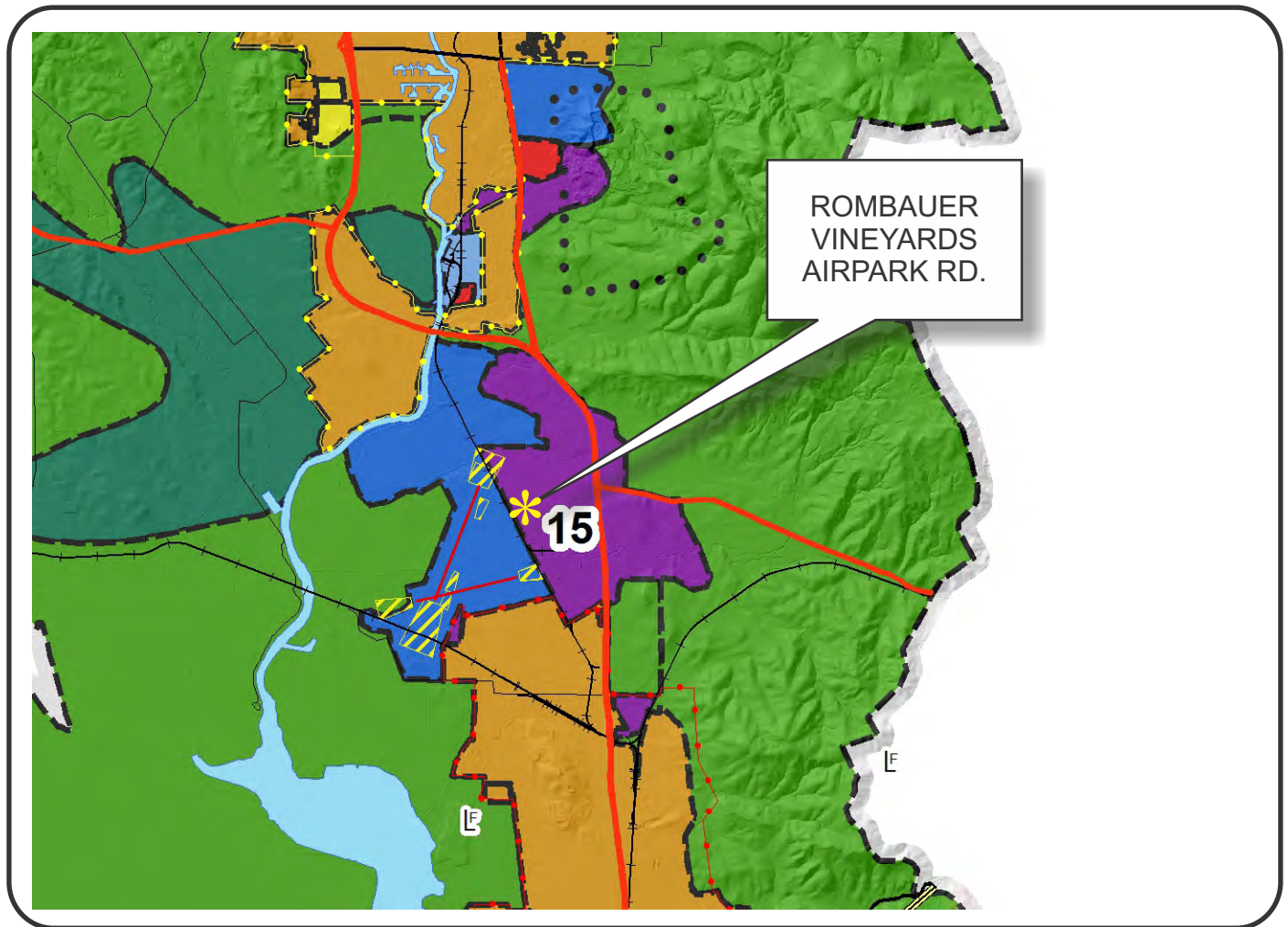


NAPA COUNTY LAND USE PLAN 2008 - 2030



SCALE IN MILES
0 2

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

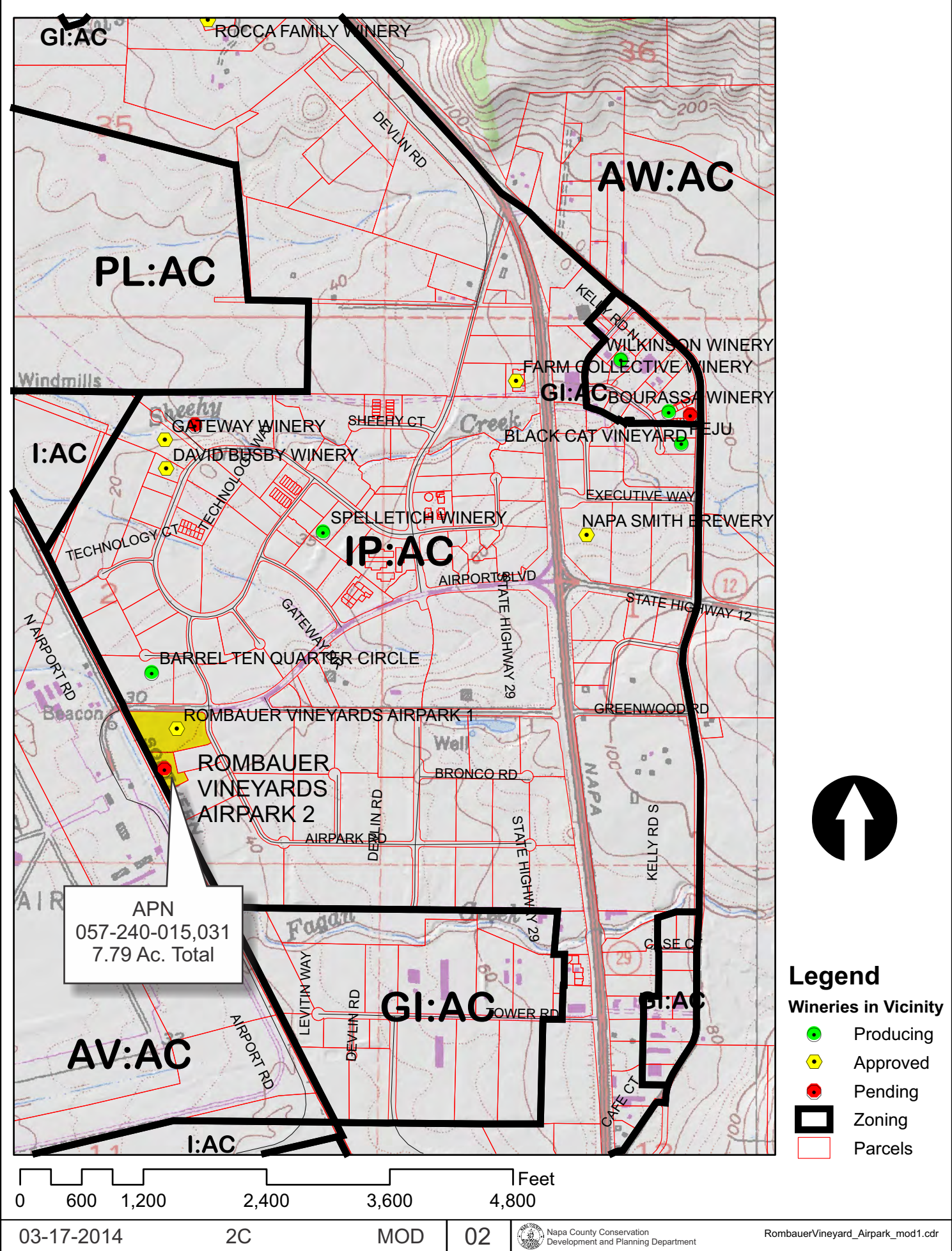
TRANSPORTATION

- 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

APN
057-240-015,031
03-17-2014
2C MOD

ROMBAUER VINEYARDS - AIRPARK RD.



ROMBAUER VINEYARDS - AIRPARK RD.

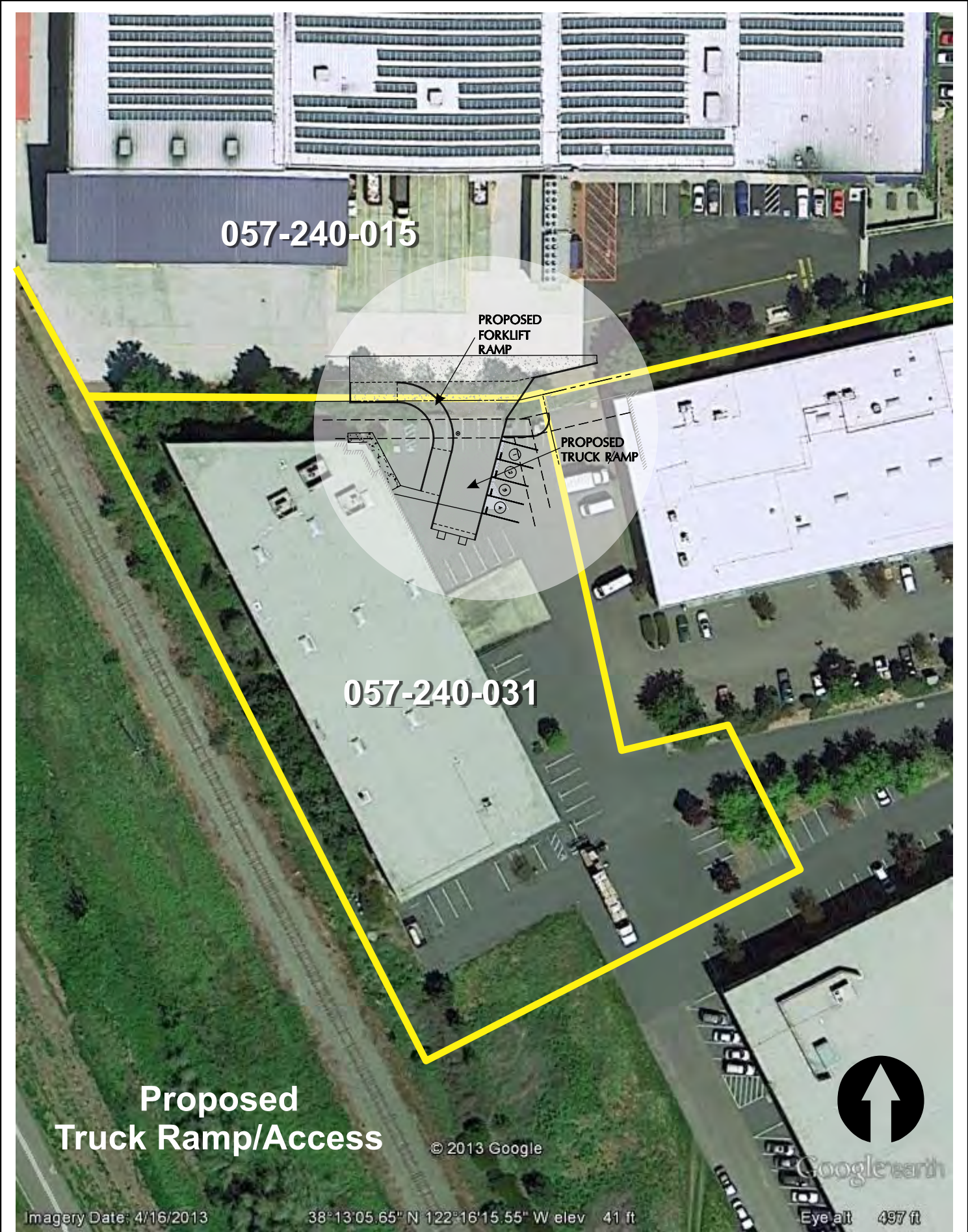


Imagery Date: 4/16/2013

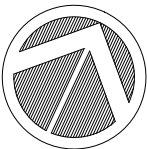
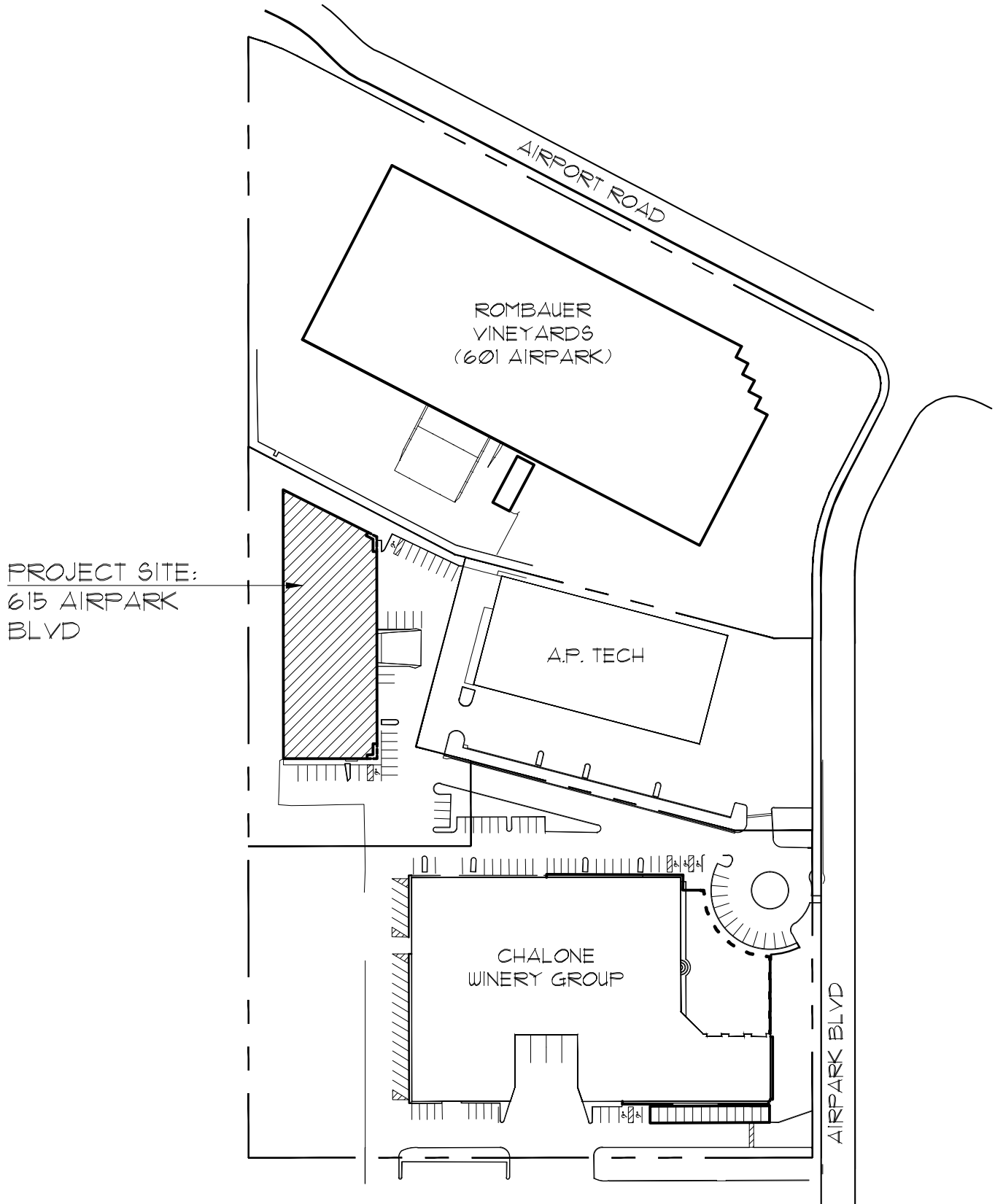
38°13'05.65" N 122°16'15.55" W elev 41 ft

Eye alt 497 ft

ROMBAUER VINEYARDS - AIRPARK RD.

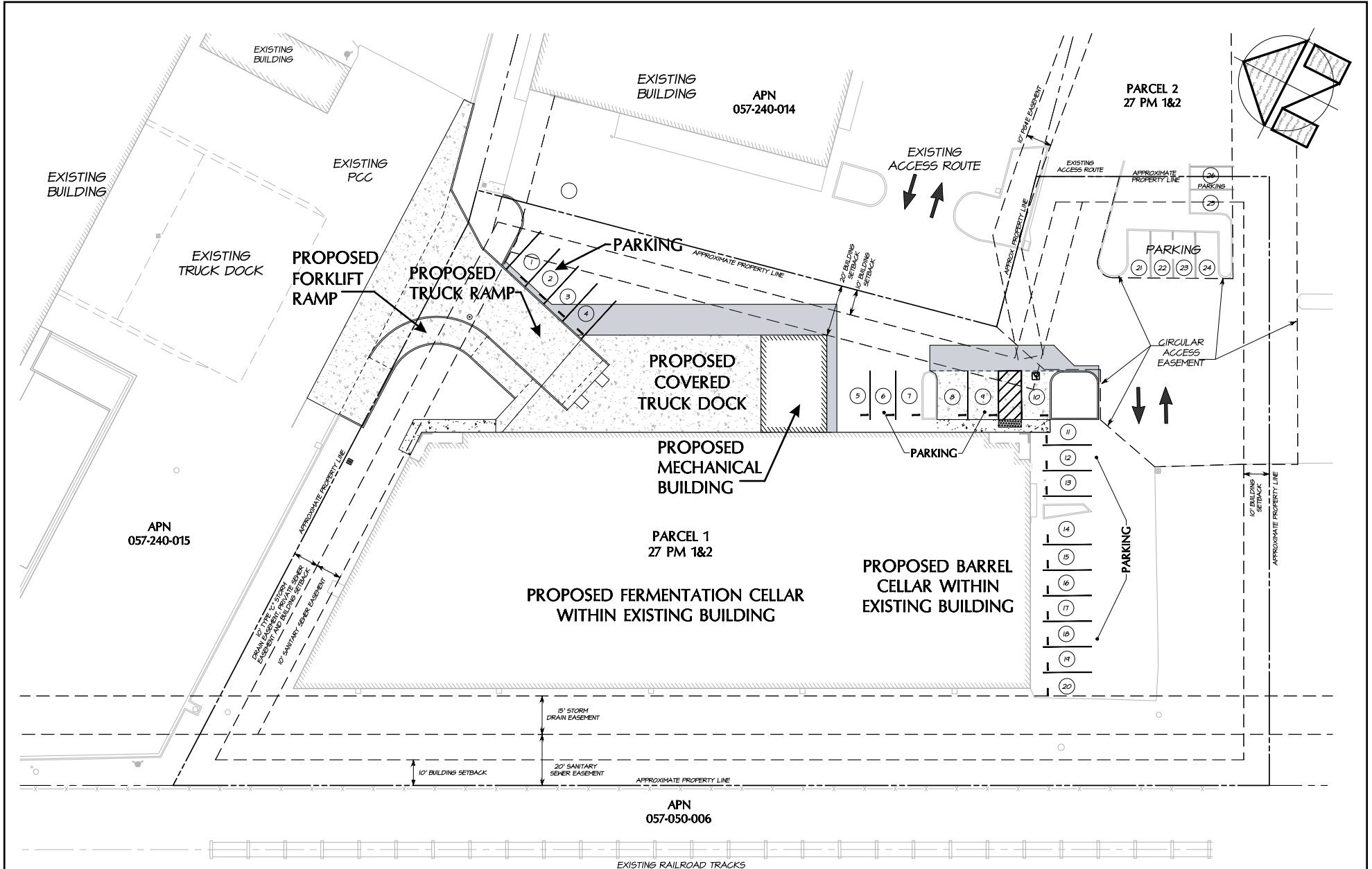


ROMBAUER VINEYARDS - AIRPARK RD.



CONTEXT PLAN

ROMBAUER VINEYARDS - AIRPARK RD.



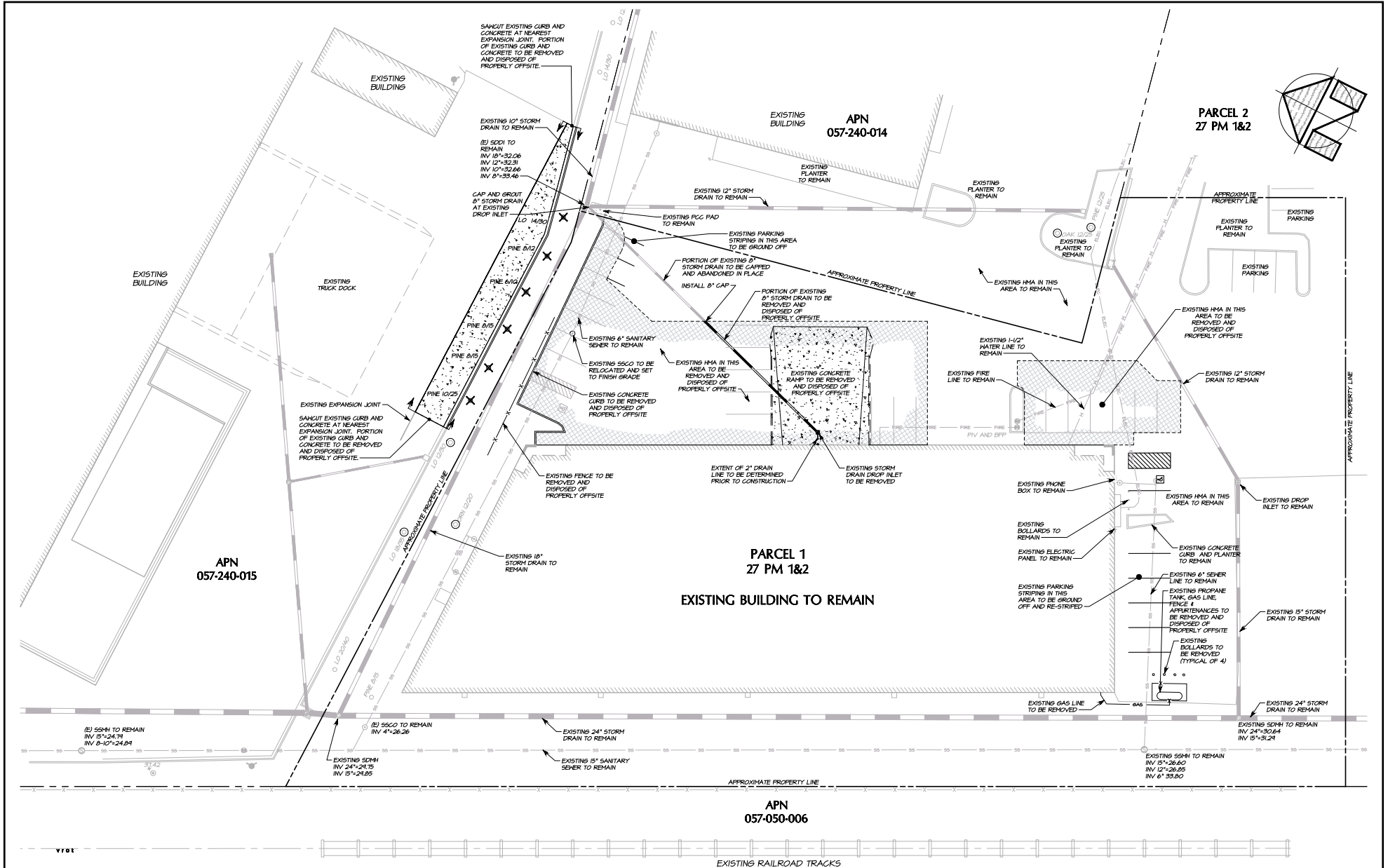
OVERALL SITE PLAN



PARKING SUMMARY:

TYPE OF PARKING	NUMBER OF STALLS
REGULAR (PROPOSED)	25
UNIVERSAL VAN ACCESSIBLE	1
TOTAL	26

ROMBAUER VINEYARDS - AIRPARK RD.



DEMOLITION PLAN



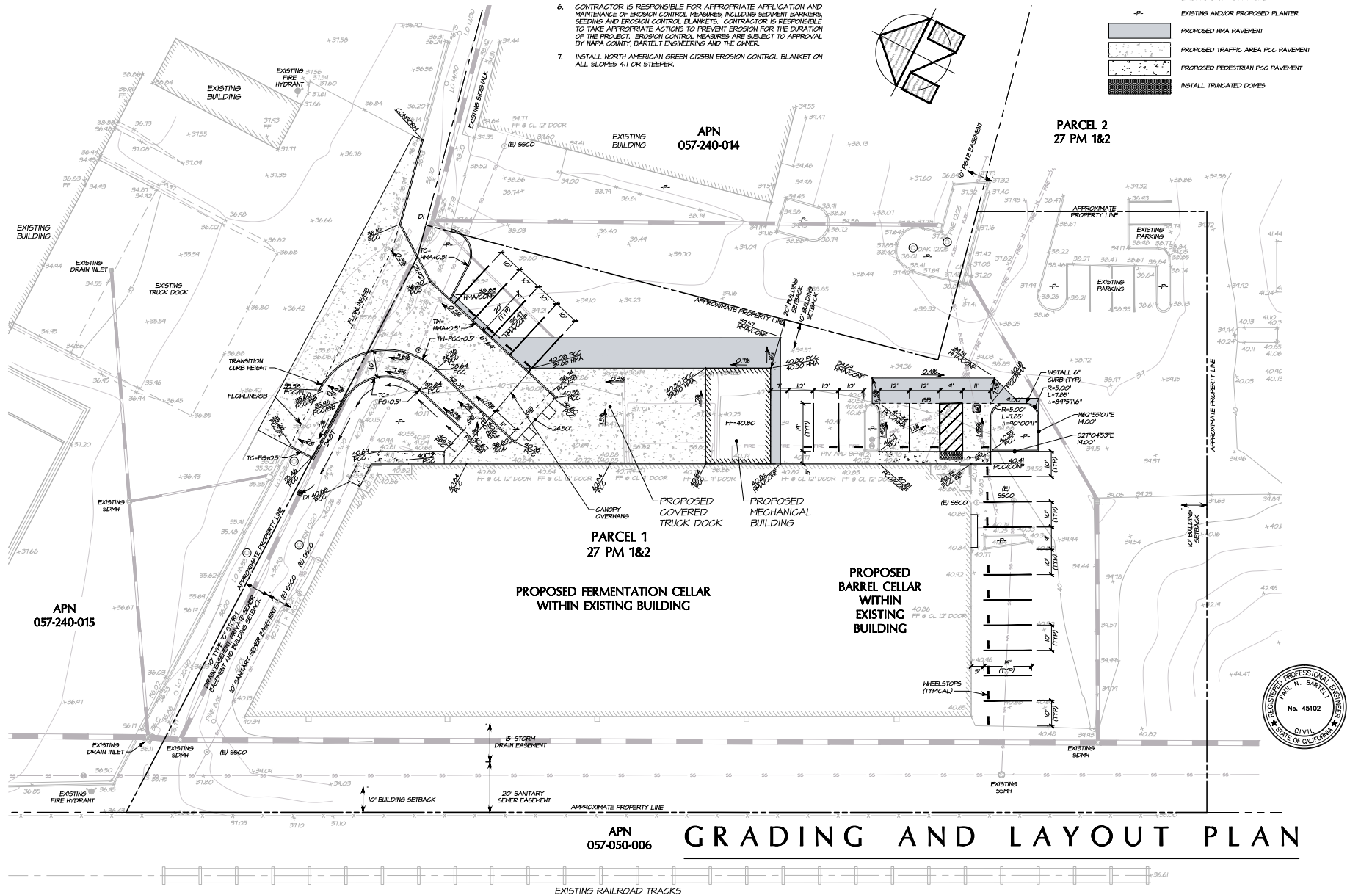
ROMBAUER VINEYARDS - AIRPARK RD.

GRADING NOTES:

1. ALL RETAINING WALLS TO BE DESIGNED BY A STRUCTURAL ENGINEER.
2. BUILDING FOOTPRINT HAS BEEN DERIVED FROM ARCHITECTURAL DIGITAL FILES. SEE ARCHITECT'S PLANS FOR EXACT BUILDING SPECIFICATIONS.
3. SEE ARCHITECT'S PLANS FOR ALL SAFETY RAIL DESIGN.
4. ALL TRANSITIONS AND GRADE BREAKS SHALL BE GRADED WITH A SMOOTH CURVE AND BE APPROVED BY THE ENGINEER IN THE FIELD.
5. ADJUST ALL UTILITY BOX LIPS TO NEW FINISH GRADE. ALL UTILITY BOXES AND LIPS ARE TO BE TRAFFIC RATED IN ALL PAVED OR CONCRETE AREAS.
6. CONTRACTOR IS RESPONSIBLE FOR APPROPRIATE APPLICATION AND MAINTENANCE OF EROSION CONTROL MEASURES, INCLUDING SEDIMENT BARRIERS, SEEDING AND EROSION CONTROL BLANKETS. CONTRACTOR IS RESPONSIBLE TO TAKE APPROPRIATE ACTIONS TO PREVENT EROSION FOR THE DURATION OF THE PROJECT. EROSION CONTROL MEASURES ARE SUBJECT TO APPROVAL BY NAPA COUNTY, BARTELT ENGINEERING AND THE OWNER.
7. INSTALL NORTH AMERICAN GREEN G125EN EROSION CONTROL BLANKET ON ALL SLOPES 4:1 OR STEEPER.

LEGEND:

- PARCEL BOUNDARY
- 1" TREE
- EXISTING TREE TO BE PROTECTED
- STORM DRAIN DROP INLET
- GRADE TO DRAIN
- EXISTING WATER LINE
- 6" GAS
- 12" GAS
- EXISTING SANITARY SEWER LINE
- 12" ELECTRIC
- EXISTING ELECTRIC LINE
- EXISTING STORM DRAIN LINE
- EXISTING AND/OR PROPOSED PLANTER
- PROPOSED HMA PAVEMENT
- PROPOSED TRAFFIC AREA PCC PAVEMENT
- PROPOSED PEDESTRIAN PCC PAVEMENT
- INSTALL TRUNCATED DOWNS



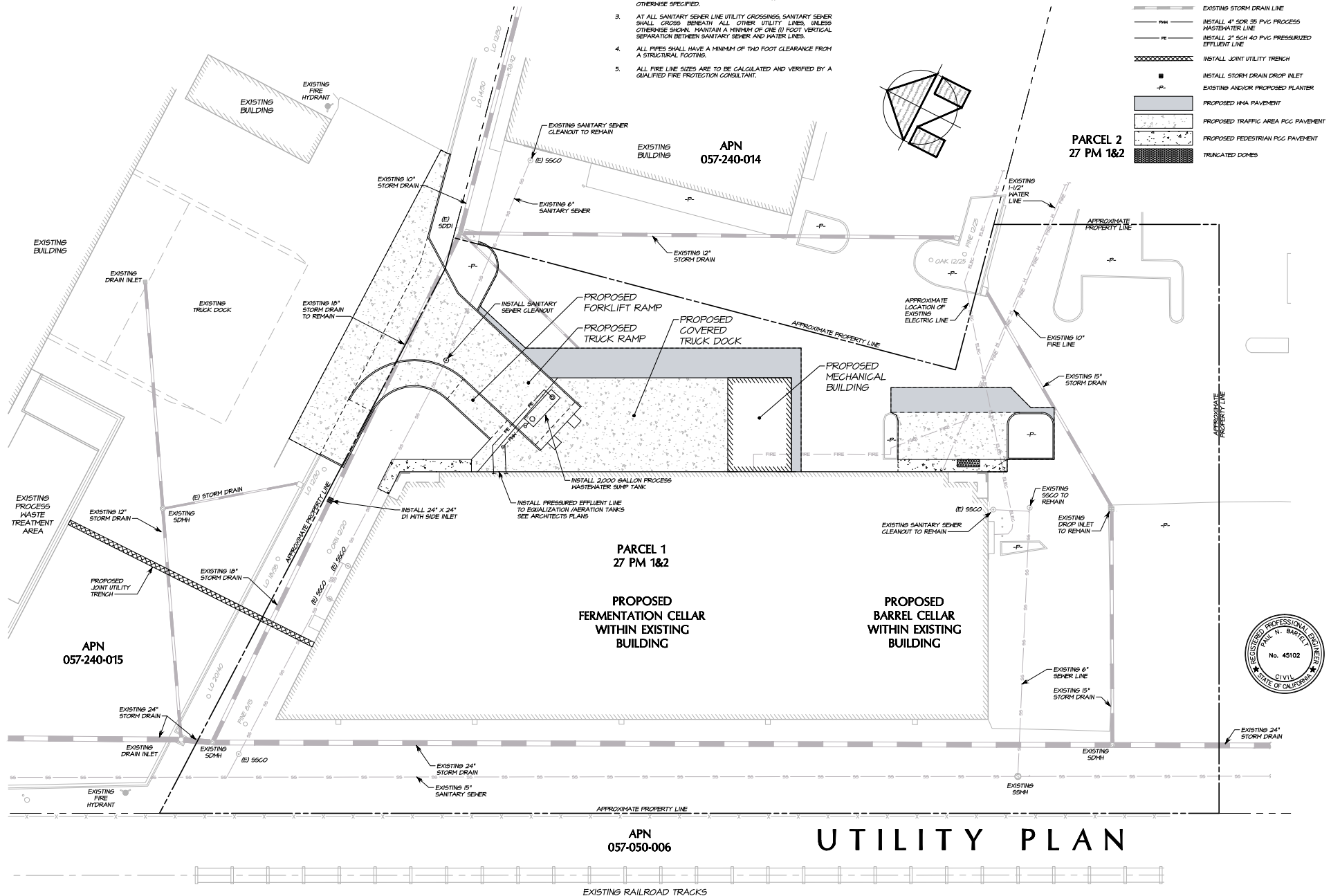
ROMBAUER VINEYARDS - AIRPARK RD.

UTILITY NOTES:

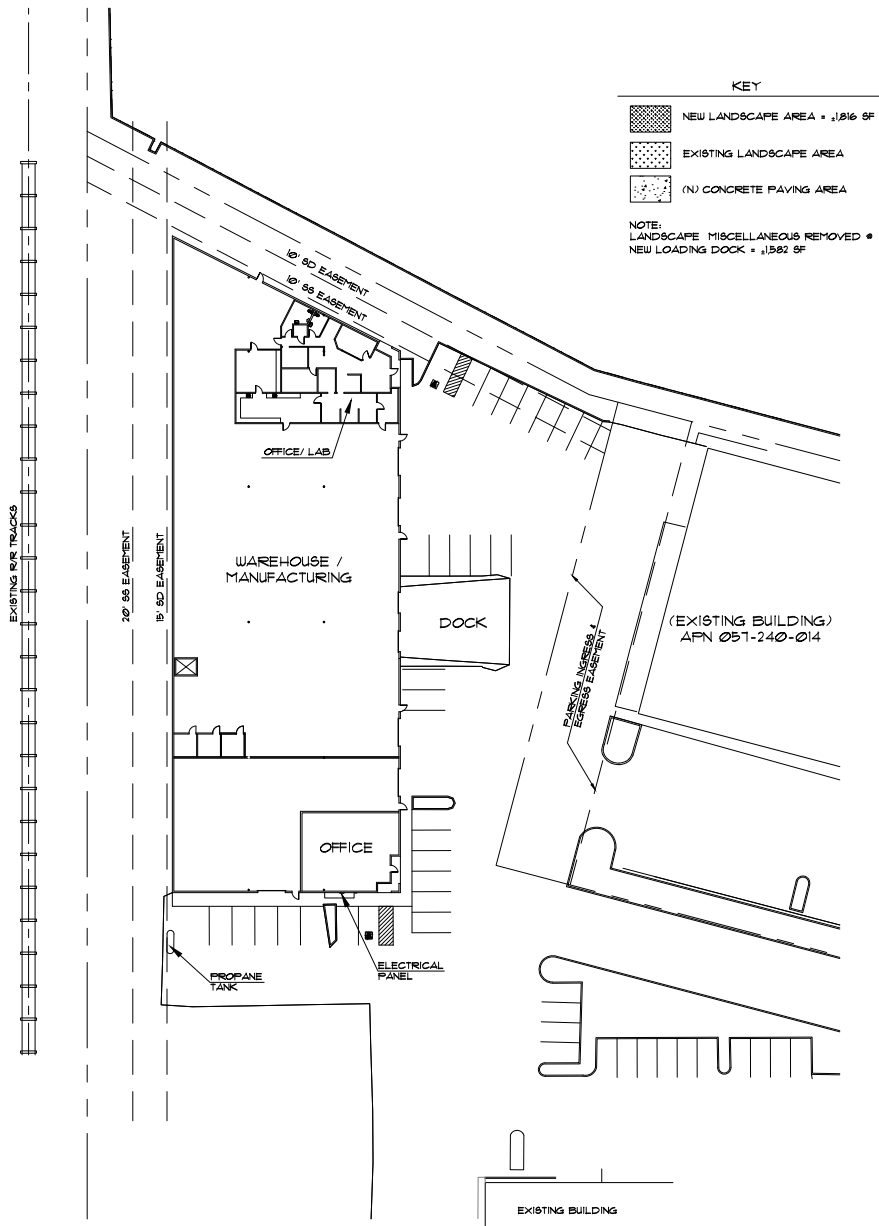
1. ALL STORM DRAIN PIPE SHALL BE SDR 35 PVC INSTALLED AT A MINIMUM SLOPE OF ONE (1) PERCENT UNLESS OTHERWISE SPECIFIED.
2. ALL SANITARY SEWER PIPES SHALL BE 4" SDR 26 PVC PIPE INSTALLED AT A MINIMUM SLOPE OF ONE (1) PERCENT UNLESS OTHERWISE SPECIFIED.
3. AT ALL SANITARY SEWER LINE UTILITY CROSSINGS, SANITARY SEWER SHALL CROSS BELOW ALL OTHER UTILITY LINES, UNLESS OTHERWISE SHOWN. MAINTAIN A MINIMUM OF ONE (1) FOOT VERTICAL SEPARATION BETWEEN SANITARY SEWER AND WATER LINES.
4. ALL PIPES SHALL HAVE A MINIMUM OF TWO FOOT CLEARANCE FROM A STRUCTURAL FOOTING.
5. ALL FIRE LINE SIZES ARE TO BE CALCULATED AND VERIFIED BY A QUALIFIED FIRE PROTECTION CONSULTANT.

LEGEND:

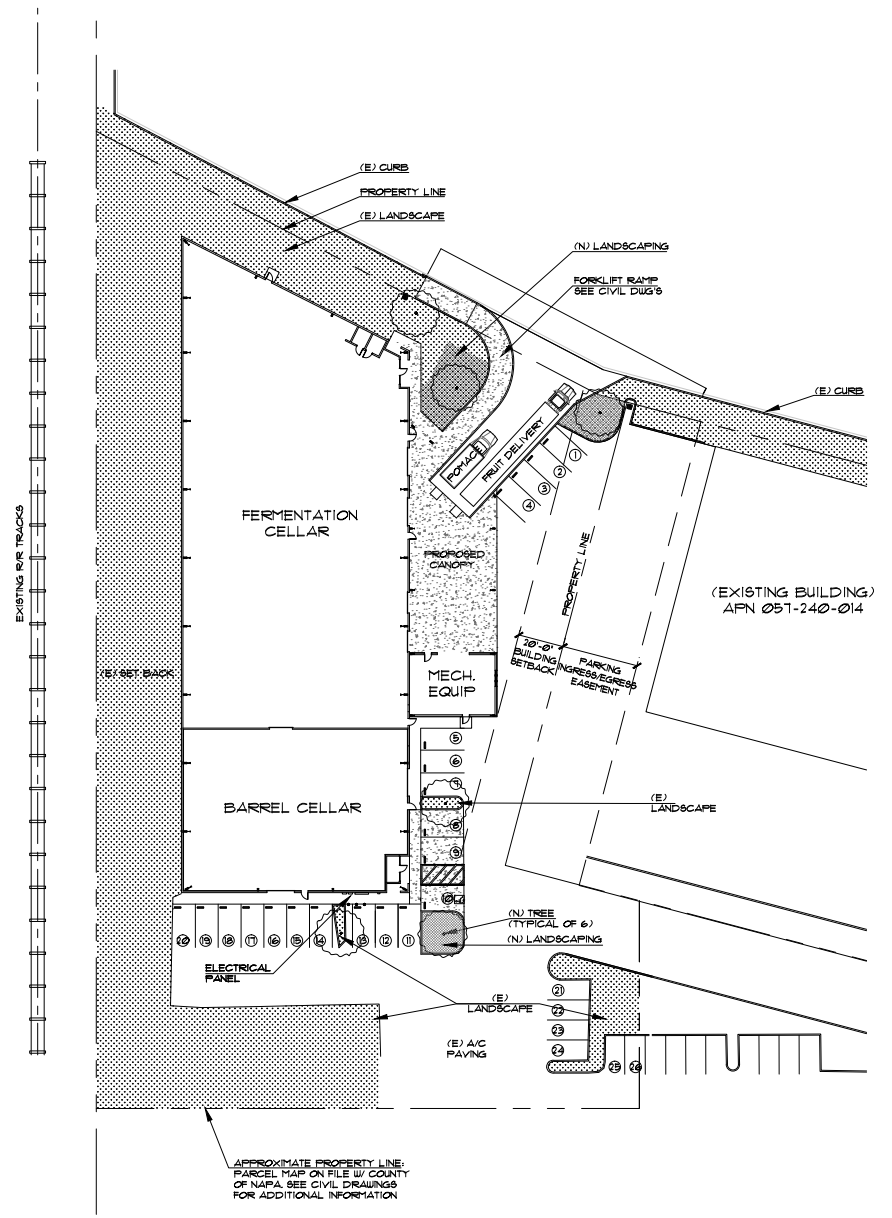
---	PARCEL BOUNDARY
---	EXISTING WATER LINE
---	EXISTING GAS LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING ELECTRIC LINE
---	EXISTING STORM DRAIN LINE
---	INSTALL 4" SDR 35 PVC PROCESS WASTEWATER LINE
---	INSTALL 2" SCH 40 PVC PRESSURIZED EFFLUENT LINE
---	INSTALL JOINT UTILITY TRENCH
---	INSTALL STORM DRAIN DROP INLET
---	EXISTING AND/OR PROPOSED PLANTER
---	PROPOSED HMA PAVEMENT
---	PROPOSED TRAFFIC AREA PCC PAVEMENT
---	PROPOSED PEDESTRIAN PCC PAVEMENT
---	TRUNCATED DOWNS



ROMBAUER VINEYARDS - AIRPARK RD.



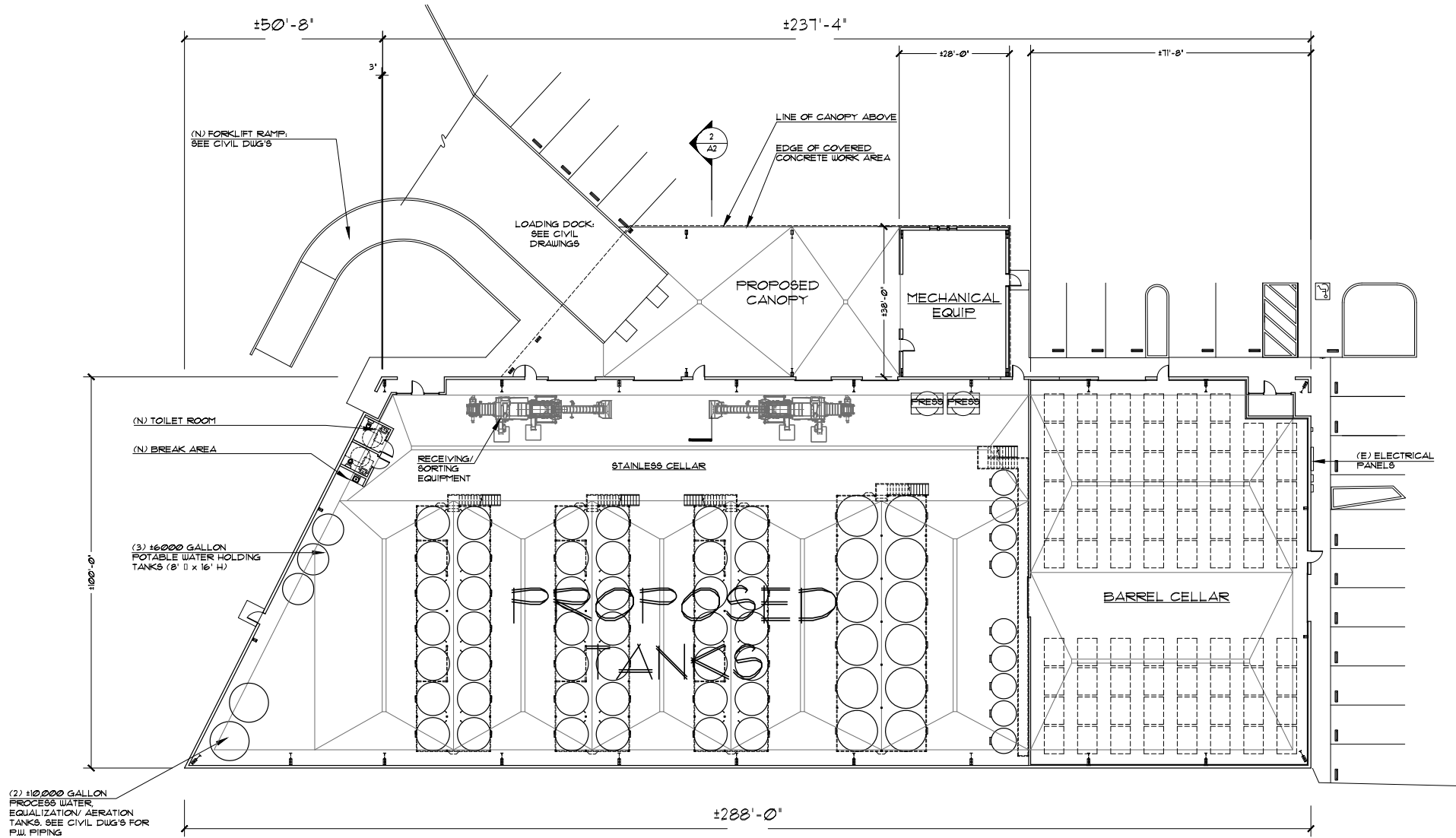
  EXISTING SITE PLAN




PROPOSED SITE PLAN

EXISTING BUILDING BASED ON 1993 OWNER
PROVIDED AS-BUILTS, BY ROY HUNTER

ROMBAUER VINEYARDS - AIRPARK RD.



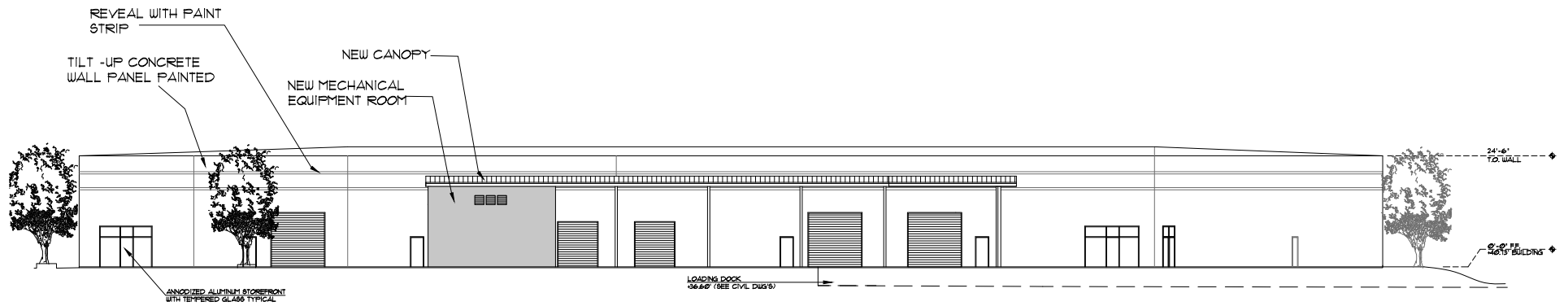
1 PROPOSED FLOOR PLAN

EXISTING BUILDING BASED ON 1993 OWNER PROVIDED AS-BUILTS, BY ROY HUNTER

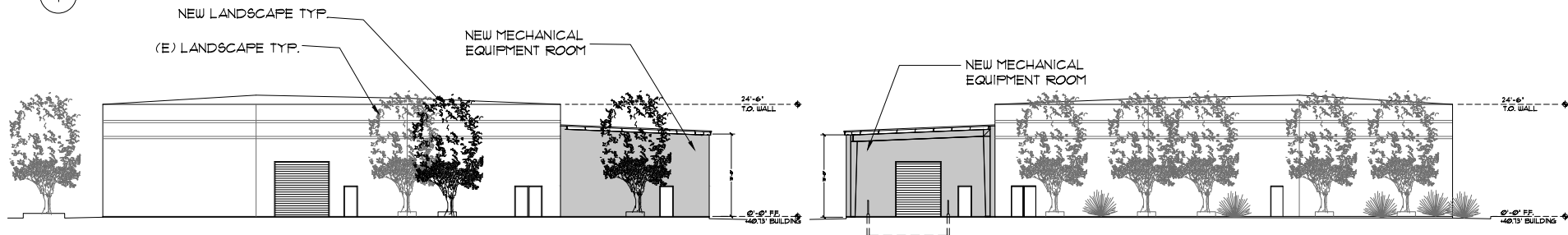
TANK SUMMARY

QTY.	TANKS TYPE	SIZE
42	FERMENTATION	10 TON
12	FERMENTATION	20 TON
9	BLENDING	
63 TANKS TOTAL		

ROMBAUER VINEYARDS - AIRPARK RD.

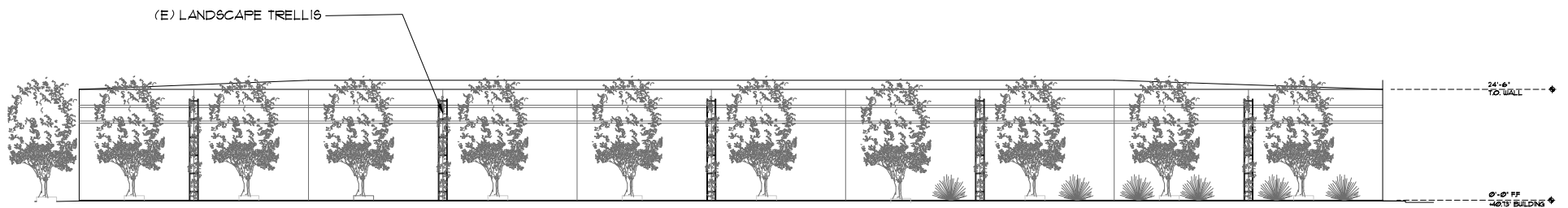


1 EAST ELEVATION



2 SOUTH ELEVATION

3 NORTH ELEVATION (True Elevation)



4 WEST ELEVATION

EXISTING BUILDING BASED ON 1993 OWNER PROVIDED AS-BUILTS, BY ROY HUNTER