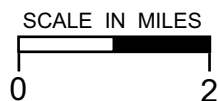
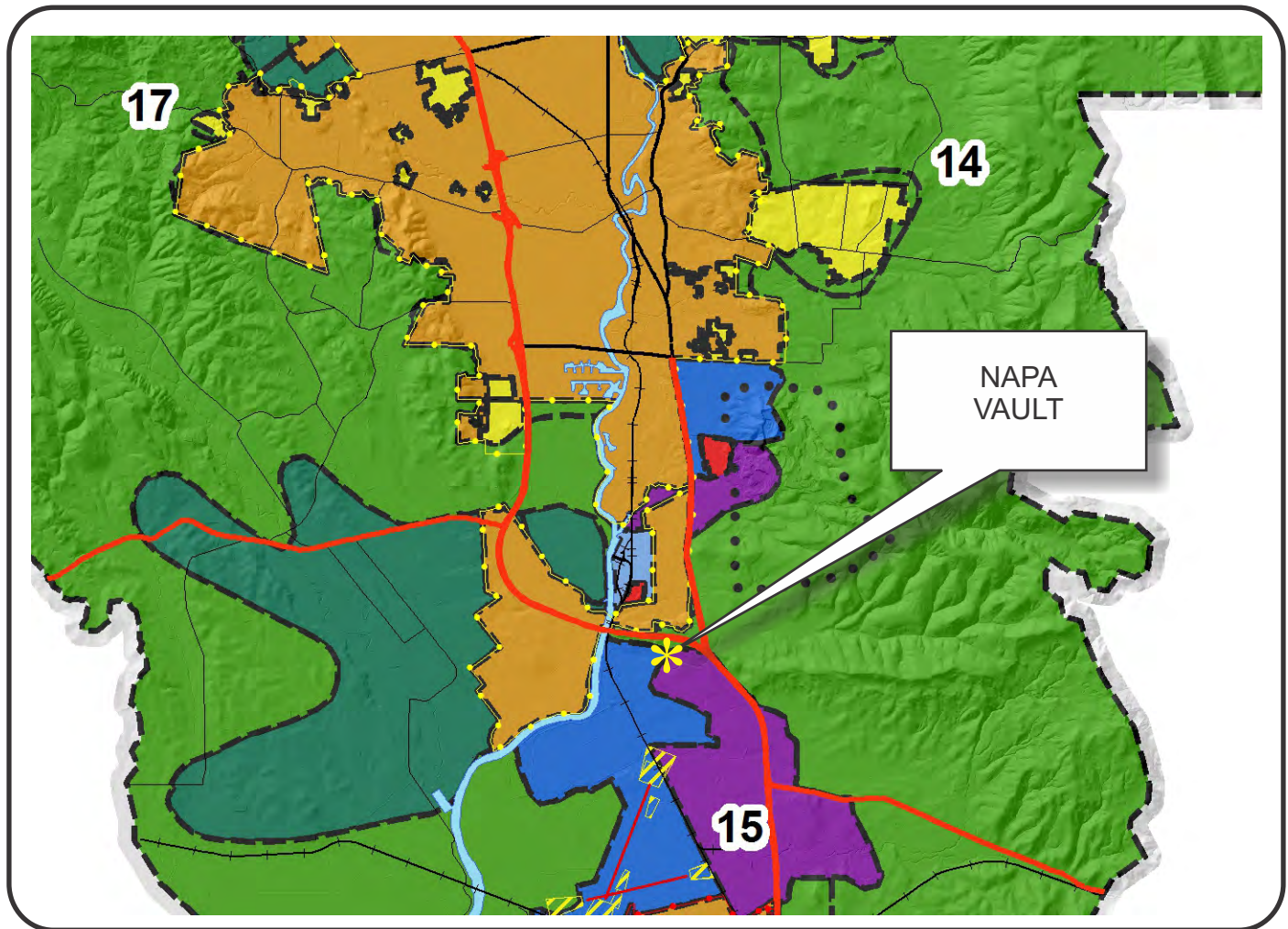


“K”

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

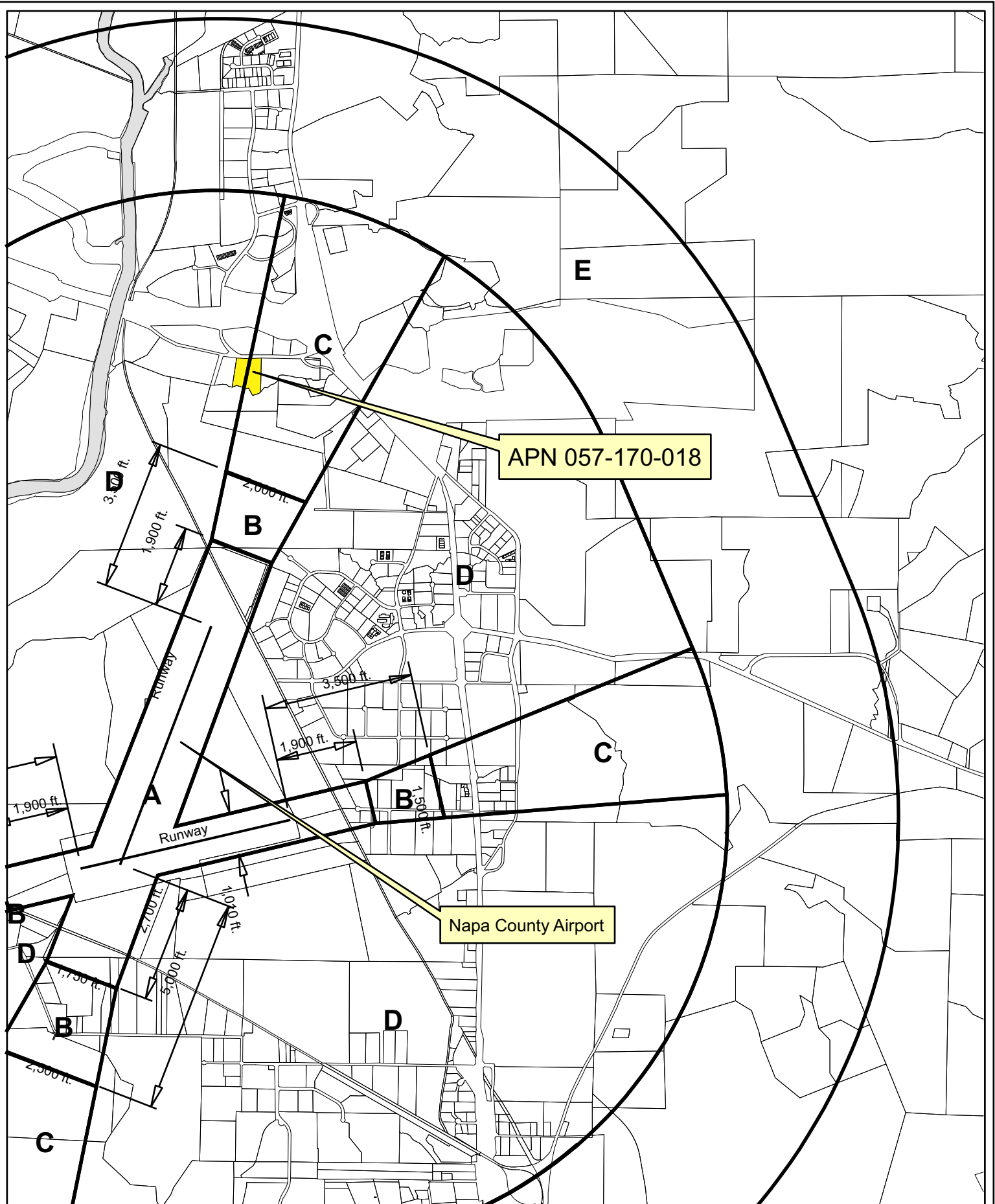
OPEN SPACE

- 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



Horizontal Datum: NAD 83,
CA State Plane Coordinates,
Zone II, feet

Disclaimer: This map was prepared for informational
purposes only. No liability is assumed for the accuracy
of the data delineated herein.



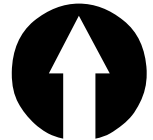
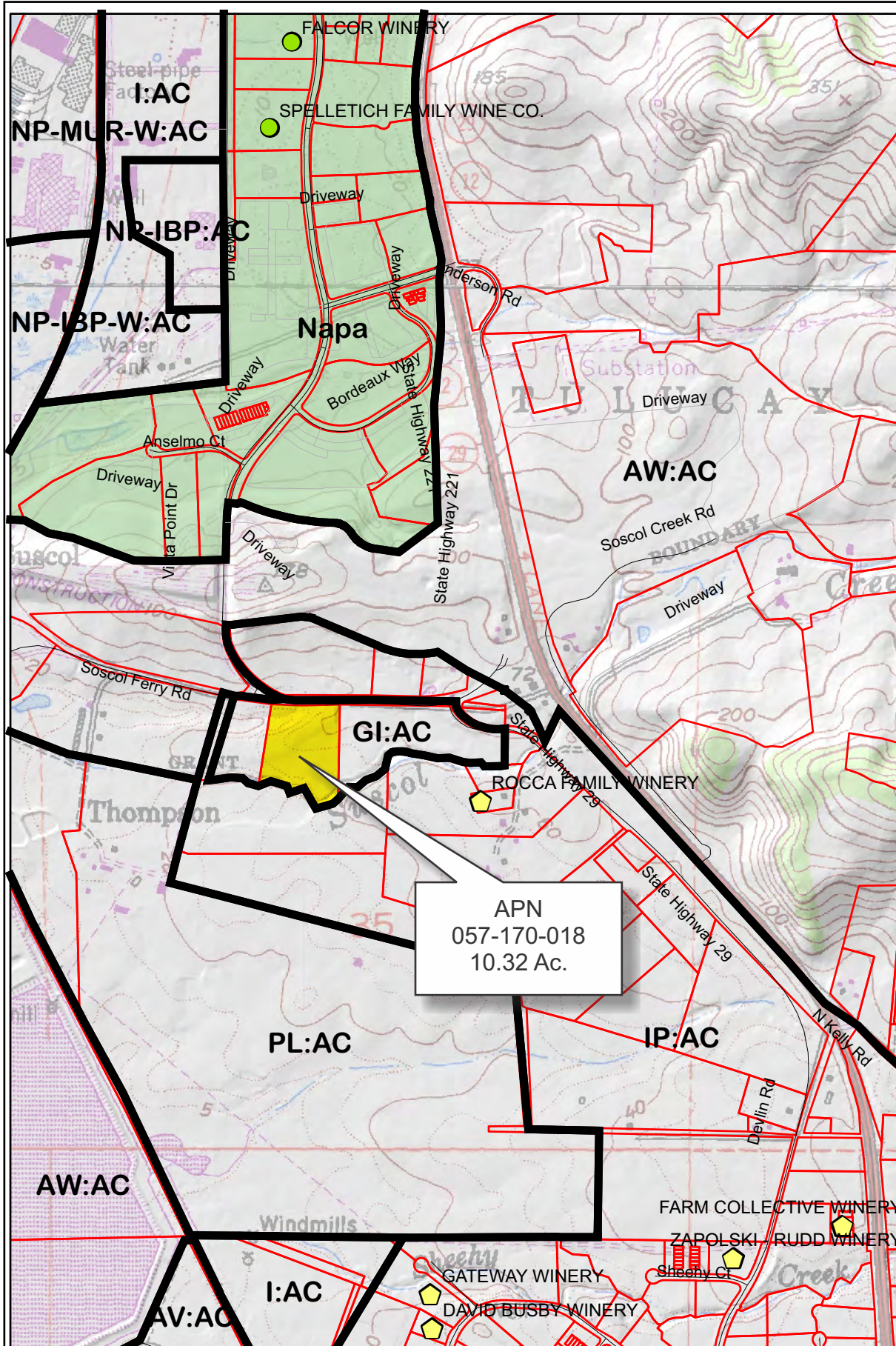
Compatibility Plan Napa County Airport



0 700 1,400 2,800'

Napa County P.B.E.S. - 01/2016

NAPA VAULT



Legend

Wineries

Status

- Producing
- ◐ Producing, with pending major mod
- ⬠ Approved
- ⬠ Pending
- Unknown
- Zoning
- Parcels

0 600 1,200 2,400 3,600 4,800 Feet

06-22-2016

3C

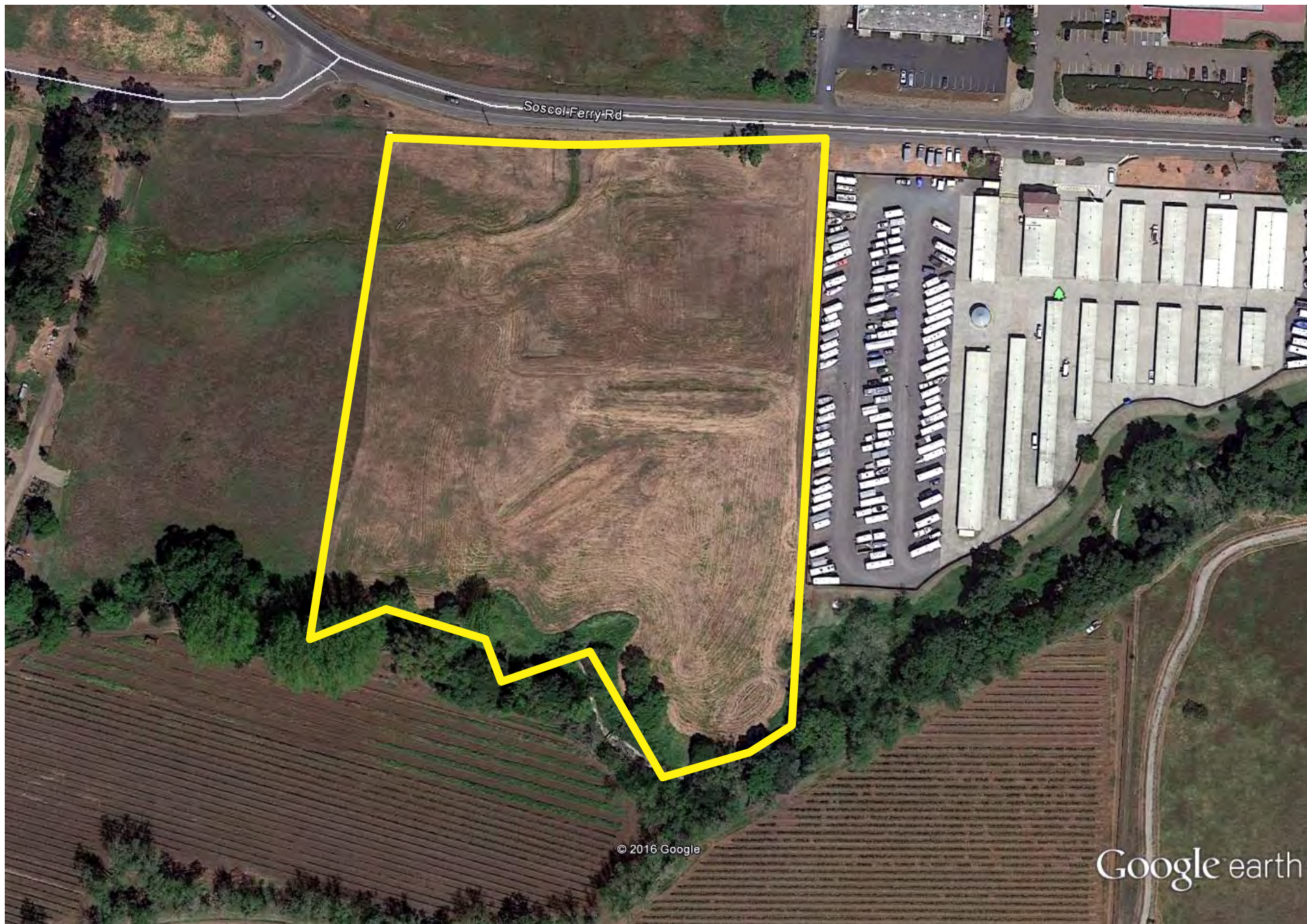
UP



Napa County Conservation
Development and Planning Department

P14-00296_Napa-Vault_up1.cdr

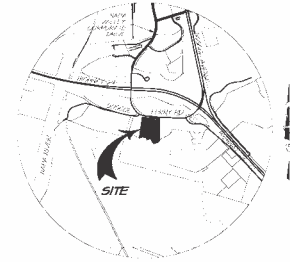
NAPA VAULT



Existing Conditions

NAPA VAULT

USE PERMIT MODIFICATION / TENTATIVE PARCEL MAP



VICINITY MAP
SCALE: 1" = 2000'

PROJECT INFORMATION

OWNER: STORAGE TECH LLC
OWNER ADDRESS: 2769 NAPA VALLEY CORPORATE DR
NAPA, CA 94550
CONTACT: BRIK BEDFORD
TEL: 707-226-1458, EXT. 204
SITE ADDRESS: 1055 SOSCUL FERRY ROAD
NAPA, CA 94550
CIVIL ENGINEER: RSA
1815 FOURTH STREET
NAPA, CA 94554
CONTACT: CHRISTOPHER TREETS
TEL: 707-252-3301
APR: 081-110-018
PARCEL AREA: 10.324 ACRES
EXISTING USE: VACANT
PROPOSED USE: STORAGE FACILITY
ZONING: B1-AC

NOTES

- A TOPOGRAPHIC FIELD SURVEY WAS PERFORMED BY MICHAEL H. BEDFORD & ASSOCIATES IN APRIL 2008, WITH REVISIONS IN MAY 2008, AND AUGUST 2001.
- AN ADDITIONAL FIELD SURVEY WAS PERFORMED BY REICHERTS SPENCE & ASSOCIATES IN DECEMBER 2003.
- BOUNDARY INFORMATION SHOWN PER RECORD MAPS AT PAGES 34-41.
- SUBJECT PROPERTY LIES WITHIN ZONE 1X (AREA OF MINIMAL FLOODING) PER FIRM MAP CROSSING DATED SEPTEMBER 26, 2008.
- ALL EXISTING EASEMENTS ARE SHOWN.
- THERE ARE NO VISIBLE SEPTIC TANKS ON SUBJECT PROPERTY.
- THERE ARE NO EXISTING STRUCTURES ON SUBJECT PARCEL.
- THERE IS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP OR SANITARY LANDFILL.

SHEET INDEX

TM1	SITE LAYOUT & DIMENSION PLAN
TM2	GRADING PLAN
TM3	UTILITY PLAN

NUMBER OF STORAGE UNITS	
STORAGE UNITS	124
COMMON AREAS	1
TOTAL NUMBER OF UNITS	130

SYMBOL LEGEND

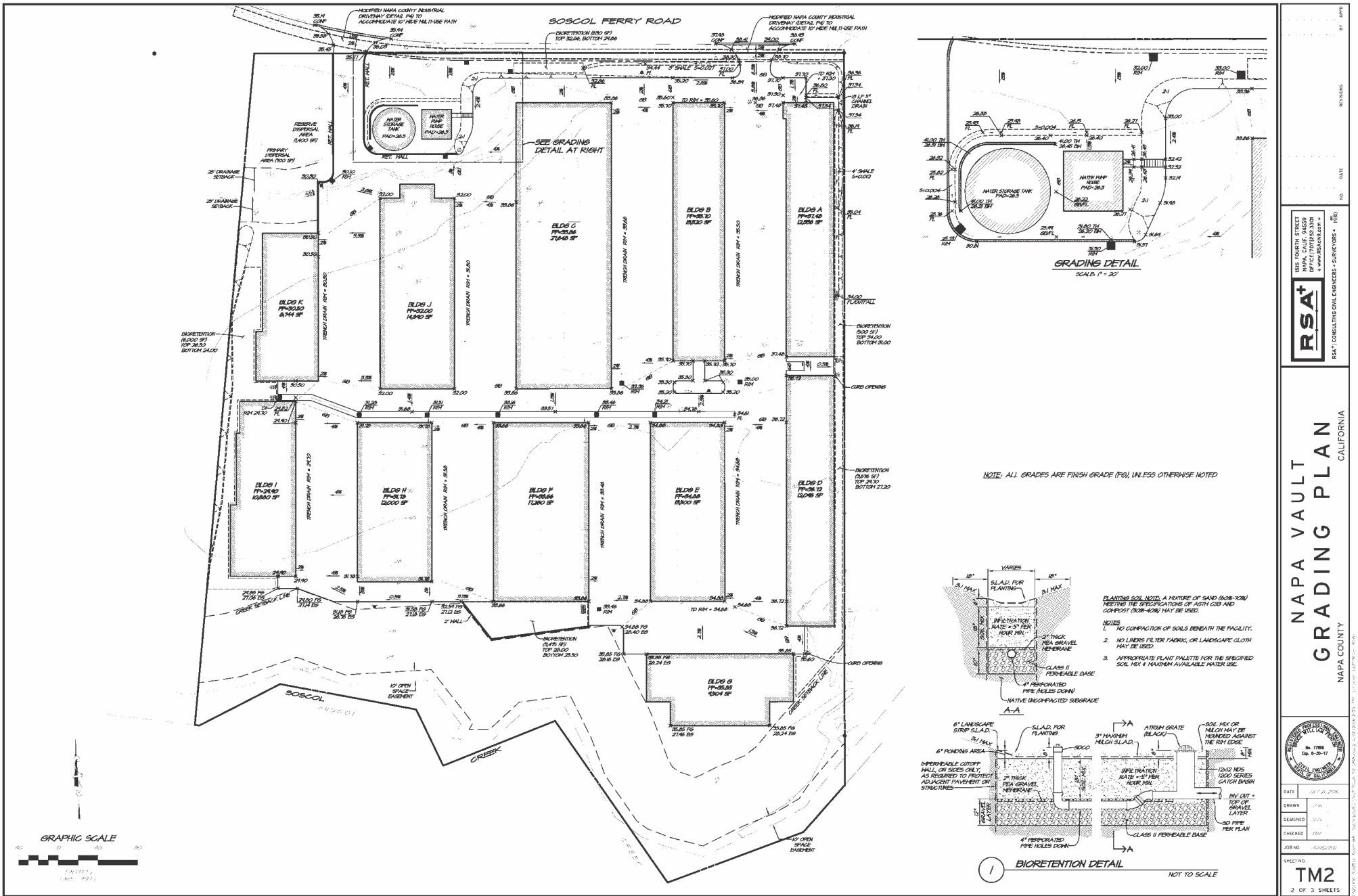
EXISTING	PROPOSED
—	STORM DRAIN
—	FORCED SANITARY SEWER
—	GRAVITY SANITARY SEWER
—	DOMESTIC WATER
—	FIRE WATER
—	HELL WATER
—	STORM DRAIN MANHOLE
—	SLOPE AS SHOWN
—	FIRE HYDRANT
—	WATER GATE VALVE
—	SS CHECK VALVE
—	DRAIN INLET
—	SANITARY SEWER CLEANOUT
—	EX TREE TO BE REMOVED
—	SHALE FLOW LINE
—	PROPERTY LINE
—	RIGHT OF WAY
—	BIORETENTION AREA
—	VERTICAL CURB
—	VALLEY CUTTER
—	WALL, AS NOTED
—	TRENCH DRAIN
—	MULTI-USE PATH

ABBREVIATIONS

AD	AREA DRAIN	LF	LINEAL FEET/FOOT
BN	BENCH MARK	LP	LEIGH POINT
C	CENTERLINE	M	MANHOLE
CONF	CONFOUR	OC	ON CENTER
DI	DRAIN INLET	OH	OVERHEAD
DH	DOMESTIC WATER	PRME	PACIFIC GAS AND ELECTRIC
ED	EDGE OF PAVEMENT	PV	POST INDICATOR VALVE
EX / ED	EXISTING	P	PROPERTY LINE
FD	FLOOD	PN	PROPOSED NEW WORK
FDC	FIRE DEPT. CONNECTION	R	RADIUS
FF	FIRE FLOOR	R/C	RELATIVE COMPACTION
FG	FIRE GRACE	ROH	RIGHT OF WAY
FI	FIRE HYDRANT	RHL	RAIN WATER LEADER
F	FLOW LINE	S	SLOPE (PERCENT)
FS	FRESH SURFACE	SEE ARCHITECT'S DRAWINGS	
FSS	FORCED SANITARY SEWER	SD	STORM DRAIN
FW	FIRE WATER LINE	SS	SANITARY SEWER
GB	GRADE BREAK	SSCO	SANITARY SEWER CLEANOUT
H	HIGH	SDD	SEE STRUCTURAL DRAWINGS
HP	HIGH POINT	STA	STATION
ILLPS	ILLUMINABLE	TG	TOP OF CURB
INVT	INVERT	TH	TOP OF WALL
IP	IRON PIPE		



DATE	12/12/2016
DRAWN	LM
DESIGNED	LM
CHECKED	LM
FOR NO.	40052750
SHEET NO.	TM1
1 OF 3 SHEETS	



NAPA VAULT
GRADING PLAN
CALIFORNIA
NAPA COUNTY

DATE	12/21/2016
DRAWN	LM
DESIGNED	LM
CHECKED	LM
FOR NO.	44002510
SHEET NO.	1
TOTAL SHEETS	3

TM2
2 OF 3 SHEETS

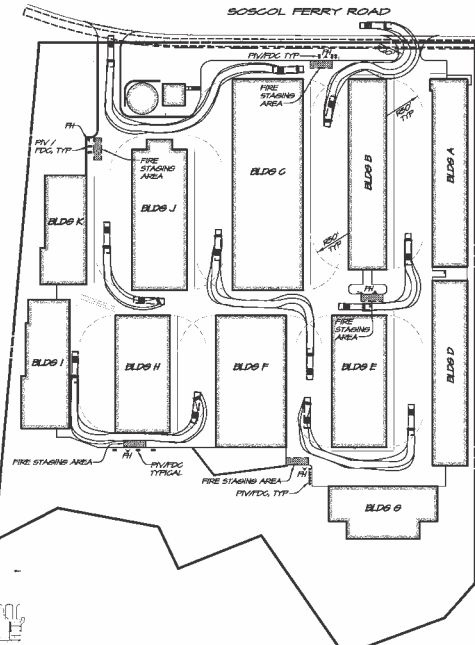
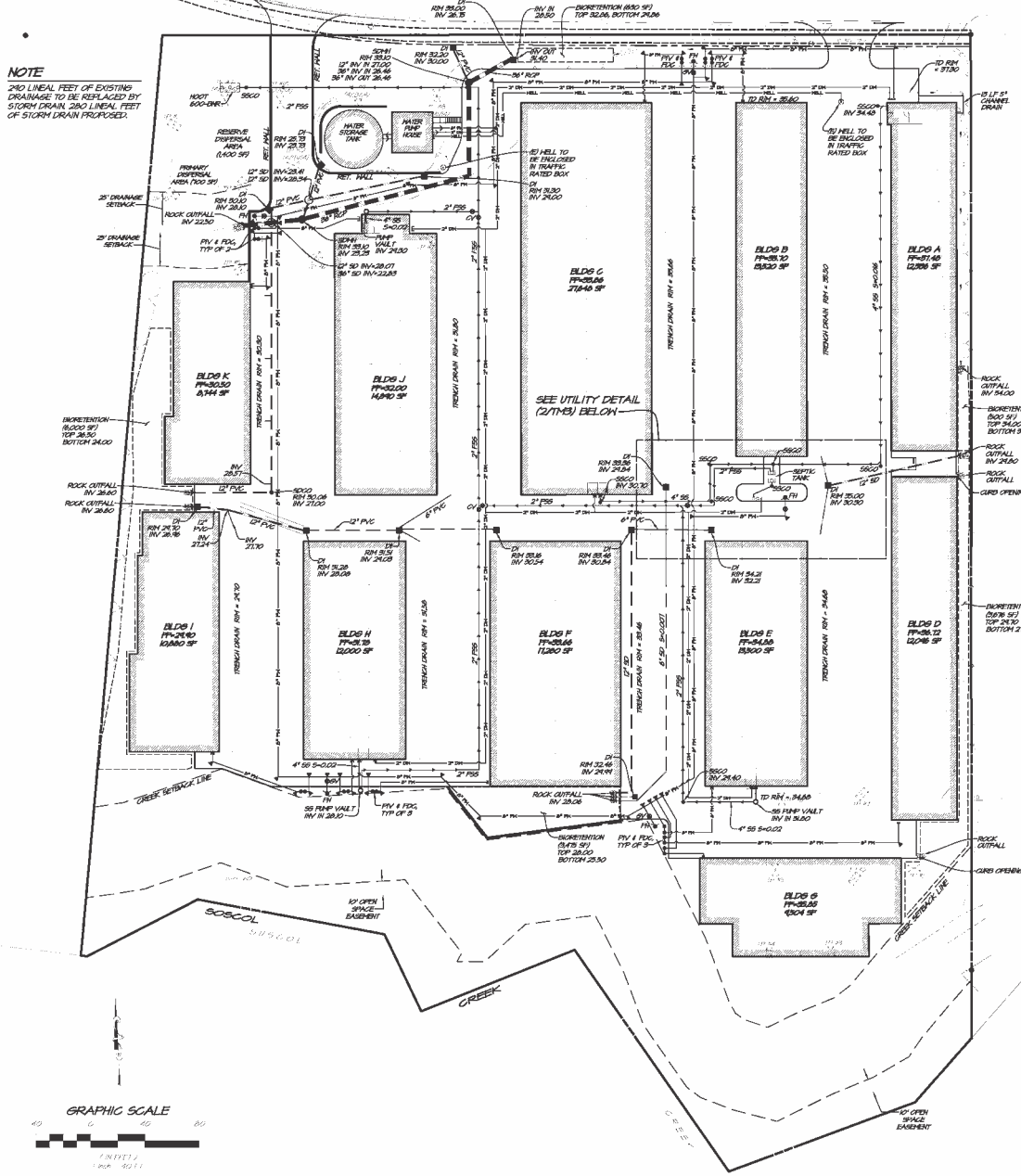


USE: CHURCH STREET
NAPA, CALIF. 94950
OFFICE: (707) 253-3339
WWW.RSA+ENGINEERS.COM
RSA+ CONSULTING CIVIL ENGINEERS - SURVEYORS - 1980

PRELIMINARY - NOT FOR CONSTRUCTION

NOTE
2ND LINEAL FEET OF EXISTING DRAINAGE TO BE REPLACED BY STORM DRAIN, 2ND LINEAL FEET OF STORM DRAIN PROPOSED.

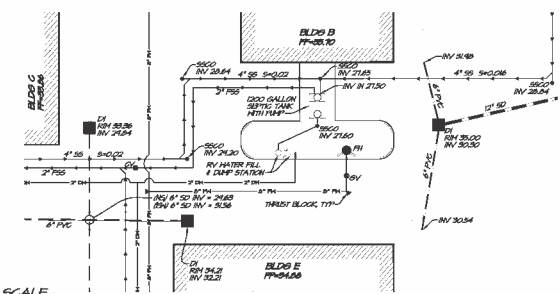
SOSCOL FERRY ROAD



PIERCE 102' HEAVY DUTY FIRE TRUCK
DIMENSIONS
LENGTH: 102'
WIDTH: 8'00"
TRACK: 8'00"
LOCK TO LOCK TIME: 8'00"
STEERING ANGLE: 45.00°

NAPA COUNTY FIRE TRUCK DETAIL
NOT TO SCALE

1 FIRETRUCK TURNING TEMPLATE
SCALE: 1" = 80'



2 UTILITY DETAIL
SCALE: 1" = 20'



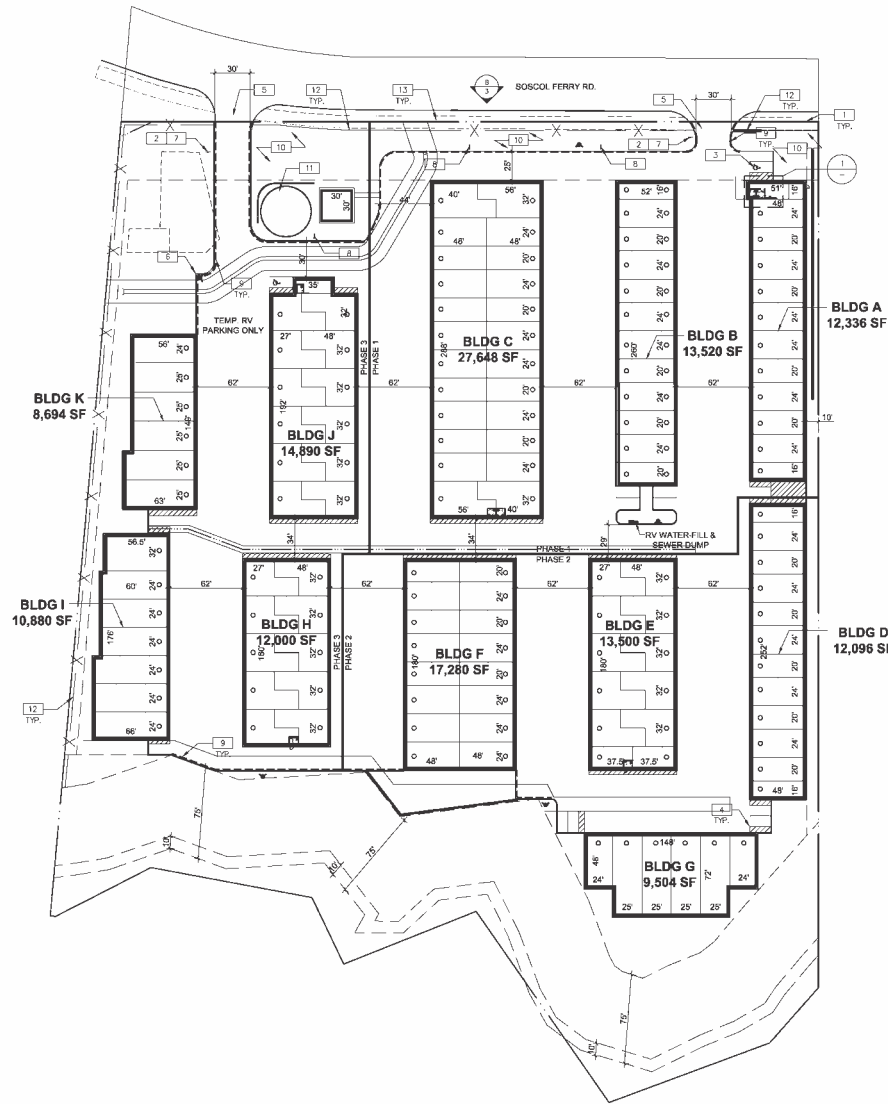
USE: CIVIL ENGINEERING
NAPA, CALIF. 94959
OFFICE: 707.253.3333
WWW.RSA+ENGINEERS.COM

NAPA VAULT
UTILITY PLAN
CALIFORNIA
NAPA COUNTY



DATE	12/12/2018
DRAWN	LM
DESIGNED	LM
CHECKED	LM
FOR NO.	40002760
SHEET NO.	TM3
	3 OF 3 SHEETS

PRELIMINARY - NOT FOR CONSTRUCTION

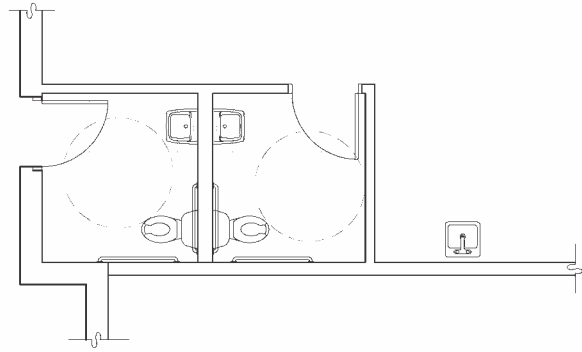


1" = 50'

0 25 50 100 250

SITE PLAN

SCALE: 1"=50'-0"



ENLARGED RR PLAN

SCALE: 3/8"=1'-0"

1

SITE PLAN NOTES

SEE SHEET A0.2 FOR GENERAL NOTES

1. PROPERTY LINE, SEE CIVIL DRAWINGS (---)
2. UNAUTHORIZED VEHICLE PARKING SIGN (A0.1)
3. VAN ACCESSIBLE PARKING STALL WITH SIGNAGE
4. PAINTED PARKING STRIPING PER CITY STANDARDS
5. NEW DRIVEWAY, SEE CIVIL DRAWINGS
6. NEW RETAINING WALL, SEE CIVIL DRAWINGS
7. FIRELANE ENTRY SIGNAGE, SEE (A0.1)
8. FIRELANE SIGNAGE, SEE (A0.1)
9. FIRE LANE CURB, DASHED LINE INDICATES EXTENT OF CONTINUOUS CURB TO BE PAINTED RED, SEE (A0.1)
10. LANDSCAPE AND IRRIGATION AREA, SEE LANDSCAPE DRAWINGS.
11. WATER STORAGE TANK, SEE CIVIL DRAWINGS
12. FUTURE FENCE AND GATE (---x---x---)
13. 10' WIDE ACCESS PATH, SEE CIVIL

SITE LEGEND

- T** TRANSFORMER WITH CONCRETE PAD, SEE ELECTRICAL DRAWINGS (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
- 1** PARKING STALL COUNT TOTAL
- O** GRADE LEVEL TRUCK DOOR
- FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- ///** FIRE LANE (HATCHED)

WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
interior design
graphics
civil engineering
4663 Chabot Dr. Suite 300
Pittsburg, CA 95961
PH: 925.244.1868
F: 925.244.1862

NAPA VAULT
1055 SOSCOL FERRY ROAD
NAPA VALLEY, CALIFORNIA

SITE PLAN	
DATE	REVISION

PA / PM:	NG
DRAWN BY:	codd
JOB NO.:	SKR15-0009-0P

SHEET
A1.1

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB. ALL SHALL NOT BE USED ON ANY OTHER WORK, EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITING DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS AND SHALL BE KEPT ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.



TYPICAL ROLL UP DOOR ELEV
SCALE: 1/8"=1'-0"
Detail Title **A**



STREET ELEVATION
SCALE: 1/8"=1'-0"
Detail Title **B**



LANDSCAPED STREET ELEVATION
SCALE: 1/8"=1'-0"
Detail Title **C**

This conceptual design is based upon a preliminary review of
architectural requirements and an assumed and possibly
incomplete site and/or building information, and is intended
merely to assist in exploring how the project might be developed.



scheme: 1

Elevations

1055 Soscol Ferry Rd.
Napa Valley, CA

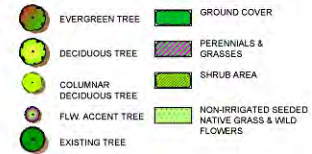
WARE MALCOMB

SNR15-0009-00
09.18.2015

SHEET
3



LEGEND:



PLANT LIST: WATER REGIME LISTED IS PER WUCOLS REGION 1

CA NATIVE	BOTANICAL NAME	COMMON NAME	SIZE	WATER REGIME	MATURE HABIT	ZONE
N	LARGE TREES					H X W
N	PLATANUS A. 'COLUMBIA'	SYCAMORE	10 GAL	1.25" CAL	L	60' X 30'
N	QUERCUS AGROFOLIA	COAST LIVE OAK	15 GAL	1.25" CAL	L	50' X 40'
N	ACCENT TREES					
N	LACERSTROMIA	CRANE MYRTLE	15 GAL	L	20' X 12'	
N	SHRUBS					
N	BACCHARIS CENTENIAL	COYOTE BRUSH	5 GAL	L	3' X 3'	
N	RHAMNUS 'SANBRUNZ'	COFFEE BERRY	5 GAL	L	4' X 6'	
N	SALVA CLEVELAND	SALVA	5 GAL	L	4' X 4'	
N	CEANOTHUS 'CENTENIAL'	CALIFORNIA LILAC	5 GAL	L	1' X 4'	
N	RIBES SANGUINEUM	PINK CURRANT	5 GAL	L	5' X 5'	
N	GROUND COVER					
N	MAHONIA REPENS	CREeping MAHONIA	5 GAL	L	3' X 3'	
N	PERENNIALS					
N	ERODIUM GRANDE RUBESCENS	BLACKHEAT	1 GAL	L	1' X 3'	
N	ACHILLEA MISONHIE	YARROW	1 GAL	L	2' X 2'	
N	MENTHA	CATMINT	1 GAL	L	3' X 2'	
N	VERBENA	VERBENA	1 GAL	L	1' X 1' X 1'	
N	ZALUSCHNERIA CALIFORNICA	CA. FUSCHIA	1 GAL	L	2' X 1'	
N	GRASSES					
N	MULLENBERGIA R. 'NASHVILLE'	PURPLE MULY	1 GAL	M	2' X 2'	

LANDSCAPE CALCULATIONS

TOTAL SITE AREA: 10.23 ACRES
SUSCOL FERRY STREET FRONTAGE: LANDSCAPE REQUIRED 20' WIDE
25' PROVIDED (INCLUDING PATH)
STREET FRONTAGE TREES REQUIRED 1/30 LF (593 LF.) = 20
STREET FRONTAGE TREES PROVIDED 20
PARKING SPACES PROVIDED = 13
PARKING AREA TREES REQUIRED 1/3 SPACES = 5
PARKING AREA TREES PROVIDED = 6

WATER EFFICIENT LANDSCAPE REQUIREMENTS

ALL IRRIGATION EITHER PERMANENT OR TEMPORARY SHALL BE AUTOMATIC TIMER CONTROLLED. PERMANENTLY IRRIGATED SHRUBS AND TREES SHALL BE POINT SOURCE DRIP AND OR BUBBLER IRRIGATED. AUTOMATIC CONTROLLER ET DATA, REPEAT CYCLING IRRIGATION ZONES PER PLANT WATER REQUIREMENTS. RAIN SENSORY SOIL MOISTURE SENSOR TO BE SPECIFIED SLOPES LESS THAN 5% IN HEIGHT. SOIL AMENDMENTS TO BE INCORPORATED. PLANTER SURFACE AREAS TO BE MULCHED. WATER USAGE TO MEET STATE WATER EFFICIENT LANDSCAPE STANDARD. CALIFORNIA NATIVE AND DROUGHT TOLERANT PLANTS SPECIFIED.

THESE PLANS COMPLY WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (WELCO) AND HAVE APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN INTENT. PLANS SHALL MEET THE MAWA PER STATE ORDINANCE IN FINAL DESIGN.

BARBARA M. HATCH, RLA ASLA

REVISED 8-28-15

Conceptual Landscape Plan

1055 Suscol Ferry Rd.
Napa Valley, CA

This conceptual design is based upon a preliminary review of available information and is not intended to be a final design. It is intended to be used as a guide only and is not intended to be a final design. It is intended to be used as a guide only and is not intended to be a final design.

1" = 40'

0 20 40 80 120 160 200



NORTH

WARE MALCOMB

SNR15-0009-00
03.27.2015

SHEET

1