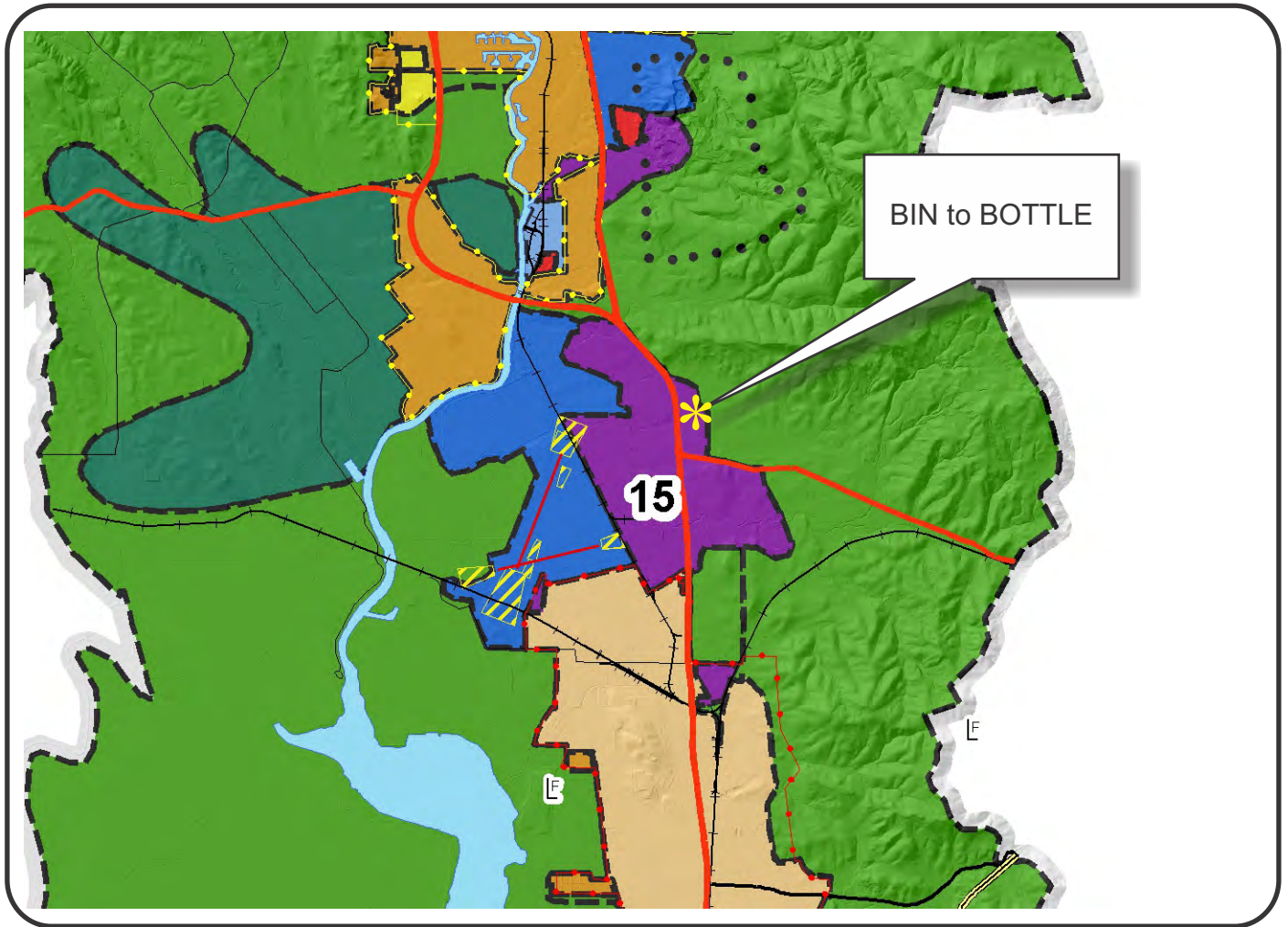


“G”

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

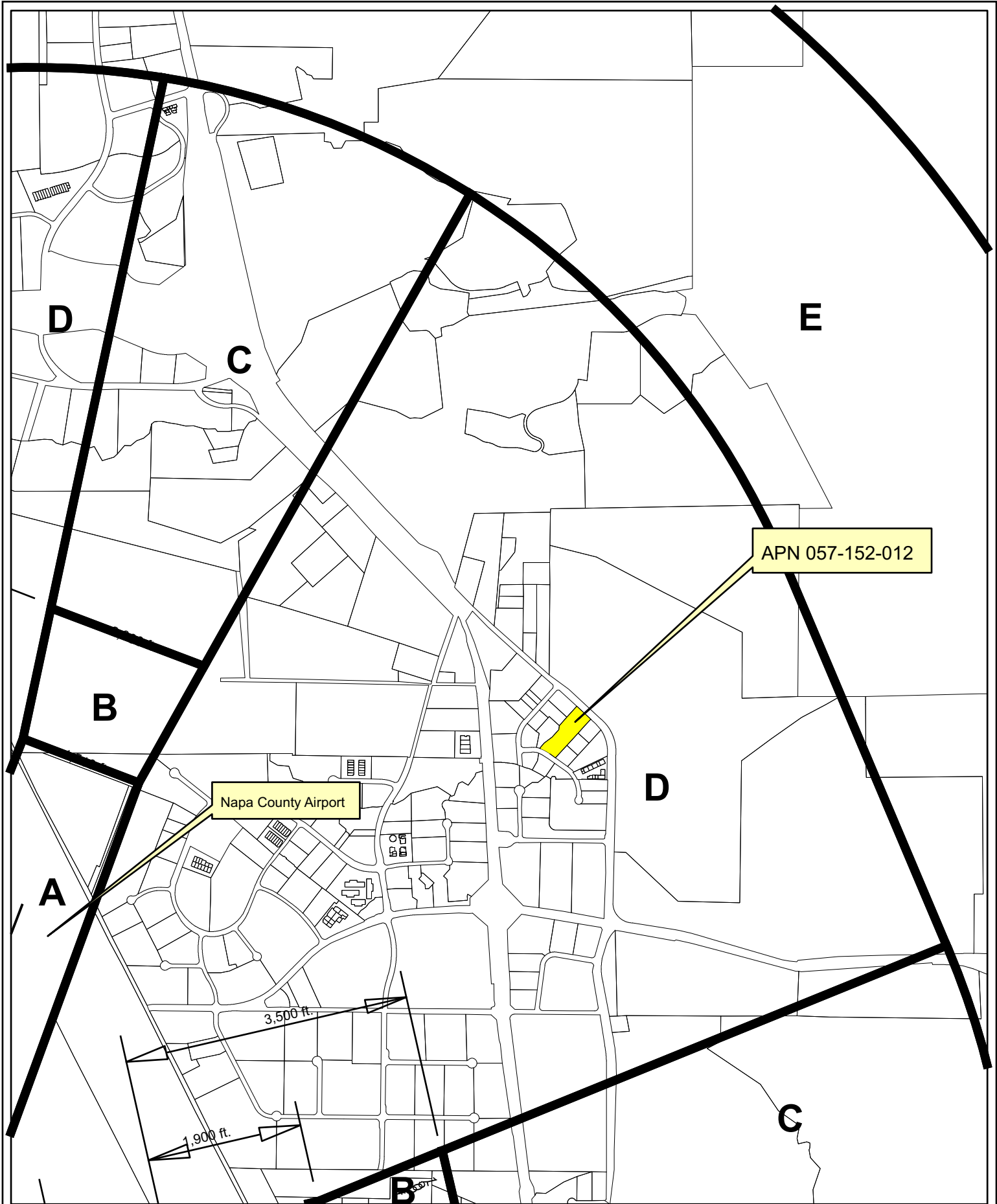
- Agriculture, Watershed & Open Space
- Agricultural Resource

### 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  
057-152-012  
02-08-2017



Napa County Airport

APN 057-152-012

# Compatibility Plan

## Napa County Airport

Horizontal Datum: NAD 83,  
CA State Plane Coordinates,  
Zone II, feet



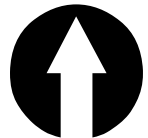
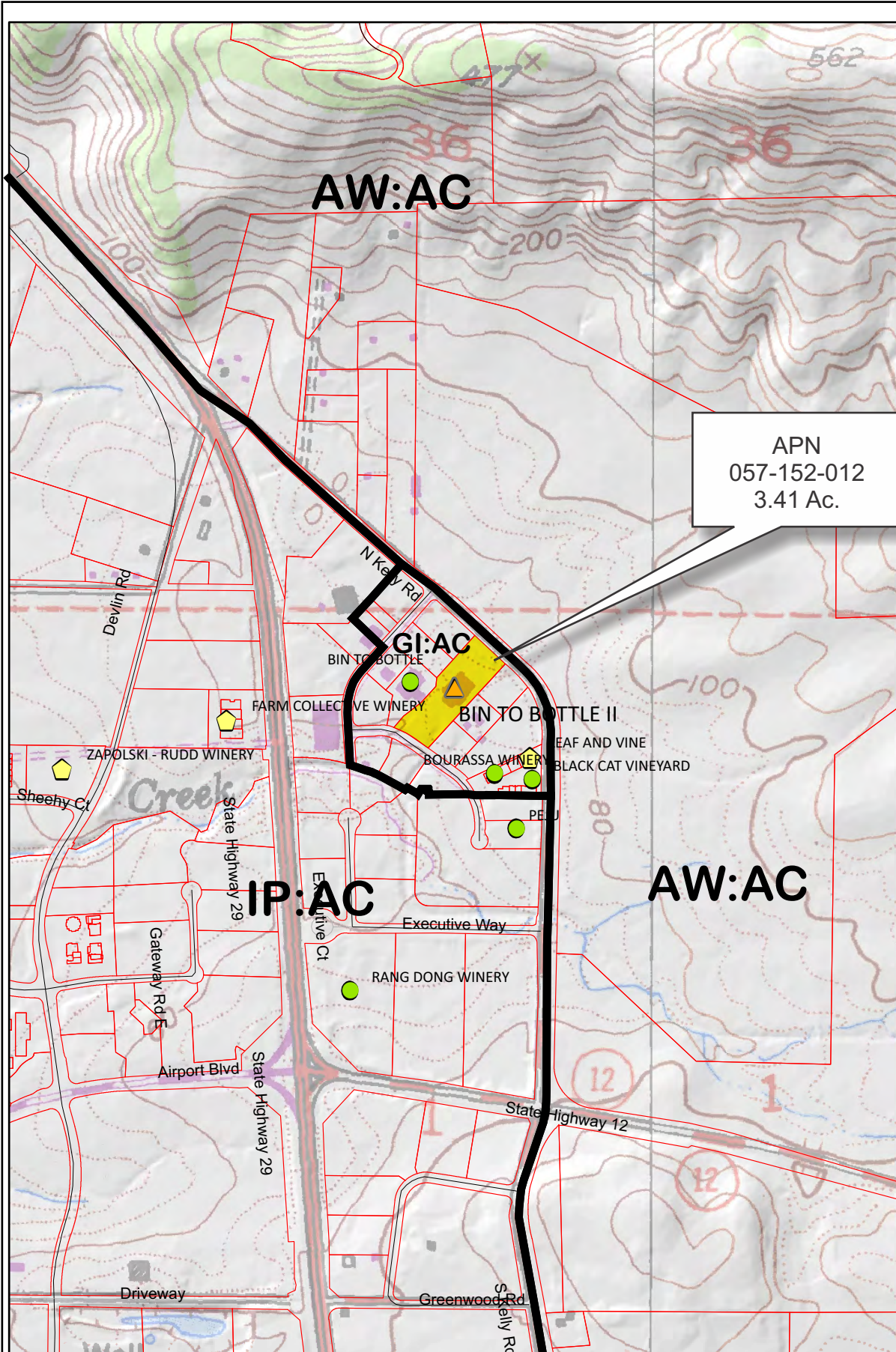
Disclaimer: This map was prepared for informational purposes only. No liability is assumed for the accuracy of the data delineated herein.



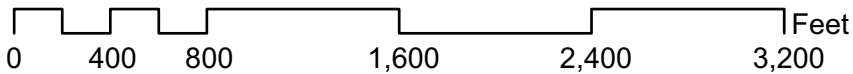
0 385 770 1,540'

Napa County P.B.E.S. - 10/2016

# BIN to BOTTLE



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

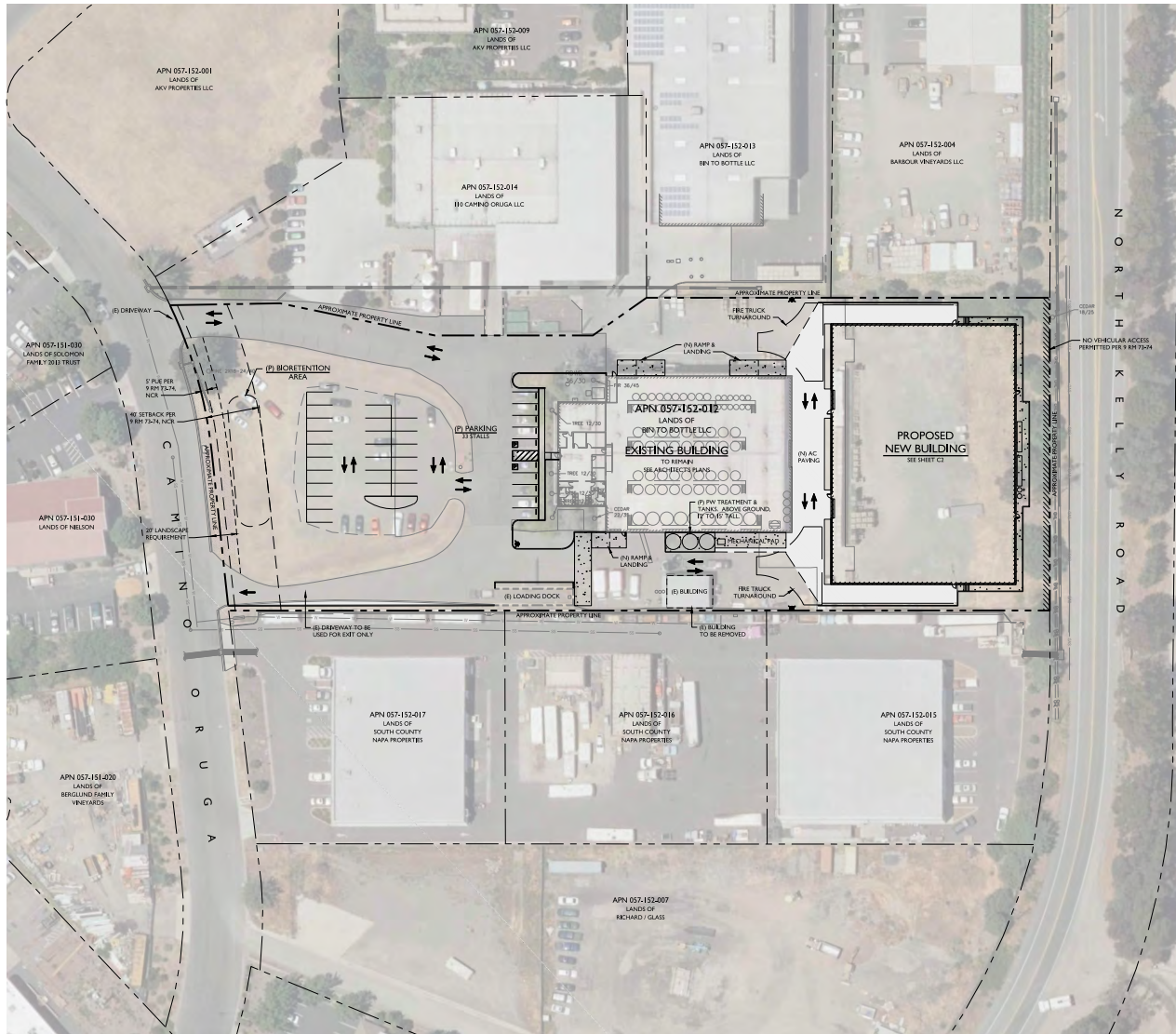




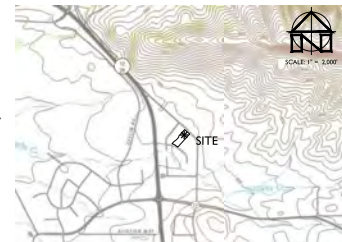
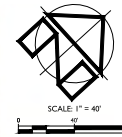
Existing Conditions

# BIN TO BOTTLE - 122 CAMINO ORUGA

## USE PERMIT CONCEPTUAL SITE PLANS



OVERALL SITE PLAN  
SCALE: 1" = 40'



LOCATION MAP  
SCALE: 1" = 2,000'

### PROJECT INFORMATION:

PROPERTY OWNER & APPLICANT:  
BIN TO BOTTLE LLC  
CARE OF: JOHN WILKINSON  
110 CAMINO ORUGA  
NAPA, CA 94558

SITE ADDRESS:  
122 CAMINO ORUGA  
NAPA, CA 94558

ASSESSOR'S PARCEL NUMBER:  
057-152-012

PARCEL SIZE:  
3.4 ± ACRES

PROJECT SIZE:  
1.1 ± ACRES

ZONING:  
GENERAL INDUSTRIAL:  
AIRPORT COMPATIBILITY (GI : AC)  
DOMESTIC WATER SOURCE:  
CITY OF AMERICAN CANYON

FIRE PROTECTION WATER SOURCE:  
CITY OF AMERICAN CANYON

WASTEWATER DISPOSAL:  
NAPA SANITATION DISTRICT

### SHEET INDEX:

- C1 COVER SHEET AND OVERALL SITE PLAN
- C2 CONCEPTUAL GRADING & DRAINAGE PLAN
- C3 IMPERVIOUS SURFACE EXHIBIT
- C4 STORMWATER CONTROL PLAN EXHIBIT

### FLOOD HAZARD NOTE:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 060550010E, EFFECTIVE SEPTEMBER 26, 2006, THE PROJECT SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

### ABBREVIATIONS:

AB	AGGREGATE BASE	IRR	IRRIGATION
AC	ASPHALT CONCRETE	LF	LINEAR FEET
AD	AREA DRAIN	LP	LOW POINT
AP	ANGLE POINT	OC	ON CENTER
BTM	BOTTOM	OD	OUTSIDE DIAMETER
CB	CATCH BASIN	OG	ORIGINAL GRADE
CONF	CONCRETE	PROP	PROPOSED
CP	CONTROL POINT	PC	POINT OF CURVATURE
DCV	DOUBLE CHECK VALVE	PCC	PORTLAND CEMENT CONCRETE
DI	DROP INLET	PL	PROPERTY LINE
DS	DOWN SPOUT	PT	POINT OF TANGENCY
EX	EXISTING	PVC	POLYVINYL CHLORIDE
EC	END CURVE	PW	PROCESS WASTE
ELEV	ELEVATION	PWCD	PROCESS WASTE CLEANOUT
EP	EDGE OF PAVEMENT	RSV	RECYCLING SPLITTER VALVE
EOC	EDGE OF CONCRETE	SD	STORM DRAIN
FL	FUTURE	SDCO	STORM DRAIN CLEANOUT
FDC	FIRE DEPARTMENT CONNECTION	SDMH	STORM DRAIN MANHOLE
FG	FINISH GRADE	SF	SQUARE FEET
FG	FINISH GRADE	SHLDR	SHOULDER
FI	FIRE HYDRANT	SS	SANITARY SEWER
FL	FLOW LINE	SSCO	SANITARY SEWER CLEANOUT
FS	FINISH SURFACE	SSMH	SANITARY SEWER MANHOLE
FSR	FIRE SPRINKLER RISER	TC	TOP FACE OF CURB
GB	GRADE BREAK	TW	TOP OF WALL
GR	GAS METER	TPP	TYPICAL
HP	HIGH POINT	WM	WATER METER
INV	INVERT	WV	WATER VALVE
IPS	IRON PIPE SIZE	WPM	WATER METER TRANSFORMER



BIN TO BOTTLE - 122 CAMINO ORUGA  
 USE PERMIT CONCEPTUAL SITE PLANS  
 COVER SHEET AND OVERALL SITE PLAN

PREPARED UNDER THE DIRECTION OF:

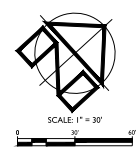


DRAWN BY:  
BT DRAFTING  
CHECKED BY:  
MRM  
DATE:  
AUGUST 19, 2016  
REVISIONS: BY:

JOB NUMBER:  
16-113

FILE:  
16-113CONC.DWG  
ORIGINAL SIZE:  
24" X 36"

SHEET NUMBER:  
C1  
OF



**BIN TO BOTTLE - 122 CAMINO ORUGA**  
USE PERMIT CONCEPTUAL SITE PLANS  
CONCEPTUAL GRADING & DRAINAGE PLAN

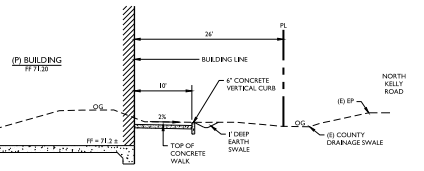
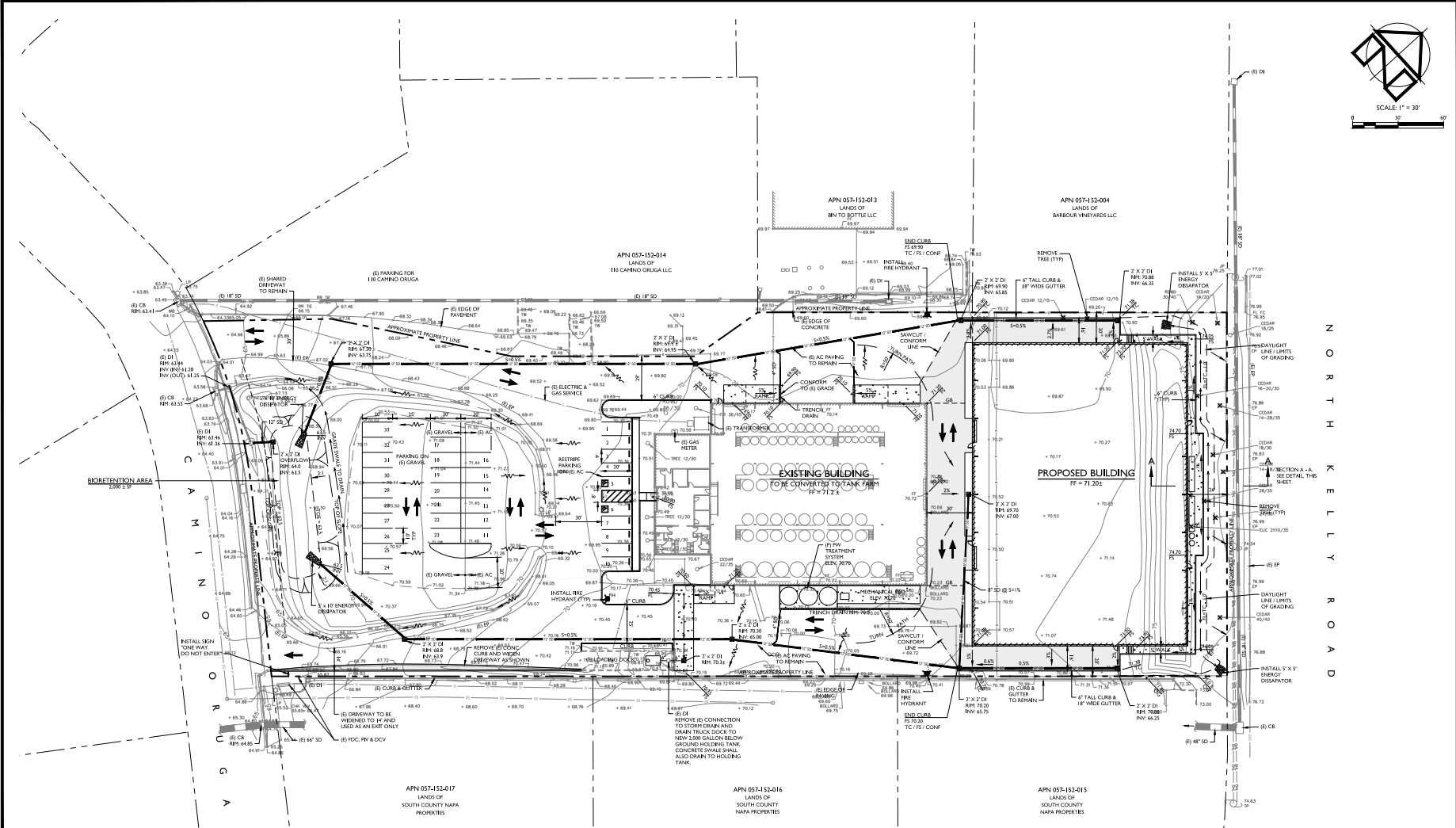
PREPARED UNDER THE DIRECTION OF:



DRAWN BY: BT DRAFTING  
CHECKED BY: MRM  
DATE: AUGUST 19, 2016  
REVISIONS: BY:

JOB NUMBER: 16-113  
FILE: 16-113CONC\_GA.DWG  
ORIGINAL SIZE: 34" X 34"  
SHEET NUMBER:

**C2** OF 4



**SECTION A - A**  
SCALE: 1" = 10'

**CONCEPTUAL GRADING & DRAINAGE PLAN**  
SCALE: 1" = 30'

**LEGEND**

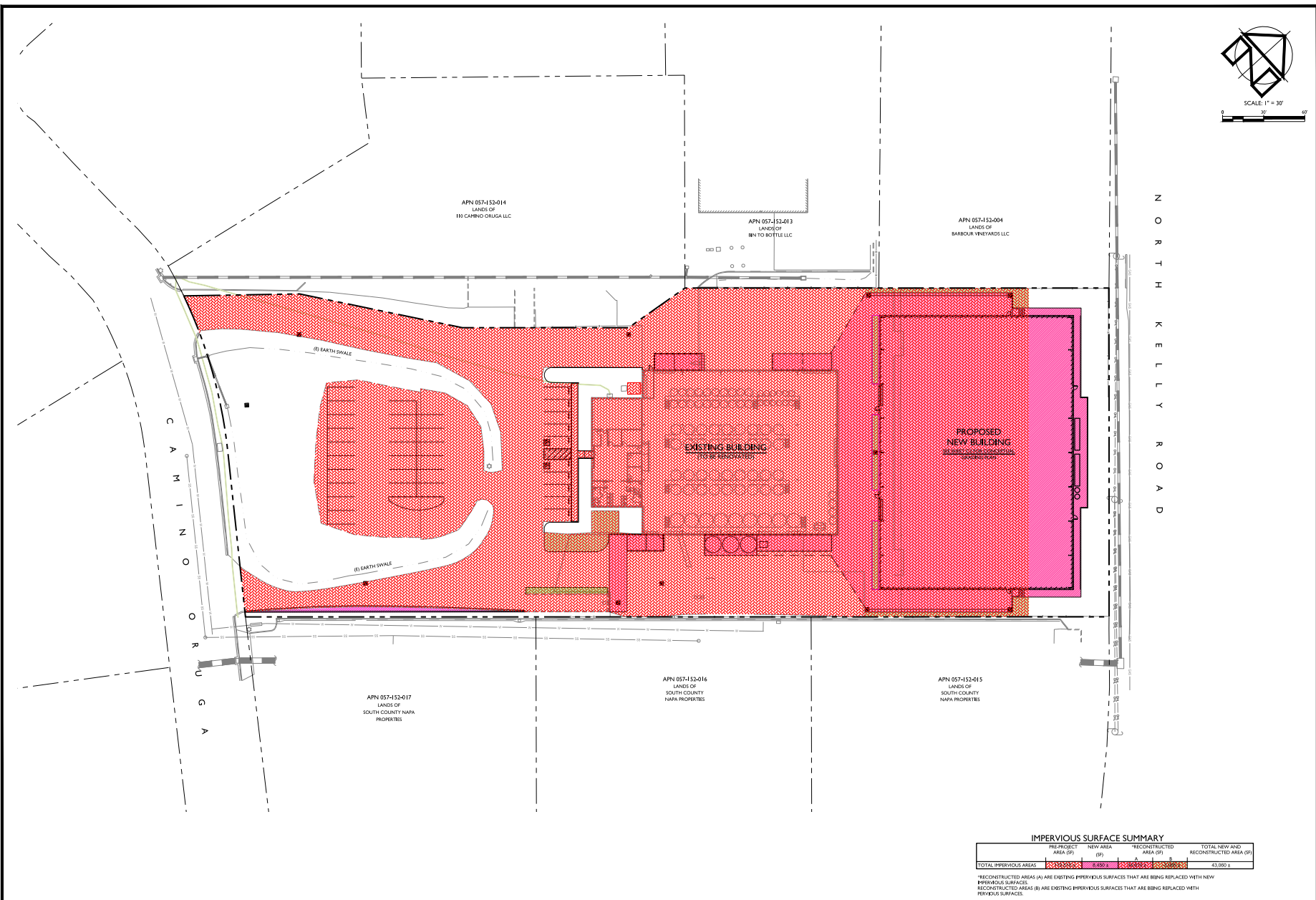
Legend symbols for Proposed PCC and Proposed Asphalt Concrete.

**GRADING QUANTITIES\***

CUT	3,000 ± CY
FILL	100 ± CY
NET**	2,900 ± 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 FLUFF, SHRINKAGE, PAVING, AGGREGATES OR SELECT FILL VOLUMES.

\*\* ALL EXCESS SOIL SHALL BE HAULED OFFSITE TO A LOCATION PRE-APPROVED BY NAPA COUNTY.

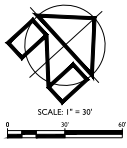


**IMPERVIOUS SURFACE EXHIBIT**  
SCALE: 1" = 30'

**IMPERVIOUS SURFACE SUMMARY**

	PRE-PROJECT AREA (SF)	NEW AREA (SF)	RECONSTRUCTED AREA (SF)	TOTAL NEW AND RECONSTRUCTED AREA (SF)
TOTAL IMPERVIOUS AREAS	43,002 ±	8,400 ±	0	43,002 ±

\*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 REPLACED WITH PERVIOUS SURFACES



**BIN TO BOTTLE - 122 CAMINO ORUGA**  
USE PERMIT CONCEPTUAL SITE PLANS  
IMPERVIOUS SURFACE EXHIBIT

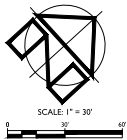
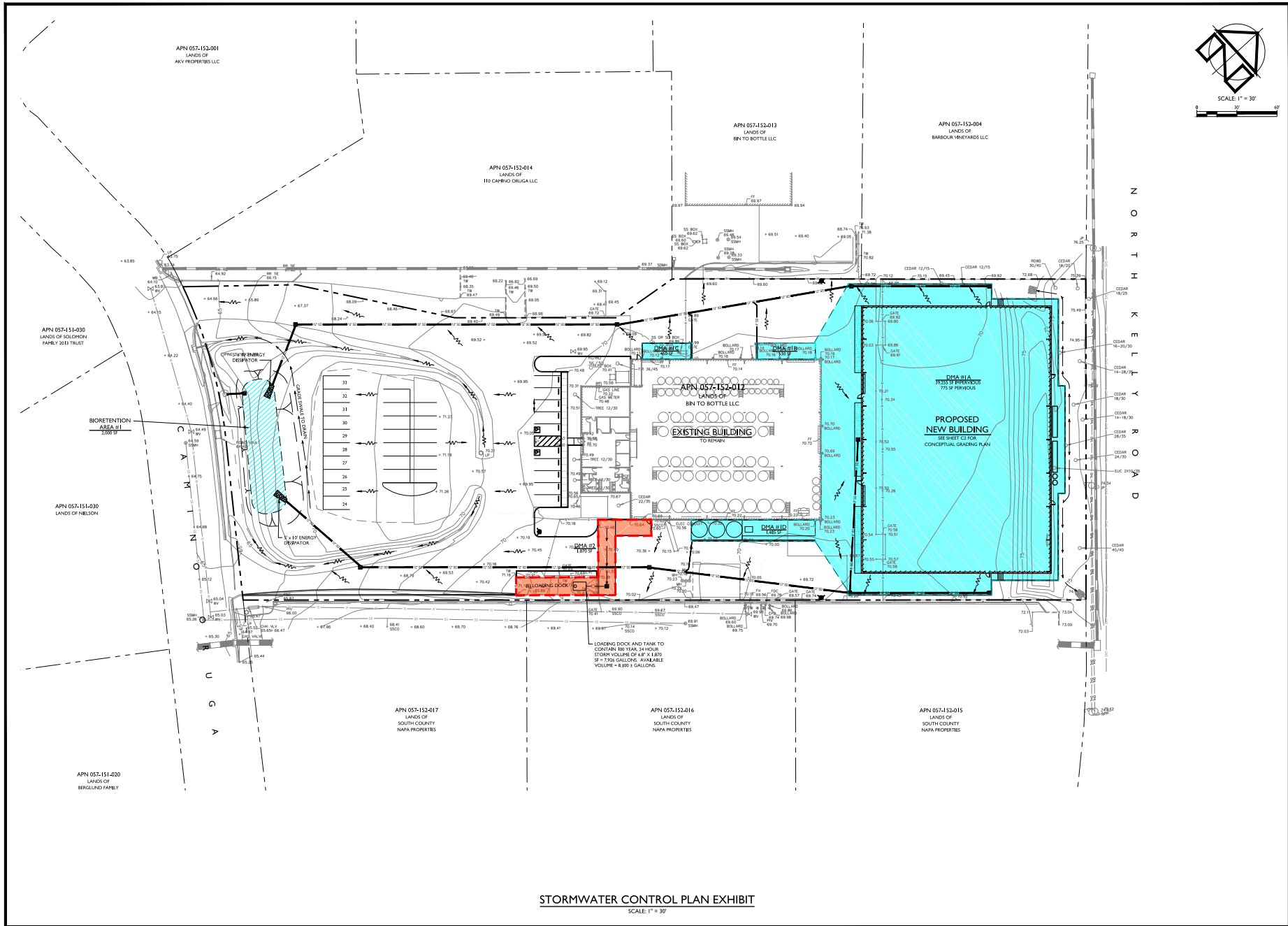
PREPARED UNDER THE DIRECTION OF:



DRAWN BY: BT DRAFTING  
CHECKED BY: MRM  
DATE: AUGUST 5, 2016  
REVISIONS: BY:

JOB NUMBER: 16-113  
FILE: 16-113CONC\_ISE.DWG  
ORIGINAL SIZE: 34" x 34"  
SHEET NUMBER: **C3**





**APPLIED**  
CIVIL ENGINEERING  
INCORPORATED  
2074 West Lincoln Avenue  
Napa, CA 94958  
Phone: 707-251-2395  
www.appliedcivil.com

**BIN TO BOTTLE - 122 CAMINO ORUGA**  
USE PERMIT CONCEPTUAL SITE PLANS  
STORMWATER CONTROL PLAN EXHIBIT

PREPARED UNDER THE  
DIRECTION OF:



DRAWN BY:  
BT DRAFTING

CHECKED BY:  
MRM

DATE:  
AUGUST 19, 2016

REVISIONS: BY:

JOB NUMBER:  
16-113

FILE:  
16-113CONC\_SWCP.DWG

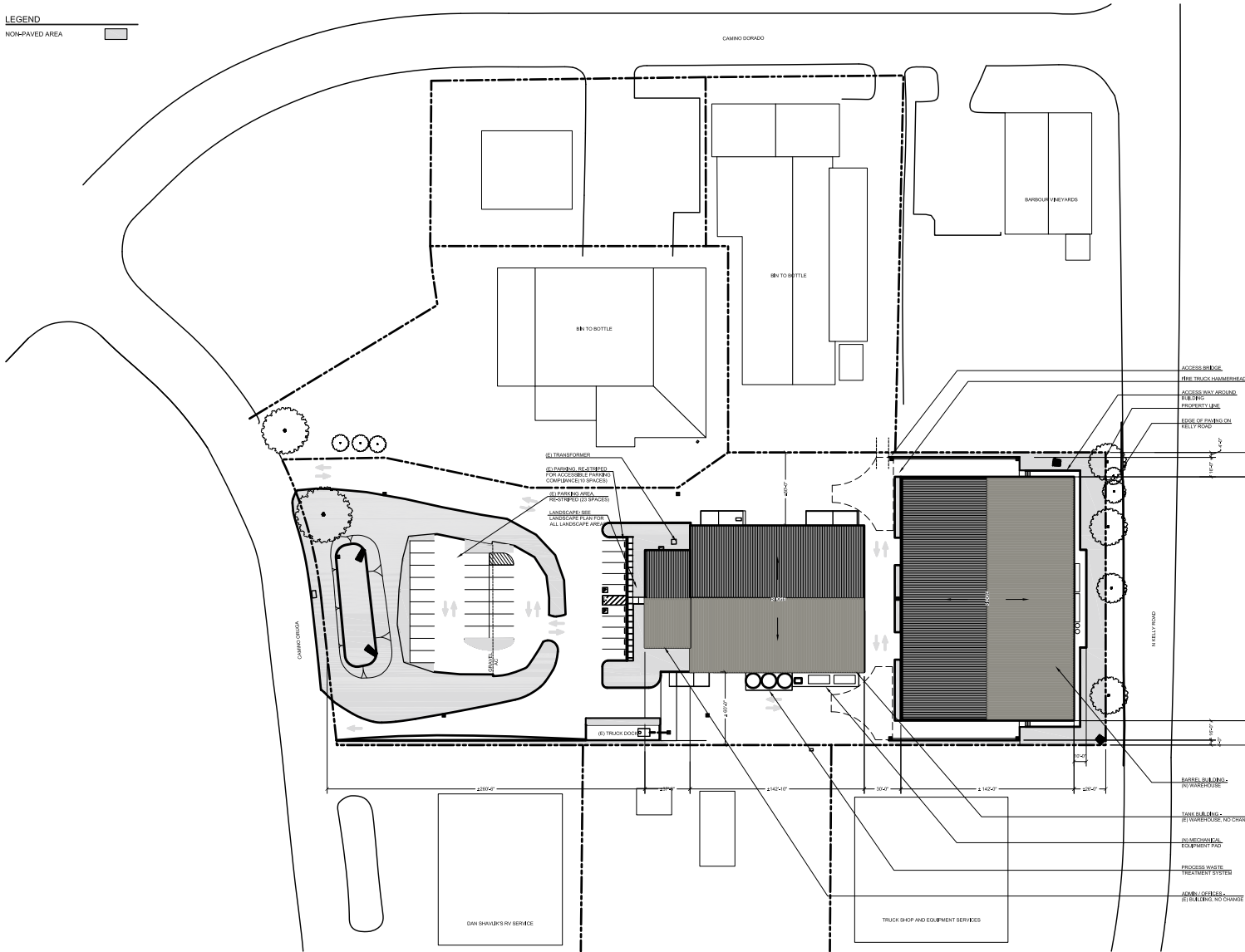
ORIGINAL SIZE:  
34" X 34"

SHEET NUMBER:  
C4

OF  
4

LEGEND  
 NON-PAVED AREA

**Bin to Bottle**  
 122 CAMINO ORUGA  
 USE PERMIT SUBMITTAL  
 122 CAMINO ORUGA, NAPA, CA 94558  
 APN: 057-152-012



A1.0

CONTEXT / ROOF PLAN

USE PERMIT RESUBMITTAL  
 CLIENT REVIEWING  
 DATE: 08.19.16

ARCHITECTURE | PLANNING | CONSULTING

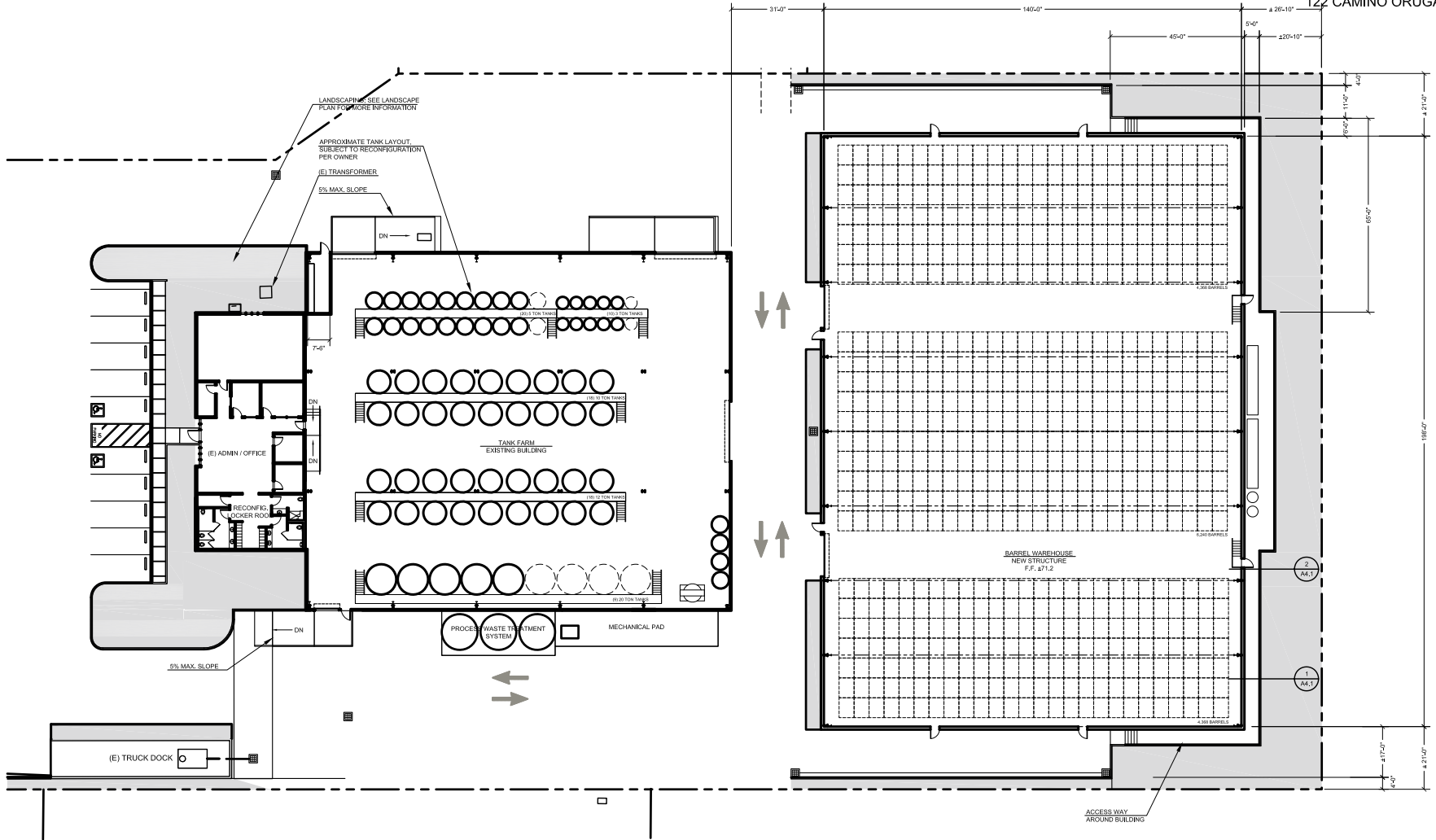
108 Petaluma Blvd. Ste. 200  
 Petaluma, California 94952  
 PH: (707) 762-6006



1 PROPOSED CONTEXT / ROOF PLAN

Scale: 1:40

LEGEND  
 NON-PAVED AREA



**1** ENLARGED SITE PLAN (PARTIAL)  
 Scale: 1:20

A1.1

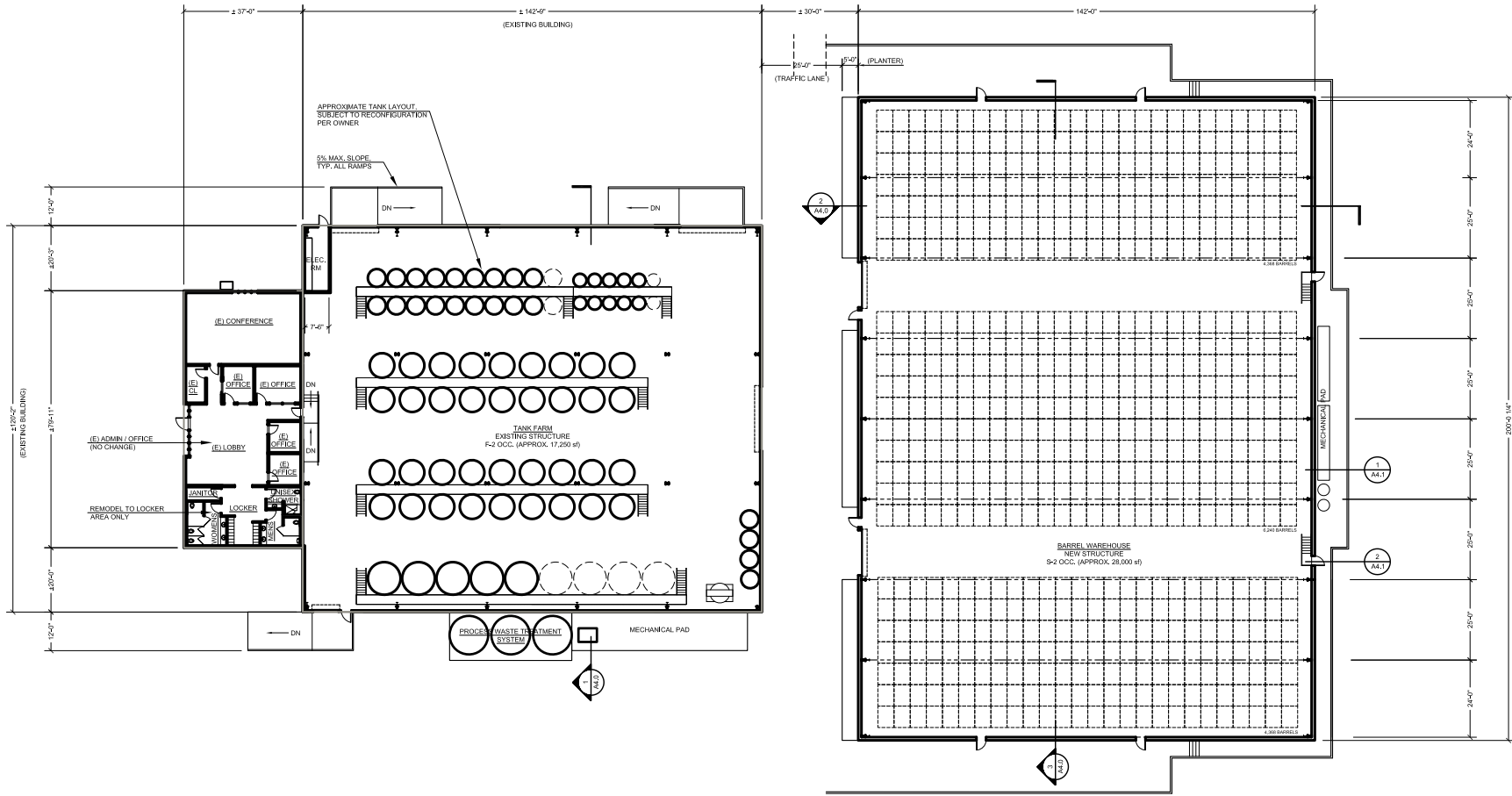
ENLARGED SITE PLAN

USE PERMIT RESUBMITTAL  
 CLIENT REVISIONS  
 DATE: 08.19.16

ARCHITECTURE | PLANNING | CONSULTING

108 Petaluma Blvd. Ste. 200  
 Petaluma, California 94752  
 PH: (707) 762-6006





**1 FLOOR PLAN**  
 Scale: 1/16"=1'-0"

A2.0

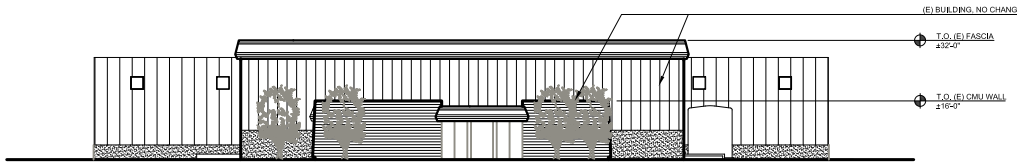
FLOOR PLAN

USE PERMIT RESUBMITTAL  
 CLIENT REVISIONS  
 DATE: 08.19.16

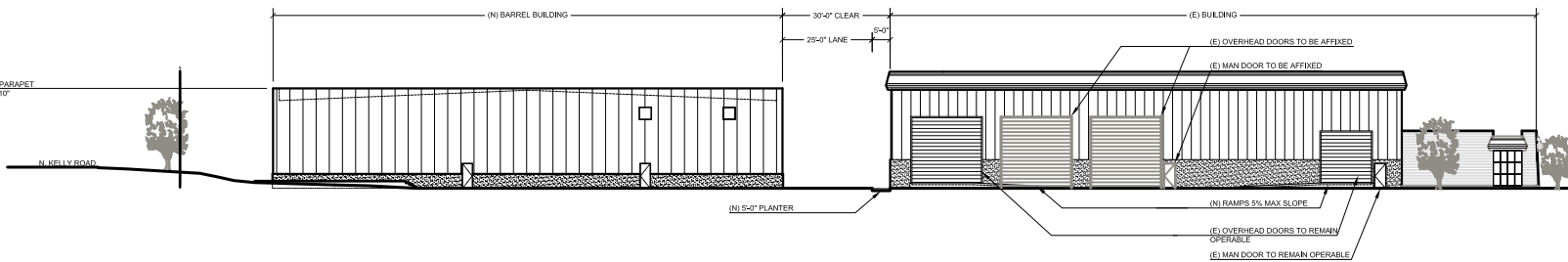
ARCHITECTURE | PLANNING | CONSULTING

108 Petaluma Blvd. Ste. 200  
 Petaluma, California 94752  
 PH: (707) 762-6006

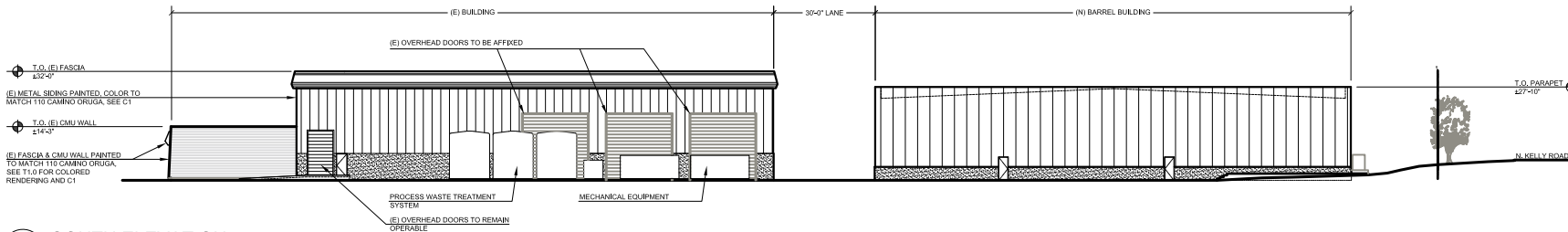




**1 WEST (STREET) ELEVATION**  
 Scale: 1/16"=1'-0"



**2 NORTH ELEVATION**  
 Scale: 1/16"=1'-0"



**3 SOUTH ELEVATION**  
 Scale: 1/16"=1'-0"



**4 EAST ELEVATION**  
 Scale: 1/16"=1'-0"

A3.0

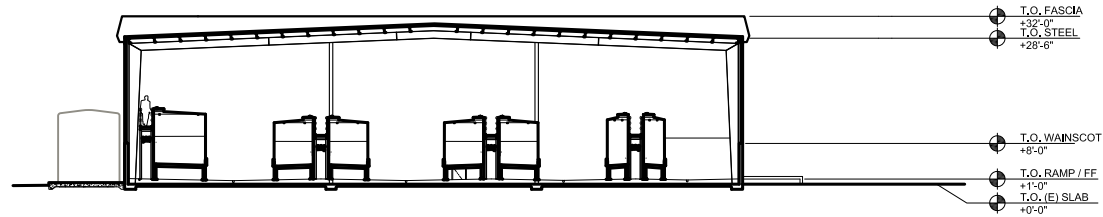
ELEVATIONS

USE PERMIT RESUBMITTAL  
 CLIENT REVISIONS  
 DATE: 08.19.16

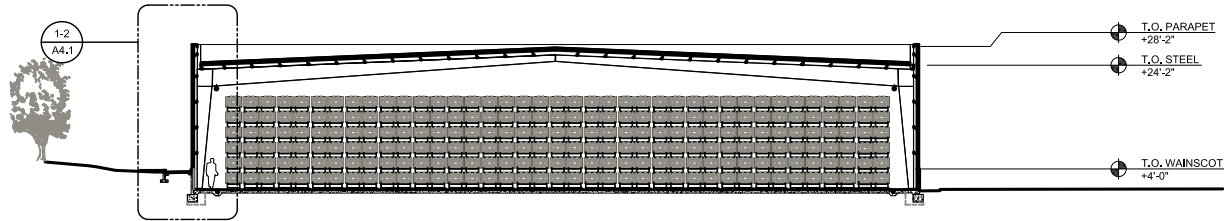
ARCHITECTURE | PLANNING | CONSULTING

108 Petaluma Blvd., Ste. 200  
 Petaluma, California 94952  
 PH: (707) 762-6006

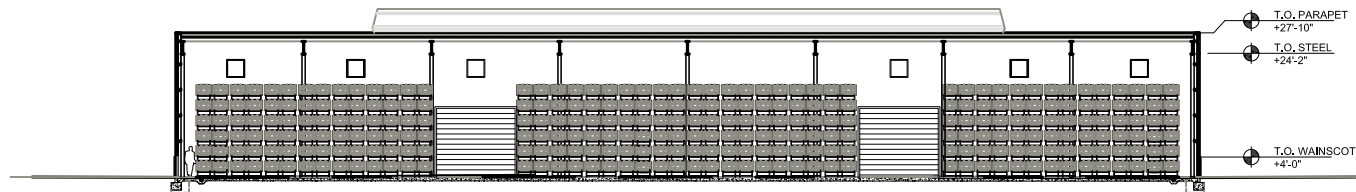




**1 SECTION THROUGH EXISTING BUILDING (NO CHANGE)**  
 Scale: 1/16"=1'-0"



**2 SECTION THROUGH PROPOSED BARREL BUILDING**  
 Scale: 1/16"=1'-0"



**3 SECTION THROUGH PROPOSED BARREL BUILDING**  
 Scale: 1/16"=1'-0"

A4.0

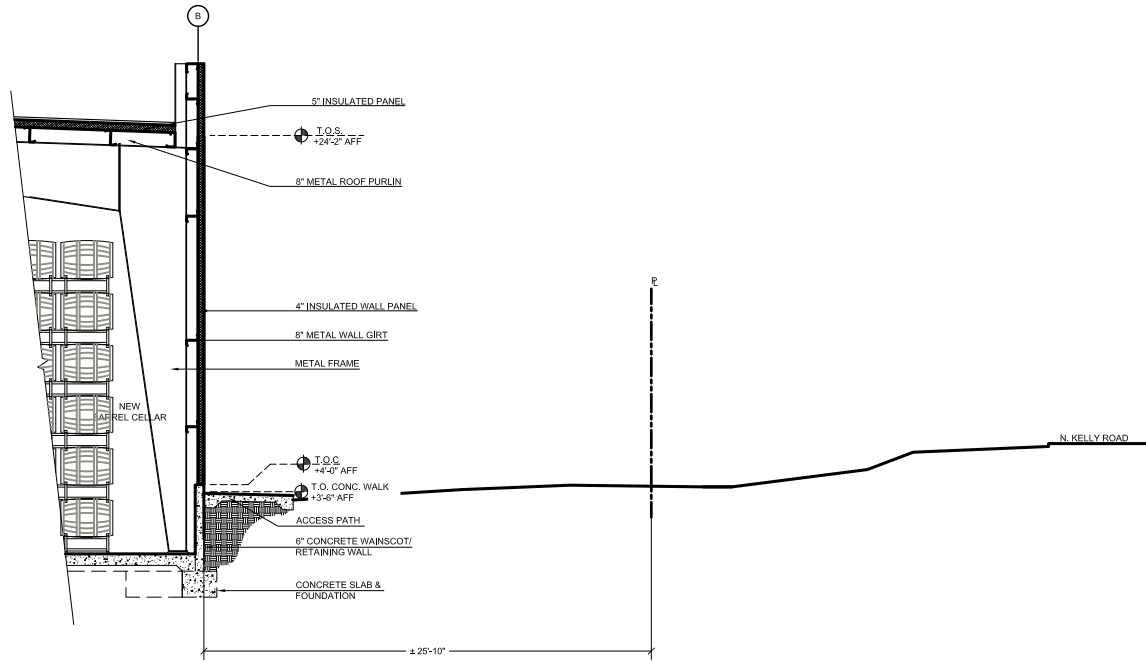
BUILDING SECTIONS

USE PERMIT RESUBMITTAL  
 CLIENT REVISIONS  
 DATE: 08.19.16

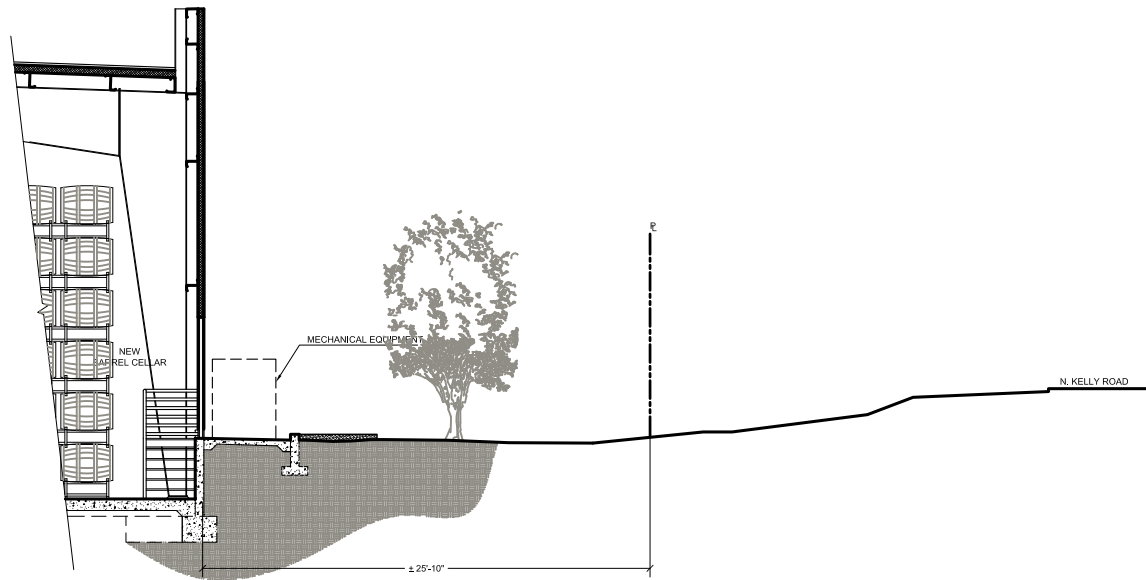
ARCHITECTURE | PLANNING | CONSULTING

108 Petaluma Blvd. Ste. 200  
 Petaluma, California 94952  
 Ph: (707) 762-6006





**1** WALL SECTION @ NORTH WALL  
 Scale: 1/4"=1'-0"



**2** WALL SECTION @ LANDING (EQUIPMENT PAD)  
 Scale: 1/4"=1'-0"

A4.1

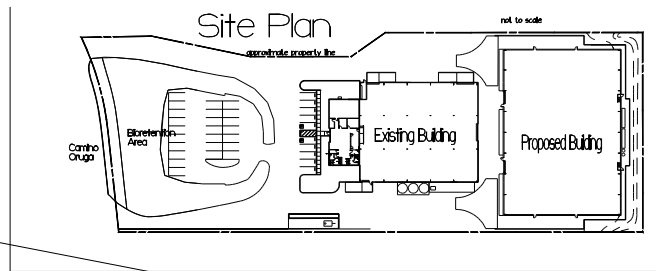
WALL SECTIONS

USE PERMIT RESUBMITTAL  
 CLIENT REVISIONS  
 DATE: 08.19.16

ARCHITECTURE | PLANNING | CONSULTING

108 Petaluma Blvd, Ste. 200  
 Petaluma, California 94952  
 Ph: (707) 762-6006





Bin To Bottle 122 Camino Oruga, Napa		
client:	date:	revision:
scale:	8-2016	
drawn by:	checked by:	drawing #:
Jarcy's Garden 707-65-7899		

