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MAP FROM USGS 7.5 MIN SERIES MAP NAME: YOUNTVILLE

THIS PRELIMINARY DESIGN IS TO BUILD A NEW MAIN RESIDENCE, ADU, AUXILIARY BUILDING, POOL, DRIVEWAY, AND ALL RELATED UTILITY IMPROVEMENTS AT 6630 JEFFERSON ST.

SITE MAP

CREEK STREET

35.5' CREEK STREET ROW

HOPPER CREEK TOP OF BANK

HOPPER CREEK FLOW LINE

35.0' CREEK SETBACK

METAL SHED TO BE REMOVED

AC DRIVEWAY TO BE REMOVED

SHED TO BE REMOVED

CONCRETE PATH TO BE REMOVED

<E> HISTORIC MAIN RESIDENCE

FLAG POLE PAD TO BE REMOVED

WELL HOUSE TO BE REMOVED AND REPLACED WITH CITY WATER

FOUNTAIN TO BE REMOVED

HOT TUB PAD TO BE REMOVED

HEDGES TO BE REMOVED

SCALE: 1" = 20'

SCALE IN FEET

SITE MAP

ESTIMATED EARTHWORK QUANTITIES

	UTILITY POLE		SEWER MANHOLE/RISER WITH ID
	WELL TYPE MONUMENT		STORM DRAIN MANHOLE WITH ID
	SIGN		WATER VALVE
	WELL		WATER SERVICE & DCV
	STREET LIGHT		FDC/PIV WITH CHECK VALVE
	TREE		FIRE HYDRANT WITH GATE VALVE
	SANITARY SEWER		CLEANOUT
	GAS LINE		PROPOSED CONTOUR
	WATER LINE		SOLID STORM DRAIN
	EXISTING CONTOUR		PERFORATED STORM DRAIN
	TOP/TOE BANK GRADEBREAK		GRADE SWALE
	PROPERTY LINE		OVERLAND RELEASE ROUTE
	CENTERLINE		

THE EARTHWORK QUANTITIES LISTED BELOW ARE ESTIMATES ONLY AND MAY VARY DUE TO SOIL TYPE, COMPACTION AND BUILDING FACTORS, GRADING PRACTICES, AND COMPACTION VOLUMES.

THE UNADJUSTED QUANTITIES HAVE BEEN DERIVED USING A VOLUMETRIC ANALYSIS BETWEEN THE EXISTING AND PROPOSED FINISHED GRADE ELEVATIONS.

THE FOLLOWING ASSUMPTIONS HAVE BEEN MADE WHEN DEVELOPING ADJUSTED QUANTITY ESTIMATES:

- QUANTITIES FOR CUTS, TRENCHES, FOUNDATION TRENCHES, AND STORMWATER DETENTION BASINS HAVE NOT BEEN ESTIMATED.
- QUANTITIES RELATED TO OVEREXCAVATION AND RECOMPACTION HAVE BEEN ESTIMATED ASSUMING A 20% VOLUME LOSS DURING RECOMPACTION, AND ASSUMING AN AVERAGE DEPTH OF EXCAVATION OF 12'.

CONTRACTOR SHALL WORK WITH THE PROJECT GEOTECHNICAL ENGINEER TO DETERMINE IF COMPACTION AND BUILDING FACTORS ARE APPLICABLE FOR THE PROPOSED GRADING ACTIVITIES. THESE FACTORS HAVE THE POTENTIAL TO SIGNIFICANTLY ALTER THE FINAL FILL QUANTITIES IDENTIFIED IN THIS QUANTITY LIST.

SEE THE TABLE BELOW FOR THE ESTIMATED EARTHWORK QUANTITIES FOR THE PROJECT.

THE APPROXIMATE AREA OF DISTURBED SOIL IS 10,760 SF (0.25 AC)



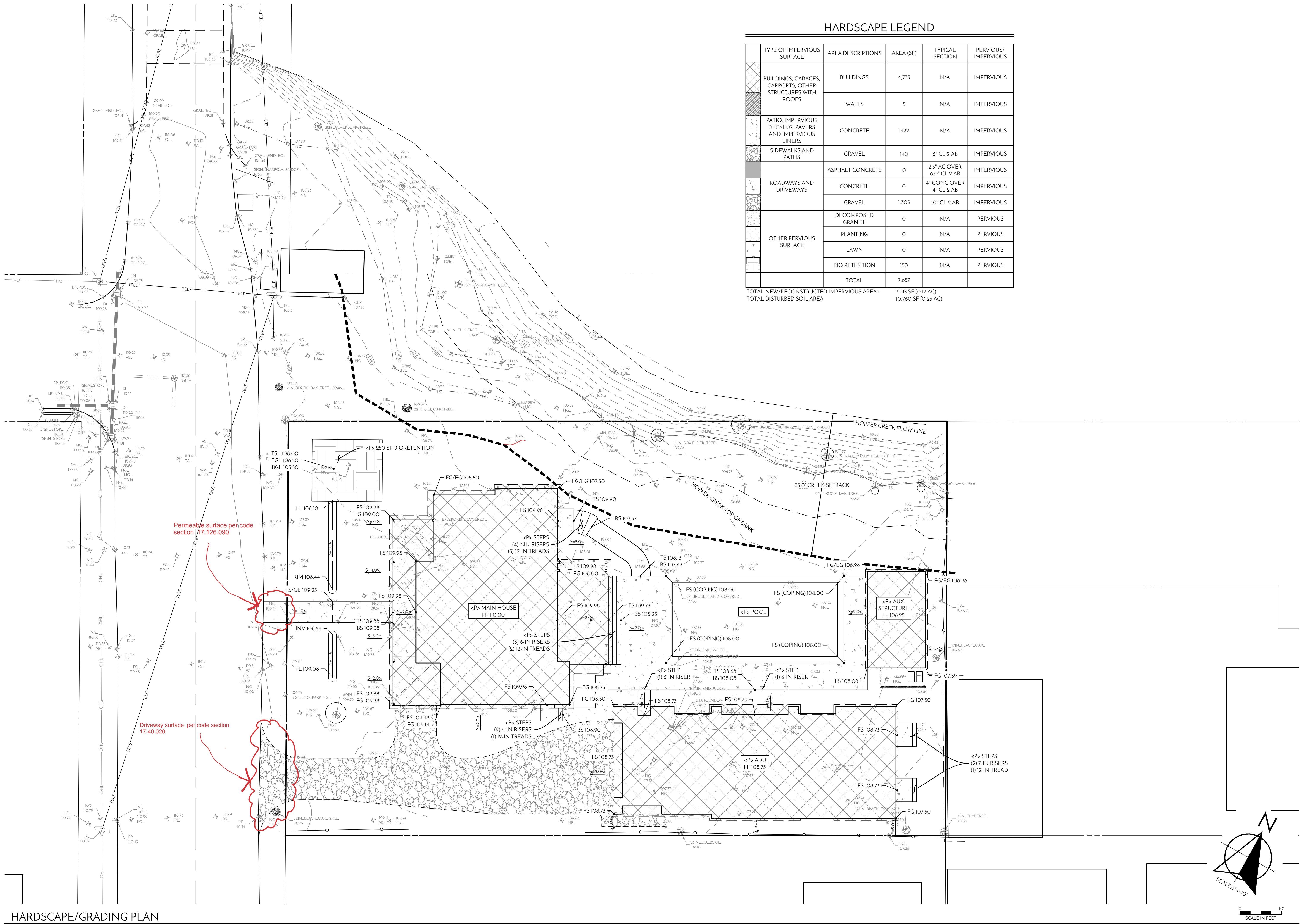
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DATE:	ISSUE:
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HARDSCAPE LEGEND					
	TYPE OF IMPERVIOUS SURFACE	AREA DESCRIPTIONS	AREA (SF)	TYPICAL SECTION	PERVIOUS/ IMPERVIOUS
	BUILDINGS, GARAGES, CARPORTS, OTHER STRUCTURES WITH ROOFS	BUILDINGS	4,735	N/A	IMPERVIOUS
		WALLS	5	N/A	IMPERVIOUS
	PATIO, IMPERVIOUS DECKING, PAVERS AND IMPERVIOUS LINERS	CONCRETE	1322	N/A	IMPERVIOUS
	SIDEWALKS AND PATHS	GRAVEL	140	6" CL 2 AB	IMPERVIOUS
	ROADWAYS AND DRIVEWAYS	ASPHALT CONCRETE	0	2.5" AC OVER 6.0" CL 2 AB	IMPERVIOUS
		CONCRETE	0	4" CONC OVER 4" CL 2 AB	IMPERVIOUS
		GRAVEL	1,305	10" CL 2 AB	IMPERVIOUS
	OTHER PERVIOUS SURFACE	DECOMPOSED GRANITE	0	N/A	PERVIOUS
		PLANTING	0	N/A	PERVIOUS
		LAWN	0	N/A	PERVIOUS
		BIO RETENTION	150	N/A	PERVIOUS
		TOTAL	7,657		
TOTAL NEW/RECONSTRUCTED IMPERVIOUS AREA :			7,215 SF (0.17 AC)		
TOTAL DISTURBED SOIL AREA:			10,760 SF (0.25 AC)		

HARDSCAPE/GRADING PLAN

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CIVIL IMPROVEMENT PLANS
HARDSCAPE/GRADING PLAN

6630 JEFFERSON ST.
YOUNTVILLE, CA 94599
APN: 036-053-060
PROJECT: 20-015

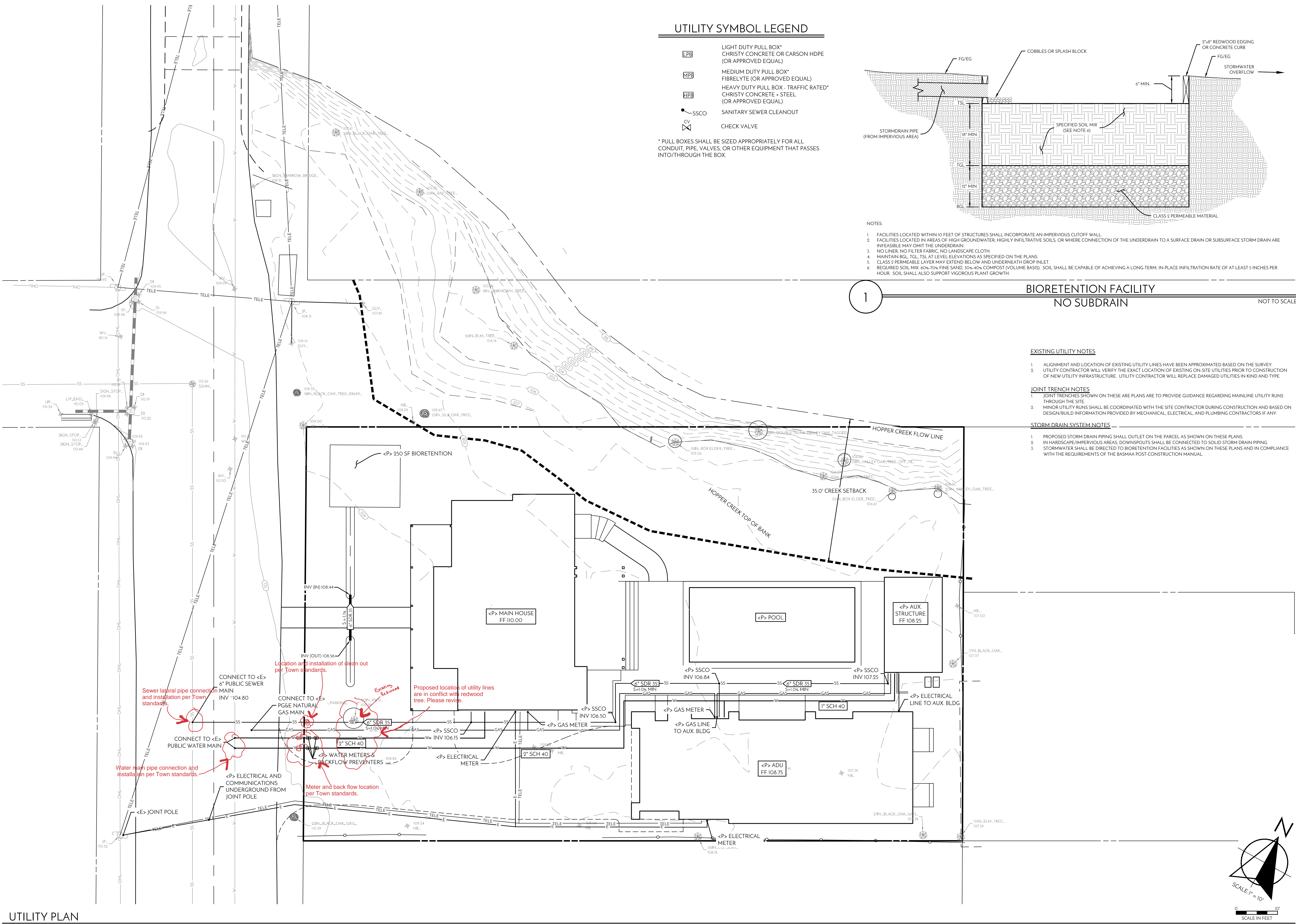


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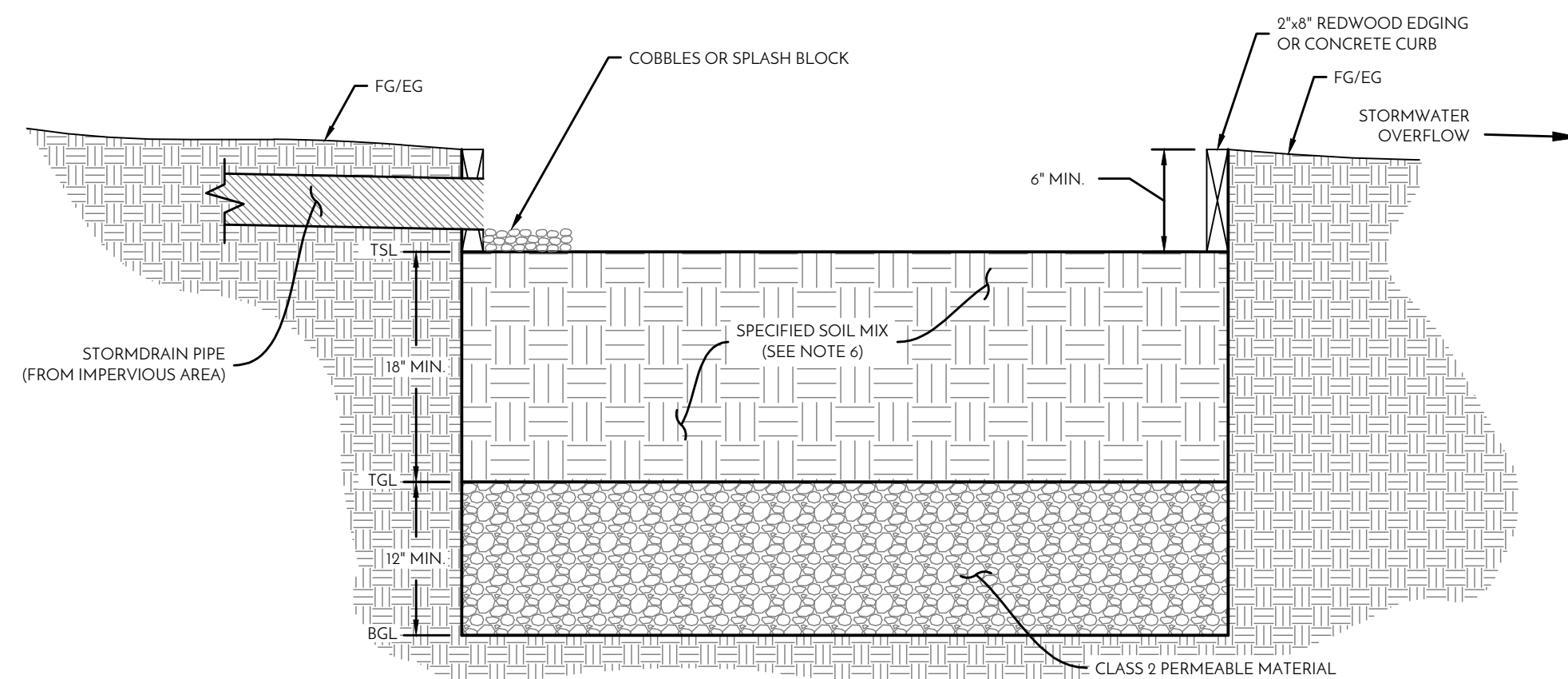
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UTILITY SYMBOL LEGEND

- LIGHT DUTY PULL BOX*
CHRISTY CONCRETE OR CARSON HDPE
(OR APPROVED EQUAL)
- MEDIUM DUTY PULL BOX*
FIBRELYTE (OR APPROVED EQUAL)
- HEAVY DUTY PULL BOX - TRAFFIC RATED*
CHRISTY CONCRETE - STEEL
(OR APPROVED EQUAL)
- SANITARY SEWER CLEANOUT
- CHECK VALVE

* PULL BOXES SHALL BE SIZED APPROPRIATELY FOR ALL CONDUIT, PIPE, VALVES, OR OTHER EQUIPMENT THAT PASSES INTO/THROUGH THE BOX.



NOTES

- FACILITIES LOCATED WITHIN 10 FEET OF STRUCTURES SHALL INCORPORATE AN IMPERVIOUS CUTOFF WALL.
- FACILITIES LOCATED IN AREAS OF HIGH GROUNDWATER, HIGHLY INFILTRATIVE SOILS, OR WHERE CONNECTION OF THE UNDERDRAIN TO A SURFACE DRAIN OR SUBSURFACE STORM DRAIN ARE INFEASIBLE MAY OMIT THE UNDERDRAIN.
- NO LINER, NO FILTER FABRIC, NO LANDSCAPE CLOTH.
- MAINTAIN BGL TGL TSL AT LEVEL ELEVATIONS AS SPECIFIED ON THE PLANS.
- CLASS 2 PERMEABLE LAYER MAY EXTEND BELOW AND UNDERNEATH DROP INLET.
- REQUIRED SOIL MIX: 60% 70% FINE SAND, 30% 40% COMPOST (VOLUME BASIS). SOIL SHALL BE CAPABLE OF ACHIEVING A LONG-TERM, IN-PLACE INFILTRATION RATE OF AT LEAST 5 INCHES PER HOUR. SOIL SHALL ALSO SUPPORT VIGOROUS PLANT GROWTH.

BIORETENTION FACILITY
NO SUBDRAIN

NOT TO SCALE

EXISTING UTILITY NOTES

- ALIGNMENT AND LOCATION OF EXISTING UTILITY LINES HAVE BEEN APPROXIMATED BASED ON THE SURVEY.
- UTILITY CONTRACTOR WILL VERIFY THE EXACT LOCATION OF EXISTING ON-SITE UTILITIES PRIOR TO CONSTRUCTION OF NEW UTILITY INFRASTRUCTURE. UTILITY CONTRACTOR WILL REPLACE DAMAGED UTILITIES IN KIND AND TYPE.

JOINT TRENCH NOTES

- JOINT TRENCHES SHOWN ON THESE ARE PLANS ARE TO PROVIDE GUIDANCE REGARDING MAINLINE UTILITY RUNS THROUGH THE SITE.
- MINOR UTILITY RUNS SHALL BE COORDINATED WITH THE SITE CONTRACTOR DURING CONSTRUCTION AND BASED ON DESIGN/BUILD INFORMATION PROVIDED BY MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTORS IF ANY.

STORM DRAIN SYSTEM NOTES

- PROPOSED STORM DRAIN PIPING SHALL OUTLET ON THE PARCEL AS SHOWN ON THESE PLANS.
- IN HARDSCAPE/IMPERVIOUS AREAS, DOWNSPOUTS SHALL BE CONNECTED TO SOLID STORM DRAIN PIPING.
- STORMWATER SHALL BE DIRECTED TO BIORETENTION FACILITIES AS SHOWN ON THESE PLANS AND IN COMPLIANCE WITH THE REQUIREMENTS OF THE BASMAA POST-CONSTRUCTION MANUAL.

UTILITY PLAN

CIVIL IMPROVEMENT PLANS
UTILITY PLAN

6630 JEFFERSON ST.
YOUNTVILLE, CA 94599
APN: 036-053-060
PROJECT: 20-015



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CALL USA AT 800-486-2044 TO OBTAIN A DIG CALL CARD



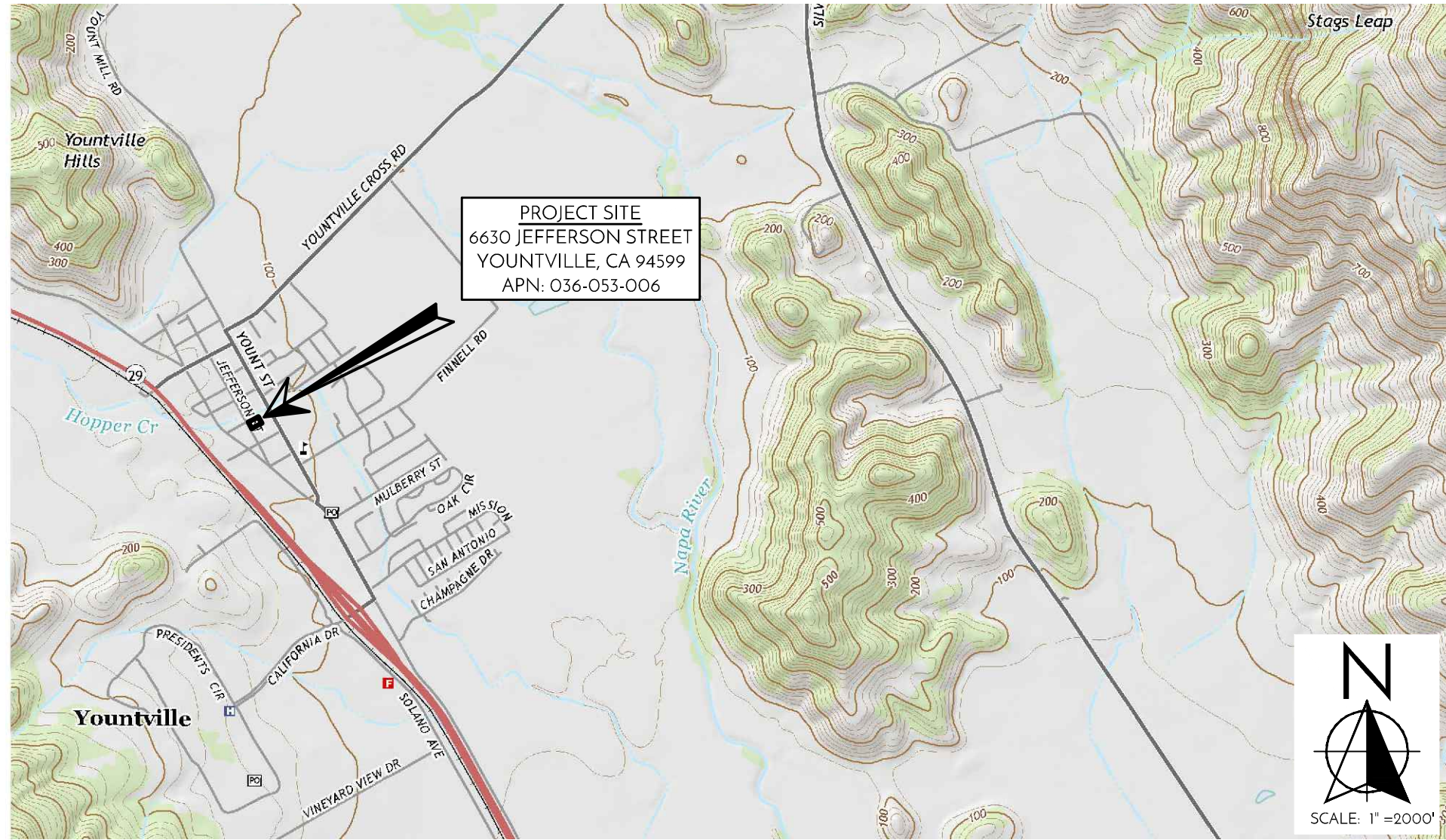
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SHEET:

C3.0

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1483 Main Street, Suite 102
San Francisco, CA 94103
Tel: 707.309.6840

CIVIL IMPROVEMENT FOR:
6630 JEFFERSON ST.
YOUNTVILLE, CA 94599



VICINITY MAP
MAP FROM USGS 7.5 MIN SERIES MAP NAME: YOUNTVILLE
SCALE: 1"=2,000'

PROJECT STATEMENT

THIS PRELIMINARY DESIGN IS TO BUILD A NEW MAIN RESIDENCE, ADU, AUXILIARY BUILDING, POOL, DRIVEWAY, AND ALL RELATED UTILITY IMPROVEMENTS AT 6630 JEFFERSON ST.

SHEET INDEX

C1.0 COVER SHEET
C2.0 HARDSCAPE/GRADING PLAN
C3.0 UTILITY PLAN

PROJECT INFORMATION

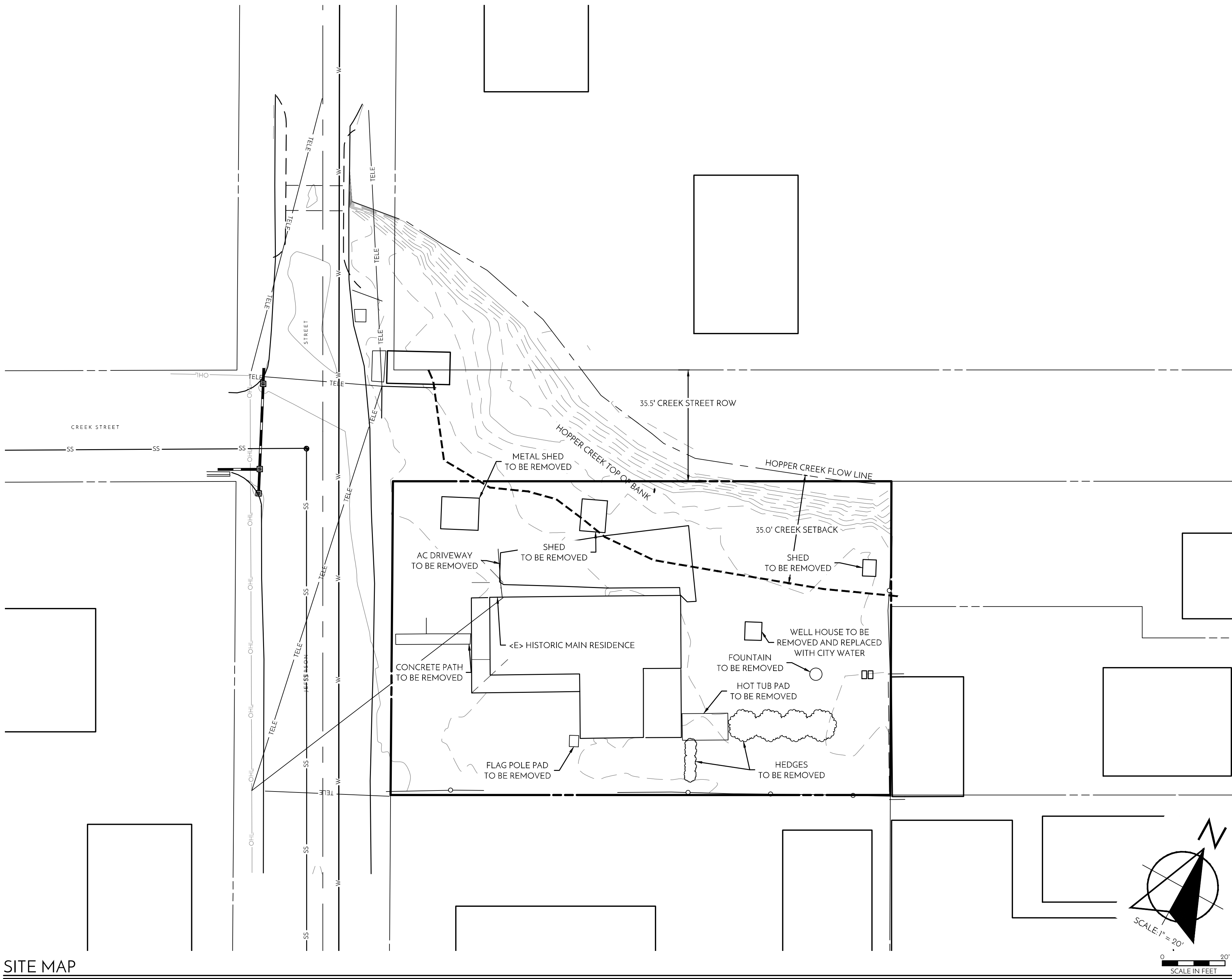
OWNER: RICK CLAES
6630 JEFFERSON STREET
YOUNTVILLE, CALIFORNIA 94599

SITE ADDRESS: 6630 JEFFERSON STREET
YOUNTVILLE, CA 94599

ASSESSOR PARCEL #: 036-053-006
PARCEL SIZE: ±0.35 ACRES
ZONING: H (OLD TOWN HISTORIC)

SURVEYOR: CINQUINI & PASSARINO, INC.
1804 SOSCOL AVE. #202
NAPA, CA 94559
JAMES M. DICKEY
707/690-9025

CIVIL ENGINEER: MADRONE ENGINEERING
1485 MAIN STREET, SUITE 103C
ST. HELENA, CA 94574
JOEL DICKERSON, P.E.
707/302-6280



SITE MAP

ABBREVIATIONS

AB	AGGREGATE BASE	FH	FIRE HYDRANT	PW	PROCESS WASTE
AC	ASPHALT CONCRETE	FL	FLOOD INSURANCE RATE MAP	R	RADIUS
AD	AREA DRAIN	FM	FORCE MAIN	RC	RELATIVE COMPACTION
ARV	AIR RELEASE VALVE	FS	FINISH SURFACE	RT	RIGHT
BC	BEGIN CURVE	GL	GRADE BREAK	ROW	RIGHT OF WAY
BFE	BASE FLOOD ELEVATION PER FIRM	GR	GUTTER LINE	RWL	RAIN WATER LEADER
BM	BENCHMARK	GL	GUTTER LINE	RCP	REINFORCED CONCRETE PIPE
BO	BLOWOFF	GR	GRAVEL	(S)	SOUTH
BOR	BEGIN CURB RETURN	HP	HIGH POINT	S	SLOPE (FEET/FOOT)
BVC	BEGIN VERTICAL CURVE	IE	INVERT ELEVATION	SAD	SEE ARCHITECTURAL DRAWINGS
BS	BOTTOM OF STAIRS	INST	INSTALL	SD	STORM DRAIN
BSW	BACK OF SIDEWALK	INV	INVERT	SDP	SUBDRAIN PIPE
CB	CATCH BASIN	IP	IRON PIPE	SED	SEE ELECTRICAL DRAWINGS
C&G	CURB AND GUTTER	IRR	IRRIGATION	SLD	SEE LANDSCAPE DRAWINGS
CMU	CONCRETE MASONRY UNIT	JP	JOINT POLE	SLV	SLEEVE
CP	CONCRETE PIPE	LF	LINEAL FEET/FOOT	SHD	SEE MECHANICAL DRAWINGS
CL	CENTERLINE	LH	LAMP HOLE	SPD	SEE PLUMBING DRAWINGS
CO	CLEANOUT	LP	LOW POINT	SS	SANITARY SEWER
COMM	COMMUNICATION	MH	MANHOLE	SSCO	SANITARY SEWER CLEAN OUT
CV	CHECK VALVE	MON	MONUMENT	SSSH	SANITARY SEWER FLUSH HOLE
CW	COLD WATER	(N)	NORTH	SSMH	SANITARY SEWER MANHOLE
DOV	DOUBLE CHECK VALVE	<N>	NEW	STA	STATION
DO	DECOMPOSED GRANITE	OC	ON CENTER	STD	STANDARD
DP	DUCTILE IRON PIPE	OG	ORIGINAL GROUND	SW	SIDEWALK
DS	DOWNSPOUT	OH	OVERHEAD	TC	TOP OF CURB
DW	DRIVEWAY DOMESTIC WASTE	OHL	OVERHEAD LINE	TFC	TOP FACE OF CURB
DWG	DRAWING	<P>	PROPOSED	TOC	TOP OF CONCRETE
EC	END OF CURVE	PCC	PORTLAND CONCRETE CEMENT	TS	TOP OF STAIRS
(E)	EAST	PD	PRESSURE DISTRIBUTION	TW	TOP OF WALL
<E>	EXISTING	PGE	PACIFIC GAS AND ELECTRIC	TH	TYPICAL
ECR	END CURB RETURN	PI	POINT OF INTERSECTION	UG	UNDERGROUND
EG	EXISTING GROUND	PV	POST INDICATOR VALVE	VC	VERTICAL CURVE
EGR	EDGE OF GRAVEL	P	PROPERTY LINE	VG	VALLEY GUTTER
EP	EDGE OF PAVEMENT	PR	POINT OF REVERSE CURVE	(W)	WEST
EVC	END VERTICAL CURVE	PSI	POUNDS PER SQUARE INCH	WM	WATER METER
FC	FACE OF CURB	PUE	PUBLIC UTILITY EASEMENT	W/S	WATER SERVICE
FDC	FIRE DEPT. CONNECTION	PVC	POLYVINYL CHLORIDE	WV	WATER VALVE
FG	FINISH GRADE	PVI	POINT OF VERTICAL INTERSECTION		

SYMBOL LEGEND

	UTILITY POLE		SEWER MANHOLE/RISE WITH ID #
	WELL TYPE MONUMENT		STORM DRAIN MANHOLE WITH ID #
	SIGN		WATER VALVE
	WELL		WATER SERVICE & DCV
	STREET LIGHT		FDC/RV WITH CHECK VALVE
	TREE		FIRE HYDRANT WITH GATE VALVE
	SANITARY SEWER		CLEANOUT
	GAS LINE		PROPOSED CONTOUR
	WATER LINE		SOLID STORM DRAIN
	EXISTING CONTOUR		PERFORATED STORM DRAIN
	TOP/TOE BANK GRADE BREAK		GRADE SWALE
	PROPERTY LINE		OVERLAND RELEASE ROUTE
	CENTERLINE		

SURVEY NOTES

- PROPERTY LINES SHOWN HEREON ARE BASED ON SURVEY DATA AND TWO MONUMENTS, AND MAY NOT REPRESENT THE TRUE POSITIONS OF THE LINES.
- THE TOPOGRAPHY IS BASED ON A FIELD SURVEY OF MARCH, 2020 PERFORMED BY CINQUINI & PASSARINO, INC.
- THIS MAP REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY DIRECTION ON MARCH 17, 2020 AND REPRESENTS THE VISUAL SURFACE CONDITIONS AS OF AFORESAID DATE.
- SITE BENCHMARK: TOWN OF YOUNTVILLE CONTROL POINT NO. 5, BEING A FOUND 1 1/2" BRASS DISC IN A MONUMENT WELL, STAMPED "CITY OF YOUNTVILLE L54366" WITH A PUNCH WITHIN THE INTERSECTION OF JEFFERSON AND WEBBER STREETS. ELEVATION = 110.84' (NAVD88, 45R565-67, N.C.R.)
- MADRONE ENGINEERING ASSUMES NO LIABILITY, REAL OR ALLEGED, REGARDING THE ACCURACY OF THE TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS.
- CONTRACTOR SHALL PROTECT EXISTING SURVEY MONUMENTS OR REPLACE THEM AT HIS OWN EXPENSE.

ESTIMATED EARTHWORK QUANTITIES

- THE EARTHWORK QUANTITIES LISTED BELOW ARE ESTIMATES ONLY AND MAY VARY DUE TO SOIL TYPE, COMPACTION AND BULKING FACTORS, GRADING PRACTICES, AND COMPACTION VALUES.
- THE UNADJUSTED QUANTITIES HAVE BEEN DERIVED USING A VOLUMETRIC ANALYSIS BETWEEN THE EXISTING AND PROPOSED FINISHED GRADE ELEVATIONS.
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- CONTRACTOR SHALL WORK WITH THE PROJECT GEOTECHNICAL ENGINEER TO DETERMINE IF COMPACTION AND BULKING FACTORS ARE APPLICABLE FOR THE PROPOSED GRADING ACTIVITIES. THESE FACTORS HAVE THE POTENTIAL TO SIGNIFICANTLY ALTER THE CUT & FILL QUANTITIES IDENTIFIED IN THIS ANALYSIS.
- SEE THE TABLE BELOW FOR THE ESTIMATED EARTHWORK QUANTITIES FOR THE PROJECT.

ESTIMATED PROJECT EARTHWORK		
	UNADJUSTED QUANTITIES (CY)	ADJUSTED QUANTITIES (CY)
CUT	150	150
FILL	155	155
ESTIMATED NET EARTHWORK	5 IMPORT	

THE APPROXIMATE AREA OF DISTURBED SOIL IS 10,760 SF (0.25 AC).

REVISIONS

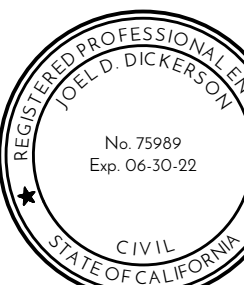
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CIVIL IMPROVEMENT PLANS
COVER SHEET

6630 JEFFERSON ST.
YOUNTVILLE, CA 94599
APN: 036-053-060
PROJECT 20.015



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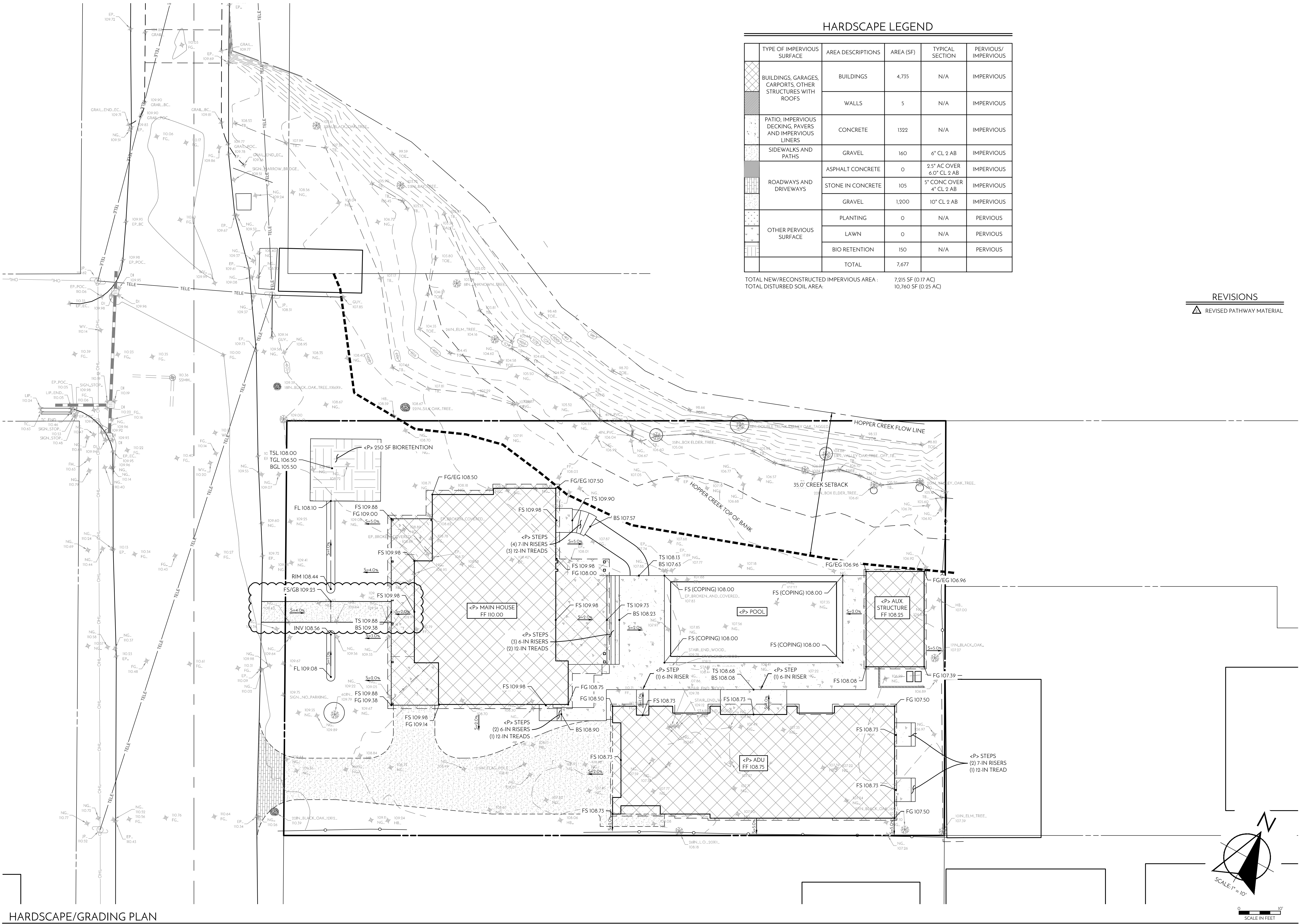


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02/25/22
ISSUE: DESIGN REVIEW
REVISION 1
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HARDSCAPE LEGEND					
	TYPE OF IMPERVIOUS SURFACE	AREA DESCRIPTIONS	AREA (SF)	TYPICAL SECTION	PERVIOUS/ IMPERVIOUS
	BUILDINGS, GARAGES, CARPORTS, OTHER STRUCTURES WITH ROOFS	BUILDINGS	4,735	N/A	IMPERVIOUS
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	ROADWAYS AND DRIVEWAYS	ASPHALT CONCRETE	0	2.5" AC OVER 6.0" CL 2 AB	IMPERVIOUS
		STONE IN CONCRETE	105	5" CONC OVER 4" CL 2 AB	IMPERVIOUS
		GRAVEL	1,200	10" CL 2 AB	IMPERVIOUS
	OTHER PERVIOUS SURFACE	PLANTING	0	N/A	PERVIOUS
		LAWN	0	N/A	PERVIOUS
		BIO RETENTION	150	N/A	PERVIOUS
		TOTAL	7,677		

TOTAL NEW/RECONSTRUCTED IMPERVIOUS AREA : 7,215 SF (0.17 AC)
TOTAL DISTURBED SOIL AREA: 10,760 SF (0.25 AC)

REVISIONS
△ REVISED PATHWAY MATERIAL

HARDSCAPE/GRADING PLAN

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San Francisco, CA 94103
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CIVIL IMPROVEMENT PLANS
HARDSCAPE/GRADING PLAN

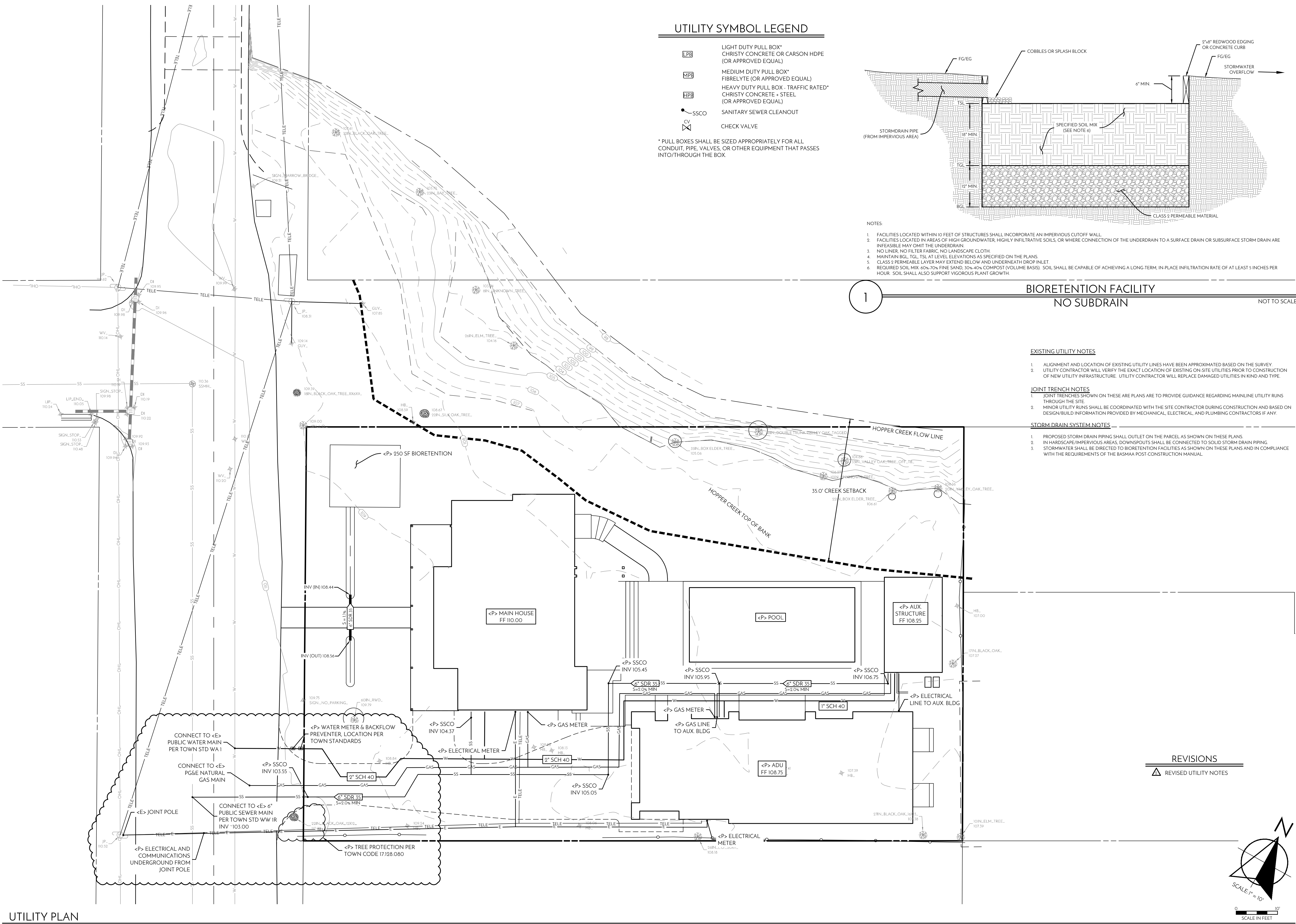
6630 JEFFERSON ST.
YOUNTVILLE, CA 94599
APN: 036-053-060
PROJECT: 20 015

REGISTERED PROFESSIONAL ENGINEER
No. 75989
Exp. 06-30-22
CIVIL
STATE OF CALIFORNIA

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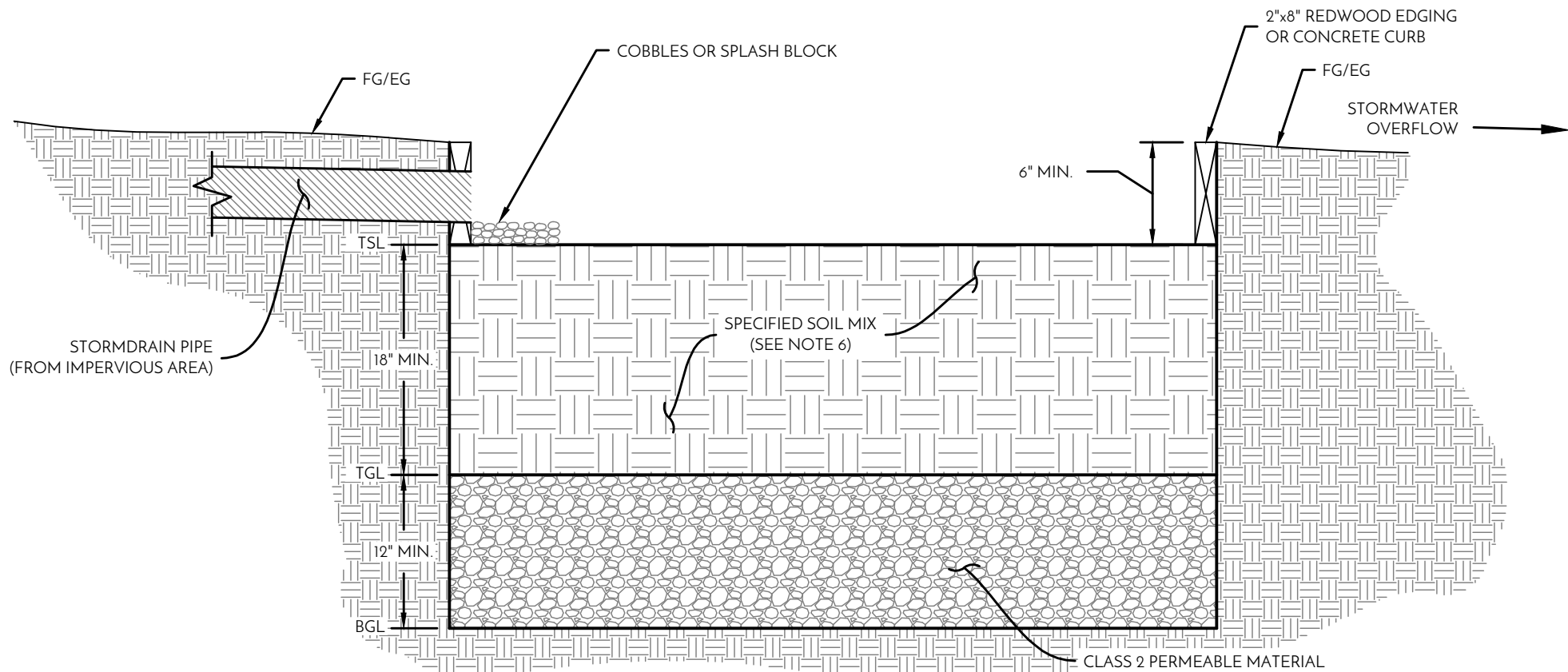
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UTILITY SYMBOL LEGEND

- LPB LIGHT DUTY PULL BOX*
CHRISTY CONCRETE OR CARSON HDPE
(OR APPROVED EQUAL)
- MPB MEDIUM DUTY PULL BOX*
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- CV CHECK VALVE

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NOTES

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- ALIGNMENT AND LOCATION OF EXISTING UTILITY LINES HAVE BEEN APPROXIMATED BASED ON THE SURVEY.
- UTILITY CONTRACTOR WILL VERIFY THE EXACT LOCATION OF EXISTING ON-SITE UTILITIES PRIOR TO CONSTRUCTION OF NEW UTILITY INFRASTRUCTURE. UTILITY CONTRACTOR WILL REPLACE DAMAGED UTILITIES IN KIND AND TYPE.

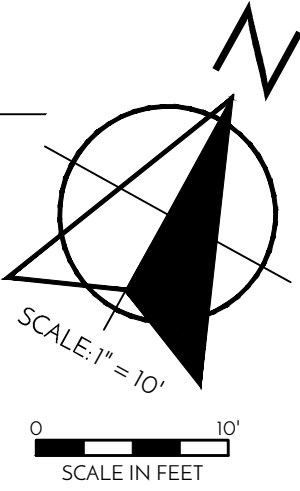
JOINT TRENCH NOTES

- JOINT TRENCHES SHOWN ON THESE ARE PLANS ARE TO PROVIDE GUIDANCE REGARDING MAINLINE UTILITY RUNS THROUGH THE SITE.
- MINOR UTILITY RUNS SHALL BE COORDINATED WITH THE SITE CONTRACTOR DURING CONSTRUCTION AND BASED ON DESIGN/BUILD INFORMATION PROVIDED BY MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTORS IF ANY.

STORM DRAIN SYSTEM NOTES

- PROPOSED STORM DRAIN PIPING SHALL OUTLET ON THE PARCEL AS SHOWN ON THESE PLANS.
- IN HARDSCAPE/IMPERVIOUS AREAS, DOWNSPOUTS SHALL BE CONNECTED TO SOLID STORM DRAIN PIPING.
- STORMWATER SHALL BE DIRECTED TO BIORETENTION FACILITIES AS SHOWN ON THESE PLANS AND IN COMPLIANCE WITH THE REQUIREMENTS OF THE BASMAA POST-CONSTRUCTION MANUAL.

REVISIONS
△ REVISED UTILITY NOTES



UTILITY PLAN

CIVIL IMPROVEMENT PLANS
UTILITY PLAN

6630 JEFFERSON ST.
YOUNTVILLE, CA 94599
APN: 036-053-060
PROJECT 20 015



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