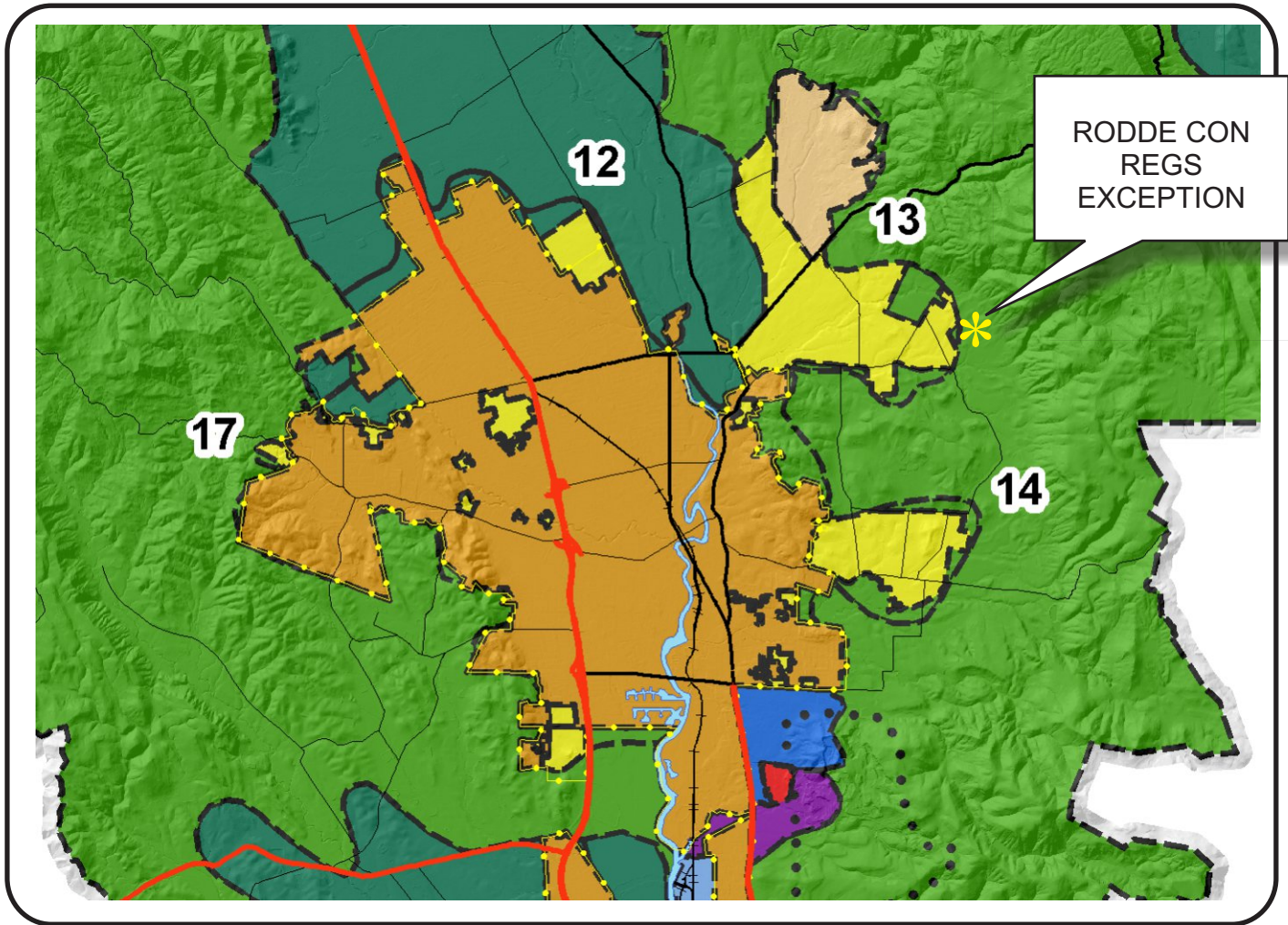


“E”

Graphics

NAPA COUNTY LAND USE PLAN 2008 - 2030



RODDE CON
REGS
EXCEPTION



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

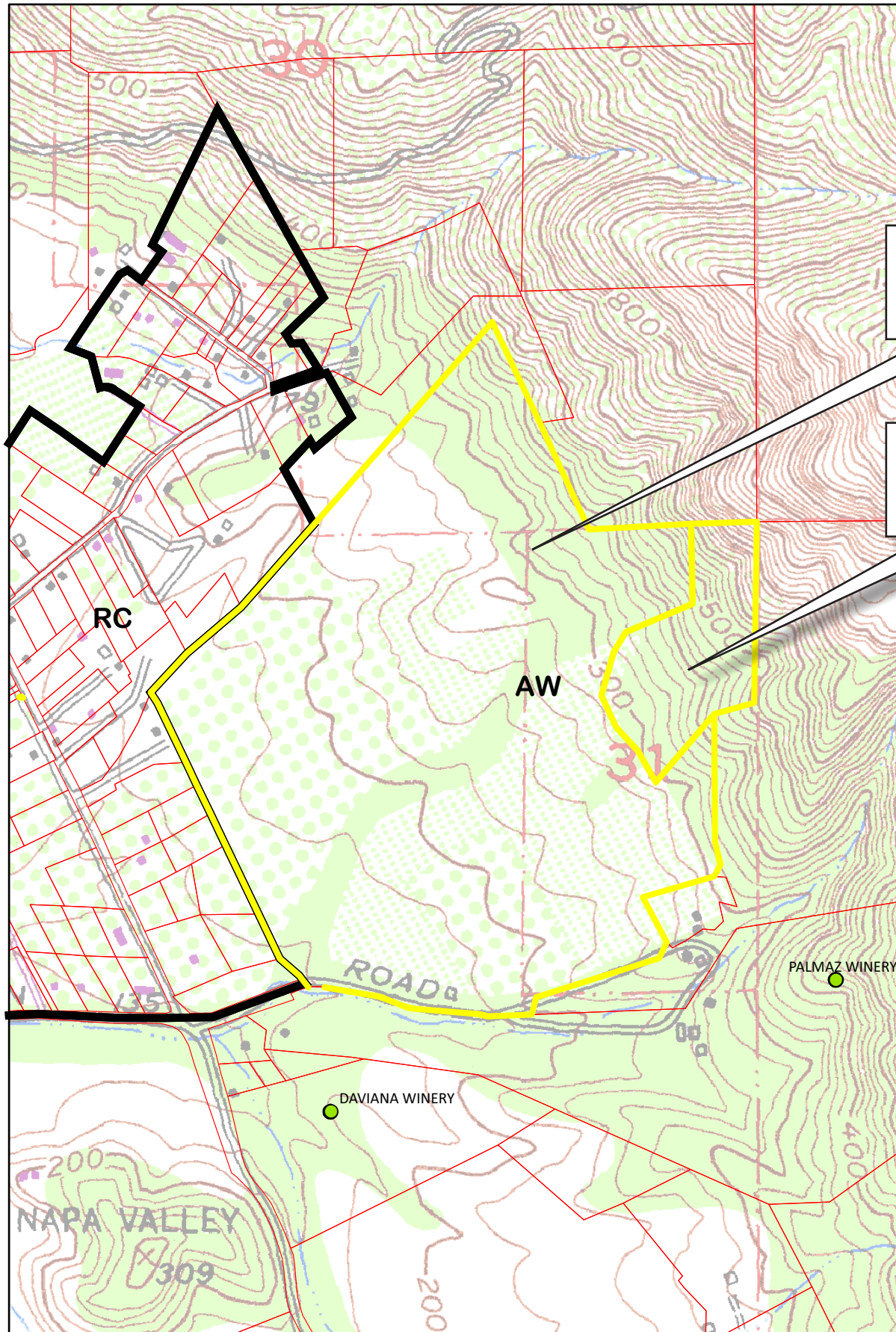
- Mineral Resource
- Limited Access Highway
- Major Road
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Secondary Road
- Airport
- Railroad
- Airport Clear Zone

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

APN
049-270-013 and
-014

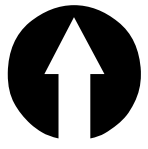
08-25-2017
UP

RODDE CON REGS EXCEPTION

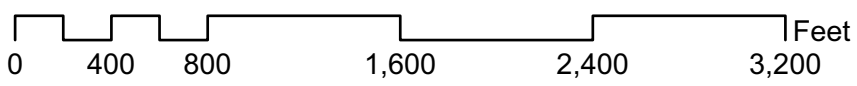


APN
049-270-014
167.17 ac

APN
049-270-013
17.7 ac



- Legend**
- Subject Parcels
 - Wineries**
 - Status**
 - Producing
 - Producing, w/ pending major mod
 - ▲ Approved, not producing
 - ▲ Pending
 - Unknown
 - Zoning
 - Parcels



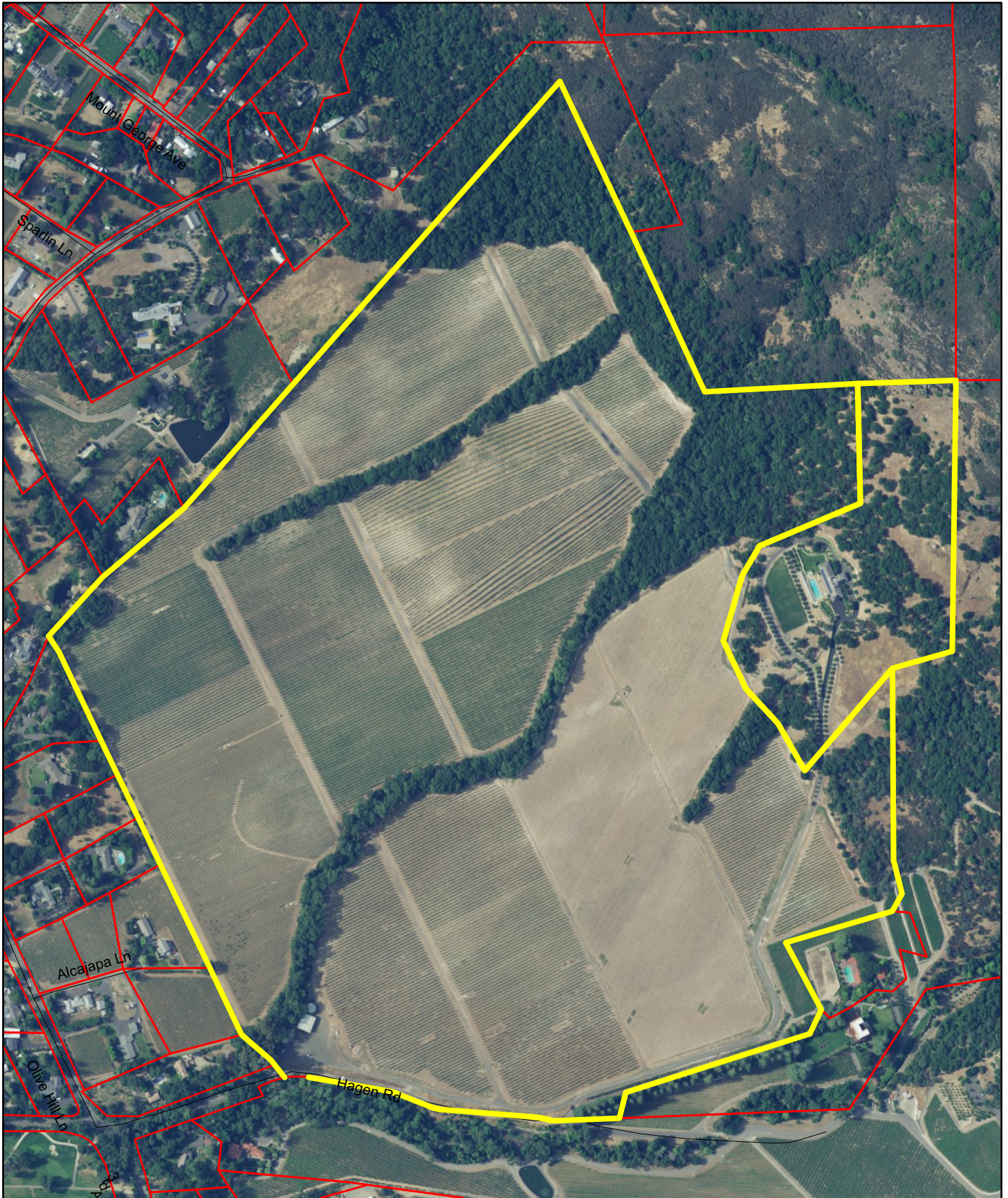
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UP

Napa County PBES

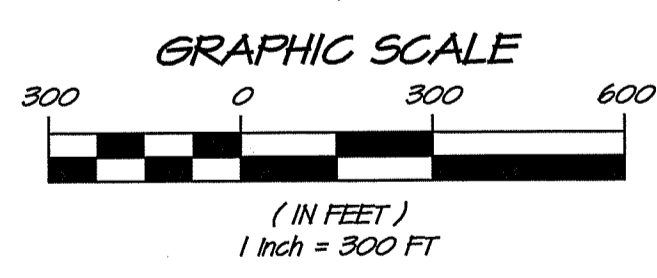
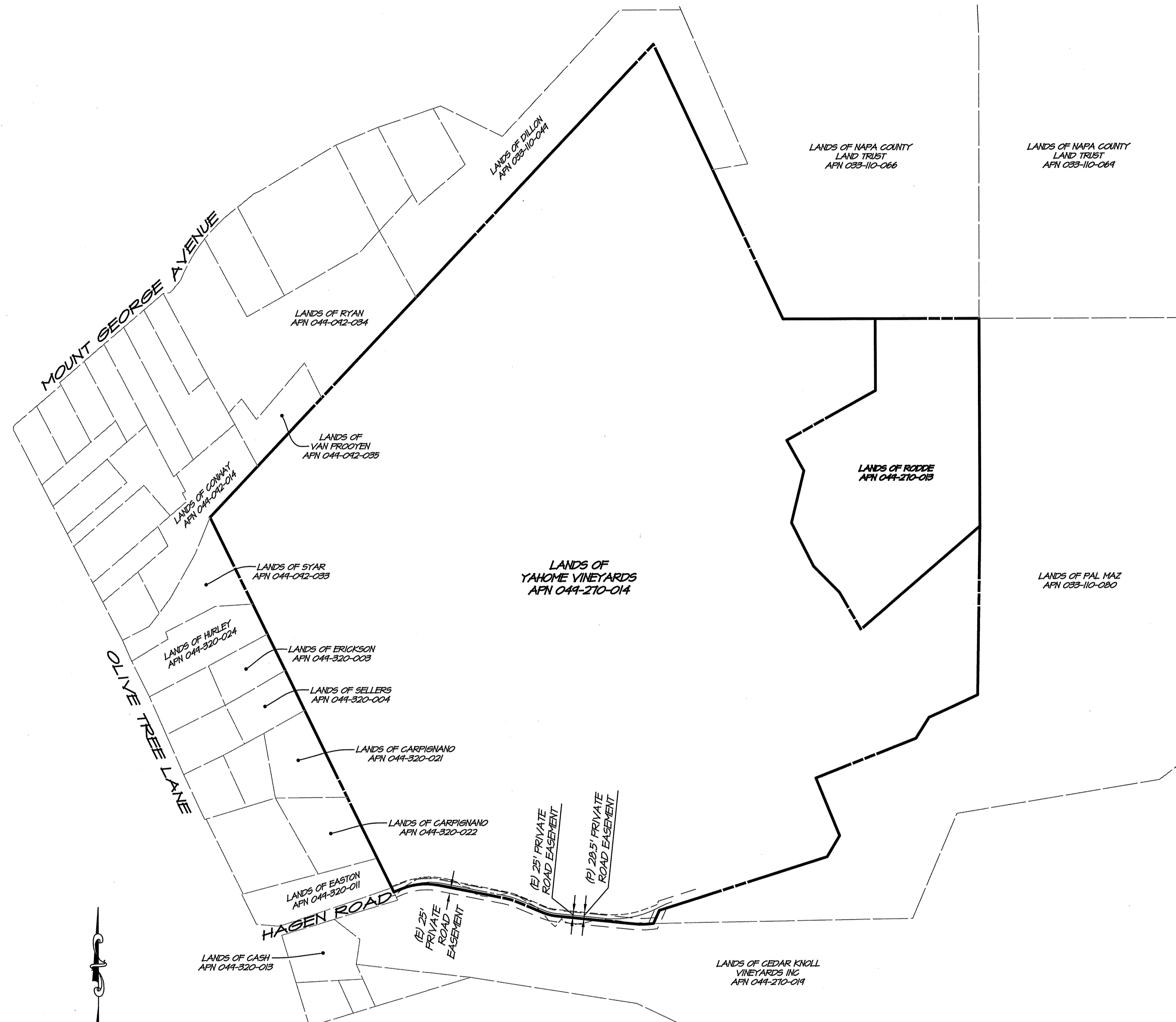
P16-00383 (Rodde Con Regs Exception).cdr

RODDE CON REGS EXCEPTION



EXISTING CONDITIONS

RODDE RESIDENCE CIVIL IMPROVEMENT PLANS



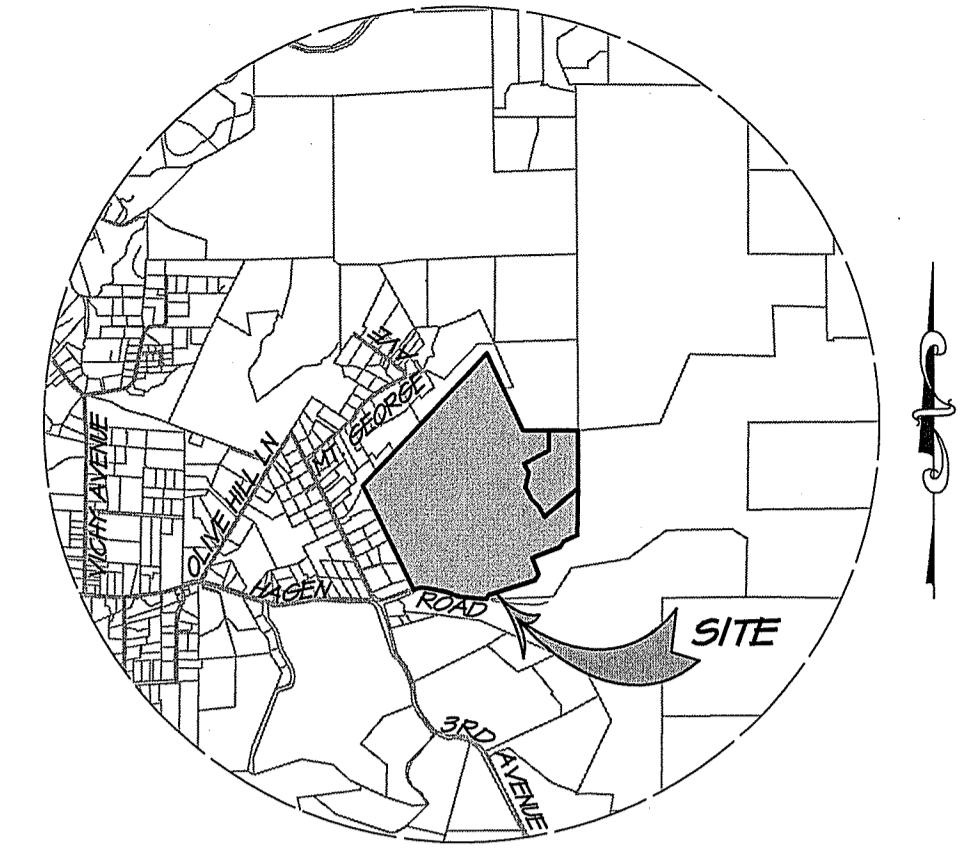
SITE PLAN
SCALE: 1" = 300'

SYMBOL LEGEND

- EXISTING**
- ☆ LIGHT
 - ⊕ HOSE BIB
 - ⊕ GAS RISER
 - ⊕ GAS VALVE
 - EV ELECTRIC VAULT
 - 10" TREE TREE (AS NOTED)
 - SSSCO SEWER CLEANOUT
 - △ SURVEY CONTROL STATION
 - ICV IRRIGATION CONTROL VALVE
 - FLOWLINE
 - EDGE OF GRAVEL
- PROPOSED**
- SD STORM DRAIN LINE
 - SS OR PAVN LINE
 - (WH) DOMESTIC WATER LINE
 - (FH) FIRE WATER LINE
 - SSMH SANITARY SEWER MANHOLE
 - SDMH STORM DRAIN MANHOLE
 - SLOPE AS SHOWN
 - FH FIRE HYDRANT
 - NV WATER VALVE
 - DI DRAIN INLET
 - AD AREA DRAIN
 - SSCO SANITARY SEWER CLEANOUT
 - × EX TREE TO BE REMOVED
 - SHALE FLOW LINE
 - PROPERTY LINE

ABBREVIATIONS

- AD AREA DRAIN
- BM BENCHMARK
- C CENTERLINE
- CO CLEANOUT
- CONF CONFORM
- CV CHECK VALVE
- DI DRAIN INLET
- DN DOMESTIC WATER
- EP EDGE OF PAVEMENT
- EP (IE) EXISTING
- FD FOUND
- FDG FIRE DEPT. CONNECTION
- FF FINISH FLOOR
- FG FINISH GRADE
- FH FIRE HYDRANT
- E FLOW LINE
- FS FINISH SURFACE
- FN FIRE WATER LINE
- GB GRADE BREAK
- HP HIGH POINT
- ILLDGS ILLEDSIBLE
- INV INVERT
- IP IRON PIPE
- LF LINEAL FEET/FOOT
- LP LOW POINT
- LT LEFT
- MH MANHOLE
- OC ON CENTER
- OH OVERHEAD
- PG&E PACIFIC GAS AND ELECTRIC
- PIV POST INDICATOR VALVE
- P PROPERTY LINE
- (P) PROPOSED NEW WORK
- R RADIUS
- R.C. RELATIVE COMPACTION
- ROM RIGHT OF WAY
- RT RIGHT
- RWL RAIN WATER LEADER
- S SLOPE (FEET/FOOT)
- S.A.D. SEE ARCHITECTS DRAWINGS
- SD STORM DRAIN
- SS SANITARY SEWER
- SSCO SANITARY SEWER CLEANOUT
- S.S.D. SEE STRUCTURAL DRAWINGS
- STA STATION
- TG TOP OF CURB
- TH TOP OF WALL
- W WATER LINE
- WDH WET DRAFT HYDRANT
- WM WATER METER
- NV WATER VALVE



VICINITY MAP
SCALE: 1" = 3000'

PROJECT INFORMATION

OWNER: STEPHEN AND HELEN RODDE
1500 THIRD STREET, #C
NAPA, CA 94558

SITE ADDRESS: 4100 HAGEN RD
NAPA, CA 94558

CIVIL ENGINEER: RSA
1515 FOURTH STREET
NAPA, CA 94559

APN & AREA: 044-210-013 (11.10 ACRES)
044-210-014 (167.17 ACRES)

EXISTING USE: RURAL HOMESITE
PROPOSED USE: RURAL HOMESITE
ZONING: RC

BOUNDARY NOTES

THE BOUNDARIES SHOWN HEREIN ARE BASED UPON THE PARCEL MAP DATED DECEMBER 2, 1986 RECORDED AS 31 RS 58-61 NAPA COUNTY RECORDS.

TOPOGRAPHY NOTES

ROAD TOPOGRAPHY BASED ON A FIELD SURVEY PERFORMED BY MICHAEL H. BROOKS & ASSOCIATES IN MARCH 2010. CONTOURS ARE SHOWN EVERY TWO FEET (2'), HIGHLIGHTED EVERY TEN FEET (10'). ELEVATIONS SHOWN ON THIS MAP ARE ASSUMED DATUM AND ARE AS SHOWN ON SURVEY CONTROL STATIONS.

SHEET INDEX

C1.0	COVER SHEET & SITE PLAN
C1.1	CONSTRUCTION NOTES
C2.0	PAVING, LAYOUT AND DIMENSION PLAN
C3.0	DRIVENWAY PLAN 6:00 - 6:00
C3.1	DRIVENWAY PLAN 6:00 - 12:50
C4.0	DRIVENWAY SECTIONS
C5.0	DRIVENWAY PROFILE

CALL USA
BEFORE EXCAVATING



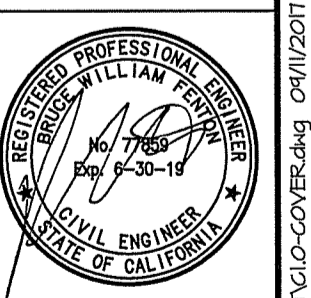
48 HOURS IN ADVANCE
1 (800) 227-2600

NO.	DATE	REVISIONS	BY	APPD.

1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE (707) 252-3300
+ www.rsa-civil.com +

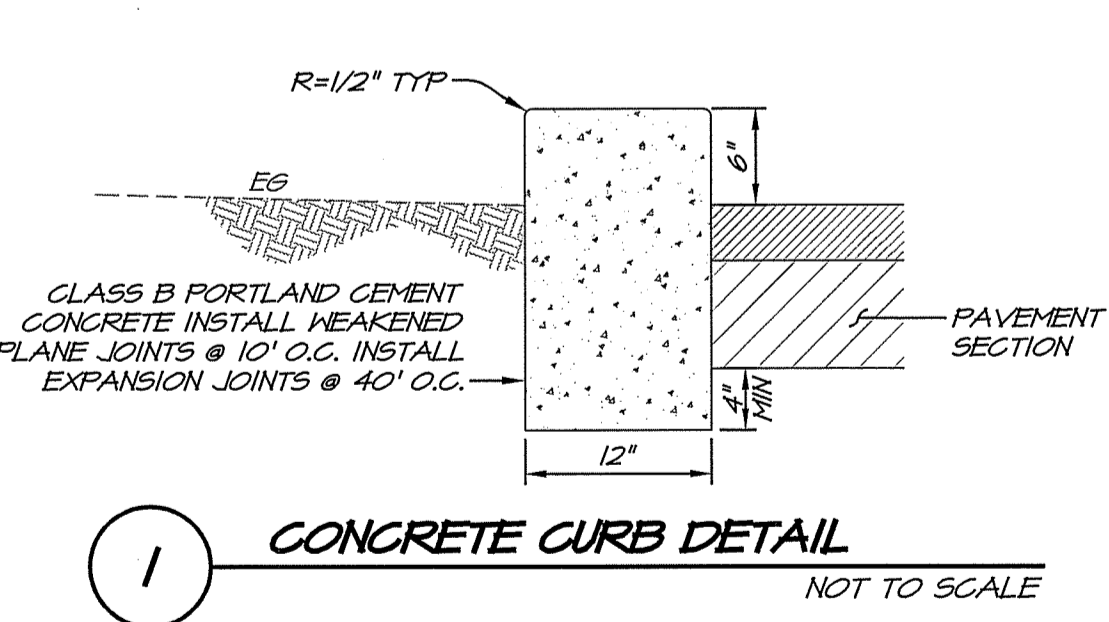
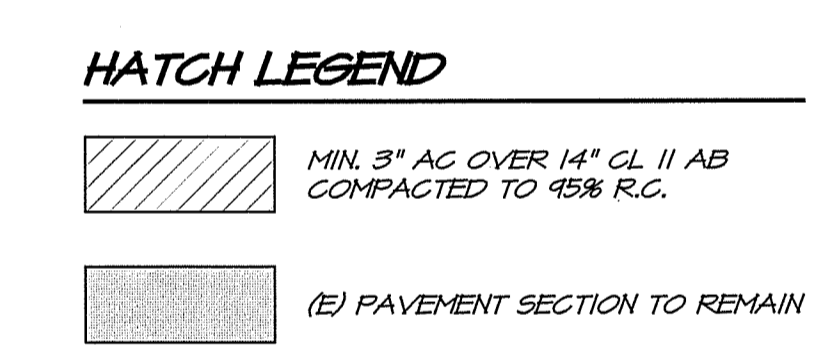
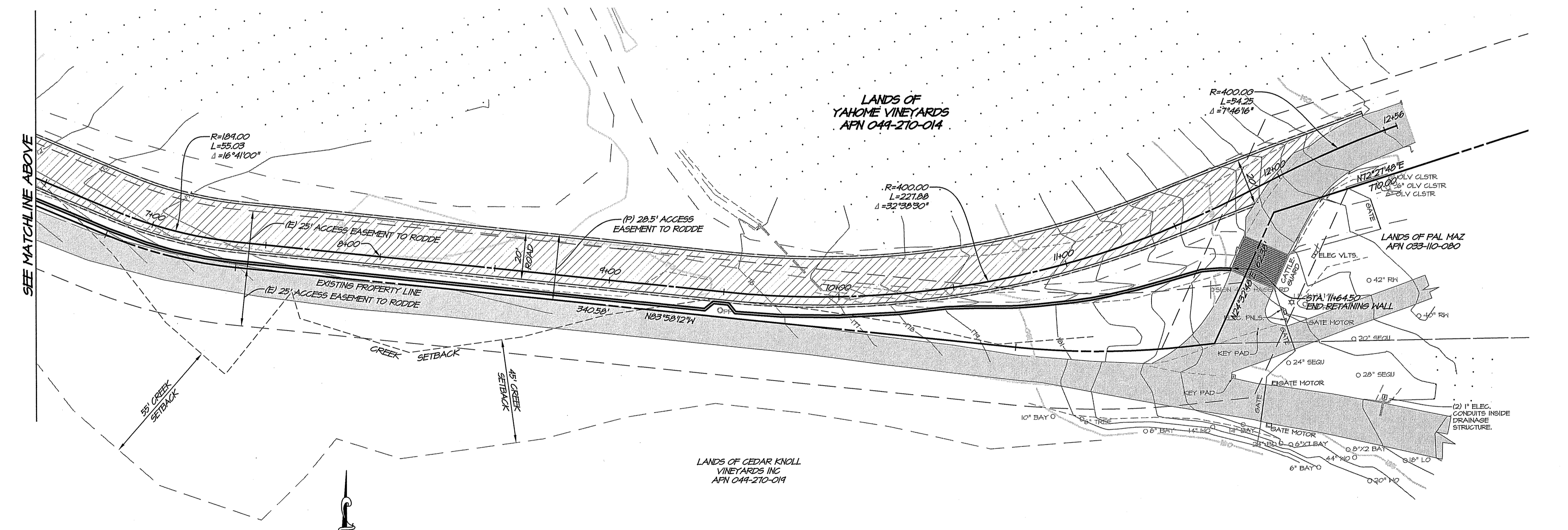
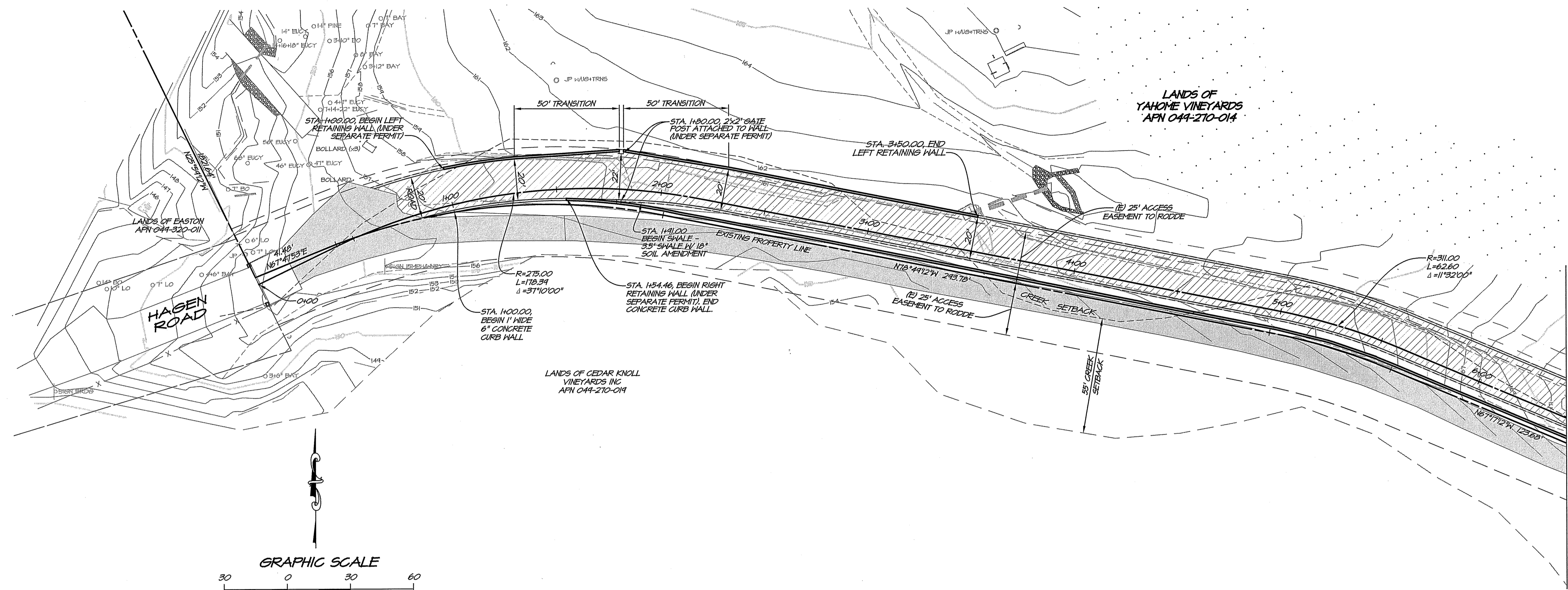
RSA+
REGISTERED PROFESSIONAL CIVIL ENGINEERS • SURVEYORS • 1980

RODDE RESIDENCE COVER SHEET & SITE PLAN CALIFORNIA NAPA COUNTY



DATE	SEPT. 11, 2017
DRAWN	PBL/PA
DESIGNED	DW/LS
CHECKED	EMF
JOB NO.	411025.0

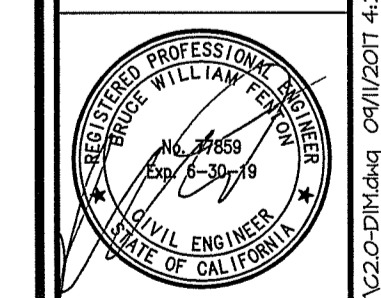
SHEET NO.
C1.0
1 OF 7 SHEETS



NO.	DATE	REVISIONS	BY	APPROV.

RSA+
1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE (707) 252-3301
+ www.rsainc.com +
RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS + 1980

RODDE RESIDENCE
PAVING, LAYOUT & DIMENSION PLAN
CALIFORNIA
NAPA COUNTY



DATE	SEPT. 11, 2017
DRAWN	PBA/ESH
DESIGNED	DWD/ESH
CHECKED	EMF
JOB NO.	411055.0

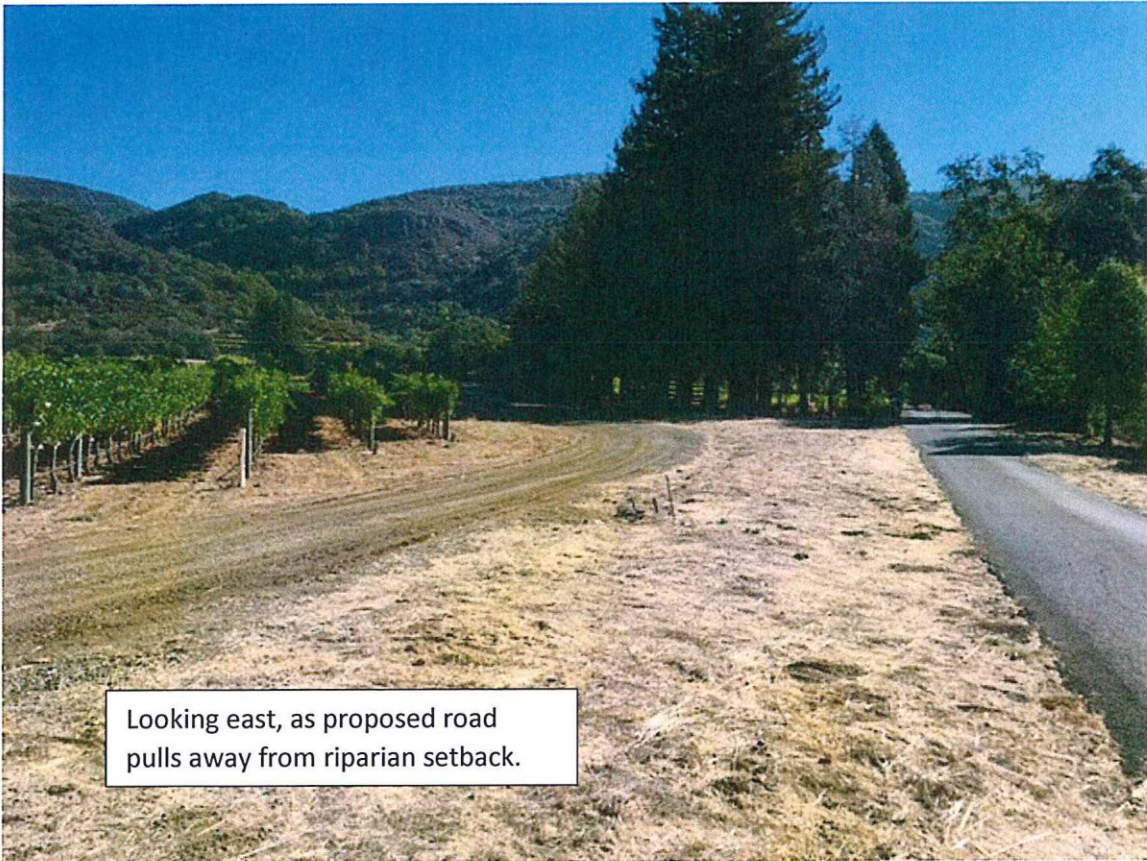
SHEET NO.
C2.0
3 OF 7 SHEETS

RODDE CON REGS EXCEPTION

EXHIBIT : Rodde – Images in the Hagen Creek Riparian Area:

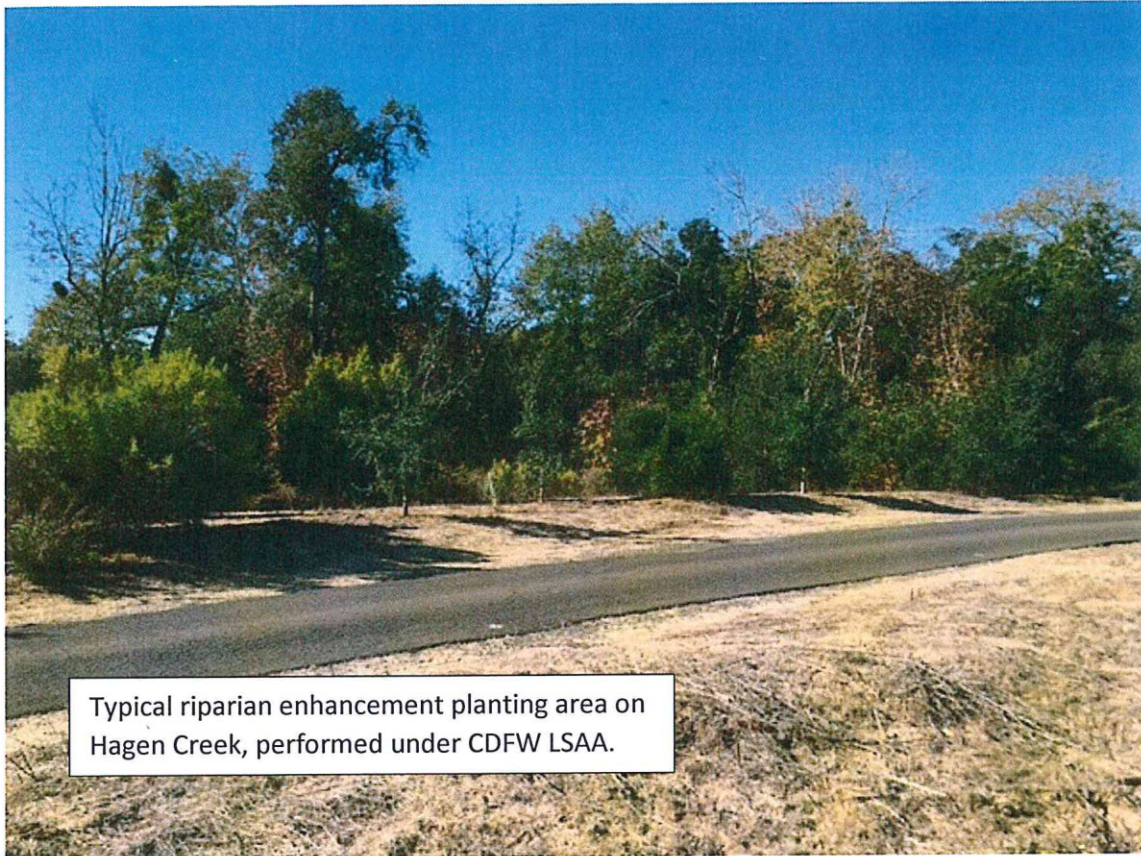


Looking west & downstream



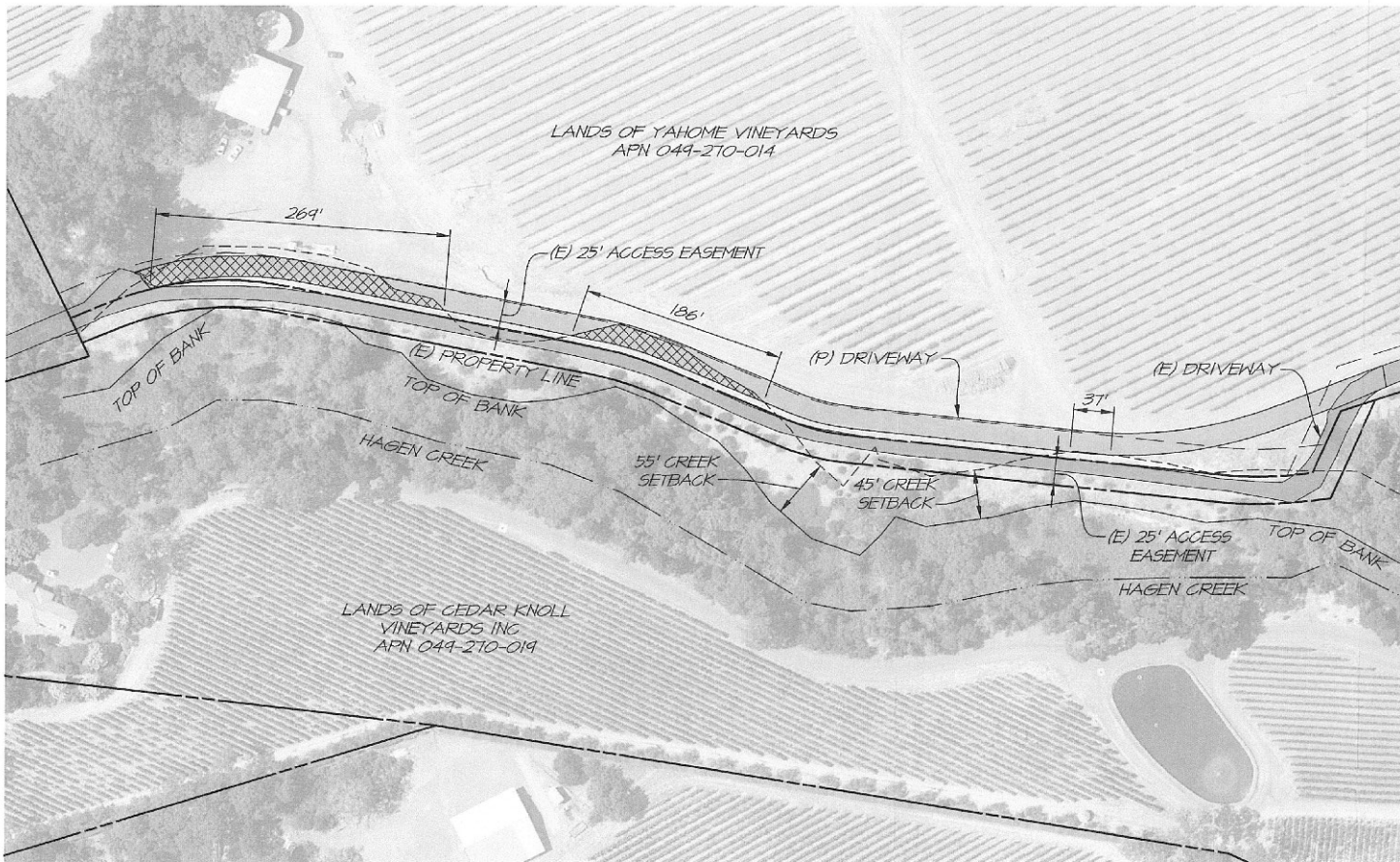
Looking east, as proposed road pulls away from riparian setback.

RODDE CON REGS EXCEPTION

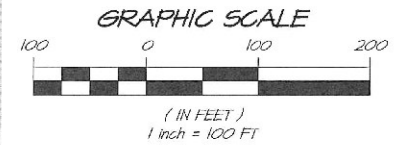


RODDE CON REGS EXCEPTION

RODDE RESIDENCE DRIVEWAY EXHIBIT



 AREA OF PROPOSED DRIVEWAY WITHIN CREEK SETBACK



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NAPA, CALIF. 94559
OFFICE | 707 | 252.3301
+ www.RSAcivil.com +

RSA⁺ | CONSULTING CIVIL ENGINEERS + SURVEYORS + 

AUGUST 12, 2016 411053.0 Edr-Driveway.dwg