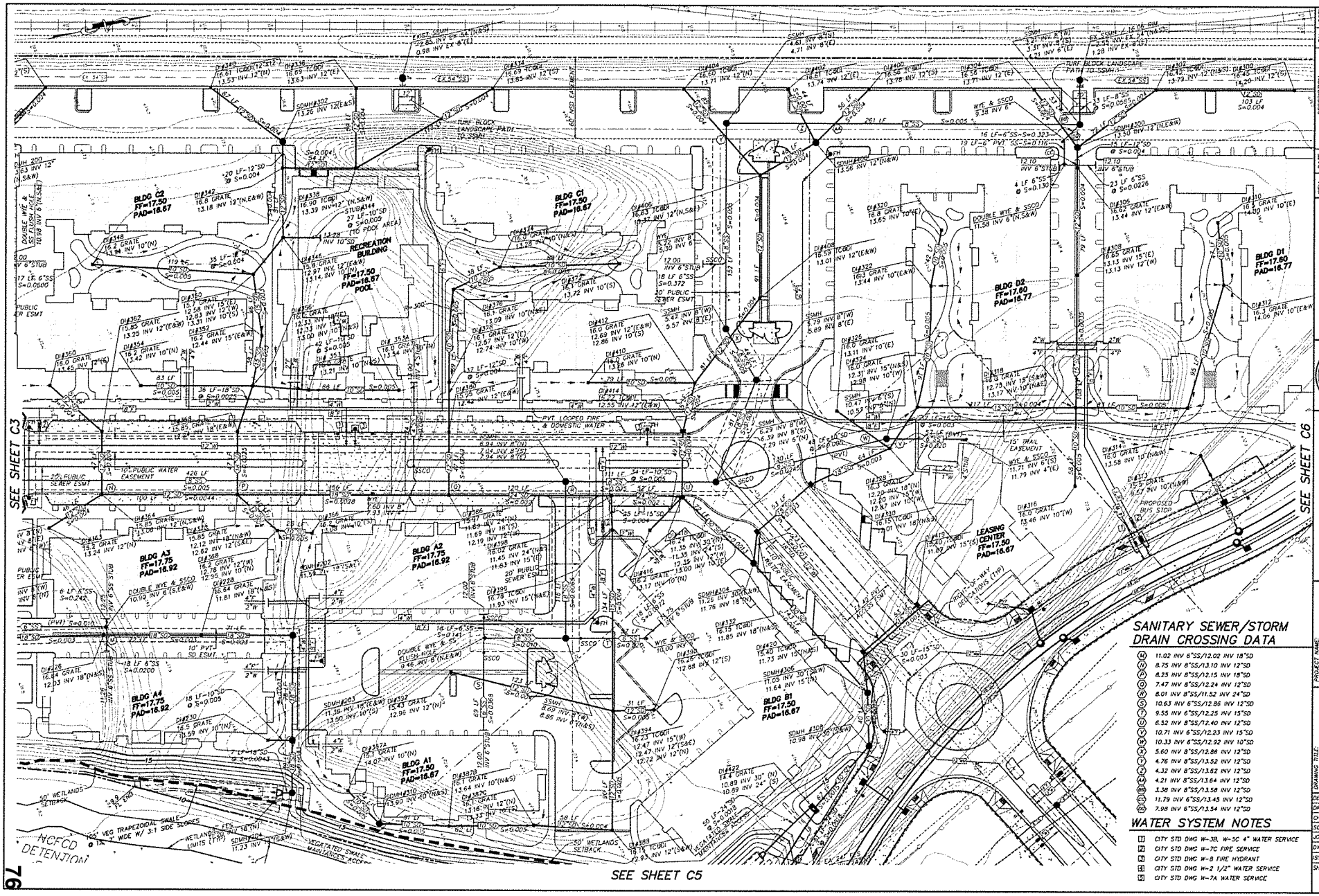


SANITARY SEWER/STORM DRAIN CROSSING DATA

- (M) 11.02 INV 6"SS/12.02 INV 18"SD
- (N) 8.75 INV 8"SS/13.10 INV 12"SD
- (P) 8.25 INV 8"SS/12.15 INV 18"SD
- (Q) 7.47 INV 8"SS/12.24 INV 12"SD
- (R) 8.01 INV 8"SS/11.52 INV 24"SD
- (S) 10.63 INV 6"SS/12.86 INV 12"SD
- (T) 9.55 INV 6"SS/12.25 INV 15"SD
- (U) 6.52 INV 8"SS/12.40 INV 12"SD
- (V) 10.71 INV 6"SS/12.23 INV 15"SD
- (W) 10.33 INV 6"SS/12.92 INV 10"SD
- (X) 5.60 INV 8"SS/12.86 INV 12"SD
- (Y) 4.76 INV 8"SS/13.52 INV 12"SD
- (Z) 4.32 INV 8"SS/13.62 INV 12"SD
- (AA) 4.21 INV 8"SS/13.64 INV 12"SD
- (BB) 3.38 INV 8"SS/13.58 INV 12"SD
- (CC) 11.79 INV 6"SS/13.45 INV 12"SD
- (DD) 7.98 INV 6"SS/13.54 INV 12"SD

WATER SYSTEM NOTES

- [1] CITY STD DWG W-3B, W-3C 4" WATER SERVICE
- [2] CITY STD DWG W-7C FIRE SERVICE
- [3] CITY STD DWG W-8 FIRE HYDRANT
- [4] CITY STD DWG W-2 1/2" WATER SERVICE
- [5] CITY STD DWG W-7A WATER SERVICE

REV.	DATE	DESCRIPTION	BY	APP'D

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

REGISTERED PROFESSIONAL ENGINEER — REGISTER'S STAMP — STATE OF CALIFORNIA

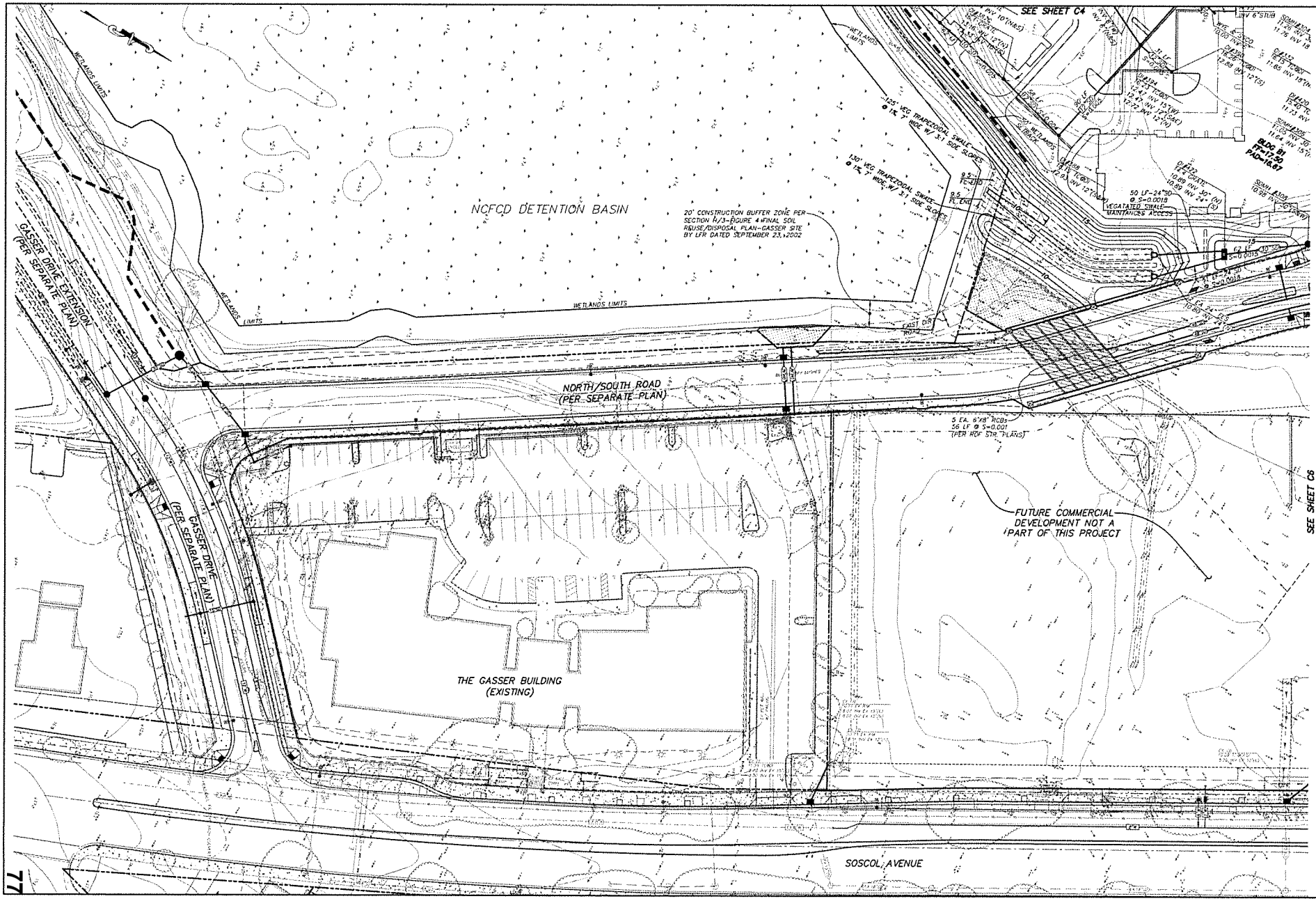
FCE — FOCUS CIVIL ENGINEERING, INC. — 1777 Sonoma Boulevard, Fairfield, CA 94534 — (707)864-1796 fax (707)864-1795 e-mail: focusinc@gmail.com

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

DRAWING TITLE: PRELIMINARY UTILITY PLAN

DESIGNED BY: BCP
DRAFTED BY: AJ
CHECKED BY: BCP
SCALE: 1"
JOB NUMBER: 02-
DWG: 02-85N-RES
ISSUE DATE: 07/
SHEET NO: C4 OF 13

ATTACHMENT 6



REV.	DATE	DESCRIPTION	BY	APP'D

APPROVED BY:

CITY ENGINEER R.C.E. No.

DATE OF APPROVAL

REGISTERED PROFESSIONAL ENGINEER BRADLEY P. FIDDAMAN No. 47287 Exp. 12-31-03 CIVIL STATE OF CALIFORNIA

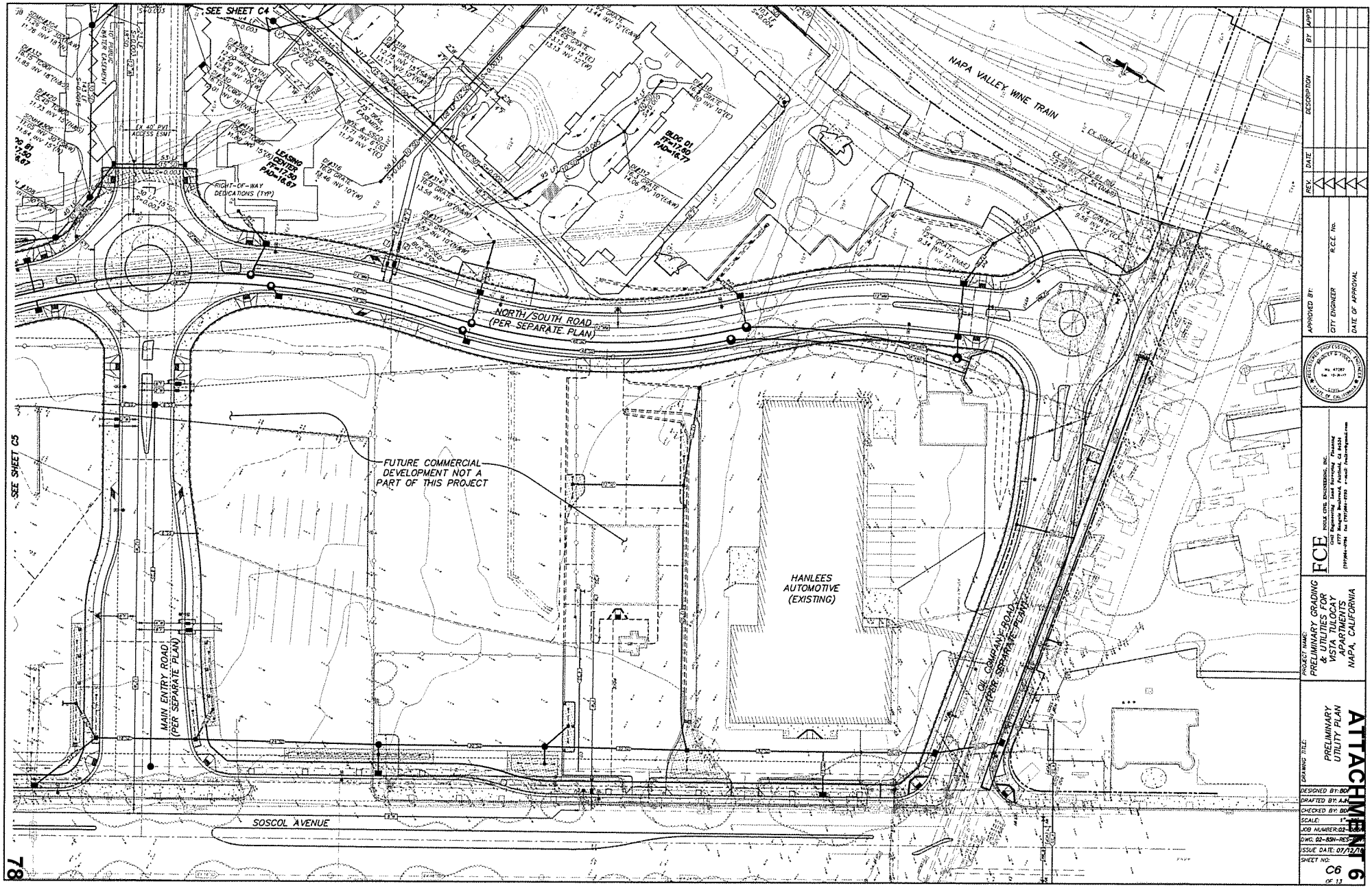
FCE FOSTER CIVIL ENGINEERING, INC.
Civil Engineering Land Surveying Planning
1777 Morgan Boulevard, Fairfield, CA 94534
(707)864-1700 Fax (707)864-1705 e-mail: fcei@pacbell.net

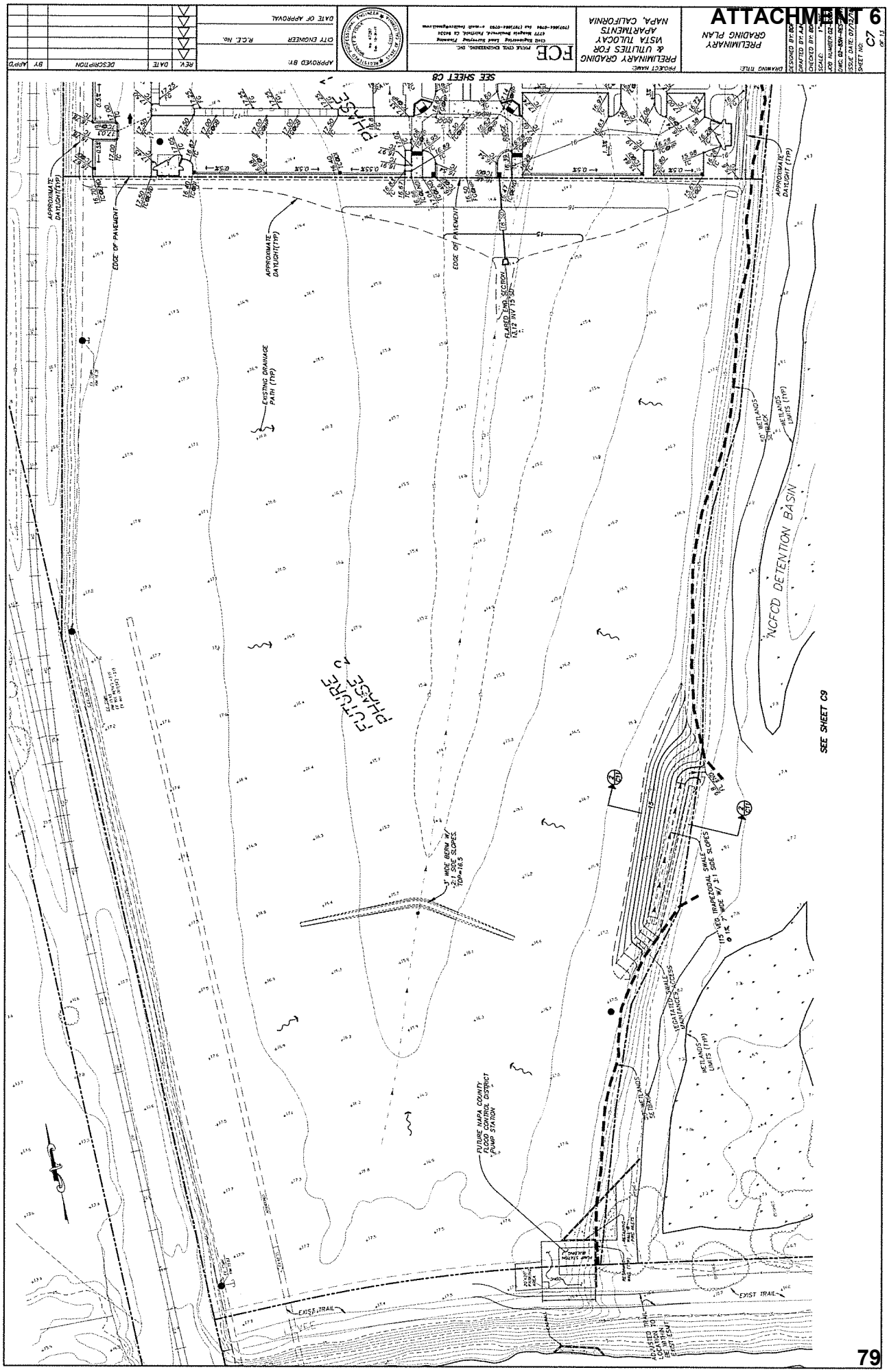
PROJECT NAME:
PRELIMINARY GRADING & UTILITIES FOR VISTA TULOCAY APARTMENTS
NAPA, CALIFORNIA

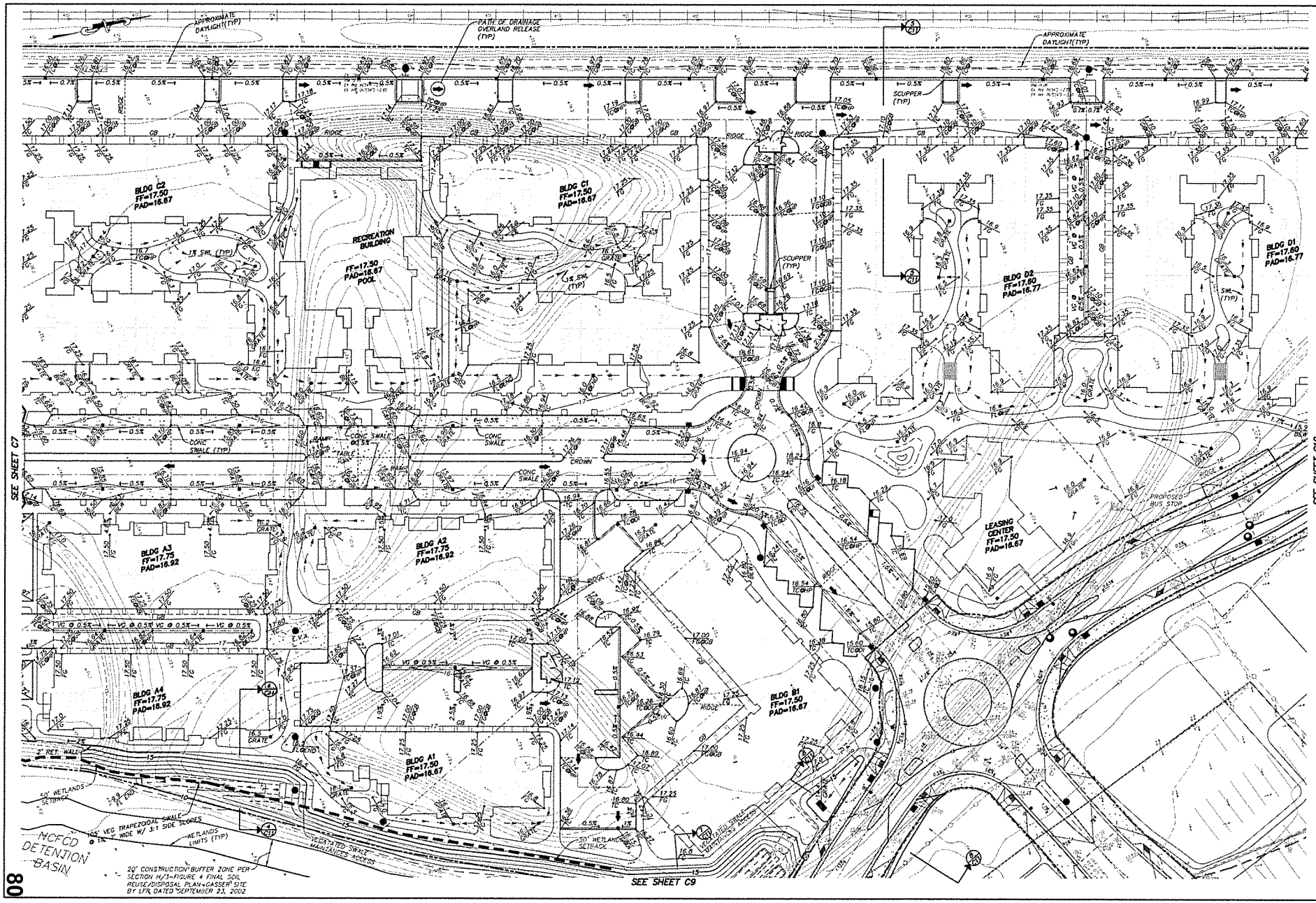
DRAWING TITLE:
PRELIMINARY UTILITY PLAN

DESIGNED BY: BF
DRAFTED BY: A.K.
CHECKED BY: BF
SCALE: 1"=
JOB NUMBER: 02-
DWG: 02-BSN-RES-
ISSUE DATE: 07/17/
SHEET NO: C5 OF 13

ATTACHMENT 6


SEE SHEET C4
SEE SHEET C5
NAPA VALLEY WINE TRAIN
NORTH/SOUTH ROAD (PER SEPARATE PLAN)
FUTURE COMMERCIAL DEVELOPMENT NOT A PART OF THIS PROJECT
HANLEES AUTOMOTIVE (EXISTING)
MAIN ENTRY ROAD (PER SEPARATE PLAN)
OIL COMPANY ROAD (PER SEPARATE PLAN)
SOSCOL AVENUE
LEASING CENTER
BLDG. 01
RIGHT-OF-WAY DEDICATIONS (TYP)
PROJECT NAME: PRELIMINARY GRADING & UTILITIES FOR VISTA TULOCAY APARTMENTS NAPA, CALIFORNIA
DRAWING TITLE: PRELIMINARY UTILITY PLAN
SHEET NO: C6 OF 13
ATTACHMENT 6


PRELIMINARY GRADING PLAN
PRELIMINARY GRADING & UTILITIES FOR VISTA TULOCAY APARTMENTS NAPA, CALIFORNIA
FCE
SEE SHEET C8
SEE SHEET C9
PHASE 1
FUTURE PHASE 2
NCFCD DETENTION BASIN
EDGE OF PAVEMENT
APPROXIMATE DAYLIGHT (TYP)
EXISTING DRAINAGE PATH (TYP)
FLARED END SECTION
3' WIDE BERM W/ 2:1 SIDE SLOPES
FUTURE NAPA COUNTY FLOOD CONTROL DISTRICT PUMP STATION
WETLANDS LIMITS (TYP)
EXIST TRAIL
ADJUSTED TRAIL LOCATION TO BE WITHIN EXIST. ESMT.



REV.	DATE	DESCRIPTION	BY	APP'D

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

REGISTERED PROFESSIONAL ENGINEER
BRADLEY D. FIDLEY
No. 47297
Exp. 12-31-17
CIVIL
STATE OF CALIFORNIA

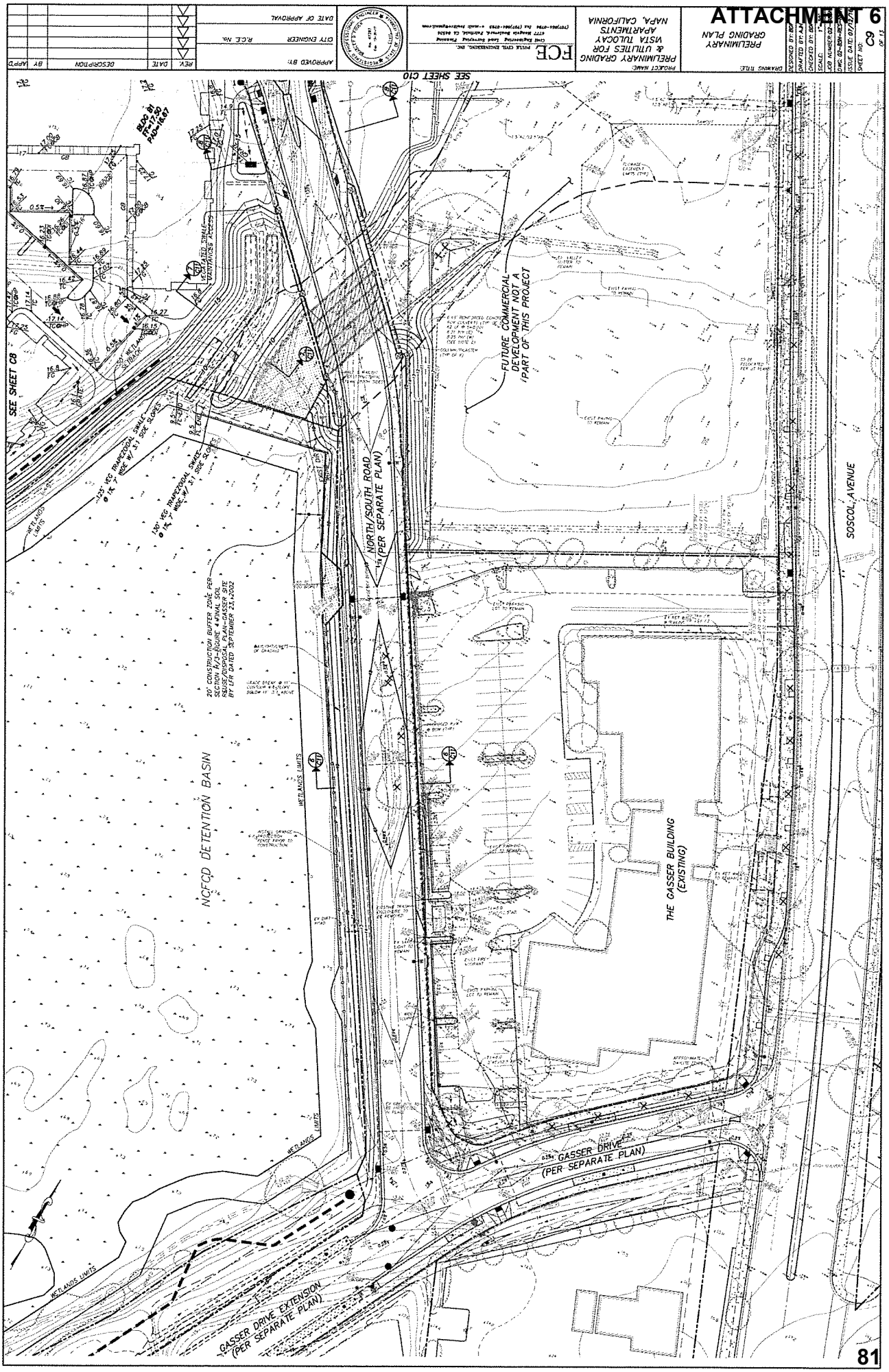
FCE
FUGLE CIVIL ENGINEERING, INC.
Civil Engineering Land Surveying Planning
4777 Mangrove Boulevard, Fairfield, CA 94534
(707)864-0784 Fax (707)864-0793 e-mail: fcelle@gmail.com

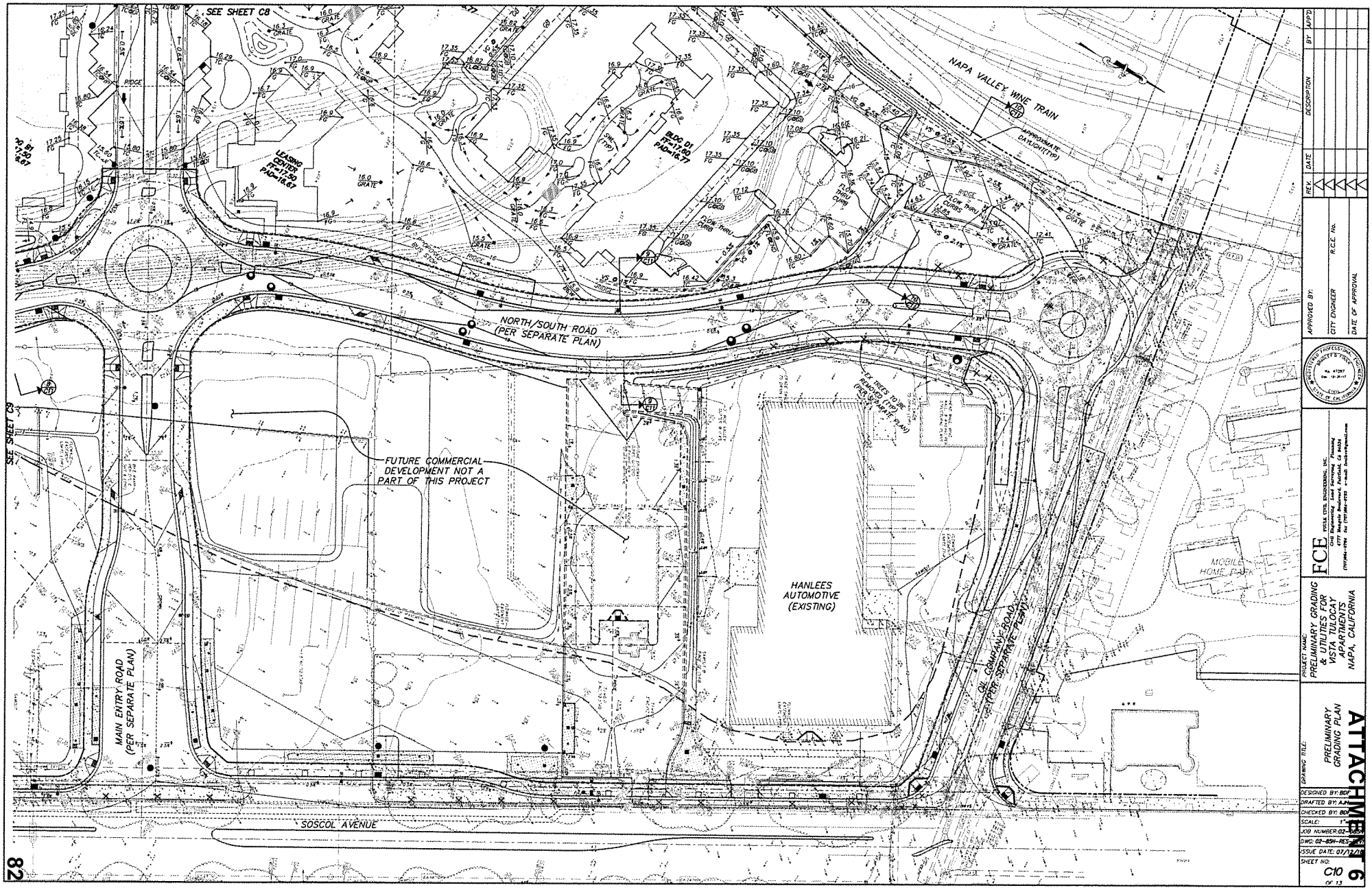
PROJECT NAME:
PRELIMINARY GRADING & UTILITIES FOR VISTA TULOCAY APARTMENTS
NAPA, CALIFORNIA

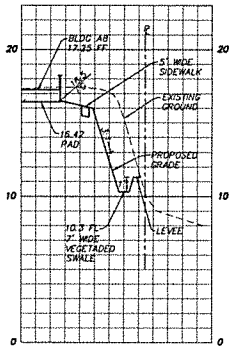
DRAWING TITLE:
PRELIMINARY GRADING PLAN

ATTACHMENT 6

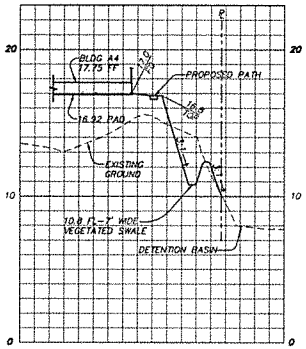
DESIGNED BY: BD
DRAFTED BY: AJ
CHECKED BY: BD
SCALE: 1"
JOB NUMBER: 02-
DWG: 02-83N-RES
ISSUE DATE: 07/12/16
SHEET NO: C8 OF 13


PRELIMINARY GRADING PLAN
PRELIMINARY GRADING & UTILITIES FOR VISTA TULOCAY APARTMENTS NAPA, CALIFORNIA
FCE
SEE SHEET C10
SEE SHEET C8
FUTURE COMMERCIAL DEVELOPMENT NOT A PART OF THIS PROJECT
NORTH/SOUTH ROAD (PER SEPARATE PLAN)
SOSCOL AVENUE
NCFCD DETENTION BASIN
THE GASSER BUILDING (EXISTING)
GASSER DRIVE (PER SEPARATE PLAN)
GASSER DRIVE EXTENSION (PER SEPARATE PLAN)
WETLANDS LIMITS
20' CONSTRUCTION BUFFER ZONE PER SECTION 4/3-FIGURE 4-FINAL SOIL REUSE/DISPOSAL PLAN-GASSER SITE BY LFR DATED SEPTEMBER 23, 2002
125' VEG TRAPEZOIDAL SWALE @ 1% 7' WIDE W/ 3:1 SIDE SLOPES
130' VEG TRAPEZOIDAL SWALE @ 1% 7' WIDE W/ 3:1 SIDE SLOPES
BLDG B1 FF=17.50 PAD=16.67
C9

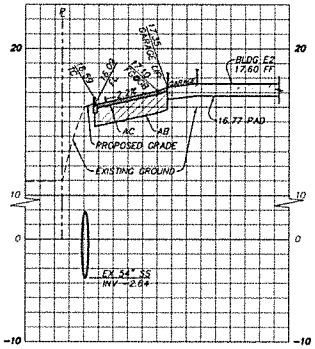

SEE SHEET C8
SEE SHEET C9
NAPA VALLEY WINE TRAIN
APPROXIMATE DAYLIGHT(TYP)
LEASING CENTER FF=17.50 PAD=16.67
BLDG. D1 FF=17.50 PAD=16.77
NORTH/SOUTH ROAD (PER SEPARATE PLAN)
FUTURE COMMERCIAL DEVELOPMENT NOT A PART OF THIS PROJECT
HANLEES AUTOMOTIVE (EXISTING)
MOBILE HOME PARK
MAIN ENTRY ROAD (PER SEPARATE PLAN)
OIL COMPANY ROAD (PER SEPARATE PLAN)
SOSCOL AVENUE
REV. DATE DESCRIPTION BY APP'D
APPROVED BY:
CITY ENGINEER R.C.E. NO.
DATE OF APPROVAL
FCE
PROJECT NAME: PRELIMINARY GRADING & UTILITIES FOR VISTA TULOCAY APARTMENTS NAPA, CALIFORNIA
DRAWING TITLE: PRELIMINARY GRADING PLAN
DESIGNED BY: BDF
DRAFTED BY: AJH
CHECKED BY: BDF
SCALE: 1"=
JOB NUMBER: 02-
DWG: 02-
ISSUE DATE: 07/12/
SHEET NO. C10 OF 13
ATTACHMENT 6



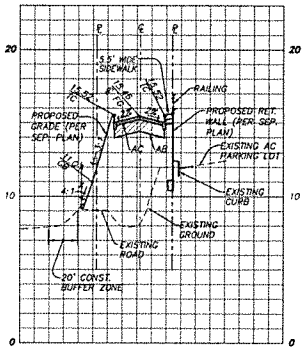
GRADING SECTION 2–2
SCALE: 1"=40' HORIZ / 1"=4' VERT



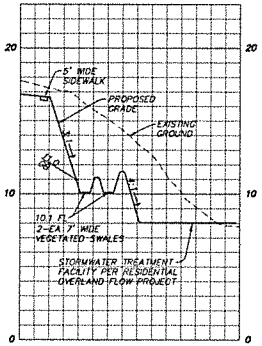
GRADING SECTION 4–4
SCALE: 1"=40' HORIZ / 1"=4' VERT



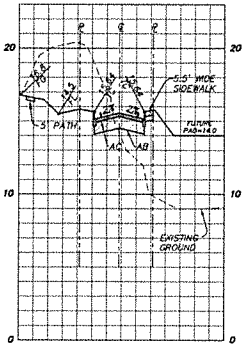
GRADING SECTION 5–5
SCALE: 1"=40' HORIZ / 1"=4' VERT



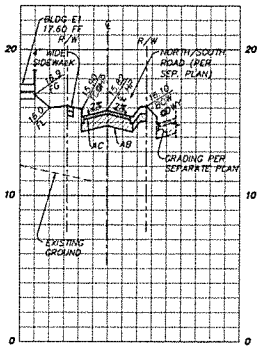
GRADING SECTION 6–6
SCALE: 1"=40' HORIZ / 1"=4' VERT



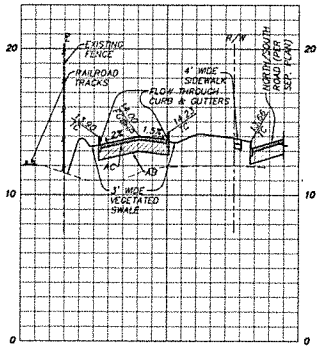
GRADING SECTION 7–7
SCALE: 1"=40' HORIZ / 1"=4' VERT



GRADING SECTION 8–8
SCALE: 1"=40' HORIZ / 1"=4' VERT



GRADING SECTION 9–9
SCALE: 1"=40' HORIZ / 1"=4' VERT



GRADING SECTION 10–10
SCALE: 1"=40' HORIZ / 1"=4' VERT

REV.	DATE	DESCRIPTION	BY	APP'D

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

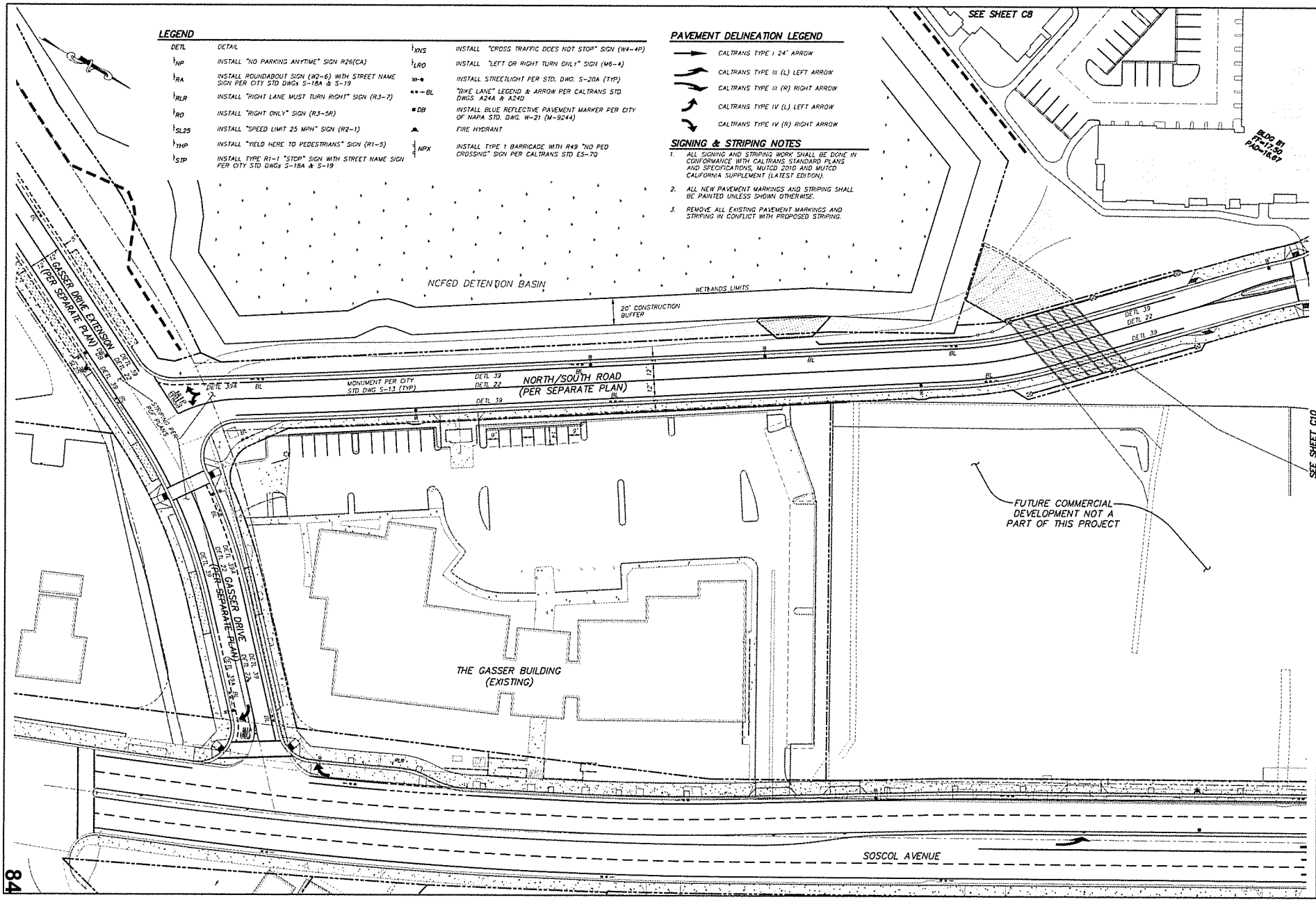
FCE
FISCUS CIVIL ENGINEERING, INC.
Civil Engineering Land Surveying Planning
4777 Mangels Boulevard, Fairfield, CA 94534
(707)864-9004 fax (707)864-0793 e-mail: fcei@netgate.net

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

DRAWING TITLE:
GRADING CROSS SECTIONS

DESIGNED BY: BDR
DRAFTED BY: AJH
CHECKED BY: BD
SCALE: 1"=40' HORIZ / 1"=4' VERT
JOB NUMBER: 02-
DWG: 02-85N-RES
ISSUE DATE: 07/12/
SHEET NO: C11 OF 13

ATTACHMENT 6



LEGEND

DETL	DETAIL
NP	INSTALL "NO PARKING ANYTIME" SIGN R26(CA)
RA	INSTALL ROUNDABOUT SIGN (W2-6) WITH STREET NAME SIGN PER CITY STD DWGs S-18A & S-19
RLR	INSTALL "RIGHT LANE MUST TURN RIGHT" SIGN (R3-7)
RO	INSTALL "RIGHT ONLY" SIGN (R3-5R)
SL25	INSTALL "SPEED LIMIT 25 MPH" SIGN (R2-1)
YHP	INSTALL "YIELD HERE TO PEDESTRIANS" SIGN (R1-5)
STP	INSTALL TYPE R1-1 "STOP" SIGN WITH STREET NAME SIGN PER CITY STD DWGs S-18A & S-19
XNS	INSTALL "CROSS TRAFFIC DOES NOT STOP" SIGN (W4-4P)
LRO	INSTALL "LEFT OR RIGHT TURN ONLY" SIGN (M6-4)
	INSTALL STREETLIGHT PER STD. DWG. S-20A (TYP)
BL	"BIKE LANE" LEGEND & ARROW PER CALTRANS STD. DWGS. A24A & A24D
DB	INSTALL BLUE REFLECTIVE PAVEMENT MARKER PER CITY OF NAPA STD. DWG. W-21 (M-9244)
	FIRE HYDRANT
NPX	INSTALL TYPE 1 BARRICADE WITH R49 "NO PED CROSSING" SIGN PER CALTRANS STD E5-7Q

PAVEMENT DELINEATION LEGEND

- CALTRANS TYPE I 24' ARROW
- CALTRANS TYPE III (L) LEFT ARROW
- CALTRANS TYPE III (R) RIGHT ARROW
- CALTRANS TYPE IV (L) LEFT ARROW
- CALTRANS TYPE IV (R) RIGHT ARROW

SIGNING & STRIPING NOTES

1. ALL SIGNING AND STRIPING WORK SHALL BE DONE IN CONFORMANCE WITH CALTRANS STANDARD PLANS AND SPECIFICATIONS, MUTCD 2010 AND MUTCD CALIFORNIA SUPPLEMENT (LATEST EDITION).
2. ALL NEW PAVEMENT MARKINGS AND STRIPING SHALL BE PAINTED UNLESS SHOWN OTHERWISE.
3. REMOVE ALL EXISTING PAVEMENT MARKINGS AND STRIPING IN CONFLICT WITH PROPOSED STRIPING.

REV.	DATE	DESCRIPTION	BY	APP'D

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

REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA

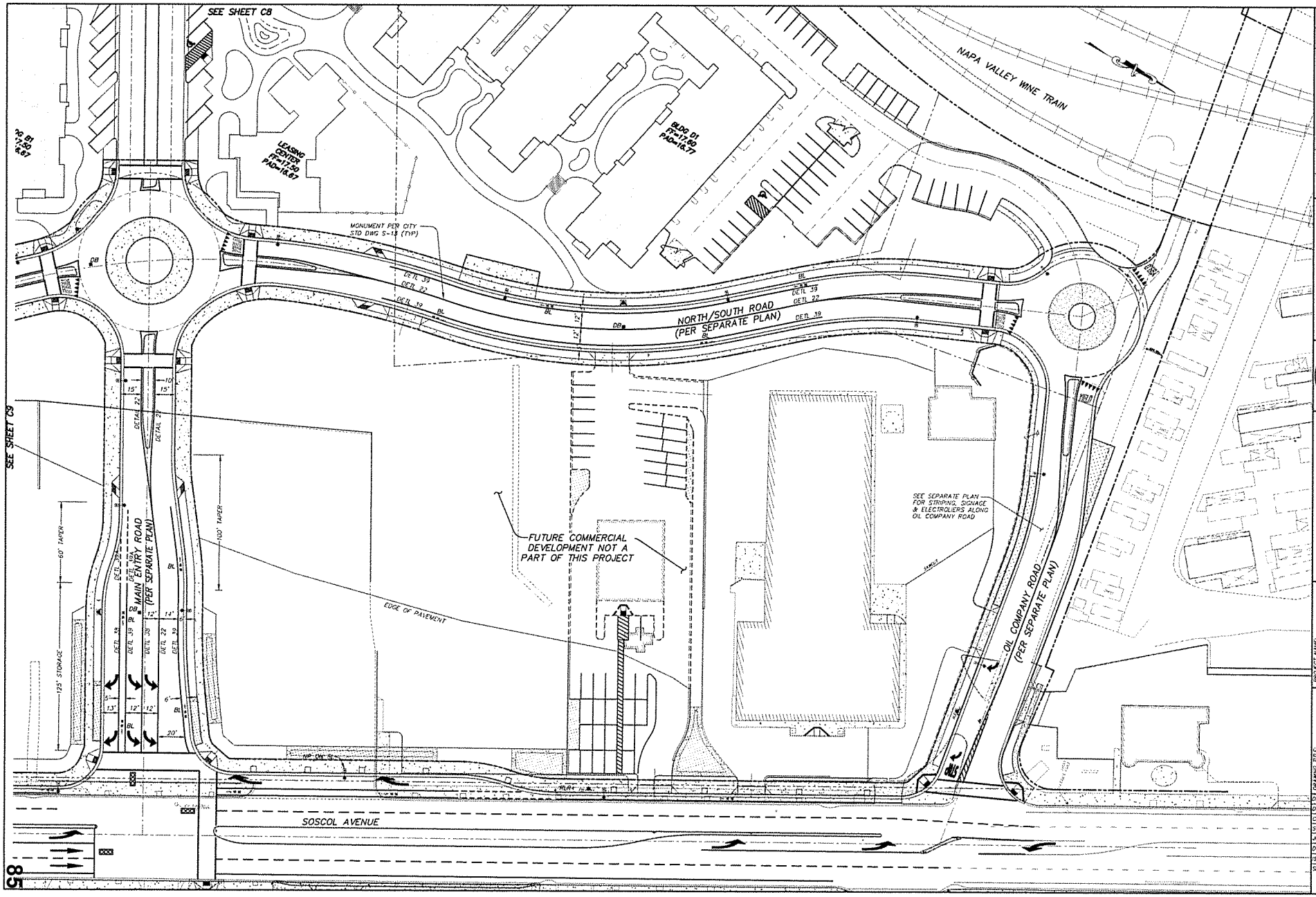
FCE
FOULK CIVIL ENGINEERING, INC.
Civil Engineering Land Surveying Planning
4777 Mangels Boulevard, Fairfield, CA 94534
(707)864-0794 fax (707)864-0793 e-mail: fcelle@gmail.com

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

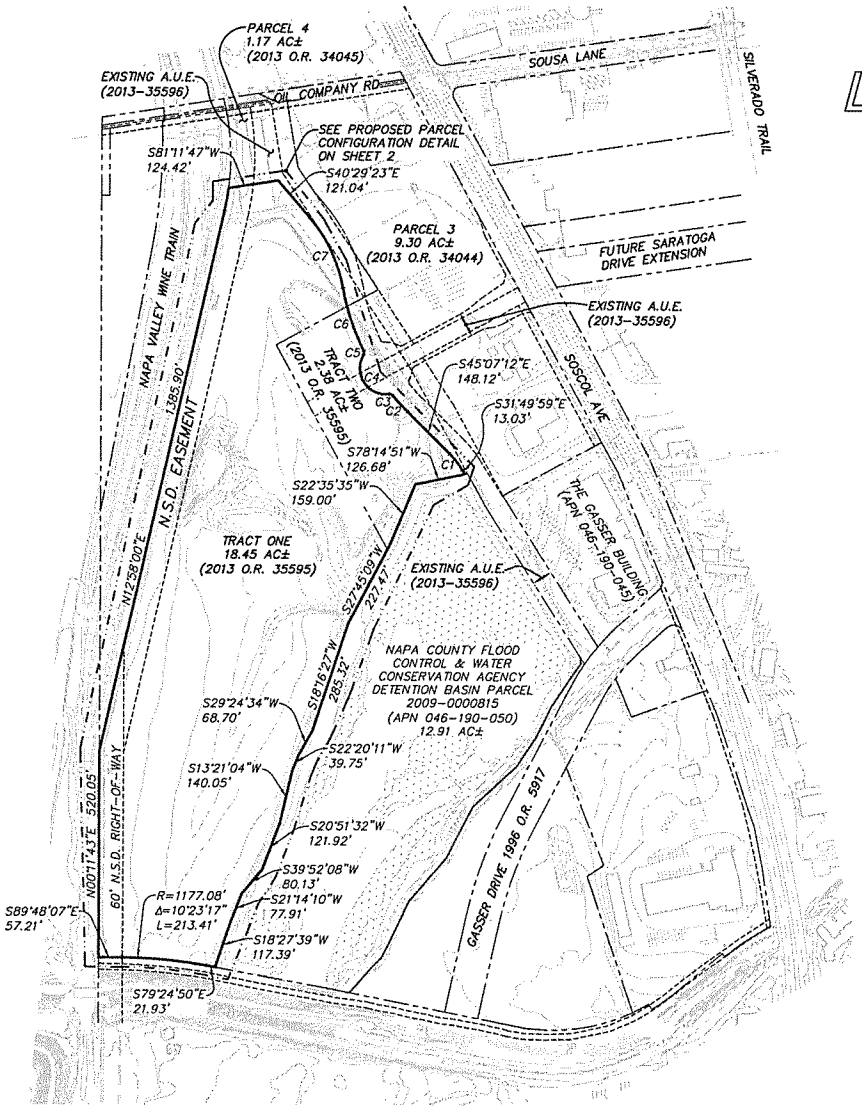
DRAWING TITLE:
PRELIMINARY STRIPING PLAN

ATTACHMENT 6

DESIGNED BY: BDF
DRAFTED BY: AJH
CHECKED BY: BDF
SCALE: 1"
JOB NUMBER: 02-
DWG: 02-85N-RES
ISSUE DATE: 07/12/1
SHEET NO: C12 OF 13


SEE SHEET C8
SEE SHEET C9
NAPA VALLEY WINE TRAIN
LEASING CENTER FF=17.50 PAD=16.67
BLDG D1 FF=17.60 PAD=16.77
MONUMENT PER CITY STD DWG S-13 (TYP)
NORTH/SOUTH ROAD (PER SEPARATE PLAN)
MAIN ENTRY ROAD (PER SEPARATE PLAN)
OIL COMPANY ROAD (PER SEPARATE PLAN)
FUTURE COMMERCIAL DEVELOPMENT NOT A PART OF THIS PROJECT
SEE SEPARATE PLAN FOR STRIPING, SIGNAGE & ELECTROLIERS ALONG OIL COMPANY ROAD
EDGE OF PAVEMENT
60' TAPER
100' TAPER
125' STORAGE
SOSCOL AVENUE
REV. DATE DESCRIPTION BY APP'D
APPROVED BY:
CITY ENGINEER R.C.E. No.
DATE OF APPROVAL
FCE
PROJECT NAME: PRELIMINARY GRADING & UTILITIES FOR VISTA TULOCAY APARTMENTS NAPA, CALIFORNIA
DRAWING TITLE: PRELIMINARY STRIPING PLAN
DESIGNED BY: BDF
DRAFTED BY: AJH
CHECKED BY: BDF
SCALE: 1"
JOB NUMBER: 02-085N
DWG: 02-85N-RES
ISSUE DATE: 07/12/18
SHEET NO: C13 OF 13
ATTACHMENT 6

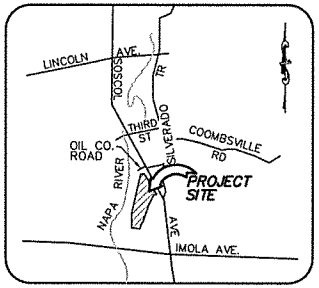
LOT LINE ADJUSTMENT SITE PLAN
LANDS OF THE NAPA VISTA TULOCAY, LLC
NAPA, CALIFORNIA



EXISTING PARCEL CONFIGURATION
SCALE: 1"=200'

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



VICINITY MAP
NOT TO SCALE

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	51.71'	223.00'	13°17'14"
C2	54.82'	577.00'	5°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"

SHEET INDEX:

1. EXISTING PARCEL CONFIGURATION
2. PROPOSED PARCEL CONFIGURATION

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.

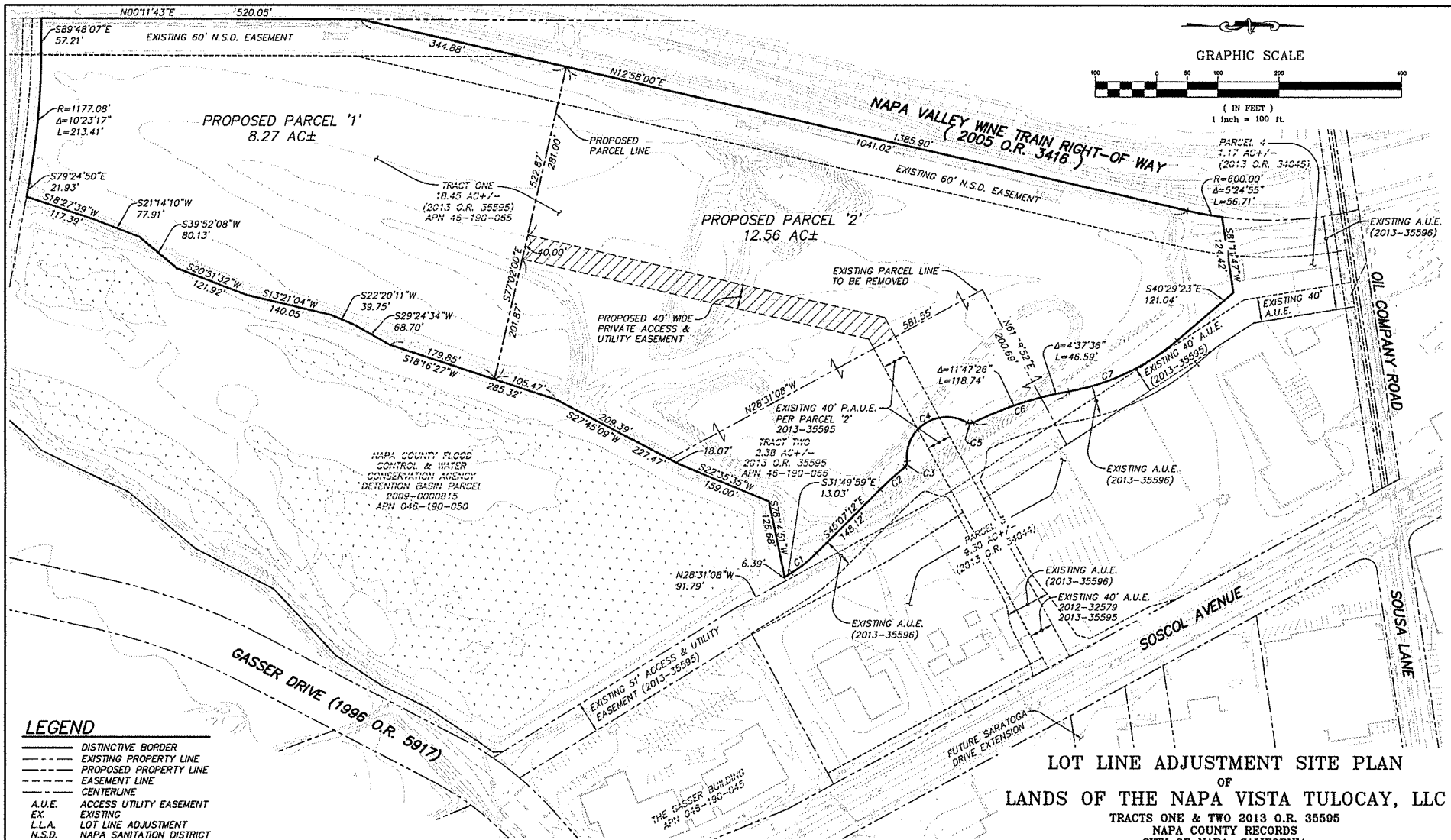
BRADLEY D. FOULK PLS 7071
EXPIRES 12-31-14

LOT LINE ADJUSTMENT SITE PLAN
OF
LANDS OF THE NAPA VISTA TULOCAY, LLC
TRACTS ONE & TWO 2013 O.R. 35595
NAPA COUNTY RECORDS
CITY OF NAPA, CALIFORNIA
SEPTEMBER 2014

SCALE: 1"=200'

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: foulkce@gmail.com

SHEET 1 OF 2 02-85N LLA-REV2 SC



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'	5°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"

PROPOSED PARCEL CONFIGURATION
SCALE: 1"=100'

BRADLEY D. FOULK PLS 7071
EXPIRES 12-31-14

LOT LINE ADJUSTMENT SITE PLAN
OF
LANDS OF THE NAPA VISTA TULOCAY, LLC

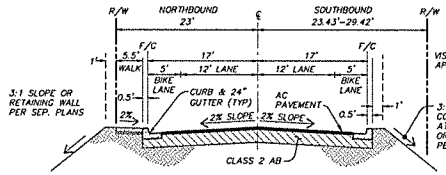
TRACTS ONE & TWO 2013 O.R. 35595
NAPA COUNTY RECORDS
CITY OF NAPA, CALIFORNIA
SEPTEMBER 2014

SCALE: 1"=100'

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: foulkce@gmail.com

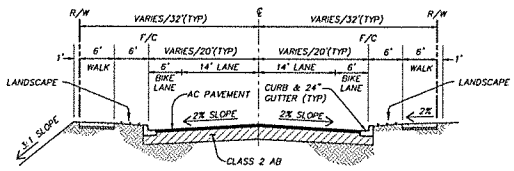
SHEET 2 OF 2 02-85N LLA-REV2 SC

ATTACHMENT 6



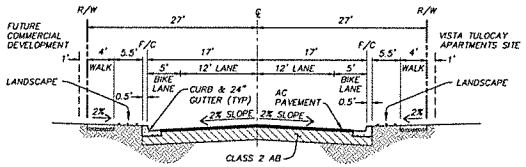
NORTH/SOUTH ROAD SOUTH OF MAIN ENTRY ROAD (PUBLIC)

NOT TO SCALE



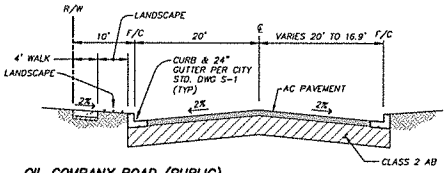
MAIN ENTRY ROAD (PUBLIC)

NOT TO SCALE



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

NOT TO SCALE

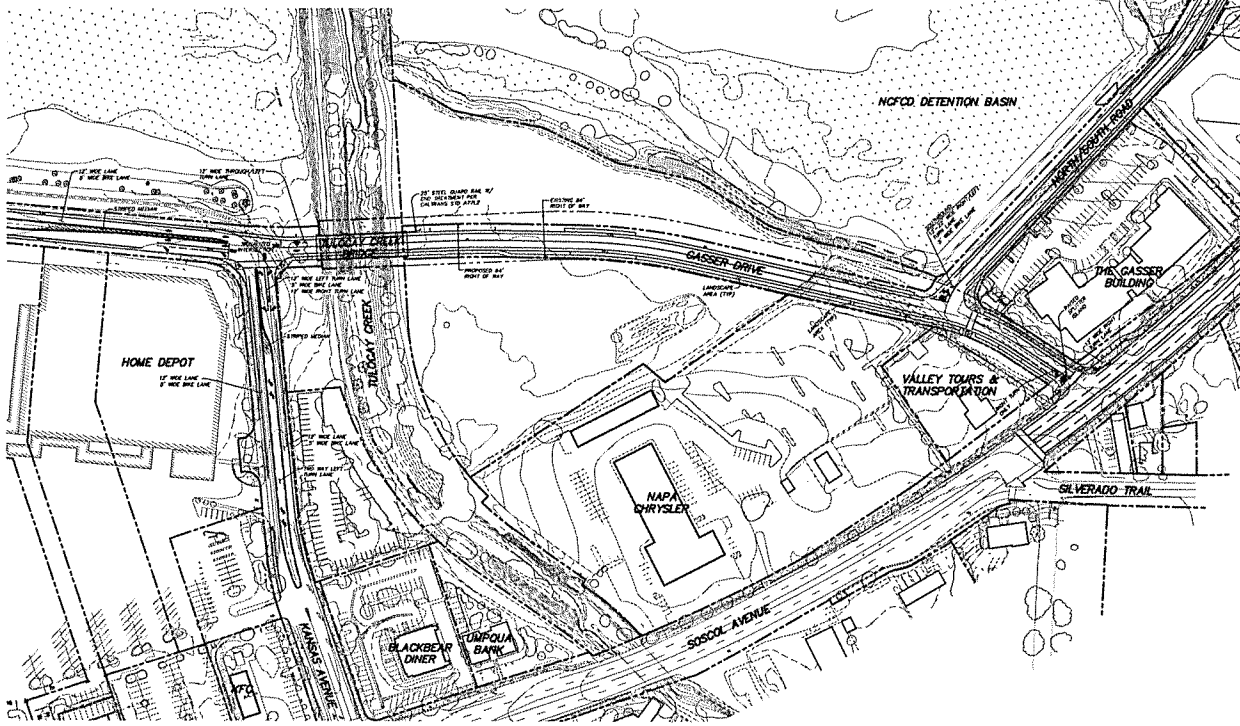


OIL COMPANY ROAD (PUBLIC)

NOT TO SCALE

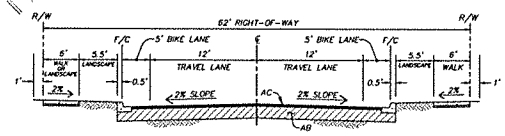
LEGEND

- STREET SIGN
- STREETLIGHT
- BLUE REFLECTIVE PAVEMENT MARKER
- FIRE HYDRANT
- BIKE LANE



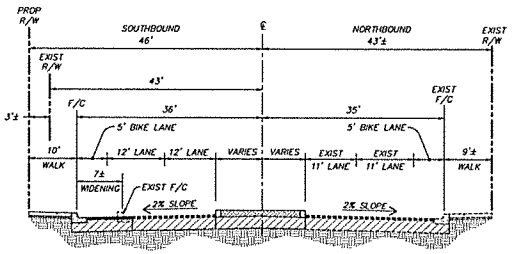
PAVEMENT DELINEATION LEGEND

- CALTRANS TYPE I 24" ARROW
- CALTRANS TYPE III (L) LEFT ARROW
- CALTRANS TYPE III (R) RIGHT ARROW
- CALTRANS TYPE IV (L) LEFT ARROW
- CALTRANS TYPE IV (R) RIGHT ARROW



GASSER DRIVE (PUBLIC)

NOT TO SCALE



SOSCOL AVENUE SECTION (PUBLIC)

(LOOKING NORTH)

NOT TO SCALE

REV.	DATE	DESCRIPTION	BY	APP'D

APPROVED BY:

CITY ENGINEER — R.C.E. No.

DATE OF APPROVAL

REGISTERED PROFESSIONAL ENGINEER — BRADLEY B. FOSS — No. 47287 — Exp. 12-31-15 — CIVIL — STATE OF CALIFORNIA

FCE — FOYSE COTS, ENGINEERING, INC. — Civil Engineers • Land Surveyors — 4777 Bengals Boulevard, Fairfield, CA 94534 — (707)864-0786 Fax (707)864-0793 e-mail: fce@bengal.com

PROJECT NAME: GASSER NORTH NAPA, CALIFORNIA

DRAWING TITLE: OVERALL ROADWAY INFRASTRUCTURE PLAN

DESIGNED BY: BDF
DRAFTED BY: AJH
CHECKED BY: BDF
SCALE: 1"=100'
JOB NUMBER: 14-023
DWG: 14-023
ISSUE DATE: 08/27/14
SHEET NO: 1 OF 1

ATTACHMENT 6