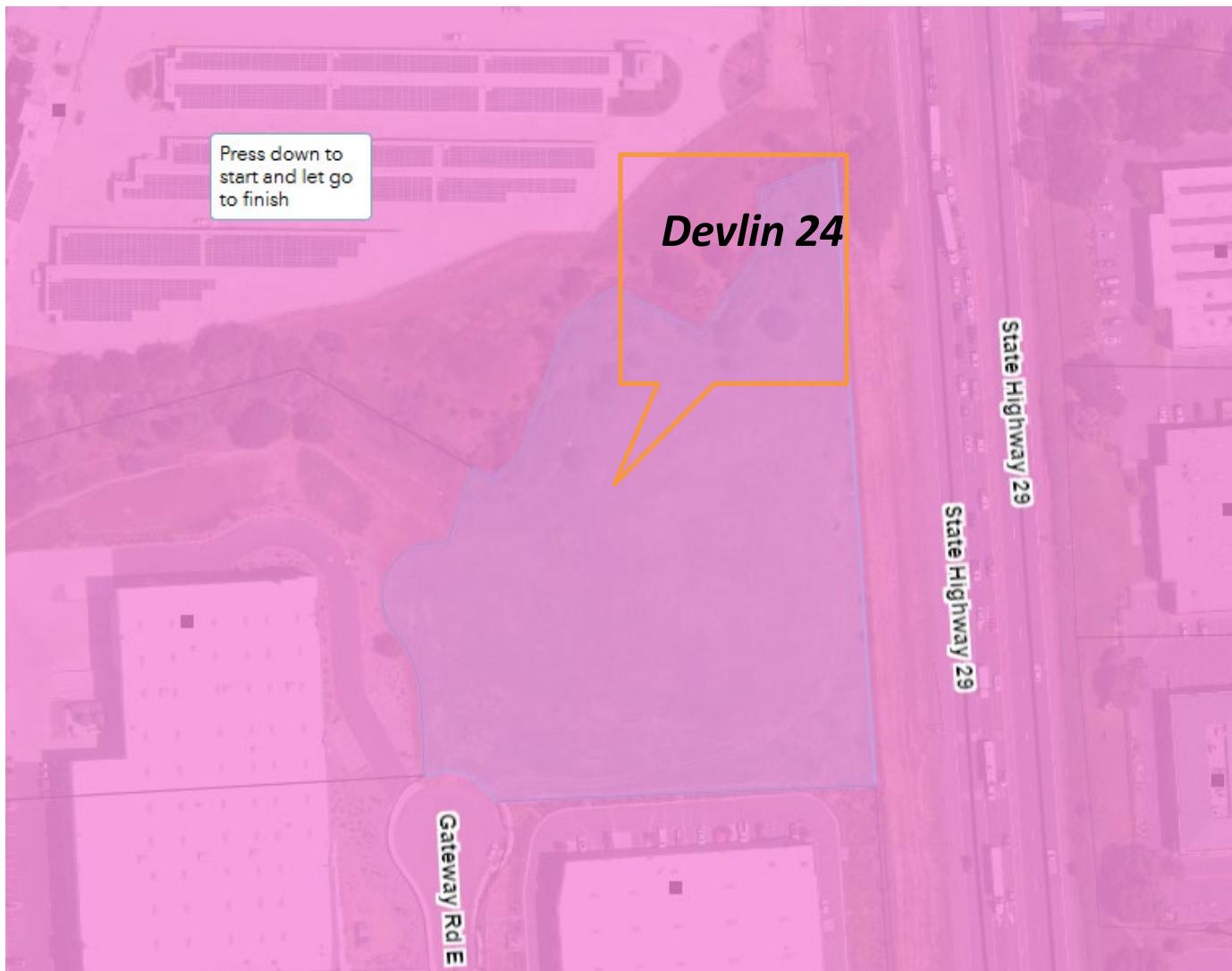


“H”

Graphics

# NAPA COUNTY LAND USE PLAN 2008 – 2030



## LEGEND



### URBANIZED OR NON-AGRICULTURAL

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

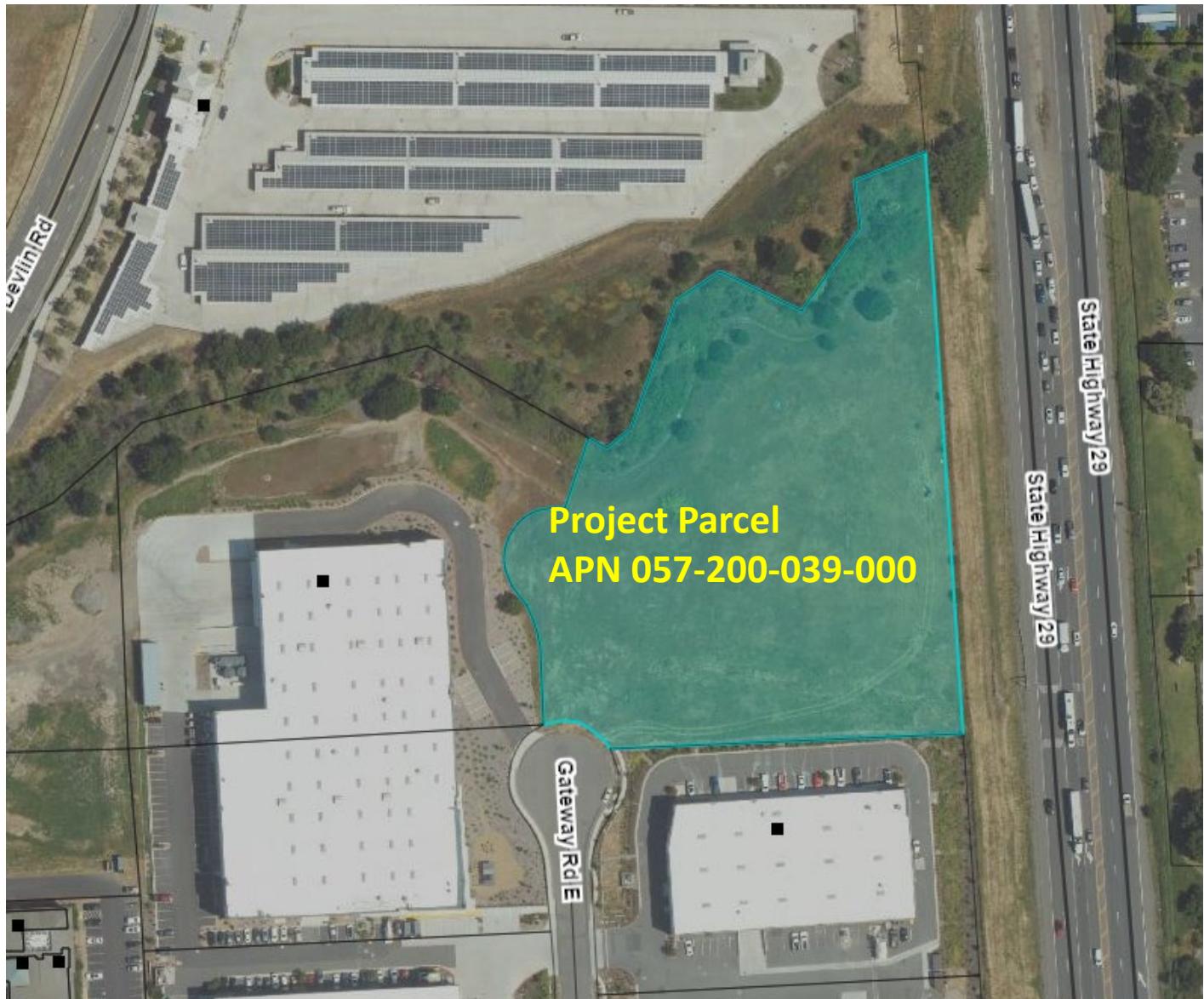
### OPEN SPACE

- 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

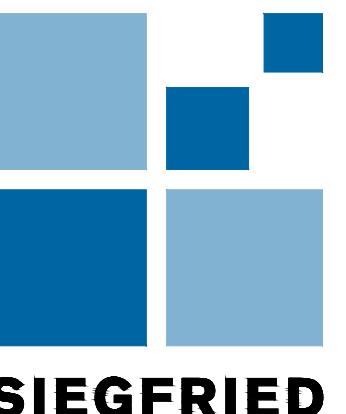
- Zoning
- Parcels



**ZONING MAP**



**Existing Conditions**



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## ABBREVIATIONS

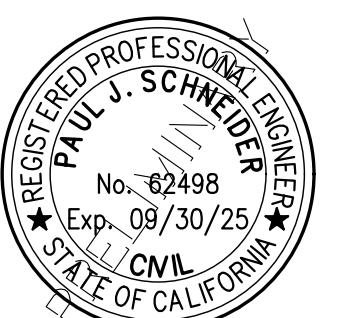
ABBREVIATION	DESCRIPTION
AB	AGGREGATE BASE
ABS	ACRYLONITRILE-BUTADIENE-STYRENE
AC	ASPHALT CONCRETE
BO	BLOWOFF
BOC	BACK OF CURB
BOW	BACK OF WALK
BOT	BOTTOM
C & G	CURB AND GUTTER
CG, & SW	CURB, GUTTER, AND SIDEWALK
CL	CENTERLINE
CB	CATCH BASIN
C.B.C.	CALIFORNIA BUILDING CODE
CJ	CONSTRUCTION JOINT
CO	CLEARANCE
C.O.N.	COUNTY OF NAPA
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DVG	DRAWING
EBO	EXISTING BACK OF WALK
EL	ELEVATION
EEP	EDGE OF EXISTING PAVEMENT
EP	EDGE OF PAVEMENT, EXISTING PAVEMENT
ESMT	EASEMENT
EX.	EXISTING
FL	FLOWLINE
FH	FIRE HYDRANT
FOC	FACE OF CURB
FT.	FEET
G	GROUND
GB	GRADE BREAK
HORIZ	HORIZONTAL
HP	HIGH POINT
ID	INSIDE DIAMETER
IN.	INCH
INV	INVERT
LF	LINEAL FEET
LH	LAMP HOLE
LP	LOW POINT
LT	LEFT
LTS	LIME TREATED SUB-BASE
MAX	MAXIMUM
MH	MAINTENANCE HOLE
MIN	MINIMUM
NO.	NUMBER
NRCP	NON-REINFORCED CONCRETE PIPE
NTS	NOT TO SCALE
OD	OUTSIDE DIAMETER
P	PAVEMENT
PP	POWER POLE
PT	POINT
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
PL	PROPERTY LINE
R	RADIAL OR RADIUS
R/W	RIGHT-OF-WAY
RC	ROLL-CURB
RCP	REINFORCED CONCRETE PIPE
RET	RETURN
RP	RADIUS POINT
RT	RIGHT
SD	STORM DRAIN
SS	SANITARY SEWER
SL	STREET LIGHT
SW	SIDEWALK
SDMH	STORM DRAIN MAINTENANCE HOLE
SHT	SHEET
SSMH	SANITARY SEWER MAINTENANCE HOLE
STA	STATION
STD	STANDARD
TC	TOP OF CURB
TOW	TOP OF WALL
THRU	THROUGH
TI	TRAFFIC INDEX
Typ	Typical
UNO	UNLESS NOTED OTHERWISE
UV	UNDERGROUND VAULT
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
W	WATER
WP	WEAKENED PLANE
WSE	WATER SURFACE ELEVATION
(W)	WEST
(E)	EAST
(S)	SOUTH
(N)	NORTH
±	PLUS OR MINUS

## LEGEND

EXISTING	PROPOSED
3.0	3.0
11.93TC 11.43FL	11.93TC 11.43FL
15.50EP 15.50EC	15.50P 15.50C
	EASEMENT LINE
	PROPERTY & R/W LINE
6"SS	SANITARY SEWER LINE
12"SD	STORM DRAIN LINE
2"W	WATER LINE
8"FS	FIRE SERVICE LINE
	STREET LIGHT
	CLEANOUT
	DRAINAGE INLET
	CATCH BASIN
	GATE VALVE
	FIRE HYDRANT
	WATER METER
	BACKFLOW PREVENTER
	MAINTENANCE HOLE

NAPA  
GATEWAY  
ROAD

GATEWAY ROAD  
NAPA, CALIFORNIA



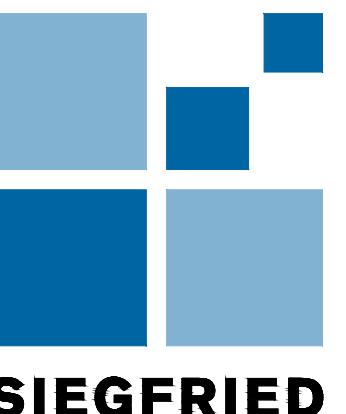
SHEET TITLE

COVER SHEET

Proj Mgr PJS  
Drawn by KJG  
Date 03/14/2025  
Job No. 23347  
SHEET: C1.0  
—OF: 1



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■ CIVIL  
■ STRUCTURAL  
■ LANDSCAPE ARCHITECTURE  
■ SURVEYING  
■ PLANNING  
■ ATHLETIC FACILITY DESIGN  
■ GEOTECHNICAL

REVISIONS  
No. Date Description

PROJECT

NAPA GATEWAY ROAD

GATEWAY ROAD  
NAPA, CALIFORNIA

SHEET TITLE

GENERAL NOTES

Proj Mgr PJS  
Drawn by KJG  
Date 03/14/2025  
Job No. 23347  
SHEET: C1.1  
—OF: 1

**GENERAL NOTES**

- ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE COUNTY OF NAPA STANDARD SPECIFICATIONS AND PLANS, LATEST EDITION, AND ALL AMENDMENTS THERE TO-DATE.
- FOR ELEVATIONS REFER TO BENCHMARK, ELEVATION: TBD, DESCRIPTION: TBD
- PRIOR TO AND DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BEING FAMILIAR WITH THE CURRENT COUNTY OF NAPA STANDARDS AND ALL UPDATES AND REVISIONS MADE TO ANY OF THE COUNTY OF NAPA STANDARD DETAILS SHOWN ON THESE PLANS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR BEING FAMILIAR WITH THE WRITTEN SPECIFICATIONS AND/OR OTHER STANDARD DETAILS NOT SHOWN BUT WHICH ARE INCLUDED IN THE "COUNTY OF NAPA STANDARD SPECIFICATIONS AND PLANS".
- DRAWING NUMBERS SHOWN ON THE PLANS REFER TO COUNTY OF NAPA STANDARD PLANS, SHOWN THUS: C.O.N. STD. DWG. NO. S-X.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING FROM DAMAGE ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN. SUCH IMPROVEMENTS THAT ARE DAMAGED BY THE CONTRACTOR SHALL BE REPLACED AT HIS EXPENSE.
- ALL TRENCH EXCAVATION SHALL BE IN ACCORDANCE WITH COUNTY OF NAPA STANDARD SPECIFICATIONS.
- EXCAVATION OF 5 FEET OR MORE IN DEPTH WILL REQUIRE AN EXCAVATION PERMIT FROM THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL SAFETY.
- THE CONTRACTOR SHALL DEMOLISH, EXCAVATE, REMOVE AND DISPOSE OF ALL EXISTING CONCRETE CURB, GUTTER OR SIDEWALK, ASPHALT CONCRETE PAVING, AND DELETERIOUS MATERIAL AS REQUIRED TO CONSTRUCT THE CONTRACT WORK. ALL SUCH EXCESS MATERIAL GENERATED SHALL BE DISPOSED OF FROM THE SITE BY THE CONTRACTOR.
- THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK DONE WITHIN THE COUNTY RIGHT-OF-WAY FROM THE COUNTY OF NAPA PUBLIC WORKS DEPARTMENT, AND NOTIFY THE COUNTY 48 HOURS IN ADVANCE OF STARTING ANY WORK TO BE ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE COUNTY OF NAPA.
- EXISTING UTILITIES ARE SHOWN AS THEY ARE BELIEVED TO EXIST. THE OWNER AND THE ENGINEER DO NOT ACCEPT RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO COMMENCING ANY WORK, THE CONTRACTOR SHALL HAVE EACH UTILITY COMPANY ACCURATELY LOCATE IN THE FIELD THEIR MAINS AND SERVICE LINES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES.
- ATTENTION IS CALLED TO: SECTION 1540 (A) (1) OF THE CONSTRUCTION SAFETY ORDERS (TITLE 8 CALIFORNIA ADMINISTRATION CODE SECTION 1540), ISSUED BY THE OCCUPATIONAL SAFETY AND HEALTH STANDARDS BOARD PURSUANT TO THE CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT OF 1973, AS AMENDED, WHICH STATES:

"PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATION I.E., SEWER, WATER, FUEL, ELECTRIC LINES, ETC. WILL BE ENCOUNTERED AND, IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING AND WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION."

- THE CONTRACTOR SHALL CONTACT THE COUNTY OF NAPA AT LEAST 72 HOURS IN ADVANCE OF THE CONTRACTOR'S INTENT TO CONNECT TO PUBLIC UTILITIES TO COORDINATE THE CONNECTION TO PUBLIC WATER, SEWER AND STORM DRAINAGE SYSTEMS.
- PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD THEIR MAIN SERVICE LINES. THE CONTRACTOR SHALL NOTIFY MEMBERS OF THE UNDERGROUND SERVICE ALERT (U.S.A.) 48 HOURS IN ADVANCE OF PERFORMING EXCAVATION WORK BY CALLING THE TOLL-FREE NUMBER (800-227-2600).
- THE CONTRACTOR SHALL CHECK WITH THE UTILITY COMPANIES AND VERIFY ALL UTILITY LOCATIONS. IT SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF HIS CONTRACT. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICES TO THE DEVELOPMENT.
- WHENEVER EXISTING PAVEMENT IS BROKEN OR CUT DURING THE INSTALLATION OF THE WORK COVERED BY THESE PLANS AND SPECIFICATIONS, THE PAVEMENT SHALL BE REPLACED WITH PAVEMENT MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL PAVING. THE FINISHED PAVEMENT SHALL BE SUBJECT TO THE APPROVAL OF THE COUNTY ENGINEER IF LOCATED WITHIN COUNTY RIGHT-OF-WAY.
- PAYMENT FOR PAVEMENT WILL BE MADE FOR THE AREAS SHOWN ON THE PLANS. REPLACEMENT OF PAVEMENT WHICH IS BROKEN OR CUT IN THE INSTALLATION OF THE IMPROVEMENTS COVERED BY THESE PLANS AND SPECIFICATIONS, AND WHICH LIES OUTSIDE OF SAID AREAS, SHALL BE INCLUDED IN THE STREET CONTRACTOR'S UNIT PRICE FOR PAVEMENT, AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR SUCH WORK.
- THE CONTRACTOR SHALL EXPOSE EXISTING STORM DRAINS, WATER MAINS, AND SANITARY SEWERS WHERE CONNECTIONS AND CROSSINGS ARE TO BE MADE SO EXISTING FLOWLINES AND LOCATIONS CAN BE VERIFIED BEFORE THE START OF CONSTRUCTION.
- THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

**COUNTY OF NAPA STREET LIGHT NOTES**

- CONSTRUCTION STAKING: CONSTRUCTION STAKING IS NORMALLY PERFORMED BY THE ENGINEER WHO PREPARED THE PLAN. THIS PERMITS APPROPRIATE ON-SITE INTERPRETATION AND ADJUSTMENT OF THE PLANS, IF NECESSARY. CONTRACTOR SHALL NOTIFY THE ENGINEER FORTY-EIGHT (48) HOURS PRIOR TO THE ACTUAL NEED FOR STAKING. ANY STAKING REQUESTED BY THE CONTRACTOR OR HIS SUBCONTRACTORS WHICH EXTENDS BEYOND THE ORIGINAL SCOPE OF WORK DEFINED IN THESE PLANS SHALL BE SUBJECT TO AN EXTRA WORK CHARGE TO THE CONTRACTOR. THIS NOTE GIVES FORMAL NOTICE THAT THE FIRM OF SIEGFRIED ENGINEERING, INC. CANNOT, AND WILL NOT, TAKE RESPONSIBILITY FOR ERRORS OR OMISSIONS, IF ANY, WHICH MIGHT OCCUR AND WHICH COULD HAVE BEEN AVOIDED OR DETECTED AND/OR CORRECTED OR MITIGATED HAD SIEGFRIED ENGINEERING, INC. PERFORMED THE CONTRACT STAKING WORK.
- THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE COUNTY OF NAPA FOR USE OF WATER FROM FIRE HYDRANTS FOR CONSTRUCTION PURPOSES. THE PERMIT SHALL BE APPROVED BY THE COUNTY OF NAPA FIRE DEPARTMENT.
- THE PROPERTY OWNERS, DEVELOPERS, AND/OR SUCCESSORS IN INTEREST SHALL COMPLY WITH THE PROVISIONS OF THE CALIFORNIA GENERAL CONSTRUCTION ACTIVITY STORM WATER PERMIT AND STATE WATER RESOURCES CONTROL BOARD ORDER NUMBER 99-14-DWQ COMPLIANCE IS MANDATORY PER THE COUNTY OF NAPA'S GRADING AND EROSION CONTROL STANDARDS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT AND A GRADING AND EROSION CONTROL PERMIT PRIOR TO STARTING ANY WORK, UNLESS OTHERWISE APPROVED BY THE COUNTY.
- DUST CONTROL SHALL BE PERFORMED AT ALL TIMES, AT THE CONTRACTORS' EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH SECTION 10 OF CALTRANS STANDARD SPECIFICATIONS AND THE REQUIREMENTS OF THE COUNTY OF NAPA.
- THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE AND MAINTAIN ALL MACHINERY, APPLIANCES AND EQUIPMENT TO MAINTAIN ALL EXCAVATIONS FREE FROM WATER DURING CONSTRUCTION, AND SHALL Dewater AND DISPOSE OF THE WATER SO AS TO NOT CAUSE INJURY TO PUBLIC OR PRIVATE PROPERTY, OR TO CAUSE A NUISANCE OR MENACE TO THE PUBLIC. THE DewaterING SYSTEM SHALL BE INSTALLED AND OPERATED SO THE GROUNDWATER LEVEL OUTSIDE OF THE EXCAVATION IS NOT REDUCED TO THE EXTENT WHICH WOULD CAUSE DAMAGE OR ENDANGER ADJACENT STRUCTURES OR PROPERTY. ALL COSTS FOR Dewatering SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ALL PIPE CONSTRUCTION. THE STATIC WATER LEVEL SHALL BE DRAWN DOWN A MINIMUM OF 1 FOOT BELOW THE BOTTOM OF EXCAVATION OF ANY FILL TO THE SPECIFIED DENSITY. DISPOSAL OF WATER SHALL BE IN ACCORDANCE WITH THE APPROVED SWPPP AND SHALL NOT DAMAGE PROPERTY, CREATE A PUBLIC NUISANCE OR VIOLATE THE LAW. THE CONTRACTOR SHALL HAVE ON HAND, PUMPING EQUIPMENT AND MACHINERY IN GOOD WORKING CONDITION FOR EMERGENCIES AND SHALL HAVE WORKMEN AVAILABLE FOR ITS OPERATION. THE Dewatering SYSTEM SHALL OPERATE CONTINUOUSLY UNTIL BACK-FILL HAS BEEN COMPLETED TO 1 FOOT ABOVE THE NORMAL STATIC GROUNDWATER LEVEL.
- SITE PREPARATION SHALL INCLUDE STRIPPING AND REMOVAL OF ALL VEGETATION AND ANY DEBRIS FROM THE CONSTRUCTION AREAS. THE DEPTH OF STRIPPING ON SITE SHALL BE EVALUATED BY THE OWNER'S SOILS ENGINEER.
- ANY VOIDS LEFT BY THE REMOVAL OF UNDERGROUND UTILITIES OR OTHER BURIED OBJECTS SHALL BE CLEARED OF ALL LOOSE SOILS AND SHALL BE PROPERLY BACKFILLED WITH ENGINEERED FILLED THAT THE OWNER'S SOIL ENGINEER APPROVES, MONITORS, TESTS, AND APPROVES.
- THE SUBGRADE SOILS BENEATH ALL PAVING AREAS SHOULD BE COMPAKTED TO A MINIMUM OF 95% OF THE DRY DENSITY WHICH THE OWNER'S SOIL ENGINEER SPECIFIES.
- IF ANY SOFT OR LOOSE SOIL POCKETS ARE FOUND ON SITE DURING THE STRIPPING OR RECOMPACT PROCESS, THEY SHALL BE OVER EXCAVATED AND RECOMPACTED.
- ENGINEERED FILL SHALL BE PLACED IN HORIZONTAL LAYERS A MAXIMUM OF 8 INCHES IN LOOSE THICKNESS AND BE COMPAKTED TO A MINIMUM OF 90 PERCENT OF MAXIMUM DRY DENSITY AS DETERMINED BY THE OWNER'S SOIL ENGINEER.
- SUBGRADE SOILS UNDER EXTERIOR CONCRETE SHALL BE MOISTURE CONDITIONED AS APPROVED, TESTED AND INSPECTED BY THE OWNER'S SOIL ENGINEER.
- CONTRACTOR SHALL MAINTAIN MOISTURE CONDITION RIGHT UP TO POURING OF CONCRETE.
- ALL COUNTY OF NAPA STANDARD DETAILS REFER TO CURRENT COUNTY OF NAPA PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND DETAILS UNLESS OTHERWISE NOTED.
- WHERE COMBINATIONS OF SIDEWALK OR CURB AND CUTTER ARE Poured CONTIGUOUS TO EXISTING, ALL ADJOINING EXISTING CONCRETE VERTICAL FACES SHALL BE DOWELED. ALL ABUTTING SIDEWALK ENDS SHALL BE DOWELED MID-SECTION VERTICALLY WITH TWO DOWELS FOR FOUR THROUGH SIX-FOOT WIDE SIDEWALK AND THREE DOWELS FOR WIDER SIDEWALK. ABUTTING CURB AND GUTTER ENDS SHALL BE DOWELED TWICE, 18 INCHES APART AT GUTTER PAN MID-SECTION. DOWEL CONNECTIONS OF LONGITUDINAL RUNS OF SIDEWALK TO BACK OF CURB SHALL BE THREE FEET ON CENTER. ALL DOWELS SHALL BE 16 INCHES LONG, GRADE 60; #4 REBAR PENETRATING FOUR INCHES. THE DOWEL HOLE SHALL BE 5/8-INCH DIAMETER AT A SLIGHT HORIZONTAL ANGLE FROM PERPENDICULAR. THE PENETRATING PORTION OF THE DOWEL AND THE ENTIRE (CLEANED) VERTICAL SURFACE OF THE ADJOINING, EXISTING CONCRETE SHALL BE THOROUGHLY COATED WITH STATE STANDARD TWO-PART EPOXY.
- PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATION I.E., SEWER, WATER, FUEL, ELECTRIC LINES, ETC. WILL BE ENCOUNTERED AND, IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING AND WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION."
- THE CONTRACTOR SHALL EXPOSE EXISTING STORM DRAINS, WATER MAINS, AND SANITARY SEWERS WHERE CONNECTIONS AND CROSSINGS ARE TO BE MADE SO EXISTING FLOWLINES AND LOCATIONS CAN BE VERIFIED BEFORE THE START OF CONSTRUCTION.
- THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

**GRADING NOTES**

- WHEN POLE LOCATION CONFLICTS WITH AN EXISTING OR PROPOSED FACILITY, THE POLE SHALL BE PLACED AS DIRECTED BY THE COUNTY ENGINEER. IN NO CIRCUMSTANCES SHALL A POLE BE MOVED MORE THAN 20' WITHOUT AN APPROVED REVISION OF THE PLAN SHEETS.
- DEVELOPER SHALL SUPPLY ALL MATERIALS WHEN SERVED FROM AN UNDERGROUND SOURCE. MID SHALL SUPPLY AND INSTALL CONDUIT ON OVERHEAD CONNECTIONS.
- CONTRACTOR SHALL PROVIDE A PULL BOX AT THE SERVICE POINT, EACH SIDE OF THE STREET CROSSING, AND AT 200' MAXIMUM SPACING. PULL BOX MAY BE SET ADJACENT OR BEHIND POLE IN RIGHT-OF-WAY. ANY CONDUIT RUN OVER 100' WILL REQUIRE A PULL BOX AT THE POLE.
- CONDUIT SHALL BE A MINIMUM DEPTH OF 18" BELOW SIDEWALK GRADE IN PARK STRIPS AND 30" BELOW TOP OF CURB GRADE IN STREETS, ALLEYS AND EASEMENTS NOT ADJACENT TO CURB OR SIDEWALK. DEPTH SHALL NOT EXCEED 48".
- WHERE SIDEWALK IS AGAINST PROPERTY LINE, THE CONDUIT SHALL BE PLACED 6" BEHIND CURB.
- WHERE WALK IS SEPARATED FROM CURB AND GUTTER, OR A 10' SIDEWALK IS INSTALLED IN BACK OF CURB AND GUTTER, PLACE POLE 18" FROM BACK OF CURB. ALL OTHER ZONES SHALL BE 18" FROM BACK OF SIDEWALK.
- POLE FOUNDATIONS SHALL BE 72" DEEP BY 30" DIAMETER OR 60" DEEP BY 36" SQUARE AND PLACED AGAINST UNDISTURBED EARTH.
- WHEN SPOTTING THE DISTANCE FOR PLACEMENT OF PULL BOXES, A PULL BOX SHALL BE PLACED AT THE LIGHT POLE AND THEN SPACE FROM THERE.

**UTILITY NOTES****WATER**

- ALL WATER LINES SHALL BE PRESSURE-TESTED, DISINFECTED, FLUSHED, AND TESTED FOR BACTERIA IN CONFORMANCE WITH THE COUNTY OF NAPA SPECIFICATIONS PRIOR TO FINAL ACCEPTANCE BY THE COUNTY.
- ALL WATER SERVICES SHALL BE 1" MINIMUM. WATER SERVICE SHALL BE CONNECTED TO WATER MAINS WITH TWO-STRAP BRONZE SADDLES. COUNTY SHALL MAKE ALL TAPS ON EXISTING WATER MAINS ONLY.
- ALL VALVES, TEES AND CROSSES TO BE FLANGED TO THEIR RESPECTIVE FITTINGS. WATER VALVES TO BE RESILIENT SEAT ONLY.
- WATER MAINS AT THE END OF FUTURE STREETS SHALL HAVE TWO (2) HALF-LENGTHS OF PIPE BETWEEN GATE VALVE AND BLOW-OFF. DEFLECTION OF WATER LINES SHALL NOT EXCEED 80% OF MANUFACTURER'S SPECIFICATIONS.
- WATER MAINS SHALL BE AS PER COUNTY STANDARDS AND FIRE HYDRANTS SHALL BE JONES J-040, LONG BEACH 425, CLOW 850, AVX 2470 OR APPROVED EQUAL AND SHALL CONFORM TO THE LATEST AWWA SPECIFICATIONS, C-503, FOR WET-BARREL FIRE HYDRANTS. ALL HYDRANTS SHALL BE PAINTED WITH CATERPILLAR YELLOW POLYURETHANE HIGH DUTY INDUSTRIAL ENAMEL. NO LEAD BASED PAINTS MAY BE USED. 2-16
- ALL VALVE STEMS MUST BE BROUGHT TO A MINIMUM OF 4' BELOW FINISH GRADE WITH STEM EXTENSION UNITS.
- THRUST BLOCKS SHALL BE PROVIDED AT ALL REQUIRED LOCATIONS ON WATER LINE IN ACCORDANCE WITH THE COUNTY OF NAPA SPECIFICATIONS AND DETAILS.
- ALL BACKFLOW DEVICES SHALL BE INSTALLED WITH A WEATHER BLANKET FOR PROTECTION.

**STORM DRAIN**

- STORM DRAIN PIPE SIZES SHALL NOT BE CHANGED WITHOUT THE APPROVAL OF THE DESIGN ENGINEER.
- STORM DRAIN PIPE:
  - REINFORCED CONCRETE PIPE, PER COUNTY OF NAPA STANDARD
  - CAST-IN-PLACE CONCRETE PIPE, PER COUNTY OF NAPA STANDARD
  - PVC PIPE, PER COUNTY OF NAPA STANDARD
  - HDPE PIPE, PER COUNTY OF NAPA STANDARD
- CATCH BASINS TO BE CONSTRUCTED PER COUNTY STANDARD DETAILS.
- ALL CONSTRUCTION SITE ACTIVITIES, REGARDLESS OF PROJECT SIZE, SHALL CONFORM TO THESE STANDARDS. PROJECTS GREATER THAN ONE (1) ACRE SHALL ALSO CONFORM TO THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) GENERAL CONSTRUCTION ACTIVITY STORM WATER PERMIT.

**SANITARY SEWER**

- SANITARY SEWER PIPE SHALL BE:
  - V.C.P. EXTRA STRENGTH ASTM C-700
  - PVC PIPE, PER COUNTY OF NAPA STANDARD
  - HDPE PIPE, PER COUNTY OF NAPA STANDARD
- ALL SANITARY SEWER MAINS SHALL BE TELEVISION INSPECTED, FLUSHED WITH AN APPROVED SEWER BALL AND PASS A LEAKAGE TEST IN CONFORMANCE WITH COUNTY OF NAPA STANDARD SPECIFICATIONS PRIOR TO ACCEPTANCE BY THE COUNTY. ALL TESTING SHALL BE PERFORMED AFTER THE COMPACTION FOR STREET BASE ROCK AND PRIOR TO PAVING.
- A CLEANOUT SHALL BE PLACED AT RIGHT-OF-WAY LINE PER C.O.N. STD. DWG. NO. \_\_\_\_\_ COVER ON LATERAL AT PROPERTY LINE TO BE 3' MINIMUM TO 5' MAXIMUM EXCEPT AS NOTED ON PLANS.
- ALL MANHOLES CONSTRUCTED ON A TRUNK MAIN SHALL BE PVC LINED PER INDUSTRY STANDARD MANUFACTURER'S SPECIFICATIONS AND TESTED IN CONFORMANCE WITH COUNTY OF NAPA STANDARD SPECIFICATIONS.



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REVISIONS  
No. Date Description

PROJECT

**NAPA GATEWAY ROAD**

GATEWAY ROAD  
NAPA, CALIFORNIA



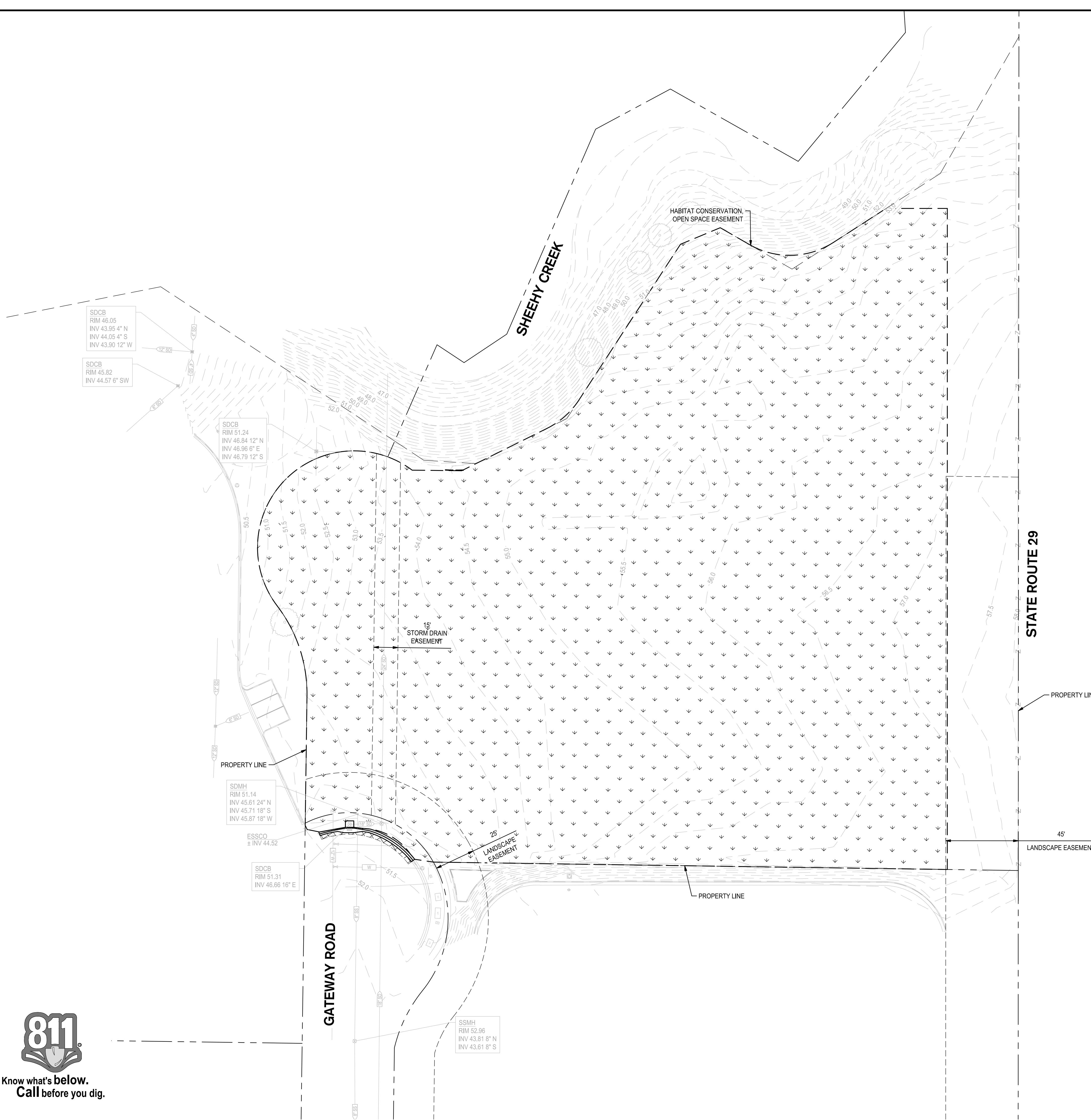
SHEET TITLE

**TOPOGRAPHY AND DEMOLITION PLAN**

Proj Mgr PJS  
Drawn by KJG  
Date 03/14/2025  
Job No. 23347  
SHEET: C2.0  
SCALE: 1"=30'  
—OF: 1



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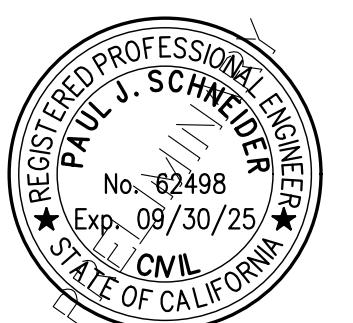
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STRUCTURAL  
LANDSCAPE ARCHITECTURE  
SURVEYING  
PLANNING  
ATHLETIC FACILITY DESIGN  
GEOTECHNICAL

REVISIONS  
No. Date Description

PROJECT

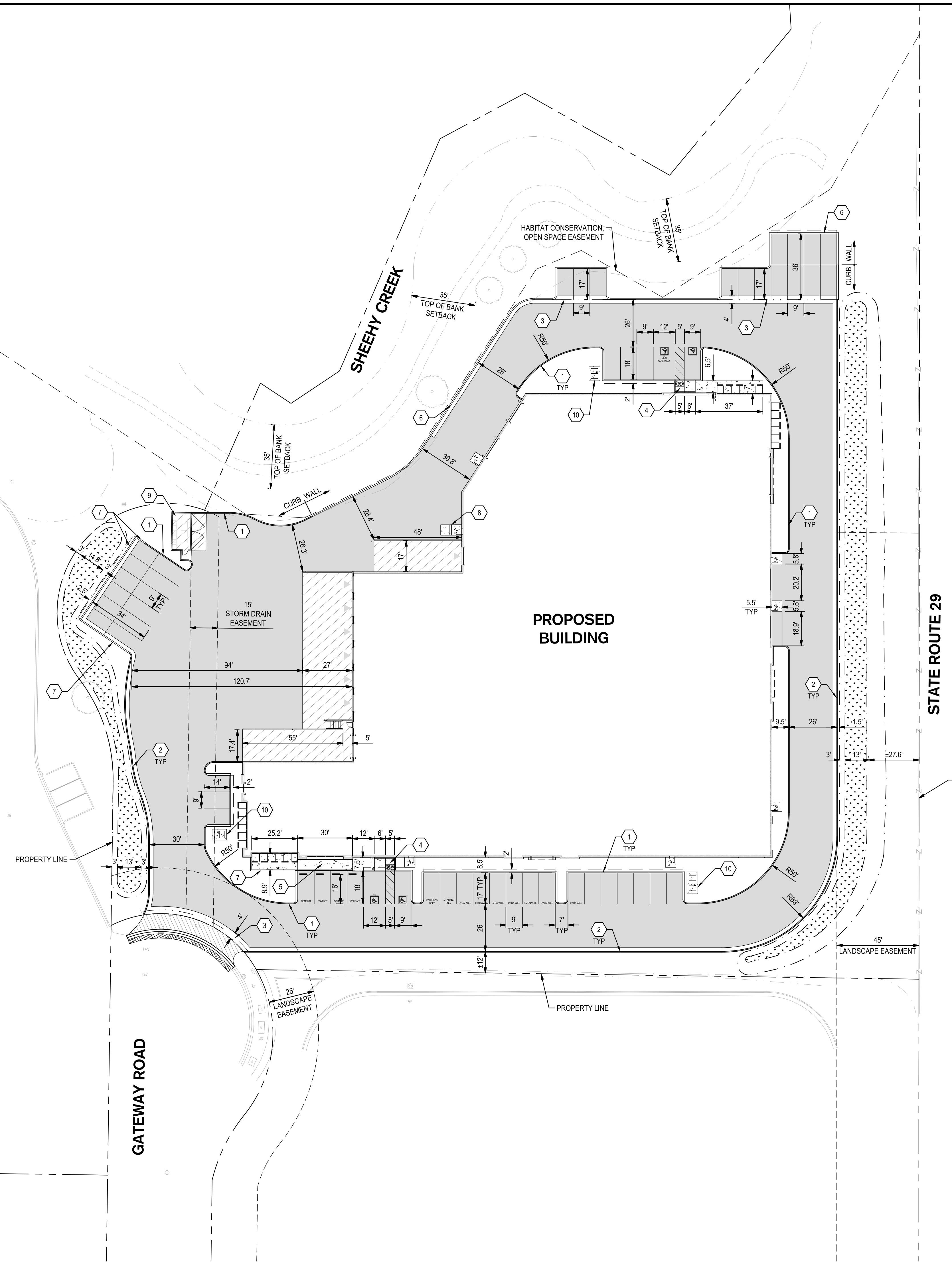
NAPA GATEWAY ROAD

GATEWAY ROAD  
NAPA, CALIFORNIA

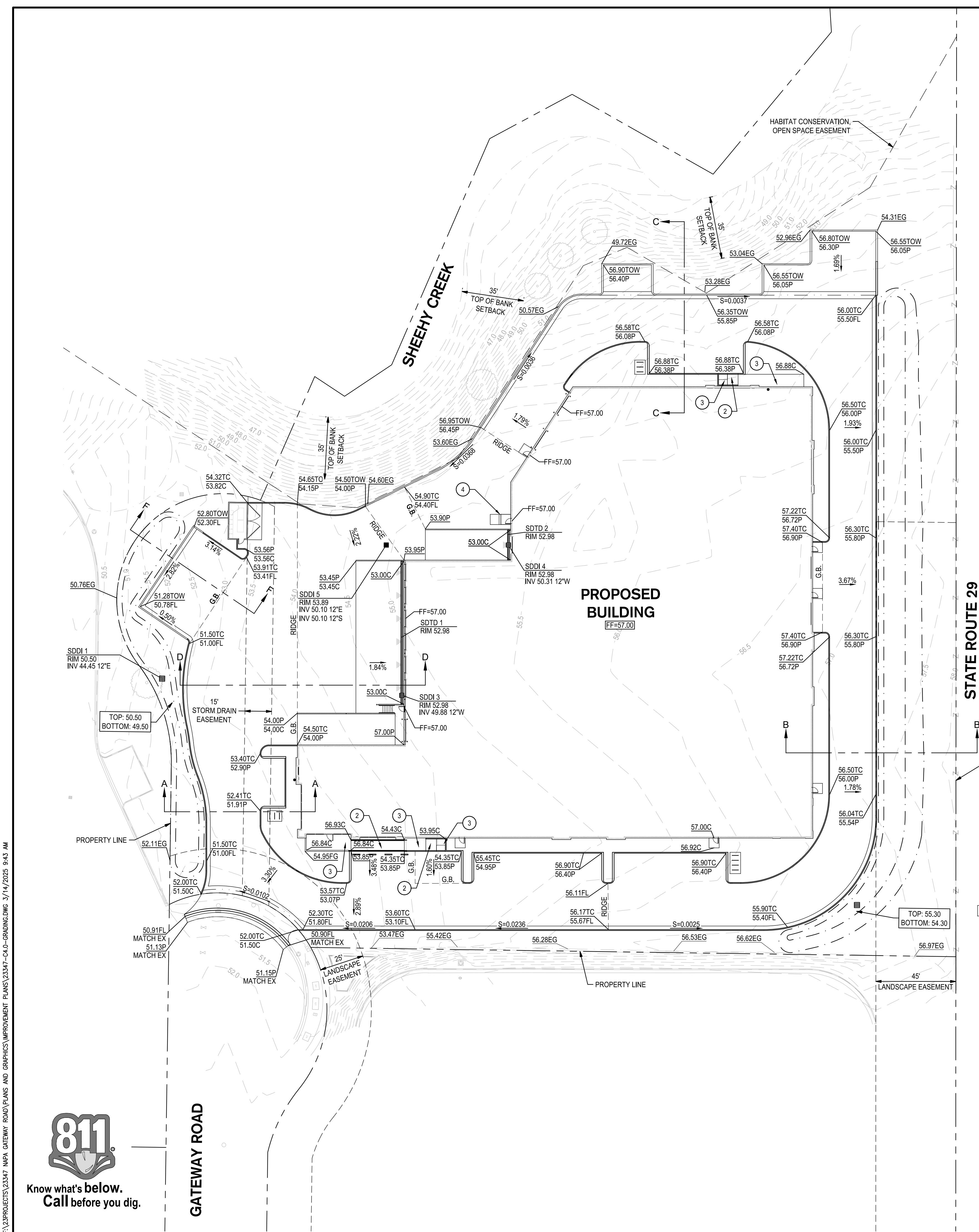
SHEET TITLE

PAVING AND DIMENSIONING PLAN

Proj Mgr PJS  
Drawn by KJG  
Date 03/14/2025  
Job No. 23347  
SHEET: C3.0  
SCALE: 1'=30'  
—OF: 1



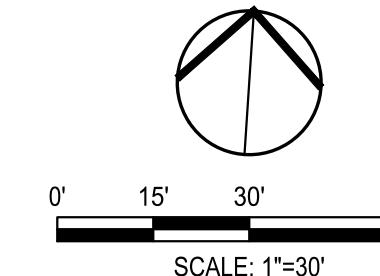
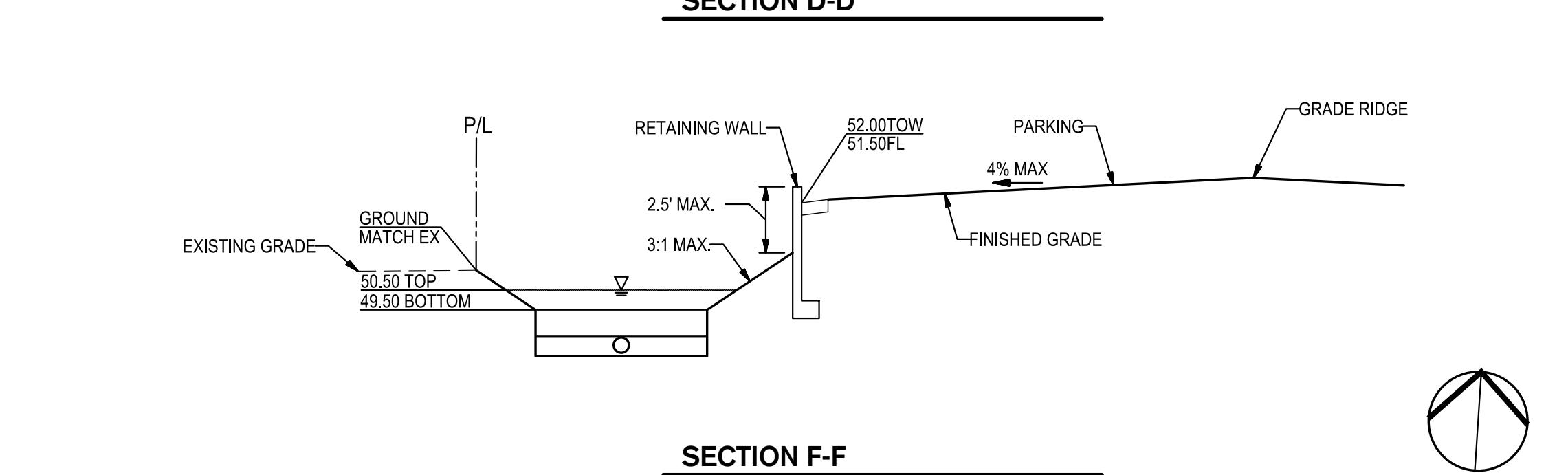
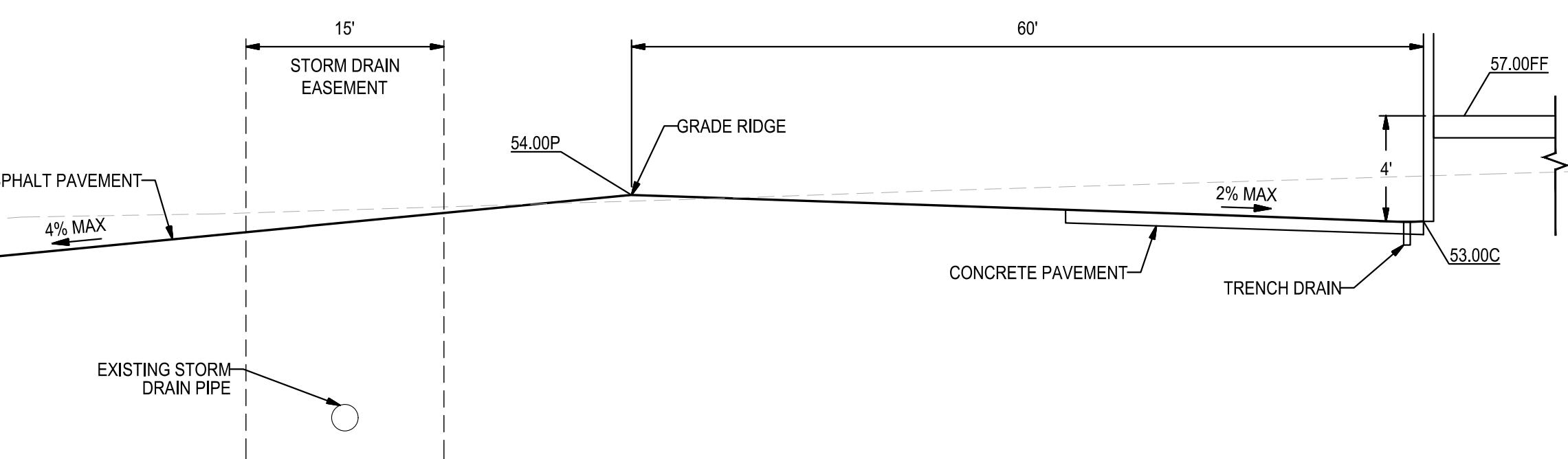
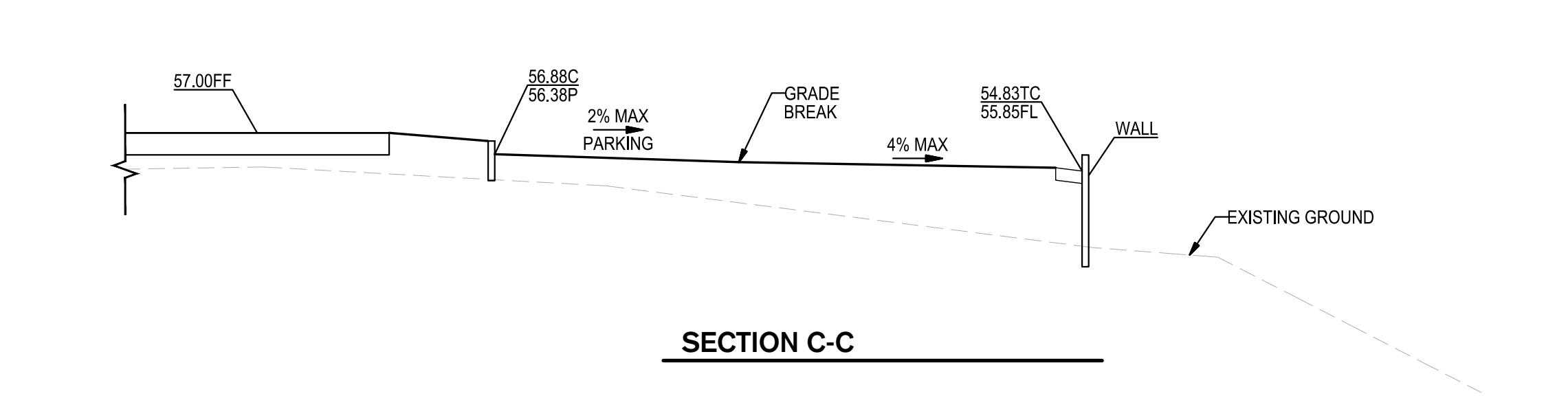
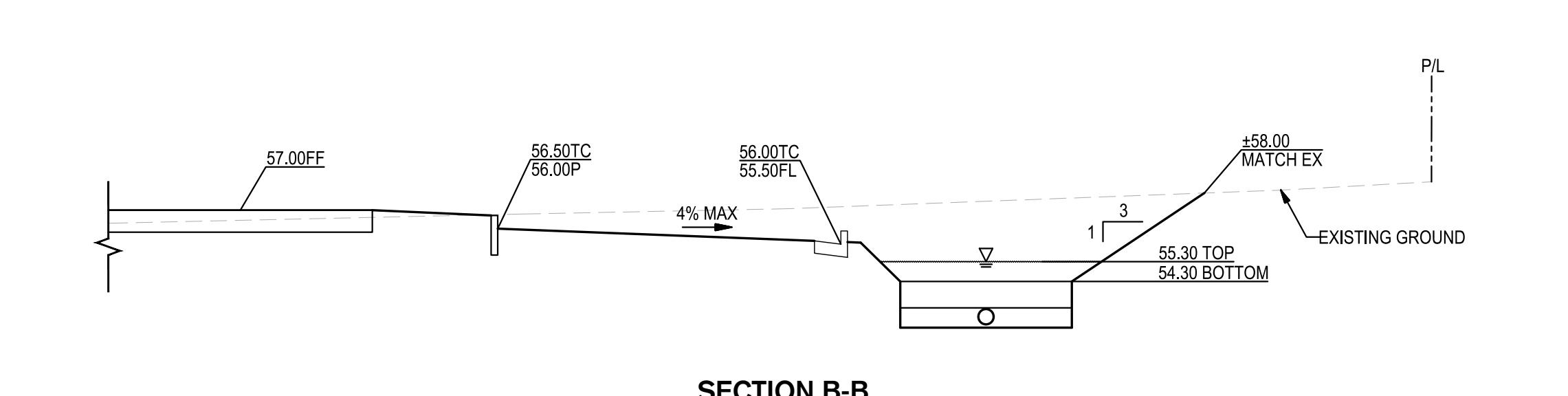
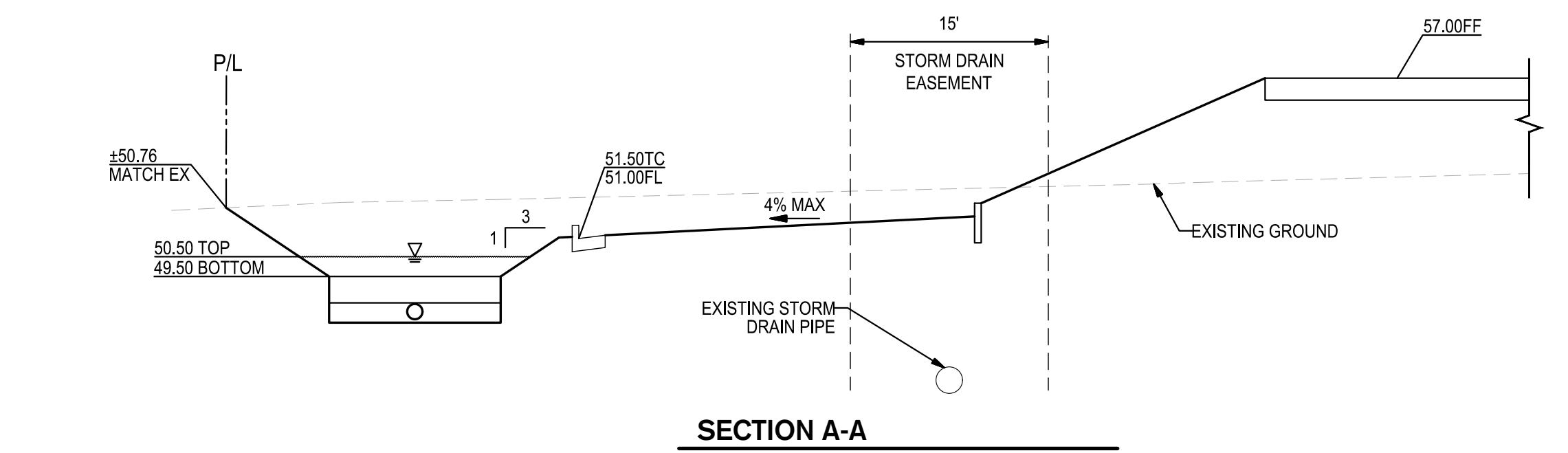
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EARTHWORK QUANTITIES (UNFACTORED)	
VOLUME OF CUT	5870 CY
VOLUME OF FILL	5695 CY
NET VOLUME OF CUT	175 CY

**GRADING KEY NOTES**

- ① 2% MAX CROSS SLOPE; 5% MAX SLOPE IN DIRECTION OF TRAVEL, TYPICAL
- ② RAMPS @ 8.33% MAX SLOPE
- ③ 2% MAX SLOPE IN ALL DIRECTIONS
- ④ TWO 7" RISERS





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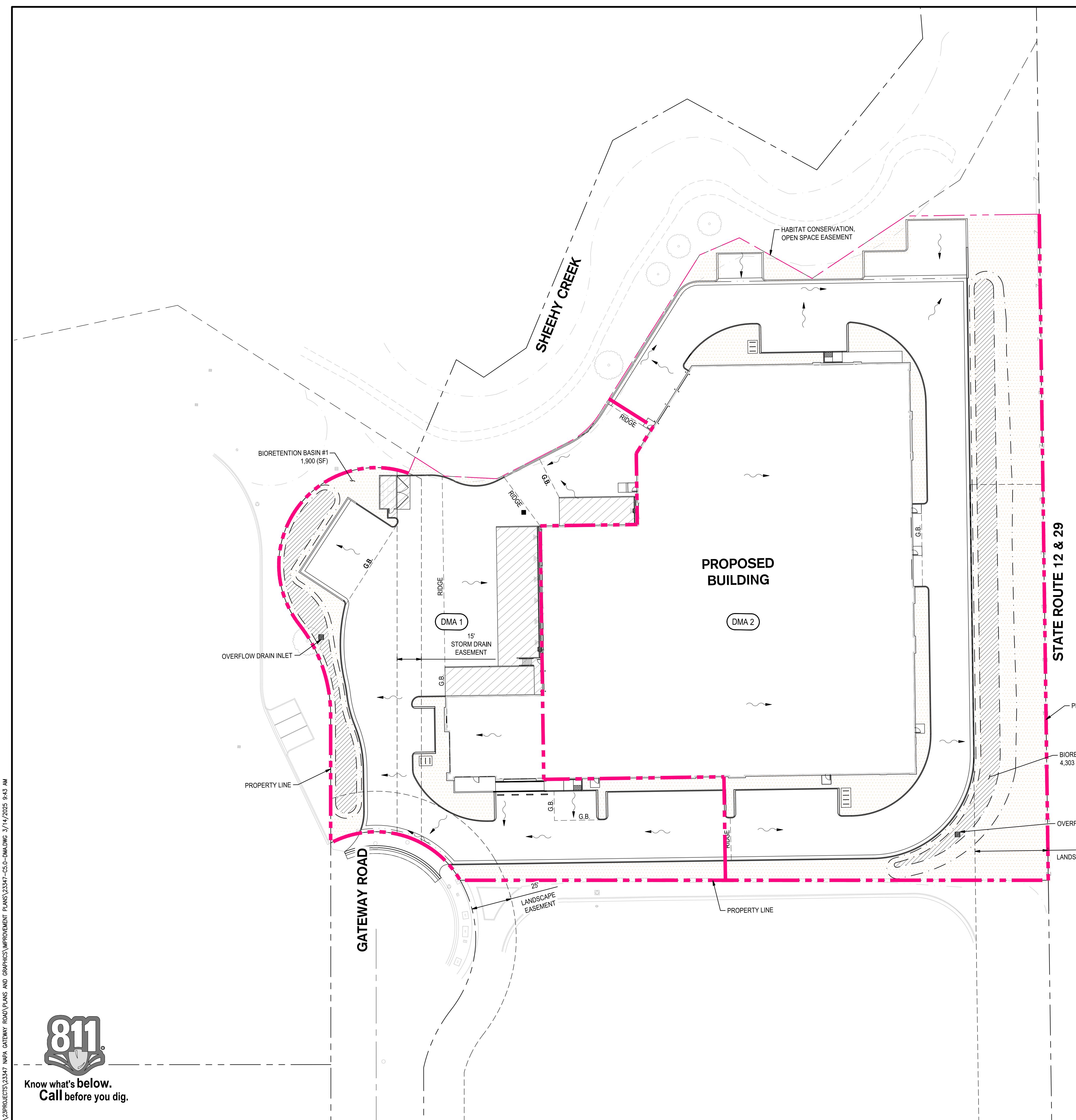
NAPA GATEWAY ROAD

GATEWAY ROAD  
NAPA, CALIFORNIA

SHEET TITLE

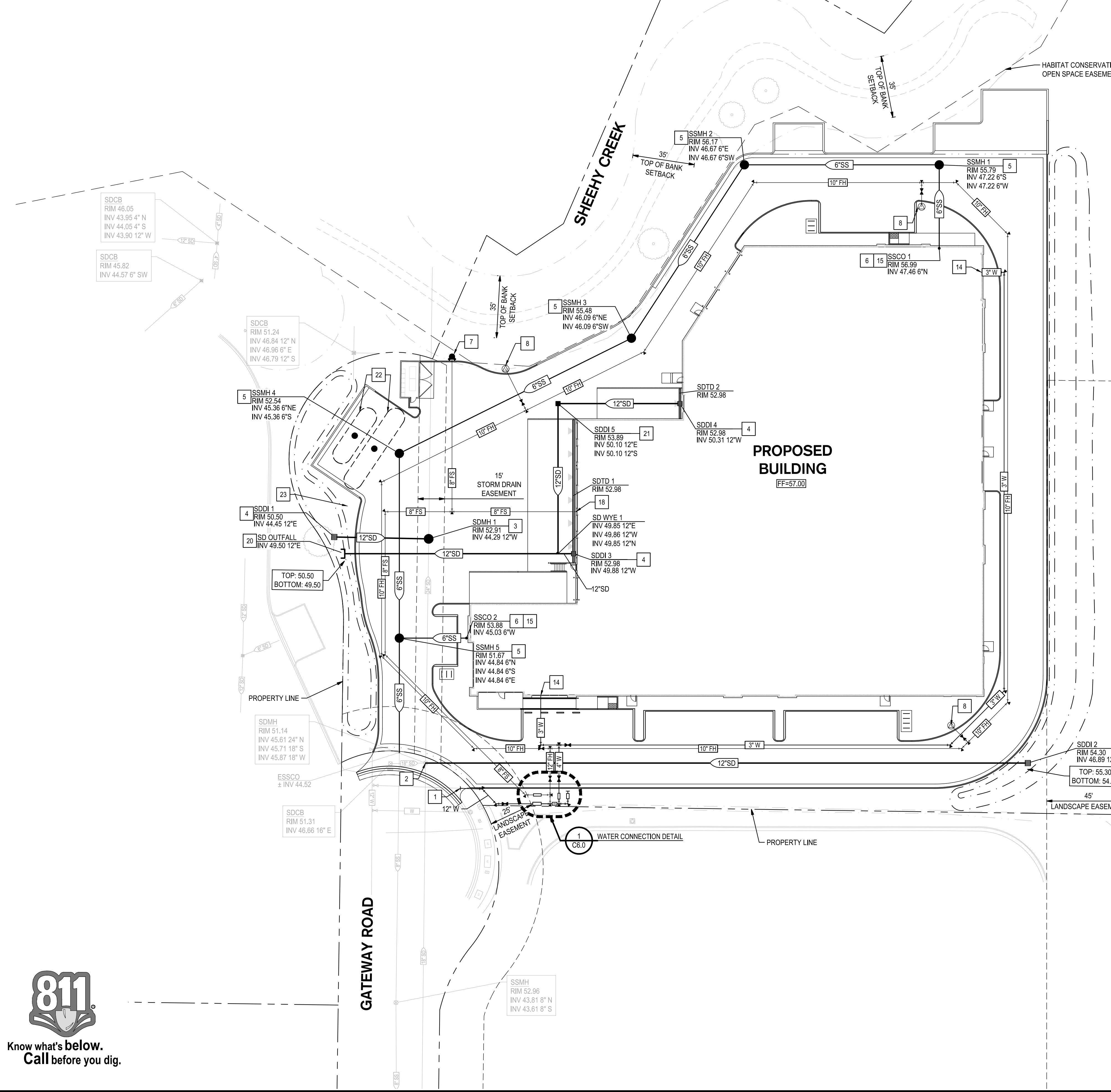
DRAINAGE AREA MANAGEMENT MAP

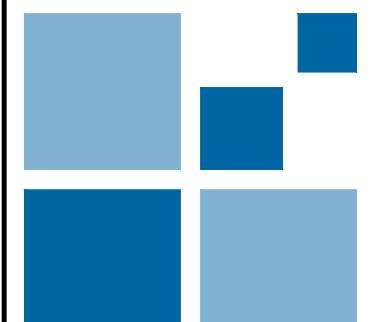
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Drawn by KJG  
Date 03/14/2025  
Job No. 23347  
SHEET: C5.0  
SCALE: 1"=30'  
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REVISIONS  
No. Date Description

PROJECT

NAPA GATEWAY ROAD

GATEWAY ROAD  
NAPA, CALIFORNIA

SHEET TITLE

EROSION CONTROL PLAN

Proj Mgr PJS  
Drawn by KJG  
Date 03/14/2025  
Job No. 23347  
SHEET: C7.0  
—OF: 1

## EROSION CONTROL GENERAL NOTES

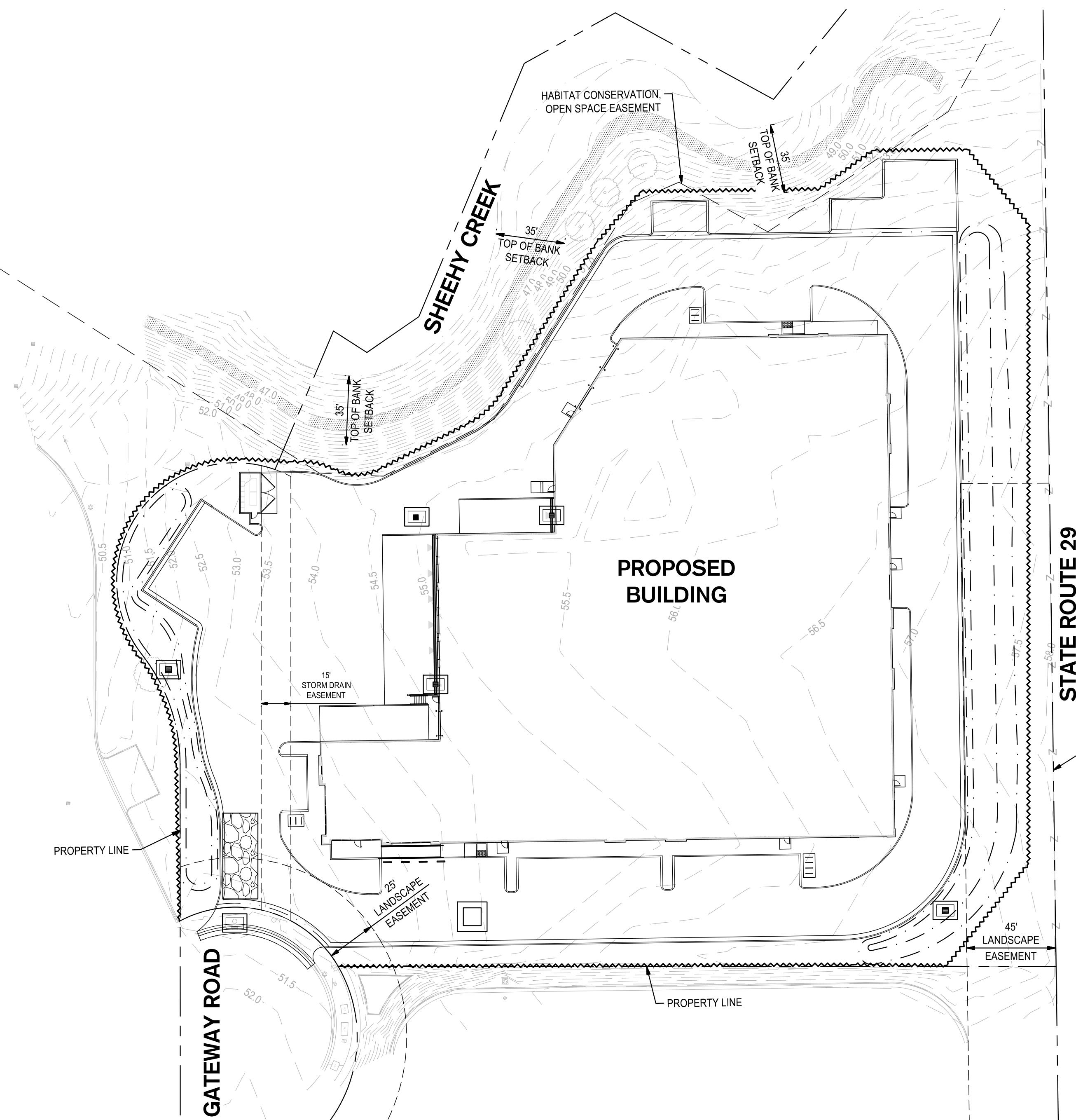
- PLANS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO SHOW ALL OFFSETS. THE SITE IS DYNAMIC AND CHANGES ON A DAILY BASIS. CHANGES SHOULD BE MADE ACCORDING TO EXISTING CONDITIONS. BECAUSE IT IS IMPOSSIBLE TO PREDICT ALL POSSIBLE SITUATIONS, CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES TO ENSURE QUALITY CONTROL.
- THE FOLLOWING PLANS ARE ACCURATE FOR EROSION CONTROL PURPOSES ONLY. THE CONTRACTOR SHALL FOLLOW THESE PLANS UNLESS FIELD CONDITIONS DICTATE MODIFICATION. IF MODIFICATION IS NECESSARY, A SWPPP AMENDMENT MUST BE DONE; THIS MAY REQUIRE MODIFICATION TO THESE DRAWINGS AND ENGINEER CONCURRENCE.
- INSPECT AND REPAIR FILTERS AFTER EACH STORM EVENT. REMOVE SEDIMENT WHEN 1/2 OF THE FILTER DEPTH HAS BEEN FILLED. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA TURBIDITY TO A SEDIMENT BASIN OR OTHER FILTERING MEASURE. SEDIMENT AND GRAVEL SHALL BE IMMEDIATELY REMOVED FROM PAVEMENT OF ROAD.
- UNFINISHED AND DISTURBED AREAS ARE TO BE PROTECTED WITH AN APPLICATION OF BLOWN STRAW AND ORGANIC BINDER.

ITEM	LB/ACRE
STRAW	4,000
ORGANIC BINDER	200

- ALTERNATE INLET PROTECTION SHALL BE USED ON ROADS OPEN TO THE PUBLIC IF ANY HAZARDOUS MATERIALS OR WASTES WHICH HAVE BEEN TREATED, STORED, DISPOSED, SPILLED, OR LEAKED IN SIGNIFICANT QUANTITIES ONTO THE CONSTRUCTION SITE, THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE THEM FROM THE SITE AND DISPOSE OF PROPERLY.
- CHLORINATED OR DECHLORINATED WATER SHALL NOT BE DISCHARGED INTO THE STORM DRAIN SYSTEM. THE CONTRACTOR MAY DISPOSE THIS WATER INTO THE SANITARY SEWER SYSTEM UPON APPROVAL BY THE GOVERNING AGENCY.
- THE CONTRACTOR SHALL KEEP MAINTENANCE, INSPECTION, AND REPAIR PROCEDURES TO ENSURE THAT ALL GRADED SURFACES, WALLS, BERMS, DRAINAGE STRUCTURES, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES, AND OTHER CONTROLS ARE MAINTAINED IN GOOD AND EFFECTIVE CONDITION AND ARE PROMPTLY REPAIRED OR RESTORED WHEN NECESSARY. ANY DEWATERING WATER SHALL NOT BE DISCHARGED DIRECTLY INTO THE STORM WATER SYSTEM, AND SHALL NOT BE DISCHARGED INTO THE SEWER SYSTEM.
- ALL DEWATERING WATER MUST BE CHANNELLED THROUGH AN APPROVED SEDIMENT BARRIER PRIOR TO THE WATER ENTERING THE STORM SYSTEM.
- PAVEMENT CLEANING- FLUSHING OF STREETS/ PARKING LOTS TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED UNLESS PROPER SEDIMENT CONTROLS ARE USED. PREFERABLY, AREAS REQUIRING CLEANING SHOULD BE SWEPT.
- ALL STOCKPILES OF MATERIALS THAT ARE NOT GOING TO BE USED FOR 14 DAYS SHALL BE COVERED.
- CONTRACTOR TO USE BEST MANAGEMENT PRACTICES (BMPs) THROUGHOUT CONSTRUCTION. USE ALL BMPs THAT APPLY TO THE PROJECT, INCLUDING BUT NOT LIMITED TO THE FOLLOWING BMPs:
  - DRAIN INLET PROTECTION - CALIFORNIA STORMWATER BMP HANDBOOK SECTION SE-10
  - SOLID WASTE MANAGEMENT - CALIFORNIA STORMWATER BMP HANDBOOK SECTION WM-5
  - MATERIAL STORAGE - CALIFORNIA STORMWATER BMP HANDBOOK SECTION WM-1
  - PAVING - CALIFORNIA STORMWATER BMP HANDBOOK SECTION NS-3
  - DUST CONTROL, SEDIMENT CONTROL, EROSION CONTROL AND CONCRETE WASHOUT AREAS - SHOWN ON THIS SHEET WITH DETAILS
- CONTRACTOR SHALL INSTALL DRAIN INLET PROTECTION FOR ALL CATCH BASINS LOCATED IN THE VICINITY OF WORK. THIS INCLUDES ANY CATCH BASINS LOCATED IN THE PUBLIC RIGHT-OF-WAY, AS WELL AS ANY ON-SITE CATCH BASINS LOCATED IN THE PARKING LOT.
- CONTRACTOR SHALL ENSURE THAT CONSTRUCTION ACTIVITIES DO NOT DEPOSIT SEDIMENT ONTO THE PARKING LOT OR PUBLIC ROADWAY, SIDEWALK, AND GUTTERS.
- CONTRACTOR SHALL USE STREET SWEEPING OR OTHER DRY-SWEEPING METHOD, AS NECESSARY, TO REMOVE CONSTRUCTION-RELATED SEDIMENTS FROM PAVEMENT IN PROJECT AREA PARKING LOT AND PUBLIC SIDEWALKS, GUTTERS, AND ROADWAY.
- CONTRACTOR SHALL SCHEDULE WORK FOR DRY-WEATHER DAYS WHEN NO RAIN IS IN THE IMMEDIATE FORECAST.

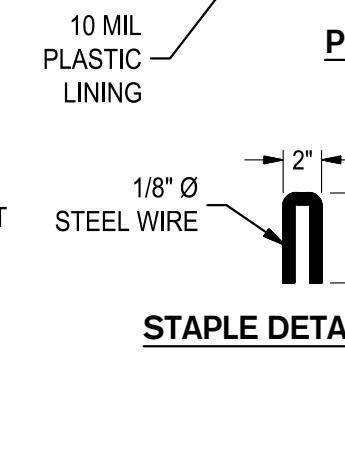
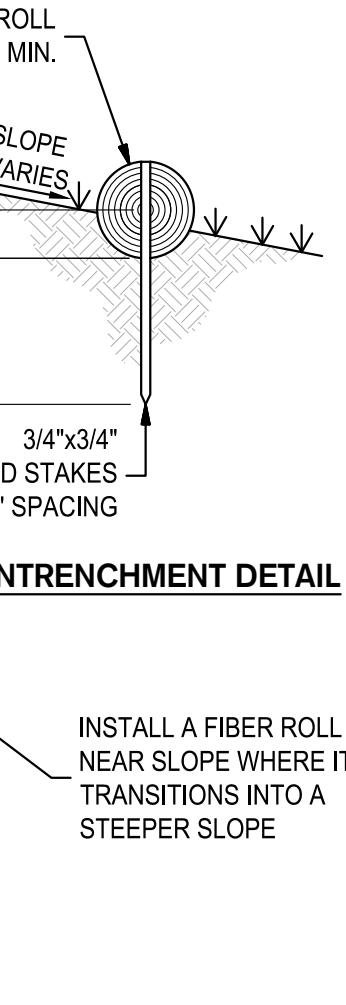
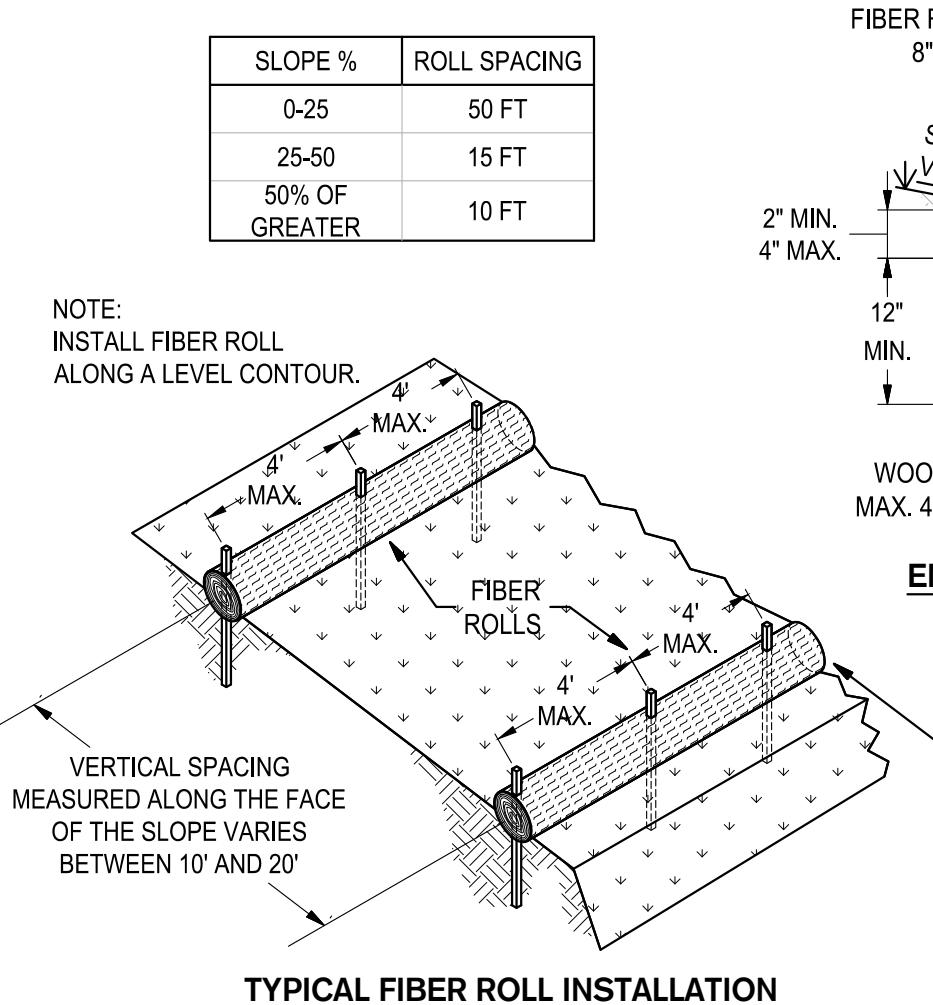
## EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
~~~~~	FIBER ROLLED WATTLE, SEE DETAIL 1
□	CONCRETE WASHOUT, CONTRACTOR TO DETERMINE LOCATION, SEE DETAIL 2
□	GRAVEL BAG FILTER AT DROP INLET, SEE DETAIL 3
████████	STABILIZED CONSTRUCTION ENTRANCE, CONTRACTOR TO DETERMINE SIZE & LOCATION, SEE DETAIL 4 THIS SHEET



## EROSION CONTROL PLAN

1" = 40'  
0' 20' 40' 80'  
SCALE: 1"=40'



## 1 FIBER ROLLS

SCALE: NTS

## 2 CONCRETE WASHOUT

SCALE: NTS

## 3 GRAVEL BAG FILTER AT DROP INLET

SCALE: NTS

## 4 STABILIZED CONSTRUCTION ENTRANCE/OUTLET TIRE WASH

SCALE: NTS

## SECTION A-A

## SECTION B-B

## SECTION C-C

## SECTION D-D

## SECTION E-E

## SECTION F-F

## SECTION G-G

## SECTION H-H

## SECTION I-I

## SECTION J-J

## SECTION K-K

## SECTION L-L

## SECTION M-M

## SECTION N-N

## SECTION O-O

## SECTION P-P

## SECTION Q-Q

## SECTION R-R

## SECTION S-S

## SECTION T-T

## SECTION U-U

## SECTION V-V

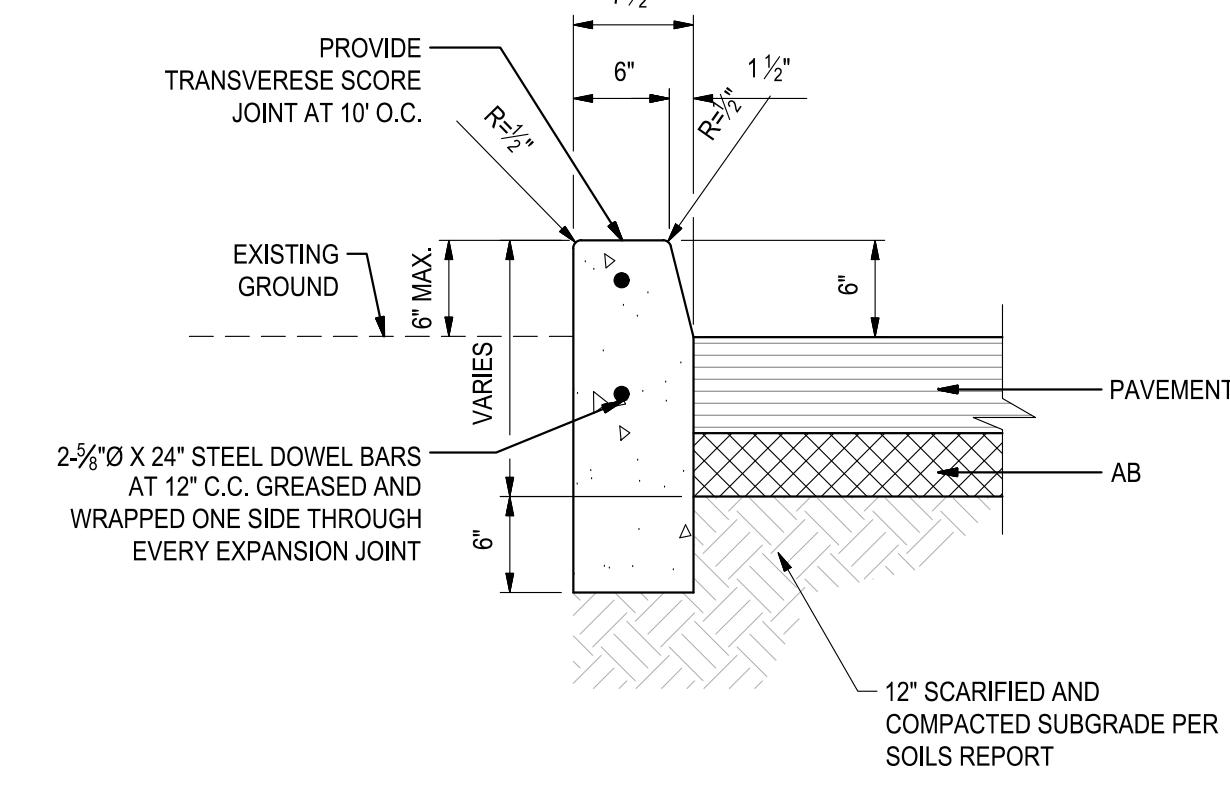
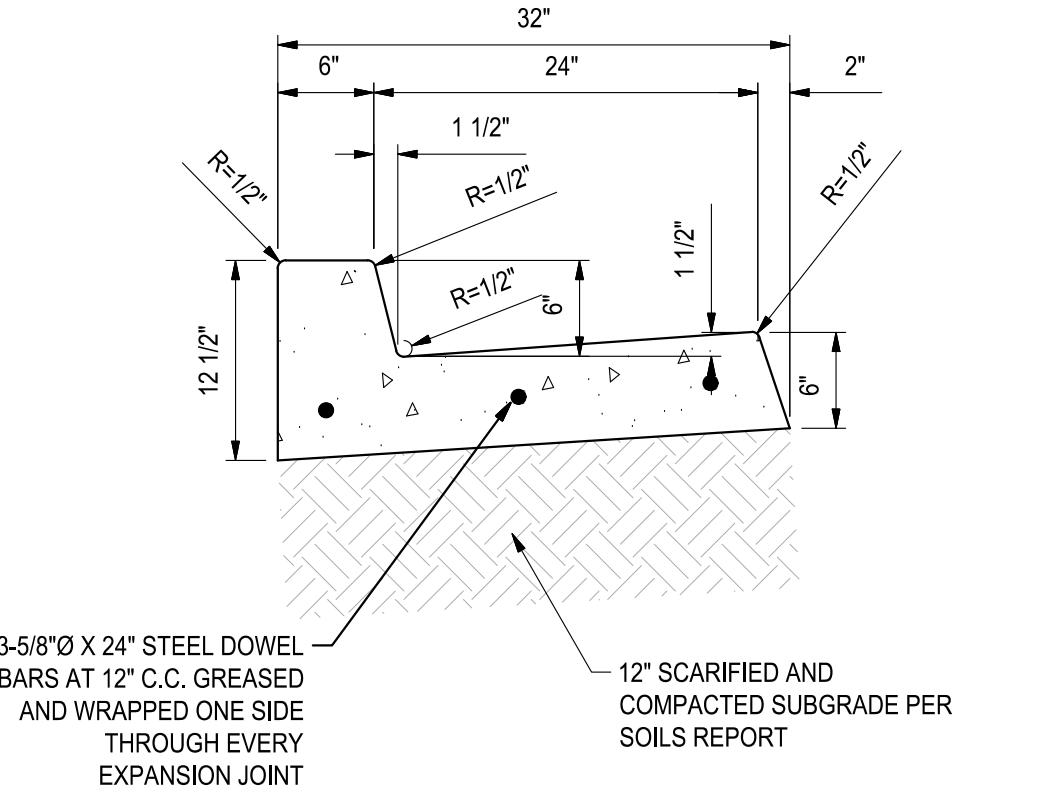
## SECTION W-W

## SECTION X-X

## SECTION Y-Y

## SECTION Z-Z

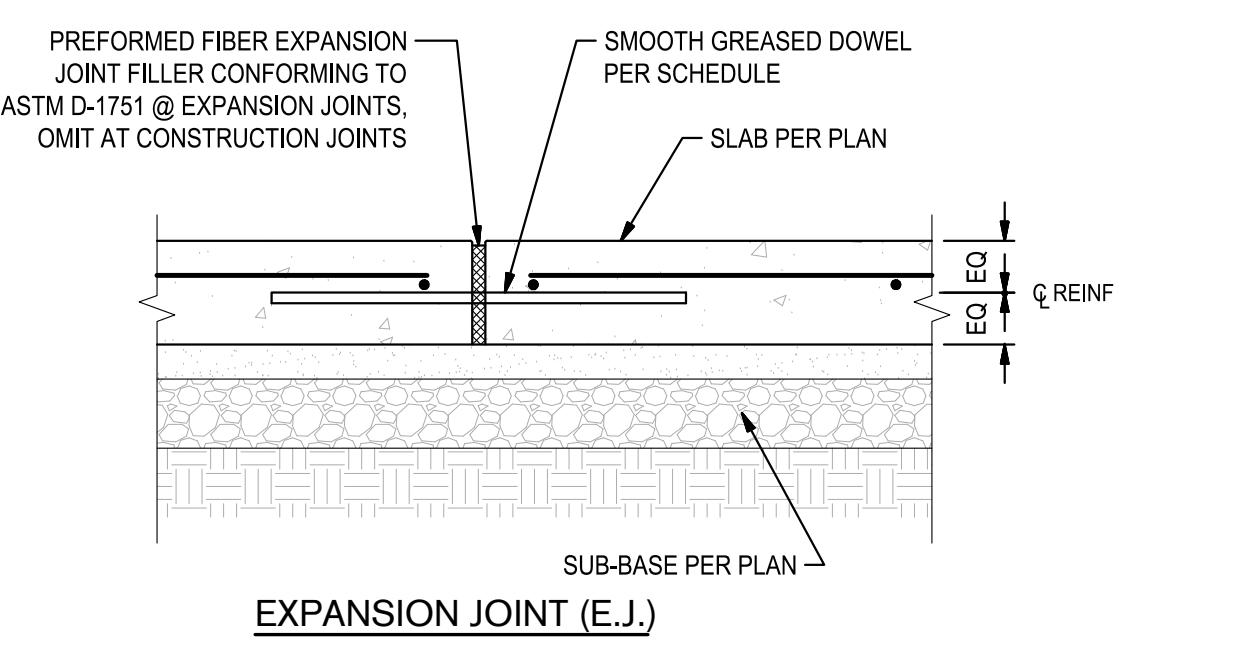
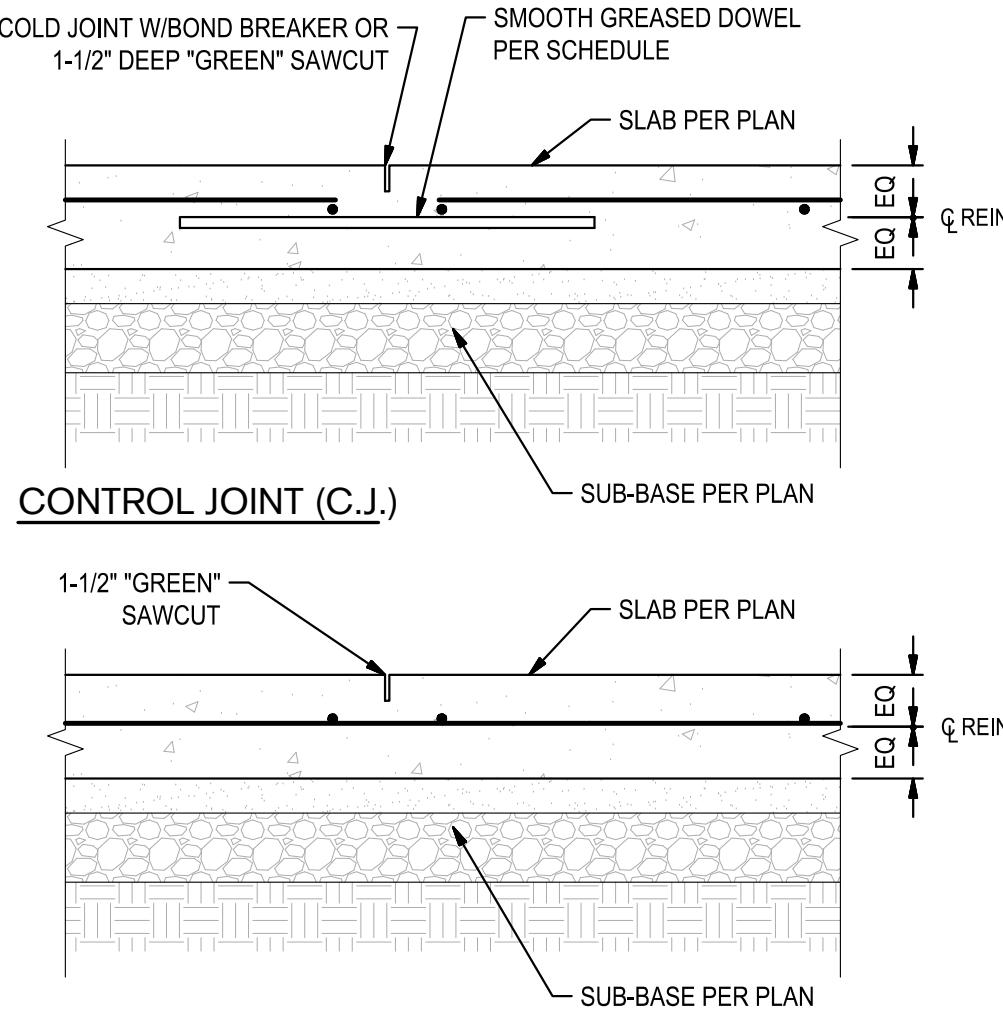
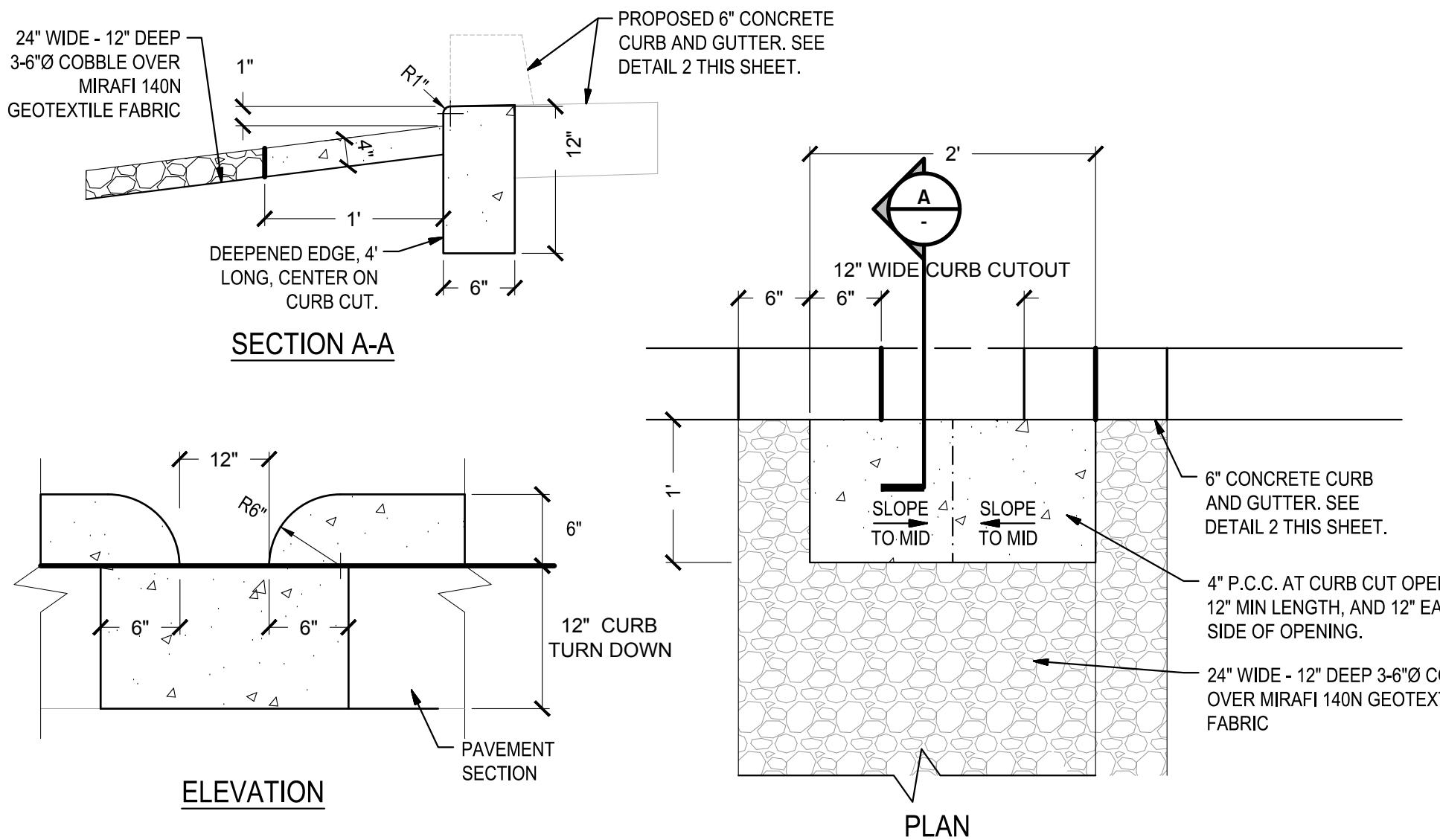
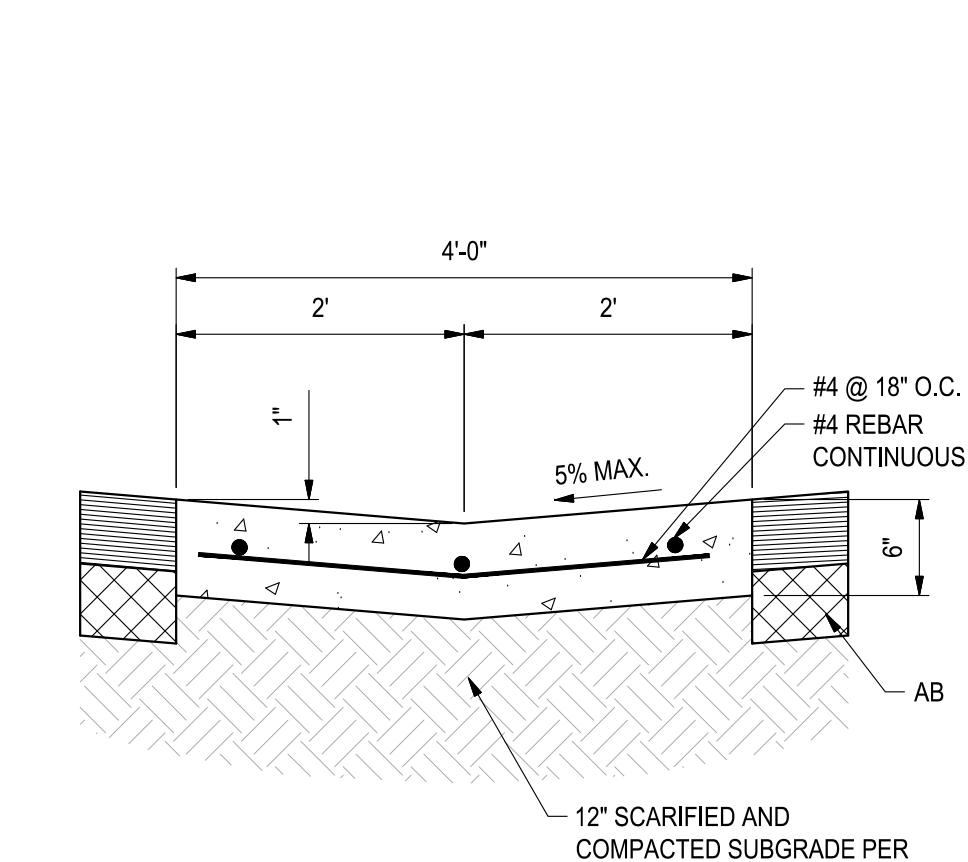
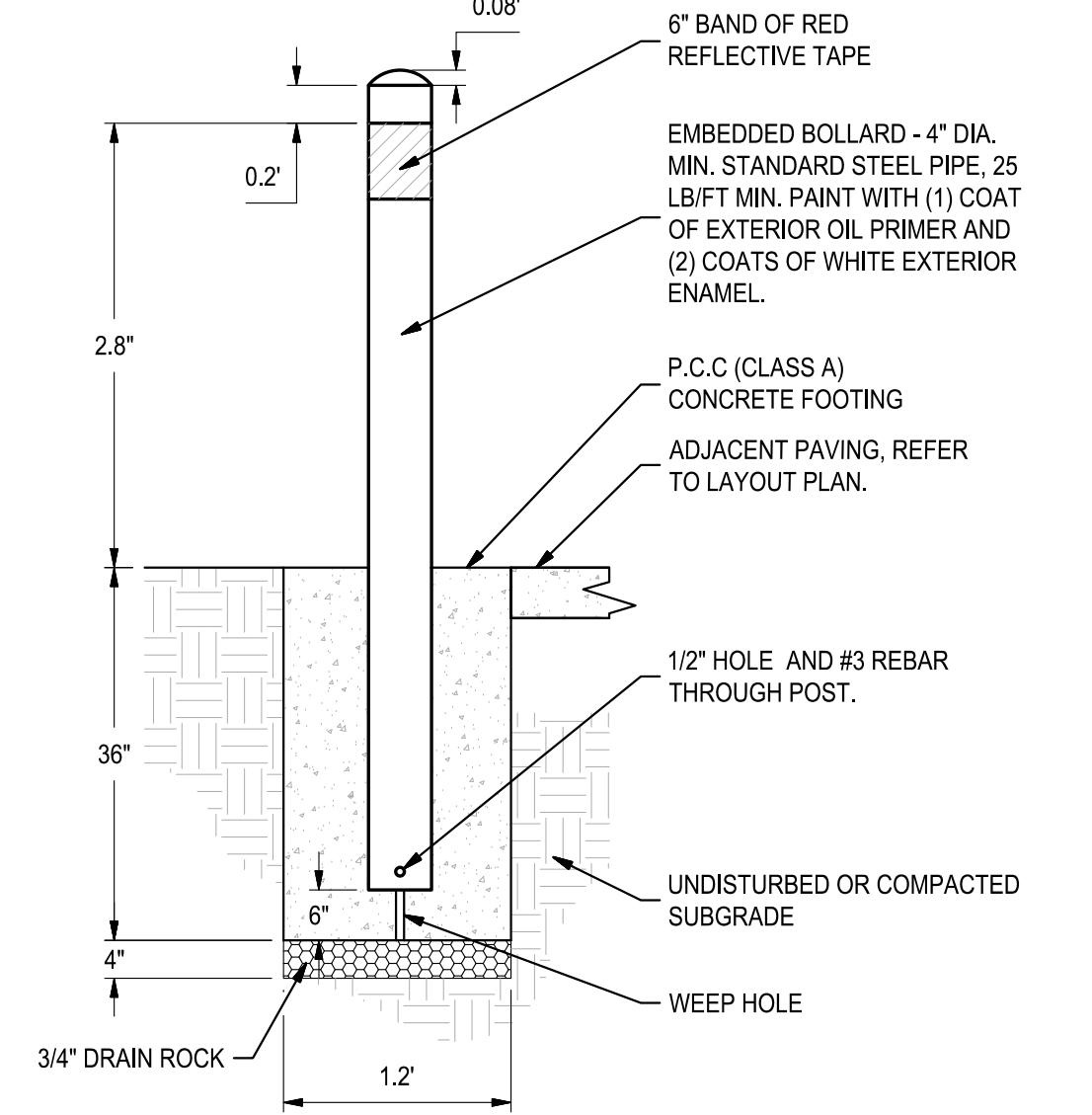
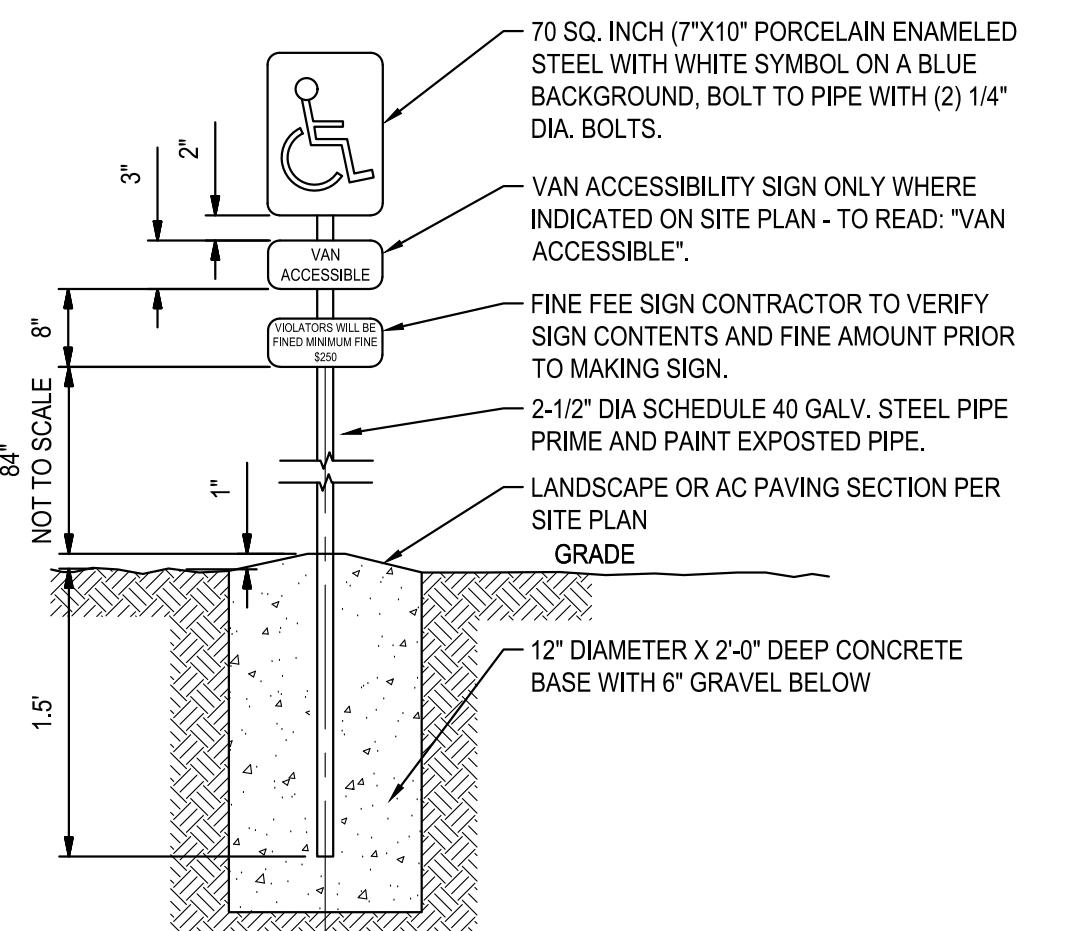
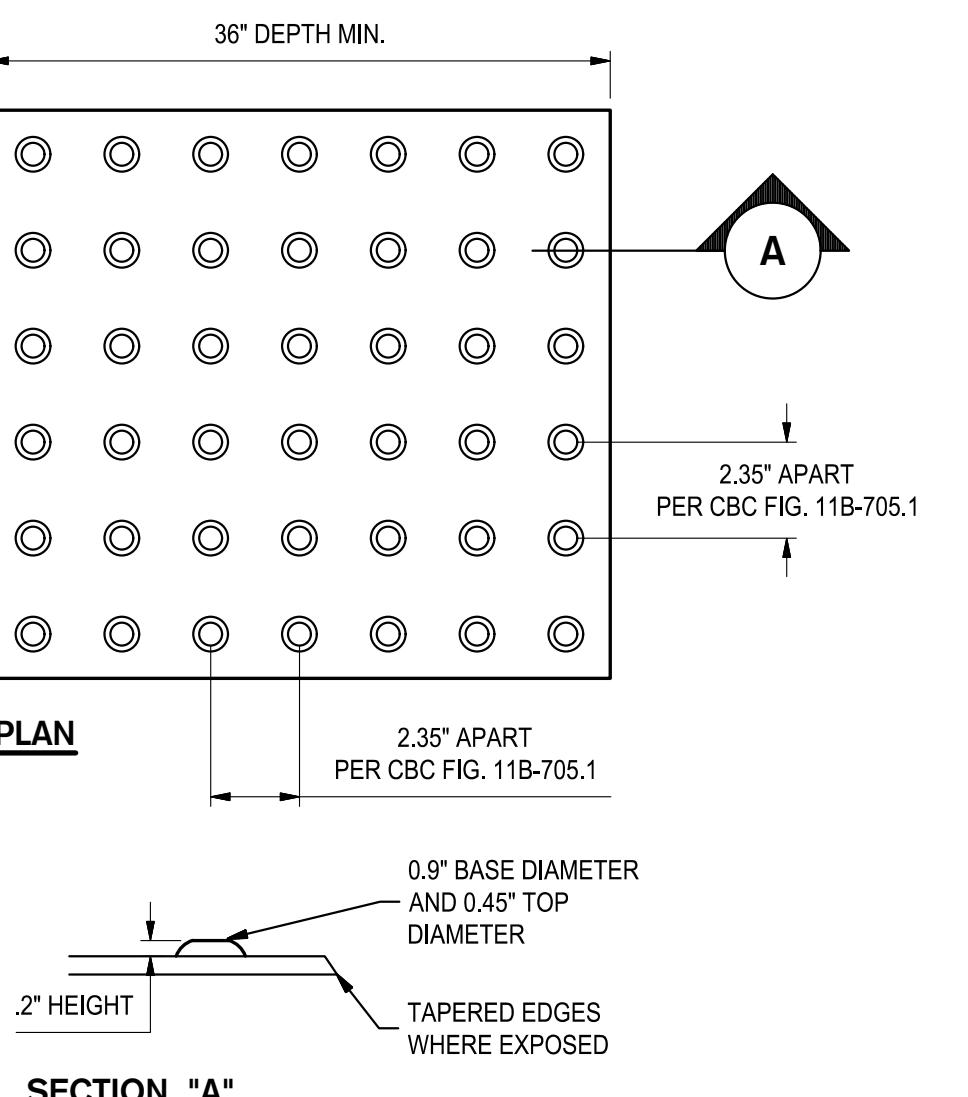
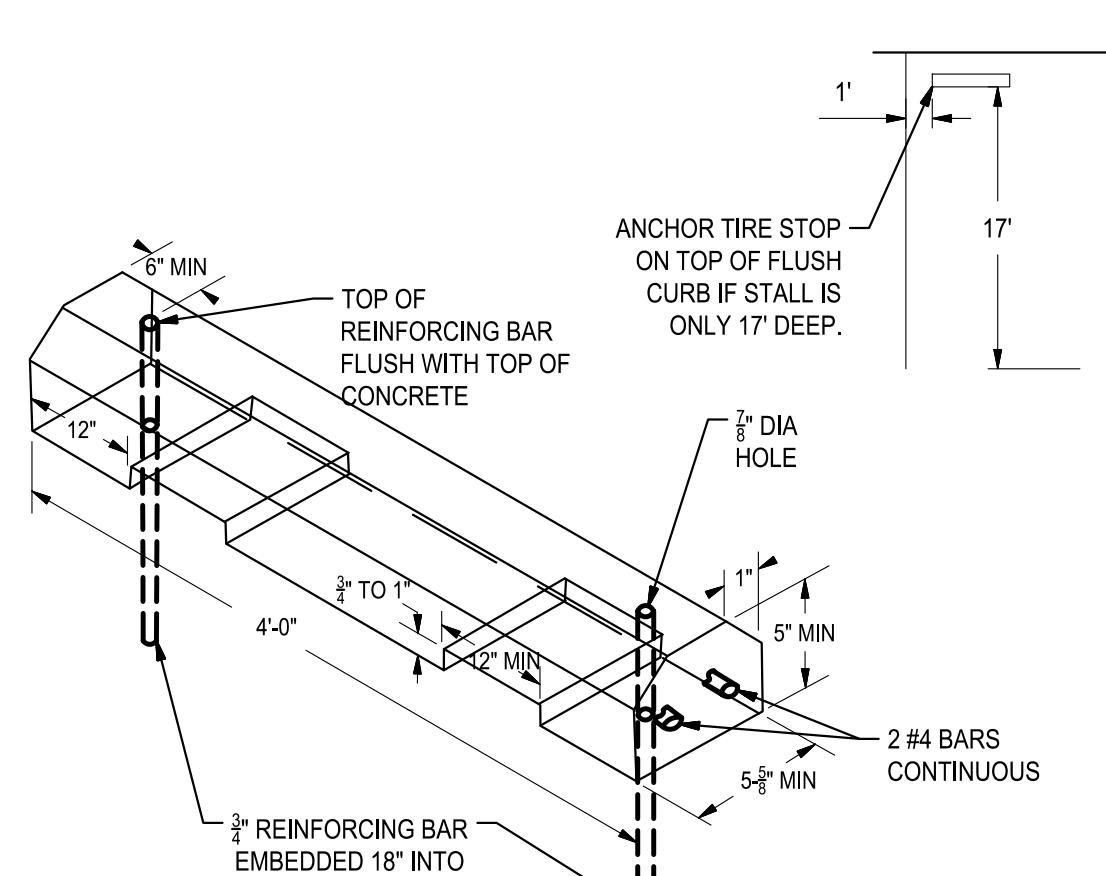
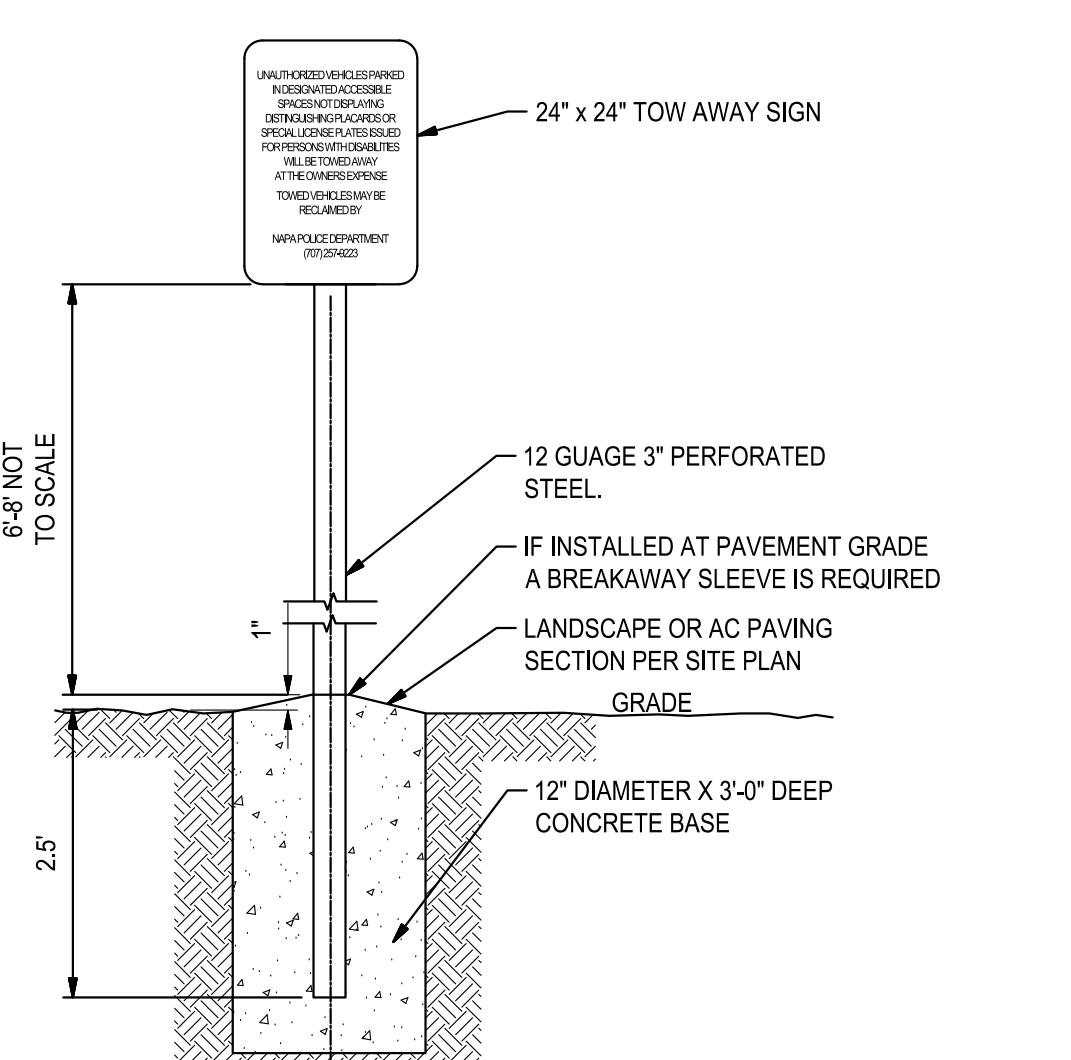



**1** 6" VERTICAL CONCRETE CURB  
NO SCALE

**2** 6" VERTICAL CURB AND GUTTER  
NO SCALE

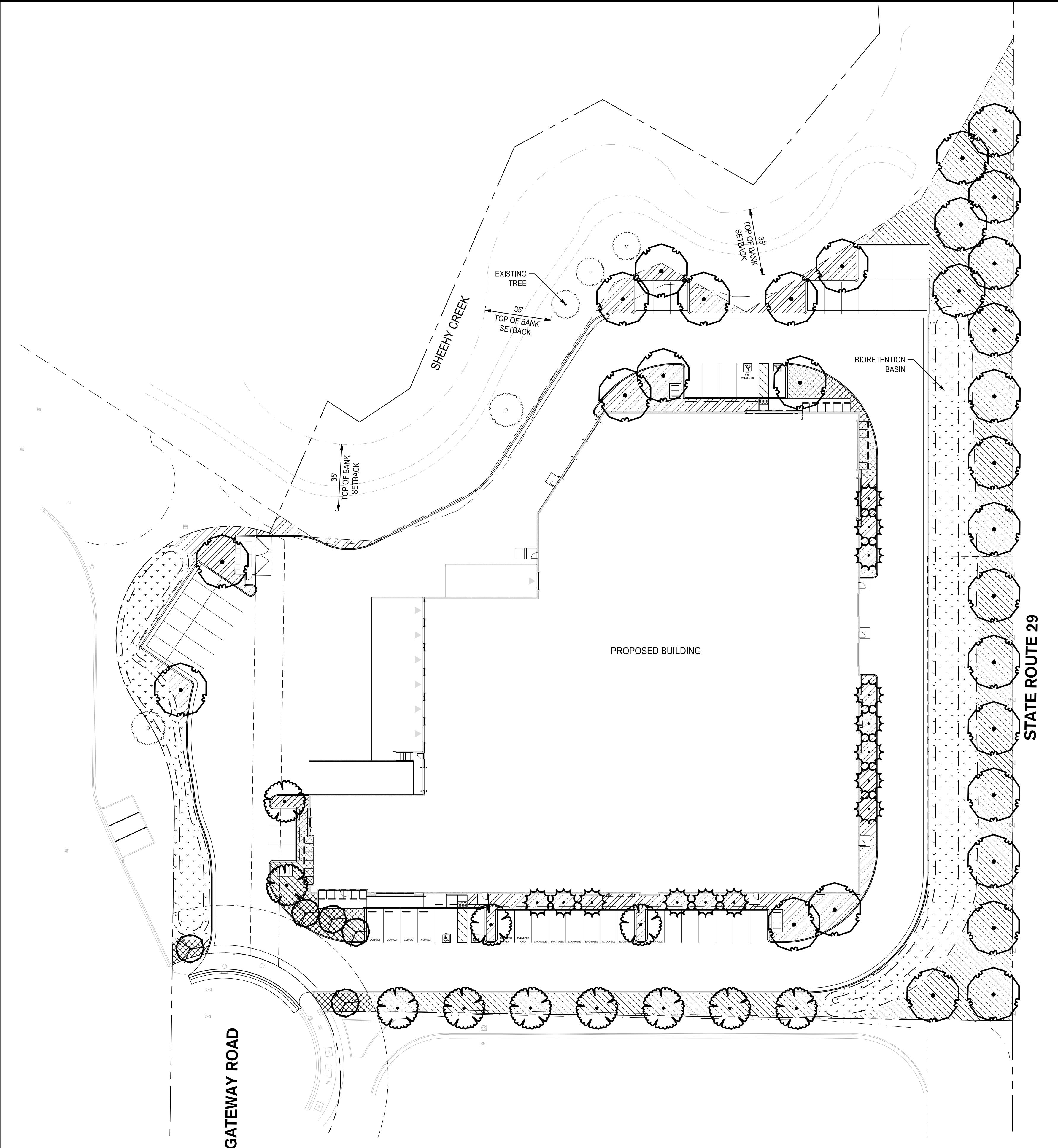
JOINT SPACING			
SLAB THICKNESS (T)	E.J.	C.J.	W.P.J.
INCHES	FEET O.C. E.W.	FEET O.C. E.W.	FEET O.C. E.W.
5"	100'	30'	10'
6"	100'	36'	12'
7"	100'	40'	14'
8"	100'	40'	16'

DOWEL SIZE & SPACING			
SLAB THICKNESS (T)	DIA.	LENGTH	SPACING
4"	1/2"	12"	24" O.C.
5"	5/8"	12"	24" O.C.
6"	3/4"	18"	18" O.C.
7"	7/8"	18"	18" O.C.
8"	1"	18"	18" O.C.


**3** TYPICAL CONCRETE JOINT DETAILS  
NO SCALE

**4** CONTROL JOINT (C.J.)  
NO SCALE

**5** 6" VERTICAL CURB AND GUTTER  
NO SCALE

**6** 4' CONCRETE VALLEY GUTTER  
NO SCALE

**7** STEEL BOLLARD  
NO SCALE

**8** ACCESSIBLE PARKING SIGNAGE  
NO SCALE

**9** 4' WHEEL STOP  
NO SCALE

**10** 4' WHEEL STOP  
NO SCALE

**11** TOW AWAY SIGN  
NO SCALE





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## PLANTING LEGEND



**LARGE TREE**  
15 gallon tree. Low/medium water use.  
Large shade trees within the site. Spacing per plan.  
Drip bubbler irrigation.

Acer macrophyllum / Big Leaf Maple  
Platanus x acerifolia 'Yarwood' / London Plane Tree  
Pseudotsuga menziesii / Douglas Fir  
Quercus lobata / Valley Oak  
Quercus macrocarpa / Bur Oak  
Sequoia sempervirens / Coast Redwood  
Ulmus parvifolia 'True Green' / True Green Lacebark Elm  
Umbellularia californica / Bay Laurel  
Zelkova serrata 'Musashino' / Musashino Japanese Zelkova

30

**SHRUB & GROUNDCOVER PLANTING**  
Site shrub and groundcover planting areas.  
Medium and small sized shrubs, groundcovers and grasses (18"-4' high,  
5 gallon and 1 gallon). Medium density plant spacing  
Drip irrigation.

Callistemon viminalis 'Little John' / Dwarf Weeping Bottlebrush  
Cistus pulverulentus 'Sunset' / Rockrose  
Coleonema pulchrum 'Sunset Gold' / Golden Breath Of Heaven  
Diates vegeta / African Iris  
Feijoa sellowiana / Pineapple Guava  
Salvia greggii / Autumn Sage  
Xylosma congestum 'Compacta' / Compact Xylosma  
Carpenteria californica 'Elizabeth' / Elizabeth Bush Anemone  
Cotoneaster dammeri 'Lovefast' / Lovefast Berryberry/Cotoneaster  
Dodonaea viscosa 'Purpleleaf' / Purple Hosed Bush  
Elymus condensatus 'Canyon Prince' / Canyon Prince Wild Rye  
Festuca glauca 'Elijah Blue' / Elijah Blue Fescue  
Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily  
Loropetalum chinense rubrum 'Shangho' / Purple Pixie® Fringe Flower  
Mahonia aquifolium 'Compacta' / Compact Oregon Grape  
Nandina domestica / Heavenly Bamboo  
Nerium oleander 'Petite Salmon' / Petite Salmon Oleander  
Phormium tenax 'Cream Delight' / Cream Delight New Zealand Flax  
Rhapiolepis indica 'Ballerina' / Ballerina Indian Hawthorn  
Arctostaphylos x 'Emerald Carpet' / Emerald Carpet Manzanita  
Ceanothus griseus horizontalis 'Yankee Point' / California Lilac  
Myoporum parvifolium 'Prostratum' / Myoporum



**MEDIUM TREE**  
15 gallon tree. Low/medium water use.  
Medium trees within the site, building screening and parking lot. Spacing per plan.  
Drip bubbler irrigation.

Acer platanoides 'Crimson King' / Crimson King Norway Maple  
Cedrus atlantica 'Glauca Fastigata' / Columnar Blue Atlas Cedar  
Cedrus deodara / Deodar Cedar  
Koelreuteria bipinnata / Chinese Flame Tree  
Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache  
Quercus douglasii / Blue Oak

11



**SMALL ACCENT TREE**  
15 gallon tree. Low water use.  
Small accent tree within the site and entry. Spacing per plan.  
Drip bubbler irrigation.

Acer ginnala 'Flame' / Flame Amur Maple  
Cercis canadensis 'Merlot' / Merlot Eastern Redbud  
Lagerstroemia x 'Tuscarora' / Crape Myrtle Coral Pink  
Prunus cerasifera 'Atropurpurea' / Purple-leaf Plum  
Vitex agnus-castus / Chaste Tree

5

**ENTRY ACCENT SHRUB AREA**  
Entry accent planting area.  
Medium and small sized shrubs, groundcover and grasses for accent color and texture. (6"-3' high, 5 gallon and 1 gallon). Medium density plant spacing.  
Drip irrigation.

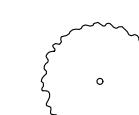
Callistemon viminalis 'Little John' / Dwarf Weeping Bottlebrush  
Coleonema pulchrum 'Sunset Gold' / Golden Breath Of Heaven  
Penstemon heterophyllus 'Margarita BOP' / Beard Tongue  
Aster alpinus 'Happy End' / Happy End Alpine Aster  
Dianella tasmanica 'Variegata' / Variegated Flax Lily  
Festuca glauca 'Elijah Blue' / Elijah Blue Fescue  
Liriope muscari 'Variegata' / Variegated Lilyturf  
Lomandra longifolia 'Platinum Beauty' / Platinum Beauty Dwarf Mat Rush  
Mahonia aquifolium 'Compacta' / Compact Oregon Grape  
Phormium tenax 'Amazing Red' / Dwarf Red Flax  
Vinca minor / Common Periwinkle  
Corosma kirkii 'Variegata' / Creeping Mirror Plant  
Verbena Tapien hybrids 'Blue-Violet' TM / Tapien Blue-Violet Verbena



**NARROW SCREEN TREE**  
36" box. Low water use.  
Perimeter areas requiring narrow, upright growth along building. Spacing per plan.  
Drip bubbler irrigation.

Acer platanoides 'Columnare' / Columnar Norway Maple  
Carpinus betulus 'Fastigata' / Upright European Hornbeam  
Ginkgo biloba 'Fastigata' / Fastigiate Maidenhair Tree  
Podocarpus gracilis / Fern Pine

14



**EXISTING TREE**  
Quantities may vary from legend.  
Contractor to verify.

**BIORETENTION AREA PLANTING**  
1 gallon plants. Wet and dry tolerant plants. Spacing 42" O.C.  
Overhead Pop-up spray rotator irrigation.

Carex testacea 'Prairie Fire' / Prairie Fire Orange Sedge  
Juncus effusus / Soft Rush  
Sisyrinchium bellum / Blue-eyed Grass

**HYDROSEEDED NO MOWED / NON IRRIGATED**  
Hydroseeded grass seed mix which is non-irrigated and installed in areas as landscape buffer for stabilization and weed control.  
Drip irrigation.

Festuca x 'Native Erosion Control Mix' / Native California Grasses  
Pacific Coast Seed, Green to Gold Blend 55 lbs./acre.

**BARK MULCH**  
3" thick layer minimum natural chipped bark mulch. All landscape planting areas within the site to be installed with bark mulch. Not installed in bioretention basin and hydroseeded area.

## CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED):

PLANT SPECIES THAT ALLOW CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN STRATEGIES TO BE IMPLEMENTED SHALL BE USED IN LANDSCAPE DESIGN. SPECIES SHALL BE SELECTED AND INTEGRATED INTO THE DESIGN TO MAINTAIN VISIBILITY OF ALL AREAS OF THE SITE AND DISCOURAGE USE OF AND ACCESS TO POTENTIAL PROBLEMS AREAS. PLANT SPECIES FOR THESE AREAS SHALL INCLUDE SHRUBS AND GROUNDCOVERS THAT ALLOW VISIBILITY AND DO NOT CREATE PLACES FOR HIDING, EITHER BY THEIR SIZE OR FOLIAGE DENSITY, OR THOSE THAT HAVE THORNS, PRICKLY FOLIAGE, OR OTHERWISE DETER LOITERING AND DISCOURAGE USE OF AND ACCESS TO AREAS OF LANDSCAPE THAT ARE UNINTENDED TO BE USED OR ACCESSED.

## IRRIGATION DESIGN SUMMARY

1. ISOLATED WATER METER AND CONNECTION FOR LANDSCAPE IRRIGATION SYSTEM.
2. NEW BACKFLOW PREVENTER, MASTER VALVE AND FLOW SENSOR SHALL BE INSTALLED.
3. NEW PEDESTAL-MOUNTED, WEATHER-BASED TWO-WIRED IRRIGATION CONTROLLER WITH RAIN SENSOR.
4. IRRIGATION SHALL CONSIST OF DRIPLINE FOR SHRUBS, GROUNDCOVERS, AND SPRAY ROTATOR FOR BIORETENTION AND AN ISOLATED VALVE WITH DRIP BUBBLERS FOR TREES.

## PLANTING DESIGN SUMMARY

1. PLANTS SHALL HAVE THE FOLLOWING CHARACTERISTICS:
  - 1.1. LOW WATER USE, WATERWISE PLANTING PALETTE.
  - 1.2. LONG-TERM ADAPTABILITY TO THE SITE LOCATION AND CLIMATIC CONDITIONS.
  - 1.3. EASE OF MAINTENANCE SO AS NOT TO REQUIRE SUBSTANTIAL PRUNING, LEAF AND LITTER COLLECTION OR PEST CONTROL.
  - 1.4. PROVIDE PARKING LOT SHADE, BUILDING PERIMETER FOUNDATION PLANTING, TREE SCREENING AND ENTRY ACCENT PLANTING.
  - 1.5. "RIGHT PLANT, RIGHT PLACE"

## GREEN BUILDING CODE TREE SHADING

1. LANDSCAPE IMPROVEMENT PLANS SHALL MEET GREEN BUILDING CODE REQUIREMENTS. FOR TREE SHADING.
  - 1.1. 50% SHADING OF PARKING REQUIRED
  - 1.2. LANDSCAPE TREE SHADING (5.106.12.2)
    - 2.1. 20% SHADING OF LANDSCAPE REQUIRED
    - 3.1. 20% SHADING OF HARDSCAPE REQUIRED
2. TREE IS ASSUMED TO BE PLANTED FROM 15 GALLON CONTAINERS MINIMUM.

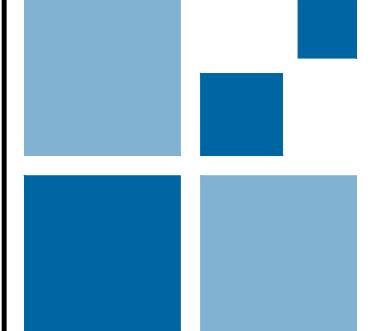
I SHALL COMPLY WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLANS.

*Robert J. Norbutas, Jr.*

ROBERT J. NORBUTAS, JR., RLA 5595

0' 15' 30' 60'  
SCALE: 1'=30'

Proj Mgr PJS  
Drawn by RJD  
Date 03/14/2025  
Job No. 23347  
SHEET: L1.0  
—OF: 1



**SIEGFRIED**  
3428 Brookside Road  
Stockton, California 95219  
209-943-2021  
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■ CIVIL  
■ STRUCTURAL  
■ LANDSCAPE ARCHITECTURE  
■ SURVEYING  
■ PLANNING  
■ ATHLETIC FACILITY DESIGN  
■ GEOTECHNICAL

REVISIONS  
No. Date Description

**NAPA GATEWAY ROAD**

GATEWAY ROAD  
NAPA, CALIFORNIA



SHEET TITLE

LANDSCAPE PLAN

# Gateway Road

## Napa County, California

21 February 2025

**ARCHITECTURAL**

A-1 COVER SHEET  
A-2 PRELIMINARY SITE PLAN  
A-3 FLOOR PLAN  
A-4 EXTERIOR ELEVATIONS  
A-5 COLORED PRELIMINARY SITE PLAN

**CIVIL**

C1.0 COVER SHEET  
C1.1 GENERAL NOTES  
C2.0 TOPOGRAPHY AND DEMOLITION PLAN  
C3.0 PAVING AND DIMENSIONING PLAN  
C4.0 GRADING PLAN  
C5.0 DRAINAGE AREA MANAGEMENT MAP  
C6.0 UTILITY PLAN  
C7.0 EROSION CONTROL PLAN  
C8.0 DETAILS I  
C8.1 DETAILS II

**LANDSCAPE**

L-1 CONCEPTUAL LANDSCAPE PLAN

### SHEET INDEX

ALL CONSTRUCTION SHALL CONFORM WITH ALL APPLICABLE LOCAL STATE AND FEDERAL CODES REGULATION AND LAWS, INCLUDING, BUT NOT LIMITED TO:

BUILDING 2022 CALIFORNIA BUILDING CODE  
MECHANICAL 2022 CALIFORNIA MECHANICAL CODE  
PLUMBING 2022 CALIFORNIA PLUMBING CODE  
ELECTRICAL 2022 CALIFORNIA ELECTRICAL CODE  
FIRE 2022 CALIFORNIA FIRE CODE  
ACCESSIBILITY 2022 CALIFORNIA BUILDING CODE, CHAPTER 11B

### APPLICABLE CODES

### PROJECT SUMMARY

**COUNTY ZONING:** INDUSTRIAL PARK - AIRPORT COMPATIBILITY COMBINATION (IP:AC)

**OCCUPANCY GROUP:** S-1: WAREHOUSE, B: OFFICE

**CONSTRUCTION TYPE:** V-B

**DESCRIPTION OF WORK:**

THIS DEVELOPMENT CONSISTS OF AN ARTICULATED TILT-UP CONCRETE WAREHOUSE BUILDING WITH A TOTAL OF 54,770 SF (INCLUDING 5,000 S.F. OF ACCESSORY OFFICE), TRASH AND RECYCLING BINS WILL BE CONTAINED WITHIN TRASH ENCLOSURES CONSTRUCTED OF CONCRETE WITH STEEL GATES TO SCREEN BINS FROM VIEW.

AUTOMOBILE PARKING IS PROVIDED THROUGHOUT THE SITE.

A FIRE APPARATUS ACCESS LANE THROUGH THE SITE WILL BE MAINTAINED AT ALL TIMES, GATES WILL INCLUDE KNOX PADLOCK TO PROVIDE FIRE DEPARTMENT ACCESS.

**GROSS LOT AREA:** 188,446 SF  
4.33 ACRES

**NET LOT AREA:** 188,446 SF

**BUILDING COVERAGE:** 29.15%

**TOTAL BUILDING AREA:** 54,790 SF

**WAREHOUSE OFFICE:** 49,790 SF  
5,000 SF

**PARKING REQUIRED:**  
OFFICE: (5,000 sf at 1:250 sf)  
WAREHOUSE (FIRST 20,000 sf at 1:1,000)  
WAREHOUSE (29,790 sf at 1:2,000)

**PARKING PROVIDED:**

STANDARD: 55 SPACES  
COMPACT: 20 SPACES  
ACCESSIBLE: 20 SPACES

**DOCK DOORS:** 7 DOORS  
GRADE LEVEL DOORS: 5 DOORS

**LANDSCAPE PROVIDED:** ± 39,738 SF  
(21%)

**OWNER / APPLICANT:** PHELAN HAUGEN DEVELOPMENT COMPANY  
250 MONTGOMERY STREET  
SUITE 315  
SAN FRANCISCO, CA 94104

**ARCHITECT:** CARLILE COATSWORTH architects  
18650 MACARTHUR BOULEVARD  
SUITE 250  
IRVINE, CA 92612  
PHONE: (949) 833-1930  
calc@ccarchitects.com

**LANDSCAPE ARCHITECT:** SIEGFRIED  
3244 BROOKSIDE ROAD  
SUITE 100  
STOCKTON, CA 95219  
PHONE: (209) 943-2021  
pschneider@siegfriedeng.com

**CIVIL ENGINEER:** SIEGFRIED  
3244 BROOKSIDE ROAD  
SUITE 100  
STOCKTON, CA 95219  
PHONE: (209) 943-2021  
pschneider@siegfriedeng.com



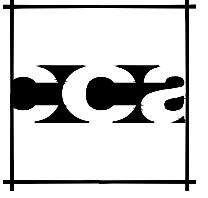
### VICINITY MAP

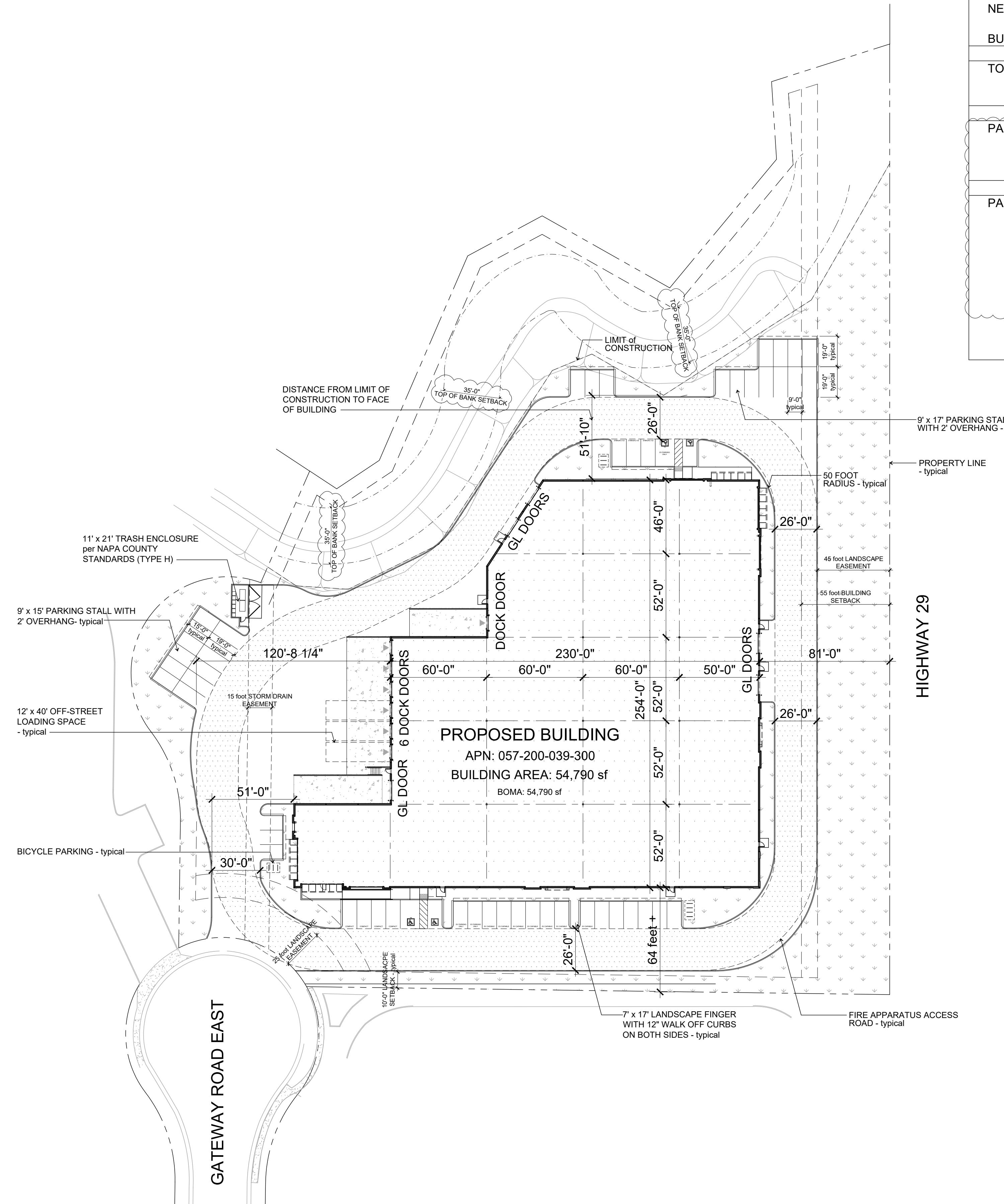
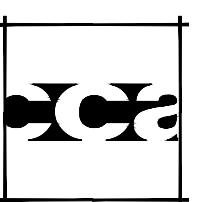
SCALE: NOT TO SCALE

Revised - 21 February 2025

Gateway Road  
Napa County, California

**A-1**  
**PHELAN HAUGEN**  
DEVELOPMENT





## PRELIMINARY SITE PLAN

Revised - 21 February 2025

Gateway Road  
Napa County, California

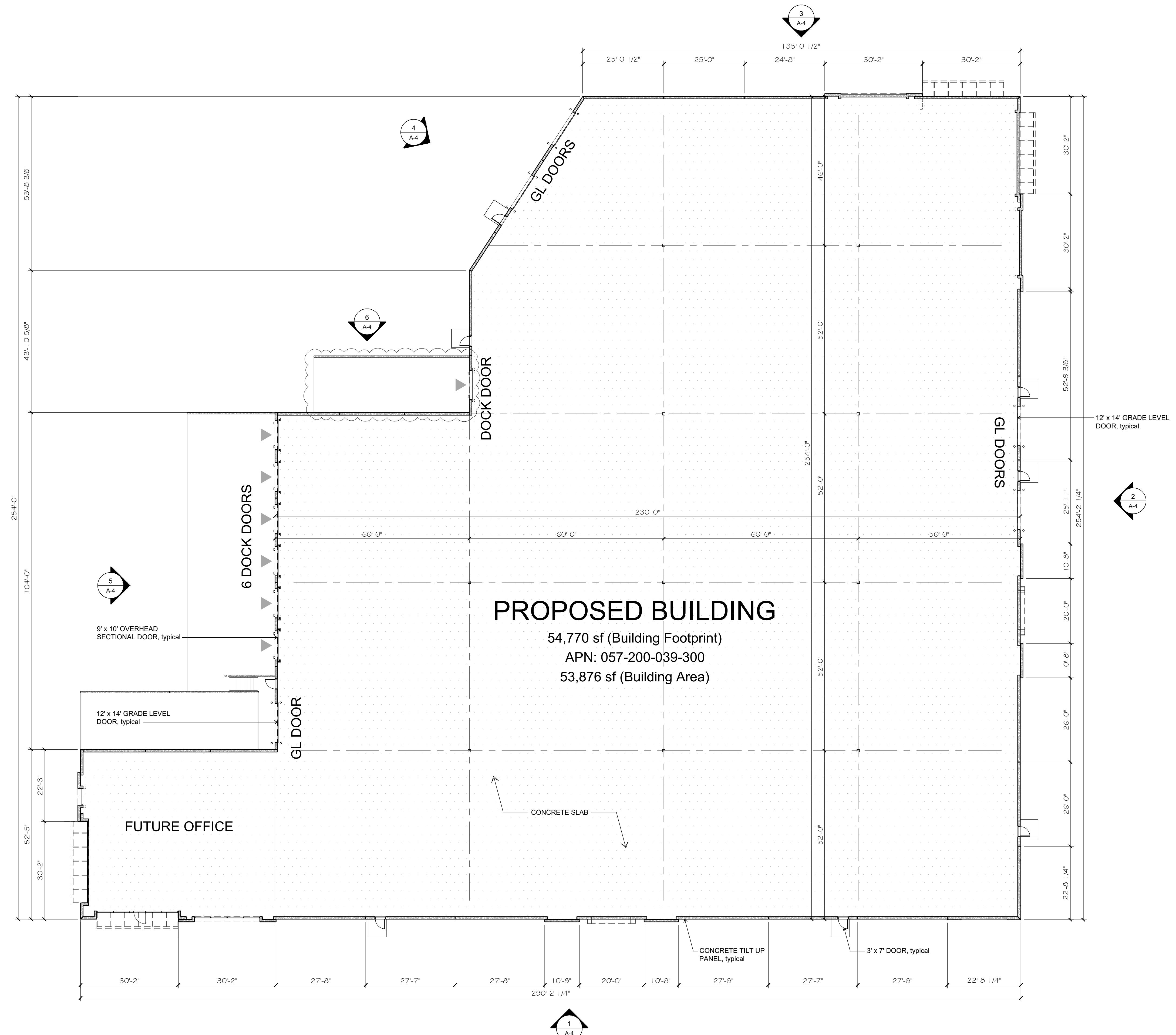
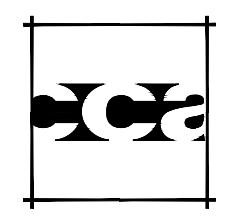


SCALE: 1" = 40'



**PHELAN HAUGEN**  
DEVELOPMENT

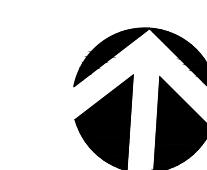
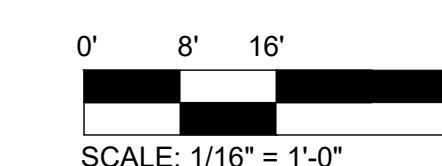
INDUSTRIAL PARK ZONING DISTRICT - AIRPORT COMPATIBILITY (IP-AC) DEVELOPMENT STANDARDS & NAPA VALLEY BUSINESS PARK SPECIFIC PLAN	
COUNTY ZONING:	NAPA COUNTY BUSINESS PARK PLAN SPECIFIC PLAN
MINIMUM LOT SIZE:	5 ACRES
BUILDING TYPE:	MANUFACTURING
MAX. BUILDING HEIGHT:	45' (max. building height from finish floor)
MAX. SITE COVERAGE:	50%
BUILDING SETBACKS (yards):	
FROM STATE HIGHWAY 29	55' AVG, 45' MIN.
OTHER STREETS	45' AVG, 25' MIN.
SIDE	10'
REAR	10'
PARKING REQUIRED	55 SPACES
OFFICE: (5,000 sf at 1:250)	20 SPACES
WAREHOUSE (FIRST 20,000 sf at 1:1,000)	20 SPACES
WAREHOUSE (29,790 sf at 1:2,000)	15 SPACES
PARKING PROVIDED	55 SPACES
STANDARD:	42 SPACES
COMPACT:	9 SPACES
ACCESSIBLE:	4 SPACES
EV CAPABLE SPACES:	13 SPACES
EV CHARGING STATIONS:	3 SPACES
BICYCLE PARKING	10 SPACES
* INCLUSIVE	
DOCK DOORS:	7
GRADE LEVEL DOORS:	5
PARKING LOT SHADING:	50%
LANDSCAPE TREE SHADING:	20%
HARDSCAPE TREE SHADING:	20%
SHEEHY SCREEK SETBACK:	35'
LANDSCAPE SETBACKS	
FRONT, REAR, SIDE YARDS:	45' (adjacent to highway 29) and 25' (other streets), 10', 10'
LANDSCAPING COVERAGE:	21%
LANDSCAPING COVERAGE PROVIDED:	± 39,738 SF

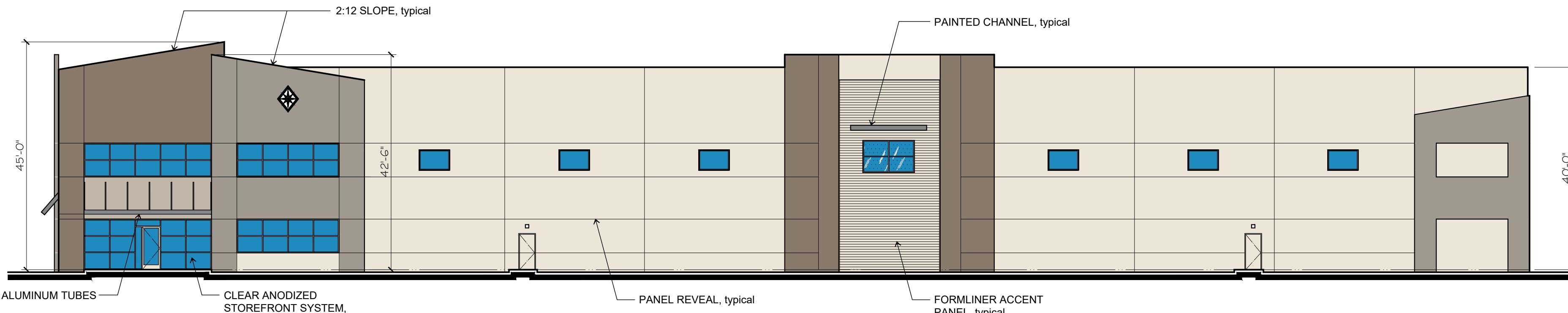


## FLOOR PLAN

Revised - 21 February 2025

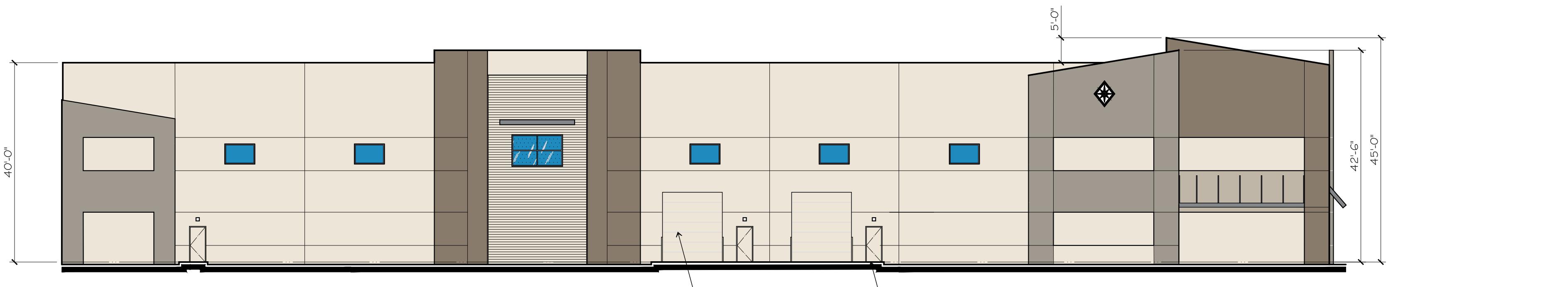
Gateway Road  
Napa County, California





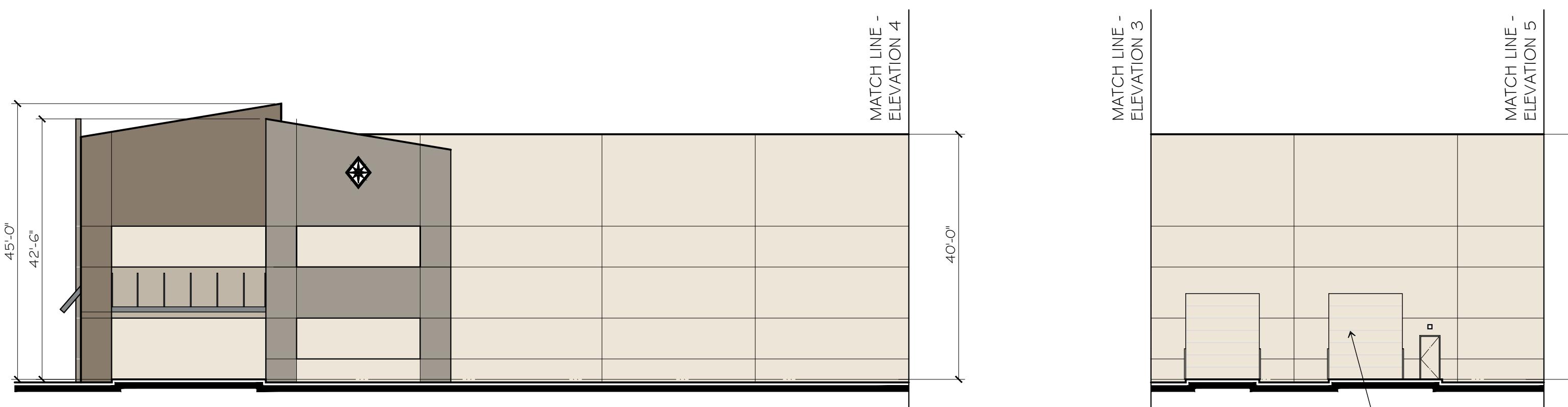
1. SOUTH ELEVATION

	P_1 TILT-UP CONCRETE WALL PANEL WALL PANEL FIELD COLOR SHERWIN WILLIAMS / IVORY LACE / SW 7013
	P_2 TILT-UP CONCRETE WALL PANEL WALL PANEL ACCENT COLOR SHERWIN WILLIAMS / ANALYTICAL GRAY / SW 7051
	P_3 TILT-UP CONCRETE WALL PANEL WALL PANEL ACCENT COLOR SHERWIN WILLIAMS / PAVESTONE / SW 7642
	P_4 TILT-UP CONCRETE WALL PANEL WALL PANEL ACCENT COLOR SHERWIN WILLIAMS / WARM STONE / SW 7032
	G_1 1" INSULATED DUAL PANE MEDIUM PERFORMANCE VITRO VISTACOOL PACIFICA GLAZING CLEAR ANODIZED ALUMINUM MULLIONS

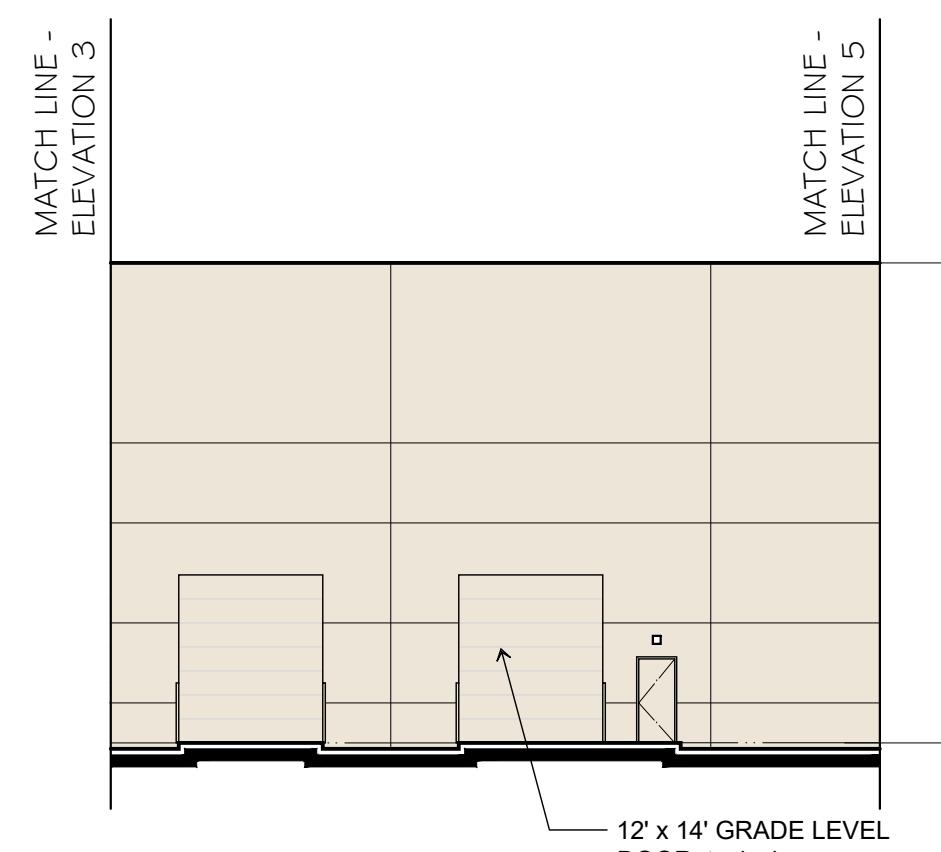


2. EAST ELEVATION

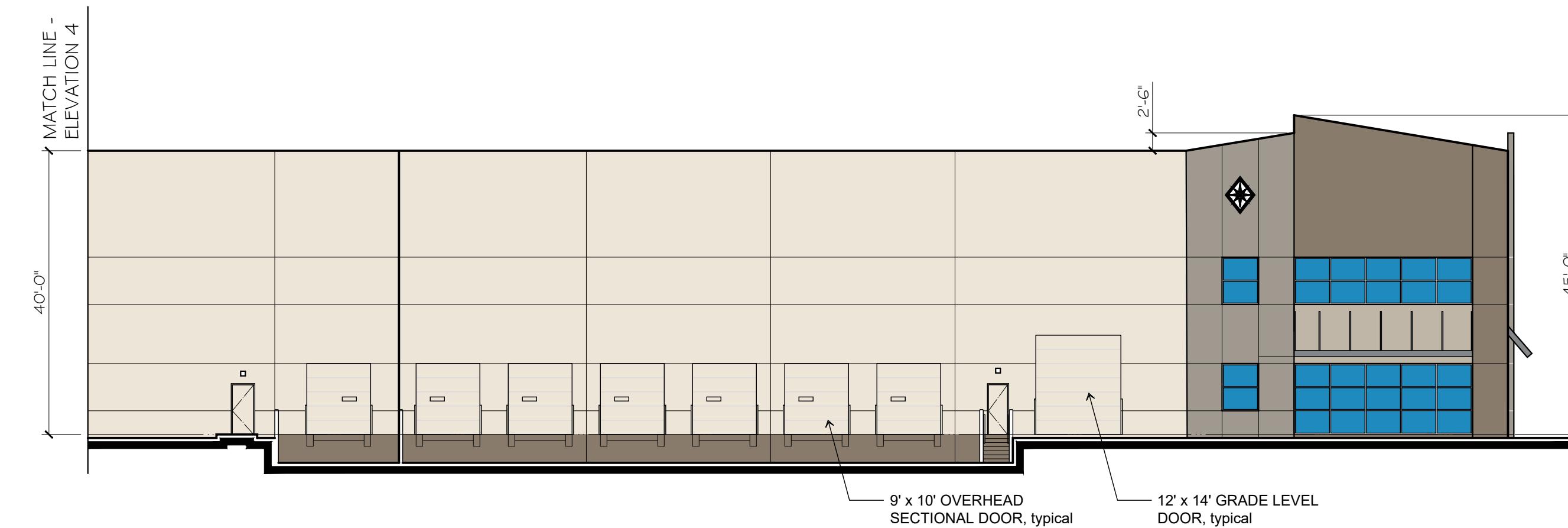
LEGEND



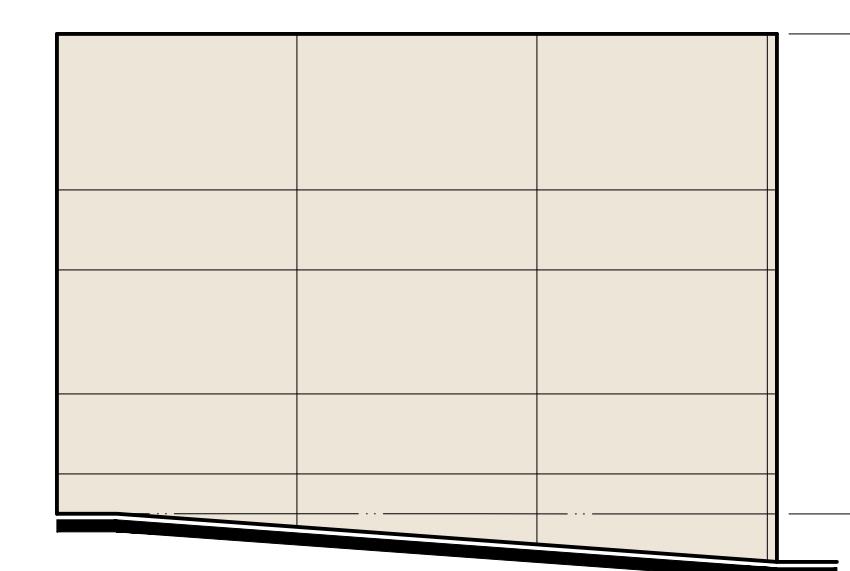
3. NORTH ELEVATION



4. NORTHWEST ELEVATION



5. WEST ELEVATION



6. NORTH ELEVATION

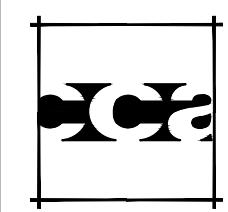
EXTERIOR ELEVATIONS

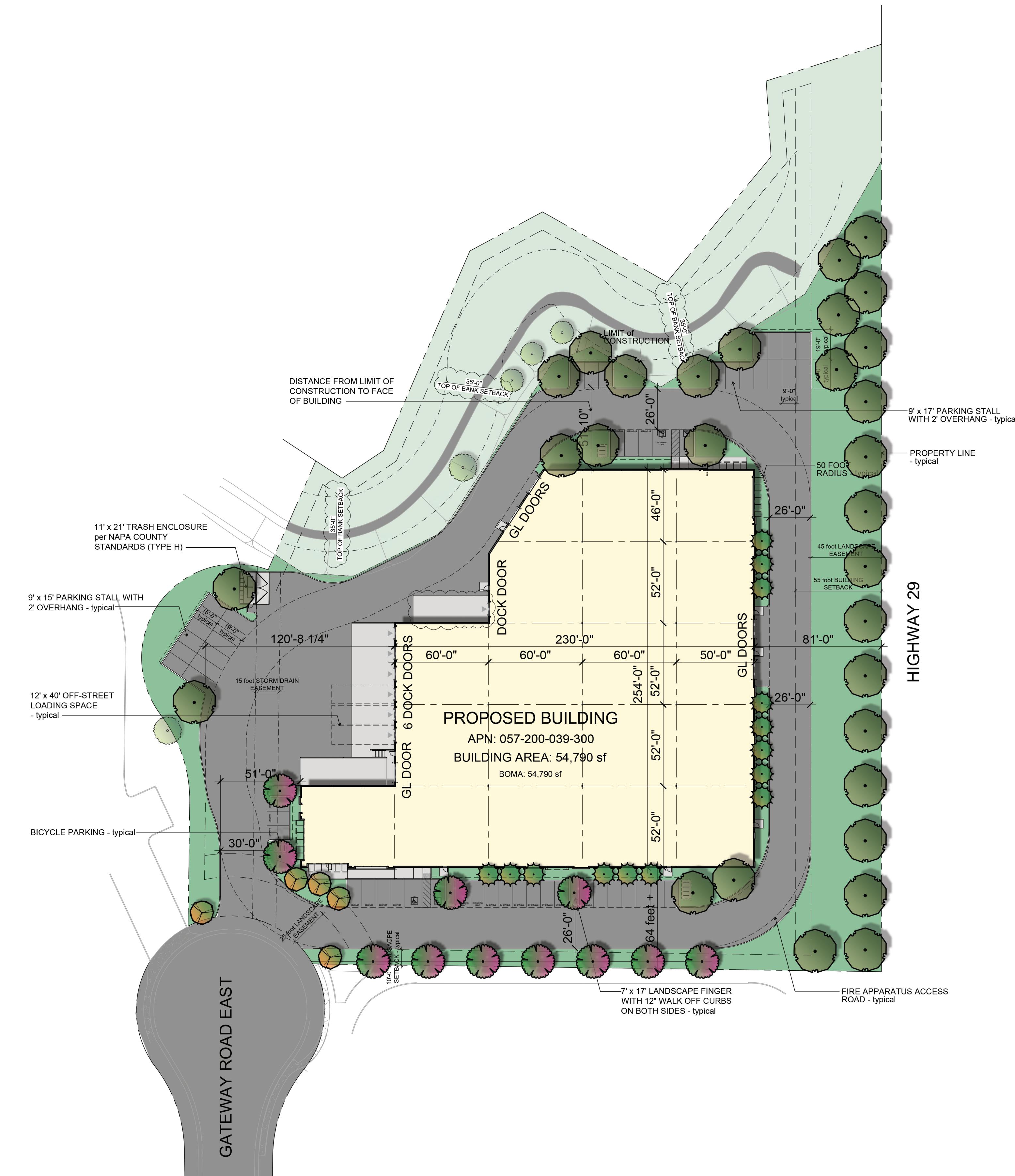
Revised - 30 August 2024

Gateway Road  
Napa County, California



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





# **PRELIMINARY SITE PLAN**

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Revised - 21 February 2025

## **Gateway Road**

## **Napa County, California**

Revised - 21 February 2025

# Gateway Road

## pa County, California

