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Stormwater Quality Control Plan

Nights in White Satin Winery Use Permit P22-00236-UP
Planning Commission Hearing - August 20, 2025

DRAFT

Stormwater Control Plan
For a Regulated Project for
Nights in White Satin Winery

September 22, 2021

This plan was prepared using the instructions, criteria, and minimum requirements in the Bay Area Stormwater Management Agencies Association's (BASMAA's) *Post-Construction Manual.*

Prepared for:

Nights in White Satin LLC

1473 Yountville Cross Road

Yountville, CA 94599

Prepared by:

Michael R. Muelrath

Michael R. Muelrath, RCE 67435

mike@appliedcivil.com

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Project Data

Table 1. Project Data Form

Project Name/Number	Nights in White Satin Winery
Application Submittal Date	September 2021
Project Location	Neuenschwander Road Napa, CA 94559 APN 047-380-009
Project Phase No.	N/A
Project Type and Description	Winery Use Permit
Total Project Site Area (acres)	11 +/- (total disturbed area)
Total New and Replaced Impervious Surface Area	175,100 +/- square feet (approximate)
Total Pre-Project Impervious Surface Area	0 +/- square feet (approximate)
Total Post-Project Impervious Surface Area	175,100 square feet (approximate)

I. Setting

I.A. Project Location and Description

Nights in White Satin LLC is applying for a Use Permit to construct and operate a new winery at their property located at the end of Neuenschwander Road in Napa County, California. The subject property, known as Napa County Assessor's Parcel Number 047-380-009, is located between Neuenschwander Road and State Route 12 / 121.

The roughly 59 acre parcel is zoned Agricultural Watershed (AW). Topography can be described as gentle with average slopes generally less than 5%. The United States Department of Agriculture Soil Conservation Service Soils Map for Napa County shows the majority of the property mapped, and all of the project area, as Bale clay loam, 0 to 2 percent slopes (HSG B). Small portions of the property are mapped as Haire clay loam, 2 to 9 percent slopes (HSG D).

Existing development on the property includes vineyards, a groundwater well, and the access and utility infrastructure typical of this type of agricultural development.

Runoff from the property generally flows from northwest to southeast via sheet flow. Runoff concentrates in in Huichica Creek which is situated along the easterly properly line and conveys water southeasterly away from the property.

Proposed onsite improvements include modifications to the existing access roads, new winery buildings, parking, water tanks and the related access and utility infrastructure.

Please see the Nights in White Satin Winery Use Permit Conceptual Site Plans for approximate locations of existing and proposed features.

I.B. Opportunities and Constraints for Stormwater Control

Opportunities for stormwater control include

1. Gently sloping topography allows for collection of runoff to be routed to treatment areas at lower elevations
2. New landscape areas and existing vineyards that can be used to treat runoff.
3. Moderately permeable soils (HSG B) within the proposed development areas.

Constraints for stormwater control include:

1. Limited area available for structural stormwater control measures given that most of the property are developed with vineyards.

II. Low Impact Development Design Strategies

II.A. Optimization of Site Layout

II.A.1. Limitation of development envelope

The building site envelope was minimized by including the following measures in the project design:

- The new building footprints and outdoor patio areas are being developed on areas that are already being used for farming of vineyard and will not remove an natural vegetation.
- The existing access driveways are being utilized wherever possible. Improvements to the existing driveway s are limited to the minimum needed for safe ingress and egress in accordance with County requirements.

II.A.2. Preservation of natural drainage features

There are streams in the immediate vicinity of the project area and setbacks are provided in accordance with Napa County requirements. No modifications to natural drainage features are being proposed.

II.A.3. Setbacks from creeks, wetlands, and riparian habitats

Setbacks to natural drainage features, creeks, wetlands or riparian habitats in the vicinity of the project are provide in accordance with County requirements.

II.A.4. Minimization of imperviousness

The development has been designed to be located on areas that have already been used for past agricultural operations to the greatest extent possible.

All buildings have been carefully designed to house the required functions with the minimum footprint necessary including the use of multilevel buildings to minimize footprint.

II.A.5. Use of drainage as a design element

Drainage design will be coordinated with the landscape design to provide an aesthetically pleasing site layout that addresses stormwater control requirements.

II.B. Use of Permeable Pavements

Permeable pavements have not been designated at this time. If permeable pavements are incorporated into the final design they will be designed in accordance with manufacturers' recommendations and the BASMAA Post-Construction Manual requirements.

II.C. Dispersal of Runoff to Pervious Areas

The site layout and topography will allow for dispersal of runoff from impervious surfaces to pervious areas (i.e. landscape and bioretention as well as vineyards with grassy cover crops).

II.D. Stormwater Control Measures

Runoff from all impervious areas at the new building site, including new roofs and new paved areas in the immediate vicinity of the new building and parking, will be routed to bioretention facilities or vegetated receiving areas as shown on the Stormwater Control Plan drawing. The bioretention facilities will be designed and constructed to the criteria in the BASMAA Post-Construction Manual (July 2014), including the following features:

- Surrounded by a level concrete curb, wood header, steel edge or compacted soil berm. Where adjacent to pavement, curbs will be thickened and an impermeable vertical cutoff wall will be included if required by the soils engineer.
- Each layer built flat, level, and to the elevations specified in the plans:
    - o Bottom of Gravel Layer (BGL)
    - o Top of Gravel Layer (TGL)
    - o Top of Soil Layer (TSL)
    - o Overflow Grate
    - o Facility Rim
- 12 inches of Class 2 permeable rock, Caltrans specification 68-2.02F(3)
- 18 inches sand/compost mix meeting BASMAA specifications
- 4 inch diameter SDR 35 PVC perforated pipe underdrain, installed with the invert at the top of the Class 2 permeable rock layer with holes facing down, and connected to the overflow structure at that same elevation
- 6-inch-deep reservoir between top of soil elevation and overflow elevation
- Concrete drop inlet with frame overflow structure, with grate set to specified elevation, connected to storm drain (overflow used where storm drain connection is available and omitted where no storm drain exists)
- Vertical cutoff walls where needed to protect adjacent pavement
- Plantings selected for water conservation
- Irrigation system on a separate zone, with drip emitters and "smart" irrigation controllers
- Sign identifying the facility as a stormwater treatment facility.

III. Documentation of Drainage Design

III.A.Descriptions of Each Drainage Management Area

III.A.1. Table of Drainage Management Areas

DMA Name	Surface Type	Area (square feet)
DMA #1	Road paving,	26,160 +/-
DMA #2	Road paving	11,450 +/-
DMA #3	Road paving	21,810 +/-
DMA #4	Road paving	16,690 +/-
DMA #5	Road, parking and utility yard paving	52,800 +/-
DMA #6	Building roof and parking paving	35,190 +/-
DMA #7	Road paving	6,300 +/-
DMA #8	Building roof, road paving and terrace paving	61,090 +/-

III.A.2. Drainage Management Area Descriptions

DMA #1, totaling 26,160 square feet, drains road paving. DMA #1 drains to Vegetated Receiving Area #1.

DMA #2, totaling 11,450 square feet, drains road paving. DMA #2 drains to Vegetated Receiving Area #2.

DMA #3, totaling 21,180 square feet, drains road paving. DMA #3 drains to Vegetated Receiving Area #3.

DMA #4, totaling 16,690 square feet, drains road paving. DMA #4 drains to Vegetated Receiving Area #4

DMA #5, totaling 52,800 square feet, drains road, parking and utility yard paving. DMA #5 drains to Vegetated Receiving Area #5.

DMA #6, totaling 35,190 square feet, drains building roof and parking paving. DMA #6 drains to Vegetated Receiving Area #6.

DMA #7, totaling 6,300 square feet, drains road paving. DMA #7 drains to Vegetated Receiving Area #7.

DMA #8, totaling 61,090 square feet, drains roof, road paving and terrace paving. DMA #8 drains to Vegetated Receiving Area #8.

III.A.3. Tabulation and Sizing Calculations

III.A.4. Information Summary for Bioretention Facility Design

Total Project Area (Square Feet)	
None	

III.A.5. Self-Treating Areas

DMA Name	Area (square feet)
None	

III.A.6. Self-Retaining Areas

DMA Name	Area (square feet)
None	

III.A.7. Vegetated Receiving Areas

DMA Name	Area (square feet)
DMA #1	26,160 +/-
DMA #2	11,450 +/-
DMA #3	21,810 +/-
DMA #4	16,690 +/-
DMA #5	52,800 +/-
DMA #6	35,190 +/-
DMA #7	6,300 +/-
DMA #8	61,090 +/-

III.A.8. Areas Draining to Self-Retaining Areas

DMA Name	Area (square feet)	Post-project surface type	Runoff factor	Product (Area x runoff factor)[A]	Receiving self-retaining DMA	Receiving self-retaining DMA Area (square feet) [B]	Ratio [A]/[B]
None							

III.A.9. Areas Draining to Bioretention Facilities

DMA Name	DMA Area (square feet)	Post-project surface type	DMA Runoff factor	DMA Area × runoff factor	Facility Name		
					Bioretention Area #1		
None		Imperv	1		Sizing factor	Minimum Facility Size	Proposed Facility Size
		Perv	.1				
Total=					0.04		

Areas Draining to Vegetated Receiving Areas

DMA Name	Area (square feet)	Post-project surface type	Runoff factor	Product (Area x runoff factor)[A]	Vegetated receiving area DMA	Receiving self-retaining DMA Area (square feet) [B]	Ratio [A]/[B]
DMA #1	26,160 +/-	Impervious	1	26,160 +/-	#1	171,000 +/-	
DMA #2	11,450 +/-	Impervious	1	11,450 +/-	#2	33,210 +/-	
DMA #3	21,810 +/-	Impervious	1	21,810 +/-	#3	21,810	
DMA #4	16,690 +/-	Impervious	1	16,690 +/-	#4	66,185 +/-	
DMA #5	52,800 +/-	Impervious	1	52,800 +/-	#5	56,350 +/-	
DMA #6	35,190 +/-	Impervious	1	35,190 +/-	#6	44,000 +/-	
DMA #7	6,300 +/-	Impervious	1	6,300 +/-	#7	19,040	
DMA #8	61,090 +/-	Impervious	1	61,090 +/-	#8	204,800	

IV. Source Control Measures

IV.A. Site activities and potential sources of pollutants

IV.B. Source Control Table

Potential source	Permanent source control BMPs	Operational source control BMPs

of runoff pollutants

☒Storm Drain Inlets	☒Mark all inlets with the words "No Dumping! Drains to Waterway" or similar.	☒Maintain and periodically repaint or replace inlet markings. ☒Provide stormwater pollution prevention information to all onsite personnel. ☒See applicable BMPs in Fact Sheet SC-44, "Drainage System Maintenance" in the CASQA Stormwater Quality Handbook at: www.casqa.org/resources/bmp-handbooks ☒Include the following in lease agreements (if facility is leased): "Tenant shall not allow anyone to discharge anything to the storm drains or to store or deposit materials so as to create a potential discharge to storm drains."
☒Interior Floor Drains and Elevator Shaft Pumps	☒All interior floor drains will be plumbed to the sanitary sewer or process waste as appropriate.	☒Inspect and maintain drains to prevent blockage and overflow.
☐Interior Parking Garages	☐Parking garage floor drains will be plumbed to the sanitary sewer	☐Inspect and maintain drains to prevent blockage and overflow.
☒Indoor and Structural Pest Control	☒Buildings will be designed to meet applicable code requirements to discourage entry of pests.	☒Provide Integrated Pest Management information to Owners, lessees and operators.
☒Landscape / Outdoor Pesticide Use / Building and Grounds Maintenance	☒Landscape will be designed to accomplish the following: Preserve existing native trees, shrubs and groundcover to the maximum extent practicable. Minimize irrigation and runoff, promote surface infiltration where appropriate and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution.	☒Maintain landscaping using the minimum required or no pesticides and fertilizers. ☒See applicable operational BMPs in Fact Sheet SC-41, "Building and Grounds Maintenance" in the CASQA Stormwater Quality Handbook at: www.casqa.org/resources/bmp-handbooks ☒Provide IPM information to new owners, lessees and operators.

	Where landscape areas are used to retain or detain stormwater plants that are tolerant of saturated soil conditions will be used. Pest resistant plants will be specified where practicable. Plants will be selected for site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency and plant interactions.	
☒Pools, Spas, Ponds, Decorative Fountains and other Water Features	☒Do not connect to onsite wastewater disposal systems. Drain to landscape area for infiltration	☒See applicable operational BMPs in Fact Sheet SC-72, "Fountain and Pool Maintenance" in the CASQA Stormwater Quality Handbook at: www.casqa.org/resources/bmp-handbooks
☐Food Service	☐Restaurants, grocery stores and other food service operations will have a floor sink or other area for cleaning floor mats, containers and equipment located either indoors or in a covered area outdoors.	☐Drain must be connected to grease interceptor and grease interceptor must be pumped whenever solids accumulate to 35% of total tank capacity.
☒Refuse Areas	☒Refuse and recycling will be collected in the trash enclosure. The enclosure will be fenced to prevent dispersal of materials. If covered, the area will be drained to the sanitary sewer system. If not covered, all bins will have water tight lids. Adjacent areas will be graded to prevent run-on.	☒Refuse area must be patrolled and cleaned regularly.
☒Industrial Processes	☒All winery processing activities to be performed indoors or outdoors under roof. No processes to drain to exterior or to storm drain	☒See Fact Sheet SC-10, "Non-Stormwater Discharges" in the CASQA Stormwater Quality Handbooks at: www.casqa.org/resources/bmp-handbooks

	system.	
☒Outdoor Storage (Equipment or Materials)	☒All winemaking materials to be used onsite are to be unloaded and immediately moved to a covered area to minimize exposure to rainfall. ☒Material deliveries shall be scheduled for times when it is not raining to minimize exposure to rainfall. ☒Facility shall comply with Napa County requirements for Hazardous Waste Generation, Storage and Disposal, Hazardous Materials Release Response and Inventory, California Accidental Release (CalARP) and Uniform Fire Code Article 80 Section 103(b) & (c) 1991	☒See the Fact Sheets SC-31, "Outdoor Liquid Container Storage" and SC-33, "Outdoor Storage of Raw Materials" in the CASQA Stormwater Quality Handbooks at: www.casqa.org/resources/bmp-handbooks
☒Vehicle and Equipment Cleaning	☒No vehicle or equipment washing will be performed onsite. All employees will be informed that car washing is prohibited.	☒Not Applicable
☒Vehicle and Equipment Repair and Maintenance	☒No vehicle or equipment repairs will be performed onsite. All employees will be informed that vehicle maintenance onsite is prohibited.	☒Notify all future owners, lessees and operators that the following restrictions apply to this site: ☒No person shall dispose of, nor permit the disposal, directly or indirectly of vehicle fluids, hazardous materials, or rinse water from parts cleaning into storm drains.

		☒No vehicle fluid removal shall be performed outside a building, nor on asphalt or ground surfaces, whether inside or outside a building, except in such a manner as to ensure that any spilled fluid will be in an area of secondary containment. Leaking vehicle fluids shall be contained or drained from the vehicle immediately. ☒No person shall leave unattended parts or other open containers containing vehicle fluid, unless such containers are in use or in an area of secondary containment.
☐Fuel Dispensing Areas	No vehicle fueling will be performed onsite. All employees will be informed that vehicle fueling onsite is prohibited.	☐The property owner, lessee or operator, as applicable, shall dry sweep the fueling area routinely. ☐See the Business Guide Sheet, "Automotive Service–Service Stations" in the CASQA Stormwater Quality Handbooks at: www.casqa.org/resources/bmp-handbooks
☐Loading Docks	☐Loading docks shall be covered and graded to minimize run-on to and runoff from the loading area. ☐Roof downspouts shall be positioned to direct stormwater away from the loading area. ☐Water from loading dock areas shall be drained to a containment system that is pumped regularly to avoid overflows.	☐Move loaded and unloaded items indoors as soon as possible. See Fact Sheet SC-30, "Outdoor Loading and Unloading" in the CASQA Stormwater Quality Handbooks at: www.casqa.org/resources/bmp-handbooks
☒Fire Sprinkler Test Water	☒Provide a means to drain fire sprinkler test water to infiltrate into landscaping and not discharge to the storm drain.	☒See the note in Fact Sheet SC-41, "Building and Grounds Maintenance," in the CASQA Stormwater Quality Handbooks at: www.casqa.org/resources/bmp-handbooks

Miscellaneous Drain, Wash Water or Other Sources ☒Boiler Drain Lines ☒Condensate Drain Lines ☒Rooftop Equipment ☐Drainage Sumps ☒Roofing, Gutters and Trim ☐Other:	☒Boiler drain lines shall be directly or indirectly connected to the sanitary sewer system and may not discharge to the storm drain system. ☒Condensate drain lines may discharge to landscaped areas if the flow is small enough that runoff will not occur. ☒Condensate drain lines may not discharge to the storm drain system. ☒Rooftop equipment with potential to produce pollutants shall be roofed and/or have secondary containment. ☐Any drainage sumps on-site shall feature a sediment sump to reduce the quantity of sediment in pumped water. ☐Include controls for other sources as specified by local agency.	If architectural copper is used, implement the following BMPs for management of rinsewater during installation: ☐If possible, purchase copper materials that have been pre-patinated at the factory. ☐If patination is done on-site, prevent rinse water from entering storm drains by discharging to landscaping or by collecting in a tank and hauling off-site. ☐Consider coating the copper materials with an impervious coating that prevents further corrosion and runoff. ☐Implement the following BMPs during routine maintenance: ☐Prevent rinse water from entering storm drains by discharging to landscaping or by collecting in a tank and hauling offsite.
☒Plazas, Sidewalks and Parking Lots	None.	☒Sweep plazas, sidewalks, and parking lots regularly to prevent accumulation of litter and debris. Collect debris from pressure washing to prevent entry into the storm drain system. Collect washwater containing any cleaning agent or degreaser and haul offsite to municipal waste treatment plant for disposal, do not discharge to a storm drain.

IV.C. Features, Materials, and Methods of Construction of Source Control BMPs

Full design specifications for all source control BMPs will be submitted with the building permit drawing package.

V. Stormwater Facility Maintenance

V.A. Ownership and Responsibility for Maintenance in Perpetuity

The Applicant must commit to executing a Post Construction Stormwater BMP Maintenance Agreement which will be recorded with Napa County. This agreement will obligate the applicant to accept responsibility for operation and maintenance of stormwater treatment and flow-control facilities in perpetuity or until such time as this responsibility is formally transferred to a subsequent property owner. Refer to the Stormwater Treatment Facilities Operation and Maintenance Plan for Nights in White Satin Winery for detailed requirements.

V.B. Summary of Maintenance Requirements for Each Stormwater Facility

The bioretention facilities will be maintained on the following schedule at a minimum. Details of maintenance responsibilities and procedures will be included in a Stormwater Facility Operation and Maintenance Plan to be submitted for approval prior to the completion of construction.

At no time will synthetic pesticides or fertilizers be applied, nor will any soil amendments, other than aged compost mulch or sand/compost mix, be introduced.

Daily: The facilities will be examined for visible trash during regular policing of the site, and trash will be removed.

After Significant Rain Events: A significant rain event is one that produces approximately a half-inch or more rainfall in a 24-hour period. Within 24 hours after each such event, the following will be conducted:

The surface of the facility will be observed to confirm there is no ponding.

- Inlets and outlets will be inspected, and any accumulations of trash or debris will be removed.
- The surface of the mulch layer will be inspected for movement of material. Mulch will be replaced and raked smooth if needed.

Prior to the Start of the Rainy Season: In September or each year, the facility will be inspected to confirm there is no accumulation of debris that would block flow, and that growth and spread of plantings does not block inlets or the movement of runoff across the surface of the facility.

Annual Landscape Maintenance: In December – February of each year, vegetation will be cut back as needed, debris removed, and plants and mulch replaced as needed. The concrete work will be inspected for damage. The elevation of the top of soil and mulch layer will be confirmed to be consistent with the 6-inch reservoir depth.

Refer to the Stormwater Treatment Facilities Operation and Maintenance Plan for Nights in White Satin Winery for additional stormwater facility maintenance requirements.

VI. Construction Checklist

Stormwater Control Plan Page #	Source Control or Treatment Control Measure	
C8	Bioretention Area #1 & Vegetated Receiving Areas #2 & #3	
C8	Storm Drain Inlets	
C8	Interior Floor Drains and Elevator Shaft Pumps	
N/A	Interior Parking Garages	
C8	Indoor and Structural Pest Control	
C8	Landscape / Outdoor Pesticide Use / Building and Grounds Maintenance	
C8	Pools, Spas, Ponds, Decorative Fountains and other Water Features	
N/A	Food Service	
C8	Refuse Areas	
C8	Industrial Processes	
N/A	Outdoor Storage (Equipment or Materials)	
N/A	Vehicle and Equipment Cleaning	
N/A	Vehicle and Equipment Repair and Maintenance	
N/A	Fuel Dispensing Areas	
N/A	Loading Docks	
C8	Fire Sprinkler Test Water	
C8	Miscellaneous Drain, Wash Water or Other Sources Boiler Drain Lines	

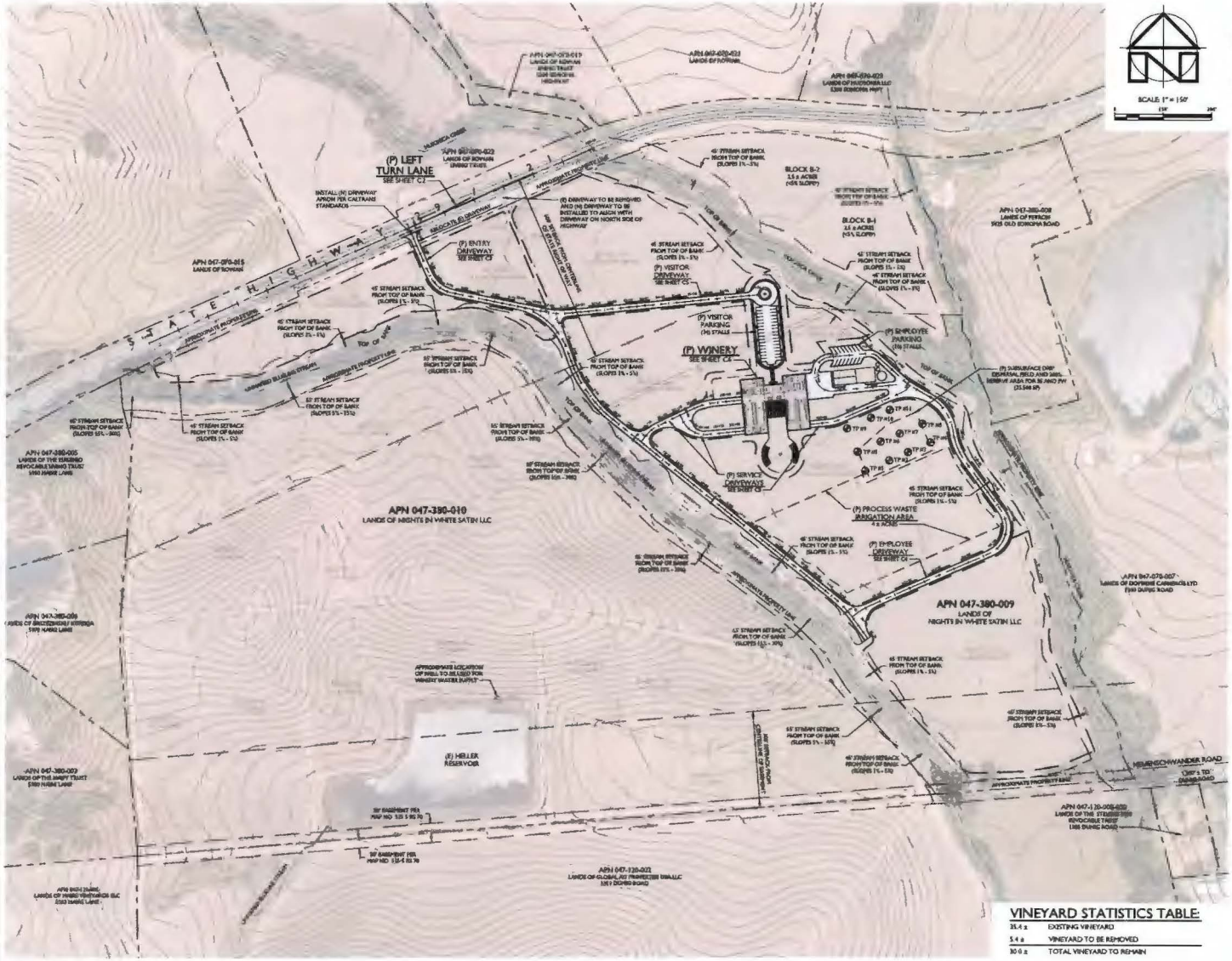
	Condensate Drain Lines Rooftop Equipment Drainage Sumps Roofing, Gutters and Trim Other:	
C8	Plazas, Sidewalks and Parking Lots	

VII. Certifications

This preliminary design of stormwater treatment facilities and other stormwater pollution control measures in this plan are in intended to be in accordance with the current edition of the BASMAA *Post-Construction Manual* as required by Napa County.

NIGHTS IN WHITE SATIN LLC

WINERY USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS



OVERALL SITE PLAN
SCALE 1" = 150'

LOCATION MAP
SCALE 1" = 2,000'

PROJECT INFORMATION:

PROPERTY OWNER & APPLICANT:
NIGHTS IN WHITE SATIN LLC
CARE OF: TONY BALDINI, COO
1473 YOUNTVILLE CROSS ROAD
YOUNTVILLE, CA 94599
(707) 337-8540

SITE ADDRESS:
NEUENSCHWANDER ROAD
NAPA, CA 94559

ASSESSOR'S PARCEL NUMBER:
047-380-009

PARCEL SIZE:
59 ± ACRES

PROJECT SIZE:
11 ± ACRES

ZONING:
AGRICULTURAL WATERSHED (AW)

SHEET INDEX:

PROJECT DESCRIPTION:

THIS PURPOSE OF THIS PROJECT IS TO SHOW THE CONCEPTUAL DESIGN AND SITE IMPROVEMENTS PROPOSED AS PART OF THE WINERY USE PERMIT APPLICATION.

FLOOD HAZARD NOTE:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 06055C0515E, EFFECTIVE SEPTEMBER 26, 2008 THE PROJECT SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

VINEYARD STATISTICS TABLE:

25.4 ±	EXISTING VINEYARD
5.4 ±	VINEYARD TO BE REMOVED
30.0 ±	TOTAL VINEYARD TO REMAIN

NOTES:

1. FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION ON SHEET C1 WAS TAKEN FROM THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM DATABASE. TOPOGRAPHIC INFORMATION ON OTHER SHEETS WAS OBTAINED FROM THE "MAP OF TOPOGRAPHY OF A PORTION OF THE LANDS OF NIGHTS IN WHITE SATIN LLC" PREPARED BY ALLISON SURVEYS, INC. DATED MARCH 10, 2020. APPLIED CIVIL ENGINEERING INCORPORATED ASSUMES NO LIABILITY REGARDING THE ACCURACY OR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION.
2. AERIAL PHOTOGRAPHS WAS OBTAINED FROM THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS) DATABASE, TAKEN APRIL TO JUNE 2018 AND MAY NOT REPRESENT CURRENT CONDITIONS.
3. CONTOUR INTERVAL:
   SHEET C1: FIVE (5) FEET, HIGHLIGHTED EVERY TWENTY FIVE (25) FEET.
   OTHER SHEETS: ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET.
4. BENCHMARK: NAVD 88.
5. THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY. THEY ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

APPLIED CIVIL ENGINEERING INCORPORATED
2074 West Lincoln Avenue
Napa, CA 94558
(707) 252-7122 (707) 252-2295 Fax
www.appliedcivil.com

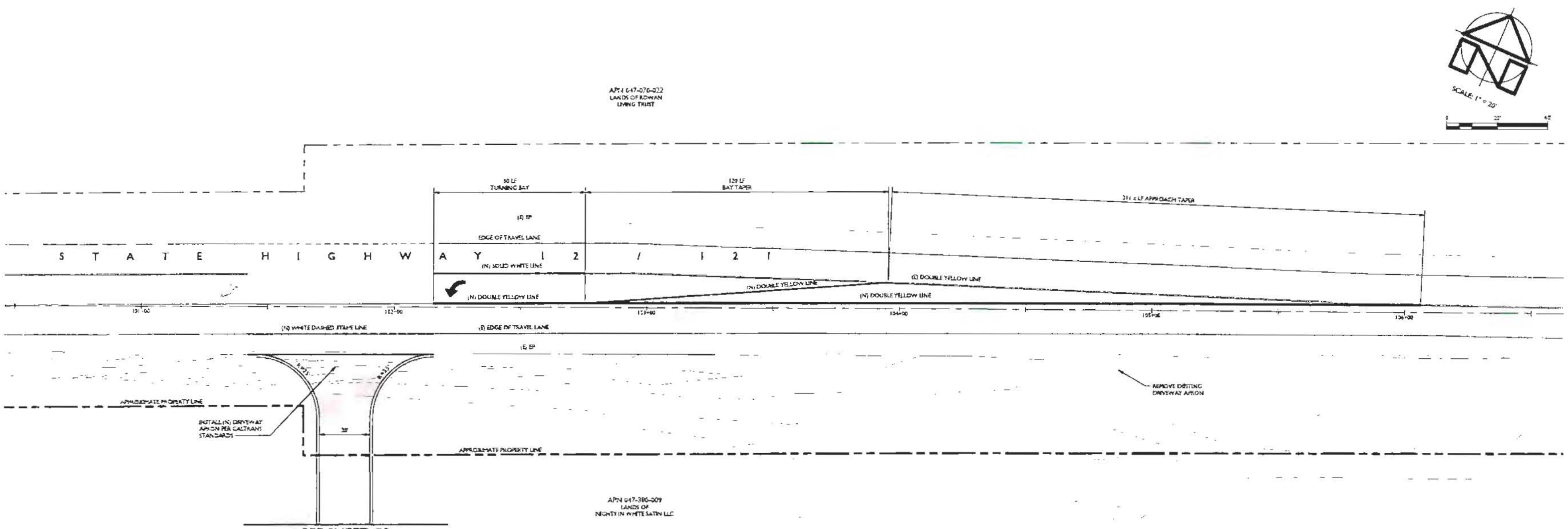
NIGHTS IN WHITE SATIN LLC
WINERY USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
OVERALL SITE PLAN

PREPARED UNDER THE DIRECTION OF:

DRAWN BY:	PowerCAD LLC
CHECKED BY:	MRM
DATE:	SEPTEMBER 22, 2021

REVISIONS:	BY:
9/22/2021 PERMIT SUBMITTAL	YMS

JOB NUMBER: 18-145
FILE: 18-145CONC-CSP.DWG
ORIGINAL SIZE: 24" X 36"
SHEET NUMBER: C1
OF 9



SEE SHEET C3
FOR CONTINUATION

LEFT TURN LANE PLAN

SCALE: 1" = 20'

APPLIED
INCORPORATED
2074 West Lincoln Avenue
Napa, CA 94558
www.appliedcivil.com

NIGHTS IN WHITE SATIN LLC

WINERY USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS

LEFT TURN LANE PLAN

PREPARED UNDER THE DIRECTION OF:

DRAWN BY: PowerCAD LLC

CHECKED BY: MRM

DATE: SEPTEMBER 22, 2021

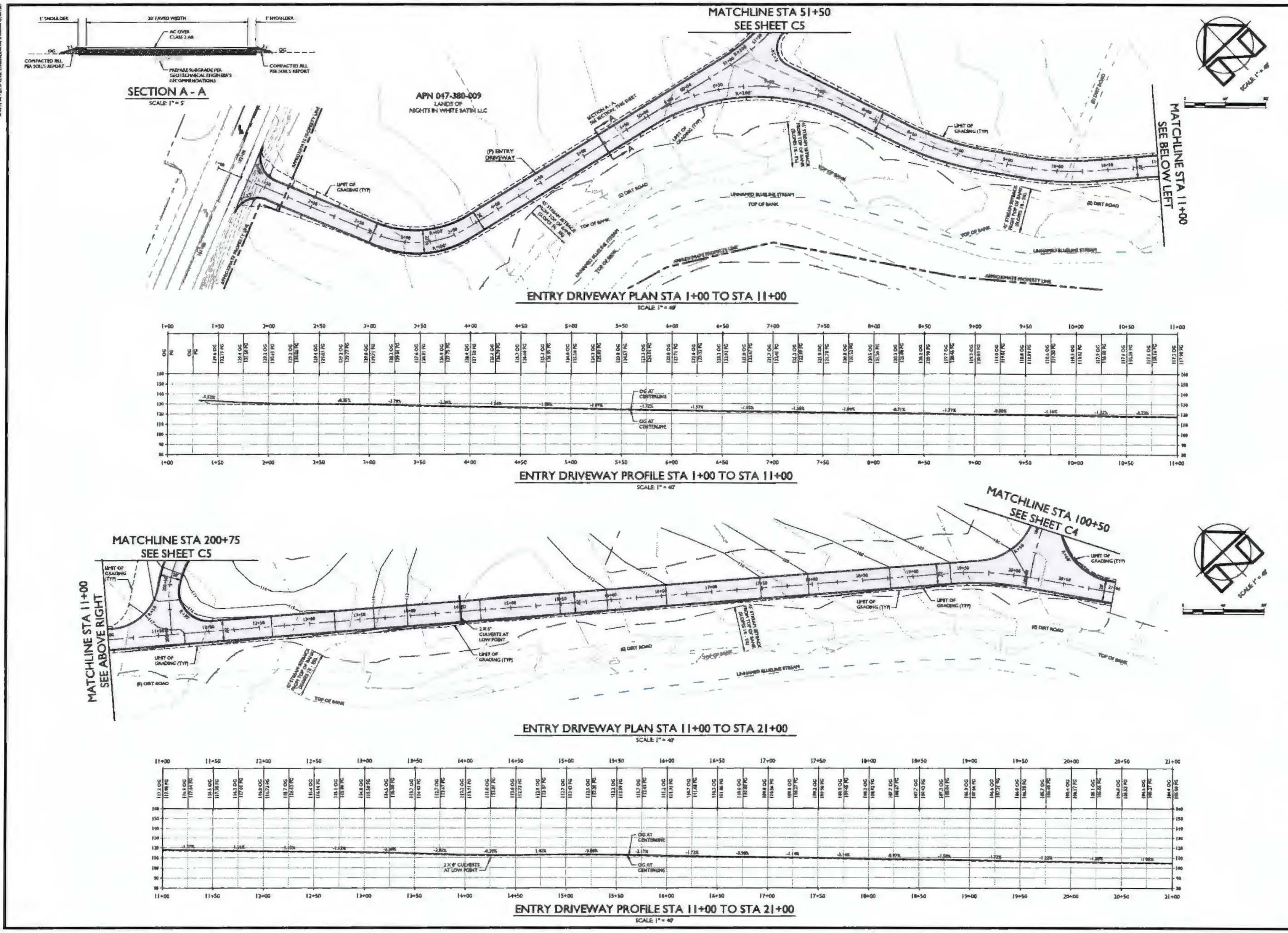
REVISIONS	BY
9/22/2021 PERMIT SUBMITTAL	YMS

JOB NUMBER: 19-145

FILE: 18-145CONC-DWY.DWG

ORIGINAL SIZE: 24" X 36"

SHEET NUMBER: C2 of 9



APPLIED
INCORPORATED
2074 West Lincoln Avenue
Napa, CA 94558
(707) 320-4968 (707) 320-2395 Fax
www.appliedcivil.com

NIGHTS IN WHITE SATIN LLC

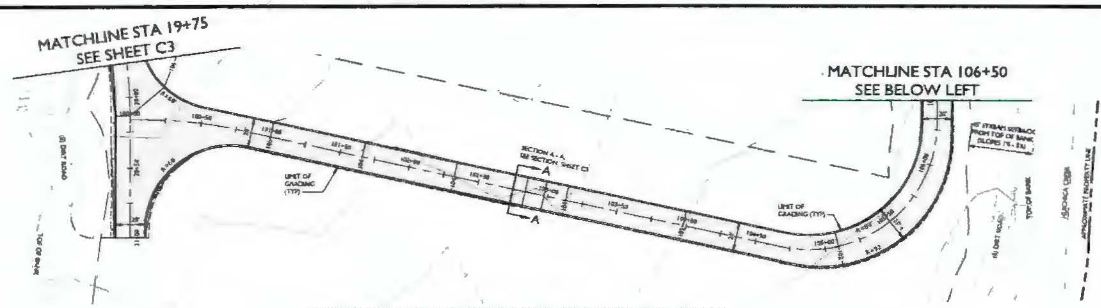
WINERY USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
ENTRY DRIVEWAY PLAN AND PROFILE STA 1+00 TO STA 21+00

PREPARED UNDER THE DIRECTION OF:

FOR USE PERMIT REVIEW — NOT FOR CONSTRUCTION

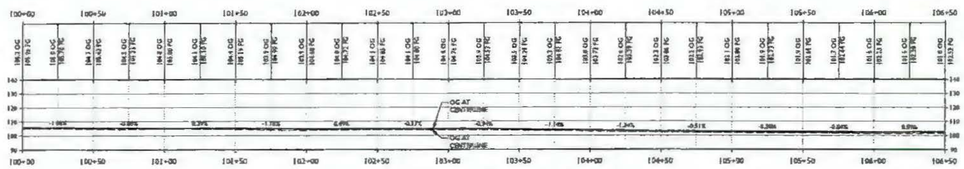
DRAWN BY: PowerCAD LLC
CHECKED BY: MRM
DATE: SEPTEMBER 22, 2021
REVISIONS: BY:
9/22/2021 YHS PERMIT SUBMITTAL

JOB NUMBER: 18-145
FILE: 18-145CONC-DWY.DWG
ORIGINAL SIZE: 24" X 36"
SHEET NUMBER: C3
OF 9



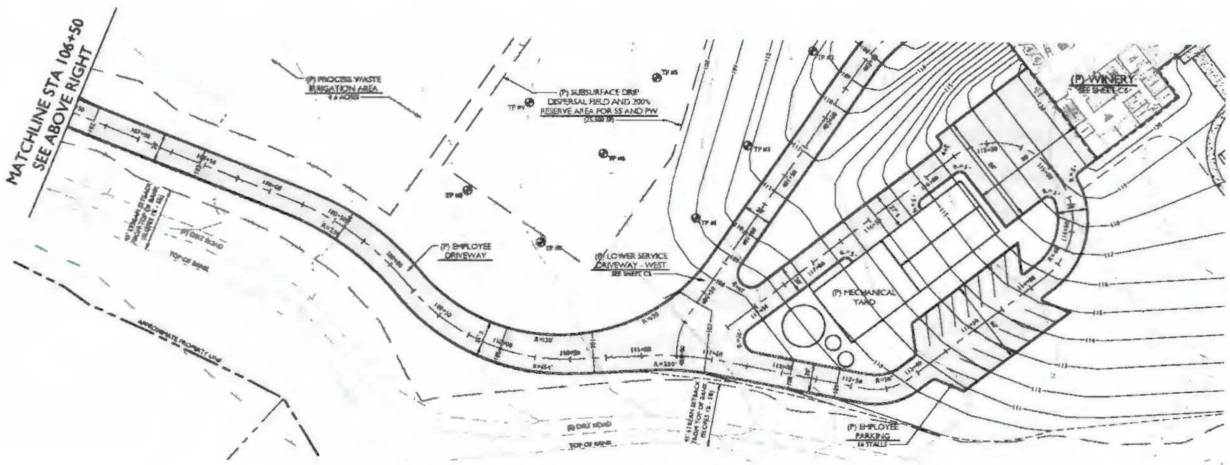
EMPLOYEE DRIVEWAY PLAN STA 100+00 TO STA 106+50

SCALE: 1" = 40'



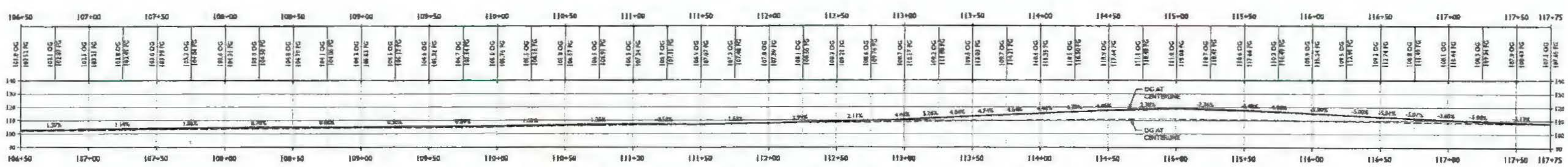
EMPLOYEE DRIVEWAY PROFILE STA 100+00 TO STA 106+50

SCALE: 1" = 40'



EMPLOYEE DRIVEWAY PLAN STA 106+50 TO STA 117+75

SCALE: 1" = 40'



EMPLOYEE DRIVEWAY PROFILE STA 106+50 TO STA 117+75

SCALE: 1" = 40'

NIGHTS IN WHITE SATIN LLC

WINERY USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS

EMPLOYEE DRIVEWAY PLAN AND PROFILE STA 100+00 TO STA 117+75

APPLIED
INCORPORATED
2074 West Lincoln Avenue
Napa, CA 94558
(707) 320-4968 (707) 320-2395 Fax
www.appliedcivil.com

PREPARED UNDER THE DIRECTION OF:

DRAWN BY: PowerCAD LLC

CHECKED BY: MRM

DATE: SEPTEMBER 22, 2021

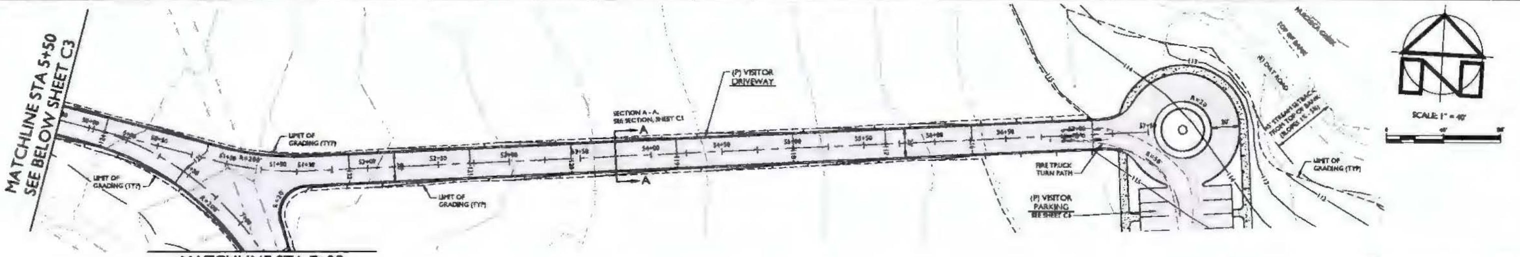
REVISIONS	BY
9/22/2021 PERMIT SUBMITTAL	YHS

JOB NUMBER: 18-145

FILE: 18-145CONC-DWY.DWG

ORIGINAL SIZE: 24" X 36"

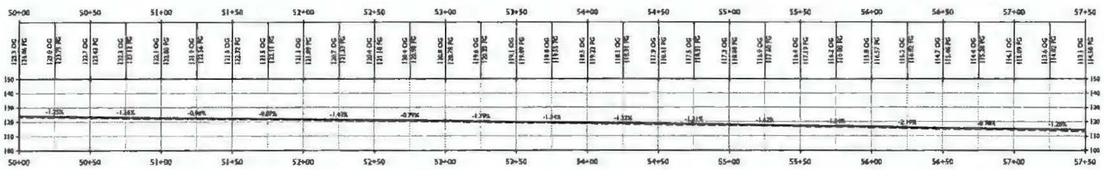
SHEET NUMBER: C4 OF 9



MATCHLINE STA 7+25
SEE BELOW SHEET C3

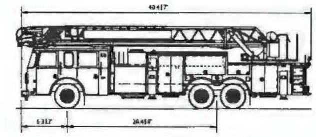
VISITOR DRIVEWAY PLAN STA 50+00 TO STA 57+50

SCALE: 1" = 40'



VISITOR DRIVEWAY PROFILE STA 50+00 TO STA 57+50

SCALE: 1" = 40'

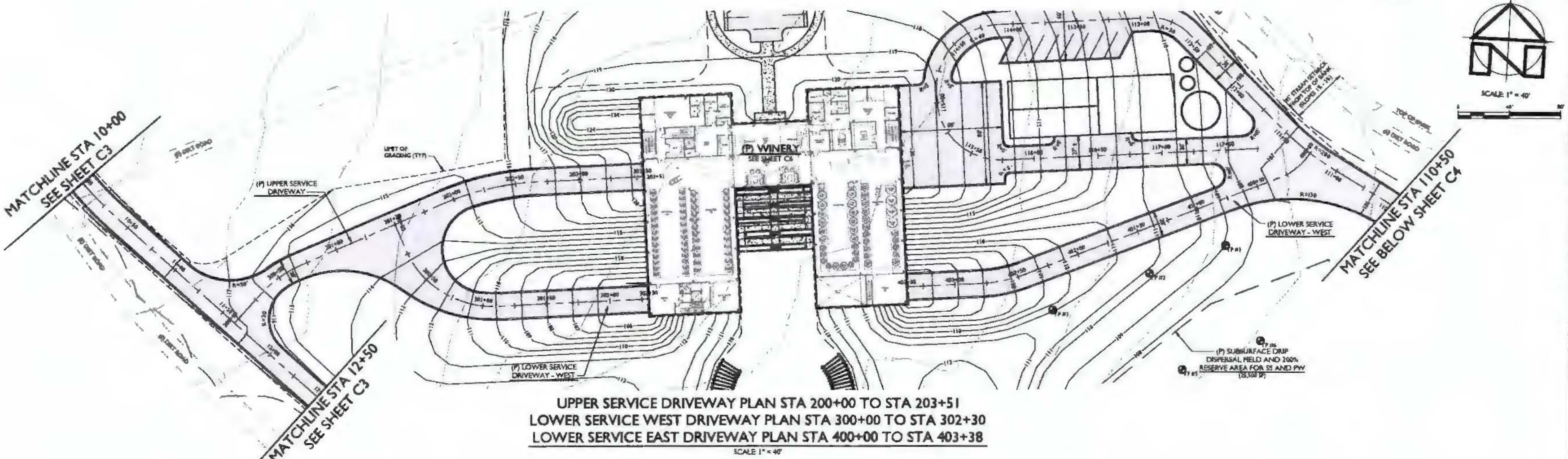


NAPA COUNTY FIRE TRUCK T12

OVERALL LENGTH	40.417 FT
OVERALL WIDTH	8.000 FT
OVERALL BODY HEIGHT	11.483 FT
MIN BODY GROUND CLEARANCE	1.108 FT
TRACK WIDTH	9.015 FT
LOCK-TO-LOCK TIME	4.00 S
CURB TO CURB TURNING RADIUS	39.832 FT

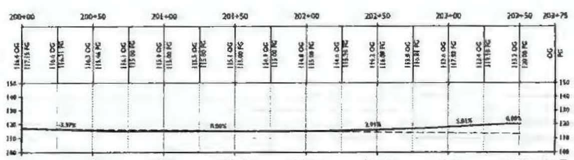
FIRE TRUCK PROFILE

NOT TO SCALE



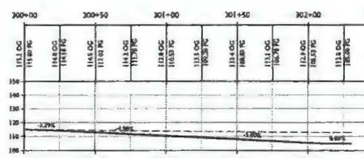
UPPER SERVICE DRIVEWAY PLAN STA 200+00 TO STA 203+51
LOWER SERVICE WEST DRIVEWAY PLAN STA 300+00 TO STA 302+30
LOWER SERVICE EAST DRIVEWAY PLAN STA 400+00 TO STA 403+38

SCALE: 1" = 40'



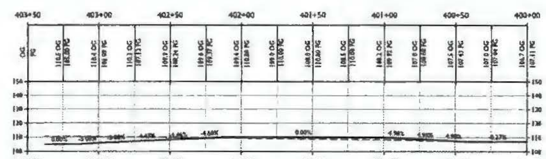
UPPER SERVICE DRIVEWAY PROFILE STA 200+00 TO STA 203+75

SCALE: 1" = 40'



LOWER SERVICE WEST DRIVEWAY PROFILE STA 300+00 TO STA 302+30

SCALE: 1" = 40'



LOWER SERVICE EAST DRIVEWAY PROFILE STA 400+00 TO STA 403+50

SCALE: 1" = 40'

APPLIED
INCORPORATED
2074 West Lincoln Avenue
Napa, CA 94558
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www.appliedcivil.com

NIGHTS IN WHITE SATIN LLC

WINERY USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS

VISITOR, UPPER SERVICE, LOWER SERVICE DRIVEWAY WEST & EAST PLAN AND PROFILES

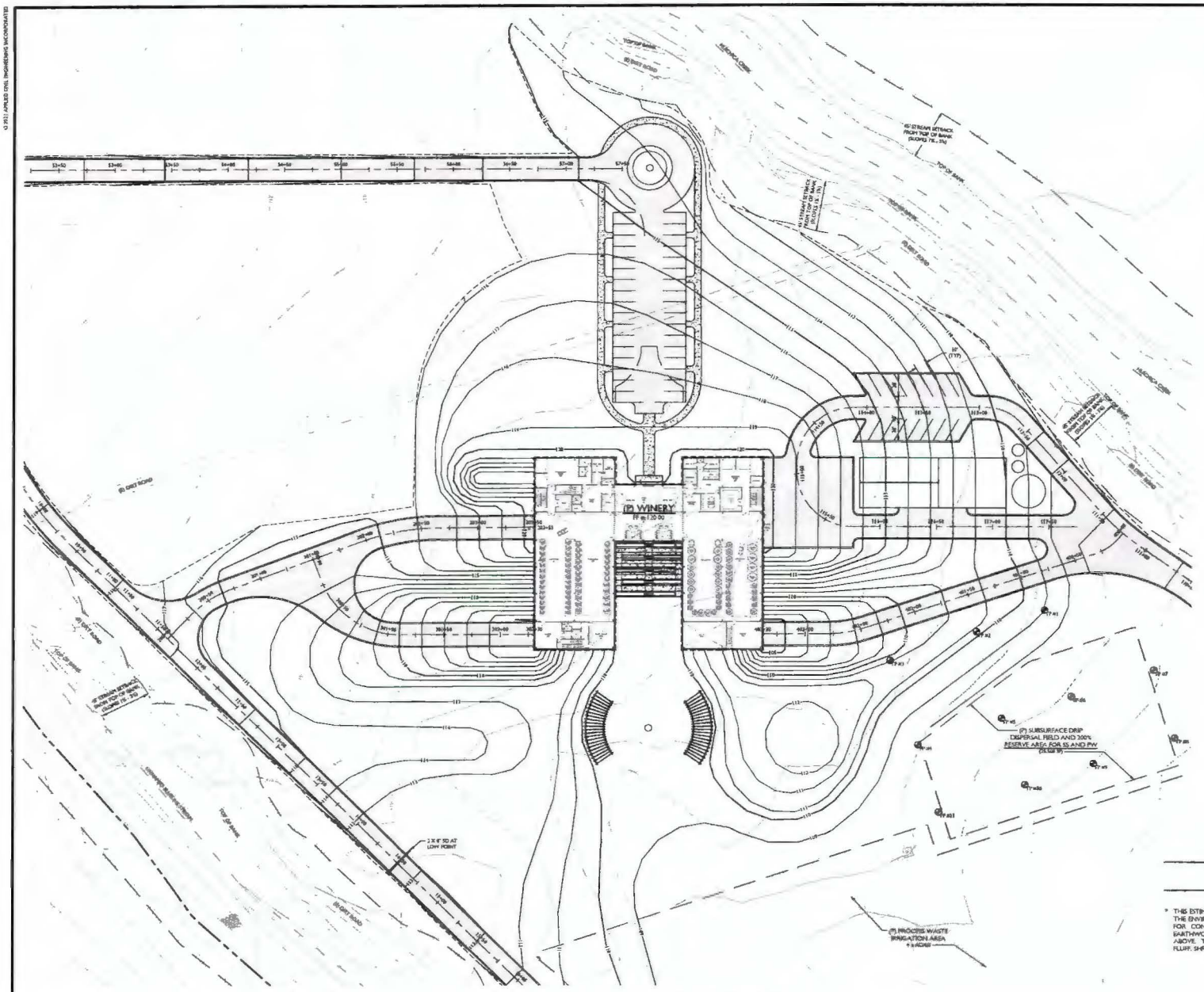
PREPARED UNDER THE DIRECTION OF:

FOR USE PERMIT REVIEW NOT FOR CONSTRUCTION

DRAWN BY: PowerCAD LLC
CHECKED BY: MRM
DATE: SEPTEMBER 22, 2021

REVISIONS:	BY:
9/22/2021 PERMIT SUBMITTAL	YHS

JOB NUMBER: 18-145
FILE: 18-145CONC-DWY.DWG
ORIGINAL SIZE: 24" X 36"
SHEET NUMBER: C5 OF 9



SITE GRADING PLAN
SCALE 1" = 40'

GRADING QUANTITIES*

CUT	12,450 ± CY
FILL	19,600 ± CY
NET**	7,150 ± CY (FILL)

* THIS ESTIMATE IS PROVIDED AS A TOOL FOR THE REVIEWING AGENCIES TO EVALUATE THE ENVIRONMENTAL IMPACTS OF THE PROJECT. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES. CONTRACTOR IS TO PERFORM THEIR OWN EARTHWORK CALCULATIONS AND SHALL NOT USE THE ESTIMATES PRESENTED ABOVE. THIS ESTIMATE IS BASED ON FL PLACE VOLUMES AND DOES NOT INCLUDE FLUFF, SHRINKAGE, PAVING, AGGREGATES OR SELECT FILL VOLUMES.

APPLIED
3074 West Lincoln Avenue, INCORPORATED
Napa, CA 94558
(707) 226-0440 (707) 226-2395 Fax
www.appliedcivil.com

NIGHTS IN WHITE SATIN LLC

WINERY USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS

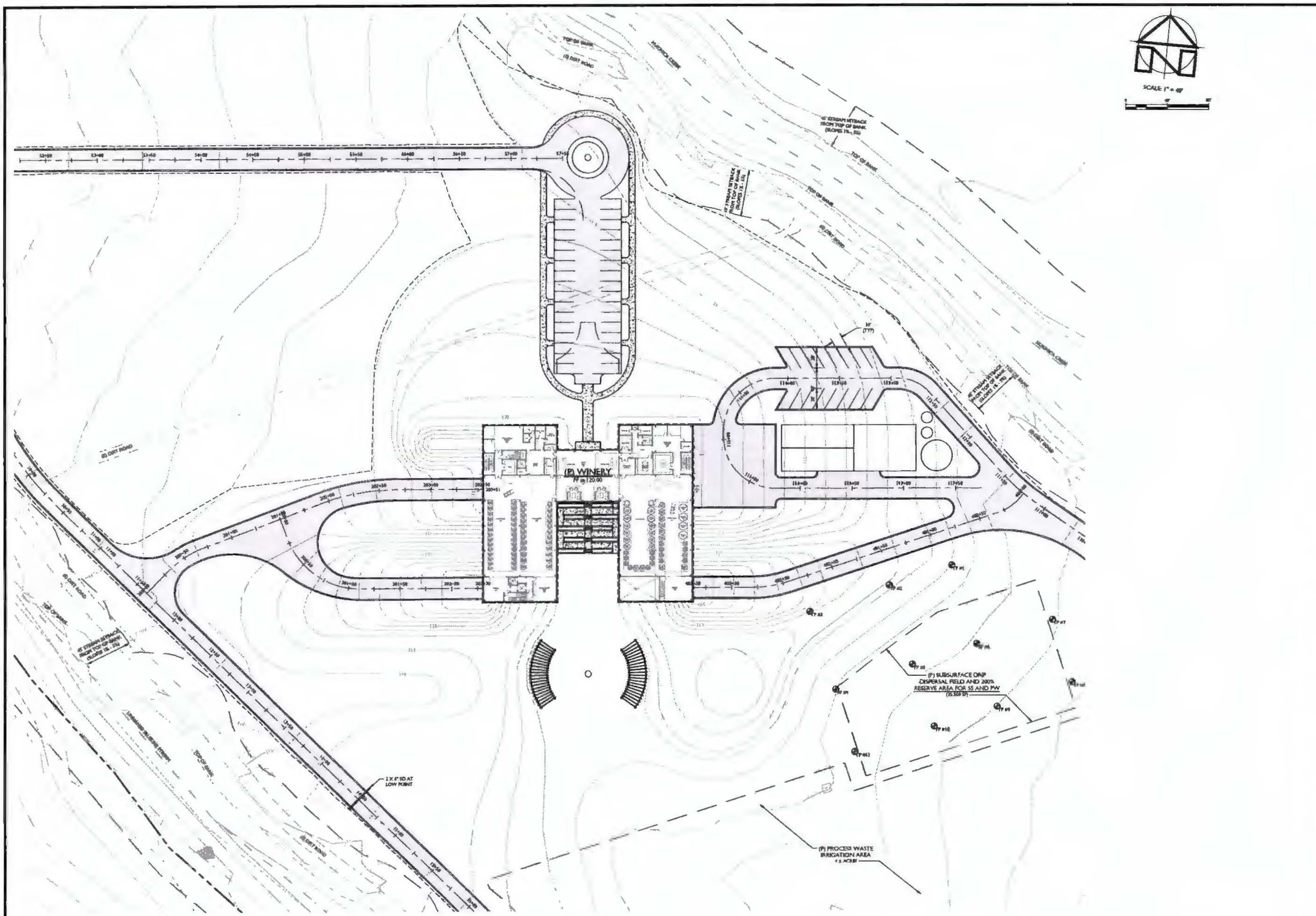
SITE GRADING PLAN

PREPARED UNDER THE DIRECTION OF

DRAWN BY: PowerCAD LLC
CHECKED BY: MRM
DATE: SEPTEMBER 22, 2021

REVISIONS	BY
9/22/2021 PERMIT SUBMITTAL	YMS

JOB NUMBER: 18-145
FILE: 18-145CONC-GRAD.DWG
ORIGINAL SIZE: 24" X 36"
SHEET NUMBER: C6 OF 9



UTILITY PLAN

SCALE: 1" = 40'

APPLIED
INCORPORATED
2074 West Lincoln Avenue
Napa CA 94558
(707) 320-4968 (707) 320-2395 Fax
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NIGHTS IN WHITE SATIN LLC

WINERY USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS

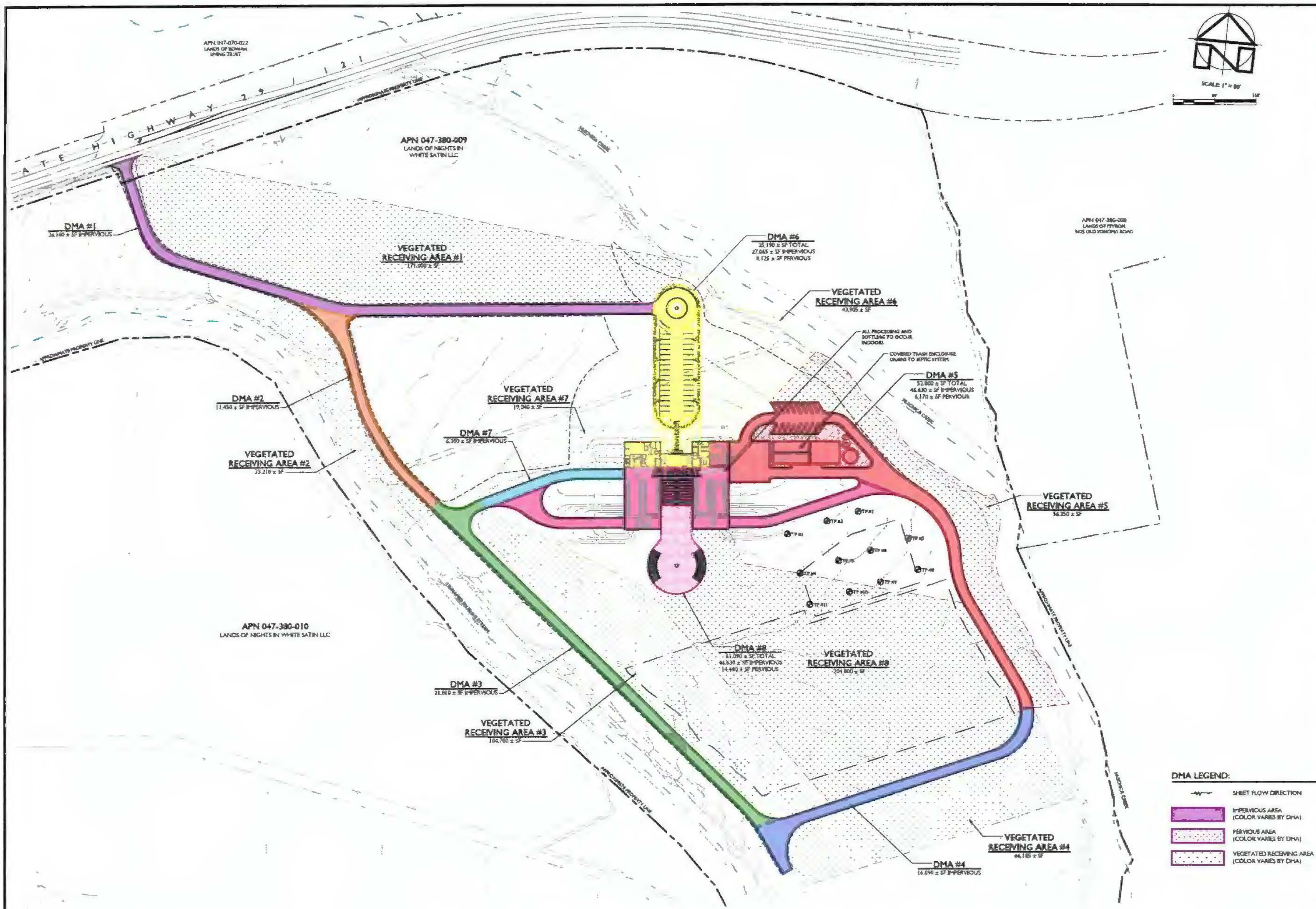
UTILITY PLAN

PREPARED UNDER THE DIRECTION OF:

DRAWN BY: PowerCAD LLC
CHECKED BY: MRM
DATE: SEPTEMBER 22, 2021

REVISIONS	BY
9/22/2021 PERMIT SUBMITTAL	YHS

JOB NUMBER: 18-145
FILE: 18-145CONC-UTIL.DWG
ORIGINAL SIZE: 24" X 36"
SHEET NUMBER: C7 OF 9



STORMWATER CONTROL PLAN

SCALE: 1" = 80'

APPLIED INCORPORATED
2074 West Lincoln Avenue
Napa, CA 94558
(707) 320-4968 (707) 320-2395 Fax
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NIGHTS IN WHITE SATIN LLC

WINERY USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS

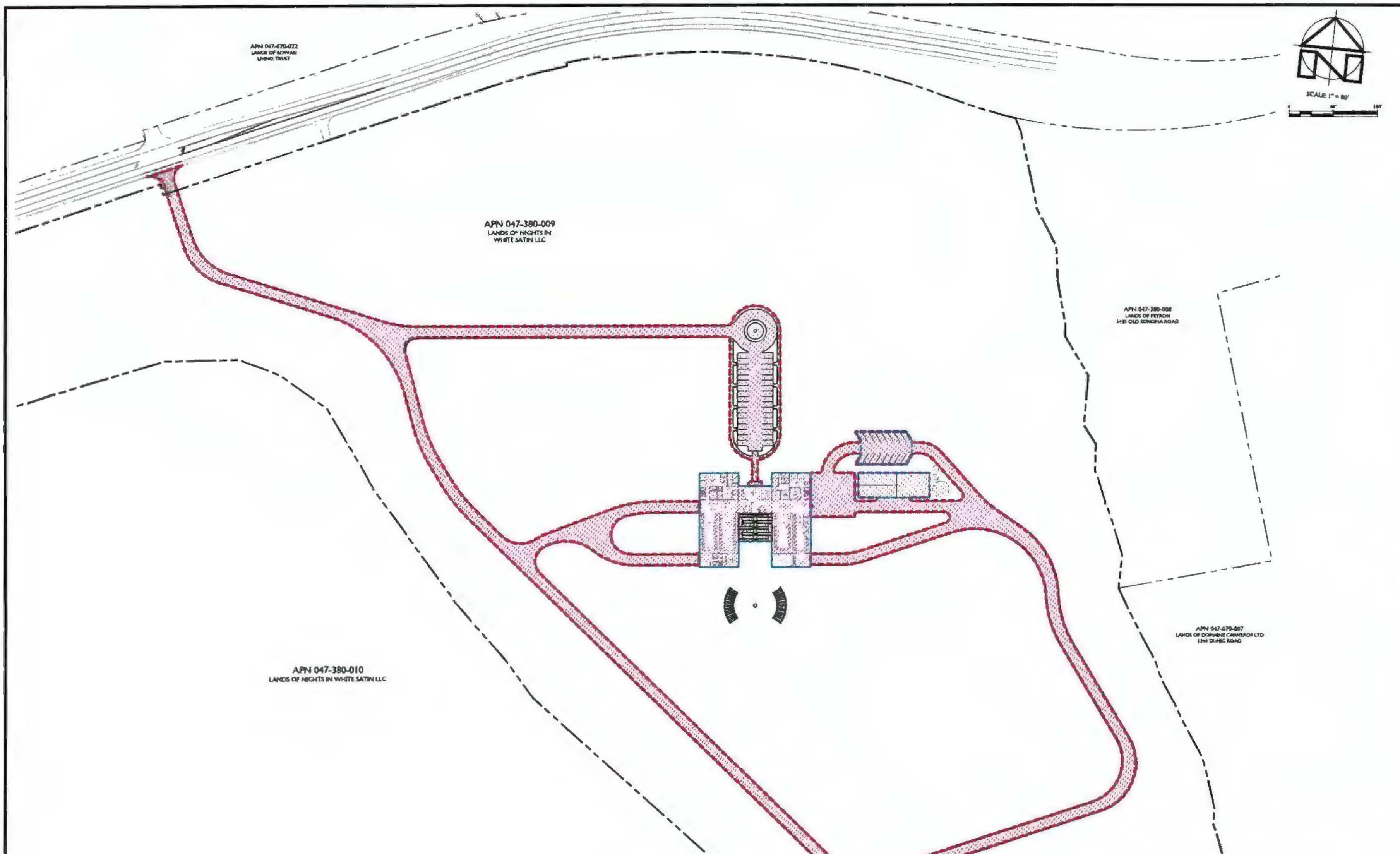
STORMWATER CONTROL PLAN

PREPARED UNDER THE DIRECTION OF

FOR USE PERMIT REVIEW - NOT FOR CONSTRUCTION

DRAWN BY: PowerCAD LLC
CHECKED BY: MRM
DATE: SEPTEMBER 22, 2021
REVISIONS: 9/22/2021 PERMIT SUBMITTAL BY YMS

JOB NUMBER: 18-145
FILE: 18-145CONC-SCP.DWG
ORIGINAL SIZE: 24" X 36"
SHEET NUMBER: C8 OF 9



IMPERVIOUS SURFACE EXHIBIT

SCALE: 1" = 80'

IMPERVIOUS SURFACE SUMMARY

	PRE-PROJECT AREA (SF)	NEW AREA (SF)	RECONSTRUCTED AREA (SF) A*	RECONSTRUCTED AREA (SF) B**	TOTAL NEW AND RECONSTRUCTED AREA (SF)
TOTAL AREA OF IMPERVIOUS SURFACE	0	175,100	0	0	175,100

*RECONSTRUCTED AREAS (A) ARE EXISTING IMPERVIOUS SURFACES THAT ARE BEING REPLACED WITH NEW IMPERVIOUS SURFACES.

**RECONSTRUCTED AREAS (B) ARE EXISTING IMPERVIOUS SURFACES THAT ARE BEING COMPLETELY REMOVED AND ARE NOT BEING REPLACED WITH NEW IMPERVIOUS SURFACES.

154,400 ± SF — WINERY COVERAGE AREA

45,900 ± SF — WINERY DEVELOPMENT AREA

APPLIED

INCORPORATED

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NIGHTS IN WHITE SATIN LLC

WINERY USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS

IMPERVIOUS SURFACE EXHIBIT

PREPARED UNDER THE DIRECTION OF:

DRAWN BY: PowerCAD LLC

CHECKED BY: MRM

DATE: SEPTEMBER 22, 2021

REVISIONS	BY
9/22/2021 PERMIT SUBMITTAL	YMS

JOB NUMBER: 18-145

FILE: 18-145CONC-ISE.DWG

ORIGINAL SIZE: 24" X 36"

SHEET NUMBER: C9 OF 9