

“H”

Updated 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

Rapp Equestrian Center
APN 052-170-018
P18-00197-UP



Shadybrook Winery
APN 052-170-019
P18-00450-MOD

North Ave

LEGEND

- Zoning
- AW



Rapp Equestrian Center
APN 052-170-018
P18-00197-UP

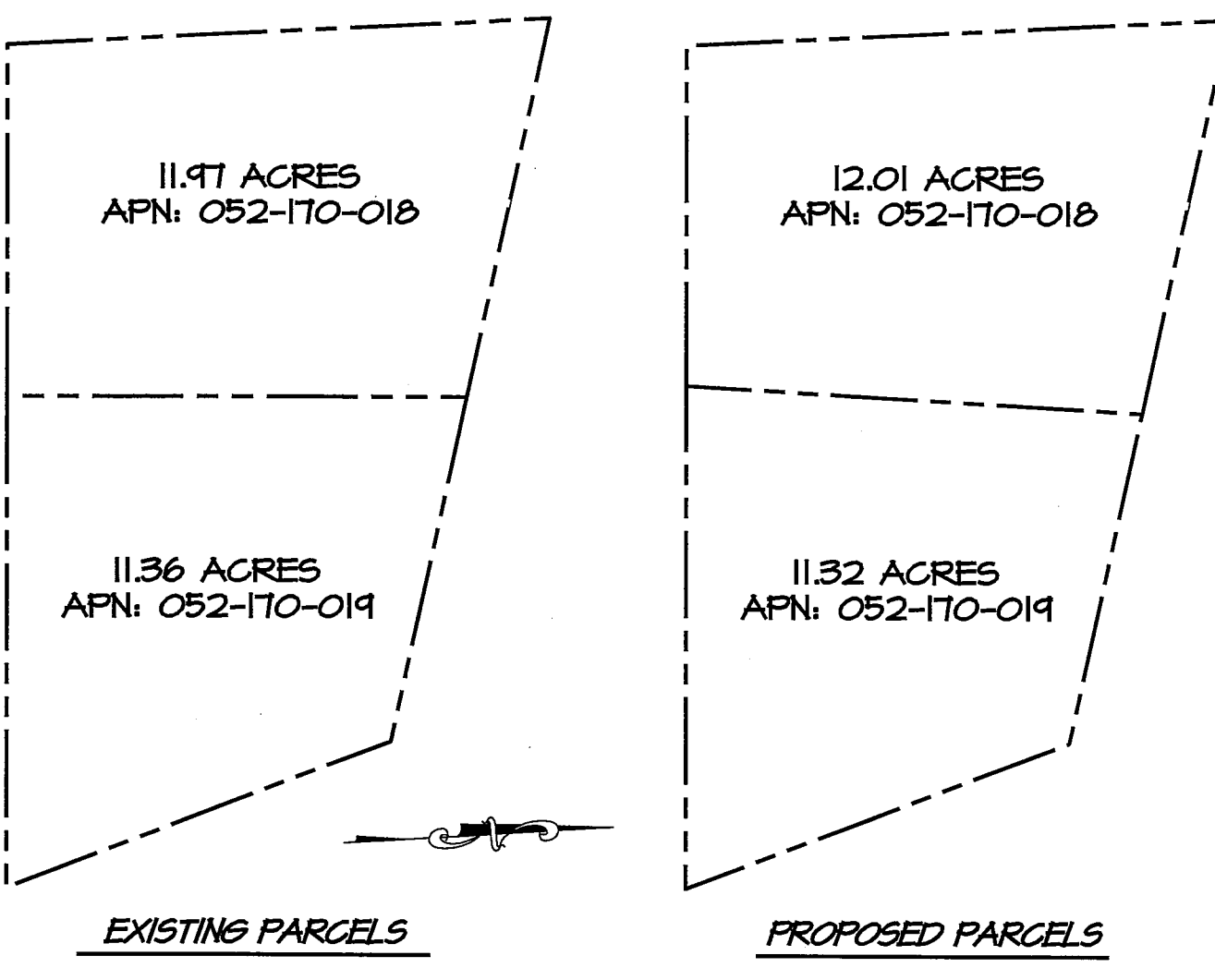
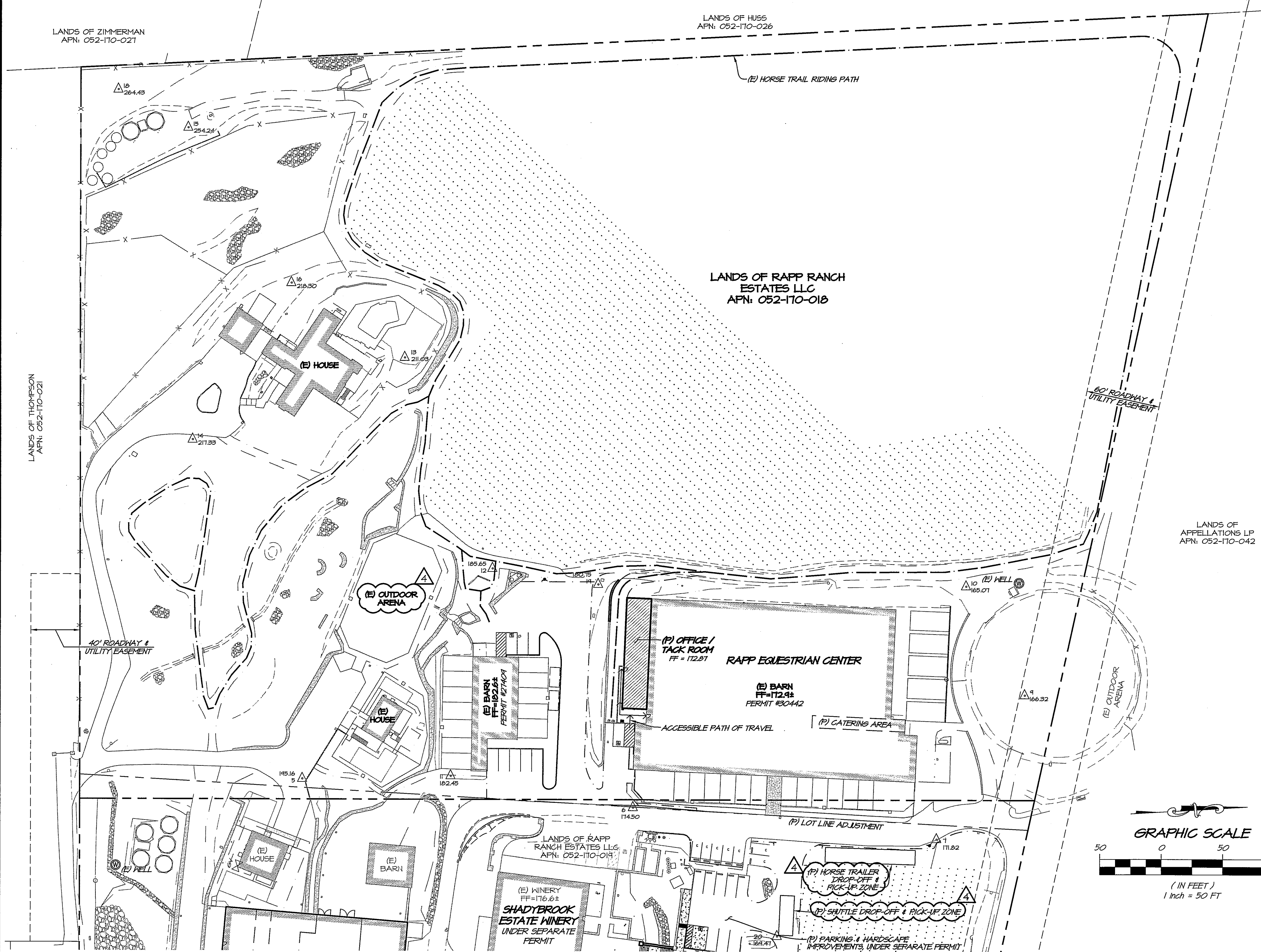


Shadybrook Winery
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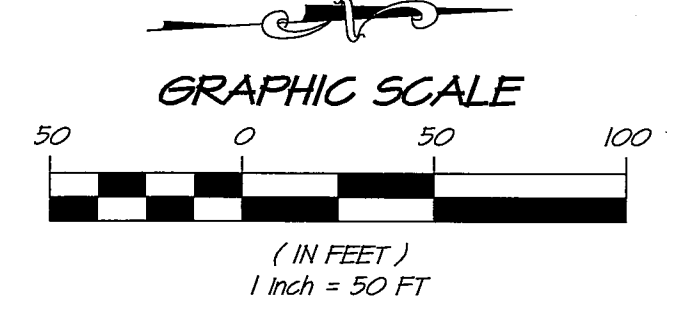


Existing Conditions

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	ELECTRIC 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
---	OVERHEAD UTILITY LINES	ICV	IRRIGATION CONTROL VALVE	---	EDGE OF GRAVEL ROAD
---	SANITARY SEWER LINE	○	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

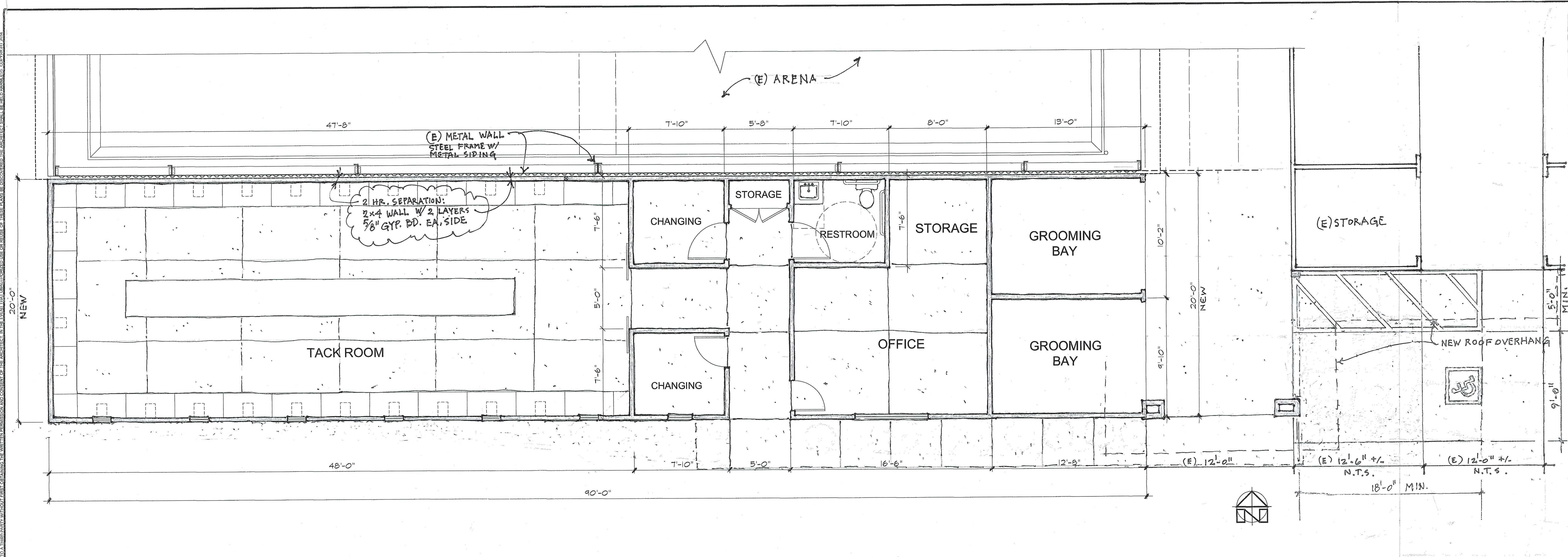
RSA+
1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE (707) 252-3301
WWW.RSAINC.COM

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

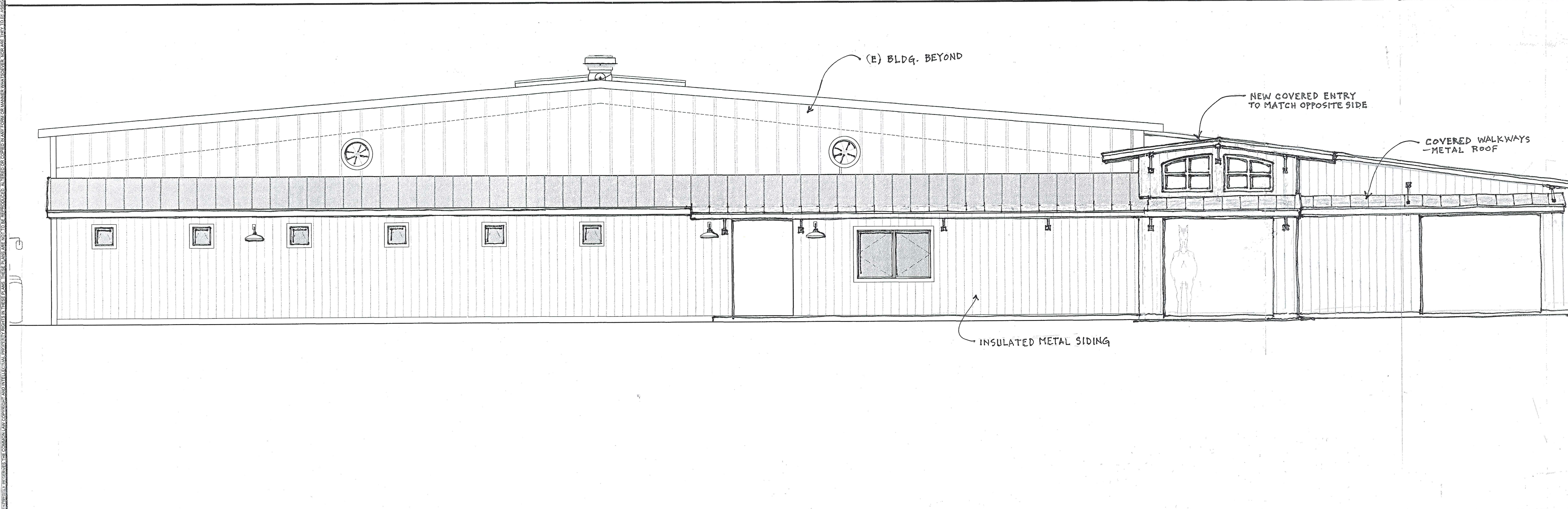
DATE: DEC. 13, 2019
DRAWN: JFM
DESIGNED: JCR
CHECKED: BWF
JOB NO.: 418025.0
SHEET NO.: **C1.0**
1 OF 9 SHEETS

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

811 CALL BEFORE YOU DIG SAFELY DIGGING PARTNER



ENGLISH BARN - NEW OFFICE & TACKROOM ADDITION FLOOR PLAN 1/4" = 1'-0"



ENGLISH BARN - NEW OFFICE & TACKROOM ELEVATION 1/4" = 1'-0"

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

LICENSED ARCHITECT
 JOHN C. KASTEN
 NO. C 16273
 REN. 8-31-19
 STATE OF CALIFORNIA

Sheet Title: **OFFICE & TACK ROOM ADDITION**
 Date: JAN-26-2018
 Scale: AS NOTED
 Drawn: Fernando Suarez
 Checked: JK

Sheet: **A-3**

RAPP EQUESTRIAN CENTER SITE PHOTO EXHIBIT



PHOTO 1

LOOKING NORTHWEST TOWARDS (E) BARN



PHOTO 2

LOOKING NORTH IN (E) BARN STABLE AREA



PHOTO 3

LOOKING NORTH IN (E) BARN AREA

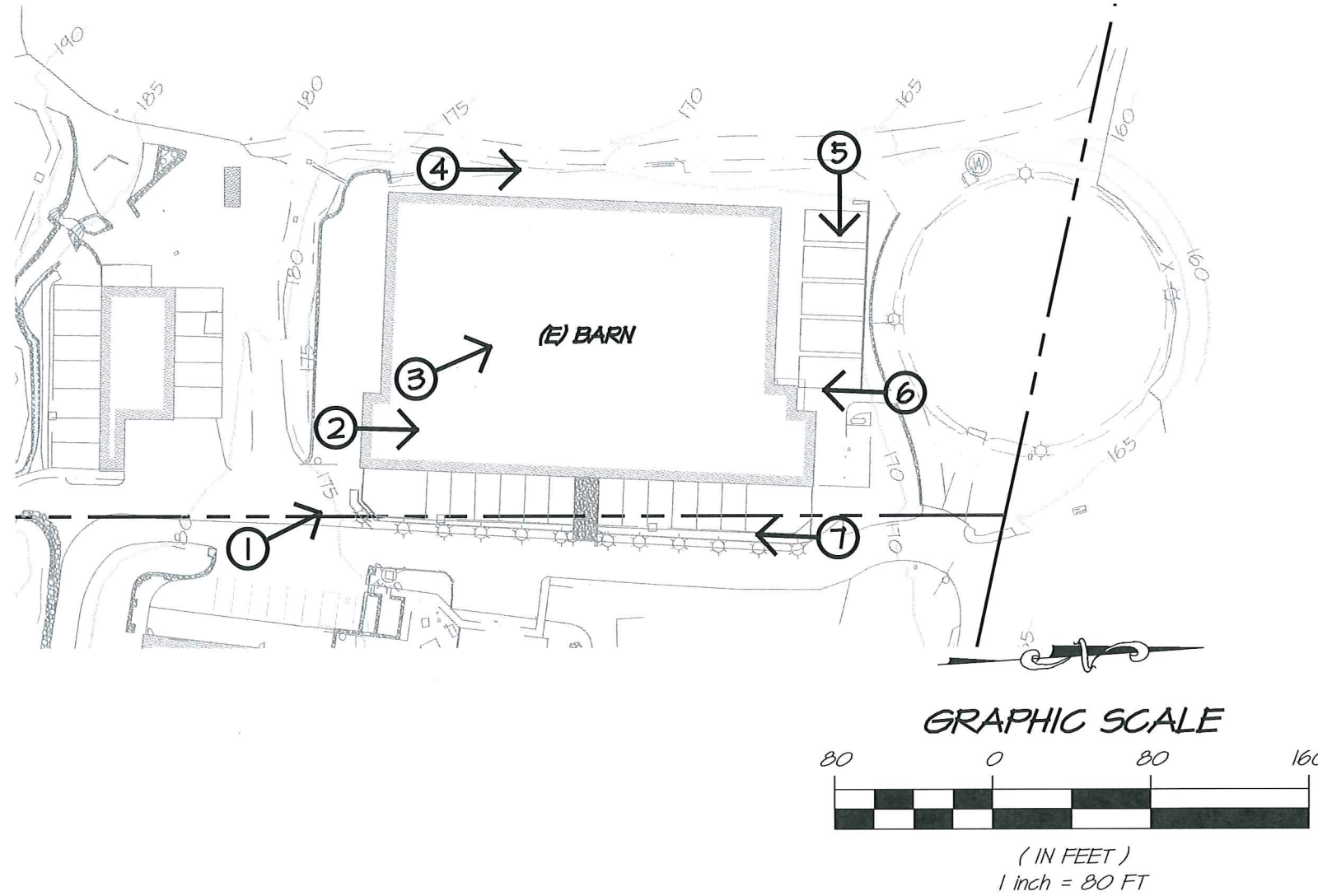


PHOTO 4

LOOKING NORTH AT WEST SIDE OF (E) BARN



PHOTO 5

LOOKING EAST TOWARDS (E) NORTHERN STABLES



PHOTO 7

LOOKING SOUTH TOWARDS (E) EASTERN STABLES



PHOTO 6

LOOKING SOUTH TOWARDS NORTHERN ENTRANCE OF (E) BARN

LEGEND

→ PHOTO LOCATION AND DIRECTION

RSA+ 1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE | 707 | 252.3301
+ www.RSAcivil.com +

RSA+ | CONSULTING CIVIL ENGINEERS + SURVEYORS + 1980
DECEMBER 18, 2018 4118025.0 Exh-Site Photo.dwg