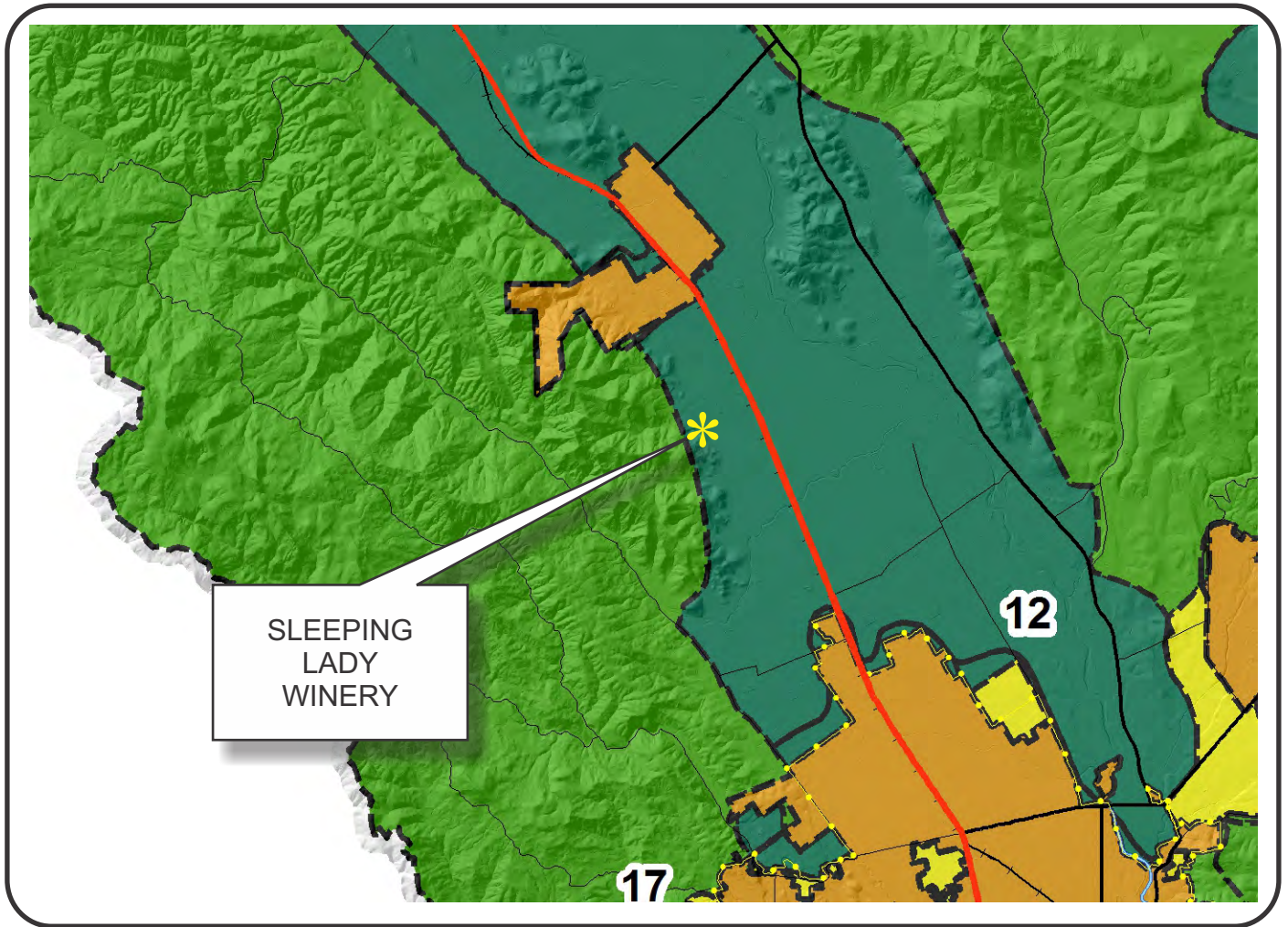


“K”

Graphics








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

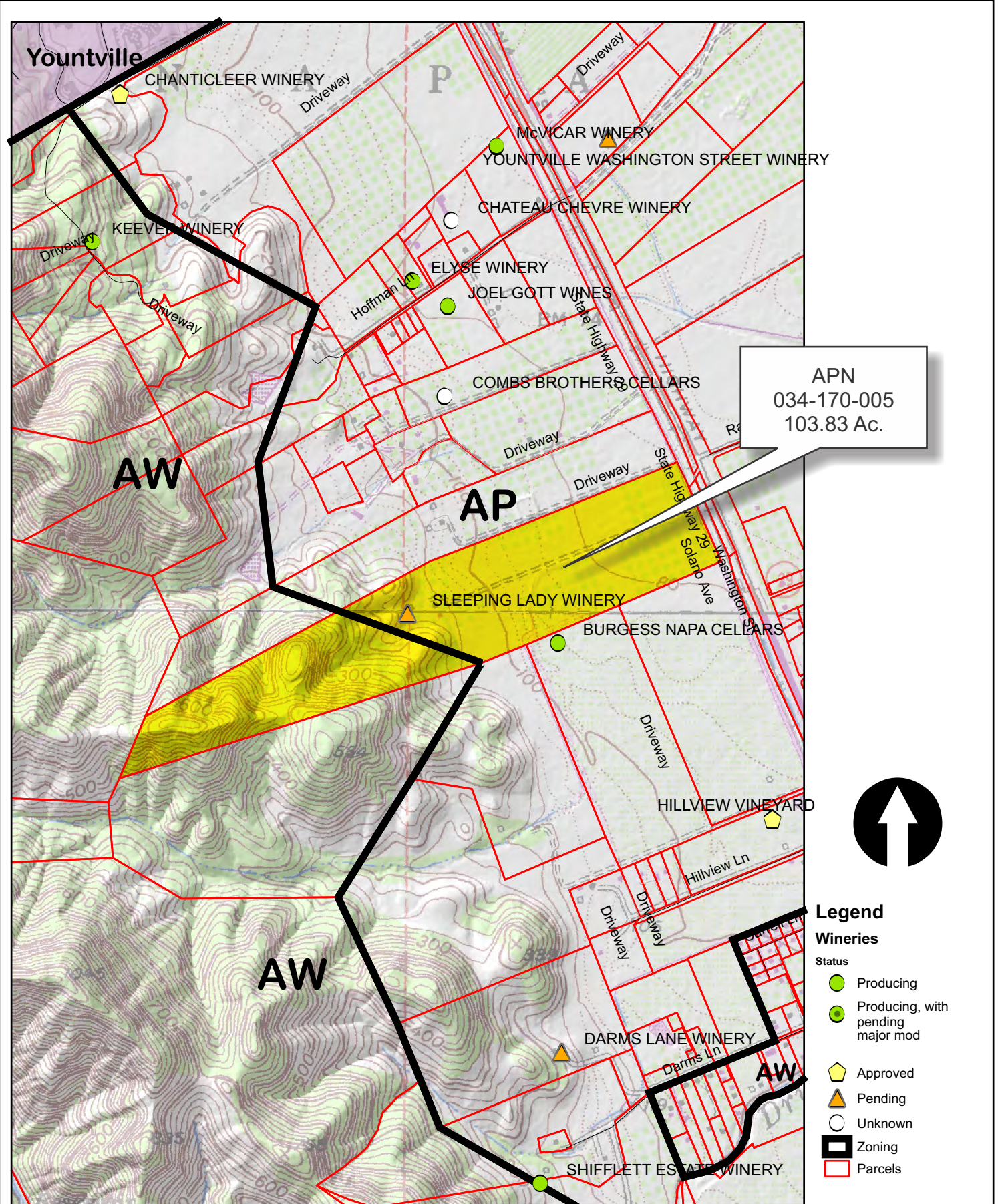
TRANSPORTATION

-  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
034-170-005
11-22-2016
UP

SLEEPING LADY WINERY



SLEEPING LADY WINERY



Existing Conditions

SLEEPING LADY WINERY



Existing Conditions Detail

11-22-2016

UP

General Notes

Property owner information is based upon that "Grant Deed" recorded January 24, 2014, under Document Number 2014-0001675 of Official Records, Napa County Records. Property lines shown hereon are based upon found monumentation and delineated from that map titled "Map No. 4525 Record of Survey of a Portion of the Lands of Roberto C. Simoes" recorded in Book 28 of Record of Survey at Page 41, Napa County Records. A field survey was performed by Adobe Associates, Inc. on May 29 & June 2, 2015.

Features shown hereon are existing as of the date of the field survey performed by Adobe Associates, Inc.

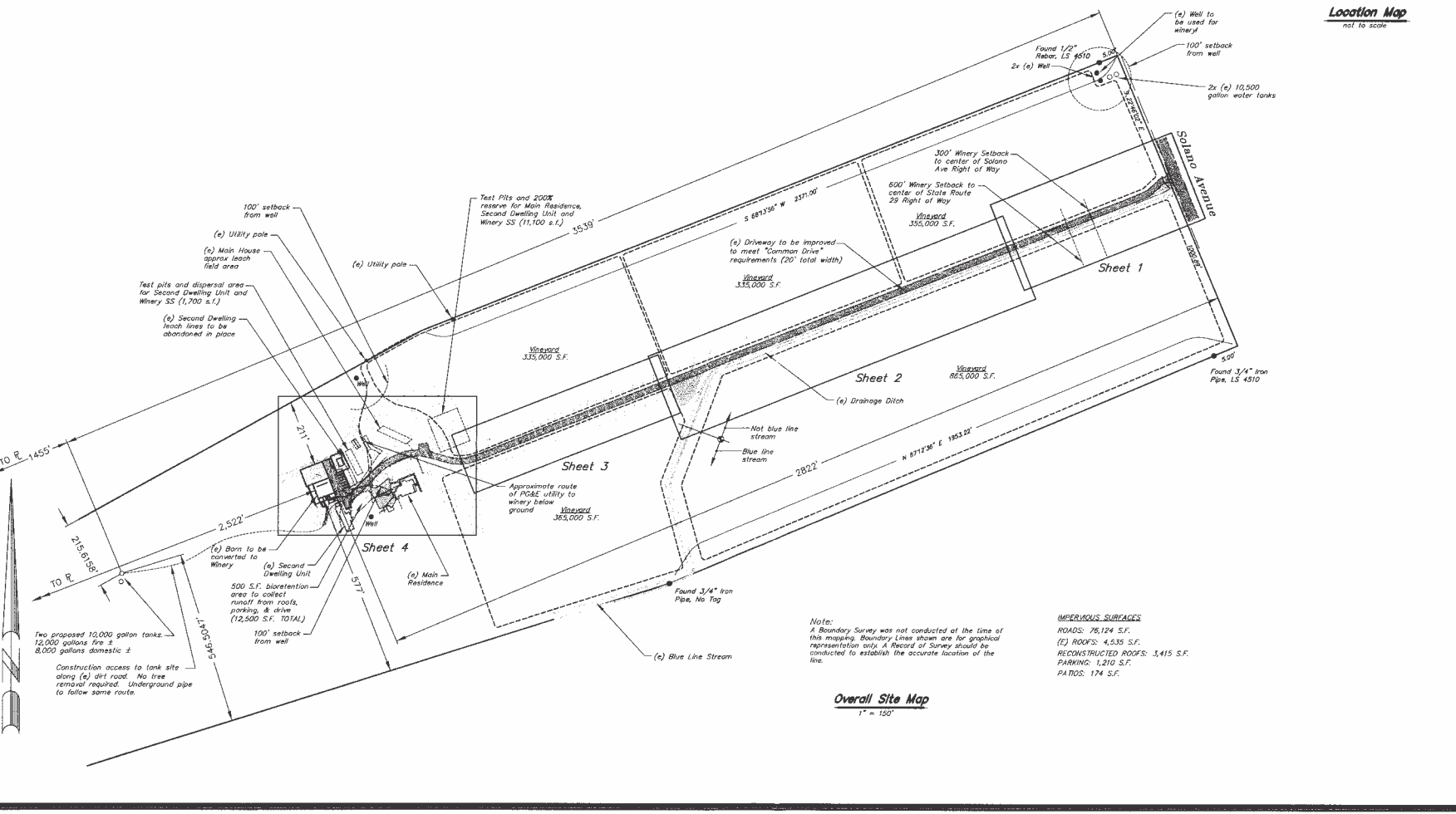
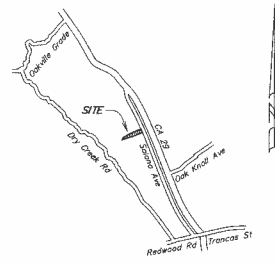
Utilities shown hereon are based upon physical features observed at the time of this survey, such as point markings, overhead wiring, utility poles, and utility boxes. For the location of under ground utilities, a subsurface utility locating company should be contacted.

Contours shown hereon are a 1' (one foot) vertical interval and are shown based upon a field survey performed by Adobe Associates, Inc., on May 29 & June 2, 2015.

Bench Mark: Found US&G 3.5" Brass Disc, Dry 1949, NGS FID JTD44. Elevation = 102.8' per NAVD 88 Vertical adjustment.

Legend:	
•	Found Monument As Shown
—x—x—	Electric Box
—x—x—	Fence, as noted
—	Flow Line
—	Guy Wire
—ohw—	Overhead Wires
—	Utility Pole
—	Drillpipe of trees
—	Water Box
—	Water Valve
□	Concrete
□	Gravel
□	Pavement
A/C	Air Condition
CATV	Cable Television
C.M.P.	Corrugated Metal Pipe
DI	Drop Inlet
Ex	Existing
FF	Finished Floor
FS	Finished Surface
G	Grate
ICV	Irrigation Control Valve
In	Invert Grade
P.G.&E.	Pacific Gas & Electric
L.O.	Live Oak Tree
M	Magnolia Tree
Orn	Ornamental
Rdwd	Redwood Tree
R.C.P.	Reinforced Concrete Pipe
TW	Top of Wall

CP#1	Set Rebar & Cap, Adobe Associates, Inc. Control Point #1. Elevation = 77.8', (NAVD 1988)
CP#2	Set Rebar & Cap, Adobe Associates, Inc. Control Point #2. Elevation = 87.7', (NAVD 1988)
CP#8	Set Rebar & Cap, Adobe Associates, Inc. Control Point #8. Elevation = 124.5', (NAVD 1988)
CP#9	Set 10" Spike & Cap, Adobe Associates, Inc. Control Point #9. Elevation = 119.8', (NAVD 1988)
CP#11	Set 10" Spike & Cap, Adobe Associates, Inc. Control Point #11. Elevation = 136.8', (NAVD 1988)
CP#12	Set 10" Spike & Cap, Adobe Associates, Inc. Control Point #12. Elevation = 142.5', (NAVD 1988)



Note:
A Boundary Survey was not conducted at the time of this mapping. Boundary Lines shown are for graphical representation only. A Record of Survey should be conducted to establish the accurate location of the line.

IMPERVIOUS SURFACES
ROADS: 76,124 S.F.
(E) ROOFS: 4,535 S.F.
RECONSTRUCTED ROOFS: 3,415 S.F.
PARKING: 1,210 S.F.
PATIOS: 174 S.F.

Overall Site Map
1" = 150'

NO.	DATE	REVISIONS	APPROVAL

Adobe Associates, Inc.
Civil Engineers
Land Surveyors &
Lead Development

1100 S. Dumas Ave.
Sausalito, CA 94965
707-541-3300
Fax: 707-541-2007

COFFMAN ENGINEERS
10 N. Red Street, Suite 600 | Ukiah, CA 99901
PH: 996-328-2941 | FAX: 996-328-2909
coffman.com

Site Topography
Sleeping Lady Vineyard, LLC
Napa, Ca.
5537 Solano Ave,
Assessor's Parcel Number 054-170-005

Scale: 1" = 20'
Date: June 26, 2016
Design by: DPL
Drawn by: ARS
Checked by: ARS

Sheet
0
of 5 sheets
Job No. 15139

General Notes

Property owner information is based upon that "Grant Deed" recorded January 24, 2014, under Document Number 2014-0001675 of Official Records, Napa County Records. Property lines shown hereon are based upon found monumentation and delineated from that map titled "Map No. 4525 Record of Survey of a Portion of the Lands of Roberto C. Simcoe" recorded in Book 28 of Record of Survey at Page 41, Napa County Records. A field survey was performed by Adobe Associates, Inc. on May 29 & June 2, 2015.

Features shown hereon are existing as of the date of the field survey performed by Adobe Associates, Inc.

Utilities shown hereon are based upon physical features observed at the time of this survey, such as paint markings, overhead wiring, utility poles, and utility boxes. For the location of under ground utilities, a subsurface utility locating company should be contacted.

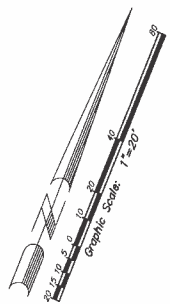
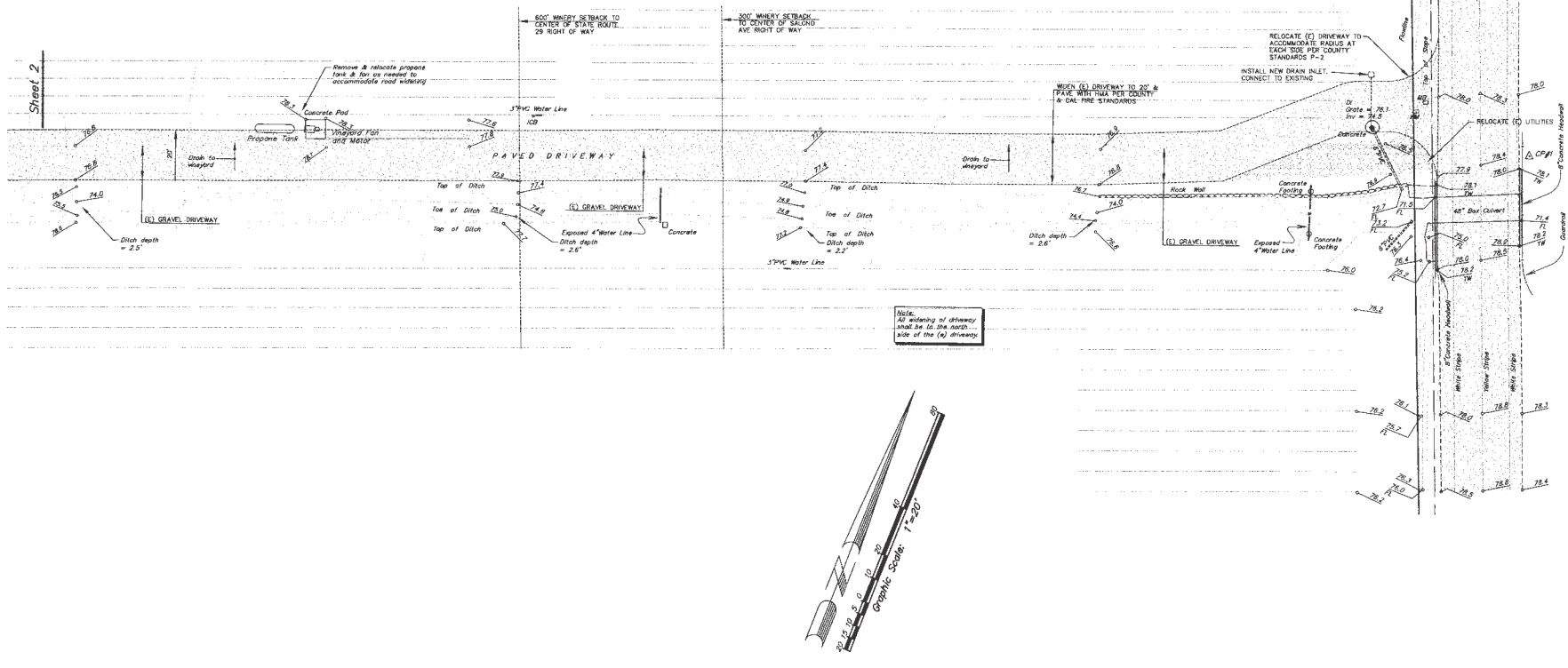
Contours shown hereon are a 1' (one foot) vertical interval and are shown based upon a field survey performed by Adobe Associates, Inc., on May 29 & June 2, 2015.

Bench Mark: Found USC&G 3.5" Brass Disc, Dry 1949, NGS PID JT044. Elevation = 102.8' per NAVD 88 Vertcon adjustment.

Legend:

- A/C Air Condition
- CATV Cable Television
- C.M.P. Corrugated Metal Pipe
- CI Drop Inlet
- Ex. Existing
- FF Finished Floor
- FS Finished Surface
- GR Grate
- ICV Irrigation Control Valve
- Invt Invert Grade
- P.G.AE Pacific Gas & Electric
- L.O Live Oak Tree
- Mg Magnolia Tree
- Orn Ornamental
- Rdwd Redwood Tree
- R.C.P. Reinforced Concrete Pipe
- TW Top of Wall
- Found Monument As Shown
- Electric Box
- x-x- Fence, as noted
- - - - - Flow Line
- - - - - Guy Wire
- - - - - Overhead Wires
- Utility Pole
- - - - - Drip-line of trees
- Water Box
- Water Valve
- Concrete
- Gravel
- Pavement

- CP#1 Set Rebar & Cap, Adobe Associates, Inc. Control Point #1. Elevation = 79.9' (NAVD 1988)
- CP#2 Set Rebar & Cap, Adobe Associates, Inc. Control Point #2. Elevation = 87.7' (NAVD 1988)
- CP#8 Set Rebar & Cap, Adobe Associates, Inc. Control Point #8. Elevation = 124.5' (NAVD 1988)
- CP#9 Set 10" Spike & Cap, Adobe Associates, Inc. Control Point #9. Elevation = 119.9' (NAVD 1988)
- CP#11 Set 10" Spike & Cap, Adobe Associates, Inc. Control Point #11. Elevation = 136.6' (NAVD 1988)
- CP#12 Set 10" Spike & Cap, Adobe Associates, Inc. Control Point #12. Elevation = 142.5' (NAVD 1988)



No.	Date	Revision	Description	Approval

1230 N. Dixon Ave.
 Ukiah, CA 95616
 Adobe Associates, Inc.
 Civil Engineering
 Land Surveying &
 Land Development
 Services
 Tel: 707.541.2500
 Fax: 707.541.2505

COFFMAN ENGINEERS
 10 N. Post Street, Suite 500 | Sparks, WA 99201
 PH 509.833.2941 | FAX 509.833.2999
 coffman.com
 1-800-875-6666 (toll-free, outside WA)

Site Topography
 Sleeping Lady Vineyard, LLC
 5537 Solano Ave,
 Napa, Ca.
 Assessor's Parcel Number 014-170-005

Scale: 1" = 20'
 Date: June 20, 2016
 Design by: DPL
 Drawn by: APS
 Checked by: APS

Sheet
1
 of 5 sheets
 Job No. 15139

General Notes

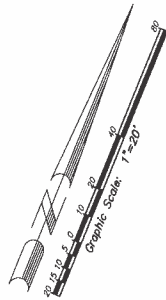
Property owner information is based upon that "Grant Deed" recorded January 24, 2014, under Document Number 2014-0001675 of Official Records, Napa County Records. Property lines shown hereon are based upon found monumentation and delineated from that map titled "Map No. 4525 Record of Survey of a Portion of the Lands of Roberto C. Simcea" recorded in Book 28 of Record of Survey at Page 41, Napa County Records. A field survey was performed by Adobe Associates, Inc. on May 29 & June 2, 2015.

Features shown hereon are existing as of the date of the field survey performed by Adobe Associates, Inc.

Utilities shown hereon are based upon physical features observed at the time of this survey, such as point markings, overhead wiring, utility poles, and utility boxes. For the location of under ground utilities, a subsurface utility locating company should be contacted.

Contours shown hereon are a 1' (one foot) vertical interval and are shown based upon a field survey performed by Adobe Associates, Inc., on May 29 & June 2, 2015.

Bench Mark: Found USC&G 3.5" Brass Disc, Dry 1949, NGS PID JT044. Elevation = 102.8' per NAVD 88 Vertical adjustment.

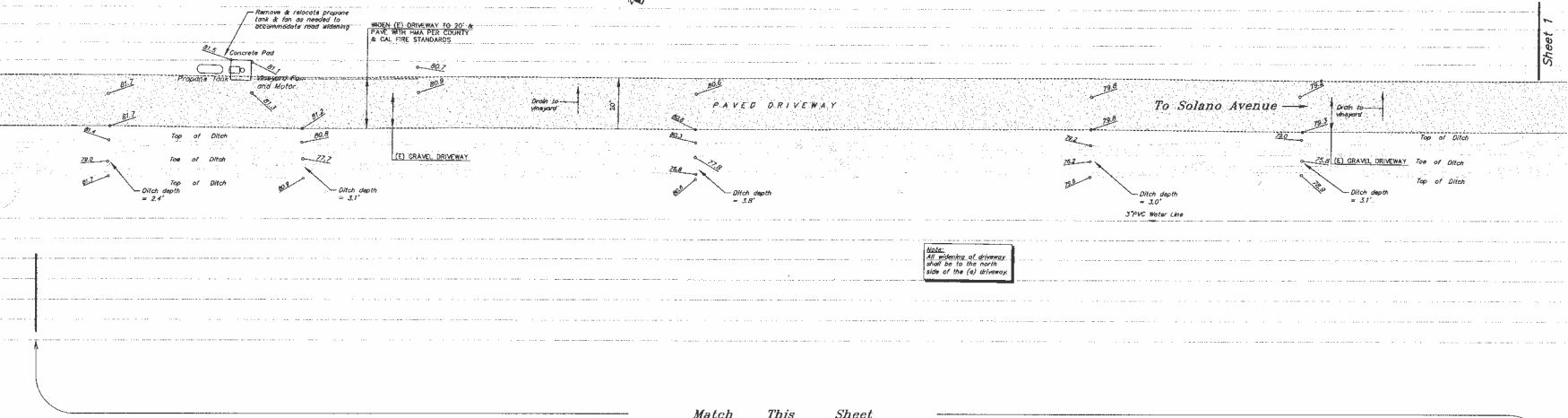


- A/C Air Condition
- C.M.P. Cable Television
- DI Drap Inlet
- Ex Existing
- FF Finished Floor
- FS Finished Surface
- GR Grate
- ICV Irrigation Control Valve
- Inc Invert Grade
- P.G.&E. Pacific Gas & Electric
- L.O. Live Oak Tree
- Mag Magnolia Tree
- On Orn Ornamental
- Rdwd Redwood Tree
- R.C.P. Reinforced Concrete Pipe
- TW Top of Wall

Legend:

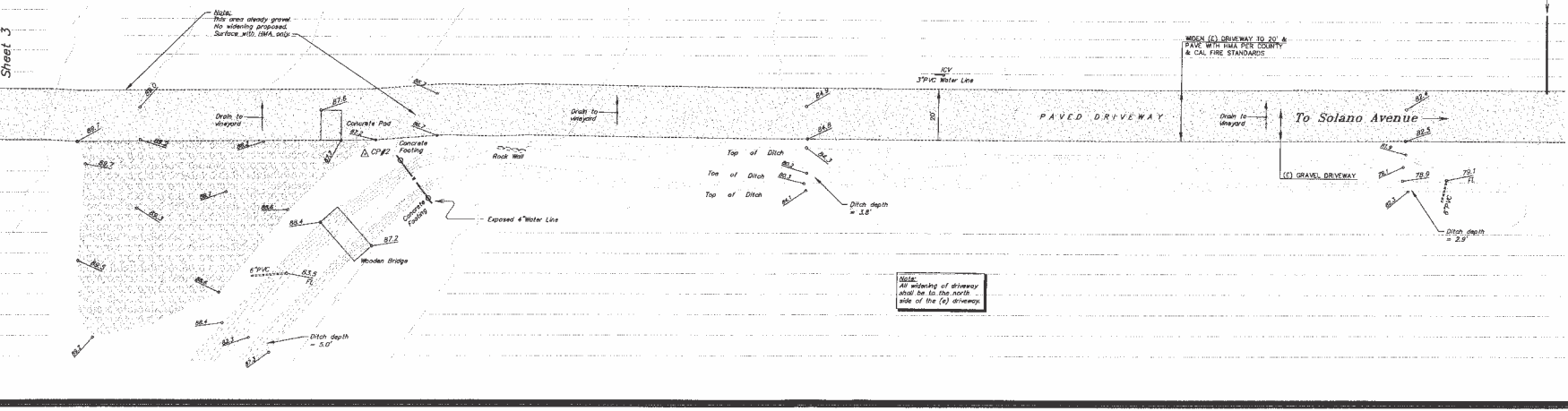
- Found Monument As Shown
- Electric Box
- x-x- Fence, as noted
- - - - Flow Line
- - - - Guy Wire
- - - - Overhead Wires
- - - - Utility Pole
- - - - Drip Line of trees
- Water Box
- Water Valve
- Concrete
- Gravel
- Pavement

- CP#1 Set Rebar & Cap, Adobe Associates, Inc. Control Point #1. Elevation = 77.9', (NAVD 1988)
- CP#2 Set Rebar & Cap, Adobe Associates, Inc. Control Point #2. Elevation = 82.7', (NAVD 1988)
- CP#3 Set Rebar & Cap, Adobe Associates, Inc. Control Point #3. Elevation = 124.5', (NAVD 1988)
- CP#9 Set 10" Spike & Cap, Adobe Associates, Inc. Control Point #9. Elevation = 119.8', (NAVD 1988)
- CP#11 Set 10" Spike & Cap, Adobe Associates, Inc. Control Point #11. Elevation = 136.8', (NAVD 1988)
- CP#12 Set 10" Spike & Cap, Adobe Associates, Inc. Control Point #12. Elevation = 142.5', (NAVD 1988)



NOTE:
All widening of driveway shall be to the north side of the (x) driveway.

Match This Sheet



NOTE:
All widening of driveway shall be to the north side of the (x) driveway.

No.	Date	Description	Approved

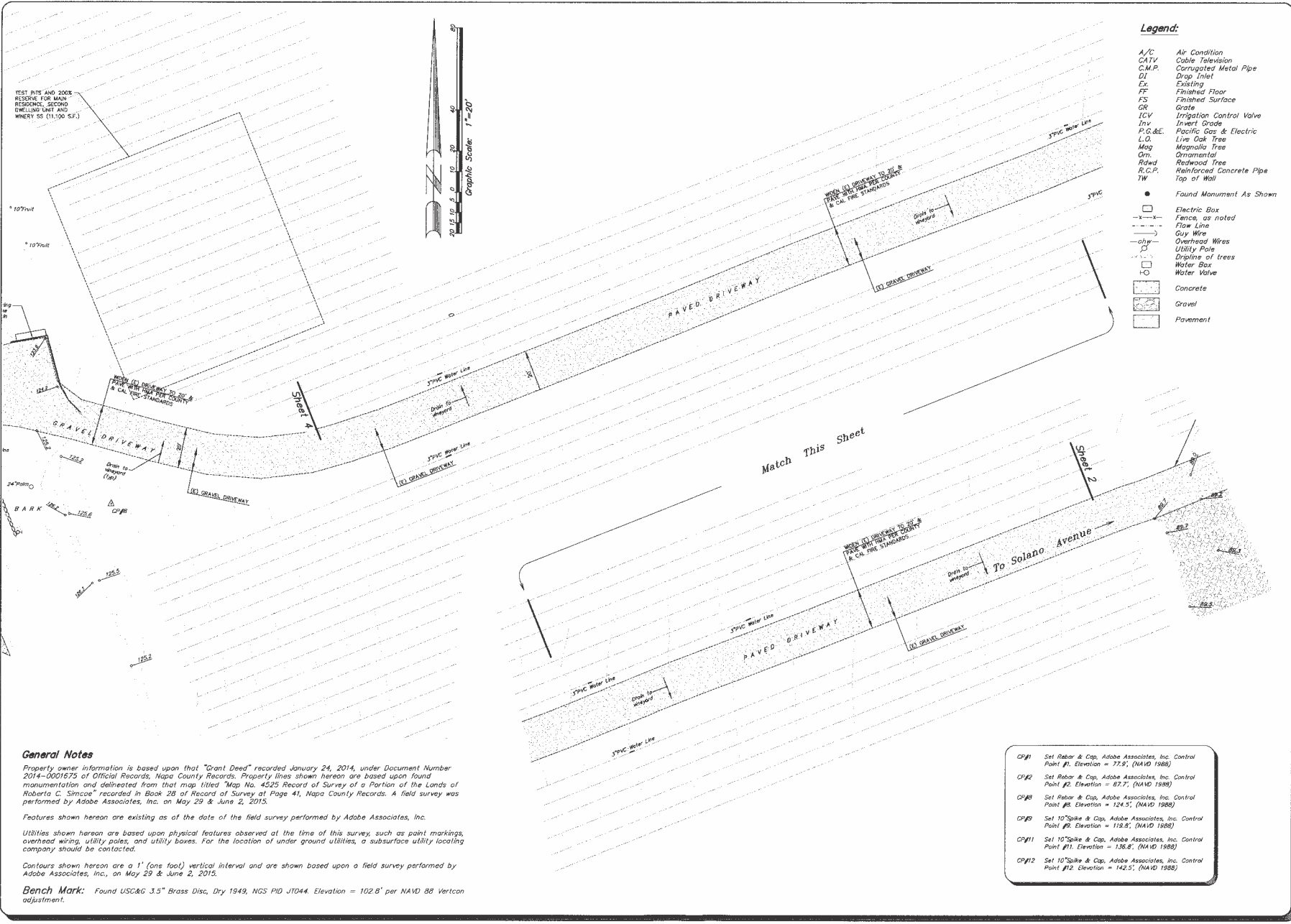
1530 N. Davis Ave.
Sausalito, CA 94965
Tel: 415.456.3300
Fax: 415.456.3301

COFFMAN ENGINEERS
10 N. Bond Street, Suite 500 | Sausalito, CA 94965
PH: 415.456.3300 | FAX: 415.456.3301
coffman.com

Site Topography
Sleeping Lady Vineyard, LLC
5537 Solano Ave., Napa, Ca.
Assessor's Parcel Number 054-170-005

Scale: 1" = 20'
Date: June 20, 2016
Design by: DPL
Drawn by: ARS
Checked by: ARS

Sheet
2
of 5 sheets
Job No. 15139



- Legend:**
- A/C Air Condition
 - CATV Cable Television
 - C.M.P. Corrugated Metal Pipe
 - DI Drop Inlet
 - Ex. Existing
 - FF Finished Floor
 - FS Finished Surface
 - GR Grate
 - ICV Irrigation Control Valve
 - Inv Invert Grade
 - P.G.&E. Pacific Gas & Electric
 - L.O. Live Oak Tree
 - Mqg Magnolia Tree
 - Om. Ornamental
 - Rdwd Redwood Tree
 - R.C.P. Reinforced Concrete Pipe
 - TW Top of Wall
 - Found Monument As Shown
 - Electric Box
 - Fence, as noted
 - Flow Line
 - Guy Wire
 - Overhead Wires
 - Utility Pole
 - Drpline of trees
 - Water Box
 - Water Valve
 - Concrete
 - Gravel
 - Pavement

General Notes

Property owner information is based upon that "Grant Deed" recorded January 24, 2014, under Document Number 2014-0001675 of Official Records, Napa County Records. Property lines shown hereon are based upon found monumentation and delineated from that map titled "Map No. 4225 Record of Survey of a Portion of the Lands of Roberto C. Simoes" recorded in Book 28 of Record of Survey at Page 41, Napa County Records. A field survey was performed by Adobe Associates, Inc. on May 29 & June 2, 2015.

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Utilities shown hereon are based upon physical features observed at the time of this survey, such as paint markings, overhead wiring, utility poles, and utility boxes. For the location of under ground utilities, a subsurface utility locating company should be contacted.

Contours shown hereon are a 1' (one foot) vertical interval and are shown based upon a field survey performed by Adobe Associates, Inc., on May 29 & June 2, 2015.

Bench Mark: Found USC&G 3.5" Brass Disc, Dry 1949, NGS PID J1044. Elevation = 102.8' per NAVD 88 verticon adjustment.

- CP#1 Set Rebar & Cap, Adobe Associates, Inc. Control Point #1. Elevation = 77.9', (NAVD 1988)
- CP#2 Set Rebar & Cap, Adobe Associates, Inc. Control Point #2. Elevation = 87.7', (NAVD 1988)
- CP#3 Set Rebar & Cap, Adobe Associates, Inc. Control Point #3. Elevation = 124.5', (NAVD 1988)
- CP#9 Set 10" Spike & Cap, Adobe Associates, Inc. Control Point #9. Elevation = 119.9', (NAVD 1988)
- CP#11 Set 10" Spike & Cap, Adobe Associates, Inc. Control Point #11. Elevation = 136.8', (NAVD 1988)
- CP#12 Set 10" Spike & Cap, Adobe Associates, Inc. Control Point #12. Elevation = 142.5', (NAVD 1988)

No.	Date	Description	Approved

1038 N. Dana Ave.
Sausalito, CA 94060
707-441-2300
Fax: 707-441-2111

Address: Adobe Associates, Inc.
Civil Engineering & Land Surveying
10 N. Pine Street, Suite 500 | Sparks, WA 98021
Tel: 509.321.2664 | Fax: 509.321.5999
adobeassoc.com
LIC#19102

COFFMAN ENGINEERS

Site Topography
Sleeping Lady Vineyard, LLC
5537 Solano Ave, Napa, Ca.
Assessor's Parcel Number 034-170-005

Scale: 1" = 20'
Date: June 20, 2016
Design by: DPL
Drawn by: DPL
Checked by: ARS

Sheet
3
of 5 sheets
Job No. 15139

General Notes

Property owner information is based upon that "Grant Deed" recorded January 24, 2014, under Document Number 2014-0001626 of Official Records, Napa County Records. Property lines shown hereon are based upon found monumentation and delineated from that map titled "Map No. 4525 Record of Survey of a Portion of the Lands of Roberta C. Simcoe" recorded in Book 28 of Record of Survey at Page 41, Napa County Records. A field survey was performed by Adobe Associates, Inc. on May 29 & June 2, 2015.

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Bench Mark: Found USC&G 3.5" Brass Disc, Dry 1949, NGS PID JTD44. Elevation = 102.8' per NAMD 88 Verticon adjustment.

- CP#1 Set Rebar & Cap, Adobe Associates, Inc. Control Point #1. Elevation = 72.6' (NAVD 1988)
- CP#2 Set Rebar & Cap, Adobe Associates, Inc. Control Point #2. Elevation = 87.7' (NAVD 1988)
- CP#8 Set Rebar & Cap, Adobe Associates, Inc. Control Point #8. Elevation = 124.5' (NAVD 1988)
- CP#9 Set 10" Spike & Cap, Adobe Associates, Inc. Control Point #9. Elevation = 119.6' (NAVD 1988)
- CP#11 Set 10" Spike & Cap, Adobe Associates, Inc. Control Point #11. Elevation = 136.8' (NAVD 1988)
- CP#12 Set 10" Spike & Cap, Adobe Associates, Inc. Control Point #12. Elevation = 142.5' (NAVD 1988)

Site Grading Quantities

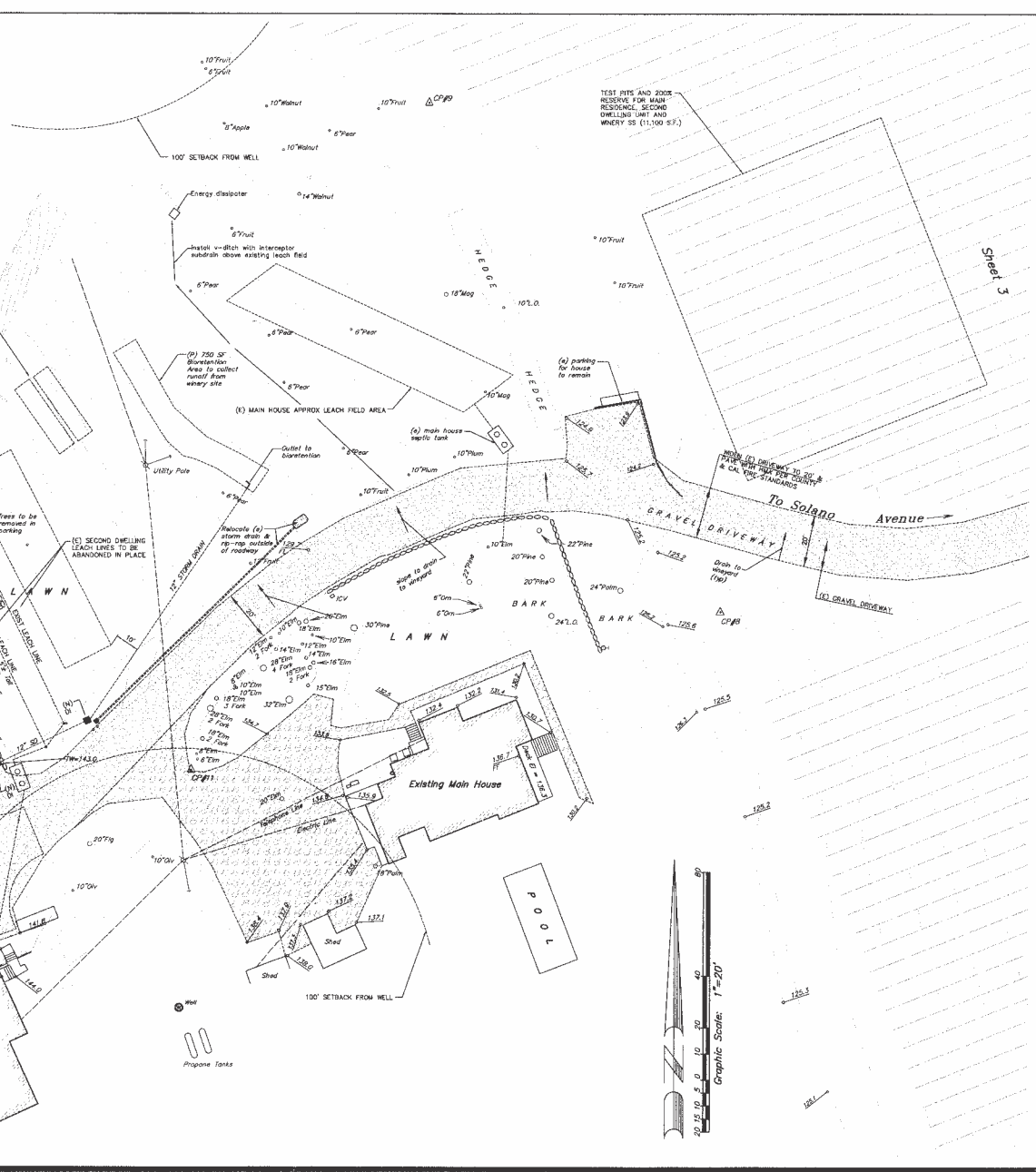
CUT = 1,000± Cubic Yards
 FILL = 100± Cubic Yards
 TILT = 300± Cubic Yards
 Excess to be spread thinly in vineyard or hauled to pre-approved location.

SMALL OR CURB TO DIRECT RUNOFF TO STORM DRAIN INLET AT SOUTH CORNER OF PARKING

Legend:

- A/C Air Condition
- CTV Cable Television
- C.M.P. Corrugated Metal Pipe
- DI Drop Inlet
- Ex Existing
- FF Finished Floor
- FS Finished Surface
- GR Grate
- ICV Irrigation Control Valve
- Inv Invert Grade
- P.G.&E. Pacific Gas & Electric
- L.O. Live Oak Tree
- Mag Magnolia Tree
- Orn. Ornamental
- R.T. Redwood Tree
- R.C.P. Reinforced Concrete Pipe
- TW Top of Wall

- Found Monument As Shown
- ⊠ Electric Box
- X- Fences, as noted
- Flow Line
- Guy Wire
- ohw- Overhead Wires
- Utility Pole
- Drains of trees
- Water Box
- Water Valve
- Concrete
- Gravel
- Pavement



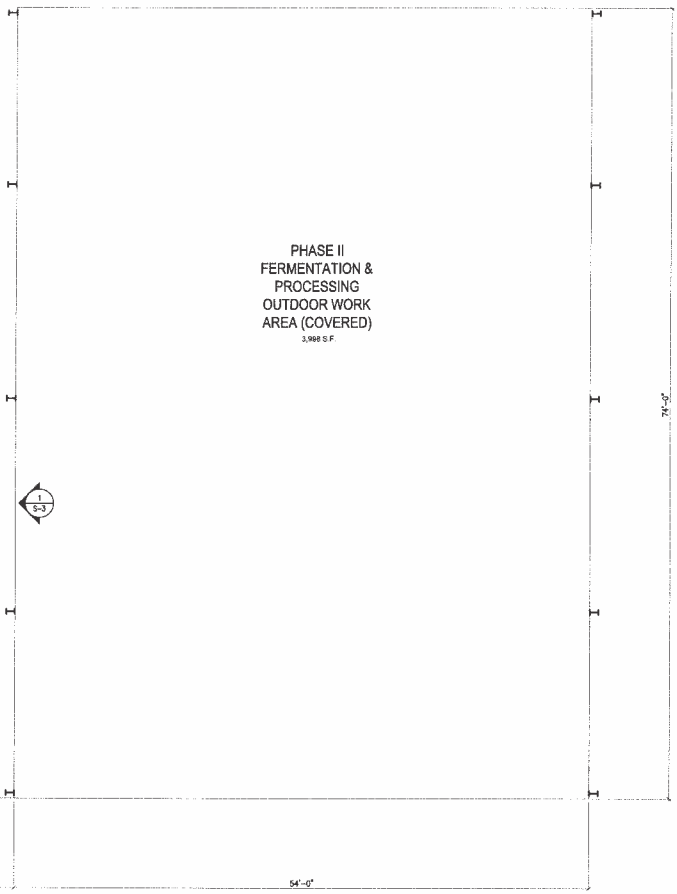
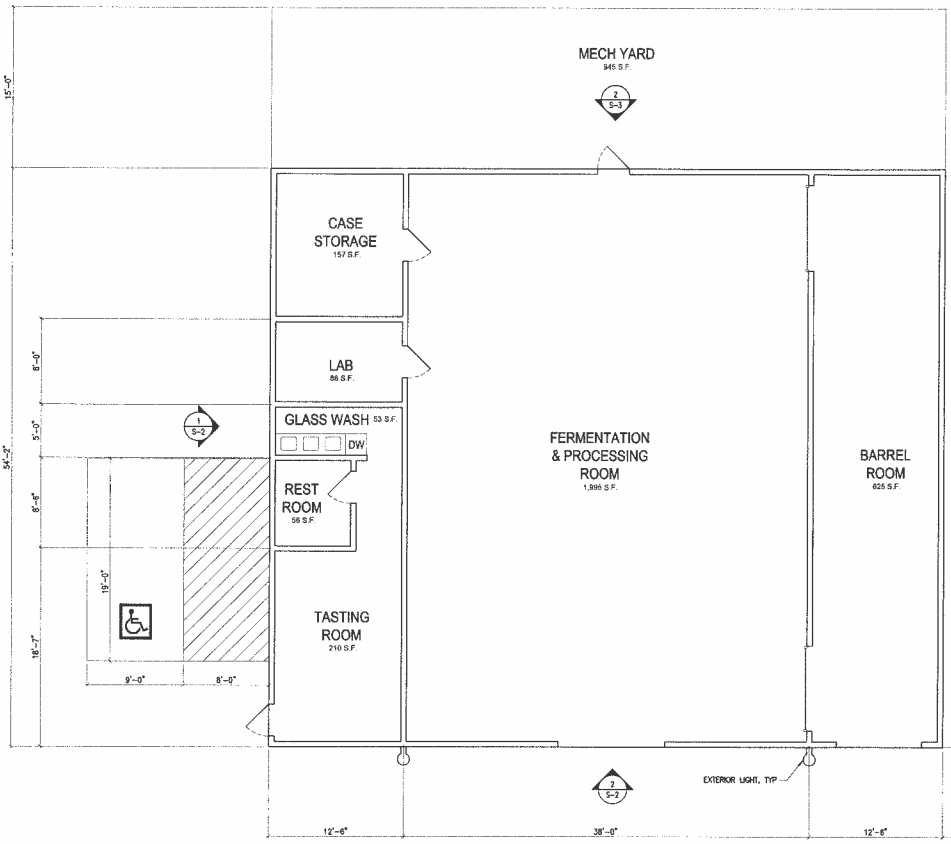
Rev.	Date	Description	Approved

530 N. Duane Ave.
 Suite 200
 Napa, CA 94901
 Tel: 707.251.2300
 Fax: 707.251.2301
COFFMAN ENGINEERS
 Civil Engineering, Land Surveying, & Land Development
 1910 Pied Street, Suite 5001 Sparks, NV 89601
 PH: 702.332.2541 Fax: 702.332.5999
 coffman.com
 Licensed Professional Engineer

Site Topography
 Sleeping Lady Vineyard, LLC
 5537 Solano Ave,
 Napa, Ca.
 Assessor's Parcel Number 034-170-005

Scale: 1" = 20'
 Date: June 20, 2016
 Design by: DPL
 Drawn by: AES
 Created by: AES

Sheet
4
 of 5 sheets
 Job No. 15139



PHASE II FLOOR PLAN
SCALE: 3/16"=1'-0"

NOTE: DIMENSIONS ARE APPROXIMATE.

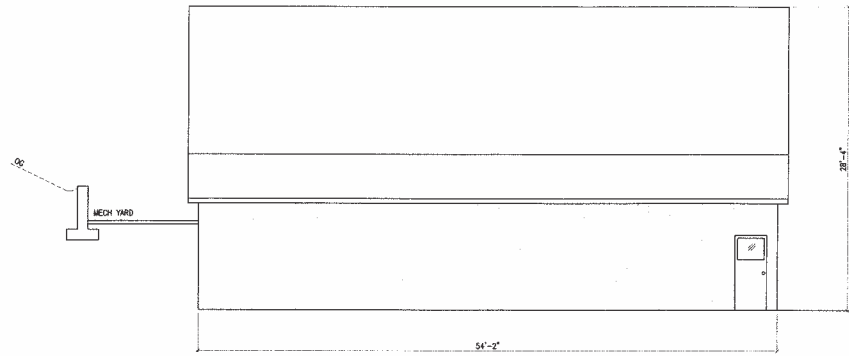
REVISIONS			
NO.	DATE	DESCRIPTION	BY

COFFMAN ENGINEERS 10 N. Post Street Suite 500
Spokane, Washington 99201
Tel: 509 327 2894 Fax: 509 328 0996

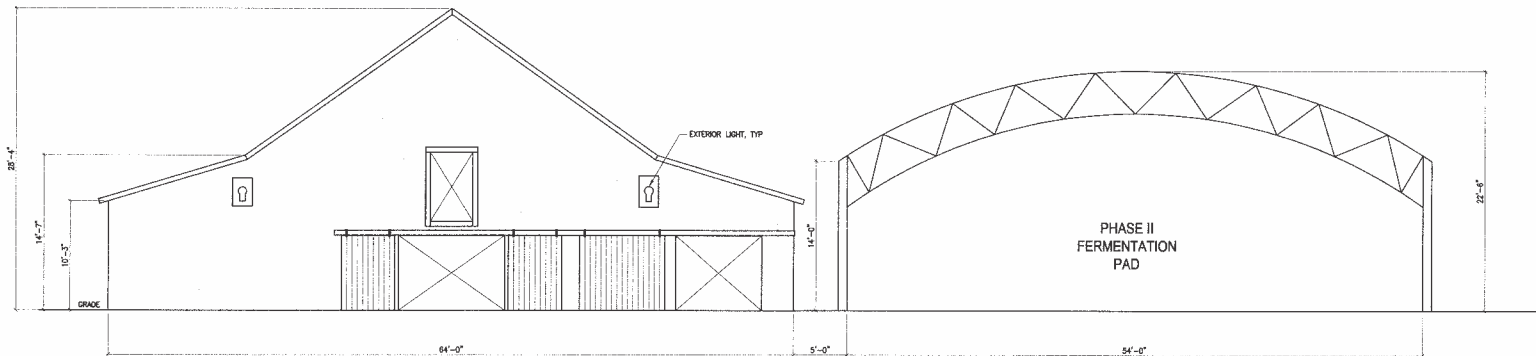
SLEEPING LADY WINERY
B. WISE

DRAWING TITLE: **PHASE II FLOOR PLAN**

PROJECT NO.	SCALE	DATE	REVISION NO.
150158	AS NOTED	06/20/16	
DRAWN BY	CHECKED BY	DATE	DRAWING NO.
SPW			S-1



1 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



NOTE: DIMENSIONS ARE APPROXIMATE.
2 EAST ELEVATION
SCALE: 1/4"=1'-0"

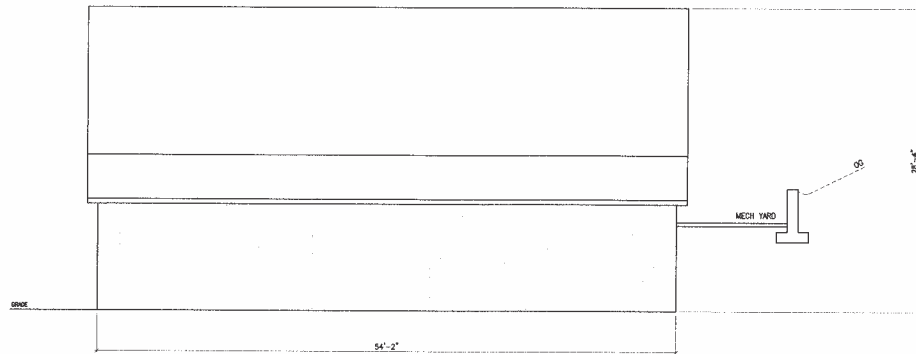
REVISIONS			
NO.	DATE	DESCRIPTION	BY

COFFMAN ENGINEERS 10 N. First Street Suite 500
Spokane, Washington 99201
Tel: 509 325 2984 Fax: 509 325 2995

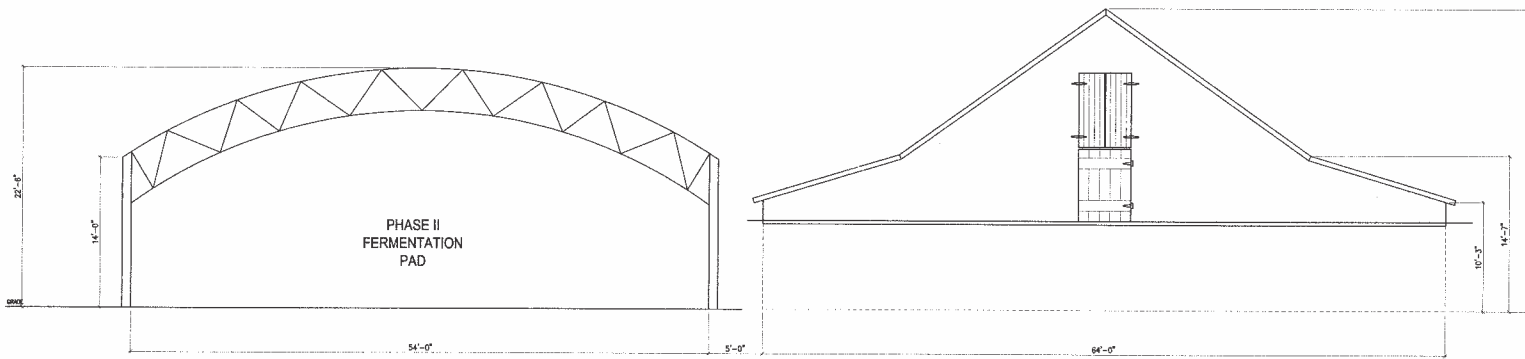
SLEEPING LADY WINERY
B. WISE

DRAWING TITLE: PHASE II EXTERIOR ELEVATIONS

PROJECT NO. 150159	SCALE: AS NOTED	DATE: 06/20/16	REVISION NO.
DESIGNED BY:	DRAWN BY: SPW	CHECKED BY:	DRAWING NO. S-2



1 NORTH ELEVATION
SCALE: 1/4"=1'-0"



NOTE: DIMENSIONS ARE APPROXIMATE.
2 WEST ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS			
NO.	DATE	DESCRIPTION	BY

COFFMAN ENGINEERS
10 R. Ford Street Suite 500
Spokane, Washington 99201
Tel 509 325 2884
Fax 509 325 2888

SLEEPING LADY WINERY
B. WISE

Client: TITLE
PHASE II EXTERIOR ELEVATIONS

PROJECT NO. 150159	SCALE: AS NOTED	DATE: 06/29/16	REVISION NO.
DESIGNED BY:	CHECKED BY:	DRAWING NO.	
DRAWN BY: SPW	REVIEWED BY:		S-3