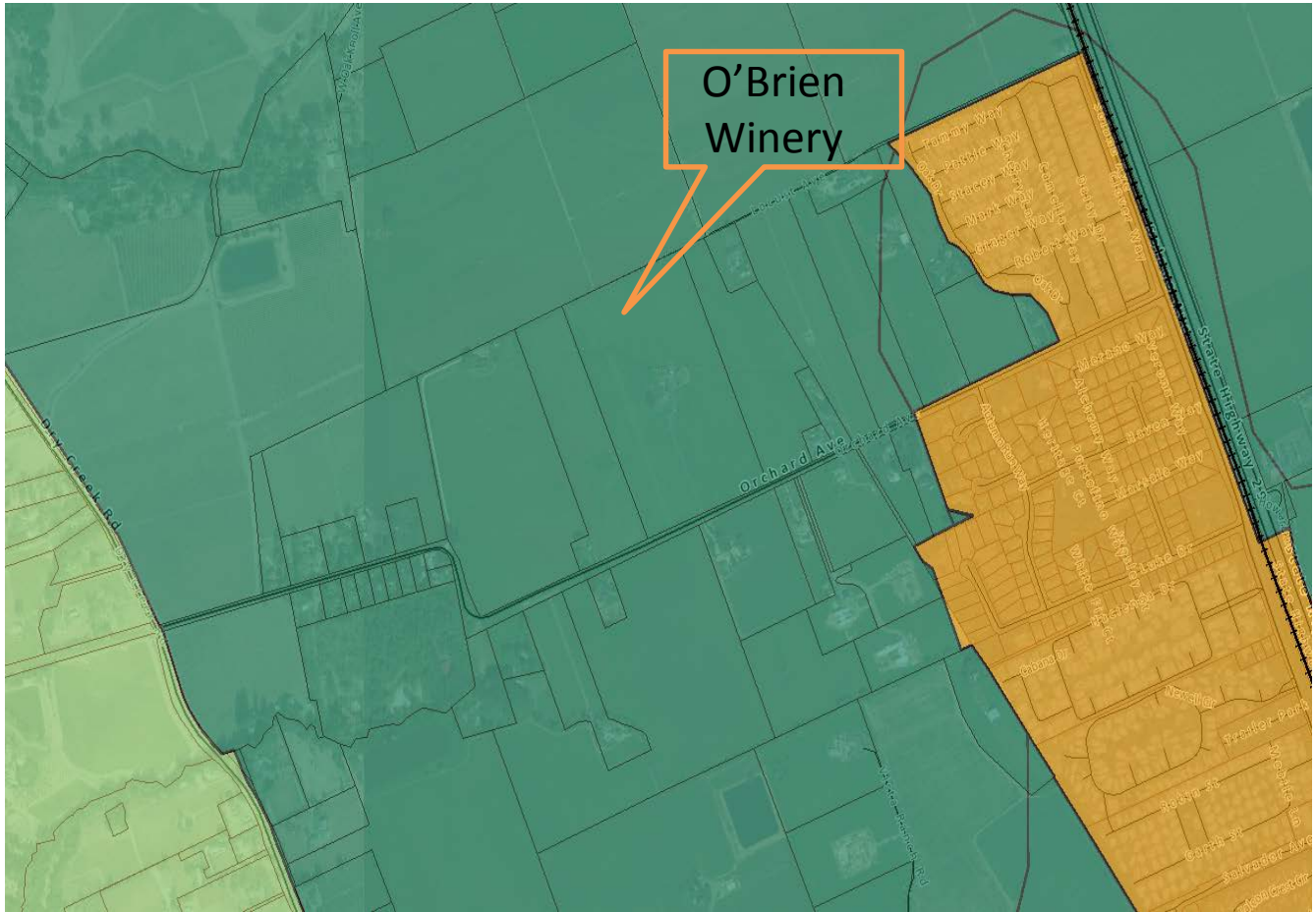


“ | ”

# 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

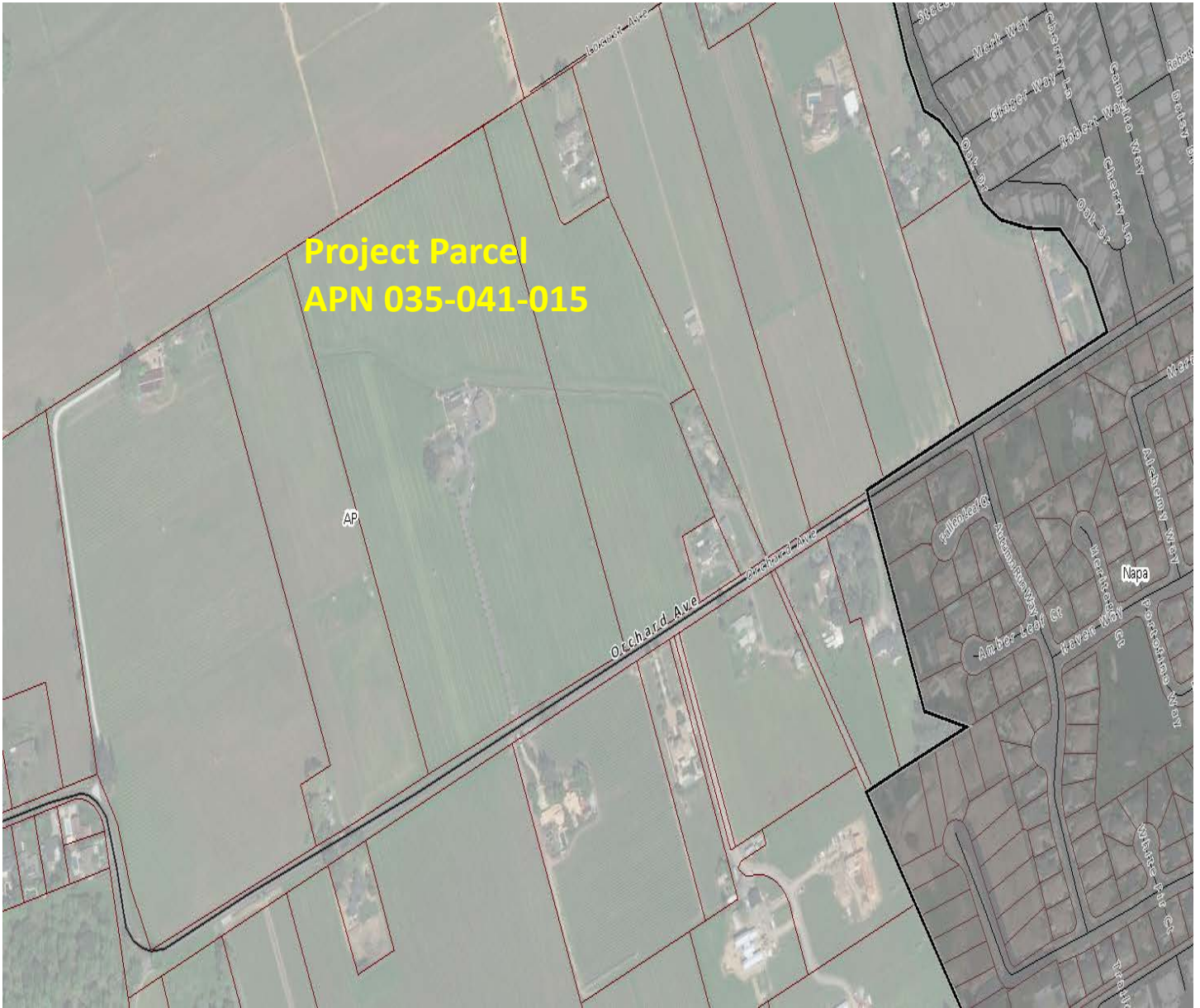
### OPEN SPACE

- 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**

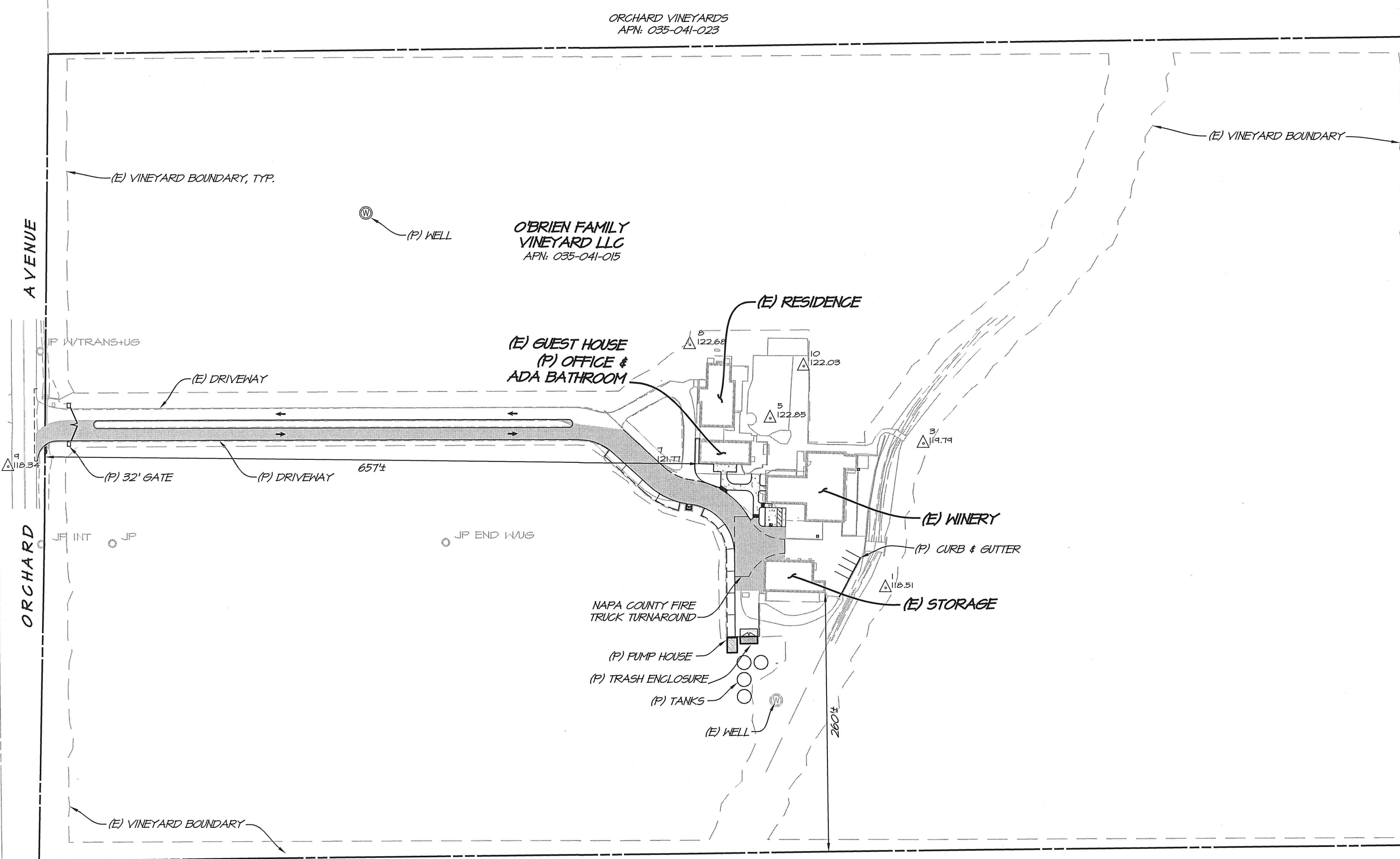


# O'BRIEN FAMILY VINEYARD, LLC USE PERMIT MODIFICATION PLANS

BECKSTOFFER  
VINEYARDS XV, LLC  
APN: 035-042-043

FREED  
APN: 035-042-040

LARSON  
APN: 035-042-006



ORCHARD VINEYARDS  
APN: 035-041-023

O'BRIEN FAMILY  
VINEYARD LLC  
APN: 035-041-015

EMISON VINEYARD LLC  
APN: 035-041-011

MARKHAM VINEYARDS  
APN: 035-140-008

**SITE PLAN**  
SCALE: 1" = 80'

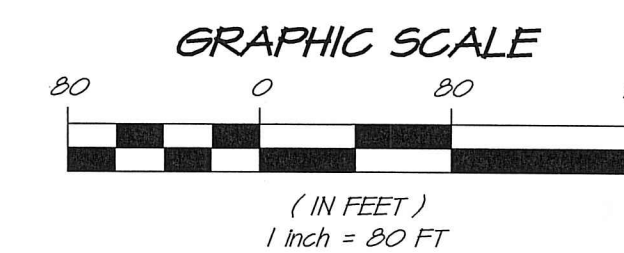
### SYMBOL LEGEND

EXISTING	PROPOSED
☆ LIGHT	SD STORM DRAIN LINE
⊕ HOSE BIB	— W DOMESTIC WATER LINE
⊕ GAS RISER	— W IRRIGATION WATER LINE
⊕ GAS VALVE	— FW FIRE WATER LINE
⊕ TREE DRIFLINE	— WELL WELL WATER LINE
⊕ SEWER CLEANOUT	— S SANITARY SEWER LINE
⊕ SURVEY CONTROL STATION	— E ELECTRICAL CONDUIT
⊕ IRRIGATION CONTROL VALVE	SDCO STORM DRAIN CLEANOUT
— FLOWLINE	SDMH STORM DRAIN MANHOLE
— EDGE OF GRAVEL	FW FIRE HYDRANT
— EDGE OF ROAD	WV WATER VALVE
— FENCE	DI DRAIN INLET
— PROPERTY LINE	AD AREA DRAIN
— LIMITS OF SURVEYED TOPO	EX EX TREE TO BE REMOVED
— LIMITS OF COUNTY GIS TOPO	— CUTFILL SLOPE AS SHOWN
	— FLOW LINE
	⊕ WELL

### ABBREVIATION LEGEND

AB	AGGREGATE BASE	GB	GRADE BREAK
AC	ASPHALT CONCRETE	H	HEIGHT
AD	AREA DRAIN	HP	HIGH POINT
ADA	AMERICANS W/ DISABILITIES ACT	INV	INVERT
AG	AGRICULTURE	JB	JUNCTION BOX
APN	ASSESSOR'S PARCEL NUMBER	JP	JOINT POLE
AS	ACCESSIBLE SPACES	LP	LOW POINT
BS	BELOW GRADE	MH	MANHOLE
BLDG	BUILDING	OC	ON CENTER
CA	CARPOOL / CLEAN AIR VEHICLE	PL	PROPOSED
CB	CATCH BASIN	PL	PROPERTY LINE
CL	CENTERLINE	PVC	POLYVINYL CHLORIDE
CO	CLEANOUT	R	RADIUS
CONC	CONCRETE	R/W	RIGHT OF WAY
CONF	CONFORM	RS	ROUGH GRADE
CV	CHECK VALVE	R/W	RECLAIMED WATER
DI	DRAIN INLET	S	SLOPE (FEET/FOOT)
DS	DOWNSPOUT	S.A.D.	SEE ARCHITECT'S DRAWINGS
EX	EXISTING	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SL	STREET LIGHT
E.O.R.	ENGINEER OF RECORD	SL.A.D.	SEE LANDSCAPE ARCHITECT'S DRAWINGS
FF	FUTURE	SS	SANITARY SEWER
FDC	FIRE DEPT. CONNECTION	SSMH	SANITARY SEWER MANHOLE
FES	FLARED END SECTION	STA	STATION
FF	FINISH FLOOR	TN	TOP OF WALL
FG	FINISH GRADE	VCP	VITRIFIED CLAY PIPE
FH	FIRE HYDRANT	W	WATER
FL	FLOWLINE	WDH	WET DRAFT HYDRANT
FS	FIRE SERVICE	WM	WATER METER
FSS	FORCED SANITARY SEWER	WV	WATER VALVE
GAL	GALLON		

NOV. 2016



**VICINITY MAP**  
SCALE: 1" = 2000'

### PROJECT INFORMATION

OWNER: O'BRIEN WINERY  
1200 ORCHARD AVENUE  
NAPA, CA 94558

CIVIL ENGINEER: RSA+  
1515 FOURTH STREET  
NAPA, CA 94559

CONTACT: BRUCE FENTON  
TEL: 707-252-3301

APN & AREA: 035-041-015 (26.91± ACRES)

ZONING: AP

EXISTING USE: WINERY AND VINEYARD

PROPOSED USE: WINERY AND VINEYARD

WATER: WELL

### BOUNDARY NOTES

BOUNDARY SHOWN IS APPROXIMATE, FROM NAPA COUNTY GIS.

### TOPOGRAPHY NOTES

TOPOGRAPHY PROVIDED BY RSA+ SURVEY, DATED MAY 2016, WITH CONTOURS SHOWN EVERY ONE FOOT (1'), HIGHLIGHTED EVERY FIVE FEET (5')

### DATUM

HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83)  
2011 EPOCH BASED UPON GPS OBSERVATIONS ON NETWORK  
UTILIZING CONTINUALLY OPERATING REFERENCE STATION (CORS)  
INFORMATION FROM THE CALIFORNIA SPATIAL REFERENCE CENTER (C.S.R.C.)  
VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

### SHEET INDEX

UP1	COVER SHEET
UP2	LAYOUT & DEMOLITION PLAN
UP3	GRADING PLAN
UP4	UTILITY PLAN
UP5	EXISTING COVERAGE & DEVELOPMENT
UP6	PROPOSED COVERAGE & DEVELOPMENT

LOCAL SITE CONTROL			
#	GROUND NORTHING	GROUND EASTING	ELEVATION
4	1887954.09	6464267.91	121.53'
5	1887942.44	6464167.08	122.85'
7	1887846.72	6464252.38	121.71'
8	1887840.12	6464129.36	122.88'
9	1887251.60	6464500.75	118.34'
10	1887954.07	6464106.28	122.03'

CALL USA  
BEFORE EXCAVATING



48 HOURS IN ADVANCE  
1 (800) 227-2600

NO.	DATE	REVISIONS	BY	APPD
0	01/01/18	REVISION DESCRIPTION HERE		
1	09/24/18	PLAN CHECK / REVISIONS		

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

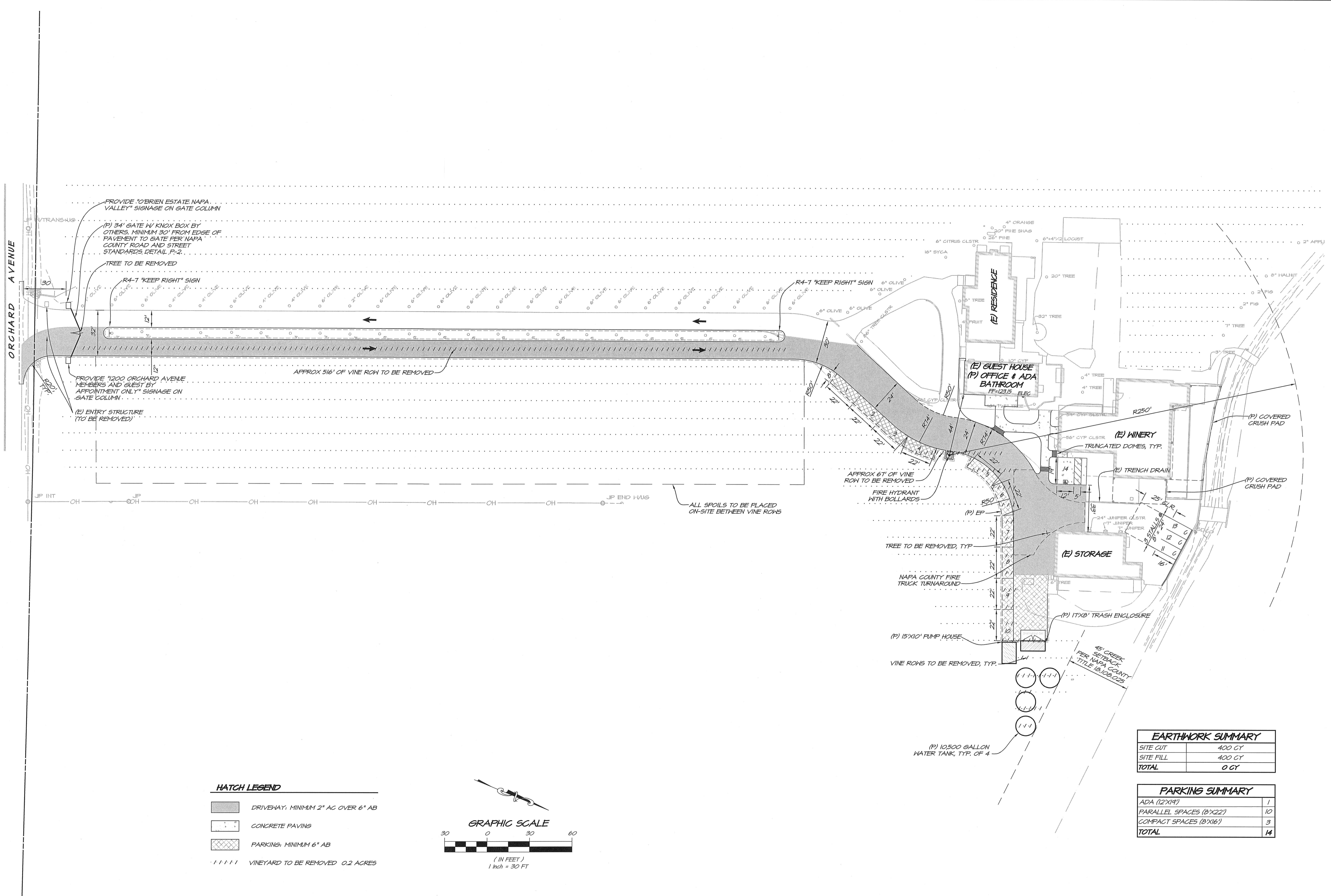
**RSA+**  
RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS + 1976

O'BRIEN FAMILY VINEYARD, LLC  
COVER SHEET  
CALIFORNIA  
NAPA COUNTY



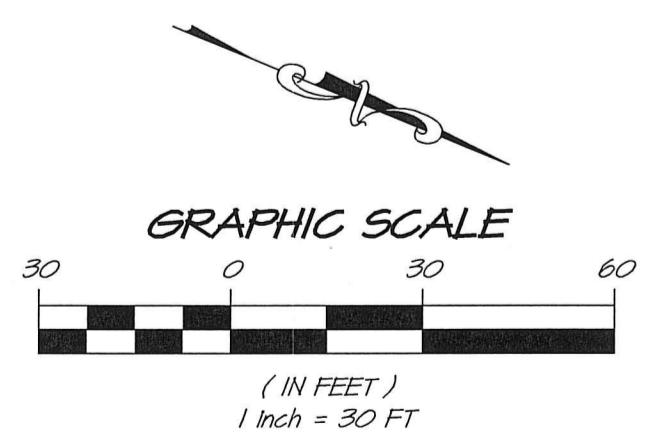
DATE	AUGUST 24, 2018
DRAWN	LHM/KCP
DESIGNED	MSP/PSM
CHECKED	FSW/BSF
JOB NO.	4116036.0
SHEET NO.	UP1
1 OF 6 SHEETS	





**HATCH LEGEND**

	DRIVEWAY: MINIMUM 2" AC OVER 6" AB
	CONCRETE PAVING
	PARKING: MINIMUM 6" AB
	VINEYARD TO BE REMOVED 0.2 ACRES



**EARTHWORK SUMMARY**

SITE CUT	400 CY
SITE FILL	400 CY
<b>TOTAL</b>	<b>0 CY</b>

**PARKING SUMMARY**

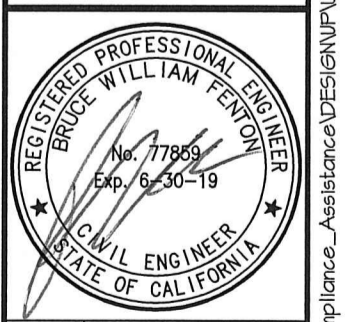
ADA (12'x14')	1
PARALLEL SPACES (8'x22')	10
COMPACT SPACES (8'x16')	3
<b>TOTAL</b>	<b>14</b>

NO.	DATE	REVISIONS
1	09/24/18	PLAN CHECK 1 REVISIONS

1515 FOURTH STREET  
NAPA, CALIF. 94559  
OFFICE (707) 252-3300  
+ www.rsainc.com +

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

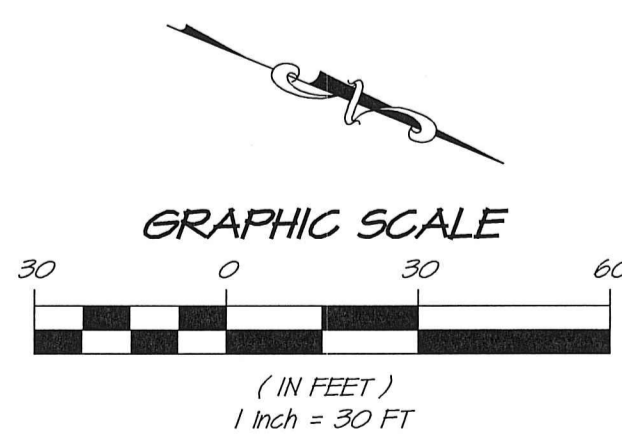
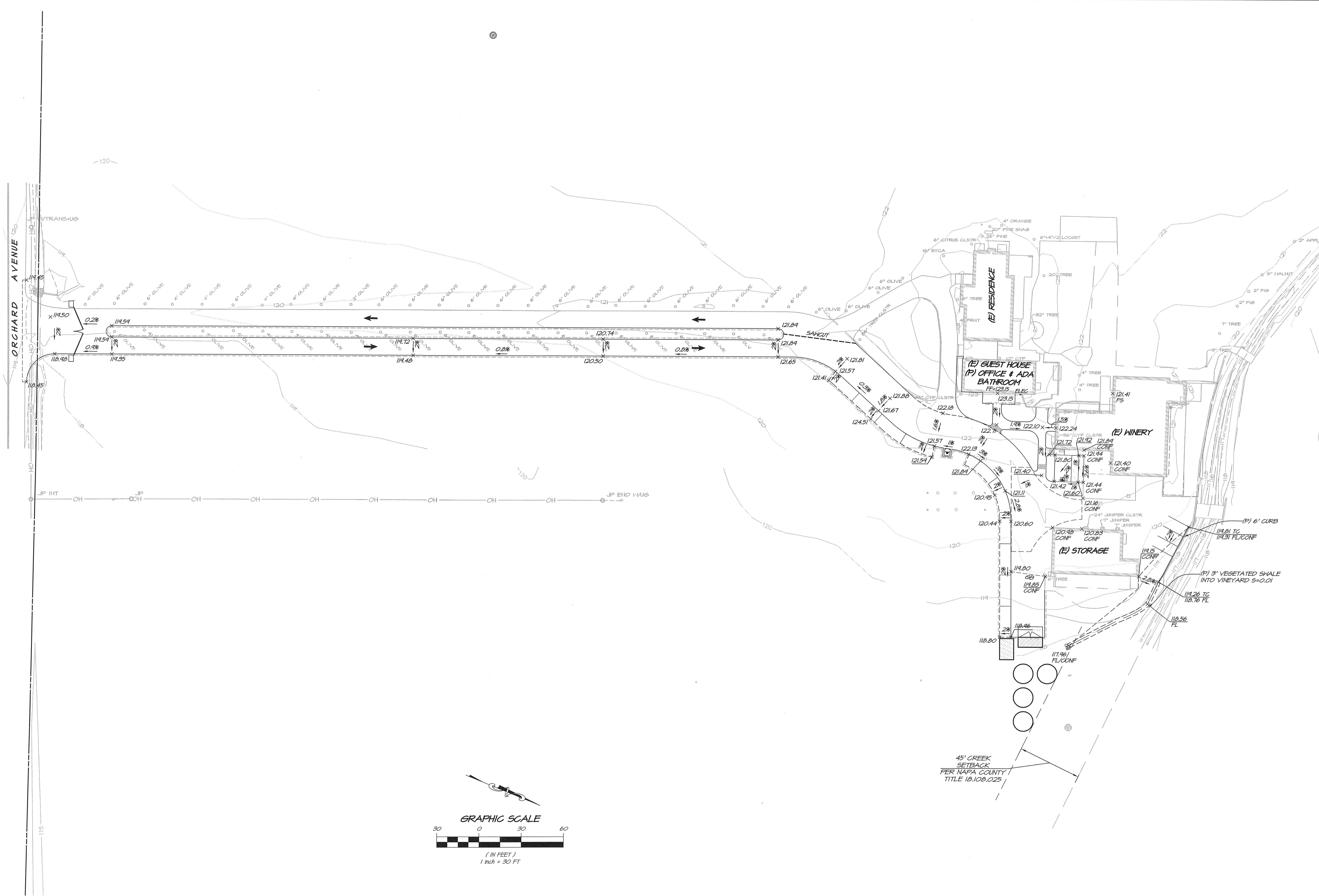
**O'BRIEN FAMILY VINEYARD, LLC  
LAYOUT & DEMOLITION PLAN**  
CALIFORNIA  
NAPA COUNTY



DATE	AUGUST 24, 2018
DRAWN	LMM/DKP
DESIGNED	MSG/PSH
CHECKED	PSH/BNF
JOB NO.	416036.0

SHEET NO.  
**UP2**  
2 OF 6 SHEETS





NO.	DATE	REVISIONS
1	08/24/19	PLAN CHECK / REVISIONS
2		
3		
4		
5		
6		
7		
8		
9		
10		

**RS+**  
REGISTERED PROFESSIONAL ENGINEER  
CALIFORNIA

1515 FOURTH STREET  
NAPA, CALIF 94559  
OFFICE (707) 252-3301  
+ www.rsaplus.com

REA+ CONSULTING CIVIL ENGINEERS + SURVEYORS + 1980

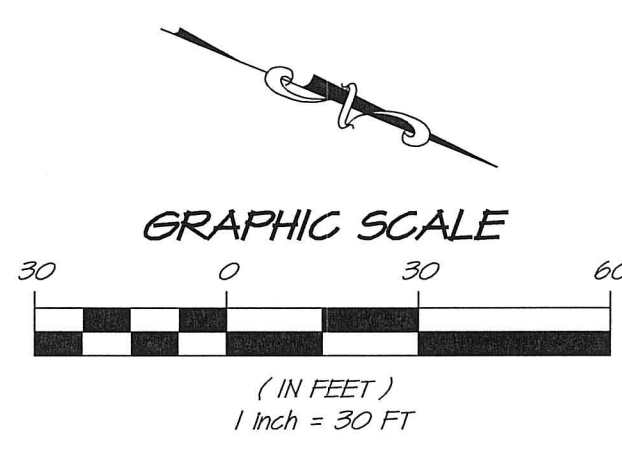
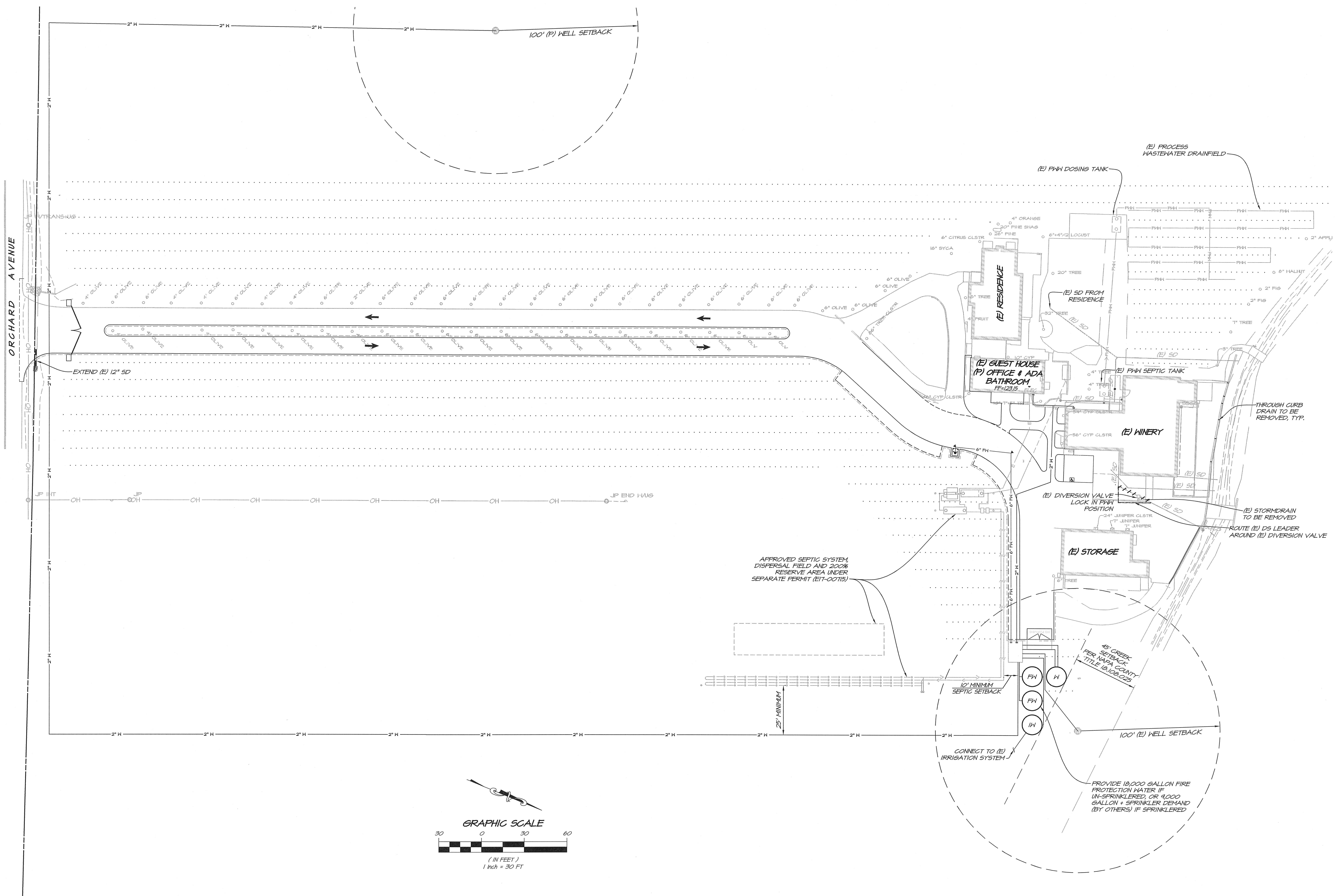
**O'BRIEN FAMILY VINEYARD, LLC**  
**GRADING PLAN**  
CALIFORNIA  
NAPA COUNTY



DATE	AUGUST 24, 2019
DRAWN	LMM/DPK
DESIGNED	MS/PSH
CHECKED	PS/MS/DPK
JOB NO.	416036.0

SHEET NO.  
**UP3**  
3 OF 6 SHEETS

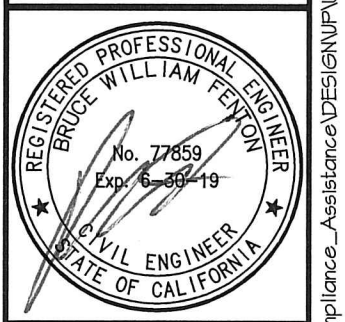




NO.	DATE	REVISIONS
1	08/24/19	PLAN CHECK / REVISIONS
2		
3		
4		
5		
6		
7		
8		
9		
10		

**RSA+**  
 REGISTERED PROFESSIONAL ENGINEER  
 1515 FOURTH STREET  
 NAPA, CALIF. 94959  
 OFFICE (707) 252-3301  
 + www.rsacivil.com +

**O'BRIEN FAMILY VINEYARD, LLC**  
**UTILITY PLAN**  
 CALIFORNIA  
 NAPA COUNTY

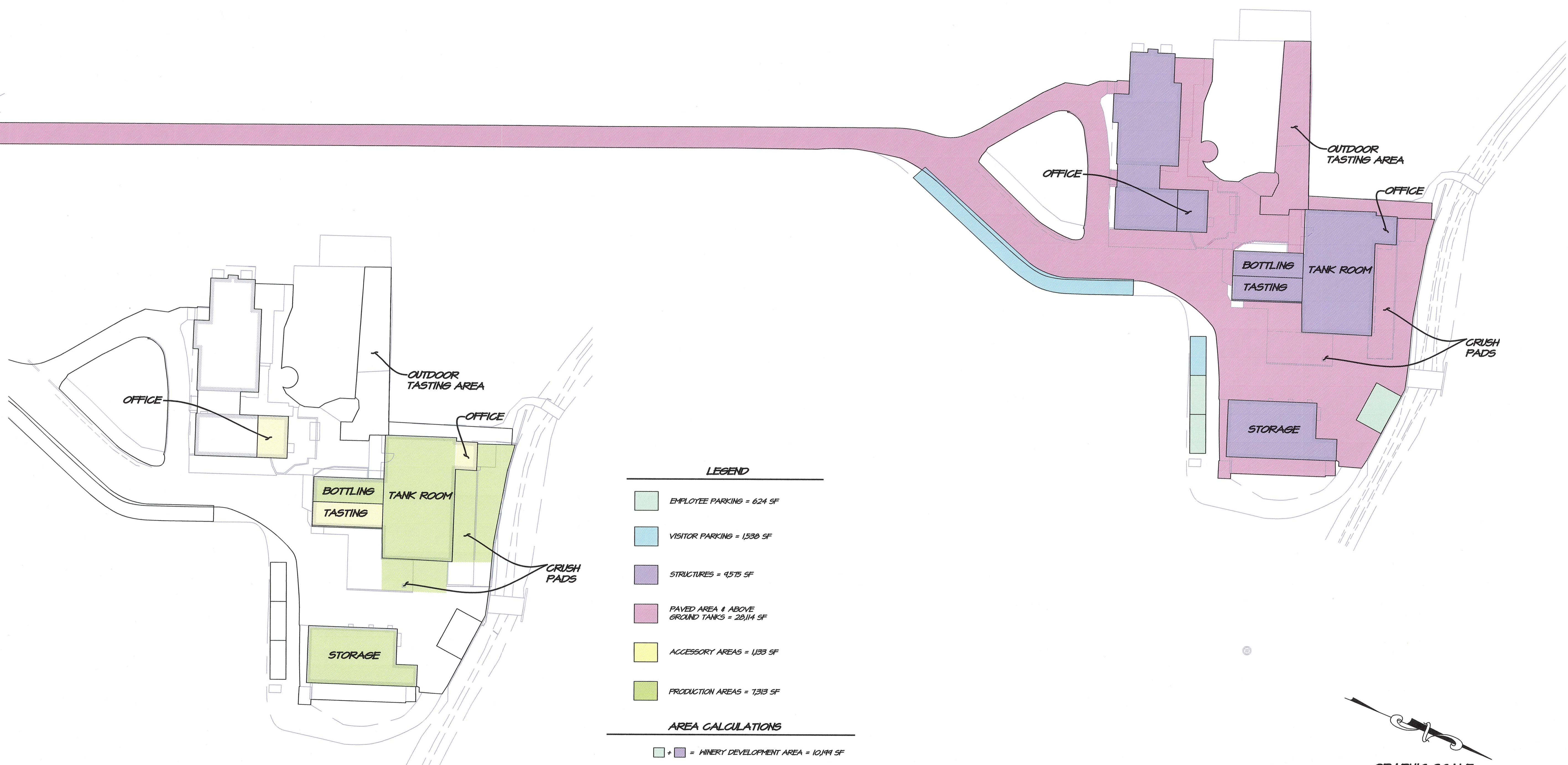


DATE	AUGUST 24, 2019
DRAWN	LMM/CKP
DESIGNED	MEG/PSH
CHECKED	PSH/BKF
JOB NO.	4116036.0

SHEET NO.  
**UP4**  
 4 OF 6 SHEETS



ORCHARD AVENUE



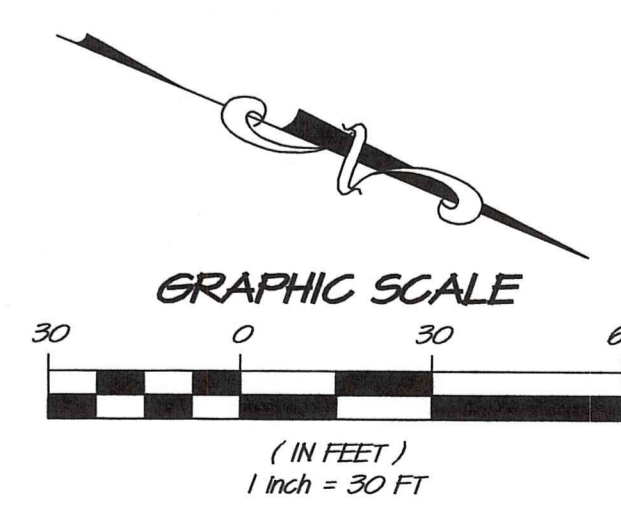
**INTERIOR, PRODUCTION & ACCESSORY AREAS**  
SCALE: 1" = 30'

**LEGEND**

- EMPLOYEE PARKING = 624 SF
- VISITOR PARKING = 1,530 SF
- STRUCTURES = 9,575 SF
- PAVED AREA & ABOVE GROUND TANKS = 29,114 SF
- ACCESSORY AREAS = 1,133 SF
- PRODUCTION AREAS = 7,313 SF

**AREA CALCULATIONS**

- +  = WINERY DEVELOPMENT AREA = 10,709 SF
- +  +  +  = WINERY COVERAGE AREA = 34,251 SF
- COVERAGE AREA AS PERCENT OF PARCEL = 3.4%
- ACCESSORY AREA AS PERCENT OF PRODUCTION = 16%

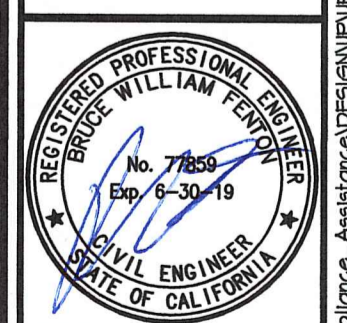


NO.	DATE	REVISIONS	BY	APP
1	08/24/18	PLAN CHECK / REVISIONS		
2	08/24/18	REVISION DESCRIPTION HERE		

**RSA+**  
1815 FOURTH STREET  
NAPA, CALIF. 94559  
OFFICE (707) 552-3301  
www.rsanapacal.com +

RSA+ CONSULTING CIVIL ENGINEERS & SURVEYORS • 1980

**O'BRIEN FAMILY VINEYARD, LLC**  
**EXISTING COVERAGE & DEVELOPMENT**  
NAPA COUNTY CALIFORNIA

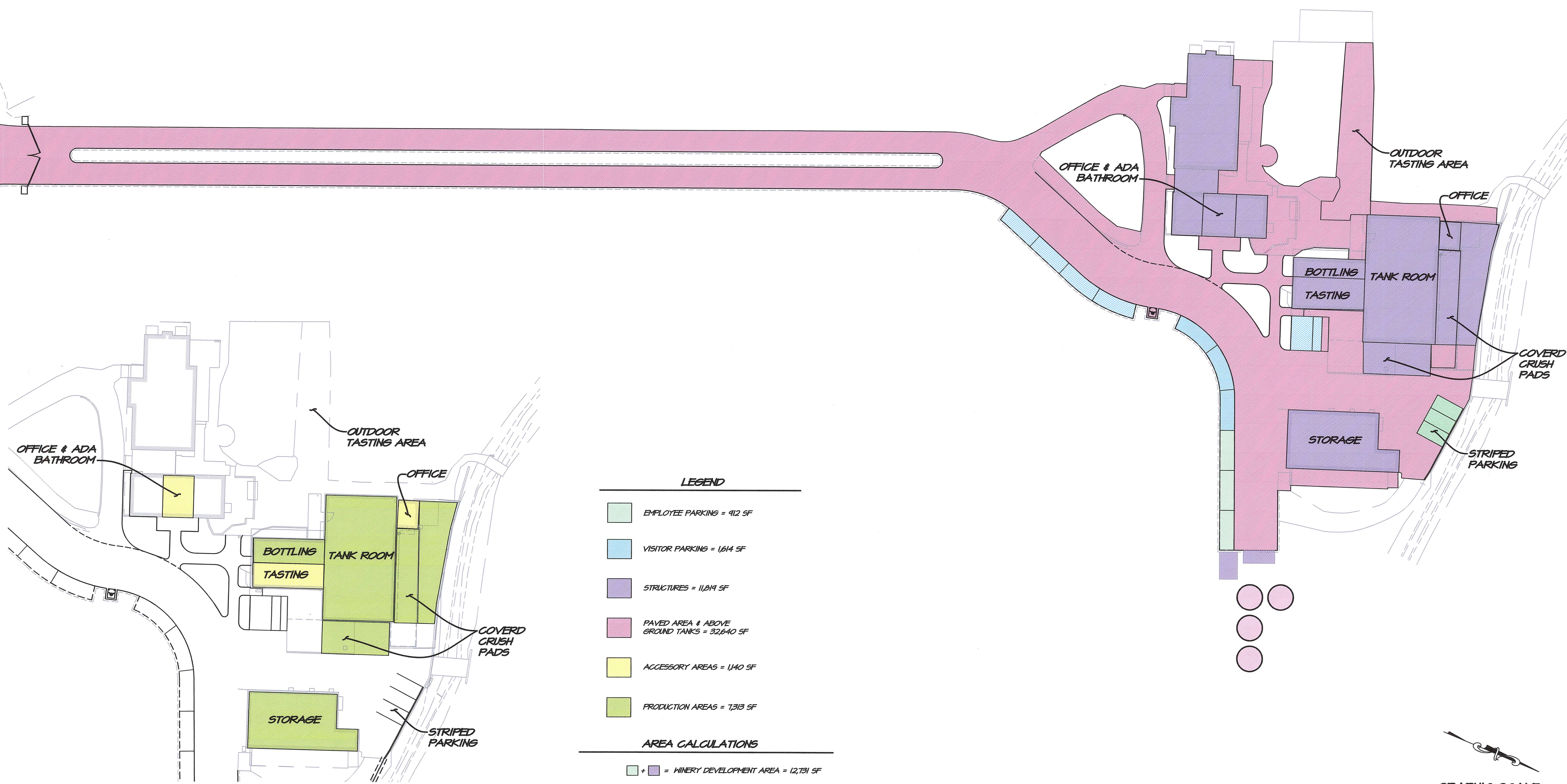


DATE	AUGUST 24, 2018
DRAWN	LMMCKP
DESIGNED	MESPSH
CHECKED	PSWENF
JOB NO.	4116036.0

SHEET NO.  
**UP5**  
5 OF 6 SHEETS



ORCHARD AVENUE



**INTERIOR, PRODUCTION & ACCESSORY AREAS**  
SCALE: 1" = 30'

**LEGEND**

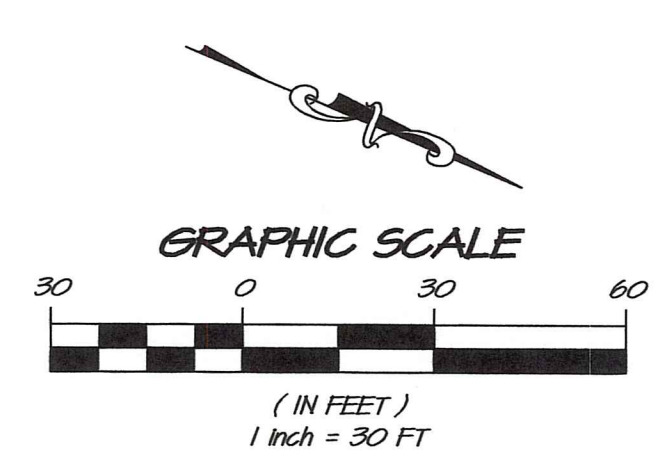
- EMPLOYEE PARKING = 912 SF
- VISITOR PARKING = 1614 SF
- STRUCTURES = 11,014 SF
- PAVED AREA & ABOVE GROUND TANKS = 32,640 SF
- ACCESSORY AREAS = 1,140 SF
- PRODUCTION AREAS = 7,313 SF

**AREA CALCULATIONS**

- +  = WINERY DEVELOPMENT AREA = 12,731 SF
- +  +  +  = WINERY COVERAGE AREA = 46,925 SF

COVERAGE AREA AS PERCENT OF PARCEL = 4.0%

ACCESSORY AREA AS PERCENT OF PRODUCTION = 16%

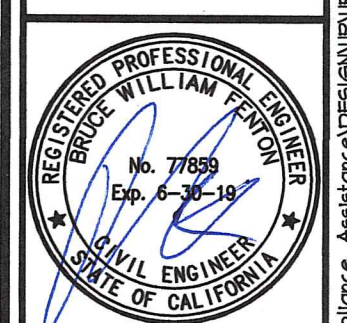


NO.	DATE	REVISIONS
1	08/24/18	PLAN CHECK / REVISIONS
2	08/24/18	REVISION DESCRIPTION HERE
3		
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**RSA+**  
RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS + 1960

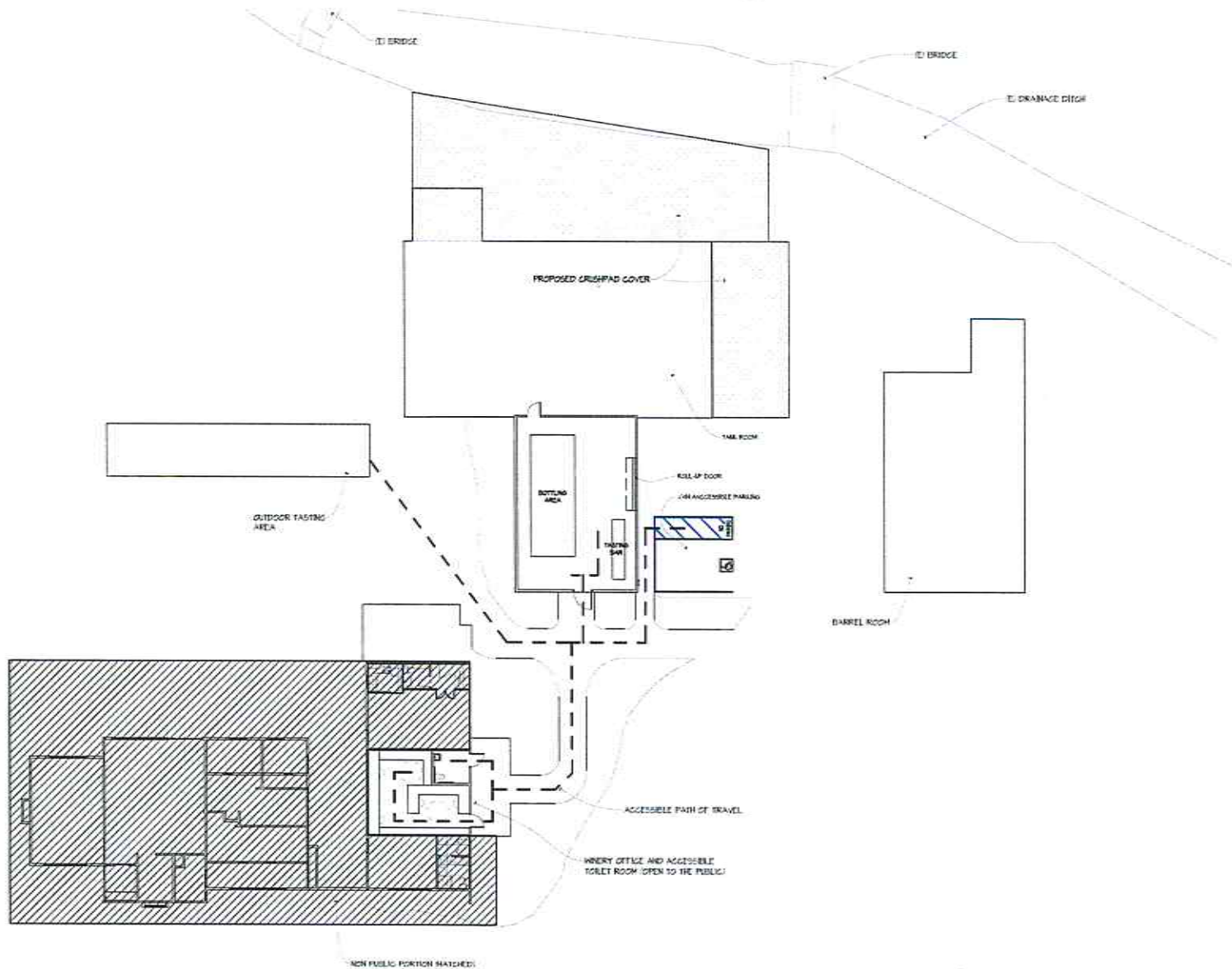
1515 FOURTH STREET  
NAPA, CALIF. 94559  
OFFICE (707) 252-3301  
+ www.rsacivil.com +

**O'BRIEN FAMILY VINEYARD, LLC**  
**PROPOSED COVERAGE & DEVELOPMENT**  
NAPA COUNTY  
CALIFORNIA



DATE	AUGUST 24, 2018
DRAWN	LMM/DFP
DESIGNED	MSP/PSM
CHECKED	PSM/DFP
JOB NO.	416036.0
SHEET NO.	UP6
	6 OF 6 SHEETS





1 PROPOSE AREA PLAN



**PRELIMINARY** NOT FOR CONSTRUCTION

**USE DOCUMENTATION**

APN#  
035-041-015-000

O'BRIEN ESTATE WINERY  
1200 ORCHARD AVENUE  
NAPA, CA 94558-9401

Revision History

© 2018

Ron Cox Designer /Builder  
PO Box 5238  
Napa, CA 94581  
License #: 339494

DATE: 7-3-18  
PROGRESS DRAWINGS  
Drawn by: RM

PROPOSED AREA PLAN

A-2.00







