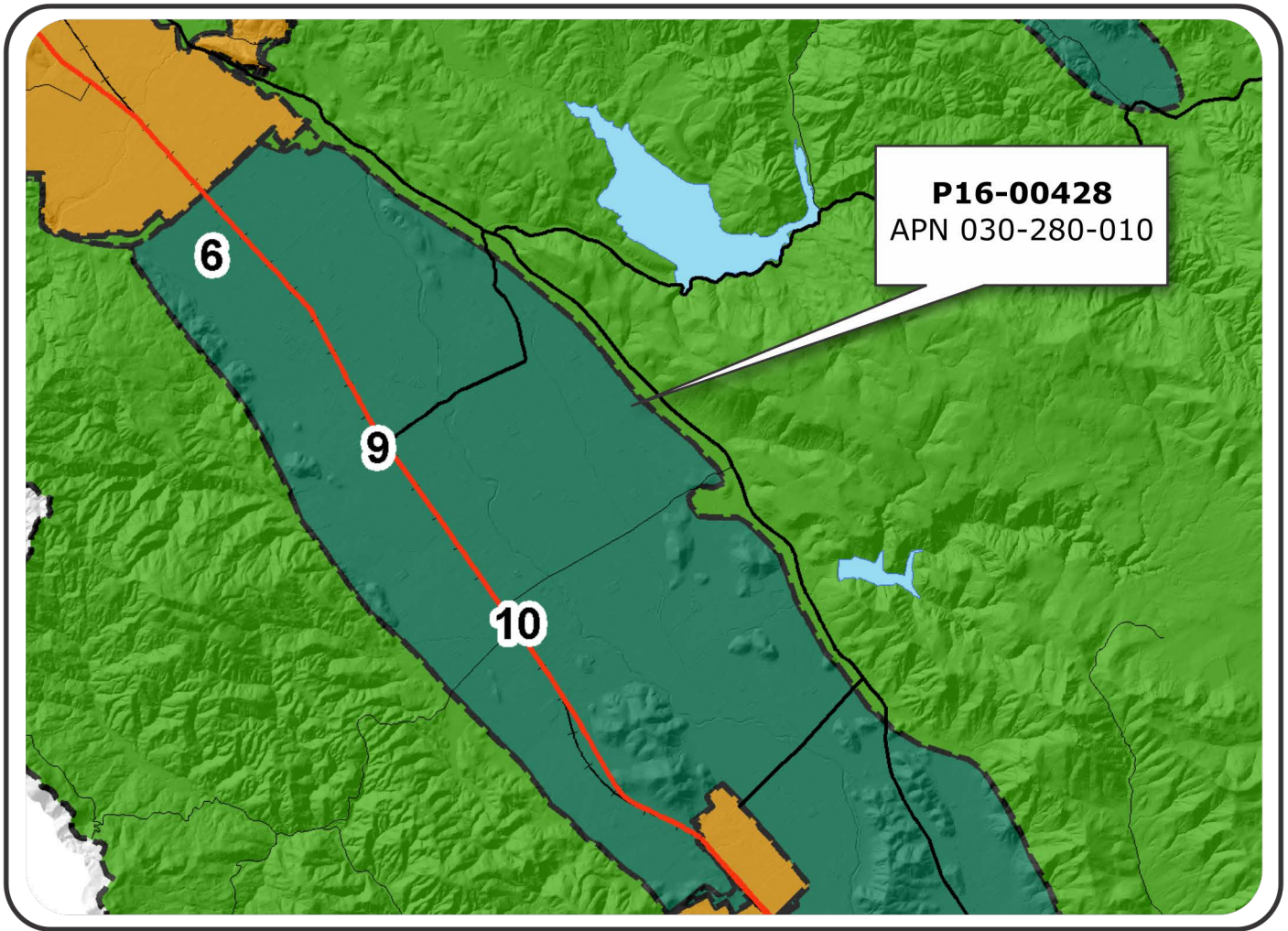


“L”

Graphics

NAPA COUNTY LAND USE PLAN 2008 - 2030



P16-00428
APN 030-280-010



LEGEND



URBANIZED OR NON-AGRICULTURAL

- Study Area
- Cities
- Urban Residential*
- Rural Residential*
- Industrial
- Public-Institutional
- Napa Pipe Mixed Use

OPEN SPACE

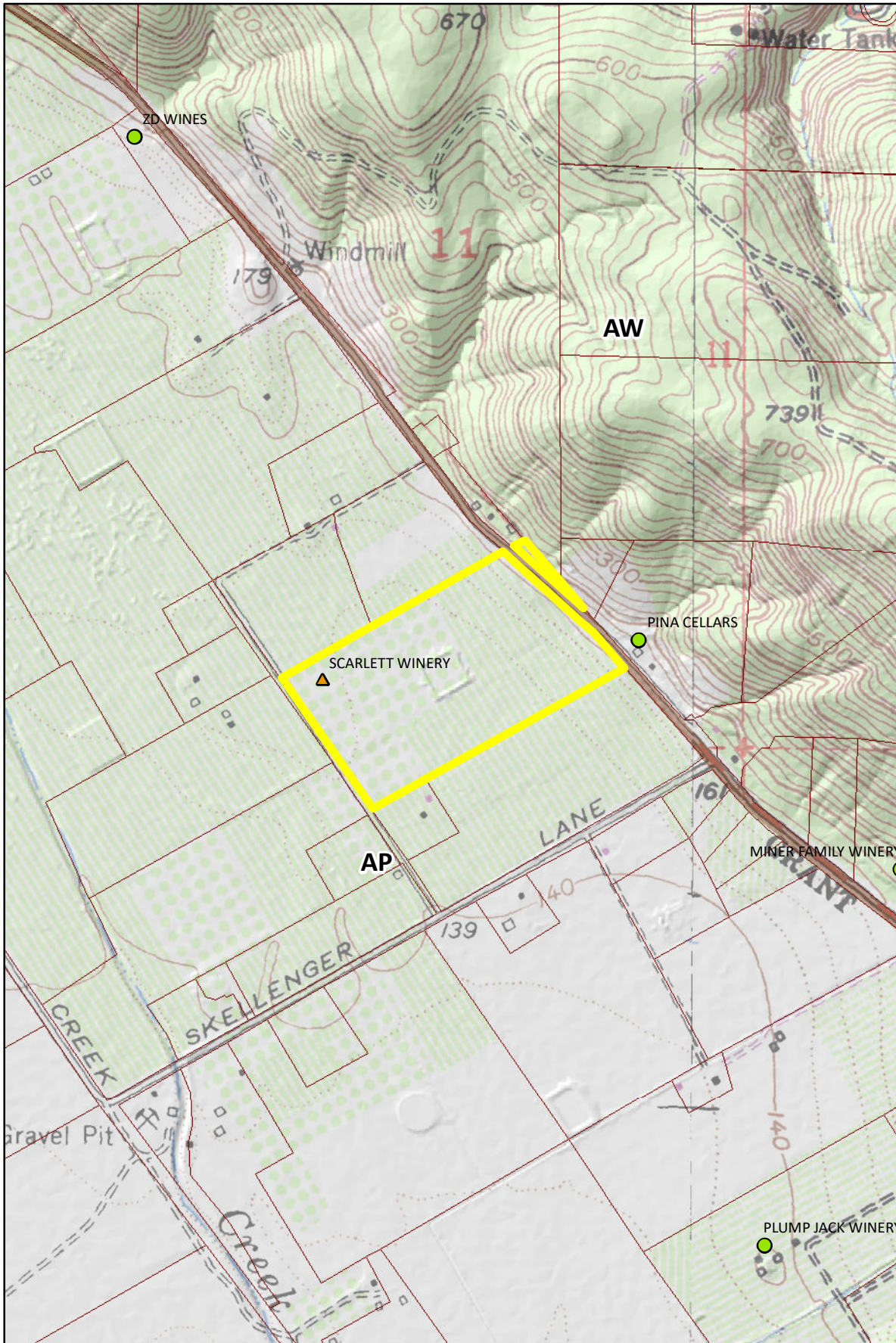
- Agriculture, Watershed & Open Space
- Agricultural Resource

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

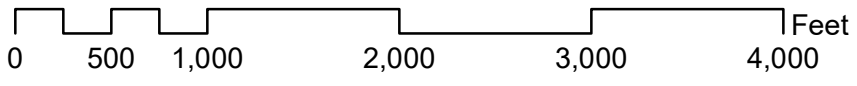
* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

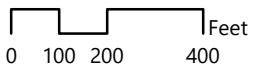
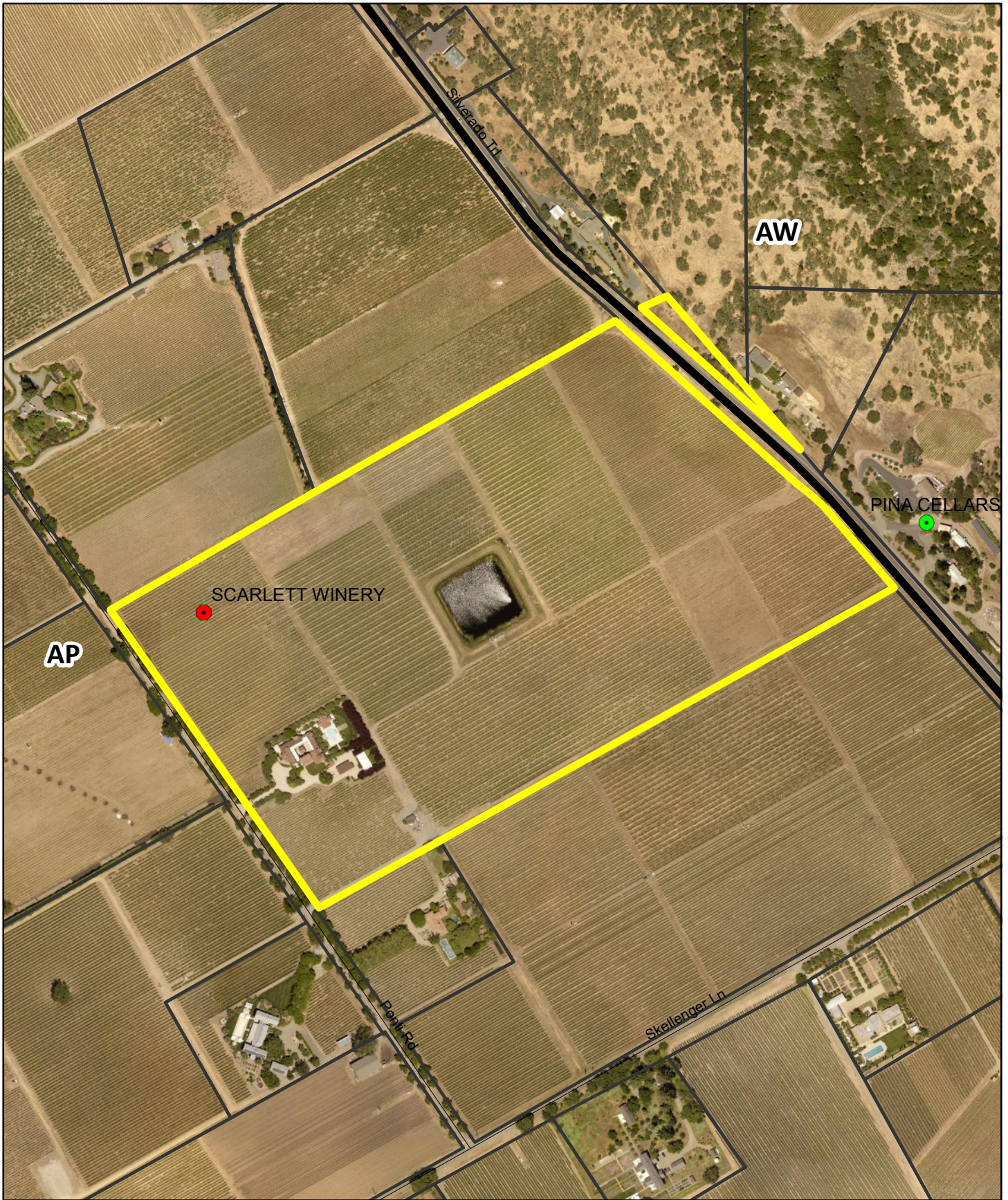
APN
030-280-010
09-24-2019
UP



Legend

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



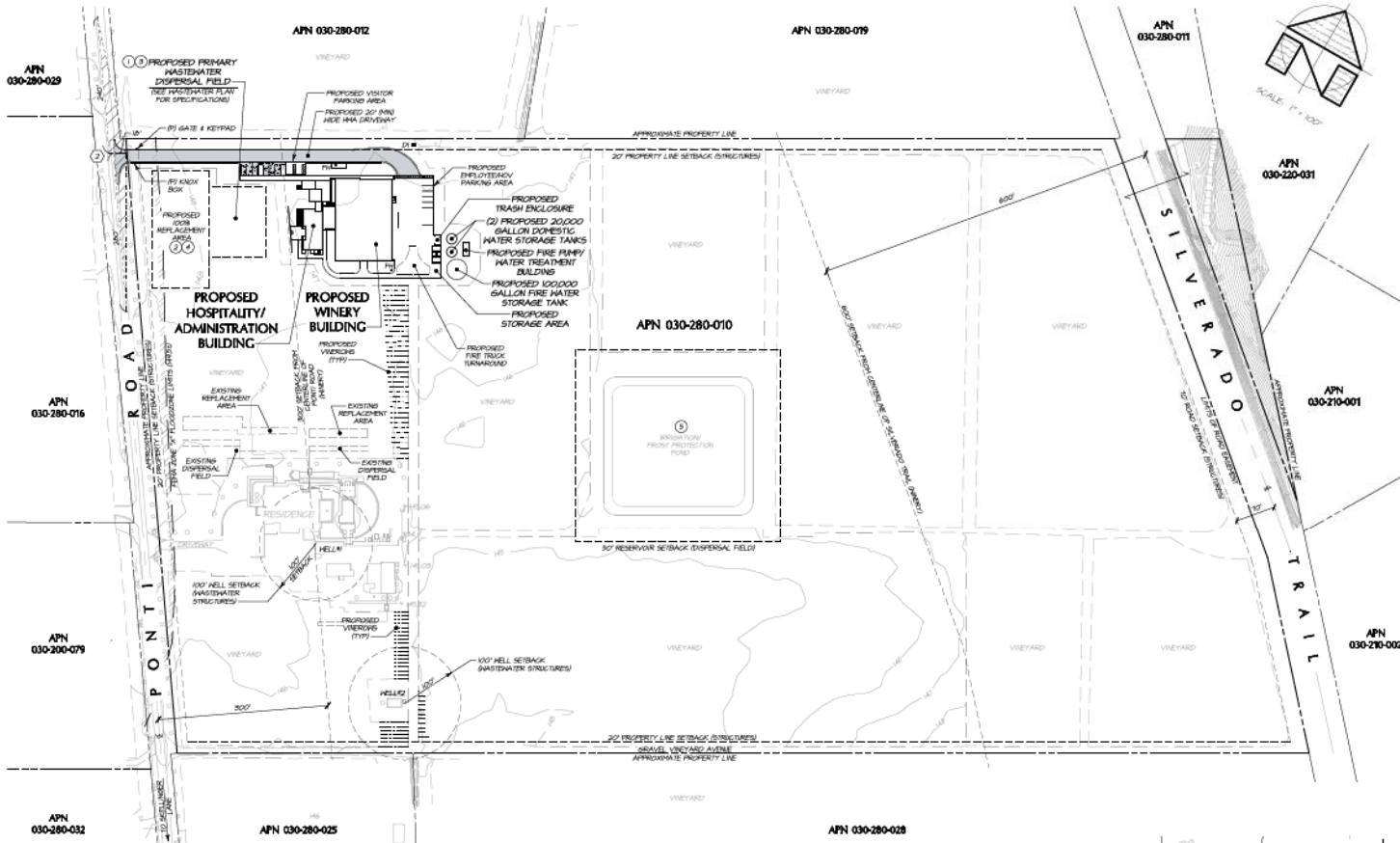


Aerials: Napa County, 2018

⋮

SCARLETT WINERY

USE PERMIT DRAWINGS



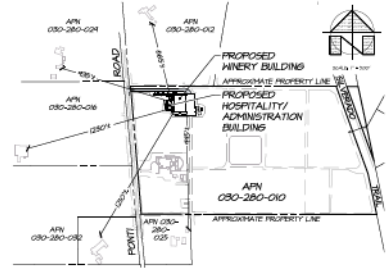
OVERALL SITE PLAN
SCALE: 1" = 100'

VINEYARD SUMMARY:

EXISTING VINEYARD	30.01 ACRES
VINEYARD REMOVED	2.01 ACRES
VINEYARD PROPOSED	0.41 ACRES
TOTAL VINEYARD AFTER WINERY DEVELOPMENT	36.41 ACRES

- PROPOSED WASTEWATER DISPERSAL OPTIONS:**
- PREFERRED OPTION:**
- 1 PRIMARY COMBINED WASTEWATER DISPERSAL FIELD
 - 2 100% COMBINED WASTEWATER REPLACEMENT AREA
- ALTERNATIVE OPTION:**
- 3 PRIMARY SANITARY WASTEWATER DISPERSAL FIELD
 - 4 100% COMBINED WASTEWATER REPLACEMENT AREA
 - 5 PROCESS WASTEWATER IRRIGATION/PROST PROTECTION FORD

- NOTES:**
- 1 THE HATCHED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. A PORTION OF THE TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM THE TOPOGRAPHIC MAP OF A PORTION OF THE LANDS OF MCGAM FAMILY 'CELLARS' DATED JUNE 2005, PREPARED BY TERESA FERNA SERVICES, INC. AND A PORTION HAS BEEN APPROXIMATED FROM AERIAL PHOTOGRAPHY IN THE PUBLIC DOMAIN. BARTLETT ENGINEERING ASSUMES NO LIABILITY, REAL OR ALLEGED, REGARDING THE ACCURACY OF THE TOPOGRAPHIC INFORMATION SHOWN.
 - 2 NO ITEMS THAT ARE WIDER THAN 18 INCHES MAY BE TALLER THAN 30 INCHES WITHIN THE DEPARTURE SITE TRIANGLES SHOWN (CASE IN, LEFT TURN FROM STOP AND CASE OUT, RIGHT TURN FROM STOP) ON FRONT ROAD WITH AN ASSIGNED 25 MPH SPEED LIMIT EXCEPT FOR STREET TREES AND TRAFFIC CONTROL DEVICES AND EQUIPMENT.



NEIGHBORING STRUCTURES MAP
SCALE: 1" = 500'



PROJECT INFORMATION:

PROPERTY OWNER:
ALSACE CO, LP
3200 DANVILLE BOULEVARD
SUITE 220
ALAMO, CA 94501

APPLICANT:
SCARLETT HINES
C/O MATTIE COOPER
3200 DANVILLE BOULEVARD
SUITE 100
ALAMO, CA 94501

PROJECT ADDRESS:
1052 FRONT ROAD
NAPA, CA 94558

ASSESSOR'S PARCEL NUMBER:
030-280-010

PARCEL SIZE:
41.88± ACRES

PROJECT SIZE:
3.01± ACRES

ZONING:
AP (S/WLY PORTION) 41.71± ACRES
AW (N/ELY PORTION) 0.17± ACRES

SHEET INDEX:

SHEET UP1	OVERALL SITE PLAN
SHEET UP2	EXISTING CONDITIONS & DEMOLITION PLAN
SHEET UP3	PROPOSED CONDITIONS

DATE: JANUARY 2016
FILE NO: 1502-UP2016
JOB NO: 15-02
SHEET NO: UP1 OF 3

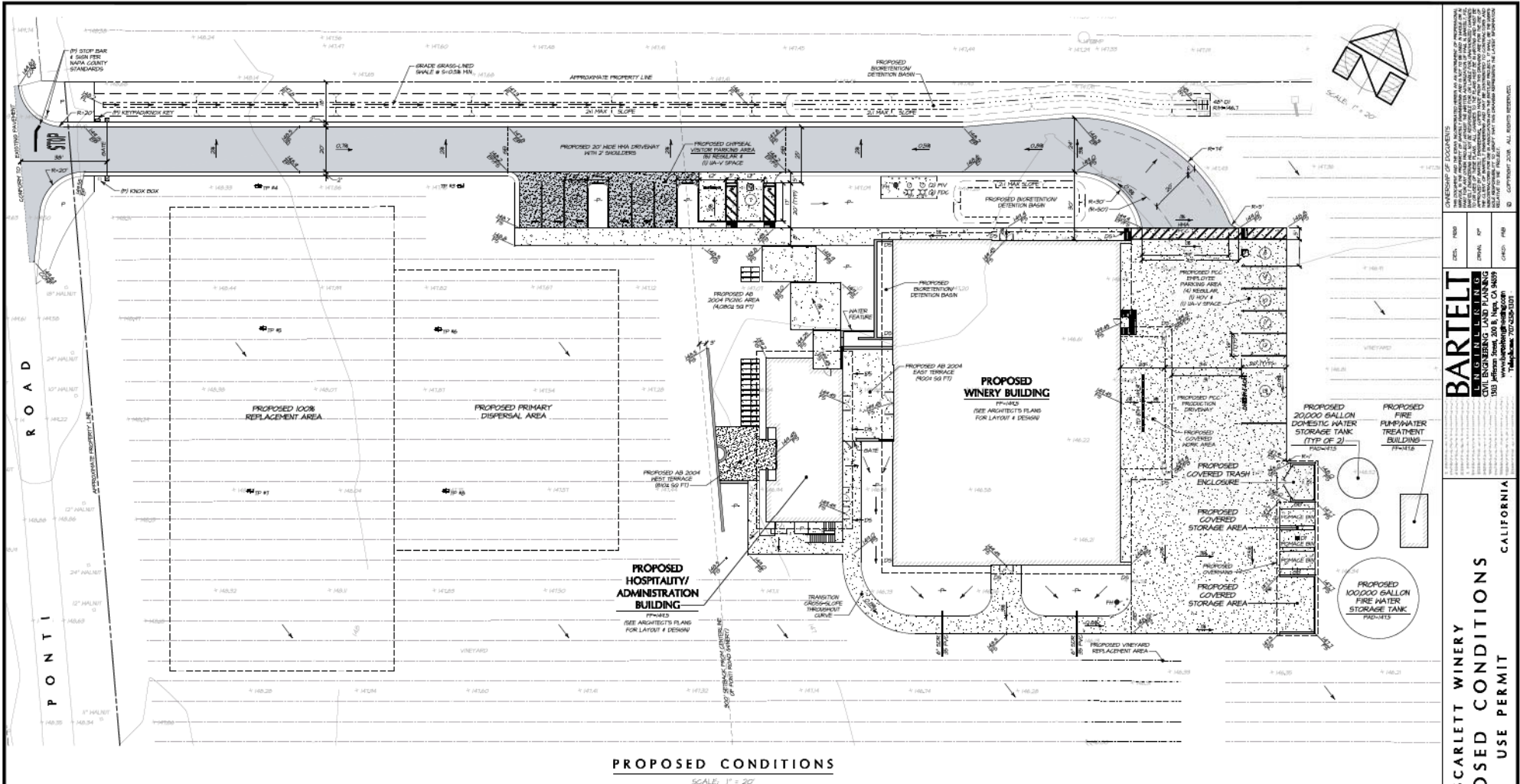
PREPARED UNDER THE DIRECTION OF
PAUL N. BARTLETT
R.G.E. 45102



BARTLETT ENGINEERING
CIVIL ENGINEERING & LAND PLANNING
1000 Willetts Drive, Suite B, Napa, CA 94559
Phone: 707-258-5001
Fax: 707-258-5001

SCARLETT WINERY OVERALL SITE PLAN
NAPA COUNTY CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
PAUL N. BARTLETT
No. 45102
CIVIL
STATE OF CALIFORNIA



PROPOSED CONDITIONS
SCALE: 1" = 20'

TEST PIT EXPLORATION NOTES:

1. REPRESENTS TEST PIT LOCATION.
2. TEST PITS WERE EXCAVATED BY HAROLD SMITH & SONS USING A MINI-EXCAVATOR WITH A 24 INCH BUCKET ON NOVEMBER 24, 2008 AND TESTED BY A REPRESENTATIVE FROM BARTELT ENGINEERING AND NAPA COUNTY ENVIRONMENTAL HEALTH.

NOTES:

1. BUILDING FOOTPRINT WAS DERIVED FROM THE ARCHITECTURAL DIGITAL FILE. SEE ARCHITECT'S PLANS FOR EXACT BUILDING SPECIFICATIONS.
2. LANDSCAPE ELEMENTS WERE DERIVED FROM THE LANDSCAPE DIGITAL FILE. SEE LANDSCAPE PLANS FOR EXACT SPECIFICATIONS.
3. SEE BARTELT ENGINEERING WASTEWATER SYSTEM FEASIBILITY STUDY FOR ADDITIONAL INFORMATION REGARDING TEST PITS.
4. EXISTING WELL #0 WILL BE UTILIZED AS THE WATER SOURCE FOR THE PROPOSED PUBLIC WATER SYSTEM THAT WILL SERVE THE EXISTING RESIDENCE, COTTAGE, WINERY AND TASTING ROOM. SEE OVERALL SITE PLAN FOR WELL LOCATION.
5. ALL PROPOSED PARKING SHALL CONFORM TO COUNTY OF NAPA ROAD AND STREET STANDARDS (RSS), DETAIL D-8 OFF STREET PARKING. UNIVERSAL ACCESS PARKING SHALL CONFORM TO COUNTY OF NAPA ROAD AND STREET STANDARDS (RSS), DETAIL D-9 HANDICAP SYMBOL OR THE CURRENT CALIFORNIA BUILDING CODE, WHICHEVER IS MORE STRINGENT.
6. ALL PROPOSED ON-SITE WINERY ACCESS ROADS SHALL CONFORM TO THE COUNTY OF NAPA ROAD AND STREET STANDARDS, SECTION 5 WHICH INCLUDES MINIMUM CRITERIA FOR PAVIMENT SECTION AND INSIDE RADIUS OF CURVATURE FOR A COMMERCIAL ACCESS DRIVE.
7. ALL PROPOSED IMPROVEMENTS WITHIN THE COUNTY OF NAPA RIGHT OF WAY SHALL CONFORM TO NAPA COUNTY DEPARTMENT OF PUBLIC WORKS STANDARDS.

LEGEND:

- EXISTING TREE
- EXISTING OVERHEAD LINE
- PROPOSED GRASS/SEAL
- PROPOSED HMA
- PROPOSED PEDESTRIAN PCC
- PROPOSED TRAFFIC-RATED PCC
- TRUNCATED CORNER
- DROPPED/RAIN INLET
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GRADE BREAK
- HIGH OCCUPANCY VEHICLE
- PROPOSED PLANTER
- PROPOSED
- POST INDICATOR VALVE

PARKING SUMMARY:

TYPE OF PARKING	NO. OF STALLS
REGULAR	10
UNIVERSAL ACCESS - VAN	2
HIGH OCCUPANCY VEHICLE ZONE	1
TOTAL	13



PREPARED UNDER THE DIRECTION OF
PAUL N. BARTELT R.C.E. 45102

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DATE: FEB 2009
DRAWN BY: [Name]
CHECKED BY: [Name]
PROJECT NO.: [Number]

BARTELT ENGINEERING AND ARCHITECTURE
103 Jefferson Street, 2nd B. Napa, CA 94559
www.bartelteng.com
Tel: 707.253.0321

SCARLETT WINERY
PROPOSED CONDITIONS
USE PERMIT
NAPA COUNTY CALIFORNIA
DATE: JANUARY 2009
FILE NO.: 800-079690
JOB NO.: 8-02
SHEET NO.:
UP3
OF 3

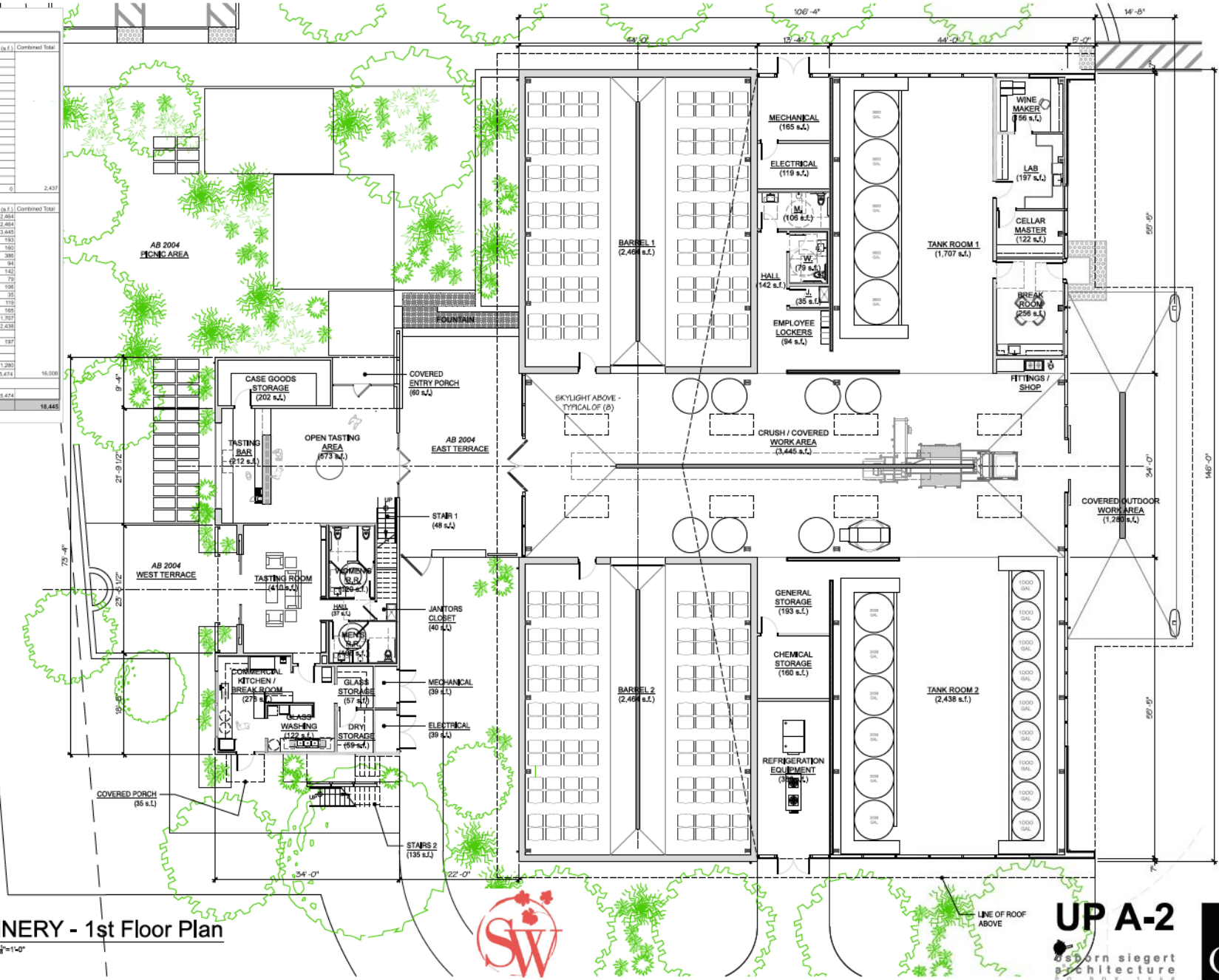
BUILDING AREA DETAILS

1st Level

HOSPITALITY BUILDING			
Room Name	Access	Use	Combined Total
Covered Entry		90	
Case Goods	202		
Open Tasting Area	573		
Tasting Bar	212		
Tasting Room	450		
Stairs 1	48		
Owner's Reception	101		
Men's Restroom	106		
Hall	37		
Janitor's Closet	40		
Glass Washing	122		
Commercial Kitchen / Breakroom	278		
Glass Storage	97		
Dry Storage	99		
Electrical	39		
Mechanical	39		
Covered Porch (Kitchen)	35		
Sub-Total Hospitality 1st Level	2,437	0	2,437

PRODUCTION BUILDING			
Room Name	Access	Use	Combined Total
Barrel Room 1		2,494	
Barrel Room 2		2,494	
Crush / Covered Work Area		3,445	
General Storage		193	
Refrigeration Equipment		160	
Employee Lockers		94	
Hall		142	
Owner's Reception		79	
Men's Restroom		106	
Janitor's Closet		35	
Electrical		119	
Mechanical		165	
Tank Room 1		1,707	
Tank Room 2		2,438	
Wine Makers Office		136	
Lab		197	
Cellar Masters Office		122	
Break Room		256	
Covered Outdoor Work Area		1,280	
Sub-Total Production 1st Level	534	15,474	16,008

Use/Total - 1st Level	2,971	15,474	18,445
COMBINED AREA TOTAL			18,445



USE PERMIT



WINERY - 1st Floor Plan

SCALE 1/8"=1'-0"

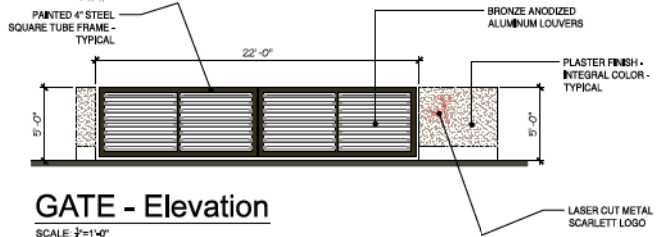
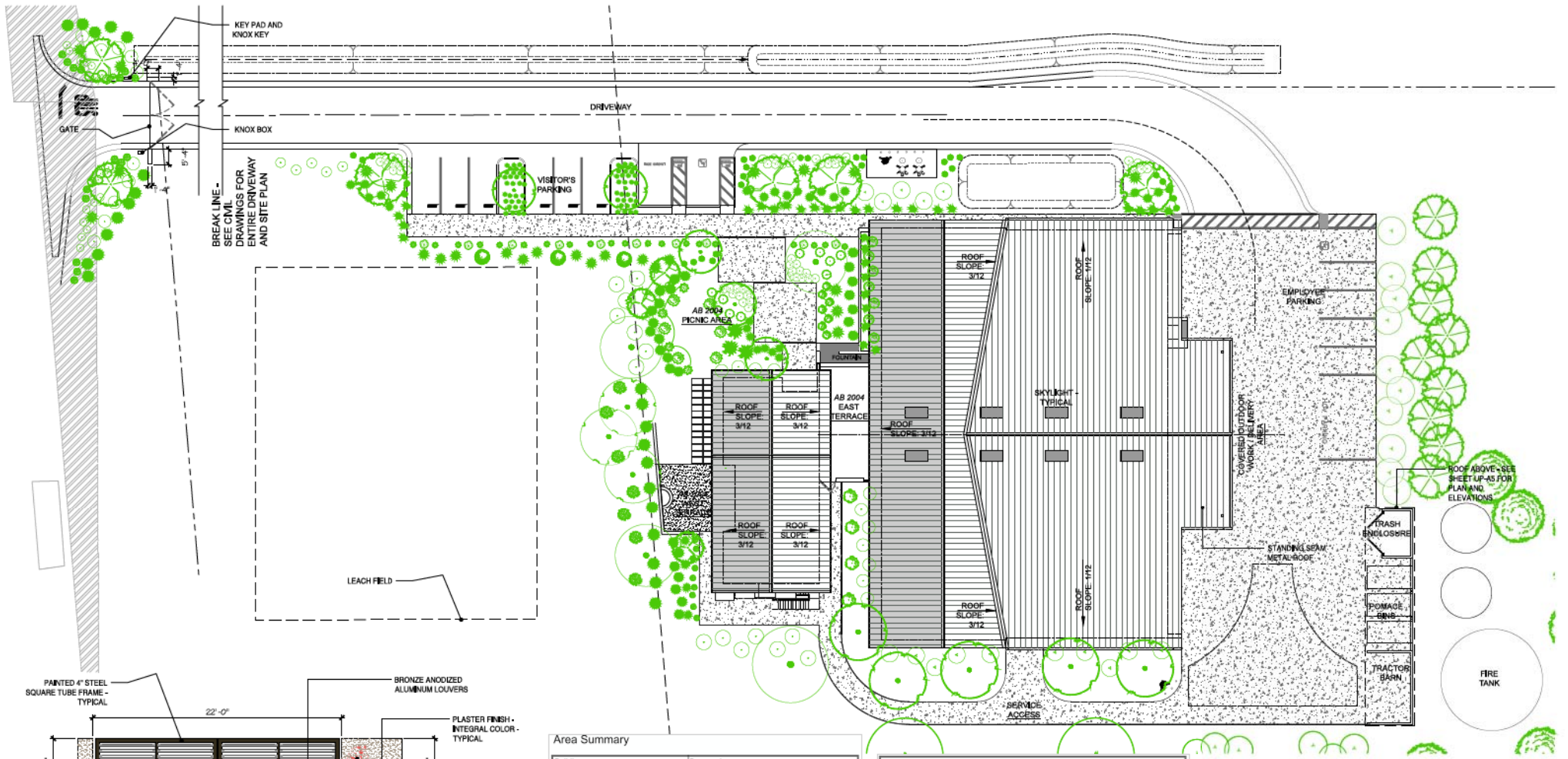


SCARLETT WINES

UP A-2

sporn siegert
architecture
SANTA ROSA, CA 95402
916.787.2311 • 916.787.2311 • 916.787.2311





GATE - Elevation
SCALE: 3/4"=1'-0"

Area Summary

Building	Proposed		Total Building Area (s.f.)
	Acces. Use (s.f.)	Prod. Use (s.f.)	
Hospitality Building	3,815	0	3,815
Production Building	534	16,840	17,374
Exterior Areas	0	1,136	1,136
Total Accessory Use	4,352		
Total Production Use		17,976	
Accessory Use to Production Use			24%

EXTERIOR AREA DETAILS

Space Name	Acces. Use	Prod. Use (s.f.)	Combined Total
Trash Enclosure		187	187
Pomace Bin		538	538
Storage		411	411
Use Total	0	1,136	1,136
COMBINED AREA TOTAL			1,136

• SEE 1ST AND 2ND LEVEL FLOOR PLANS FOR BUILDING AREA BREAKDOWN

USE PERMIT

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January 31, 2018



WINERY - Site Plan

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



SCARLETT WINES

UP A-1

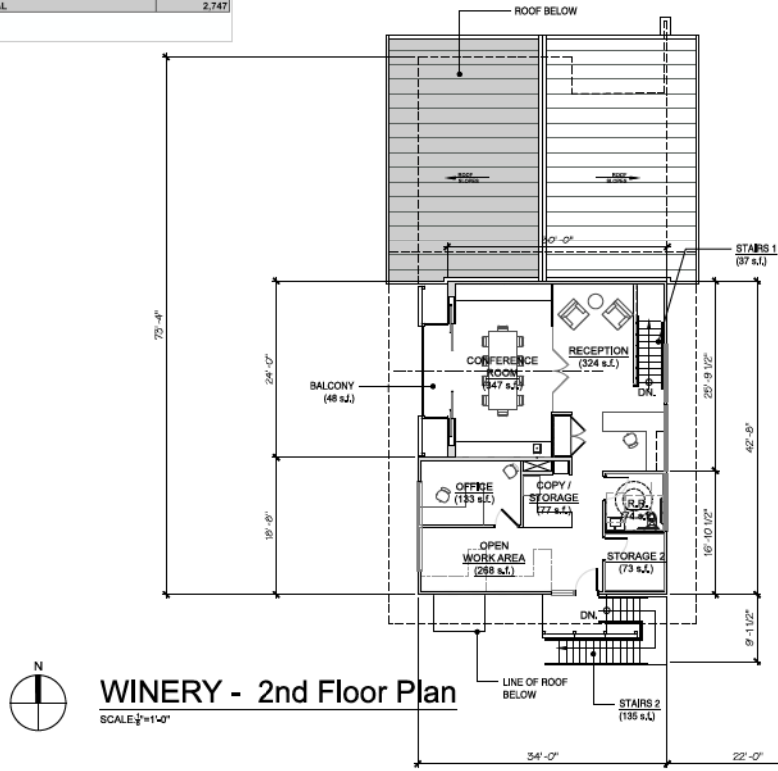
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PH: 707-532-8389
FAX: 707-534-5357



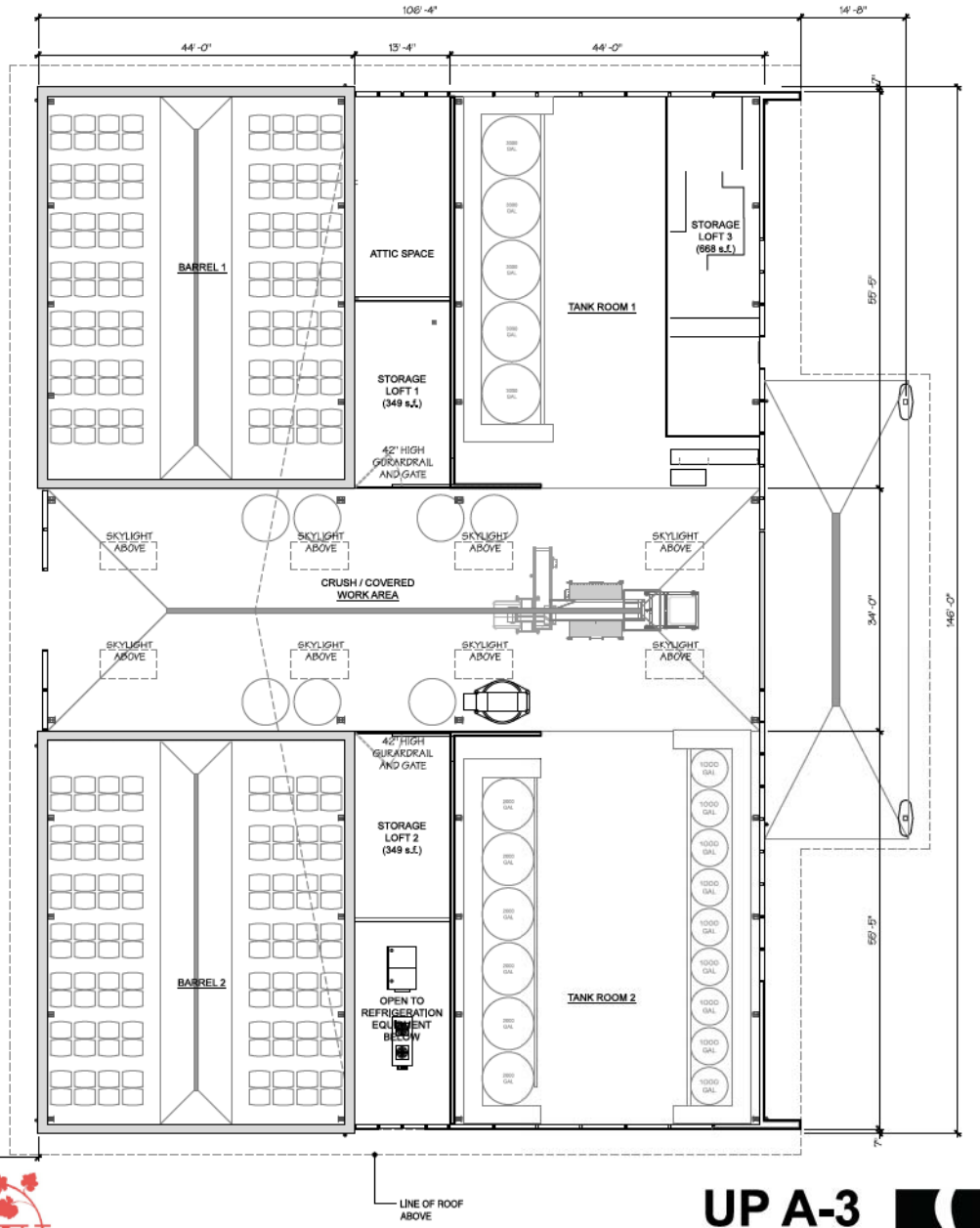
arch

BUILDING AREA DETAILS

2nd Level					
HOSPITALITY BUILDING					
Room Name	Access	Use	Prod. Use (s.f.)	Combined Total	
Reception			324		
Conference Room			347		
Balcony			48		
Office 1			127		
Copy / Storage			74		
Open Office Area			277		
Women's Restroom			73		
Men's Restroom			74		
Stairs 1			37		
Sub-Total Hospitality 2nd Level			1,381	0	1,381
PRODUCTION BUILDING					
Room Name	Access	Use	Prod. Use (s.f.)	Combined Total	
Storage Area 1			349		
Storage Area 2			349		
Storage Area 3			668		
Sub-Total Production 2nd Level			0	1,366	1,366
Use Total			1,381	1,366	2,747
COMBINED AREA TOTAL					2,747



WINERY - 2nd Floor Plan
SCALE: 1/4" = 1'-0"



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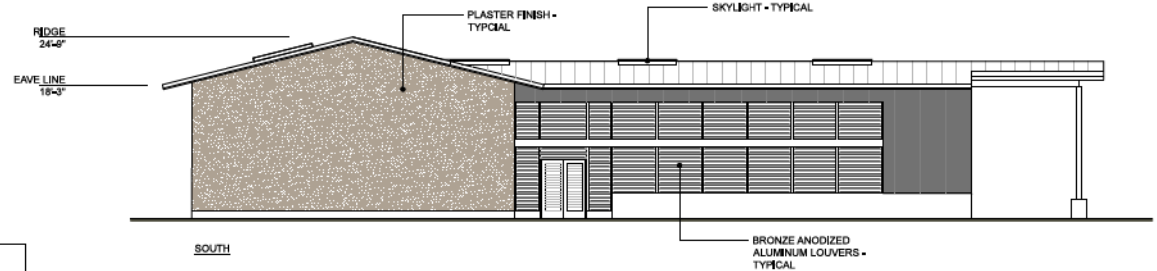
SCARLETT WINES

UP A-3

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WINERY - Elevations

SCALE: 1/2"=1'-0"

SEE ALSO SHEET UP-A5
FOR HOSPITALITY
ELEVATIONS

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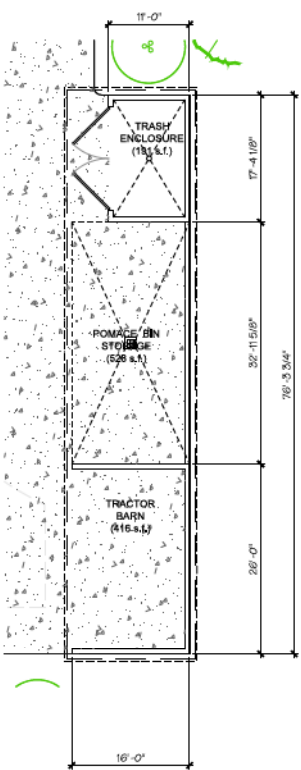


SCARLETT WINES

UP A-4

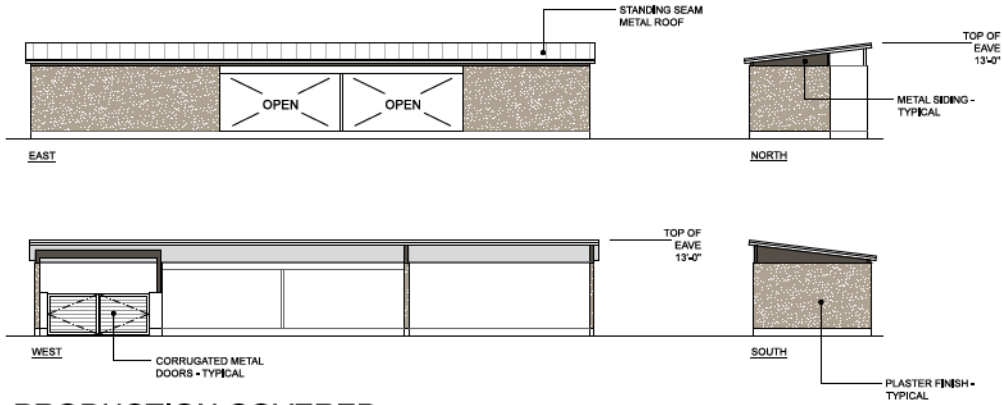
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PH: 707-531-5337





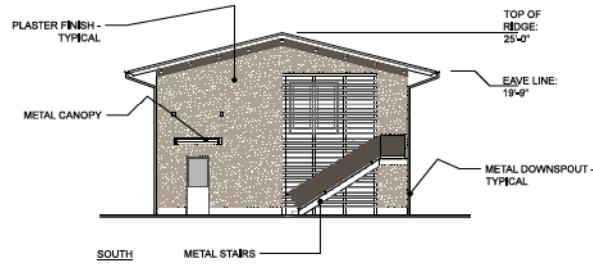
PRODUCTION COVERED STORAGE / TRASH - Plan

SCALE: 1/4"=1'-0" SEE SHEET UP A-1 FOR AREA CALCULATIONS

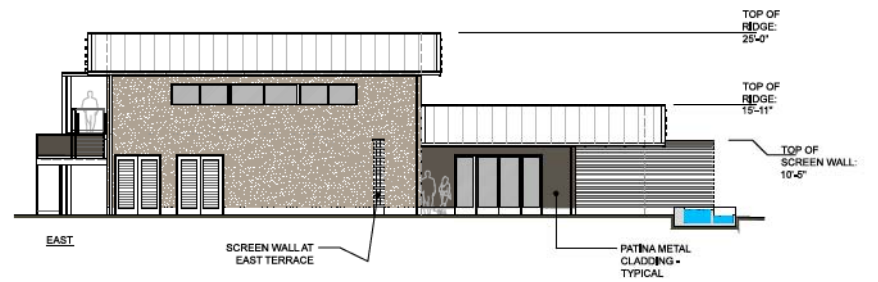


PRODUCTION COVERED STORAGE / TRASH - Elevations

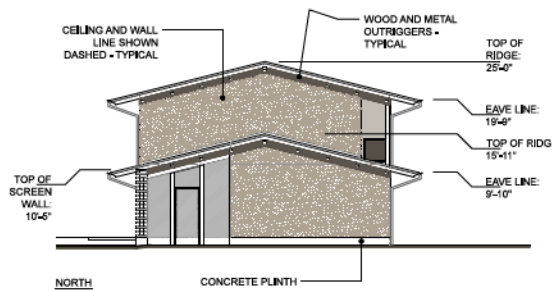
SCALE: 1/4"=1'-0"



SOUTH



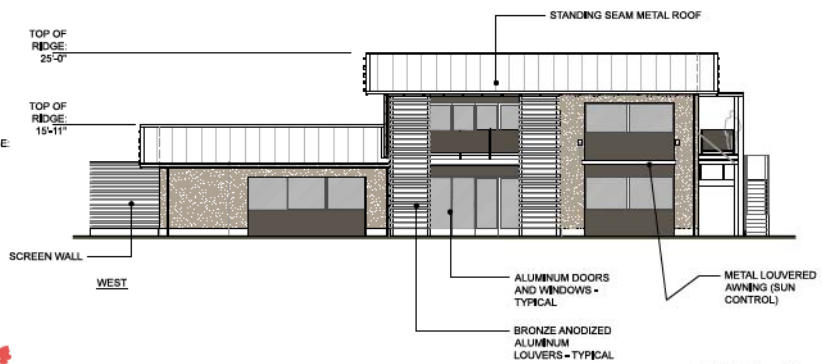
EAST



NORTH

HOSPITALITY - Elevations

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



WEST

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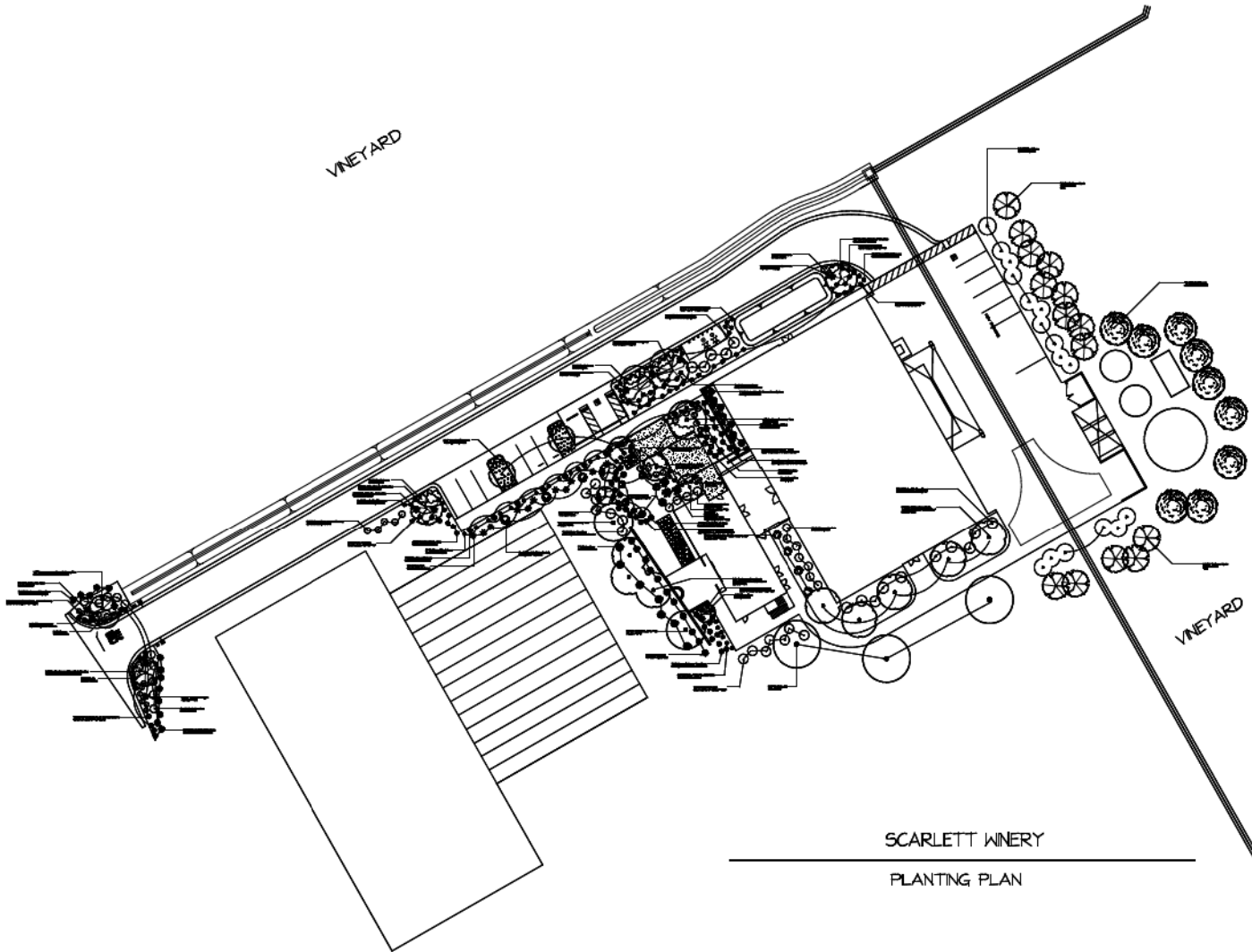
SCARLETT WINES

UP A-5

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PR: 707-249-5537



arch



SCARLETT WINERY
PLANTING PLAN

SCARLETT WINERY
PROPOSED LANDSCAPE PLAN
NAPA, CA

MARC WILKE
12-2016
1 = 30'
ARCH D

PERMISSION MUST
BE OBTAINED
TO DUPLICATE

VERIFY
MEASUREMENTS
IN THE FIELD