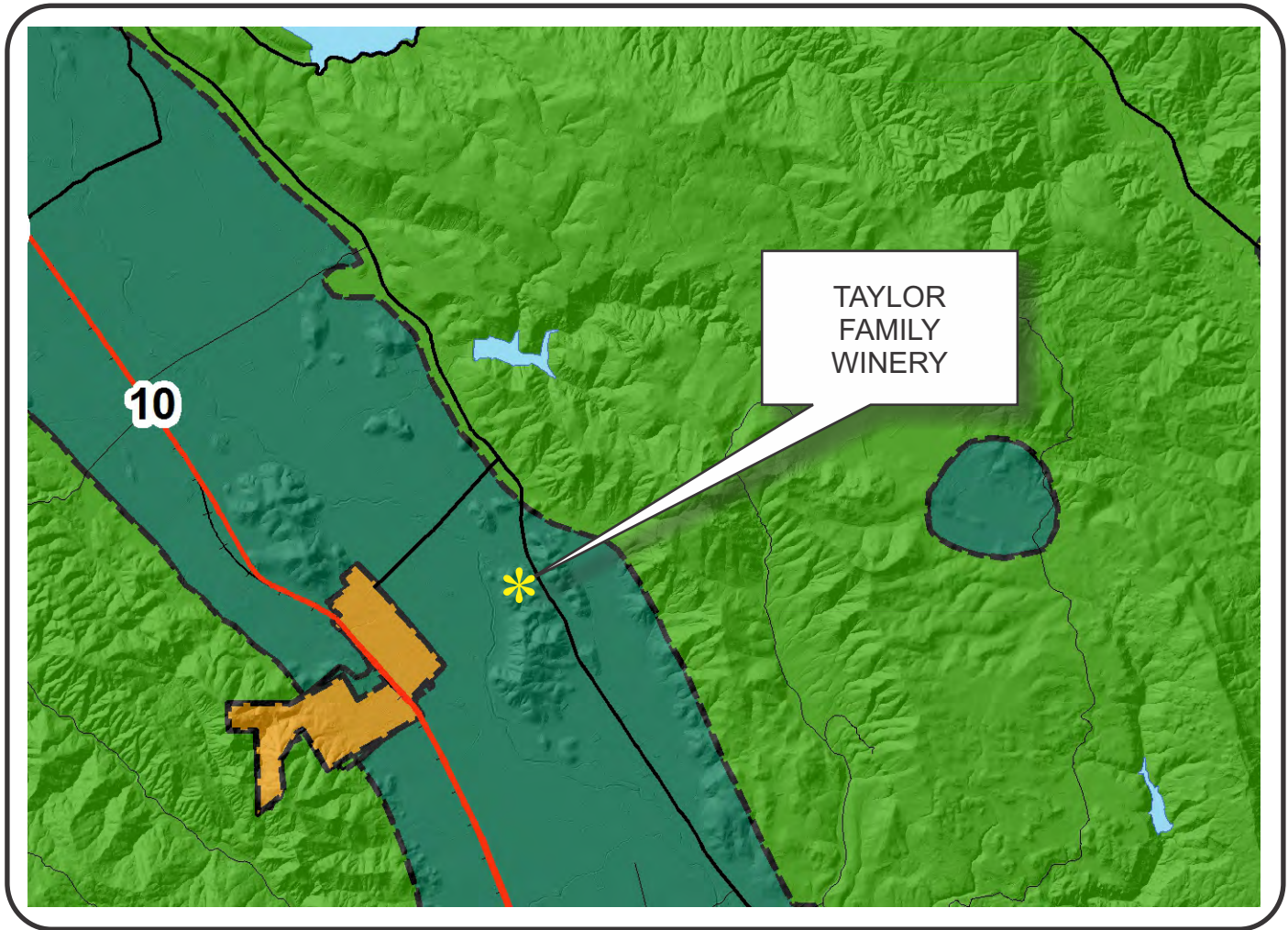


“K”

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

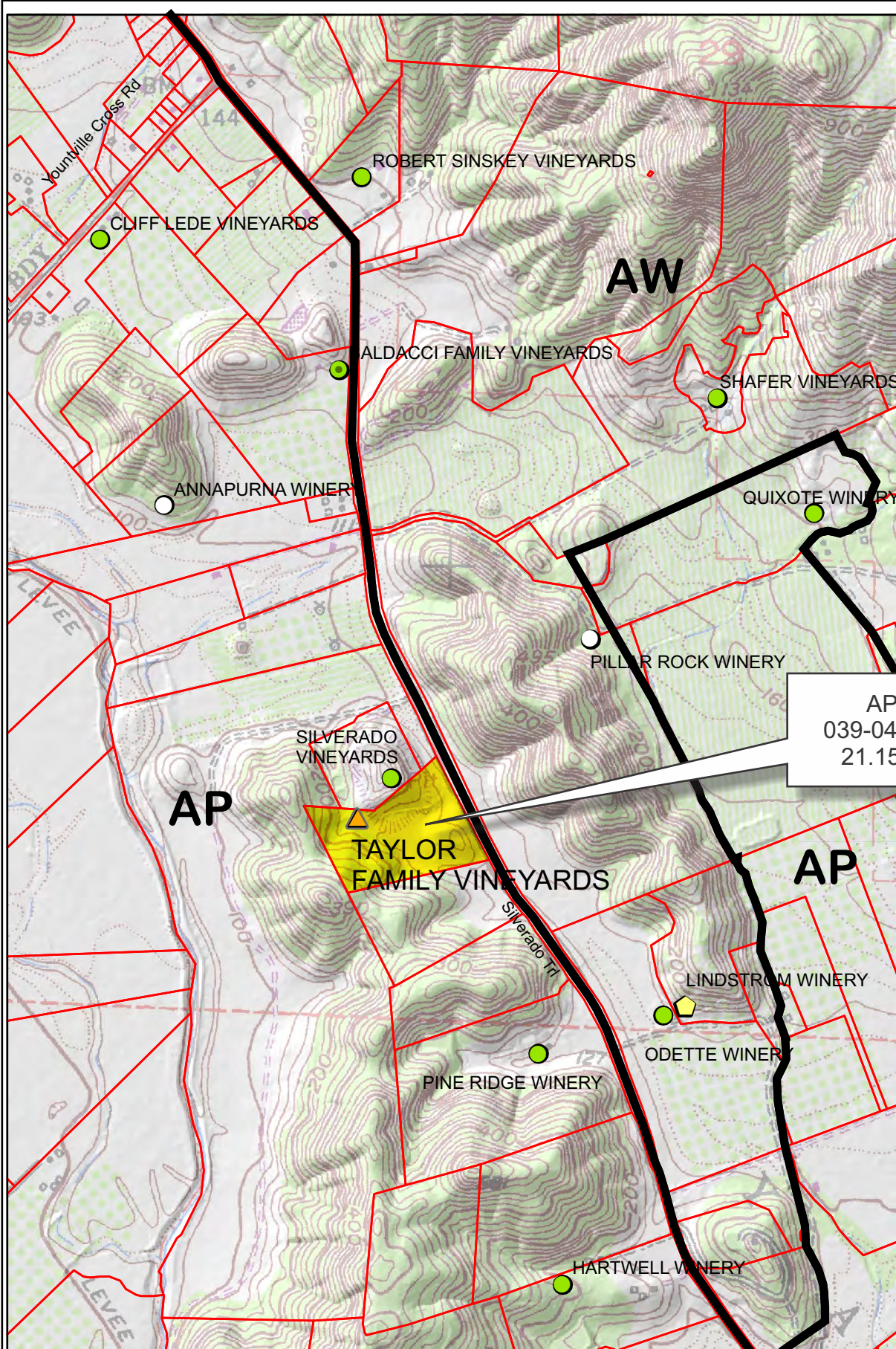
TRANSPORTATION

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

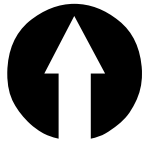
* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN
039-040-016
05-16-2016
7C UP

TAYLOR FAMILY WINERY



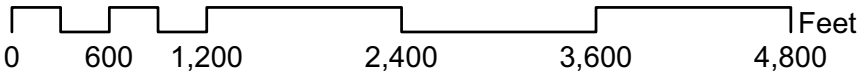
APN
039-040-016
21.15 Ac.



Legend

Wineries

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



TAYLOR FAMILY WINERY



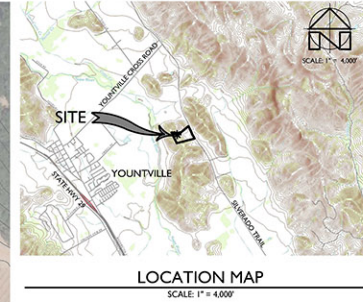
Existing Conditions

P & J TAYLOR VINEYARDS WINERY

USE PERMIT CONCEPTUAL SITE PLANS



OVERALL SITE PLAN
SCALE: 1" = 40'



PROJECT INFORMATION:

PROPERTY OWNER & APPLICANT:
P & J TAYLOR VINEYARDS, LLC
5991 SILVERADO TRAIL
NAPA, CA 94558

SITE ADDRESS:
5991 SILVERADO TRAIL
NAPA, CA 94558

ASSESSOR'S PARCEL NUMBER:
039-040-016

PARCEL SIZE:
21.1± ACRES

PROJECT SIZE:
0.5± ACRES

ZONING:
AGRICULTURAL PRESERVE (AP)

DOMESTIC WATER SOURCE:
ON-SITE WELLS

FIRE PROTECTION WATER SOURCE:
STORAGE TANKS

WASTEWATER DISPOSAL:
ON-SITE TREATMENT AND DISPOSAL

SHEET INDEX:

- C1 OVERALL SITE PLAN
- C2 WINERY GRADING AND LAYOUT PLAN
- C3 IMPERVIOUS SURFACE EXHIBIT
- C4 LEFT TURN LANE CONCEPT PLAN

FLOOD HAZARD NOTE:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 80553CA10E, EFFECTIVE SEPTEMBER 26, 2008 THE PROJECT SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARDOUS AREA.

NOTES:

1. FADED BACKGROUND REPRESENTS TOPOGRAPHIC INFORMATION TAKEN FROM THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM DATABASE.
2. AERIAL PHOTOGRAPHS WERE OBTAINED FROM THE SAN FRANCISCO ESTUARY INSTITUTE (SFEI) SAN FRANCISCO BAY AREA ORTHOPHOTOS DATASET JUNE 2014 AND THAT NOT REPRESENT CURRENT CONDITIONS.
3. CONTOUR INTERVAL:
SHEET C1 & C2: FIVE (5) FEET, HIGHLIGHTED EVERY TWENTY FIVE (25) FEET.
SHEET C4: ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET.
4. VERTICAL DATUM: NAVD 88
5. THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY. THEY ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

P & J TAYLOR VINEYARDS WINERY
 USE PERMIT CONCEPTUAL SITE PLANS
 OVERALL SITE PLAN

PREPARED UNDER THE DIRECTION OF:



DRAWN BY:

SPH

CHECKED BY:

HRM

DATE:

AUGUST 25, 2015

REVISIONS: BY:

3/8/2016 SPH

REVISED PER USE PERMIT

COMMENTS

JOB NUMBER:

15-104

FILE:

15_104CONC.DWG

ORIGINAL SIZE:

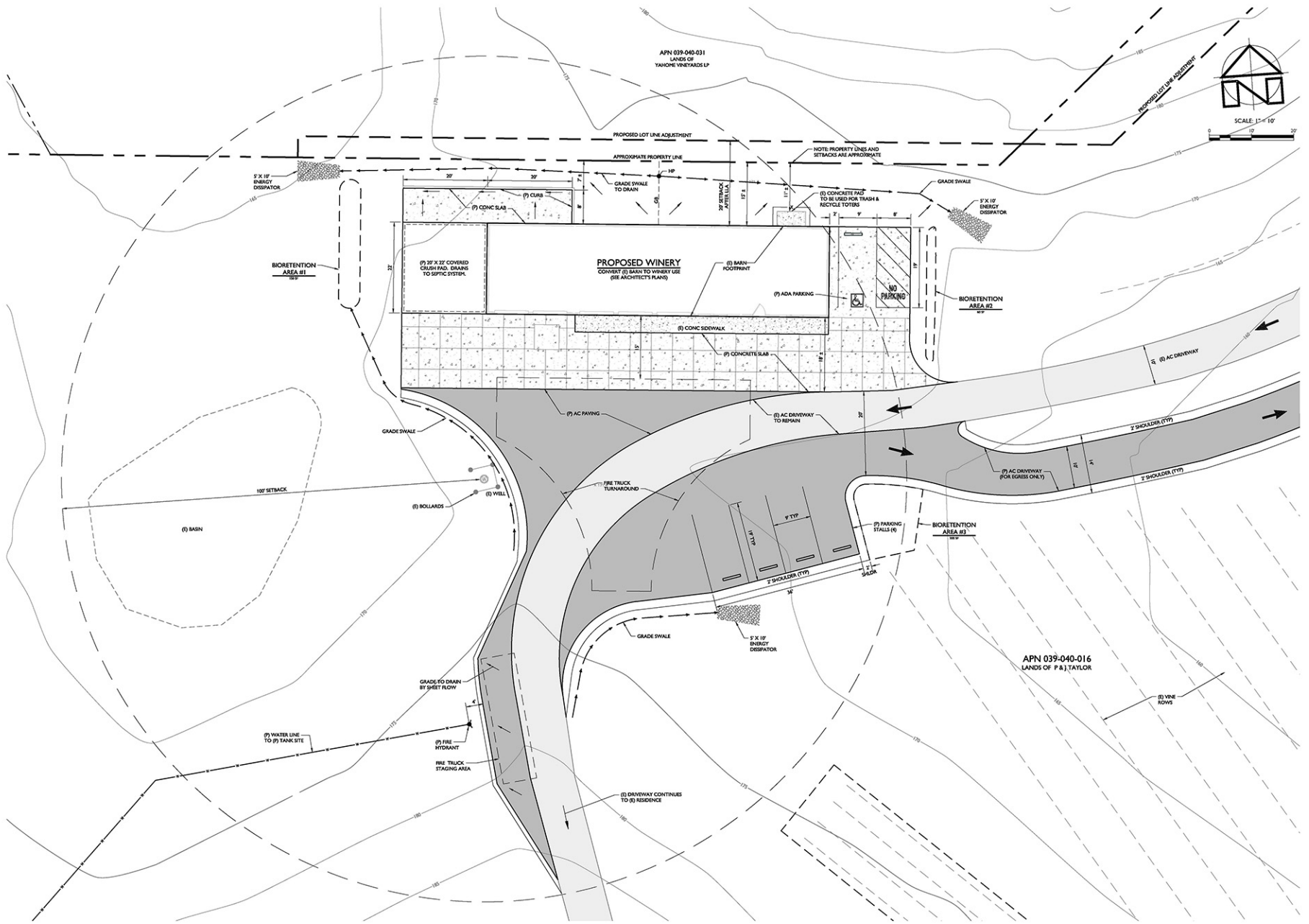
24" X 36"

SHEET NUMBER:

C1

OF

5



WINERY LAYOUT PLAN
SCALE: 1" = 10'

P & J TAYLOR VINEYARDS, LLC
 USE PERMIT CONCEPTUAL SITE PLANS
 WINERY GRADING AND LAYOUT PLAN

PREPARED UNDER THE DIRECTION OF



DRAWN BY: SHI
 CHECKED BY: HRM
 DATE: AUGUST 25, 2015
 REVISIONS: BY: 3/8/2016 SHI
 REVISIONS: BY: 11/20/2016 SHI
 REVISIONS: BY: 11/20/2016 SHI

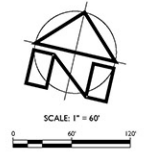
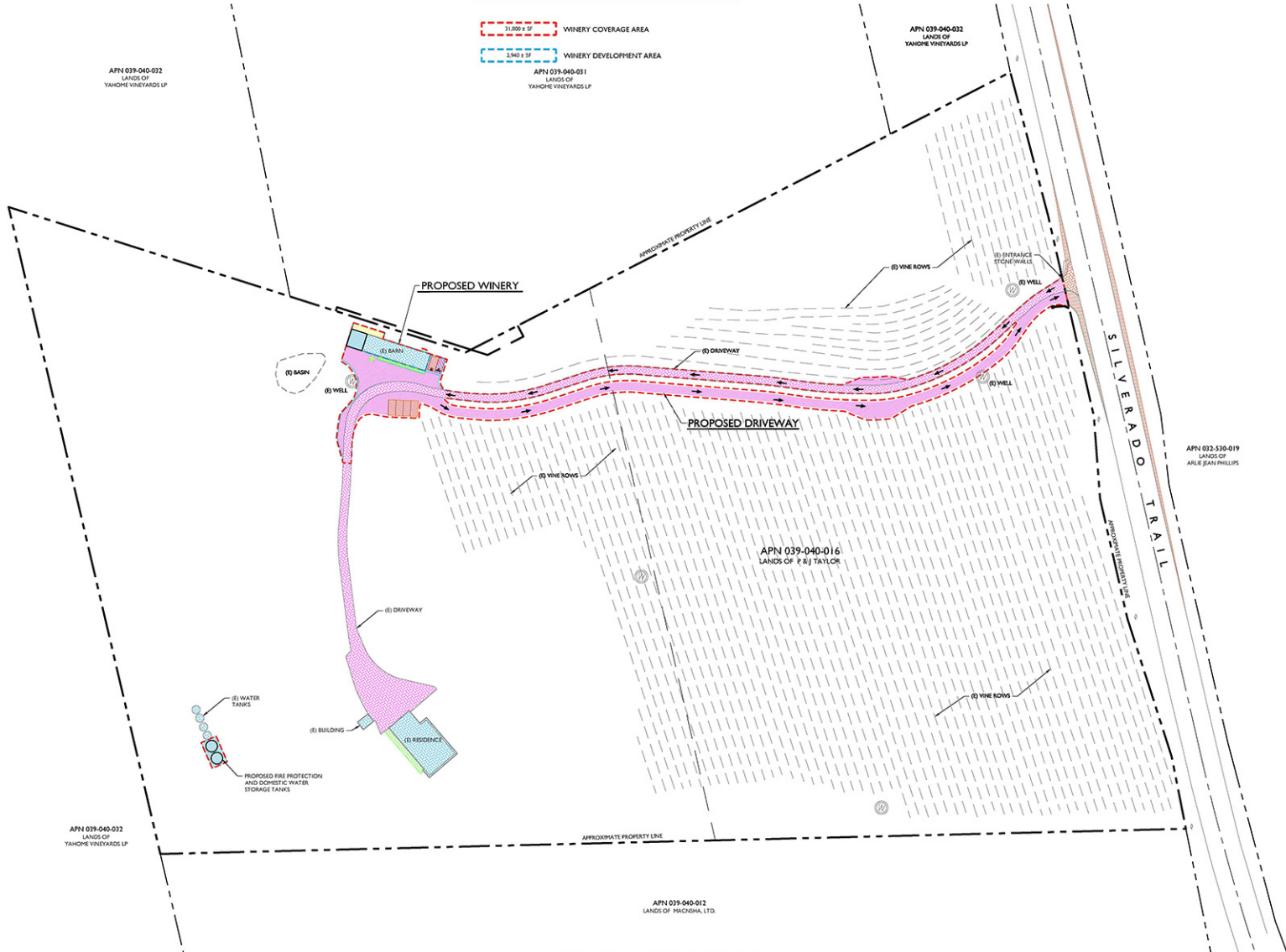
JOB NUMBER: 15-104
 FILE: 15-104CONC.DWG
 ORIGINAL SIZE: 24" X 36"
 SHEET NUMBER:

IMPERVIOUS SURFACE SUMMARY

	PRE-PROJECT AREA (SF)	NEW AREA (SF)	RECONSTRUCTED AREA (SF)	TOTAL NEW AND RECONSTRUCTED AREA (SF)
BUILDINGS / ROOFS	3,940	1,110	0	1,110
PATIO / DECKING / PAVERS	710	320	210	530
SIDEWALKS / PATHS	0	0	0	0
PARKING	0	860	0	860
ROADWAYS AND DRIVEWAYS	17,645	14,385	0	14,385
OFF-SITE DRIVEWAYS	0	3,500	0	3,500
TOTAL AREA OF IMPERVIOUS SURFACE (EXCLUDING ROADWAYS AND DRIVEWAYS)	4,650	2,290	210	2,500

*RECONSTRUCTED AREAS ARE EXISTING IMPERVIOUS SURFACES THAT ARE BEING REPLACED WITH NEW IMPERVIOUS SURFACES.
 **ALL AREAS ARE APPROXIMATE. SOME AREAS HAVE BEEN INTERPRETED FROM AERIAL PHOTOGRAPHS.

- 31,000 ± SF WINERY COVERAGE AREA
- 3,940 ± SF WINERY DEVELOPMENT AREA



PREPARED UNDER THE DIRECTION OF

DRAWN BY: SMH
 CHECKED BY: HRM
 DATE: AUGUST 25, 2015
 REVISIONS: BY: 3/8/2016 SMH
 REVISIONS: BY: 3/8/2016 SMH
 REVISIONS: BY: 3/8/2016 SMH

JOB NUMBER: 15-104
 FILE: 15-104CONC.DWG
 ORIGINAL SIZE: 24" X 36"
 SHEET NUMBER:

APN 032-530-019
LANDS OF
ARLIE JEAN PHILLIPS

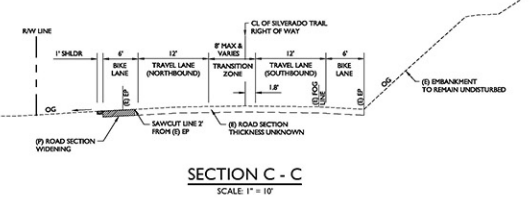
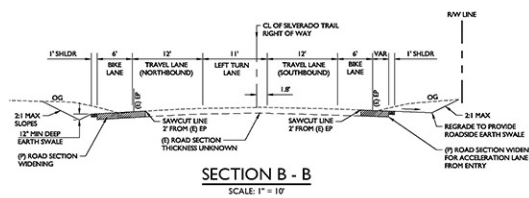
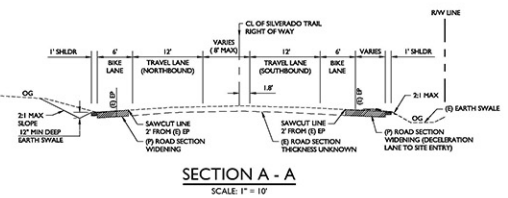
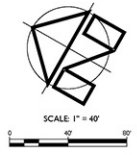
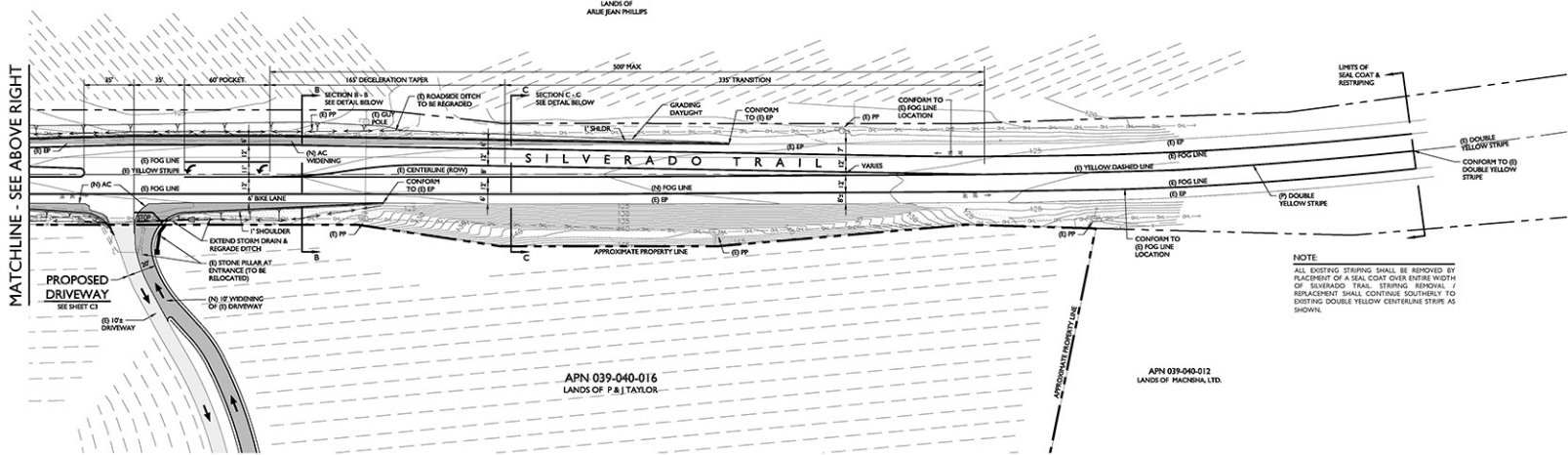
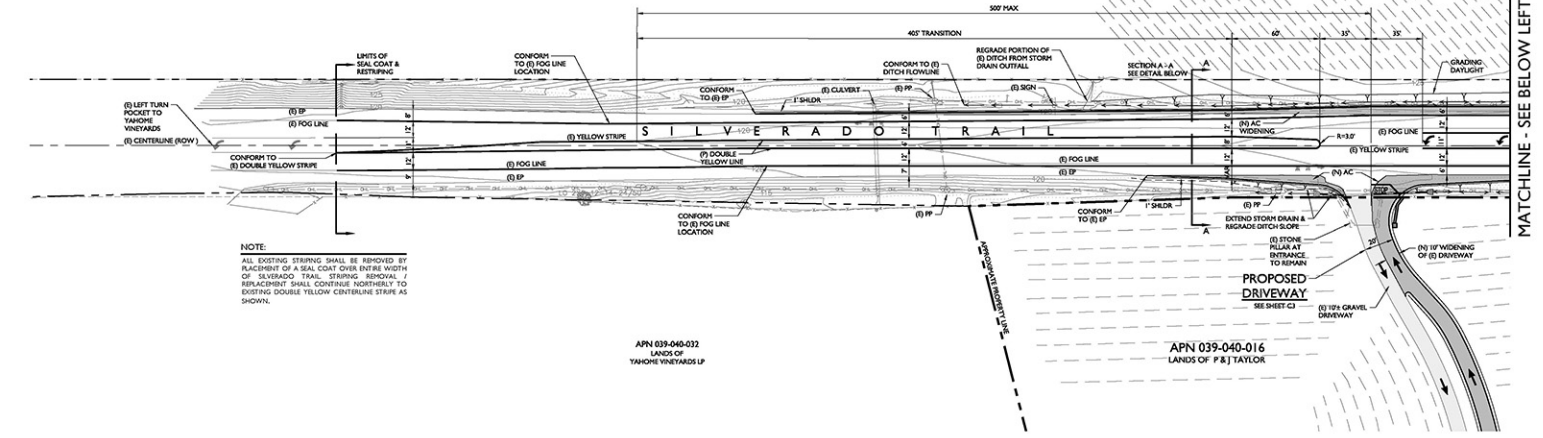
APN 039-040-032
LANDS OF
YAHOWE VINEYARDS LP

APN 039-040-016
LANDS OF P. & J. TAYLOR

APN 032-530-019
LANDS OF
ARLIE JEAN PHILLIPS

APN 039-040-016
LANDS OF P. & J. TAYLOR

APN 039-040-012
LANDS OF HACHERA LTD.



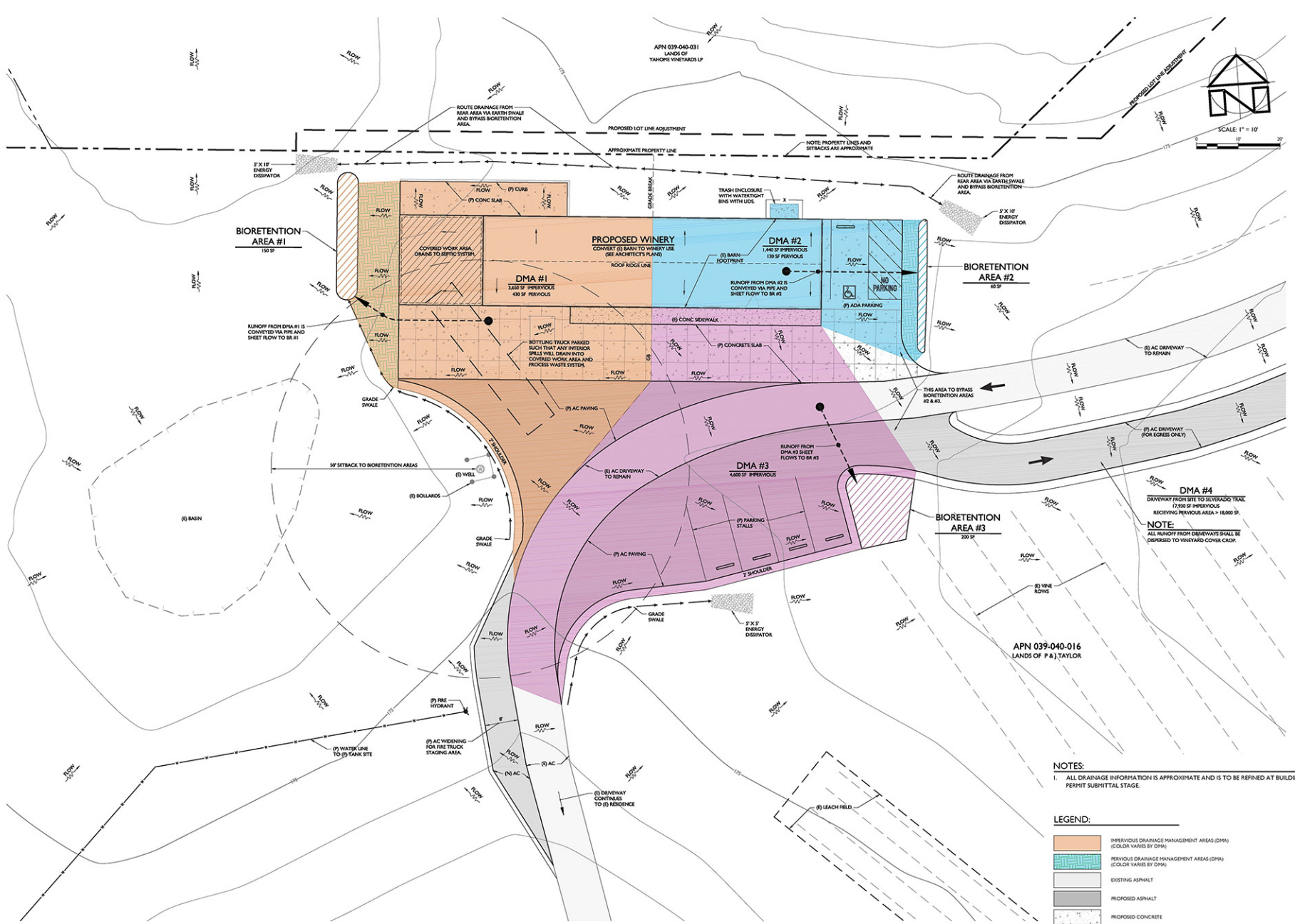
LEFT TURN LANE CONCEPT PLAN
SCALE: 1" = 40'

PREPARED UNDER THE DIRECTION OF



DRAWN BY: SHI
CHECKED BY: HRM
DATE: AUGUST 25, 2015
REVISIONS: BY:
3/8/2016 SHI
REVISED PER USE PERMIT
COMMENTS

JOB NUMBER: 15-104
FILE: 15-104CONC.DWG
ORIGINAL SIZE: 24" X 36"
SHEET NUMBER:



STORMWATER CONTROL PLAN EXHIBIT
SCALE: 1" = 10'

NOTES:
1. ALL DRAINAGE INFORMATION IS APPROXIMATE AND IS TO BE REFINED AT BUILDING PERMIT SUBMITTAL STAGE.

LEGEND:

	PERVIOUS DRAINAGE MANAGEMENT AREAS (DMA) (COLOR VARIES BY DMA)
	PERVIOUS DRAINAGE MANAGEMENT AREAS (DMA) (COLOR VARIES BY DMA)
	PERVIOUS DRAINAGE MANAGEMENT AREAS (DMA) (COLOR VARIES BY DMA)
	EXISTING ASPHALT
	PROPOSED ASPHALT
	PROPOSED CONCRETE

PREPARED UNDER THE DIRECTION OF

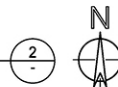


DRAWN BY: SHI
CHECKED BY: HRM
DATE: FEBRUARY 24, 2016
REVISIONS: BY: 3/8/2016 SHI
REVISED FOR USE PERMIT COMMENTS

JOB NUMBER: 15-104
FILE: 15-104CONC_SCPDWG
ORIGINAL SIZE: 24" X 36"
SHEET NUMBER:



PLAN VIEW
SCALE: 1/4"=1'-0"



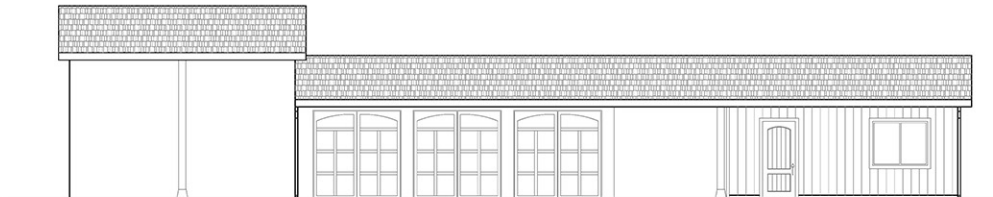
ISSUES/REVISIONS		
NO.	DATE	DESCRIPTION

TAYLOR FAMILY VINEYARD

DRAWN BY	CHECKED BY	DESIGNED BY	APPROVED BY

PROJECT NUMBER:
SCALE:

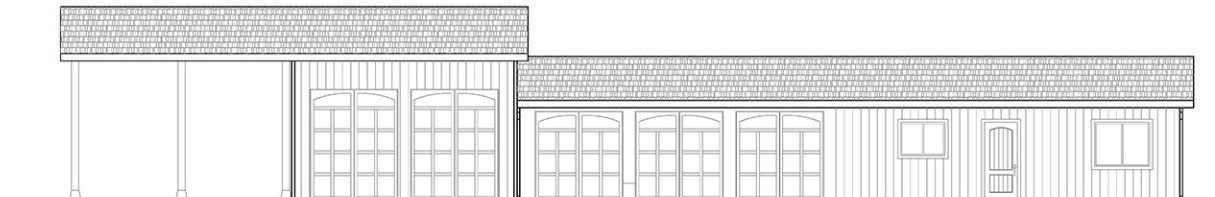
ARCHITECTURAL
PLAN VIEW



EXISTING FRONT ELEVATION

SCALE: 3/16"=1'-0"

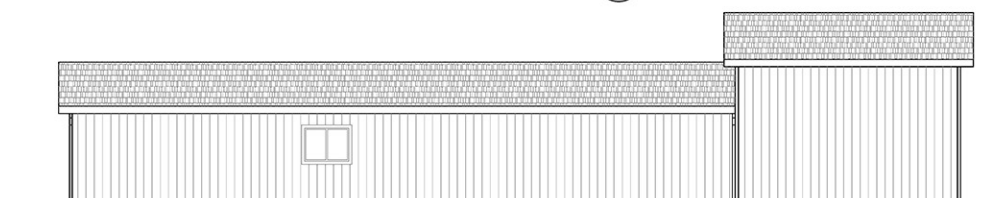
1
-



PROPOSED FRONT ELEVATION

SCALE: 3/16"=1'-0"

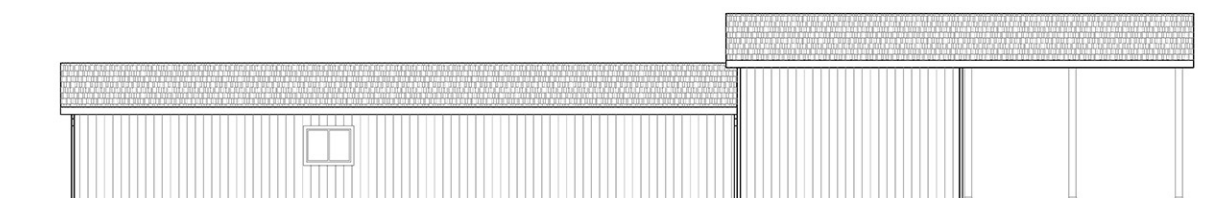
2
-



EXISTING BACK ELEVATION

SCALE: 3/16"=1'-0"

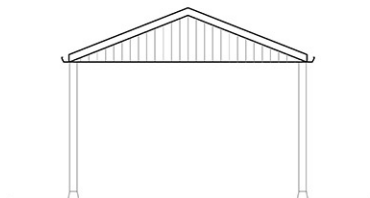
3
-



PROPOSED BACK ELEVATION

SCALE: 3/16"=1'-0"

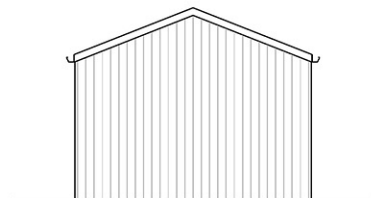
3
-



PROPOSED WEST ELEVATION

SCALE: 3/16"=1'-0"

6
-



EXISTING WEST ELEVATION

SCALE: 3/16"=1'-0"

5
-



EXISTING EAST ELEVATION (NO CHANGE)

SCALE: 3/16"=1'-0"

4
-

ISSUES/REVISIONS

NO. DATE DESCRIPTION

TAYLOR FAMILY VINEYARD

PROJECT NUMBER:
SCALE:

ARCHITECTURAL ELEVATIONS