



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
SAN FRANCISCO, CA 94107
SAN JOSE, CA 95128
SAN DIEGO, CA 92108
(510) 887-4066
WWW.LEABRAZE.COM

WILKINS DEVELOPMENT LLC
2069 WILKINS AVENUE
NAPA, CALIFORNIA
NAPA COUNTY
APN: 046-211-004

**CONCEPTUAL
LOT LAYOUT**

1	PLAN CHECK 03-17-25	MCF
2	REVISIONS	BY

JOB NO: 2210425 CI
DATE: 06-02-22
SCALE: 1" = 10'
DESIGN BY: AG/AH
DRAWN BY: AG
SHEET NO:

C-1.1
2 OF 11 SHEETS

**FINAL MAP OF
VINTAGE GARDENS
MAP NO. 4223
(16 RM 61/62)**

AREA SHOW AS REMAINDER TO BE MERGED
WITH APN 046-211-010 / 2005 WILKINS
AVE BY WAY OF LOT LINE ADJUSTMENT
PRIOR TO RECORDING FINAL MAP (PARCEL
UNDER COMMON OWNERSHIP)

GENERAL NOTES:

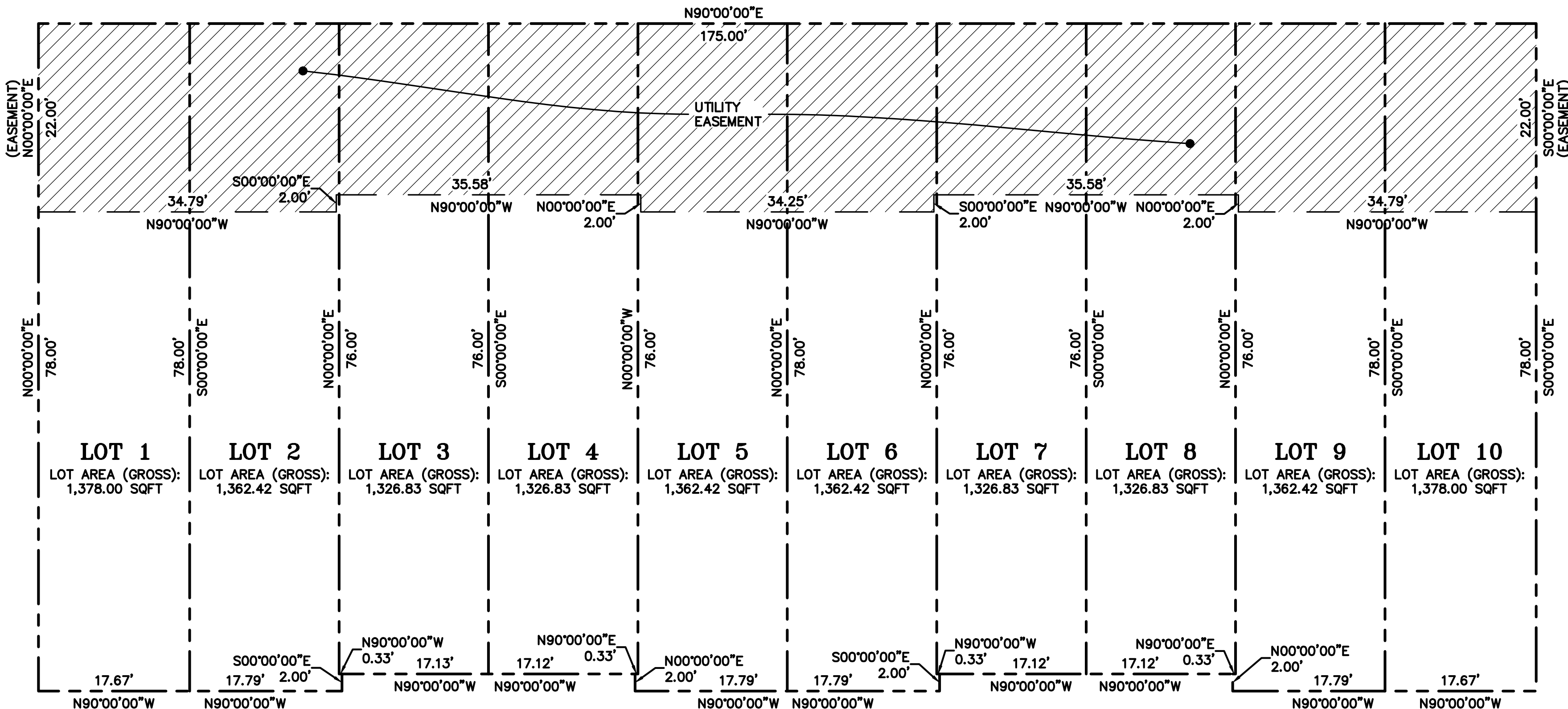
APN: 046-211-011
PARCEL AREA: 29,040.23 SQFT: 0.67 ACRES (GROSS)
PROPOSED USE: RESIDENTIAL
WATER: CITY OF NAPA
SEWER: NAPA SANITATION DISTRICT
EXISTING ZONING: RM
GENERAL PLAN DESIGNATION: HIGH-DENSITY RESIDENTIAL

PROPOSED SITE DEVELOPMENT INFORMATION

LOT A: COMMON LOT	ZONING: RM	AREA (GROSS): 0.34 ACRES (14,638.30 S.F.)
LOT 1:	ZONING: RM	AREA (GROSS): 0.03 ACRES (1,378.00 S.F.)
LOT 2:	ZONING: RM	AREA (GROSS): 0.03 ACRES (1,362.42 S.F.)
LOT 3:	ZONING: RM	AREA (GROSS): 0.03 ACRES (1,326.83 S.F.)
LOT 4:	ZONING: RM	AREA (GROSS): 0.03 ACRES (1,326.83 S.F.)
LOT 5:	ZONING: RM	AREA (GROSS): 0.03 ACRES (1,362.42 S.F.)
LOT 6:	ZONING: RM	AREA (GROSS): 0.03 ACRES (1,362.42 S.F.)
LOT 7:	ZONING: RM	AREA (GROSS): 0.03 ACRES (1,326.83 S.F.)
LOT 8:	ZONING: RM	AREA (GROSS): 0.03 ACRES (1,326.83 S.F.)
LOT 9:	ZONING: RM	AREA (GROSS): 0.03 ACRES (1,362.42 S.F.)
LOT 10:	ZONING: RM	AREA (GROSS): 0.03 ACRES (1,378.00 S.F.)

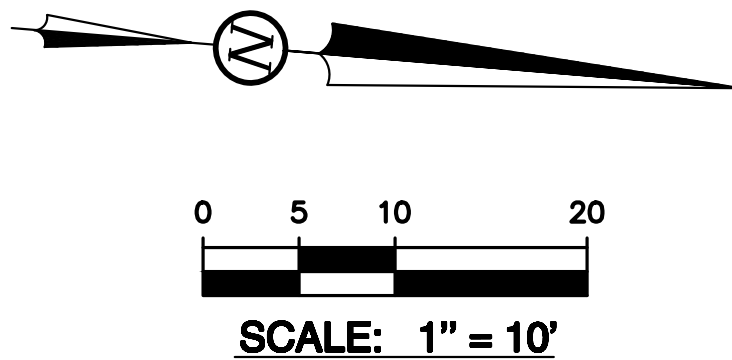
**EGNER LIVING TRUST
(2011-0025062)
PARCEL TWO
APN: 046-211-003
AREA: 23,443± SQFT**

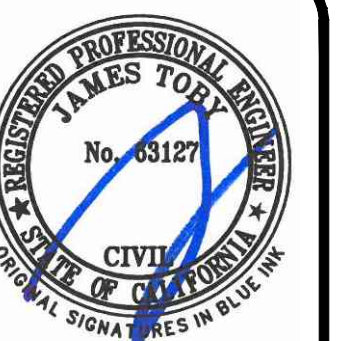
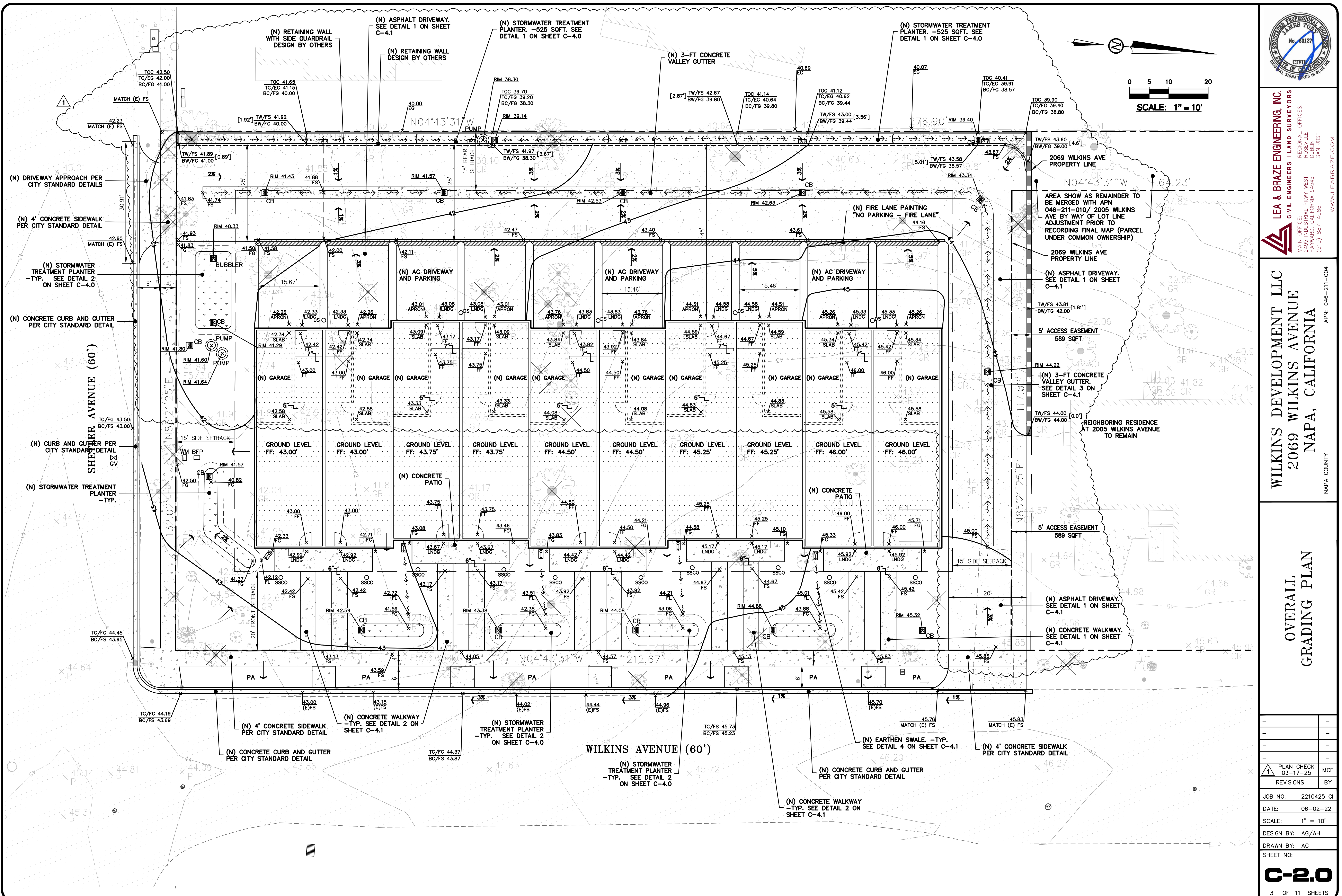
**LOT A -
COMMON LOT
LOT AREA (GROSS):
14,638.30 SQFT**



WILKINS AVENUE (60')

SHEPHER AVENUE (60')





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2069 WILKINS AVENUE
NAPA, CALIFORNIA

APN: 046-211-004
NAPA COUNTY

OVERALL GRADING PLAN

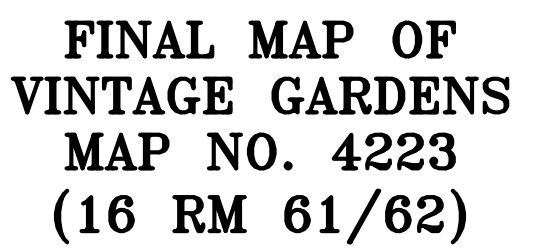
PLAN CHECK
03-17-25 MCF

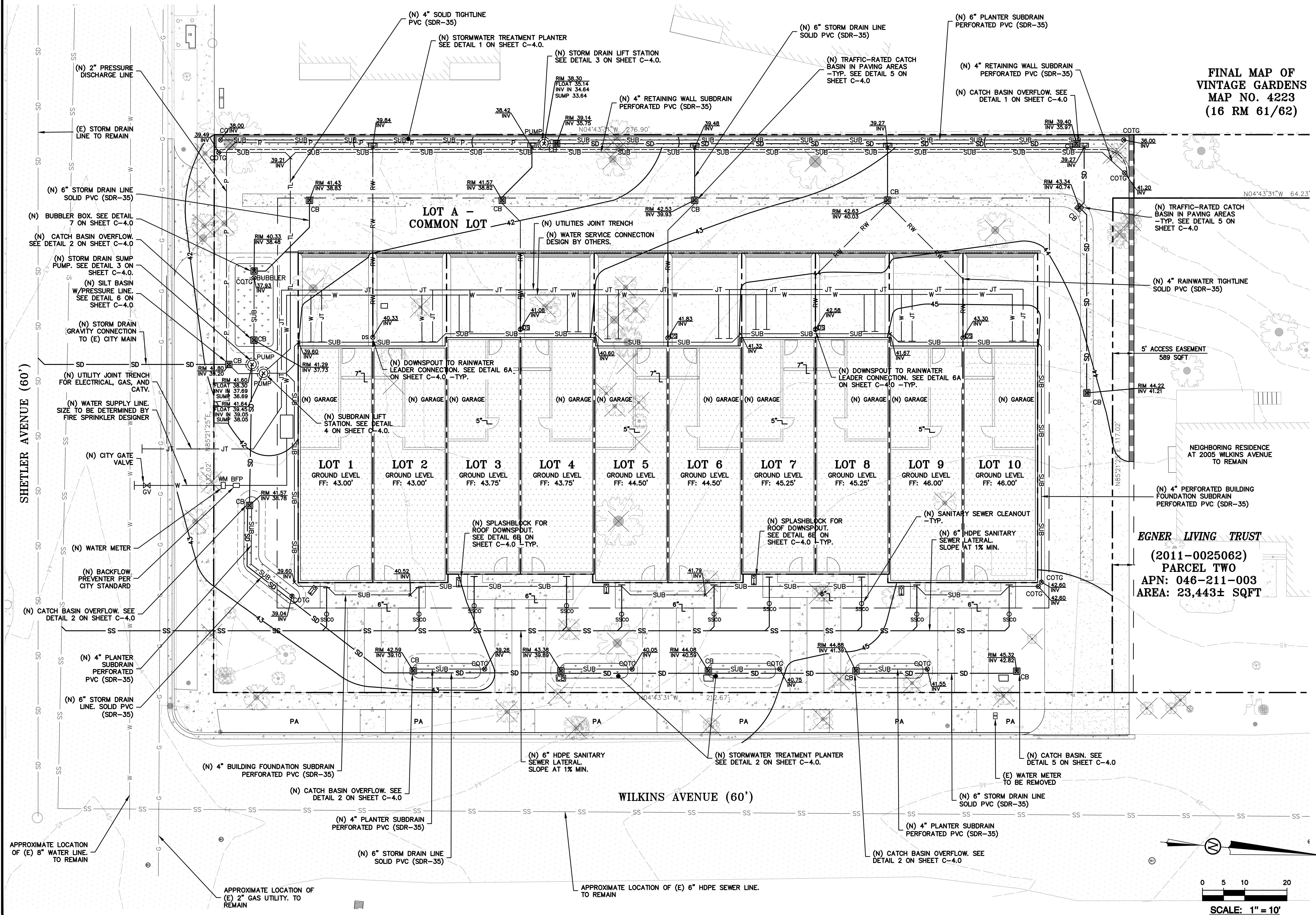
REVISIONS

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3 OF 11 SHEETS





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2069 WILKINS AVENUE
NAPA, CALIFORNIA
 NAPA COUNTY
 APN: 046-211-004

OVERALL UTILITY PLAN

PLAN CHECK	03-17-25	MCF
REVISIONS	BY	
JOB NO:	2210425	CI
DATE:	06-02-22	
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DESIGN BY:	AG/AH	
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C-3.0
 4 OF 11 SHEETS



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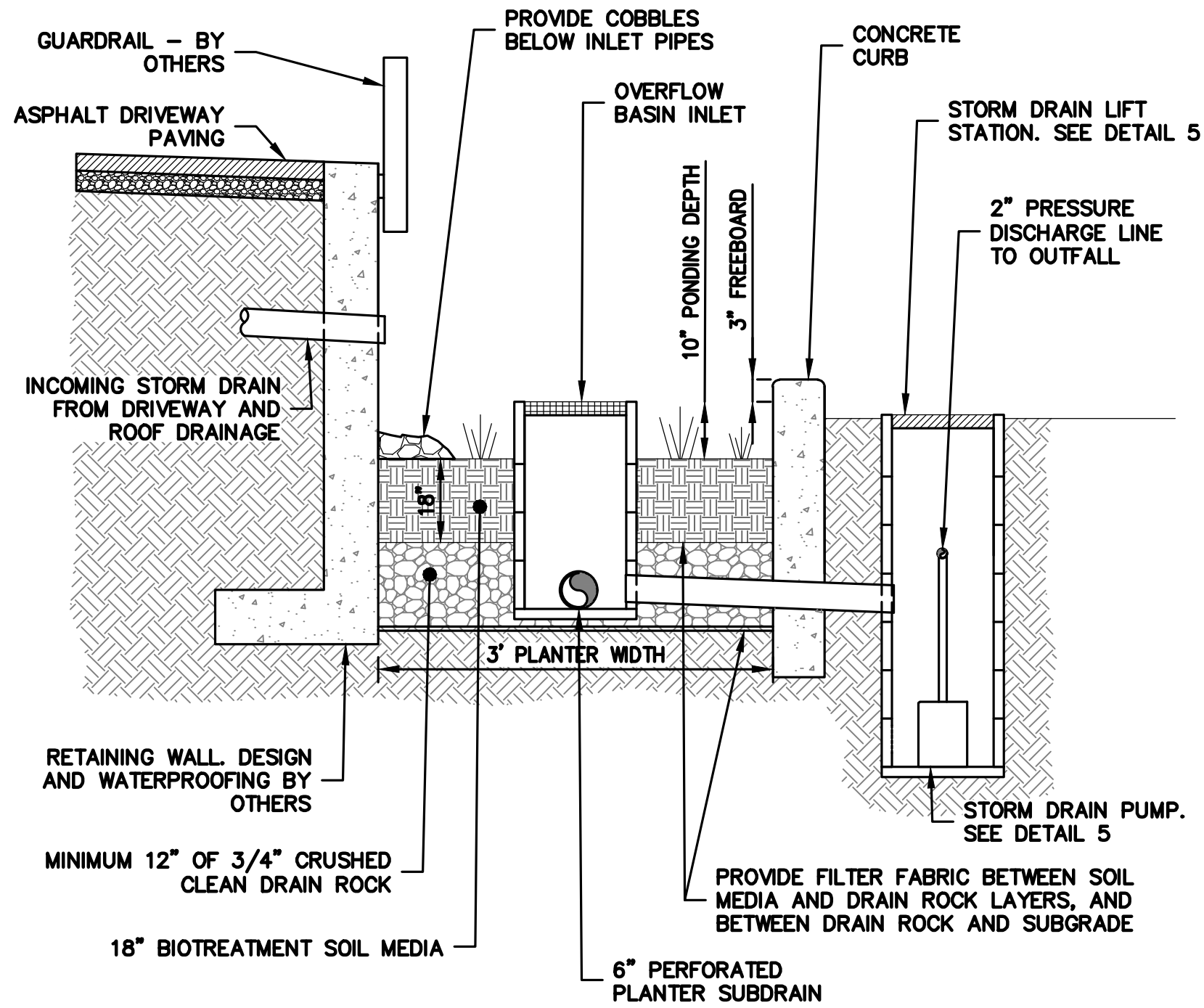
WILKINS DEVELOPMENT LLC
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NAPA COUNTY
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DETAILS

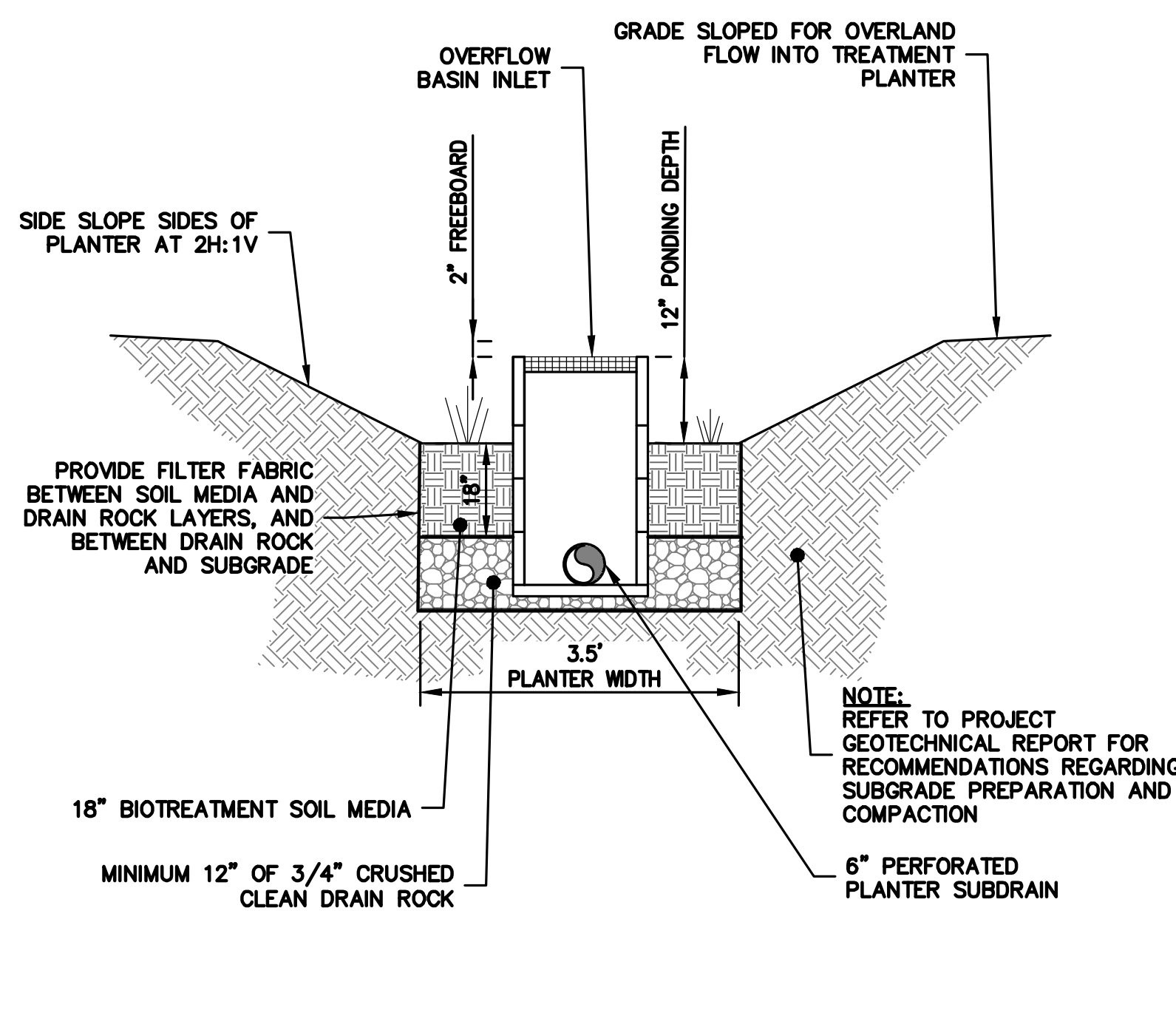
PLAN CHECK	MCF
03-17-25	
REVISIONS	BY

JOB NO:	2210425 CI
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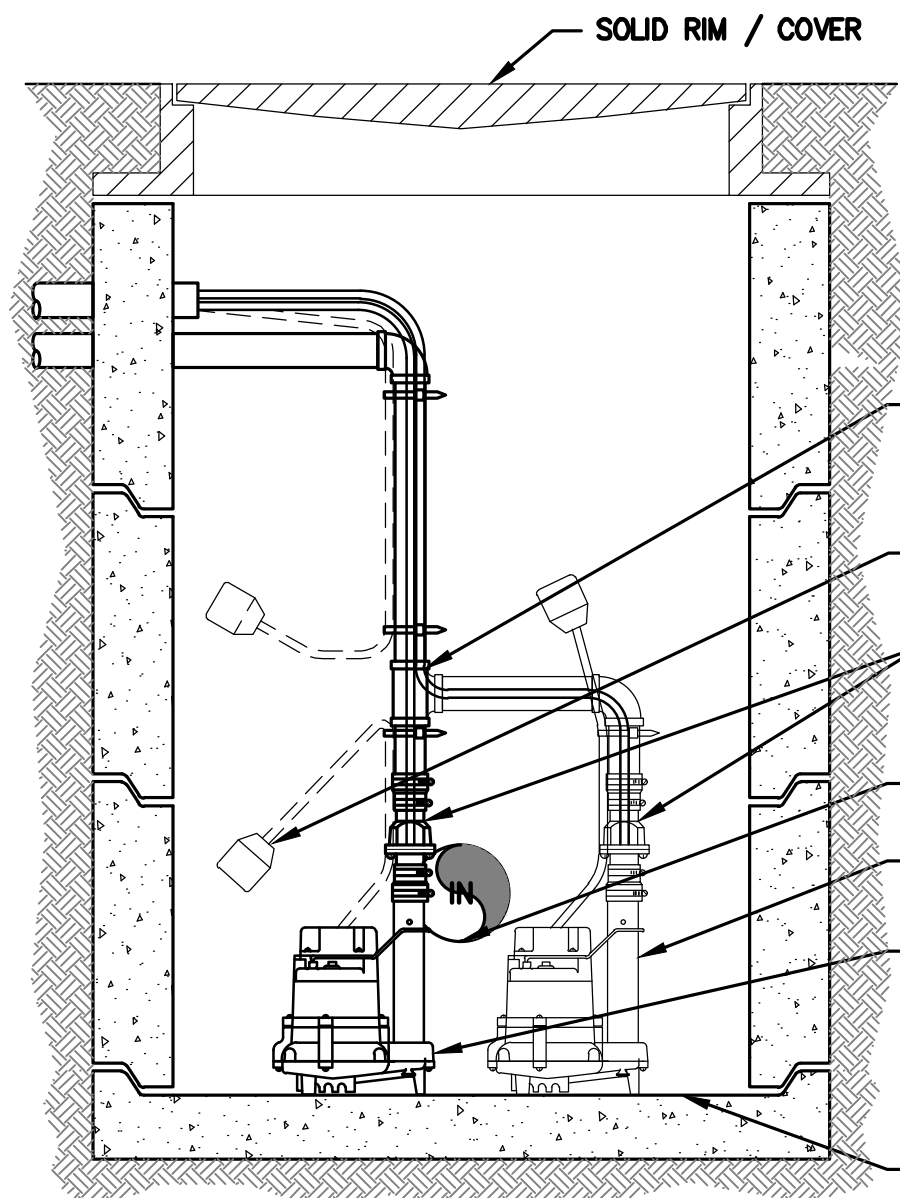
1 TREATMENT PLANTER (REAR)
C-4.0 NTS



2 TREATMENT PLANTER (FRONT)
C-4.0 NTS

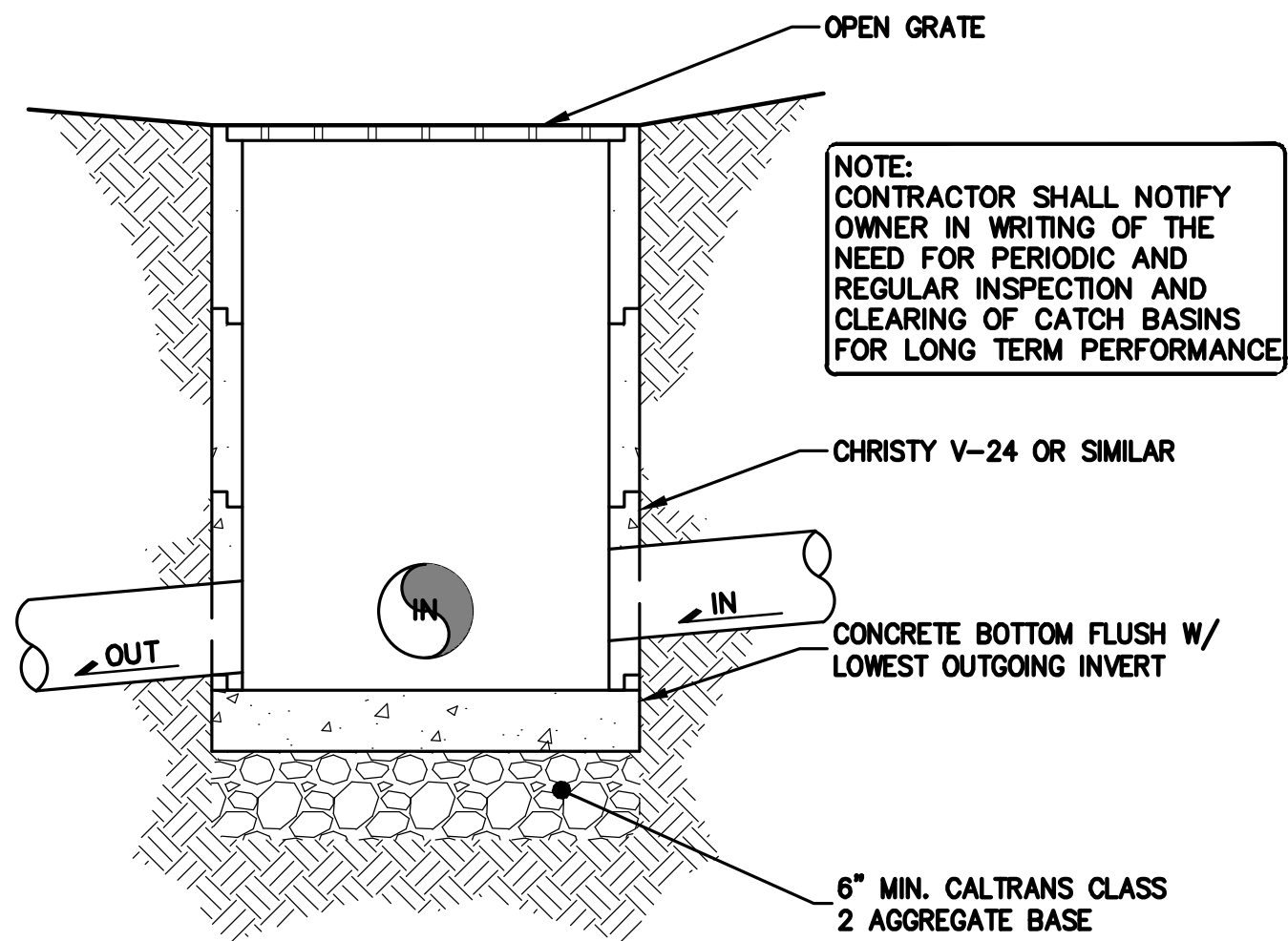
PUMP PURPOSE: SUBDRAIN LIFT		
SPECIFICATION	QUANTITY	CONTAINMENT
ZOELLER 151	SIMPLEX (SINGLE)	CHRISTY V-24
ZOELLER 153	DUPLX (DOUBLE)	30\"/>

- PUMP NOTES:**
- SUBSURFACE DRAINAGE SYSTEMS (IF APPLICABLE) AND SURFACE STORM DRAIN SYSTEMS (IF APPLICABLE) SHALL REMAIN DEDICATED SEPARATE SYSTEMS AND SHALL NOT CONNECT TO EACH OTHER.
 - SIMPLEX PUMPS MAY BE CONTROLLED BY PIGGYBACK FLOAT SWITCH OR VIA HARD WIRE TO CONTROL PANEL.
 - DUPLX PUMPS SHALL BE HARD WIRED TO ALTERNATING CONTROL PANEL AND OPERATE VIA FLOAT SWITCHES.
 - RAIL SYSTEM SHALL BE UTILIZED FOR PUMPS DEEPER THAN 5' BELOW GROUND SURFACE.
 - ALL PUMPS SHALL HAVE AUDIBLE HIGH WATER LEVEL ALARM IN LOCATION TO ALERT OWNER OR CONNECTED TO BUILDING SECURITY SYSTEM.
 - ALL WIRING SHALL BE PER APPLICABLE CODE AND SHALL BE LOCATED PER CONTRACTOR / ELECTRICIAN.
 - HDPE SHALL HAVE SOLID LID BOLTED DOWN.
- 2\"/>

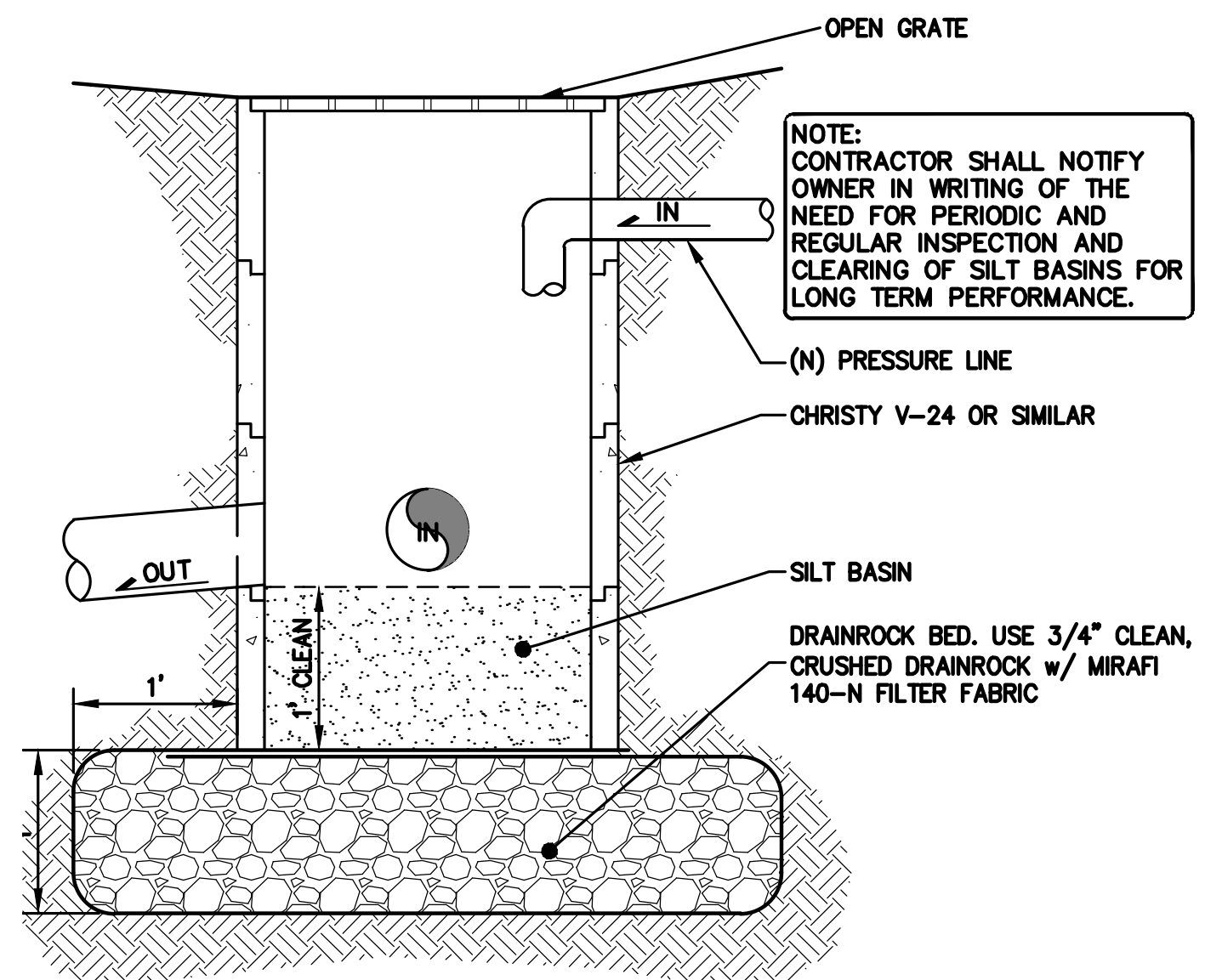


4 SUBDRAIN SUMP PUMP
C-4.0 NTS

NOTE: BACK-UP POWER IS RECOMMENDED. NOTIFY ENGINEER IF OMITTED FROM PROPOSED PROJECT.

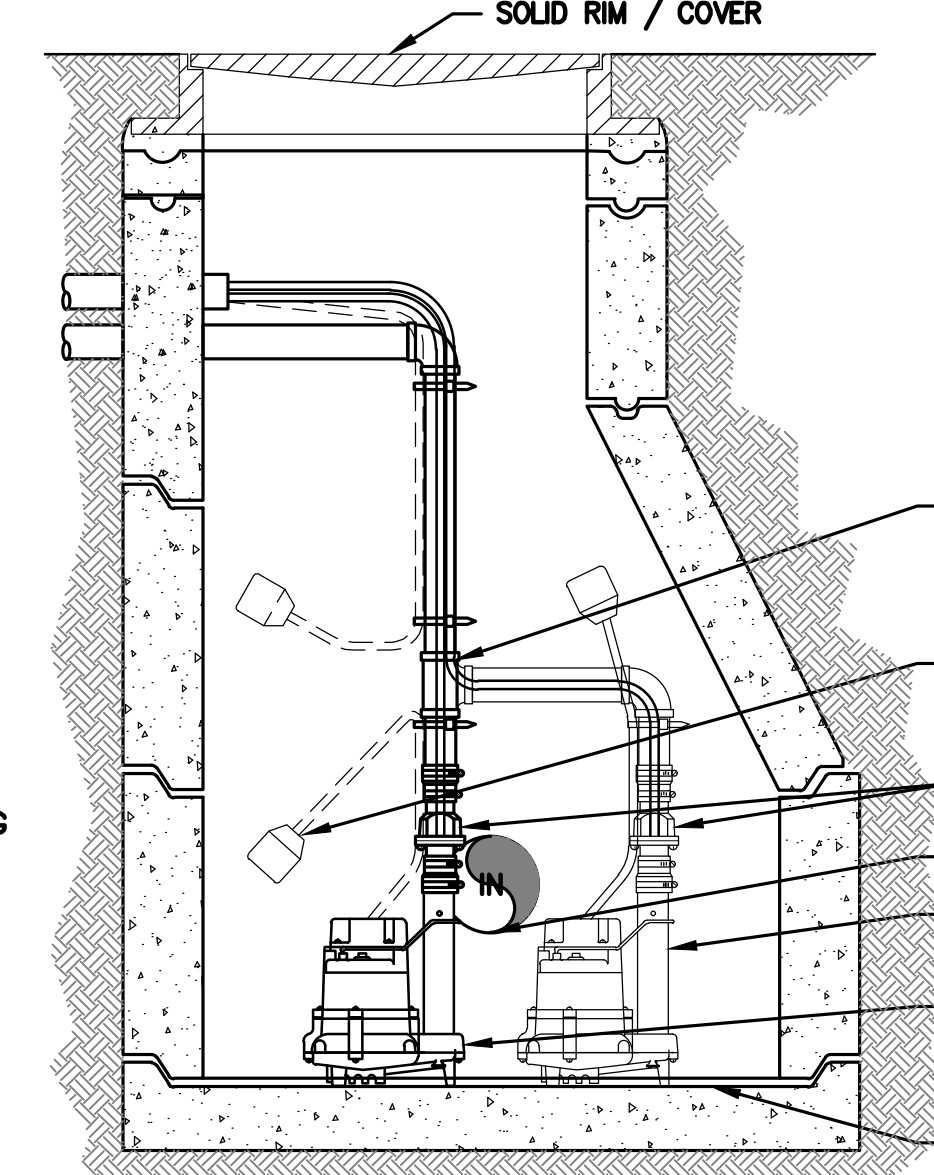


5 CATCH BASIN
C-4.0 NTS



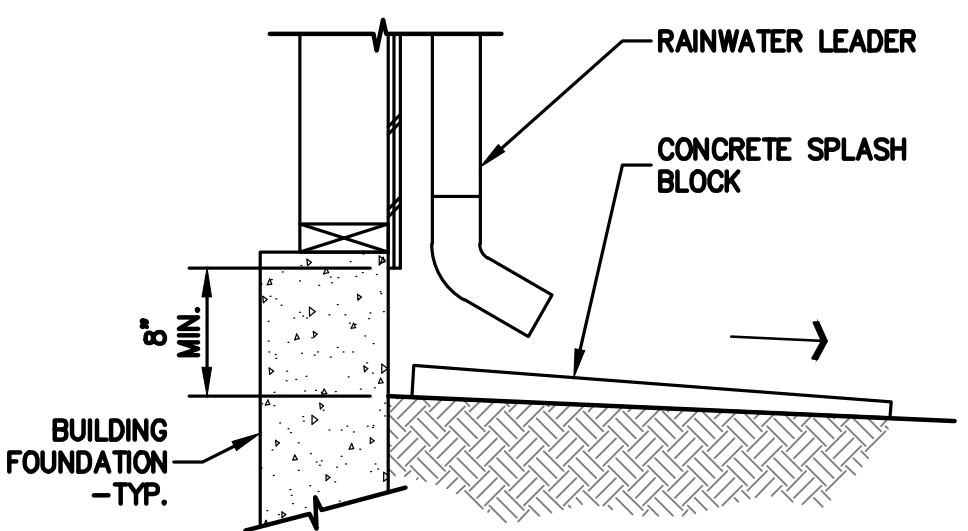
6 SILT BASIN w/ PRESSURE LINE
C-4.0 NTS

PUMP PURPOSE: STORM DRAIN LIFT		
SPECIFICATION	QUANTITY	CONTAINMENT
ZOELLER 151	SIMPLEX (SINGLE)	CHRISTY V-24
ZOELLER 153	DUPLX (DOUBLE)	30\"/>

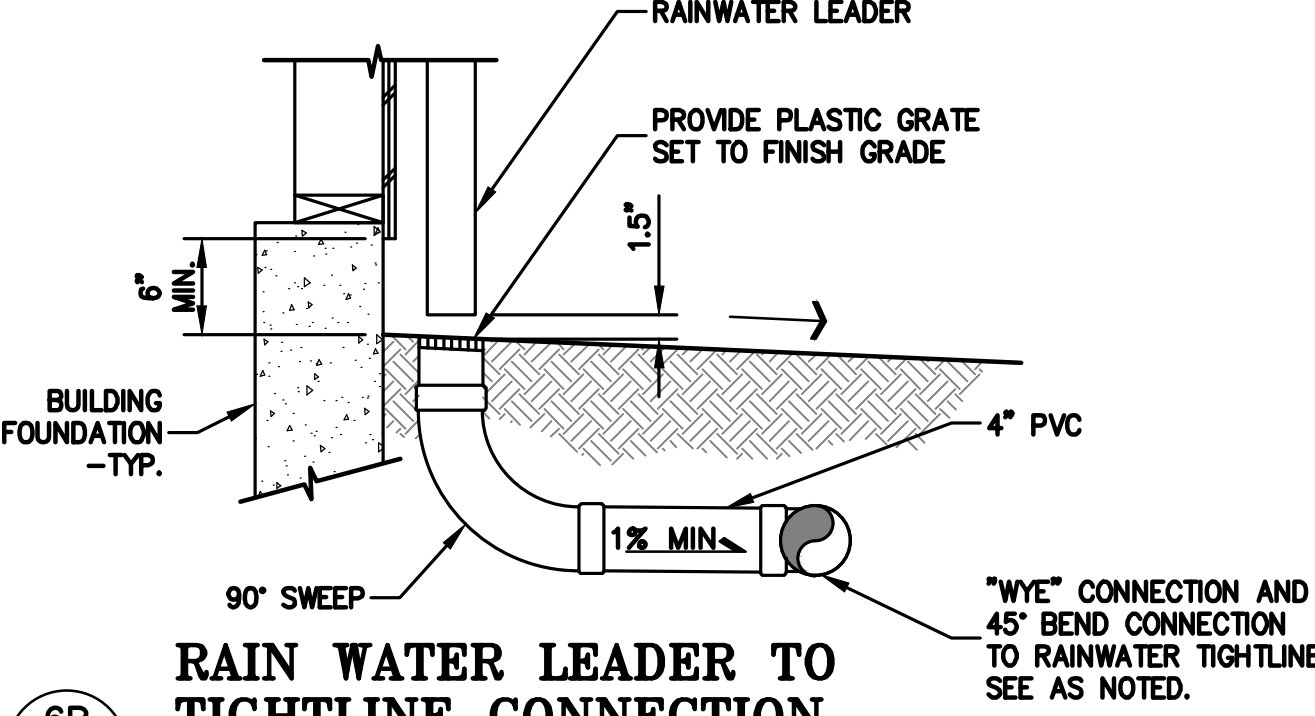


3 STORMWATER SUMP PUMP
C-4.0 NTS

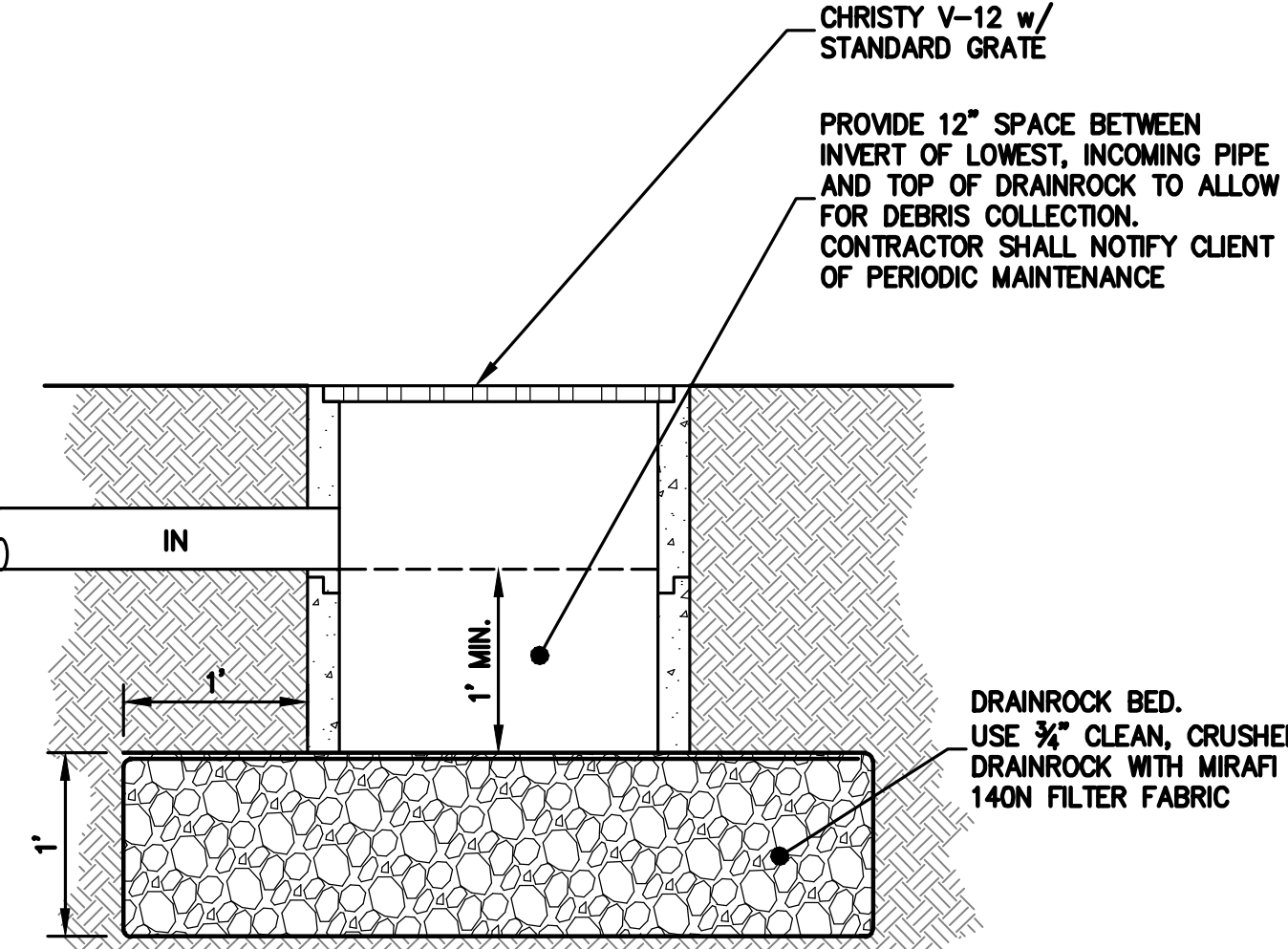
NOTE: BACK-UP POWER IS RECOMMENDED. NOTIFY ENGINEER IF OMITTED FROM PROPOSED PROJECT.




6A SPLASHBLOCK AT RAIN WATER LEADER
C-4.0 NTS



6B RAIN WATER LEADER TO TIGHTLINE CONNECTION
C-4.0 NTS



7 BUBBLER BOX
C-4.0 NTS



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DETAILS

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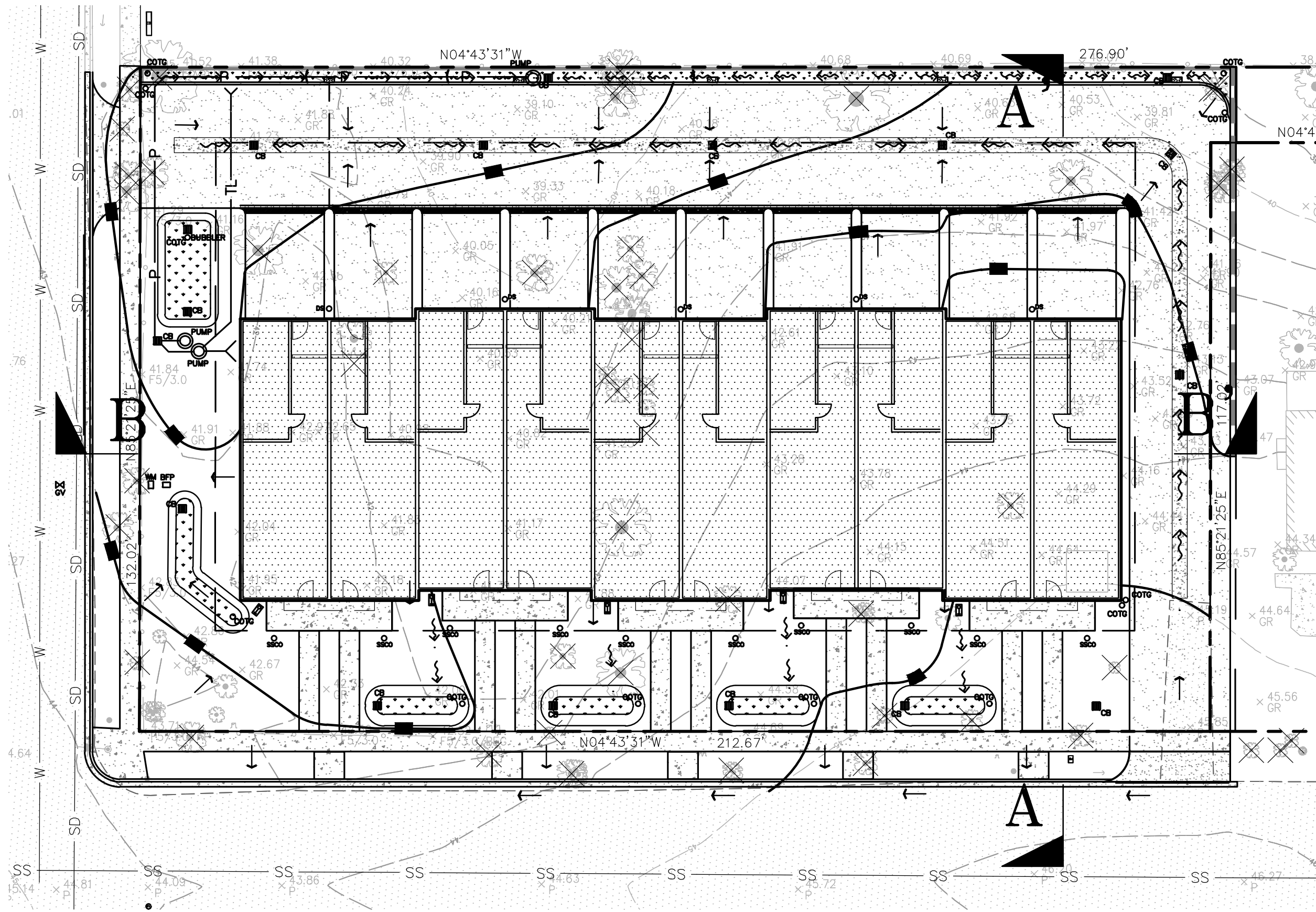
LEA & BRAZE ENGINEERING, INC.
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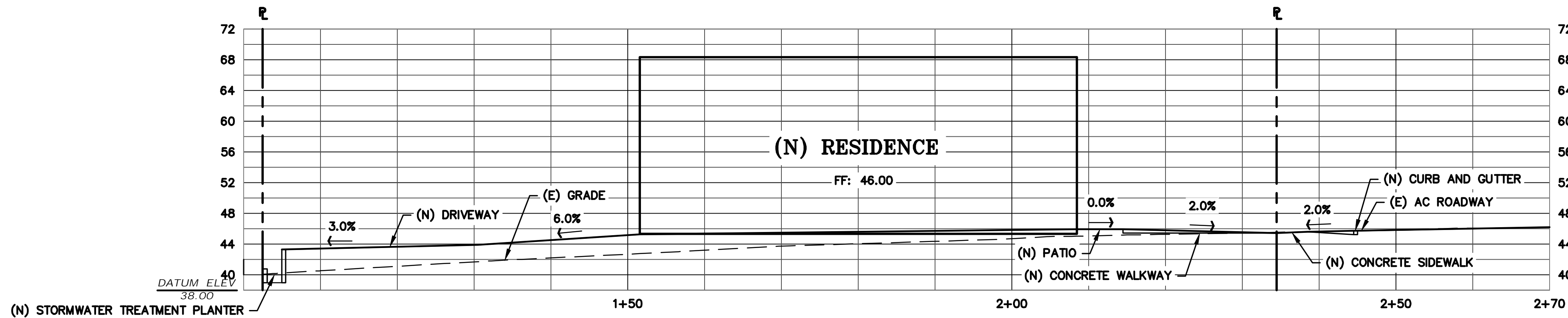
SITE SECTION

PLAN CHECK	MCF
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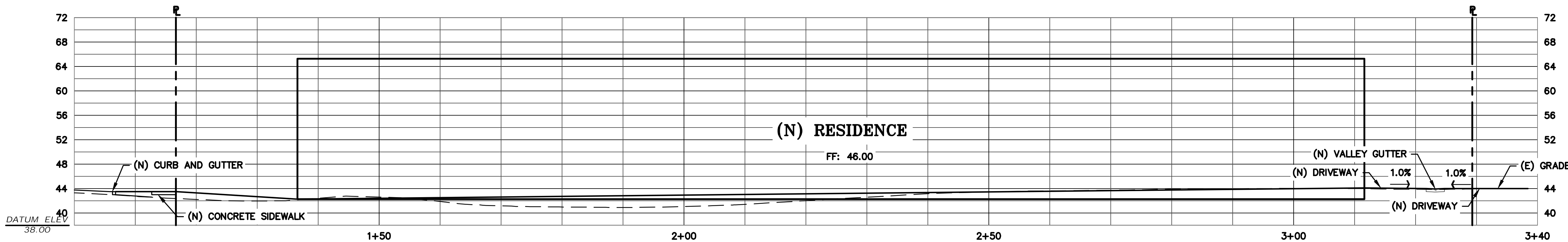
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KEY MAP
SCALE 1"=20'



SECTION A-A' PROFILE
SCALE: 1" = 10' HORIZ & VERT



SECTION B-B' PROFILE
SCALE: 1" = 10' HORIZ & VERT

PURPOSE:

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

EROSION CONTROL MEASURES:

- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
- SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
- ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
- INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
- THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
- THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.

REFERENCES:

- CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
- CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

PERIODIC MAINTENANCE:

- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
 - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
 - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - RILLS AND GULLIES MUST BE REPAIRED.
- GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
- NOT USED
- SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
- CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
- ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION

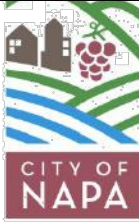
EROSION AND SEDIMENT CONTROL/SWPPP PLAN NOTES



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

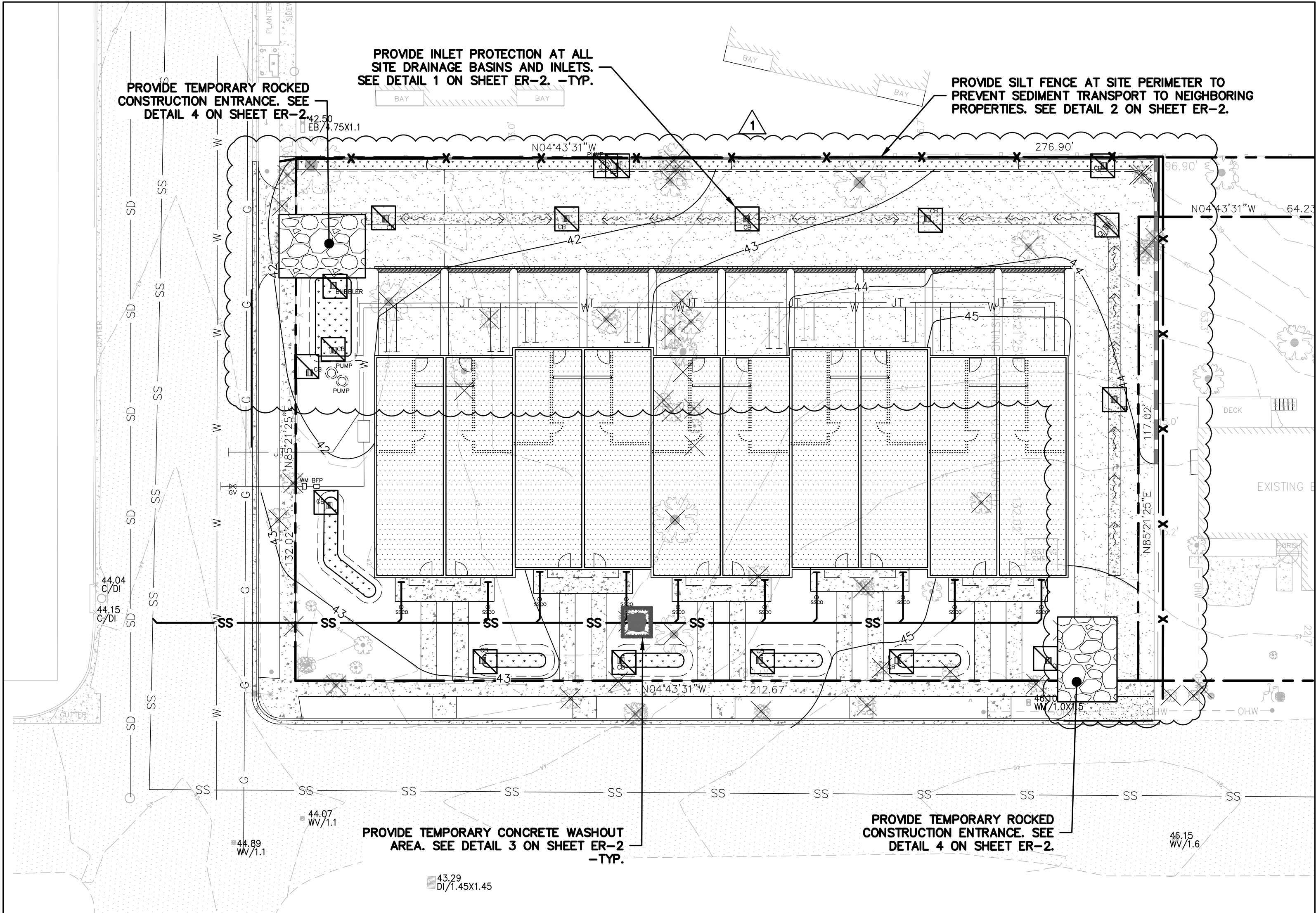
- IN CASE OF EMERGENCY, CALL RESPONSIBLE PERSON AT (24-HOUR TELEPHONE). PLEASE FILL IN NAME & NUMBER.
- A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES. NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY 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 NON-STORMWATER 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.

EROSION AND SEDIMENT CONTROL/SWPPP PLAN NOTES



- 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 (QSD)/ QUALIFIED SWPPP PRACTITIONER (QSP), ARE RESONSIBLE 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 NON-COMPLIANCE MUST BE REPORTED TO THE FIELD ENGINEER.
- TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPOTACLE 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 OR WAY.
 - 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").
 - 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 BIORTENTION FACILITIES.

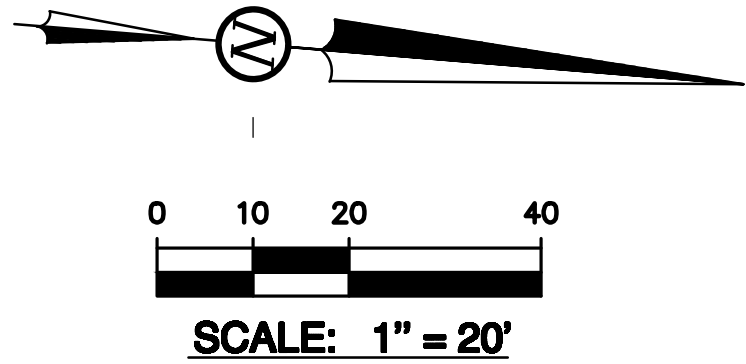
THE FOLLOWING BMPs FROM THE "CALIFORNIA STORM WATER BMP CONSTRUCTION HANDBOOK" -- NOVEMBER 2009, OR LATEST EDITION, OR EQUAL, MUST BE IMPLEMENTED FOR ALL CONSTRUCTION ACTIVITIES AS APPLICABLE. ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTORS. ONLY INCLUDE BMP'S REFERENCED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



EROSION CONTROL LEGEND

- GRAVEL BAG
- INLET PROTECTION
- SILT FENCE
- CONCRETE WASHOUT
- CONSTRUCTION ENTRANCE
- TREE PROTECTION

NOTE:
SEAL ALL OTHER INLETS NOT INTENDED TO ACCEPT STORM WATER AND DIRECT FLOWS TEMPORARILY TO FUNCTIONAL SEDIMENTATION BASIN INLETS. -TYP



WILKINS DEVELOPMENT LLC
2069 WILKINS AVENUE
NAPA, CALIFORNIA

NAPA COUNTY

EROSION CONTROL
PLAN

-	-
-	-
-	-
-	-
-	-
PLAN CHECK 03-17-25	MCF
REVISIONS	BY

JOB NO: 2210425 CI
DATE: 06-02-22
SCALE: 1" = 20'
DESIGN BY: AG/AH
DRAWN BY: AG
SHEET NO:

ER-1



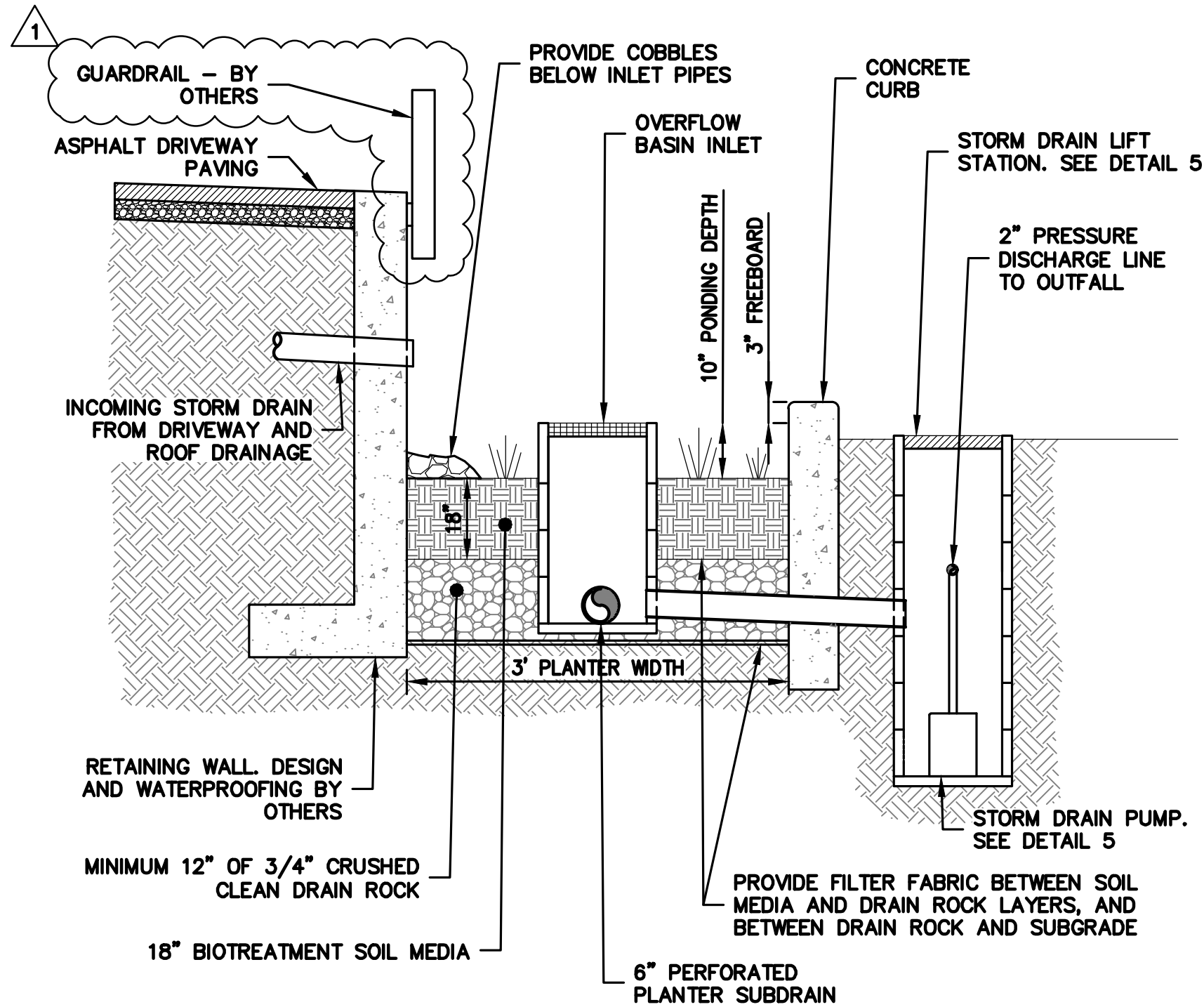
LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
MAIN OFFICE: 16400 WILSON AVENUE, SUITE 100, DUBLIN, CA 94568
SAN JOSE: (510) 887-4086
WWW.LEABRAZE.COM



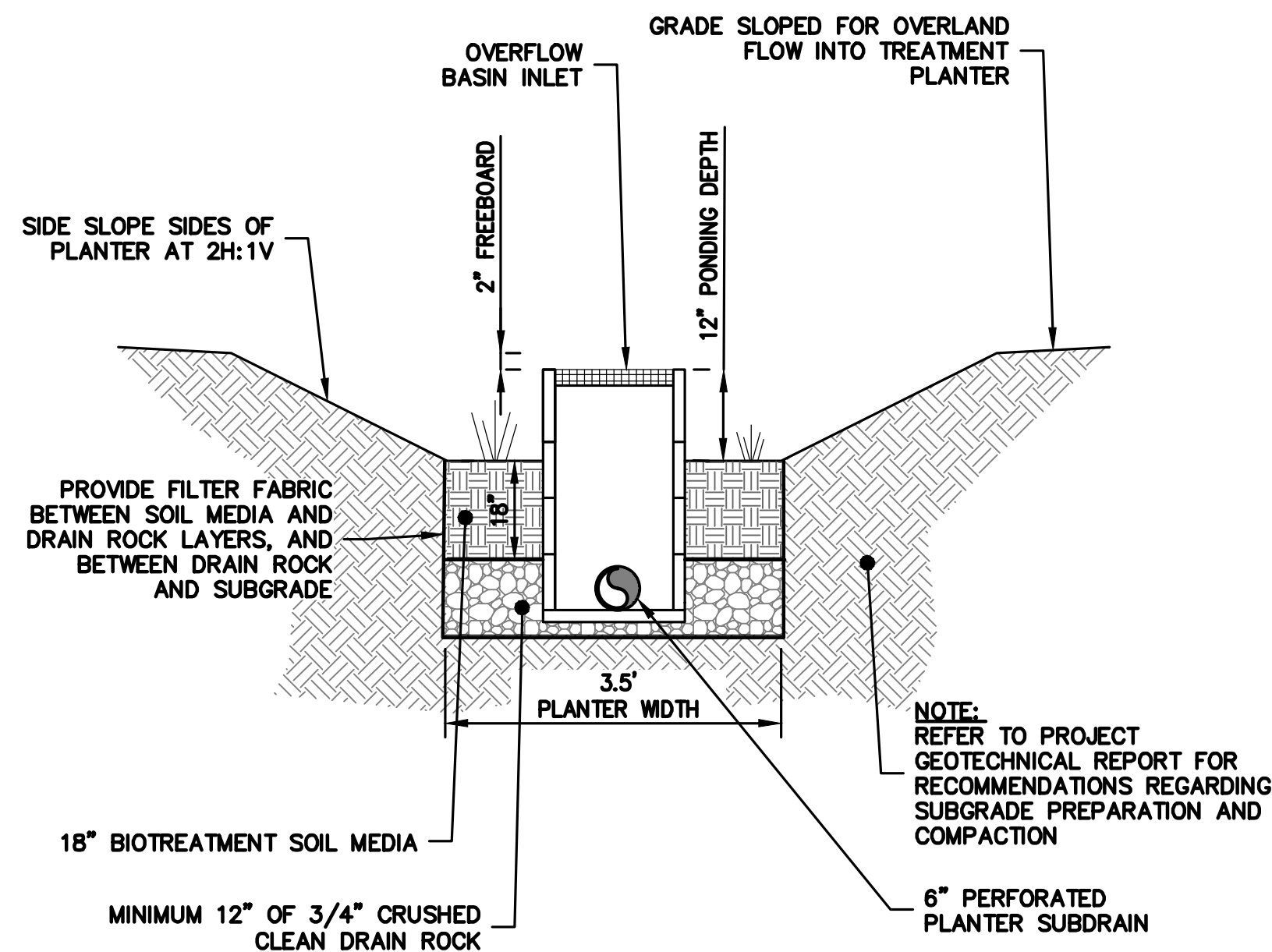
LEA & BRAZE ENGINEERING, INC.
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REGIONAL OFFICES:
SAN FRANCISCO, CA 94107
SAN JOSE, CA 95128
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WILKINS DEVELOPMENT LLC
2069 WILKINS AVENUE
NAPA, CALIFORNIA
NAPA COUNTY
APN: 046-211-004

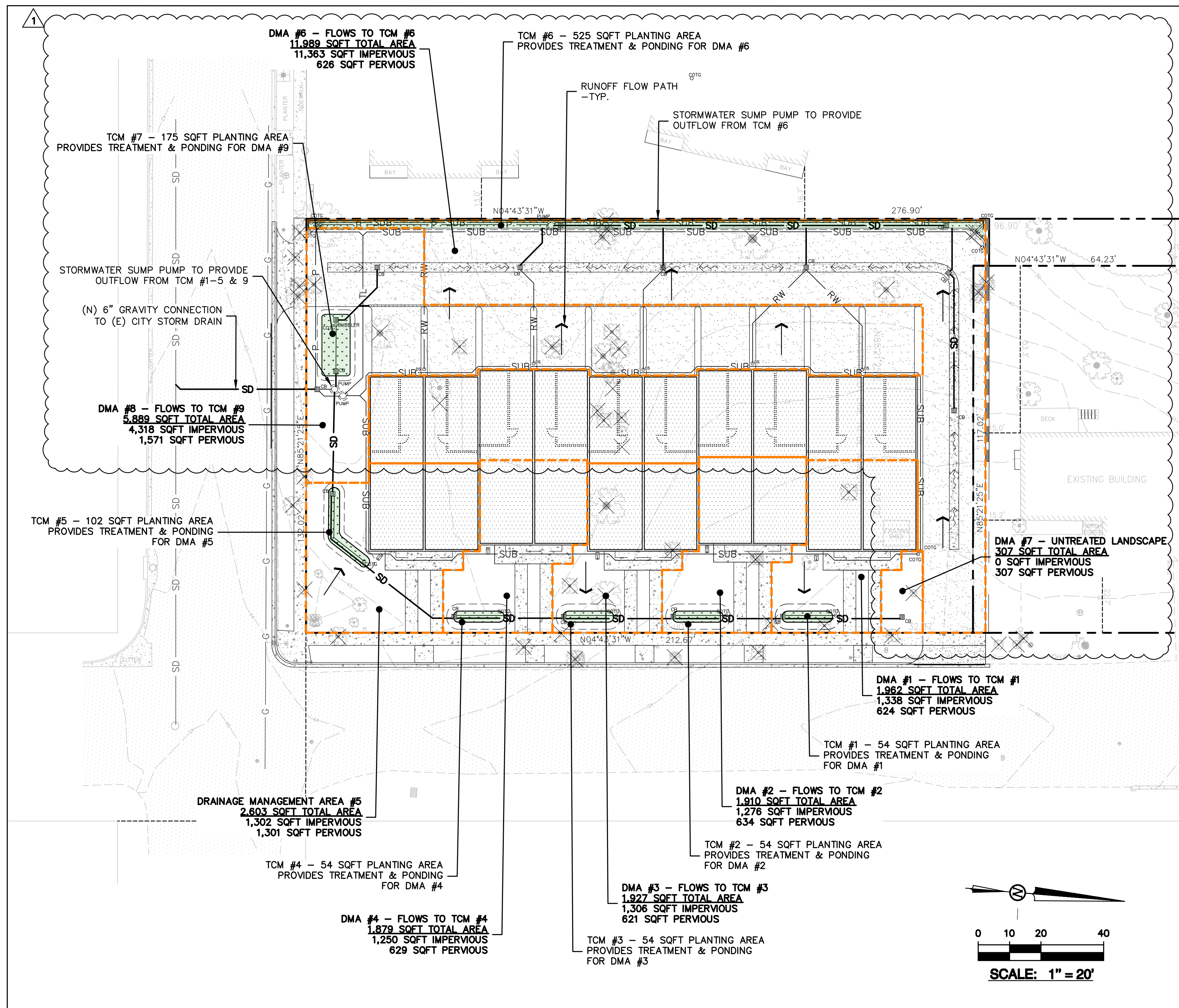
**STORMWATER
CONTROL PLAN**



1 TREATMENT PLANTER (REAR)
C-4.0 NTS



2 TREATMENT PLANTER (FRONT)
C-4.0 NTS



ONSITE IMPERVIOUS SURFACE INFORMATION				
TOTAL SITE AREA =	28,151	SQUARE FEET = 0.646 ACRES		
DISTURBED AREA =	28,740	SQUARE FEET = 0.66 ACRES		
IMPERVIOUS AREAS	EXISTING (sq-ft.)	REMOVED (sq-ft.)	NEW (sq-ft.)	PROPOSED (sq-ft.)
RESIDENCE STRUCTURE	0	0	9,805	9,805
PATIOS, WALKWAYS AND PADS	0	0	1,572	1,572
ASPHALT DRIVEWAY	224	224	10,317	10,317
SHED	68	68	0	0
TOTAL IMPERVIOUS AREA	292	292	21,694	21,694
NET CHANGE IN IMPERVIOUS AREA	+21,402 SQFT. NET INCREASE			

DRAINAGE MANAGEMENT AREA (DMA) AND TREATMENT CONTROL MEASURE (TCM) SUMMARY TABLE								
DMA	ROUTED TO TCM OR BYPASS	TREATMENT SIZING / DESIGN METHOD	DRAINAGE AREA (SQFT.)	IMPERVIOUS AREA (SQFT.)	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (SQFT.)	PERVIOUS AREA (ACRES)	% OF SITE IMPERVIOUS TREATED
1	TCM	HYDROCAD & 4% METHOD	1,962	1,338	0.031	624	0.014	6%
2	TCM	HYDROCAD & 4% METHOD	1,910	1,276	0.029	634	0.015	6%
3	TCM	HYDROCAD & 4% METHOD	1,927	1,306	0.030	621	0.014	6%
4	TCM	HYDROCAD & 4% METHOD	1,879	1,250	0.029	629	0.014	6%
5	TCM	HYDROCAD & 4% METHOD	2,603	1,302	0.030	1,301	0.030	6%
6	TCM	HYDROCAD & 4% METHOD	11,989	11,363	0.261	626	0.014	51%
7	BYPASS	N/A	307	0	0.000	307	0.007	N/A
8	TCM	HYDROCAD & 4% METHOD	5,889	4,318	0.099	1,571	0.036	19%
Total %:								100%

PLAN CHECK	03-17-25	MCF
REVISIONS	BY	

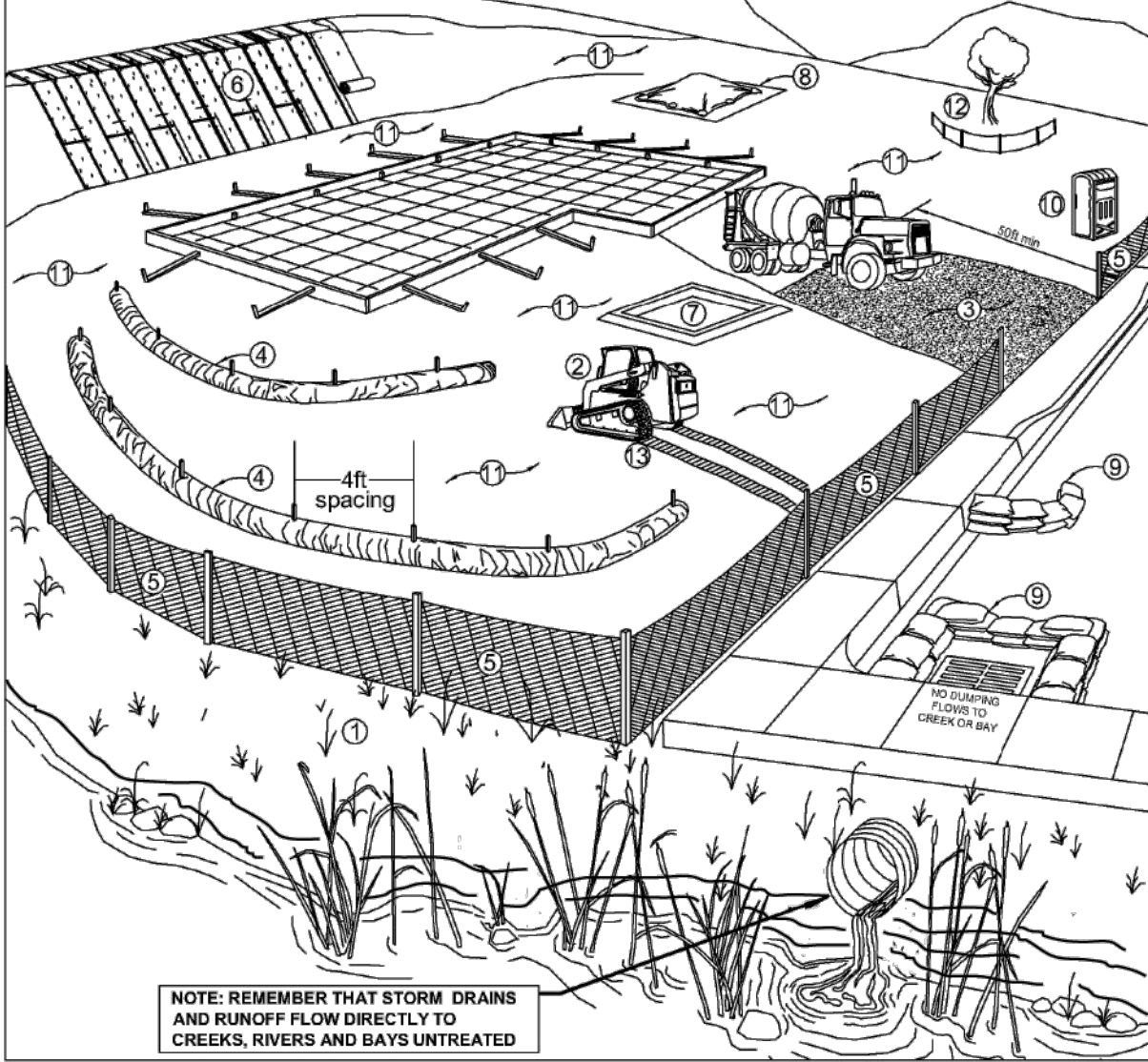
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Best Management Practices for EROSION AND SEDIMENT CONTROL

Below are the minimum maintenance practices recommended by the NCSPPP to avoid or minimize pollutants discharged to waterways. By following them you can help protect water quality in our streams and comply with local, state, and federal regulations. The local agency may require additional BMPs.

Stormwater runoff from construction activities can have a significant impact on water quality. As stormwater flows over a construction site, it can pick up pollutants such as sediment, debris, and chemicals and transport these to a nearby storm sewer system or directly to a water body. Polluted stormwater runoff and sedimentation can harm or kill fish and other wildlife, destroy aquatic habitat, and cause stream bank erosion. The diagram below shows the menu of maintenance practices that are suggested as needed when clearing, grading, or excavating 1 acre or less of land. The numbers on the diagram correspond to the numbered BMPs listed below.

- (1) Check with your local planning and public works departments for creek setback requirements. Grading and/or building may be limited within creekside buffer.
- (2) During grading phase, track-walk up and down slopes (not parallel to them).
- (3) Stabilize site entrance and temporary driveway – use 3-4" crushed rock for a minimum of 50' (or as far as possible) to prevent tracking soil offsite. This can be used in conjunction with a tire wash or rumble plates.
- (4) Use straw wattles along contours of short slopes or slopes 3:1 or flatter, keyed into ground at least 3" deep (typically 25' apart).
- (5) Install silt fence along contours as secondary measure to keep sediment onsite and to minimize vehicle and foot traffic beyond limits of site disturbance. Silt fencing must be keyed in.
- (6) Install erosion control blankets (or equivalent) on any disturbed site with 3:1 slopes or steeper, keyed into the ground at least 3".
- (7) Construct a concrete washout site adjacent to stabilized entrance. Clean as needed and remove at end of project.



- (8) Cover all stockpiles and landscape material and berm properly with straw wattles or sand bags. Keep behind silt fence, away from water bodies. Hazardous materials and refuse must be kept in closed containers that are covered and utilize secondary containment, not directly on soil.
- (9) Use pea-gravel bags, (or similar product) around drain inlets located both onsite and in gutter as a last line of defense.
- (10) Place port-a-potty with secondary containment near stabilized site entrance, behind the curb and away from gutters, storm drain inlets, and water bodies.
- (11) Cover all exposed soil with straw mulch and tackifier (or equivalent).
- (12) Existing vegetation should be preserved as much as possible. Areas of disturbed soil/vegetation should be revegetated as soon as practical.
- (13) Prevent equipment fluid leaks onto ground by placing drip pans or plastic tarps under equipment. Repair equipment as necessary.

Napa Countywide Stormwater Pollution Prevention Program (NCSPPP)
www.countyofnapa.org/Stormwater or (707) 253-4823

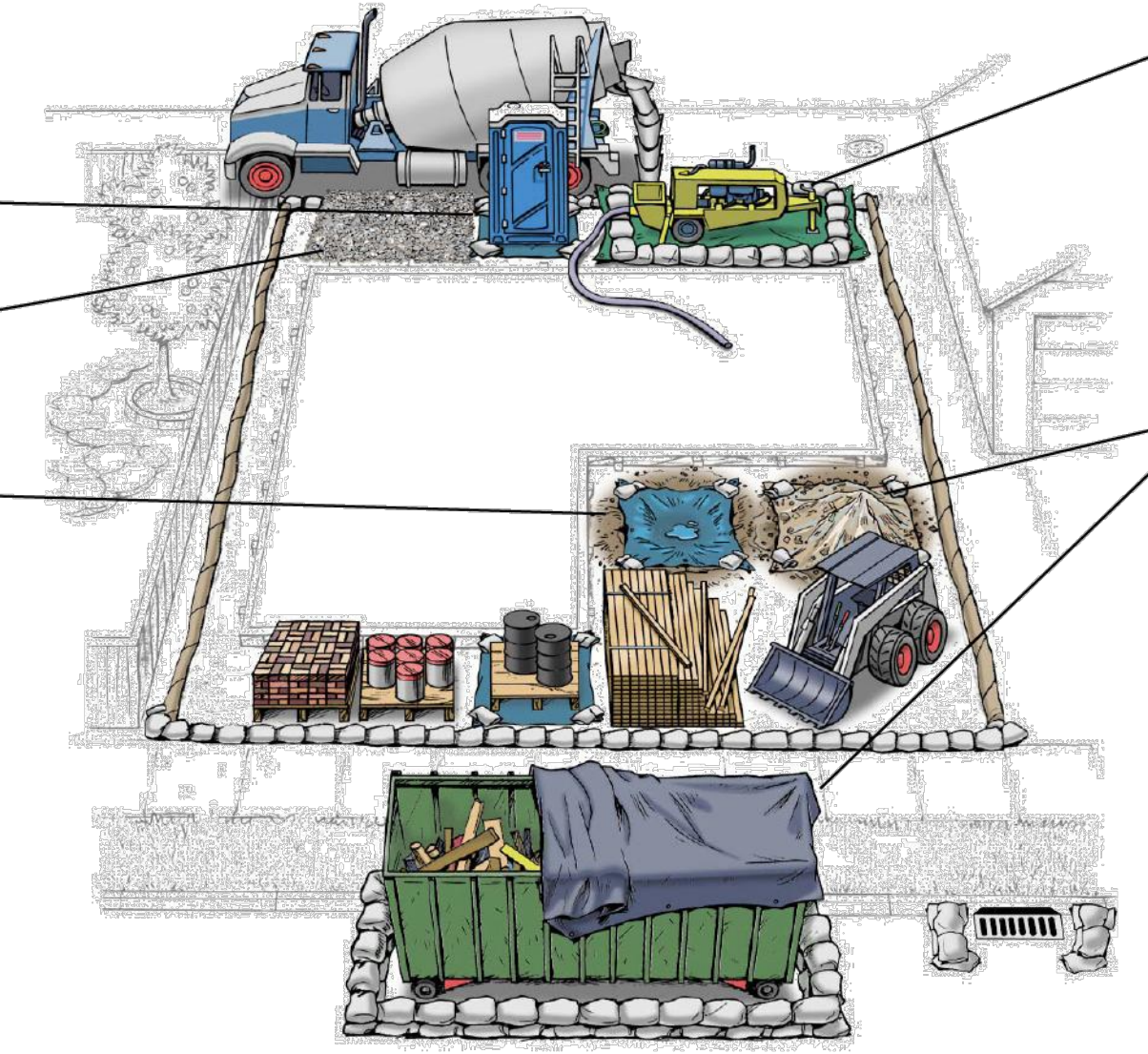
NCSPPP wishes to thank Marin County Stormwater Program for allowing us to modify their brochure.

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To report stormwater pollution violations, contact your local Coordinator or any of the following:

You may call the Stormwater Hotline for the local jurisdiction to report an illicit discharge or a potential illicit discharge. Please provide a detailed account of the incident (i.e., date, time, location, responsible party, nature of the incident) when you call to report an illicit discharge.

- American Canyon** (707) 647-4550
- Napa** (707) 257-9600
- Yountville** (707) 944-8851 or 944-2988 after hours
- St. Helena** (707) 967-2792 or 967-2850 after hours
- Calistoga** (707) 942-2828
- Napa County** (unincorporated) (707) 299-1799

California Department of Fish & Game (888) 334-2258

California Regional Water Quality Control Board – San Francisco Bay Region (510) 622-2300

Contact your local Fire or Police (911) if there is a hazardous spill or emergency to report.

Napa Countywide Stormwater Pollution Prevention Program Members:



Only Rain Down the Drain

In Napa County, all storm drains (the drains in streets) flow directly to creeks or other waterways with no treatment!



In response to federal and state regulations and requirements, the municipalities in Napa County have joined to form the:

Napa Countywide Stormwater Pollution Prevention Program (NCSPPP)

In addition to reviewing their own practices that may harm water quality, the NCSPPP agencies have launched a public education campaign and inspection program to raise public awareness about stormwater pollution and to reduce the amount of pollutants discharged from residential and commercial sources.

For more information, call the NCSPPP Stormwater Program Manager at (707) 253-4823 or visit: www.countyofnapa.org/Stormwater



Erosion and Sediment Control Measures for Construction Projects



Best Management Practices to Protect Water Quality

Napa Countywide Stormwater Pollution Prevention Program

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Best Management Practices to Protect Water Quality

Napa Countywide Stormwater Pollution Prevention Program