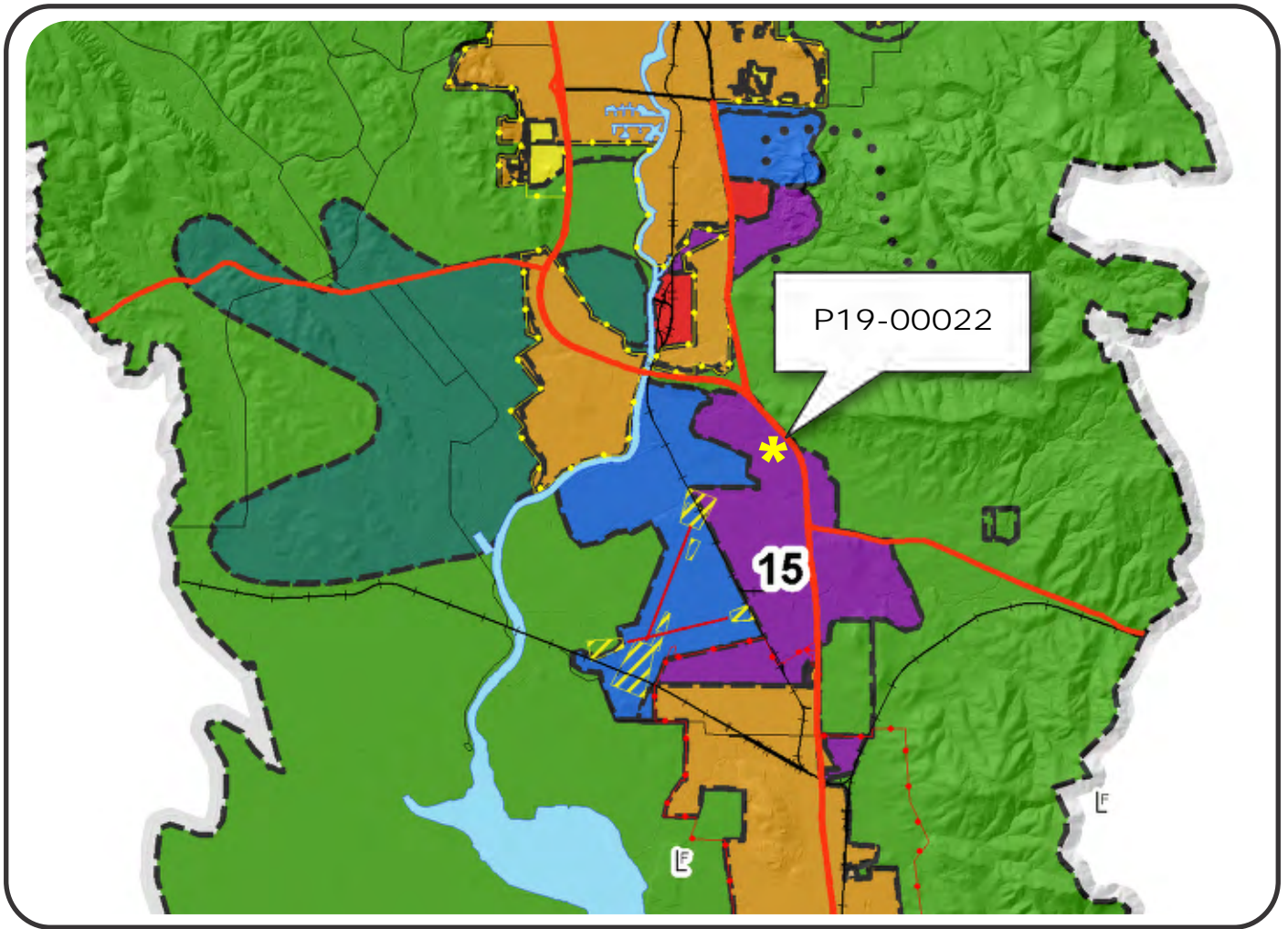


“H”

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

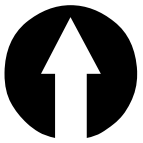
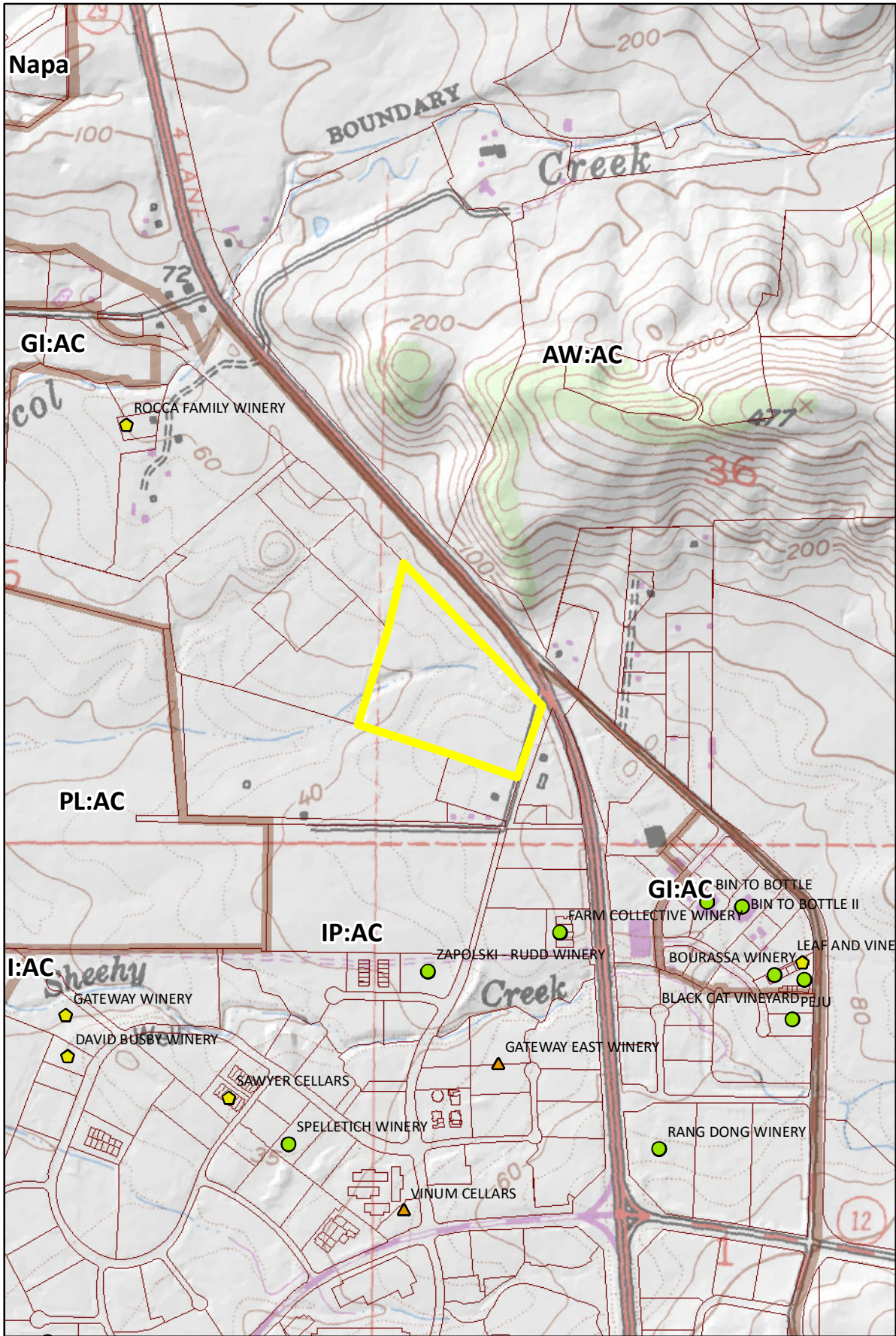
- Agriculture, Watershed & Open Space
- Agricultural Resource

TRANSPORTATION

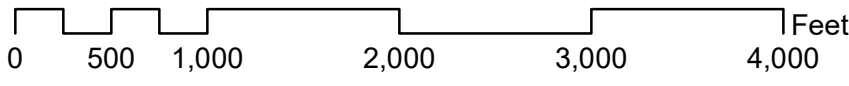
- Mineral Resource
- Limited Access Highway
- Major Road
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Secondary Road
- Airport
- Railroad
- Airport Clear Zone

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

APN
057-020-025
06-17-2020
UP



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





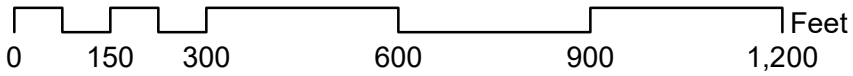
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AW:AC

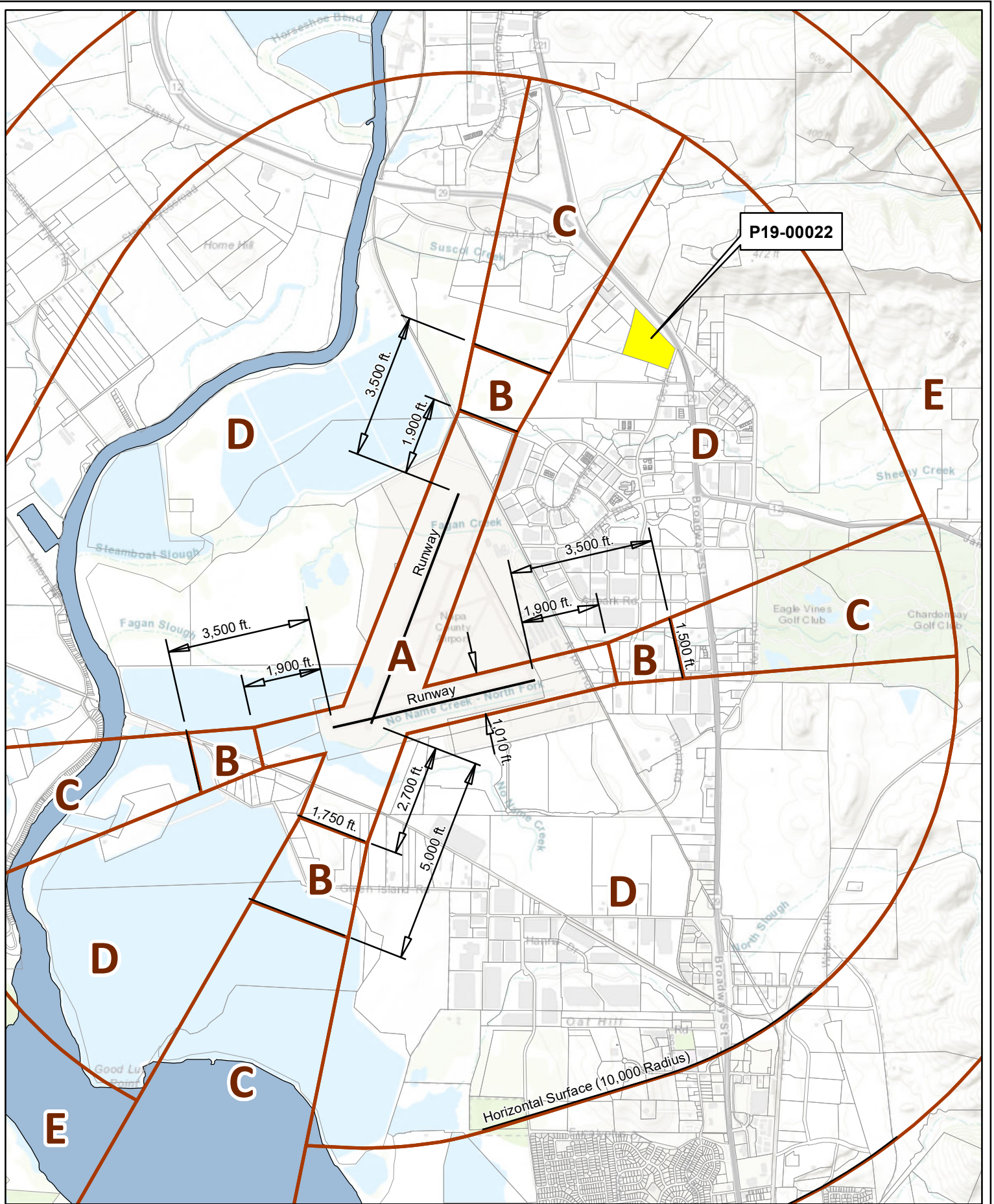
Deviln Rd

State Highway 29

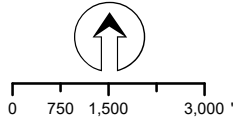
N Kelly Rd



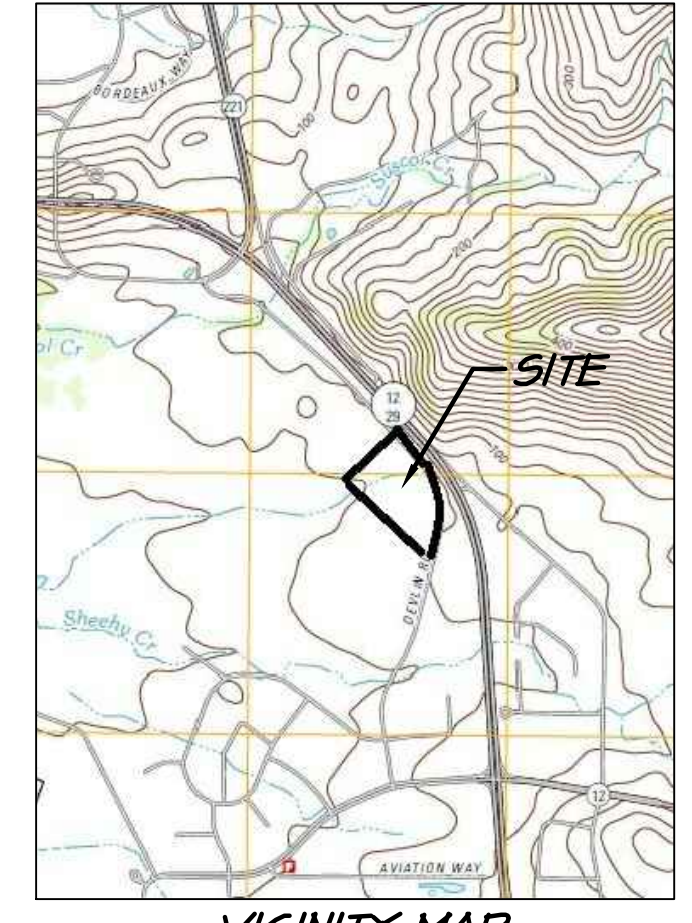
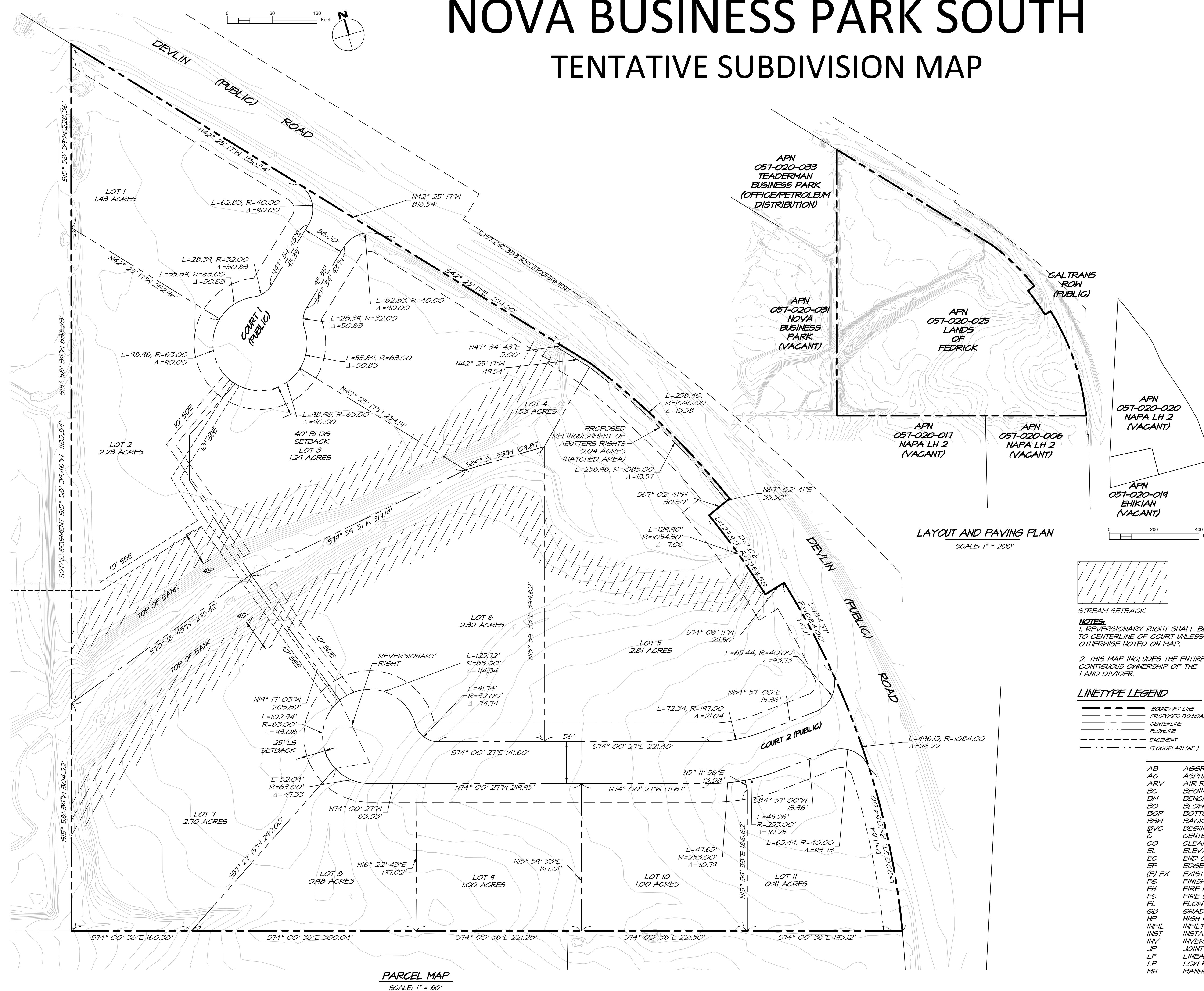
Aerials: Napa County, 2018



Compatibility Plan
Napa County Airport



NOVA BUSINESS PARK SOUTH TENTATIVE SUBDIVISION MAP



PROJECT SUMMARY

PROJECT STATEMENT: PROJECT IS CREATION OF 11 NEW PARCELS FROM A SINGLE 20.23+ ACRE PARCEL. TWO COURTS WILL PROVIDE ACCESS TO THE PARCELS.

OWNER: RON FEDRICK & K 2011 TRUST
PO BOX 4050
NAPA, CA 94559

ENGINEER: CAB CONSULTING ENGINEERS
PO BOX 140
NAPA, CA 94559

SITE ADDRESS: DEVLIN ROAD, NAPA, 94558

PARCEL NO. / AREA: 051-020-025/20.23+ AC
EXISTING USE/ZONING: IPIAC
PROPOSED USE: INDUSTRIAL
WATER: AMERICAN CANYON
SEWER: NAPA SANITATION DISTRICT
ELEC/GAS: P&E
COMM: AT&T/COMCAST

SHEET INDEX

TM1.0 - COVER SHEET
TM2.0 - PRELIMINARY GRADING PLAN
TM2.1 - COURT PLAN AND PROFILE
TM2.2 - DEVLIN ROAD WIDENING
TM3.0 - PRELIMINARY UTILITY PLAN
TM4.0 - CONCEPTUAL DEVELOPMENT PLAN
LS1.0 - CONCEPTUAL LANDSCAPE PLAN

SURVEY DATA

THIS MAP DOES NOT REPRESENT A PROPERTY LINE SURVEY. PROPERTY LINES SHOWN HEREON ARE BASED ON RECORD DATA, AND MAY NOT REPRESENT THE TRUE POSITIONS OF THE LINES. BENCHMARK IS CINGUINI & PASSARINO CONTROL POINT NO. 4, BEING A SET MAG NAIL AND WASHER ALONG DEVLIN ROAD AS SHOWN HEREON. ELEVATION = 63.34' (NAVD 88).

THIS MAP IS BASED ON A FIELD SURVEY PROVIDED BY THE CLIENT AND PERFORMED BY CINGUINI & PASSARINO OCTOBER 21, 2015. THE ORTHOMETRIC ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988) AND WERE DETERMINED BY STATIC GPS TIES TO CGPS STATIONS P200, P264 & P202 WITH PUBLISHED ELLIPSOIDAL HEIGHTS OF (A = -80.612), (B = 759.716) AND (C = 1418.001), IN ADDITION TO APPLYING THE NGS GEOID HEIGHT MODEL "GEOID2011".

NOTES:

1. REVERSIONARY RIGHT SHALL BE TO CENTERLINE OF COURT UNLESS OTHERWISE NOTED ON MAP.

2. THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE 2, NAD 83, EPOCH 2011.00 AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING SYSTEMS (CGPS) STATION P200 AND STATION P264, BEING NORTH 44°34'14" EAST AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC).

LEGEND

AB	AGGREGATE BASE	MON	MONUMENT
AC	ASPHALT CONCRETE	OC	ON CENTER
ARV	AIR RELEASE VALVE	OH	OVERHEAD
BC	BEGIN CURVE	OSY	OPERATING STEM YOKE
BM	BENCHMARK	U.N.O.	UNLESS NOTED OTHERWISE
BO	BLOWOFF	PCC	PORTLAND CONCRETE CEMENT
BOP	BOTTOM OF PIPE	FED	FEDESTRIAN
BSW	BACK OF SIDEWALK	PS&E	PACIFIC GAS AND ELECTRIC
BVC	BEGIN VERTICAL CURVE	PI	POINT OF INTERSECTION
C	CENTERLINE	PL	PROPERTY LINE
CO	CLEANOUT	PRC	POINT OF REVERSE CURVE
EL	ELEVATION	PORC	POINT OF REVERSE CURVE
EC	END OF CURVE	PVC	POLYVINYL CHLORIDE
EP	EDGE OF PAVEMENT	R	RADIUS
(E) EX	EXISTING	RED	REDUCER
FG	FINISH GRADE	RW	RETAINING WALL
FH	FIRE HYDRANT	RM	RIGHT OF WAY
FS	FIRE SERVICE	S	SLOPE (FEET/FOOT)
FL	FLOW LINE	SDE	STORM DRAIN EASEMENT
GB	GRADE BREAK	SS	SANITARY SEWER
HP	HIGH POINT	SSE	SANITARY SEWER EASEMENT
INFIL	INFILTRATION	STA	STATION
INST	INSTALL	STD	STANDARD
INV	INVERT	TC	TOP OF CURB
JP	JOINT POLE	TOB	TOP OF BANK
LF	LINEAL FEET/FOOT	TOP	TOP OF PIPE
LP	LOW POINT	TOE	TOE OF BANK
MH	MANHOLE	TN	TOP OF WALL
		WS	WATER SERVICE
		WV	WATER VALVE

LAYOUT AND PAVING PLAN
SCALE: 1" = 200'

PARCEL MAP
SCALE: 1" = 60'

CAB ENGINEERS CONSULTING

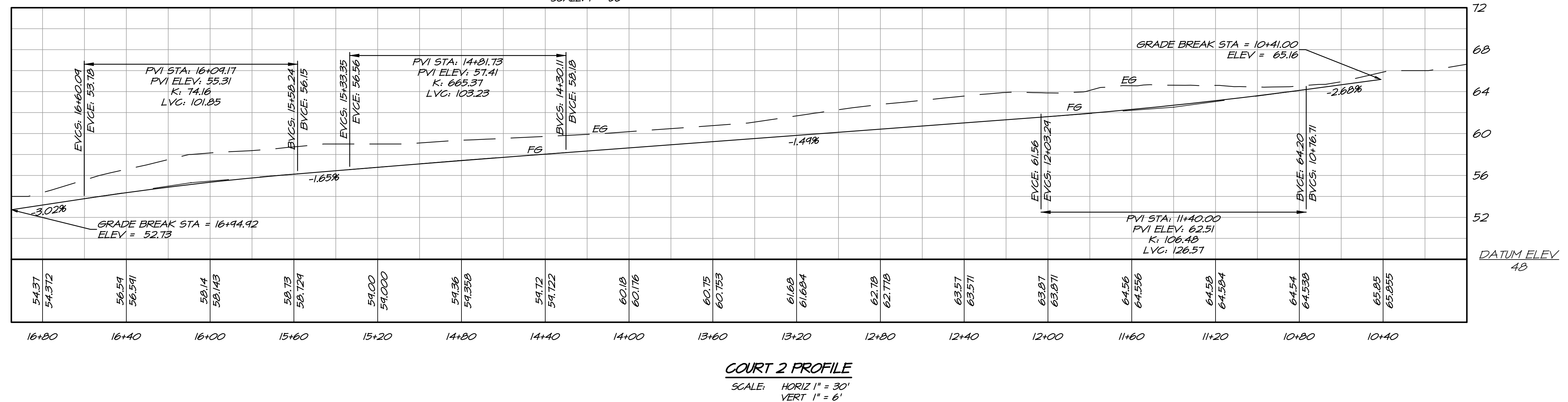
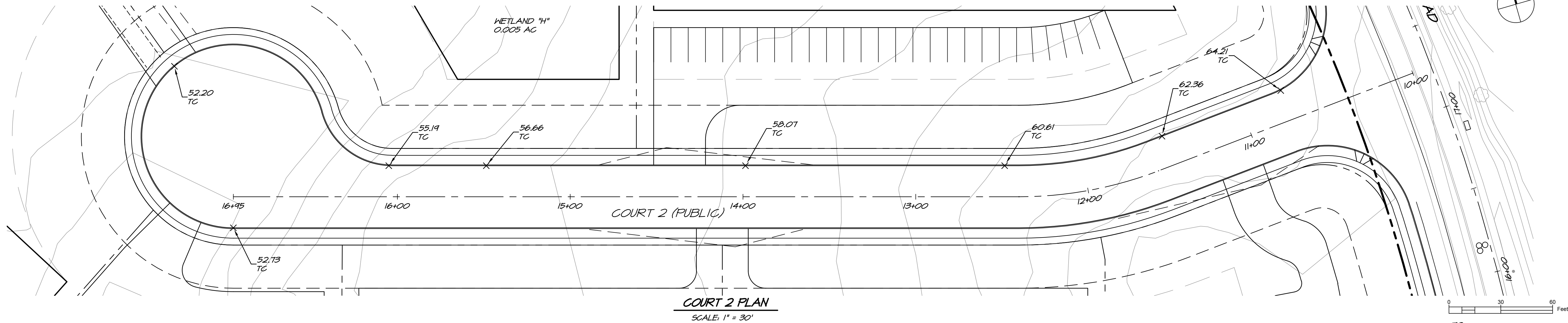
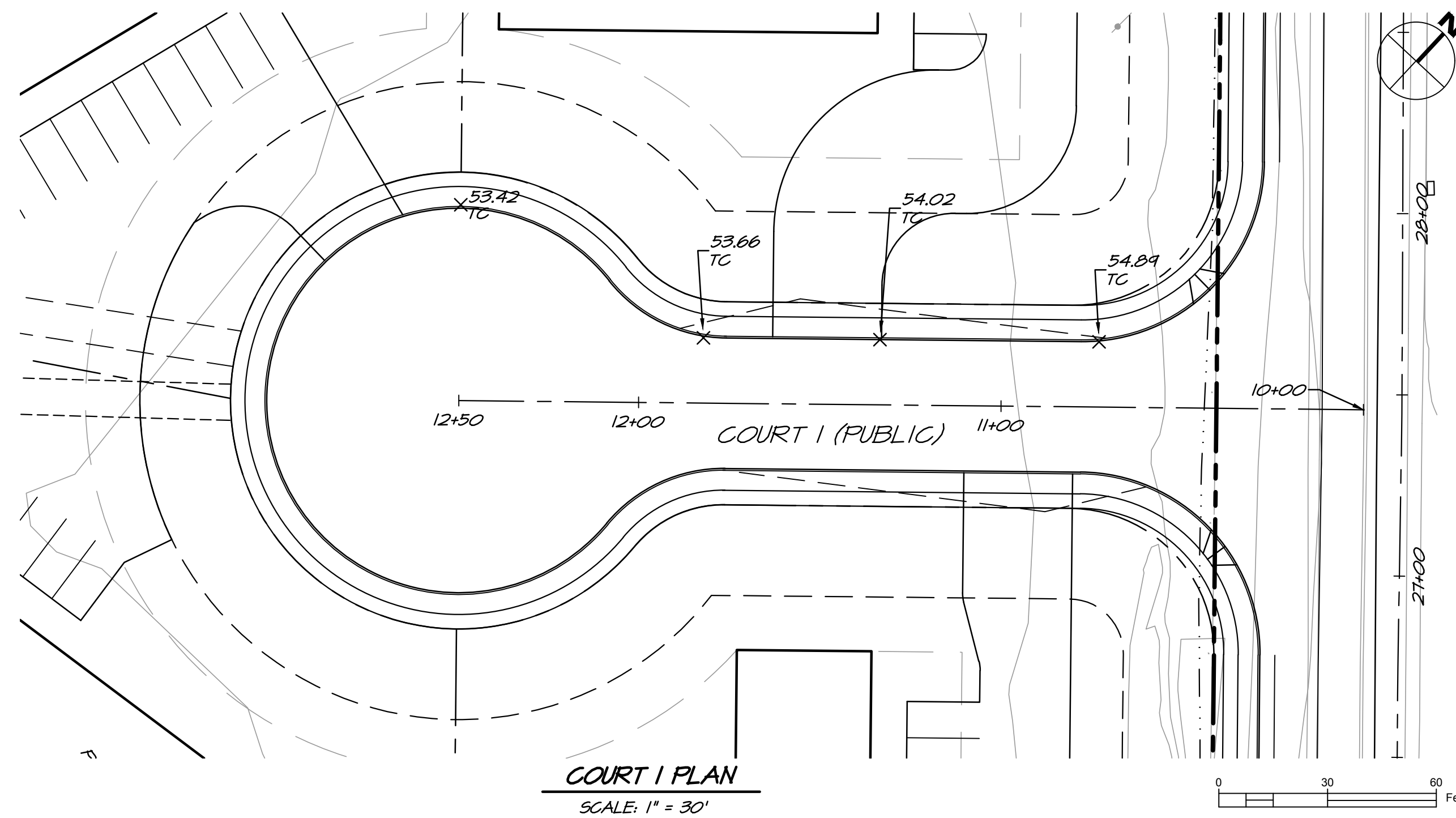
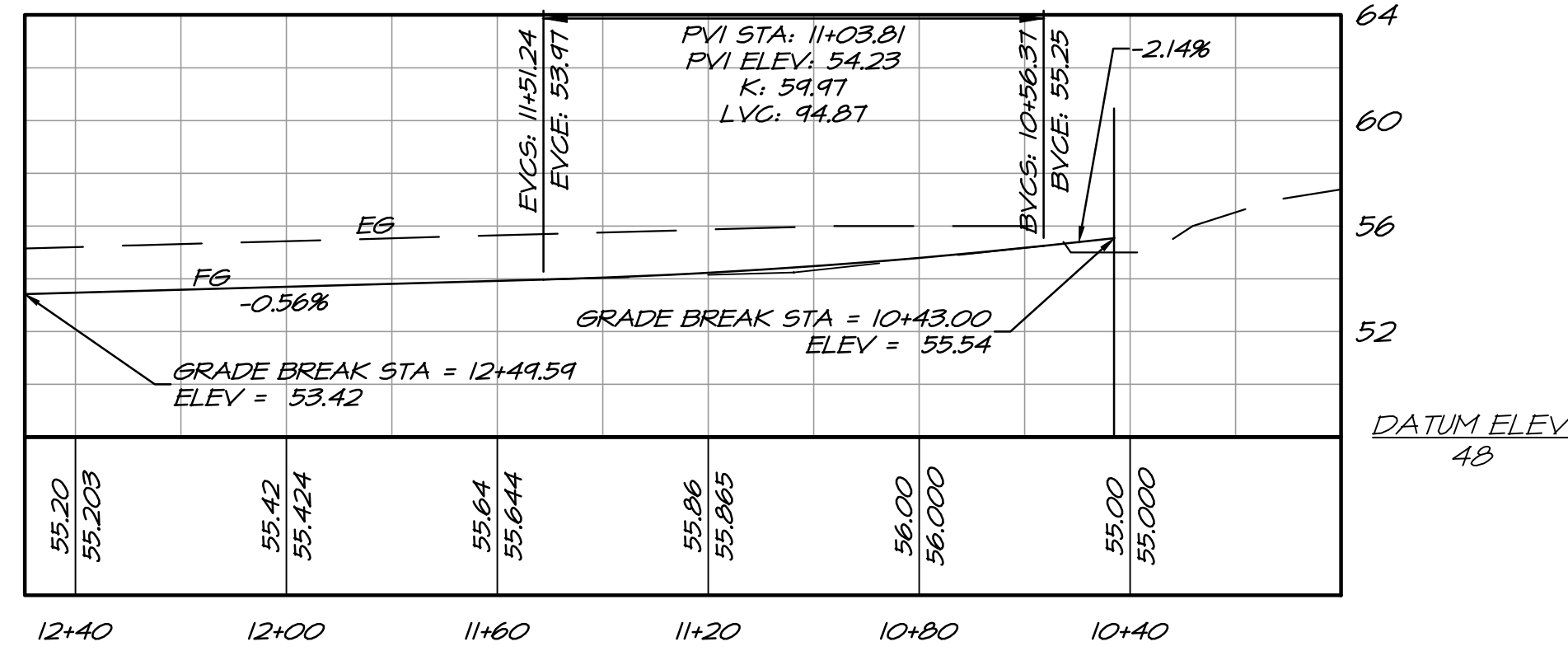
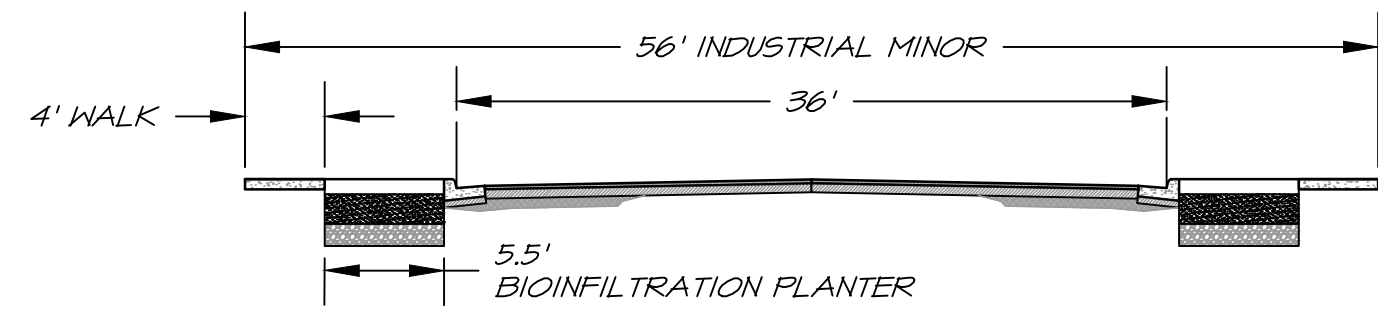
PO BOX 140
NAPA, CA 94559
C 707.694.6479

PROFESSIONAL ENGINEER
No. 70562
Exp. 3-31-21
STATE OF CALIFORNIA

**NOVA BUSINESS PARK SOUTH
COVER SHEET**

CALIFORNIA
NAPA COUNTY

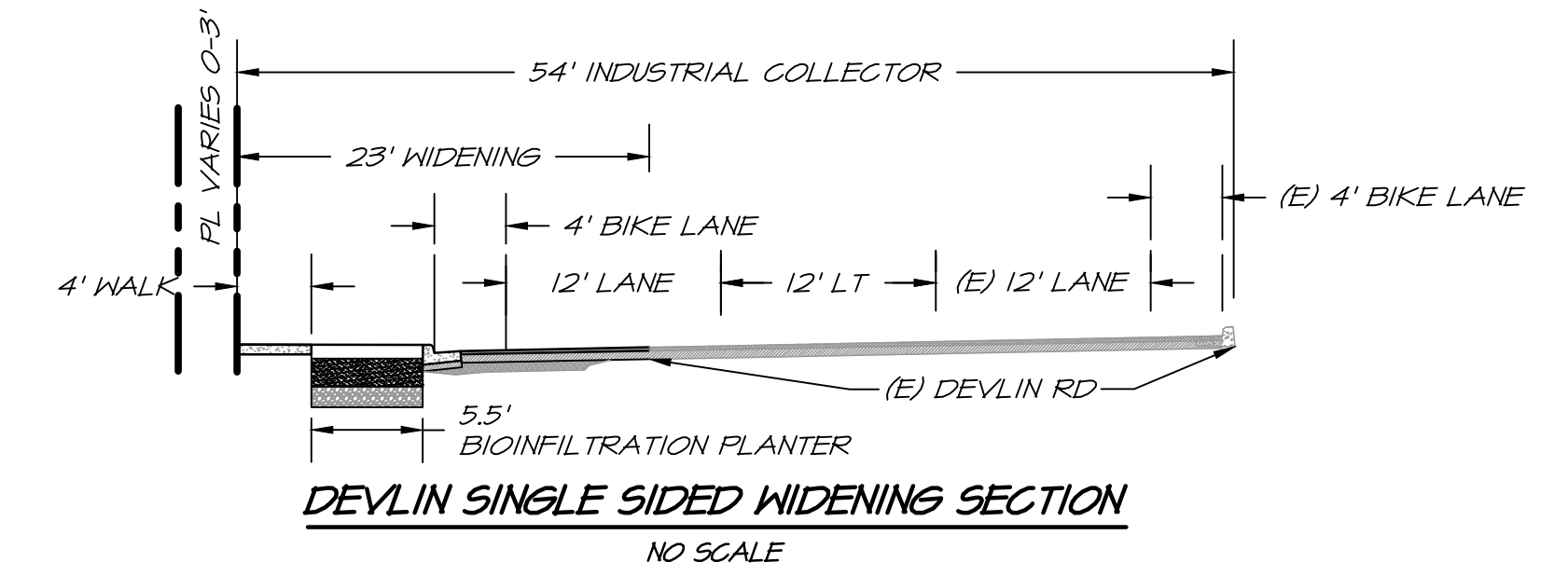
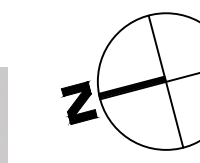
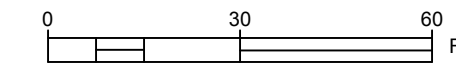
DATE: NOV 21, 2019
DRAWN: CAB
DESIGNED: CAB
CHECKED: CAB
JOB NO.: 201810
SHEET NO.: TM1.0
1 OF 7 SHEETS



NO. _____	DATE _____	REVISIONS _____	BY _____
PO BOX 140 NAPA, CA 94559 C 707.694.6479			
NOVA BUSINESS PARK SOUTH COURT PLAN AND PROFILE		CALIFORNIA NAPA COUNTY	
DATE	NOV 21, 2019	DRAWN	CAB
DESIGNED	CAB	CHECKED	CAB
JOB NO.	201810	SHEET NO.	TM2.1
3 OF 7 SHEETS			

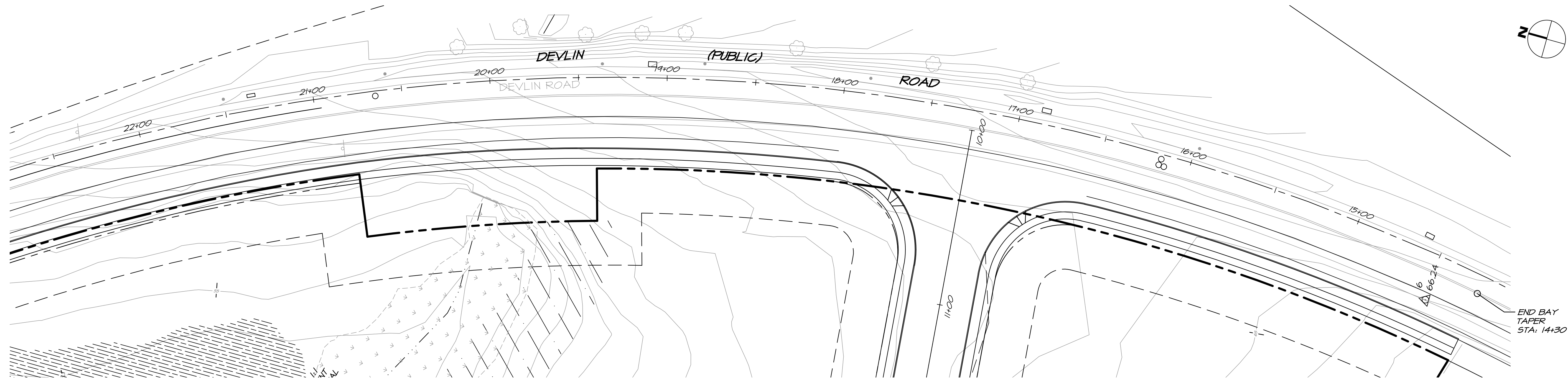


DEVLIN WIDENING STA: 08+75 - 14+10
SCALE: 1" = 30'

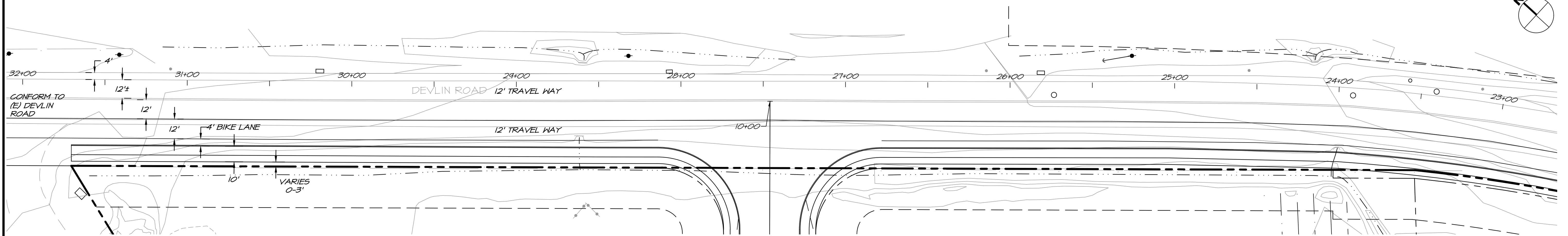
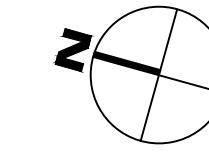
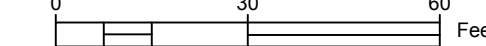


DEVLIN SINGLE SIDED WIDENING SECTION
NO SCALE

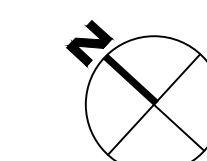
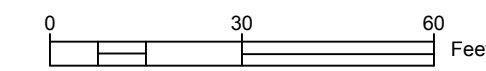
- NOTES:**
- 2014 AERIAL IMAGE SHOWN TO SUPPLEMENT TOPOGRAPHIC SURVEY AND CONFORMANCE TO NEXT NEAREST DEVELOPED PARCEL
 - ALIGNMENT IS 10' OFFSET EXISTING DEVLIN ROAD CENTERLINE AND STATIONING MATCHES DEVLIN ROAD CONSTRUCTION PLANS PREPARED BY WINZLER KELLY CIRCA 2005.



DEVLIN WIDENING STA: 14+10 - 22+80
SCALE: 1" = 30'

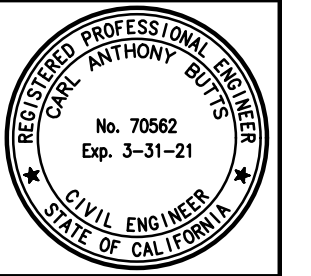


DEVLIN WIDENING STA: 22+80 - 31+75
SCALE: 1" = 30'



CAB
ENGINEERS
CONSULTING

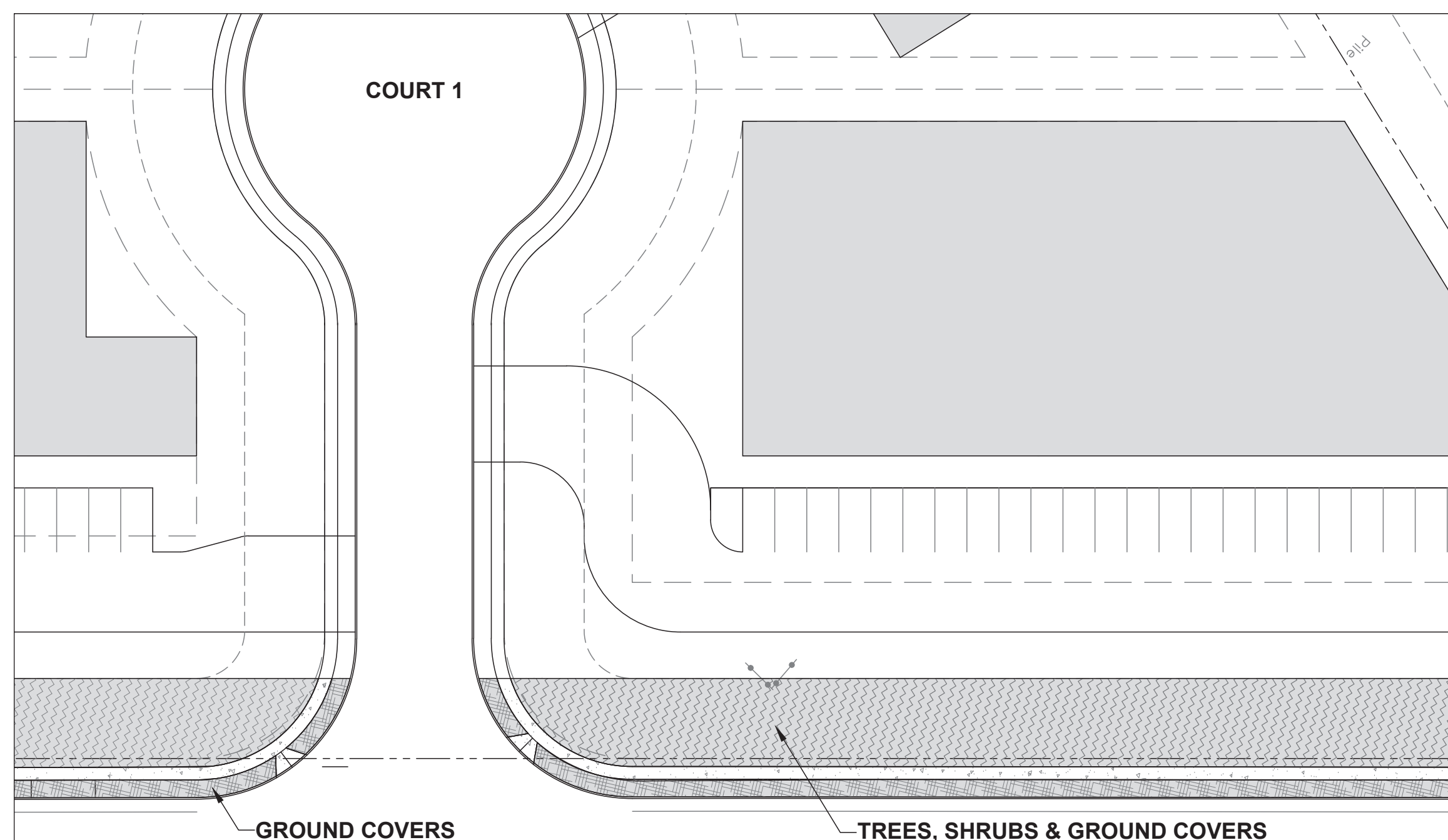
PO BOX 140
NAPA, CA 94559
C 707.694.6479



NOVA BUSINESS PARK SOUTH
PRELIMINARY DEVLIN ROAD WIDENING
CALIFORNIA
NAPA COUNTY

DATE	NOV 21, 2019
DRAWN	CAB
DESIGNED	CAB
CHECKED	CAB
JOB NO.	201810
SHEET NO.	TM2.2
4 OF 7 SHEETS	

NO.	DATE	REVISIONS	BY	APPD



DEVLIN ROAD

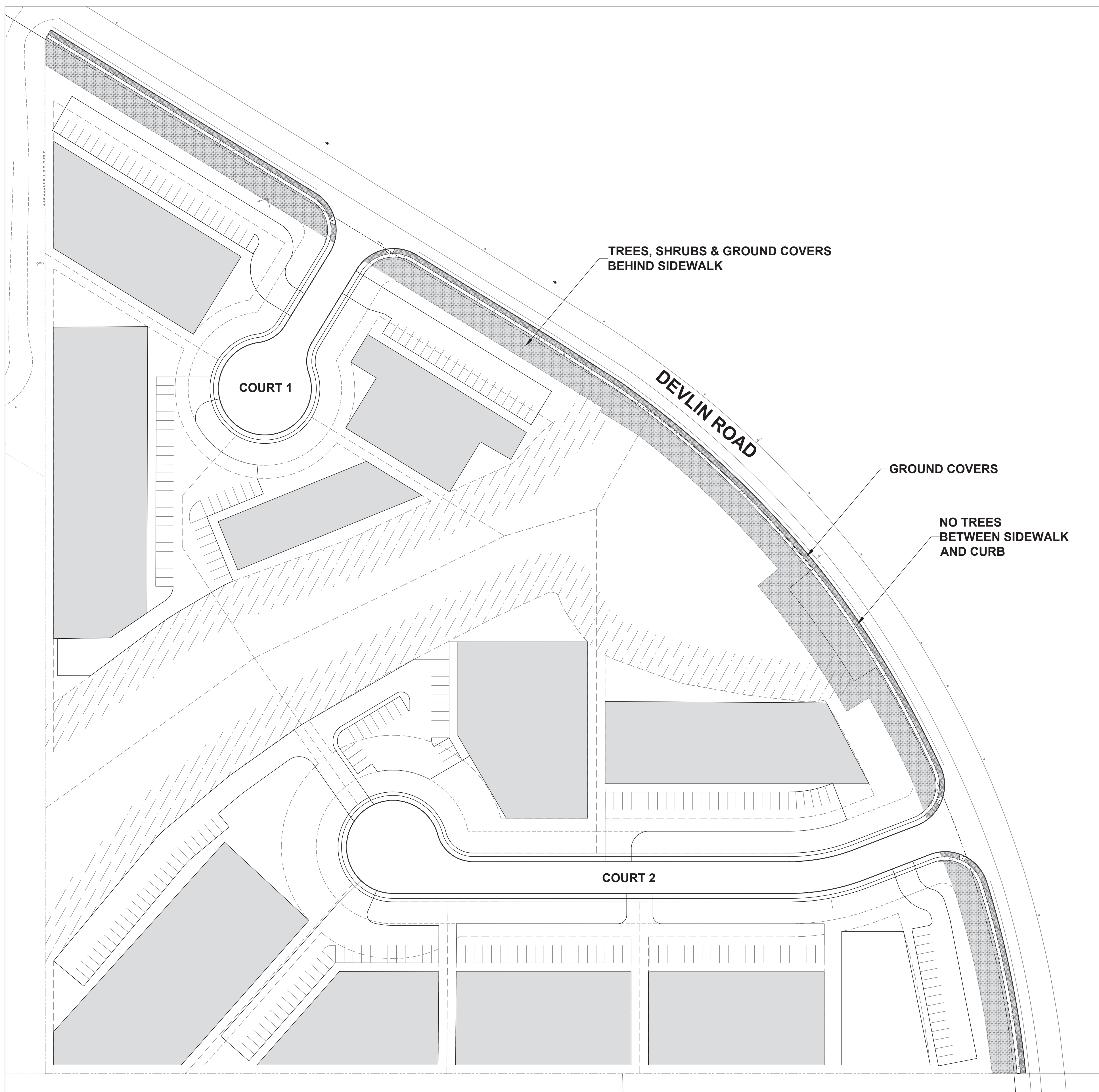
TYPICAL STREET FRONTAGE

PLANT MATERIALS

KEY	SIZE	BOTANICAL NAME	COMMON NAME
TREES			
CEL	15 gal	<i>Celtis occidentalis</i>	Common Hackberry
CER	15 gal	<i>Cercis occidentalis</i>	Western Redbud
CHI	15 gal	<i>Chitalpa taskentensis</i> 'Pink Dawn'	Pink Dawn Chitalpa
MYR	15 gal	<i>Myrica californica</i>	Pacific Wax Myrtle
PIS	15 gal	<i>Pistachia chin.</i> 'Kieth Davie'	Chinese Pistache (fruitless)
P.A.	15 gal	<i>Platanus a.</i> 'Liberty'	Liberty London Plane
P.R.	15 gal	<i>Platanus racemosa</i>	California Sycamor
SHRUBS			
A.M.	1 gal	<i>Achillea</i> 'Moonlight'	Fernleaf Yarrow
A.D.	5 gal	<i>Arctostaphylos d.</i> 'Howard McMinn'	Vine Hill Manzanita
CAL	5 gal	<i>Calycanthus occidentalis</i>	Western Spice Bush
CAR	5 gal	<i>Carpenteria californica</i>	Bush anemone
CDS	5 gal	<i>Ceanothus</i> 'Dark Star'	Dark Star Ceanothus
EPI	1 gla	<i>Epilobium canum</i>	California Fuschia
ERI	1 gal	<i>Erigeron karvinskianus</i>	Santa Barbara Daisy
E.F.	1 gal	<i>Eriogonum fasciculatum</i>	Flattop Buckwheat
HET	5 gal	<i>Heteromeles arbutifolia</i>	Toyon
IRI	1 gal	<i>Iris douglasiana</i>	Pacific Coast Iris
LYM	1 gal	<i>Lymus condensatus</i> 'Canyon Prince'	C. P. Giant Wild Rye
M.A.	1 gal	<i>Mimulus auranticus</i>	Sitcky Monkeyflower
PEN	1 gal	<i>Penstemon h.</i> 'Margarita BOP'	Foothill Penstemon
RHA	5 gal	<i>Rhamnus Cal.</i> 'Eve Case'	Coffeeberry
RHU	5 gal	<i>Rhus integrifolia</i>	Lemonade Berry
SPB	1 gal	<i>Salvia</i> 'Poza Blue'	Pozo Blue Sage
GROUND COVERS			
BAC	1 gal	<i>Baccharis pilularis</i> 'Pigeon Point'	Dwarf Coyote Brush
CAB	1 gal	<i>Ceanothus g.</i> 'Anchor Bay'	Pt. Reyes Ceanothus
E.G.	1 gal	<i>Eriogonum Grande</i> 'Rubescens'	Red Buckwheat
MUH	1 gal	<i>Muhlenbergia rigens</i>	Deer Grass
SBB	1 gal	<i>Salvia</i> 'Bee's Bliss'	Creeping Sage

NOTES

- Irrigation will be provided by in-line drip. Irrigation equipment locations will be shown on the Construction Drawings. The controller will be a "smart", "weather-based", "E/T" controller.
- All landscaping shall be designed to use recycled water for irrigation. Recycled water landscaping shall be designed to comply with California Code of Regulations Title 22 and shall include design details to prevent runoff of recycled water.
- The site as a whole is 183,664 sq. ft.
The Landscape area is 48,191 sq. ft. = 26.2% of the site.
The Landscape area at parking and circulation is 22,555 = 12.3% of the site.
There are 22,808 sq. ft. of Low Native Grasses in the Bio-Swales.
There is no conventional Turf.

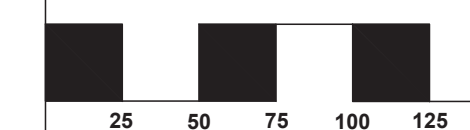


NOVA BUSINESS PARK SOUTH

DEVLIN ROAD
NAPA COUNTY, CALIFORNIA

FOR
RON FEDRICK

SCALE: 1"=50'



DEERING DESIGN

SITE PLANNING
URBAN DESIGN
LANDSCAPE ARCHITECTURE

26398 Carmelo St.
Carmel, CA 93923
(530) 756-8356
paul@deeringdesign.com
www.deeringdesign.com
Calif. LA #1976

DATES

△	04/12/19	△	
△		△	
△		△	
△		△	

SITE

SHEET NO.

L-1

OF
1