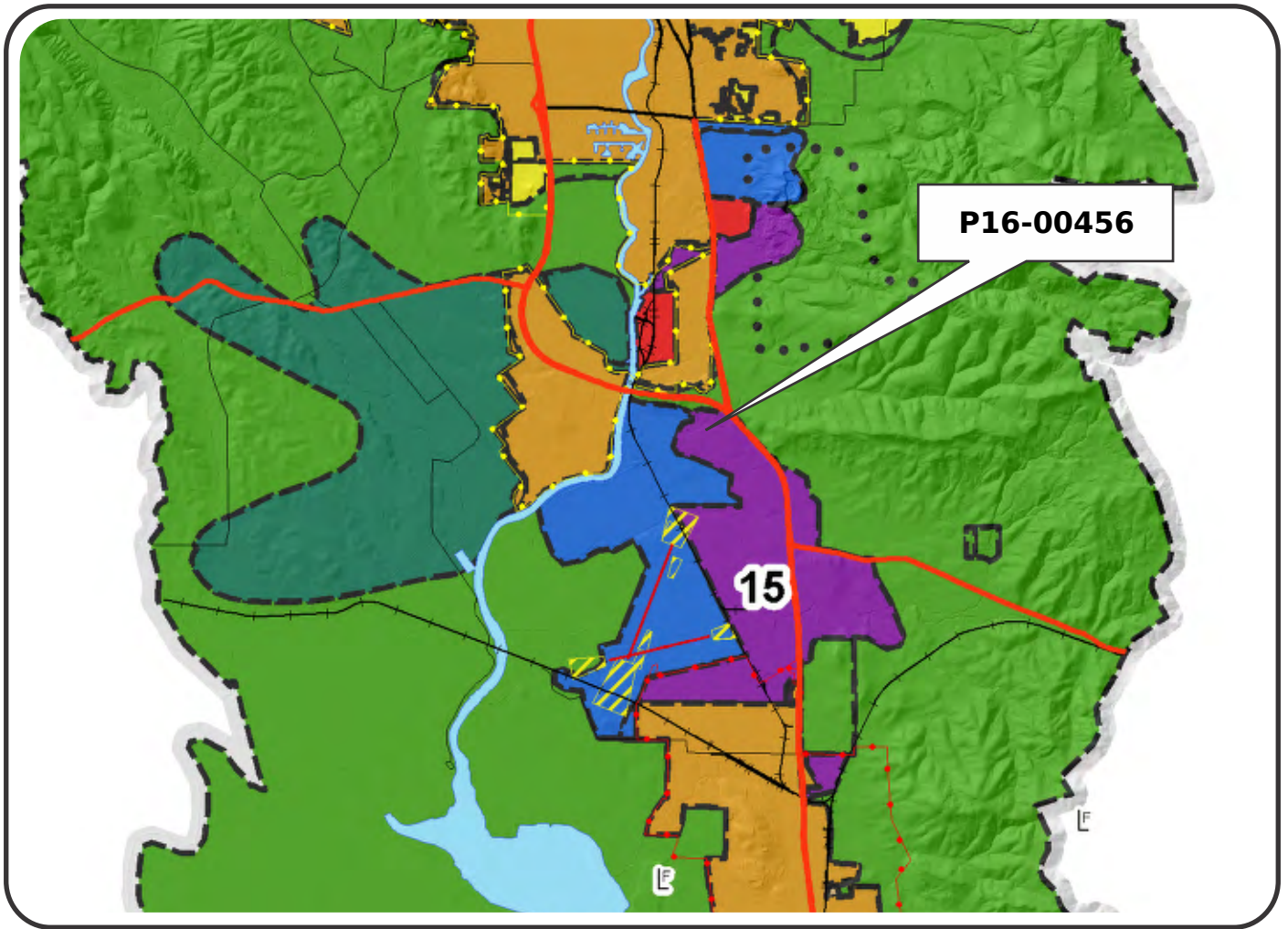


“N”

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

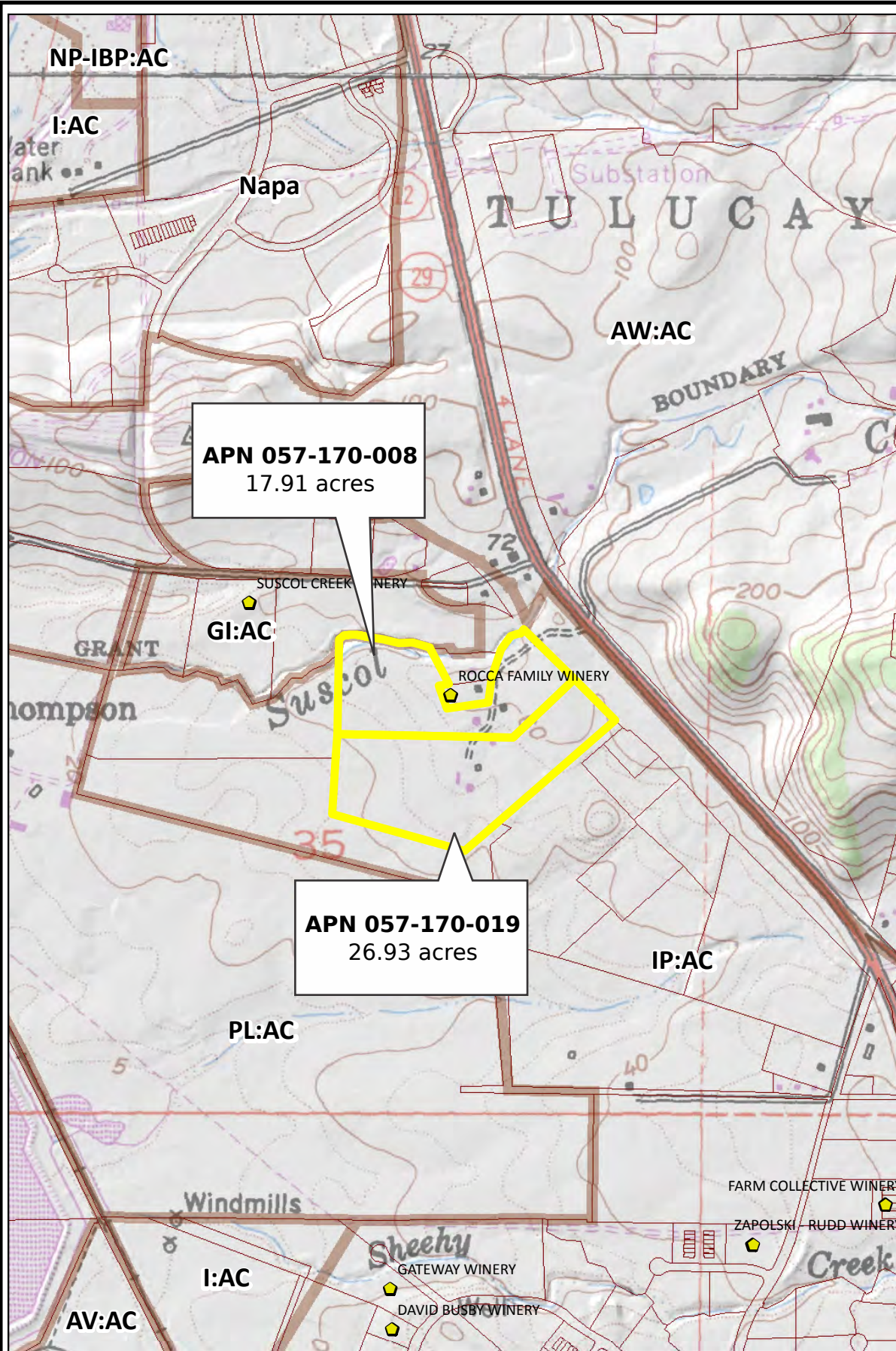
### TRANSPORTATION

- 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

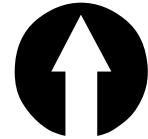
APNs  
057-170-008  
057-170-019  
07/2018  
UP



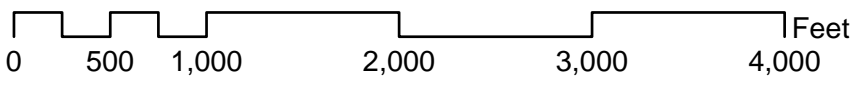


**APN 057-170-008**  
17.91 acres

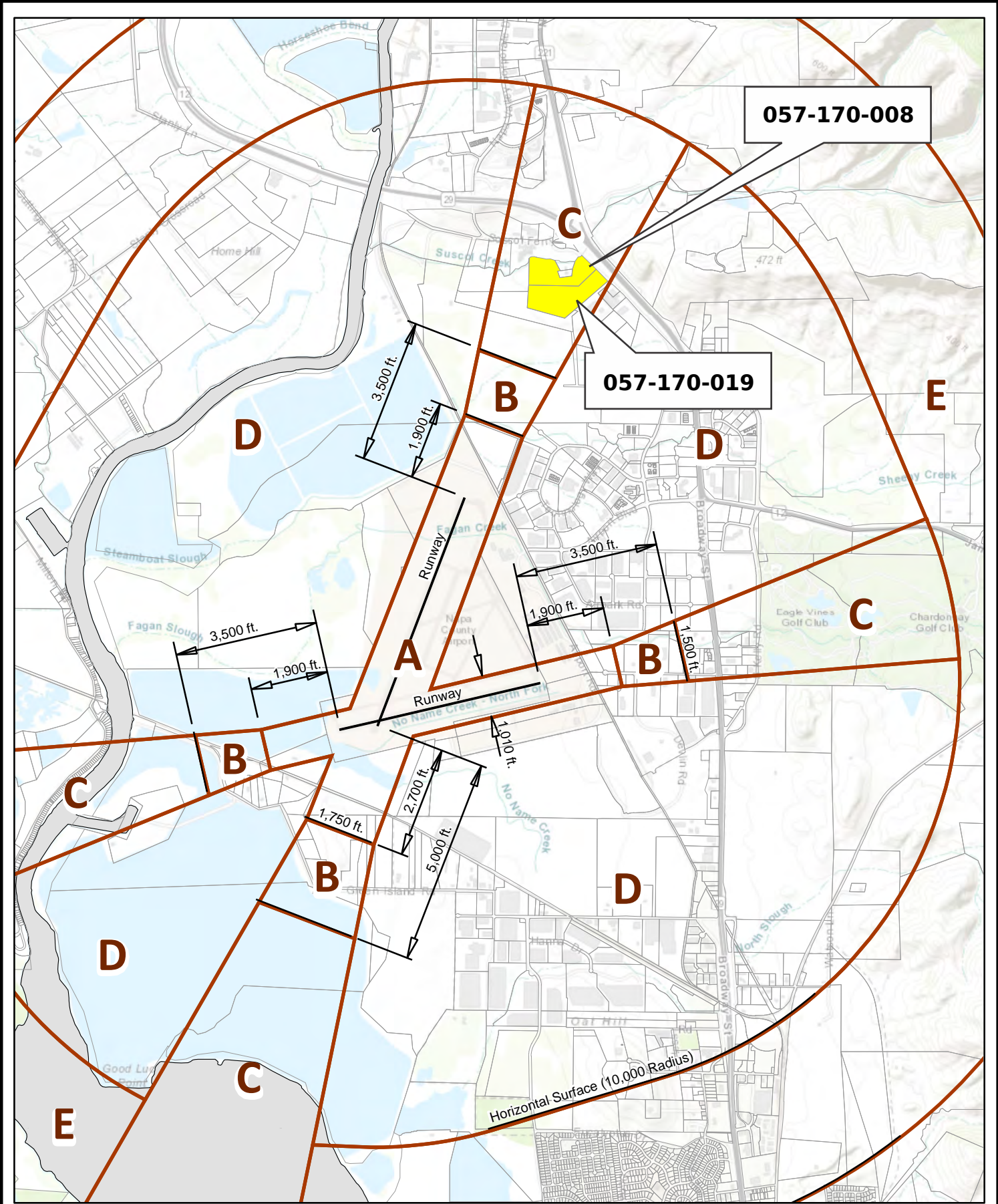
**APN 057-170-019**  
26.93 acres



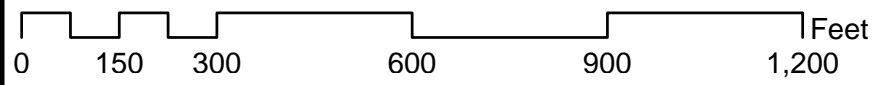
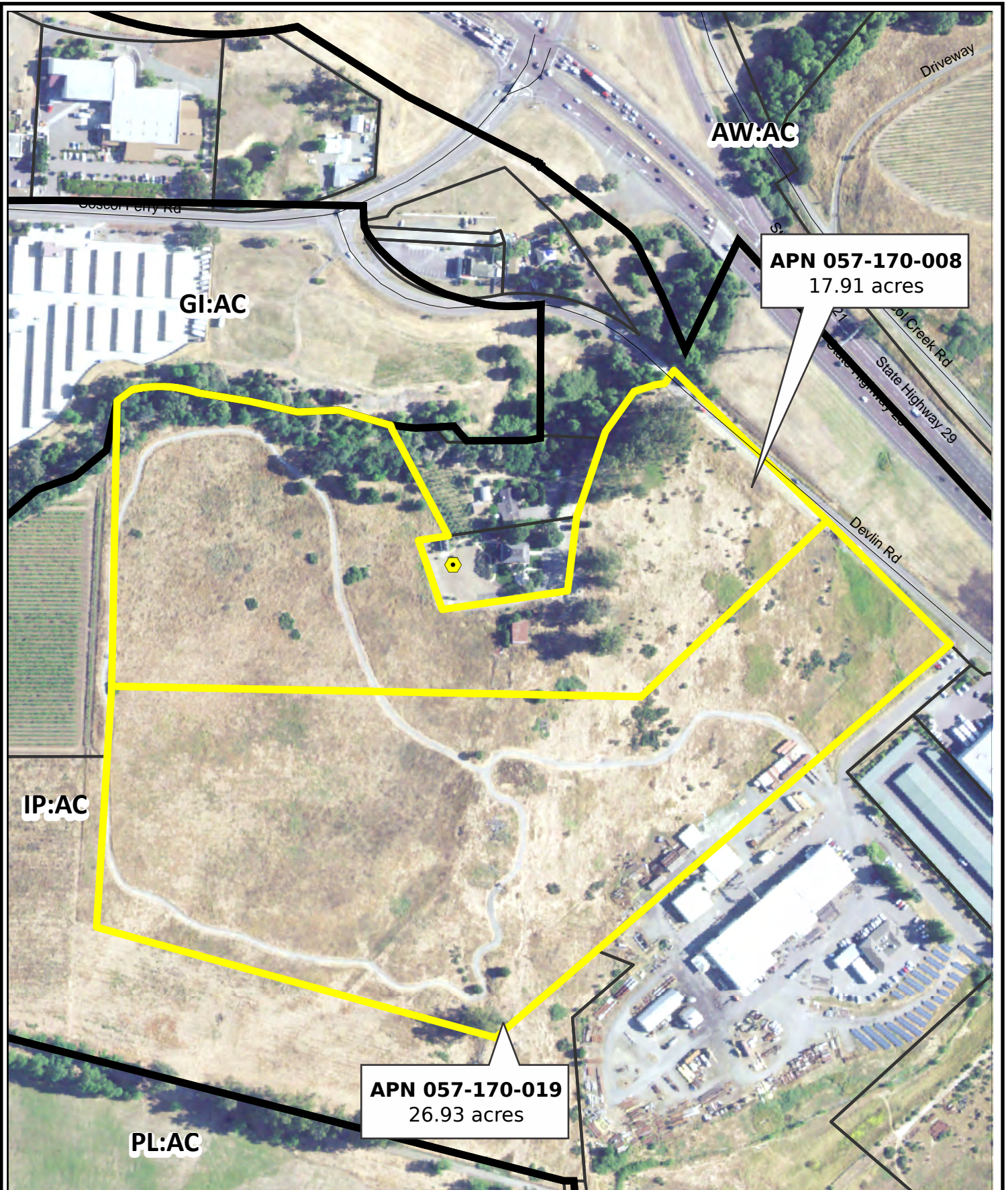
- Legend**
- Wineries**
- Status
- Producing
  - Producing, w/ pending major moc
  - Approved, not producing
  - Pending
  - Unknown
  - Zoning
  - Parcels



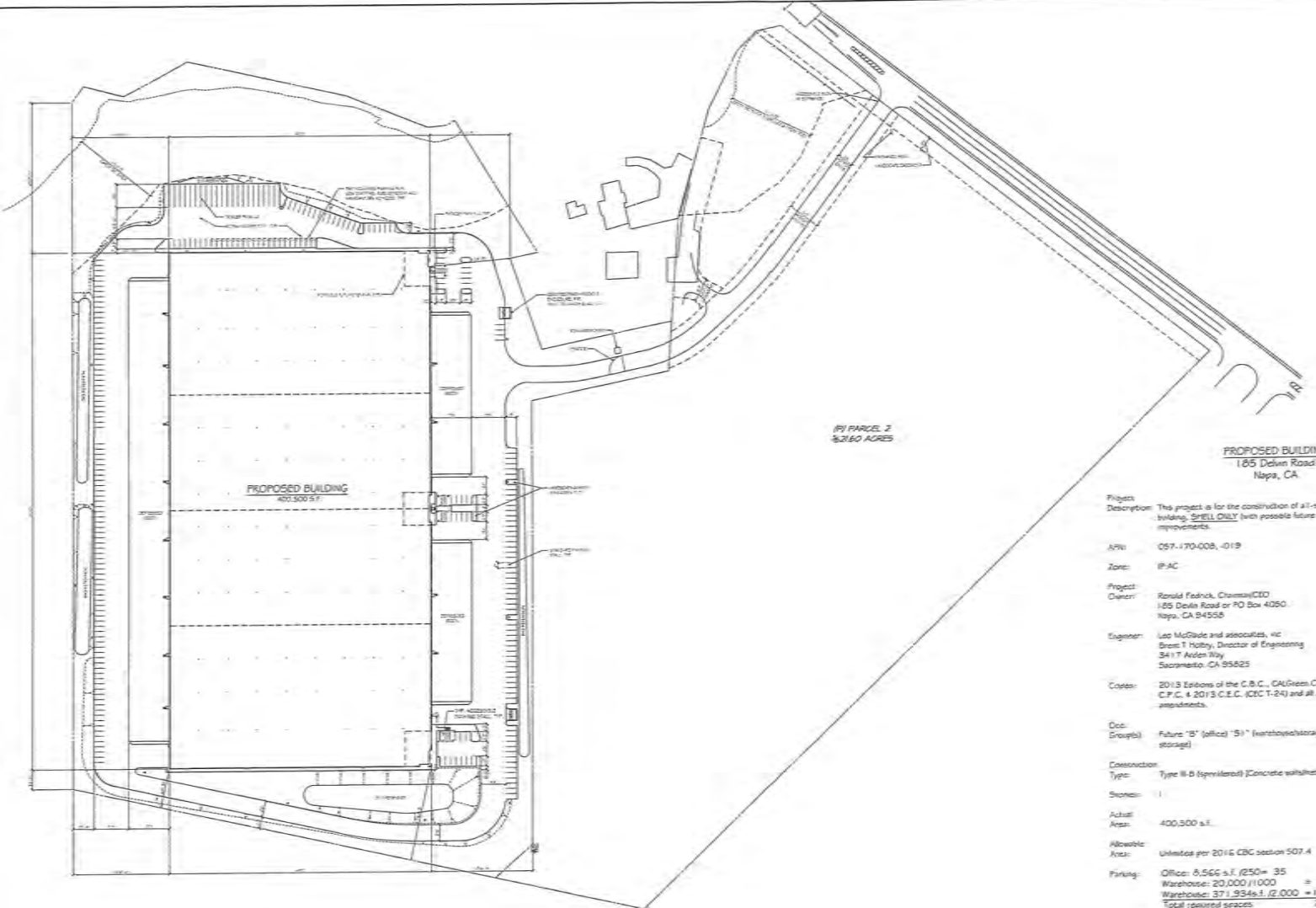




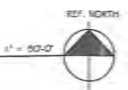








SITE PLAN



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

**Project Description:** The project is for the construction of all-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 DeVin Road or PO Box 4050, Napa, CA 94558 (car: 256-1199)

**Engineer:** Leo McGrade and associates, inc (916) 456-8350  
 Brent T. Hubby, Director of Engineering (car: 488-2062)  
 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. (CEC 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 with metal roof)

**Scale:** 1"

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

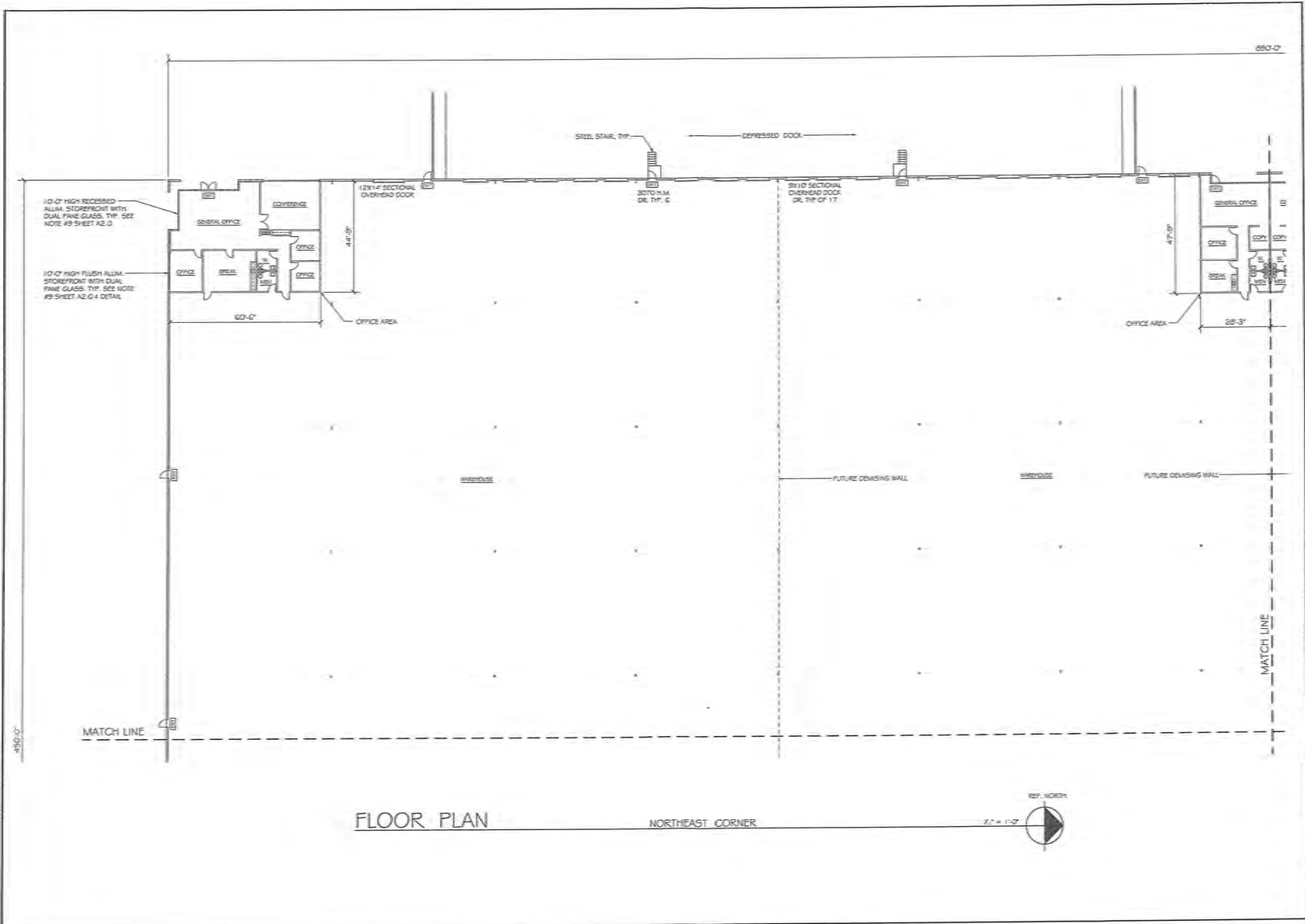
**Allowable Area:** Unlimited per 2016 CBC section 507.4

**Parking:** Office: 0.566 s.f./250 = 35  
 Warehouse: 20,000 / 1,000 = 20  
 Warehouse: 371,534 s.f. / 2,000 = 186  
**Total required spaces: 241**

Standard 9' x 20' = 214  
 Clean Air Vehicle 9' x 15' (1.5 EVSE) = 20  
 Accessible 9' x 20' = 7  
 Parking Spaces Provided = 241  
 Truck Trailer Spaces Provided = 22

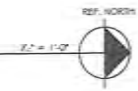
**Bicycle Parking:** 6 racks for 2 bicycles each (12 total)

REVISIONS	BY
 <b>Leo McGrade &amp; Associates, Inc.</b> 3417 Arden Way, Sacramento, CA 95825 (916) 456-8350	
SITE PLAN	
<b>PROPOSED BUILDING</b> FORT NOVA BUSINESS PARK LLC DEVLIN ROAD NAPA COUNTY, CALIFORNIA	
Date:	2-11-17
Scale:	AS NOTED
Drawn:	E.J.
File:	1C-55-645
Sheet:	A1



FLOOR PLAN

NORTHEAST CORNER



REVISIONS	BY

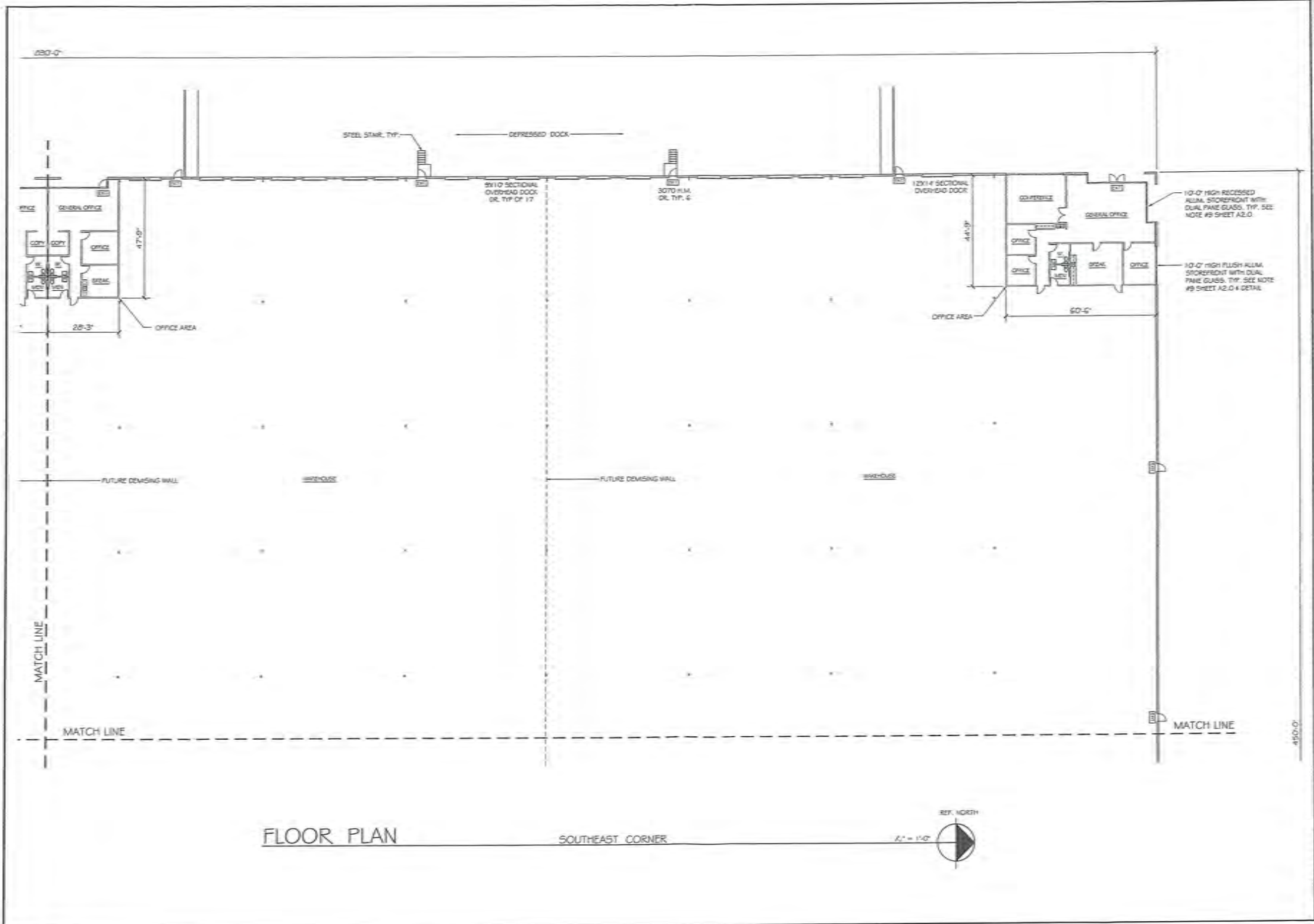
Leo McGrade & Associates, Inc.  
 3417 Arden Way Sacramento, CA 95825 (916) 406-6100

FLOOR PLAN  
 NORTHEAST CORNER

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

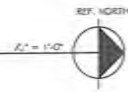
Date: 5-11-17  
 Scale: AS NOTED  
 Drawn: T.J.  
 Job: 16-55-NMS  
 Sheet: **A2**





FLOOR PLAN

SOUTHEAST CORNER



REVISIONS	BY

Leo McLeod & associates, Inc.  
3417 Arden Way, Sacramento, CA 95825 (916) 488-0300



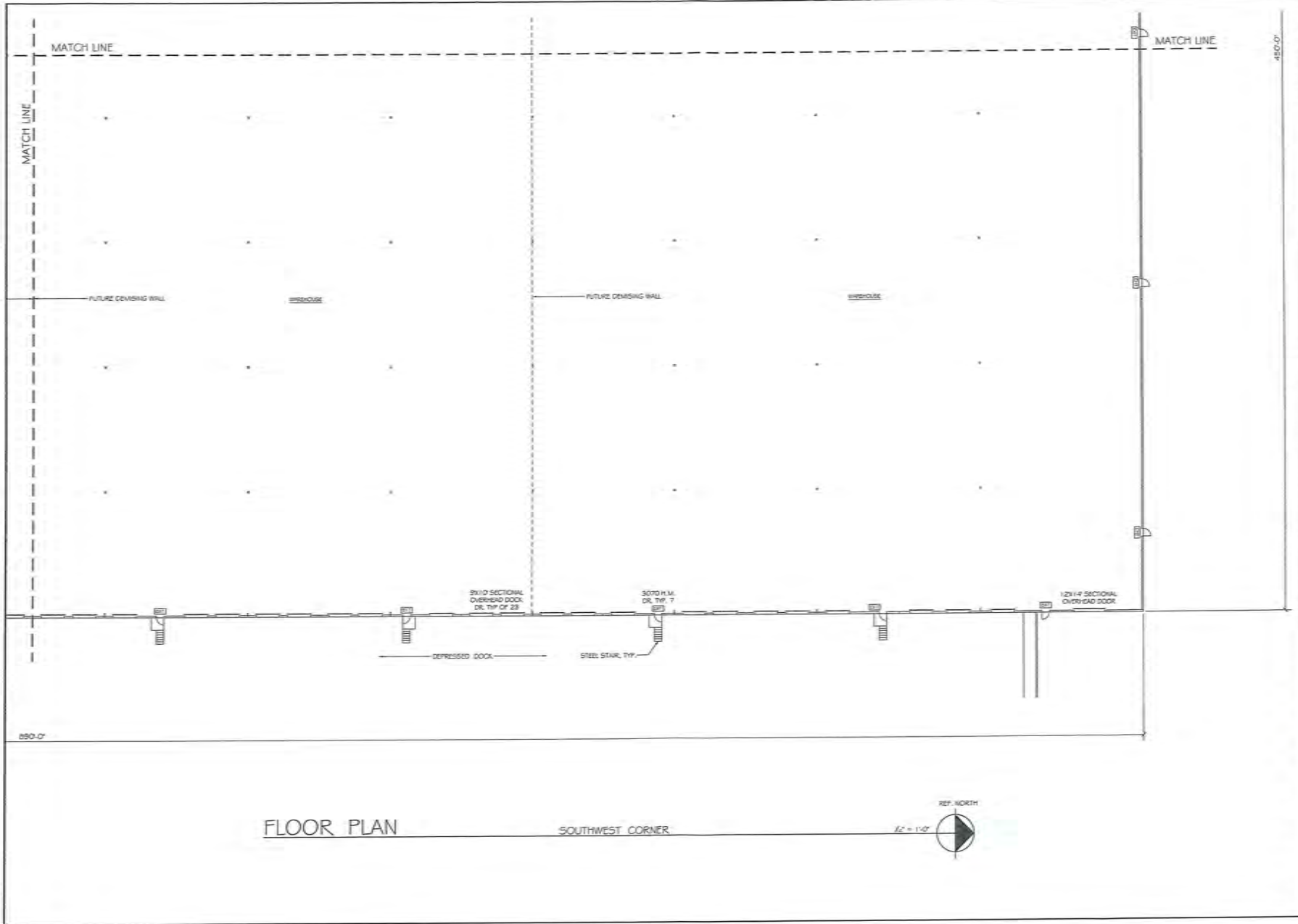
FLOOR PLAN  
SOUTHEAST CORNER

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	<b>A3</b>







FLOOR PLAN

SOUTHWEST CORNER



REVISIONS	BY

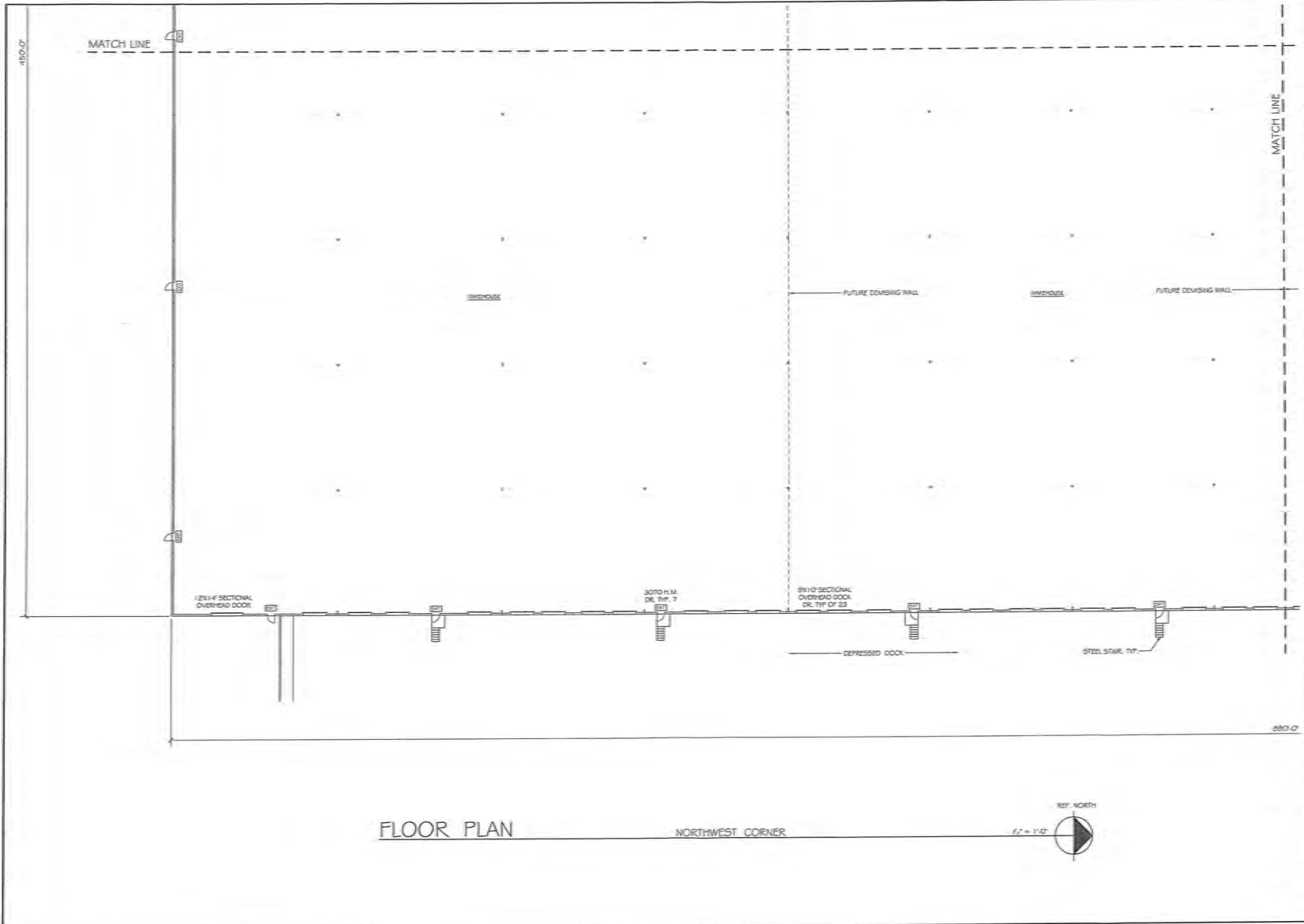
Leo McClode & associates, inc.  
 3417 Arden Way Sacramento, CA 95823 (916) 486-0100

FLOOR PLAN  
 SOUTHWEST CORNER

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

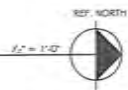
Date	5-11-17
Scale	AS NOTED
Drawn	T.J.
Adj.	SC-SS-KMS
Sheet	A4





FLOOR PLAN

NORTHWEST CORNER



REVISIONS	BY

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

FLOOR PLAN  
 NORTHWEST CORNER

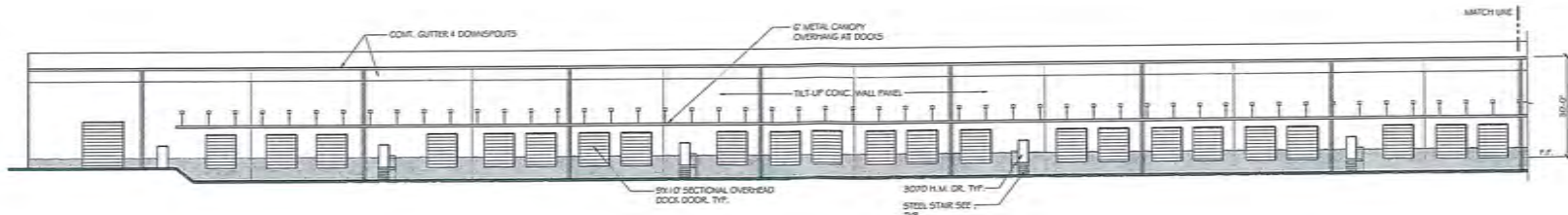
PROPOSED BUILDING  
 FOR: NOVA BUSINESS PARK LLC  
 DEVILIN ROAD  
 NAPA COUNTY, CALIFORNIA

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





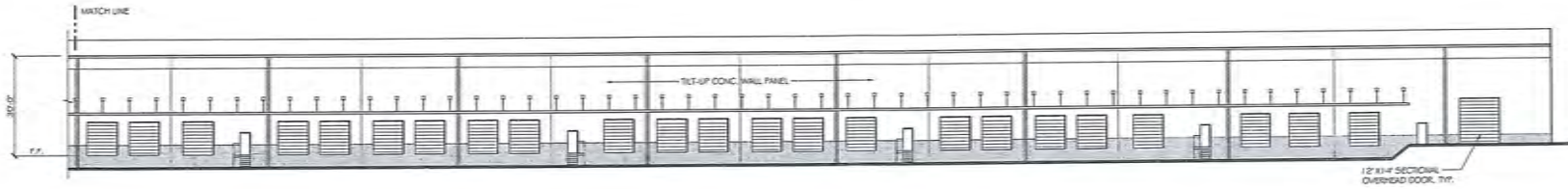




WEST ELEVATION

NORTH END

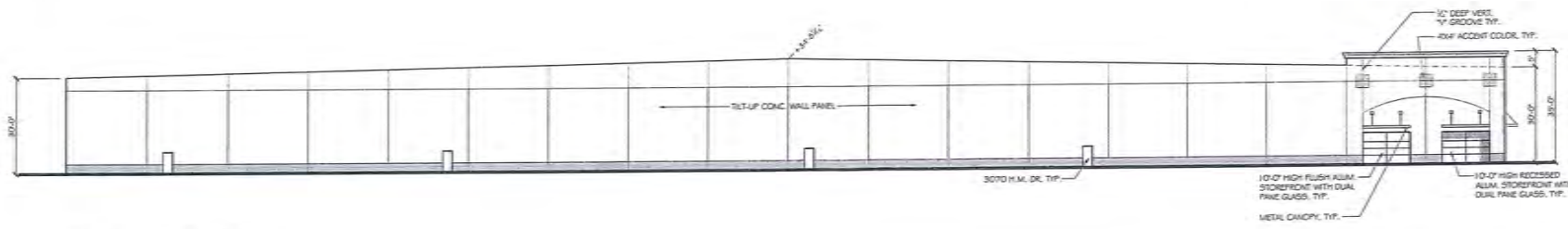
MATCH LINE  
30'-0"  
F.F.  
ELEVATION: 8'-0"



WEST ELEVATION

SOUTH END

MATCH LINE  
30'-0"  
F.F.  
ELEVATION: 8'-0"



SOUTH ELEVATION

30'-0"  
F.F.  
ELEVATION: 8'-0"

- COLOR LEGEND
- GUIDDEN PROFESSIONAL A1858 - WOOD SMOKE
  - GUIDDEN PROFESSIONAL A1781 - WAYSIDE INN
  - GUIDDEN PROFESSIONAL A1832 - MANSARD STONE

REVISIONS	BY

**Leo McClade & Associates, Inc.**  
3417 Arden Way, Sacramento, CA 95825 (916) 466-0360

ELEVATIONS: B

**PROPOSED BUILDING**  
FOR: NOVA BUSINESS PARK LLC

DEVILIN ROAD  
NAPA COUNTY, CALIFORNIA

Date: 5-11-17  
Scale: AS NOTED  
Drawn: R.J.  
Job: 16-05-045  
Sheet: **A7**



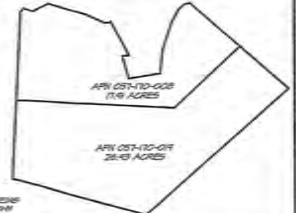
# NOVA WAREHOUSE USE PERMIT PLANS

### PROJECT INFORMATION

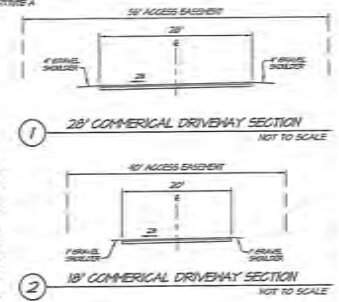
OWNER: NOVA GROUP, INC.  
355 DEVLIN ROAD  
NAPA, CA 94558  
SITE ADDRESS: DEVLIN ROAD  
NAPA, CA 94558  
CIVIL NUMBER: R54A  
305 FOURTH STREET  
NAPA, CA 94559  
APN AND AREA: 057-02-008 (17.6 ACRES)  
057-02-017 (26.13 ACRES)  
ZONING: R-1AC

### SURVEY NOTES

1. SURVEYING BASED ON AN AERIAL SURVEY BY CANNON & PROSSER, INC. IN NOVEMBER 2005. CONTROLS ARE SHOWN EVERY ONE FOOT (5) UNLESS NOTED OTHERWISE.
2. DESIGNATED CORNER = IRRAWADDI CORNER, POINT NO. 4. BEING A SET AND WALK AND WALKER ALONG DEVLIN ROAD AS SHOWN HEREON. ELEVATION = 63.37' (NAVD 83).
3. BASIS OF ELEVATIONS: THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE CALIFORNIA GEODETIC SYSTEM ZONE 3, NAD 83. EPOCH 2011.0 AS DETERMINED LOCALLY BY A LINE BETWEEN CONTIGUOUS GLOBAL POSITIONING SYSTEM (GPS) STATION POINTS AND SHOWN ON THE EPOCH 2011.0 DATUM. ELEVATIONS FROM BENCH MARKS FROM BENCH MARK VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC).
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	DESIGN/WORK	GC	ON CENTER
E	GENERAL	OV	OVERHEAD
GD	GLAND/IT	PAGE	PAGEING GAS AND ELECTRIC
CONP	CORNER	PL	PROPERTY LINE
GV	GRADE VALVE	PR	PROPOSED
DDV	DOUBLE DETECTOR CHECK VALVE	R	RADIUS
DR	DRAIN RISE	RSH	ROOF OF HWT
DM	DORMER WINDOW	S	SLOPE FEET/100
ES	EXISTING GRADE	SAD	SEE ARCHITECT'S DRAWINGS
ESD	EDGE OF PAVEMENT	SD	SEWER DRAIN
EV	ELECTRIC VEHICLE	SDPH	STORM DRAIN FORCE MAIN
EX	EXISTING	SP	SIGNIFICANT FOOTPRINT
FIN	FINISH	SLAD	SEE LANDSCAPE
FF	FRESH FLOOR	ASD	ARCHITECT'S DRAWINGS
FG	FRESH GRADE	SS	SAWTOOTH SEWER
E	FLOW LINE	SSC	SAWTOOTH SEWER GLENDWELL
FN	FIRE WATER LINE	STA	STATION
MS	MOUND GRADE	STW	STANCHION
MP	MOUND POINT	TC	TOP OF CURB
MP	MOUND	TM	TOP OF MOUND
LP	LANDSCAPE FOOTPRINT	W	WATER LINE
LP	LOW POINT	WM	WATER METER
WV	WARRANTY	WV	WATER VALVE

### SYMBOL LEGEND

EXISTING	PROPOSED	
—	SD	STORM DRAIN LINE
—	DM	DORMER WINDOW LINE
—	FW	FRESH WATER LINE
—	SSC	SAWTOOTH SEWER
—	SDPH	STORM DRAIN FORCE MAIN
—	SP	SIGNIFICANT FOOTPRINT
—	TM	TOP OF MOUND
—	W	WATER LINE
—	WM	WATER METER
—	WV	WATER VALVE

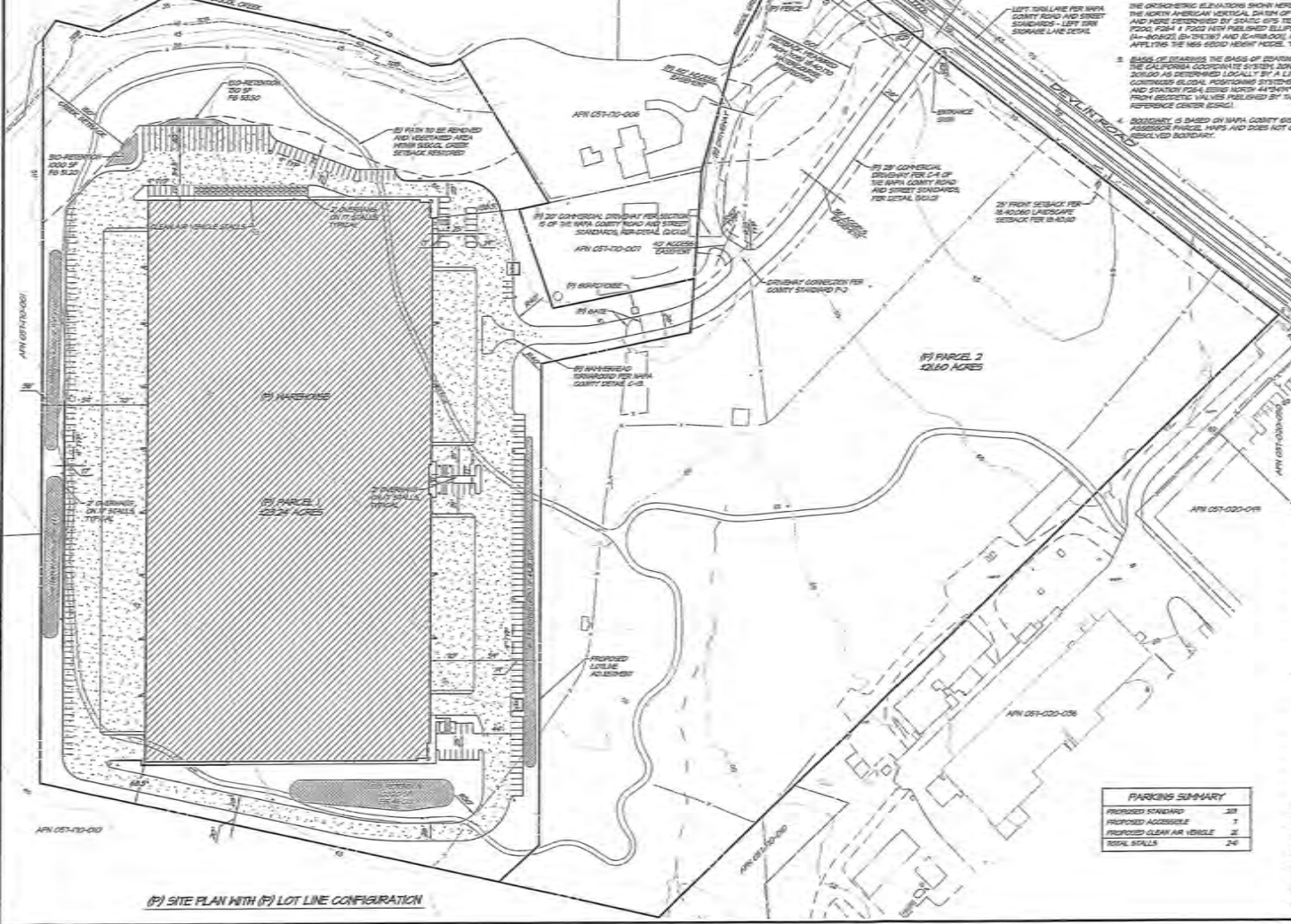
### HATCH LEGEND

AC	ASPH	CONC	GRASS
GR	GRAVEL	GRASS	GRASS
CONC	CONCRETE	GRASS	GRASS

### 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

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

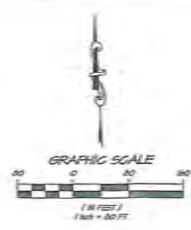
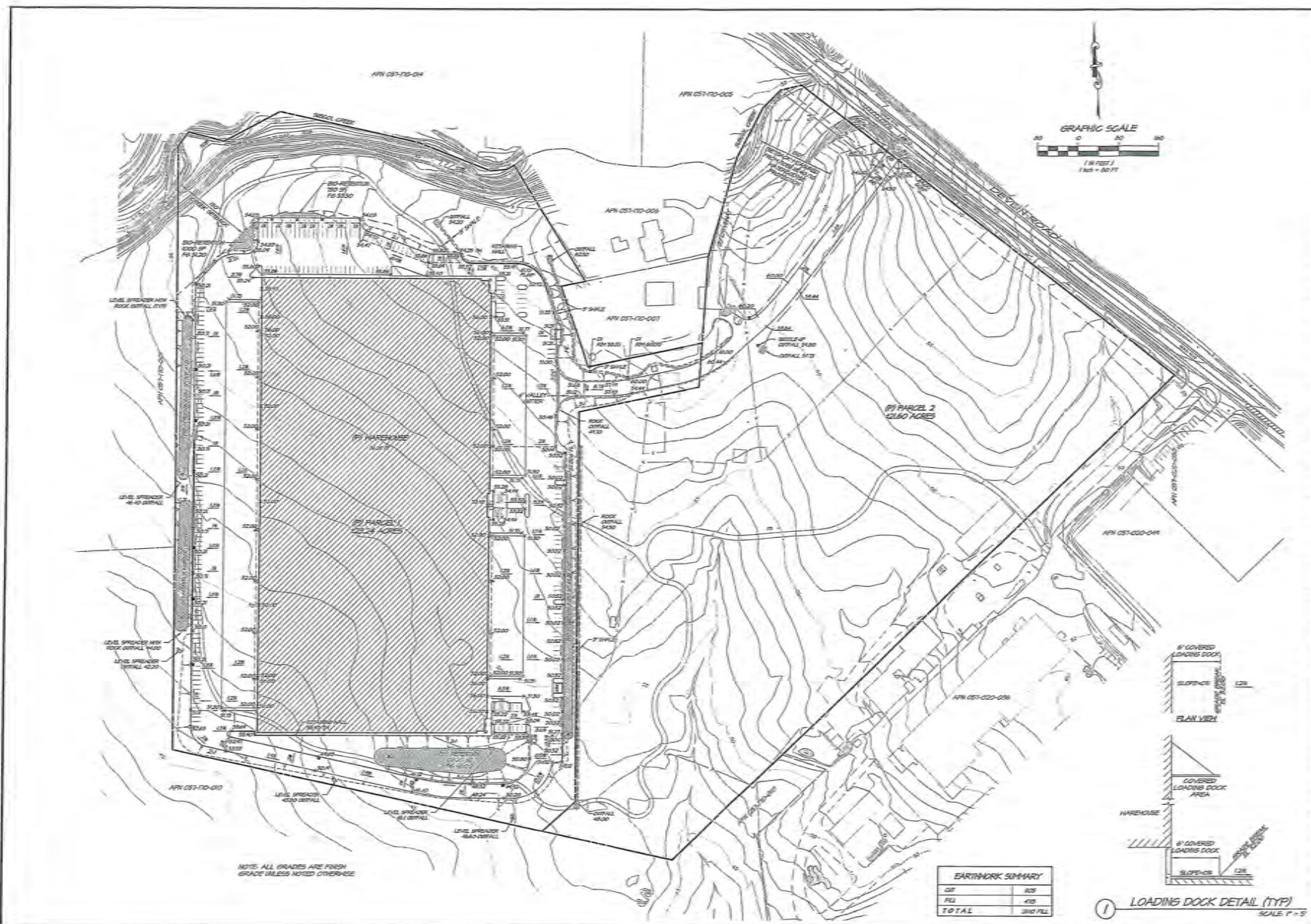
**NOVA WAREHOUSE COVER SHEET**  
 CALIFORNIA  
 NAPA COUNTY

DATE: 08/01/2018  
 DRAWN: JLD  
 CHECKED: JLD  
 SHEET NO: 000002  
 SHEET NO: 1 OF 3 SHEETS  
**C1.0**

Printed on Recycled Paper. Please Recycle the Cycle.

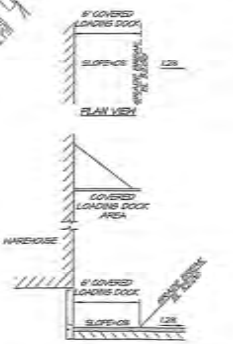
PRELIMINARY - NOT FOR CONSTRUCTION





NOTE: ALL GRADES ARE FINISH GRADE UNLESS NOTED OTHERWISE

EARTHWORK SUMMARY	
CUT	420
FILL	450
TOTAL	870 FILL



PRELIMINARY - NOT FOR CONSTRUCTION

DATE	08/07/2017
DESIGNED	JLS
CHECKED	JAF
APP. NO.	000000
DRAWING NO.	C2.0
SHEET NO.	2 OF 2 SHEETS

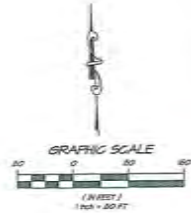
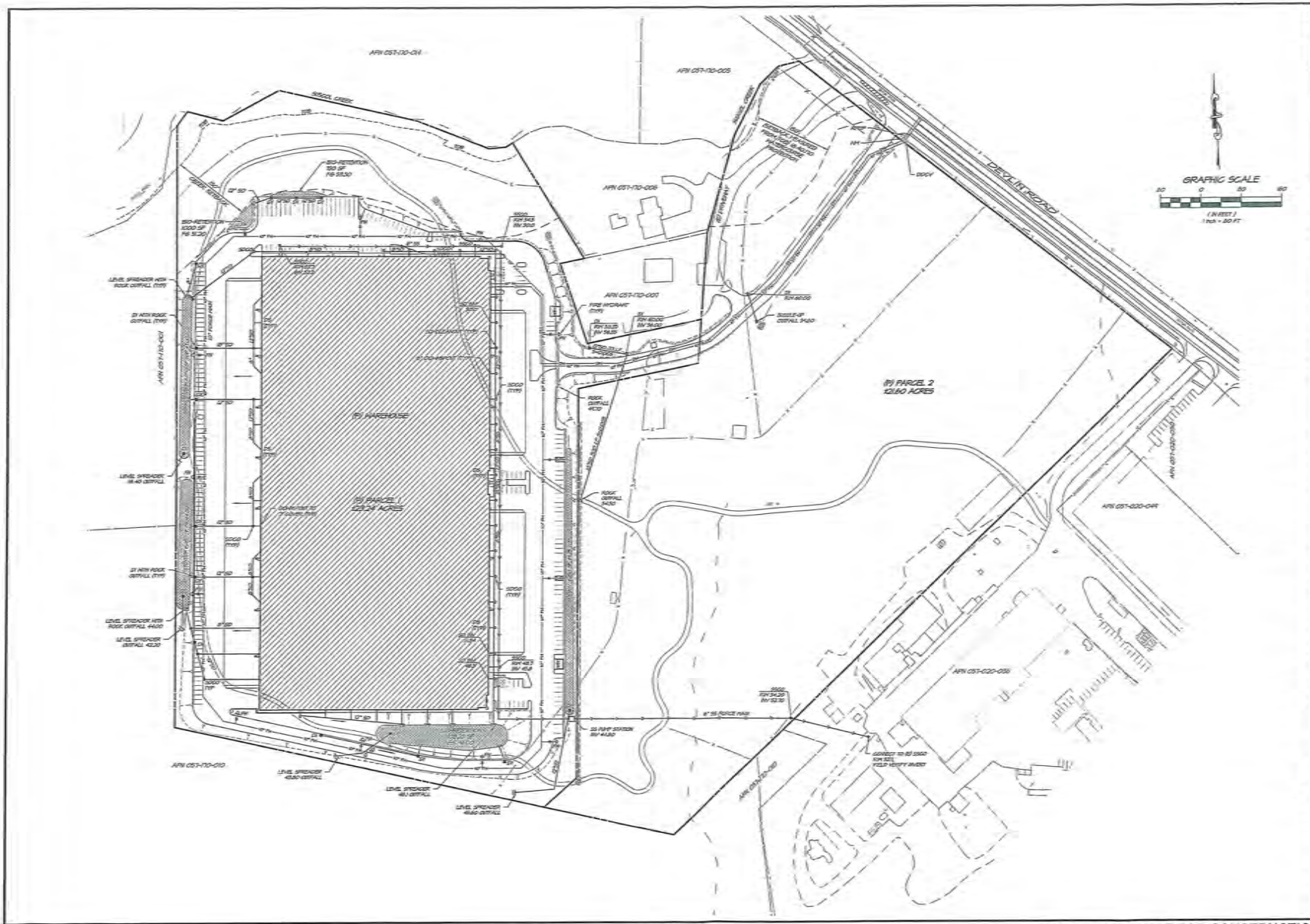
NOVA WAREHOUSE GRADING PLAN CALIFORNIA

MAPA COUNTY

RSA+ CONSULTING ENGINEERS & ARCHITECTS







NOVA WAREHOUSE UTILITY PLAN	
NAPA COUNTY CALIFORNIA	
	
1035 FOURTH STREET NAPA, CALIFORNIA 94950-1400 TEL: (707) 253-1100 FAX: (707) 253-1101	
DATE	APR 11, 2017
DRAWN	ASD
DESIGNED	JLD
CHECKED	AP
APPROVED	ASD
	
SHEET NO. <b>C3.0</b> 3 OF 3 SHEETS	

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PRELIMINARY - NOT FOR CONSTRUCTION

