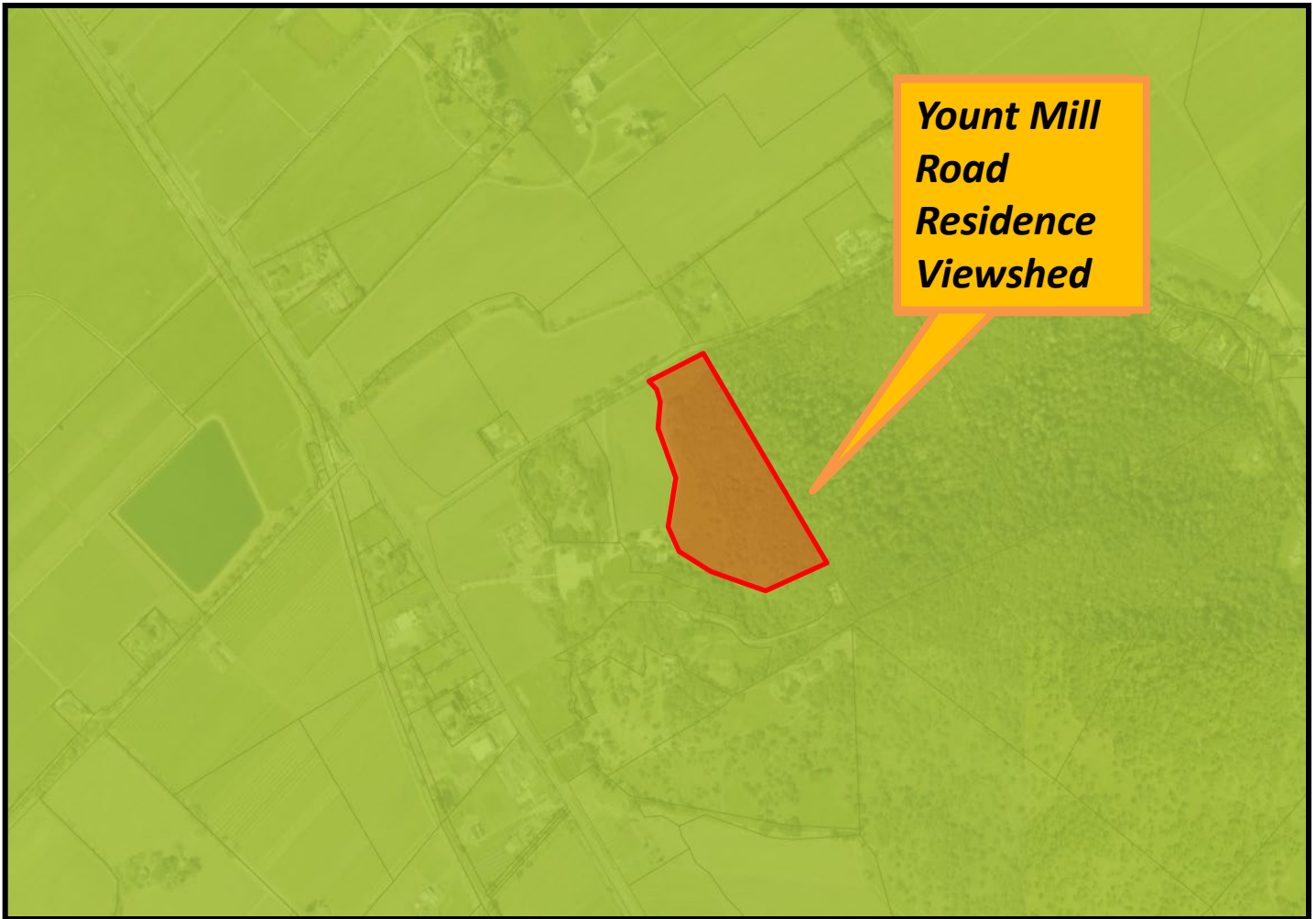


“H”

Graphics

NAPA COUNTY LAND USE PLAN 2008 – 2030





LEGEND




URBANIZED OR NON-AGRICULTURAL

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

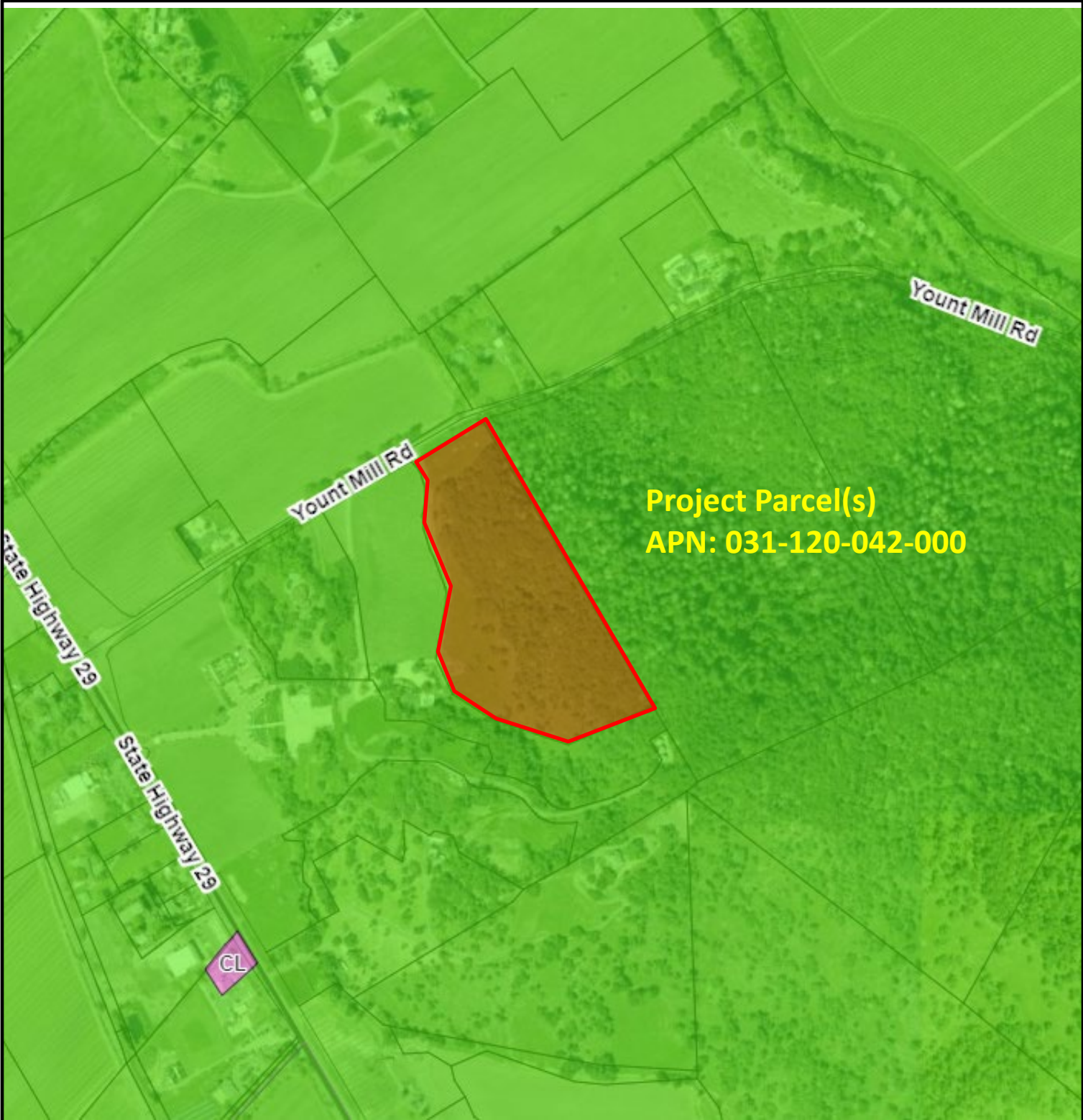
OPEN SPACE

-  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



LEGEND

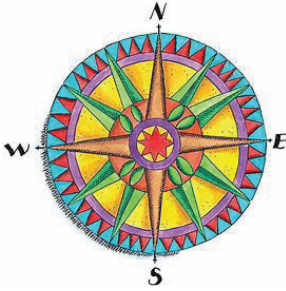
- Zoning
- Parcels



ZONING MAP



Existing Conditions



Napa County
Lot Line Adjustment - Complete

Lot Line Adjustment Number :

400 Scale Map Number:

Lands of

Documents Recorded:

Document Numbers:

Agent/Title Co.:

by: Engineering Technician III

Date:

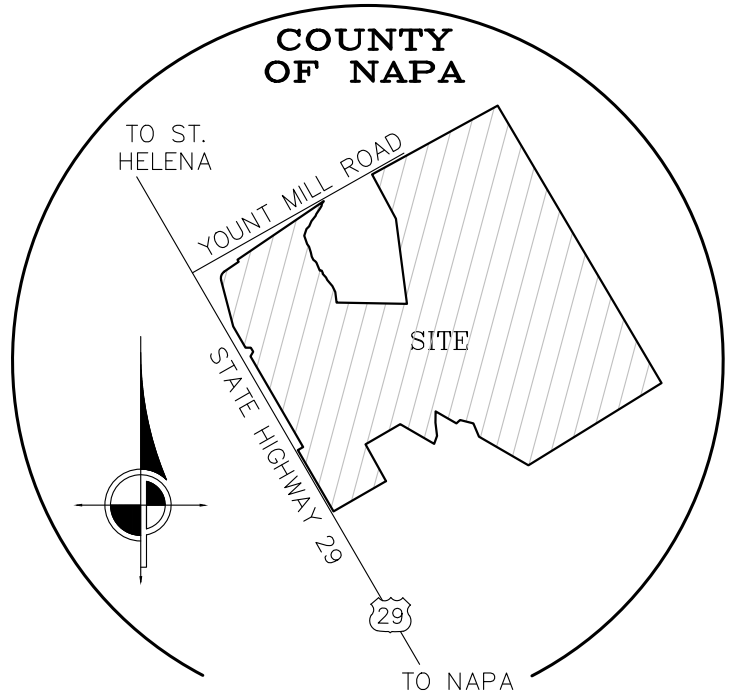
APPLICATION MAP FOR A LOT LINE ADJUSTMENT

The Lands Of
YOUNTVILLE VINEYARDS LLC.,
DDYM, INC. & DDNG, INC.

NAPA COUNTY, CALIFORNIA
SEPTEMBER, 2024

LEGEND

	SUBJECT PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EASEMENT AS NOTED
	SURVEY TIE
	LOT LINE TO BE EXTINGUISHED
	LEACH FIELD
	TO BE COMBINED
	SEPTIC TANK
	WELL
NCR	NAPA COUNTY RECORDS
DN	DOCUMENT NUMBER
GOR	GRANT OF RESERVATION



LOCATION MAP
(NOT TO SCALE)

GENERAL NOTES

OWNERS:	APN 031-120-038 & 031-130-032 SFAP YOUNTVILLE VINEYARDS LLC. 7466 ST. HELENA HWY, NAPA CA 94558	APN 031-120-036 DDYM, INC. 1201 YOUNTMILL RD. NAPA CA 94558	APN 031-120-037 DDNG, INC. NAPA, CA 94558	APN 031-130-028 YOUNTVILLE VINEYARDS LLC. 7420 ST. HELENA HWY., NAPA CA 94558
ZONING:	AP	AP	AP	AP
EXISTING LAND USE:	WINERY	VINEYARD	SFD	VINEYARD
PROPOSED LAND USE:	SAME	SAME	SAME	SAME
EXISTING WATER SOURCE:	ON SITE WELL	NONE	ON SITE WELL	ON SITE WELL
PROPOSED WATER SOURCE:	SAME	SAME	SAME	SAME
EXISTING SEWAGE SYSTEM:	SEPTIC	NONE	SEPTIC	SEPTIC
PROPOSED SEWAGE SYSTEM:	SAME	SAME	SAME	SAME
FLOOD ZONE:	PARCELS NOT IN FEMA FLOOD ZONE			
WILLIAMSON ACT CONTRACT:	APN'S 031-120-035 & 031-130-032 SFAP, 031-120-036 & 031-120-037 ARE UNDER EXISTING WILLIAMSON ACT CONTRACT. CONTRACTS ARE IN NOTICE OF NON-RENEWAL.			

Preliminary

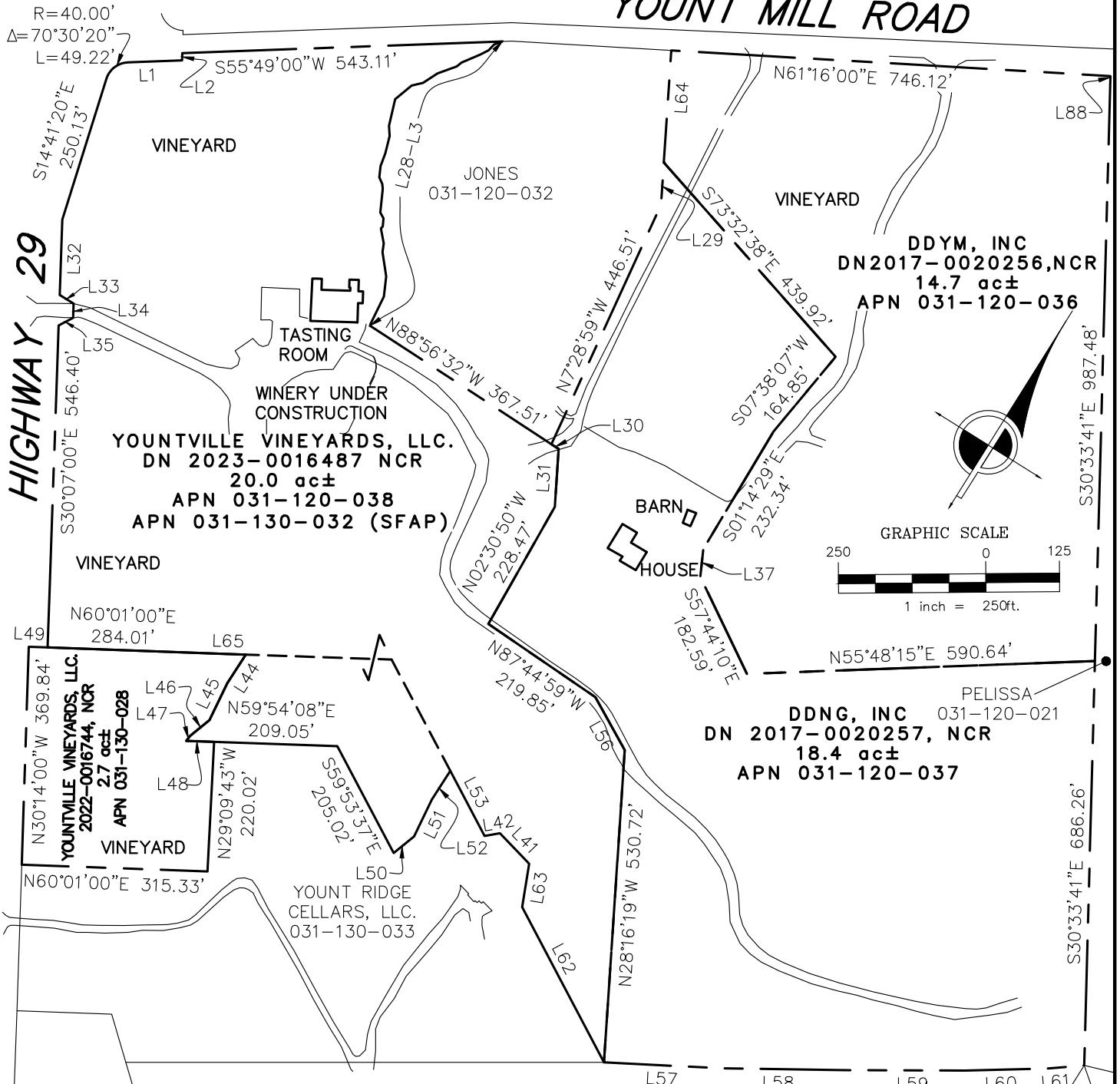
CINQUINI & PASSARINO, INC.
LAND SURVEYING

▲ BOUNDARY 1804 Soscol Avenue, STE 202
 ▲ TOPOGRAPHIC Napa, CA. 94559
 ▲ CONSTRUCTION Phone: (707) 690-9025
 ▲ SUBDIVISIONS Fax: (707) 542-2106
WWW.CINQUINIPASSARINO.COM

JOB NAME: DEL DOTTO-PIAZZA LLA	
DESCRIPTION: LOT LINE ADJUSTMENT	
DRAWN BY:	CHECKED BY: DCS
SCALE: N/A	DATE: 10/28/2024
JOB #: 9888-22	PAGE: 1 OF 9

SEE PAGE 5&6 FOR LINE & CURVE TABLES

YOUNT MILL ROAD



IMPORTANT: THIS PLAT IS NOT A SURVEY. IT IS BASED ENTIRELY ON RECORD DATA AND IT IS FURNISHED FOR YOUR CONVENIENCE TO LOCATE THE SUBJECT PROPERTY IN RELATION TO ADJOINING LANDS, HIGHWAYS, ROADS AND STREETS AND NOT TO GUARANTEE ANY FIXED DIMENSIONS, OR ACREAGE. A FIELD SURVEY SHOULD BE PERFORMED PRIOR TO ANY CONSTRUCTION, DEMOLITION, CONVEYANCE OR TRANSACTION.

CINQUINI & PASSARINO, INC. LAND SURVEYING

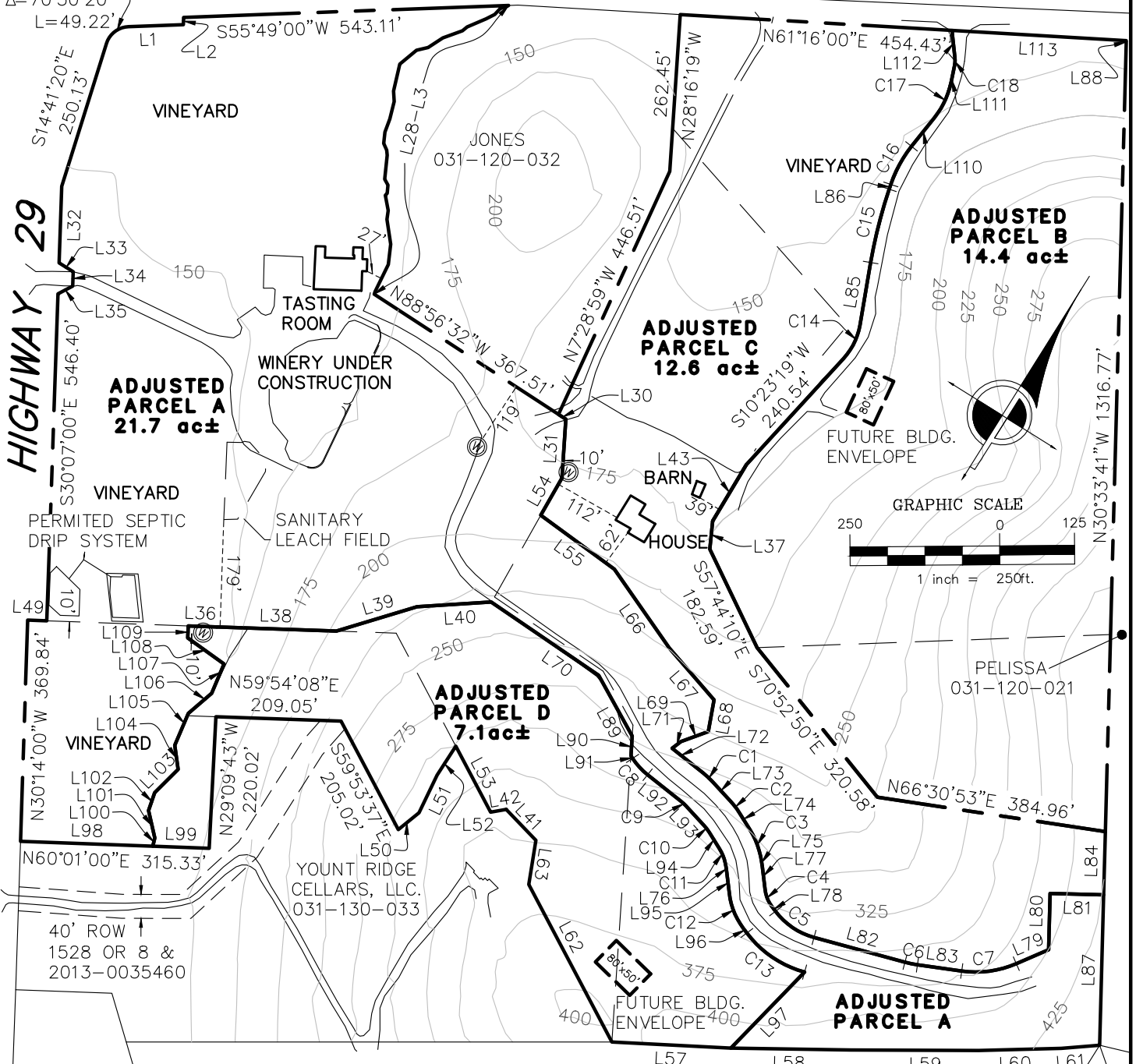
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 WWW.CINQUINIPASSARINO.COM

JOB NAME: DEL DOTTO PIAZZA LLA-2024	DRAWN BY:	CHECKED BY: DS
DESCRIPTION: EXISTING CONFIGURATION	SCALE: 1"=250'	DATE: 09/27/2024
	JOB #: 9888-22	PAGE: 2 OF 9

SEE PAGE 5&6 FOR LINE & CURVE TABLES

YOUNT MILL ROAD

R=40.00'
 Δ=70°30'20"
 L=49.22'



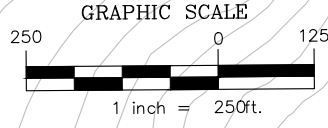
HIGHWAY 29

ADJUSTED PARCEL B
14.4 ac±

ADJUSTED PARCEL C
12.6 ac±

ADJUSTED PARCEL A
21.7 ac±

ADJUSTED PARCEL D
7.1 ac±



S=0.00229 IL/A
AVERAGE GROUND SLOPE FOR:
 ADJUSTED PARCEL A= 0.00229*25*5441/21.7=14.4
 ADJUSTED PARCEL B= 0.00229*25*9664/14.4=38.4
 ADJUSTED PARCEL C= 0.00229*25*4167/12.6=18.9
 ADJUSTED PARCEL D= 0.00229*25*3912/7.1=31.5

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JOB NAME: DEL DOTTO PIAZZA LLA-2024	DRAWN BY:	CHECKED BY: DS
DESCRIPTION: PROPOSED CONFIGURATION	SCALE: 1"=250'	DATE: 11/07/2024
	JOB #: 9888-22	PAGE: 3 OF 9

\\CPST1\Projects\9888\Cad\9888LLA.dwg Nov 07, 2024 - 2:49pm

LINE TABLE		
Line #	Direction	Length
L1	S55°49'00"W	91.69'
L2	S30°07'00"E	12.14'
L3	N37°22'40"E	14.89'
L4	N11°12'35"E	13.42'
L5	N30°36'32"E	16.18'
L6	N34°49'33"E	34.26'
L7	N19°20'17"E	10.29'
L8	N37°54'18"E	34.75'
L9	N24°31'27"E	29.39'
L10	N44°43'10"E	19.98'
L11	N18°20'19"E	36.10'
L12	N18°55'11"W	46.32'
L13	N35°42'08"W	17.42'
L14	N17°58'23"W	30.19'
L15	N11°56'45"W	23.18'
L16	N25°35'16"W	19.11'
L17	N56°23'22"W	12.32'
L18	N37°37'29"W	8.53'
L19	N26°07'07"W	40.37'
L20	N61°03'08"W	11.07'
L21	N27°15'19"W	13.90'
L22	N12°11'23"E	4.52'
L23	N42°37'58"W	25.89'
L24	N24°07'29"W	15.02'
L25	N40°42'02"W	41.77'
L26	N25°35'06"W	34.24'
L27	N5°57'07"W	50.39'
L28	N14°05'58"W	4.49'
L29	N28°16'19"W	71.97'
L30	N88°56'32"W	14.60'
L31	N28°15'25"W	98.52'
L32	S30°07'00"E	128.00'
L33	N89°53'00"E	27.71'

LINE TABLE		
Line #	Direction	Length
L34	S30°07'00"E	24.00'
L35	S29°53'00"W	27.71'
L36	N60°01'00"E	47.74'
L37	S26°02'14"E	47.15'
L38	N59°52'39"E	199.89'
L39	N41°04'58"E	140.71'
L40	N54°15'48"E	123.87'
L41	S75°58'38"E	71.68'
L42	N47°58'43"E	26.35'
L43	S1°14'29"E	109.61'
L44	S0°52'34"W	57.51'
L45	S6°17'52"E	69.86'
L46	S18°45'46"W	42.08'
L47	S6°13'44"W	10.99'
L48	N60°01'00"E	47.41'
L49	N60°01'00"E	31.99'
L50	N18°45'22"E	44.50'
L51	N6°23'32"W	69.74'
L52	N0°46'53"E	57.66'
L53	S59°52'51"E	124.64'
L54	N2°30'50"W	71.48'
L55	N85°49'52"W	152.40'
L56	N61°04'15"W	102.77'
L57	S60°50'53"W	199.03'
L58	S58°48'06"W	200.01'
L59	S58°07'55"W	213.87'
L60	S56°29'45"W	137.83'
L61	S53°17'28"W	64.38'
L62	S59°52'51"E	297.55'
L63	S22°51'58"E	74.67'
L64	N28°16'19"W	190.48'
L65	N59°52'39"E	52.38'
L66	N66°55'38"W	160.63'

LINE TABLE		
Line #	Direction	Length
L67	N72°53'01"W	114.18'
L68	N21°49'14"W	53.82'
L69	N37°54'07"E	48.58'
L70	S87°44'59"E	217.48'
L71	N20°11'54"E	18.66'
L72	N83°35'19"W	66.18'
L73	N74°47'58"W	43.20'
L74	N63°58'02"W	31.74'
L75	N40°25'51"W	8.36'
L76	S40°25'51"E	7.55'
L77	N38°53'12"W	38.23'
L78	N69°03'40"W	9.90'
L79	S34°34'11"W	58.74'
L80	S30°34'38"E	94.05'
L81	S59°25'22"W	89.52'
L82	S73°09'37"W	157.35'
L83	S65°57'21"W	74.63'
L84	S30°33'41"E	105.63'
L85	S22°22'30"E	106.05'
L86	S13°25'34"E	8.38'
L87	N30°33'41"W	251.34'
L88	N30°33'41"W	5.00'
L89	S61°04'15"E	115.92'
L90	S28°16'19"E	33.27'
L91	S65°48'01"E	4.94'
L92	S83°35'19"E	70.87'
L93	S74°47'58"E	43.20'
L94	S63°58'02"E	31.74'
L95	S38°53'12"E	37.42'
L96	S69°03'40"E	9.90'
L97	S12°00'45"W	176.85'
L98	N60°01'00"E	221.15'
L99	S60°01'00"W	94.23'

JOB NAME: DEL DOTTO PIAZZA LLA-2024	DRAWN BY:	CHECKED BY: DS
DESCRIPTION: LINE TABLE	SCALE: NONE	DATE: 10/28/2024
	JOB #: 9888-22	PAGE: 5 OF 9

LINE TABLE		
Line #	Direction	Length
L100	N18°30'47"W	14.20'
L101	N44°55'15"W	46.91'
L102	N13°21'45"W	31.50'
L103	N12°58'12"E	55.27'
L104	N39°51'56"W	40.48'
L105	N9°01'10"W	58.03'
L106	N17°09'23"E	51.24'
L107	N9°14'26"W	53.18'
L108	N86°20'30"W	74.55'
L109	N29°59'00"W	20.00'
L110	S6°27'01"W	61.68'
L111	S20°09'10"E	28.95'
L112	S38°25'33"E	46.31'
L113	S61°16'00"W	291.69'

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	140.21'	21.51'	8°47'21"
C2	140.21'	26.51'	10°49'56"
C3	140.21'	57.59'	23°32'11"
C4	59.79'	31.49'	30°10'28"
C5	120.00'	79.12'	37°46'43"
C6	170.00'	21.38'	7°12'16"
C7	170.00'	93.12'	31°23'10"
C8	119.79'	37.19'	17°47'18"
C9	80.21'	12.30'	8°47'21"
C10	80.21'	15.16'	10°49'56"
C11	80.21'	32.95'	23°32'11"
C12	119.79'	63.09'	30°10'28"
C13	180.00'	118.68'	37°46'43"
C14	110.00'	62.90'	32°45'48"
C15	810.00'	126.51'	8°56'56"
C16	210.00'	72.85'	19°52'35"
C17	140.00'	65.00'	26°36'11"
C18	40.00'	12.76'	18°16'22"

JOB NAME: DEL DOTTO PIAZZA LLA-2024	DRAWN BY:	CHECKED BY: DS
DESCRIPTION: LINE & CURVE TABLES	SCALE: NONE	DATE: 10/28/2024
	JOB #: 9888-22	PAGE: 6 OF 9

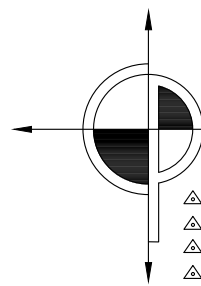
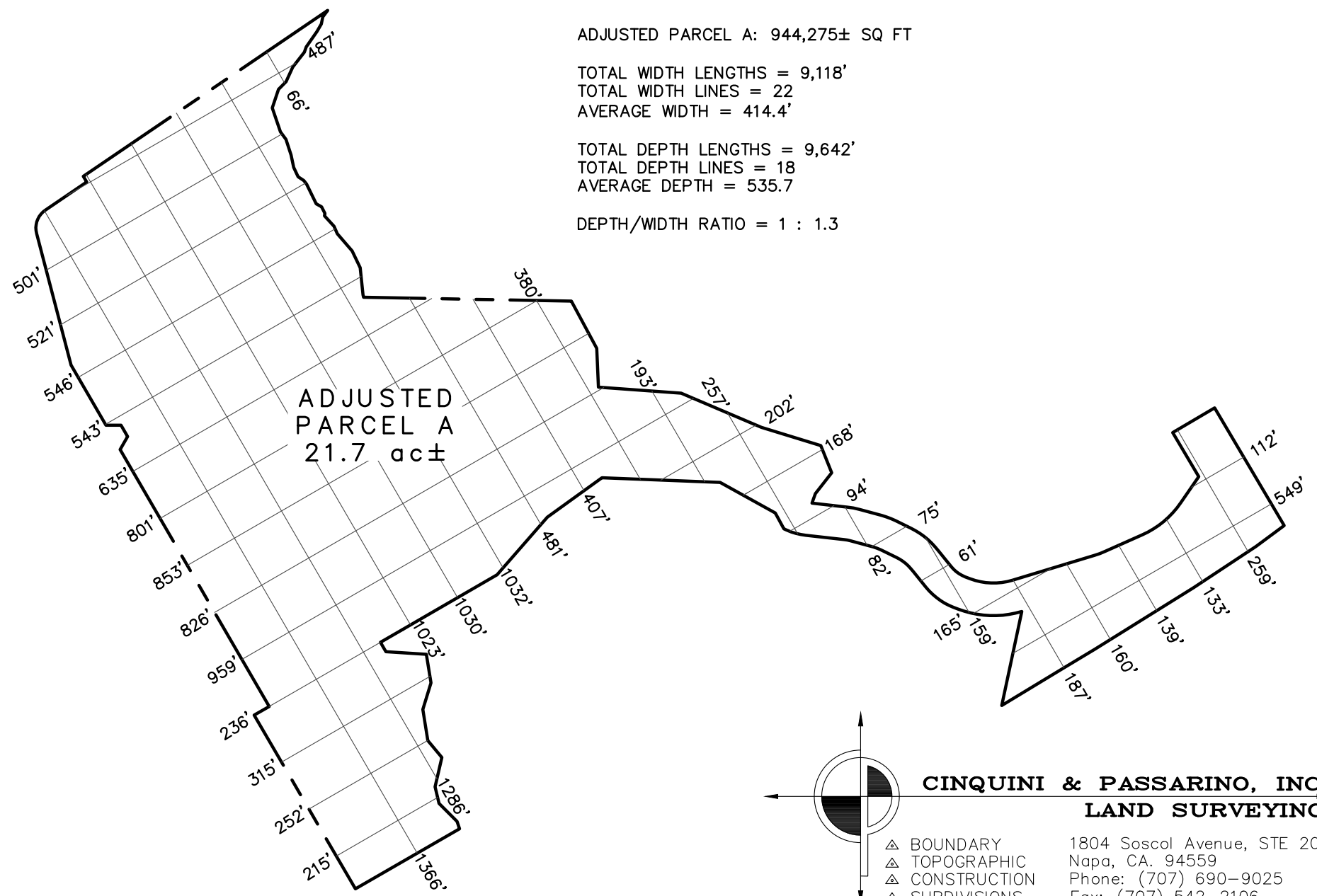
ADJUSTED PARCEL A: 944,275± SQ FT

TOTAL WIDTH LENGTHS = 9,118'
TOTAL WIDTH LINES = 22
AVERAGE WIDTH = 414.4'

TOTAL DEPTH LENGTHS = 9,642'
TOTAL DEPTH LINES = 18
AVERAGE DEPTH = 535.7

DEPTH/WIDTH RATIO = 1 : 1.3

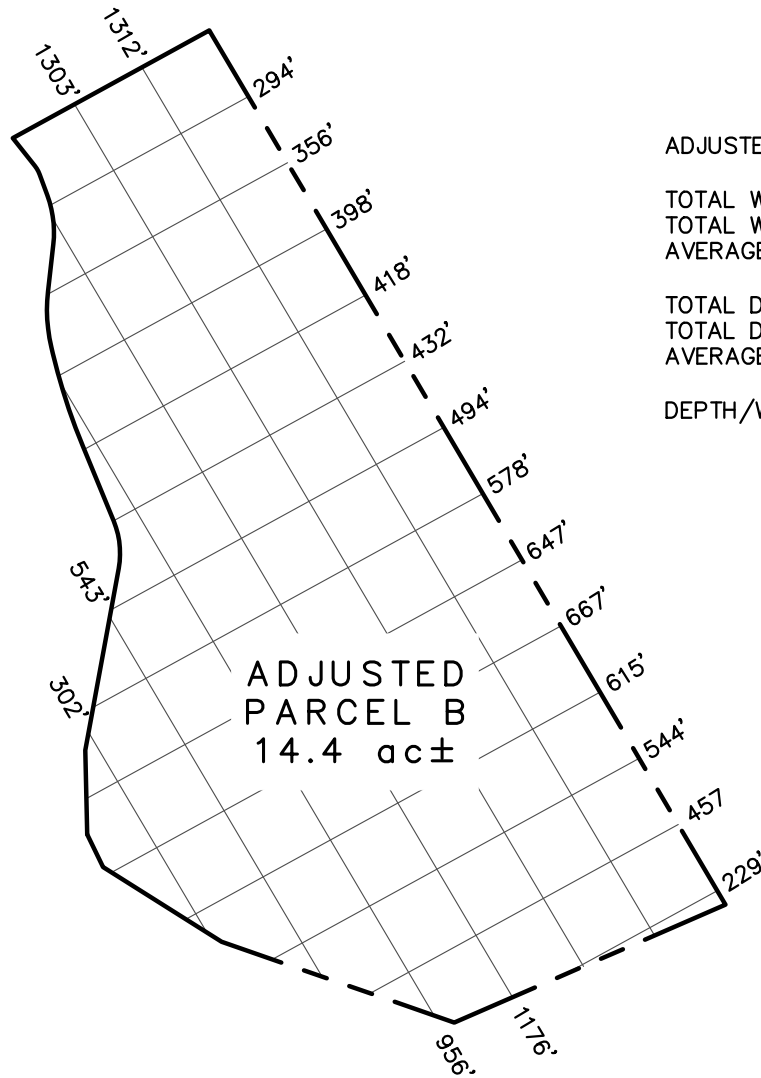
ADJUSTED
PARCEL A
21.7 ac±



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JOB NAME: DEL DOTTO PIAZZA LLA-2024	DRAWN BY:	CHECKED BY: DS
DESCRIPTION: DEPTH TO WIDTH RATIO CALC'S	NO SCALE	DATE: 09/27/2024
	JOB #: 9888-22	PAGE: 7 OF 9



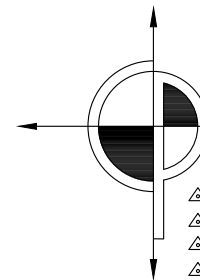
ADJUSTED PARCEL B: 625,213± SQ FT

TOTAL WIDTH LENGTHS = 5,594'
 TOTAL WIDTH LINES = 6
 AVERAGE WIDTH = 932.3

TOTAL DEPTH LENGTHS = 6,129'
 TOTAL DEPTH LINES = 13
 AVERAGE DEPTH = 471.5

DEPTH/WIDTH RATIO = 1 : 2

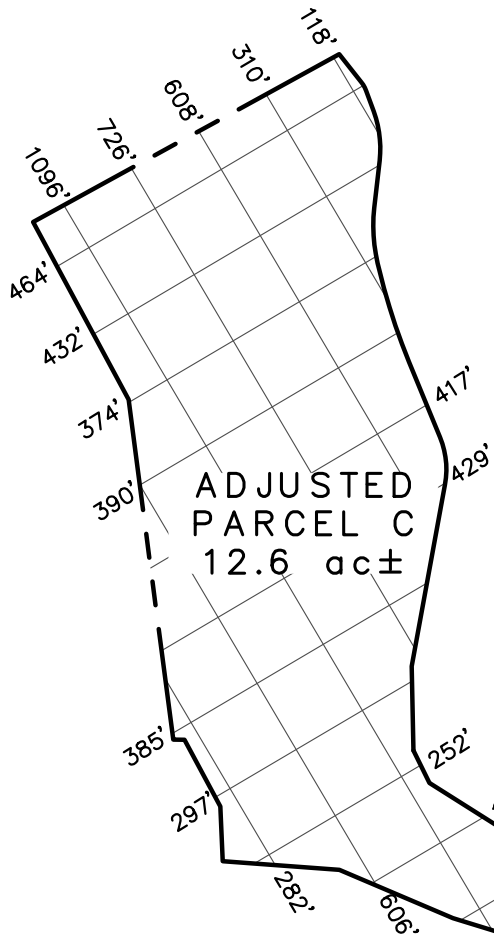
ADJUSTED
 PARCEL B
 14.4 ac ±



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	JOB #: 9888-22	PAGE: 8 OF 9



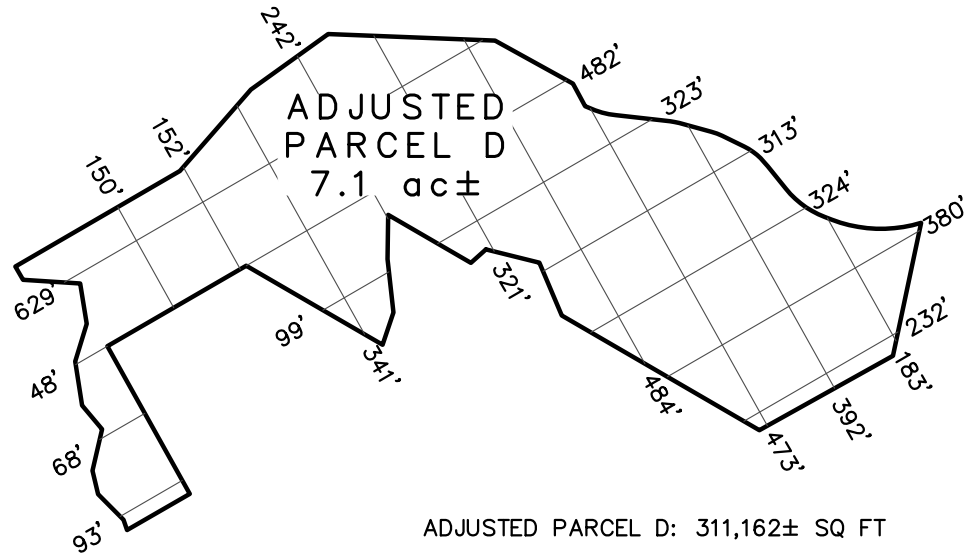
ADJUSTED
PARCEL C
12.6 ac±

ADJUSTED PARCEL C: 550,477± SQ FT

TOTAL WIDTH LENGTHS = 5,459'
TOTAL WIDTH LINES = 13
AVERAGE WIDTH = 419.9'

TOTAL DEPTH LENGTHS = 5,478'
TOTAL DEPTH LINES = 16
AVERAGE DEPTH = 342.4'

DEPTH/WIDTH RATIO = 1 : 1.2



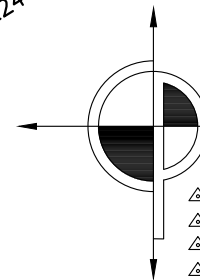
ADJUSTED
PARCEL D
7.1 ac±

ADJUSTED PARCEL D: 311,162± SQ FT

TOTAL WIDTH LENGTHS = 2,991'
TOTAL WIDTH LINES = 11
AVERAGE WIDTH = 271.9'

TOTAL DEPTH LENGTHS = 2,738'
TOTAL DEPTH LINES = 9
AVERAGE DEPTH = 304.2'

DEPTH/WIDTH RATIO = 1 : 1.1



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JOB NAME: DEL DOTTO PIAZZA LLA-2024	DRAWN BY:	CHECKED BY: DS
DESCRIPTION: DEPTH TO WIDTH RATIO CALC'S	NO SCALE	DATE: 10/28/2024
	JOB #: 9888-22	PAGE: 9 OF 9

SITE PLAN KEY NOTES

- 1 LINE OF PROPOSED BUILDING FOOTPRINT
- 2 DASHED LINE REPRESENTS EXISTING ACCESS ROAD
- 3 PROPERTY LINES
- 4 LINE OF GARAGE WALL
- 5 NEW RETAINING WALLS - SEE CIVIL PLANS
- 6 GRAVEL PARKING AREA
- 7 AC MOTOR COURT
- 8 20' EASEMENT FOR NEIGHBOR FOR TRACTOR TURN AROUND, NO INGRESS AND EGRESS GRANTED BY EASEMENT. RECORD NUMBER 2025-0002931, RECORDED 2.28.2025
- 9 EXISTING WELL TO REMAIN
- 10 TOP OF EPHEMERAL STREAM BANK
- 11 FLOW LINE OF EPHEMERAL STREAM
- 12 35' SETBACK FROM EPHEMERAL STREAM TOP OF SLOPE BANK
- 13 100' RADIUS FROM WELL
- 14 NEW AC PAVED DRIVEWAY
- 15 FIRE DEPARTMENT STANDARD HAMMERHEAD TURNAROUND AC PAVING PER DETAIL
- 16 EXISTING GATE AND PILASTERS TO REMAIN: ROLLING GATE WITH NO STRUCTURE ABOVE. MINIMUM OF 13'-6" VERTICAL CLEARANCE. EXISTING GATE TO BE PERMITTED UNDER SEPARATE SUBMITTAL.
- 16A EXISTING PILASTERS TO REMAIN: INSTALL ADDRESS SIGNAGE ON EXISTING PILASTER PER DETAIL
- 17 30' TURNING RADIUS PER DETAIL DRIVEWAY ENTRANCE PER P-2
- 18 LEACH FIELD AREA INCLUDING 200% RESERVE SEPTIC SYSTEM PER DRAWINGS PREPARED BY CHAUDHARY AND ASSOCIATES - UNDER SEPARATE PERMIT # E25-00278
- 19 FIRE HYDRANT PER DETAIL
- 20 FIRE DEPARTMENT TURNOUTS PER DETAIL
- 21 LINE OF NEW GRAVEL ACCESS ROAD: 10'-0" WIDE WITH A 2'-0" GRAVEL SHOULDER EACH SIDE PER DETAIL.
- 22 FIRE DEPARTMENT STAGING AREA - NOT A REQUIRED TURNOUT
- 23 GARAGE TO BE FIRE SPRINKLERED
- 24 EASEMENT FOR GATE. RECORD NUMBER 2024-0018911 RECORDED 12.26.24

GRADING QUANTITIES

CUT: 1880 CY
 FILL: 1510 CY
 NET: 370 CY (EXPORT)

PROJECT DATA

LEGAL OWNERS
 BLOOM HOLDINGS, LLC.
 731 SOUTH HIGHWAY 101 STE. 2B
 SOLANA BEACH, CA 92075

SITE ADDRESS
 1201 YOUNT MILL ROAD ROAD
 NAPA, CALIFORNIA 94558

A.P.N.
 031 - 120 - 036

ZONE: AW - AGRICULTURAL WATERSHED
OCCUPANCY TYPE: R3 / U
CONSTRUCTION TYPE: TYPE V-B

LOT SIZE: (GROSS & NET) 14.4 ACRES

SPRINKLERED: YES, INSTALL IN ACCORDANCE WITH CALIFORNIA FIRE CODE AND NFPA 13D (UNDER A SEPARATE FIRE SPRINKLER PLAN SUBMITTAL # F21-00108)

NUMBER OF STORIES TWO STORY
BUILDING HEIGHT LIMIT: 35'-0"
MAIN HOUSE MAX. HEIGHT: 27'-6"
ADU MAX. HEIGHT: 19'-6"
GARAGE MAX. HEIGHT: 19'-6"

PROPOSED AREA

MAIN HOUSE 1ST FLOOR	2,312 SQ. FT.
MAIN HOUSE 2ND FLOOR	5,138 SQ. FT.
TOTAL LIVING AREA - MAIN HOUSE	7,450 SQ. FT.
ADU	816 SQ. FT.
GARAGE	814 SQ. FT.
TOTAL SQUARE FOOTAGE	9,080 SQ. FT.

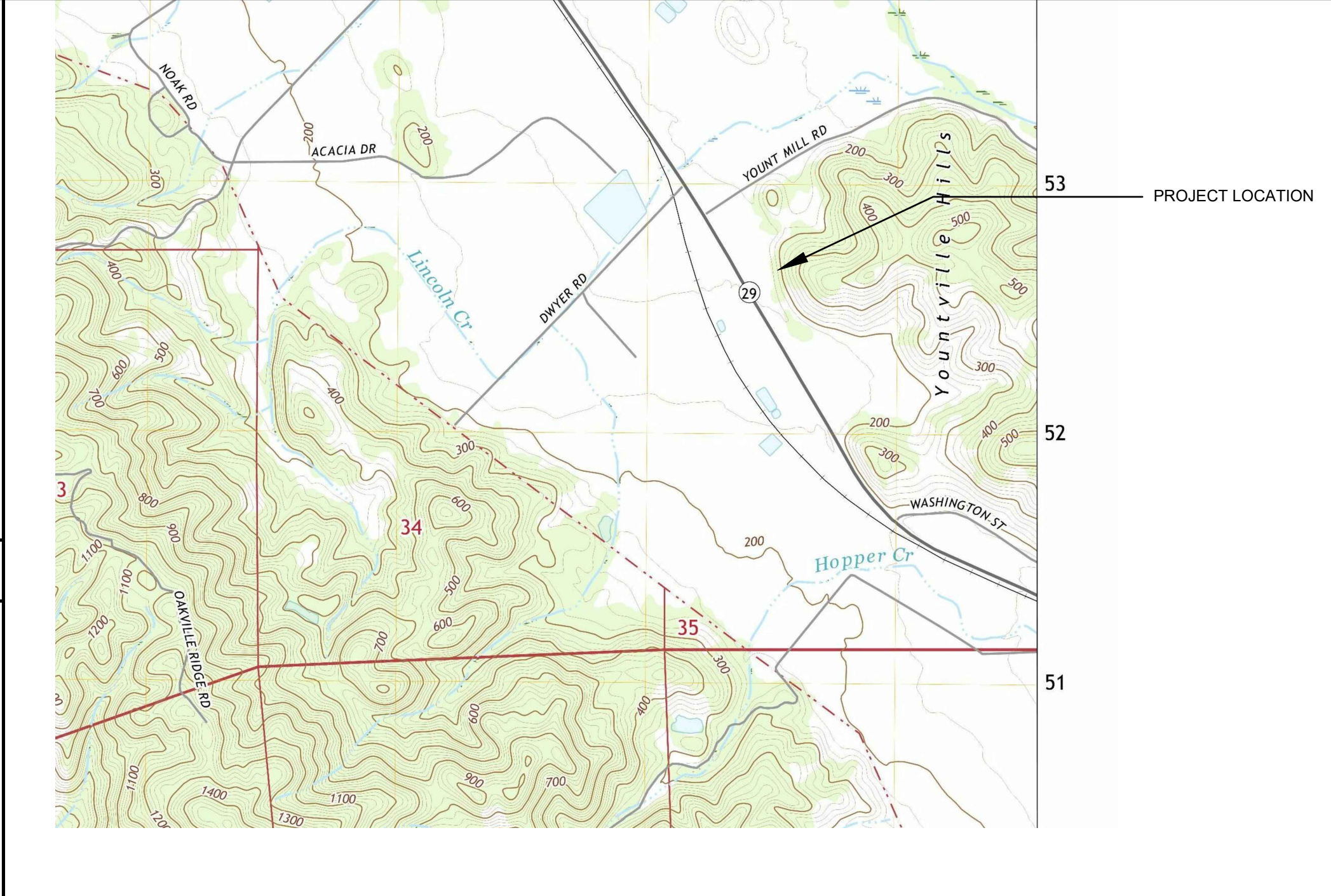
SHEET INDEX

- A1 SITE PLAN
- A1.1 ENLARGED SITE PLAN
- A1.2 VIEW SHED PLAN
- A2 LOWER FLOOR PLAN
- A2.1 UPPER FLOOR PLAN
- A3 ROOF PLAN
- A4 EXTERIOR ELEVATIONS
- A4.1 EXTERIOR ELEVATIONS
- A4.2 VIEW IMPACT ANALYSIS PLAN
- A5 BUILDING SECTIONS
- A5.1 BUILDING SECTIONS
- E1 UPPER EXTERIOR LIGHTING PLAN
- E2 UPPER EXTERIOR LIGHTING PLAN
- L1 LANDSCAPE PLAN
- C1 TITLE SHEET
- C2 GRADING, DRAINAGE AND UTILITY PLAN
- C3 GRADING, DRAINAGE AND UTILITY PLAN
- C4 GRADING PLAN - PROFILES AND SECTIONS
- C5 STORMWATER RUNOFF MANAGEMENT PLAN
- EX1 FIRE TRUCK TURNING EXHIBIT
- EX2 FIRE TRUCK TURNING EXHIBIT

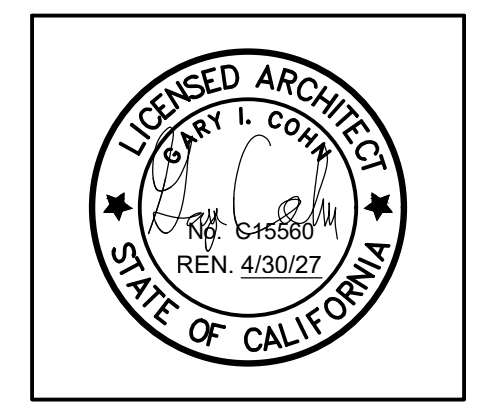
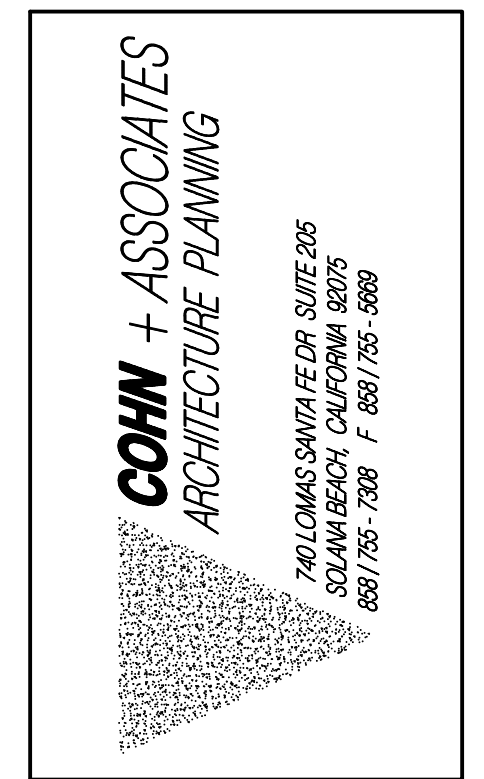
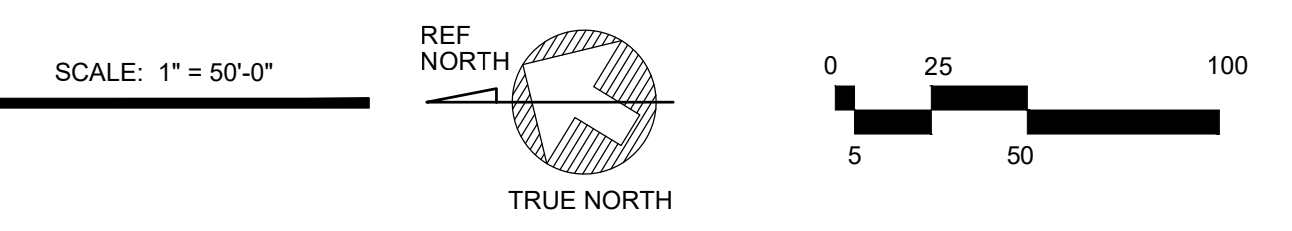
AVERAGE LOT SLOPE

SEE SECTIONS SHEET C4
 PER LOT SLOPE METHODOLOGY: THE LOT SLOPE AT THE BUILDING IS 22.03%

VICINITY MAP



SITE PLAN



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BLOOM HOLDINGS LLC RES DENCE
 NAPA, CALIFORNIA
 YOUNT MILL ROAD

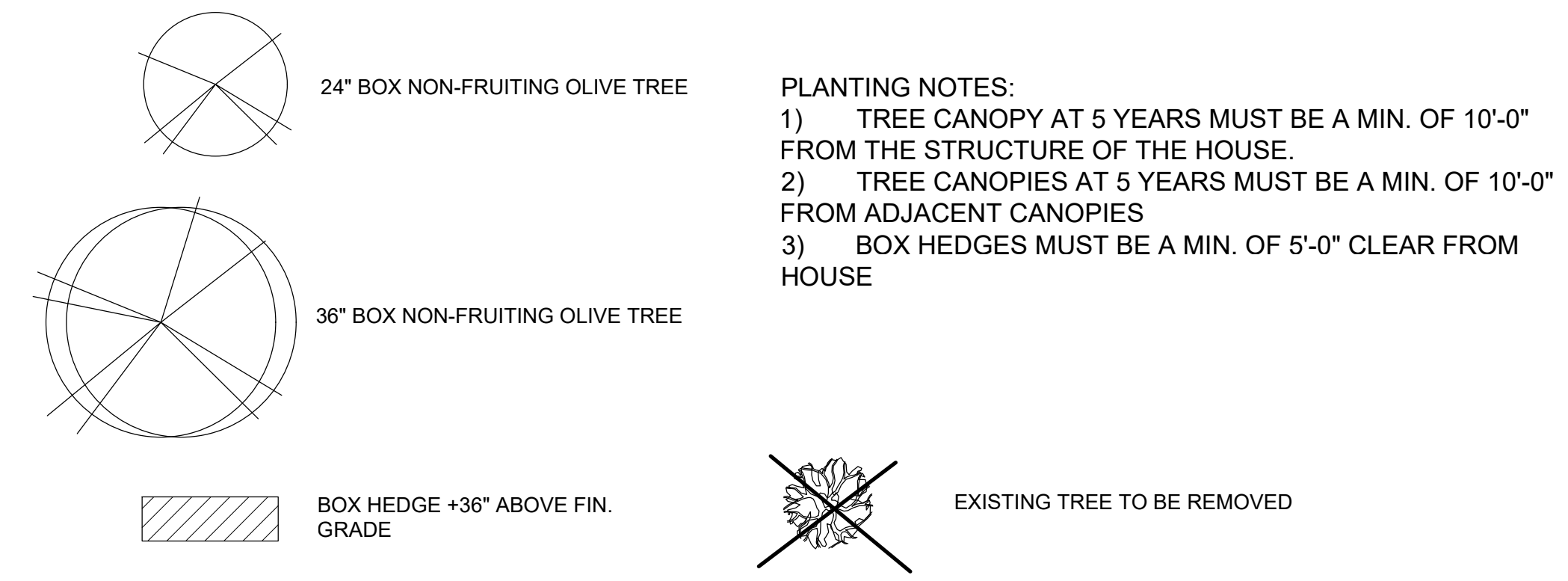
PURPOSE	SUBMITTAL DATE
VIEW SHED	1/13/25
VIEW SHED REVISED	3/19/25
VIEW SHED REVISED	5/9/25
VIEW SHED REVISED	1/12/26

DATE MODIFIED:	1/12/26
DRAWN BY:	G.C.
JOB NUMBER:	2412
DWG FILE:	MDD_SITE

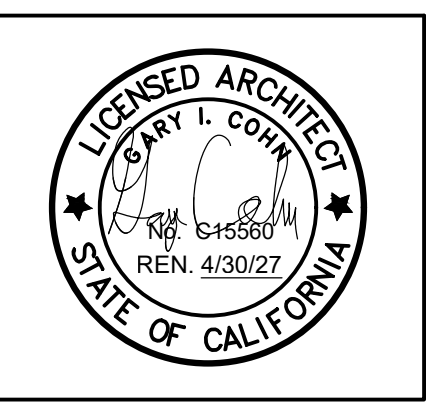
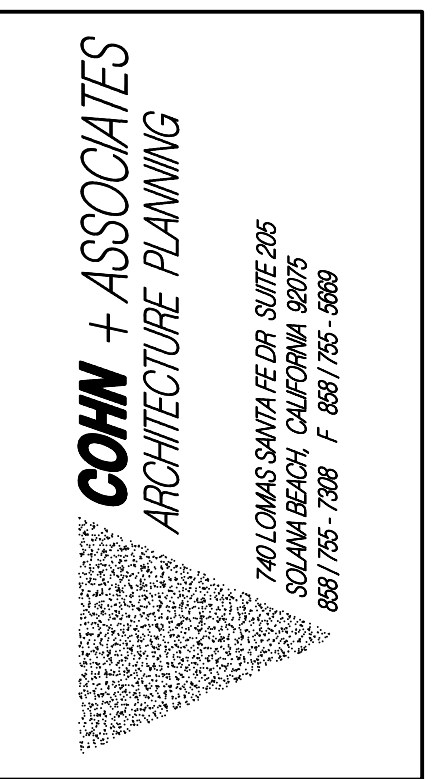
SITE PLAN KEY NOTES

- 1 LINE OF PROPOSED BUILDING FOOTPRINT
- 2 LINE OF EXISTING ACCESS ROAD
- 3 PROPERTY LINES - SEE MAIN SITE PLAN FOR BOUNDARY INFORMATION
- 4 20' YARD SETBACK
- 5 LINE OF GARAGE WALL
- 6 NEW RETAINING WALLS - SEE CIVIL PLANS
- 7 GRAVEL PARKING AREA
- 8 AC MOTOR COURT
- 9 NEW CONCRETE STEPS ON GRADE AND WALKWAYS
- 10 20' EASEMENT FOR NEIGHBOR FOR TRACTOR TURN AROUND. NO INGRESS AND EGRESS GRANTED BY EASEMENT. RECORD NUMBER 2025-0002931. RECORDED 2.28.2025
- 11 TERRACED PLANTERS
- 12 WOOD POSTS
- 13 EXISTING WELL TO REMAIN
- 14 TOP OF EPHEMERAL STREAM BANK
- 15 FLOW LINE OF EPHEMERAL STREAM
- 16 35' SETBACK FROM EPHEMERAL STREAM TOP OF SLOPE BANK - VERIFY EXACT LOCATION IN FIELD & LOCATE DRIVEWAY AS REQUIRED - SEE CIVIL 100' RADIUS FROM WELL
- 17 NEW AC PAVED DRIVEWAY
- 18 FIRE DEPARTMENT STANDARD HAMMERHEAD TURNAROUND AC PAVING PER DETAIL
- 19 LEACH FIELD AREA INCLUDING 200% RESERVE SEPTIC SYSTEM PER DRAWINGS PREPARED BY CHAUDHARY AND ASSOCIATES - UNDER SEPARATE PERMIT # E25-00278
- 20 FIRE HYDRANT PER DETAIL
- 21 LINE OF EXISTING GRAVEL ROAD
- 22 LINE OF NEW GRAVEL ACCESS ROAD: 10'-0" WIDE WITH WITH A 2'-0" GRAVEL SHOULDER EACH SIDE PER DETAIL
- 23 SEPTIC SYSTEM TEST PIT LOCATIONS
- 24 GARAGE TO BE FIRE SPRINKLERED
- 25 FIRE DEPARTMENT STAGING AREA - NOT A REQUIRED TURNOUT
- 26 5'-0" MIN. GRAVEL OR CONCRETE AREA ADJACENT TO HOUSE - CONCRETE FLATWORK SHALL BE PER SOILS REPORT OR AT MINIMUM 4" THICK W/ #3 @ 18" O.C. EA WAY
- 27 400 AMP MAIN ELECTRICAL SERVICE
- 28 ELECTRICAL DISCONNECT
A DISCONNECT IS REQUIRED ON THE EXTERIOR OF EACH INDEPENDENT STRUCTURE IN ACCORDANCE WITH COUNTY OF NAPA MUNICIPAL CODE SECTION 15.28.060
- 29 BATTERY SYSTEM FOR THE PV SOLAR - UNDER SEPARATE PERMIT # S25-01124RES
- 30 REINFORCED CONCRETE STEPS ON GRADE - VERIFY EXACT RISE & RUN WITH GRADES IN FIELD

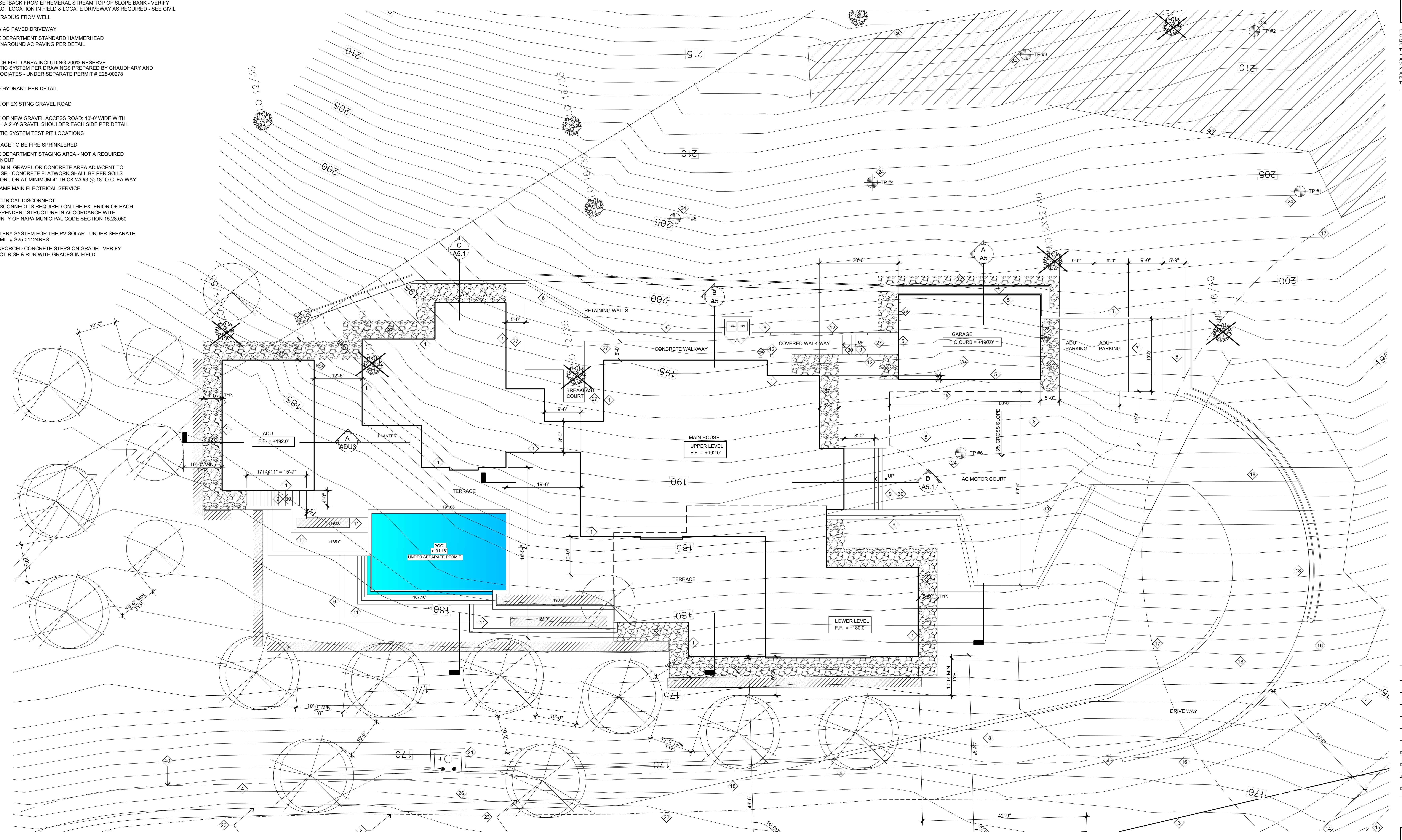
PLANTING LEGEND



PLANTING NOTES:
 1) TREE CANOPY AT 5 YEARS MUST BE A MIN. OF 10'-0" FROM THE STRUCTURE OF THE HOUSE.
 2) TREE CANOPIES AT 5 YEARS MUST BE A MIN. OF 10'-0" FROM ADJACENT CANOPIES
 3) BOX HEDGES MUST BE A MIN. OF 5'-0" CLEAR FROM HOUSE



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BLOOM HOLDINGS LLC RESIDENCE
NAPA, CALIFORNIA
YOUNT MILL ROAD

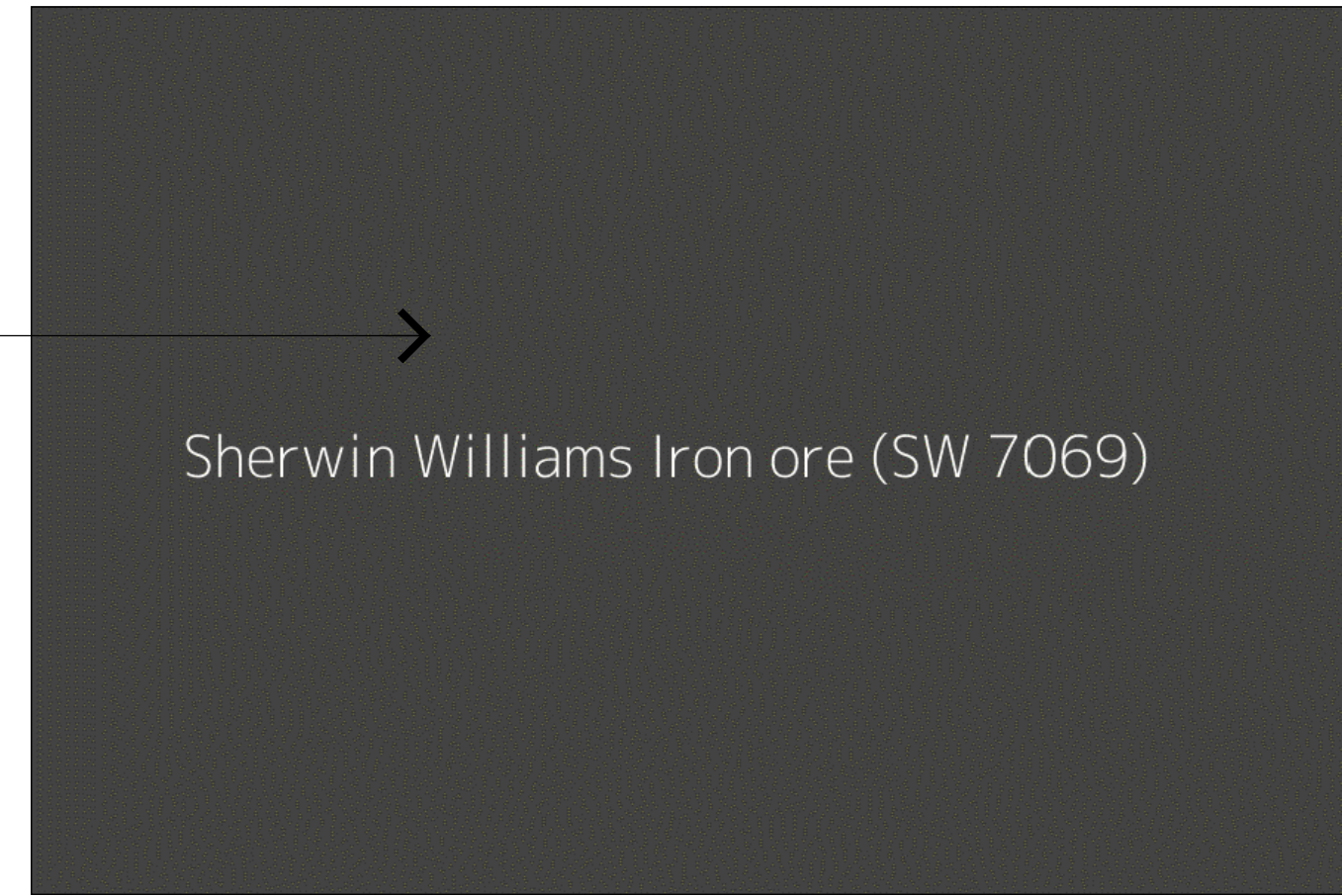
PURPOSE	SUBMITTAL DATE
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BOARD AND BATT SIDING
SHERWIN WILLIAMS PAINT
HEX CODE: 434341

STONE COLOR AND STYLE



Sherwin Williams Iron ore (SW 7069)

ALUMINUM CLAD WOOD WINDOWS
COLOR BLACK
HEX CODE: 000000

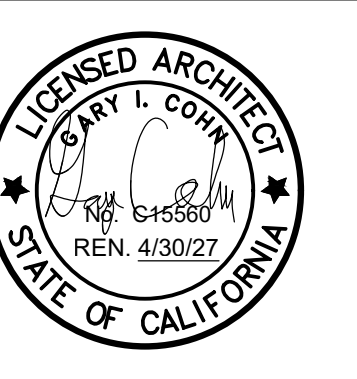


METAL STANDING SEAM ROOF
BY TAYLOR METALS
HEX CODE: 47413E



Dark Bronze SRI-22

MATERIAL AND COLOR SAMPLES



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LOCATION ON ST. HELENA HWY WHERE SITE IS VISIBLE

Welcome to Napa Valley Sign (South)

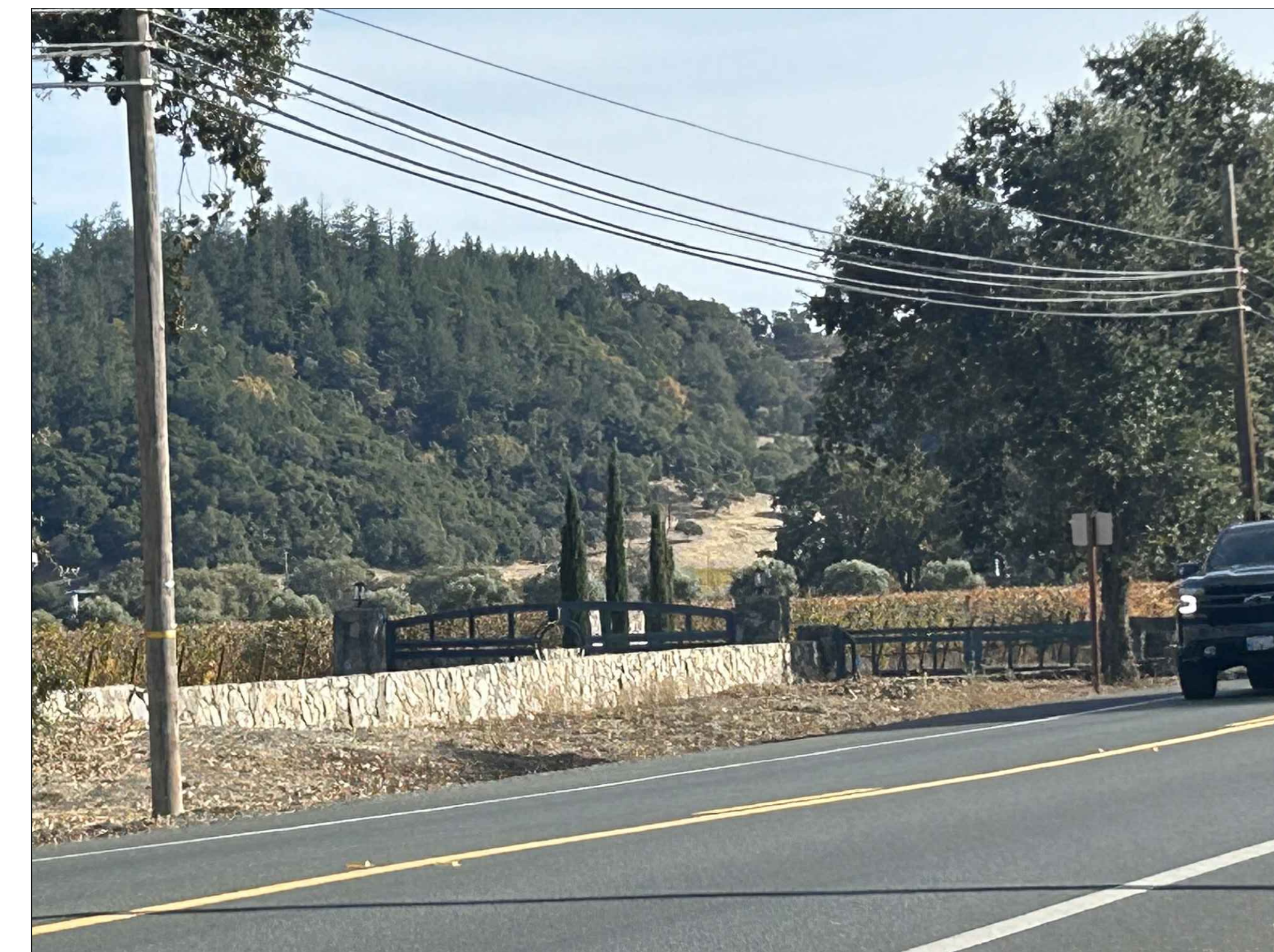
Cardinale Estate

LINE OF VIEW TOWARDS SITE

Castle In the Clouds

Mustards Grill

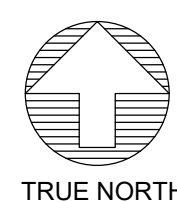
Google



VIEW FROM ST. HELENA HWY

VIEW SHED SIGHT LINE

SCALE: NO SCALE



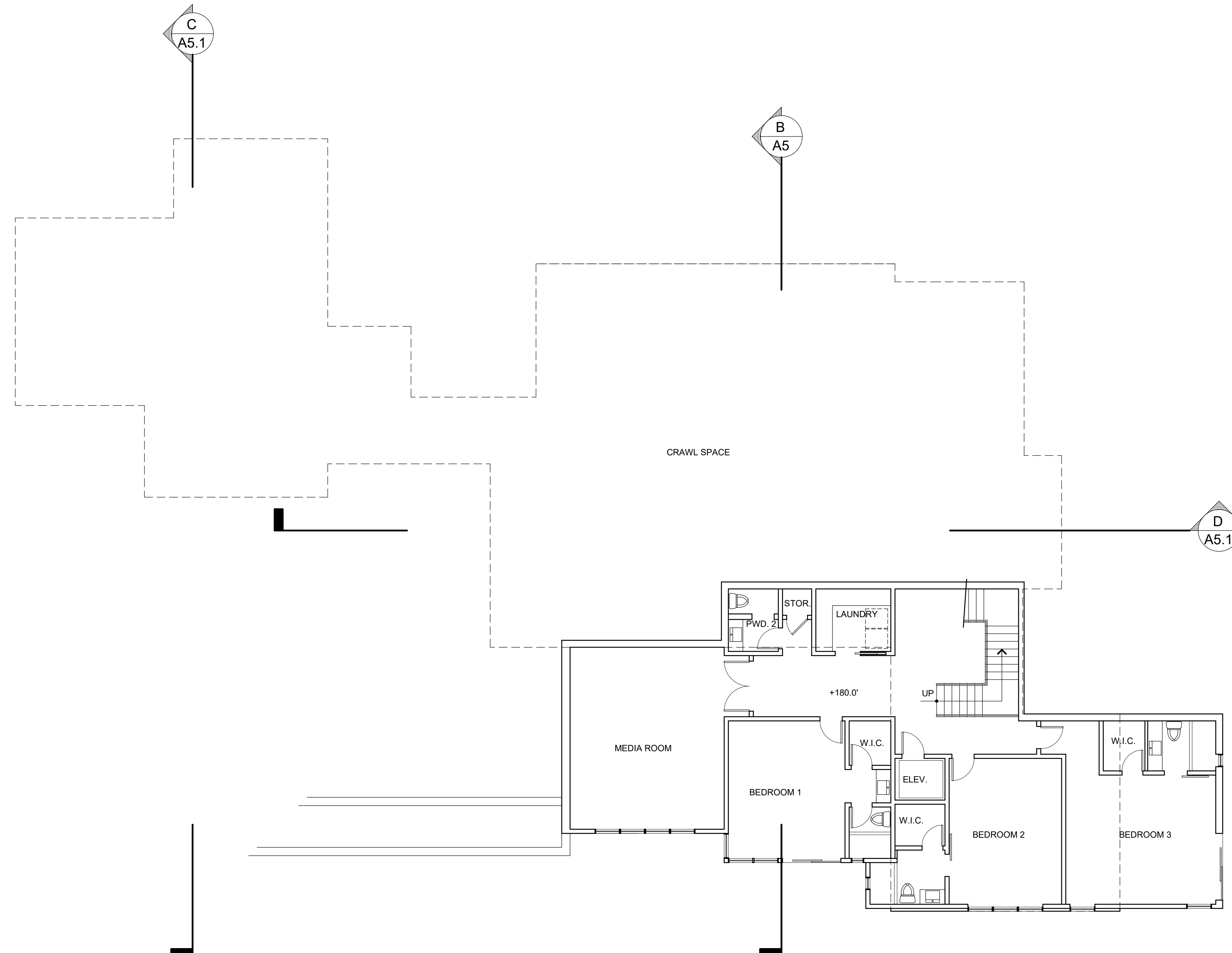
TRUE NORTH

BLOOM HOLDINGS LLC RES DENCE
NAPA, CALIFORNIA
YOUNT MILL ROAD

PURPOSE	SUBMITTAL DATE
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VIEW SHED REVISED	3/19/25
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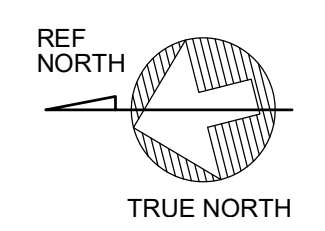
SHEET
A1.2
OF SHEETS



NOTE: ALL WINDOWS AND GLASS
GUARDRAILS WILL BE COATED WITH AN
ANTI-REFLECTIVE COATING

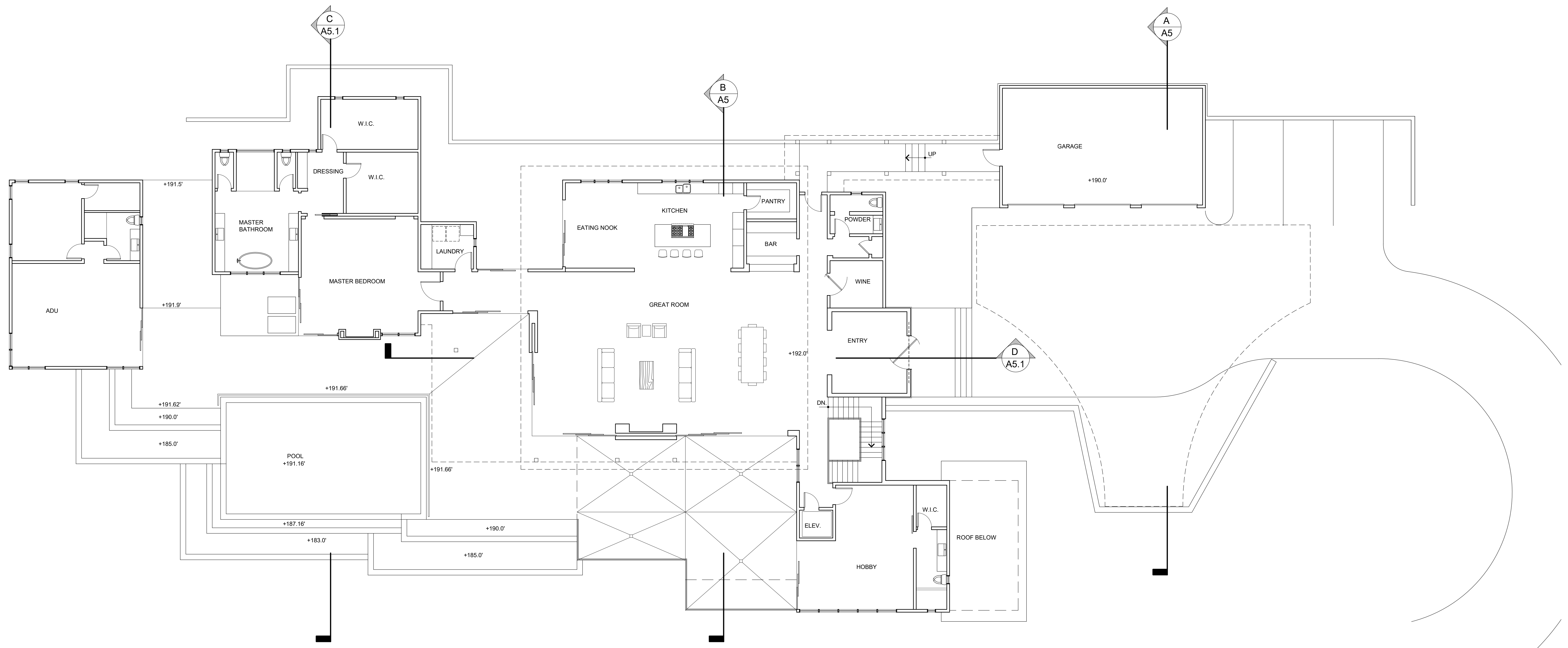
LOWER FLOOR PLAN

SCALE: 1/8" = 1'-0"
LIVING AREA: 2,312 S.F.



PURPOSE	SUBMITTAL DATE
VIEW SHED	1/13/25
VIEW SHED REVISED	3/19/25
VIEW SHED REVISED	5/9/25
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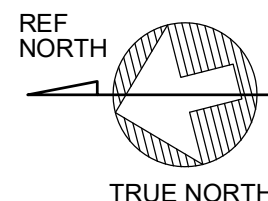
NOTE: ALL WINDOWS AND GLASS GUARDRAILS WILL BE COATED WITH AN ANTI-REFLECTIVE COATING

PURPOSE	SUBMITTAL DATE
VIEW SHED	1/13/25
VIEW SHED REVISED	3/19/25
VIEW SHED REVISED	5/9/25
VIEW SHED REVISED	1/12/26

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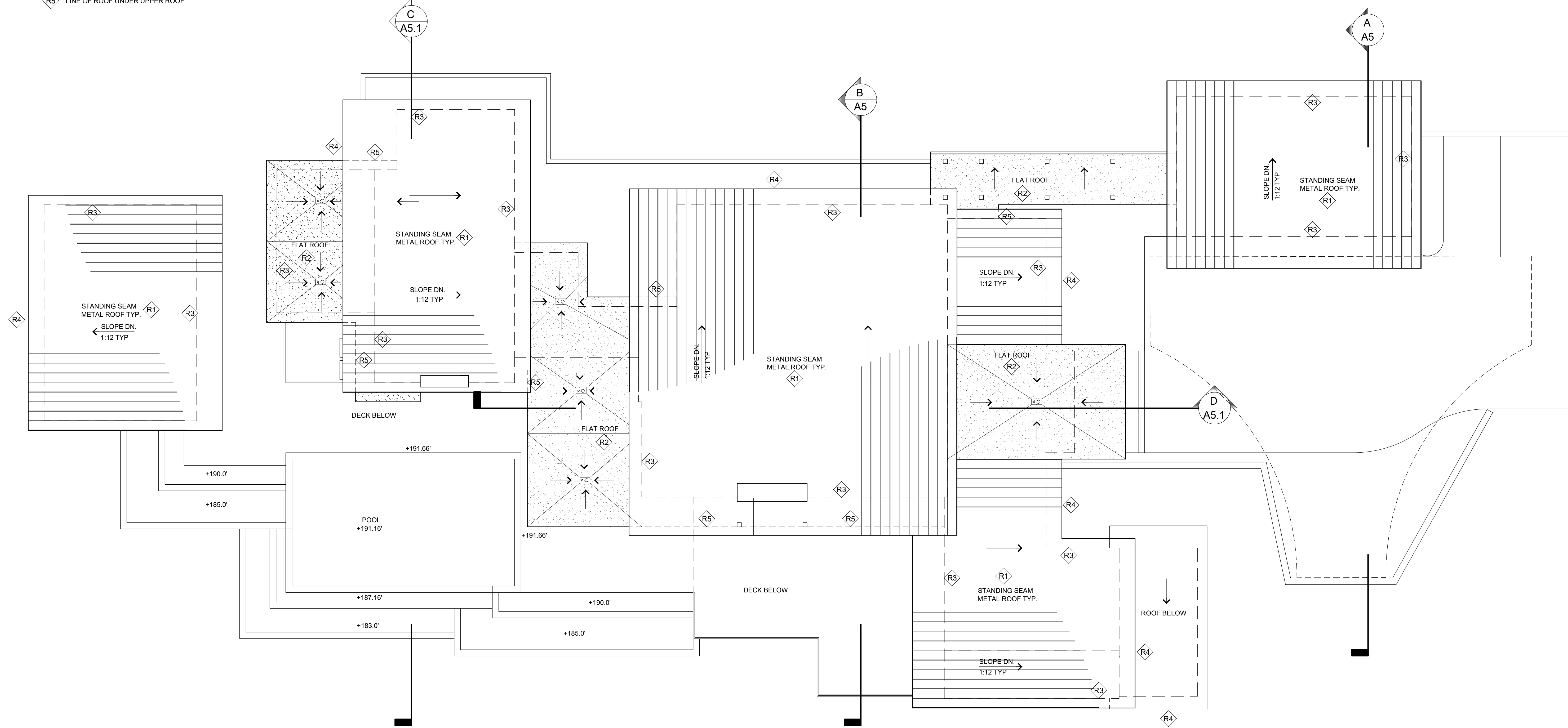
UPPER FLOOR PLAN

SCALE: 1/8" = 1'-0"
LIVING AREA: 5,138 S.F.



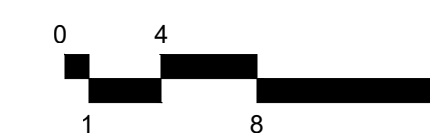
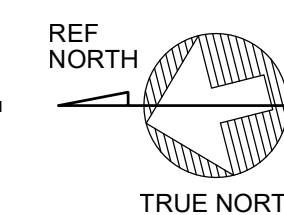
ROOF PLAN KEYNOTES

- R1** STANDING SEAM METAL ROOF BY CUSTOM-BUILT METALS. ALUMINUM TITAN CAP SEAM ROOF PANEL WITH 16" WIDE PANELS. COLOR: CHARCOAL GREY. VERIFY COLOR WITH OWNER-PROVIDE SAMPLE. ICC-ES EVALUATION REPORT ESR-2048. CLASS A ROOF. PROVIDE HIGH TEMPERATURE PEEL AND STICK WATERPROOF ROOFING MEMBRANE SUCH AS POLY SEAL. INSTALL PER MANUFACTURERS LATEST RECOMMENDATIONS
- R2** TPO ROOFING BY CARLISE. CLASS A RATING. INSTALL PER MANUFACTURER'S LATEST RECOMMENDATIONS. SLOPE 1/4" / FT. TOWARDS DRAIN - VERIFY MANUFACTURER STYLE & COLOR WITH OWNER
- R3** LINE OF WALL BELOW
- R4** 4" ALUMINUM GUTTER W/ DOWNSPOUT TO SPLASH BLOCK BELOW
- R5** LINE OF ROOF UNDER UPPER ROOF



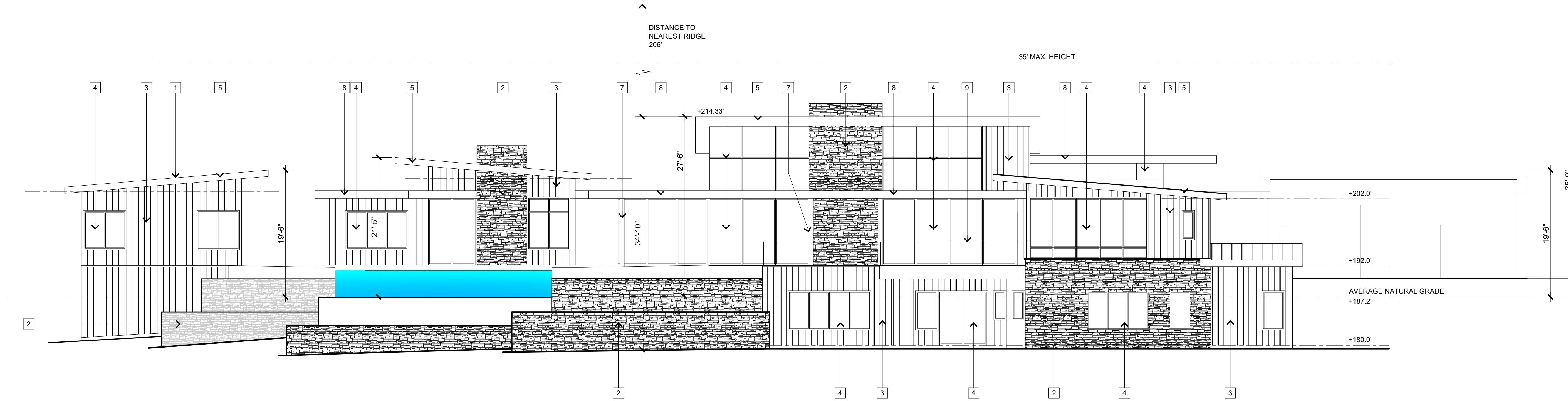
ROOF PLAN

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



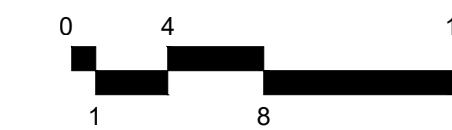
PURPOSE	SUBMITTAL DATE
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VIEW SHED REVISED	5/9/25
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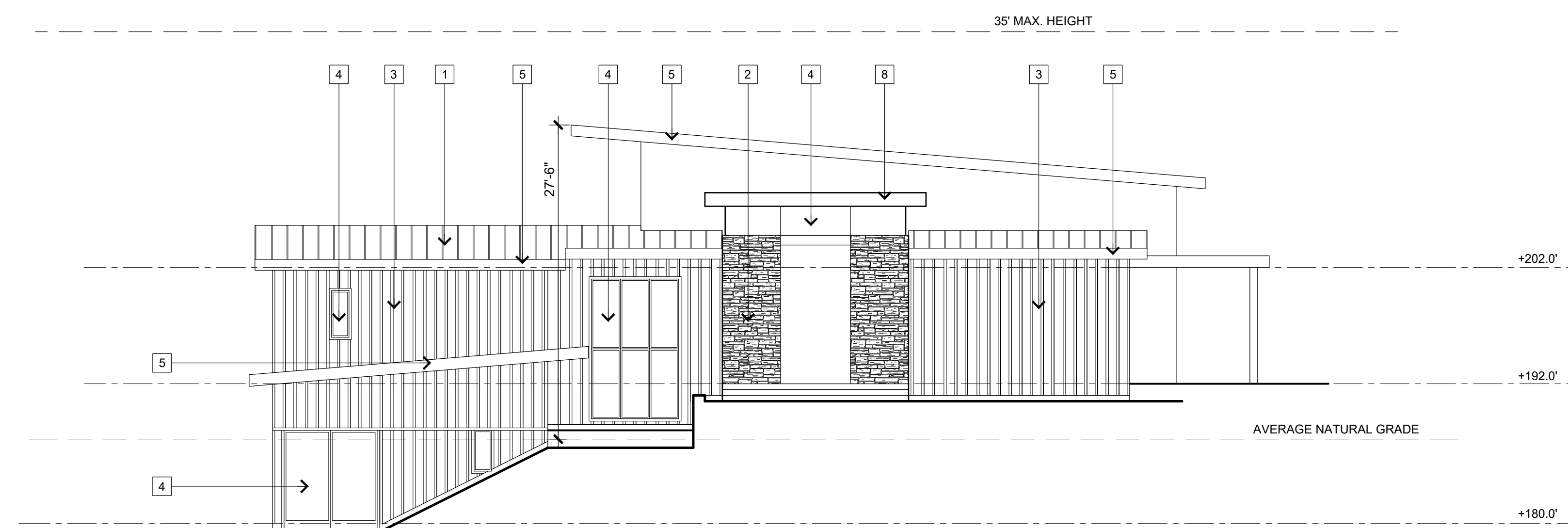
WEST ELEVATION

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



MATERIAL & COLOR SCHEDULE/KEYNOTES				
KEYNOTE	DESCRIPTION	MANUF.	COLOR	FINISH
[1]	STANDING SEAM METAL ROOF		CHARCOAL GREY	
[2]	STONE CLADDING		MEDIUM GREY	
[3]	BOARD & BATTEN WOOD SIDING		LIGHT GREY	
[4]	ALUMINUM CLAD WINDOW / DOOR		DARK BRONZE	
[5]	AK10 WOOD FASCIA		DARK GREY	
[6]	GARAGE DOOR		ANODIZED	
[7]	STEEL COLUMN		PAINTED	
[8]	METAL FASCIA		GREY	
[9]	GLASS GUARDRAIL			
[10]				
[11]				

[12] GUEST HOUSE IN FOREGROUND NOT SHOWN FOR CLARITY



SOUTH ELEVATION

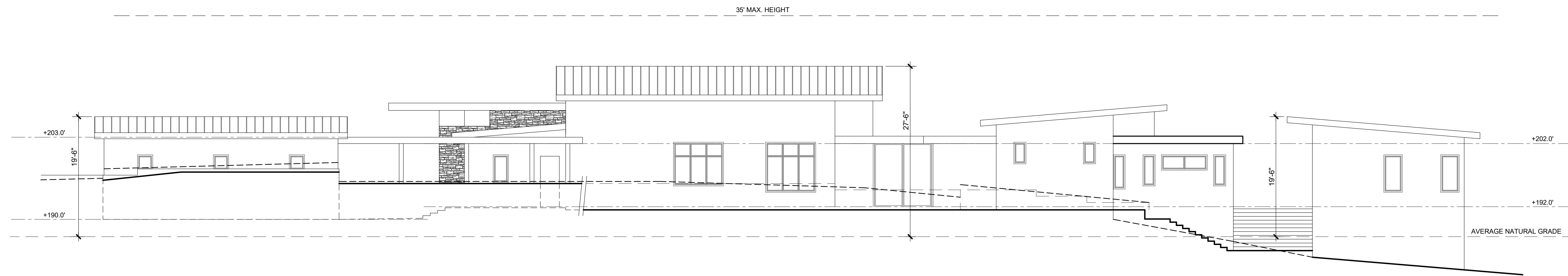
SCALE: 1/8" = 1'-0"



BLOOM HOLDINGS LLC RES DENCE
 NAPA, CALIFORNIA
 YOUNT MILL ROAD

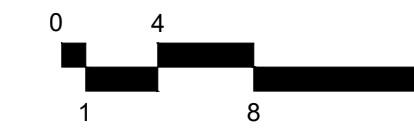
PURPOSE	SUBMITTAL DATE
VIEW SHED	1/13/25
VIEW SHED REVISED	3/19/25
VIEW SHED REVISED	5/9/25
VIEW SHED REVISED	1/12/26

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 JOB NUMBER: 2412
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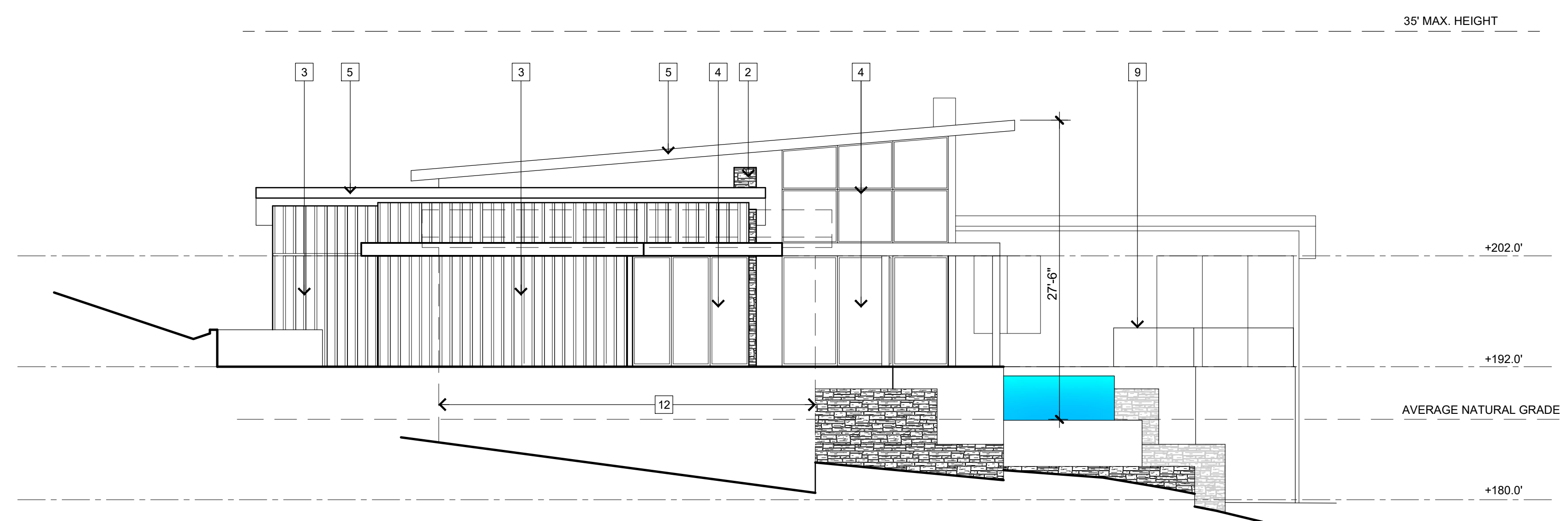
EAST ELEVATION

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



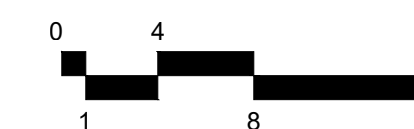
MATERIAL & COLOR SCHEDULE/KEYNOTES			
DESCRIPTION	MANUF.	COLOR	FINISH
[1] STANDING SEAM METAL ROOF		CHARCOAL GREY	
[2] STONE CLADDING		MEDIUM GREY	
[3] BOARD & BATTEN WOOD SIDING		LIGHT GREY	
[4] ALUMINUM CLAD WINDOW / DOOR		DARK BRONZE	
[5] 4X10 WOOD FASCIA		DARK GREY	
[6] GARAGE DOOR		ANODIZED	
[7] STEEL COLUMN		PAINTED	
[8] METAL FASCIA		GREY	
[9] GLASS GUARDRAIL			
[10]			
[11]			

[12] GUEST HOUSE IN FOREGROUND NOT SHOWN FOR CLARITY



NORTH ELEVATION

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

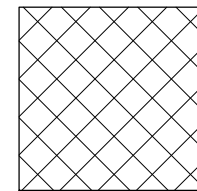


BLOOM HOLDINGS LLC RES DENCE
 NAPA, CALIFORNIA
 YOUNT MILL ROAD

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LEGEND

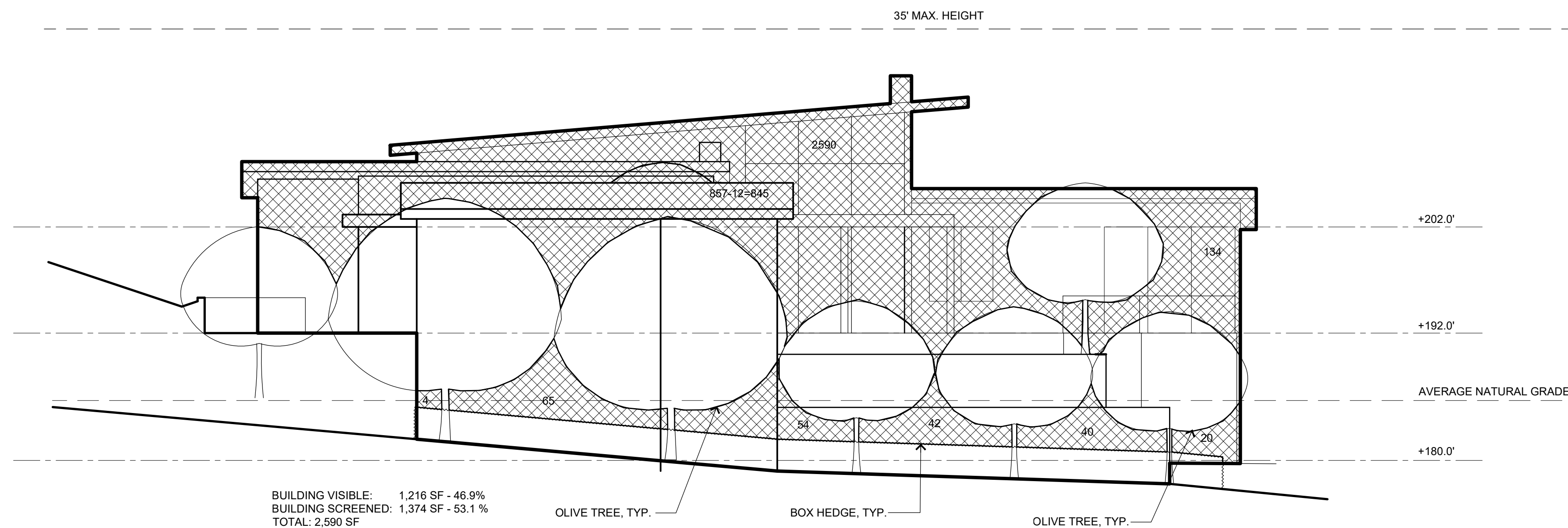
VISIBLE AREA OF THE PROPOSED RESIDENCE (NON-SCREENED) 

SCREENED AREA CALCS

TOTAL BUILDING AREA SCREENED	3,916 SF
TOTAL AREA OF ELEVATIONS	7,563 SF
3,916 / 7,563 = 51.8%	
TOTAL BUILDING AREA SCREENED 51.8%	

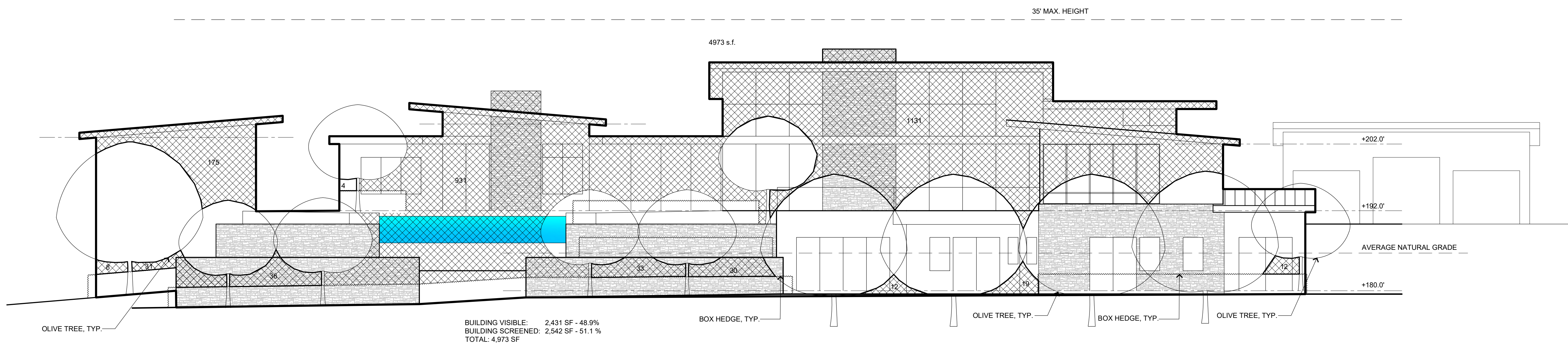
NOTES

1. WINDOWS AND DOORS SHALL INCLUDE ANTI-GLARE EXTERIOR GLASS MATERIALS, AS REQUIRED BY VIEWSHED PROTECTION PROGRAM
2. PROJECT MUST INCORPORATE EARTH TONE COLORS AS REQUIRED BY VIEWSHED PROTECTION PROGRAM SEE EXTERIOR ELEVATIONS SHEETS A4, A4.1 & A4.2 FOR GRAPHIC MATERIAL LEGEND AND COLORS



NORTH ELEVATION

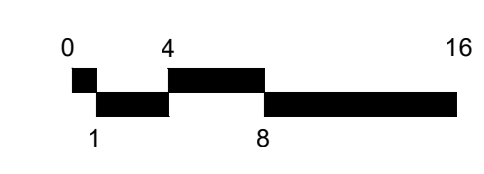
SCALE: 1/8" = 1'-0"



WEST ELEVATION

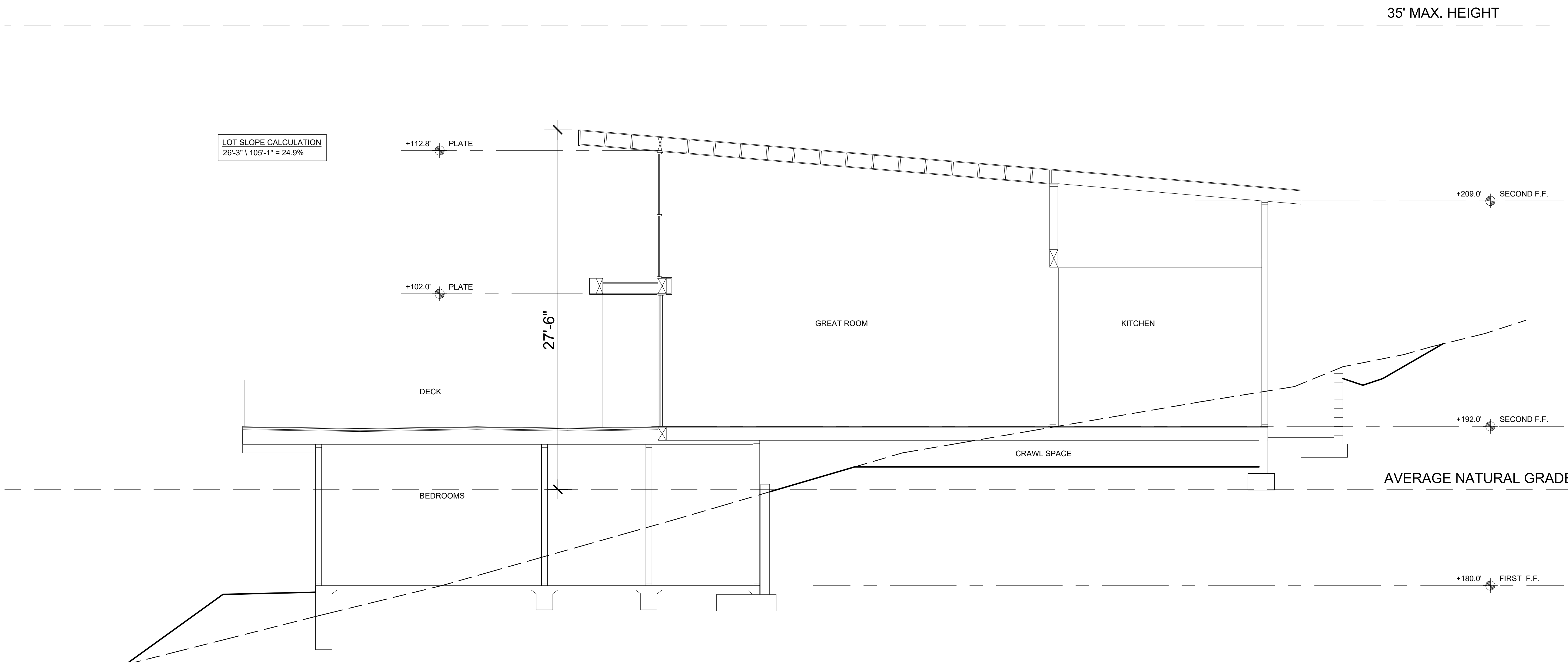
SCALE: 1/8" = 1'-0"

VIEW IMPACT ANALYSIS



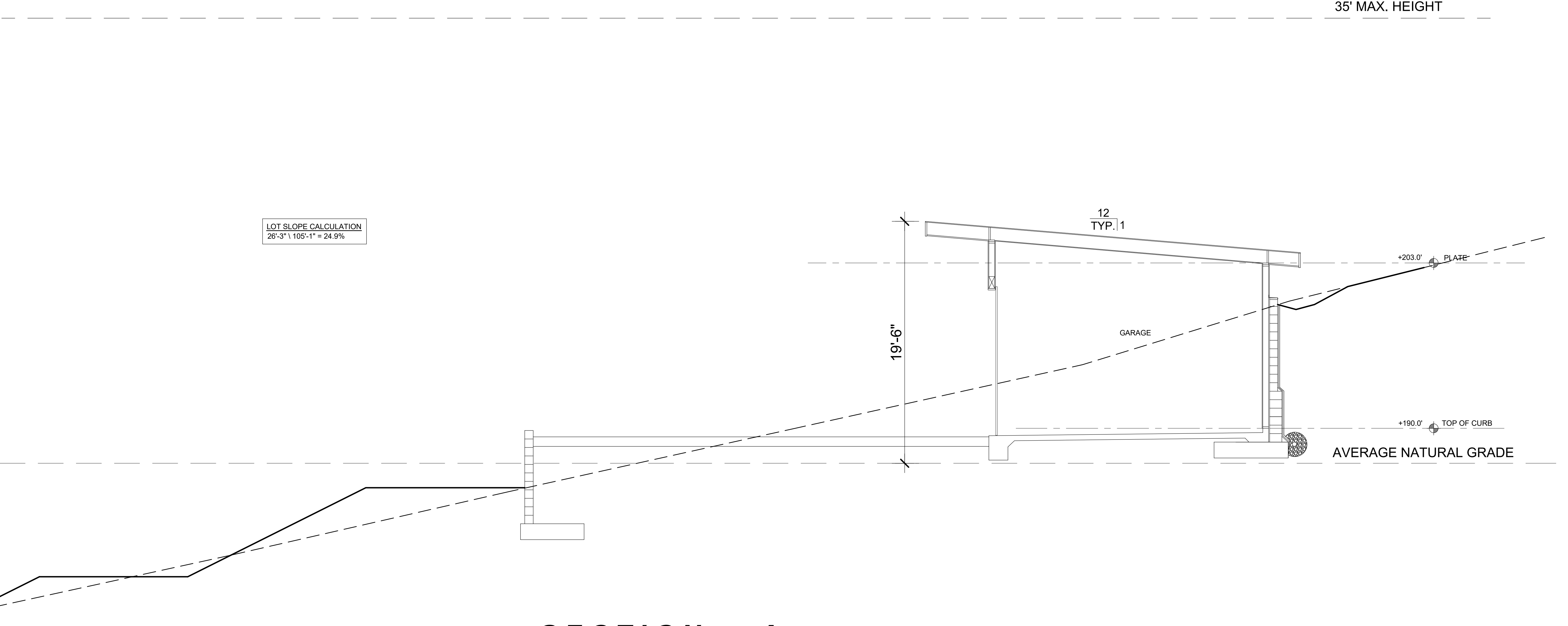
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SECTION B

SCALE: 1/4" = 1'-0"



SECTION A

SCALE: 1/4" = 1'-0"

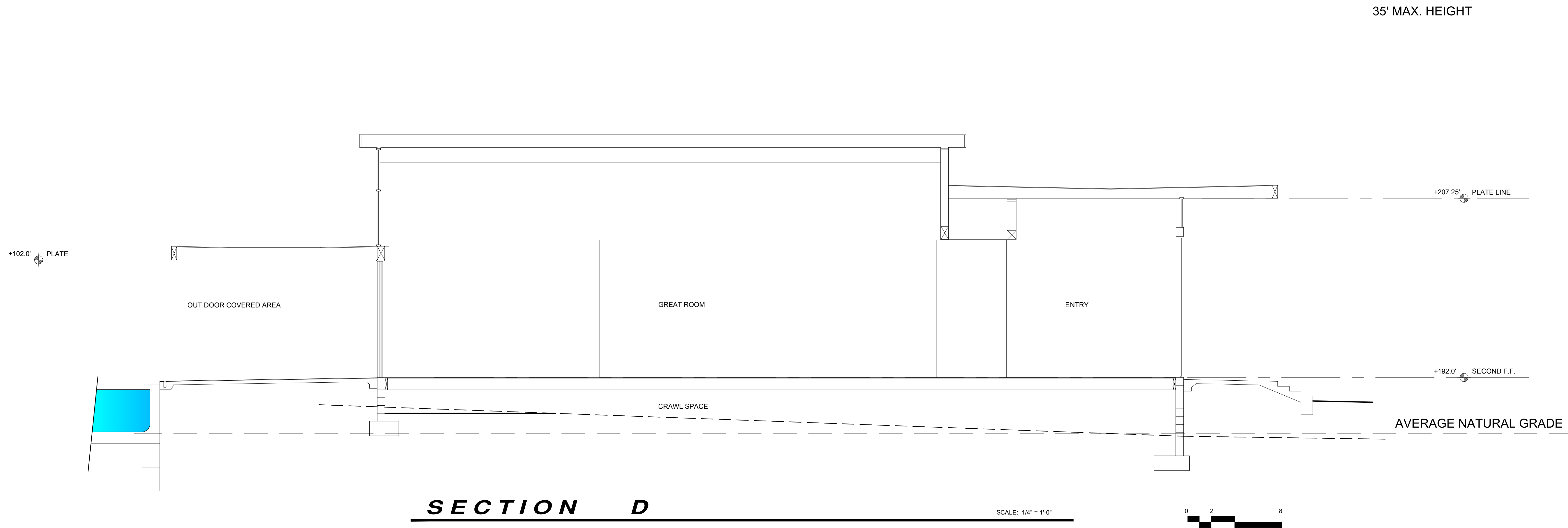


PURPOSE	SUBMITTAL DATE
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VIEW SHED REVISED	5/9/25
VIEW SHED REVISED	1/12/26

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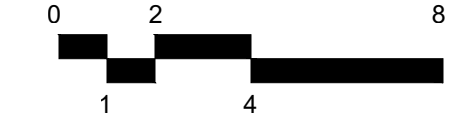
PURPOSE	SUBMITTAL DATE
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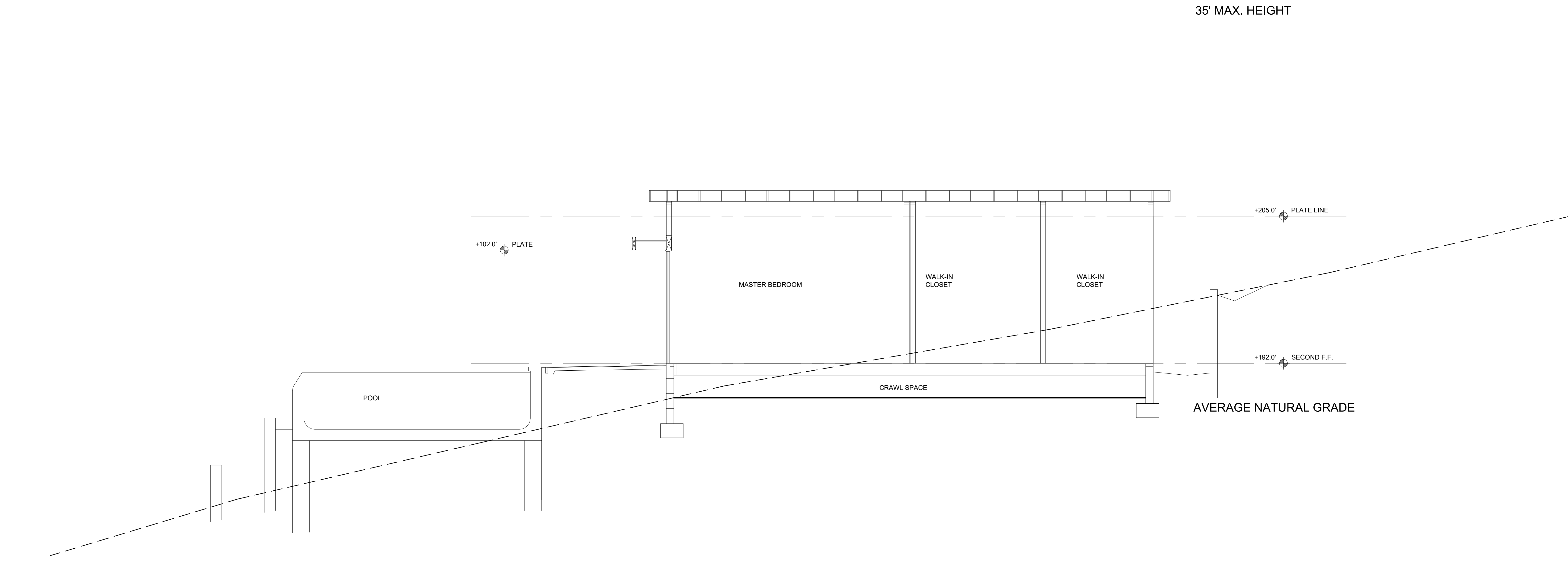


SECTION D

SCALE: 1/4" = 1'-0"



35' MAX. HEIGHT



SECTION C

SCALE: 1/4" = 1'-0"



35' MAX. HEIGHT

LEGEND

- 4" RECESSED LED FIXTURE - 2700 K
- WALL MOUNTED LED EXTERIOR DOWN SHIELDED LIGHT FIXTURE - 2700K. SEE CUT SHEET THIS SHEET.

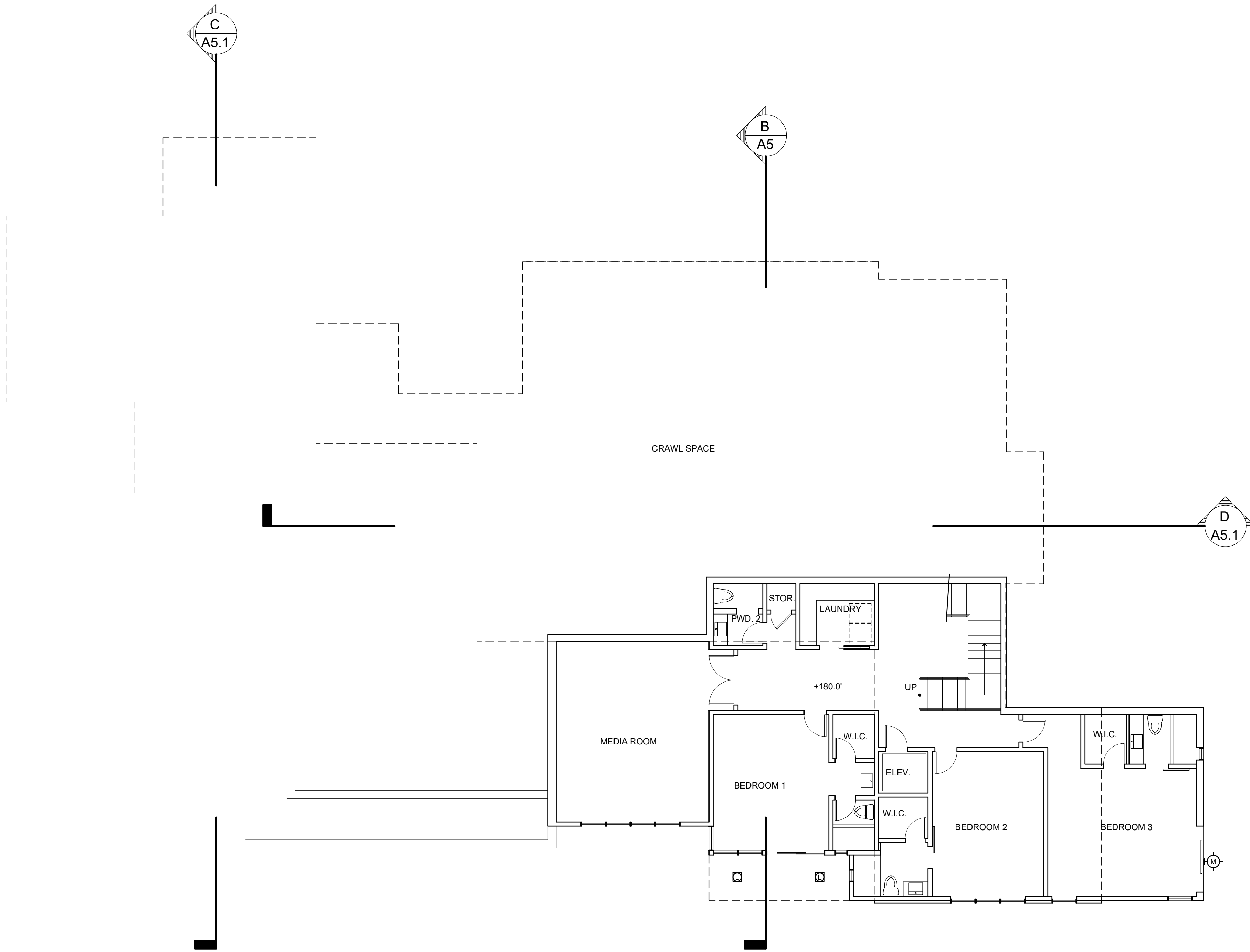
Ripley Outdoor Wall Light 1-Light | Metal Cone Shade 49061OZ

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SPECIFICATIONS	
Certifications/Qualifications	<ul style="list-style-type: none"> ADA Compliant No Project No Dark Sky Compliant Yes Location Rating Wet Warranty kichler.com/warranty
Dimensions	<ul style="list-style-type: none"> Height 10" Width 12" Height From Center Of Wall 3.25" Opening (Spec Sheet) 1.5" Weight 1.5 LBS Canopy Width 6.5" Canopy Depth 0.75"
Electrical	<ul style="list-style-type: none"> Input Voltage 120 V
Light Source	<ul style="list-style-type: none"> Bulb Not Included Lamp Included 1 # Of Bulb/LED Modules 1 Max. Or Nominal Watt 40 W Lamp Type R14 Socket Type E26 (Medium) Dimmable Yes
Mounting/Installation	<ul style="list-style-type: none"> Interior/Exterior Exterior Product Mounting Style WALL MOUNT Mounting Weight 2.2 LBS Modular No Lead Wire Length 6'
ALSO IN THIS FAMILY	
FIXTURE ATTRIBUTES	<ul style="list-style-type: none"> Housing/Glass 49058BK 49059OZ 49060BK Primary Material Aluminum Shade Included Yes Shade Description Metal Cone Shade Shade Dimensions 13.00 DIA. X 4.60
Product/Ordering Information	<ul style="list-style-type: none"> Sku 49061OZ Finish Ode Bronze UPC 783927301084
Finishes	<ul style="list-style-type: none"> Black Ode Bronze

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Kichler.com



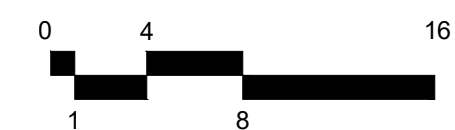
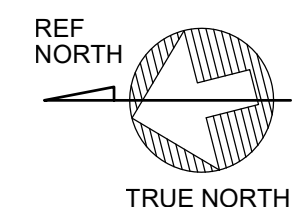
BLOOM HOLDINGS LLC RES DENCE
 NAPA, CALIFORNIA
 YOUNT MILL ROAD

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LOWER FLOOR EXTERIOR LIGHTING PLAN

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



PURPOSE	SUBMITTAL DATE
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LEGEND

- 4" RECESSED LED FIXTURE - 2700 K
- ⊙ WALL MOUNTED LED EXTERIOR DOWN SHIELDED LIGHT FIXTURE - 2700K. SEE CUT SHEET THIS SHEET.

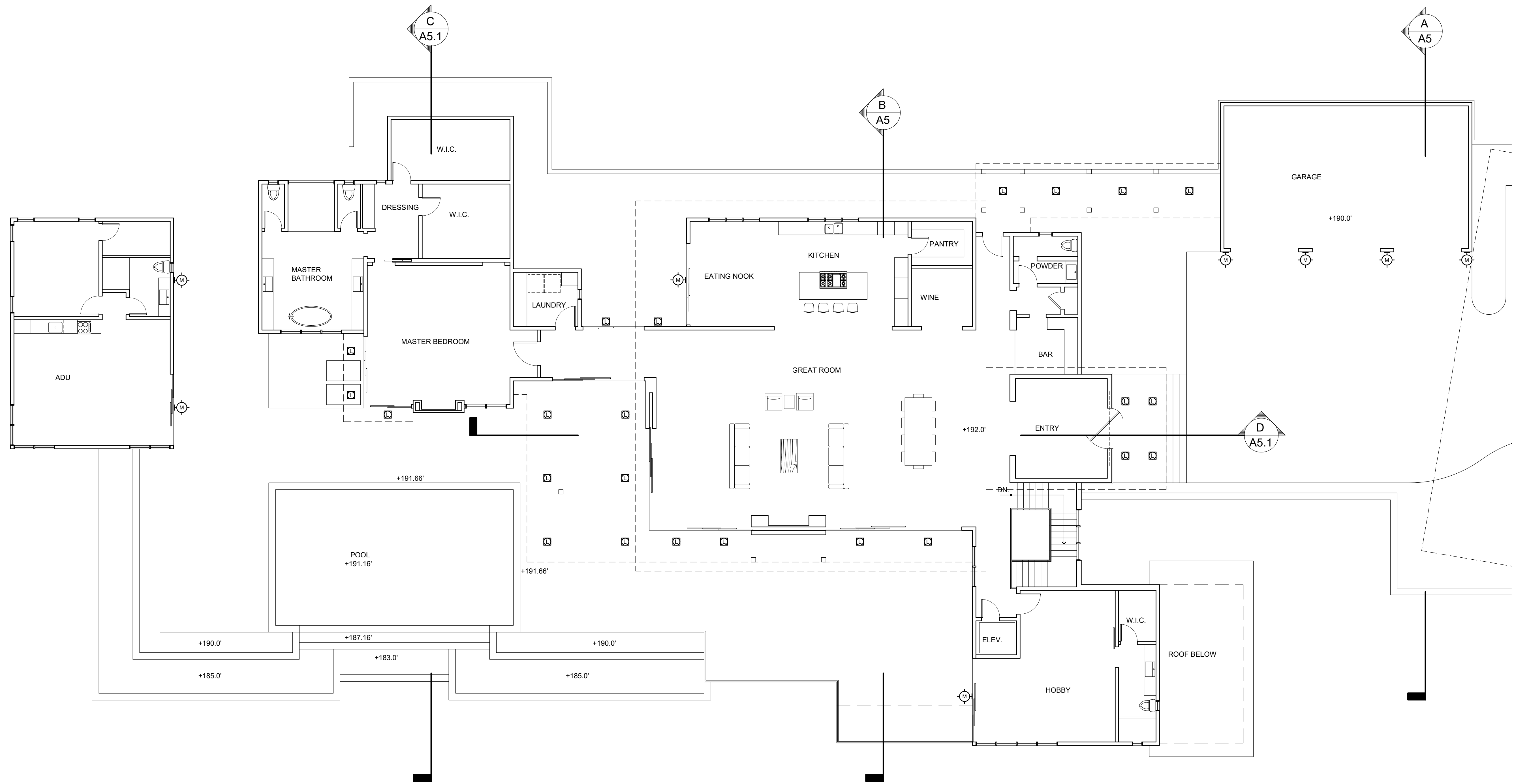
Ripley Outdoor Wall Light 1-Light | Metal Cone Shade 49061OZ
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SPECIFICATIONS	
Certifications/Qualifications	
ADA Compliant	No
Prop65	No
Dark Sky Compliant	Yes
Location Rating	Wet kicbler.com/warranty
Dimensions	
Height	10"
Width	12"
Height From Center Of Wall Opening (Spec Sheet)	3.25"
Extension	13"
Weight	1.5 LBS
Canopy Width	6.5"
Canopy Depth	0.75"
Electrical	
Input Voltage	120 V
Light Source	
Light Source	Bulb
Lamp Included	Not Included
# Of Bulb/LED Modules	1
Max Cr Nominal Watt	40 W
Lamp Type	E26 (Medium)
Socket Type	E26 (Medium)
Dimmable	Yes
Mounting/Installation	
Interior/Exterior	Exterior Product
Mounting Style	WALL MOUNT
Mounting Weight	2.2 LBS
Modular	No
Lead Wire Length	6
FIXTURE ATTRIBUTES	
Housing/Glass	
Primary Material	Aluminum
Shade Included	Yes
Shade Description	Metal Cone Shade
Shade Dimensions	13.00 DIA. X 4.50
Product/Ordering Information	
Sku	49061OZ
Finish	Olde Bronze
UPC	783927301894

ALSO IN THIS FAMILY

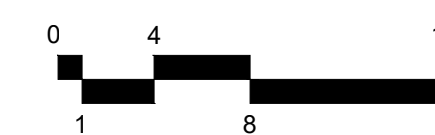
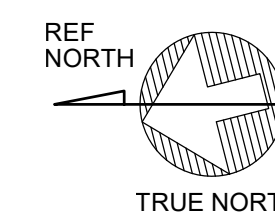
● Black
● Olde Bronze

Kichler.com **KICHLER.**

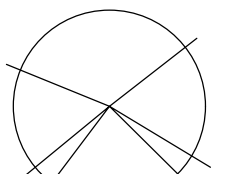
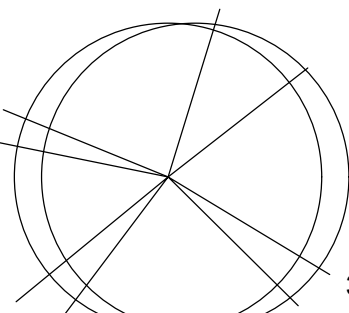
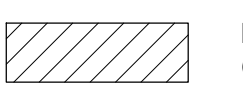
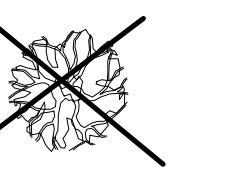
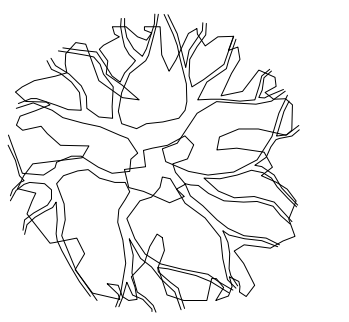


UPPER FLOOR EXTERIOR LIGHTING PLAN

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

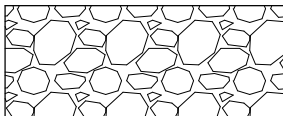



PLANTING LEGEND

-  24" BOX NON-FRUITING OLIVE TREE
-  36" BOX NON-FRUITING OLIVE TREE
-  BOX HEDGE +36" ABOVE FIN. GRADE
-  EXISTING OAK TREE TO BE REMOVED; TOTAL 7
-  NEW OAK TREE TO BE PLANTED - 15 GALLONS MINIMUM; TOTAL 14

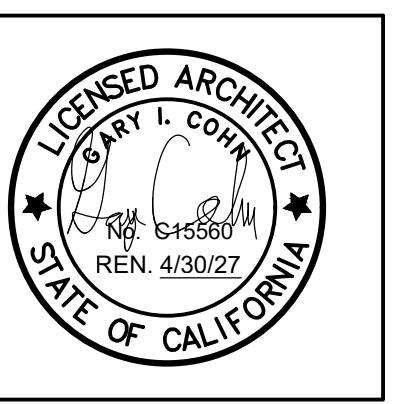
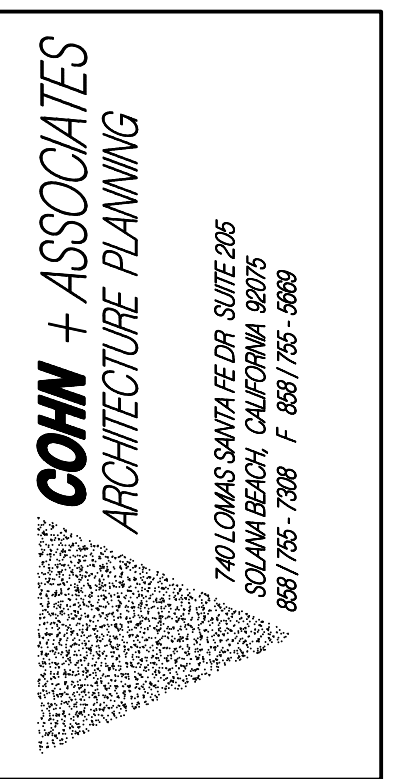
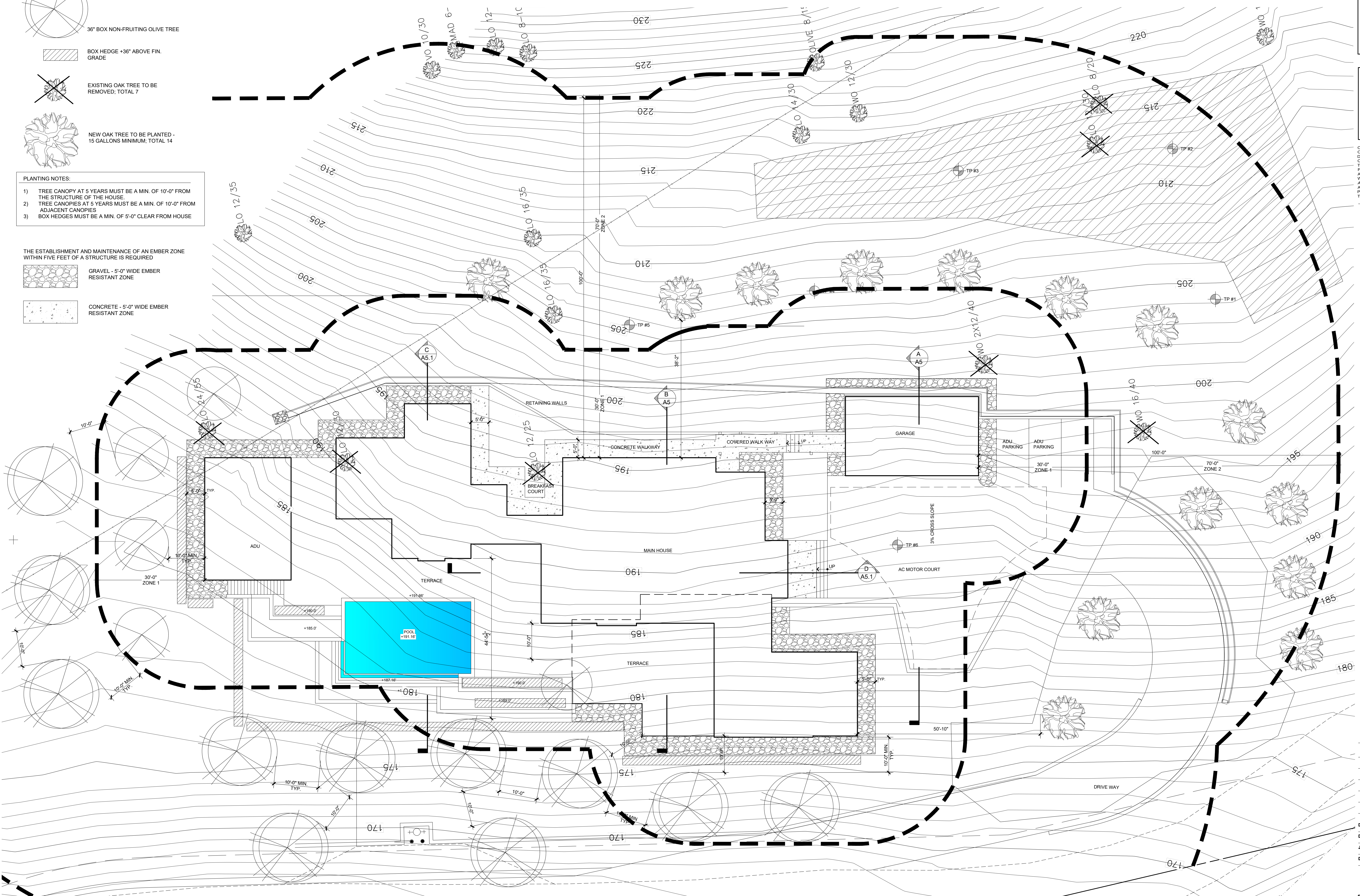
- PLANTING NOTES:**
- 1) TREE CANOPY AT 5 YEARS MUST BE A MIN. OF 10'-0" FROM THE STRUCTURE OF THE HOUSE.
 - 2) TREE CANOPIES AT 5 YEARS MUST BE A MIN. OF 10'-0" FROM ADJACENT CANOPIES
 - 3) BOX HEDGES MUST BE A MIN. OF 5'-0" CLEAR FROM HOUSE

THE ESTABLISHMENT AND MAINTENANCE OF AN EMBER ZONE WITHIN FIVE FEET OF A STRUCTURE IS REQUIRED

-  GRAVEL - 5'-0" WIDE EMBER RESISTANT ZONE
-  CONCRETE - 5'-0" WIDE EMBER RESISTANT ZONE

DEFENSIBLE SPACE
 LANDSCAPE PLANS SHALL CONFORM WITH NAPA COUNTY FIRE DEFENSIBLE SPACE GUIDELINES AND ORDINANCE

 DEFENSIBLE BOUNDARIES



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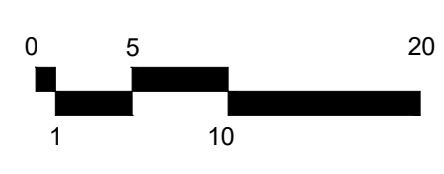
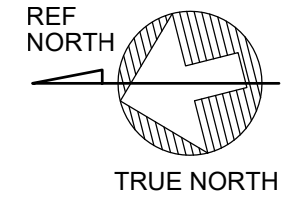
BLOOM HOLDINGS LLC RESIDENCE
 NAPA, CALIFORNIA
 YOUNT MILL ROAD

PURPOSE	SUBMITTAL DATE
VIEW SHED	1/13/25
VIEW SHED REVISED	3/19/25
VIEW SHED REVISED	5/9/25
VIEW SHED REVISED	1/12/26

DATE MODIFIED:	3/14/25
DRAWN BY:	G.C.
JOB NUMBER:	2412
DWG FILE:	MDD_PLAN

LANDSCAPE PLAN

SCALE: 1" = 10'-0"

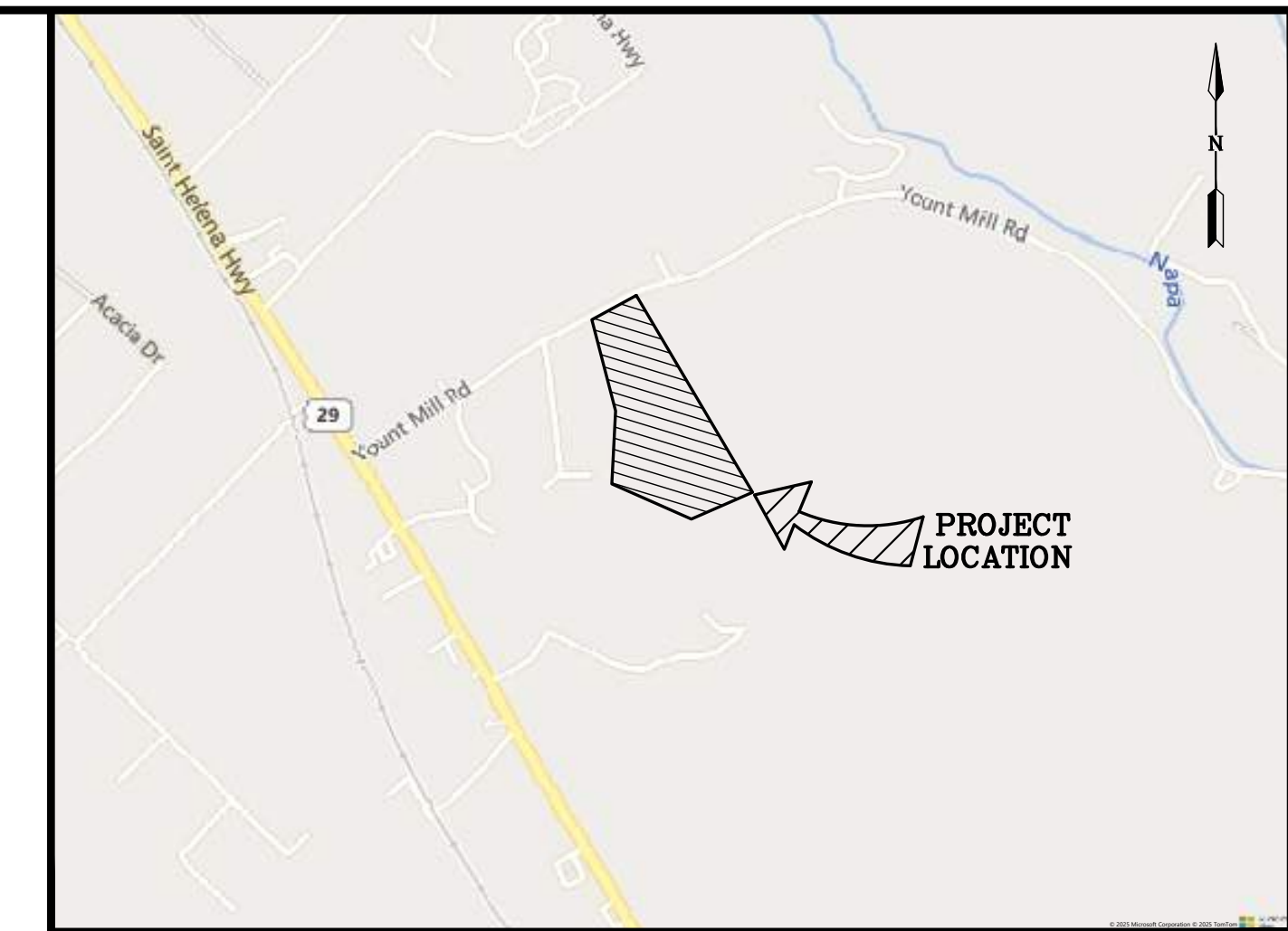


GENERAL NOTES

- CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE COUNTY AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- ALL WORKMANSHIP, MATERIALS AND CONSTRUCTION SHALL CONFORM TO THESE PLANS, THE 2016 NAPA COUNTY ROAD AND STREET STANDARDS, THE CONTRACT SPECIFICATIONS FOR THIS PROJECT AND THE LATEST EDITION OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS AND PLANS.
- CONTRACTOR SHALL CONTACT THE COUNTY'S ENGINEERING DIVISION OF THE PLANNING, BUILDING AND ENVIRONMENTAL SERVICES DEPARTMENT, TO ARRANGE A PRE-CONSTRUCTION CONFERENCE FOR THE PURPOSE OF REVIEWING JOB REQUIREMENTS AND COUNTY PROCEDURES.
- CONTRACTOR SHALL NOTIFY THE ENGINEERING DIVISION OF THE PLANNING, BUILDING AND ENVIRONMENTAL SERVICES DEPARTMENT, AT LEAST 72 HOURS IN ADVANCE OF COMMENCEMENT OF ANY PART OF THE WORK.
- CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN TO THE COUNTY OF NAPA FOR REVIEW AND APPROVAL AT LEAST TEN WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN SUFFICIENT TEMPORARY BARRIERS TO PROVIDE FOR THE SAFETY OF THE STAFF AND PUBLIC TO SATISFACTION OF THE COUNTY. THE CONTRACTOR SHALL ALSO COORDINATE THEIR WORK SCHEDULE WITH THE WASTE DISPOSAL (GARBAGE) COMPANY PICK-UP DATES AND TIMES.
- THE CONTRACTOR SHALL NOTIFY PROPERTY OWNERS IN WRITING, 48 HOURS IN ADVANCE OF ANY DRIVEWAY ACCESS INTERRUPTIONS AS DESCRIBED IN THE PROJECT SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY LOCATIONS, LEVELS, DISTANCES, AND FEATURES THAT MAY AFFECT THE WORK. SHOULD EXISTING CONDITIONS DIFFER FROM THOSE SHOWN OR INDICATED, OR IF IT APPEARS THAT THESE PLANS, STANDARD SPECIFICATIONS, AND SPECIAL PROVISIONS DO DIFFER FROM THOSE SHOWN OR INDICATED, OR IF IT APPEARS THAT THESE PLANS, STANDARD SPECIFICATIONS, AND SPECIAL PROVISIONS DO NOT ADEQUATELY DETAIL THE WORK TO BE DONE, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONTINUING WITH ANY RELATED WORK; NO ALLOWANCE WILL BE MADE IN HIS BEHALF FOR ANY EXTRA EXPENSE RESULTING FROM FAILURE OR NEGLECT IN DETERMINING THE CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- A SET OF SIGNED PLANS AND A SET OF SPECIFICATIONS WILL BE KEPT ON THE JOB AT ALL TIMES ON WHICH ALL CHANGES OR VARIATIONS IN THE WORK, INCLUDING ALL EXISTING UTILITIES, ARE TO BE RECORDED AND/OR CORRECTED DAILY AND SUBMITTED TO THE ENGINEER WHEN THE WORK TO BE DONE IS COMPLETED.
- ALL MATERIALS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
- ALL MAILBOXES, STREET SIGNS, POSTS, ETC. IN CONFLICT WITH PROJECT SHALL BE TEMPORARILY RELOCATED AND RESET PERMANENTLY WHEN THE WORK IS COMPLETE.
- NEW EDGE OF PAVEMENT SHALL BE A CLEAN CONFORM WITH EXISTING ASPHALT CONCRETE SURFACES, INCLUDING DRIVEWAYS.
- THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT (U.S.A.) AT (800) 227-2600 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION, FOR MARK OUTS OF EXISTING UNDERGROUND FACILITIES.
- THE CONTRACTOR SHALL INVESTIGATE THE SITE AND BE AWARE OF LIMITED OVERHEAD CLEARANCES.
- EXCAVATIONS OVER FIVE FEET (5') DEEP REQUIRE AN EXCAVATION PERMIT FROM THE STATE DEPARTMENT OF INDUSTRIAL SAFETY.
- NOTICE TO CONTRACTORS: THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY LINES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURE TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING STRUCTURES AND UTILITIES DURING CONSTRUCTION.
- CONTRACTOR SHALL CONFORM TO EXISTING ROADS, SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVINGS, CURBS, GUTTERS, AND SIDEWALKS, GRADING, ETC. AND TO AVOID ANY ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAWFUL OFF-SITE DISPOSAL OF ALL BITUMINOUS PAVEMENT, CONCRETE AND REINFORCEMENT, AND SPOILS NOT NEEDED FOR BACKFILL AS REQUIRED BY THE COUNTY AND PER SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING STORM WATER BMP'S AND MAINTAINING THEM DURING CONSTRUCTION AS REQUIRED. ALL DISTURBED AREAS ARE TO BE HYDRO-SEEDED PER THE SPECIFICATIONS.
- THESE IMPROVEMENT PLANS HAVE BEEN PREPARED WITH THE INTENT THAT CHAUDHARY & ASSOCIATES, INC., WILL BE PERFORMING THE CONSTRUCTION STAKING FOR THE ENTIRE PROJECT. IF, HOWEVER, THE CONSTRUCTION STAKING IS PERFORMED BY ANOTHER ENGINEERING OR SURVEYING FIRM, NOTICE IS HEREBY GIVEN THAT THE FIRM OF CHAUDHARY & ASSOCIATES, INC., WILL NOT ASSUME ANY RESPONSIBILITY FOR ERRORS OR OMISSIONS, IF ANY, IF ANOTHER FIRM DOES THE CONSTRUCTION STAKING, AND WHICH COULD HAVE BEEN AVOIDED, CORRECTED, OR MINIMIZED, IF CHAUDHARY & ASSOCIATES, INC., HAD PERFORMED THE STAKING WORK.

GRADING & DRAINAGE PLANS

FOR ZINFANDEL LLC RESIDENCE APN: 031-120-036 YOUNT MILL RD, NAPA, CA 94599



SITE SKETCH NTS

PROJECT TEAM

- OWNER:** BLOOM HOLDINGS LLC
- CIVIL ENGINEER:** CHAUDHARY & ASSOC., INC. (707) 255-2729
211 GATEWAY ROAD WEST., SUITE 204
NAPA, CA 94558
TAM DUONG, PE, QSD/QSP
- ARCHITECT:** COHN + ASSOCIATES (858) 755-7308
740 LOMAS SANTA FE DR, STE 205
SOLANA BEACH, CA 92075
GARY COHN
- SOILS ENGINEER:** -

LEGEND

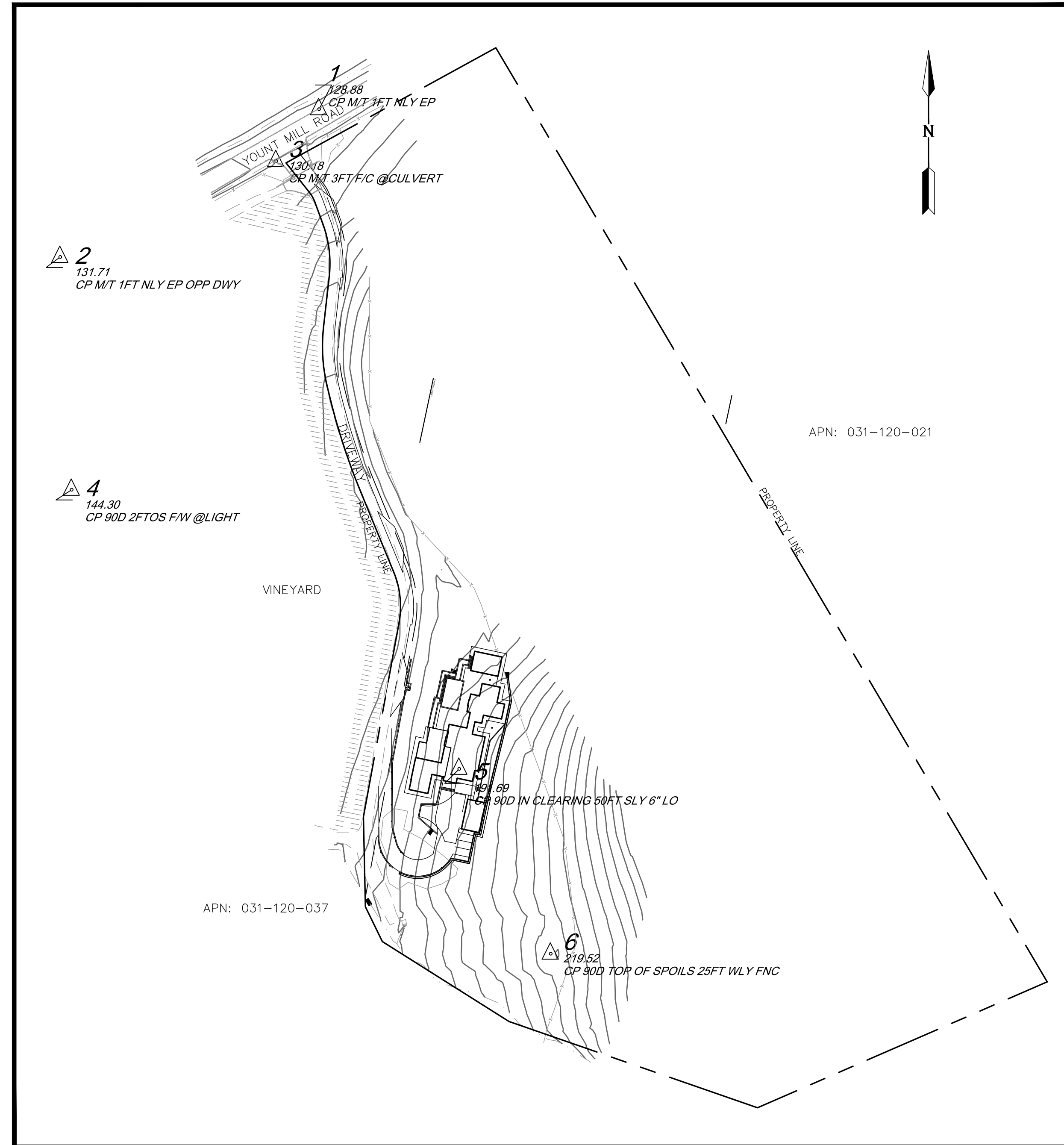
AB	AGGREGATE BASE	GB	GRADE BREAK
AC	ASPHALTIC CONCRETE	HP	HIGH POINT
AD	AREA DRAIN	INV	INVERT
BW	BOTTOM OF WALL	JP	JOINT POLE
CL	CENTERLINE	PCC	PORTLAND CEMENT CONCRETE
CO	CLEAN OUT (SEWER)	PVC	POLYVINYL CHLORIDE
CONC	CONCRETE	PL	PROPERTY LINE
DI	DRAIN INLET	S/B	SETBACK
DS	DOWNSPOUT	SS	SANITARY SEWER
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
(E)	EXISTING	S	SLOPE
EG	EXISTING GRADE	TW	TOP OF WALL
FG	FINISH GRADE	TYP	TYPICAL
FL	FLOW LINE	WV	WATER VALVE
FS	FIRE SERVICE		

EXISTING

---	FENCE	+	SIGN
---	PROPERTY LINE	⊙	WELL
---	CENTER LINE	⊕	WATER VALVE
---	EASEMENT LINE	⊕	SURVEY CONTROL
---OHL---	OVERHEAD UTILITY LINES	PP ⊕	UTILITY POLE WITH GUY
---	CONTOUR LINE	x 131.63	SPOT GRADE
⊗	TREE	□ (PB)	PULLBOX

PROPOSED

⊕	NAPA COUNTY STANDARD DRAWING
▢ AD	AREA DRAIN
---	STORM DRAIN LINE
→	DIRECTION OF DRAINAGE
⊗	ROCK RIPRAP
⊗	3:1 MAX SLOPE UNLESS OTHERWISE NOTED
⊗	PORTLAND CEMENT CONCRETE
⊗	ASPHALT CONCRETE
⊗	GRAVEL



SITE PLAN SCALE: 1"=100'

ESTIMATED EARTHWORK QUANTITIES
(CONTRACTOR SHALL FIELD VERIFY):
CUT: 1880 CY
FILL: 1510 CY
NET: 370 CY (EXPORT)

ASSUMED 3" OF TOP SOIL STRIPPING TO
BE USED FOR ONSITE LANDSCAPING.

TOTAL SOIL DISTURBANCE IS 41,500 SF

Point Table				
Point #	Elevation	Northing	Easting	Description
1	128.88	1916820.41	6451235.00	CP M/T 1FT NLY EP
2	131.71	1916640.35	6450919.54	CP M/T 1FT NLY EP OPP DWY
3	130.18	1916757.12	6451182.74	CP M/T 3FT F/C @CULVERT
4	144.30	1916356.67	6450933.49	CP 90D 2FTOS F/W @LIGHT
5	191.69	1916016.56	6451405.92	CP 90D IN CLEARING 50FT SLY 6" LO
6	219.52	1915791.29	6451517.40	CP 90D TOP OF SPOILS 25FT WLY FNC

SURVEY NOTES

BOUNDARY, EASEMENT LINES, AND TOPOGRAPHIC MAPPING SHOWN HEREON ARE BASED ON A SURVEY PREPARED BY ALBION SURVEYS DATED NOVEMBER 18, 2024.

PER ALBION SURVEYS, THE BOUNDARY IS BASED ON DOCUMENT #2021-0037113 N.C.R. AND BASIS OF BEARING PER 46RS59-61, N.C.R. ROTATED CLOCKWISE 0°00'09" TO NAD83.

VERTICAL DATUM IS BASED ON NAVD88

SHEET INDEX	
SHEET NO.	DESCRIPTION
C1	TITLE SHEET
C2-C3	GRADING, DRAINAGE AND UTILITY PLAN
C4	PROFILES & SECTIONS
C5	STORMWATER RUNOFF MANAGEMENT PLAN
EX1-EX2	FIRE TRUCK TURNING EXHIBIT

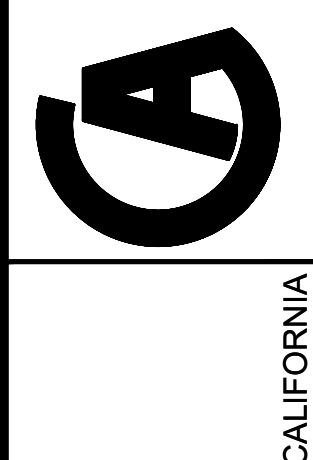
CONSTRUCTION CONTRACTOR NOTE: Construction contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property, that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of design professional.

UNAUTHORIZED CHANGES & USES: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

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DATE	REVISIONS	INIT.

CHAUDHARY & ASSOCIATES, INC.
ENGINEERS SURVEYORS INSPECTORS
211 Gateway Road West, Suite 204
NAPA, CALIFORNIA 94558
Tel: (707) 255-2729 FAX: (707) 255-5021 WWW.CHAUDHARY.COM



GRADING PLANS
TITLE SHEET
APN 031-120-036
YOUNTVILLE, CALIFORNIA

DRAWING ID	01TS2207
DESIGN BY	SC/MS
DRAWN BY	MS
CHECKED BY	SC
DATE	MAY 9, 2025
SCALE	AS SHOWN
SHEET	C1
OF - SHEETS	
COUNTY DRAWING FILE #	

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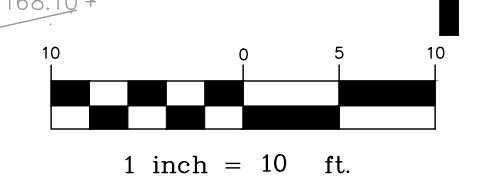
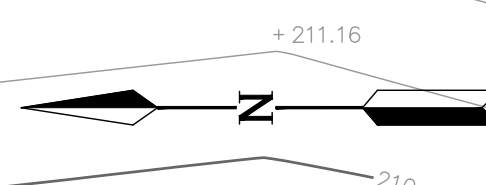
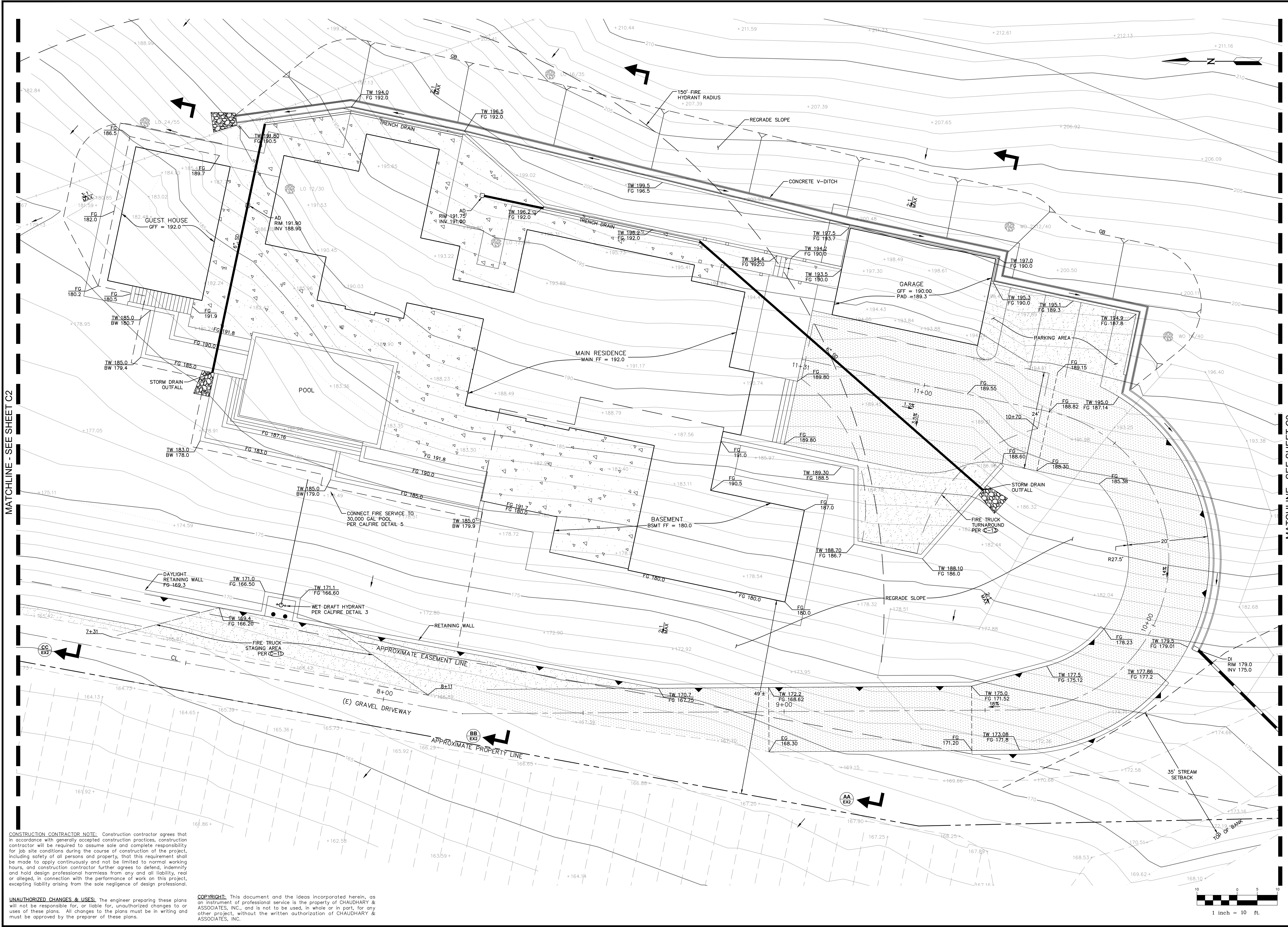
MATCHLINE - SEE SHEET C2

MATCHLINE - SEE SHEET C2

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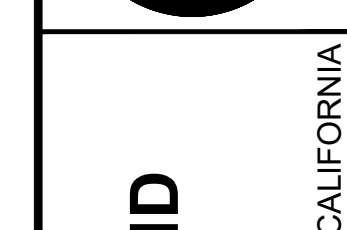
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 211 Gateway Road West, Suite 204
 NAPA, CALIFORNIA 94558
 Tel: (707) 255-2729 FAX: (707) 255-5021 WWW.CHAUDHARY.COM



**GRADING PLANS
 GRADING, DRAINAGE AND
 UTILITY PLAN**

APN 031-120-036
 YOUNTVILLE, CALIFORNIA
 YOUNT MILL ROAD

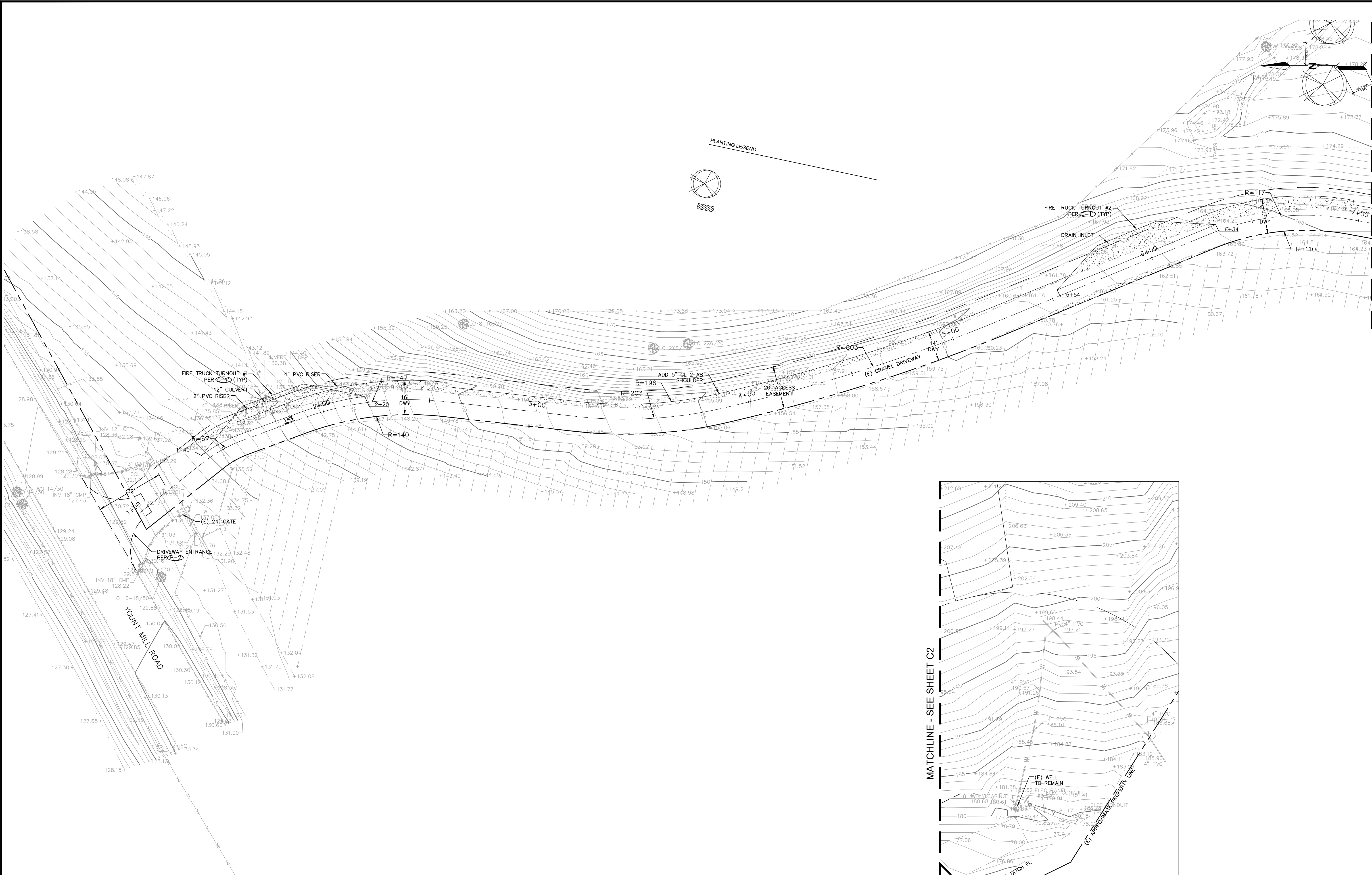
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DESIGN BY	SC/MS
DRAWN BY	MS
CHECKED BY	SC
DATE	MAY 9, 2025
SCALE	1" = 10'
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OF - SHEETS	
COUNTY DRAWING FILE #	

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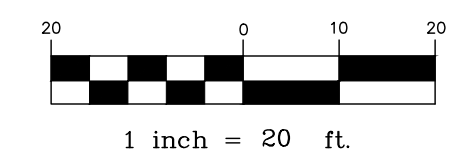
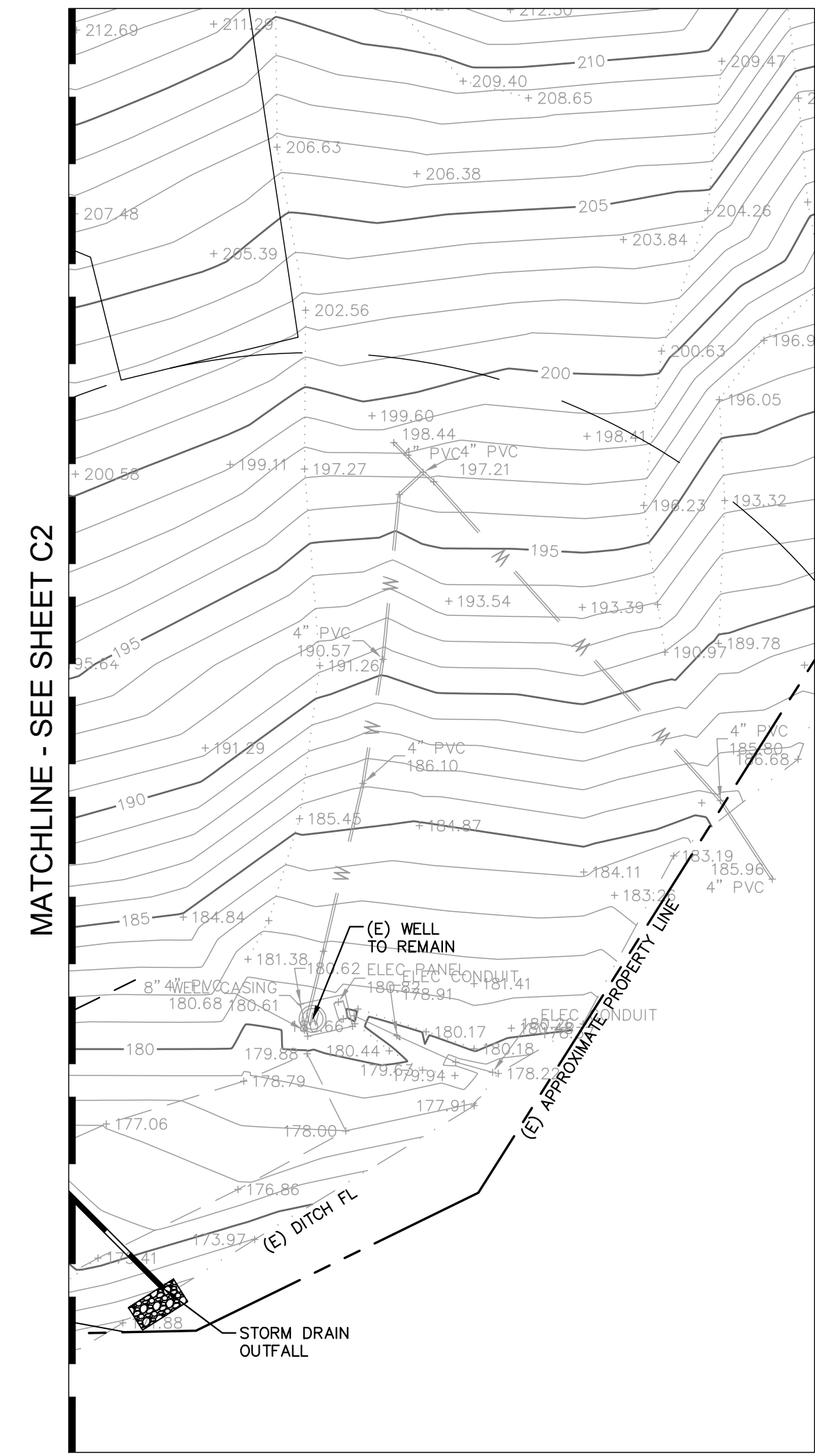
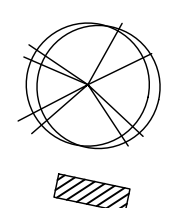
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PLANTING LEGEND



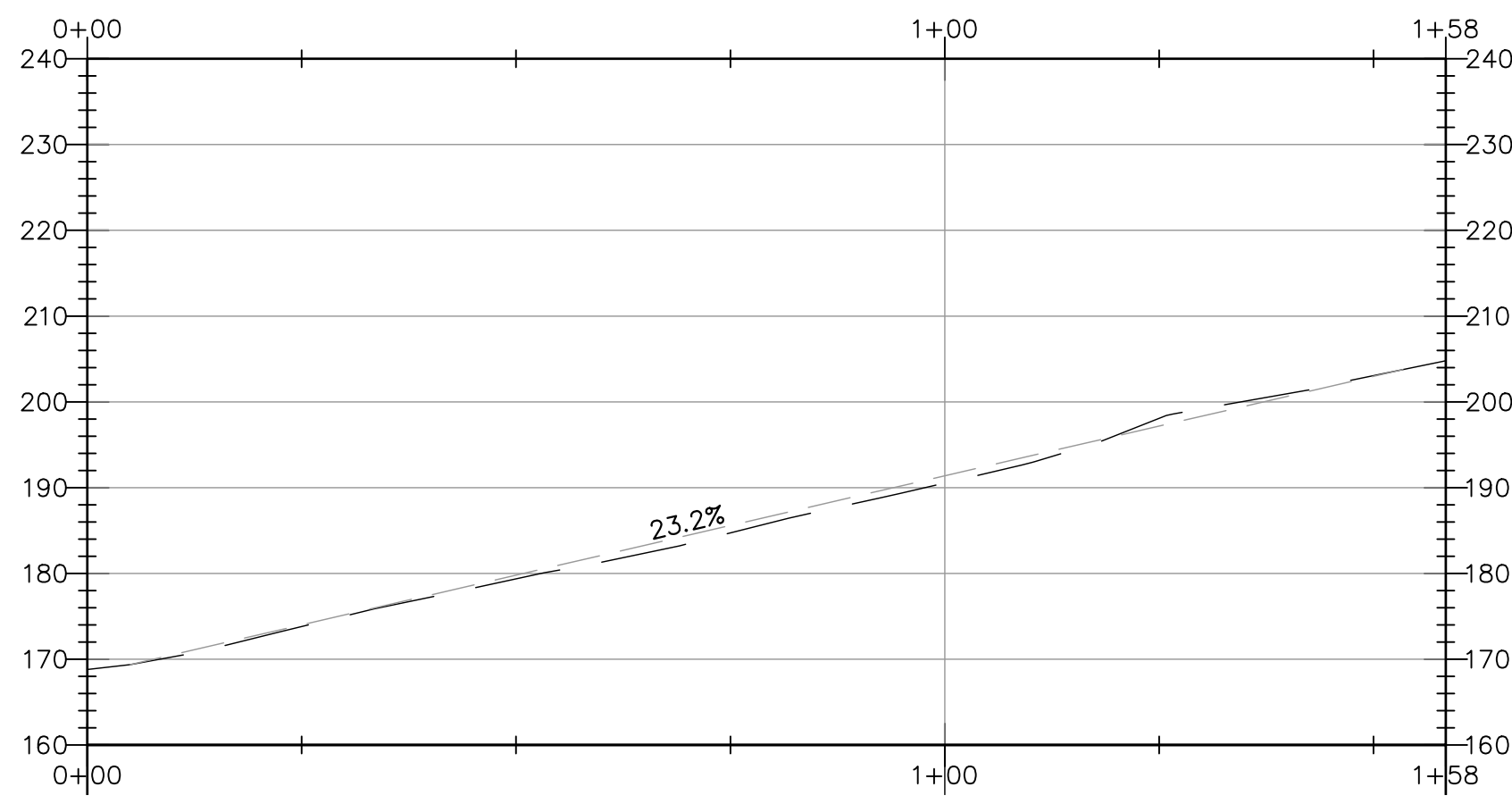
DATE	REVISIONS

MATCHLINE - SEE SHEET C2

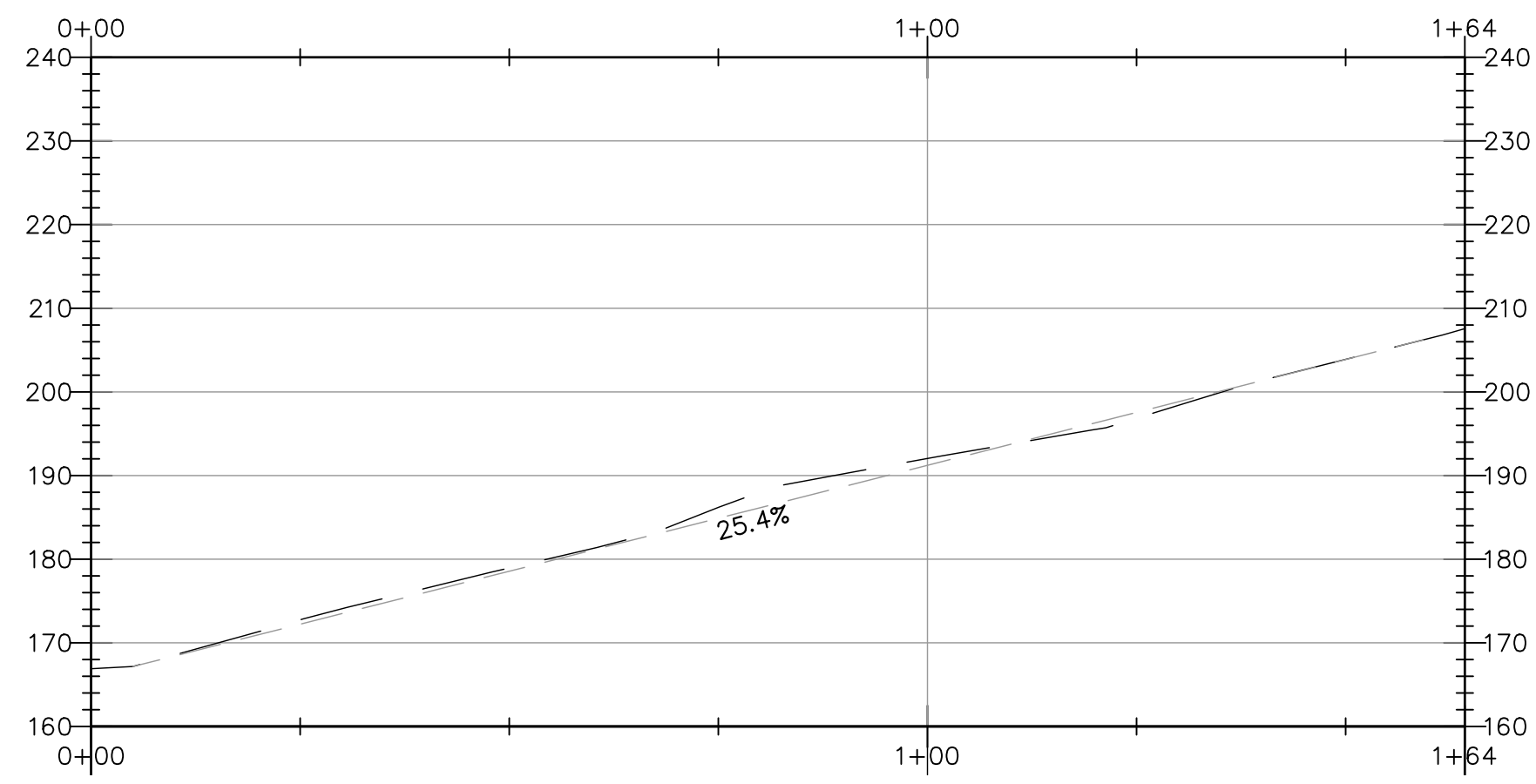
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 Tel: (707) 255-2729 FAX: (707) 255-5021 WWW.CHAUDHARY.COM

**GRADING PLANS
 GRADING, DRAINAGE AND
 UTILITY PLAN**
 APN 031-120-036
 YOUNTVILLE, CALIFORNIA

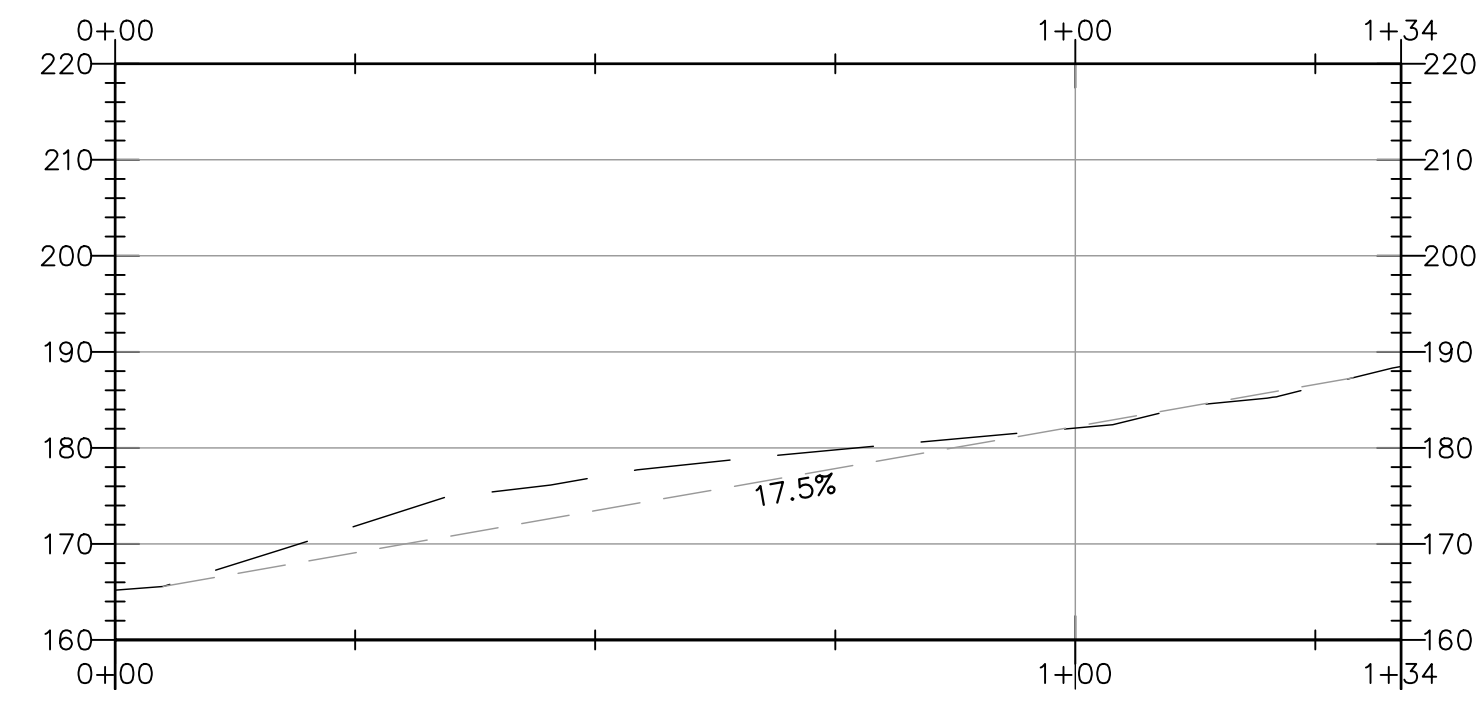
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DESIGN BY	SC/MS
DRAWN BY	MS
CHECKED BY	SC
DATE	MAY 9, 2025
SCALE	1" = 20'
SHEET	C3
OF - SHEETS	
COUNTY DRAWING FILE #	



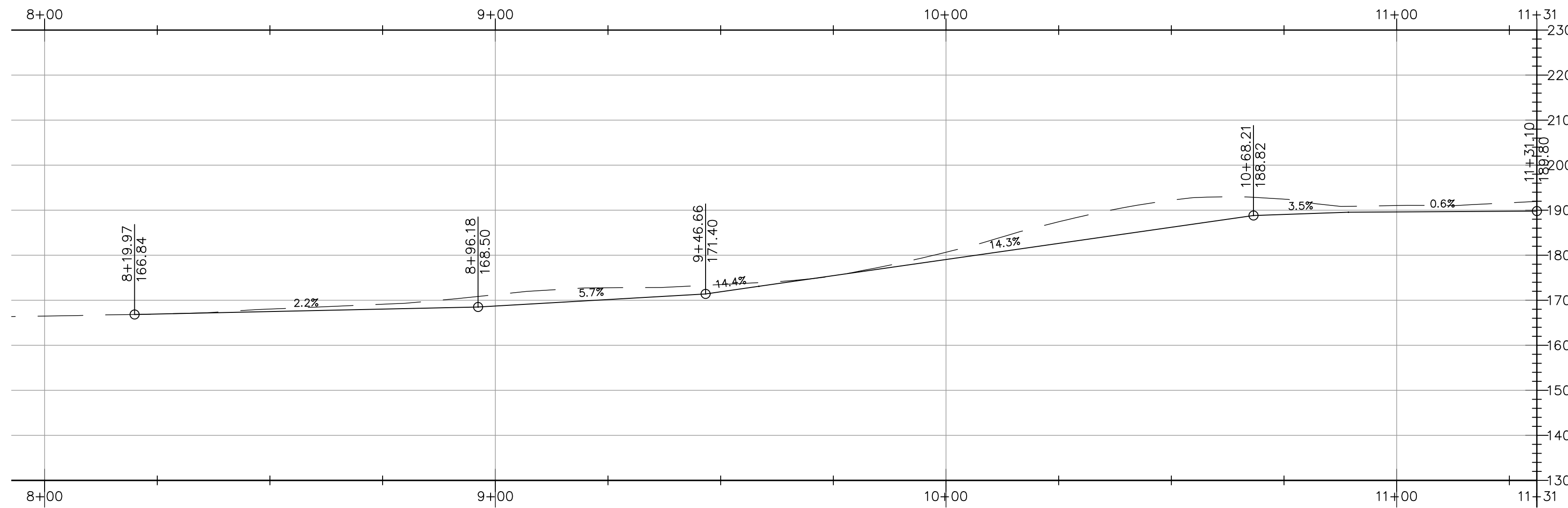
SITE SECTION AA
HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'



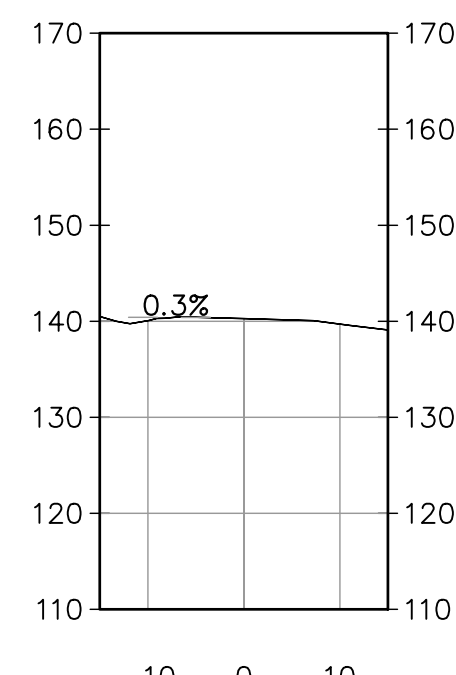
SITE SECTION BB
HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'



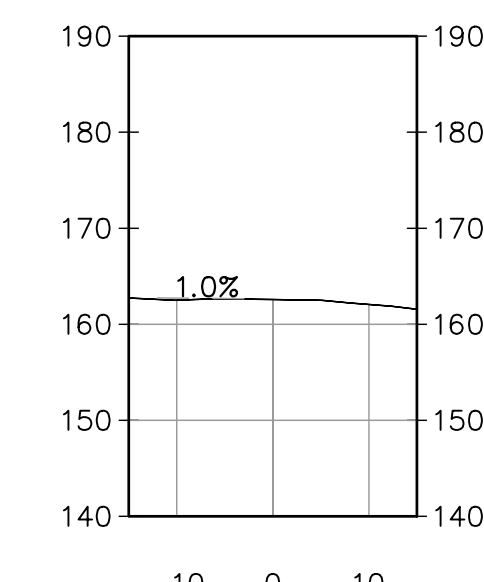
SITE SECTION CC
HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'



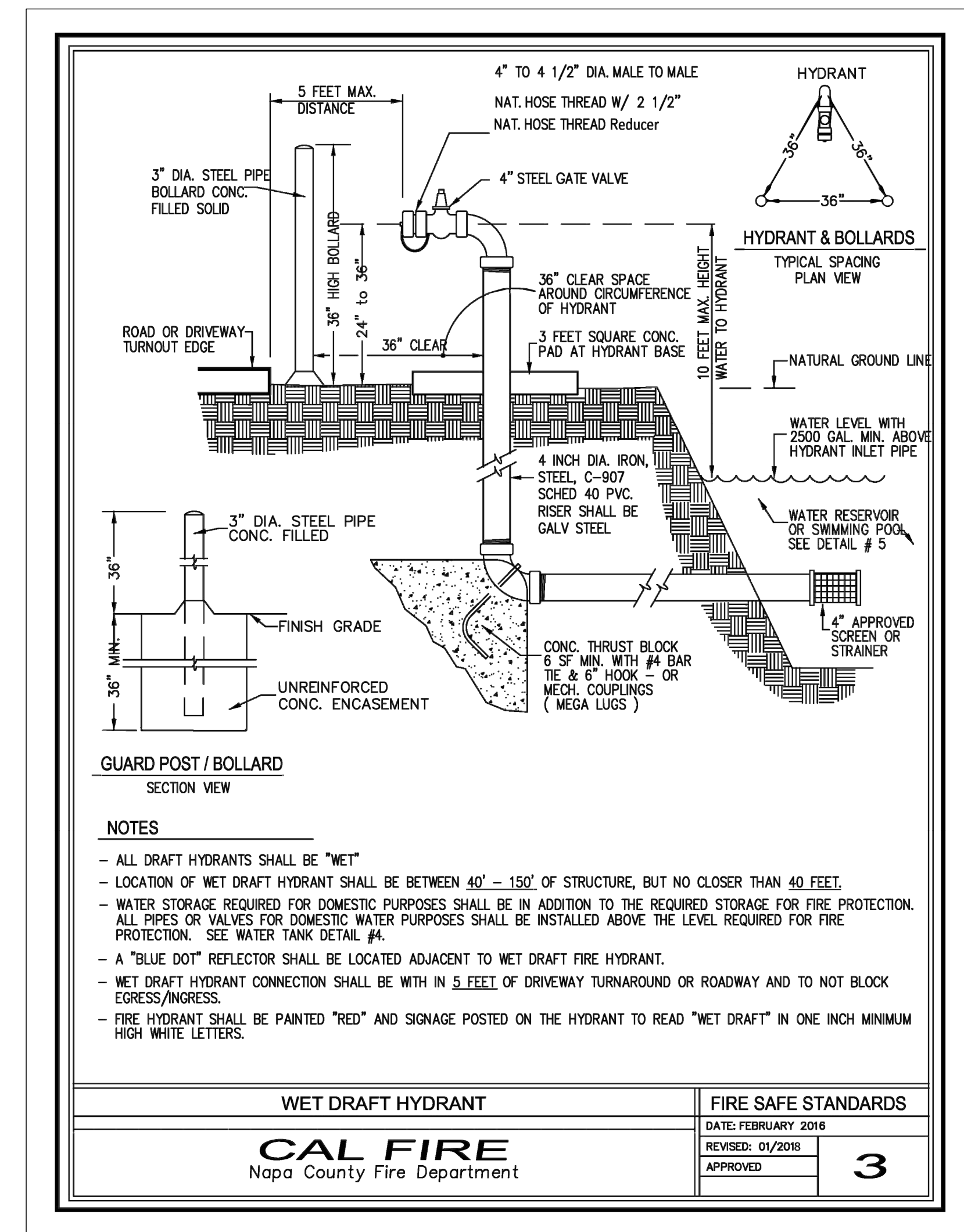
DRIVEWAY PROFILE
HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'



TURNOUT SECTION 1
HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'



TURNOUT SECTION 2
HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'



- NOTES**
- ALL DRAFT HYDRANTS SHALL BE "WET"
 - LOCATION OF WET DRAFT HYDRANT SHALL BE BETWEEN 40' - 150' OF STRUCTURE, BUT NO CLOSER THAN 40 FEET.
 - WATER STORAGE REQUIRED FOR DOMESTIC PURPOSES SHALL BE IN ADDITION TO THE REQUIRED STORAGE FOR FIRE PROTECTION. ALL PIPES OR VALVES FOR DOMESTIC WATER PURPOSES SHALL BE INSTALLED ABOVE THE LEVEL REQUIRED FOR FIRE PROTECTION. SEE WATER TANK DETAIL #4.
 - A "BLUE DOT" REFLECTOR SHALL BE LOCATED ADJACENT TO WET DRAFT FIRE HYDRANT.
 - WET DRAFT HYDRANT CONNECTION SHALL BE WITH IN 5 FEET OF DRIVEWAY TURNAROUND OR ROADWAY AND TO NOT BLOCK EGRESS/INGRESS.
 - FIRE HYDRANT SHALL BE PAINTED "RED" AND SIGNAGE POSTED ON THE HYDRANT TO READ "WET DRAFT" IN ONE INCH MINIMUM HIGH WHITE LETTERS.

WET DRAFT HYDRANT		FIRE SAFE STANDARDS	
DATE: FEBRUARY 2016		REVISED: 01/2016	APPROVED: 3
CAL FIRE		Napa County Fire Department	

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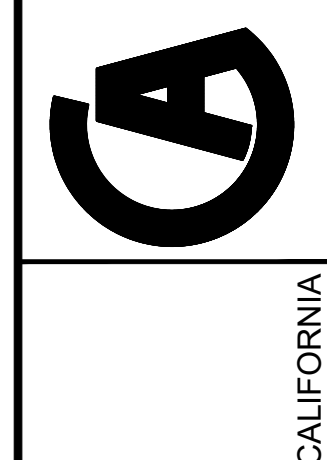
CONSTRUCTION CONTRACTOR NOTE: Construction contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property, that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of design professional.

UNAUTHORIZED CHANGES & USES: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

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INIT.	DATE	REVISIONS

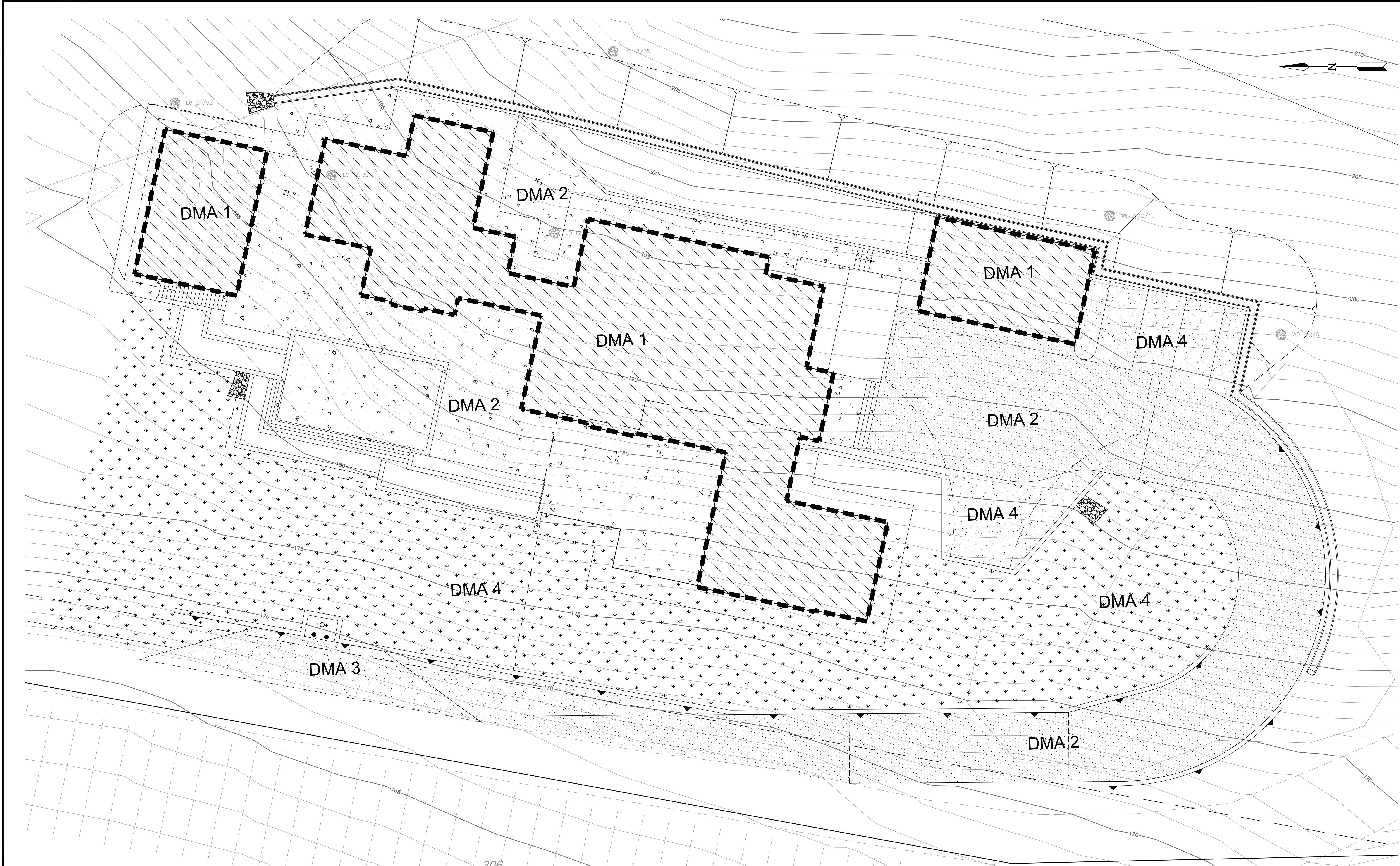
CHAUDHARY & ASSOCIATES, INC.
ENGINEERS SURVEYORS INSPECTORS
211 Gateway Road West, Suite 204
NAPA, CALIFORNIA 94558
Tel: (707) 255-2729 FAX: (707) 255-5021 WWW.CHAUDHARY.COM



GRADING PLANS
PROFILES & SECTIONS
APN 031-120-036
YOUNT MILL ROAD
YOUNTVILLE, CALIFORNIA

DRAWING ID	04CD2207
DESIGN BY	SC/MS
DRAWN BY	MS
CHECKED BY	SC
DATE	MAY 9, 2025
SCALE	AS NOTED
SHEET	C4
COUNTY DRAWING FILE #	

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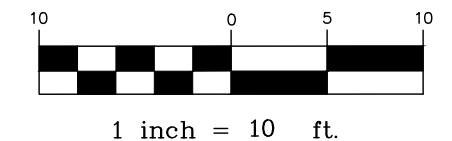
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POST CONSTRUCTION STORMWATER TREATMENT BMP SIZING WORKSHEET IN CONFORMANCE WITH BASMAA.

DMA	SURFACE TYPE	TREATMENT METHOD	AREA (SF)	MINIMUM TREATMENT AREA	TREATMENT AREA PROVIDED
DMA 1	ROOF	DRAINS TO SELF-RETAINING	7038	9369	10500
DMA 2	CONCRETE/AC	DRAINS TO SELF-RETAINING	11700		
DMA 3	LANDSCAPING	SELF-RETAINING	10500	-	-
DMA 4	GRAVEL	SELF-TREATING	2246	-	-



DATE	REVISIONS

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NAPA, CALIFORNIA 94558
Tel: (707) 255-2729 FAX: (707) 255-5021 WWW.CHAUDHARY.COM

**GRADING PLANS
STORMWATER RUNOFF
MANAGEMENT PLAN**
APN 031-120-036
YOUNTVILLE, CALIFORNIA

DRAWING ID 07SWMP2207
DESIGN BY SC/MS
DRAWN BY MS
CHECKED BY SC
DATE MAY 9, 2025
SCALE 1" = 20'
SHEET C5
OF - SHEETS
COUNTY DRAWING FILE #

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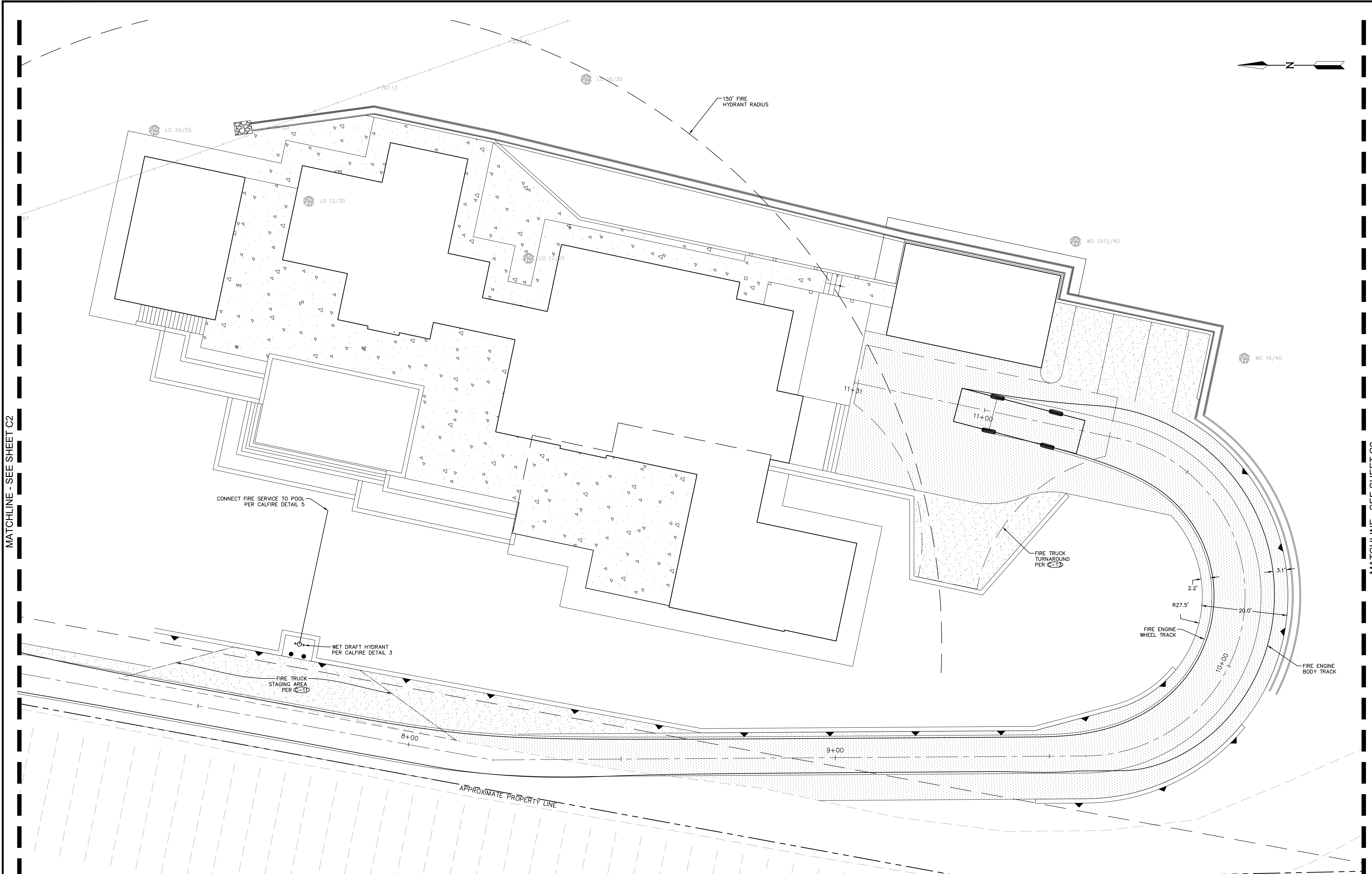
MATCHLINE - SEE SHEET C2

MATCHLINE - SEE SHEET C2

CONSTRUCTION CONTRACTOR NOTE: Construction contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property, that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of design professional.

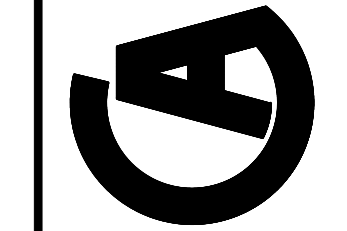
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DATE	REVISIONS	INIT.

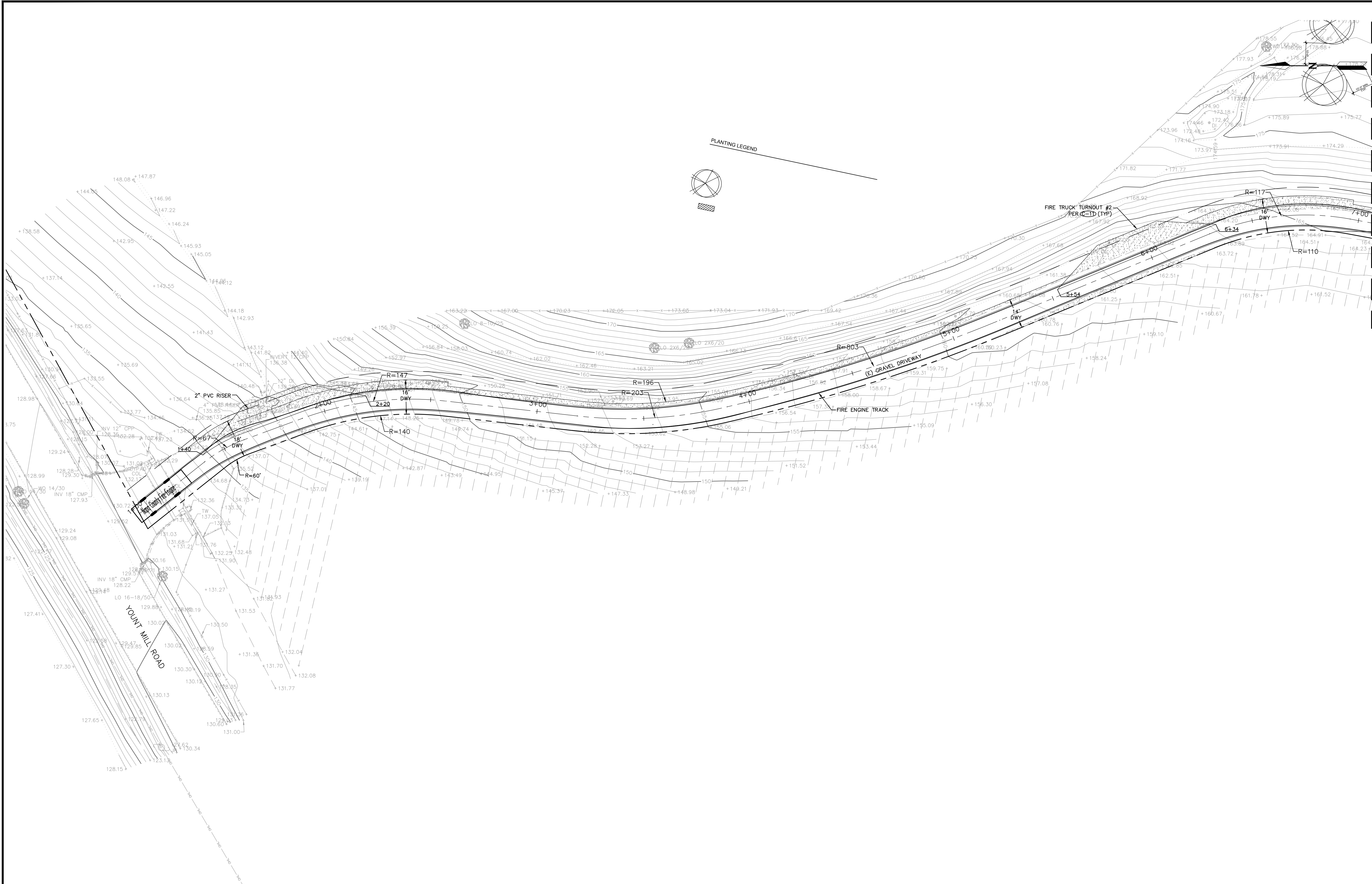
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 NAPA, CALIFORNIA 94558
 Tel: (707) 255-2729 FAX: (707) 255-5021 WWW.CHAUDHARY.COM



GRADING PLANS
FIRE TRUCK TURNING EXHIBIT
 YOUNT MILL ROAD
 YOUNTVILLE, CALIFORNIA
 APN 031-120-036

DRAWING ID	03GP2207
DESIGN BY	SC/MS
DRAWN BY	MS
CHECKED BY	SC
DATE	MAY 9, 2025
SCALE	1" = 10'
SHEET	EX1
COUNTY DRAWING FILE #	OF - SHEETS

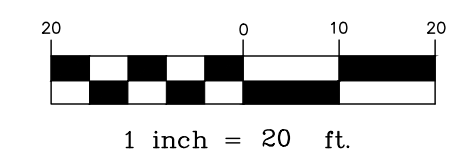
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CONSTRUCTION CONTRACTOR NOTE. Construction contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property, that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of design professional.

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DATE	REVISIONS	INIT.

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 NAPA, CALIFORNIA 94558
 Tel: (707) 255-2729 FAX: (707) 255-5021 WWW.CHAUDHARY.COM

**GRADING PLANS
 FIRE TRUCK TURNING EXHIBIT**

YOUNT MILL ROAD
 YOUNTVILLE, CALIFORNIA

DRAWING ID	03GP2207
DESIGN BY	SC/MS
DRAWN BY	MS
CHECKED BY	SC
DATE	MAY 9, 2025
SCALE	1" = 20'
SHEET	EX2
COUNTY DRAWING FILE #	OF - SHEETS