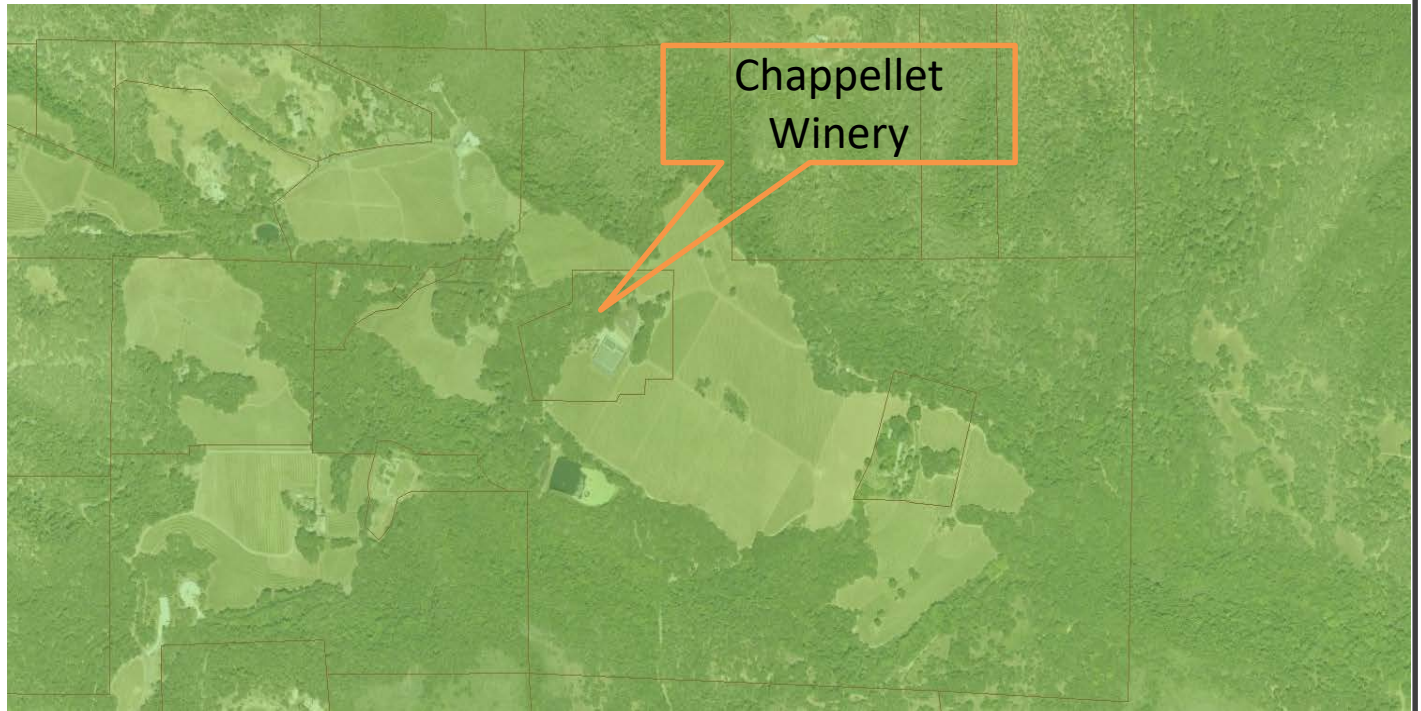


“L”

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

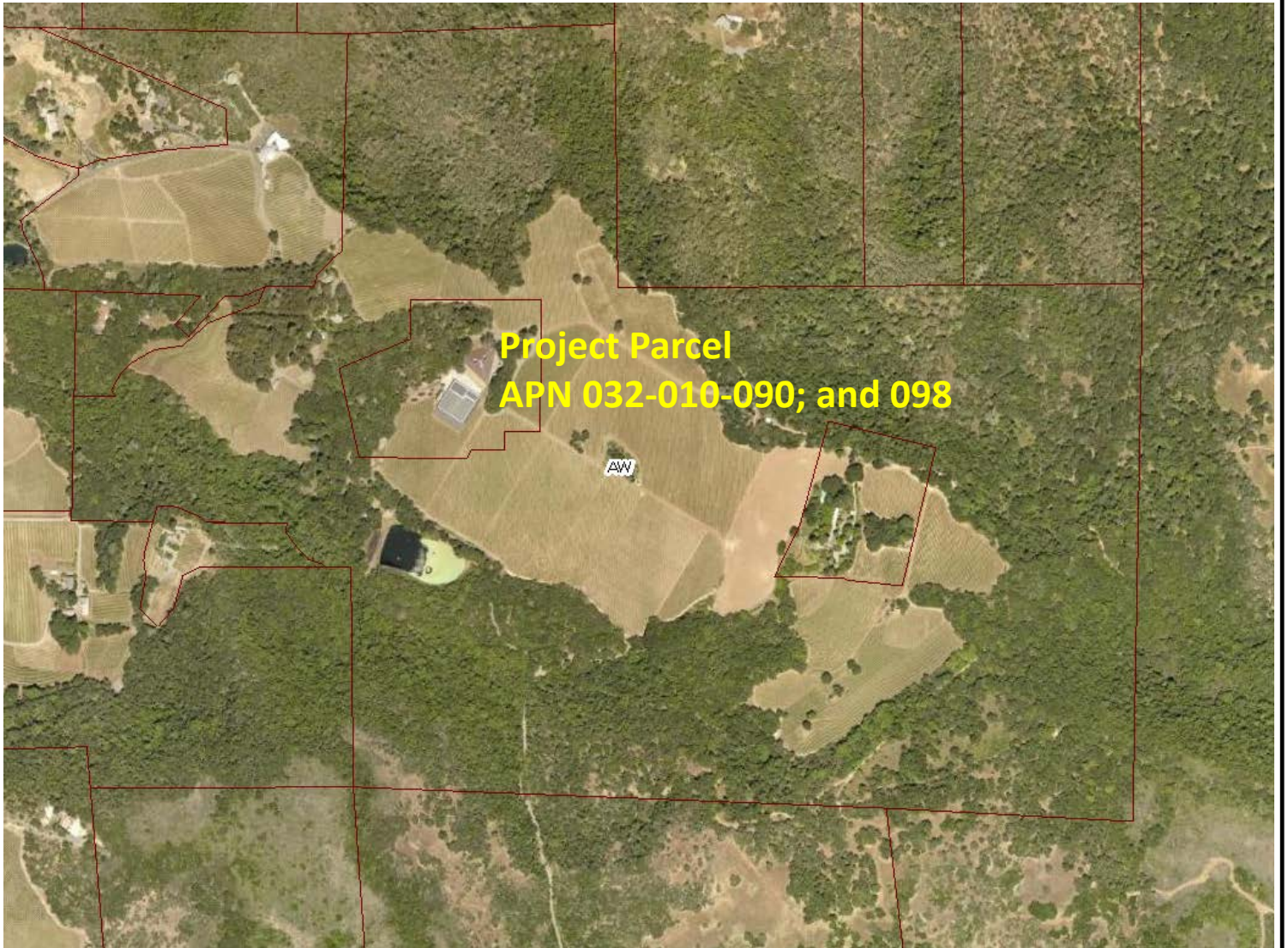
OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

TRANSPORTATION

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

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

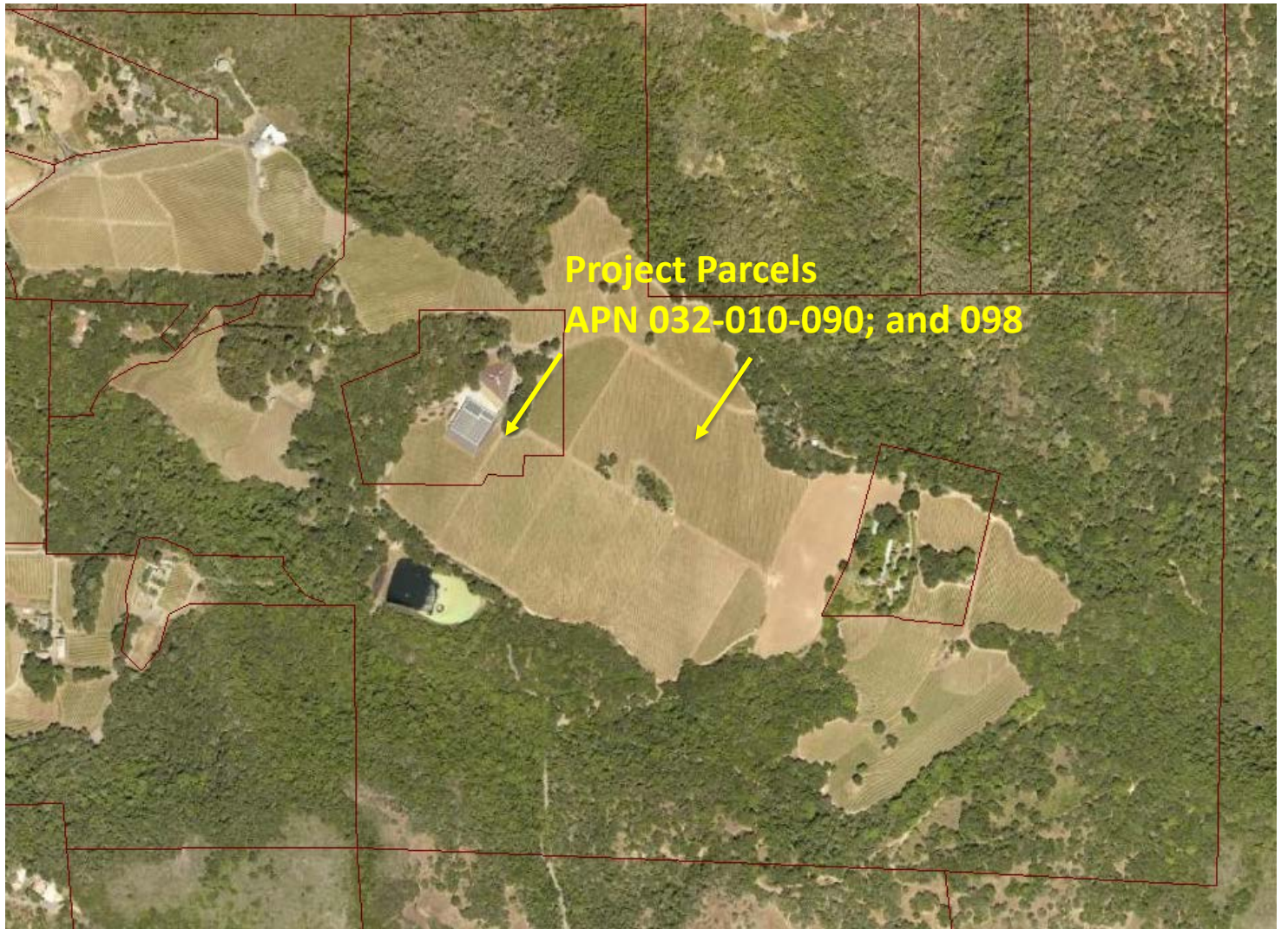


LEGEND

- Zoning
- Parcels



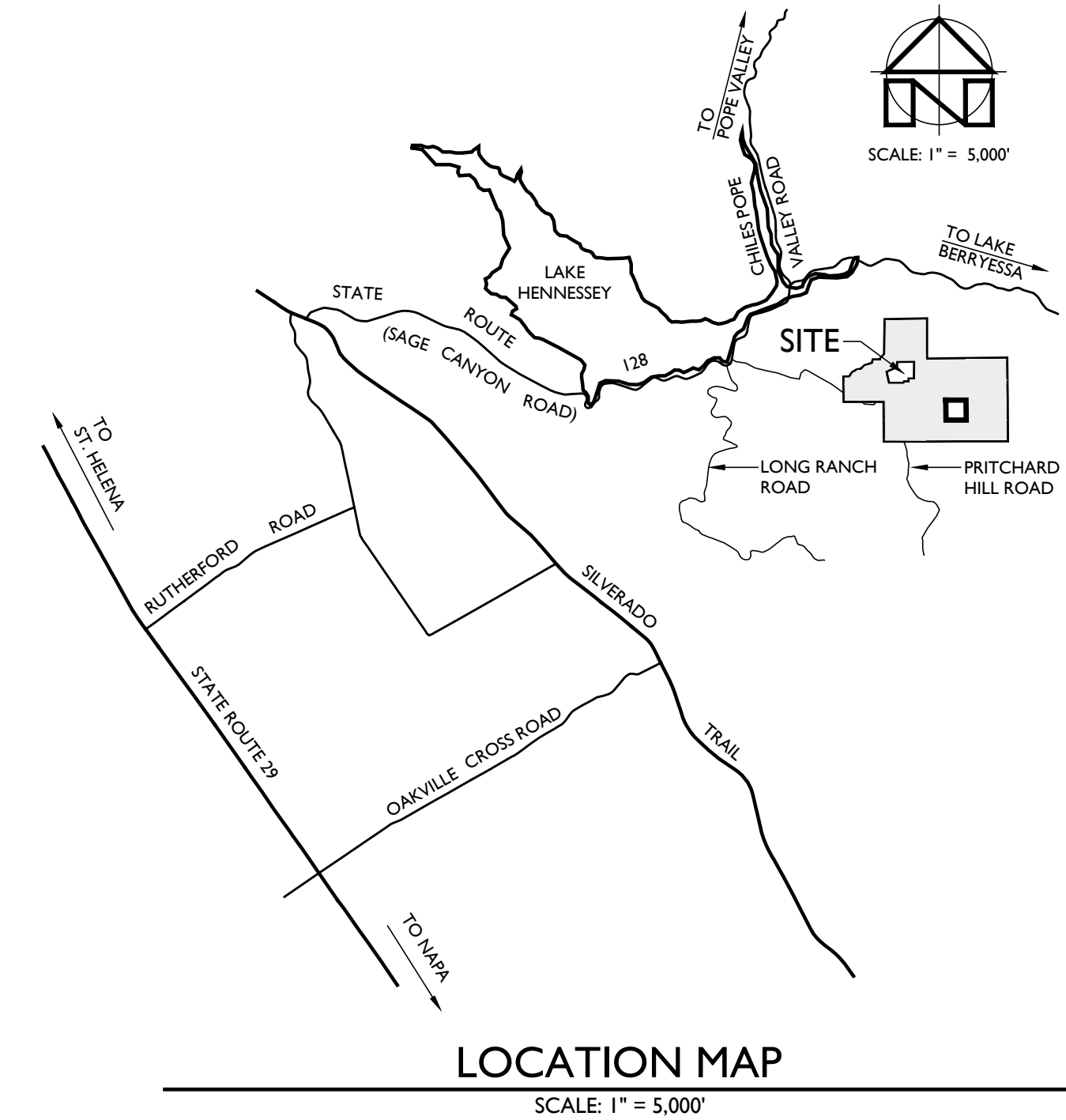
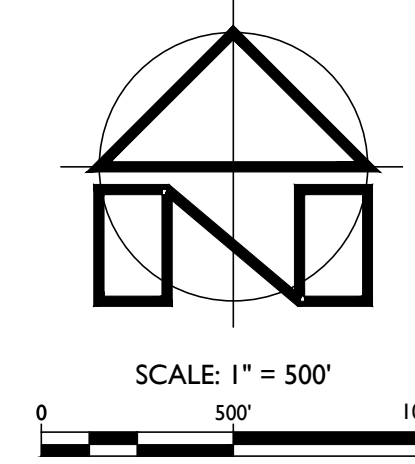
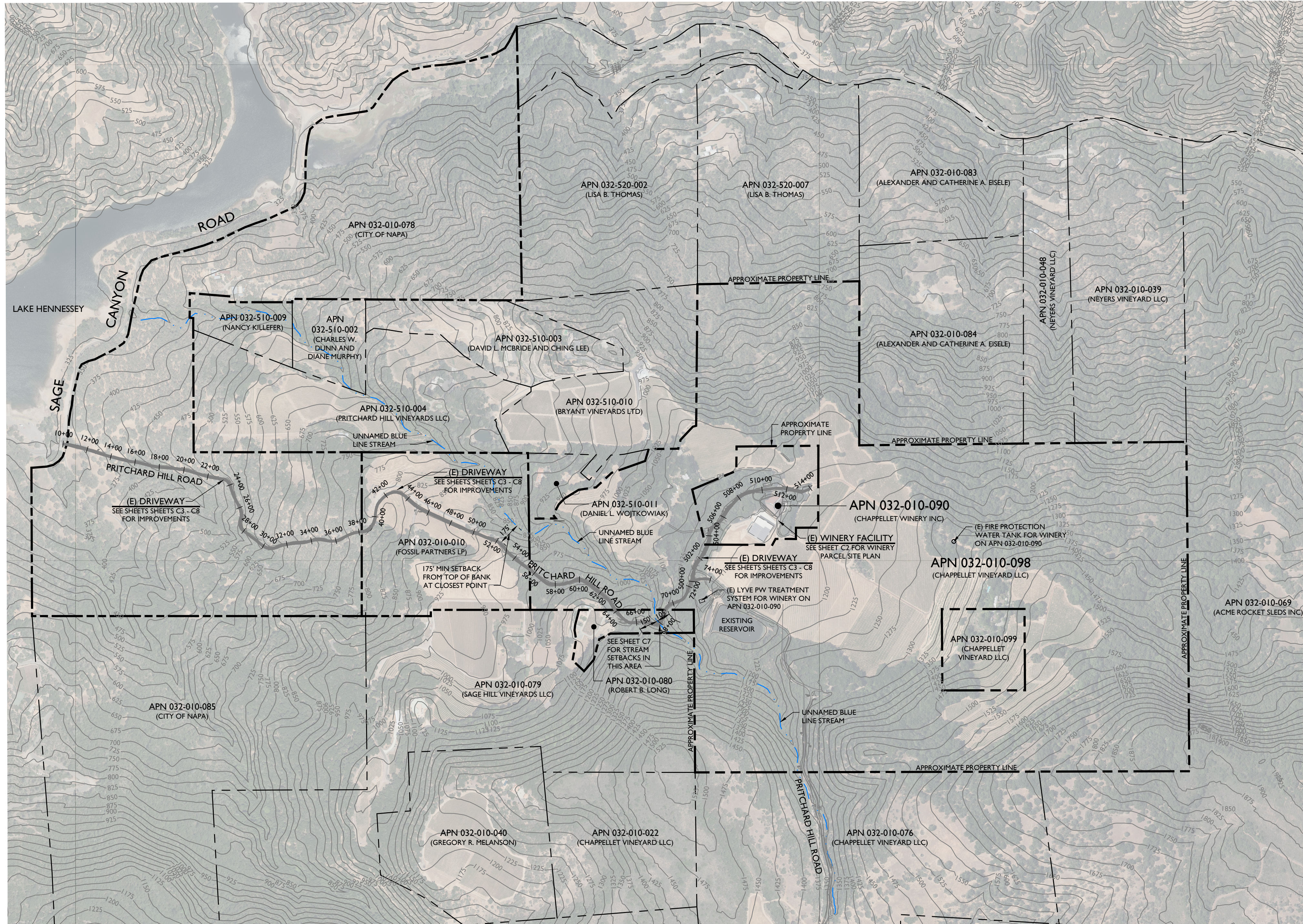
ZONING MAP



Existing Conditions

CHAPPELLET WINERY

USE PERMIT MODIFICATION CONCEPTUAL SITE PLANS



OVERALL SITE PLAN
SCALE: 1" = 500'

TREE REMOVAL INVENTORY

STATION & DISTANCE LEFT/RIGHT	TREE TYPE & SIZE
STA: 28+31.21, 12'LT	BLU 8-12/30
STA: 37+10.78, 11'RT	BLU 10/25
STA: 37+22.21, 15'LT	BLU 10/20
STA: 37+33.29, 11'LT	BLU 26/35
STA: 37+36.54, 15'RT	BLU 10/20
STA: 37+66.07, 11'LT	BLU 20/40
STA: 49+74.08, 10'LT	LO 8/15
STA: 50+90.72, 15'LT	LO 12/25
STA: 51+63.74, 15'RT	BO 4x6/30
STA: 52+47.49, 17'RT	LO 14/30
STA: 53+47.81, 16'RT	BO 30/60
STA: 53+98.23, 13'RT	LO 12/30
STA: 65+33.40, 14'LT	BO 16/40
STA: 65+39.36, 15'LT	BO 14/30
STA: 501+88.85, 12'RT	MAD 16/30
STA: 502+56.15, 13'RT	LO 16/35
STA: 503+65.61, 17'RT	BO 18/40
STA: 503+66.03, 14'RT	BO 16/35
STA: 507+99.46, 15'LT	MAD 18/35

GRADING QUANTITIES*

CUT	925 ± CY
FILL	400 ± CY
NET**	525 ± 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.

** EXCESS SOIL CUT FROM THE PROJECT WILL BE HAULED OFFSITE TO A LOCATION THAT MUST BE PRE-APPROVED BY NAPA COUNTY.

- NOTES:**
- FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION ON SHEET C1 WAS TAKEN FROM THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM DATABASE. TOPOGRAPHIC INFORMATION ON THE REMAINING SHEETS WAS TAKEN FROM THE "MAP OF TOPOGRAPHY OF A PORTION OF THE LANDS OF CHAPPELLET" PREPARED BY ALBION SURVEYS, INC., DATED SEPTEMBER 2005 REVISED APRIL 30, 2018. APPLIED CIVIL ENGINEERING INCORPORATED ASSUMES NO LIABILITY REGARDING THE ACCURACY OR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION.
 - AERIAL PHOTOGRAPHS WERE 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: TWENTY FIVE (25) FEET.
REMAINING SHEETS: ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET.
 - BENCHMARK:
SHEET C1: NAVD 88
REMAINING SHEETS: ASSUMED
 - THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY. THEY ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

PROJECT INFORMATION:
PROPERTY OWNER & APPLICANT:
CHAPPELLET WINERY INC.
c/o CYRIL CHAPPELLET
1581 SAGE CANYON ROAD
ST. HELENA, CA 94558
(707) 286-4219

SITE ADDRESS:
1581 SAGE CANYON ROAD
ST. HELENA, CA 94558

ASSESSOR'S PARCEL NUMBER:
032-010-090

PARCEL SIZE:
15.1 ± ACRES

PROJECT SIZE:
1.0 ± ACRE

ZONING:
AGRICULTURAL WATERSHED (AW)

DOMESTIC WATER SOURCE:
PRIVATE WELL

FIRE PROTECTION WATER SOURCE:
STORAGE TANK

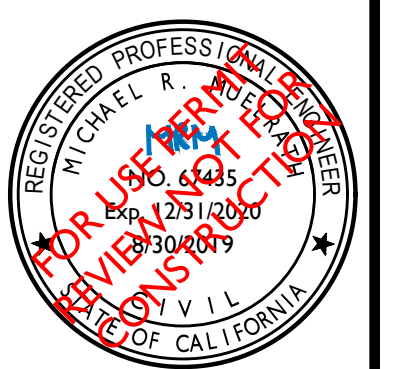
WASTEWATER DISPOSAL:
ONSITE TREATMENT AND DISPERSAL

SHEET INDEX:

C1	OVERALL SITE PLAN
C2	WINERY PARCEL SITE PLAN
C3	DRIVEWAY PLAN STA 10+00 TO STA 22+00
C4	DRIVEWAY PLAN STA 22+00 TO STA 35+00
C5	DRIVEWAY PLAN STA 35+00 TO STA 48+00
C5A	DRIVEWAY REALIGNMENT PLAN & PROFILE STA 34+00 TO STA 40+00
C6	DRIVEWAY PLAN STA 48+00 TO STA 60+25
C7	DRIVEWAY PLAN STA 60+25 TO STA 72+50
C8	DRIVEWAY PLAN STA 500+00 TO STA 512+50
C9	DRIVEWAY PROFILE STA 10+00 TO STA 46+00
C10	DRIVEWAY PROFILE STA 46+00 TO STA 72+50
C11	DRIVEWAY PROFILE STA 500+00 TO STA 514+00

CHAPPELLET WINERY
USE PERMIT MODIFICATION CONCEPTUAL SITE PLANS
OVERALL SITE PLAN

PREPARED UNDER THE DIRECTION OF:



DRAWN BY: BT DRAFTING

CHECKED BY: MRM

DATE: JUNE 28, 2019

REVISIONS:

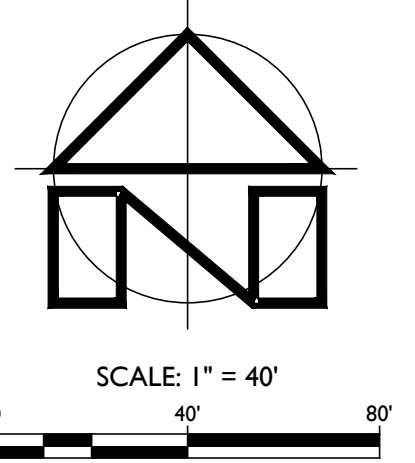
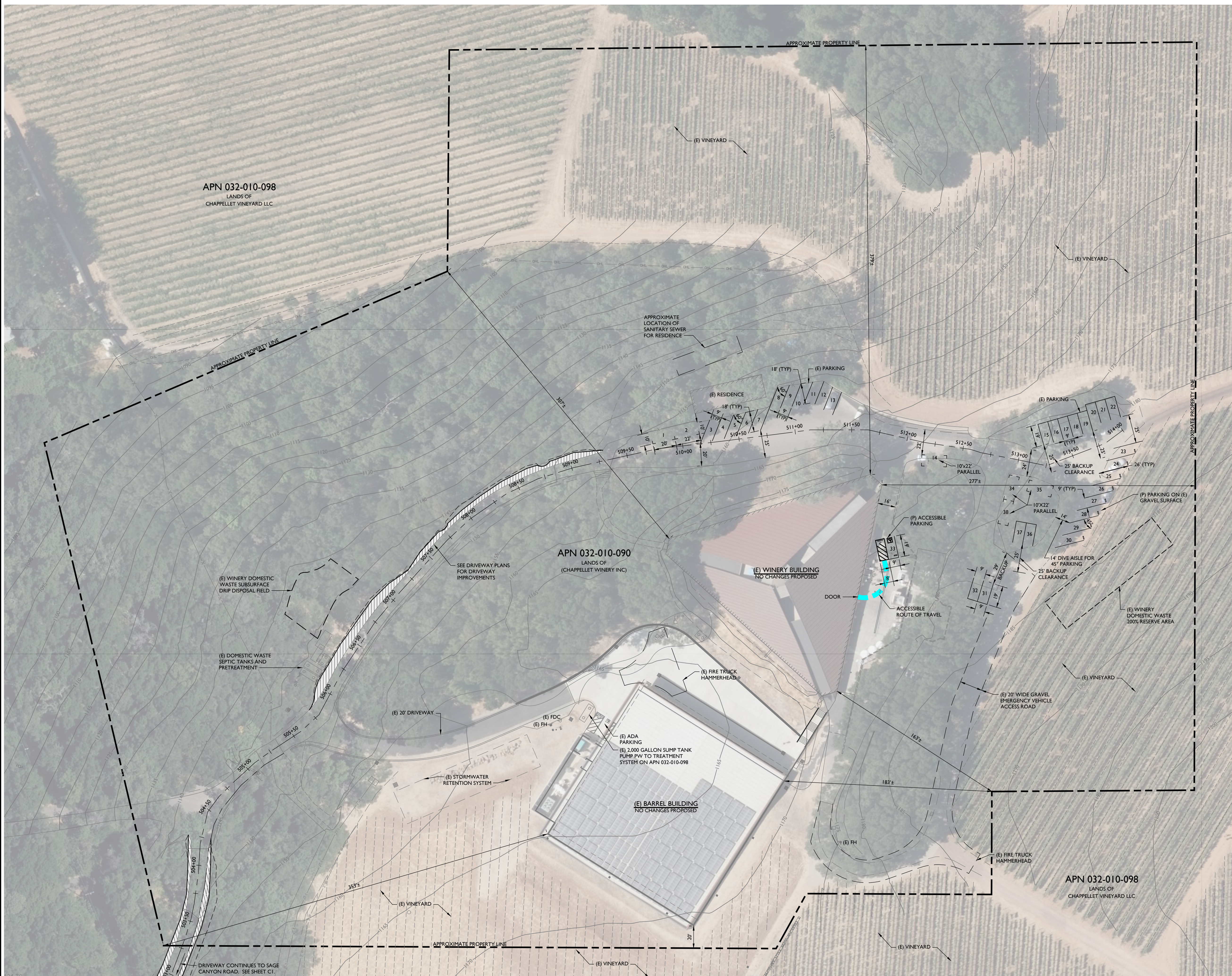
NO.	DATE	BY	DESCRIPTION
1	10/23/2018	BT	RESPONSE TO COMMENTS #1
2	6/28/2019	BT	RESPONSE TO COMMENTS #2
3	8/30/2019	BT	RESPONSE TO COMMENTS #3

JOB NUMBER: 10-139

FILE: 10-139CON_OSP-R.DWG

ORIGINAL SIZE: 24" X 36"

SHEET NUMBER:



APN 032-010-098
LANDS OF
CHAPPELLET VINEYARD LLC

APN 032-010-090
LANDS OF
(CHAPPELLET WINERY INC)

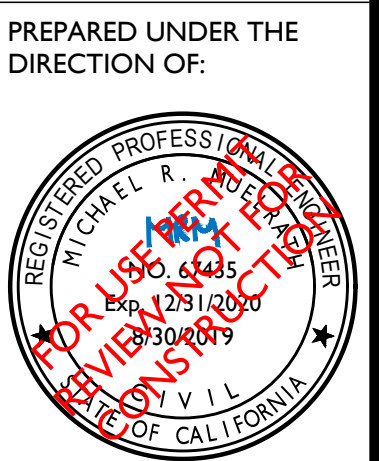
APN 032-010-098
LANDS OF
CHAPPELLET VINEYARD LLC

PARKING SUMMARY

EXISTING	26
PROPOSED	38

* ALL EXISTING PARKING IS ON EXISTING ALL WEATHER SURFACE. OWNER TO STRIPE WITH PAINT, CHALK OR OTHER MEANS AS NEEDED TO IDENTIFY LOCATIONS.

CHAPPELLET WINERY
 USE PERMIT MODIFICATION CONCEPTUAL SITE PLANS
 WINERY PARCEL SITE PLAN



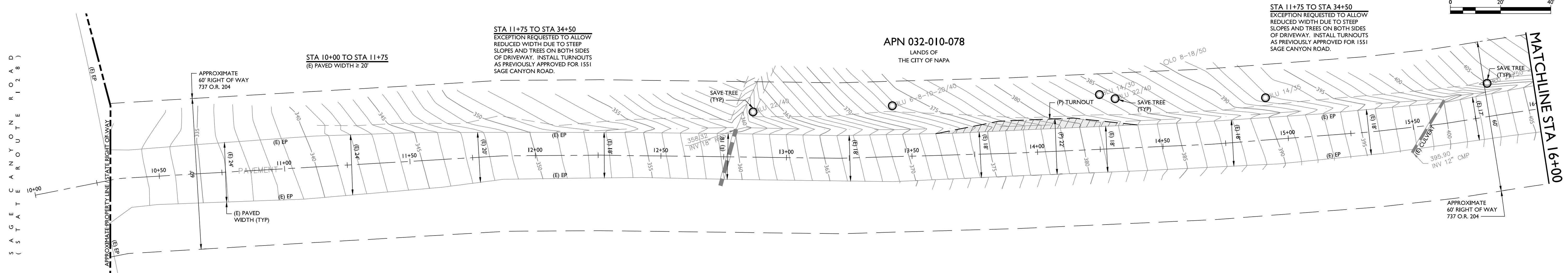
PREPARED UNDER THE DIRECTION OF:

DRAWN BY:	BT DRAFTING
CHECKED BY:	MRM
DATE:	JUNE 28, 2019
REVISIONS:	BY:
10/23/2018	BT
RESPONSE TO COMMENTS #1	
6/28/2019	BT
RESPONSE TO COMMENTS #2	
8/30/2019	BT
RESPONSE TO COMMENTS #3	

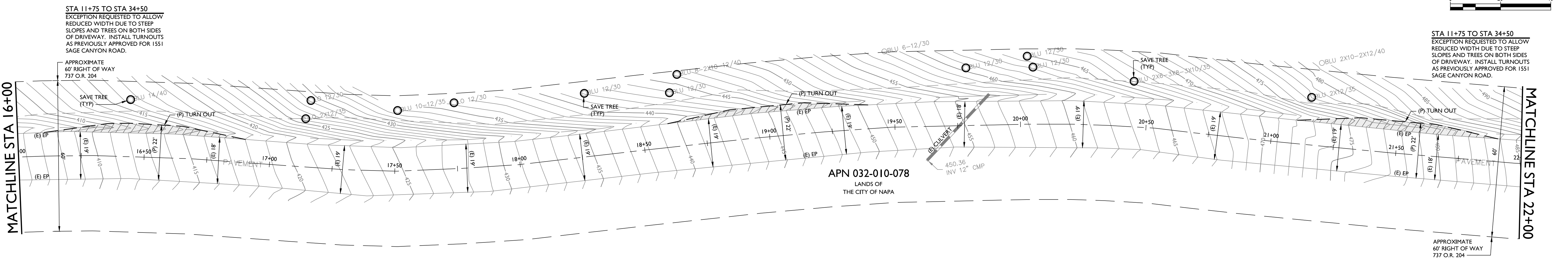
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FILE:	10-139CON_OSP.DWG
ORIGINAL SIZE:	24" X 36"
SHEET NUMBER:	

WINERY PARCEL SITE PLAN
SCALE: 1" = 40'

SAGE CANYON ROAD
(STATE ROUTE 128)



DRIVEWAY PLAN
STA 10+00 TO STA 16+00
 SCALE: 1" = 20'

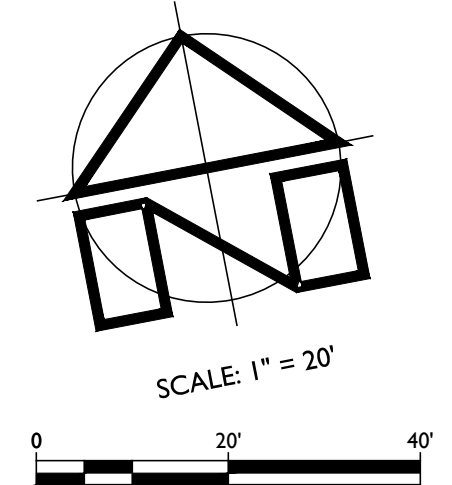
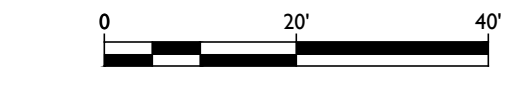


DRIVEWAY PLAN
STA 16+00 TO STA 22+00
 SCALE: 1" = 20'

APN 032-010-078
 LANDS OF
 THE CITY OF NAPA

APN 032-010-078
 LANDS OF
 THE CITY OF NAPA

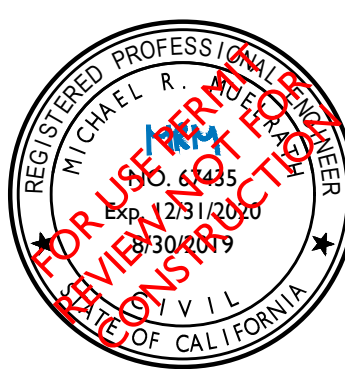
STA 11+75 TO STA 34+50
 EXCEPTION REQUESTED TO ALLOW
 REDUCED WIDTH DUE TO STEEP
 SLOPES AND TREES ON BOTH SIDES
 OF DRIVEWAY. INSTALL TURNOUTS
 AS PREVIOUSLY APPROVED FOR 1551
 SAGE CANYON ROAD.



STA 11+75 TO STA 34+50
 EXCEPTION REQUESTED TO ALLOW
 REDUCED WIDTH DUE TO STEEP
 SLOPES AND TREES ON BOTH SIDES
 OF DRIVEWAY. INSTALL TURNOUTS
 AS PREVIOUSLY APPROVED FOR 1551
 SAGE CANYON ROAD.

CHAPPELLET WINERY
 USE PERMIT MODIFICATION CONCEPTUAL SITE PLANS
 DRIVEWAY PLAN STA 10+00 TO STA 22+00

PREPARED UNDER THE
 DIRECTION OF:

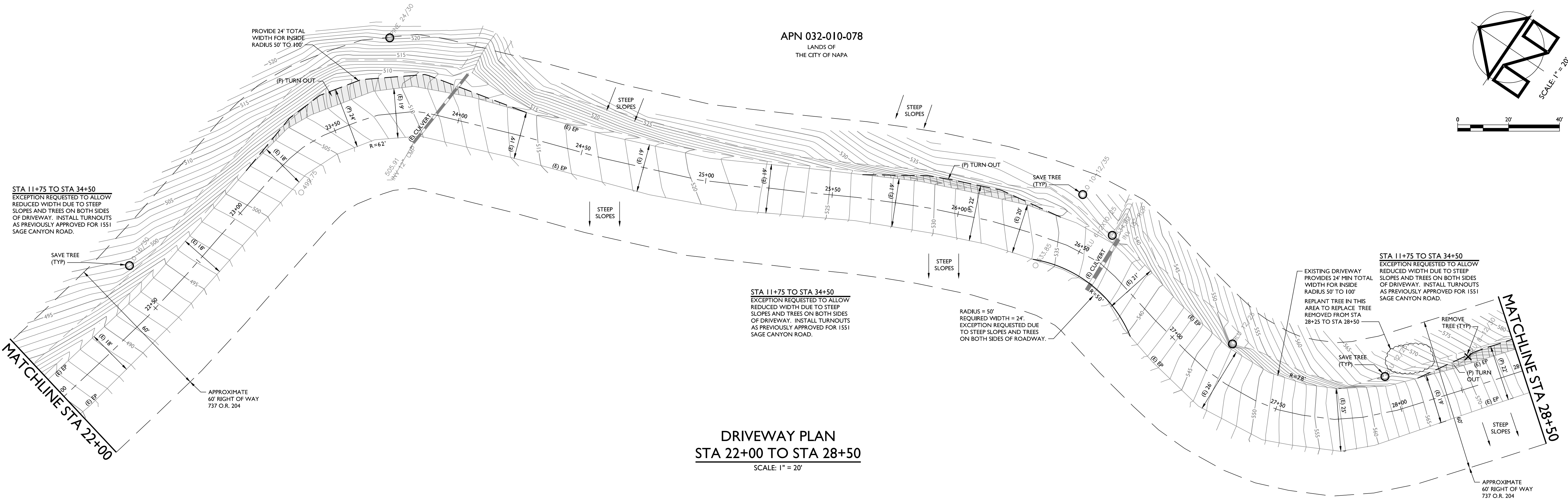
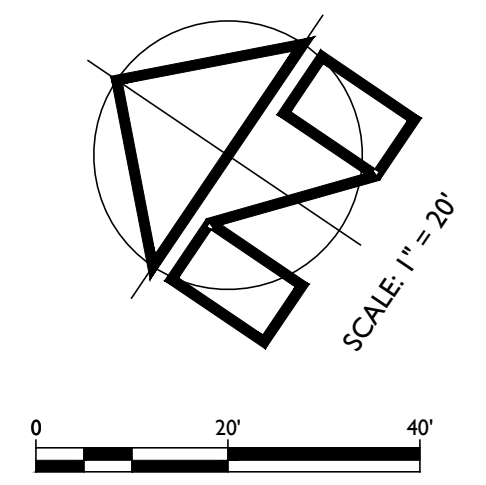


DRAWN BY: BT DRAFTING
 CHECKED BY: MRM
 DATE: JUNE 28, 2019

REVISIONS:	BY:
10/23/2018 RESPONSE TO COMMENTS #1	BT
6/28/2019 RESPONSE TO COMMENTS #2	BT
8/30/2019 RESPONSE TO COMMENTS #3	BT

JOB NUMBER: 10-139
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 ORIGINAL SIZE: 24" X 36"
 SHEET NUMBER:

APN 032-010-078
LANDS OF
THE CITY OF NAPA

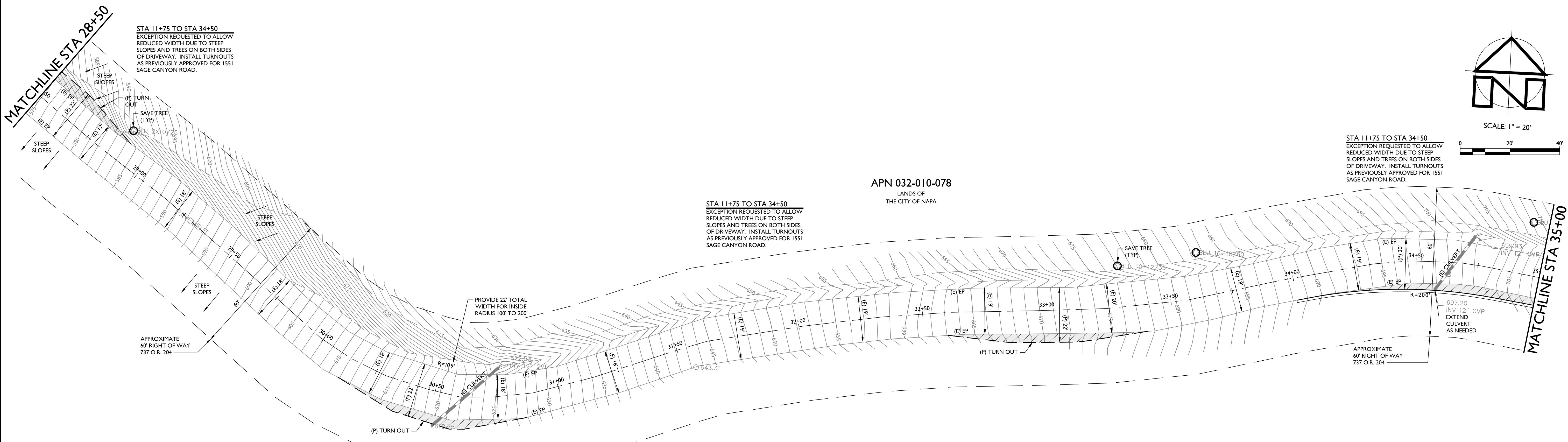


DRIVEWAY PLAN
STA 22+00 TO STA 28+50
SCALE: 1" = 20'

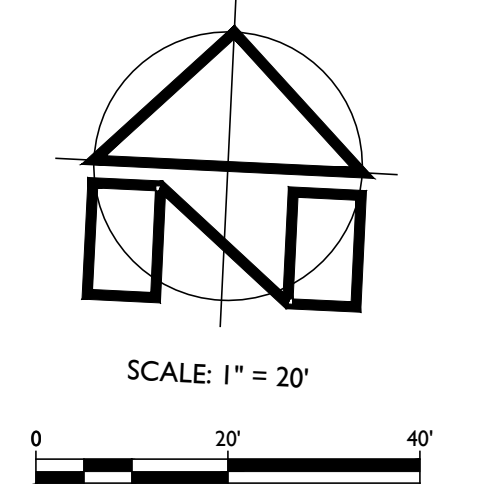
STA 11+75 TO STA 34+50
EXCEPTION REQUESTED TO ALLOW REDUCED WIDTH DUE TO STEEP SLOPES AND TREES ON BOTH SIDES OF DRIVEWAY. INSTALL TURNOUTS AS PREVIOUSLY APPROVED FOR 1551 SAGE CANYON ROAD.

STA 11+75 TO STA 34+50
EXCEPTION REQUESTED TO ALLOW REDUCED WIDTH DUE TO STEEP SLOPES AND TREES ON BOTH SIDES OF DRIVEWAY. INSTALL TURNOUTS AS PREVIOUSLY APPROVED FOR 1551 SAGE CANYON ROAD.

STA 11+75 TO STA 34+50
EXCEPTION REQUESTED TO ALLOW REDUCED WIDTH DUE TO STEEP SLOPES AND TREES ON BOTH SIDES OF DRIVEWAY. INSTALL TURNOUTS AS PREVIOUSLY APPROVED FOR 1551 SAGE CANYON ROAD.



APN 032-010-078
LANDS OF
THE CITY OF NAPA



DRIVEWAY PLAN
STA 28+50 TO STA 35+00
SCALE: 1" = 20'

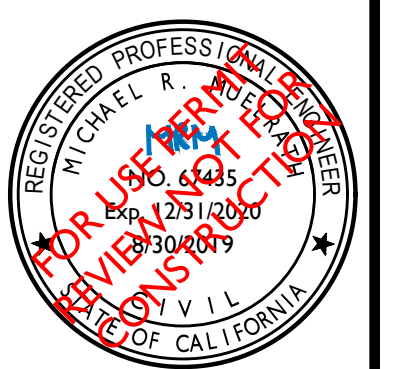
STA 11+75 TO STA 34+50
EXCEPTION REQUESTED TO ALLOW REDUCED WIDTH DUE TO STEEP SLOPES AND TREES ON BOTH SIDES OF DRIVEWAY. INSTALL TURNOUTS AS PREVIOUSLY APPROVED FOR 1551 SAGE CANYON ROAD.

STA 11+75 TO STA 34+50
EXCEPTION REQUESTED TO ALLOW REDUCED WIDTH DUE TO STEEP SLOPES AND TREES ON BOTH SIDES OF DRIVEWAY. INSTALL TURNOUTS AS PREVIOUSLY APPROVED FOR 1551 SAGE CANYON ROAD.

STA 11+75 TO STA 34+50
EXCEPTION REQUESTED TO ALLOW REDUCED WIDTH DUE TO STEEP SLOPES AND TREES ON BOTH SIDES OF DRIVEWAY. INSTALL TURNOUTS AS PREVIOUSLY APPROVED FOR 1551 SAGE CANYON ROAD.

CHAPPELLET WINERY
USE PERMIT MODIFICATION CONCEPTUAL SITE PLANS
DRIVEWAY PLAN STA 22+00 TO STA 35+00

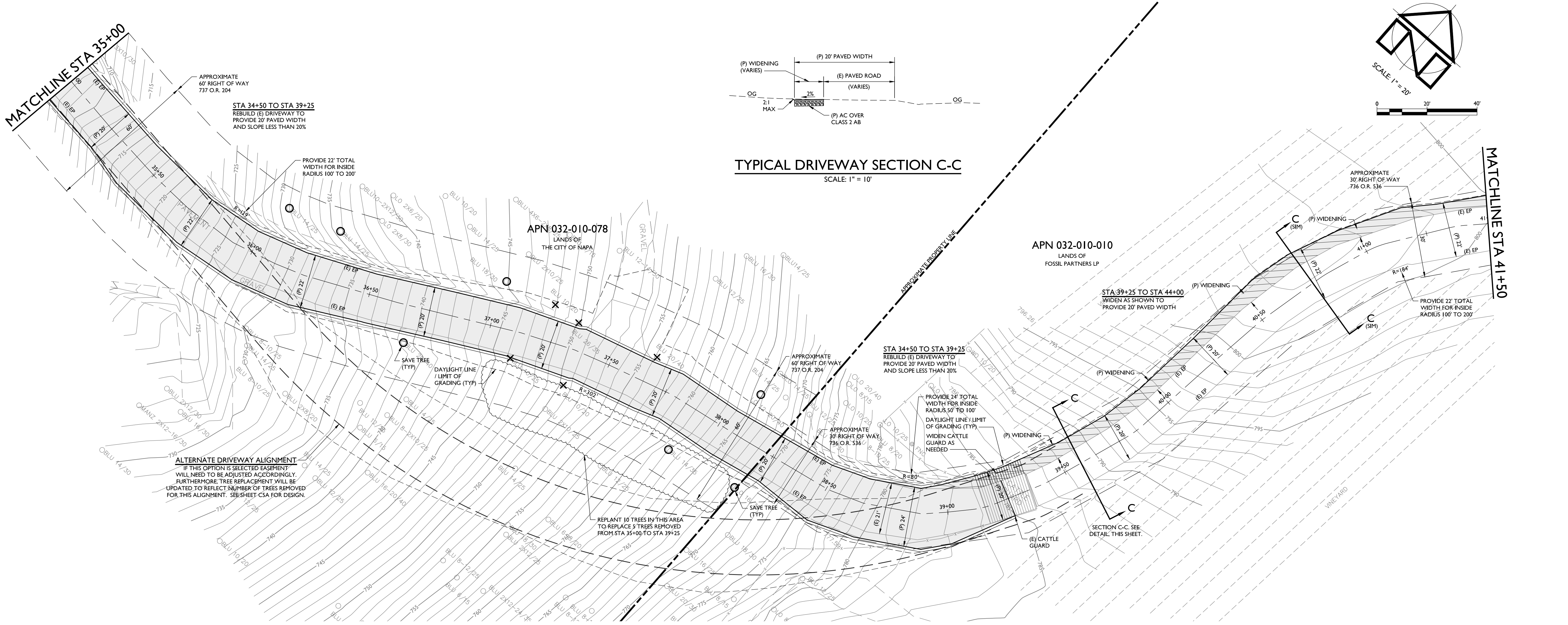
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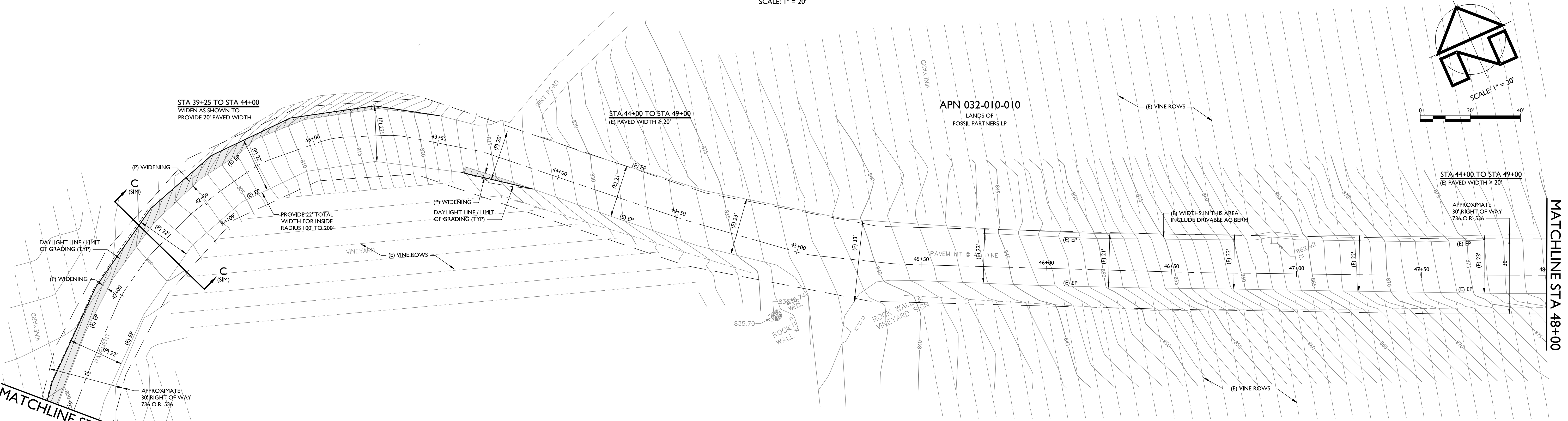
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DATE: JUNE 28, 2019

REVISIONS:	BY:
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6/28/2019 RESPONSE TO COMMENTS #2	BT
8/30/2019 RESPONSE TO COMMENTS #3	BT

JOB NUMBER: 10-139
FILE: 10-139CON_P&P.DWG
ORIGINAL SIZE: 24" X 36"
SHEET NUMBER:



DRIVEWAY PLAN
STA 35+00 TO STA 41+50
SCALE: 1" = 20'



DRIVEWAY PLAN
STA 41+50 TO STA 48+00
SCALE: 1" = 20'

CHAPPELLET WINERY
 USE PERMIT MODIFICATION CONCEPTUAL SITE PLANS
 DRIVEWAY PLAN STA 35+00 TO STA 48+00

PREPARED UNDER THE DIRECTION OF:



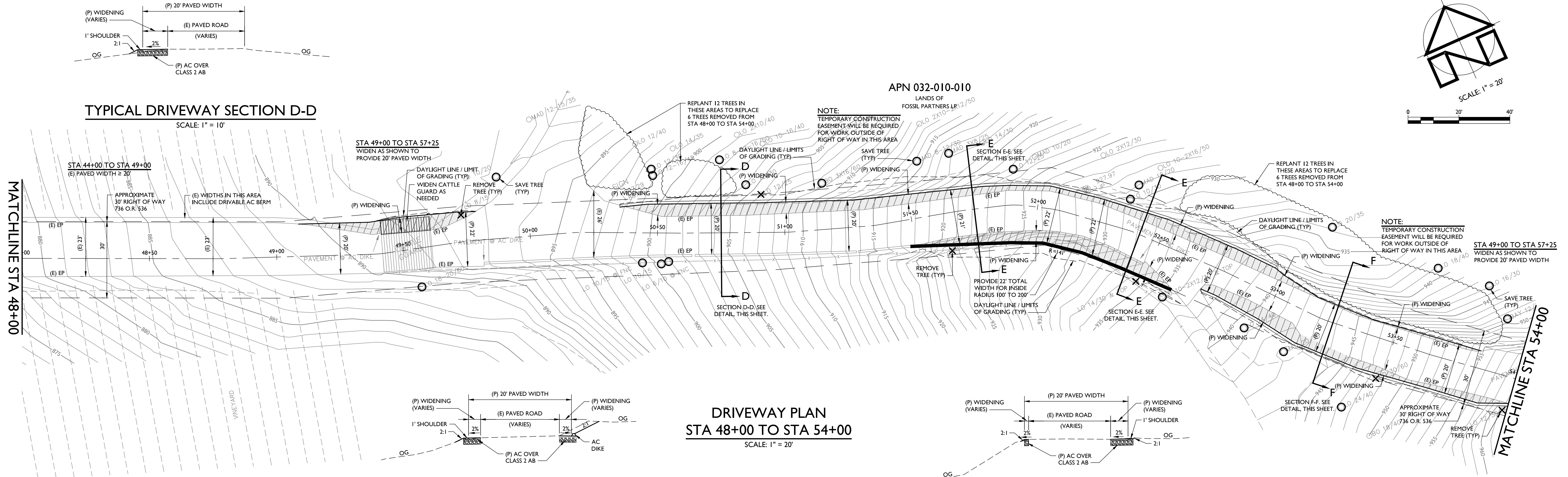
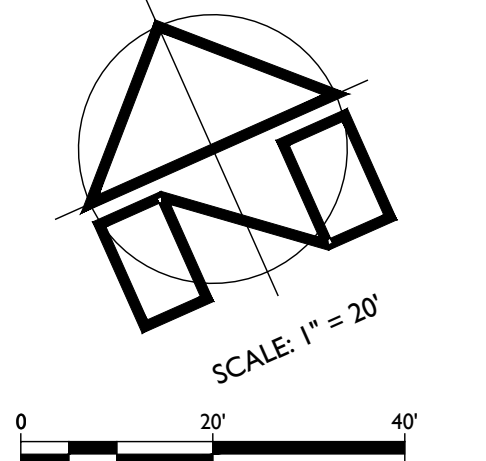
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CHECKED BY:	MRM
DATE:	JUNE 28, 2019
REVISIONS:	BY:
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RESPONSE TO COMMENTS #1	
6/28/2019	BT
RESPONSE TO COMMENTS #2	
8/30/2019	BT
RESPONSE TO COMMENTS #3	

JOB NUMBER:
10-139

FILE:
10-139CON_P&P.DWG

ORIGINAL SIZE:
24" X 36"

SHEET NUMBER:

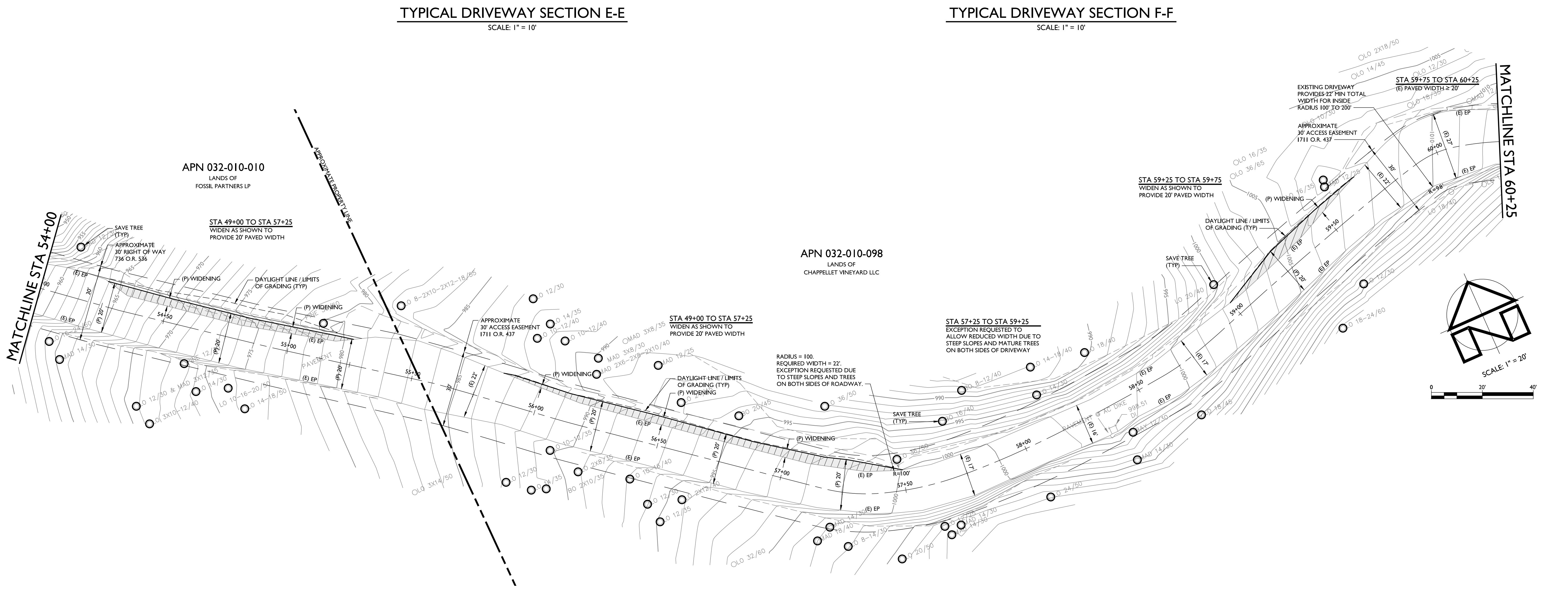


TYPICAL DRIVEWAY SECTION D-D
SCALE: 1" = 10'

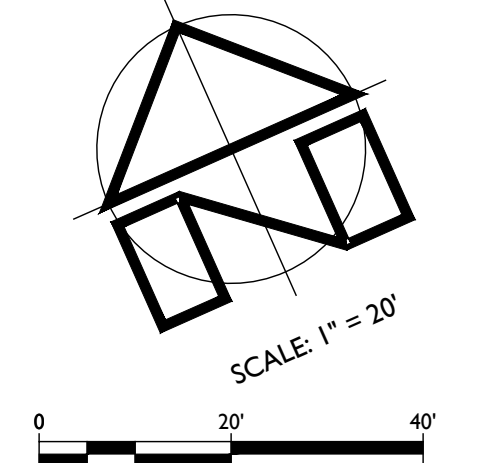
DRIVEWAY PLAN
STA 48+00 TO STA 54+00
SCALE: 1" = 20'

TYPICAL DRIVEWAY SECTION F-F
SCALE: 1" = 10'

TYPICAL DRIVEWAY SECTION E-E
SCALE: 1" = 10'



DRIVEWAY PLAN
STA 54+00 TO STA 60+25
SCALE: 1" = 20'



CHAPPELLET WINERY
USE PERMIT MODIFICATION CONCEPTUAL SITE PLANS
DRIVEWAY PLAN STA 48+00 TO STA 60+25

PREPARED UNDER THE DIRECTION OF:



DRAWN BY: BT DRAFTING

CHECKED BY: MRM

DATE: JUNE 28, 2019

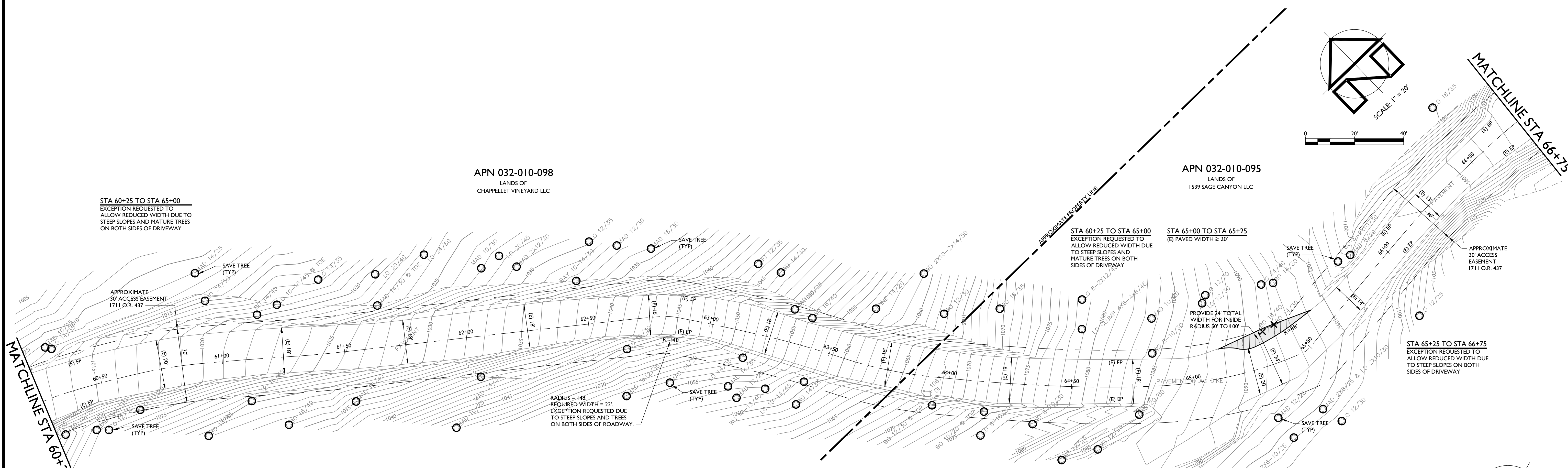
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10/23/2018 BT
RESPONSE TO COMMENTS #1
6/28/2019 BT
RESPONSE TO COMMENTS #2
8/30/2019 BT
RESPONSE TO COMMENTS #3

JOB NUMBER: 10-139

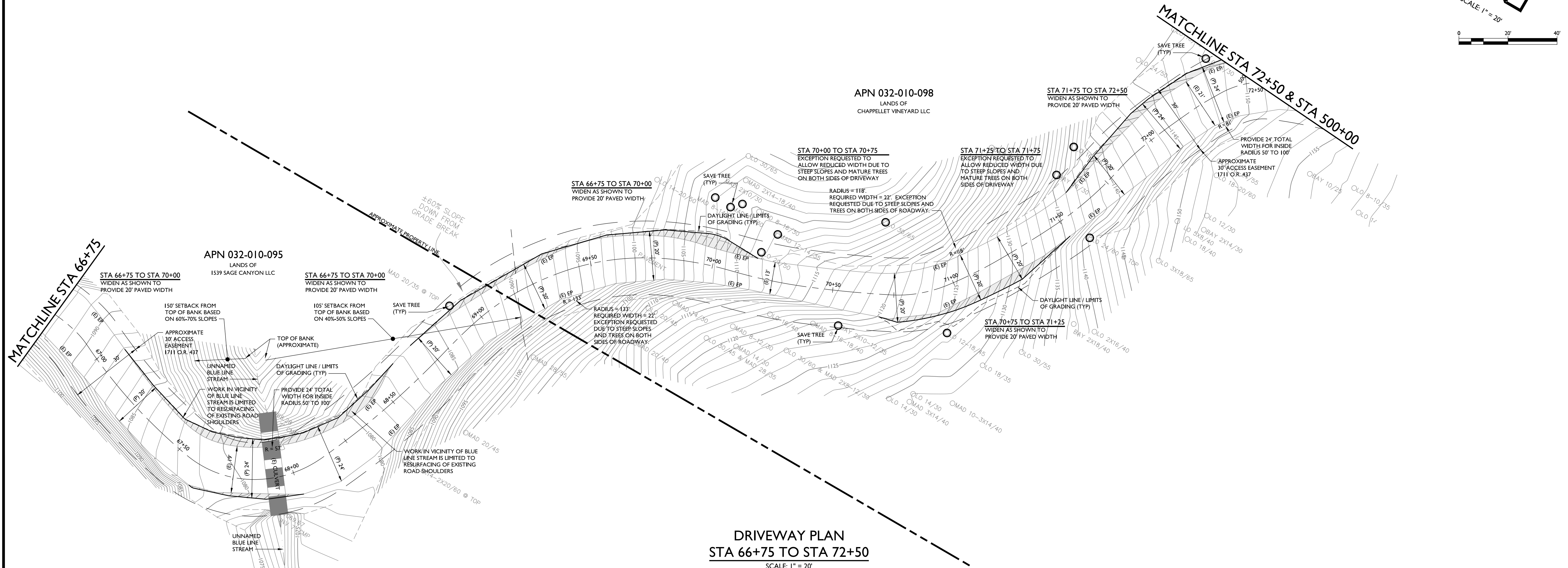
FILE: 10-139CON_P&P.DWG

ORIGINAL SIZE: 24" X 36"

SHEET NUMBER:



**DRIVEWAY PLAN
STA 60+25 TO STA 66+75**
SCALE: 1" = 20'

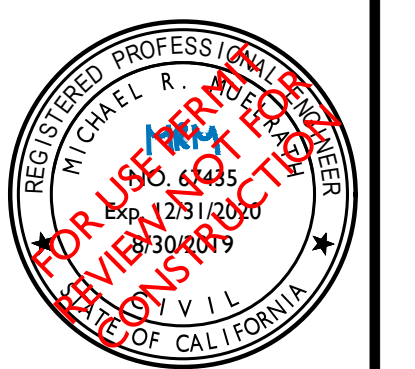


**DRIVEWAY PLAN
STA 66+75 TO STA 72+50**
SCALE: 1" = 20'

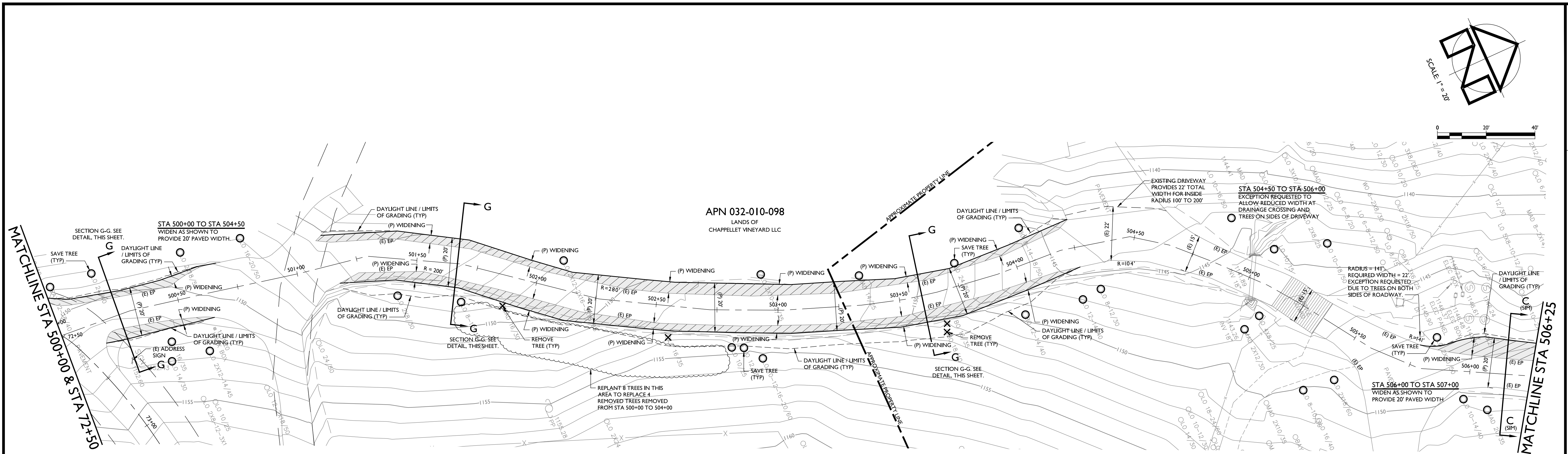
CHAPPELLET WINERY

USE PERMIT MODIFICATION CONCEPTUAL SITE PLANS
DRIVEWAY PLAN STA 60+25 TO STA 72+50

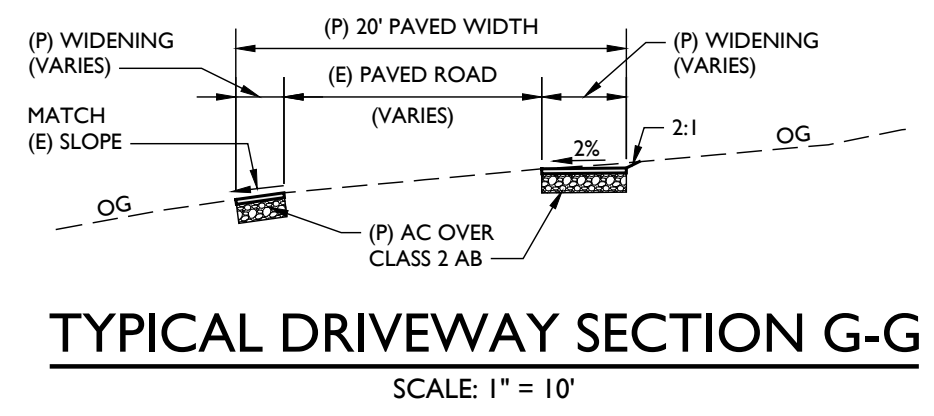
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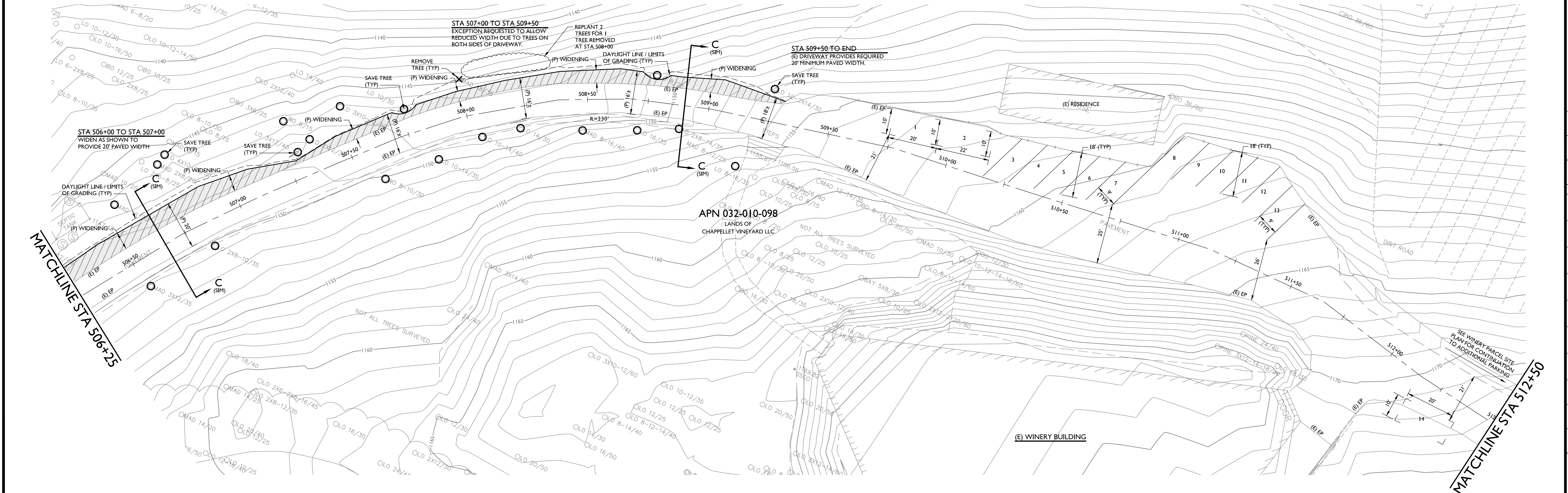
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REVISIONS:	BY:
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RESPONSE TO COMMENTS #1	
6/28/2019	BT
RESPONSE TO COMMENTS #2	
8/30/2019	BT
RESPONSE TO COMMENTS #3	
JOB NUMBER:	10-139
FILE:	10-139CON_P&P.DWG
ORIGINAL SIZE:	24" X 36"
SHEET NUMBER:	



DRIVEWAY PLAN
STA 500+00 TO STA 506+25
SCALE: 1" = 20'



TYPICAL DRIVEWAY SECTION G-G
SCALE: 1" = 10'



DRIVEWAY PLAN
STA 506+25 TO STA 512+50
SCALE: 1" = 20'

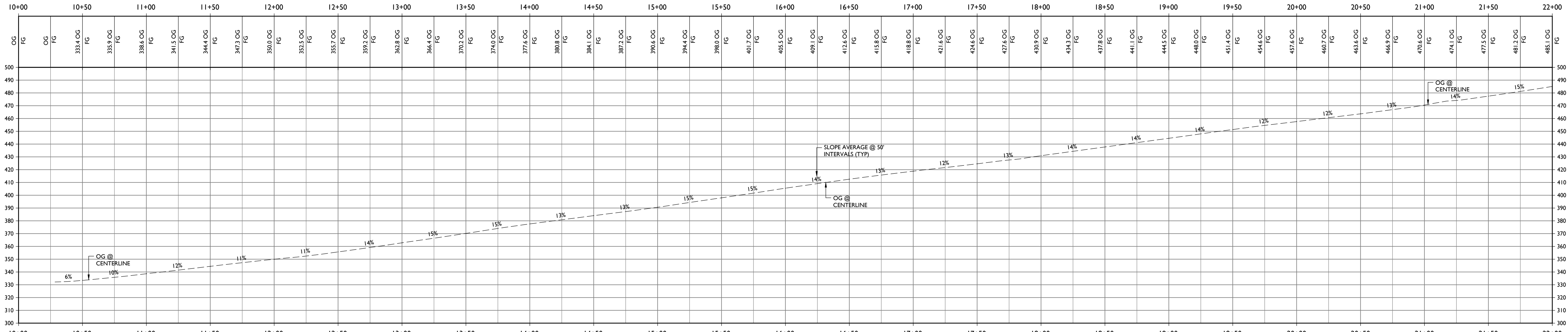
CHAPPELLET WINERY
 USE PERMIT MODIFICATION CONCEPTUAL SITE PLANS
 DRIVEWAY PLAN STA 500+00 TO STA 512+50

PREPARED UNDER THE DIRECTION OF:



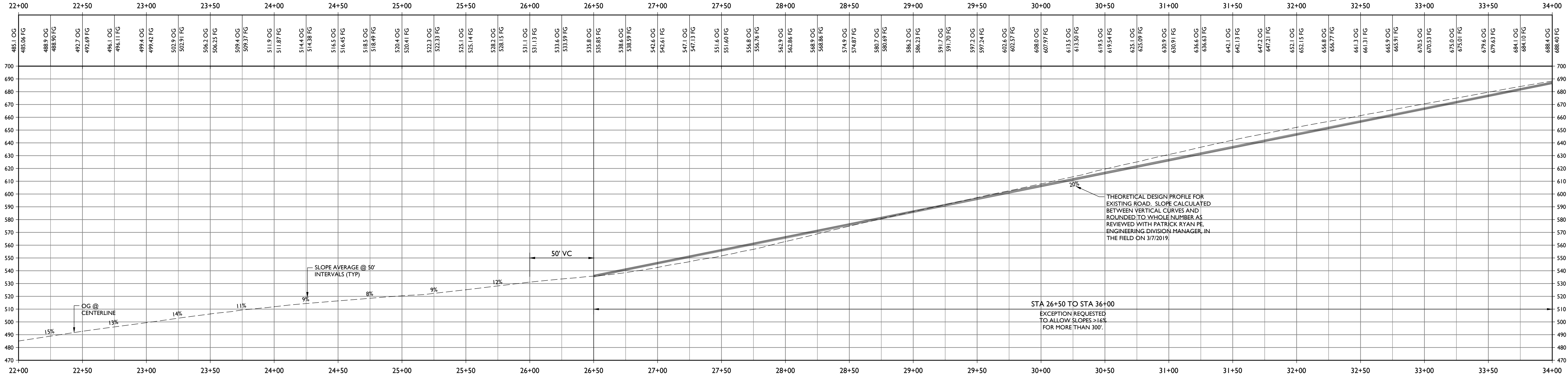
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REVISIONS:	BY:
10/23/2018	BT
RESPONSE TO COMMENTS #1	
6/28/2019	BT
RESPONSE TO COMMENTS #2	
8/30/2019	BT
RESPONSE TO COMMENTS #3	

JOB NUMBER:	10-139
FILE:	10-139CON_P&P.DWG
ORIGINAL SIZE:	24" X 36"
SHEET NUMBER:	



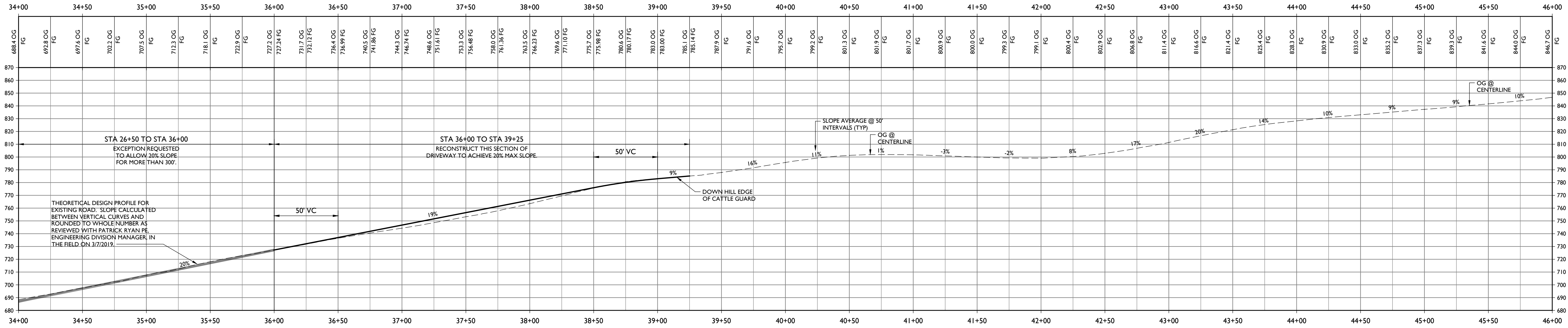
DRIVEWAY PROFILE STA 10+00 TO STA 22+00

SCALE: 1" = 40'



DRIVEWAY PROFILE STA 22+00 TO STA 34+00

SCALE: 1" = 40'

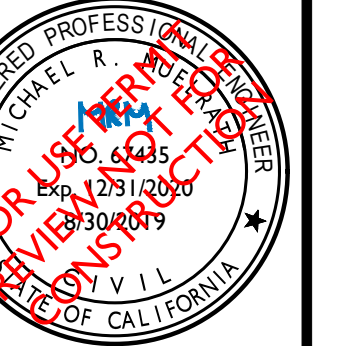


DRIVEWAY PROFILE STA 34+00 TO STA 46+00

SCALE: 1" = 40'

CHAPPELLET WINERY
USE PERMIT MODIFICATION CONCEPTUAL SITE PLANS
DRIVEWAY PROFILE STA 10+00 TO STA 46+00

PREPARED UNDER THE DIRECTION OF:



DRAWN BY: BT DRAFTING

CHECKED BY: MRM

DATE: JUNE 28, 2019

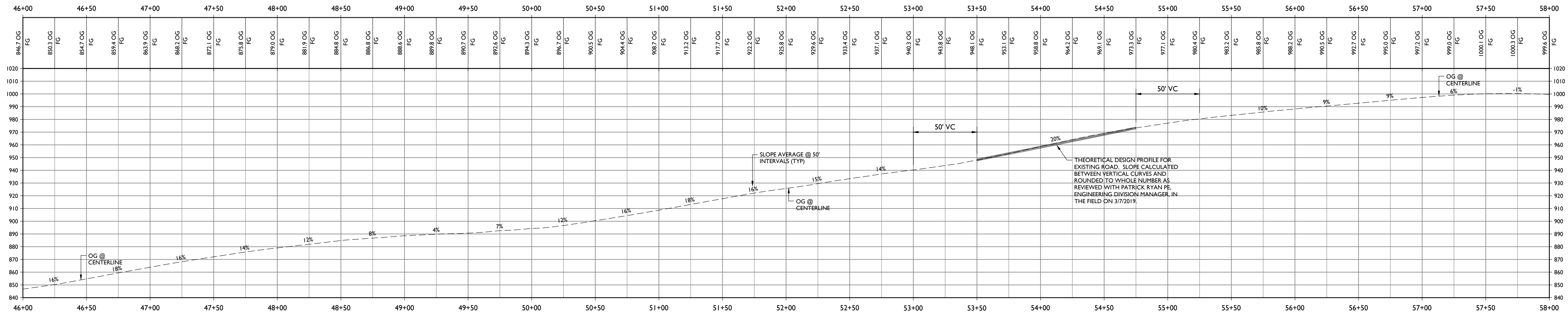
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RESPONSE TO COMMENTS #2	
8/30/2019	BT
RESPONSE TO COMMENTS #3	

JOB NUMBER: 10-139

FILE: 10-139CON_P&P.DWG

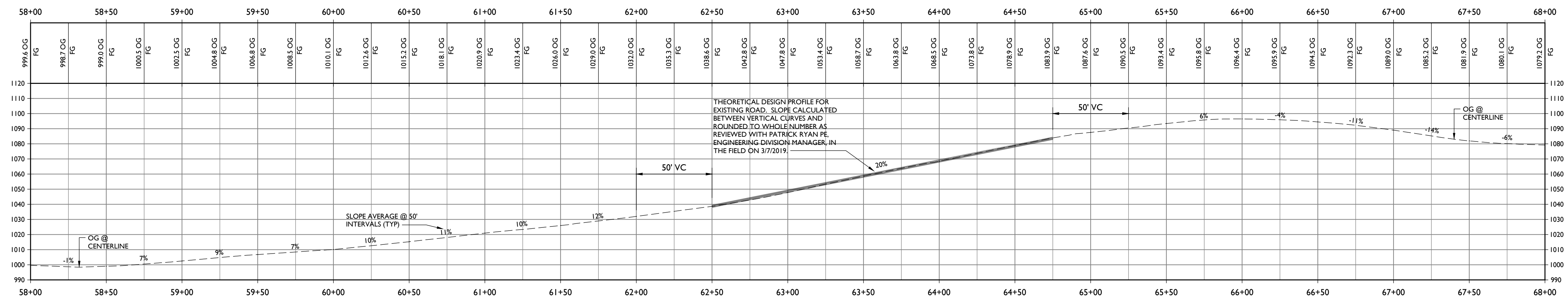
ORIGINAL SIZE: 24" X 36"

SHEET NUMBER:



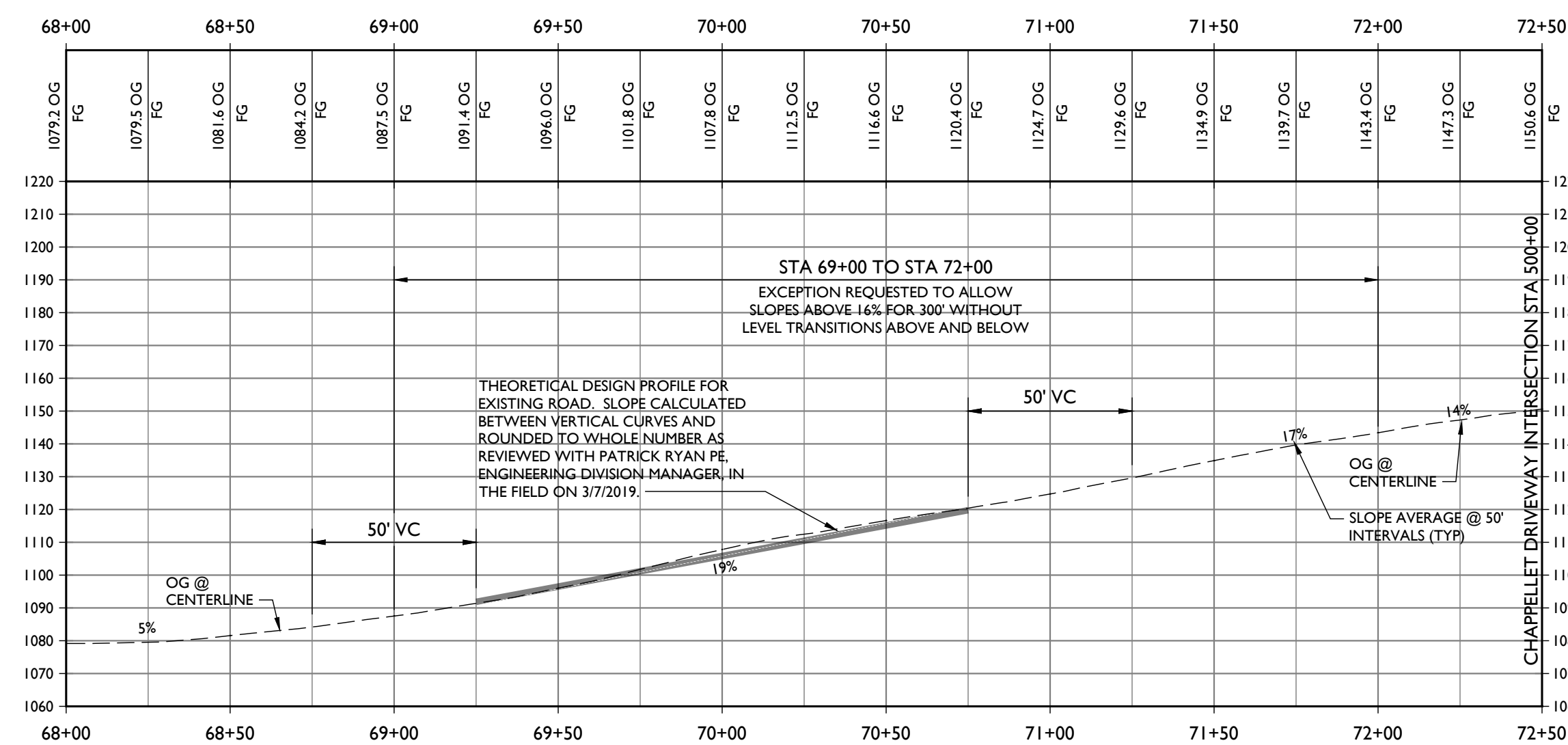
DRIVEWAY PROFILE STA 46+00 TO STA 58+00

SCALE: 1" = 40'



DRIVEWAY PROFILE STA 58+00 TO STA 68+00

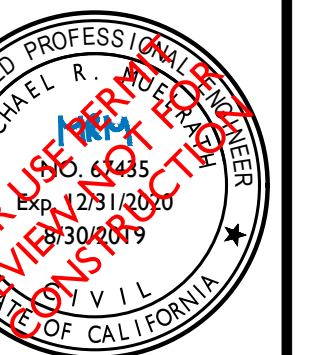
SCALE: 1" = 40'



DRIVEWAY PROFILE STA 68+00 TO STA 72+50

SCALE: 1" = 40'

PREPARED UNDER THE DIRECTION OF:



DRAWN BY: BT DRAFTING

CHECKED BY: MRM

DATE: JUNE 28, 2019

REVISIONS:	BY:
10/23/2018	BT
RESPONSE TO COMMENTS #1	
6/28/2019	BT
RESPONSE TO COMMENTS #2	
8/30/2019	BT
RESPONSE TO COMMENTS #3	

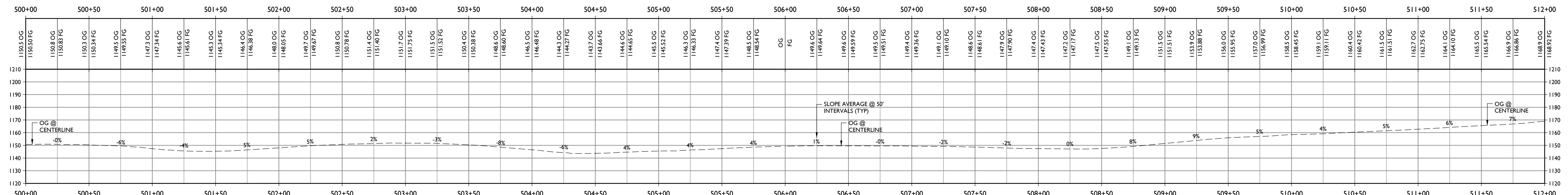
JOB NUMBER: 10-139

FILE: 10-139CON_P&P.DWG

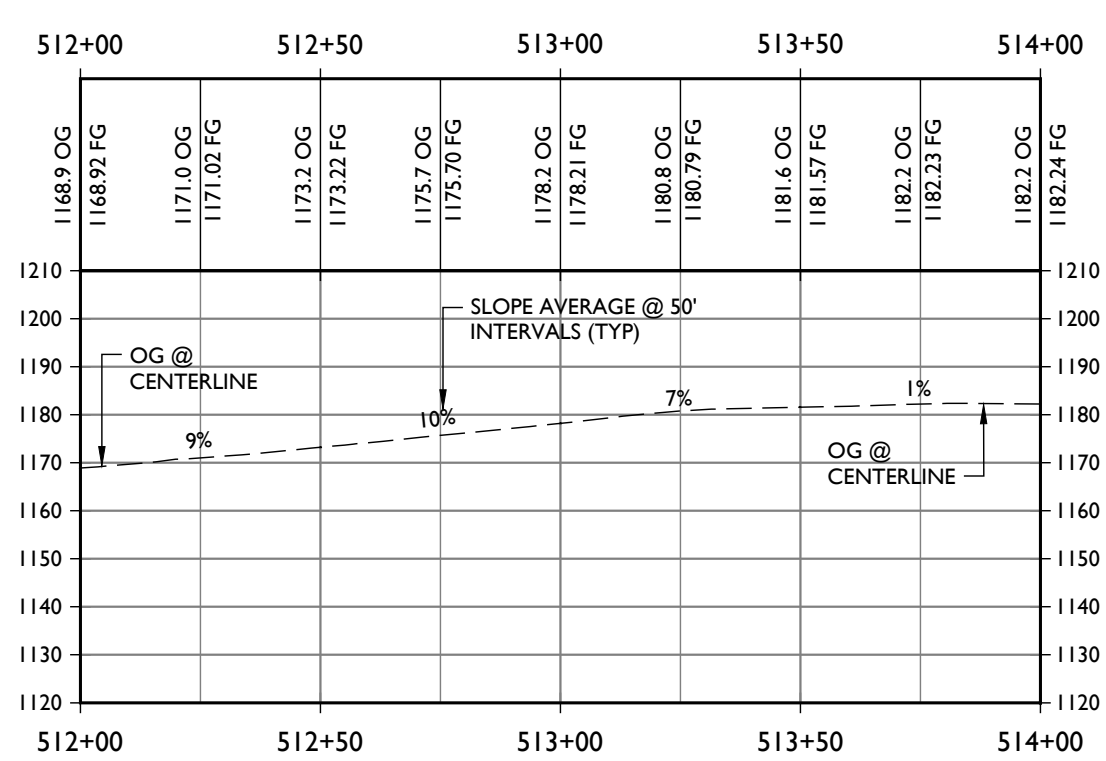
ORIGINAL SIZE: 24" X 36"

SHEET NUMBER:

CHAPPELLET WINERY
 USE PERMIT MODIFICATION CONCEPTUAL SITE PLANS
 DRIVEWAY PROFILE STA 500+00 TO STA 514+00



DRIVEWAY PROFILE STA 500+00 TO STA 512+00
SCALE: 1" = 40'



DRIVEWAY PROFILE STA 512+00 TO STA 514+00
SCALE: 1" = 40'

PREPARED UNDER THE DIRECTION OF:



DRAWN BY:
BT DRAFTING

CHECKED BY:
MRM

DATE:
JUNE 28, 2019

REVISIONS:	BY:
10/23/2018 RESPONSE TO COMMENTS #1	BT
6/28/2019 RESPONSE TO COMMENTS #2	BT
8/30/2019 RESPONSE TO COMMENTS #3	BT

JOB NUMBER:
10-139

FILE:
10-139CON_P&P.DWG

ORIGINAL SIZE:
24" X 36"

SHEET NUMBER: