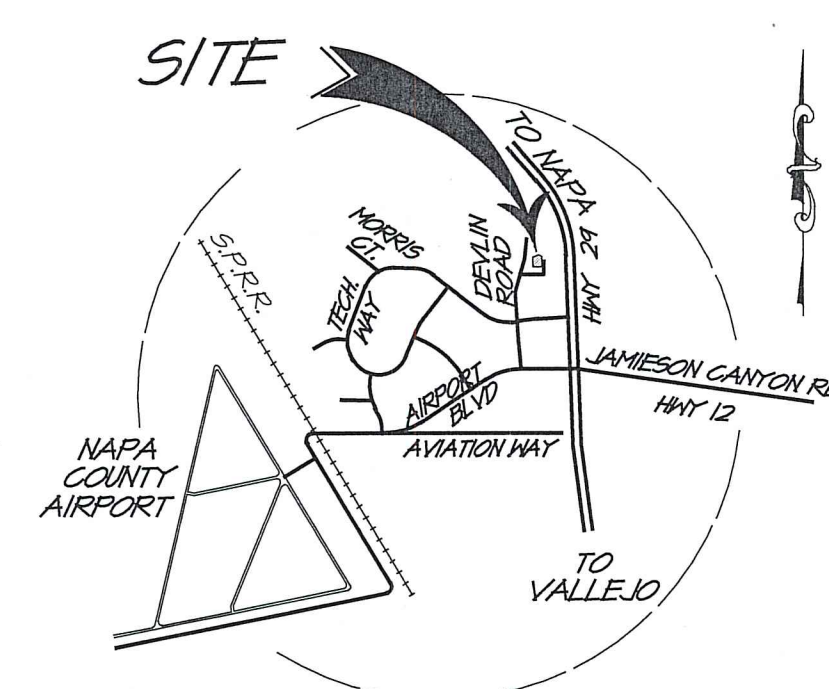


GATEWAY EAST WINERY

USE PERMIT PLANS

NAPA COUNTY CALIFORNIA



LOCATION MAP
NOT TO SCALE

PROJECT INFORMATION

DEVELOPER: SCANNELL PROPERTIES, LLC
3468 MT. DIABLO BLVD., SUITE B115
LA FAYETTE, CA 94549

CONTACT: TODD BERRYHILL
todd@scannellproperties.com

SITE ADDRESS: GATEWAY ROAD EAST
NAPA, CA

CIVIL ENGINEER: RSA+
1515 FOURTH STREET
NAPA, CA 94559

CONTACT: HUGH LINN
TEL: (707) 252-3301

ARCHITECT: TERESA GOODWIN / HPA, INC.
303 4TH STREET, SUITE 101
OAKLAND, CA 94607
TEL: (415) 413-6896

(E) PARCEL NO & AREA: 057-210-039 & 057-210-040 (5.52 ACRES)
(TWO PARCEL NUMBERS ARE FOR ASSESSORS PURPOSES ONLY)

EXISTING USE: VACANT

PROPOSED USE: COMMERCIAL / INDUSTRIAL

NAPA COUNTY ZONING: IP-AC
INDUSTRIAL PARK WITH AIRPORT COMPATIBILITY OVERLAY

AIRPORT AREA SPECIFIC PLAN LAND USE: BUSINESS/INDUSTRIAL PARK

WATER: CITY OF AMERICAN CANYON

RECLAIMED WATER: NAPA SANITATION DISTRICT

SEWER: NAPA SANITATION DISTRICT

GAS & ELECTRIC: PG&E

TELEPHONE: AT&T

BOUNDARY NOTE

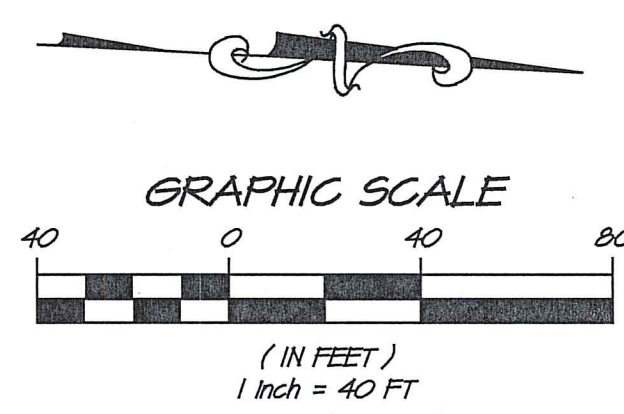
THE BOUNDARY SHOWN HEREIN IS BASED ON THE MAP ENTITLED FINAL MAP OF NAPA VALLEY GATEWAY, UNIT THREE, PHASE 5 IN BOOK 21 OF MAPS AT PAGES 52 - 56.

TOPOGRAPHIC MAP

TOPOGRAPHIC MAP PREPARED BY RSA+
DATE: JUNE, 2017

SHEET INDEX

UP1.0	COVER SHEET
UP2.0	GRADING PLAN AND SECTIONS
UP3.0	UTILITY PLAN

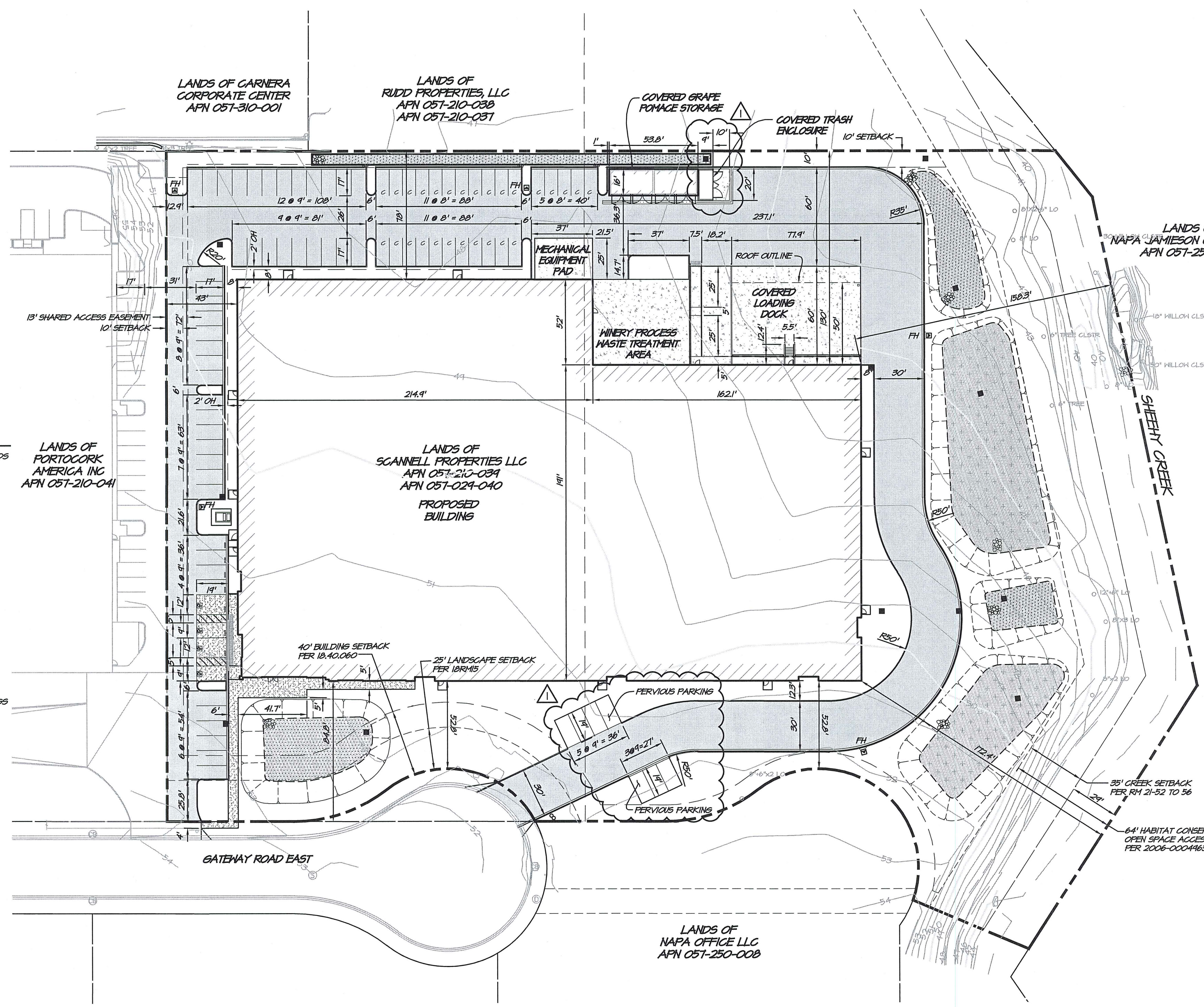


SYMBOL LEGEND			
EXISTING		PROPOSED	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	CATCH BASIN		DRAIN INLET
	CURB AND GUTTER		6" VERTICAL CURB
	DROP INLET		FIRE HYDRANT ASSEMBLY
	EXISTING CONTOUR		GRADE BREAK
	WIRE FENCE		SANITARY SEWER CLEAN OUT
	WOOD FENCE		STORM DRAIN CLEAN OUT
	POWER POLE W/ GUY WIRE		SANITARY SEWER LINE
	ROADSIDE SIGN		PROPERTY LINE
	SANITARY SEWER LINE		EASEMENT
	SANITARY SEWER MANHOLE		SLOPE (2% UNLESS OTHERWISE SHOWN)
	SPOT ELEVATION		STORM DRAIN LINE
	STORM DRAIN LINE		STREET CENTERLINE
	STREET CENTERLINE		FIRE WATER LINE
	WATER LINE		DOMESTIC WATER LINE
	WATER METER		WATER METER
	OVERHEAD ELECTRIC		WATER TEE
	STREET LIGHT		WATER VALVE
	TREE TO BE REMOVED		VALLEY GUTTER

ABBREVIATIONS	
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
APN	ASSESSORS PARCEL NUMBER
BR	BIO-RETENTION
BW	BACK OF WALK
CB	CATCH BASIN
CH	CHANNEL
CO	CLEANOUT
C	COMPACT PARKING
CL	CENTER LINE
CONC	CONCRETE
CV	CHECK VALVE
DDCV	DOUBLE DETECTOR CHECK VALVE
DI	DROP INLET
DH	DOMESTIC WATER
E	EAST
EXIST	EXISTING
EP	EDGE OF PAVEMENT
FDC	FIRE DEPT CONNECTION
FF	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FIRE SERVICE LATERAL
FH	FIRE WATER
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
IRR	IRRIGATION
JB	JUNCTION BOX
JP	JOINT POLE
LS	LIP OF GUTTER
MH	MANHOLE
N	NORTH
NCSS	NAPA COUNTY ROADS & STREET STANDARDS
NSD	NAPA SANITATION DISTRICT
PA	PLANTING AREA
POC	POINT OF CONNECTION
PRKS	PARKING
PL	PROPERTY LINE
ROM	RIGHT OF WAY
RFD	REDUCED PRESSURE DEVICE
RWL	RAIN WATER LEADER
RH	RETAINING WALL
S	SOUTH
SAD	SEE ARCHITECTURAL DRAWINGS
SD	STORM DRAIN
S=	SLOPE EQUALS
SDE	STORM DRAIN EASEMENT
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FOOT
SFR	SPRINKLER
SLAD	SEE LANDSCAPE ARCHITECTURAL DRAWINGS
SL	SEWER LATERAL
SS	SANITARY SEWER
SSD	SEE STRUCTURAL DRAWINGS
SSCO	SANITARY SEWER CLEANOUT
SSE	SANITARY SEWER EASEMENT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
SWK	SIDEWALK
TC	TOP OF CURB
TH	TOP OF WALL
TYP	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD
W	WEST
WM	WATER METER
WV	WATER VALVE

HATCH LEGEND

- (P) BUILDING
- ASPHALT CONCRETE SURFACED ROAD DESIGNED AND MAINTAINED TO SUPPORT LOAD EQUIVALENT TO H20-44
- 12" THICK CONCRETE WITH #4 @ 12" O.C. EACH WAY OVER CLASS 2 AB COMPACTED TO 95% RELATIVE COMPACTION
- 6" THICK CONCRETE WITH #4 @ 12" O.C. EACH WAY OVER CLASS 2 AB COMPACTED TO 95% RELATIVE COMPACTION
- BIORETENTION AREA
- MITIGATED WETLANDS PER BIOLOGICAL REPORT



1515 FOURTH STREET
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OFFICE (707) 252-3301
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RSA+

REGISTERED PROFESSIONAL CIVIL ENGINEER
No. 52509
Exp. 12-31-20
CIVIL ENGINEER
STATE OF CALIFORNIA

DATE: JAN 31, 2019

DRAWN: DGB

DESIGNED: EB/DB

CHECKED: HAL

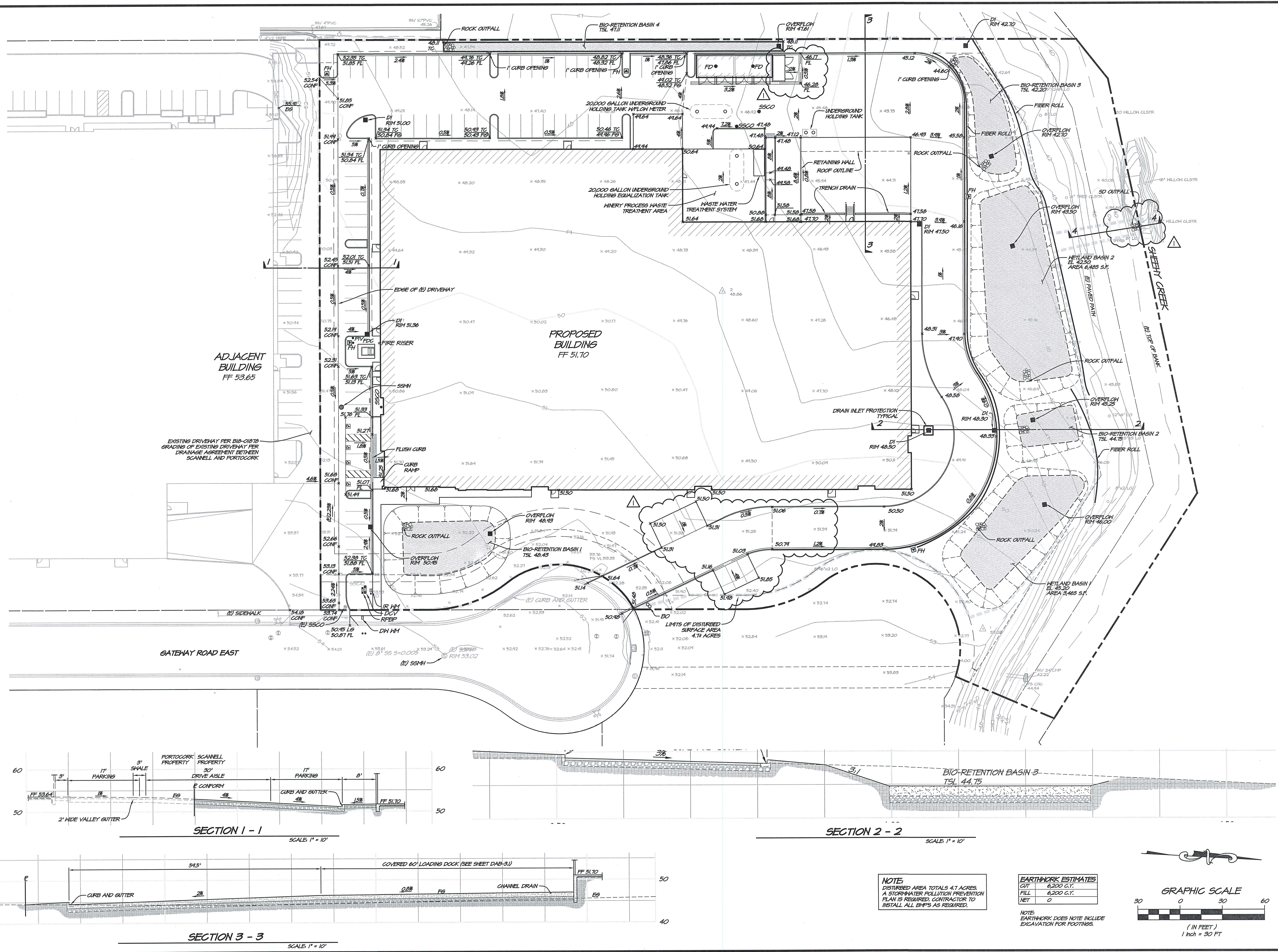
JOB NO. 4117062.0

SHEET NO. UP1.0

1 OF 3 SHEETS

GATEWAY EAST WINERY
COVER SHEET
NAPA COUNTY
CALIFORNIA

REVISIONS
NO. DATE BY APPD
1 1/21/2019 REVISED PER PLAN CHECK COMMENTS DGB



1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE (707) 252-3301
+ WWW.RSA-CIVIL.COM

RSA+

REGISTERED PROFESSIONAL ENGINEERS - SURVEYORS + [1500]

GATEWAY EAST WINERY
NAPA COUNTY
CALIFORNIA

GRADING PLAN AND SECTIONS

DATE: JAN 31, 2019

DRAWN: DGB

DESIGNED: EMB

CHECKED: HAL

JOB NO.: 417062.0

SHEET NO.: **UP2.0**

2 OF 3 SHEETS

REVISIONS

NO.	DATE	REVISION
1	12/12/2019	REVISED PER PLAN CHECK COMMENTS

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