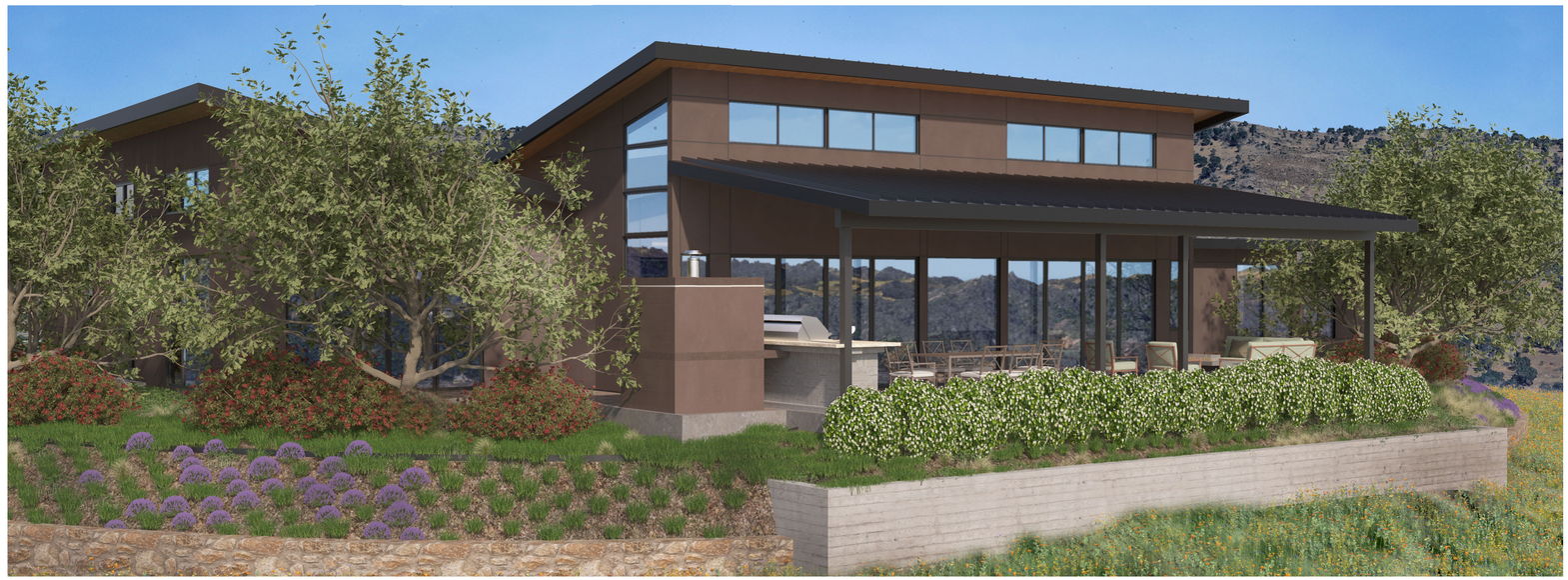
“E”

Viewshed Plans

HOSSFELD MCCOMBER RESIDENCE

1270 LOMA VISTA DRIVE, NAPA, CA 94558



BUILDING DATA

CODE SYNOPSIS
TYPE: PRIVATE RESIDENCE
NAPA, CALIFORNIA
USE: SINGLE FAMILY DWELLING
OCCUPANCY: R-3; U-1
CONSTRUCTION TYPE: V-B
ZONING: AW/AP

BUILDING AREA	
PROPOSED MAIN HOUSE	3,129 SF
PROPOSED GARAGE (UNCONDITIONED)	532 SF
COVERED PATIO (UNCONDITIONED)	628 SF
TOTAL LOT AREA:	217,800 SF
BUILDING COVERAGE:	4,648 SF
LOT COVERAGE:	0.21%

CONTACT INFORMATION

OWNER
CHAD MCCOMBER AND LUCIA HOSSFELD PH. (707) 492-5465
1270 LOMA VISTA DRIVE
NAPA, CA 94558
CONTACT: CHAD MCCOMBER

ARCHITECT
J2A AIA, INC. PH. (707) 226-7041
2107 JEFFERSON ST. EMAIL: JAMES@J2ARCH.COM
NAPA, CA. 94559
CONTACT: JAMES JEFFERY

CIVIL ENGINEER
CMP ENGINEERING PHONE (707) 266-2559
1607 CAPELL VALLEY ROAD EMAIL: CAMERON@CMPENGINEERING.COM
NAPA, CA 94558
CONTACT: CAMERON PRIDMORE

VICINITY MAP

JAMES JEFFERY
ARCHITECTS·AIA·INC
ARCHITECTURAL PLANNING & DESIGN

2107 JEFFERSON STREET
NAPA, CALIFORNIA 94559
P (707) 226-7041

LICENSED ARCHITECT
JAMES B. JEFFERY
NO. C-25450
REN. 12/31/25
STATE OF CALIFORNIA

CONSULTANTS

CIVIL ENGINEER
CMP CIVIL ENGINEERING & LAND SURVEYING
1607 CAPELL VALLEY RD
NAPA, CA 94559 P: (707) 252-3301

ISSUE	DATE
PLANNING DEPARTMENT	2-29-2024
1 RESPONSE TO COMMENTS	7-5-2024
2 RESPONSE TO COMMENTS	10-7-2024

PROJECT

HOSSFELD MCCOMBER RESIDENCE

1270 LOMA VISTA DRIVE
NAPA, CA 94558

SHEET CONTENTS

VICINITY MAP/DRAWING INDEX/BUILDING DATA

DRAWN BY	MN_MS
CHECKED BY	JBJ
JOB NO.	23-005

SHEET NO.

A0.0

APN 039 670 014

OVERALL SITE PLAN

FOR THE

HOSSFELD RESIDENCE

LOCATED AT

1270 LOMA VISTA DRIVE

NAPA, CA 94558

APN: 039-670-014

GRADING NOTES:

1. SITE SHALL BE VISUALLY INSPECTED BY THE CONTRACTOR TO DETERMINE THE EXTENT OF CLEARING, GRUBBING AND GRADING WORK TO BE DONE PRIOR TO BEGINNING CONSTRUCTION.
2. THE ELEVATIONS GIVEN ON THIS PLAN ARE APPROXIMATE ONLY, AND ARE FOR THE ROUGH LAYOUT OF GRADING AND DRAINAGE IMPROVEMENTS. SOIL REQUIREMENTS PERTAINING TO COMPACTION, CONSOLIDATION, CONSTRUCTION, AND STABILITY ARE PER SOILS ENGINEERS RECOMMENDATIONS. DISCREPANCIES BETWEEN THE SOILS ENGINEERS RECOMMENDATIONS AND THESE PLANS SHOULD BE BROUGHT TO THE ATTENTIONS OF THE PROJECT ENGINEER FOR CLARIFICATION IMMEDIATELY. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL TOPS AND TOES OF SLOPES AND RETAINING WALLS IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. IT MAY BE NECESSARY TO INSTALL RETAINING WALLS TO CATCH EXISTING SLOPES AND AVOID EXCESS GRADING DURING THE COURSE OF CONSTRUCTION. RETAINING WALLS ARE TO BE DESIGNED BY OTHERS AND APPROVED BY THE NAPA COUNTY BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.
3. THIS DRAWING DOES NOT REPRESENT A PROPERTY SURVEY. PROPERTY LINES HAVE BEEN PLOTTED FOR INFORMATIONAL PURPOSES ONLY AND ARE APPROXIMATE.
4. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS. IF THERE IS A CONFLICT, NOTIFY THE ENGINEER AND OBTAIN A CLARIFICATION. NO DEVIATIONS OR SUBSTITUTIONS SHALL BE ALLOWED WITHOUT OBTAINING WRITTEN APPROVAL FROM THE ENGINEER.
5. SHOULD ANY CONTRACTOR OR SUBCONTRACTOR FIND ANY DEFICIENCIES, ERRORS, CONFLICTS OR OMISSIONS IN THESE PLANS AND SPECIFICATIONS OR SHOULD HE BE IN DOUBT AS TO THEIR MEANING OR INTENT, HE SHALL NOTIFY THE ENGINEER FOR A WRITTEN CLARIFICATION, ADDENDUM, ETC. SHOULD HE FAIL TO DO SO BEFORE SUBMITTING A PROPOSAL, HE CANNOT CLAIM ADDITIONAL COMPENSATION FROM OWNER FOR WORK REQUIRED TO COMPLETE THE WORK.
6. CONTRACTOR WILL LEAVE THE CONSTRUCTION AREA IN AN ORDERLY CONDITION AT THE END OF EACH DAY.
7. ALL WORK WILL BE CONDUCTED IN CONFORMANCE WITH CAL-OSHA REQUIREMENTS.
8. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) AT 800-642-2444 PRIOR TO START OF ANY CONSTRUCTION.
9. ALL MATERIAL WILL BE FURNISHED AND INSTALLED BY CONTRACTOR UNLESS OTHERWISE NOTED.
10. CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN SUCH A MANNER AS TO PRECLUDE WIND BLOWN DIRT AND DUST AND RELATED DAMAGE TO NEIGHBORING PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES. CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE COUNTY INSPECTOR, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
11. THE EARTH WORK DESIGNATED ON THESE PLANS IS FOR THE CONSTRUCTION OF A BURN REPLACEMENT MAIN RESIDENCE . ALL EXCAVATED SOILS ARE TO BE PROTECTED FROM EROSION AS SHOWN ON PLANS. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND PLACEMENT OF ALL SPOILS IN A MANNER CONFORMING TO OWNER, ENGINEER, LOCAL, STATE & FEDERAL REQUIREMENTS.
12. ALL EROSION CONTROL MEASURES WILL BE PROVIDED BY OTHERS.

DESIGN EROSION CONTROL NOTES:

1. GRADING ON THE SITE WILL BE LIMITED TO THE EXCAVATION SHOWN ON THE PLAN.
2. SILT FENCE OR STRAW BALE SEDIMENT BARRIERS WILL BE INSTALLED PRIOR TO ANY GRADING ON THE SITE AND WILL BE OPERABLE DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 1ST, UNTIL VEGETATION IS FULLY RESTORED.
3. ALL MOVEMENT OF EARTH SHALL COMPLY WITH NAPA COUNTY SPECIFICATIONS, AND THE EROSION CONTROL PLAN SHALL BE STRICTLY ADHERED TO.
4. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN TO MEET FIELD CONDITIONS WILL BE MADE ONLY WITH THE APPROVAL OF THE COUNTY INSPECTOR AND THE CIVIL ENGINEER.
5. BETWEEN OCTOBER 15TH AND APRIL 1ST, ALL PAVED AREAS WILL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE WILL BE MAINTAINED SO THAT A MINIMUM OF SEDIMENT-LADEN RUNOFF LEAVES THE SITE.
6. THE CONTRACTOR WILL INFORM ALL CONSTRUCTION SITE WORKERS ABOUT THE MAJOR PROVISIONS OF THE EROSION AND SEDIMENT CONTROL PLAN AND SEEK THEIR COOPERATION IN AVOIDING THE DISTURBANCE OF THESE CONTROL MEASURES.
7. THE SOIL TYPES ARE FORWARD-KIDD & HAMBRIGHT ROCK COMPLEX.
8. CONTOUR INTERVAL: MAJOR - 5 FT., MINOR - 1 FT (SEE HORZ. & VERT. DATUM NOTE THIS SHEET)
9. ALL SITE INSPECTIONS SHALL BE MADE WITH 48 HOURS NOTICE. THE CONTACT PERSON FOR SITE INSPECTIONS SHALL BE CAMERON PRIDMORE AT (707) 266-2559.
10. THE "YOUNTVILLE" QUADRANGLE, LOCATED IN TOWNSHIP 6 NORTH, RANGE 4 WEST, WAS USED FOR THIS PROJECT .
11. THE NEAREST BLUE LINE STREAM IS LOCATED APPROXIMATELY 1200' NORTH EASTERLY FROM THE PROJECT SITE AND IS SODA CREEK.

STANDARD EROSION CONTROL NOTES:

1. THE PROPERTY OWNER OR HIS/HER DESIGNEE MUST UNDERSTAND ALL PARTS OF THESE CONDITIONS AND MUST MAINTAIN THE CONSTRUCTION SITE IN COMPLIANCE DURING ALL PHASES OF CONSTRUCTION.
2. PREVENTATIVE STORMWATER POLLUTION/EROSION CONTROL MEASURES MUST BE IN PLACE AND EFFECTIVE PRIOR TO PREDICTED RAINFALL STORMWATER CONVEYANCE WAYS FROM ANY ILLICIT DISCHARGE RESULTING FROM ACTIVITIES RELATED TO THE ABOVE NAMED PERMIT. GRADING ON SLOPES GREATER THAN 5% BETWEEN OCTOBER 15 AND APRIL 1 REQUIRES AN EXTENSION.
3. IMPLEMENT EFFECTIVE EROSION CONTROL MEASURES, AS APPROPRIATE, TO PROTECT EXPOSED SOILS FROM BEING DETACHED BY RAINFALL, FLOWING WATER, OR WIND. EROSION CONTROL MEASURES MAY INCLUDE, BUT ARE NOT LIMITED TO: STRAW MULCH, FIBER MAT BLANKETS, BONDED FIBER MATRIX, SOIL COMPACTION, AND TEMPORARY AND PERMANENT VEGETATION.
4. IMPLEMENT SEDIMENT CONTROL MEASURES, AS APPROPRIATE, TO TRAP SOIL PARTICLES AFTER THEY HAVE BEEN DETACHED AND MOVED BY RAIN, FLOWING WATER, OR WIND. EXAMPLES OF SEDIMENT CONTROL MEASURES THAT MAY BE USED INCLUDE, BUT ARE NOT LIMITED TO: FIBER ROLLS, SILT FENCE, CHECK DAMS, AND STORM DRAIN INLET PROTECTION.
5. MAINTAIN A DESIGNATED WASHOUT AREA TO REMOVE SEDIMENT AND CHEMICAL POLLUTANTS THAT MAY BE PRODUCED FROM CLEANING TOOLS AND MACHINERY. A WASHOUT AREA IS A TEMPORARY WASH BASIN SUFFICIENT IN SIZE TO ALLOW WASH WATER TO POND AND ALLOW THE SEDIMENTATION AND DISPOSAL OF PARTICLES THAT HAVE BEEN RINSED OFF OF PROJECT EQUIPMENT. POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: PAINT, CEMENT, STUCCO, ETC.
6. PROPERLY MAINTAIN ALL LITTER, DUMPS, OR STOCKPILES IN SUCH A MANNER THAT THEY WILL NOT RESULT IN A CONTAMINATED DISCHARGE.
7. ALL ENTRANCES/EXITS OF A PROJECT SITE SHALL BE PROTECTED BY A SURFACE THAT WILL ENSURE ANY VEHICLES LEAVING THE CONSTRUCTION SITE WILL NOT TRACK SEDIMENT ONTO ANY PUBLICLY MAINTAINED ROADWAYS.
8. THE PROPERTY OWNER SHALL INFORM ALL INDIVIDUALS, WHO WILL TAKE PART IN THE CONSTRUCTION PROCESS, OF THESE REQUIREMENTS.
9. A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) OR STORMWATER QUALITY MANAGEMENT PLAN (SQMP) HAS BEEN OR WILL BE PREPARED FOR THIS PROJECT AND SHALL BE KEPT ON SITE DURING CONSTRUCTION WITH THE ONSITE SUPERVISOR. ALL STORMWATER EVENTS SHALL BE TRACKED USING THE STORMWATER INSPECTION FORM INCLUDED IN THE SQMP. ALL LABOR SHALL BE PROPERLY TRAINED IN ALL STORMWATER MANAGEMENT TOPICS APPLICABLE TO THEIR TRADE, AND THE ONSITE SUPERVISOR SHALL UPDATE THE STORMWATER EMPLOYEE/CONTRACTOR TRAINING FORM ON A DAILY BASIS. PLEASE CONTACT NAPA COUNTY PUBLIC WORKS DEPARTMENT FOR IMPLEMENTATION ASSISTANCE.
10. PLEASE NOTIFY NAPA COUNTY'S STORMWATER TECHNICIAN AT (707-253-4351) 48 HOURS PRIOR TO BEGINNING ANY EARTHMOVING ACTIVITIES RELATED TO THE ABOVE NAMED PERMIT.

SEEDING SPECIFICATIONS & SCHEDULES:

1. ALL GRADED OR DISTURBED AREAS SHALL BE SEEDED AS FOLLOWS:

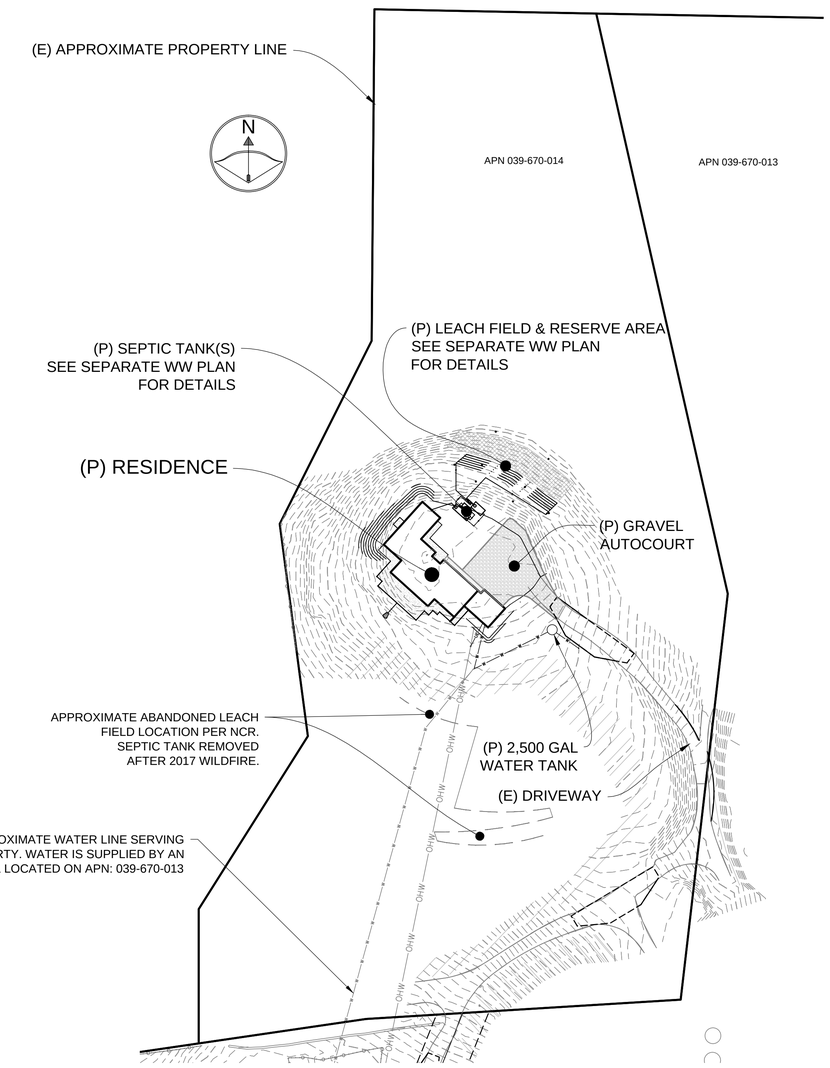
   INTERIM MEASURES: SPREAD STRAW MULCH OVER ALL EXPOSED EARTH SURFACES WHEN CHANCE OF RAIN IS OVER 50%, AS DETERMINED BY NOAA, PER APPLICATION SCHEDULE.

   WINTERIZING MEASURES: PLACE EROSION CONTROL MEASURES AS SHOWN ON THE SQMP OR SWPPP PRIOR TO RAINS AND NO LATER THAN OCT. 15. COVER NEWLY SEEDED AREAS WITH STRAW MULCH. CALL FOR INSPECTION TO CONFIRM WINTERIZING OF SITE. INSTALL VELOCITY CHECK DAMS AND WATER BARS PRIOR TO OCT. 7 th. FINISH WORK AT COMPLETION OF PROJECT.
2. THE SEED, FERTILIZER AND MULCH MIXTURE WILL BE APPLIED HYDRAULICALLY OR BY HAND AT THE RATES SPECIFIED BELOW:

MATERIAL:	*POUNDS PER ACRE:*
NAPA VALLEY AG SUPPLY	
NAPA EROSION MIX (OR EQUAL)	75
FERTILIZER (16-20-0)	250
STRAW MULCH	3000-4000

SEED SHALL NOT REMAIN IN THE SLURRY LONGER THAN 30 MINUTES. FERTILIZERS SHALL NOT REMAIN IN THE SLURRY LONGER THAN 2 HRS. AREAS TO BE HYDROSEEDED SHALL BE SCARIFIED TO A DEPTH OF 4" TO 8" AND DRESSED TO PROVIDE A REASONABLY SMOOTH FIRM SURFACE. THE SLURRY SHALL BE APPLIED IN A UNIFORM MANNER AT A RATE THAT IS NON-EROSIVE AND MINIMIZES RUNOFF.

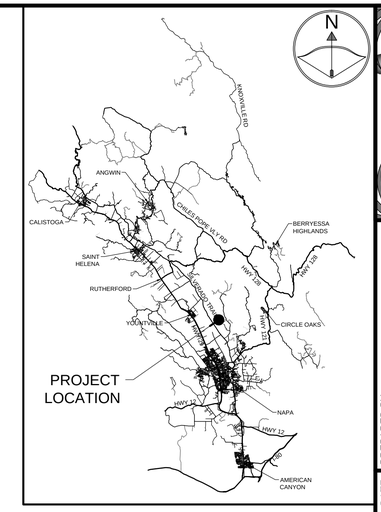
IT MAY BE NECESSARY TO AMEND EARTH SPOILS WITH MULCH & NUTRIENTS TO ENHANCE PLANT GROWTH FOR EROSION PROTECTION. CONTRACTOR TO CONFIRM SUITABILITY OF EARTH SPOILS FOR COVER CROP (GRASS) PRIOR TO FINAL PLACEMENT OF MATERIALS.



OVERALL SITE PLAN

SCALE 1" = 60'

0 30 60 120
SCALE: 1"=60'



SHEET INDEX

ABBREVIATIONS

AB	AGGREGATE BASE	ESMT	EASEMENT	R	RADIUS
AC	ASPHALT CONCRETE	ETW	EDGE OF TRAVELED WAY	RCP	REINFORCED CONCRETE PIPE
ACR	ACRES	EVC	END VERTICAL CURVE	RD	RELATIVE DENSITY
AD	AREA DRAIN	FC	FACE OF CURB	REQ	REQUIRED / REQUIREMENT(S)
AP	ANGLE POINT	FF	FINISHED FLOOR	RIM	RIM ELEVATION
APR	APPROVED	FG	FINISHED GRADE	RT	RIGHT
ARV	AIR RELIEF VALVE	FH	FIRE HYDRANT	ROW	RIGHT OF WAY
BC	BEGIN CURVE	FI	FIELD INLET	S	SLOPE
BCR	BEGIN CURB RETURN	FL	FLOW LINE	SD	STORM DRAIN
BM	BENCHMARK	GB	GRADE BREAK	SDE	STORM DRAIN EASEMENT
BO	BLOW-OFF VALVE	GR	GRATE ELEVATION	SDMH	STORM DRAIN MANHOLE
BP	BEGINNING POINT	HP	HIGH POINT	SDU	SECOND DWELLING UNIT
BVC	BEGIN VERTICAL CURVE	INV	INVERT ELEVATION	SE	SIDEWALK EASEMENT
BW	BOTTOM OF WALL	IRR	IRRIGATION	SF	SQUARE FEET
BOW	BACK OF WALK	JP	UTILITY JUNCTION POLE	SPEC	SPECIFICATIONS
CL	CENTER LINE	JT	JOINT TRENCH	SS	SANITARY SEWER
CLR	CLEAR	LAT	LATERAL	SSE	SANITARY SEWER EASEMENT
CB	CATCH BASIN	LF	LINEAL FEET	SSLAT	SANITARY SEWER LATERAL
CMP	CORRUGATED METAL PIPE	LOP	LIP OF GUTTER	SSMH	SANITARY SEWER MANHOLE
CO	CLEAN OUT	LP	LOW POINT	STA	STATION
CONC	CONCRETE	LT	LEFT	STD	STANDARD
CP	CONTROL POINT	MAX	MAXIMUM	STLT	STREET LIGHT
CR	CURB RETURN	MH	MANHOLE	T	TANGENT
DI	DRAIN INLET	MIN	MINIMUM	(T)	TOTAL
DIP	DUCTILE IRON PIPE	NCR	NAPA COUNTY RECORDS	TB	TREE BOX
DWY	DRIVEWAY	ORN	ORNAMENTAL TREE	TC	TOP OF CURB
(E)	EXISTING	OHW	OVER HEAD UTILITY WIRE	TEMP	TEMPORARY
EA	EACH	(P)	PROPOSED	TG	TOP OF GRATE
EC	END CURVE	PI	POINT OF INTERSECTION	TOC	TOP OF CONCRETE
ECR	END CURB RETURN	PL	PROPERTY LINE	TW	TOP OF WALL
EGR	EDGE OF GRAVEL	PSDE	PRIVATE STORM DRAIN ESMT	TYP	TYPICAL
EL	ELEVATION	PUE	PUBLIC UTILITY EASEMENT	UE	UNDER GROUND ELECTRICAL
ENGR	ENGINEER	PVC	POLYVINYL CHLORIDE	VC	VERTICAL CURVE
EP	EDGE OF PAVEMENT	PVI	VERTICAL CURVE INTERSECTION	W	WATER
EQ	EQUAL	PAV	PAVEMENT	WLAT	WATER SERVICE LATERAL
				WM	WATER METER

LINE LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		CENTERLINE
SS	SS	SANITARY SEWER PIPE
		STORM DRAIN PIPE
W W	W W	WATER PIPE
UE	UE	BURIED ELECTRIC
OHW	OHW	OVERHEAD ELECTRIC
GAS	GAS	GAS LINE
45	45	CONTOURS
		LIMITS OF GRADING
		TREE DRIP LINE
		FENCE LINE

SYMBOL LEGEND

- EXISTING TREE
- TREE TO BE REMOVED
- TREE TO BE SAVED WITH TREE WELL

REGISTERED PROFESSIONAL ENGINEER
CAMERON PRIDMORE
NO. 76691
CIVIL
STATE OF CALIFORNIA

UNAUTHORIZED CHANGES & USES:

THE ENGINEER/SURVEYOR 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 APPROVED BY THE DESIGNER OF THESE PLANS.

PROPERTY LINES:

THE PROPERTY LINES SHOWN HEREON ARE BASED ON PRELIMINARY SURVEY DATA, AND ARE FOR REFERENCE ONLY. THIS IS NOT A BOUNDARY SURVEY MAP AND SHOULD NOT BE USED AS SUCH.

SURVEY STATEMENT:

THIS MAP IS BASED ON FIELD SURVEY INFORMATION PERFORMED BY *CMP CIVIL ENGINEERING & LAND SURVEYING* IN JULY OF 2018 AND FEBRUARY OF 2023. THIS MAPS VERTICAL AND HORIZONTAL DATUM IS ASSUMED. EXISTING FIELD SURVEY CONTOURS ARE SHOWN AS FOLLOWS: MAJOR =5', MINOR =1'.

OWNER
LUCIA HOSSFELD
1270 LOMA VISTA DRIVE
NAPA, CA 94558

CIVIL ENGINEER
CMP CIVIL ENGINEERING & LAND SURVEYING
CAMERON PRIDMORE PE, PLS
1607 CAPELL VALLEY ROAD
NAPA, CA 94558
(707) 266-2559
CAMERON@CMPENGINEERING.COM

PROJECT GRADING SUMMARY

(T) AREA DISTURBED	= 0.33 ACR
(T) EXCAVATION	= 200.3 CY
(T) EMBANKMENT	= 200.3 CY
(T) NET	= 0.0 CY

THESE QUANTITIES SHALL NOT BE USED FOR BIDDING PURPOSES. THEY DO NOT INCLUDE ANY STRIPPING, OVER EXCAVATION, UNSUITABLE MATERIAL REMOVAL, VOLUME CHANGES DO TO COMPACTION OR ANY OTHER VARIANCES THAT MAY BE ENCOUNTERED. THE EARTHWORKS CONTRACTOR SHALL MAKE AN INDEPENDENT TAKEOFF CALCULATION.

CMP CIVIL ENGINEERING & LAND SURVEYING
ENGINEERING & SURVEYING

PREPARED BY:
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(707) 266-2559
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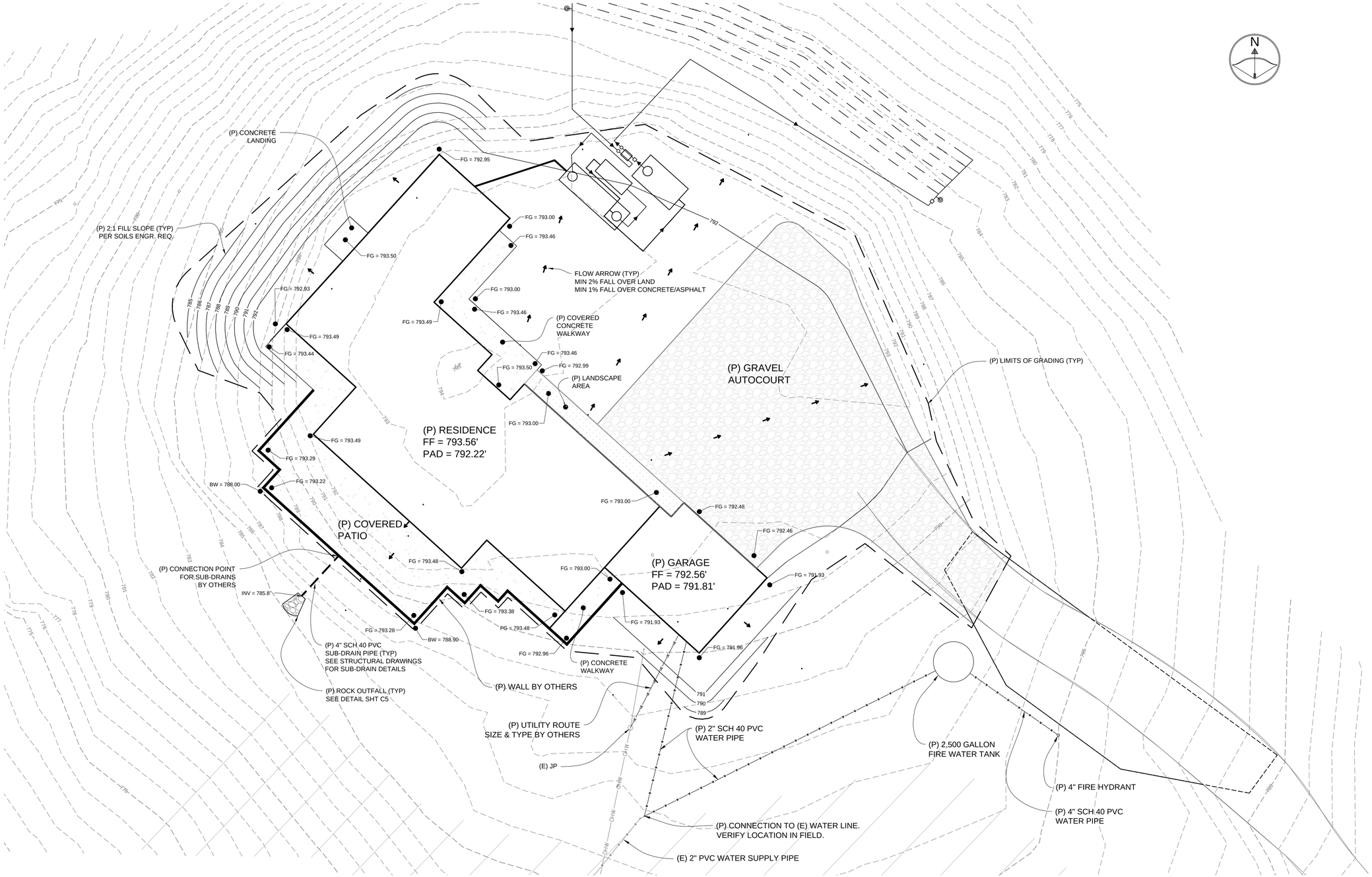
PROJECT #: 00447
DATE: 2/13/24

REV. #	DESCRIPTION	DATE
1	COUNTY COMMENTS DATED 4/22/2024	6/20/24
2	COUNTY COMMENTS DATED 9/10/2024	10/3/24

PROJECT INFO:
HOSSFELD RESIDENCE
1270 LOMA VISTA DRIVE
NAPA, CA 94558
APN: 039-670-014

SHEET NAME:
SITE PLAN

SHEET:
C1



NOTES:
1) HOUSE PAD ELEVATION BASED ON 12" THICK MAT SLAB UNDERLAIN WITH 4" OF CRUSHED ROCK.
2) GARAGE PAD ELEVATION BASED ON 5" THICK SLAB UNDERLAIN WITH 4" OF CRUSHED ROCK.
3) PROVIDE SPLASH BLOCKS AT ALL DOWNSPOUT LOCATIONS.
4) DRAINAGE UNDER COVERED PATIOS, WALKWAYS, PORCHES, ETC TO BE DESIGNED AND PROVIDED BY OTHERS.

REGISTERED PROFESSIONAL ENGINEER
CAMERON PRIDMORE
NO. 76691
CIVIL
STATE OF CALIFORNIA

CMP
CIVIL ENGINEERING & LAND SURVEYING

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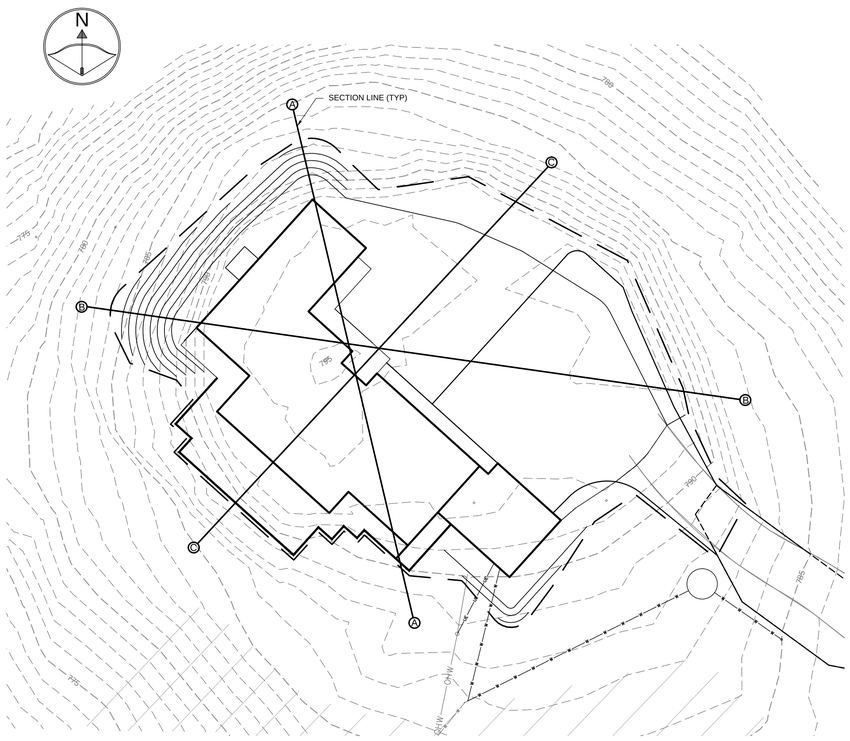
1270 LOMA VISTA DRIVE
NAPA, CA 94558
APN: 039-670-014

SHEET NAME:
GRADING & DRAINAGE PLAN

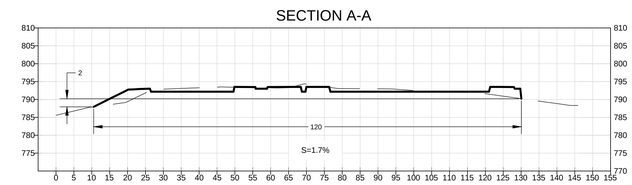
SHEET:
C2
OF 6

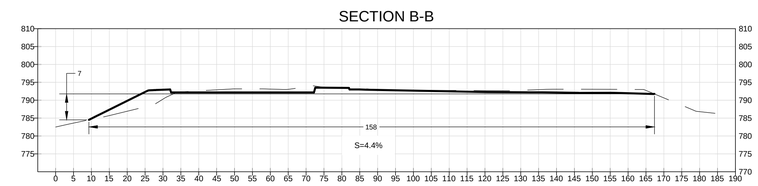


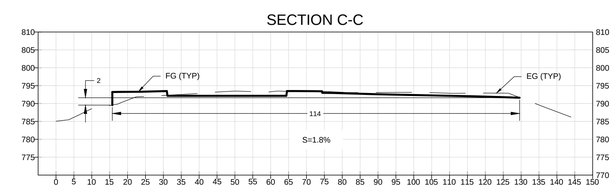
CROSS SECTION PLAN

SCALE 1" = 20'

0 10 20 40
SCALE: 1"=20'







CROSS SECTIONS

SCALE 1" = 20'

0 10 20 40
SCALE: 1"=20'

PROJECT SLOPE CALC.	
SECTION	SLOPE
A-A	1.7%
B-B	4.4%
C-C	1.8%
AVERAGE	2.6%

REGISTERED PROFESSIONAL ENGINEER
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STATE OF CALIFORNIA

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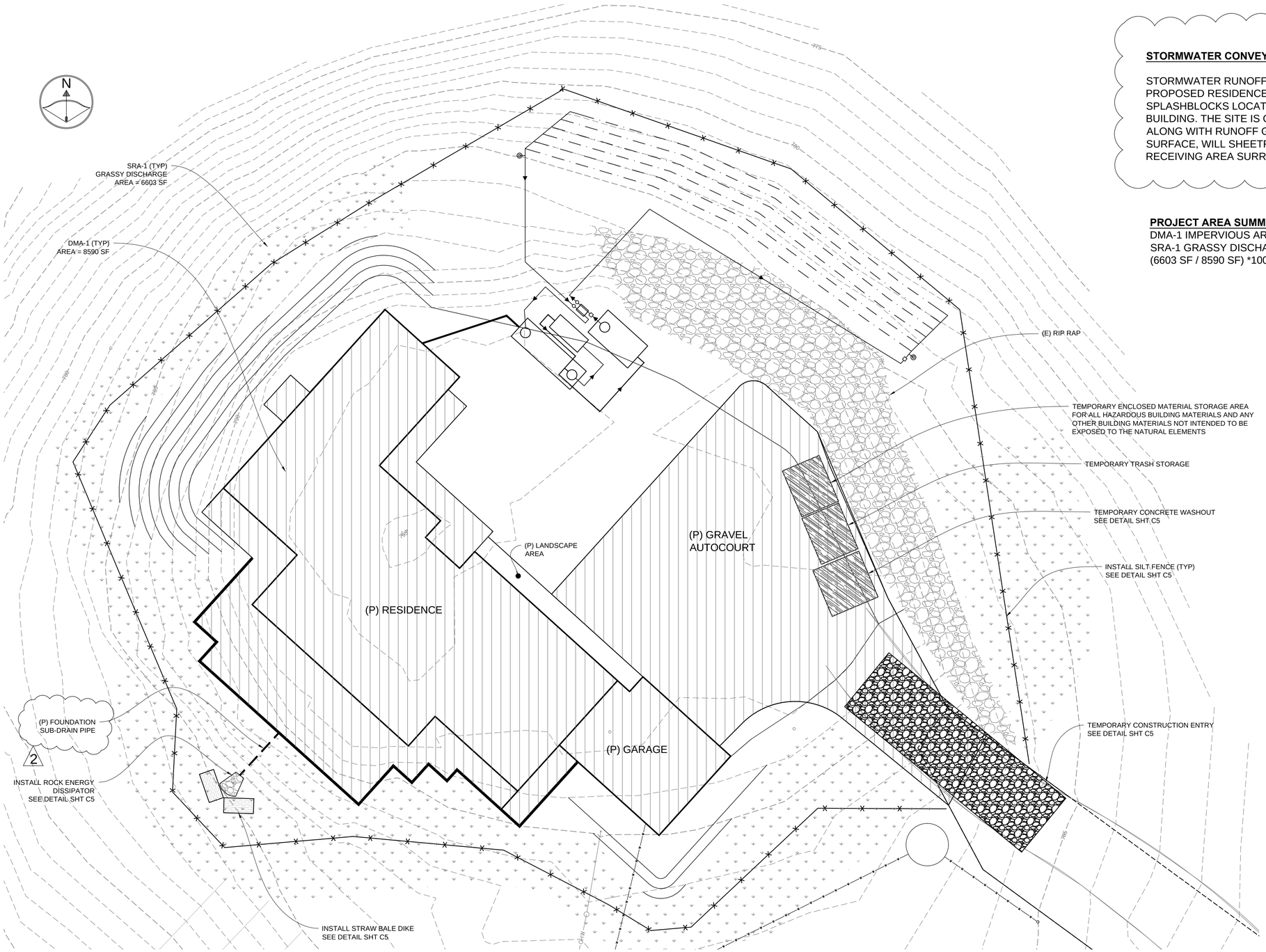
SHEET NAME:
CROSS SECTIONS

SHEET:
C3

OF 6



STORMWATER CONVEYANCE NOTES:

STORMWATER RUNOFF FROM THE ROOF OF THE PROPOSED RESIDENCE WILL DRAIN VIA DOWNSPOUTS TO SPLASHBLOCKS LOCATED AROUND THE PERIMETER OF THE BUILDING. THE SITE IS GRADED SUCH THAT THIS RUNOFF, ALONG WITH RUNOFF GENERATED FROM THE AUTOCOURT SURFACE, WILL SHEETFLOW TO THE VEGETATED RECEIVING AREA SURROUNDING THE SITE.

2

PROJECT AREA SUMMARY

DMA-1 IMPERVIOUS AREA	= 8590 SF
SRA-1 GRASSY DISCHARGE AREA	= 6603 SF
(6603 SF / 8590 SF) *100	= 77% (ONLY 50% REQ.)

REGISTERED PROFESSIONAL ENGINEER
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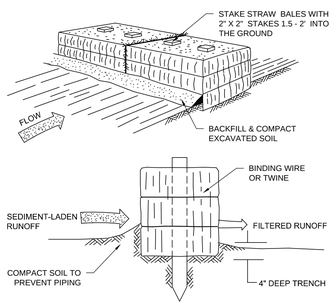
HOSSFELD RESIDENCE
1270 LOMA VISTA DRIVE
NAPA, CA 94558
APN: 039-670-014

SHEET NAME:
EROSION SEDIMENT & STORMWATER CONTROL PLAN

SHEET:
C4
OF 6

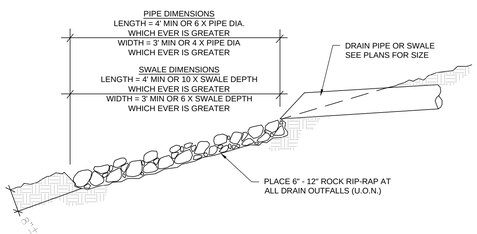
GENERAL NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES, PRIOR TO STARTING CONSTRUCTION. THESE PLANS ARE BASED UPON THE BEST INFORMATION AVAILABLE, BUT CAN ONLY BE TAKEN AS APPROXIMATE.
2. ANY UTILITIES THAT MAY HAVE TO BE RELOCATED SHALL BE DONE AT THE OWNERS EXPENSE.
3. PRIOR TO EXCAVATING NEAR ANY P.G. & E., PAC BELL, CITY, COUNTY, OR PRIVATE FACILITIES IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT U.S.A. AT LEAST 2 WORKING DAYS IN ADVANCE AT (800) 642-2444.
4. DAMAGE TO ANY AND ALL UTILITIES BY CONTRACTOR WILL BE REPLACED IN KIND AT OWNERS EXPENSE, AS WELL AS ANY EXISTING PRIVATE OR PUBLIC IMPROVEMENTS OR NATURAL LANDSCAPES SPECIFICALLY DESIGNATED BY OWNER.
5. CONTRACTOR WILL MAINTAIN SAFE CONDITIONS IN THE CONSTRUCTION AREA FOR WORKMEN AND TRAVELING PUBLIC.
6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL SECURE CONSTRUCTION PERMITS FROM THE NAPA COUNTY PUBLIC WORKS DEPARTMENT, THE NAPA COUNTY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT, AND ANY OTHER JURISDICTIONAL AGENCY AS REQUIRED. OWNER SHALL PAY FOR ALL FEES INCLUDING INSPECTION FEES THEREFORE.
7. ALL STATIONS (ON PLAN) ARE TAKEN ALONG CENTERLINE UNLESS OTHERWISE NOTED ON PLAN AND SHOW MEASUREMENTS IN A HORIZONTAL PLANE.
8. ALL GRADING, SITE PREPARATION, PLACING AND COMPACTING OF FILL SHALL BE DONE ACCORDING TO THESE PLANS, AND NAPA COUNTY REQUIREMENTS.
9. SLOPE PLANTING SHALL BE SPECIFIED BY THE BY OTHER AND IS NOT A PART OF THESE PLANS.
10. ALL CUT AND FILL SLOPES SHALL BE 2:1 OR MORE GENTLE, UNLESS OTHERWISE NOTED
11. ALL ABANDONED UNDERGROUND PIPELINES EXPOSED DURING GRADING SHALL BE REMOVED OR ADEQUATELY PLUGGED.
12. ROUND CUT AND FILL SLOPES TO BLEND IN WITH THE NATURAL GROUND CONTOURS.
13. EROSION CONTROL MEASURES SHALL BE EMPLOYED DURING THE RAINY SEASON AS REQUIRED AND AS SHOWN ON THE APPROVED STORMWATER QUALITY MANAGEMENT PLANS. A PRE-GRADING MEETING MAY BE SCHEDULED AT THE CONTRACTORS REQUEST AT THE SITE 48 (FORTY-EIGHT) HOURS PRIOR TO THE START OF GRADING. THE FOLLOWING PEOPLE SHOULD BE PRESENT: OWNER, GRADING CONTRACTORS, ENGINEER, AND THE COUNTY REPRESENTATIVE.
14. CHANGES TO THIS PLAN DUE TO FIELD CONDITIONS WILL BE MADE ONLY WITH THE APPROVAL OF THE ENGINEER AND THE NAPA COUNTY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT.
15. ADJACENT PROPERTIES SHALL BE PROTECTED FROM STORM WATERS, MUD, SILT, ETC.
16. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OF THE ENGINEER AND THE GOVERNING COUNTY AGENCY.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLACEMENT OF ALL FILLS ACCORDING TO THE PLAN, AND THE PREPARATION OF GROUND TO RECEIVE FILLS, TESTING FOR REQUIRED COMPACTION, STABILITY OF ALL FINISH SLOPES, SOIL EROSION, AND REQUIRED CUT SLOPE SURFACES.



STRAW BALE DIKE DETAIL

N.T.S.



ROCK OUTFALL DETAIL

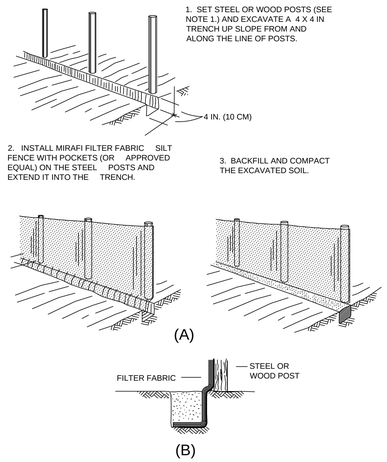
N.T.S.

MAINTENANCE & LIMITATIONS

1. THE IMPROVEMENTS SHOWN ON THIS PLAN MUST BE MAINTAINED PROPERLY IN ORDER FOR THEM TO FUNCTION PROPERLY. SUCH MAINTENANCE INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING: MAINTAIN ALL BMP'S TO AVOID EXCESS EROSION, MAINTAIN VEGETATIVE COVERAGE ON ALL DISTURBED AREAS, KEEP ALL STORM DRAIN STRUCTURES FREE OF DEBRIS & SEDIMENT.
2. THE EFFECTS OF NORMAL EROSION SUCH AS THOSE DUE TO ENVIRONMENTAL, WEATHER, AND GEOLOGIC CONDITIONS, WILL CONTINUE TO EXIST THROUGHOUT THE PROJECT SITE. THE STABILITY OF EARTH SLOPES AND METHODS OF CONTROLLING THE EFFECTS OF NORMAL EROSION ARE NOT A PART OF THIS PLAN. CONSULT A SOILS ENGINEER FOR THE STABILITY OF EARTH SLOPES AND THE EFFECTS OF NORMAL EROSION.
3. UPON COMPLETION OF ALL PROPOSED IMPROVEMENTS AND EROSION CONTROL MEASURES THE OWNER SHOULD PROVIDE FOR A DETAILED INSPECTION BY THE ENGINEER. THE INSPECTION SHOULD BE PERFORMED BOTH PRIOR TO AND DURING THE FIRST RAIN, TO CHECK THE FUNCTIONALITY OF ALL THE PROPOSED MEASURES & IMPROVEMENTS. IT MAY BE NECESSARY TO MAKE SOME MODIFICATIONS AND/OR REPAIRS TO THESE IMPROVEMENTS IN ORDER TO MAINTAIN A PROPER AND EFFICIENT WORKING SYSTEM.
4. THE PROPERTY OWNER, AND ANY SUBSEQUENT HOMEOWNER MUST CLEARLY UNDERSTAND THAT THEY HAVE CHOSEN TO LIVE IN A RESIDENCE ON HILLSIDE PROPERTY WITH A REMOTE AND LENGTHY DRIVEWAY FOR ACCESS. THE OWNER NEEDS TO VIGILANTLY REPAIR THE EROSIVE AND ADVERSE EFFECTS OF HEAVY RAINFALL TO THE PROJECT SITE AND THE IMPROVEMENTS SHOWN ON THESE PROJECT PLANS.
5. SIGNIFICANT MAINTENANCE AND UPKEEP COSTS MAY BE ASSOCIATED WITH THIS PROJECT AND SHOULD BE PLANED FOR BY THE OWNER. SEVERE STORMS CAN MOBILIZE SEDIMENTS WHICH CAN IMPAIR THE FUNCTIONALITY OF STORM DRAINAGE DEVICES. IF DRAINAGE DITCHES AND CULVERTS ARE NOT KEPT CLEAR OF SEDIMENTS, EROSIVE & FLOOD DAMAGE TO STRUCTURES AND DRIVEWAY IMPROVEMENTS MAY RESULT.
6. THE DESIGN OF FACILITIES ON THESE PLANS ARE BASED UPON STANDARD ENGINEERING PRACTICES, AND NAPA COUNTY REQUIREMENTS. CHANGES IN TRADITIONAL WEATHER PATTERNS AND RAINFALL INTENSITIES HAVE NOT BEEN PLANNED FOR AND COULD IMPACT THE INTEGRITY OF THE DRIVEWAY AND APPURTENANCES. IT IS SUGGESTED THAT EMERGENCY MEASURES BE PLANNED FOR, AS WELL AS THE COSTS FOR GENERAL MAINTENANCE OF ALL OF THE IMPROVEMENTS SHOWN ON THESE PLANS.

INSTALLATION OF SILT FENCE

1. LAY OUT A SUITABLE FENCE LINE AND SET POSTS ALONG IT. ON SLOPES, ALIGN THE FENCE ALONG THE CONTOUR AS CLOSELY AS POSSIBLE (U.O.N.). IN SMALL SWALES, CURVE THE FENCE LINE UPSTREAM AT THE SIDES TO DIRECT THE FLOW TOWARD THE MIDDLE OF THE FENCE. THE SIDES SHOULD BE HIGHER THAN THE CENTER. SPACE POSTS ON 6' CENTERS AND DRIVE THEM A MINIMUM OF 12 IN INTO THE GROUND. POSTS FOR SILT FENCES CAN BE EITHER 1-1/2" MIN. DIA. HARD WOOD OR 1.33 LB/FT STEEL WITH A MINIMUM LENGTH OF 5 FT. STEEL POSTS MUST HAVE PROJECTIONS FOR FASTENING WIRE TO THEM.
2. FASTEN THE FILTER FABRIC TO THE UPHILL SIDE OF THE FENCE POSTS, AND EXTEND TO 6 TO 8 IN INTO THE TRENCH. THE HEIGHT OF THE FENCE SHOULD NOT EXCEED 36 IN. DO NOT STAPLE FABRIC ONTO TREES. CUT THE FILTER FABRIC FROM A CONTINUOUS RILL TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, SPLICE THE FILTER CLOTH AT A SUPPORT POST, WITH A MINIMUM 6 IN OVERLAP, AND SECURELY FASTEN BOTH ENDS TO THE POST.
3. BACKFILL THE TRENCH OVER THE TOE OF THE FABRIC AND COMPACT THE SOIL.
4. PREFABRICATED SILT FENCE WITH POSTS IS ENCOURAGED AND MAY BE USED AS AN ALTERNATE TO SETTING STEEL OR WOOD POSTS.



(A) INSTALLATION CONSTRUCTION OF A SILT FENCE. SEQUENCE. (B) EXTENSION OF FABRIC INTO THE TRENCH.

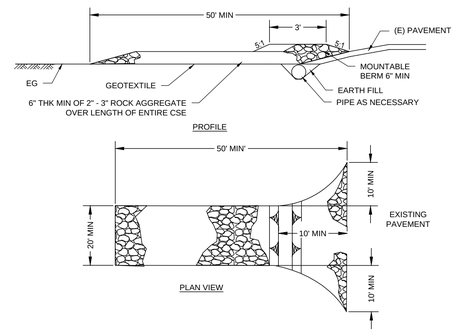
NOTE:
SILT FENCE SEDIMENT BARRIER MAY BE USED AS AN ALTERNATE TO THE STRAW BALE SEDIMENT BARRIER.

SILT FENCE DETAIL

N.T.S.

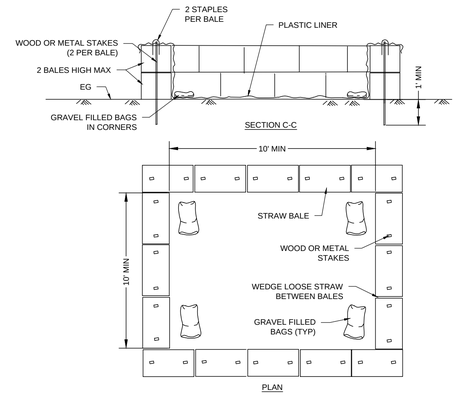
CONSTRUCTION SPECIFICATION

1. LENGTH = MINIMUM OF 50'.
2. WIDTH = 20' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
3. GEOTEXTILE FABRIC (FILTER CLOTH) SHALL BE PLACED OVER THE EXISTING GROUND PRIOR TO PLACING STONE.
4. STONE - CRUSHED AGGREGATE (2" TO 3") OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT SHALL BE PLACED AT LEAST 6" DEEP OVER THE LENGTH AND WIDTH OF THE ENTRANCE.
5. SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 6" OF STONE OVER THE PIPE. PIPE HAS TO BE SIZED ACCORDING TO THE DRAINAGE. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE WILL NOT BE NECESSARY. PIPE SHOULD BE SIZED ACCORDING TO THE AMOUNT OF RUNOFF TO BE CONVEYED. A 6" MINIMUM WILL BE REQUIRED.
6. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT EVERY POINT WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES A CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE STABILIZED CONSTRUCTION ENTRANCE.



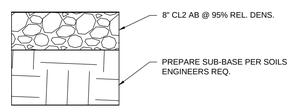
STABILIZED CONSTRUCTION ENTRY

N.T.S.



CONCRETE WASHOUT DETAIL

N.T.S.

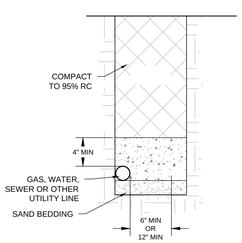


NOTE:
SUBGRADE SHALL BE DRIVEN PRIOR TO COMPLETION TO INSURE THAT NO DRAGGING OCCURS AT GRADE TRANSITIONS.

TYPICAL AUTOCOURT SECTION

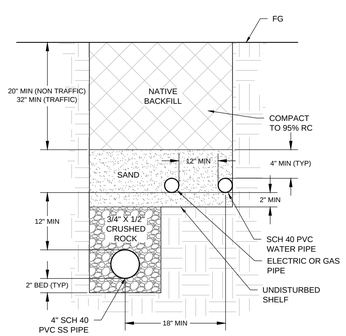
N.T.S.

NOTE:
MAINTAIN 6" MIN OF SEPERATION BETWEEN GAS & ELEC LINES. MAINTAIN 12" MIN BETWEEN GAS/ELEC LINES AND ALL OTHER UTILITIES



ONSITE GAS & ELECTRIC TRENCH DETAIL

NTS



JOINT TRENCH DETAIL

NTS

PREPARED BY:
CMP CIVIL ENGINEERING & LAND SURVEYING INC.
1607 CAPELL VALLEY ROAD
NAPA, CA 94558
(707) 266-2559
CAMERON@CMPENGINEERING.COM

PROJECT #: 00447 DATE: 2/13/24

REV #	DESCRIPTION	DATE
1	COUNTY COMMENTS DATED 4/22/2024	6/20/24
2	COUNTY COMMENTS DATED 9/10/2024	10/3/24

PROJECT INFO:
HOSSFELD RESIDENCE
1270 LOMA VISTA DRIVE
NAPA, CA 94558
APN: 039-670-014

SHEET NAME:
NOTES & DETAILS

SHEET:
C5
OF 6

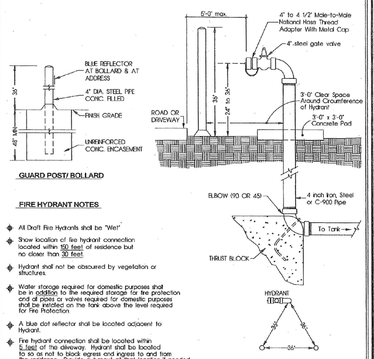
REQUIRED FIRE PROTECTION NOTES

(Add these Notes on Plans - typical)

1. The numerical address shall be posted at the public roadway and any other intersections or residential roadway. Height and numbers shall be a minimum of 4 inches reflective, or on a contrasting back ground, and / or illuminated. See detail #14 of the Napa County Fire Standards.
2. Defensible space for wildfire shall be a minimum of 100 feet around all structures or to the property lines. Greater clearance maybe required upon inspection as determined due to slope and fuel loads.
3. Overhead clearance of tree limbs and brush along the entire length of the driveway shall be a minimum of 13 feet 6 inch vertical clearance. See detail #8 of Napa Co. Fire Standards.
4. Horizontal defensible space clearance shall be a minimum of 10 feet on each side of the driveway. See Detail #8 of the Napa County Fire Standards.
5. The water storage required for domestic use shall be in addition to the required storage for fire protection and all pipes or valves required for domestic use shall be installed to the tank above the level designated for fire protection purposes only. Swimming pools are an acceptable use for fire protection. See Details #3 or #5 of the Napa County Fire Standards.
6. The fire hydrant shall be located no closer that 30 feet and no further than 150 feet from the residence or building. the fire hydrant shall be located centered in a turnout area and shall be within 5 feet to the edge of curb or driveway. The hydrant outlet must be within 24 inches to 36 inches above the finished grade of the turnout area. See Details #2 & #3 of the Napa County Fire Standards.
   NOTE: The fire hydrant turnout location shall be established in an area separate from the fire apparatus turn around area. The fire hydrant turnout area is for fire apparatus to be parked during drafting operations and shall not interfere with the fire apparatus access to and from the structure.
7. Wet draft hydrants shall be painted "Red" and shall have 1 inch "White" letters posted on it to read " Wet Draft " See Detail #2 & #3 of the Napa County Fire Standards.
8. A "Blue Dot Reflector" shall be adjacent to all hydrants. See Details #2 & #3 of the Standards.
9. Bollard protection is required at all hydrants. See Details #2 & #3 of the Standards.
10. New or existing bridges on the property that will be utilized for fire apparatus to access any structure shall comply with the Napa County Firesafe Standards. See Detail #15 of the Napa County Fire Standards.
11. Fire sprinkler systems shall be installed in accordance with the California Fire Code and NFPA 13D one or two family dwellings - 2002 Edition and shall be submitted under a separate permit.

REQUIRED FIRE PROTECTION NOTES	FIRE SAFE STANDARDS	
CAL FIRE Napa County Fire Department 1199 BIG TREE ROAD ST. HELENA, CALIFORNIA 94574 OFFICE PHONE (707) 967-5019 FAX (707) 967-4074	1/2" = 1'-0" SCALE -- REVISION DATE	1 DRAWING NO. 1

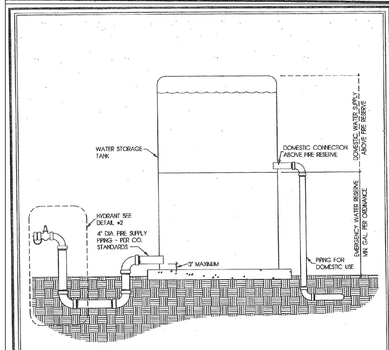
RESIDENTIAL DRAFT FIRE HYDRANT DETAIL (FROM TANK)



FIRE HYDRANT NOTES

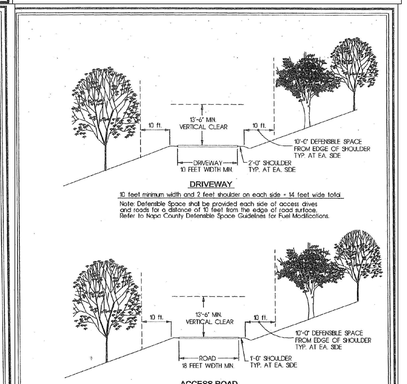
- All Draft Fire Hydrants shall be "Wet".
- Show location of fire hydrant connection located within 150 feet of residence but no closer than 30 feet.
- Hydrant shall not be obsoured by vegetation or structures.
- Water storage required for domestic purposes shall be in addition to the required storage for fire protection and all pipes or valves required for domestic purposes shall be installed on the tank above the level required for fire Protection.
- A blue dot reflector shall be located adjacent to Hydrant.
- Fire hydrant connection shall be located within 5 feet of the driveway. Hydrant shall be located to so as not to block egress and ingress to and from the residence. Provide a turnout at that location if needed.
- Fire hydrant shall be painted "RED" and Signage painted on it to read "Wet Draft" in minimum of one inch high "WHITE" letters.

RESIDENTIAL DRAFT FIRE HYDRANT DETAIL	FIRE SAFE STANDARDS	
CAL FIRE Napa County Fire Department 1199 BIG TREE ROAD ST. HELENA, CALIFORNIA 94574 OFFICE PHONE (707) 967-5019 FAX (707) 967-4074	3/4" = 1'-0" SCALE -- REVISION DATE	2 DRAWING NO. 2



- FOR STORAGE CAPACITY REQUIREMENTS REFER TO COUNTY OF NAPA AMENEMENTS TO C.F.C. 2007
- WHEN MULTIPLE TANKS ARE UTILIZED TO ACHIEVE THE REQUIRED VOLUME OF WATER, THE CONNECTION BETWEEN THE TANKS SHALL BE BY AN APPROVED 4" DIA. WATER LINE

RESIDENTIAL WATER SUPPLY FROM TANK	FIRE SAFE STANDARDS	
CAL FIRE Napa County Fire Department 1199 BIG TREE ROAD ST. HELENA, CALIFORNIA 94574 OFFICE PHONE (707) 967-5019 FAX (707) 967-4074	NOT TO SCALE SCALE -- REVISION DATE	4 DRAWING NO. 4



DRIVEWAY

10 feet minimum width and 2 feet shoulder on each side = 14 feet wide total

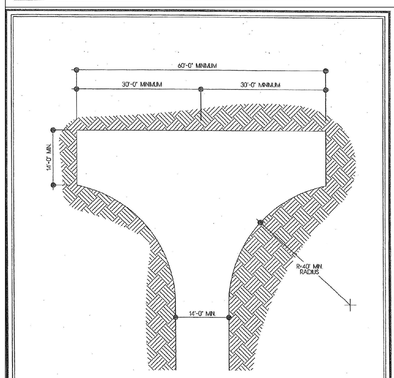
Note: Defensible Space shall be provided each side of access drives and roads for a distance of 10 feet from the edge of road surface.
Refer to Napa County Defensible Space Guidelines for Fuel Modifications.

ACCESS ROAD

18 feet minimum width and 1 feet shoulder on each side = 20 feet wide total

Note: Defensible Space shall be provided each side of access drives and roads for a distance of 10 feet from the edge of road surface.
Refer to Napa County Defensible Space Guidelines for Fuel Modifications.

ROAD & DRIVE DEFENSIBLE SPACE CLEARANCE	FIRE SAFE STANDARDS	
CAL FIRE Napa County Fire Department 1199 BIG TREE ROAD ST. HELENA, CALIFORNIA 94574 OFFICE PHONE (707) 967-5019 FAX (707) 967-4074	1/4" = 1'-0" SCALE -- REVISION DATE	8 DRAWING NO. 8



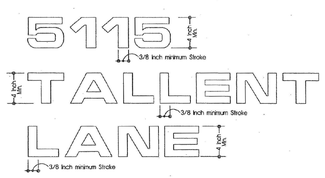
HAMMERHEAD TURNAROUND

RESIDENTIAL DRIVEWAY

- 10 Foot minimum driveway width and 2 feet of shoulder on each side = 14 feet total width required.

HAMMERHEAD TURNAROUND	FIRE SAFE STANDARDS	
CAL FIRE Napa County Fire Department 1199 BIG TREE ROAD ST. HELENA, CALIFORNIA 94574 OFFICE PHONE (707) 967-5019 FAX (707) 967-4074	1/8" = 1'-0" SCALE -- REVISION DATE	12 DRAWING NO. 12

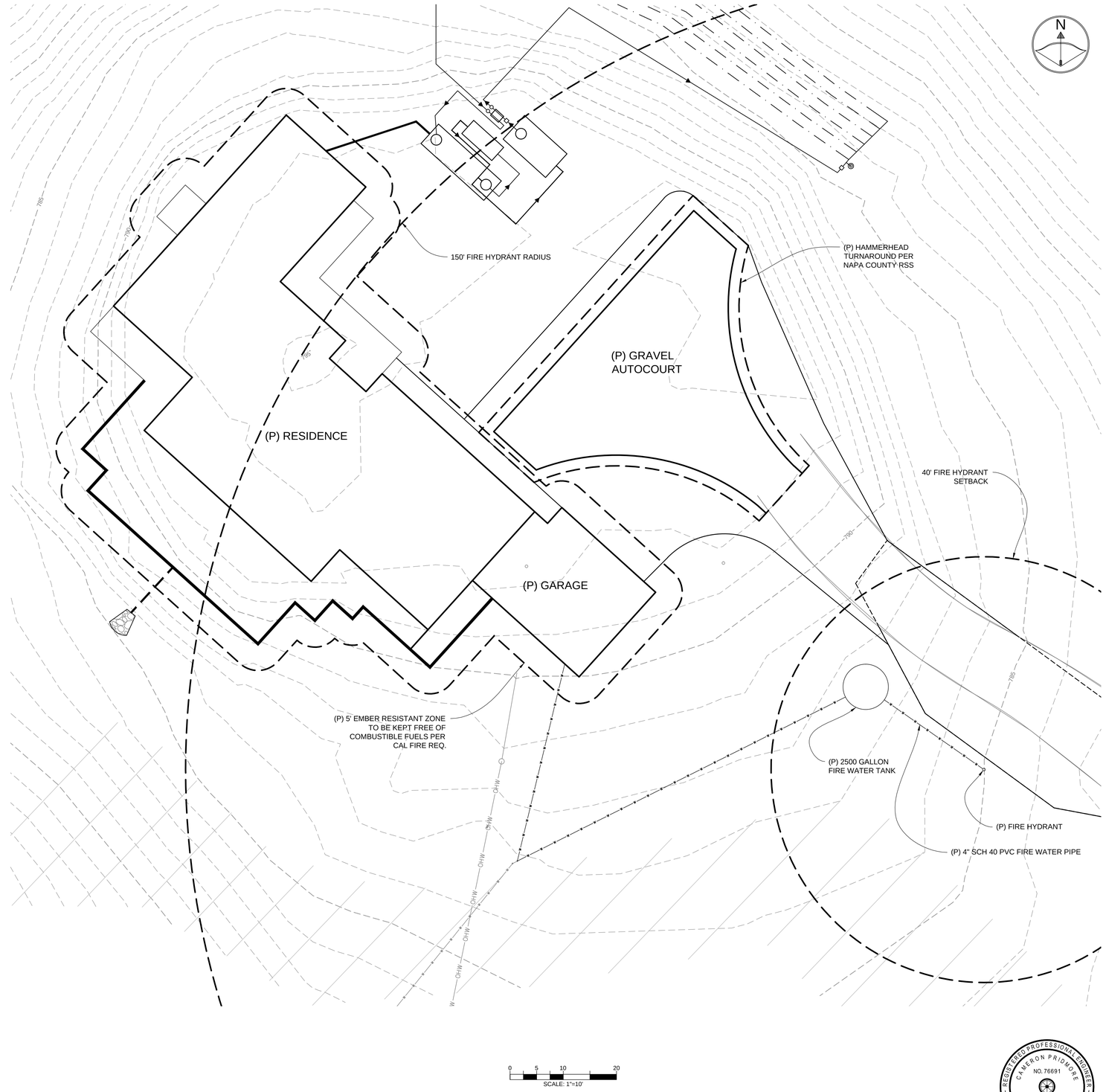
SIZE AND LOCATION OF ADDRESSES



ADDRESS SIGNAGE NOTES

- Size for all letters, numbers, and symbols for addresses shall be a minimum of 4 inches in height with a 3/8 inch minimum stroke width. Reflectorized, or with contrasting background, and / or illuminated.
- All addresses shall be visible from both directions of travel on the road fronting property

ADDRESS SIGNAGE DETAIL	FIRE SAFE STANDARDS	
CAL FIRE Napa County Fire Department 1199 BIG TREE ROAD ST. HELENA, CALIFORNIA 94574 OFFICE PHONE (707) 967-5019 FAX (707) 967-4074	not to scale SCALE -- REVISION DATE	14 DRAWING NO. 14



REGISTERED PROFESSIONAL ENGINEER
CAMERON PRIDMORE
NO. 76691
CIVIL
STATE OF CALIFORNIA

CMP
CIVIL ENGINEERING & LAND SURVEYING

PREPARED BY:
CMP CIVIL ENGINEERING &
LAND SURVEYING INC.
1607 CAPELL VALLEY ROAD
NAPA, CA 94558
(707) 266-2559
CAMERON@CMPENGINEERING.COM

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1270 LOMA VISTA DRIVE
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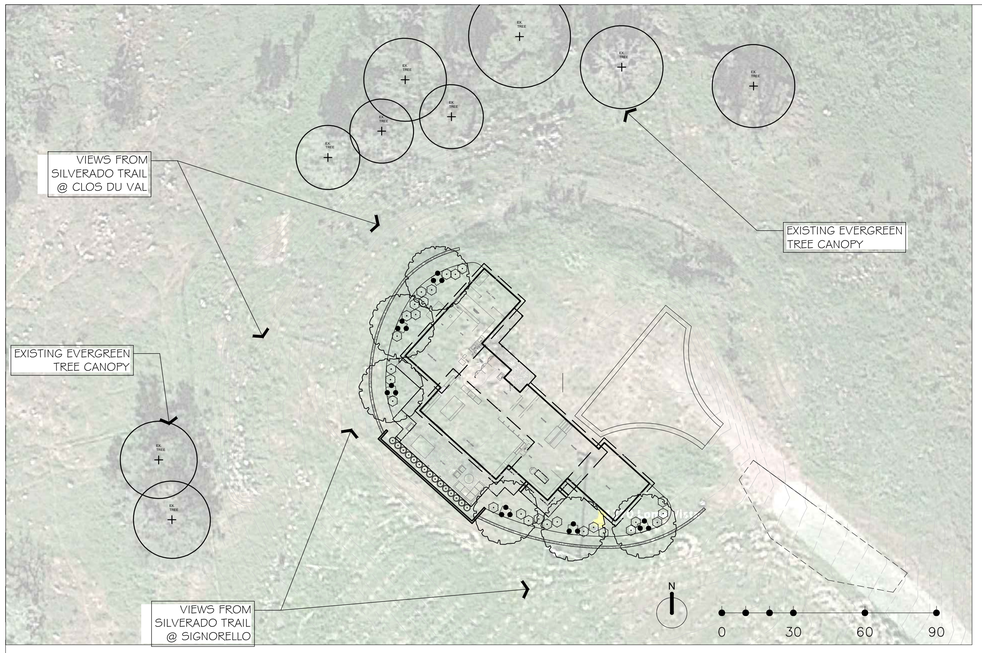
APN: 039-670-014

SHEET NAME:
CAL FIRE
SITE PLAN

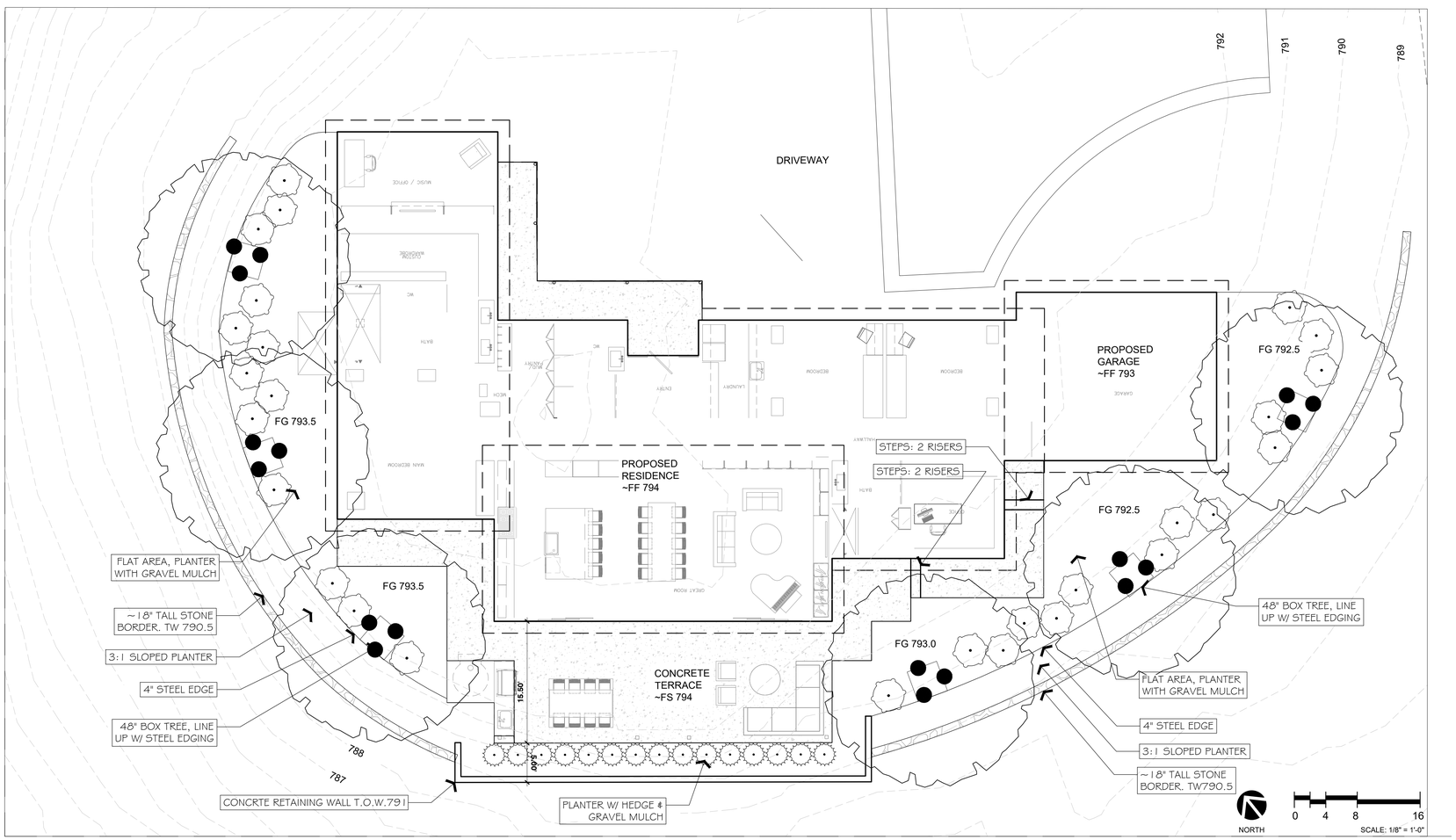
SHEET:
C6

OF 6



PLANT-SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	6	QUERCUS AGRIFOLIA / COAST LIVE OAK MULTI-TRUNK	48" BOX, 7' TALL 6' WIDE. GROWTH RATE 2' HT. & DIA. /YEAR	27' CANOPY WIDTH (GROWTH 5 YEARS AFTER INSTALLED)
	27	HETEROMELES ARBUTIFOLIA / TOYON	15 gal.	54" o.c. (GROWTH 5 YRS AFTER INSTALLED)
	15	LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS JAPANESE PRIVET	15 gal.	36" o.c. (GROWTH 5 YRS AFTER INSALLED)



I MARIA WHITE
LANDSCAPE ARCHITECT

935 POPE STREET, SAINT HELENA
CALIFORNIA, 94574
PHONE: 707-210-2128
IMARIAWHITE.COM
IMW@IMARIAWHITE.COM

ISSUE NOT FOR CONSTRUCTION

ISSUE	DATE
FOR CLIENT REVIEW	11-17-23

HOSSFELD MCCOMBER RESIDENCE

1270 LOMA VISTA DRIVE,
NAPA CA 94558

VIEWSHED SCREENING

SCHEMATIC DESIGN
CHECKED:
SCALE: VARIES
DATE: NOV. 17 2023
IMW PROJECT NO: 2321

SHEET:

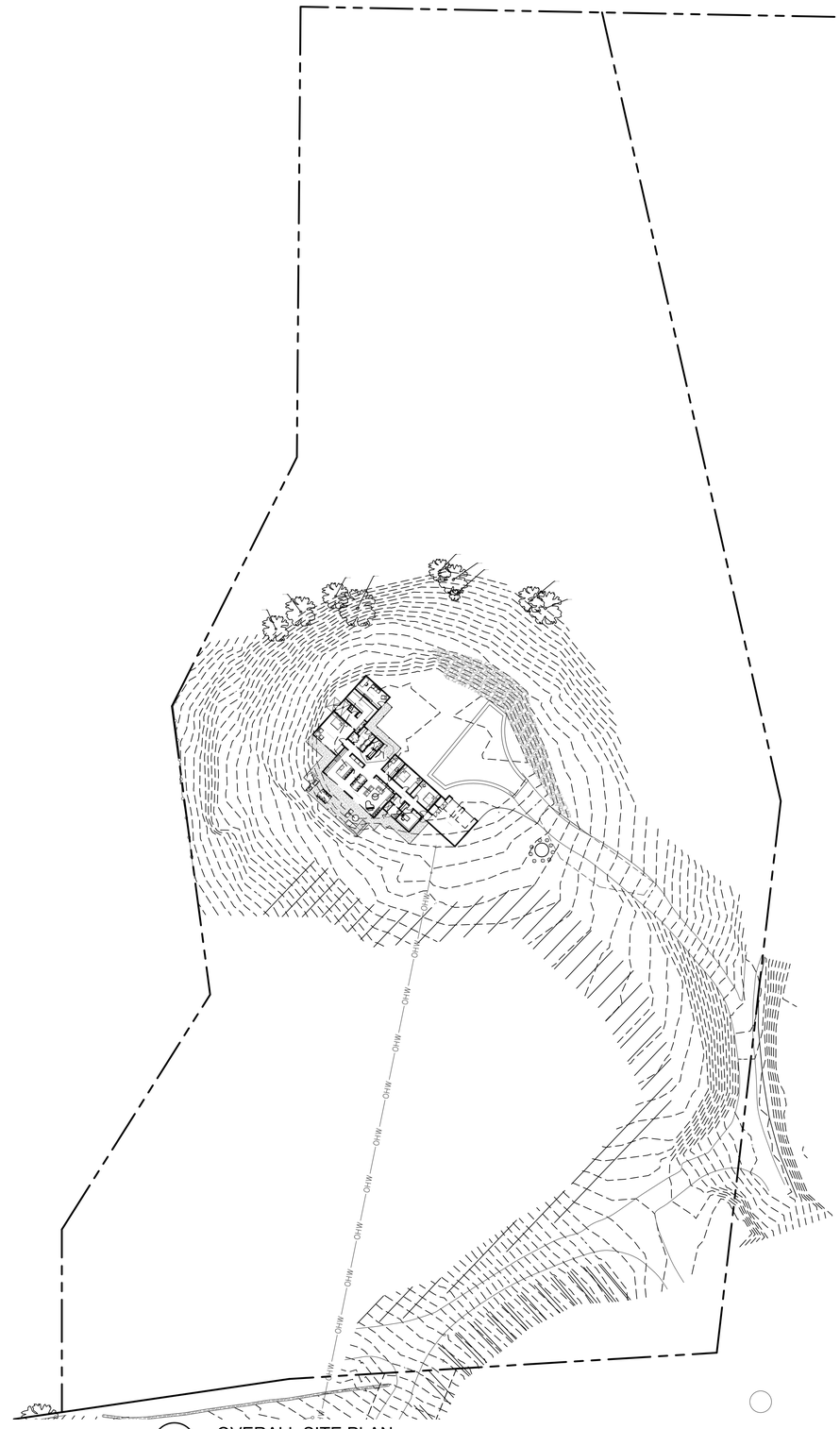
L-1

FILE

PLOTDATE

GENERAL SITE NOTES

1. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT, AND OTHER HAZARDS CREATED BY SITE WORK OPERATIONS.
2. USE NECESSARY MEANS TO PREVENT DUST FROM BECOMING A NUISANCE TO THE PUBLIC, NEIGHBORS, AND OTHER WORK BEING PERFORMED ON OR NEAR THE SITE.
3. CLEAN OUT ROOTS IN BUILDING SITE AREA 1" DIAMETER AND LARGER TO A DEPTH OF AT LEAST 12" BELOW THE EXISTING GROUND SURFACE OR SUBGRADE OF NEW GRADED SURFACE, WHICHEVER IS LOWER.
4. AFTER BUILDING SITE AREA IS CLEARED OF VEGETATION, STRIP THE EXISTING TOPSOIL TO THE DEPTH NECESSARY TO PROVIDE ADEQUATE CRAWL SPACE CLEARANCE (WHERE APPLICABLE), AND STOCKPILE MATERIAL FOR AREAS SHOWN ON DRAWINGS TO BE, TURFED OR PLANTED AND TO FILL PLANTERS.
5. LOCATE ALL UNDERGROUND UTILITIES AND CLEARLY MARK THEIR LOCATION PRIOR TO EXCAVATION. COORDINATE WITH UTILITY COMPANIES AND AGENCIES AS REQUIRED
6. WHERE UTILITY PLUGGING, CUTTING, CAPPING IS REQUIRED, PERFORM SUCH WORK IN ACCORDANCE WITH REQUIREMENTS OF THE UTILITY COMPANY OR GOVERNMENTAL AGENCIES HAVING JURISDICTION.
7. WHERE APPLICABLE, PROVIDE EROSION CONTROL AS REQUIRED TO PREVENT SEDIMENT FROM ENTERING STREAMS, RIVERS, SEWER, AND STORM DRAIN SYSTEMS.
8. DOWNSPOUTS SHALL TIE-IN TO NEW UNDERGROUND DRAINAGE SYSTEM AND TERMINATE IN PLANTED AREAS.
9. FINISH GRADE SHALL SLOPE MINIMUM 5% AWAY FROM RESIDENCE U.O.N.



1 A1.1 OVERALL SITE PLAN

SCALE: 1" = 500'

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1 RESPONSE TO COMMENTS	7-5-2024
2 RESPONSE TO COMMENTS	10-7-2024

PROJECT

HOSSFELD
MCCOMBER
RESIDENCE

1270 LOMA VISTA DRIVE
NAPA, CA 94558

SHEET CONTENTS

SITE PLAN

DRAWN BY	MN_MS
CHECKED BY	JBJ
JOB NO.	23-005

SHEET NO.

A1.0

APN 039 670 014

1 / A1.2 ENLARGED SITE PLAN

SCALE: 1" = 10'

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HOSSFELD
MCCOMBER
RESIDENCE

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SHEET CONTENTS

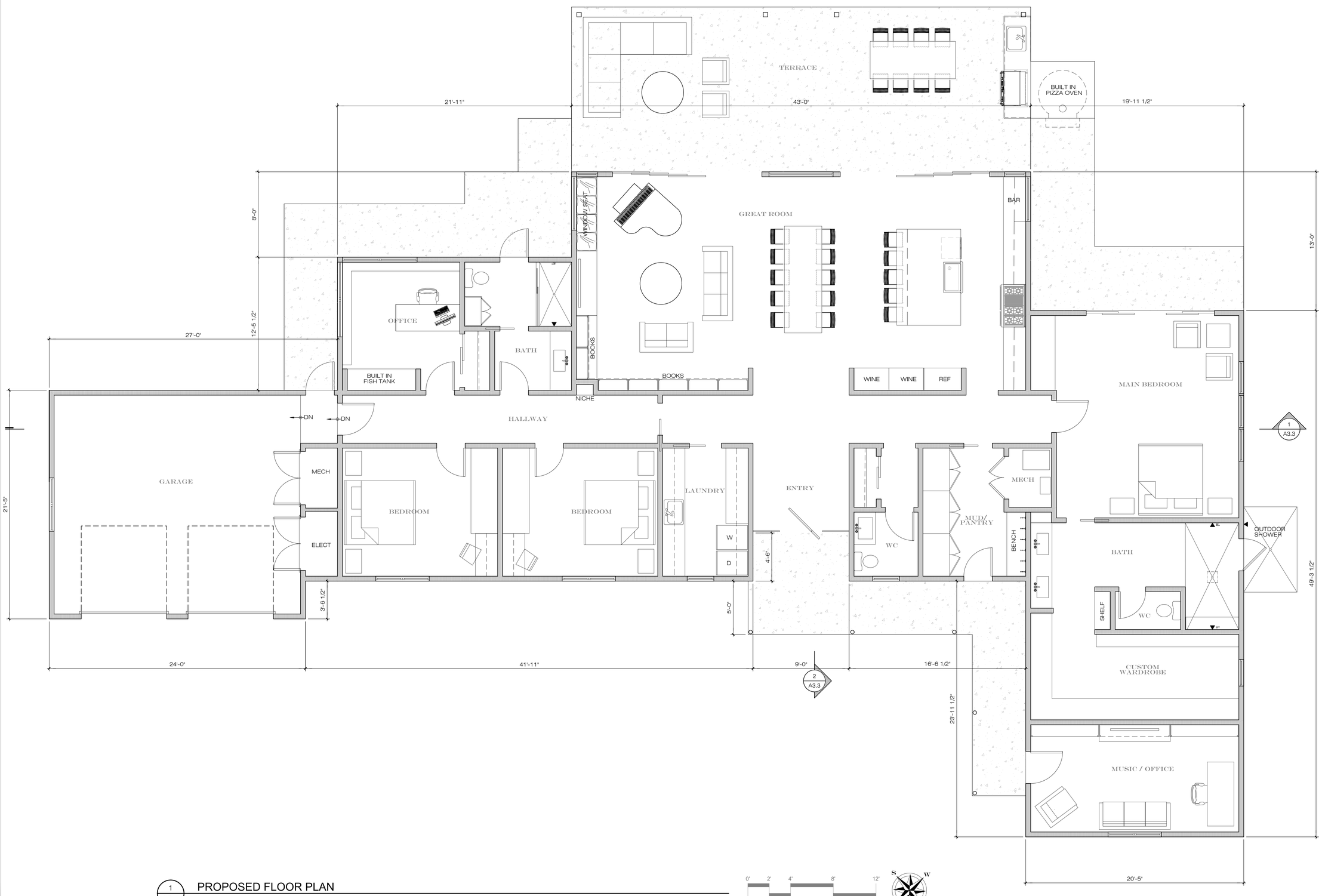
ENLARGED
SITE PLAN

DRAWN BY	MN_MS
CHECKED BY	JBJ
JOB NO.	23-005

SHEET NO.

A1.1

APN 039 670 014



1 A2.1 PROPOSED FLOOR PLAN

3,105 SF

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

0' 2' 4' 8' 12'

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

S W E N

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1270 LOMA VISTA DRIVE
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SHEET CONTENTS

FLOOR PLAN

DRAWN BY	MN_MS
CHECKED BY	JBJ
JOB NO.	23-005
SHEET NO.	A2.1

APN 039 670 014

EXTERIOR FINISH SPECIFICATIONS

SIDING

1. EXTERIOR ACRYLIC FINISH WITH FINE SMOOTH BY LAHABRA WITH INTEGRAL COLOR : MATCH COUNTY APPROVED COLOR PALETTE 725a48

FASCIA

1. 1/8" STEEL FASCIA AND 2X2 STEEL OUTRIGGERS WITH MAT BLACK SPRAY PAINT FINISH TO MATCH WINDOW AND DOOR FRAMES

GUTTERS & DOWNSPOUTS

1. GUTTERS SHALL BE 5" HALF-ROUND 'WEATHERED COPPER' GUTTERS, BRACKETS, AND 3" DIA. 'WEATHERED COPPER' DOWNSPOUTS. ALL WORK SHALL COMPLY WITH SMACNA STANDARDS WITH GUTTER GUARDS TO PREVENT THE ACCUMULATION OF DEBRIS.
2. ALL DOWNSPOUTS SHALL BE TIED TO SUBSURFACE DRAINAGE SYSTEM, AND DAYLIGHT TO APPROVED LOCATION - REFER TO CIVIL DRAWINGS.

ROOFING

1. CLASS 'A' 1 1/2" STANDING SEAM METAL ROOF OVER 'TYVEK' PROTEC 120 WP MEMBRANE. INSTALL ROOFING AND UNDERLAYMENT PER MANUFACTURERS WRITTEN SPECIFICATIONS. COLOR: METAL SALES 'WEATHERED COPPER'

WINDOWS AND DOORS

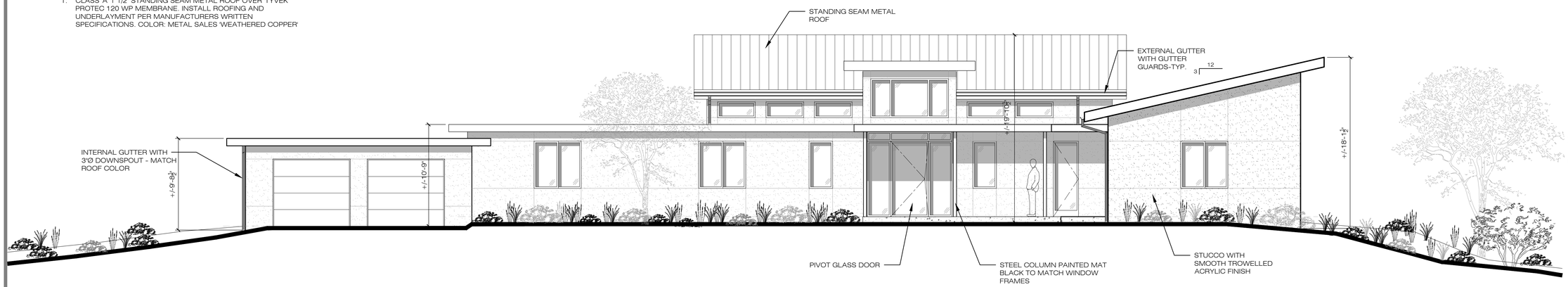
1. FLEETWOOD THERMALLY BROKEN BLACK ALUMINUM FRAMED

GLAZING

1. PPG INDUSTRIES 1" INSULATED SOLARBAN XL LOW-E NON-REFECTIVE GLAZING WITH BLACK STAINLESS STEEL SPACERS

EXTEIRIOR NOTES

1. NEW EXTERIOR PORTLAND CEMENT FINISH SHALL COMPLY WITH CRC SECTION R703.6 REQUIREMENTS
2. ALL NEW ROOF COVERINGS SHALL BE CLASS 'A' PER NAPA COUNTY CODE.



1 A3.1 NORTH ELEVATION

SCALE: 3/16"=1'-0"

2 A3.1 SOUTH ELEVATION

SCALE: 3/16" =1'-0"

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SHEET CONTENTS

EXTERIOR ELEVATION

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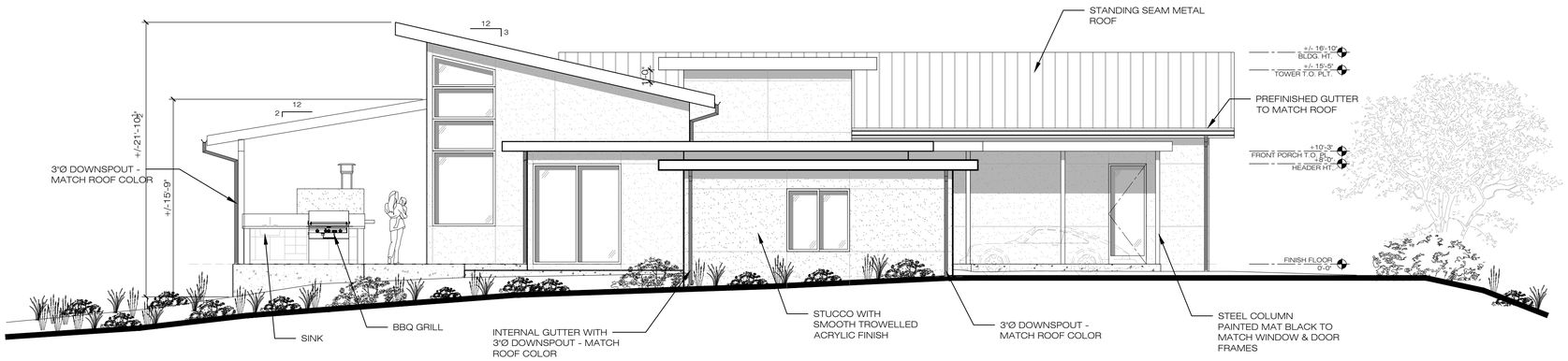
JOB NO.	23-005

SHEET NO.

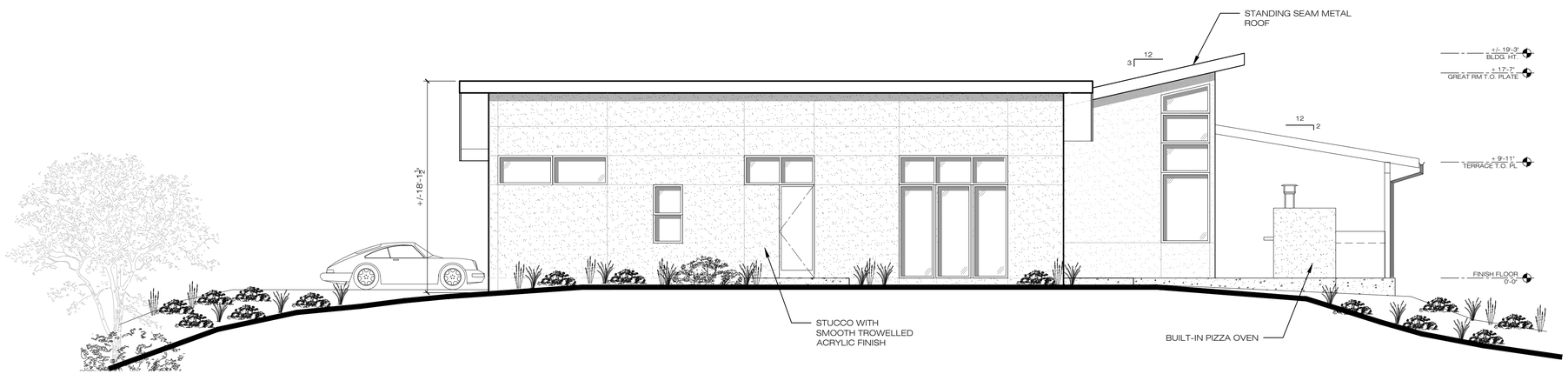
A3.0

APN 039 670 014



1 A3.2 EAST ELEVATION

SCALE: 3/16"=1'-0"



2 A3.2 WEST ELEVATION

SCALE: 3/16"=1'-0"

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SHEET CONTENTS

EXTERIOR ELEVATION

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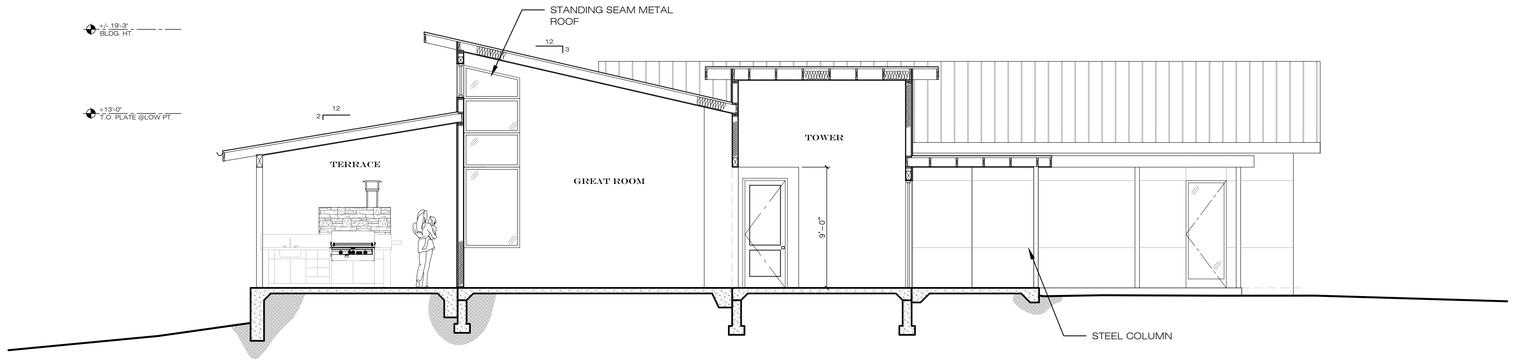
SHEET NO.

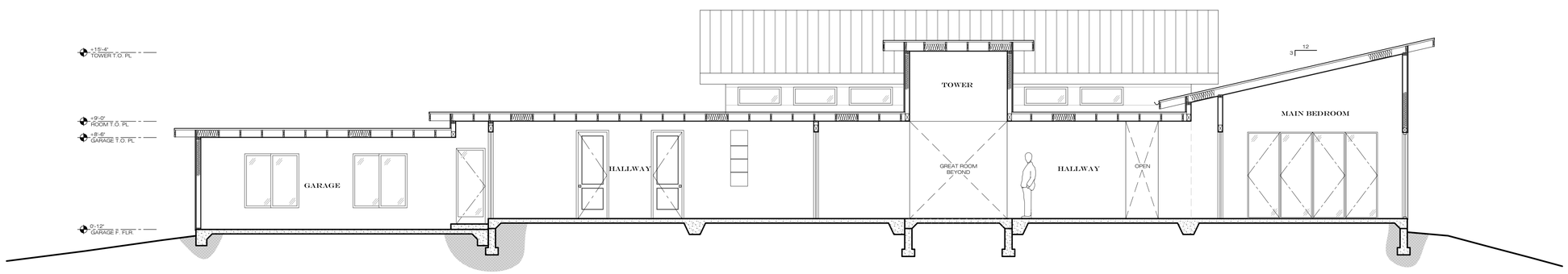
A3.1

APN 039 670 014



1 / A3.3 CROSS SECTION

SCALE: 3/16"=1'-0"



2 / A3.3 LONGITUDINAL SECTION

SCALE: 3/16"=1'-0"

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2 RESPONSE TO COMMENTS	10-7-2024

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SHEET CONTENTS

BUILDING SECTION

DRAWN BY	MN_MS
CHECKED BY	JBJ
JOB NO.	23-005

SHEET NO.

A3.2

APN 039 670 014

1
RI
VIEW FROM SOUTHWEST

SCALE: NONE

2
RI
VIEW FROM NORTHWEST

SCALE: NONE

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MCCOMBER
RESIDENCE

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NAPA, CA 94558

SHEET CONTENTS

RENDERINGS

DRAWN BY	MN_MS
CHECKED BY	JBJ
JOB NO.	23-005
SHEET NO.	R1

APN 039 670 014

1
R2

VIEW FROM SIVERADO TR (CLO DU VAL WINERY)

SCALE: NONE

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RESIDENCE

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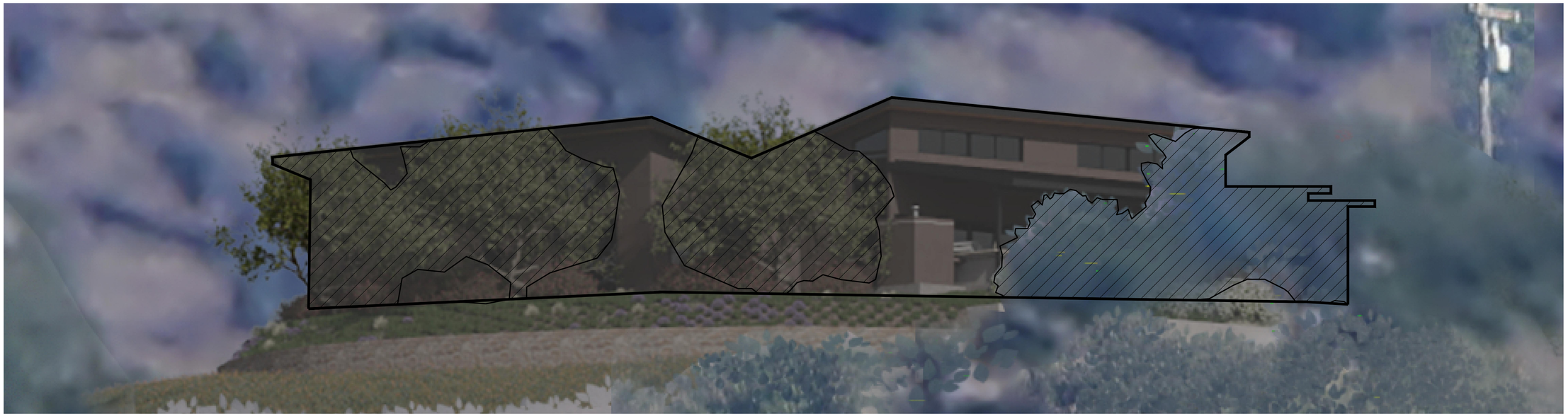
SHEET CONTENTS

RENDERING
SILVERADO TR VIEW

DRAWN BY	MN_MS
CHECKED BY	JBJ
JOB NO.	23-005
SHEET NO.	R2

APN 039 670 014



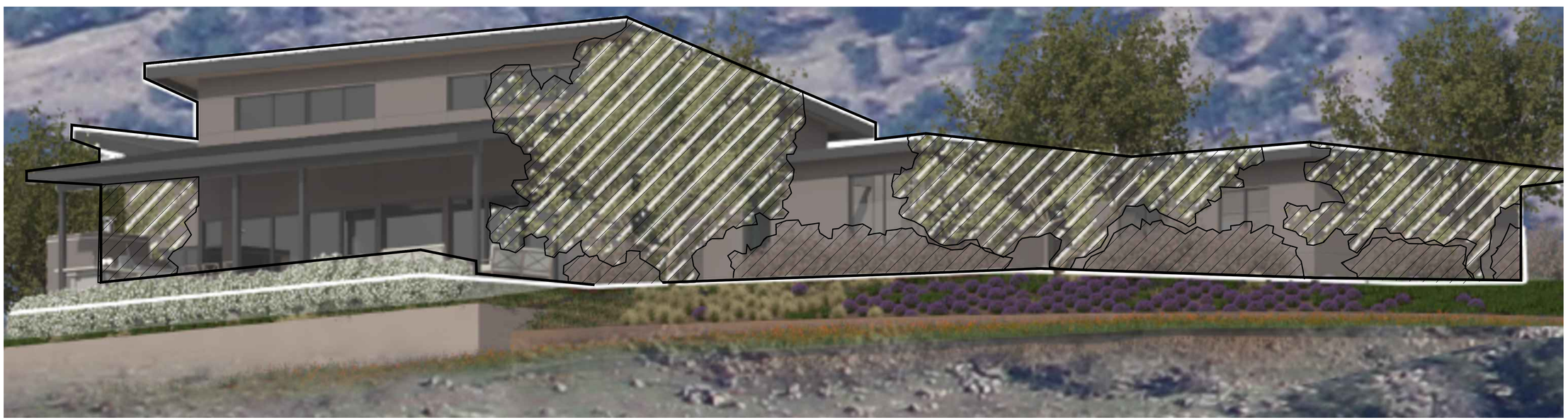
SCREENED AREA OF PROPOSED NEW RESIDENCE: 1,196 SF

VISIBLE AREA OF PROPOSED NEW RESIDENCE: 1,905 SF

SCREENED AREA = 62.7%

1 / WF.1 SITE VIEW LOOKING NORTH-WEST (SILVERADO TR FROM BLACK STALLION WINERY)

SCALE: 3/16" =1'-0"



SCREENED AREA OF PROPOSED NEW RESIDENCE: 1,538 SF

VISIBLE AREA OF PROPOSED NEW RESIDENCE: 2,769 SF

SCREENED AREA = 55.5%

2 / WF.1 SITE VIEW LOOKING SOUTH-WEST (SILVERADO TR FROM CLOS DU VAL WINERY)

SCALE: 3/16" =1'-0"

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PROJECT

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MCCOMBER
RESIDENCE

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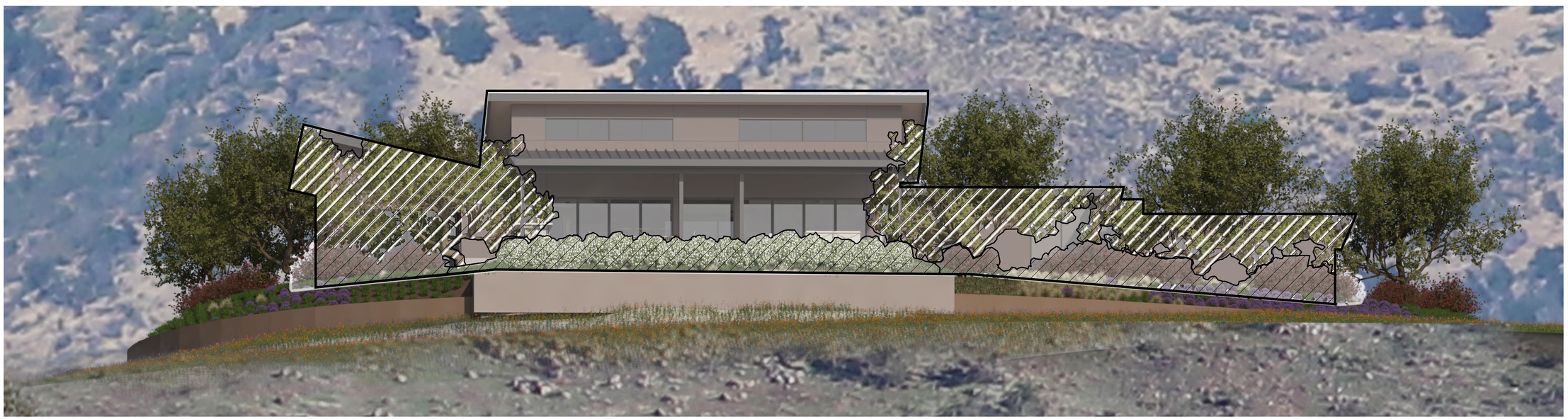
SHEET CONTENTS

VIEWSHED
SCREENING

DRAWN BY	MN_MS
CHECKED BY	JBJ
JOB NO.	23-005
SHEET NO.	1 WF.1

APN 039 670 014



SCREENED AREA OF PROPOSED NEW RESIDENCE: 874 SF

VISIBLE AREA OF PROPOSED NEW RESIDENCE: 1,543 SF

SCREENED AREA = 56.6%

1 / WF.2 SITE VIEW LOOKING WEST (FROM 5616 WASHINGTON ST., YOUNTVILLE - 3.6 miles)

SCALE: 3/16" =1'-0"

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SHEET CONTENTS

VIEWSHED SCREENING

DRAWN BY	MN_MS
CHECKED BY	JBJ
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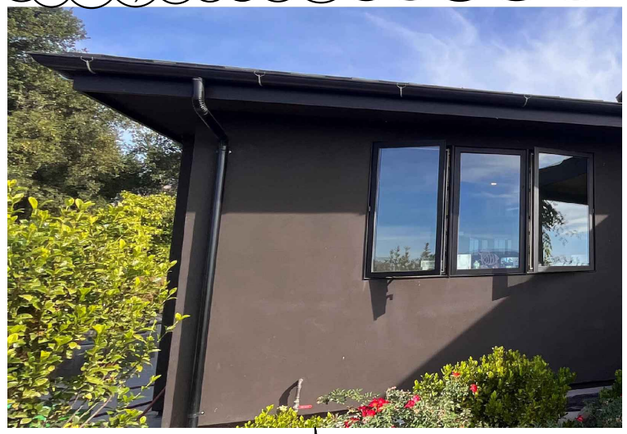
SHEET NO.

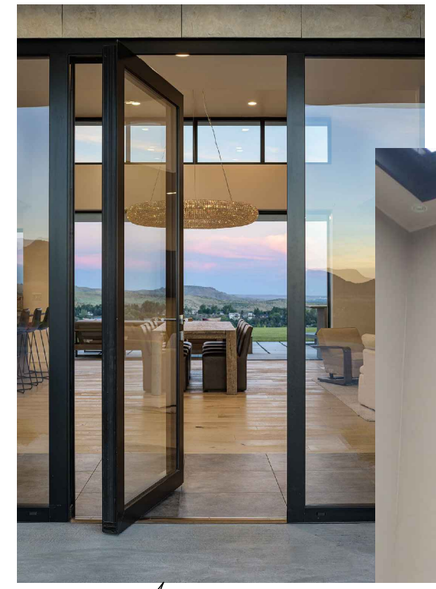
1 WF.2

APN 039 670 014

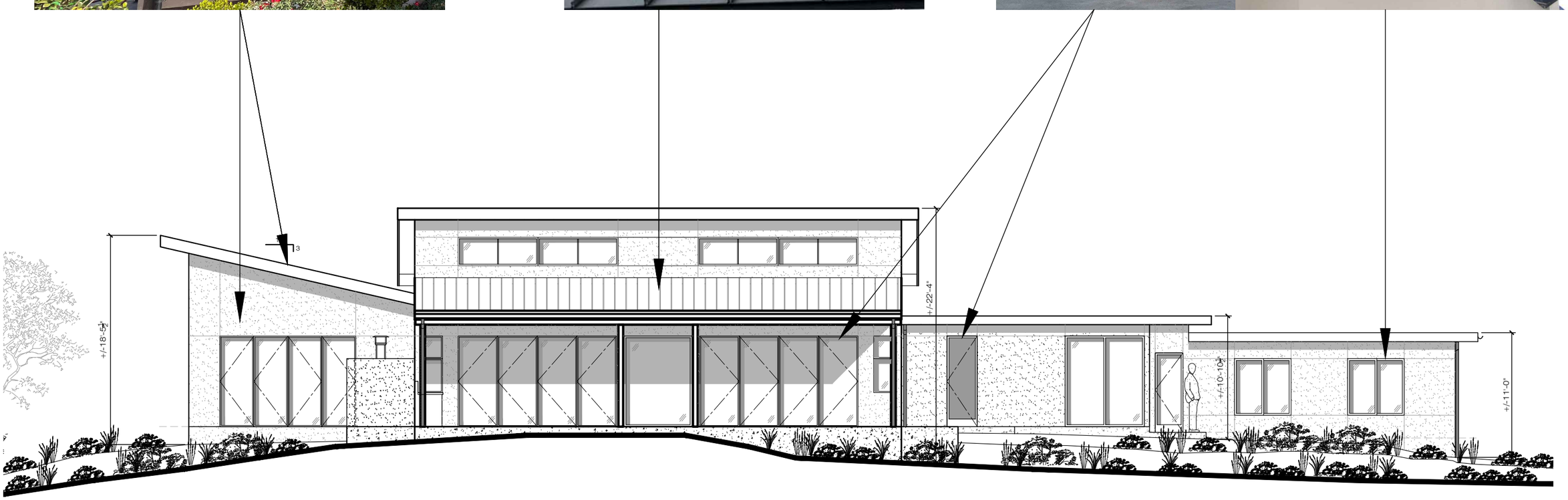
TYPICAL EXTERIOR FINISHES:
STUCCO - BM HC-69
FASCIA - MATTE BLACK (HEX CODE 4c4c4c)



TYPICAL ROOF GUTTER AND DOWNSPOUTS:
METAL SALES - MATTE BLACK (HEX CODE 4c4c4c)



FLEETWOOD 3 SERIES BLACK ALUMINUM WINDOWS AND DOORS (HEX CODE 4c4c4c)

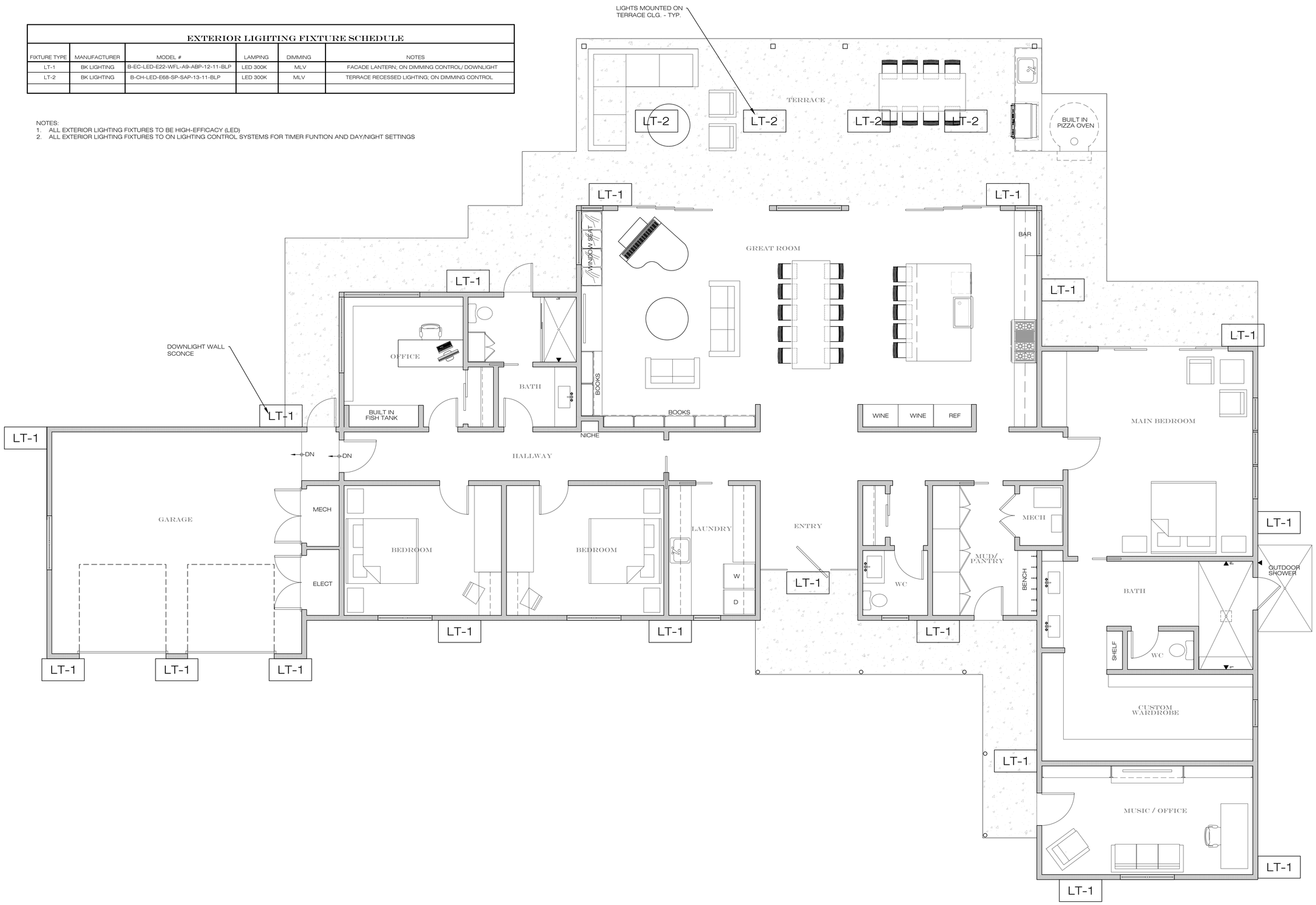


MCCOMBER RESIDENCE - COLOR PALETTE

EXTERIOR LIGHTING FIXTURE SCHEDULE

FIXTURE TYPE	MANUFACTURER	MODEL #	LAMPING	DIMMING	NOTES
LT-1	BK LIGHTING	B-EC-LED-E22-WFL-A9-ABP-12-11-BLP	LED 300K	MLV	FACADE LANTERN; ON DIMMING CONTROL/ DOWNLIGHT
LT-2	BK LIGHTING	B-CH-LED-E68-SP-SAP-13-11-BLP	LED 300K	MLV	TERRACE RECESSED LIGHTING; ON DIMMING CONTROL

NOTES:
1. ALL EXTERIOR LIGHTING FIXTURES TO BE HIGH-EFFICACY (LED)
2. ALL EXTERIOR LIGHTING FIXTURES TO ON LIGHTING CONTROL SYSTEMS FOR TIMER FUNTION AND DAY/NIGHT SETTINGS



1 / E2.0 MAIN FLOOR LIGHTING PLAN
3,105 SF

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

0' 2' 4' 8' 12'
Scale: 1/4"=1'-0"

S W E N

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SHEET CONTENTS

MAIN HOUSE LIGHTING PLAN

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CHECKED BY	JBJ
JOB NO.	23-005

SHEET NO.

E2.0

APN 039 670 014

DRIVEWAY IMPROVEMENT PLAN

FOR THE

HOSSFELD RESIDENCE

LOCATED AT

1270 LOMA VISTA DRIVE

NAPA, CA 94558

APN: 039-670-014

ABBREVIATIONS

AB	AGGREGATE BASE	ESMT	EASEMENT	R	RADIUS
AC	ASPHALT CONCRETE	ETW	EDGE OF TRAVELED WAY	RCP	REINFORCED CONCRETE PIPE
A/C	AIR CONDITIONING	EVC	END VERTICAL CURVE	RD	RELATIVE DENSITY
AD	AREA DRAIN	FC	FACE OF CURB	REQ	REQUIRED
AP	ANGLE POINT	FF	FINISHED FLOOR	RIM	RIM ELEVATION
APR	APPROVED	FG	FINISHED GRADE	RSS	ROAD & STREET STANDARDS
ARV	AIR RELIEF VALVE	FH	FIRE HYDRANT	RT	RIGHT
BC	BEGIN CURVE	FI	FIELD INLET	ROW	RIGHT OF WAY
BCR	BEGIN CURB RETURN	FL	FLOW LINE	RW	REDWOOD
BM	BENCHMARK	GB	GRADE BREAK	RW	RETAINING WALL
BO	BLOW-OFF VALVE	GR	GRATE ELEVATION	SD	STORM DRAIN
BP	BEGINNING POINT	HP	HIGH POINT	SDE	STORM DRAIN EASEMENT
BVC	BEGIN VERTICAL CURVE	INV	INVERT ELEVATION	SDMH	STORM DRAIN MANHOLE
BW	BOTTOM OF WALL	IRR	IRRIGATION	SE	SIDEWALK EASEMENT
BOW	BACK OF WALK	JP	UTILITY JUNCTION POLE	SF	SQUARE FEET
CL	CENTER LINE	JT	JOINT TRENCH	SPEC	SPECIFICATIONS
CLR	CLEAR	LAT	LATERAL	SS	SANITARY SEWER
CB	CATCH BASIN	LF	LINEAL FEET	SSE	SANITARY SEWER EASEMENT
CMP	CORRUGATED METAL PIPE	LOP	LIP OF GUTTER	SSLAT	SANITARY SEWER LATERAL
CO	CLEAN OUT	LP	LOW POINT	SSMH	SANITARY SEWER MANHOLE
CONC	CONCRETE	LT	LEFT	STA	STATION
CP	CONTROL POINT	MAX	MAXIMUM	STD	STANDARD
CPP	CORRUGATED PLASTIC PIPE	MB	MAILBOX	STLT	STREET LIGHT
CR	CURB RETURN	MH	MANHOLE	(T)	TOTAL
DG	DECOMPOSED GRANITE	MIN	MINIMUM	TB	TREE BOX
DI	DRAIN INLET	NCR	NAPA COUNTY RECORDS	TC	TOP OF CURB
DWY	DRIVEWAY	ORN	ORNAMENTAL TREE	TD	TRENCH DRAIN
(E)	EXISTING	OHW	OVER HEAD UTILITY WIRE	TEMP	TEMPORARY
EA	EACH	(P)	PROPOSED	TG	TOP OF GRATE
EC	END CURVE	PI	POINT OF INTERSECTION	TW	TOP OF WALL
ECR	END CURB RETURN	PL	PROPERTY LINE	TYP	TYPICAL
EG	EXISTING GRADE	PSDE	PRIVATE STORM DRAIN ESMT	UE	UNDER GROUND ELECTRICAL
EGR	EDGE OF GRAVEL	PUE	PUBLIC UTILITY EASEMENT	UON	UNLESS OTHERWISE NOTED
EL	ELEVATION	PVC	POLYVINYL CHLORIDE	W	WATER
EP	EDGE OF PAVEMENT	PVI	VERTICAL CURVE INTERSECTION	WLAT	WATER SERVICE LATERAL
EQ	EQUAL	PAV	PAVEMENT	WM	WATER METER

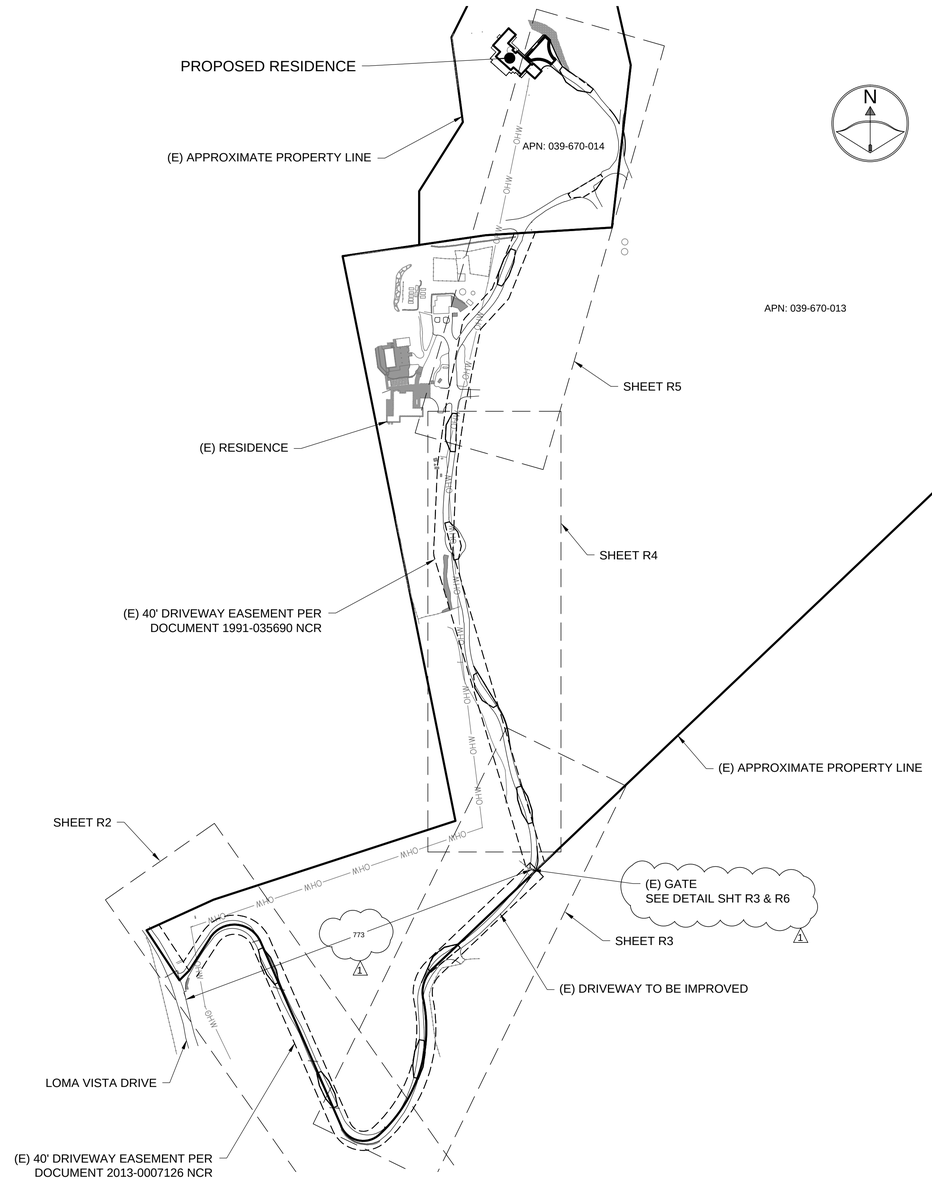
LINE LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		CENTERLINE
SS	SS	SANITARY SEWER PIPE
		STORM DRAIN PIPE
W W	W W	WATER PIPE
UE	UE	BURIED ELECTRIC
OHW	OHW	OVERHEAD ELECTRIC
GAS	GAS	GAS LINE
45	45	CONTOURS
		LIMITS OF GRADING
		TREE DRIP LINE
		FENCE LINE

TURNOUT REQUIREMENTS

DRIVEWAY LENGTH	EXISTING UNITS SERVED	PROPOSED UNITS	MAXIMUM TURNOUT SPACING	REQUIRED TURNOUTS	TURNOUTS PROVIDED
3,364 FEET	3	1	400 FEET	9	10

1

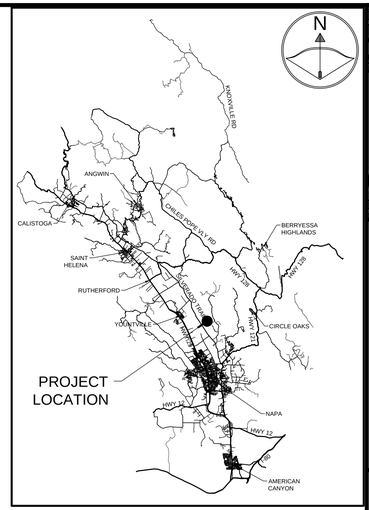


SITE PLAN

SCALE 1" = 150'

0 75 150 300

SCALE: 1"=150'



SHEET INDEX

UNAUTHORIZED CHANGES & USES:

THE ENGINEER/SURVEYOR 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 APPROVED BY THE DESIGNER OF THESE PLANS.

PROPERTY LINES:

THE PROPERTY LINES SHOWN HEREON ARE BASED ON PRELIMINARY SURVEY DATA, AND ARE FOR REFERENCE ONLY. THIS IS NOT A BOUNDARY SURVEY MAP AND SHOULD NOT BE USED AS SUCH.

SURVEY STATEMENT:

THIS MAP IS BASED ON FIELD SURVEY INFORMATION PERFORMED BY *CMP CIVIL ENGINEERING & LAND SURVEYING* IN JULY OF 2018 AND FEBRUARY OF 2023. THIS MAPS VERTICAL AND HORIZONTAL DATUM IS ASSUMED. EXISTING FIELD SURVEY CONTOURS ARE SHOWN AS FOLLOWS: MAJOR =5', MINOR =1'.

OWNER
LUCIA HOSSFELD
1270 LOMA VISTA DRIVE
NAPA, CA 94558

CIVIL ENGINEER
CMP CIVIL ENGINEERING & LAND SURVEYING
CAMERON PRIDMORE PE, PLS
1607 CAPELL VALLEY ROAD
NAPA, CA 94558
(707) 266-2559
CAMERON@CMPENGINEERING.COM

REGISTERED PROFESSIONAL ENGINEER
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NO. 76691
CIVIL
STATE OF CALIFORNIA

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PREPARED BY:
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(707) 266-2559
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PROJECT #: 00447 DATE: 6/18/24

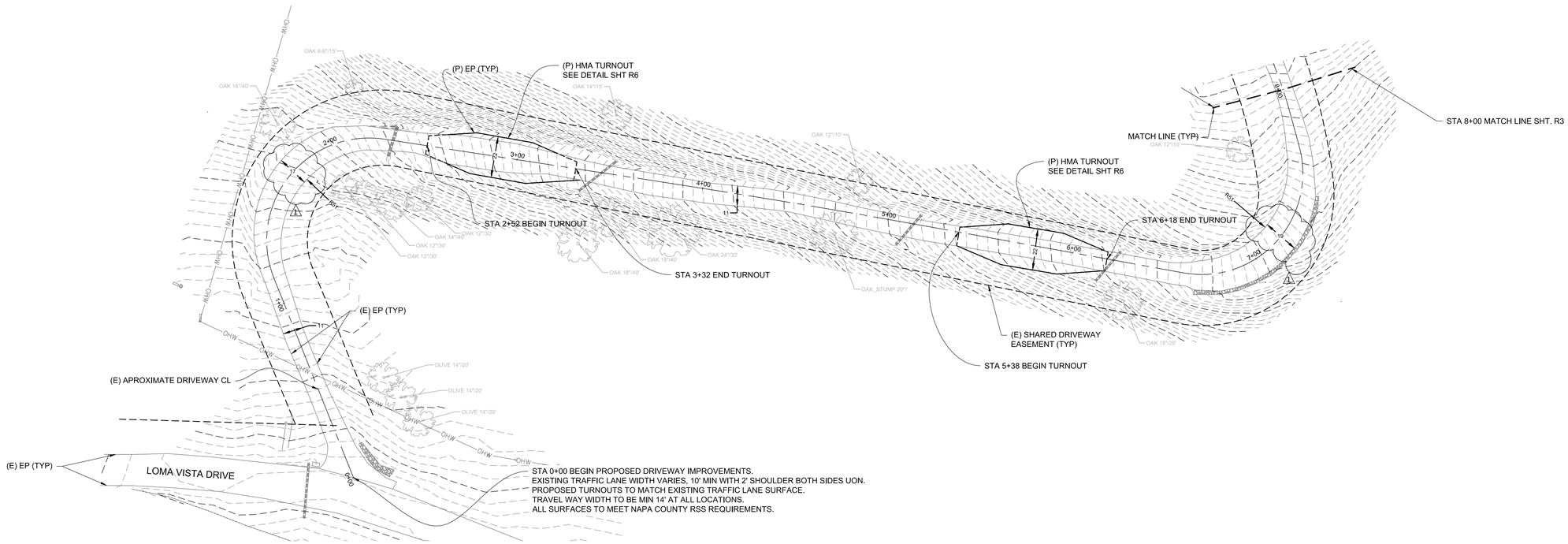
REV #	DESCRIPTION	DATE
1	COUNTY COMMENTS DATED 9/10/24	9/18/24

PROJECT INFO:
HOSSFELD RESIDENCE
1270 LOMA VISTA DRIVE
NAPA, CA 94558
APN: 039-670-014

SHEET NAME:
TITLE SHEET

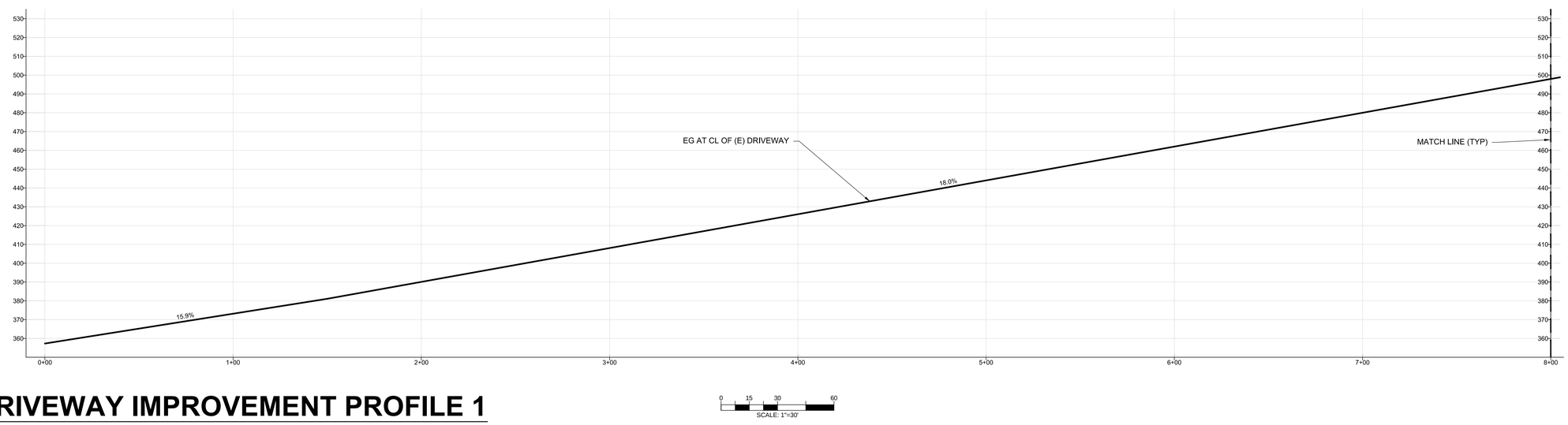
SHEET:
R1

OF 6



DRIVEWAY IMPROVEMENT PLAN 1

SCALE 1" = 30'



DRIVEWAY IMPROVEMENT PROFILE 1

SCALE 1" = 30'

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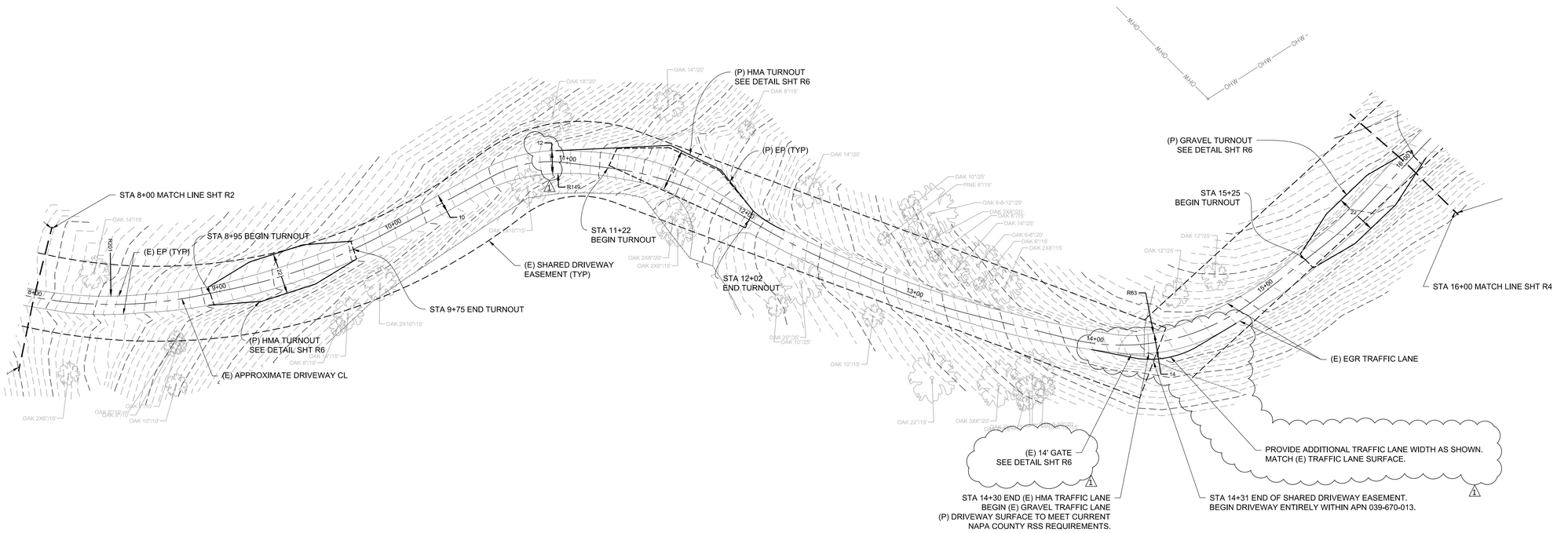
DWY IMPROVEMENT PLAN 1

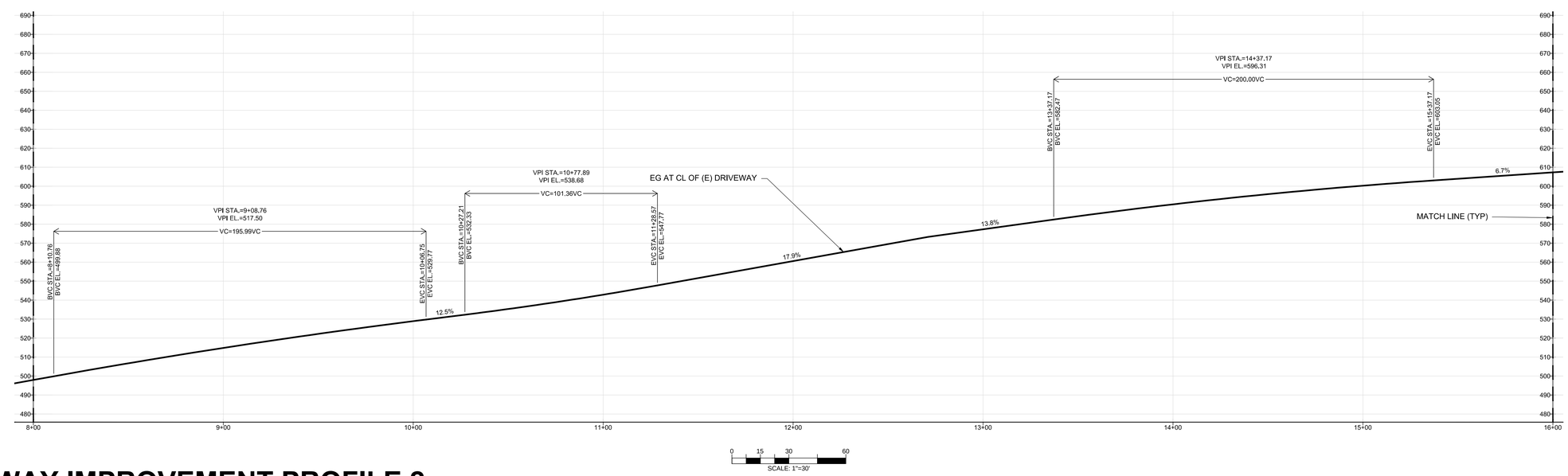
SHEET:
R2

OF 6



DRIVEWAY IMPROVEMENT PLAN 2

SCALE 1" = 30'



DRIVEWAY IMPROVEMENT PROFILE 2

SCALE 1" = 30'

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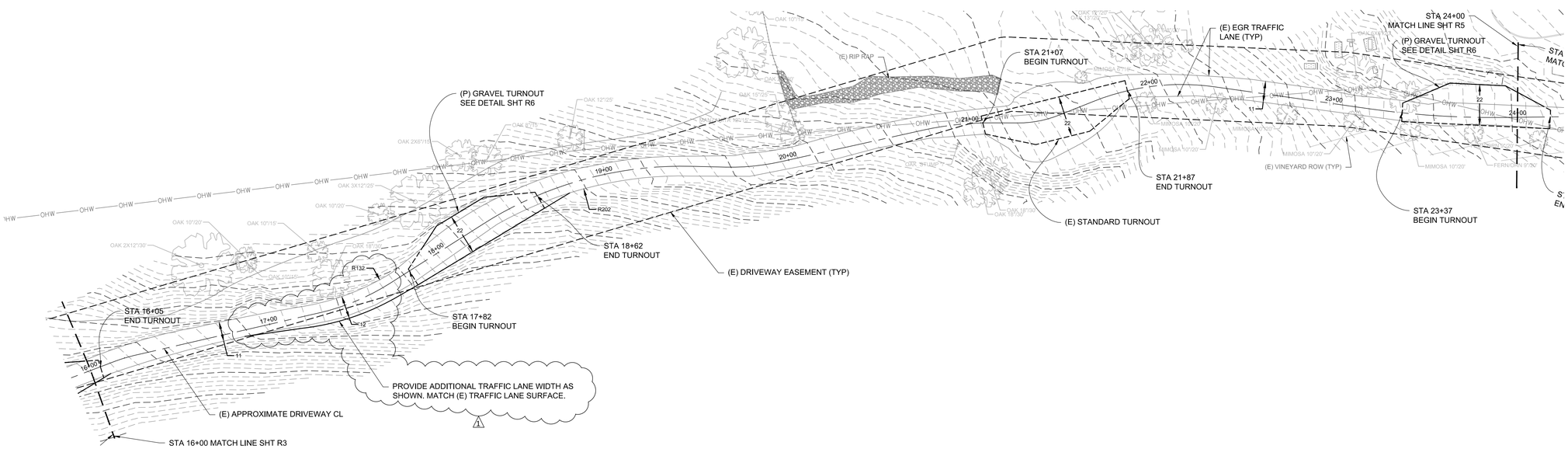
DWY IMPROVEMENT PLAN 2

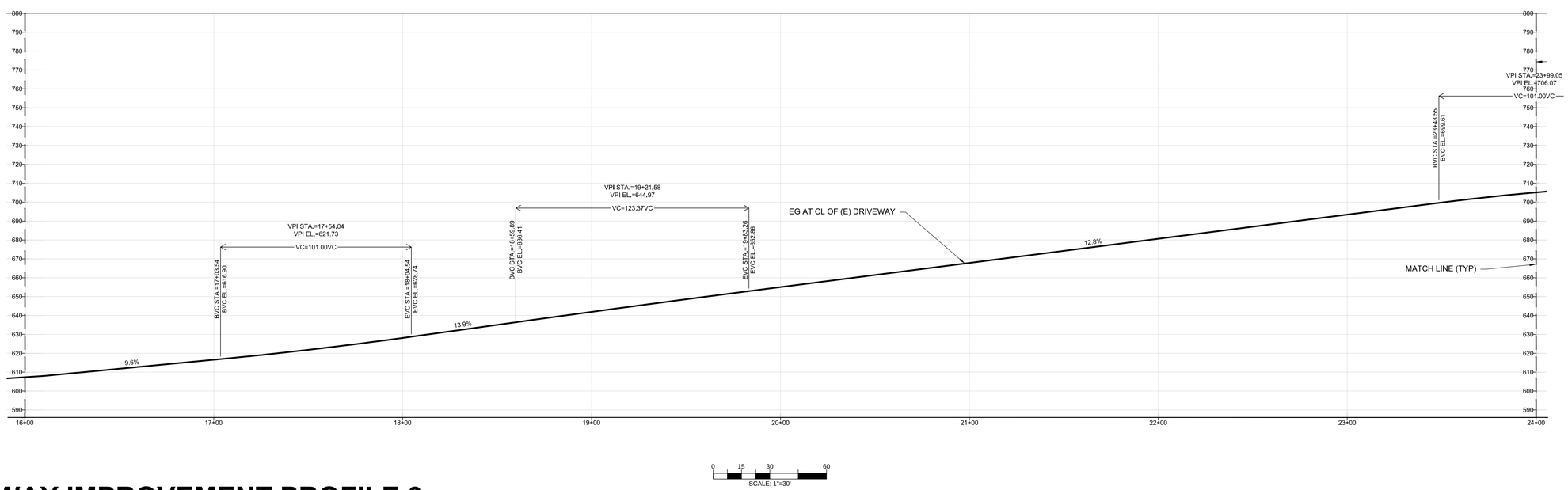
SHEET:
R3

OF 6



DRIVEWAY IMPROVEMENT PLAN 3

SCALE 1" = 30'



DRIVEWAY IMPROVEMENT PROFILE 3

SCALE 1" = 30'

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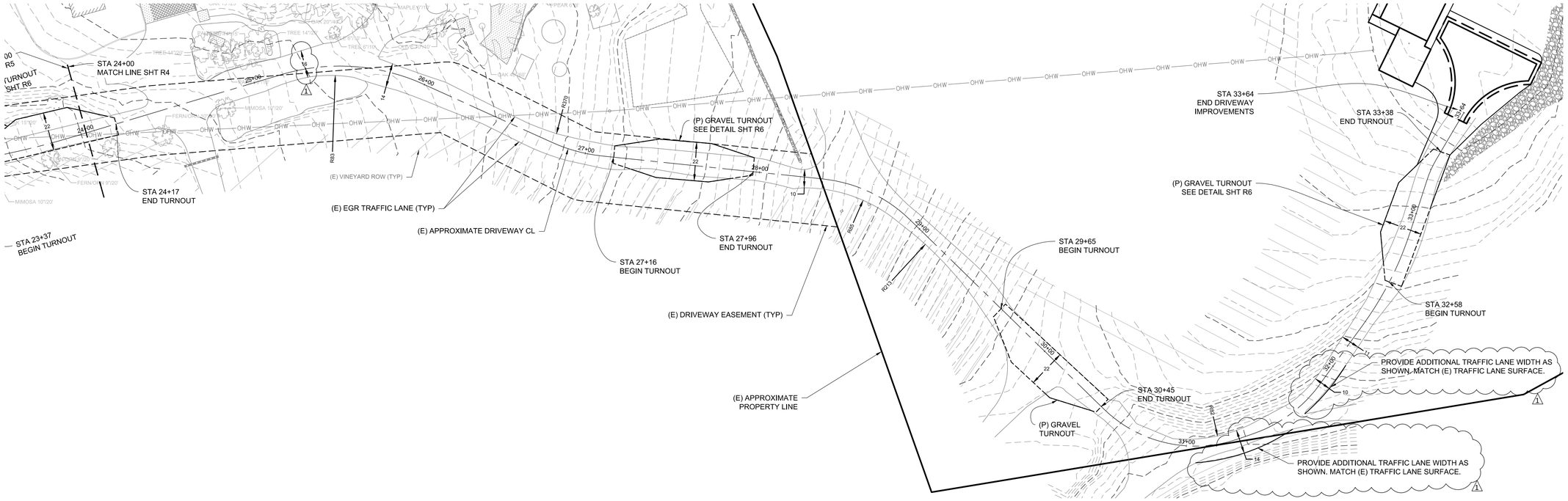
DWY IMPROVEMENT PLAN 3

SHEET:
R4

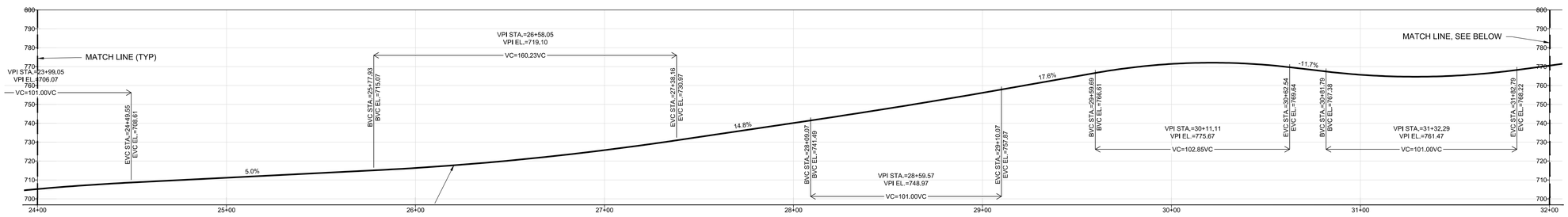
OF 6

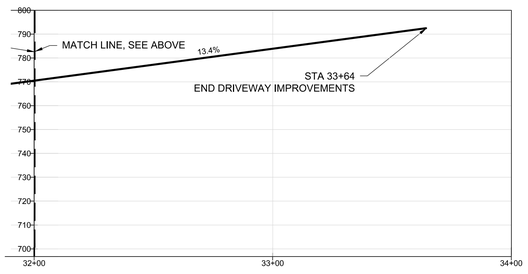


DRIVEWAY IMPROVEMENT PLAN 4

SCALE 1" = 30'

0 15 30 60
SCALE: 1"=30'





DRIVEWAY IMPROVEMENT PROFILE 4

SCALE 1" = 30'

0 15 30 60
SCALE: 1"=30'

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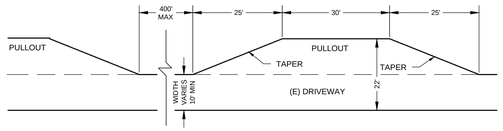
DWY IMPROVEMENT PLAN 4

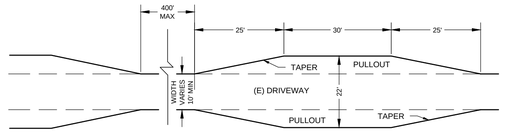
SHEET:
R5

OF 6



STANDARD OFFSET DRIVEWAY TURNOUT

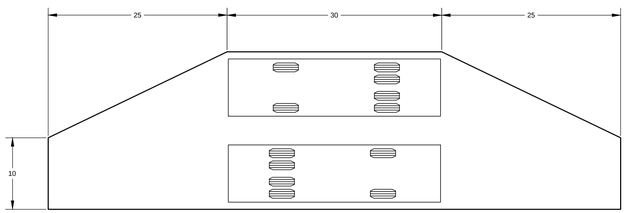
NTS

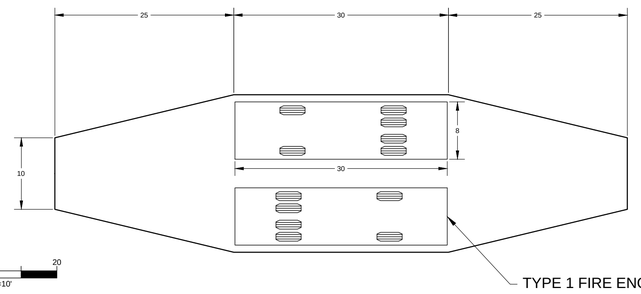


STANDARD CENTERED DRIVEWAY TURNOUT

NTS

DRIVEWAY TURNOUT COMPARISON

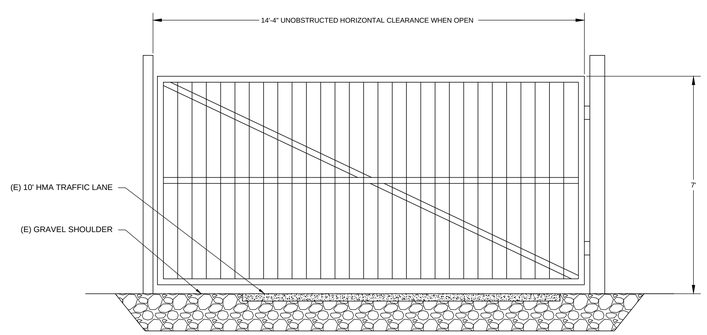




0 5 10 20
SCALE: 1"=10'

OFFSET AND CENTERED TURNOUT DESIGNS PROVIDE EQUIVALENT PASSING OPPORTUNITY WITHIN AN 80' DISTANCE.

1



GATE SWINGS OUT AS SHOWN ON SHT R3

EXISTING GATE DETAIL

NTS

1

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SHEET:
R6

OF 6