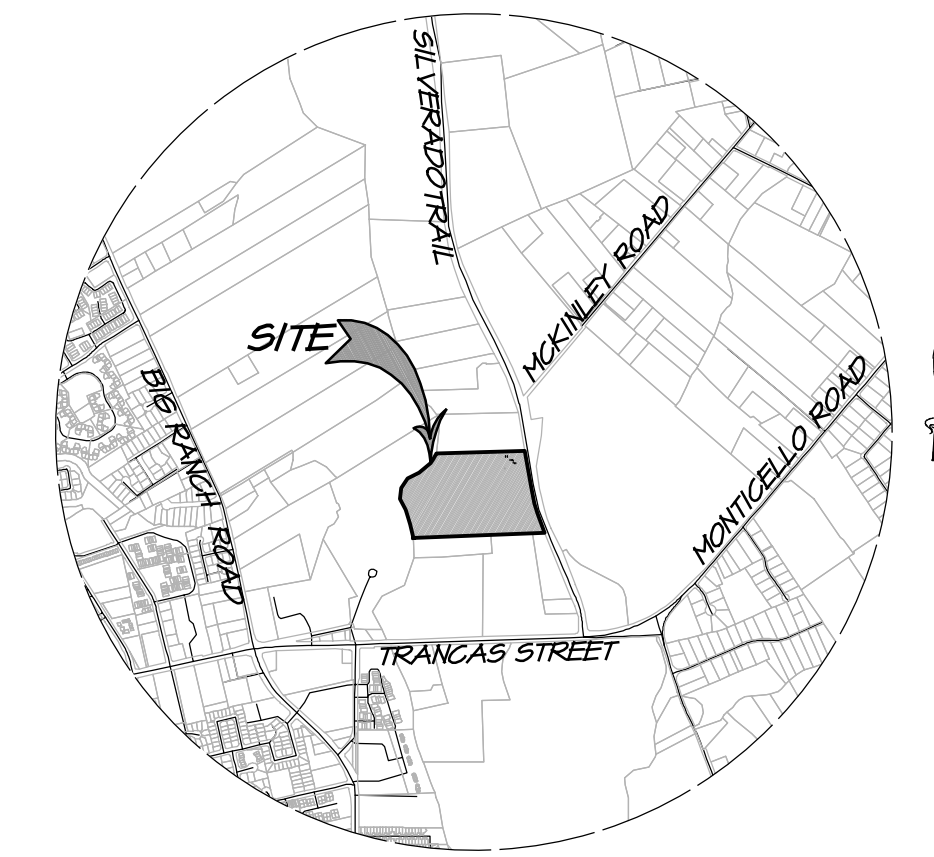
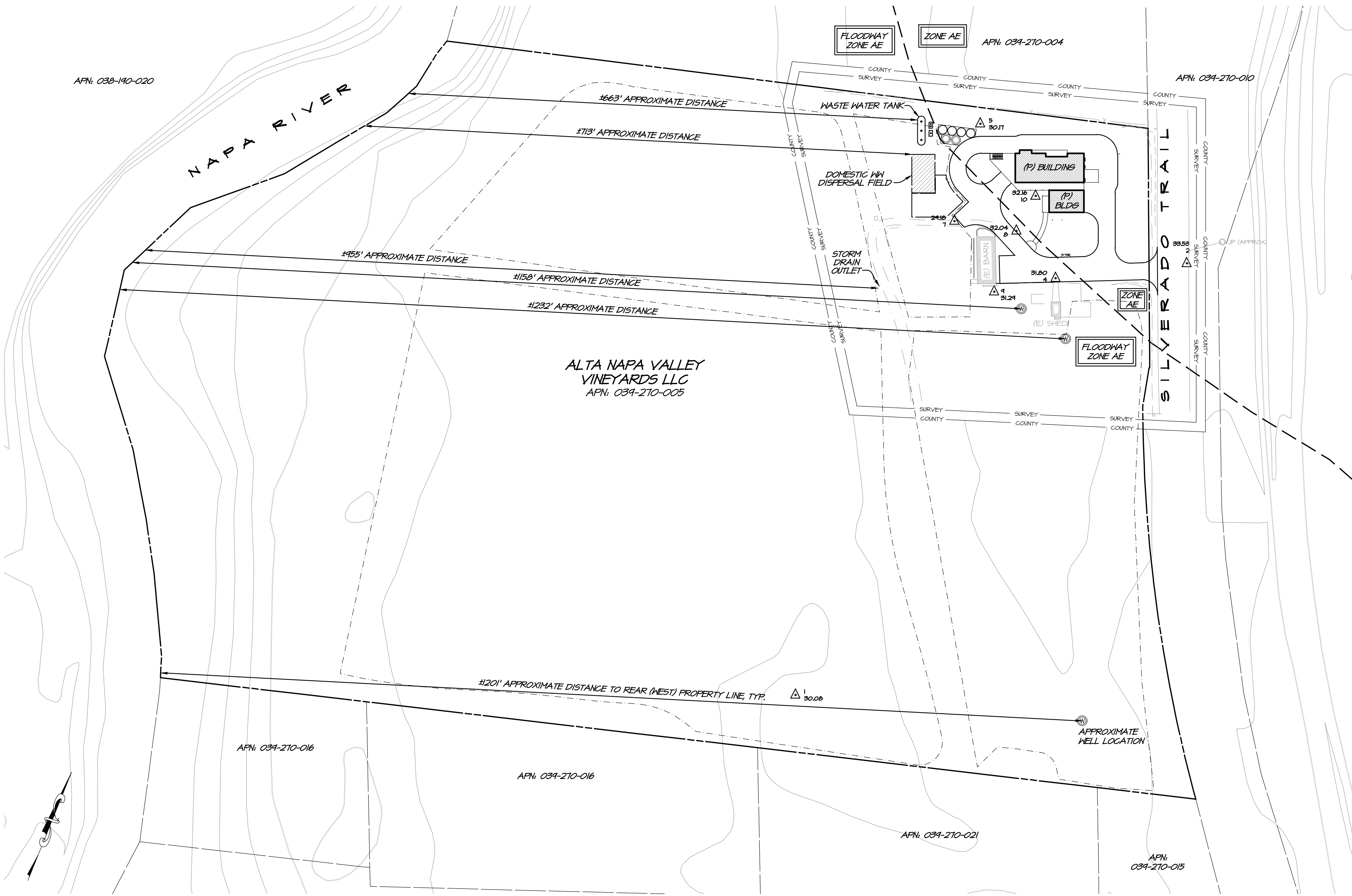


ALTA VINEYARDS USE PERMIT PLAN

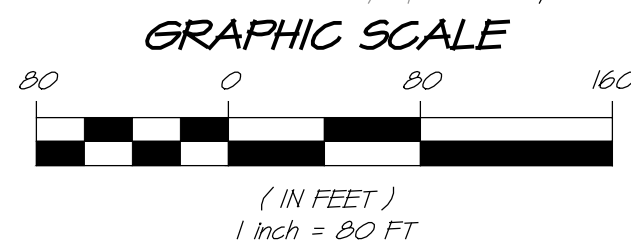


VICINITY MAP
SCALE: 1" = 2000'



ALTA NAPA VALLEY
VINEYARDS LLC
APN: 039-270-005

SITE PLAN
SCALE: 1" = 80'



EXISTING		PROPOSED	
☆	LIGHT	SD	STORM DRAIN LINE
⊕	HOSE BIB	DW	DOMESTIC WATER LINE
⊕	GAS RISER	FH	FIRE WATER LINE
⊕	GAS VALVE	SA	SLOPE AS SHOWN
EV	ELECTRIC VAULT	WDH	WET DRAFT HYDRANT
○	TREE (AS NOTED)	MV	WATER VALVE
●	SEWER CLEANOUT	DI	DRAIN INLET
△	SURVEY CONTROL STATION	AD	AREA DRAIN
□	IRRIGATION CONTROL VALVE	X	EX TREE TO BE REMOVED
---	FLOWLINE	→	OVERLAND RELEASE ROUTE
---	APPROX. VINEYARD LIMITS (NOT SURVEYED)		
---	PROPERTY LINE (NAPA CO GIS)		
---	FLOODWAY/FLOOD PLAIN LINE		
---	LIMITS OF RSA+ SURVEY		
---	LIMITS OF COUNTY TOPO		

ABBREVIATIONS	
AC	ASPHALT CONCRETE
BFG	BOTTOM FINISH GRADE
BLDG	BUILDING
C	COMPACT STALL
CL	CENTERLINE
CO	COUNTY
CONF	CONFORM
CY	CUBIC YARD
DI	DRAIN INLET
DW	DOMESTIC WATER
EG	EXISTING GRADE
EP	EDGE OF PAVEMENT
EX / (E)	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FH	FIRE WATER
GAL	GALLON
GB	GRADE BREAK
GIS	GEOGRAPHIC INFORMATION SYSTEM
HP	HIGH POINT
INV	INVERT
LF	LINEAL FEET/FOOT
LP	LOW POINT
MH	MANHOLE
OC	ON CENTER
PL	PROPERTY LINE
(P)	PROPOSED
R	RADIUS
S	SLOPE (FEET/FOOT)
S.A.D.	SEE ARCHITECTS DRAWINGS
SB	SETBACK
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SF	SQUARE FEET
S.M.D.	SEE MECHANICAL DRAWINGS
SSMH	SANITARY SENER MANHOLE
STA	STATION
TFS	TOP FINISH GRADE
TH	TOP OF WALL
TYP	TYPICAL
WV	WATER VALVE
WW	WASTE WATER

LOCAL SITE CONTROL			
#	GROUND NORTHING	GROUND EASTING	ELEVATION
1	1881482.62	6481272.04	30.08'
2	1882115.47	6481604.41	33.53'
3	1882440.60	6481628.31	34.04'
4	1882070.37	6481523.68	31.80'
5	1882253.99	6481346.13	30.17'
7	1882123.85	6481382.31	29.18'
8	1882123.35	6481463.97	32.04'
9	1882040.75	6481447.41	31.29'
10	1882172.16	6481481.66	32.16'

BASE FLOOD ELEVATION = 32.2 (NAVD88)
DESIGN FLOOD ELEVATION = 33.7 (NAVD88)

PROJECT INFORMATION	
CLIENT:	ALTA NAPA VALLEY VINEYARDS LLC 1428 THOUSAND OAKS BLVD BERKELEY, CA 94707
CONTACT:	FRED OLIAI (707) 226-8565
SITE ADDRESS:	2125 SILVERADO TRAIL NAPA, CA 94558
CIVIL ENGINEER:	RSA+ 1515 FOURTH STREET NAPA, CA 94559
APN:	039-270-005
AREA:	22.65 ACRES
EXISTING USE:	RESIDENTIAL - SINGLE FAMILY
PROPOSED USE:	WINERY - RESIDENTIAL
ZONING:	AP

- RSA+ TOPOGRAPHY NOTES**
- THE TOPOGRAPHY SHOWN FROM A FIELD SURVEY BY RSA+ IN NOVEMBER 2014 AND REVISED JUNE 2015.
 - CONTOURS ARE SHOWN EVERY ONE FOOT (1'), HIGHLIGHTED EVERY FIVE FEET (5').
 - HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83) 2011 EPOCH BASED UPON G.P.S. OBSERVATIONS ON NETWORK UTILIZING CONTINUALLY OPERATING REFERENCE STATION (C.O.R.S.) INFORMATION FROM THE CALIFORNIA SPATIAL REFERENCE CENTER (C.S.R.C.).
VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
 - SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN PER THE BFE SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM).

- COUNTY TOPOGRAPHY NOTES**
- BOUNDARY IS PROVIDED BY NAPA COUNTY GIS AND SHOULD BE CONSIDERED APPROXIMATE. SHOWN FOR REFERENCE ONLY. A BOUNDARY SURVEY HAS NOT COMPLETED.
 - CONTOURS ARE SHOWN EVERY FIVE FEET (5'), HIGHLIGHTED EVERY TWENTY-FIVE FEET (25'). CONTOURS ARE PROVIDED BY NAPA COUNTY GIS AND SHOULD BE CONSIDERED APPROXIMATE. SHOWN FOR REFERENCE ONLY.
 - WELL SHOWN IN SOUTH EAST CORNER OF PROPERTY NOT SURVEYED. APPROXIMATE LOCATION PER COUNTY ENVIRONMENTAL FILE DATED 07/25/14/18.

FLOOD PLAIN INFORMATION
PORTIONS OF PROJECT PARCEL (039-270-005) ARE WITHIN 100 YEAR FLOOD ZONE AE PER F.I.R.M. NAPA COUNTY PANEL NUMBERS 06055C0508F AND 06055C0504F REVISED SEPTEMBER 24, 2010.

SHEET INDEX	
UP1.0	COVER SHEET
UP2.0	DEMOLITION PLAN
UP2.1	LAYOUT PLAN
UP3.0	GRADING PLAN
UP4.0	UTILITY PLAN

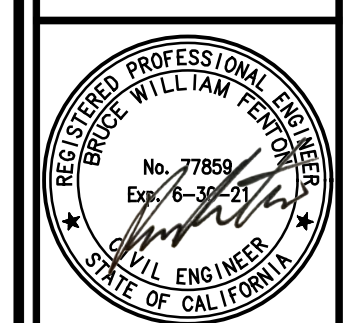


NO.	DATE	BY
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1		
2		

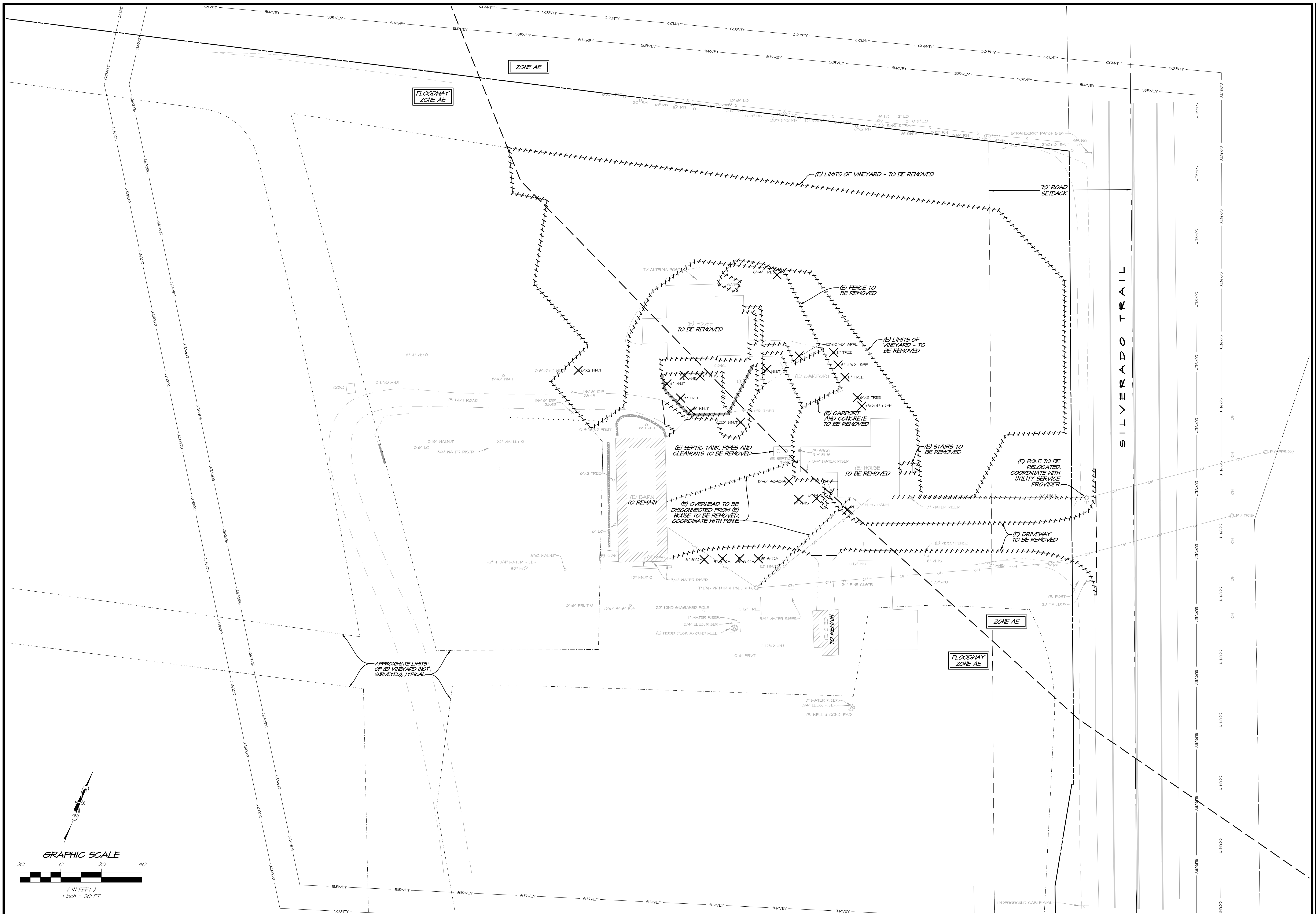
1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE (707) 252-3301
+ www.rsaplus.com

RSA+
CONSULTING CIVIL ENGINEERS + SURVEYORS

ALTA VINEYARDS
COVER SHEET
NAPA COUNTY
CALIFORNIA



DATE:	JUNE 12, 2020
DRAWN:	JFH
DESIGNED:	MS/LK
CHECKED:	BF/MS
JOB NO.:	417016.0
SHEET NO.:	UP1.0
1 OF 5 SHEETS	



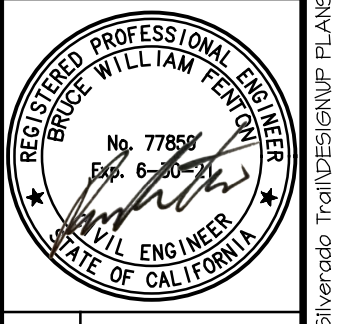
NO.	DATE	REVISIONS	BY	APPD
0	08/21/19	FIRST SUBMITTAL		
1	08/11/20	RESPONSE TO COMMENTS #1		
2	08/12/20	RESPONSE TO COMMENTS #2		

RSA+
 1515 FOURTH STREET
 NAPA, CALIF. 94559
 OFFICE 707.252.3301
 + www.rsacivil.com +

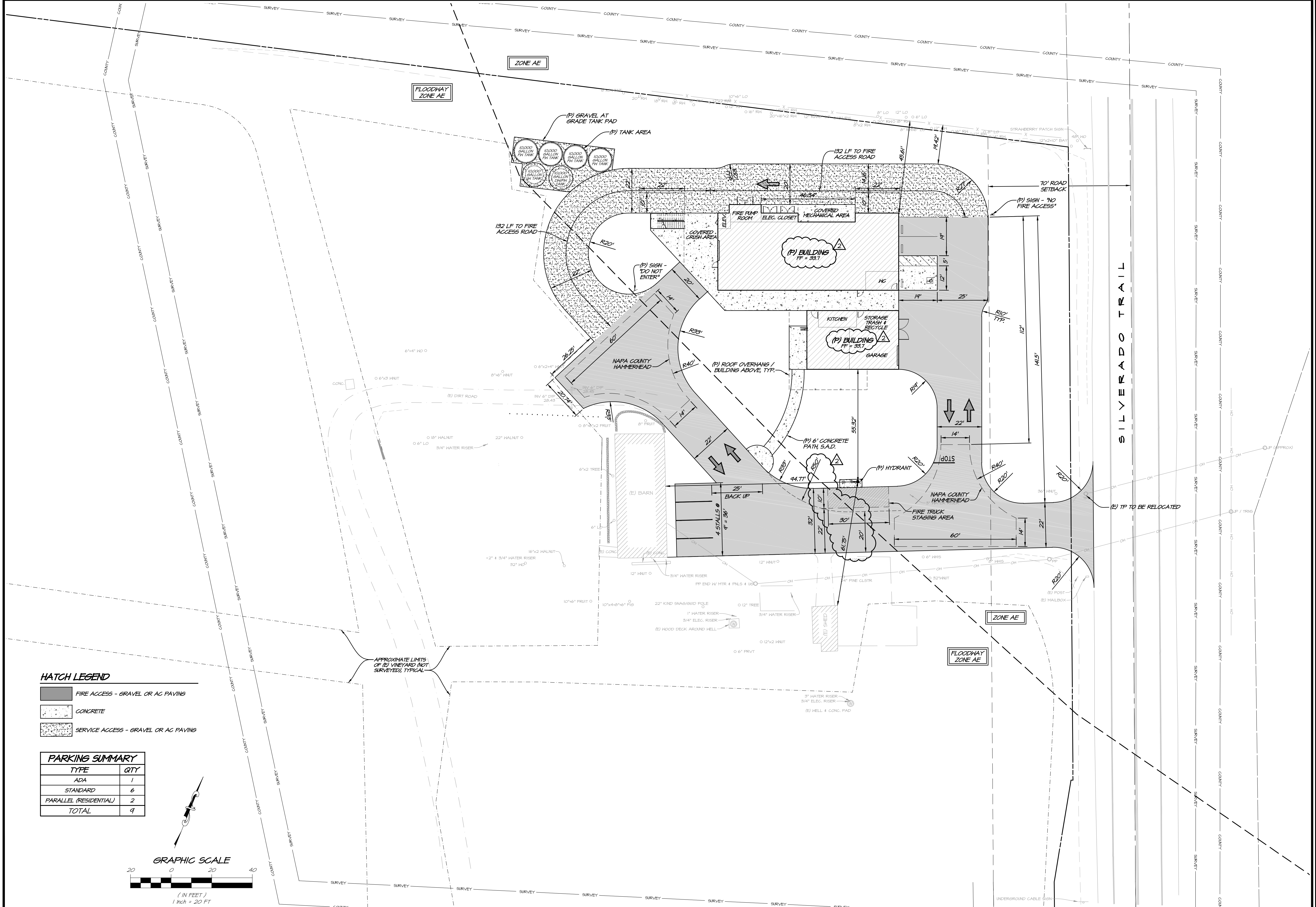
RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS • 1980

ALTA VINEYARDS DEMOLITION PLAN

CALIFORNIA
 NAPA COUNTY



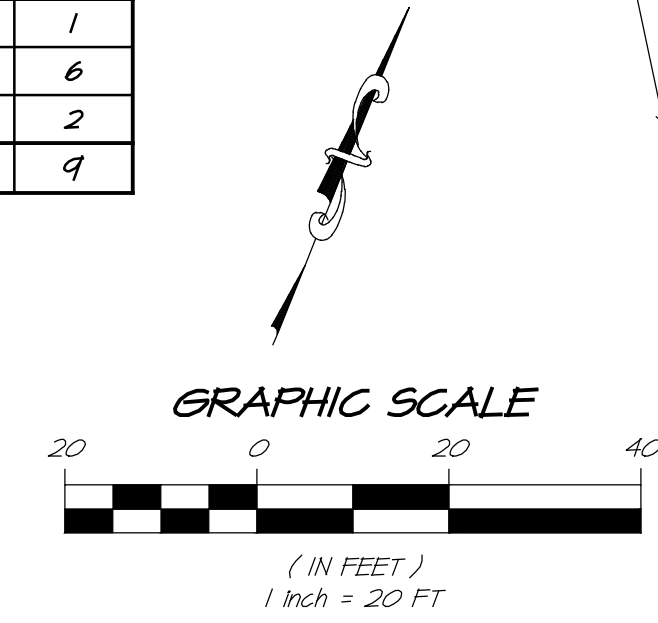
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DRAWN	JFH
DESIGNED	MS/LK
CHECKED	BF/MS
JOB NO.	417016.0
SHEET NO.	UP2.0
2 OF 5 SHEETS	



HATCH LEGEND

- FIRE ACCESS - GRAVEL OR AG PAVING
- CONCRETE
- SERVICE ACCESS - GRAVEL OR AG PAVING

PARKING SUMMARY	
TYPE	QTY
ADA	1
STANDARD	6
PARALLEL (RESIDENTIAL)	2
TOTAL	9

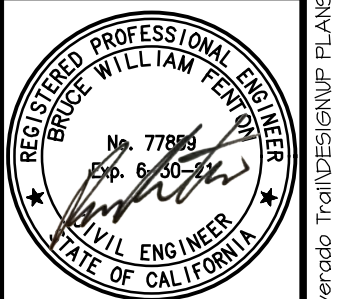


NO.	DATE	REVISIONS	BY
0	08/21/19	FIRST SUBMITTAL	JFH
1	08/11/20	RESPONSE TO COMMENTS #1	JFH
2	08/11/20	RESPONSE TO COMMENTS #2	JFH

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 1515 FOURTH STREET
 NAPA, CALIF. 94559
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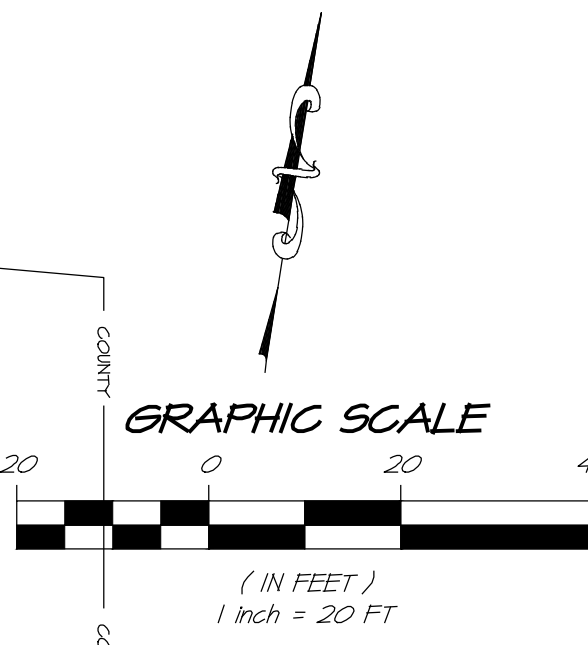
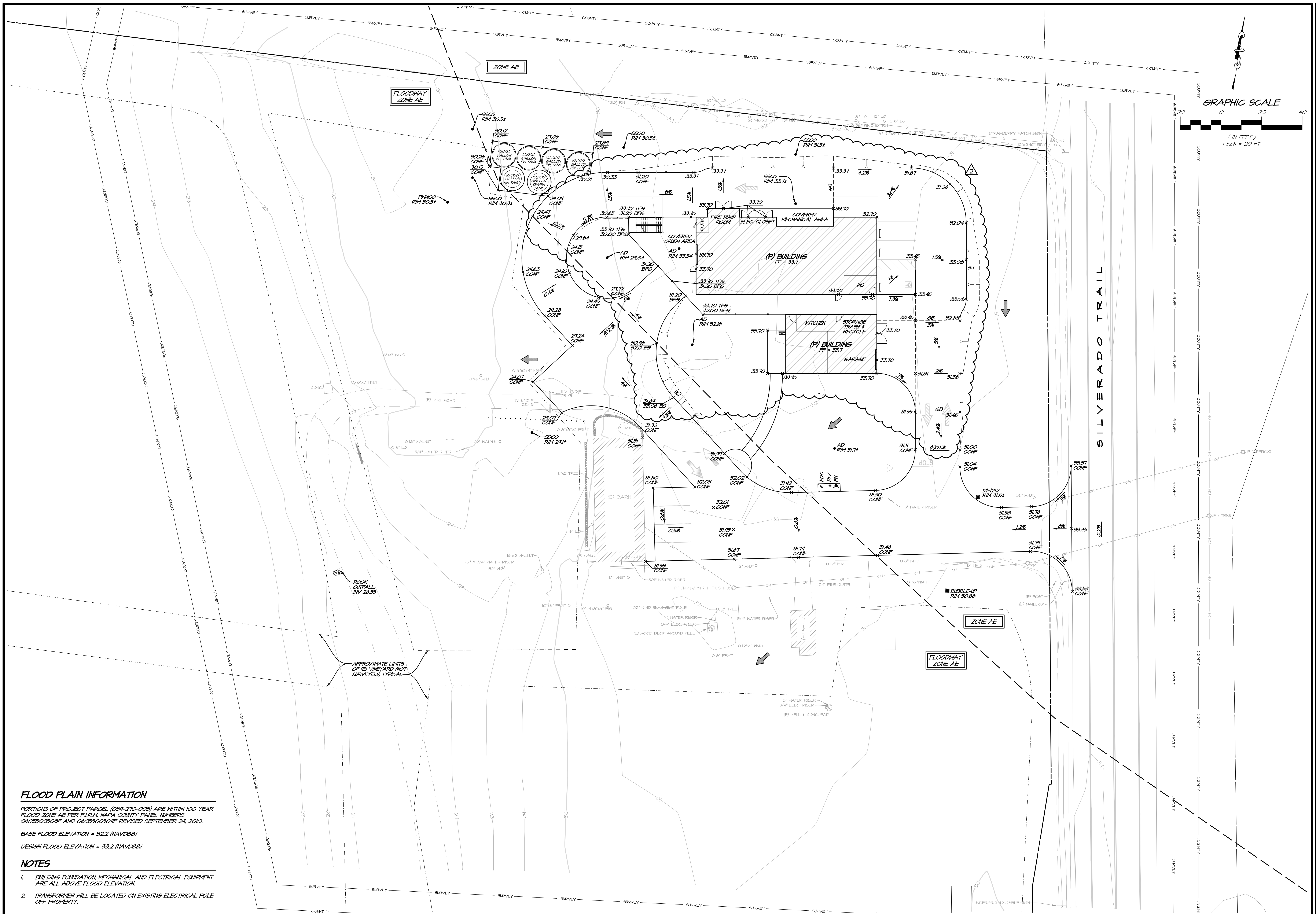
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**ALTA VINEYARDS
 LAYOUT PLAN**
 CALIFORNIA
 NAPA COUNTY



DATE	JUNE 12, 2020
DRAWN	JFH
DESIGNED	MS/LK
CHECKED	BF/MS
JOB NO.	417016.0

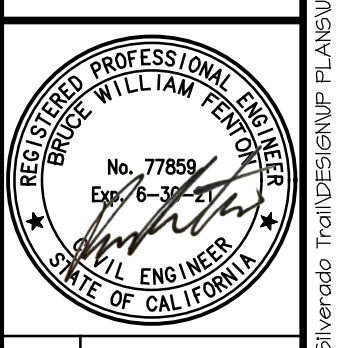
SHEET NO.
UP2.1
 3 OF 5 SHEETS



DATE	NO.	REVISIONS	BY	APPD
08/21/19	1	FIRST SUBMITTAL	JFH	MSJ
08/11/20	2	RESPONSE TO COMMENTS #1	JFH	MSJ
08/11/20	2	RESPONSE TO COMMENTS #2	JFH	MSJ

RSA+
RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS • (925) 433-1100
1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE (707) 252-3301
WWW.RSACALIF.COM

ALTA VINEYARDS
GRADING PLAN
NAPA COUNTY
CALIFORNIA



DATE	JUNE 12, 2020
DRAWN	JFH
DESIGNED	MSJK
CHECKED	BF/MS
JOB NO.	417016.0

SHEET NO.
UP3.0
4 OF 5 SHEETS

FLOOD PLAIN INFORMATION

PORTIONS OF PROJECT PARCEL (039-270-005) ARE WITHIN 100 YEAR FLOOD ZONE AE PER F.I.R.M. NAPA COUNTY PANEL NUMBERS 06055C05020F AND 06055C05040F REVISED SEPTEMBER 24, 2010.

BASE FLOOD ELEVATION = 32.2 (NAVD88)
DESIGN FLOOD ELEVATION = 33.2 (NAVD88)

NOTES

- BUILDING FOUNDATION, MECHANICAL, AND ELECTRICAL EQUIPMENT ARE ALL ABOVE FLOOD ELEVATION.
- TRANSFORMER WILL BE LOCATED ON EXISTING ELECTRICAL POLE OFF PROPERTY.

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