAVEL AREA
- SS — SANITARY STATION
- STOCKPILE AREA
- GRAVEL BAGS
- STABILIZATION BLANKET OR NETTING
- FIBER ROLL
- STAGING AREA
- SILT FENCE OR OTHER PERIMETER CONTROL AS SPECIFIED

BMP IMPLEMENTATION SCHEDULE

BMP TYPE	BMP START DATE	BMP END DATE
SOIL COVER	IMPLEMENTATION AT START OF CONSTRUCTION	YEAR ROUND IMPLEMENTATION, AS NECESSARY, UNTIL PROJECT COMPLETION
STABILIZED SITE ENTRANCE	IMPLEMENTATION AT START OF CONSTRUCTION	YEAR ROUND IMPLEMENTATION, AS NECESSARY, UNTIL PROJECT COMPLETION
FIBER ROLLS & SILT FENCE	IMPLEMENTATION AT START OF CONSTRUCTION	YEAR ROUND IMPLEMENTATION, AS NECESSARY, UNTIL PROJECT COMPLETION
CONCRETE WASHOUT	IMPLEMENTATION AT START OF CONSTRUCTION	YEAR ROUND IMPLEMENTATION, AS NECESSARY, UNTIL PROJECT COMPLETION
STOCKPILE	IMPLEMENTATION AT START OF CONSTRUCTION	YEAR ROUND IMPLEMENTATION, AS NECESSARY, UNTIL PROJECT COMPLETION
SANITARY FACILITY MANAGEMENT	IMPLEMENTATION AT START OF CONSTRUCTION	YEAR ROUND IMPLEMENTATION, AS NECESSARY, UNTIL PROJECT COMPLETION
STAGING AREA	IMPLEMENTATION AT START OF CONSTRUCTION	YEAR ROUND IMPLEMENTATION, AS NECESSARY, UNTIL PROJECT COMPLETION
DRAIN INLET PROTECTION	IMPLEMENTATION AT START OF CONSTRUCTION	YEAR ROUND IMPLEMENTATION, AS NECESSARY, UNTIL PROJECT COMPLETION
STABILIZATION BLANKET OR NETTING	IMPLEMENTATION AT START OF CONSTRUCTION	YEAR ROUND IMPLEMENTATION, AS NECESSARY, UNTIL PROJECT COMPLETION

EROSION & SEDIMENT CONTROL CONSTRUCTION NOTES

1. COVER DISTURBED SOIL PER EROSION AND SEDIMENT CONTROL NOTES 5 AND 7 (THIS SHEET).
2. INSTALL STABILIZED SITE ENTRANCE PER EROSION AND SEDIMENT CONTROL NOTE 8 (THIS SHEET).
3. INSTALL FIBER ROLLS OR SILT FENCE PER EROSION & SEDIMENT CONTROL NOTES 9 & 10 (THIS SHEET).
4. INSTALL CONCRETE WASHOUT PER EROSION AND SEDIMENT CONTROL NOTE 12 (THIS SHEET).
5. PLACE STOCKPILE LOCATION PER EROSION AND SEDIMENT CONTROL NOTE 13 (THIS SHEET).
6. INSTALL SANITARY STATION PER EROSION AND SEDIMENT CONTROL NOTE 15 (THIS SHEET).
7. STAGING AREA FOR EQUIPMENT PER EROSION AND SEDIMENT CONTROL NOTES 14 & 16 (THIS SHEET).
8. INSTALL STABILIZATION BLANKET/NETTING PER EROSION AND SEDIMENT CONTROL NOTE 6 (THIS SHEET).
9. INSTALL STABILIZATION BLANKET/NETTING PER EROSION AND SEDIMENT CONTROL NOTE 6 (THIS SHEET).

TOTAL DISTRUBED AREA

TOTAL DISTURBED AREA = 121,171 SF (2.78 AC)

TOTAL PROJECT AREA

TOTAL PROJECT AREA = 260,357 SF (5.98 AC)

EROSION & SEDIMENT CONTROL NOTES:

1) NOT ALL EROSION AND SEDIMENT CONTROL NOTES MAY APPLY. SEE CITY OF NAPA GENERAL CONSTRUCTION NOTES, EROSION AND SEDIMENT CONTROL NOTES, AND STORM WATER GENERAL NOTES (SHEET C2.0) FOR ADDITIONAL MINIMUM ENFORCEMENT MEASURES.

2) SEE EROSION AND SEDIMENT CONTROL PLAN TEMPLATE DOCUMENT DATED FEBRUARY 22, 2019 FOR PROJECT INFORMATION, APPLICANT INFORMATION, EROSION AND SEDIMENT CONTROL RELATED PERMITS REQUIRED AND BMP INFORMATION.

3) EROSION AND SEDIMENT CONTROL MEASURES PREPARED BY THE ENGINEER OF RECORD ADDRESS, AT MINIMUM, THE REQUIREMENTS OF THE LOCAL EROSION CONTROL AND STORM WATER ORDINANCES. IF NECESSARY, CONTRACTOR SHALL CONTACT ENGINEER OF RECORD IF ADDED MEASURES ARE DEEMED NECESSARY TO COMPLY WITH LOCAL EROSION CONTROL AND STORM WATER ORDINANCES.

4) EXISTING VEGETATION SHALL BE PRESERVED AS MUCH AS POSSIBLE. SEE CASQA BMP FACTSHEET EC-2.

5) COVER ALL DISTURBED EXPOSED SOIL WITH STRAW MULCH AND TACKIFIER (OR EQUIVALENT) UNLESS OTHERWISE NOTED BY ENGINEER OF RECORD. SEE CASQA BMP FACTSHEET EC-6 AND GN-01 OF THIS SUBMITTAL FOR STRAW MULCH MIX.

6) INSTALL EROSION CONTROL BLANKETS/NETTING (OR EQUIVALENT) ON ANY DISTURBED SITE WITH 3:1 SLOPES OR STEEPER, KEYED INTO THE GROUND AT LEAST 3 INCHES UNLESS OTHERWISE NOTED BY ENGINEER OF RECORD. SEE CASQA BMP FACTSHEET EC-7.

7) AREAS OF DISTURBED SOIL/VEGETATION SHOULD BE REVEGETATED AS SOON AS PRACTICALLY POSSIBLE.

8) STABILIZE SITE ENTRANCE AND TEMPORARY DRIVEWAY. USE 11/2-INCH CRUSHED DRAIN ROCK FOR A MINIMUM OF 50 FEET UNLESS DIMENSIONED OTHERWISE (OR AS FAR AS PRACTICALLY POSSIBLE) TO PREVENT TRACKING SOIL OFFSITE UNLESS OTHERWISE NOTED BY ENGINEER OF RECORD.

9) INSTALL BIODEGRADABLE FIBER ROLLS ALONG CONTOURS OF SHORT SLOPES OR SLOPES OF 3:1 OR FLATTER, KEYED INTO THE GROUND AT LEAST 3 INCHES DEEP. SEE CASQA BMP FACTSHEET SE-5.

10) INSTALL SILT FENCE ALONG CONTOURS AS A SECONDARY MEASURE TO KEEP SEDIMENT ONSITE AND TO MINIMIZE VEHICLE AND FOOT TRAFFIC BEYOND LIMITS OF SITE DISTURBANCE UNLESS OTHERWISE NOTED

EROSION & SEDIMENT CONTROL NOTES CONTINUED:

BY ENGINEER OF RECORD. SEE CASQA BMP FACTSHEET SE-1.

11) USE GRAVEL BAGS (OR EQUIVALENT) AROUND ON-SITE AND OFF-SITE DRAIN INLETS AND IN GUTTER. PLACE GRAVEL BAGS AT NEAREST DOWNSTREAM INLET. SEE CASQA BMP FACTSHEET SE-10.

12) CONSTRUCT CONCRETE WASHOUT. CLEAN AS NEEDED AND REMOVE AT THE END OF CONSTRUCTION ACTIVITIES. SEE CASQA BMP FACTSHEET WM-8.

13) COVER ALL STOCKPILES AND LANDSCAPE MATERIAL AND BERM PROPERLY WITH FIBER ROLLS OR SAND BAGS UNLESS OTHERWISE NOTED BY ENGINEER OF RECORD. KEEP BEHIND SILT FENCE AND AWAY FROM WATER BODIES. SEE CASQA BMP FACTSHEET WM-3.

14) HAZARDOUS MATERIALS AND REFUSE MUST BE KEPT IN CLOSED CONTAINERS THAT ARE COVERED AND UTILIZE SECONDARY CONTAINMENT, NOT DIRECTLY ON SOIL. SEE CASQA BMP FACSHEET WM-6.

15) PLACE AND SECURE SANITARY STATION NEAR STABILIZED SITE ENTRANCE, BEHIND THE CURB AND AWAY FROM GUTTERS, STORM DRAIN INLETS, AND WATER BODIES UNLESS OTHERWISE NOTED BY PROJECT ENGINEER. SEE CASQA BMP FACTSHEET WM-9.

16) PREVENT EQUIPMENT FLUID LEAKS ONTO GROUND BY PLACING DRIP PANS OR PLASTIC TARPS UNDER EQUIPMENT. REPAIR EQUIPMENT AS NECESSARY. SEE CASQA BMP FACTSHEET NS-8, NS-9, AND NS-10.

17) CONTRACTOR IS TO CONSTRUCT DRAINAGE AND ON-SITE IMPROVEMENTS IN A TIMELY FASHION TO ALLOW EROSION CONTROL MEASURES TO EFFECTIVELY FUNCTION.

18) IF THE CONTRACTOR OR OWNER DO NOT HAVE ACCESS TO THE CASQA BMP FACTSHEETS, ENGINEER OF RECORD SHALL PROVIDE A JOB COPY UPON WRITTEN REQUEST.

No.	REVISIONS	DATE	BY

NORTH BAY
CIVIL ENGINEERING & DESIGN
1963 IROQUOIS STREET NAPA, CA 94559
PHONE: (707) 501-8550
www.NorthBayCivilEngineering.com

REGISTERED PROFESSIONAL ENGINEER
TIMOTHY J. HOOK
No. 82167
CIVIL
STATE OF CALIFORNIA

NBCED PROJECT	17168.01
DATE	FEBRUARY 22, 2019
SCALE	AS SHOWN
DESIGNED BY	TJH
DRAWN BY	EVM
CHECKED BY	JES

EROSION AND SEDIMENT CONTROL PLAN

MODRALL TENTATIVE SUBDIVISION MAP
TENTATIVE MAP AMENDMENT
PREPARED FOR
45 LOS ROBLES DRIVE
NAPA CA

C8.0

N:\PROJECTS\1768 - MODRALL SUBDIVISION\1768.01 - TENTATIVE MAP AMENDMENT\04-CAD\03-PLAN SHEETS\01 GRADING PLOTTED BY:HOOK 2/22/2019 4:59 PM
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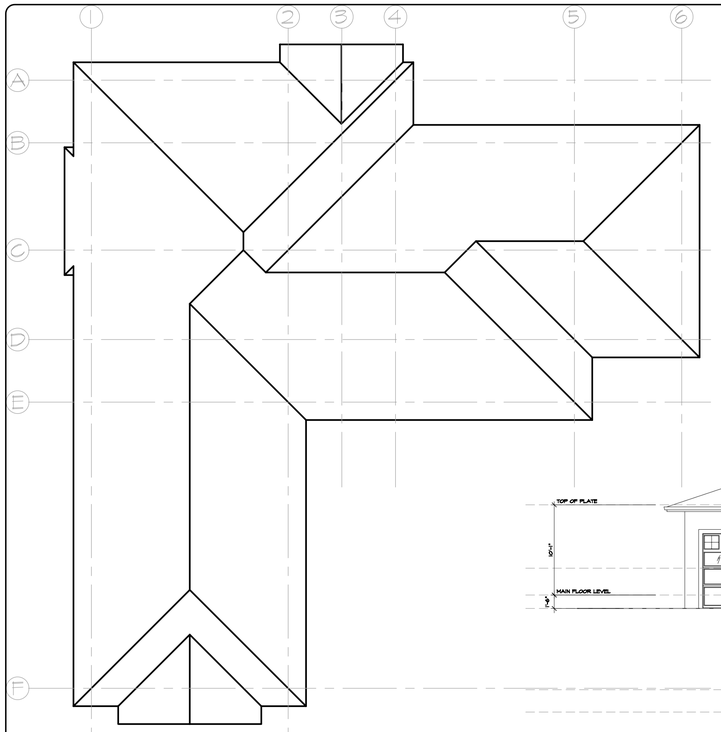
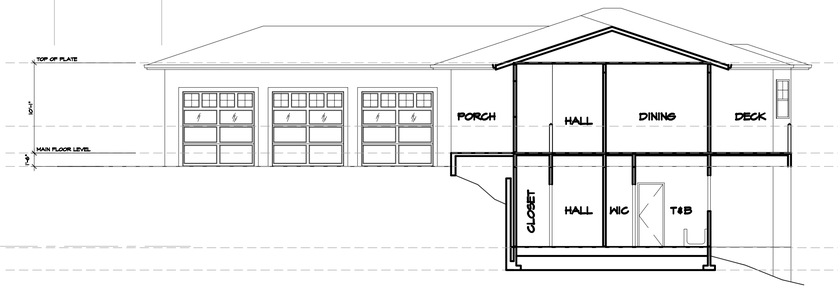


ROOF PLAN

REAR ELEVATION



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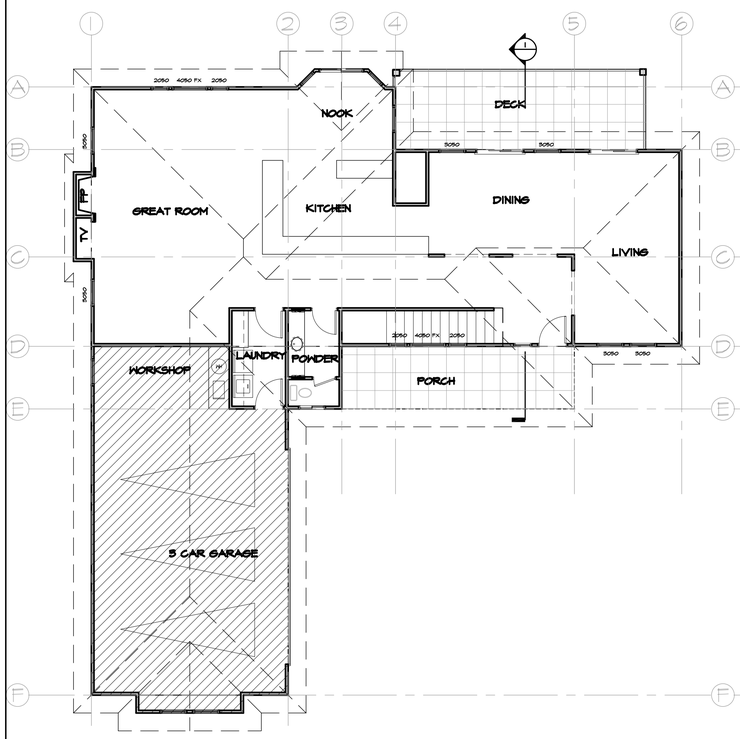
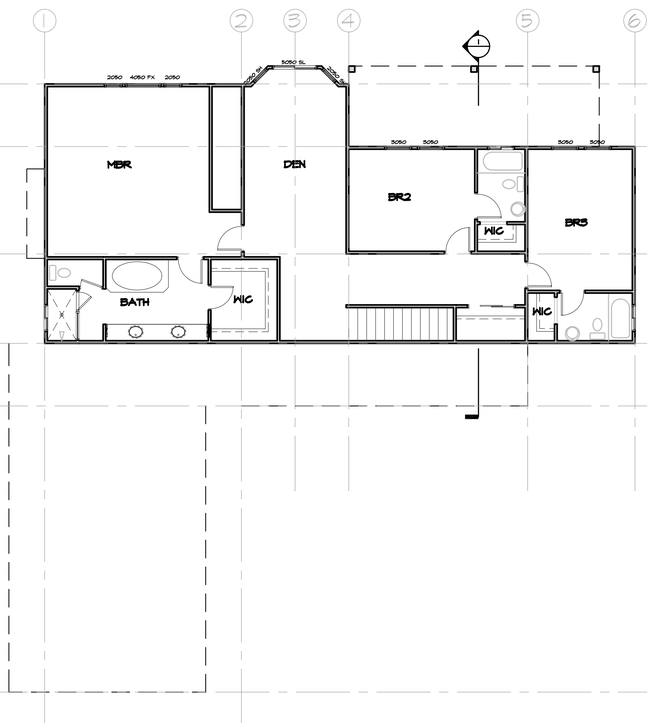


MAIN FLOOR PLAN



LOWER FLOOR PLAN

RIGHT ELEVATION

FRONT ELEVATION

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RON & SUSAN MODRALL

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45 Los Robles
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94559

JOB # 0602

PLAN 1

PLANS, SECTION & ELEVATIONS

0 8' 16' 32'
SCALE: 1/8" = 1'-0"

Revisions

No.	Date	Description

Date: AUGUST 21, 2007

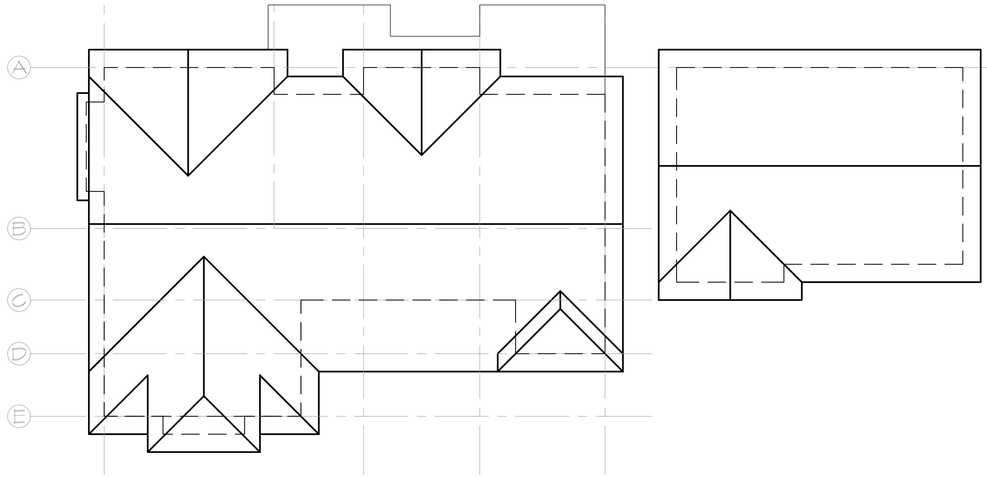
Job Captain: CC

Sheet

A1

LOT 1

ATTACHMENT 4



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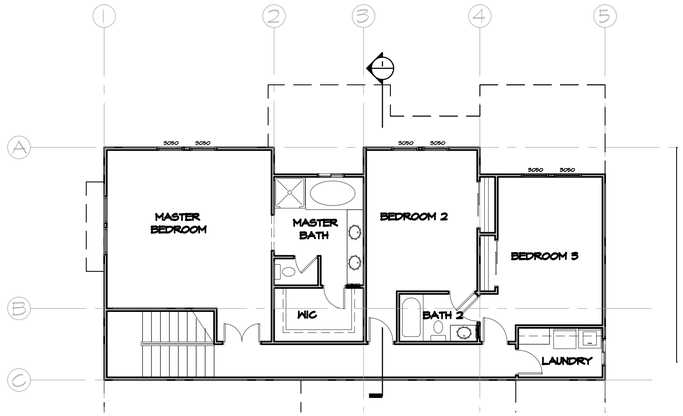

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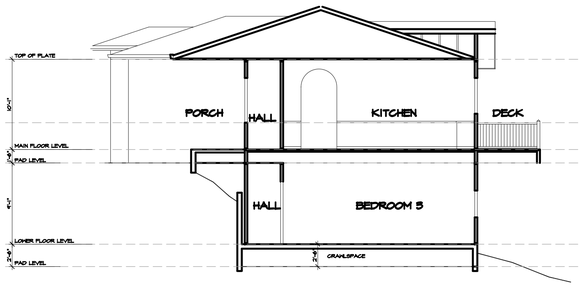

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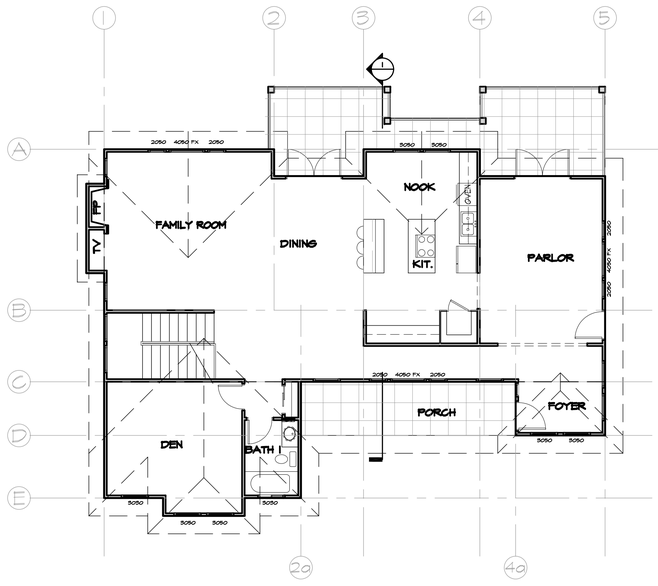

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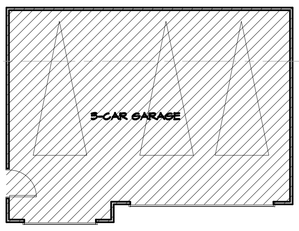

RIGHT ELEVATION

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JOB # 0602

PLAN 2

PLANS, SECTION & ELEVATIONS

0 8' 16' 32'
SCALE: 1/8" = 1'-0"

Revisions

No.	Date	Description

Date: AUGUST 21, 2007

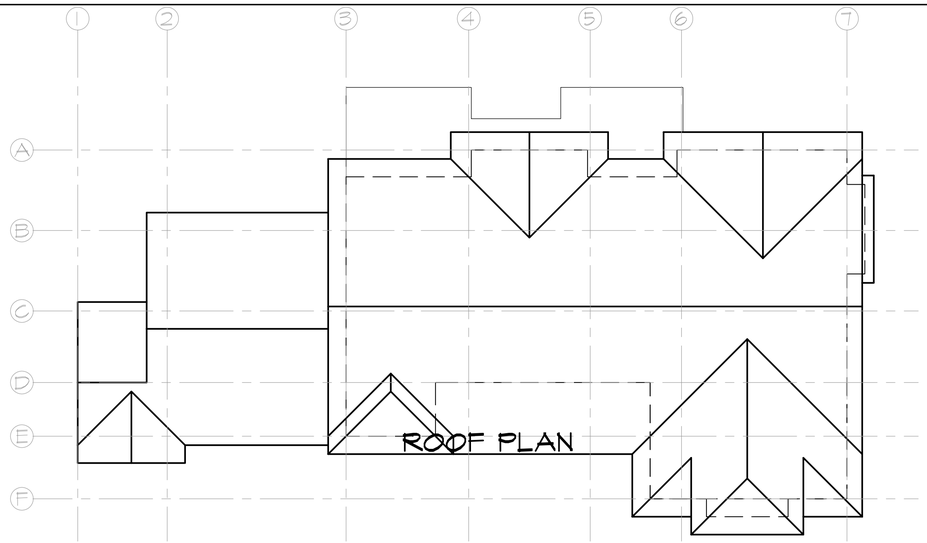
Job Captain: CC

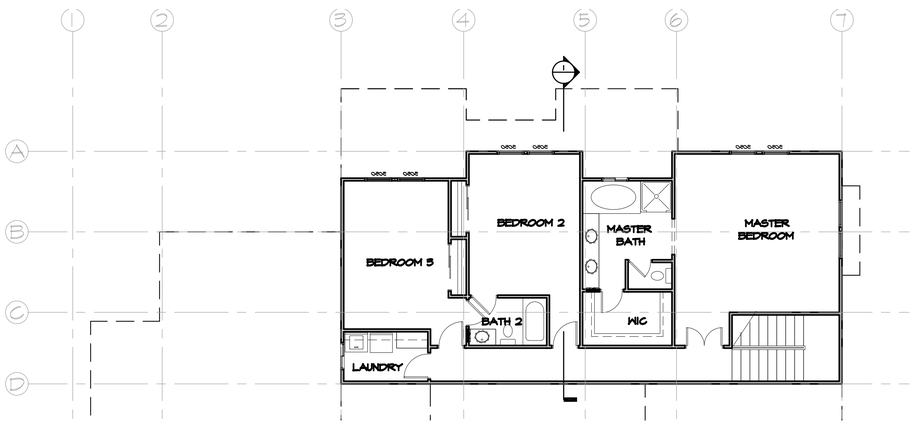
Sheet

A2

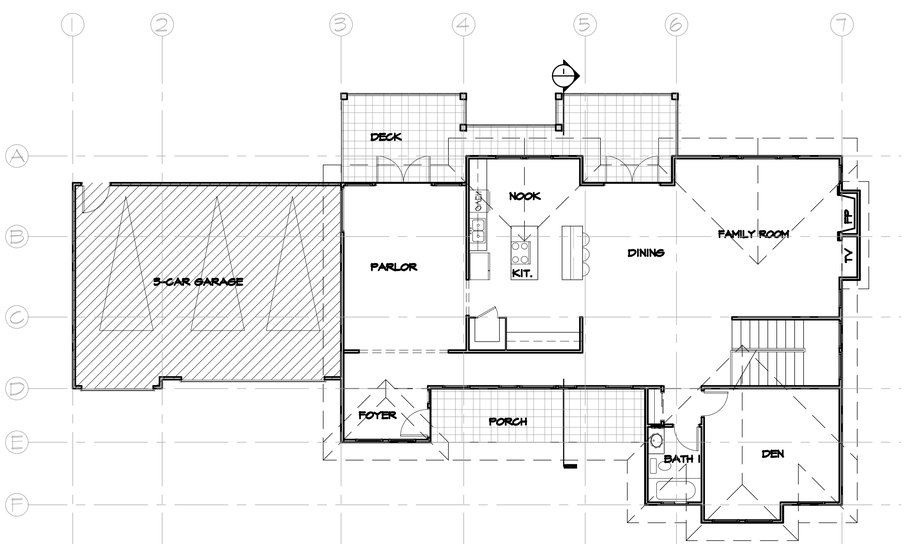
LOT 2

ATTACHMENT 4





LOWER FLOOR PLAN



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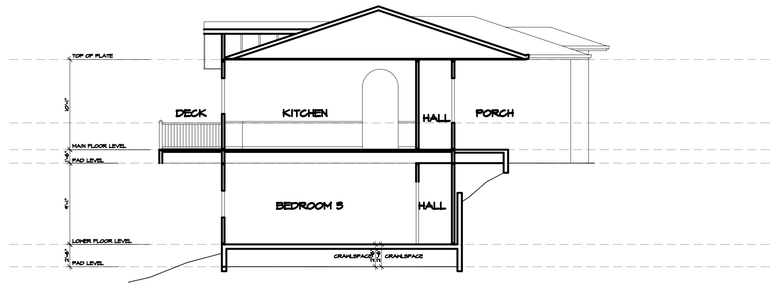

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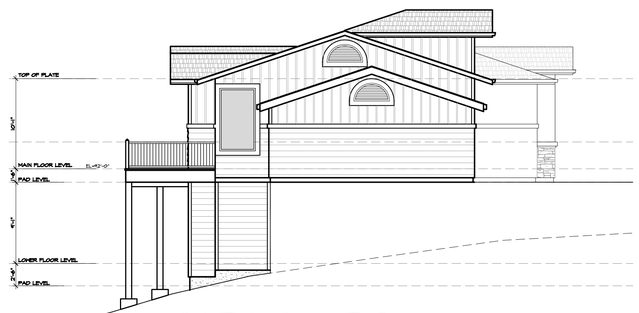

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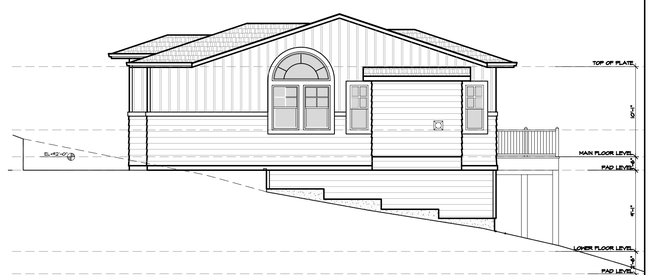

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PLAN 3

PLANS, SECTION & ELEVATIONS

0 8' 16' 32'
SCALE: 1/8" = 1'-0"

Revisions

No.	Date	Description

Date: AUGUST 21, 2007

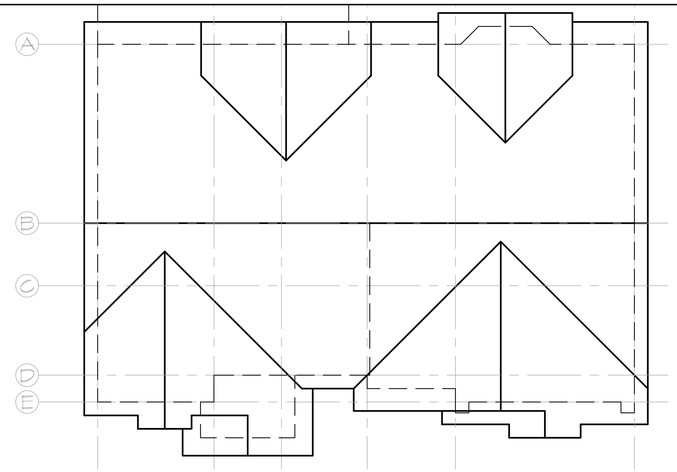
Job Captain: CC

Sheet

A3

LOT 3

ATTACHMENT 4



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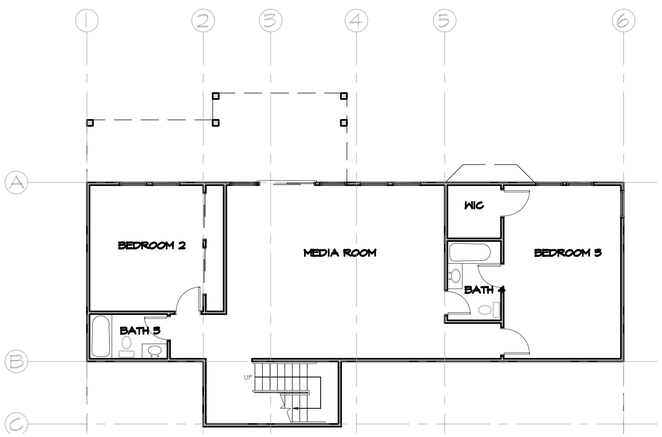

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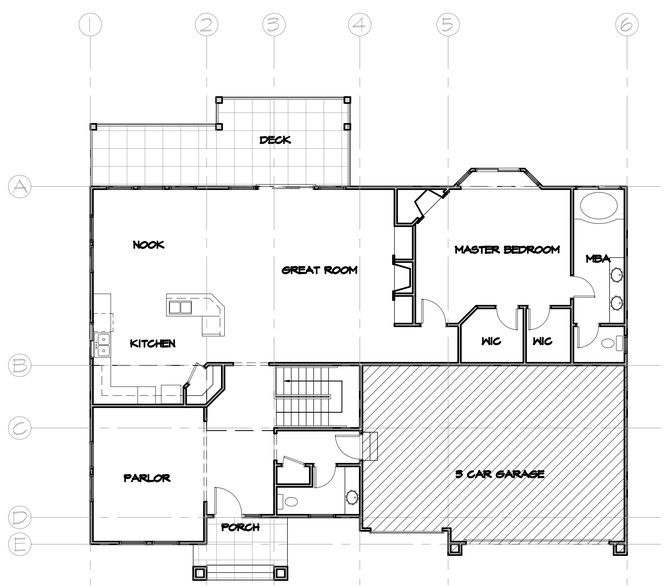

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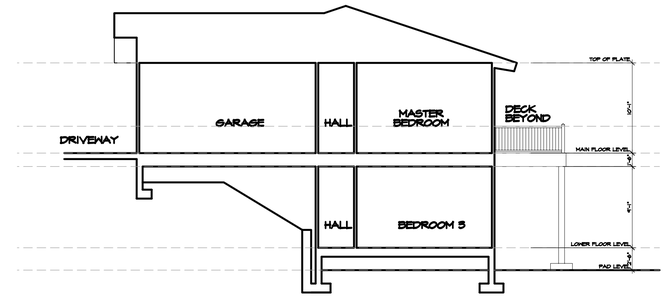

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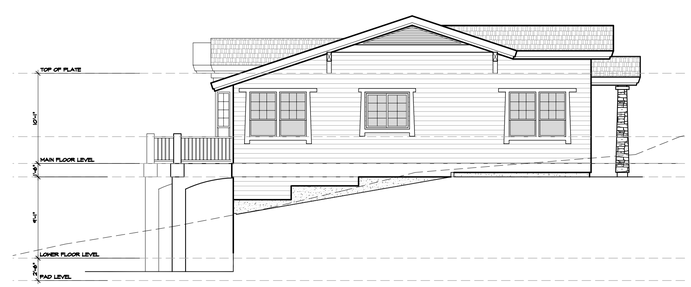

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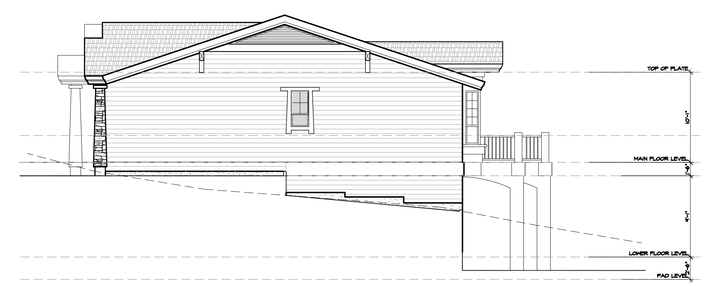

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94559

JOB # 0602

PLAN 4

PLANS, SECTION & ELEVATIONS

0 8' 16' 32'
SCALE: 1/8" = 1'-0"

Revisions

No.	Date	Description

Date: AUGUST 21, 2007

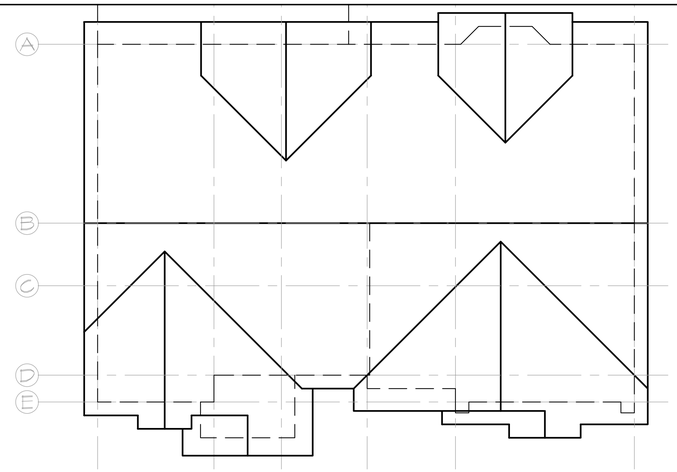
Job Captain: CC

Sheet

A4

LOT 4

ATTACHMENT 4



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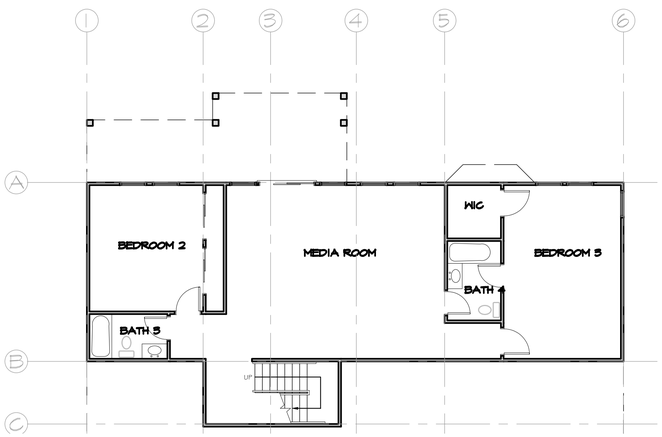

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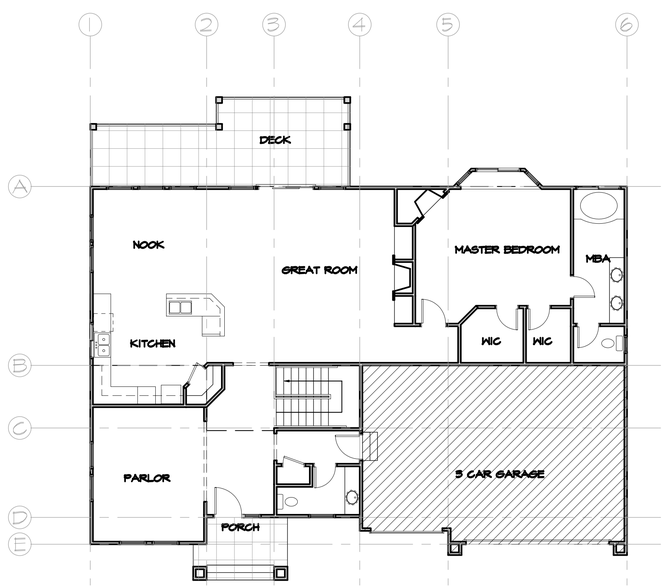
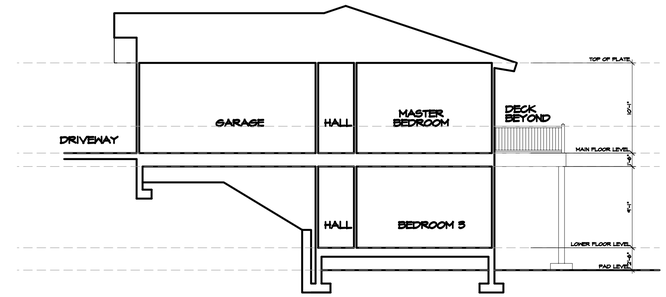
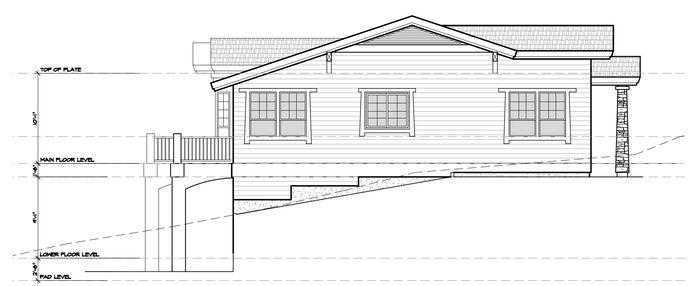


MAIN FLOOR PLAN

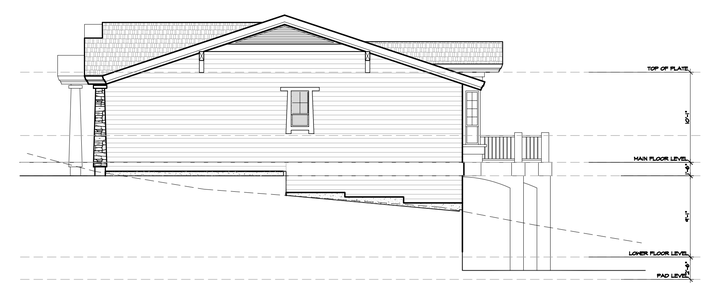


SECTION

REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

FRONT ELEVATION

Craiker Associates
Architects & Planners
AIA Inc
181 Carlos Drive Suite 102
San Rafael, CA. 94903-2005
415.491.2244
FAX. 415.507.1944
craiker.com

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RON & SUSAN MODRALL

MODRALL SUBDIVISION

45 Los Robles
Napa, CA
94559

JOB # 0602

PLAN 5

PLANS, SECTION & ELEVATIONS

0 8' 16' 32'
SCALE: 1/8" = 1'-0"

Revisions

No.	Date	Description

Date: AUGUST 21, 2007

Job Captain: CC

Sheet

A5

LOT 5