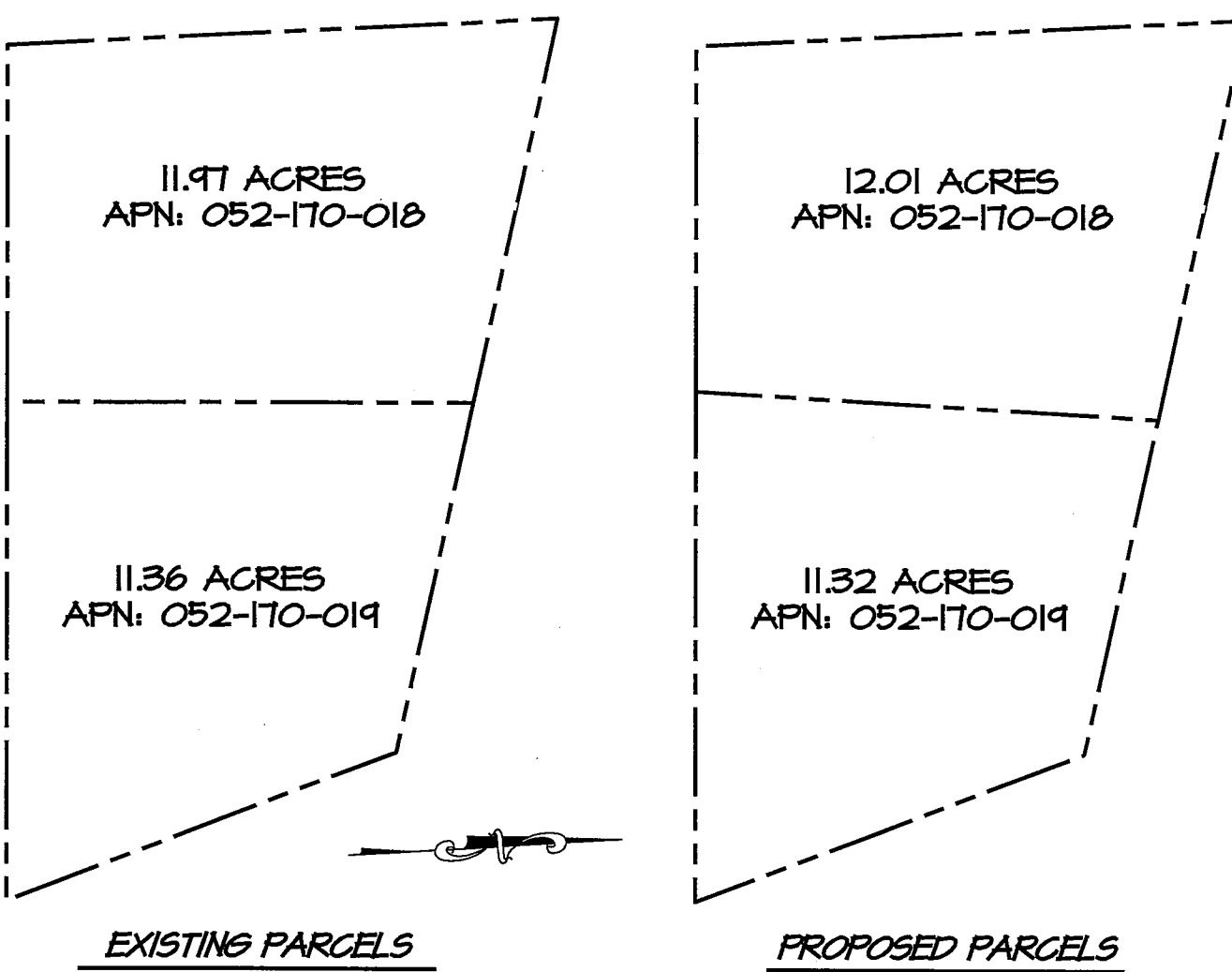
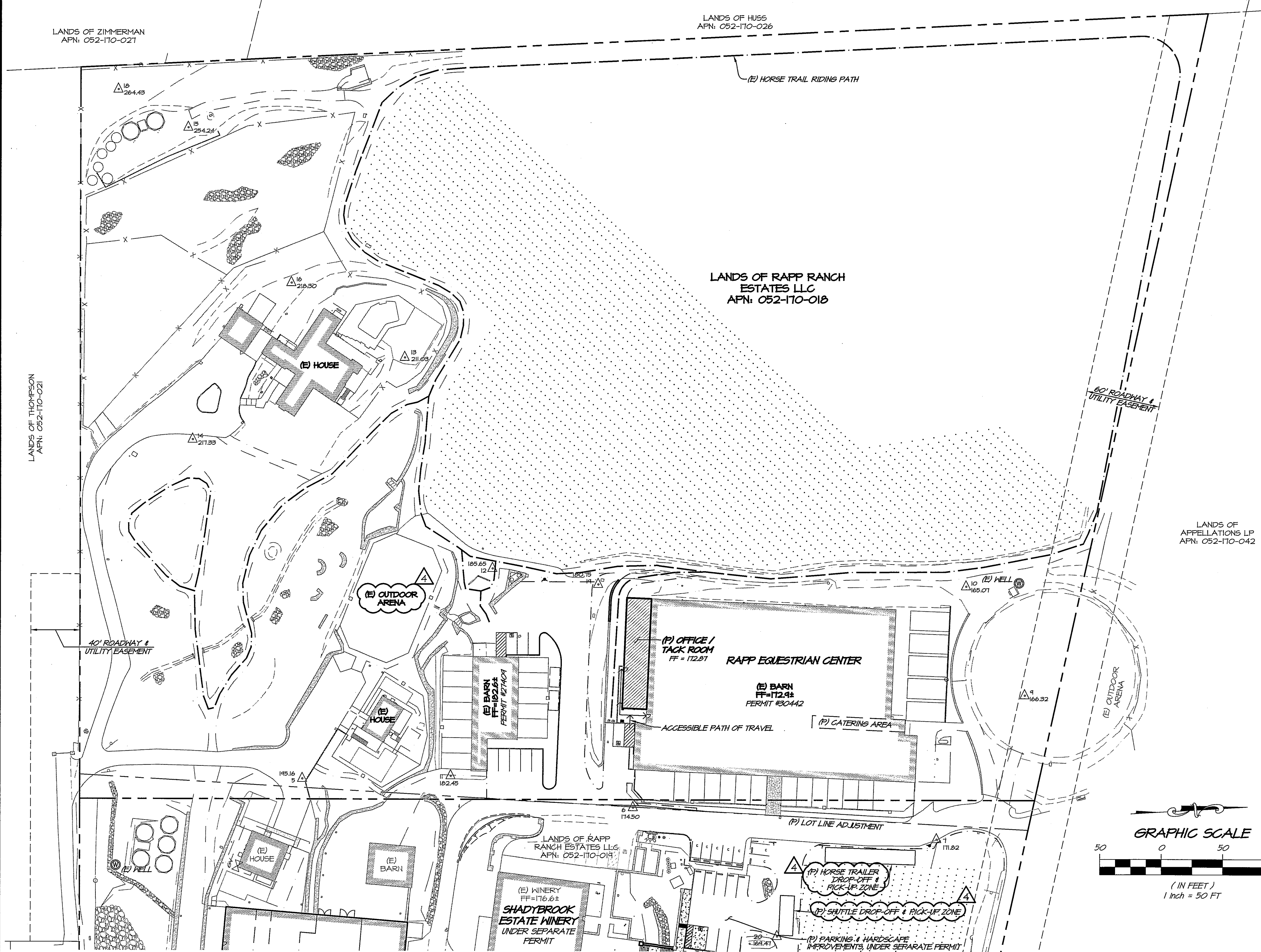


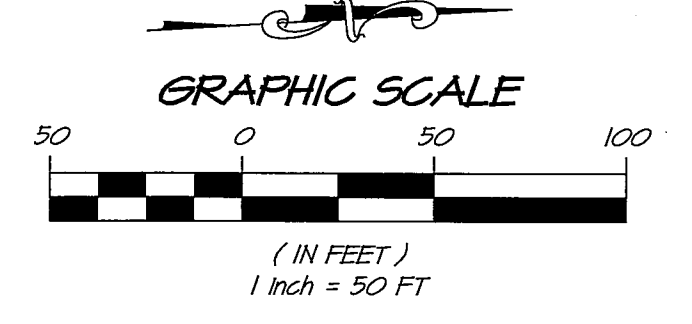
“E”

## Revised Proposed Project Plans

# RAPP EQUESTRIAN CENTER USE PERMIT MODIFICATION PLAN



**LOT LINE ADJUSTMENT**  
SCALE: 1" = 300'



**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: 052-170-018  
PARCEL AREA: 11.97 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 1988 (NAVD88).
  - 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 PG&E, DOCUMENT 1156 OR 183.
  - THE EASEMENTS SHOWN AFFECTING THE PARCELS ARE AS IDENTIFIED IN THE PRELIMINARY TITLE REPORT PROVIDED BY PLACER TITLE COMPANY AS ORDER NUMBER P-263444 DATED MARCH 28, 2018.

**LOCAL SITE CONTROL**

#	GROUND NORTHING	GROUND EASTING	ELEVATION
1	1874697.68	6490871.13	161.86'
2	1874000.42	6491104.73	144.68'
3	1874061.30	6490435.17	212.50'
4	1874335.86	6490509.12	174.82'
5	1874253.40	6490260.15	195.16'
6	1874520.55	6490299.43	174.50'
7	1874765.44	6490339.82	171.82'

**ABBREVIATIONS**

BOP	BOTTOM OF PIPE	MH	MANHOLE
CL	CENTERLINE	OC	ON CENTER
CO	CLEANOUT	OR	OFFICIAL RECORD
DN	DOMESTIC WATER	P.A.E.	PUBLIC ACCESS EASEMENT
EP	EDGE OF PAVEMENT	P.U.E.	PUBLIC UTILITY EASEMENT
EV	ELECTRIC VEHICLE	EL	PROPERTY LINE
EX / (E)	EXISTING	(P)	PROPOSED NEW WORK
FD	FOUND	PH	PROCESS WATER
FF	FINISH FLOOR	PHW	PROCESS WASTE WATER
FG	FINISH GRADE	R	RADIUS
FH	FIRE HYDRANT	RFBP	REDUCED PRESSURE BACKFLOW PREVENTER
FL	FLOW LINE	ROM	RIGHT OF WAY
FW	FIRE WATER	RW	RECYCLED WATER
GB	GRADE BREAK	S	SLOPE (FEET/FOOT)
HP	HIGH POINT	S.A.D.	SEE ARCHITECT'S 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

**SYMBOL LEGEND**

EXISTING		EXISTING		PROPOSED	
---	FLOW LINE	⊗	FIRE HYDRANT	DS	DOWNSPROUT
-X-	FENCE	⊙	SS MANHOLE	▧	TRUNCATED DOMES
---	TOE OF BANK	TREE	TREE (AS NOTED)	▧	TOP / TOE DAYLIGHT
---	TOP OF BANK	---	GUY WIRE	---	FLUSH CURB
SD	STORM DRAIN PIPE	⊗	WELL	---	VERTICAL CURB
OH	OVERHEAD UTILITY LINES	ICV	IRRIGATION CONTROL VALVE	---	EDGE OF GRAVEL ROAD
SS	SANITARY SEWER LINE	U	UTILITY POLE	⊕	GATE VALVE
---	WATER MAIN	SSCO	SEWER CLEANOUT	DN	DOMESTIC WATER
---	GRADEBREAK	⊙	SURVEY CONTROL STATION	FW	FIRE WATER
---	EDGE OF GRAVEL ROAD	---	SIGN	⊙	FIRE HYDRANT
---	BUILDING OVERHEAD / SECOND STORY				



**SHEET INDEX**

C1.0	COVER SHEET
C2.0	DEMOLITION PLAN
C2.1	LAYOUT PLAN
C2.2	PARCELS INGRESS & EGRESS
C2.3	GATE ELEVATION PLAN
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
A-2	ROOF PLAN
A-3	FLOOR PLAN & ELEVATION

**RSA+**  
1515 FOURTH STREET  
NAPA, CALIF. 94559  
OFFICE (707) 252-3301  
WWW.RSAINC.COM

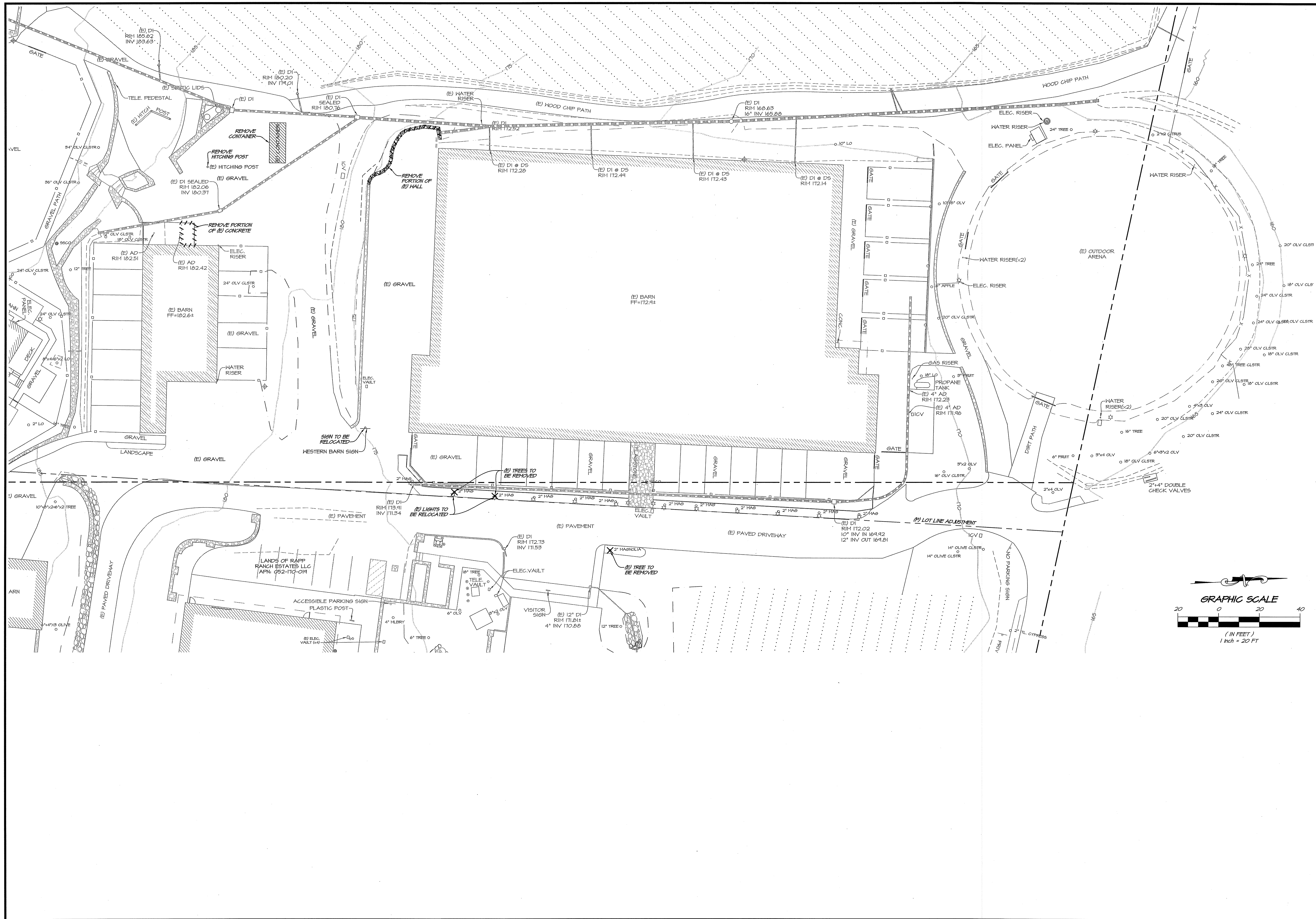
**RAPP EQUESTRIAN CENTER  
COVER SHEET**  
NAPA COUNTY  
CALIFORNIA

DATE: DEC. 13, 2019  
DRAWN: JFM  
DESIGNED: JCR  
CHECKED: BWF  
JOB NO.: 418025.0  
SHEET NO.: **C1.0**  
1 OF 9 SHEETS

REVISIONS  
NO. DATE BY  
0 10/18/18 FIRST SUBMITTAL  
1 02/11/19 RESPONSE TO COMMENTS  
2 08/21/19 RESPONSE TO COMMENTS  
3 11/01/19 RESPONSE TO COMMENTS  
4 12/13/19 COVER SHEET REVISION

REGISTERED PROFESSIONAL ENGINEER  
CIVIL ENGINEER  
STATE OF CALIFORNIA  
No. 77828  
Exp. 12/31/2024

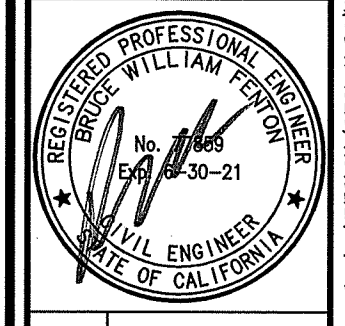




NO.	DATE	REVISIONS	BY	APPD
0	10/18/20	FIRST SUBMITTAL	JFN	JCK
1	02/11/21	RESPONSE TO COMMENTS	JFN	JCK
2	02/21/21	RESPONSE TO COMMENTS	JFN	JCK
3	11/19/21	RESPONSE TO COMMENTS	JFN	JCK

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 NAPA, CALIF. 94959  
 OFFICE 707.252.3301  
 + www.rsainc.com +  
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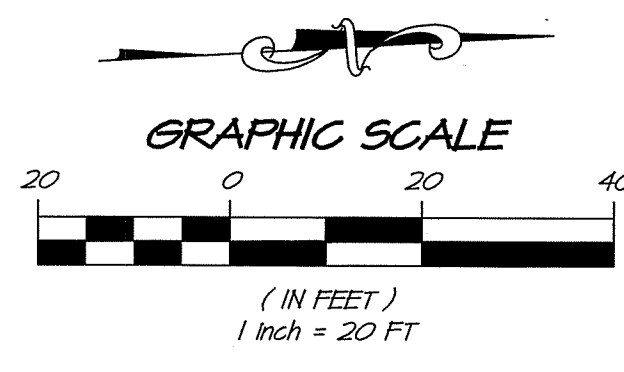
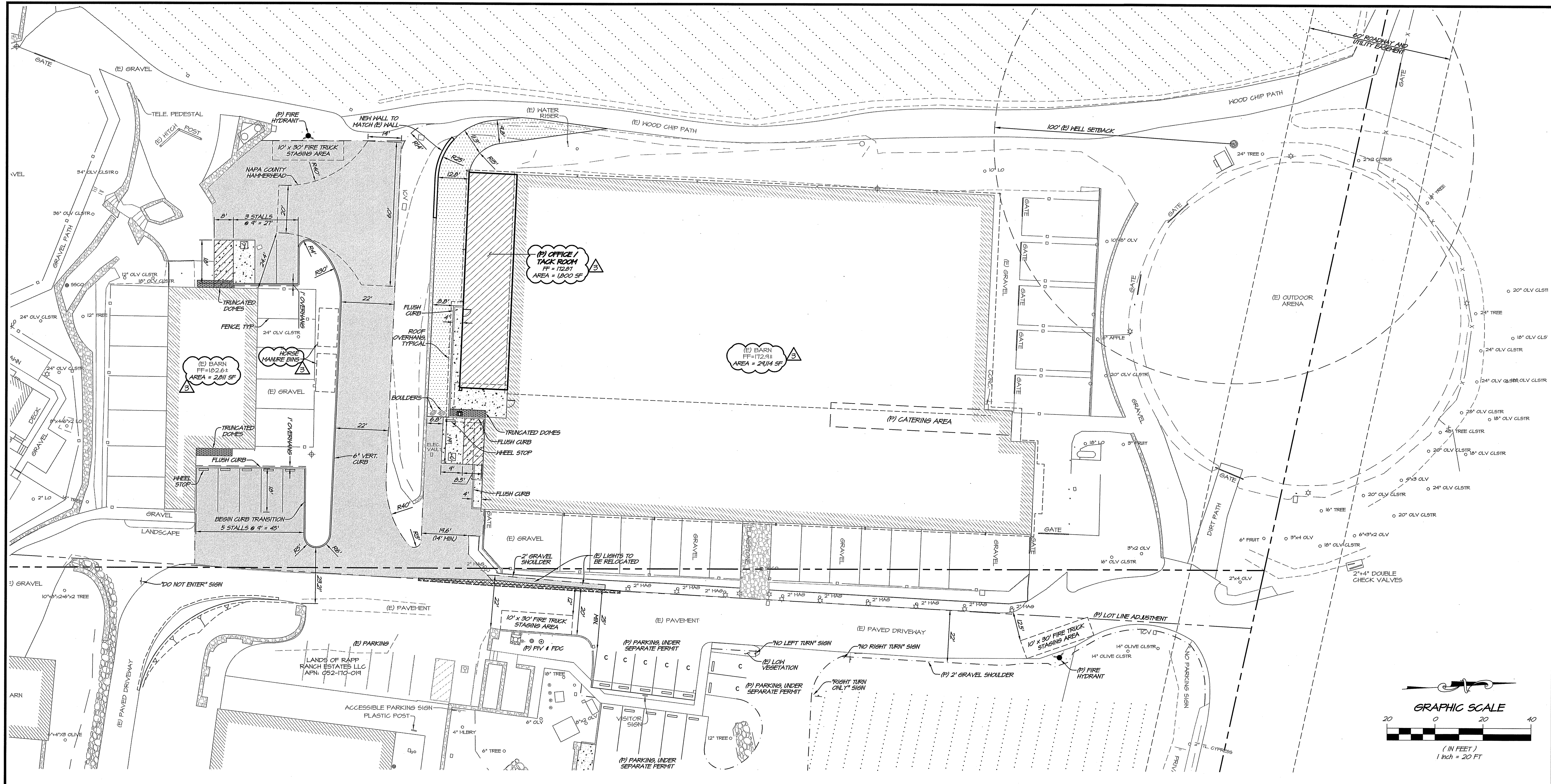
# RAPP EQUESTRIAN CENTER DEMOLITION PLAN CALIFORNIA



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\_Altasser\_Rapp\_Equestrian\_Center\DESIGN\3DVIEW\3DVIEW\_MDP\C2.0-DEM.DWG 11/19/2019 2:40:08PM JNelson COPYRIGHT RSA+





**PARKING SUMMARY**

STANDARD	7
ADA	2
TOTAL	9

**HATCH LEGEND**

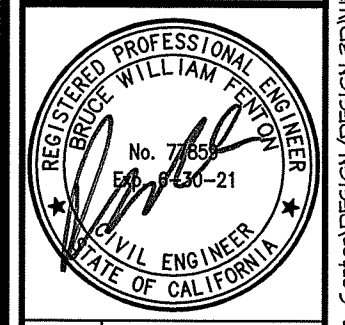
	GRAVEL
	CONCRETE
	WOOD CHIP PATH
	AC PAVEMENT - MINIMUM 2" AC OVER 5" AB

NO.	DATE	REVISIONS
1	12/18/18	FIRST SUBMITTAL
2	03/14/19	RESPONSE TO COMMENTS
3	06/21/19	RESPONSE TO COMMENTS
4	11/19/19	RESPONSE TO COMMENTS

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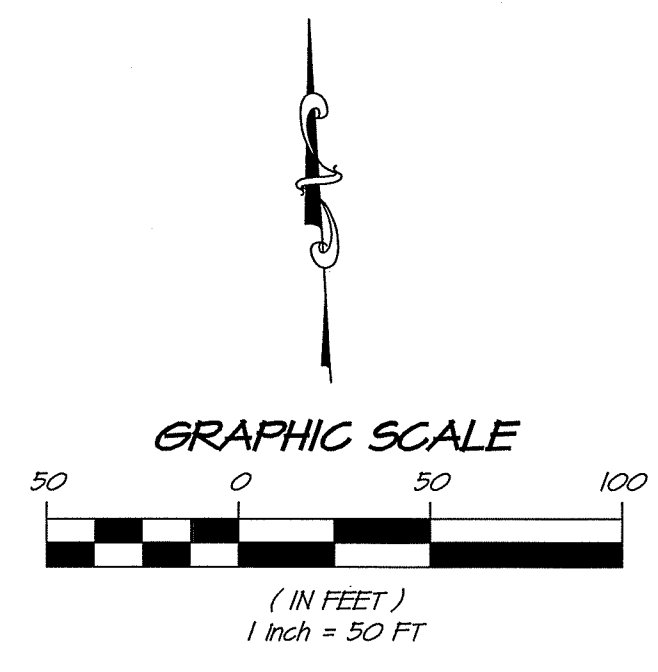
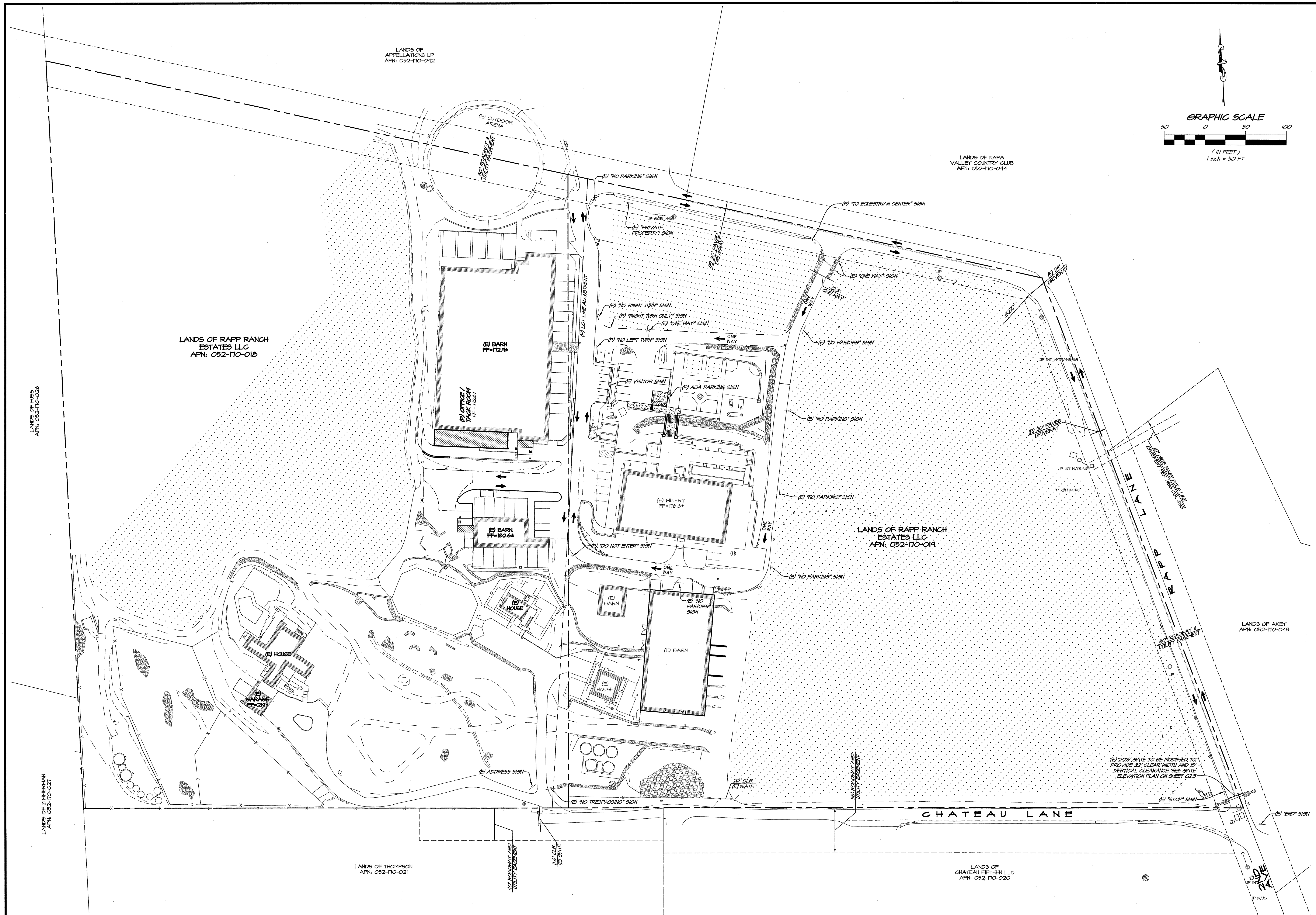
**RAPPE EQUESTRIAN CENTER  
 LAYOUT PLAN  
 NAPA COUNTY  
 CALIFORNIA**



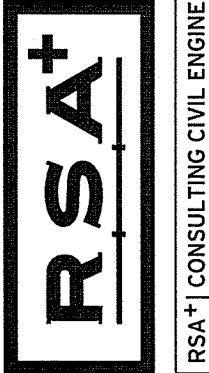
DATE	NOV. 19, 2019
DRAWN	JFH
DESIGNED	JCK
CHECKED	BNF
JOB NO.	4118025.0

SHEET NO.  
**C2.1**  
 3 OF 9 SHEETS



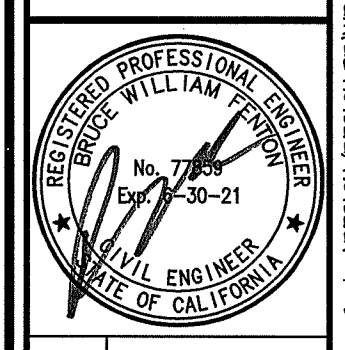


NO.	DATE	REVISIONS	BY	APPD
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1	03/11/19	RESPONSE TO COMMENTS	JFN	JCK
2	03/21/19	RESPONSE TO COMMENTS	DSB	JCK
3	11/19/19	RESPONSE TO COMMENTS	JFN	JCK

  
 1515 FOURTH STREET  
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 OFFICE 707.252.3301  
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# RAPP EQUESTRIAN CENTER PARCELS INGRESS & EGRESS

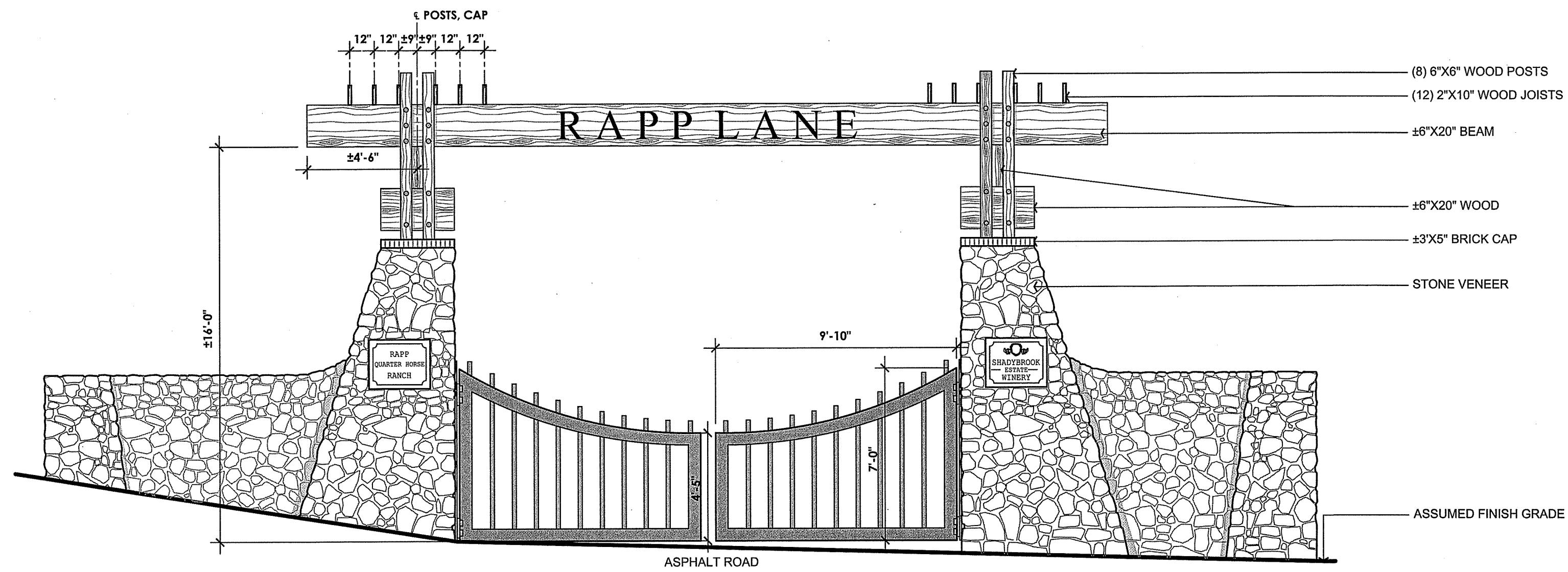
CALIFORNIA  
NAPA COUNTY



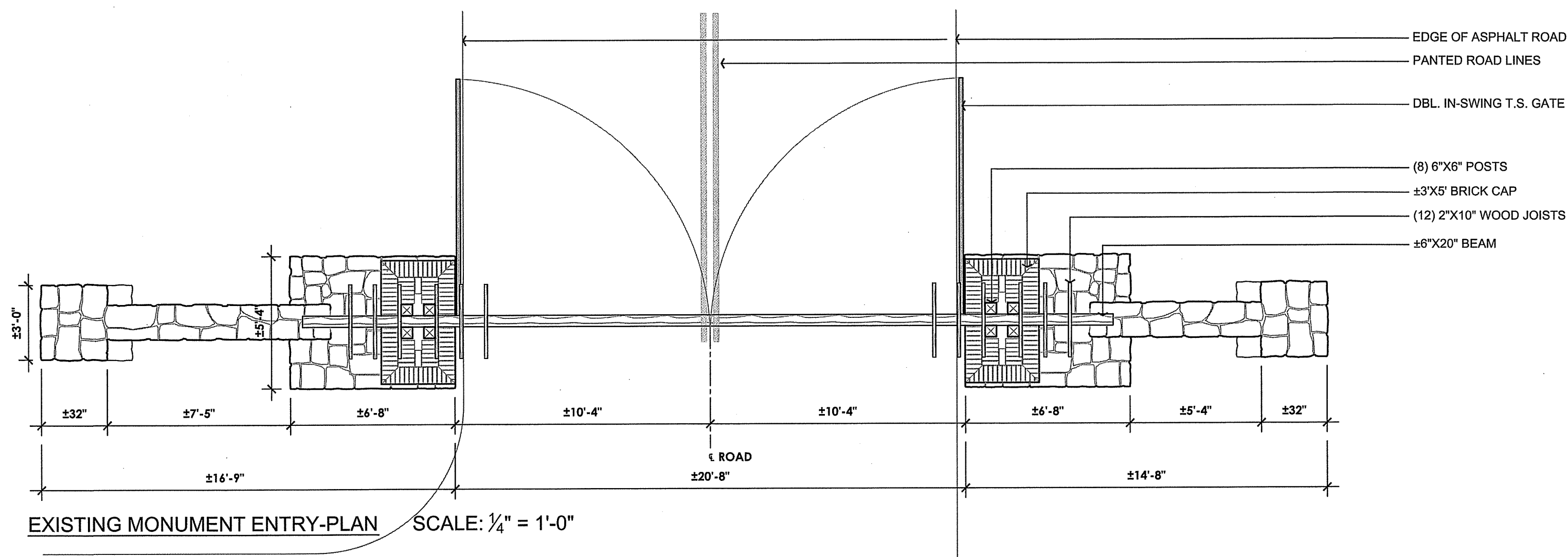
DATE	NOV. 14, 2019
DRAWN	JFN
DESIGNED	JCK
CHECKED	BNF
JOB NO.	4180250

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

R:\2019\4180250\_0\_Access\_Rapp\_Equestrian\_Center\DESIGN\RD\VP\_1007622-0RES5.dwg 11/14/2019 2:50:28PM Jelson COPYRIGHT RSA+



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



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

**NOTES:**

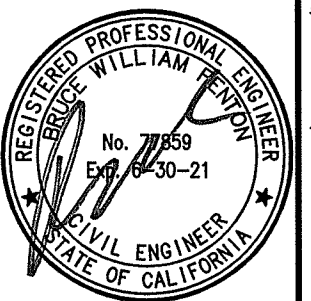
- GATE ELEVATION AND PLAN PROVIDED BY OWNER.
- EXISTING 20'6" GATE TO BE MODIFIED TO PROVIDE 22' CLEAR WIDTH AND 15' VERTICAL CLEARANCE. SEE GATE LOCATION ON SHEET C2.2.

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

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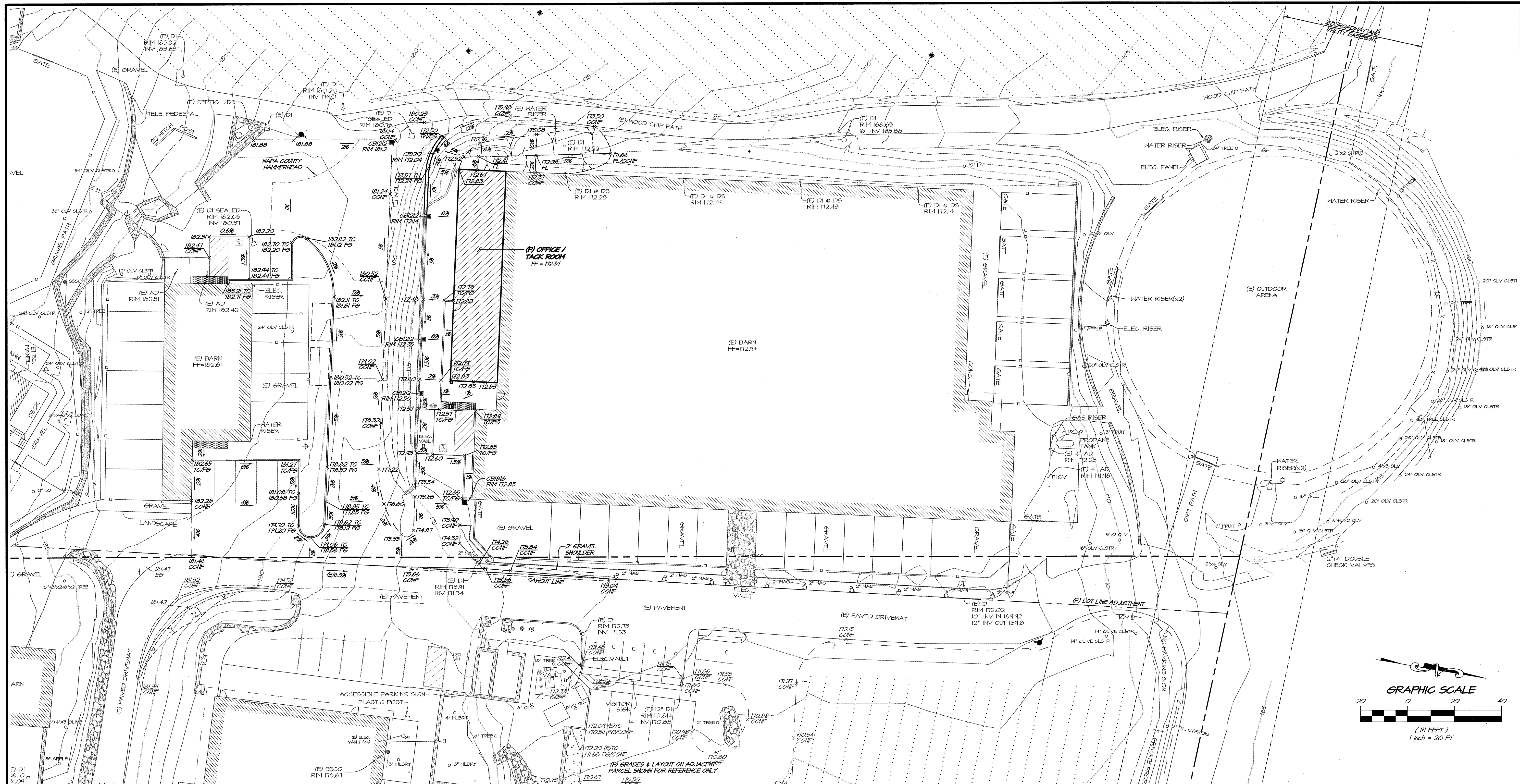
**RAPP EQUESTRIAN CENTER**  
**GATE ELEVATION PLAN**  
CALIFORNIA  
NAPA COUNTY



DATE	NOV. 14, 2019
DRAWN	JFH
DESIGNED	JCK
CHECKED	BY: JFH
JOB NO.	1180250

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





NO.	DATE	REVISIONS	BY	APPD
0	10/28/16	FIRST SUBMITTAL	JFH	JCK
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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**RAPP EQUESTRIAN CENTER  
 GRADING PLAN**  
 CALIFORNIA  
 NAPA COUNTY

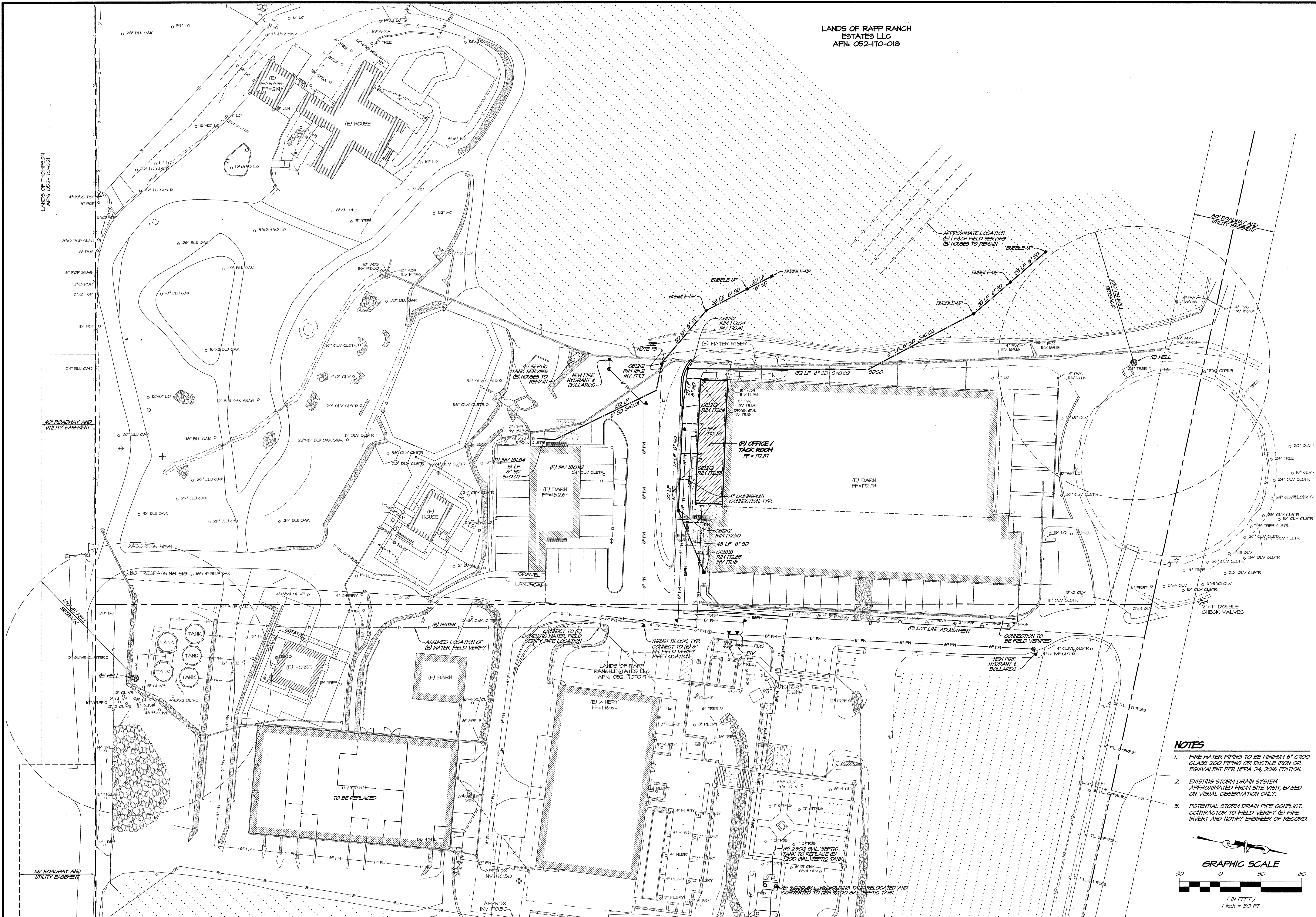
DATE	NOV. 14, 2019
DRAWN	JFH
DESIGNED	JCK
CHECKED	BNF
JOB NO.	4110250
SHEET NO.	C3.0
6 OF 9 SHEETS	

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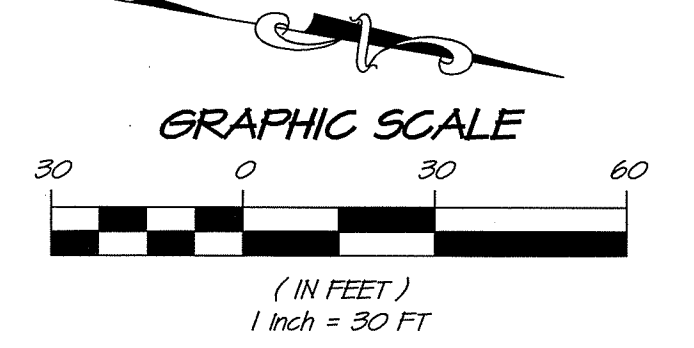
PRELIMINARY - NOT FOR CONSTRUCTION



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.

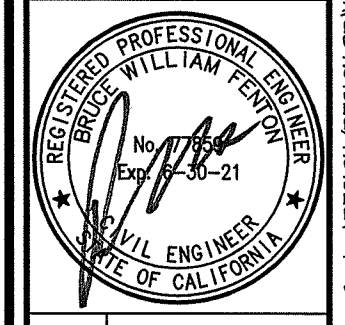


NO.	DATE	REVISIONS	BY	APPD
0	10/28/18	FIRST SUBMITTAL	JFH	JCK
1	02/11/19	RESPONSE TO COMMENTS	JFH	JCK
2	02/21/19	RESPONSE TO COMMENTS	DCB	JCK
3	11/09/19	RESPONSE TO COMMENTS	JFH	JCK

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

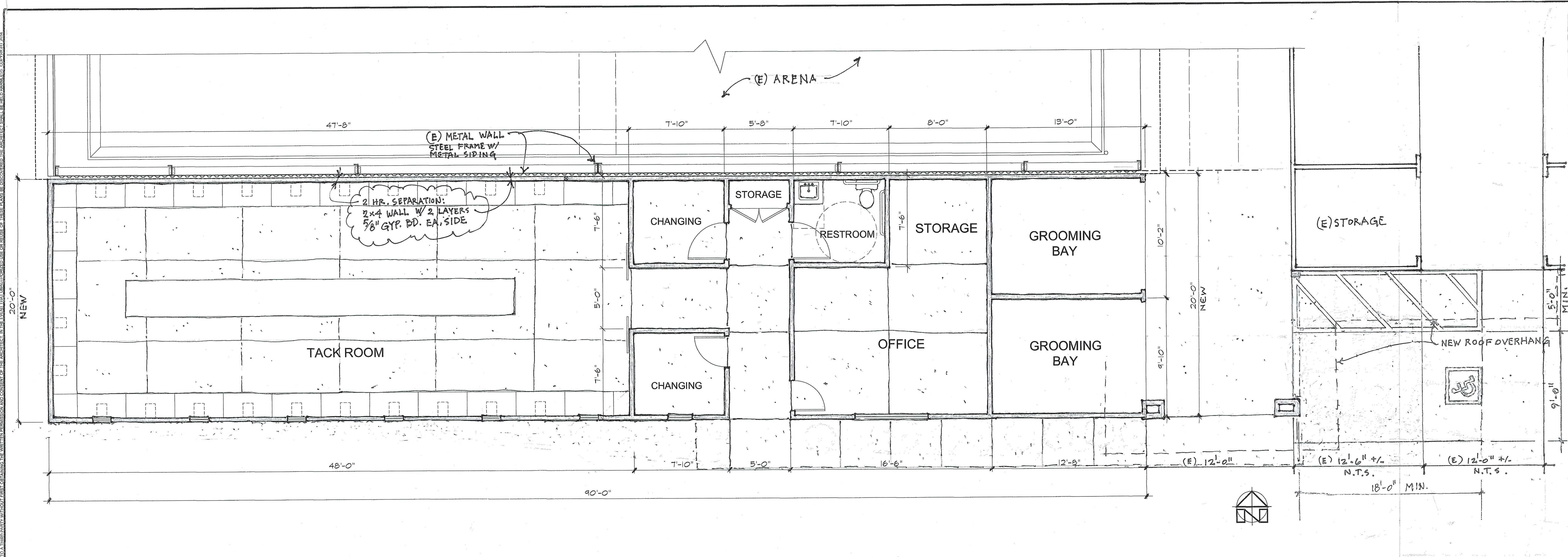


DATE	NOV. 14, 2019
DRAWN	JFH
DESIGNED	JCK
CHECKED	BNF
JOB NO.	4118025.0
SHEET NO.	<b>C4.0</b>
	7 OF 9 SHEETS





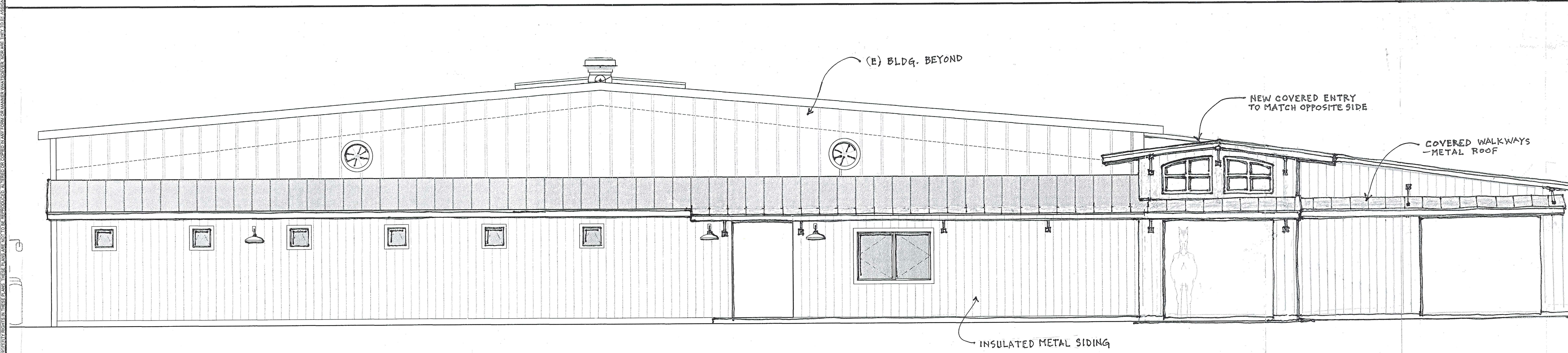




ENGLISH BARN - NEW OFFICE & TACKROOM ADDITION FLOOR PLAN

1/4" = 1'-0"

1



ENGLISH BARN - NEW OFFICE & TACKROOM ELEVATION

1/4" = 1'-0"

1

REVISIONS	BY



**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**