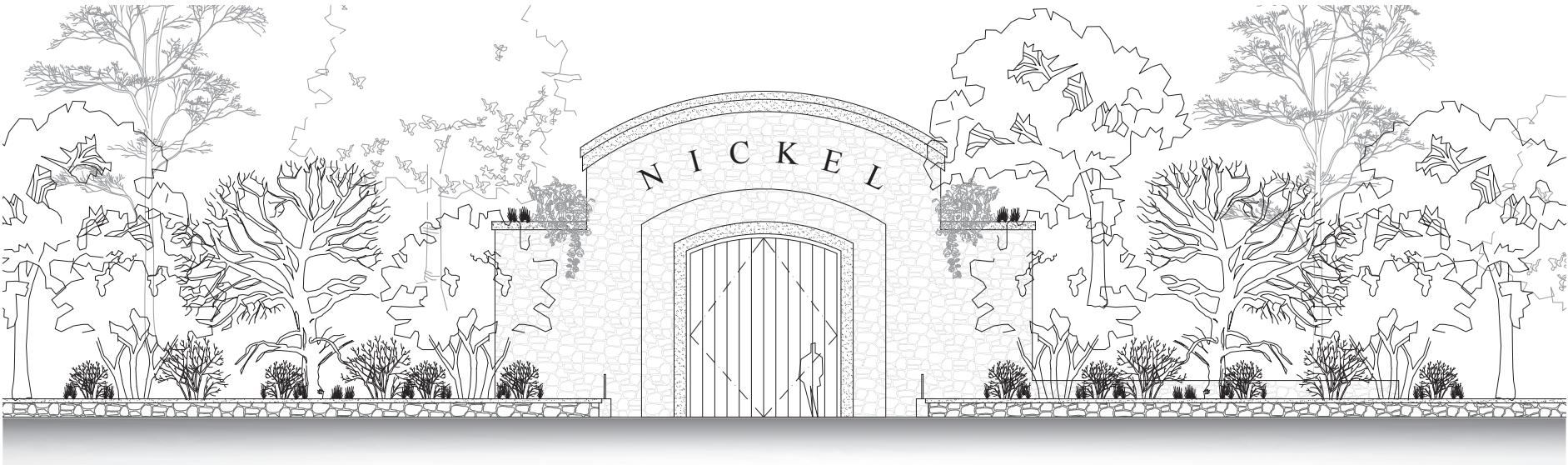


“L”

Graphics

Vineyard House Winery, Use Permit P18-00448-UP, Use Permit
Exception to the Conservation Regulations P21-00341-UP, and
Exemptions to the Road and Street Standards
Planning Commission Hearing Date July 16, 2025



THE VINEYARD HOUSE WINERY

USE PERMIT EXHIBITS

1581 OAKVILLE GRADE ROAD, OAKVILLE, CA

APN: 027-360-022-000

FOR JEREMY JUSTIN NICKEL

CONTACTS

OWNER
 Jeremy Justin Nickel
 The Vineyard House Winery LLC
 P.O. Box 3807
 Yountville, CA 94559
 (707) 944-0392
 jeremy@fvhwinery.com

ARCHITECT
 Paul Kelley
 Paul Kelley Architect, Inc.
 541 Jefferson St.
 Napa, CA 94559
 (707) 257-1148
 paul@paulkelleyarchitecture.com

PROJECT PLANNER
 Jeff Redding
 Land Use Planning Services
 2423 Renfrew Street
 Napa, CA 94558
 (707) 255-7375
 jredding@lups.com

CIVIL ENGINEER
 Mike Muelrath
 Applied Civil Engineering
 207 West Lincoln Avenue
 Napa, CA 94558
 (707) 320-4968
 mmuelrath@appliedcivil.com

PROJECT DATA

APN Number: 027-360-022-000
 Project Address: 1581 Oakville Grade Rd.
 Oakville, CA
 Parcel Area: 1,872,296 SQ. FT. (42.9 acres)
 Occupancy: Mixed
 Zoning: AW (Agricultural Watershed)
 Fire Hazard Severity Zone: Moderate, Very High
 Napa County Viewshed: N/A
 Overlay: N/A
 Flood Design Data: N/A

SHEET INDEX

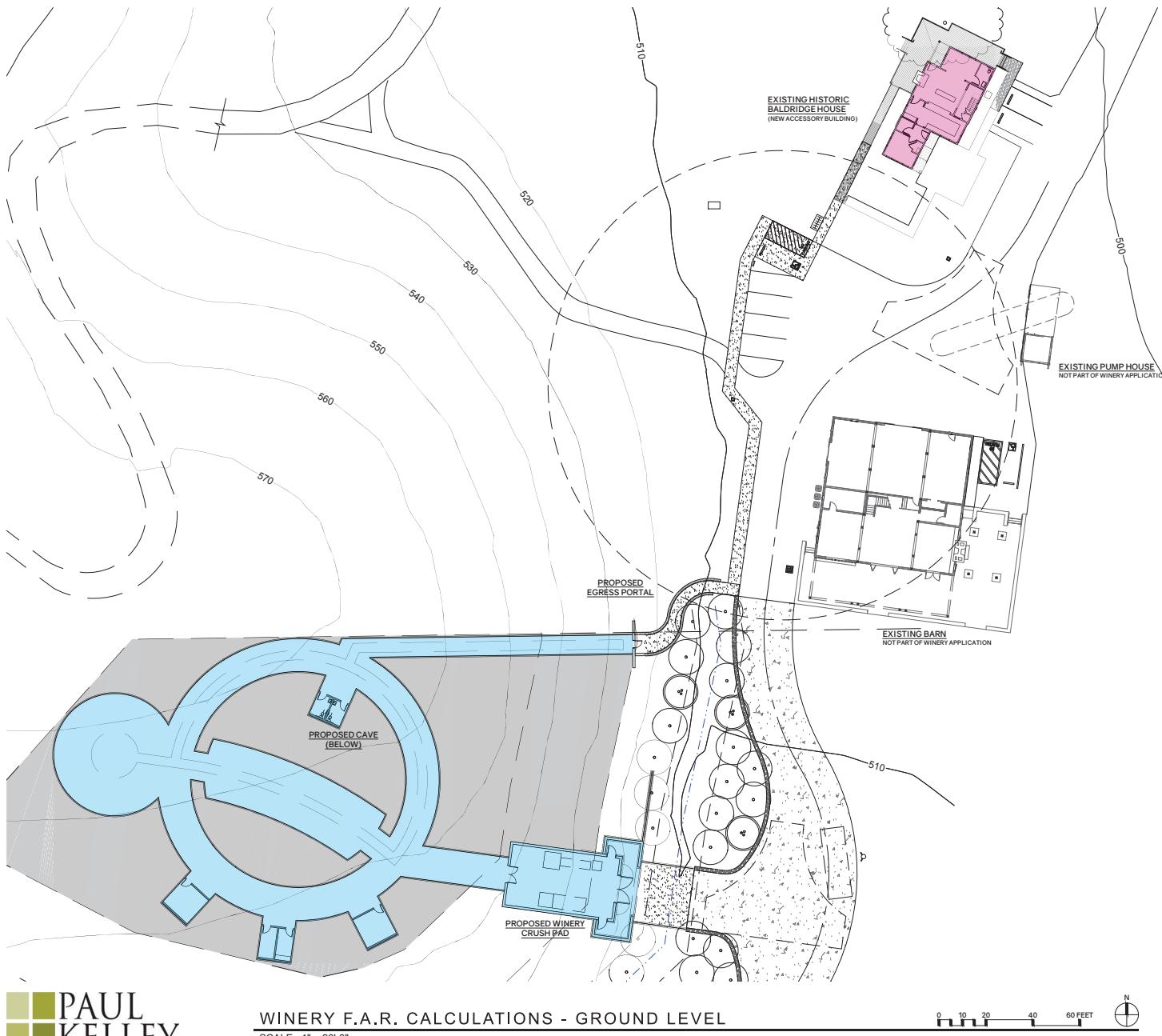
0-00 Cover Sheet
 0-01 Winery FAR Calculations
SITE
 1-01 Existing Site Plan
 1-02 Existing Area Plan
 1-03 Proposed Area Plan
LANDSCAPE
 L1 Riparian Enhancement Concept
CIVIL DRAWINGS
 C1 Overall Site Plan
 C2 Driveway Plan STA
 C3 Driveway Plan STA
 C4 Driveway Sections STA
 C5 Driveway Sections STA
 C6 Winery Site Plan
 C7 Winery Site Improvement Plan - North
 C8 Winery Site Improvement Plan - South
 C9 Soils Disposal Area Plan
 C10 Impervious Surface Exhibit
 C11 Stormwater Control Plan
 3-07 Roof Plan
 3-08 Existing Photo Documentation
 3-09 Existing Photo Documentation
 3-10 Existing/Proposed Exterior Elevations
 3-11 Existing/Proposed Exterior Elevations
 3-12 Existing/Proposed Exterior Elevations
 3-13 Existing/Proposed Exterior Elevations
 3-14 Proposed Elevation Details

GIS AERIAL VIEW



VICINITY MAP





**BALDRIDGE HOUSE
F.A.R. CALCULATIONS - UPPER LEVEL**

SCALE: 1" = 20'-0"

WINERY USE LEGEND	
	PRODUCTION USE
	ACCESSORY USE

The Vineyard House Winery
Proposed Winery Room Area Summary

10/4/22

Building/Area (sq. ft.)	Accessory	Production	Bldg. Total
Façade:			
Building A - Existing Residence (Exterior Spaces Not Included)			1,567
Lower Floor - Tasting Room	209	-	
Lower Floor - Tasting Bar	100	-	
Lower Floor - History Room	147	-	
Lower Floor - Accessible Toilet Room	65	-	
Lower Floor - Stairwell	116	-	
Lower Floor - Serving Kitchen	277	-	
Lower Floor - Vestibule	44	-	
Lower Floor - Wine Storage	42	-	
Lower Floor - Mech/Elec Closet	20	-	
Lower Floor - Office	147	-	
Upper Floor - Owner's Private Office	344	-	
Upper Floor - Accessible Toilet Room	56	-	

Proposed:	Proposed Building B - Cave	13,057
Cave	-	11,241
Accessory Use Area	-	
Covered Crush/Bottling Area	-	1,344
Winery Vestibule	-	472

Totals: 1,567 13,057 14,624

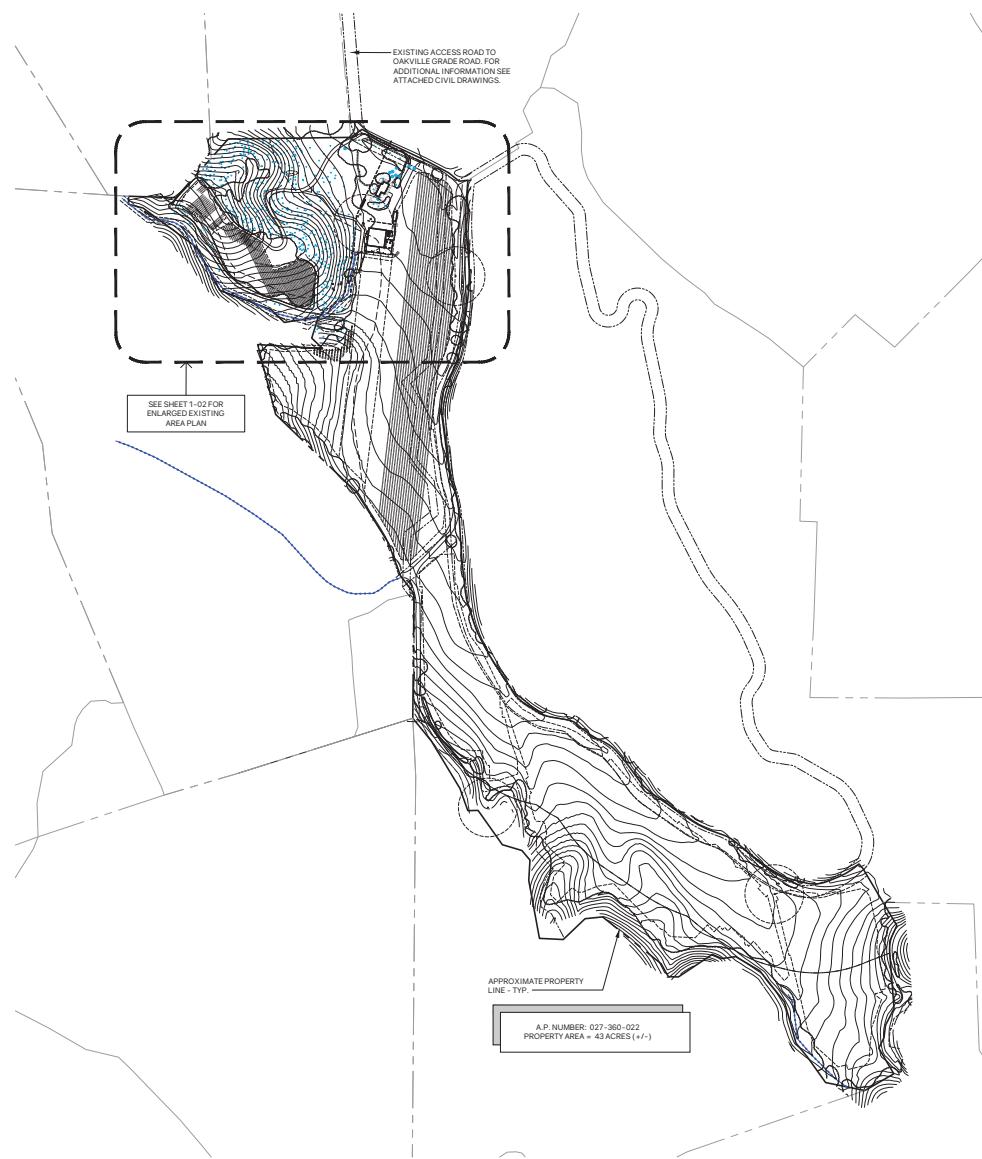
Accessory to Production Ratio =
(Not to exceed 0.400)

USE PERMIT RESUBMITTAL

0-01

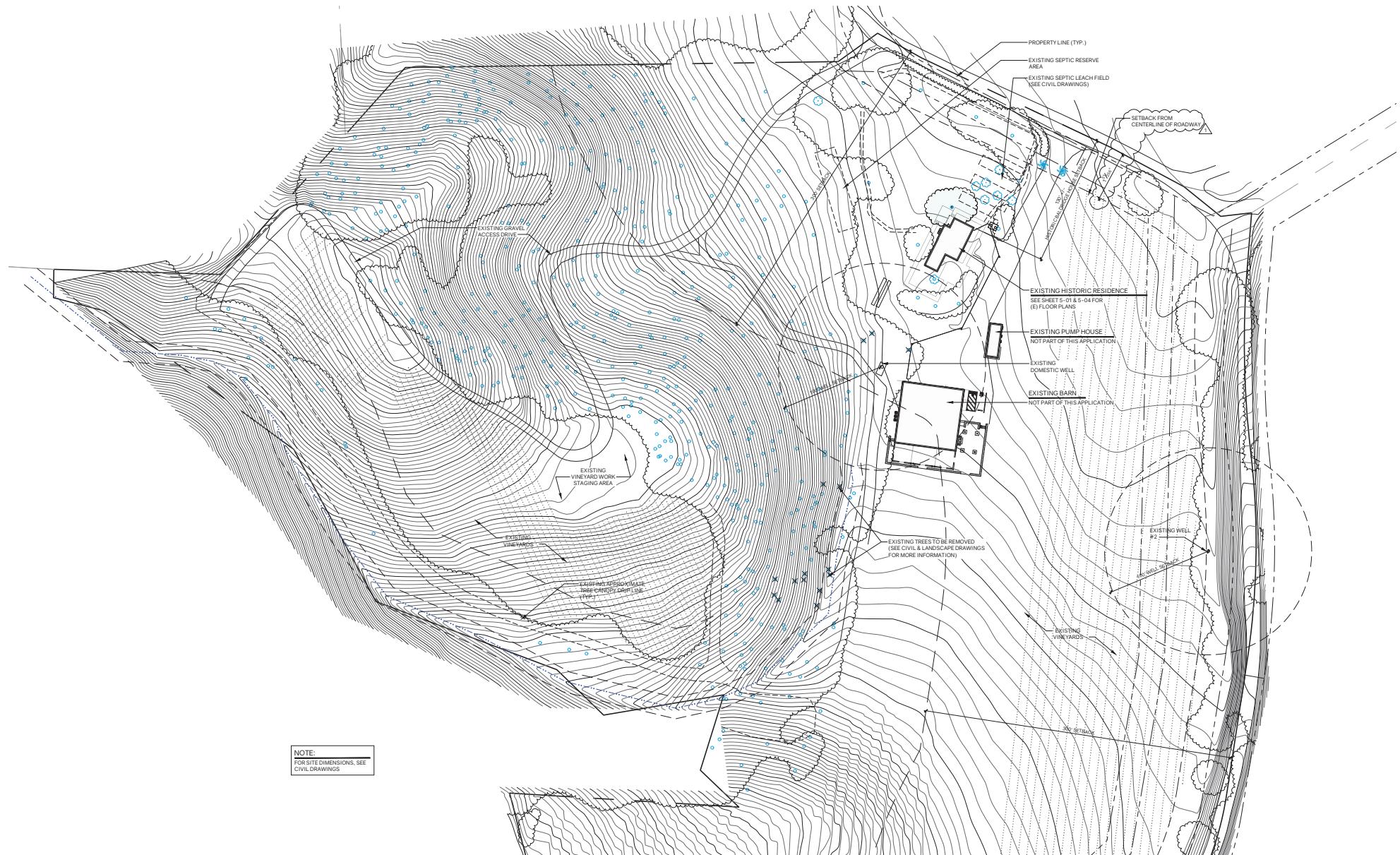
Project:
The Vineyard House Winery
Project Address:
1581 Oakville Grade Road
Oakville, CA 94562
APN: 027-360-022-000
Date:
July 10, 2023

Sheet No:



THE VINEYARD HOUSE WINERY - EXISTING SITE PLAN

SCALE: 1"=200'-0"

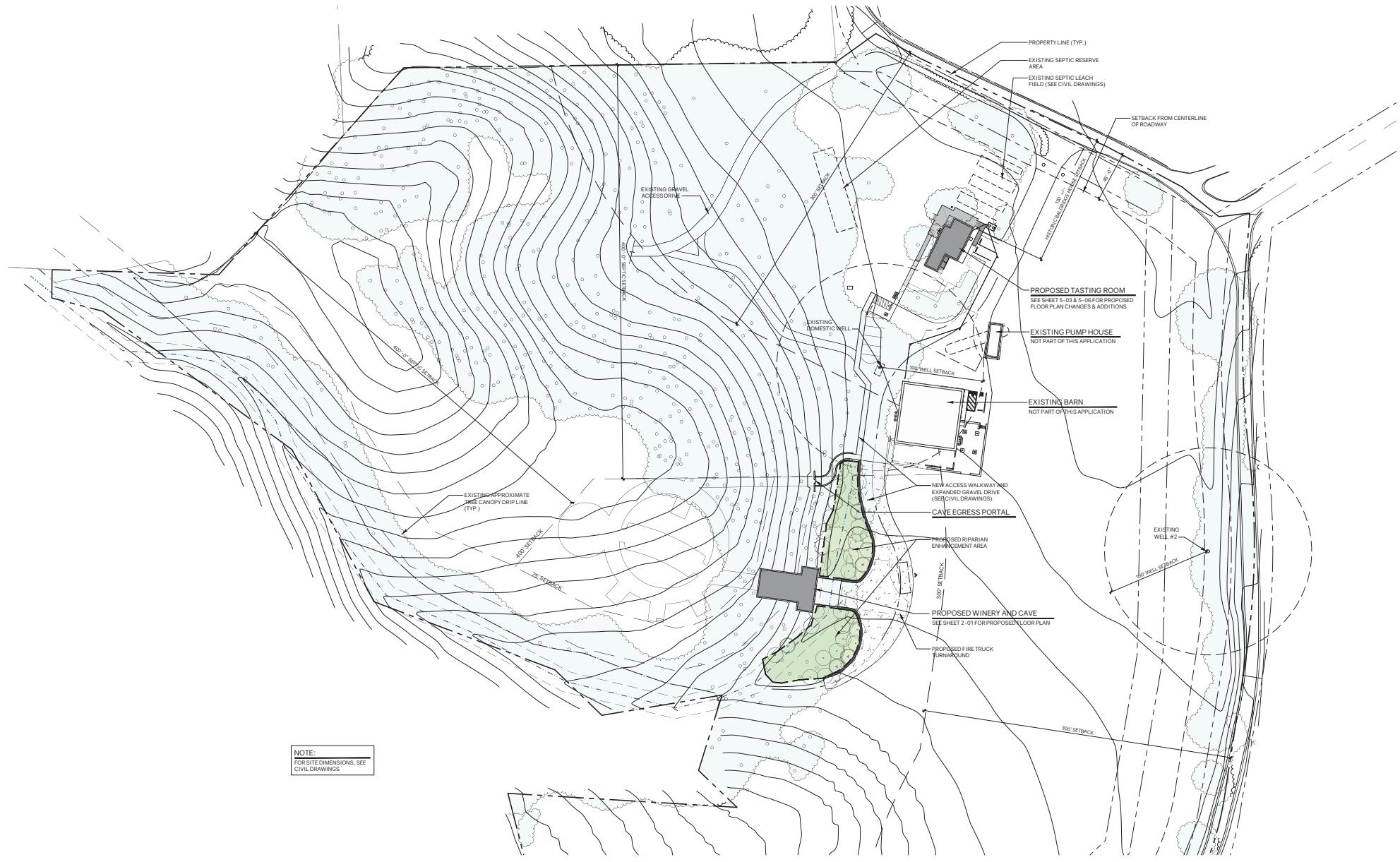


THE VINEYARD HOUSE WINERY - EXISTING AREA PLAN

SCALE: 1"=40'-0"

0 20 40 80 120 FEET



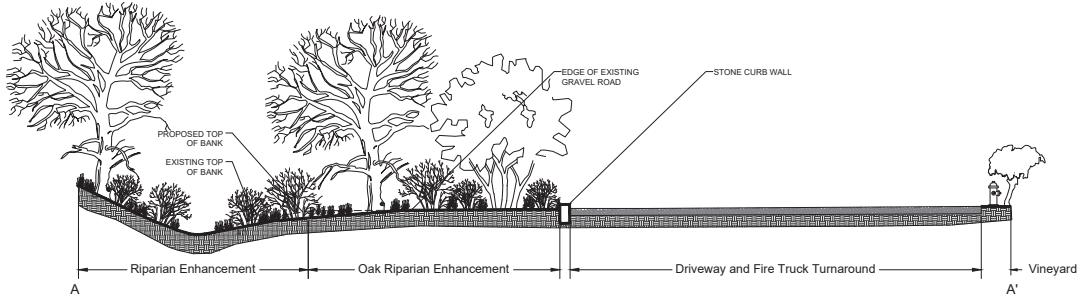


THE VINEYARD HOUSE WINERY - PROPOSED AREA PLAN

SCALE: 1"=40'-0"

0 20 40 80 120 FEET





2 RIPARIAN ENHANCEMENT SECTION



RIPARIAN, OAK RIPARIAN ENHANCEMENT AND TREE REPLACEMENT CONCEPTUAL PLAN:

SUMMARY: Conduct riparian enhancement activities to replace lost floodplain and riparian habitat functioning associated with the proposed stream crossing for a new cave entrance and crush pad. Enhancement activities are located both upstream and downstream of the proposed cave entrance and crush pad, and would produce approximately 0.19 acres of mitigation as riparian enhancement.

PROPOSED WORK: Riparian enhancement activities include laying back the right bank of the stream using a 4:1 slope to create a wider stream channel and adjacent areas for oak riparian woodland and forest plantings. All non-native plantings in the footprint of the proposed enhancement activities would be removed and replaced with new native riparian trees, shrubs and herbaceous plants in the understory. Plantings would be located along both stream banks. Typical tree plantings include California bay, big-leaf maple, and coast live oak; shrubs include madrone in drier settings on the left bank; hillside gooseberry, snowberry, and California rose; and herbaceous plants include rigid hedge nettle and bracken fern. Irrigation of the planted areas would be required, in addition to monitoring and maintenance of the enhancement areas for a period of 5 years to ensure the mitigation is successful and satisfy regulatory agency permit requirements.

ADDITIONAL TREE REPLACEMENT: Within the Riparian and Oak Riparian Enhancement Areas, 34 trees are proposed. Within the Mitigation Planting Area, 12 Coast Live Oak and 2 California Black Oak trees will be planted. Exact planting locations shall be determined at the time of installation with over site and approval by the Landscape Architect. All new oak planting will be protected from herbivory and installed with at least a 2-foot diameter mulch basin. Temporary irrigation or hand watering will be provided for 3-3 years until trees are established.

RIPARIAN ENHANCEMENT PLANTING (0.11 ACRE)			
BOTANICAL NAME	COMMON NAME	SIZE	OC SPACING (FT)
QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL	35
QUERCUS KELLOGGII	CALIFORNIA BLACK OAK	15 GAL	35
BACHARIS PILULARIS	COYOTE BRUSH	1 GAL	8
BROMUS CARINATUS	CALIFORNIA BROME	SEED	N/A
CAREX SENTA	ROUGH SEDGE	PLUG	2
ELYMUS GLAUCUS	BLUE WILD RYE	SEED	N/A
EPICERASUS CALYCIPARUM	WILLOWBIRCH	SEED	N/A
FESTUCA MICROSTACHYS	SMALL FESCUE	SEED	N/A
LUPINUS BICOLOR	MINIATURE LUPINE	SEED	N/A
ROSA CALIFORNICA	CALIFORNIA ROSE	1 GAL	5
SYMPHORICARPOS ALBUS VAR. LAEVIGA	SNOWBERRY	1 GAL	3
SCROPHULARIA CALIFORNICA	CALIFORNIA FIGWORT	SEED	N/A
TRIFOLIUM CILIOLATUM	TREE CLOVER	SEED	N/A

OAK RIPARIAN ENHANCEMENT PLANTING (0.08 ACRE)			
BOTANICAL NAME	COMMON NAME	SIZE	OC SPACING (FT)
QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL	35
QUERCUS KELLOGGII	CALIFORNIA BLACK OAK	15 GAL	35
BACHARIS PILULARIS	COYOTE BRUSH	1 GAL	8
BROMUS CARINATUS	CALIFORNIA BROME	SEED	N/A
CLARKIA AMOENA	MOUNTAIN GARLAND CLARKIA	SEED	N/A
CLARKIA BOEHMiae	FARWELL TO SPRING CLARKIA	SEED	N/A
CLAVIA PERPLEXATA	MINIATURE LUTICE	SEED	N/A
ELYMUS GLAUCUS	BLUE WILD RYE	SEED	N/A
FESTUCA MICROSTACHYS	SMALL FESCUE	SEED	N/A
LUPINUS BICOLOR	MINIATURE LUPINE	SEED	N/A
MONARCA HISPIDULA	HAIRY HONEYSUCKLE	1 GAL	3
MARAH FABACEA	CALIFORNIA MAN-ROOT	4" POT	2
POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	4
RIBES CALIFORNICUM	HILLSIDE GOOSEBERRY	1 GAL	5
SISYRINCHIUM BELLUM	CREEPING SAGE	1 GAL	3
TRIFOLIUM CILIOLATUM	BLUE EYED GRASS	4" POT	2
	TREE CLOVER	SEED	N/A

TREE MITIGATION PLANTING AREA			
BOTANICAL NAME	COMMON NAME	SIZE	OC SPACING (FT)
QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL	35
QUERCUS KELLOGGII	CALIFORNIA BLACK OAK	15 GAL	35

THE VINEYARD HOUSE WINERY
RIPARIAN ENHANCEMENT CONCEPT PLAN
Napa, California

RIPARIAN
ENHANCEMENT
CONCEPT

Sheet

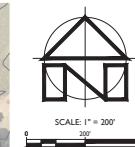
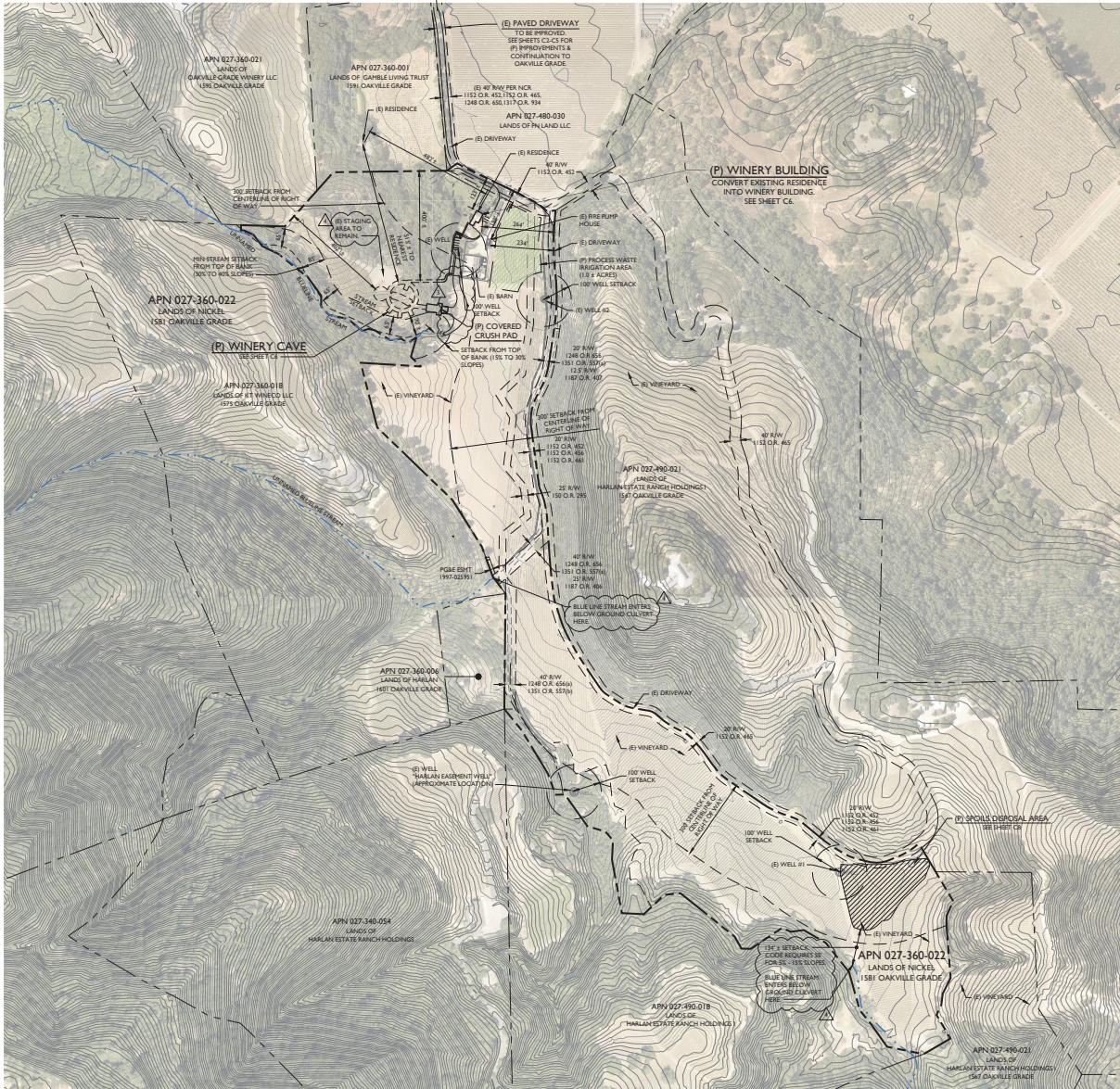
L1 OF 1

REVISED RESTORATION CONCEPT
RESTORATION CONCEPT
3/17/2021
11/9/2021
ORIGINAL DRAWING SIZE: 24" X 36"

MWS Consulting
LANDSCAPE ARCHITECTURE &
GARDEN DESIGN
PLANNING & DESIGN
PROJECT MANAGEMENT

THE VINEYARD HOUSE WINERY

USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS



LOCATION MAP

PROJECT INFORMATION

PROPERTY OWNER & APPLICANT:
JEREMY NICKEL
1581 OAKVILLE GRADE ROAD
NAPA, CA 94558

SITE ADDRESS:
1581 OAKVILLE GRADE ROAD

NAPA, CA 94558
ASSESSOR'S PARCEL NUMBER:
027-360-022

PARCEL SIZE:

43 ± ACRES
ZONING: AGRICULTURAL WATERSHED (AW)

DOMESTIC WATER SOURCE:
WELLS
FIRE PROTECTION WATER SOURCE:
STORAGE TANK
WASTEWATER DISPOSAL:

ONSITE TRAILER INDEX

- C1 OVERALL SITE PLAN
- C2 DRIVEWAY PLAN STA 10+00 TO STA 22+00
- C3 DRIVEWAY PLAN STA 22+00 TO STA 30+25
- C4 DRIVEWAY SECTIONS STA 22+50 TO STA 26+25
- C5 DRIVEWAY SECTIONS STA 26+50 TO STA 29+75
- C6 WINERY SITE PLAN
- C7 WINERY SITE IMPROVEMENT - NORTH
- C8 WINERY SITE IMPROVEMENT - SOUTH
- C9 SPOILS DISPOSAL AREA PLAN
- C10 IMPERVIOUS SURFACE EXHIBIT
- C11 STORMWATER CONTROL PLAN

PROJECT DESCRIPTION

THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT A NEW WINERY AND CAVE FACILITY AND CONVERT THE EXISTING RESIDENCE INTO A HOSPITALITY/ADMIN BUILDING. THE GENERAL SCOPE INCLUDES RENOVATION OF ONE EXISTING BUILDING AND THE CONSTRUCTION OF A NEW COVERED CRUSH PAD AND WINE CAVE AND UPGRADES TO INFRASTRUCTURE AS NEEDED TO SUPPORT THESE CHANGES. THESE PLANS ARE INTENDED TO CONCEPTUALLY OUTLINE THE SITE IMPROVEMENTS PROPOSED AS PART OF THE USE PERMIT.

FLOOD HAZARD NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIR) MAP NUMBER 06505C0305, EFFECTIVE SEPTEMBER 24, 2008. THE PROPERTY SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

NOTES:

1. FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION ON SHEET 11 WAS TAKEN FROM THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM DATABASE. TOPOGRAPHIC INFORMATION ON ALL OTHER SHEETS WAS TAKEN FROM VARIOUS SITE SURVEYS OF THE DRIVEWAY AND BUILDING SITE. APPLIED CIVIL ENGINEERING INCORPORATED ASSUMES NO LIABILITY REGARDING THE ACCURACY OR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION.
2. AERIAL PHOTOGRAPHS WERE 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 11: FIVE (5) FEET, HIGHLIGHTED EVERY TWENTY FIVE (25) FEET. ALL OTHER SHEETS: ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET.
4. BENCHMARK ASSUMED
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

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graph TD
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    B --> C[THE VINEYARD HOUSE WINERY]
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    style B fill:none,stroke:none
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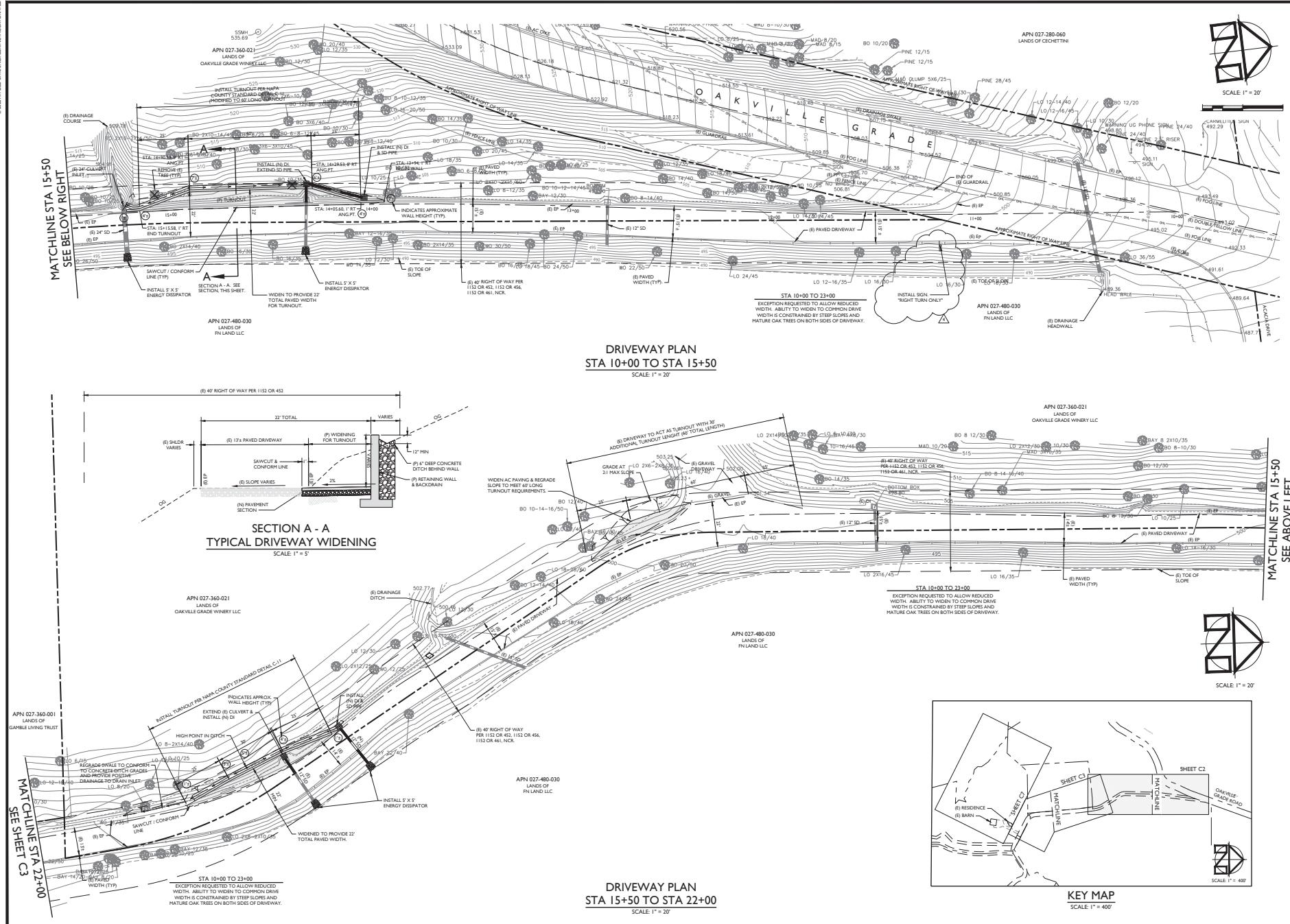
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SMI
CHECKED BY:
MRM
DATE:
JUNE 29, 2022
REVISIONS: BY:
8/30/2019 SMI
△ RESPONSE TO COMMENTS
5/15/2021 SMI
△ PROJECT REVISIONS
11/29/2021 SMI
△ PROJECT REVISIONS
6/29/2022 SMI
△ PROJECT REVISIONS

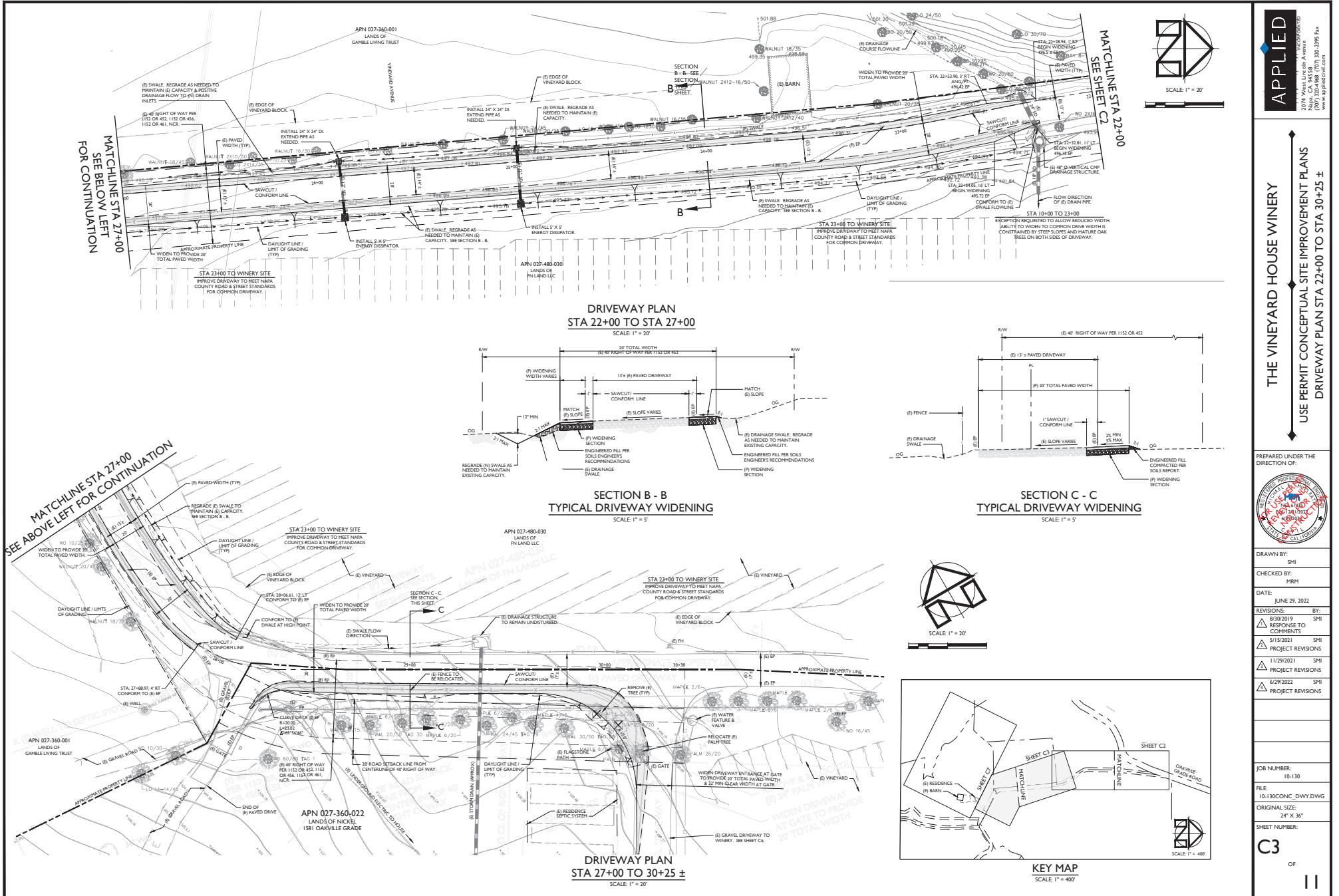
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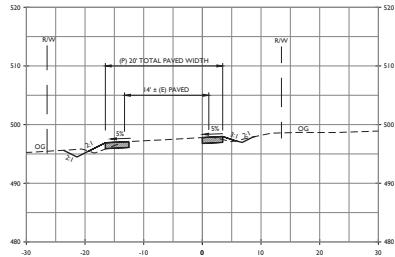
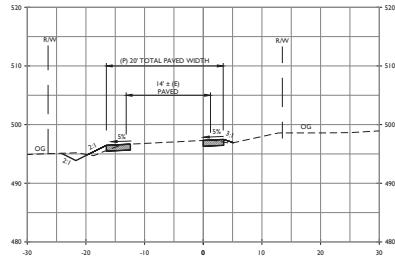
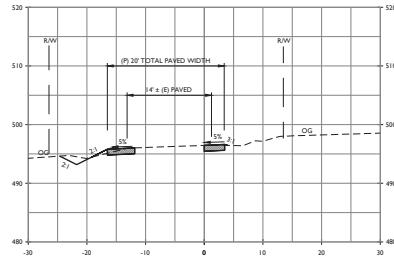
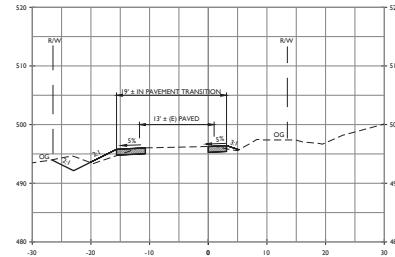
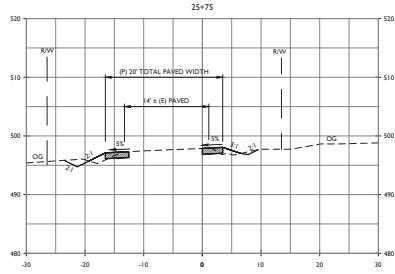
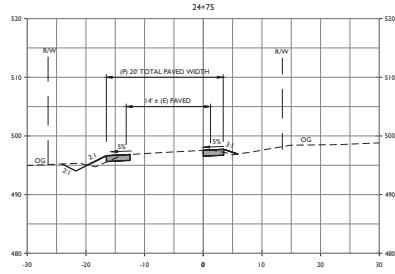
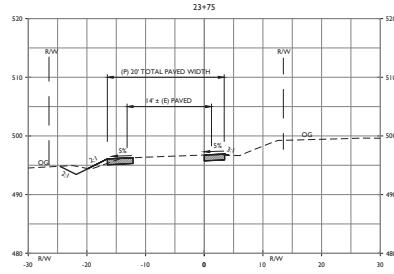
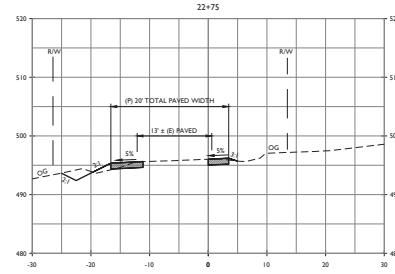
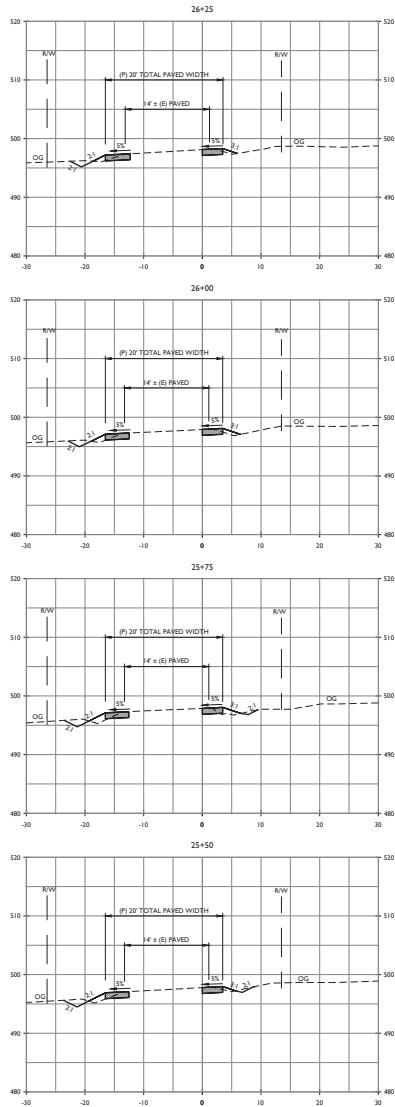
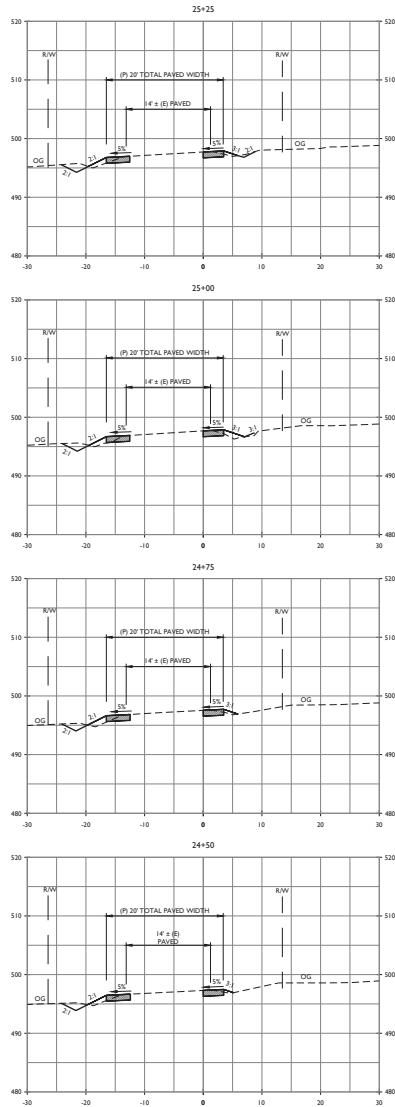
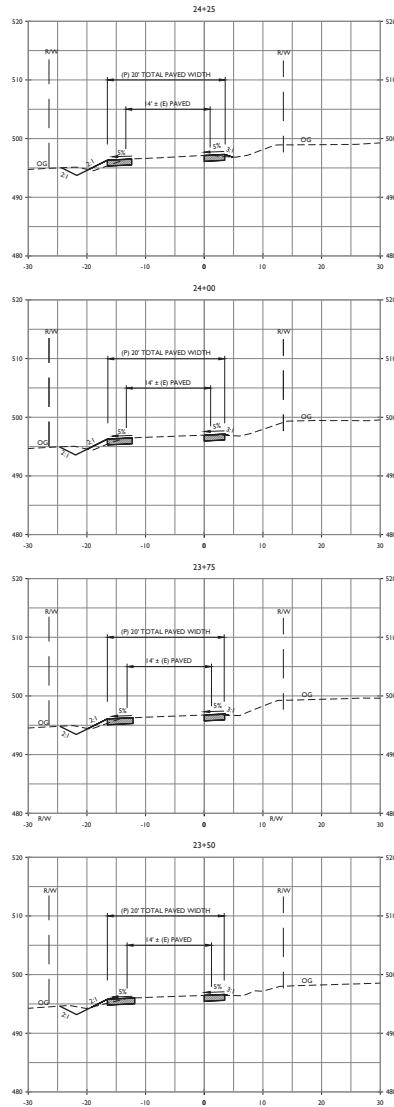
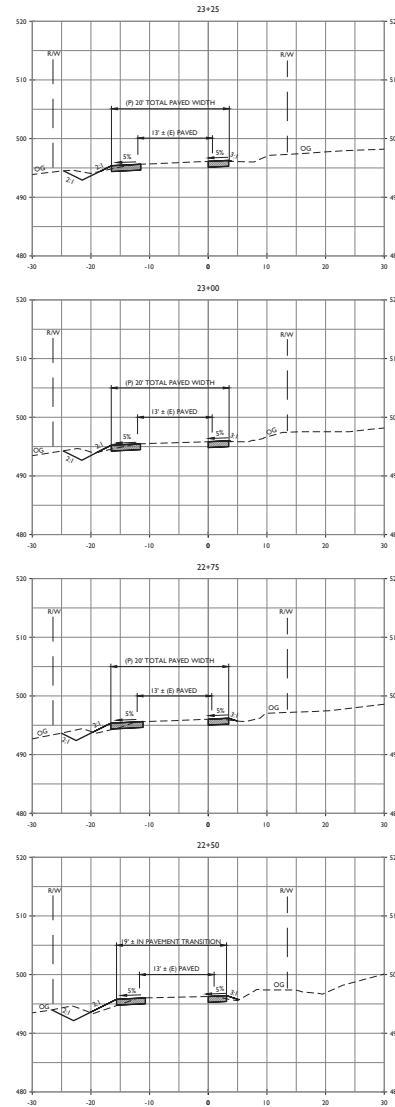
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ORIGINAL SIZE:
24" X 36"

SHEET NUMBER:
C1

OF







DRIVEWAY SECTIONS STA 22+50 TO STA 26+25

HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 10'

APPLIED

THE VINEYARD HOUSE WINERY

USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
DRIVEWAY SECTIONS STA 22+50 TO STA 26+25

DRAWN BY: SMI
CHECKED BY: MRM
DATE: JUNE 29, 2022
REVISIONS: BY:
 ▲ 8/30/2019 SMI
 ▲ REGRADE TO COMMENTS
 ▲ 5/15/2021 SMI
 ▲ PROJECT REVISIONS
 ▲ 6/29/2021 SMI
 ▲ PROJECT REVISIONS
 ▲ 11/29/2021 SMI
 ▲ PROJECT REVISIONS

JOB NUMBER: 10-130

FILE: 0-130CONC_SECTIONS.DWG
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SHEET NUMBER:

C4

OF

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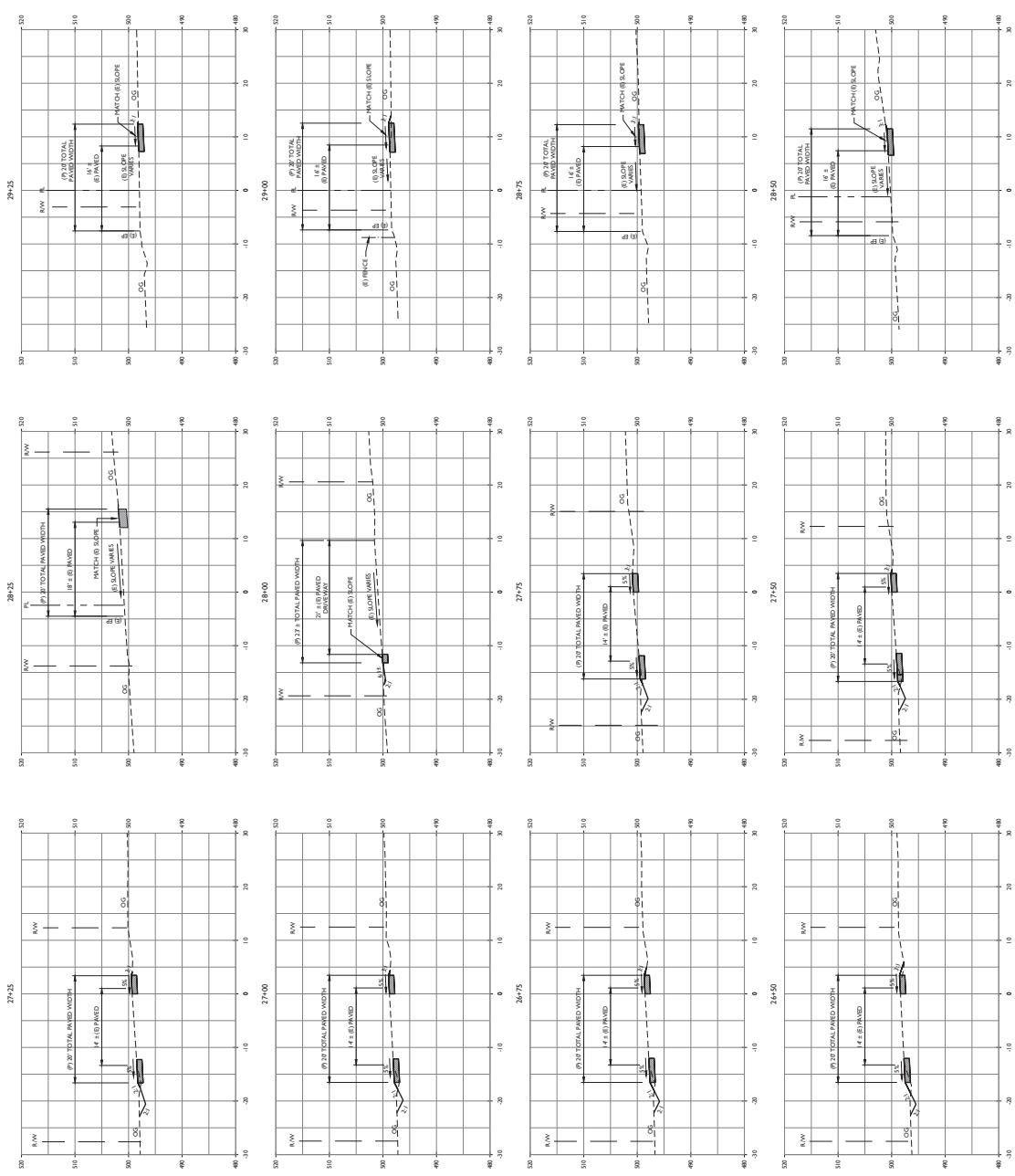
APPLIED
CIVIL ENGINEERING INCORPORATED

204 West Lincoln Avenue
Napa, CA 94558
(707) 363-9466 (707) 235-5252
www.appliedcivil.com

DRIVEWAY CONCEPTUAL SITE IMPROVEMENT PLANS
USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
THE VINEYARD HOUSE WINERY



PRINTED UNDER THE
DIRECTION OF:

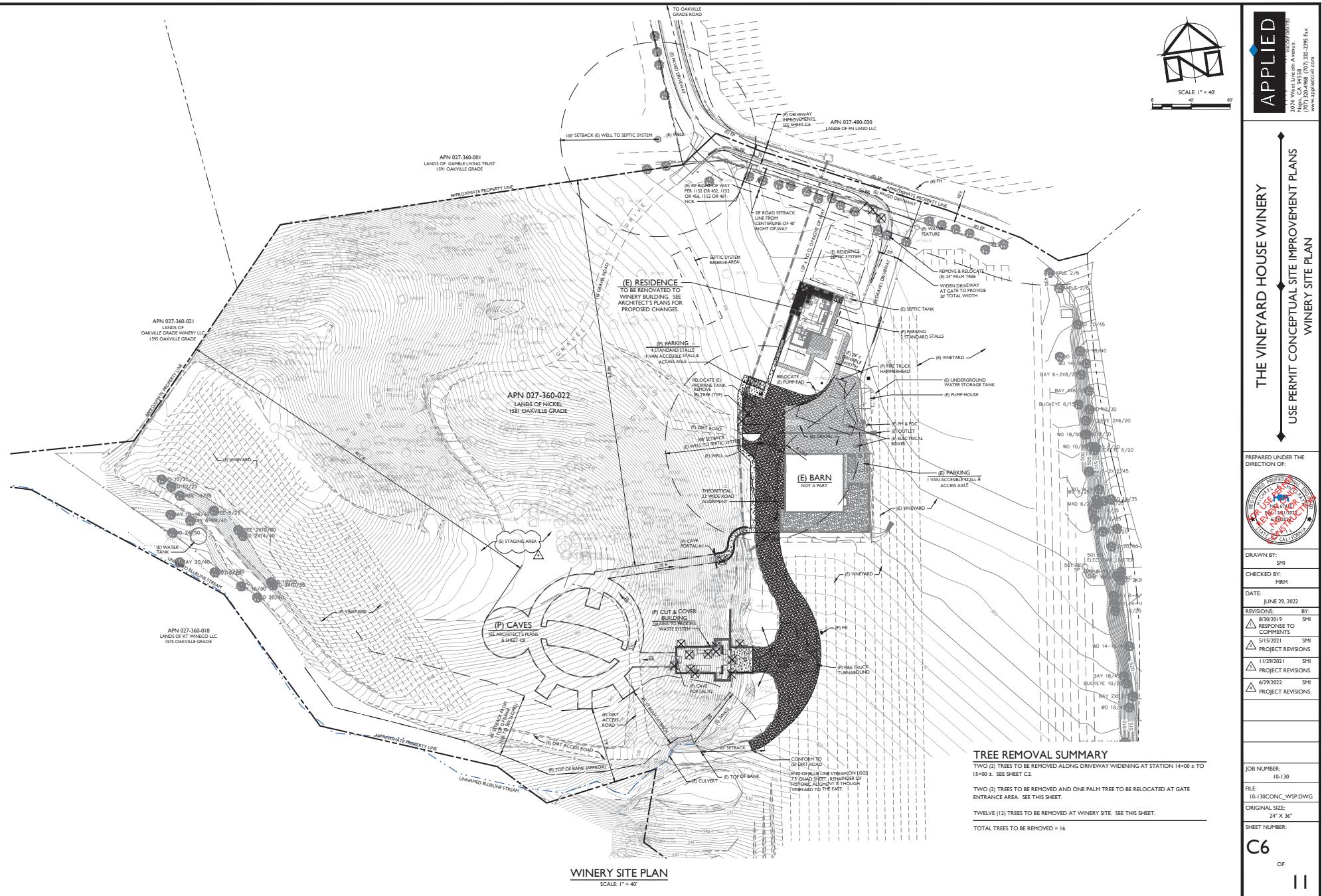


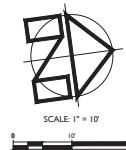
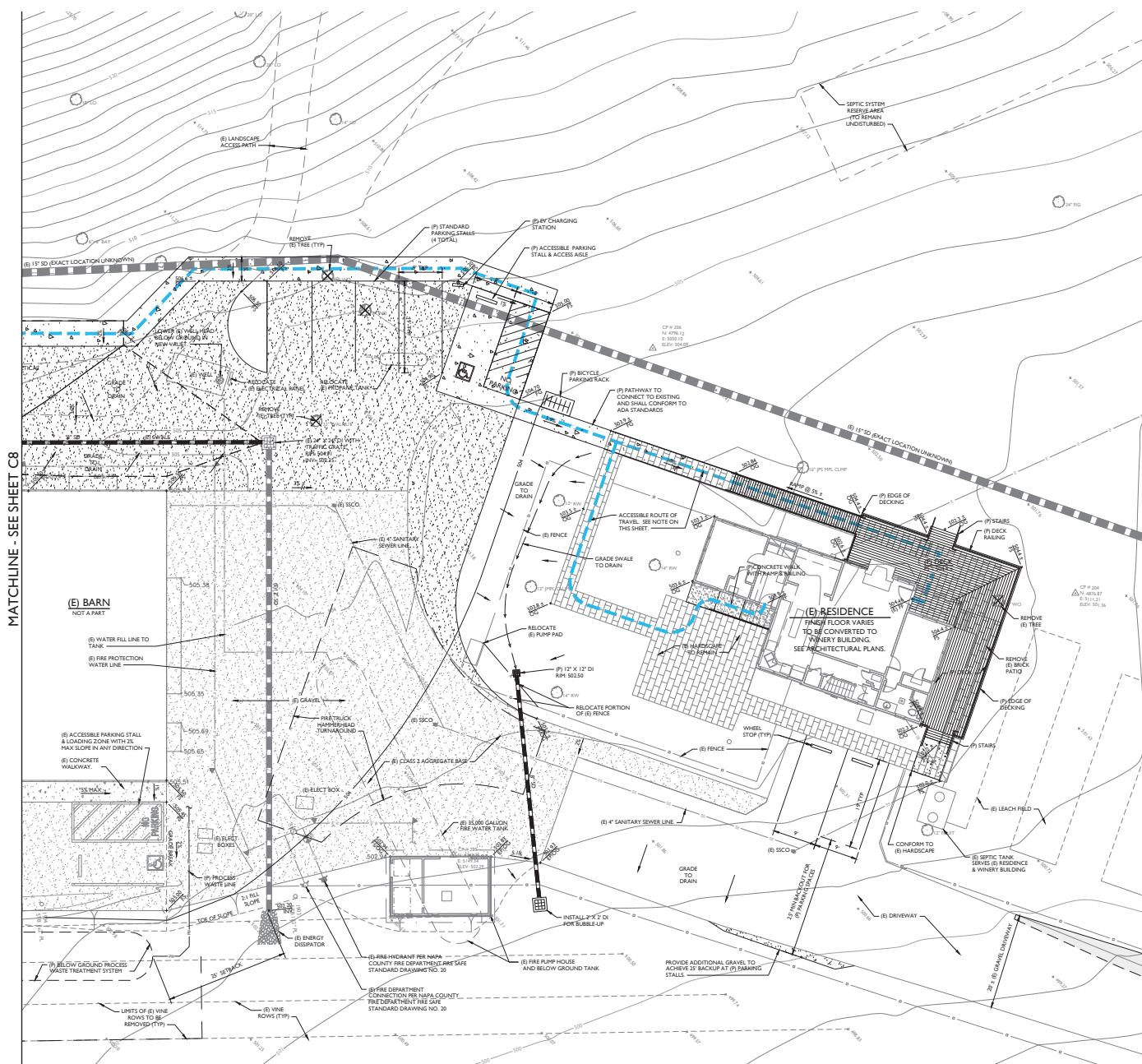
DRIVEWAY SECTIONS STA 26+50 TO STA 29+75

HORIZONTAL SCALE: 1" = 10'

VERTICAL SCALE: 1" = 10'

C5
OF





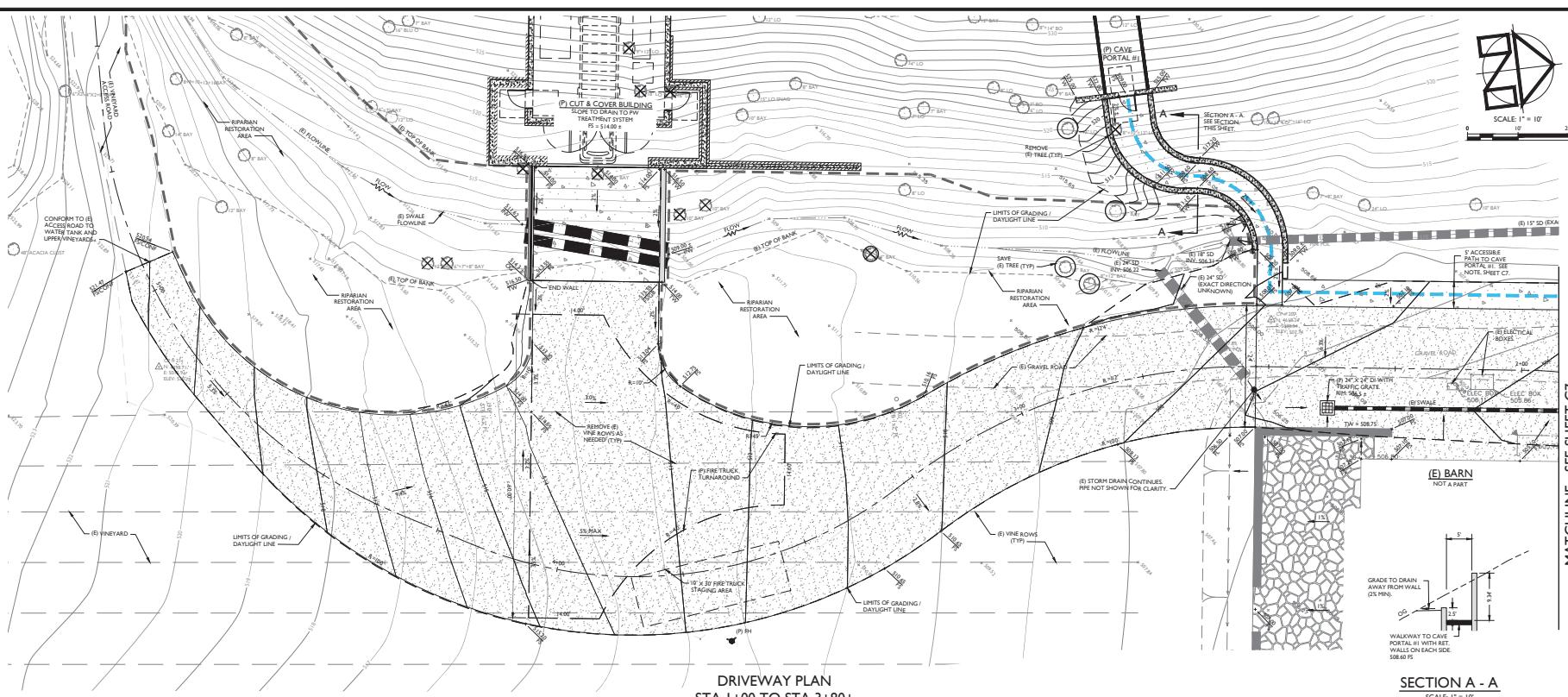
APPLIED
CIVIL ENGINEERING INCORPORATED
2024 Napa Valley, CA 94558
(707) 323-4688 (707) 323-2995 FAX
www.appliedciv.com

THE VINEYARD HOUSE WINERY
USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
WINERY SITE IMPROVEMENT - NORTH



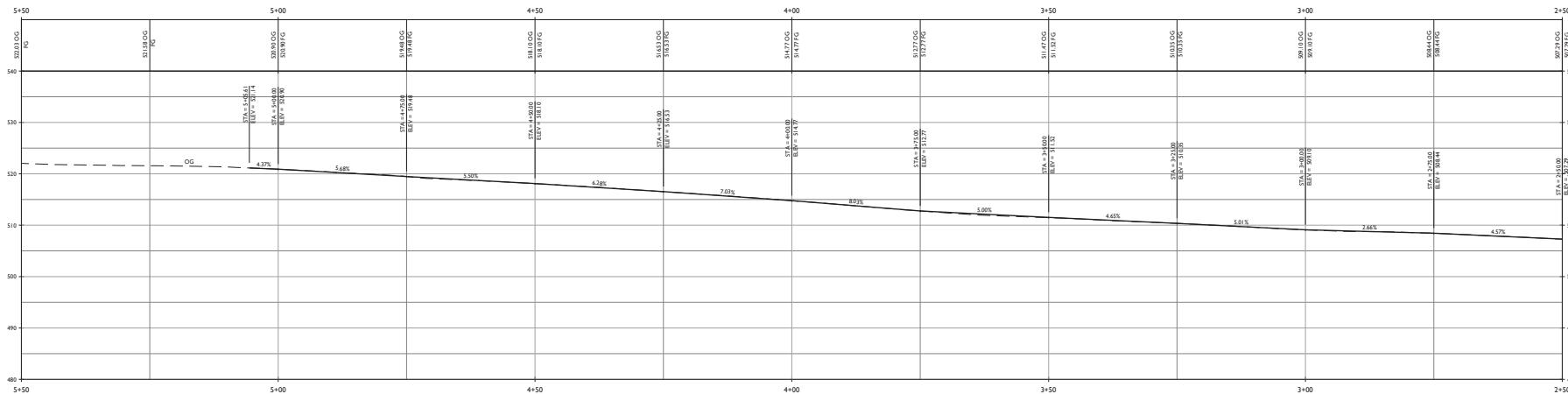
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CHECKED BY: MRM
DATE: JUNE 29, 2022
REVISIONS: BY:
8/30/2019 SMI
REVISIONS TO COMMENTS
5/15/2021 SMI
PROJECT REVISIONS
11/29/2021 SMI
PROJECT REVISIONS
6/29/2022 SMI
PROJECT REVISIONS

JOB NUMBER: 10-130
FILE: 10-130CONC_GRAD.DWG
ORIGINAL SIZE: 24" X 36"
SHEET NUMBER: C7
OF



DRIVEWAY PLAN
STA 1+00 TO STA 3+80±

SCALE: 1" = 10'



DRIVEWAY PROFILE
STA 1+00 TO STA 3+80±

HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 10'

APPLIED

THE VINEYARD HOUSE WINERY

PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
WINERY SITE IMPROVEMENTS - SOUTH

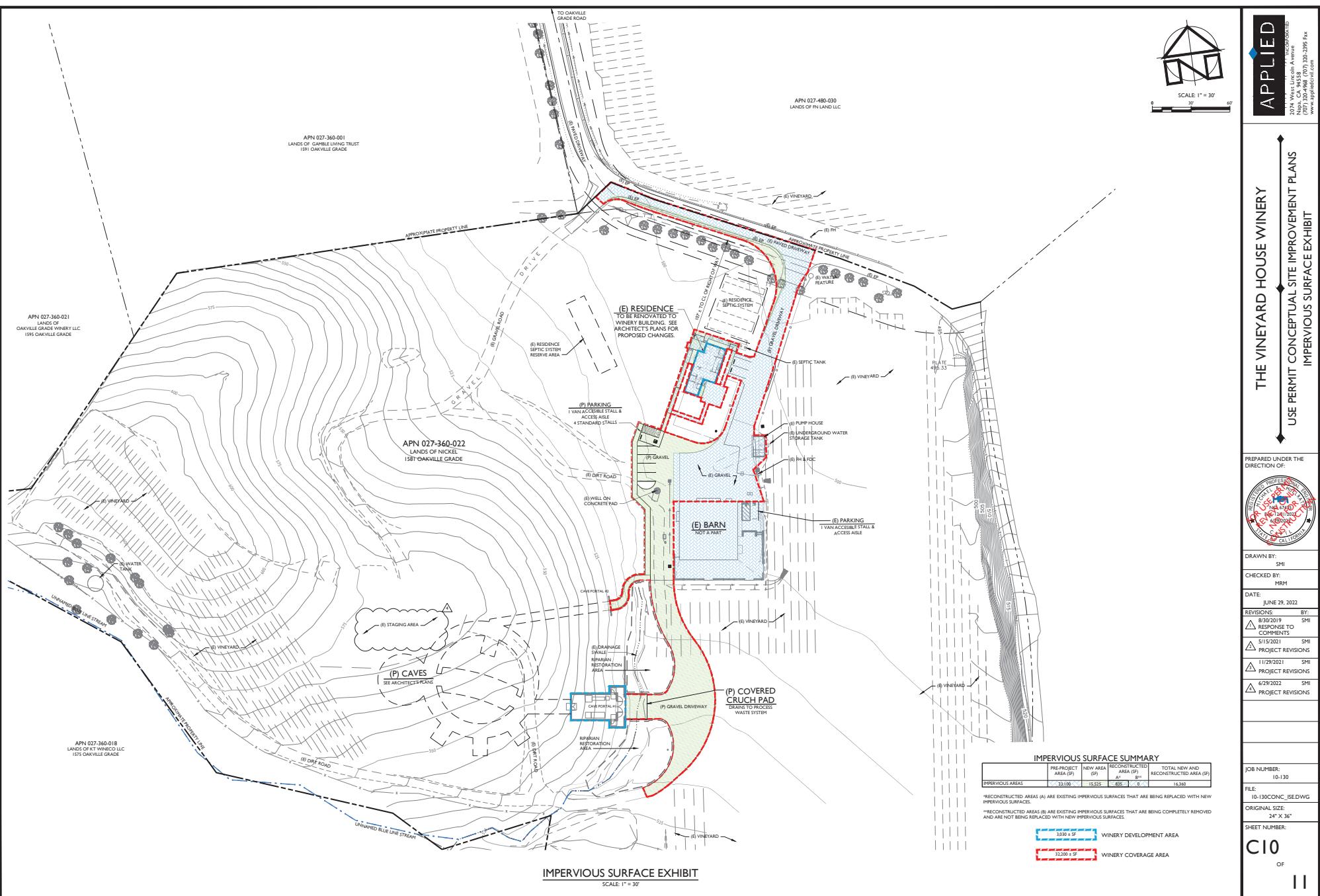
A circular professional engineer seal. The outer ring contains the text "REGISTERED PROFESSIONAL ENGINEER" at the top and "CALIFORNIA" at the bottom. The center of the seal contains the name "MICHAEL K. HAGER" and the license number "NCEES #6745". Below the name is the expiration date "EXP 12/1/2021". At the bottom of the seal is the text "STATE OF CALIFORNIA". A large, semi-transparent red stamp is overlaid on the seal, reading "FOR USE PERMIT" vertically and "NOTICE OF USE" horizontally.

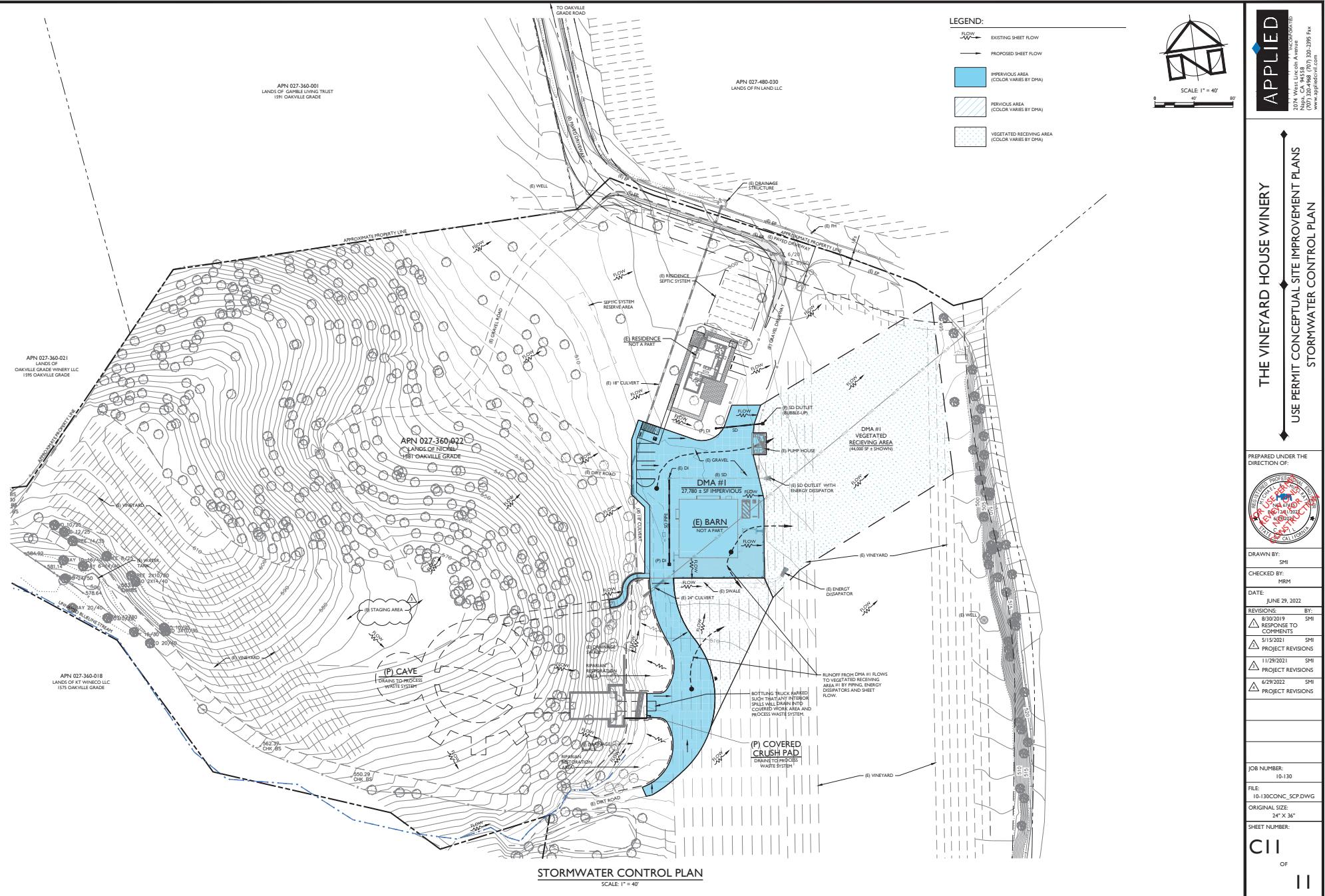
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JUNE 29, 2022
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BY:
8/30/2019 SMI
△ RESPONSE TO COMMENTS
△ 5/15/2021 SMI PROJECT REVISIONS
△ 11/29/2021 SMI PROJECT REVISIONS
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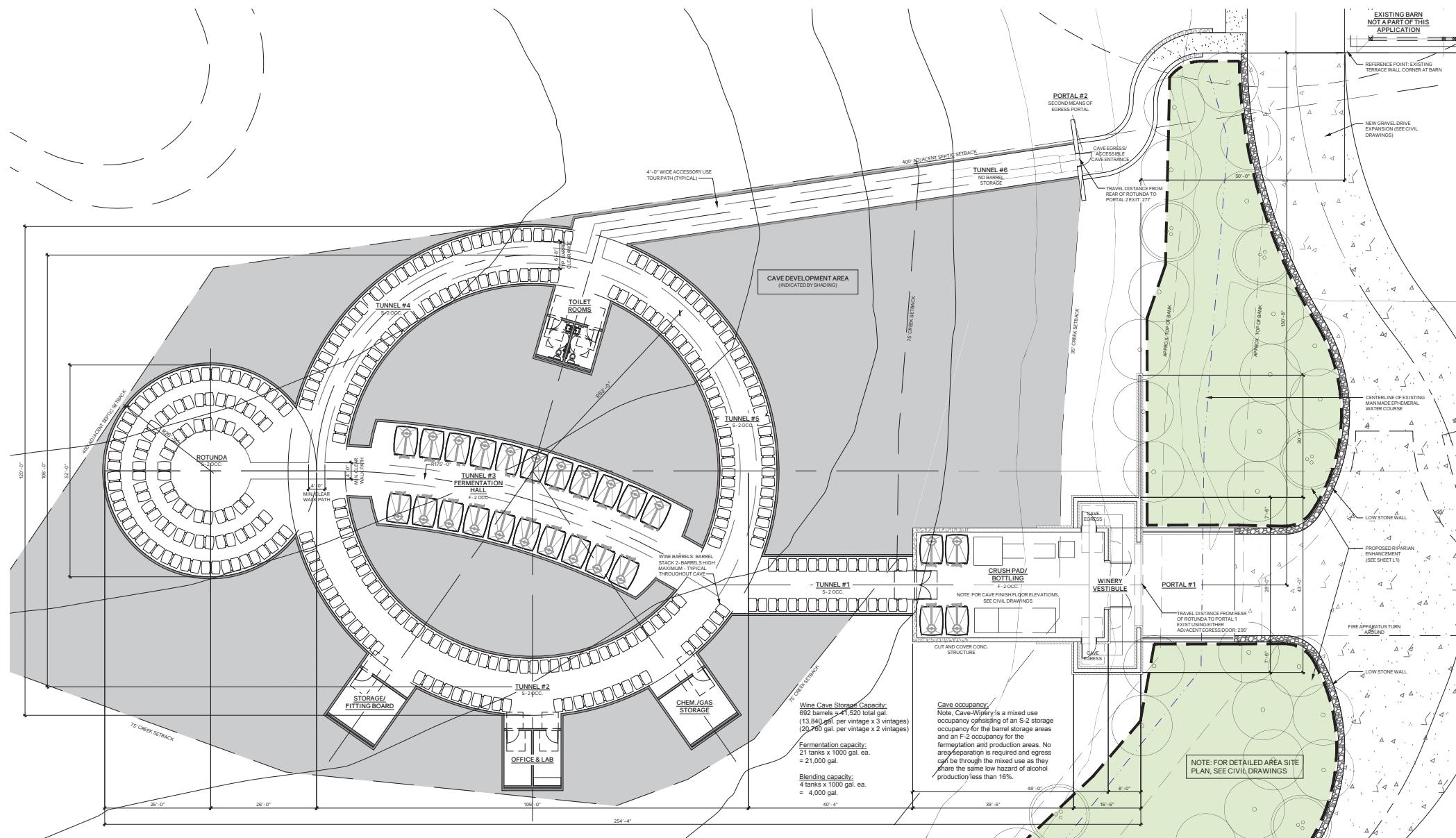
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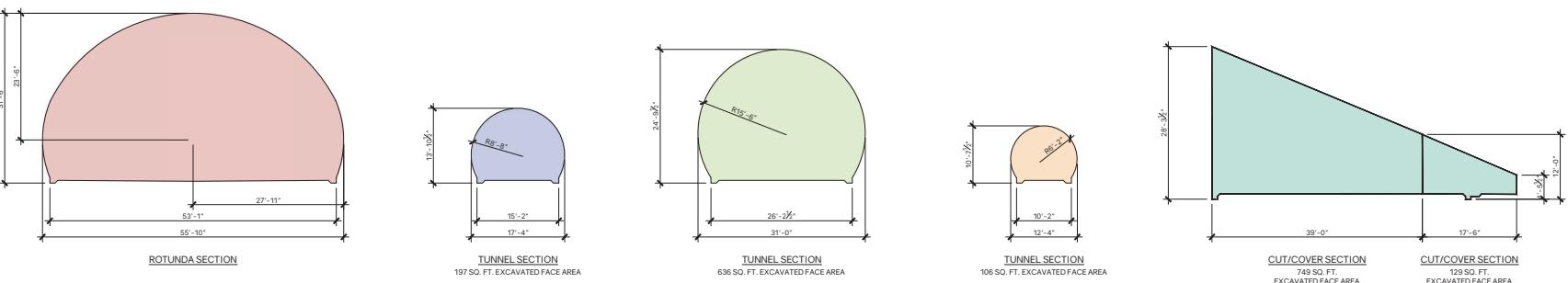
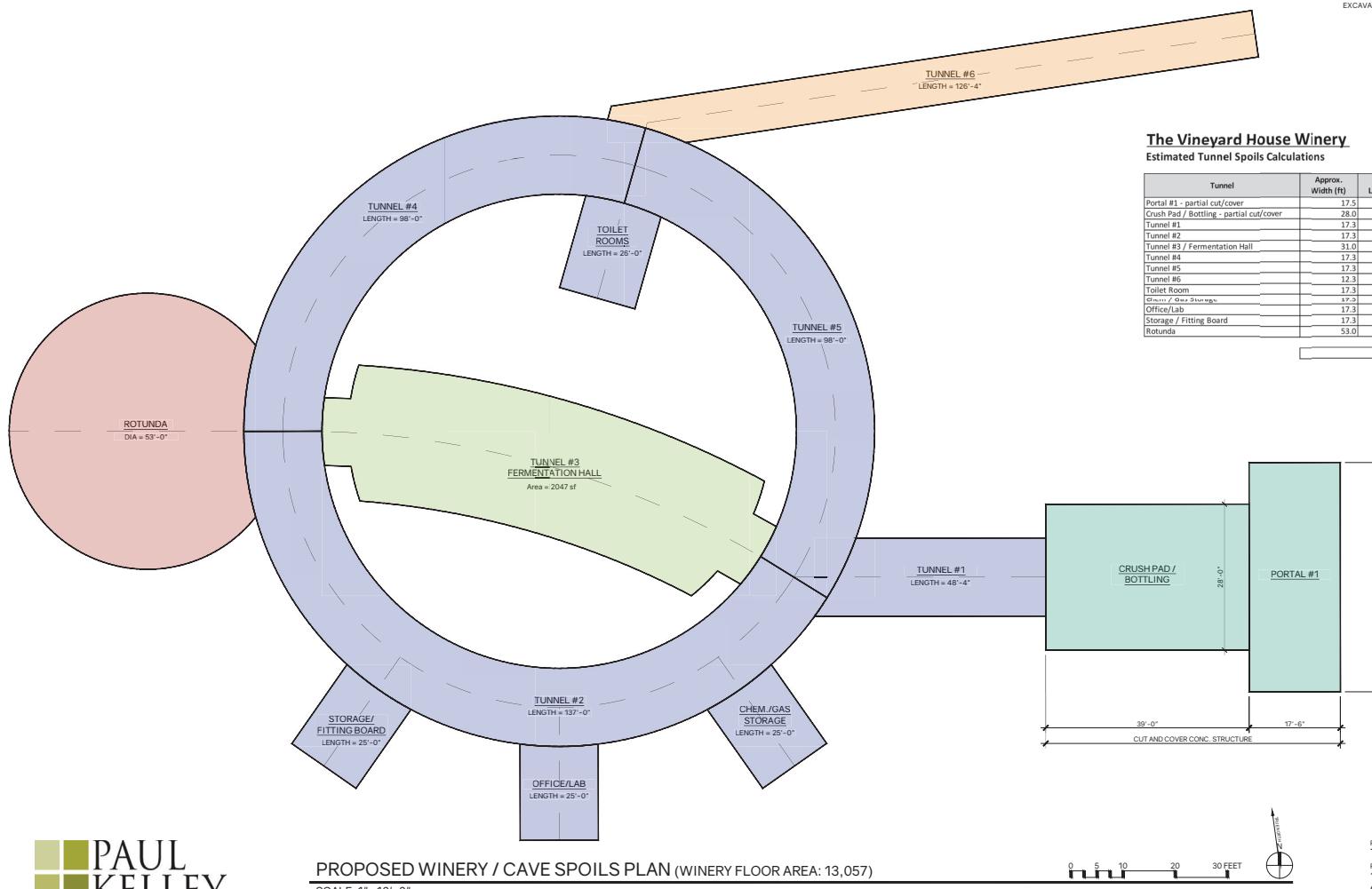
FILE: 10-130CONC_GRAD.DWG

24" X 36"









The Vineyard House Winery

Estimated Tunnel Spoils Calculations

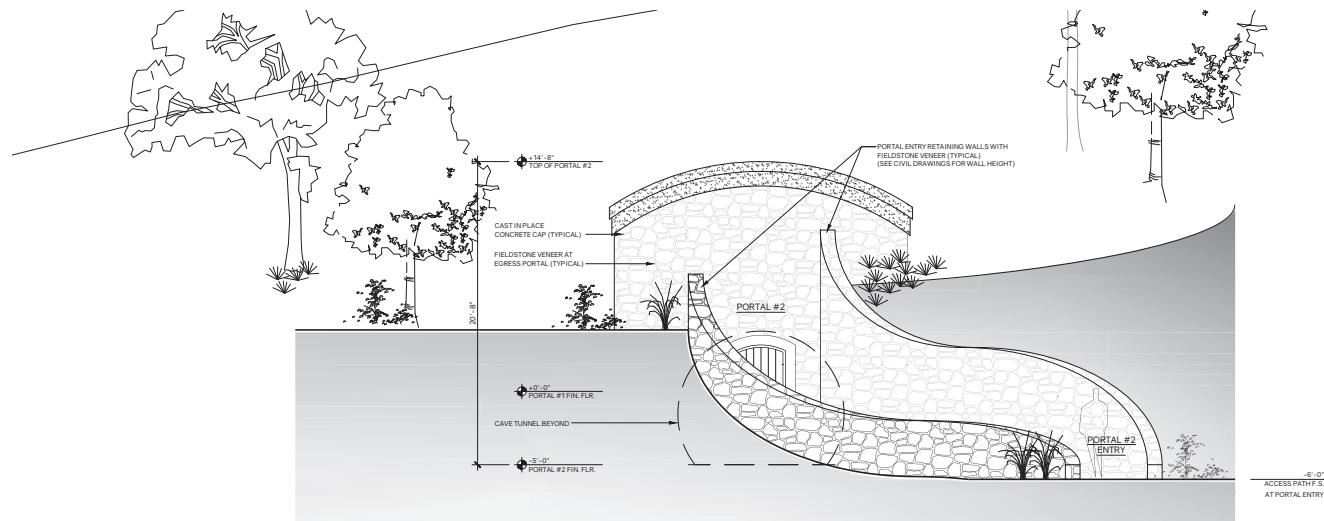
Tunnel	Approx. Width (ft)	Approx. Length (ft)	Excavated Face Area (sf)	Base Radius	Approx. Height	Cubic Feet	Cubic Yards
Portal #1 - partial cut/cover	17.5	44.0	253	n/a	varies	11,132	412
Crush Pad / Bottling - partial cut/cover	28.0	39.0	624	n/a	varies	24,336	901
Tunnel #1	17.3	48.3	197	8.7	14.0	9,521	353
Tunnel #2	17.3	132.0	303	8.7	14.0	26,860	1,000
Tunnel #3 / Fermentation Hall	31.0	103.5	636	35.5	14.0	55,926	2,038
Tunnel #4	17.3	98.0	197	8.7	14.0	19,306	715
Tunnel #5	17.3	98.0	197	8.7	14.0	19,306	715
Tunnel #6	12.3	126.3	100	6.2	10.6	13,391	496
Toilet Room	17.3	26.0	197	8.7	14.0	5,122	190
Office/Lab	17.3	25.0	197	8.7	14.0	4,925	182
Storage/ Fitting Board	17.3	25.0	197	8.7	14.0	4,925	182
Rotunda	53.0	53.0	n/a	27.9	31.5	57,530	2,131
Total Cubic Yards							
9,898							
Raw Spoils Volume (cy)							
9,898							
Bulking Factor (%)							
40%							
Bulking Factor (cy)							
3,959							
Estimated Spoils Volume (cy)							
13,857							

05/09/22

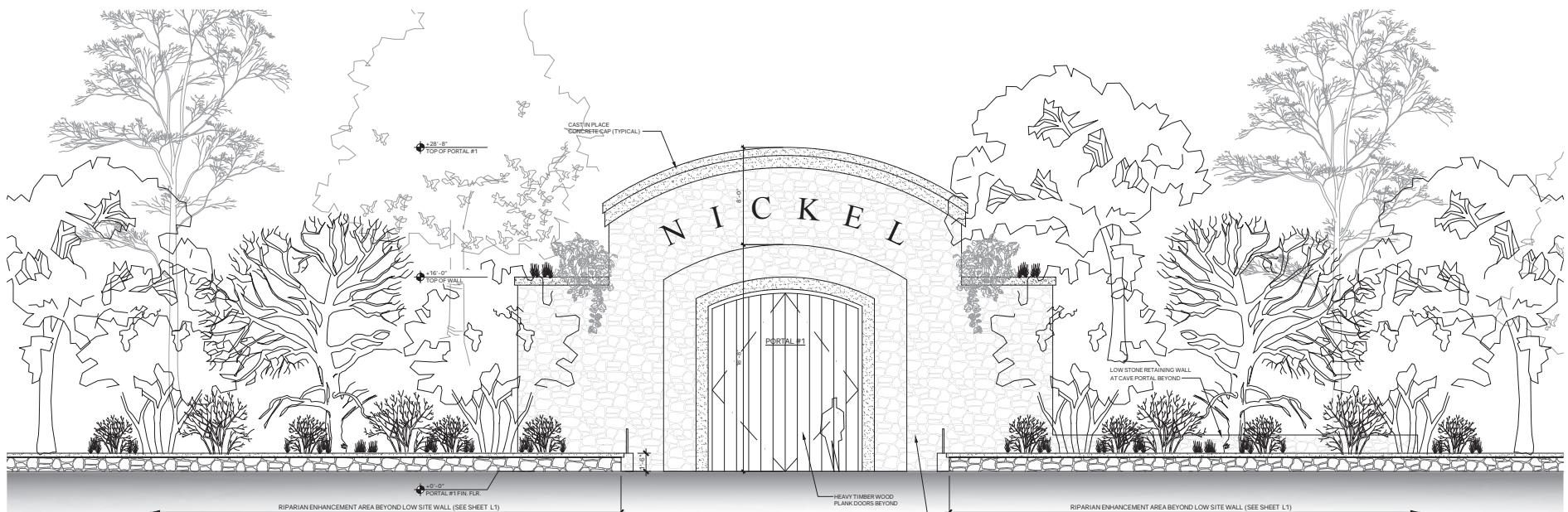
USE PERMIT RESUBMITTAL

2-02

CAVE



PORTAL #2 - FRONT ELEVATION

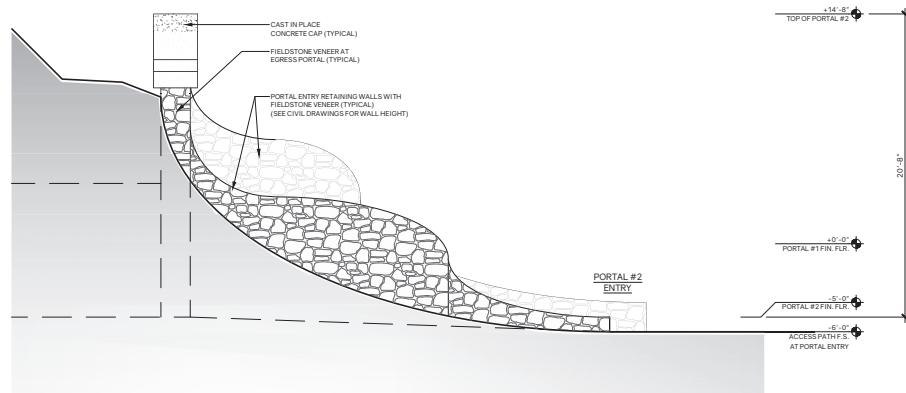
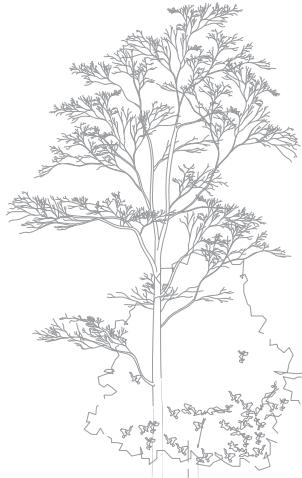


PORTAL #1 - FRONT ELEVATION

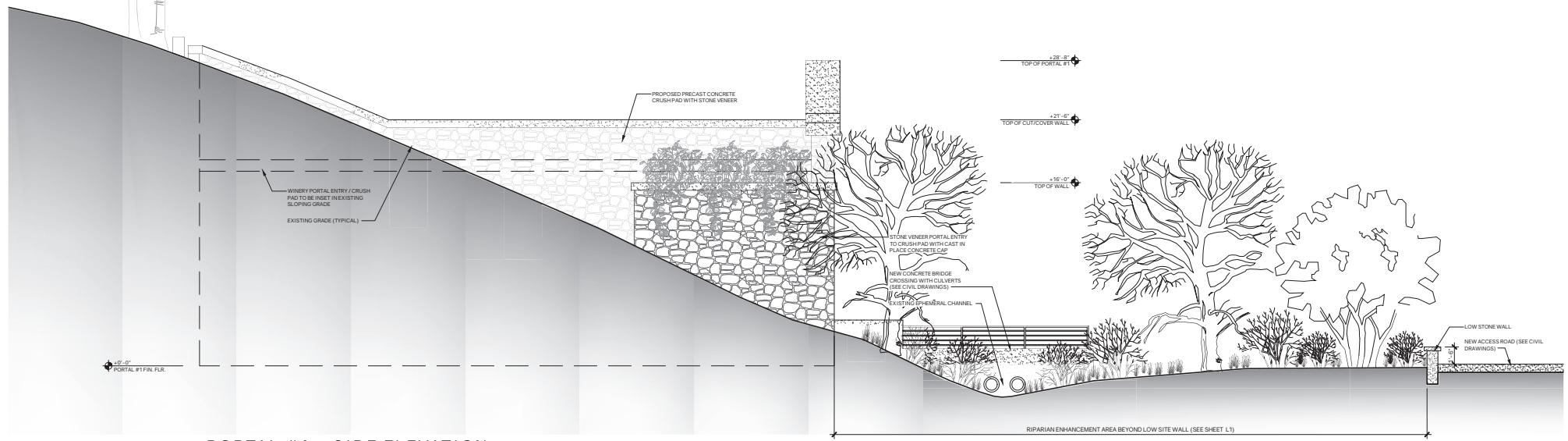
WINERY BUILDING - EXTERIOR ELEVATIONS

SCALE: 1/4"=10'-0"

0 5 10 20 30 FEET



PORTAL #2 - SIDE ELEVATION (OPPOSITE SIDE SIMILAR)

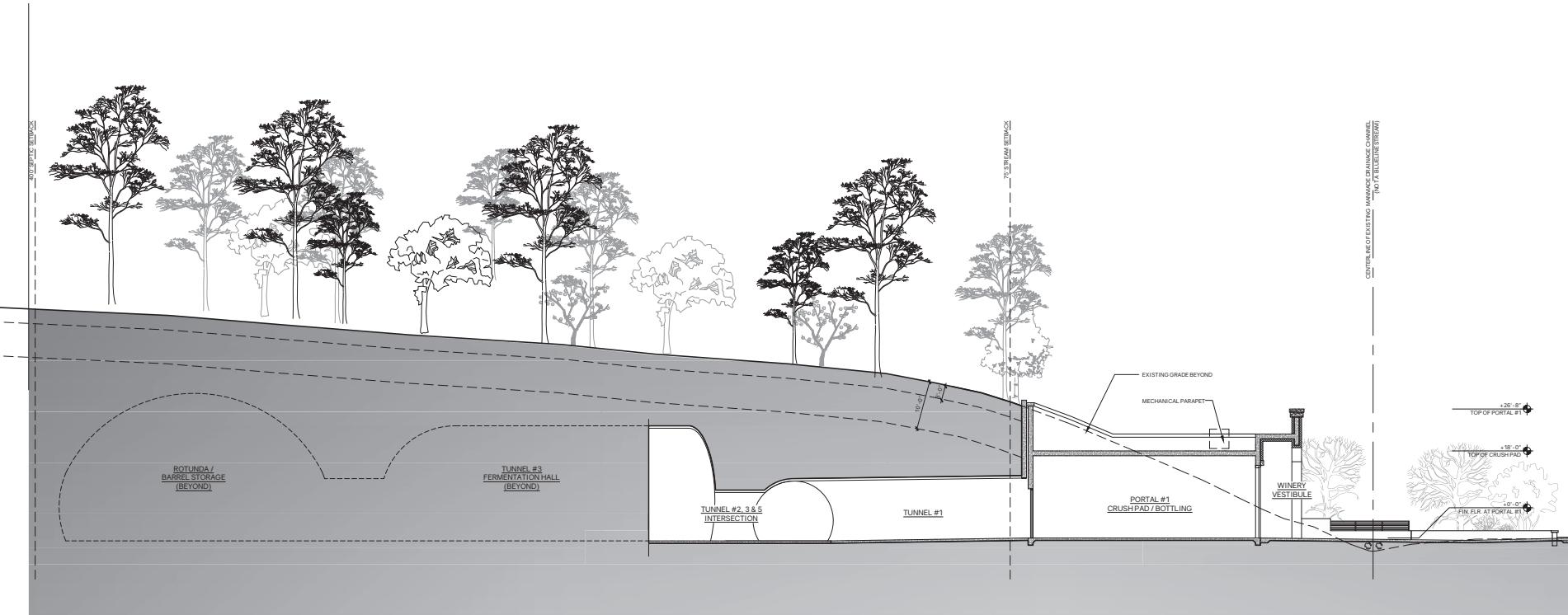


PORTAL #1 - SIDE ELEVATION (OPPOSITE SIDE SIMILAR)

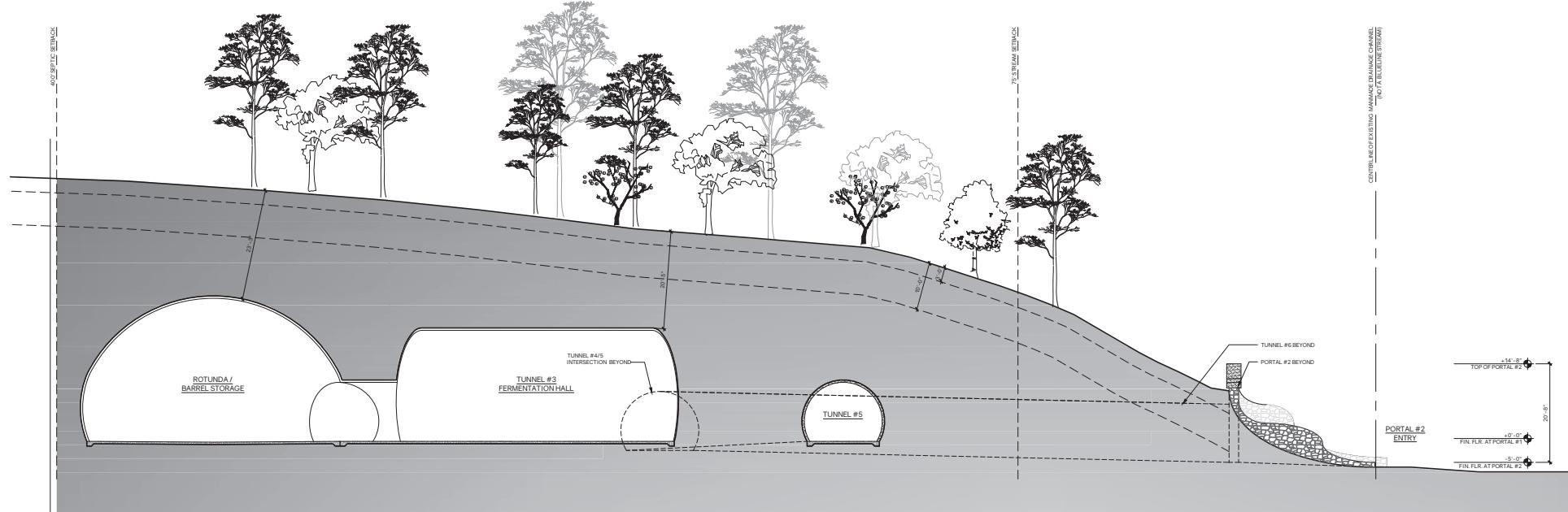
WINERY BUILDING - EXTERIOR ELEVATIONS

SCALE: 1/4" = 10'-0"

0 5 10 20 30 FEET



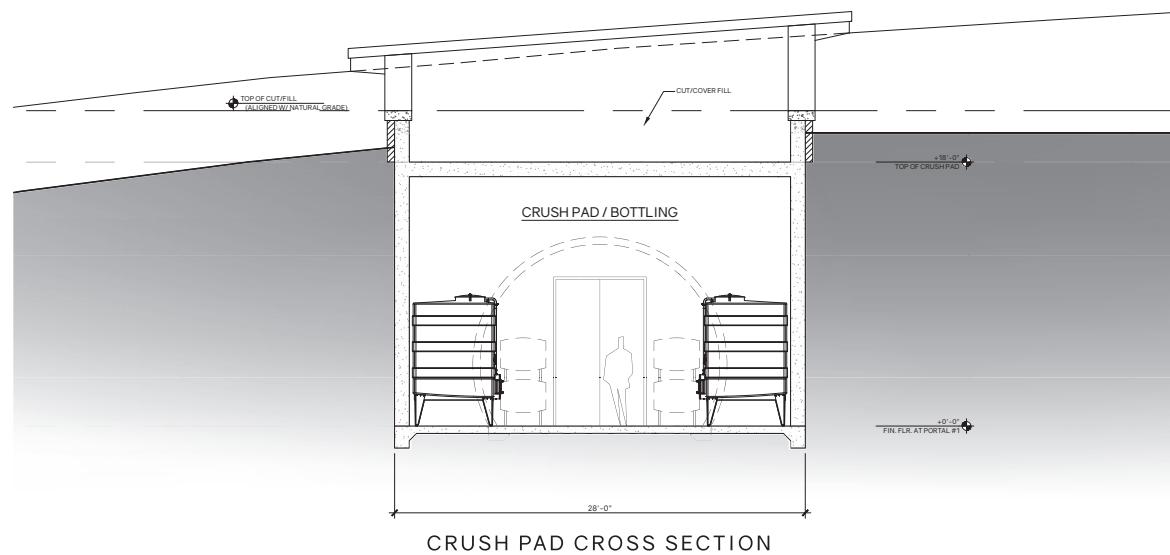
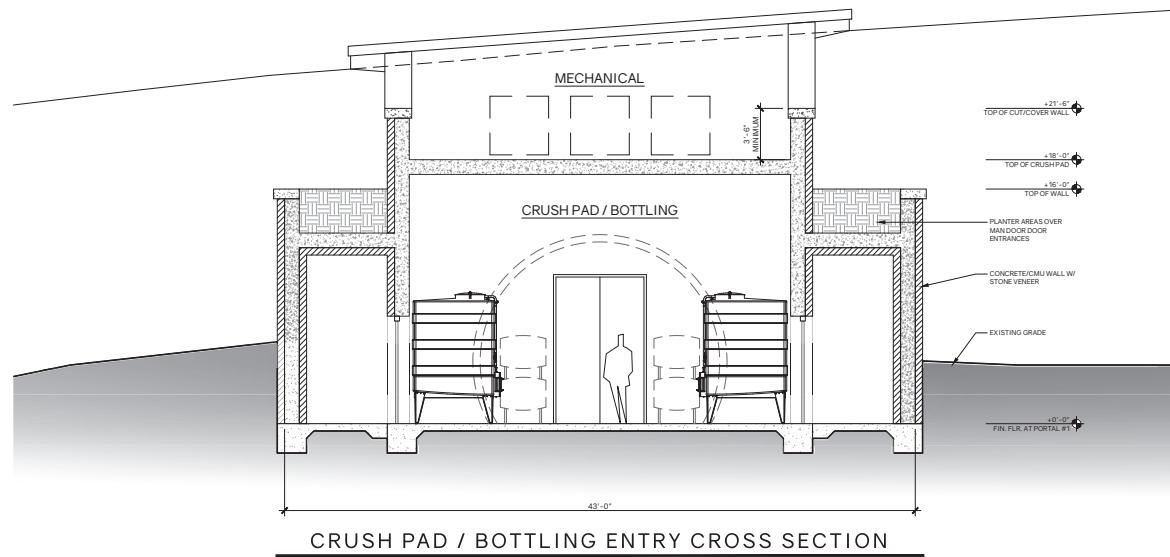
40' SPRAY DISTANCE



PROPOSED CAVE - SECTION AT FERMENTATION HALL

SCALE: 1"=10'-0"

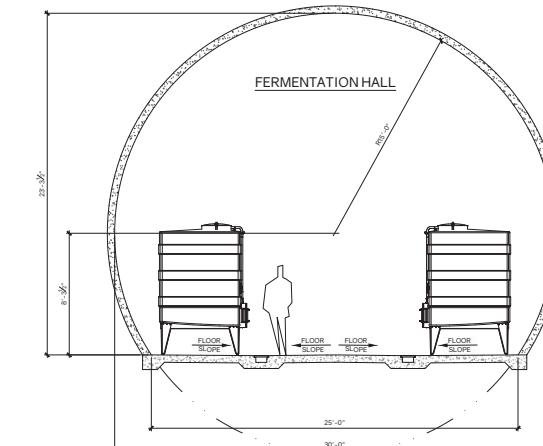
0 5 10 20 30 FEET



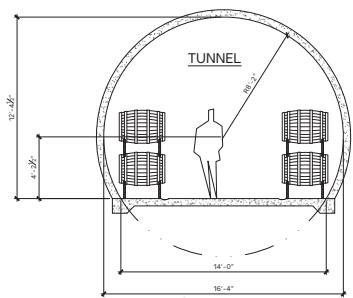
PROPOSED WINERY / CAVE - ENLARGED SECTIONS

SCALE: 1/4"=1'-0"

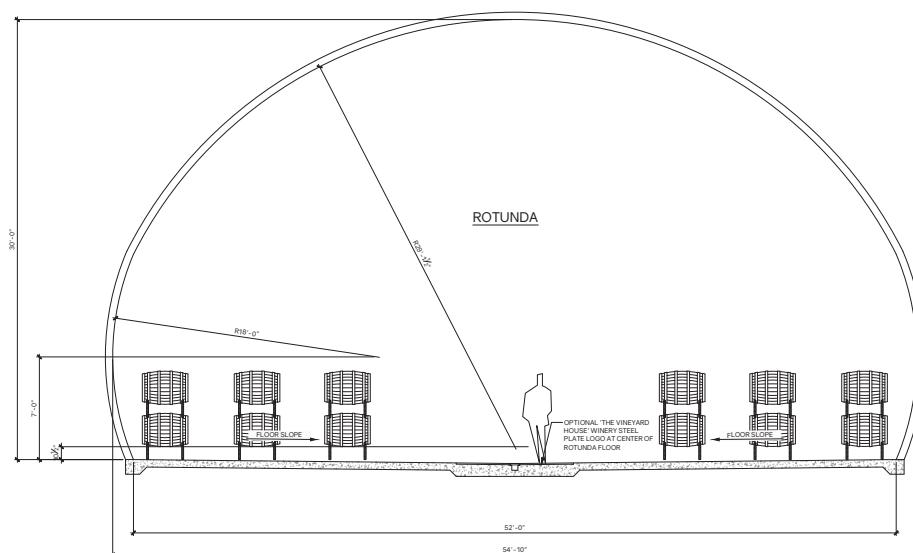




FERMENTATION HALL CROSS SECTION



TYPICAL BARREL
STORAGE TUNNEL CROSS SECTION



ROTUNDA / BARREL ROOM CROSS SECTION

PROPOSED WINERY / CAVE - ENLARGED SECTIONS
SCALE: 1/4" = 1'-0"





1 --



2 --



3 --



4 --



5 --



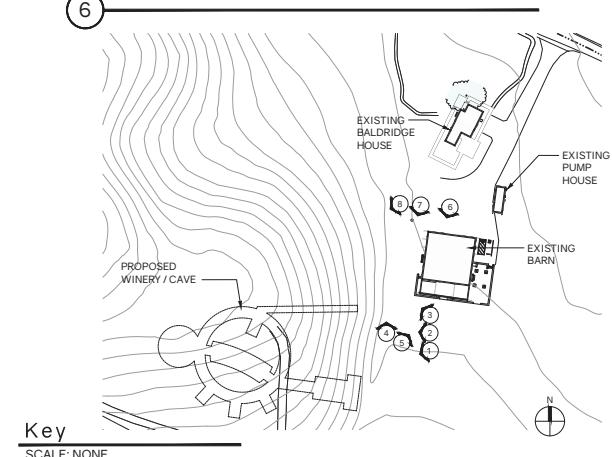
6 --



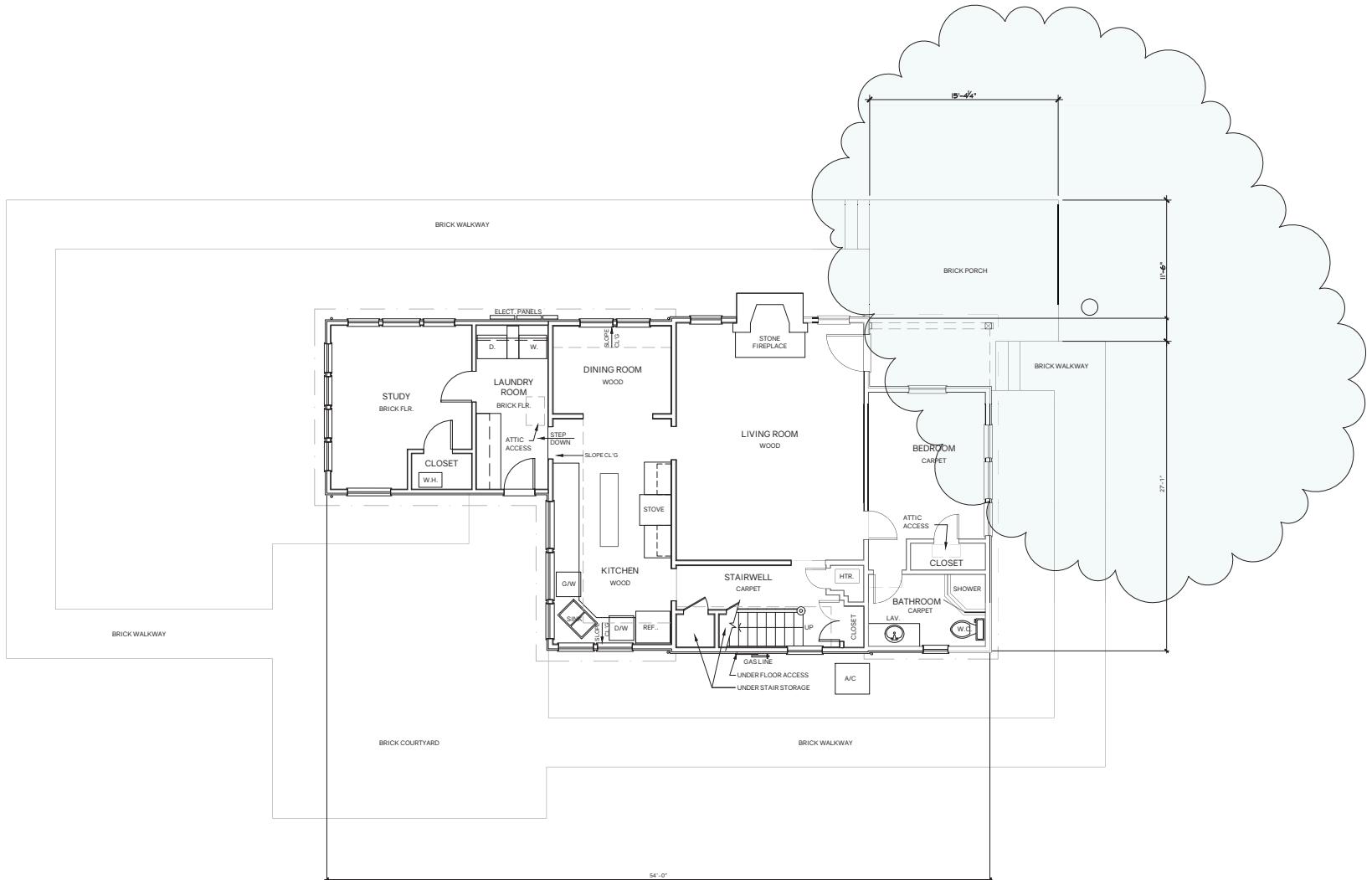
7 --



8 --



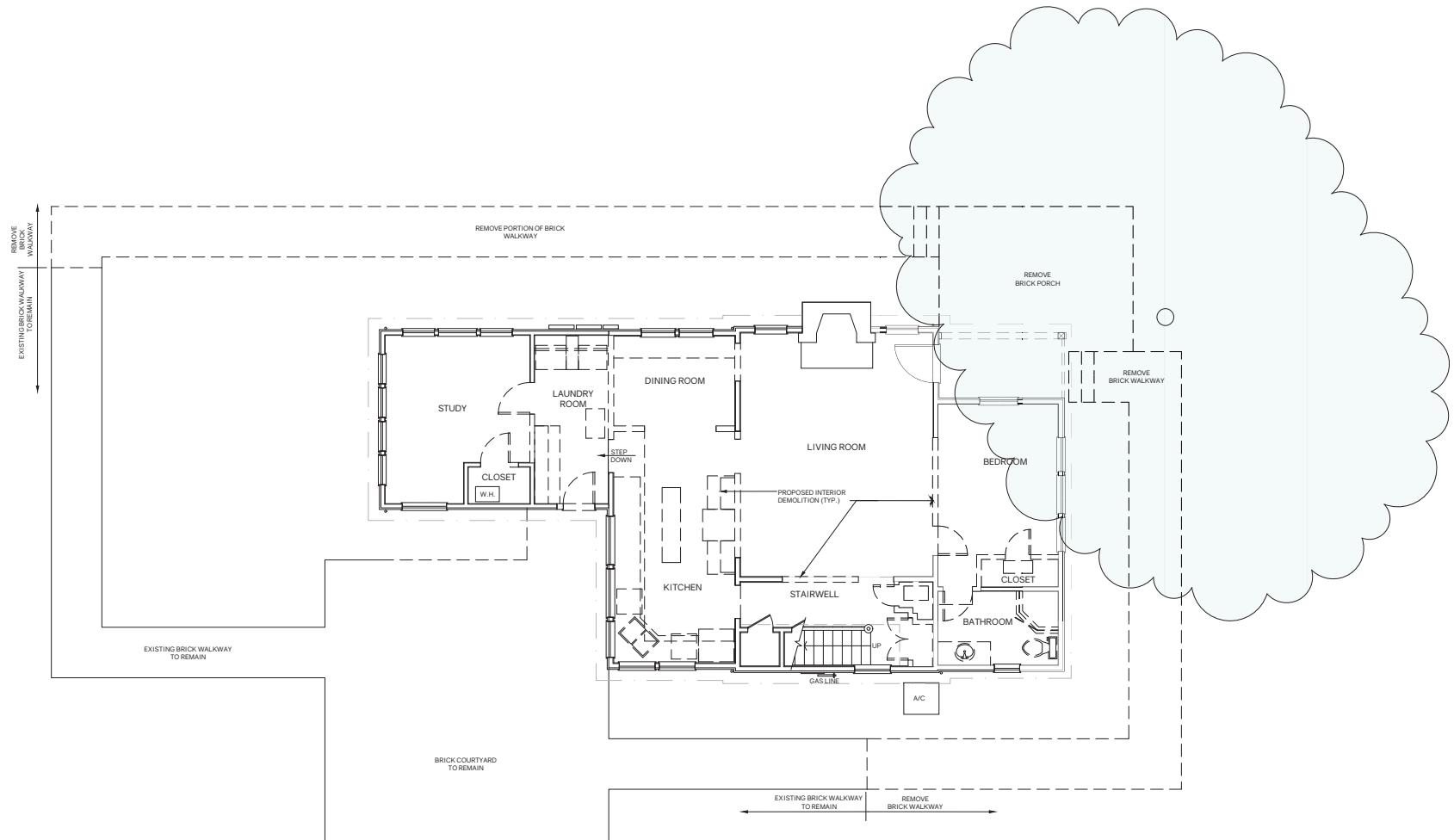
0 5 10 20 30 FEET

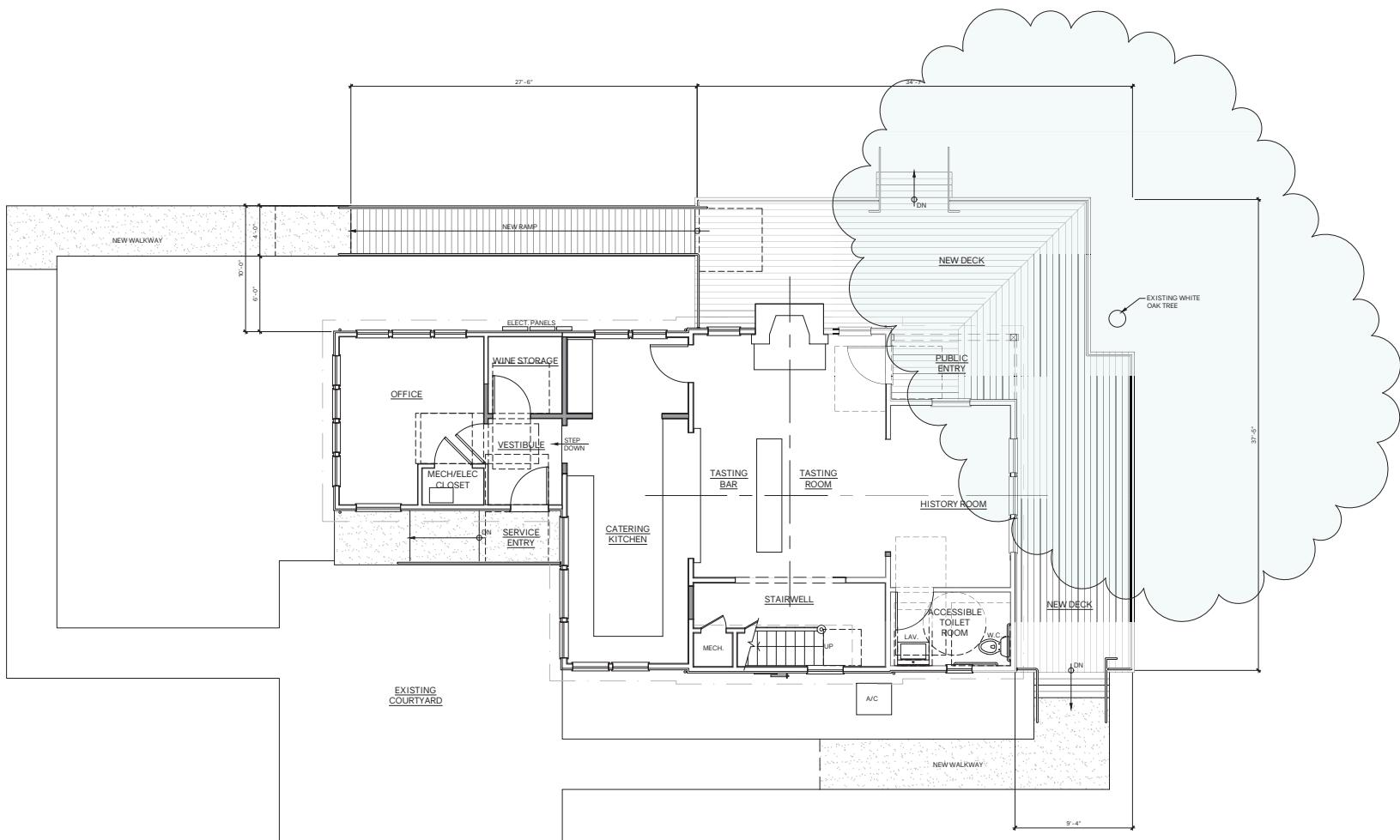


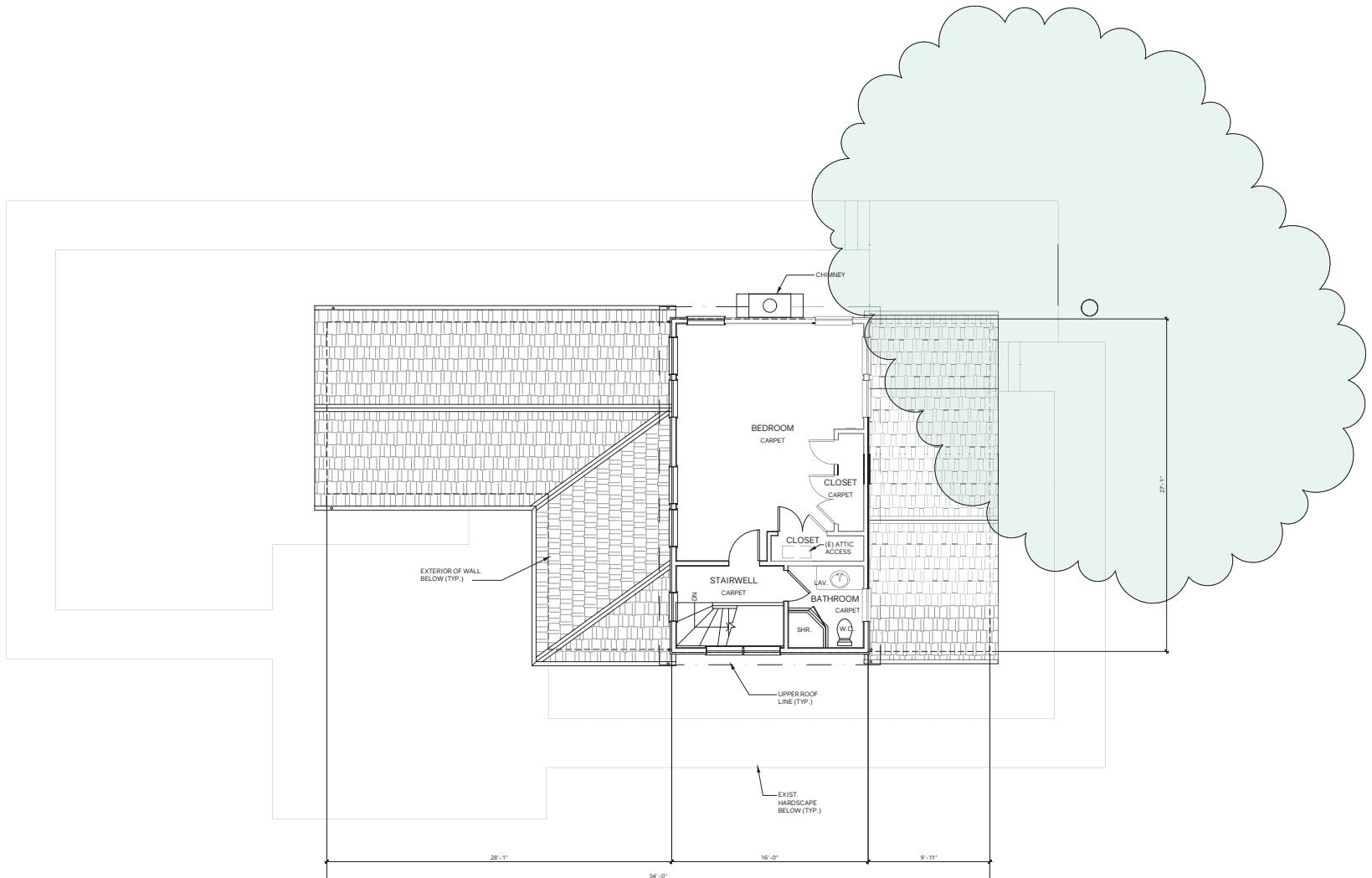
HISTORIC BALDRIDGE HOUSE - EXISTING LOWER FLOOR PLAN

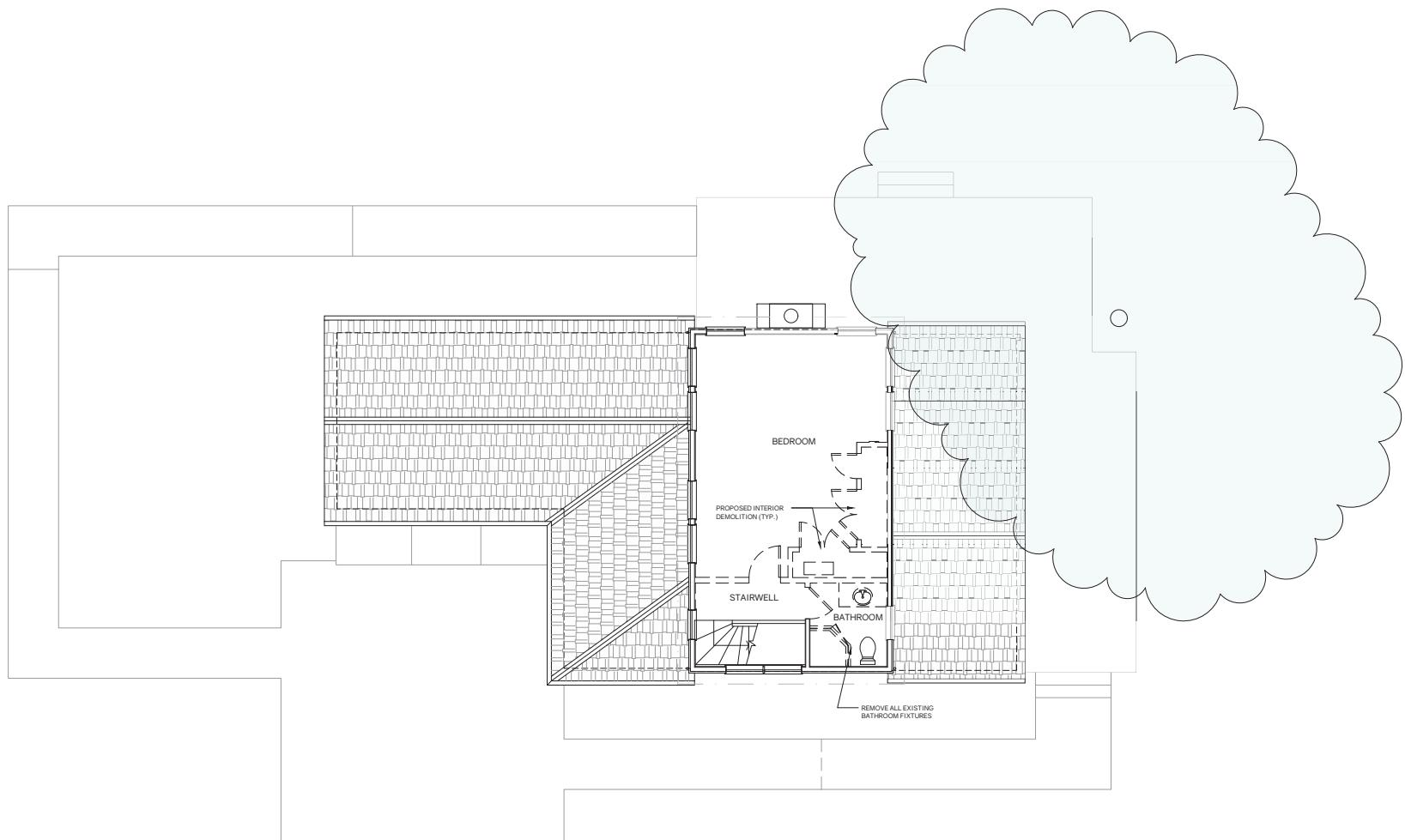
SCALE: 1/4" = 1'-0"

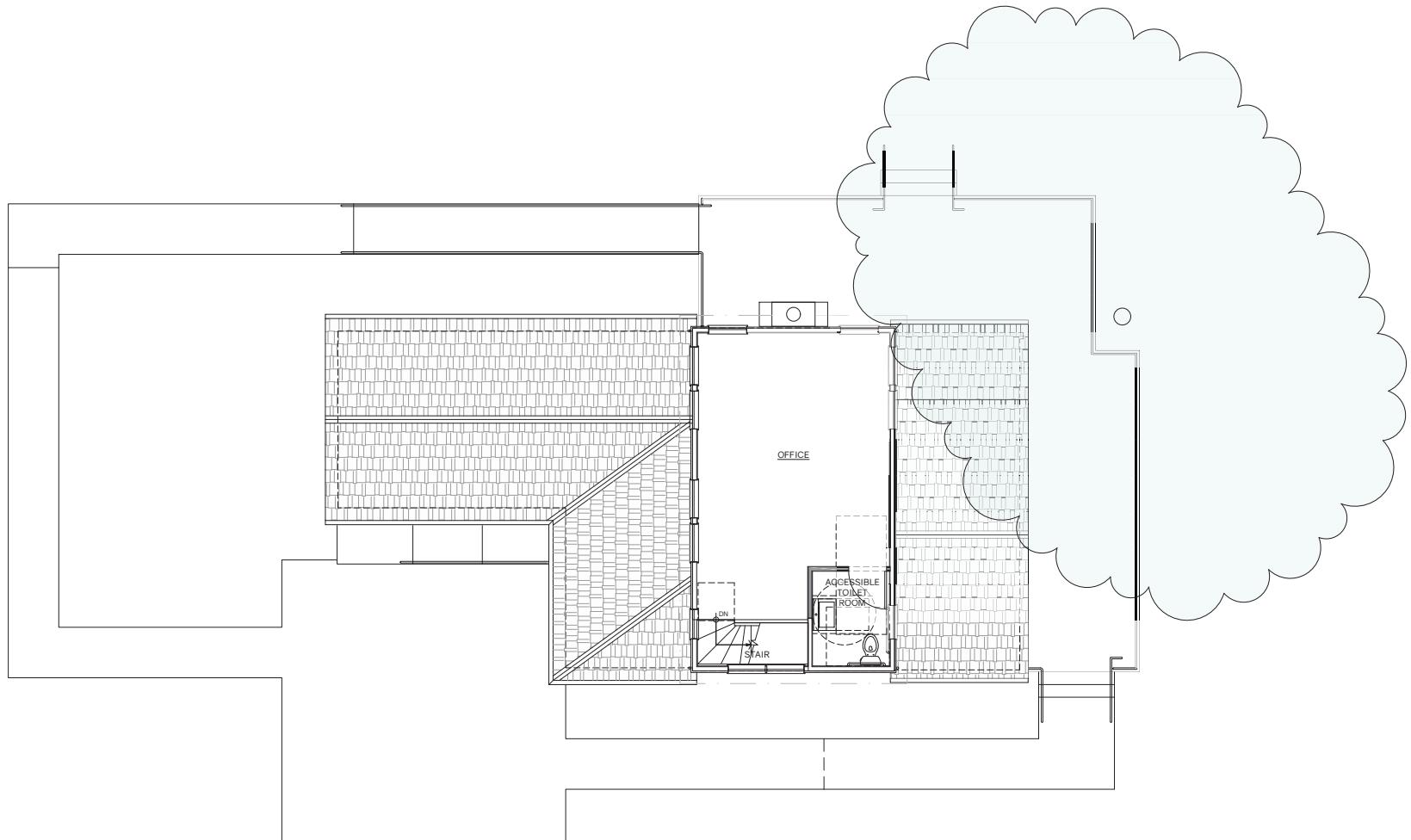


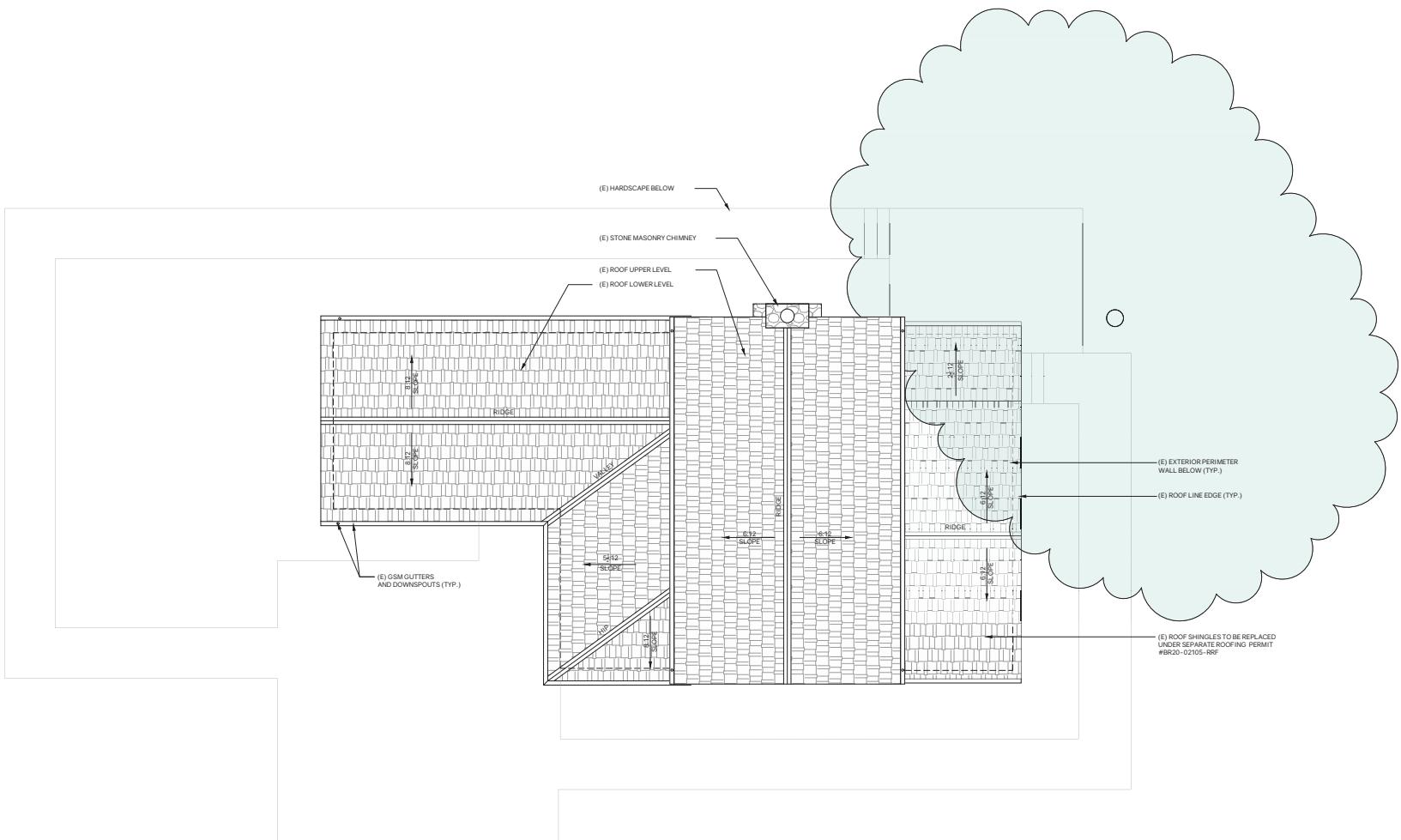














1 - - -



2 - - -



3 - - -



4 - - -



5 - - -



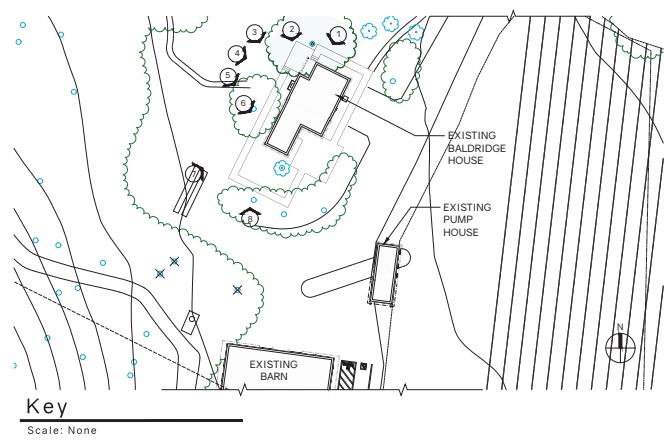
6 - - -



7 - - -



8 - - -



Key
Scale: None



9



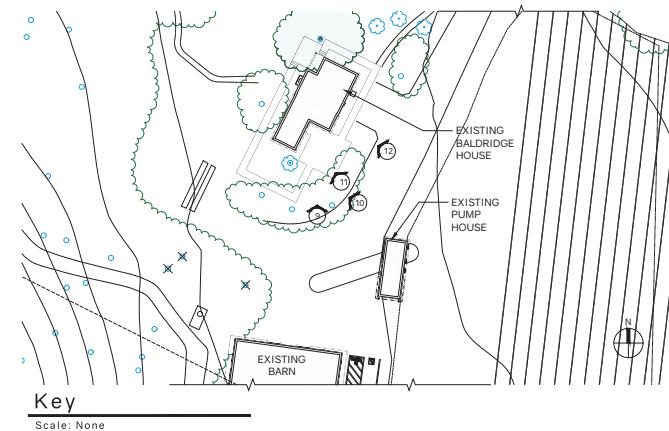
10

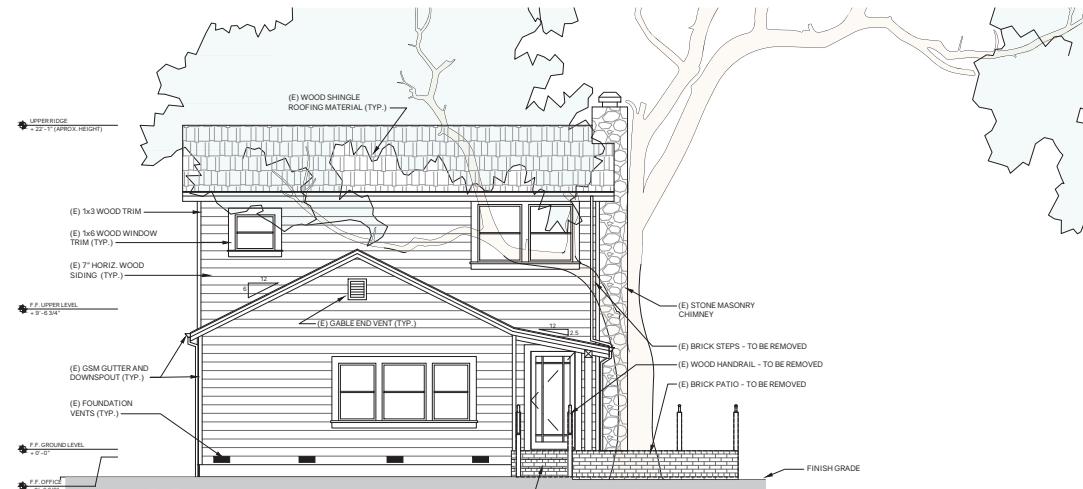


11

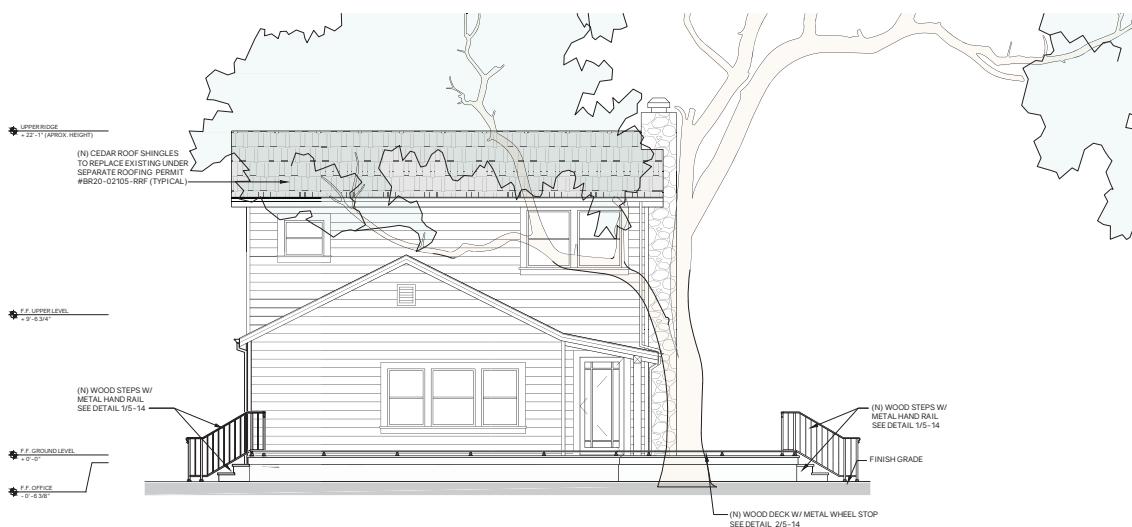


12

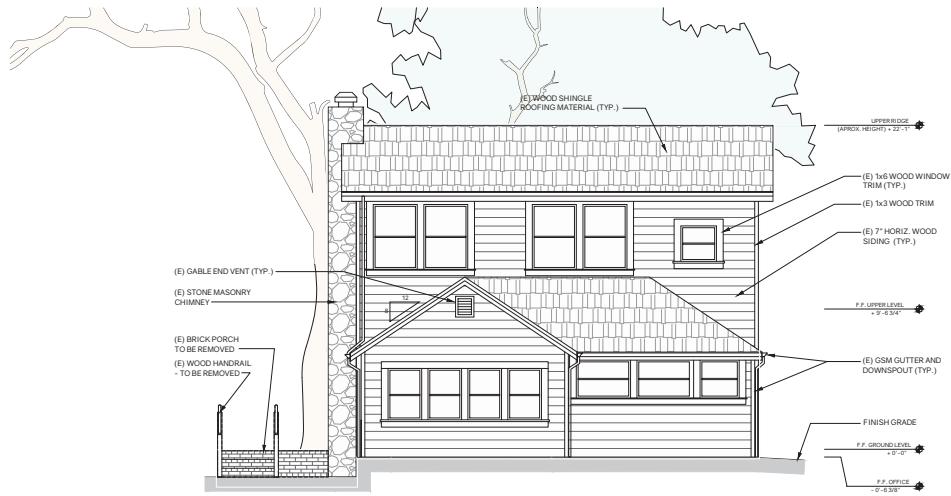




EXISTING EXTERIOR - FRONT VIEW (NORTH)



PROPOSED EXTERIOR - FRONT VIEW (NORTH)



EXISTING EXTERIOR - REAR VIEW (SOUTH)



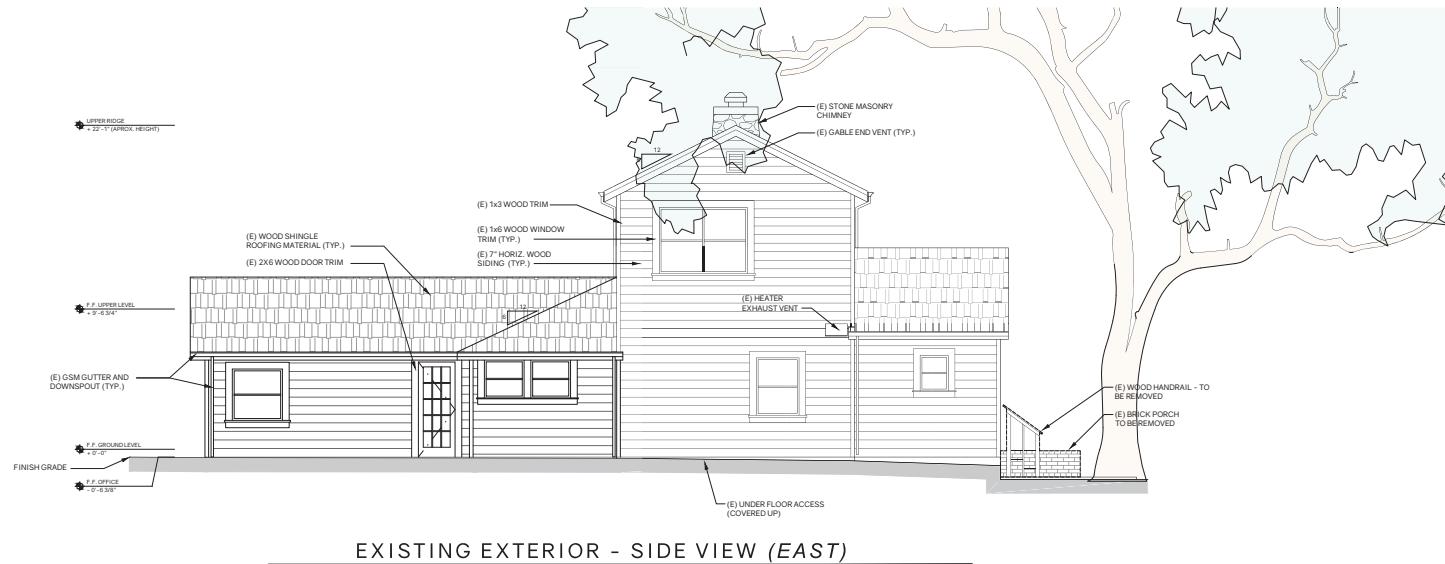
PROPOSED EXTERIOR - REAR VIEW (SOUTH)

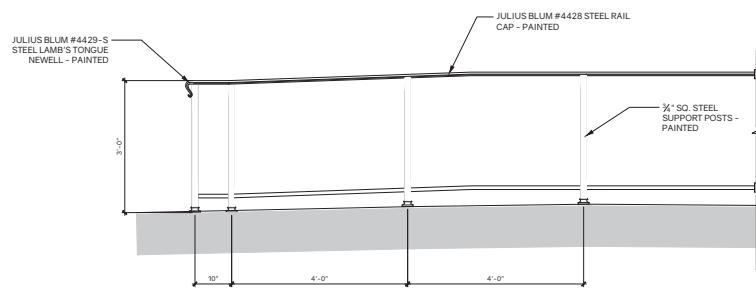


EXISTING EXTERIOR - SIDE VIEW (WEST)



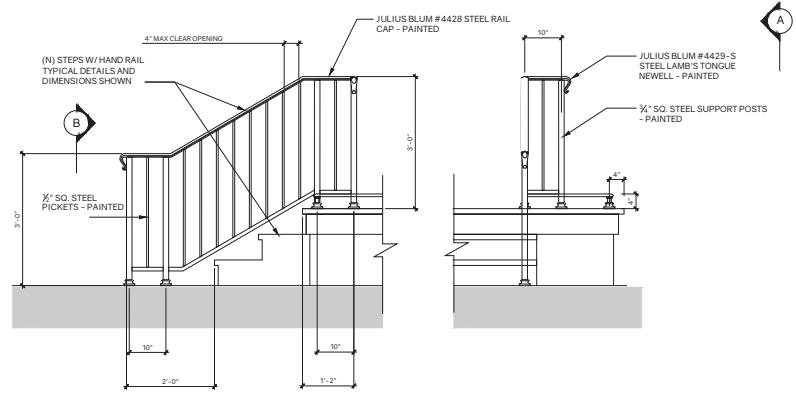
PROPOSED EXTERIOR - SIDE VIEW (WEST)





3 RAMP DETAIL

SCALE: 3/4" = 1'-0"



A SIDE VIEW

B FRONT VIEW

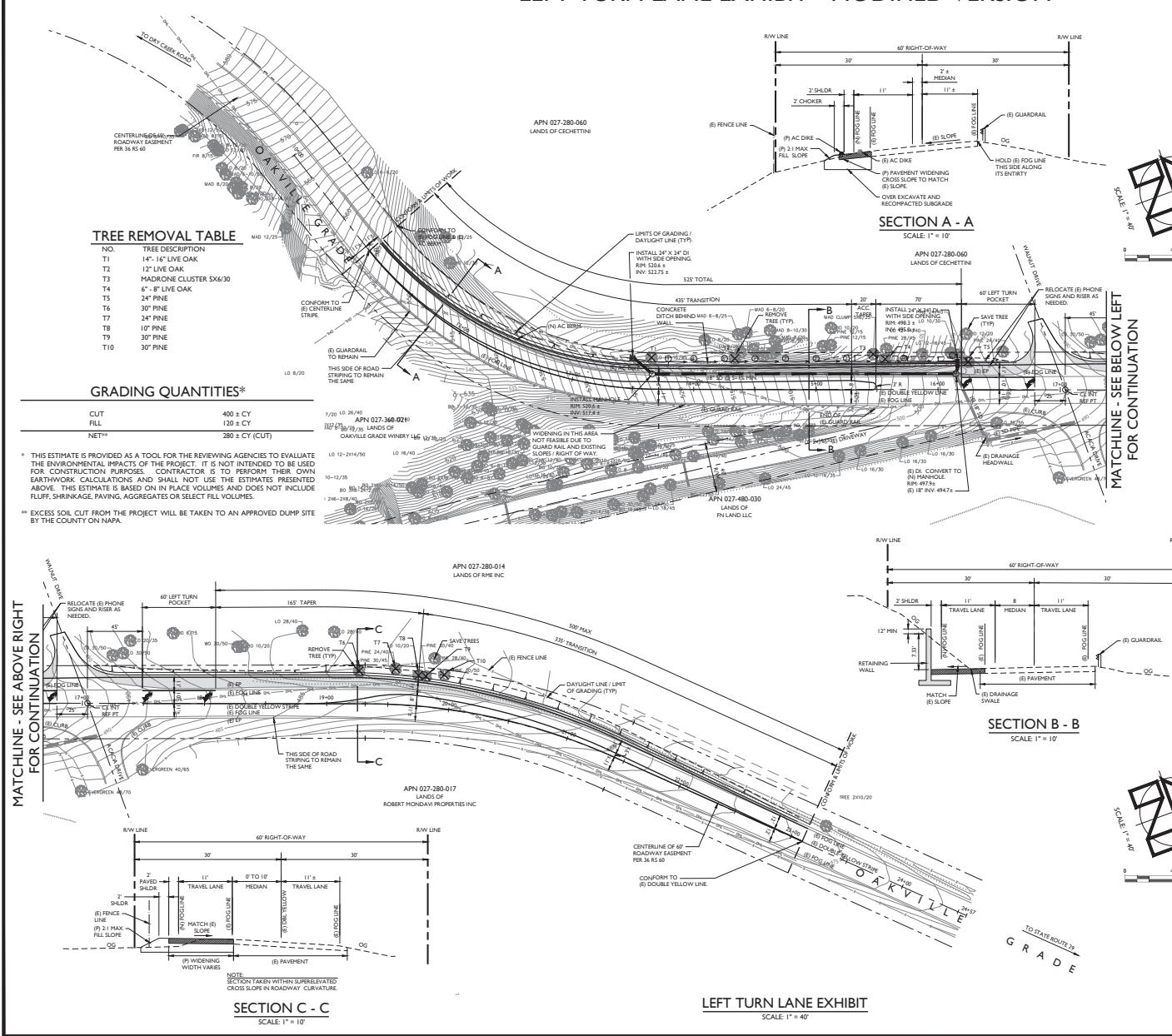
1 STAIR HANDRAIL

SCALE: 3/4" = 1'-0"

0 1 2 3 4 8 12 FEET

THE VINEYARD HOUSE WINERY

LEFT TURN LANE EXHIBIT - MODIFIED VERSION



LOCATION MAP
SCALE: 1" = 2,000'

APPLIED
CIVIL ENGINEERING INCORPORATED

2160 Johnson Street Suite 120
Napa, CA 94559
(707) 252-4968 | www.appliedciv.com

THE VINEYARD HOUSE WINERY
LEFT TURN LANE EXHIBIT



DRAWN BY:
SME
CHECKED BY:
MRM
DATE:
OCTOBER 4, 2024
REVISIONS:
BY:

PREPARED UNDER THE
DIRECTION OF:
JEREMY J. NICKEL
1581 OAKVILLE GRADE
NAPA, CA 94558

APPLIED CIVIL ENGINEERING INCORPORATED
2160 Johnson Street Suite 120
Napa, CA 94559
(707) 252-4968 | www.appliedciv.com

JOB NUMBER:
10-130
FILE:
10-130CONC_LTLDWG
ORIGINAL SIZE:
24" x 36"

SECTION NUMBER:
C1
OF

2

PROJECT INFORMATION:

PROPERTY OWNER & APPLICANT:

JEREMY J. NICKEL
1581 OAKVILLE GRADE

NAPA, CA 94558

SITE ADDRESS:
1581 OAKVILLE GRADE
NAPA, CA 94558

SHEET INDEX:

C1 LEFT TURN LANE EXHIBIT
C2 STRIPING PLAN EXHIBIT

NOTES:

1. FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION WAS TAKEN FROM THE 10' X 10' TOPOGRAPHY OF A PORTION OF THE LANDS OF NICKEL PREPARED BY ALBION SURVEYS, DATED JUNE 2014. APPLIED CIVIL ENGINEERING INCORPORATED ASSUMES NO LIABILITY REGARDING THE ACCURACY OR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION.
2. CONTOUR INTERVAL: ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET.
3. VERTICAL DATUM: ASSUMED.
4. THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY LINE. THEY ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
5. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ROADS, ROADS, AND OTHER SURVEY MARKERS AND MONUMENTS THAT ARE IDENTIFIED BY A PRE-CONSTRUCTION CORNER RECORD SUBMITTED TO THE COUNTY SURVEYOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. PRE AND POST CONSTRUCTION CORNER RECORDS SHALL BE PREPARED AS NEEDED TO PERPETUATE LOCATIONS THAT ARE AT RISK DUE TO PROJECT ACTIVITIES. ALL WORK TO BE PERFORMED BY A LICENSED SURVEYOR. MONUMENTS AND MARKERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED SUBJECT TO THE PROVISIONS OUTLINED ABOVE AT THE CONTRACTOR'S EXPENSE.
6. ALL CONSTRUCTION STAKING SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR.

ABBREVIATIONS:

AB	AGGREGATE BASE	LF	LINEAR FEET
AC	AGGREGATE CONCRETE	LP	LOWPOINT
AD	AREA DRAIN	OC	ON CENTER
AP	ANGLE POINT	OD	OUTSIDE DIAMETER
BTM	BOTTOM	OG	ORIGINAL GRADE
C CON	CONCRETE	PC	POINT OF CURVATURE
CP	CONTROL POINT	PCC	PORTLAND CEMENT CONCRETE
DCV	DOUBLE CHECK VALVE	PRO	PROPERTY
DCV	DOUBLE CHECK VALVE	PT	POINT OF TANGENCY
DS	DOWN SPOUT	PVC	POLYVINYL CHLORIDE
(E)	EXISTING	PW	PROCESS WASTE
EC	END CURVE	PWC	PROTECTIVE CLEANOUT
EL	END LINE	RSV	RECYCLING SPLITER VALVE
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
EC	EDGE OF CONCRETE	SDMH	STORM DRAIN CLEANOUT
FDC	FEEDER DEPARTMENT CONNECTION	SDMH	STORM DRAIN MANHOLE
FF	FINISH FLOOR	SF	SQUARE FEET
FL	FLASH LINE	SHLDR	SHOULDER
FLW	FLASH LINE	SD	SANITARY SEWER
FS	FINISH SURFACE	SSCO	SANITARY SEWER CLEANOUT
FSR	FIREFRINKLER RISER	SSMH	SANITARY SEWER MANHOLE
GM	GAUGE MARK	TC	TOP OF CURB
GM	GAUGE MARK	TW	TOP OF WALL
HP	HIGH POINT	TYP	TYPICAL
HW	HIGH WATER	VWH	WATER METER
IPS	IRON PIPE SIZE	VV	WATER VALVE
IRR	IRRIGATION	XFRMR	TRANSFORMER

