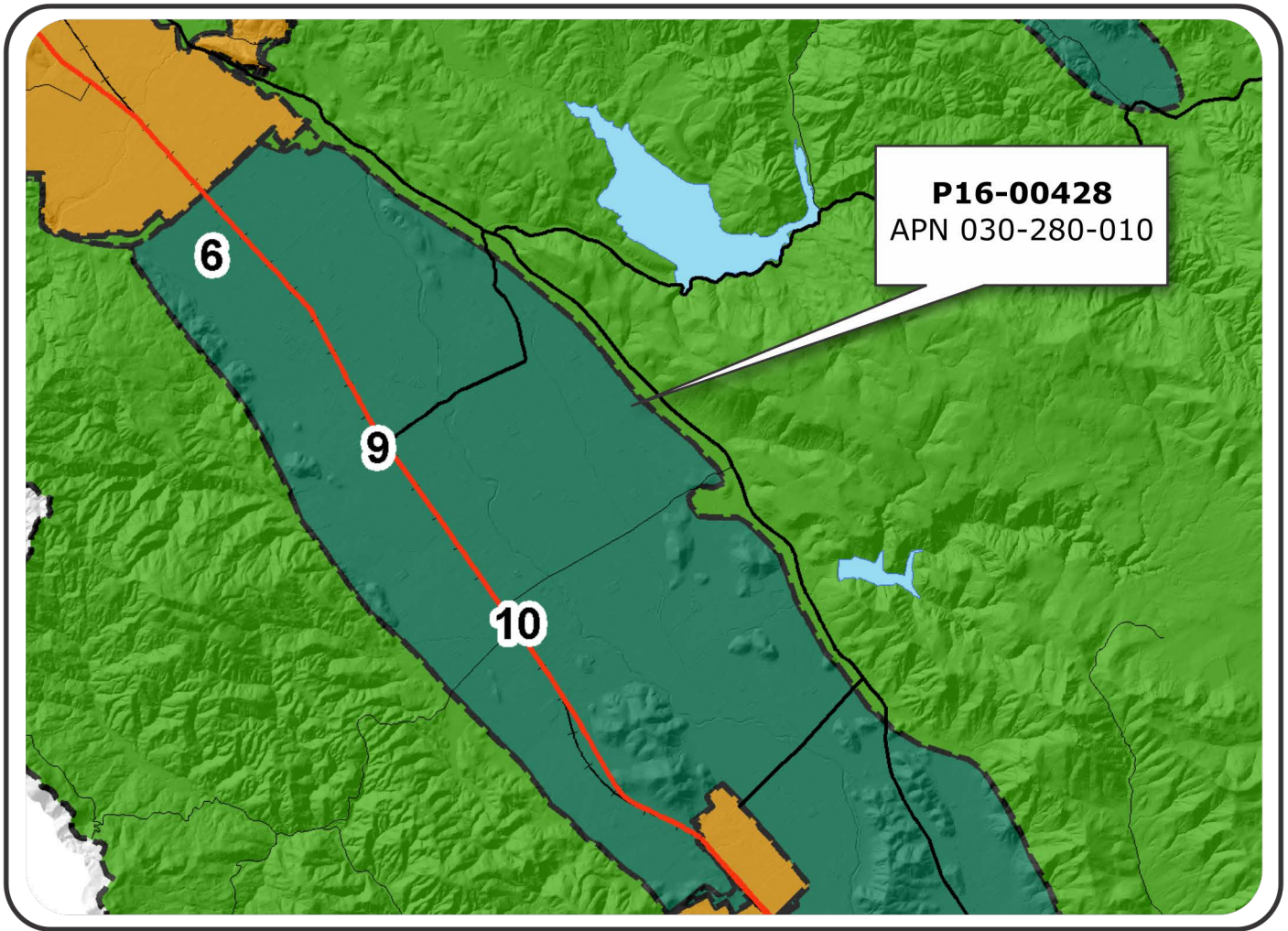


“J”

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

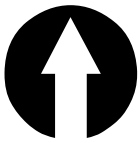
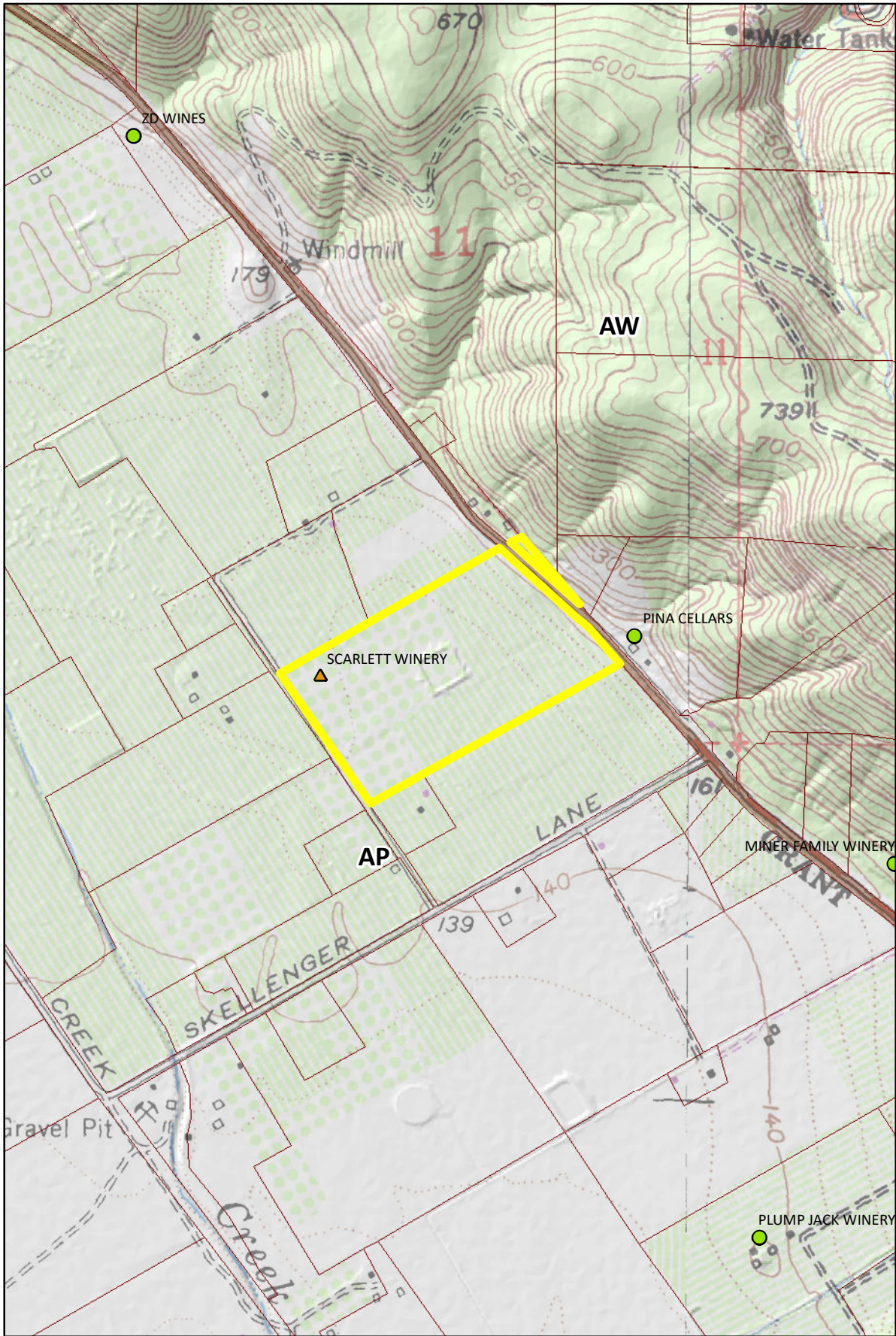
- Agriculture, Watershed & Open Space
- Agricultural Resource

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

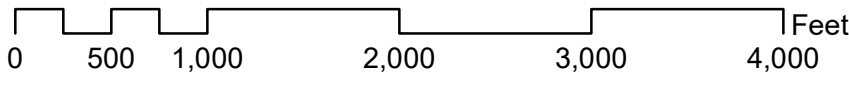
* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

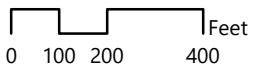
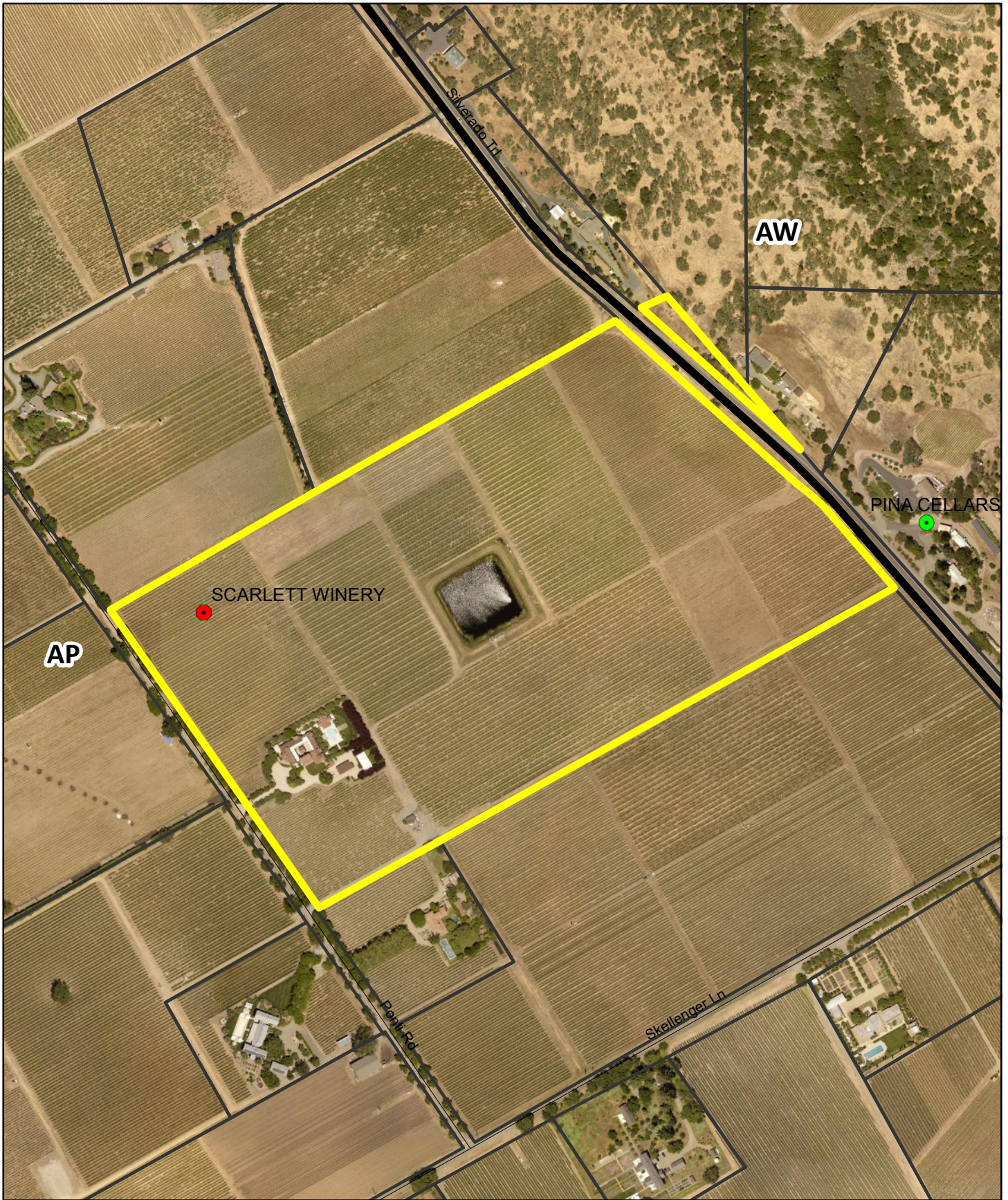
APN
030-280-010
09-24-2019
UP



Legend

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



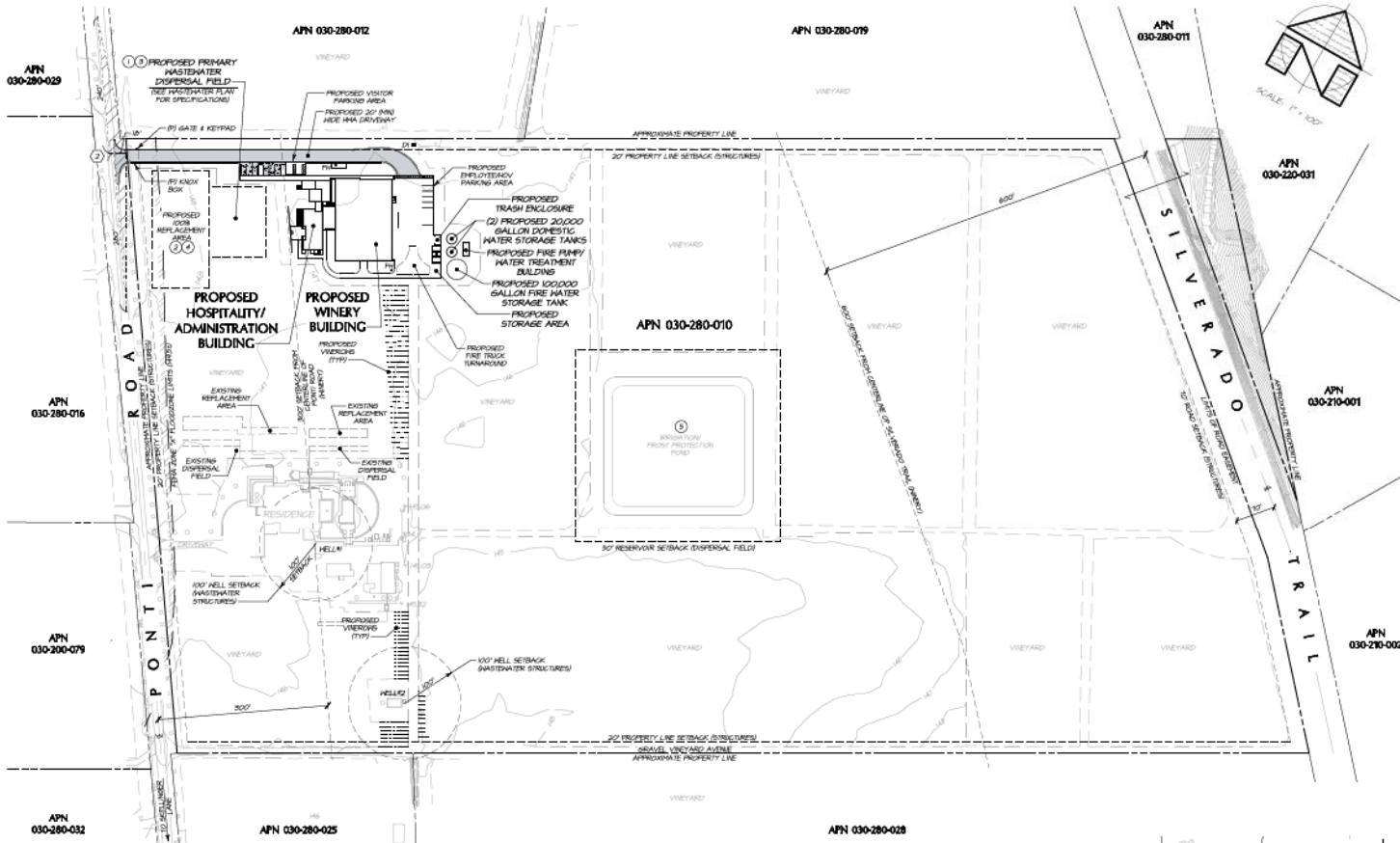


Aerials: Napa County, 2018

⋮

SCARLETT WINERY

USE PERMIT DRAWINGS



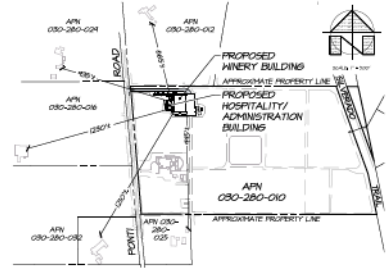
OVERALL SITE PLAN
SCALE: 1" = 100'

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:**
- PRIMARY COMBINED WASTEWATER DISPERSAL FIELD
 - 100% COMBINED WASTEWATER REPLACEMENT AREA
- ALTERNATIVE OPTION:**
- PRIMARY SANITARY WASTEWATER DISPERSAL FIELD
 - 100% COMBINED WASTEWATER REPLACEMENT AREA
 - PROCESS WASTEWATER IRRIGATION/PROST PROTECTION FORD

- NOTES:**
- 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. BARTELT ENGINEERING ASSUMES NO LIABILITY, REAL OR ALLEGED, REGARDING THE ACCURACY OF THE TOPOGRAPHIC INFORMATION SHOWN.
 - 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 WINES
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

PREPARED UNDER THE DIRECTION OF

PAUL N. BARTELT R.G.E. 45102

REGISTERED PROFESSIONAL ENGINEER
PAUL NATHAN BARTELT
No. 45102
CIVIL
STATE OF CALIFORNIA

BARTELT ENGINEERING
CIVIL ENGINEERING & LAND PLANNING
1000 Willetton Street, Suite B, Napa, CA 94559
Phone: 707-258-5001
Fax: 707-258-5001

SCARLETT WINERY OVERALL SITE PLAN

CALIFORNIA

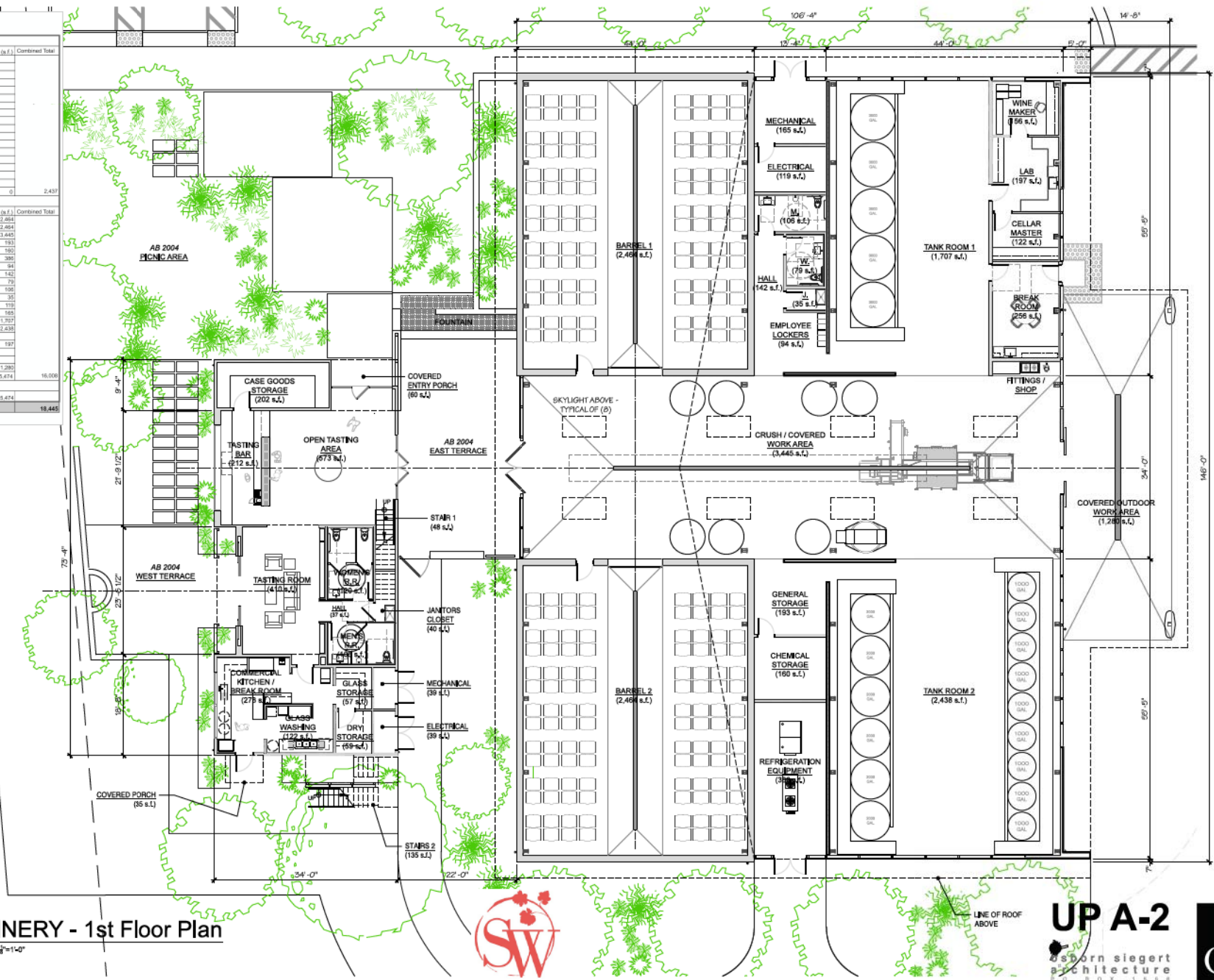
NAPA COUNTY

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

BUILDING AREA DETAILS

1st Level

Room Name	Access	Use	Prod. Use (s.f.)	Combined Total
HOSPITALITY BUILDING				
Covered Entry			90	
Case Goods			202	
Open Tasting Area			573	
Tasting Bar			212	
Tasting Room			410	
Stairs 1			48	
Owner's Reception			101	
Men's Restroom			106	
Janitor's Closet			37	
Hall			40	
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
PRODUCTION BUILDING				
Room Name	Access	Use	Prod. Use (s.f.)	Combined Total
Barrel Room 1			2,494	
Barrel Room 2			2,494	
Crush / Covered Work Area			3,445	
General Storage			193	
Chemical Storage			160	
Refrigeration Equipment			38	
Employee Lockers			94	
Hall			142	
Owner's Reception			79	
Men's Restroom			106	
Janitor's Closet			35	
Hall			79	
Electrical			185	
Mechanical			185	
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			15,474	16,000
Use/Total - 1st Level			2,971	18,474
COMBINED AREA TOTAL 18,445				



USE PERMIT



WINERY - 1st Floor Plan

SCALE 1/8"=1'-0"

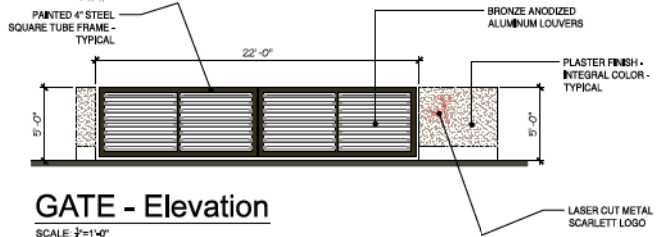
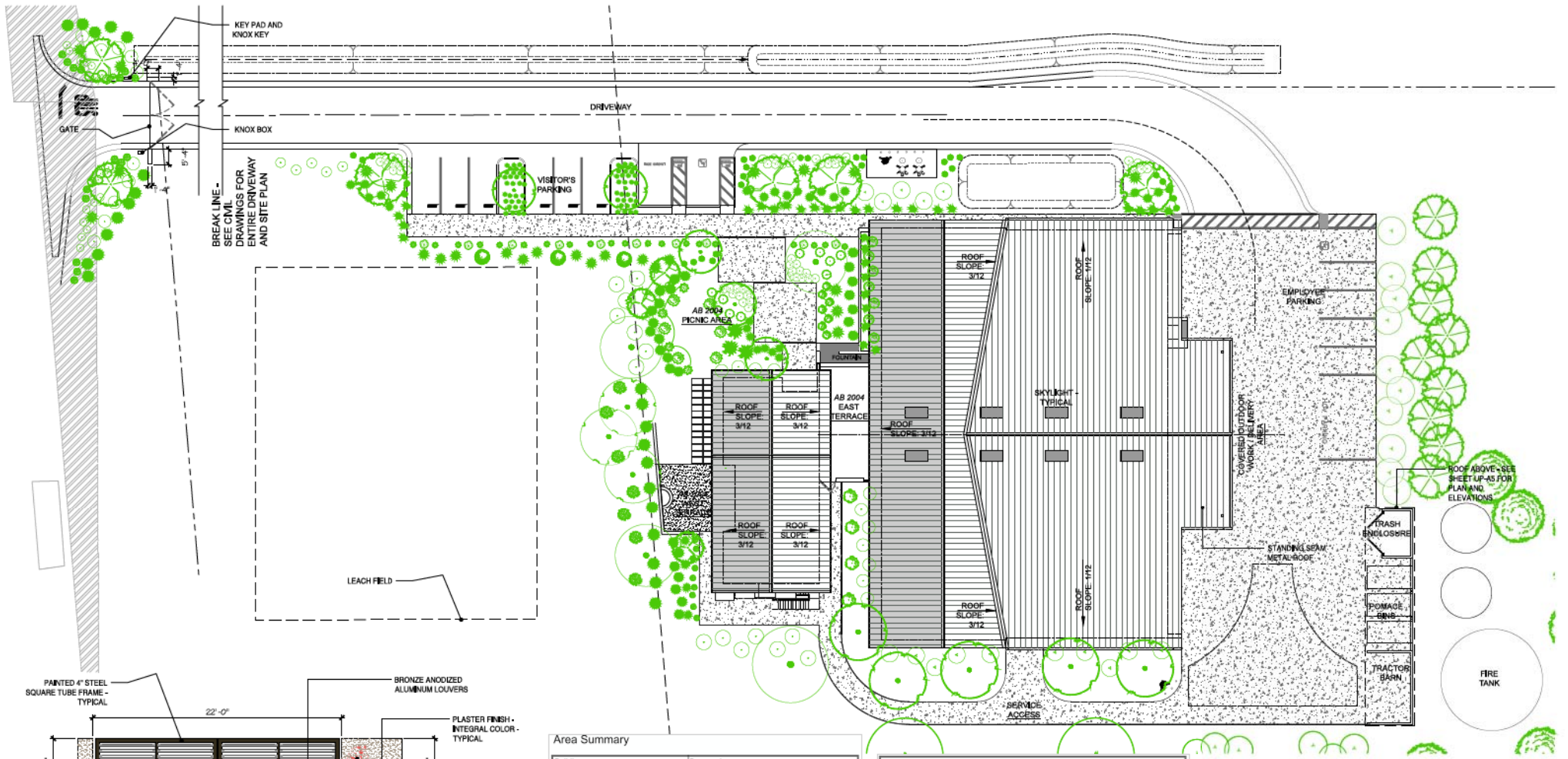


SCARLETT WINES

UP A-2

sporn siegert
architecture
SANTA ROSA, CA 95402
916.787.2311
916.787.2419





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

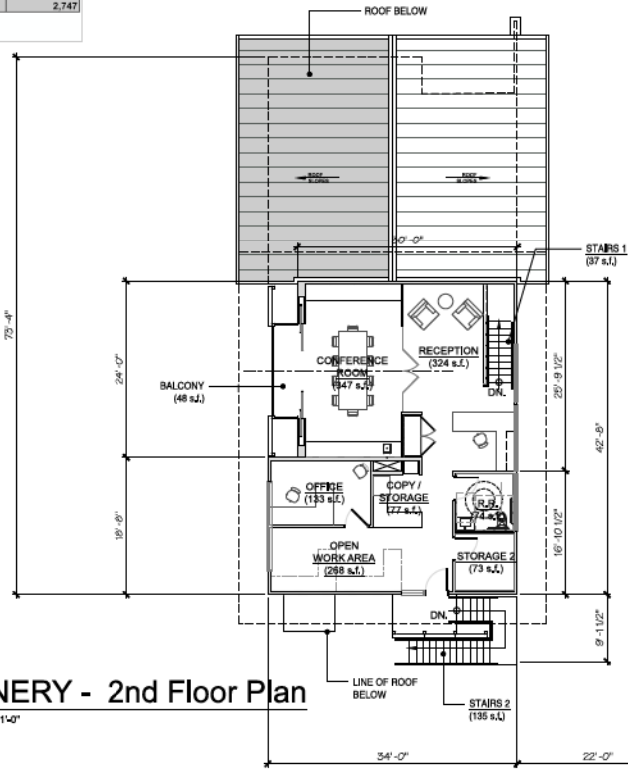
osborn siegart
architecture



arch

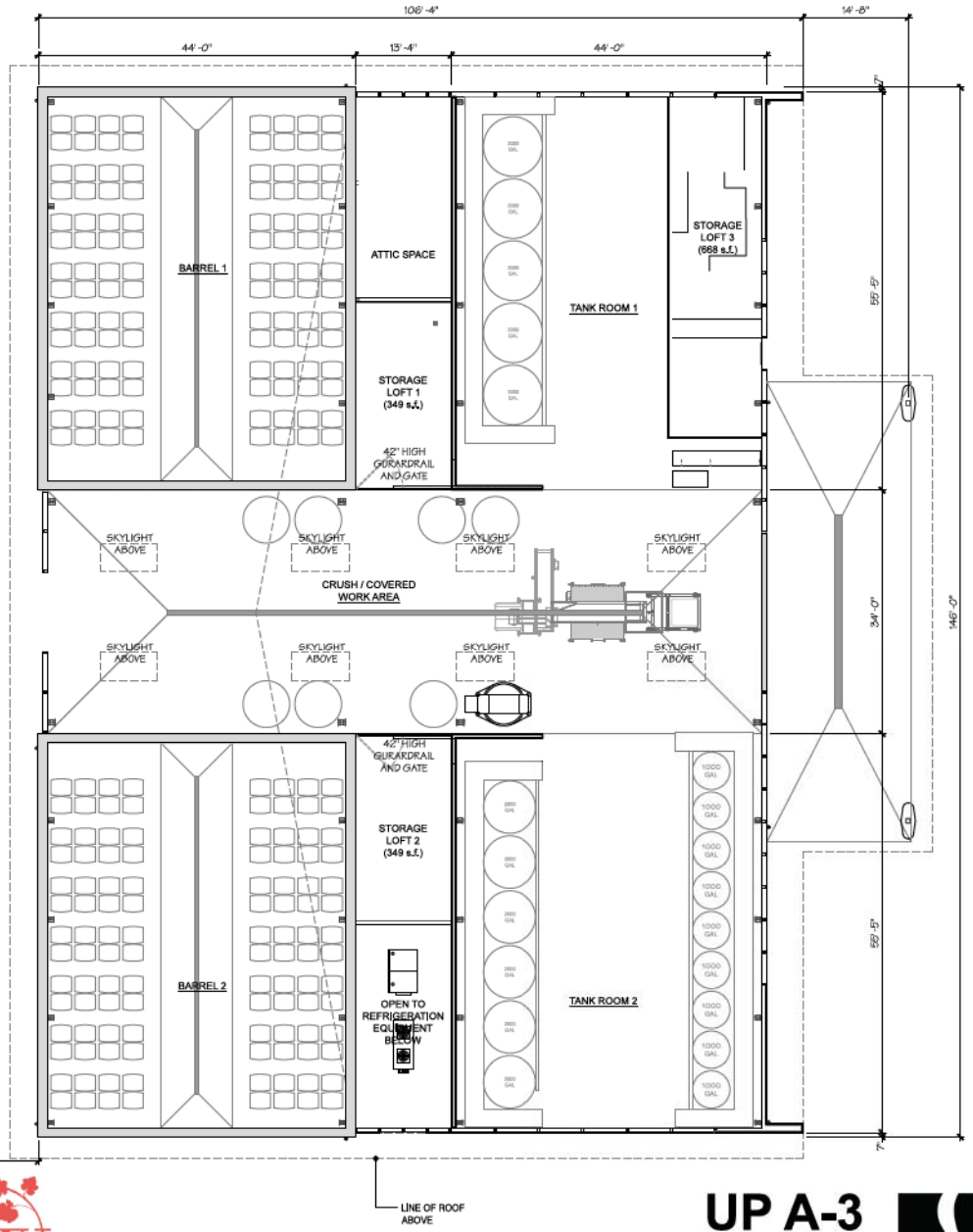
BUILDING AREA DETAILS

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	
COMBINED AREA TOTAL					2,747



WINERY - 2nd Floor Plan

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



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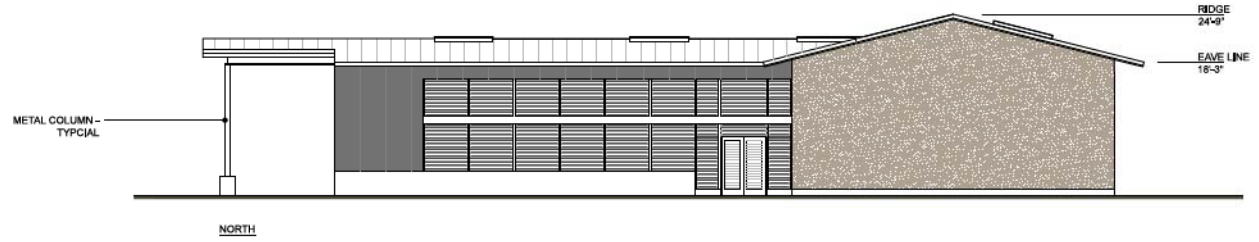
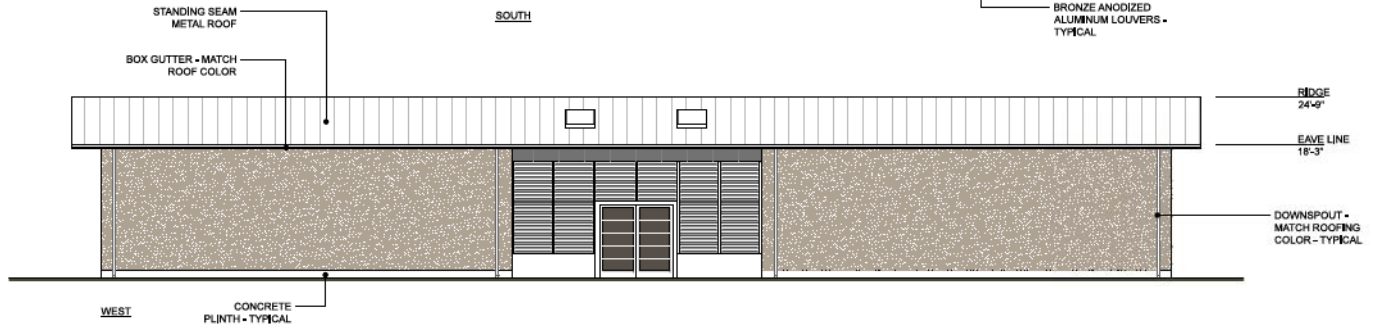
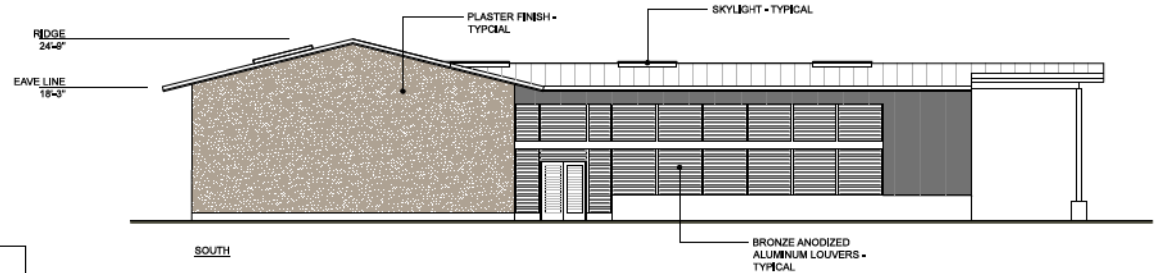
SCARLETT WINES

UP A-3

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PH: 707-521-5300
FAX: 707-521-5307



arch



WINERY - Elevations

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

SEE ALSO SHEET UP-A5
FOR HOSPITALITY
ELEVATIONS

USE PERMIT

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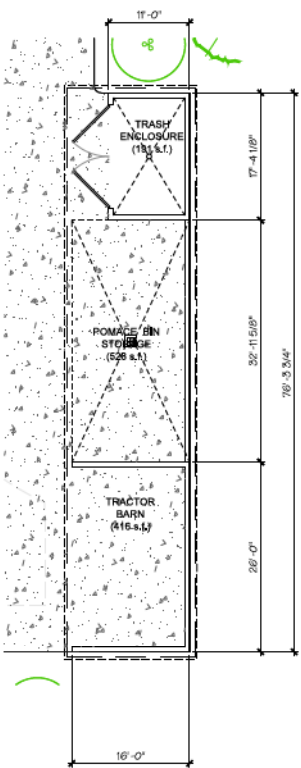


SCARLETT WINES

UP A-4

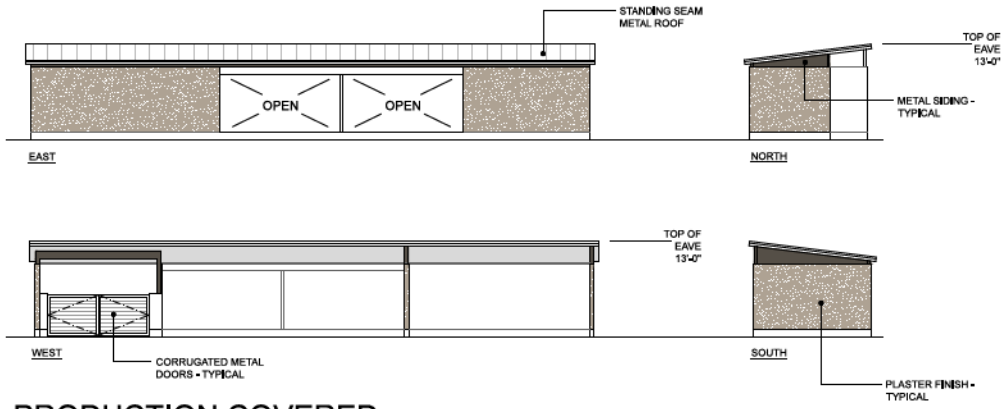
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PH: 707-531-5389
PH: 707-531-5337





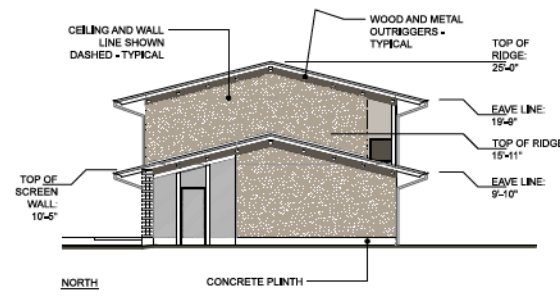
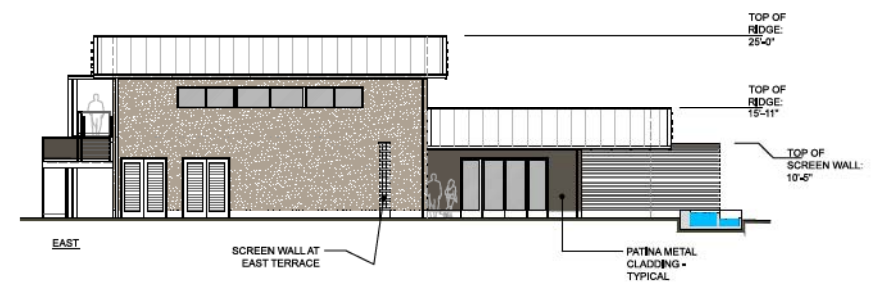
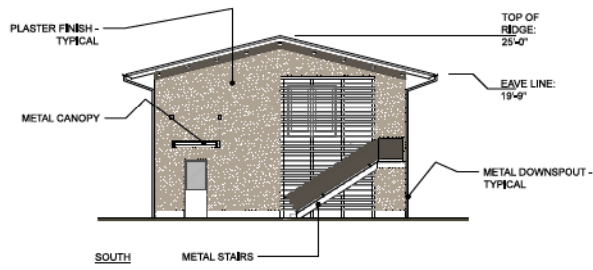
PRODUCTION COVERED STORAGE / TRASH - Plan

SCALE: $\frac{1}{2}$ "=1'-0"
 SEE SHEET UP A-1 FOR AREA CALCULATIONS



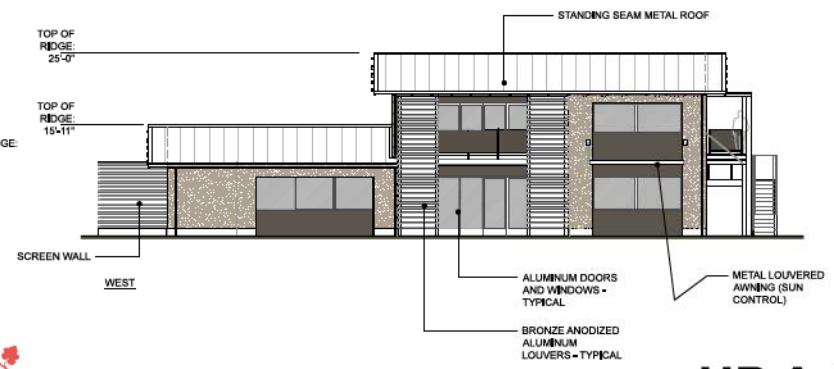
PRODUCTION COVERED STORAGE / TRASH - Elevations

SCALE: $\frac{1}{2}$ "=1'-0"



HOSPITALITY - Elevations

SCALE: $\frac{1}{2}$ "=1'-0"



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January 31, 2018

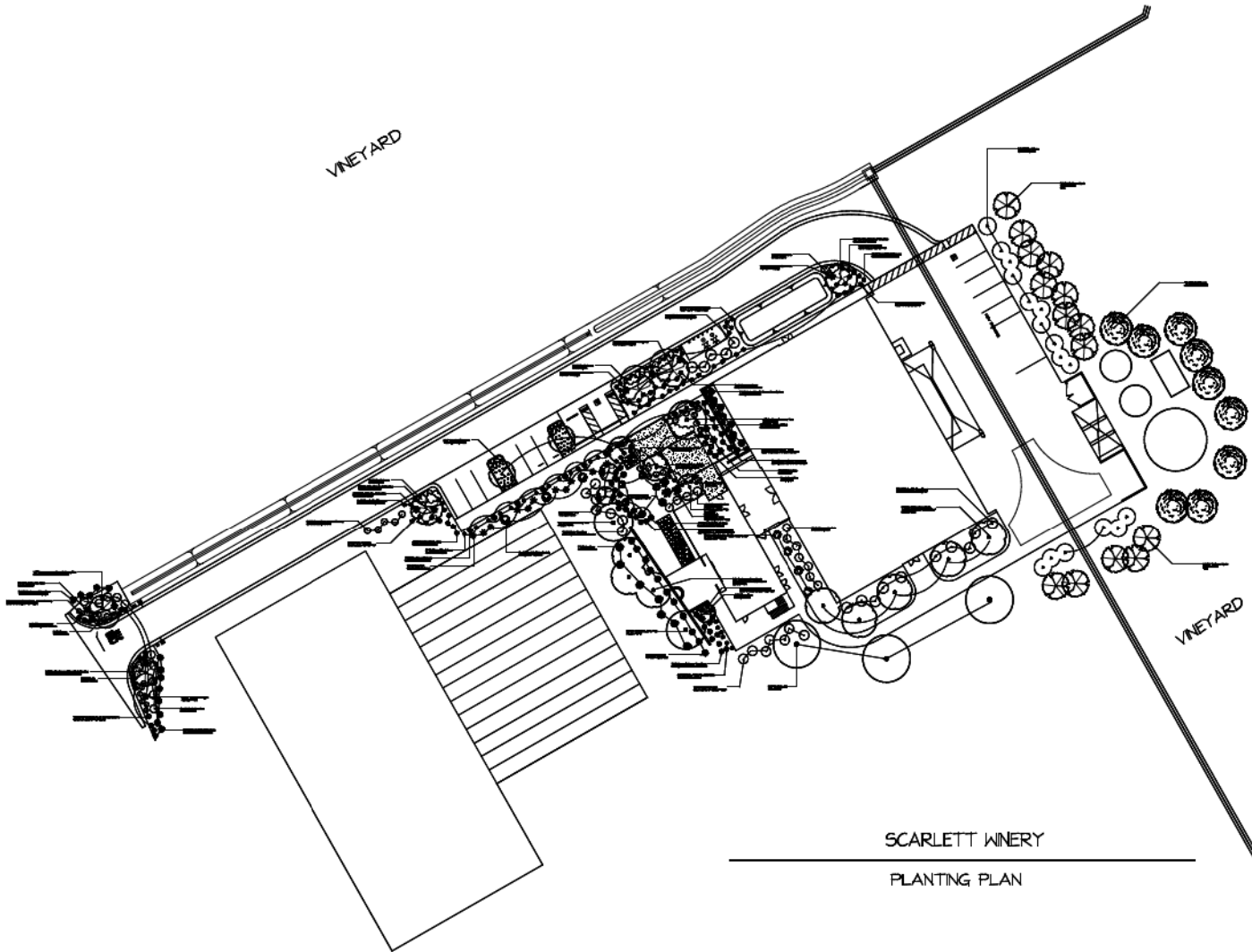


SCARLETT WINES

UP A-5

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 PH: 707-531-8382
 PR: 707-531-8337





SCARLETT WINERY
PLANTING PLAN

SCARLETT WINERY
PROPOSED LANDSCAPE PLAN
NAPA, CA

MARC WILKE
H2-206
1 = 30'
ARCH D

PERMISSION MUST
BE OBTAINED
TO DUPLICATE

VERIFY
MEASUREMENTS
IN THE FIELD