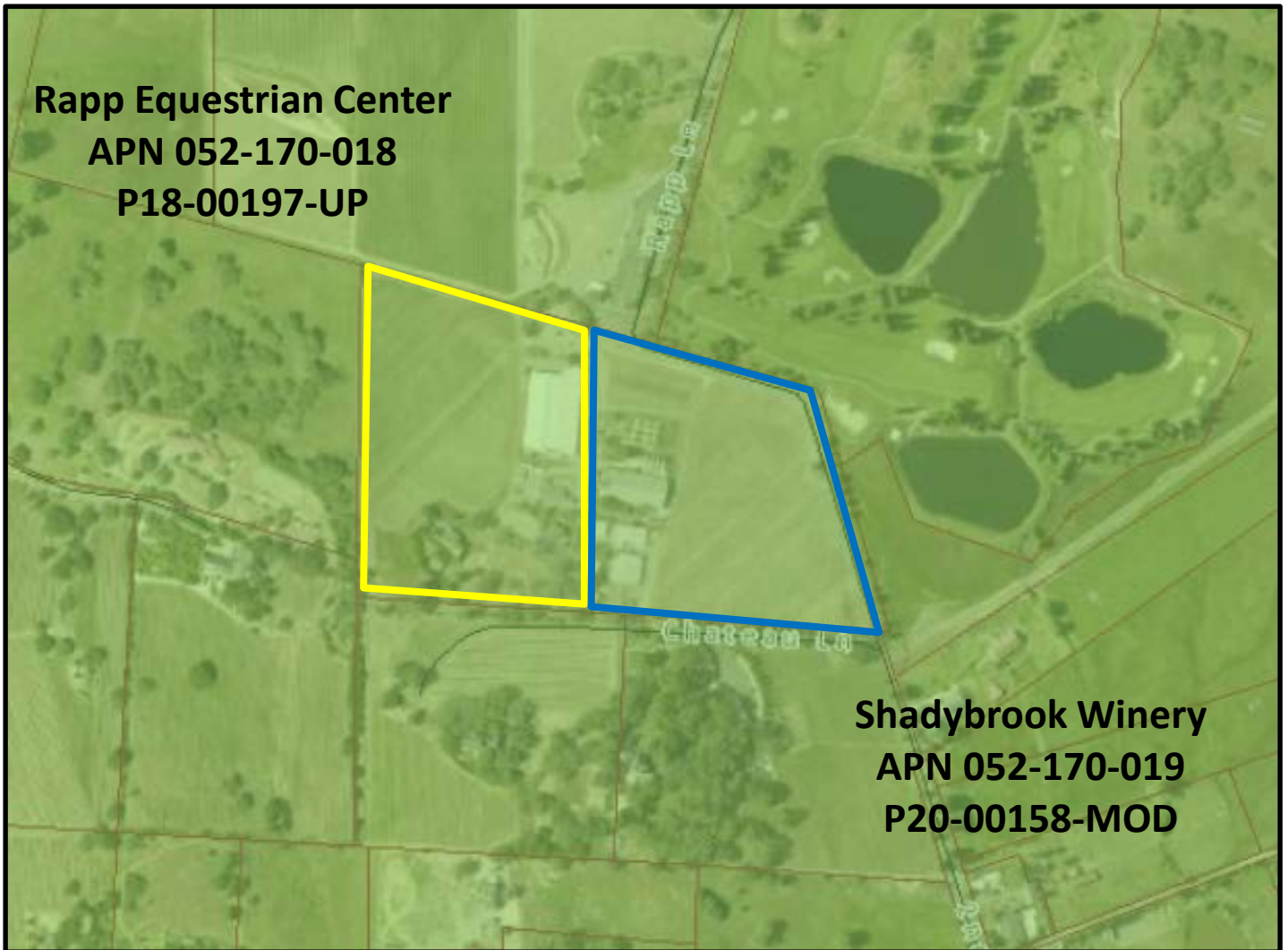


“L”

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
P20-00158-MOD

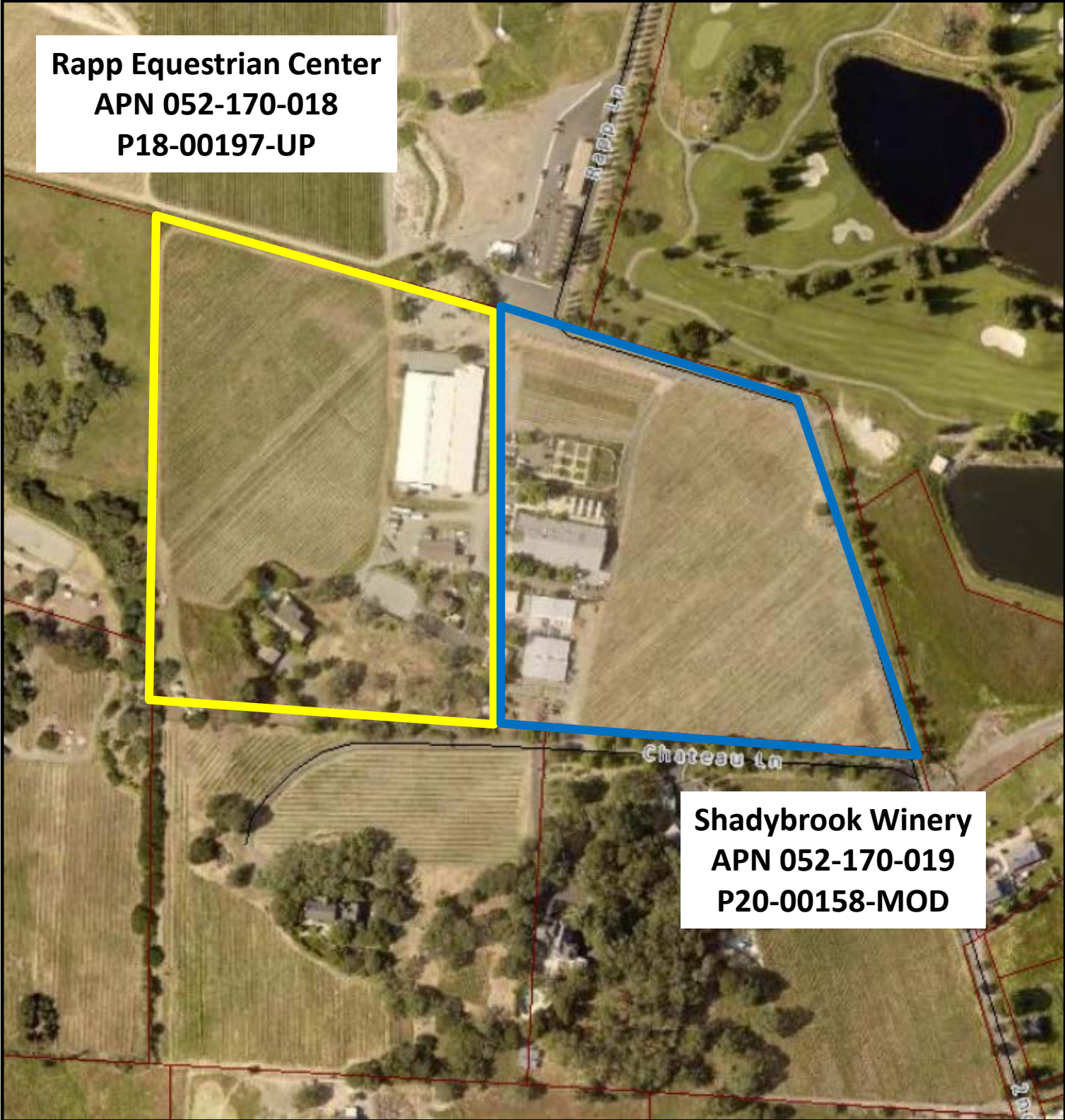
North Ave

LEGEND

- Zoning
- AW



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

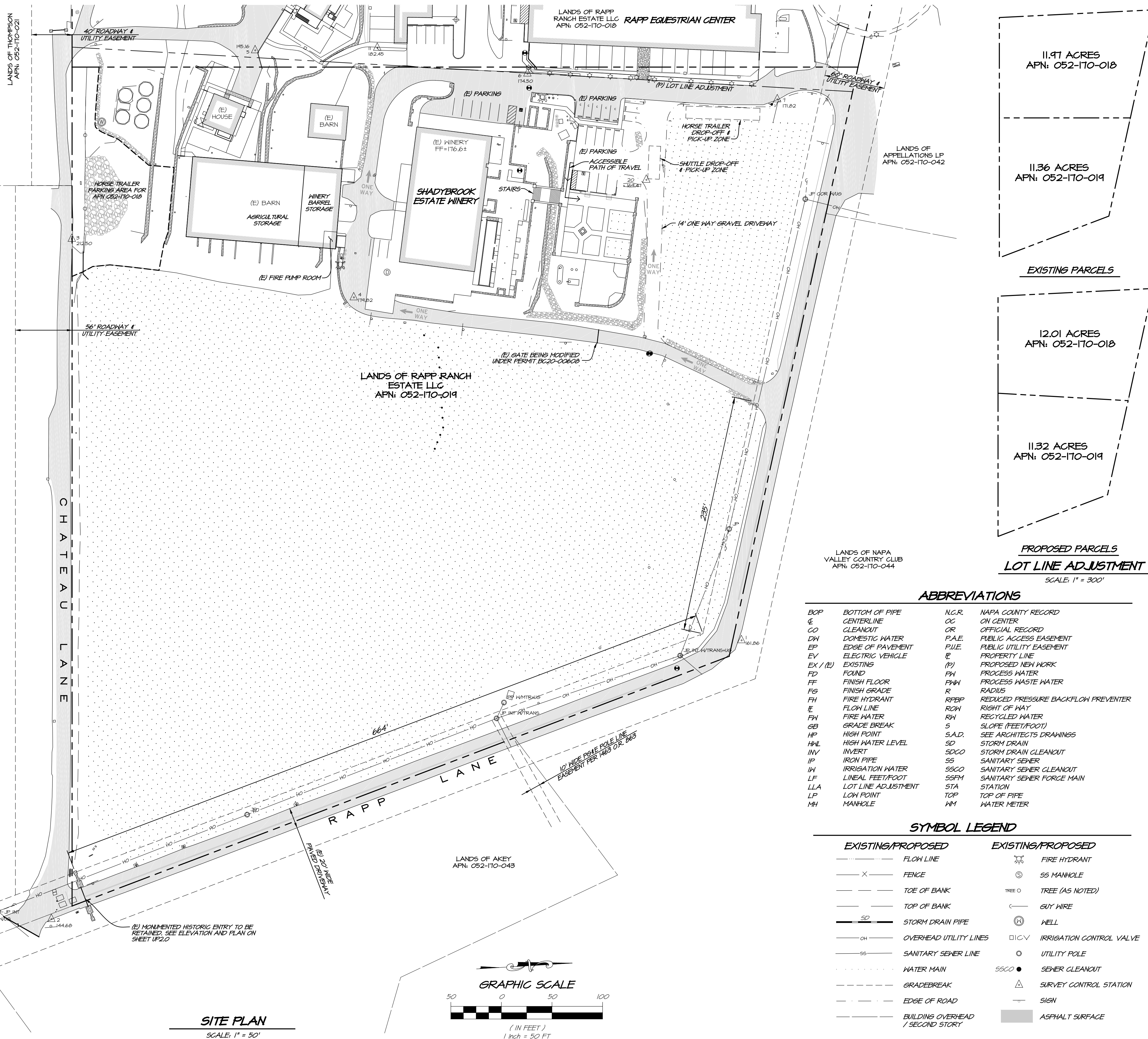


Shadybrook Winery
APN 052-170-019
P20-00158-MOD



Existing Conditions

SHADYBROOK ESTATE WINERY USE PERMIT MODIFICATION PLAN



EXISTING PARCELS

- 11.97 ACRES APN: 052-170-018
- 11.36 ACRES APN: 052-170-019
- 12.01 ACRES APN: 052-170-018
- 11.32 ACRES APN: 052-170-019

PROPOSED PARCELS
LOT LINE ADJUSTMENT
SCALE: 1" = 300'

PROJECT INFORMATION

OWNER: RAPP RANCH ESTATE LLC
 SITE ADDRESS: 100 RAPP LANE, NAPA, CA 94558
 CIVIL ENGINEER: RSA, 1515 FOURTH STREET, NAPA, CA 94559
 APN: 052-170-019
 PARCEL AREA: 11.36 ACRES
 EXISTING USE: WINERY 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.G.R.
 - NO LOCATION DESCRIBED FOR EASEMENT FOR ELECTRICAL FACILITIES GRANTED TO PGE, DOCUMENT 1756 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.
 - HAPPING REPRESENTS EXISTING CONDITIONS AND IMPROVEMENTS ENTITLED UNDER USE PERMIT MODIFICATION P18-00450.
 - NO BUILDING OR SITE IMPROVEMENTS ARE PROPOSED AS PART OF THIS USE PERMIT MODIFICATION.

ASSOCIATED PERMITS

UTILITY GATE/ENTRANCE - BC20-00608-NEW IDENTIFICATION SIGN - P20-00127
 BUILDING/BARN ALTERATIONS - BC20-00265-ALT
 OUTDOOR PATIO ALTERATIONS - BC20-00264-ALT
 MECHANICAL EQUIPMENT ROOF - BC20-00268-MCH
 NEW STEEL BUILDING - BC19-02000-NEW
 USE PERMIT MODIFICATIONS - P18-00450

SHEET INDEX

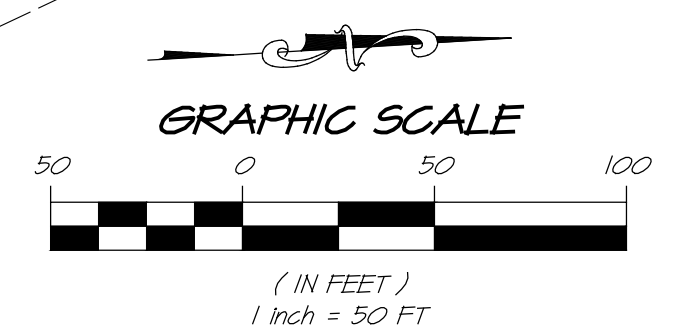
UP1.0	COVER SHEET
UP2.0	GATE ELEVATIONS PLAN
UP3.0	UTILITY PLAN
UP4.0	COVERAGE AND ACCESSORY/PRODUCTION RATIO

ABBREVIATIONS

BOP	BOTTOM OF PIPE	N.C.R.	NAPA COUNTY RECORD
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	EL	ELECTRIC LINE
EX / (E)	EXISTING	(P)	PROPOSED NEW WORK
FD	FOUND	FW	PROCESS WATER
FF	FINISH FLOOR	PWM	PROCESS WASTE WATER
FG	FINISH GRADE	R	RADIUS
FH	FIRE HYDRANT	RFBP	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
HWL	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
MH	MANHOLE	WM	WATER METER

SYMBOL LEGEND

EXISTING/PROPOSED	EXISTING/PROPOSED
— FLOW LINE	⊗ FIRE HYDRANT
— X — FENCE	⊙ SS MANHOLE
— TOE OF BANK	○ TREE (AS NOTED)
— TOP OF BANK	— GUY WIRE
— SD — STORM DRAIN PIPE	⊕ WELL
— OH — OVERHEAD UTILITY LINES	⊕ IRRIGATION CONTROL VALVE
— SS — SANITARY SEWER LINE	○ UTILITY POLE
— WATER MAIN	SSCO ● SEWER CLEANOUT
— GRADEBREAK	△ SURVEY CONTROL STATION
— EDGE OF ROAD	— SIGN
— BUILDING OVERHEAD / SECOND STORY	■ ASPHALT SURFACE



SITE PLAN
SCALE: 1" = 50'

REVISIONS: _____ DATE: _____ NO. _____

BY: APD

DATE: _____

NO. _____

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

RSA+
RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS • (1980)

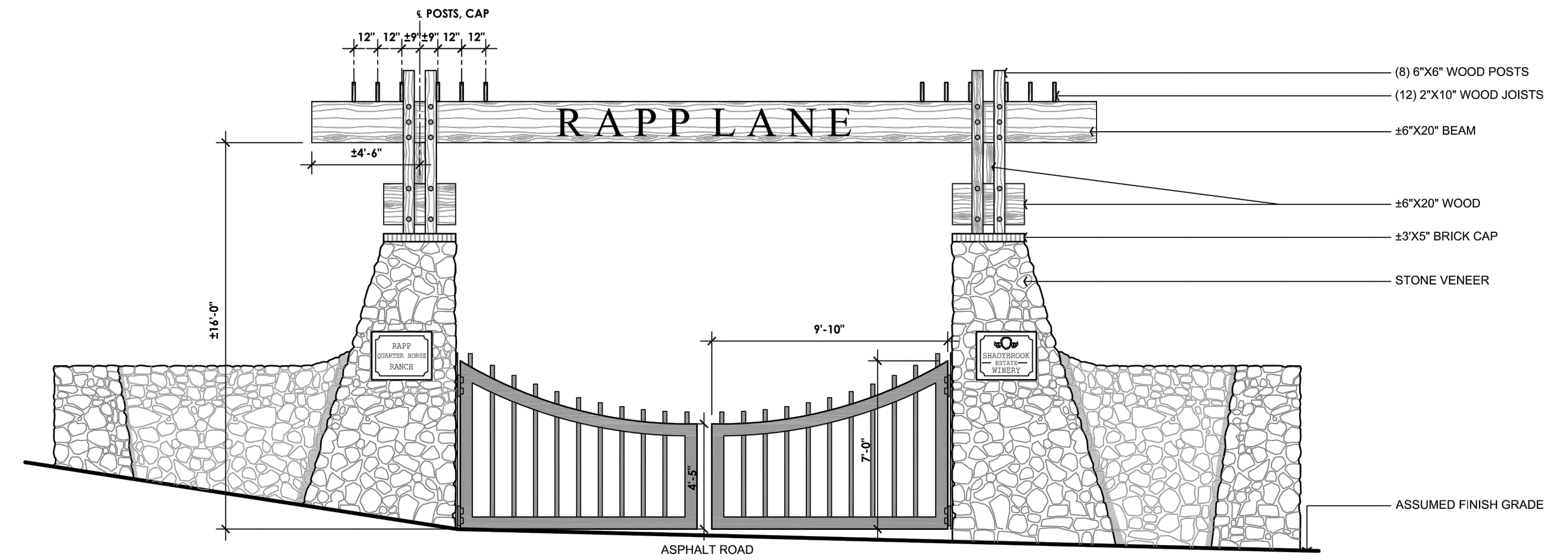
SHADYBROOK ESTATE WINERY
COVER SHEET
CALIFORNIA
NAPA COUNTY

DATE: MAY 26, 2020
DRAWN: DCB
DESIGNED: JCK
CHECKED: MSS
JOB NO.: 418019.0
SHEET NO.: **UP1.0**
1 OF 4 SHEETS

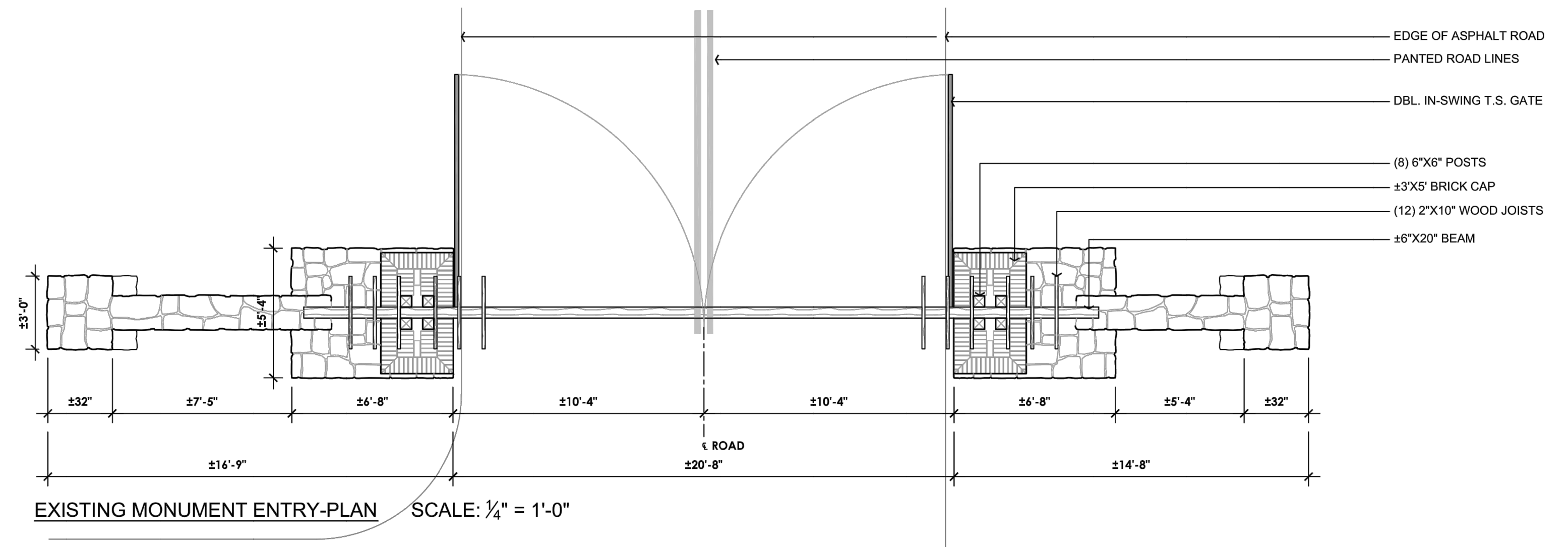
PROFESSIONAL ENGINEER
REGISTERED WILLIAM FEUERBERGER
No. 71785
CIVIL ENGINEER
STATE OF CALIFORNIA

DATE: MAY 26, 2020
DRAWN: DCB
DESIGNED: JCK
CHECKED: MSS
JOB NO.: 418019.0
SHEET NO.: **UP1.0**
1 OF 4 SHEETS

811
CALL BEFORE YOU DIG
SPRINKLING PARTNER



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



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

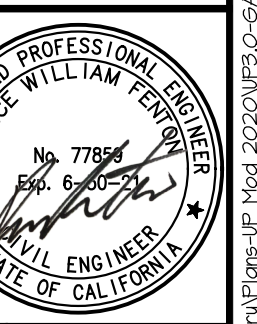
NOTES

1. GATE ELEVATION AND PLAN PROVIDED BY OWNER.
2. (E) MONUMENTED HISTORIC ENTRY TO BE RETAINED.

1515 FOURTH STREET
 SUITE 100
 NAPA, CALIFORNIA 94559
 OFFICE: (707) 224-1224
 + WWW.RSACAL.COM

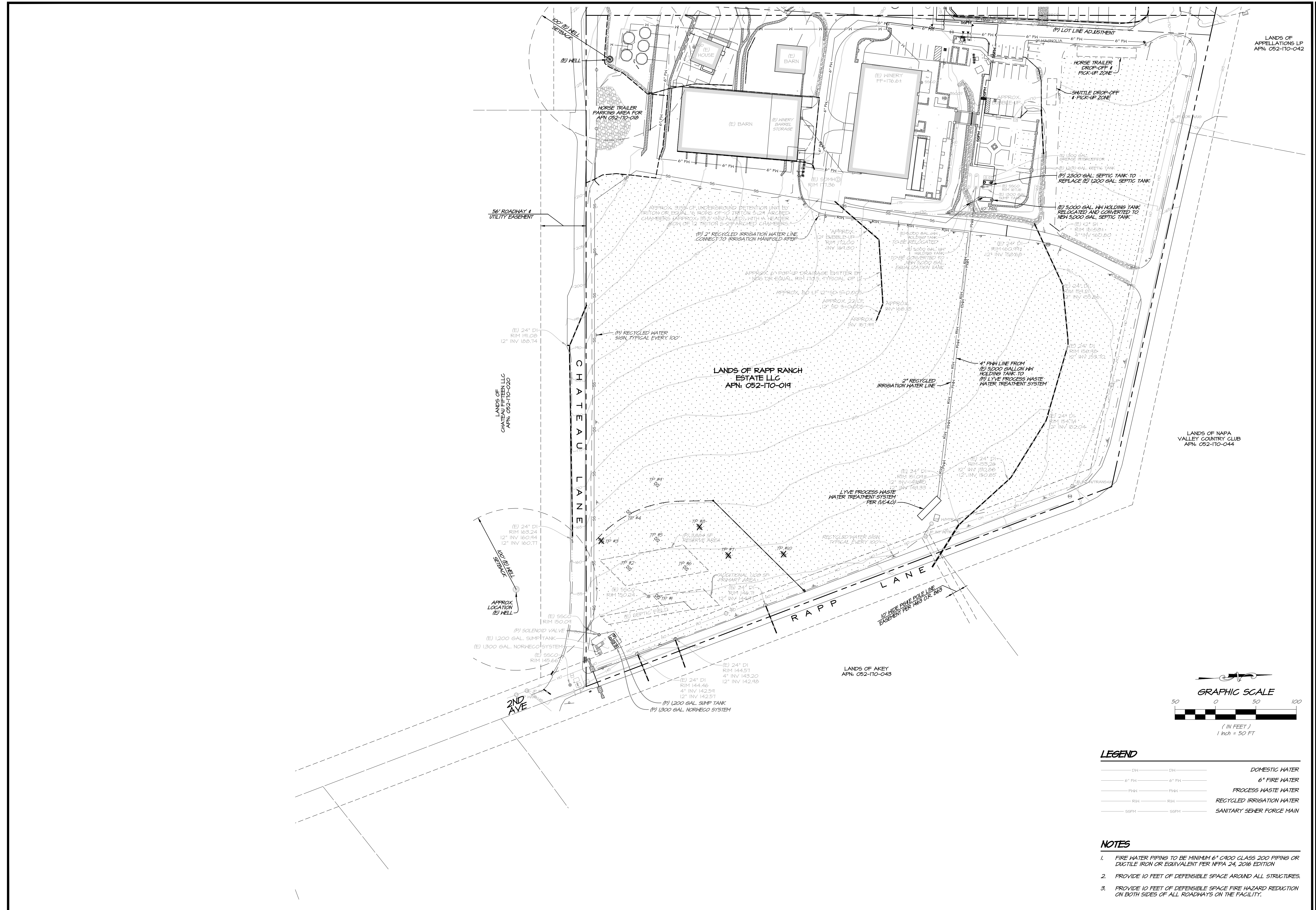
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SHADYBROOK ESTATE WINERY
GATE ELEVATION PLAN
 CALIFORNIA



DATE	MAY 26, 2020
DRAWN	DCB
DESIGNED	JCK
CHECKED	MSS
JOB NO.	418019.0

SHEET NO.
UP2.0
 2 OF 4 SHEETS



LANDS OF APPELLATIONS LP
APN: 052-110-042

LANDS OF NAPA VALLEY COUNTRY CLUB
APN: 052-110-044

LANDS OF AKEY
APN: 052-110-043

LANDS OF CHATEAU FIFTEEN LLC
APN: 052-110-020

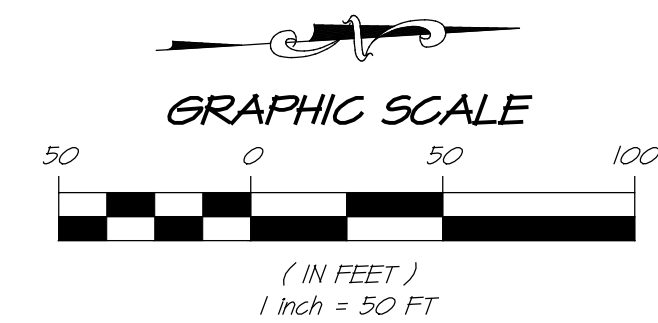
LANDS OF RAPP RANCH ESTATE LLC
APN: 052-110-019

NO.	DATE	REVISIONS	BY

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**SHADYBROOK ESTATE WINERY
UTILITY PLAN**
CALIFORNIA
NAPA COUNTY



LEGEND

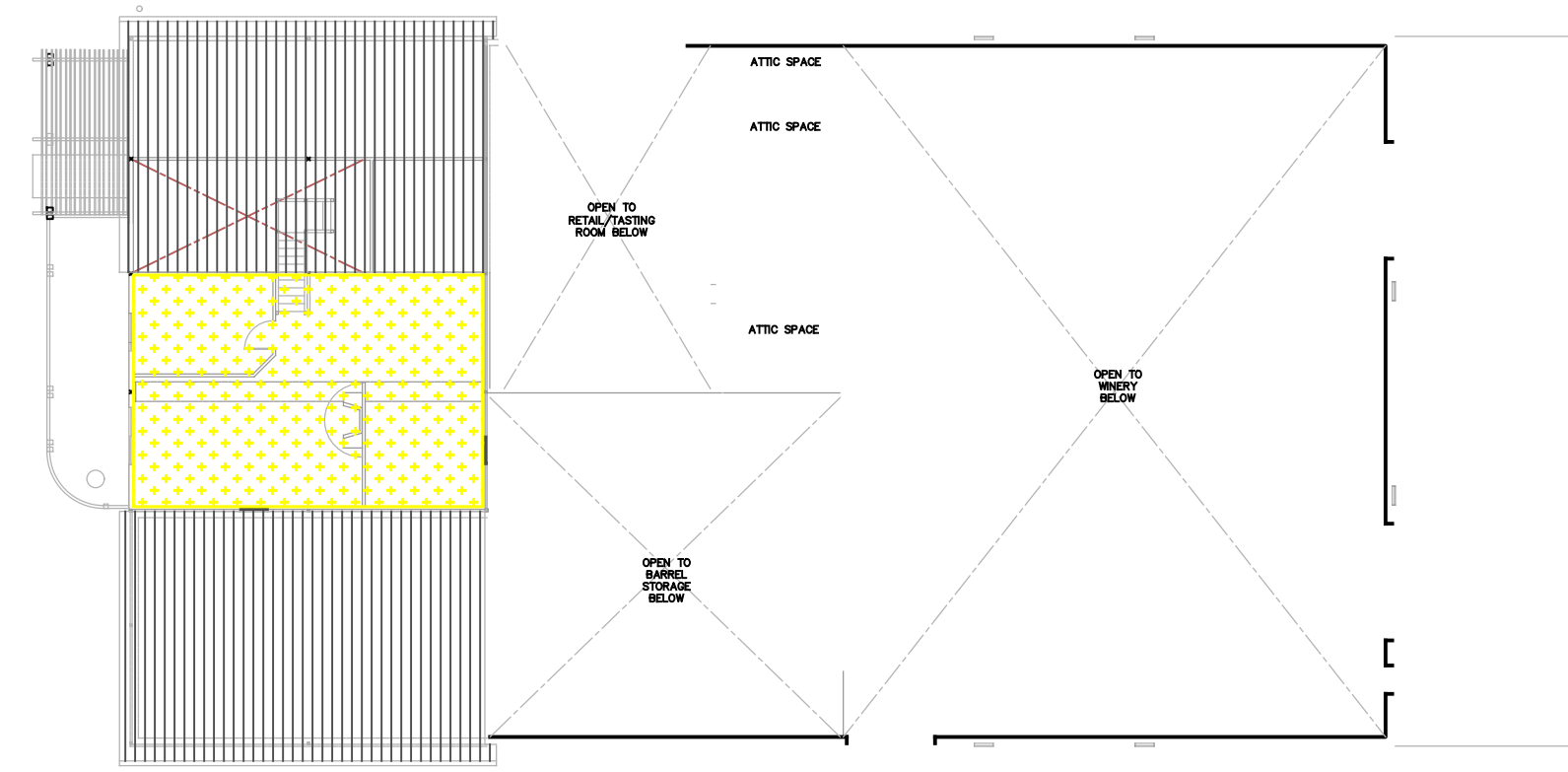
— DW —	DW —	DOMESTIC WATER
— 6" FW —	6" FW —	6" FIRE WATER
— PWK —	PWK —	PROCESS WASTE WATER
— RIH —	RIH —	RECYCLED IRRIGATION WATER
— SSPH —	SSPH —	SANITARY SEWER FORCE MAIN

- NOTES**
1. FIRE WATER PIPING TO BE MINIMUM 6" C900 GLASS 200 PIPING OR DUCTILE IRON OR EQUIVALENT PER NFPA 24, 2016 EDITION
 2. PROVIDE 10 FEET OF DEFENSIBLE SPACE AROUND ALL STRUCTURES.
 3. PROVIDE 10 FEET OF DEFENSIBLE SPACE FIRE HAZARD REDUCTION ON BOTH SIDES OF ALL ROADWAYS ON THE FACILITY.

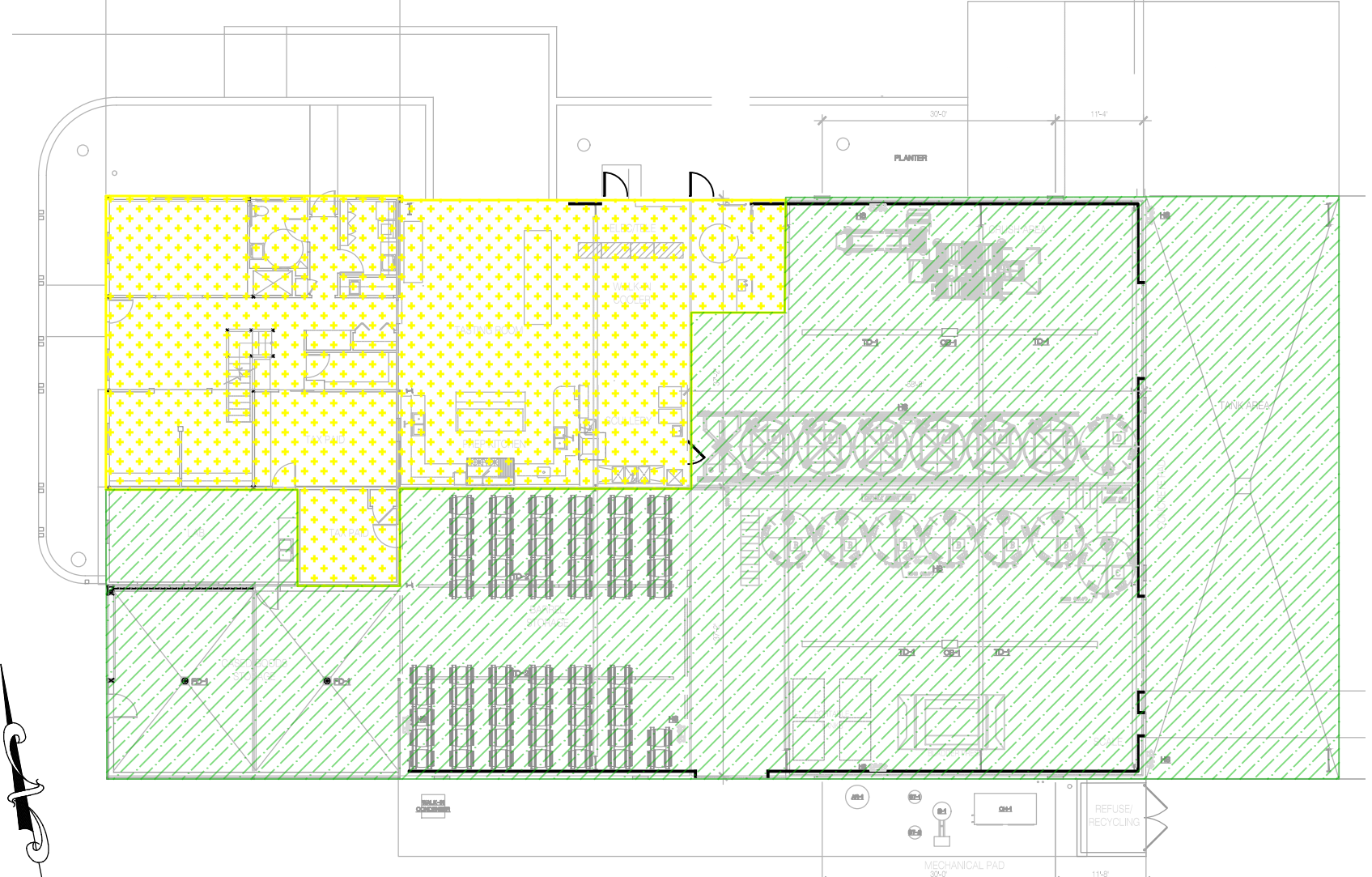


DATE	MAY 26, 2020
DRAWN	DCB
DESIGNED	JJK
CHECKED	MSS
JOB NO.	418019.0

SHEET NO.
UP3.0
3 OF 4 SHEETS



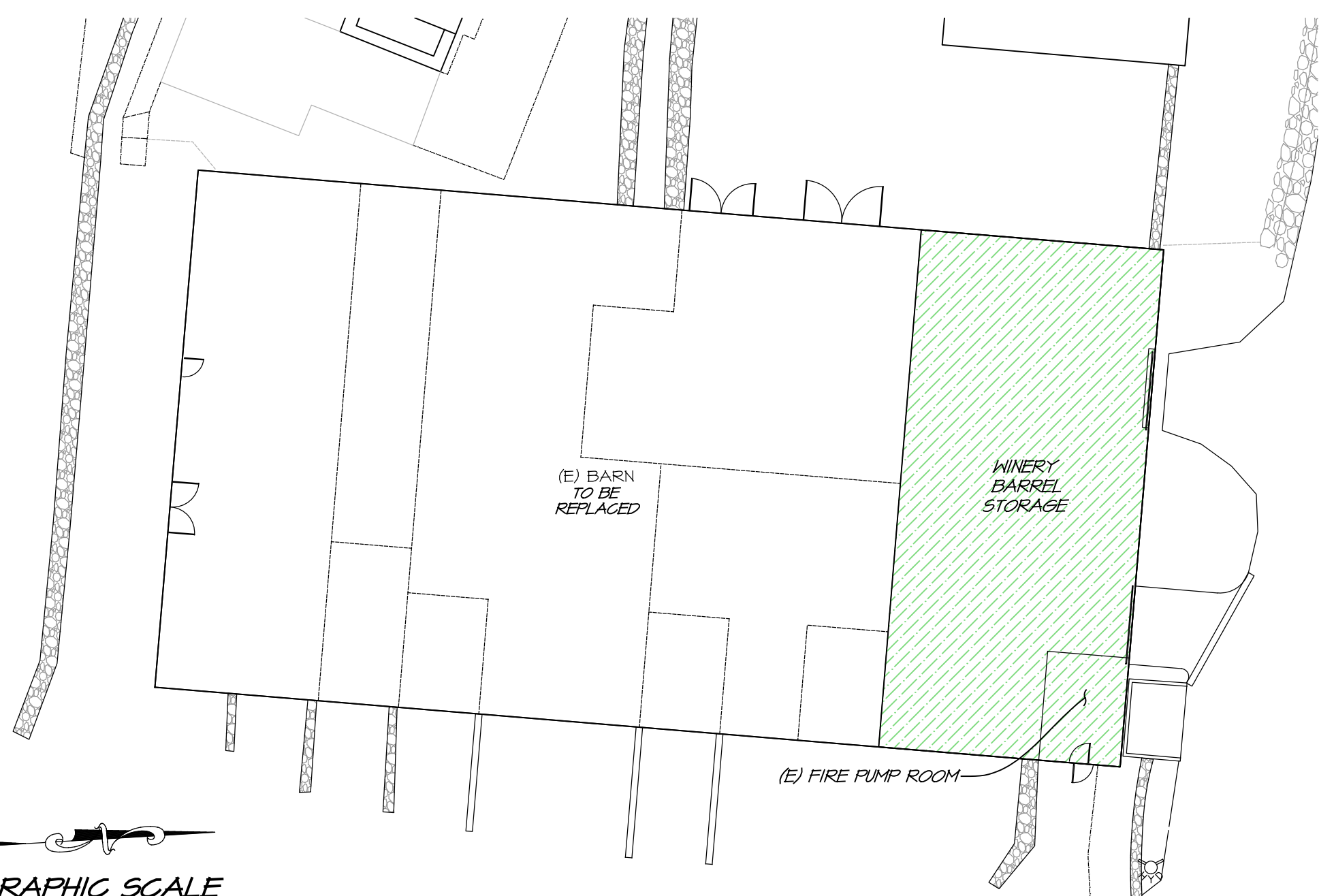
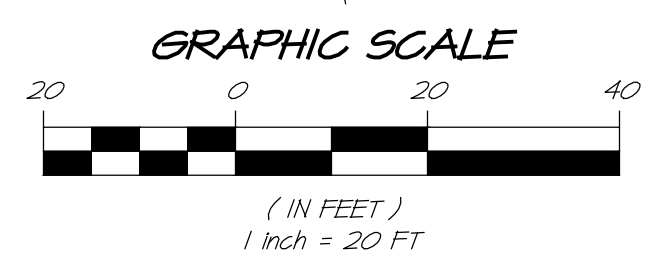
SECOND FLOOR



FIRST FLOOR

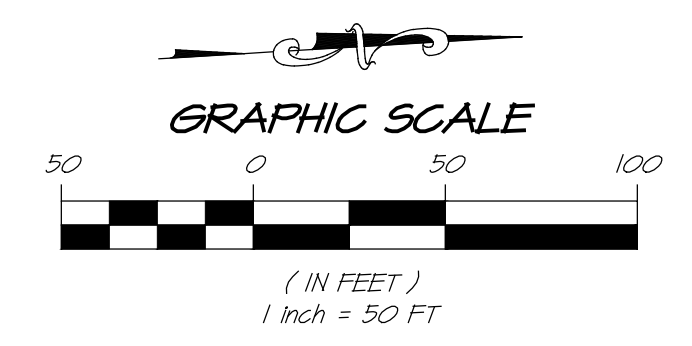
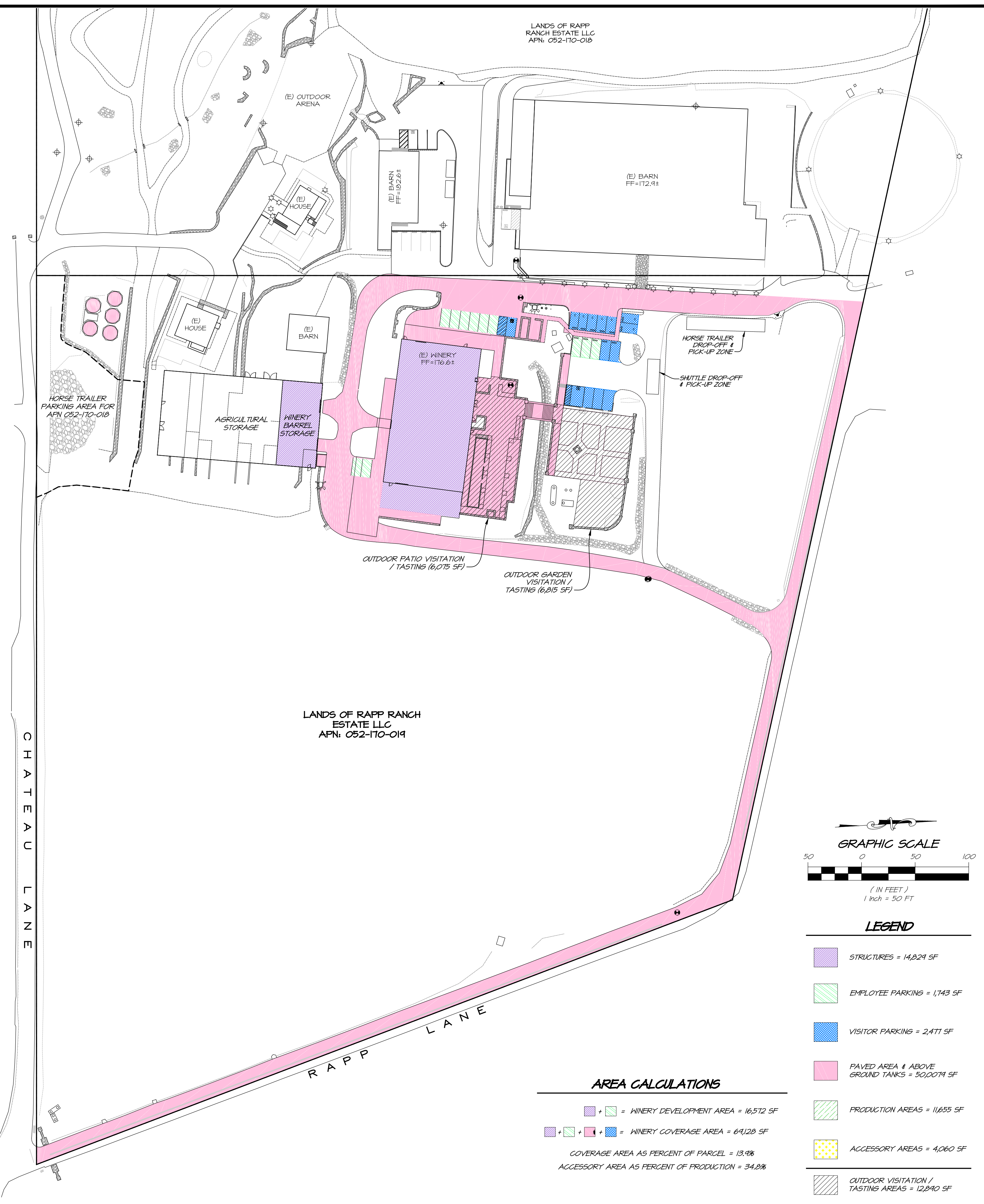
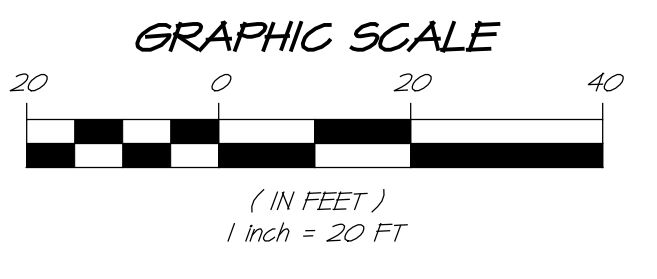
WINERY ACCESSORY/PRODUCTION AREA

SCALE: 1" = 20'



BARN ACCESSORY/PRODUCTION AREA

SCALE: 1" = 20'



LEGEND

- STRUCTURES = 14,824 SF
- EMPLOYEE PARKING = 1,143 SF
- VISITOR PARKING = 2,471 SF
- PAVED AREA & ABOVE GROUND TANKS = 50,0074 SF
- PRODUCTION AREAS = 11,655 SF
- ACCESSORY AREAS = 4,060 SF
- OUTDOOR VISITATION / TASTING AREAS = 12,890 SF

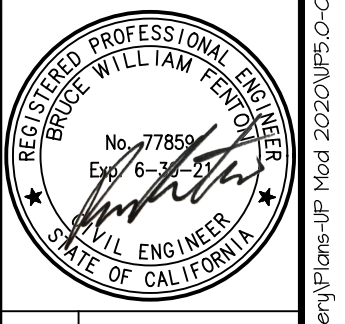
AREA CALCULATIONS

- + = WINERY DEVELOPMENT AREA = 16,572 SF
- + + + = WINERY COVERAGE AREA = 64,120 SF
- COVERAGE AREA AS PERCENT OF PARCEL = 13.9%
- ACCESSORY AREA AS PERCENT OF PRODUCTION = 34.8%

NO.	DATE	REVISIONS	BY

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SHADYBROOK ESTATE WINERY
COVERAGE & ACCESSORY/PRODUCTION RATIO
 CALIFORNIA
 NAPA COUNTY



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UP4.0
 5 OF 4 SHEETS