

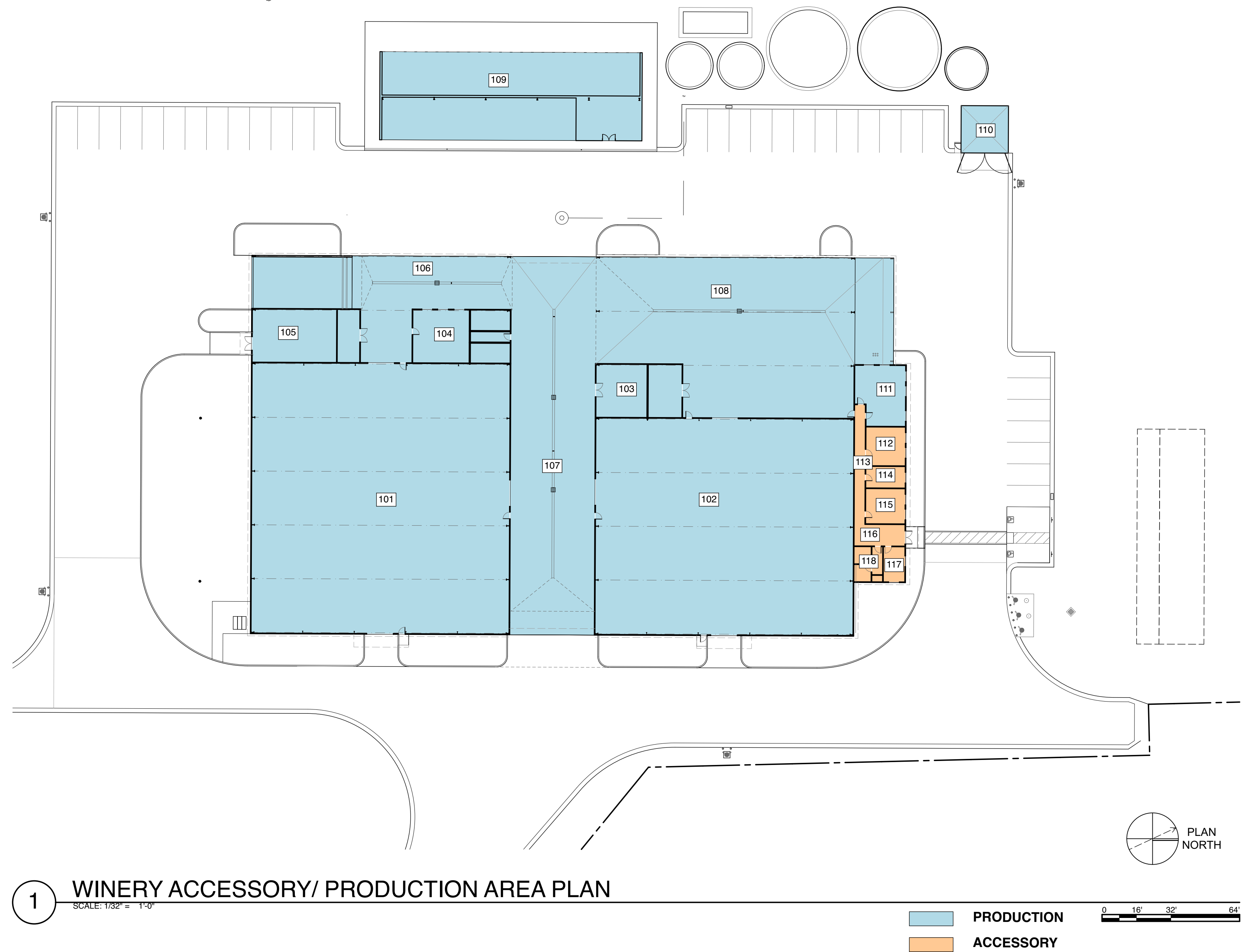
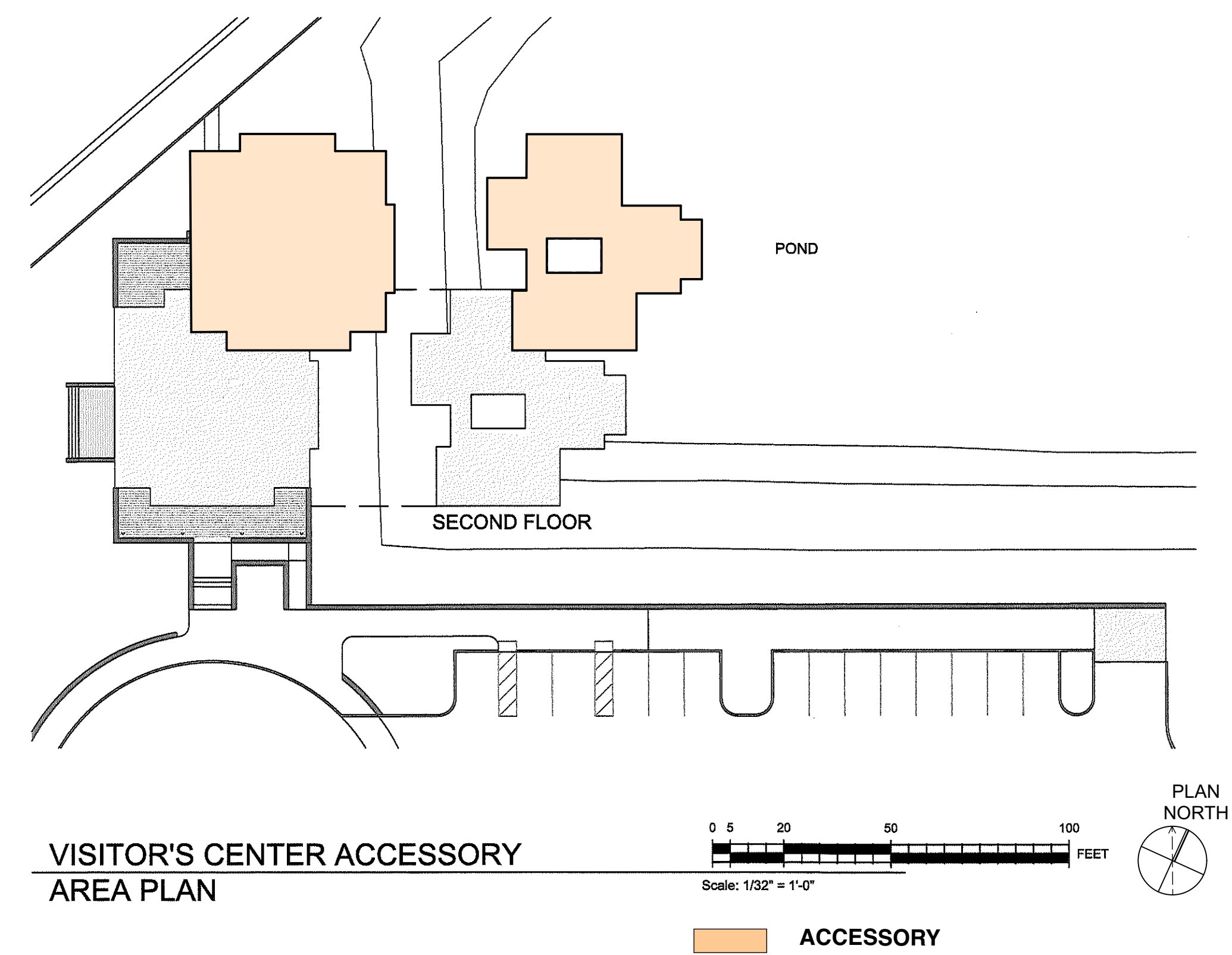
“D”

Graphics

VISITOR'S CENTER		ACCESSORY
FIRST FLOOR	AREA (SQ. FT.)	
LARGE TASTING ROOM	703	
TASTING RM 2	310	
MECH. RM	56	
OFFICE PAID STORAGE	85	
W.C. 2	77	
W.C. 3	81	
TASTING RM 3	284	
LOUNGE	520	
KITCHEN	247	
ELEV. EQUIP.	86	
ELEVATOR	75	
STAIR	201	
W.C. 1	75	
RECEPTION	294	
COAT CLOS./STORAGE	313	
OPEN DECK TASTING	2,117	
PATIO	232	
COVERED ENTRY	794	
SOLID WASTE & RECYCLING STORAGE	319	
<b>TOTAL</b>	<b>5,569</b>	
SECOND FLOOR		
LARGE TASTING 4	1,015	
COVERED PORCH TASTING	227	
W.C. 4	81	
TAX PAID STORAGE	74	
TASTING RM 6	262	
TASTING AREA 5	269	
W.C. 5	72	
DECK	100	
<b>TOTAL</b>	<b>2,100</b>	

SPACE #	WINERY	AREA (SQ. FT.)	PRODUCTION	ACCESSORY
101	BARREL ROOM	15,244		
102	TANK ROOM	12,228		
103	CASE STORAGE/SHOP	1,017		
104	BREAKROOM/RESTROOM	1,150		
105	MECHANICAL/ELECTRICAL STORAGE	1,287		
106	DOCK/COVERED WORK AREA	3,576		
107	COVERED WORK AREA	6,919		
108	COVERED CRUSH PAD	8,890		
109	FIRE PUMP BLDG./EQUIPMENT SHED	5,002		
110	COVERED TRASH ENCLOSURE	485		
111	LABORATORY	636		
112	OFFICE		343	
113	HALL		299	
114	OFFICE		192	
115	OFFICE		314	
116	LOBBY		240	
117	OFFICE		176	
118	TOILET FACILITIES		232	
<b>TOTAL</b>		<b>56,414</b>	<b>1,796</b>	

**USE PERMIT CALCULATIONS**  
ACCESSORY USE % OF PRODUCTION FACILITY **16.8%**  
\*NOTE: FOR WINERY DEVELOPMENT AREA & WINERY COVERAGE DIAGRAMS, SEE CIVIL DRAWINGS.



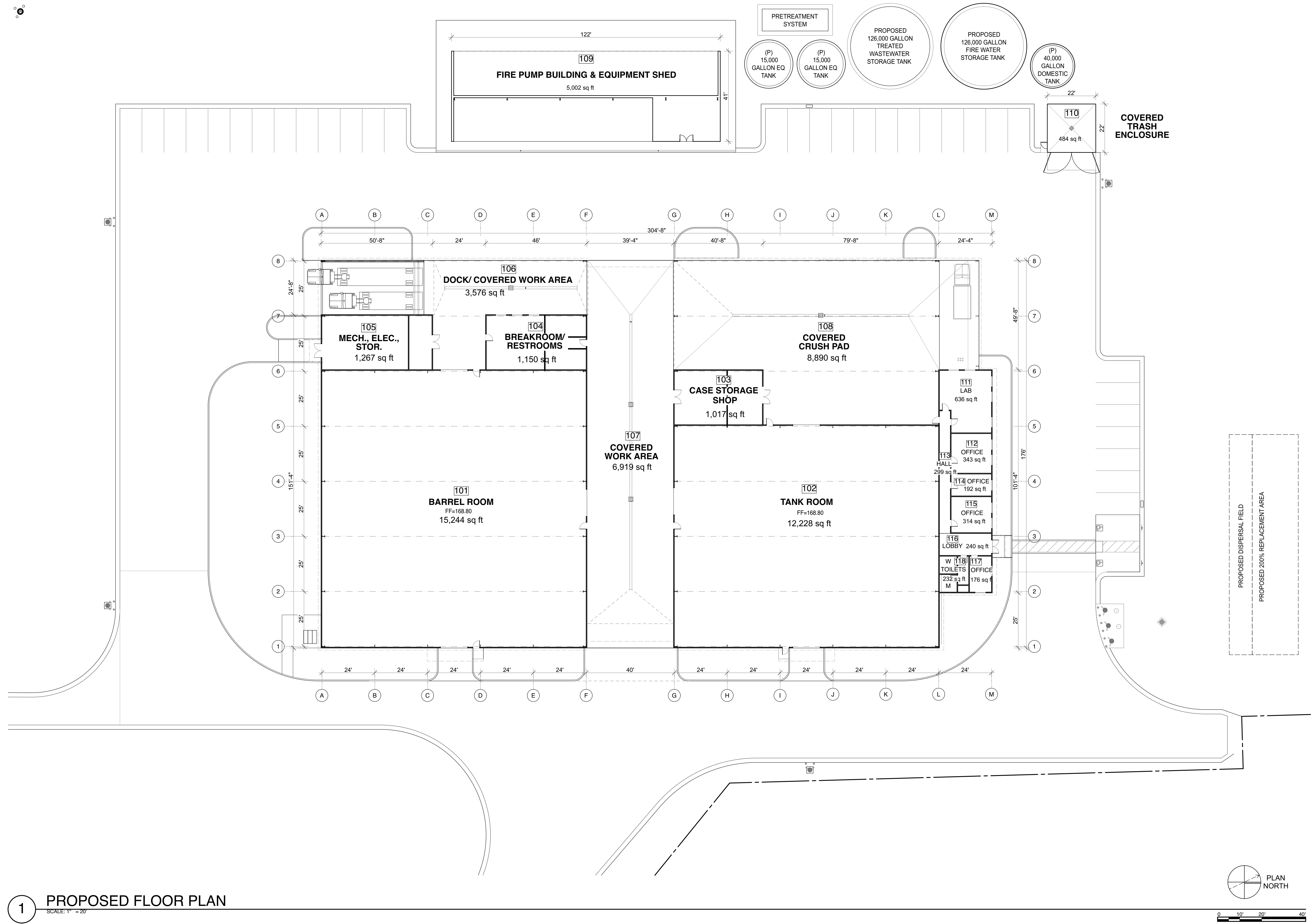
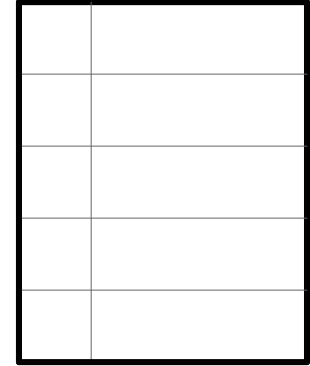
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DS\_plr4/16/24

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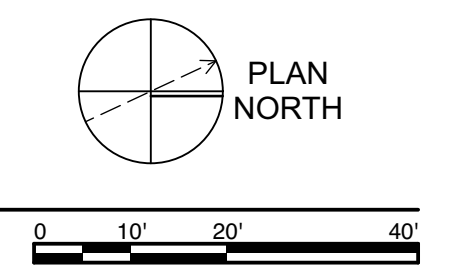


1 PROPOSED ENLARGED SITE PLAN  
SCALE: 1/8" = 1'-0"



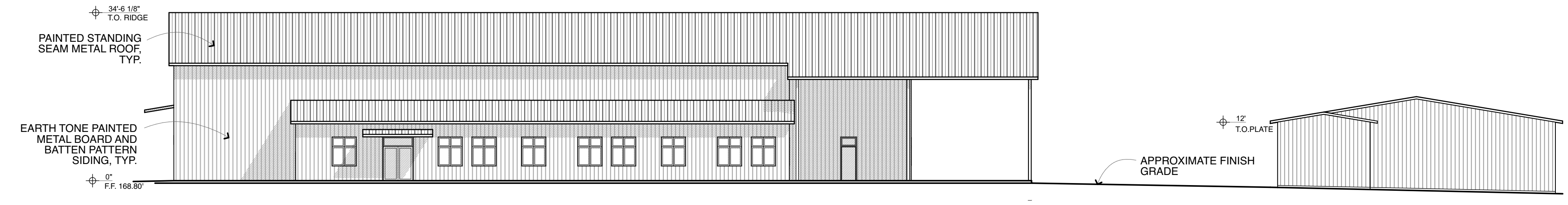


**1 PROPOSED FLOOR PLAN**  
 SCALE: 1" = 20'

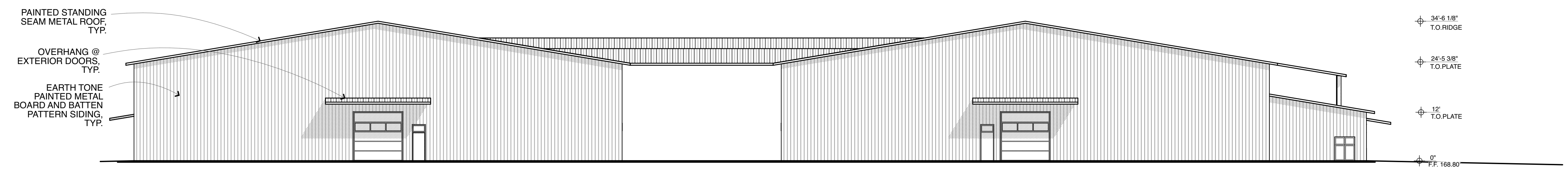


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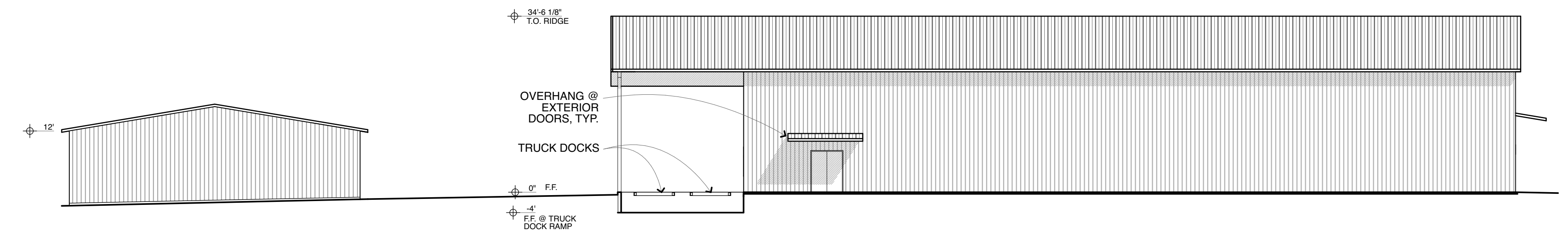
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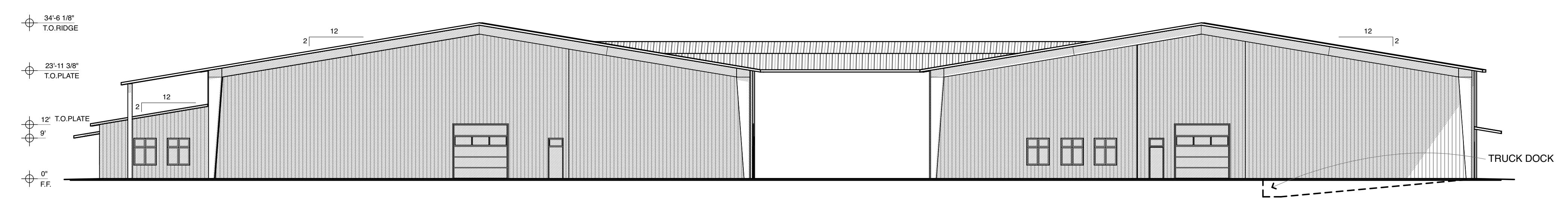
**1 NORTH ELEVATION**  
 SCALE: 1/16" = 1'-0"



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



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



**4 WEST ELEVATION**  
 SCALE: 1/16" = 1'-0"

# BENJAMIN RANCH WINERY

## USE PERMIT DRAWINGS

### BASE FLOOD DATA:

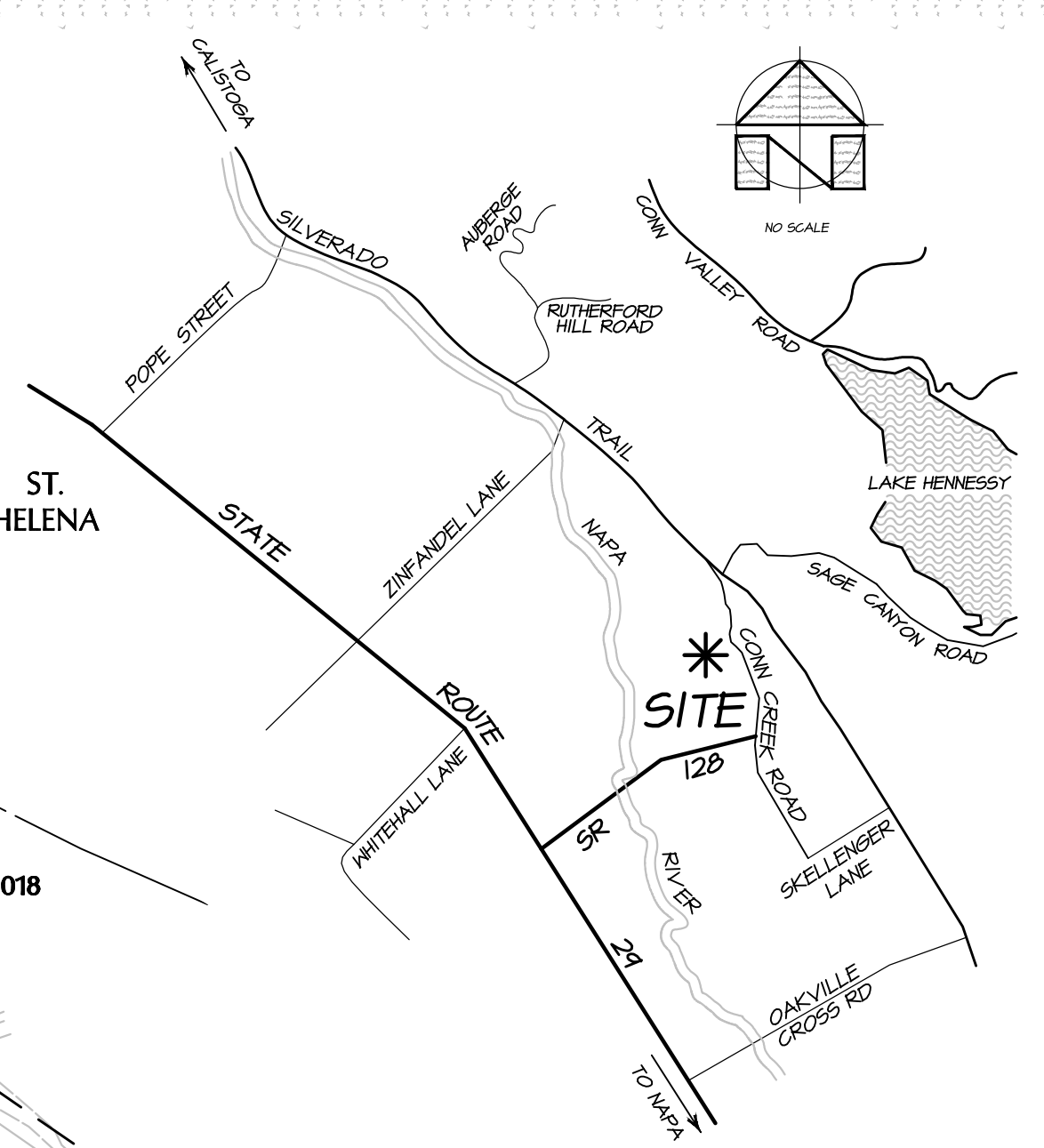
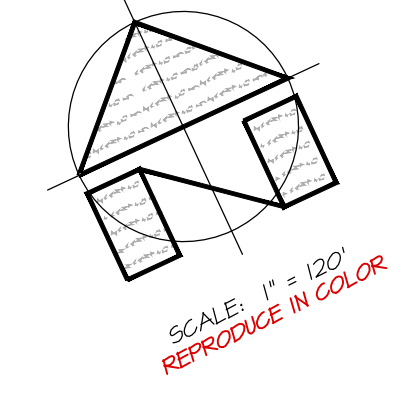
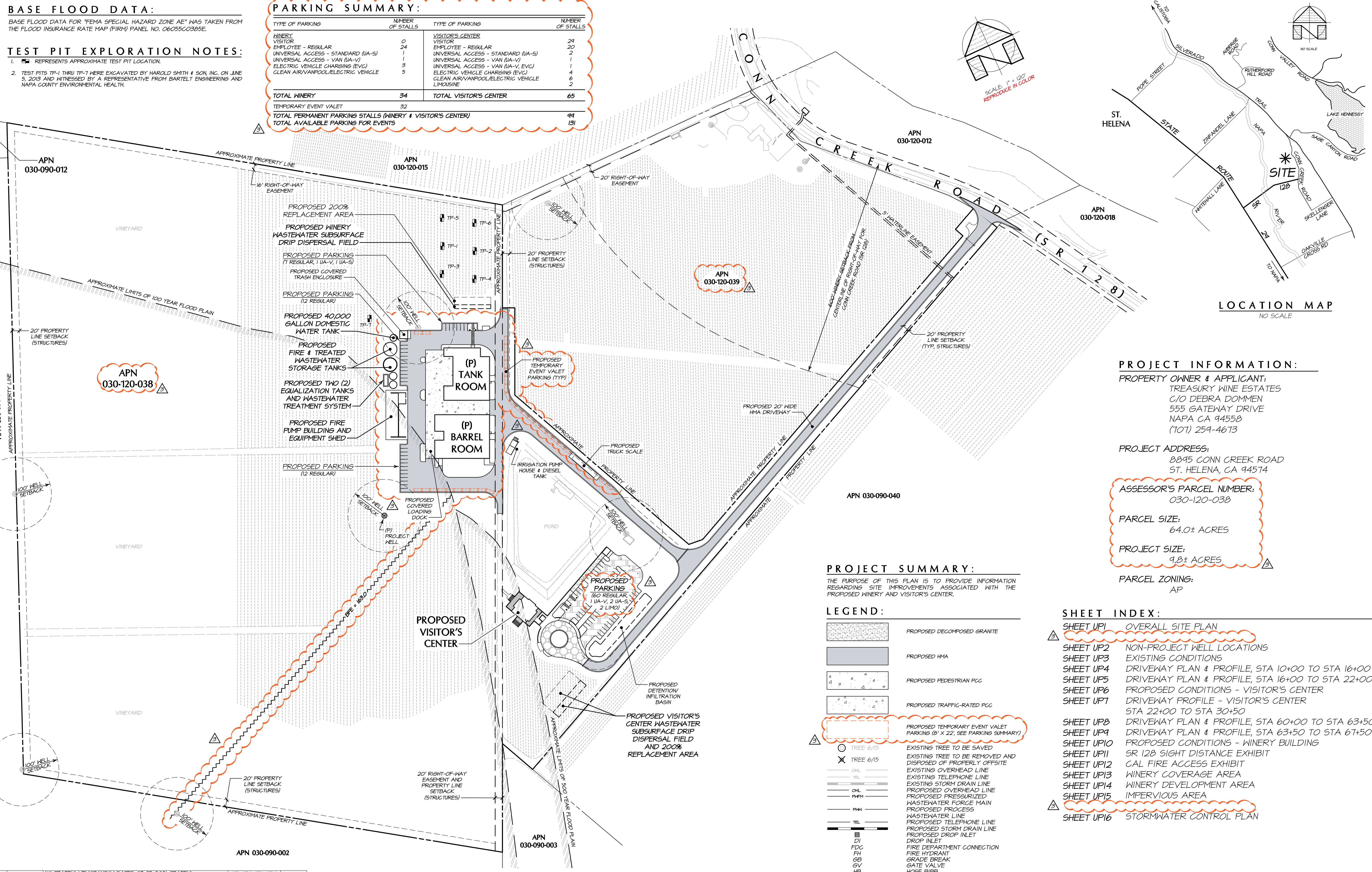
BASE FLOOD DATA FOR "FEMA SPECIAL HAZARD ZONE AE" WAS TAKEN FROM THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 06055C0305E.

### TEST PIT EXPLORATION NOTES:

- REPRESENTS APPROXIMATE TEST PIT LOCATION.
- TEST PITS TP-1 THRU TP-7 WERE EXCAVATED BY HAROLD SMITH & SON, INC. ON JUNE 5, 2013 AND WITNESSED BY A REPRESENTATIVE FROM BARTELT ENGINEERING AND NAPA COUNTY ENVIRONMENTAL HEALTH.

### PARKING SUMMARY:

TYPE OF PARKING	NUMBER OF STALLS	TYPE OF PARKING	NUMBER OF STALLS
WINERY VISITOR	0	VISITOR'S CENTER VISITOR	24
EMPLOYEE - REGULAR	24	EMPLOYEE - REGULAR	20
UNIVERSAL ACCESS - STANDARD (UA-S)	1	UNIVERSAL ACCESS - STANDARD (UA-S)	2
UNIVERSAL ACCESS - VAN (UA-V)	1	UNIVERSAL ACCESS - VAN (UA-V)	1
ELECTRIC VEHICLE CHARGING (EVC)	3	UNIVERSAL ACCESS - VAN (UA-V, EVC)	1
CLEAN AIR/VANPOOL/ELECTRIC VEHICLE	5	ELECTRIC VEHICLE CHARGING (EVC)	4
		CLEAN AIR/VANPOOL/ELECTRIC VEHICLE	6
		LIMOUSINE	2
<b>TOTAL WINERY</b>	<b>34</b>	<b>TOTAL VISITOR'S CENTER</b>	<b>65</b>
TEMPORARY EVENT VALET	32		
<b>TOTAL PERMANENT PARKING STALLS (WINERY &amp; VISITOR'S CENTER)</b>			<b>99</b>
<b>TOTAL AVAILABLE PARKING FOR EVENTS</b>			<b>131</b>



**PROJECT INFORMATION:**

PROPERTY OWNER & APPLICANT:  
 TREASURY WINE ESTATES  
 C/O DEBRA DOMMEN  
 555 GATEWAY DRIVE  
 NAPA CA 94558  
 (707) 259-4673

PROJECT ADDRESS:  
 8845 CONN CREEK ROAD  
 ST. HELENA, CA 94574

ASSESSOR'S PARCEL NUMBER:  
 030-120-038

PARCEL SIZE:  
 64.0± ACRES

PROJECT SIZE:  
 9.8± ACRES

PARCEL ZONING:  
 AP

**PROJECT SUMMARY:**

THE PURPOSE OF THIS PLAN IS TO PROVIDE INFORMATION REGARDING SITE IMPROVEMENTS ASSOCIATED WITH THE PROPOSED WINERY AND VISITOR'S CENTER.

**LEGEND:**

[Symbol]	PROPOSED DECOMPOSED GRANITE
[Symbol]	PROPOSED HMA
[Symbol]	PROPOSED PEDESTRIAN PCC
[Symbol]	PROPOSED TRAFFIC-RATED PCC
[Symbol]	PROPOSED TEMPORARY EVENT VALET PARKING (8' X 22'; SEE PARKING SUMMARY)
[Symbol]	EXISTING TREE TO BE SAVED
[Symbol]	EXISTING TREE TO BE REMOVED AND DISPOSED OF PROPERLY OFFSITE
[Symbol]	EXISTING OVERHEAD LINE
[Symbol]	EXISTING TELEPHONE LINE
[Symbol]	EXISTING STORM DRAIN LINE
[Symbol]	PROPOSED OVERHEAD LINE
[Symbol]	PROPOSED PRESURIZED WASTEWATER FORCE MAIN
[Symbol]	PROPOSED PROCESS WASTEWATER LINE
[Symbol]	PROPOSED TELEPHONE LINE
[Symbol]	PROPOSED STORM DRAIN LINE
[Symbol]	PROPOSED DROP INLET
[Symbol]	DROP INLET
[Symbol]	FIRE DEPARTMENT CONNECTION
[Symbol]	FIRE HYDRANT
[Symbol]	GRADE BREAK
[Symbol]	GATE VALVE
[Symbol]	HOSE BIBB
[Symbol]	LANDSCAPE PLANTER
[Symbol]	POST INDICATOR VALVE
[Symbol]	PROCESS WASTE CLEANOUT
[Symbol]	STORM DRAIN MANHOLE STATION

**SHEET INDEX:**

[Symbol]	SHEET UP1	OVERALL SITE PLAN
[Symbol]	SHEET UP2	NON-PROJECT WELL LOCATIONS
[Symbol]	SHEET UP3	EXISTING CONDITIONS
[Symbol]	SHEET UP4	DRIVEWAY PLAN & PROFILE, STA 10+00 TO STA 16+00
[Symbol]	SHEET UP5	DRIVEWAY PLAN & PROFILE, STA 16+00 TO STA 22+00
[Symbol]	SHEET UP6	PROPOSED CONDITIONS - VISITOR'S CENTER
[Symbol]	SHEET UP7	DRIVEWAY PROFILE - VISITOR'S CENTER STA 22+00 TO STA 30+50
[Symbol]	SHEET UP8	DRIVEWAY PLAN & PROFILE, STA 60+00 TO STA 63+50
[Symbol]	SHEET UP9	DRIVEWAY PLAN & PROFILE, STA 63+50 TO STA 67+50
[Symbol]	SHEET UP10	PROPOSED CONDITIONS - WINERY BUILDING
[Symbol]	SHEET UP11	SR 128 SIGHT DISTANCE EXHIBIT
[Symbol]	SHEET UP12	CAL FIRE ACCESS EXHIBIT
[Symbol]	SHEET UP13	WINERY COVERAGE AREA
[Symbol]	SHEET UP14	WINERY DEVELOPMENT AREA
[Symbol]	SHEET UP15	IMPERVIOUS AREA
[Symbol]	SHEET UP16	STORMWATER CONTROL PLAN

### OVERALL SITE PLAN

SCALE: 1" = 120'

NO.	DATE	DESCRIPTION	SHEETS	BY
1	03-31-2024	NO TRAFFIC MEMORANDUM DATED 03-25-2021, TRAFFIC IMPACT STUDY DATED 11-10-2020, AND SITE UPDATES	UP1, UP1, UP1, UP4, UP11 & UP16	KNK/KCP
2	10-24-2020	NAPA COUNTY SECOND PLAN REVIEW COMMENTS, DATED 09-24-2020	UP1, UP4, UP11, UP14, & UP17 - UP19	KNK
3	07-09-2018	NAPA COUNTY FIRST PLAN REVIEW COMMENTS, DATED 03-26-2018	UP1 & UP10	KNK

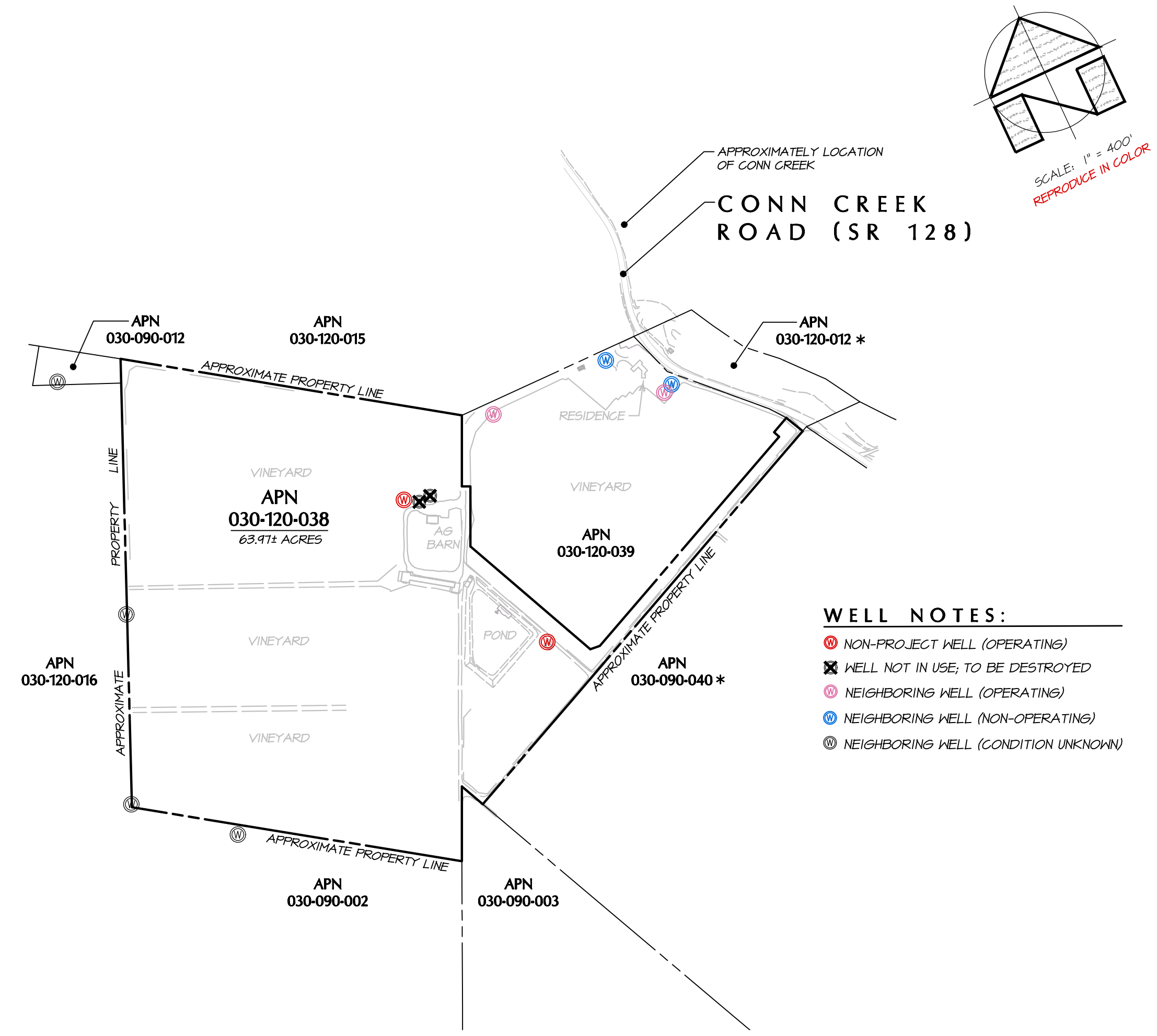
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DATE: FEBRUARY 2018  
 JOB NO: 12-17  
 SHEET NO: UP1  
 OF 16

BENJAMIN RANCH WINERY  
 OVERALL SITE PLAN  
 CALIFORNIA  
 NAPA COUNTY

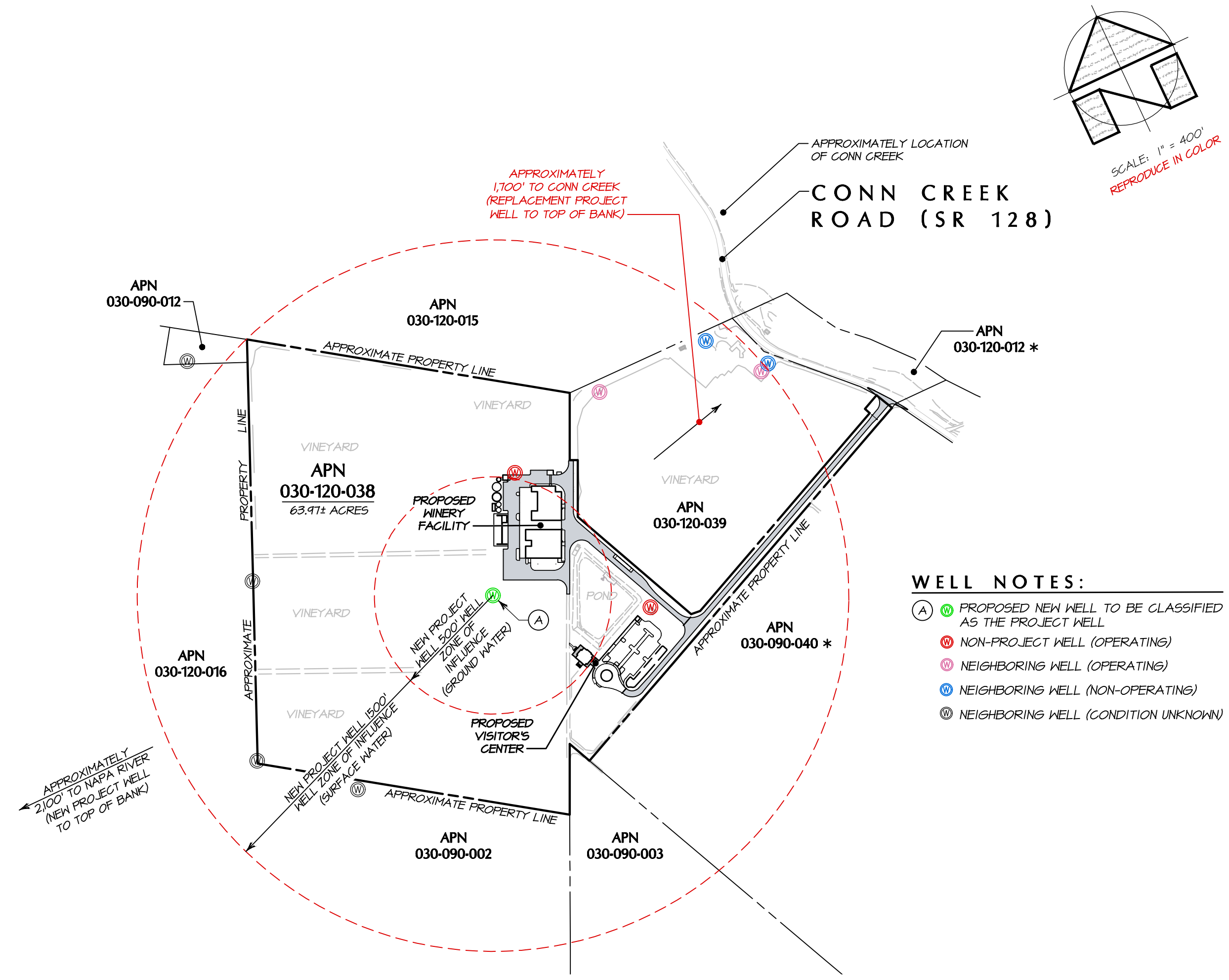
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- WELL NOTES:**
- NON-PROJECT WELL (OPERATING)
  - WELL NOT IN USE, TO BE DESTROYED
  - NEIGHBORING WELL (OPERATING)
  - NEIGHBORING WELL (NON-OPERATING)
  - NEIGHBORING WELL (CONDITION UNKNOWN)

**EXISTING CONDITIONS  
NON-PROJECT WELL & NATURAL  
SPRING LOCATION EXHIBIT**  
SCALE: 1" = 400'

- NOTES:**
- \* NO RECORDED WELL INFORMATION FOUND FOR THIS PARCEL.
  - 1. WELL LOCATIONS ARE APPROXIMATE AND ARE BASED ON DATA OBTAINED FROM NAPA COUNTY ENVIRONMENTAL HEALTH DIVISION RECORDS AND/OR SURVEY DATA. WELL LOCATIONS SHOULD BE FIELD VERIFIED.
  - 2. REFER TO ALTANSPS LAND TITLE SURVEY PREPARED BY ALBION SURVEYS, DATED JUNE 16, 2021.



- WELL NOTES:**
- PROPOSED NEW WELL TO BE CLASSIFIED AS THE PROJECT WELL
  - NON-PROJECT WELL (OPERATING)
  - NEIGHBORING WELL (OPERATING)
  - NEIGHBORING WELL (NON-OPERATING)
  - NEIGHBORING WELL (CONDITION UNKNOWN)

**PROPOSED CONDITIONS  
NON-PROJECT WELL & NATURAL  
SPRING LOCATION EXHIBIT**  
SCALE: 1" = 400'

- NOTES:**
- \* NO RECORDED WELL INFORMATION FOUND FOR THIS PARCEL.
  - 1. WELL LOCATIONS ARE APPROXIMATE AND ARE BASED ON DATA OBTAINED FROM NAPA COUNTY ENVIRONMENTAL HEALTH DIVISION RECORDS AND/OR SURVEY DATA. WELL LOCATIONS SHOULD BE FIELD VERIFIED.
  - 2. THE SUBJECT PARCEL IS WITHIN THE NAPA VALLEY FLOOR GROUNDWATER SUB-AREA.

NO.	DATE	DESCRIPTION	BY
△	03-31-2024	NO TRAFFIC MEMORANDUM DATED 03-25-2021, TRAFFIC IMPACT STUDY DATED 11-10-2020, AND SITE UPDATES	KNK/KP
△	10-24-2020	NO SECOND PLAN REVIEW COMMENTS DATED 09-24-2020	KNK
△	07-09-2018	NO CHANGE TO THIS SHEET	KNK

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**BENJAMIN RANCH WINERY  
WELL LOCATION EXHIBIT**  
NAPA COUNTY  
CALIFORNIA

DATE: FEBRUARY 2018

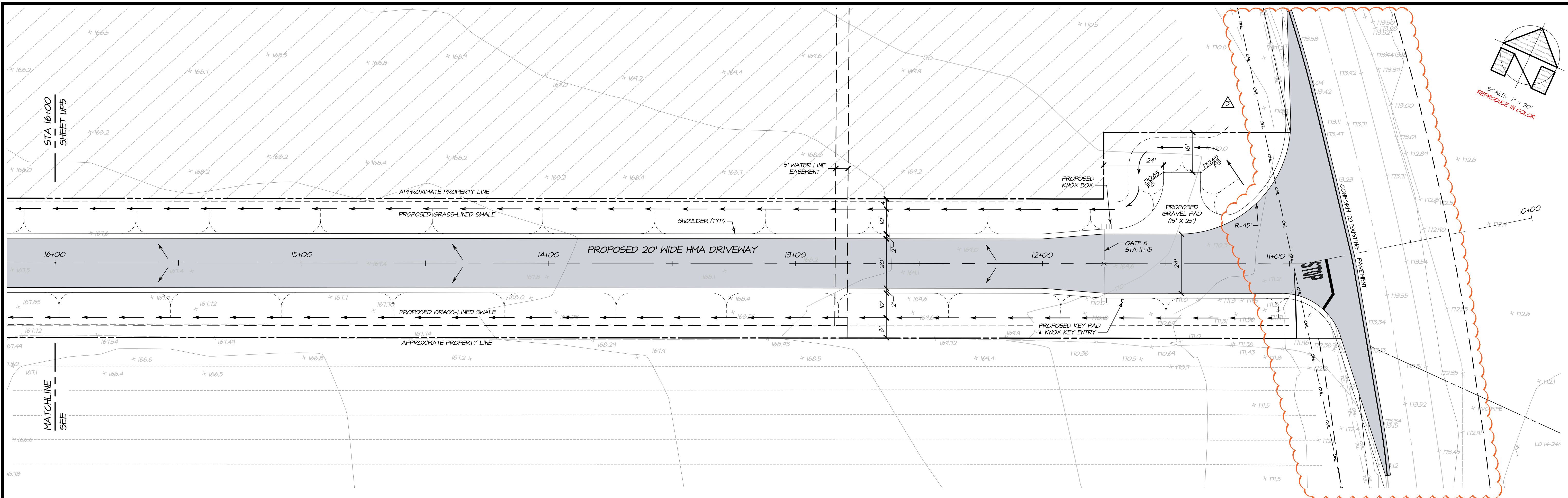
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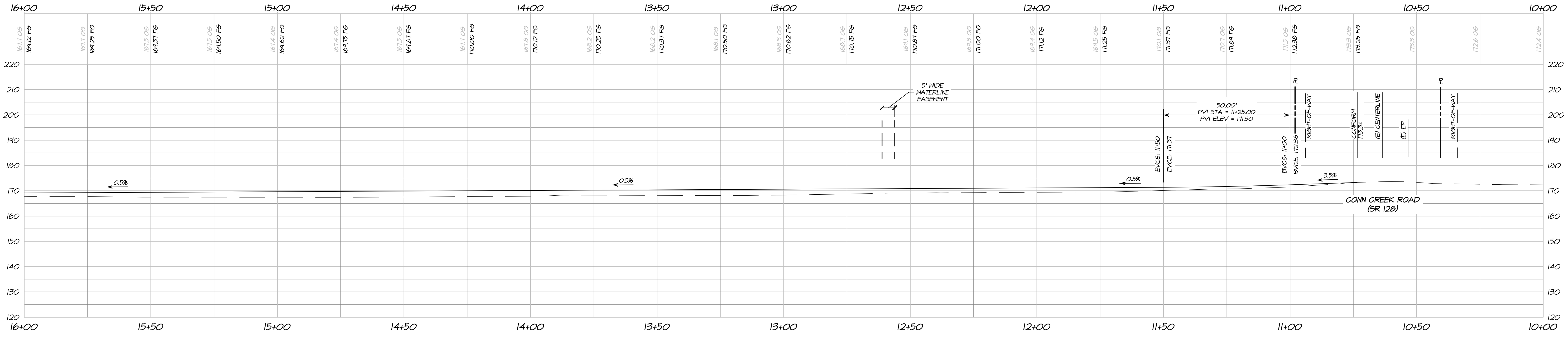
**UP2**  
OF 16







**DRIVEWAY PLAN**  
**STA 10+00 TO STA 16+00**  
 SCALE: 1" = 20'



**DRIVEWAY PROFILE**  
**STA 10+00 TO STA 16+00**  
 HORIZONTAL SCALE: 1" = 20'  
 VERTICAL SCALE: 1" = 20'

NO.	DATE	DESCRIPTION	BY
1	03-31-2024	NO TRAFFIC MEMORANDUM DATED 03-25-2021, TRAFFIC IMPACT STUDY DATED 11-10-2020, AND SITE UPDATES	KNK/KP
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3	07-09-2018	NO CHANGE TO THIS SHEET	KNK

SCALE: 1" = 20'  
 REFERENCE IN COLOR

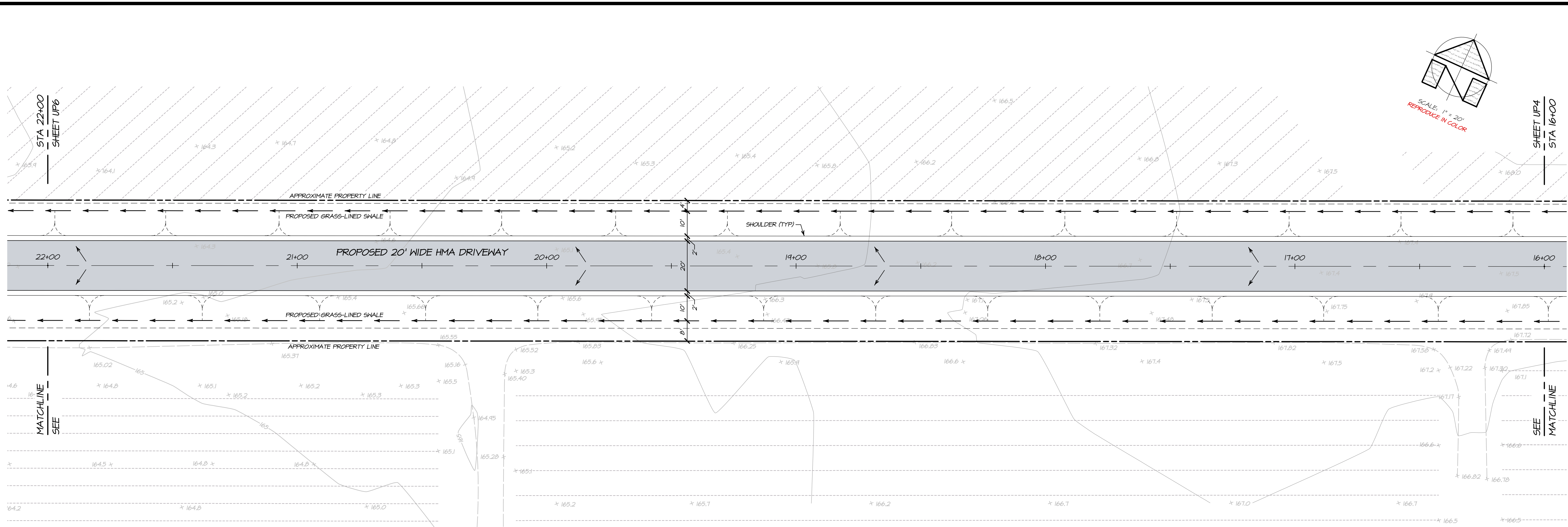
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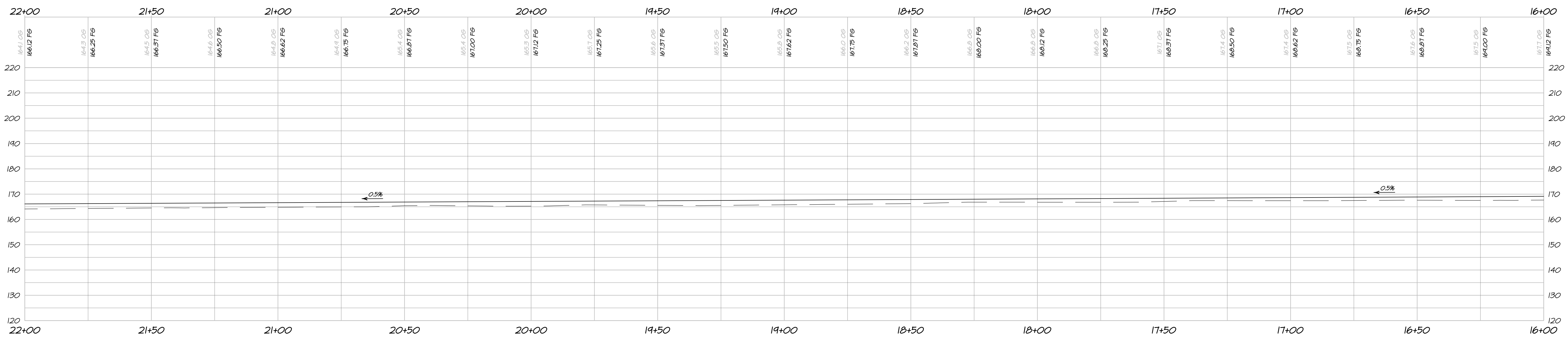
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 DRN: KNK / KP  
 CHKD: PNB

**BENJAMIN RANCH WINERY**  
**DRIVEWAY PLAN & PROFILE**  
 NAPA COUNTY STA 10+00 TO STA 16+00 CALIFORNIA

4/10/2024 - 3:36 PM: 16116p\_51LAND PROJECT1510001-20010712011P: P:\NRY\ACAD\PLANS\1217\UP.DWG: 1P4-UP: 10:00 TO 16+00: ARCH: FULL BLEED D (36.00 X 24.00 INCHES): 1" = 1": PLOTTED @ BARTELT ENGINEERING: 101-258-1301



**DRIVEWAY PLAN**  
STA 16+00 TO STA 22+00  
SCALE: 1" = 20'



**DRIVEWAY PROFILE**  
STA 16+00 TO STA 22+00  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 20'

NO.	DATE	DESCRIPTION	BY
1	03-31-2024	NO CHANGE TO THIS SHEET	KNK/KP
2	10-24-2020	NO CHANGE TO THIS SHEET	KNK
3	07-04-2018	NO CHANGE TO THIS SHEET	KNK

4/10/2024 - 3:38 PM, 161196, 5-LAND PROJECTS\0007-000\UT\007-UP, PART\ACAD\PLANS\UP\UP.DWG, UPS-PP, 16+00 TO 22+00, ARCH PULL BLEED D (8K,00 X 24,00 INCHES), 1" = 1', PLOTTED @ BARTLETT ENGINEERING, 707-258-1301

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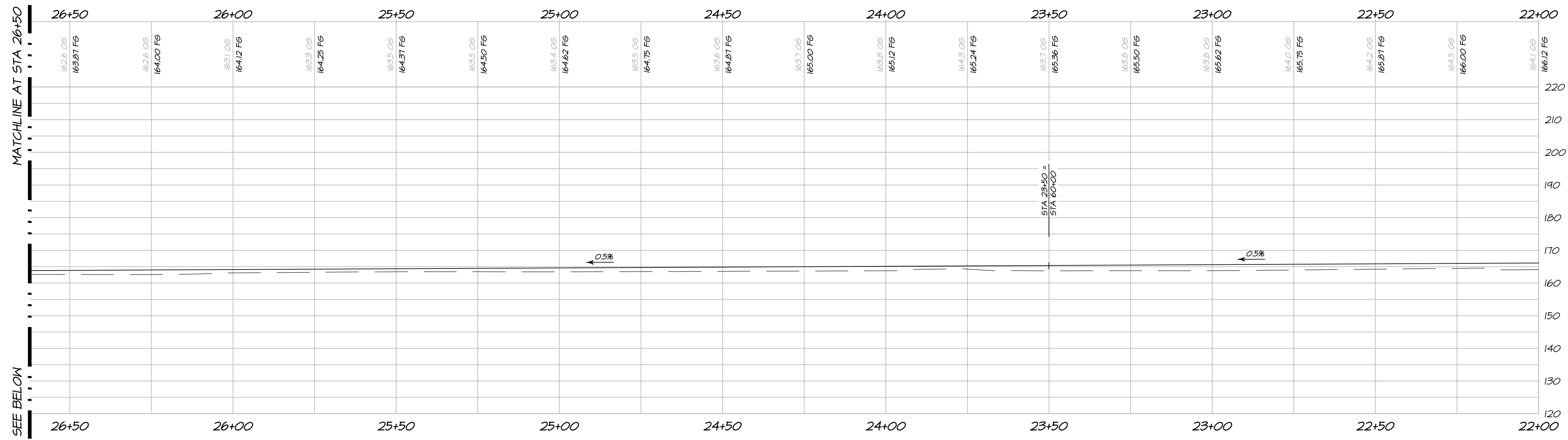
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DRAWN: KNK / KP  
CHECKED: PNB

**BENJAMIN RANCH WINERY**  
**DRIVEWAY PLAN & PROFILE**  
NAPA COUNTY STA 16+00 TO STA 22+00 CALIFORNIA

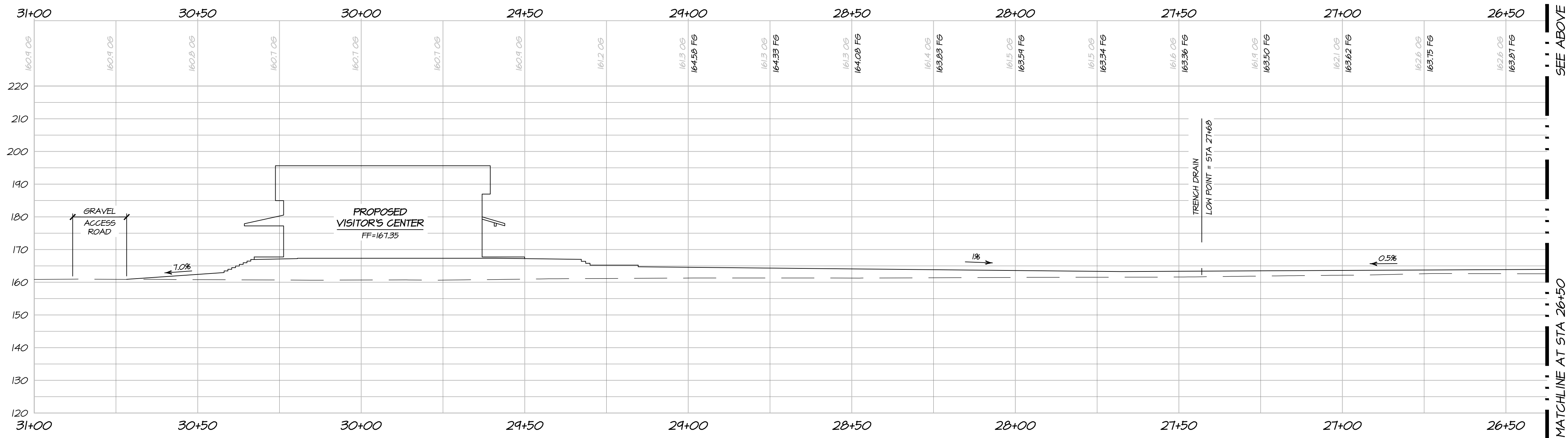
DATE: FEBRUARY 2018  
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SHEET NO:  
**UP5**  
OF 16





DRIVEWAY PROFILE - VISITOR'S CENTER  
STA 22+00 TO STA 26+50

HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 20'



DRIVEWAY PROFILE - VISITOR'S CENTER  
STA 26+50 TO STA 30+50

HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 20'

NO.	DATE	DESCRIPTION	BY
1	05-05-2021	NO CHANGE TO THIS SHEET	KNK
2	10-24-2020	NO CHANGE TO THIS SHEET	KNK
3	01-04-2018	NO CHANGE TO THIS SHEET	KNK

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STATE OF CALIFORNIA  
COUNTY OF NAPA  
I, \_\_\_\_\_, a duly Licensed Professional Engineer, State of California, License No. \_\_\_\_\_, do hereby certify that the above is a true and correct copy of the original as shown to me by the submitter thereof, and that the same has been compared with the original and found to be a true and correct copy of the original.

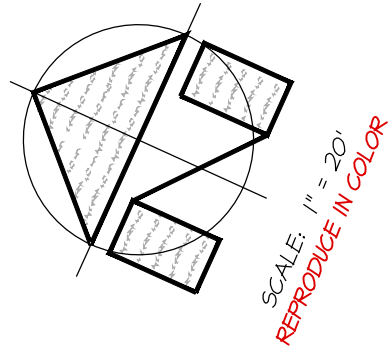
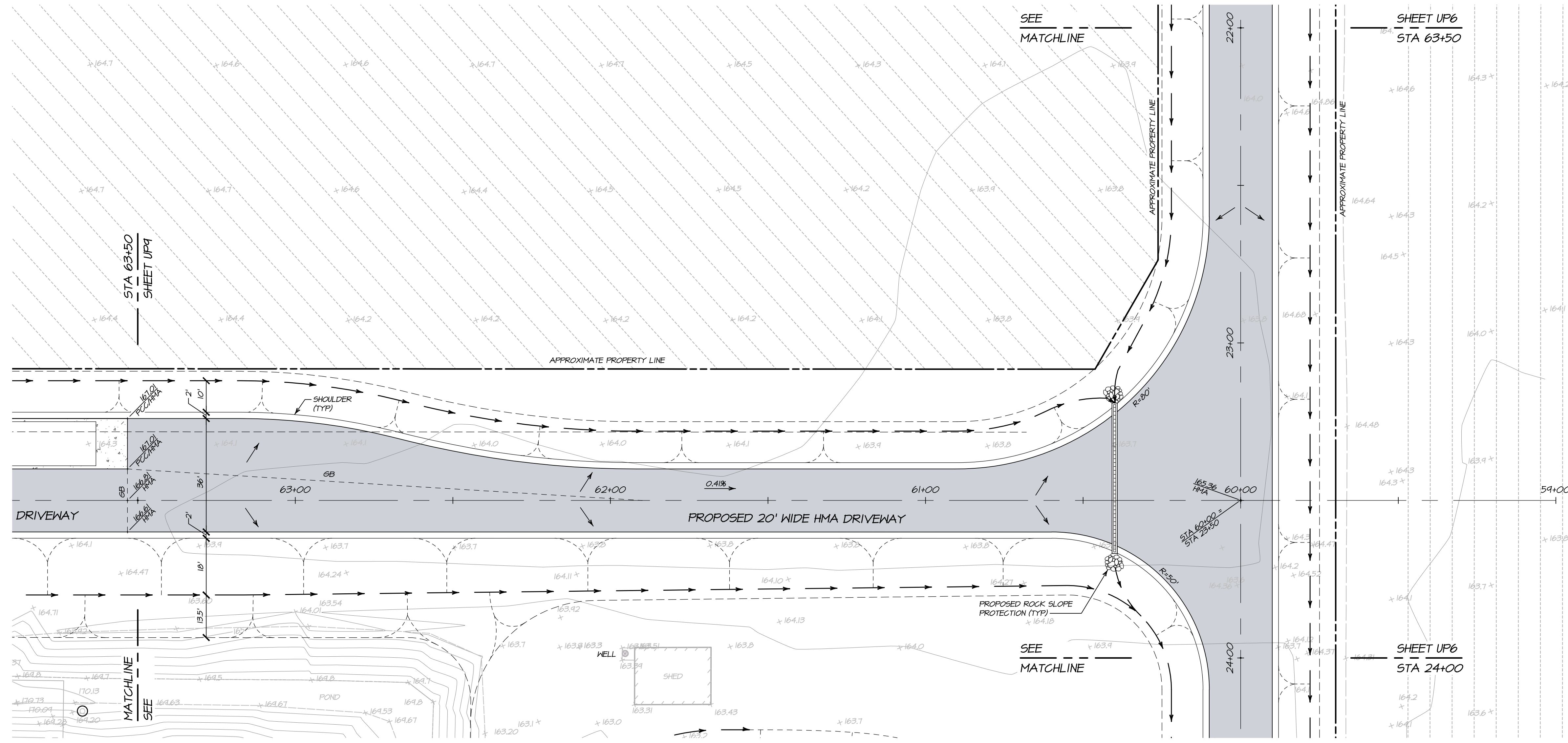
BENJAMIN RANCH WINERY  
DRIVEWAY PROFILE - VISITOR'S CENTER  
NAPA COUNTY STA 22+00 TO STA 30+50 CALIFORNIA

DATE: FEBRUARY 2018

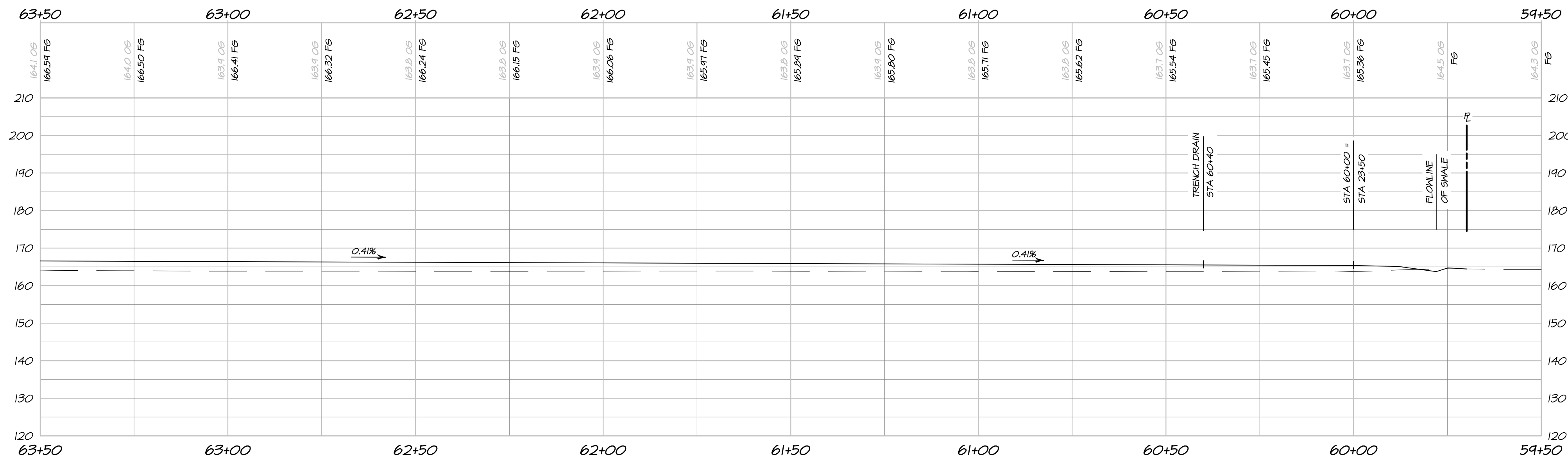
JOB NO: 12-17

SHEET NO: UP7

OF 16



**DRIVEWAY PLAN**  
**STA 60+00 TO STA 63+50**  
SCALE: 1" = 20'



**DRIVEWAY PROFILE**  
**STA 60+00 TO STA 63+50**

HORIZONTAL SCALE: 1" = 20'  
 VERTICAL SCALE: 1" = 20'

NO.	DATE	DESCRIPTION	BY
△	03-31-2024	NO CHANGE TO THIS SHEET	KNK/KP
△	10-29-2020	NO CHANGE TO THIS SHEET	KNK
△	07-04-2018	NO CHANGE TO THIS SHEET	KNK

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DRN:	KNK / KP
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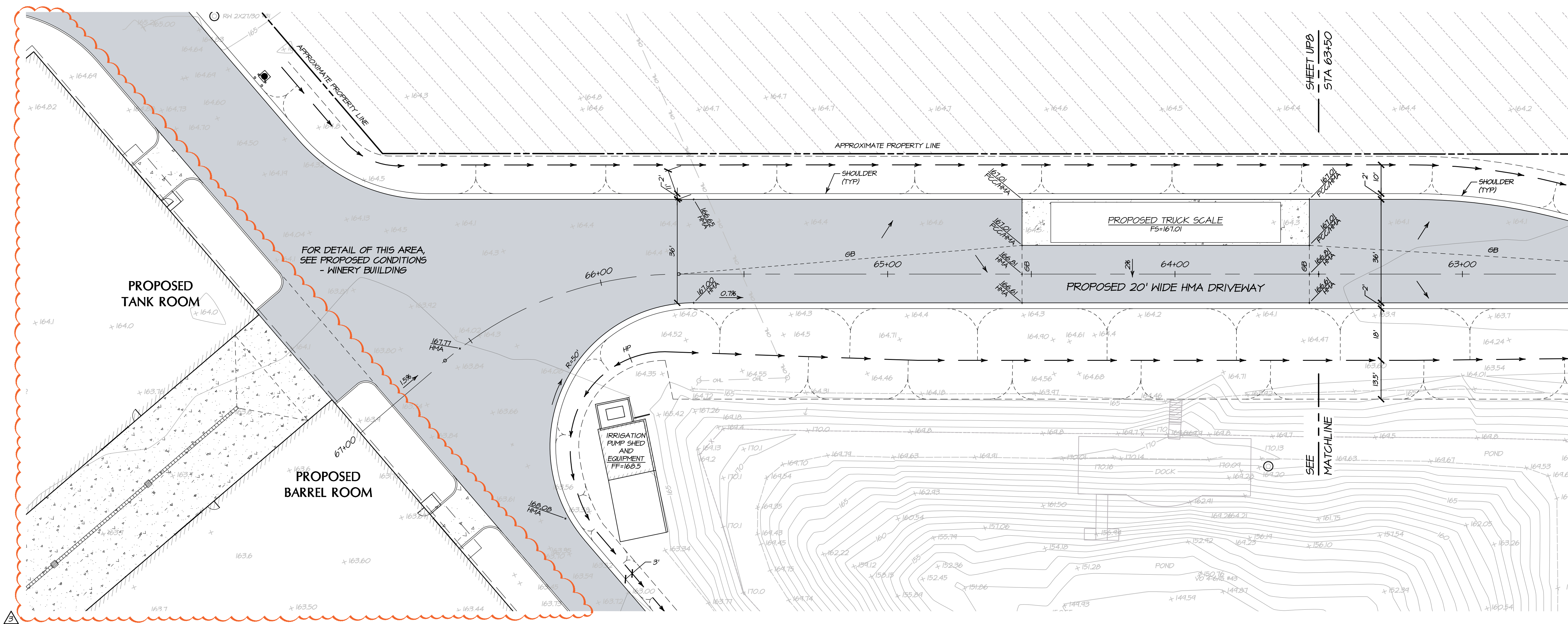
**BENJAMIN RANCH WINERY**  
**DRIVEWAY PLAN & PROFILE**  
 NAPA COUNTY STA 60+00 TO STA 63+50 CALIFORNIA

DATE: FEBRUARY 2018

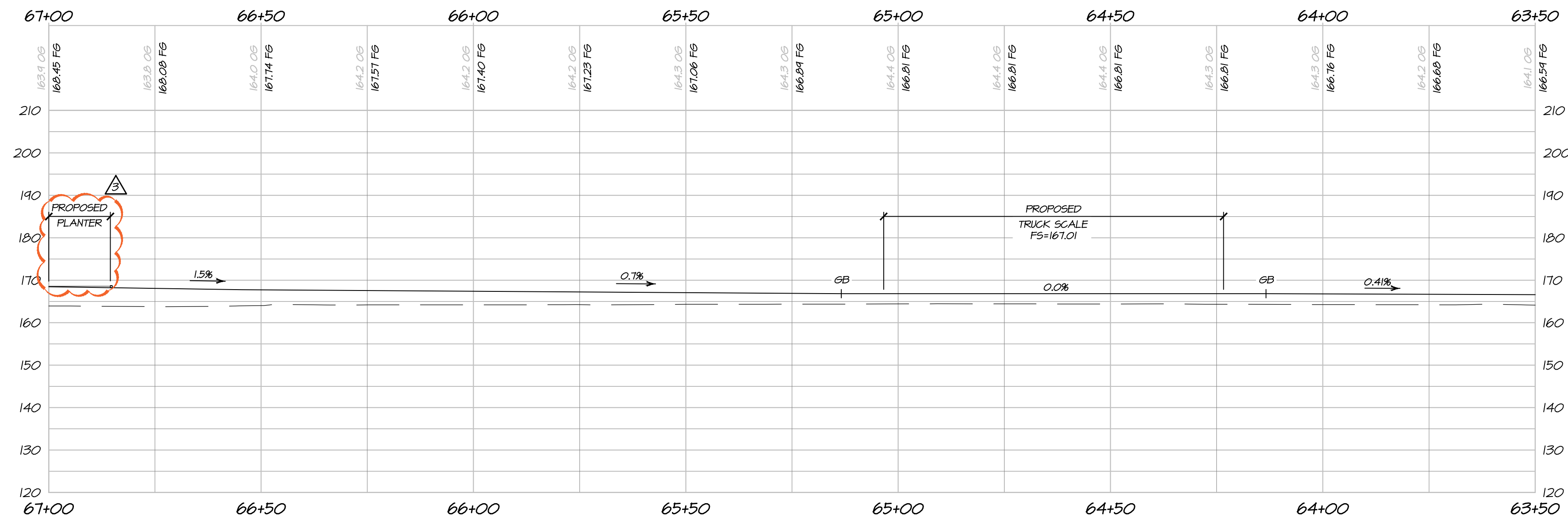
JOB NO: 12-17

SHEET NO: UP8

OF 16



DRIVEWAY PLAN  
 STA 63+50 TO STA 67+50  
 SCALE: 1" = 20'



DRIVEWAY PROFILE  
 STA 63+50 TO STA 67+50  
 HORIZONTAL SCALE: 1" = 20'  
 VERTICAL SCALE: 1" = 20'

NO.	DATE	DESCRIPTION	BY
1	03-31-2024	NO TRAFFIC MEMORANDUM DATED 03-25-2021, TRAFFIC IMPACT STUDY DATED 11-10-2020, AND SITE UPDATES	KNK/KP
2	10-29-2020	NO CHANGE TO THIS SHEET	KNK
3	07-04-2018	NO CHANGE TO THIS SHEET	KNK

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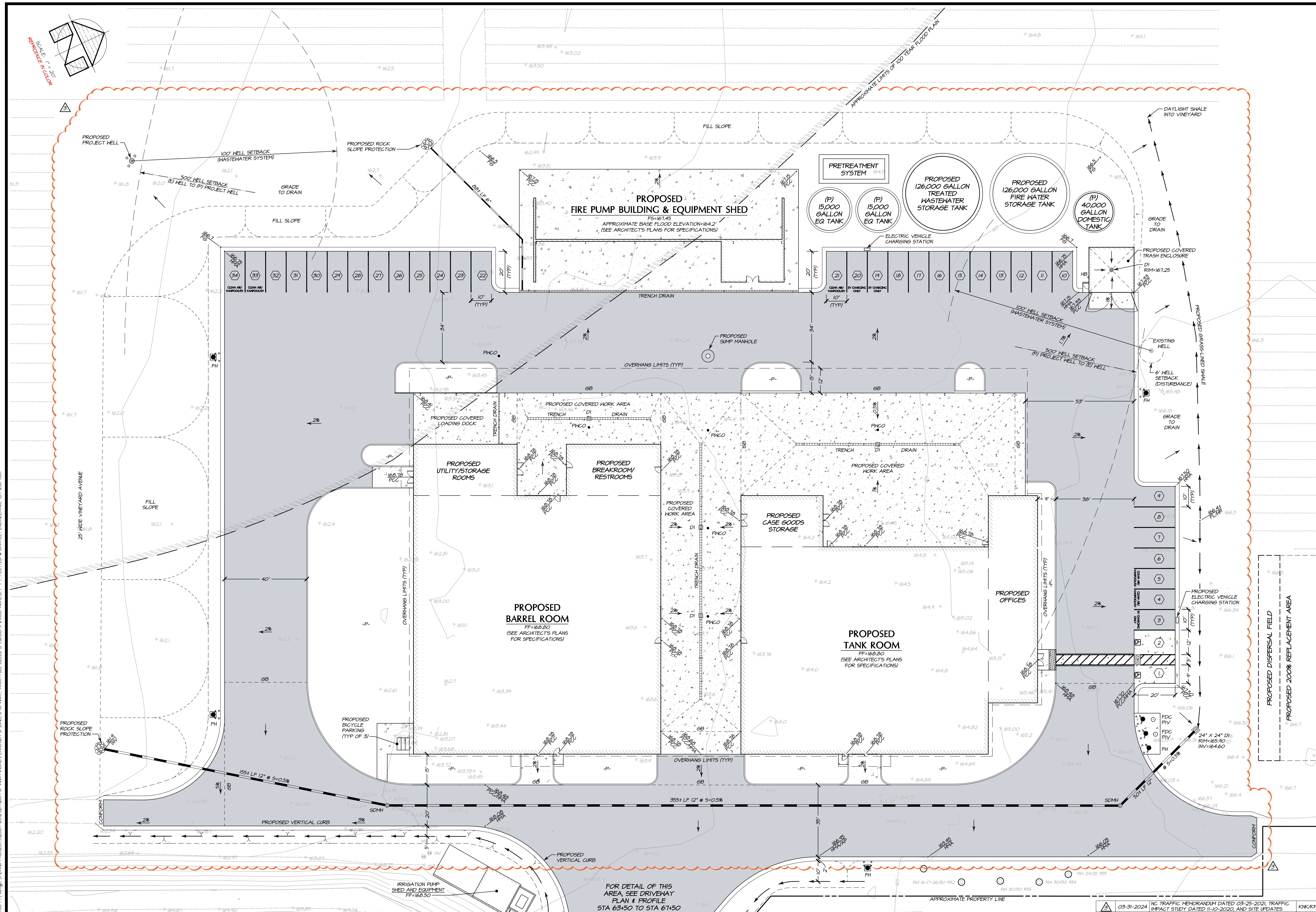
DESIGNER: RP  
 DRAWN: KWK / KP  
 CHECKED: PWB

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BENJAMIN RANCH WINERY  
 DRIVEWAY PLAN & PROFILE  
 NAPA COUNTY STA 63+50 TO STA 67+50 CALIFORNIA

DATE: FEBRUARY 2018  
 JOB NO.: 12-17  
 SHEET NO.: UP9  
 OF 16

4/10/2024 - 3:31 PM kelloggs\_5.LAND PROJECTS\2024\007\2024\07\001\IF PART\ACAD\PLANS\1217\JEDWAG\_VRT.PPP 63+50 TO 67+50, ARCH PALL BLEED D (36.00 X 24.00 INCHES), 1" = 1" PLOTTED @ BARTELT ENGINEERING, 707-258-1301



PROPOSED CONDITIONS - WINERY BUILDING

SCALE: 1" = 20'

FOR DETAIL OF THIS AREA, SEE DRIVEWAY PLAN & PROFILE STA 63+50 TO STA 67+50

4/20/2024 - 3:30 PM, S:\LAND PROJECTS\2020\2024\UP10\101\101.DWG, S:\LAND PROJECTS\2020\2024\UP10\101\101.PLOT, ARCH FILL BLEED D (36,00 X 24,00 INCHES), 1" = 1", PLOTTED BY BARTLETT ENGINEERS, 707-258-1301

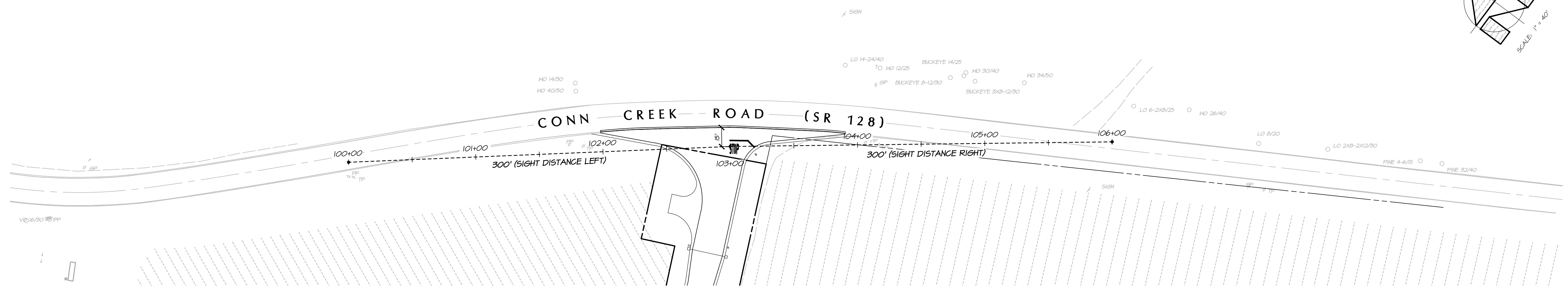
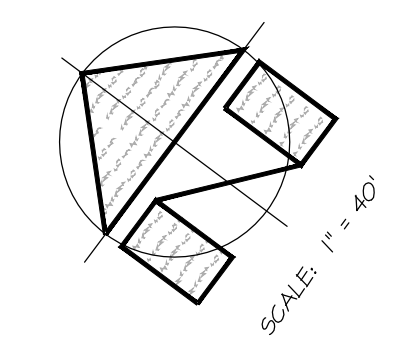
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BENJAMIN RANCH WINERY  
PROPOSED CONDITIONS - WINERY BUILDING  
NAPA COUNTY  
CALIFORNIA

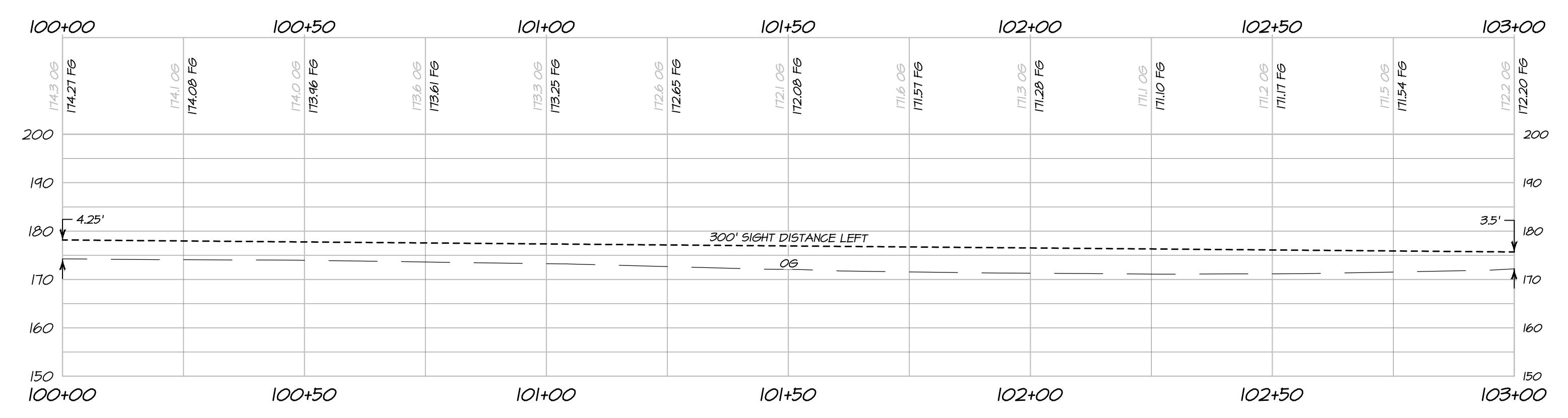
DATE:	FEBRUARY 2018
JOB NO.:	12-17
SHEET NO.:	UP10 OF 16

NO.	DATE	DESCRIPTION	BY
1	03-31-2024	NO TRAFFIC MEMORANDUM DATED 03-25-2021, TRAFFIC IMPACT STUDY DATED 11-10-2020, AND SITE UPDATES	KNK/KFP
2	10-24-2020	NO SECOND PLAN REVIEW COMMENTS, DATED 04-24-2020	KNK
3	07-04-2018	NO FIRST PLAN REVIEW COMMENTS, DATED 03-26-2018	KNK

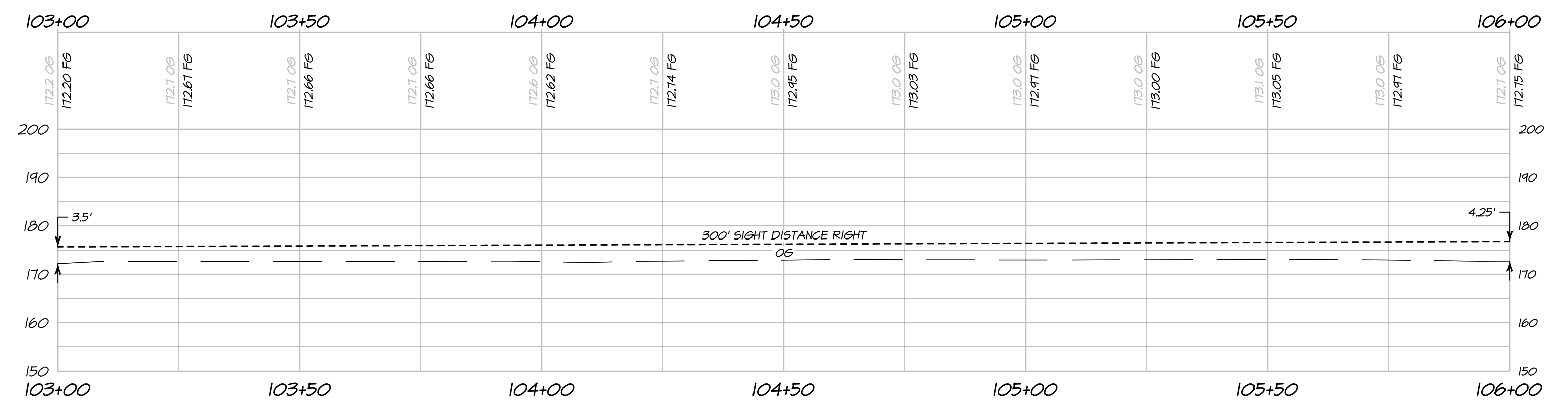
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**CONN CREEK ROAD (SR 128)  
SIGHT DISTANCE EXHIBIT**  
SCALE: 1" = 40'



**SIGHT DISTANCE LEFT  
STA 100+00 TO STA 103+00**  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 20'



**SIGHT DISTANCE RIGHT  
STA 103+00 TO STA 106+00**  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 20'

- LEGEND:**
- TREE 6/5      EXISTING TREE
  - EXISTING VINE ROW
  - ◇ EXISTING POWER POLE & TELEPHONE POLE

**NOTES:**  
SIGHT DISTANCE MEETS CATRANS HIGHWAY DESIGN MANUAL SECTION 405.1 (2)(C) FOR PRIVATE ROAD INTERSECTIONS USING A DESIGN SPEED OF 45 MPH PER TABLE 201.1 SIGHT DISTANCE STANDARDS.

NO.	DATE	DESCRIPTION	BY
△	03-31-2024	NO CHANGE TO THIS SHEET	KNK/KP
△	10-29-2020	NO CHANGE TO THIS SHEET	KNK
△	07-04-2018	NO CHANGE TO THIS SHEET	KNK

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DES: RP  
DRN: KMK / KP  
CHKD: PNB

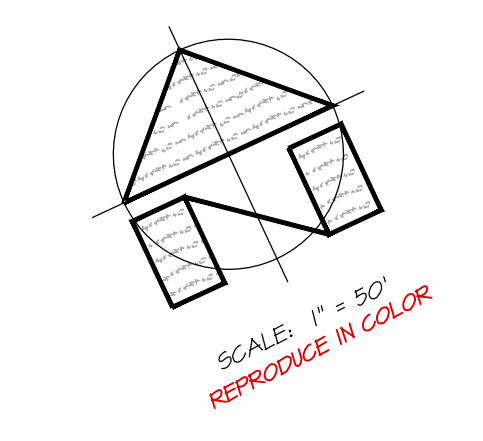
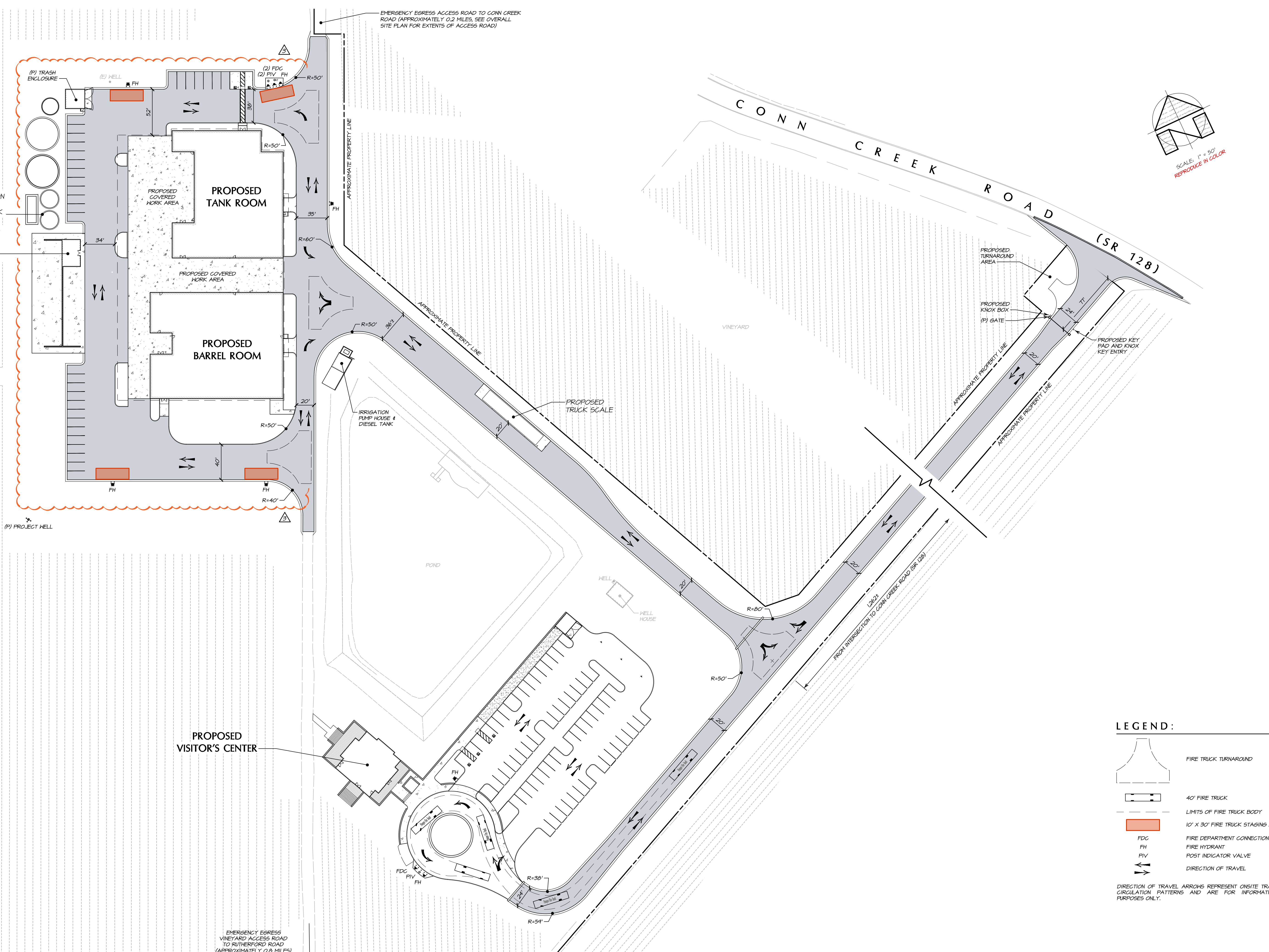
**BENJAMIN RANCH WINERY**  
**SR 128 SIGHT DISTANCE EXHIBIT**  
NAPA COUNTY  
CALIFORNIA

DATE: FEBRUARY 2018  
JOB NO: 12-17  
SHEET NO:  
**UP11**  
OF 16

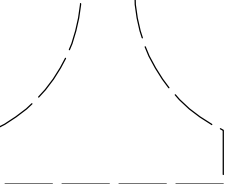
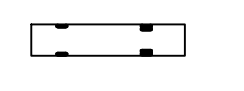






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4/10/2024 - 3:28 PM, W:\P\B, S:\LAND PROJECTS\2007-2024\2121\2121\IP\BARTLETT\PLANS\UP12\FIRE EXHIBIT.ARC4 FILE BLEED D (86.00 X 24.00 INCHES), 1" = 1', PLOTTED # BARTLETT ENGINEERING, 707-258-1301






**LEGEND:**

-  FIRE TRUCK TURNAROUND
-  40' FIRE TRUCK
-  LIMITS OF FIRE TRUCK BODY
-  10' X 30' FIRE TRUCK STAGING AREA
-  FIRE DEPARTMENT CONNECTION
-  FIRE HYDRANT
-  POST INDICATOR VALVE
-  DIRECTION OF TRAVEL

DIRECTION OF TRAVEL ARROWS REPRESENT ONSITE TRAFFIC CIRCULATION PATTERNS AND ARE FOR INFORMATIONAL PURPOSES ONLY.

EMERGENCY EGRESS VINEYARD ACCESS ROAD TO RUTHERFORD ROAD (APPROXIMATELY 0.2 MILES)

**CAL FIRE ACCESS EXHIBIT**  
SCALE: 1" = 50'

	03-31-2024	NO TRAFFIC MEMORANDUM DATED 03-25-2021, TRAFFIC IMPACT STUDY DATED 11-10-2020, AND SITE UPDATES	KNK/KP
	10-24-2020	NO SECOND PLAN REVIEW COMMENTS, DATED 04-24-2020	KNK
	07-04-2018	NO CHANGE TO THIS SHEET	KNK
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DESIGNER: KMK  
DRAWN BY: KMK/KP  
CHECKED BY: PNB

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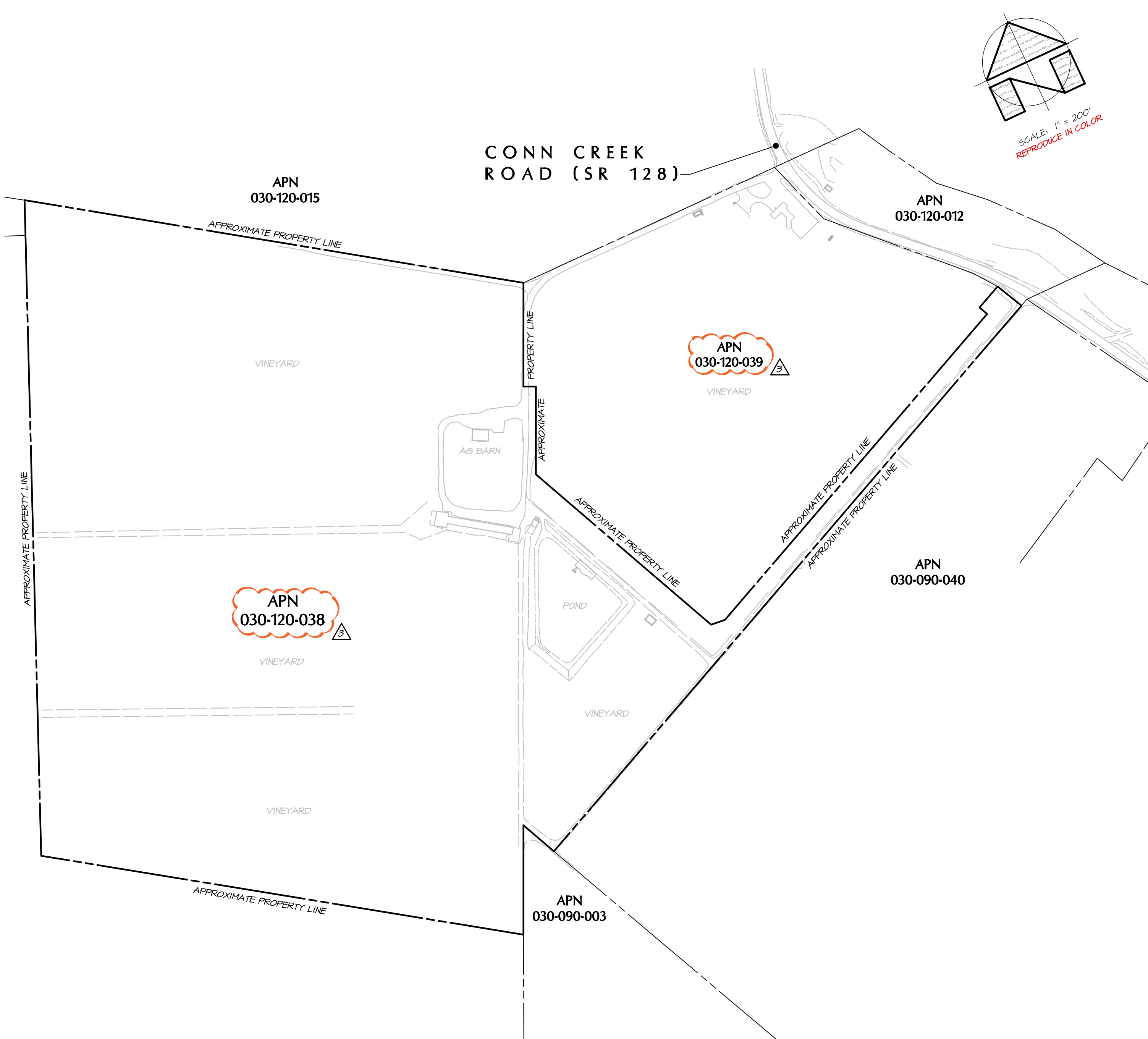
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**BENJAMIN RANCH WINERY**  
**CAL FIRE ACCESS EXHIBIT**  
NAPA COUNTY  
CALIFORNIA

DATE: FEBRUARY 2018  
JOB NO: 12-17  
SHEET NO: **UP12**  
OF 16



4/10/2024 - 3:21 PM kmlg 5 LAND PROJECTS\2007-2024\121007 LP PART\ACAP\1\ANS\1217\JED\MS\14-DEV\ ARGH FULL BLEED D (36.00 X 24.00 INCHES), 1" = 1', PLOTTED @ BARTELT ENGINEERING, 107-258-1301

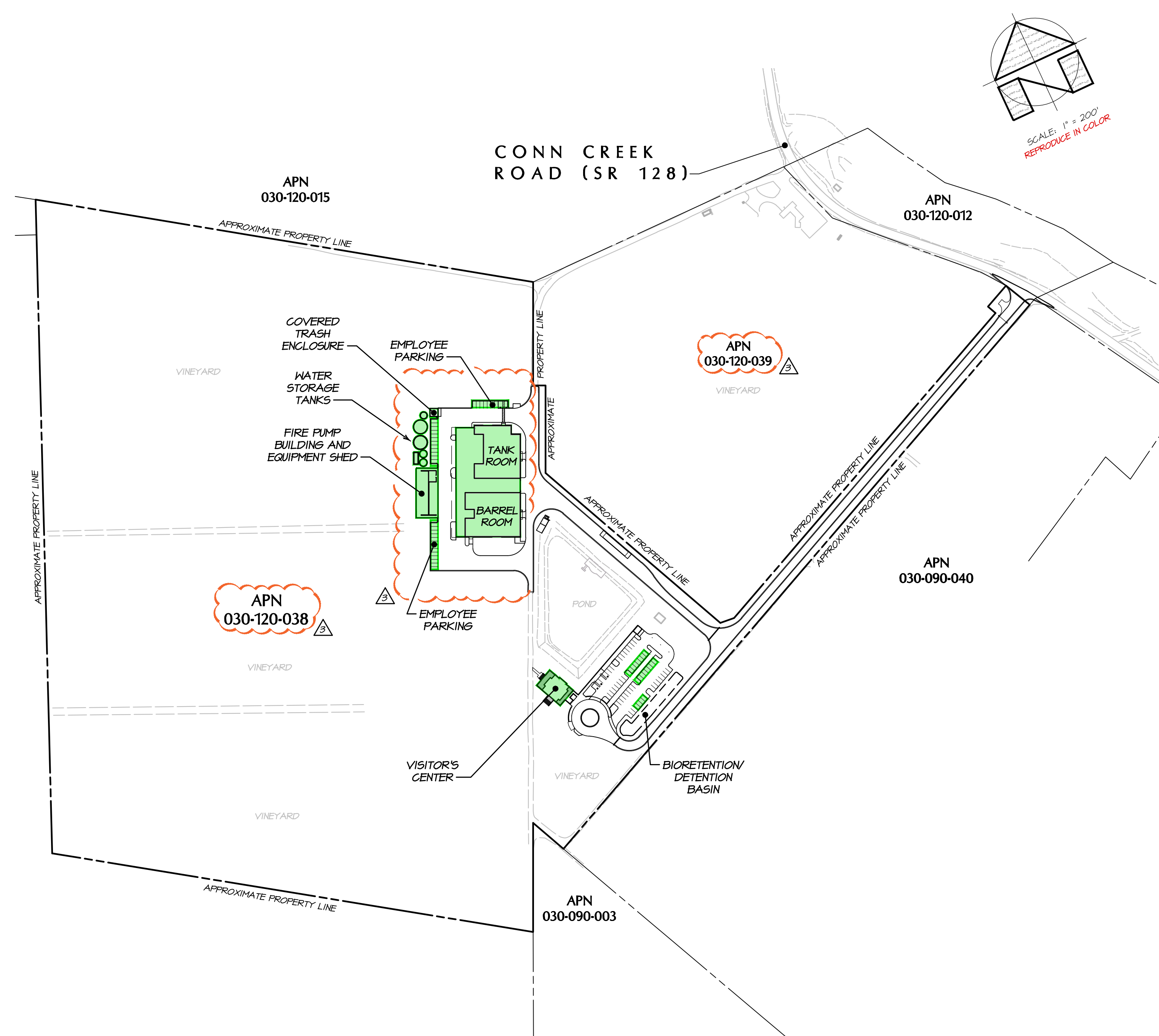


**WINERY DEVELOPMENT AREA  
EXISTING CONDITIONS**  
SCALE: 1" = 200'

**LEGEND:**

PARCEL SIZE = 64.0± ACRES  
WINERY DEVELOPMENT AREA (0.01 SQ FT = 0.01 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 SUBDIVISION 210.



**WINERY DEVELOPMENT AREA  
PROPOSED CONDITIONS**  
SCALE: 1" = 200'

**LEGEND:**

PARCEL SIZE = 64.0± ACRES  
WINERY DEVELOPMENT AREA (80,531 SQ FT = 1.85± 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 SUBDIVISION 210.

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1	03-31-2024	NO TRAFFIC MEMORANDUM DATED 03-25-2021, TRAFFIC IMPACT STUDY DATED 11-10-2020, AND SITE UPDATES	KNK/KJP
2	10-24-2020	NO CHANGE TO THIS SHEET	KNK
3	07-09-2018	NO CHANGE TO THIS SHEET	KNK



**PRELIMINARY**  
FOR PLAN REVIEW ONLY  
DANE E. HOIME XX-XX-20XX

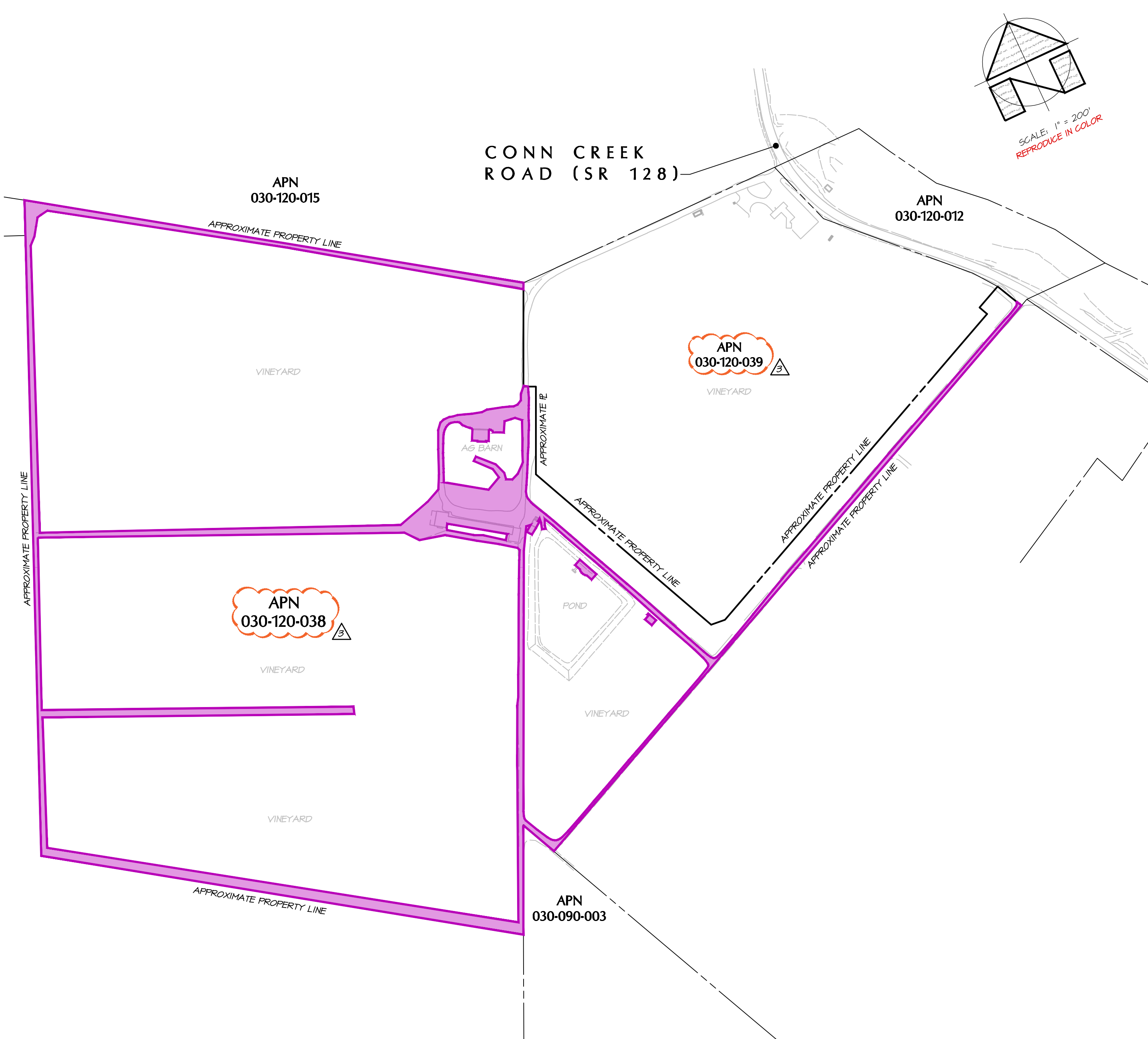
**BENJAMIN RANCH WINERY  
WINERY DEVELOPMENT AREA**  
 NAPA COUNTY CALIFORNIA

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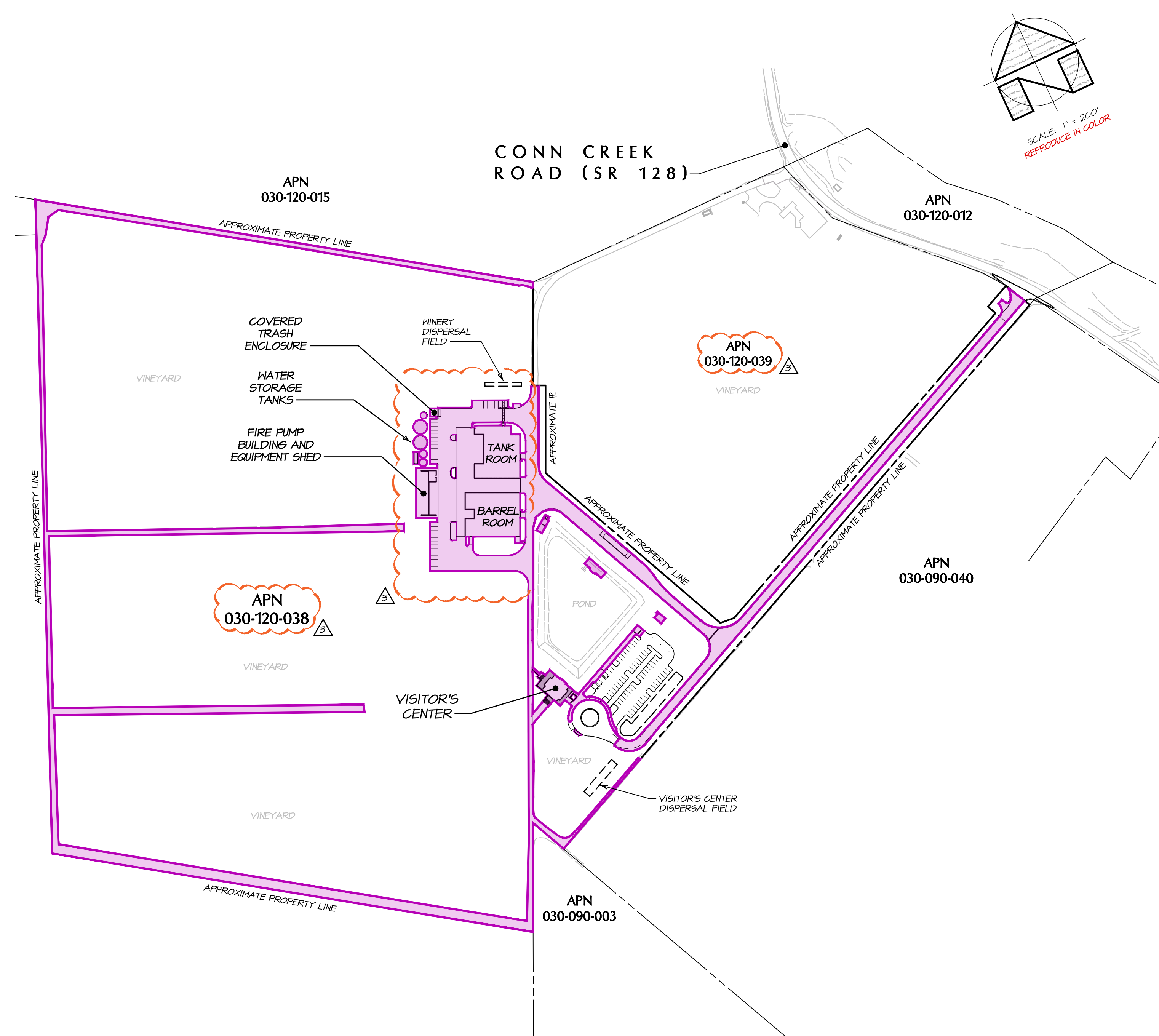
4/10/2024 - 3:20 PM, MHP, S:\LAND PROJECTS\2024\20240215\2024-02-15-UP15-IMPVY\_ARCH\FULL BLEED D (36.00 X 24.00 INCHES), 1" = 1" PLOTTED # BARTELT ENGINEERING, 707-258-1301



**IMPERVIOUS AREA EXISTING CONDITIONS**  
SCALE: 1" = 200'

**LEGEND:**

PARCEL SIZE = 64.0± ACRES  
IMPERVIOUS AREA (258,343± SQ FT = 5.93± ACRES)



**IMPERVIOUS AREA PROPOSED CONDITIONS**  
SCALE: 1" = 200'

**LEGEND:**

PARCEL SIZE = 64.0± ACRES  
IMPERVIOUS AREA (342,985± SQ FT = 7.81± ACRES)

NO.	DATE	DESCRIPTION	BY
1	03-31-2024	NO TRAFFIC MEMORANDUM DATED 03-25-2021, TRAFFIC IMPACT STUDY DATED 11-10-2020, AND SITE UPDATES	KNK/KP
2	10-24-2020	NO SECOND PLAN REVIEW COMMENTS, DATED 09-24-2020	KNK
3	07-09-2018	NO CHANGE TO THIS SHEET	KNK

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BENJAMIN RANCH WINERY  
 IMPERVIOUS AREA  
 NAPA COUNTY  
 CALIFORNIA



**STORMWATER CONTROL PLAN**  
SCALE: 1" = 120'

DRAINAGE MANAGEMENT AREAS TABLE					
DMA NAME	AREA (SQ FT)	SURFACE TYPE	DMA NAME	AREA (SQ FT)	SURFACE TYPE
SELF-RETAINING AREA (SRA)			BIORETENTION FACILITY (BRF)		
SRA-A	60,829	LANDSCAPE	BRF-A	6,094	LANDSCAPE
SRA-B	12,593	LANDSCAPE	AREA DRAINING TO BRF (DBRF)		
SRA-M	4,236	LANDSCAPE	DBRF-A1	50,994	LANDSCAPE
SRA-N	666	LANDSCAPE	DBRF-A1.1	10,923	ROOF/PAVING
SRA-P	342	LANDSCAPE	DBRF-A1.2	623	ROOF/PAVING
SRA-Q	156	LANDSCAPE	DBRF-A2	25,145	LANDSCAPE
SRA-R	24,780	LANDSCAPE	DBRF-A2.1	32,420	ROOF/PAVING
SRA-S	342	LANDSCAPE	SELF-TREATING AREA (STA)		
AREA DRAINING TO SRA (DSRA)			STA-A	1,964	LANDSCAPE
DSRA-A	115,882	ROOF/PAVING	STA-B	7,598	LANDSCAPE
DSRA-B	18,539	ROOF/PAVING	STA-C	4,143	LANDSCAPE
DSRA-R1	5,397	ROOF/PAVING	STA-D	4,770	LANDSCAPE
DSRA-R2	21,628	LANDSCAPE	STA-E	186	LANDSCAPE
DSRA-R2.1	20,629	ROOF/PAVING	STA-F	367	LANDSCAPE
PERMEABLE PAVEMENT (PP)			STA-G	767	LANDSCAPE
PP-L (REPLACED SRA-L)	26,807	POROUS PAVERS	STA-H	212	LANDSCAPE
PP-O (REPLACED SRA-O)	7,746	POROUS PAVERS	STA-I	6,298	LANDSCAPE
AREA DRAINING TO PP (DPP)			STA-J	426	LANDSCAPE
DPP-L (REPLACED DSRA-L1)	2,573	ROOF/PAVING	STA-K	690	LANDSCAPE
DPP-O (REPLACED DSRA-L2)	3,057	ROOF/PAVING	STA-L	690	LANDSCAPE
			STA-M	1,639	LANDSCAPE
			STA-N	761	LANDSCAPE

NO.	DATE	DESCRIPTION	BY
1	03-31-2024	NO TRAFFIC MEMORANDUM DATED 03-25-2021, TRAFFIC IMPACT STUDY DATED 11-10-2020, AND SITE UPDATES	KNK/KP
2	10-24-2020	NO SECOND PLAN REVIEW COMMENTS, DATED 09-24-2020	KNK
3	07-09-2018	NO CHANGE TO THIS SHEET	KNK

**BENJAMIN RANCH WINERY**  
**STORMWATER CONTROL PLAN**  
NAPA COUNTY CALIFORNIA

DATE: FEBRUARY 2018  
JOB NO: 12-17  
SHEET NO: **UP16**  
OF 16

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