

GENERAL NOTES

- CONTRACTOR SHALL BE APPROPRIATELY LICENSED WITH THE STATE OF CALIFORNIA TO PERFORM THE WORK OUTLINED IN THESE PLANS.
- PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL SECURE ANY CONSTRUCTION PERMITS FROM THE GOVERNING AGENCIES AS NECESSARY AND PAY ALL FEES INCLUDING INSPECTION FEES.
- ANY WORK DONE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE UNDER AN ENCROACHMENT PERMIT ISSUED BY THE GOVERNING BODY.
- HOURS OF OPERATION ARE LIMITED TO 7:00 AM TO 7:00 PM, MONDAY THROUGH FRIDAY, AND 8:00AM TO 4:00PM ON WEEKENDS OR LEGAL HOLIDAYS, UNLESS A PERMIT IS FIRST SECURED FROM THE PUBLIC WORKS DIRECTOR (OR HIS/her DESIGNEE) FOR ADDITIONAL HOURS. THERE WILL BE NO START UP OF MACHINES NOR EQUIPMENT PRIOR TO 8:00AM, MONDAY THROUGH FRIDAY; NO DELIVERY OF MATERIALS NOR EQUIPMENT PRIOR TO 7:30AM NOR PAST 5:00PM, MONDAY THROUGH FRIDAY; NO CLEANING OF MACHINES NOR EQUIPMENT PAST 6:00PM, MONDAY THROUGH FRIDAY; NO SERVICING OF EQUIPMENT PAST 6:45 PM, MONDAY THROUGH FRIDAY.
- CONTRACTOR AGREES THAT HIS/HE SHE 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. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNERS AND THE ENGINEER HARMLESS FROM ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNERS OR THE ENGINEER.
- 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 WORK REQUIRED TO COMPLETE THE PROJECT.
- 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.
- ALL WORKMANSHIP AND MATERIALS FOR BOTH ONSITE AND OFFSITE IMPROVEMENTS SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE COUNTY OF NAPA, LATEST EDITION OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS AND STANDARD PLANS. THE ONSITE IMPROVEMENTS SHALL BE INSPECTED BY THE ENGINEERING DIVISION INSPECTOR.
- CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR BEING FAMILIAR WITH THE PROVISIONS AND REQUIREMENTS IN THE COUNTY OF NAPA STANDARD SPECIFICATIONS. CONTRACTOR SHALL HAVE A COPY AVAILABLE AT THE JOB SITE AT ALL TIMES.
- CONTRACTOR SHALL NOTIFY THE ENGINEERING DIVISION OF THE NAPA COUNTY DEPARTMENT OF PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES (PBES) AT (707) 253-4351 AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL REQUEST INSPECTIONS A MINIMUM OF ONE WORKING DAY IN ADVANCE BY CALLING THE ENGINEERING DIVISION OF THE NAPA COUNTY PBES DEPARTMENT AT (707) 253-4351.
- CONTRACTOR SHALL PROVIDE EMERGENCY TELEPHONE NUMBERS TO THE COUNTY SHERIFF, FIRE DEPARTMENT, AND ENGINEERING DIVISION OF THE NAPA COUNTY PBES DEPARTMENT AND KEEP THEM INFORMED DAILY REGARDING STREETS UNDER CONSTRUCTION AND DETOURS. DETOURS SHALL NOT BE PERMITTED UNLESS APPROVED IN WRITING BY THE PUBLIC WORKS DIRECTOR.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN SUFFICIENT BARRICADES TO PROVIDE FOR THE SAFETY OF THE GENERAL PUBLIC TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR.
- ALL MATERIAL SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
- FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES.

GRADING NOTES

- ANY AND/OR ALL MOVEMENT OF EARTH SHALL COMPLY WITH THE COUNTY OF NAPA STANDARDS AND SPECIFICATIONS (CURRENT EDITION), THE COUNTY OF NAPA CONSERVATION REGULATIONS, THE CALIFORNIA BUILDING CODE, THE PROJECT GEOTECHNICAL REPORT (IF ANY), AND THESE PLANS.
- THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST THREE (3) DAYS IN ADVANCE OF COMMENCING WORK, INCLUDING SITE STRIPPING AND GRADING OPERATIONS. THIS WORK SHALL BE OBSERVED AND TESTED BY THE SOILS REPRESENTATIVE AT THE OWNER'S EXPENSE.
- WHEN ABSENT A GEOTECHNICAL REPORT FOR THE PROJECT, ALL CUT AND FILL SLOPES SHALL BE A MAXIMUM OF 2:1. ALL FILLS SHALL BE COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DENSITY.
- SITE SHALL BE VISUALLY INSPECTED BY THE CONTRACTOR TO DETERMINE THE EXTENT OF CLEARING, GRUBBING AND GRADING WORK TO BE DONE. NO ADDITIONAL GRADING BEYOND WHAT IS SHOWN ON THESE PLANS SHALL BE COMPLETED.
- SOIL STRIPPED IN THE AREAS TO BE PAVED SHALL BE STOCKPILED FOR USE IN LANDSCAPED AREAS. CONTRACTOR SHALL COORDINATE WITH LANDSCAPE CONTRACTOR.
- SPOILS SHALL NOT BE LEFT IN PILES EITHER ON- OR OFF-SITE. RATHER IT SHALL BE REMOVED FROM OR SPREAD OUT OVER THE PROPERTY INVOLVED.
- 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 PUBLIC WORKS DIRECTOR OR HIS DESIGNATED REPRESENTATIVE, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
- ANY SPOILS GENERATED BY PROJECT CONSTRUCTION OR IMPROVED DRIVEWAY SHALL NOT BE DEPOSITED WITHIN 50 FEET OF THE TOPS OF THE BANKS OF ANY STREAM, POND, OR LAKE; WITHIN THE FLOODWAY OF ANY STREAM; IN THE RIPARIAN ZONE ALONG ANY DRAINAGE HWY; IN ANY MARSH OR WETLAND; IN ANY VERNAL POOL; OR IN ANY OTHER AREA THAT IS DETERMINED BY THE DIRECTOR OF THE NAPA COUNTY DEPARTMENT OF PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES (PBES) TO BE BIOLOGICALLY SENSITIVE. THE LOCATION OF THE SPOILS DISPOSAL AREAS(S) SELECTED FOR EACH PROJECT SHALL BE SUBMITTED TO BOTH THE ENGINEERING AND PLANNING DIVISIONS OF THE NAPA COUNTY PBES DEPARTMENT FOR THEIR APPROVAL AT LEAST TEN (10) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY GRADING OR EXCAVATION WORK ON-SITE.
- CONTRACTOR SHALL PROVIDE TO THE ENGINEERING DIVISION OF THE NAPA COUNTY PBES DEPARTMENT AN EROSION AND SEDIMENT CONTROL PLAN, AND A SCHEDULE FOR IMPLEMENTATION OF SUCH MEASURES, IF ANY LOT OR STREET GRADING IS TO BE DONE BETWEEN OCTOBER 15 THROUGH APRIL 1. HYDROSEEDING OF ALL GRADED SLOPES SHALL BE COMPLETED BY NOVEMBER 1.
- WATER AND / OR DUST PALLIATIVES SHALL BE APPLIED IN SUFFICIENT QUANTITIES DURING GRADING AND OTHER GROUND DISTURBING ACTIVITIES ON-SITE TO MINIMIZE THE AMOUNT OF DUST PRODUCED.
- OUTDOOR NOISE PRODUCING ACTIVITIES SHALL BE LIMITED TO WEEKDAYS BETWEEN 7:30 AM AND 4:30 PM.
- TREES AND/OR VINES THAT ARE TO BE REMOVED SHALL ALSO HAVE THEIR STUMPS AND MAJOR ROOT SYSTEMS REMOVED. AFTER A TREE, VINE, OR A STUMP IS REMOVED, THE RESULTING CAVITY SHALL BE CLEANED OR LARGER ROOTS 2 INCH DIAMETER OR LARGER), SOIL SHOULD BE REMOVED AND DISHD TO PROVIDE ACCESS FOR COMPACTION EQUIPMENT.
- ORGANIC MATERIAL SHALL BE HAULED OFFSITE AND DISPOSED OF BY THE CONTRACTOR IN A RESPONSIBLE MANNER (COUNTY APPROVED LANDFILL OR ANOTHER COUNTY APPROVED SITE).
- ALL EARTHWORK, SCARIFICATION, BACKFILL, AND COMPACTION SHALL BE PERFORMED PER THE PLANS AND COUNTY OF NAPA REQUIREMENTS.
- ALL STATIONS (SHOWN ON THE PLAN AND PROFILE) ARE TAKEN ALONG CENTERLINE UNLESS OTHERWISE NOTED ON PLAN, AND SHOW MEASUREMENTS IN A HORIZONTAL PLANE.

ABBREVIATIONS

AB	AGGREGATE BASE	FH	FIRE HYDRANT	PW	PROCESS WASTE
AC	ASPHALT CONCRETE	FRM	FLOOD INSURANCE RATE MAP	R	RELATIVE COMPACTION
AD	AREA DRAIN	FL	FLOW LINE	RT	RIGHT
ARV	AIR RELEASE VALVE	FM	FORCE MAIN	ROW	RIGHT OF WAY
BC	BEGIN CURVE	FS	FINISH SURFACE	RWL	RAIN WATER LEADER
BFE	BASE FLOOD ELEVATION PER FIRM	GB	GRADE BREAK	RCF	REINFORCED CONCRETE PIPE
BM	BENCHMARK	GL	GUTTER LINE	(S)	SOUTH
B0	BLOWOFF	GR	GRAVEL	S	SLOPE (FEET/FOOT)
BCR	BEGIN CURB RETURN	HP	HIGH POINT	SAD	SEE ARCHITECTURAL DRAWINGS
BVC	BEGIN VERTICAL CURVE	BE	INVERT ELEVATION	SD	STORM DRAIN
BS	BOTTOM OF STARS	INST	INSTALL	SDP	SUBDRAIN PIPE
BSW	BACK OF SIDEWALK	INV	INVERT	SSFM	SANITARY SEWER FLUSH HOLE
CB	CATCH BASIN	IP	IRON PIPE	SSM	SANITARY SEWER MANHOLE
C&G	CURB AND GUTTER	IRR	IRRIGATION	SLD	SEE LANDSCAPE DRAWINGS
C&M	CONCRETE MASONRY UNIT	JP	JOINT POLE	SLV	SLEEVE
CP	CONCRETE PIPE	LF	LEGAL FEETFOOT	SMD	SEE MECHANICAL DRAWINGS
C	CENTERLINE	LH	LAMP HOLE	SPO	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	SSFM	SANITARY SEWER FLUSH HOLE
CW	COLD WATER	N	NORTH	SSMH	SANITARY SEWER MANHOLE
DCV	DOUBLE CHECK VALVE	NEW	NEW	STA	STATION
DG	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	OH	OVERHEAD LINE	TFC	TOP FACE OF CURB
DWG	DRAWING	OP	PROPOSED	TCC	TOP OF CONCRETE
EC	END OF CURVE	PCC	PORTLAND CONCRETE CEMENT	TS	TOP OF STARS
(E)	EAST	PD	PRESSURE DISTRIBUTION	TW	TOP OF WALL
EX	EXISTING	PG&E	PACIFIC GAS AND ELECTRIC	TYP	TYPICAL
EOR	END CURB RETURN	PI	POINT OF INTERSECTION	UG	UNDERGROUND
EG	EXISTING GROUND	PIV	POST INDICATOR VALVE	UCV	VERTICAL CURVE
EGR	EDGE OF GRAVEL	P	PROPERTY LINE	VG	VALLEY GUTTER
EP	EDGE OF PAVEMENT	PR	POINT OF REVERSE CURVE	(W)	WEST
EVS	END VERTICAL CURVE	PSI	POUNDS PER SQUARE INCH	WM	WATER METER
FC	FACE OF CURB	PUE	PUBLIC UTILITY EASEMENT	WS	WATER SERVICE
FDC	FIRE DEPT. CONNECTION	PVC	POLYVINYL CHLORIDE	WW	WATER VALVE
FG	FINISH GRADE	PMI	POINT OF VERTICAL INTERSECTION		

UTILITY NOTES

- CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) AT 1-800-227-2600 PRIOR TO START OF ANY CONSTRUCTION.
- ALL WORK SHALL BE IN COMPLIANCE WITH APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A.) STANDARDS AS SET FORTH BY THE FEDERAL DEPARTMENT OF LABOR AND/OR THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL SECURE A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO EXCAVATION OF ANY TRENCH OVER FIVE (5) FEET IN DEPTH.
- CONTRACTOR SHALL NOTIFY ALL PUBLIC OR PRIVATE UTILITY COMPANIES 48 HOURS PRIOR TO COMMENCEMENT OF WORK ADJACENT TO EXISTING UTILITY LINES UNLESS THE COUNTY ENCROACHMENT PERMIT SPECIFIES OTHERWISE.
- ONE WEEK PRIOR TO ANY EXCAVATION IN EXISTING STREET AREAS, THE CONTRACTOR SHALL CONTACT AND REQUEST PG&E, CURRENT TELEPHONE COMPANY, CITY ENGINEER (WATER DIVISION), NAPA SANITATION DISTRICT AND CURRENT CABLE PROVIDER FOR MARKING THE LOCATION OF THEIR RESPECTIVE FACILITIES. COSTS OF REPAIRING ANY INJURIES OR DAMAGES CAUSED BY THE CONTRACTOR SHALL BE BORNE BY THE CONTRACTOR. VARIOUS UNDERGROUND UTILITY LINES WERE PLOTTED ON THE PLANS FROM THE INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES. THEREFORE, NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE AS TO THE COMPLETENESS OR CORRECTNESS OF THEIR LOCATION. BURIED UTILITIES WERE NOT VERIFIED, NOR WAS ANY SUBSURFACE EXPLORATION CONDUCTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING UTILITIES IN THE FIELD. LOCATIONS OF UTILITIES AND UNDERGROUND FACILITIES SHOWN ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY. SEE NOTE 3 ABOVE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING FACILITIES AND IMPROVEMENTS FROM DAMAGE RESULTING FROM CONTRACTORS WORK. ANY DAMAGE CAUSED BY CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
- CONTRACTOR SHALL COORDINATE ALL NECESSARY UTILITY RELOCATIONS, IF REQUIRED, WITH THE APPROPRIATE UTILITY COMPANIES AND/OR THE OWNER.
- ALL UNDERGROUND UTILITY WORK IN THE STREET AREAS SHALL BE COMPLETED PRIOR TO PLACEMENT OF BASE ROCK UNLESS OTHERWISE NOTED.
- TRENCHING AND BACKFILL WITHIN THE PUBLIC RIGHT OF WAY AND UNDER PRIVATE ROADS SHALL COMPLY WITH THE COUNTY OF NAPA STANDARDS. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY STANDARDS FOR TRENCH SAFETY.
- IF ELECTRIC, GAS, TELEPHONE, CABLE T.V. LINES AND/OR OTHER SERVICES, ETC., MUST BE INSTALLED BY OTHERS, THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THESE FACILITIES WITH PG&E, CURRENT TELEPHONE COMPANY, CURRENT CABLE TV PROVIDER OR THEIR CONTRACTOR(S) AND COOPERATE FULLY IN THE EXECUTION OF THIS WORK CONCURRENTLY WITH THE PROGRESS OF THE REST OF THE WORK.
- EXISTING UTILITIES SHALL BE KEPT IN SERVICE AT ALL TIMES. UTILITIES THAT INTERFERE WITH THE WORK TO BE PERFORMED SHALL BE PROTECTED AS REQUIRED BY COUNTY OF NAPA, PG&E, OTHER UTILITIES, AND THE OWNER.
- ALL STORM DRAIN SYSTEM INSTALLATION SHALL BE COMPLETED IN ACCORDANCE WITH COUNTY OF NAPA STANDARDS. PLASTIC PIPE FOR THE STORM DRAIN SHALL COMPLY WITH SECTION 64 OF THE CALIFORNIA STANDARD SPECIFICATIONS. CORRUGATED METAL PIPE (C.M.P.) SHALL COMPLY WITH SECTION 66 OF THE CALTRANS STANDARD SPECIFICATIONS. REINFORCED CONCRETE PIPE (R.C.P.) SHALL BE CLASS 3 PER SECTION 65 OF THE CALTRANS STANDARD SPECIFICATIONS.
- CONTRACTOR HAS THE FOLLOWING OPTIONS FOR STORM DRAIN PIPING. REINFORCED CONCRETE PIPE (R.C.P.) SHALL BE CLASS III PER CALTRANS STANDARD SPECIFICATIONS. POLYVINYL CHLORIDE PIPE (P.V.C.) FOR THE STORM DRAIN SHALL COMPLY WITH ANSI/ASTM D 3034-78, SDR 35 REQUIREMENTS OR CORRUGATED POLYETHYLENE PIPE SUCH AS ADVANCED DRAINAGE SYSTEMS (A.D.S.) N-12 OR APPROVED EQUAL. USE OTHER IF SPECIFIED ON THE PLANS.
- ASBESTOS CEMENT PIPE (A.C.P.) SHALL NOT BE ALLOWED UNDER ANY CIRCUMSTANCES.

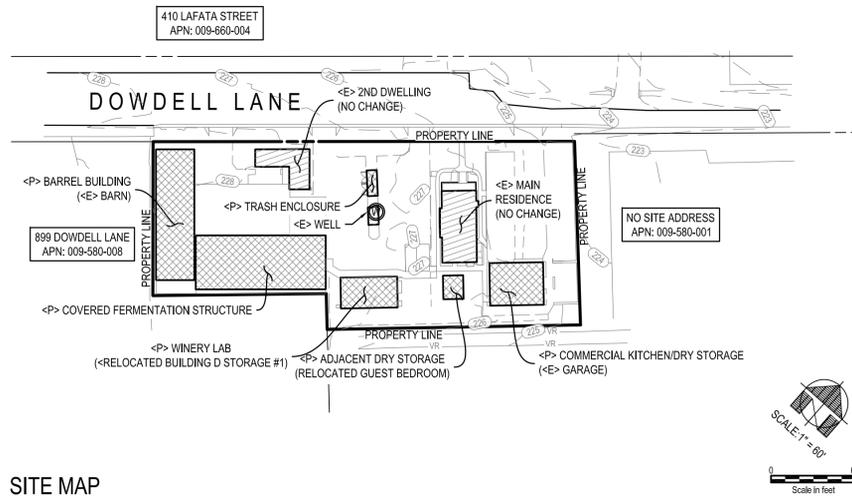
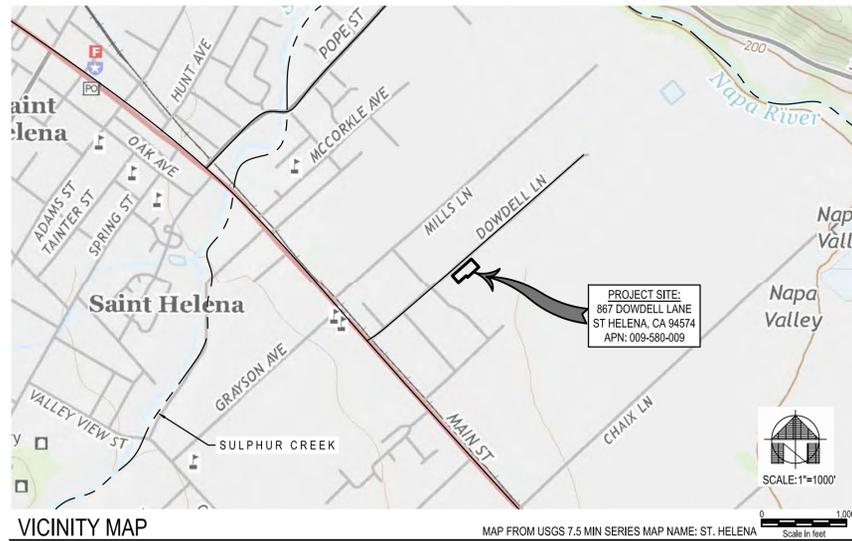
SURVEY NOTES

- THE BOUNDARY ON THESE DRAWINGS DOES NOT REPRESENT A PROPERTY LINE SURVEY. PROPERTY LINES SHOWN HEREON ARE BASED ON RECORD DATA, AND MAY NOT REPRESENT THE TRUE POSITIONS OF THE LINES.
- THE TOPOGRAPHY IS BASED ON A FIELD SURVEY OF JULY, 2014 PERFORMED BY TERRA FIRMA SURVEYS, INC.
- THE VERTICAL DATUM OF THE SURVEY IS NAVD88.
- SITE BENCHMARK SHALL BE DETERMINED BY CONTRACTOR IN THE FIELD.
- DELTA CONSULTING & 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.

PROJECT STATEMENT

THE PURPOSE OF THIS PROJECT IS TO OBTAIN A USE PERMIT FOR A NEW WINERY, INCLUDED IN THE USE PERMIT IS THE CONSTRUCTION OF A NEW COVERED FERMENTATION STRUCTURE. ADDITIONALLY, SEVERAL OF THE EXISTING BUILDINGS WILL BE RELOCATED AND REMODELED. THERE ARE NO CHANGES TO THE EXISTING SECOND DWELLING AND MAIN RESIDENCE.

USE PERMIT PLANS FOR:
REDMON RANCH WINERY
867 DOWDELL LANE
ST HELENA, CA 94574



SITE MAP

SHEET INDEX

- UP1.0 COVER SHEET
- UP2.0 GRADING PLAN
- UP3.0 UTILITY PLAN

PROJECT INFORMATION

OWNER: LISA REDMON
REDMON WINES
1185 STARR AVE
ST. HELENA, CALIFORNIA 94574

ARCHITECT: PAUL KELLEY ARCHITECT, INC.
1436 SECOND STREET, SUITE #162
NAPA, CA 94559
PAUL KELLEY, A.L.A.
707/257-1148

SITE ADDRESS: 867 DOWDELL LANE,
ST HELENA, CA 94574

ASSESSOR PARCEL #: 009-580-009
PARCEL SIZE: ±0.84 ACRES

SURVEYOR: TERRA FIRMA SURVEYS, INC.
P.O. BOX 533
ST HELENA, CA 94574
CHRIS COLE, P.L.S.
707/963-7565

CIVIL ENGINEER: DELTA CONSULTING & ENGINEERING, INC.
1104 ADAMS STREET, SUITE 203
ST. HELENA, CA 94574
JOEL DICKERSON, P.E.
707/963-8456

LAND USE PLANNER: PLANS4WINE
2620 PINOT WAY
ST. HELENA, CA 94574
DONNA OLDFORD
707/963-5832

DELTA CONSULTING & ENGINEERING
OF ST. HELENA

1104 ADAMS STREET, SUITE 203 - ST. HELENA, CALIFORNIA 94574
707-963-8456 + 707-963-8528 FAX

USE PERMIT
COVER SHEET

REDMON RANCH WINERY
867 DOWDELL LANE
ST HELENA, CA 94574
APN: 009-580-009
PROJECT: M-108



EVERY PERSON PLANNING TO DIG
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FOR MORE INFORMATION
SEE WWW.USADIG.COM

DATE: 08/28/15 ISSUE: USE PERMIT

SHEET:

UP1.0

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.

UTILITY COMPLIANCE NOTES

- THIS PROJECT SHALL COMPLY WITH THE STORM WATER DRAINAGE AND RETENTION MANDATORY REQUIREMENTS DURING CONSTRUCTION PER THE 2010 CALIFORNIA GREEN BUILDING STANDARDS CODE, SECTION 4.106.
- STORM DRAINS AND LEADERS SHALL DEMONSTRATE COMPLIANCE WITH THE CPC CHAPTER 11 REQUIREMENTS.

DRY UTILITY NOTES

- POWER AND COMMUNICATIONS TO BE PROVIDED FROM IMPROVEMENTS MADE TO THE EXISTING ON-SITE INFRASTRUCTURE.
- NEW UNDERGROUND ELECTRICAL LINES SHALL BE PROVIDED TO THE PROPOSED WINERY LAB, WINERY STORAGE, AND COMMERCIAL KITCHEN.
- THE NEW BARREL BUILDING SHALL CONTINUE TO USE THE ELECTRICAL OVERHEAD LINE.

NATURAL GAS NOTES

- A NEW GAS LINE SHALL BE PROVIDED AT ALL NEW BUILDINGS. THE NEW GAS WILL SHALL BE CONNECTED TO THE EXISTING GAS METER.

FIRE PROTECTION NOTES

- A FIRE SPRINKLER SYSTEM SHALL BE PROVIDED AT ALL NEW BUILDINGS AND WILL BE SERVED BY A NEW FIRE LINE. SPRINKLER SYSTEM PLANS SHALL BE PROVIDED AT THE CONSTRUCTION DOCUMENT PHASE.

WASTEWATER NOTES

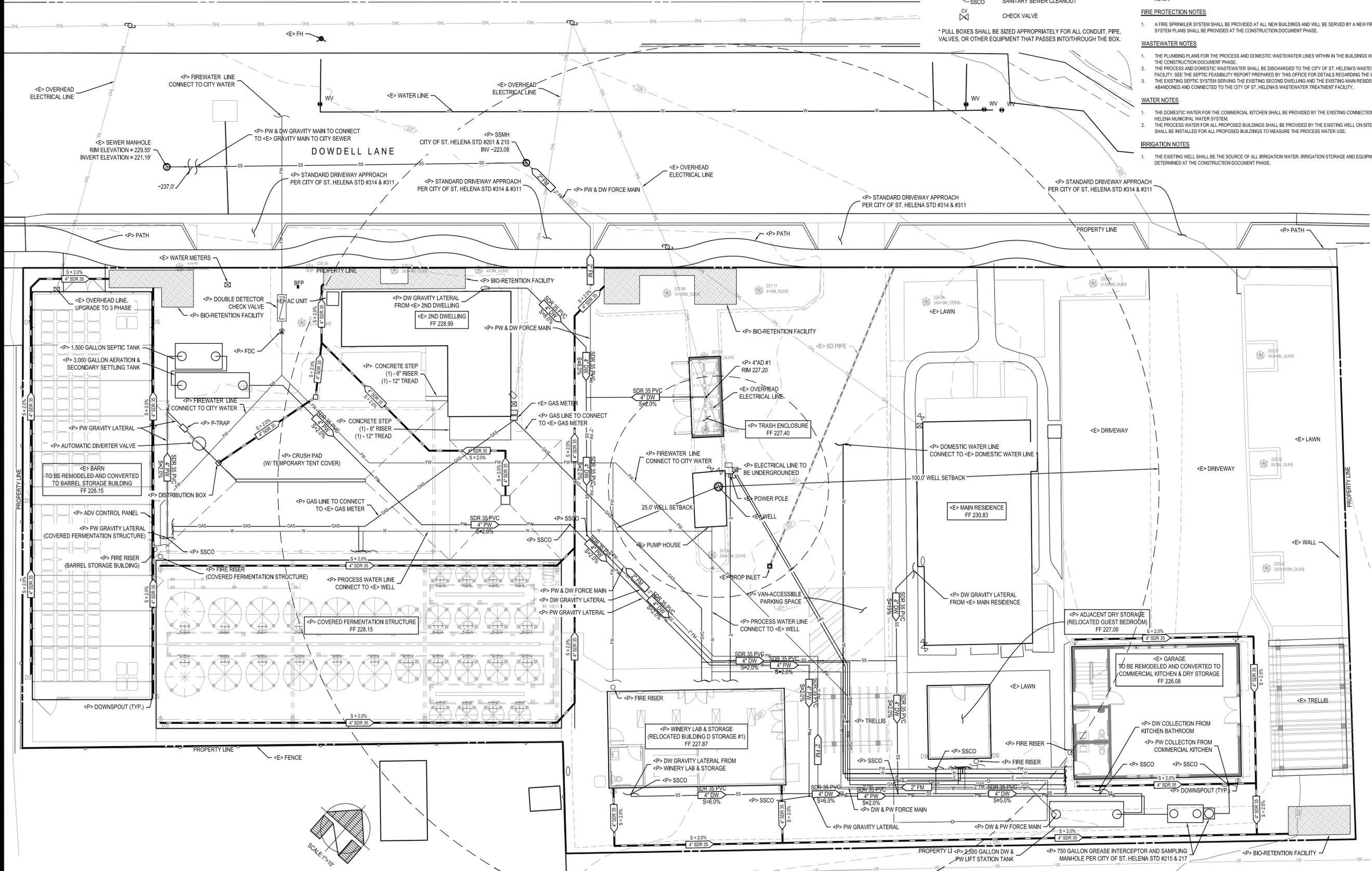
- THE PLUMBING PLANS FOR THE PROCESS AND DOMESTIC WASTEWATER LINES WITHIN IN THE BUILDINGS WILL BE PREPARED AT THE CONSTRUCTION DOCUMENT PHASE.
- THE PROCESS AND DOMESTIC WASTEWATER SHALL BE DISCHARGED TO THE CITY OF ST. HELENA'S WASTEWATER TREATMENT FACILITY. SEE THE SEPTIC FEASIBILITY REPORT PREPARED BY THIS OFFICE FOR DETAILS REGARDING THE WASTEWATER SYSTEM.
- THE EXISTING SEPTIC SYSTEM SERVING THE EXISTING SECOND DWELLING AND THE EXISTING MAIN RESIDENCE WILL BE ABANDONED AND CONNECTED TO THE CITY OF ST. HELENA'S WASTEWATER TREATMENT FACILITY.

WATER NOTES

- THE DOMESTIC WATER FOR THE COMMERCIAL KITCHEN SHALL BE PROVIDED BY THE EXISTING CONNECTION TO THE CITY OF ST. HELENA MUNICIPAL WATER SYSTEM.
- THE PROCESS WATER FOR ALL PROPOSED BUILDINGS SHALL BE PROVIDED BY THE EXISTING WELL ON SITE. NEW WATER METERS SHALL BE INSTALLED FOR ALL PROPOSED BUILDINGS TO MEASURE THE PROCESS WATER USE.

IRRIGATION NOTES

- THE EXISTING WELL SHALL BE THE SOURCE OF ALL IRRIGATION WATER. IRRIGATION STORAGE AND EQUIPMENT WILL BE DETERMINED AT THE CONSTRUCTION DOCUMENT PHASE.



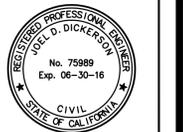
UTILITY PLAN

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