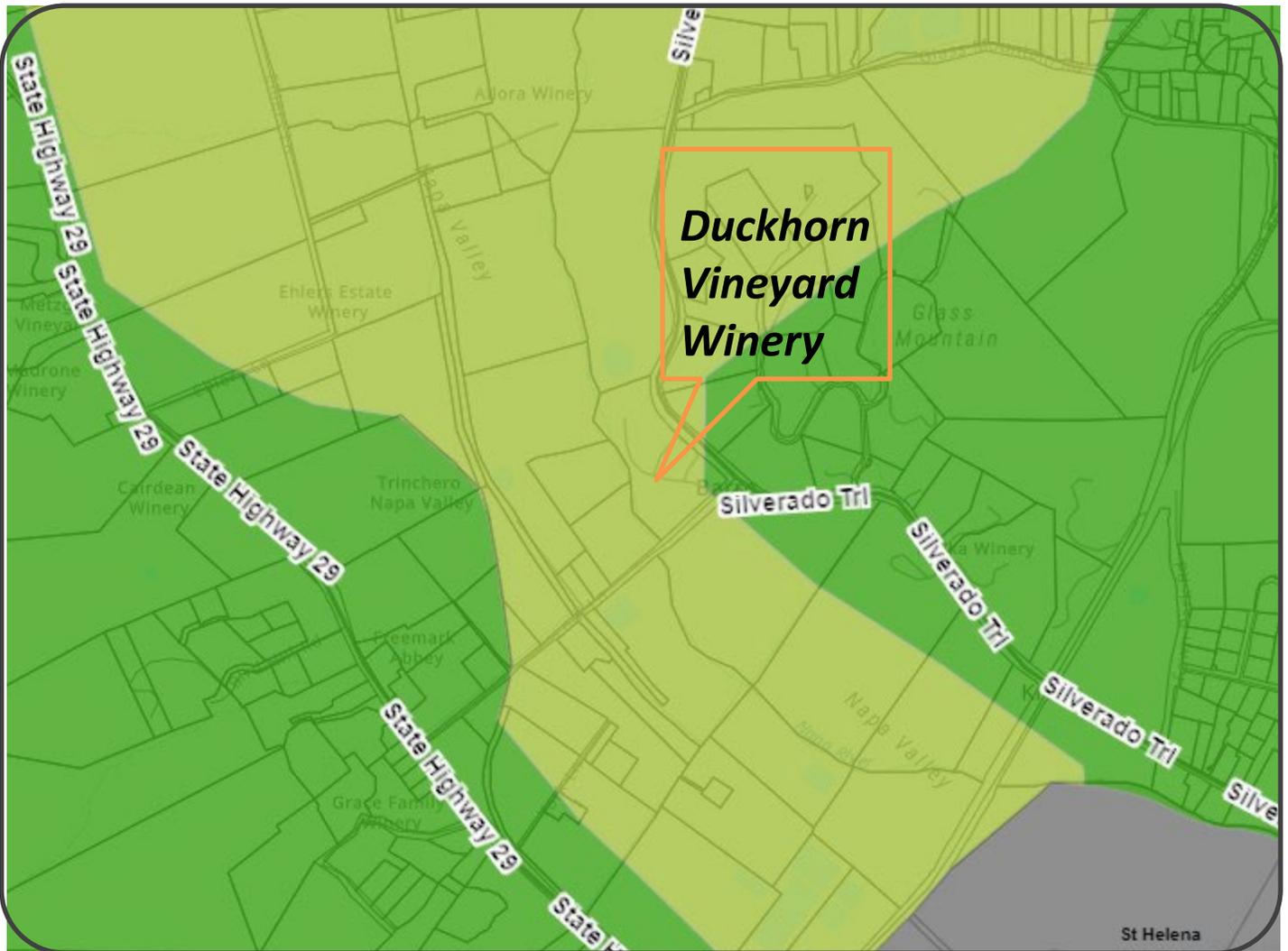


“M”

Graphics  
Duckhorn Vineyards Winery Major  
Modification  
P19-00097-MOD

# NAPA COUNTY LAND USE PLAN 2008 – 2030



## LEGEND



### URBANIZED OR NON-AGRICULTURAL

- Study Area
- Cities
- Urban Residential\*
- Rural Residential\*
- Industrial
- Public-Institutional

### OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

### TRANSPORTATION

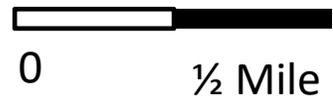
- Mineral Resource
- Limited Access Highway
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Road
- Airport
- Railroad
- Airport Clear Zone



**Project Parcels**  
**APN 022-130-010, 022-100-033, -034, -035**

**LEGEND**

-  Zoning
-  Parcels



**ZONING MAP**



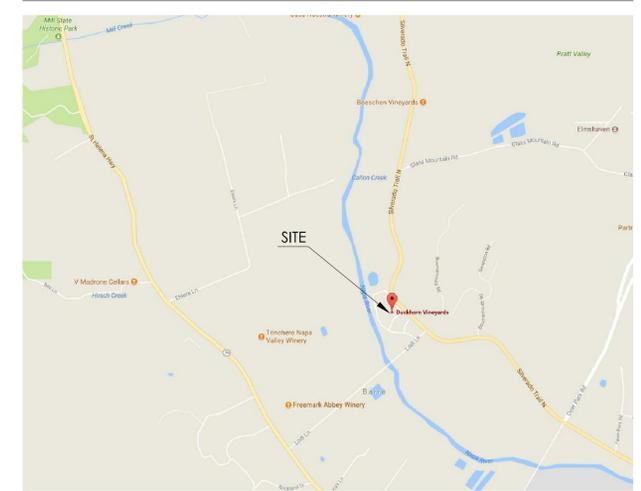
## Existing Conditions

# DUCKHORN VINEYARDS WINERY

## USE PERMIT MODIFICATION P19-00097 / P19-00098

1000 LODI LANE  
ST. HELENA, CA 94574

### VICINITY MAP



### PROJECT DIRECTORY

<b>OWNER / APPLICANT:</b>	Duckhorn Wine Compy Contact: Zach Rasmuson 1000 Lodi Lane St. Helena, Ca 94574
<b>PLANNING CONSULTANT:</b>	Monteverdi Consulting, LLC Contact : George H Monteverdi PO Box 6079 Napa, CA 94581 Phone : (707)761-2516 george@monteverdiconsulting.com
<b>ARCHITECT:</b>	vonRaesfeld & Associates Architects Inc Contact: Steve vonRaesfeld 108 Petaluma Blvd, Suite 200 Petaluma, CA 94952 Phones: (707) 762-6006 steve@vra-arch.com
<b>LANDSCAPE ARCHITECT:</b>	Stephanie McAllister Landscape Architecture Contact : Stephanie McAllister 145 Keller Street Petaluma, CA 94952 Phone: (707) 778-7693 stephanie@stephaniemcallister.com
<b>CIVIL ENGINEER:</b>	Bartell Engineering Contact: Paul Bartell 1303 Jefferson St. #200 B Napa, CA 94559 Phone: (707) 258-1301 paulb@bartellengineering.com
<b>SURVEYOR:</b>	Albion Surveys Contact: Joseph R. Sullivan 1113 Hunt Ave. St. Helena CA 94574 Phone: (707) 963-1217 jsullivan@albionsurveys.com
<b>FLOODPLAIN ENGINEER:</b>	Schaaf and Wheeler Consulting Civil Engineers Contact : Robin J. Lee 870 Market Street, Ste. 1278 San Francisco, CA 94102 Phone : (415) 433-4848 x 306 rlee@swsv.com

### PROJECT INFORMATION

<b>ADDRESS:</b>	1000 Lodi Lane, St. Helena, CA 95474
<b>PARCEL NO.:</b>	022-130-010, 022-100-033
<b>SITE AREA:</b>	+/-30.34 acres
<b>ZONING:</b>	AP
<b>CURRENT ZONING:</b>	AP
<b>PROPOSED USE:</b>	AGRICULTURAL PROCESSING WITH PUBLIC TASTING ROOM
<b>ZONING HEIGHT LIMIT:</b>	35

**PARKING SUMMARY:**  
SEE CIVIL DRAWINGS, UPS & UP7.

### BUILDING AREAS

SEE SHEET G-1 FOR AREA INFORMATION

### DRAWING INDEX

<b>GENERAL</b>	T-1 TITLE SHEET: PROJECT INFORMATION G-1 ACCESSORY - PRODUCTION RATIO CALCULATION EC-1 EXISTING CONDITION SITE PLAN
<b>ARCHITECTURAL</b>	
<b>SITE</b>	A1.1 PROPOSED CONDITION SITE PLAN A1.2 ENLARGED PROPOSED SITE PLAN - EAST A1.3 ENLARGED PROPOSED SITE PLAN - WEST
<b>ESTATE HOUSE</b>	A2.0 ESTATE HOUSE - EXISTING CONDITION PLAN A2.1 ESTATE HOUSE - PROPOSED LOWER LEVEL PLAN A2.2 ESTATE HOUSE - PROPOSED UPPER LEVEL PLAN A2.3 ESTATE HOUSE - PROPOSED ELEVATIONS A2.4 ESTATE HOUSE - COLOR & MATERIALS A3.1 PROPOSED CONSERVATORY - PLAN A3.2 PROPOSED CONSERVATORY - ELEVATIONS
<b>WEST WINERY</b>	A4.1 WEST WINERY - LOWER AND UPPER LEVEL PLANS A4.2 WEST WINERY - ELEVATIONS A4.3 WEST WINERY - COLOR & MATERIALS A5.0 WEST WINERY - INTERIM TASTING ROOM
<b>LANDSCAPE</b>	L1.1 PLANTING PLAN WEST WINERY
<b>CIVIL</b>	UP1 OVERALL SITE PLAN UP2 PHOTOGRAPHIC DOCUMENTATION UP3 DEMOLITION PLAN - PRODUCTION FACILITY UP4 DEMOLITION PLAN - ESTATE UP5 PROPOSED CONDITIONS - PRODUCTION FACILITY UP6 PROPOSED CONDITIONS - ESTATE UP7 PARKING AND DRIVEWAY ANALYSIS - ESTATE UP8 SITE DISTANCE EXHIBITS UP9 WINERY AREA COVERAGE EXHIBIT UP10 WINERY DEVELOPMENT EXHIBITS UP11 IMPERVIOUS AREA EXHIBITS UP12 STORMWATER CONTROL PLAN-PRODUCTION FACILITY UP13 STORMWATER CONTROL PLAN - ESTATE

### SUMMARY OF REVISIONS

<b>REVISION-1 : USE PERMIT RESUBMITTAL 08.13.20</b>
In response to Napa County's 04.24.2019 incompleteness letter, the following changes have been made to the plan set since its last issue :
<b>ESTATE HOUSE :</b>
1. Elimination of the ±4,407sf conservatory (floodplain conflict)
2. Incorporation of previously proposed conservatory functions into the Estate House Addition by :
- Expanding lower level by ±2,731sf
- Adding ±2,138sf to the second floor
3. Miscellaneous site alterations to accommodate Item #1 above.
<b>WEST WINERY :</b>
1. Revise Admin / Office building to accommodate interim tasting room functions (see Sheet A5.0)
2. Miscellaneous site revisions and landscape plan added
<b>REVISION-2 : USE PERMIT RESUBMITTAL 11.23.20</b>
In response to Napa County's 09.28.2020 incompleteness letter, the following changes have been made to the plan set since its last issue :
<b>GENERAL:</b>
1. Refinement of Accessory & Production Areas and Ratios
2. Addition of Color & Material sheets: A2.4 & A4.3
3. Clarification of:
• Average building heights
• Base flood elevation (BFE)
• Design flood elevation (DFE)

EXHIBIT - C PERMIT MODIFICATION P19-00097 & 00098

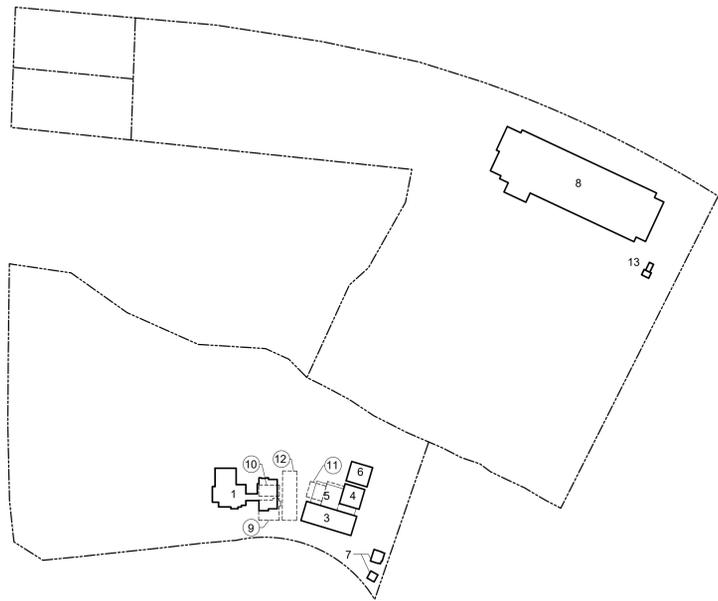
T-1  
TITLE SHEET

ISSUE : Use Permit Submittal DATE: 03.21.19  
 REVISION 1 : Use Permit Resubmittal DATE: 08.13.20  
 REVISION 2 : Use Permit Resubmittal DATE: 11.23.20



**DUCKHORN**  
WINE COMPANY

**DUCKHORN VINEYARDS WINERY**  
USE PERMIT MODIFICATION  
1000 Lodi Lane, St. Helena, CA 94574



**KEY PLAN**  
Scale: NTS

Key	Description	ACCESSORY USE AREAS		PRODUCTION AREAS		Total Area	Comment
		Lower Level	Upper Level	Lower Level	Upper Level		
1	Estate House	6,323	3,000	0	0	9,323	
2	not used	0	0	0	0	0	
3	Chai-5	0	1,000	10,400	1,200	12,600	
4	Chai-6	0	0	2,485	0	2,485	
5	Crush Canopy	0	0	2,510	0	2,510	
6	Chai-7	0	990	2,415	1,217	4,622	
7	Mtc. Building	0	0	1,045	n/a	1,045	
8	West Winery	future	future	future	future	future	Proposed Structure
9	Chai-1 & 2	0	n/a	2,565	n/a	2,565	
10	Chai-3	0	n/a	1,330	n/a	1,330	
11	Chai-4	0	n/a	1,525	n/a	1,525	
12	Tank Shed	0	n/a	4,185	n/a	4,185	
13	Fire Pump / Trash	future	future	future	future	future	Proposed Structure

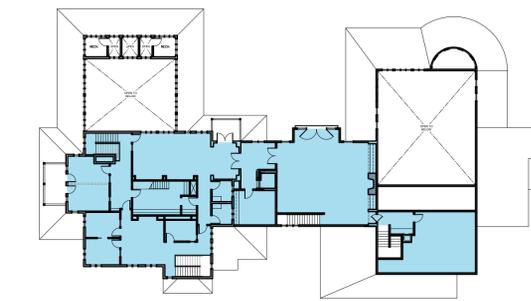
Total Accessory Area: **11,313**  
Total Production Area: **30,877**  
Accessory / Production: **37%**

Key	Description	ACCESSORY USE AREAS		PRODUCTION AREAS		Total Area	Comment
		Lower Level	Upper Level	Lower Level	Upper Level		
1	Estate House	12,672	5,138	352	0	18,162	Proposed 2-Story Addition
2	not used	0	0	0	0	0	No change
3	Chai-5	0	1,000	10,400	1,200	12,600	No change
4	Chai-6	0	0	2,485	0	2,485	Removed & replaced
5	Crush Canopy	0	0	5,000	0	5,000	No change
6	Chai-7	0	990	2,415	1,217	4,622	No change
7	Mtc. Building	0	0	1,045	n/a	1,045	No change
8	West Winery	2,067	1,253	54,338	384	58,042	Proposed Structure
9	Chai-1 & 2	0	0	0	0	0	Structure Removed
10	Chai-3	0	0	0	0	0	Structure Removed
11	Chai-4	0	0	0	0	0	Structure Removed
12	Tank Shed	0	0	0	0	0	Structure Removed
13	Fire Pump / Trash	0	0	556	0	556	Proposed Structure

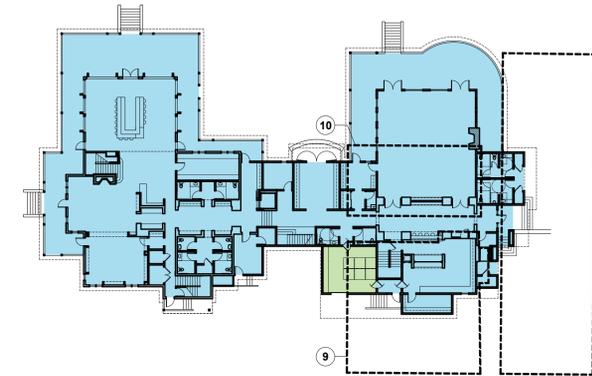
Total Accessory Area: **23,120**  
Total Production Area: **79,392**  
Accessory / Production: **29%**

- ACCESSORY USE AREAS
- PRODUCTION USE AREAS
- STRUCTURES TO BE REMOVED

**BUILDING AREAS & ACCESSORY / PRODUCTION RATIO**

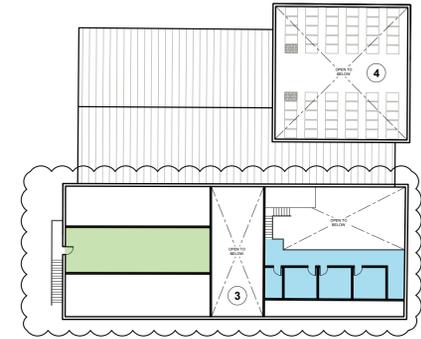


UPPER LEVEL 5,138 SF

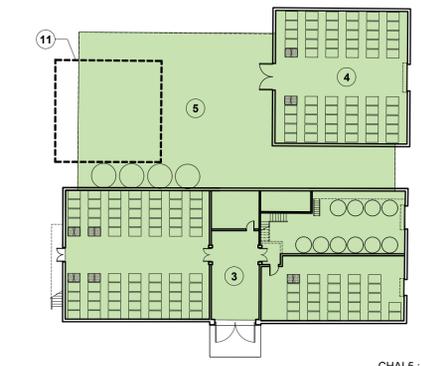


LOWER LEVEL 13,024 SF

**1 ESTATE HOUSE**  
Scale: 1/32" = 1'-0"  
TOTAL: 18,162 SF

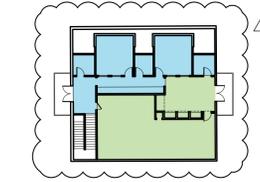


UPPER LEVEL CHAI 5 : 2,200 SF  
CHAI 6 : 2,485 SF  
CRUSH CANOPY : 2,510 SF

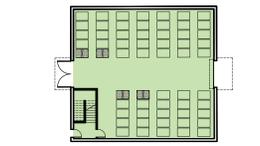


LOWER LEVEL CHAI 5 : 10,400 SF  
CHAI 6 : 2,485 SF  
CRUSH CANOPY : 5,000 SF

**3-5 CHAI 5, CHAI 6, AND CRUSH CANOPY**  
Scale: 1/32" = 1'-0"  
TOTAL CHAI 5 : 12,600 SF  
TOTAL CHAI 6 : 2,485 SF  
TOTAL CRUSH CANOPY : 5,000 SF

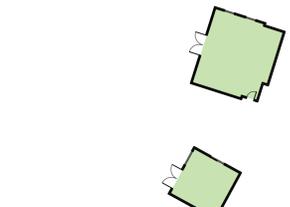


UPPER LEVEL 2,207 SF



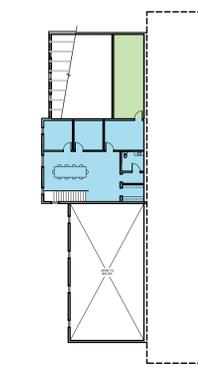
LOWER LEVEL 2,415 SF

**6 CHAI 7**  
Scale: 1/32" = 1'-0"  
TOTAL: 4,622 SF



LOWER LEVEL 1,045 SF

**7 WINERY MAINTENANCE BLDGS**  
Scale: 1/32" = 1'-0"  
TOTAL: 1,045 SF



UPPER LEVEL 1,637 SF

WEST WINERY : 56,405 SF  
FIRE PUMP / TRASH ENCLOSURE : 556 SF

**8 WEST WINERY**  
Scale: 1/32" = 1'-0"

TOTAL WEST WINERY : 58,042 SF  
FIRE PUMP / TRASH ENCLOSURE : 556 SF

**ACCESSORY / PRODUCTION EXHIBIT**

**G-1**  
PROPOSED PROJECT : ACCESSORY - PRODUCTION RATIO CALCULATION

- ISSUE : Use Permit Submittal DATE: 03.21.19
- REVISION 1 : Use Permit Resubmittal DATE: 08.13.20
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KEYED NOTES

STRUCTURES

- 1 ESTATE HOUSE
- 2 NOT USED
- 3 CHAI 5 : BARREL STORAGE
- 4 CHAI 6: BARREL STORAGE
- 5 CRUSH CANOPY
- 6 CHAI 7: BARREL STORAGE
- 7 WINERY MAINTENANCE BUILDINGS
- 8 NOT USED
- 9 CHAI 1 & 2: BARREL STORAGE
- 10 CHAI 3: BARREL STORAGE
- 11 CHAI 4: BARREL STORAGE
- 12 TANK SHED
- 13 PUMP HOUSE AND WATER TANK
- 14 GARDEN SHED
- 15 PUMP HOUSE
- 16 EXISTING RESIDENCE

SITE FEATURES

- 17 EXISTING VISITOR PARKING
- 18 EXISTING ACCESSIBLE PARKING
- 19 EXISTING GARDENS



**DUCKHORN**  
WINE COMPANY

**DUCKHORN VINEYARDS WINERY**  
USE PERMIT MODIFICATION  
1000 Lodi Lane, St. Helena, CA 94574



LEGEND



EC-1

 **EXISTING CONDITION SITE PLAN**  
Scale: 1:80



- ISSUE : Use Permit Submittal      DATE: 03.21.19
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108 Petaluma Blvd N., Ste. 200  
Petaluma, California 94952  
Ph: (707) 762-6006



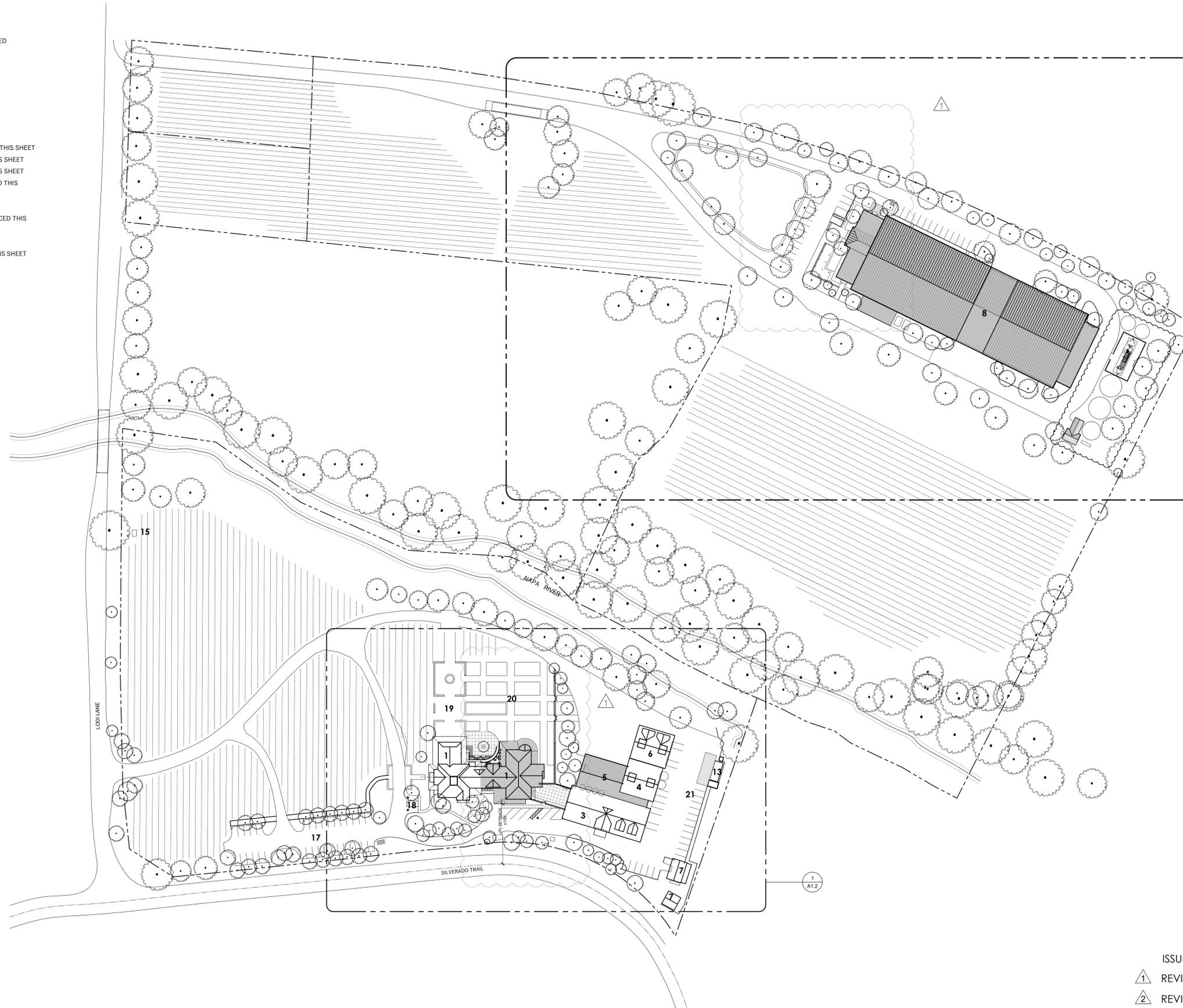
KEYED NOTES

STRUCTURES

- 1 ESTATE HOUSE: TO REMAIN, SEE A2.1 AND A2.2 FOR PROPOSED ALTERATION
- 2 NOT USED
- 3 CHAI 5: STRUCTURE TO REMAIN,
- 4 CHAI 6: STRUCTURE TO REMAIN
- 5 CRUSH CANOPY: STRUCTURE TO BE REPLACED / ENLARGED
- 6 CHAI 7: STRUCTURE TO REMAIN
- 7 WINERY MAINTENANCE BUILDINGS: STRUCTURES TO REMAIN
- 8 PROPOSED WINERY, SEE A4.1 AND 4.2
- 9 CHAI 1 & 2: STRUCTURE TO BE REMOVED, NOT REFERENCED THIS SHEET
- 10 CHAI 3: STRUCTURE TO BE REMOVED, NOT REFERENCED THIS SHEET
- 11 CHAI 4: STRUCTURE TO BE REMOVED, NOT REFERENCED THIS SHEET
- 12 TANK SHED: STRUCTURE TO BE REMOVED, NOT REFERENCED THIS SHEET
- 13 PUMP HOUSE AND WATER TANK: STRUCTURE TO REMAIN
- 14 GARDEN SHED: STRUCTURE TO BE REMOVED, NOT REFERENCED THIS SHEET
- 15 PUMP HOUSE: STRUCTURE TO REMAIN
- 16 EXISTING RESIDENCE: TO BE REMOVED, NOT REFERENCED THIS SHEET

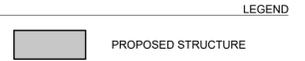
SITE FEATURES

- 17 EXISTING VISITOR PARKING: TO REMAIN
- 18 EXISTING ACCESSIBLE PARKING: TO REMAIN
- 19 EXISTING GARDENS: TO BE RECONFIGURED
- 20 PROPOSED GARDENS
- 21 PROPOSED EMPLOYEE PARKING



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Scale: 1:80



A1.1

PROPOSED CONDITION SITE PLAN

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Petaluma, California 94952  
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KEYED NOTES

STRUCTURES

- 1 ESTATE HOUSE
- 1A EXISTING ESTATE HOUSE VERANDA
- 1B EXISTING ESTATE HOUSE, SEE A2.1 FOR PROPOSED ALTERATION
- 1C PROPOSED ESTATE HOUSE ADDITION, SEE A2.1
- 1D PROPOSED LOADING DOCK AND STORAGE
- 1E PROPOSED VERANDA
- 2 NOT USED
- 3 CHAI 5 : STRUCTURE TO REMAIN,
- 4 CHAI 6 : STRUCTURE TO REMAIN
- 5 CRUSH CANOPY : STRUCTURE TO BE REPLACED / ENLARGED
- 6 CHAI 7 : STRUCTURE TO REMAIN
- 7 WINERY MAINTENANCE BUILDINGS : STRUCTURES TO REMAIN
- 8 PROPOSED WINERY, SEE A4.1 AND 4.2; NOT REFERENCED THIS SHEET
- 9 CHAI 1 & 2 : STRUCTURE TO BE REMOVED
- 10 CHAI 3 : STRUCTURE TO BE REMOVED
- 11 CHAI 4 : STRUCTURE TO BE REMOVED
- 12 TANK SHED : STRUCTURE TO BE REMOVED
- 13 PUMP HOUSE AND WATER TANK : STRUCTURE TO REMAIN
- 14 GARDEN SHED : STRUCTURE TO BE REMOVED, NOT REFERENCED THIS SHEET
- 15 PUMP HOUSE : STRUCTURE TO REMAIN, NOT REFERENCED THIS SHEET
- 16 EXISTING RESIDENCE : TO BE REMOVED, NOT REFERENCED THIS SHEET

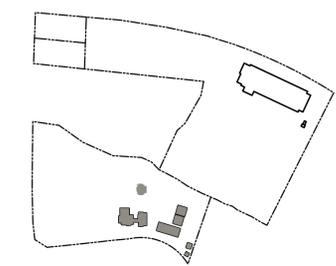
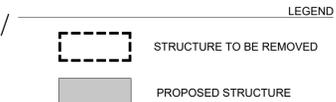
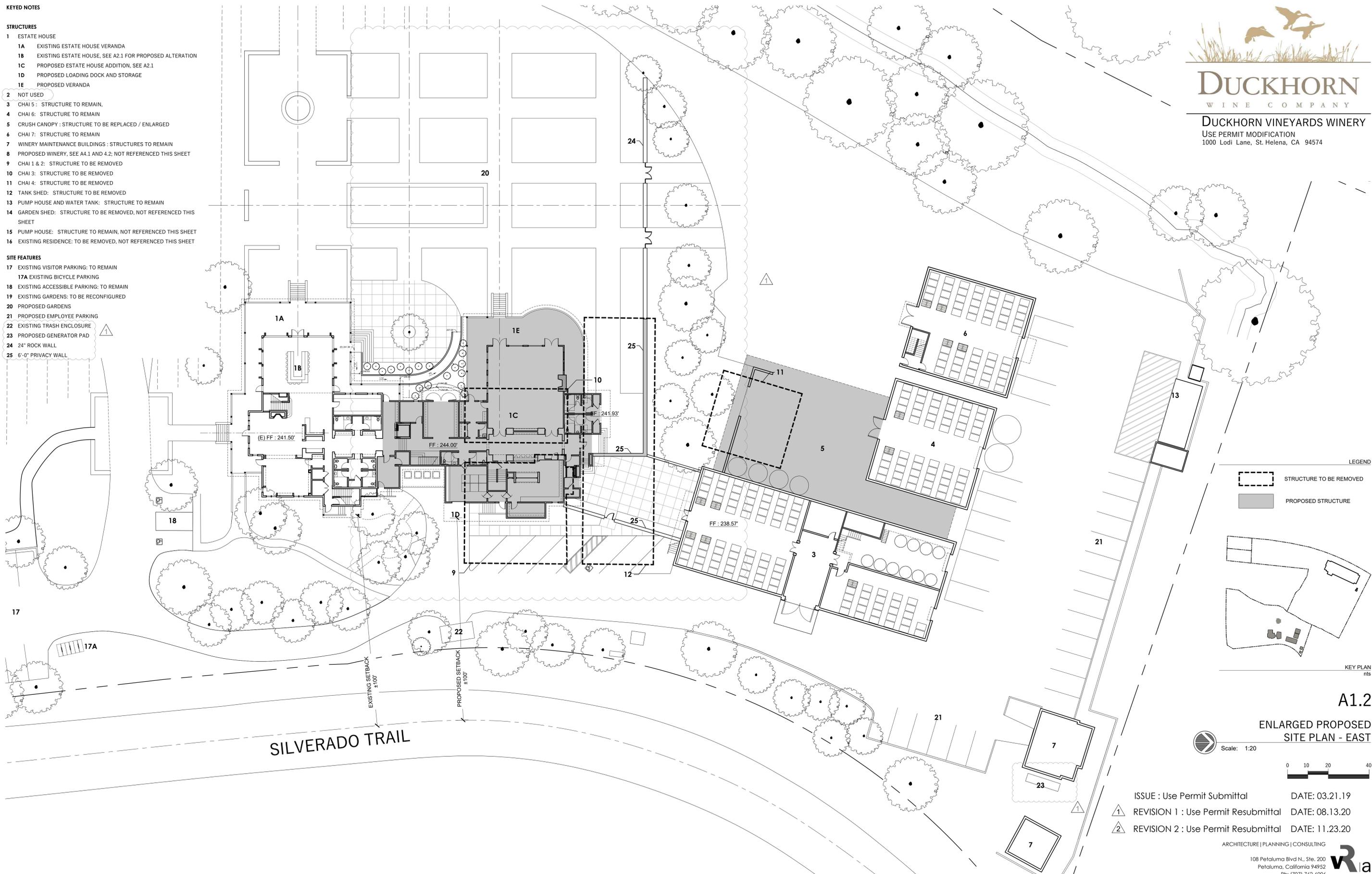
SITE FEATURES

- 17 EXISTING VISITOR PARKING: TO REMAIN
- 17A EXISTING BICYCLE PARKING
- 18 EXISTING ACCESSIBLE PARKING: TO REMAIN
- 19 EXISTING GARDENS: TO BE RECONFIGURED
- 20 PROPOSED GARDENS
- 21 PROPOSED EMPLOYEE PARKING
- 22 EXISTING TRASH ENCLOSURE
- 23 PROPOSED GENERATOR PAD
- 24 24" ROCK WALL
- 25 6'-0" PRIVACY WALL



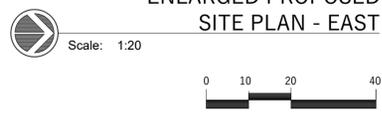
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WINE COMPANY

**DUCKHORN VINEYARDS WINERY**  
USE PERMIT MODIFICATION  
1000 Lodi Lane, St. Helena, CA 94574



SILVERADO TRAIL

EXISTING SETBACK ±100'  
PROPOSED SETBACK ±100'



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**KEYED NOTES**

**STRUCTURES**

- 1 NOT USED
- 2 NOT USED
- 3 NOT USED
- 4 NOT USED
- 5 NOT USED
- 6 NOT USED
- 7 NOT USED
- 8 PROPOSED WINERY, SEE A4.1 AND 4.2
- 8A ADMINISTRATION
- 8B BARREL STORAGE
- 8C RECEIVING / COVERED WORK AREA
- 8D TANK CELLAR
- 8E COVERED CRUSH PAD
- 8F FIRE PROTECTION / WATER PUMPS AND TREATMENT
- 8G MECHANICAL / ELECTRICAL
- 8H REFRIGERATION
- 8I SCREENED EQUIPMENT YARD : FIRE WATER STORAGE, PROCESS WASTE TREATMENT SYSTEM
- 8J PROPOSED EMPLOYEE PARKING
- 8K PROPOSED TRASH ENCLOSURE
- 8L PROPOSED TRUCK SCALE
- 8M PROPOSED BICYCLE PARKING
- 8N PROPOSED POMACE BIN
- 8O PROPOSED GENERATOR PAD

9 NOT USED

10 NOT USED

11 NOT USED

12 NOT USED

13 NOT USED

14 NOT USED

15 NOT USED

16 EXISTING RESIDENCE: TO BE REMOVED

**SITE FEATURES**

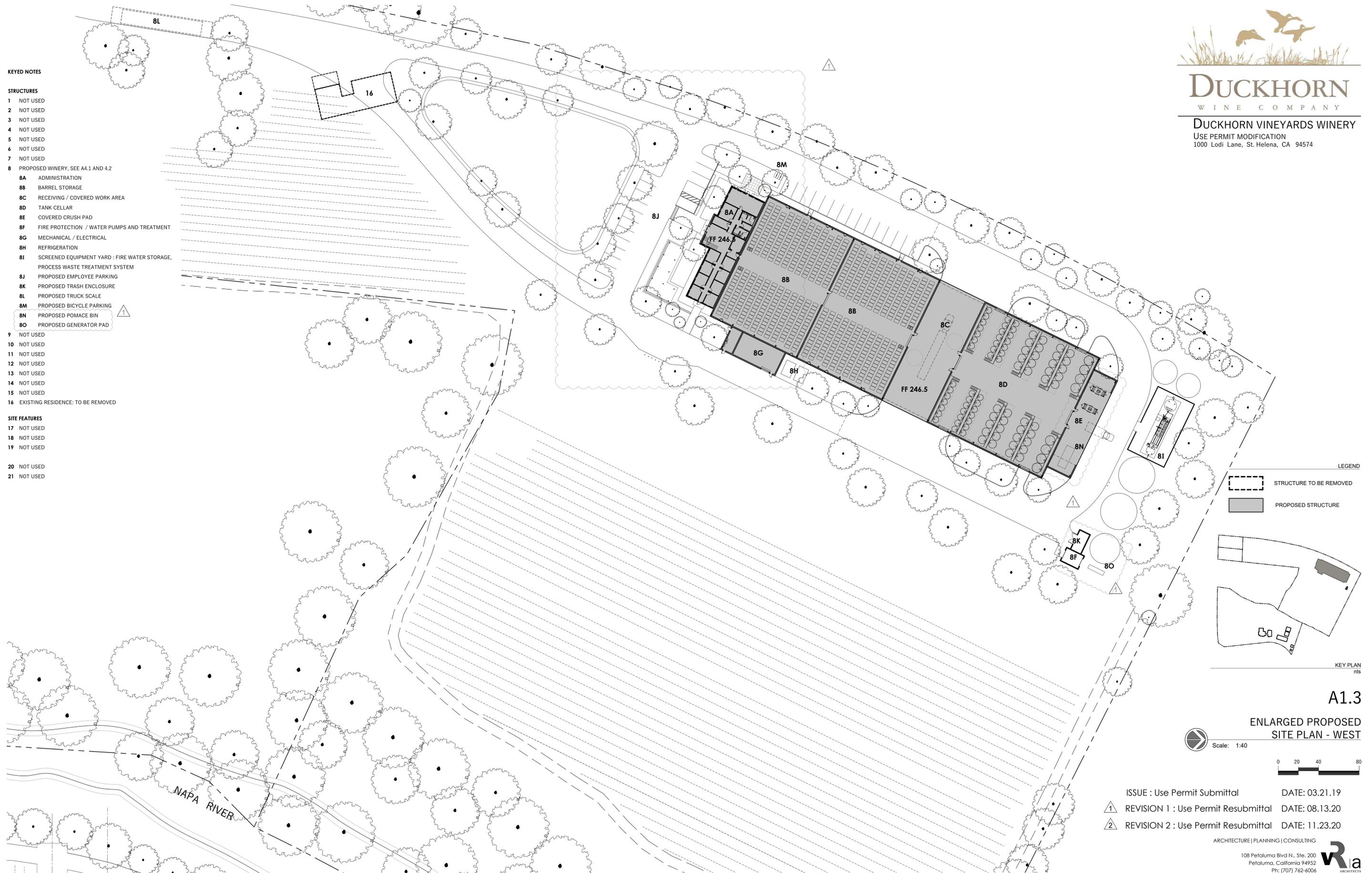
17 NOT USED

18 NOT USED

19 NOT USED

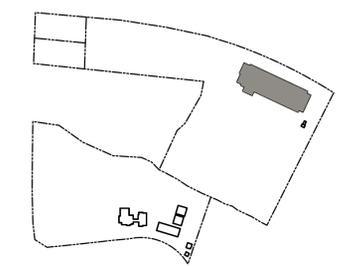
20 NOT USED

21 NOT USED



**LEGEND**

- STRUCTURE TO BE REMOVED
- PROPOSED STRUCTURE



KEY PLAN

**A1.3**

**ENLARGED PROPOSED SITE PLAN - WEST**



Scale: 1:40



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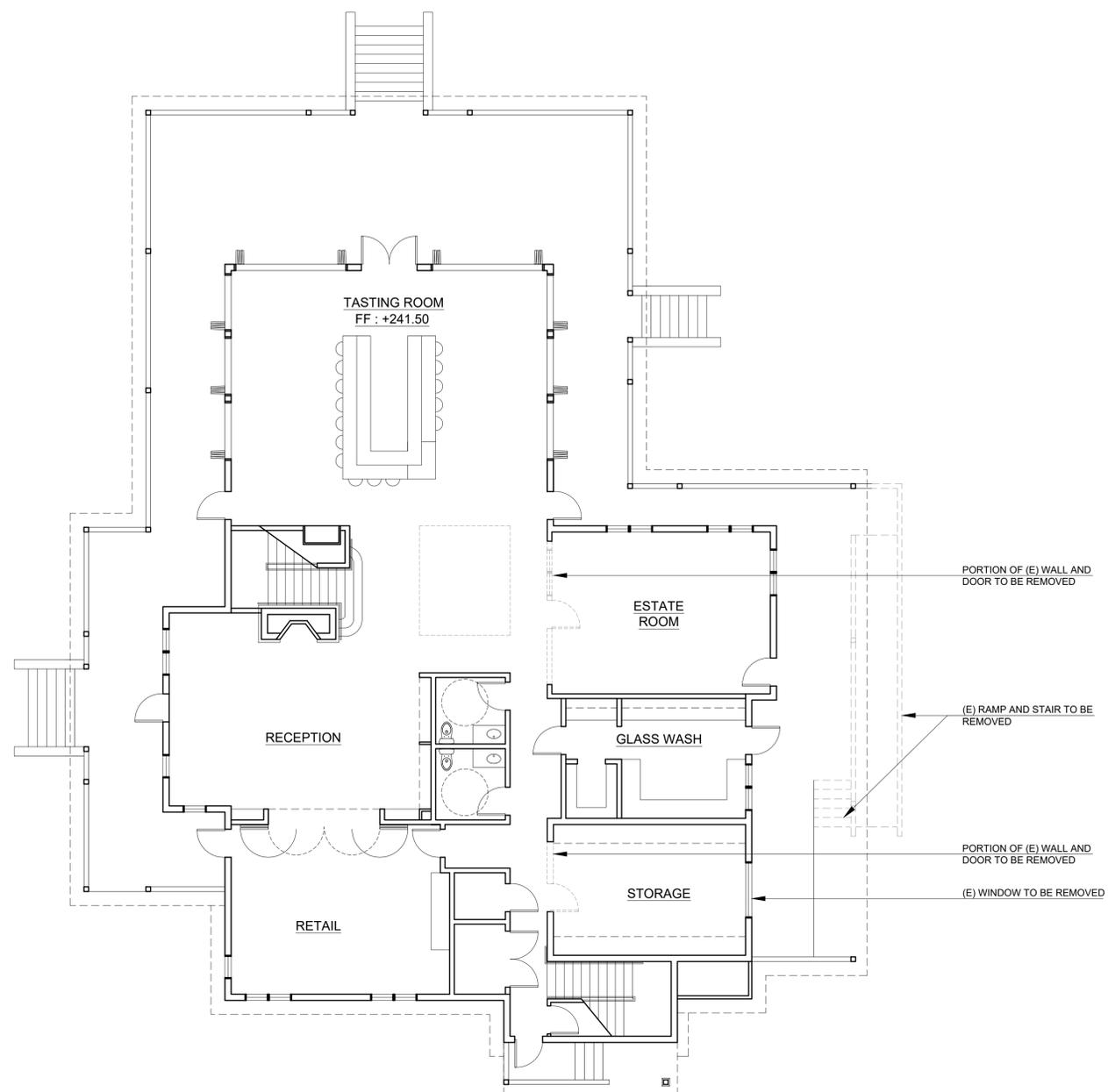
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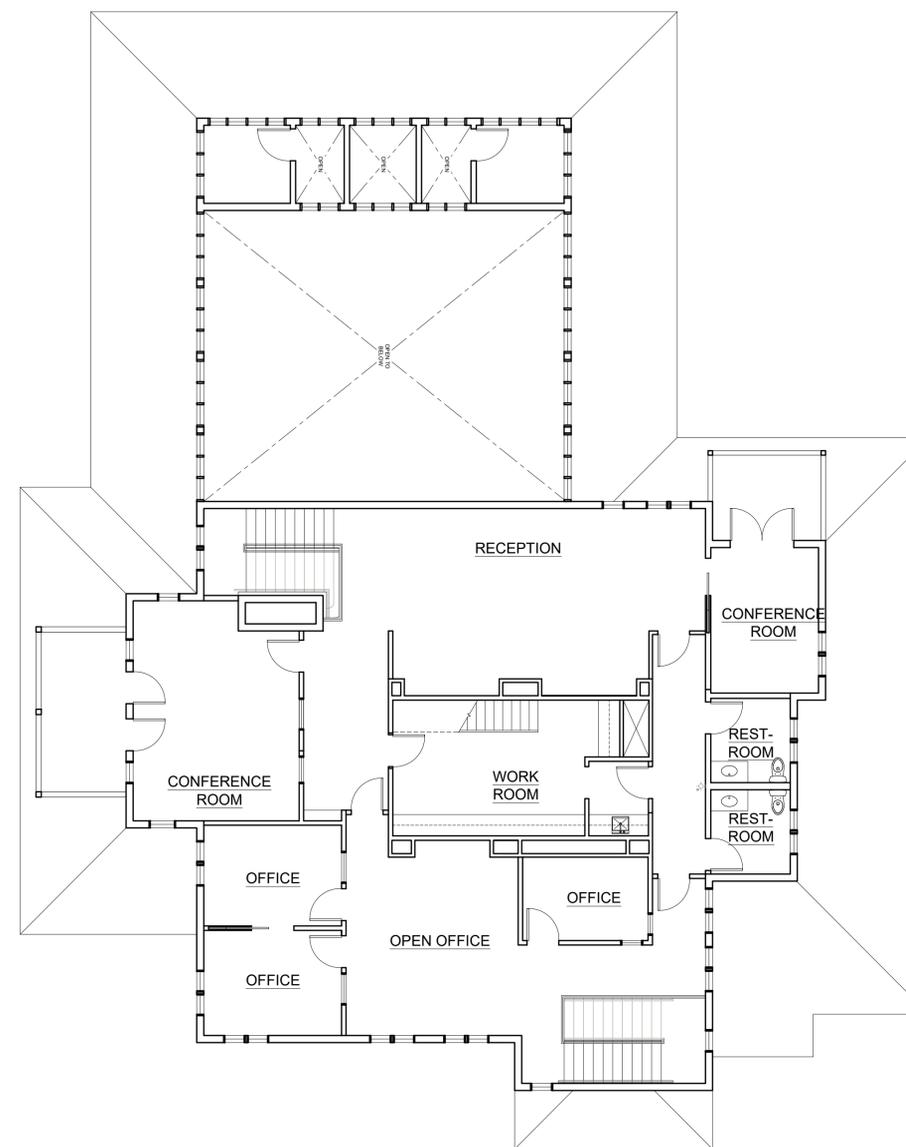


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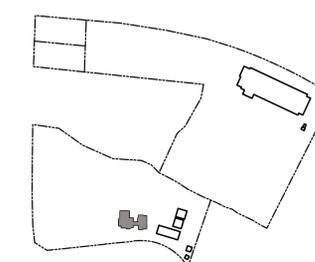


LOWER LEVEL



UPPER LEVEL

NOTE: THIS PLAN REFLECTS FLOOR PLAN APPROVED UNDER P19-00375-VMM



KEY PLAN  
nts

**A2.0**  
ESTATE HOUSE - EXISTING  
CONDITION PLAN



Scale: 1/8" = 1'-0"



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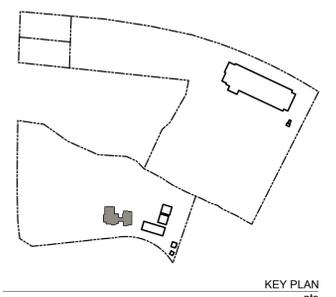
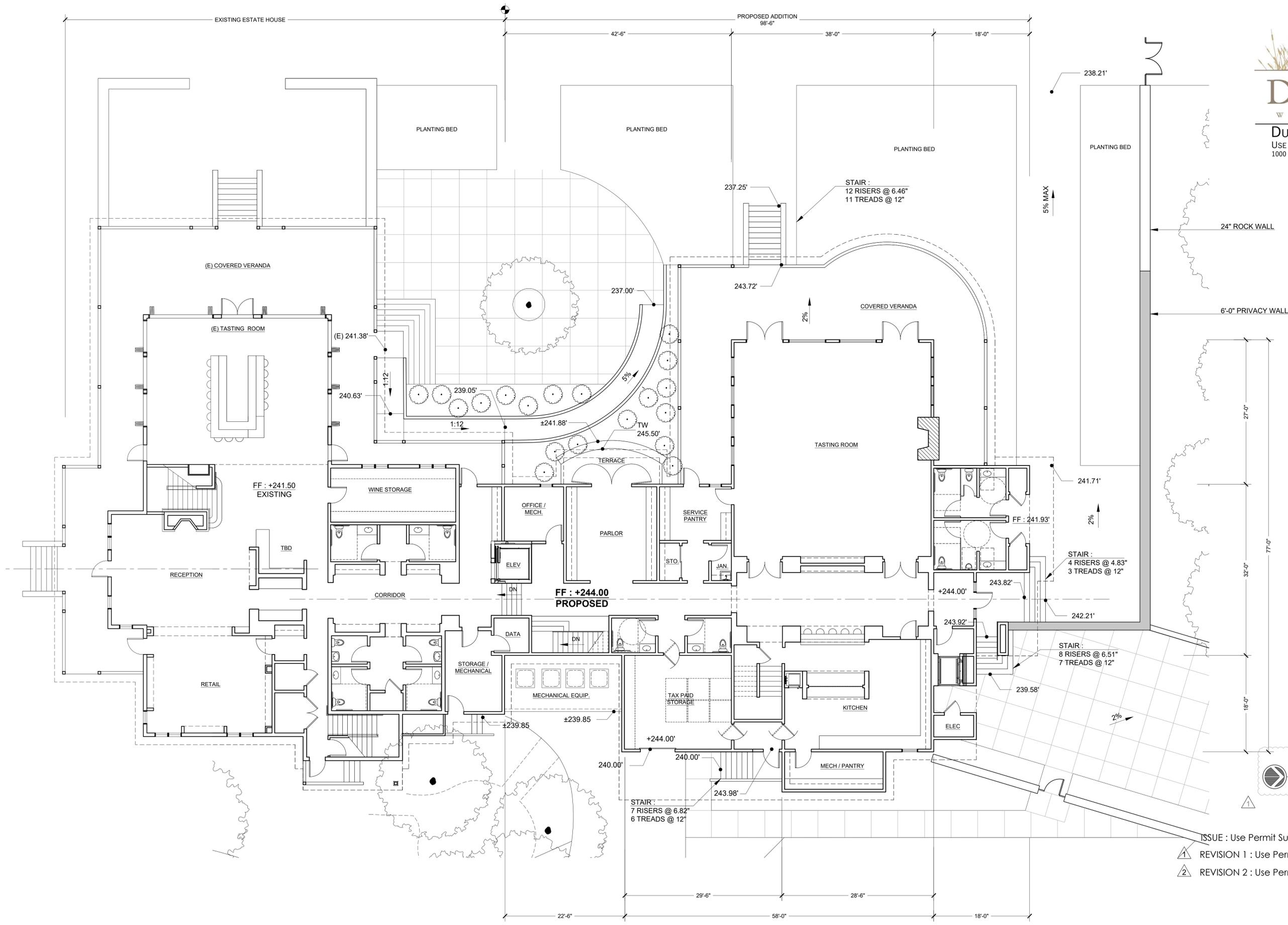
108 Petaluma Blvd N., Ste. 200  
Petaluma, California 94952  
Ph: (707) 762-6006





**DUCKHORN**  
WINE COMPANY

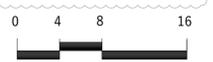
**DUCKHORN VINEYARDS WINERY**  
USE PERMIT MODIFICATION  
1000 Lodi Lane, St. Helena, CA 94574



KEY PLAN  
nts

**A2.1**

**ESTATE HOUSE - PROPOSED LOWER LEVEL PLAN**  
Scale: 1/8" = 1'-0"



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- ① REVISION 1 : Use Permit Resubmittal      DATE: 08.13.20
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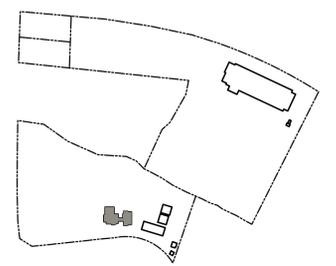
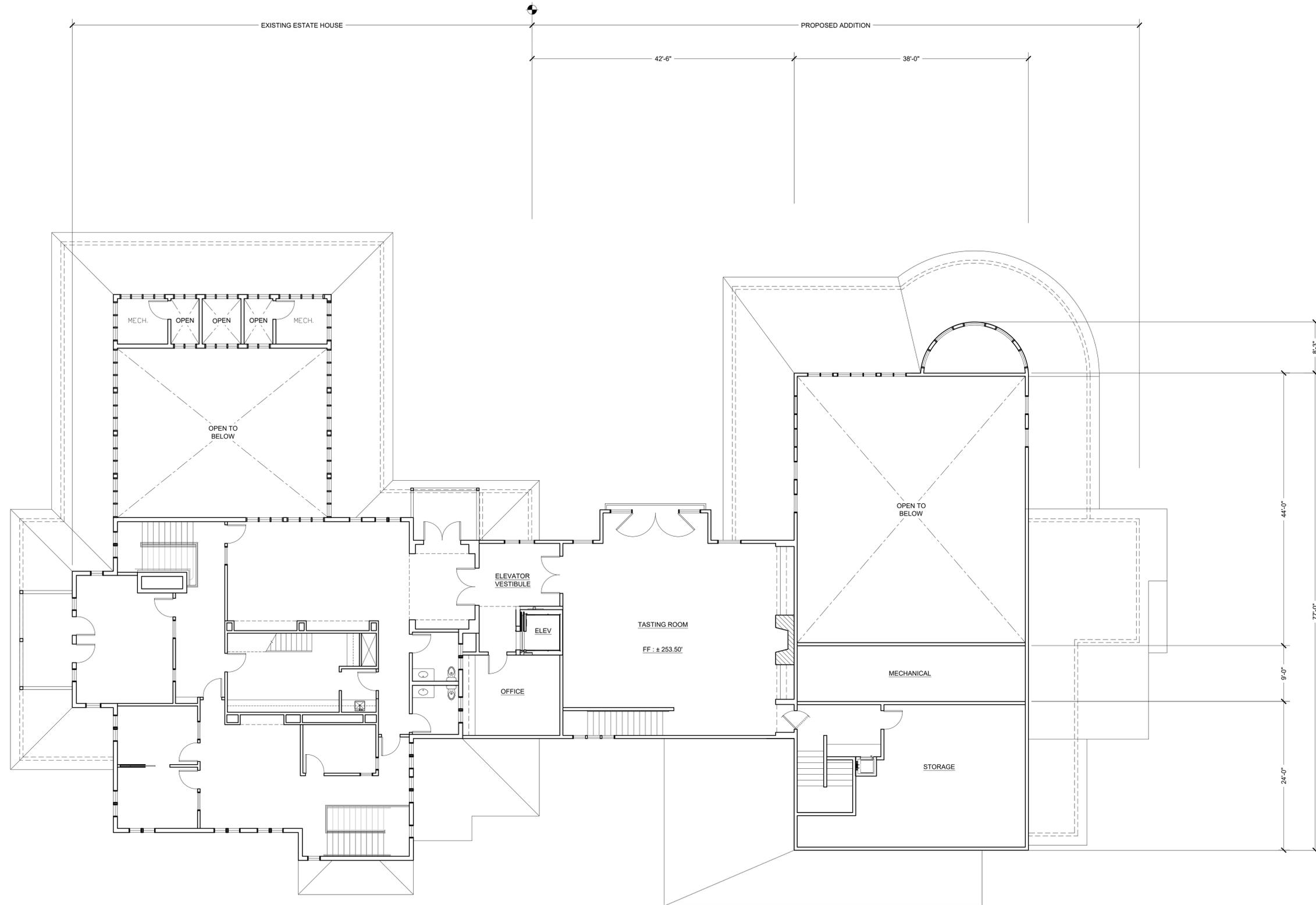
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**DUCKHORN**  
WINE COMPANY

**DUCKHORN VINEYARDS WINERY**  
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**A2.2**

ESTATE HOUSE - PROPOSED  
UPPER LEVEL PLAN

Scale: 1/8" = 1'-0"

0 4 8 16

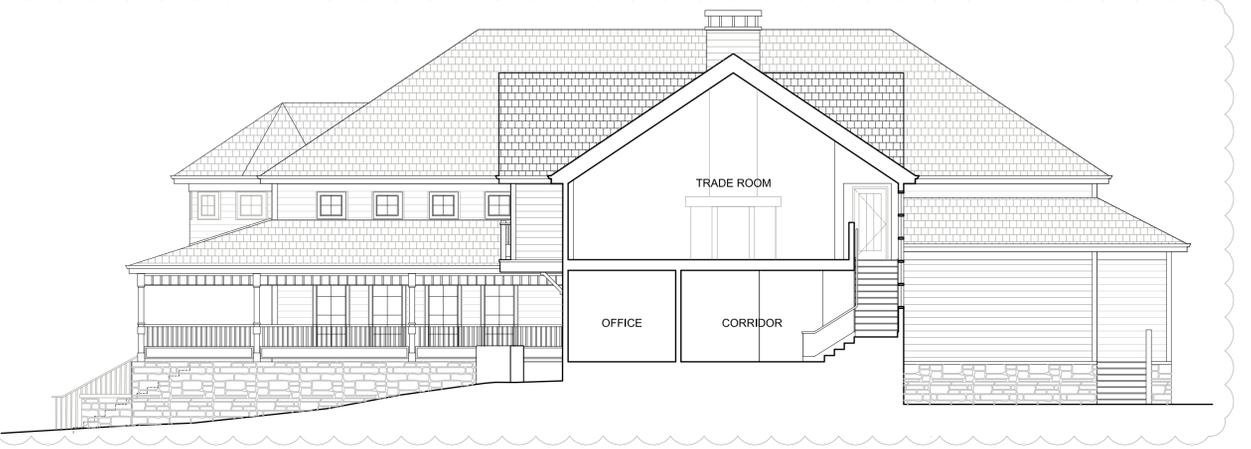
- ISSUE : Use Permit Submittal      DATE: 03.21.19
- ① REVISION 1 : Use Permit Resubmittal      DATE: 08.13.20
- ② REVISION 2 : Use Permit Resubmittal      DATE: 11.23.20



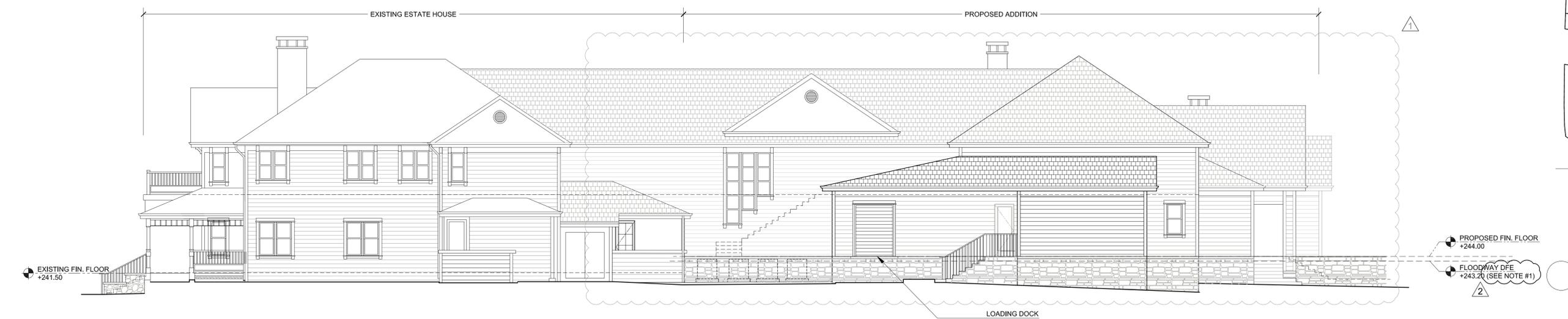
**1 WEST ELEVATION**  
Scale: 1/8" = 1'-0"



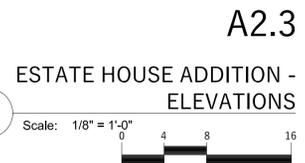
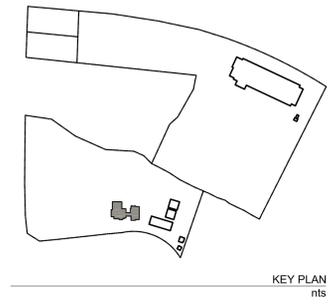
**2 NORTH ELEVATION**  
Scale: 1/8" = 1'-0"



**3 SOUTH ELEVATION**  
Scale: 1/8" = 1'-0"

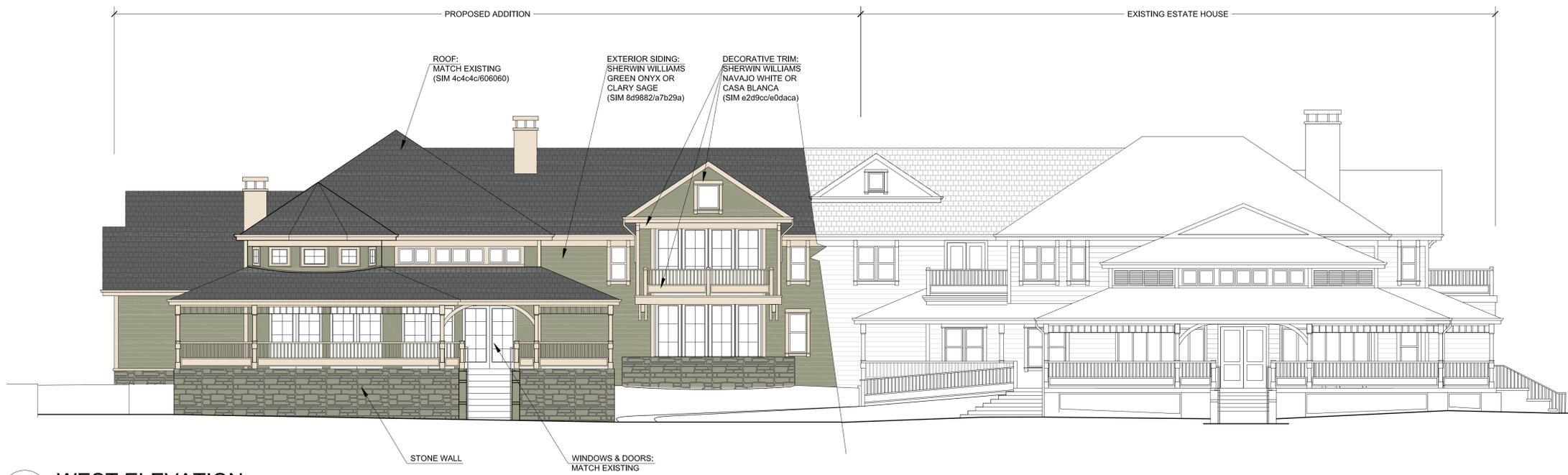


**3 EAST ELEVATION**  
Scale: 1/8" = 1'-0"

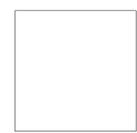


**NOTES:**  
#1 BASE FLOOD ELEVATION (BFE) = ±242.20' NAVD88  
DESIGN FLOOD ELEVATION (DFE) = ±243.20' NAVD88

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**1 WEST ELEVATION**  
Scale: 1/8" = 1'-0"

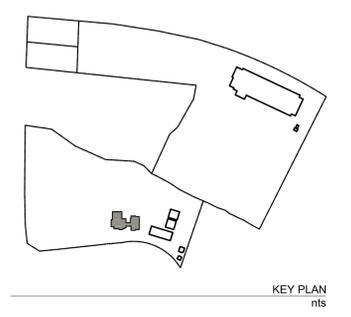
<p>SW 9128 <b>Green Onyx</b></p> <p>SW 6178 <b>Clary Sage</b></p>	<p>EXTERIOR SHIP LAP &amp; SHINGLE SIDING: Sherwin Williams Paint: SW9128 Green Onyx or SW6178 Clary Sage Approx. match for County approved Hex Colors 8d9882/a7b29a</p>	<p>8d9882    a7b29a</p> <p>Hex Colors 8d9882/a7b29a</p>
	<p>ROOF SHINGLES: CHARCOAL GRAY, TO MATCH EXISTING Approx. match for County approved Hex Colors 4c4c4c/606060</p>	<p>4c4c4c    606060</p> <p>Hex Colors 4c4c4c/606060</p>
<p>SW 7571 <b>Casa Blanca</b></p> <p>SW 6126 <b>Navajo White</b></p>	<p>DOOR &amp; WINDOW TRIM, GUARDRAILS &amp; DECORATIVE TRIM: Sherwin Williams Paint: SW6126 Navajo White or SW7571 Casa Blanca Approx. match for County approved Hex Colors e2d9cc/e0daca</p>	<p>e2d9cc</p> <p>Hex Colors e2d9cc/e0daca</p> <p>e0daca</p>
	<p>STONE TERRACE WALL</p>	
	<p>WINDOWS &amp; TERRACE DOORS: WHITE, TO MATCH EXISTING</p>	

WEST ELEVATION:  
OBLIQUE

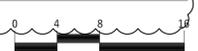


**EXISTING BUILDING PHOTOGRAPH**  
PROPOSED COLORS TO MATCH EXISTING, TYP.

SOUTH ELEVATION



**A2.4**  
ESTATE HOUSE ADDITION -  
COLOR & MATERIALS  
Scale: NTS



PROPOSED BUILDING COLORS & MATERIALS

NAPA COUNTY APPROVED COLOR PALETTE (Hex Colors)  
V.1-02/27/2020, page 2 & 3

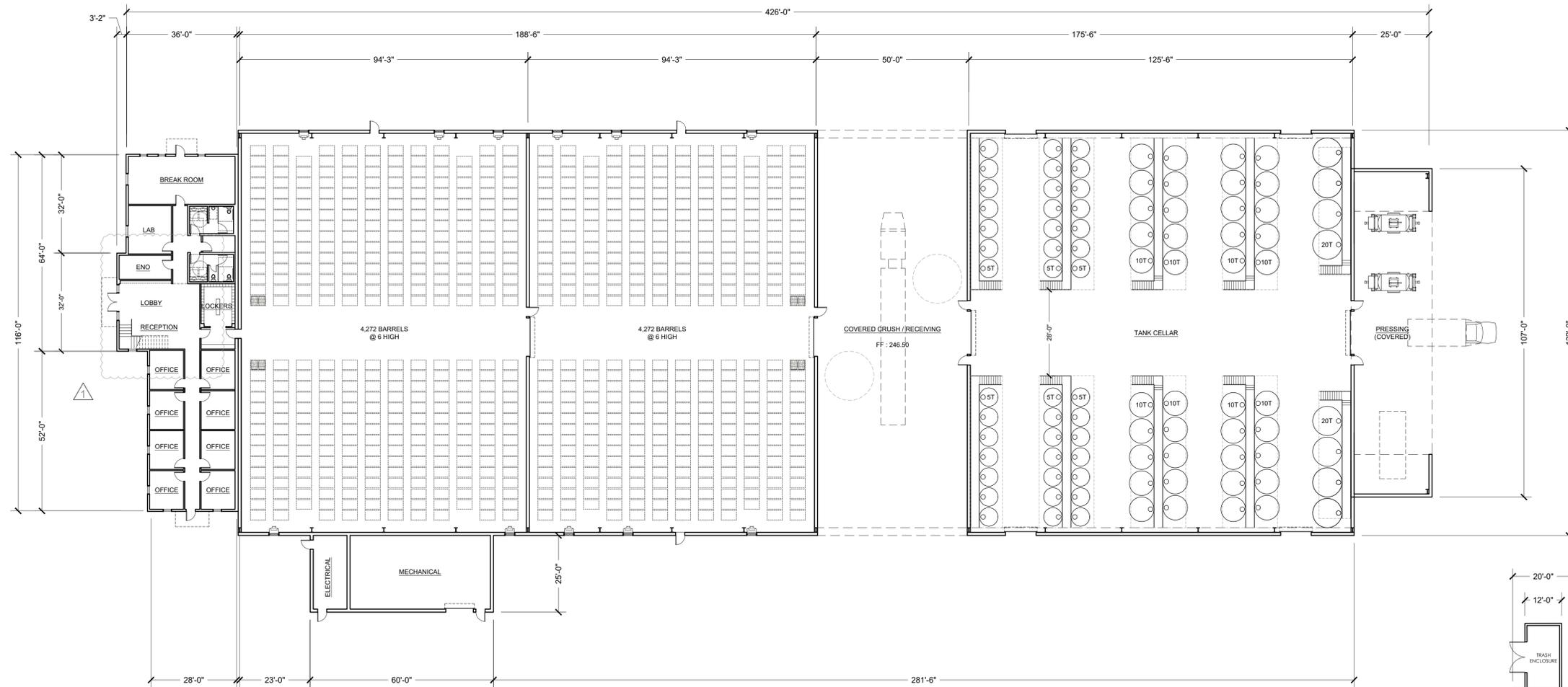
**BUILDING COLOR & MATERIAL PALETTE**

- ISSUE : Use Permit Submittal      DATE: 03.21.19
- REVISION 1 : Use Permit Resubmittal      DATE: 08.13.20
- REVISION 2 : Use Permit Resubmittal      DATE: 11.23.20

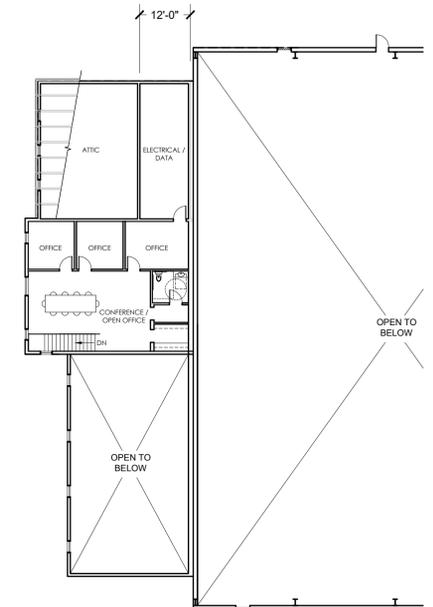


**DUCKHORN**  
WINE COMPANY

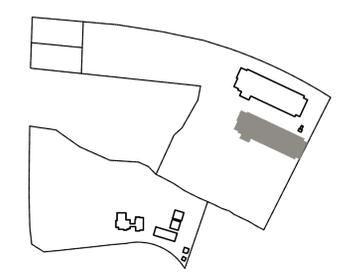
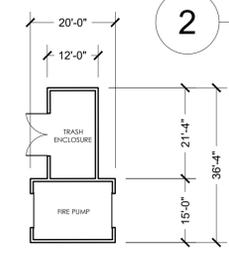
**DUCKHORN VINEYARDS WINERY**  
USE PERMIT MODIFICATION  
1000 Lodi Lane, St. Helena, CA 94574



**1 LOWER LEVEL PLAN**  
Scale: 1:20



**2 UPPER LEVEL PLAN**  
Scale: 1:20



KEY PLAN  
nts

**A4.1**

**PROPOSED WEST WINERY -  
LOWER AND UPPER LEVEL PLANS**  
Scale: 1:20



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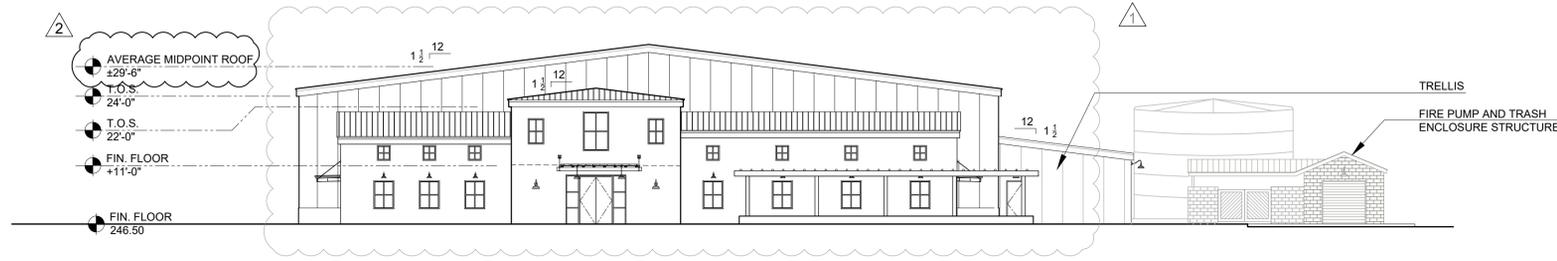
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Petaluma, California 94952  
Ph: (707) 762-6006



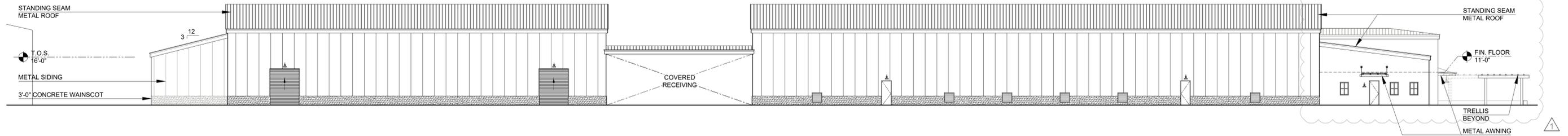


**DUCKHORN**  
WINE COMPANY

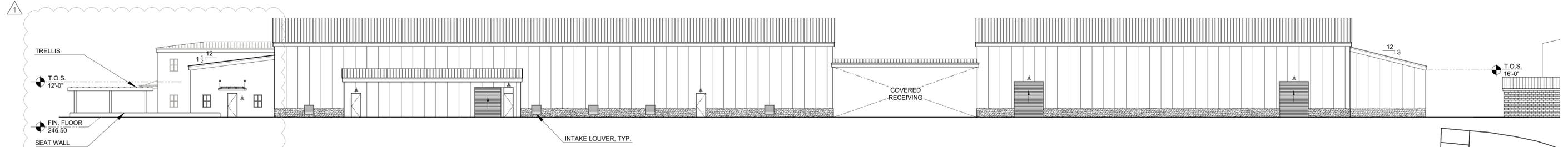
**DUCKHORN VINEYARDS WINERY**  
USE PERMIT MODIFICATION  
1000 Lodi Lane, St. Helena, CA 94574



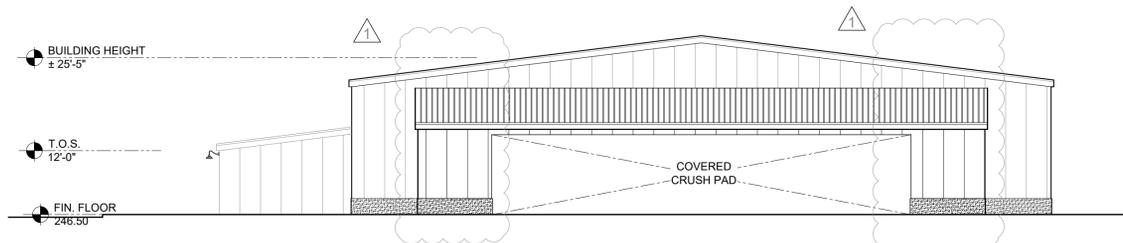
**1 SOUTH ELEVATION**  
Scale: 1/16" = 1'-0"



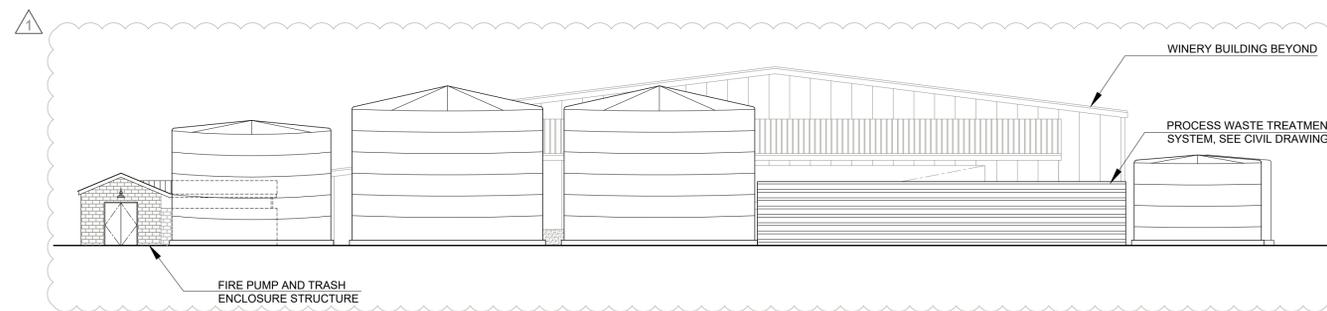
**2 WEST ELEVATION**  
Scale: 1/16" = 1'-0"



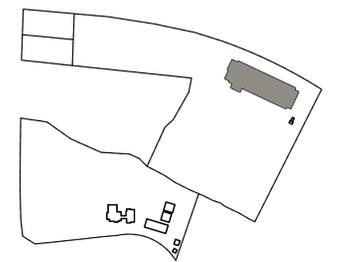
**3 EAST ELEVATION**  
Scale: 1/16" = 1'-0"



**4 NORTH ELEVATION**  
Scale: 1/16" = 1'-0"



**5 NORTH ELEVATION - EQUIPMENT YARD**  
Scale: 1/16" = 1'-0"



KEY PLAN  
nts

**A4.2**  
**PROPOSED WEST WINERY - ELEVATIONS**

Scale: 1/16" = 1'-0"



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- 2 REVISION 2 : Use Permit Resubmittal DATE: 11.23.20

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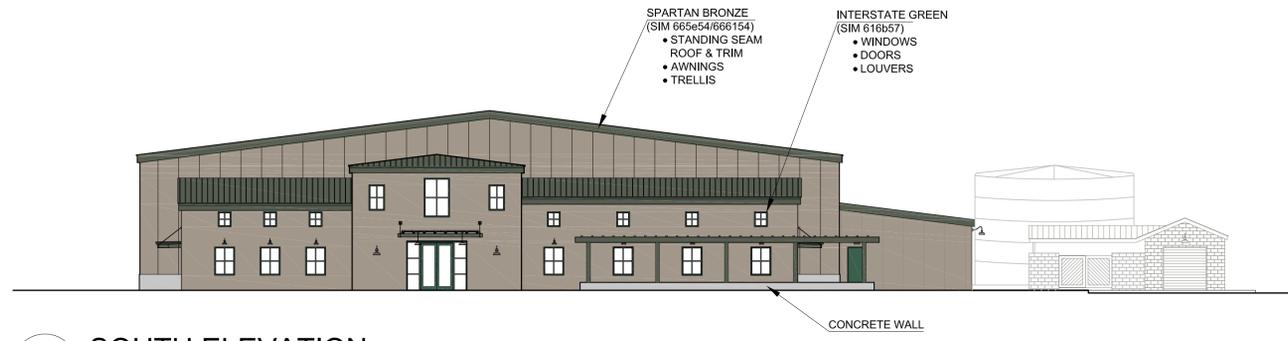
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Petaluma, California 94952  
Ph: (707) 762-6006



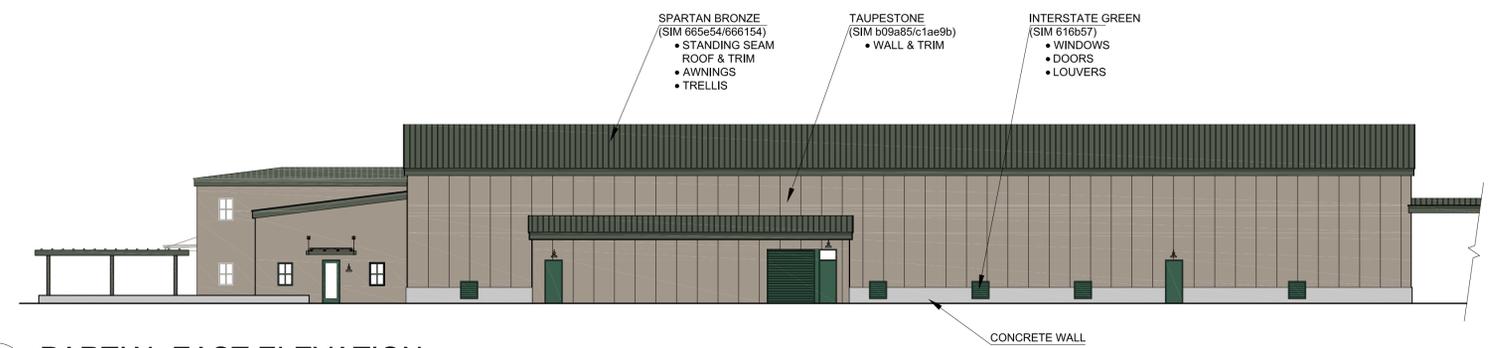


**DUCKHORN**  
WINE COMPANY

**DUCKHORN VINEYARDS WINERY**  
USE PERMIT MODIFICATION  
1000 Lodi Lane, St. Helena, CA 94574



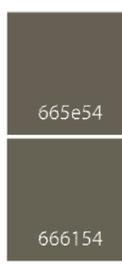
**1 SOUTH ELEVATION**  
Scale: 1/16" = 1'-0"



**2 PARTIAL EAST ELEVATION**  
Scale: 1/16" = 1'-0"



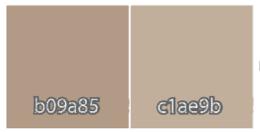
STANDING SEAM ROOF, TRIM, AWNING &, TRELLIS:  
KINGSPAN 'SPARTAN BRONZE' (OR PAINT TO MATCH)  
Approx. match for County approved Hex Colors 665e54/666154



Hex Colors 665e54/666154



WALL PANELS & TRIM:  
KINGSPAN 'TAUPESTONE' (OR PAINT TO MATCH)  
Approx. match for County approved Hex Colors b09a85/c1ae9b



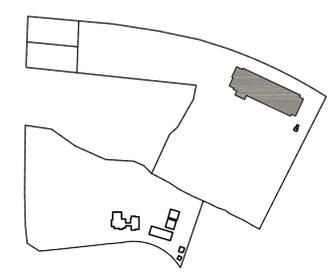
Hex Colors b09a85/c1ae9b



DOORS, WINDOWS & LOUVERS:  
OLDCASTLE 'INTERSTATE GREEN' (OR PAINT TO MATCH)  
Approx. match for County approved Hex Color 616b57



Hex Color 616b57



KEY PLAN

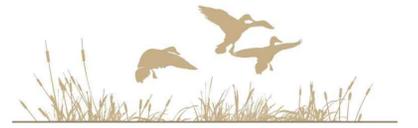
**A4.3**  
**PROPOSED WEST WINERY - COLOR & MATERIALS**  
Scale: NTS

PROPOSED BUILDING COLORS & MATERIALS

NAPA COUNTY APPROVED COLOR PALETTE (Hex Colors)  
V.1-02/27/2020, pages 1-3

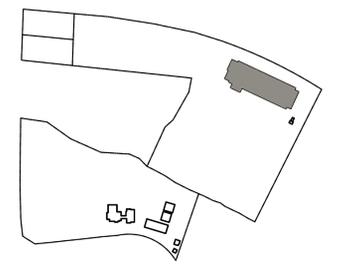
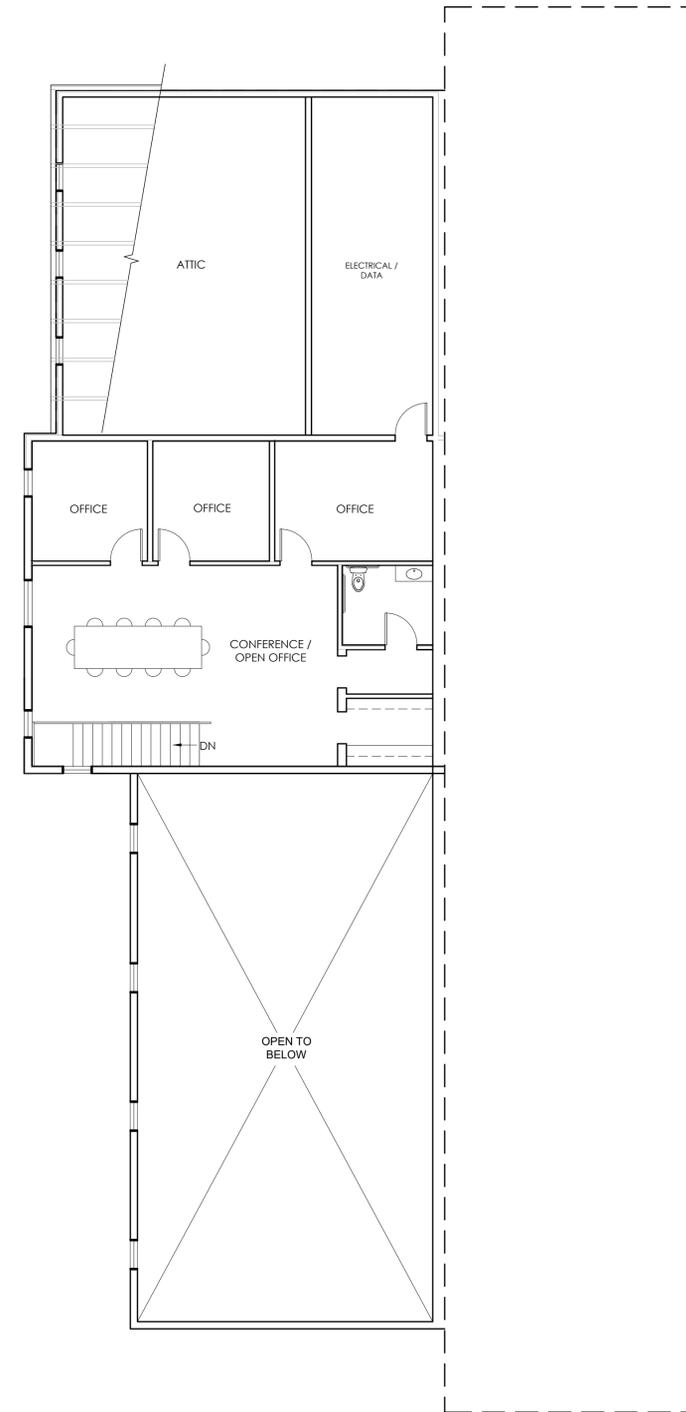
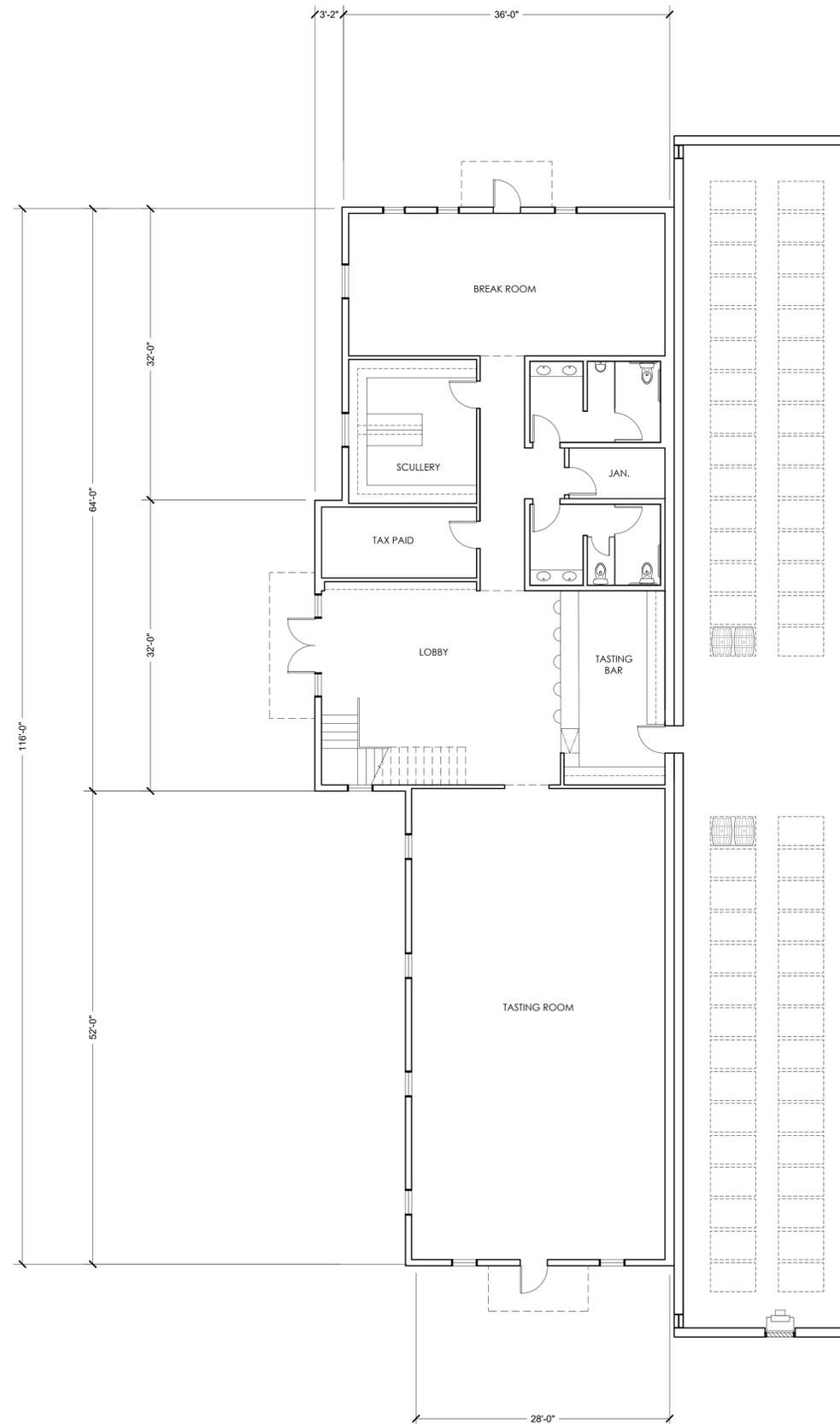
- ISSUE : Use Permit Submittal DATE: 03.21.19
- 1 REVISION 1 : Use Permit Resubmittal DATE: 08.13.20
- 2 REVISION 2 : Use Permit Resubmittal DATE: 11.23.20

**BUILDING COLOR & MATERIAL PALETTE**



**DUCKHORN**  
WINE COMPANY

**DUCKHORN VINEYARDS WINERY**  
USE PERMIT MODIFICATION  
1000 Lodi Lane, St. Helena, CA 94574



KEY PLAN  
nts

**A5.0**  
**PROPOSED WEST WINERY -**  
**INTERIM TASTING ROOM PLANS**  
Scale: 1/16" = 1'-0"  
0 8 16 32

- ISSUE : Use Permit Submittal DATE: 03.21.19
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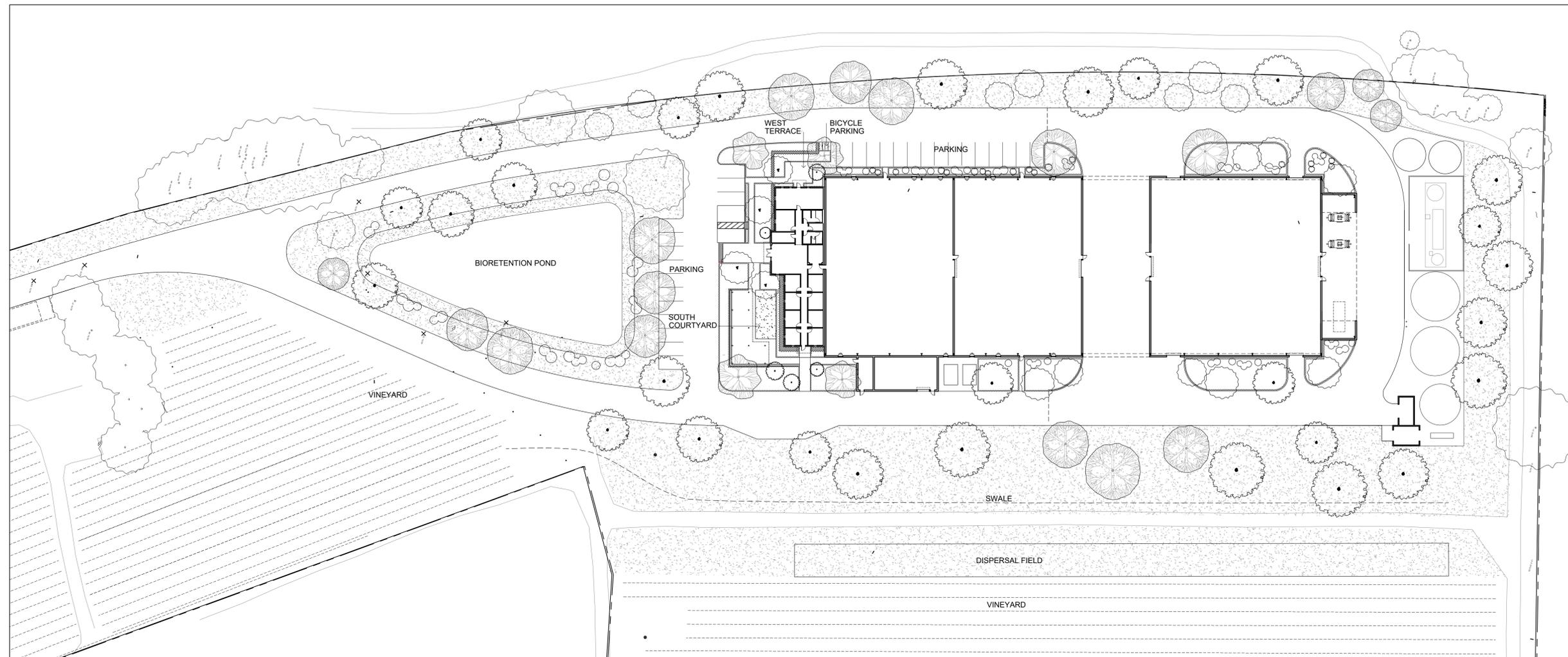
**1** LOWER LEVEL PLAN  
Scale: 1/8" = 1'-0"

**2** UPPER LEVEL PLAN  
Scale: 1/8" = 1'-0"



**DUCKHORN**  
WINE COMPANY

**DUCKHORN VINEYARDS WINERY**  
USE PERMIT MODIFICATION  
1000 Lodi Lane, St. Helena, CA 94574



**1 PLANTING PLAN**  
Scale: 1" = 40'-0"

**PLANT LIST**

**Site Perimeter and Bioretention Pond**

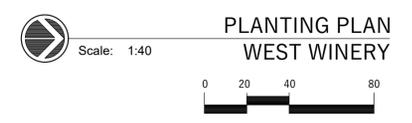
Symbol	Botanical Name	Common Name	Size	WUCOLS rating
<b>TREES:</b>				
	<i>Aesculus californica</i>	California buckeye	15 gallon	VL
	<i>Arbutus 'Marina'</i>	Arbutus	15 gallon	L
	<i>Quercus agrifolia</i>	Coast Live Oak	15 gallon	VL
	<i>Quercus lobata</i>	Valley oak	15 gallon	L
<b>SHRUBS:</b>				
	<i>Eriogonum umbellatum</i>	Buckwheat	1 gallon	L
	<i>Frangula californica</i>	Coffeeberry	5 gallon	L
	<i>Heteromeles arbutifolia</i>	Toyon	5 gallon	L
	<i>Salvia clevelandii</i>	Cleveland sage	1 gallon	L
<b>EMERGENT PLANTS AT POND EDGE:</b>				
	<i>Iris douglasiana</i>	Pacific Coast Iris	1 gallon	L
	<i>Juncus patens</i>	Blue rush	1 gallon	L
<b>PERENNIAL GRASS AND WILDFLOWERS – SEEDED MIX</b>				
	<i>Festuca idahoensis</i>	Idaho fescue		L
	<i>Festuca 'Mokelumne'</i>	Mokelumne fescue		L
	<i>Festuca rubra 'Molate'</i>	Molate fescue		L
	<i>Eschscholzia californica</i>	California Poppy		L
	<i>Linum lewisii</i>	Blue flax		L

**Winery building landscape:**

Symbol	Botanical Name	Common Name	Size	WUCOLS rating
<b>TREES:</b>				
	<i>Lagerstroemia indica</i>	Crape myrtle	24" box	L
	<i>Olea europaea 'Swan Hill'</i>	Fruitless Olive	24"/36" box	VL
	<i>Pistacia chinensis 'Keith Davies'</i>	Chinese Pistache	24"/36" box	L
	<i>Quercus agrifolia</i>	Coast Live Oak	15 gallon/24" box	VL
	<i>Quercus lobata</i>	Valley oak	15 gallon	L
<b>SHRUBS, VINES &amp; PERENNIAL GRASSES:</b>				
	<i>Carpenteria californica</i>	Bush anemone	5 gallon	L
	<i>Ceanothus 'Concha'</i>	California lilac	5 gallon	L
	<i>Frangula californica</i>	Coffeeberry	5 gallon	L
	<i>Heteromeles arbutifolia</i>	Toyon	5 gallon	L
	<i>Muhlenbergia lindheimeri</i>	Muhly Grass	5 gallon	L
	<i>Wisteria sinensis</i>	Wisteria	5 gallon	M
<b>HEDGE SHRUBS:</b>				
	<i>Olea europaea 'Little Olle'</i>	Dwarf Olive	5 gallon	L
	<i>Myrtus communis 'Compacta'</i>	Dwarf myrtle	5 gallon	L

Symbol	Botanical Name	Common Name	Size	WUCOLS rating
<b>GROUNDCOVERS AND LOW PERENNIAL SHRUBS AND GRASSES:</b>				
	<i>Achillea</i> spp.	Yarrow	1 gallon	L
	<i>Arctostaphylos uva-ursi 'Pt. Reyes'</i>	Bearberry manzanita	1 gallon	L
	<i>Ceanothus 'Centennial'</i>	Spreading ceanothus	1 gallon	L
	<i>Festuca mairei</i>	Maire's fescue	4" pot	L
	<i>Lavandula x intermedia 'Provence'</i>	Provence lavender	1 gallon	L
	<i>Muhlenbergia rigens</i>	Deer Grass	4" pot	VL
	LAWN: Dwarf fescue sod. (South courtyard – 525 SF)			
	Existing tree to remain			
<b>Water Efficiency Landscape Ordinance:</b>				
The landscape plant palette is predominantly low water use species and will comply with the Napa County Water Efficiency Landscape Ordinance. Complete calculations will be submitted for the Building Permit submittal.				

L1.1



**Stephanie McAllister Landscape Architecture**  
145 Keller Street Petaluma, CA 94952 707.778.7693

REVISION 1 : USE PERMIT RESUBMITTAL DATE: 08.13.20

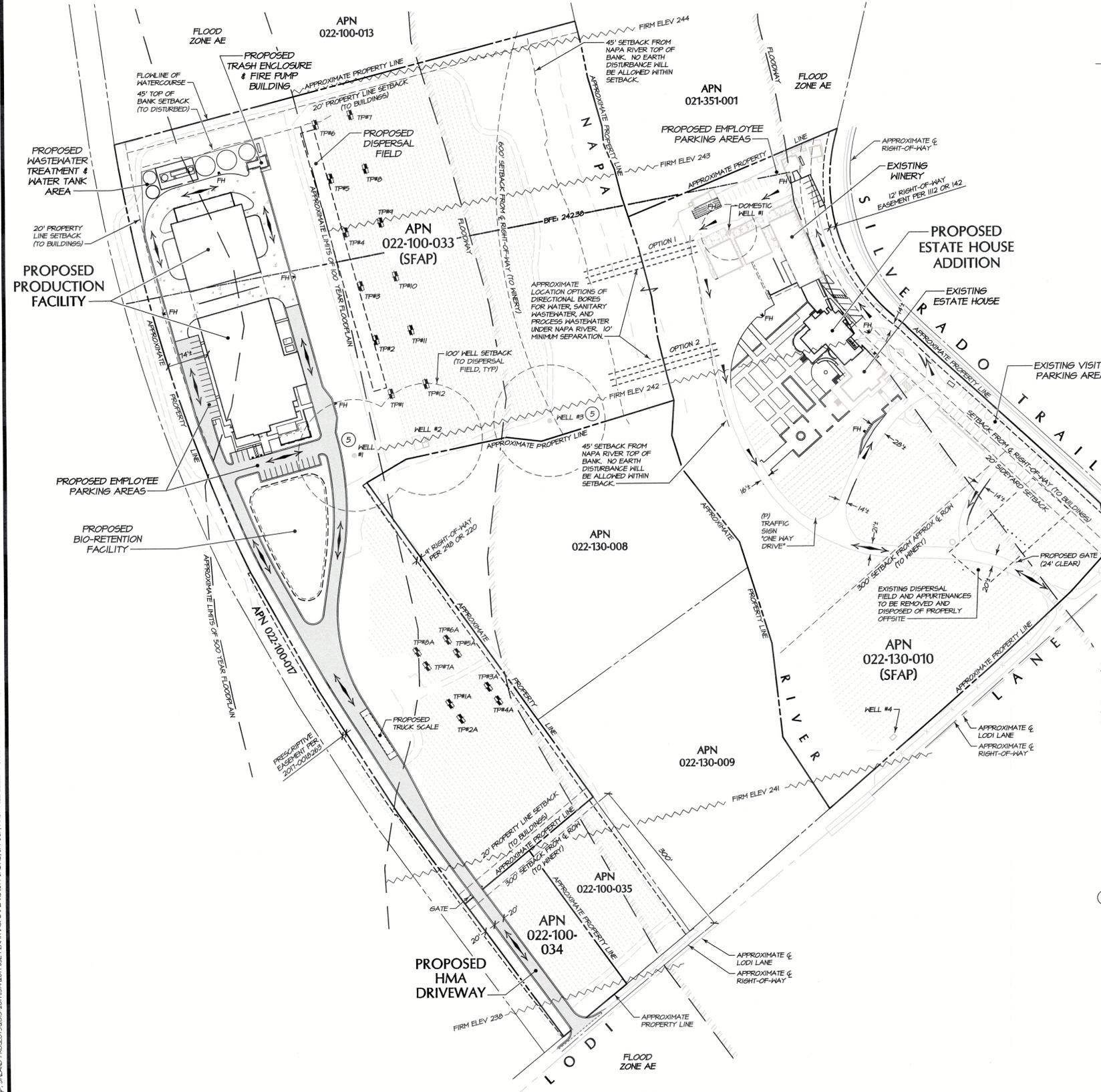
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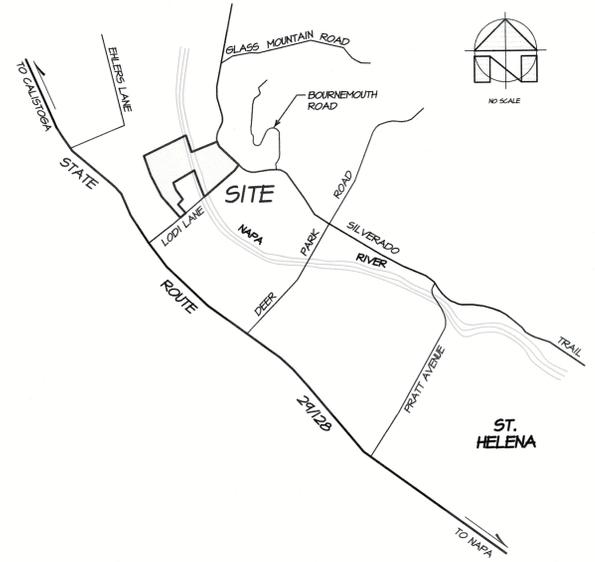
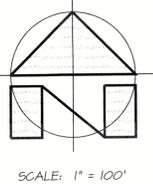


# DUCKHORN VINEYARDS WINERY

## USE PERMIT DRAWINGS



**OVERALL SITE PLAN**  
SCALE: 1" = 100'



**LOCATION MAP**  
NO SCALE

**TEST PIT EXPLORATION NOTES:**

1. [Symbol] REPRESENTS TEST PIT LOCATION.
2. TEST PITS TP-1 THRU TP-12 WERE EXCAVATED BY FCB CONSTRUCTION ON NOVEMBER 19, 2014 AND WITNESSED BY A REPRESENTATIVE FROM BARTELT ENGINEERING AND NAPA COUNTY ENVIRONMENTAL HEALTH.
3. TEST PITS TP-1A THRU TP-8A WERE EXCAVATED BY DELTA CONSULTING 4 ENGINEERING AND NAPA COUNTY ON JULY 21, 2011 AND WITNESSED BY A REPRESENTATIVE FROM NAPA COUNTY ENVIRONMENTAL HEALTH.

**TRAFFIC CIRCULATION LEGEND:**

- ← → TWO-WAY DRIVE
  - ONE-WAY LOOP
- ARROWS REPRESENT ON-SITE TRAFFIC CIRCULATION PATTERNS AND ARE FOR INFORMATIONAL PURPOSES ONLY.
- ALL ONE-WAY DRIVEWAYS SHALL BE WIDENED TO 12' WITH 1' SHOULDERS (14' MINIMUM CLEARANCE) AND TWO-WAY DRIVEWAYS SHALL BE WIDENED TO 20' WITH 1' SHOULDERS (22' MINIMUM CLEARANCE).

**FEMA FLOOD DATA:**

THIS PROJECT IS LOCATED WITHIN A FLOODWAY OR FLOODPLAIN PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 06055C0263E, EFFECTIVE ON 04/26/2008. REFER TO THE "DUCKHORN VINEYARDS PROPOSED DEVELOPMENT IMPACT ANALYSIS" MEMORANDUM PREPARED BY SCHAAF & WHEELER CONSULTING CIVIL ENGINEERS, DATED AUGUST 12, 2020 FOR INFORMATION ON BASE FLOOD ELEVATIONS.

**GENERATOR NOTE:**

1. THE PROPOSED GENERATOR DOES PROVIDE SERVICE TO A FIRE PUMP AND/OR LIFE SAFETY EQUIPMENT.

**NOTES:**

1. FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. THE TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM THE "MAP OF TOPOGRAPHY OF A PORTION OF THE LANDS OF DUCKHORN VINEYARDS" PREPARED BY ALBION SURVEYS, INC. DATED JANUARY 5, 2015 AND REVISED JANUARY 30, 2015. BARTELT ENGINEERING ASSUMES NO LIABILITY, REAL OR ALLEGED, REGARDING THE ACCURACY OF THE TOPOGRAPHIC INFORMATION SHOWN.
  2. BENCHMARK NOTE: DETERMINED THROUGH GPS OBSERVATION  
VERTICAL DATUM: NAVD83  
BASIS OF BEARING: CALIFORNIA COORDINATE SYSTEM, ZONE 2, NAD83  
CONTOUR INTERVAL: EVERY ONE (1) FEET, HIGHLIGHTED EVERY (5) FEET
  3. THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY. BOUNDARY LINES SHOWN ARE APPROXIMATE AND FOR INFORMATIONAL PURPOSES ONLY.
  4. UNDERGROUND UTILITIES ON THESE PLANS HAVE BEEN DRAFTED BY BARTELT ENGINEERING ACCORDING TO INFORMATION PROVIDED BY THE OWNER. BARTELT ENGINEERING ASSUMES NO LIABILITY, REAL OR ALLEGED, REGARDING THE ACCURACY OF THE LOCATIONS OF THE UNDERGROUND UTILITIES.
- (5) WELLS #1 AND #3 MAY BE DESTROYED UNDER THE PROPOSED PROJECT.

**VINEYARD SUMMARY:**

APN	EXISTING VINEYARD	VINEYARD REMOVED	VINEYARD PROPOSED	TOTAL VINEYARD AFTER DEVELOPMENT
APN 022-130-010	4.06± ACRES	0.41± ACRES	0.35± ACRES	4.00± ACRES
APN 022-100-033	10.15± ACRES	3.31± ACRES	0.0± ACRES	6.78± ACRES
APN 022-100-034	0.71± ACRES	0.13± ACRES	0.0± ACRES	0.58± ACRES

**PROJECT INFORMATION:**

**PROPERTY OWNER:**  
DUCKHORN WINE COMPANY  
C/O ZACHARY RASMUSON  
1000 LODI LANE  
ST. HELENA, CA 94574  
(707) 967-2025

**PROJECT ADDRESSES:**  
1000 & 1098 LODI LANE  
ST. HELENA, CA 94574

**ASSESSOR'S PARCEL NUMBERS:**  
022-130-010 (SFAP),  
022-100-033 (SFAP) & -034

**PARCEL SIZES:**  
10.67±, 19.67± & 1.01± ACRES

**PROJECT SIZES:**  
1.9±, 5.3± & 0.2± ACRES  
(7.4± ACRES TOTAL)

**PARCEL ZONING:**  
AP

**SHEET INDEX:**

SHEET	DESCRIPTION
SHEET UP1	OVERALL SITE PLAN
SHEET UP2	PHOTOGRAPHIC DOCUMENTATION
SHEET UP3	DEMOLITION PLAN - PRODUCTION FACILITY
SHEET UP4	DEMOLITION PLAN - ESTATE
SHEET UP5	PROPOSED CONDITIONS - PRODUCTION FACILITY
SHEET UP6	PROPOSED CONDITIONS - ESTATE
SHEET UP7	PARKING & DRIVEWAY ANALYSIS - ESTATE
SHEET UP8	SITE DISTANCE EXHIBITS
SHEET UP9	WINERY AREA COVERAGE EXHIBIT
SHEET UP10	WINERY DEVELOPMENT EXHIBITS
SHEET UP11	IMPERVIOUS AREA EXHIBITS
SHEET UP12	STORMWATER CONTROL PLAN - PRODUCTION FACILITY
SHEET UP13	STORMWATER CONTROL PLAN - ESTATE



PREPARED UNDER THE DIRECTION OF  
*Paul N. Bartelt*  
PAUL N. BARTELT  
11-16-2020  
R.C.E. 45102

**BARTELT ENGINEERING**  
CIVIL ENGINEERING - LAND PLANNING  
1303 Jefferson Street, 200 B, Napa, CA 94959  
www.barteltengineering.com  
Telephone: 707-258-1301

DES: MEG / RP  
DRWN: RP  
CHKD: CJK  
PUB

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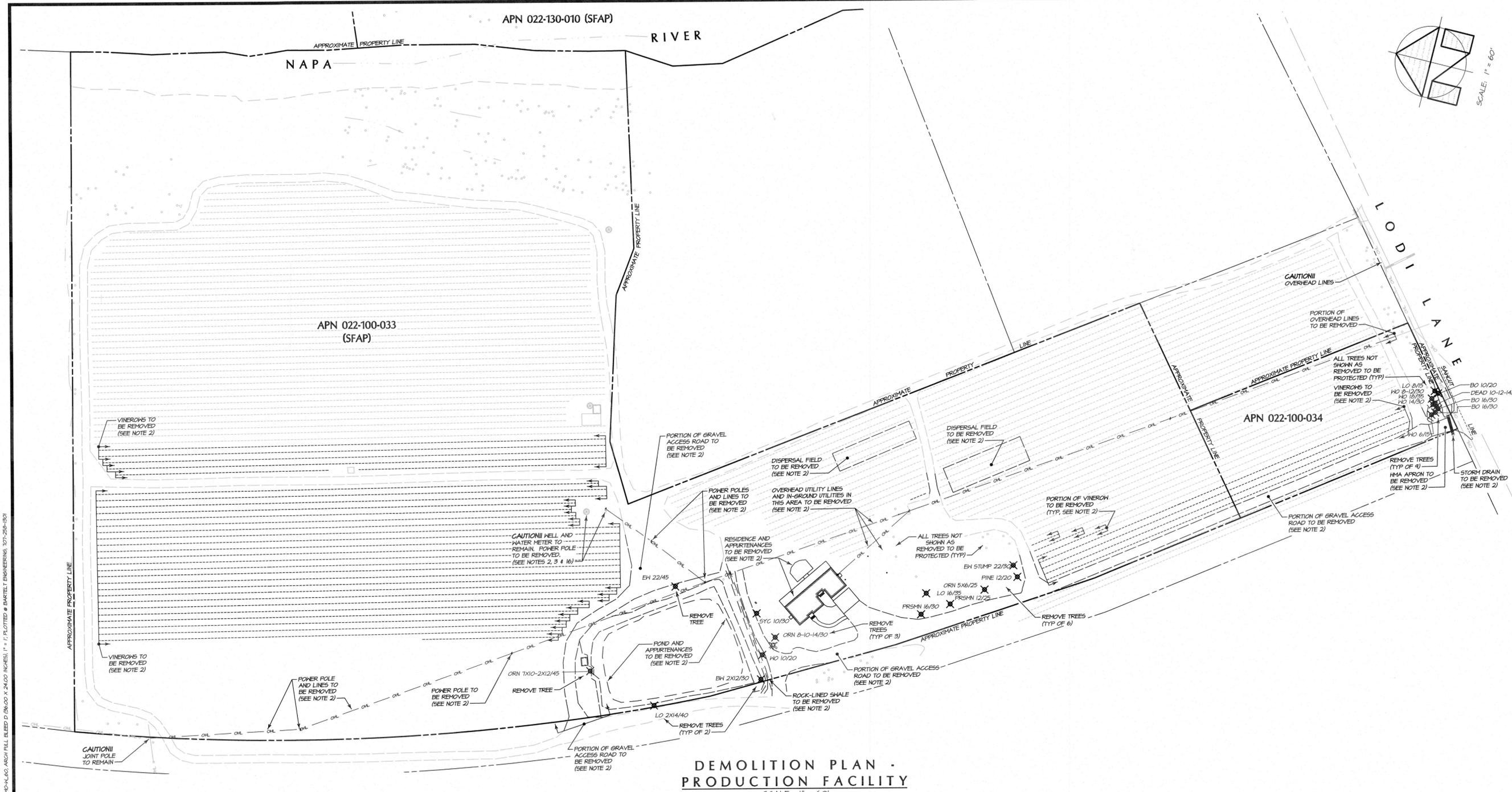
DUCKHORN VINEYARDS WINERY  
OVERALL SITE PLAN

CALIFORNIA

NAPA COUNTY

DATE: MARCH 2019  
JOB NO.: 13-14  
SHEET NO.: UP1  
OF 13





**DEMOLITION PLAN -  
PRODUCTION FACILITY**  
SCALE: 1" = 60'

**DEMOLITION NOTES:**

- ALL ITEMS TO BE ADDRESSED BY THIS DEMOLITION PLAN ARE HIGHLIGHTED IN BLACK UNLESS OTHERWISE NOTED.
- OBJECTS TO BE REMOVED SHALL BE DISPOSED OF PROPERLY OFFSITE UNLESS NOTED OTHERWISE.
- ALL EXISTING IMPROVEMENTS TO REMAIN SHALL BE PROTECTED FROM DAMAGE THROUGHOUT THE COURSE OF CONSTRUCTION.
- UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UTILITIES NOT SLATED FOR DEMOLITION.
- CONTRACTOR SHALL DETERMINE LOCATION OF EXISTING GAS, ELECTRICAL, PHONE, CABLE TV, SANITARY, SEWER, PROCESS WASTE, AND POTABLE WATER LINES PRIOR TO START OF DEMOLITION.
- ALL EXISTING UTILITIES DISCOVERED DURING CONSTRUCTION SHALL BE SAVED, REMOVED, OR RE-ROUTED AS DIRECTED BY THE OWNER AND ENGINEER IN THE FIELD.
- CONTRACTOR SHALL COORDINATE DEMOLITION AND REMOVAL OF ALL BUILDINGS AND/OR STRUCTURES INCLUDING ALL FOUNDATIONS AND UNDERGROUND AND OVERHEAD UTILITIES WITH THE OWNER AND ENGINEER IN THE FIELD.
- ALL TREES AND VEGETATION NOT MARKED FOR REMOVAL ARE TO BE SAVED THROUGHOUT THE COURSE OF DEMOLITION AND CONSTRUCTION UNLESS DIRECTED OTHERWISE BY THE OWNER.
- ALL MISCELLANEOUS MATERIALS, VEGETATION, AND ROOTS WITHIN THE PROJECT AREA THAT ARE NOT SPECIFICALLY ADDRESSED ON THIS PLAN ARE TO BE REMOVED AND DISPOSED OF PROPERLY OFFSITE BY THE CONTRACTOR.
- SAW CUT AND REMOVE EXISTING HMA PAVEMENT AND CONCRETE AND DISPOSE OF PROPERLY OFFSITE.
- ALL UNDERLYING AGGREGATE BASE ROCK AND GRAVEL SHALL BE REMOVED AND STOCKPILED FOR REUSE ONSITE AS DIRECTED BY THE OWNER.
- IN AREAS WHERE EXISTING WASTEWATER DISPERSAL TRENCHES ARE NOT USED FOR THE PROPOSED WASTEWATER DISPERSAL FIELD, BACKFILL EXISTING TRENCHES WITH NATIVE SOIL MATERIAL IN EIGHT (8) INCH LIFTS COMPACTED TO 85% RELATIVE COMPACTION AND CONDITION WITH ENOUGH WATER TO MAINTAIN SUFFICIENT MOISTURE.
- EXISTING SEPTIC TANKS, SEWER LINES, AND WASTE LINES THAT ARE SCHEDULED FOR DEMOLITION ARE TO BE LOCATED BY THE CONTRACTOR, REMOVED, AND DISPOSED OF PROPERLY OFFSITE. CONTRACTOR SHALL OBTAIN A SEPARATE DEMOLITION PERMIT FROM NAPA COUNTY PLANNING, BUILDING AND ENVIRONMENTAL SERVICES DEPARTMENT FOR THE DEMOLITION OF THE EXISTING SEPTIC TANKS AND WASTE LINES.
- THE AREA OF PROPOSED WASTEWATER DISPERSAL FIELD SHALL BE PROTECTED FROM COMPACTION DURING CONSTRUCTION. ANY REMOVAL OF VINERONS AND WASTE LINES WITHIN THE LIMITS OF THE PROPOSED WASTEWATER DISPERSAL FIELD SHALL BE DONE IN A WAY TO AVOID COMPACTION OF THE SOIL.
- COORDINATE ANY TEMPORARY STOCKPILING OF MATERIAL WITH THE ENGINEER.
- EXISTING WELLS AND APPURTENANCES SHALL BE PROTECTED.
- ALL WATER LINES SHALL BE LOCATED, PROPERLY DISCONNECTED, AND GAPPED AT THE WELL OR TANK AND REMOVED AND DISPOSED OF PROPERLY OFFSITE.
- ALL EXISTING GAS, ELECTRIC, PHONE, AND CABLE TV LINES THAT ARE SCHEDULED FOR DEMOLITION ARE TO BE LOCATED, PROPERLY DISCONNECTED BY THE APPROPRIATE UTILITY COMPANY AND DISPOSED OF PROPERLY OFFSITE.
- CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM NAPA COUNTY DEPARTMENT OF PUBLIC WORKS FOR ANY DEMOLITION WORK WITHIN THE RIGHT-OF-WAY OF LODI LANE PRIOR TO THE START OF DEMOLITION ON THIS PROJECT.

**TREE REMOVAL STATISTICS:**

TYPE OF TREE	REMOVED FROM PARCEL 022-100-034	REMOVED FROM PARCEL 022-100-033 (SFAP)	REMOVED FROM PARCEL 022-130-010 (SFAP)	TOTAL REMOVED (ALL PARCELS)
	BLACK OAK (BO)	3	N/A	N/A
BLACK WALNUT (BW)	N/A	1	N/A	1
ENGLISH WALNUT (EW)	N/A	2	N/A	2
LIVE OAK (LO)	1	2	N/A	3
MAPLE	N/A	N/A	1	1
ORNAMENTAL (ORN)	N/A	3	10	13
PERSIMMON (FRSHN)	N/A	2	N/A	2
PINE (P)	N/A	1	N/A	1
REDWOOD (RDWD)	N/A	N/A	17	17
SYCAMORE (SYC)	N/A	1	N/A	1
WHITE OAK (WO)	4	1	N/A	5
<b>TOTAL TREES REMOVED:</b>	<b>8</b>	<b>13</b>	<b>28</b>	<b>49</b>

**LEGEND:**

- TREE 6/15 EXISTING TREE OR STUMP TO BE REMOVED AND DISPOSED OF PROPERLY OFFSITE
- EXISTING OVERHEAD LINE
- EXISTING STORM DRAIN LINE
- EXISTING OVERHEAD LINE TO BE REMOVED
- EXISTING STORM DRAIN LINE TO BE REMOVED
- EXISTING VINERON TO BE REMOVED
- POWER POLE



PREPARED UNDER THE DIRECTION OF  
  
 PAUL N. BARTELT  
 R.C.E. 45102

NO.	DATE	DESCRIPTION	BY
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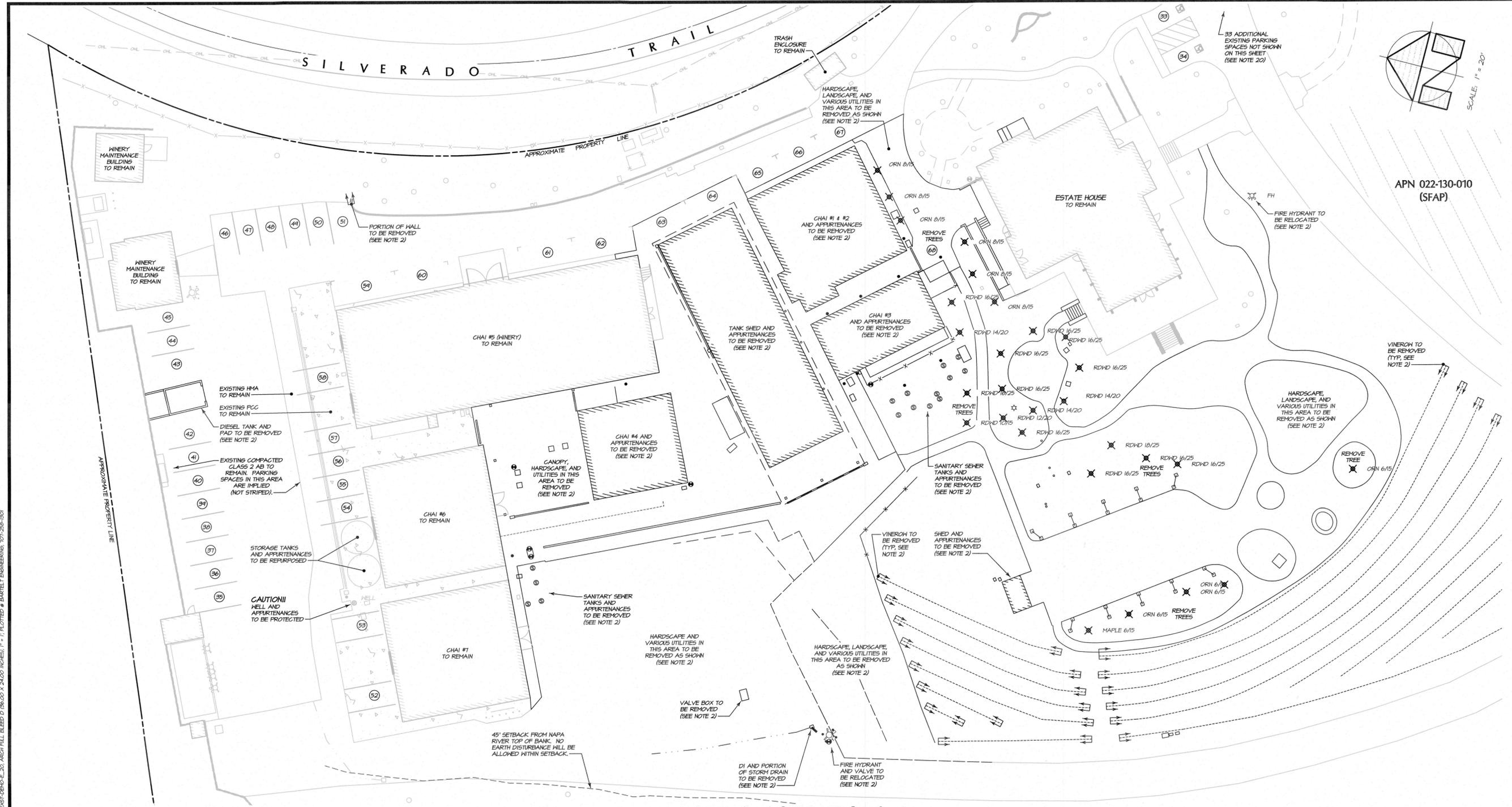
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**DESIGNER:** M66 / RP  
**DRAWN:** RP  
**CHECKED:** PNB

**BARTELT ENGINEERING - LAND PLANNING CIVIL ENGINEERING**  
 1303 Jefferson Street, 200 B, Napa, CA 94939  
 www.barteltengineering.com  
 Telephone: 707-258-1501

**DUCKHORN VINEYARDS WINERY  
 DEMOLITION PLAN - PRODUCTION FACILITY  
 NAPA COUNTY  
 CALIFORNIA**

DATE: MARCH 2019  
 JOB NO: 19-14  
 SHEET NO: **UP3**  
 OF 13



**EXISTING CONDITIONS & DEMOLITION PLAN - ESTATE**  
SCALE: 1" = 20'

**DEMOLITION NOTES:**

- ALL ITEMS TO BE ADDRESSED BY THIS DEMOLITION PLAN ARE HIGHLIGHTED IN BLACK UNLESS OTHERWISE NOTED.
- OBJECTS TO BE REMOVED SHALL BE DISPOSED OF PROPERLY OFFSITE UNLESS NOTED OTHERWISE.
- ALL EXISTING IMPROVEMENTS TO REMAIN SHALL BE PROTECTED FROM DAMAGE THROUGHOUT THE COURSE OF CONSTRUCTION.
- UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UTILITIES NOT SLATED FOR DEMOLITION.
- CONTRACTOR SHALL DETERMINE LOCATION OF EXISTING GAS, ELECTRICAL, PHONE, CABLE TV, SANITARY SEWER, PROCESS WASTE, AND POTABLE WATER LINES PRIOR TO START OF DEMOLITION.
- ALL EXISTING UTILITIES DISCOVERED DURING CONSTRUCTION SHALL BE SAVED, REMOVED, OR RE-ROUTED AS DIRECTED BY THE OWNER AND ENGINEER IN THE FIELD.
- CONTRACTOR SHALL COORDINATE DEMOLITION AND REMOVAL OF ALL BUILDINGS AND/OR STRUCTURES INCLUDING ALL FOUNDATIONS AND UNDERGROUND AND OVERHEAD UTILITIES WITH THE OWNER AND ENGINEER IN THE FIELD.
- ALL TREES AND VEGETATION NOT MARKED FOR REMOVAL ARE TO BE SAVED THROUGHOUT THE COURSE OF DEMOLITION AND CONSTRUCTION UNLESS OTHERWISE BY THE OWNER.
- ALL MISCELLANEOUS MATERIALS, VEGETATION, AND ROOTS WITHIN THE PROJECT AREA THAT ARE NOT SPECIFICALLY ADDRESSED ON THIS PLAN ARE TO BE REMOVED AND DISPOSED OF PROPERLY OFFSITE BY THE CONTRACTOR.
- SANICUT AND REMOVE EXISTING HMA PAVEMENT AND CONCRETE AND DISPOSE OF PROPERLY OFFSITE.
- ALL UNDERLYING AGGREGATE BASE ROCK AND GRAVEL SHALL BE REMOVED AND STOCKPILED FOR REUSE ONSITE AS DIRECTED BY THE OWNER.
- IN AREAS WHERE EXISTING WASTEWATER DISPERSAL TRENCHES ARE NOT USED FOR THE PROPOSED WASTEWATER DISPERSAL FIELD, BACKFILL EXISTING TRENCHES WITH NATIVE SOIL MATERIAL IN EIGHT (8) INCH LIFTS COMPACTED TO 85% RELATIVE COMPACTION AND CONDITION WITH ENOUGH WATER TO MAINTAIN SUFFICIENT MOISTURE.
- EXISTING SEPTIC TANKS, SEWER LINES, AND WASTE LINES THAT ARE SCHEDULED FOR DEMOLITION ARE TO BE LOCATED BY THE CONTRACTOR, REMOVED, AND DISPOSED OF PROPERLY OFFSITE. CONTRACTOR SHALL OBTAIN A SEPARATE DEMOLITION PERMIT FROM NAPA COUNTY PLANNING, BUILDING AND ENVIRONMENTAL SERVICES DEPARTMENT FOR THE DEMOLITION OF THE EXISTING SEPTIC TANKS AND WASTE LINES.
- THE AREA OF PROPOSED WASTEWATER DISPERSAL FIELD SHALL BE PROTECTED FROM COMPACTION DURING CONSTRUCTION. ANY REMOVAL OF VINEROWS AND WASTE LINES WITHIN THE LIMITS OF THE PROPOSED WASTEWATER DISPERSAL FIELD SHALL BE DONE IN A WAY TO AVOID COMPACTION OF THE SOIL.
- COORDINATE ANY TEMPORARY STOCKPIILING OF MATERIAL WITH THE ENGINEER.
- EXISTING WELLS AND APPURTENANCES SHALL BE PROTECTED.
- ALL WATER LINES SHALL BE LOCATED, PROPERLY DISCONNECTED, AND CAPPED AT THE WELL OR TANK AND REMOVED AND DISPOSED OF PROPERLY OFFSITE.
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- CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM NAPA COUNTY DEPARTMENT OF PUBLIC WORKS FOR ANY DEMOLITION WORK WITHIN THE RIGHT-OF-WAY OF LODI LANE PRIOR TO THE START OF DEMOLITION ON THIS PROJECT.
- TOTAL NUMBER OF EXISTING PARKING SPACES PRIOR TO PROPOSED IMPROVEMENTS IN THIS AREA IS 68. SEE "PARKING & DRIVEWAY" ANALYSIS - ESTATE" FOR DELINEATION OF EXISTING SPACES NOT SHOWN ON THIS SHEET.

**TREE REMOVAL STATISTICS:**

TYPE OF TREE	REMOVED FROM PARCEL 022-100-034	REMOVED FROM PARCEL 022-100-033 (SFAP)	REMOVED FROM PARCEL 022-130-010 (SFAP)	TOTAL REMOVED (ALL PARCELS)
BLACK OAK (BO)	3	N/A	N/A	3
BLACK WALNUT (BW)	N/A	1	N/A	1
ENGLISH WALNUT (EW)	N/A	2	N/A	2
LIVE OAK (LO)	1	2	N/A	3
MAPLE	N/A	N/A	1	1
ORNAMENTAL (ORN)	N/A	3	10	13
PERSIMMON (PRSHN)	N/A	2	N/A	2
PINE (P)	N/A	1	N/A	1
REDWOOD (RDWD)	N/A	N/A	17	17
SYCAMORE (SYG)	N/A	1	N/A	1
WHITE OAK (WO)	4	1	N/A	5

TOTAL TREES REMOVED: 8 13 28 49

**LEGEND:**

- ✕ TREE 6/15 EXISTING TREE OR STUMP TO BE REMOVED AND DISPOSED OF PROPERLY OFFSITE
- OHL EXISTING OVERHEAD LINE
- SDL EXISTING STORM DRAIN LINE
- VNR EXISTING STORM DRAIN LINE TO BE REMOVED
- EXISTING VINEROW TO BE REMOVED
- CLEANOUT
- SANITARY SEWER MANHOLE
- VALVE



PREPARED UNDER THE DIRECTION OF

PAUL N. BARTELT  
R.C.E. 45102

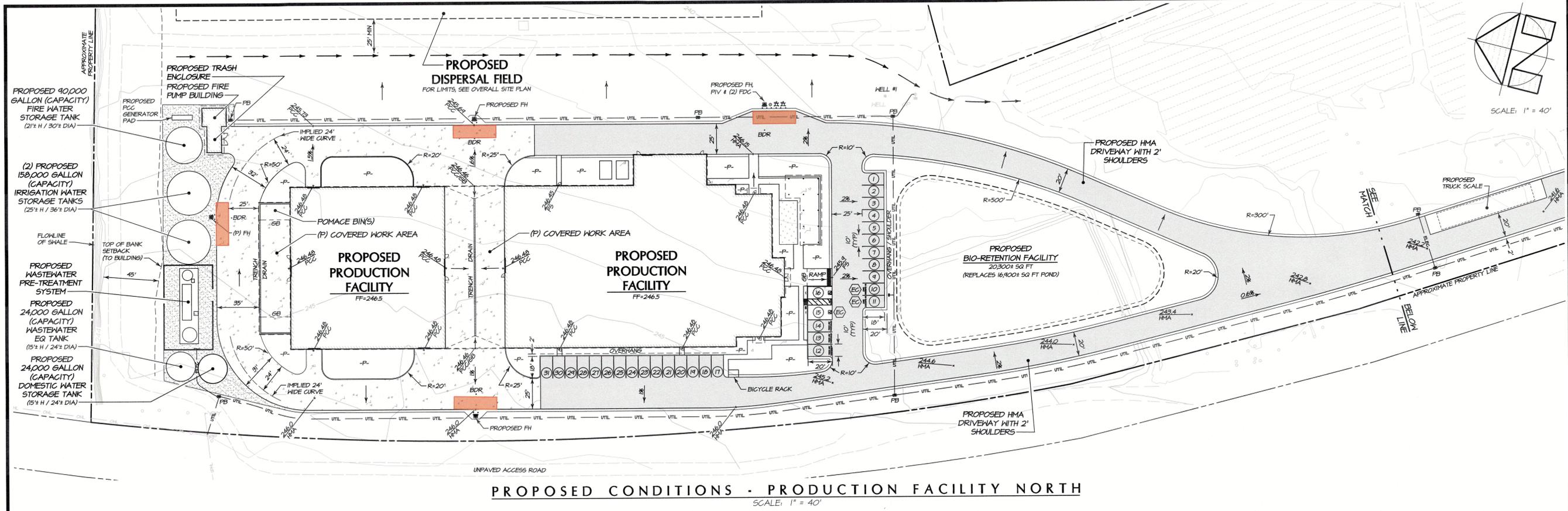
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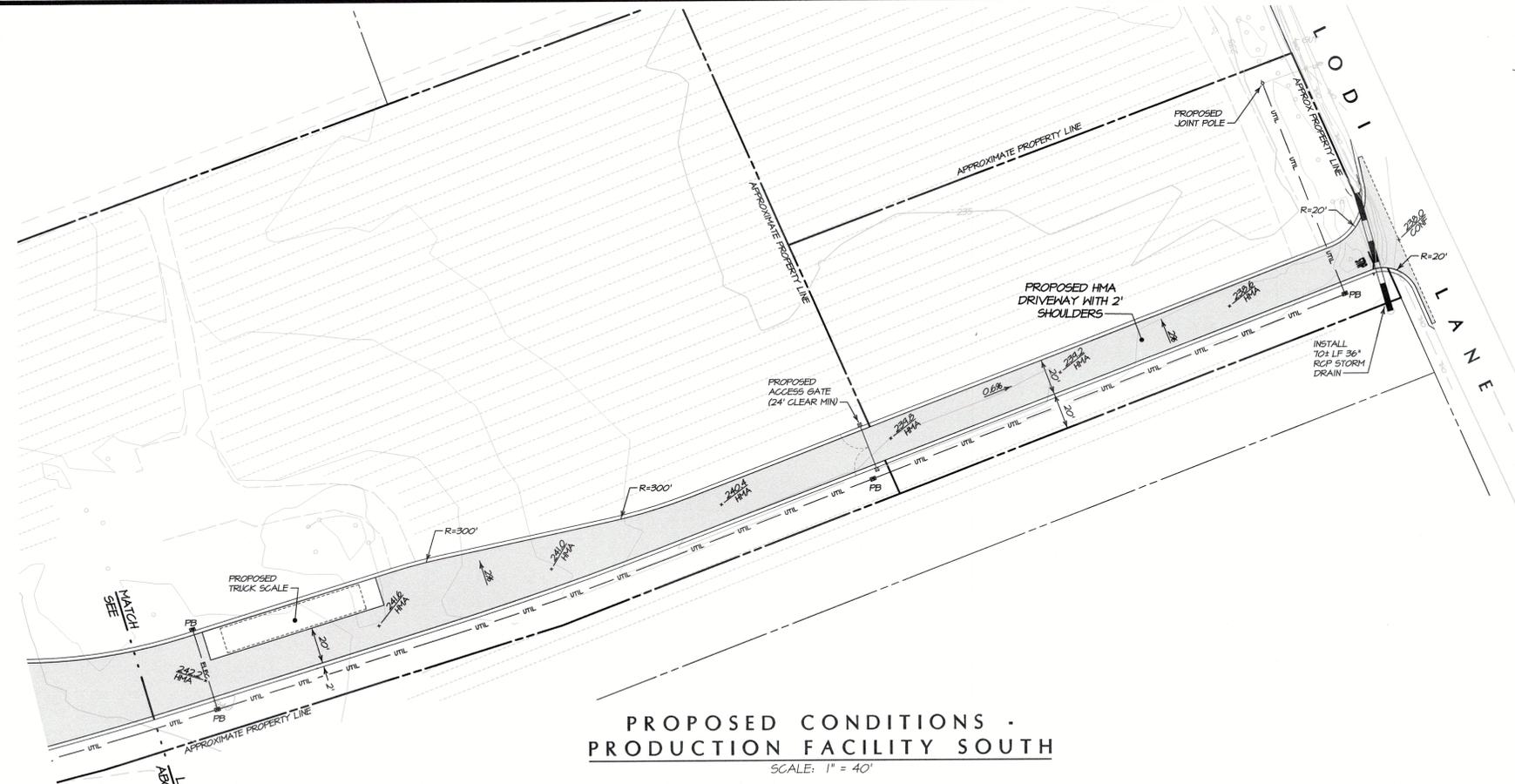
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CIVIL ENGINEERING - LAND PLANNING  
1303 Jefferson Street, 200 B, Napa, CA 94559  
www.barteltengineering.com  
Telephone: 707-259-1301

DUCKHORN VINEYARDS WINERY  
EXISTING CONDITIONS & DEMOLITION PLAN - ESTATE  
NAPA COUNTY  
CALIFORNIA

DATE: MARCH 2019  
JOB NO. 13-14  
SHEET NO.  
UP4  
OF 13



PROPOSED CONDITIONS - PRODUCTION FACILITY NORTH  
SCALE: 1" = 40'



PROPOSED CONDITIONS - PRODUCTION FACILITY SOUTH  
SCALE: 1" = 40'

**LEGEND:**

[Pattern]	PROPOSED CLASS 2 AB
[Pattern]	PROPOSED HMA
[Symbol]	PROPOSED PEDESTRIAN PCC
[Symbol]	PROPOSED TRAFFIC RATED PCC
[Symbol]	10' X 35' FIRE TRUCK STAGING AREA
[Symbol]	EXISTING OVERHEAD LINE
[Symbol]	EXISTING STORM DRAIN LINE
[Symbol]	PROPOSED (UNDERGROUND) ELECTRICAL CONDUIT
[Symbol]	PROPOSED (UNDERGROUND) UTILITY CONDUITS
[Symbol]	PROPOSED FENCE
[Symbol]	BLUE DOT REFLECTOR
[Symbol]	FIRE DEPARTMENT CONNECTION
[Symbol]	FIRE HYDRANT
[Symbol]	GRADE BREAK
[Symbol]	PROPOSED
[Symbol]	UTILITY PULL BOX
[Symbol]	POST INDICATOR VALVE
[Symbol]	ELECTRIC VEHICLE CHARGING



SCALE: 1" = 40'

**PRODUCTION FACILITY PARKING SUMMARY:**

TYPE OF PARKING	NUMBER OF STALLS
REGULAR	24
UNIVERSAL ACCESS - STANDARD	1
UNIVERSAL ACCESS - VAN EVC (UAV-EVC)	1
CLEAN AIR/VANPOOL/ELECTRIC VEHICLE (EV)	3
ELECTRIC VEHICLE CHARGING STATION (EVC)	2
<b>TOTAL</b>	<b>31</b>

**NOTES:**

- BUILDING FOOTPRINT WAS DERIVED FROM THE ARCHITECTURAL DIGITAL FILE. SEE ARCHITECT'S PLANS FOR EXACT BUILDING SPECIFICATIONS.
- SEE BARTELT ENGINEERING ONSITE WASTEWATER DISPERSAL FEASIBILITY STUDY FOR ADDITIONAL INFORMATION.
- TOTAL VINEYARD AREA WHERE TREATED WINERY PROCESS WASTEWATER IS DISPERSED THROUGH SURFACE DRIP IRRIGATION IS BASED ON 6.78 ACRES. THE AREA FOR SURFACE DRIP IRRIGATION WILL NEED TO BE VERIFIED ONCE ALL DISPERSAL FIELD SETBACKS ARE DETERMINED AND A FINAL VINEYARD IRRIGATION PLAN HAS BEEN DEVELOPED.
- ONE (1) OF THE THREE (3) EXISTING WELLS WILL BE UTILIZED AS THE WATER SOURCE FOR THE PROPOSED PRIVATE WATER SYSTEM THAT WILL SERVE THE PROPOSED PRODUCTION FACILITY.
- ALL PROPOSED OFF STREET PARKING SHALL CONFORM TO NAPA COUNTY ROAD & STREET STANDARDS, SECTION 15, DESIGN CRITERIA, WHICH INCLUDES MINIMUM CRITERIA FOR WIDTH, SECTION, AND INSIDE RADIUS OF CURVATURE FOR A COMMERCIAL ACCESS DRIVE.
- ALL PROPOSED ONSITE WINERY ACCESS ROAD(S) SHALL CONFORM TO THE NAPA COUNTY ROAD & STREET STANDARDS, SECTION 15, DESIGN CRITERIA, WHICH INCLUDES MINIMUM CRITERIA FOR WIDTH, SECTION, AND INSIDE RADIUS OF CURVATURE FOR A COMMERCIAL ACCESS DRIVE.
- ALL PROPOSED OFFSITE IMPROVEMENTS WITHIN THE NAPA COUNTY RIGHT-OF-WAY SHALL CONFORM TO THE NAPA COUNTY DEPARTMENT OF PUBLIC WORKS STANDARDS.



PREPARED UNDER THE DIRECTION OF  
*Paul N. Bartelt*  
 PAUL N. BARTELT  
 11-16-2010  
 R.C.E. 45102

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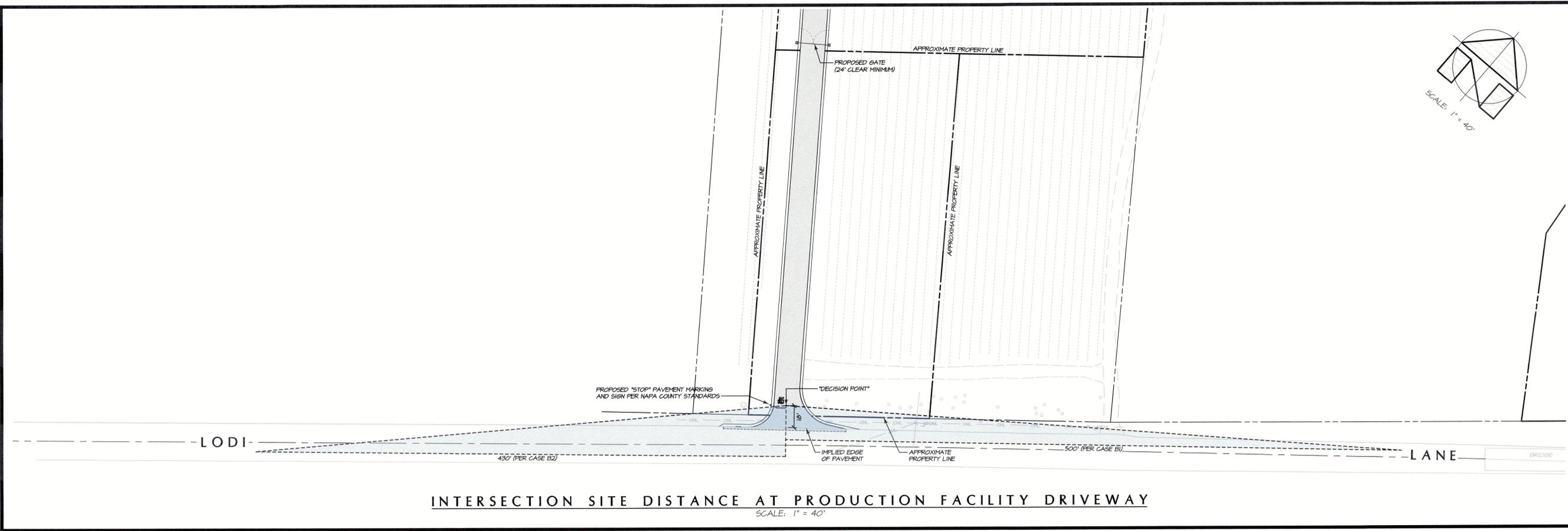
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DUCKHORN VINEYARDS WINERY  
 PROPOSED CONDITIONS - PRODUCTION FACILITY  
 NAPA COUNTY  
 CALIFORNIA  
 DATE: MARCH 2014  
 JOB NO: 13-14  
 SHEET NO: UP5  
 OF 13

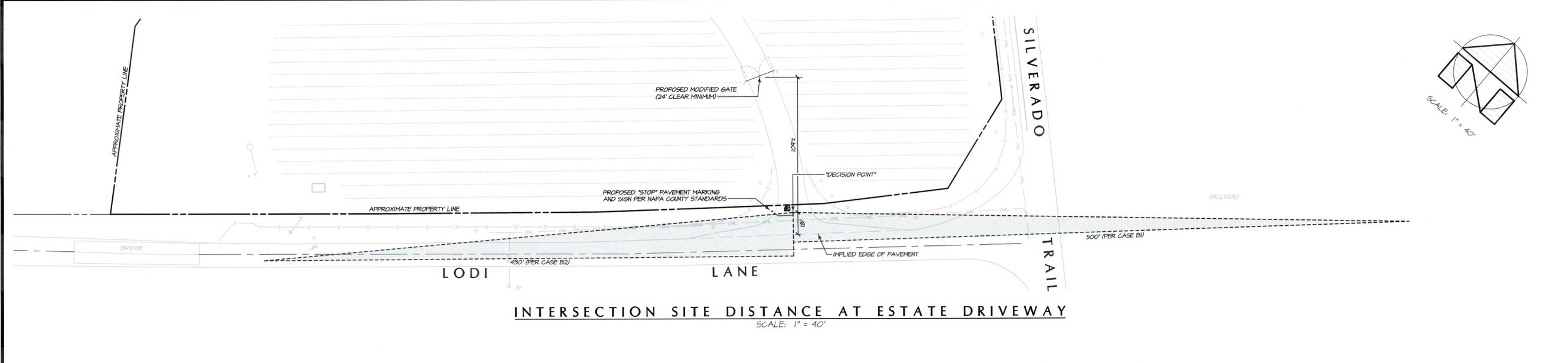




1/16/2020 - 5:54 PM - 6:16 PM - SILVADO - PLAN - PROJECT: 2019-2020-2078 (M&P) - 1" = 40' - PLOTTED @ BARTLETT ENGINEERING 707-258-1301



INTERSECTION SITE DISTANCE AT PRODUCTION FACILITY DRIVEWAY  
SCALE: 1" = 40'



INTERSECTION SITE DISTANCE AT ESTATE DRIVEWAY  
SCALE: 1" = 40'

- LEGEND:**
- EXISTING OVERHEAD LINE
  - EXISTING UTILITY POLE
  - INTERSECTION SIGHT TRIANGLES CASES B1 & B2, WITH STOP CONTROL

- NOTES:**
1. SIGHT DISTANCE MEETS AASHTO GEOMETRIC DESIGN OF HIGHWAYS AND STREETS MANUAL CHAPTER 4, SECTION 4.5 FOR INTERSECTIONS WITH STOP CONTROL ON THE MINOR ROAD, CASE B1 - LEFT TURN FROM THE MINOR ROAD AND CASE B2 - RIGHT TURN FROM THE MINOR ROAD, USING A DESIGN SPEED OF 45 MPH.
  2. ALL PROPOSED OFFSITE IMPROVEMENTS WITHIN THE NAPA COUNTY RIGHT-OF-WAY SHALL CONFORM TO THE NAPA COUNTY DEPARTMENT OF PUBLIC WORKS STANDARDS.

NO.	DATE	DESCRIPTION	BY
△	11-16-20	NO CHANGE TO THIS SHEET	KP
△	08-13-20	NO CHANGE TO THIS SHEET	KP



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PAUL N. BARTLETT R.C.E. 45102

**BARTLETT ENGINEERING - LAND PLANNING**  
CIVIL ENGINEERING - LAND PLANNING  
1303 Jefferson Street, 200 E. Napa, CA 94559  
www.bartlettinge.com Telephone: 707-258-1301

DES: M86 / RP  
DRA: KP  
CHKD: PNB

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DUCKHORN VINEYARDS WINERY  
SITE DISTANCE EXHIBITS  
CALIFORNIA  
NAPA COUNTY

DATE: MARCH 2019  
JOB NO: 13-14  
SHEET NO:  
**UP8**  
OF 13



11/16/2020 - 5:52 PM, 1616P, S:\LAND PROJECTS\2020-2021\104\1007 USE PERMIT\104\01\104-1007-1001.dwg, 11/16/2020 5:52 PM, PLOTTED BY BARTELT ENGINEERING, 707-258-1301



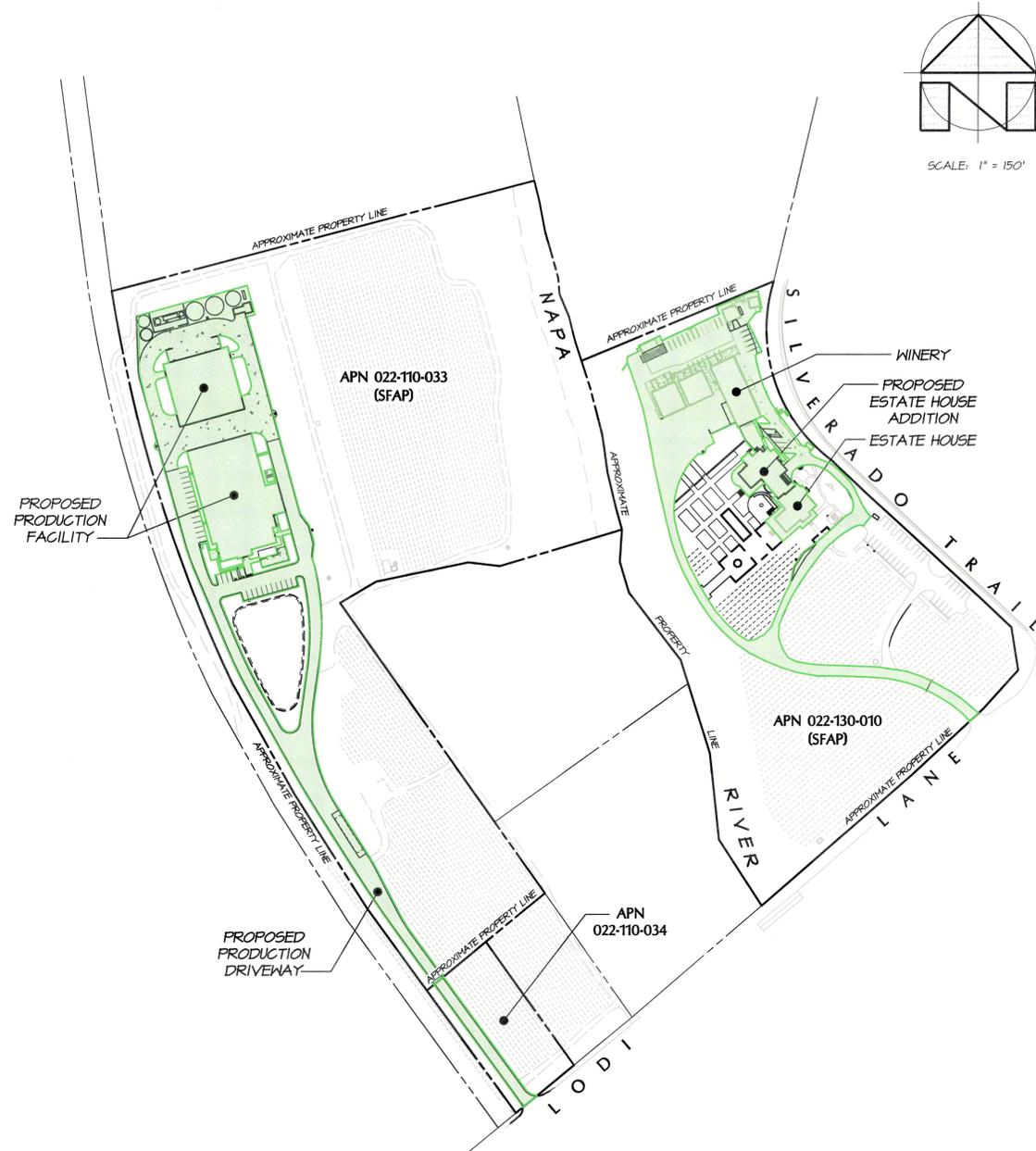
**WINERY DEVELOPMENT AREA EXHIBIT  
EXISTING CONDITIONS**

SCALE: 1" = 150'

**WINERY DEVELOPMENT AREAS:**

- WINERY DEVELOPMENT AREA (11,016± SQ FT = 2.55± ACRES)  
PARCEL SIZE (APN 022-130-010 SFAP), 10.67± ACRES
- WINERY DEVELOPMENT AREA (0± SQ FT = 0± ACRES)  
PARCEL SIZE (APN 022-100-033 SFAP), 14.67± ACRES
- TOTAL SFAP PARCELS: 2.55± ACRES / 30.34 ACRES
- WINERY DEVELOPMENT AREA (0± SQ FT = 0± ACRES)  
PARCEL SIZE (APN 022-100-034), 1.01± ACRES

WINERY DEVELOPMENT AREA - ALL AGGREGATE PAVED OR IMPERVIOUS OR SEMI-PERMEABLE GROUND SURFACE AREAS OF THE PRODUCTION FACILITY WHICH INCLUDES ALL STORAGE AREAS (EXCEPT CAVES), OFFICES, LABORATORIES, KITCHENS, TASTING ROOMS AND PAVED PARKING AREAS FOR THE EXCLUSIVE USE OF WINERY EMPLOYEES. SEE NAPA COUNTY CODE 518.104.210



**WINERY DEVELOPMENT AREA EXHIBIT  
PROPOSED CONDITIONS**

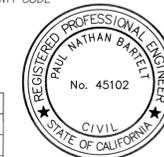
SCALE: 1" = 150'

**WINERY DEVELOPMENT AREAS:**

- WINERY COVERAGE AREA (11,387± SQ FT = 2.70± ACRES)  
PARCEL SIZE (APN 022-130-010 SFAP), 10.67± ACRES
- WINERY COVERAGE AREA (154,942± SQ FT = 3.56± ACRES)  
PARCEL SIZE (APN 022-100-033 SFAP), 14.67± ACRES
- TOTAL SFAP PARCELS: 6.26± ACRES / 30.34 ACRES
- WINERY COVERAGE AREA (1,200± SQ FT = 0.17± ACRES)  
PARCEL SIZE (APN 022-100-034), 1.01± ACRES

WINERY DEVELOPMENT AREA - ALL AGGREGATE PAVED OR IMPERVIOUS OR SEMI-PERMEABLE GROUND SURFACE AREAS OF THE PRODUCTION FACILITY WHICH INCLUDES ALL STORAGE AREAS (EXCEPT CAVES), OFFICES, LABORATORIES, KITCHENS, TASTING ROOMS AND PAVED PARKING AREAS FOR THE EXCLUSIVE USE OF WINERY EMPLOYEES. SEE NAPA COUNTY CODE 518.104.210

NO.	DATE	DESCRIPTION	BY
△	11-16-20	NO CHANGE TO THIS SHEET	KP
△	08-13-20	USE PERMIT RESUBMITTAL	KP



PREPARED UNDER THE DIRECTION OF

*Paul N. Bartelt* 11-16-2020  
PAUL N. BARTELT R.C.E. 45102

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DES: M66 / RP  
DRAW: KP  
CHECK: PNB  
**BARTELT ENGINEERING**  
CIVIL ENGINEERING - LAND PLANNING  
1303 Jefferson Street, 200 B, Napa, CA 94559  
www.barteltengineering.com  
Telephone: 707-258-1301

DUCKHORN VINEYARDS WINERY  
WINERY DEVELOPMENT AREA EXHIBITS  
NAPA COUNTY CALIFORNIA

DATE: MARCH 2019  
JOB NO: 13-14  
SHEET NO:  
**UP10**  
OF 13

11/6/2020 - 3:51 PM KAMP: S:\LAND PROJ\2020-2019\141301 USE PERMIT\ACAD\PLANS\141301\141301\_11P1.DWG (P) IMPERVIOUS AREA EXHIBIT (SCALE: 1" = 150') PLOTTED BY BARTLETT ENGINEERING, 107-255-1501

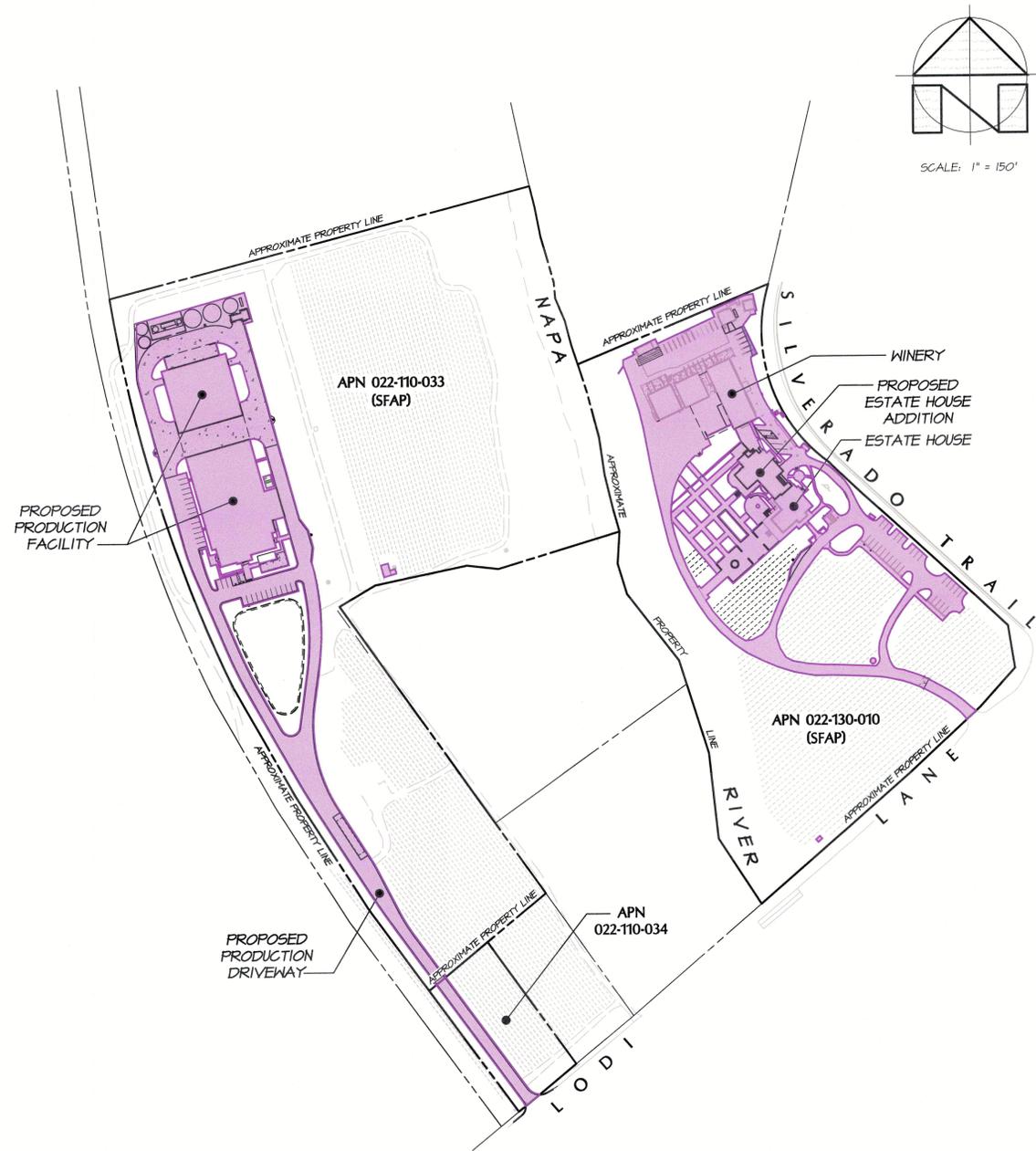


**IMPERVIOUS AREA EXHIBIT  
EXISTING CONDITIONS**

SCALE: 1" = 150'

**IMPERVIOUS AREA CALCULATIONS:**

- EXISTING IMPERVIOUS AREA (146,154± SQ FT = 3.36± ACRES)  
PARCEL SIZE (APN 022-130-010 SFAP): 10.61± ACRES
- EXISTING IMPERVIOUS AREA (34,713± SQ FT = 0.80± ACRES)  
PARCEL SIZE (APN 022-100-033 SFAP): 14.61± ACRES
- TOTAL SFAP PARCELS: 4.16± ACRES / 30.34 ACRES
- EXISTING IMPERVIOUS AREA (4,039± SQ FT = 0.09± ACRES)  
PARCEL SIZE (APN 022-100-034): 1.01± ACRES



**IMPERVIOUS AREA EXHIBIT  
PROPOSED CONDITIONS**

SCALE: 1" = 150'

**IMPERVIOUS AREA CALCULATIONS:**

- PROPOSED IMPERVIOUS AREA (155,456 SQ FT = 3.51± ACRES)  
PARCEL SIZE (APN 022-130-010 SFAP): 10.61± ACRES
- PROPOSED IMPERVIOUS AREA (154,912± SQ FT = 3.56± ACRES)  
PARCEL SIZE (APN 022-100-033 SFAP): 14.61± ACRES
- TOTAL SFAP PARCELS: 7.13± ACRES / 30.34 ACRES
- PROPOSED IMPERVIOUS AREA (12,000± SQ FT = 0.17± ACRES)  
PARCEL SIZE (APN 022-100-034): 1.01± ACRES

NO.	DATE	DESCRIPTION	BY
1	11-16-20	NO CHANGE TO THIS SHEET	KP
2	08-13-20	USE PERMIT RESUBMITTAL	KP



PREPARED UNDER THE DIRECTION OF

*Paul N. Bartlett*  
PAUL N. BARTLETT R.C.E. 45102

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**BARTLETT ENGINEERING**  
LAND PLANNING  
CIVIL ENGINEERING  
1300 Jefferson Street, 200 B, Napa, CA 94559  
www.bartlettengineering.com  
Telephone: 707-258-1301

DES:	MGB / RP
DRWN:	RP
CHECK:	PNB

DUCKHORN VINEYARDS WINERY  
IMPERVIOUS AREA EXHIBITS  
NAPA COUNTY CALIFORNIA

DATE: MARCH 2019  
JOB NO: 13-14  
SHEET NO:  
**UP11**  
OF 13



