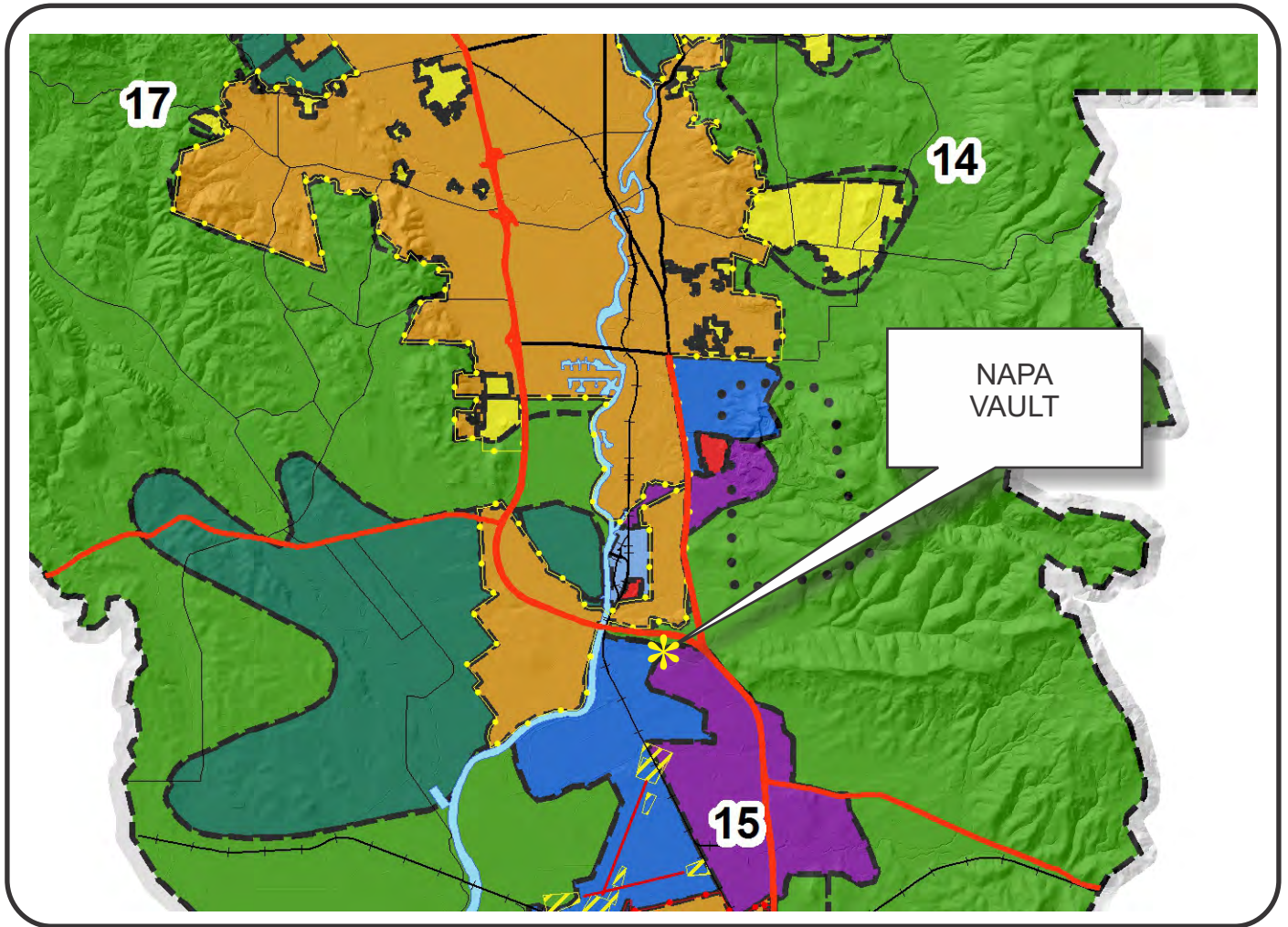


NAPA COUNTY LAND USE PLAN 2008 - 2030



LEGEND



URBANIZED OR NON-AGRICULTURAL

- Study Area
- Cities
- Urban Residential*
- Rural Residential*
- Industrial
- Public-Institutional
- Napa Pipe Mixed Use

OPEN SPACE

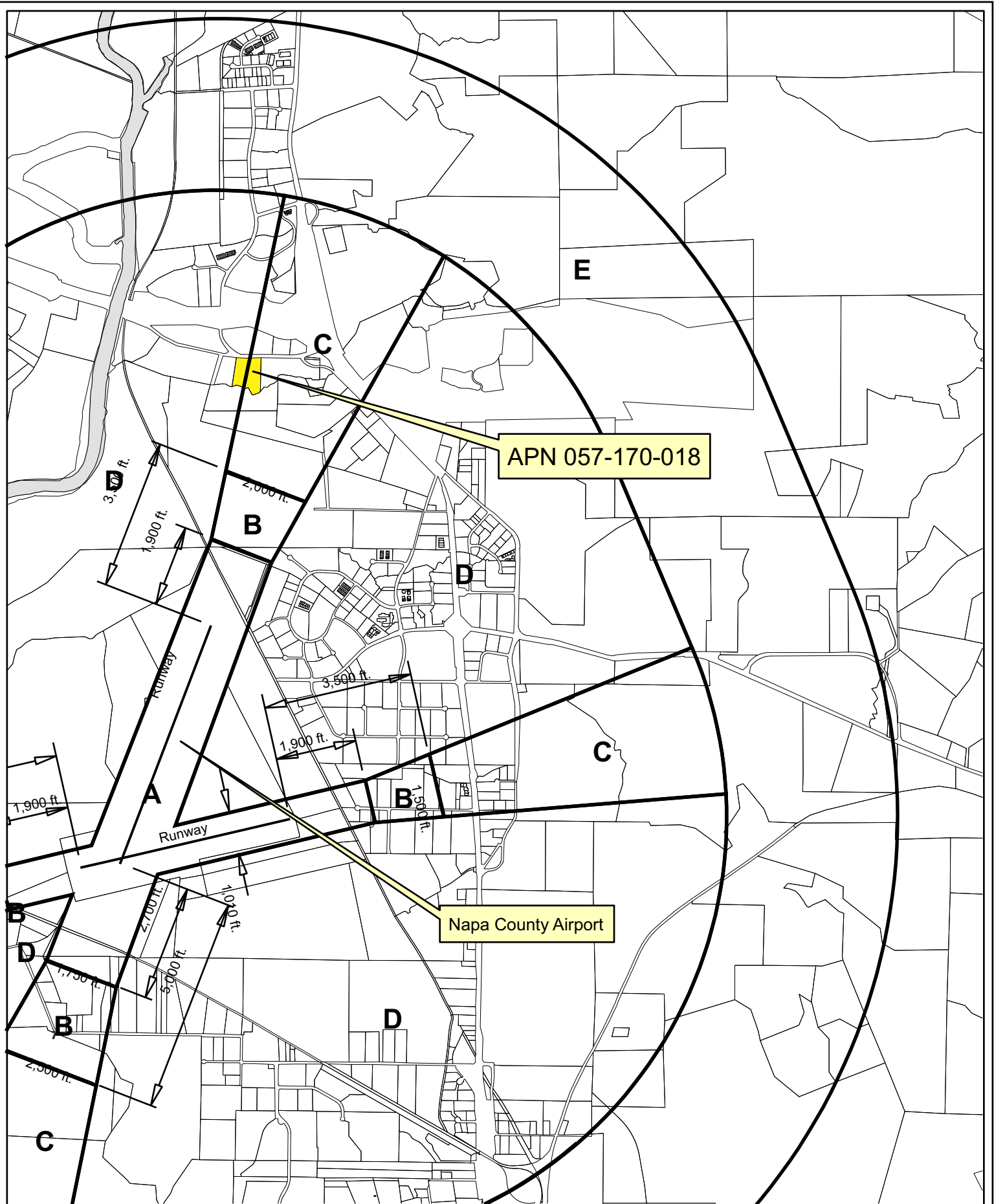
- Agriculture, Watershed & Open Space
- Agricultural Resource

TRANSPORTATION

- Mineral Resource
- Limited Access Highway
- Major Road
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Secondary Road
- Airport
- Railroad
- Airport Clear Zone

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

APN
057-170-018
06-22-2016
3C UP



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



By Resolution of the Board of Supervisors
As Amended to Date

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

Compatibility Plan

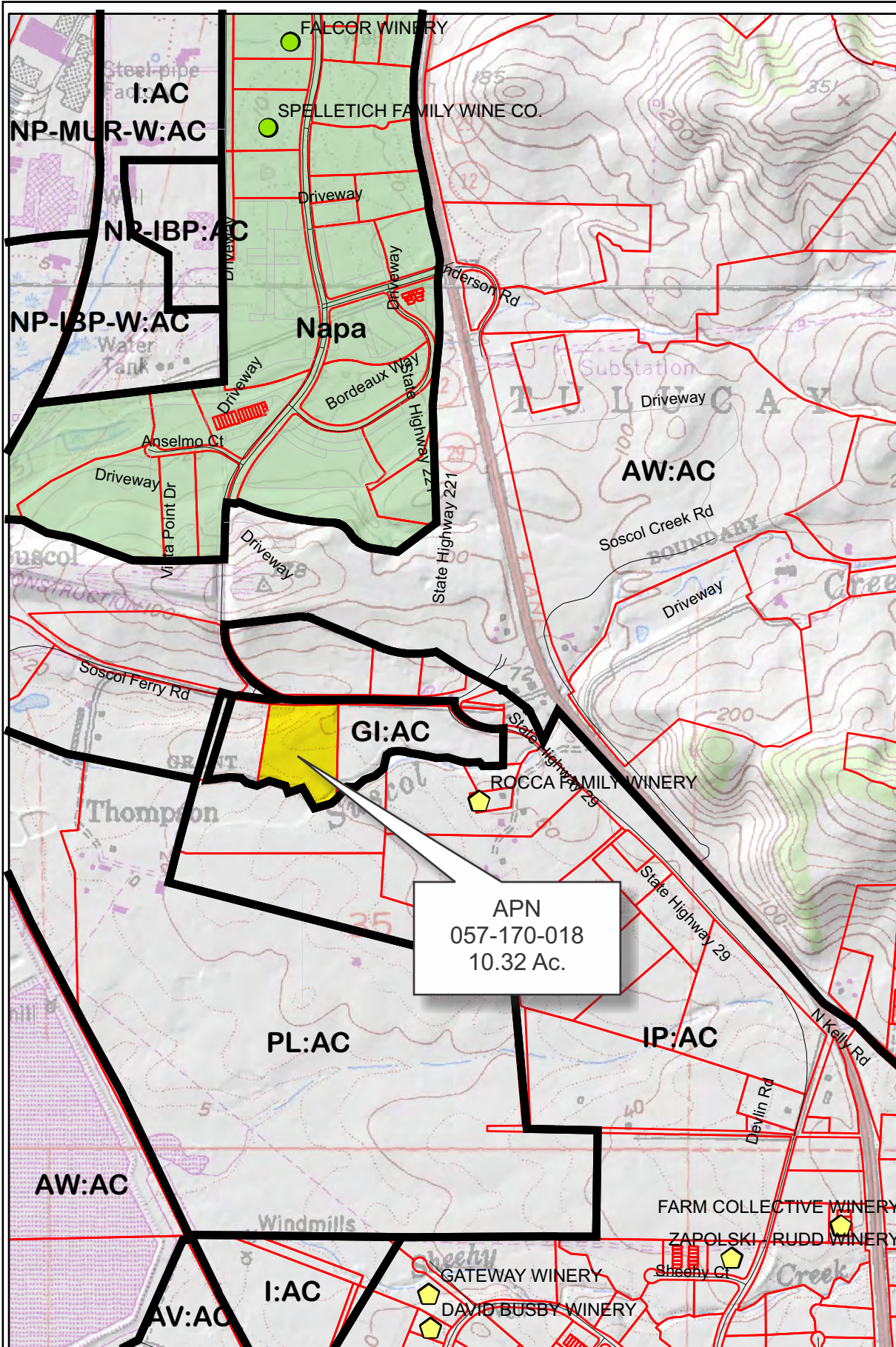
Napa County Airport



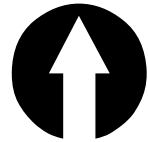
0 700 1,400 2,800'

Napa County P.B.E.S. - 01/2016

NAPA VAULT



APN
057-170-018
10.32 Ac.

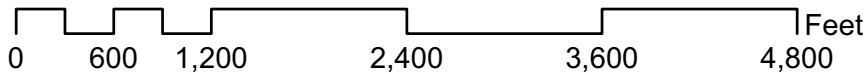


Legend

Wineries

Status

- Producing
- Producing, with pending major mod
- ▭ Approved
- ▭ Pending
- Unknown
- ▭ Zoning
- ▭ Parcels



06-22-2016

3C

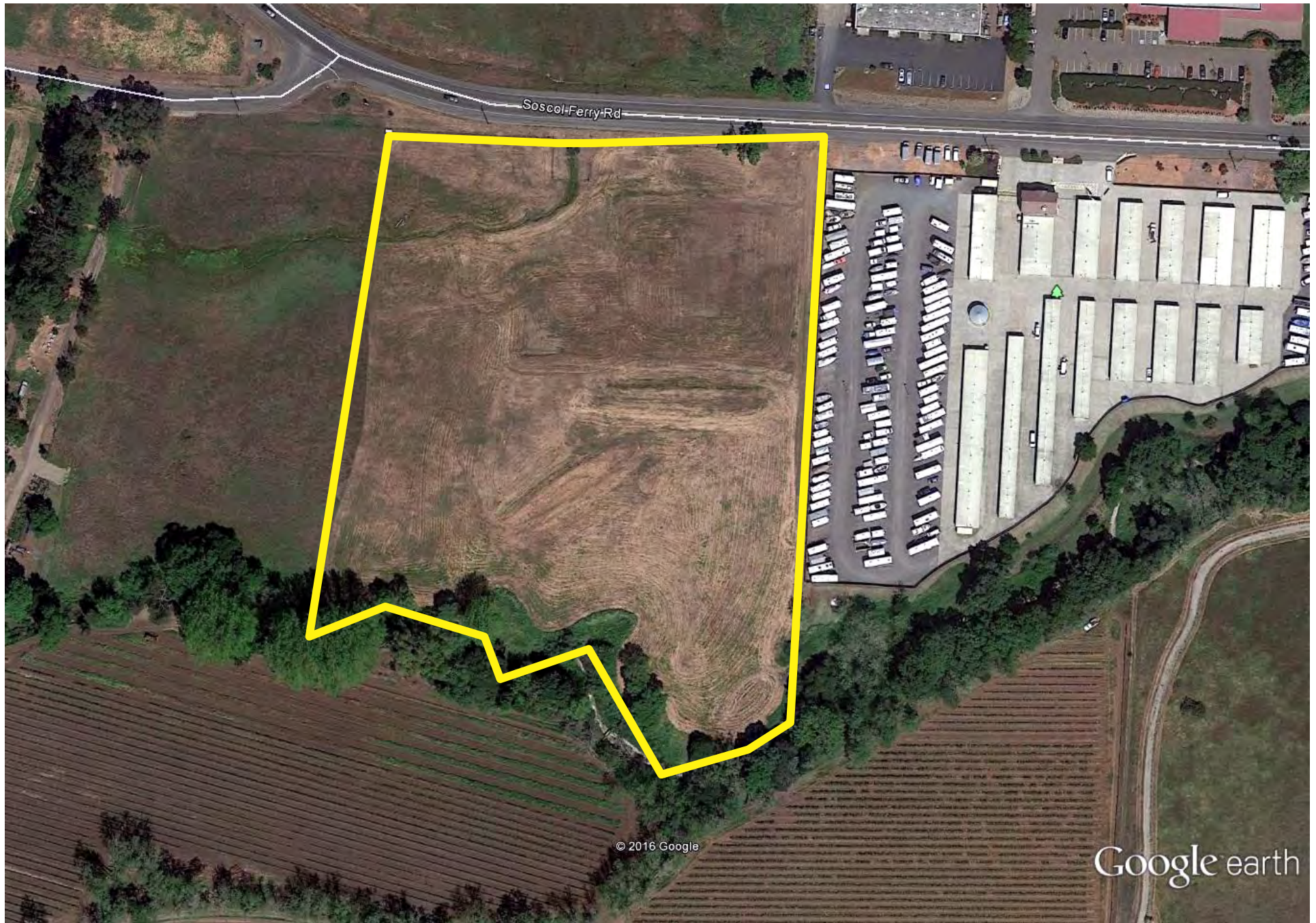
UP



Napa County Conservation
Development and Planning Department

P14-00296_Napa-Vault_up1.cdr

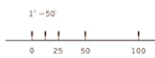
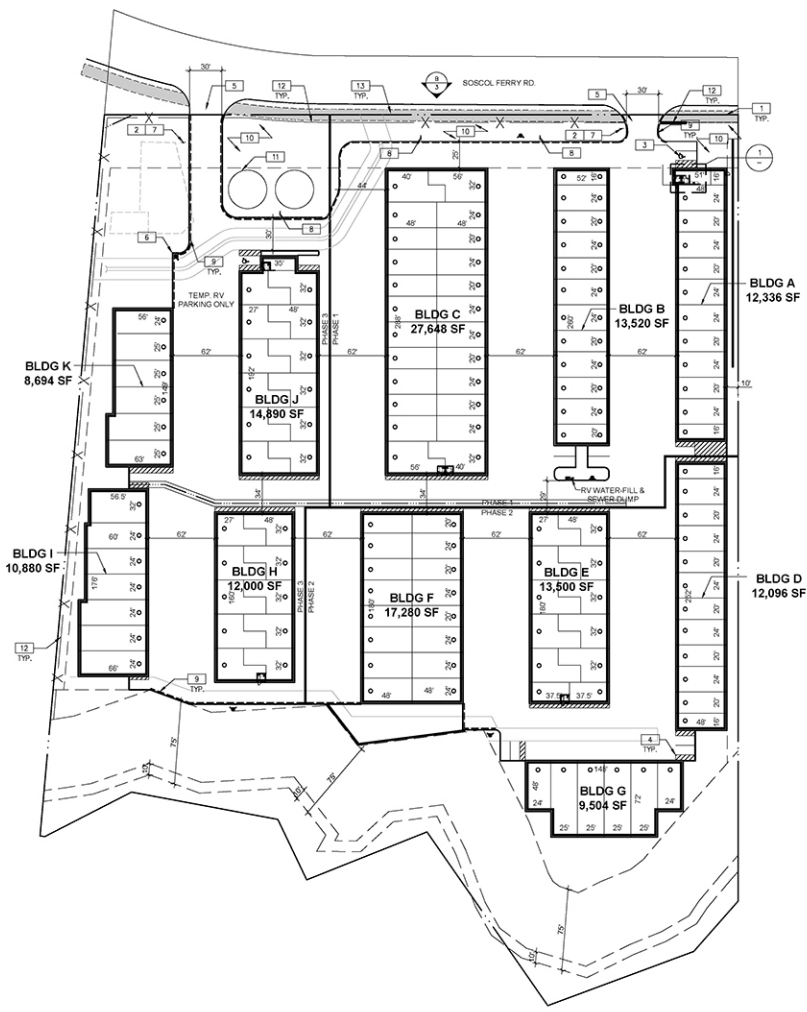
NAPA VAULT



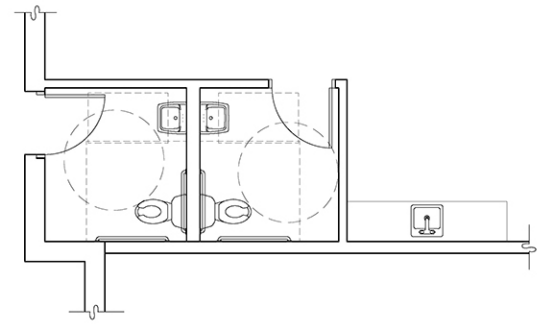
© 2016 Google

Google earth

Existing Conditions



SITE PLAN
SCALE: 1"=50'-0"



ENLARGED RR PLAN
SCALE: 3/8"=1'-0"

SITE PLAN NOTES

SEE SHEET A0.2 FOR GENERAL NOTES

- 1 PROPERTY LINE, SEE CIVIL DRAWINGS (---)
- 2 UNAUTHORIZED VEHICLE PARKING SIGN (A.1)
- 3 VAN ACCESSIBLE PARKING STALL WITH SIGNAGE (A.1)
- 4 PAINTED PARKING STRIPING PER CITY STANDARDS
- 5 NEW DRIVEWAY, SEE CIVIL DRAWINGS
- 6 NEW RETAINING WALL, SEE CIVIL DRAWINGS
- 7 FIRELANE ENTRY SIGNAGE, SEE (A.1)
- 8 FIRELANE SIGNAGE, SEE (A.1)
- 9 FIRE LANE CURB, DASHED LINE INDICATES EXTENT OF CONTINUOUS CURB TO BE PAINTED RED, SEE (A.1)
- 10 LANDSCAPE AND IRRIGATION AREA, SEE LANDSCAPE DRAWINGS.
- 11 WATER STORAGE TANK, SEE CIVIL DRAWINGS
- 12 FUTURE FENCE AND GATE (---)
- 13 10' WIDE ACCESS PATH, SEE CIVIL.

SITE LEGEND

- TRANSFORMER WITH CONCRETE PAD, SEE ELECTRICAL DRAWINGS. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
- FIRE LANE (HATCHED)
- 1 PARKING STALL COUNT TOTAL.
- GRADE LEVEL TRUCK DOOR
- FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)

WARE, MALCOMB
Leading Design for Commercial Real Estate

architect
interior architect
landscape architect
civil engineering
6480 Huber St., Suite 300
Phoenix, AZ 85018
Phone: 602.998.8888
Fax: 602.998.8802

NAPA VAULT
1055 SOSCUL FERRY ROAD
NAPA VALLEY, CALIFORNIA

SITE PLAN	
REVISIONS	DATE

PA / PM:	NG
DRAWN BY:	COSE
JOB NO.:	SNRS-0009-0P

SHEET
A1.1



LEGEND

- EVERGREEN TREE
- DECIDUOUS TREE
- COLUMNAR DECIDUOUS TREE
- FLW ACCENT TREE
- EXISTING TREE
- GROUND COVER
- PERENNIALS & GRASSES
- SHRUB AREA
- NON-IRRIGATED SEEDED NATIVE GRASSES & WILD FLOWERS

PLANT LIST: WATER REGIME LISTED IS PER WUCOLS REGION 1

CA NATIVE "N"	BOTANICAL NAME	COMMON NAME	SIZE	WATER REGIME	MATURE HABIT	ZONE
LARGE TREES						
N	PLATANUS A. 'COLLIMBRA'	SVCAMORE	15 GAL	1.25'-CAL	L	60' X 50'
N	QUERCUS AGROFOLIA	COAST LIVE OAK	15 GAL	1.25'-CAL	L	50' X 40'
ACCENT TREES						
N	LAGERSTROMIA	ORANGE HAWTILE	15 GAL		L	20' X 12'
SHRUBS						
N	SACCHARIS CENTENAL	ODYOTE BRUSH	5 GAL		L	3' X 5'
N	RHAMNUS SAN BRUNO	COFFEE BERRY	5 GAL		L	4' X 6'
N	SAURIA CLEVELAND	SALVA	5 GAL		L	4' X 4'
N	GEANDRUS CENTENAL	CALIFORNIA LILAC	5 GAL		L	1' X 4'
N	RIBES SANGONINUM	PRICKLECURRYANT	5 GAL		L	8' X 8'
GROUND COVER						
N	MAHONIA REPENS	DREPPING MAHONIA	5 GAL		L	3' X 2'
PERENNIALS						
N	ERIGONUM GRABBEI RUBESCENS	BUDONNET	1 GAL		L	1' X 2'
N	ADONIS A. 'MCDONNELL'	YARROW	1 GAL		L	2' X 3'
N	HEBERIA	CATWART	1 GAL		L	2' X 2'
N	VERBENA	VERBENA	1 GAL		L	1.2' X 1.5'
N	ZALISCHKOBIA CALIFORNICA	CA. FLUSHIA	1 GAL		L	2' X 1'
GRASSES						
N	MULLENBURGIA R. 'NASHVILLE'	PURPLE MULCH	1 GAL		M	2' X 2'

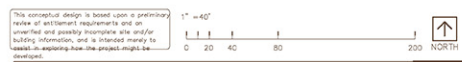
LANDSCAPE CALCULATIONS
 TOTAL SITE AREA: 10.23 ACRES
 SUSCOL FERRY STREET (BOROZANTE) LANDSCAPE REQUIRED 20' WIDE
 25' PROVIDED (INCLUDING PATH)
 STREET FRONTAGE TREES REQUIRED 1300 LF. (503 L.F.) = 20
 STREET FRONTAGE TREES PROVIDED 20
 PARKING SPACES PROVIDED = 13
 PARKING AREA TREES REQUIRED 1/3 SPACES = 5
 PARKING AREA TREES PROVIDED = 6

WATER EFFICIENT LANDSCAPE REQUIREMENTS
 ALL IRRIGATION EITHER PERMANENT OR TEMPORARY SHALL BE AUTOMATIC TIMER CONTROLLED. PERMANENTLY IRRIGATED SHRUBS AND TREES SHALL BE POINT SOURCE DRIP AND OR BUBBLER IRRIGATED.
 AUTOMATIC CONTROLLER ET DATA. REPEAT CYCLING IRRIGATION ZONES PER PLANT WATER REQUIREMENTS RAIN SENSOR SOIL MOISTURE SENSOR TO BE SPECIFIED SLOPES LESS THAN 5% IN HEIGHT.
 SOIL AMENDMENTS TO BE INCORPORATED PLANTER SURFACE AREAS TO BE MULCHED WATER USAGE TO MEET STATE WATER EFFICIENT LANDSCAPE STANDARD CALIFORNIA NATIVE AND DROUGHT TOLERANT PLANTS SPECIFIED

THESE PLANS COMPLY WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) AND HAVE APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN INTENT. PLANS SHALL MEET THE MAVE PER STATE ORDINANCE IN FINAL DESIGN.

BARBARA M. HATCH, RLIA ASLA

REVISED 8-26-15
 Conceptual Landscape Plan



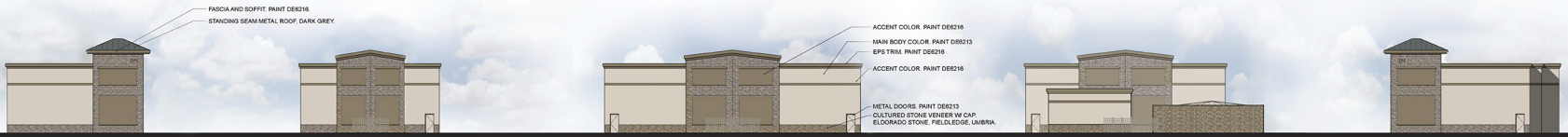
1055 Suscol Ferry Rd.
 Napa Valley, CA

WARE MALCOMB

SHR15-0209-00
 03.27.2015
 SHEET
 1



TYPICAL ROLL UP DOOR ELEV
SCALE: 1/8"=1'-0" Detail Title **A**

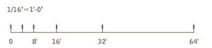


STREET ELEVATION
SCALE: 1/16"=1'-0" Detail Title **B**



LANDSCAPED STREET ELEVATION
SCALE: 1/16"=1'-0" Detail Title **C**

This conceptual design is based upon a preliminary review of
 entitlement requirements and an unperfected and possibly
 incomplete site and/or building information, and is intended
 merely to assist in exploring how the project might be developed.



scheme: 1

Elevations

1055 Soscol Ferry Rd.
 Napa Valley, CA

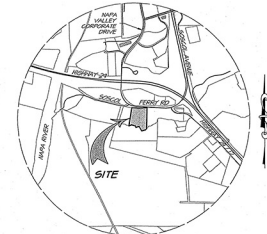
WARE MALCOMB

SNR15-0009-00
 03.18.2015

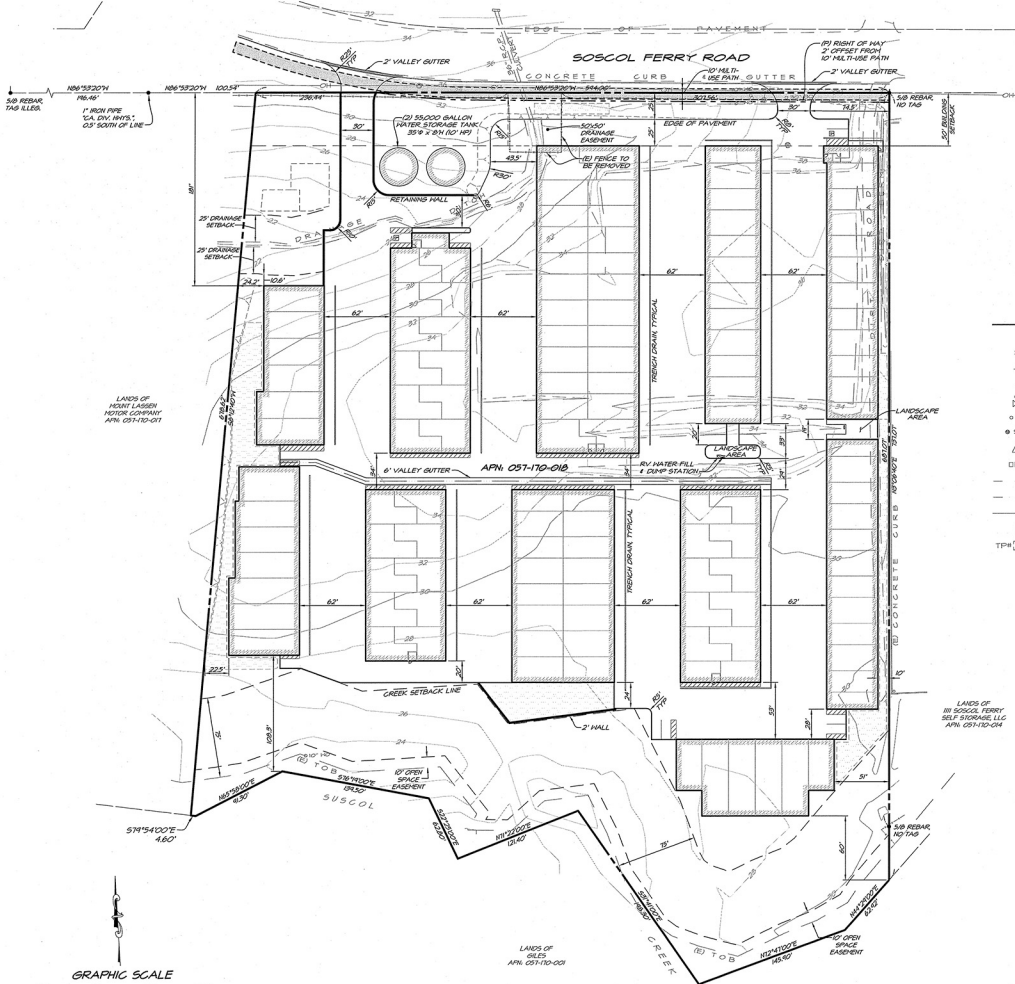
SHEET
3

NAPA VAULT

USE PERMIT MODIFICATION / TENTATIVE PARCEL MAP



VICINITY MAP
SCALE: 1" = 2000'



SYMBOL LEGEND

EXISTING	PROPOSED
○ LIGHT	— 30" STORM DRAIN
⊕ NOSE BIB	— FORCED SANITARY SEWER
⊕ GAS RISER	— 36" GRAVITY SANITARY SEWER
⊕ GAS VALVE	— 2" DI DOMESTIC WATER
⊕ TREE (AS NOTED)	— FIRE WATER
⊕ SSSCO SNIWER CLEAINT	— HELL WATER
△ SURVEY CONTROL STATION	— SCPH STORM DRAIN HANDLE
⊕ IRRIGATION CONTROL VALVE	— SLOPE AS SHOWN
— FLOWLINE	— FIRE HYDRANT
— EDGE OF PAVEMENT	— WATER GATE VALVE
— HELL	— 36" CHECK VALVE
— FENCE	— CV 6" DRAIN INLET
— TEST PIT LOCATION	— SSSCO SANITARY SEWER CLEAINT
	— EX TREE TO BE REMOVED
	— SHALE FLOW LINE
	— PROPERTY LINE
	— RIGHT OF WAY
	— BIORETENTION AREA
	— VERTICAL CURB
	— VALLEY GUTTER
	— HALL AS NOTED
	— TRENCH DRAIN
	— HALL-USE PATH

ABBREVIATIONS

AD AREA DRAIN	LF LINEAL FEET/FOOT
BM BENCHMARK	LP LOH POINT
CE CENTERLINE	HN HANDLE
CONF CONTOUR	ON ON CENTER
DI DRAIN INLET	OH OVERHEAD
DM DOMESTIC WATER	PGE PNEUMATIC GASE AND ELECTRIC
EP EDGE OF PAVEMENT	PVI POST INDICATOR VALVE
EV (E) EXISTING	PL PROPERTY LINE
FD FOUND	PP PROPOSED NEH NORC
FDC FIRE DEPT CONNECTION	R.R. RELATIVE CONPACTION
FF FINISH FLOOR	R.H. RIGHT OF WAY
FG FINISH GRADE	RL RAIN WATER LEADER
FH FIRE HYDRANT	S.A.D. SLOPE (FEET/FOOT)
FS FINISH SURFACE	SEE ARCHITECT'S DRAWINGS
FSB FORCED SANITARY SEWER	SD STORM DRAIN
FW FIRE WATER LINE	SEE STRUCTURAL DRAWINGS
GB GRADE BREAK	SSCO SANITARY SEWER CLEAINT
HP HIGH POINT	SSSL STATION
KLES KLEBBLE	TC TOP OF CURB
INV INVERT	TH TOP OF HALL
IP HIGH PIPE	

PROJECT INFORMATION

OWNER: STORAGE TECH LLC
 OWNER ADDRESS: 2783 NAPA VALLEY CORPORATE DR NAPA, CA 94558
 CONTACT: ERIC BEDFORD TEL: 707-226-1458, EXT. 204
 SITE ADDRESS: 1058 SOSCOL FERRY ROAD NAPA, CA 94558
 CIVIL ENGINEER: RSA+ 1215 FOURTH STREET NAPA, CA 94554
 CONTACT: CHRISTOPHER TIEBTS TEL: 707-252-3801
 APN: 051-110-018
 PARCEL AREA: 10.331 ACRES
 EXISTING USE: VACANT
 PROPOSED USE: STORAGE FACILITY
 ZONING: OIAC

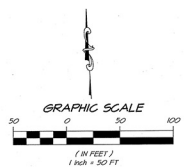
- ### NOTES
- A TOPOGRAPHIC FIELD SURVEY WAS PERFORMED BY MICHAEL N. BROOKS & ASSOCIATES IN APRIL 2008, WITH REVISIONS IN MAY 2008, AND AUGUST 2007.
 - AN ADDITIONAL FIELD SURVEY WAS PERFORMED BY REICHERS SPENCE & ASSOCIATES IN DECEMBER 2003.
 - BOUNDARY INFORMATION SHOWN PER RECORD MAPS AT PAGES 39-41.
 - SUBJECT PROPERTY LIES WITHIN ZONE "C" (AREA OF MINIMAL FLOODING) PER FIRM MAP 06055C 0816C DATED SEPTEMBER 26, 2008.
 - ALL EXISTING EASEMENTS ARE SHOWN.
 - THERE ARE NO VISIBLE SEPTIC TANKS ON SUBJECT PROPERTY.
 - THERE ARE NO EXISTING STRUCTURES ON SUBJECT PARCEL.
 - THERE IS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP OR SANITARY LANDFILL.

SHEET INDEX

TH1	SITE LAYOUT & DIMENSION PLAN
TH2	GRADING PLAN
TH3	UTILITY PLAN

NUMBER OF STORAGE UNITS

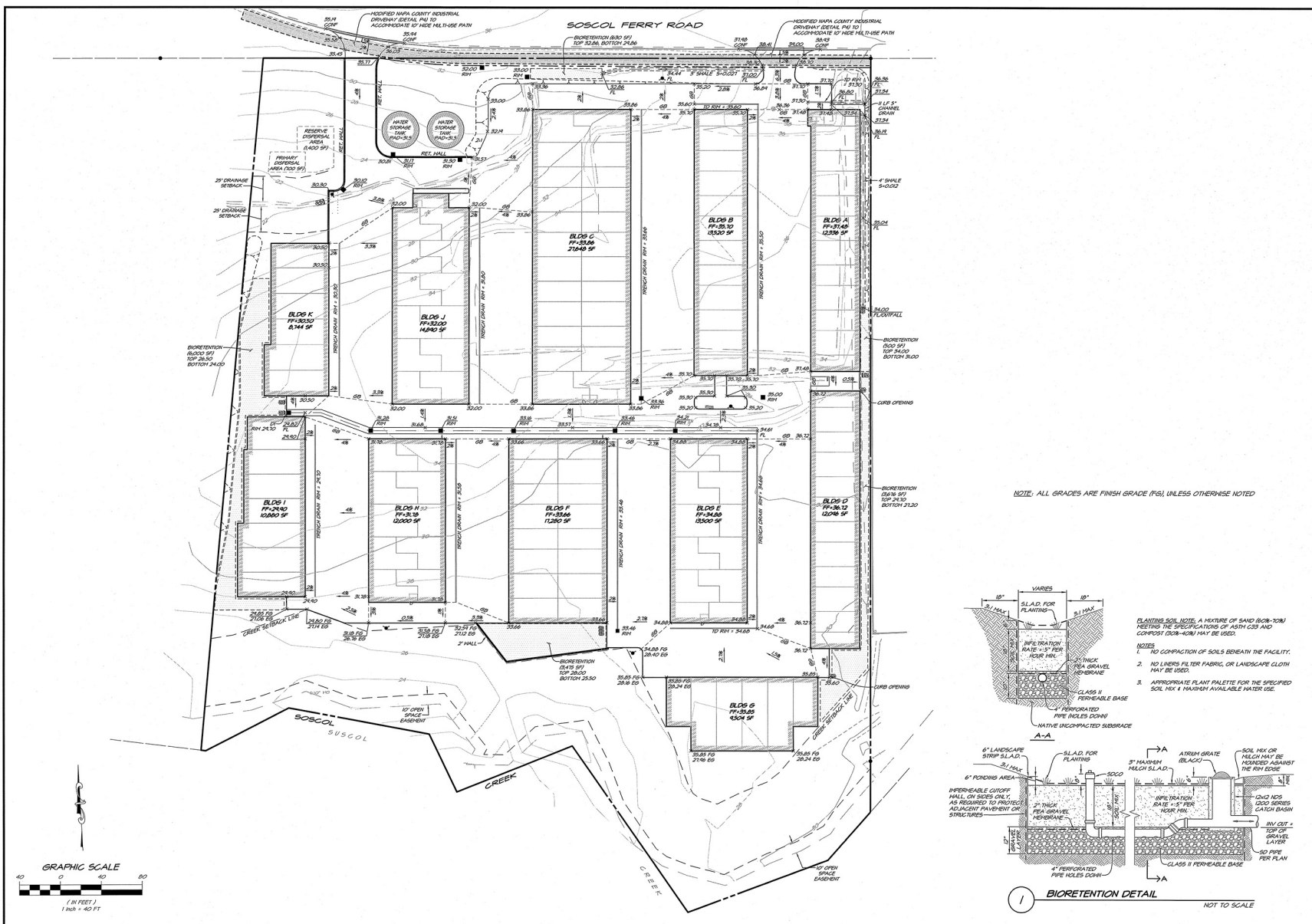
STORAGE UNITS	121
COMMON AREAS	1
TOTAL NUMBER OF UNITS	120



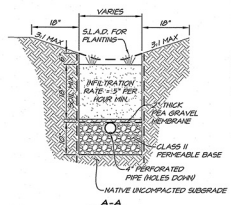
DATE	2008-08-06
DRAWN	JFH
DESIGNED	DLS
CHECKED	ENP
JOB NO.	044628.0
SHEET NO.	TM1
1 OF 3 SHEETS	

NAPA VAULT
 SITE LAYOUT & DIMENSION PLAN
 CALIFORNIA

RSA+
 BEST CONSULTING CIVIL ENGINEERS + SURVEYORS + 1010



NOTE: ALL GRADES ARE FINISH GRADE (FG), UNLESS OTHERWISE NOTED



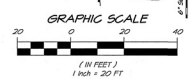
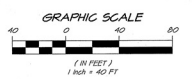
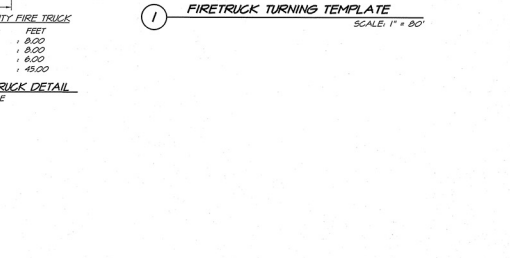
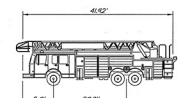
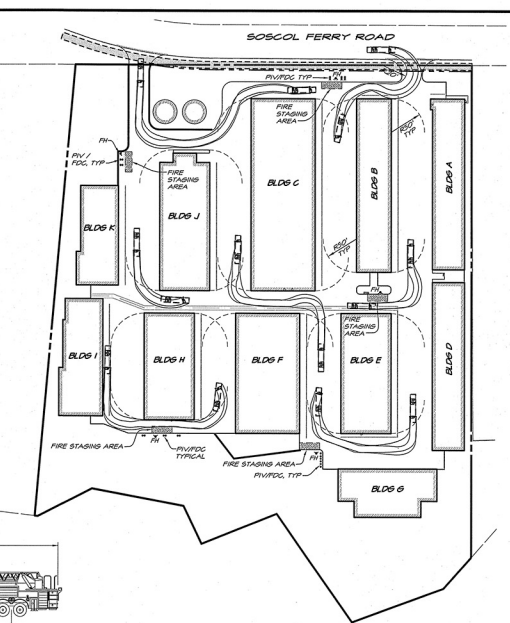
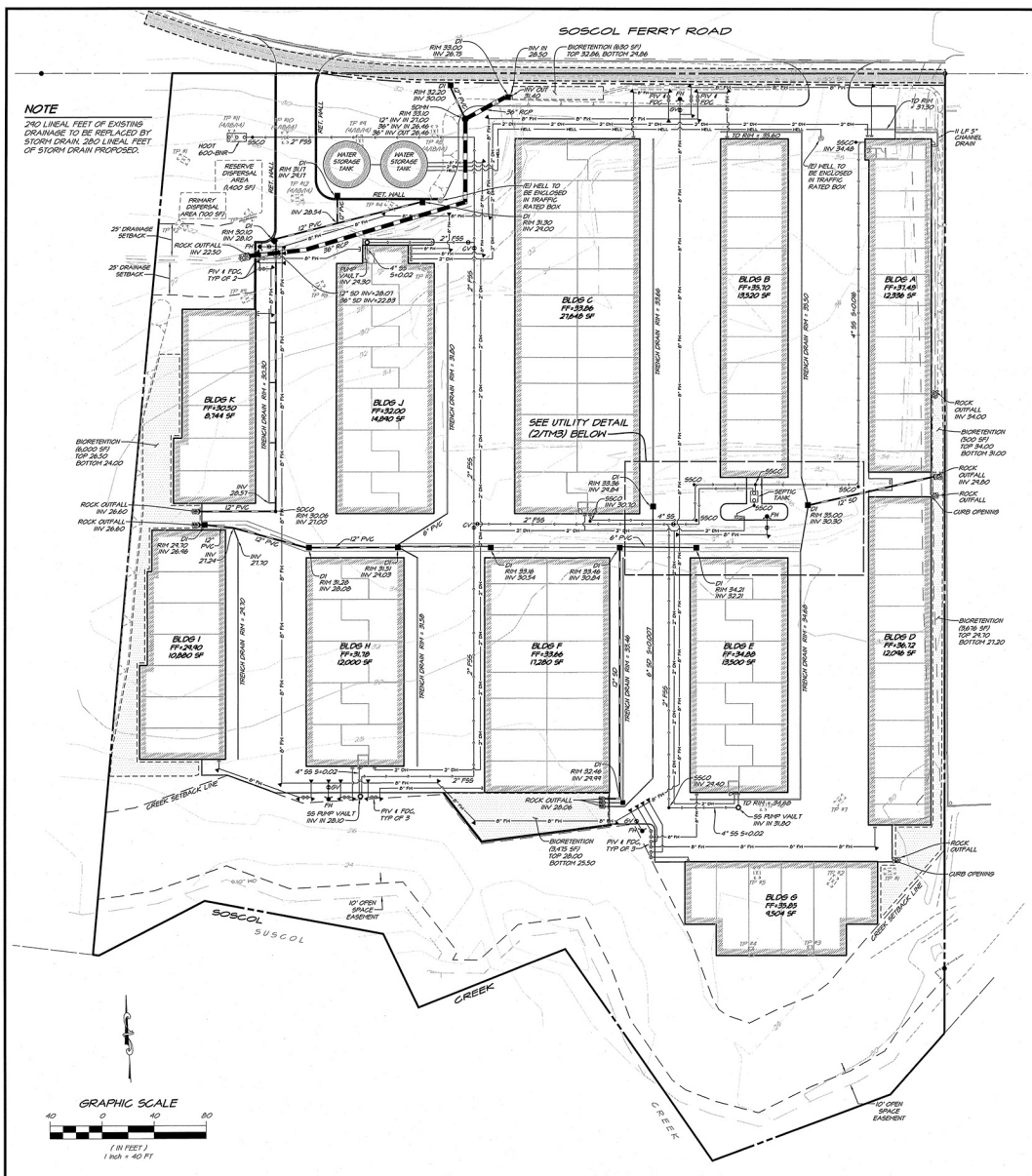
- PLANTING SOIL NOTE: A MIXTURE OF SAND (80%-20%) MEETING THE SPECIFICATIONS OF ASTM C233 AND COMPOST (20%-80%) MAY BE USED.
- NOTES
1. NO COMPACTION OF SOILS BEHIND THE FACILITY.
 2. NO LINERS FILTER FABRIC, OR LANDSCAPE CLOTH MAY BE USED.
 3. APPROPRIATE PLANT PALETTE FOR THE SPECIFIED SOIL MIX 1 HANDBOOK AVAILABLE WATER USE.

1 BIORETENTION DETAIL NOT TO SCALE



		1545 FOURTH STREET NAPA, CALIF. 94950 TEL: 707.251.8800 WWW.RSA+COM	NO. _____ DATE _____ REVISIONS _____ BY _____
NAPA VAULT GRADING PLAN CALIFORNIA		NAPA COUNTY 	
DRAWN: JWS DESIGNED: ELS CHECKED: ENF JOB NO.: 41462310 SHEET NO.:	DATE: DECEMBER 11, 2015	TM2 2 OF 3 SHEETS	

NOTE
200 LINEAL FEET OF EXISTING DRAINAGE TO BE REPLACED BY STORM DRAIN 200 LINEAL FEET OF STORM DRAIN PROPOSED.



DATE: 02/09/2017 11:20:57
 DRAWN: JPH
 DESIGNED: ELS
 CHECKED: SHV
 JOB NO.: 41462810
 SHEET NO.:
TM3
 3 OF 3 SHEETS

RS&+
 1545 FOURTH STREET
 NAPA, CALIF. 94950
 (707) 251-1111
 WWW.RSANDI.COM

RS&+ CONSULTING CIVIL ENGINEERS & SURVEYORS
 CALIFORNIA
 NAPA VAULT
 UTILITY PLAN

DATE: 02/09/2017 11:20:57
 DRAWN: JPH
 DESIGNED: ELS
 CHECKED: SHV
 JOB NO.: 41462810
 SHEET NO.:
TM3
 3 OF 3 SHEETS