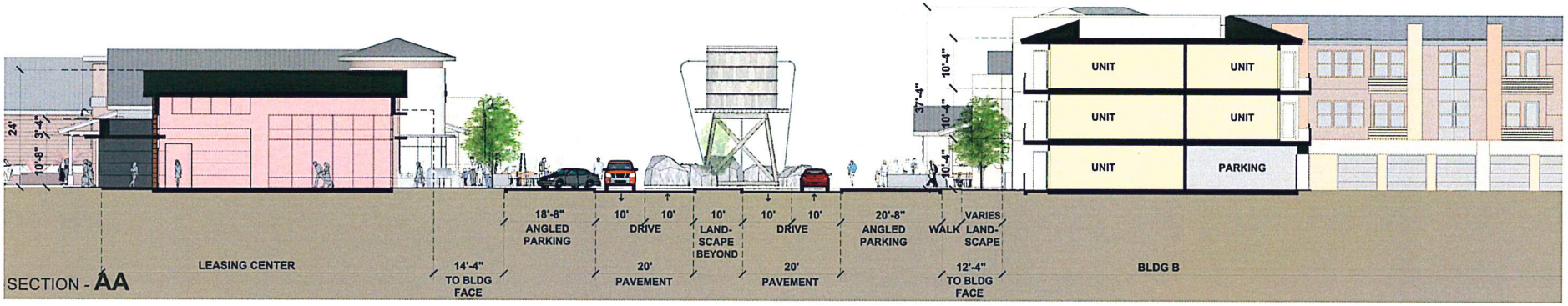
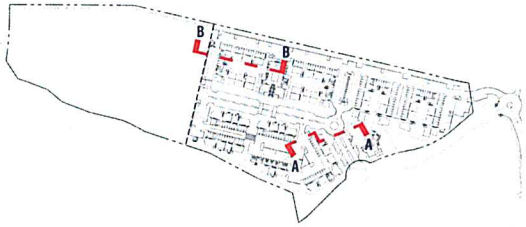




KEY MAP (N.T.S.)

QUATTRO DEVELOPMENT

VISTA TULOCAY APARTMENT HOMES

NAPA, CA

SITE SECTIONS

DAHLIN group

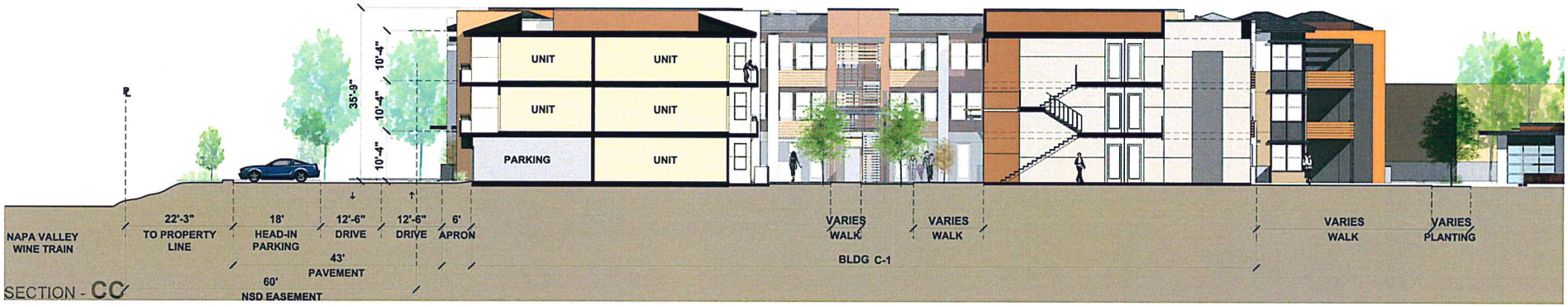
JOB NO. 1146.001

DATE 09-19-14

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A4-6

ATTACHMENT 6



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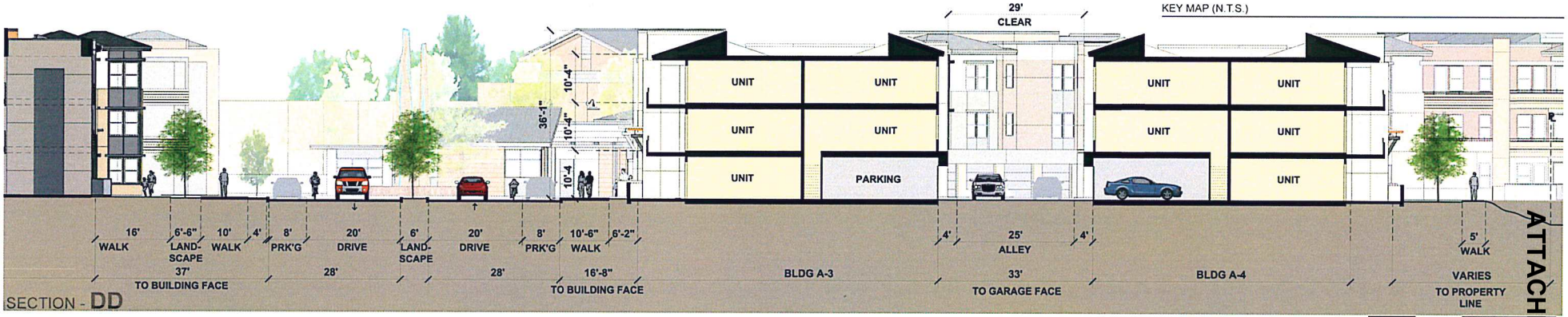


QUATTRO DEVELOPMENT

VISTA TULOCAY APARTMENT HOMES

NAPA, CA

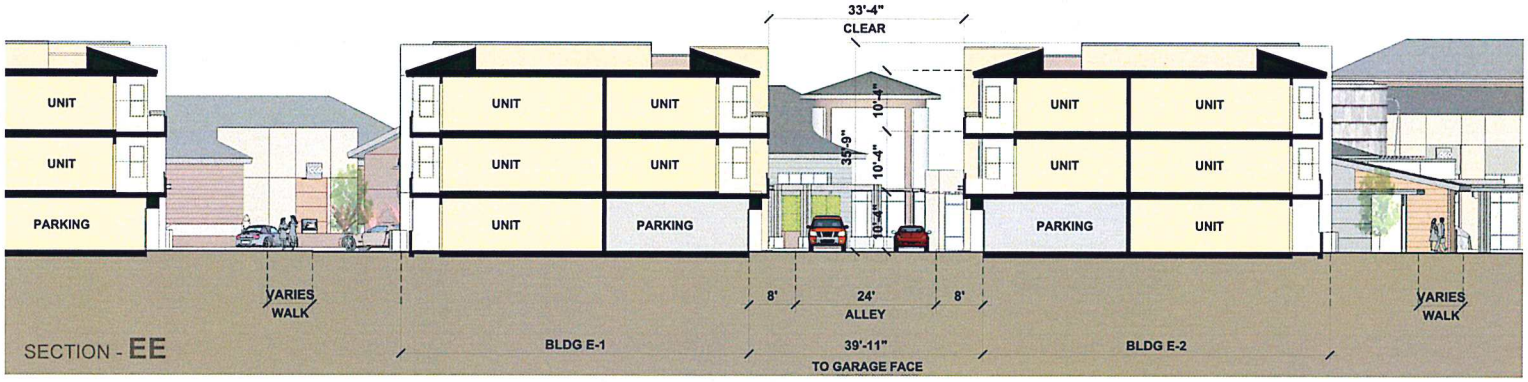
SITE SECTIONS

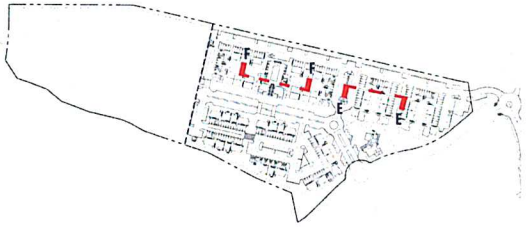
DAHLIN group

JOB NO. 1146.001
DATE 09-19-14
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A4-1

ATTACHMENT 6





KEY MAP (N.T.S.)

SECTION - FF

QUATTRO DEVELOPMENT

VISTA TULOCAY APARTMENT HOMES

NAPA, CA

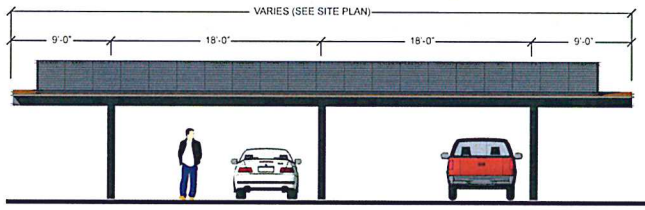
SITE SECTIONS

DAHLIN group

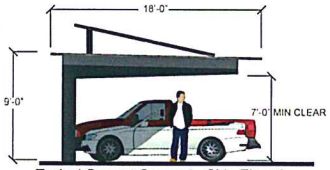
JOB NO. 1146.001
DATE 09-19-14
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A4-2

ATTACHMENT 6



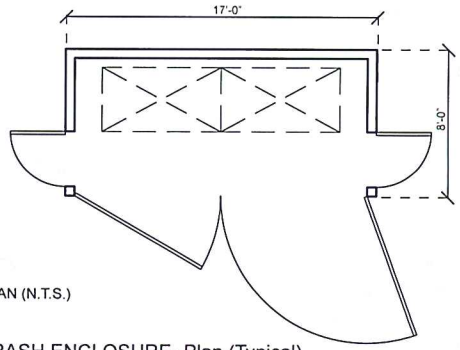
Typical Carport Concept - Drive Aisle Elevation



Typical Carport Concept - Side Elevation

Typical Carport Concept - Perspective

TRASH ENCLOSURE- CMU Block with Plaster finish & Composite Trim Board Gates



PLAN (N.T.S.)

TRASH ENCLOSURE- Plan (Typical)

Legend:

- Trash Enclosure/Room
- Carports

QUATTRO DEVELOPMENT

VISTA TULOCAY APARTMENT HOMES

NAPA, CA

TRASH ENCLOSURE, CARPORT AND FENCING PLAN

0 80 160 320

DAHLIN group

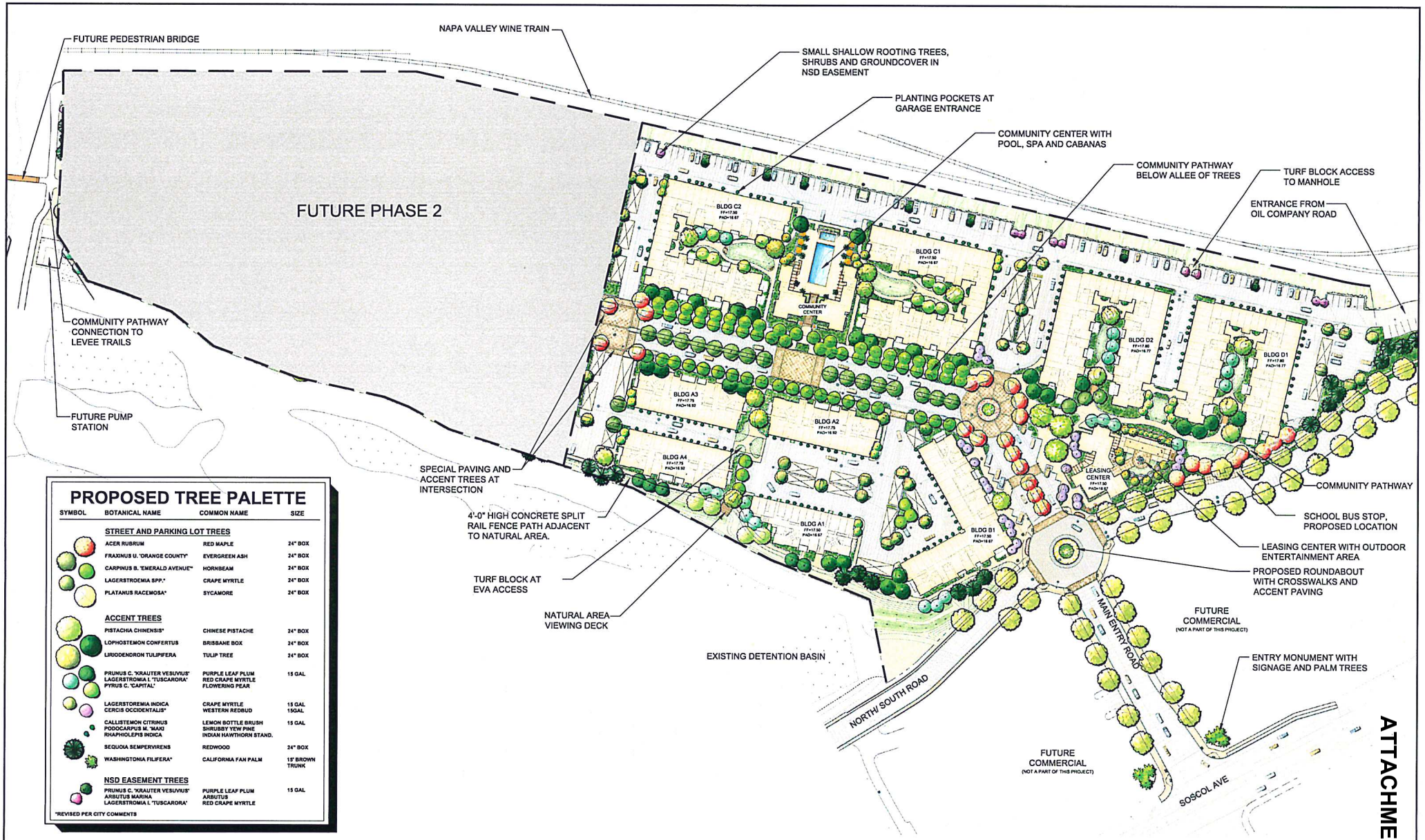
JOB NO. 1146.001

DATE 09-19-14

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A5-0

ATTACHMENT 6



PROPOSED TREE PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	STREET AND PARKING LOT TREES		
	ACER RUBRUM	RED MAPLE	24" BOX
	FRAXINUS U. 'ORANGE COUNTY'	EVERGREEN ASH	24" BOX
	CARPINUS B. 'EMERALD AVENUE'*	HORNBEAM	24" BOX
	LAGERSTROEMIA SPP.*	CRAPE MYRTLE	24" BOX
	PLATANUS RACEMOSA*	SYCAMORE	24" BOX
	ACCENT TREES		
	PISTACHIA CHINENSIS*	CHINESE PISTACHE	24" BOX
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX
	LIRIODENDRON TULIPIFERA	TULIP TREE	24" BOX
	PRUNUS C. 'KRAUTER VESUVIUS' LAGERSTROMIA I. 'TUSCARORA' PYRUS C. 'CAPITAL'	PURPLE LEAF PLUM RED CRAPE MYRTLE FLOWERING PEAR	15 GAL
	LAGERSTOREMIA INDICA CERCIS OCCIDENTALIS*	CRAPE MYRTLE WESTERN REDBUD	15 GAL 15GAL
	CALLISTEMON CITRINUS PODOCARPUS M. 'MAKI RHAPHIOLEPIS INDICA	LEMON BOTTLE BRUSH SHRUBBY YEW PINE INDIAN HAWTHORN STAND.	15 GAL
	SEQUOIA SEMPERVIRENS	REDWOOD	24" BOX
	WASHINGTONIA FILIFERA*	CALIFORNIA FAN PALM	15' BROWN TRUNK
	NSD EASEMENT TREES		
	PRUNUS C. 'KRAUTER VESUVIUS' ARBUTUS MARINA LAGERSTROMIA I. 'TUSCARORA'	PURPLE LEAF PLUM ARBUTUS RED CRAPE MYRTLE	15 GAL

*REVISED PER CITY COMMENTS

QUATTRO DEVELOPMENT
433 SOSCOL AVE, SUITE A-100
NAPA, CALIFORNIA 94551
(925) 245-3600

Landscape Plan

VISTA TULOCAY APARTMENTS

Napa, California

Conceptual Design

vanderToolen•Associates
VTA LANDSCAPE ARCHITECTS
www.vanderToolen.com
Napa 855 Bordeaux Way Suite 240 Napa, CA 94558 tel. 707.224.2299 fax. 707.224.6821
Walnut Creek 700 Ygnacio Valley Road Suite 275 Walnut Creek, CA 94596 tel. 925.274.1305

0' 30' 60' 120' 240'

Scale: 1" = 60'-0" | September 19, 2014 | NORTH | Project No. 01613

L-1

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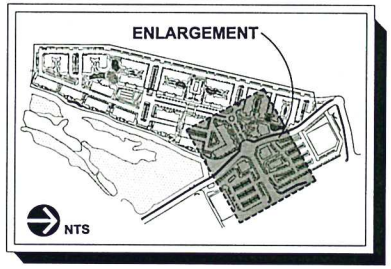
LEASING CENTER IMAGERY



ATTACHMENT 2

L-2

QUATTRO DEVELOPMENT
433 SOSCOL AVE, SUITE A-100
NAPA, CALIFORNIA 94551
(925) 245-3600

Project Entry & Leasing Center

VISTA TULOCAY APARTMENTS

Napa, California

Conceptual Design

vanderToolen•Associates
vTA
LANDSCAPE ARCHITECTS

www.vanderToolen.com

Scale: 1" = 40'-0" | September 19, 2014 | NORTH | Project No. 01613

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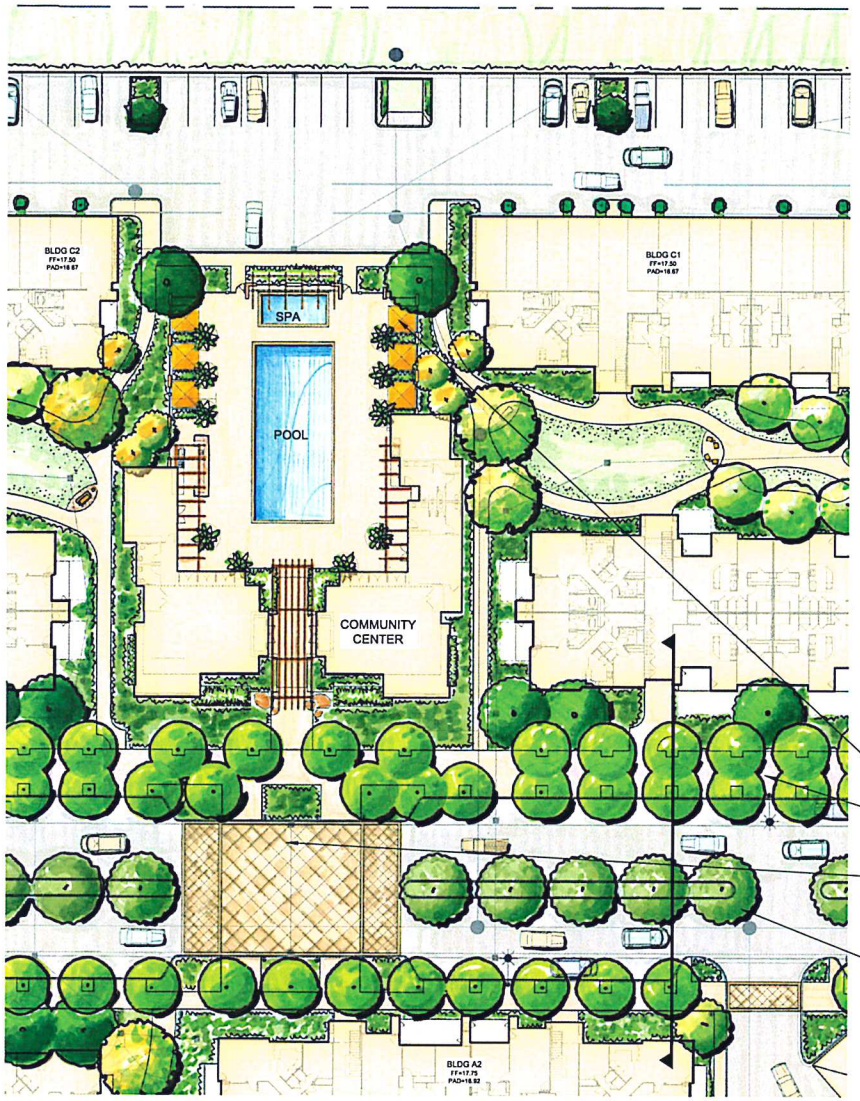


CONCEPTUAL COMMUNITY CENTER PLAN

0' 10' 20' 40' 80'
SCALE: 1" = 20'-0"

CABANAS WITH SMALL PALM TREES IN POTS

COMMUNITY PATH UNDER CARPINUS TREE ALLEE

TABLE TOP CROSSING & TRAFFIC CALMING WITH ACCENT PAVING AT COMMUNITY CENTER

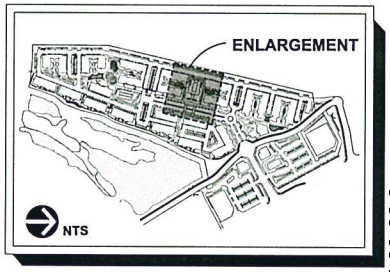
FRAXINUS TREE WITH FALL COLOR

MAIN DRIVE SECTION

0' 4' 8' 16' 32'
SCALE: 1" = 8'-0"

FRAXINUS A. 'ORANGE COUNTY'

CARPINUS B. 'EMERALD AVENUE'



ATTACHMENT 3

QUATTRO DEVELOPMENT 433 SOSCOL AVE, SUITE A-100 NAPA, CALIFORNIA 94551 (925) 245-3600	Community Center	VISTA TULOCAY APARTMENTS Napa, California	Conceptual Design September 19, 2014	vanderToolen•Associates VTA LANDSCAPE ARCHITECTS	www.vanderToolen.com Walnut Creek 700 Ygnacio Valley Road Suite 275 Walnut Creek, CA 94596 tel 925.274.1305	NORTH	Project No. 01613

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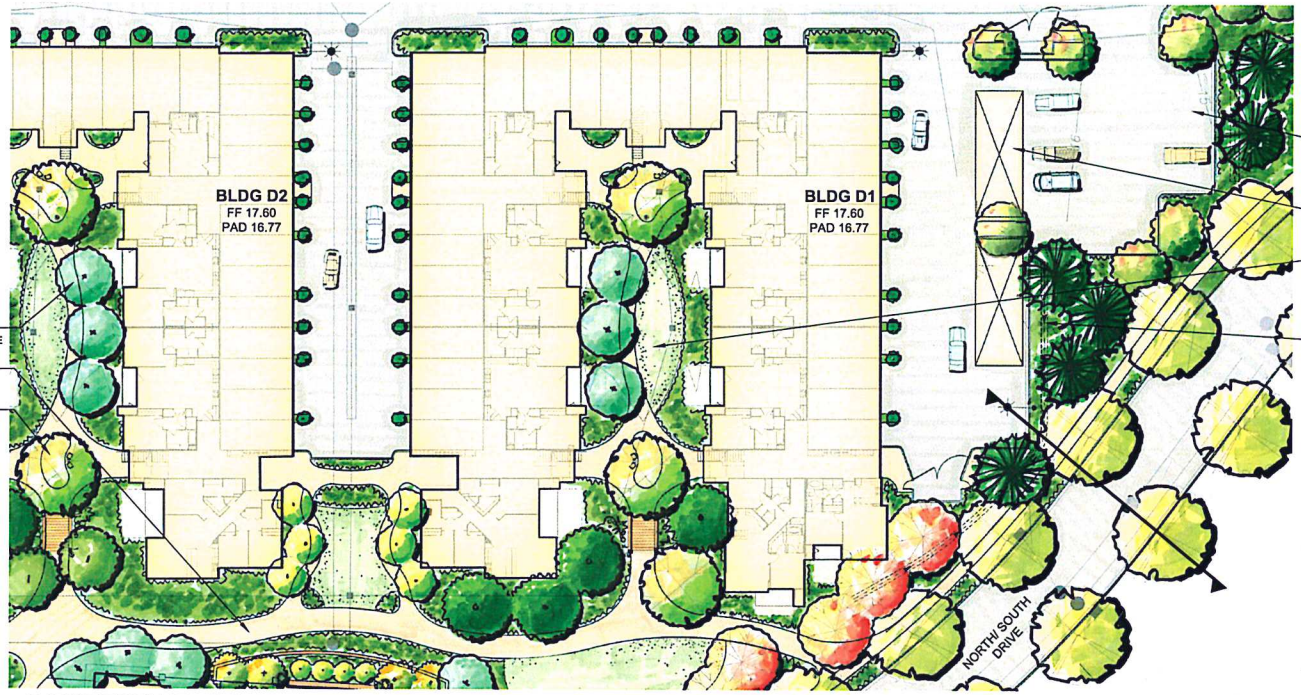
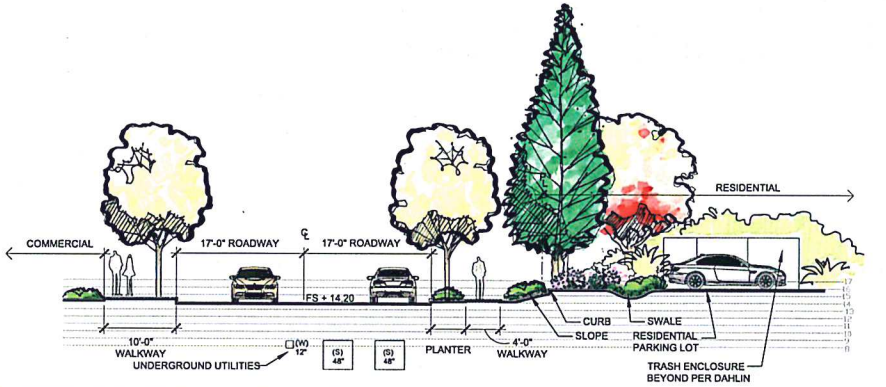


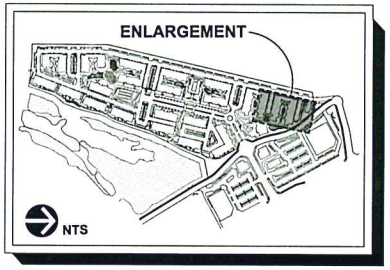
CONCEPTUAL COURTYARD PLAN

0' 10' 20' 40' 80'
SCALE: 1" = 20'-0"



NORTH/SOUTH DRIVE SECTION

0' 4' 8' 16' 32'
SCALE: 1" = 8'-0"



ATTACHMENT 4

QUATTRO DEVELOPMENT
433 SOSCOL AVE, SUITE A-100
NAPA, CALIFORNIA 94551
(925) 245-3600

Typical Courtyard

VISTA TULOCAY APARTMENTS

Napa, California

Conceptual Design

September 19, 2014

vanderToolen•Associates
VTA
LANDSCAPE ARCHITECTS
www.vanderToolen.com
Napa: 833 Bordeaux Way, Suite 242, Napa, CA 94558, tel 707.224.2299, fax 707.224.6831
Walnut Creek: 700 Tyburon Valley Road, Suite 275, Walnut Creek, CA 94596, tel 925.274.1305

NORTH

L4

Project No. 01613

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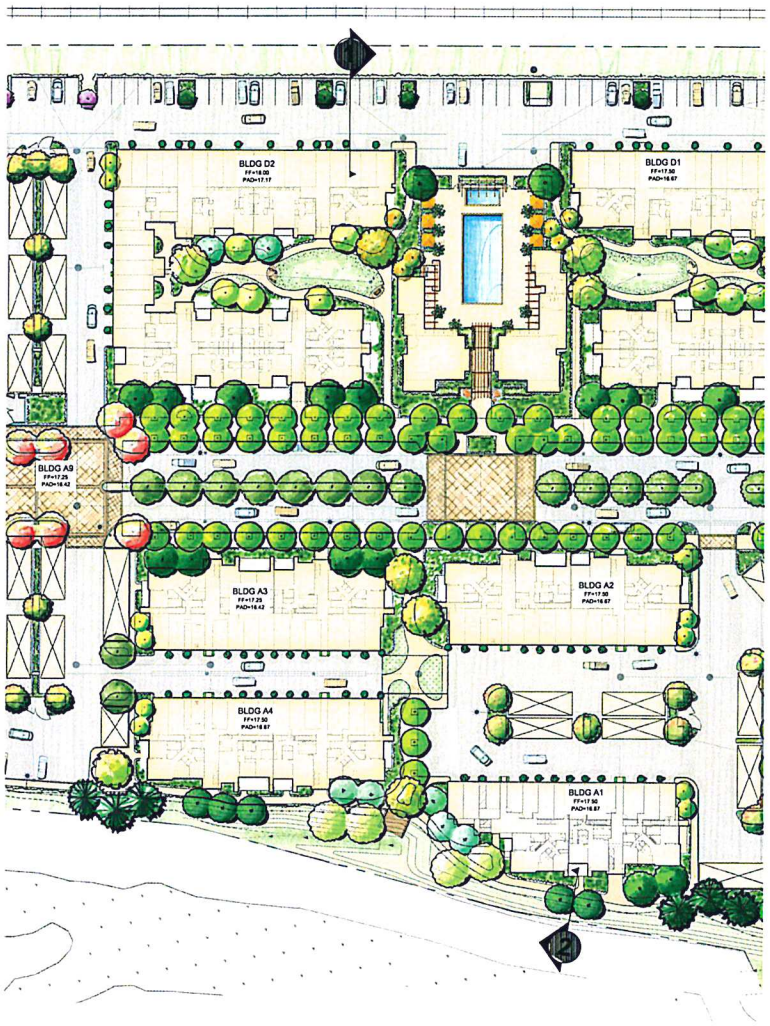
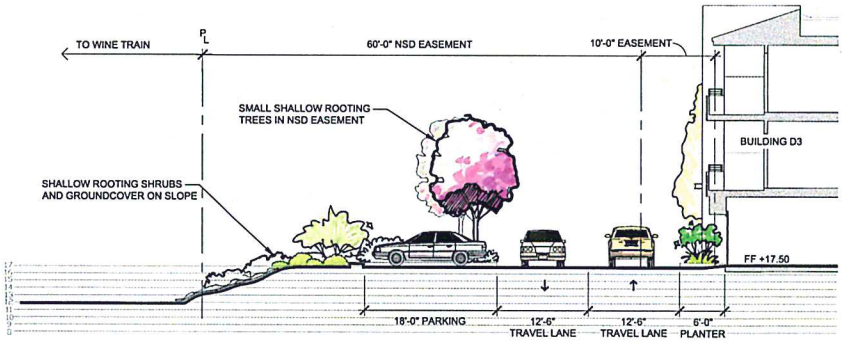


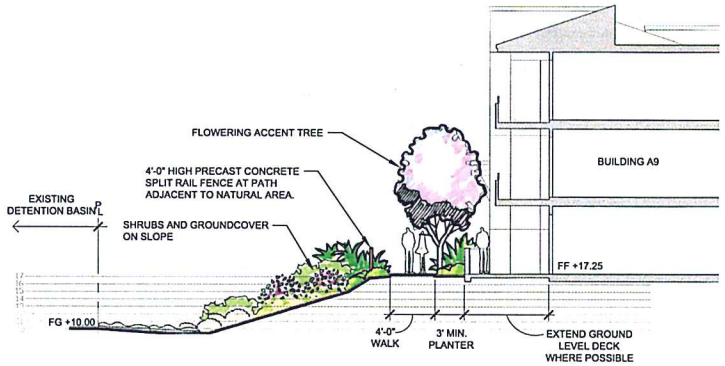
SOUTH SIDE ENLARGEMENT

0' 20' 40' 80' 160'

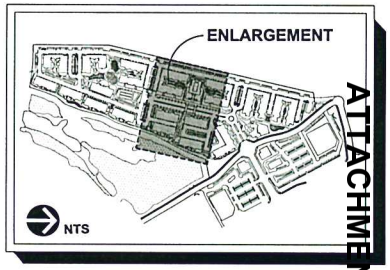
SCALE: 1" = 40'-0"



1 TRAIN EDGE SECTION - WEST SIDE



2 DETENTION BASIN EDGE SECTION - EAST SIDE



ATTACHMENT 6

QUATTRO DEVELOPMENT 433 SOSCOL AVE, SUITE A-100 NAPA, CALIFORNIA 94551 (925) 245-3600	Site Sections	VISTA TULOCAY APARTMENTS Napa, California	Conceptual Design September 19, 2014	vanderToolen•Associates vTA LANDSCAPE ARCHITECTS	www.vanderToolen.com Napa 855 Bordeaux Way Suite 240 Napa, CA 94558 Walnut Creek 700 Ygnacio Valley Road Suite 275 Walnut Creek, CA 94596 tel. 707.224.2299 fax. 707.224.6821 tel. 925.274.1305	NORTH	L-5 Project No. 01613

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PROPOSED TREE PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	STREET AND PARKING LOT TREES		
	ACER RUBRUM	RED MAPLE	24" BOX
	FRAXINUS U. 'ORANGE COUNTY'	EVERGREEN ASH	24" BOX
	CARPINUS B. 'EMERALD AVENUE'*	HORNBEAM	24" BOX
	LAGERSTROEMIA SPP.*	CRAPE MYRTLE	24" BOX
	PLATANUS RACEMOSA*	SYCAMORE	24" BOX
	ACCENT TREES		
	PISTACHIA CHINENSIS*	CHINESE PISTACHE	24" BOX
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX
	LIRIODENDRON TULIPIFERA	TULIP TREE	24" BOX
	PRUNUS C. 'KRAUTER VESUVIUS' LAGERSTROMIA I. 'TUSCARORA' PYRUS C. 'CAPITAL'	PURPLE LEAF PLUM RED CRAPE MYRTLE FLOWERING PEAR	15 GAL
	LAGERSTOREMIA INDICA CERCIS OCCIDENTALIS*	CRAPE MYRTLE WESTERN REDBUD	15 GAL 15GAL
	CALLISTEMON CITRINUS PODOCARPUS M. 'MAKI RHAPHIOLEPIS INDICA	LEMON BOTTLE BRUSH SHRUBBY YEW PINE INDIAN HAWTHORN STAND.	15 GAL
	SEQUOIA SEMPERVIRENS	REDWOOD	24" BOX
	WASHINGTONIA FILIFERA*	CALIFORNIA FAN PALM	15' BROWN TRUNK
	NSD EASEMENT TREES		
	PRUNUS C. 'KRAUTER VESUVIUS' ARBUTUS MARINA LAGERSTROMIA I. 'TUSCARORA'	PURPLE LEAF PLUM ARBUTUS RED CRAPE MYRTLE	15 GAL

*REVISED PER CITY COMMENTS

PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHRUBS			
ACHILLEA M. 'MOONSHINE'*	YARROW	1 GALLON	2' O.C.
ARCTOSTAPHYLOS D. HOWARD MCMINN' *	MANZANITA	5 GALLON	5' O.C.
ARTEMISIA CALIFORNICA*	CALIFORNIA SAGEBRUSH	5 GALLON	4' O.C.
CEANOTHUS SP. *	WILD LILAC	5 GALLON	3' O.C.
CISTUS SP.	ROCK ROSE	5 GALLON	5' O.C.
DIETES SP.	FORTNIGHT LILY	5 GALLON	3' O.C.
ERIOGONUM GRANDE RUBESCENS*	RED BUCKWHEAT	5 GALLON	3' O.C.
FESTUCA MAIREI	ALTAS FESCUE	1 GALLON	3' O.C.
GAURA LINDHEIMERI	GAURA	1 GALLON	3' O.C.
HEMEROCALLIS HYBRIDS	EVERGREEN DAYLILLY	1 GALLON	3' O.C.
LEPTOSPERMUM SCOPARIUM	TEA TREE	5 GALLON	4' O.C.
MAHONIA A. 'COMPACTA' *	DWARF OREGON GRAPE	5 GALLON	18" O.C.
MUHLENBERGIA RIGENS*	DEER GRASS	5 GALLON	4' O.C.
NANDINA D. 'HARBOR DWARF'	HARBOR DWARF NANDINA	1 GALLON	3' O.C.
NEPETA 'SIX HILLS GIANT'	CAT MINT	1 GALLON	3' O.C.
OSMANTHUS FRAGRANS	SWEET OLIVE	5 GALLON	2' O.C.
PHORMIUM 'MAORI SUNRISE'	NEW ZEALAND FLAX	5 GALLON	4' O.C.
PODOCARPUS M. MAKI	YEW PINE	5 GALLON	5' O.C.
RHAMNUS C. 'EVE CASE'*	COFFEEBERRY	5 GALLON	5' O.C.
RIBES SANGUINEUM*	RED FLOWERING CURRANT	5 GALLON	5' O.C.
ROSA CALIFORNICA*	WILD ROSE	5 GALLON	3' O.C.
RHAPHIOLEPIS SP.	INDIA HAWTHORN	5 GALLON	4' O.C.
SALVIA CLEVLANDII*	CALIFORNIA BLUE SAGE	5 GALLON	4' O.C.
TEUCRIUM SP.	GERMANDER	5 GALLON	4' O.C.
GROUNDCOVERS			
ARCTOSTAPHYLOS UVA-URSI *	BEARBERRY	1 GALLON	24" O.C.
ASTER SPP.*	ASTER	1 GALLON	18" O.C.
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GALLON	24" O.C.
FRAGARIA CHILOENSIS	WILD STRAWBERRY CLUMPING	1 GALLON	18" O.C.
ZAUSCHNERIA CALIFORNICUM*	CALIFORNIA FUSCHIA	1 GALLON	24" O.C.
TURF			
RHIZOMATOUS TALL FESCUE (RTF)	SELF-HEALING TURF	SOD/HYDROSEED	
BIO-SWALE			
ELEOCHARIS MACROSTACHYA	SPIKE RUSH	1 GALLON	2' O.C.
JUNCUS PATENS	COMMON RUSH	1 GALLON	2' O.C.
JUNCUS SUPINIFORMIS	SPREADING RUSH	1 GALLON	2' O.C.
CAREX NUDATA	CALIFORNIA BLACK FLOWERING SEDGE	1 GALLON	2' O.C.
DETENTION AREA UPSLOPE			
CEANOTHUS SPP.	CALIFORNIA LILAC	1 GALLON	3' O.C.
BACCHARIS P. 'TWIN PEAKS'	DWARF COYOTE BUSH	5 GALLON	3' O.C.
HETEROMELES ARBUTIFOLIA	TOYON	5 GALLON	5' O.C.
LEYMUS SPP.	RYE GRASS	1 GALLON	3' O.C.
RHAMNUS COLIFORNICA	COFFEEBERRY	5 GALLON	5' O.C.
ROSA CALIFORNICA	WILD ROSE	5 GALLON	5' O.C.

*REVISED PER CITY COMMENTS

NOTE:

LANDSCAPE WILL UTILIZE LOW WATER USE PLANT MATERIALS, HYDRO ZONING AND EMPLOY WATER EFFICIENT LOW VOLUME DRIP IRRIGATION AND SMART CONTROLLERS.

TREES

ACER RUBRUM

FRAXINUS A. 'ORANGE COUNTY'

WASHINGTONIA FILIFERA

CARPINUS B. 'EMERALD AVENUE'

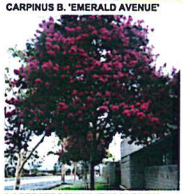
LOPHOSTEMON CONFERTUS

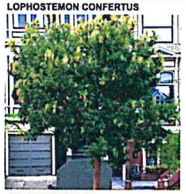
LIRIODENDRON TULIPIFERA

PLATANUS RACEMOSA

LAGERSTROEMIA I. 'MUSKOGEE'

PISTACHIA CHINENSIS


LAGERSTROEMIA I. 'TUSCARORA'


ARBUTUS MARINA

PRUNUS C. 'KRAUTER VESUVIUS'

SHRUBS

CISTUS SPP.

ARCTOSTAPHYLOS SPP.

MUHLENBERGIA RIGENS

NEPETA 'SIX HILLS GIANT'

DIETES SPP.

RHAMNUS C. 'EVE CASE'

PHORMIUM SPP.

FESTUCA MAIREI

ACHILLEA SPP.

GUARA LINDHEIMERI

HEMEROCALLIS HYBRIDS

SALVIA CLEVELANDII

GROUNDCOVERS

ARCTOSTAPHYLOS UVA-URSI

ERIGERON KARVINSKIANUS

SOLLYA HETEROPHYLLA

FRAGARIA CHILOENSIS

ASTER SPP.

GAZANIA 'WHITE'

ATTACHMENT 6

QUATTRO DEVELOPMENT
433 SOSCOL AVE, SUITE A-100
NAPA, CALIFORNIA 94551
(925) 245-3600

Plant Palette & Imagery

VISTA TULOCAY APARTMENTS

Napa, California

Conceptual Design

September 19, 2014

vanderToolen•Associates
VTA
LANDSCAPE ARCHITECTS
www.vanderToolen.com
Napa: 855 Burnham Way, Suite 240, Napa, CA 94558, tel. 707 224 2299, fax. 707 224 6421
Walnut Creek: 700 Ygnacio Valley Road, Suite 215, Walnut Creek, CA 94598, tel. 925 274 1305

L6

Project No. 01613

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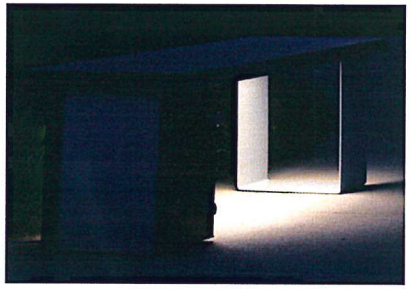
BIKE RACK & TRASH RECEPTACLE

POLE LIGHT

LIGHTED BOLLARD

ACCENT LIGHTING AT LEASING CENTER & COMMUNITY BUILDING

BENCH W/ OPTION FOR LIGHTED BASE



ATTACHMENT 7

QUATTRO DEVELOPMENT
433 SOSCOL AVE, SUITE A-100
NAPA, CALIFORNIA 94551
(925) 245-3600

Site Amenities

VISTA TULOCAY APARTMENTS

Napa, California

Conceptual Design

September 19, 2014

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www.vanderToolen.com
Napa: 855 Burnham Way, Suite 240, Napa, CA 94558, tel 707.224.2299, fax 707.224.6621
Walnut Creek: 700 Ygnacio Valley Road, Suite 275, Walnut Creek, CA 94598, tel 925.274.1305

L7

Project No. 01613

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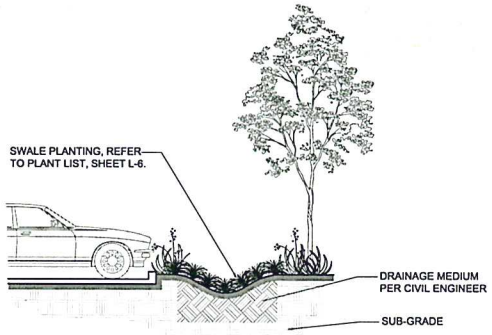
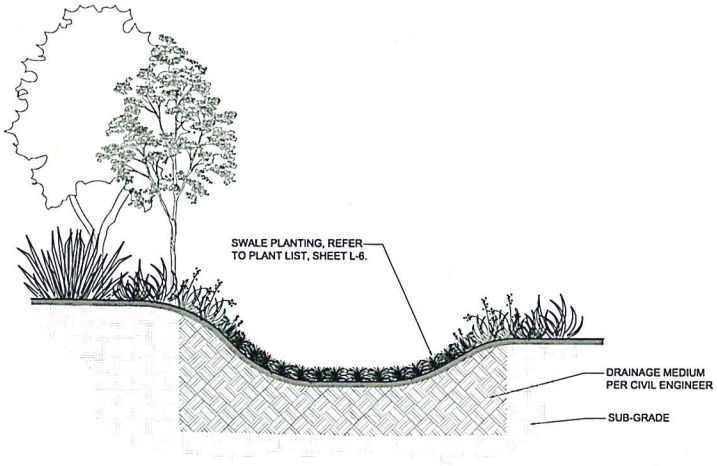


A TYPICAL 2'-3' WIDE SWALES
SCALE: 1/4" = 1'-0"



B TYPICAL 7' WIDE SWALES
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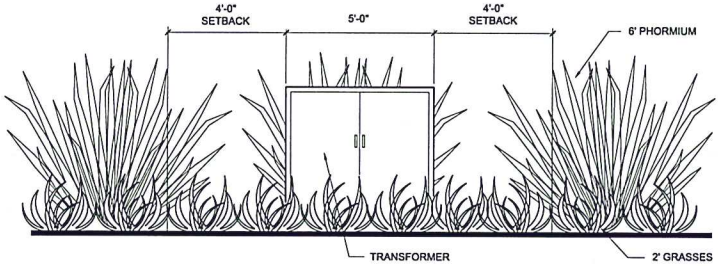
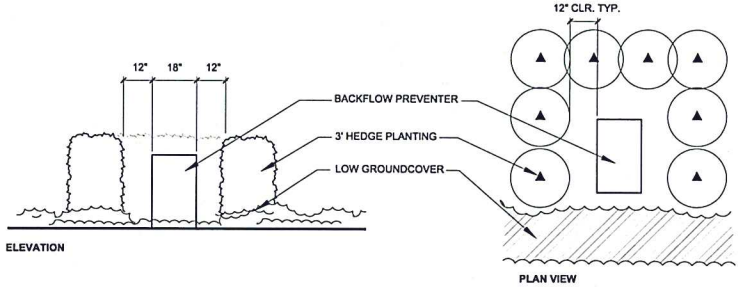


C TRANSFORMER - PLANTING SCREEN
SCALE: 1/2" = 1'-0 "



D BACKFLOW PREVENTOR - PLANTING SCREEN
SCALE: 1/2" = 1'-0 "

ATTACHMENT 6

QUATTRO DEVELOPMENT 433 SOSCOL AVE, SUITE A-100 NAPA, CALIFORNIA 94551 (925) 245-3600	Site Details	VISTA TULOCAY APARTMENTS Napa, California	Conceptual Design September 19, 2014	vanderToolen•Associates VTA LANDSCAPE ARCHITECTS	www.vanderToolen.com Napa 855 Bordeaux Way Suite 240 Napa, CA 94558 tel 707.224.2299 fax 707.224.6821 Walnut Creek 700 Ygnacio Valley Road Suite 275 Walnut Creek, CA 94596 tel 925.274.1305

L-8

Project No. 01613

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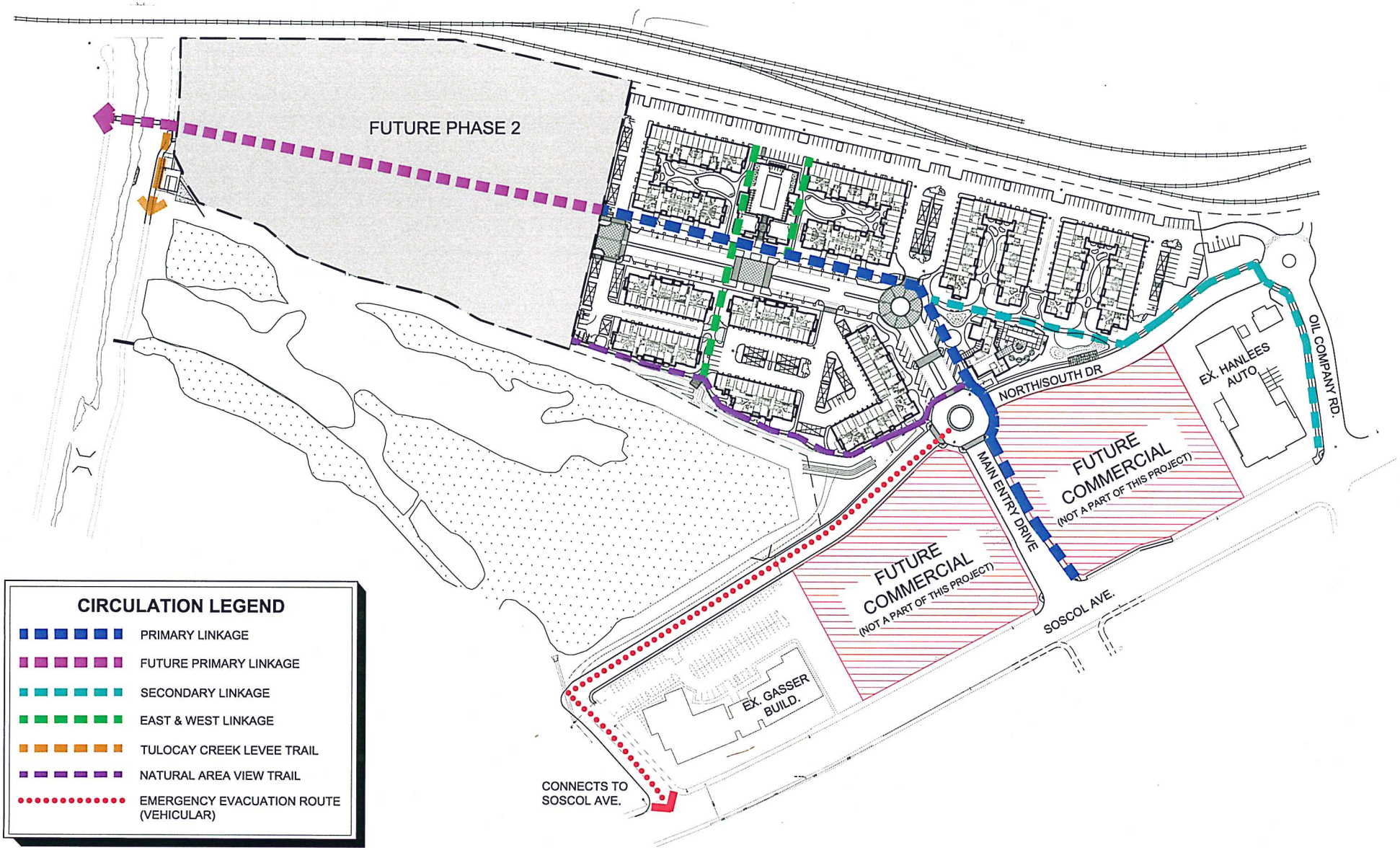

ATTACHMENT 8

QUATTRO DEVELOPMENT 433 SOSCOL AVE, SUITE A-100 NAPA, CALIFORNIA 94551 (925) 245-3600	Pedestrian Circulation	**VISTA TULOCAY APARTMENTS** Napa, California	Conceptual Design	vanderToolen•Associates VTA LANDSCAPE ARCHITECTS	www.vanderToolen.com Napa 855 Bordeaux Way Suite 240 Napa, CA 94558 tel: 707.224.2299 fax: 707.224.6821 Walnut Creek 700 Ygnacio Valley Road Suite 275 Walnut Creek, CA 94596 tel: 925.274.1305	0' 40' 80' 160' 320' Scale: 1" = 80'-0"	September 19, 2014	NORTH	L-9 Project No. 01613

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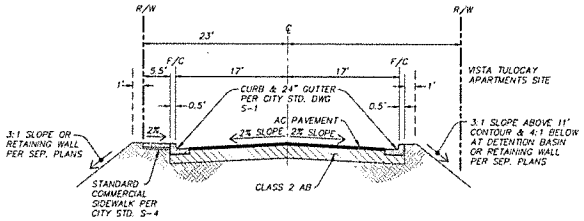
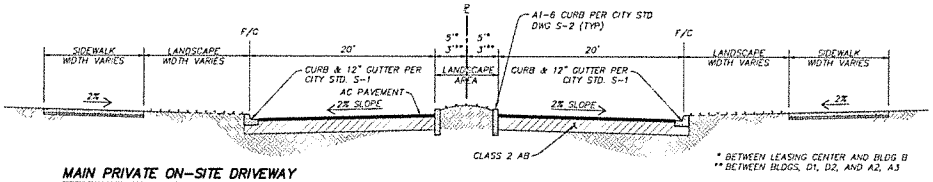
PRELIMINARY GRADING & UTILITIES FOR VISTA TULOCAY APARTMENTS NAPA, CALIFORNIA



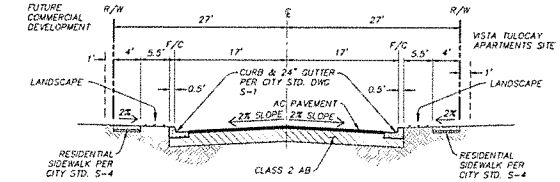
NORTH/SOUTH ROAD SOUTH OF MAIN ENTRY ROAD (PUBLIC)

NOT TO SCALE



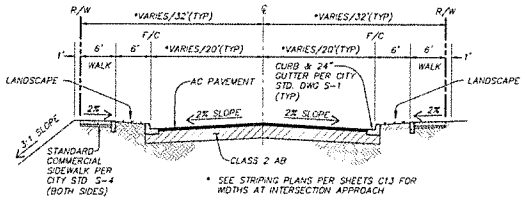
MAIN PRIVATE ON-SITE DRIVEWAY

NOT TO SCALE



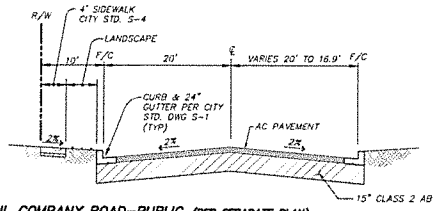
NORTH/SOUTH ROAD NORTH OF MAIN ENTRY ROAD (PUBLIC)

NOT TO SCALE



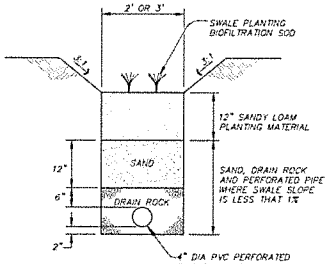
MAIN ENTRY ROAD (PUBLIC)

NOT TO SCALE



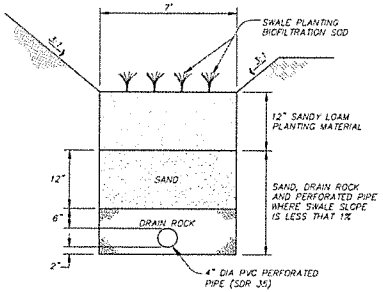
OIL COMPANY ROAD--PUBLIC (PER SEPARATE PLAN)

NOT TO SCALE



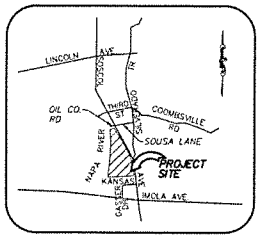
TYPICAL VEGETATED SWALE FOR SWALES 4, 5A, 5B, (3' WIDE) 6 & 7 (2' WIDE)

NOT TO SCALE



TYPICAL VEGETATED SWALE FOR SWALES 1, 2, 3A & 3B

NOT TO SCALE



VICINITY MAP

NOT TO SCALE

APPLICANT

NAPA VISTA TULOCAY, LLC
433 SOSCOL AVENUE, SUITE A100
NAPA, CA 94559
P: 707-265-0500
F: 707-254-8999

OWNER

NAPA VISTA TULOCAY, LLC
433 SOSCOL AVENUE, SUITE A100
NAPA, CA 94559
P: 707-265-0500
F: 707-254-8999

SHEET INDEX

C1.	TITLE SHEET
C2.	TOPOGRAPHIC SURVEY
C3-C6	PRELIMINARY UTILITY PLAN
C7-C10.	PRELIMINARY GRADING PLAN
C11.	GRADING CROSS-SECTIONS
C12-C13.	PRELIMINARY STRIPING PLAN

ABBREVIATIONS

AB	AGGREGATE BASE	MISC	MISCELLANEOUS
AC	ASPHALT CONCRETE	MON	MONUMENT
ARV	AIR RELEASE VALVE	N	NORTH
BEW	BACK EDGE OF WALK	NCFCD	NAPA COUNTY FLOOD CONTROL DISTRICT
BLDG	BUILDING		
BOV	BLOW OFF VALVE	NSD	NAPA SANITATION DISTRICT
CL	CENTER LINE, CLASS	NTS	NOT TO SCALE
CMP	CORRUGATED METAL PIPE	OC	ON CENTER
CO	CLEANOUT	PB	PULL BOX
CONC	CONCRETE	PIV	POST INDICATOR VALVE
CR	CURVE RETURN	PL	PROPERTY LINE
DDCV	DOUBLE DETECTOR CHECK VALVE	PRC	POINT OF REVERSE CURVE
DI	DRAIN INLET	PUE	PUBLIC UTILITY EASEMENT
DIP	DUCTILE IRON PIPE	PVC	POLYVINYL CHLORIDE
D/W	DRIVEWAY	PVMT	PAVEMENT
DWG	DRAWING	PVT	PRIVATE
E	EAST	RC	RELATIVE COMPACTION
ELEV	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	RET	RETAINING
ESMT	EASEMENT	RT	RIGHT
EXIST/EX	EXISTING	R/W	RIGHT OF WAY
F	FIRE	S	SLOPE, SOUTH
FDC	FIRE DEPARTMENT CONNECTION	SD	STORM DRAIN
FES	SD FLARED END SECTION	SS	SANITARY SEWER
FF	FINISH FLOOR	SF	SQUARE FEET
FL	FLOWLINE	STA	STATION
FG	FINISH GRADE	STD	STANDARD
FH	FIRE HYDRANT	STR	STRUCTURAL
FOC	FACE OF CURB	S/W	SIDEWALK
GB	GRADE BREAK	SWL	SWALE
HORIZ	HORIZONTAL	TB	TOP OF BANK
HP	HIGH POINT	TC	TOP OF CURB
INV	INVERT	TEL	TELEPHONE
IRR	IRRIGATION	TRANS	TRANSFORMER
JB	JUNCTION BOX	TW	TOP OF WALL
JP	JOINT POLE	TYP	TYPICAL
LF	LINEAR FEET	VCP	VITRIFIED CLAY PIPE
LP	LOW POINT	VERT	VERTICAL
LT	LEFT	VEG	VEGETATED
MAX	MAXIMUM	VG	VALLEY GUTTER
MH	MANHOLE	VS	VEGETATED SWALE
MIN	MINIMUM	W	WEST
		WM	WATER MAIN

LEGEND

PROPOSED	EXISTING		PROPOSED	EXISTING	
		CLEANOUT (CO)	8"/2.4"W		8" FIRE MAIN & 4" WATER LINE IN SAME TRENCH
		CURB GUTTER AND SIDEWALK	86.88		FINISH GRADE
		DRAINAGE INLET (DI)			TREE TO BE REMOVED
		DCDC-DOUBLE CHECK DETECTOR CHECK VALVE			PATH OF DRAINAGE OVERLAND RELEASE
FDC		FIRE DEPARTMENT CONNECTION			EXISTING WETLANDS
		FIRE HYD. AND VALVE ASSEM.			PROPERTY LINE
12"SS		SANITARY SEWER, MANHOLE, SIZE AND SLOPE DIRECTION			STORMWATER TREATMENT FACILITY PER SEPARATE PLAN
18"SD		STORM DRAIN, MANHOLE, SIZE AND SLOPE DIRECTION			

WATER/FIRE PROTECTION

WATER INFRASTRUCTURE FOR THE PROJECT IS TO BE CONNECTED TO THE WATER PRESSURE ZONE 3 MAIN LINES THAT ARE TO BE INSTALLED AND/OR CONVERTED AS PART OF THE GASSER MASTER PLAN. CONNECTIONS ARE TO OCCUR TO THE CONVERTED ZONE 3 WATER MAIN IN SOSCOL AVENUE, AND TO THE ZONE 3 WATER MAIN NEAR THE END OF HARTLE COURT. A 12" PUBLIC WATER MAIN IS TO BE INSTALLED IN THE MAIN PROJECT DRIVEWAY RUNNING ALONG THE WESTERLY PORTION OF THE SITE AND AN 8" PUBLIC WATER MAIN IS TO BE INSTALLED IN THE NORTH/SOUTH ROAD BETWEEN OIL COMPANY ROAD AND THE MAIN PROJECT ENTRANCE. WATER, FIRE AND IRRIGATION SERVICES ARE TO BE PROVIDED TO EACH PARCEL OFF OF THESE PUBLIC WATER MAINS.

STORM DRAINAGE

THE PROJECT'S STORM DRAIN INFRASTRUCTURE CONSISTS OF 3 PRIMARY DRAINAGE AREAS EACH TRIBUTARY TO THE NAPA COUNTY FLOOD CONTROL DISTRICT'S DETENTION BASIN. STORM WATER TREATMENT IS TO BE PROVIDED BY VEGETATED SWALES INCORPORATED INTO THE PROJECT GRADING DESIGN AT EACH OF THE THREE OUTLETS TO THE DETENTION BASIN. THE MAIN STORM DRAIN LINES WITHIN THE PROJECT ARE TO BE ROUTED ALONG THE DRIVEWAYS AND THROUGH LANDSCAPES CORRIDORS TO COLLECT RUNOFF FROM THE DRIVEWAYS, PARKING AREAS, LANDSCAPED AREAS AND ROOF TOPS.

SANITARY SEWER

THE ON-SITE SEWER LINES FOR THE PROJECT WOULD CONNECT TO NAPA SANITATION DISTRICT'S 54" TRUNK MAIN ALONG THE WESTERLY PROJECT BOUNDARY AT TWO LOCATIONS. THE ON-SITE SEWER NETWORK IS COMPRISED OF 8" AND 6" DIAMETER SEWER MAINS GENERALLY ROUTED TO EACH BUILDING ALONG THE PROJECT DRIVEWAYS AND THROUGH LANDSCAPE CORRIDORS.

BASIS OF BEARINGS

BEARING BETWEEN TWO FOUND STANDARD CITY OF NAPA WELL MONUMENTS ALONG GASSER AS SHOWN ON THE FINAL MAP OF THE GASSER FOUNDATION SUBDIVISION FILED IN BOOK 20, MAPS, PAGE 21, NAPA COUNTY RECORDS, TAKEN AS N04°39'05"W.

REV.	DATE	DESCRIPTION	BY	APP'D

APPROVED BY: CITY ENGINEER — R.C.E. NO. — DATE OF APPROVAL

REGISTERED PROFESSIONAL ENGINEER — No. 47287 — Exp. 12-31-11 — STATE OF CALIFORNIA — CIVIL

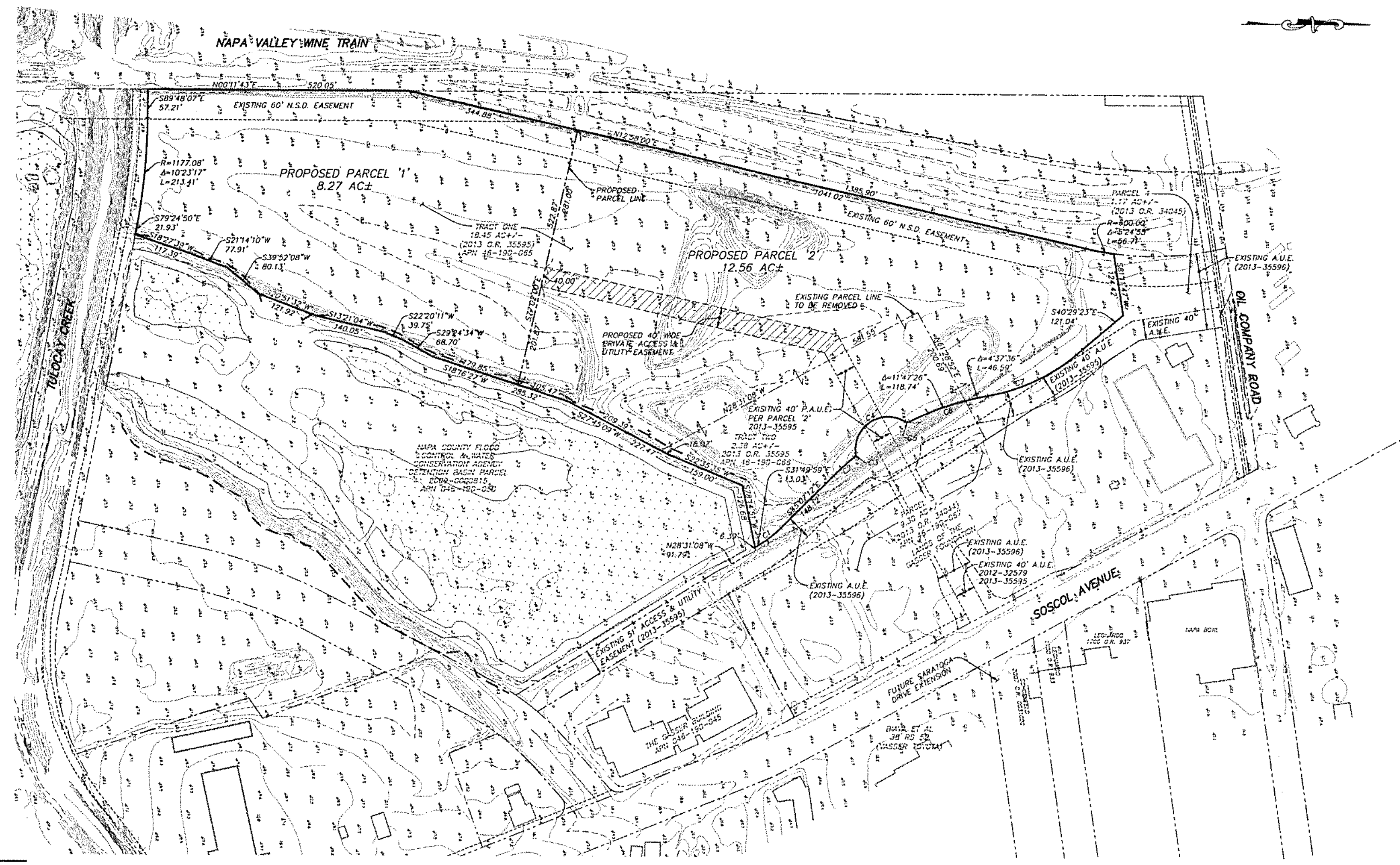
FCE
FOCUS CIVIL ENGINEERING, INC.
Civil Engineers • Surveyors • Planners
4770 Mangels Boulevard, Fairfield, CA 94534
(707)864-1896 fax (707)864-0793 e-mail: fce@fce-fairfield.com

PROJECT NAME: PRELIMINARY GRADING AND UTILITIES FOR VISTA TULOCAY APARTMENTS NAPA, CALIFORNIA

DRAWING TITLE: TITLE SHEET

ATTACHMENT 6

DESIGNED BY: BDC
DRAFTED BY: AJ
CHECKED BY: BDC
SCALE: AS NOTED
JOB NUMBER: 02-
DWG: 02-
ISSUE DATE: 07/
SHEET NO: C1 OF 13



LEGEND

———	DISTINCTIVE BORDER
— - - —	EXISTING PROPERTY LINE
— - - —	PROPOSED PROPERTY LINE
- - - -	EASEMENT LINE
— - —	CENTERLINE
A.U.E.	ACCESS UTILITY EASEMENT
EX.	EXISTING
L.L.A.	LOT LINE ADJUSTMENT
N.S.D.	NAPA SANITATION DISTRICT
N.V.W.T.	NAPA VALLEY WINE TRAIN
O.R.	OFFICIAL RECORDS
P.A.U.E.	PRIVATE ACCESS & UTILITY EASEMENT
PCL	PARCEL
P.U.E.	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
TYP	TYPICAL

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	51.71'	223.00'	13°17'14"
C2	54.82'	577.00'	05°26'37"
C3	9.98'	10.00'	57°12'09"
C4	144.72'	65.00'	127°34'10"
C5	9.98'	10.00'	57°12'09"
C6	165.33'	577.00'	16°25'02"
C7	197.87'	373.00'	30°23'41"

REV.	DATE	DESCRIPTION	BY	APP'D

APPROVED BY:

CITY ENGINEER R.C.E. No.

DATE OF APPROVAL

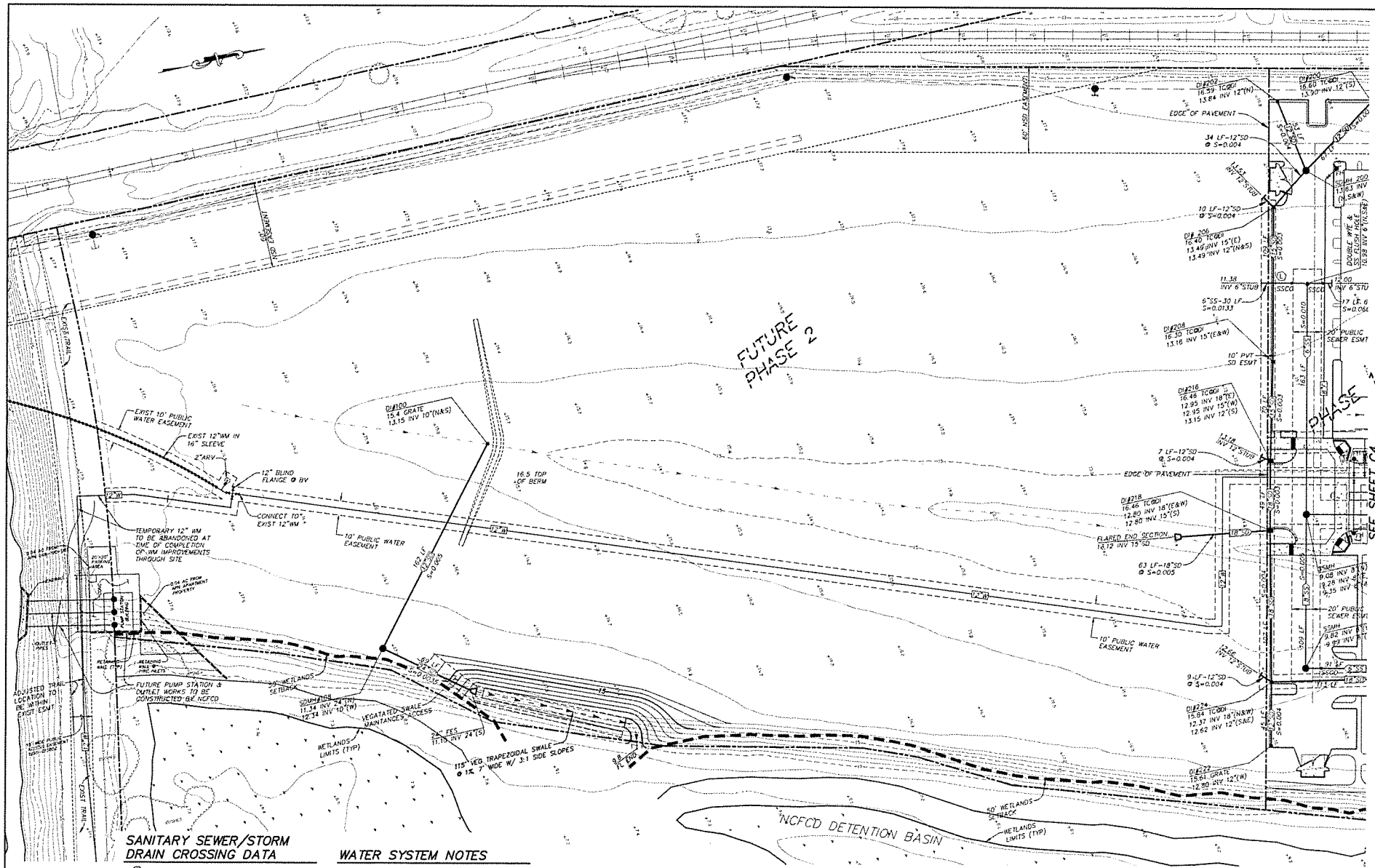
FCE
FOULK CIVIL ENGINEERING, INC.
Civil Engineering Land Surveying Planning
4777 Mangels Boulevard, Fairfield, CA 94534
(707)864-0794 fax (707)864-0763 e-mail fcealke@gmail.com

PROJECT NAME:
PRELIMINARY GRADING & UTILITIES FOR VISTA TULOCAY APARTMENTS NAPA, CALIFORNIA

DRAWING TITLE:
TOPOGRAPHIC SURVEY

ATTACHMENT 6

DESIGNED BY: BDF
DRAFTED BY: AJM
CHECKED BY: BD
SCALE: 1"
JOB NUMBER: 02-
DWG: 02-85N LLA-
ISSUE DATE: 07/12/
SHEET NO:
C2
OF 13



REV.	DATE	DESCRIPTION	BY	APP'D

APPROVED BY:
CITY ENGINEER R.C.E. No.
DATE OF APPROVAL

FCE
FOULK CIVIL ENGINEERING, INC.
Civil Engineering, Land Surveying, Planning
4777 Mangels Boulevard, Fairfield, CA 94534
(707)864-0784 fax (707)864-0793 e-mail: fcelle@gmail.com

PROJECT NAME:
PRELIMINARY GRADING & UTILITIES FOR VISTA TULOCAY APARTMENTS
NAPA, CALIFORNIA

DRAWING TITLE:
PRELIMINARY UTILITY PLAN

DESIGNED BY: BDF
DRAFTED BY: AJH
CHECKED BY: BDF
SCALE: 1"
JOB NUMBER: 02-
DWG: 02-85N-RES
ISSUE DATE: 07/12/
SHEET NO: C3 OF 13

ATTACHMENT 6