

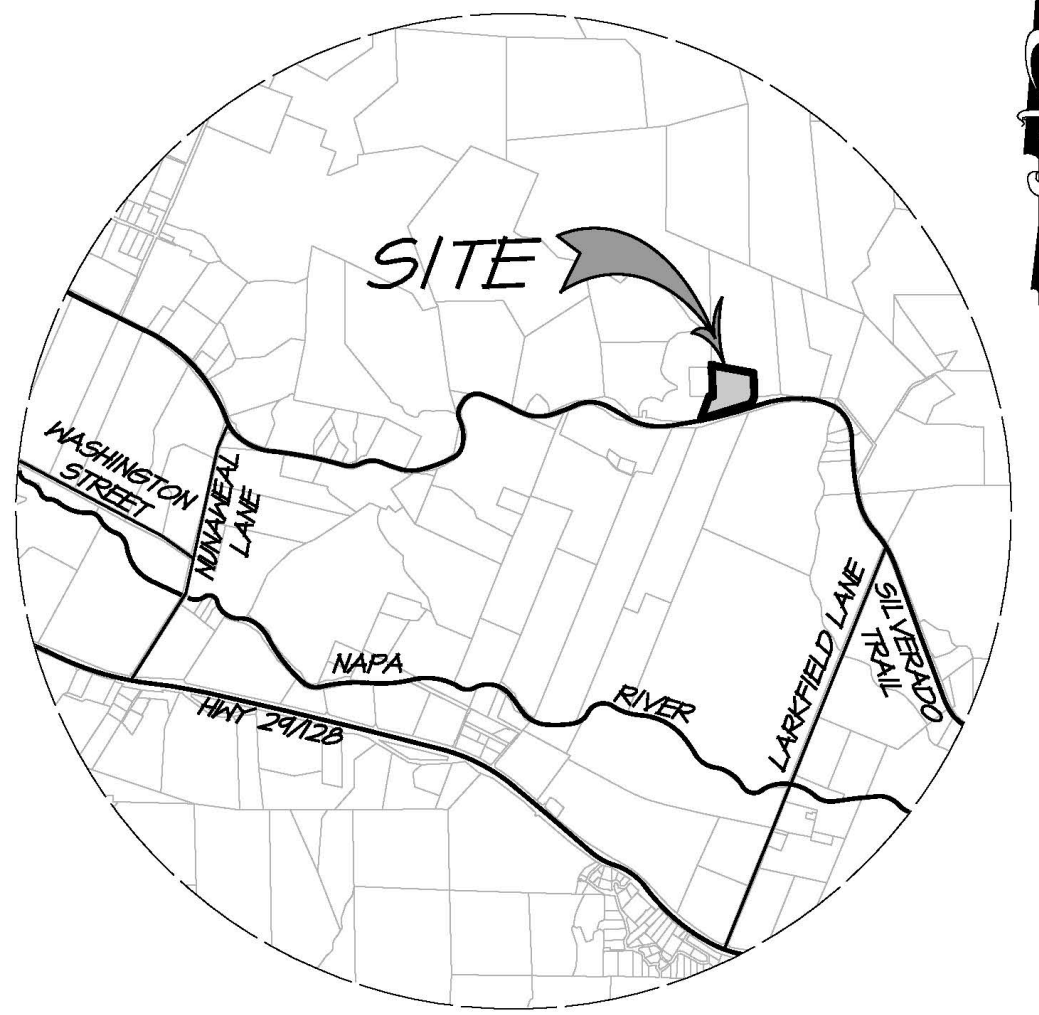
PARABLE WINERY
USE PERMIT MODIFICATION PLANS

SYMBOL LEGEND

EXISTING	PROPOSED	TO BE DEMOLISHED
TP-#	SSCO	SANITARY SEWER CLEANOUT
○ TREE	AD / PD	AREA DRAIN / FLOOR DRAIN
△	DI	BIO-RETENTION OVERFLOW OR JUNCTION BOX OR DROP INLET
□ IGV	○ FH	PIV / FDG
○ JP / PP	○ FH	WET DRAFT HYDRANT
○ PIV / FDG	○ HV	WATER VALVE
○ SANITARY SEWER MANHOLE		OVERLAND RELEASE
○ AREA DRAIN		
○ WELL		
○ TEST PIT LOCATION		
○ SITE EVALUATION DATE: AUGUST 3, 2023		
○ ENVIRONMENTAL HEALTH INSPECTOR: AVI SOMA		
○ FIRE HYDRANT		
○ JOINT TRENCH LINE		
○ SANITARY SEWER LINE		
○ WATER LINE		
○ OVERHEAD UTILITY LINE		
○ DOMESTIC WATER LINE		
○ FORCED SANITARY SEWER LINE		
○ FIRE WATER LINE		
○ COUNTY TOPO BOUNDARY		
○ FLOWLINE		
○ FENCE		
○ GRADE BREAK		
○ PROPERTY LINE		
○ ADJACENT PROPERTY LINE		
○ TOE OF BANK		
○ TOP OF BANK		

LEGEND

AB	AGGREGATE BASE	MH	MANHOLE
AC	ASPHALT CONCRETE	MIN	MINIMUM
AD	AREA DRAIN	MON	MONUMENT
APP	APPLICATION	NCRS	NAPA COUNTY ROAD & STREET STANDARDS
APPROX	APPROXIMATE	(P)	PROPOSED
BCV	BEGIN VERTICAL CURVE	PC	POINT OF CURVATURE
BFG	BOTTOM FINISH GRADE	PGC	PORTLAND CEMENT CONCRETE
BM	BENCHMARK	PG&E	PACIFIC GAS AND ELECTRIC
BO	BLOWOFF	PL	PROPERTY LINE
B.S.D.	BRICK SLOT DRAIN	PVC	POLYVINYL CHLORIDE
CB	CATCH BASIN	PIV	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	PM	PROCESS WASTE
CO	CLEANOUT	R	RADIUS
CONF	CONFORM	ROW	RIGHT OF WAY
CV	CHECK VALVE	RCP	REINFORCED CONCRETE PIPE
DCV	DOUBLE CHECK VALVE	RG	ROUGH GRADE
DI	DRAIN INLET	RHL	RAIN WATER LEADER
DS	DOWNSPOUT	RFBP	REDUCED PRESSURE BACKFLOW PREVENTOR
DW	DOMESTIC WATER	RW	RECLAIMED WATER
(E)	EXISTING	S	SLOPE (FEET/FOOT)
EP	EDGE OF PAVEMENT	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EVG	END VERTICAL CURVE	SD	STORM DRAIN
(F)	FUTURE	SDBU	STORM DRAIN BUBBLE-UP
FC	FACE OF CURB	SDOF	STORM DRAIN OVERFLOW
FDG	FIRE DEPT. CONNECTION	SL.A.D.	SEE LANDSCAPE ARCHITECT'S DRAWINGS
FES	FLARED END SECTION	SEE	SEE PLUMBING DRAWINGS
FF	FINISH FLOOR	S.P.D.	SQ. FT.
FG	FINISH GRADE	SS	SANITARY SEWER
FL	FLOWLINE	S.S.D.	SEE STRUCTURAL DRAWINGS
FSS	FORCED SANITARY SEWER	SSMH	SANITARY SEWER MANHOLE
FH	FIRE WATER	STA	STATION
GB	GRADE BREAK	TC	TOP OF CURB
GV	GATE VALVE	TFG	TOP OF FINISH GRADE
HP	HIGH POINT	TYP	TYPICAL
IN	INVERT	TH	TOP OF MALL
IP	IRRIGATION WATER	UP	USE PERMIT
JP	JOINT POLE	VCP	VITRIFIED CLAY PIPE
LF	LINEAL FEET/FOOT	W	WATER
LP	LOW POINT	WM	WATER METER
		WV	WATER VALVE



VICINITY MAP
SCALE: 1" = 3,000'

PROJECT INFORMATION

CLIENT:	PARABLE WINERY
MAILING ADDRESS:	FTM INVESTMENTS 3215 STECK AVENUE, STE. 101 AUSTIN, TX 78751 ATTN: TREY EFFRIGHT
SITE ADDRESS:	4300 SILVERADO TRAIL CALISTOGA, CA 94515
CIVIL ENGINEER:	RSA+ 1515 FOURTH STREET NAPA, CA 94559 TEL: (707) 252-3301
ARCHITECT:	TEN OVER STUDIO, INC 539 MARSH STREET SAN LUIS OBISPO, CA 93401 TEL: (805) 541-1010
APN:	020-120-028 (10.31 ACRES)
ZONING:	AM

SURVEY NOTES

- FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION HAS BEEN BASED ON A FIELD SURVEY BY TERRA FIRMA, INC. OF JANUARY 22 THROUGH 26, 2004, JULY 26 AND 28, 2006, WITH ADDITIONAL MAPPING BY TERRA FIRMA, INC. DONE JANUARY 9 AND 15, 2021. ADDITIONAL MAPPING OF SILVERADO TRAIL HWY DONE AUGUST, 2024.
- SITE SURVEY CONTOUR INTERVAL: ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET; COUNTY CONTOUR INTERVAL: FIVE (5) FEET, HIGHLIGHTED EVERY TWENTY-FIVE (25) FEET
- PROPERTY LINES SHOWN HEREON ARE BASED ON RECORD DATA PER 14 RS 55, AS DETERMINED FROM FIELD TIES MADE DURING TOPOGRAPHIC MAPPING.
- THIS MAP IS BASED ON A FIELD SURVEY ON 1/22-1/26/2004, 1/26 AND 1/28/2006, 1/28 AND 1/13/2018, WITH ADDITIONAL MAPPING DONE ON 4/6/2023.
- THE VERTICAL DATUM OF THIS MAP IS ASSUMED.
- ONLY TREES GREATER THAN 12" IN DIAMETER WERE LOCATED ABOVE THE 500' CONTOUR LINE.
- SITE BENCHMARK DESCRIPTION: A NAIL SET IN THE CONCRETE SIDEWALK SOUTH OF THE GARAGE/APARTMENT BUILDING. ELEVATION = 511.05'

SHEET INDEX

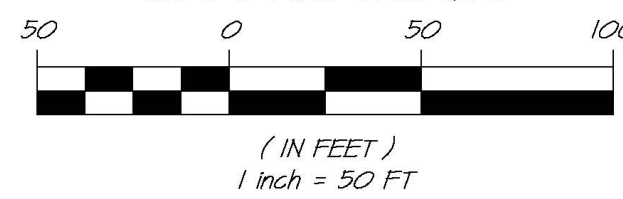
UP1.0	COVER SHEET
UP2.0	DEMO PLAN
UP3.0	LAYOUT PLAN
UP4.0	GRADING PLAN
UP5.0	UTILITY PLAN
UP6.0	EXISTING COVERAGE AND DEVELOPMENT MAP
UP6.1	PROPOSED COVERAGE AND DEVELOPMENT MAP
UP1.0	SLOPE ANALYSIS

TOTAL DISTURBED AREA
1.48 ACRES

SITE PLAN

SCALE: 1" = 50'

GRAPHIC SCALE



LOCAL SITE CONTROL (RSA)

#	GROUND NORTHING	GROUND EASTING	ELEVATION	DESCRIPTION
225	5021.86	5021.30	515.11'	SET MAG W. 0.55 EP
226	4894.45	4642.12	521.02'	SET MAG S. TC W40.0N/- JP
227	4441.84	3916.90	544.01'	SET MAG N. 2.0 EP

LOCAL SITE CONTROL (TERRA FIRMA)

#	GROUND NORTHING	GROUND EASTING	ELEVATION	DESCRIPTION
107	5290.92	5103.32	506.53'	CPCHK 055
108	5316.81	5304.14	505.41'	CPCHK
109	5331.14	5043.51	500.83'	CPCHK 1050
110	5244.13	5010.15	517.03'	CPCHK 501
111	5237.28	5135.80	508.55'	CP90D
112	5303.39	5235.14	505.86'	CP90D
113	5428.44	5251.74	505.61'	CP90D
114	5462.12	5306.50	506.56'	CP90D
115	5431.63	5516.25	514.10'	CP90D
116	5214.16	5143.84	513.17'	CP90D



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NAPA, CALIF. 94559
OFFICE (707) 252-3301
WWW.RSACALIFORNIA.COM

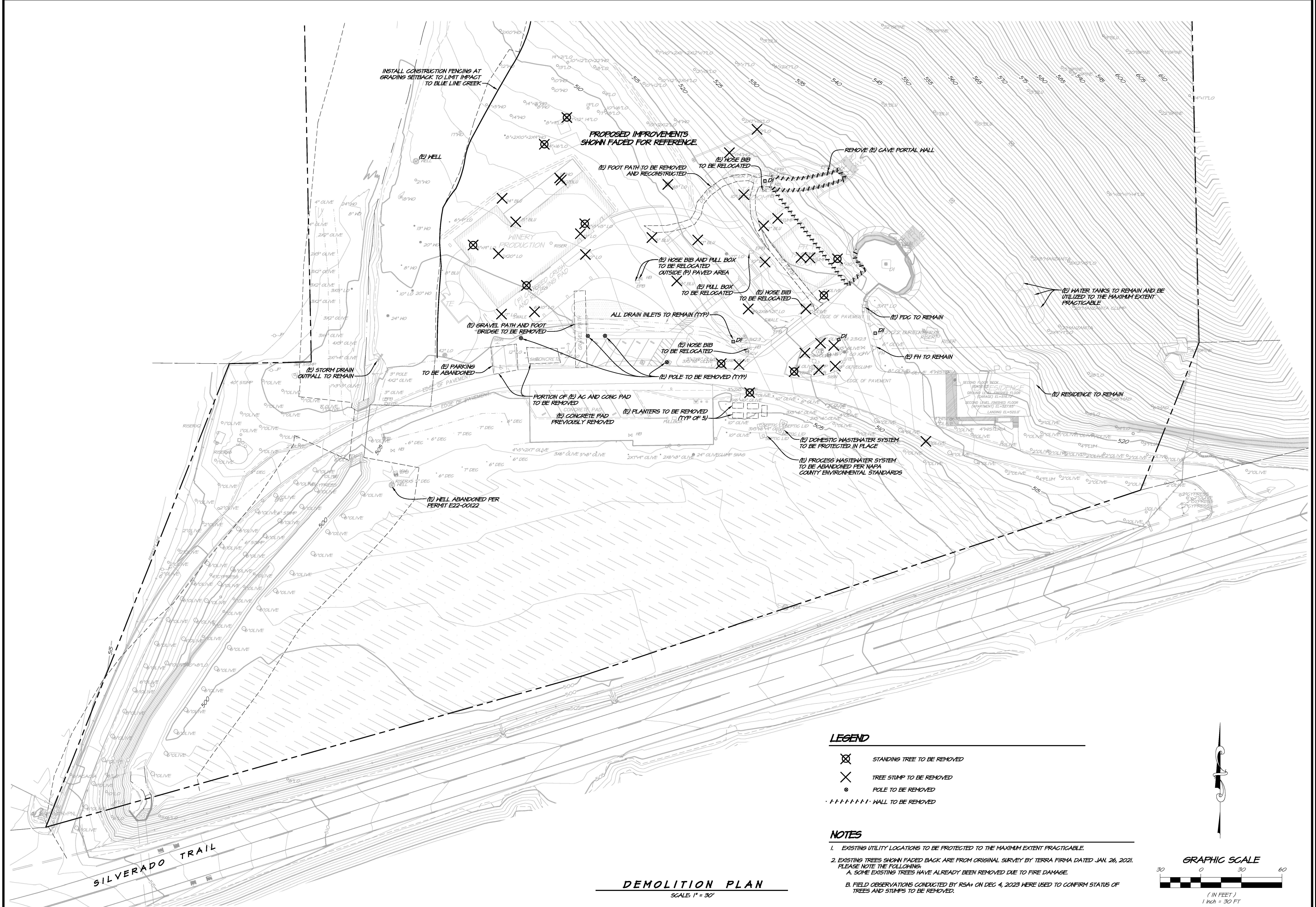
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RSA+ CONSULTING CIVIL ENGINEERS & SURVEYORS • 1980

DATE: OCT 11, 2024
DRAWN: DCB
DESIGNED: BTJ
CHECKED: BWF
JOB NO.: 4122063.0
SHEET NO.: UP1.0
1 OF 8 SHEETS

DATE: OCT 11, 2024
DRAWN: DCB
DESIGNED: BTJ
CHECKED: BWF
JOB NO.: 4122063.0
SHEET NO.: UP1.0
1 OF 8 SHEETS

PARABLE WINERY
COVER SHEET
NAPA COUNTY
CALIFORNIA

RECEIVED PROFESSIONAL ENGINEER
NO. 7789
DATE 10-11-2024
STATE OF CALIFORNIA



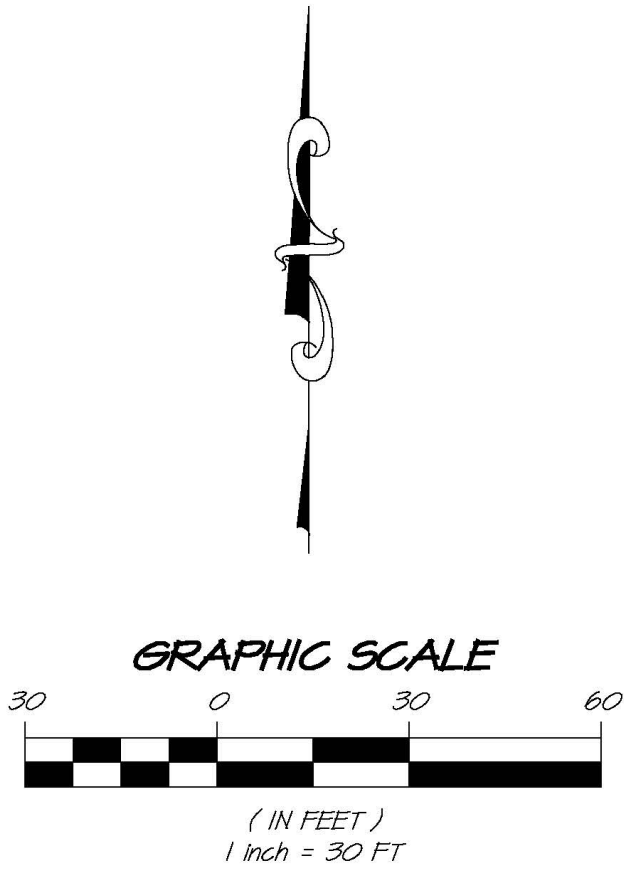
DEMOLITION PLAN
SCALE: 1" = 30'

LEGEND

- ⊗ STANDING TREE TO BE REMOVED
- × TREE STUMP TO BE REMOVED
- POLE TO BE REMOVED
- WALL TO BE REMOVED

NOTES

- EXISTING UTILITY LOCATIONS TO BE PROTECTED TO THE MAXIMUM EXTENT PRACTICABLE.
- EXISTING TREES SHOWN FADED BACK ARE FROM ORIGINAL SURVEY BY TERRA FIRMA DATED JAN. 26, 2021. PLEASE NOTE THE FOLLOWING:
 - A. SOME EXISTING TREES HAVE ALREADY BEEN REMOVED DUE TO FIRE DAMAGE.
 - B. FIELD OBSERVATIONS CONDUCTED BY RSA+ ON DEC 4, 2023 WERE USED TO CONFIRM STATUS OF TREES AND STUMPS TO BE REMOVED.

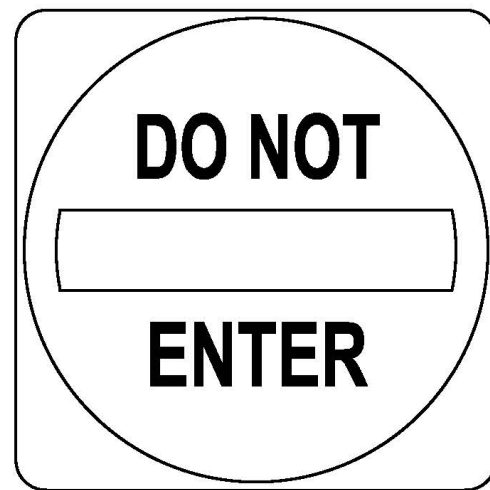


1515 FOURTH STREET NAPA, CALIF. 94559 OFFICE 707.252.3301 WWW.RSACIVIL.COM		DATE	NO.	REVISIONS	BY
RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS		10/11/24	0		APPD

**PARABLE WINERY
DEMOLITION PLAN**
NAPA COUNTY
CALIFORNIA

UP2.0
2 OF 8 SHEETS

DATE: OCT 11, 2024
DRAWN: DCB
DESIGNED: BTJ
CHECKED: BWF
JOB NO.: 4122063.0
SHEET NO.:
PROJECT: 1515 FOURTH STREET, NAPA, CALIF. 94559
PROJECT DESCRIPTION: PARABLE WINERY DEMOLITION
PROJECT LOCATION: 1515 FOURTH STREET, NAPA, CALIF. 94559
PROJECT OWNER: PARABLE WINERY
PROJECT MANAGER: [Name]
PROJECT ENGINEER: [Name]
PROJECT SURVEYOR: [Name]
PROJECT DRAFTER: [Name]
PROJECT CHECKER: [Name]
PROJECT APPROVER: [Name]



RS-1 AS REQUIRED
"DO NOT ENTER"

RS-2R OR RS-2L AS REQUIRED
"ONE WAY"

DRIVEWAY SIGNAGE

LEGEND

- AC OVER CLASS II AB PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
- AC OVER (E) CLASS II AB SHOULDER PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS WITHIN SETBACK
- REINFORCED CONCRETE SLAB OVER CLASS II AB PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
- CONCRETE PATIO AND SIDEWALK PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
- DECOMPOSED GRANITE PATH

GRAPHIC SCALE



(IN FEET)
1 inch = 30 FT

LOOP ROAD LAYOUT

SCALE: 1" = 30'

WINERY LAYOUT

SCALE: 1" = 20'

GRAPHIC SCALE

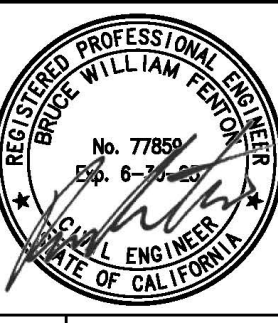


(IN FEET)
1 inch = 20 FT

DCB BTF	USE PERMIT RESUBMITAL	NO.	DATE	REVISIONS	BY	APPD
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OFFICE 707/252-3301
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PARABLE WINERY LAYOUT PLAN CALIFORNIA NAPA COUNTY



DATE	OCT 11, 2024
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DESIGNED	BTF
CHECKED	BHF
JOB NO.	4122063.0
SHEET NO.	UP3.0
	3 OF 8 SHEETS

LEGEND

(A)

TEMPORARY STOCKPILE LOCATION. SOILS TO OFF HAULED TO A SITE WITH AN APPROVED NAPA COUNTY GRADING PERMIT

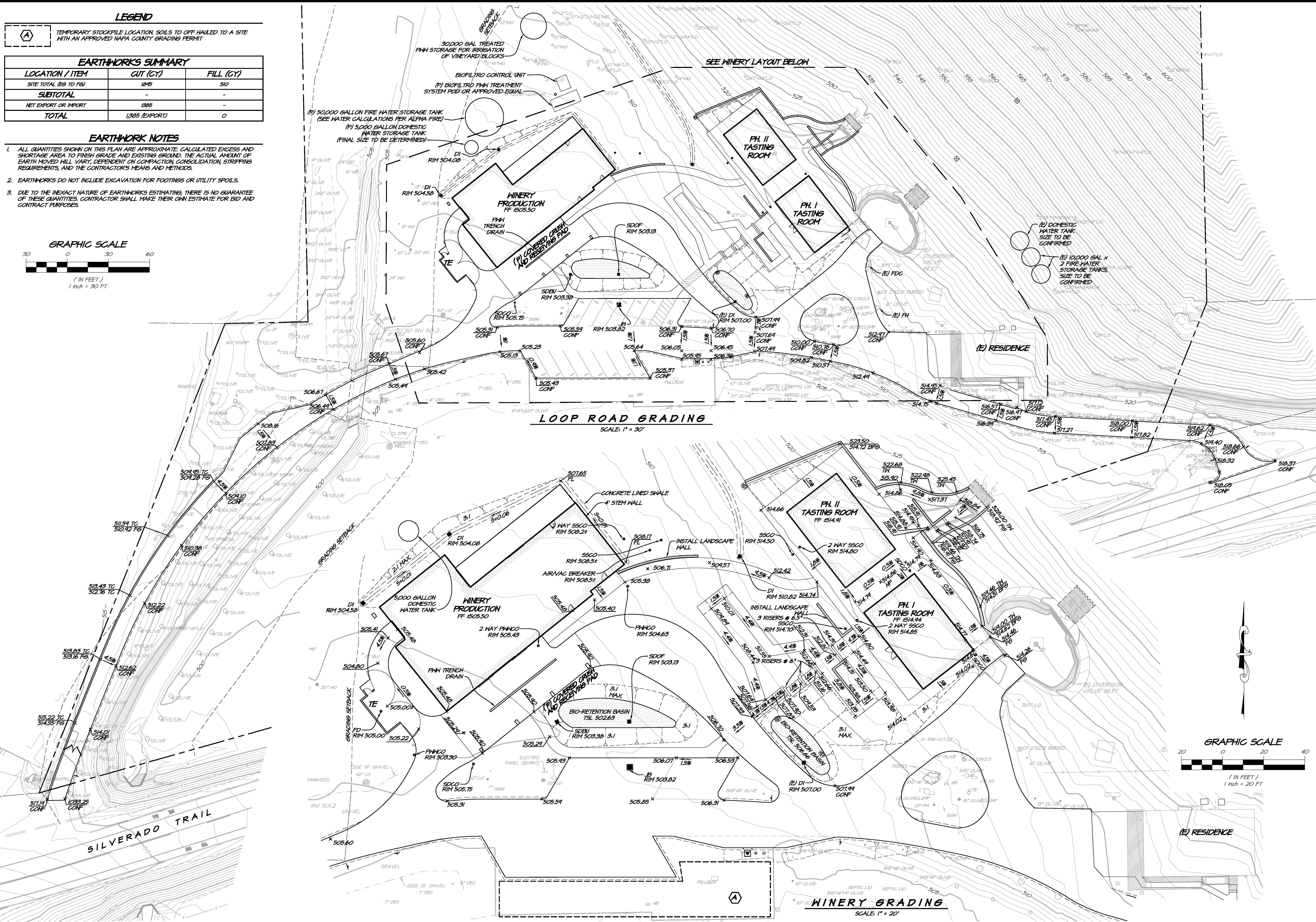
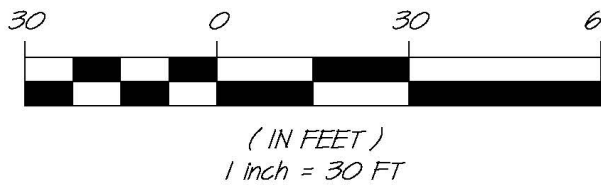
EARTHWORKS SUMMARY

LOCATION / ITEM	CUT (CY)	FILL (CY)
SITE TOTAL (EG TO FG)	1045	510
SUBTOTAL	-	-
NET EXPORT OR IMPORT	1045	-
TOTAL	1305 (EXPORT)	0

EARTHWORK NOTES

- ALL QUANTITIES SHOWN ON THIS PLAN ARE APPROXIMATE. CALCULATED EXCESS AND SHORTAGE AREA TO FINISH GRADE AND EXISTING GROUND. THE ACTUAL AMOUNT OF EARTH MOVED WILL VARY DEPENDENT ON COMPACTION, CONSOLIDATION, STRIPPING REQUIREMENTS, AND THE CONTRACTOR'S MEANS AND METHODS.
- EARTHWORKS DO NOT INCLUDE EXCAVATION FOR FOOTINGS OR UTILITY SPOILS.
- DUE TO THE INEXACT NATURE OF EARTHWORKS ESTIMATING, THERE IS NO GUARANTEE OF THESE QUANTITIES. CONTRACTOR SHALL MAKE THEIR OWN ESTIMATE FOR BID AND CONTRACT PURPOSES.

GRAPHIC SCALE



LOOP ROAD GRADING

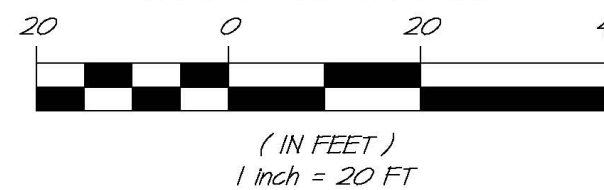
SCALE: 1" = 30'

SEE WINERY LAYOUT BELOW

WINERY GRADING

SCALE: 1" = 20'

GRAPHIC SCALE



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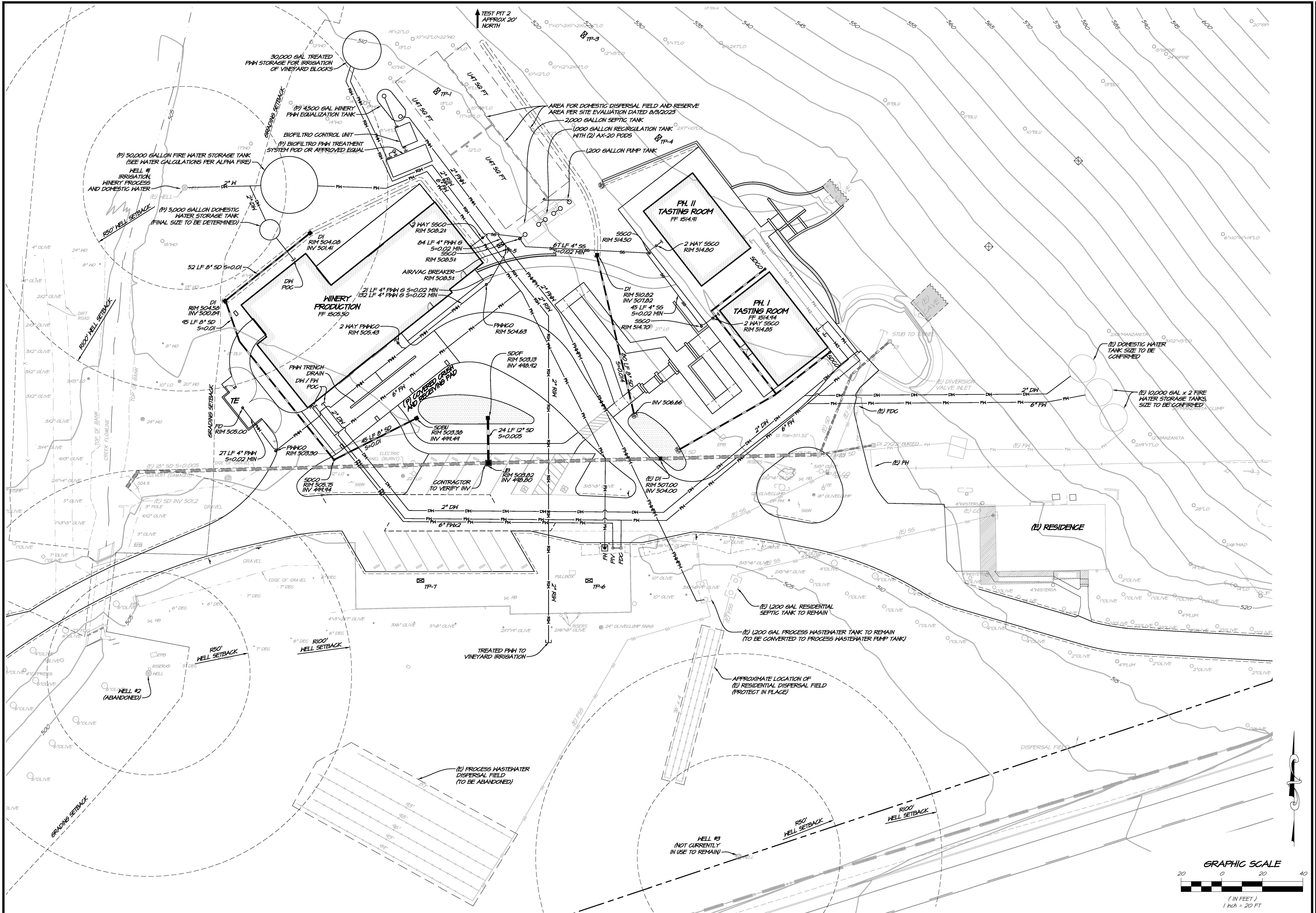
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PARABLE WINERY
GRADING PLAN
NAPA COUNTY
CALIFORNIA

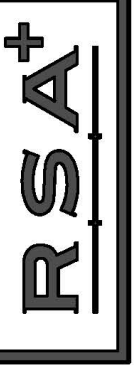
DATE: OCT 11, 2024
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SHEET NO.: UP4.0
4 OF 8 SHEETS

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FOR AGENCY REVIEW



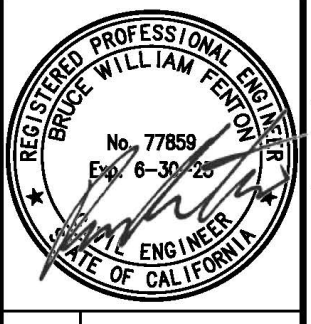
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0		10/11/24											



**PARABLE WINERY
UTILITY PLAN**
NAPA COUNTY
CALIFORNIA

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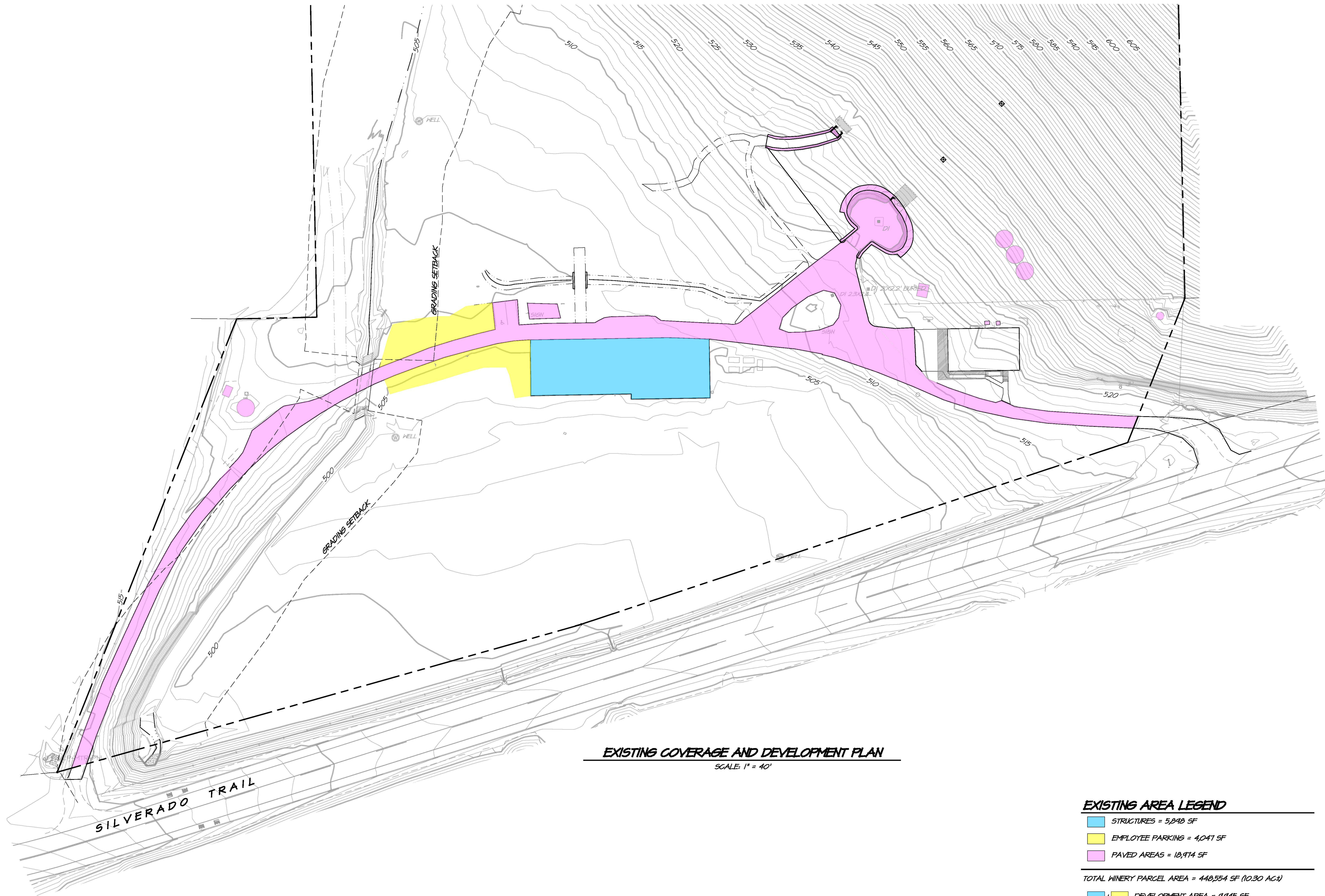
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SHEET NO.: **UP5.0**
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FOR AGENCY REVIEW



EXISTING COVERAGE AND DEVELOPMENT PLAN
SCALE: 1" = 40'

EXISTING AREA LEGEND

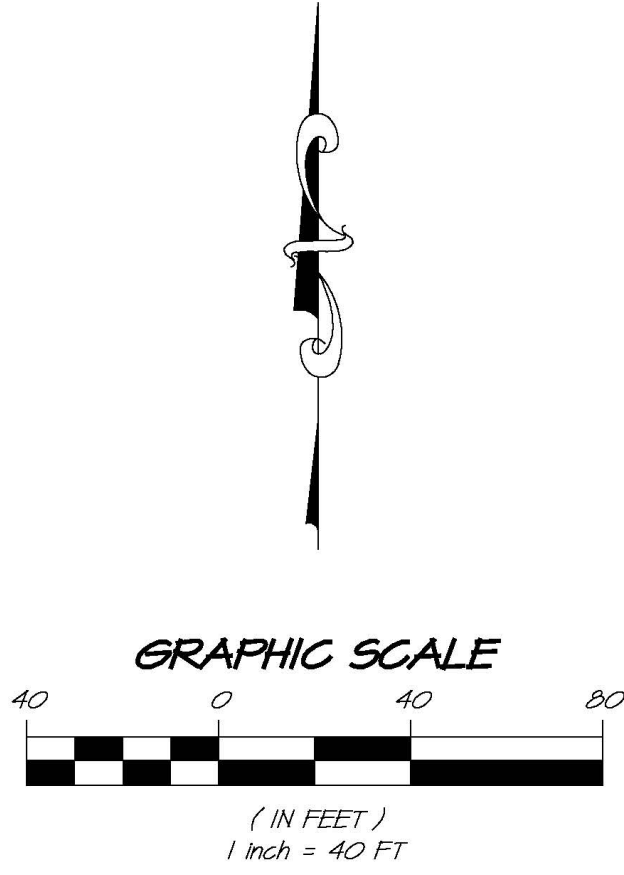
- STRUCTURES = 5,848 SF
- EMPLOYEE PARKING = 4,041 SF
- PAVED AREAS = 10,914 SF

TOTAL WINERY PARCEL AREA = 448,354 SF (10.30 AC)

- DEVELOPMENT AREA = 9,445 SF
- COVERAGE AREA = 20,914 SF

(E) DEVELOPMENT AREA AS A PERCENT OF PARCEL = 2.2%

(E) COVERAGE AREA AS PERCENT OF PARCEL = 6.4%



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RSA+

REGISTERED PROFESSIONAL ENGINEERS & SURVEYORS
SINCE 1980

10/11/24

USE PERMIT RESUBMITTAL

DCB/BTF

DATE

NO.

BY

APPROVED

REVISIONS

DATE

NO.

BY

APPROVED

PARABLE WINERY

EXISTING COVERAGE AND DEVELOPMENT MAP

NAPA COUNTY

CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER

WILLIAM F. BORDEN

No. 77659

Exp. 6-30-25

SEAL

ENGINEER

STATE OF CALIFORNIA

DATE

OCT 11, 2024

DRAWN

DCB

DESIGNED

BTF

CHECKED

BWF

JOB NO.

4122063.0

SHEET NO.

UP6.0

6 OF 8 SHEETS

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PLEASE CONTINUE THE CYCLE

FOR AGENCY REVIEW

- STRUCTURES = 8,585 SF
- EMPLOYEE PARKING = 624 SF
- DECOMPOSED GRANITE PATH = 1,017 SF
- PAVED AREAS = 34,667 SF

 +  +  DEVELOPMENT AREA = 10,226 SF
 +  +  COVERAGE AREA = 43,876 SF

(P) DEVELOPMENT AREA AS PERCENT OF PARCEL = 2.3%



PROPOSED PHASE I COVERAGE AND DEVELOPMENT PLAN
SCALE: 1" = 40'

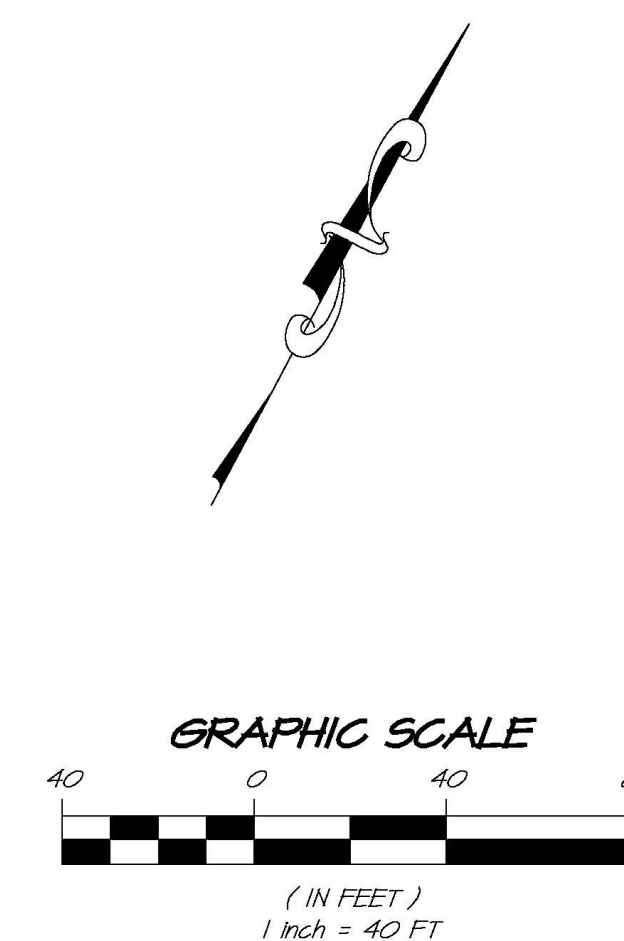
- STRUCTURES = 10,042 SF
- EMPLOYEE PARKING = 832 SF
- DECOMPOSED GRANITE PATH = 704 SF
- PAVED AREAS = 35,876 SF

 +  +  DEVELOPMENT AREA = 11,578 SF
 +  +  COVERAGE AREA = 46,750 SF

(P) DEVELOPMENT AREA AS PERCENT OF PARCEL = 2.6%

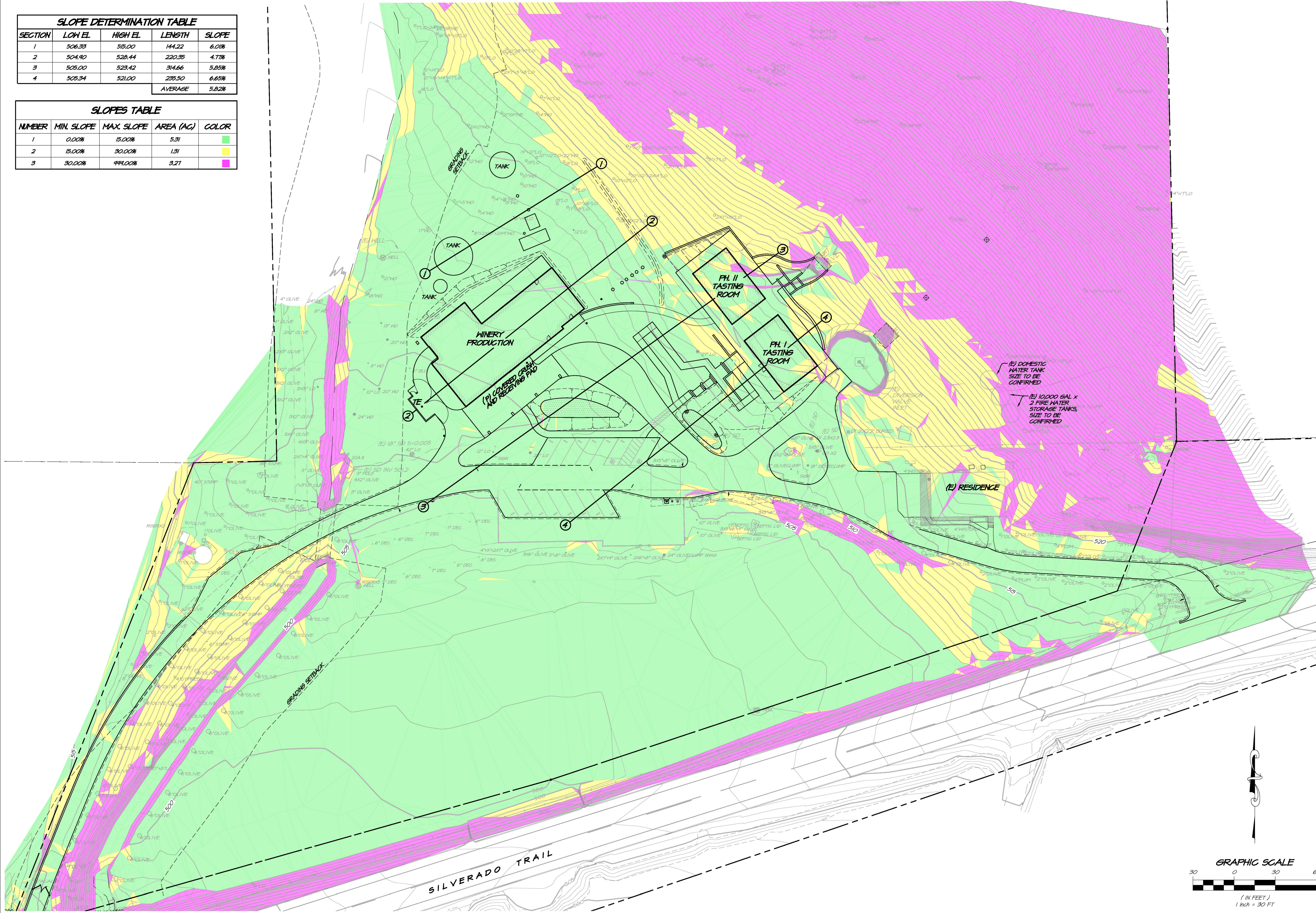


PROPOSED PHASE II COVERAGE AND DEVELOPMENT PLAN
SCALE: 1" = 40'

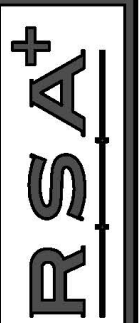


SLOPE DETERMINATION TABLE				
SECTION	LOW EL	HIGH EL	LENGTH	SLOPE
1	506.33	515.00	144.22	6.01%
2	504.90	520.44	220.35	4.77%
3	505.00	523.42	314.66	5.85%
4	505.34	521.00	235.50	6.65%
AVERAGE				5.82%

SLOPES TABLE				
NUMBER	MIN. SLOPE	MAX. SLOPE	AREA (AC)	COLOR
1	0.00%	15.00%	5.31	Green
2	15.00%	30.00%	1.31	Yellow
3	30.00%	44.00%	3.27	Purple



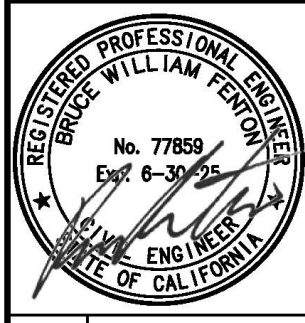
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PARABLE WINERY
SLOPE ANALYSIS
NAPA COUNTY
CALIFORNIA



DATE	OCT 11, 2024
DRAWN	DCB
DESIGNED	BTF
CHECKED	BWF
JOB NO.	4122063.0
SHEET NO.	UP7.0
8 OF 8 SHEETS	