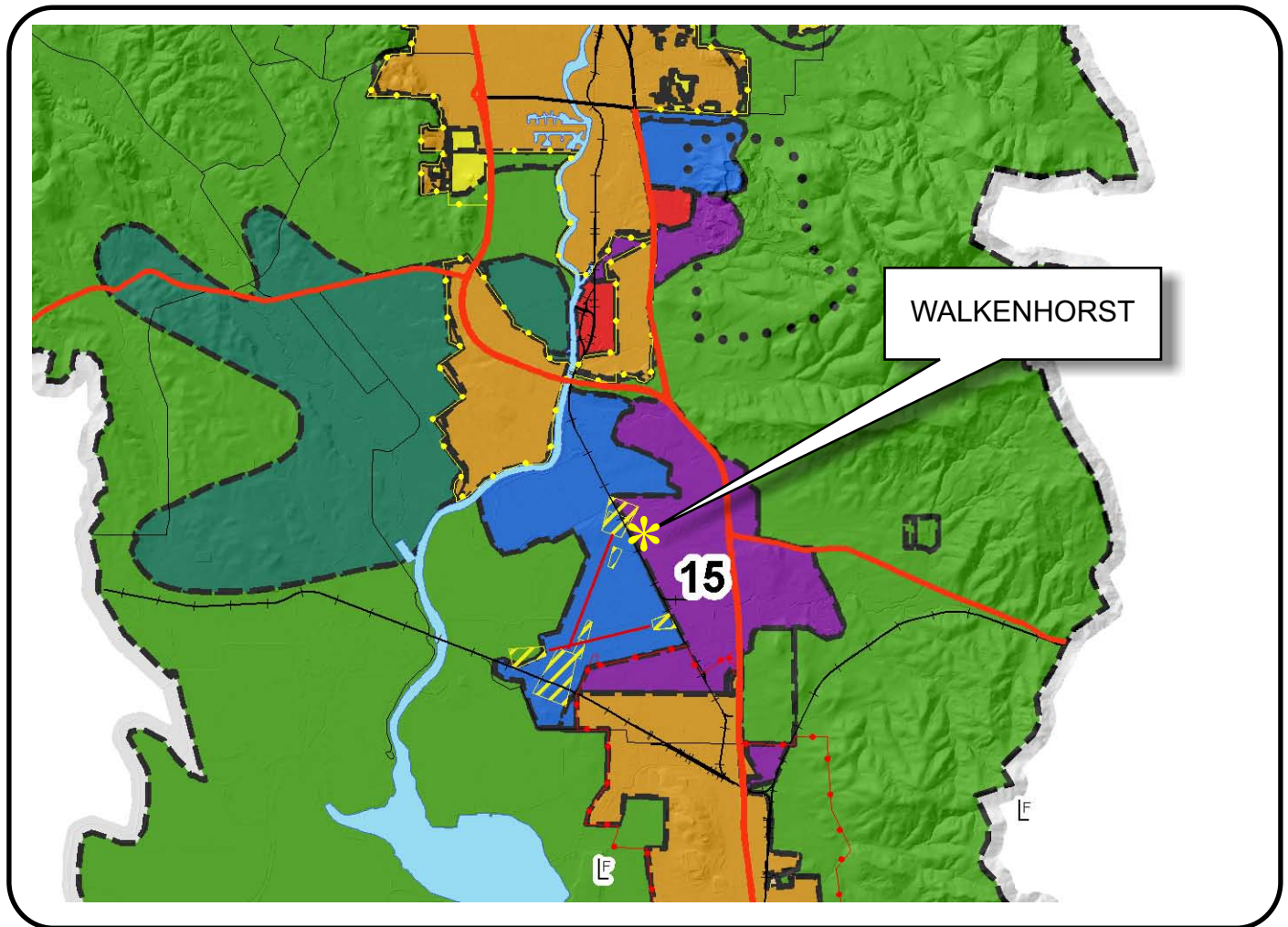


NAPA COUNTY LAND USE PLAN 2008 - 2030



LEGEND

URBANIZED OR NON-AGRICULTURAL

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

OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

TRANSPORTATION

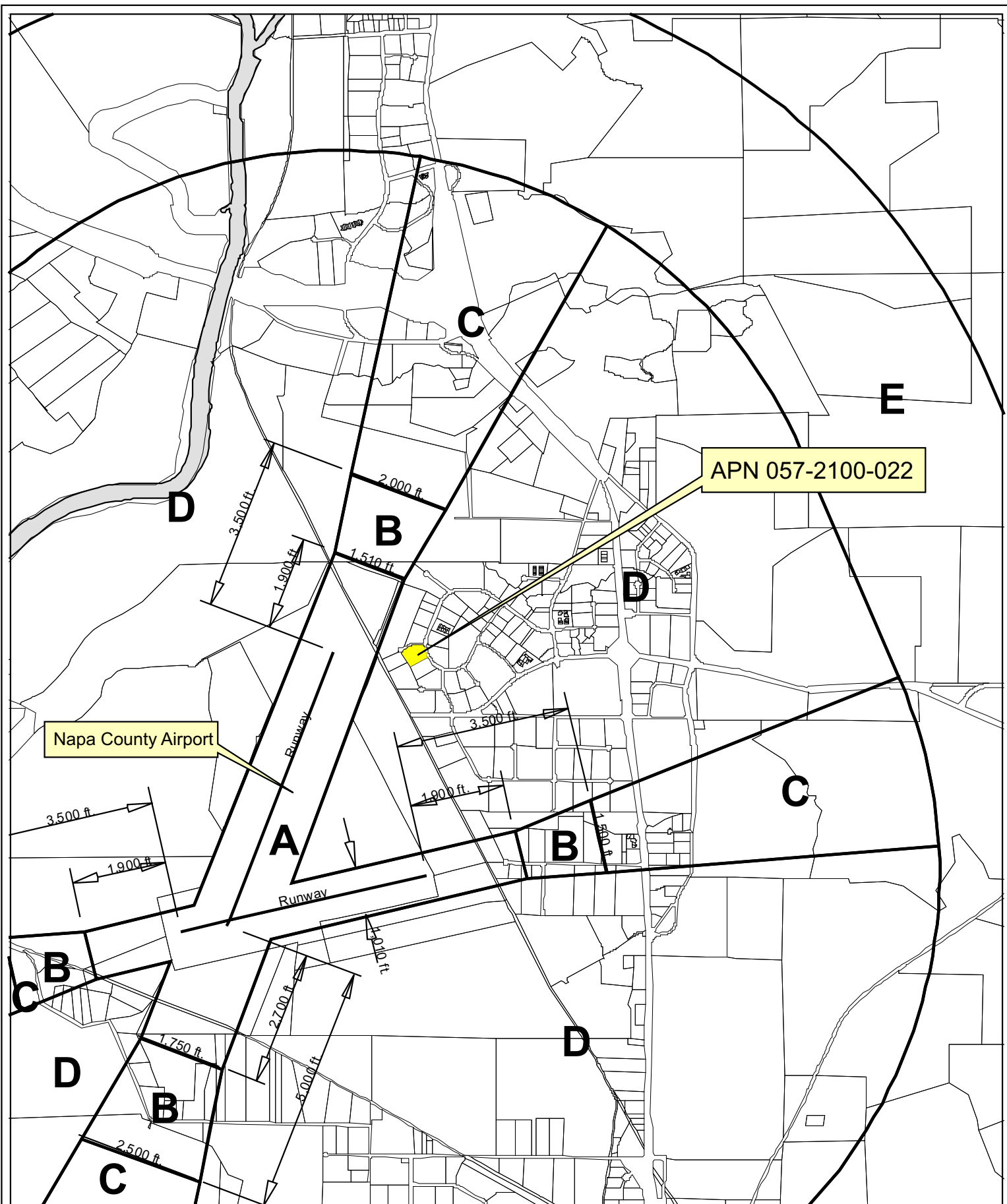
- Mineral Resource
- Railroad
- Limited Access Highway
- Major Road
- Secondary Road
- Airport
- Airport Clear Zone
- Landfill - General Plan

* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN
057-210-022
01-27-2010
2C UP

SCALE IN MILES
0 2





Horizontal Datum: NAD 83,
CA State Plane Coordinates,
Zone II, feet

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



Compatibility Plan

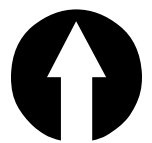
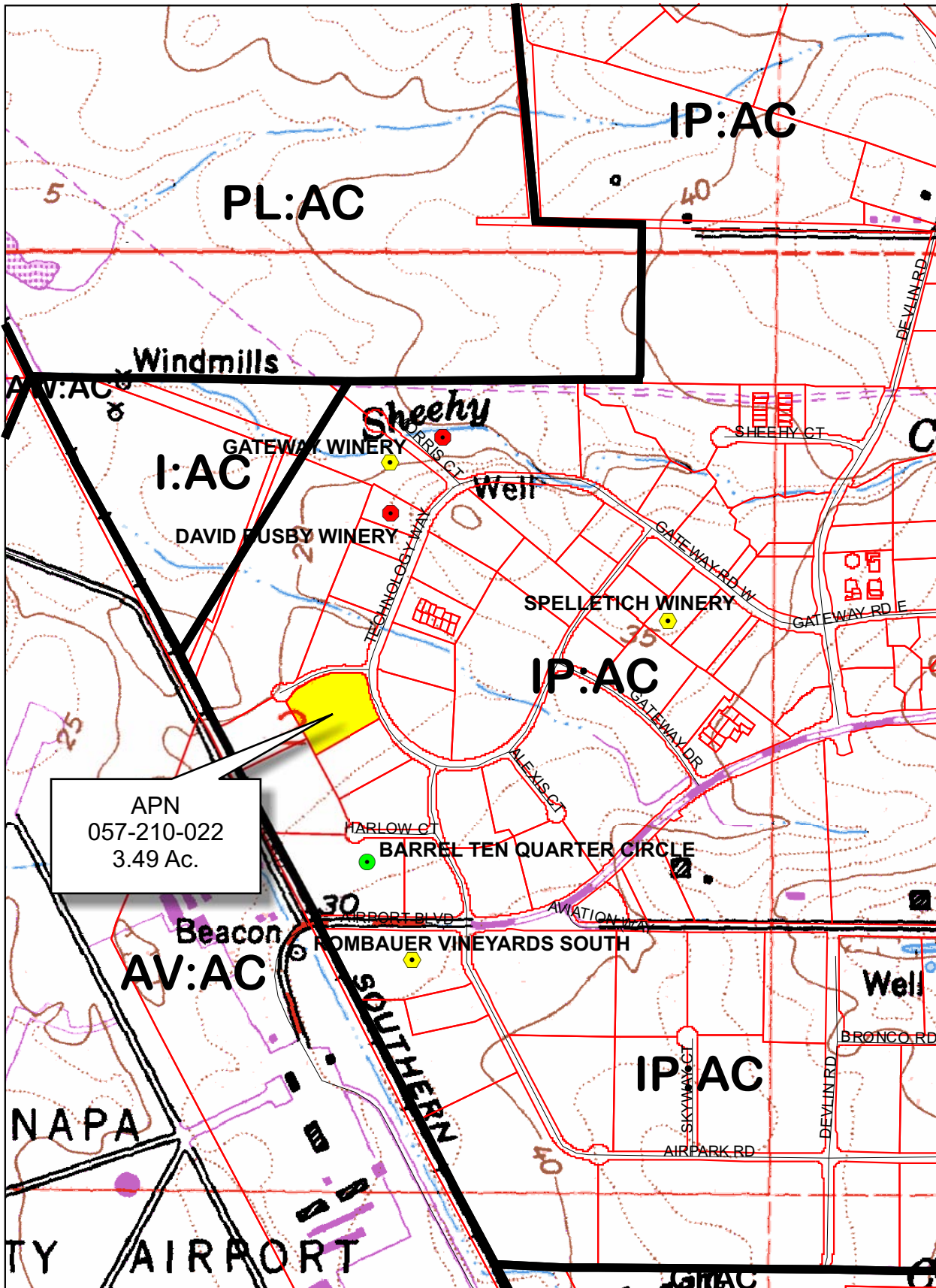
Napa County Airport



0 650 1,300 2,600'

Napa County Conservation Division - 08/2009

WALKENHORST

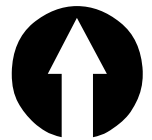


Legend

- Wineries in Vicinity**
- Producing (Green dot)
 - Approved (Yellow dot)
 - Pending (Red dot)
- Zoning** (Thick black line)
- Parcels** (Thin red line)

0 400 800 1,600 2,400 3,200 Feet

WALKENHORST



Legend

Wineries in Vicinity

- Producing
- Approved
- Pending

- Zoning
- Parcels

0 55 110 220 330 440 Feet

WALKENHORST

ABBREVIATIONS

AC ASPHALT CONCRETE
BSW BACK OF SIDEWALK
CF CURB FACE
CL CENTERLINE
CO CLEAN OUT
CONC CONCRETE
DI DRAINAGE INLET
DRY DRYWAY
EP EDGE OF PAVEMENT
EX, EXIST. EXISTING
FF FINISHED FLOOR
FG FINISHED GRADE
FL FLOW LINE
FS FINISHED SURFACE
HP HIGH POINT
INV INVERT ELEVATION
LP LOW POINT
LT LONG TERM
RM RM OF MANHOLE/DRAIN INLET
SD STORM DRAIN
SS SANITARY SEWER
SSCO SANITARY SEWER CLEAN OUT
SSMH SANITARY SEWER MANHOLE
SDMH STORM DRAIN MANHOLE
TB TOP OF BERM
TC TOP OF CURB
TO TOP OF GRADE
TW TOP OF WALL
TYP TYPICAL
W WATER
WV WATER VALVE

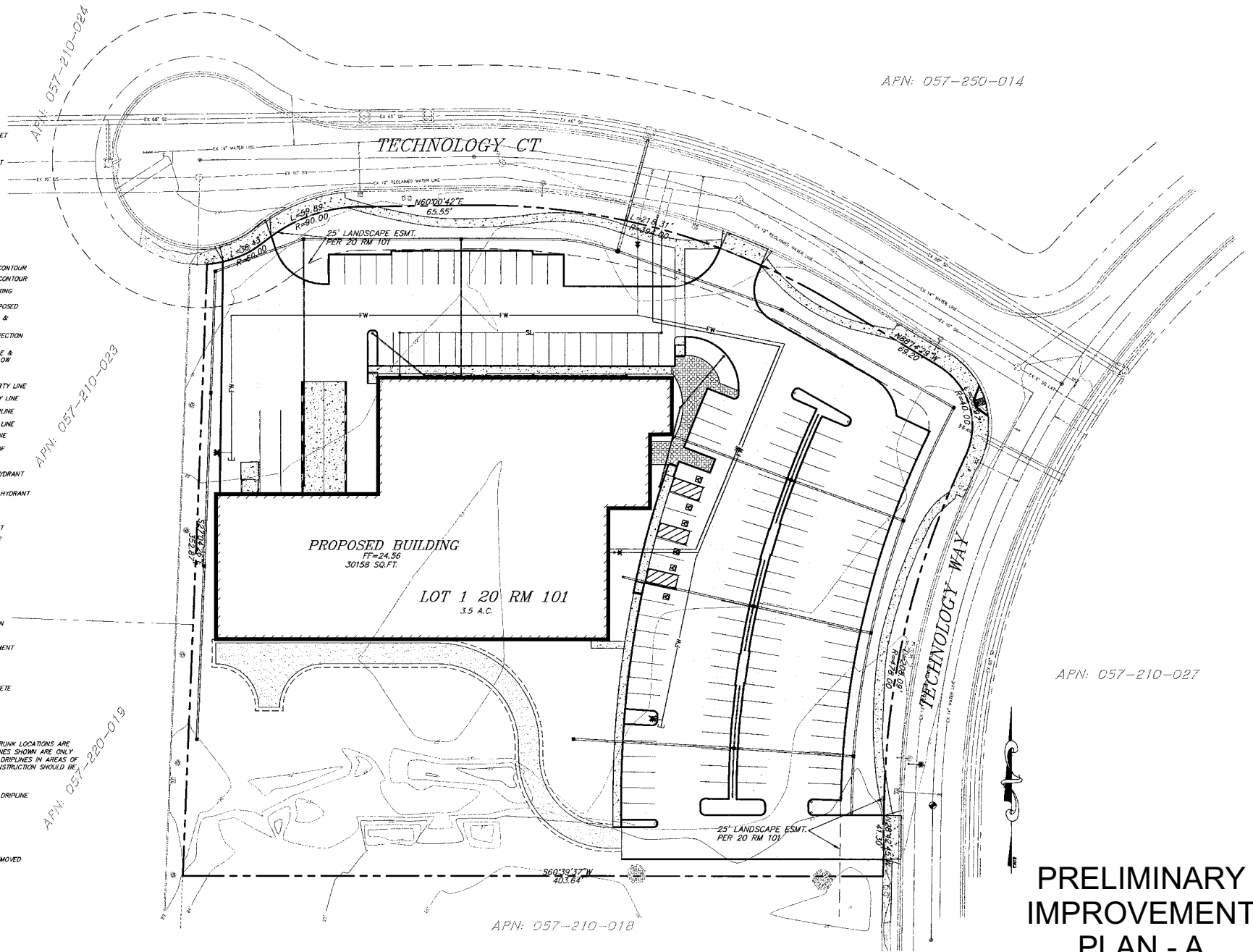
LEGEND

--- 5' 1 FT INTERVAL CONTOUR
--- 5' 5 FT INTERVAL CONTOUR
ELEVATION, EXISTING
ELEVATION, PROPOSED
SPOT ELEVATION & DESCRIPTION
EX GRADE & DIRECTION OF FLOW
PROPOSED GRADE & DIRECTION OF FLOW
FULL SLOPE
EXISTING PROPERTY LINE
EXISTING COUNTY LINE
EXISTING CENTERLINE
SS EXISTING SEWER LINE
G EXISTING GAS LINE
EXISTING EDGE OF PAVEMENT
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT
STREET LIGHT
SEWER CLEANOUT
SANITARY SEWER MANHOLE
POWER POLE
SIGN
STREET LIGHT
WATER VALVE
WATER METER
TREE PROTECTION
NEW A.C. PAVEMENT
NEW CONCRETE
EXISTING CONCRETE
THRUST BLOCK

NOTE: ACTUAL TREE TRUNK LOCATIONS ARE SHOWN. DRIFLINES SHOWN ARE ONLY APPROXIMATE. DRIFLINES IN AREAS OF PROPOSED CONSTRUCTION SHOULD BE FIELD VERIFIED.

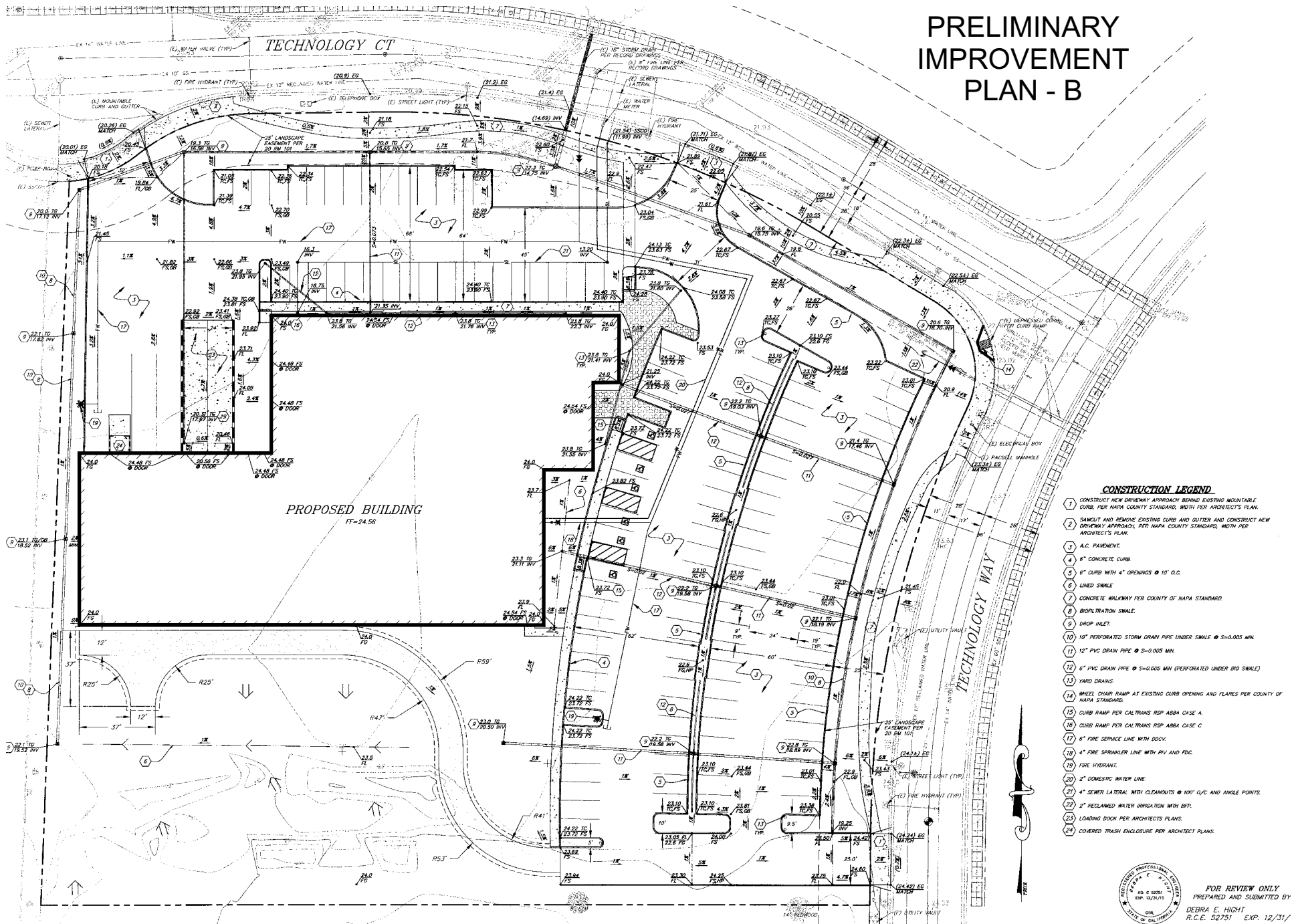
TREE TRUNK & DRIFLINE

TREE TO BE REMOVED

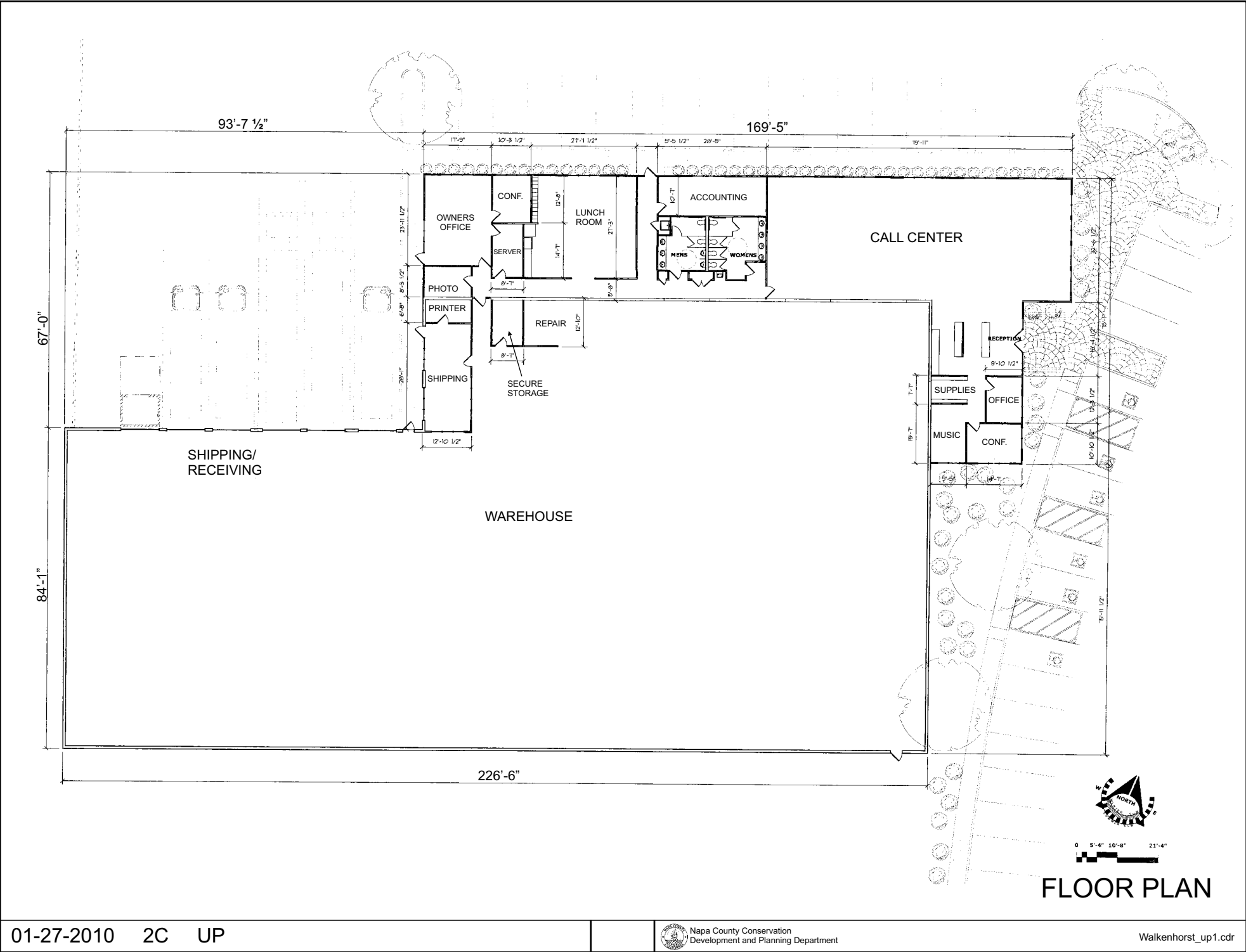


PRELIMINARY IMPROVEMENT PLAN - A

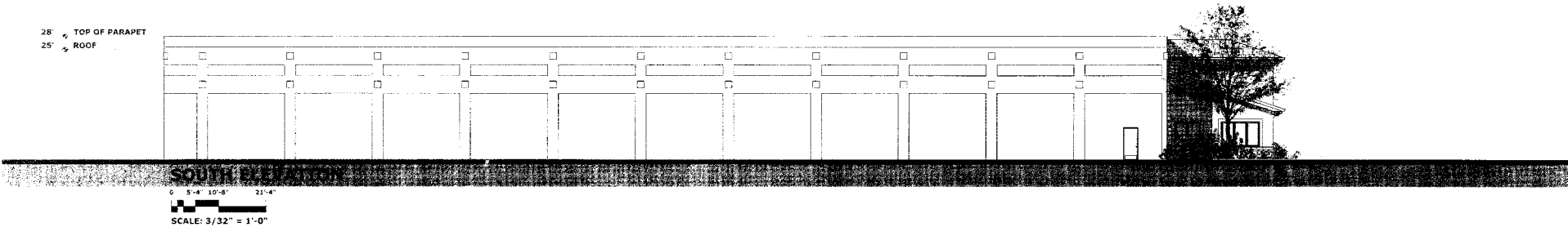
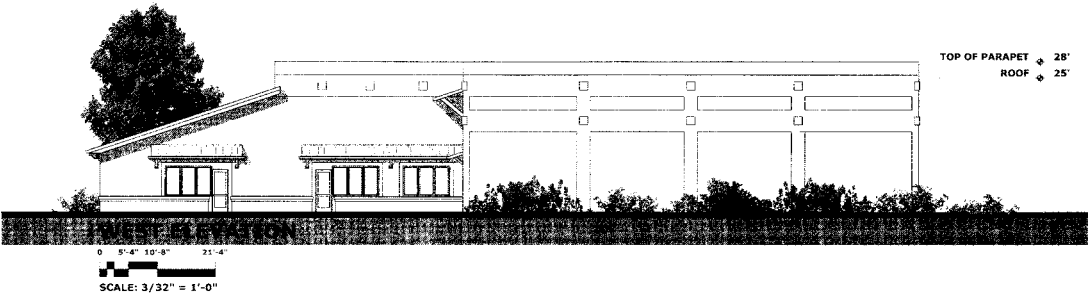
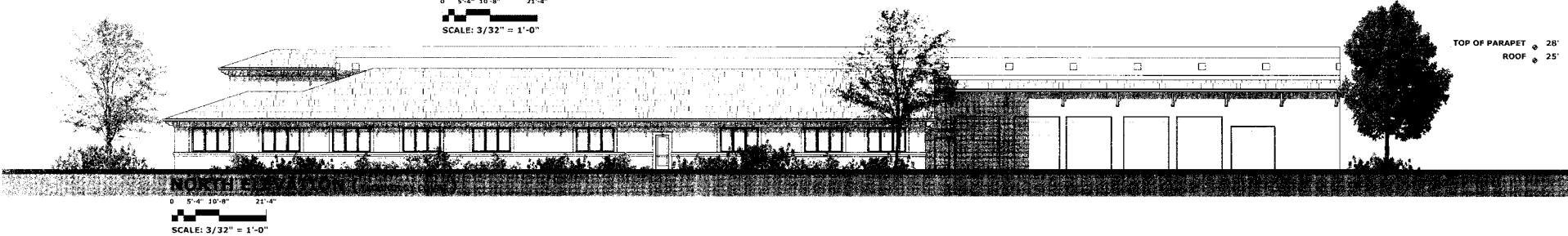
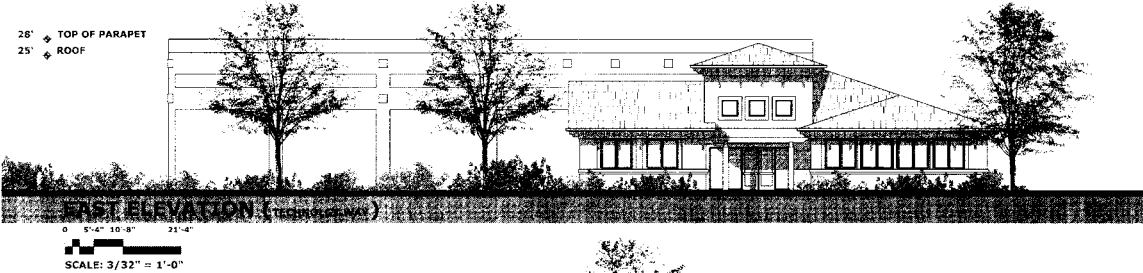
PRELIMINARY IMPROVEMENT PLAN - B



WALKENHORST



WALKENHORST



ELEVATIONS

WALKENHORST

PROJECT DATA

SITE AREA: 152060 SQ.FT. 3.49 ACRES
BUILDING COVERAGE: 30158 SQ.FT. F.A.R. 0.20
PARKING: 132 SPACES

FLOOR AREAS
OFFICE 6501 SQ.FT.
WAREHOUSE - SHIPPING 23657 SQ.FT.
TOTAL 30158 SQ.FT.

LANDSCAPE PALETTE

LARGE STREET TREE - 15 gal.
Fraxinus holotricha 'Moraine' - Moraine Ash

SMALL STREET TREE - 15 gal.
Pyrus betulifolia

BROADLEAF EVERGREEN - 15 gal.
Cinnamomum camphora - Camphora Tree
Rhus lancea - African Sumac

ACCENT TREE - 15 gal.
Prunus 'Krauter Vesuvius' - Purpleleaf Plum
Lagerstroemia 'Tuscarora' - Grape Myrtle
Acer palmatum 'Sango Kaku' - Coral Bark Jap. Maple

LARGE SCREENING SHRUBS - 5 gal.
Escallonia fradesi - Pink Escallonia
Pittosporum tenuifolium 'Silver Sheen' - NCN
Xylosma congestum 'compacta' - Xylosma

SMALL MEDIUM SHRUBS - 5 gal.
Ruxus microphylla Jap. 'Green Beauty' - Boxwood (small)
Nandina domestica 'Gulf Stream' - Heavenly Bamboo (small)
Cornelia sasanqua 'Cleopatra' - Autumn Cornelia (medium)
Pittosporum tobira 'Wheeler' - Dwarf Tobira (small)
Cornelia sasanqua 'Cleopatra' - Autumn Cornelia (medium)
Pittosporum tobira 'variegata' - Variegated leaf Tobira (small)
Hebe 'Blue Elf' - Shrub Veronica (small)
Rhaphiophloea 'Ballerina' - India Hawthorn (small)
Myrtus communis 'compacta' - Myrtle (medium)
Arctostaphylos 'Howard McMinn' - McMinn Manzanita (medium)
Rosmarinus 'Blue Spires' - Upright Rosemary (medium)

PERENNIALS - 1 gal.
Agapanthus 'Queen Anne' - Lily of the Nile
Hemerocallis 'Evergreen Yellow' - Day Lily
Corydalis 'Lilium' - Bowles Mauve - Wall Flower
Zantedeschia ssp. - Calla Lily

GROUND COVERS - 1 gal.
Juniperus procumbens 'nana' - Japanese Garden Juniper
Tachelasperrum jasminoides - Star Jasmine
Cotoneaster dammeri - Bearberry
Vinca minor 'Bowles variety' - Creeping Periwinkle

SOD LAWN
Drought tolerant Tall Fescue mix

An automated irrigation system covering all landscaped areas shall be installed as part of landscape installation

TECHNOLOGY COURT

OFFICE

SHIPPING / RECEIVING

WAREHOUSE

TECHNOLOGY WAY



STUCCO SIGN
COLOR AND TEXTURE TO MATCH BUILDING
2 SIDED FREE STANDING SIGN

0 10' 20' 40'
SCALE: 1" = 20'-0"



LANDSCAPING PLAN

WALKENHORST



Walkenhorst's Warehouse and Distribution Center Napa, California

ARCHITECTURE & PLANNING **jsmc**
James S. McCracken, Architect
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NAPA, CALIFORNIA 94559

NAPA, CALIFORNIA 707.252.1144
WILLIAMSBURG, VIRGINIA jsmcarch1@sbcbglobal.net