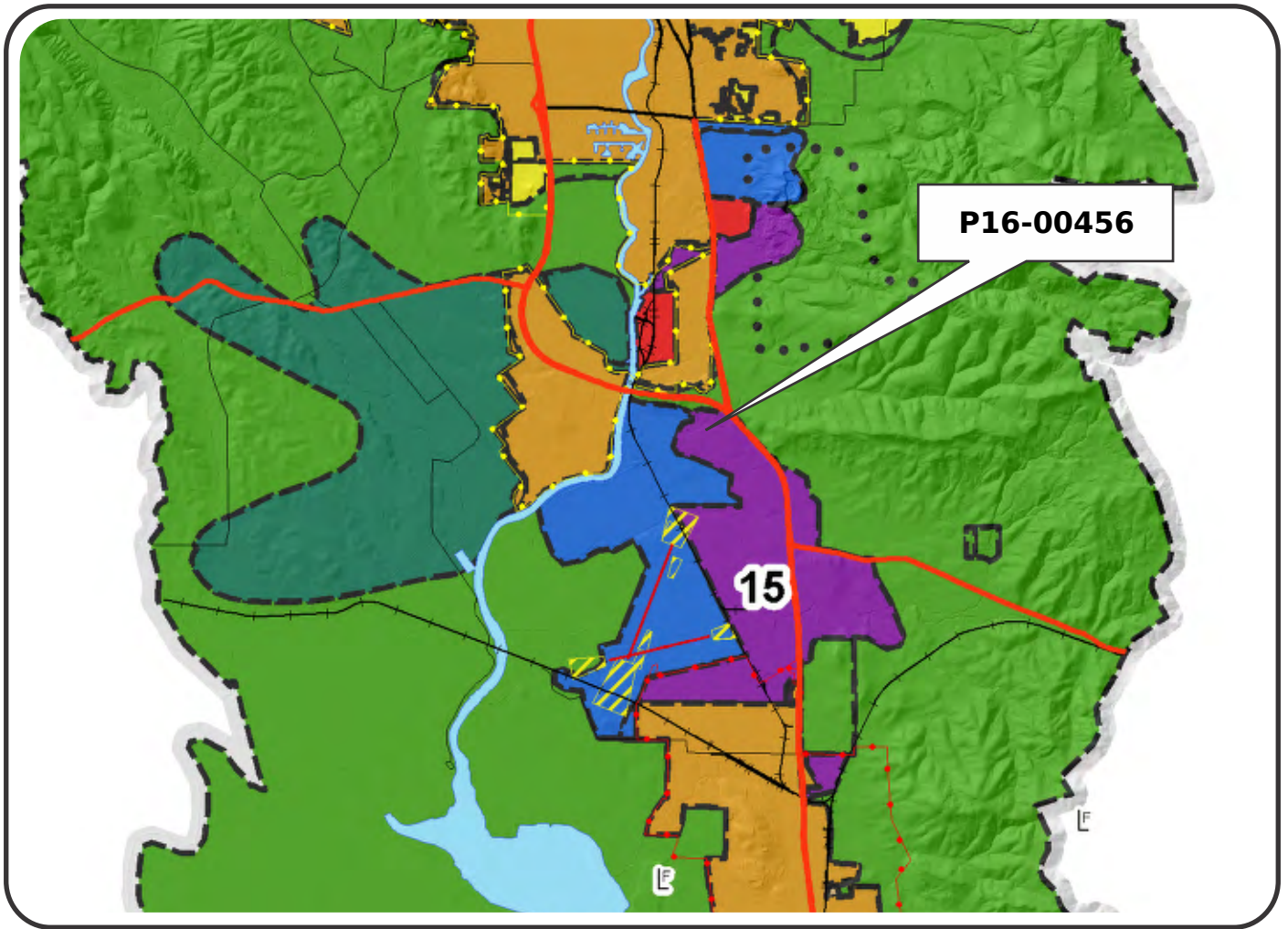


“H”

Graphics

# 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

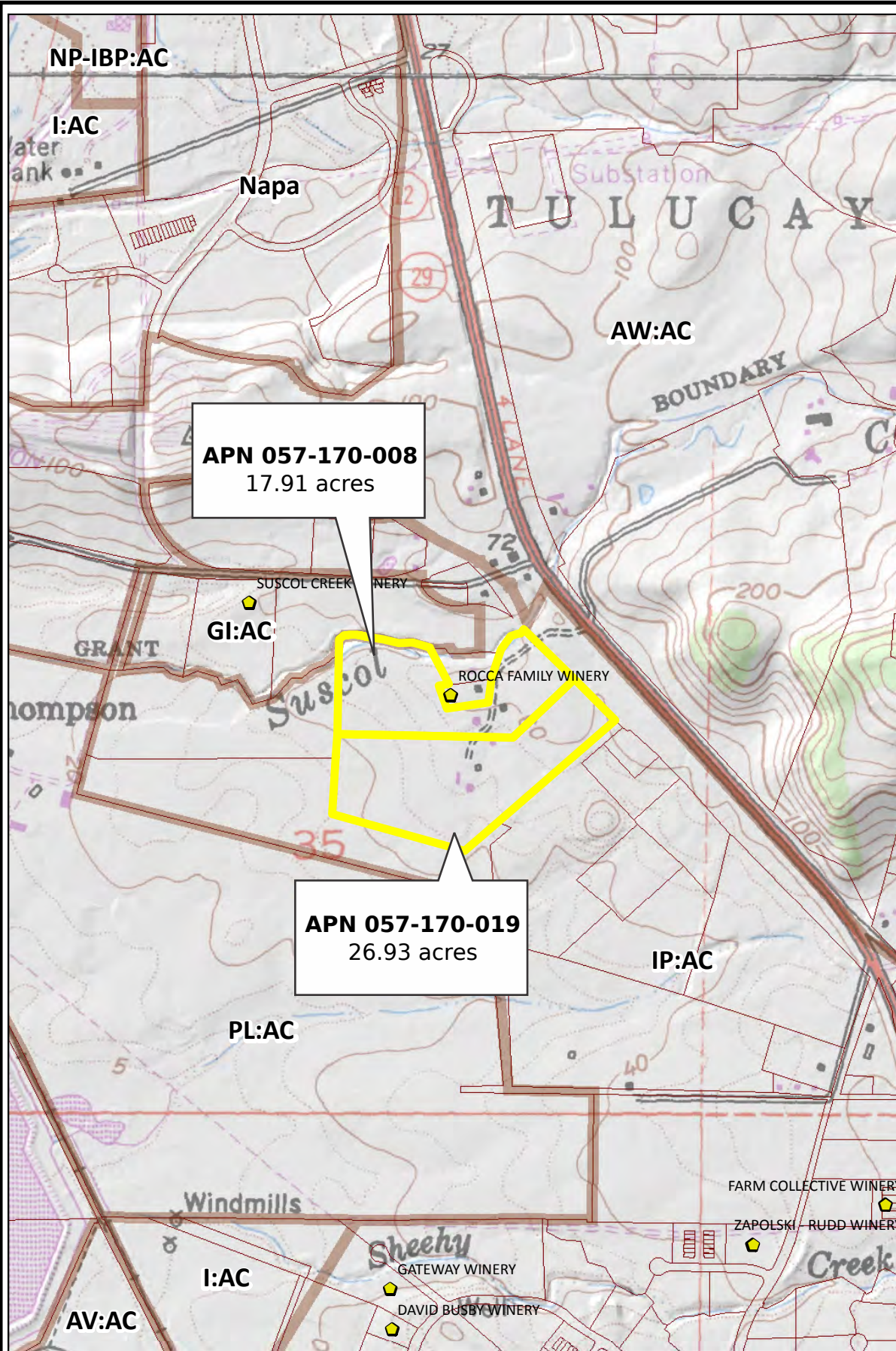
### TRANSPORTATION

- 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

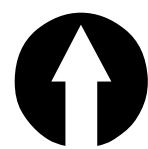
APNs  
057-170-008  
057-170-019  
07/2018  
UP





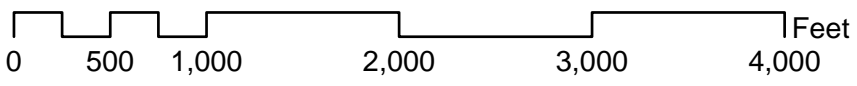
**APN 057-170-008**  
17.91 acres

**APN 057-170-019**  
26.93 acres

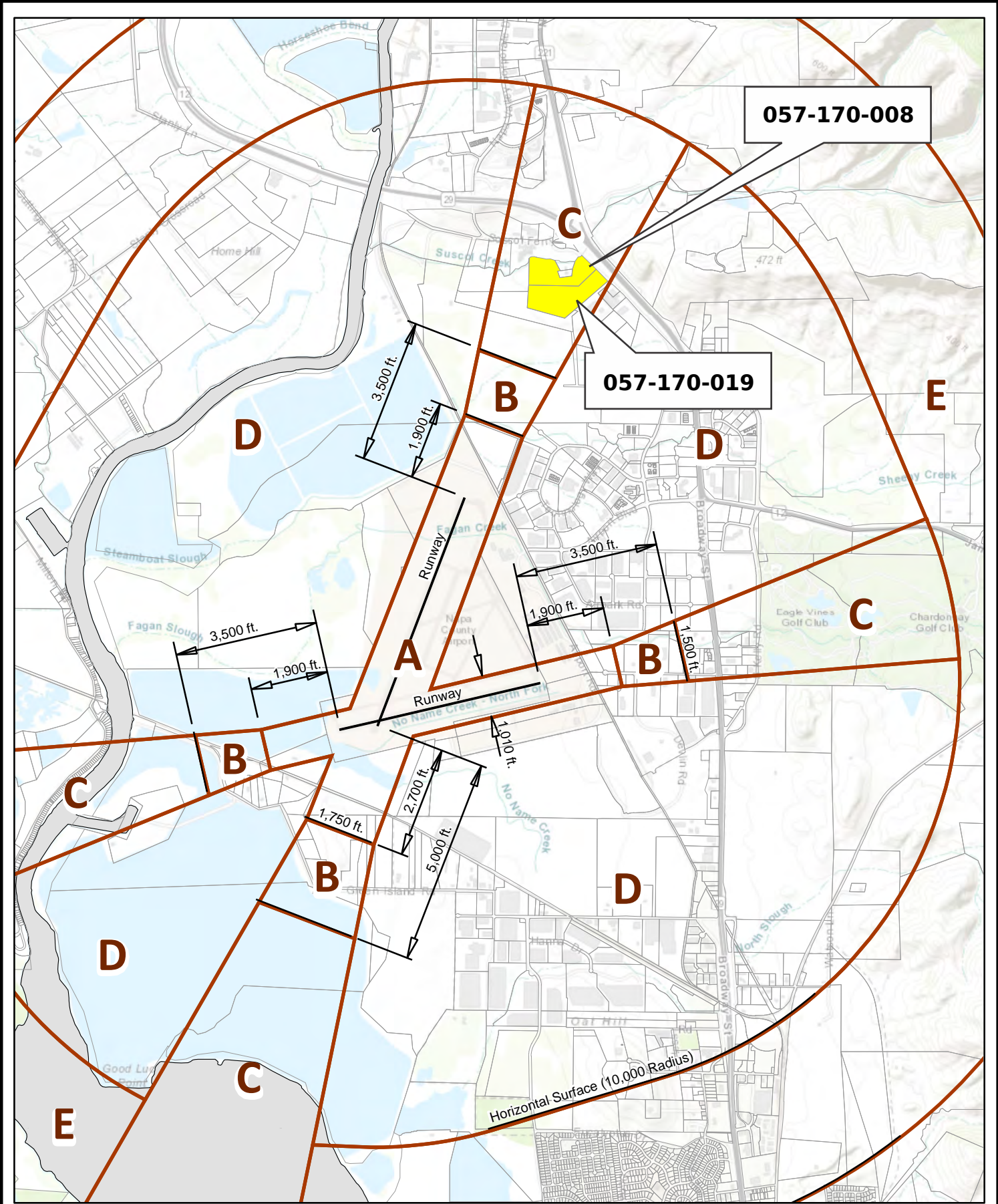


**Legend**

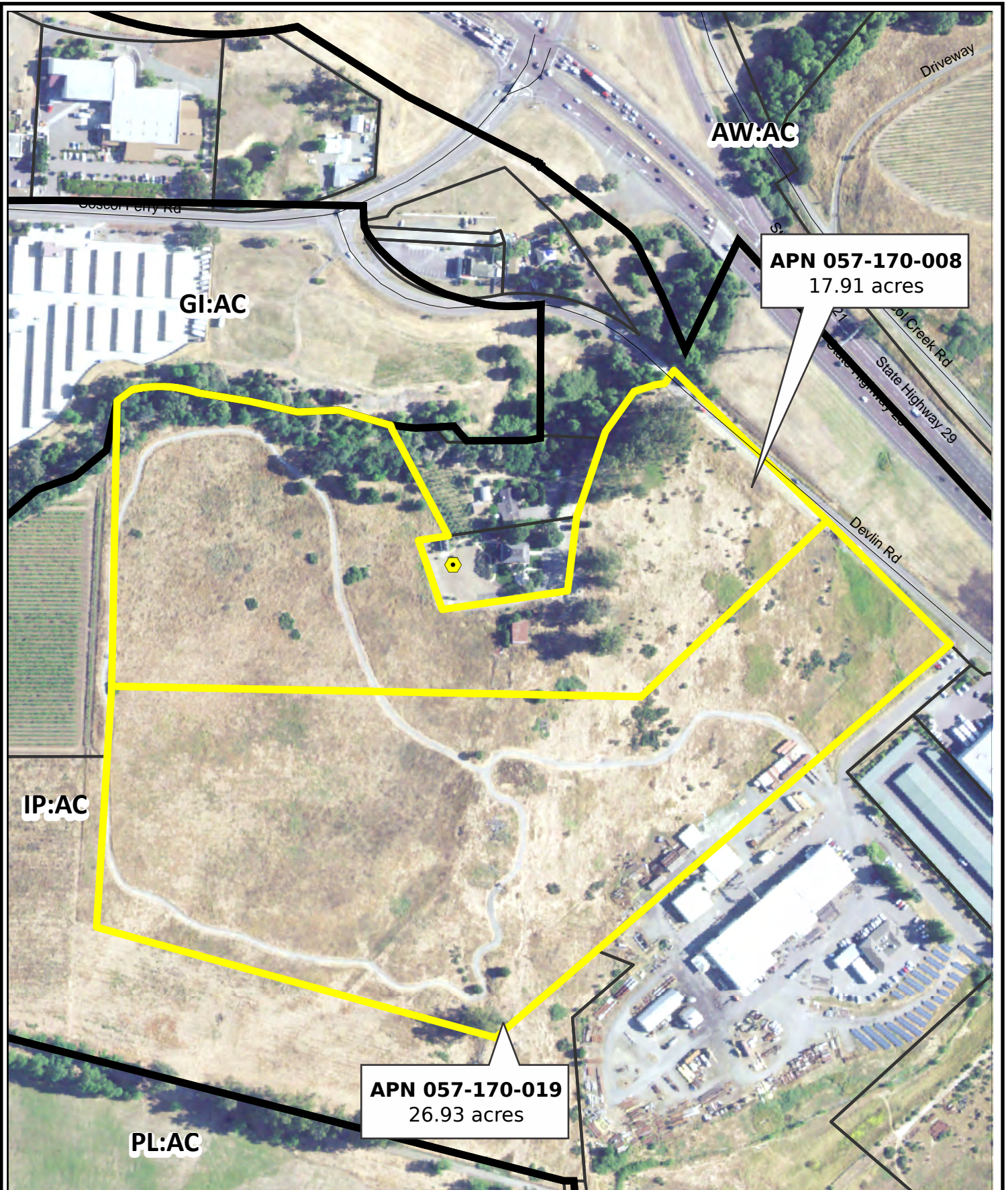
- Wineries**
- Status
  - Producing
  - Producing, w/ pending major moc
  - Approved, not producing
  - Pending
  - Unknown
  - Zoning
  - Parcels













REVISIONS BY

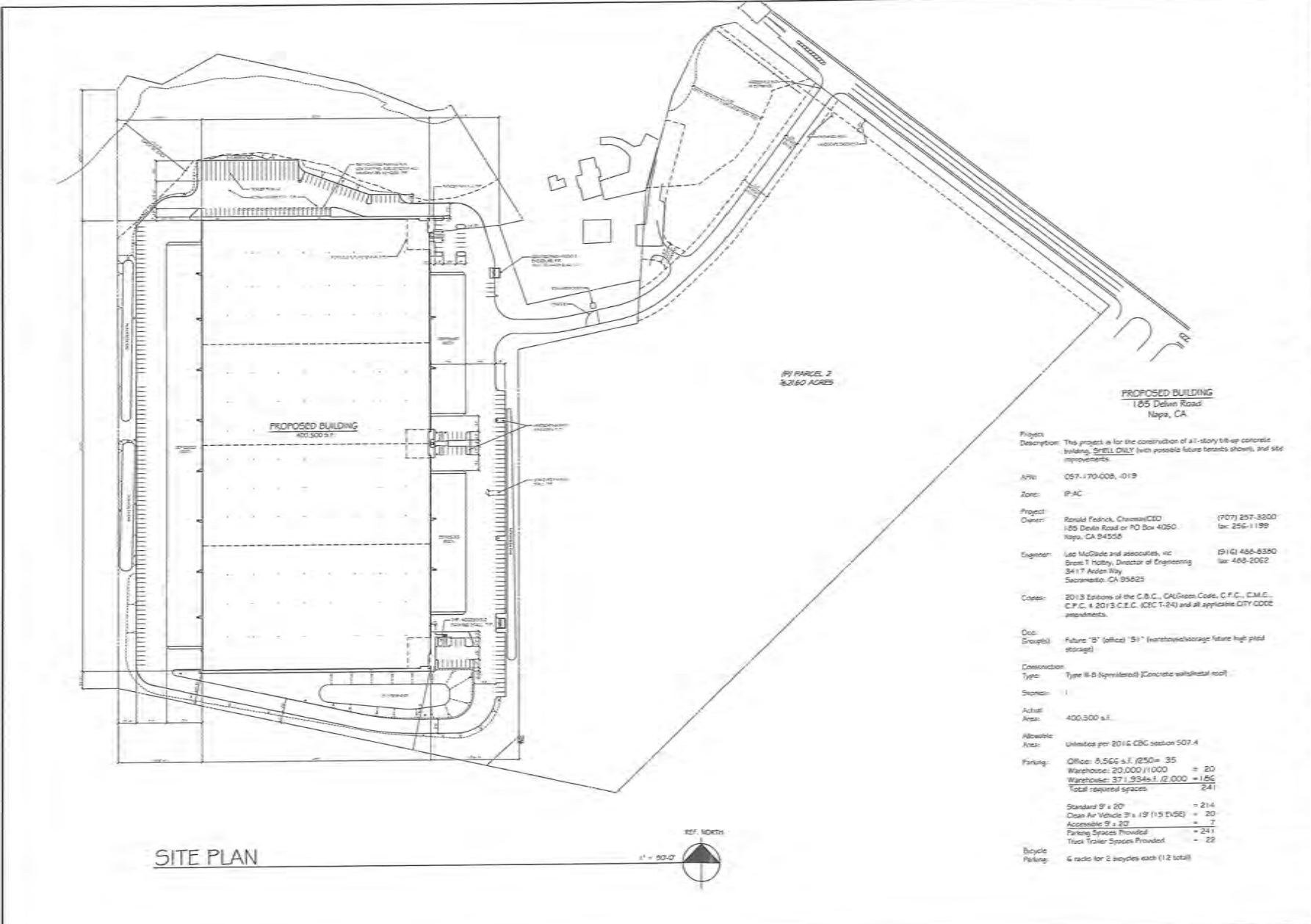
NO.	DATE	DESCRIPTION	BY



SITE PLAN

**PROPOSED BUILDING**  
 FORT NOVA BUSINESS PARK LLC  
 DEVLIN ROAD  
 NAPA COUNTY, CALIFORNIA

Date:	2-11-17
Scale:	AS NOTED
Drawn:	E.J.
Iss:	10-25-16
Sheet:	<b>A1</b>



**PROPOSED BUILDING**  
165 Devlin Road  
Napa, CA

**Project Description:** The project is for the construction of a 11-story tilt-up concrete building. STEEL ONLY (with possible future tenants shown), and site improvements.

**APN:** 057-170-008-019  
**Zone:** IP-AC

**Project Owner:** Ronald Fedrick, Chairman/CEO (707) 257-3200  
 165 Devlin Road or PO Box 4050 Fax: 256-1199  
 Napa, CA 94558

**Engineer:** Leo McGrade and associates, Inc. (916) 456-8350  
 Brent T. Holby, Director of Engineering Fax: 468-2062  
 3417 Arden Way  
 Sacramento, CA 95825

**Codes:** 2013 Editions of the C.B.C., CALGreen Code, C.F.C., C.M.C., C.F.C. & 2013 C.E.C. (CBC T-24) and all applicable CITY CODE amendments.

**Use Group(s):** Future "B" (office) "S1" (warehouse/storage future high-piled storage)

**Construction Type:** Type II-B (sprinklered) (Concrete w/ metal roof)

**Scale:** 1" = 50'-0"

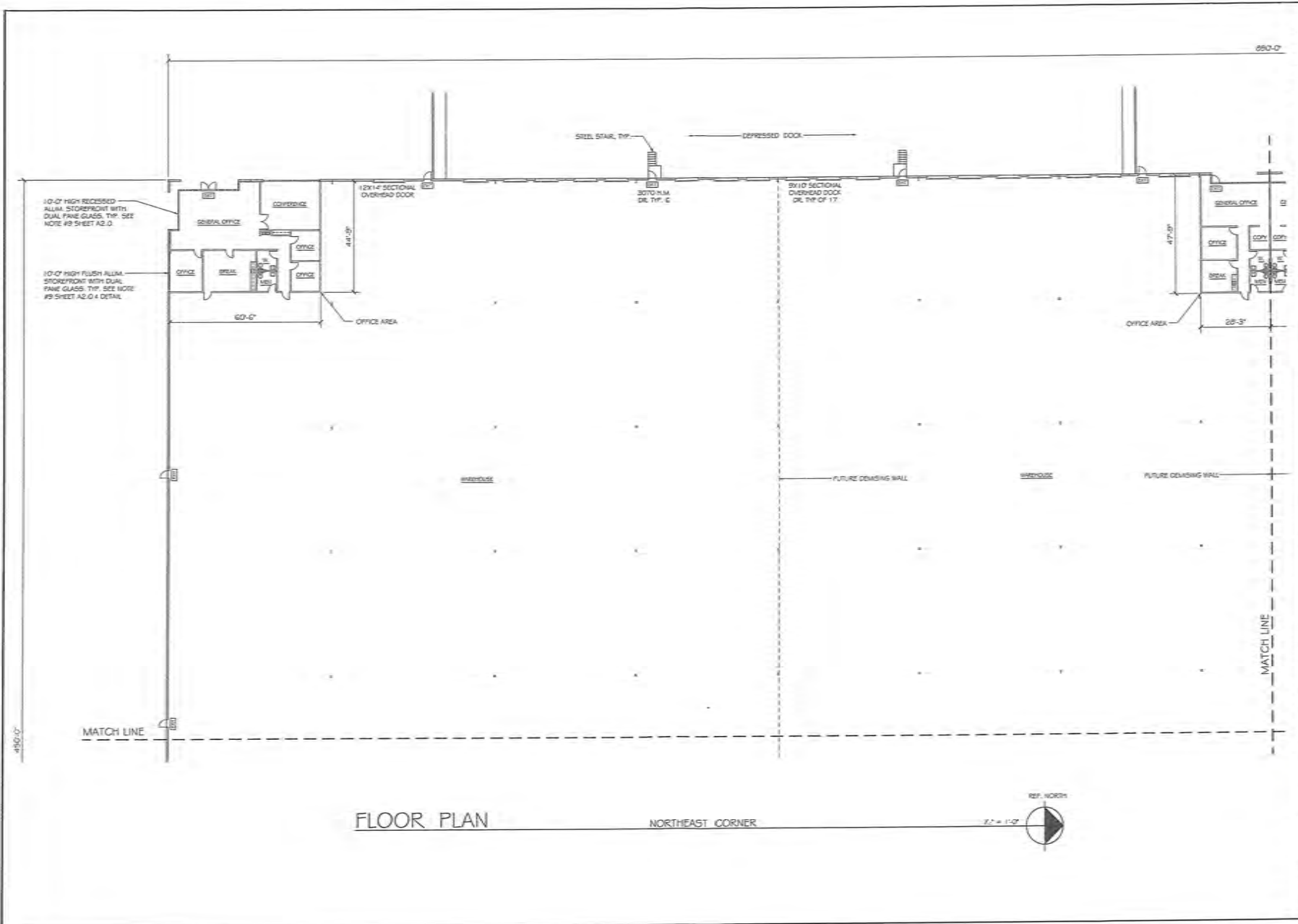
**Actual Area:** 400,500 s.f.

**Allowable Area:** Unlimited per 2016 CBC section 507.4

**Parking:**

Office:	0.566 s.f./250 =	35
Warehouse:	20,000 / 1,000 =	20
Warehouse:	371,934 s.f. / 2,000 =	186
<b>Total required spaces:</b> 241		
<b>Standard 9' x 20' = 214</b>		
<b>Clean Air Vehicle 9' x 19' (15 EVSE) = 20</b>		
<b>Accessible 9' x 20' = 7</b>		
<b>Parking Spaces Provided = 241</b>		
<b>Truck Trailer Spaces Provided = 22</b>		

**Bicycle Parking:** 6 racks for 2 bicycles each (12 total)



REVISIONS	BY

**Leo McClellan & Associates, Inc.**  
 3417 Arden Way Sacramento, CA 95825 (916) 406-6100

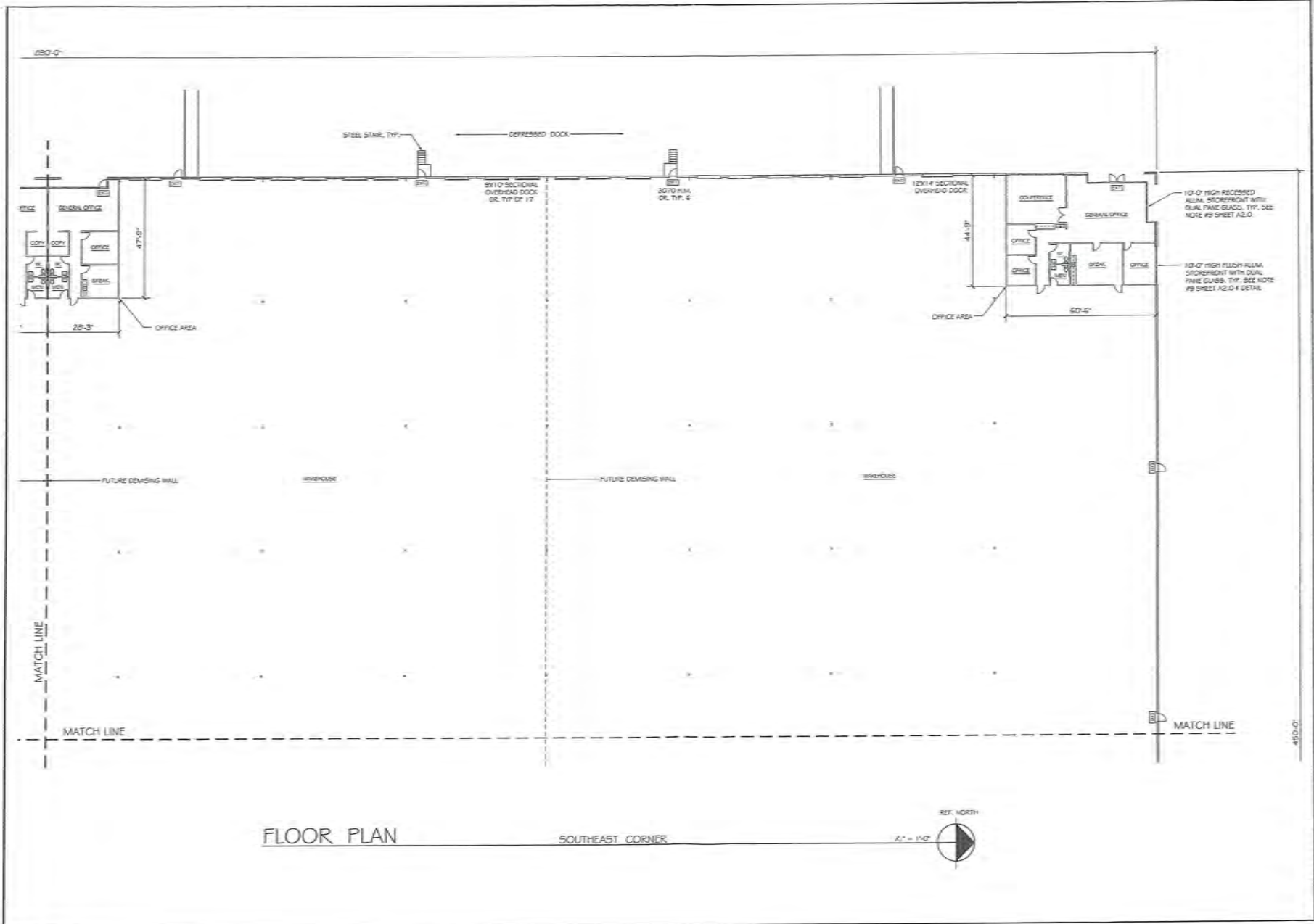
**PROPOSED BUILDING FOR NOVA BUSINESS PARK LLC**  
 DEVLIN ROAD  
 NAPA COUNTY, CALIFORNIA

**FLOOR PLAN  
 NORTHEAST CORNER**

Date: 5-11-17  
 Scale: AS NOTED  
 Drawn: T.J.  
 Job: 16-55-545  
 Sheet: **A2**

FLOOR PLAN NORTHEAST CORNER





FLOOR PLAN  
SOUTHEAST CORNER

REVISIONS	BY

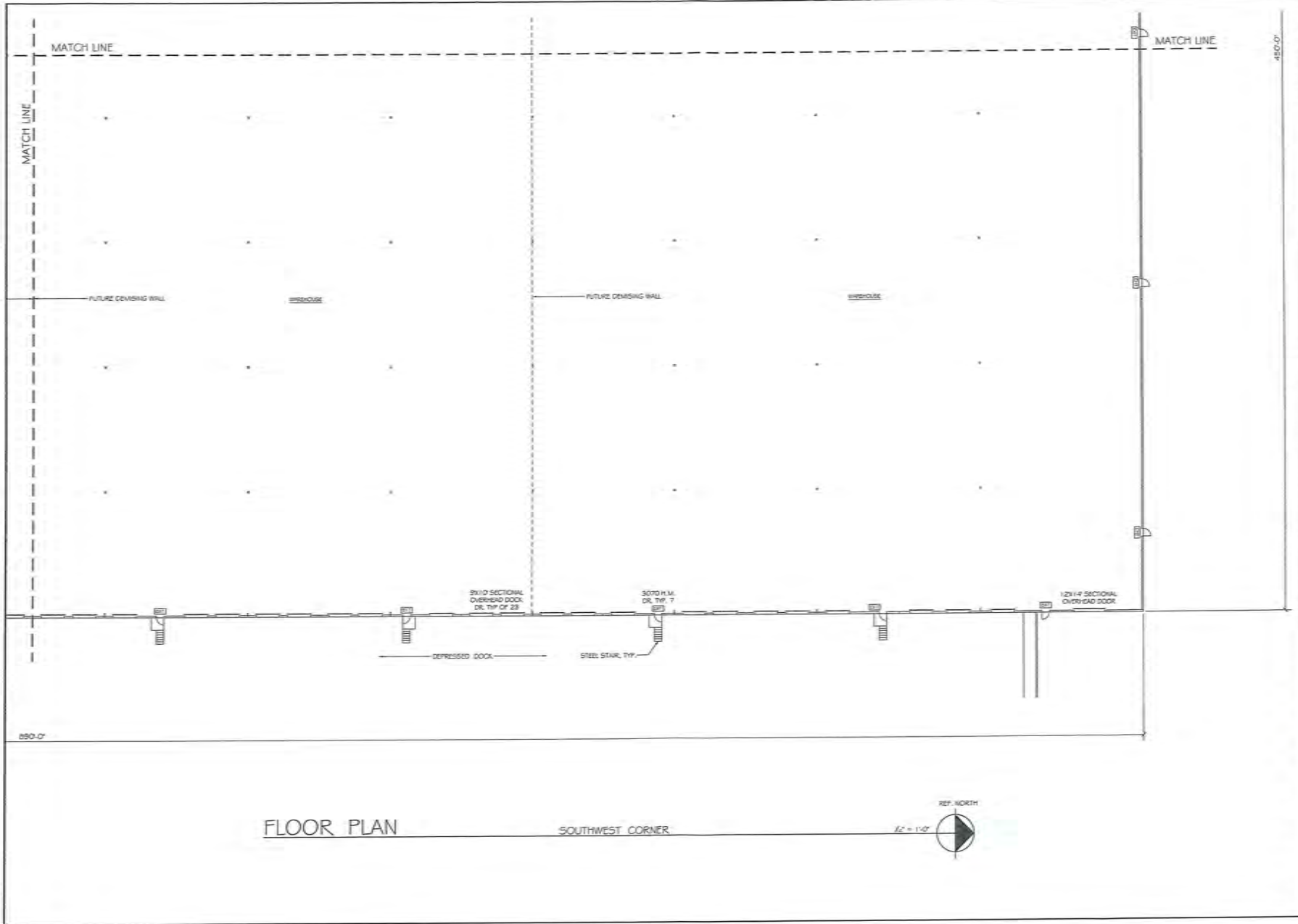
Leo McClode & associates, inc.  
3417 Arden Way Sacramento, CA 95825 (916) 480-0300

FLOOR PLAN  
SOUTHEAST CORNER

PROPOSED BUILDING  
POINT NOVA BUSINESS PARK LLC  
DEVILIN ROAD  
NAPA COUNTY, CALIFORNIA

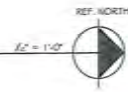
Date: 5-11-17  
Scale: AS NOTED  
Drawn: E.J.  
Job: 16-55-145  
Sheet: **A3**





FLOOR PLAN

SOUTHWEST CORNER



REVISIONS	BY

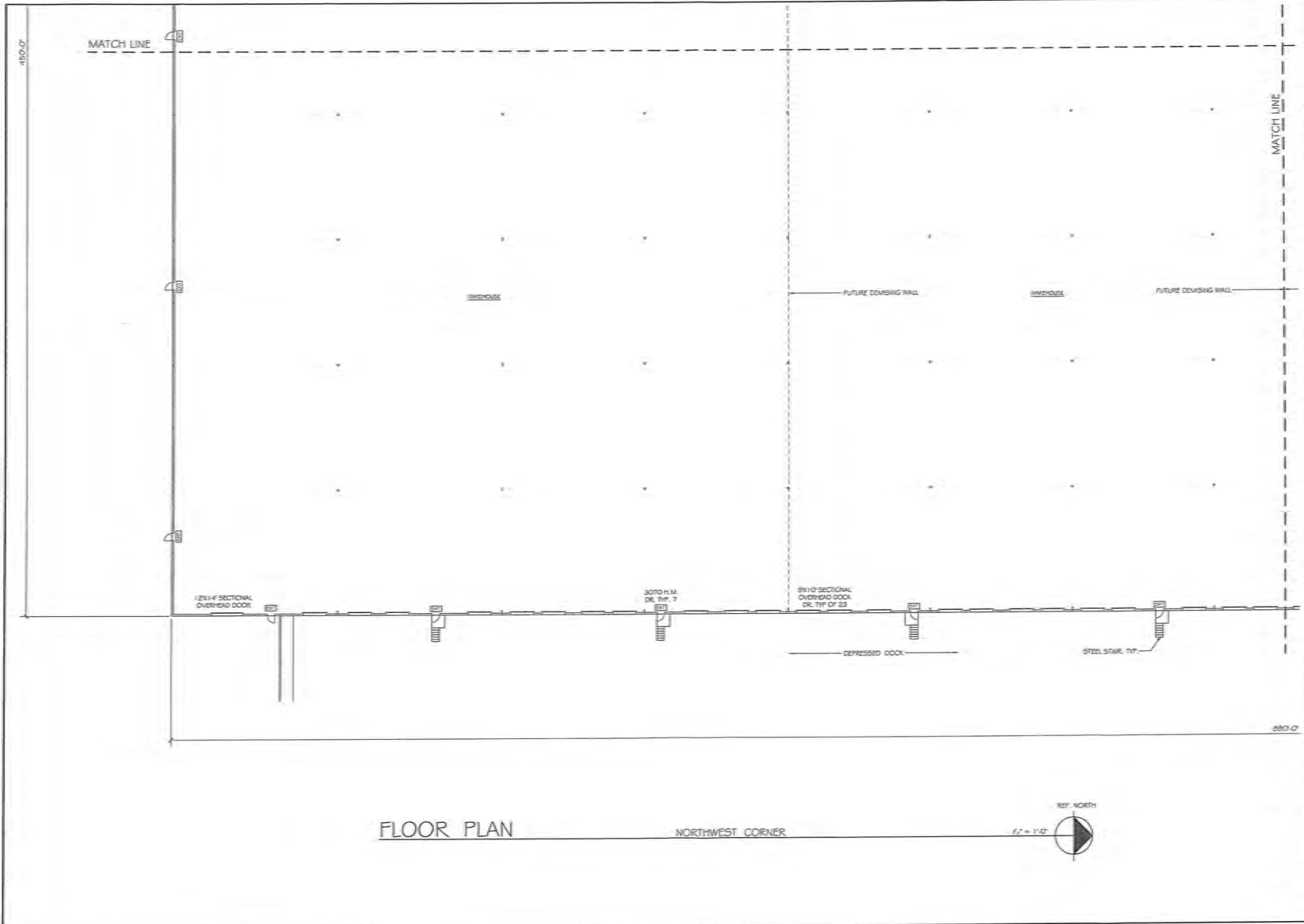
Leo McClode & associates, inc.  
 3417 Arden Way Sacramento, CA 95823 (916) 486-0100

FLOOR PLAN  
 SOUTHWEST CORNER

PROPOSED BUILDING  
 FOR NOVA BUSINESS PARK LLC  
 DEVLIN ROAD  
 NAPA COUNTY, CALIFORNIA

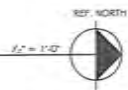
Date	5-11-17
Scale	AS NOTED
Drawn	T.J.
Appr	SC 55-645
Sheet	A4





FLOOR PLAN

NORTHWEST CORNER



REVISIONS	BY

Leo McGlade & associates, inc.  
 3417 Arden Way Sacramento, CA 95825 (916) 486-0380

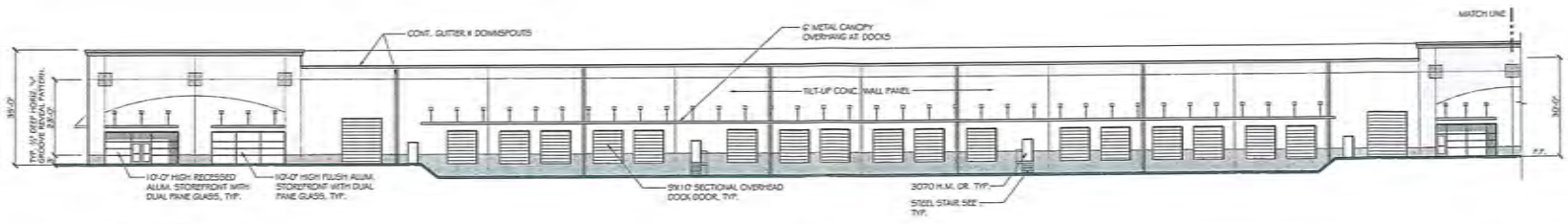
FLOOR PLAN  
 NORTHWEST CORNER

**PROPOSED BUILDING**  
 FOR: NOVA BUSINESS PARK LLC  
 DEVLIN ROAD  
 NAPA COUNTY, CALIFORNIA

Date	5-11-17
Scale	AS NOTED
Drawn	R.J.
Job	16-55-145
Sheet	<b>A5</b>



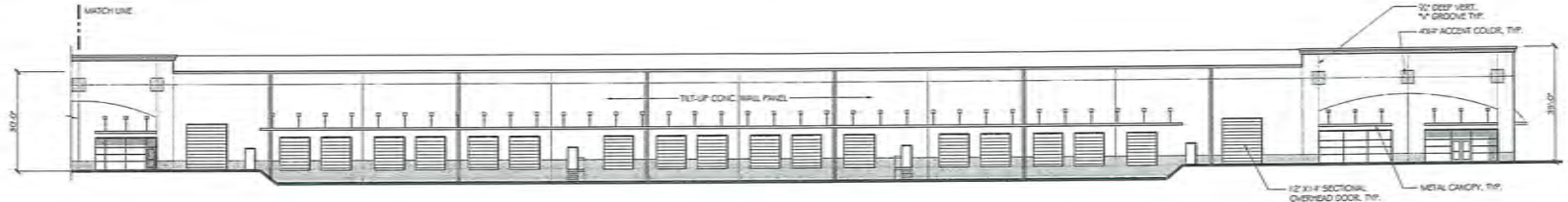




EAST ELEVATION

SOUTH END

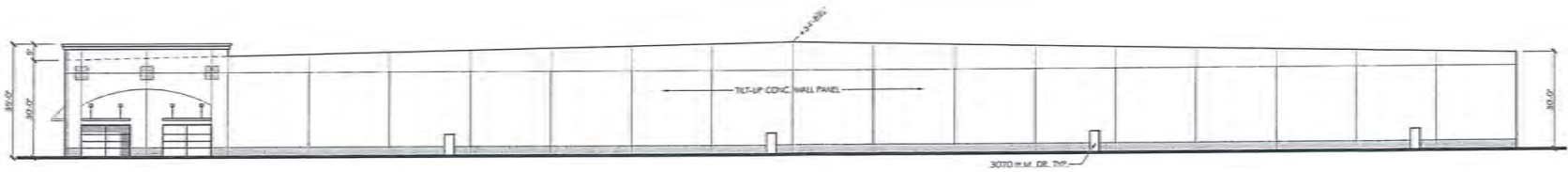
1/2" = 1'-0"



EAST ELEVATION

NORTH END

1/2" = 1'-0"



NORTH ELEVATION

1/2" = 1'-0"

COLOR LEGEND

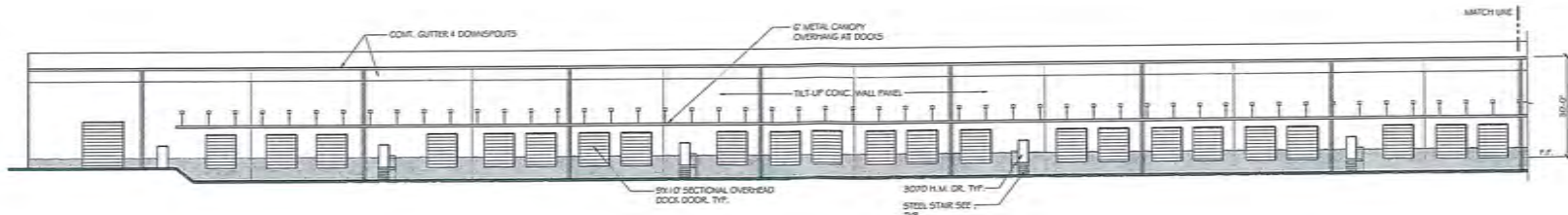
- GLIDDEN PROFESSIONAL A1856 - WOOD SMOKE
- GLIDDEN PROFESSIONAL A1761 - WAYSIDE INN
- GLIDDEN PROFESSIONAL A1832 - MANSARD STONE

REVISIONS	BY

<p style="font-size: small;">Leo McGlade &amp; associates, inc. 3417 Arden Way, Sacramento, CA 95825 (916) 480-0300</p>	<p>ELEVATIONS</p> <hr/> <p>PROPOSED BUILDING FOR: NOVA BUSINESS PARK LLC DEVILIN ROAD NAPA COUNTY, CALIFORNIA</p>
<p>Date: 5-11-17 Scale: AS NOTED Drawn: T.J. Job: 16-55-1445 Sheet: A6</p>	

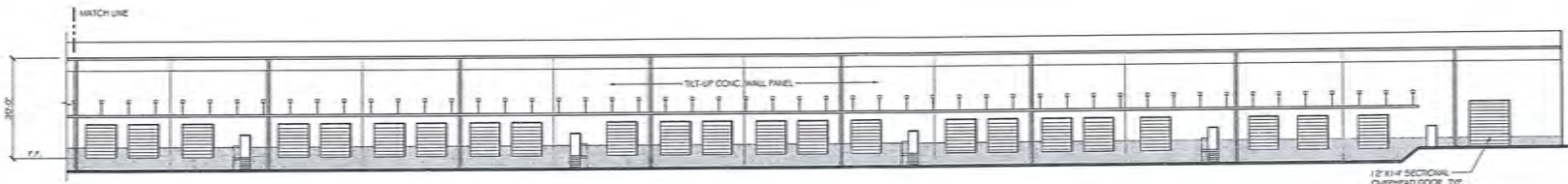




WEST ELEVATION

NORTH END

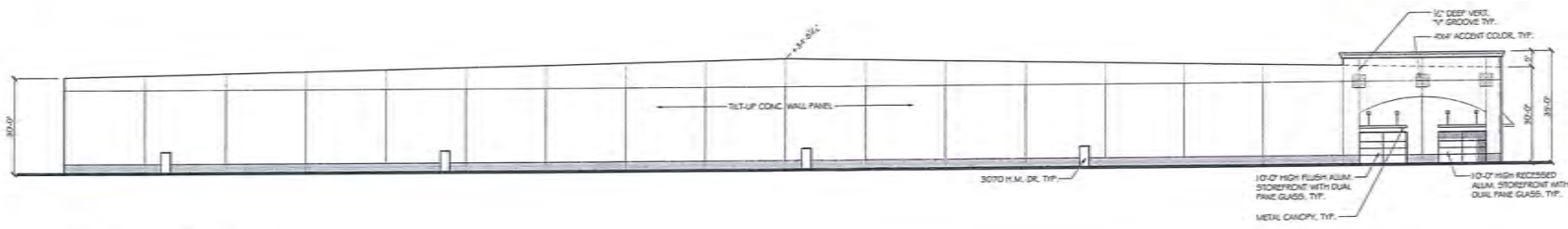
MATCH LINE  
30'-0"  
P.F.



WEST ELEVATION

SOUTH END

30'-0"  
P.F.



SOUTH ELEVATION

30'-0"

COLOR LEGEND

- GUDDEN PROFESSIONAL A1858 - WOOD SMOKE
- GUDDEN PROFESSIONAL A1781 - WAYSIDE INN
- GUDDEN PROFESSIONAL A1832 - MANSARD STONE

REVISIONS	BY

<p style="text-align: center; font-weight: bold; font-size: 1.2em;">ELEVATIONS</p>	<p style="font-size: 0.8em;">Leo McClade &amp; Associates, Inc. 3417 Arden Way Sacramento, CA 95835 (916) 455-0360</p>
<p style="font-weight: bold; font-size: 1.1em;">PROPOSED BUILDING</p> <p style="font-size: 0.8em;">FOR: NOVA BUSINESS PARK LLC</p>	<p style="font-size: 0.8em; text-align: center;">DEVILIN ROAD NAPA COUNTY, CALIFORNIA</p>

<p style="font-weight: bold; font-size: 1.5em;">A7</p>	<p style="font-size: 0.8em;">Date: 5-11-17 Scale: AS NOTED Drawn: R.J. Job: 16-05-045</p>
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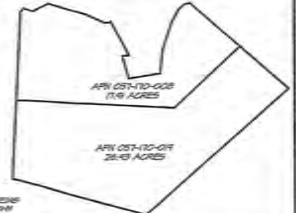
# NOVA WAREHOUSE USE PERMIT PLANS

## PROJECT INFORMATION

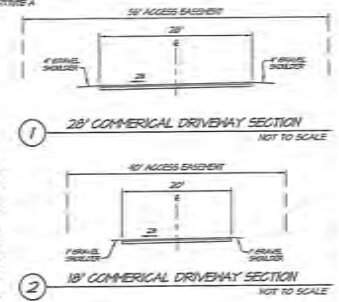
OWNER: NOVA GROUP, INC.  
355 DEVLIN ROAD  
NAPA, CA 94558  
SITE ADDRESS: DEVLIN ROAD  
NAPA, CA 94558  
CIVIL NUMBER: R54A  
305 FOURTH STREET  
NAPA, CA 94559  
APN AND AREA: 057-02-008 (17.6 ACRES)  
057-02-007 (26.3 ACRES)  
ZONING: PLAC

## SURVEY NOTES

1. SURVEYING BASED ON AN AERIAL SURVEY BY CANNON & PROSSER, INC. IN NOVEMBER 2005. CONTROLS ARE SHOWN EVERY ONE FOOT (5' UNRESOLVED EVERY FIVE FEET 30').
2. DESIGNATED CORNER = IRRAWADDI CORNER, POINT NO. 4. BEING A SET AND WALK AND WALKER ALONG DEVLIN ROAD AS SHOWN HEREIN. ELEVATION = 63.37' (NAVD 83).
3. BASIS OF ELEVATIONS: THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE CALIFORNIA GEODINAMIC SYSTEM ZONE 3. WAD 83 EPOCH 2010.0 AS DETERMINED LOCALLY BY A LINE BETWEEN CONTIGUOUS GLOBAL POSITIONING SYSTEMS (GPS) STATION POINTS AND SHOWN FOR LOCALITY AT POINT 44 NORTH EAST. ELEVATIONS FROM QUANTITATIVE VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (SRCAC).
4. BOUNDARY IS BASED ON NAPA COUNTY GIS INFORMATION AND ADJACENT PARCELS. HAINS AND DOES NOT CONSTITUTE A RESOLVED BOUNDARY.



EXISTING LOT LINE CONFIGURATION



## ABBREVIATIONS

BY	DESIGNER	GC	ON CENTER
E	GENERAL	OV	OVERHEAD
GD	GLANDLINE	PAVE	PAVING GAS AND ELECTRIC
CONP	CORNER	PL	PROPERTY LINE
GV	GRADE VALVE	PR	PROPOSED
SDV	SOLE DETECTOR CHECK VALVE	R	RADIUS
DR	DRAIN RISE	RSH	ROOF OF HLT
DM	DORMER WIND	S	SLOPE FEET/100
SB	EXISTING GRADE	SAD	SEE ARCHITECT'S DRAWINGS
SDP	EDGE OF PAVEMENT	SD	SEWER DRAIN
EV	ELECTRIC VEHICLE	SDPH	STORM DRAIN FORCE MAIN
SK	EXISTING	SP	SIGNIFICANT FOOTPRINT
W	WIND	SLAD	SEE LANDSCAPE
FF	FRESH FLOOR	ASD	ARCHITECT'S DRAWINGS
FB	FRESH GRADE	SS	SAWTOOTH SEWER
E	FLOW LINE	SSOC	SAWTOOTH SEWER GLENDWELL
FN	FIRE WATER LINE	STA	STATION
MS	GRADE STRIKE	STD	STANDARD
MP	MANHOLE	TC	TOP OF CURB
BM	MANHOLE	TM	TOP OF MOUNT
LP	LANDSCAPE FOOTPRINT	WL	WATER LINE
LP	LOW POINT	WM	WATER METER
WV	WIND	WV	WATER VALVE

## SYMBOL LEGEND

EXISTING	PROPOSED	
—	SD	STORM DRAIN LINE
—	DN	DORMER WIND LINE
—	FW	FRESH WATER LINE
—	SAW	SAWTOOTH SEWER
—	SDPH	STORM DRAIN FORCE MAIN
—	SDPH	STORM DRAIN MANHOLE
—	SL	SLOPE AS SHOWN
—	WV	WATER VALVE
—	WV	WATER METER
—	WV	WATER VALVE

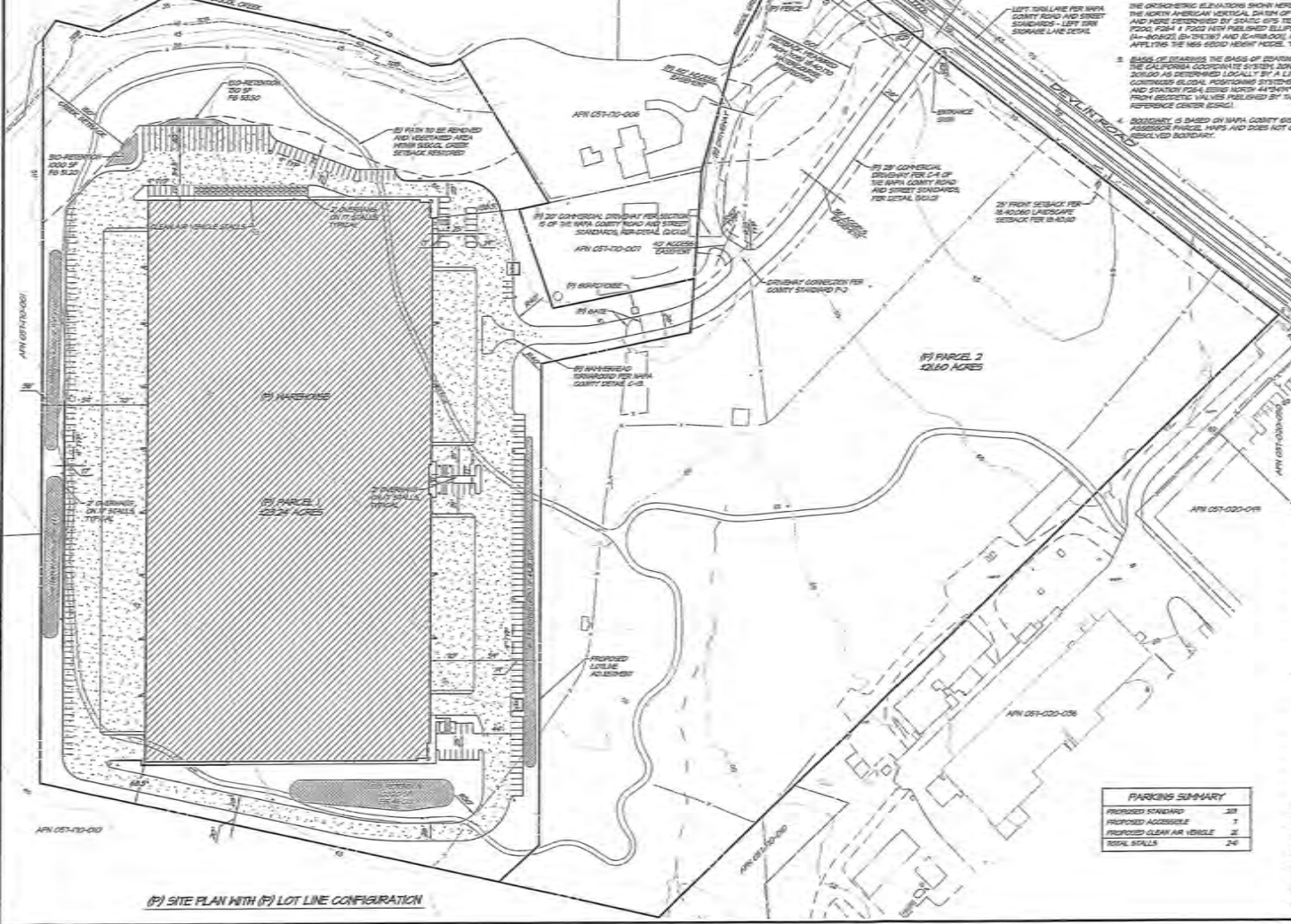
## HATCH LEGEND

AC	ASPH	CONCRETE	GRASS
GRASS	GRASS	GRASS	UTILITY PLAN

## SHEET INDEX

COVER SHEET
GRADING PLAN
UTILITY PLAN

PROPOSED STANDARD	33
PROPOSED ACCESSIBLE	1
PROPOSED CLEAN AIR VEHICLE	2
TOTAL SPACES	36



(P) SITE PLAN WITH (P) LOT LINE CONFIGURATION

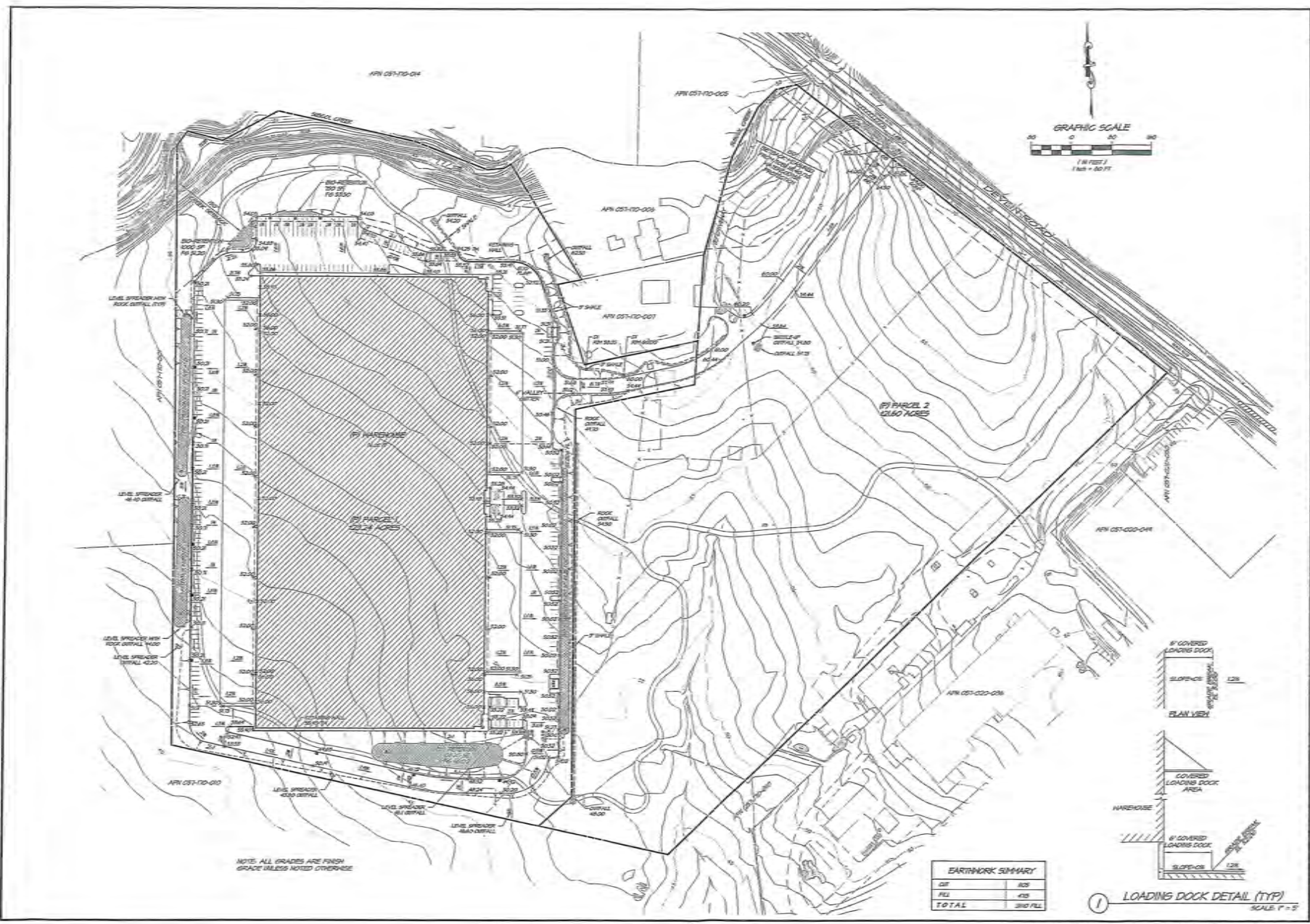
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PRELIMINARY - NOT FOR CONSTRUCTION

100 COUNTY STREET  
 NAPA, CALIF. 94559  
 (707) 253-1100  
**RSA+**  
 CIVIL ENGINEERING ARCHITECTURE LANDSCAPE ARCHITECTURE

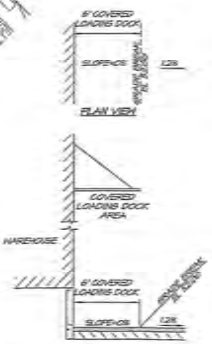
NOVA WAREHOUSE  
 COVER SHEET  
 CALIFORNIA  
 NAPA COUNTY  
 PROJECT NUMBER: 11001  
 DATE: 07/2018  
 SHEET NO. 1 OF 3 SHEETS  
**C1.0**





NOTE: ALL GRADES ARE FINISH GRADE UNLESS NOTED OTHERWISE

EARTHWORK SUMMARY	
CUT	420
FILL	410
TOTAL	830 FILL



PRELIMINARY - NOT FOR CONSTRUCTION

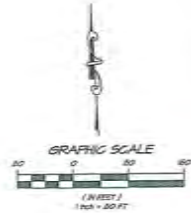
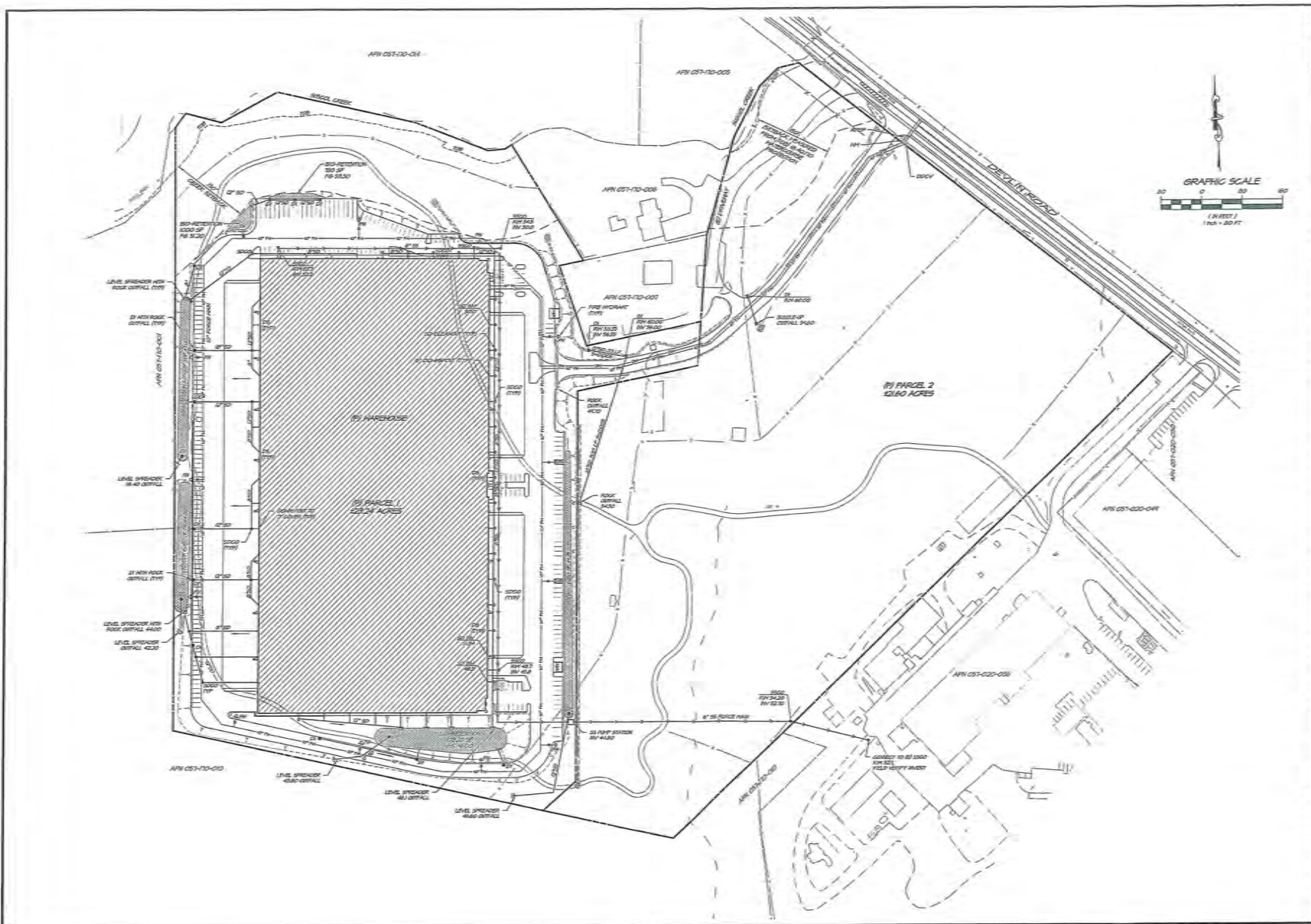
DATE	08/07/2018
DESIGNED BY	JLS
CHECKED BY	JLS
APP. NO.	000000
SHEET NO.	C2.0
2 OF 2 SHEETS	

**NOVA WAREHOUSE GRADING PLAN**  
CALIFORNIA  
NAPA COUNTY

**RSA+**  
REGISTERED PROFESSIONAL ENGINEER  
NOVA WAREHOUSE GRADING PLAN  
NAPA COUNTY, CALIFORNIA







NOVA WAREHOUSE UTILITY PLAN	DATE: 06/07/2017
NAPA COUNTY CALIFORNIA	DRAWN: JLD
	DESIGNED: JLD
	CHECKED: JLD
	APPROVED: JLD
	SHEET: C3.0
	3 OF 3 SHEETS

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PRELIMINARY - NOT FOR CONSTRUCTION

