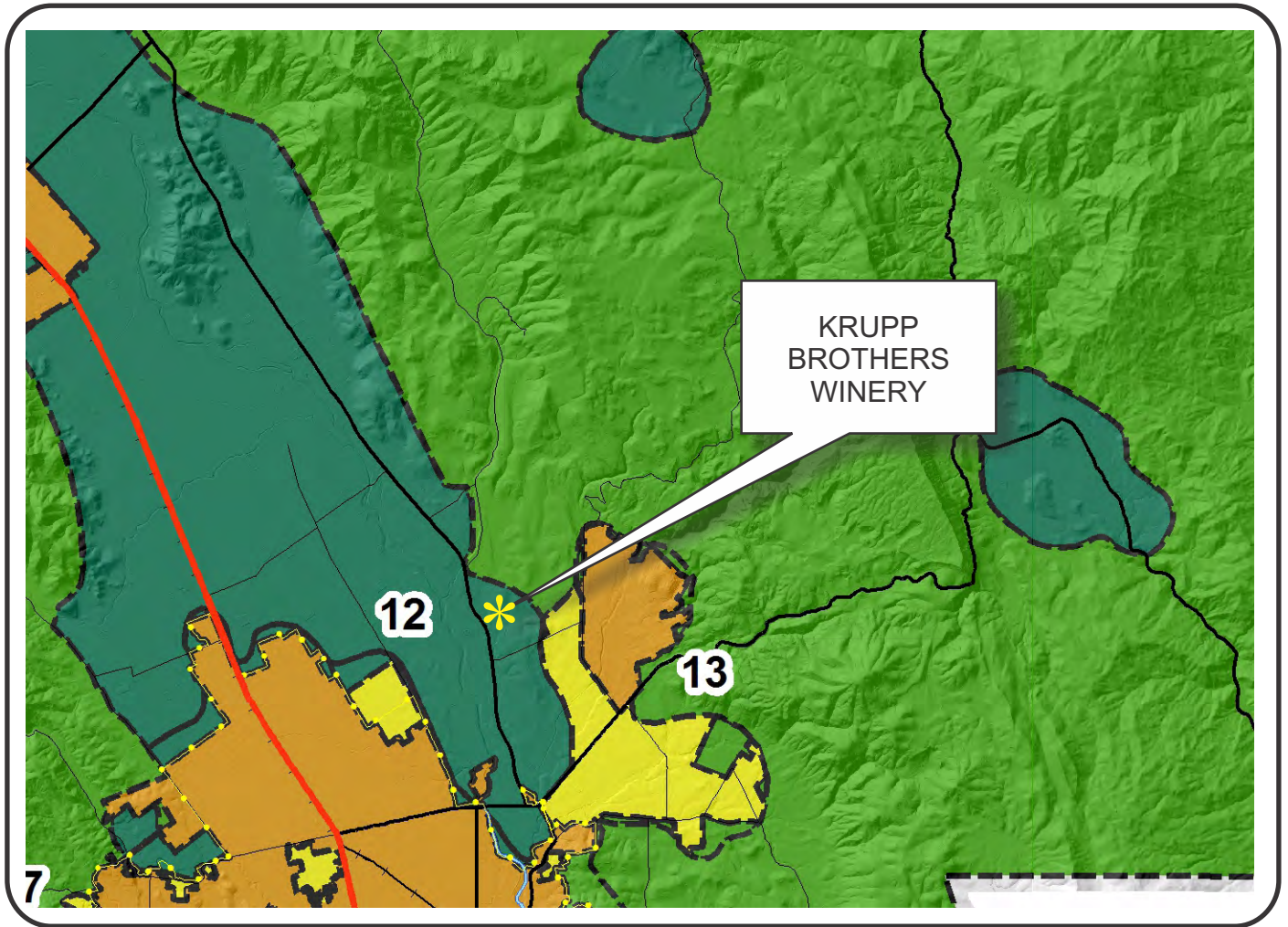


NAPA COUNTY LAND USE PLAN 2008 - 2030



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

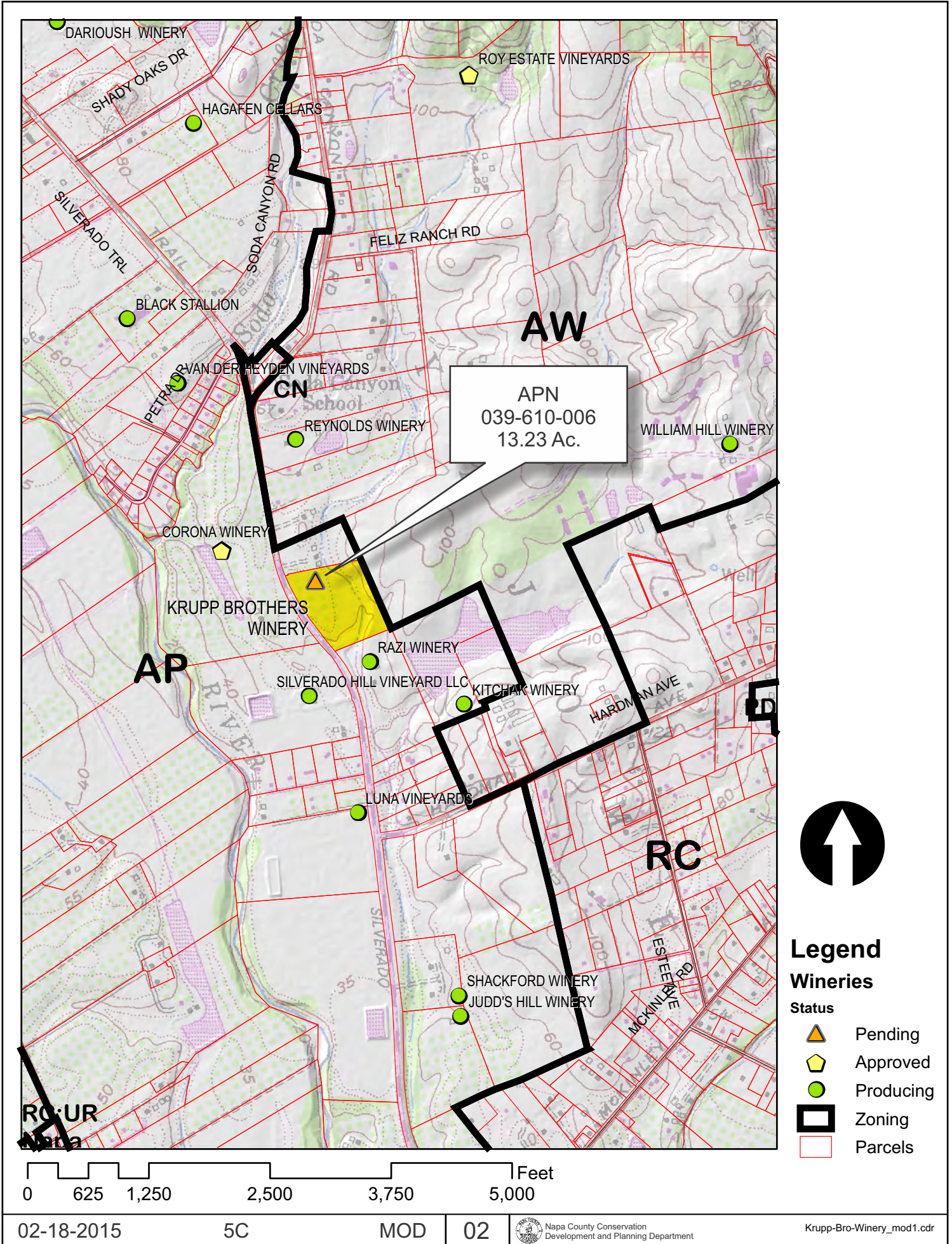
TRANSPORTATION

- Mineral Resource
- Limited Access Highway
- Major Road
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Secondary Road
- Airport
- Railroad
- Airport Clear Zone

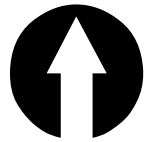
* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN
039-610-006
02-18-2015
5C MOD

KRUPP BROTHERS WINERY








APN
039-610-006
13.23 Ac.

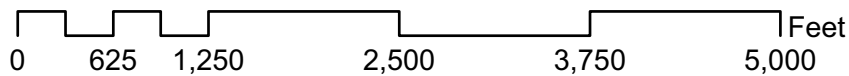


Legend

Wineries

Status

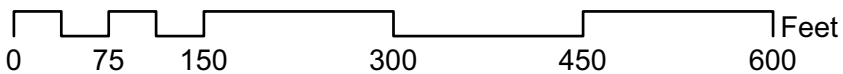
-  Pending
-  Approved
-  Producing
-  Zoning
-  Parcels



KRUPP BROTHERS WINERY



Photo Date: 2014



Existing Conditions

02-18-2015

5C

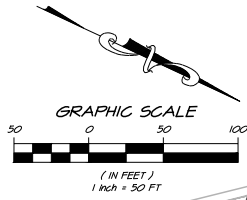
MOD

03

Napa County Conservation
Development and Planning Department

Krupp-Bro-Winery_mod1.cdr

KRUPP BOTHERS WINERY



(E) DRIVEWAY TO BE RETAINED

17' x 10' DRIVEWAY TO BE RETAINED

APN: 039-610-006
 LANDS OF KRUPP

LIMIT OF FLOOD PLAIN

NAPA COUNTY STANDARD
 LEFT-TURN LANE PER DETAIL LTL-1

HAMMERHEAD TURNAROUND

PARKING SUMMARY	
STANDARD (9'x19')	22 STALLS
ACCESSIBLE (9'x18')	2 STALLS
TOTAL	24 STALLS

PROJECT INFORMATION

OWNER: BART AND PATRICIA KRUPP
 OWNER ADDRESS: 300 UPPER MOUNTAIN AVE
 MONTCLAIR, NJ 07043
 SITE ADDRESS: 350 SILVERADO TRAIL
 NAPA, CA 94550
 CIVIL ENGINEER: RIECHERS SPENCE & ASSOC.
 1515 FOURTH STREET
 NAPA, CA 94554
 CONTACT: HUGH LINN
 TEL: 707-252-3301
 APN: 039-610-006
 PARCEL AREA: 13.23 ACRES±
 EXISTING USE: RURAL HOMESITE
 PROPOSED USE: WINERY
 EXISTING ZONING: AP
 PROPOSED ZONING: AP

BOUNDARY NOTES

THE BOUNDARIES SHOWN HEREIN ARE BASED UPON TOPOGRAPHIC MAP PREPARED BY RSA, DATED MARCH 2011.

BENCHMARK

NAPA COUNTY #158-C, ELEVATION = 36.44' (NGVD 1929).

SHEET INDEX

UP1 SITE AND WINERY LAYOUT PLAN
 UP2 GRADING AND EROSION PLAN
 UP3 UTILITY PLAN

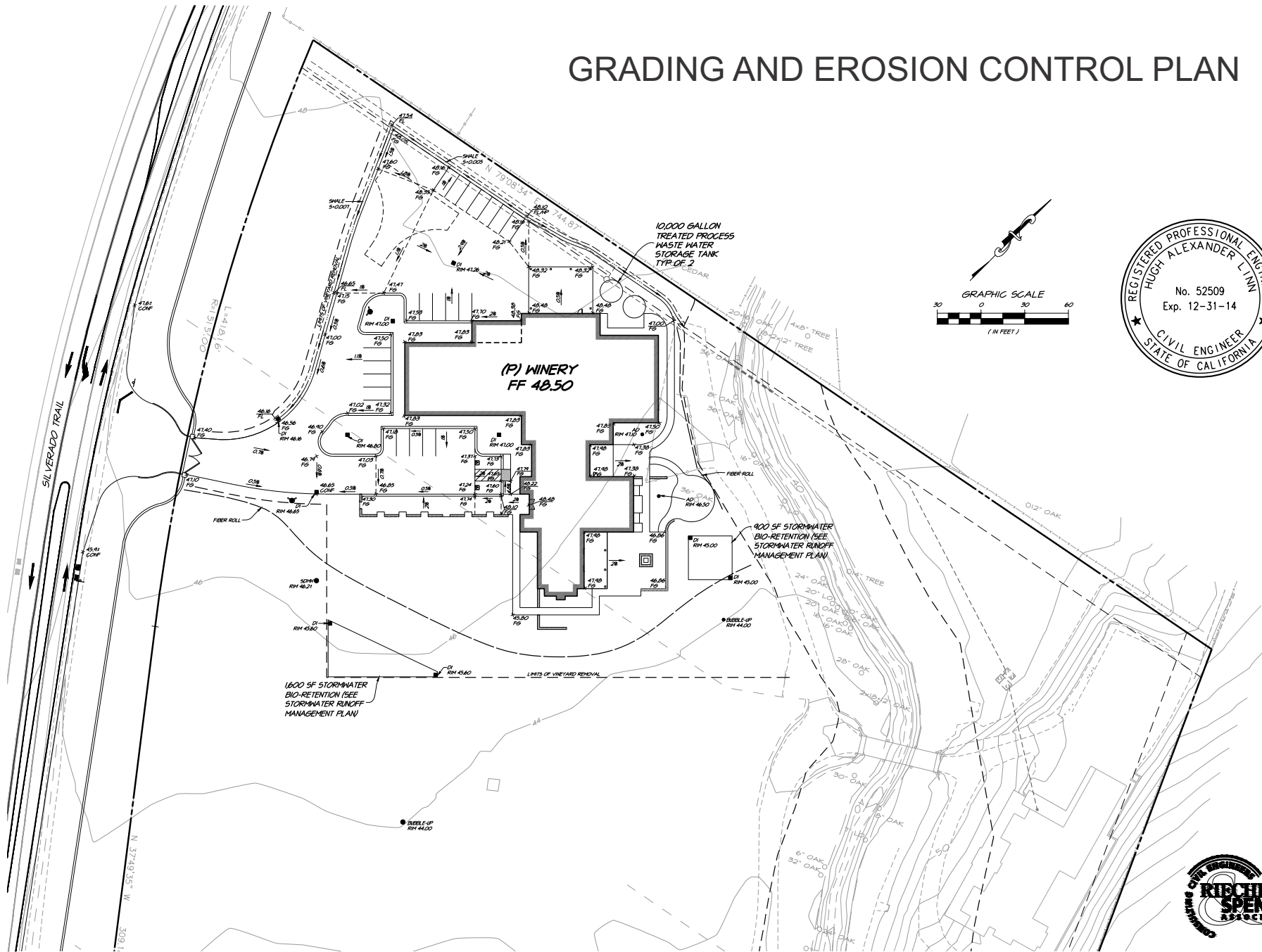
SYMBOL LEGEND

EXISTING	PROPOSED
EX SD	SD
STORM DRAIN LINE	STORM DRAIN LINE
EX FM	FM
WATER LINE	FIRE MAIN
TREE TO REMAIN	PROPERTY LINE
FENCE	DIRECTION OF EX. DRAINAGE
-255	100-YEAR OVERLAND RELEASE PATH
+291.5	
SPOT ELEVATION	

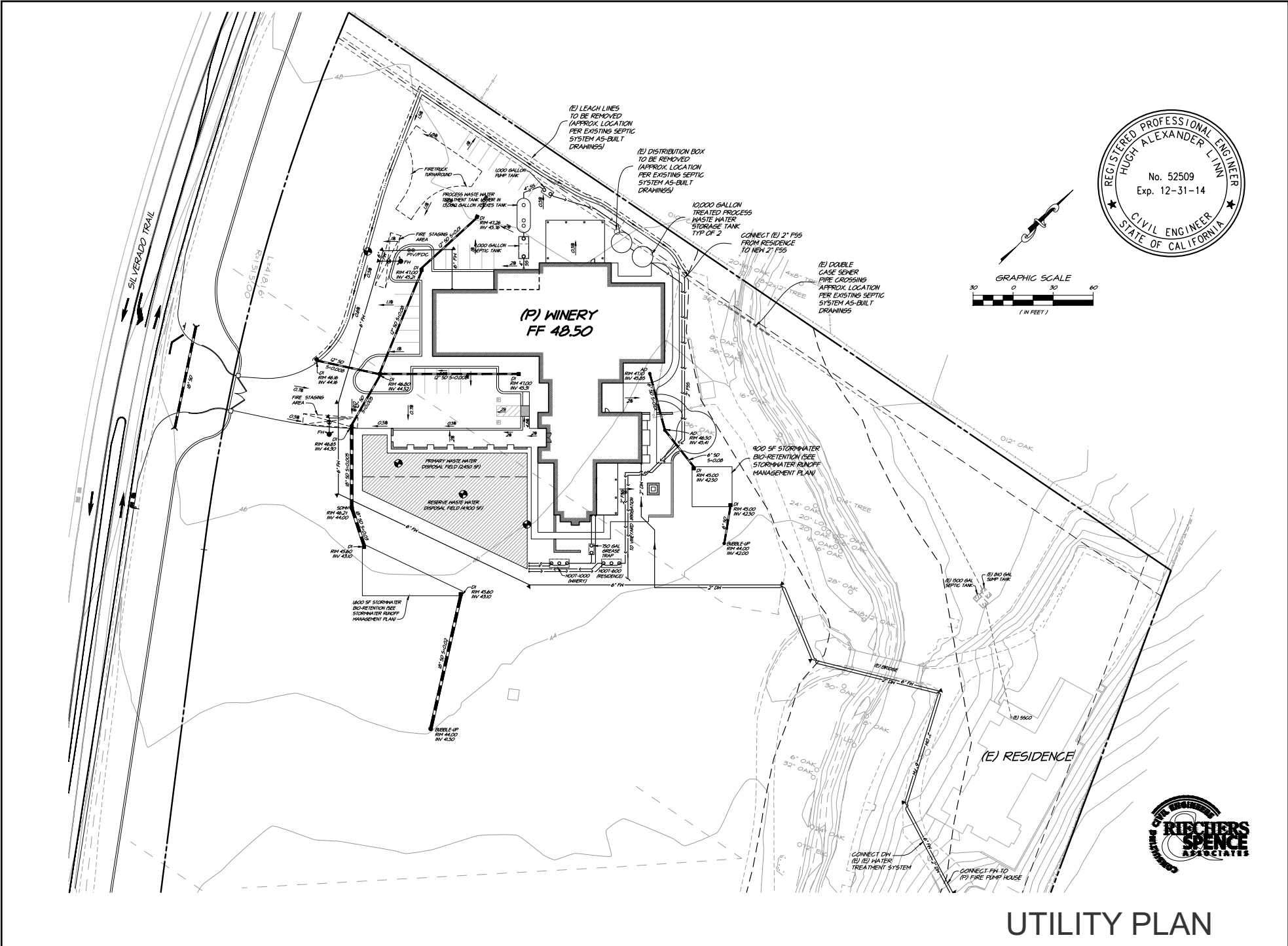


KRUPP BOTHERS WINERY

GRADING AND EROSION CONTROL PLAN



KRUPP BOTHERS WINERY







UTILITY PLAN

KRUPP BOTHERS WINERY

KRUPP BROTHERS WINE COVERAGE AND DEVELOPMENT A



LEGEND

-  BLDGS, STRUCTURES WITH ROOF
= 19,053 SF
-  GUEST PARKING = 6,233 SF
-  WINERY EMPLOYEE PARKING
= 1,878 SF
-  IMPERVIOUS GROUND SURFACE
(EXCLUDING PARKING AREA)
= 32,318 SF

AREA CALCUALATIONS

-  +  = WINERY DEVELOPMENT AREA
= 20,931 SF
-  +  +  +  = WINERY COVERAGE AREA
= 59,482 SF

GRAPHIC SCALE

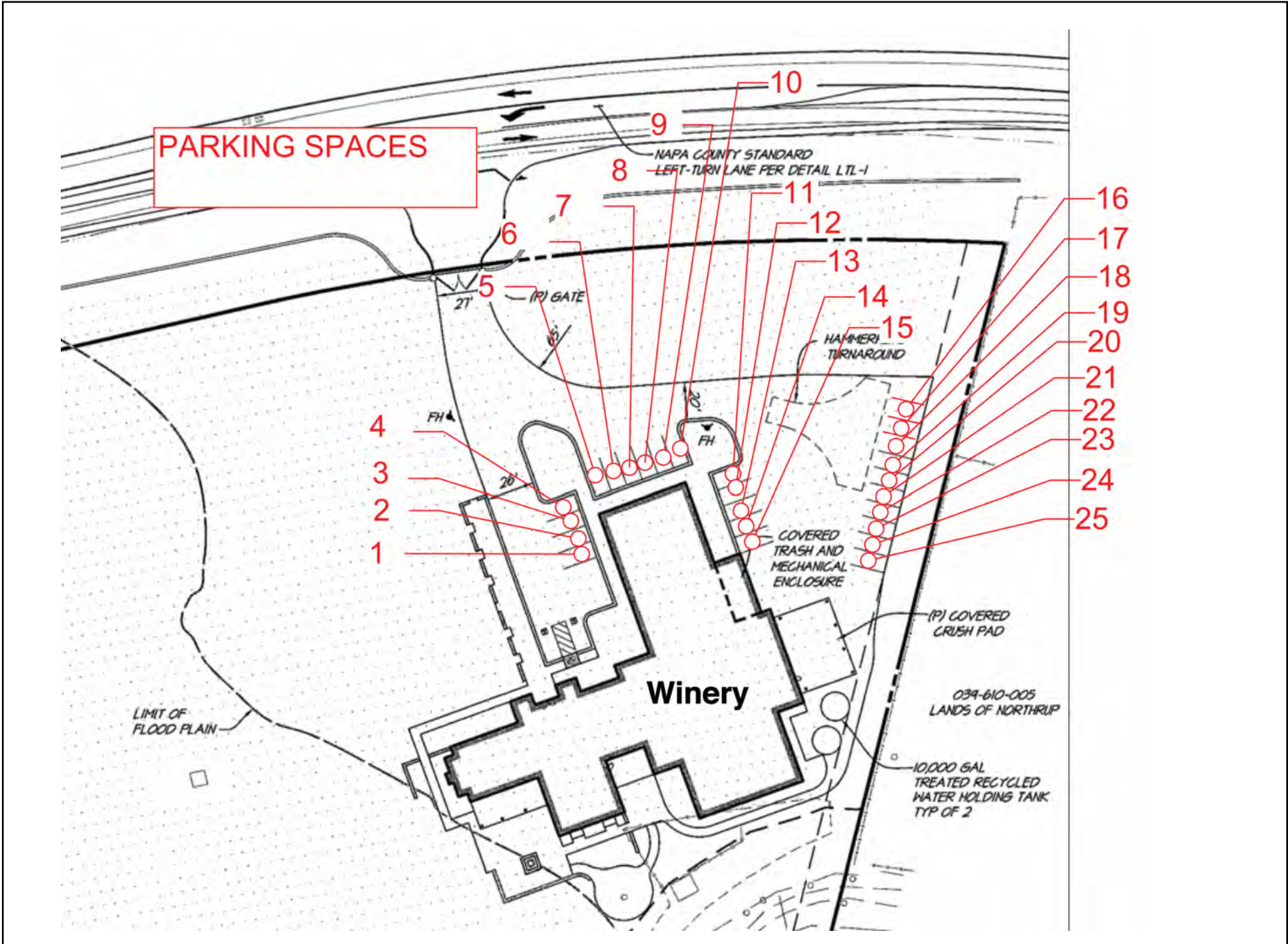


(IN FEET)
1 inch = 100 FT

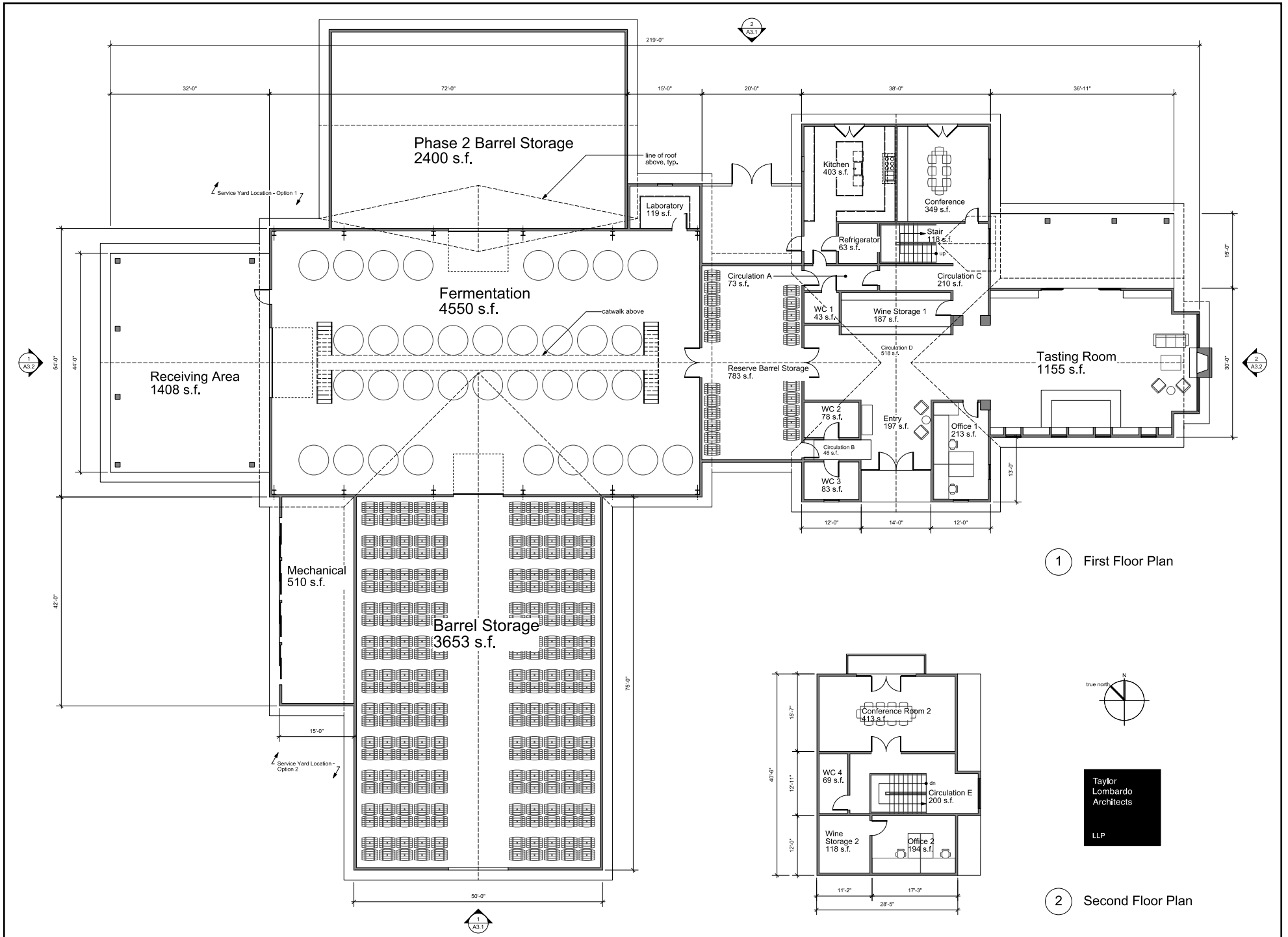
RSA⁺	1515 FOURTH ST NAPA, CALIF. 9 OFFICE 707 252.3301 + www.RSAcivil.com +
	est. 1980

RSA* | CONSULTING CIVIL ENGINEERS + SURVEYORS +
February 18, 2015 4111005.0 Exh- Coverage.dwg

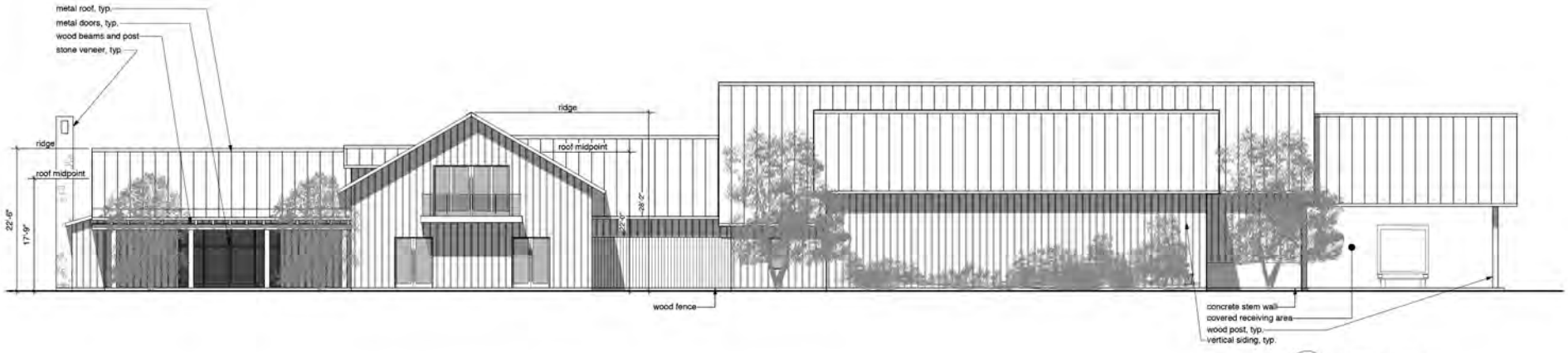
KRUPP BOTHERS WINERY



KRUPP BOTHERS WINERY



KRUPP BOTHERS WINERY

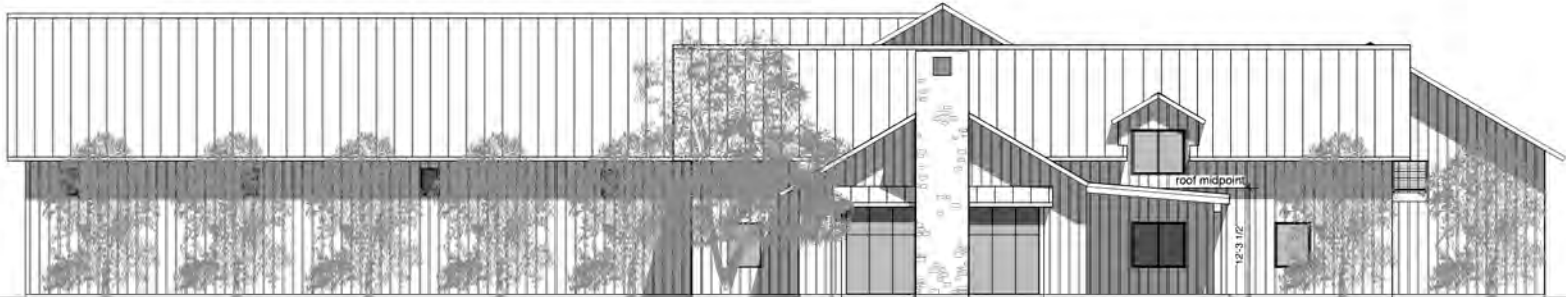


1 East Elevation
scale: 1/8" = 1'-0"

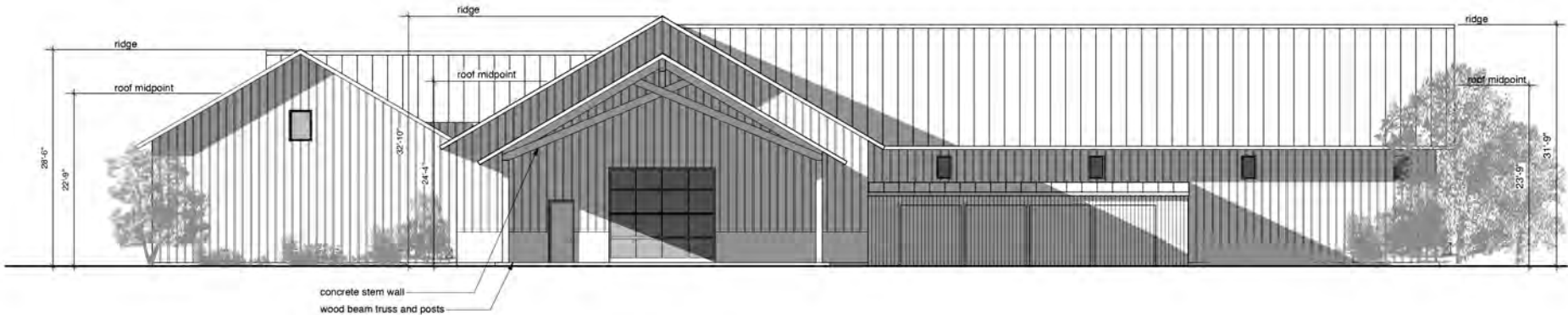


2 West Elevation
scale: 1/8" = 1'-0"

KRUPP BOTHERS WINERY



1 South Elevation
scale: 1/8" = 1'-0"



2 North Elevation
scale: 1/8" = 1'-0"

View Looking North from Silverado Trail

