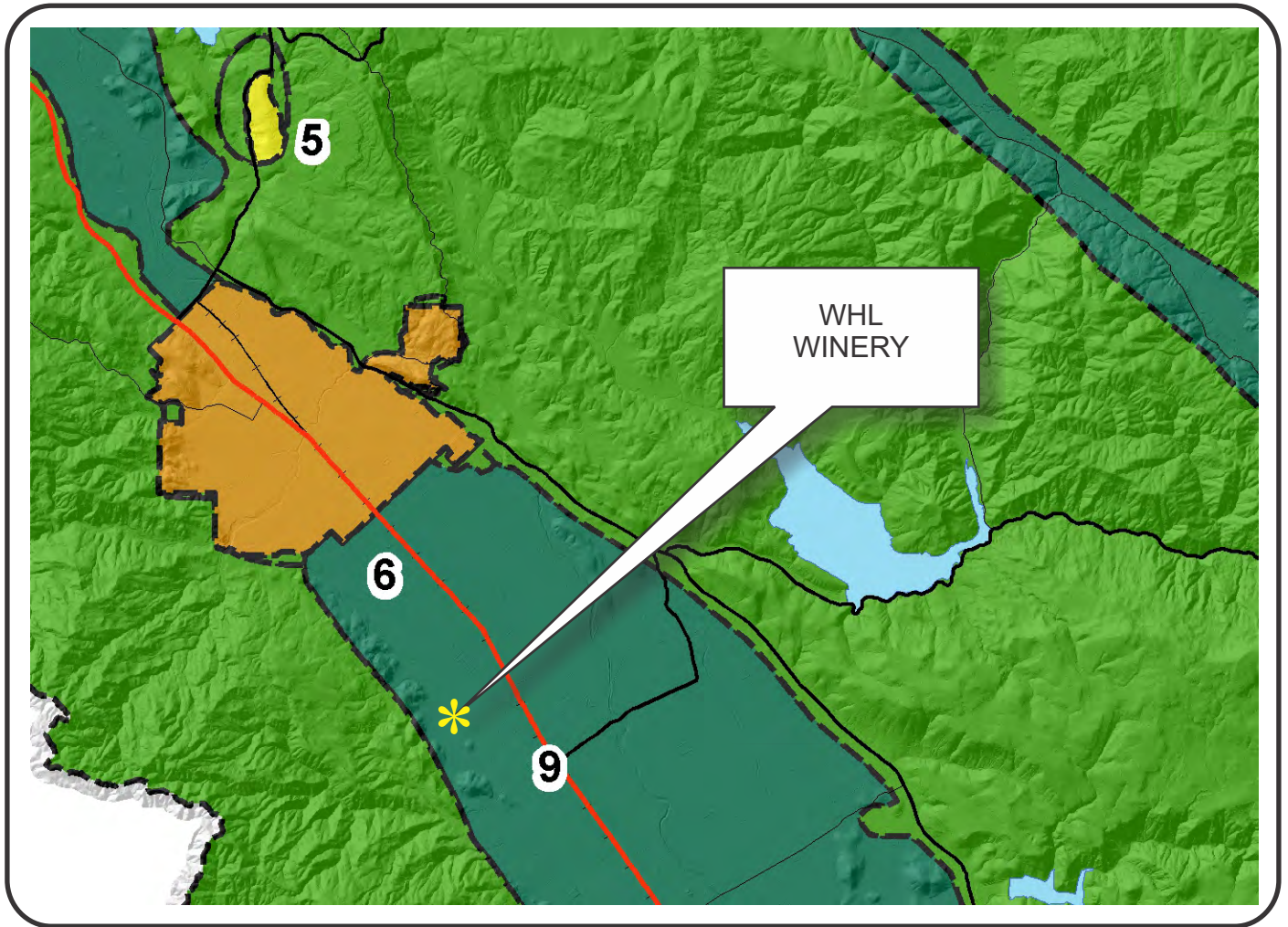


“ | ”

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

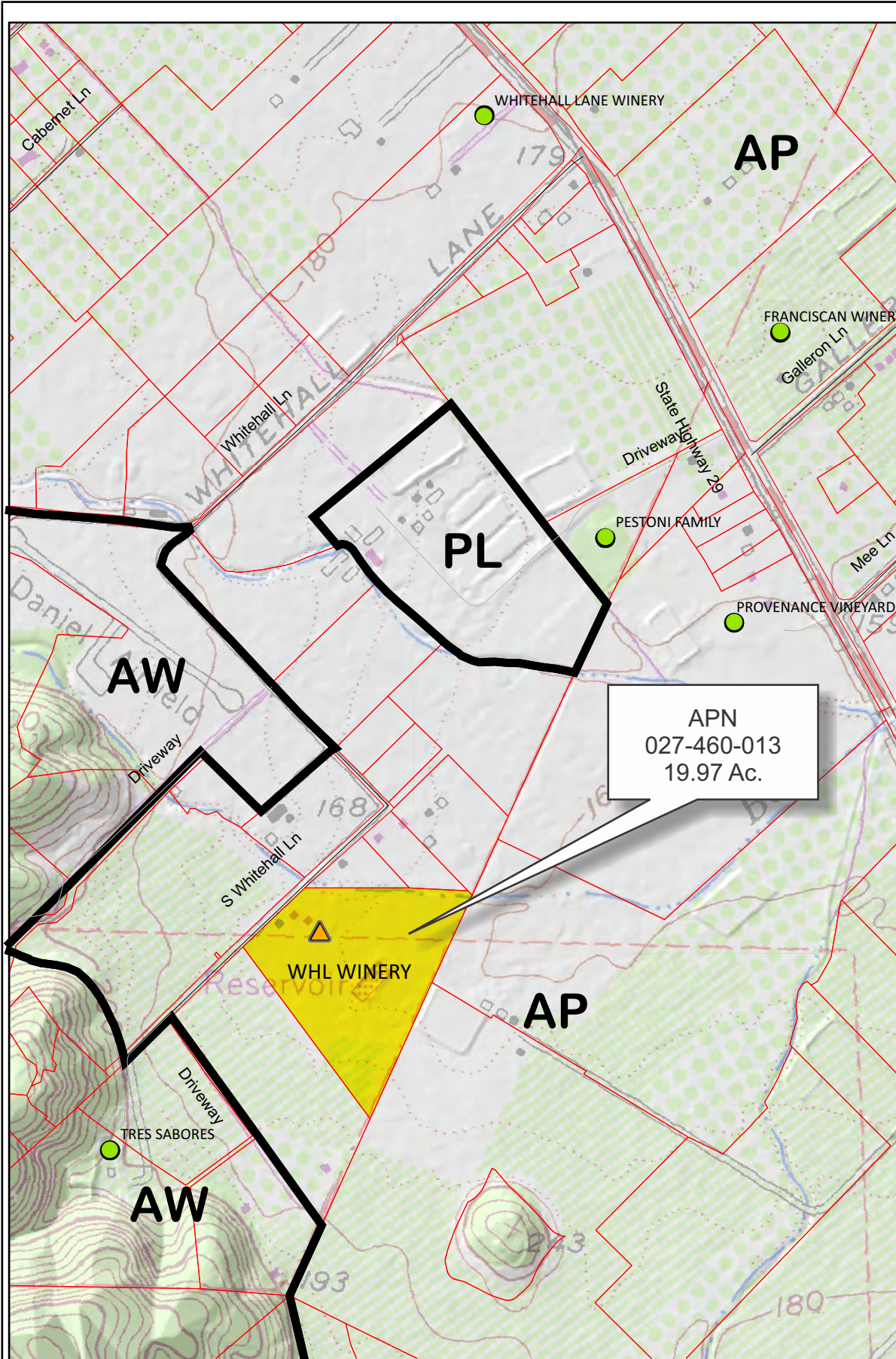
TRANSPORTATION

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

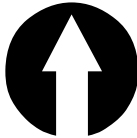
* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN
027-460-013
01-25-2017
UP

WHL WINERY

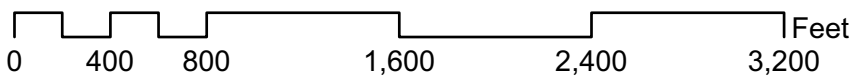


APN
027-460-013
19.97 Ac.



Legend

- Wineries**
- Status
- Producing
 - Producing, with pending major mod
 - ▭ Approved, not yet producing
 - ▲ Pending
 - Unknown
 - Zoning
 - Parcels



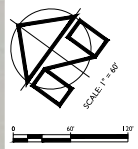
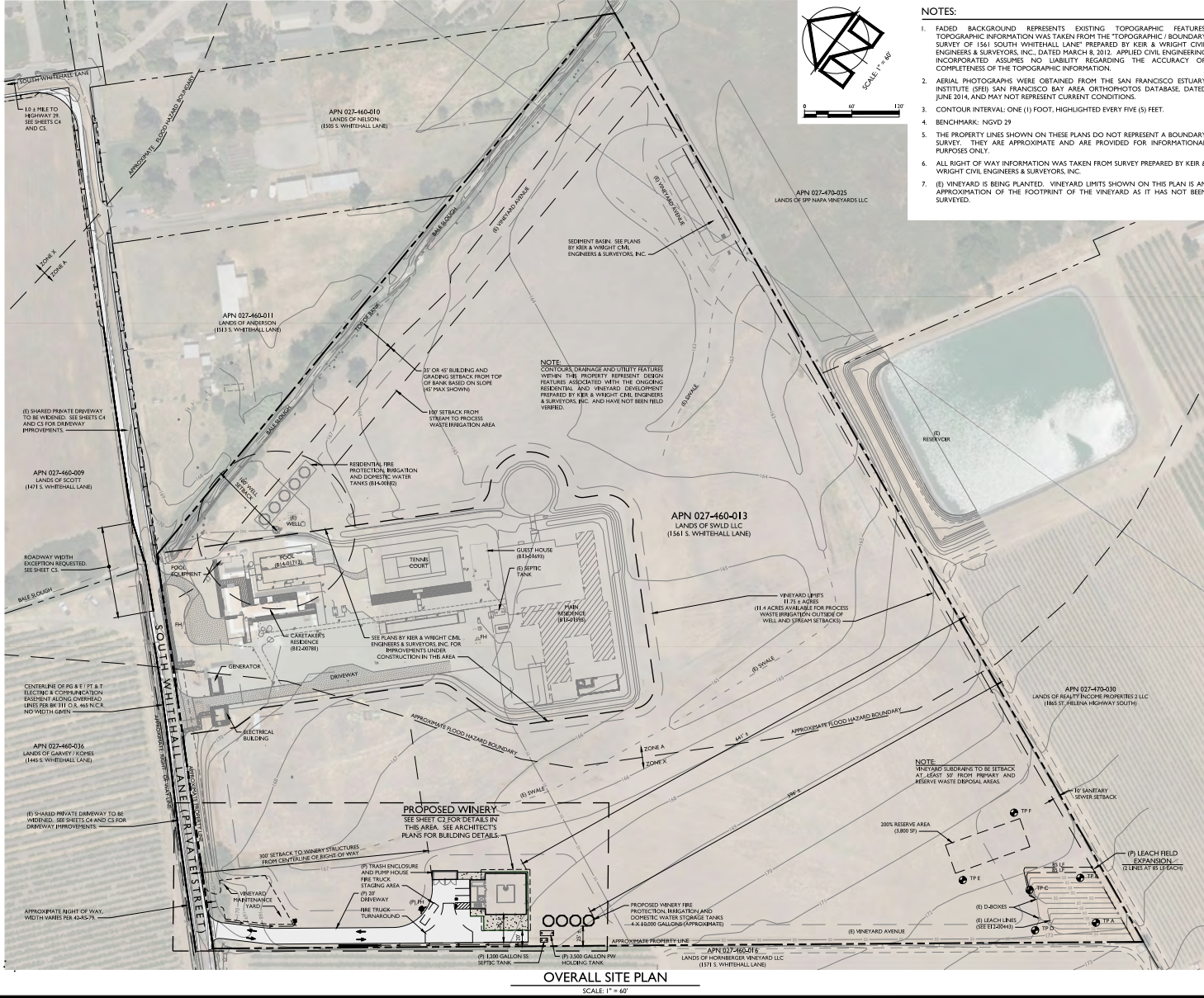
WHL WINERY



Existing Conditions

1561 SOUTH WHITEHALL LANE WINERY

USE PERMIT CONCEPTUAL SITE PLANS



NOTES:

1. Faded background represents existing topographic features. Topographic information was taken from the "TOPOGRAPHIC / BOUNDARY SURVEY OF 1561 SOUTH WHITEHALL LANE" prepared by KER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC., DATED MARCH 8, 2012. APPLIED CIVIL ENGINEERING INCORPORATED ASSUMES NO LIABILITY REGARDING THE ACCURACY OR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION.
2. AERIAL PHOTOGRAPHS WERE OBTAINED FROM THE SAN FRANCISCO ESTUARY INSTITUTE (SEI), SAN FRANCISCO BAY AREA ORTHOPHOTOS DATABASE, DATED JUNE 2014, AND MAY NOT REPRESENT CURRENT CONDITIONS.
3. CONTOUR INTERVAL: ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET.
4. BENCHMARK: NGVD 29
5. THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A FOUNDATIONAL SURVEY. THEY ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
6. ALL RIGHT OF WAY INFORMATION WAS TAKEN FROM SURVEY PREPARED BY KER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
7. (E) VINEYARD IS BEING PLANTED. VINEYARD LIMITS SHOWN ON THIS PLAN IS AN APPROXIMATION OF THE FOOTPRINT OF THE VINEYARD AS IT HAS NOT BEEN SURVEYED.



PROJECT INFORMATION:

PROJECT OWNER & APPLICANT:
SWLD LLC
101 MONTGOMERY STREET, SUITE 2350
SAN FRANCISCO, CA 94104

SITE ADDRESS:
1561 SOUTH WHITEHALL LANE
ST. HELENA, CA 94574

ASSESSOR'S PARCEL NUMBER:
027-460-013

PARCEL SIZE:
20 ± ACRES

PROJECT SIZE:
1.0 ± ACRES

ZONING:
AGRICULTURAL PRESERVE (AP)

DOMESTIC WATER SOURCE:
PRIVATE WATER WELL AND TANKS

FIRE PROTECTION WATER SOURCE:
PRIVATE TANKS

WASTEWATER DISPOSAL:
SANITARY SEWER: ONSITE TREATMENT AND DISPOSAL
PROCESS WASTE: HOLD AND HAUL OR ONSITE TREATMENT AND DISPOSAL

SHEET INDEX:

- C1 OVERALL SITE PLAN
- C2 WINERY CONCEPTUAL GRADING AND LAYOUT PLAN
- C3 STORMWATER CONTROL PLAN
- C4 DRIVEWAY PLAN STA 10+00 TO STA 23+50
- C5 DRIVEWAY PLAN STA 23+50 TO STA 42+50
- C6 IMPERVIOUS AREA EXHIBIT

FLOOD HAZARD NOTE:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 96050303B0E AND 060503037E, EFFECTIVE SEPTEMBER 26, 2008, ALL OR A PORTION OF THE PROJECT SITE IS LOCATED IN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% CHANCE ANNUAL FLOOD (100 YEAR FLOOD). THE APPROXIMATE FLOOD HAZARD BOUNDARY LINE IS SHOWN ON THIS PLAN. SEE FIRM FOR ADDITIONAL INFORMATION.

GRADING QUANTITIES*

CUT	2,100 ± CY
FILL	20 ± CY
NET**	2,080 ± 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 EITHER SPREAD IN A THIN UNIFORM LAYER IN THE VINEYARD AREA OR WILL BE HAULED OFFSITE TO AN APPROVED PROJECT SITE OR LANDFILL.



1561 SOUTH WHITEHALL LANE WINERY
 USE PERMIT CONCEPTUAL SITE PLANS
 COVER SHEET AND OVERALL SITE PLAN

PREPARED UNDER THE DIRECTION OF:



DRAWN BY: www.PowerCAD.net

CHECKED BY: MFM

DATE: JUNE 15, 2015

REVISIONS: BY: 5/6/2016 YMS

PLAN CHECK REVISION

JOB NUMBER: 15-109

FILE: 15-109CNC-OSP DWG

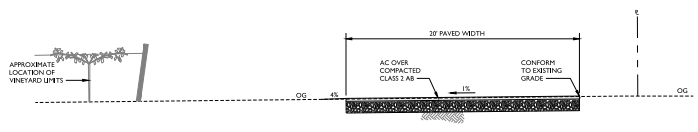
ORIGINAL SIZE: 24" X 36"

SHEET NUMBER:

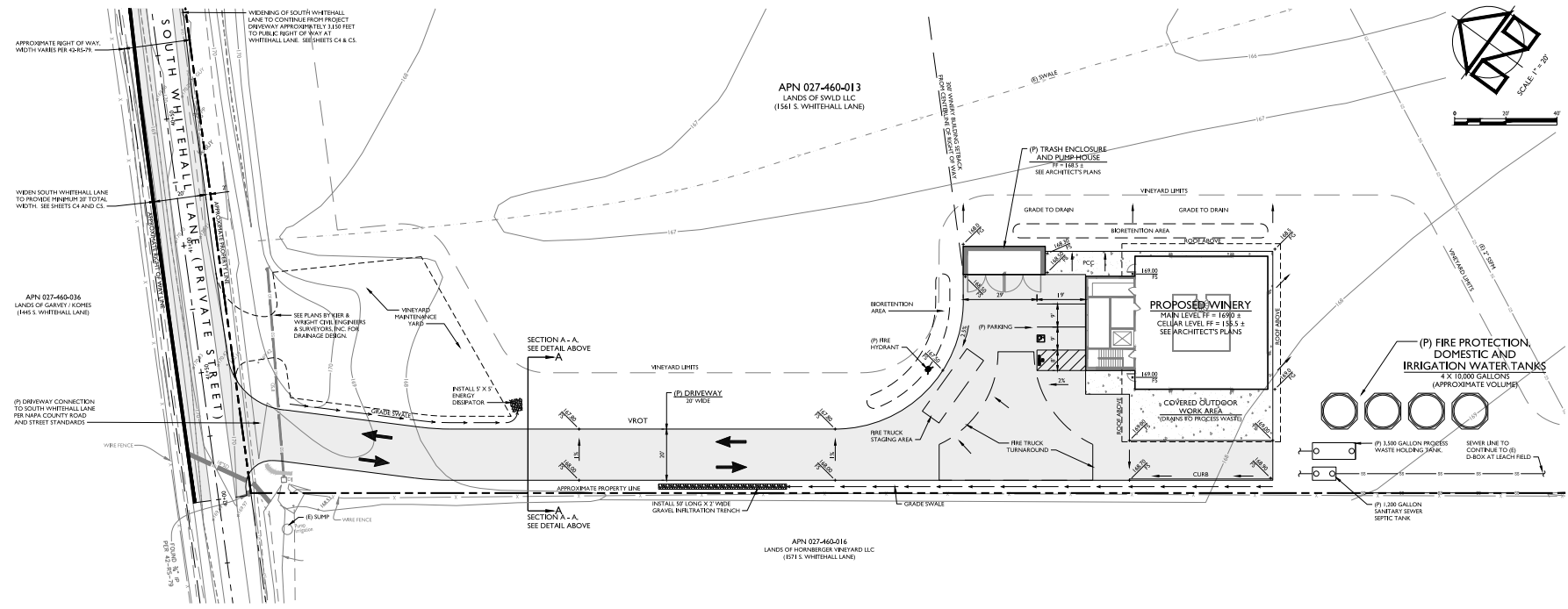
CI OF

LEGEND:

	APPROXIMATE PROPERTY BOUNDARY (SUBJECT PARCEL)
	APPROXIMATE PROPERTY BOUNDARY (ADJACENT PARCEL)
	EXISTING EDGE OF PAVEMENT
	EXISTING FENCE
	EXISTING FLOWLINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM DRAIN
	EXISTING DRAIN INLET
	PROPOSED HANDICAP PARKING
	PROPOSED LIGHT DUTY PCC
	PROPOSED ASPHALT CONCRETE
	PROPOSED BUILDING
	PROPOSED EDGE OF PAVEMENT
	PROPOSED SANITARY SEWER LINE

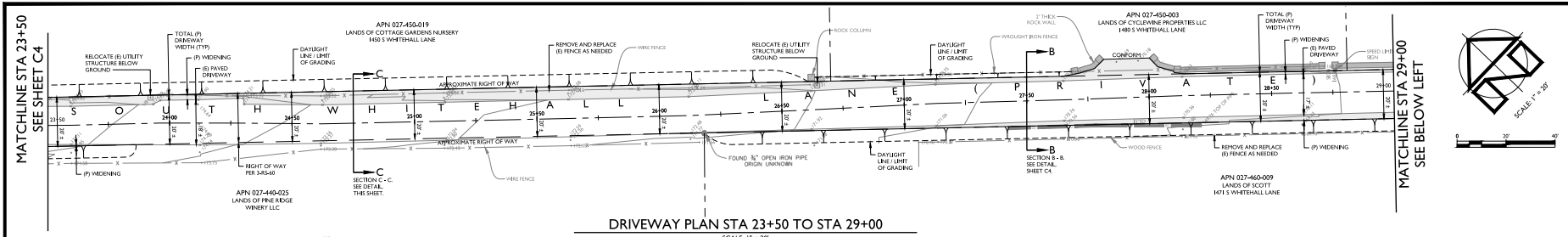


SECTION A - A
 SCALE: 1" = 5'



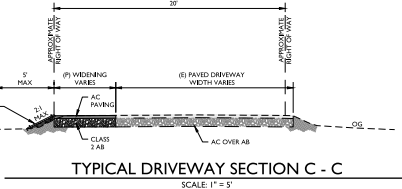
WINERY CONCEPTUAL GRADING AND LAYOUT PLAN
 SCALE: 1" = 20'

© 2016 APPLIED CIVIL ENGINEERING INCORPORATED



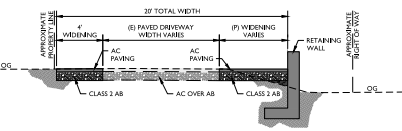
DRIVEWAY PLAN STA 23+50 TO STA 29+00

SCALE: 1" = 30'



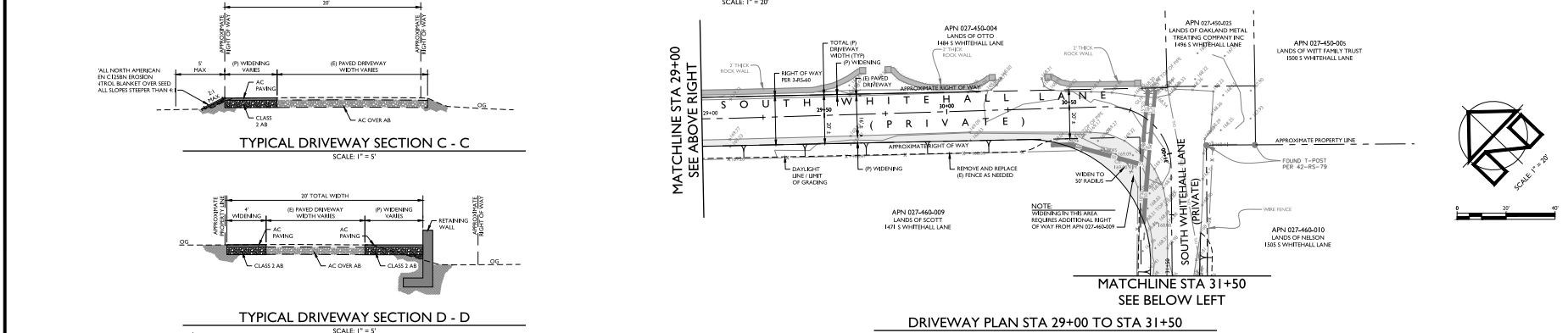
TYPICAL DRIVEWAY SECTION C - C

SCALE: 1" = 5'



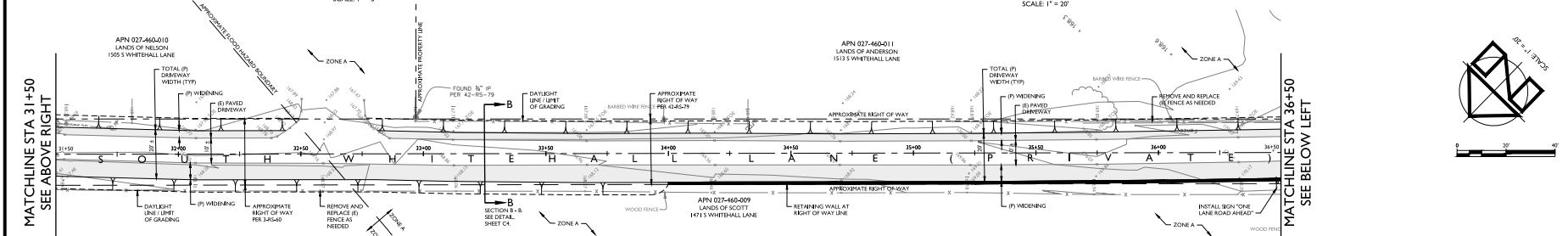
TYPICAL DRIVEWAY SECTION D - D

SCALE: 1" = 5'



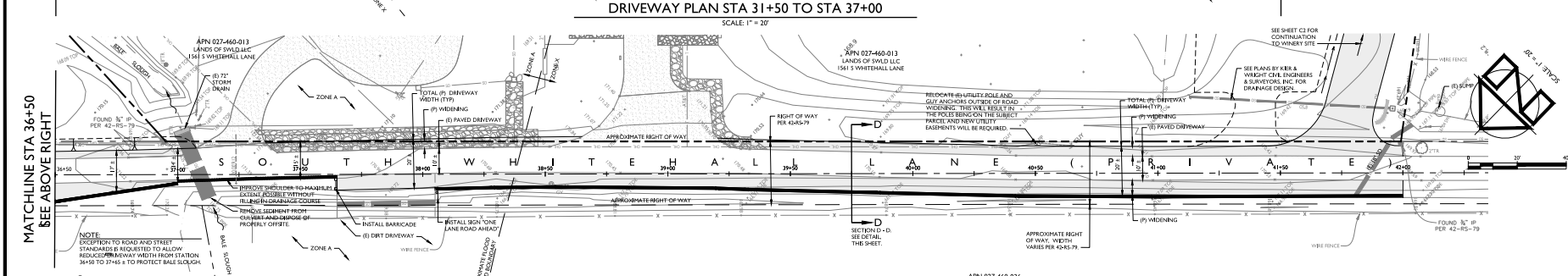
DRIVEWAY PLAN STA 29+00 TO STA 31+50

SCALE: 1" = 30'



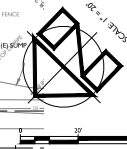
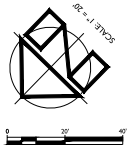
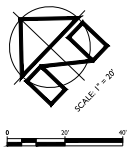
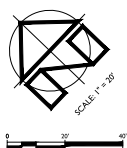
DRIVEWAY PLAN STA 31+50 TO STA 37+00

SCALE: 1" = 30'



DRIVEWAY PLAN STA 37+00 TO STA 42+50

SCALE: 1" = 30'



APPLIED
 CIVIL ENGINEERING INCORPORATED
 1561 SOUTH WHITEHALL AVENUE
 SAN JOSE, CALIFORNIA 95128
 (408) 253-8888 (408) 253-2955 FAX
 www.appliedce.com

1561 SOUTH WHITEHALL LANE WINERY
 USE PERMIT CONCEPTUAL SITE PLANS
 DRIVEWAY PLAN STA 23+50 TO STA 42+50

PREPARED UNDER THE DIRECTION OF:



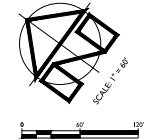
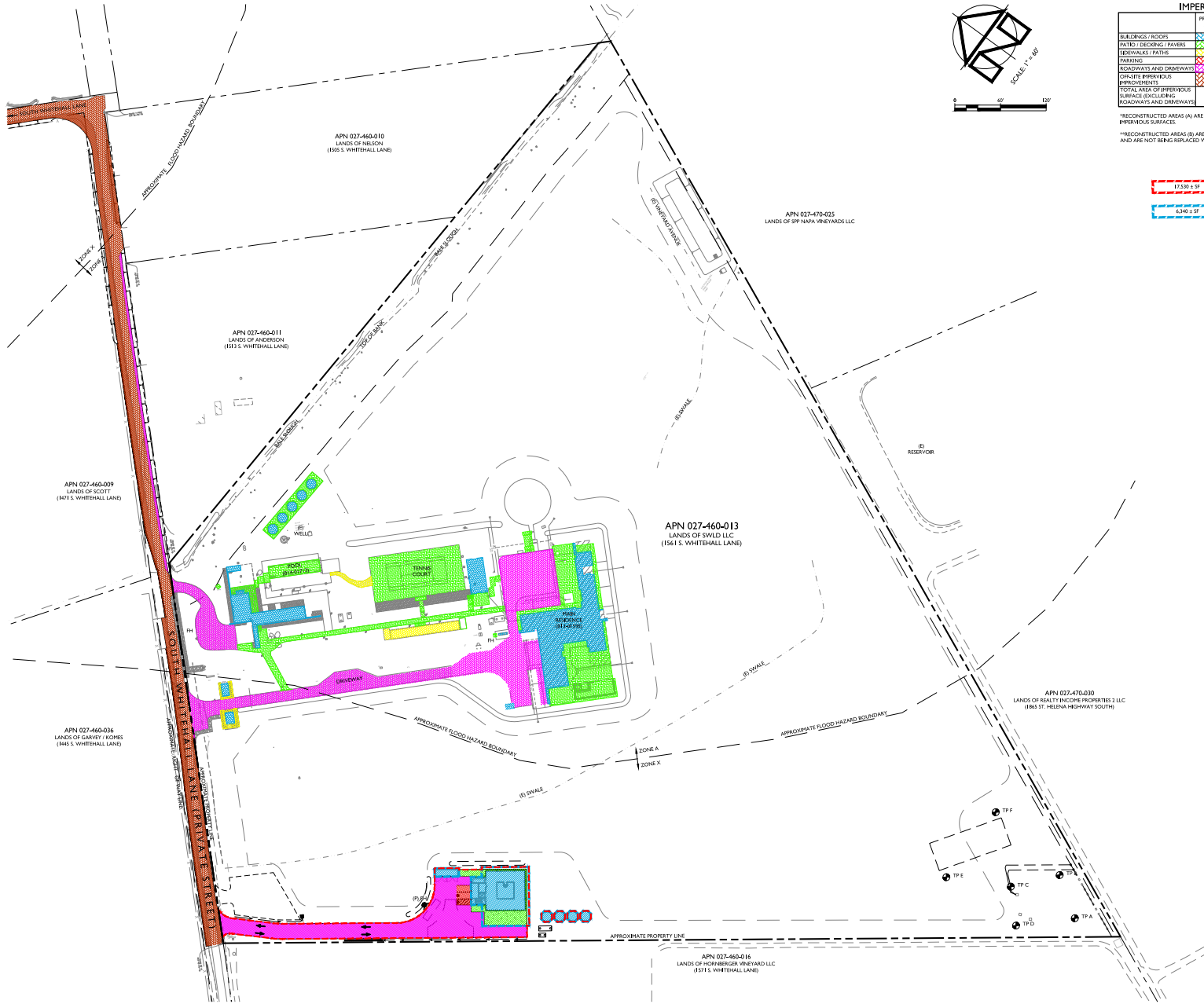
DRAWN BY: www.PowerCAD.net
 CHECKED BY: HSBM
 DATE: JUNE 15, 2015
 REVISIONS: BY: 5/6/2016 YMS
 PLAN CHECK REVISION:

JOB NUMBER: 15-109
 FILE: 15109CONC-ROAD.DWG
 ORIGINAL SIZE: 24" X 36"
 SHEET NUMBER:

C5

OF 6

© Project 15109 1561 South Whitehall Lane, San Jose, CA 95128, Project 15109, Applied Civil Engineering, Inc. 5/20/15 8:40:00 AM



IMPERVIOUS SURFACE SUMMARY

	PRE-PROJECT AREA (SF)	NEW AREA (SF)	RECONSTRUCTED AREA (SF)	TOTAL NEW AND RECONSTRUCTED AREA (SF)
BUILDINGS / ROOFS	4,430	4,430	0	4,430
PATIO / DECKING / PAVERS	1,830	1,830	0	1,830
SIDEWALKS / PATHS	3,300	0	0	0
PARKING	495	495	0	495
ROADWAYS AND DRIVEWAYS	23,760	23,760	0	23,760
ON-SITE IMPERVIOUS IMPROVEMENTS	14,860	0	0	14,860
TOTAL AREA OF IMPERVIOUS SURFACE (EXCLUDING ROADWAYS AND DRIVEWAYS)	32,775	4,755	0	4,755

*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.



IMPERVIOUS SURFACE EXHIBIT
SCALE: 1" = 40'

APPLIED
 CIVIL ENGINEERING INCORPORATED
 1561 SOUTH WHITEHALL LANE
 SAN JOSE, CA 94158
 (973) 320-9996 (707) 330-2395 Fax
 www.appliedcivil.com

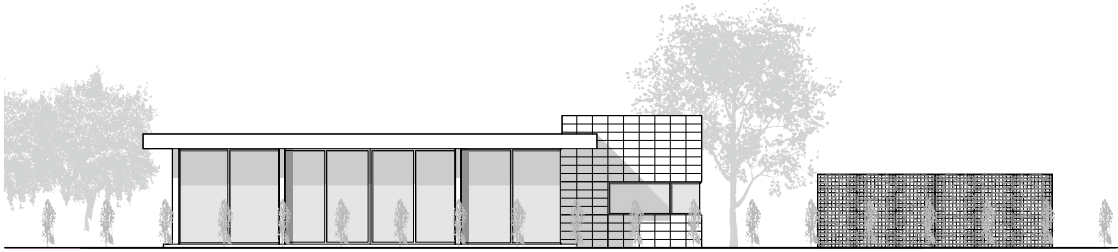
1561 SOUTH WHITEHALL LANE WINERY
 USE PERMIT CONCEPTUAL SITE PLANS
 IMPERVIOUS SURFACE EXHIBIT



DRAWN BY: www.PowerCAD.net
 CHECKED BY: HRM
 DATE: JUNE 15, 2015
 REVISIONS: BY: YMS
 5/6/2016
 PLAN CHECK REVISION:

JOB NUMBER: 15-109
 FILE: 15-109CONC-ISE.DWG
 ORIGINAL SIZE: 24" X 36"
 SHEET NUMBER:

West Elevation



Project Team

OWNER:
SWLD, LLC
 101 Montgomery Street, Suite 2350
 San Francisco, CA 94104

SITE ADDRESS:
 1561 South Whitehall Lane
 St. Helena, CA 94574

PLANNING/PERMITS:
PLANS & WINE
 Donna Olford
 2620 Pinot Way
 St. Helena, CA 94574
 T: 707-963-9632
 doolford@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:
STEVE ARNS LANDSCAPE ARCHITECT
 Steve Arns
 601 Mund Road
 St. Helena, CA 94574
 T: 707-963-5736
 M: 707-953-6052
 stevearns16@gmail.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



40 Hotaling Place
 San Francisco
 California 94111
 (415) 433-7777 tel
 (415) 433-7717 fax
 taylorlombardo.com



Project Data

Site Address:
 1561 South Whitehall Lane
 St. Helena, CA 94574

Assessor's Parcel Number:
 027-460-013

Zoning District:
 AP

Project Scope:
 New Winery Building, New Refuse & Fire Pump Enclosure

Index of Drawings

C1 Overall Site Plan
 C2 Winery Conceptual Grading + Layout Plan
 C3 Impervious Surface Exhibit
 A0 Cover Sheet
 A1 Floor Plans
 A2 Elevations
 Site Landscape Concept

1561 South Whitehall Lane
 Winery
 1561 South Whitehall Lane
 St. Helena, CA, 94574
 APN 027-460-013

Square Footages

Building Area Summary

Production vs Accessory			
Total Net Usable Areas by Type	Net Production	Net Accessory	
Exterior Spaces included	8,274	152	
Total Net Usable Areas	8,426		
Accessory Percentage of Total Net Production Area:		1.8%	

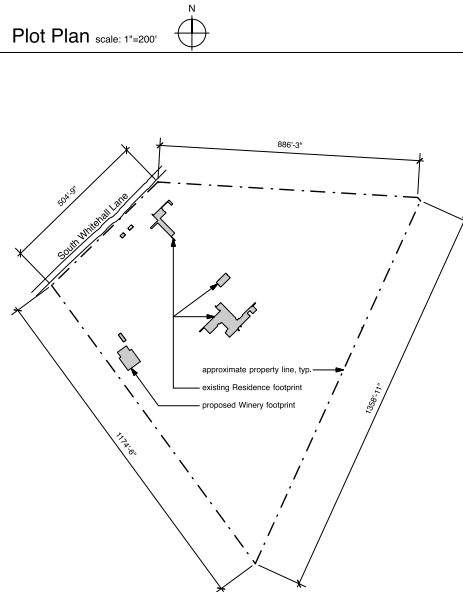
Building Area Details

WINERY BUILDING			
ROOM NAME / TYPE	PRODUCTION	AREA (SF)	
		PRODUCTION	ACCESSORY
001 Work Area	1,257		
002 Barrel Storage A	845		
003 Barrel Storage B	845		
004 Storage / Mechanical	539		
005 Star			152
101 Crush Area	2,704		
102 Pastroom	129		
103 Lab / Office	192		
104 Mechanical	195		
Sub-Total Net Usable Area	6,660		152
Total Net Usable Area	6,812		

OUTDOOR AREA			
TYPE	PRODUCTION	AREA (SF)	
		PRODUCTION	ACCESSORY
Covered Receiving	1,230		-
Refuse & Fire Pump Enclosure	394		-
Outdoor Sub-Total Net Usable Area	1,614		
Total Net Usable Area	1,614		

TOTAL			
TYPE	PRODUCTION	AREA (SF)	
		PRODUCTION	ACCESSORY
WINERY BUILDING	6,660		152
OUTDOOR AREA	1,614		-
Sub-Total Net Usable Area	8,274		152
Total Net Usable Area	8,426		

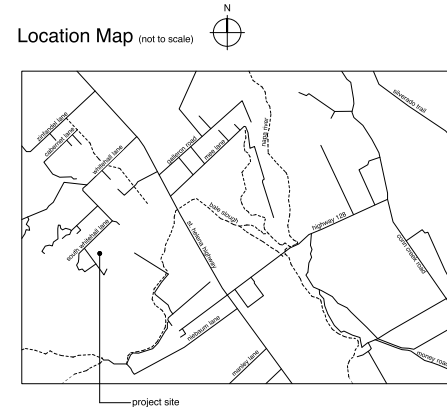
Plot Plan scale: 1"=200'



Symbols Legend

- elevation reference
- section reference
- datum or work point

Location Map (not to scale)



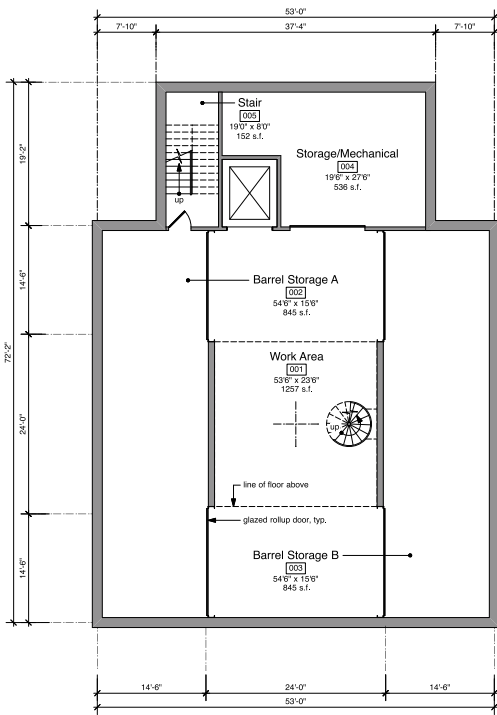
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Cover Sheet

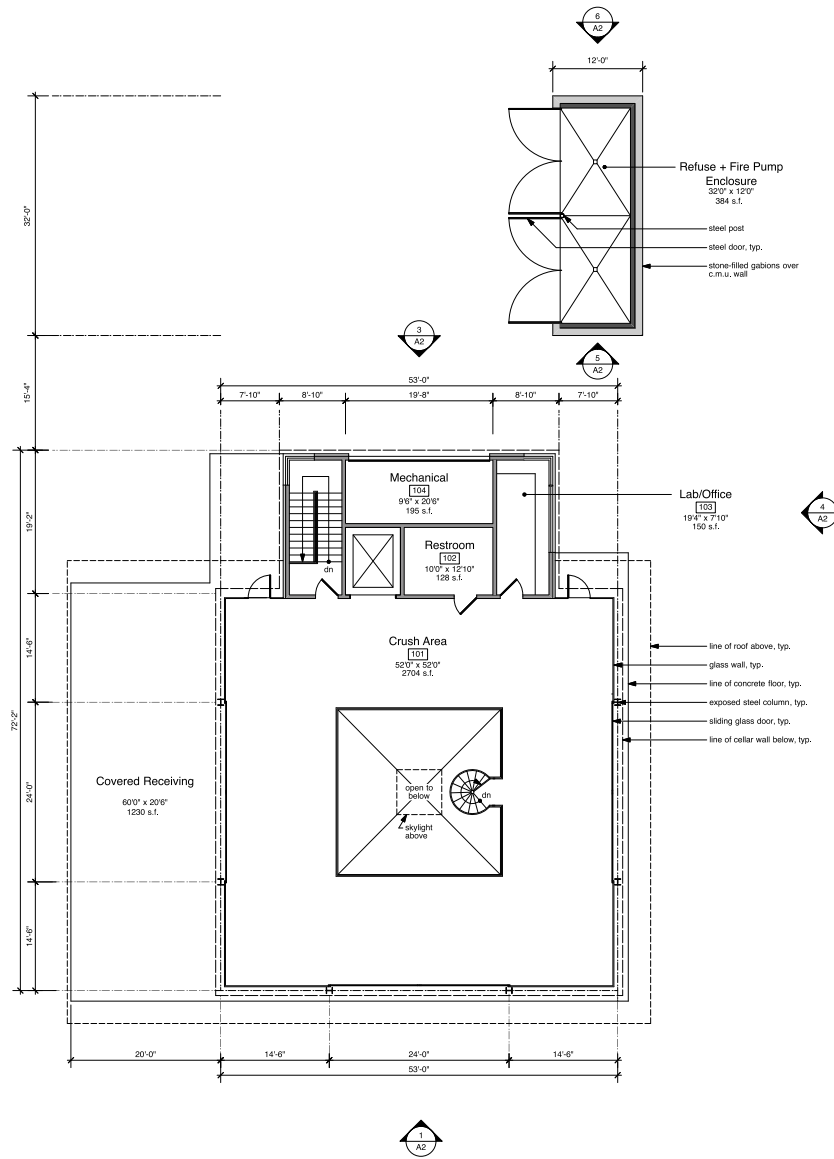
scale: As Noted
 revision: _____ date: _____
 Use Permit Submittal 06.23.15

 job no: 1500
 drawn: SS
 checked: TT
 date: 06.23.15
 sheet no: _____

A0



1 Cellar Floor Plan



2 First Floor Plan



1561 South Whitehall Lane
Winery
1561 South Whitehall Lane
St. Helena, CA, 94574
APN 027-460-013

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Floor Plans

scale: 1/8" = 1'-0"
revision: _____ date: _____
Use Permit Submittal 06.23.15

job no: 1500
drawn: SS
checked: TT
date: 06.23.15

sheet no:



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Building Elevations

Scale: 1/8" = 1'-0"

revision: date:

Use Permit Submittal 06.23.15

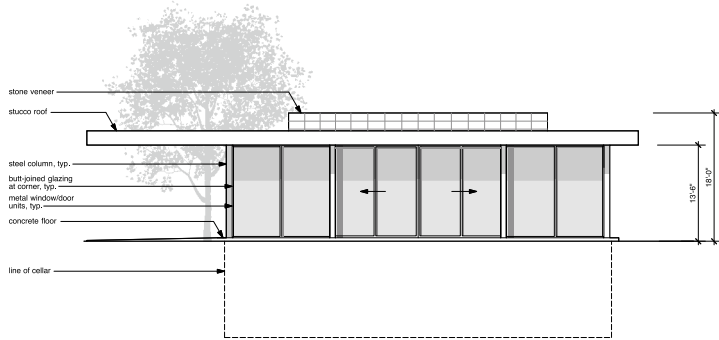
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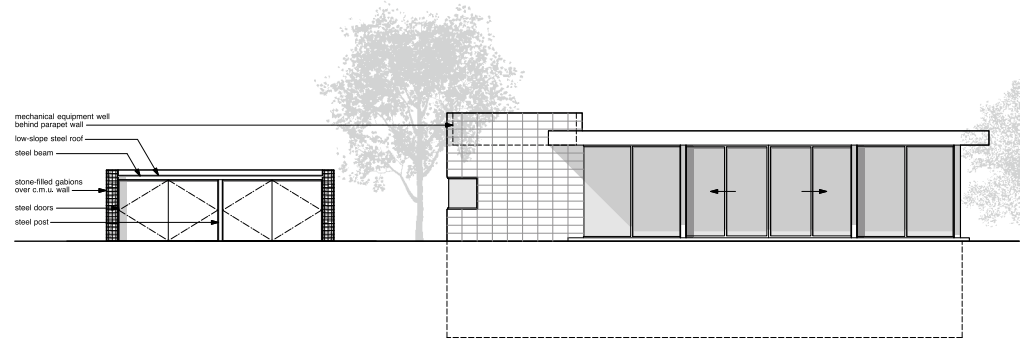
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date: 06.23.15

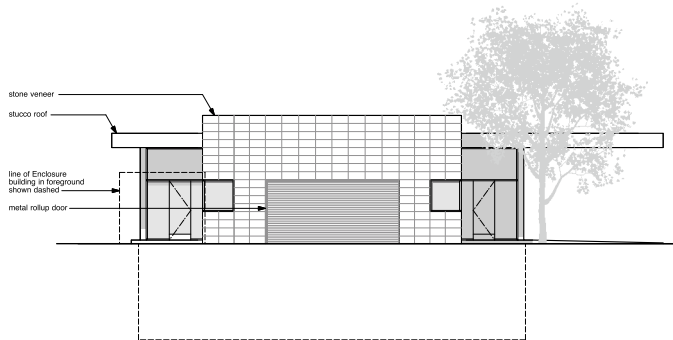
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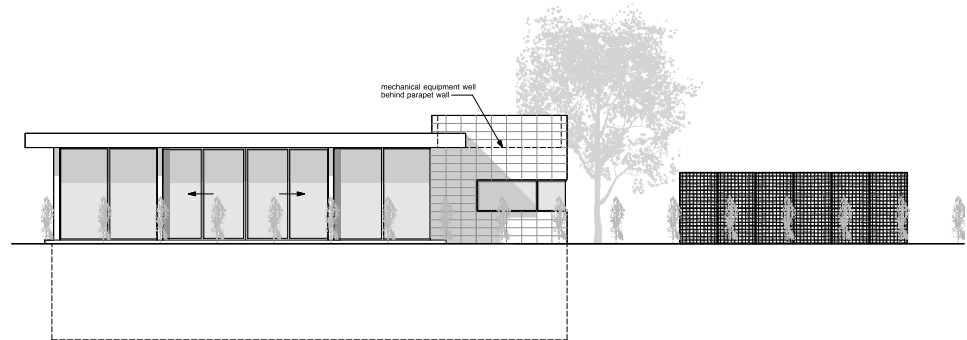
1 South Elevation



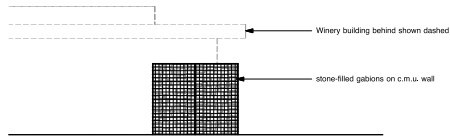
2 West Elevation



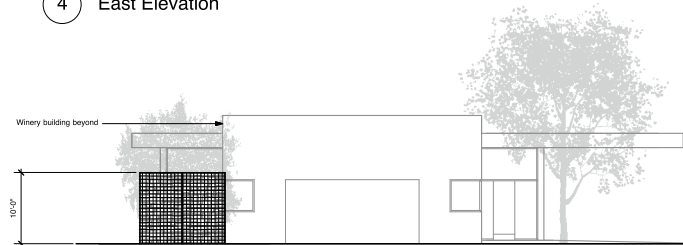
3 North Elevation



4 East Elevation



5 South Elevation - Enclosure Building



6 North Elevation - Enclosure Building

169.5

169.4

169.8

169.5

169.1

169.5

169.42

169.8

168.2

168.1

168.3

168.8

170.2

170.6

170.3

169.8

169.5

10 "swan hill" fruitless olives

4 fruiting olives

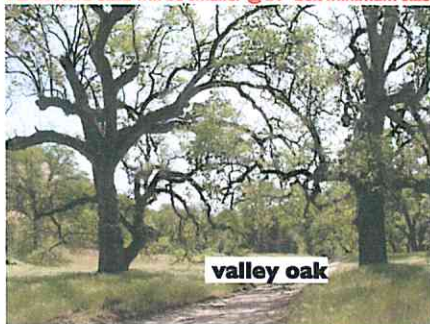
3 "swan hill" fruitless olives

1 valley oak

12 "swan hill" fruitless olives



fruiting olive

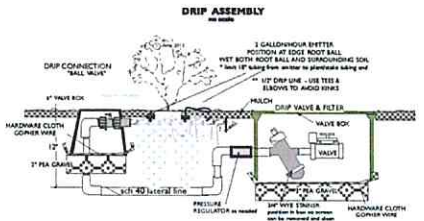


valley oak



swan hill

note all trees shown at mature size
PLANTING SIZE will be smaller @ 24" box minimum size



NOTE: ALL TREES TO BE IRRIGATED USING DRIP IRRIGATION

STEVIE LANDSCAPE ARCHITECT
10200 N. CHANDLER
DANFORTH, CA 94517
(925) 455-1500
www.stevielandscape.com



SWL WINERY

DATE
4/27/15
USE PERMIT
SUBMITTAL
SCALE
D-size (24"x36") sheet
1"=20'
www.stevielandscape.com
SHEET #

SITE LANDSCAPE
CONCEPT

