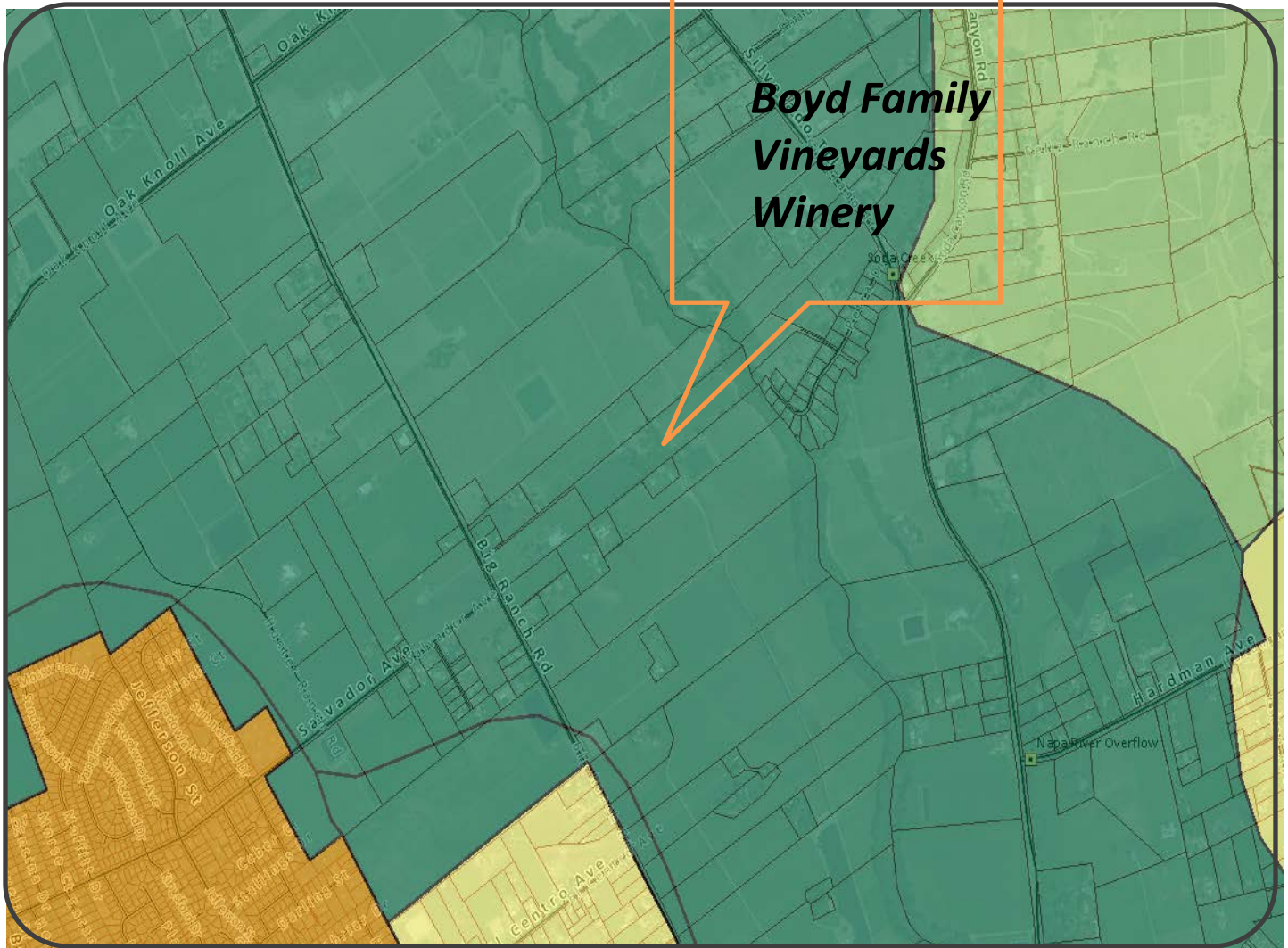




Graphics

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

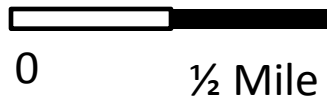
- Mineral Resource
- Limited Access Highway
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Road
- Airport
- Railroad
- Airport Clear Zone

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



LEGEND

- Zoning
- Parcels



ZONING MAP



Existing Conditions

OWNER/APPLICANT:
BOYD FAMILY VINEYARDS
 4042 BIG RANCH ROAD
 NAPA, CA 94558

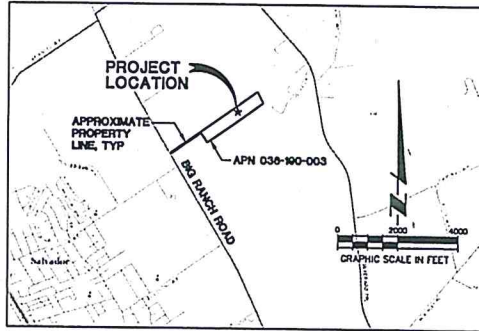
BOYD FAMILY VINEYARDS

4042 BIG RANCH ROAD
 NAPA, CA 94558
 APN 036-190-003

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 707-527-0775 • www.summit-ar.com

BOYD FAMILY VINEYARDS
 4042 BIG RANCH ROAD
 NAPA, CA 94558
 APN 036-190-003

TITLE SHEET



LOCATION MAP

LIST OF DRAWINGS

- UP1 TITLE SHEET
- UP2 OVERALL SITE PLAN
- UP3 PRELIMINARY GRADING & DRAINAGE PLAN
- UP4 WASTEWATER SITE PLAN
- UP5 COVERAGE & DEVELOPMENT AREAS

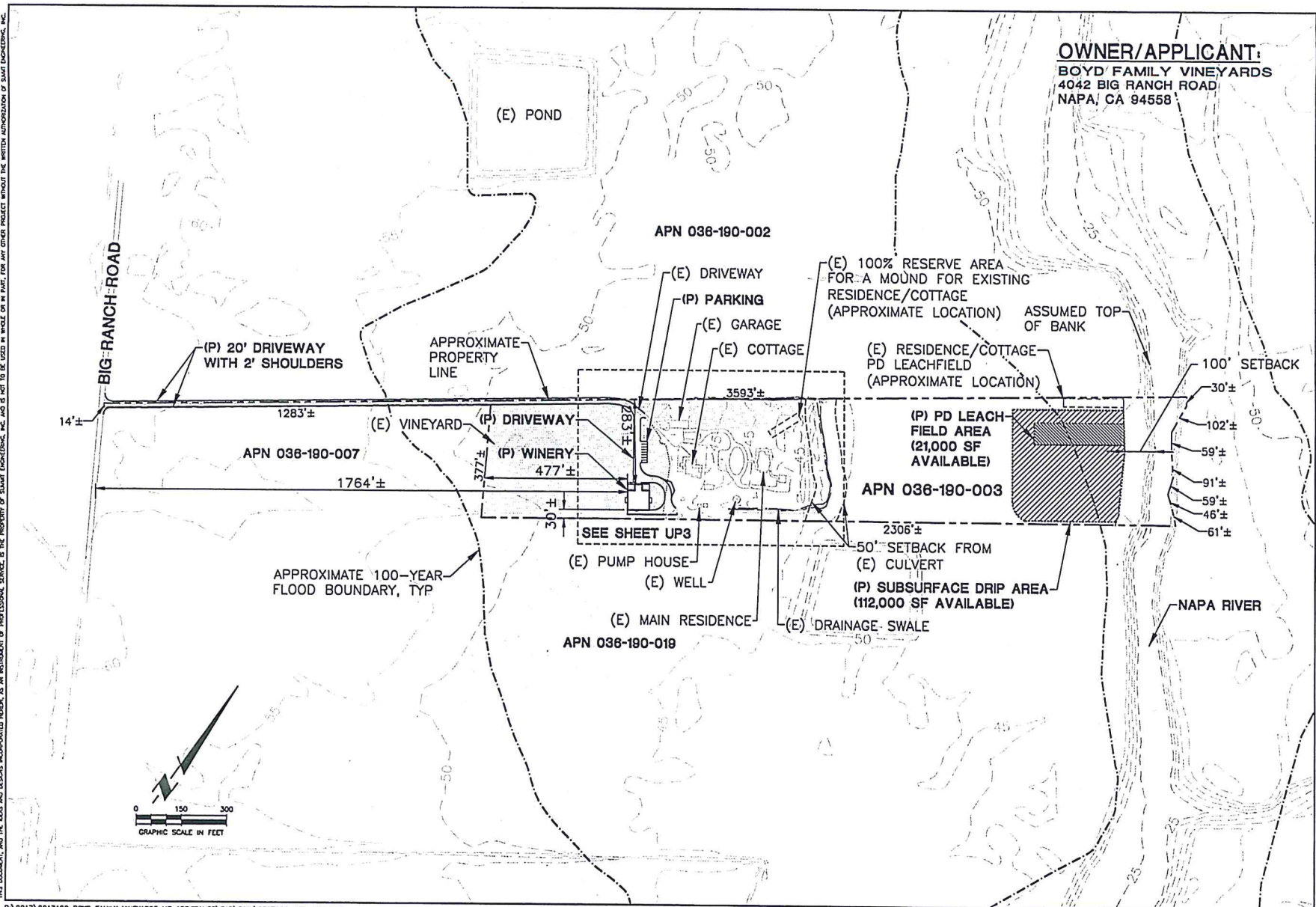
2017-18-20
 USE PERMIT SUBMITTAL

DATE: 2017-09-20
 JOB NO: 2017120
 SCALE: AS SHOWN
 DRAWN: JA
 CHECKED: TCS
 SHEET

UP1

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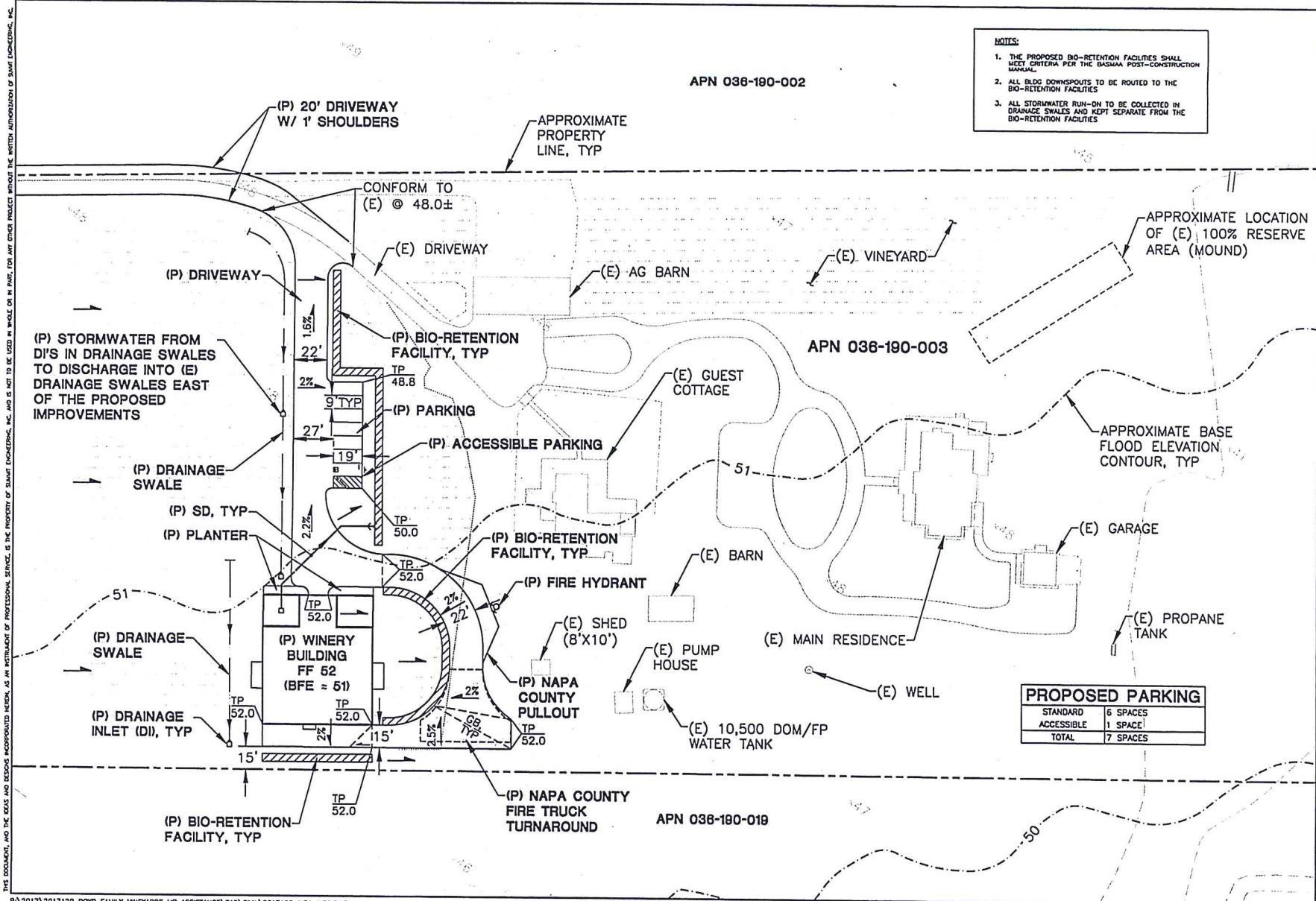
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 NAPA, CA 94558
 APN 036-190-003

OVERALL PROPOSED SITE PLAN

2017-10-20 USE PERMIT SUBMITTAL

DATE:	2017-09-20
JOB NO:	2017120
SCALE:	AS SHOWN
DRAWN:	JA
CHECKED:	TCS
SHEET:	UP2



- NOTES:**
1. THE PROPOSED BIO-RETENTION FACILITIES SHALL MEET CRITERIA PER THE BASMAA POST-CONSTRUCTION MANUAL.
 2. ALL BLDG DOWNSPOUTS TO BE ROUTED TO THE BIO-RETENTION FACILITIES.
 3. ALL STORMWATER RUN-OFF TO BE COLLECTED IN DRAINAGE SWALES AND KEPT SEPARATE FROM THE BIO-RETENTION FACILITIES.

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 Summit Engineering, Inc.
 403 Aviation Blvd., Suite 200 • Santa Rosa, CA 95403
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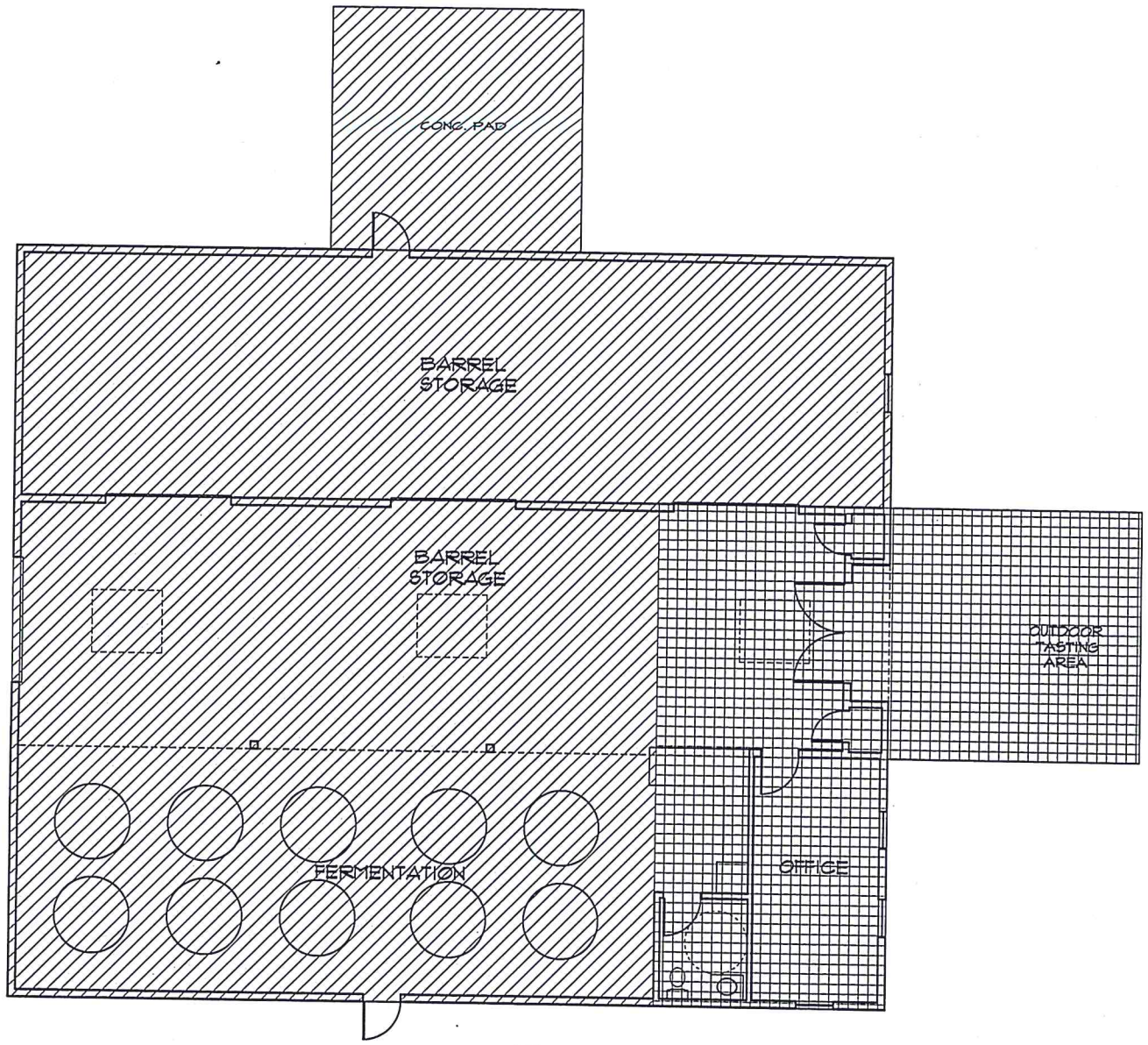
BOYD FAMILY VINEYARDS
 4042 BIG RANCH ROAD
 NAPA, CA 94558
 APN 036-190-003



**PRELIMINARY GRADING
 & DRAINAGE PLAN**

DATE:	2017-09-20
JOB NO:	2017120
SCALE:	AS SHOWN
DRAWN:	JA
CHECKED:	TCS
SHEET	

UP3

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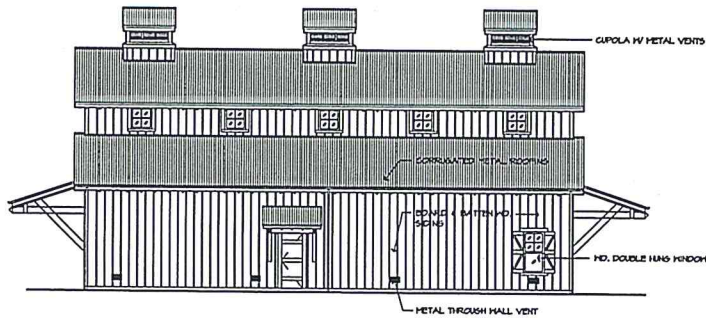


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-  ACCESSORY - 1138 SQUARE FEET

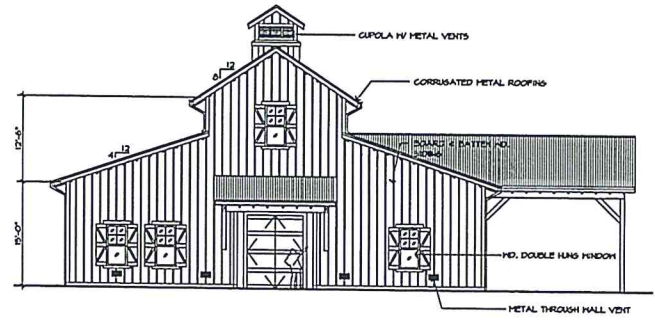
ACCESSORY/PRODUCTION DIAGRAM

N.T.S.

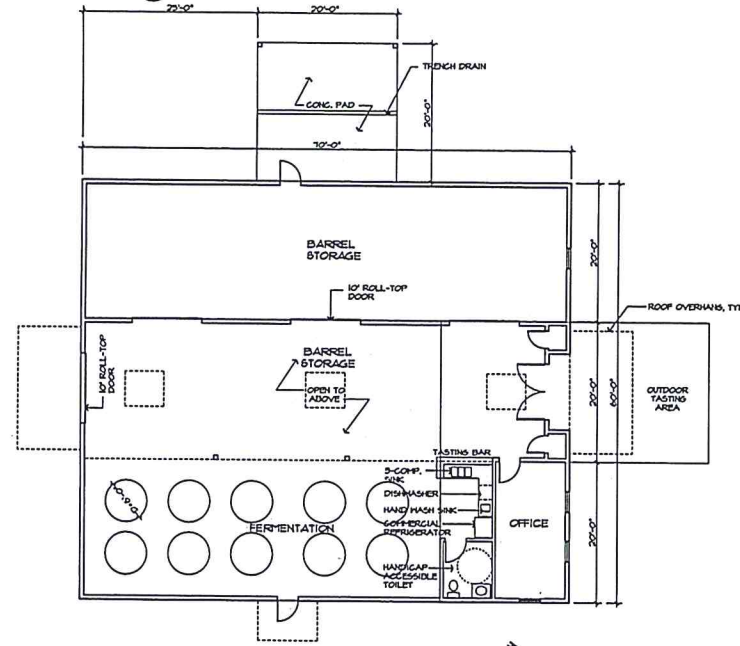
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		Date 11.04.15	
DomA ARCHITECTS 1077 A Street San Rafael, CA 94901 Fax: 415.453.2774		Copyright 2015 DomA Architects, Inc.	



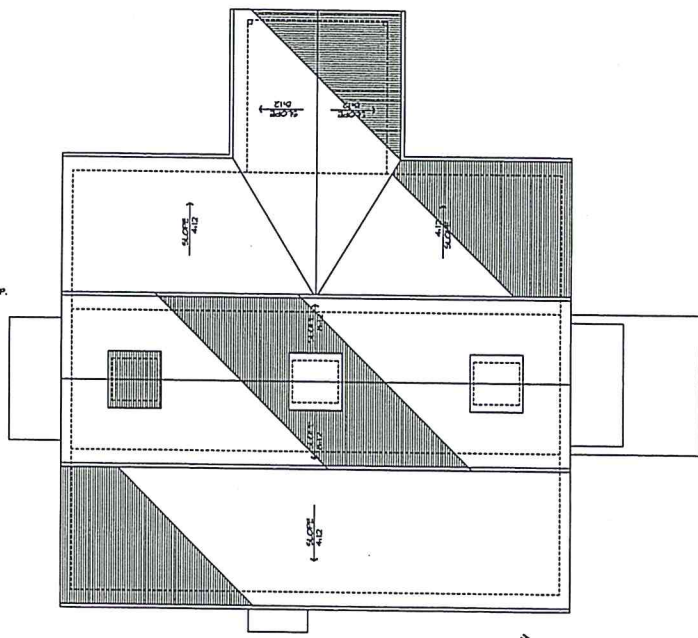
1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



2 EAST ELEVATION
SCALE: 1/8"=1'-0"



3 FLOOR PLAN
SCALE: 1/8"=1'-0"



4 ROOF PLAN
SCALE: 1/8"=1'-0"



Issue Record	Date
For Permit	11/04/15

Project
A New Winery
for
Joan & Stan Boyd
4042 Big Ranch Road
Napa County, CA

Drawing Title
WINERY
Exterior Elevs.,
Floor Plan, Roof Plan

Scale 1/8"=1'-0"	Sheet
Drawn JD/RSY	A2.0
Number 01001	
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