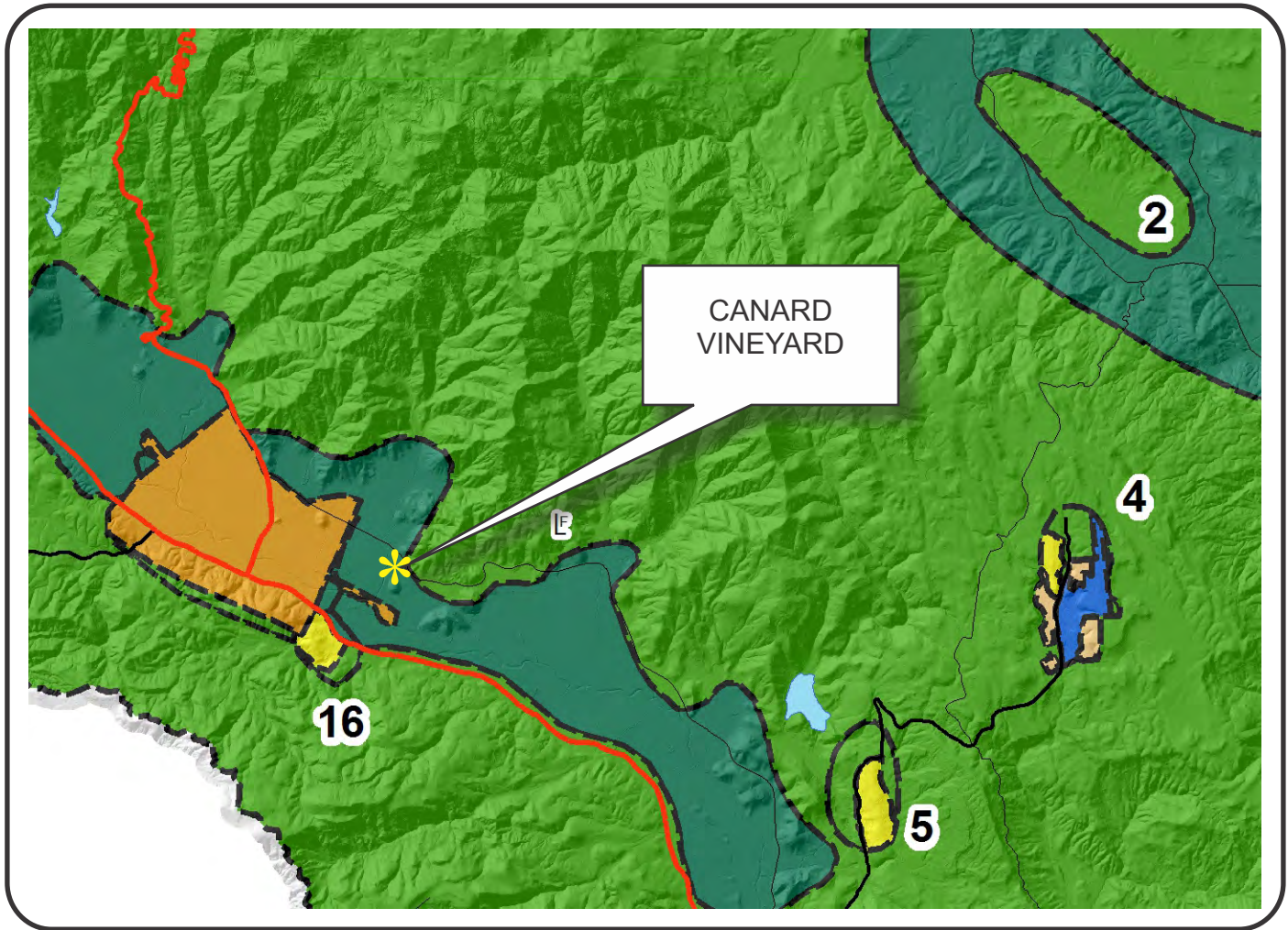


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Graphics

# 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

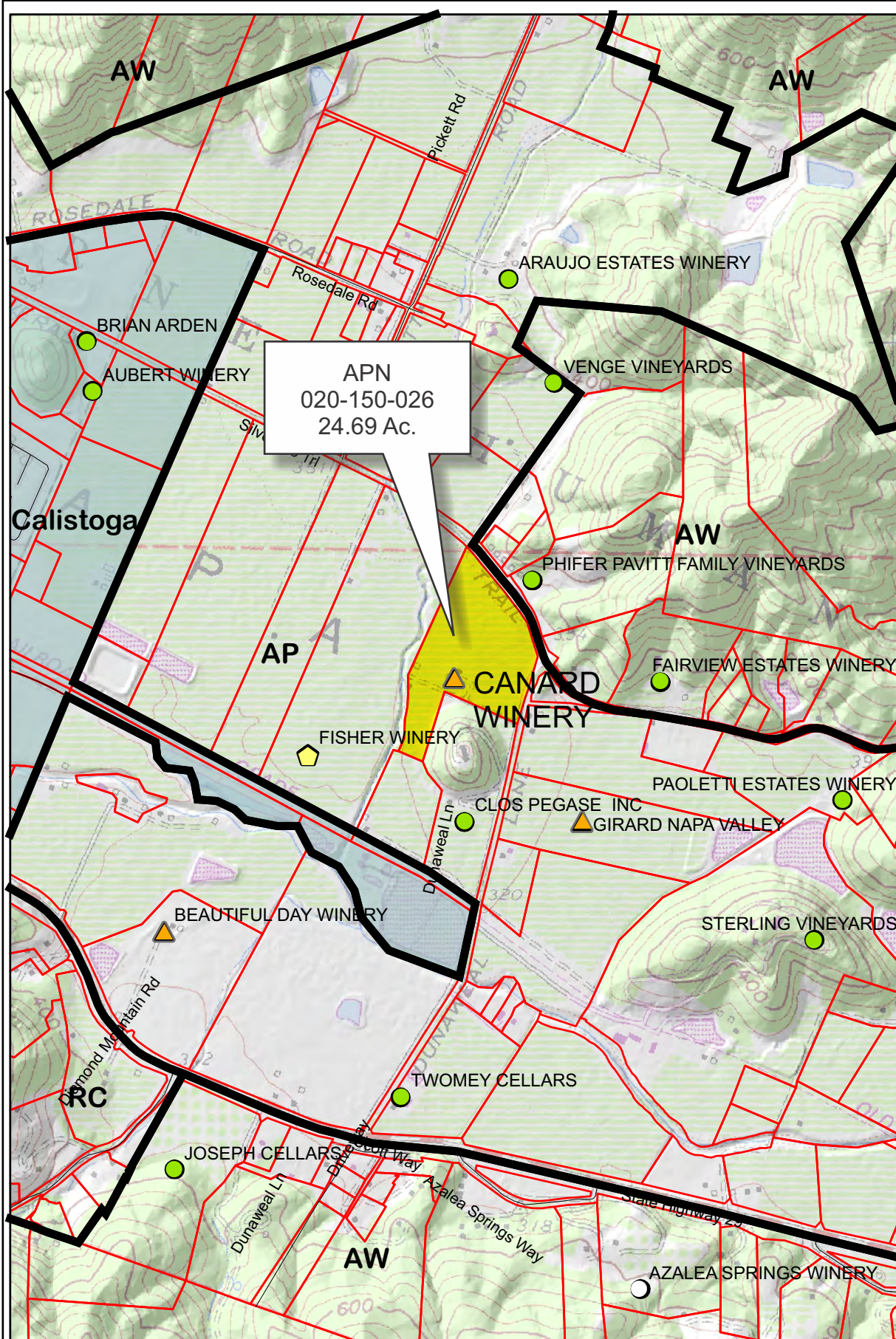
### TRANSPORTATION

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

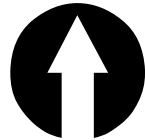
\* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN  
020-150-026  
04-27-2016  
10B UP

# CANARD VINEYARD



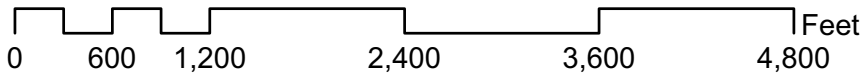
APN  
020-150-026  
24.69 Ac.



## Legend

### Wineries

- Status
- Producing
  - Producing, with pending major mod
  - ▭ Approved
  - ▴ Pending
  - Unknown
  - ▭ Airport Clear Zone
  - ▭ Zoning
  - ▭ Parcels



04-27-2016

10B

UP

00

Napa County Conservation  
Development and Planning Department

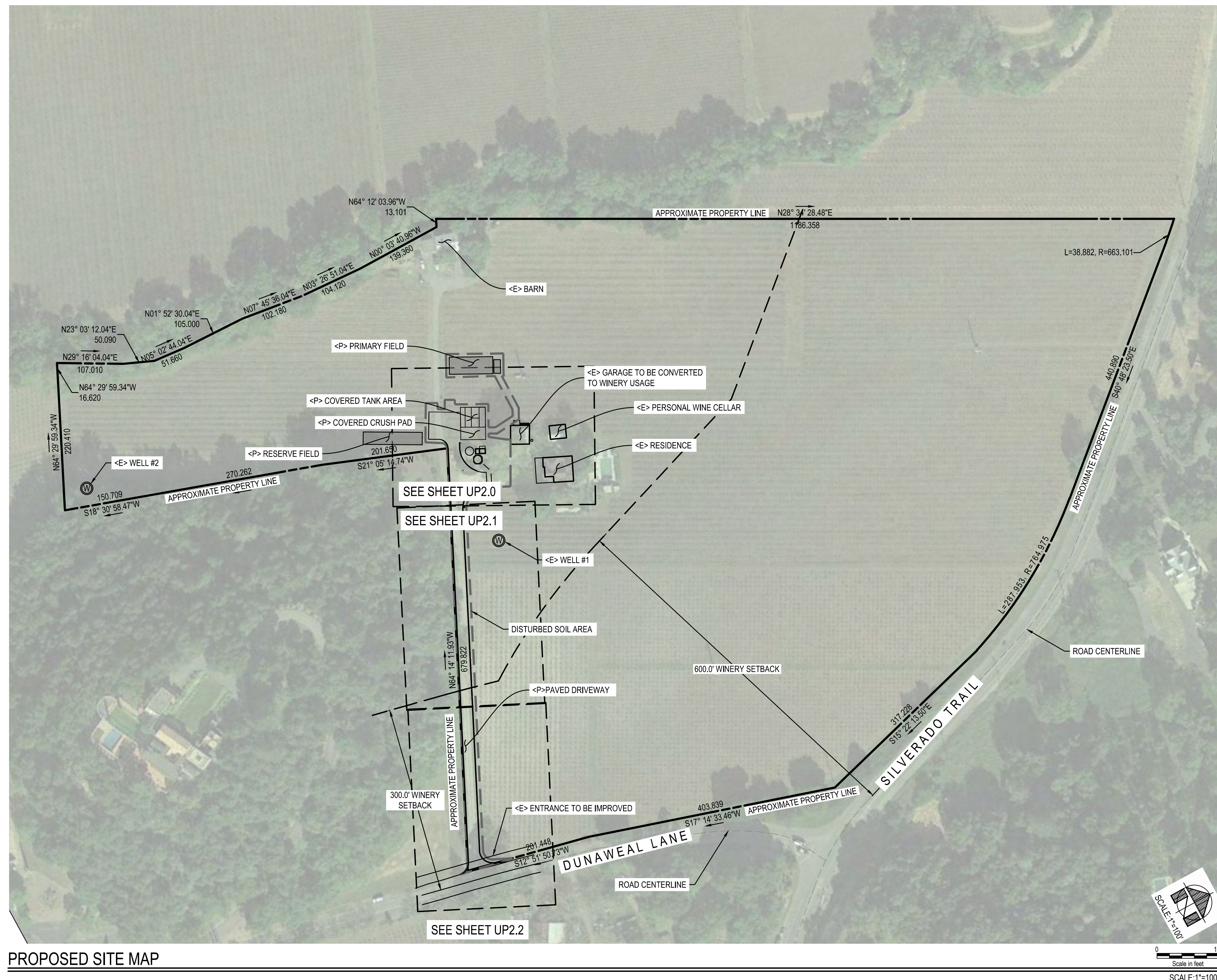
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# CANARD VINEYARD

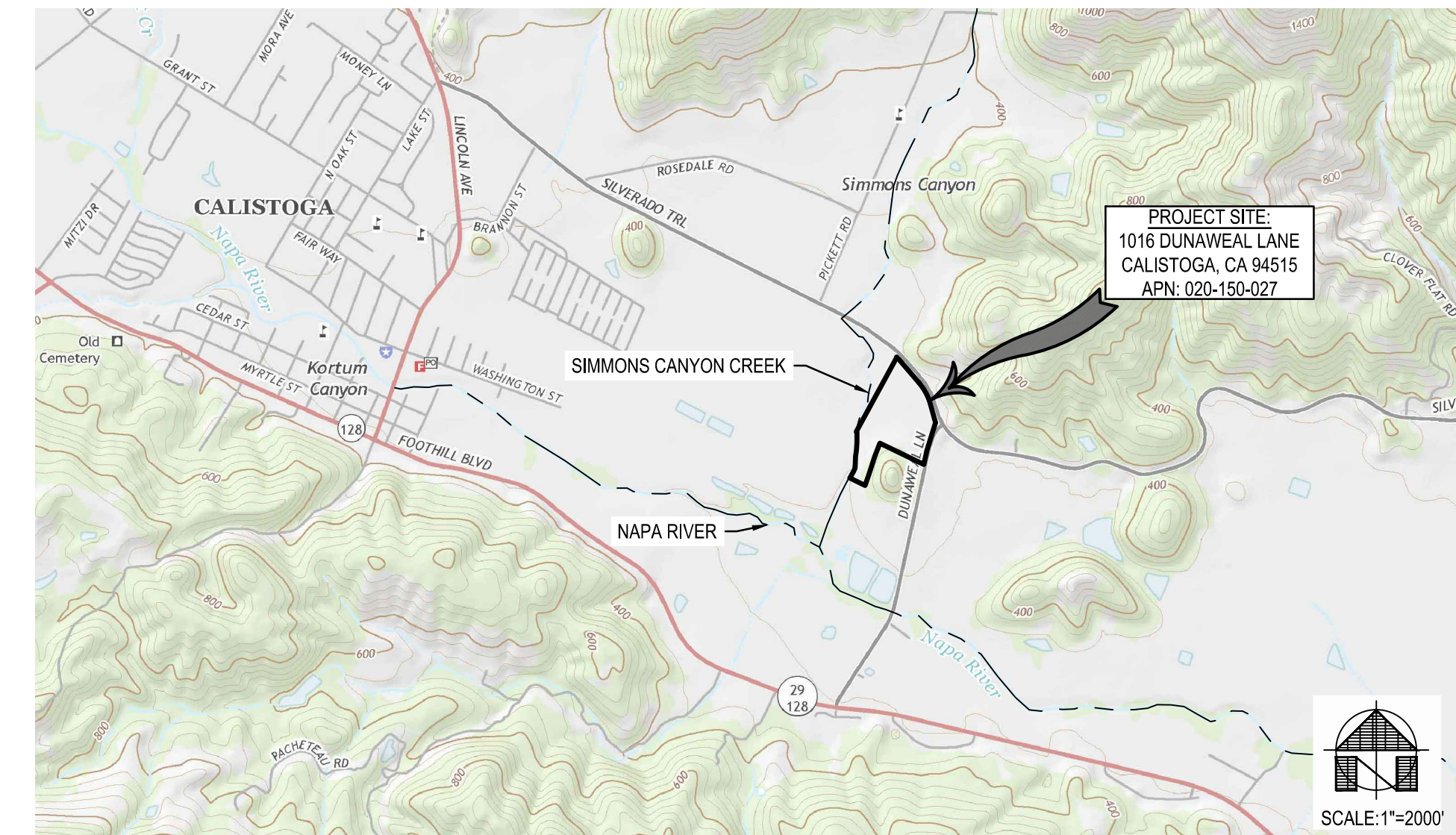


Existing Conditions

# USE PERMIT PLANS FOR: CANARD VINEYARD 1016 DUNAWEAR LANE CALISTOGA, CA 94515



PROPOSED SITE MAP



VICINITY MAP

### PROJECT STATEMENT

THIS PROPOSAL IS TO ESTABLISH A NEW WINERY ON A 24.68 ACRE PARCEL LOCATED AT 1016 DUNAWEAR LANE BY OWNERS AND APPLICANTS RICH AND CAROLYN CZAPLESKI. THE CZAPLESKIS HAVE OWNED THE SUBJECT PROPERTY SINCE 1983. APPROXIMATELY 22 ACRES ARE PLANTED TO VINEYARD. EXISTING IMPROVEMENTS INCLUDE A PRIMARY RESIDENCE OCCUPIED BY THE OWNERS, A WINE STORAGE BUILDING ACCESSORY TO THE RESIDENCE, A BARN/OFFICE ACCESSORY TO THE RESIDENCE, A LARGE BARN, TWO WELLS AND A WATER STORAGE TANK, AS WELL AS THE AFOREMENTIONED 22 ACRES OF VINEYARD. THE APPLICATION PROPOSES TO CONVERT THE GROUND FLOOR OF THE EXISTING BARN/OFFICE TO A 625 SQUARE-FOOT WINERY. THE SECOND STORY OF THE EXISTING BARN/OFFICE, WHICH HAS A SEPARATE EXTERIOR ENTRANCE, WILL REMAIN ACCESSORY TO THE RESIDENCE. THE APPLICATION ALSO PROPOSES CONSTRUCTION OF AN 800 SQUARE FOOT COVERED OUTDOOR CRUSH PAD, AND A 1,200 SQUARE FOOT COVERED PAD FOR WINE FERMENTATION AND STORAGE TANKS AND LOADING AND UNLOADING OF SUPPLIES AND MATERIALS. IN ADDITION, THE APPLICATION INCLUDES A 460 SQUARE-FOOT OUTDOOR TASTING AREA.

### SHEET INDEX

- UP1.0 COVER SHEET
- UP1.1 PRODUCTION & ACCESSORY
- UP1.2 COVERAGE & DEVELOPMENT
- UP2.0 GRADING & DRAINAGE
- UP2.1 PRELIMINARY GRADING PLAN
- UP2.2 PRELIMINARY GRADING PLAN
- UP3.0 UTILITY PLAN
- A1.0 ARCH PLAN

### PROJECT INFORMATION

OWNER:	RICH & CAROLYN CZAPLESKI 1016 DUNAWEAR LANE CALISTOGA, CALIFORNIA 94515	LAND USE COUNSEL AND APPLICANTS REPRESENTATIVE	LAW OFFICES OF LESTER HARDY P.O. BOX 667 ST. HELENA, CA 94574 LESTER HARDY 707/480-8093
SITE ADDRESS:	1016 DUNAWEAR LANE CALISTOGA, CA 94515		
ASSESSOR PARCEL #:	020-150-027		
PARCEL SIZE:	±24.69 ACRES		
ZONING:	AP		
SURVEYOR:	ALBION SURVEYS, INC. 1113 HUNT AVENUE ST. HELENA, CA 94574 JOEL SULLIVAN, PLS 707/963-1217		
CIVIL ENGINEER:	DELTA CONSULTING & ENGINEERING, INC. 1104 ADAMS STREET, SUITE 203 ST. HELENA, CA 94574 JOEL DICKERSON, P.E. 707/963-8456		

### REVISIONS

- 10/07/15
- ADDED WINERY SETBACKS
- ADDED VINEYARD REMOVAL AND REVISED DISTURBED SOIL AREA

### ESTIMATED EARTHWORK QUANTITIES

- THE EARTHWORK QUANTITIES LISTED BELOW ARE ESTIMATES ONLY AND MAY VARY DUE TO SOIL TYPE, COMPACTION AND BULKING FACTORS, GRADING PRACTICES, AND COMPACTION VALUES.
- THE CUT AND FILL QUANTITIES HAVE BEEN DERIVED USING A VOLUMETRIC ANALYSIS BETWEEN THE EXISTING AND PROPOSED FINISHED GRADE ELEVATIONS.
- THE FOLLOWING ASSUMPTIONS HAVE BEEN MADE WHEN COMPLETING THIS ANALYSIS:
  - 20% SOIL LOSS FOR OVER EXCAVATION AND RE-COMPACTION
  - QUANTITIES HAVE BEEN ADJUSTED FOR DRIVEWAYS, BUILDINGS, CONCRETE AREAS, AND PAVEMENT AREAS TO REFLECT THE EARTHWORK REQUIRED TO REACH SUBGRADE
  - ESTIMATED QUANTITIES FROM CRUSH PAD AND TANK PAD HAVE BEEN INCLUDED
  - QUANTITIES FROM UTILITY TRENCHES, FOUNDATION TRENCHES, AND SEPTIC TANK EXCAVATIONS ARE NOT INCLUDED
- CONTRACTOR SHALL WORK WITH THE PROJECT GEOTECHNICAL ENGINEER TO DETERMINE IF COMPACTION AND BULKING FACTORS ARE APPLICABLE FOR THE PROPOSED GRADING ACTIVITIES. THESE FACTORS HAVE THE POTENTIAL TO SIGNIFICANTLY ALTER THE CUT & FILL QUANTITIES IDENTIFIED IN THIS ANALYSIS.
- SEE THE TABLE BELOW FOR THE ESTIMATED EARTHWORK QUANTITIES FOR THE PROJECT:

	ADJUSTED QUANTITIES (CY)
CUT	260
FILL	22
ESTIMATED TOTAL EARTHWORK	238 EXPORT

- ADDITIONAL NOTES:
- ANY EXISTING DISTURBED SOIL TO BE REMOVED
  - THE APPROXIMATE AREA OF DISTURBED SOIL IS 35,000 SF
  - VINEYARD TO BE REMOVED IS 4,034 SF

### ABBREVIATIONS

### SYMBOL LEGEND

### SURVEY NOTES

AB	AGGREGATE BASE	FH	FIRE HYDRANT	PW	PROCESS WASTE
AC	ASPHALT CONCRETE	FRM	FLOOD INSURANCE RATE MAP	R	RADIUS
AD	AREA DRAIN	FL	FLOW LINE	RC	RELATIVE COMPACTION
ARV	AIR RELEASE VALVE	FM	FORCE MAIN	RT	RIGHT
BC	BEGIN CURVE	FS	FINISH SURFACE	ROW	RIGHT OF WAY
BCE	BASE FLOOD ELEVATION PER FIRM	GB	GRADE BREAK	RWL	RAIN WATER LEADER
BM	BENCHMARK	GL	GUTTER LINE	RCP	REINFORCED CONCRETE PIPE
BD	BLOWOFF	GR	GRAVEL	(S)	SOUTH
BOR	BEGIN CURVE RETURN	HP	HIGH POINT	S	SLOPE (FEET/FOOT)
BVC	BEGIN VERTICAL CURVE	IE	INVERT ELEVATION	SAD	SEE ARCHITECTURAL DRAWINGS
BS	BOTTOM OF STAIRS	INST	INSTALL	SD	STORM DRAIN
BSW	BACK OF SIDEWALK	INV	INVERT	SDP	SUBDRAIN PIPE
CB	CATCH BASIN	IP	IRON PIPE	SED	SEE ELECTRICAL DRAWINGS
C&G	CURB AND GUTTER	IRR	IRRIGATION	SLD	SEE LANDSCAPE DRAWINGS
CMU	CONCRETE MASONRY UNIT	JP	JOINT POLE	SLV	SLEEVE
CP	CONCRETE PIPE	LF	LINEAL FEET/FOOT	SMD	SEE MECHANICAL DRAWINGS
C	CENTERLINE	LH	LAMP HOLE	SPO	SEE PLUMBING DRAWINGS
CO	CLEANOUT	LP	LOW POINT	SS	SANITARY SEWER
COMM	COMMUNICATION	MH	MANHOLE	SSCO	SANITARY SEWER CLEAN OUT
CV	CHECK VALVE	MOM	MONUMENT	SSFH	SANITARY SEWER FLUSH-HOLE
CW	COLD WATER	(N)	NORTH	SSMH	SANITARY SEWER MANHOLE
DCV	DOUBLE CHECK VALVE	<N>	NEW	STA	STATION
DG	DECOMPOSED GRANITE	OC	ON CENTER	STD	STANDARD
DF	DUCTILE IRON PIPE	OG	ORIGINAL GROUND	SW	SIDEWALK
DS	DOWNSPOUT	OH	OVERHEAD	TC	TOP OF CURB
DW	DRIVEWAY/DOMESTIC WASTE	OHL	OVERHEAD LINE	TFC	TOP FACE OF CURB
DWG	DRAWING	OP	PROPOSED	TOC	TOP OF CONCRETE
EC	END OF CURVE	PCC	PORTLAND CONCRETE CEMENT	TS	TOP OF STAIRS
(E)	EAST	PD	PRESSURE DISTRIBUTION	TW	TOP OF WALL
<E>	EXISTING	PG&E	PACIFIC GAS AND ELECTRIC	TYP	TYPICAL
ECR	END CURB RETURN	PI	POINT OF INTERSECTION	UG	UNDERGROUND
EG	EXISTING GROUND	PV	POST INDICATOR VALVE	VG	VERTICAL CURVE
EGR	EDGE OF GRAVEL	PL	PROPERTY LINE	VG	VALLEY GUTTER
EP	EDGE OF PAVEMENT	PRC	POINT OF REVERSE CURVE	(W)	WEST
EVS	END VERTICAL CURVE	PSI	POUNDS PER SQUARE INCH	WM	WATER METER
FC	FACE OF CURB	PUE	PUBLIC UTILITY EASEMENT	WS	WATER SERVICE
FDC	FIRE DEPT. CONNECTION	PVC	POLYVINYL CHLORIDE	WV	WATER VALVE
FG	FINISH GRADE	PVI	POINT OF VERTICAL INTERSECTION		

UTILITY POLE	SSM#1	SEWER MANHOLE/RISER WITH ID #
WELL TYPE MONUMENT	SSM#2	STORM DRAIN MANHOLE WITH ID #
WATER VALVE	WV	WATER SERVICE & DOV
FIRE HYDRANT WITH GATE VALVE	FH	FDCP/W WITH CHECK VALVE
CLEANOUT	CO	
PROPOSED CONTOUR	85	
SOLID STORM DRAIN		
PERFORATED STORM DRAIN		
GRADE SWALE		
OVERLAND RELEASE ROUTE		

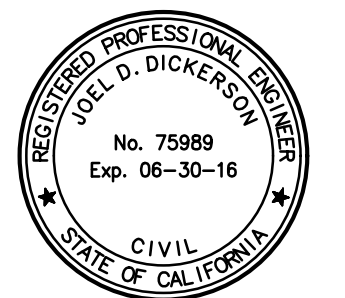
- THE BOUNDARY ON THESE DRAWINGS DOES NOT REPRESENT A PROPERTY LINE SURVEY. PROPERTY LINES SHOWN HEREON ARE BASED ON RECORD DATA, AND MAY NOT REPRESENT THE TRUE POSITIONS OF THE LINES.
- THE TOPOGRAPHY IS BASED ON A FIELD SURVEY OF MAY, 2015 PERFORMED BY ALBION SURVEYS, INC.
- THE VERTICAL DATUM OF THIS SURVEY IS BASED ON NAVD '88, AND THE HORIZONTAL DATUM IS BASED ON NAD '83 PER TRIMBLE GPS OBSERVATIONS USING OPUS SOLUTION.
- SITE BENCHMARK SHALL BE DETERMINED BY CONTRACTOR IN THE FIELD.
- DELTA CONSULTING & ENGINEERING ASSUMES NO LIABILITY, REAL OR ALLEGED, REGARDING THE ACCURACY OF THE TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS.
- CONTRACTOR SHALL PROTECT EXISTING SURVEY MONUMENTS OR REPLACE THEM AT HIS OWN EXPENSE.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA DEPARTMENT OF WATER RESOURCES AND THE CALIFORNIA DEPARTMENT OF PESTICIDE REGULATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA DEPARTMENT OF WATER RESOURCES AND THE CALIFORNIA DEPARTMENT OF PESTICIDE REGULATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA DEPARTMENT OF WATER RESOURCES AND THE CALIFORNIA DEPARTMENT OF PESTICIDE REGULATION.

DELTA CONSULTING & ENGINEERING  
OF ST. HELENA  
1104 ADAMS STREET, SUITE 203 - ST. HELENA, CALIFORNIA 94574  
707-963-8456 + 707-963-8528 FAX

USE PERMIT PLANS  
COVER SHEET

CANARD VINEYARD  
1016 DUNAWEAR LANE  
CALISTOGA, CA 94515  
APN: 020-150-027  
PROJECT C-118

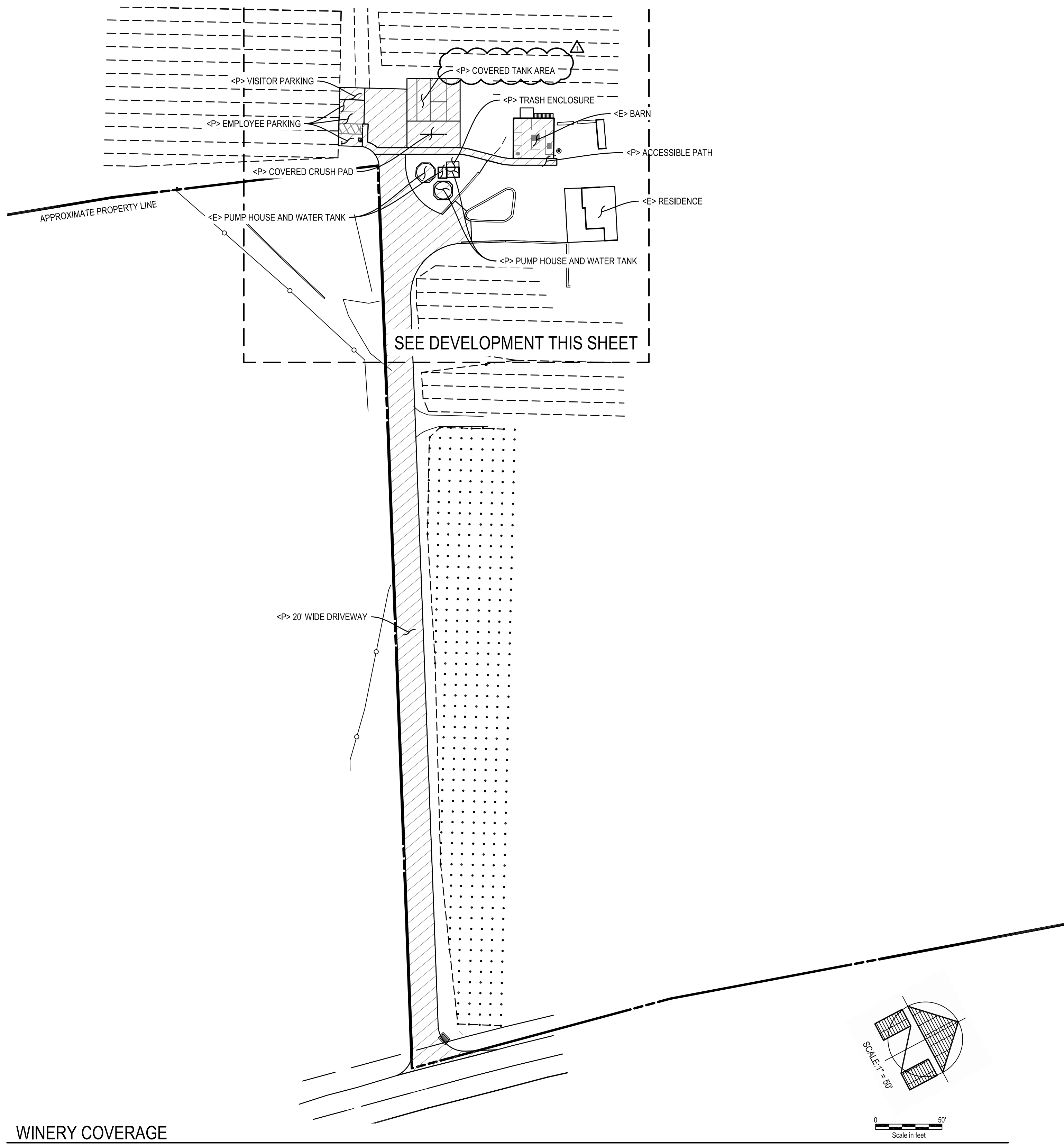


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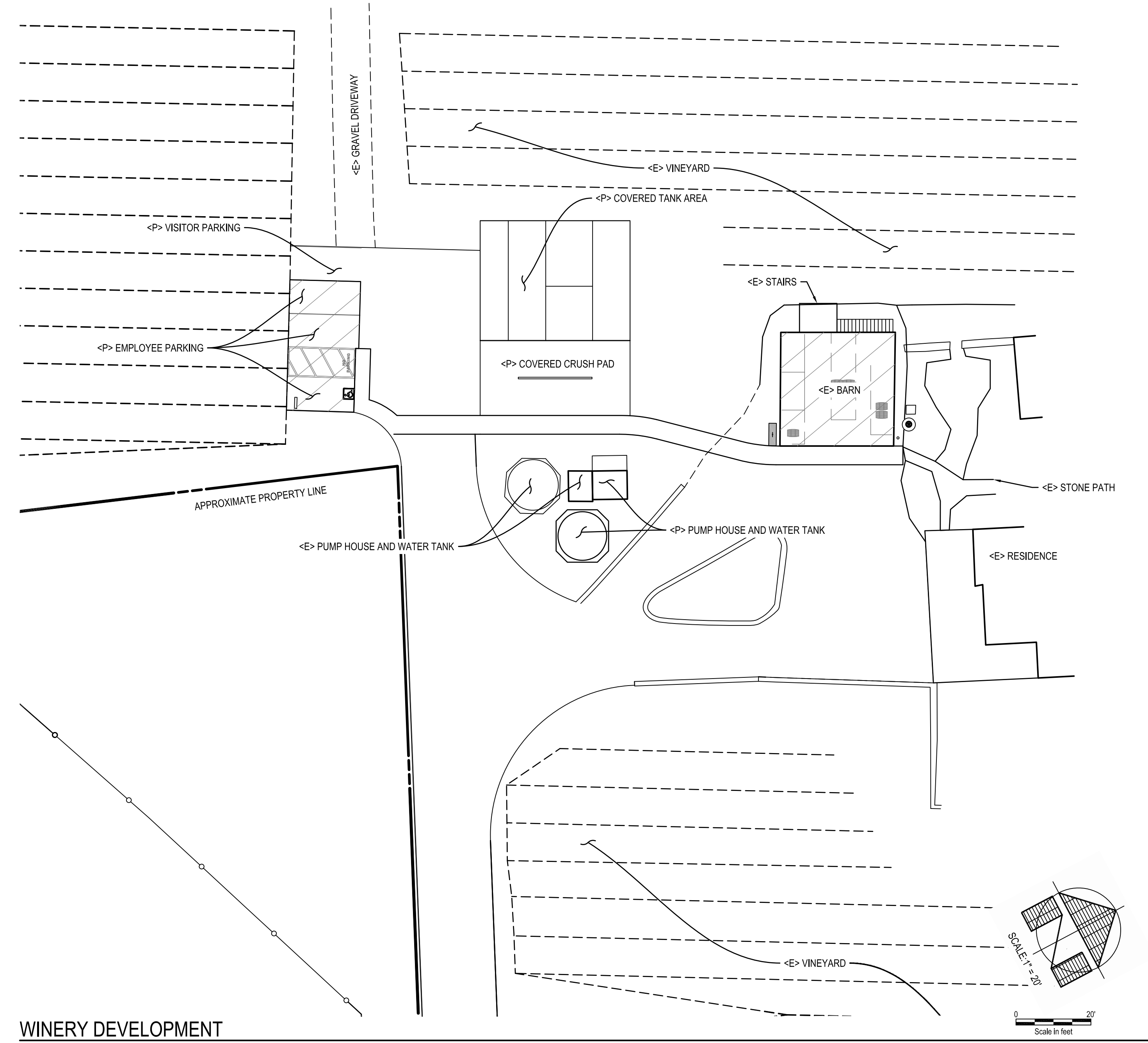
DATE: 07/24/15  
ISSUE: USE PERMIT  
10/07/15

PLAN CHECK  
SHEET:  
UP1.0





WINERY COVERAGE



WINERY DEVELOPMENT

WINERY COVERAGE AND DEVELOPMENT AREAS

AREA	COVERAGE (FT <sup>2</sup> )	DEVELOPMENT (FT <sup>2</sup> )
BARN	925	925
EMPLOYEE PARKING	643	643
COVERED TANK AREA	1,280	
COVERED CRUSH PAD	800	
VISITOR PARKING	172	
PATHWAY	780	
DRIVEWAY	17,210	
WATER TANKS & PUMP HOUSE	480	
TRASH ENCLOSURE	38	
TOTAL DEVELOPMENT AREA (FT <sup>2</sup> ):		1,568
TOTAL COVERAGE (FT <sup>2</sup> ):	22,328	
TOTAL COVERAGE (ACRES):	0.513	
TOTAL PARCEL (ACRES):	24.69	
PERCENT COVERAGE:	2.08%	

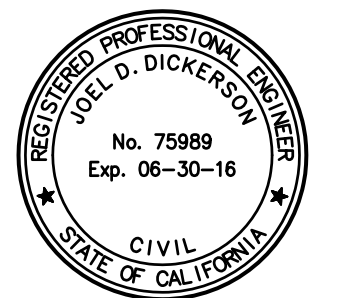
NOTE:  
 HATCHING DENOTES THE AREAS INCLUDED IN THE CALCULATIONS FOR THE "WINERY DEVELOPMENT AREA" AND THE "WINERY COVERAGE" ACCORDING TO THE DEFINITIONS FOUND IN THE SUPPLEMENTAL APPLICATION FOR WINERY USES IN THE USE PERMIT APPLICATION.

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USE PERMIT PLANS  
 COVERAGE & DEVELOPMENT

CANARD VINEYARD  
 1016 DUNAWAY LANE  
 CALISTOGA, CA 94515  
 APN: 020-150-027  
 PROJECT: C-118



EVERY PERSON PLANNING TO DIG  
 CALL USA AT 1-800-272-2999



FOR MORE INFORMATION  
 SEE WWW.USADIGIT.ORG

DATE: 07/24/15  
 10/07/15  
 ISSUE: USE PERMIT  
 PLAN CHECK

REVISIONS

10/07/15	UPDATED COVERAGE AREAS AND DESCRIPTIONS
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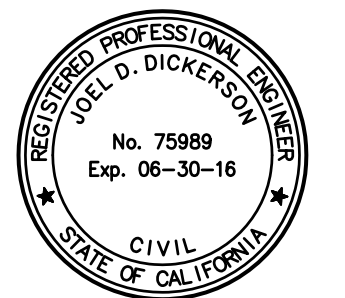
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USE PERMIT PLANS  
PRELIMINARY GRADING PLAN

CANARD VINEYARD  
1016 DUNAWAY LANE  
CALISTOGA, CA 94515  
APN: 020-150-027  
PROJECT: C-118

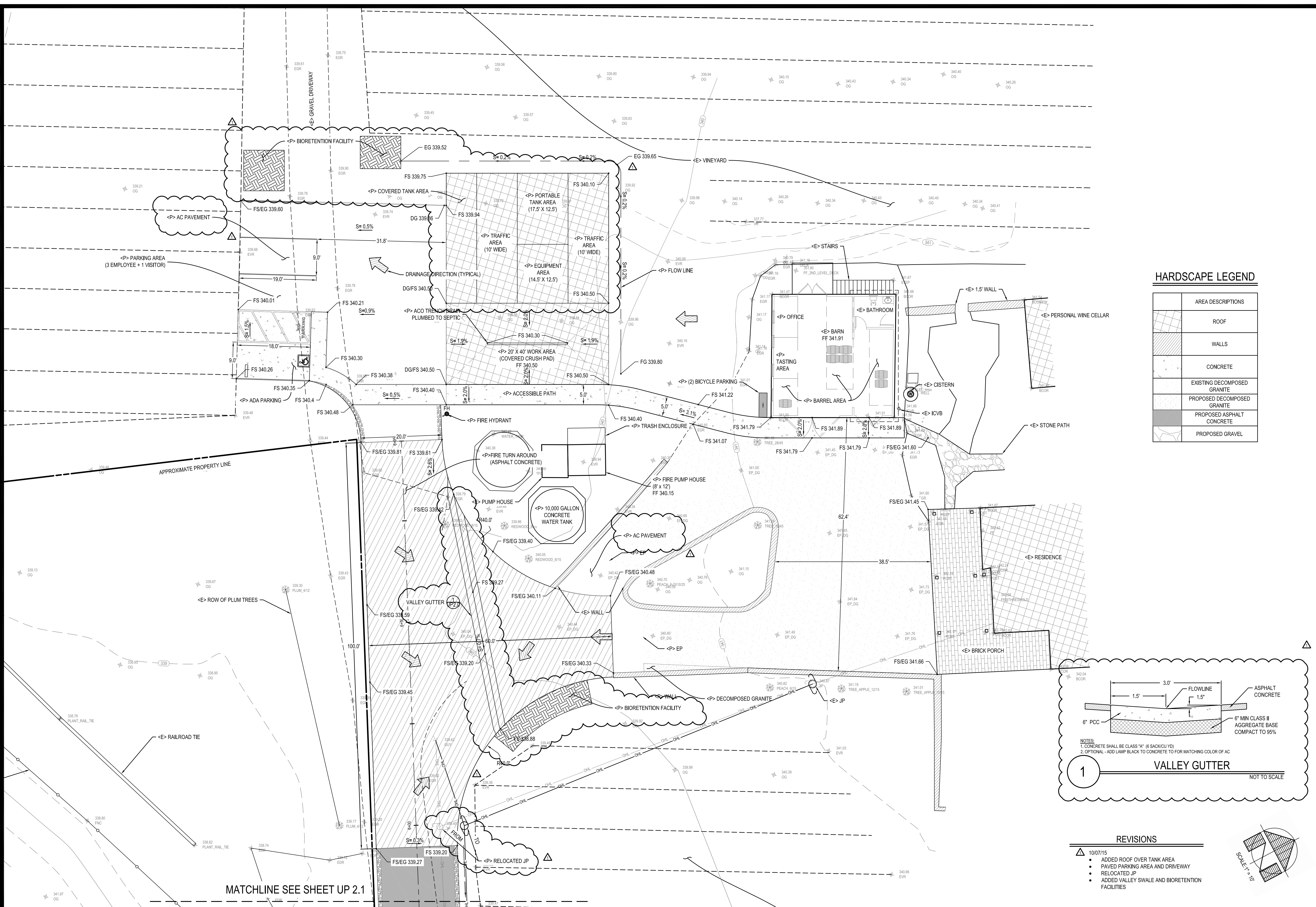


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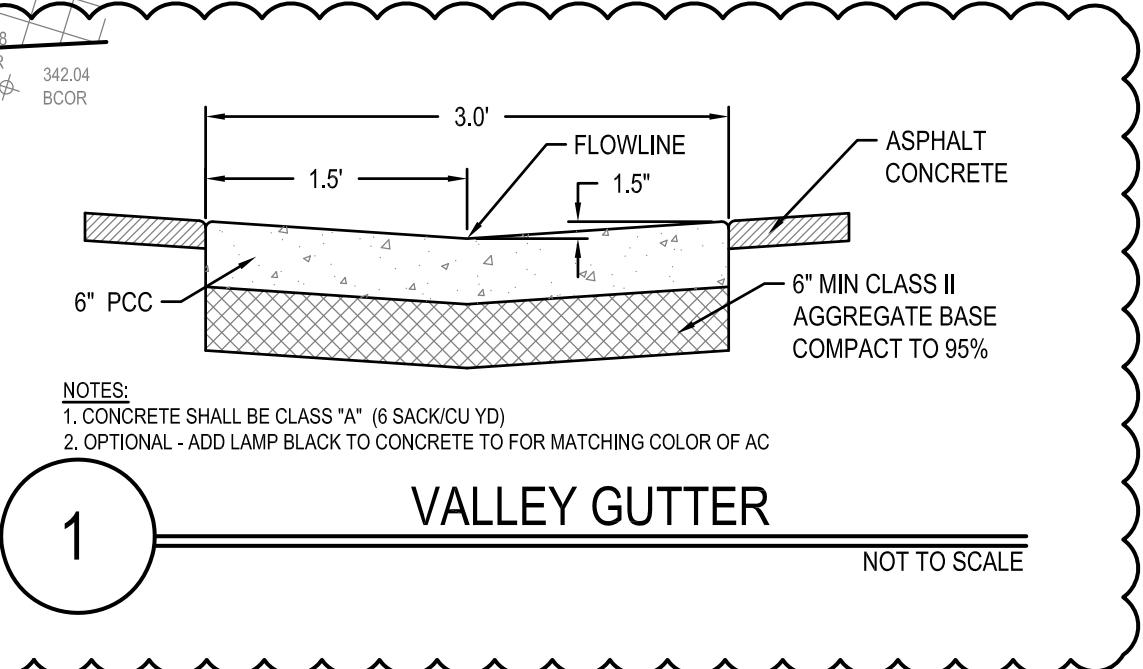
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07/24/15  
10/07/15 PLAN CHECK

SHEET:  
UP2.0

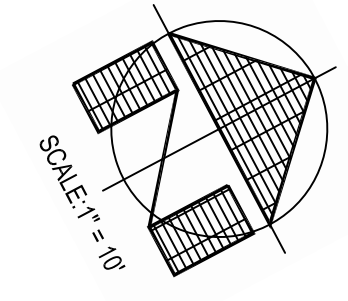


HARDSCAPE LEGEND

AREA DESCRIPTIONS	
[Pattern]	ROOF
[Pattern]	WALLS
[Pattern]	CONCRETE
[Pattern]	EXISTING DECOMPOSED GRANITE
[Pattern]	PROPOSED DECOMPOSED GRANITE
[Pattern]	PROPOSED ASPHALT CONCRETE
[Pattern]	PROPOSED GRAVEL



- REVISIONS
- 10/07/15
  - ADDED ROOF OVER TANK AREA
  - PAVED PARKING AREA AND DRIVEWAY
  - RELOCATED JP
  - ADDED VALLEY SWALE AND BIORETENTION FACILITIES



Scale 1" = 10'

MATCHLINE SEE SHEET UP 2.1

PRELIMINARY GRADING PLAN



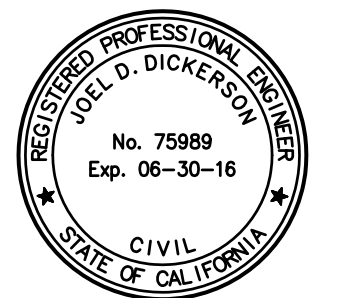


CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION AND THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR PUBLIC WORKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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USE PERMIT PLANS  
PRELIMINARY GRADING PLAN

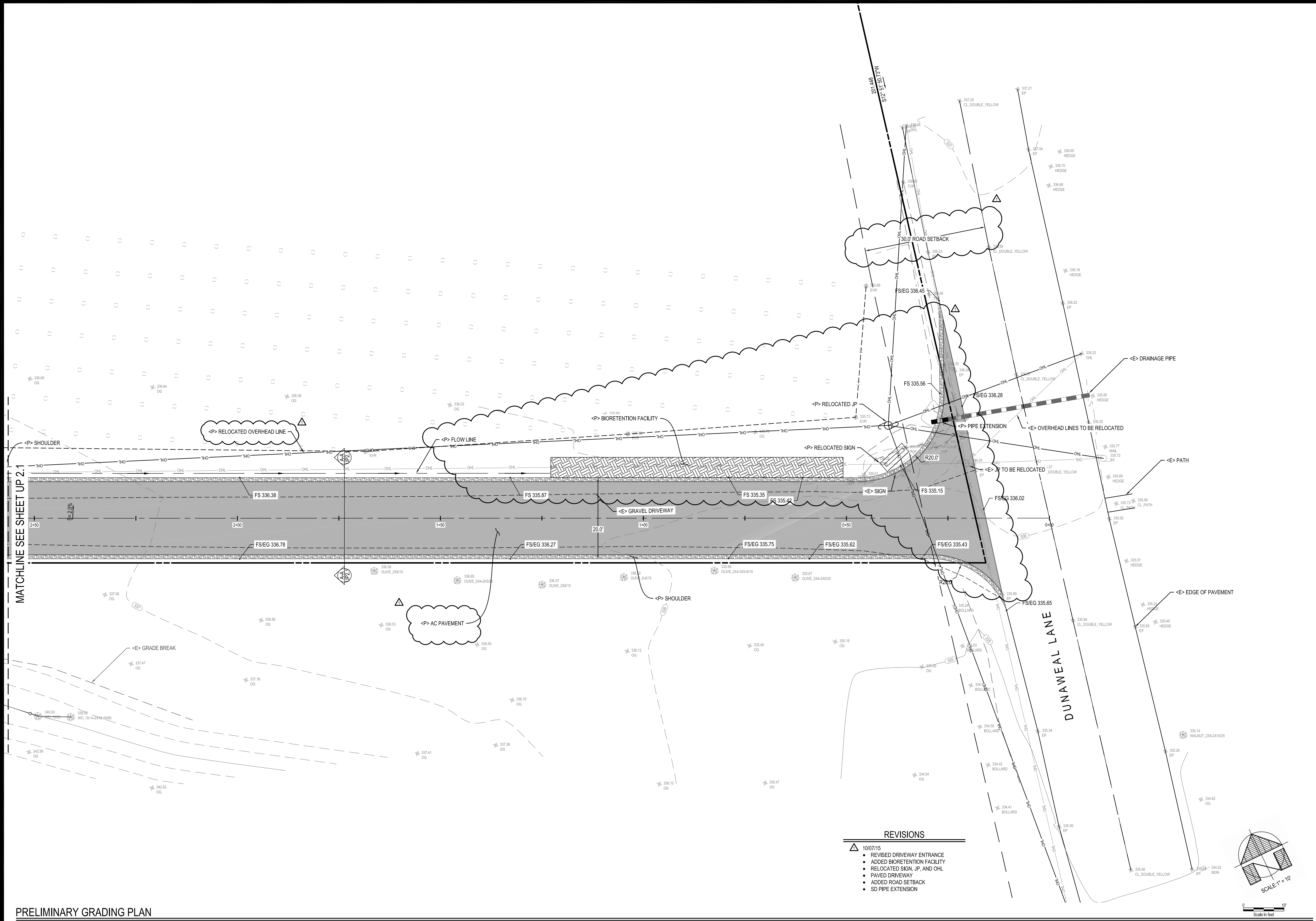
CANARD VINEYARD  
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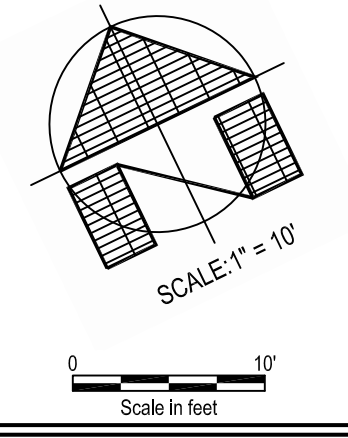
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10/07/15  
ISSUE: USE PERMIT  
PLAN CHECK

SHEET:  
UP2.2



- REVISIONS**
- 10/07/15
    - REVISED DRIVEWAY ENTRANCE
    - ADDED BIORETENTION FACILITY
    - RELOCATED SIGN, JP, AND OHL
    - PAVED DRIVEWAY
    - ADDED ROAD SETBACK
    - SD PIPE EXTENSION



**WET UTILITY NOTES**

**WASTEWATER**

1. A NEW SYSTEM SHALL BE DESIGNED AND INSTALLED TO TREAT AND DISPOSE OF WINERY PROCESS WASTE AND DOMESTIC WASTE.
2. SEE THE SEPTIC FEASIBILITY REPORT PREPARED BY THIS OFFICE FOR A DETAILED ANALYSIS OF THE PROPOSED GENERATION OF DOMESTIC AND PROCESS WASTEWATER.
3. AN AREA OF 2,280 SQUARE FEET IS REQUIRED TO DISPOSE OF THE WASTEWATER THROUGH LEACH LINES. THE APPROXIMATE LOCATION IS SHOWN ON THE UTILITY PLAN.
4. AN AREA OF 1,900 SQUARE FEET IS REQUIRED FOR THE SYSTEM'S RESERVE AREA. THE APPROXIMATE LOCATION IS SHOWN ON THE UTILITY PLAN.

**WATER**

1. POTABLE WATER FOR ALL BUILDINGS SHALL BE PROVIDED BY THE EXISTING WELLS ON-SITE. THE WELLS ARE CURRENTLY USED FOR THE EXISTING RESIDENTIAL STRUCTURES ON THE PARCEL. THE VINEYARDS ARE DRY FARMED.

**FIRE WATER**

1. ON THE PRELIMINARY UTILITY PLAN, AN ABOVE GROUND WATER STORAGE AND FIRE PUMP SYSTEM ARE SHOWN. A 10,000 GALLON TANK IS PROPOSED IN ADDITION TO THE EXISTING 10,000 GALLON TANK.
2. A MINIMUM OF 12,000 GALLONS OF WATER STORED IN TANKS MUST BE DESIGNATED FOR FIRE WATER STORAGE.

**STORM WATER**

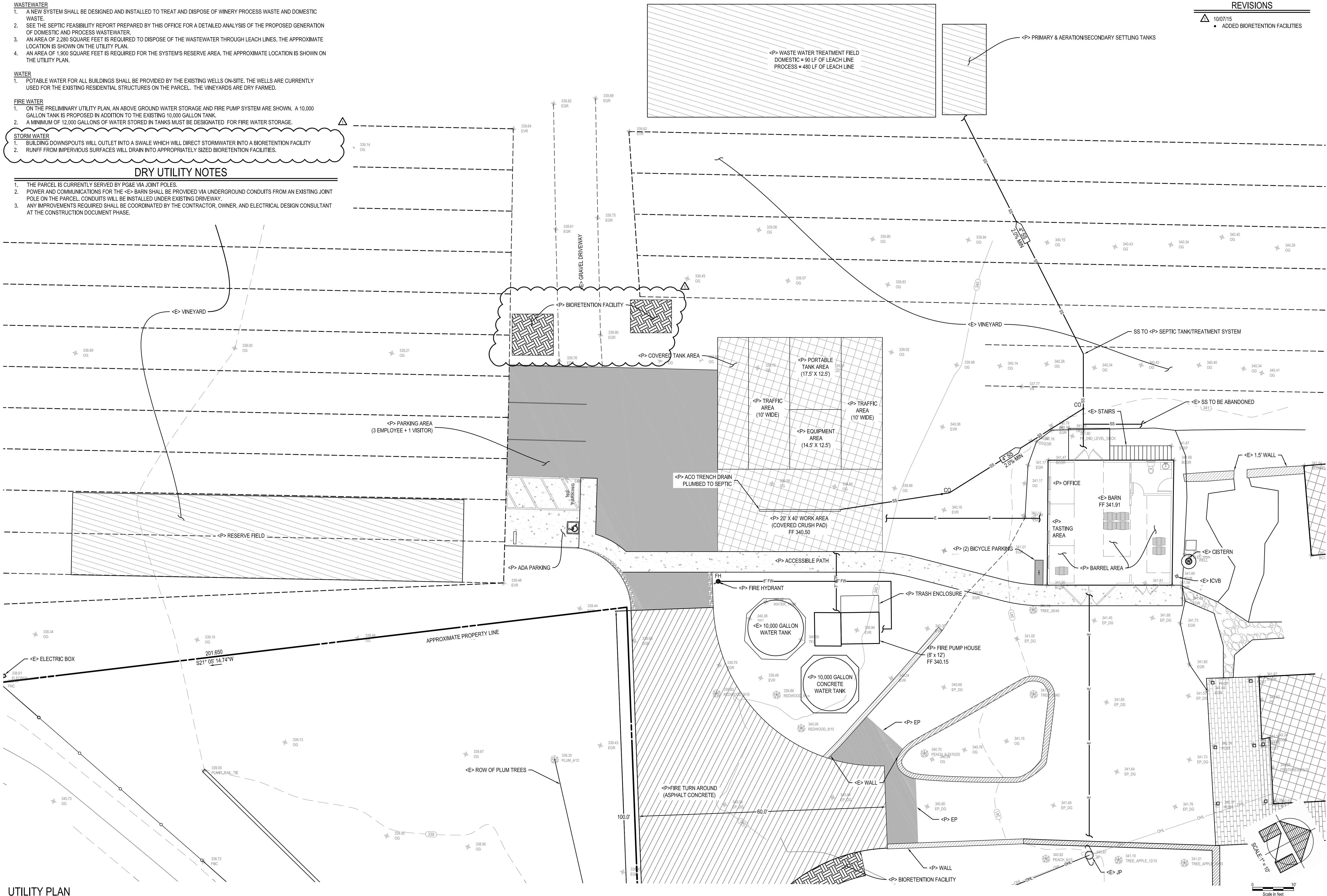
1. BUILDING DOWNSPOUTS WILL OUTLET INTO A SWALE WHICH WILL DIRECT STORMWATER INTO A BIORETENTION FACILITY.
2. RUNOFF FROM IMPERVIOUS SURFACES WILL DRAIN INTO APPROPRIATELY SIZED BIORETENTION FACILITIES.

**DRY UTILITY NOTES**

1. THE PARCEL IS CURRENTLY SERVED BY PG&E VIA JOINT POLES.
2. POWER AND COMMUNICATIONS FOR THE <E> BARN SHALL BE PROVIDED VIA UNDERGROUND CONDUITS FROM AN EXISTING JOINT POLE ON THE PARCEL. CONDUITS WILL BE INSTALLED UNDER EXISTING DRIVEWAY.
3. ANY IMPROVEMENTS REQUIRED SHALL BE COORDINATED BY THE CONTRACTOR, OWNER, AND ELECTRICAL DESIGN CONSULTANT AT THE CONSTRUCTION DOCUMENT PHASE.

**REVISIONS**

- 10/07/15
- ADDED BIORETENTION FACILITIES



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**USE PERMIT PLANS**  
**UTILITY PLAN**

**CANARD VINEYARD**  
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APN: 020-150-027  
PROJECT: C-118

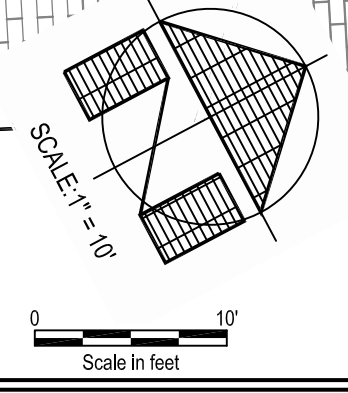
**REGISTERED PROFESSIONAL ENGINEER**  
LISEL D. DICKERSON  
No. 75989  
Exp. 06-30-16  
CIVIL  
STATE OF CALIFORNIA

EVERY PERSON PLANNING TO DIG  
CALL USA AT 1-800-272-2909

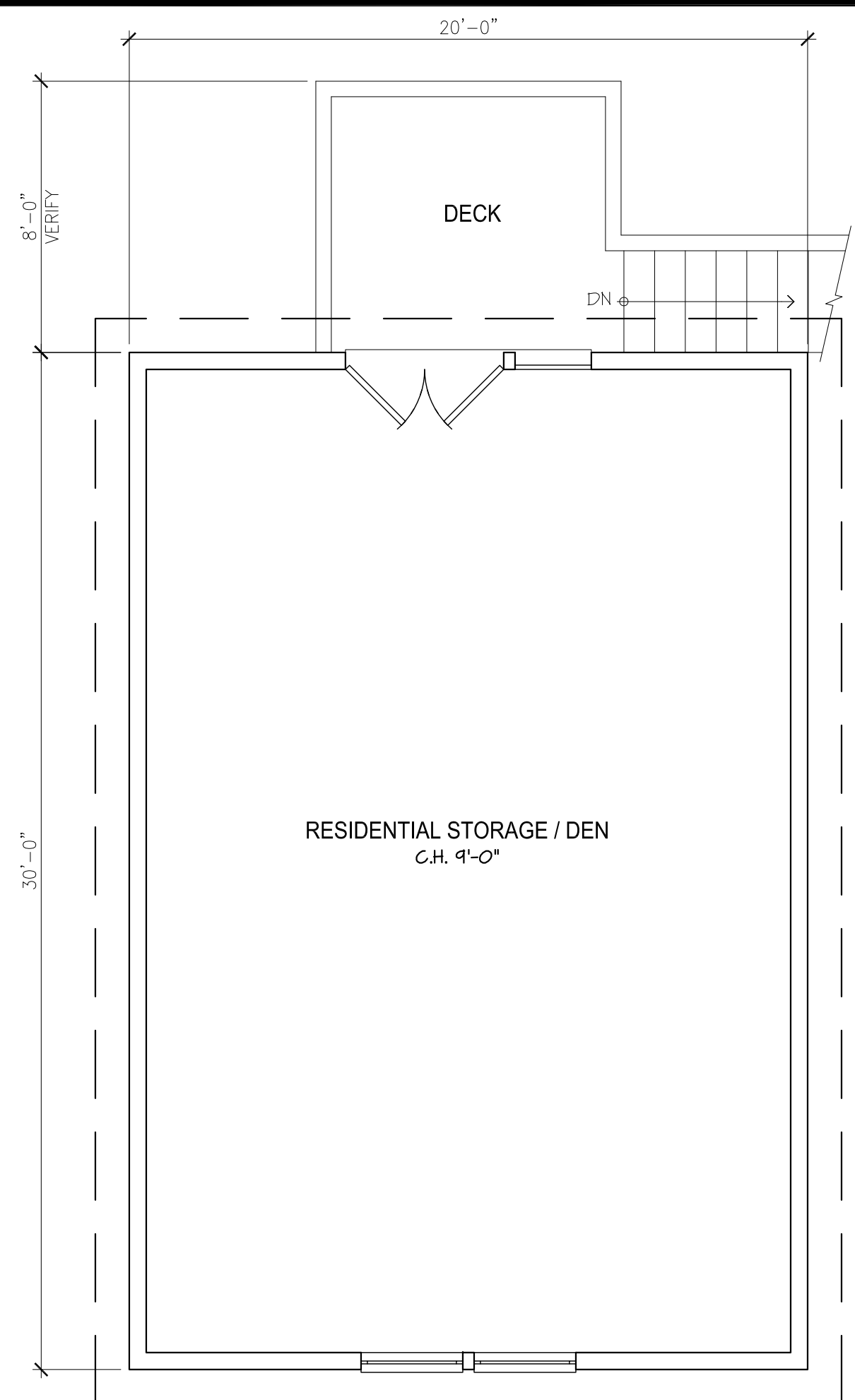
FOR MORE INFORMATION  
SEE WWW.USASINKING.ORG

DATE: 07/24/15  
10/07/15  
ISSUE: USE PERMIT  
PLAN CHECK

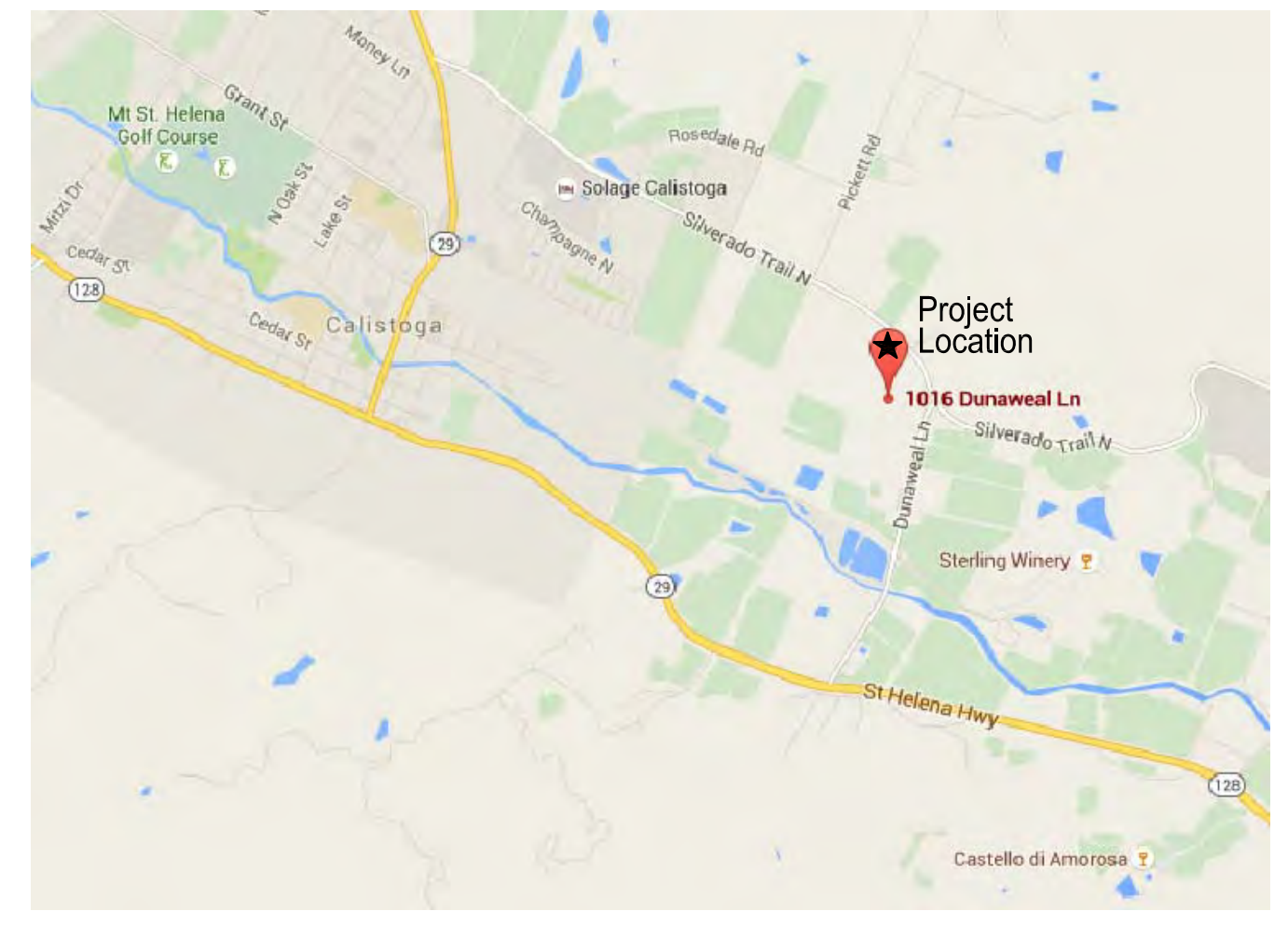
SHEET:  
**UP3.0**



REVISIONS	Date:
△ PLAN CHECK COMMENTS	9/28/15



**EXISTING UPPER FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
2



**VICINITY MAP**  
NTS

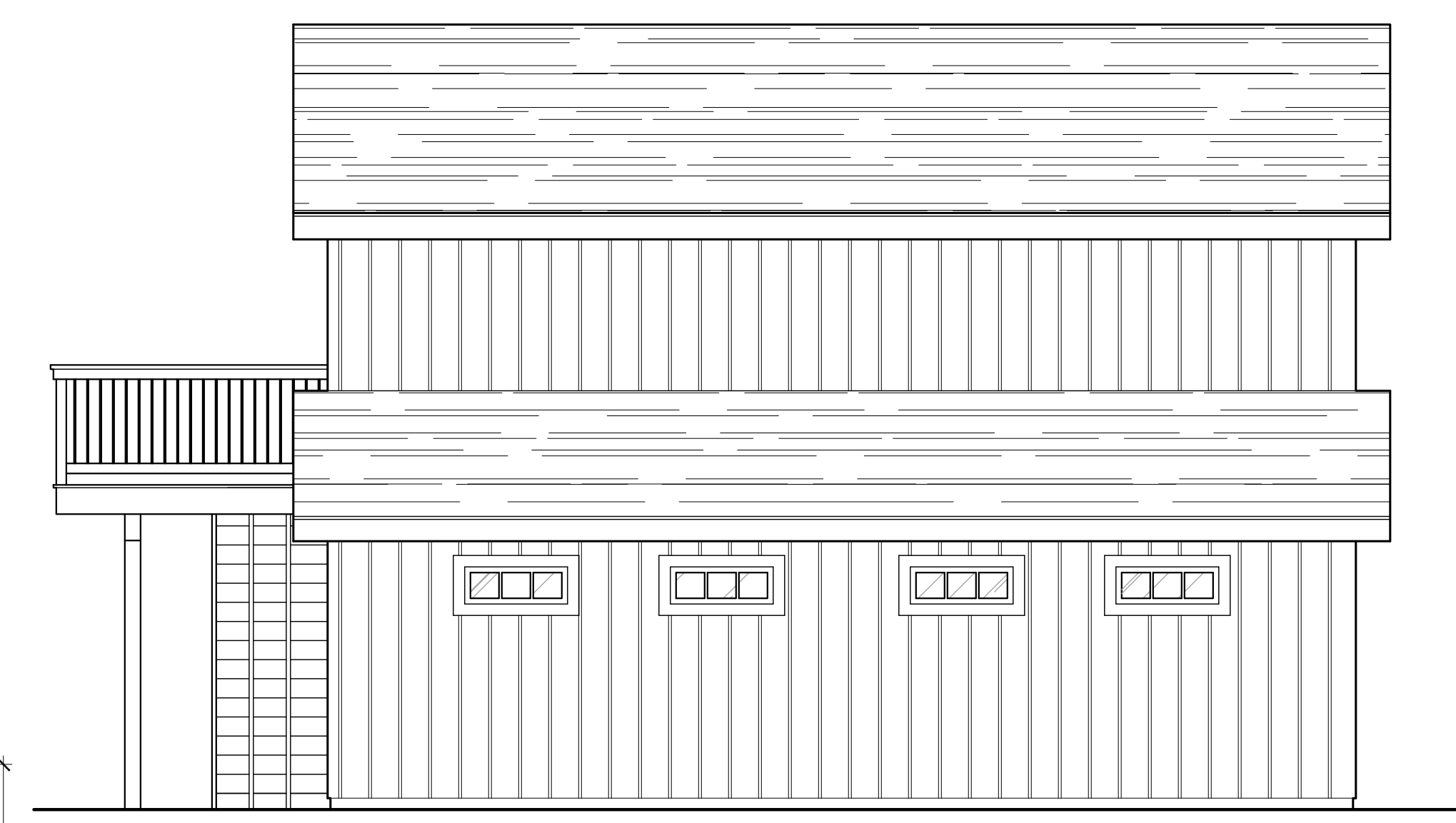
**SHEET INDEX:**  
A1 Sheet Index, Project Data, Vicinity Map, Floor plans & Elevations

**PROJECT ADDRESS:**  
1016 Dunawee Lane  
Calistoga, Ca

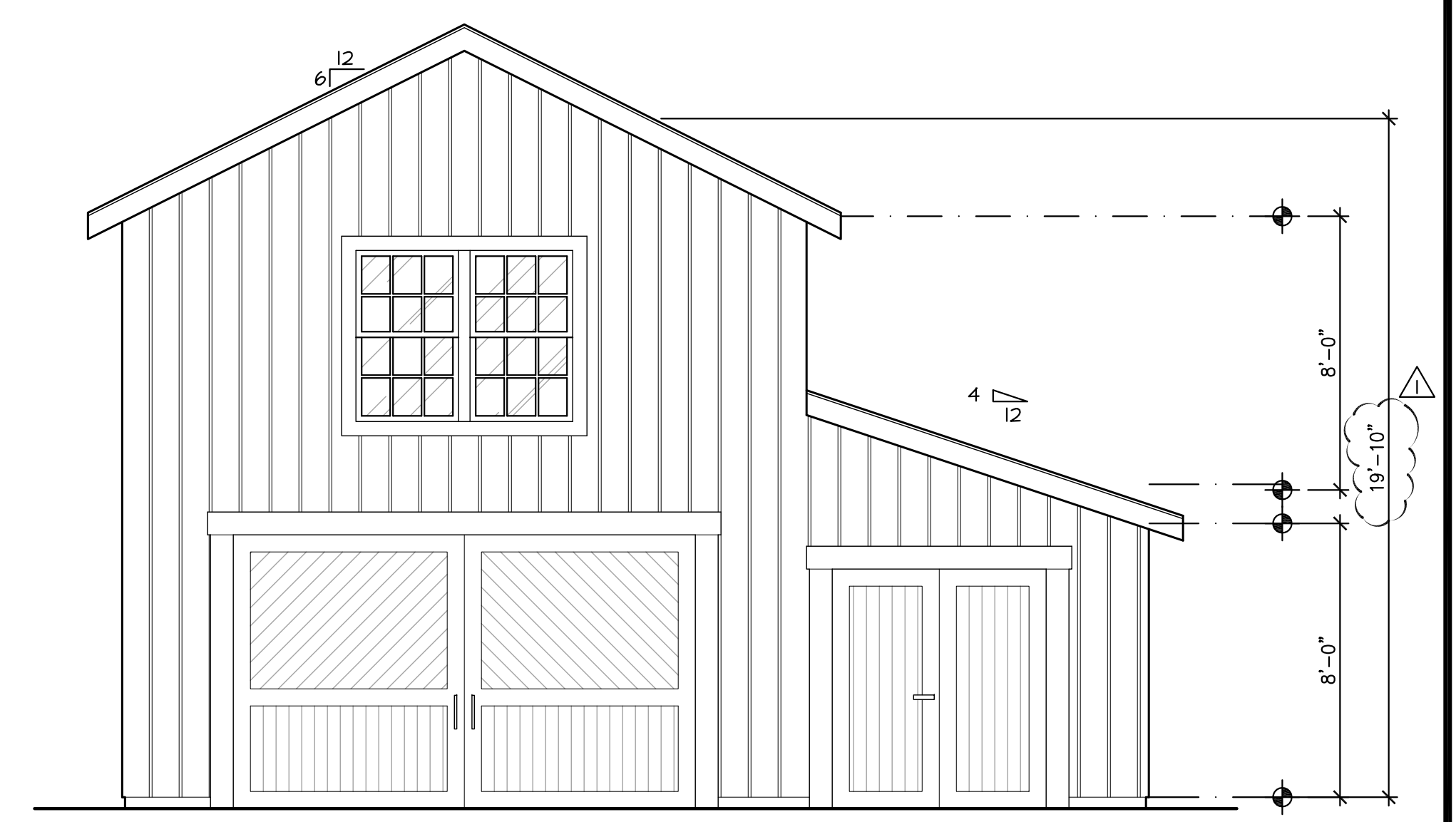
**APPLICANTS / PROPERTY OWNER:**  
Carolyn Czaplanski, Proprietor  
1016 Dunawee Lane  
Calistoga, Ca

**SCOPE OF WORK:**  
UTILIZE EXISTING GARAGE AS BARREL STORAGE & OFFICE

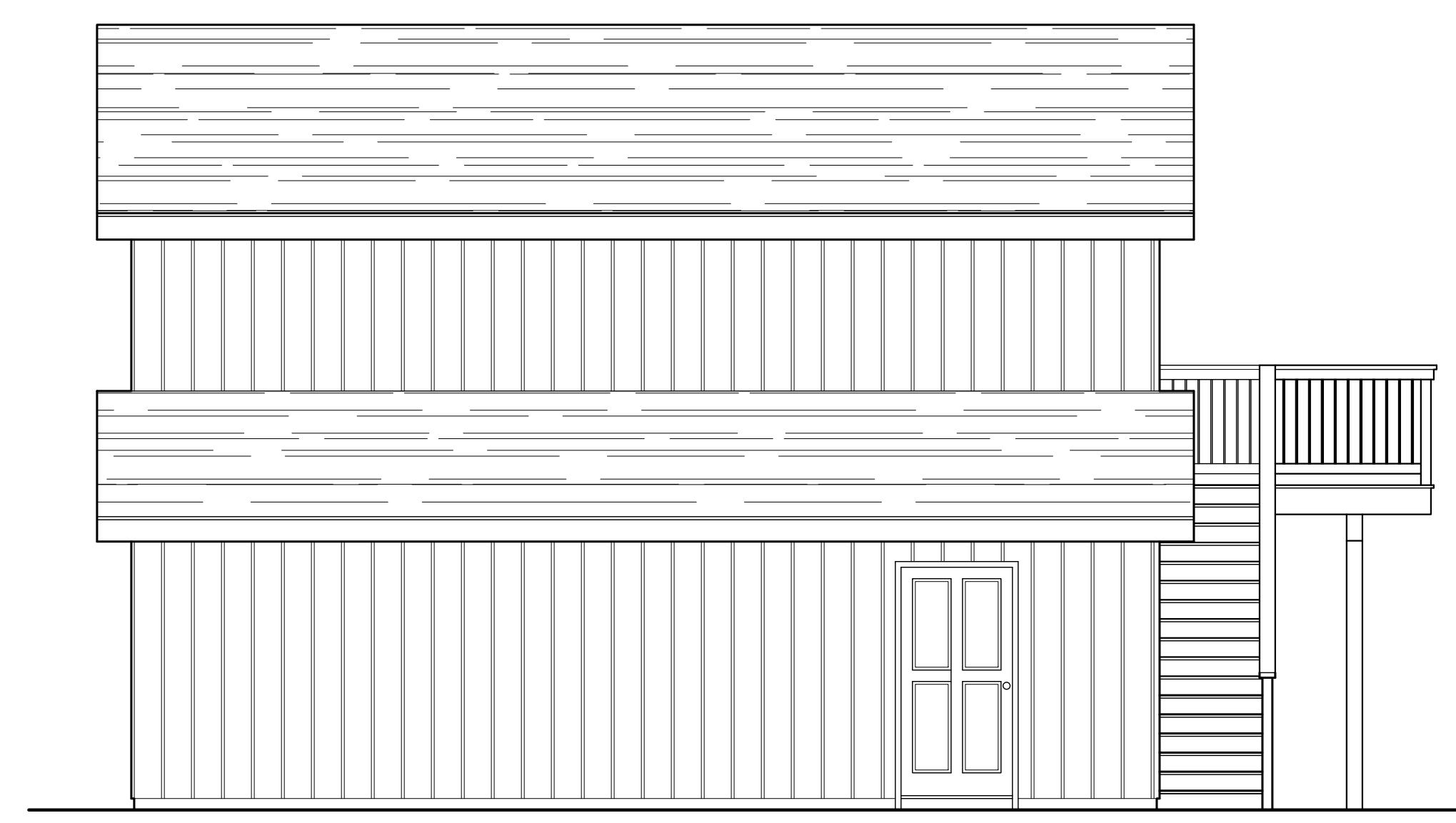
**APN:** 020-150-027  
**ZONE:** AP  
**PARCEL AREA:** 24.69 Acres



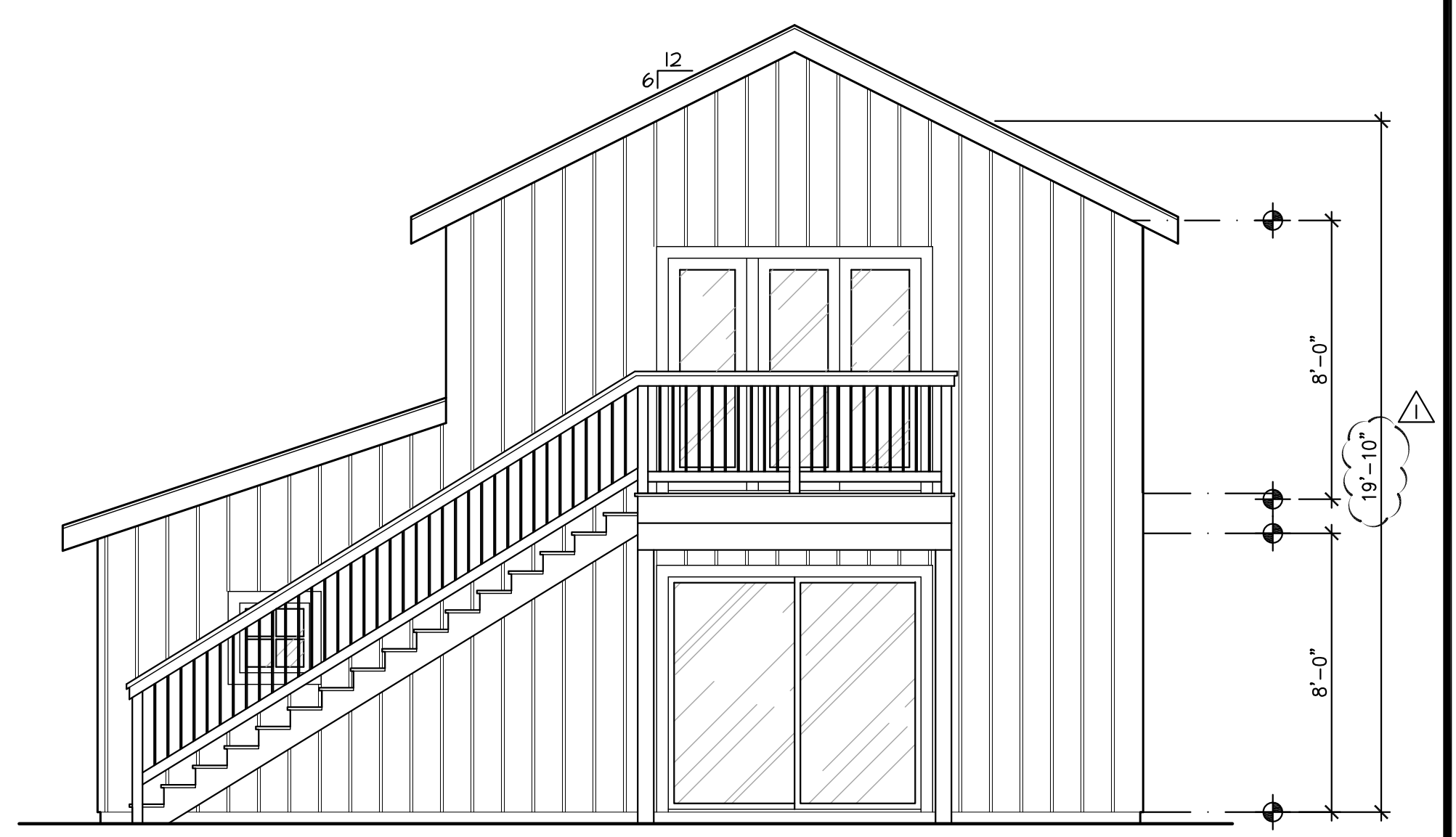
**EXISTING SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"  
B



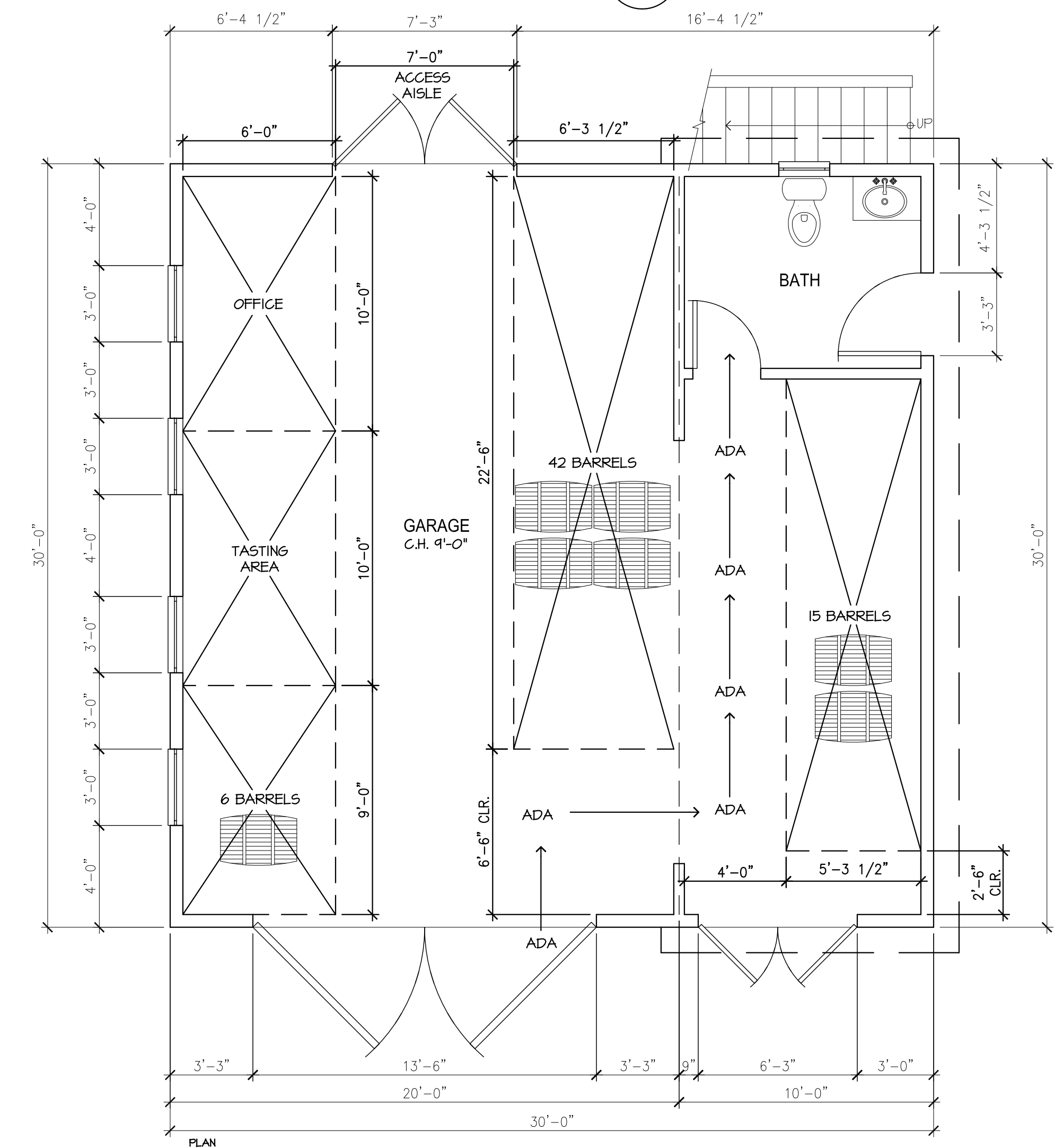
**EXISTING FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"  
A



**EXISTING SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"  
D



**EXISTING REAR ELEVATION**  
SCALE: 1/4" = 1'-0"  
C



**EXISTING MAIN FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
1

Remodel Drawings for:  
**Canard Vineyard**  
Carolyn Czaplanski, Proprietor  
1016 Dunawee Lane  
Calistoga, CA 94515  
APN \_\_\_\_\_

DRAWN  
n2k CAD Services  
ISSUED  
Use Permit  
DATE  
July 21, 2015  
SCALE  
AS NOTED  
JOB NO.  
-  
SHEET

**A1**