

“F”

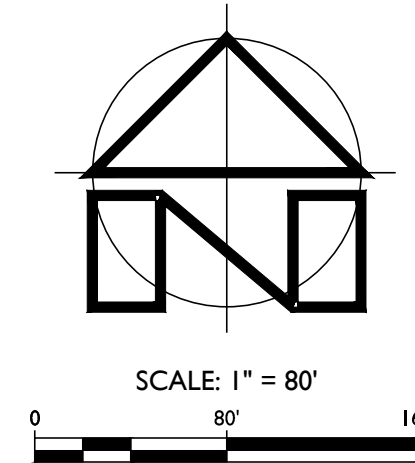
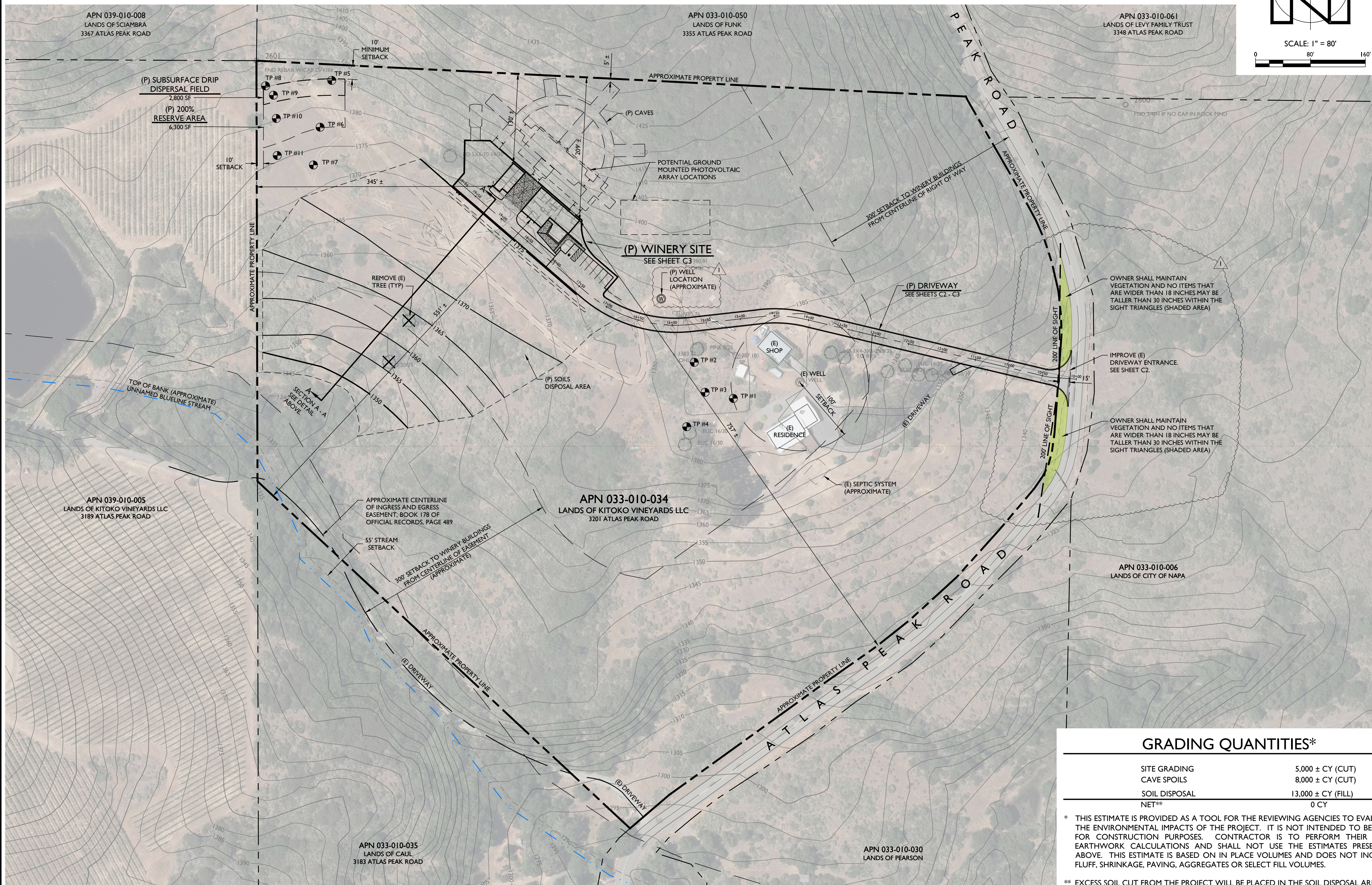
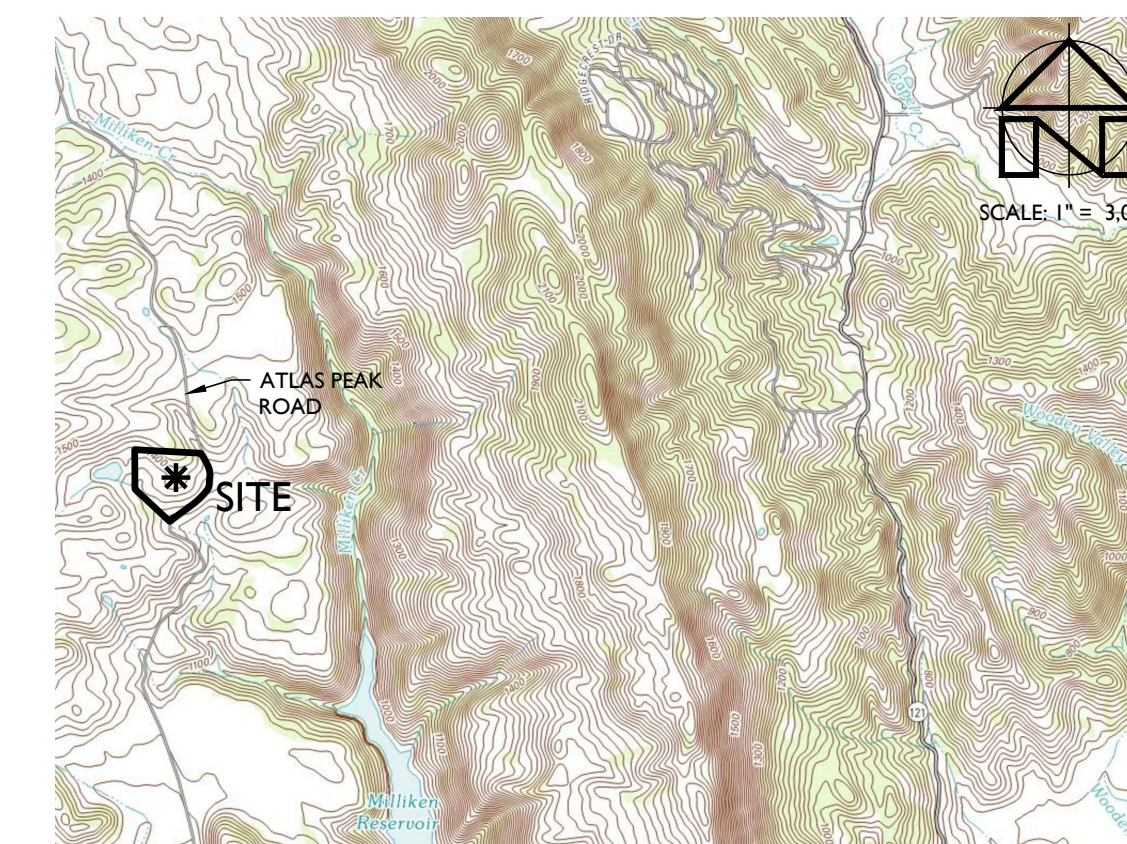
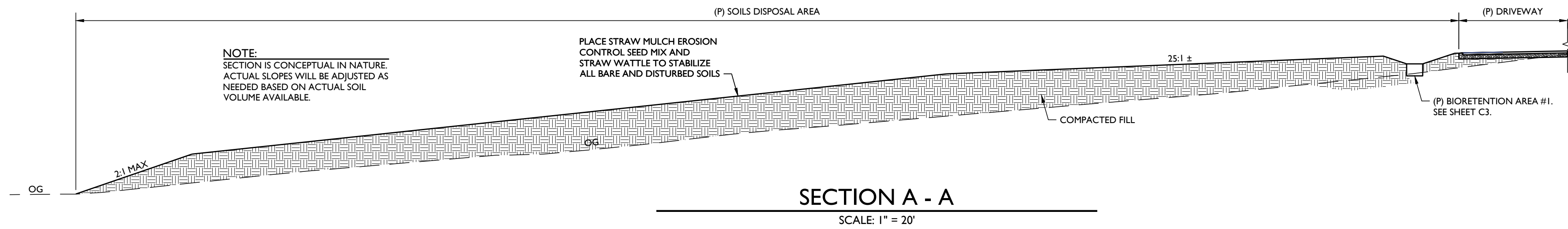
## Project Plans

# KITOKO VINEYARDS WINERY

## USE PERMIT CONCEPTUAL SITE PLANS

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**APPLIED**  
CIVIL ENGINEERING  
INCORPORATED  
2074 West Lincoln Avenue  
Napa, CA 94558  
(707) 220-4968 (707) 320-2395 Fax  
www.appliedcivil.com



**PROJECT INFORMATION:**

**PROPERTY OWNER & APPLICANT:**  
KITOKO VINEYARDS LLC  
3201 ATLAS PEAK ROAD  
NAPA, CA 94558

**SITE ADDRESS:**  
3201 ATLAS PEAK ROAD  
NAPA, CA 94558

**ASSESSOR'S PARCEL NUMBER:**  
033-010-034

**PARCEL SIZE:**  
20 ± ACRES

**PROJECT SIZE:**  
3 ± ACRES

**ZONING:**  
AGRICULTURAL WATERSHED (AW)

**DOMESTIC WATER SOURCE:**  
WELL

**FIRE PROTECTION WATER SOURCE:**  
STORAGE TANK

**WASTEWATER DISPOSAL:**  
ONSITE TREATMENT AND DISPERSAL

**SHEET INDEX:**

- C1 COVER SHEET AND OVERALL SITE PLAN
- C2 CONCEPTUAL PLAN AND PROFILE  
STA 10+00 TO STA 15+50
- C3 CONCEPTUAL WINERY SITE PLAN AND PROFILE  
STA 15+50 TO STA 20+00
- C4 IMPERVIOUS SURFACE EXHIBIT
- C5 STORMWATER CONTROL PLAN

**FLOOD HAZARD NOTE:**

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 06055C040E, EFFECTIVE SEPTEMBER 26, 2008, THE PROJECT SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

**NOTES:**

- FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION ON SHEETS C2 - C3 & C5 WAS TAKEN FROM THE "MAP OF TOPOGRAPHY OF A PORTION OF THE LANDS OF KITOKO VINEYARDS" PREPARED BY ALBION SURVEYS, INC., DATED MARCH 23, 2017, UPDATED APRIL 18, 2017. TOPOGRAPHIC INFORMATION ON SHEETS C1 & C4 WAS TAKEN FROM THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM DATABASE. APPLIED CIVIL ENGINEERING INCORPORATED ASSUMES NO LIABILITY REGARDING THE ACCURACY OR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION.
- AERIAL PHOTOGRAPH WAS OBTAINED FROM THE SAN FRANCISCO ESTUARY INSTITUTE (SFEI) SAN FRANCISCO BAY AREA ORTHOPHOTOS DATABASE, DATED JUNE 2014 AND MAY NOT REPRESENT CURRENT CONDITIONS.
- CONTOUR INTERVAL:  
SHEET C1 & C4: FIVE (5) FEET, HIGHLIGHTED EVERY TWENTY FIVE (25) FEET.  
OTHER SHEETS: ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET.
- BENCHMARK: NAVD 88
- THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY. THEY ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

**GRADING QUANTITIES\***

SITE GRADING	5,000 ± CY (CUT)
CAVE SPOILS	8,000 ± CY (CUT)
SOIL DISPOSAL	13,000 ± CY (FILL)
NET**	0 CY

\* 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.

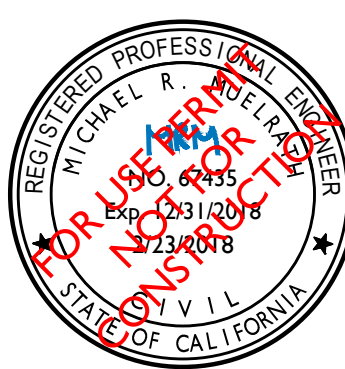
\*\* EXCESS SOIL CUT FROM THE PROJECT WILL BE PLACED IN THE SOIL DISPOSAL AREA TO ACHIEVE AN ONSITE BALANCE.

**TEST PIT NOTES:**

- TEST PITS ONE THROUGH ELEVEN (TP #1 - TP #11) WERE EXCAVATED BY MCCOLLUM GENERAL ENGINEERING AND WERE WITNESSED BY MIKE MUELRATH OF APPLIED CIVIL ENGINEERING INCORPORATED AND REBECCA SETLIFF OF THE NAPA COUNTY PLANNING, BUILDING AND ENVIRONMENTAL SERVICES DEPARTMENT - ENVIRONMENTAL HEALTH DIVISION ON MAY 11, 2017.

**KITOKO VINEYARDS WINERY**  
 USE PERMIT CONCEPTUAL SITE PLANS  
 OVERALL SITE PLAN

PREPARED UNDER THE DIRECTION OF:



**DRAWN BY:**  
PowerCAD

**CHECKED BY:**  
MRM

**DATE:**  
FEBRUARY 23, 2018

**REVISIONS:**

7/21/2017	BY:	YMS
USE PERMIT SUBMITTAL		
2/23/2018	BY:	YMS
PLAN CHECK REVISIONS		

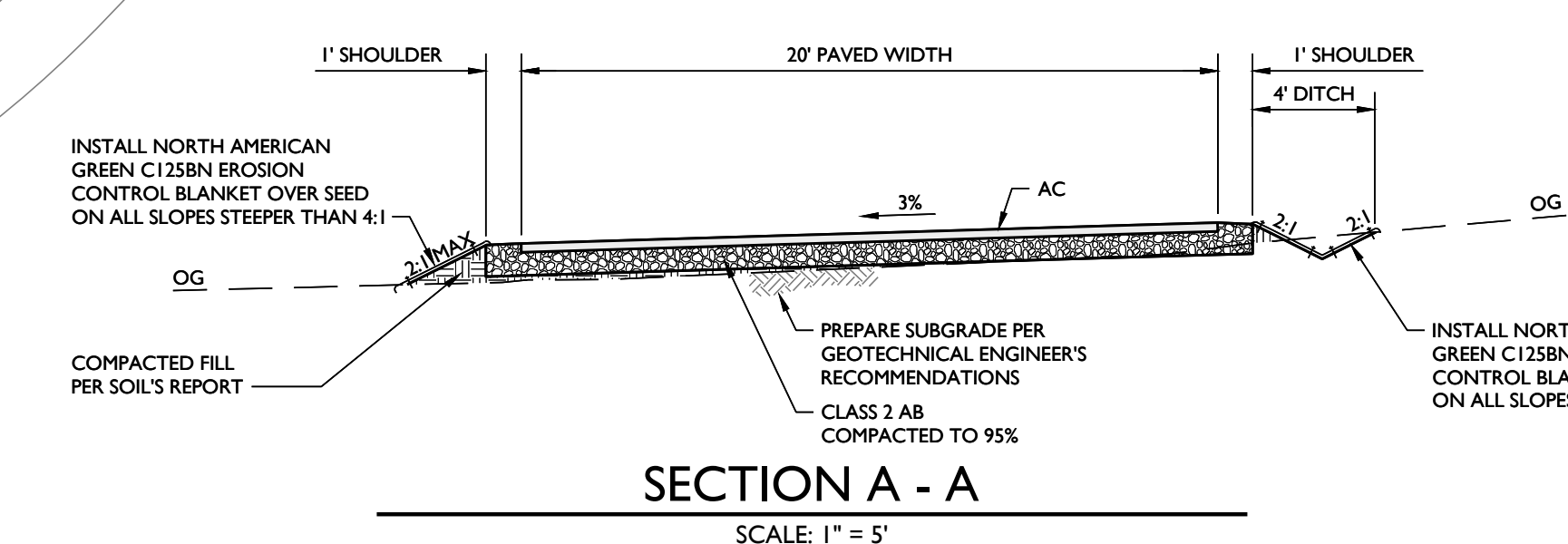
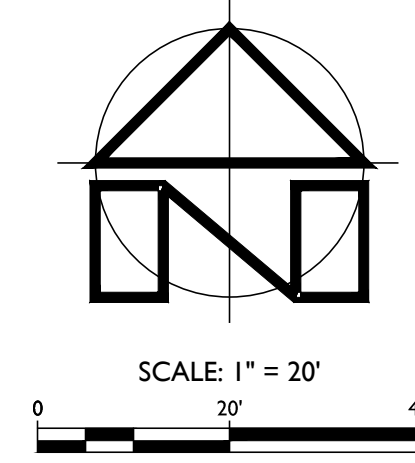
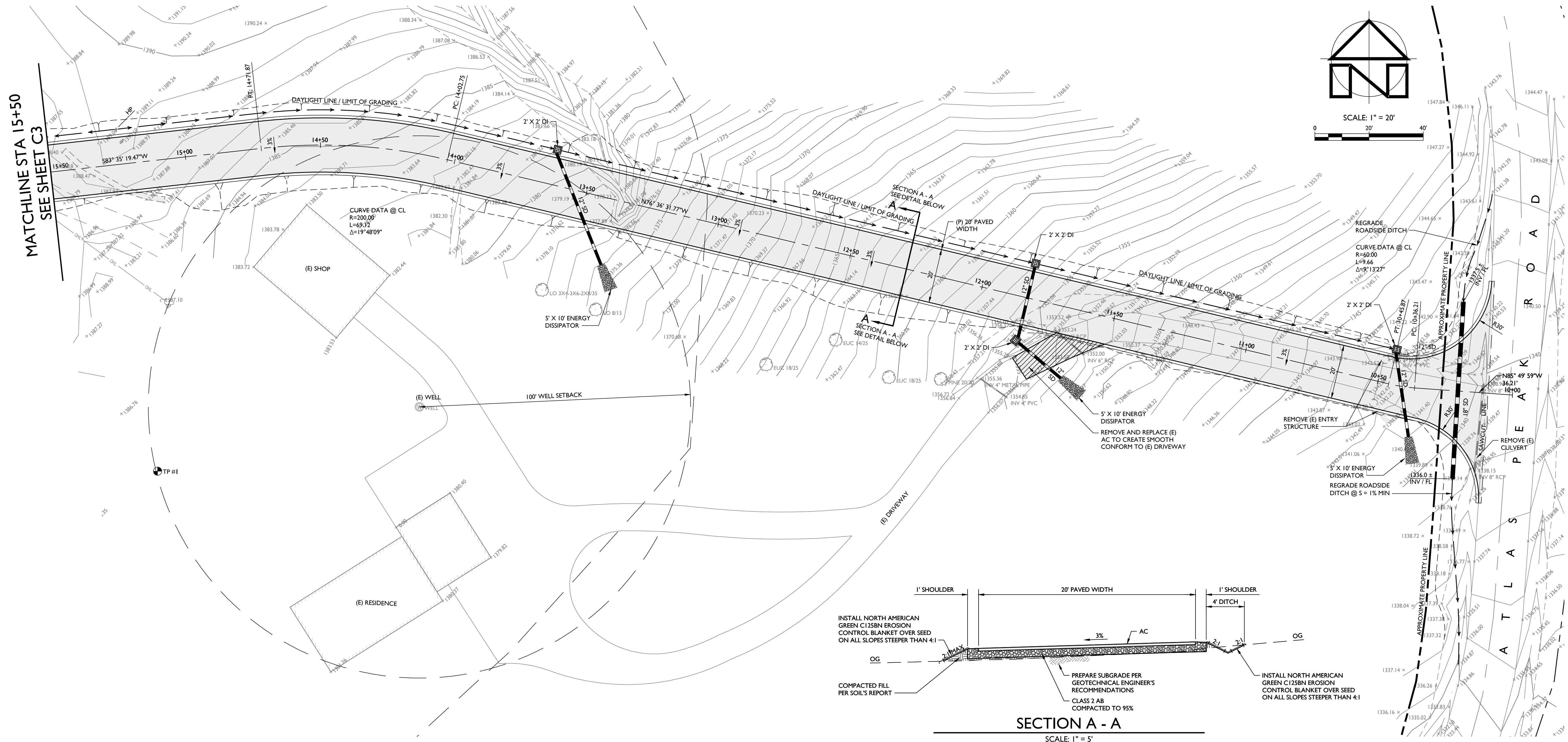
**JOB NUMBER:**  
17-107

**FILE:**  
17-107CONC.DWG

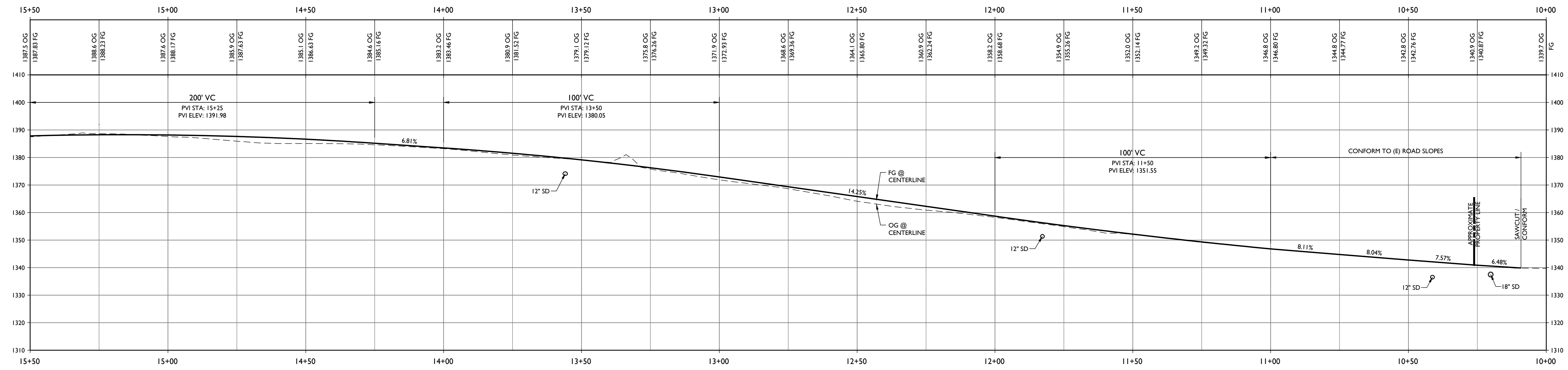
**ORIGINAL SIZE:**  
24" X 36"

**SHEET NUMBER:**  
C1

MATCHLINE STA 15+50  
SEE SHEET C3



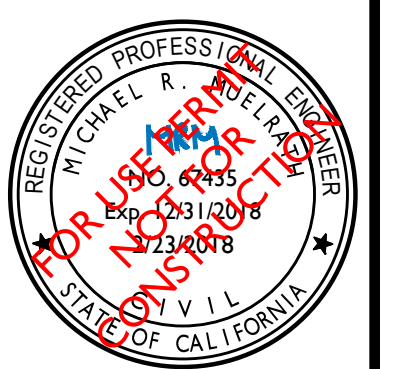
DRIVEWAY PLAN  
STA 10+00 TO STA 15+50  
SCALE: 1" = 20'



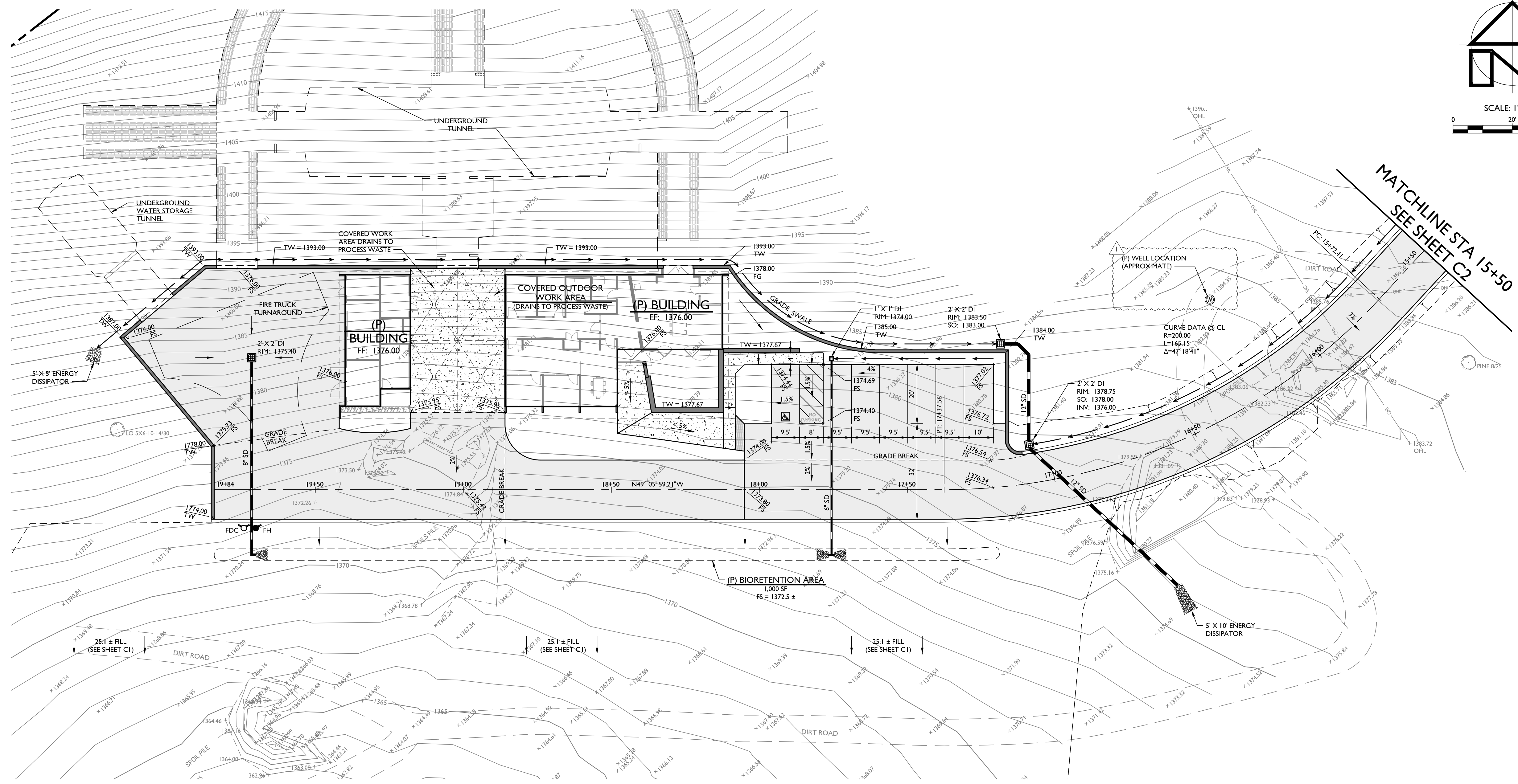
DRIVEWAY PROFILE  
STA 10+00 TO STA 15+50  
SCALE: 1" = 20'

KITOKO VINEYARDS WINERY  
USE PERMIT CONCEPTUAL SITE PLANS  
CONCEPTUAL PLAN AND PROFILE STA 10+00 TO STA 15+50

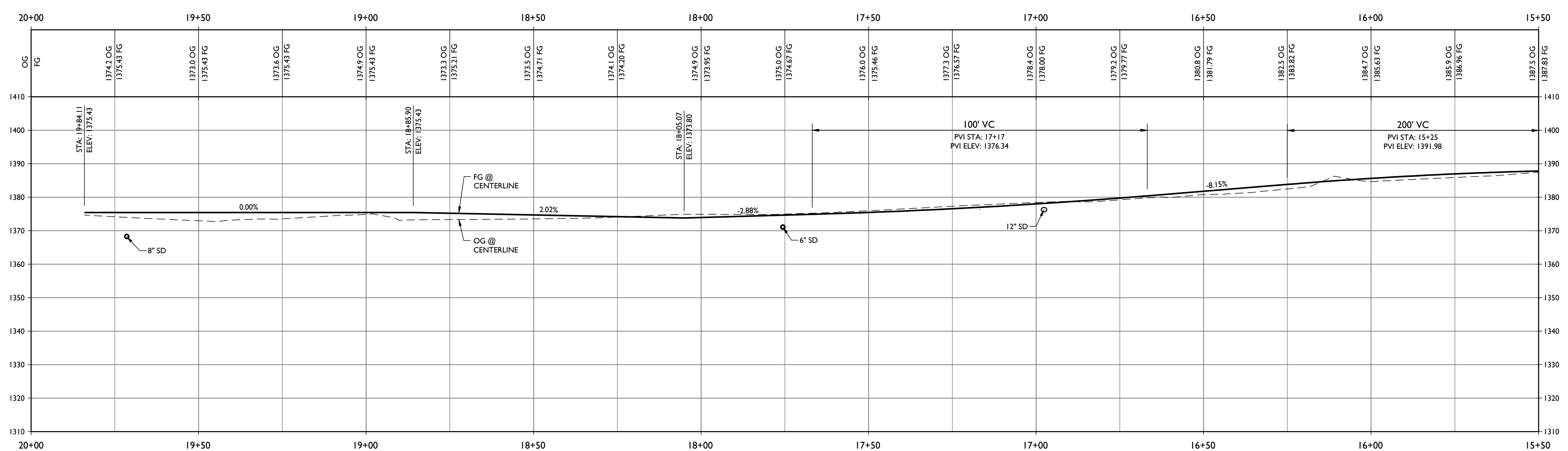
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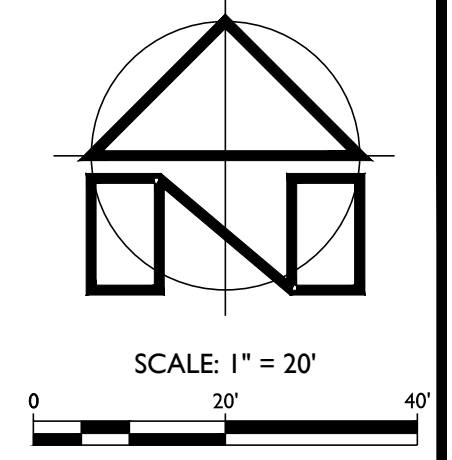
DRAWN BY:	PowerCAD
CHECKED BY:	MRM
DATE:	FEBRUARY 23, 2018
REVISIONS:	BY:
7/21/2017	YMS
USE PERMIT SUBMITTAL	
2/23/2018	YMS
PLAN CHECK REVISIONS	
JOB NUMBER:	17-107
FILE:	17-107CONC.DWG
ORIGINAL SIZE:	24" X 36"
SHEET NUMBER:	



CONCEPTUAL WINERY SITE PLAN  
SCALE: 1" = 20'

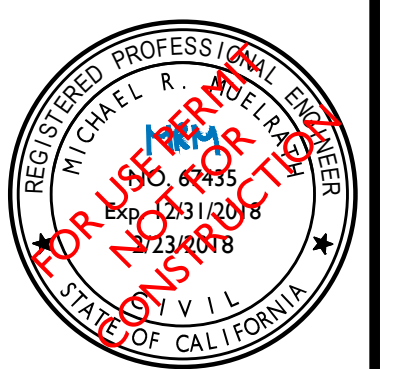


DRIVEWAY PROFILE  
STA 15+50 TO STA 20+00  
SCALE: 1" = 20'



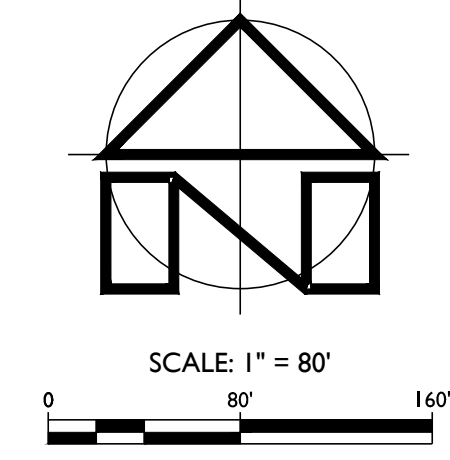
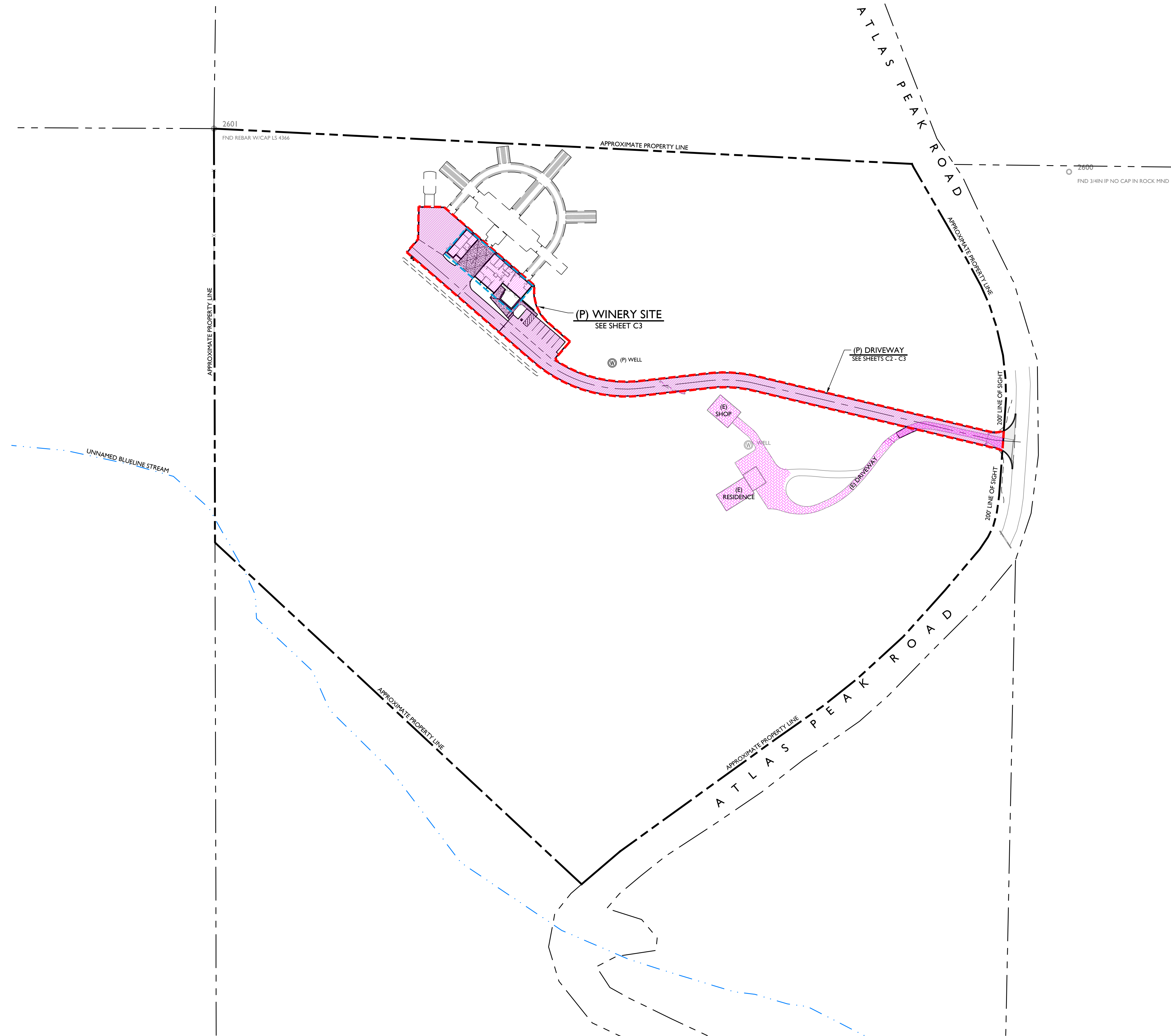
KITOKO VINEYARDS WINERY  
USE PERMIT CONCEPTUAL SITE PLANS  
CONCEPTUAL WINERY SITE PLAN AND PROFILE STA 15+50 TO STA 20+00

PREPARED UNDER THE DIRECTION OF:



DRAWN BY:	PowerCAD
CHECKED BY:	MRM
DATE:	FEBRUARY 23, 2018
REVISIONS:	BY:
7/21/2017	YMS
USE PERMIT SUBMITTAL	
2/23/2018	YMS
PLAN CHECK REVISIONS	

JOB NUMBER:  
17-107  
FILE:  
17-107CONC.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)
TOTAL AREA OF IMPERVIOUS SURFACE	11,650	33,175	1,725 A* 100 B**	34,900

\*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.

- 37,307 ± SF WINERY COVERAGE AREA
- 6,270 ± SF WINERY DEVELOPMENT AREA

**IMPERVIOUS SURFACE EXHIBIT**  
SCALE: 1" = 80'

**KITOKO VINEYARDS WINERY**  
 USE PERMIT CONCEPTUAL SITE PLANS  
 IMPERVIOUS SURFACE EXHIBIT

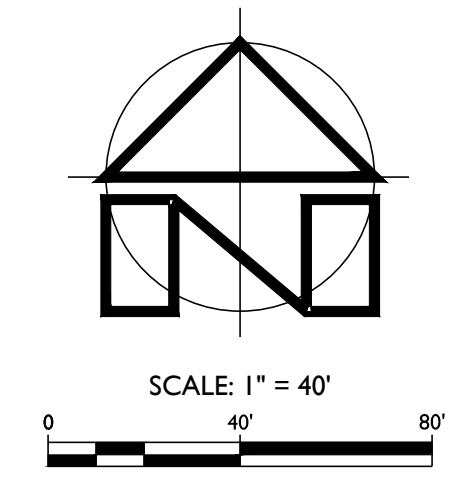
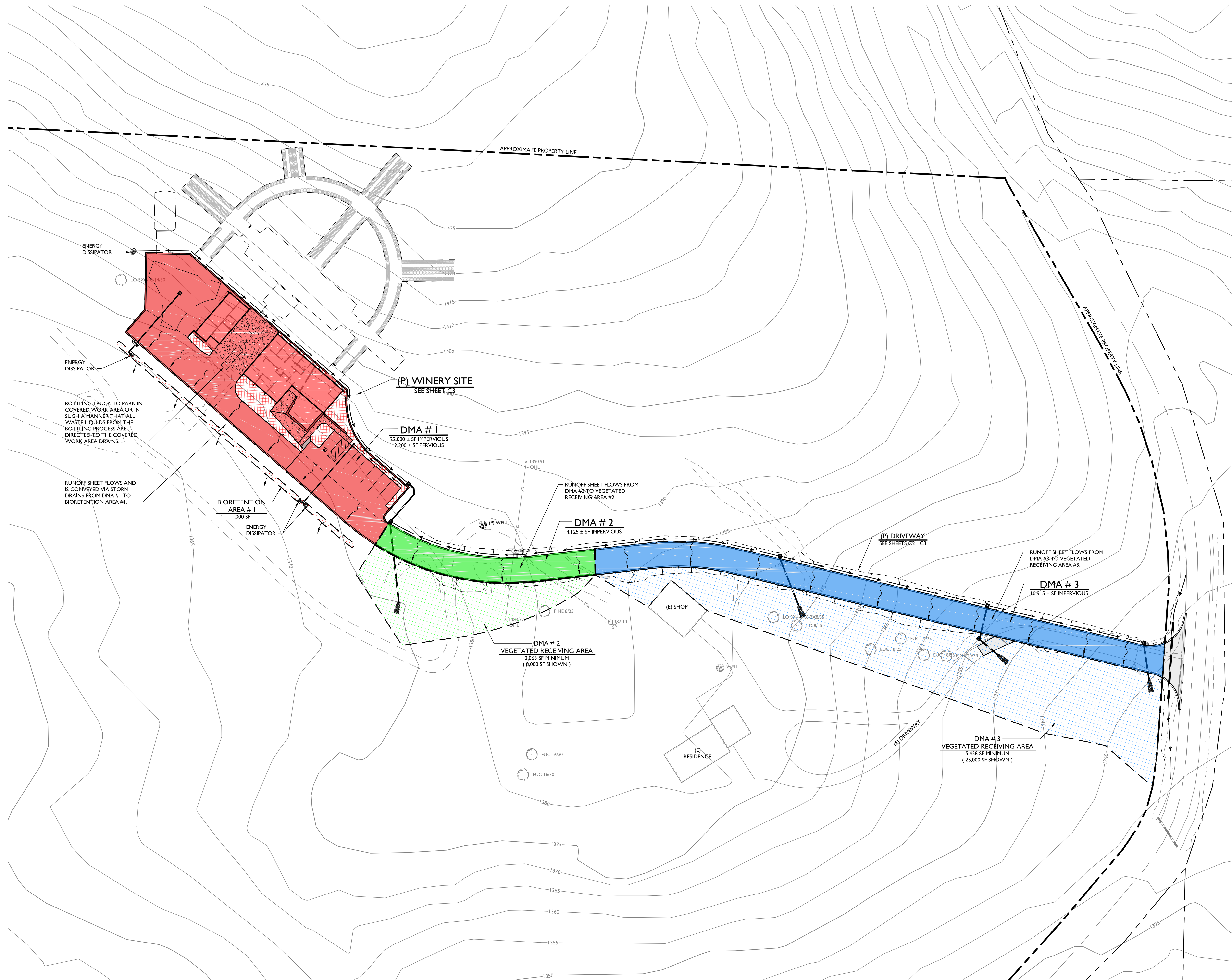
PREPARED UNDER THE DIRECTION OF:



DRAWN BY: PowerCAD  
 CHECKED BY: MRM  
 DATE: FEBRUARY 23, 2018

REVISIONS:	BY:
7/21/2017 USE PERMIT SUBMITTAL	YMS
2/23/2018 PLAN CHECK REVISIONS	YMS

JOB NUMBER: 17-107  
 FILE: 17-107CONC.DWG  
 ORIGINAL SIZE: 24" X 36"



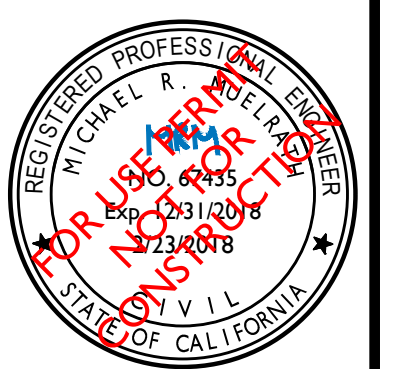
**LEGEND:**

Symbol	Description
Arrow with 'V'	SHEET FLOW DIRECTION
Solid color box	IMPERVIOUS AREA (COLOR VARIES BY DMA)
Diagonal hatching box	PERVIOUS AREA (COLOR VARIES BY DMA)
Stippled box	VEGETATED RECEIVING AREA (COLOR VARIES BY DMA)
Green hatching box	BIORETENTION AREA (COLOR VARIES BY DMA)

**STORMWATER CONTROL PLAN**  
SCALE: 1" = 40'

**KITOKO VINEYARDS WINERY**  
USE PERMIT CONCEPTUAL SITE PLANS  
STORMWATER CONTROL PLAN

PREPARED UNDER THE DIRECTION OF:

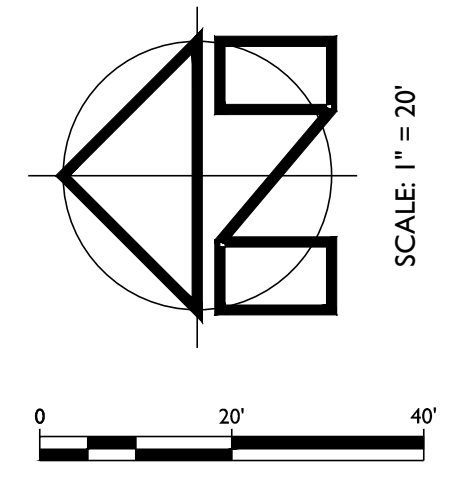
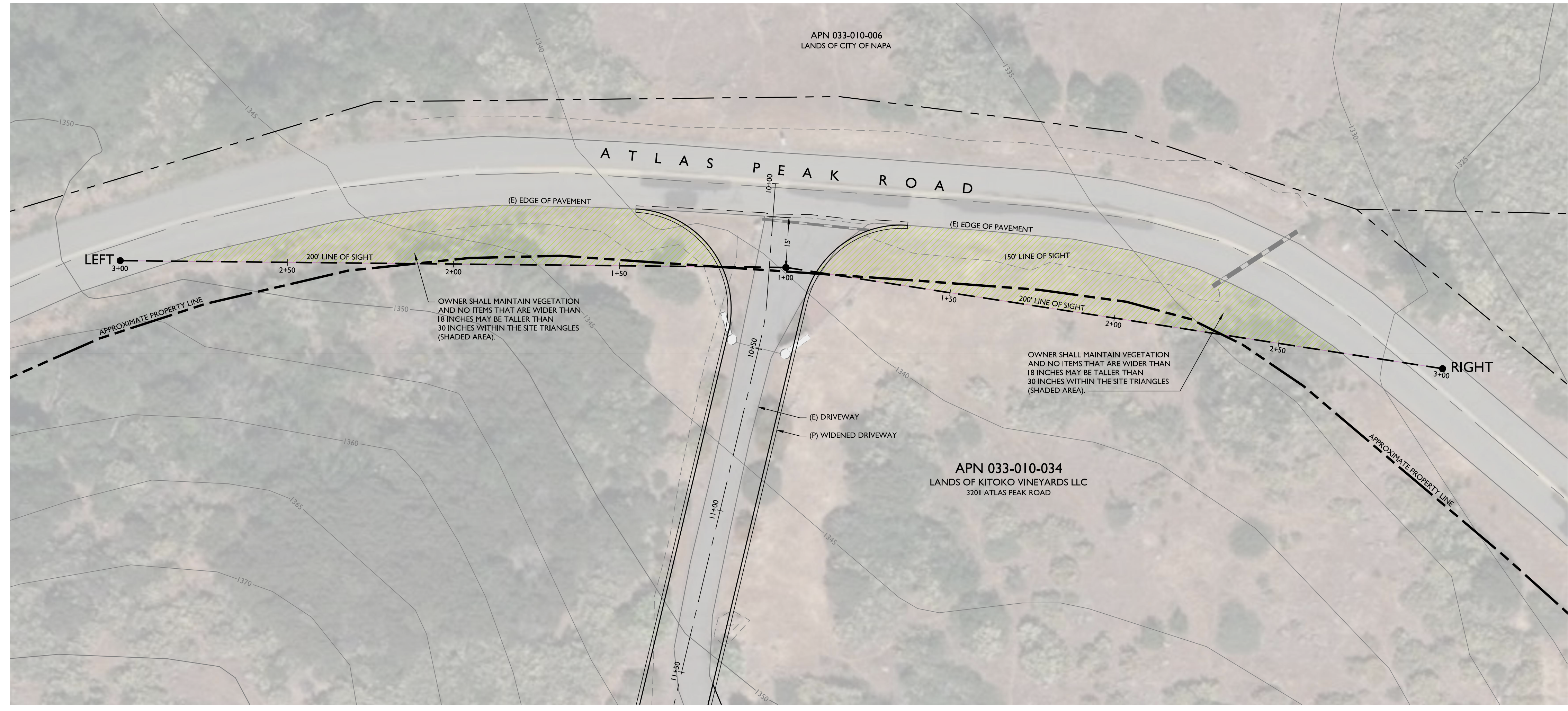
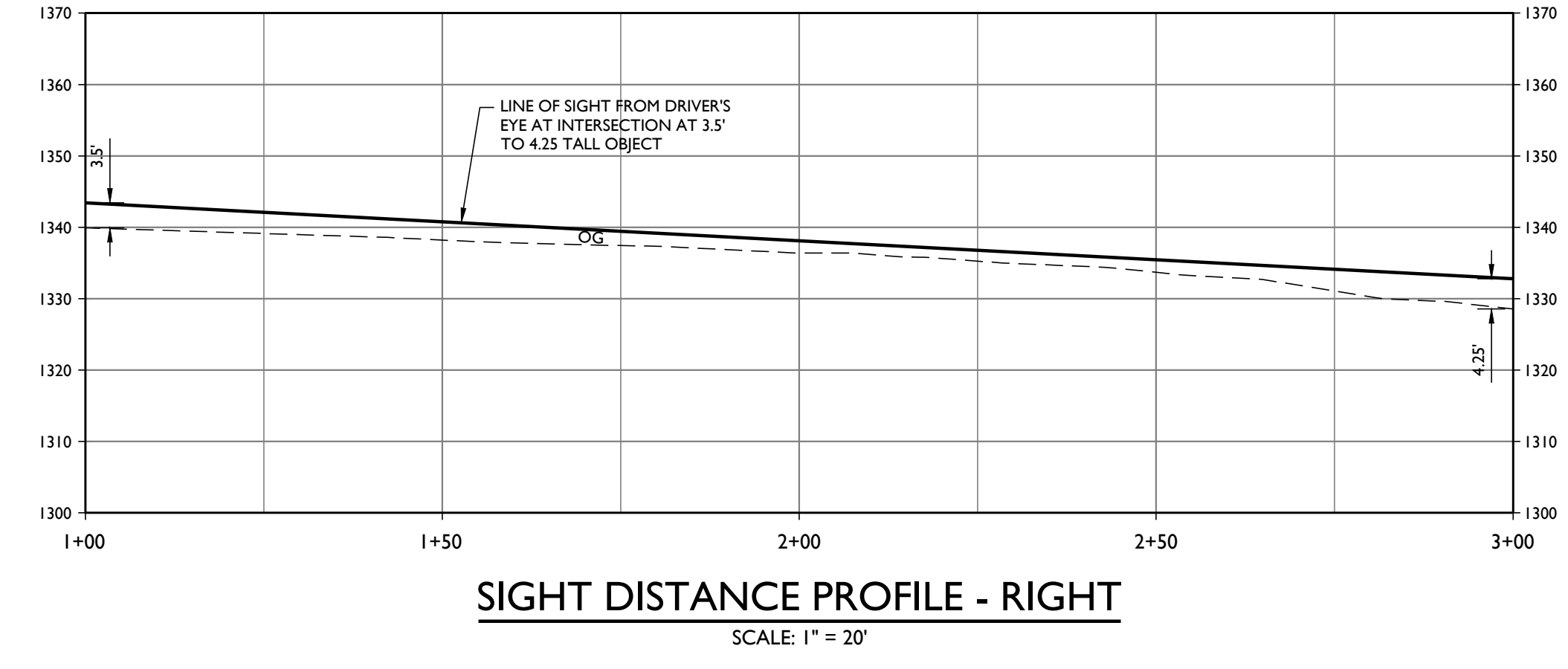


DRAWN BY:	PowerCAD
CHECKED BY:	MRM
DATE:	FEBRUARY 23, 2018
REVISIONS:	BY:
7/21/2017	YMS
USE PERMIT SUBMITTAL	
2/23/2018	YMS
PLAN CHECK REVISIONS	

JOB NUMBER:	17-107
FILE:	17-107CONC.DWG
ORIGINAL SIZE:	24" X 36"
SHEET NUMBER:	

NOTES:

1. FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION WAS TAKEN FROM THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM DATABASE. APPLIED CIVIL ENGINEERING INCORPORATED ASSUMES NO LIABILITY REGARDING THE ACCURACY OR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION.
2. AERIAL PHOTOGRAPH WAS OBTAINED FROM THE SAN FRANCISCO ESTUARY INSTITUTE (SFEI) SAN FRANCISCO BAY AREA ORTHOPHOTOS DATABASE, DATED JUNE 2014 AND MAY NOT REPRESENT CURRENT CONDITIONS.
3. CONTOUR INTERVAL: FIVE (5) FEET, HIGHLIGHTED EVERY TWENTY FIVE (25) FEET.
4. BENCHMARK: 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.



KITOKO VINEYARDS WINERY

SIGHT DISTANCE EXHIBIT

PREPARED UNDER THE DIRECTION OF:



DRAWN BY: PowerCAD

CHECKED BY: MRM

DATE: FEBRUARY 20, 2018

REVISIONS: BY:

JOB NUMBER: 17-107

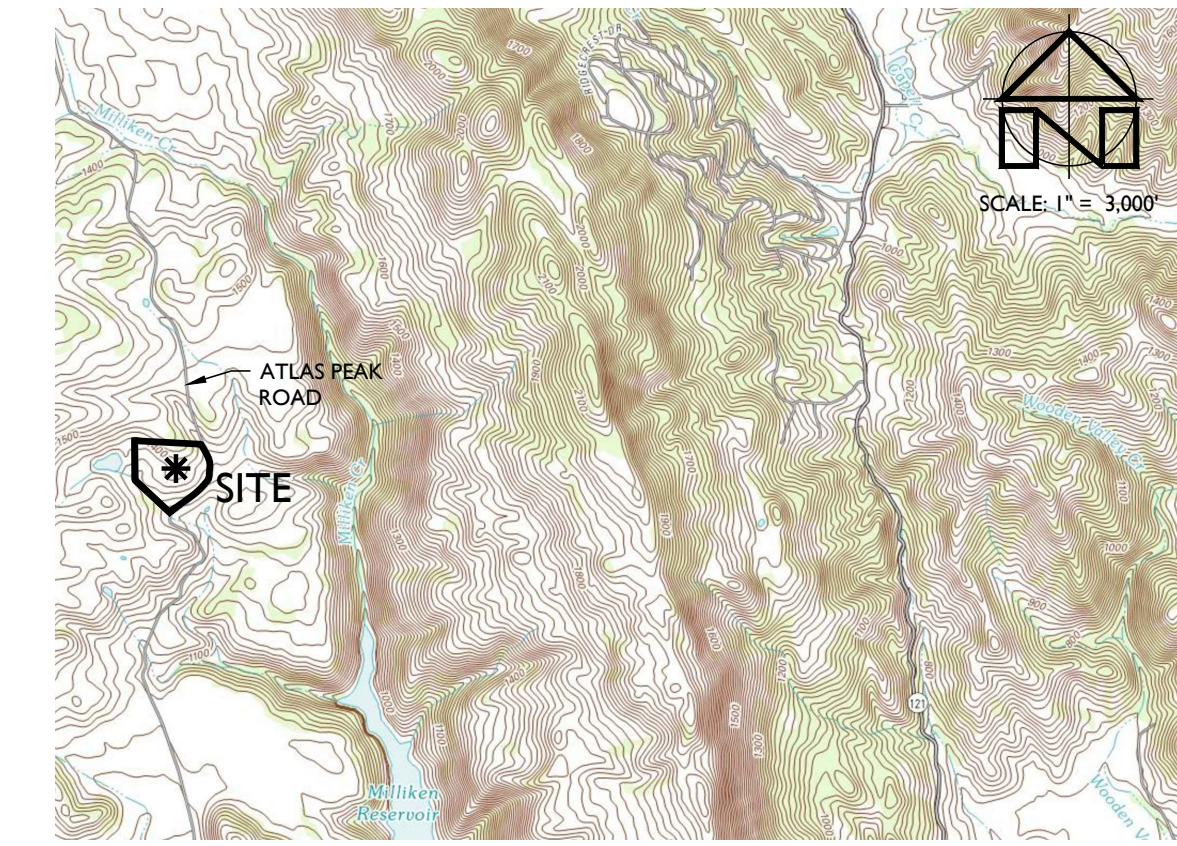
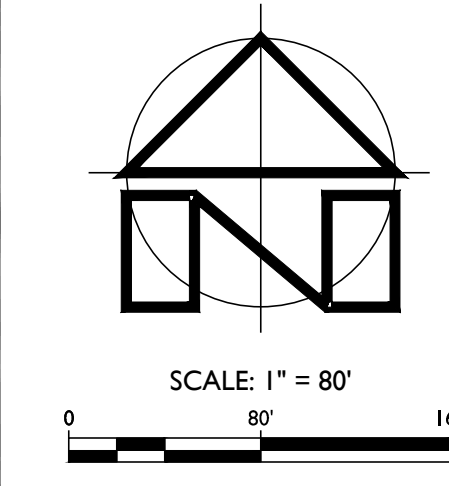
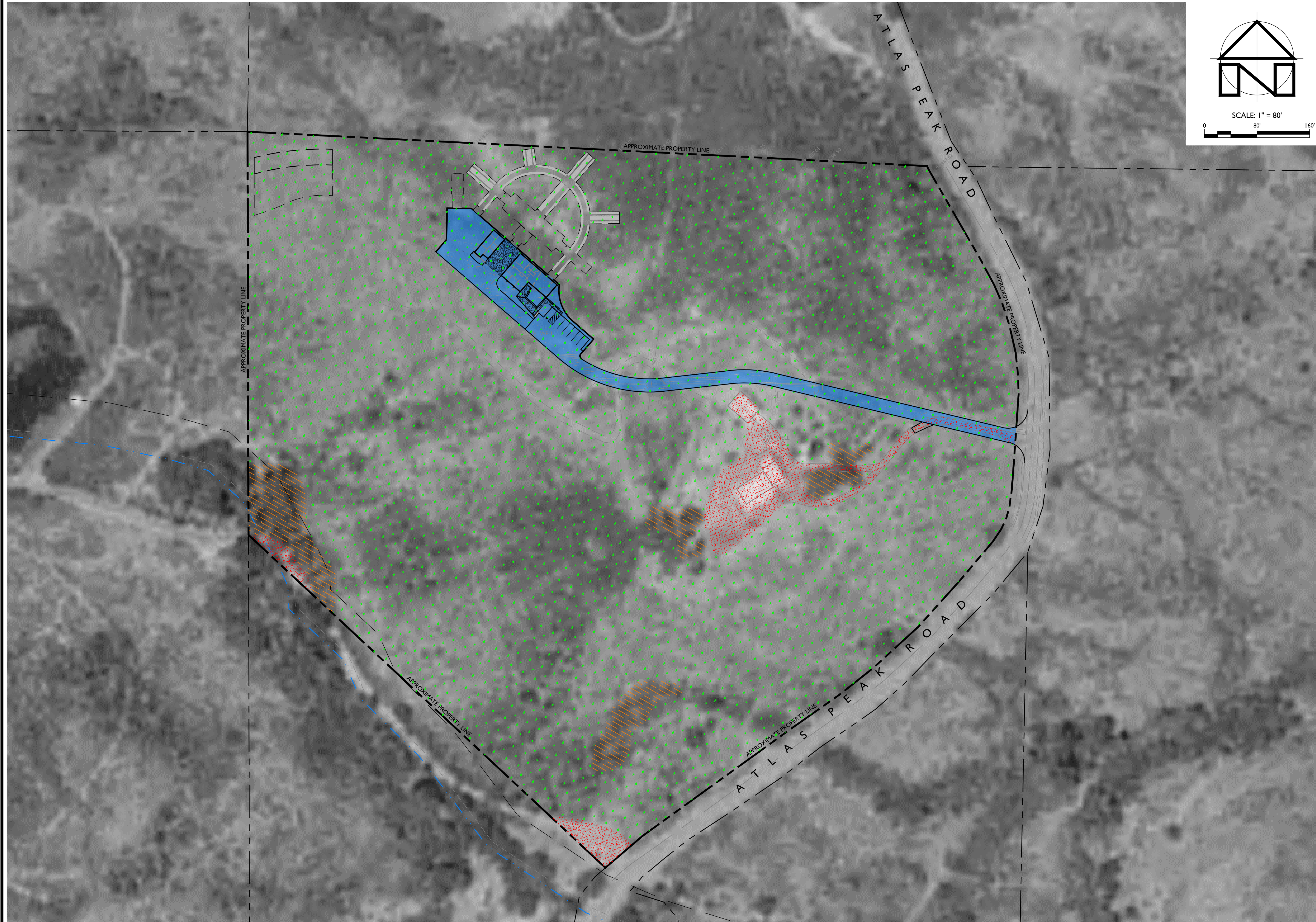
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ORIGINAL SIZE: 24" X 36"

SHEET NUMBER:

# KITOKO VINEYARDS WINERY

## VEGETATION RETENTION ANALYSIS



LOCATION MAP  
SCALE: 1" = 3,000'

**PROJECT INFORMATION:**

PROPERTY OWNER & APPLICANT:  
KITOKO VINEYARDS LLC  
3201 ATLAS PEAK ROAD  
NAPA, CA 94558

SITE ADDRESS:  
3201 ATLAS PEAK ROAD  
NAPA, CA 94558

ASSESSOR'S PARCEL NUMBER:  
033-010-034

PARCEL SIZE:  
20 ± ACRES

PROJECT SIZE:  
3 ± ACRES

ZONING:  
AGRICULTURAL WATERSHED (AW)

DOMESTIC WATER SOURCE:  
WELL

FIRE PROTECTION WATER SOURCE:  
STORAGE TANK

WASTEWATER DISPOSAL:  
ONSITE TREATMENT AND DISPERSAL

**NOTES:**

1. FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION ON SHEETS C2 - C3 & C5 WAS TAKEN FROM THE "MAP OF TOPOGRAPHY OF A PORTION OF THE LANDS OF KITOKO VINEYARDS" PREPARED BY ALBION SURVEYS, INC. DATED MARCH 23, 2017, UPDATED APRIL 18, 2017. TOPOGRAPHIC INFORMATION ON SHEETS C1 & C4 WAS TAKEN FROM THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM DATABASE. APPLIED CIVIL ENGINEERING INCORPORATED ASSUMES NO LIABILITY REGARDING THE ACCURACY OR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION.
2. AERIAL PHOTOGRAPH WAS OBTAINED FROM THE SAN FRANCISCO ESTUARY INSTITUTE (SFEI) SAN FRANCISCO BAY AREA ORTHOPHOTOS DATABASE, DATED JUNE 2014 AND MAY NOT REPRESENT CURRENT CONDITIONS.
3. BENCHMARK: NAVD 88
4. THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY. THEY ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

**PROPOSED CONDITIONS  
VEGETATION RETENTION ANALYSIS**

	1993 CONDITIONS	TO BE REMOVED WITHIN PROPOSED PROJECT AREA	PROPOSED FOR RETENTION	PERCENT RETAINED
TREES	0.7± ACRES	0	0.7± ACRES	100%
BRUSH / GRASS	18.6± ACRES	0.8± ACRES	17.8± ACRES	96%
IMPROVEMENTS	0.7± ACRES	0.03± ACRES	N/A	N/A
TOTALS	20.0± ACRES	0.8± ACRES	19.2± ACRES	96%

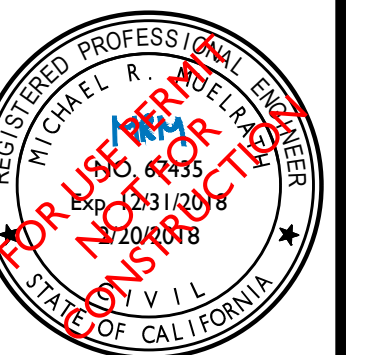
**LEGEND:**

- (E) TREES - 1993
- (E) BRUSH / GRASS - 1993
- (E) IMPROVEMENTS - 1993 (INCLUDES RUDERAL)
- TO BE REMOVED WITHIN PROPOSED PROJECT AREA

**VEGETATION RETENTION ANALYSIS**

SCALE: 1" = 80'

PREPARED UNDER THE  
DIRECTION OF:



DRAWN BY:  
PowerCAD

CHECKED BY:  
MRM

DATE:  
FEBRUARY 20, 2018

REVISIONS: BY:

JOB NUMBER:  
17-107

FILE:  
17-107EXH-VEG.DWG

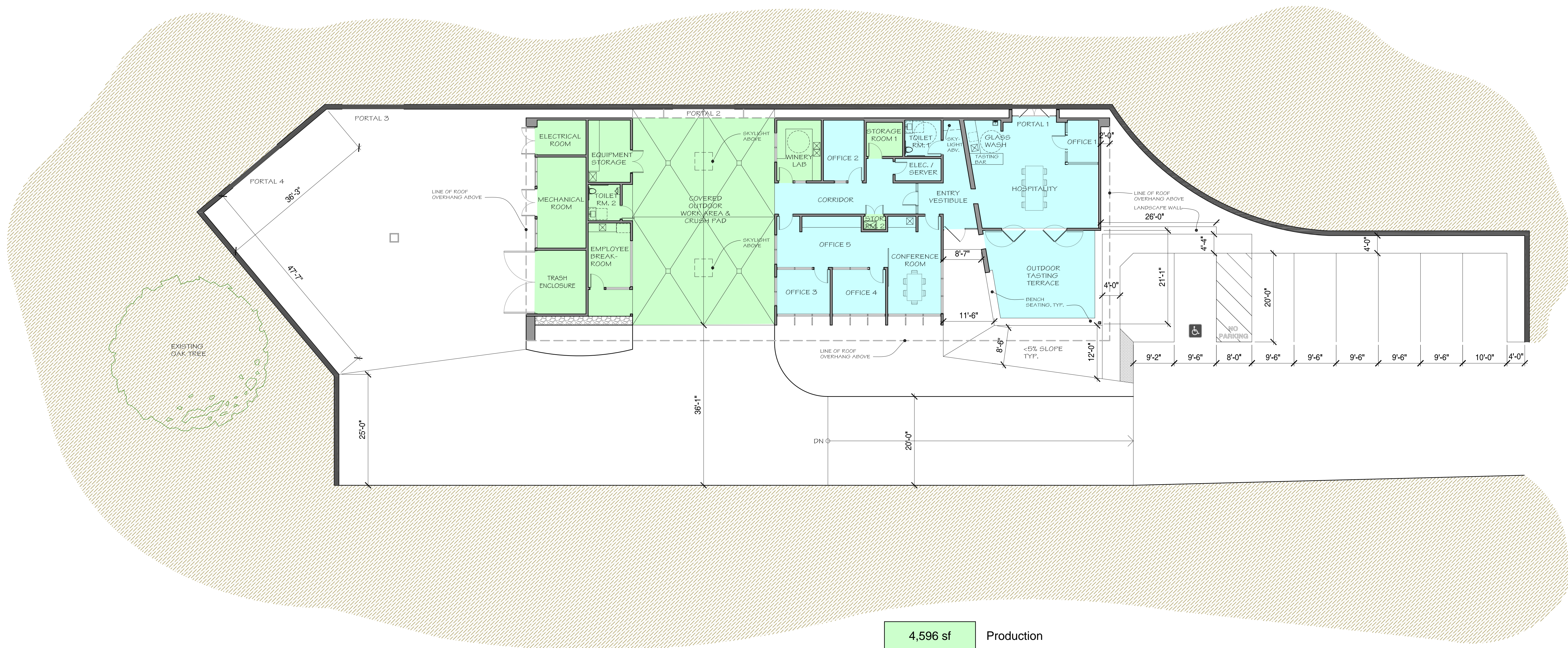
ORIGINAL SIZE:  
24" X 36"

SHEET NUMBER:

CI  
OF  
1







4,596 sf Production

1,194 sf Accessory Use

1 LOCAL SITE PLAN  
SCALE: 3/32" = 1'-0"

**USE PERMIT**  
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August 2017



**KITOKO WINERY**

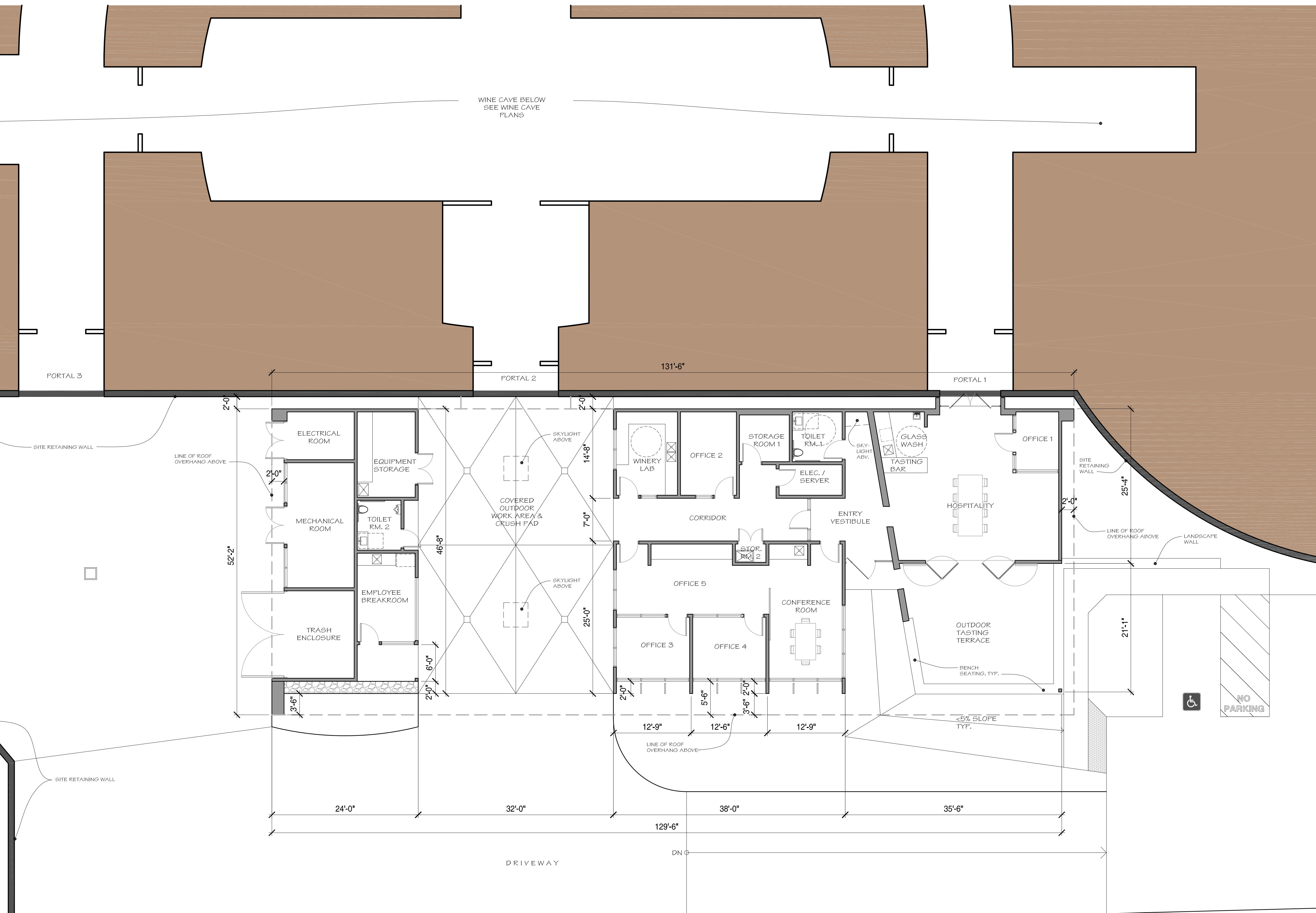
3201 ATLAS PEAK ROAD  
NAPA, CALIFORNIA  
APN: 033-010-034

**UP-A1**

osborn siegart  
architecture  
P O B O X 1 5 5 8  
SANTA ROSA, CA 05402  
p h . 7 0 7 - 3 2 1 - 5 3 8 9  
p h . 7 0 7 - 8 4 9 - 5 3 5 7



Kitoko Winery		
Building Floor Area Summary		
BUILDING AREADETAILS		
Ground Floor		
Room Name	Accessory Use (s.f.)	Production Use (s.f.)
Entry Vestibule	203	-
Hospitality	678	-
Outdoor Tasting Terrace	567	-
Office 1	84	-
Toilet Room 1	78	-
Elec./Server	60	-
Storage 1	-	78
Office 2	140	-
Winery Lab	-	155
Corridor	277	-
Storage 2	-	20
Office 3	139	-
Office 4	136	-
Office 5	284	-
Conference Room	292	-
Covered Outdoor Work Area & Crush Pad	1658	-
Equipment Storage	-	152
Toilet Room 2	-	70
Employee Breakroom	-	154
Electrical Room	-	105
Mechanical Room	-	247
Trash Enclosure	-	213
<b>Total</b>	<b>4,596</b>	<b>1194</b>
<b>Total Building Floor Area</b>		<b>5,790</b>



**1 FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

**USE PERMIT**

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August 2017



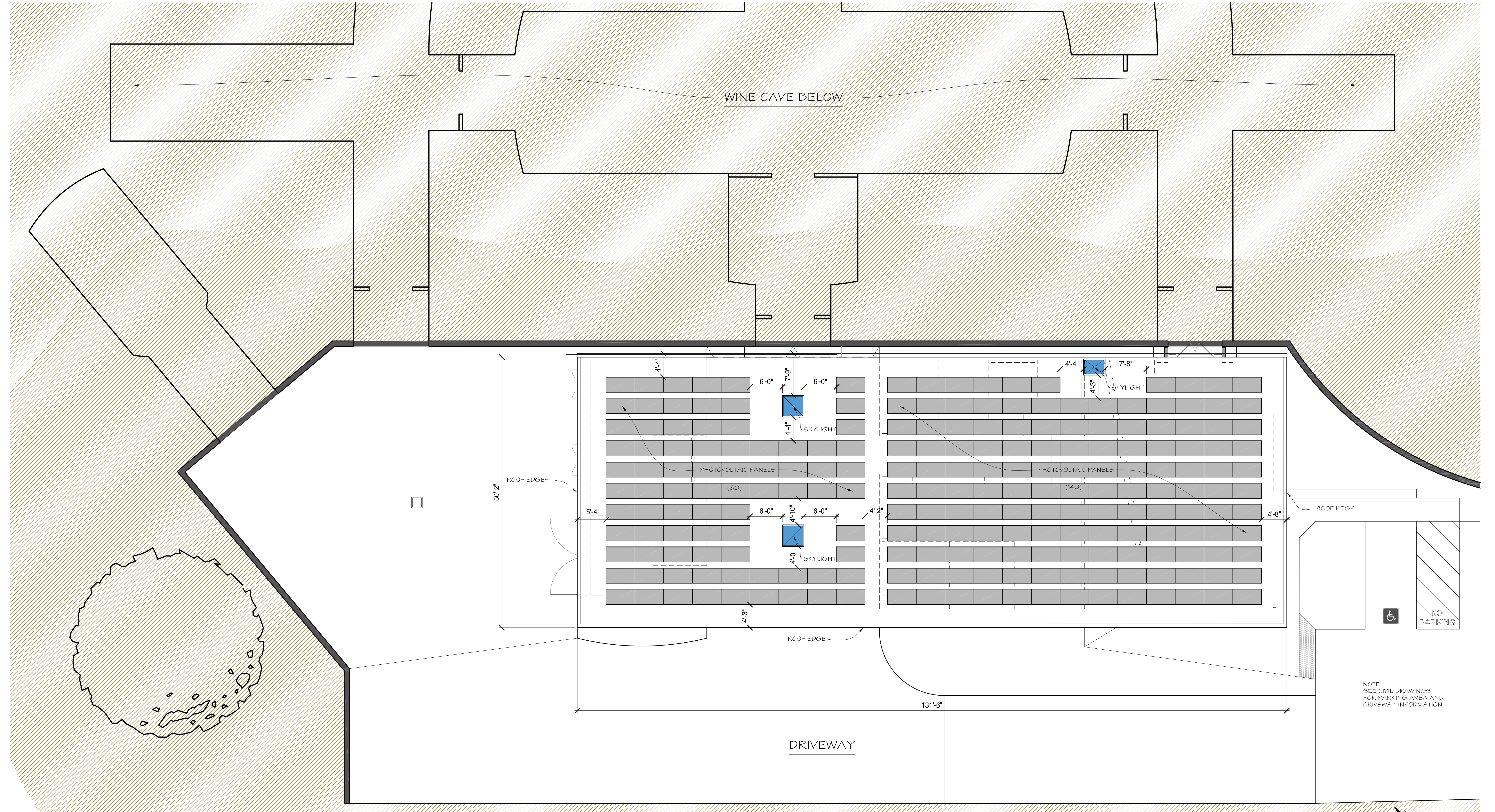
**KITOKO WINERY**

3201 ATLAS PEAK ROAD  
NAPA, CALIFORNIA  
APN: 033-010-034

**UP-A2**

osborn siegart  
architecture  
P O B O X 1 5 5 8  
SANTA ROSA, CA 05402  
p h . 7 0 7 - 3 2 1 - 5 3 8 9  
p h . 7 0 7 - 8 4 9 - 5 3 5 7





**1 ROOF PLAN**  
SCALE: 1/8" = 1'-0"

NOTE:  
SEE CIVIL DRAWINGS  
FOR PARKING AREA AND  
DRIVEWAY INFORMATION

**USE PERMIT**  
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August 2017



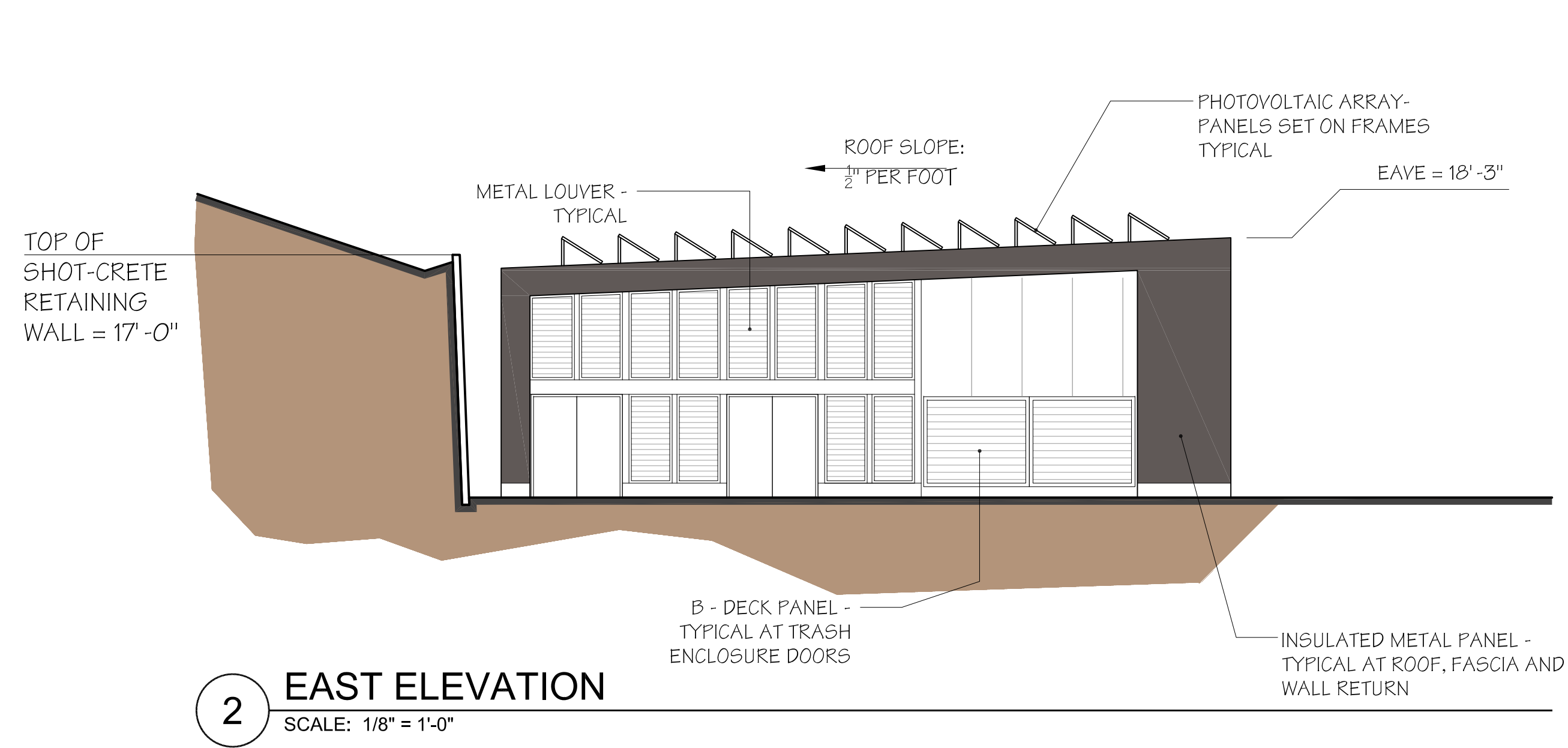
**KITOKO  
WINERY**

3201 ATLAS PEAK ROAD  
NAPA, CALIFORNIA  
APN: 033-010-034

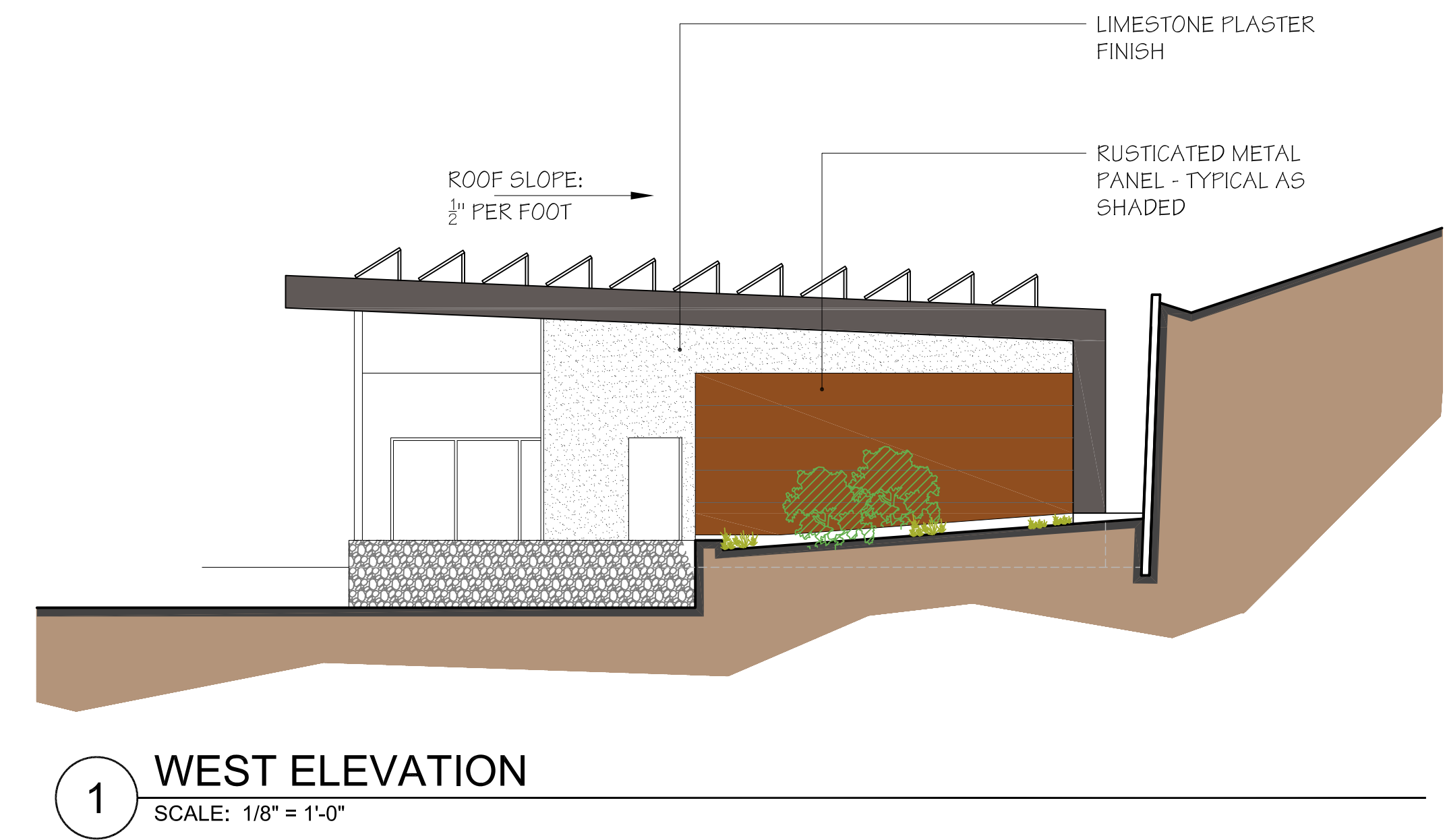
**UP-A3**

osborn siegart  
architecture  
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SANTA ROSA, CA 05402  
p h . 7 0 7 - 3 2 1 - 5 3 8 9  
p h . 7 0 7 - 8 4 9 - 5 3 5 7

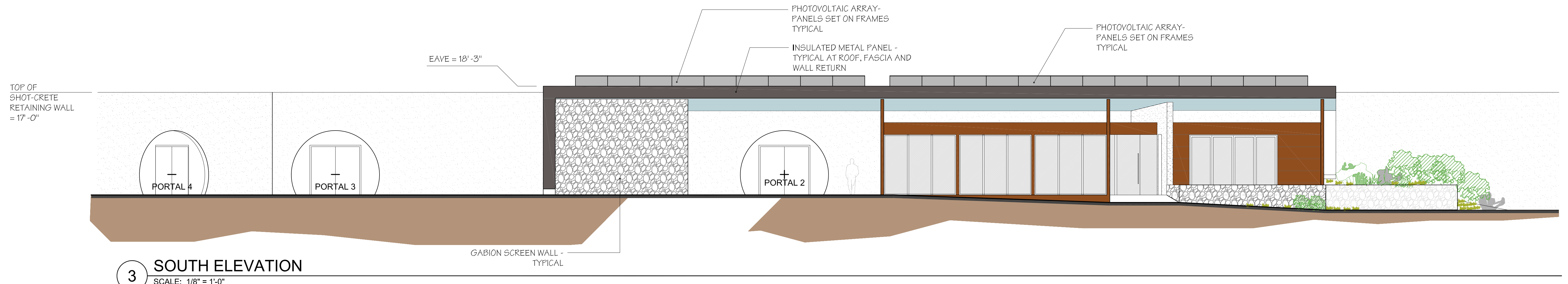




**2 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



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



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

**USE PERMIT**

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August 2017



**KITOKO WINERY**

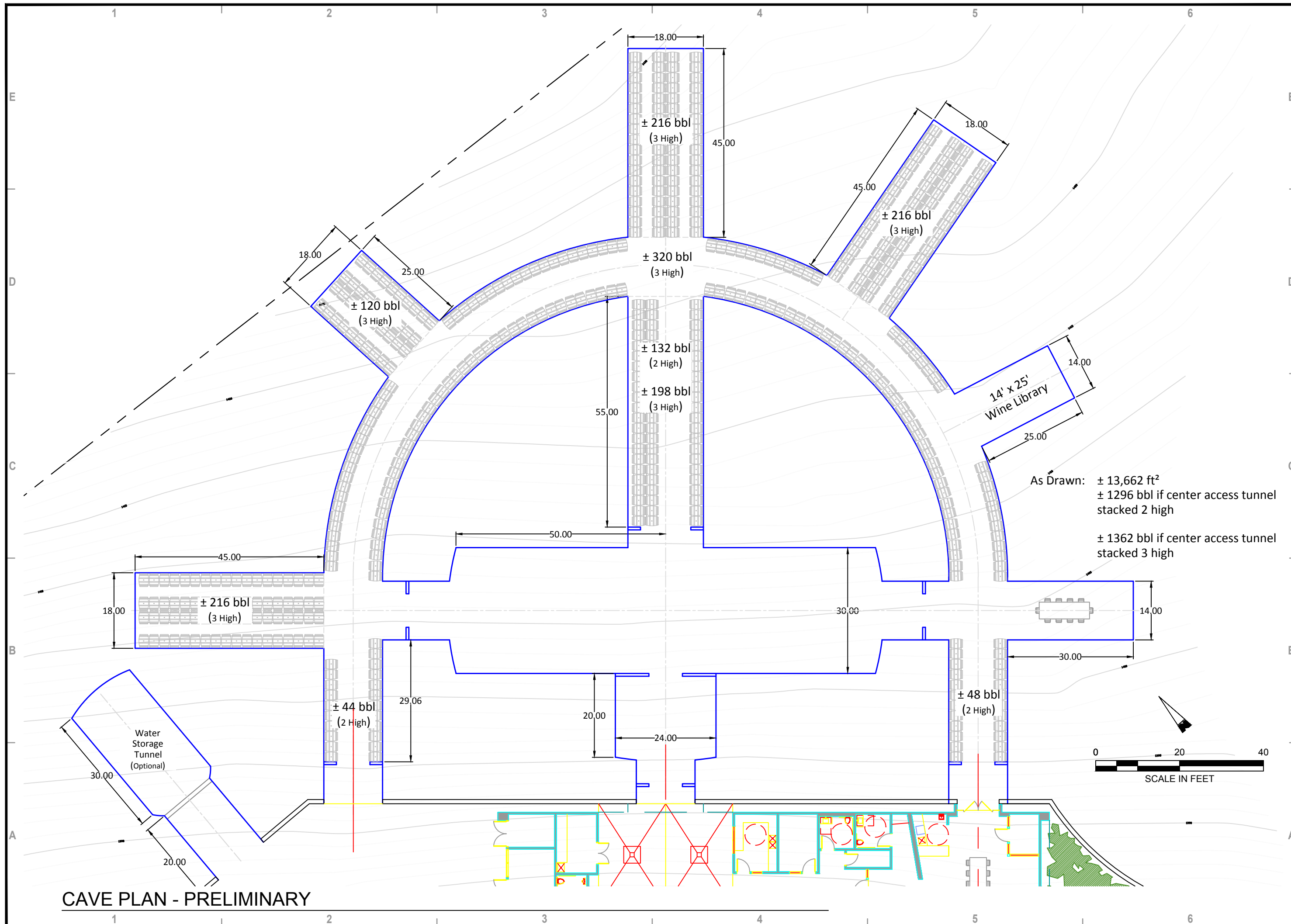
3201 ATLAS PEAK ROAD  
NAPA, CALIFORNIA  
APN: 033-010-034

**UP-A4**

osborn siegart  
architecture  
P O B O X 1 5 5 8  
SANTA ROSA, CA 05402  
p h . 7 0 7 - 3 2 1 - 5 3 8 9  
p h . 7 0 7 - 8 4 9 - 5 3 5 7



**Kitoko Winery**  
 3189 Atlas Peak Road  
 Napa, CA



**CAVE PLAN - PRELIMINARY**

REVISIONS

REV	DATE	DESCRIPTION

SHEET DATA

FILE: Kitoko_CavePlan-Draft3.3
DRAWN BY: D. HADA DATE: 6-22-2017
CHECKED BY: DATE:
SCALE: As Shown

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TITLE  
**Cave Plan Preliminary**  
 (June 22, 2017)

SHEET NUMBER  
**Draft 3.3**