

**“F”**

**County Road & Street Standards  
Exception Application**

	RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS +	SERVING CALIFORNIA SINCE	1980	1515 FOURTH STREET NAPA, CALIFORNIA 94559 FAX   707   252.4966 OFFICE   707   252.3301
	HUGH LINN, PE, QSD, QSP PRINCIPAL + PRESIDENT	CHRISTOPHER TIBBITS, PE, LS PRINCIPAL + VICE PRESIDENT		
707   252.3301   RSAcivil.com	hLinn@RSAcivil.com	cTibbits@RSAcivil.com		RSACivil.com

#4115029.0  
December 23, 2021

David Morrison  
County of Napa Planning, Building, and Environmental Services  
1195 Third Street, Suite 210  
Napa, CA 94559

RE: Vineyard 29 Winery Use Permit Modification (P20-00062)  
Driveway Exception

Dear David:

Vineyard 29 is proposing the installation of a joint left turn lane, to be shared by Vineyard 29 and Revana Vineyards, directly across Highway 29. To facilitate the construction of this left turn lane, the applicant has submitted an easement grant to the County for the construction of the Napa Valley Vine Trail on Vineyard 29 property. Construction of the left turn lane will help facilitate the replacement and relocation of a dangerous gas line currently running under the highway.

As part of the Use Permit Modification application, we are requesting an exception to the commercial driveway requirements in the Road and Street Standards for portions of the winery's access road. Revisions to the Vineyard 29 driveway are proposed to align this driveway with the Revana Vineyards Driveway, which allows for the construction of the left turn lane to serve both parcels. The driveway is approximately 900 feet long from the intersection with Highway 29 to the Winery building complex. This exception request is for a section of the driveway of approximately 550 feet that runs parallel to an unnamed creek. An exception is also requested for the slope of the fire truck turnaround at STA 11+00. The exception request is based upon constraints from existing geographical features and stream setbacks. The remainder of the driveway either already meets, or is proposed to meet, the current standards.

The exception is sought pursuant to Sections 3(d)(i) of the Napa County Road and Street Standards. This section provides that:

*(d) An exception to these Standards may be allowed as provided if one or more of the following findings can be made and the findings in subsection (e) can also be made:*

*(i) The exception will preserve unique features of the natural environment which includes, but is not limited to, natural water courses, steep slopes, geological features, heritage oak trees, or*

*other trees of least six inches in diameter at breast height and found by the decision-maker to be of significant importance, but does not include human altered environmental features such as vineyards and ornamental or decorative landscaping, or artificial features such as, rock walls, fences or the like;*

Further, an exception is “only allowed ‘where the exceptions provide the same overall practical effect as ‘the SRA Fire Safe Regulations’ towards providing defensible space” as noted in RSS 3(e). To approve the exception, the approving body must find “that grant of the exception, as conditioned ... provides the same overall practical effect as these Standards towards providing defensible space, and consideration towards life, safety and public welfare.”

We believe the exception sought here, which preserves the existing approximately 16 feet wide driveway for +/-550 feet, meets the requirements for an exception under section d(i). The existing stretch of driveway meets the same overall practical effect as the current SRA Fire Safe Regulations as well.

RSS 3(d)(i): As shown on revised Sheet UP2.1, the majority of the existing driveway is constrained by the creek setback. The entire width of the driveway is within the setback. Any work on that segment of the driveway thus necessarily would be within the stream setback of the adjacent creek and as such have the potential to impact water quality.

RSS 3(e): The existing section of driveway allows for safe travel to and from the winery for visitors and emergency vehicles. The accompanying Sheet UP2.1 shows the path of a Type I Fire Engine through the requested exception area with no restrictions. The existing road is at minimum 16 feet, paved within the area of the exemption request. There will be two (2) options for vehicles to pass at the intersection of the proposed driveway, connection at STA 3+00, as well as an intersection to enter the winery complex at STA 8+50. As such, the exception area provides the same overall practical effect as the SRA Fire Safe Regulations reflected by the current road and street standards.

The proposed portion of the driveway to connect to the new entry location on Highway 29, is proposed to meet Napa County Road and Street Standards.

We consider that the Same Practical Effect is met for the following criteria:

- a) Access for emergency wildland fire equipment

As previously explained, the existing approximately 16 feet wide section of driveway that was built to the applicable standards at the time of construction, but does not meet the most recent Napa County Road and Street Standards allows for passage of a Type I Fire Engine with no restrictions as shown on Sheet UP2.1.

b) Safe Civilian Evacuation

The driveway at the lower end of the 16 feet wide section will be constructed to 20 feet or already meets the 20 feet width required by Napa County Road and Street Standards and allows for passing of passenger and emergency vehicles.

c) Signing that avoids delays in emergency equipment response

“Yield to Emergency Vehicle” signs will be installed as shown on Sheet UP 2.1 to avoid delays in emergency vehicle response.

d) Available and accessible water to effectively attack wildfire or defend a structure from wildfire

The exception request will not impact water availability or accessibility. The existing winery has approximately 41,600 gallons of water dedicated to fire suppression stored in tanks above the winery. This water is connected by fire water lines to 3 existing hydrants located around the winery.

e) Fuel modification sufficient for civilian and fire fighter safety

The exception request will not impact fuel modification and is not located near any structures. The area of the winery will have 100 feet of defensible space maintained in all directions. Similarly, the driveway will have 10 feet of defensible space maintained on both sides.

The following summarizes the requested exception and findings:

**Relevant section:**     **STA: 3+50 to 8+50**

**Request:**             An exception to the minimum commercial driveway width of 20 ft paved plus 2 ft total shoulders as defined in Section 15 of the Napa County Road and Street Standards in the referenced portion of driveway.

**Exception:**         No expansion will take place within the stream setbacks defined by the Napa County Conservation Regulations.

**Findings:**           Additional widening is constrained by environmental site limitations, including stream setbacks to an adjacent stream per Napa County Conservation Regulations section 18.108, which prohibits grading within the stream setbacks as well as existing steep slopes to the south of the existing driveway. The exception will preserve those existing natural features, including the ephemeral stream course. As detailed in a) to e) above, the existing road

provides the same overall practical effect as the SRA Fire Safe Regulations.

**Relevant section:**     **STA: 11+00 to 12+00**

**Request:**             An exception to the maximum longitudinal slope of eight (8) percent, and maximum cross-slope perpendicular to the longitudinal slope of five (5) percent, as defined in Section 15 of the Napa County Road and Street Standards in the referenced portion of driveway.

**Exception:**         Existing longitudinal slope of 17 percent, and cross-slope perpendicular to the longitudinal slope of 8.7 percent.

**Findings:**           Additional grading is constrained by steep slopes to the North East of the Fire Truck turnaround. The exception will preserve those features as well as an oak tree to the north east. There is considerable open area to the south of the firetruck turnaround, and onto the crush pad, which is available for turning movements. The winery is able to maneuver large bottling trucks in this area. There is also a conforming fire truck turnaround roughly 115 feet down the driveway. As detailed in a) to e) above, the existing road provides the same overall practical effect as the SRA Fire Safe Regulations.

Please do not hesitate to contact me should you have any questions regarding the above.

Respectfully,

DocuSigned by:  
*Bruce Fenton*  
C91AA92030A3404...

Bruce Fenton, P.E.  
Project Manager

BF/kb



# VINEYARD 29

## USE PERMIT MODIFICATION



VICINITY MAP  
SCALE: 1" = 3000'

### PROJECT INFORMATION

OWNER: VINEYARD 29 LLC  
2421 ST. HELENA HWY N  
ST. HELENA, CA 94574

SITE ADDRESS: 2421 ST. HELENA HWY N  
ST. HELENA, CA 94574

CIVIL ENGINEER: RSA+  
1515 FOURTH STREET  
NAPA, CA 94934  
(707) 252-3301

APN: 022-200-027

PARCEL AREA: 24.64 ACRES

EXISTING USE: VINEYARD & WINERY

PROPOSED USE: VINEYARD & WINERY

ZONING: AH

### TOPOGRAPHY NOTES

- SURVEY PERFORMED BY ALBION SURVEYS, INC. IN JUNE 2020. CONTOURS ARE SHOWN EVERY ONE FOOT (1'), HIGHLIGHTED EVERY FIVE FEET (5').
- VERTICAL DATUM ASSUMED.
- DIRECTION OF NORTH BASED ON COMPASS SIGHTING.
- THIS IS NOT A BOUNDARY SURVEY. BOUNDARY SHOWN HEREON IS APPROXIMATE AND SHOULD BE CONFIRMED PRIOR TO CONSTRUCTION OR CRITICAL DESIGN.
- SURROUNDING CONTOURS ARE BASED ON NAPA COUNTY GIS AND ARE FOR REFERENCE ONLY.

### SHEET INDEX

UP1.0	COVER SHEET
UP2.0	EXISTING WINERY SITE PLAN
UP2.1	PROPOSED WINERY LAYOUT PLAN
UP2.2	PROPOSED WINERY GRADING PLAN
UP2.3	FIRE TRUCK ACCESS PLAN
UP2.4	EXISTING AND PROPOSED DRIVE PROFILE
UP3.0	LEFT TURN LANE LAYOUT PLAN
UP3.1	LEFT TURN LANE LAYOUT PLAN
UP3.2	LEFT TURN LANE GRADING PLAN
UP3.3	LEFT TURN LANE GRADING PLAN
UP3.4	LEFT TURN LANE UTILITY PLAN
UP3.5	LEFT TURN LANE UTILITY PLAN
UP4.0	ACCESSORY AND PRODUCTION AREAS
UP4.1	ACCESSORY AND PRODUCTION AREAS
UP4.2	COVERAGE AND DEVELOPMENT AREAS
A2.0	GROUND FLOOR PLAN
A2.1	MEZZANINE FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A2.3	THIRD FLOOR PLAN
A3.0	CAVE FLOOR PLAN
A3.1	WINERY CAVE STORAGE
A4.1	BUILDING SECTION
A4.2	BUILDING SECTION
A4.3	BUILDING SECTION
A5.1	EXTERIOR ELEVATIONS
A5.2	EXTERIOR ELEVATIONS

### SYMBOL LEGEND

EXISTING	
☆	LIGHT
+	HOSE BIB
⊕	GAS RISER
⊗	GAS VALVE
EV	ELECTRIC VAULT
○ TREE	TREE (AS NOTED)
● SSCO	SEWER CLEANOUT
△	SURVEY CONTROL STATION
□ ICV	IRRIGATION CONTROL VALVE
---	FLOWLINE
---	EDGE OF GRAVEL
---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	LIMITS OF RSA+ TOPO
---	LIMITS OF COUNTY CONTOURS
---	GAS LINE

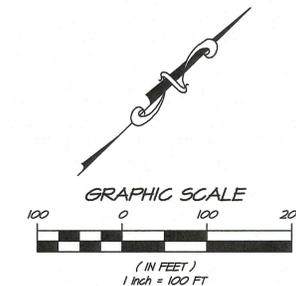
PROPOSED	
SD	STORM DRAIN LINE
DW	DOMESTIC WATER LINE
FH	FIRE WATER LINE
GAS	GAS LINE
SEWER	SEWER LINE
---	SLOPE AS SHOWN
WDH	WET DRAFT HYDRANT
WV	WATER VALVE
DI	DRAIN INLET
AD	AREA DRAIN
×	EX TREE TO BE REMOVED
---	SHALE FLOW LINE

### ABBREVIATIONS

AC	ASPHALT CONCRETE
BFG	BOTTOM FINISH GRADE
C	COMPACT STALL
CL	CENTERLINE
CONF	CONFORM
CY	CUBIC YARD
DI	DRAIN INLET
DW	DOMESTIC WATER
EG	EXISTING GRADE
EP	EDGE OF PAVEMENT
ESCP	EROSION & SEDIMENT CONTROL PLAN
EX / (E)	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FW	FIRE WATER
GAL	GALLON
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
LF	LINEAL FEET/FOOT
LP	LOW POINT
MH	MANHOLE
OC	ON CENTER
OWTS	ONSITE WATER TREATMENT SYSTEM
P	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 SEWER MANHOLE
STA	STATION
TFG	TOP FINISH GRADE
TH	TOP OF HALL
TYP	TYPICAL
WV	WATER VALVE
WW	WASTE WATER



SITE PLAN  
SCALE: 1" = 100'



NO.	DATE	REVISIONS
1	01/04/2021	RESPONSE TO COMMENTS
2	12/01/2021	RESPONSE TO COMMENTS

1515 FOURTH STREET  
NAPA, CALIF. 94939  
OFFICE (707) 252-3301  
WWW.RSA+INC.COM

**RSA+**  
RSA+ CONSULTING CIVIL ENGINEERS & SURVEYORS + 1980

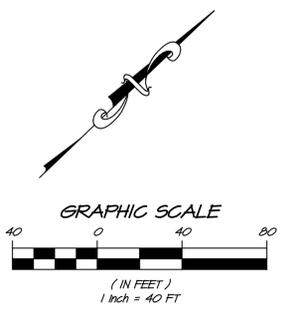
# VINEYARD 29 COVER SHEET NAPA COUNTY CALIFORNIA



DATE	DEC 04, 2021
DRAWN	DCB
DESIGNED	JCK
CHECKED	MSS
JOB NO.	415024.0
SHEET NO.	UP1.0
	1 OF 26 SHEETS



**EXISTING WINERY SITE PLAN**  
SCALE: 1" = 40'



NO.	DATE	REVISIONS	BY
1	01/29/2021	RESPONSE TO COMMENTS	DCB / MSS

**RSA+**  
1815 FOURTH STREET  
NAPA, CALIF. 94559  
OFFICE (707) 252-3301  
WWW.RSACALIF.COM

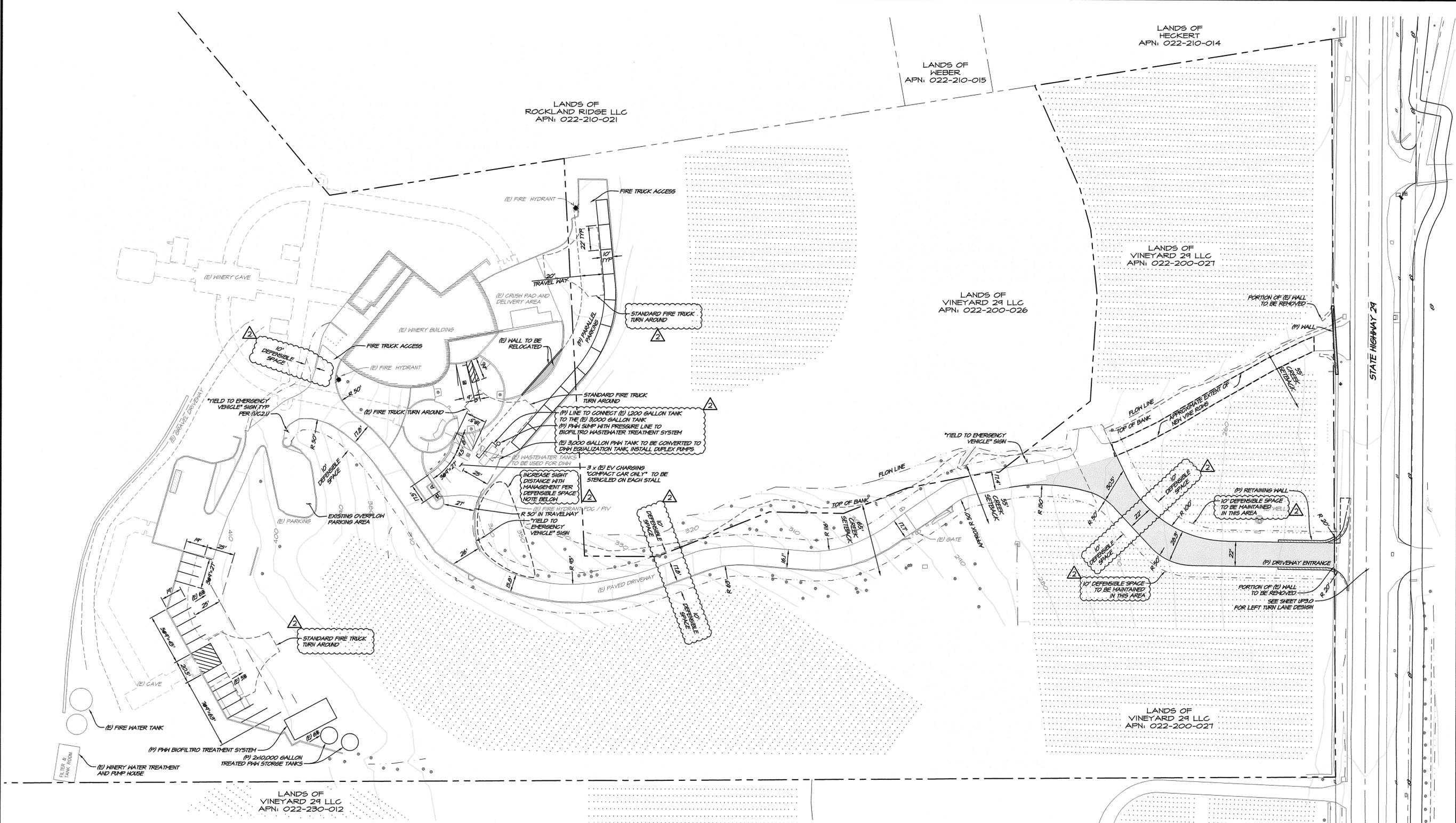
RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS • 1980

**VINEYARD 29**  
**EXISTING WINERY SITE PLAN**  
NAPA COUNTY  
CALIFORNIA



DATE	JAN 29, 2021
DRAWN	DCB
DESIGNED	JJK
CHECKED	MSS
JOB NO.	415029.0

SHEET NO.  
**UP2.0**  
2 OF 26 SHEETS



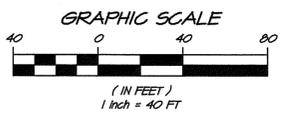
**PROPOSED WINERY LAYOUT PLAN**  
SCALE: 1" = 40'

**DEFENSIBLE SPACE NOTE**  
DEFENSIBLE SPACE TO BE MAINTAINED ON 10' OF EITHER SIDE OF PROPOSED AND EXISTING DRIVEWAYS AND AS NOTED ON PROPOSED LAYOUT PLAN. DEFENSIBLE SPACE MAINTENANCE SHALL INCLUDE TREE TRIMMING AND BRUSH CLEARING FOR 8' VERTICALLY. MAINTENANCE OF DEFENSIBLE SPACE SHALL ENHANCE FORE SAFETY OF SITE AND SITE DISTANCE ALONG DRIVEWAY.

**LEGEND**  
NEW AC PAVEMENT OVER CLASS II AB

**PARKING SUMMARY**

PARALLEL STALLS	11
ADA ACCESSIBLE STALLS	2
90° PARKING STALLS	18
TOTAL	31



NO.	DATE	REVISIONS	BY	APPD
1	12/09/2021	RESPONSE TO COMMENTS		
2	12/09/2021	RESPONSE TO COMMENTS		

**RSA+**  
1515 FOURTH STREET  
NAPA, CALIF. 94559  
OFFICE 707.255.3301  
WWW.RSACIVIL.COM

RSA+ CONSULTING CIVIL ENGINEERS - SURVEYORS • 1980

**VINEYARD 29**  
**PROPOSED WINERY LAYOUT PLAN**  
CALIFORNIA  
NAPA COUNTY



DATE: DEC 09, 2021  
DRAWN: DCB  
DESIGNED: JCK  
CHECKED: MBS  
JOB NO.: 419029.0  
SHEET NO.:

**UP2.1**  
3 OF 26 SHEETS

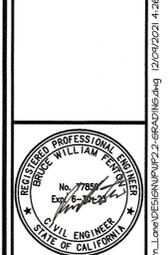
1	01/24/2021	RESPONSE TO COMMENTS	DCB	MSS
2	12/01/2021	RESPONSE TO COMMENTS	DCB	MSS

**RSA+**  
 615 FOURTH STREET  
 NAPA, CALIF. 94559  
 OFFICE | 707.252.3301  
 WWW.RSACALIF.COM

RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS + 1980

# VINEYARD 29 WINERY GRADING PLAN

NAPA COUNTY  
 CALIFORNIA



DATE	DEC 09, 2021
DRAWN	DCB
DESIGNED	JCK
CHECKED	MSS
JOB NO.	4150240
SHEET NO.	UP2.2
4 OF 26 SHEETS	



**PROPOSED WINERY GRADING PLAN**  
 SCALE: 1" = 40'

**NOTE:**  
 NO TREES TO BE REMOVED ON PROJECT PARCEL.

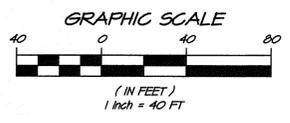
**LEGEND**

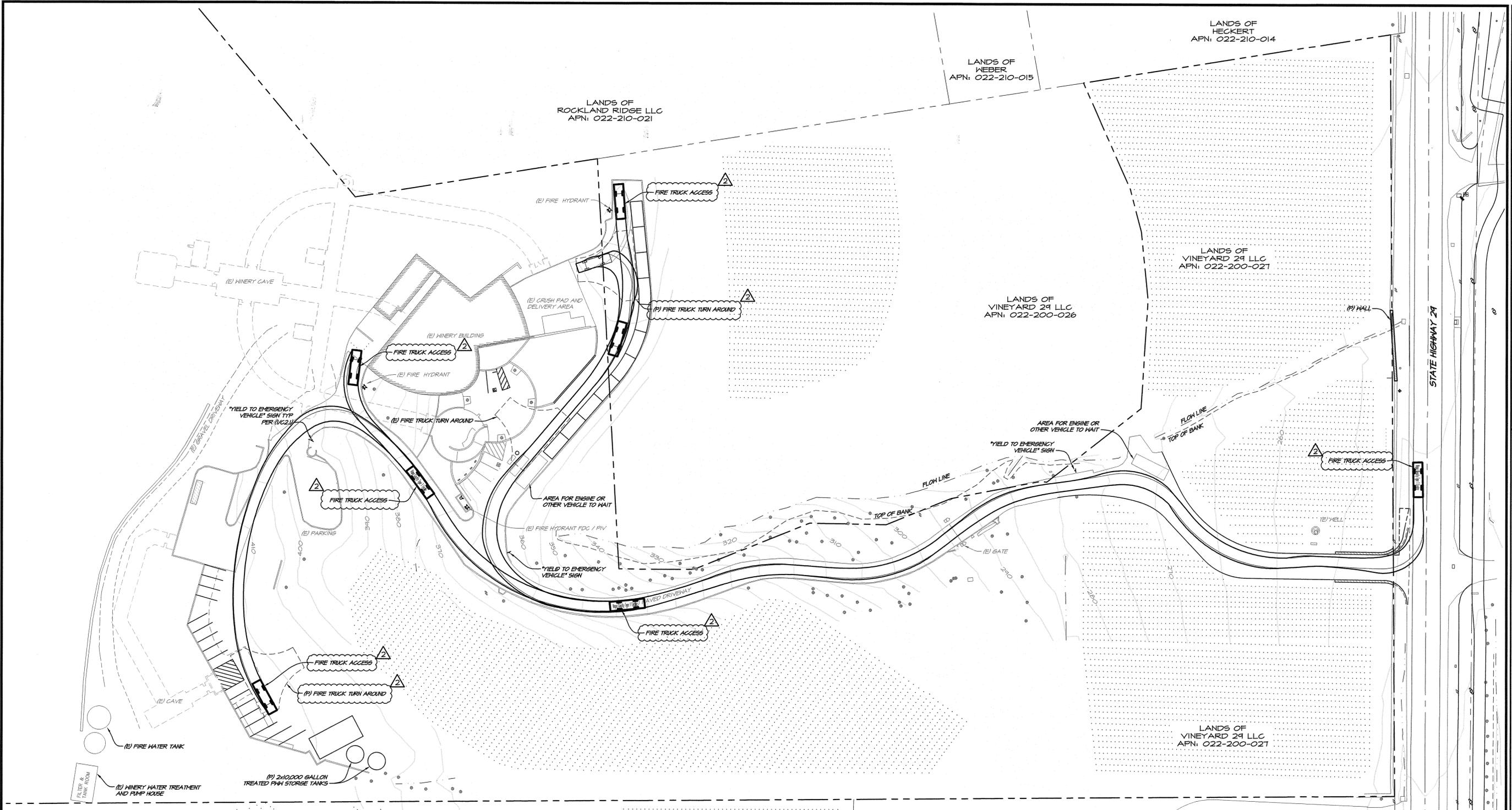
—	EXISTING GRADE 5' INTERVAL
—	EXISTING GRADE 1' INTERVAL
—	PROPOSED GRADE 5' INTERVAL
—	PROPOSED GRADE 1' INTERVAL

**EARTHWORKS**

CUT	280 CU YDS
FILL	40 CU YDS
NET CUT	160 CU YDS

**EARTHWORKS NOTE:**  
 SPOILS TO BE OFF-HAULED TO SITE WITH APPROVED NAPA COUNTY GRADING PERMIT. ENGINEERING DIVISION SHALL BE CONTACTED PRIOR TO THE OFF-HAUL OF SPOILS OR IMPORT OF FILL TO ENSURE THAT THERE IS A VALID PERMIT FOR THE PROPERTY WHERE THE DIRT IS GOING FROM / GOING TO.

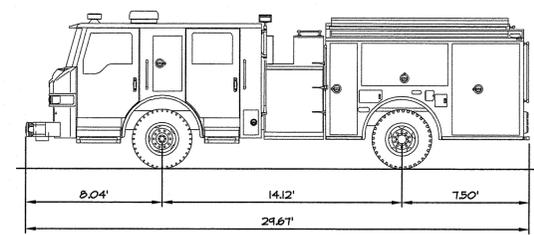




**FIRE TRUCK ACCESS PLAN**  
SCALE: 1" = 40'

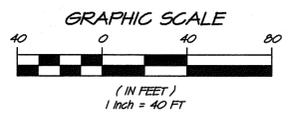
**YIELD TO EMERGENCY VEHICLES**

① **YIELD TO EMERGENCY VEHICLES SIGN**  
NOT TO SCALE



**NAPA COUNTY TYPE I FIRE ENGINE**  
 OVERALL LENGTH: 29.661 FT  
 OVERALL WIDTH: 8.000 FT  
 OVERALL BODY HEIGHT: 7.411 FT  
 MIN BODY GROUND CLEARANCE: 1.220 FT  
 TRACK WIDTH: 8.000 FT  
 LOCK TO LOCK TIME: 1.00 S  
 CURB TO CURB TURNING RADIUS: 26.500 FT

**TYPE I FIRE TRUCK DETAIL**  
SCALE: 1" = 5'



NO.	DATE	REVISIONS	BY	APPD
1	10/24/2021	RESPONSE TO COMMENTS		
2	12/01/2021	RESPONSE TO COMMENTS		

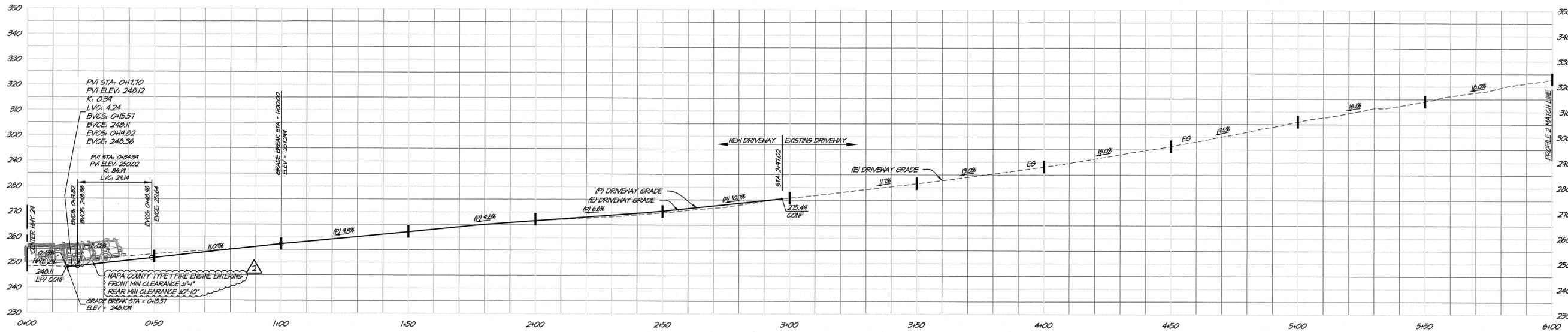
**RSA+**  
 1515 FOURTH STREET  
 NAPA, CALIF. 94559  
 OFFICE (707) 252-3301  
 WWW.RSACIVIL.COM +  
 RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS + 11960

**VINEYARD 29**  
**FIRE TRUCK ACCESS PLAN**  
 NAPA COUNTY  
 CALIFORNIA

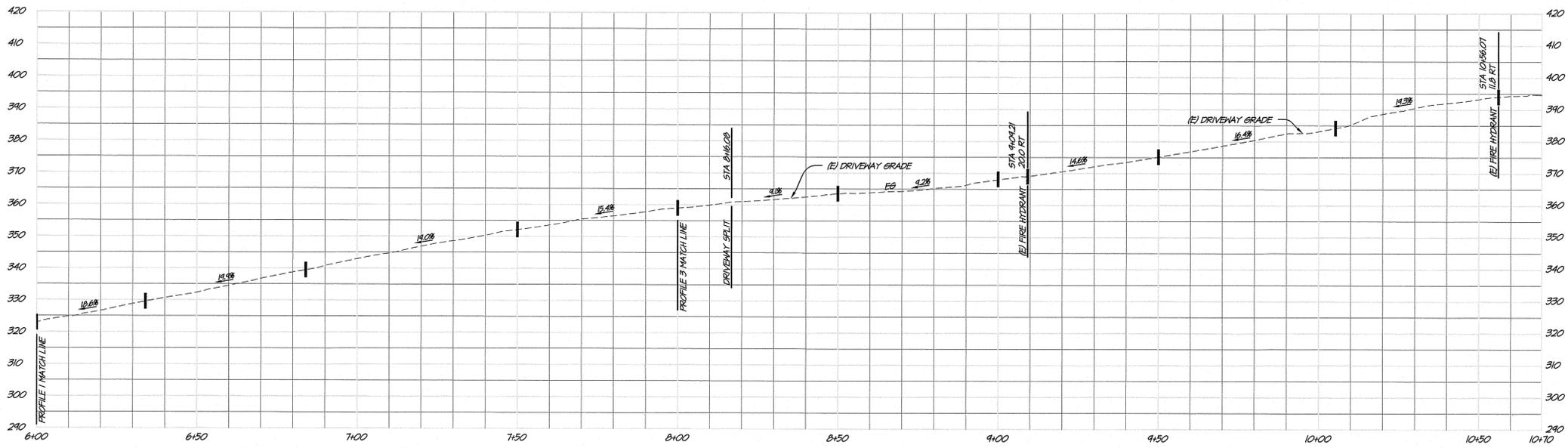


DATE	DEC 09, 2021
DRAWN	DCB
DESIGNED	JKK
CHECKED	MSS
JOB NO.	41150240
SHEET NO.	UP2.3

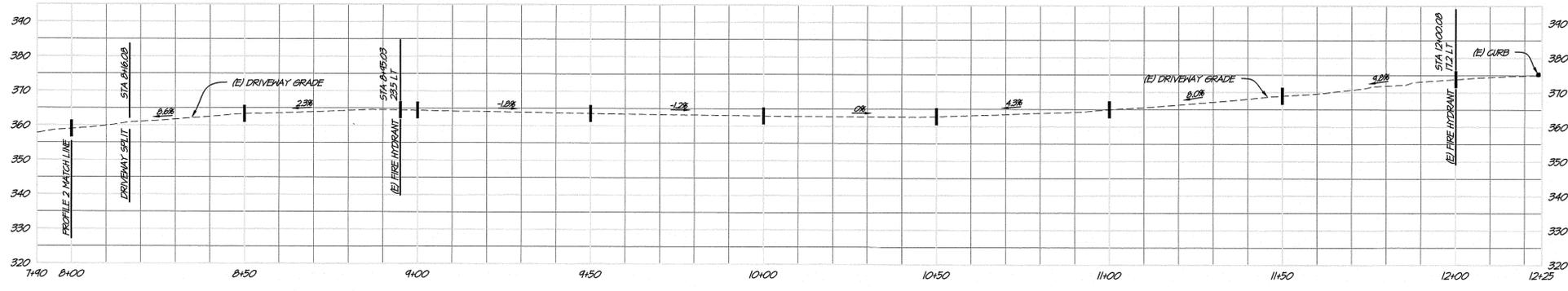
5 OF 26 SHEETS



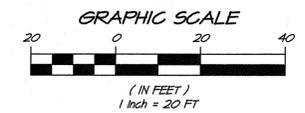
**PROPOSED AND EXISTING DRIVEWAY PROFILE 1**  
 CENTER LINE HWY 29 AT STA 0+00 TO 6+00  
 SCALE: 1" = 20'



**EXISTING DRIVEWAY PROFILE 2**  
 STA 6+00 TO 10+70 UPPER PARKING AND GAVE ACCESS  
 SCALE: 1" = 20'



**EXISTING DRIVEWAY PROFILE 3**  
 STA 08+00 TO 12+25  
 SCALE: 1" = 20'



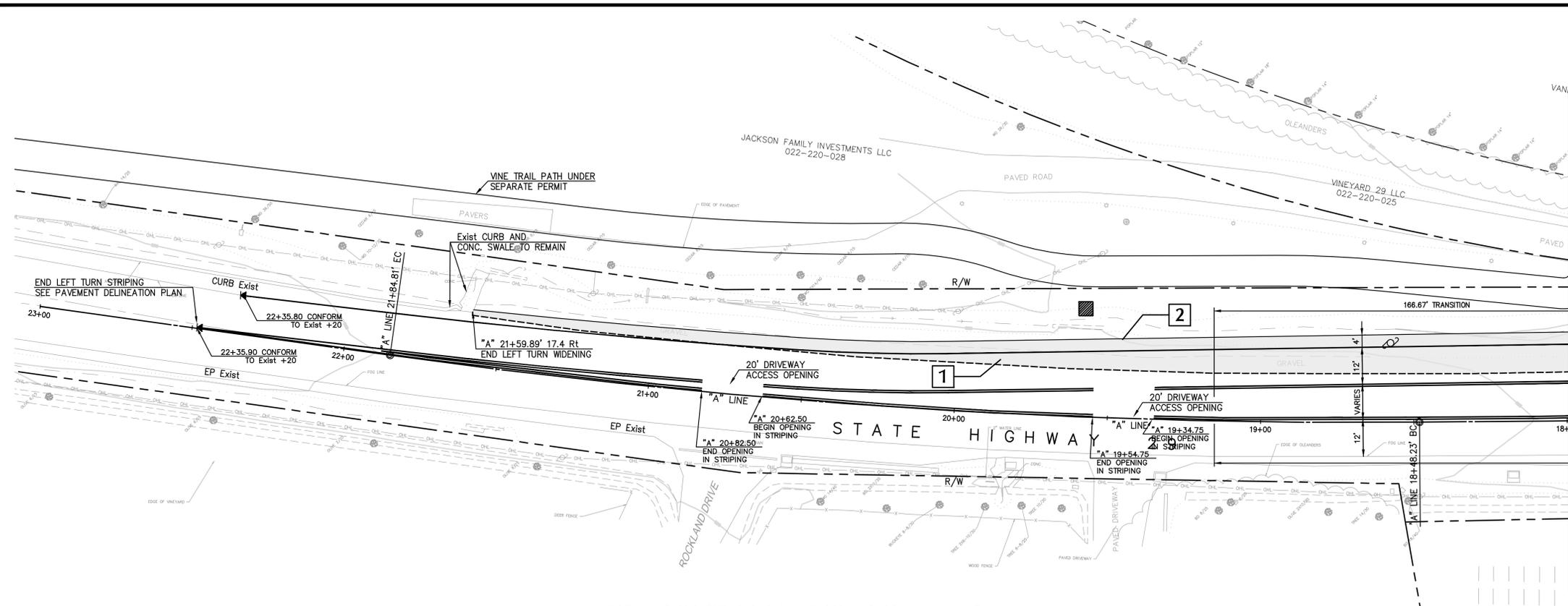
DCB	MSS	BY	APPD
DCB	MSS		
1	12/14/2021	RESPONSE TO COMMENTS	
2	12/14/2021	RESPONSE TO COMMENTS	
		NO.	DATE
		REVISIONS	

**RSA+**  
 1515 FOURTH STREET  
 NAPA, CALIF. 94959  
 OFFICE (707) 252-3301  
 + www.rsacivil.com +  
 RSA+ CONSULTING CIVIL ENGINEERS - SURVEYORS + 1980

**VINEYARD 29**  
**EXISTING AND PROPOSED DRIVE**  
 CALIFORNIA  
 NAPA COUNTY



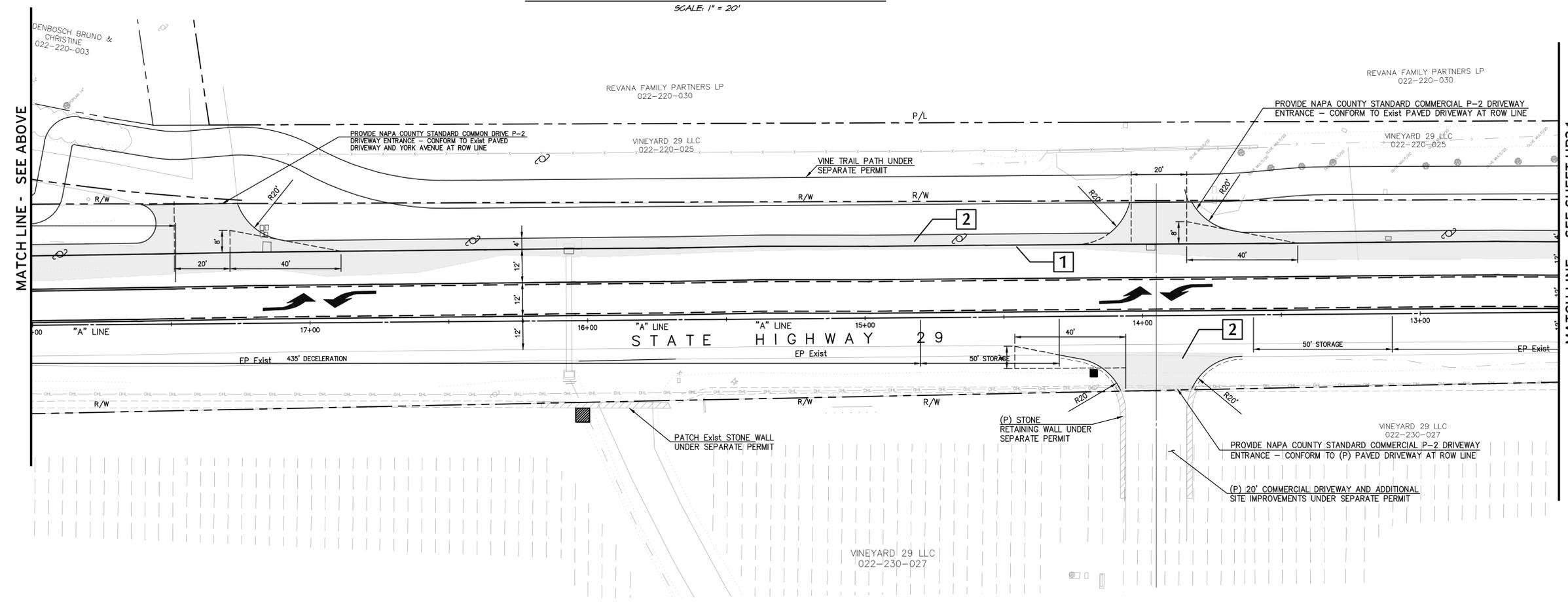
DATE	DEC 09 2021
DRAWN	DCB
DESIGNED	JCK
CHECKED	MSS
JOB NO.	411502910
SHEET NO.	<b>UP2.4</b>
6 OF 26 SHEETS	



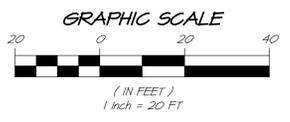
LEFT TURN LANE LAYOUT PLAN STA 18+00 TO 23+00  
SCALE: 1" = 20'

- LEGEND**
- 1 NEW AC PAVING
  - 2 AC WITHIN THE TRAVELWAY: T.I. = 10, R = 6. 0.55' AC OVER 2.10' CL 11 AB COMPACTED TO 95% RELATIVE COMPACTION OVER 6" SUBGRADE SCARIFIED OR PER GEOTECHNICAL ENGINEERS RECOMMENDATIONS.
  - 2 AC OUTSIDE THE TRAVELWAY: T.I. = 5, R = 5. 0.25' AC OVER 0.67' CL 11 AB COMPACTED TO 95% RELATIVE COMPACTION OVER 6" SUBGRADE SCARIFIED OR PER GEOTECHNICAL ENGINEERS RECOMMENDATIONS.

MATCHLINE - SEE BELOW



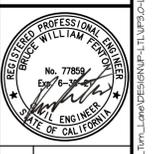
LEFT TURN LANE LAYOUT PLAN STA 12+50 TO 18+00  
SCALE: 1" = 20'



NO.	DATE	REVISIONS	BY	APPD

**RSA+**  
REGISTERED PROFESSIONAL CIVIL ENGINEERS + SURVEYORS + (1980)  
1515 FOURTH STREET  
NAPA, CALIF. 94559  
OFFICE (707) 252-3301  
WWW.RSACIVIL.COM

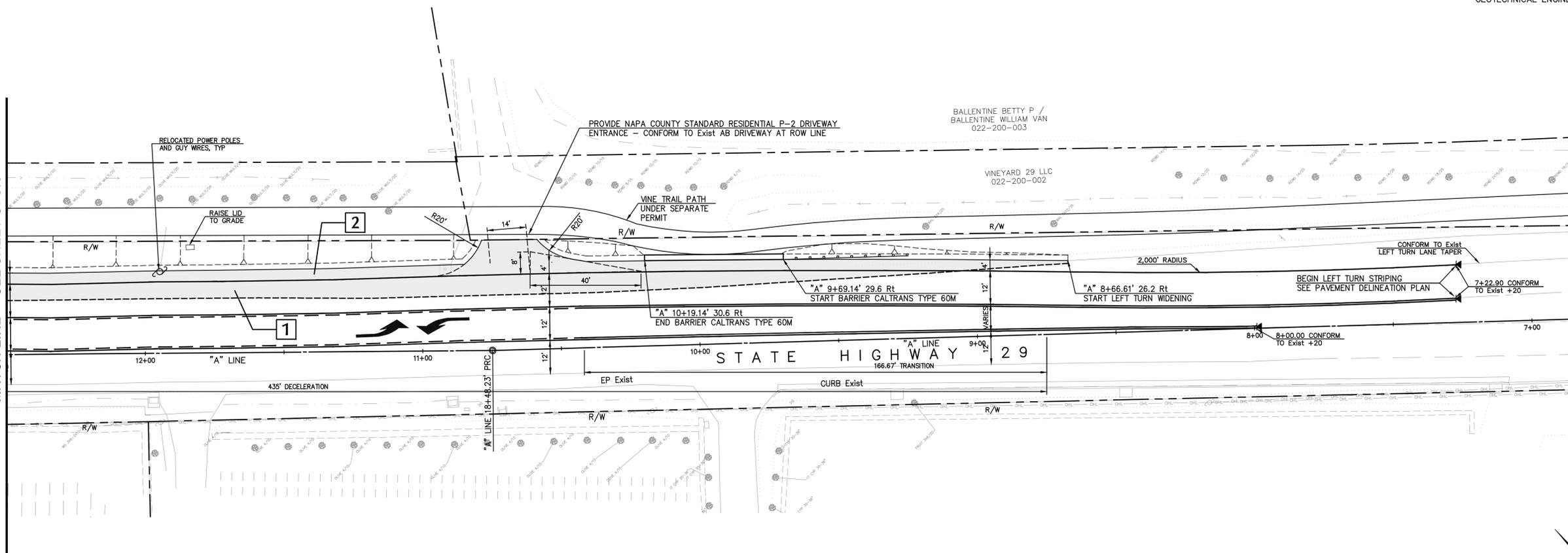
**VINEYARD 29**  
**LEFT TURN LANE LAYOUT PLAN**  
NAPA COUNTY  
CALIFORNIA



DATE	JAN 29, 2021
DRAWN	DCB
DESIGNED	JCK
CHECKED	MSB
JOB NO.	41150240

**SHEET UP3.0**  
7 OF 26 SHEETS

MATCH LINE - SEE SHEET UP3.0



LEFT TURN LANE LAYOUT PLAN STA 7+50 TO 12+50  
SCALE: 1" = 20'

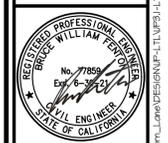
- LEGEND**
- 1 NEW AC PAVING
  - 2 AC WITHIN R/W: T.I. = 10, R = 6. 0.55' AC OVER 2.10' CL 11 AB COMPACTED TO 95% RELATIVE COMPACTION OVER 6" SUBGRADE SCARIFIED OR PER GEOTECHNICAL ENGINEERS RECOMMENDATIONS.
  - 2 AC OUTSIDE THE R/W: T.I. = 5, R = 5. 0.25' AC OVER 0.67' CL 11 AB COMPACTED TO 95% RELATIVE COMPACTION OVER 6" SUBGRADE SCARIFIED OR PER GEOTECHNICAL ENGINEERS RECOMMENDATIONS.

NO.	DATE	REVISIONS	BY
1	01/24/2021	RESPONSE TO COMMENTS	DCB

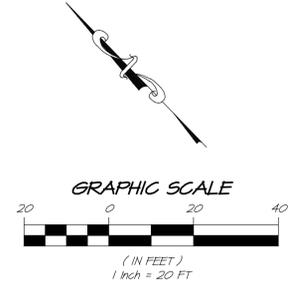
**RSA+**  
1515 FOURTH STREET  
NAPA, CALIF. 94559  
OFFICE (707) 252-3301  
WWW.RSACIVIL.COM

RSA+ CONSULTING CIVIL ENGINEERS • SURVEYORS • (1980)

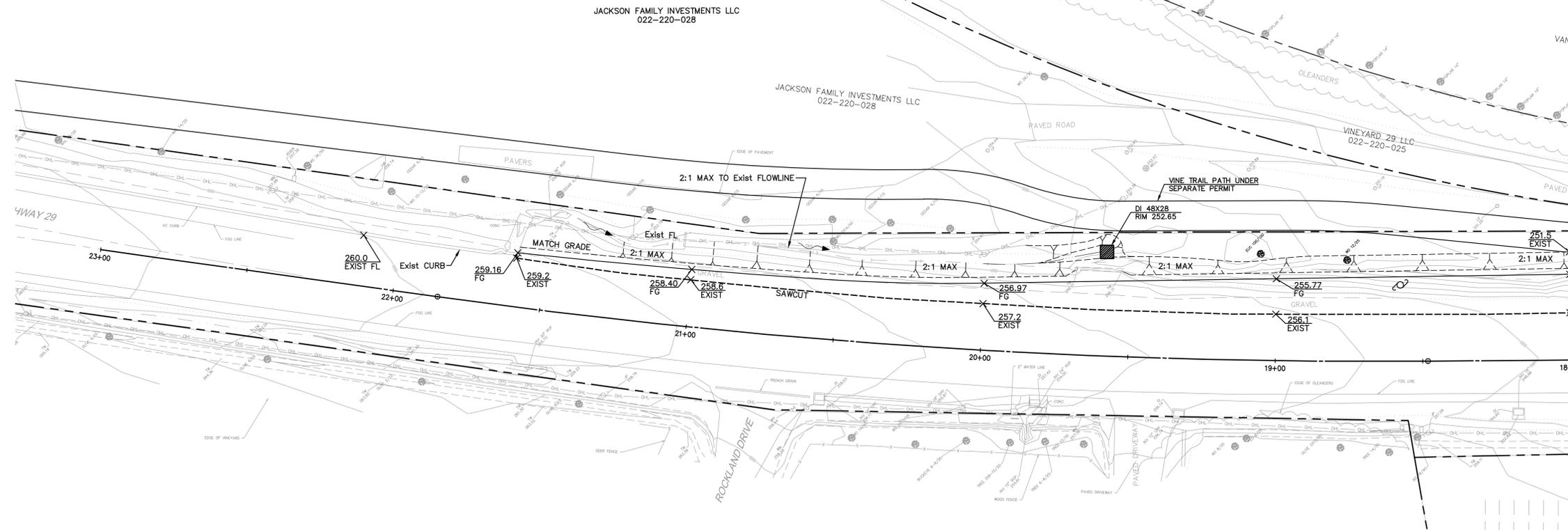
**VINEYARD 29**  
**LEFT TURN LANE LAYOUT PLAN**  
CALIFORNIA  
NAPA COUNTY



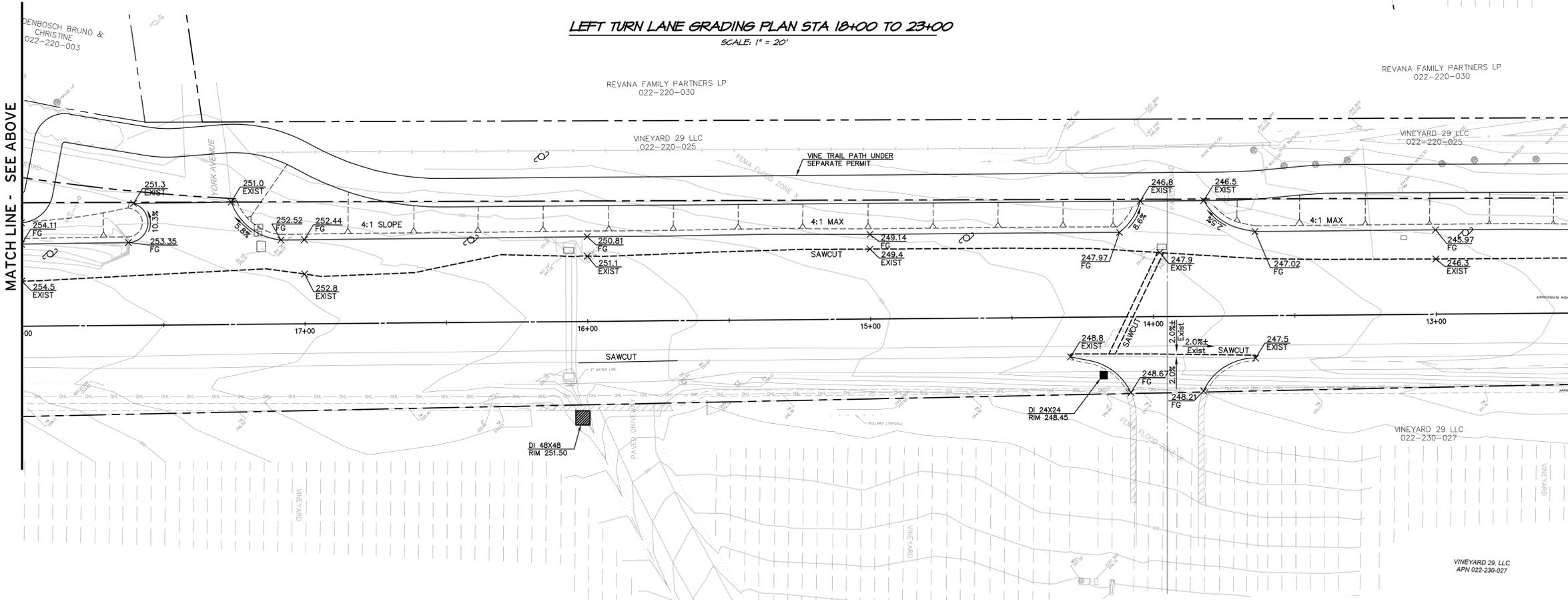
DATE	JAN 24, 2021
DRAWN	DCB
DESIGNED	JCK
CHECKED	MS
JOB NO.	41150240
SHEET NO.	<b>UP3.1</b>
8 OF 26 SHEETS	



R:\2020\41150240\_Vineyard\_29\_LP\_Verification.dwg 02/01/2021 9:35:32PM dlsbrge COPYRIGHT RSA+



**LEFT TURN LANE GRADING PLAN STA 18+00 TO 23+00**  
SCALE: 1" = 20'

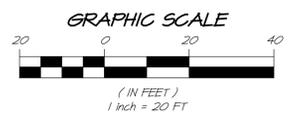


**LEFT TURN LANE GRADING PLAN STA 12+50 TO 18+00**  
SCALE: 1" = 20'

**EARTHWORK ESTIMATES**

CUT:	310 C.Y.
FILL:	450 C.Y.
TOTAL:	140 C.Y. CUT

**NOTE:**  
SPOILS TO BE OFF-HAULED TO SITE WITH APPROVED NAPA COUNTY GRADING PERMIT. ENGINEERING DIVISION SHALL BE CONTACTED PRIOR TO THE OFF-HAUL OF SPOILS OR IMPORT OF FILL TO ENSURE THAT THERE IS A VALID PERMIT FOR THE PROPERTY WHERE THE DIRT IS COMING FROM / GOING TO.



DATE	1/21/2021
BY	APPD
NO.	
REVISIONS	
RESPONSE TO COMMENTS	

**RSA+**  
REGISTERED PROFESSIONAL ENGINEER  
1515 FOURTH STREET  
NAPA, CALIF. 94559  
OFFICE (707) 252-3301  
+ www.rsacivil.com +

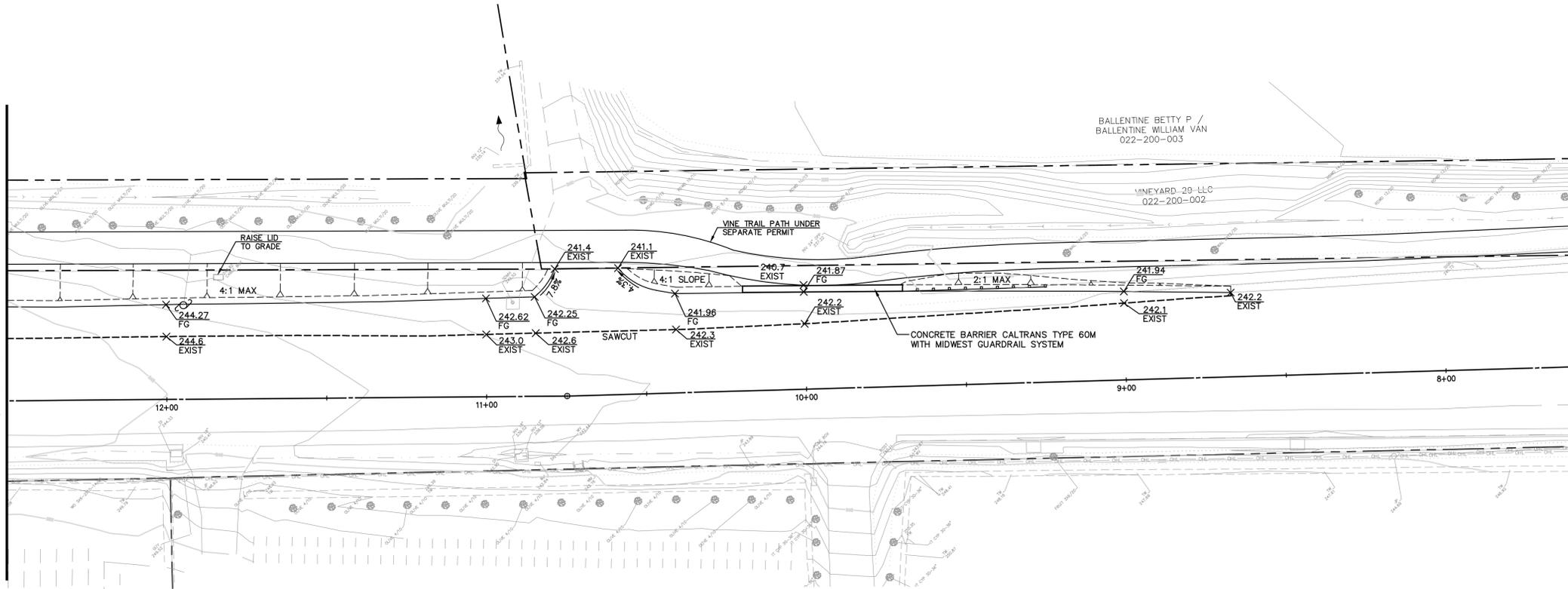
**VINEYARD 29**  
**LEFT TURN LANE GRADING PLAN**  
NAPA COUNTY  
CALIFORNIA



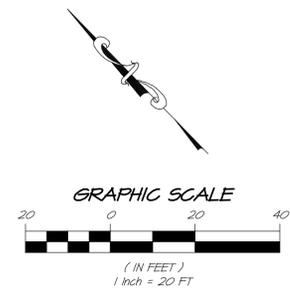
DATE	JAN 29, 2021
DRAWN	DCB
DESIGNED	JCK
CHECKED	MSB
JOB NO.	41150240

SHEET NO.  
**UP3.2**  
9 OF 26 SHEETS

MATCH LINE - SEE SHEET UP3.3



LEFT TURN LANE GRADING PLAN STA 7+50 TO 12+50  
SCALE: 1" = 20'



NO.	DATE	REVISIONS

**RSA+**  
1515 FOURTH STREET  
NAPA, CALIF. 94559  
OFFICE 707.252.3301  
WWW.RSACIVIL.COM

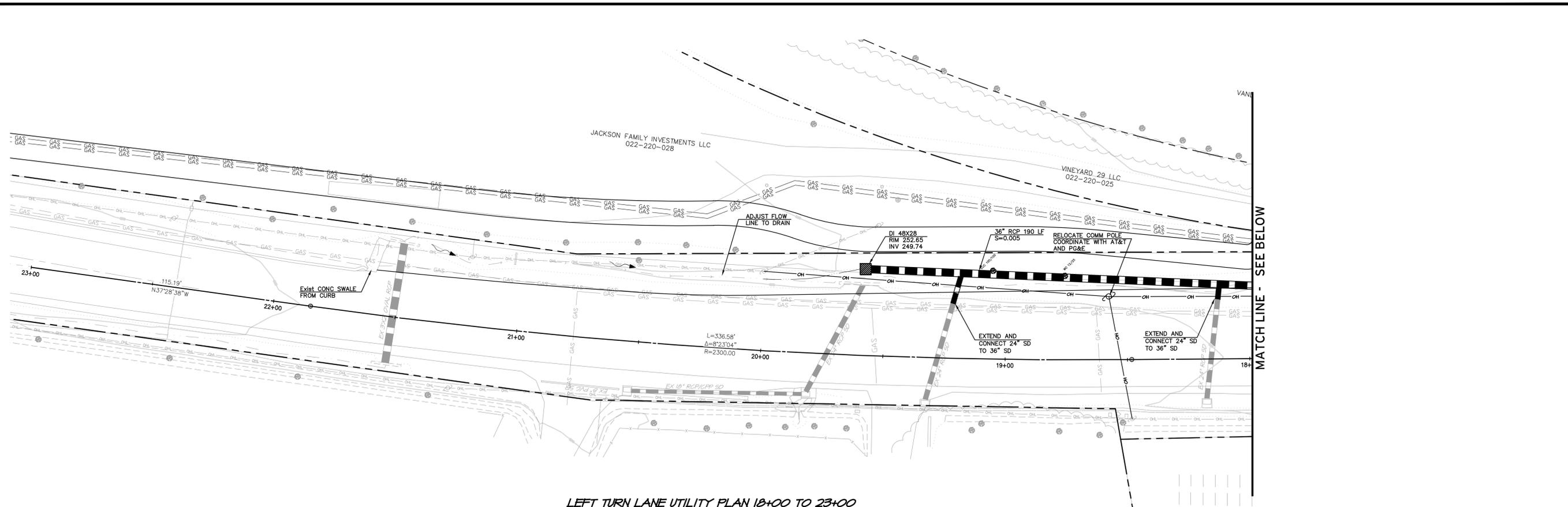
RSA+ CONSULTING CIVIL ENGINEERS • SURVEYORS • 1980

**VINEYARD 29**  
**LEFT TURN LANE GRADING PLAN**  
NAPA COUNTY  
CALIFORNIA

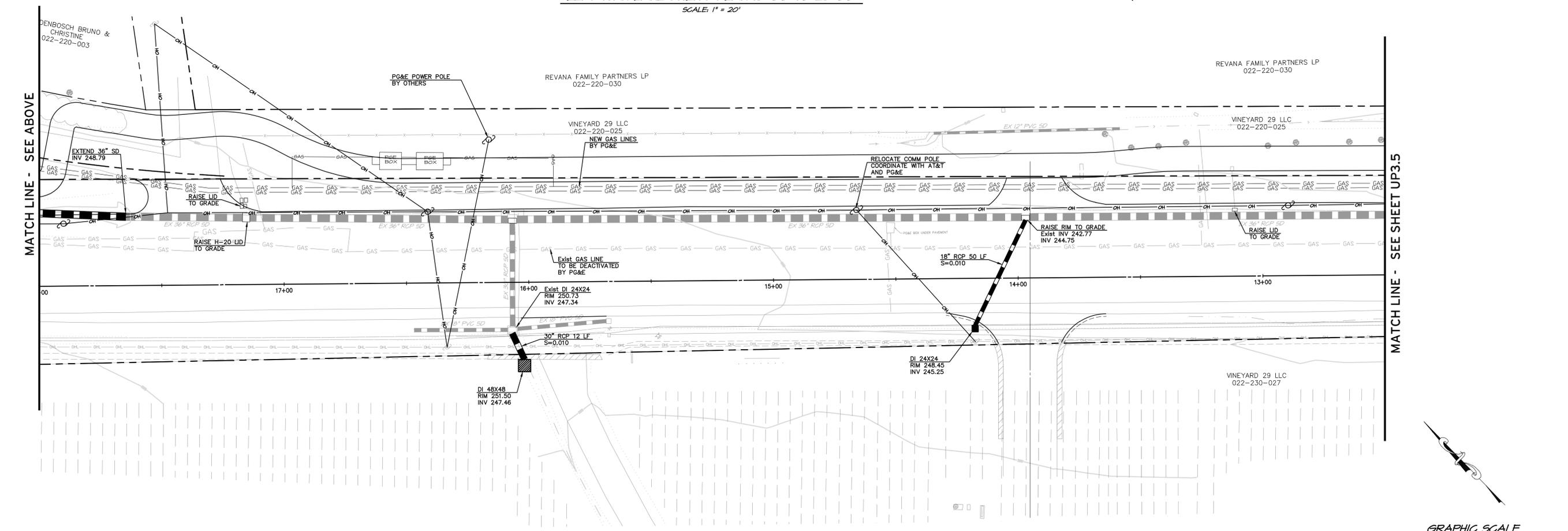


DATE	JAN 29, 2021
DRAWN	DCB
DESIGNED	JCK
CHECKED	MSB
JOB NO.	411502940

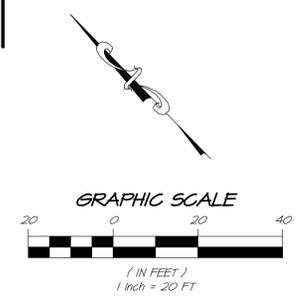
SHEET NO.  
**UP3.3**  
10 OF 26 SHEETS



LEFT TURN LANE UTILITY PLAN 18+00 TO 23+00  
SCALE: 1" = 20'



LEFT TURN LANE UTILITY PLAN 12+50 TO 18+00  
SCALE: 1" = 20'



NO.	DATE	REVISIONS	BY	APPD
1	01/24/2021	RESPONSE TO COMMENTS		

**RSA+**  
1515 FOURTH STREET  
NAPA, CALIF. 94559  
OFFICE 707.252.3301  
WWW.RSACIVIL.COM

RSA+ CONSULTING CIVIL ENGINEERS • SURVEYORS • 1950

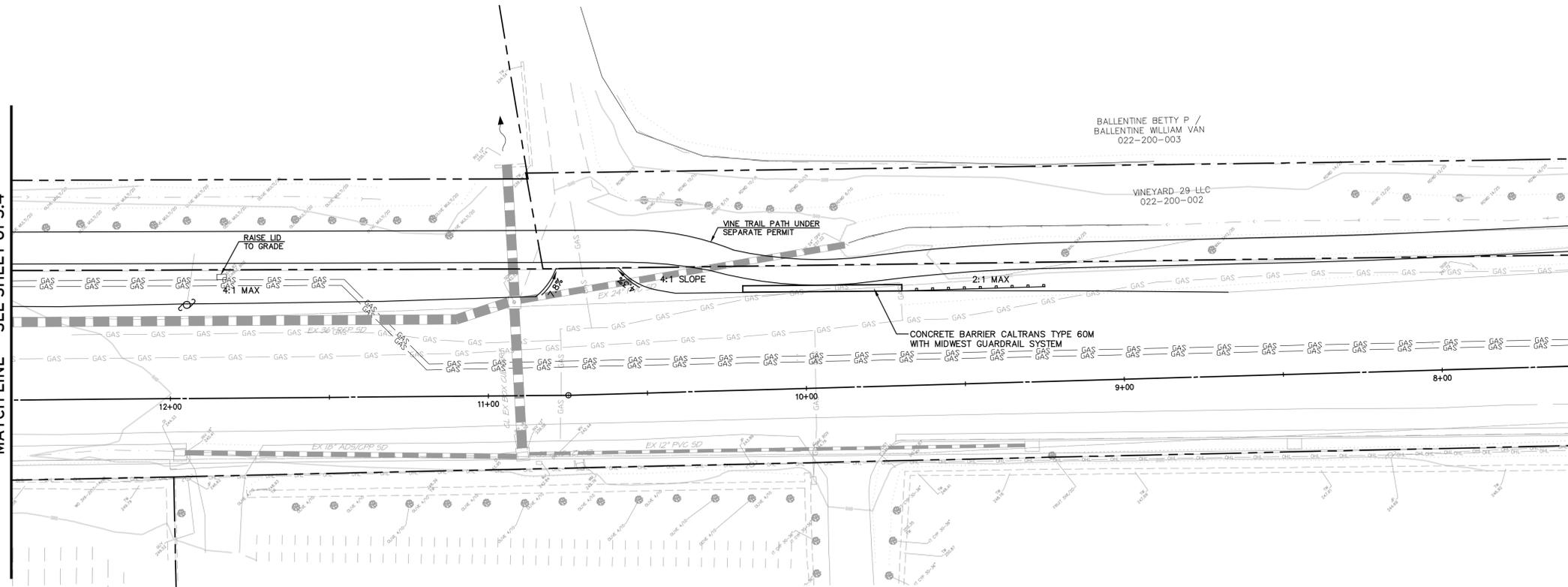
VINEYARD 29  
LEFT TURN LANE UTILITY PLAN  
NAPA COUNTY  
CALIFORNIA



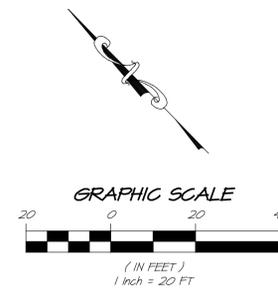
DATE	JAN 29, 2021
DRAWN	DCB
DESIGNED	JCK
CHECKED	MSB
JOB NO.	41150240

SHEET NO.  
**UP3.4**  
11 OF 26 SHEETS

MATCH LINE - SEE SHEET UP3.4



**LEFT TURN LANE UTILITY PLAN STA 7+50 TO 12+50**  
SCALE: 1" = 20'

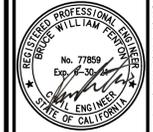


NO.	DATE	REVISIONS
1	01/24/2021	RESPONSE TO COMMENTS
2		
3		
4		
5		
6		
7		
8		
9		
10		

**RSA+**  
1515 FOURTH STREET  
NAPA, CALIF. 94559  
OFFICE 707.252.3301  
WWW.RSACIVIL.COM +

RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS + [1980]

**VINEYARD 29**  
**LEFT TURN LANE UTILITY PLAN**  
NAPA COUNTY  
CALIFORNIA



DATE	JAN 24, 2021
DRAWN	DCB
DESIGNED	JCK
CHECKED	MSB
JOB NO.	41150240

**UP3.5**  
12 OF 26 SHEETS