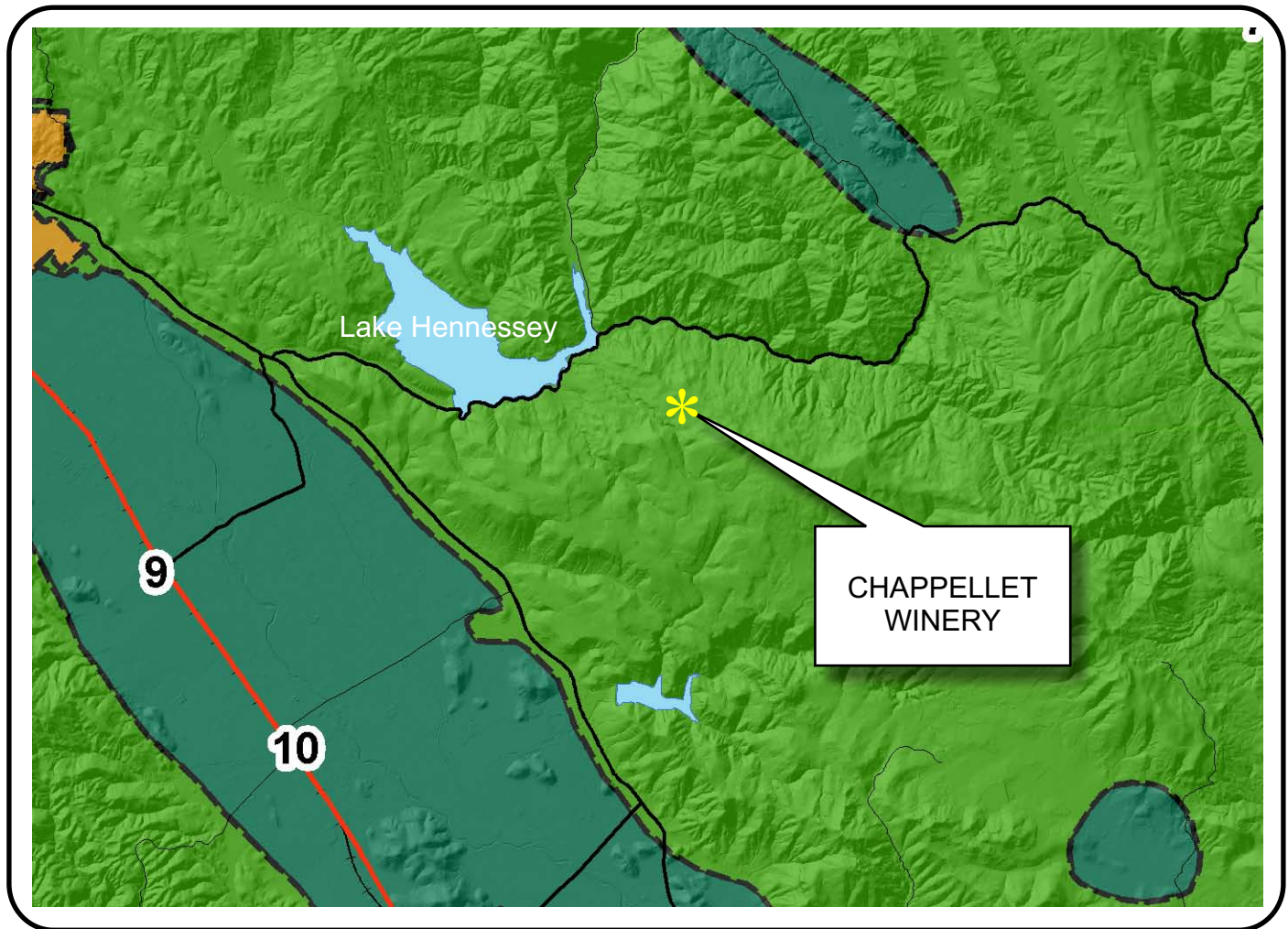








# NAPA COUNTY LAND USE PLAN 2008 - 2030





## 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

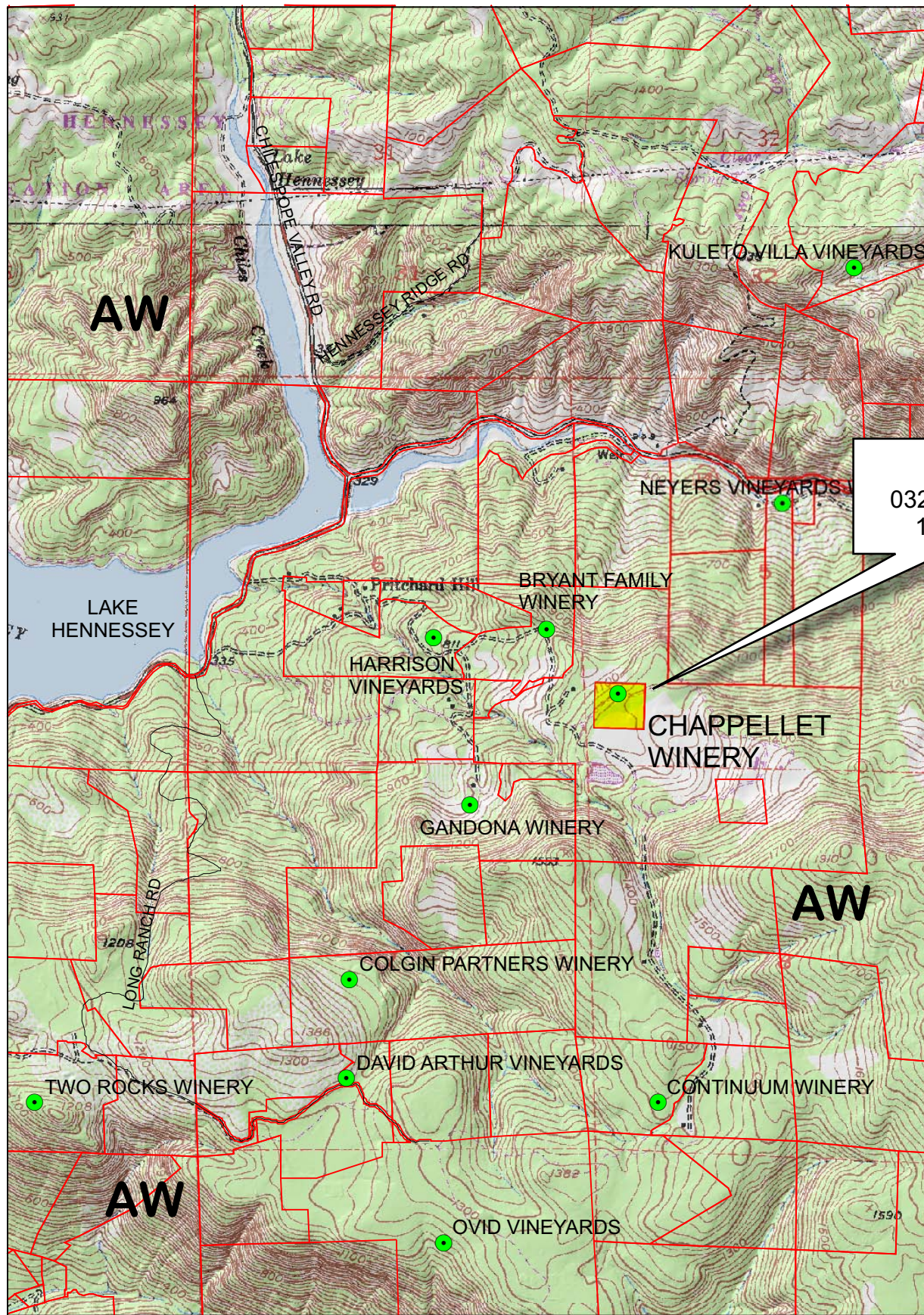
APN  
032-010-046  
06-28-2011  
8D UP

SCALE IN MILES  
0 2

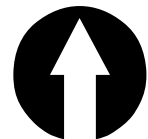




# CHAPPELLET WINERY



APN  
032-010-046  
10.0 Ac.



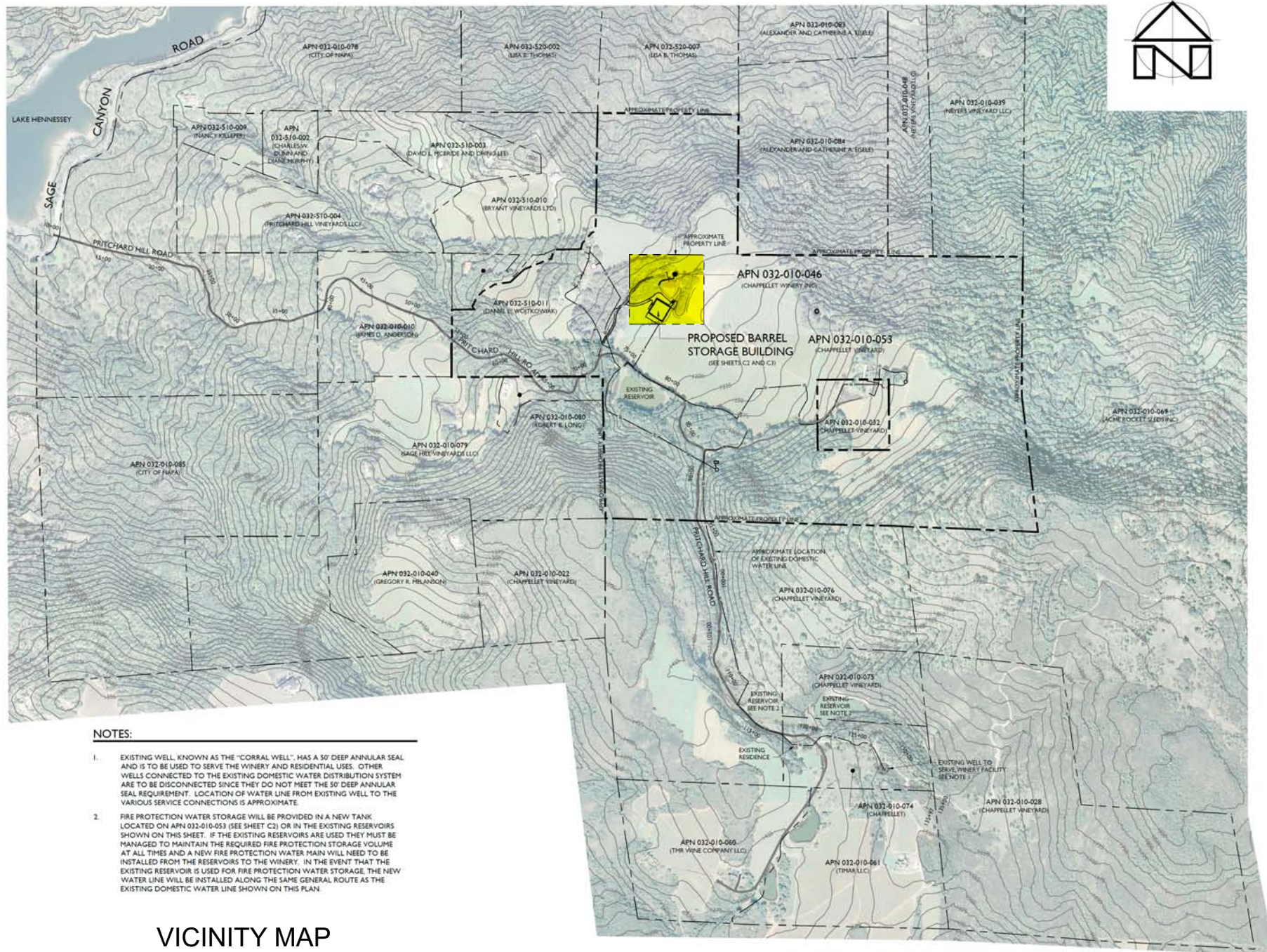
## Legend

- Wineries in Vicinity**
- Producing
  - Approved
  - Pending
  - Zoning
  - Parcels

0 1,000 2,000 4,000 6,000 8,000 Feet



# CHAPPELLET WINERY



## NOTES:

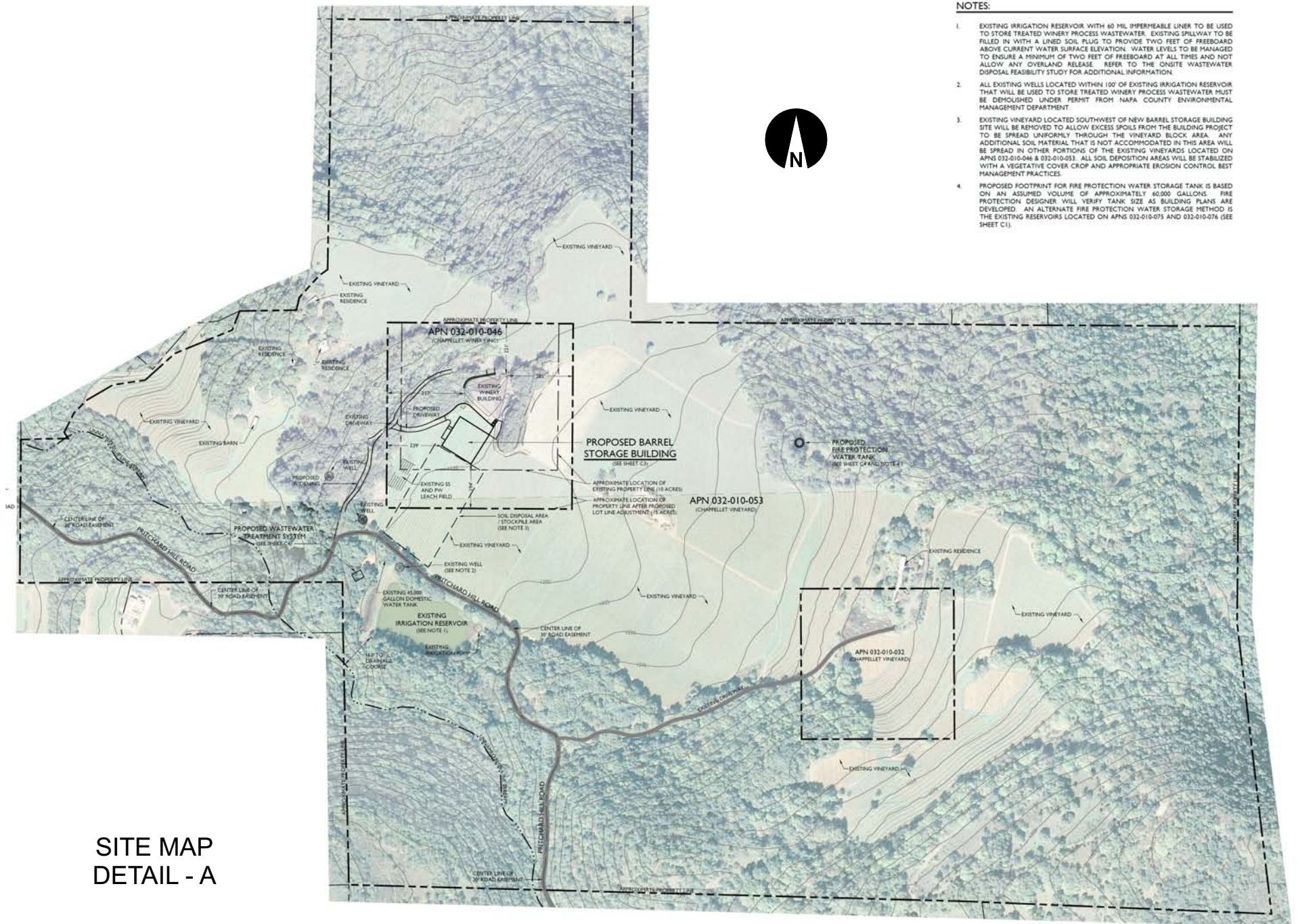
- EXISTING WELL KNOWN AS THE "CORRAL WELL", HAS A 50' DEEP ANNULAR SEAL AND IS TO BE USED TO SERVE THE WINERY AND RESIDENTIAL USES. OTHER WELLS CONNECTED TO THE EXISTING DOMESTIC WATER DISTRIBUTION SYSTEM ARE TO BE DISCONNECTED SINCE THEY DO NOT MEET THE 50' DEEP ANNULAR SEAL REQUIREMENT. LOCATION OF WATER LINE FROM EXISTING WELL TO THE VARIOUS SERVICE CONNECTIONS IS APPROXIMATE.
- FIRE PROTECTION WATER STORAGE WILL BE PROVIDED IN A NEW TANK LOCATED ON APN 032-010-053 (SEE SHEET C2) OR IN THE EXISTING RESERVOIRS SHOWN ON THIS SHEET. IF THE EXISTING RESERVOIRS ARE USED THEY MUST BE MANAGED TO MAINTAIN THE REQUIRED FIRE PROTECTION STORAGE VOLUME AT ALL TIMES AND A NEW FIRE PROTECTION WATER MAIN WILL NEED TO BE INSTALLED FROM THE RESERVOIRS TO THE WINERY. IN THE EVENT THAT THE EXISTING RESERVOIR IS USED FOR FIRE PROTECTION WATER STORAGE, THE NEW WATER LINE WILL BE INSTALLED ALONG THE SAME GENERAL ROUTE AS THE EXISTING DOMESTIC WATER LINE SHOWN ON THIS PLAN.

## VICINITY MAP





# CHAPPELLET WINERY



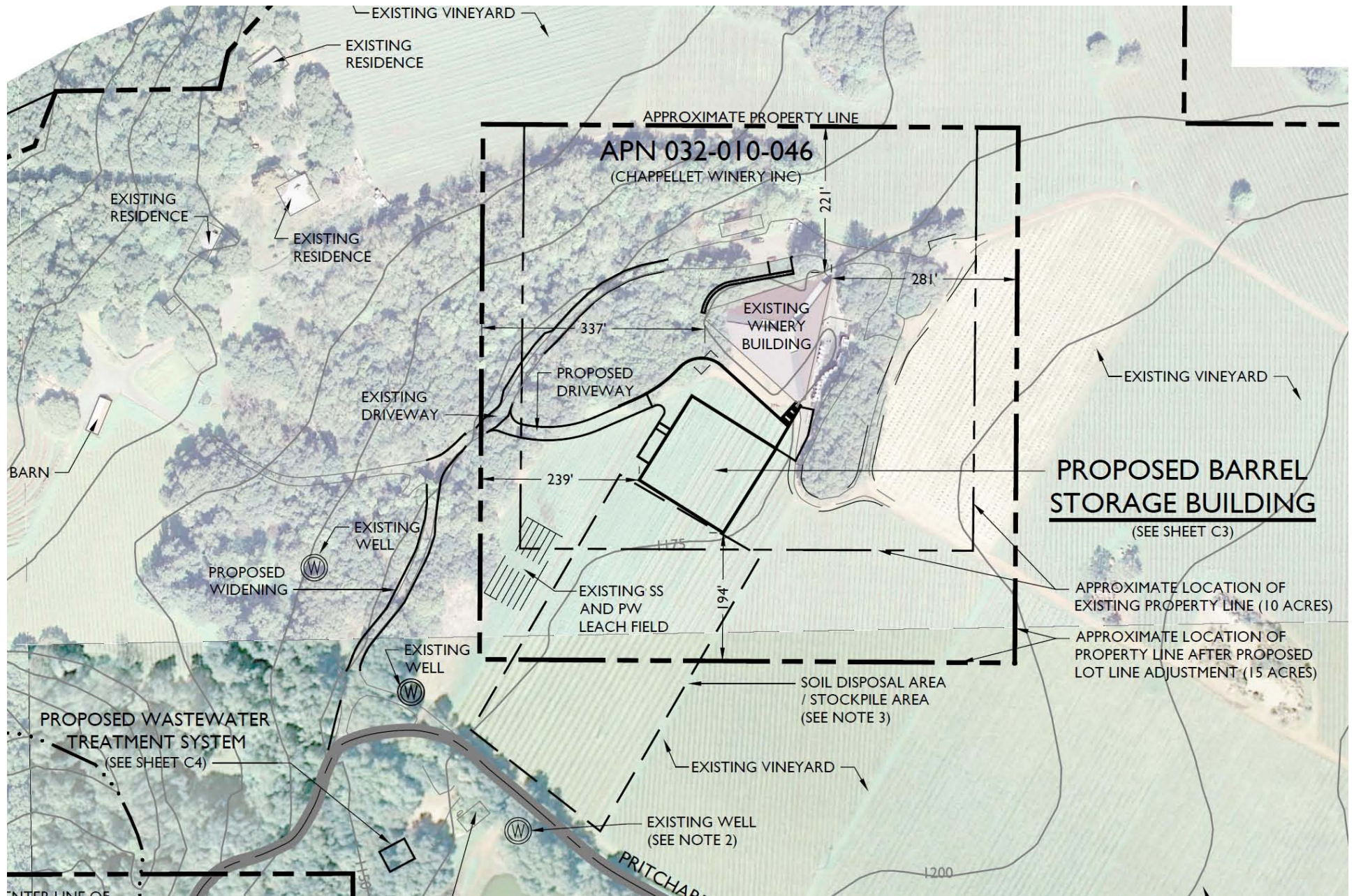
## NOTES:

- EXISTING IRRIGATION RESERVOIR WITH 40 MIL IMPERMEABLE LINER TO BE USED TO STORE TREATED WINERY PROCESS WASTEWATER. EXISTING SPILLWAY TO BE FILLED IN WITH A LINED SOIL PLUG TO PROVIDE TWO FEET OF FREEBOARD ABOVE CURRENT WATER SURFACE ELEVATION. WATER LEVELS TO BE MANAGED TO ENSURE A MINIMUM OF TWO FEET OF FREEBOARD AT ALL TIMES AND NOT ALLOW ANY OVERLAND RELEASE. REFER TO THE ONSITE WASTEWATER DISPOSAL FEASIBILITY STUDY FOR ADDITIONAL INFORMATION.
- ALL EXISTING WELLS LOCATED WITHIN 100' OF EXISTING IRRIGATION RESERVOIR THAT WILL BE USED TO STORE TREATED WINERY PROCESS WASTEWATER MUST BE DEMOLISHED UNDER PERMIT FROM NAPA COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT.
- EXISTING VINEYARD LOCATED SOUTHWEST OF NEW BARREL STORAGE BUILDING SITE WILL BE REMOVED TO ALLOW EXCESS SPOILS FROM THE BUILDING PROJECT TO BE SPREAD UNIFORMLY THROUGH THE VINEYARD BLOCK AREA. ANY ADDITIONAL SOIL MATERIAL THAT IS NOT ACCOMMODATED IN THIS AREA WILL BE SPREAD IN OTHER PORTIONS OF THE EXISTING VINEYARDS LOCATED ON APNS 032-010-046 & 032-010-053. ALL SOIL DEPOSITION AREAS WILL BE STABILIZED WITH A VEGETATIVE COVER CROP AND APPROPRIATE EROSION CONTROL BEST MANAGEMENT PRACTICES.
- PROPOSED FOOTPRINT FOR FIRE PROTECTION WATER STORAGE TANK IS BASED ON AN ASSUMED VOLUME OF APPROXIMATELY 60,000 GALLONS. FIRE PROTECTION DESIGNER WILL VERIFY TANK SIZE AS BUILDING PLANS ARE DEVELOPED. AN ALTERNATE FIRE PROTECTION WATER STORAGE METHOD IS THE EXISTING RESERVOIRS LOCATED ON APNS 032-010-075 AND 032-010-076 (SEE SHEET C1).

SITE MAP  
DETAIL - A



# CHAPPELLET WINERY

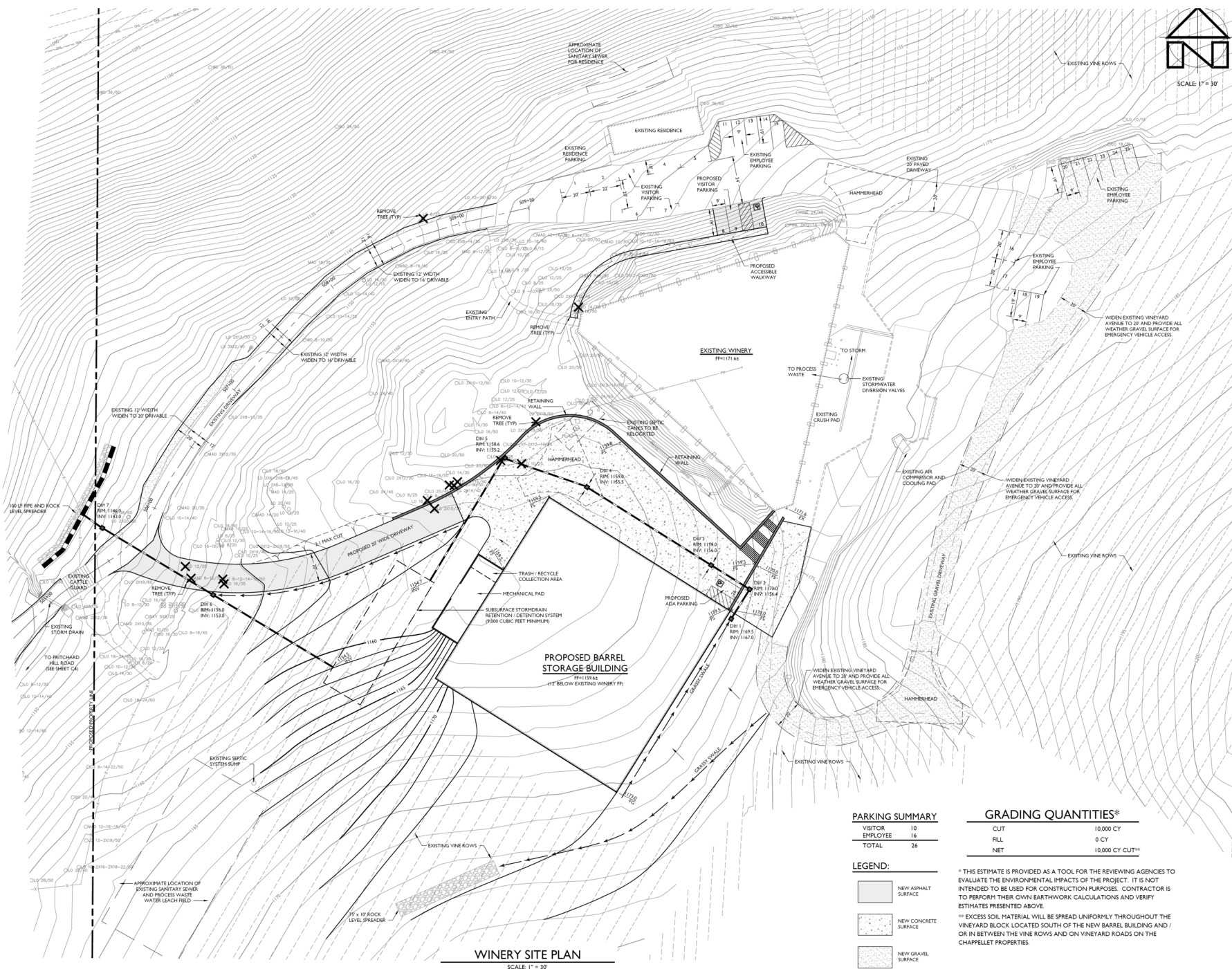


SITE MAP DETAIL - B

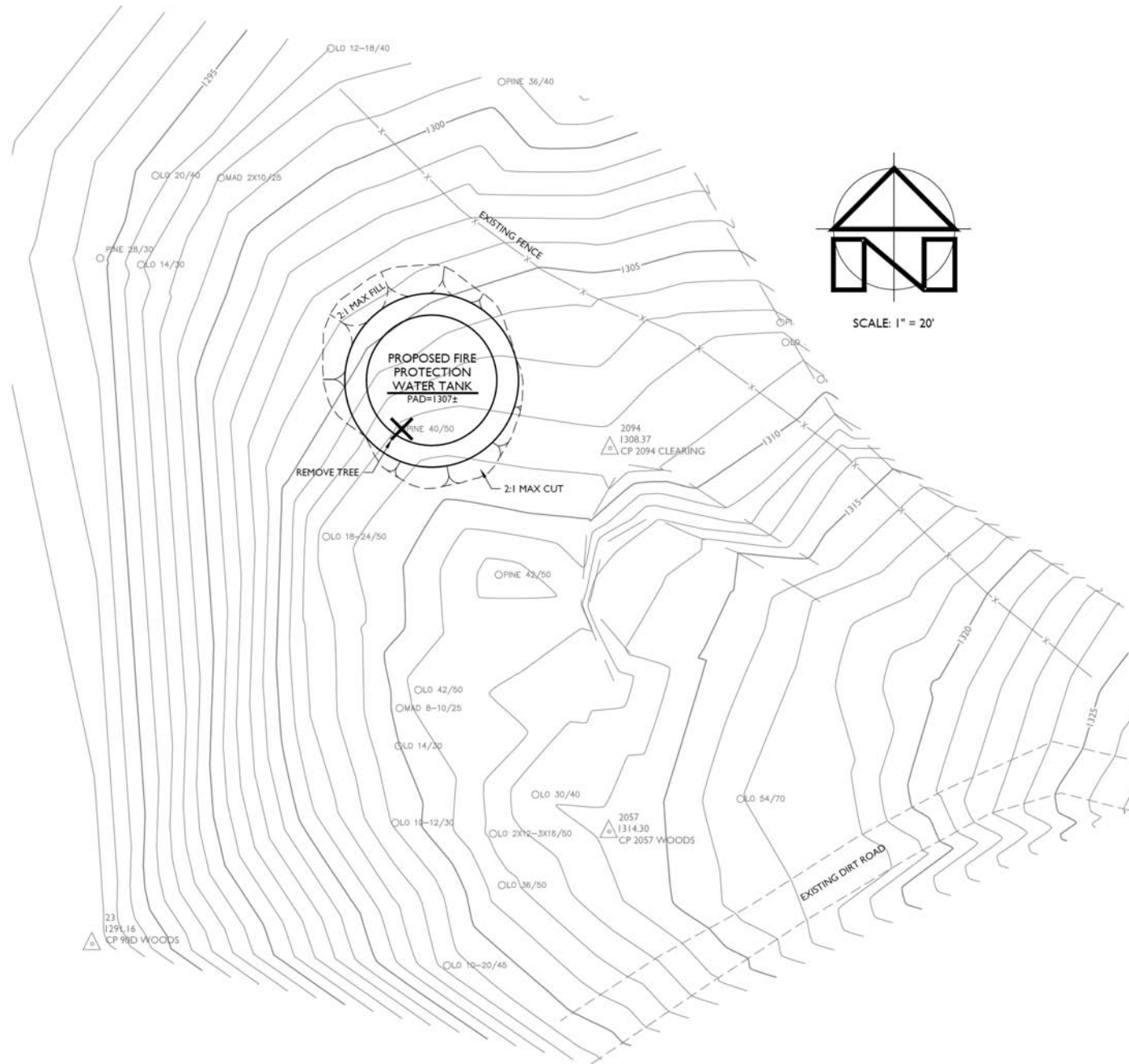




# CHAPPELLET WINERY



# CHAPPELLET WINERY



**WATER TANK SITE PLAN**

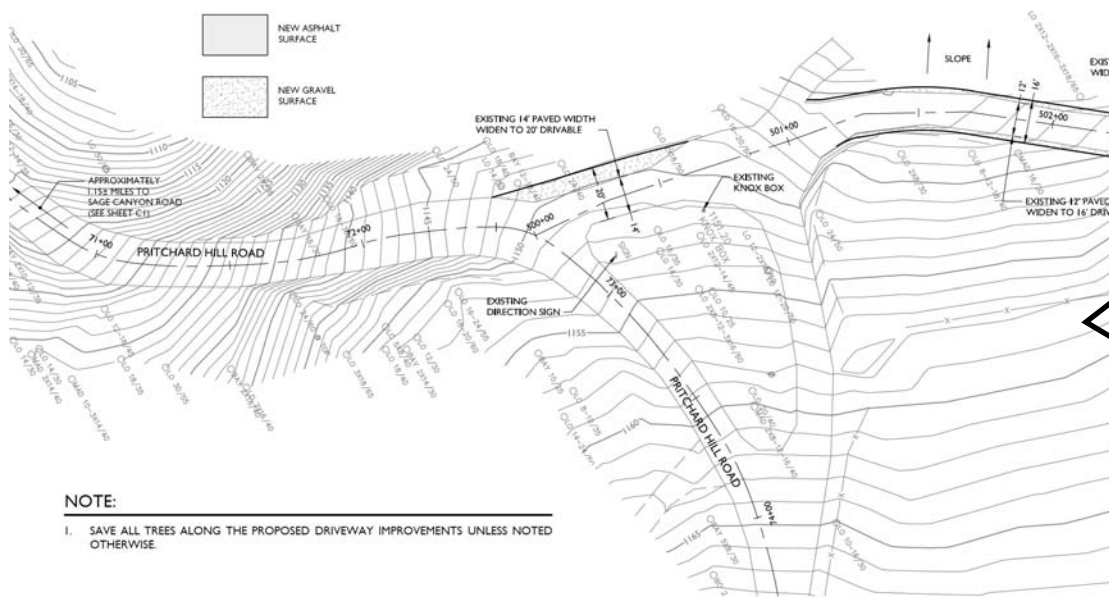
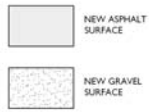
## PROCESS WASTEWATER TREATMENT SYSTEM SITE PLAN





# CHAPPELLET WINERY

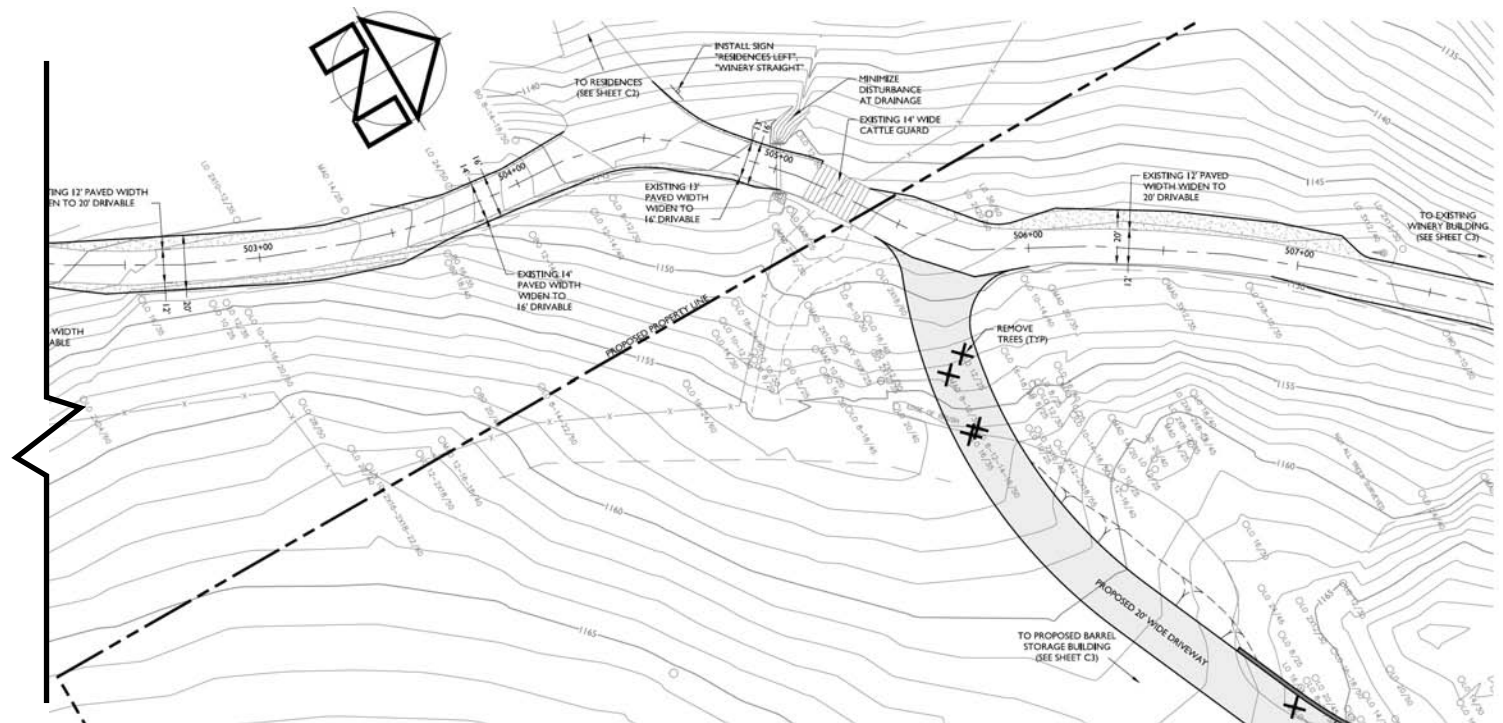
## LEGEND:



## DRIVEWAY PLAN

## NOTE:

1. SAVE ALL TREES ALONG THE PROPOSED DRIVEWAY IMPROVEMENTS UNLESS NOTED OTHERWISE.





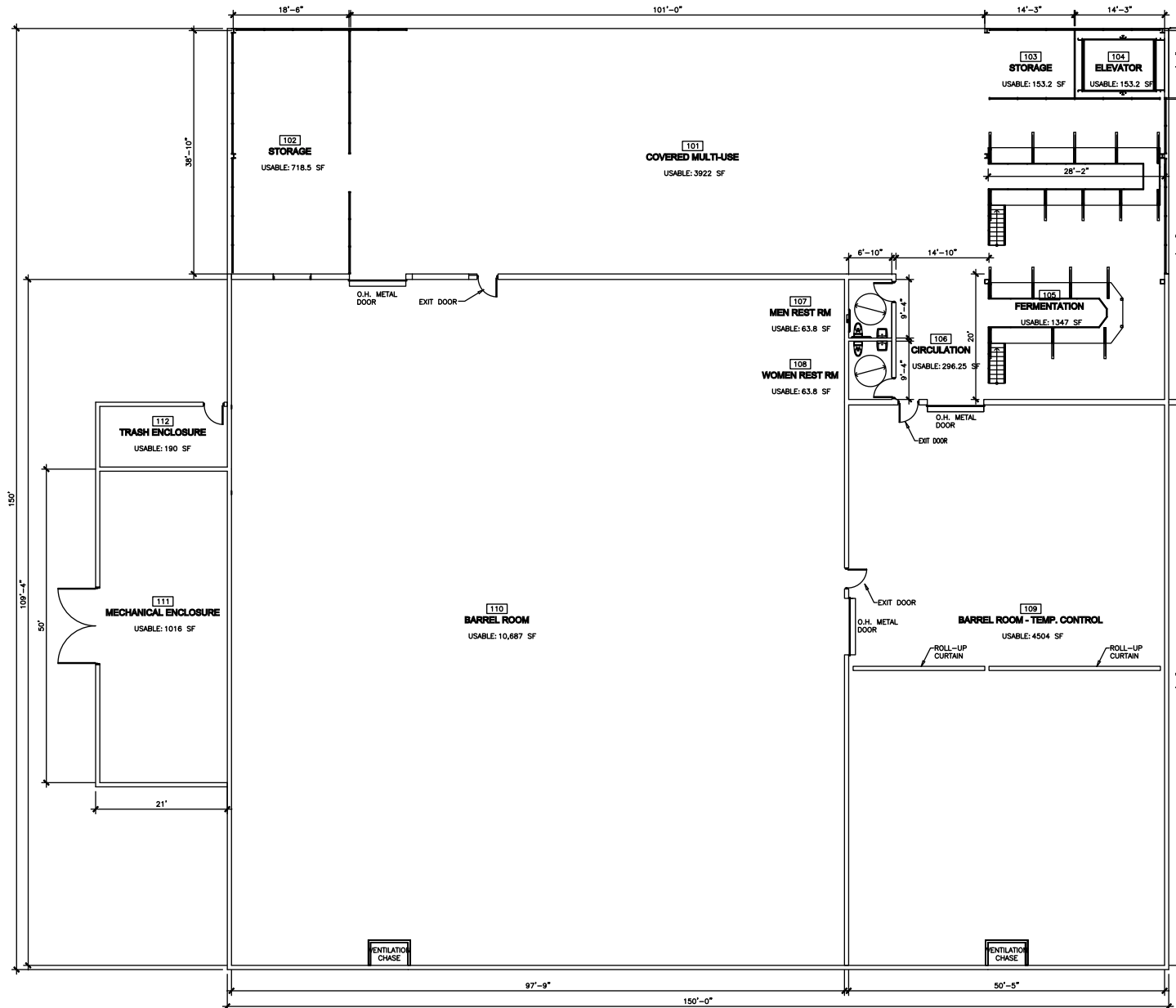
[illegible]

	PRE-PROJECT AREA	NEW AREA	RECONSTRUCTED AREA	TOTAL NEW AND RECONSTRUCTED AREA
BUILDINGS / ROOFS	21,028 SF	23,788 SF	0 SF	23,788 SF
SIDEWALKS / PATHS	0 SF	803 SF	0 SF	803 SF
PARKING (EMPLOYEE)	1,903 SF	0 SF	0 SF	0 SF
PARKING (VISITOR)	1,402 SF	1,012 SF	0 SF	1,012 SF
ROADWAYS AND DRIVEWAYS	42,416 SF	25,610 SF	15,543 SF	39,155 SF
OFF-SITE IMPROVEMENTS *	7,718 SF	5,674 SF	0 SF	5,674 SF

ChappelletWinery\_up1.cdr



# CHAPPELLET WINERY



ROOM SCHEDULE				
GROUND LEVEL FLOOR PLAN - BARREL BLDG - NET AREA				
ROOM NO.	ROOM NAME	LENGTH	WIDTH	AREA
101	COVERED MULTI-USE	101'-0"	38'-10"	3922 SF
102	STORAGE	18'-6"	38'-10"	718.5 SF
103	STORAGE	14'-3"	10'-9"	153.2 SF
104	ELEVATOR	14'-3"	10'-9"	153.2 SF
105	FERMENTATION	28'-2"	47'-10"	1347 SF
106	CIRCULATION	14'-10"	20'-0"	296.25 SF
107	MEN REST RM	6'-10"	9'-4"	63.8 SF
108	WOMEN REST RM	6'-10"	9'-4"	63.8 SF
109	BARREL ROOM - TEMP. CONTROL	50'-5"	89'-4"	4504 SF
110	BARREL ROOM	97'-8"	109'-4"	10,687 SF
111	MECHANICAL ROOM	20'-4"	50'-0"	1016 SF
112	TRASH ROOM	20'-4"	10'-0"	190 SF
TOTAL NET USABLE AREA				21,908.75 SF
NEW BUILDING GROSS PRODUCTION AREA				23,788 SF

NEW BUILDING FLOOR PLAN

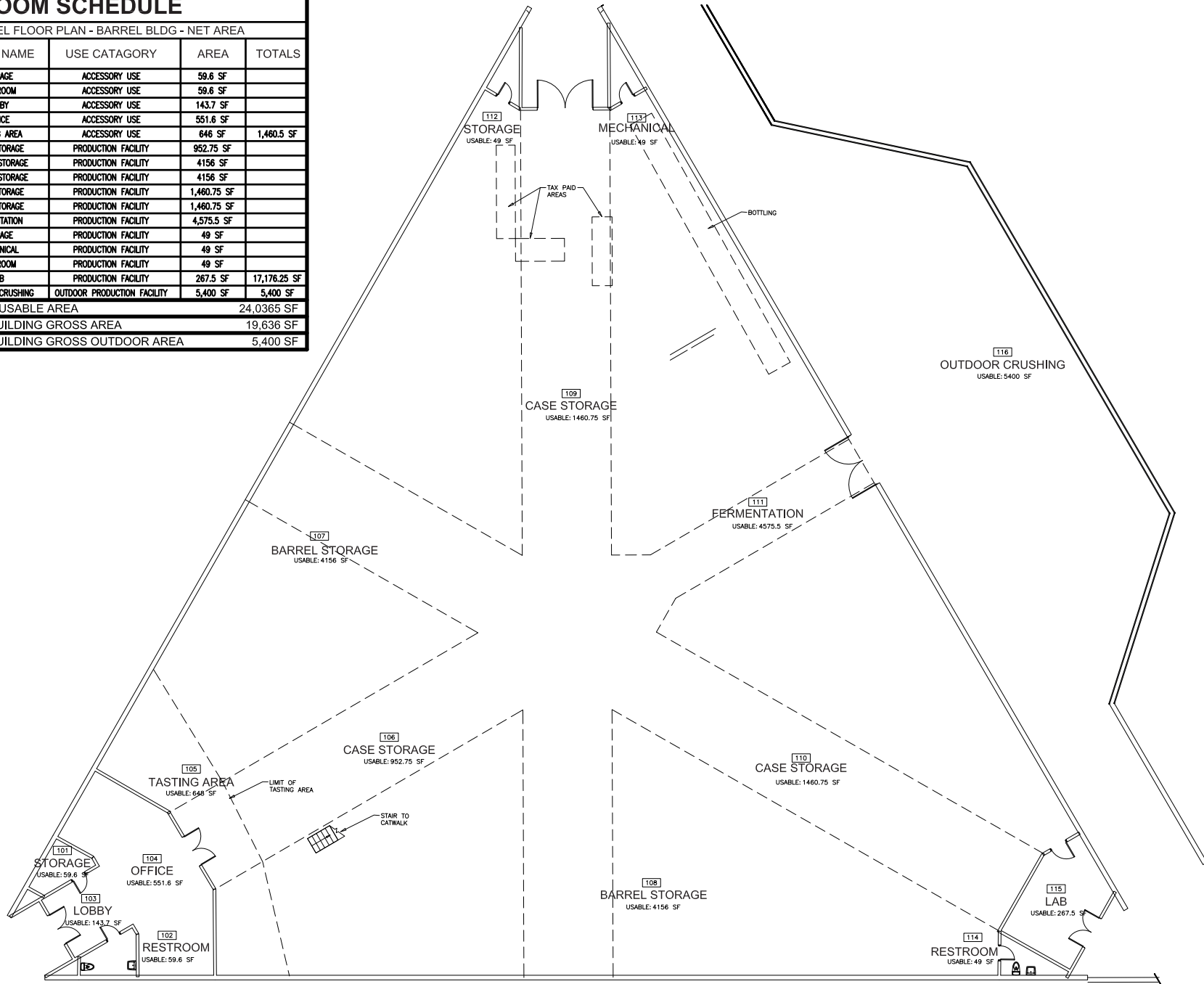


# CHAPPELLET WINERY

## ROOM SCHEDULE

GROUND LEVEL FLOOR PLAN - BARREL BLDG - NET AREA

ROOM NO.	ROOM NAME	USE CATAGORY	AREA	TOTALS
101	STORAGE	ACCESSORY USE	59.6 SF	
102	RESTROOM	ACCESSORY USE	59.6 SF	
103	LOBBY	ACCESSORY USE	143.7 SF	
104	OFFICE	ACCESSORY USE	551.6 SF	
105	TASTING AREA	ACCESSORY USE	646 SF	1,460.5 SF
106	CASE STORAGE	PRODUCTION FACILITY	952.75 SF	
107	BARREL STORAGE	PRODUCTION FACILITY	4156 SF	
108	BARREL STORAGE	PRODUCTION FACILITY	4156 SF	
109	CASE STORAGE	PRODUCTION FACILITY	1,460.75 SF	
110	CASE STORAGE	PRODUCTION FACILITY	1,460.75 SF	
111	FERMENTATION	PRODUCTION FACILITY	4,575.5 SF	
112	STORAGE	PRODUCTION FACILITY	49 SF	
113	MECHANICAL	PRODUCTION FACILITY	49 SF	
114	RESTROOM	PRODUCTION FACILITY	49 SF	
115	LAB	PRODUCTION FACILITY	267.5 SF	17,176.25 SF
116	OUTDOOR CRUSHING	OUTDOOR PRODUCTION FACILITY	5,400 SF	5,400 SF
TOTAL NET USABLE AREA			24,0365 SF	
EXISTING BUILDING GROSS AREA			19,636 SF	
EXISTING BUILDING GROSS OUTDOOR AREA			5,400 SF	



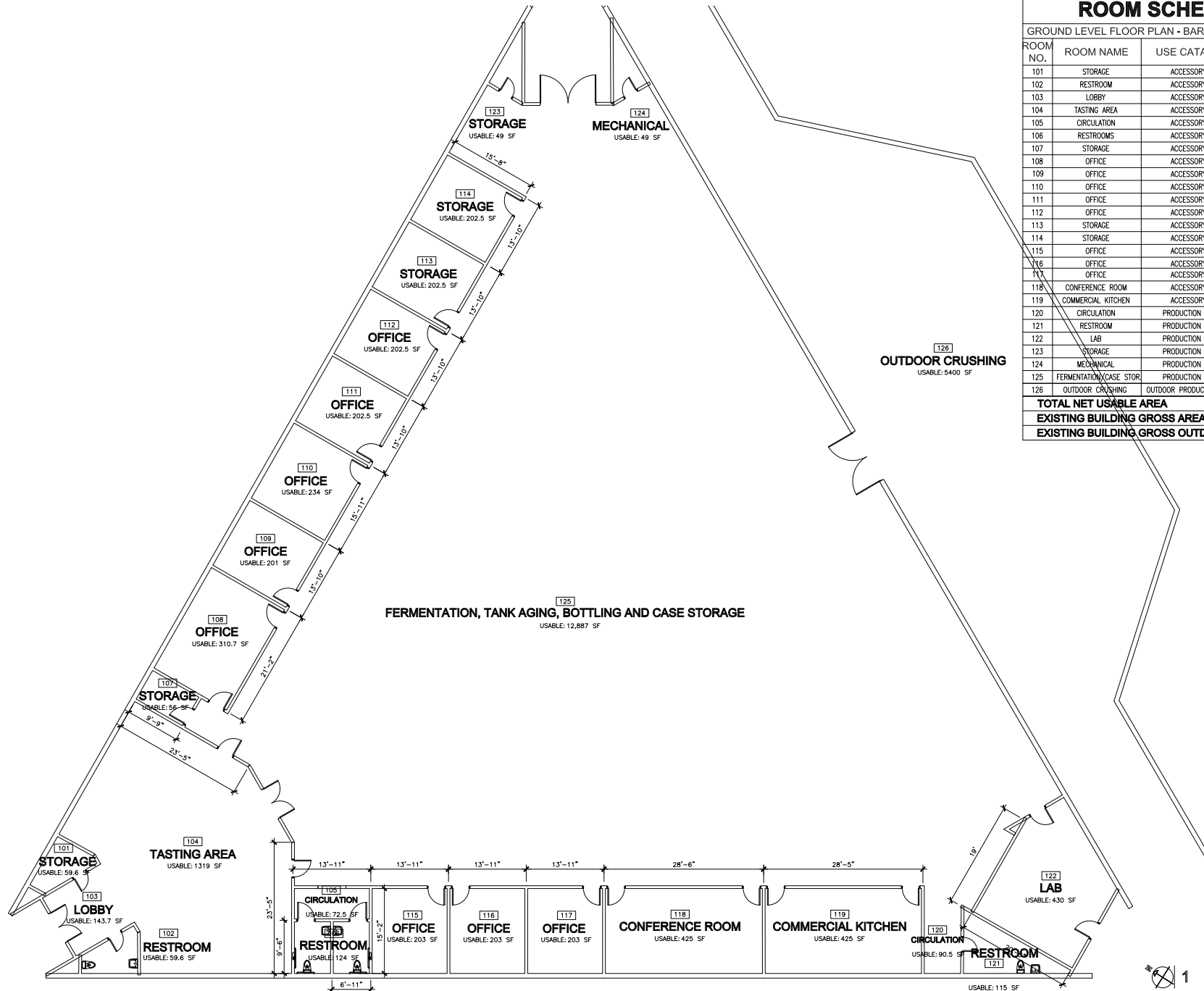
EXISTING BUILDING - EXISTING FLOOR PLAN

SCALE:  
1/8"=1'-0"

1



# CHAPPELLET WINERY

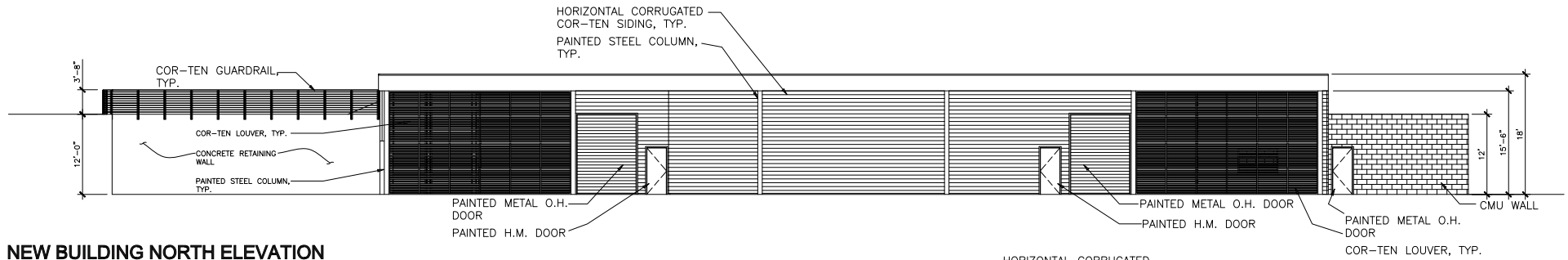


## ROOM SCHEDULE

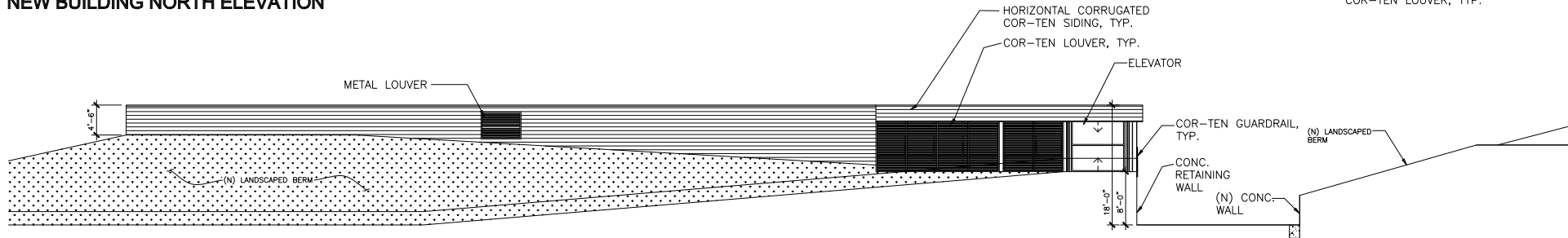
GROUND LEVEL FLOOR PLAN - BARREL BLDG - NET AREA				
ROOM NO.	ROOM NAME	USE CATAGORY	AREA	TOTALS
101	STORAGE	ACCESSORY USE	59.6 SF	
102	RESTROOM	ACCESSORY USE	59.6 SF	
103	LOBBY	ACCESSORY USE	143.7 SF	
104	TASTING AREA	ACCESSORY USE	1319 SF	
105	CIRCULATION	ACCESSORY USE	72.5 SF	
106	RESTROOMS	ACCESSORY USE	124 SF	
107	STORAGE	ACCESSORY USE	56 SF	
108	OFFICE	ACCESSORY USE	310.7 SF	
109	OFFICE	ACCESSORY USE	201 SF	
110	OFFICE	ACCESSORY USE	234 SF	
111	OFFICE	ACCESSORY USE	202.5 SF	
112	OFFICE	ACCESSORY USE	202.5 SF	
113	STORAGE	ACCESSORY USE	202.5 SF	
114	STORAGE	ACCESSORY USE	202.5 SF	
115	OFFICE	ACCESSORY USE	203 SF	
116	OFFICE	ACCESSORY USE	203 SF	
117	OFFICE	ACCESSORY USE	203 SF	
118	CONFERENCE ROOM	ACCESSORY USE	425 SF	
119	COMMERCIAL KITCHEN	ACCESSORY USE	425 SF	4849.1 SF
120	CIRCULATION	PRODUCTION FACILITY	90.5 SF	
121	RESTROOM	PRODUCTION FACILITY	115 SF	
122	LAB	PRODUCTION FACILITY	430 SF	
123	STORAGE	PRODUCTION FACILITY	49 SF	
124	MECHANICAL	PRODUCTION FACILITY	49 SF	
125	FERMENTATION/CASE STOR	PRODUCTION FACILITY	12,887 SF	13,620.5 SF
126	OUTDOOR CRUSHING	OUTDOOR PRODUCTION FACILITY	5,400 SF	5,400 SF
<b>TOTAL NET USABLE AREA</b>				<b>23,869.6 SF</b>
<b>EXISTING BUILDING GROSS AREA</b>				<b>19,636 SF</b>
<b>EXISTING BUILDING GROSS OUTDOOR AREA</b>				<b>5,400 SF</b>



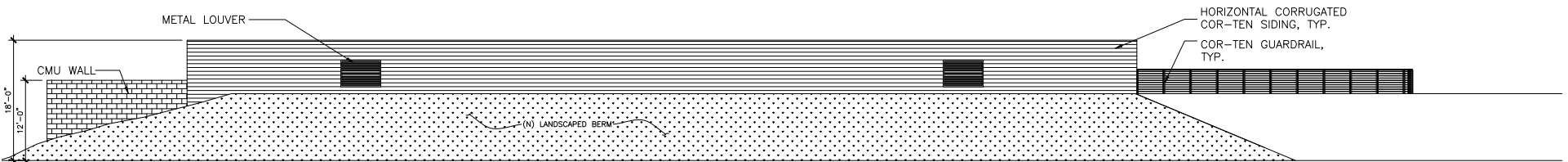
# CHAPPELLET WINERY



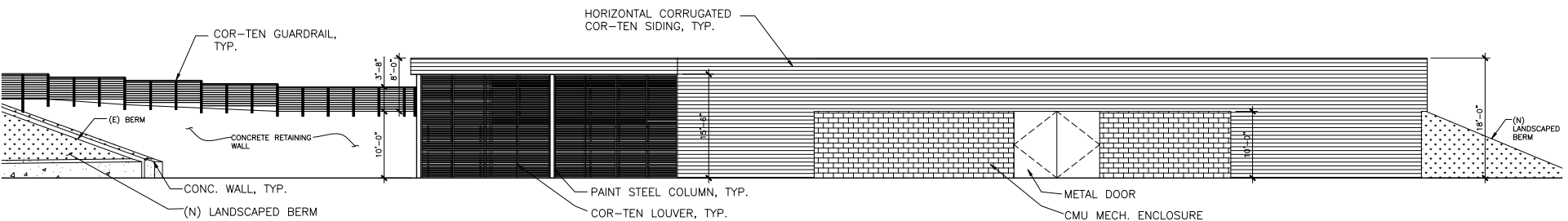
**NEW BUILDING NORTH ELEVATION**



**NEW BUILDING EAST ELEVATION**

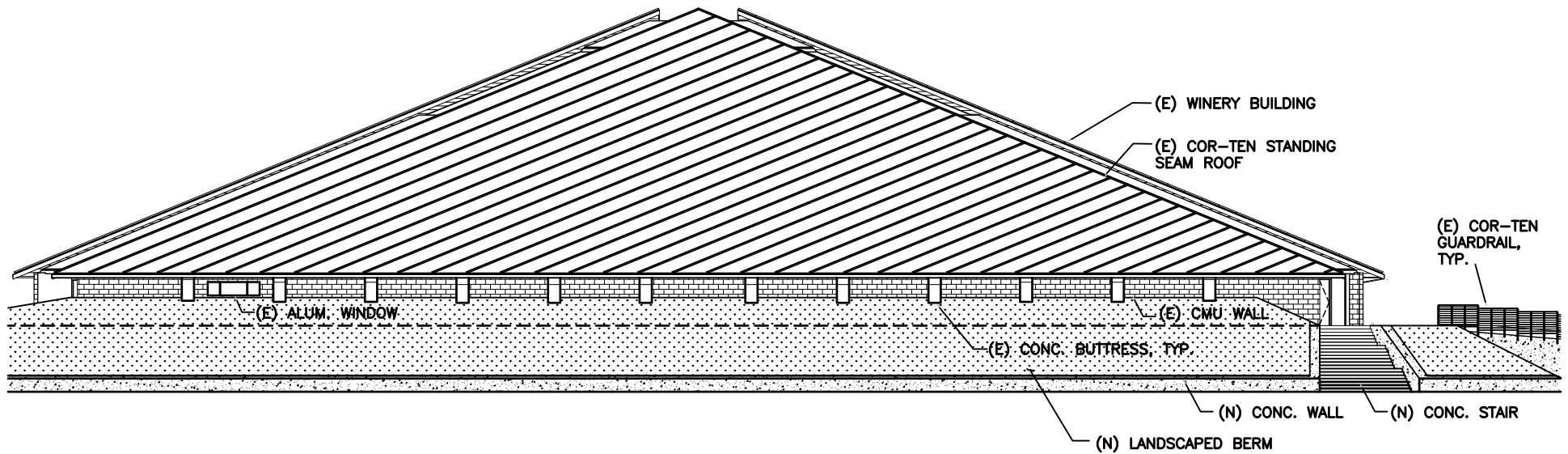


**NEW BUILDING SOUTH ELEVATION**



**NEW BUILDING WEST ELEVATION**

# CHAPPELLET WINERY



EXISTING BUILDING ELEVATION, TYP.



# CHAPPELLET WINERY



Photograph looking north from Chappellet Driveway connection to Pritchard Hill Road.  
This stretch of driveway will be improved to full Road and Street Standards



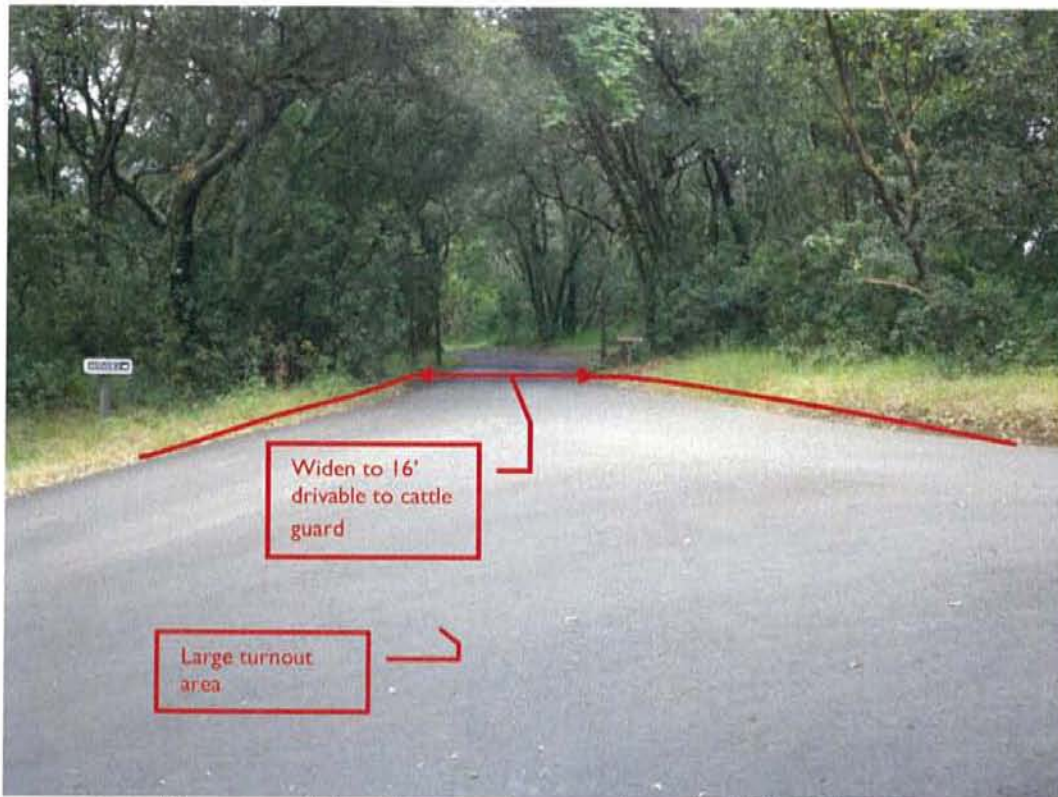
Photograph looking north along existing driveway alignment at STA 501+10  
Reduced width to allow preservation of steep slopes (left) and native trees



# CHAPPELLET WINERY



Photograph looking north along existing driveway from STA 503+00  
This stretch of driveway will be improved to full Road and Street Standards



Photograph looking northeasterly near STA 504+25  
Existing wide paved area provides turnout / passing area



# CHAPPELLET WINERY



Photograph looking north from STA 506+00  
This stretch of driveway will be improved to full Road and Street Standards



Photograph looking northeast from STA 507+50  
Reduced width will allow preservation of slopes (left) and native trees

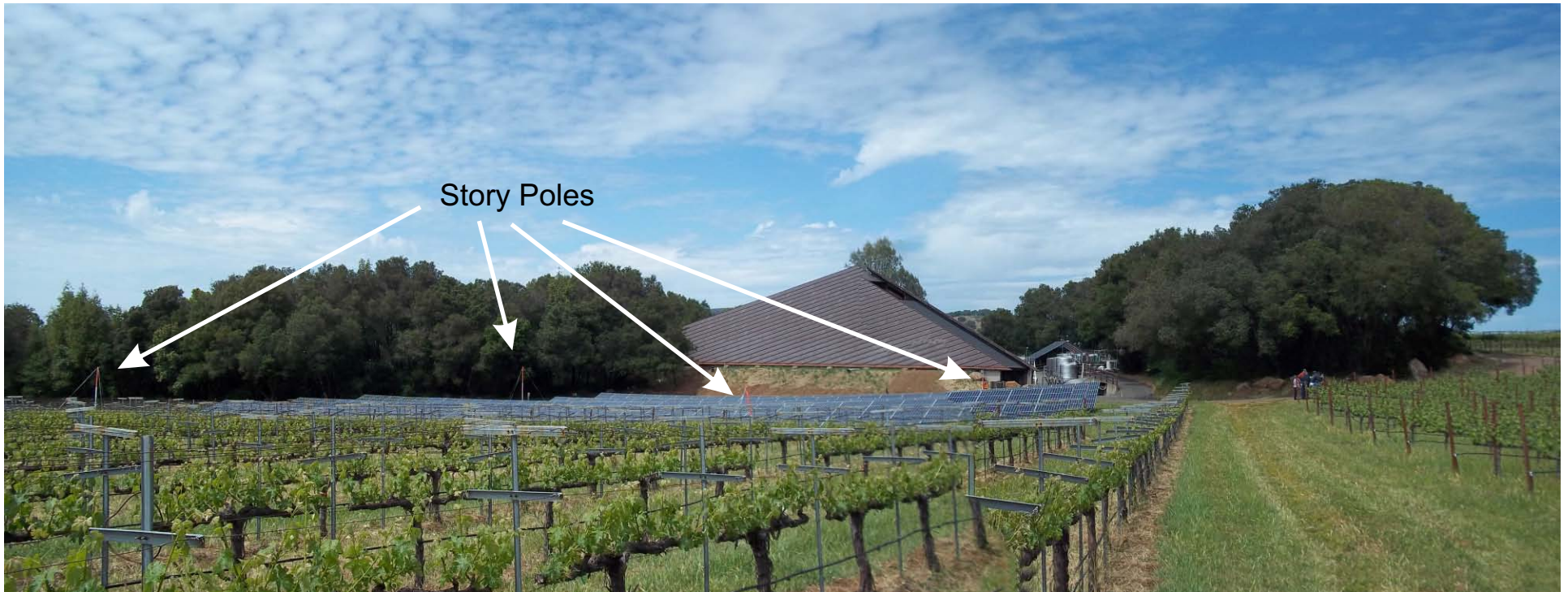
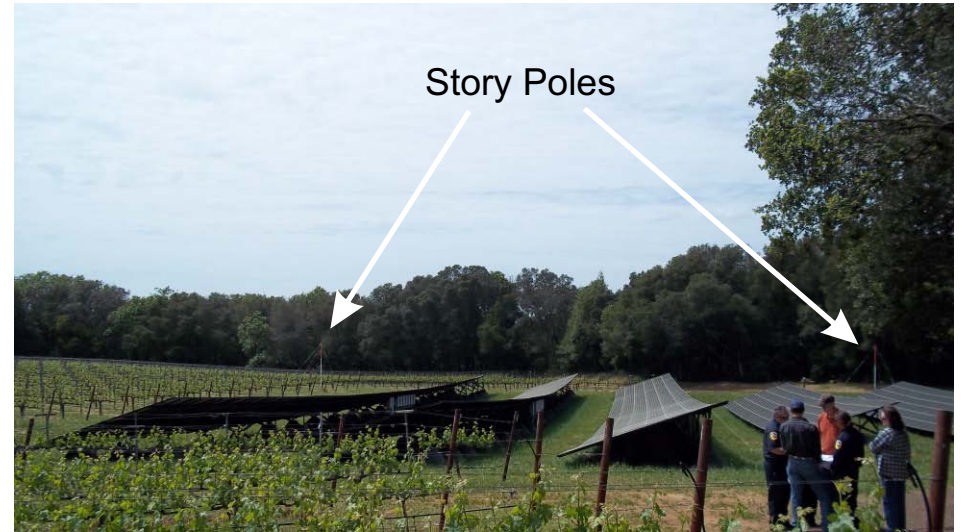
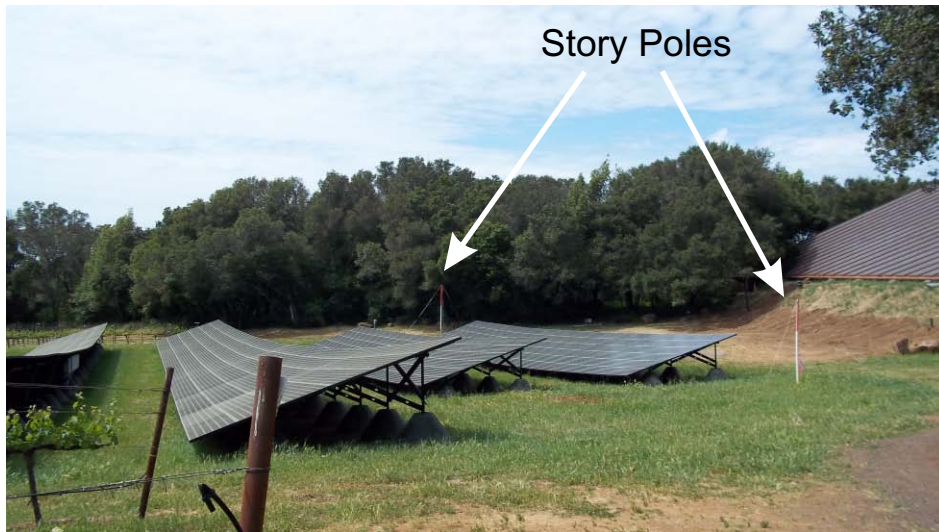
# CHAPPELLET WINERY



Photograph looking northeast from STA 508+50  
Reduced width will allow preservation of native trees



# CHAPPELLET WINERY





# CHAPPELLET WINERY

