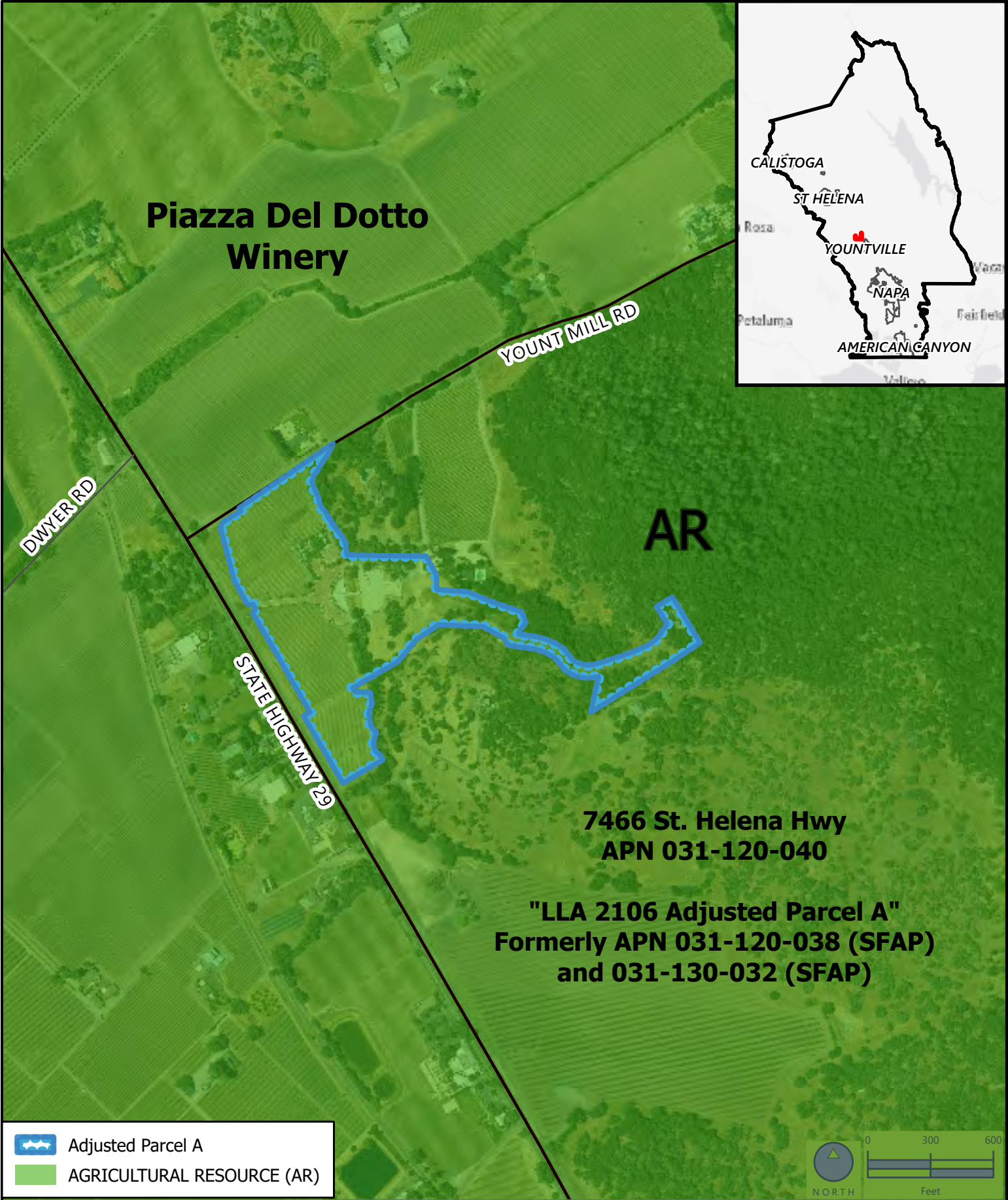


“M”

Graphics and Use Permit Major Modification Plan Set



 Adjusted Parcel A

 AGRICULTURAL RESOURCE (AR)

 NORTH



0300600
Feet

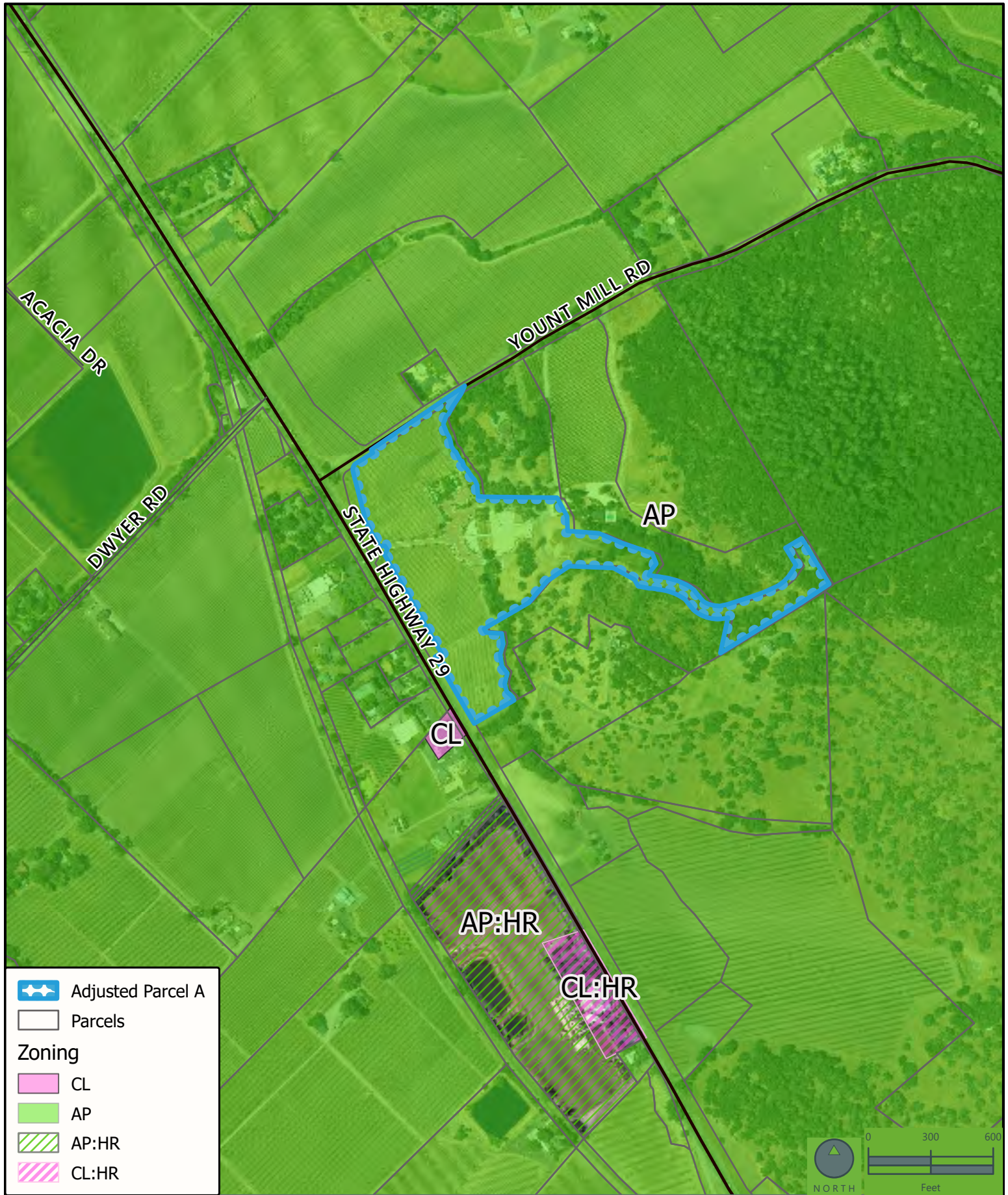
P18-00143 Piazza Del Dotto Winery | General Plan Land Use Designation

DATE PUBLISHED: 5/22/2025 DATE REVISED: AUTHOR: SC MAP SCALE: 1:7,200

Disclaimer: This map was prepared for informational purposes only. No liability is assumed for the accuracy of the data delineated hereon.

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P18-00143 Piazza Del Dotto Winery | Zoning Districts

DATE PUBLISHED: 5/22/2025 DATE REVISED: AUTHOR: SC MAP SCALE: 1:7,200

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Adjusted Parcel A



P18-00143 Piazza Del Dotto Winery | Project Parcel

DATE PUBLISHED: 5/22/2025 DATE REVISED: AUTHOR: SC MAP SCALE: 1:7,200

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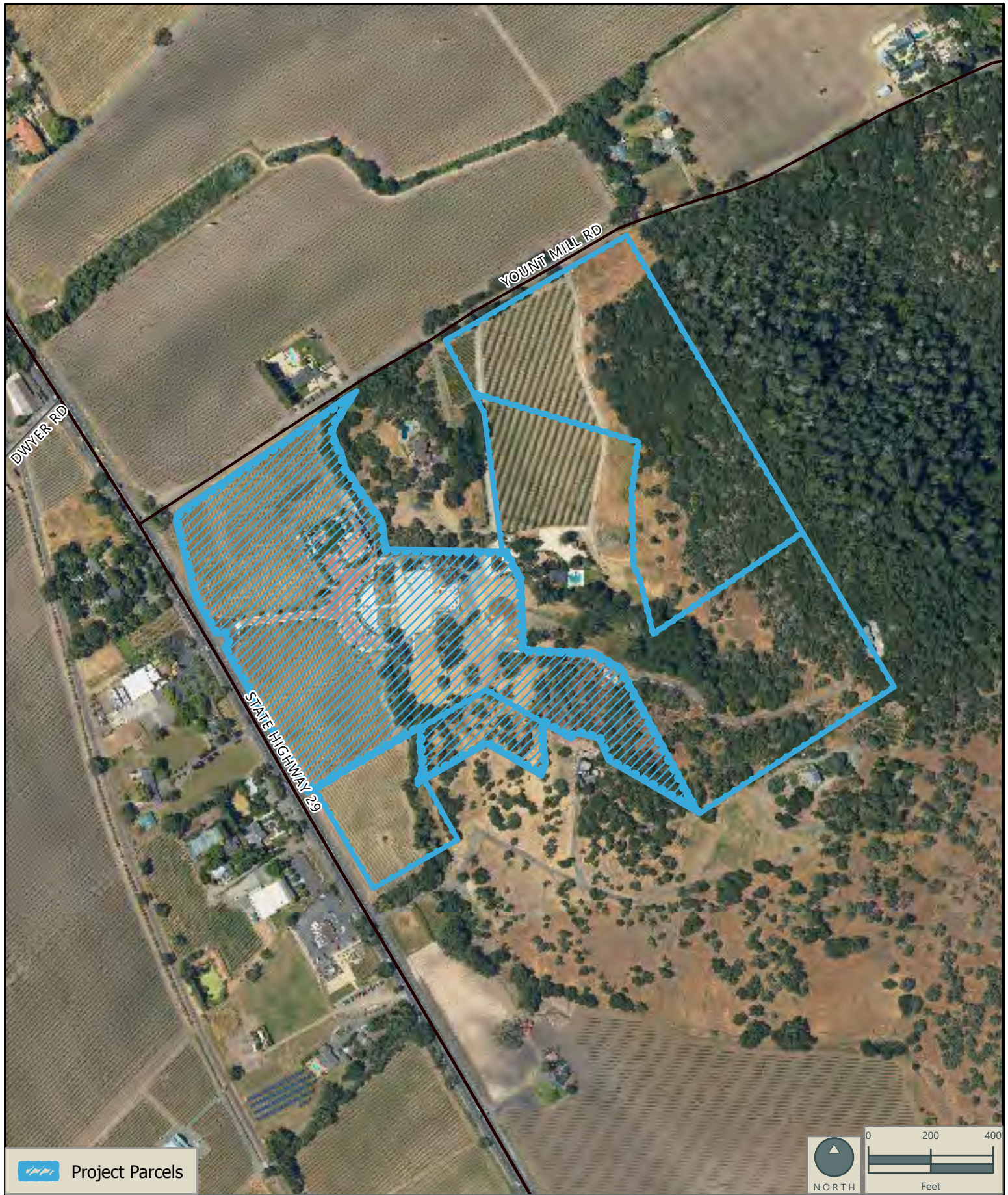
P18-00143 Piazza Del Dotto Winery | Project Parcel

DATE PUBLISHED: 5/22/2025 DATE REVISED: AUTHOR: SC MAP SCALE: 1:3,600

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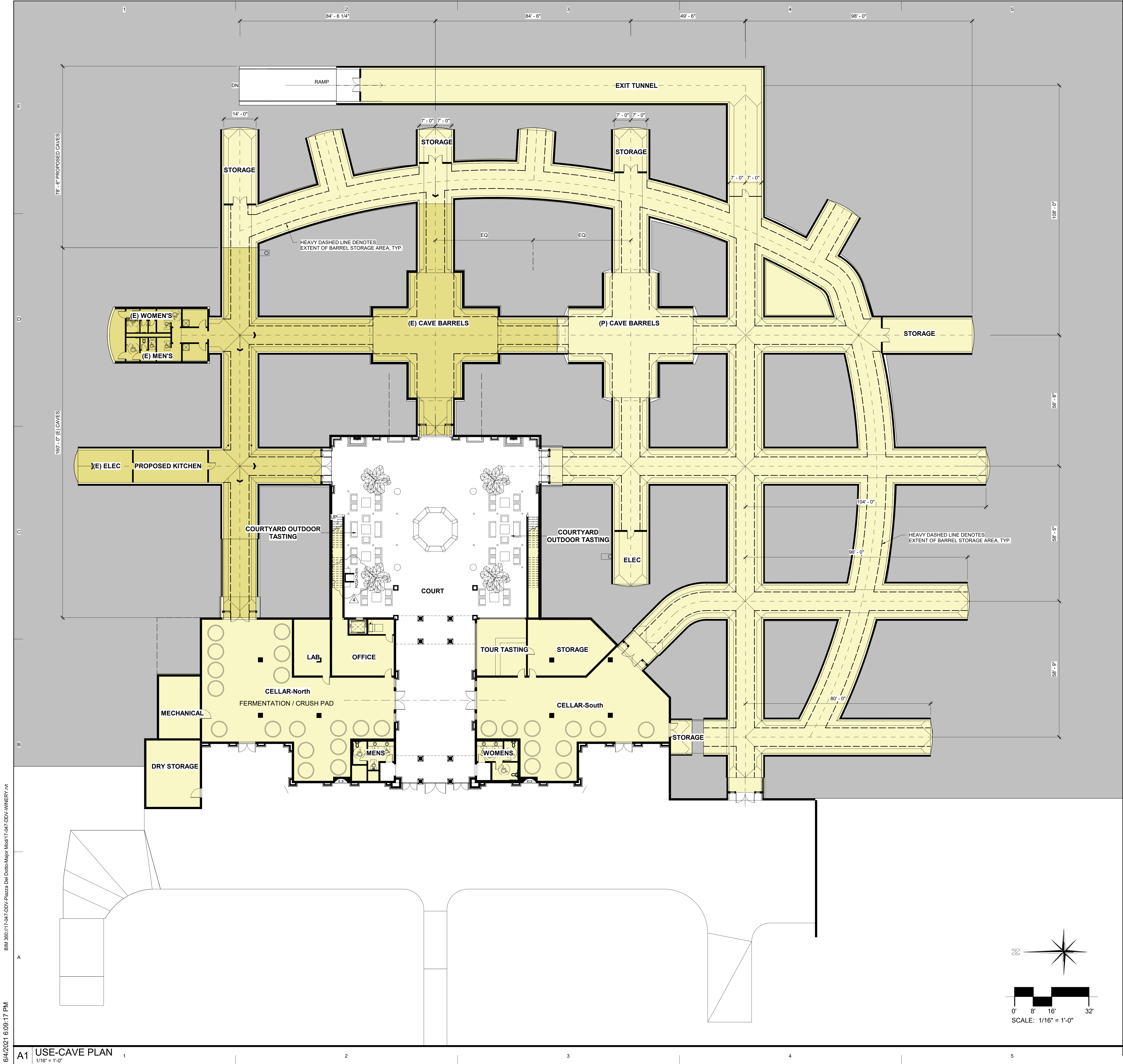
P18-00143 Piazza Del Dotto Winery | Pre-Lot Line Adjustment Parcel Configuration

DATE PUBLISHED: 5/22/2025 DATE REVISED: AUTHOR: SC MAP SCALE: 1:4,800

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GENERAL SHEET NOTES

CONSULTANTS

Yountville Vineyards

PIAZZA DEL DOTTO WINERY

7466 State Route 29
Yountville, CA 94599

No.	Description	Date
1	USE PERMIT REVISION	10/04/18
2	USE PERMIT REVISION	10/23/19
3	USE PERMIT REVISION	12/22/20
4	USE PERMIT REVISION	06/07/21

DATE: 04/09/18
PROJECT NUMBER: 17-047
PROJECT PHASE: UP
DRAWN BY: DAW / ZS
CHECKED BY: KPO

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SHEET TITLE

OVERALL WINERY PLAN

SHEET NUMBER

UP-105

A/E ALLIANCE

o'malleywilsonwestphal

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CONSULTANTS

SEAL

Yountville Vineyards

PIAZZA DEL DOTTO WINERY

7466 State Route 29
Yountville, CA 94599

No.	Description	Date
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DRAWN BY: DAW / ZS
CHECKED BY: KPO

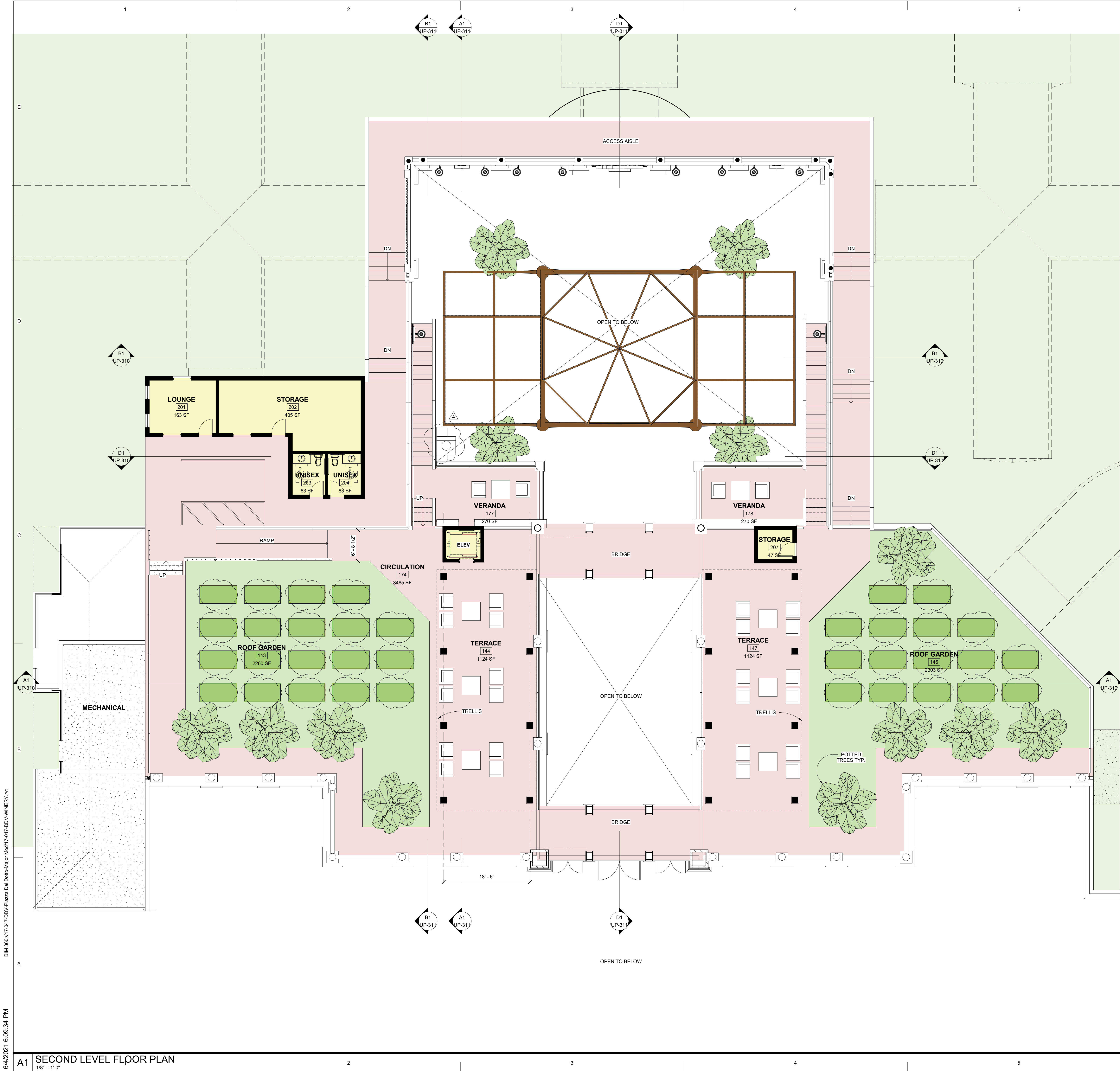
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SHEET TITLE

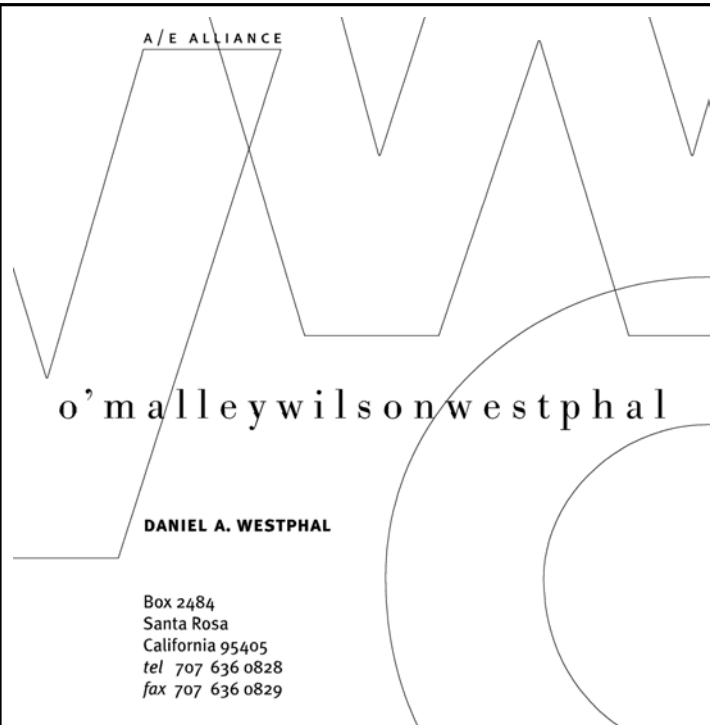
OVERALL WINERY PLAN

SHEET NUMBER

UP-105



GENERAL SHEET NOTES



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PIAZZA DEL DOTTO WINERY

7466 State Route 29
Yountville, CA 94599

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4	USE PERMIT REVISION	06/07/21

DATE: 04/09/18
PROJECT NUMBER: 17-047
PROJECT PHASE: UP
DRAWN BY: DAW
CHECKED BY: KPO

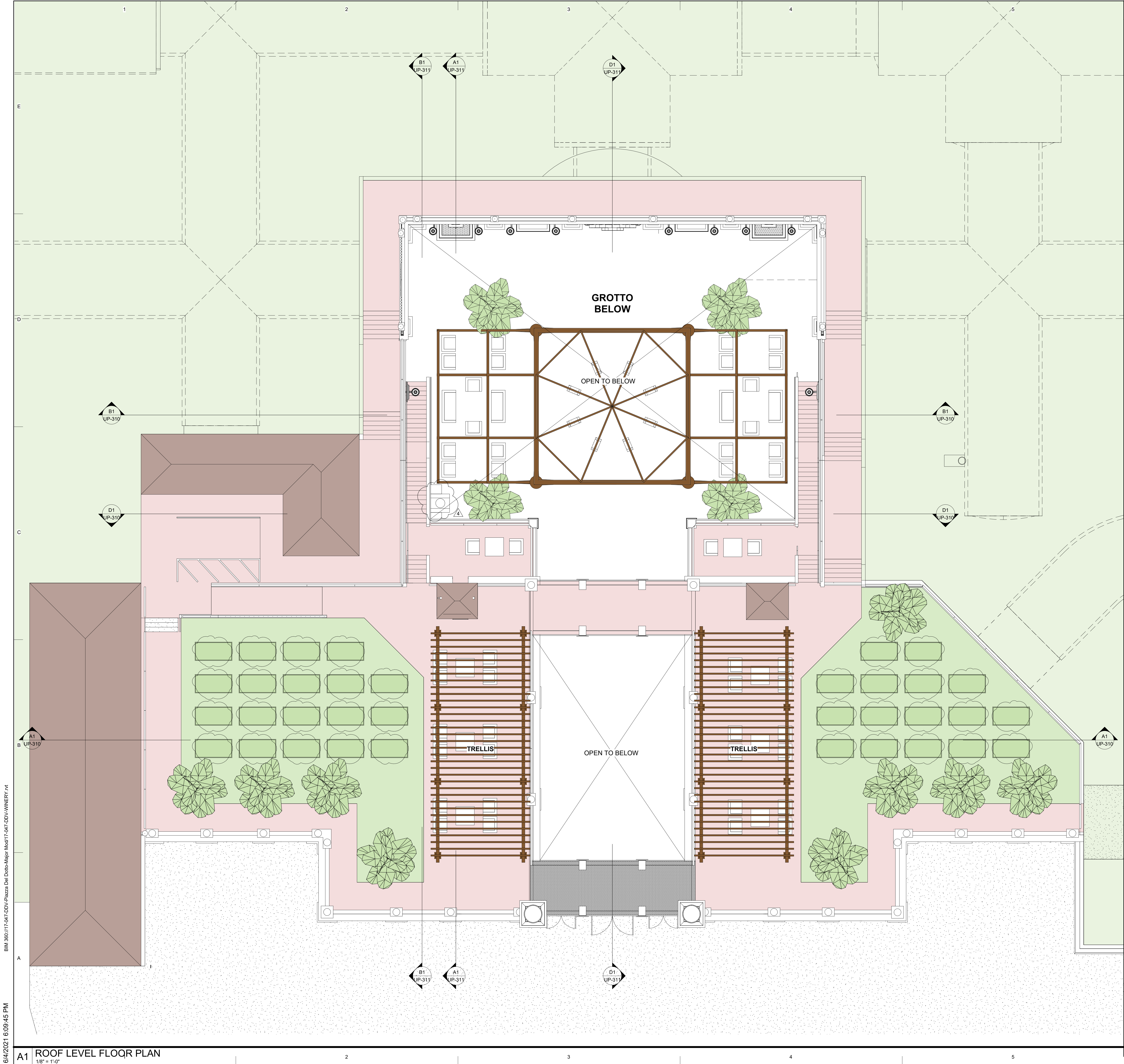
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SHEET TITLE

SECOND LEVEL FLOOR PLAN

SHEET NUMBER

UP-111



GENERAL SHEET NOTES

Yountville Vineyards

PIAZZA DEL DOTTO WINERY

7466 State Route 29
Yountville, CA 94599

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4	USE PERMIT REVISION	06/07/21

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PROJECT NUMBER: 17-047
PROJECT PHASE: UP
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SHEET TITLE

ROOF LEVEL PLAN

SHEET NUMBER

UP-130

A/E ALLIANCE

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PIAZZA DEL DOTTO WINERY

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No.	Description	Date
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3	USE PERMIT REVISION	12/22/20
4	USE PERMIT REVISION	06/07/21

DATE: 04/09/18
PROJECT NUMBER: 17-047
PROJECT PHASE: UP
DRAWN BY: DAW
CHECKED BY: KPO

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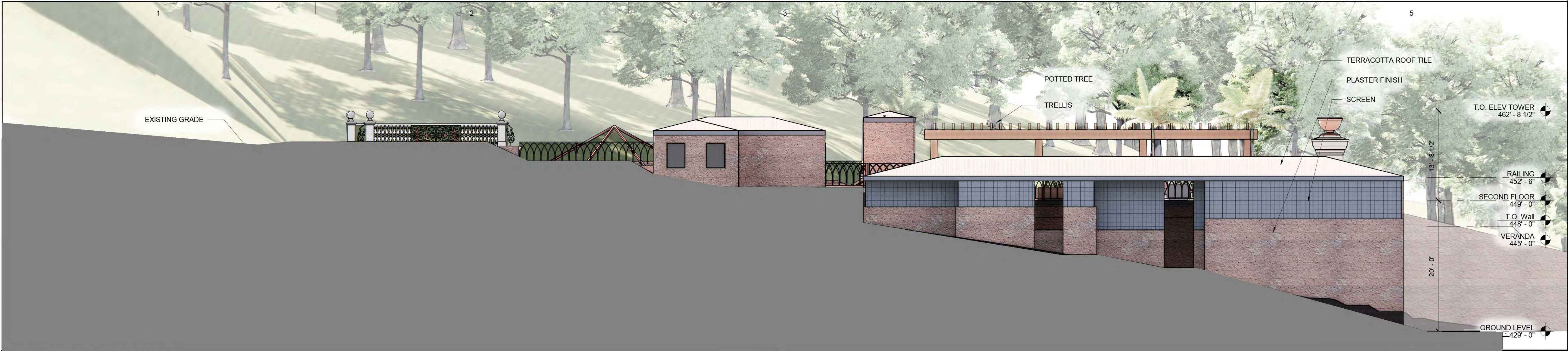
SHEET TITLE

ROOF LEVEL PLAN

SHEET NUMBER

UP-130

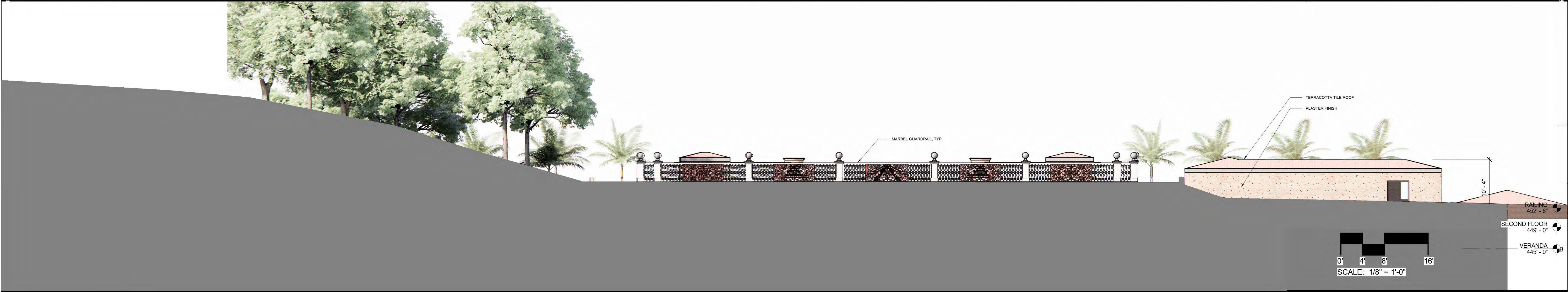
6/4/2021 6:09:45 PM BIM 360://17-047-DDV-Piazza Del Dotto-Major Modr17-047-DDV-WINERY.rvt



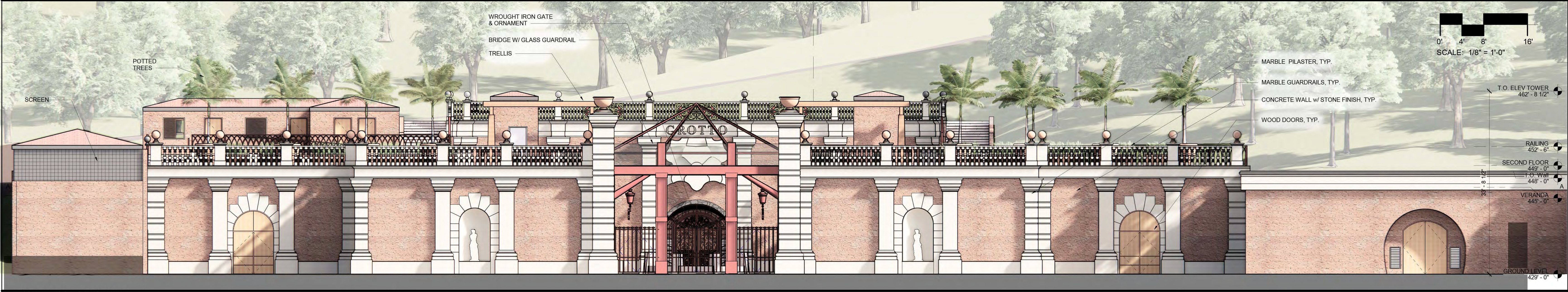
D1 NORTH ELEVATION
1/8" = 1'-0"



C1 SOUTH ELEVATION
1/8" = 1'-0"



B1 EAST ELEVATION
1/8" = 1'-0"



A1 WEST ELEVATION
1/8" = 1'-0"

GENERAL SHEET NOTES

COLORS

NAPA COUNTY APPROVED COLORS

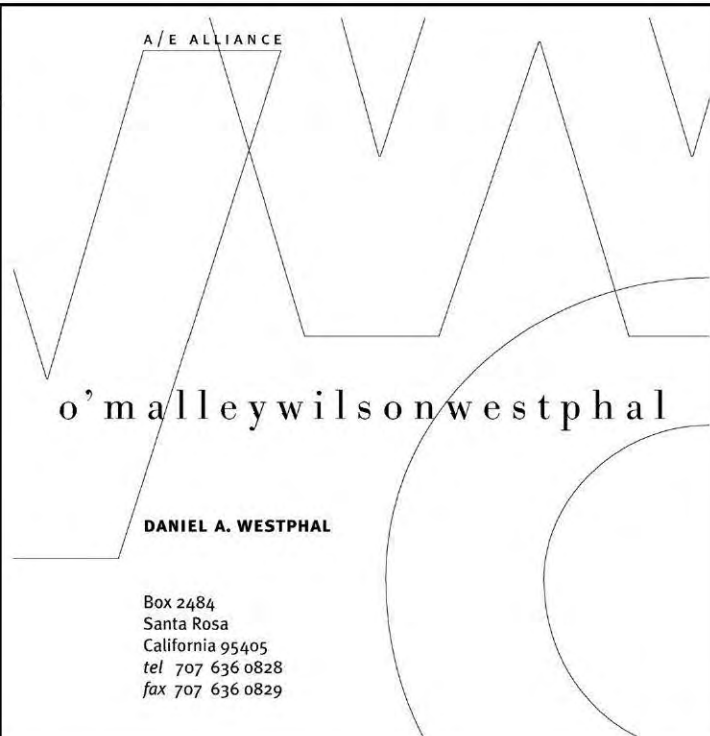
WALLS: STONE CLADDING
PLASTER FINISH
HEX CODE: dbb79d

ROOF: BROWN TILE
HEX CODE: 9c695a

COLUMNS: CREME COLORED MARBLE PER HILLSIDE SOILS
HEX CODE: e2d9cc

ENTRY PILLARS: RED EARTH
HEX CODE: 824d3c

SCREEN: METAL RUST COLORED
HEX CODE: 472c20



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PIAZZA DEL DOTTO WINERY

7466 State Route 29
Yountville, CA 94599

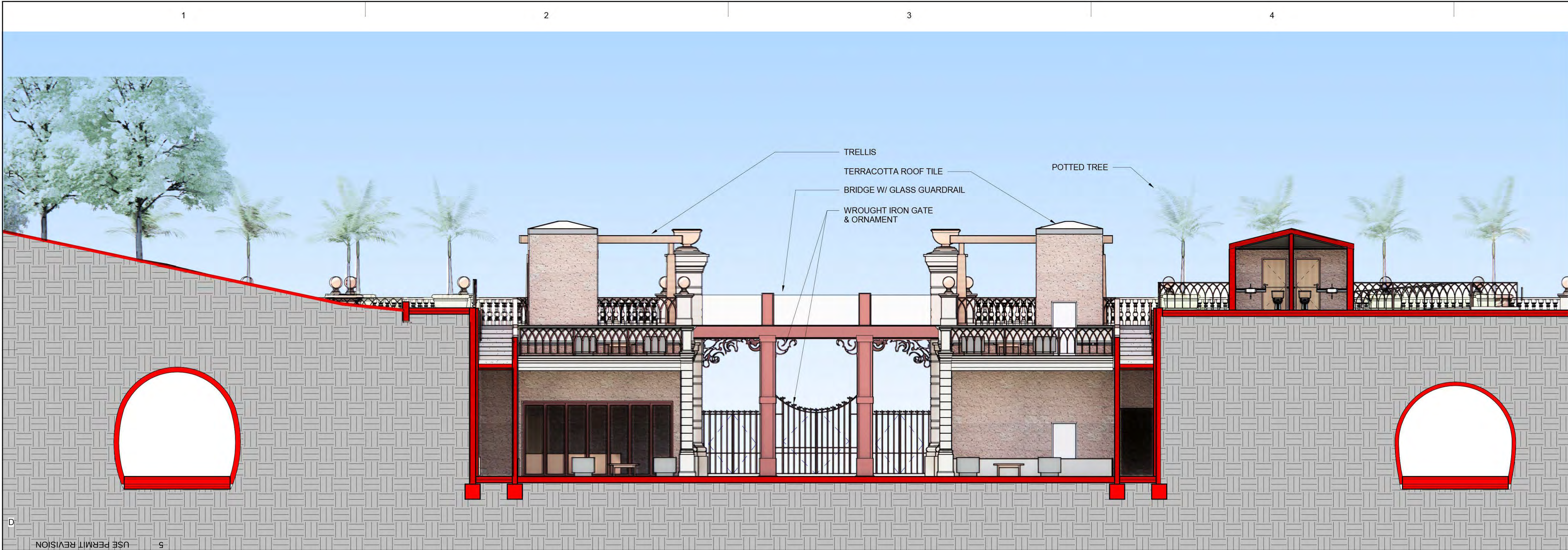
No.	Description	Date
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3	USE PERMIT REVISION	12/22/20
4	USE PERMIT REVISION	06/07/21
5	USE PERMIT REVISION	03/11/22

DATE: 04/09/18
PROJECT NUMBER: 17-047
PROJECT PHASE: UP
DRAWN BY: DAW
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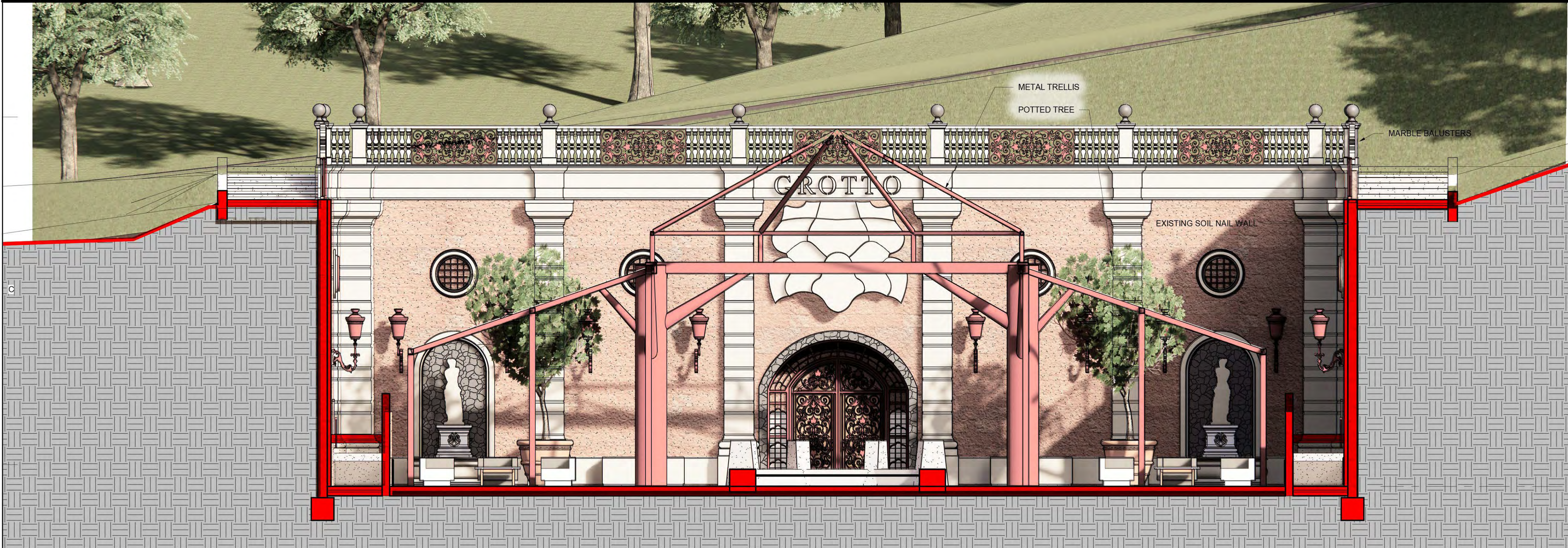
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SHEET TITLE EXTERIOR ELEVATIONS

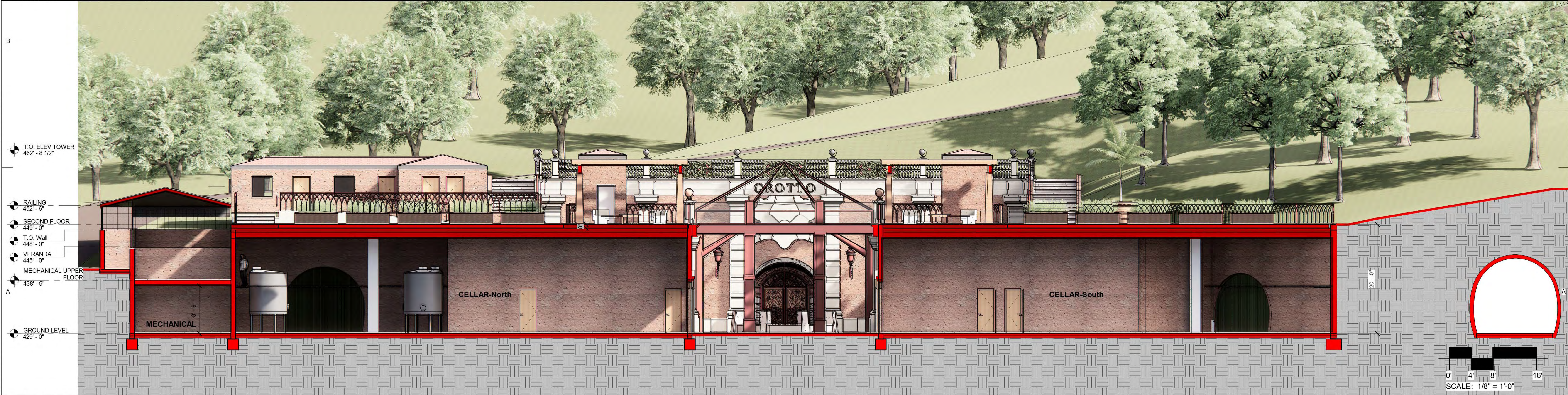
SHEET NUMBER
UP-210



D1 CROSS SECTION @ VERANDA
1/8" = 1'-0"



B1 CROSS SECTION - GROTTO
3/16" = 1'-0"

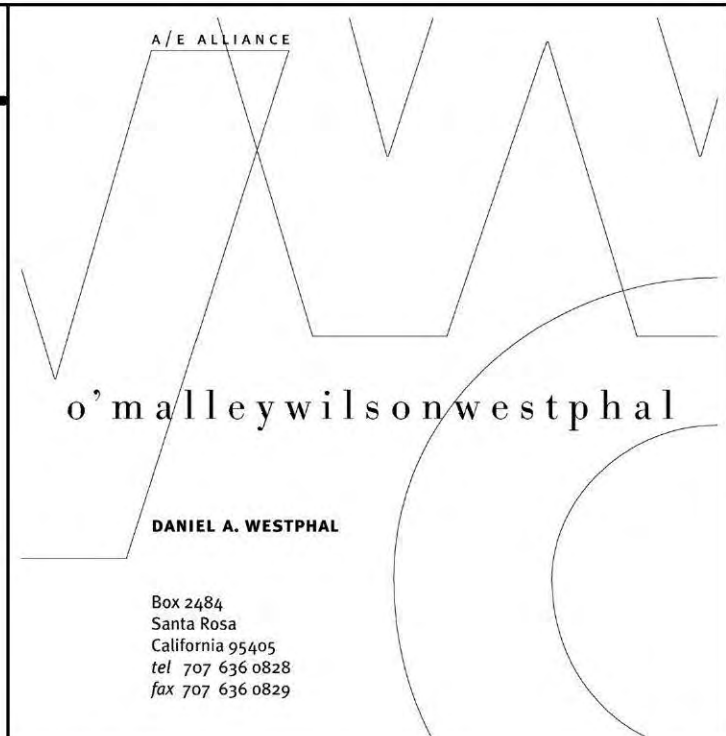


A1 CROSS SECTION / CELLAR
1/8" = 1'-0"

GENERAL SHEET NOTES

COLORS

- WALLS: STONE CLADDING
PLASTER FINISH
- ROOF: BROWN TILE
- COLUMNS: CREME COLORED MARBLE PER HILLSIDE SOILS
- BALUSTERS: METAL RUST COLORED
- SCREENS: METAL RUST COLORED



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Yountville Vineyards

PIAZZA DEL DOTTO WINERY

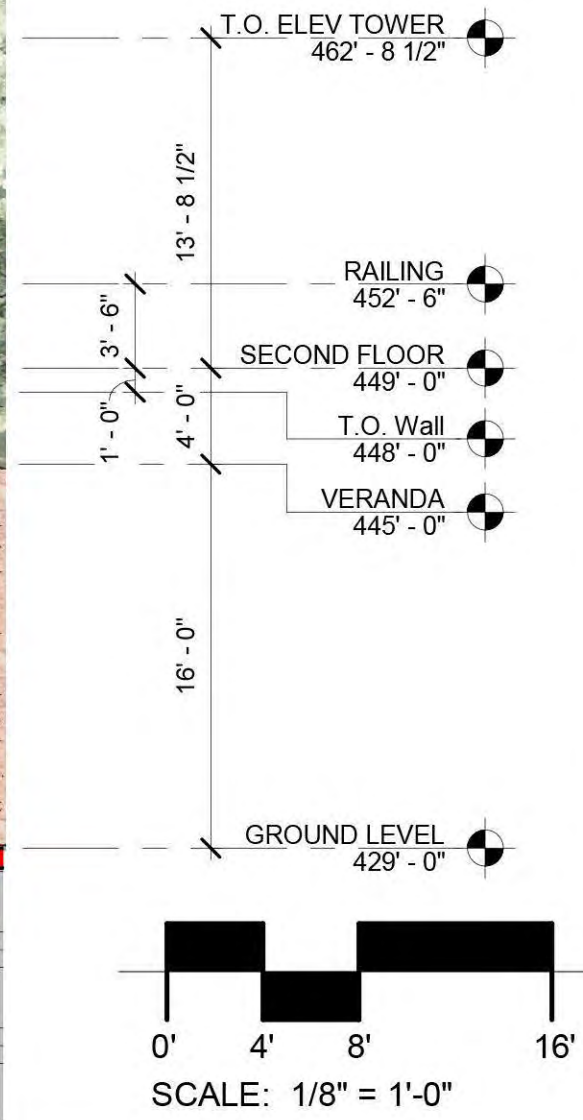
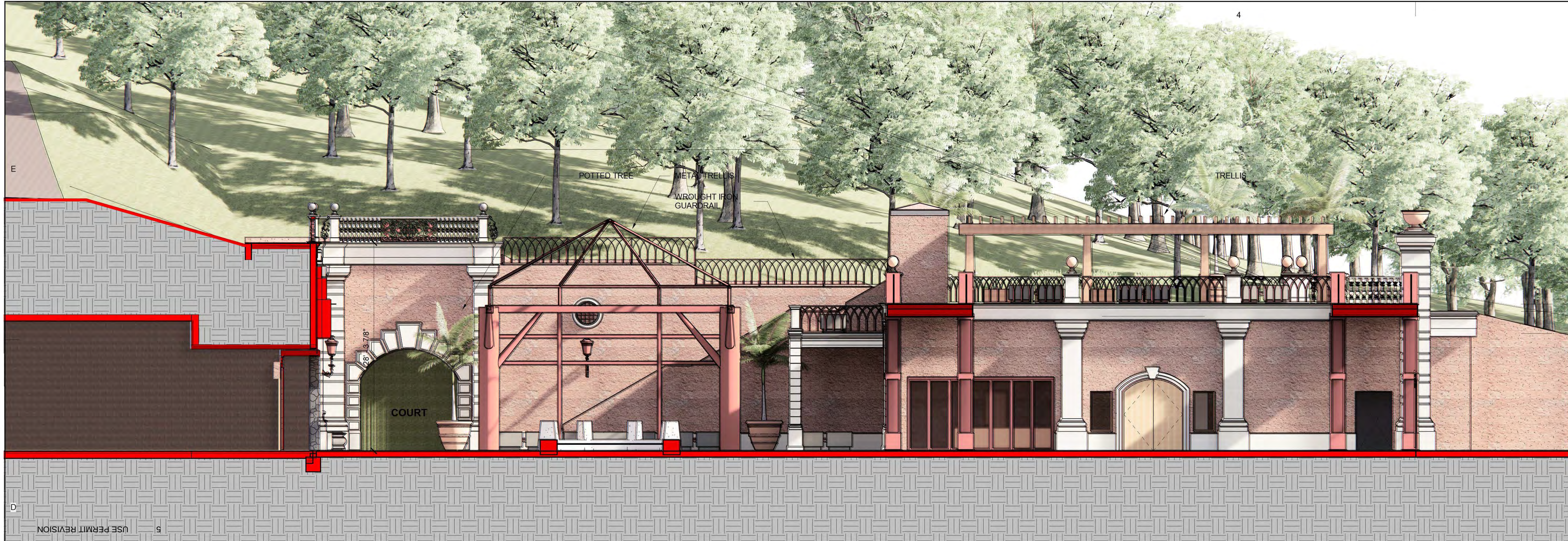
7466 State Route 29
Yountville, CA 94599

No.	Description	Date
1	USE PERMIT REVISION	10/04/18
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3	USE PERMIT REVISION	12/22/20
4	USE PERMIT REVISION	06/07/21

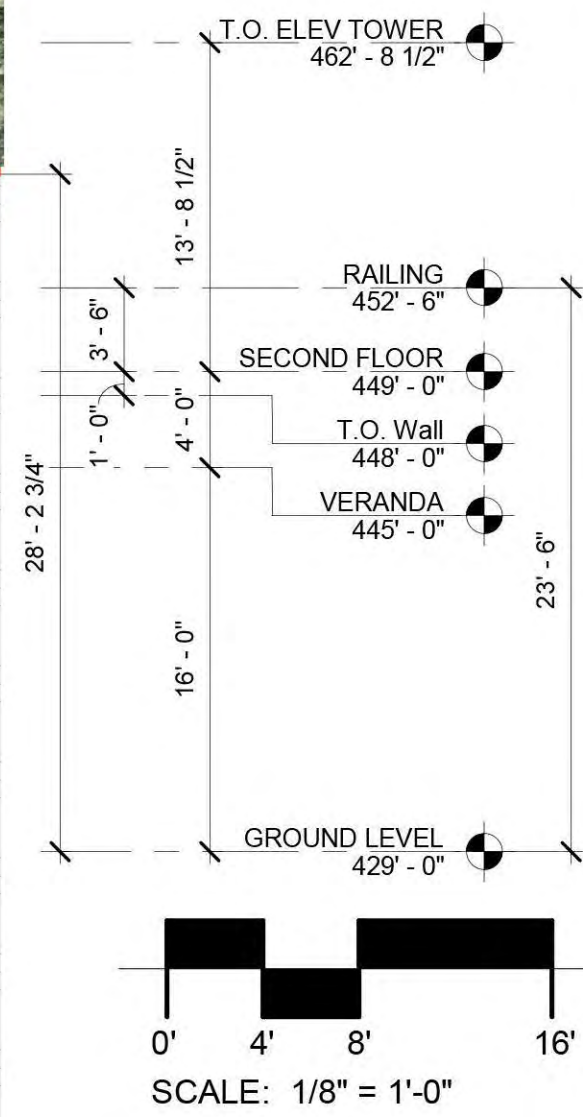
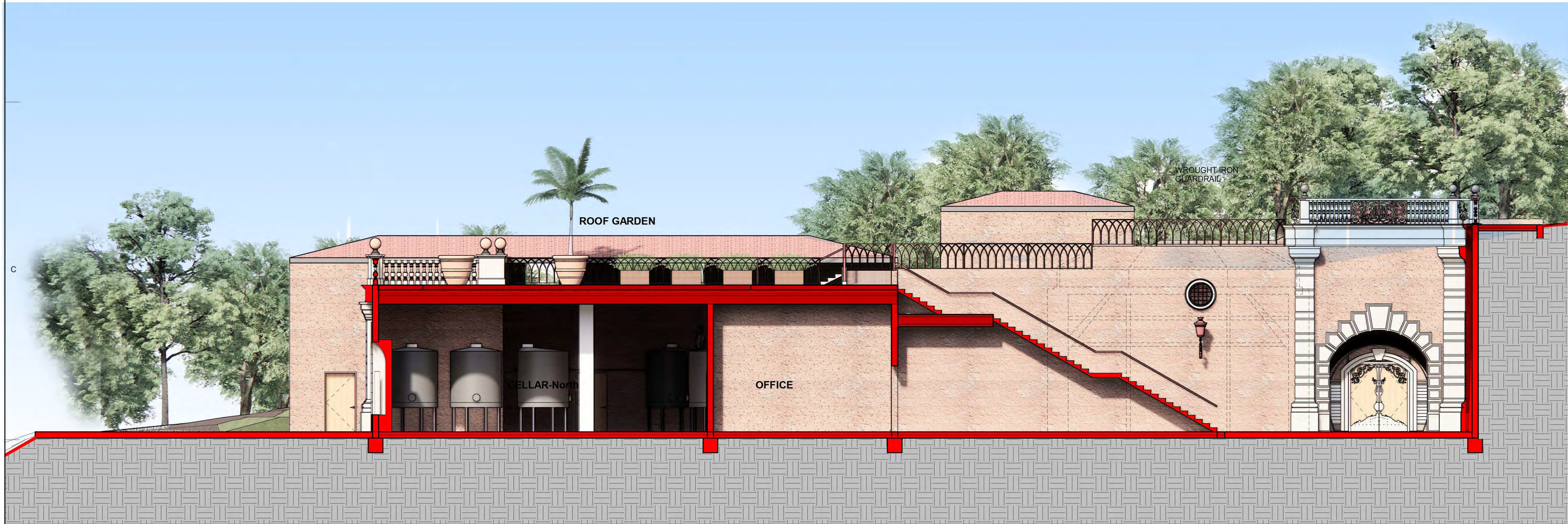
DATE: 04/09/18
PROJECT NUMBER: 17-047
PROJECT PHASE: UP
DRAWN BY: DAW
CHECKED BY: EW

SHEET TITLE
BUILDING SECTIONS

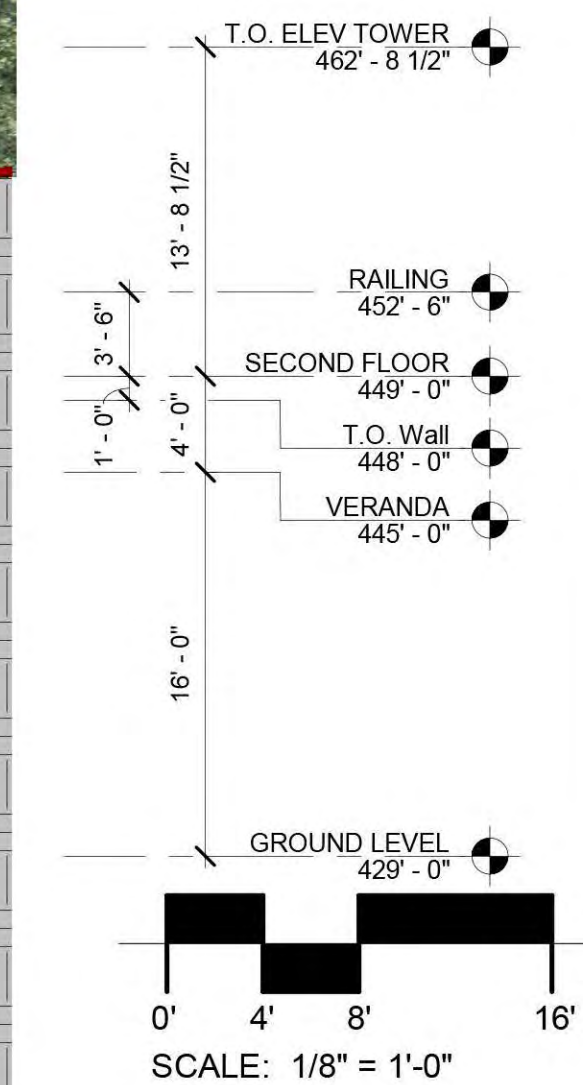
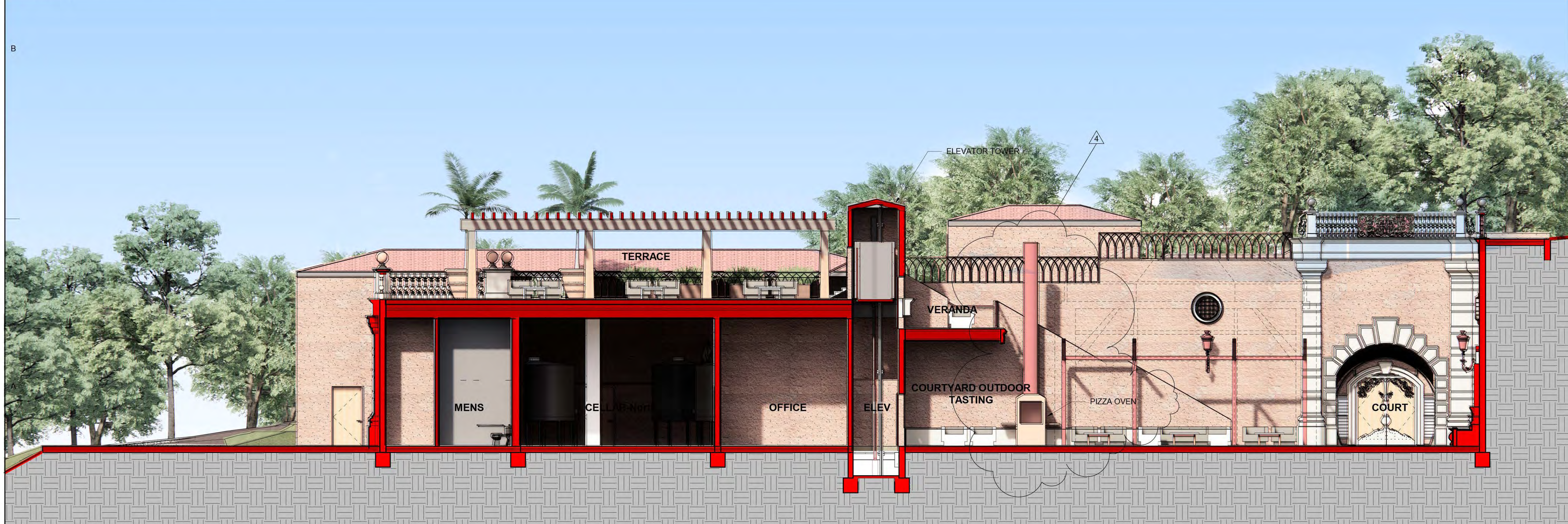
SHEET NUMBER
UP-310



D1 LONGITUDINAL SECTION / GROTTO
1/8" = 1'-0"



B1 LONGITUDINAL SECTION / STAIR
1/8" = 1'-0"



A1 LONGITUDINAL SECTION / ELEV AND TRELLIS
1/8" = 1'-0"

GENERAL SHEET NOTES

COLORS

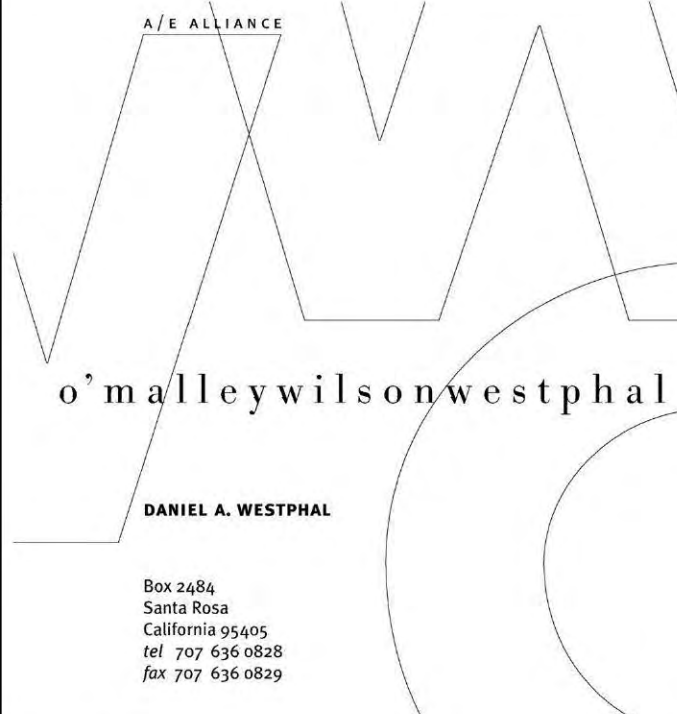
WALLS: STONE CLADDING
PLASTER FINISH

ROOF: BROWN TILE

COLUMNS: CREME COLORED MARBLE PER HILLSIDE SOILS

BALUSTERS: METAL RUST COLORED

SCREENS: METAL RUST COLORED



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Yountville Vineyards

PIAZZA DEL DOTTO WINERY

7466 State Route 29
Yountville, CA 94599

No.	Description	Date
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3	USE PERMIT REVISION	12/22/20
4	USE PERMIT REVISION	06/07/21

DATE: 04/09/18
PROJECT NUMBER: 17-047
PROJECT PHASE: UP
DRAWN BY: Author
CHECKED BY: Checker

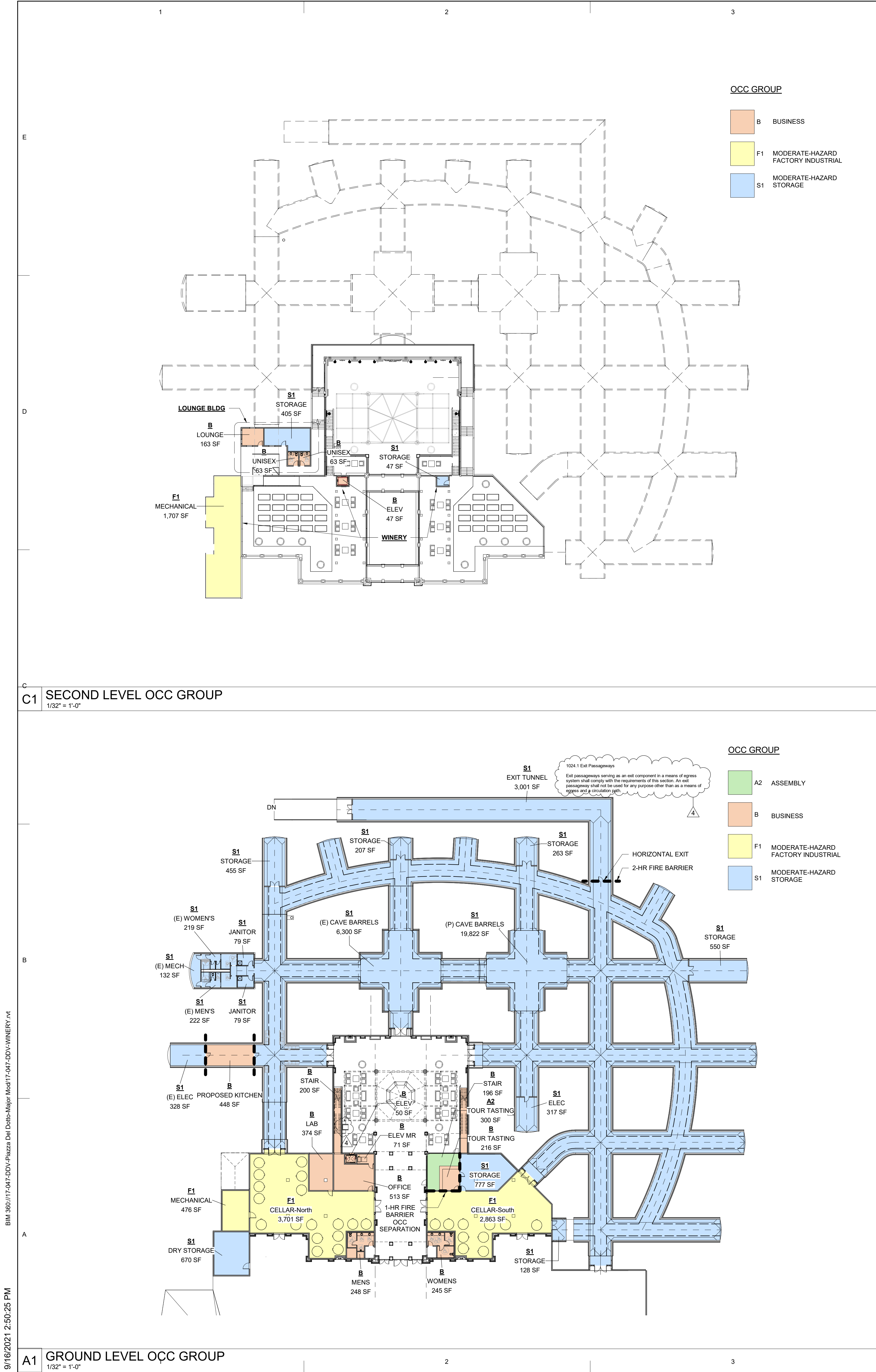
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SHEET TITLE

BUILDING SECTIONS

SHEET NUMBER

UP-311



AREA SCHEDULE

OCCUPANCY GROUP TOTALS - WINERY	
NAME	AREA

WINERY	
GROUND LEVEL	
A2	
TOUR TASTING	300 SF
	300 SF

B	
TOUR TASTING	216 SF
WOMENS	245 SF
PROPOSED KITCHEN	448 SF
OFFICE	513 SF
MENS	248 SF
ELEV MR	71 SF
ELEV	50 SF
STAIR	196 SF
STAIR	200 SF
LAB	374 SF
	2,560 SF

F1	
MECHANICAL	476 SF
CELLAR-North	3,701 SF
CELLAR-South	2,863 SF
	7,040 SF

S1	
(E) CAVE BARRELS	6,300 SF
STORAGE	455 SF
STORAGE	207 SF
STORAGE	263 SF
STORAGE	550 SF
DRY STORAGE	670 SF
(E) ELEC	328 SF
ELEC	317 SF
VESTIBULE	99 SF
(E) MEN'S	222 SF
(E) WOMEN'S	219 SF
STORAGE	777 SF
EXIT TUNNEL	3,001 SF
(E) MECH	132 SF
JANITOR	79 SF
JANITOR	79 SF
STORAGE	128 SF
(P) CAVE BARRELS	19,822 SF
	33,650 SF
	43,550 SF

GROUND LEVEL

SECOND FLOOR	
B	
ELEV	47 SF
	47 SF

F1	
MECHANICAL	1,707 SF
	1,707 SF

S1	
STORAGE	47 SF
	47 SF

SECOND FLOOR	
WINERY	1,801 SF
	45,351 SF

OCCUPANCY GROUP TOTALS - LOUNGE BLDG	
NAME	AREA

LOUNGE BLDG	
B	
LOUNGE	163 SF
UNISEX	63 SF
UNISEX	63 SF
	289 SF

S1	
STORAGE	405 SF
	405 SF
LOUNGE BLDG	694 SF

SUMMARY

WINERY - OCC GROUP AREAS PER FLOOR			
	OCC GROUP	ASF	% OF FLOOR
LEVEL 1	A2	300	1%
	B	2,560	6%
	F1	7,040	16%
	S1	33,650	77%
	SUBTOTAL	43,550	
LEVEL 2	B	47	3%
	F1	1,707	95%
	S1	47	3%
	SUBTOTAL	1,801	
BUILDING TOTAL		45,351	

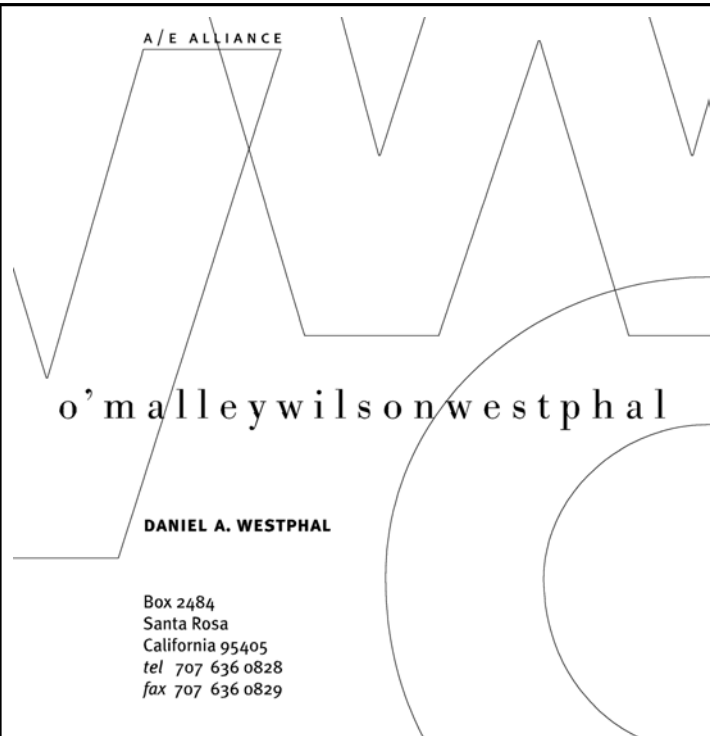
LOUNGE BLDG - OCC GROUP AREAS PER FLOOR			
	OCC GROUP	ASF	% OF FLOOR
LEVEL 2	B	289	42%
	S1	405	58%
	SUBTOTAL	694	
BUILDING TOTAL		694	

PLUMBING CALCS

PLUMBING FIXTURE COUNTS

Occupancy (Table A)				Male			Female		
Group	Total Occ	Male Occ	Female Occ	Water Closets	Urinals	Lavatories	Water Closets	Lavatories	
B	13	7	7	1	1	1	1	1	
A2	170	85	85	2	1	1	3	1	
F2	4	2	2	1		1	1	1	
S2	7	4	4	1		1	1	1	
Required				5	2	4	6	4	
Provided				4	2	5	6	5	

Table A			
Group	OLF	Area	Total Occ
B	200	2,560	13
A2	30	5,088	170
F2	2,000	8,747	4
S2	5,000	34,102	7



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Yountville Vineyards

PIAZZA DEL DOTTO
WINERY

7466 State Route 29
Yountville, CA 94599

No.	Description	Date
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3	USE PERMIT REVISION	12/22/20
4	USE PERMIT REVISION	06/07/21

DATE: 04/09/18
PROJECT NUMBER: 17-047
PROJECT PHASE: UP
DRAWN BY: BM
CHECKED BY: DAW

SHEET TITLE
**OCCUPANCY
SEPERATION
ANALYSIS,
PLUMBING CALCS**

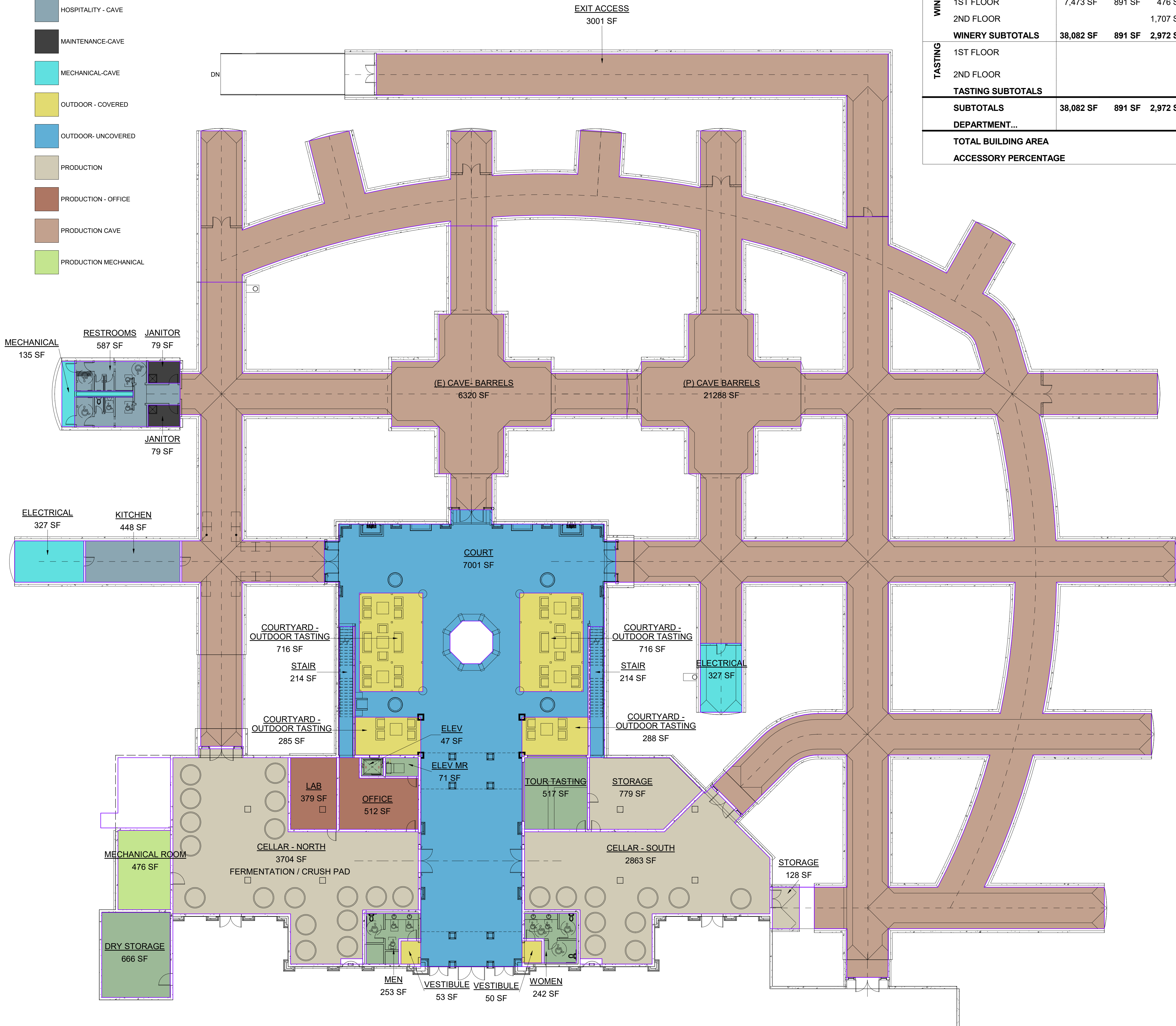
SHEET NUMBER
UP-405

6/4/2021 6:10:37 PM BIM 300/17-047-DDV-Piazza Del Dotto-Major Mod17-047-DDV-WINERY.rvt

E
D
C
B
A

AREA LEGEND

- ACCESSORY - HOSPITALITY
- HOSPITALITY - CAVE
- MAINTENANCE-CAVE
- MECHANICAL-CAVE
- OUTDOOR - COVERED
- OUTDOOR - UNCOVERED
- PRODUCTION
- PRODUCTION - OFFICE
- PRODUCTION CAVE
- PRODUCTION MECHANICAL



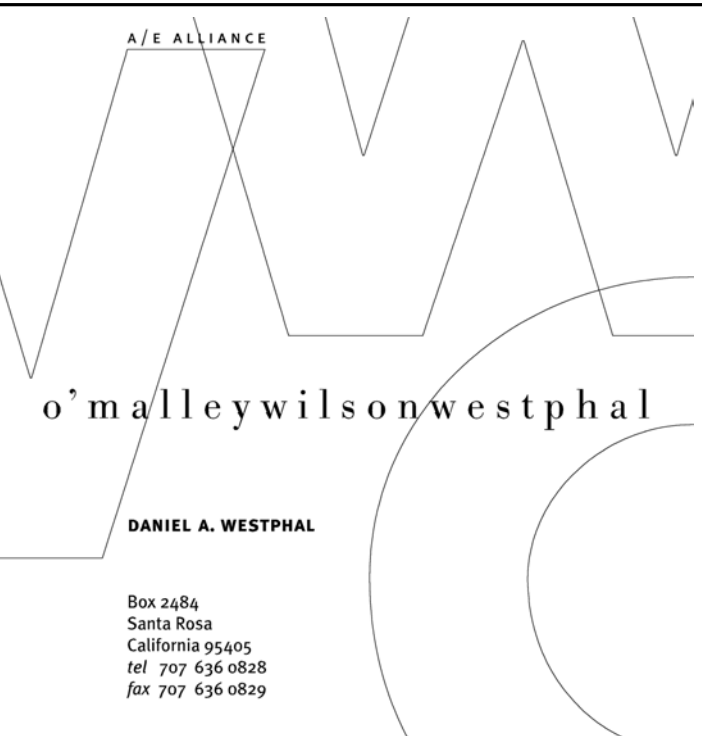
AREA SUMMARY

	BUILDING AREA						
	PRODUCTION FACILITY				ACCESSORY USE		
	PRODUCTION	OFFICE	MECHANICAL	MAINTENANCE	HOSPITALITY	OFFICES	MECHANICAL
WINERY	CAVES	30,609 SF	789 SF	157 SF	1,035 SF		
	1ST FLOOR	7,473 SF	891 SF	476 SF	1,795 SF		
	2ND FLOOR		1,707 SF		788 SF		
WINERY SUBTOTALS		38,082 SF	891 SF	2,972 SF	157 SF	3,618 SF	
TASTING	1ST FLOOR				4,439 SF		
	2ND FLOOR				2,923 SF		
TASTING SUBTOTALS					7,362 SF		
SUBTOTALS		38,082 SF	891 SF	2,972 SF	157 SF	10,980 SF	
DEPARTMENT...				42,102 SF		10,980 SF	
TOTAL BUILDING AREA						53,082 SF	
ACCESSORY PERCENTAGE						20.68%	

BUILDING TOTALS	OUTDOOR BUILDING AREA				OUTDOOR TOTALS
	COVERED	UNCOVERED			
	HOSPITALITY	HOSPITALITY	ROOF GARDEN	CIRCULATION	
32,590 SF					0 SF
10,635 SF	2,108 SF			7,429 SF	9,537 SF
2,495 SF		2,788 SF	4,562 SF	6,800 SF	14,150 SF
45,720 SF	2,108 SF	2,788 SF	4,562 SF	14,229 SF	23,687 SF
4,439 SF	1,845 SF				1,845 SF
2,923 SF					0 SF
7,362 SF	1,845 SF				1,845 SF
	3,953 SF	2,788 SF	4,562 SF	14,229 SF	
				25,532 SF	

AREA SCHEDULE - GROUND FLOOR			
NAME	AREA	DEPARTMENT	Level
DRY STORAGE	666 SF	ACCESSORY - HOSPITALITY	GROUND LEVEL
ELEV	47 SF	ACCESSORY - HOSPITALITY	GROUND LEVEL
ELEV MR	71 SF	ACCESSORY - HOSPITALITY	GROUND LEVEL
MEN	253 SF	ACCESSORY - HOSPITALITY	GROUND LEVEL
TOUR TASTING	517 SF	ACCESSORY - HOSPITALITY	GROUND LEVEL
WOMEN	242 SF	ACCESSORY - HOSPITALITY	GROUND LEVEL
ACCESSORY - HOSPITALITY	1795 SF		
KITCHEN	448 SF	HOSPITALITY - CAVE	GROUND LEVEL
RESTROOMS	587 SF	HOSPITALITY - CAVE	GROUND LEVEL
HOSPITALITY - CAVE	1035 SF		
JANITOR	79 SF	MAINTENANCE-CAVE	GROUND LEVEL
JANITOR	79 SF	MAINTENANCE-CAVE	GROUND LEVEL
MAINTENANCE-CAVE	157 SF		
ELECTRICAL	327 SF	MECHANICAL-CAVE	GROUND LEVEL
ELECTRICAL	327 SF	MECHANICAL-CAVE	GROUND LEVEL
MECHANICAL	135 SF	MECHANICAL-CAVE	GROUND LEVEL
MECHANICAL-CAVE	789 SF		
COURTYARD - OUTDOOR TASTING	285 SF	OUTDOOR - COVERED	GROUND LEVEL
COURTYARD - OUTDOOR TASTING	288 SF	OUTDOOR - COVERED	GROUND LEVEL
COURTYARD - OUTDOOR TASTING	716 SF	OUTDOOR - COVERED	GROUND LEVEL
COURTYARD - OUTDOOR TASTING	716 SF	OUTDOOR - COVERED	GROUND LEVEL
VESTIBULE	53 SF	OUTDOOR - COVERED	GROUND LEVEL
VESTIBULE	50 SF	OUTDOOR - COVERED	GROUND LEVEL
OUTDOOR - COVERED	2108 SF		
COURT	7001 SF	OUTDOOR-UNCOVERED	GROUND LEVEL
STAIR	214 SF	OUTDOOR-UNCOVERED	GROUND LEVEL
STAIR	214 SF	OUTDOOR-UNCOVERED	GROUND LEVEL
OUTDOOR- UNCOVERED	7429 SF		
CELLAR - NORTH	3704 SF	PRODUCTION	GROUND LEVEL
CELLAR - SOUTH	2863 SF	PRODUCTION	GROUND LEVEL
STORAGE	128 SF	PRODUCTION	GROUND LEVEL
STORAGE	779 SF	PRODUCTION	GROUND LEVEL
PRODUCTION	7473 SF		
LAB	379 SF	PRODUCTION - OFFICE	GROUND LEVEL
OFFICE	512 SF	PRODUCTION - OFFICE	GROUND LEVEL
PRODUCTION - OFFICE	891 SF		
(E) CAVE- BARRELS	6320 SF	PRODUCTION CAVE	GROUND LEVEL
(P) CAVE BARRELS	21288 SF	PRODUCTION CAVE	GROUND LEVEL
EXIT ACCESS	3001 SF	PRODUCTION CAVE	GROUND LEVEL
PRODUCTION CAVE	30609 SF		
MECHANICAL ROOM	476 SF	PRODUCTION MECHANICAL	GROUND LEVEL
PRODUCTION MECHANICAL	476 SF		
Grand total: 32	52763 SF		

AREA SCHEDULE - SECOND FLOOR			
NAME	AREA	DEPARTMENT	Level
ELEV	47 SF	ACCESSORY - HOSPITALITY	SECOND FLOOR
LOUNGE	163 SF	ACCESSORY - HOSPITALITY	SECOND FLOOR
STORAGE	47 SF	ACCESSORY - HOSPITALITY	SECOND FLOOR
STORAGE	405 SF	ACCESSORY - HOSPITALITY	SECOND FLOOR
UNISEX	63 SF	ACCESSORY - HOSPITALITY	SECOND FLOOR
ACCESSORY - HOSPITALITY	788 SF		
ROOF GARDEN	2260 SF	OUTDOOR - LANDSCAPE	SECOND FLOOR
ROOF GARDEN	2303 SF	OUTDOOR - LANDSCAPE	SECOND FLOOR
OUTDOOR - LANDSCAPE	4562 SF		
CIRCULATION	6800 SF	OUTDOOR- UNCOVERED	SECOND FLOOR
OUTDOOR- UNCOVERED	6800 SF		
MECHANICAL	1707 SF	PRODUCTION MECHANICAL	SECOND FLOOR
PRODUCTION MECHANICAL	1707 SF		
TERRACE	1124 SF	UNCOVERED - ACCESSORY - HOSPITALITY	SECOND FLOOR
VERANDA	270 SF	UNCOVERED - ACCESSORY - HOSPITALITY	SECOND FLOOR
VERANDA	270 SF	UNCOVERED - ACCESSORY - HOSPITALITY	SECOND FLOOR
UNCOVERED - ACCESSORY - HOSPITALITY	2788 SF		
Grand total: 14	16644 SF		



CONSULTANTS

SEAL

Yountville Vineyards

PIAZZA DEL DOTTO WINERY

7466 State Route 29
Yountville, CA 94599

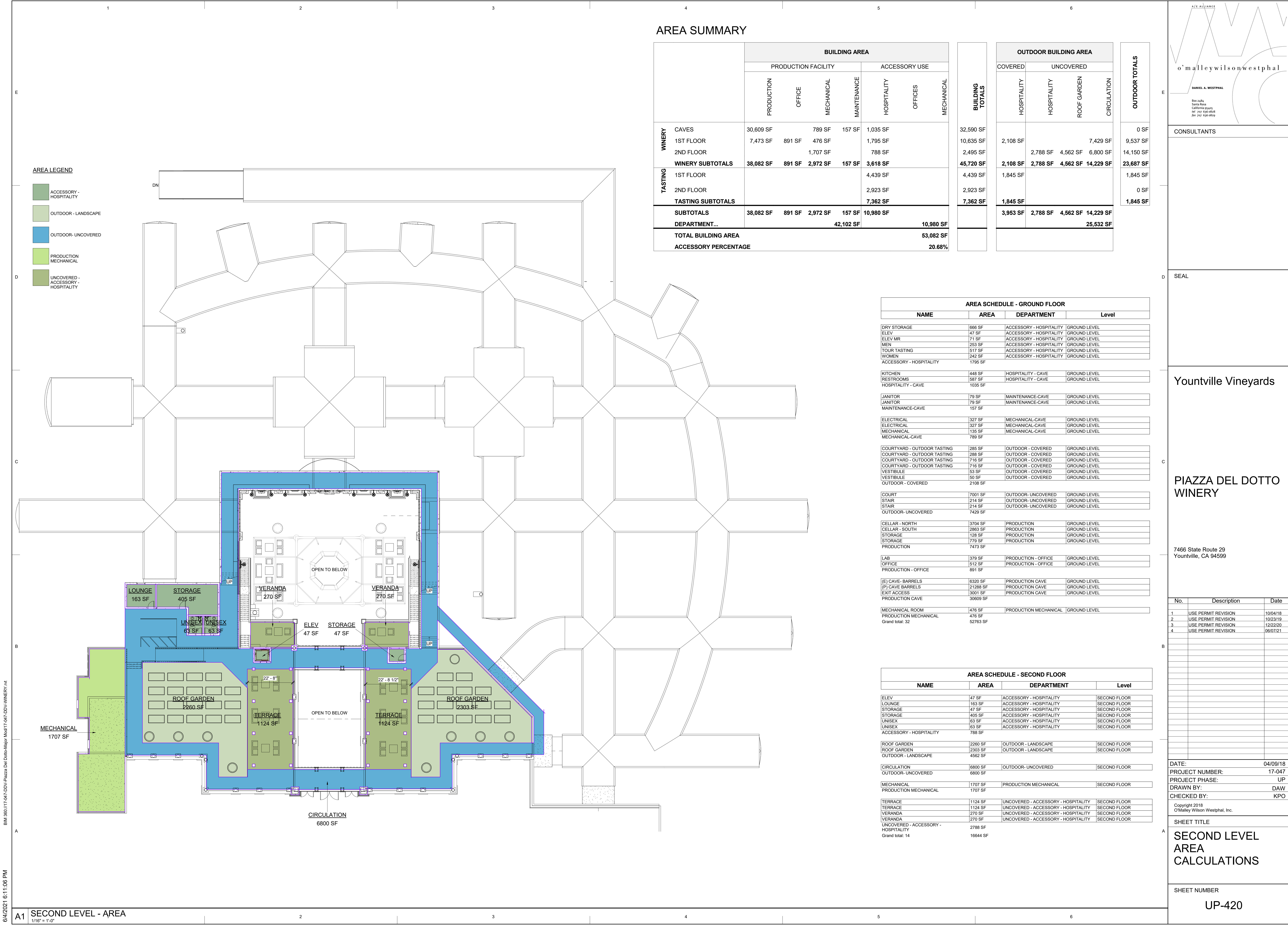
No.	Description	Date
1	USE PERMIT REVISION	10/04/18
2	USE PERMIT REVISION	10/23/19
3	USE PERMIT REVISION	12/22/20
4	USE PERMIT REVISION	06/07/21

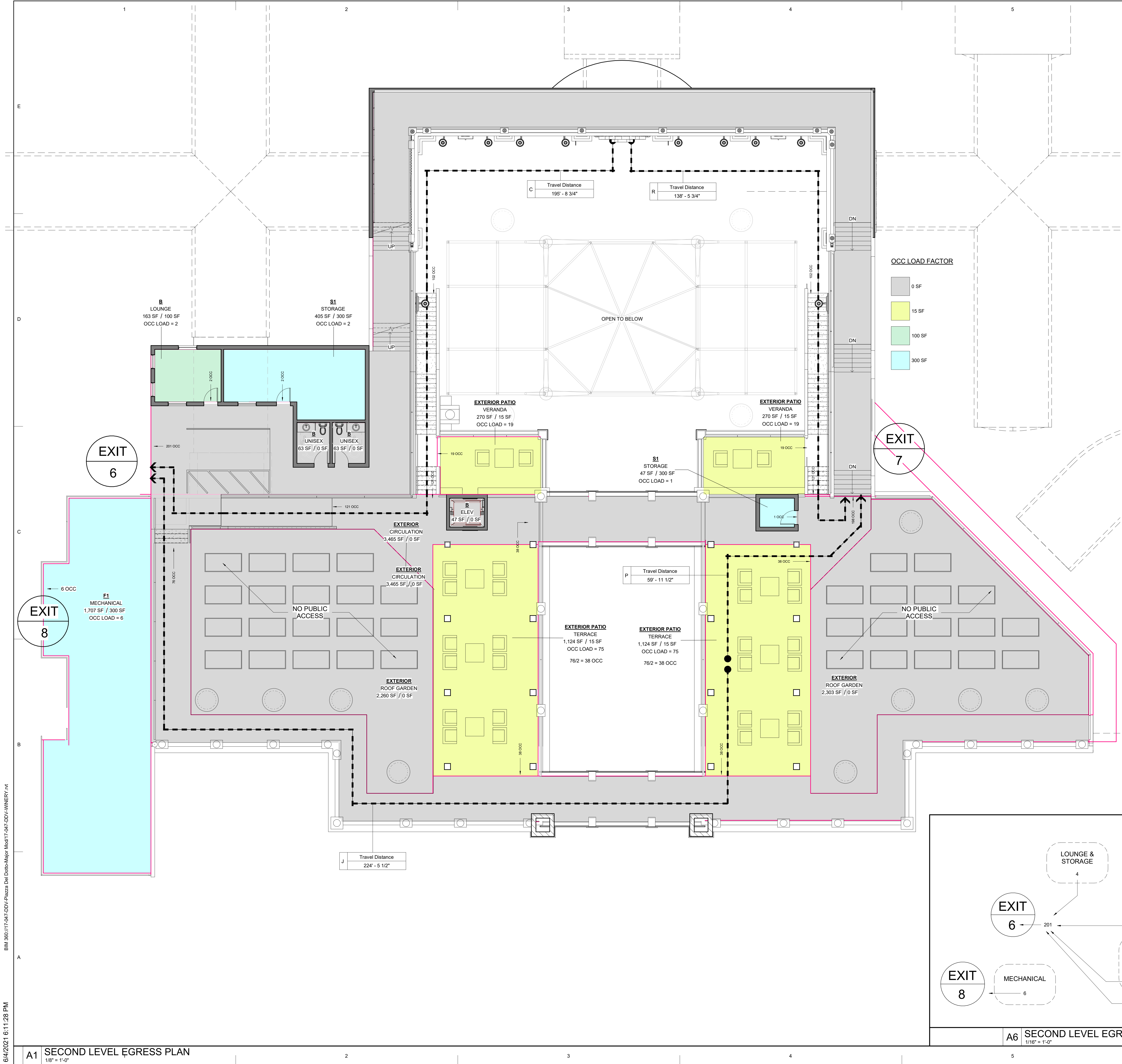
DATE:	04/09/18
PROJECT NUMBER:	17-047
PROJECT PHASE:	UP
DRAWN BY:	DAW
CHECKED BY:	KPO

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O'Malley Wilson Westphal, Inc.

SHEET TITLE
GROUND LEVEL
AREA
CALCULATIONS

SHEET NUMBER
UP-410





CBC TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE FOR MAXIMUM OF 250 FEET WITH AUTOMATIC FIRE SPRINKLERS FOR S1 OCCUPANCIES			
TRAVEL DISTANCES			
MARK	LENGTH	OCCUPANCY SERVED	
C	195' - 8 3/4"		
E	167' - 6"		
H	237' - 3 1/2"		
J	224' - 5 1/2"		
K	236' - 11 3/4"		
L	213' - 10 1/2"		
P	59' - 11 1/2"		
R	138' - 5 3/4"		

OCCUPANCY TOTALS SECOND FLOOR AND VERANDA			
dvd	AREA	OCC LOAD FACTOR	OCC LOAD
VERANDA			
EXTERIOR PATIO			
VERANDA	270 SF	15 SF	19
VERANDA	270 SF	15 SF	19
	540 SF		38
	540 SF		38

VERANDA
EXTERIOR PATIO

VERANDA	270 SF	15 SF	19
VERANDA	270 SF	15 SF	19
VERANDA	540 SF		38
VERANDA	540 SF		38

SECOND FLOOR

B

ELEV	47 SF	0 SF	
LOUNGE	163 SF	100 SF	2
UNISEX	63 SF	0 SF	
UNISEX	63 SF	0 SF	
	335 SF		2

EXTERIOR

CIRCULATION	3,465 SF	0 SF	
CIRCULATION	2,850 SF	0 SF	
ROOF GARDEN	2,260 SF	0 SF	
ROOF GARDEN	2,303 SF	0 SF	
	10,879 SF		0

EXTERIOR PATIO

TERRACE	1,124 SF	15 SF	75
TERRACE	1,124 SF	15 SF	75
TERRACE	2,247 SF		150

F1

MECHANICAL	1,707 SF	300 SF	6
	1,707 SF		6

S1

STORAGE	405 SF	300 SF	2
STORAGE	47 SF	300 SF	1
	452 SF		3
	15,621 SF		161
	16,161 SF		199

A/E ALLIANCE

o'malleywilsonwestphal

DANIEL A. WESTPHAL

Box 2486,
Santa Rosa,
California 95405
tel: 707.536.0800
fax: 707.536.0829

CONSULTANTS

SEAL

Yountville Vineyards

PIAZZA DEL DOTTO WINERY

7466 State Route 29
Yountville, CA 94599

No.	Description	Date
1	USE PERMIT REVISION	10/04/18
2	USE PERMIT REVISION	10/23/19
3	USE PERMIT REVISION	12/22/20
4	USE PERMIT REVISION	06/07/21

DATE: 04/09/18
PROJECT NUMBER: 17-047
PROJECT PHASE: UP
DRAWN BY: Author
CHECKED BY: Checker

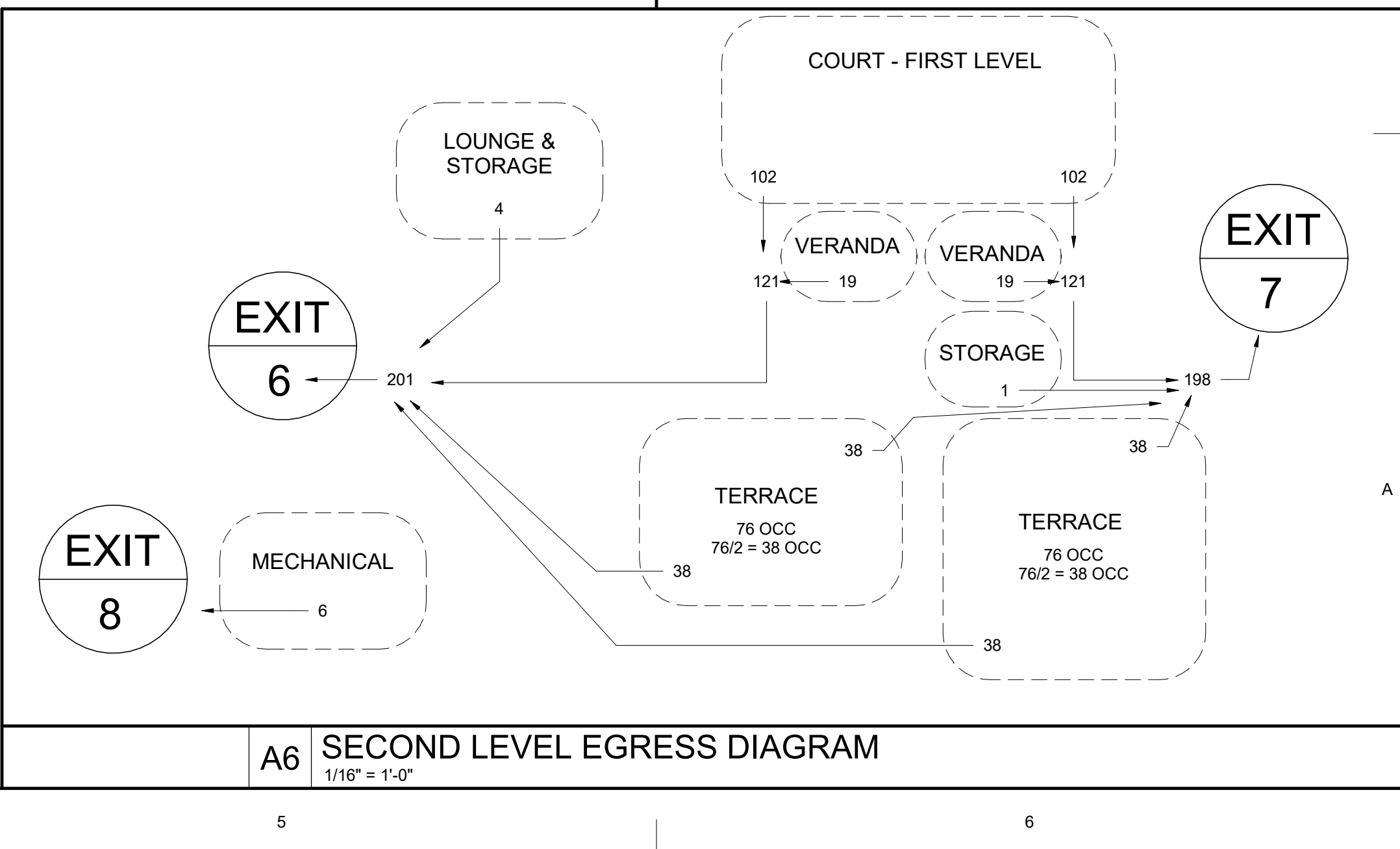
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SHEET TITLE

SECOND LEVEL
EXITING DIAGRAM

SHEET NUMBER

UP-421



6/4/2021 6:11:28 PM
B:\M 380\17-047-DDV\Piazza Del Dotto-Major Mod\17-047-DDV-WINERY.rvt
1/8" = 1'-0"

YOUNTVILLE VINEYARDS LLC, PHASE 2
7466 HWY 29, YOUNTVILLE, CA
APN 031-120-035

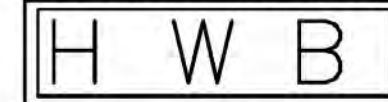
- 275 - CONTOUR LINE MAJOR
 - 270 - CONTOUR LINE MINOR
 - - - - DAYLIGHT LINE
 - - - - BUILDING SETBACK LINE
 - - - - PROPERTY LINE



AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
ADS	ADVANCED DRAINAGE SYSTEMS
BOW	BOTTOM OF WALL

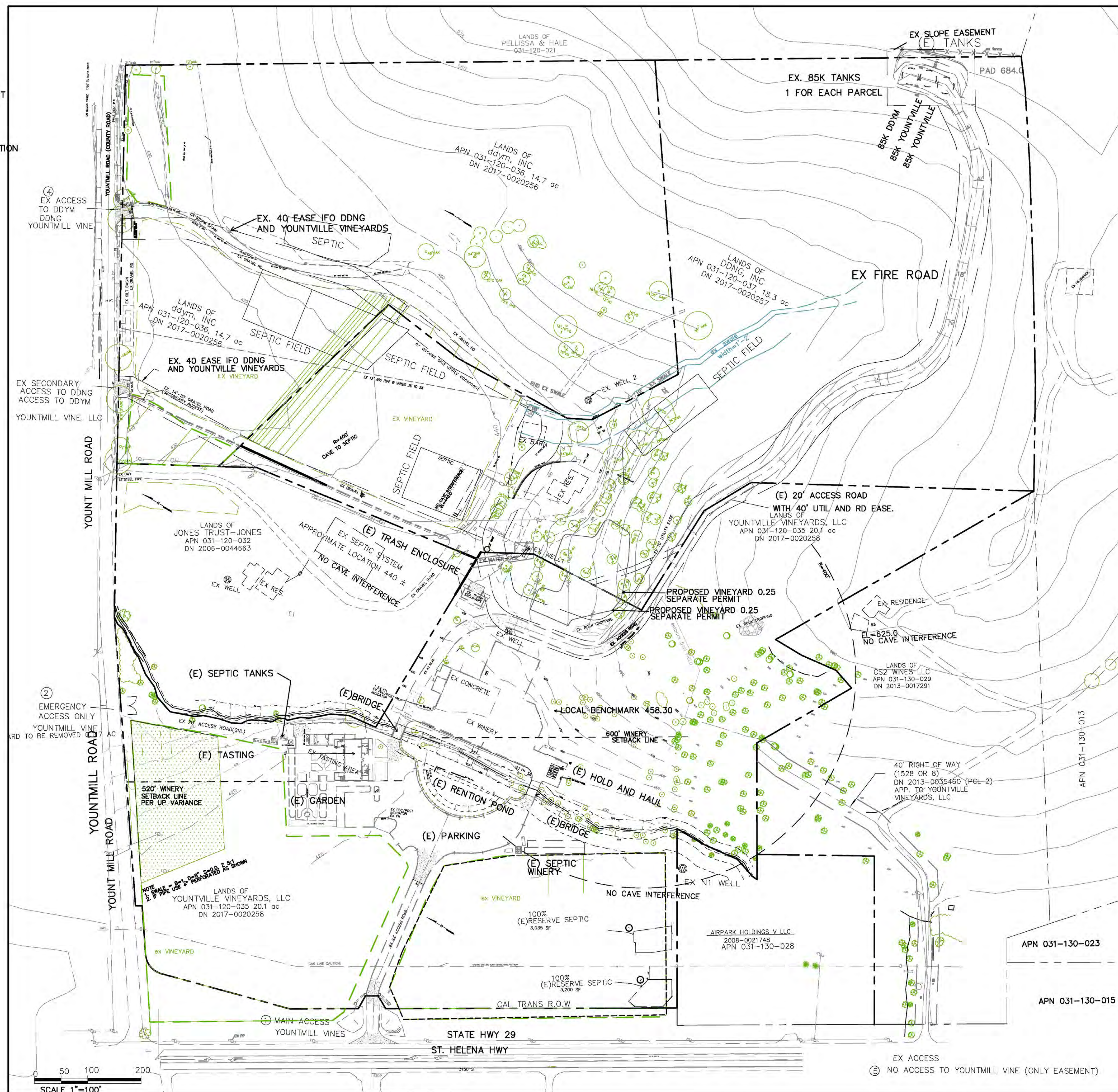
CP	CENTRAL PRECAST
CL	CENTER LINE
CMP	CORRIGATED METAL PIPE
CO	CLEAN OUT
DWY	DRIVEWAY
EASE	EASEMENT
EG	EXIST GROUND
EP	EDGE OF PAVEMENT
EX	EXIST
FC	FACE OF CURB
FD	FRENCH DRAIN
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FM	FORCE MAIN
FNC	FENCE
FUT	FUTURE
GRT	GRATE
GVL	GRAVEL
HP	HIGH POINT
INV.	INVERT
IFO	IN FAVOR OF
JT	JOINT TRENCH
MH	MH
N	NORTH
N.I.C.	NOT IN CONTRACT
O.C.	ON CENTER
OH	OVER HEAD
PAV.	PAVEMENT
PL	PROPERTY LINE
PED	PEDESTRIAN
PVC	POLYVINYL CHLORIDE
PVT	POINT OF VERTICAL INTERSECTION
PVI	PRIVATE
P.W.	PROCESS WATER
P.U.E.	PUBLIC UTILITY EASEMENT
PP	POWER POLE
RC	RELATIVE COMPACTION
RCP	REINFORCED CONCRETE PIPE
S	SOUTH
SB	SETBACK LINE
SAN	SANITARY SEWER
SS	SIDE SLOPE
SW	SIDE WALK
SDE	STORM DRAIN EASEMENT
TC	TOP OF CURB
TYP.	TYPICAL
TG	TOP OF GRATE
U.G.	UNDERGROUND

BOUNDARY INFORMATION PROVIDED BY:



H W B - P L S . I N C .
PROFESSIONAL LAND SURVEYORS
www.howardbrunner.com

117 WEST NORTH STREET
HEALDSBURG, CALIFORNIA 95448
(707) 433-9760
FAX (707) 433-9761



VICINITY MAP

C1. EXIST SITE PLAN
C2. EXIST IMPROVEMENTS
C3. PROPOSED IMPROVEMENTS
C4. EXIST AND PHASE 2 IMPROVEMENTS
~~C5. PHASE 2 SECONDARY ACCESS ROAD~~
C6. FIRE IMPROVEMENTS
C7. CIRCULATION AND WASTE WATER
SCP1. STORM WATER CONTROL PLAN EXHIBIT "B"
SCP2. STORM WATER CONTROL PLAN EXHIBIT "C"

F1 FIRE TURN EXHIBIT
PREVIOUS PERMITS

1. CAVE WITH UTILITIES B12-00525
2. DEMO BARN & GARAGE B12-453
3. RETAINING WALL BEHIND WINERY B12-1272
4. FOOT BRIDGES B13-952
5. WINERY ADDITION B13-951
6. CAL TRANS PERMIT 0412-6MC0606

SEPARATE PERMITS

1. DDYM AND DDNG NEW VINEYARD PERMITS
2. BRIDGE PERMIT OVER EX POND (PHASE 1)

OWNER:

YOUNTVILLE VINEYARDS INC.
1291 W. Zinfandel Lane
St. Helena, CA 94574
DDNG LLC

FLOOD HAZZARD

THIS AREA IS WITHIN MINIMAL
FLOOD HAZARD
PANEL 06097 C0800E

ENGINEER:

GUADALUPE S. CHAVARRIA, PE
P.O. BOX 1782 WINDSOR CA 95492
CEL 707-799-5432
FAX 707-838-9161

PURPOSE STATEMENT

PHASE 2 IMPROVEMENTS
NEW WINERY BUILDINGS, MECHANICAL, STORAGE AND
GROTTO.

BENCHMARK

VERTICAL ELEVATION IS ASSUMED SHOWN ON THIS SHEET.
ABOVE TUNNEL AREA # 3 REBAR

DISTURBED AREA

1. DISTURBED AREA 0.752 AC THIS PHASE

EARTHWORK

CAVE EARTHWORK 12,502 CY AND BUILDING 48 CY EXPORT
EXPORTED OR GRAVEL TO BE USED ONSITE ACCESS ROADS

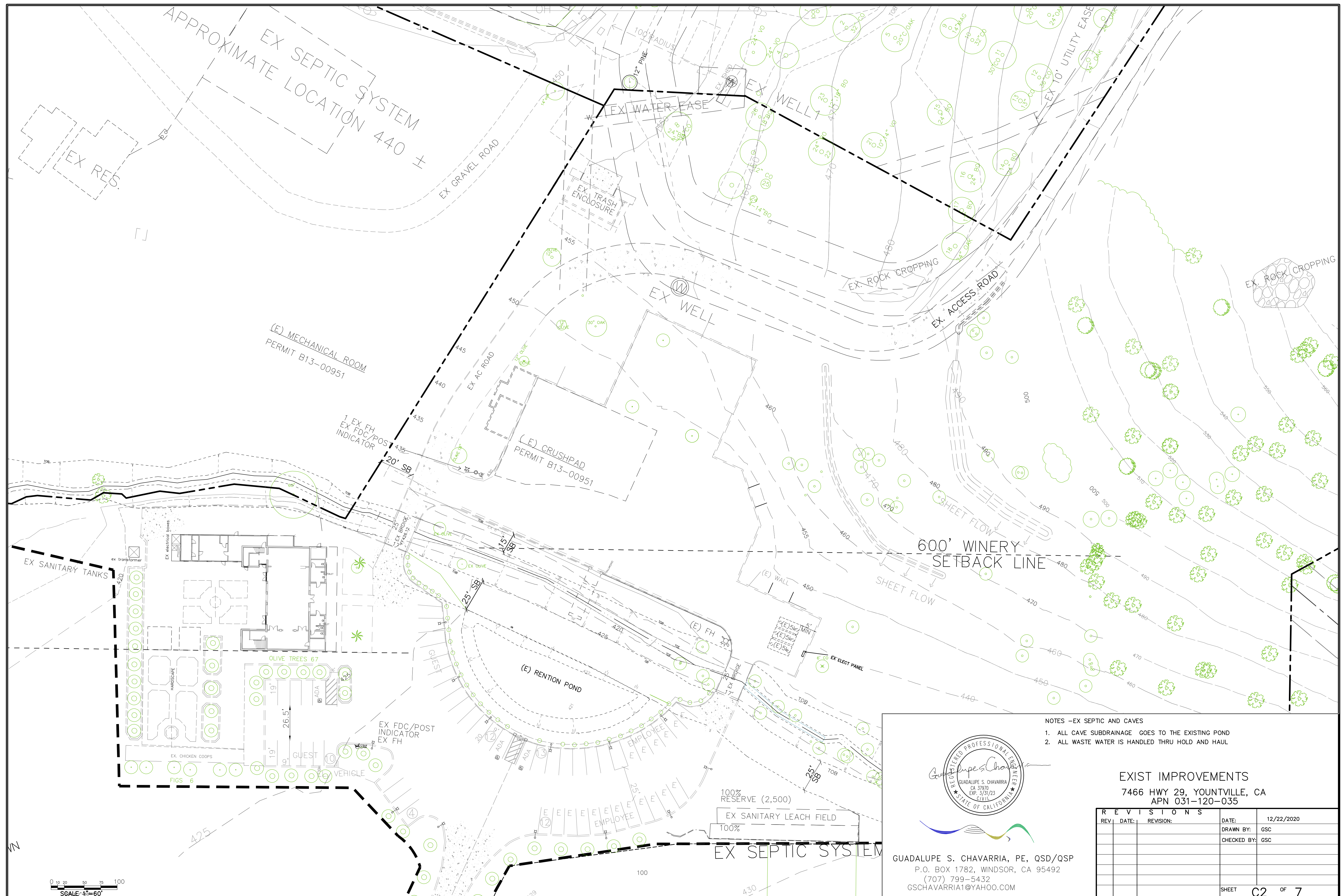
PARKING

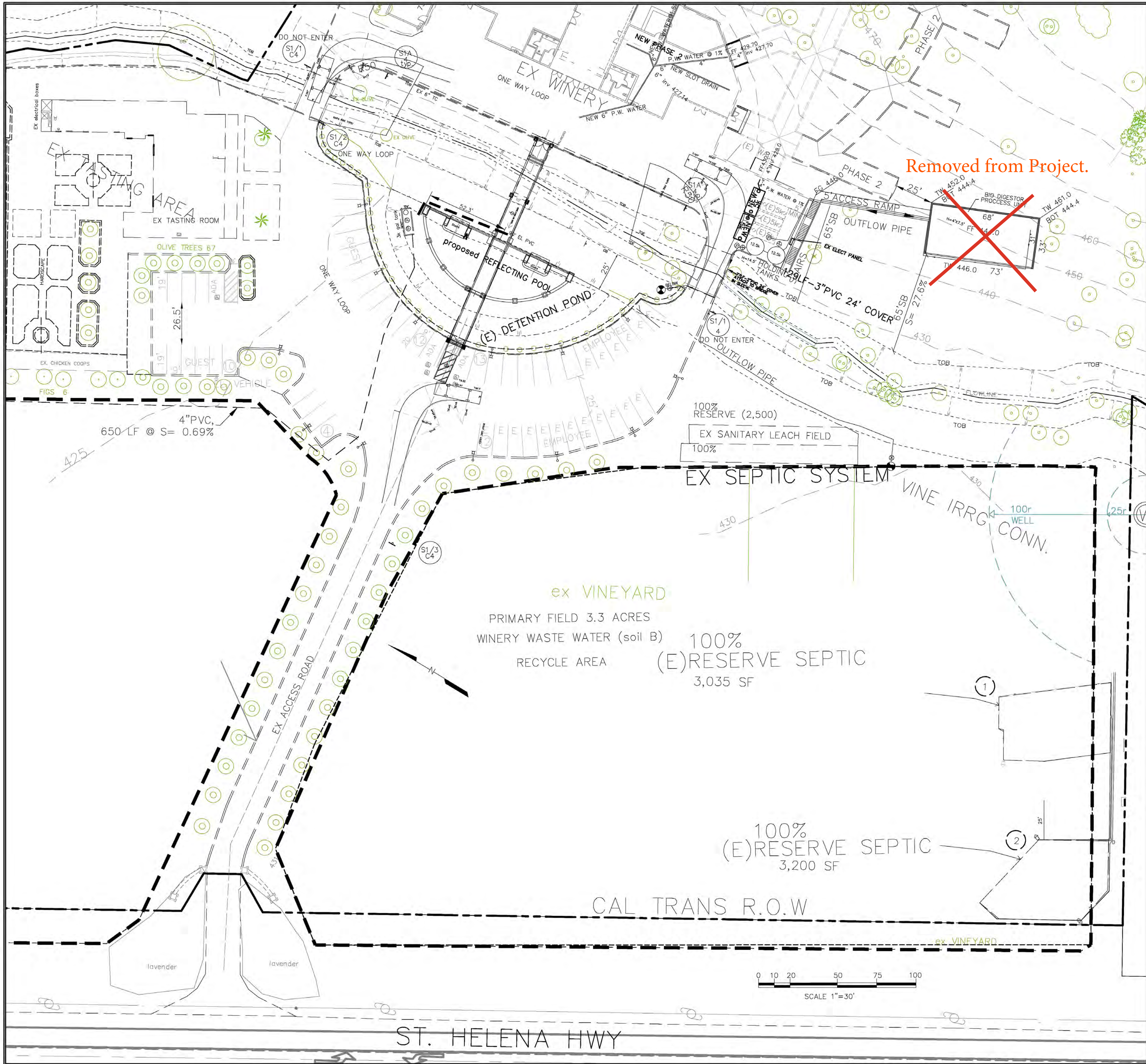
51 PARKING SPACE, 3 ADA



GUADALUPE S. CHAVARRIA, PE QSD/QSP
P.O. BOX 1782, WINDSOR, CA 95492
(707) 799-5432
GSCHAVARRIA1@YAHOO.COM

R E V I S I O N S				
REV	DATE:	REVISION:	DATE:	12/22/2020
			DRAWN BY:	GSC
			CHECKED BY:	GSC
			SHEET	C1 OF 7





32"

16"

DO NOT ENTER

32"

2"

DIA STEEL POST OR 4X4X8 POST

12"

DIA CONC

7'

2.5'

1

TRAVEL PATH

SIGN 1

NTS

32"

16"

WINERY ONE WAY

32"

2

S1

32"

4"

WINERY ONE WAY LOOP LEFT

32"

3

SIGN W/POST

usda	high
	in/hr
a	1.00-8.3
b	0.5-1.00
c	0.17-0.27
d	0.02-0.10

REGISTERED PROFESSIONAL ENGINEER

Guadalupe S. Chavarria

GUADALUPE S. CHAVARRIA

CA 37970

EXP. 3/31/23

CIVIL

STATE OF CALIFORNIA

GUADALUPE S. CHAVARRIA, PE, QSD/QSP

P.O. BOX 1782, WINDSOR, CA 95492

(707) 799-5432

GSCHAVARRIA1@YAHOO.COM

CIRCULATION AND WASTE WATER

7466 HWY 29, YOUNTVILLE, CA

APN 031-120-035

REVISIONS		
REV	DATE	REVISION

DATE:

12/22/2020

DRAWN BY:

GSC

CHECKED BY:

GSC

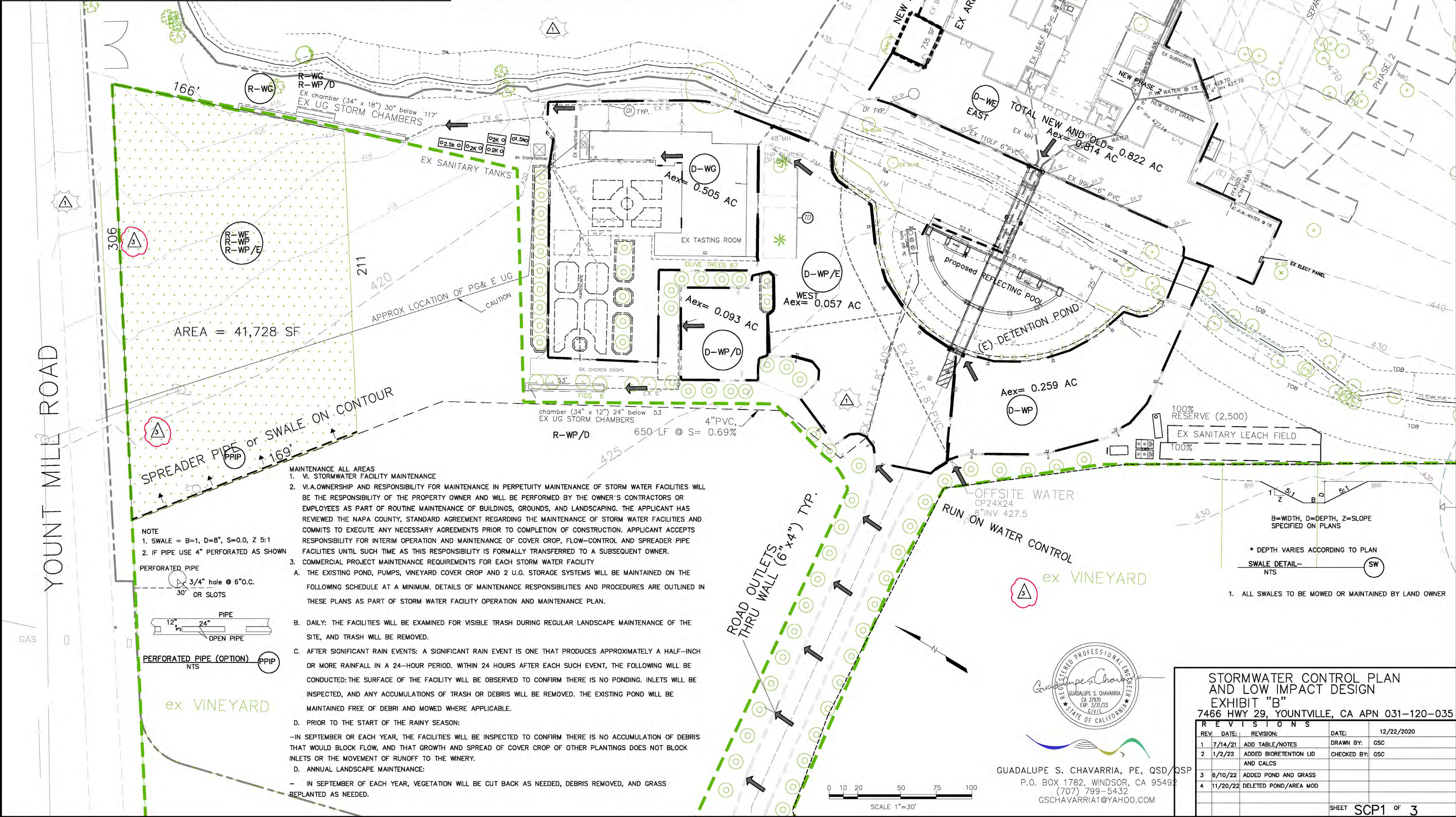
SHEET

C7

OF

7

Format for tabulating areas draining to self retaining areas							FORMAT FOR TABULATING AREA DRAINING TO grassy areas A= imperv x 0.5				
DMA		PRE	POST	POST	RECEIVING	Receiving FILTERING	DMA	Area	post project	runoff	product
name	DRAINAGE AREA	AC	AC	SF	AREAS	DMA		AC	surface type	Ro, factor	Area x Ro
D-WE	EAST WINERY AREA	0.814	0.822	35,806	R-WE	pond retention/grassy area	D-WE (winery east)	0.822	roof/conc	1	35,806
D-WP	WEST PARKING AREA	0.259	0.259	11,282	R-WP	pond retention/grassy area	D-WP/E (parking-rd)	0.057	roof/conc	1	2,483
D-WP/E	WEST PARKING AREA/Entry	0.057	0.057	2,483	R-WP/E	pond retention/grassy area	D-WP (ac parking)	0.259	conc	1	11,282
				49,571							
						41,514 sf					
							Total				49,571
REF:	BASMAA MANUAL PAGE 4-4, CHAPTER 4										
D-GP	GUEST PARKING	0.092967	0.092967		R-GP	U.G. STORAGE CHAMBERS	Receiving	49,571	0.5		24,786
D-WG	WINERY AND GARDEN	0.506	0.506	22,041	R-WG	U.G. STORAGE CHAMBERS	dims, L x W =	256	163		41728





EX. DRAIN INLETS ON EAST SIDE OF CREEK (CS1)



EX. DRAIN INLETS ON EAST SIDE OF CREEK



TD

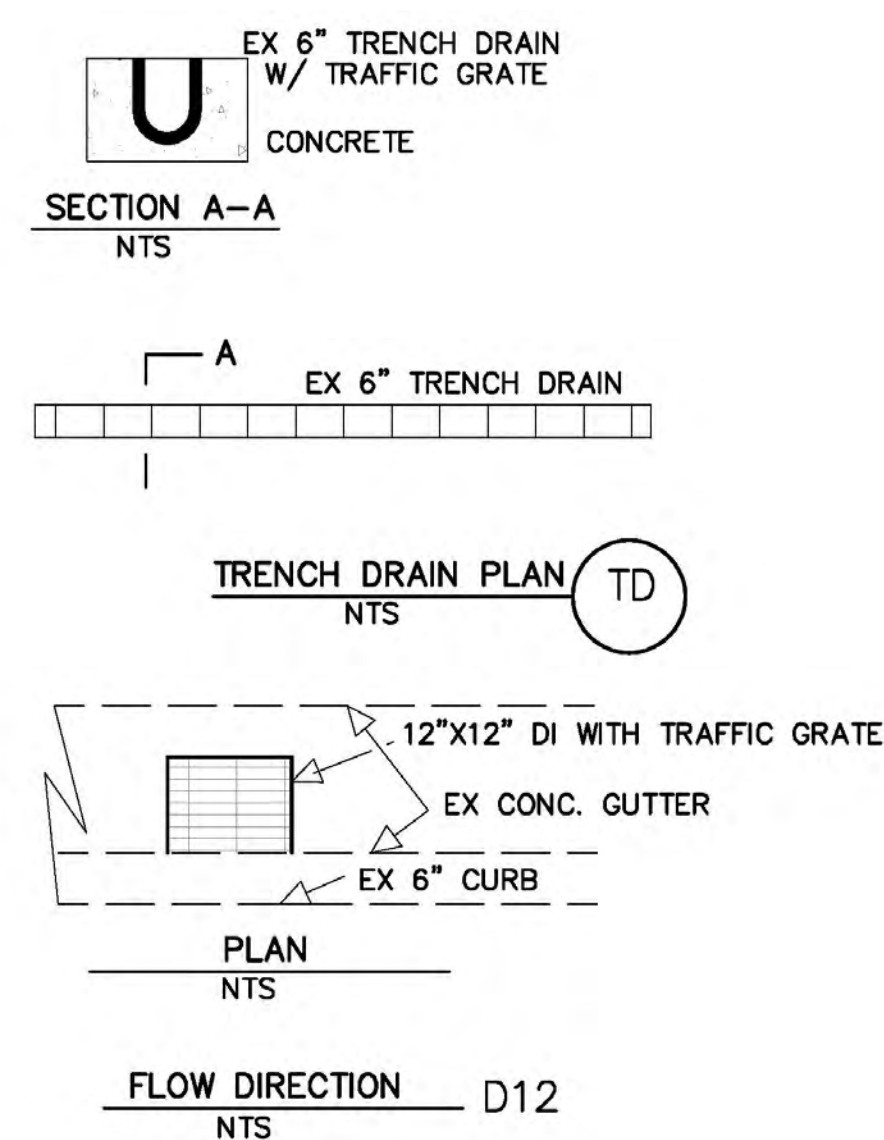
EX. DRAIN INLETS @ FRONT OF WINERY (W. OF CREEK)



EX. DRAIN INLETS @ PARKING AREA(W. OF CREEK)	PROPOSED INLET @ ROAD
--	-----------------------



EX. DRAIN RUN ON WATER AT VINEYARD AREA



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(707) 799-5432
GSCHAVARRIA1@YAHOO.COM

STORMWATER CONTROL PLAN AND LOW IMPACT DESIGN

EXHIBIT "C"

7466 HWY 29, YOUNTVILLE, CA APN 031-120-035

R E V I S I O N S			
REV.	DATE:	REVISION:	DATE:
			12/22/2020
1	7/14/21	ADD TABLE/NOTES	DRAWN BY: GSC
2	1/2/22	ADDED BIORETENTION LID & STORM DRAIN DETAILS	CHECKED BY: GSC
3	6/10/22	added pond and detail	
		SHEET	SCP2 OF 3

