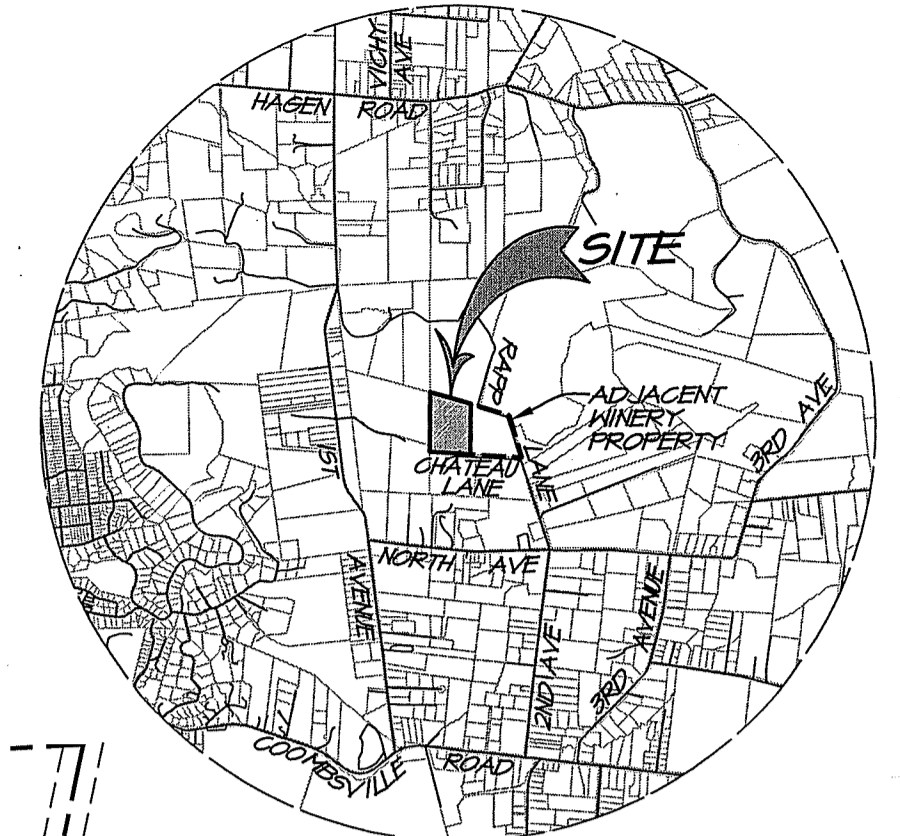
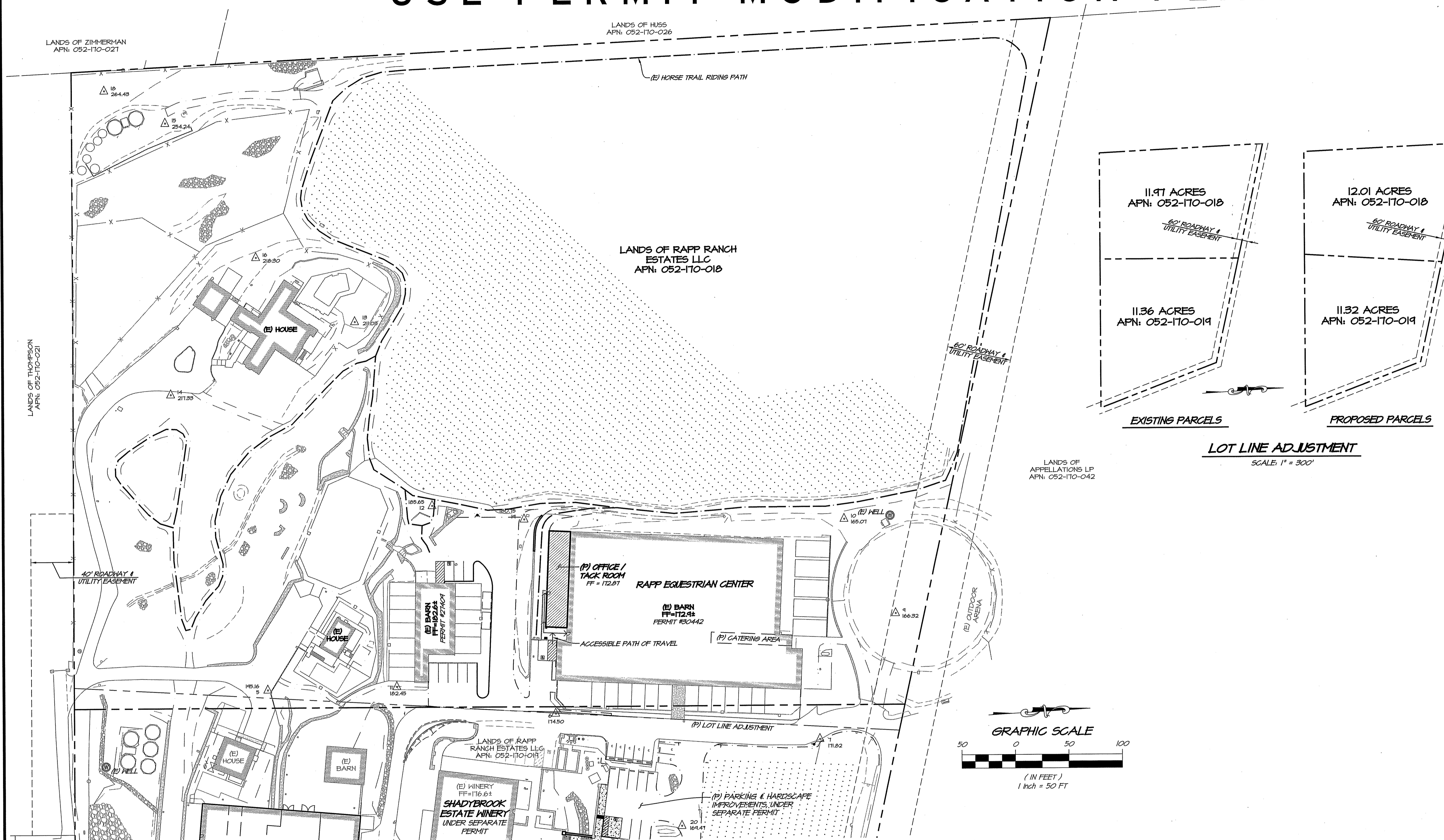


**“B”**

## Proposed Project Plans

# RAPP EQUESTRIAN CENTER USE PERMIT MODIFICATION PLAN



**VICINITY MAP**  
SCALE: 1" = 3000'

**PROJECT INFORMATION**

OWNER: RAPP RANCH ESTATES LLC  
20 CHATEAU LANE  
NAPA, CA 94558

SITE ADDRESS: 100 RAPP LANE  
NAPA, CA 94558

CIVIL ENGINEER: RSA+  
1515 FOURTH STREET  
NAPA, CA 94554

APN: 052-110-018  
PARCEL AREA: 11.91 ACRES

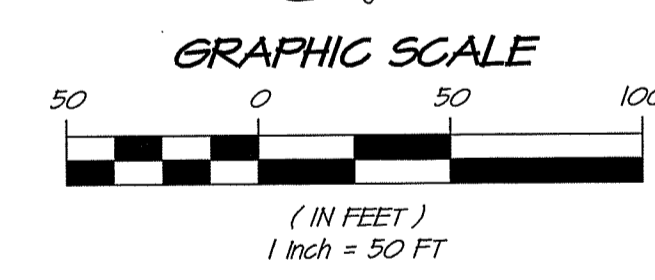
EXISTING USE: RESIDENCE, EQUESTRIAN CENTER, AND VINEYARD

**SURVEY NOTES**

- TOPOGRAPHY BASED ON A FIELD SURVEY PERFORMED BY RSA+ IN MAY 2018, AND A SUPPLEMENTAL SURVEY IN OCTOBER 2018. CONTOURS ARE SHOWN EVERY ONE FOOT (1'), HIGHLIGHTED EVERY FIVE FEET (5').
- HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83) 2011 EPOCH BASED UPON G.P.S. 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 1983 (NAVD83).
- SURROUNDING CONTOURS ARE FROM NAPA COUNTY GIS AND ARE SHOWN FOR REFERENCE ONLY.
- BOUNDARY SHOWN IS RECORD INFORMATION PER BOOK 17 OF SURVEYS AT PAGE 7, N.C.R.
- NO LOCATION DESCRIBED FOR EASEMENT FOR ELECTRICAL FACILITIES GRANTED TO P&E, DOCUMENT 1756 OR 183.
- THE EASEMENTS SHOWN AFFECTING THE PARCELS ARE AS IDENTIFIED IN THE PRELIMINARY TITLE REPORT PROVIDED BY FLAHER TITLE COMPANY AS ORDER NUMBER P-263444 DATED MARCH 28, 2018.

**LOCAL SITE CONTROL**

#	GROUND NORTHING	GROUND EASTING	ELEVATION
1	1874691.68	6490811.13	161.86'
2	1874000.42	6491104.73	144.68'
3	1874061.30	6490435.11	212.50'
4	1874335.86	6490509.72	174.82'
5	1874253.40	6490260.15	195.16'
6	1874520.55	6490299.43	174.50'
7	1874165.44	6490399.82	171.82'



**SITE PLAN**  
SCALE: 1" = 50'

**ABBREVIATIONS**

BOP	BOTTOM OF PIPE	MH	MANHOLE
CL	CENTERLINE	OC	ON CENTER
CO	CLEANOUT	OR	OFFICIAL RECORD
DW	DOMESTIC WATER	P.A.E.	PUBLIC ACCESS EASEMENT
EP	EDGE OF PAVEMENT	P.U.E.	PUBLIC UTILITY EASEMENT
EV	ELECTRIC VEHICLE	PL	PROPERTY LINE
EX / (E)	EXISTING	(P)	PROPOSED NEW WORK
FD	FOUND	FW	PROCESS WATER
FF	FINISH FLOOR	FWN	PROCESS WASTE WATER
FG	FINISH GRADE	R	RADIUS
FH	FIRE HYDRANT	RPBP	REDUCED PRESSURE BACKFLOW PREVENTER
FL	FLOW LINE	ROW	RIGHT OF WAY
FW	FIRE WATER	RW	RECYCLED WATER
GB	GRADE BREAK	S	SLOPE (FEET/FOOT)
HP	HIGH POINT	S.A.D.	SEE ARCHITECTS DRAWINGS
HHL	HIGH WATER LEVEL	SD	STORM DRAIN
INV	INVERT	SDCO	STORM DRAIN CLEANOUT
IP	IRON PIPE	SS	SANITARY SEWER
IW	IRRIGATION WATER	SSCO	SANITARY SEWER CLEANOUT
LF	LINEAL FEET/FOOT	SSFM	SANITARY SEWER FORCE MAIN
LLA	LOT LINE ADJUSTMENT	STA	STATION
LP	LOW POINT	TOP	TOP OF PIPE
		WM	WATER METER

**EXISTING**

---	FLOW LINE
-X-	FENCE
---	TOE OF BANK
---	TOP OF BANK
SD	STORM DRAIN PIPE
OH	OVERHEAD UTILITY LINES
SS	SANITARY SEWER LINE
---	WATER MAIN
---	GRADEBREAK
---	EDGE OF GRAVEL ROAD
---	BUILDING OVERHEAD / SECOND STORY

**SYMBOL LEGEND**

EXISTING	PROPOSED
⊗	DS
⊙	TRUNCATED DOME
TREE	TOP / TOE DAYLIGHT
○	FLUSH CURB
—	VERTICAL CURB
—	EDGE OF GRAVEL ROAD
○	GATE VALVE
SSCO	DOMESTIC WATER
△	FIRE WATER
▽	FIRE HYDRANT

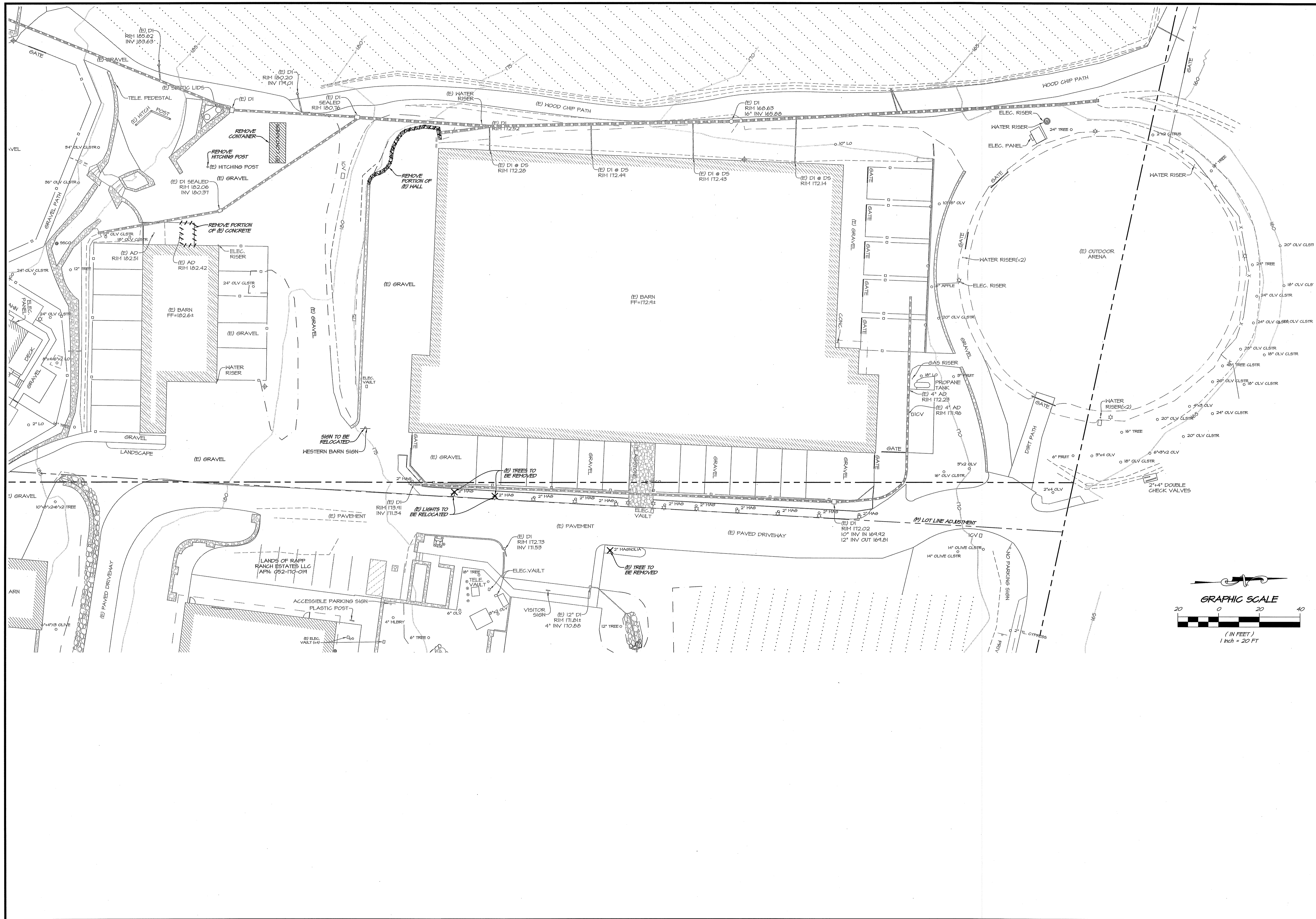


APPROVED	DATE	NOV. 13, 2019
DRAWN	JFH	
DESIGNED	JCK	
CHECKED	BNF	
JOB NO.	4118025.0	
SHEET NO.	C1.0	
1 OF 9 SHEETS		

**RAPP EQUESTRIAN CENTER COVER SHEET**  
NAPA COUNTY CALIFORNIA

1515 FOURTH STREET  
NAPA, CALIF. 94559  
OFFICE (707) 253-3301  
WWW.RSACIVIL.COM

**RSACIVIL**  
RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS + [1580]

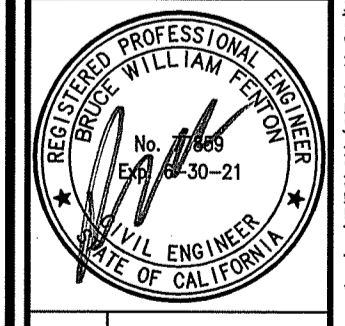


NO.	DATE	REVISIONS	BY	APPD
0	10/28/20	FIRST SUBMITTAL	JFN	JCK
1	02/11/21	RESPONSE TO COMMENTS	JFN	JCK
2	02/22/21	RESPONSE TO COMMENTS	JFN	JCK
3	11/19/21	RESPONSE TO COMMENTS	JFN	JCK

**RSA+**  
 1515 FOURTH STREET  
 NAPA, CALIF. 94959  
 OFFICE 707.252.3301  
 + www.rsainc.com +

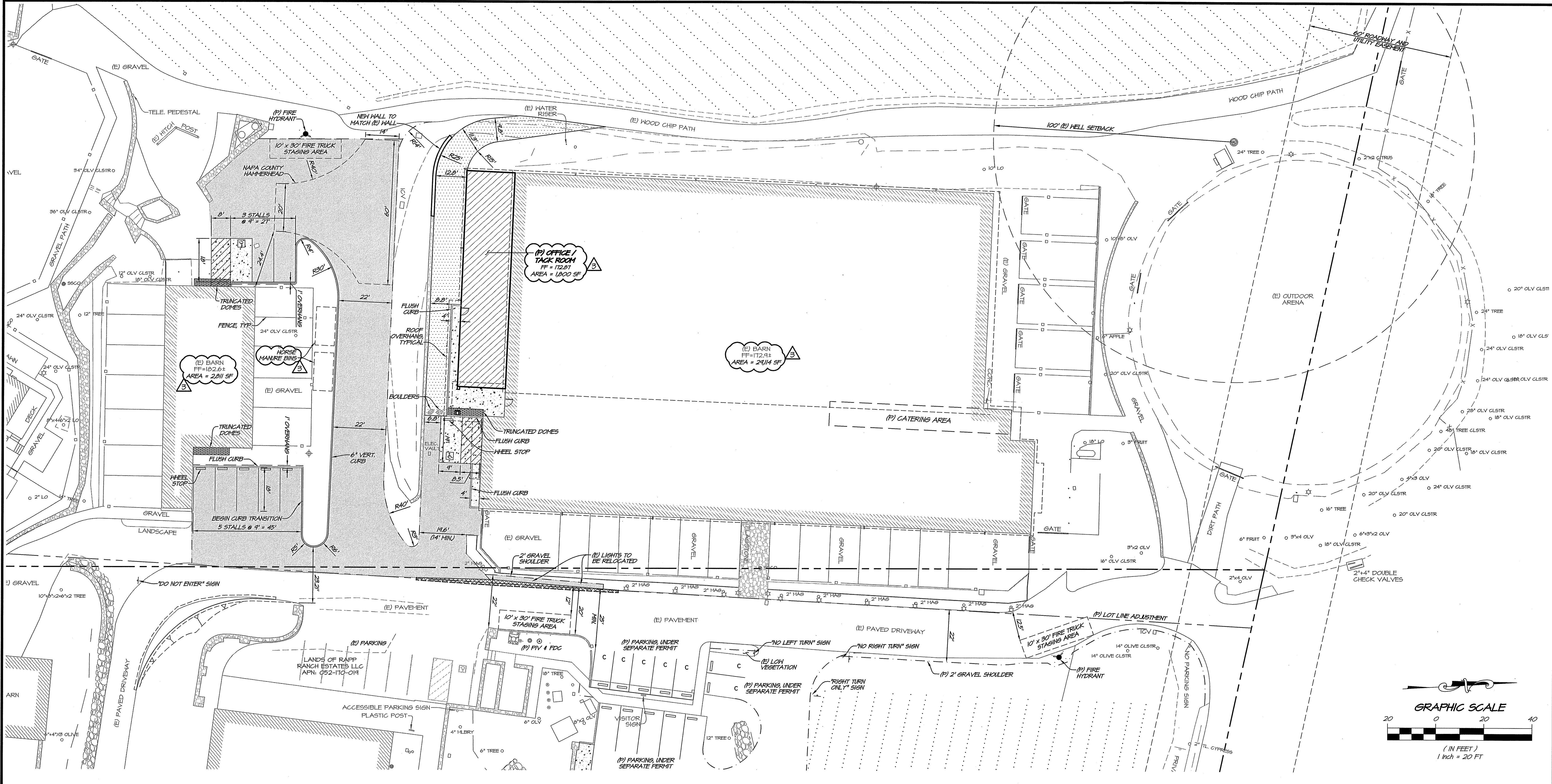
RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS + 1980

**RAPP EQUESTRIAN CENTER  
 DEMOLITION PLAN**  
 CALIFORNIA  
 NAPA COUNTY



DATE	NOV. 19, 2019
DRAWN	JFN
DESIGNED	JCK
CHECKED	BWF
JOB NO.	41180250
SHEET NO.	<b>C2.0</b>
	2 OF 9 SHEETS

R:\2019\41180250\0\_Altman\_Rapp\_Equestrian\_Center\DESIGN\3DVIEW\3DVIEW\41180250-DEMOLITION.dwg 11/19/2019 2:40:08PM J. Napp COPYRIGHT RSA+



**PARKING SUMMARY**

STANDARD	7
ADA	2
TOTAL	9

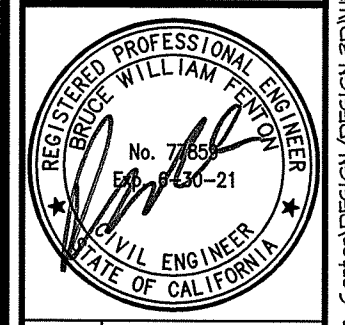
**HATCH LEGEND**

[Hatched Pattern]	GRAVEL
[Dotted Pattern]	CONCRETE
[Cross-hatched Pattern]	WOOD CHIP PATH
[Diagonal Line Pattern]	AC PAVEMENT - MINIMUM 2" AC OVER 5" AB

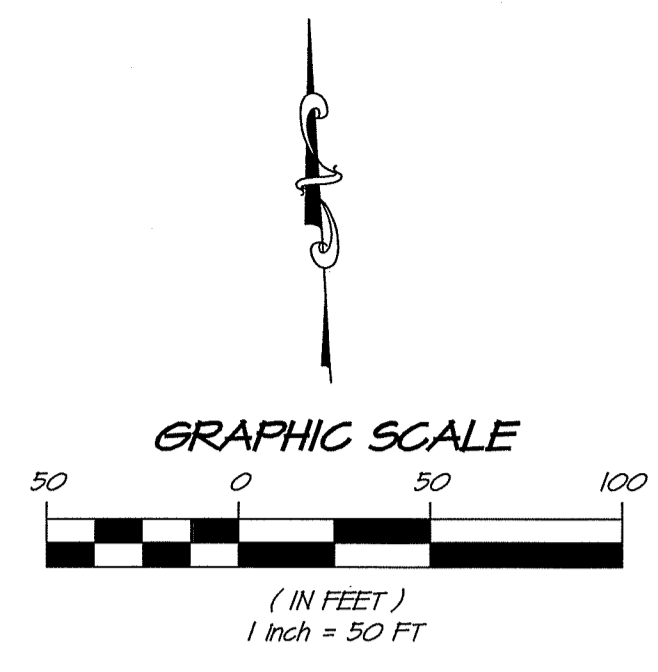
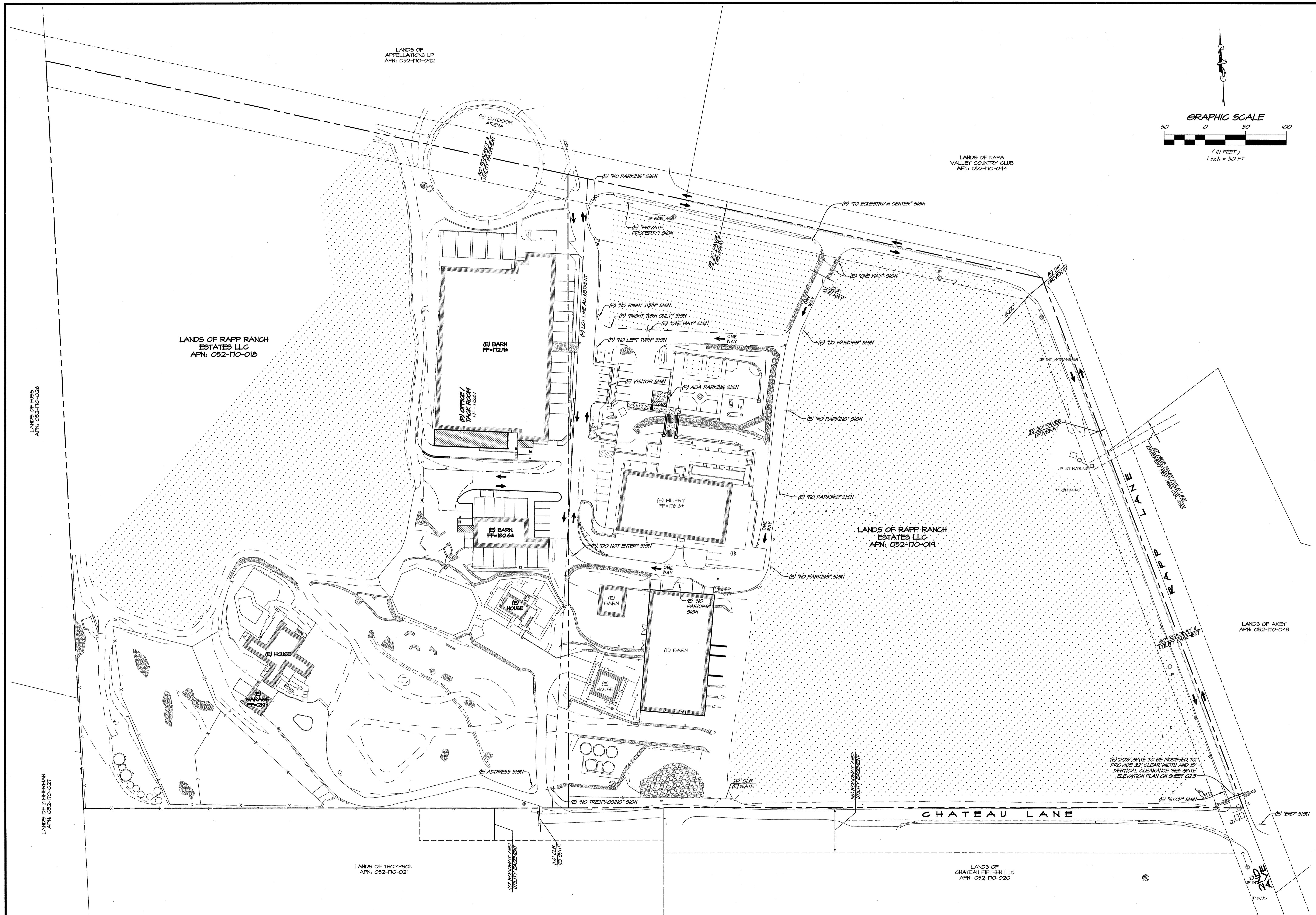
NO.	DATE	REVISIONS
1	10/28/18	FIRST SUBMITTAL
2	03/01/19	RESPONSE TO COMMENTS
3	08/21/19	RESPONSE TO COMMENTS
4	11/19/19	RESPONSE TO COMMENTS

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 RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS + I [580]  
 1515 FOURTH STREET  
 NAPA, CALIF. 94959  
 OFFICE 707.252.3301  
 + www.rsa.com

**RAPPE EQUESTRIAN CENTER  
 LAYOUT PLAN  
 NAPA COUNTY  
 CALIFORNIA**



DATE	NOV. 19, 2019
DRAWN	JFH
DESIGNED	JCK
CHECKED	BWF
JOB NO.	4118025.0
SHEET NO.	C2.1
	3 OF 9 SHEETS

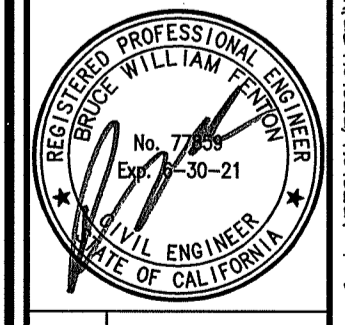


NO.	DATE	REVISIONS	BY	APPD
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1	03/14/19	RESPONSE TO COMMENTS	JFN	JCK
2	08/21/19	RESPONSE TO COMMENTS	DDB	JCK
3	11/19/19	RESPONSE TO COMMENTS	JFN	JCK

**RSA+**  
 1515 FOURTH STREET  
 NAPA, CALIF. 94959  
 OFFICE 707.252.3301  
 + www.rsa-inc.com +

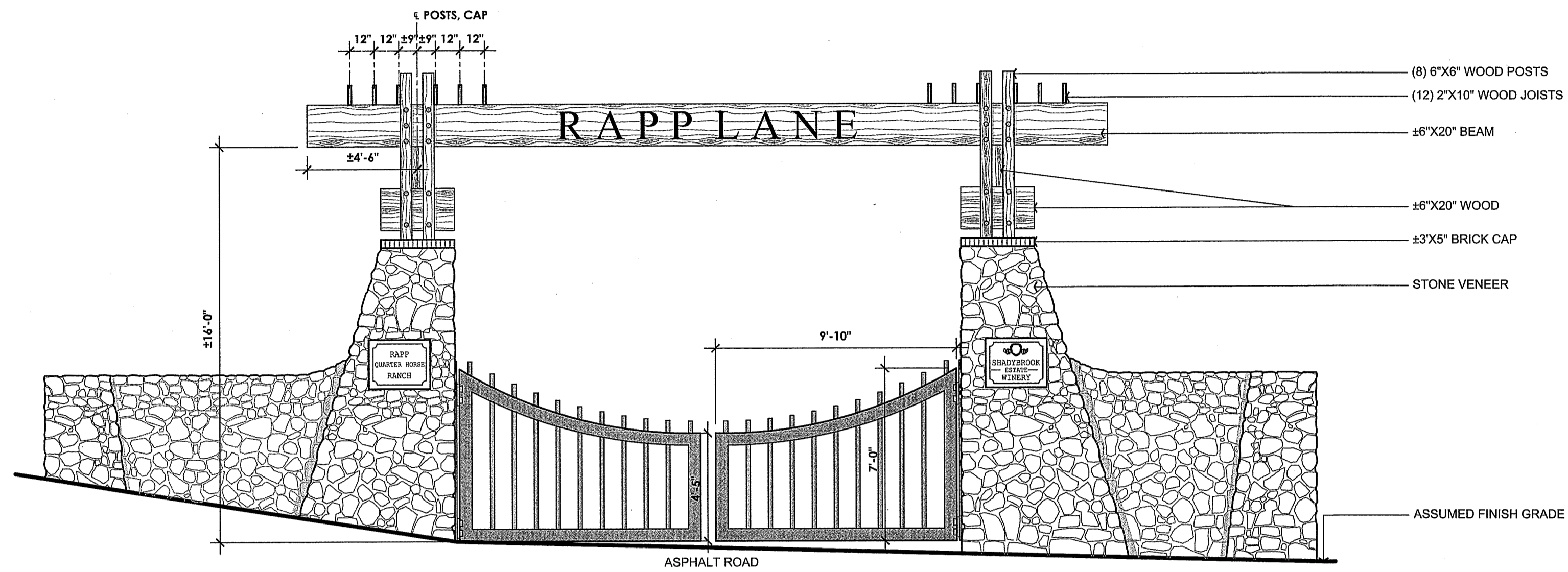
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**RAPP EQUESTRIAN CENTER  
 PARCELS INGRESS & EGRESS**  
 CALIFORNIA  
 NAPA COUNTY

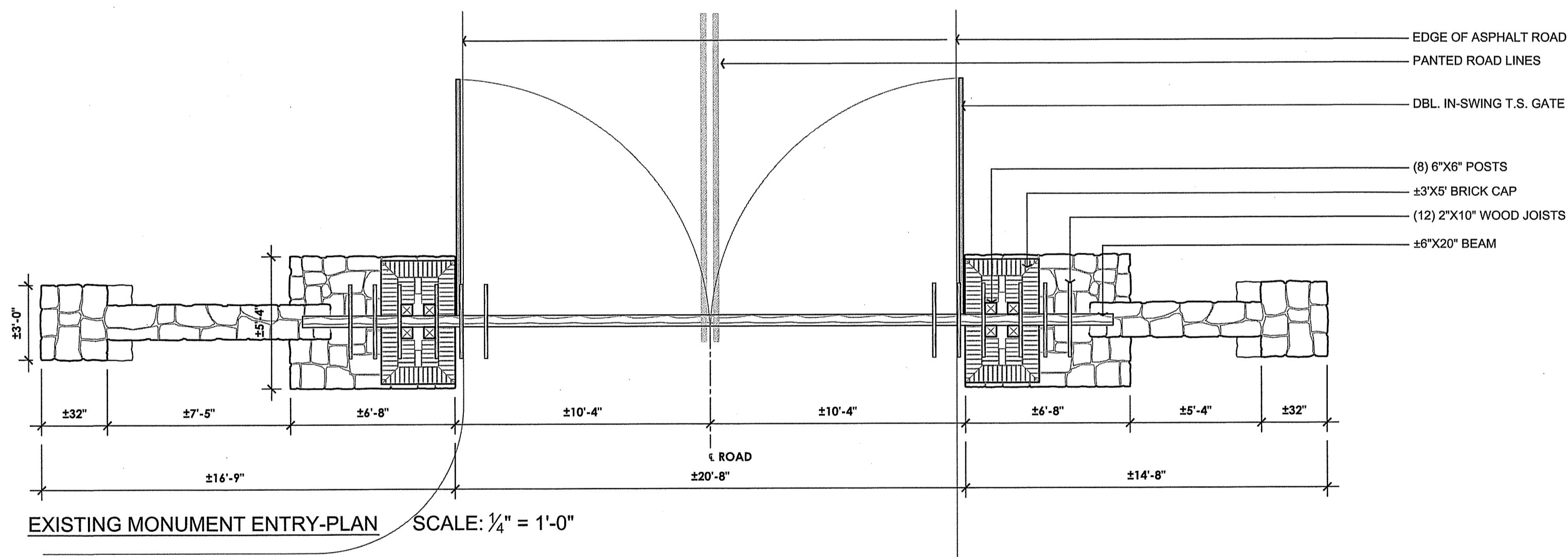


DATE	NOV. 14, 2019
DRAWN	JFN
DESIGNED	JCK
CHECKED	BNF
JOB NO.	4180250

SHEET NO.  
**C2.2**  
 4 OF 9 SHEETS



EXISTING MONUMENT ENTRY-ELEVATION SCALE: 1/4" = 1'-0"



EXISTING MONUMENT ENTRY-PLAN SCALE: 1/4" = 1'-0"

**NOTES:**

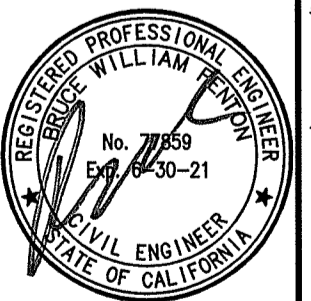
- GATE ELEVATION AND PLAN PROVIDED BY OWNER.
- EXISTING 20'6" GATE TO BE MODIFIED TO PROVIDE 22' CLEAR WIDTH AND 15' VERTICAL CLEARANCE. SEE GATE LOCATION ON SHEET C2.2.

NO.	DATE	REVISIONS	BY	APPD
0	10/18/19	FIRST SUBMITTAL	JFH	JCK
1	02/11/24	RESPONSE TO COMMENTS	JFH	JCK
2	02/21/24	RESPONSE TO COMMENTS	JFH	JCK
3	11/19/24	RESPONSE TO COMMENTS	JFH	JCK

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

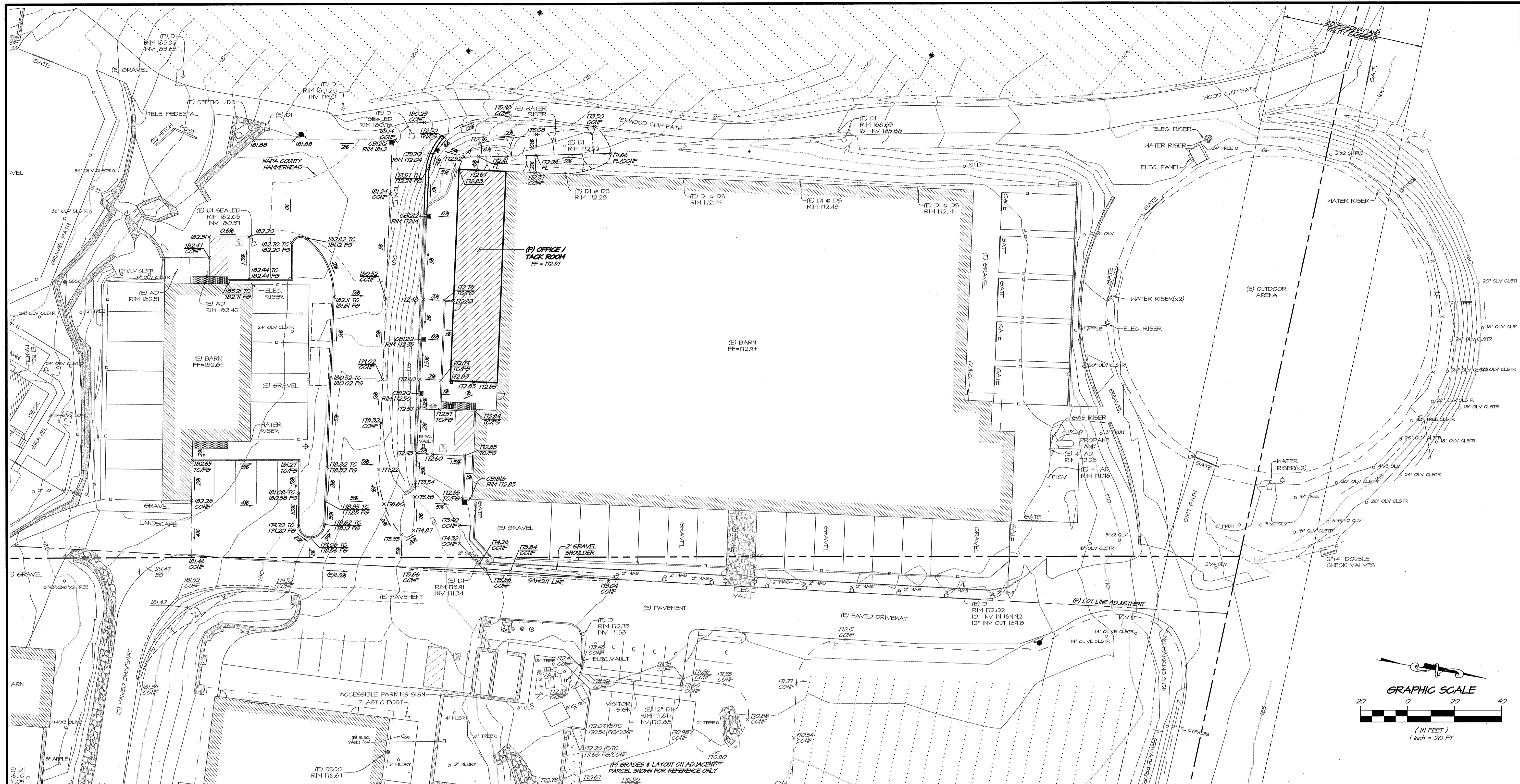
RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS + 1980

**RAPP EQUESTRIAN CENTER**  
**GATE ELEVATION PLAN**  
CALIFORNIA  
NAPA COUNTY



DATE	NOV. 14, 2014
DRAWN	JFH
DESIGNED	JCK
CHECKED	BY: JFH
JOB NO.	11100250

SHEET NO.  
**C2.3**  
5 OF 9 SHEETS



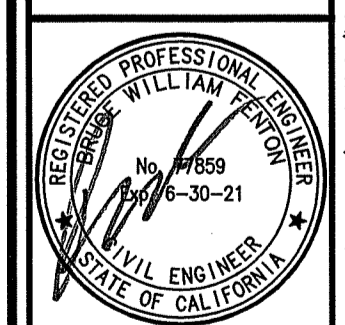
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1	02/11/19	RESPONSE TO COMMENTS	JFH	JCK
2	02/11/19	RESPONSE TO COMMENTS	JFH	JCK
3	11/14/19	RESPONSE TO COMMENTS	JFH	JCK

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 1515 FOURTH STREET  
 NAPA, CALIF. 94959  
 OFFICE 707.252.3301  
 + www.rsacivil.com +

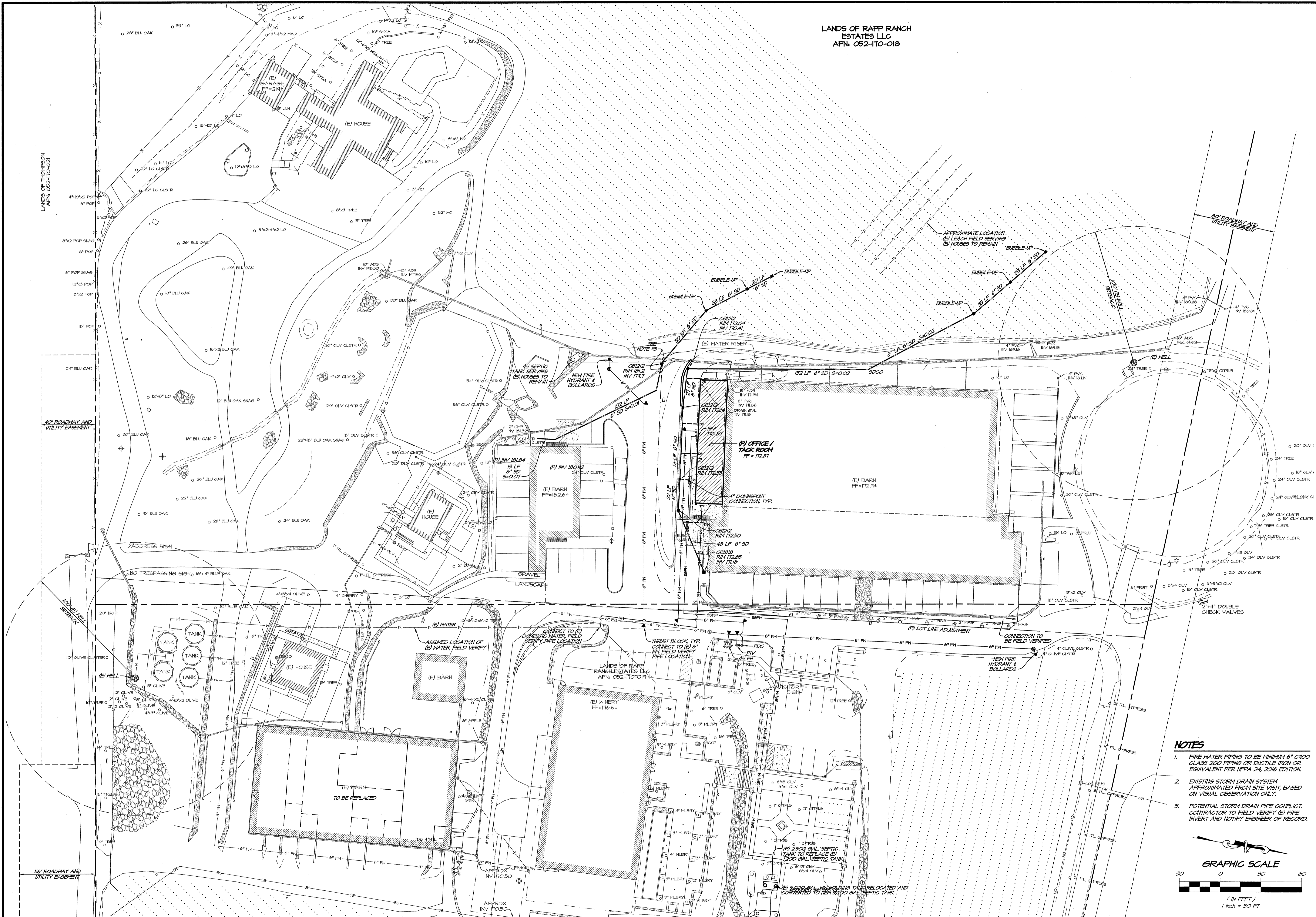
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**RAPP EQUESTRIAN CENTER  
 GRADING PLAN**  
 CALIFORNIA  
 NAPA COUNTY

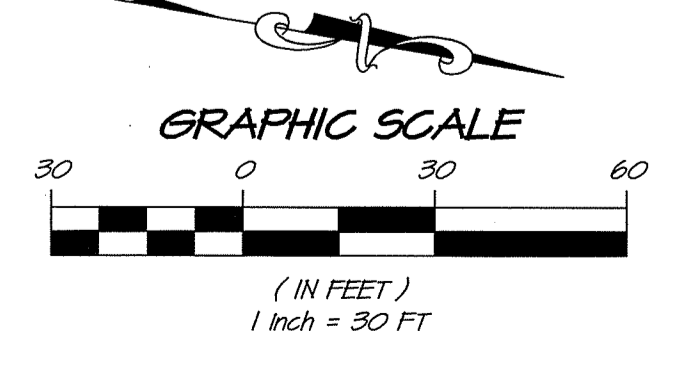
DATE	NOV. 14, 2019
DRAWN	JFH
DESIGNED	JCK
CHECKED	BNF
JOB NO.	4110250
SHEET NO.	C3.0
6 OF 9 SHEETS	



LANDS OF RAPP RANCH  
ESTATES LLC  
APN: 052-170-018



- NOTES**
1. FIRE WATER PIPING TO BE MINIMUM 6" CLASS 200 PIPING OR DUCTILE IRON OR EQUIVALENT PER NFPA 24, 2016 EDITION.
  2. EXISTING STORM DRAIN SYSTEM APPROXIMATED FROM SITE VISIT, BASED ON VISUAL OBSERVATION ONLY.
  3. POTENTIAL STORM DRAIN PIPE CONFLICT. CONTRACTOR TO FIELD VERIFY (E) PIPE INVERT AND NOTIFY ENGINEER OF RECORD.

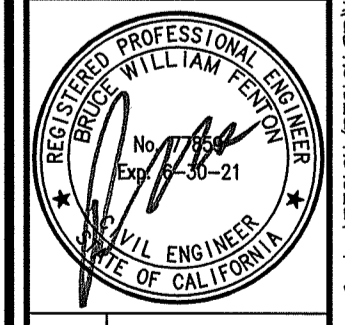


NO.	DATE	REVISIONS	BY	APPD
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2	02/21/19	RESPONSE TO COMMENTS	DCB	JCK
3	11/09/19	RESPONSE TO COMMENTS	JFH	JCK

**RSA+**  
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NAPA, CALIF. 94959  
OFFICE (707) 252-3301  
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**RAPP EQUESTRIAN CENTER  
UTILITY PLAN**  
NAPA COUNTY  
CALIFORNIA



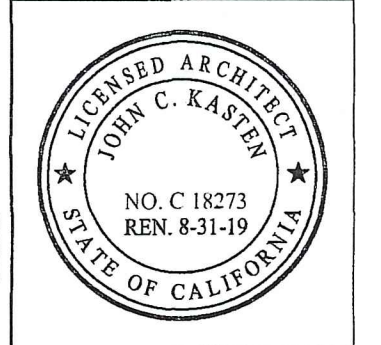
DATE	NOV. 14, 2019
DRAWN	JFH
DESIGNED	JCK
CHECKED	BNF
JOB NO.	4118025.0
SHEET NO.	<b>C4.0</b>
	7 OF 9 SHEETS



REVISIONS	BY

**KASTEN DESIGN INC.**  
 (707) 224-9333  
 kastendesign.net  
 ARCHITECTURE  
 PLANNING  
 ILLUSTRATION  
 575 LINCOLN AVE. STE. 308  
 NAPA, CALIFORNIA 94558

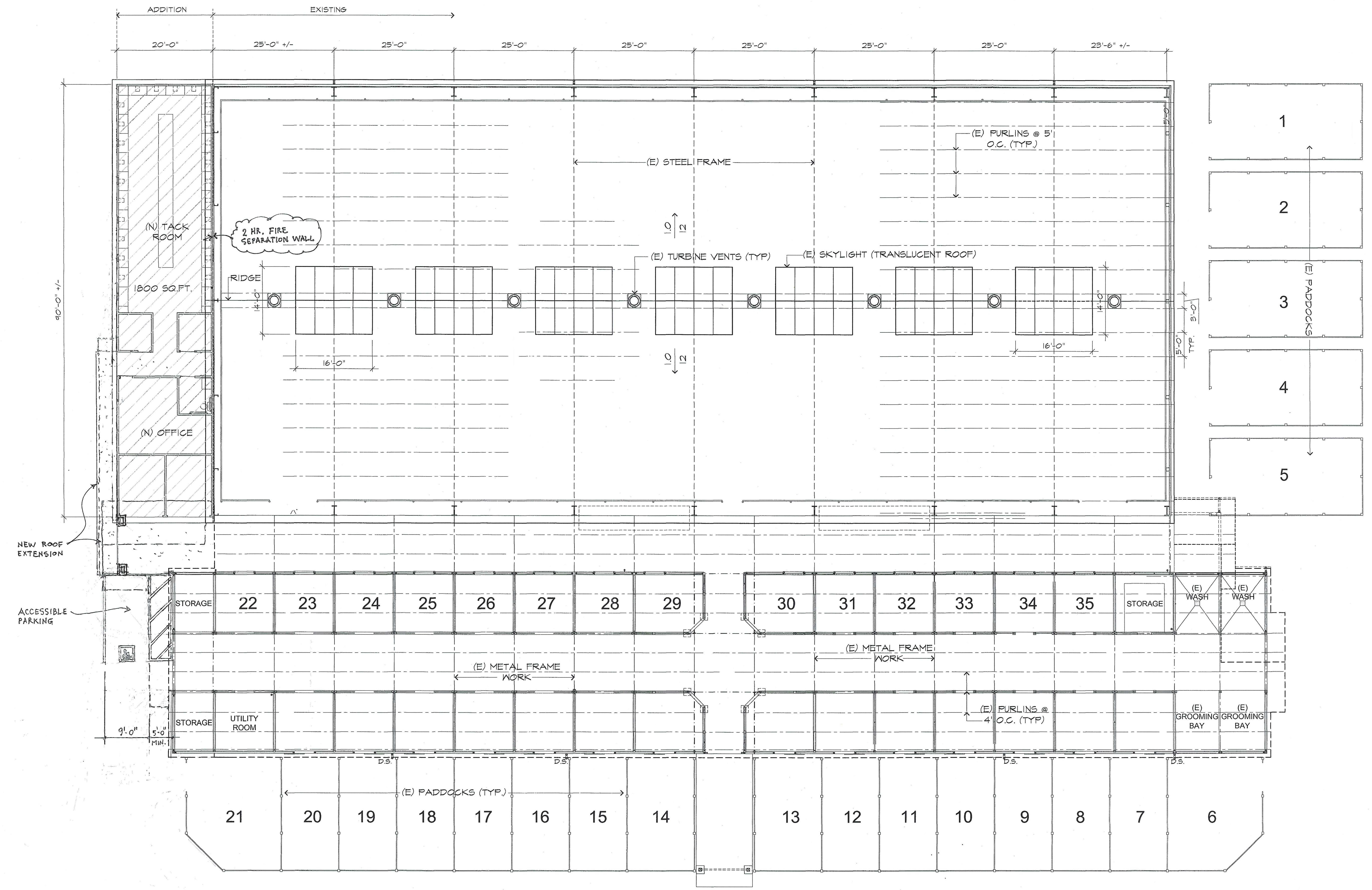
**RAPP EQUESTRIAN CENTER**  
 100 RAPP LANE NAPA CA 94558



Sheet Title  
**ROOF PLAN**

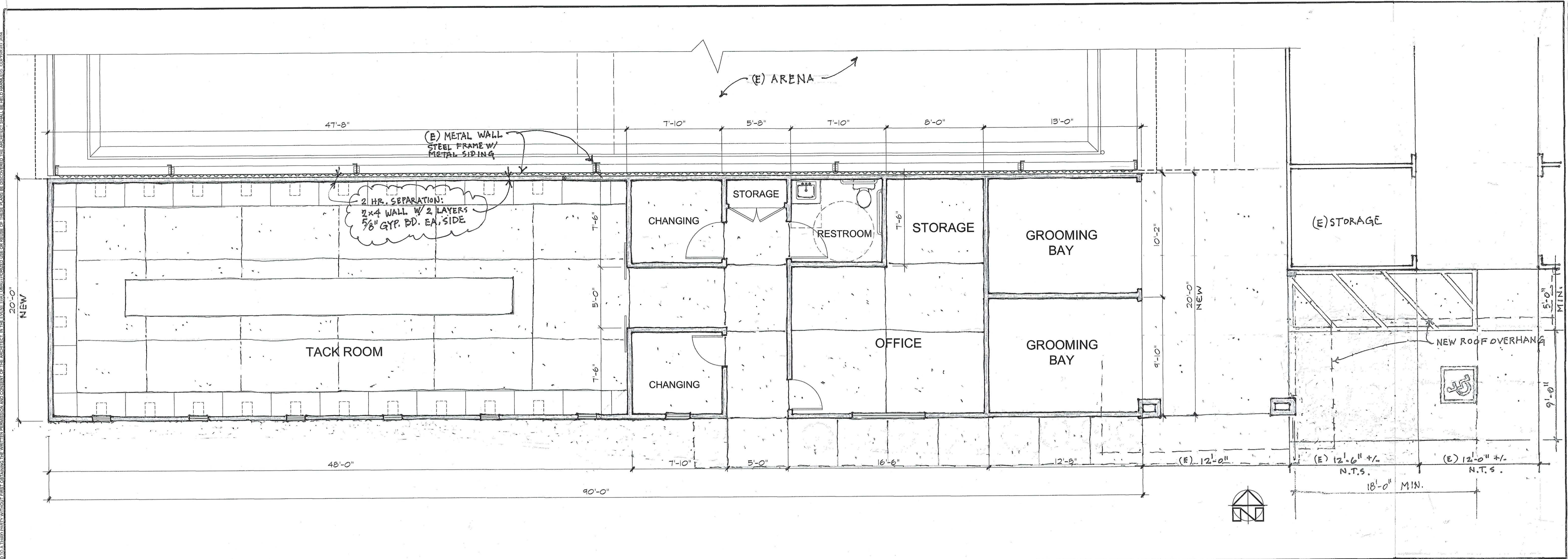
Date: JAN-26-2018  
 Scale: AS NOTED  
 Drawn: Fernando Suarez  
 Checked: JK  
 Sheet

**A-2**



ENGLISH BARN-EQUESTRIAN ARENA / STABLE WITH OFFICE TACK ROOM ADDITION

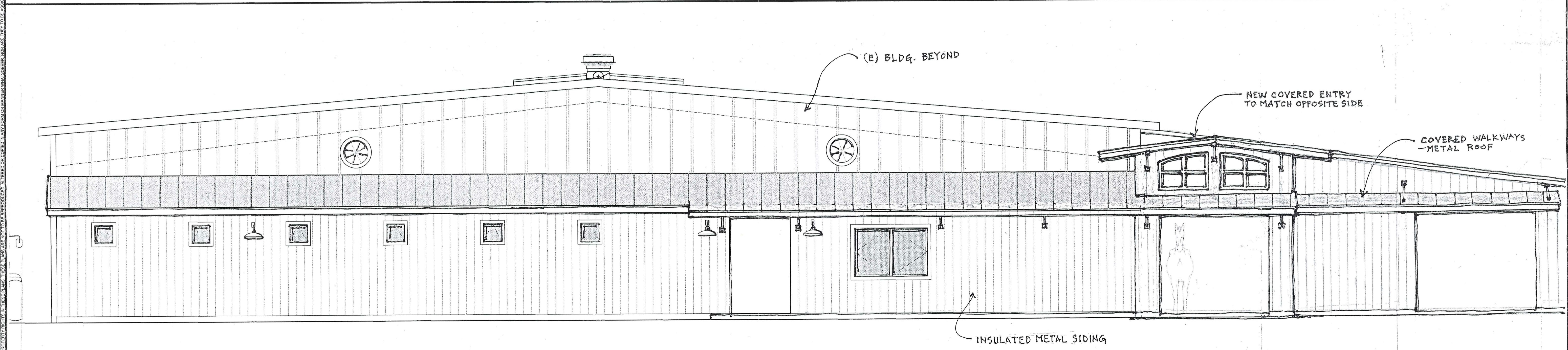
1"=10'



ENGLISH BARN - NEW OFFICE & TACKROOM ADDITION FLOOR PLAN

1/4" = 1'-0"

1



ENGLISH BARN - NEW OFFICE & TACKROOM ELEVATION

1/4" = 1'-0"

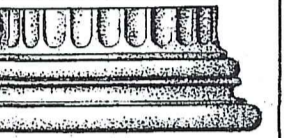
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REVISIONS BY



KASTEN DESIGN  
INC

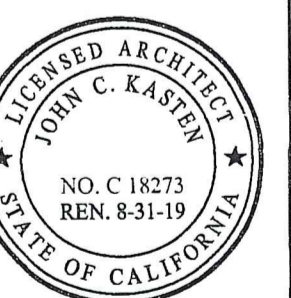
(707) 224-9333  
kastendesign.net



ARCHITECTURE  
PLANNING  
ILLUSTRATION

375 LINCOLN AVE. STE. 305  
NAPA, CALIFORNIA 94558

RAPP EQUESTRIAN CENTER  
100 RAPP LANE NAPA CA 94558



Sheet Title  
OFFICE &  
TACK ROOM  
ADDITION

Date: JAN-26-2018

Scale: AS NOTED

Drawn: Fernando Suarez

Checked: JK

Sheet

A-3