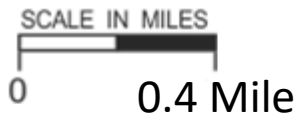
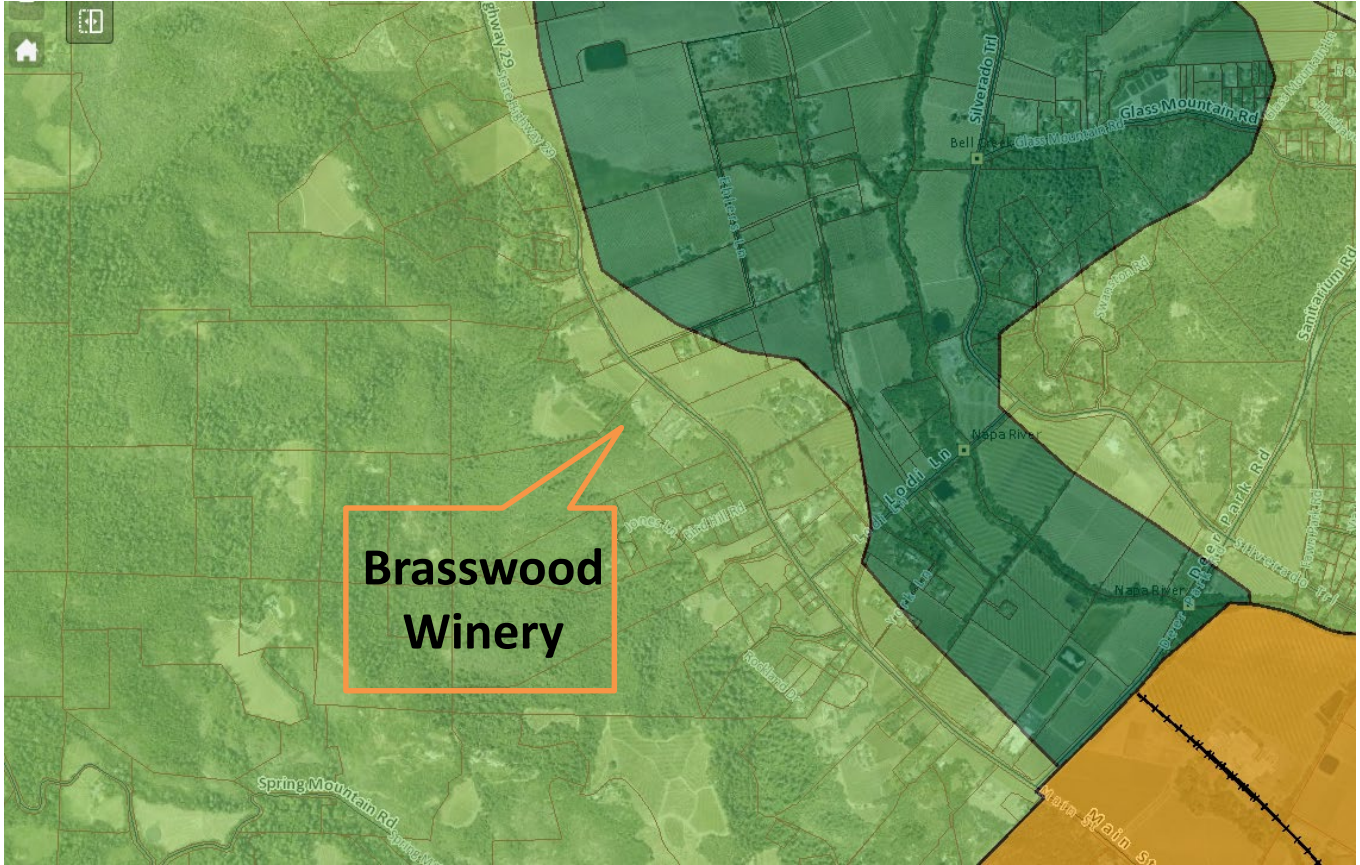


“H”

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

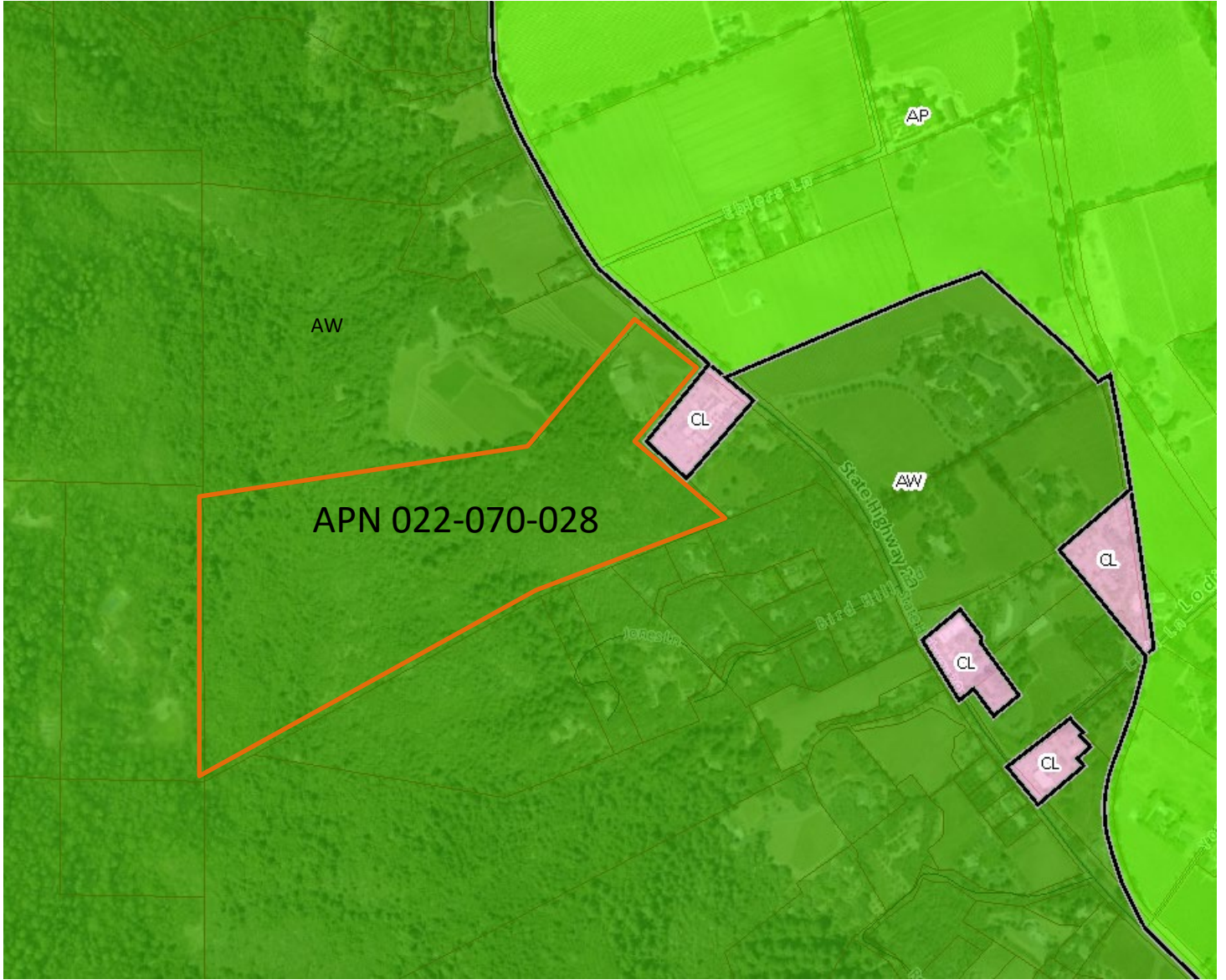
OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

TRANSPORTATION

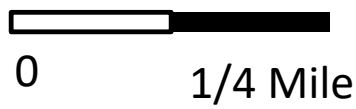
- Mineral Resource
- Limited Access Highway
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Road
- Airport
- Railroad
- Airport Clear Zone

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

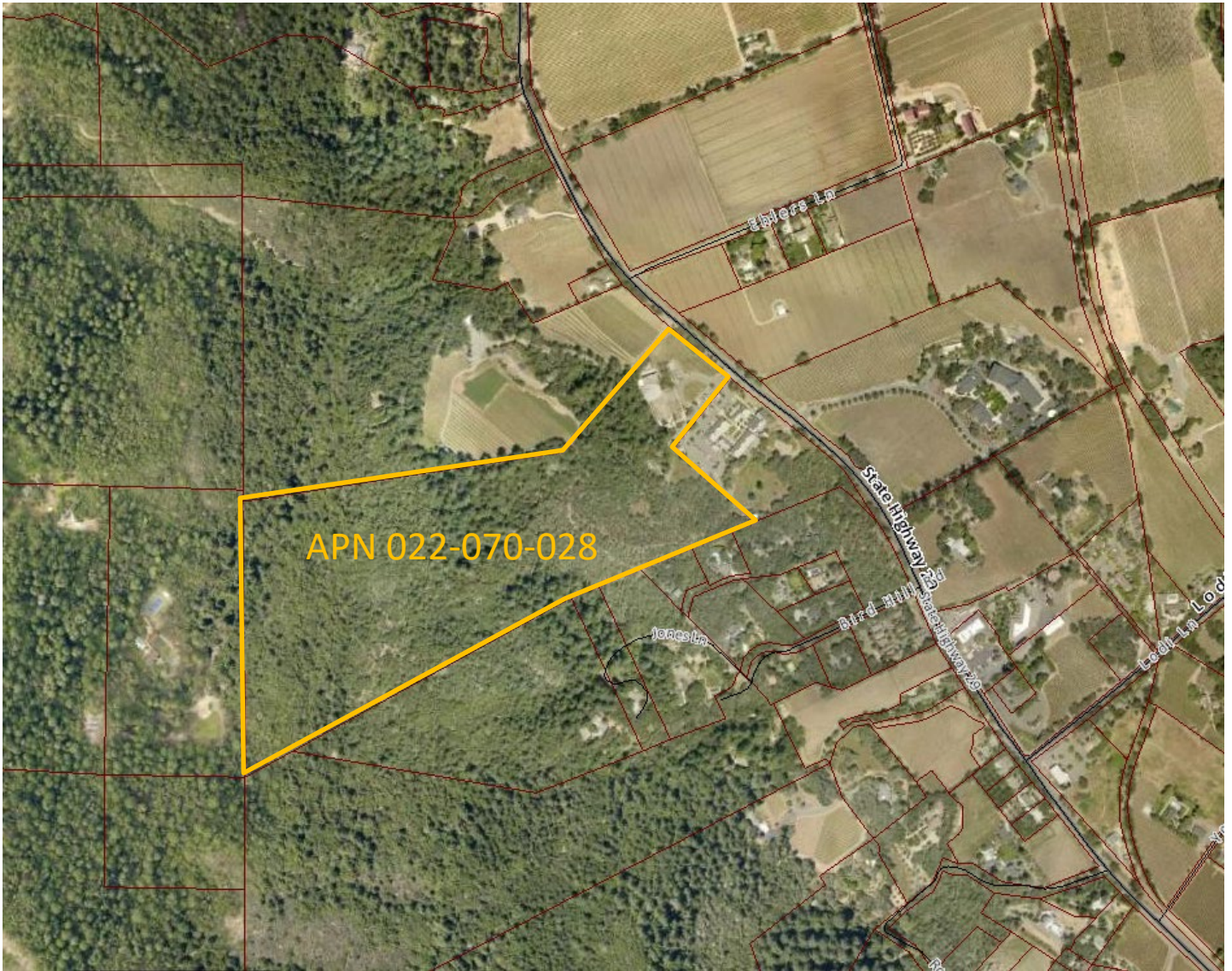


LEGEND

- Zoning
- Parcels



ZONING MAP



Existing Conditions

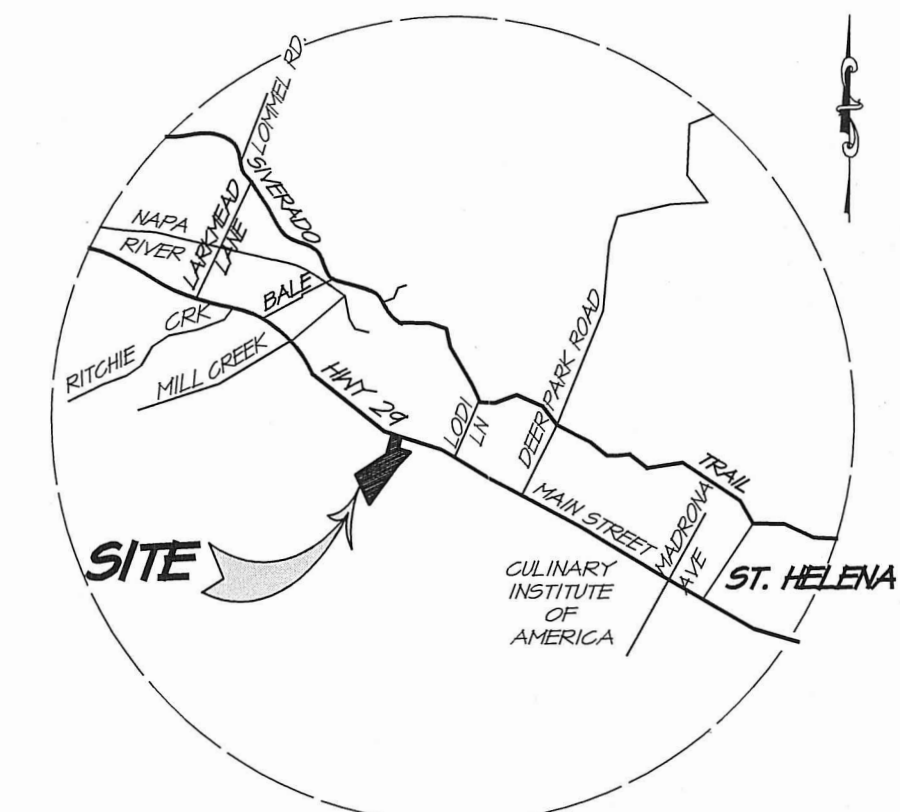
BRASSWOOD CELLARS USE PERMIT MODIFICATION SITE PLAN

ABBREVIATIONS

AD	AREA DRAIN	FG	FACE OF CURB	R	PROPERTY LINE
AB	AGGREGATE BASE	FDC	FIRE DEPT. CONNECTION	PVC	POLYVINYL CHLORIDE
AC	ASPHALT CONCRETE	FF	FINISH FLOOR	PN	PROCESS WASTE
ARV	AIR RELEASE VALVE	FFG	FINISH FLOOR OF CAVE	R	RADIUS
BFP	BACK FLOH PREVENTER	FG	FINISH GRADE	RCH	RIGHT OF WAY
BIDS	BUILDING	FH	FIRE HYDRANT	RCP	REINFORCED CONCRETE PIPE
BH	BENCHMARK	FS	FIRE SERVICE	S	SLOPE (FEET/FOOT)
BLO	BLOWOFF	FL	FLOW LINE	SD	STORM DRAIN
BSH	BACK OF SIDEWALK	FW	FIRE WATER LINE	SIM	SIMILAR
BN	BOTTOM OF WALL	(F)	FUTURE	SS	SANITARY SEWER
CAS	CURB AND GUTTER	GB	GRADE BREAK	STA	STATION
CB	CATCH BASIN	HP	HIGH POINT	STD	STANDARD
C	CENTERLINE	INV	INVERT	STL	STEEL
CIP	CAST IN PLACE PIPE	IP	IRON PIPE	TC	TOP OF CURB
CHP	CORRUGATED METAL PIPE	IR	IRRIGATION WATER	TEMP	TEMPORARY
CO	CLEANOUT	JP	JOINT POLE	TFS	TOP FINISH GRADE
CONF	CONFORM	LF	LINEAL FEET/FOOT	TH	TOP OF WALL
CV	CHECK VALVE	LP	LOW POINT	TYP	TYPICAL
DCV	DOUBLE CHECK VALVE	MH	MANHOLE	VCP	VITRIFIED CLAY PIPE
DDCV	DOUBLE DETECTOR CHECK VALVE	(N)	NEN	H	HELL WATER
DI	DROP INLET	OC	ON CENTER	MM	WATER METER
DIP	DUCTILE IRON PIPE	OH	OVERHEAD	NV	WATER VALVE
DS	DOWNSPOUT	OC	OVERHEAD		
DN	DOMESTIC WATER	PC	PORTLAND CEMENT CONCRETE		
ROT	REVERSE OSMOSIS TREATED	PERF	PERFORATED		
EP	EDGE OF PAVEMENT	PG&E	PACIFIC GAS & ELECTRIC		
(E)	EXISTING	PV	POST INDICATOR VALVE		

SYMBOL LEGEND

EXISTING	PROPOSED
SD	STORM DRAIN LINE
EX SS	SANITARY SEWER LINE
EX W	WATER SERVICE LINE
EX SSMH	SANITARY SEWER MANHOLE
EX SDMH	STORM DRAIN MANHOLE
BANKSLOPE	SLOPE AS SHOWN
EX FH	FIRE HYDRANT
EX WV	WATER VALVE
EX TR	DROP INLET
EX T	AREA DRAIN
X	EX TREE TO BE REMOVED
FENCE	FLOW LINE
JOINT POLE W GUY	OVERLAND RELEASE
CONTOUR LINE	
EX OH	
STREET LIGHT	
PROPERTY LINE	



LOCATION MAP
NO SCALE

PROJECT INFORMATION

OWNER: STACIA L. DOWDELL
 OWNER ADDRESS: 3125 ST. HELENA HWY N
 ST. HELENA, CA 94574
 SITE ADDRESS: 3125 ST. HELENA HWY N
 ST. HELENA, CA 94574
 CIVIL ENGINEER: RSA+
 1515 FOURTH STREET
 NAPA, CA 94954
 CONTACT: BRUCE FENTON
 TEL: 707-252-3301
 APN: 022-070-028
 PARCEL AREA: 50.31 ACRES
 EXISTING USE: WINERY AND VINEYARD
 EXISTING ZONING: AH
 PROPOSED ZONING: AH

SURVEY NOTES

THE TOPOGRAPHIC SURVEY SHOWN HERE WAS PREPARED BY RICHES SURVEY AND ASSOCIATES IN JANUARY 2011 AND SUPPLEMENTED FEBRUARY 2011.
 THE REMAINING AREAS OF THE PROPERTY ARE SHOWN USING TOPOGRAPHIC CONTOURS PROVIDED BY THE 2002 NAPA COUNTY GIS, VERTICAL DATUM NAVD 83. THESE CONTOURS ARE TO BE CONSIDERED APPROXIMATE AND USED FOR REFERENCE ONLY.

BOUNDARY NOTES

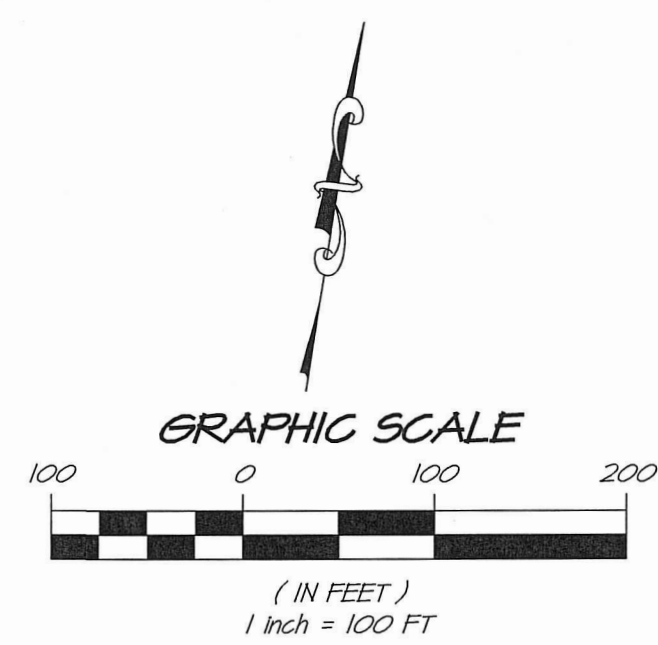
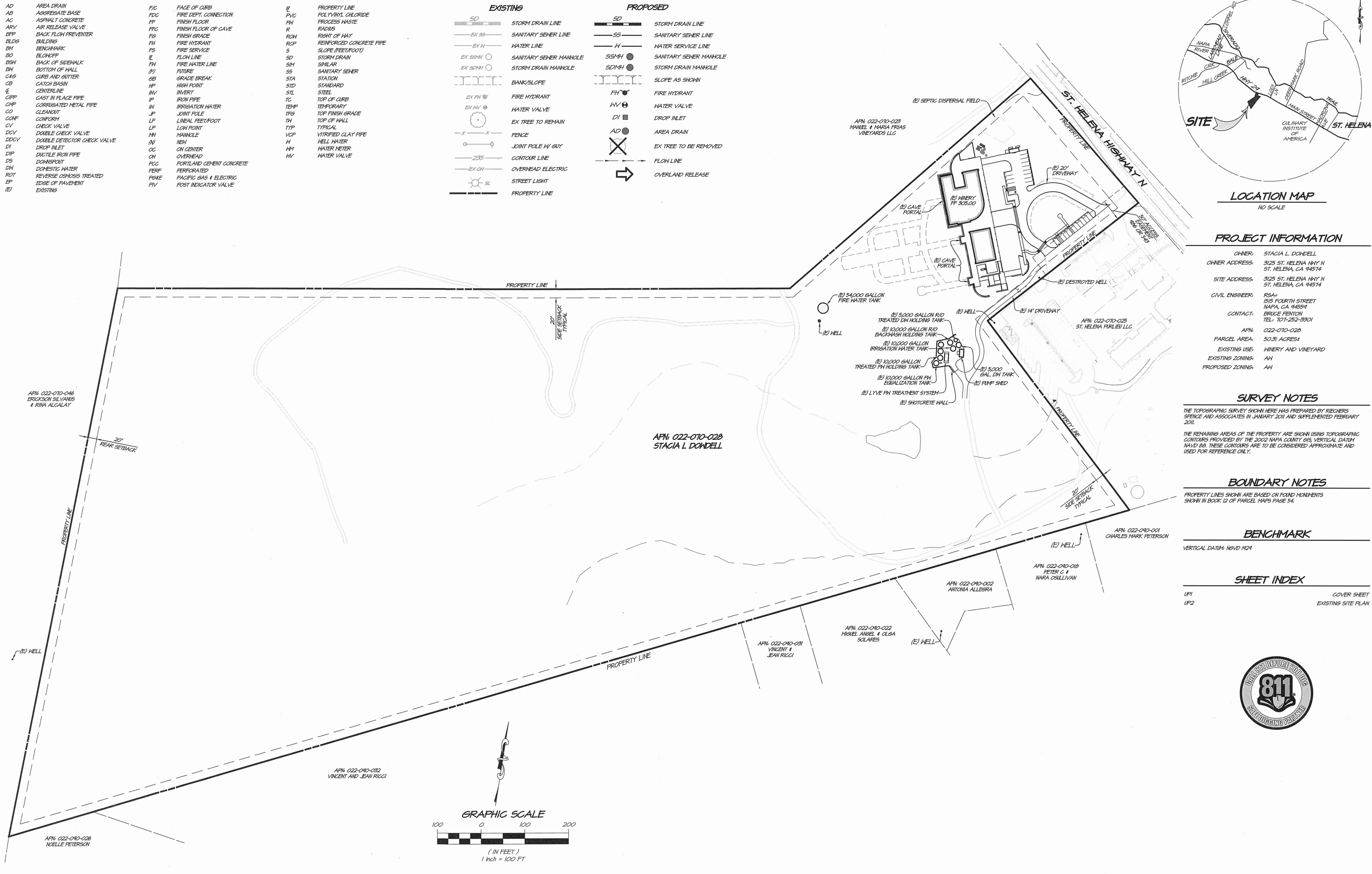
PROPERTY LINES SHOWN ARE BASED ON FOUND MONUMENTS SHOWN IN BOOK 12 OF PARCEL MAPS PAGE 34.

BENCHMARK

VERTICAL DATUM: NAVD 1929



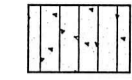
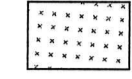



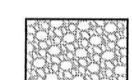
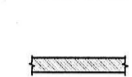

SHEET INDEX

UP1 COVER SHEET
 UP2 EXISTING SITE PLAN



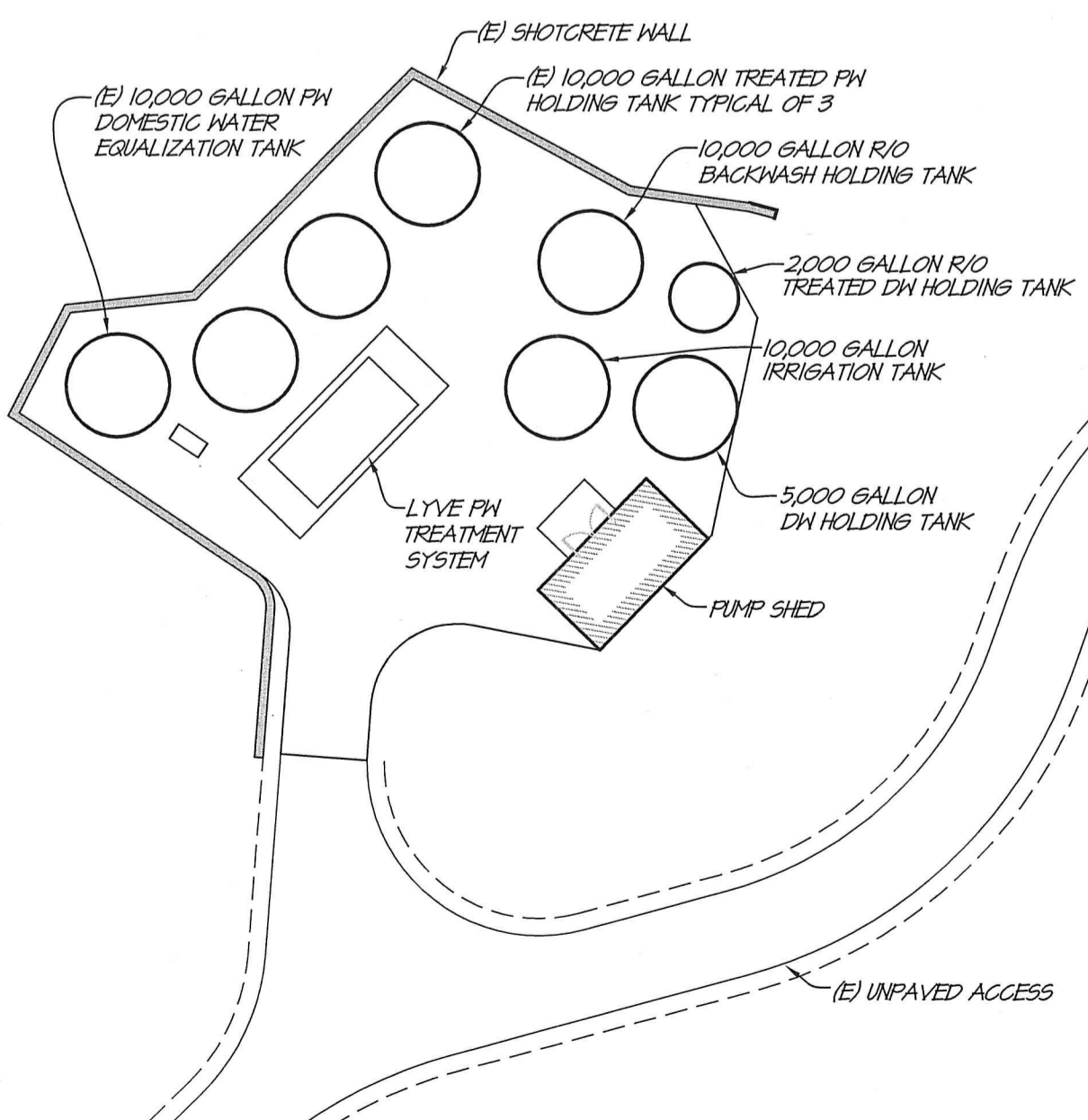
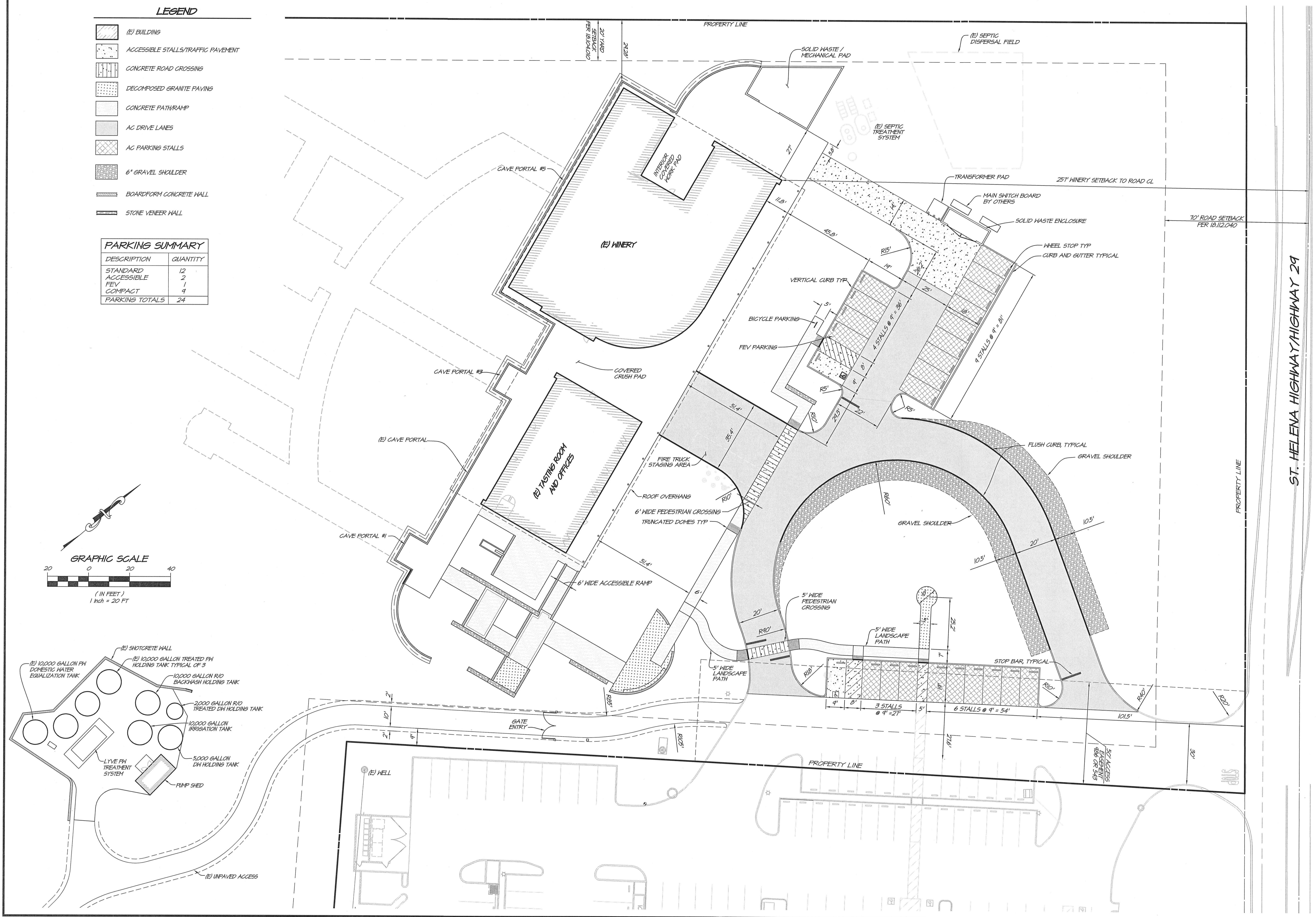
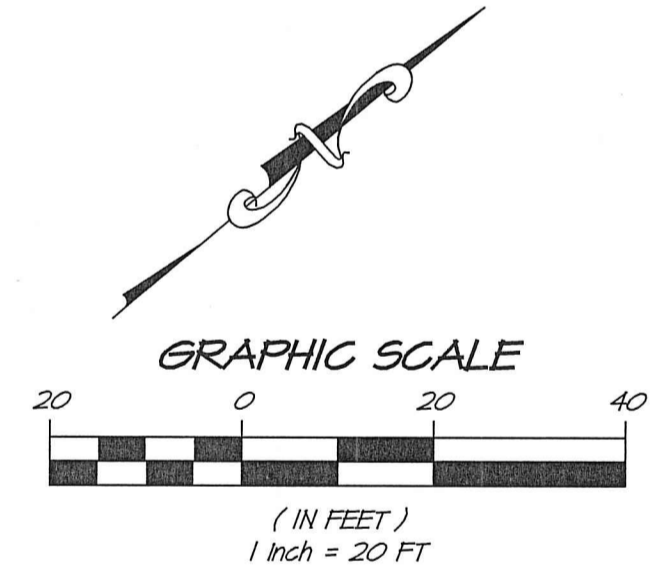
<p>1515 FOURTH STREET NAPA, CALIF. 94959 OFFICE (707) 252-3301 + www.rsacivil.com +</p>	10/15/10 REVISIONS DATE NO. BY APPD														
<p style="font-size: 24px; font-weight: bold;">BRASSWOOD CELLARS COVER SHEET</p> <p style="font-size: 12px;">CALIFORNIA NAPA COUNTY</p>															
<table border="0" style="width: 100%;"> <tr> <td>DATE</td><td>NOV 06, 2018</td></tr> <tr> <td>DRAWN</td><td>DCB/PR</td></tr> <tr> <td>DESIGNED</td><td>DOBLCK</td></tr> <tr> <td>CHECKED</td><td>BNF</td></tr> <tr> <td>JOB NO.</td><td>41180300</td></tr> <tr> <td>SHEET NO.</td><td>UP1</td></tr> <tr> <td colspan="2" style="text-align: center;">1 OF 2 SHEETS</td></tr> </table>		DATE	NOV 06, 2018	DRAWN	DCB/PR	DESIGNED	DOBLCK	CHECKED	BNF	JOB NO.	41180300	SHEET NO.	UP1	1 OF 2 SHEETS	
DATE	NOV 06, 2018														
DRAWN	DCB/PR														
DESIGNED	DOBLCK														
CHECKED	BNF														
JOB NO.	41180300														
SHEET NO.	UP1														
1 OF 2 SHEETS															

LEGEND

-  (E) BUILDING
-  ACCESSIBLE STALLS/TRAFFIC PAVEMENT
-  CONCRETE ROAD CROSSING
-  DECOMPOSED GRANITE PAVING
-  CONCRETE PATH/RAMP
-  AC DRIVE LANES
-  AC PARKING STALLS
-  6" GRAVEL SHOULDER
-  BOARDFORM CONCRETE WALL
-  STONE VENEER WALL

PARKING SUMMARY

DESCRIPTION	QUANTITY
STANDARD	12
ACCESSIBLE	2
FEV	1
COMPACT	9
PARKING TOTALS	24



NO.	DATE	REVISIONS	BY	APPD

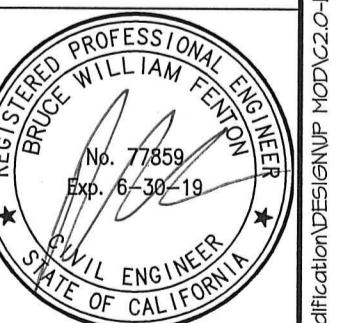
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NAPA, CALIF. 94559
OFFICE (707) 252.3301
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RSA+

RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS + | 1980

BRASSWOOD CELLARS
EXISTING SITE PLAN
CALIFORNIA

NAPA COUNTY



DATE	NOV 08, 2018
DRAWN	DCB/LFN
DESIGNED	DOB/LCK
CHECKED	BHF
JOB NO.	418030.0

SHEET NO.
UP2
2 OF 2 SHEETS