

“F”

Graphics

NAPA COUNTY LAND USE PLAN 2008 – 2030



SCALE IN MILES
0 170 Feet]

LEGEND



URBANIZED OR NON-AGRICULTURAL

- Study Area
- Cities
- Urban Residential*
- Rural Residential*
- Industrial
- Public-Institutional

OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

TRANSPORTATION

- Mineral Resource
- Limited Access Highway
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Road
- Airport
- Railroad
- Airport Clear Zone

* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN: 024-400-001Map Date: 04-14-25x



LEGEND

— Zoning
— Parcels

0 180 Feet



ZONING MAP



Existing Conditions

UNIVERSAL CIVIL ENGINEERING - SHARED VISION PROJECTS - SANTA ROSA INDEPENDENT PETROLEUM PUC22001 - CIVIL ENGINEER - 12/18/2024 - 5:17 AM MARCOLO DENIM

C-STORE REMODEL

111 HOWELL MOUNTAIN ROAD

ANGWIN, CA 94508

SHEET INDEX

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2 OF 3	TOPOGRAPHIC SURVEY
3 OF 3	TOPOGRAPHIC SURVEY
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SP1.0	DEMOLITION SITE PLAN
SP1.1	PROPOSED SITE PLAN
SD1	SITE DETAILS
PHM-1	PHOTOMETRIC PLAN
SN1	SIGN PLAN
A1.0	PROPOSED FLOOR PLAN
A3.0	PROPOSED ELEVATIONS
A3.1	PROPOSED ELEVATIONS

LANDSCAPE

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C01	CIVIL COVER SHEET
C2.0	PRELIMINARY UTILITY PLAN
C3.0	PRELIMINARY GRADING & DRAINAGE PLAN
C2.0	PRELIMINARY STORMWATER CONTROL PLAN

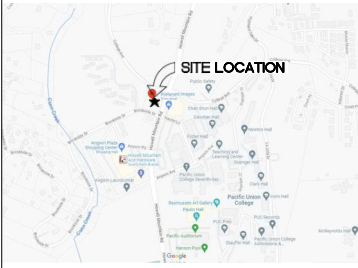
SCOPE OF WORK

- DEMOLITION THE REMNANTS OF (E) C-STORE
 - NEW 2,196 S.F. C-STORE
 - NEW 1,177 S.F. CAR WASH
 - NEW TRASH ENCLOSURE
- EXISTING FUEL CANOPY, UNDERGROUND FUEL STORAGE TANKS, PIPING AND DISPENSERS ARE EXISTING TO REMAIN.

ABBREVIATIONS

A = AND	G.A. = GALVANIZED	T.C. = TOP OF CURB
AT = AT	GC = GENERAL CONTRACTOR	T.G. = TOP OF GRATE
E = ENTIRE	GL = GLASS	T.G. = TOP OF GRATE
P = POUND OR NUMBER	GR = GRADE	TH = THICK
(E) = EXISTING	GB = GRADE BREAK	TI = TOP OF ISLAND
(N) = NEW	GSW = GALVANIZED SHEET METAL	T.O. = TOP OF
	GYP = GYPSUM	TOW = TOP OF WALL
A.B. = ANCHOR BOLT	H.W. = HIDE BOLT	TP = TOP OF PAVEMENT
A.F.F. = ABOVE FINISH FLOOR	HORC. = HARDWARE	TS = TOP OF SLAB
AGGR. = AGGREGATE	H.M. = HOLLOW METAL	TW = TOP OF WALK
AL. = ALUMINUM	HORZ. = HORIZONTAL	TYP. = TYPICAL
APPROX. = APPROXIMATE	HR. = HOUR	
ARCH. = ARCHITECTURAL	HGT. = HEIGHT	
ASPH. = ASPHALT		
BEL. = BOARD	I.E. = INVERT ELEVATION	UNF. = UNFINISHED
BITUM. = BITUMINOUS	I.D. = INSIDE DIAMETER	U.O.N. = UNLESS OTHERWISE NOTED
BLDG. = BUILDING	INSUL. = INSULATION	VERT. = VERTICAL
BLDG. = BUILDING	INT. = INTERIOR	V.F.T. = VERIFY IN FIELD
BM. = BEAM	INT. = INTERIOR	
BOF. = BOTTOM	INT. = INTERIOR	
BR. = BACK OF WALL	INT. = INTERIOR	
CB. = CABINET	LAV. = LAVATORY	W. = WEST
CEN. = CEMENT	LIP = EDGE OF SMOKE OR GUTTER	W/ = WITH
CER. = CERAMIC		WC. = WATER CLOSET
CH. = CEILING HEIGHT		WO. = WOOD
CJ. = CAST IRON		WY. = WATER HEATER
CL. = CONTROL JOINT		W/C = WITHOUT
CLG. = CEILING		WP. = WATERPROOF
CLU./CL. = CLEAR		WSC. = WINDSCOT
COL. = COLUMN		WT. = WEIGHT
CONC. = CONCRETE		
CONSTR. = CONSTRUCTION		
CONT. = CONTINUOUS		
CTR. = COUNTERSINK		
CTL. = CENTER		
DEPT. = DEPARTMENT		
DET. = DETAIL		
D.G. = DOLLAR GENERAL		
DIA. = DIAMETER		
DM. = DIMENSION		
DISP. = DISPENSER		
DN. = DOWN		
DR. = DOOR		
DWG. = DRAWING		
E = EAST		
EA. = EACH		
EL. = ELEVATION		
ELEC. = ELECTRICAL		
EQ. = EQUAL		
EXP. = EXPANSION		
EXT. = EXTERIOR		
F.D. = FLOOR DRAIN		
F.F. = FLOOR FINISH		
FDN. = FOUNDATION		
F.F. = FINISH GRADE		
FIN. = FINISH		
FL. = FLOOR		
FLASH. = FLASHING		
FLUOR. = FLUORESCENT		
F.O.C. = FACE OF CONCRETE		
F.O.F. = FACE OF FINISH		
F.O.S. = FACE OF STUDS		
F.R.P. = FIBERGLASS REINFORCED PANEL		
F.S. = FLOOR FINISH		
FT. = FOOT OR FEET		
FTG. = FOOTING		
FUR. = FURRING		
FUT. = FUTURE		

VICINITY MAP



PROJECT DATA

PROJECT ADDRESS:	111 HOWELL MOUNTAIN ROAD, ANGWIN, CA 94508
PROPERTY OWNER:	PACIFIC UNION COLLEGE ONE ANGWIN AVE. ANGWIN, CA 94508 CONTACT: DALE WITHERS, FACILITIES DIRECTOR (707) 365-7150
CONSTRUCTION TYPE:	C-B
BLDG OCCUPANCY:	M C-STORE / FUELING CANOPY B CAR WASH
BLDG AREA:	EXISTING (TO BE REMOVED): 2,196 S.F. (FIRE DAMAGED) PROPOSED: 2,196 S.F. PROPOSED CAR WASH: 1,177 S.F. TOTAL: 3,373 S.F.
FIRE SPRINKLERS:	NO
NATURE OF BUSINESS:	FUELING STATION/C-STORE/CAR WASH
CODES:	2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN CODE) 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA FIRE CODE TOWN OF ANGWIN AMENDMENTS

SITE DATA

APN:	024-400-001-000	REQUIRED SETBACKS:	FRONT: 25'
ZONING:	PDJAH PLANNED DEVELOPMENT DISTRICT: AFFORDABLE HOUSING	PROVIDED SETBACKS:	STREET SIDE: 25'
GENERAL PLAN DESIGNATION:	COMMERCIAL		FRONT (SOUTH): 17'-0"(E) SIDE (WEST): 14'-0"(E) REAR (NORTH): 22'-0"(E) ±29'-0"(N) SIDE (EAST): 14'-0"(E)
EXISTING LAND USE:	GAS STATION, AUTO SERVICE STATION WITH C-STORE	MINIMUM PARKING REQUIRED:	
PROPOSED LAND USE:	GAS STATION, C-STORE AND CAR WASH	CONVENIENCE STORE:	C-STORE (RETAIL): 1 PER 250 S.F. TOTAL REQUIRED = 2,196/250 = 9 SPACES
HOURS OF OPERATION:	SUNDAY 8AM - 8PM MONDAY 8AM - 10PM TUESDAY 8AM - 10PM WEDNESDAY 8AM - 10PM THURSDAY 8AM - 10PM FRIDAY 8AM - 10PM SATURDAY 8AM - 10PM	PROVIDED PARKING:	8 STANDARD SPACES 1 ACCESSIBLE SPACES 8 FUELING SPACES 2 VACUUM SPACES 1 AIR WATER SPACE 18 SPACES PROVIDED
TOTAL SITE AREA:	25,185 SF. (0.67 ACRES)		
EXISTING FUEL CANOPY:	898 S.F.		
PROPOSED C-STORE:	2,196 S.F.		
PROPOSED CAR WASH:	1,177 S.F.		
TOTAL BUILDING AREAS:	3,373 S.F. (12% LOT COVERAGE)		

PROJECT TEAM

CONSULTANT:	CONSULTANT INFORMATION:	PHONE NUMBER:
PROJECT MANAGER:	PM DESIGN GROUP, INC. 2455 BENNETT VALLEY ROAD, SUITE A-102 SANTA ROSA, CA 95404 CONTACT: CHRIS BROWN EMAIL: CBROWN@PMDESIGNGROUP.COM	(707) 921-1204
ARCHITECT:	PM DESIGN GROUP, INC. 2455 BENNETT VALLEY ROAD, SUITE A-102 SANTA ROSA, CA 95404 CONTACT: CHRIS BROWN EMAIL: CBROWN@PMDESIGNGROUP.COM	(707) 921-1204
CIVIL ENGINEER:	HINLEY-HORN JENNIFER HORN, P.E. 4627 CHIMNEY DRIVE, SUITE 350 PLEASANTON, CA 94588 EMAIL: JENNIFER@HINLEY-HORN.COM	(925) 850-4128
LANDSCAPE ARCHITECT:	ROD SCACALOSI P.O. BOX 2083 PETALUMA, CA 94952 EMAIL: rscacalos@earthlink.net	(707) 280-8930



Seal

REVISION

10/16/23 PLANNING SUBMITTAL
09/18/24 PLANNING RE-SUBMITTAL
07/09/24 PLANNING RE-SUBMITTAL

C-STORE REMODEL
111 HOWELL MOUNTAIN ROAD
ANGWIN, CA 94508

Project Number
PUC22001.0

Sheet Name
COVER SHEET

Sheet Number
CVR



BOUNDARY AND TOPOGRAPHIC SURVEY
FOR PACIFIC UNION COLLEGE
111 HOWELL MOUNTAIN ROAD

ANGUIN

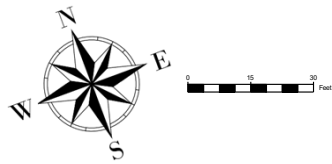
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MATCHLINE

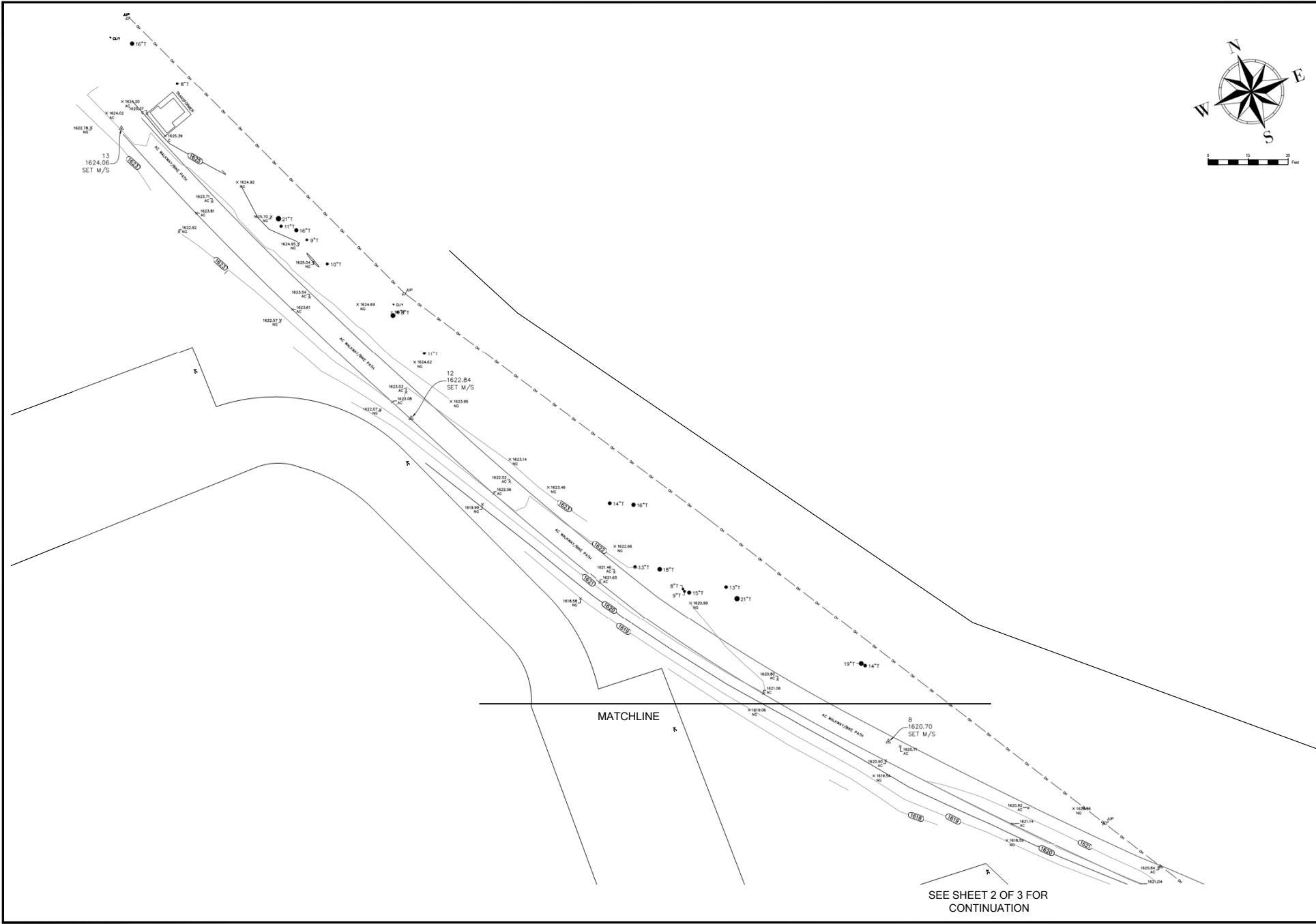
FD IRON 1

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1620.70
SET M/S

SEE SHEET 1 OF 3 FOR
CONTINUATION



2	OF	3
2023059TP		
Drawing	Date	09/07/2023
	Scale	1"=15'
	Field	WLD
	Mapping	WLD
	Approved	BSC
	Job No	2023059
	No.	Revisions





CHAPPELL

 GEOMATICS,

 INC.

 147 N 1st Avenue

 Orem, UT 84057

 Phone: (209) 845 9894

www.chappellgeomatics.com

BOUNDARY AND TOPOGRAPHIC SURVEY

FOR PACIFIC UNION COLLEGE

111 HOWELL MOUNTAIN ROAD

 COUNTY OF NAPA

 ANGELES

 STATE OF CALIFORNIA

Revisions	
No.	Description
1	11/15
2	11/15
3	11/15
4	11/15
5	11/15
6	11/15
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100	11/15



1 PHOTO



5 PHOTO



9 PHOTO



2 PHOTO



6 PHOTO



10 PHOTO



3 PHOTO



7 PHOTO



11 PHOTO



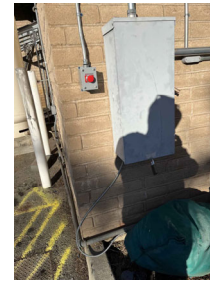
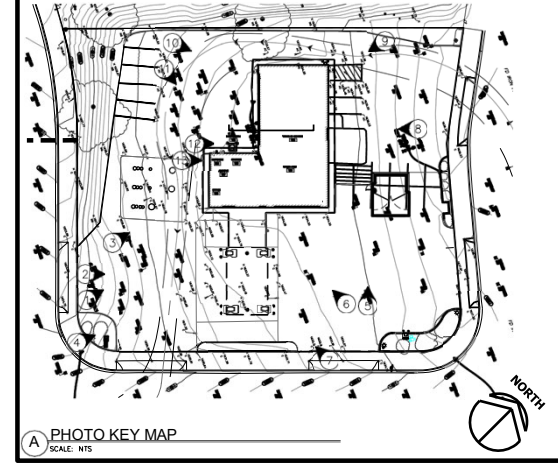
4 PHOTO



8 PHOTO



12 PHOTO



13 PHOTO

Scale

REVISION

DATE	BY	DESCRIPTION
10/16/23	PM	PLANNING SUBMITTAL
09/16/24	PM	PLANNING RESUBMITTAL
07/09/24	PM	PLANNING RESUBMITTAL

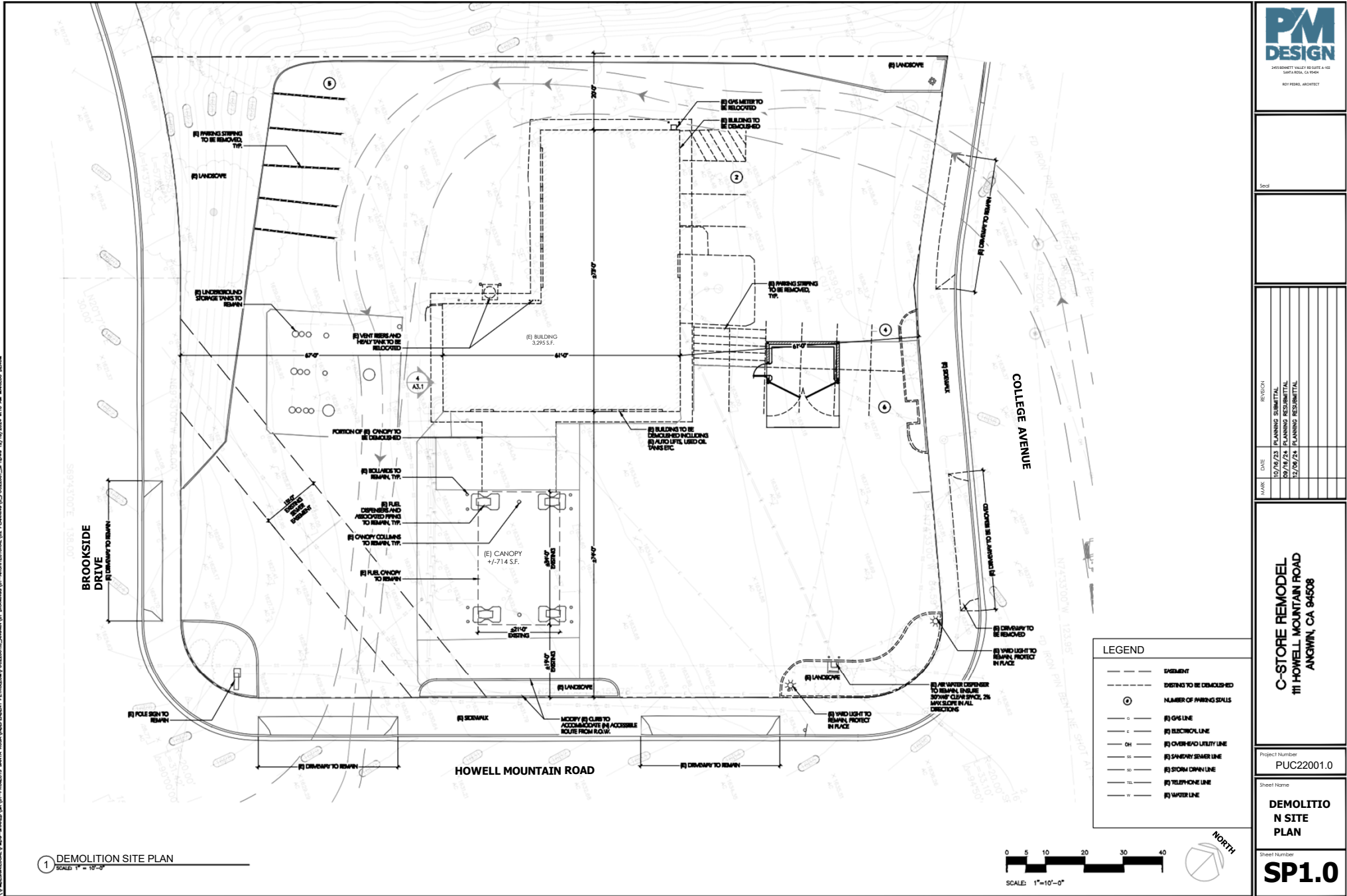
C-STORE REMODEL
111 HOWELL MOUNTAIN ROAD
ANGWIN, CA 94508

Project Number
PUC22001.0

Sheet Name
**EXISTING
SITE PHOTOS**

Sheet Number
SPO

\\NCS\LOCAL\PMDS-SHARED\PMDS-PROJECTS\DATA\LOCAL\INDEPENDENT PETROLEUM FACILITIES-2\JANSEN\20\DRAWINGS\01-ARCHITECTURAL\USE PLANNING\01_PUC22001_SP1.DWG 12/19/2024 9:12 AM MARILYN DEAN



Seal

REVISION
DATE
MARK

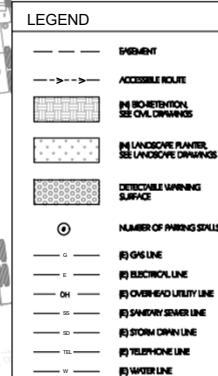
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PLANNING SUBMITTAL	10/16/23	
PLANNING RESUBMITTAL	09/18/24	
PLANNING RESUBMITTAL	12/09/24	

C-STORE REMODEL
111 HOWELL MOUNTAIN ROAD
ANGWIN, CA 94508

Project Number
PUC22001.0




Sheet Name
DEMOLITION SITE PLAN

Sheet Number
SP1.0



1 PROPOSED SITE PLAN
SCALE: 1" = 10'-0"



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	13	OSQW-4M-4L	SINGLE	1.000	4020	27	OSQW-C-4L-57K7-4M-UL-WM-
	3	4M-16L	SINGLE	1.000	15200	97	OSQM-C-16L-57K7-4M-UL-NM_w/OSQ-ML-C-DA-
	8	C	SINGLE	1.000	13750	86	CPY250-C-13L-57K7-F-UL-DM-WH-HZ

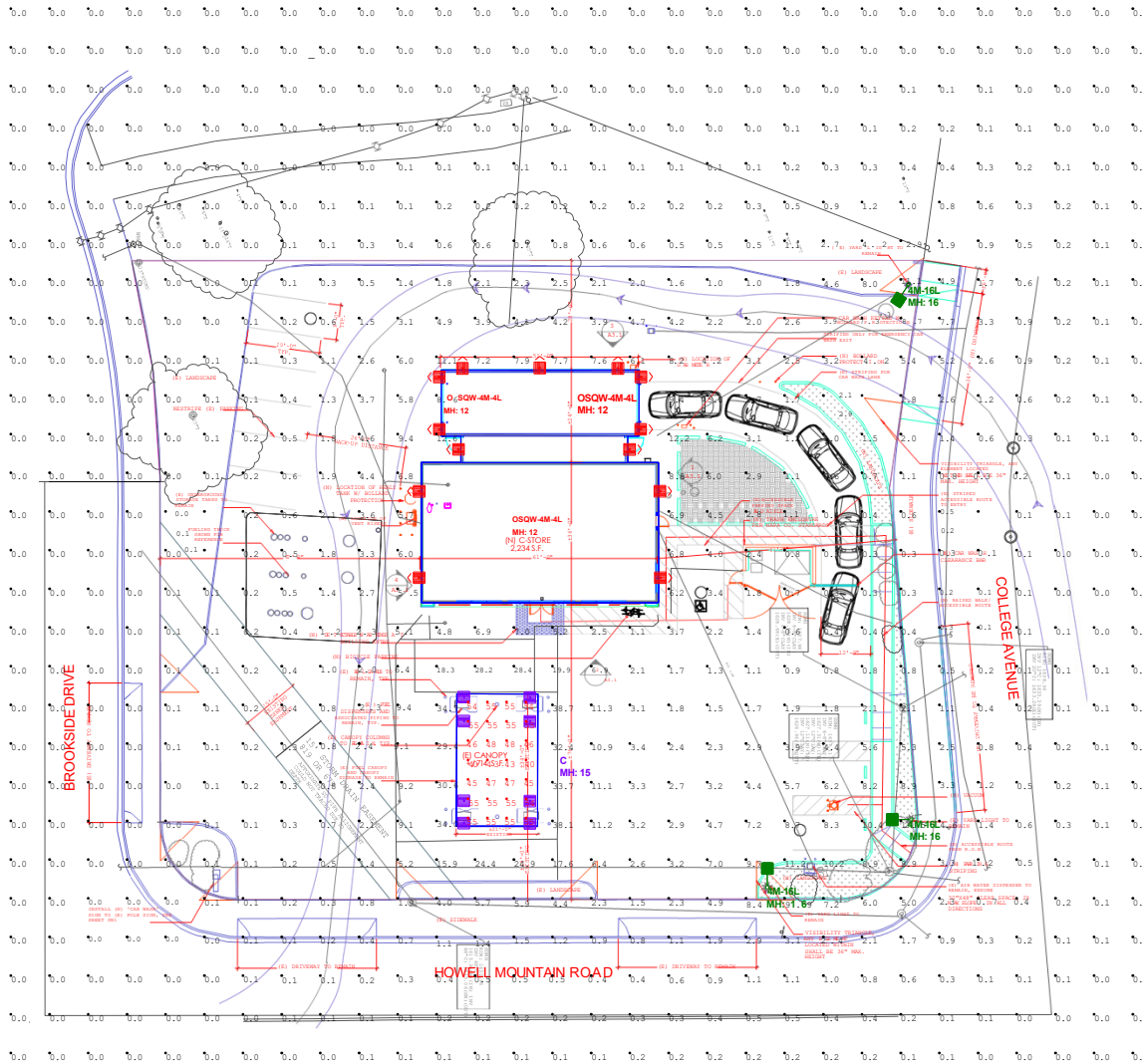
Calculation Summary (Footcandles calculated using LMF: 1.00)						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
All Calc Points	Fc	1.84	38.7	0.0	N.A.	N.A.
Gas Canopy	Fc	50.54	65	40	1.26	1.38

Poles Existing to Remain: 16' MH

Additional Equipment:

(3) OSQ-ML-C-DA- (Direct Arm Mount)

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***



Sheet:
PHM-1

CREE

L

LIGHTING

9201 Washington Ave, Racine, WI 53406 - (800) 236-6800
https://www.creeledging.com - Email: sales@creeledging.com

Illumination results shown on this lighting design are based on project parameters provided to Cree Lighting used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any code.

Project Name: C-store - 111 Howell Mountain Rd. Angwin, CA 94508 - EXT

CASE #: 00613210 Footcandles calculated at grade

Filename: BM240625ANCACW.AGI

Layout By: Collin

Witherow

Date: 6/25/2024

Scale 1" = 16'



0 32
64

Scale

REVISION

DATE

MARK

10/16/23 PLANNING SUBMITTAL

09/18/24 PLANNING RESUBMITTAL

12/09/24 PLANNING RESUBMITTAL

C-STORE REMODEL
111 HOWELL MOUNTAIN ROAD
ANCHON, CA 94508

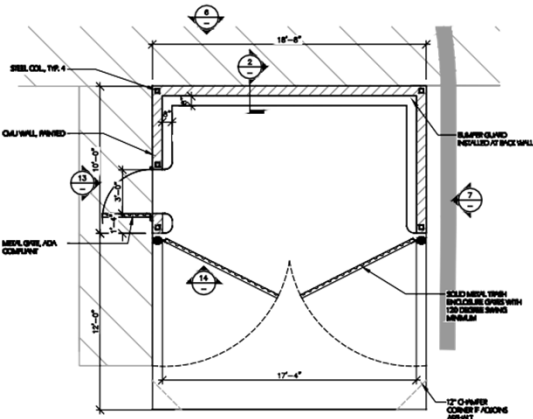
Project Number
PUC22001.0

Sheet Name

**SITE
DETAILS**

Sheet Number

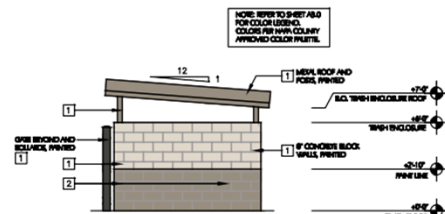
SD1



TRASH ENCLOSURE FLOOR PLAN

1/4" = 1'-0"

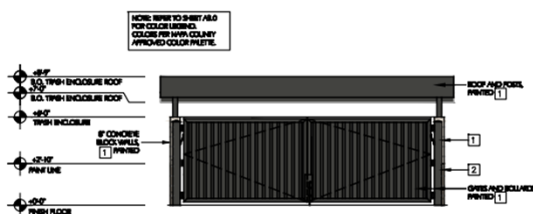
ELEVATION - EAST



1/4" = 1'-0"

FINISH SCHEDULE

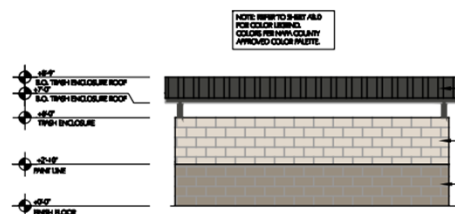
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ELEVATION - FRONT

1/4" = 1'-0"

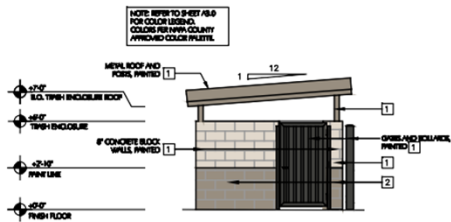
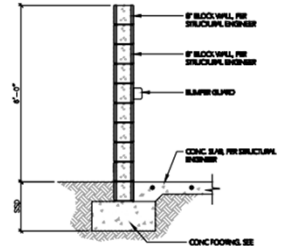
ELEVATION - REAR



1/4" = 1'-0"

CMU WALL SECTION

1/2" = 1'-0"



ELEVATION - WEST

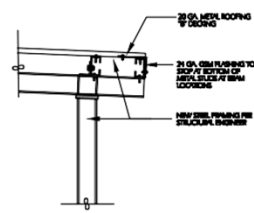
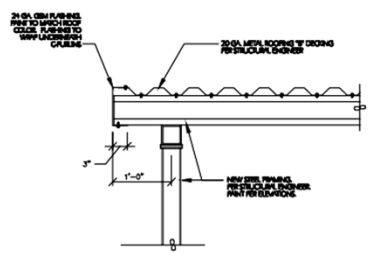
1/4" = 1'-0"

ROOF DETAIL

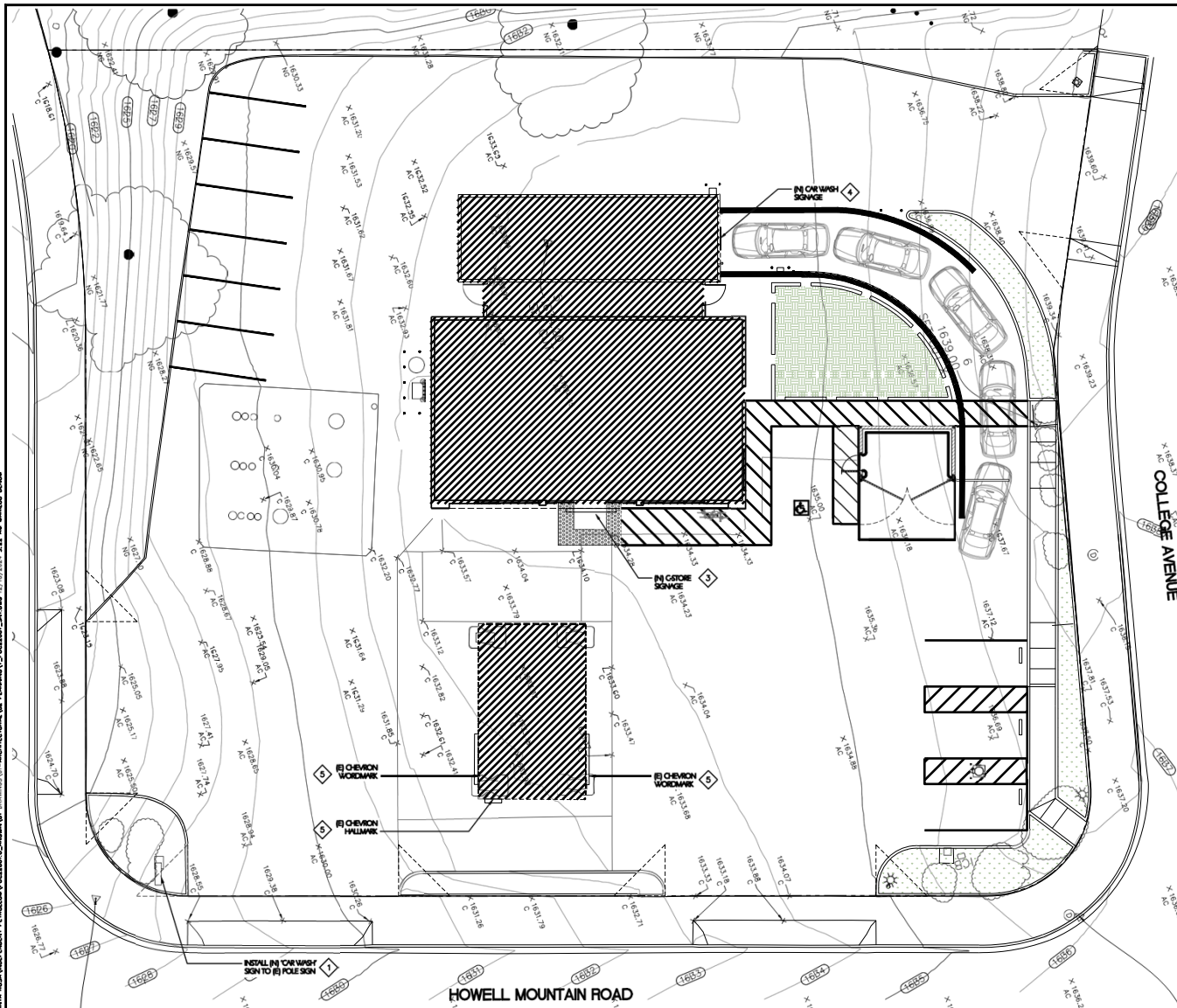
1" = 1'-0"

ROOF DETAIL

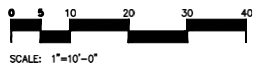
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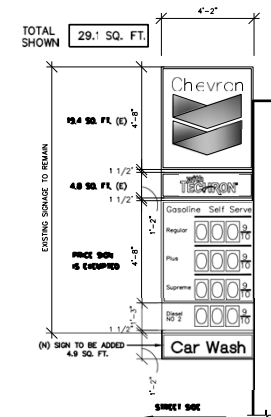
UNIVERSAL VARIO-SHARED USE PROJECTS DATA AND ADJUSTMENT PERMIT PUC22001.0, JAWAHAR DRAMAS CO-ARCHITECTURAL USE PLANNING, PUC22001.0, SN 185 12/18/2024 5:25 AM MARCO DOMA



1 PROPOSED SIGN PLAN
SCALE: 1" = 10'-0"



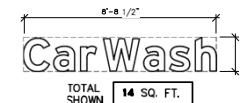
SIGN CALCULATIONS		
DESCRIPTION	SQ. FT.	TOTAL SQ. FT.
(1) BUILDING SIGN "FOOD MART"	17	17
(2) BUILDING SIGN "CAR WASH"	14	14
(3) CHEVRON CHANGING LETTERS (20% 2)	18.7	21.4
(4) CHEVRON MOUNTAIN	2.5	2.5
(5) POLE SIGN BY THE "CAR WASH" SIGN ADDED	23.1	23.1
TOTAL BUILDING SQ. FT.		64



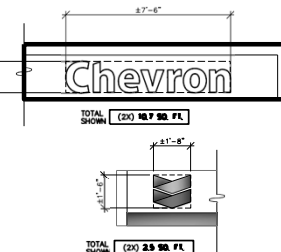
2 EXISTING POLE SIGN
SCALE: 3/8" = 1'-0"



3 NEW BUILDING SIGNAGE - C-STORE
SCALE: 3/8" = 1'-0"



4 NEW BUILDING SIGNAGE - CAR WASH
SCALE: 3/8" = 1'-0"



5 EXISTING CANOPY SIGNS
SCALE: 3/8" = 1'-0"

Good

06/05/2024

PLAN

AR

10/15/23

PLANNING SUBMITTAL

09/16/24

PLANNING RESUBMITTAL

11/09/24

PLANNING RESUBMITTAL

11/09/24

PLANNING RESUBMITTAL

11/09/24

PLANNING RESUBMITTAL

11/09/24

PLANNING RESUBMITTAL

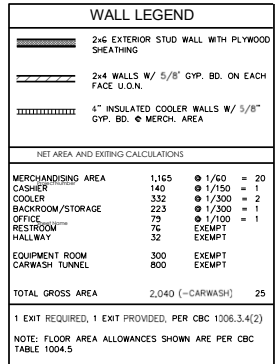
11/09/24

C-STORE REMODEL
111 HOWELL MOUNTAIN ROAD
ANGWIN, CA 94508

Project Number
PUC22001.0

Sheet Name
SIGN PLAN

Sheet Number
SN1

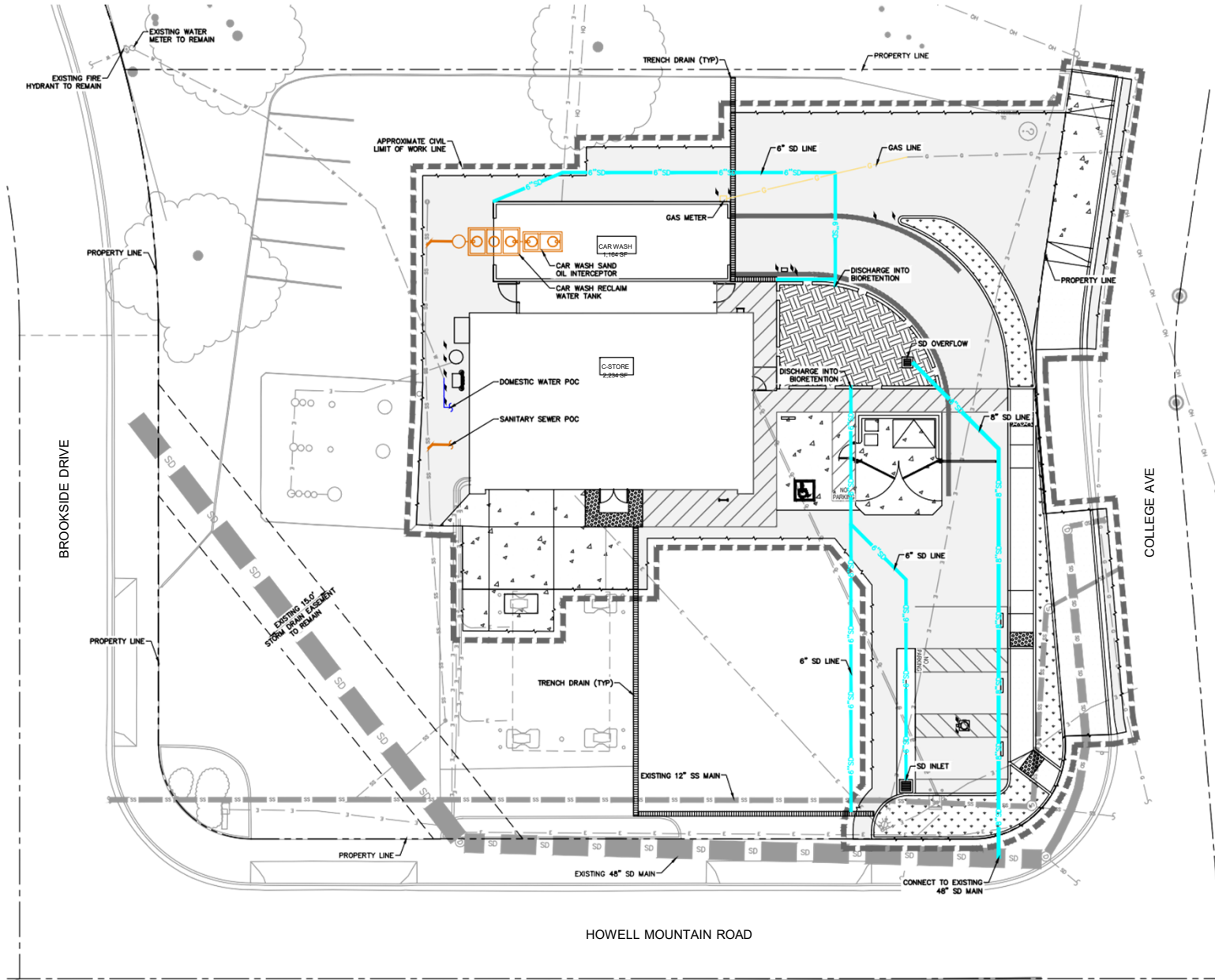


*NOTE:
G.C. TO PROVIDE
PAINT DRAW DOWN TO
VERIFY COLOR PRIOR
TO APPLYING FINISH



Sheet Number

C1.0

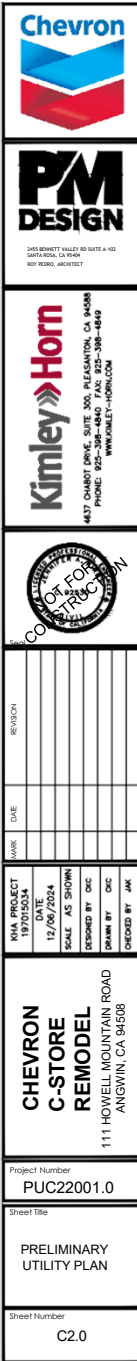


LEGEND

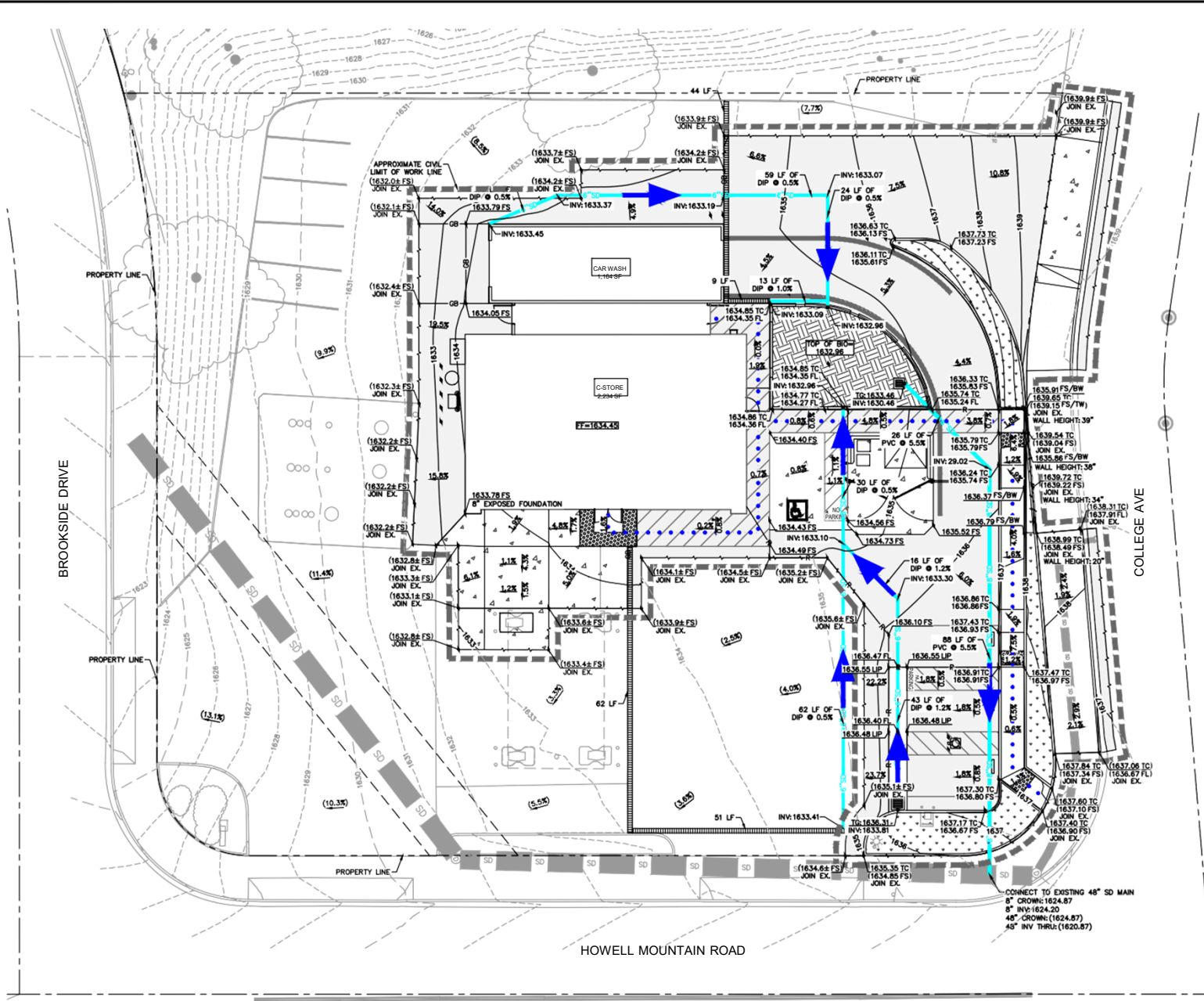
	PROPERTY LINE
	APPROXIMATE CIVIL LIMIT OF WORK LINE (LIMITS OF DISTURBANCE)
	EASEMENT LINE
	CENTERLINE
	SAWOUT LINE
	PROPOSED GAS LINE
	PROPOSED STORM DRAIN LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED SD INLET/OVERFLOW
	PROPOSED TRENCH DRAIN
	PROPOSED ASPHALT CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED LANDSCAPE AREA
	PROPOSED BIORETENTION

EXISTING-UTILITY NOTE

EXISTING UTILITIES ARE SHOWN ON THESE PLANS AS THE ENGINEER HAS BEEN ADVISED BY THE UTILITY COMPANIES TO EXIST BASED ON AVAILABLE RECORDS BY OTHERS. THE OWNER AND ENGINEER DO NOT ACCEPT RESPONSIBILITY FOR THEIR ACCURACY OR COMPLETENESS. THE ENGINEER SHOULD BE ADVISED OF ANY DISCREPANCIES OF ALIGNMENT, LOCATION, DEPTH, AND DIMENSION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE ALL UNDERGROUND UTILITIES, INCLUDING WATER, SEWER, AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AT ALL PROPOSED UTILITY CROSSINGS. AREAS OF EXISTING UTILITIES SHALL BE IDENTIFIED BY THE ENGINEER BY THE LOCATION OR DEPTH OF THE UTILITY. DISCREPANCIES OR POTENTIAL CONFLICTS WITH PROPOSED IMPROVEMENTS SHALL BE REPORTED TO THE OWNER BY THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.



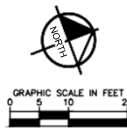
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- LEGEND**
- PROPERTY LINE
 - APPROXIMATE CIVIL LIMIT OF WORK LINE (LIMITS OF DISTURBANCE)
 - EASEMENT LINE
 - CENTERLINE
 - SAWCUT LINE
 - ADA ACCESSIBLE PATH OF TRAVEL (FOR REFERENCE ONLY, DO NOT PAINT)
 - SD EXISTING STORM DRAIN LINE
 - SD PROPOSED STORM DRAIN LINE
 - R RIDGE LINE
 - GB GRADE BREAK LINE
 - STORM DRAIN FLOW ARROW
 - PROPOSED SPOT ELEVATION
 - EXISTING SPOT ELEVATION
 - PROPOSED ASPHALT CONCRETE PAVEMENT
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED HEAVY DUTY CONCRETE PAVEMENT
 - PROPOSED LANDSCAPE AREA
 - PROPOSED BIORETENTION

EXISTING UTILITY NOTE

EXISTING UTILITIES ARE SHOWN ON THESE PLANS AS THEY ARE BELIEVED TO EXIST BASED ON AVAILABLE RECORDS. BY OTHERS. THE OWNER AND ENGINEER DO NOT ACCEPT RESPONSIBILITY FOR THEIR ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE, LOCATION, DEPTH, AND DIMENSION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UNDERGROUND SERVICE ALERT, POT-HOLING, AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AT ALL PROPOSED UTILITY CROSSINGS, AREAS OF EXCAVATION, AND WHERE CONSTRUCTION MAY BE AFFECTED BY THE LOCATION OR DEPTH OF THE UTILITY. DISCREPANCIES OR POTENTIAL CONFLICTS WITH PROPOSED IMPROVEMENTS MUST BE REPORTED TO AND RESOLVED BY THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.



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REVISION	DATE	BY	CHK

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
19-000004	12/06/2024	AS SHOWN			

CHEVRON C-STORE REMODEL

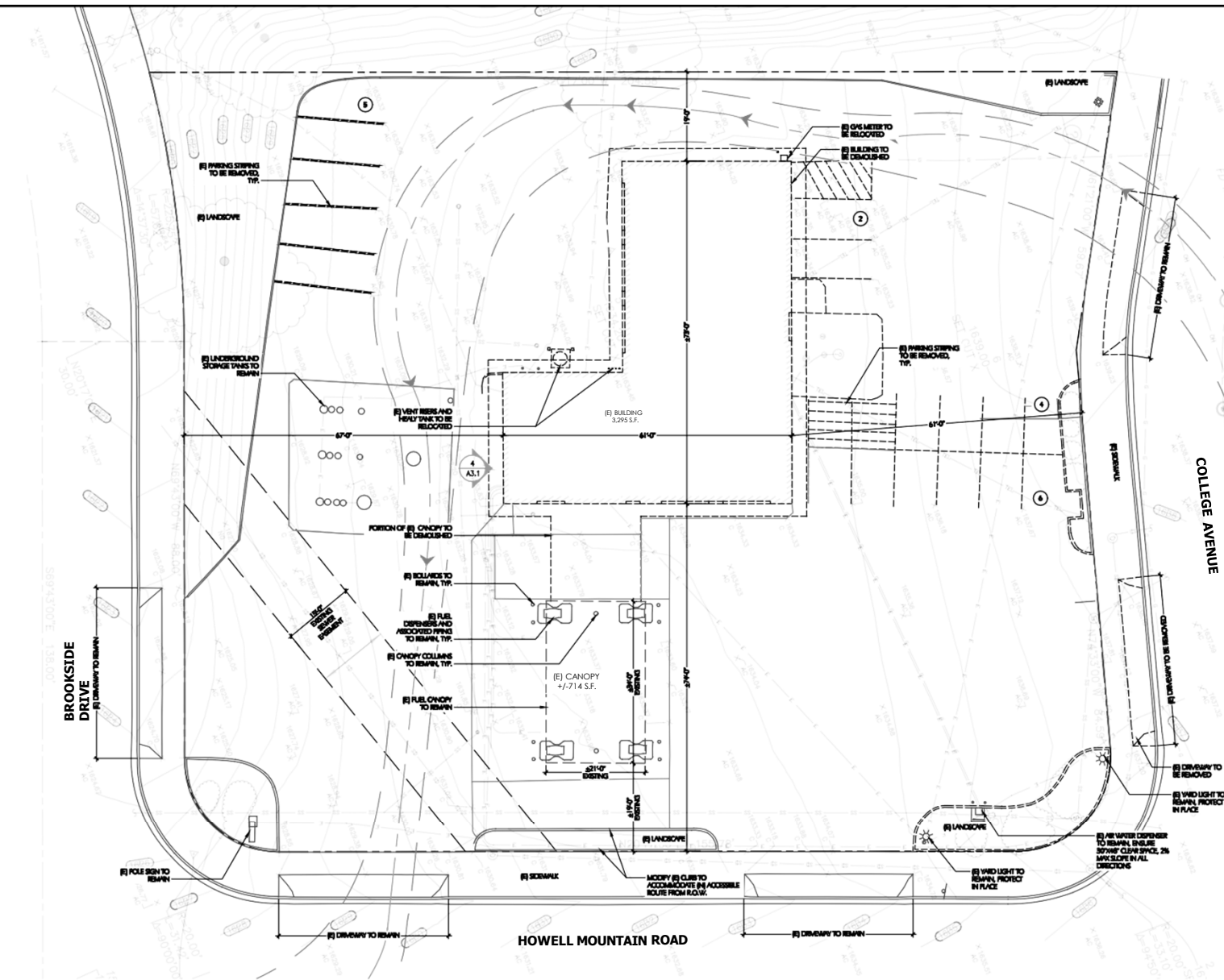
111 HOWELL MOUNTAIN ROAD
ANGWIN, CA 94908

Project Number
PUC22001.0

Sheet Title
PRELIMINARY GRADING AND DRAINAGE PLAN

Sheet Number
C3.0





1 DEMOLITION SITE PLAN
SCALE: 1" = 10'-0"

