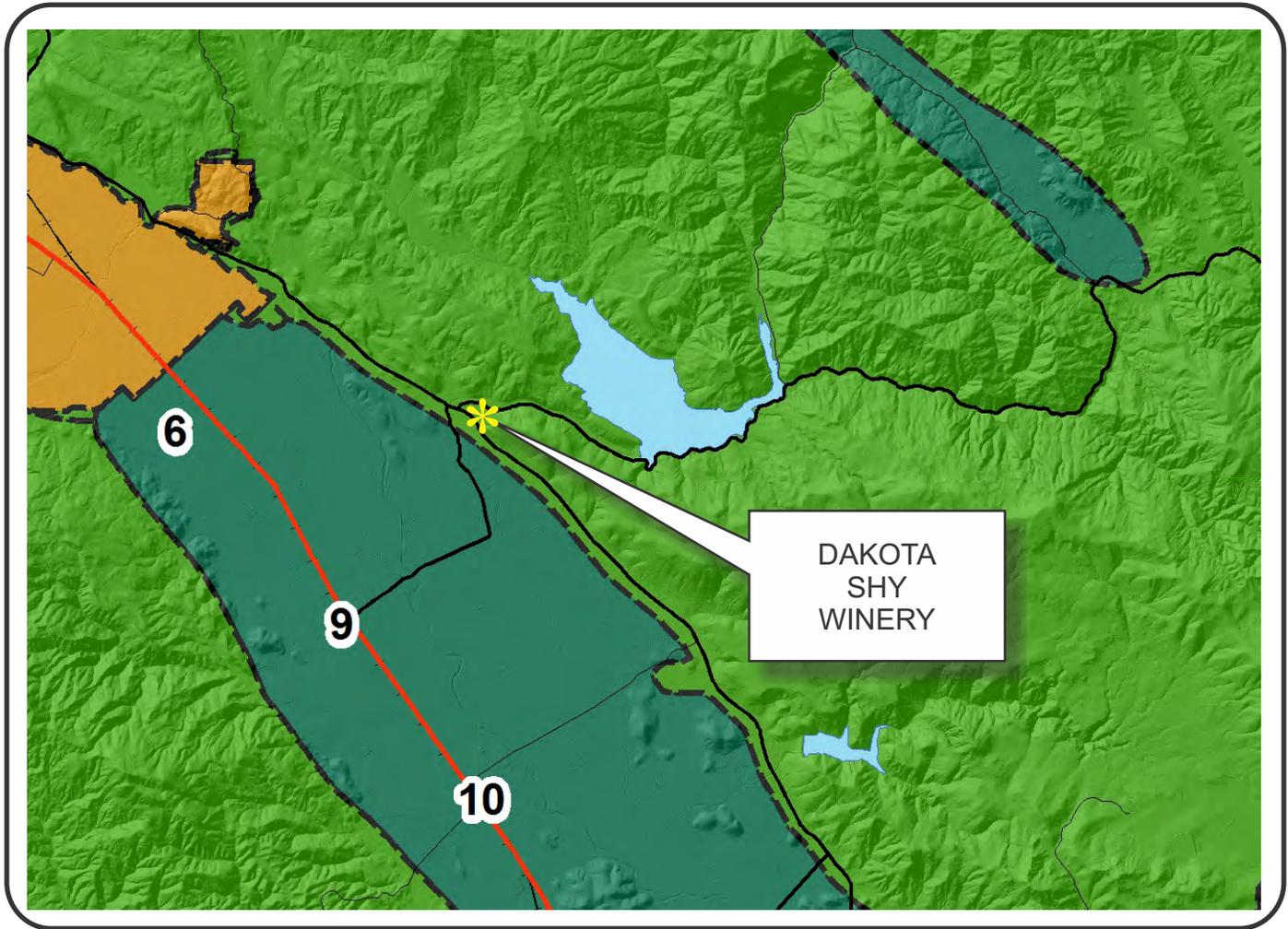


“M”

Graphics

# 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

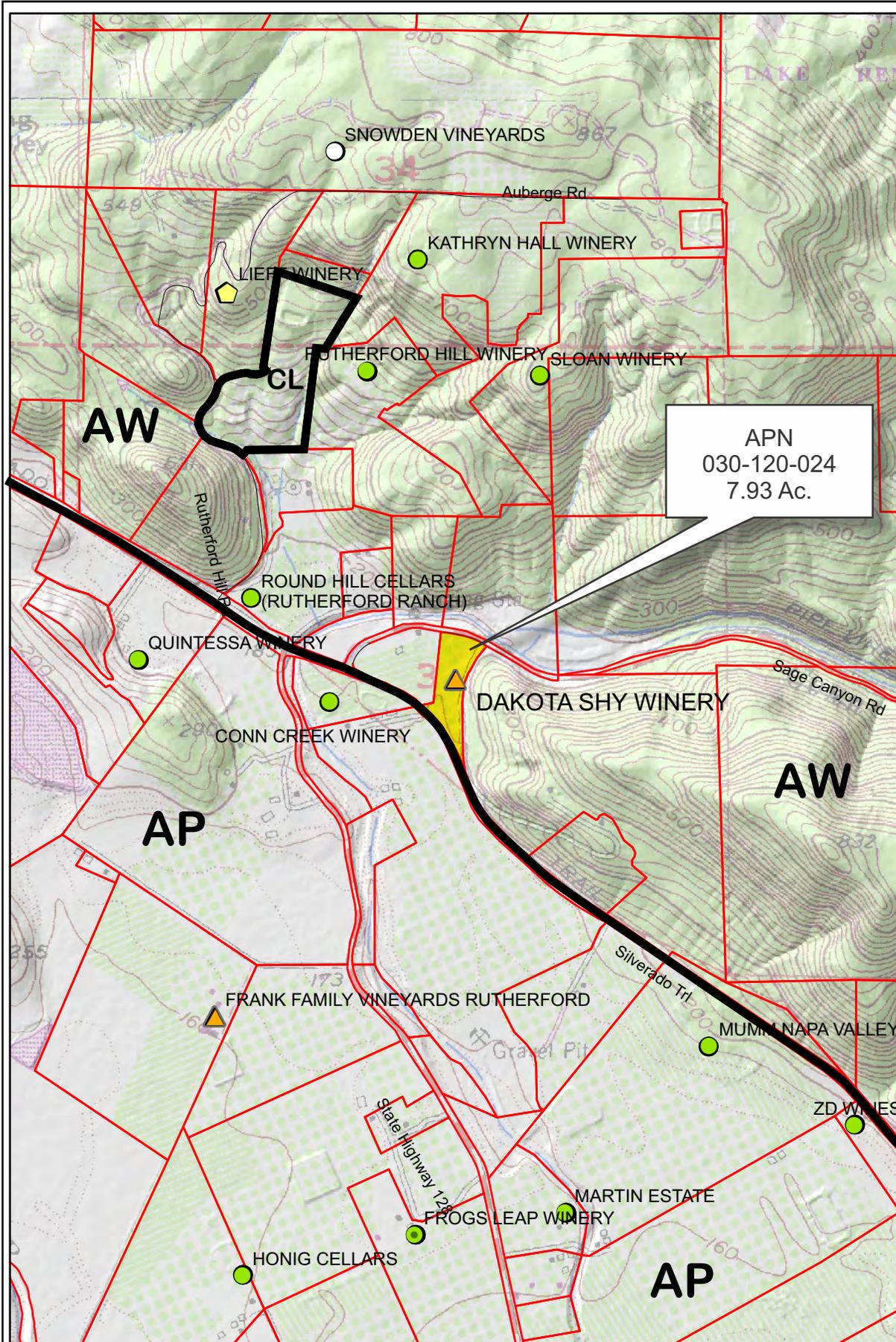
### TRANSPORTATION

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

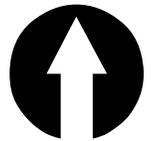
\* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

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

# DAKOTA SHY WINERY



APN  
030-120-024  
7.93 Ac.

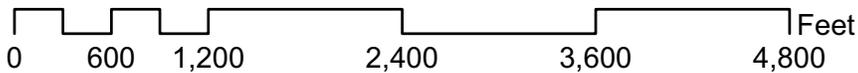


## Legend

### Wineries

#### Status

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



12-02-2015

8C

MOD

02



Napa County Conservation  
Development and Planning Department

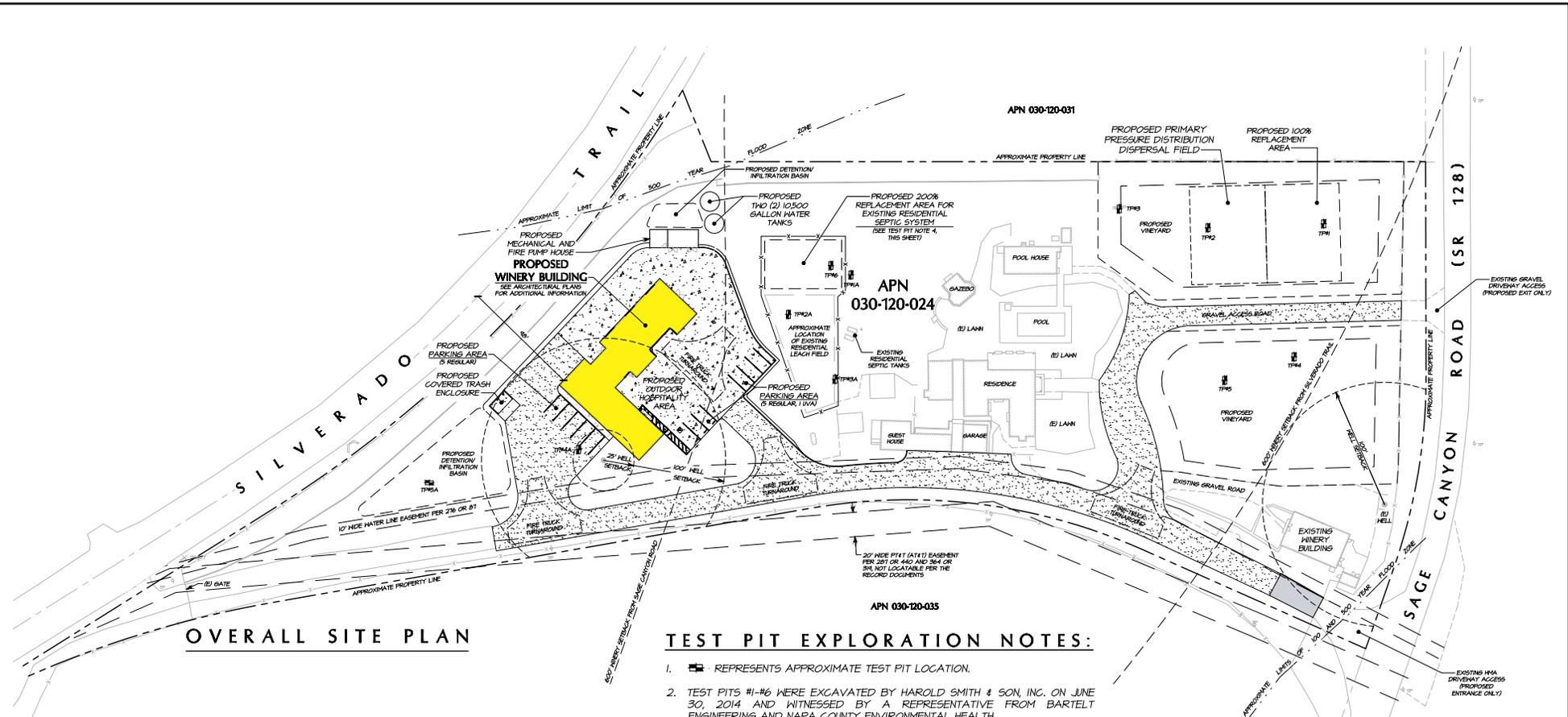
DakotaShyWinery\_mod1.cdr

# DAKOTA SHY WINERY



Current Conditions

# DAKOTA SHY WINERY



## OVERALL SITE PLAN

### 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

### 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 ALWAYS ENGINEERING AND NAPA COUNTY ENVIRONMENTAL HEALTH.
4. REPLACEMENT 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

### PARKING SUMMARY:

TYPE OF PARKING	NUMBER OF STALLS
PROPOSED REGULAR	10
UNIVERSAL ACCESS - VAN	1
<b>TOTAL</b>	<b>11</b>

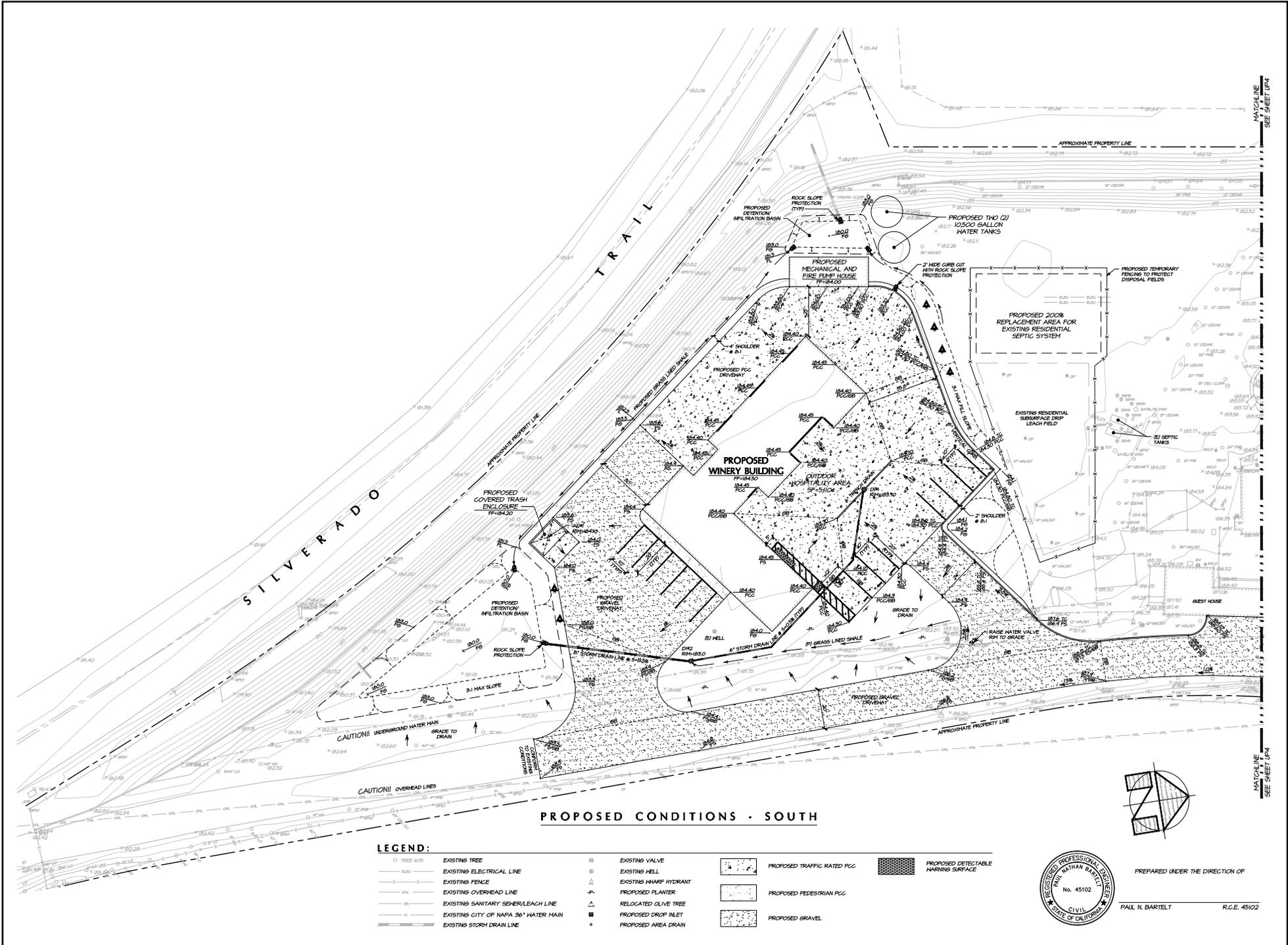


PREPARED UNDER THE DIRECTION OF  
 PAUL N. BARTELT R.C.E. 45102





# DAKOTA SHY WINERY



## PROPOSED CONDITIONS - SOUTH

### LEGEND:

○ TREE 6/8	○ EXISTING TREE	⊕ EXISTING VALVE	▨ PROPOSED TRAFFIC RATED PCC	▨ PROPOSED DETECTABLE WARNING SURFACE
— BLC	— EXISTING ELECTRICAL LINE	⊙ EXISTING WELL	▨ PROPOSED PEDESTRIAN PCC	
— X	— EXISTING FENCE	⊕ EXISTING MHAF HYDRANT	▨ PROPOSED GRAVEL	
— OHL	— EXISTING OVERHEAD LINE	⊕ PROPOSED PLANTER		
— SS	— EXISTING SANITARY SEWER/LEACH LINE	⊕ RELOCATED OLIVE TREE		
— H	— EXISTING CITY OF NAPA 36" WATER MAIN	⊕ PROPOSED DROP INLET		
—	— EXISTING STORM DRAIN LINE	⊕ PROPOSED AREA DRAIN		

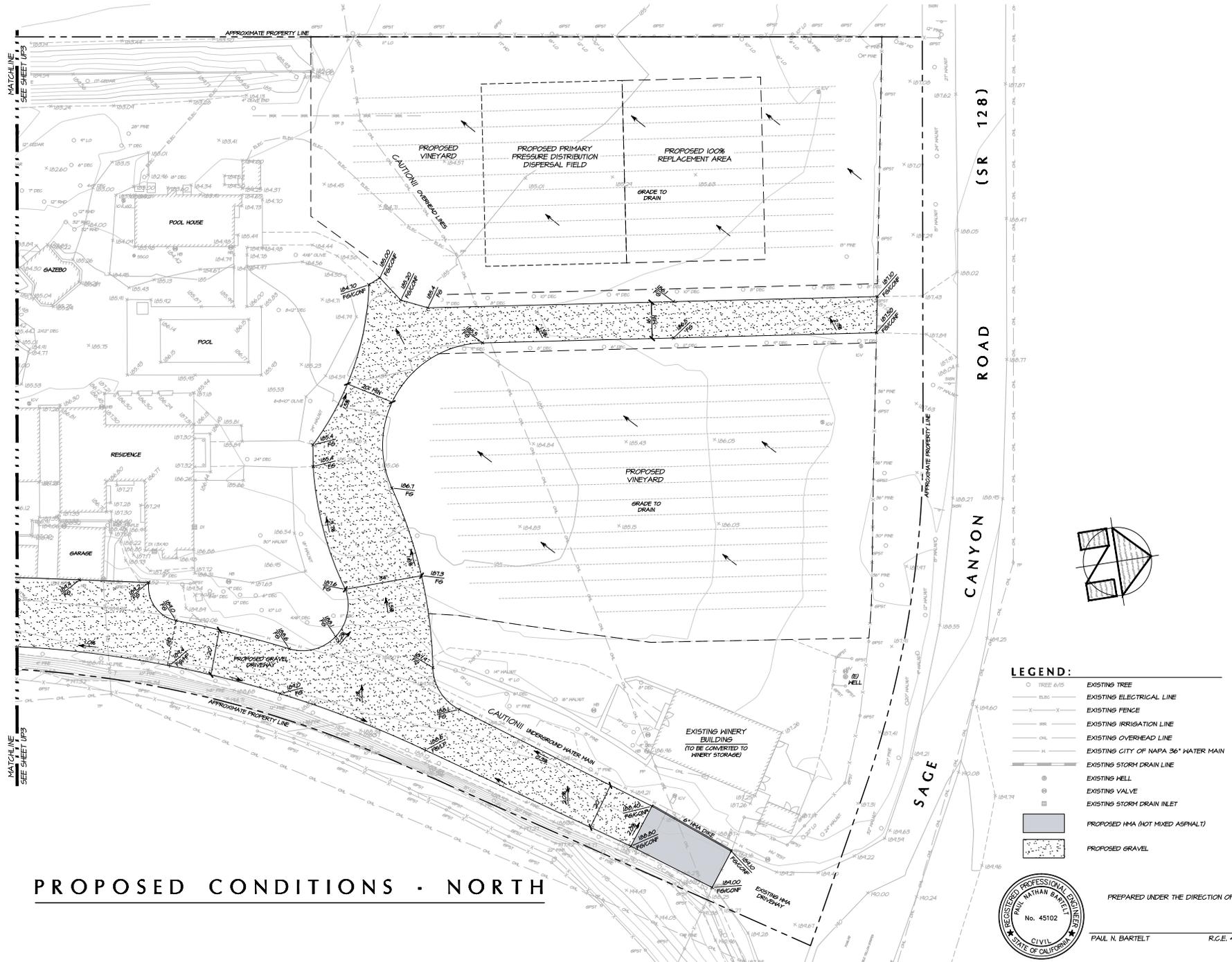


PREPARED UNDER THE DIRECTION OF

PAUL N. BARTELT

R.C.E. 45102

# DAKOTA SHY WINERY



## PROPOSED CONDITIONS - NORTH

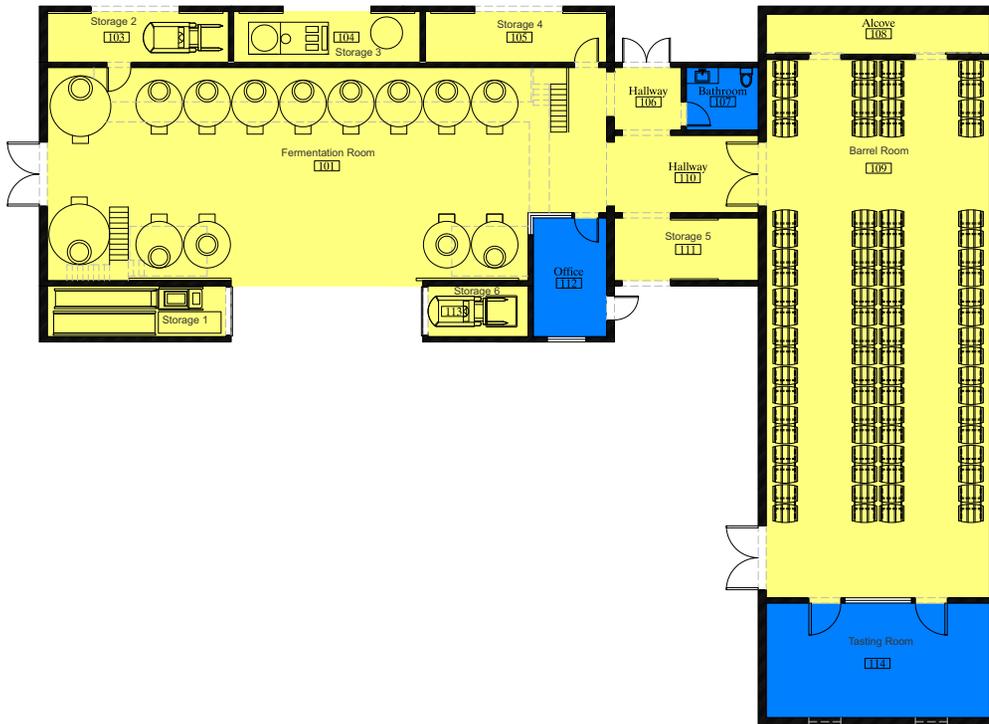
**LEGEND:**

	EXISTING TREE
	EXISTING ELECTRICAL LINE
	EXISTING FENCE
	EXISTING IRRIGATION LINE
	EXISTING OVERHEAD LINE
	EXISTING CITY OF NAPA 36" WATER MAIN
	EXISTING STORM DRAIN LINE
	EXISTING WELL
	EXISTING VALVE
	EXISTING STORM DRAIN INLET
	PROPOSED HMA (HOT MIXED ASPHALT)
	PROPOSED GRAVEL

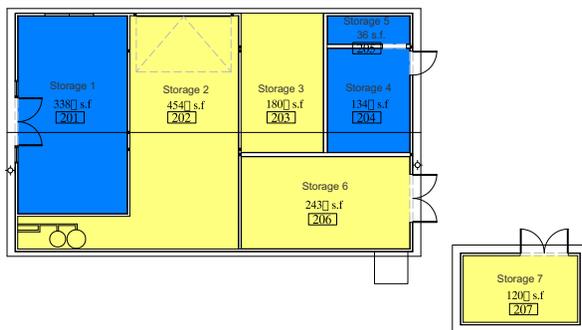


PREPARED UNDER THE DIRECTION OF  
 PAUL N. BARTELT R.C.E. 45102

# 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

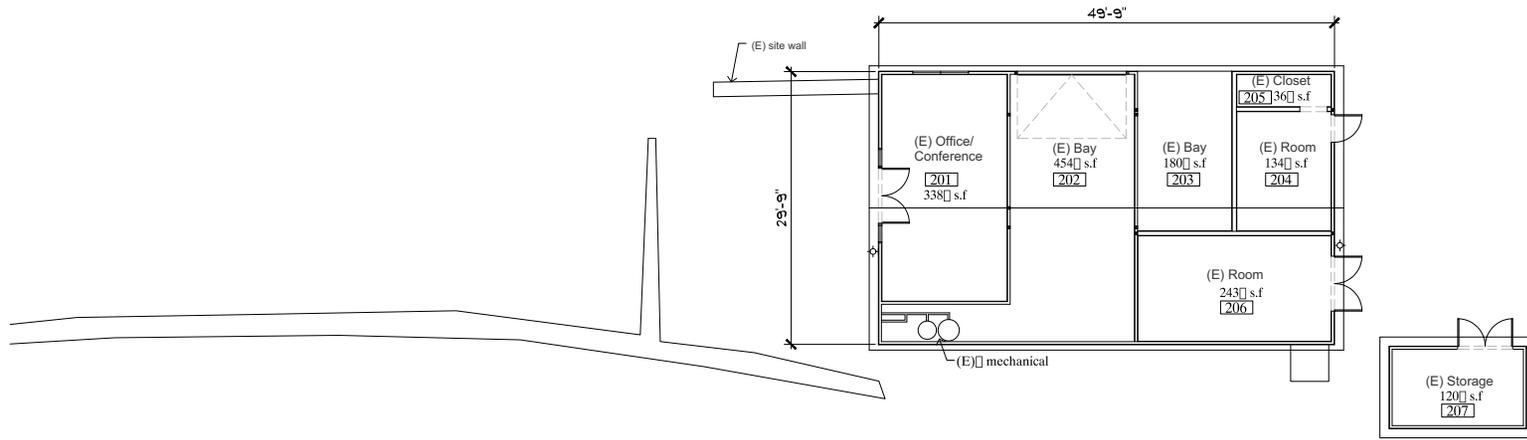
TOTAL PRODUCTION AREA: 3894 SF.

## BUILDING AREAS & OCCUPANT LOADS:

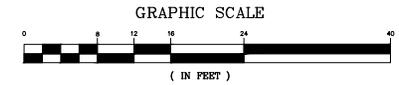
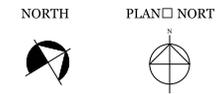
WINERY					
RM #	ROOM NAME	ROOM AREA (S.F.)	OCC. TYPE	AREA PER OCCUPANT	OCCUPANT LOAD
101	FERMENTATION ROOM	1801	F-1	100	19
102	STORAGE 1	141	S-2	300	1
103	STORAGE 2	146	S-2	300	1
104	STORAGE 3	148	S-2	300	1
105	STORAGE 4	146	S-2	300	1
106	HALLWAY	75	S-2	300	1
107	BATHROOM	71	F-1	100	1
108	ALCOVE	145	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

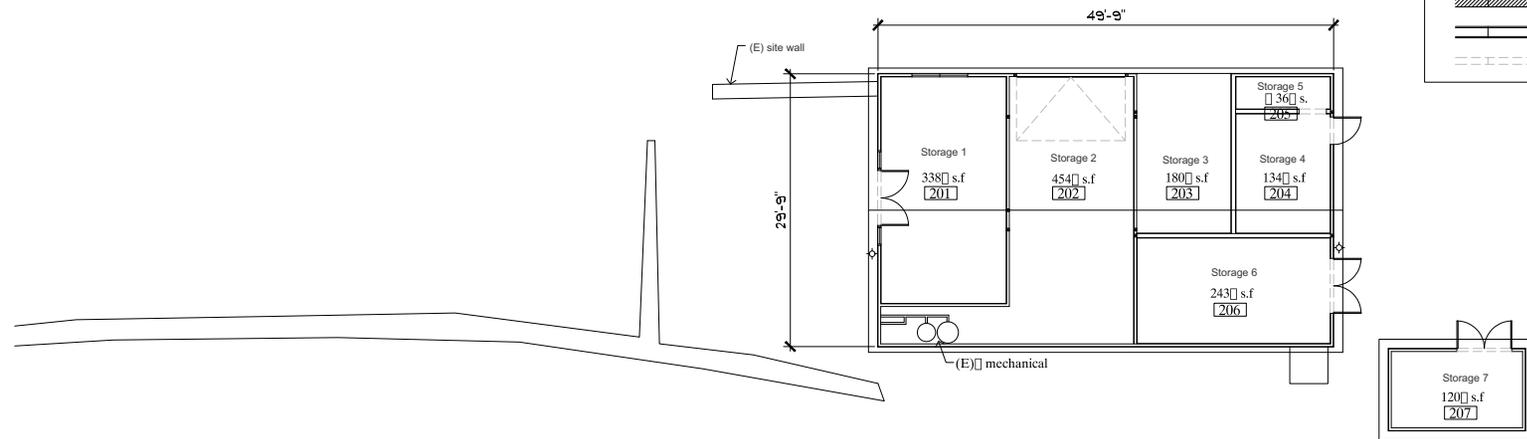
# DAKOTA SHY WINERY



1 EXISTING FLOOR PLAN



## STORAGE BUILDING

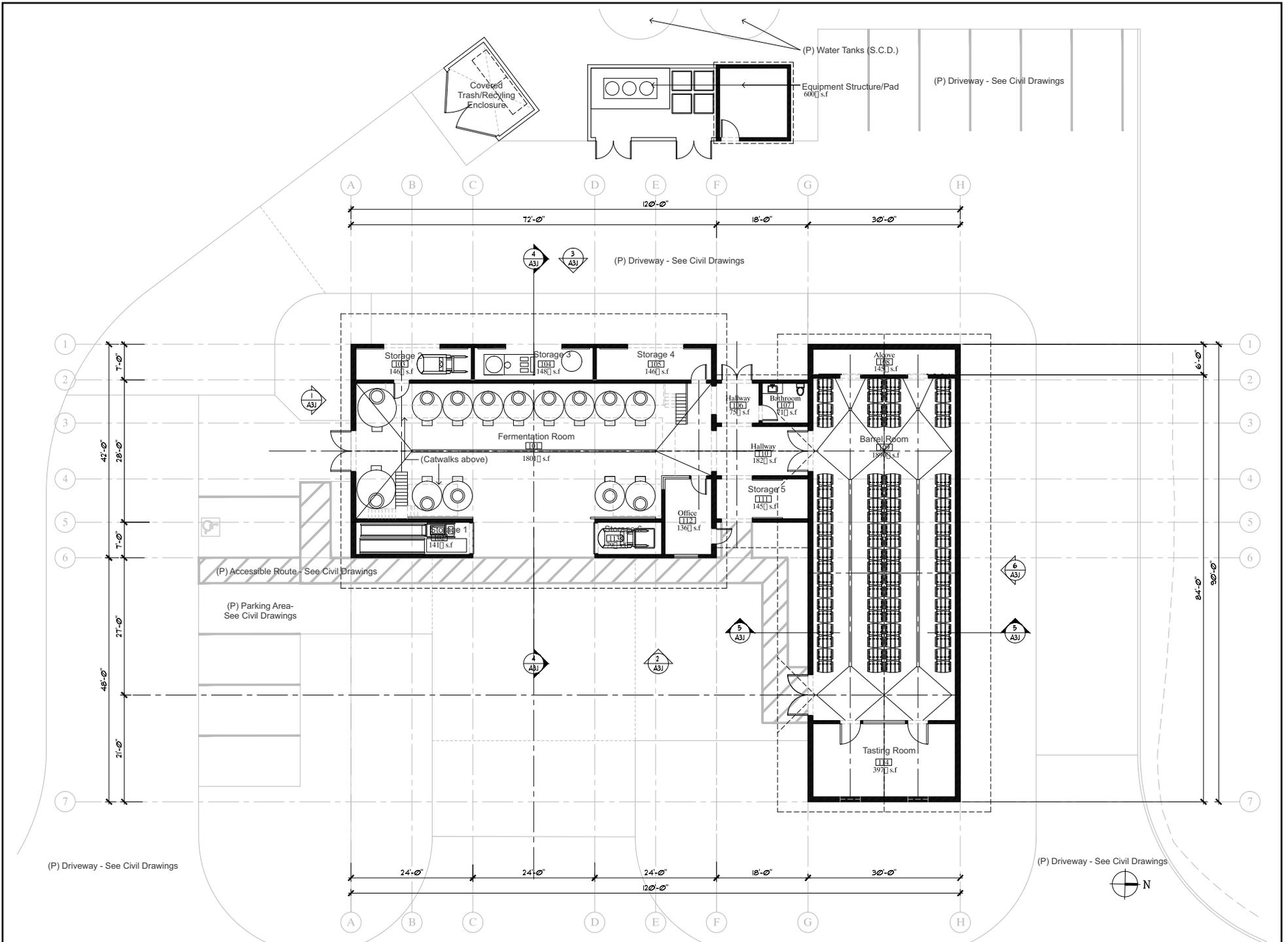


**WALL TYPES:**

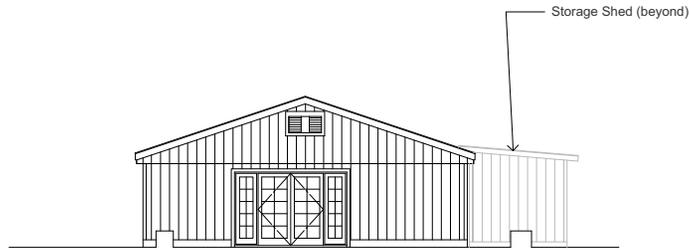
	(N) 2 X WOOD STUD
	(E) 2 X WOOD STUD
	TO BE DEMOLISHED

2 PROPOSED FLOOR PLAN

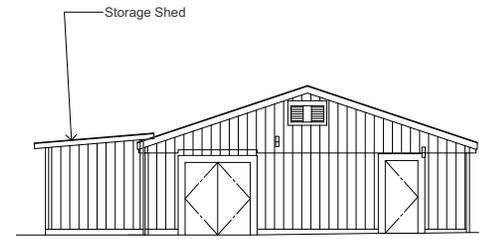
# DAKOTA SHY WINERY



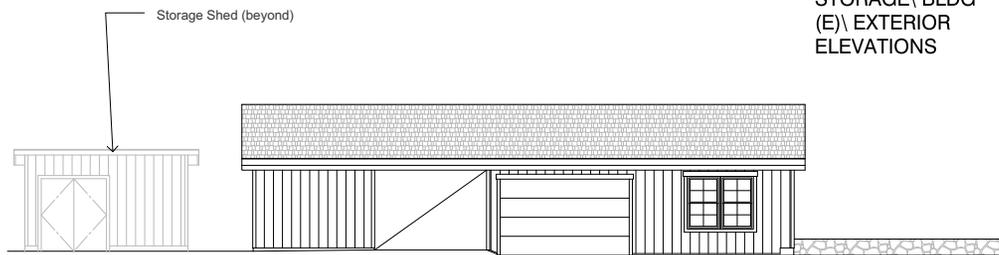
# DAKOTA SHY WINERY



1 West Elevation

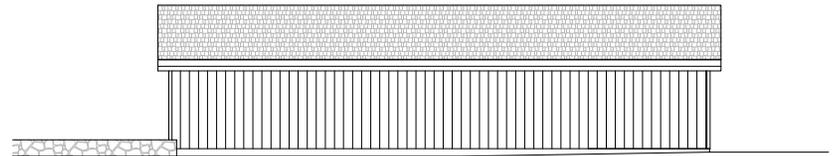


2 East Elevation



4 North Elevation

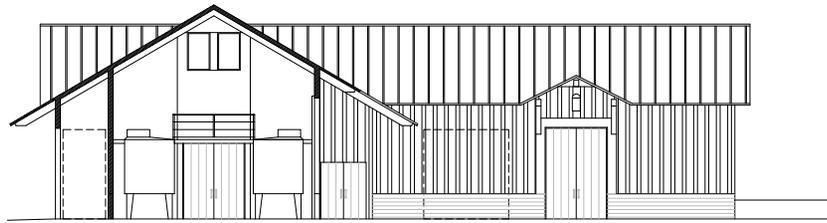
STORAGE BLDG  
(E) EXTERIOR  
ELEVATIONS



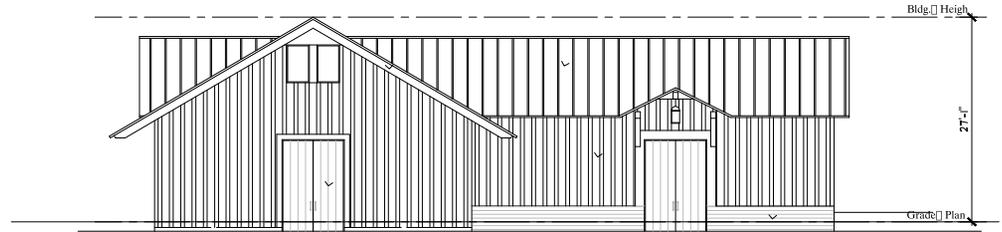
3 South Elevation

Storage Bldg:  
(E) Exterior Elevations

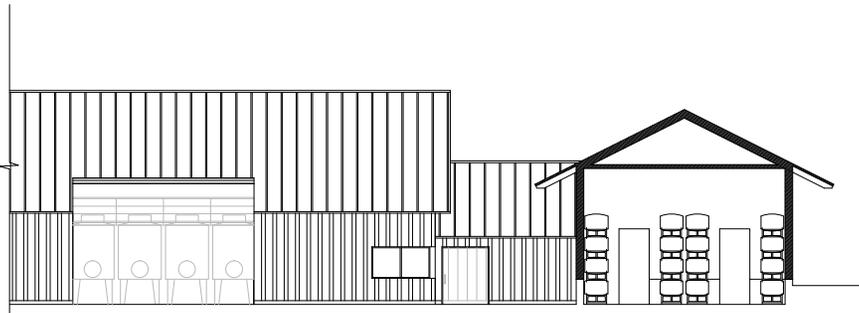
# DAKOTA SHY WINERY



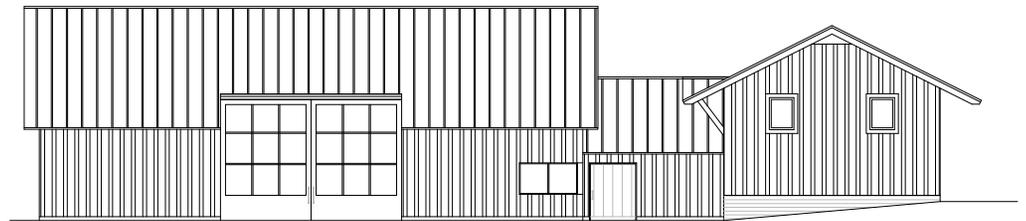
4 Section at Fermentation Room



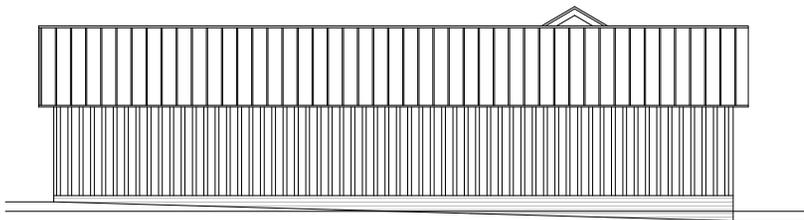
1 South Elevation



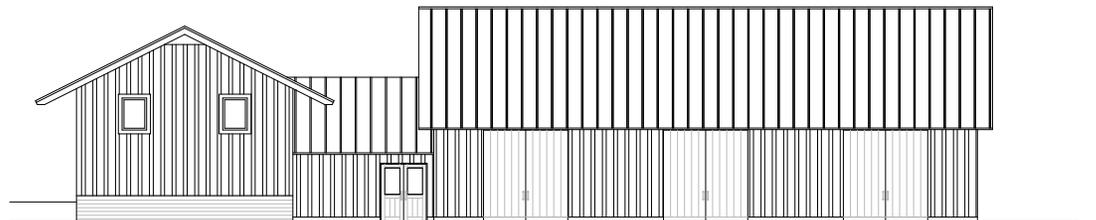
5 Section at Barrel Room



2 East Elevation



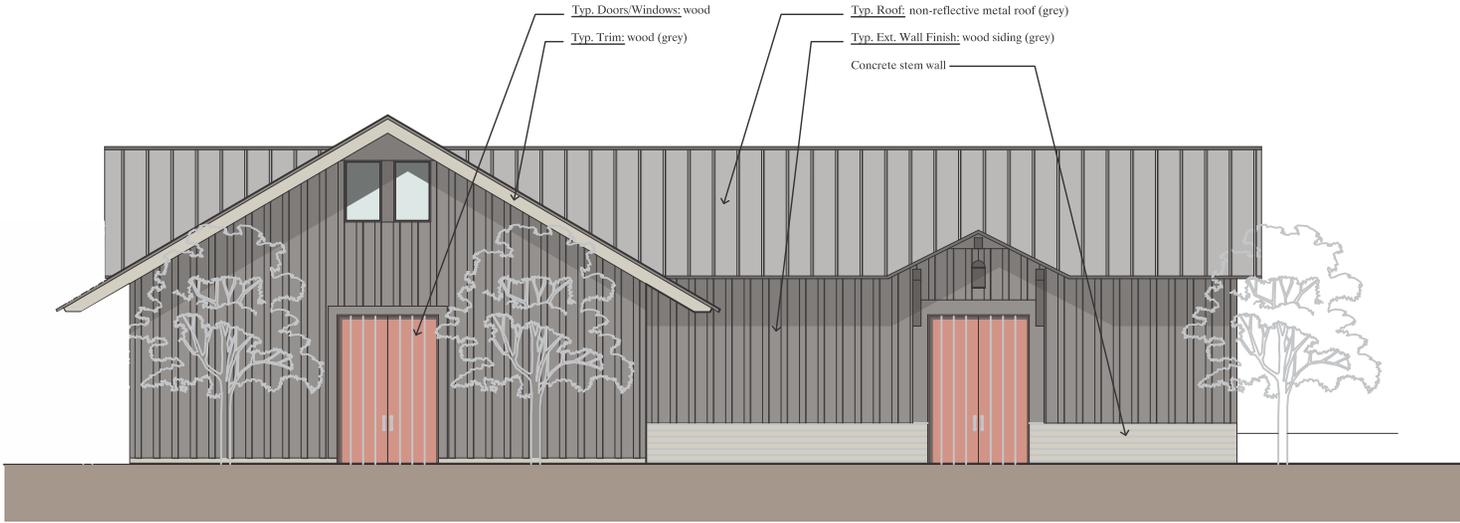
6 North Elevation



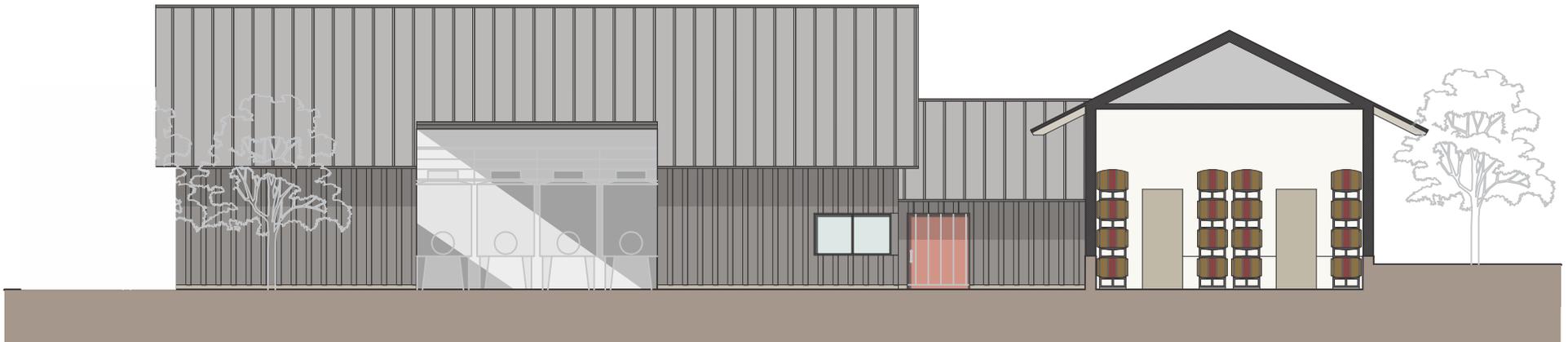
3 West Elevation

## Production Building Elevations

# DAKOTA SHY WINERY



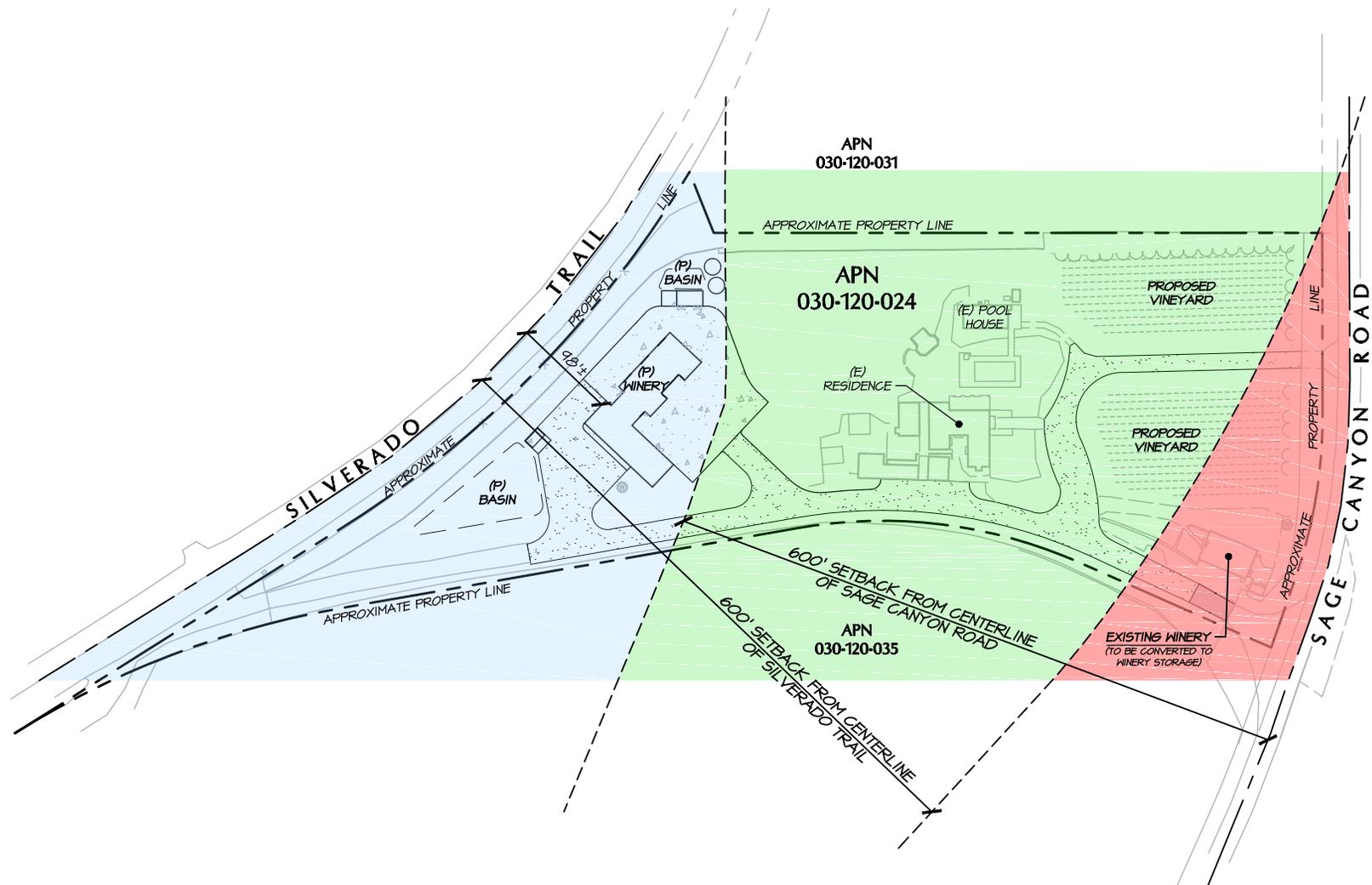
South Elevation



East Elevation

## Production Building Color Elevations

# DAKOTA SHY WINERY



**LEGEND:**

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

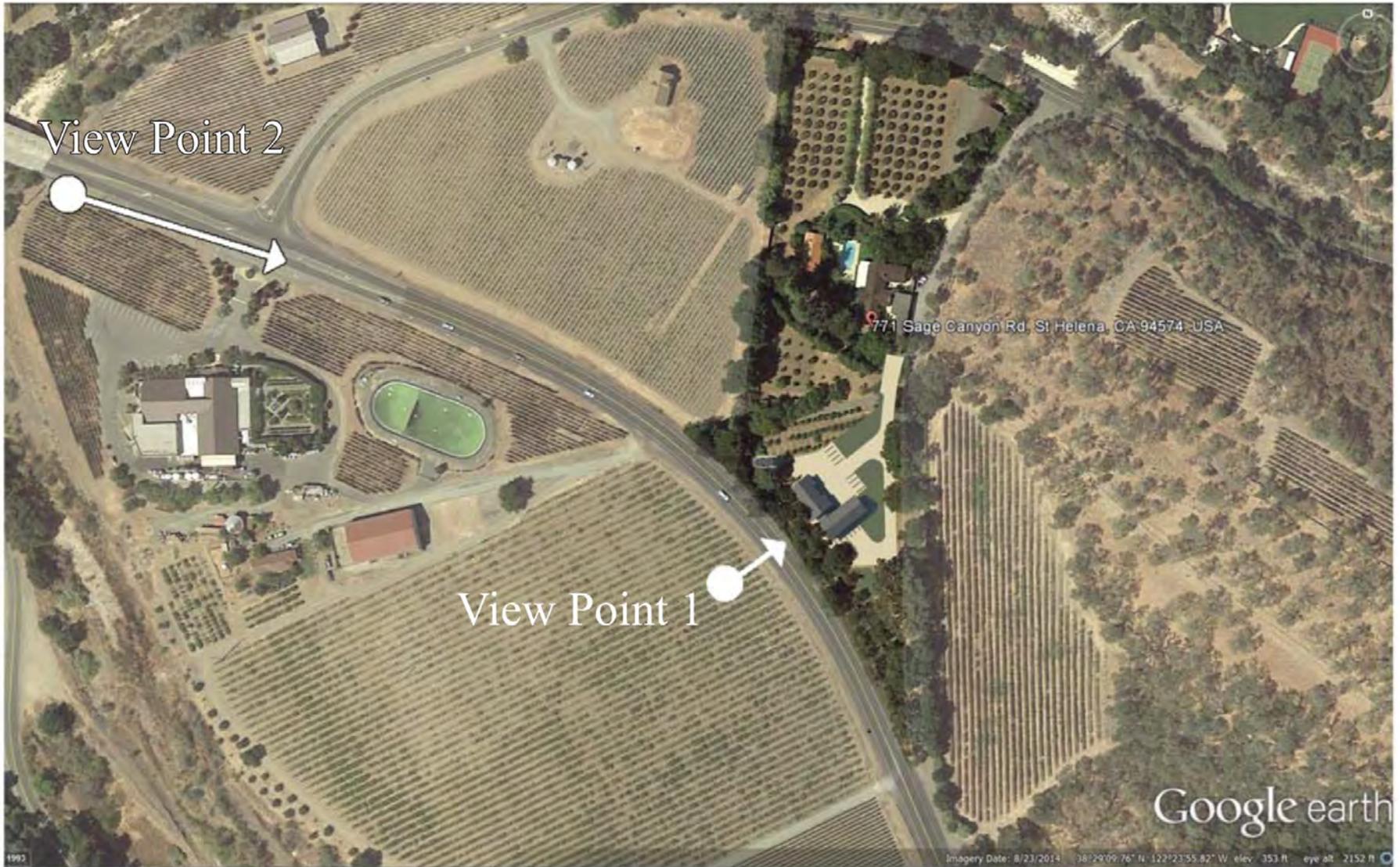
## WINERY DEVELOPMENT AREA SETBACK EXHIBIT

SCALE: 1" = 100'

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

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

# DAKOTA SHY WINERY



CHARLES COVELL  
architect

1407 MAIN STREET SUITE 102  
ST. HELENA, CALIFORNIA  
TEL. 707-968-9280 FAX. 707-968-9103  
chuck@covell-architect.com

Dakota Shy Winery  
View Point Location Map  
01/06/16

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architect

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TEL. 707-968-9280 FAX. 707-968-9103  
chuck@covell-architect.com

Dakota Shy Winery  
View Point 1: Existing  
01/06/16

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architect  
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TEL. 707-968-9280 FAX. 707-968-9103  
chuck@covell-architect.com

Dakota Shy Winery  
View Point 1: Proposed  
01/07/16

# DAKOTA SHY WINERY



**CHARLES COVELL**  
architect

1407 MAIN STREET SUITE 102  
ST. HELENA, CALIFORNIA  
TEL. 707-968-9280 FAX. 707-968-9103  
chuck@covell-architect.com

Dakota Shy Winery  
View Point 2: Existing  
01/06/16

# DAKOTA SHY WINERY



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architect

1407 MAIN STREET SUITE 102  
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chuck@covell-architect.com

Dakota Shy Winery  
View Point 2: Proposed  
01/06/16