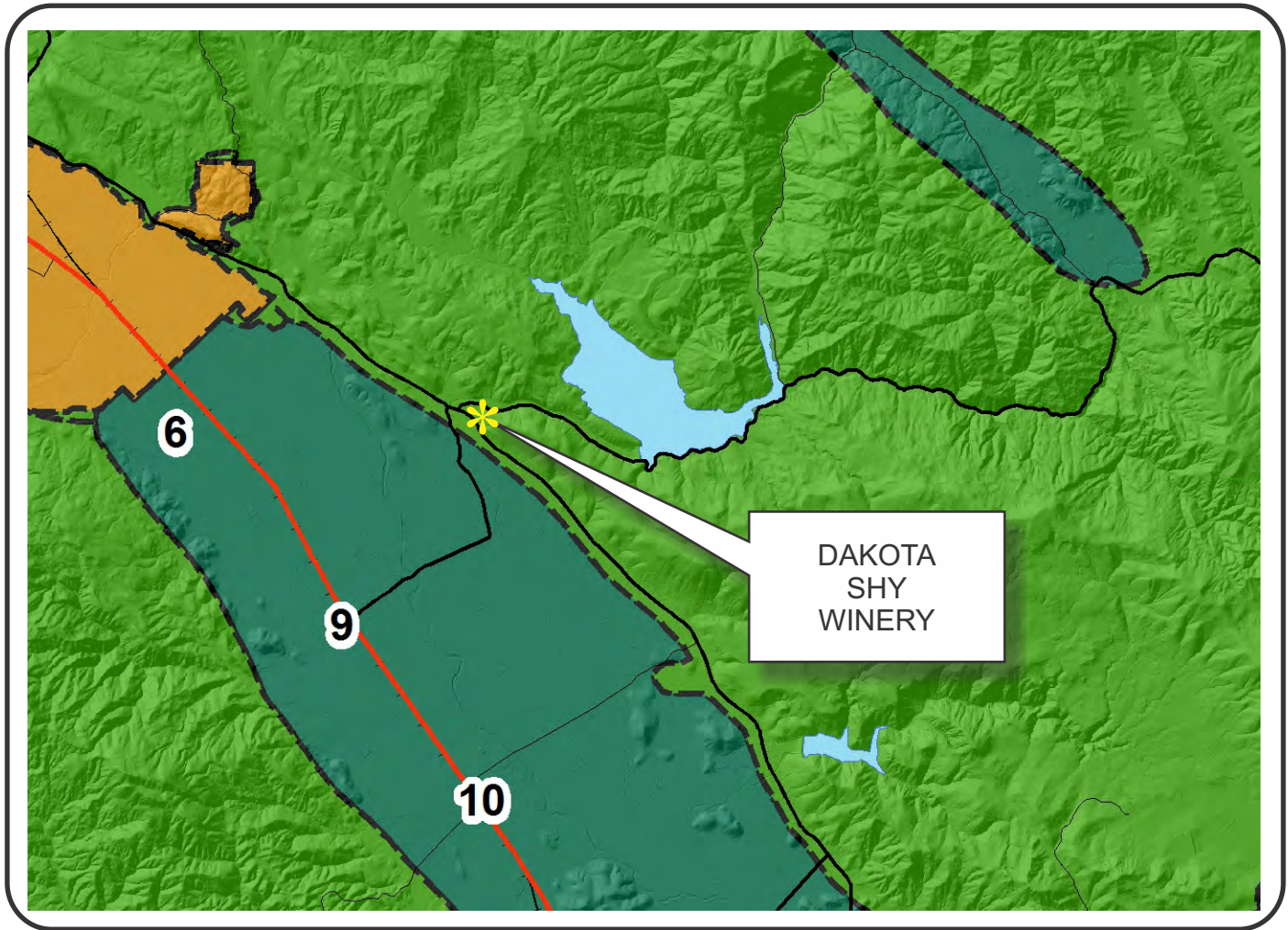


NAPA COUNTY LAND USE PLAN 2008 - 2030



LEGEND



URBANIZED OR NON-AGRICULTURAL

- Study Area
- Cities
- Urban Residential*
- Rural Residential*
- Industrial
- Public-Institutional
- Napa Pipe Mixed Use

OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

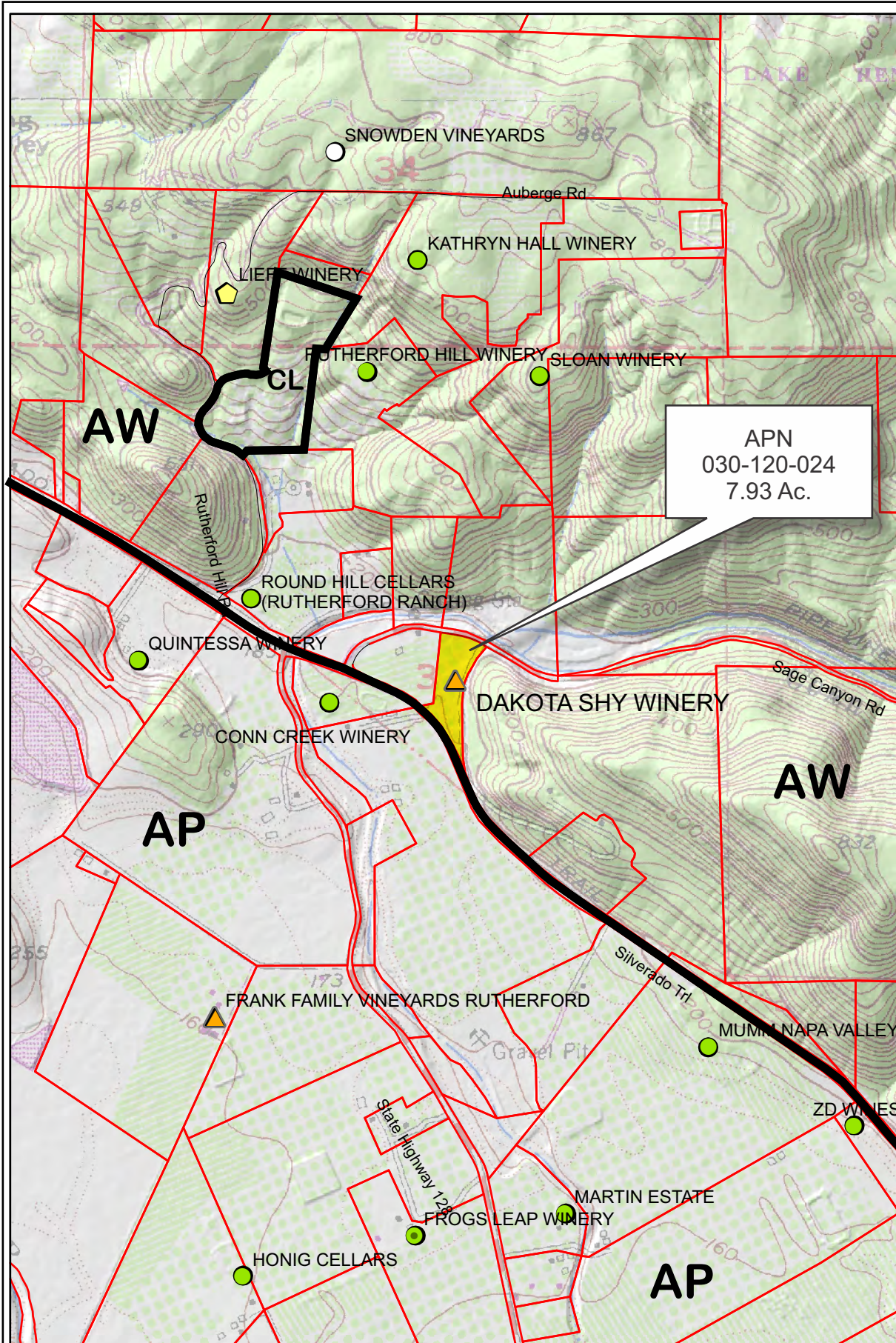
TRANSPORTATION

- Mineral Resource
- Limited Access Highway
- Major Road
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Secondary Road
- Airport
- Railroad
- Airport Clear Zone

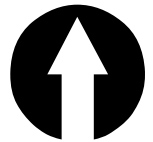
* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN
030-120-024
12-02-2015
8C MOD

DAKOTA SHY WINERY



APN
030-120-024
7.93 Ac.

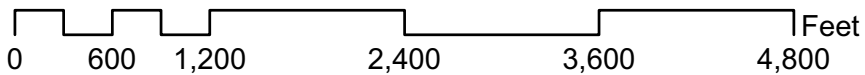


Legend

Wineries

Status

- Producing
- Producing, with pending major mod
- ▭ Approved
- ▴ Pending
- Unknown
- ▭ Zoning
- ▭ Parcels

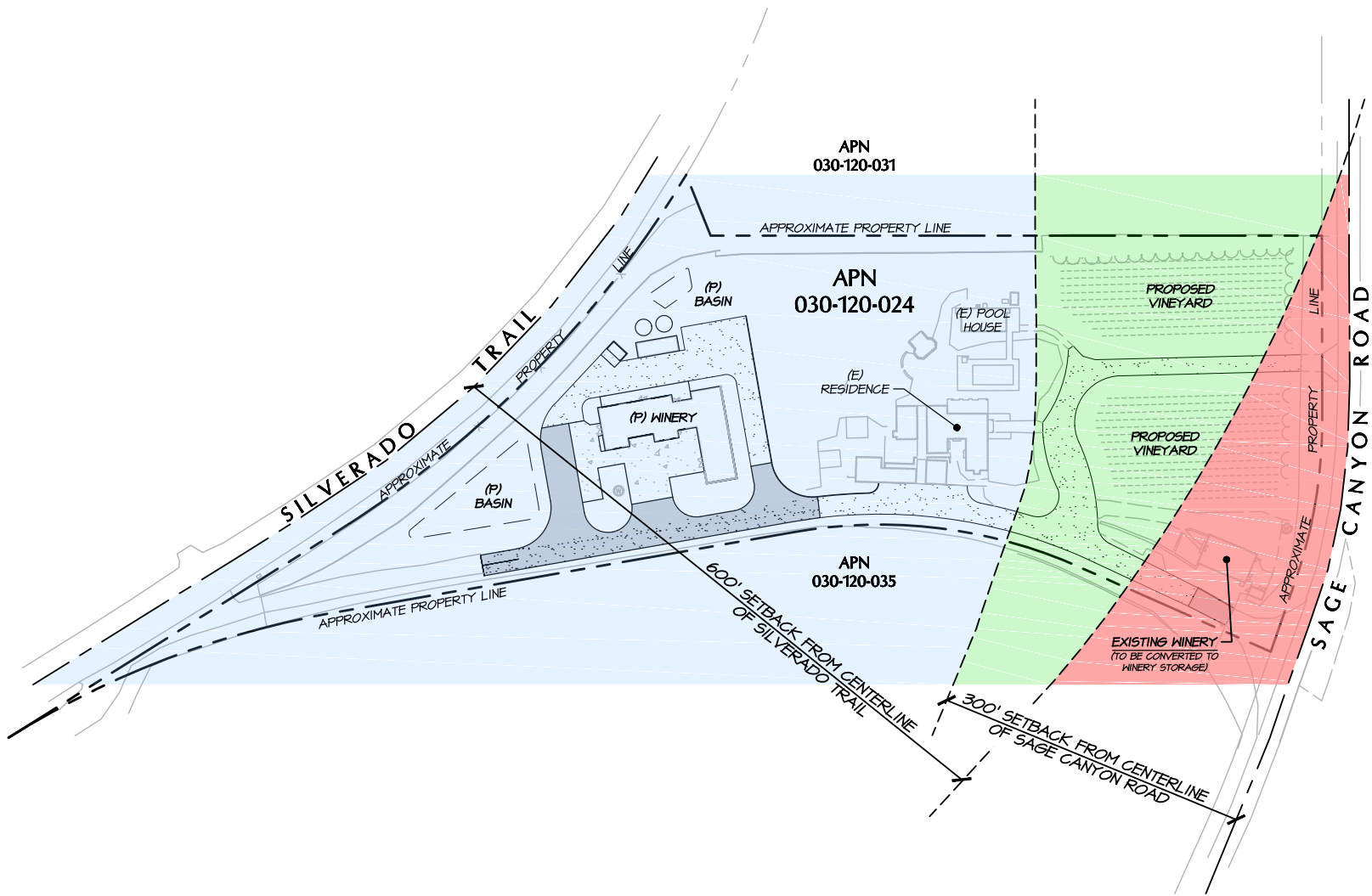


DAKOTA SHY WINERY



Current Conditions

DAKOTA SHY WINERY



LEGEND:

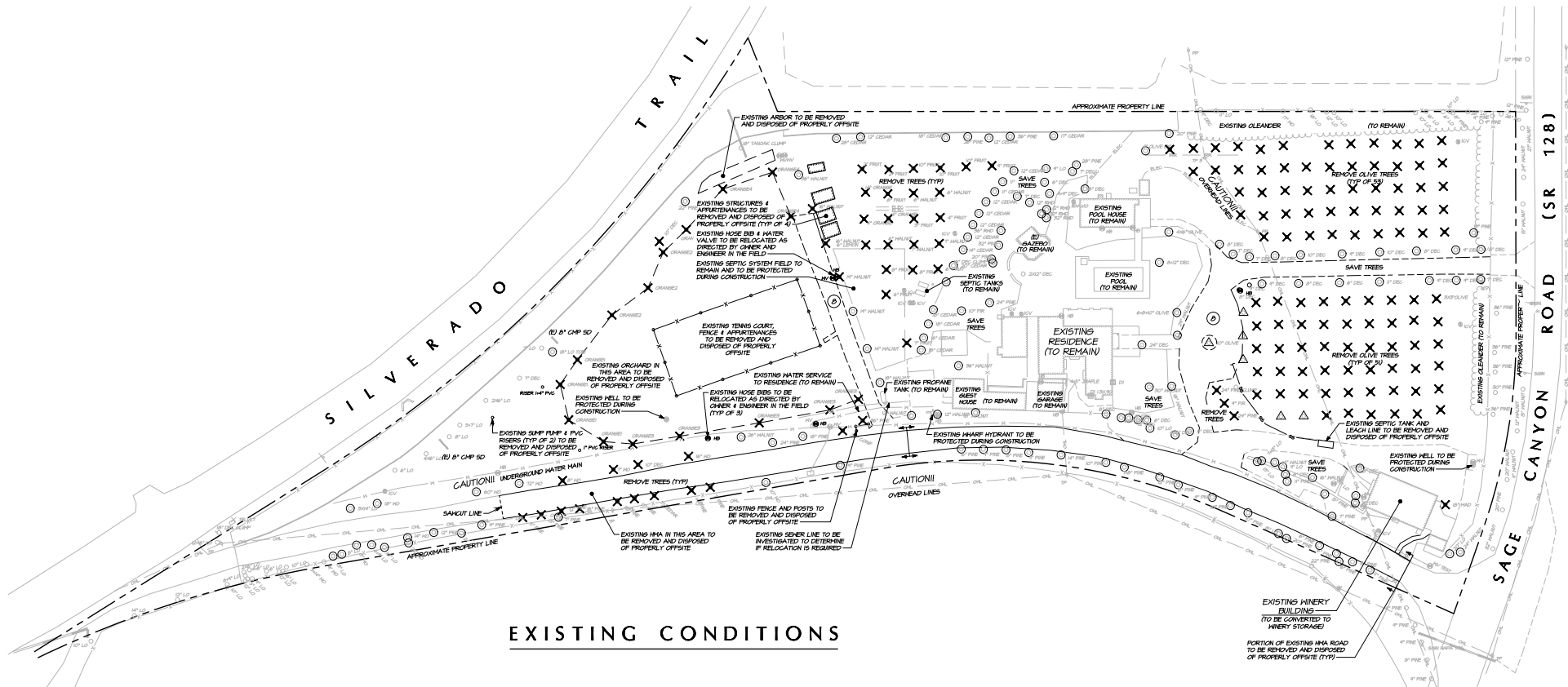
- 600' SETBACK FROM CENTERLINE OF SILVERADO TRAIL
- 300' SETBACK FROM CENTERLINE OF SAGE CANYON ROAD
- 300' & 600' SETBACK OVERLAP

BARTELT
ENGINEERING
 CIVIL ENGINEERING · LAND PLANNING
 1303 Jefferson Street, 200 B, Napa, CA 94559
 www.barteltengineering.com
 Telephone: 707-258-1301

**WINERY DEVELOPMENT AREA
 SETBACK EXHIBIT**

Dakota Shy Winery
 771 Sage Canyon Road
 St. Helena, CA 94574
 APN 030-120-024
 Job No 14-02
 May 2015
 Sheet 1 of 1

DAKOTA SHY WINERY



EXISTING CONDITIONS

DEMOLITION NOTES:

1. ITEMS TO BE ADDRESSED BY THIS DEMOLITION PLAN ARE HIGHLIGHTED AS BLACK OBJECTS UNLESS OTHERWISE NOTED.
 2. COORDINATE DEMOLITION AND REMOVAL OF UTILITIES AND STRUCTURES WITH THE OWNER AND ENGINEER.
 3. COORDINATE ANY TEMPORARY STOCKPILING OF MATERIAL WITH THE OWNER AND ENGINEER.
 4. CONTRACTOR SHALL COORDINATE RELOCATION OF TREES WITH THE OWNER AND ARBORIST / LANDSCAPE ARCHITECT.
 5. UNLESS NOTED OTHERWISE, ALL EXISTING LANDSCAPE WITHIN THE PROJECT AREA IS TO BE REMOVED AND DISPOSED OF PROPERLY OFFSITE.
 6. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM DEMOLITION AND CONSTRUCTION ACTIVITIES.
 7. SAWCUT AND REMOVE EXISTING HMA PAVEMENT AND CONCRETE AND DISPOSE OF PROPERLY OFFSITE.
- (B) EXISTING GRAVEL TO BE TEMPORARILY STOCKPILED AND REUSED AS NEEDED (TYP)

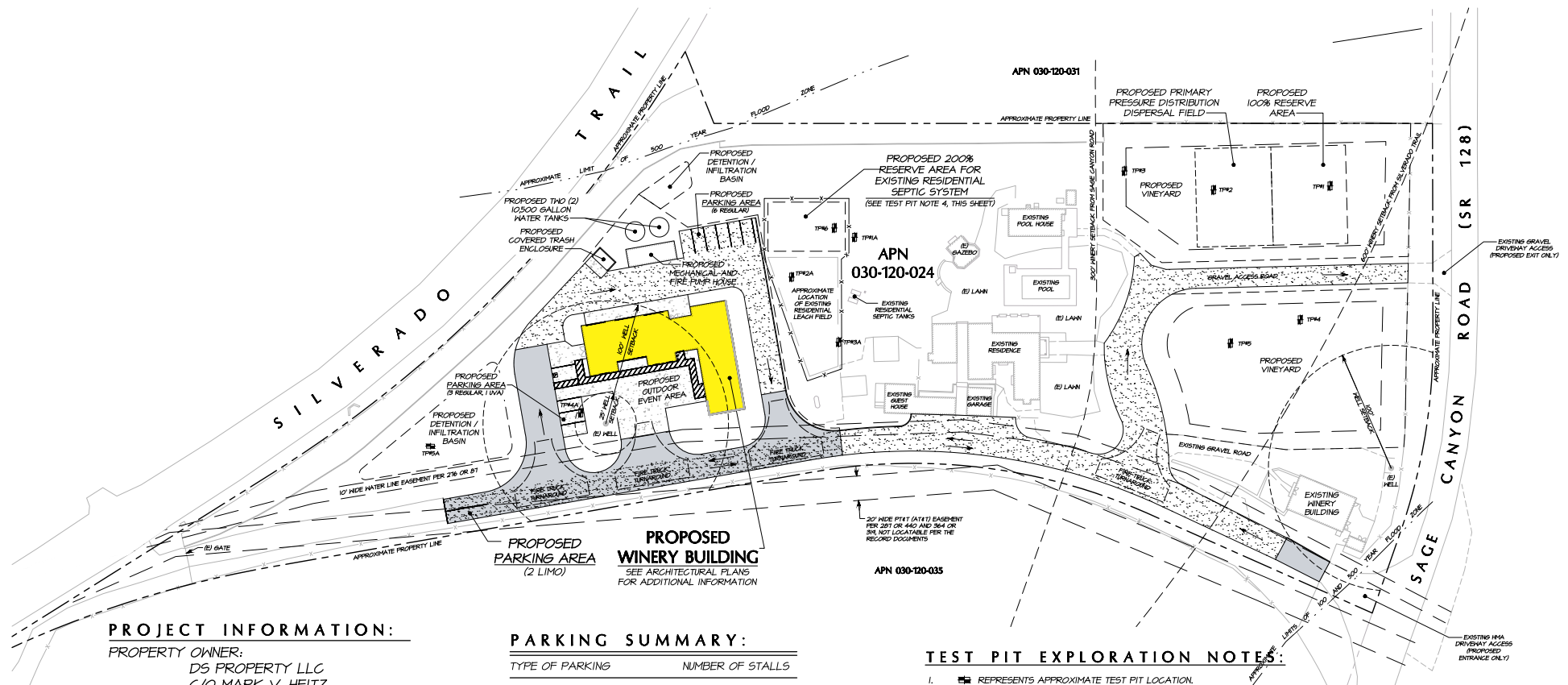
LEGEND:

	TREE 6/15	EXISTING TREE TO BE SAVED
	TREE 6/15	EXISTING TREE OR STUMP TO BE REMOVED AND DISPOSED OF PROPERLY OFFSITE
	TREE 6/15	EXISTING TREE TO BE RELOCATED
		EXISTING CITY OF NAPA 36" WATER MAIN
		EXISTING SANITARY SEWER/LEACH LINE
		EXISTING IRRIGATION LINE
		EXISTING ELECTRICAL LINE
		EXISTING OVERHEAD LINE
		EXISTING STORM DRAIN LINE
		EXISTING WELL
		EXISTING VALVE
		EXISTING WHARF HYDRANT



PREPARED UNDER THE DIRECTION OF
 PAUL N. BARTELT R.C.E. 45102

DAKOTA SHY WINERY



PROJECT INFORMATION:

PROPERTY OWNER:
 DS PROPERTY LLC
 C/O MARK V. HEITZ
 260 SW YORKSHIRE ROAD
 TOPEKA, KS 66606

PROJECT APPLICANT:
 TODD NEWMAN
 771 SAGE CANYON ROAD
 ST. HELENA, CA 94574
 707-225-5131

PROJECT ADDRESS:
 771 SAGE CANYON ROAD
 ST. HELENA, CA 94574

ASSESSOR'S PARCEL NUMBER:
 030-120-024

PARCEL SIZE:
 6.0± ACRES

PROJECT SIZE:
 1.5± ACRES

ZONING:
 AW

PARKING SUMMARY:

TYPE OF PARKING	NUMBER OF STALLS
PROPOSED VISITOR	6
PROPOSED EMPLOYEE	3
UNIVERSAL ACCESS - VAN	1
LIMOUSINE	2
TOTAL	12

TEST PIT EXPLORATION NOTES:

1. [Symbol] REPRESENTS APPROXIMATE TEST PIT LOCATION.
2. TEST PITS #1-#6 WERE EXCAVATED BY HAROLD SMITH & SON, INC. ON JUNE 30, 2014 AND WITNESSED BY A REPRESENTATIVE FROM BARTELT ENGINEERING AND NAPA COUNTY ENVIRONMENTAL HEALTH.
3. TEST PITS #1A-#5A WERE EXCAVATED ON MAY 9, 2007 AND WITNESSED BY A REPRESENTATIVE FROM ALMAY'S ENGINEERING AND NAPA COUNTY ENVIRONMENTAL HEALTH.
4. RESERVE AREA FOR THE EXISTING SUBSURFACE DRIP SYSTEM IS BASED ON SITE CONDITIONS OBSERVED DURING THE SITE EVALUATION PERFORMED BY BARTELT ENGINEERING ON JUNE 30, 2014.

SHEET INDEX:

SHEET UP1	OVERALL SITE PLAN
SHEET UP2	EXISTING CONDITIONS
SHEET UP3	PROPOSED CONDITIONS SOUTH - GRADING PLAN
SHEET UP4	PROPOSED CONDITIONS NORTH - GRADING PLAN

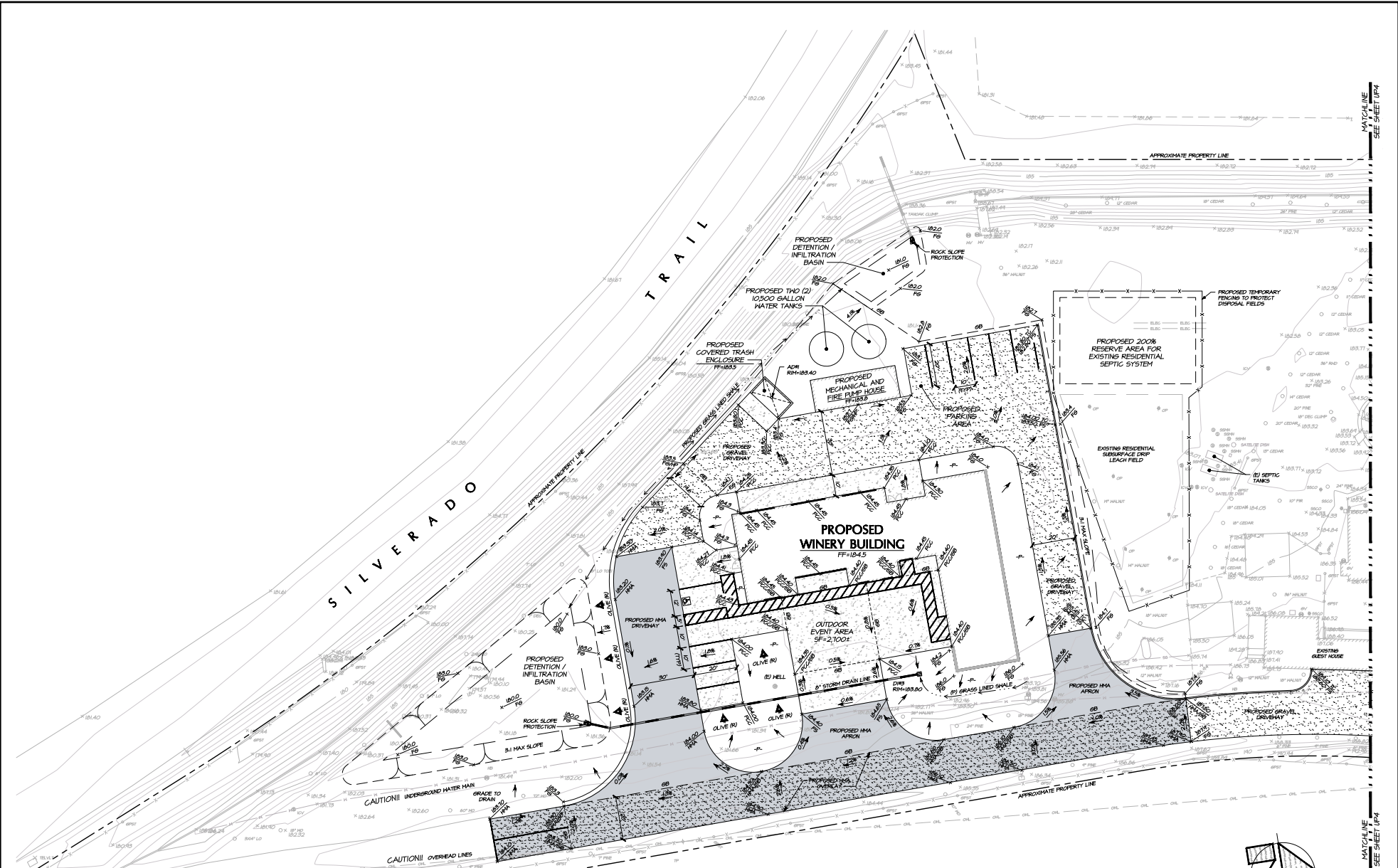
OVERALL SITE PLAN



PREPARED UNDER THE DIRECTION OF

PAUL N. BARTELT R.C.E. 45102

DAKOTA SHY WINERY



PROPOSED CONDITIONS - SOUTH

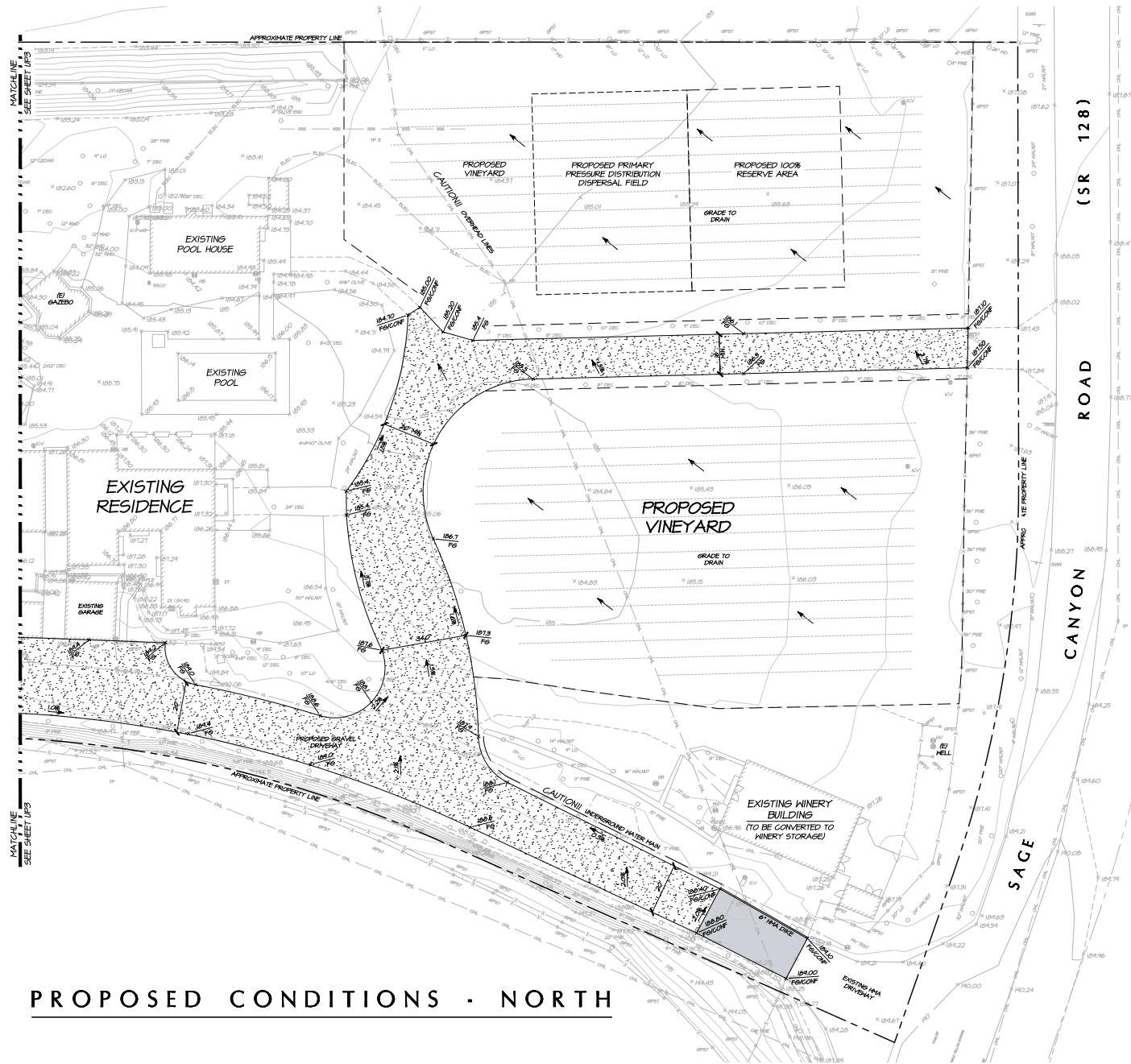
LEGEND:

○ TREE 6/5	EXISTING TREE	⊕ EXISTING VALVE	■ PROPOSED DROP INLET	▨ PROPOSED PCC
— H —	EXISTING CITY OF NAPA 36" WATER MAIN	⊕ EXISTING WELL	○ PROPOSED AREA DRAIN	▨ PROPOSED GRAVEL
— SA —	EXISTING SANITARY SEWER/LEACH LINE	⊕ EXISTING HMA/F HYDRANT	▨ PROPOSED HMA (NOT MIX ASPHALT)	
— E —	EXISTING ELECTRICAL LINE	⊕ EXISTING PLANTER	▨ PROPOSED HMA OVERLAY	
— OL —	EXISTING OVERHEAD LINE	▲ TREE (R)		
— SD —	EXISTING STORM DRAIN LINE	● PROPOSED WELL		

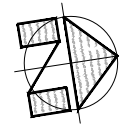


PREPARED UNDER THE DIRECTION OF
 PAUL N. BARTEL R.C.E. 45102

DAKOTA SHY WINERY



PROPOSED CONDITIONS - NORTH



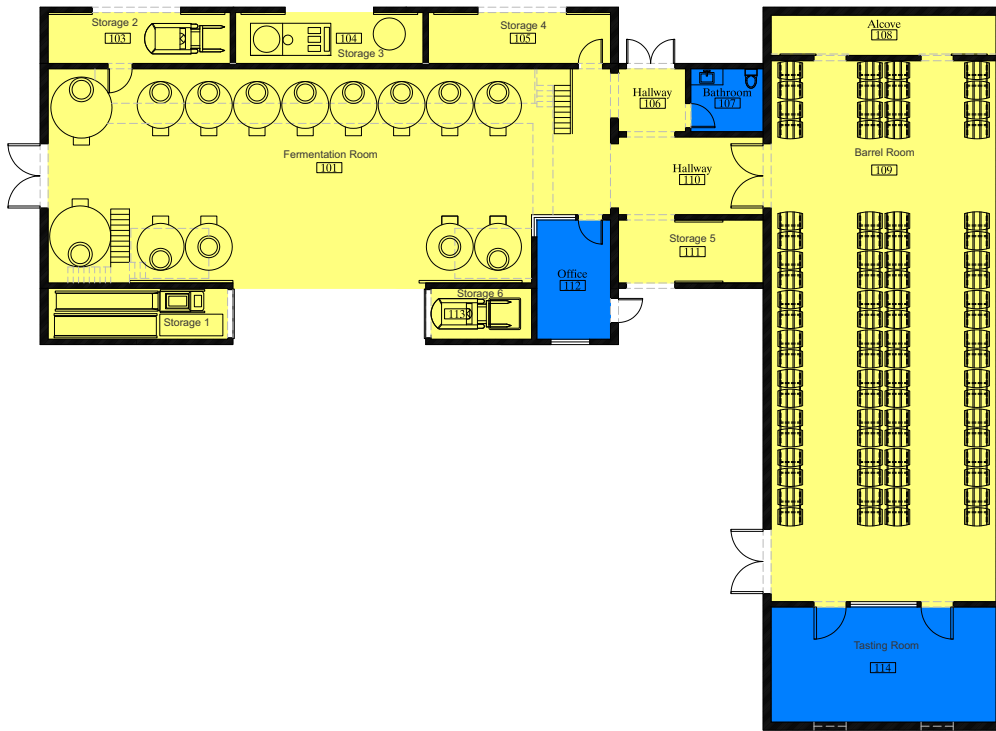
- LEGEND:**
- 100% 6/10 EXISTING TREE
 - EXISTING CITY OF NAPA 36" WATER MAIN
 - EXISTING IRRIGATION LINE
 - EXISTING ELECTRICAL LINE
 - EXISTING OVERHEAD LINE
 - EXISTING STORM DRAIN LINE
 - EXISTING WELL
 - EXISTING VALVE
 - ▲ TREE (R) RELOCATED OLIVE TREE
 - P- PROPOSED PLANTER
 - PROPOSED BOLLARD
 - PROPOSED HMA (NOT MIXED ASPHALT)
 - ▨ PROPOSED PFG
 - ▩ PROPOSED GRAVEL



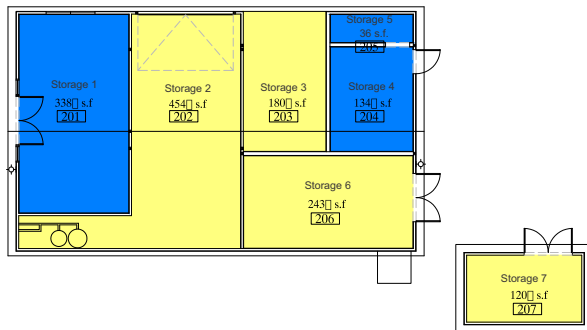
PREPARED UNDER THE DIRECTION OF

PAUL N. BARTELT R.C.E. 45102

DAKOTA SHY WINERY



2 Winery Diagram



1 Storage Building Diagram

OCCUPANCY TYPE:

WINERY:

MIXED USE

BUSINESS GROUP B: A BUILDING OR STRUCTURE OR A PORTION THEREOF, USED FOR OFFICE, PROFESSIONAL OR SERVICE-TYPE TRANSACTIONS, INCLUDING STORAGE OF RECORDS AND ACCOUNTS.

STORAGE GROUP S-2: LOW-HAZARD STORAGE OCCUPANCIES INCLUDING BUILDINGS OR PORTIONS OF BUILDINGS USED FOR STORAGE OF NONCOMBUSTIBLE MATERIALS.

FACTORY GROUP F-1: MODERATE HAZARD FACTORY INDUSTRIAL OCCUPANCIES INCLUDE USES WHICH ARE NOT CLASSIFIED AS FACTORY INDUSTRIAL F-2 LOW HAZARD

STORAGE BUILDING:

UTILITY AND MISCELLANEOUS GROUP U

BUILDINGS AND STRUCTURES OF AN ACCESSORY CHARACTER AND MISCELLANEOUS STRUCTURES NOT CLASSIFIED IN ANY SPECIFIC OCCUPANCY.

ACCESSORY

TOTAL ACCESSORY AREA: 112 SF.

PRODUCTION

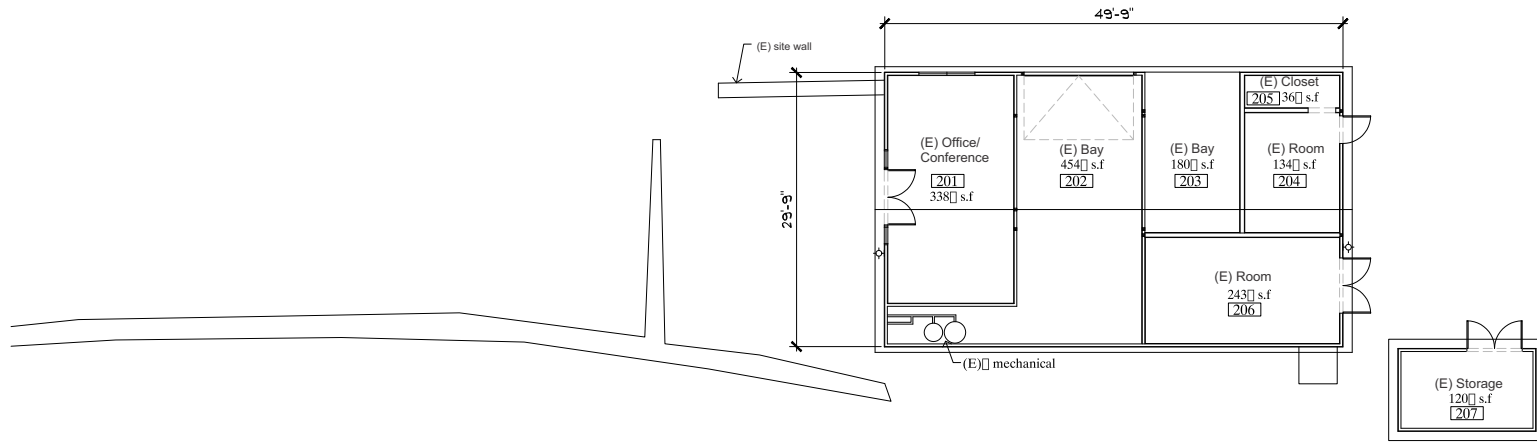
TOTAL PRODUCTION AREA: 3894 SF.

BUILDING AREAS & OCCUPANT LOADS:

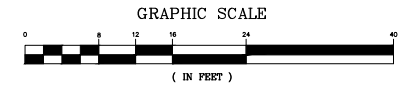
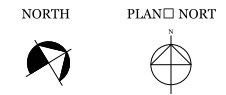
WINERY					
RM #	ROOM NAME	ROOM AREA (S.F.)	OCC. TYPE	AREA PER OCCUPANT	OCCUPANT LOAD
101	FERMENTATION ROOM	1801	F-1	100	19
102	STORAGE 1	141	S-2	300	1
103	STORAGE 2	146	S-2	300	1
104	STORAGE 3	148	S-2	300	1
105	STORAGE 4	146	S-2	300	1
106	HALLWAY	75	S-2	300	1
107	BATHROOM	71	F-1	100	1
108	ALCOVE	145	S-2	500	1
109	BARREL ROOM	1890	S-2	500	5
110	HALLWAY	182	S-2	300	1
111	STORAGE 5	145	S-2	300	1
112	OFFICE	136	B	100	2
113	STORAGE 6	79	S-2	300	1
114	TASTING ROOM	397	B	100	4
INTERIORS TOTAL:		5501 SQ. FT.			40

ACCESSORY STORAGE BUILDINGS					
RM #	ROOM NAME	ROOM AREA (S.F.)	OCC. TYPE	AREA PER OCCUPANT	OCCUPANT LOAD
201	STORAGE 1	338	U	300	2
202	STORAGE 2	454	U	300	2
203	STORAGE 3	180	U	300	1
204	STORAGE 4	134	U	300	1
205	STORAGE 5	36	U	300	1
206	STORAGE 6	243	U	300	1
207	STORAGE 7	120	U	300	1
INTERIORS TOTAL:		1505 SQ. FT.			9

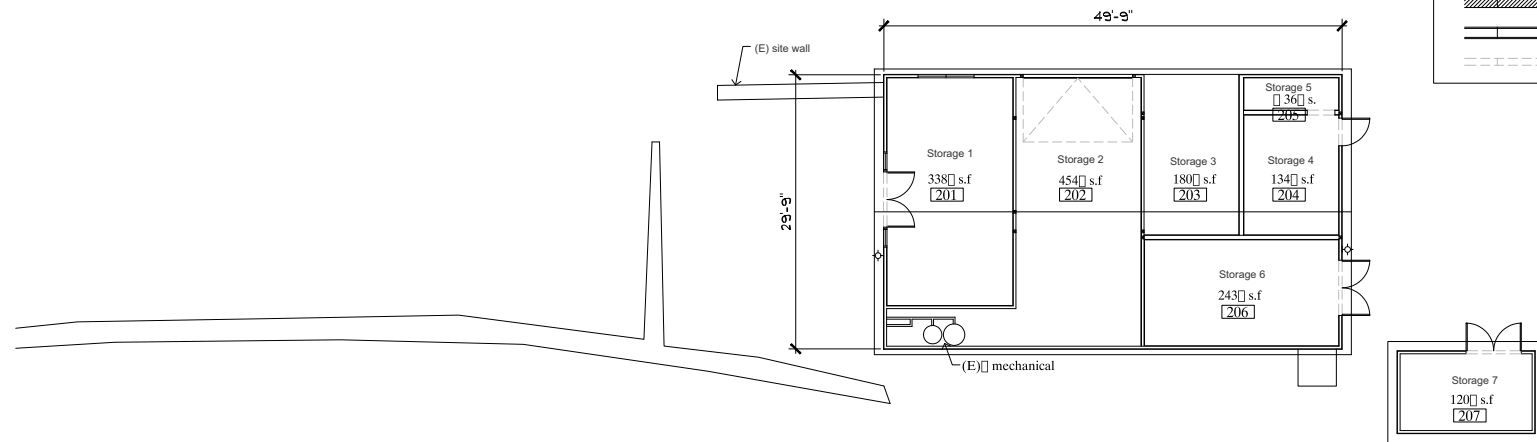
DAKOTA SHY WINERY



1 EXISTING FLOOR PLAN

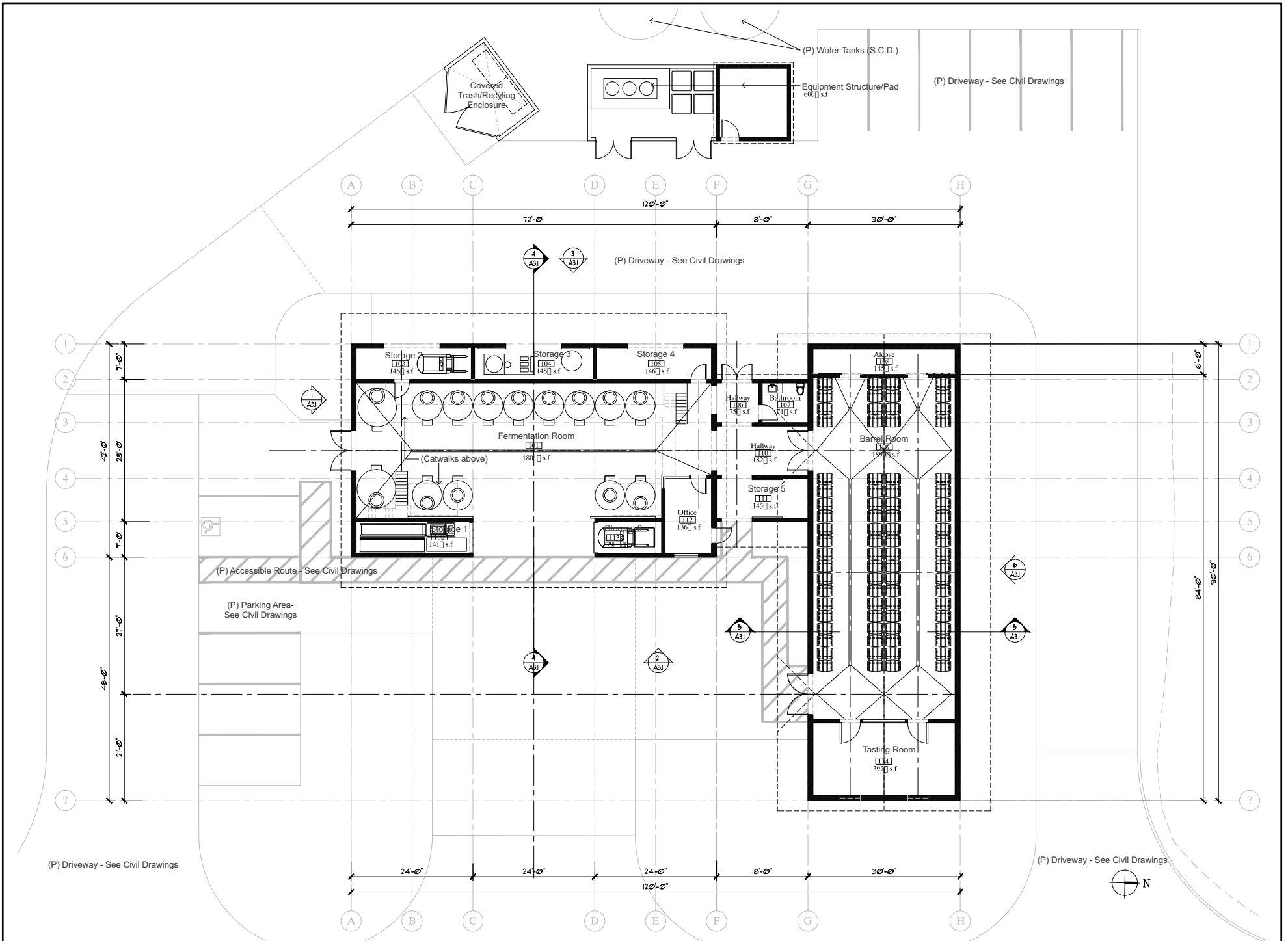


STORAGE BUILDING

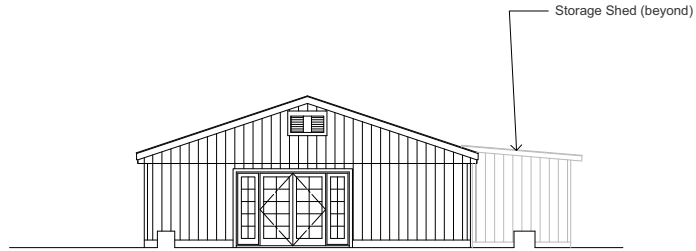


2 PROPOSED FLOOR PLAN

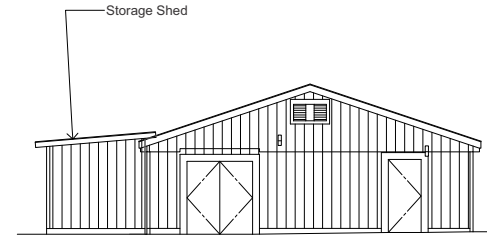
DAKOTA SHY WINERY



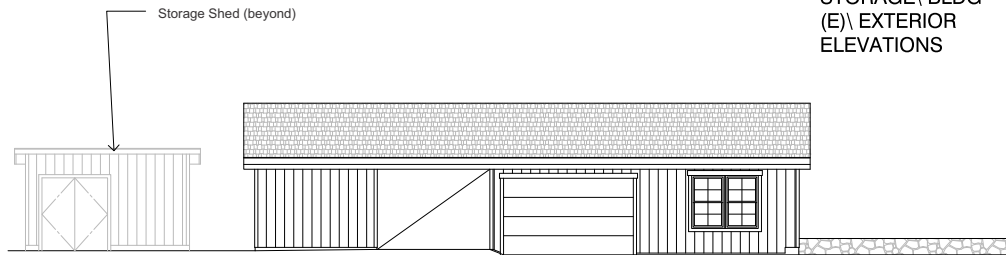
DAKOTA SHY WINERY



1 West Elevation

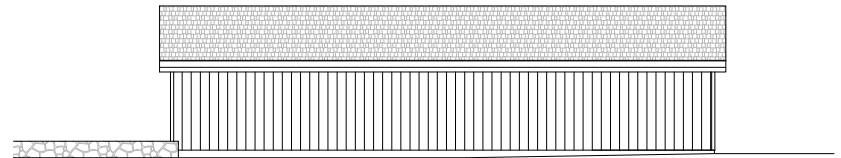


2 East Elevation



4 North Elevation

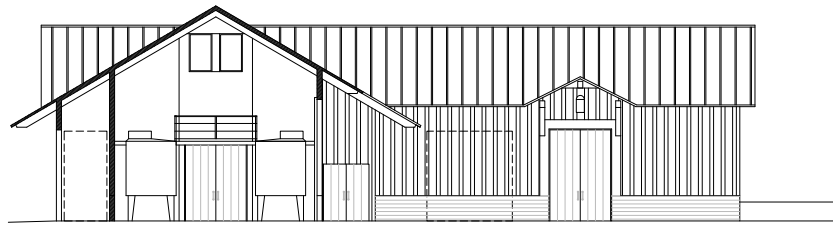
STORAGE BLDG
(E) EXTERIOR
ELEVATIONS



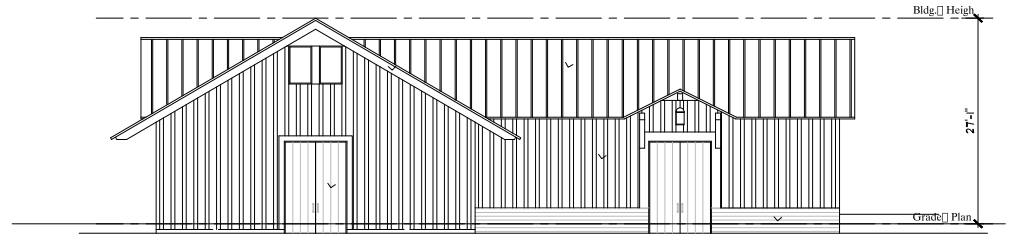
3 South Elevation

Storage Bldg:
(E) Exterior Elevations

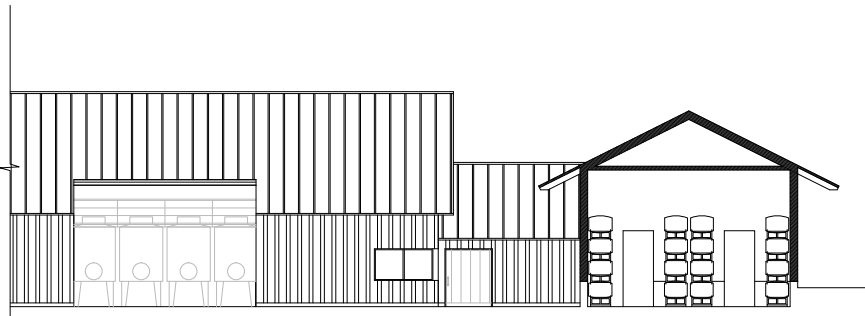
DAKOTA SHY WINERY



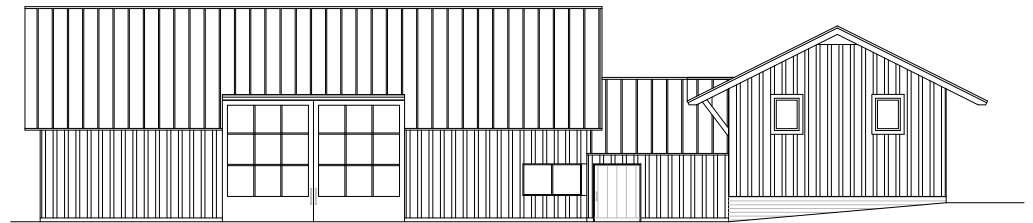
④ Section at Fermentation Room



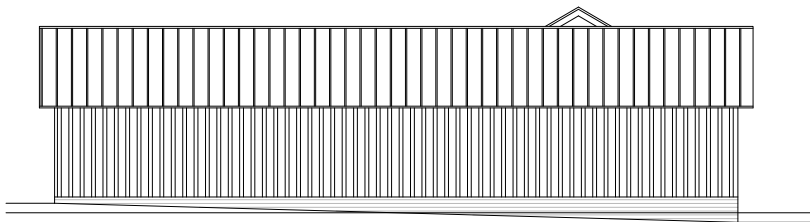
① South Elevation



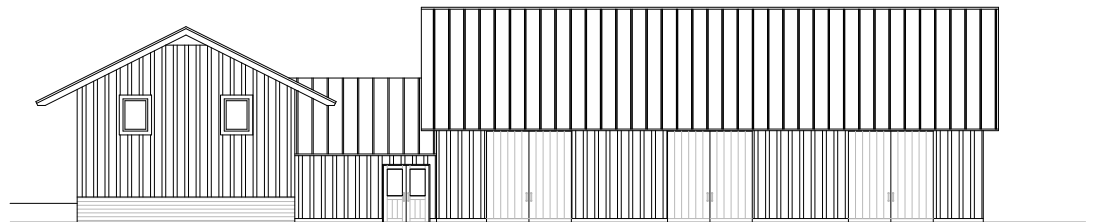
⑤ Section at Barrel Room



② East Elevation



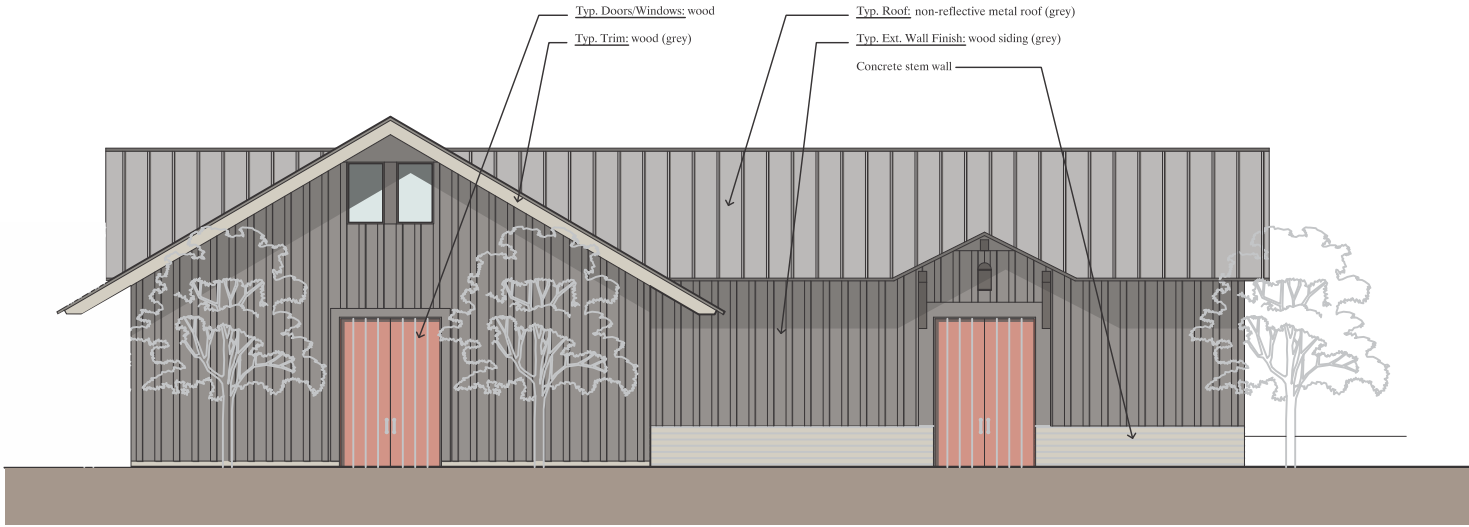
⑥ North Elevation



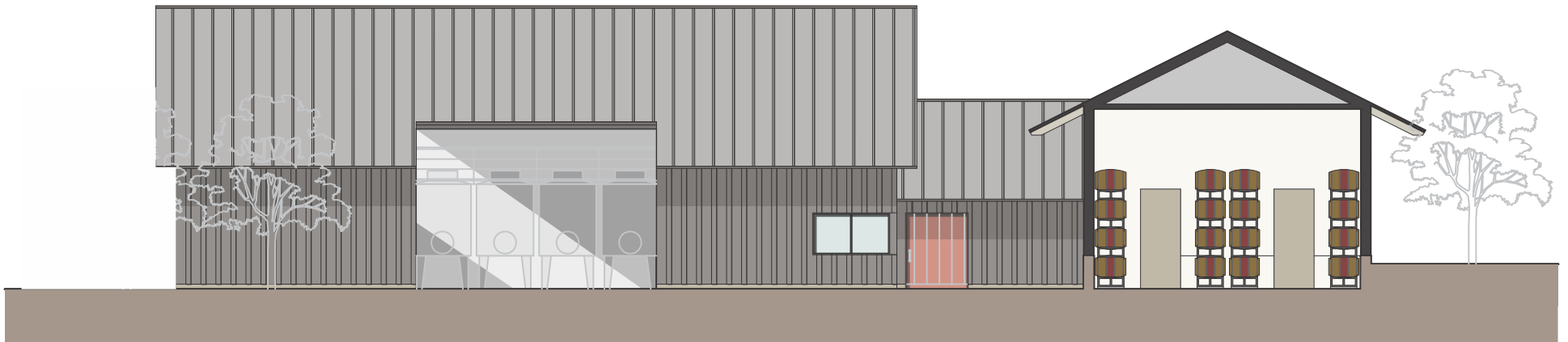
③ West Elevation

Production Building Elevations

DAKOTA SHY WINERY



South Elevation



East Elevation

Production Building Color Elevations