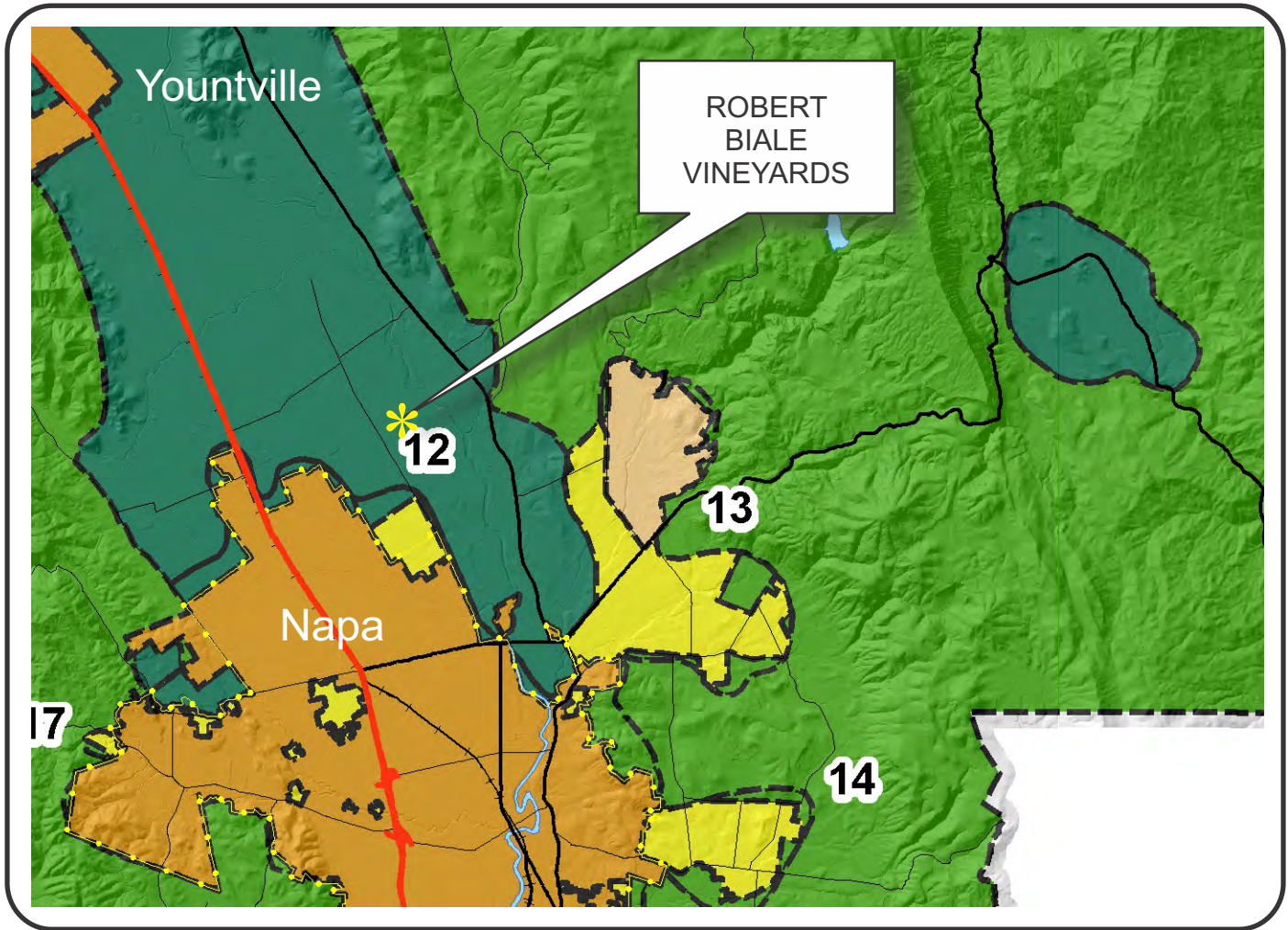


“H”

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

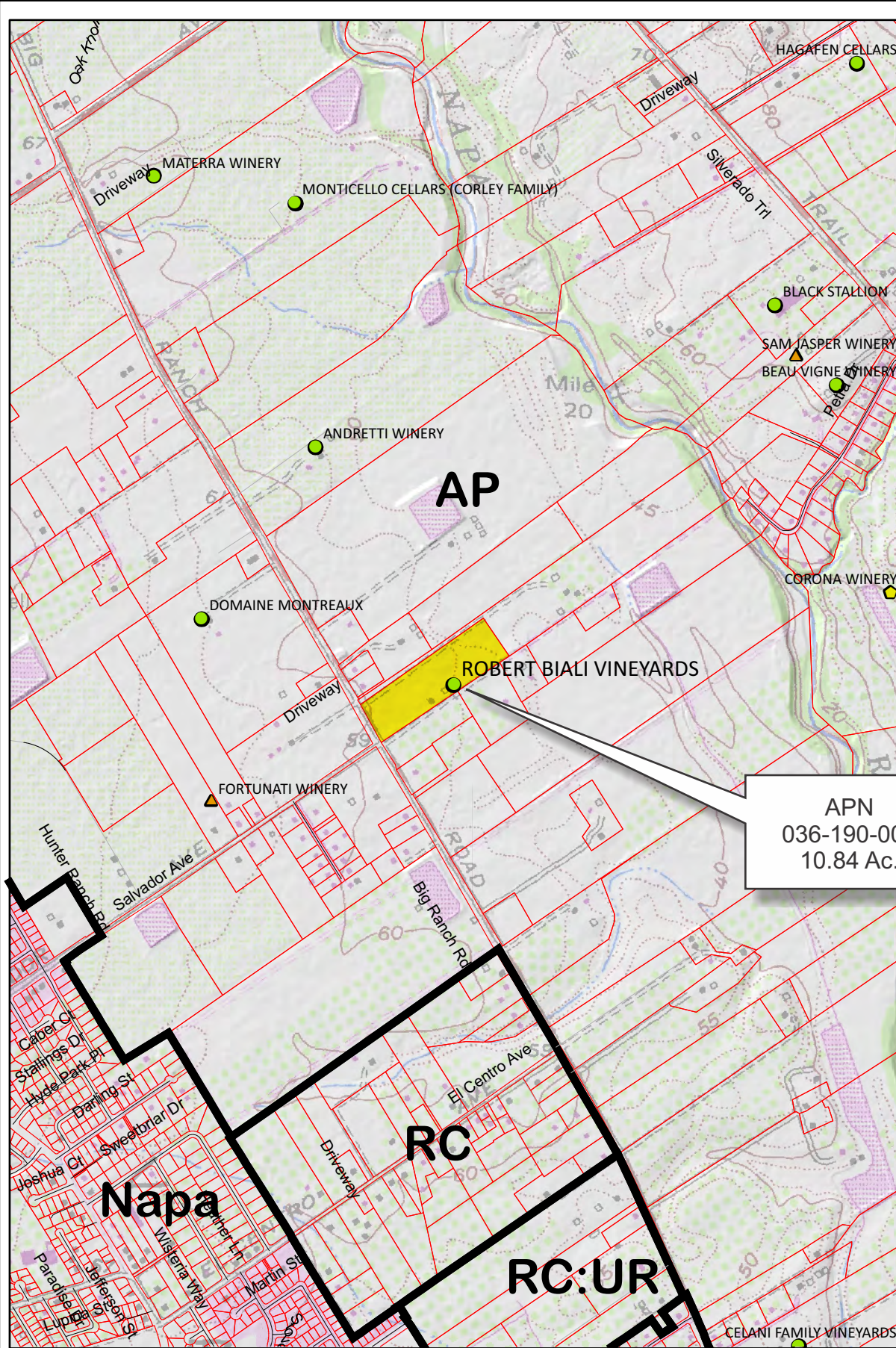
### TRANSPORTATION

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

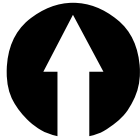
APN  
036-190-007  
05-24-2017

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

# ROBERT BIALE VINEYARDS

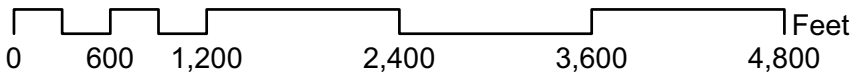


APN  
036-190-007  
10.84 Ac.



### Legend

- Wineries**
- Status**
- Producing
  - Producing, w/ pending major mod
  - Approved, not producing
  - Pending
  - Unknown
  - Zoning
  - Parcels



05-24-2017

# ROBERT BIALE VINEYARDS



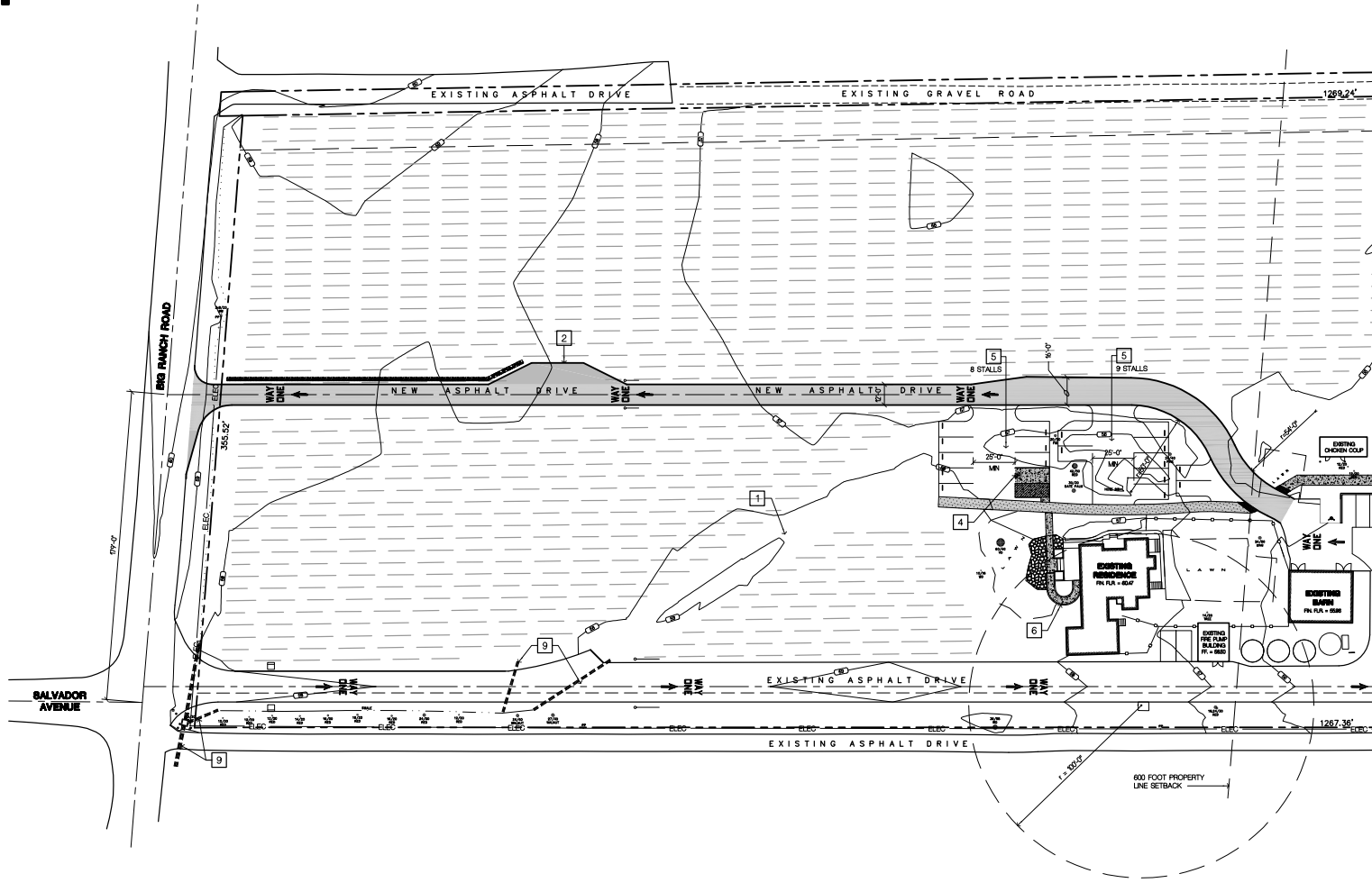
Photo date: 08/2016

## Existing Conditions





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 Date: 2016-12-01 10:41:00 AM  
 File Name: C:\Users\SAG\Desktop\CAD\DWG\Partial Site Plan\Partial Site Plan.dwg  
 2016-12-01 10:41:00 AM



**PARTIAL SITE PLAN - WEST**  
 PRINTED FULL SIZE: 11x30"

**LEGEND**

- INDICATES PROPOSED NEW ASPHALT CONCRETE PAVING
- INDICATES PROPOSED NEW CONCRETE FLAT WORK
- INDICATES PROPOSED NEW DECOMPOSED GRANITE PEDESTRIAN PATH
- INDICATES EXISTING VINEYARD ROWS
- INDICATES AREA OF NEW TRUNCATED DOWNS (ADA DETECTABLE WARNING)
- ACCESSIBLE ROUTES OF TRAVEL FROM DISABLED PARKING TO BUILDING
- MAXIMUM SLOPE IN PATH SEGMENT
- INDICATES EXISTING OVERHEAD ELECTRICAL LINE
- INDICATES LIMITS OF FEMA 100 YEAR FLOOD PLAN, FLOOD PLAN ELEVATION ON PROPERTY IS APPROXIMATELY 51.0 FEET NORTH AMERICAN VERTICAL DATUM 1988
- INDICATES PROPERTY LINE OR WELL SETBACK
- INDICATES PROPERTY LINE
- DISTANCE BETWEEN PROPERTY CORNERS
- INDICATES EXISTING CONTOUR LINE, NAPA COUNTY BENCHMARK NO. 726-C DATUM 1
- INDICATES DRAINAGE SWALE, SEE STORMWATER CONTROL PLANS FOR SIZE AND SLOPE.
- INDICATES STORM DRAIN PIPE, SEE STORMWATER CONTROL PLANS FOR SIZE AND SLOPE.
- INDICATES EXISTING FIRE HYDRANT

**SHEET NOTES**

- 1 EXISTING ASPHALT CONCRETE DRIVEWAY TO BE DEMOLISHED
- 2 NEW NAPA COUNTY G-11 DRIVEWAY TURNOUT
- 3 NAPA COUNTY G-3 HAMMERHEAD FIRE APPARATUS TURNROUND
- 4 NEW DISABLED PARKING SPACE AND LOADING ZONE
- 5 NEW PERVIOUS GEOTRIGRASS PAVEMENT OVER FLOW PARKING AREA WITH 6" PERIMETER CONCRETE CURB, STALLS CONFORMING TO NAPA COUNTY ROAD AND STREET STANDARDS DETAIL F-1
- 6 NEW ACCESSIBLE WALKWAY AND RAMP TO VP TASTING AREA
- 7 LIMITS OF 100-YEAR FEMA FLOOD PLAN
- 8 CLASS II AGGREGATE BASE EMPLOYEE PARKING AREA
- 9 STORM DRAIN PIPES APPROVED UNDER NAPA COUNTY PERMIT NO. W030093, SEE SHEET C200 STORMWATER CONTROL PLAN.
- 10 STORM WATER DISSSIPATER APPROVED UNDER NAPA COUNTY PERMIT NO. W030093, SEE SHEET C200 STORMWATER CONTROL PLAN.
- 11 SOLID WASTE COLLECTION, GARBAGE, RECYCLABLES AND GREEN WASTE

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 MELBERG  
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 ARCHITECTS + ENGINEERS  
 555 MAIN STREET, SUITE 300  
 CHICO, CA 95926  
 (530) 891-1710 (530) 891-0388 FAX  
<http://www.nmrdesign.com>  
**CONSULTANTS**

**LICENSE STAMPS**

**PROJECT NAME**  
**WINERY EXPANSION**  
 FOR  
  
**ROBERT BIALE VINEYARDS**  
 4038 BIG RANCH RD.  
 NAPA, CA

**SHEET TITLE**  
**PARTIAL SITE PLAN**

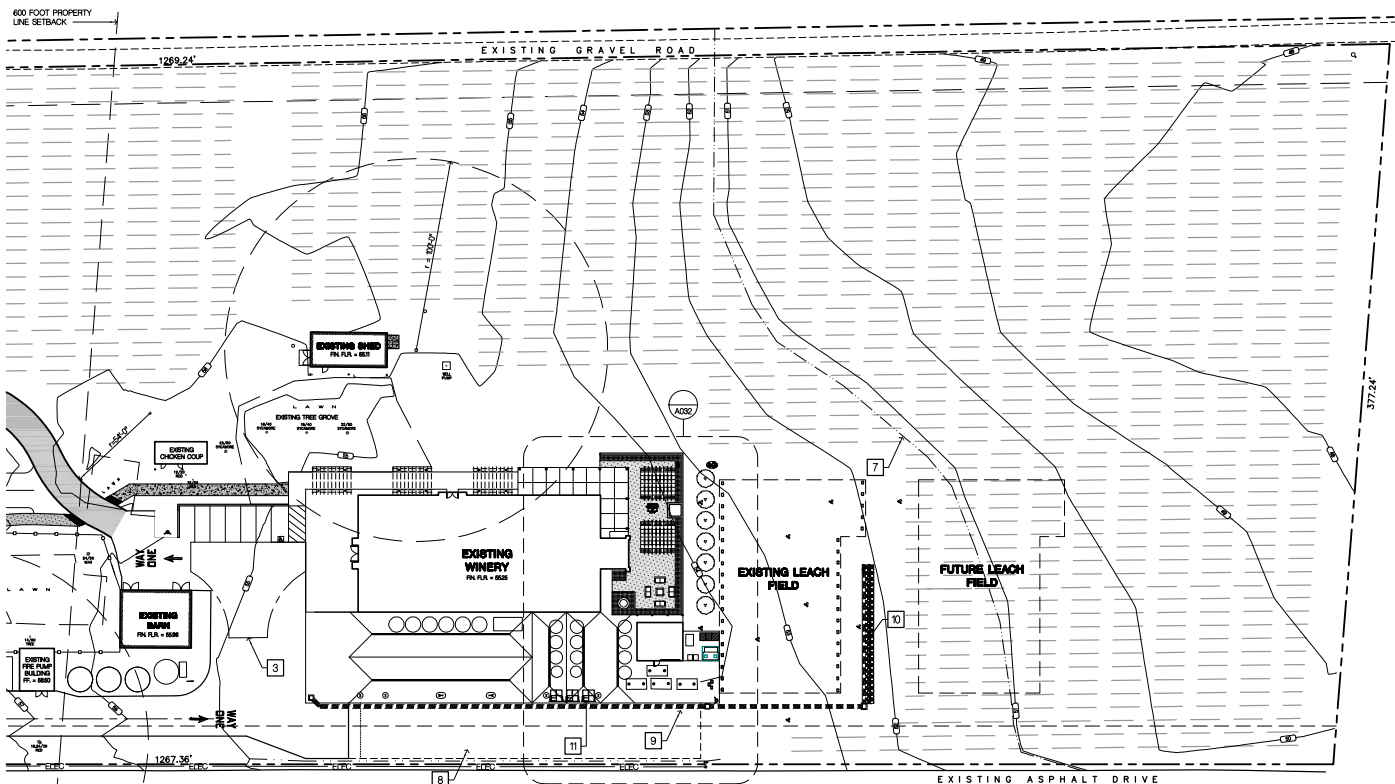
**DRAWING STATUS**  
**USE PERMIT MODIFICATION**

**REVISIONS**

Sym.	Description	By	Date
REV. 1	PIC COMMENTS	SAG	12/27/16

<b>Drawn By</b>	SAG
<b>Checked By</b>	
<b>Date Drawn</b>	2016-12-01
<b>Scale</b>	AS NOTED
<b>Job No.</b>	16-5491

**SHEET No.**  
**A030**



**PARTIAL SITE PLAN - EAST**  
PRINTED FULL SIZE: 11x30" 0"

**LEGEND**

- INDICATES PROPOSED NEW ASPHALT CONCRETE PAVING
- INDICATES PROPOSED NEW CONCRETE FLAT WORK
- INDICATES PROPOSED NEW DECOMPOSED GRANITE PEDESTRIAN PATH
- INDICATES EXISTING VINEYARD ROWS
- INDICATES AREA OF NEW TRUNCATED DOMES (ADA DETECTABLE WARNING)
- ACCESSIBLE ROUTES OF TRAVEL FROM DISABLED PARKING TO BUILDING
- MAXIMUM SLOPE IN PATH SEGMENT
- INDICATES EXISTING OVERHEAD ELECTRICAL LINE
- INDICATES LIMITS OF FEMA 100 YEAR FLOOD PLAIN, FLOOD PLAN ELEVATION ON PROPERTY IS APPROXIMATELY 51.0 FEET NORTH AMERICAN VERTICAL DATUM 1985
- INDICATES PROPERTY LINE OR WELL SETBACK
- INDICATES PROPERTY LINE
- DISTANCE BETWEEN PROPERTY CORNERS
- INDICATES EXISTING CONTOUR LINE, NAPA COUNTY BENCHMARK NO. 7262 DATUM
- INDICATES DRAINAGE SWALE, SEE STORMWATER CONTROL PLANS FOR SLOPE.
- INDICATES STORM DRAIN PIPE, SEE STORMWATER CONTROL PLANS FOR SIZE AND SLOPE.
- INDICATES EXISTING FIRE HYDRANT

**SHEET NOTES**

- 1 EXISTING ASPHALT CONCRETE DRIVEWAY TO BE DEMOLISHED
- 2 NEW NAPA COUNTY C-11 DRIVEWAY TURNOUT
- 3 NAPA COUNTY C-13 HAMMERHEAD FIRE APPARATUS TURNAROUND
- 4 NEW DISABLED PARKING SPACE AND LOADING ZONE
- 5 NEW PERVIOUS GEGRID GRASS PAVEMENT OVERFLOW PARKING AREA WITH 8" PERIMETER CONCRETE CURB, STALLS CONFORMING TO NAPA COUNTY ROAD AND STREET STANDARDS DETAIL P-1
- 6 NEW ACCESSIBLE WALKWAY AND RAMP TO VP TASTING AREA
- 7 LIMITS OF 100-YEAR FEMA FLOOD PLAIN
- 8 CLASS II AGGREGATE BASE EMPLOYEE PARKING AREA
- 9 STORM DRAIN PIPES APPROVED UNDER NAPA COUNTY PERMIT NO. W030093, SEE SHEET C200 STORMWATER CONTROL PLAN.
- 10 STORM WATER DISPOSITER APPROVED UNDER NAPA COUNTY PERMIT NO. W030093, SEE SHEET C200 STORMWATER CONTROL PLAN.
- 11 SOLID WASTE COLLECTION, GARBAGE, RECYCLABLES AND GREEN WASTE

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 ARCHITECTS + ENGINEERS  
 555 MAIN STREET, SUITE 300  
 CHICO, CA 95926  
 (530) 891-1710 (530) 891-0138 FAX  
<http://www.nmrdesign.com>

**CONSULTANTS**

**LICENSE STAMPS**

**PROJECT NAME**  
**WINERY EXPANSION**  
 FOR  
**ROBERT BIALE VINEYARDS**  
 4038 BIG RANCH RD.  
 NAPA, CA

**SHEET TITLE**  
**PARTIAL SITE PLAN**

**DRAWING STATUS**  
**USE PERMIT MODIFICATION**

**REVISIONS**

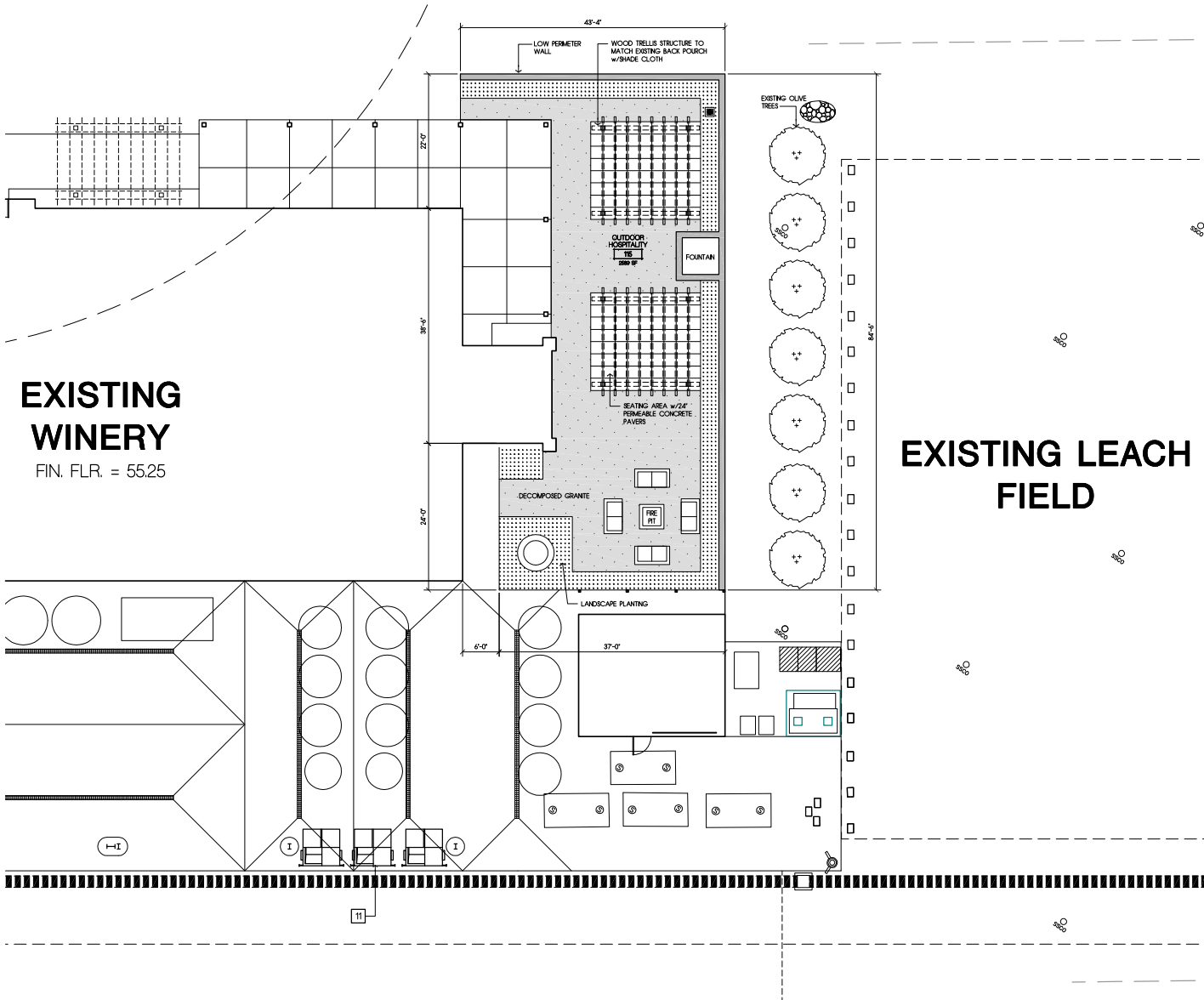
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REV. 1	P/C COMMENTS	SAG	12/27/16

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<b>Checked By</b>	
<b>Date Drawn</b>	2016-12-01
<b>Scale</b>	AS NOTED
<b>Job No.</b>	16-5491

**SHEET No.**  
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 Plot Scale: 1:1  
 Plot Size: 11x30  
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 Plot Color: Black  
 Plot Lineweight: 0.25  
 Plot Linetype: Solid  
 Plot Font: Arial, 10  
 Plot Title: PARTIAL SITE PLAN - EAST  
 Plot Sheet: 1 of 1





**EXISTING WINERY**  
FIN. FLR. = 55.25

**EXISTING LEACH FIELD**

**PARTIAL SITE PLAN - BACK PORCH EXPANSION**



PRINTED FULL SIZE 18"x11"

**LEGEND**

- INDICATES PROPOSED NEW ASPHALT CONCRETE PAVING
- INDICATES PROPOSED NEW CONCRETE FLAT WORK
- INDICATES PROPOSED NEW DECOMPOSED GRANITE PEDESTRIAN PATH
- INDICATES EXISTING VINEYARD ROWS
- INDICATES AREA OF NEW TRUNCATED DOMES (ADA DETECTABLE WARNING)
- ACCESSIBLE ROUTES OF TRAVEL FROM DISABLED PARKING TO BUILDING
- MAXIMUM SLOPE IN PATH SEGMENT
- INDICATES EXISTING OVERHEAD ELECTRICAL LINE
- INDICATES LIMITS OF FEMA 100 YEAR FLOOD PLAN, FLOOD PLAN ELEVATION ON PROJECT IS APPROXIMATELY 51.0 FEET NORTH AMERICAN VERTICAL DATUM 1985
- INDICATES PROPERTY LINE OR WELL SETBACK
- INDICATES PROPERTY LINE
- DISTANCE BETWEEN PROPERTY CORNERS
- INDICATES EXISTING CONTOUR LINE, NAPA COUNTY BENCHMARK NO. 736-C-D-1114
- INDICATES DRAINAGE SWALE, SEE STORMWATER CONTROL PLANS FOR SLOPE.
- INDICATES STORM DRAIN PIPE, SEE STORMWATER CONTROL PLANS FOR SIZE AND SLOPE.
- INDICATES EXISTING FIRE HYDRANT

**SHEET NOTES**

- 1 EXISTING ASPHALT CONCRETE DRIVEWAY TO BE DEMOLISHED
- 2 NEW NAPA COUNTY C-11 DRIVEWAY TURNOUT
- 3 NAPA COUNTY C-13 HAMMERHEAD FIRE APPARATUS TURNROUND
- 4 NEW DISABLED PARKING SPACE AND LOADING ZONE
- 5 NEW PERVIOUS GEGRID GRASS PAVER OVERFLOW PARKING AREA WITH 6" PERIMETER CONCRETE CURB, STALLS CONFORMING TO NAPA COUNTY ROAD AND STREET STANDARDS DETAIL P-1
- 6 NEW ACCESSIBLE WALKWAY AND RAMP TO VIP TASTING AREA
- 7 LIMITS OF 100-YEAR FEMA FLOOD PLAIN
- 8 CLASS B AGGREGATE BASE EMPLOYEE PARKING AREA
- 9 STORM DRAIN PIPES APPROVED UNDER NAPA COUNTY PERMIT NO. W030063, SEE SHEET C300 STORMWATER CONTROL PLAN.
- 10 STORM WATER DISSIPATER APPROVED UNDER NAPA COUNTY PERMIT NO. W030063, SEE SHEET C200 STORMWATER CONTROL PLAN
- 11 SOLID WASTE COLLECTION, GARBAGE, RECYCLABLES AND GREEN WASTE

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555 MAIN STREET, SUITE 300  
CHICO, CA 95926  
(530) 891-1710 (530) 891-038 FAX  
<http://www.nmrdesign.com>

**CONSULTANTS**

**LICENSE STAMPS**

**PROJECT NAME**  
**WINERY EXPANSION**  
FOR

**ROBERT BIALE VINEYARDS**  
4838 BIG RANCH RD.  
NAPA, CA

**SHEET TITLE**  
**PARTIAL SITE PLAN**

**DRAWING STATUS**  
**USE PERMIT MODIFICATION**

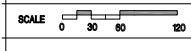
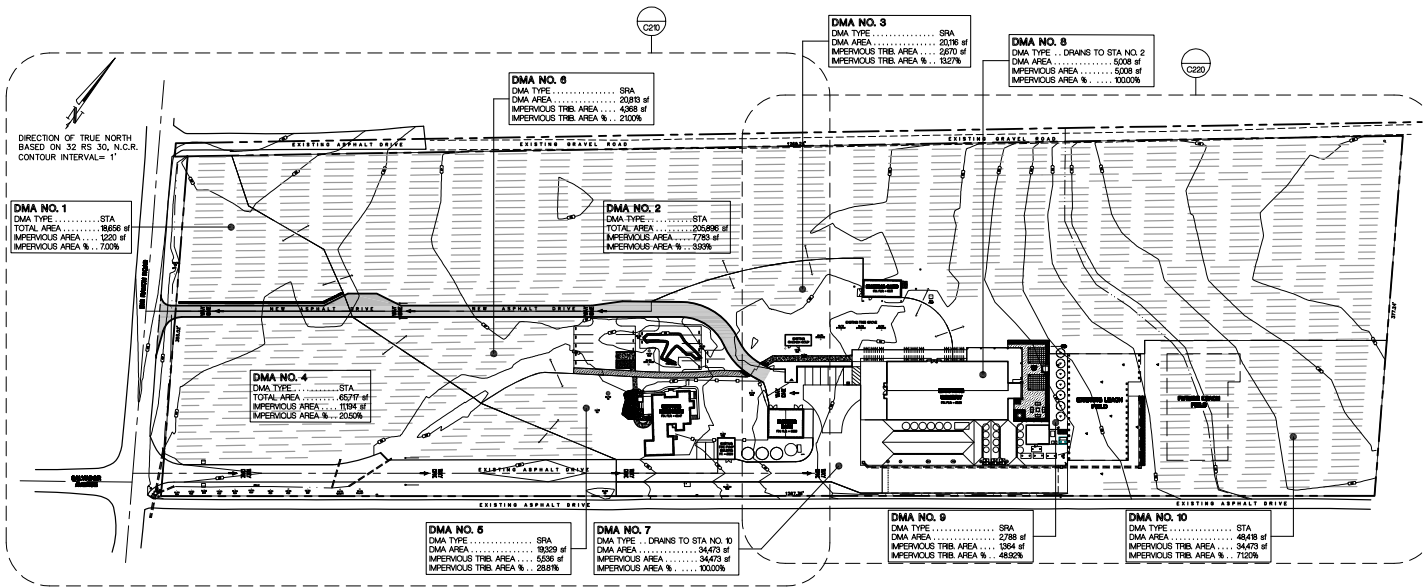
**REVISIONS**

Sym.	Description	By	Date
REV.1	PIC COMMENTS	SAG	12/27/16

<b>Drawn By</b>	SAG
<b>Checked By</b>	
<b>Date Drawn</b>	2016-12-01
<b>Scale</b>	AS NOTED
<b>Job No.</b>	16-5491

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# OVERALL STORMWATER CONTROL PLAN

PRINTED FULL SIZE 7'-60" 0"

## LEGEND

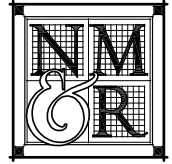
- INDICATES PROPOSED NEW ASPHALT CONCRETE PAVING
- INDICATES PROPOSED NEW CONCRETE FLAT WORK
- INDICATES PROPOSED NEW DECOMPOSED GRANITE PEDESTRIAN PATH
- INDICATES EXISTING VINEYARD ROWS
- INDICATES AREA OF NEW TRUNCATED DOMES (ADA DETECTABLE WARNING)
- ACCESSIBLE ROUTES OF TRAVEL FROM DISABLED PARKING TO BUILDING
- MAXIMUM SLOPE IN PATH SEGMENT
- INDICATES EXISTING OVERHEAD ELECTRICAL LINE
- INDICATES LIMITS OF FEMA 100 YEAR FLOOD PLAN, FLOOD PLAN ELEVATION ON PROPERTY IS APPROXIMATELY 51.0 FEET NORTH AMERICAN VERTICAL DATUM 1988
- INDICATES PROPERTY LINE OR WELL SETBACK
- INDICATES PROPERTY LINE
- DISTANCE BETWEEN PROPERTY CORNERS
- INDICATES EXISTING CONTOUR LINE, NAPA COUNTY BENCHMARK NO. 725-C-DATUM
- INDICATES DRAINAGE SWALE, SEE STORMWATER CONTROL PLANS FOR SLOPE.
- INDICATES STORM DRAIN PIPE, SEE STORMWATER CONTROL PLANS FOR SIZE AND SLOPE.
- INDICATES EXISTING FIRE HYDRANT

## SHEET NOTES

- 1 EXISTING ASPHALT CONCRETE DRIVEWAY TO BE DEMOLISHED
- 2 NEW NAPA COUNTY G-11 DRIVEWAY TURNOUT
- 3 NAPA COUNTY C-43 HAMMERHEAD FIRE APPARATUS TURNAROUND
- 4 NEW DISABLED PARKING SPACE AND LOADING ZONE
- 5 NEW PERVIOUS GEORGIO GRASS PAVEMENT OVERFLOW PARKING AREA WITH PERIMETER CONCRETE CURB, STALLS CONFORMING TO NAPA COUNTY ROAD AND STREET STANDARDS DETAIL P-1
- 6 NEW ACCESSIBLE WALKWAY AND RAMP TO VIP TASTING AREA
- 7 LIMITS OF 100-YEAR FEMA FLOOD PLAN
- 8 CLASS B AGGREGATE BASE EMPLOYEE PARKING AREA
- 9 STORM DRAIN PIPES APPROVED UNDER NAPA COUNTY PERMIT NO. W03093, SEE SHEET C200 STORMWATER CONTROL PLAN.
- 10 STORM WATER DISPENSER APPROVED UNDER NAPA COUNTY PERMIT NO. W03093, SEE SHEET C200 STORMWATER CONTROL PLAN.
- 11 SOLID WASTE COLLECTION, GARBAGE, RECYCLABLES AND GREEN WASTE
- 12 EXISTING VINEYARD SUBTERRANEAN DRAINAGE TILE SYSTEM MANHOLE
- 13 EXISTING WINERY HIGH AND LOW ROOF RAIN WATER LEADER DISSIPATOR
- 14 EXISTING BIG RANCH ROAD STORM WATER FLOW LINE
- 15 PROPOSED BOTTOM OF DMA NO. 6 OVERFLOW PARKING AREA RETENTION BASIN CORRESPONDS TO SHOT CONTOUR.
- 16 PROPOSED DMA NO. 9 LANDSCAPED PLANTER RETENTION AREA
- 17 POTENTIAL STORMWATER POLLUTANT SOURCE.

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**NICHOLS  
MEBERG  
ROSSITTO**  
ARCHITECTS + ENGINEERS  
555 MAIN STREET, SUITE 300  
CHICO, CA 95926  
(530) 891-1710 (530) 891-038 FAX  
<http://www.nmrdesign.com>

CONSULTANTS

LICENSE STAMPS

PROJECT NAME  
**WINERY  
EXPANSION  
FOR**



**ROBERT BIALE  
VINEYARDS**  
4038 BIG RANCH RD.  
NAPA, CA

SHEET TITLE  
**OVERALL  
STORMWATER  
CONTROL PLAN**

DRAWING STATUS  
**USE PERMIT  
MODIFICATION**

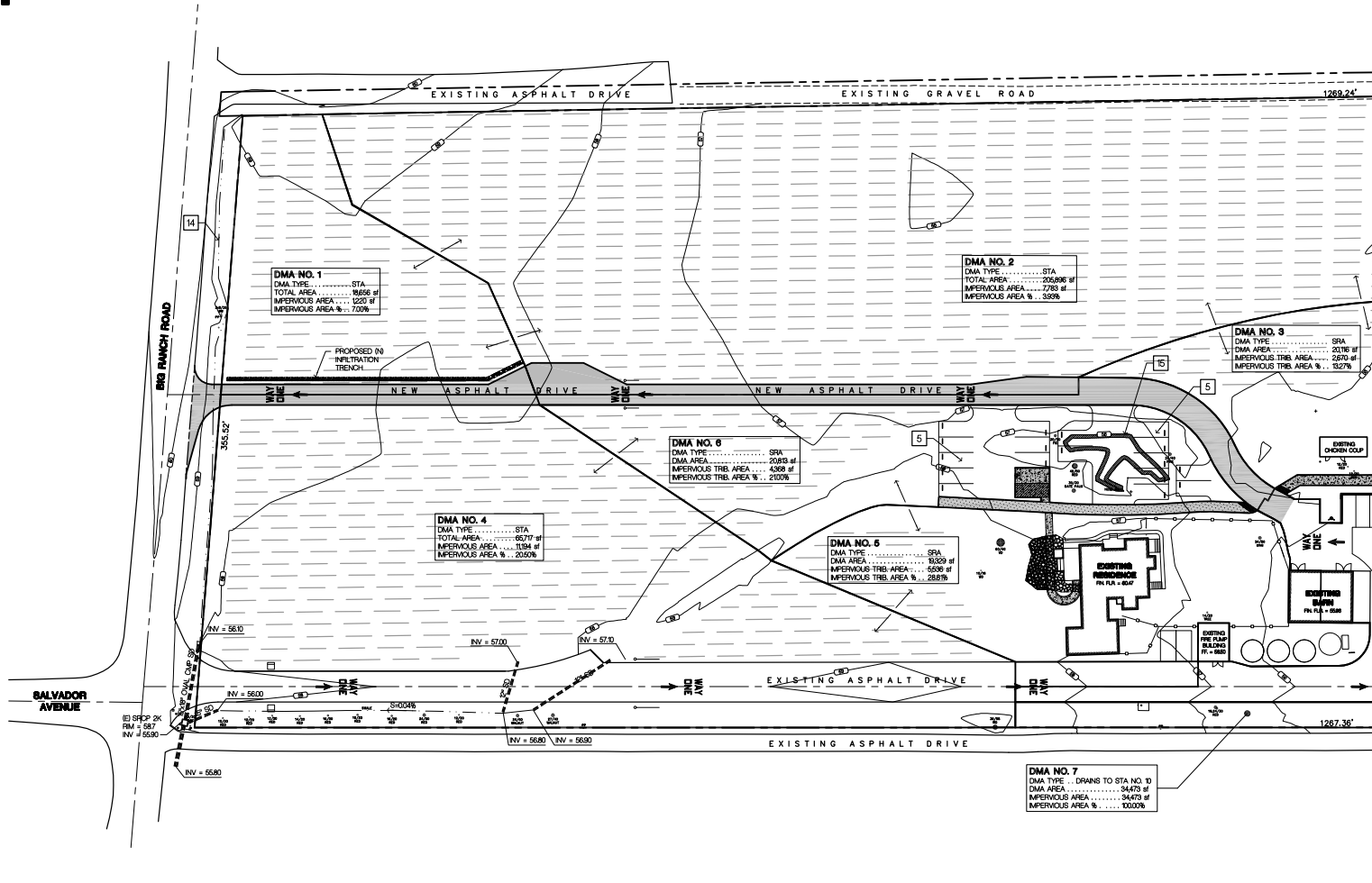
REVISIONS

Sym.	Description	By	Date
REV. 1	PIC COMMENTS	SAG	12/27/16

Drawn By	SAG
Checked By	
Date Drawn	2016-12-01
Scale	AS NOTED
Job No.	16-5491

SHEET No.

**C200**



# PARTIAL STORMWATER CONTROL PLAN - WEST

PRINTED FULL SIZE 11x30'-0"

## LEGEND

- INDICATES PROPOSED NEW ASPHALT CONCRETE PAVING
- INDICATES PROPOSED NEW CONCRETE FLAT WORK
- INDICATES PROPOSED NEW DECOMPOSED GRANITE PEDESTRIAN PATH
- INDICATES EXISTING VINEYARD ROWS
- INDICATES AREA OF NEW TRUNCATED DOMES (ADA DETECTABLE WARNING)
- ACCESSIBLE ROUTES OF TRAVEL FROM DISABLED PARKING TO BUILDING
- MAXIMUM SLOPE IN PATH SEGMENT
- ELEC INDICATES EXISTING OVERHEAD ELECTRICAL LINE
- INDICATES LIMITS OF FEMA 100 YEAR FLOOD PLAN, FLOOD PLAN ELEVATION ON PROPERTY IS APPROXIMATELY 51.0 FEET NORTH AMERICAN VERTICAL DATUM 1988
- INDICATES PROPERTY LINE OR WELL SETBACK
- INDICATES PROPERTY CORNERS
- INDICATES EXISTING CONTOUR LINE, NAPA COUNTY BENCHMARK NO. 738-C DATUM
- INDICATES DRAINAGE SWALE, SEE STORMWATER CONTROL PLANS FOR SLOPE.
- INDICATES STORM DRAIN PIPE, SEE STORMWATER CONTROL PLANS FOR SIZE AND SLOPE.
- INDICATES EXISTING FIRE HYDRANT

## SHEET NOTES

- 1 EXISTING ASPHALT CONCRETE DRIVEWAY TO BE DEMOLISHED
- 2 NEW NAPA COUNTY C-11 DRIVEWAY TURNOUT
- 3 NAPA COUNTY C-13 HAMMERHEAD FIRE APPARATUS TURNOUT
- 4 NEW DISABLED PARKING SPACE AND LOADING ZONE
- 5 NEW PERVIOUS GEOSIBD GRASS PAVEMENT OVERFLOW PARKING AREA WITH 6" PERIMETER CONCRETE CURB, STALLS CONFORMING TO NAPA COUNTY ROAD AND STREET STANDARDS DETAIL P-1
- 6 NEW ACCESSIBLE WALKWAY AND RAMP TO VP TASTING AREA
- 7 LIMITS OF 100-YEAR FEMA FLOOD PLAN
- 8 CLASS B AGGREGATE BASE EMPLOYEE PARKING AREA
- 9 STORM DRAIN PIPES APPROVED UNDER NAPA COUNTY PERMIT NO. W03003, SEE SHEET C200 STORMWATER CONTROL PLAN.
- 10 STORM WATER DISSSIPATER APPROVED UNDER NAPA COUNTY PERMIT NO. W030003, SEE SHEET C200 STORMWATER CONTROL PLAN
- 11 SOLID WASTE COLLECTION, GARBAGE, RECYCLABLES AND GREEN WASTE
- 12 EXISTING VINEYARD SUBTERNEAN DRAINAGE TILE SYSTEM MANHOLE
- 13 EXISTING WINERY HIGH AND LOW ROOF RAIN WATER LEADER DISSSIPATOR
- 14 EXISTING BIG RANCH ROAD STORM WATER FLOW LINE
- 15 PROPOSED BOTTOM OF DMA NO. 6 OVERFLOW PARKING AREA RETENTION BASIN (CORRESPONDS TO 56'00" CONTOUR).
- 16 PROPOSED DMA NO. 9 LANDSCAPED PLANTER RETENTION AREA
- 17 POTENTIAL STORMWATER POLLUTANT SOURCE.



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CHICO, CA 95926  
(530) 891-1710 (530) 891-038 FAX  
<http://www.nmrdesign.com>

**CONSULTANTS**

## LICENSE STAMPS

## PROJECT NAME

**WINERY EXPANSION FOR**



**ROBERT BIALE VINEYARDS**  
4038 BIG RANCH RD.  
NAPA, CA

## SHEET TITLE

**PARTIAL STORMWATER CONTROL PLAN**

## DRAWING STATUS

**USE PERMIT MODIFICATION**

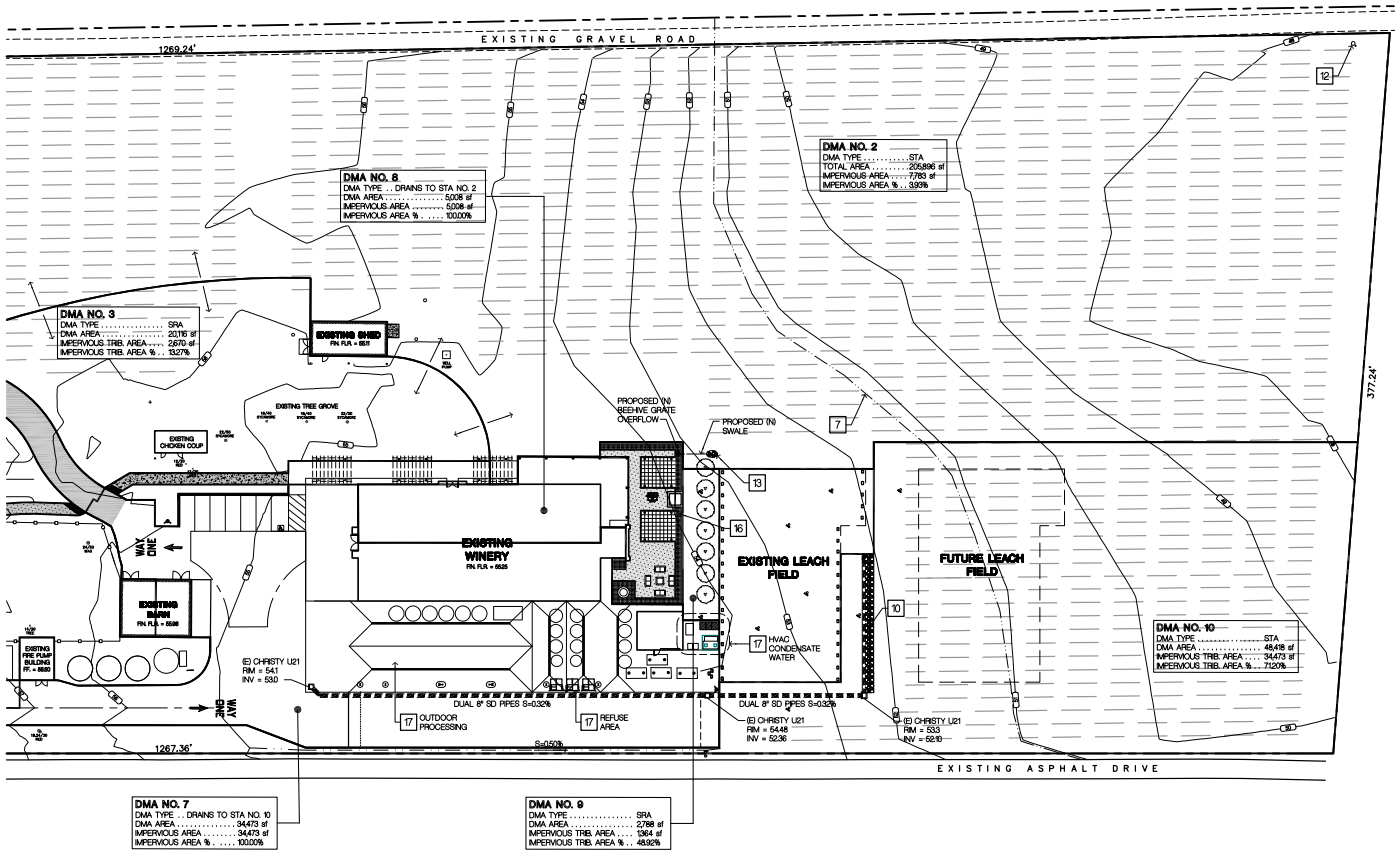
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Sym.	Description	By Date
REV. 1	P/C COMMENTS	SAG 12/27/16

Drawn By	SAG
Checked By	
Date Drawn	2016-12-01
Scale	AS NOTED
Job No.	16-5491

## SHEET No.

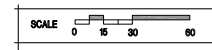
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- ### LEGEND
- INDICATES PROPOSED NEW ASPHALT/CONCRETE PAVING
  - INDICATES PROPOSED NEW CONCRETE FLAT WORK
  - INDICATES PROPOSED NEW DECOMPOSED GRANITE PEDESTRIAN PATH
  - INDICATES EXISTING VINEYARD ROWS
  - INDICATES AREA OF NEW TRUNCATED DOMES (ADA DETECTABLE WARNING)
  - ACCESSIBLE ROUTES OF TRAVEL FROM DISABLED PARKING TO BUILDING
  - MAXIMUM SLOPE IN PATH SEGMENT
  - INDICATES EXISTING OVERHEAD ELECTRICAL LINE
  - INDICATES LIMITS OF FEMA 100-YEAR FLOOD PLAIN, FLOOD PLAN ELEVATION ON PROPERTY IS APPROXIMATELY 51 FEET NORTH AMERICAN VERTICAL DATUM 1989
  - INDICATES PROPERTY LINE OR WELL SETBACK
  - INDICATES EXISTING CONTOUR LINE, NAPA COUNTY BENCHMARK NO. 738-C DATUM.
  - INDICATES STORM DRAIN PIPE, SEE STORMWATER CONTROL PLANS FOR SIZE AND SLOPE.
  - INDICATES STORM DRAIN PIPE, SEE STORMWATER CONTROL PLANS FOR SIZE AND SLOPE.
  - INDICATES EXISTING FIRE HYDRANT

- ### SHEET NOTES
- 1 EXISTING ASPHALT CONCRETE DRIVEWAY TO BE DEMOLISHED
  - 2 NEW NAPA COUNTY C-11 DRIVEWAY TURNOUT
  - 3 NAPA COUNTY C-13 HAMMERHEAD FIRE APPARATUS TURNAROUND
  - 4 NEW DISABLED PARKING SPACE AND LOADING ZONE
  - 5 NEW PERVIOUS EGGGRID GRASS PAVER OVERFLOW PARKING AREA WITH 6" PERMEATE CONCRETE CURB, STALLS CONFORMING TO NAPA COUNTY ROAD AND STREET STANDARDS DETAIL P-1
  - 6 NEW ACCESSIBLE WALKWAY AND RAMP TO VIT TASTING AREA
  - 7 LIMITS OF 100-YEAR FEMA FLOOD PLAIN
  - 8 CLASS B AGGREGATE BASE EMPLOYEE PARKING AREA
  - 9 STORM DRAIN PIPES APPROVED UNDER NAPA COUNTY PERMIT NO. W00093, SEE SHEET C200 STORMWATER CONTROL PLAN
  - 10 STORM WATER DISSIPATER APPROVED UNDER NAPA COUNTY PERMIT NO. W00093, SEE SHEET C200 STORMWATER CONTROL PLAN
  - 11 SOLID WASTE COLLECTION, GARBAGE, RECYCLABLES AND GREEN WASTE
  - 12 EXISTING VINEYARD SUBTERRANEAN DRAINAGE TILES SYSTEM MAINLINE.
  - 13 EXISTING WINERY HIGH AND LOW ROOF RAIN WATER LEADER DISSIPATOR
  - 14 EXISTING BIG RANCH ROAD STORM WATER FLOW LINE
  - 15 PROPOSED BOTTOM OF DMA NO. 6 OVERFLOW PARKING AREA RETENTION BASIN (CORRESPONDS TO 64FOOT CONTOUR)
  - 16 PROPOSED DMA NO. 9 LANDSCAPED PLANTER RETENTION AREA
  - 17 POTENTIAL STORMWATER POLLUTANT SOURCE.



## PARTIAL STORMWATER CONTROL PLAN - EAST

PRINTED FULL SIZE 7'-0" X 0"

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(530) 891-1710 (530) 891-038 FAX  
http://www.nmrdesign.com

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### LICENSE STAMPS

PROJECT NAME  
**WINERY EXPANSION**  
FOR

**ROBERT BIALE**  
VINEYARDS  
4038 BIG RANCH RD.  
NAPA, CA

### SHEET TITLE

PARTIAL STORMWATER CONTROL PLAN

### DRAWING STATUS

USE PERMIT MODIFICATION

REVISIONS		
Sym.	Description	By Date
REV. 1	P/C COMMENTS	SAG 10/27/16

Drawn By	SAG
Checked By	
Date Drawn	2016-12-01
Scale	AS NOTED
Job No.	16-5491

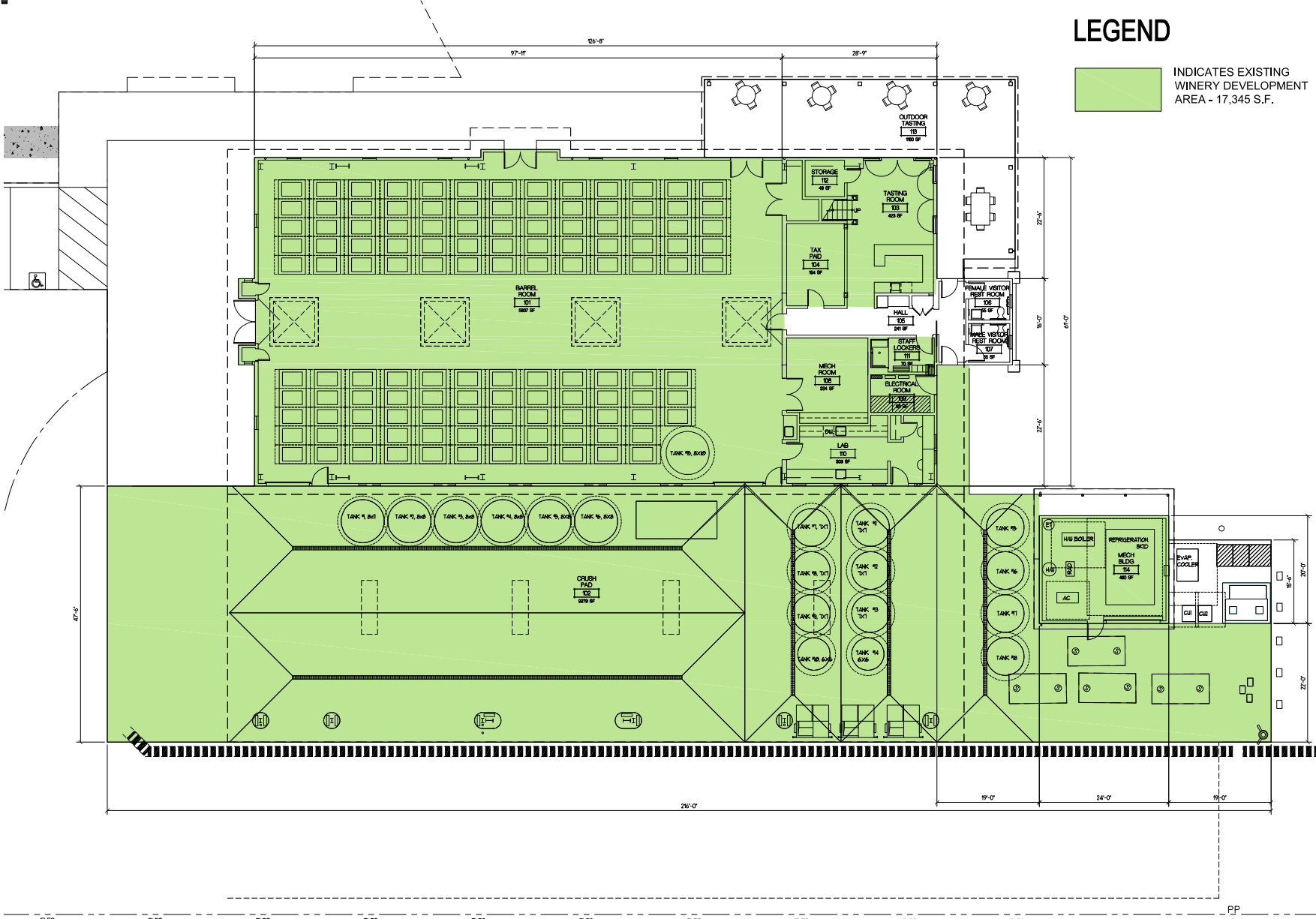
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**C220**

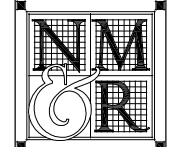
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# LEGEND

INDICATES EXISTING WINERY DEVELOPMENT AREA - 17,345 S.F.



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PROJECT NAME  
**WINERY EXPANSION**  
 FOR



**ROBERT BIALE VINEYARDS**  
 4038 BIG RANCH RD.  
 NAPA, CA

SHEET TITLE  
**WINERY FIRST FLOOR PLAN**

DRAWING STATUS  
**USE PERMIT MODIFICATION**

REVISIONS

Sym.	Description	By	Date
REV. 1	PIC COMMENTS	SAG	10/27/16

Drawn By	SAG
Checked By	
Date Drawn	2016-12-01
Scale	AS NOTED
Job No.	16-5491
SHEET No.	

**A100**

# EXISTING WINERY FIRST FLOOR PLAN

PRINTED FULL SIZE: 18" x 11"



User Name: SAG  
 Date: 12/01/2016 10:43 AM  
 File Name: C:\Users\SAG\Desktop\CAD\DWG\Winery Floor Plan - Chalkboard.dwg  
 Plot: 16:58:36 12/01/2016 10:43:36 AM

LAWN  
EXISTING TREE GROVE

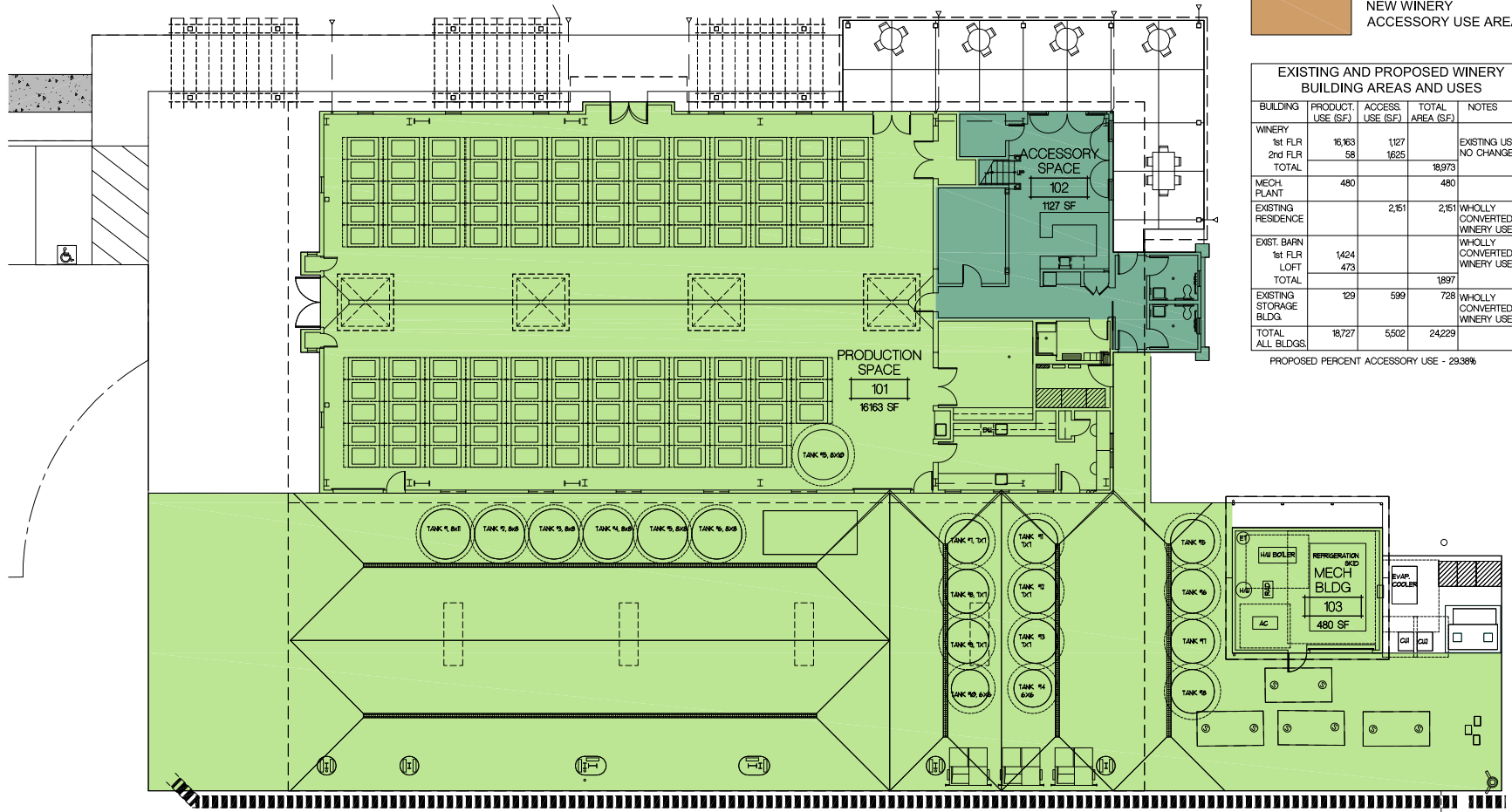
8/40 SYCAMORE  
18/40 SYCAMORE  
22/50 SYCAMORE

# LEGEND

- INDICATES EXISTING WINERY PRODUCTION FACILITIES
- INDICATES EXISTING WINERY ACCESSORY USE AREA
- INDICATES PROPOSED NEW WINERY PRODUCTION FACILITY
- INDICATES PROPOSED NEW WINERY ACCESSORY USE AREA

EXISTING AND PROPOSED WINERY BUILDING AREAS AND USES				
BUILDING	PRODUCT. USE (SF)	ACCESS. USE (SF)	TOTAL AREA (SF)	NOTES
WINERY				
1st FLR	16,163	1,127		EXISTING USE - NO CHANGES
2nd FLR	58	1,625		
TOTAL			18,773	
MECH PLANT	480		480	
EXISTING RESIDENCE		2,151	2,151	WHOLLY CONVERTED TO WINERY USE
EXIST. BARN	1,424			WHOLLY CONVERTED TO WINERY USE
1st FLR LOFT	473			
TOTAL			1,897	
EXISTING STORAGE BLDG.	129	599	728	WHOLLY CONVERTED TO WINERY USE
TOTAL ALL BLDGS.	18,727	5,502	24,229	

PROPOSED PERCENT ACCESSORY USE - 23.38%



EXISTING WINERY FIRST FLOOR PLAN - PRODUCTION AND ACCESSORY USE AREAS

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555 MAIN STREET, SUITE 300  
CHICO, CA 95928  
(530) 891-1710 (530) 891-0338 FAX  
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PROJECT NAME  
**WINERY EXPANSION**  
FOR



**ROBERT BIALE VINEYARDS**  
4038 BIG RANCH RD.  
NAPA, CA

SHEET TITLE  
**WINERY FIRST FLOOR PLAN**

DRAWING STATUS  
**USE PERMIT MODIFICATION**

REVISIONS  
Sym. Description By Date  
REV.1 P/C COMMENTS SAG 10/27/16

Drawn By	SAG
Checked By	
Date Drawn	2016-12-01
Scale	AS NOTED
Job No.	16-5491

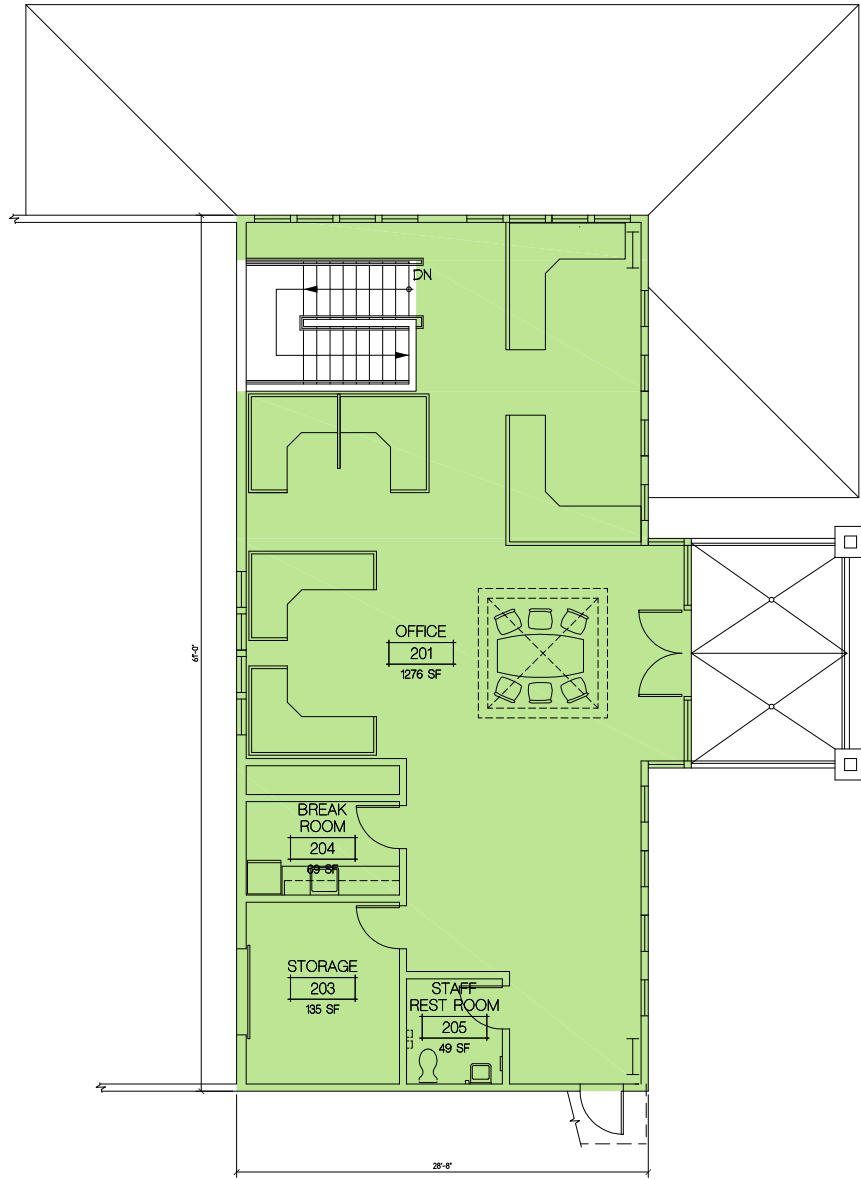
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**A101**

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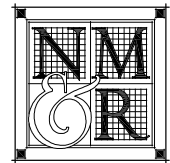
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 Plot Scale: 1/8" = 1'-0"



### LEGEND

INDICATES EXISTING WINERY DEVELOPMENT AREA - 1,683 S.F.

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PROJECT NAME  
**WINERY EXPANSION**  
 FOR



**ROBERT BIALE  
VINEYARDS**  
 4838 BIG RANCH RD.  
 NAPA, CA

SHEET TITLE  
**WINERY FIRST  
SECOND PLAN**

DRAWING STATUS  
**USE PERMIT  
MODIFICATION**

REVISIONS  
 Sym. Description By Date  
 REV.1 P/C COMMENTS SAG 12/27/16

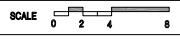
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Checked By	
Date Drawn	2016-12-01
Scale	AG
Job No.	16-5491

SHEET No.

**A200**

## EXISTING WINERY SECOND FLOOR PLAN

PRINTED FULL SIZE: 14"x11"0"







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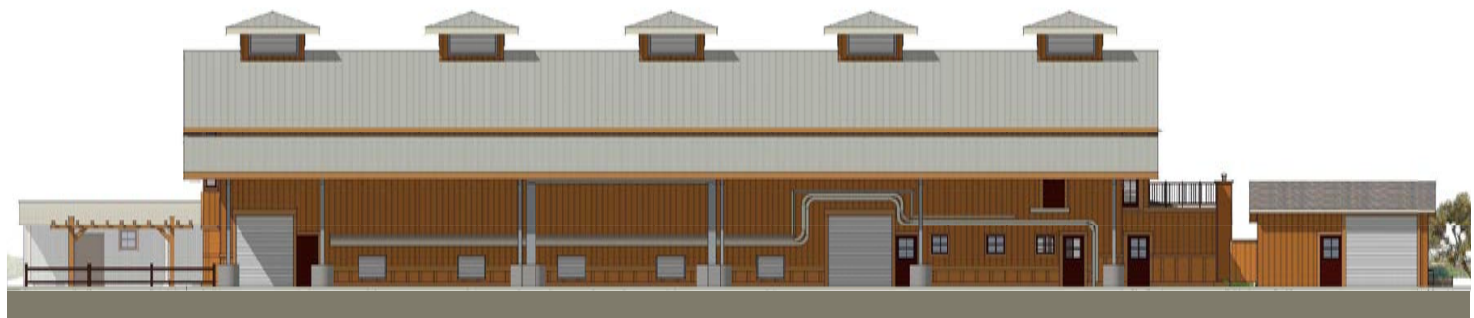
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**EAST ELEVATION**  
SCALE: 1/8"=1'-0"

LICENSE STAMPS



**SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"

PROJECT NAME  
**WINERY  
EXPANSION  
FOR**



**ROBERT BIALE  
VINEYARDS**  
4038 BIG RANCH RD.  
NAPA, CALIFORNIA

SHEET TITLE  
**EXTERIOR  
ELEVATIONS**

DRAWING STATUS  
**DD SET  
PRELIMINARY**  
NOT FOR CONSTRUCTION

REVISIONS

Sym.	Description	Date

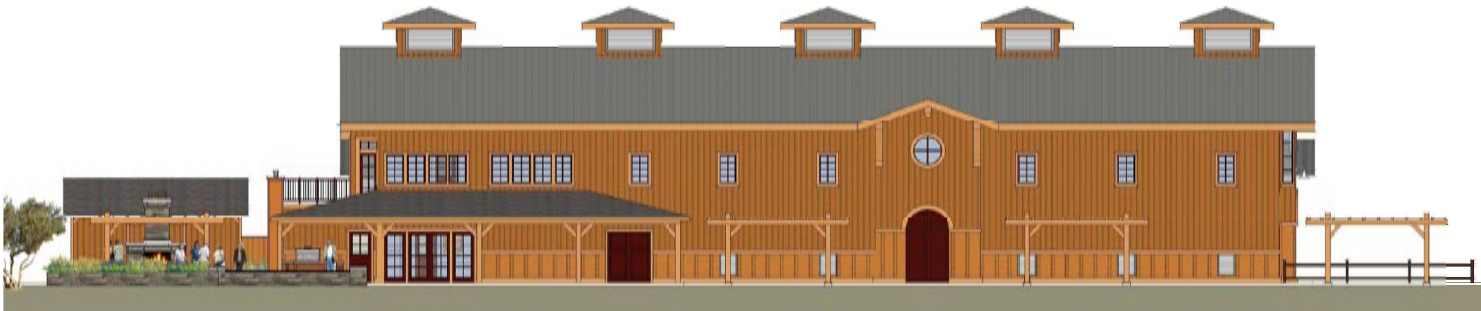
Drawn By	NMR
Checked By	SAG
Date Drawn	2016-08-25
Scale	AS NOTED
Job No.	16-5491

SHEET No.

**A301**



**WEST ELEVATION**  
SCALE: 1/8"=1'-0"



**NORTH ELEVATION**  
SCALE: 1/8"=1'-0"

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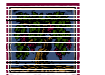
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PROJECT NAME

**WINERY  
EXPANSION  
FOR**



**ROBERT BIALE  
VINEYARDS**  
4038 BIG RANCH RD.  
NAPA, CALIFORNIA

SHEET TITLE

**EXTERIOR  
ELEVATIONS**

DRAWING STATUS

**DD SET  
PRELIMINARY**  
NOT FOR CONSTRUCTION

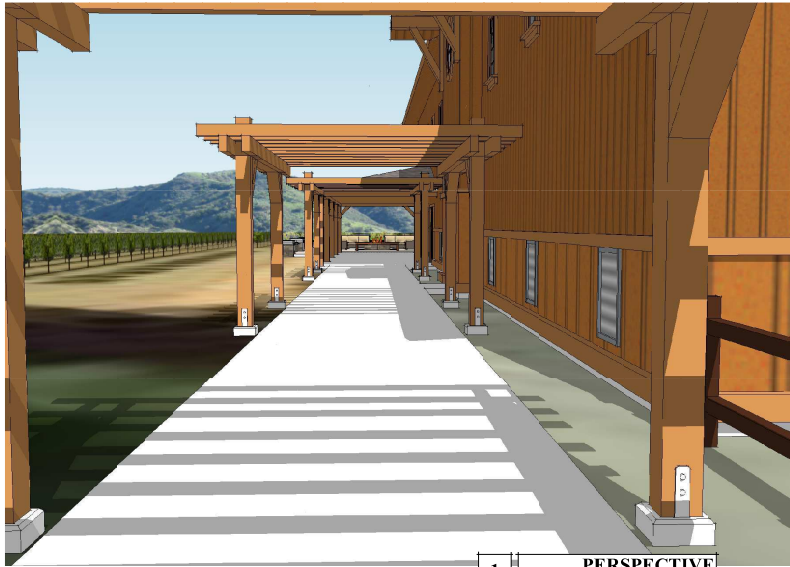
REVISIONS

Sym.	Description	Date

Drawn By	NMR
Checked By	SAG
Date Drawn	2016-08-25
Scale	AS NOTED
Job No.	16-5491

SHEET No.

**A302**



1 PERSPECTIVE  
SCALE: N/A



2 PERSPECTIVE  
SCALE: N/A



3 PERSPECTIVE  
SCALE: N/A



4 PERSPECTIVE  
SCALE: N/A

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FOR**



**ROBERT BIALE  
VINEYARDS**  
4038 BIG RANCH RD,  
NAPA, CALIFORNIA

SHEET TITLE  
**BACK PORCH  
EXPANSION  
PERSPECTIVES**

DRAWING STATUS  
**DD SET  
PRELIMINARY  
NOT FOR CONSTRUCTION**

REVISIONS

Sym.	Description	Date

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Job No.	16-5491

SHEET No.

**A303**

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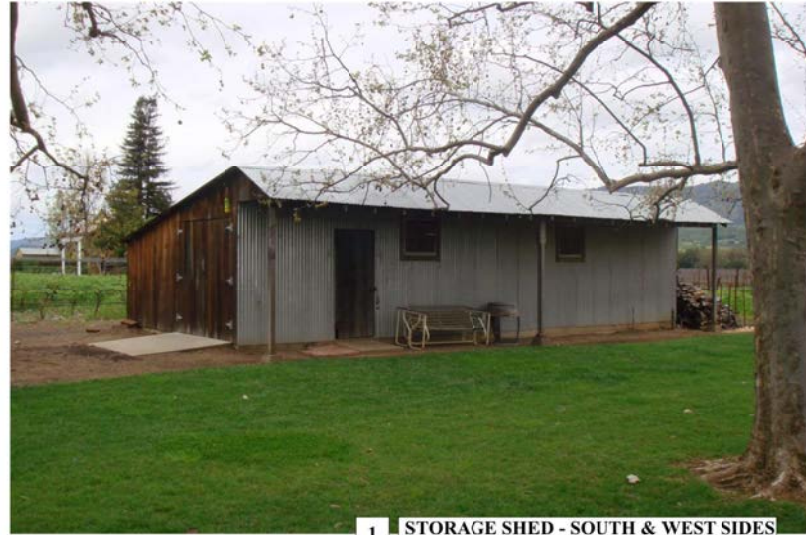
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LICENSE STAMPS



**3 STORAGE SHED - SOUTH & EAST SIDES**  
SCALE: N/A



**1 STORAGE SHED - SOUTH & WEST SIDES**  
SCALE: N/A



**4 BARN - SOUTH & EAST SIDES**  
SCALE: N/A



**2 BARN - NORTH & EAST SIDES**  
SCALE: N/A

PROJECT NAME  
**WINERY  
EXPANSION  
FOR**



**ROBERT BIALE  
VINEYARDS**  
4038 BIG RANCH RD,  
NAPA, CALIFORNIA

SHEET TITLE  
**EXISTING  
BUILDING PHOTOS**

DRAWING STATUS  
**DD SET  
PRELIMINARY  
NOT FOR CONSTRUCTION**

REVISIONS	
Sym.	Description

Drawn By	NMR
Checked By	SAG
Date Drawn	2016-08-25
Scale	AS NOTED
Job No.	16-5491

SHEET No.

**A304**



**3** EXISTING RESIDENCE - SOUTH ELEVATION  
SCALE: N/A



**1** EXISTING RESIDENCE - NORTH ELEVATION  
SCALE: N/A



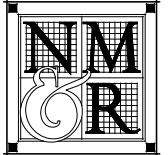
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SCALE: N/A



**2** EXISTING RESIDENCE - EAST ELEVATION  
SCALE: N/A

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PROJECT NAME

**WINERY  
EXPANSION  
FOR**



**ROBERT BIALE  
VINEYARDS**  
4038 BIG RANCH RD,  
NAPA, CALIFORNIA

SHEET TITLE  
**EXISTING  
RESIDENCE  
PHOTOS**

DRAWING STATUS

**DD SET  
PRELIMINARY**  
NOT FOR CONSTRUCTION

REVISIONS

Sym.	Description	Date

Drawn By	NMR
Checked By	SAG
Date Drawn	2016-08-25
Scale	AS NOTED
Job No.	16-5491

SHEET No.

**A305**