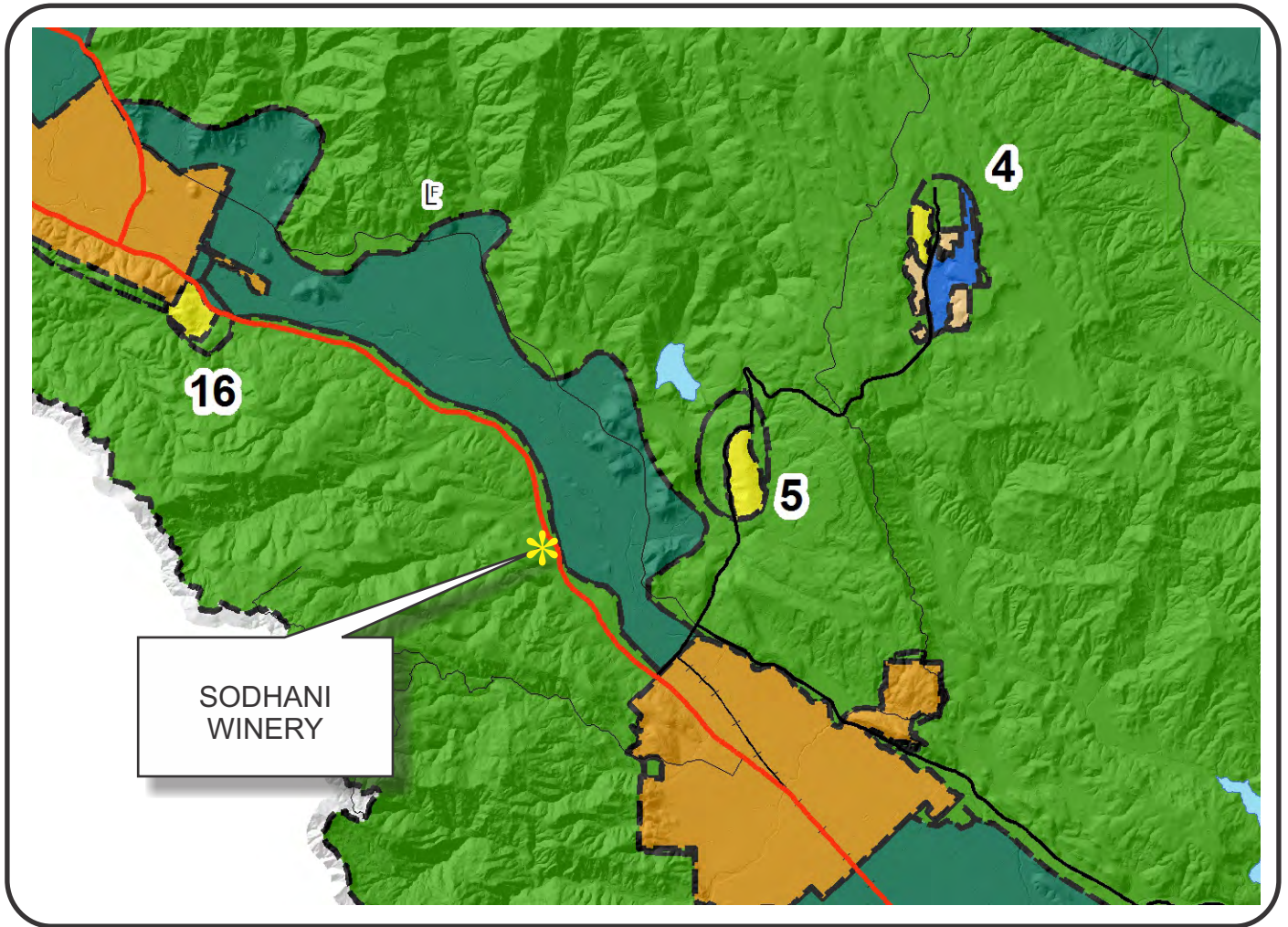


“N”

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

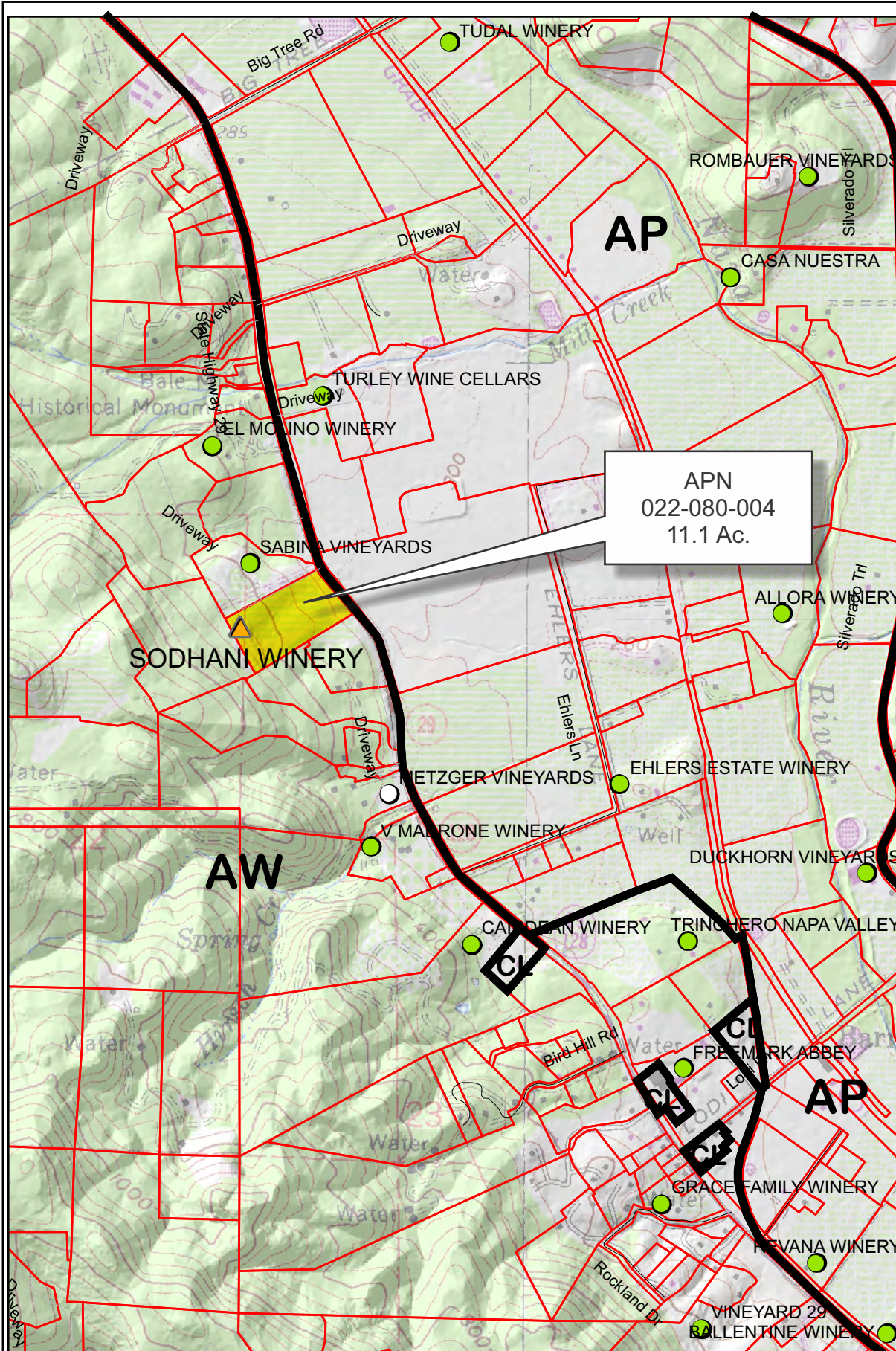
TRANSPORTATION

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

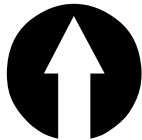
* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN
022-080-004
04-27-2016
10C UP

SODHANI WINERY

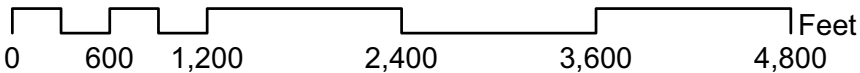


APN
022-080-004
11.1 Ac.



Legend

- Wineries**
- Status**
- Producing
 - Producing, with pending major mod
 - ⬠ Approved
 - ▲ Pending
 - Unknown
 - ▭ Airport Clear Zone
 - ▭ Zoning
 - ▭ Parcels



SODHANI WINERY



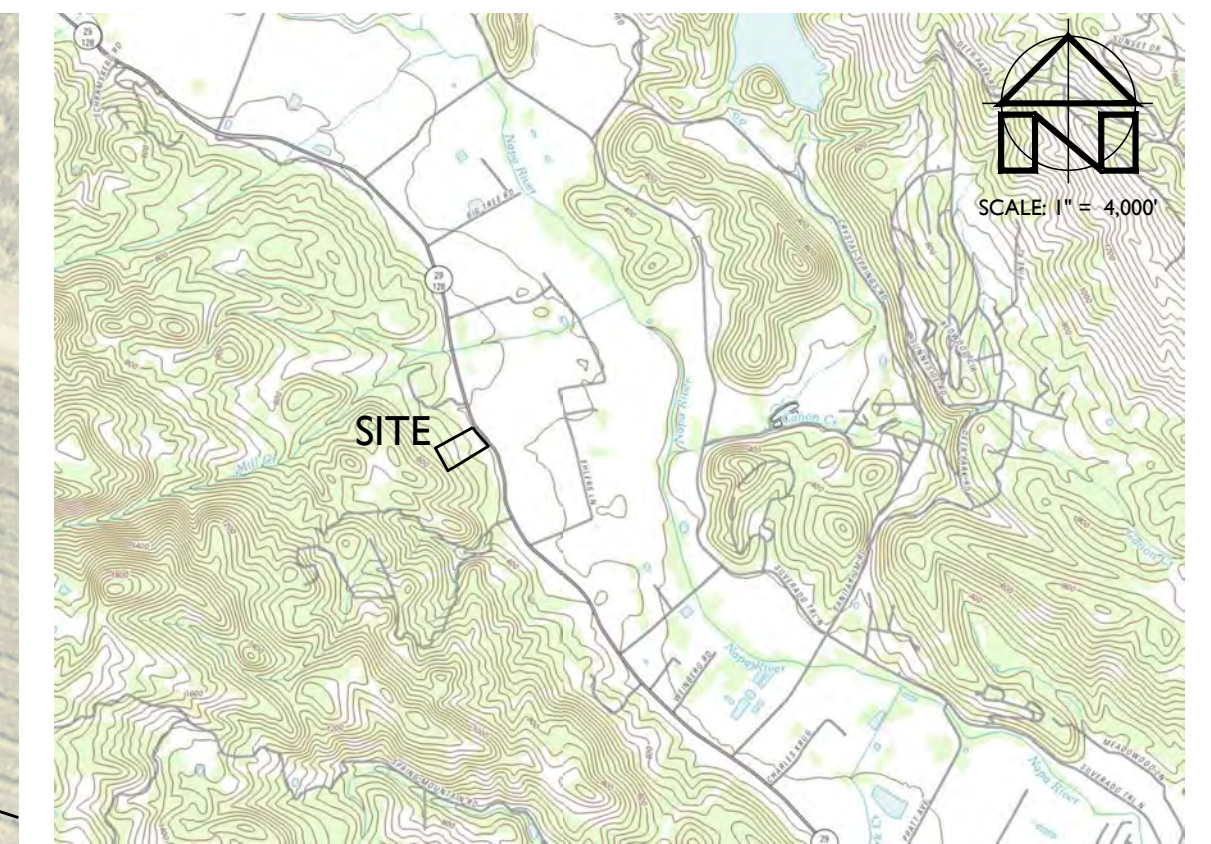
Existing Conditions

SODHANI WINERY

USE PERMIT CONCEPTUAL SITE PLANS



OVERALL SITE PLAN
SCALE: 1" = 50'



LOCATION MAP
SCALE: 1" = 4,000'

PROJECT INFORMATION:

PROPERTY OWNER & APPLICANT:
AS VINEYARDS LLC
CARE OF: ARVIND SODHANI
85 21ST AVENUE
SAN FRANCISCO, CA 94121

SITE ADDRESS:
3283 ST. HELENA HIGHWAY NORTH
ST. HELENA, CA 94574

ASSESSOR'S PARCEL NUMBER:
022-080-004

PARCEL SIZE:
11.1 ± ACRES

PROJECT SIZE:
1.4 ± ACRES

ZONING:
AGRICULTURAL WATERSHED (AW)

DOMESTIC WATER SOURCE:
ONSITE WELLS

FIRE PROTECTION WATER SOURCE:
STORAGE TANKS

WASTEWATER DISPOSAL:
ONSITE TREATMENT AND DISPOSAL

SHEET INDEX:

- C1 OVERALL SITE PLAN
- C2 WINERY GRADING AND LAYOUT PLAN
- C3 DRIVEWAY ENTRANCE PLAN
- C4 IMPERVIOUS AREA EXHIBIT
- C5 STORMWATER CONTROL PLAN EXHIBIT

FLOOD HAZARD NOTE:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 06055C0245E, EFFECTIVE SEPTEMBER 26, 2008, THE PROJECT SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

GRADING QUANTITIES*

CUT	6,200 ± CY
FILL	1,000 ± CY
NET**	5,200 ± CY (CUT)

* THIS ESTIMATE IS PROVIDED AS A TOOL FOR THE REVIEWING AGENCIES TO EVALUATE THE ENVIRONMENTAL IMPACTS OF THE PROJECT. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES. CONTRACTOR IS TO PERFORM THEIR OWN EARTHWORK CALCULATIONS AND SHALL NOT USE THE ESTIMATES PRESENTED ABOVE. THIS ESTIMATE IS BASED ON IN PLACE VOLUMES AND DOES NOT INCLUDE PAVING, AGGREGATES OR SELECT FILL VOLUMES.

** EXCESS SOIL CUT FROM THE PROJECT WILL BE PLACED IN THE SOIL DISPOSAL AREA OR WILL BE HAULED OFFSITE TO A LOCATION TO BE APPROVED BY NAPA COUNTY.

NOTES:

1. FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION WAS TAKEN FROM THE MAP OF TOPOGRAPHY OF A PORTION OF THE LANDS OF 3283 ST. HELENA HIGHWAY PREPARED BY ALBION SURVEYS, INC. DATED JUNE 30, 2014. APPLIED CIVIL ENGINEERING INCORPORATED ASSUMES NO LIABILITY REGARDING THE ACCURACY OR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION.
2. AERIAL PHOTOGRAPHS WERE OBTAINED FROM THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS) DATABASE AND ARE DATED APRIL 9, 2011.
3. CONTOUR INTERVAL: ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET.
4. BENCHMARK: NAPA COUNTY BENCHMARK NO. 505-U, ELEVATION = 349.19'
5. THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY. THEY ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. PROPERTY OWNER SHALL HIRE A LICENSED LAND SURVEYOR TO LOCATE THE EXACT LOCATION OF PROPERTY LINES IF IMPROVEMENTS ARE PROPOSED NEAR ANY PROPERTY LINE OR REQUIRED PROPERTY LINE SETBACKS.

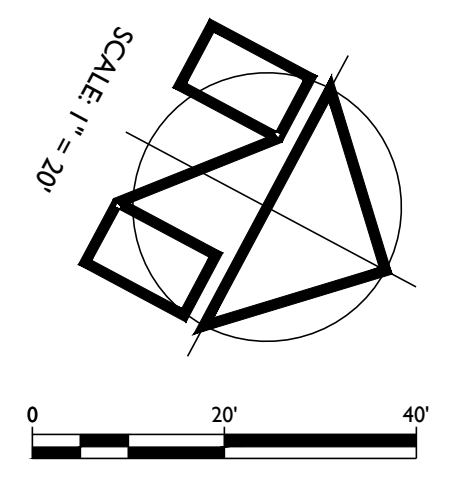
PREPARED UNDER THE DIRECTION OF:



DRAWN BY: www.PowerCAD.net
CHECKED BY: MRM
DATE: MARCH 7, 2016
REVISIONS: BY:

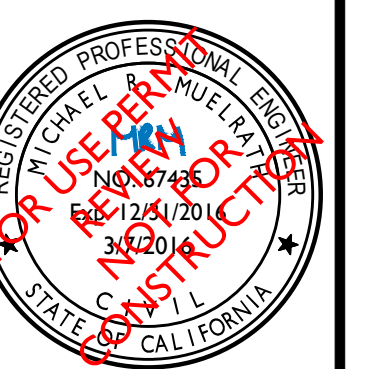
JOB NUMBER: 14-102
FILE: 14-102CONC.DWG
ORIGINAL SIZE: 24" X 36"
SHEET NUMBER:

APN 022-080-016
LANDS OF LYMAN



SODHANI WINERY
USE PERMIT CONCEPTUAL SITE PLANS
WINERY GRADING AND LAYOUT PLAN

PREPARED UNDER THE
DIRECTION OF:



DRAWN BY:
www.PowerCAD.net

CHECKED BY:
MRM

DATE:
MARCH 7, 2016

REVISIONS: BY:

JOB NUMBER:
14-102

FILE:
14-102CONC.DWG

ORIGINAL SIZE:
24" X 36"

SHEET NUMBER:

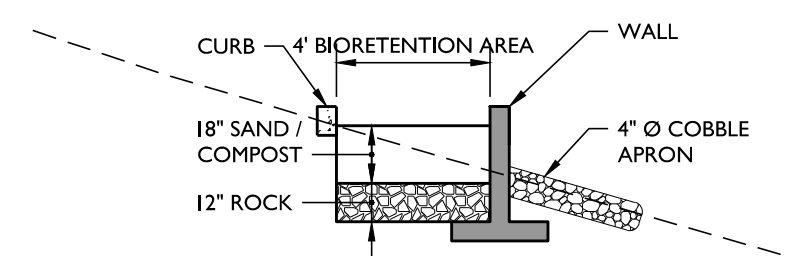
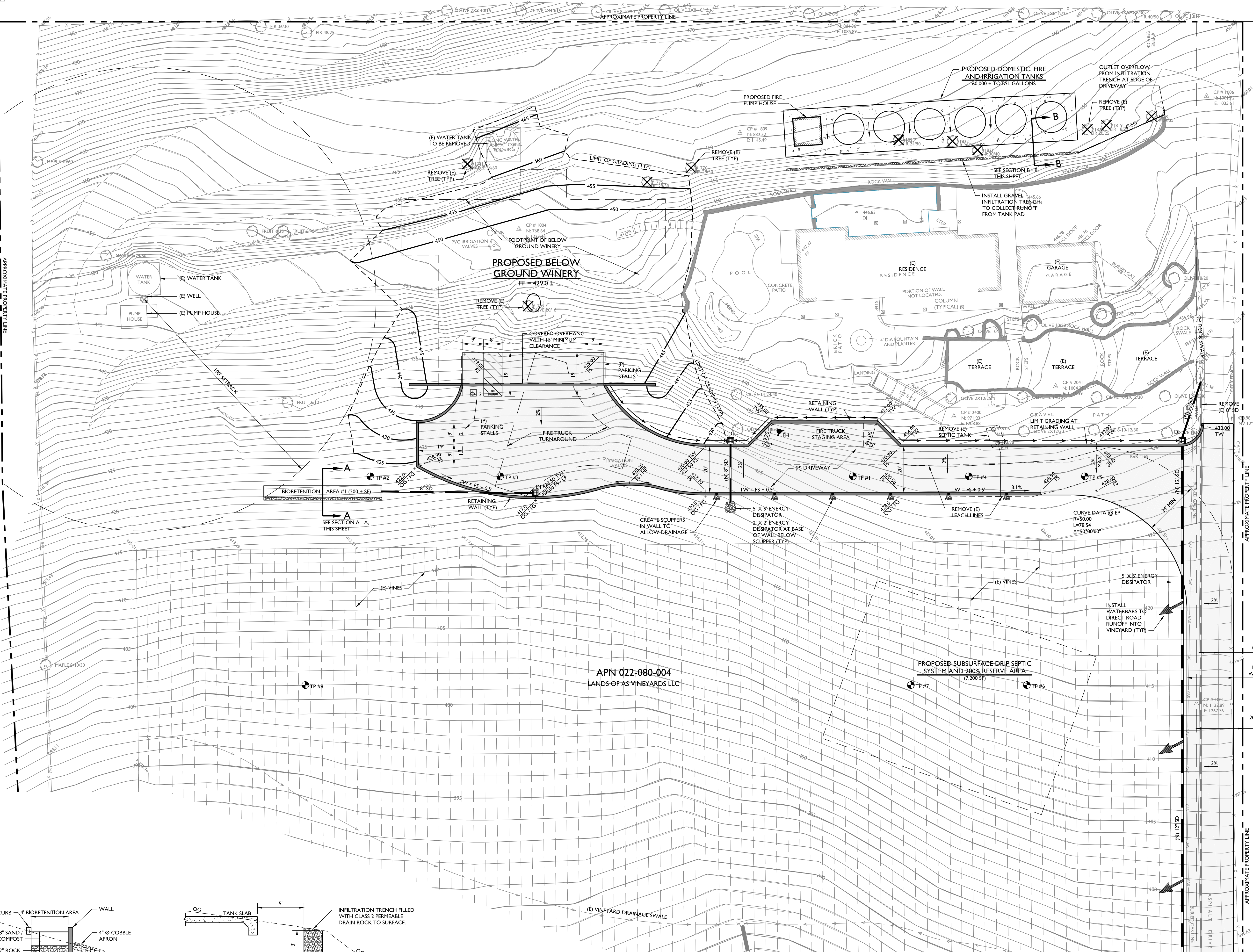
C2
OF

5

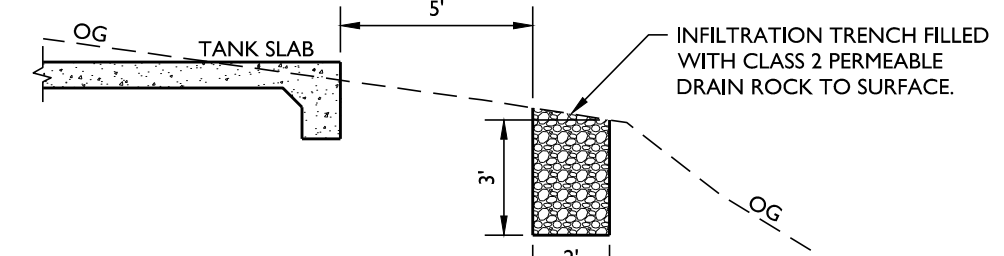
APN 022-080-017
LANDS OF KING / MACLEOD

APN 022-080-003
LANDS OF SABIN

APN 022-080-004
LANDS OF AS VINEYARDS LLC



SECTION A - A
SCALE: 1" = 5"



SECTION B - B
SCALE: 1" = 5"

WINERY GRADING AND LAYOUT PLAN
SCALE: 1" = 20"

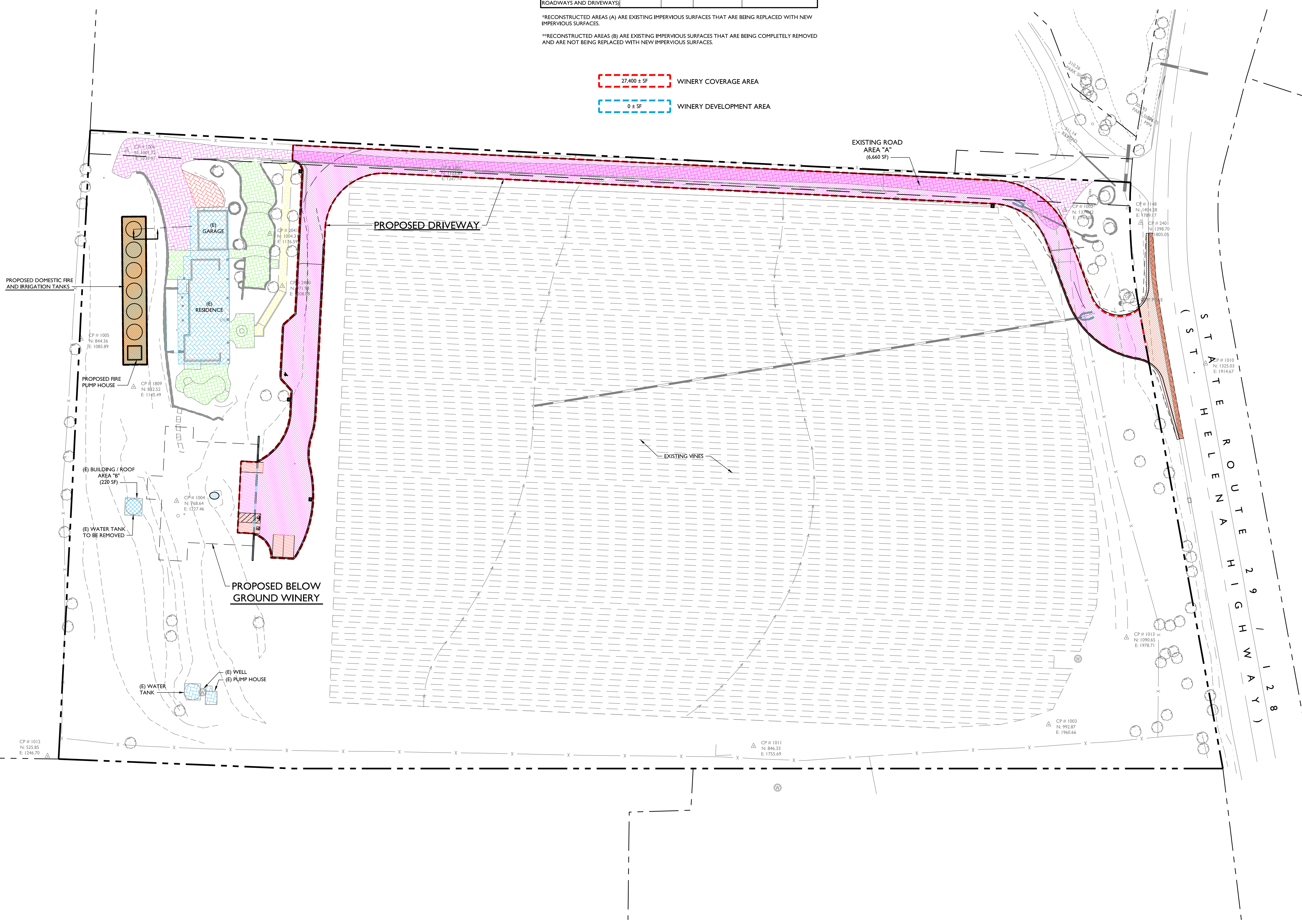
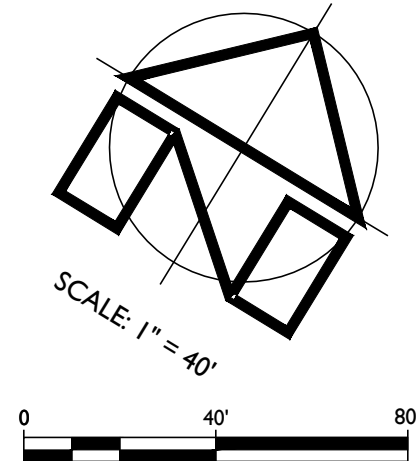
IMPERVIOUS SURFACE SUMMARY

	PRE-PROJECT AREA (SF)	NEW AREA (SF)	RECONSTRUCTED AREA (SF)		TOTAL NEW AND RECONSTRUCTED AREA (SF)
			A*	B**	
BUILDINGS / ROOFS	6,880	3,300	60	-220	3,140
PATIO / DECKING / PAVERS	4,790	0	0	0	0
SIDEWALKS / PATHS	1,140	0	0	0	0
PARKING	6,640	810	0	0	810
ROADWAYS AND DRIVEWAYS	11,840	19,260	6,660	0	25,920
OFF-SITE IMPERVIOUS IMPROVEMENTS	620	1,370	620	0	1,990
TOTAL AREA OF IMPERVIOUS SURFACE (EXCLUDING ROADWAYS AND DRIVEWAYS)	13,450	4,110	-160		3,950

*RECONSTRUCTED AREAS (A) ARE EXISTING IMPERVIOUS SURFACES THAT ARE BEING REPLACED WITH NEW IMPERVIOUS SURFACES.

**RECONSTRUCTED AREAS (B) ARE EXISTING IMPERVIOUS SURFACES THAT ARE BEING COMPLETELY REMOVED AND ARE NOT BEING REPLACED WITH NEW IMPERVIOUS SURFACES.

- 27,400 ± SF WINERY COVERAGE AREA
- 0 ± SF WINERY DEVELOPMENT AREA



SODHANI WINERY
USE PERMIT CONCEPTUAL SITE PLANS
IMPERVIOUS SURFACE EXHIBIT

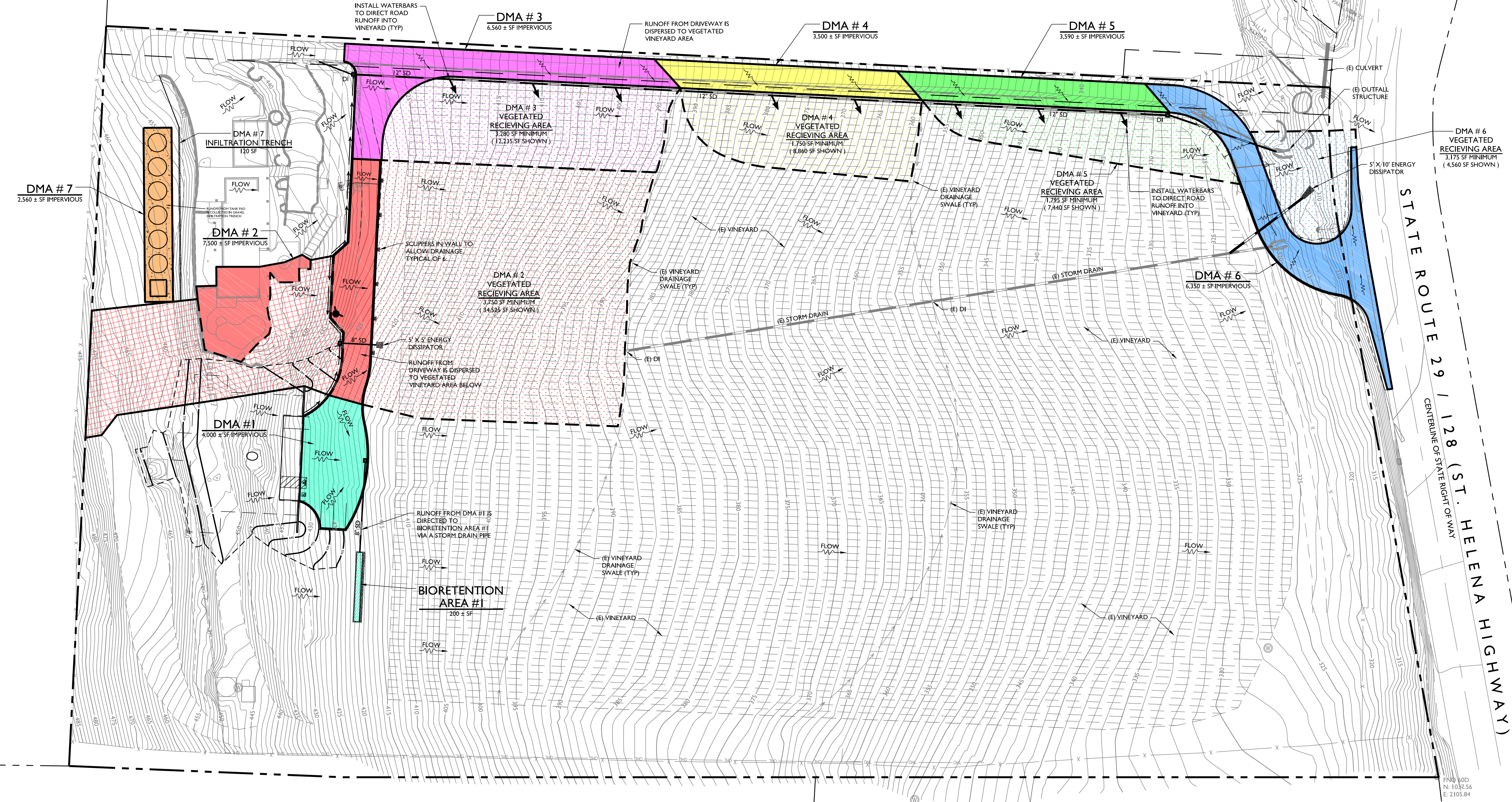
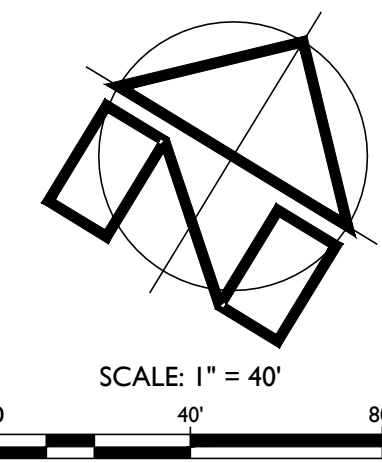
PREPARED UNDER THE DIRECTION OF:



DRAWN BY:
www.PowerCAD.net
CHECKED BY:
MRM
DATE:
MARCH 7, 2016
REVISIONS: BY:

JOB NUMBER:
14-102
FILE:
14-102CONC.DWG
ORIGINAL SIZE:
24" X 36"
SHEET NUMBER:

IMPERVIOUS SURFACE EXHIBIT
SCALE: 1" = 40'



SODHANI WINERY
USE PERMIT CONCEPTUAL SITE PLANS
STORMWATER CONTROL PLAN EXHIBIT

PREPARED UNDER THE DIRECTION OF:



DRAWN BY: www.PowerCAD.net
CHECKED BY: MRM
DATE: MARCH 7, 2016
REVISIONS: BY:

JOB NUMBER: 14-102
FILE: 14-102CONC.DWG
ORIGINAL SIZE: 24" X 36"
SHEET NUMBER:

C5
OF
5

STORMWATER CONTROL PLAN EXHIBIT
SCALE: 1" = 40'

LEGEND:

	SHEET FLOW DIRECTION
	IMPERVIOUS AREA (COLOR VARIES BY DMA)
	PERVIOUS AREA (COLOR VARIES BY DMA)
	VEGETATED RECEIVING AREA (COLOR VARIES BY DMA)
	BIORETENTION AREA (COLOR VARIES BY DMA)

Elevation View



Square Footages

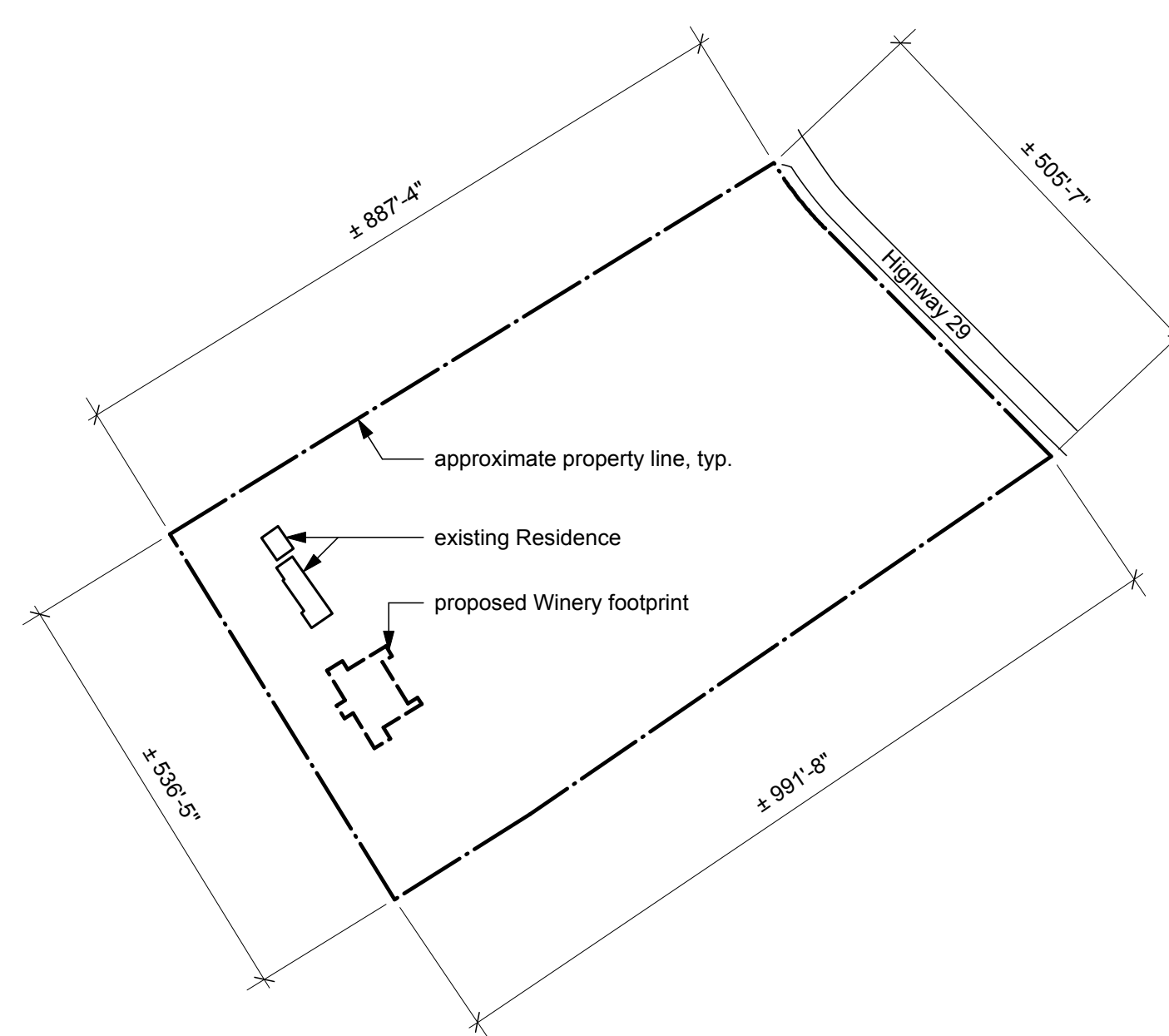
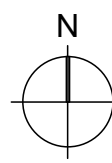
Building Area Summary			
Production vs Accessory			
Total Net Usable Areas by Type Exterior Spaces included:	Net Production		Net Accessory
	6,696		454
Total Net Usable Areas	7,150		
Accessory Percentage of Total Net Production Area:			6.8%

Building Area Details			
WINERY BUILDING			
ROOM NAME / TYPE	PRODUCTION	AREA (SF)	
		PRODUCTION	ACCESSORY
101 Fermentation	1,599	-	-
102 Barrel Storage	2,464	-	-
103 Wine Storage	216	-	-
104 Storage / Mechanical	984	-	-
105 Restroom	121	-	-
106 Break Room	-	-	273
107 Lab	156	-	-
108 Office	-	-	133
109 Entry	-	-	48
110 Refuse	109	-	-
111 Storage	169	-	-
Sub Total Net Usable Area	5,818		454
Total Net Usable Area		6,272	

OUTDOOR AREA			
TYPE	PRODUCTION	AREA (SF)	
		PRODUCTION	ACCESSORY
Covered Receiving	878	-	-
Outdoor Sub Total Net Usable Area	878		
Total Net Usable Area		878	

TOTAL			
TYPE	PRODUCTION	AREA (SF)	
		PRODUCTION	ACCESSORY
WINERY BUILDING	5,818		454
OUTDOOR AREA	878		-
Sub Total Net Usable Area	6,696		454
Total Net Usable Area		7,150	

Plot Plan



Project Team

CLIENT:
SODHANI WINERY
 Arvind Sodhani
 85 21st Avenue
 San Francisco, CA 94121
 asvineyards@gmail.com

SITE ADDRESS:
 3283 St. Helena Highway North
 St. Helena, CA 94574

PLANNING/PERMITS:
PLANS 4 WINE
 Donna Olford
 2620 Pinot Way
 St. Helena, CA 94574
 T: 707-963-5832
 dboldford@aol.com

CIVIL ENGINEER:
APPLIED CIVIL ENGINEERING, INC.
 Mike Muelrath
 2074 West Lincoln Avenue
 Napa, CA 94558
 T: 707-320-4968
 F: 707-320-2395
 mike@appliedcivil.com

LANDSCAPE ARCHITECT:
CLEAVER DESIGN ASSOCIATES
 Bob Cleaver
 1210 Vacation Drive
 Lafayette, CA 94549
 T: 925-934-6044
 M: 925-324-1117
 bob@cleaverdesign.com

ARCHITECT:
TAYLOR LOMBARDO ARCHITECTS LLP
 Tom Taylor x20
 Shannon Slattery x31
 40 Hotaling Place
 San Francisco, CA 94111
 T: 415-433-7777
 F: 415-433-7717
 tom@taylorlombardo.com
 shannon@taylorlombardo.com

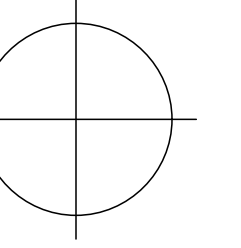
Taylor Lombardo Architects

LLP

40 Hotaling Place
 San Francisco
 California 94111

(415) 433-7777 tel
 (415) 433-7717 fax

taylorlombardo.com



Project Data

Site Address:
 3283 St. Helena Highway
 St. Helena, CA 94574

Assessor's Parcel Number:
 022-080-004

Zoning District:
 AW (Agricultural Watershed)

Project Scope:
 New Winery Building

Index of Drawings

C1 Overall Site Plan
 C2 Winery Grading + Layout Plan
 C3 Driveway Entrance Plan
 C4 Impervious Surface Exhibit

L-1 Landscape Plan
 L-2 Irrigation Plan

A0 Cover Sheet
 A1 Floor Plan
 A2 Elevation
 A3 Section

Symbols Legend

- elevation reference
- section reference
- datum or work point

Location Map



Sodhani Winery
 3283 St. Helena Highway
 St. Helena, California, 94574
 APN 022-080-004

This drawing is the property of Taylor Lombardo Architects LLP. Any unauthorized use in part or in whole without written permission is prohibited.

Cover Sheet

scale: as Noted

revision: date:

Use Permit Submittal 12.17.14

Use Permit Submittal 11.24.15

job no: 1403

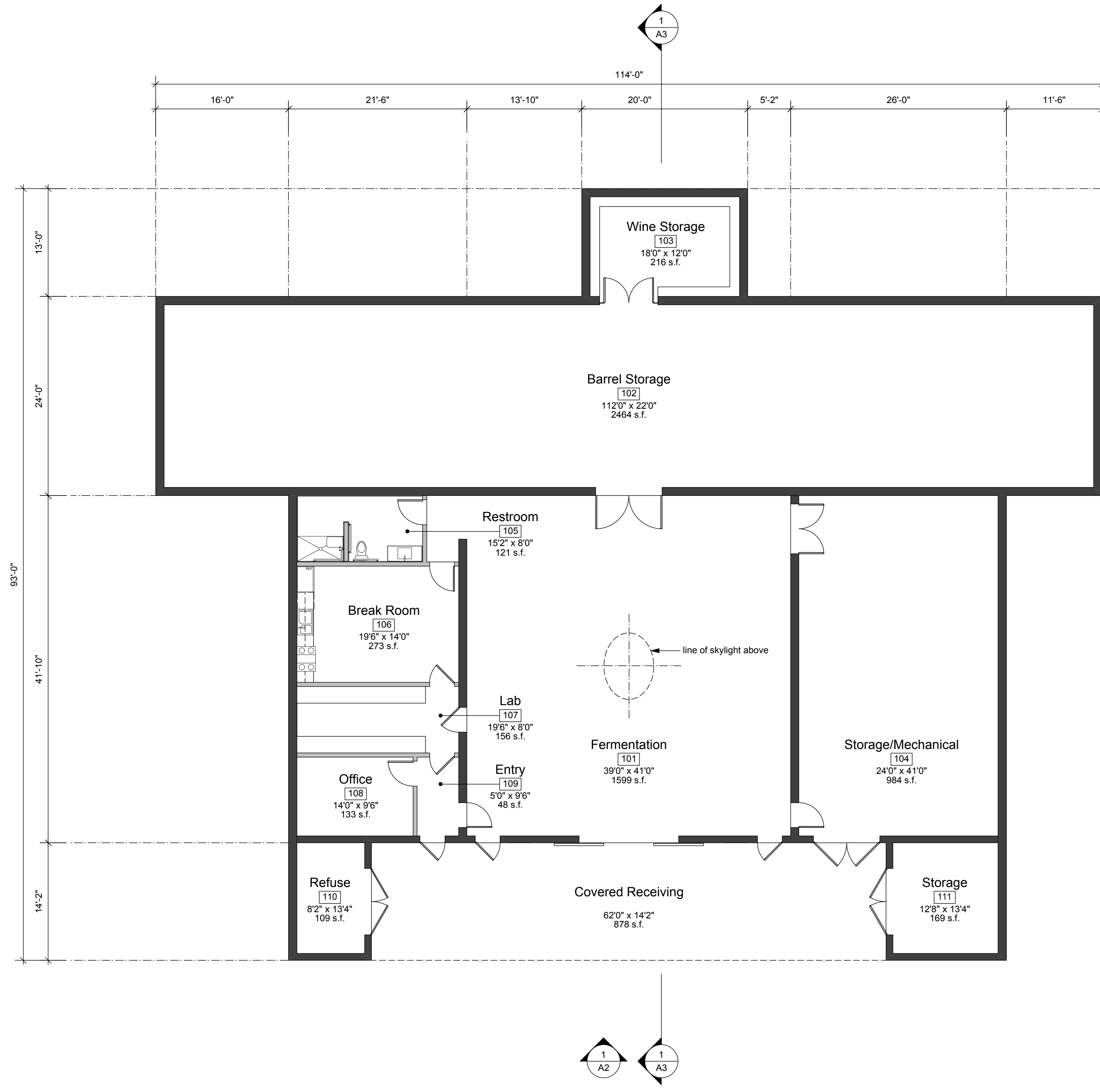
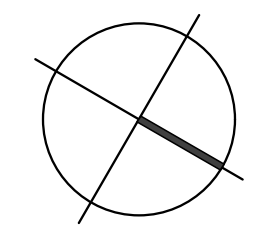
drawn: SS

checked: TT

date: 11.24.15

sheet no:

A0

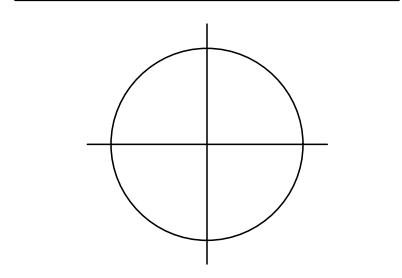


This drawing is the property of Taylor Lombardo Architects LLP. Any unauthorized use in part or in whole without written permission is prohibited.

Floor Plan

scale: 1/8" = 1'-0"
revision: date:
Use Permit Submittal 12.17.14
Use Permit Submittal 11.24.15

job no: 1403
drawn: SS
checked: TT
date: 11.24.15
sheet no:



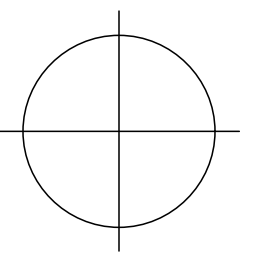
This drawing is the property of Taylor Lombardo Architects LLP. Any unauthorized use in part or in whole without written permission is prohibited.

Elevation

scale: 1/8" = 1'-0"
revision: date:
Use Permit Submittal 12.17.14
Use Permit Submittal 11.24.15

job no: 1403
drawn: SS
checked: TT
date: 11.24.15
sheet no:





This drawing is the property of Taylor Lombardo Architects LLP. Any unauthorized use in part or in whole without written permission is prohibited.

Section

scale: 1/8" = 1'-0"
revision: date:
Use Permit Submittal 12.17.14
Use Permit Submittal 11.24.15

job no: 1403
drawn: SS
checked: TT
date: 11.24.15

sheet no:
A3

