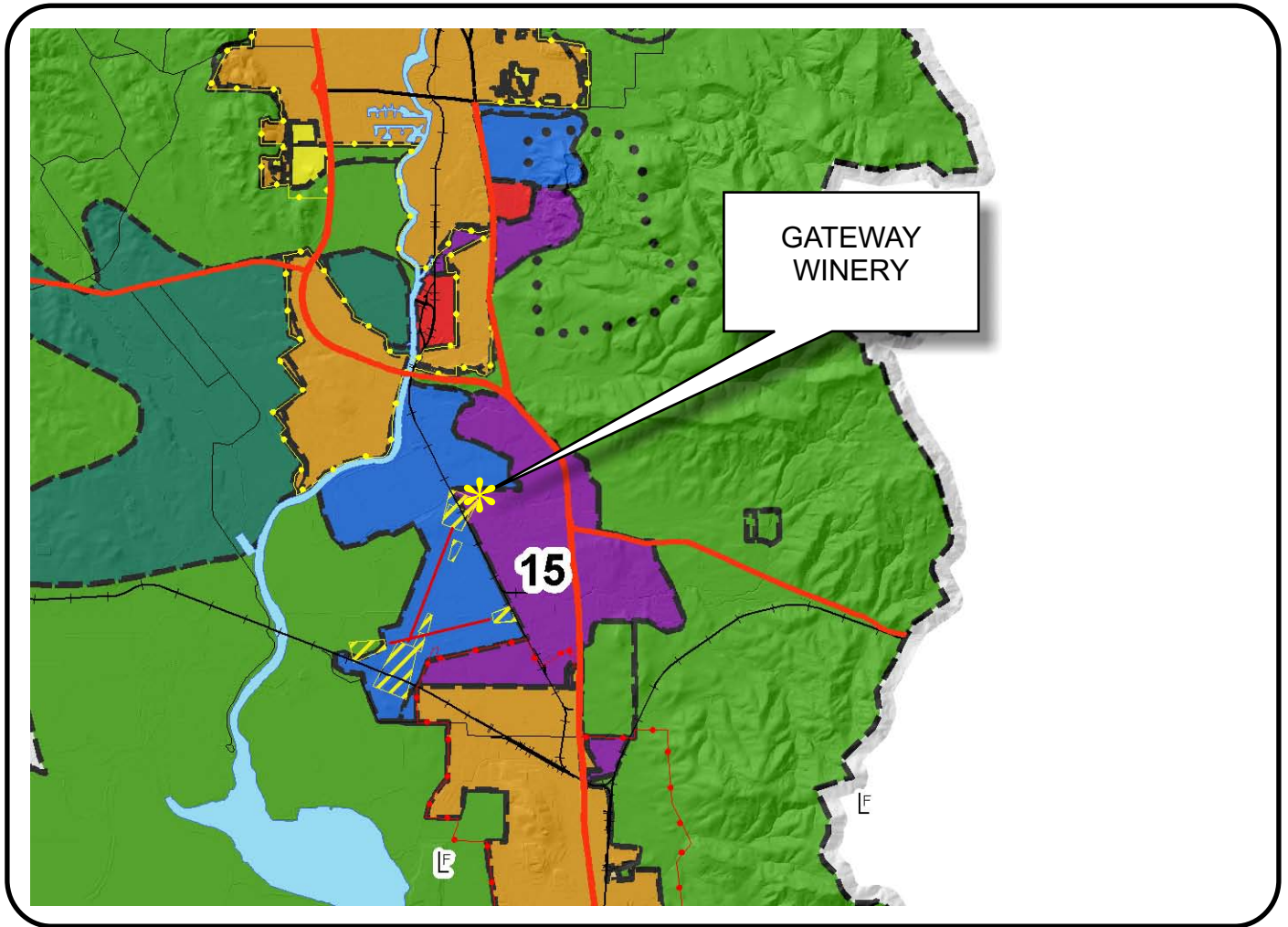








NAPA COUNTY LAND USE PLAN 2008 - 2030





LEGEND






URBANIZED OR NON-AGRICULTURAL

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

OPEN SPACE

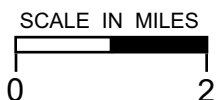
-  Agriculture, Watershed & Open Space
-  Agricultural Resource

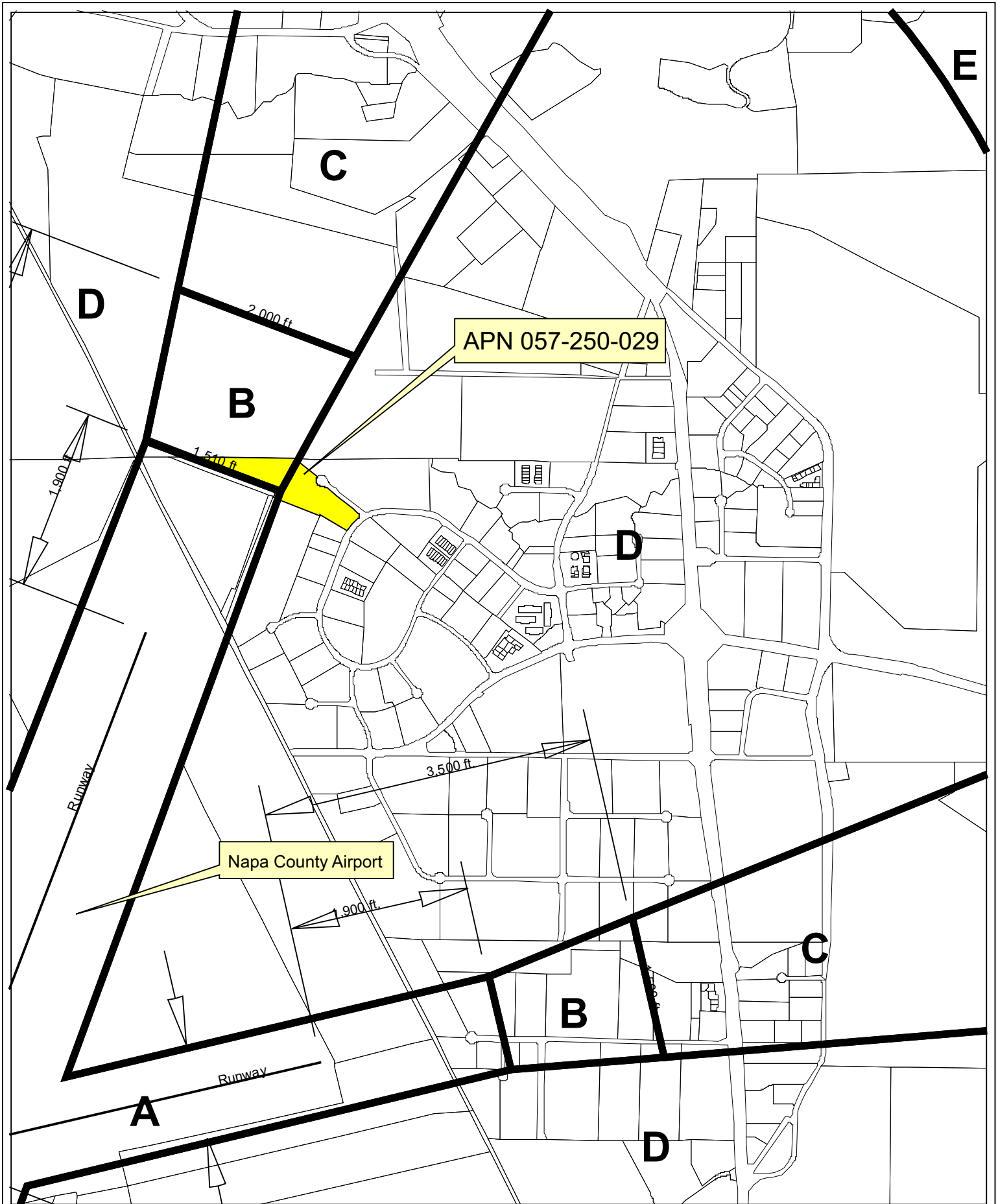
TRANSPORTATION

-  Mineral Resource
-  Railroad
-  Limited Access Highway
-  Major Road
-  Secondary Road
-  Airport
-  Airport Clear Zone
-  Landfill - General Plan

* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN
057-250-029
04-15-2011
2C PM





APN 057-250-029

Napa County Airport

Horizontal Datum: NAD 83,
CA State Plane Coordinates,
Zone II, feet



A Division of the Department of
Parks and Recreation

Disclaimer: This map was prepared for informational purposes only. No liability is assumed for the accuracy of the data delineated herein.

Compatibility Plan

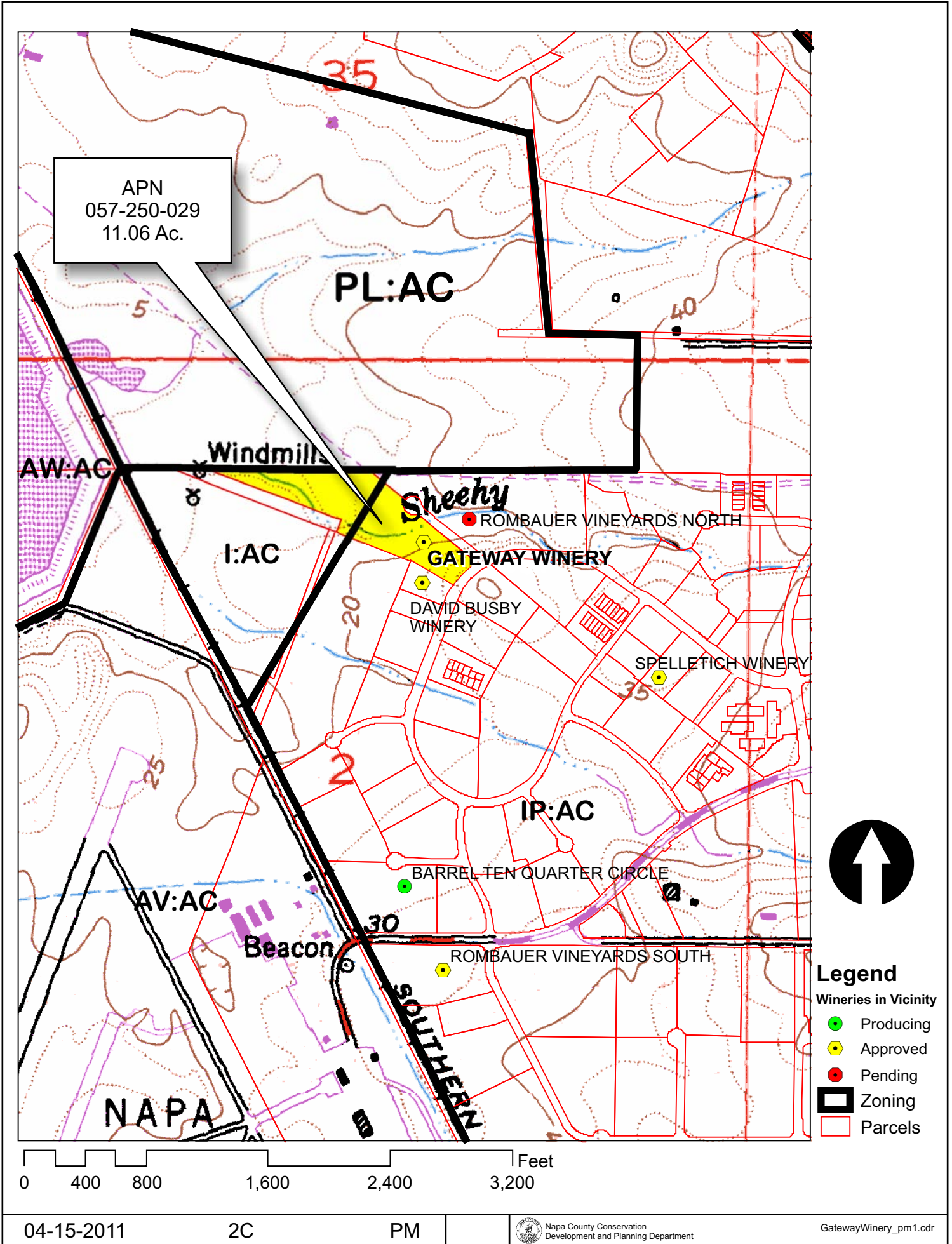
Napa County Airport



0 340 680 1,360'

Napa County Conservation Division - 12/2010

GATEWAY WINERY



GATEWAY WINERY



EXISTING
CONDITIONS

APN
57-250-029
11.06 Ac.



©2010 Google™

©2011 Google

38°13'38.22" N 122°16'22.58" W elev 16 ft

Eye alt 1690 ft

Imagery Date: Sep 24, 2009

GATEWAY WINERY




PL:AC

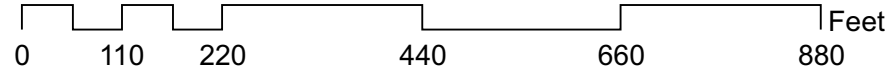
I:AC

IP:AC

AV:AC

Legend

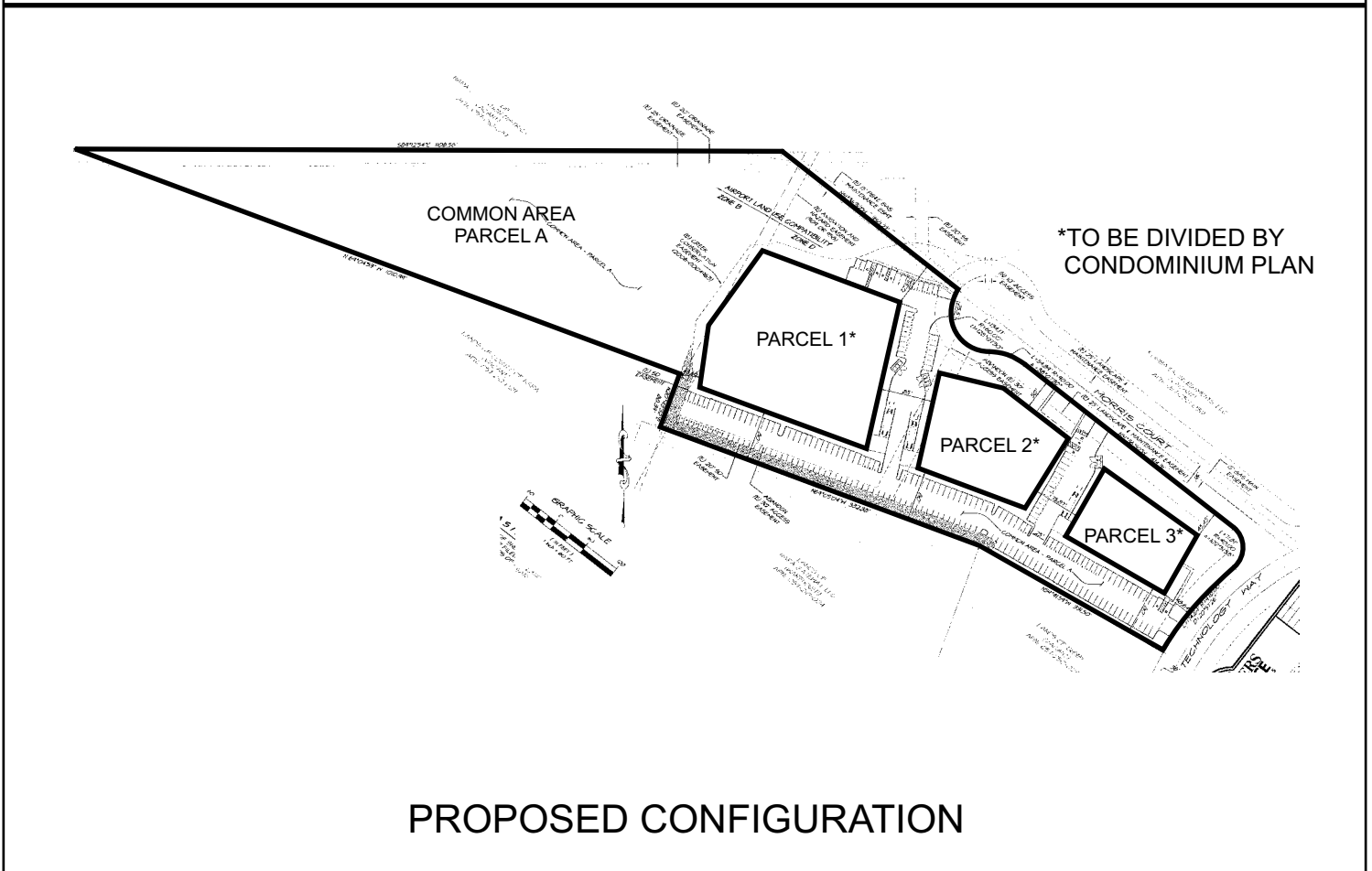
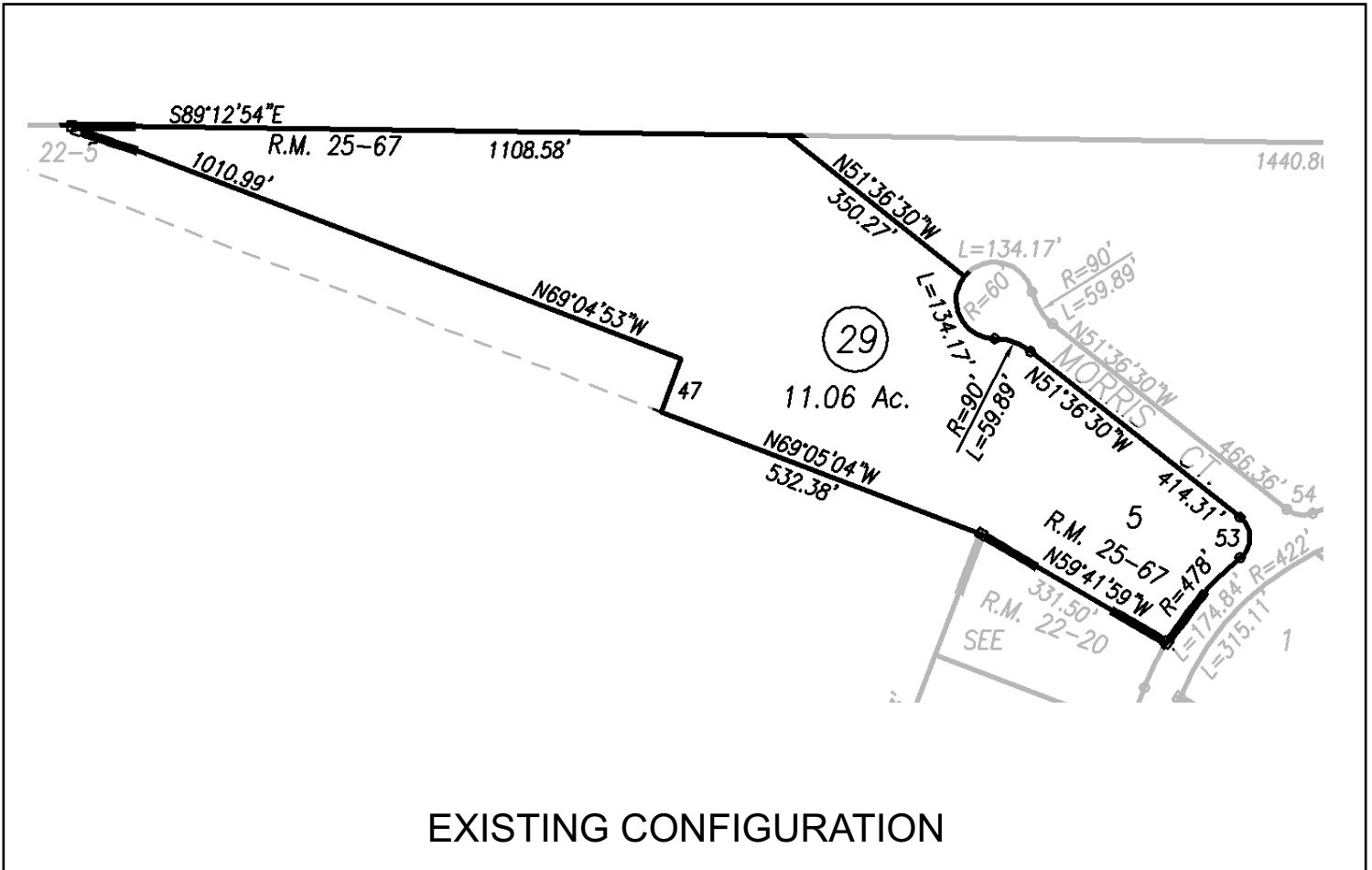
-  Subject Parcel
-  Zoning
-  Parcels



EXISTING ZONING

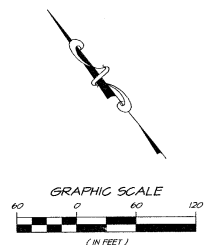
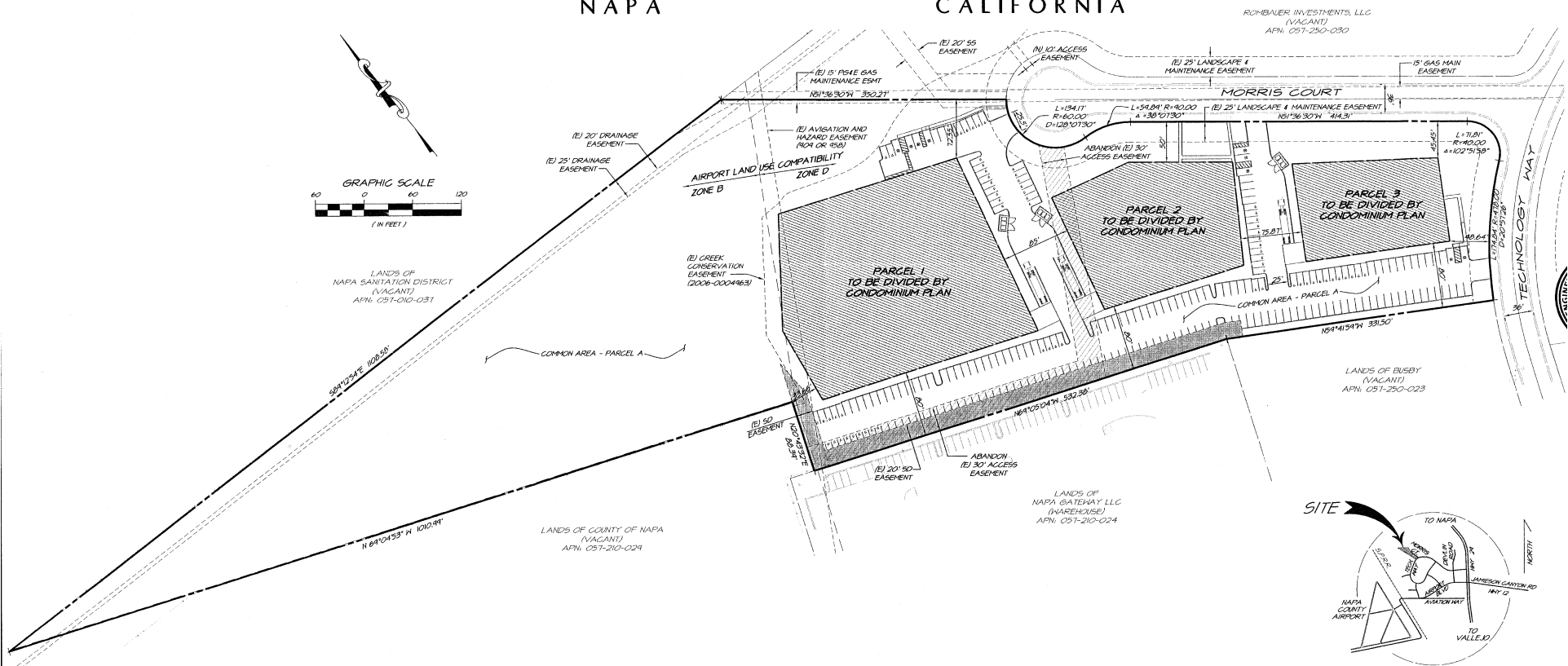
Aerial Photo: 2007 Napa County

GATEWAY WINERY



GATEWAY WINERY

TENTATIVE PARCEL MAP GATEWAY WINERY NAPA CALIFORNIA



NOTES:

1. BOUNDARY INFORMATION SHOWN IS DRAWN FROM RECORD DRAWINGS.
2. SUBJECT PROPERTY IS NOT SUBJECT TO INUNDATION BY FLOOD WATERS AND DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAN AS DELINEATED ON THE FLOOD INSURANCE MAP (FIRM).
3. THIS MAP SHOWS ALL CONTIGUOUS PROPERTY OF THE OWNER.
4. ALL EXISTING STRUCTURES ON THE SUBJECT PROPERTY ARE SHOWN.
5. ALL EXISTING AND PROPOSED EASEMENTS ARE SHOWN.
6. THERE ARE NO KNOWN SEPTIC TANKS ON THE SUBJECT PROPERTY.
7. THERE IS NO PHASING PLANNED FOR THIS PROJECT.
8. THERE ARE NO PUBLIC RECREATIONAL SITES, PUBLIC TRAILS OR PUBLIC PARKS PROPOSED ON THIS PROJECT.
9. A MAINTENANCE AGREEMENT WILL BE CREATED FOR MAINTAINING THE PRIVATE SHARED INFRASTRUCTURE UTILITIES.
10. PARCELS 1 THROUGH 3 ARE AIRSPACE CONDOMINIUMS INTENDED FOR INDIVIDUAL SALE.

ABBREVIATIONS

ALUC	AIRPORT LAND USE COMPATIBILITY
E	EAST
(E)	EXISTING
N	NORTH
OR	OFFICIAL RECORDS
RCE	REGISTERED CIVIL ENGINEER
RM	RECORD MAP
S	SOUTH
SD	STORM DRAIN
W	WEST

SYMBOL LEGEND

=====	CURB AND OUTLET
- - - - -	EXISTING FENCE
=====	STD DRIVEWAY
-----	RIGHT OF WAY / PROPERTY LINE
- - - - -	EXISTING / PROPOSED EASEMENT (AS NOTED)

BASIS OF BEARINGS

THE CENTERLINE OF SHEEHY CANYON, N86°55'22"W, AS SHOWN ON THAT CERTAIN MAP FILED FOR RECORD IN BOOK 22 OF MAPS, PAGES 5-9, RECORDS OF NAPA COUNTY WAS USED AS THE BASIS OF BEARINGS.

PROJECT BENCHMARK

A BUNNY (TEMPORARY CONSTRUCTION BENCHMARK) 1130' NORTHERLY ALONG DEVILIN ROAD FROM THE SUBJECT PROPERTY, HELD AT AN ELEVATION OF 63.41'.

SHEET INDEX

SHEET TP#1	COVER SHEET
SHEET TP#2	DIMENSION PLAN
SHEET TP#3	GRADINGS PLAN
SHEET TP#4	UTILITY PLAN

PROJECT INFORMATION

OWNER: GATEWAY WINERY LLC
PO BOX 802
ST. HELENA, CA 94574

CIVIL ENGINEER: RIEGERS SPENCE & ASSOC.
1515 FOURTH STREET
NAPA, CALIFORNIA 94559

SITE ADDRESS: PARCEL 5 OF NAPA VALLEY GATEWAY
UNIT 4 (25 RM 6710)

(E) PARCEL NO 4 AREA: 051-250-024 (11.06 ACRES)

EXISTING USE: VACANT

PROPOSED USE: COMMERCIAL

NAPA COUNTY ZONING: IP-AG
INDUSTRIAL PARK WITH
AIRPORT COMPATIBILITY OVERLAY

**AIRPORT AREA SPECIFIC
PLAN LAND USE:** AG AND FERM OPEN SPACE
(COINCIDENT TO ALUC ZONE B)
BUSINESS/INDUSTRIAL PARK
(COINCIDENT TO ALUC ZONE D)

CITY OF AMERICAN CANYON

WATER: NAPA SANITATION DISTRICT

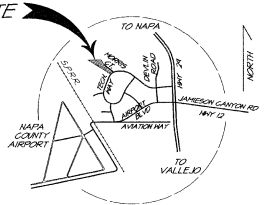
SEWER: NAPA SANITATION DISTRICT

GAS & ELECTRIC: PG&E

TELEPHONE: AT&T

LOCATION MAP

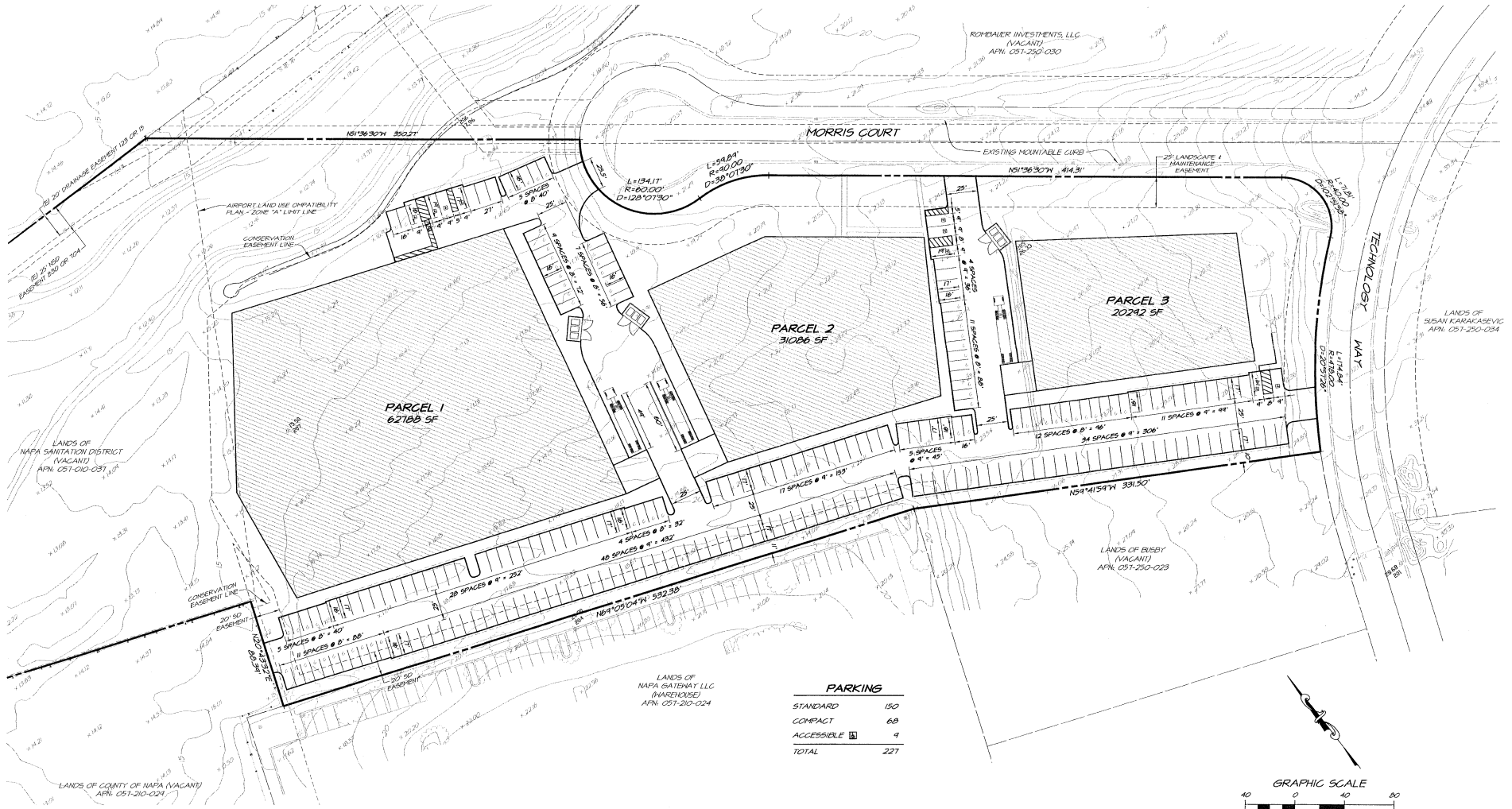
NOT TO SCALE



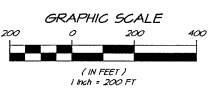
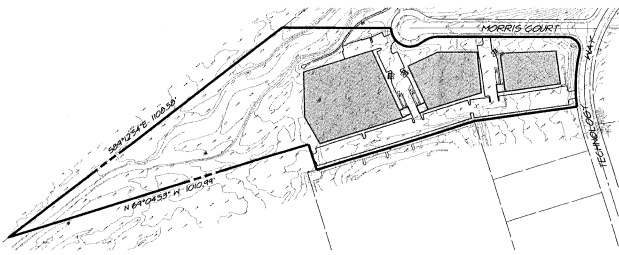
PREPARED UNDER THE DIRECTION OF:
FRANCIS G. AKRAS
02.16.2011
RCE 68736

OVERALL SITE PLAN

GATEWAY WINERY



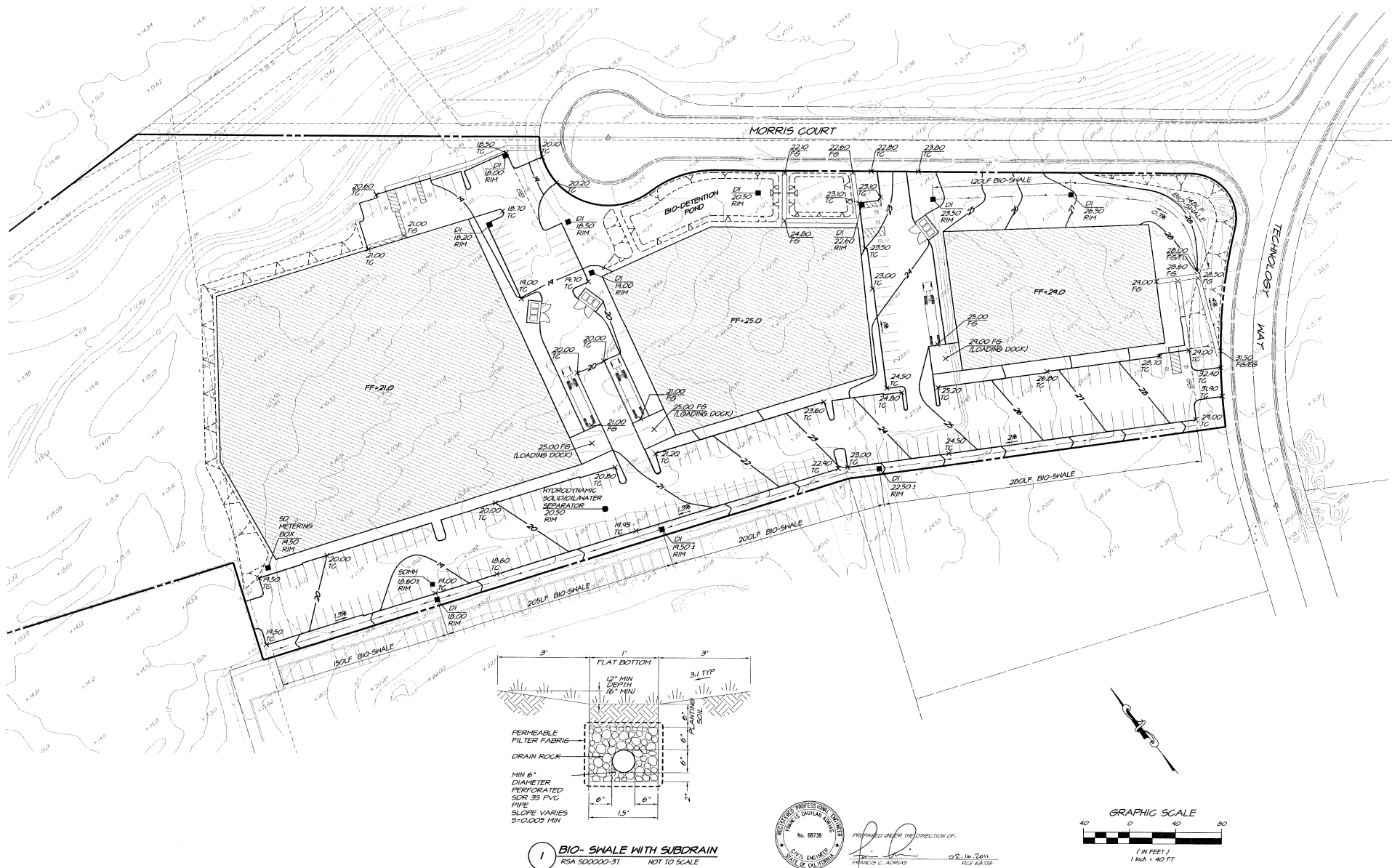
PARKING	
STANDARD	150
COMPACT	60
ACCESSIBLE	4
TOTAL	227



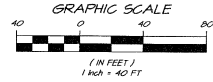
PREPARED UNDER THE DIRECTION OF:
 FRANCIS C. ADAMS
 02-14-2011
 R/C 6/133

DIMENSION PLAN

GATEWAY WINERY

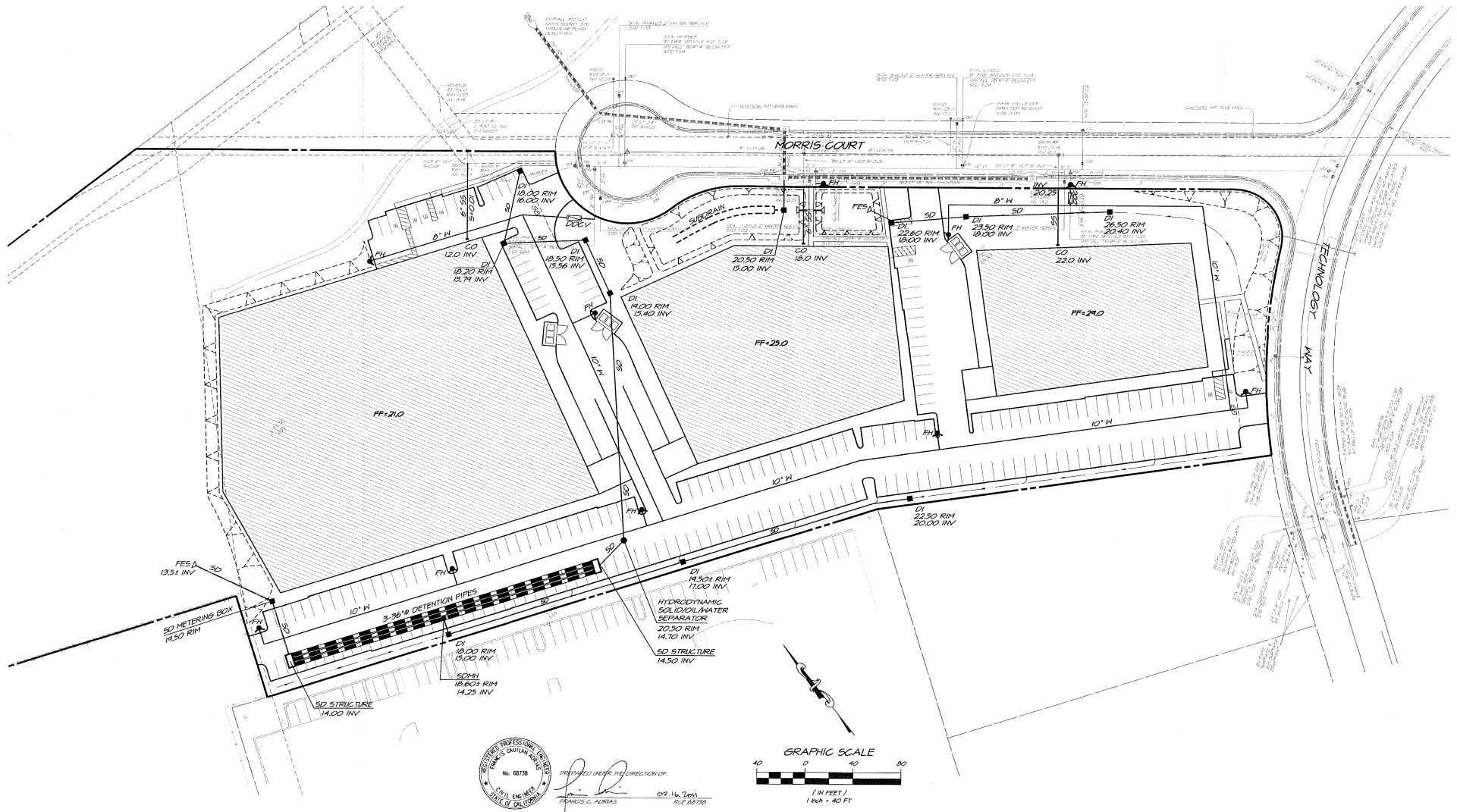


REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEER
 STATE OF CALIFORNIA
 No. 68738
 PREPARED UNDER THE DIRECTION OF:
 FRANCIS G. ADAMS
 C.E. 16, 26M
 REG. 68738



GRADING PLAN

GATEWAY WINERY



UTILITY PLAN