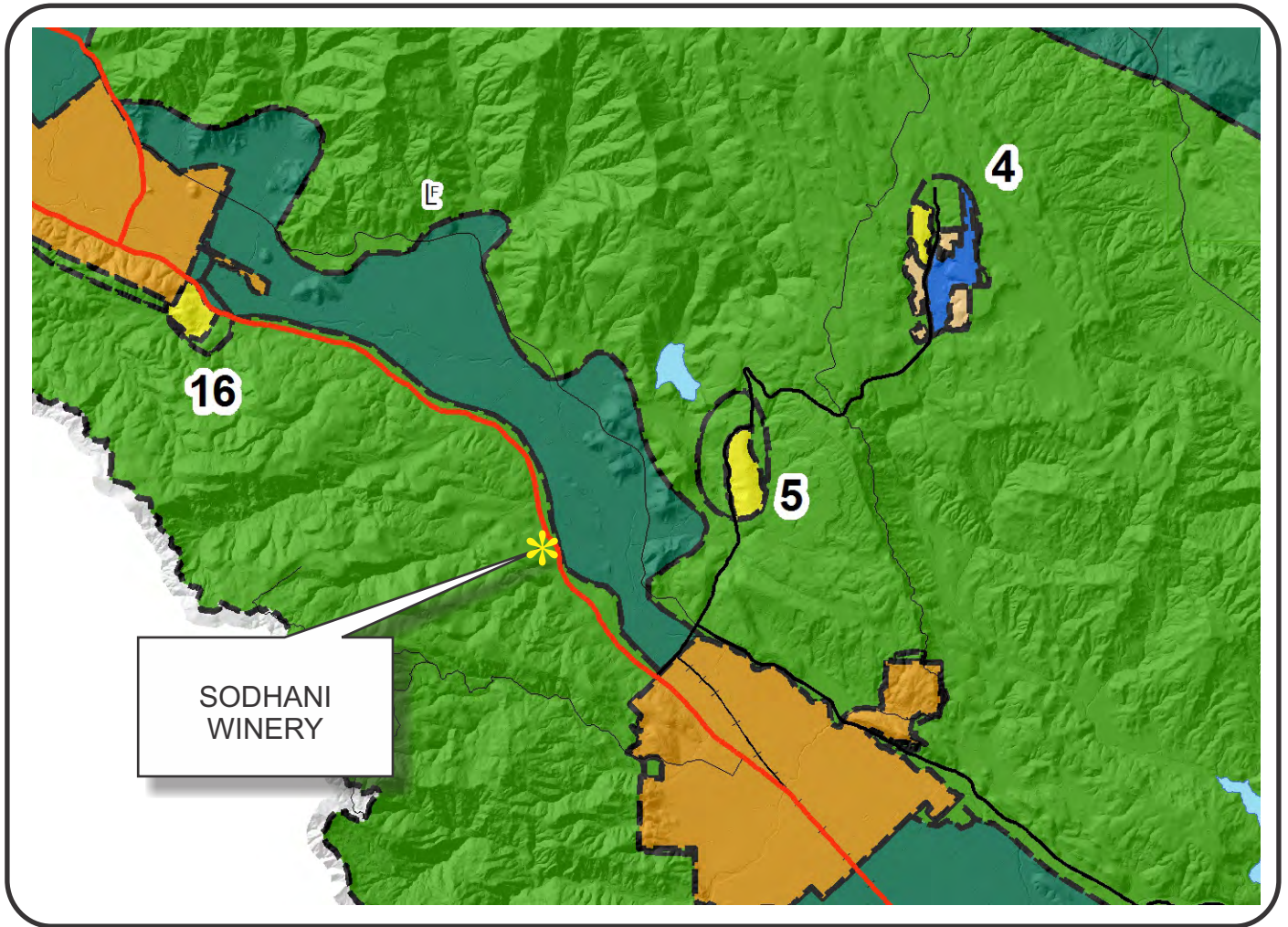


“J”

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

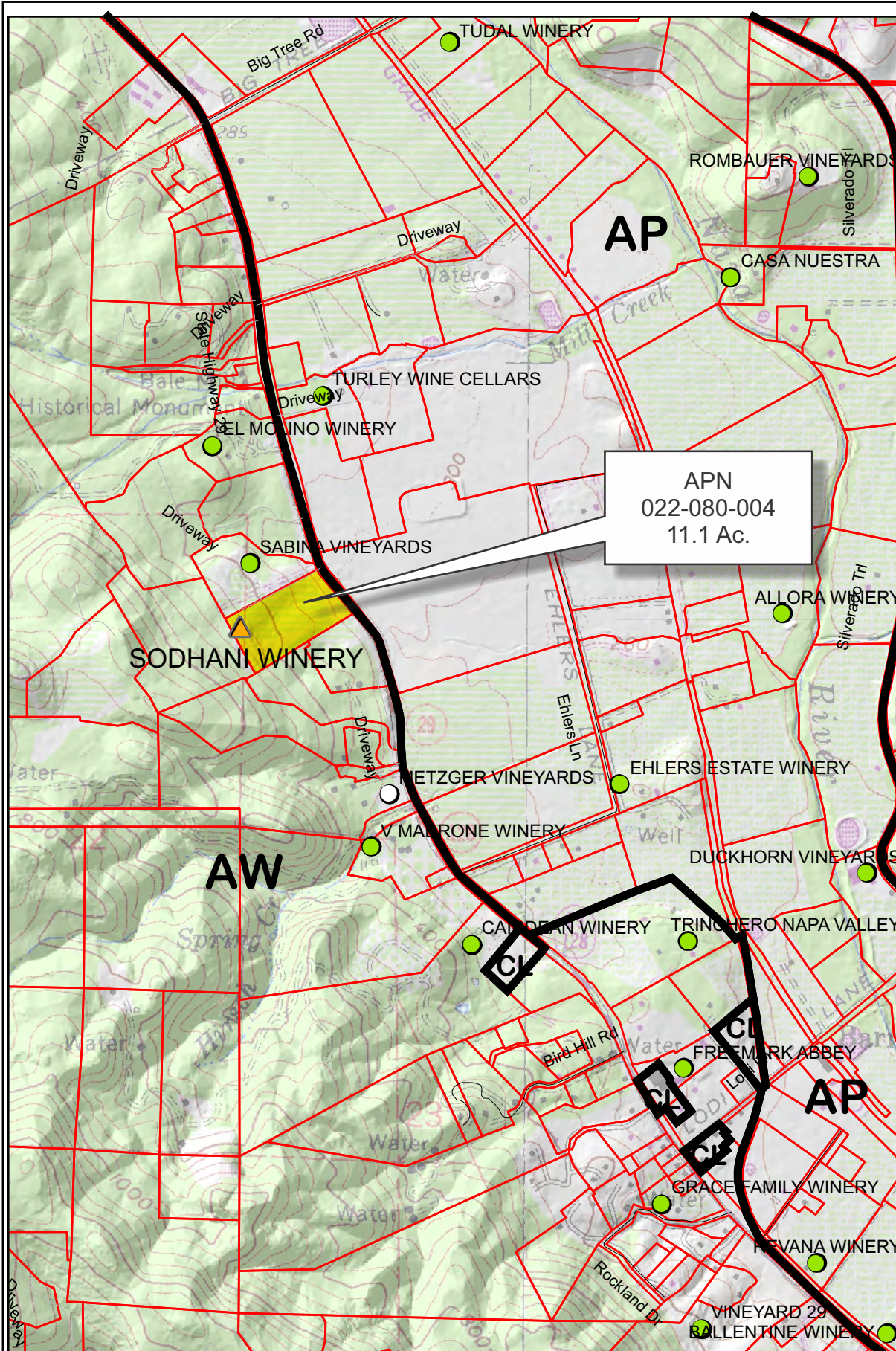
TRANSPORTATION

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

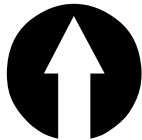
* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN
022-080-004
04-27-2016
10C UP

SODHANI WINERY

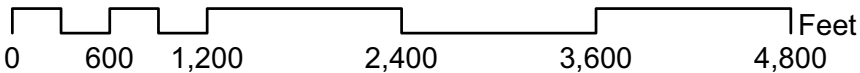


APN
022-080-004
11.1 Ac.



Legend

- Wineries**
- Status**
- Producing
 - Producing, with pending major mod
 - ▭ Approved
 - ▭ Pending
 - Unknown
 - ▭ Airport Clear Zone
 - ▭ Zoning
 - ▭ Parcels



04-27-2016

10C

UP

00



Napa County Conservation
Development and Planning Department

P14-00402_Sodhani_Winery_up1.cdr

SODHANI WINERY

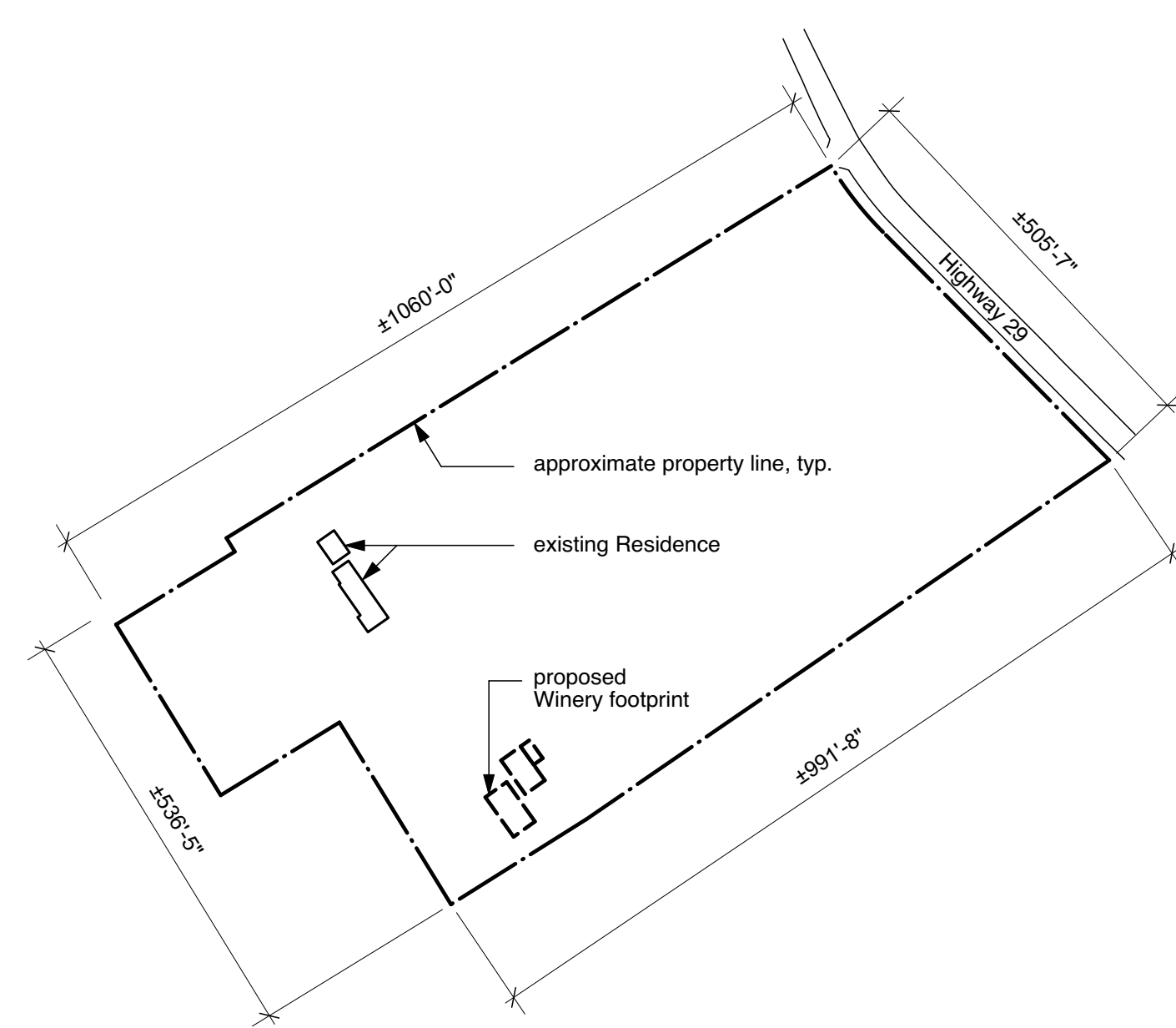


Existing Conditions

Location Map (not to scale)



Plot Plan (1'-0" = 200'-0")



Project Team

CLIENT:
SODHANI WINERY
 Arvind Sodhani
 85 21st Avenue
 San Francisco, CA 94121
 asvineyards@gmail.com

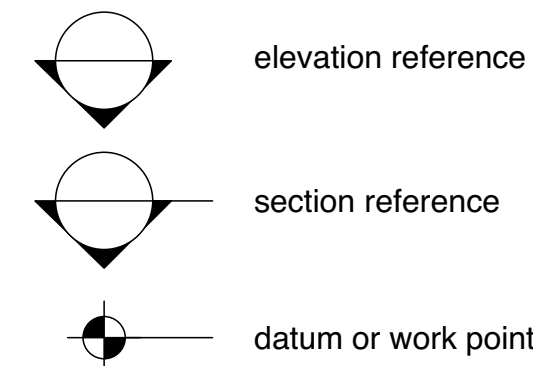
SITE ADDRESS:
 3283 St. Helena Highway North
 St. Helena, CA 94574

CIVIL ENGINEER:
APPLIED CIVIL ENGINEERING, INC.
 Mike Muelrath
 2074 West Lincoln Avenue
 Napa, CA 94558
 T: 707-320-4968
 F: 707-320-2395
 mike@appliedcivil.com

LANDSCAPE ARCHITECT:
CLEAVER DESIGN ASSOCIATES
 Bob Cleaver
 1210 Vacation Drive
 Lafayette, CA 94549
 T: 925-934-6044
 M: 925-324-1117
 bob@cleaverdesign.com

ARCHITECT:
TAYLOR LOMBARDO ARCHITECTS LLP
 Tom Taylor x20
 Sara Mae Parker x30
 40 Hotaling Place
 San Francisco, CA 94111
 T: 415-433-7777
 F: 415-433-7717
 tom@taylorlombardo.com
 sara@taylorlombardo.com

Symbols Legend



Project Data

Site Address:
 3283 St. Helena Highway
 St. Helena, CA 94558

Assessor's Parcel Number:
 022-080-028

Zoning District:
 AW (Agricultural Watershed)

Project Scope:
 New Winery Building

Index of Drawings

- Civil**
- C1 Overall Site Plan
 - C2 Driveway Entrance Plan
 - C3 Winery Grading and Layout Plan
 - C4 Driveway Profiles
 - C5 Driveway Profiles
 - C6 Stormwater Control Plan
 - C7 Impervious Surface Exhibit
- Architectural**
- G1.0 Cover Sheet
 - A1.01 Partial Site/Cave Plan
 - A2.01 Tasting/Admin Floor Plans
 - A2.02 Fermentation Floor Plan
 - A3.01 Tasting/Admin Elevations
 - A3.02 Tasting/Admin Elevations
 - A3.03 Fermentation Elevations

Building Summary/Square Footages (previous)

Building Area Summary			
Production vs Accessory			
Total Net Usable Areas by Type	Net Production		Net Accessory
Exterior Spaces included			
	6,696		454
Total Net Usable Areas		7,150	
Accessory Percentage of Total Net Production Area:			6.8%

Building Area Details			
WINERY BUILDING			
ROOM NAME / TYPE	PRODUCTION	AREA (SF)	ACCESSORY
101 Fermentation	1,599	-	-
102 Barrel Storage	2,464	-	-
103 Wine Storage	216	-	-
104 Storage / Mechanical	984	-	-
105 Restroom	121	-	-
106 Break Room	-	-	273
107 Lab	156	-	-
108 Office	-	-	133
109 Entry	-	-	48
110 Re/Use	109	-	-
111 Storage	169	-	-
Sub Total Net Usable Area	5,818		454
Total Net Usable Area		6,272	

OUTDOOR AREA			
TYPE	PRODUCTION	AREA (SF)	ACCESSORY
Covered Receiving	878	-	-
Outdoor Sub Total Net Usable Area	878		
Total Net Usable Area		878	

TOTAL			
TYPE	PRODUCTION	AREA (SF)	ACCESSORY
WINERY BUILDING	5,818		454
OUTDOOR AREA	878		-
Sub Total Net Usable Area	6,696		454
Total Net Usable Area		7,150	

Building Summary/Square Footages (new)

Building Area Summary			
Production vs Accessory			
Total Net Usable Areas by Type	Net Production		Net Accessory
Exterior Spaces included			
	8,015		2,095
Total Net Usable Areas		10,110	
Accessory Percentage of Total Net Production Area:			26.1%

Building Area Details			
TASTING/ADMIN BUILDING			
ROOM NAME / TYPE	PRODUCTION	AREA (SF)	ACCESSORY
101 Office			175
102 Office			175
103 Office			296
104 Office			178
105 Storage	597		-
106 Office Support Area			63
107 Restroom	61		73
201 Cased Goods	71		-
202 Storage	99		-
203 Storage			184
204 Catering Prep Area			588
205 Tasting Room			83
206 Office			78
207 Entry			64
208 Restroom			64
209 Restroom			74
210 Clean-Up			-
Tasting/Admin Building Sub Total Net Usable Area	848		2,095
Total Net Usable Area		2,843	

FERMENTATION			
ROOM NAME / TYPE	PRODUCTION	AREA (SF)	ACCESSORY
S01 Fermentation	1,811		-
Fermentation Sub Total Net Usable Area	1,811		
Total Net Usable Area		1,811	

CAVE			
TYPE	PRODUCTION	AREA (SF)	ACCESSORY
401 Barrel Aging	4,383		-
402 Bottle Storage	110		-
403 Bottle Storage	110		-
Wine Cave Sub Total Net Usable Area	4,603		
Total Net Usable Area		4,603	

OUTDOOR AREA			
TYPE	PRODUCTION	AREA (SF)	ACCESSORY
001 Covered Dock	174		-
002 Covered mechanical	340		-
003 Covered Trash	239		-
Outdoor Sub Total Net Usable Area	753		
Total Net Usable Area		753	

TOTAL			
TYPE	PRODUCTION	AREA (SF)	ACCESSORY
TASTING/ADMIN BUILDING	848		2,095
FERMENTATION BUILDING	1,811		-
WINE CAVE	4,603		-
OUTDOOR AREA	753		-
Sub Total Net Usable Area	8,015		2,095
Total Net Usable Area		10,110	

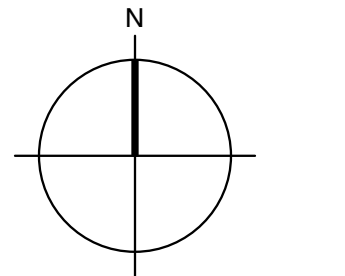
Taylor Lombardo Architects

LLP

40 Hotaling Place
 San Francisco
 California 94111

(415) 433-7777 tel
 (415) 433-7717 fax

taylorlombardo.com



Sodhani Vineyards
 3283 St. Helena Highway
 St. Helena CA, 94574
 APN 022-080-028

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Cover Sheet

scale: As Noted

revision: date:

job no: 1403

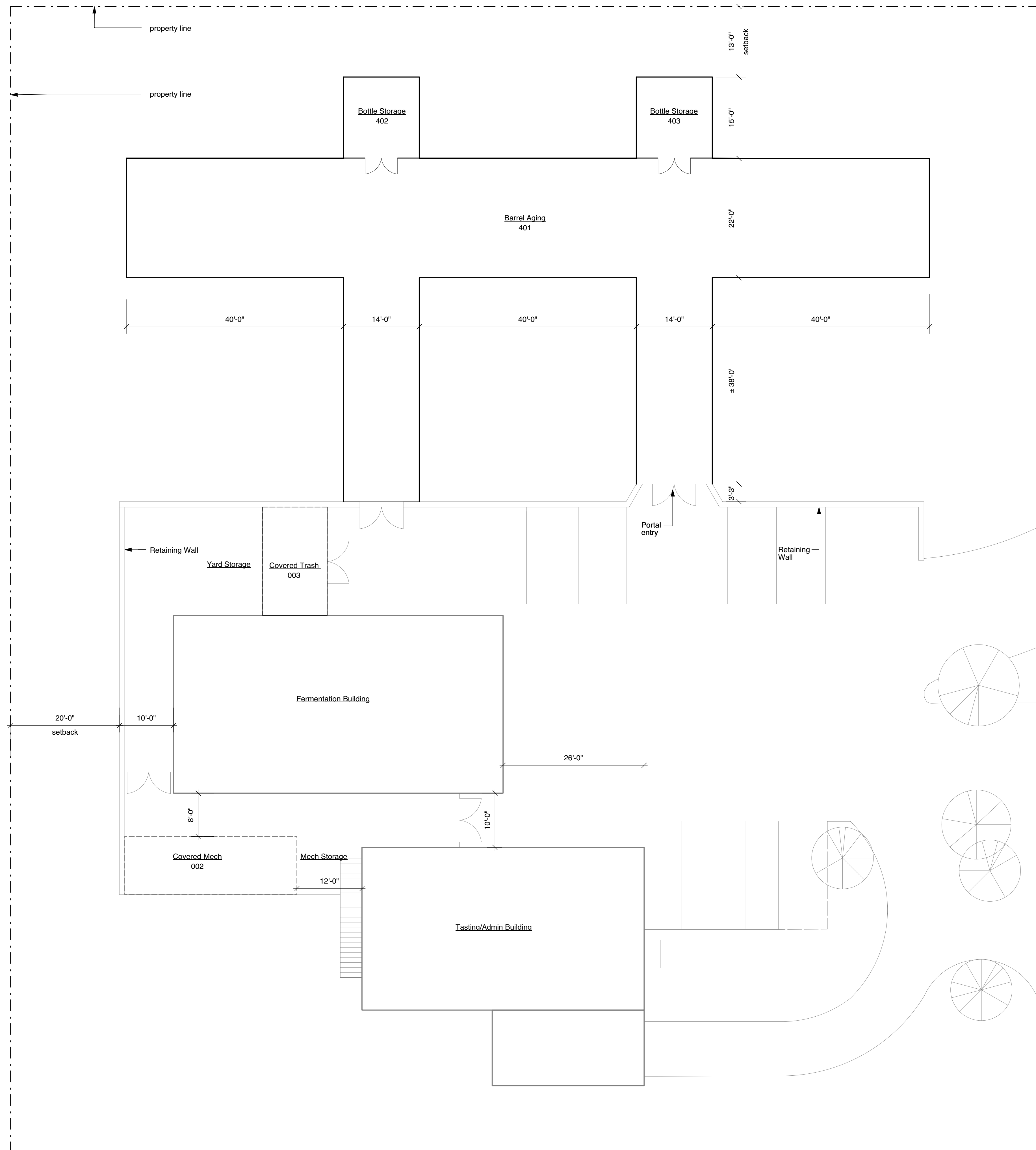
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checked: TT

date: 06.30.20

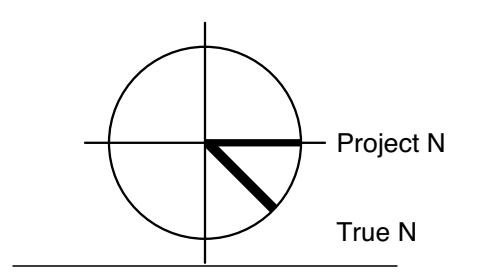
sheet no:

G1.0



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40 Hotaling Place
San Francisco
California 94111
(415) 433-7777 tel
(415) 433-7717 fax
taylorlombardo.com



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St. Helena CA, 94574
APN 022-080-028

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Partial Site/
Cave plan

scale: 1" = 10'-0"

revision: date:

job no: 1403

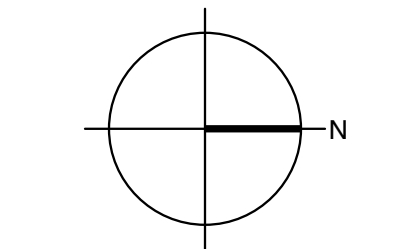
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checked: TT

date: 06.30.2020

sheet no:

A1.01



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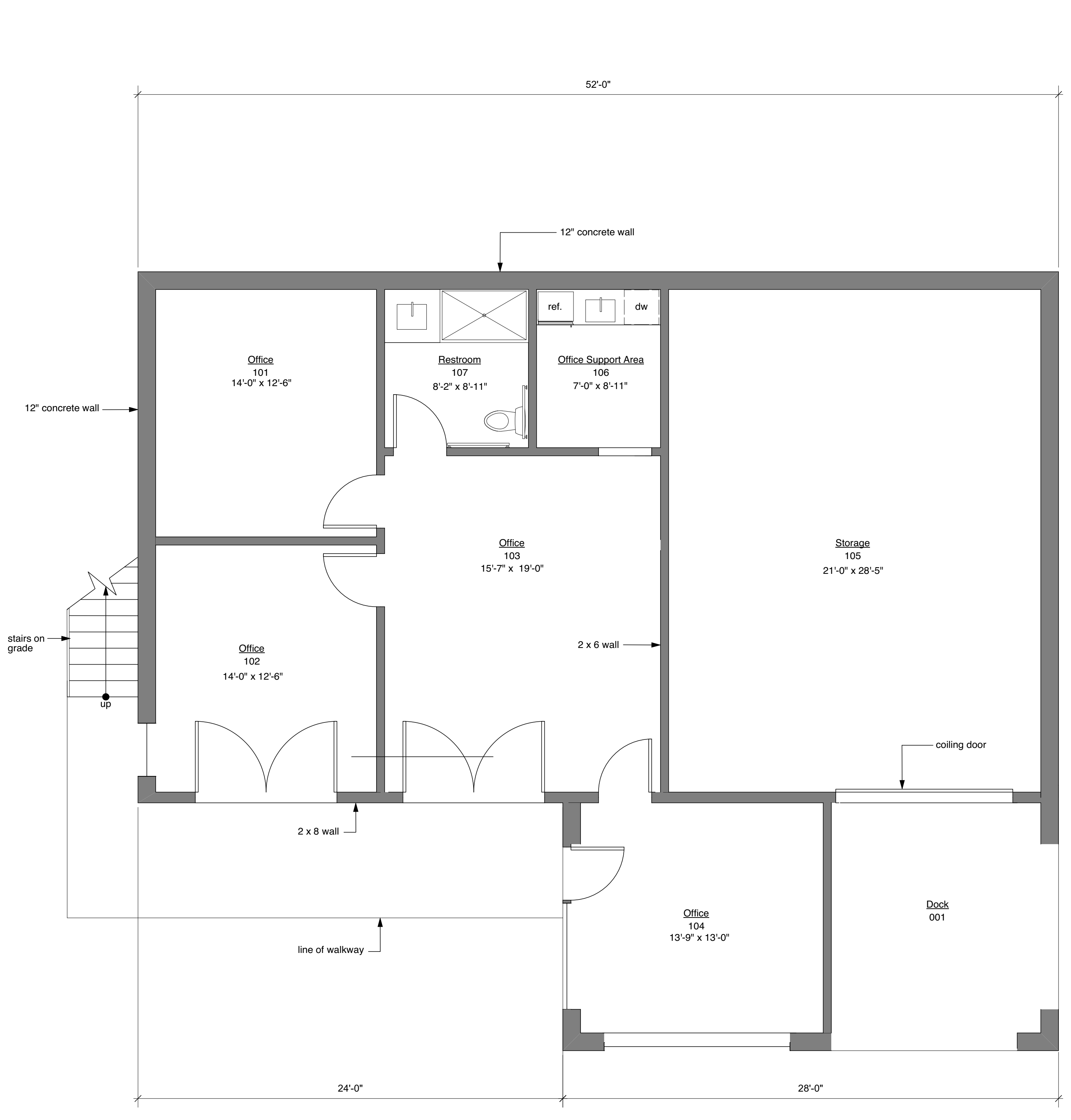
Tasting/Admin Floor Plans

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

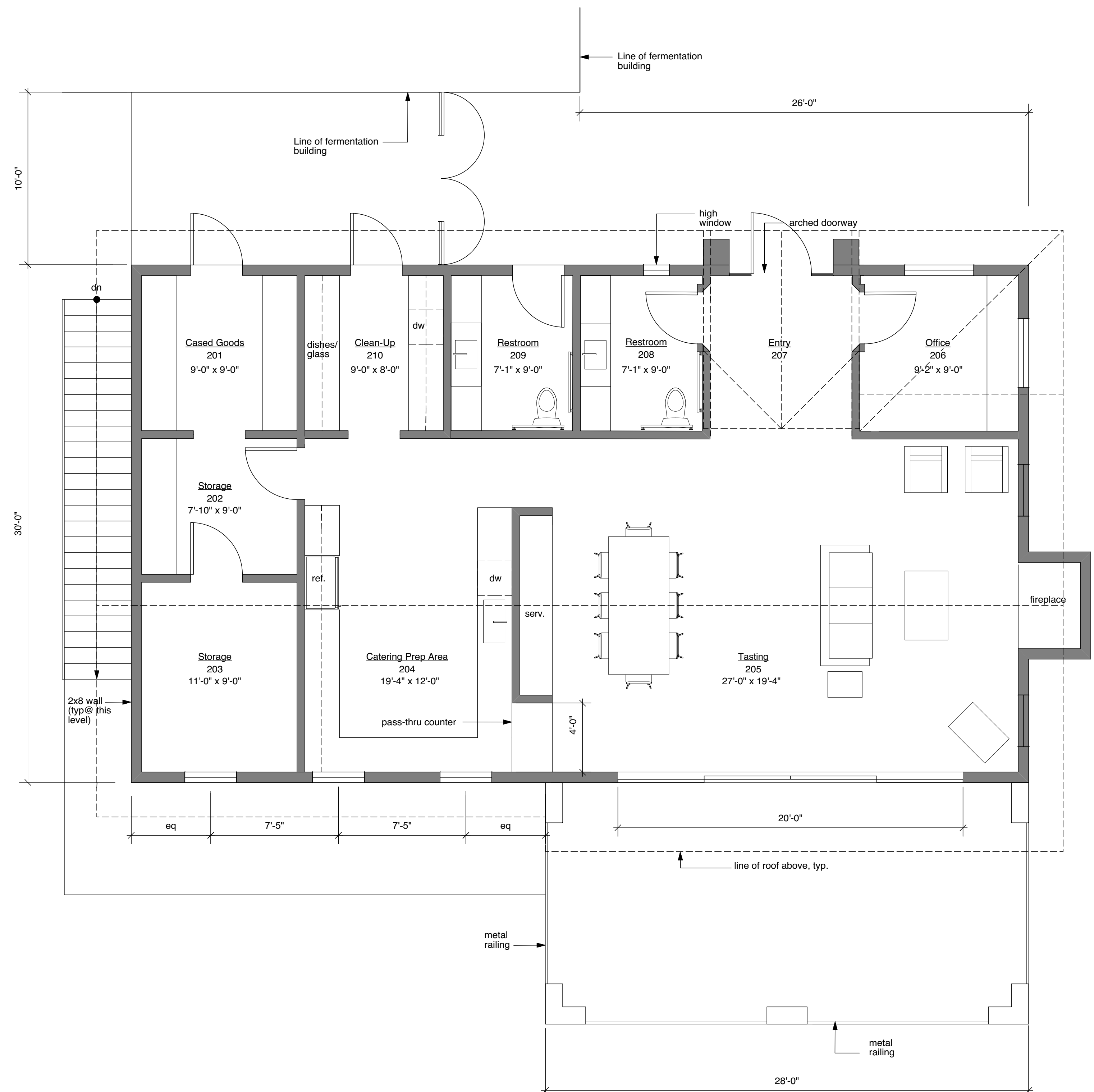
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job no: 1403
drawn: SMP
checked: TT
date: 04.15.2020

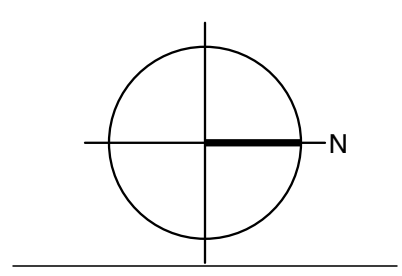
sheet no:
A2.01



Level 1



Level 2



Sodhani Vineyards
3283 St. Helena Highway
St. Helena CA, 94574
APN 022-080-028

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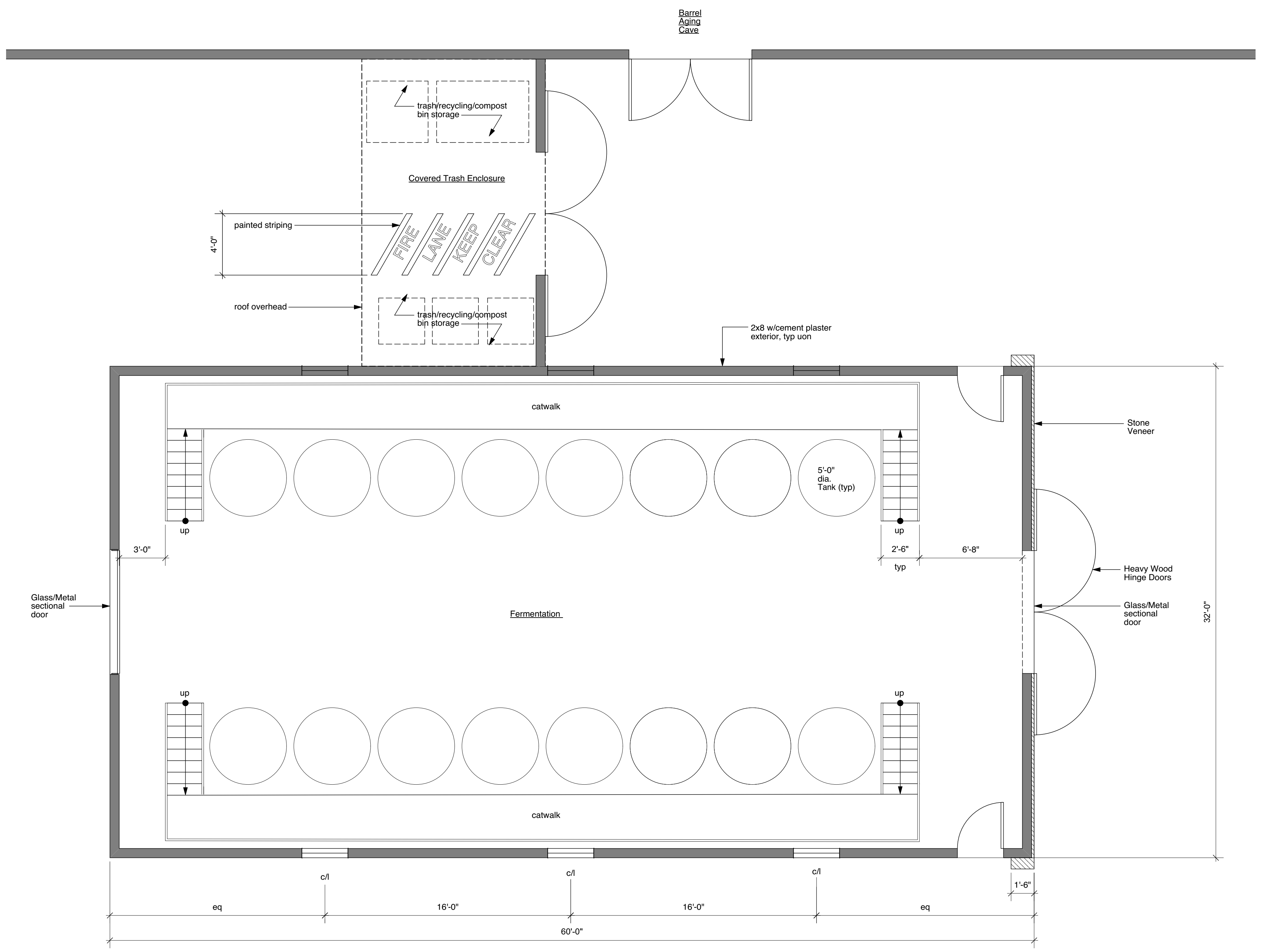
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scale: 1/4" = 1'-0"

revision:	date:

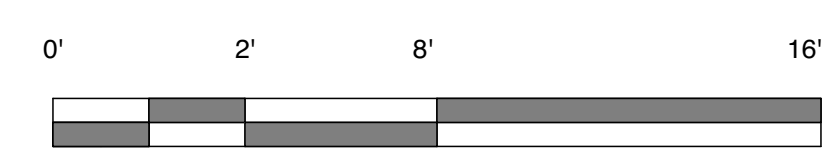
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drawn: SMP
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sheet no:
A2.02



Fermentation Plan

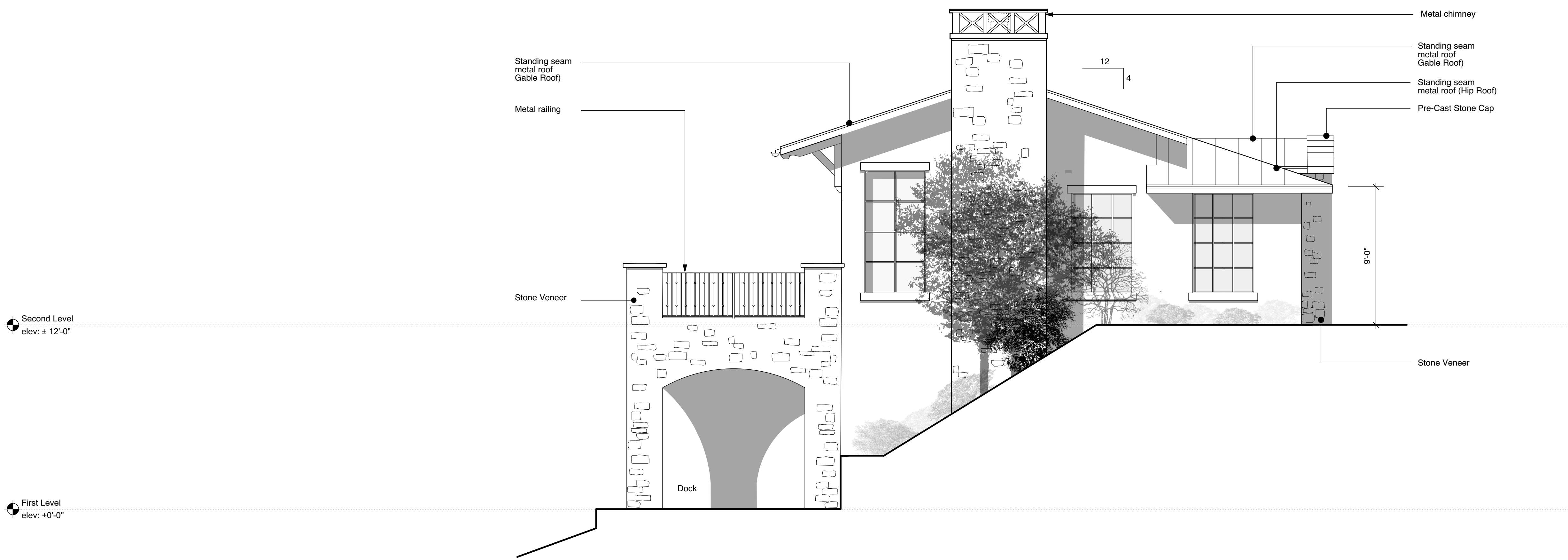
Scale: 1/4" = 1'-0"



X



East Elevation
1/4" = 1'-0"



North Elevation
1/4" = 1'-0"

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Tasting/Admin Elevations

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

revision: date:

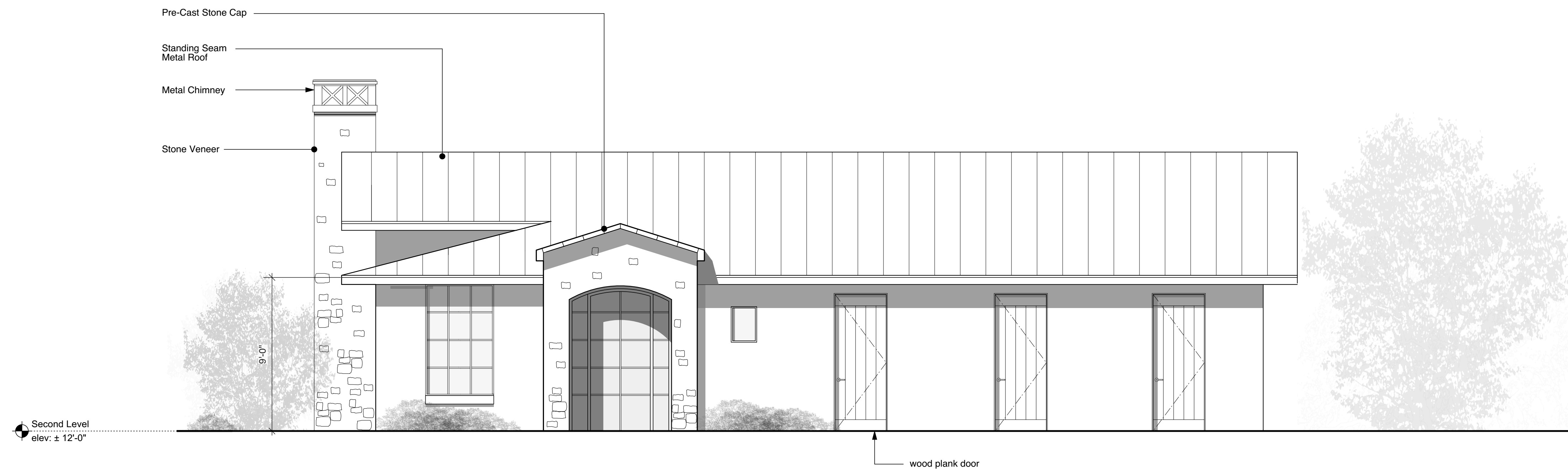
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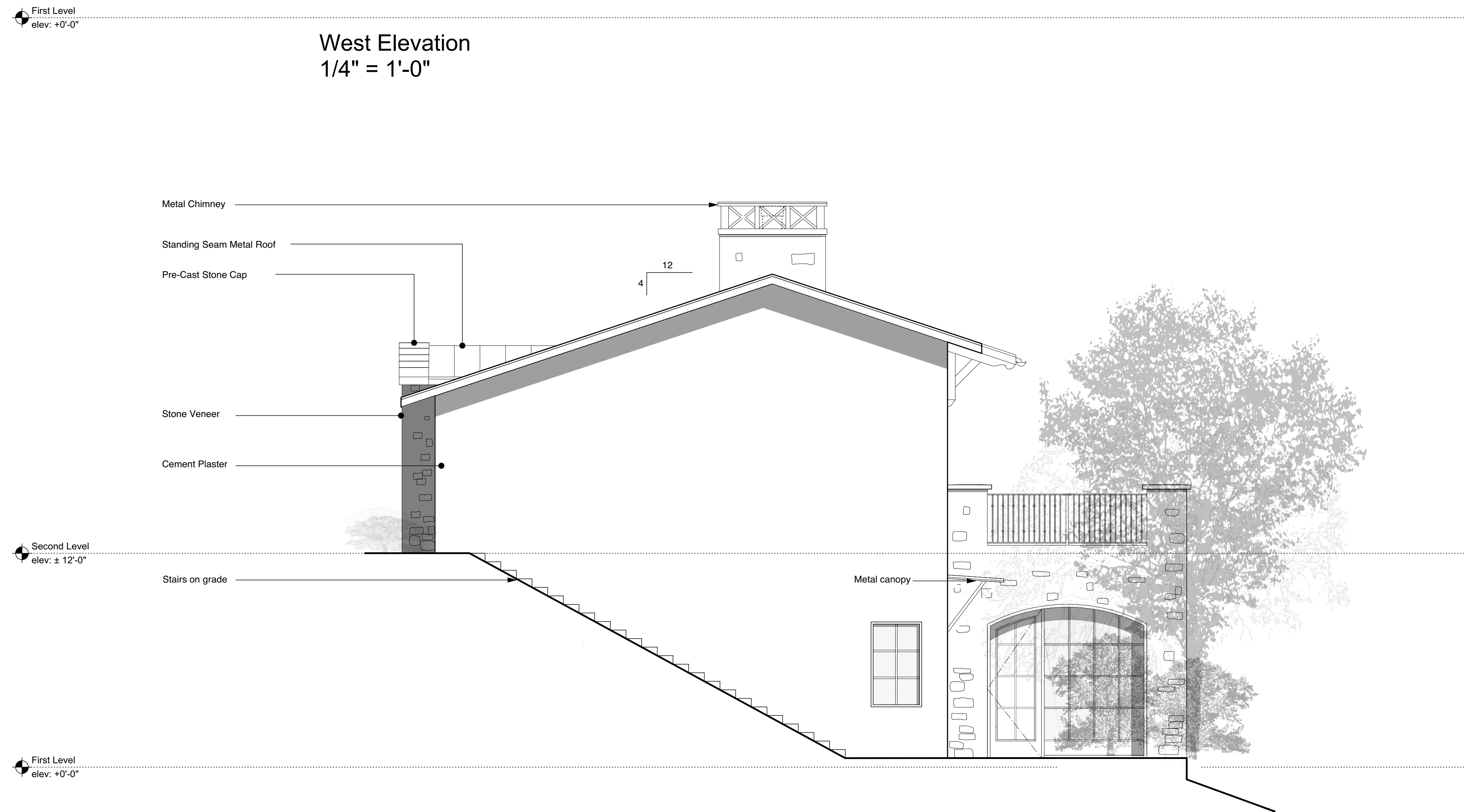
checked: TT

date: 04.15.2020

sheet no:



West Elevation
1/4" = 1'-0"



South Elevation
1/4" = 1'-0"

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LLP

40 Hotaling Place
San Francisco California 94111
(415) 433-7777 tel
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Tasting/Admin Elevations

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

revision:	date:

job no: 1403
drawn: SMP
checked: TT
date: 04.15.2020

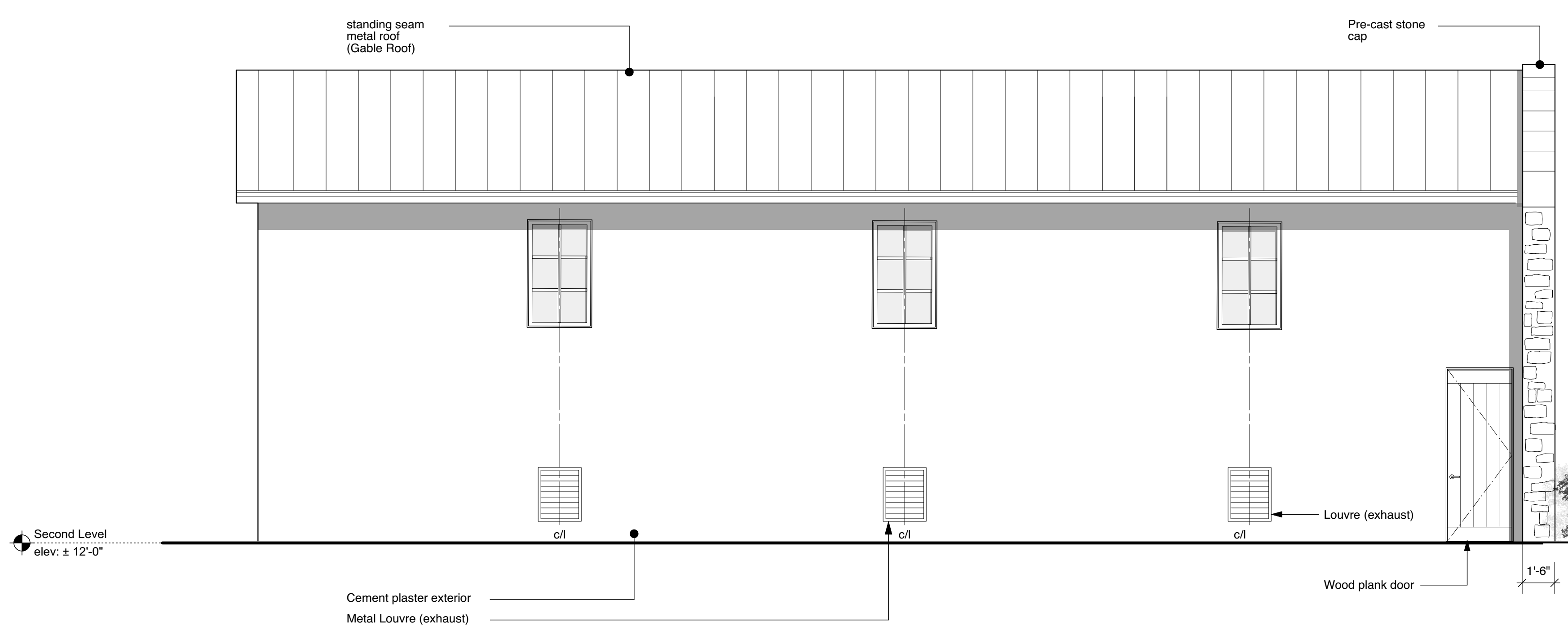
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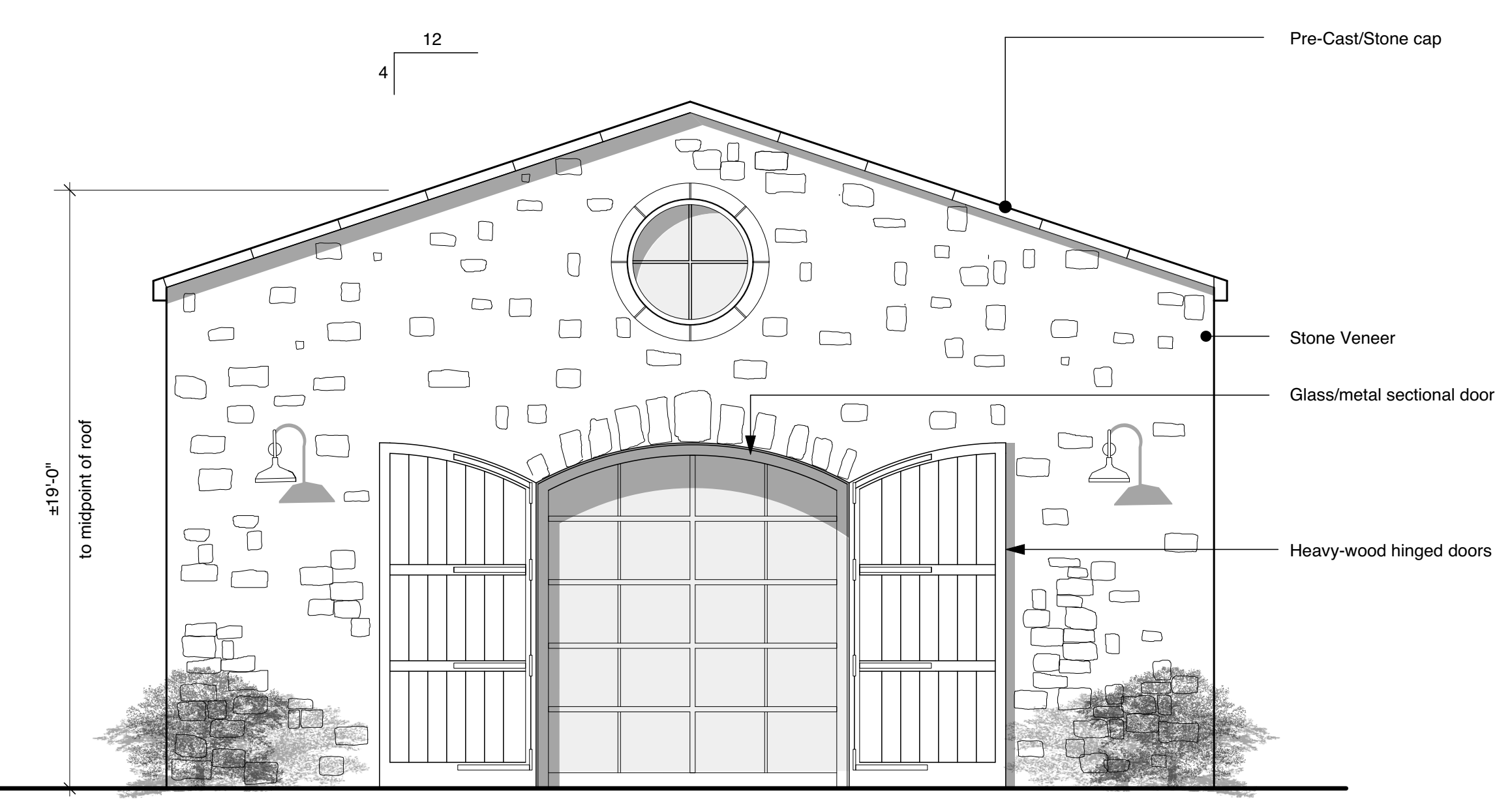
Fermentation Elevations

scale: 1/4" = 1'-0"
revision: date:

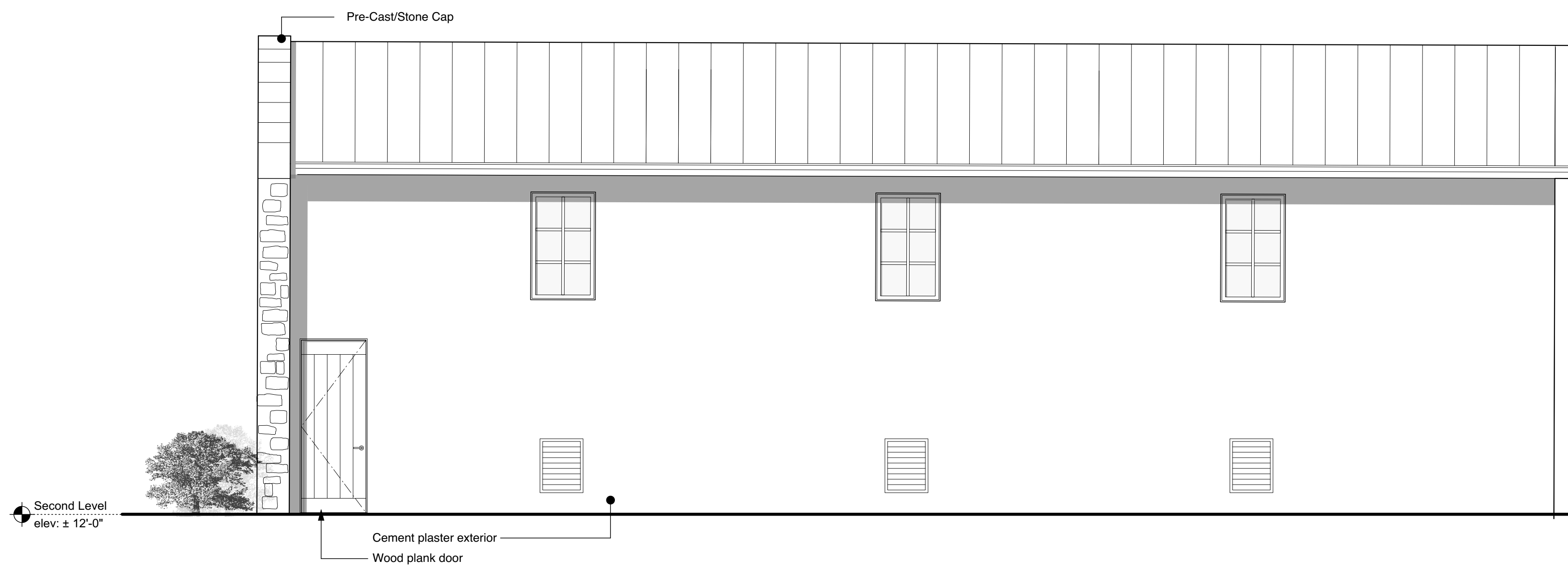
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date: 04.15.2020



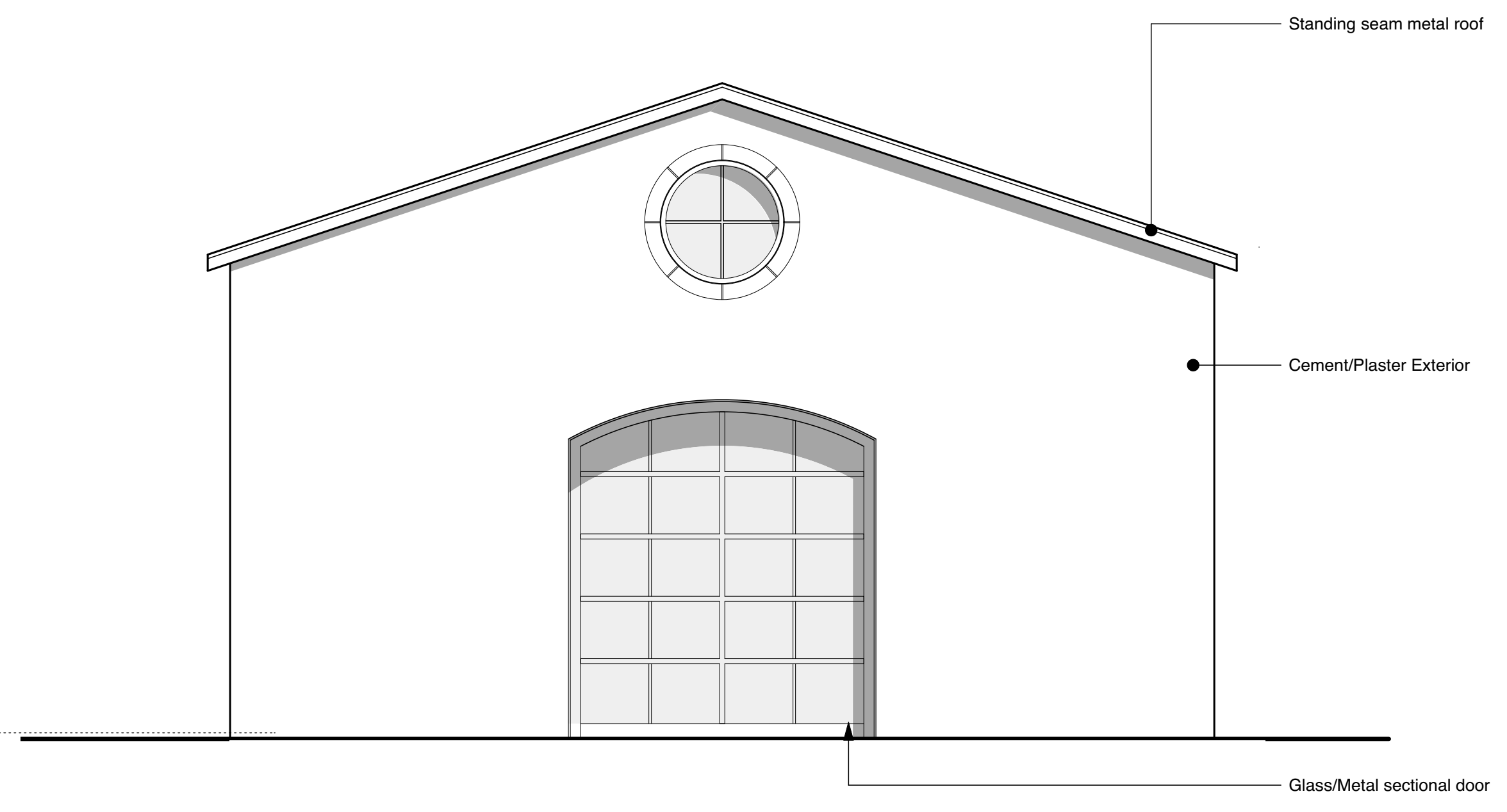
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North Elevation
1/4" = 1'-0"



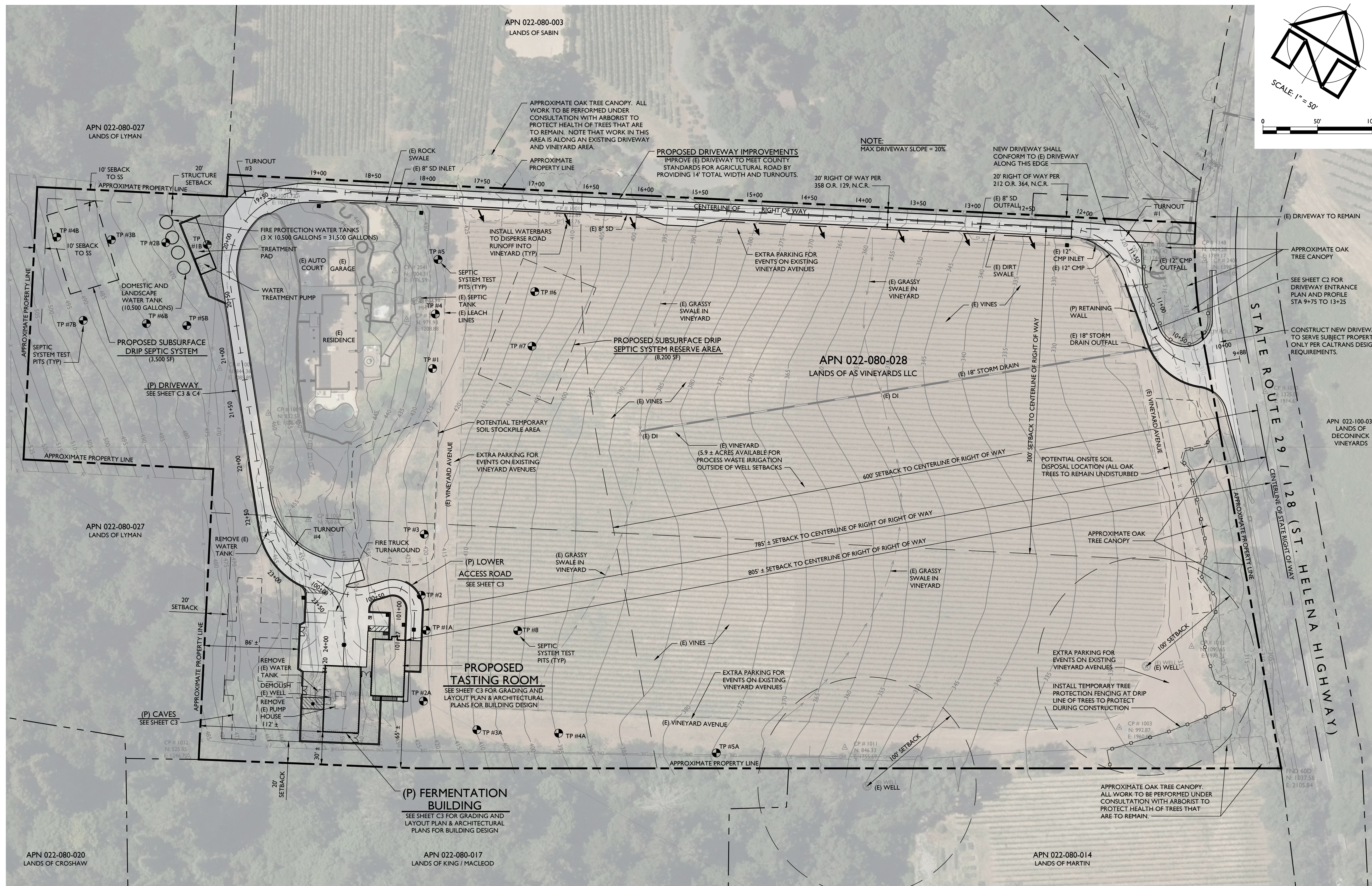
West Elevation
1/4" = 1'-0"



South Elevation
1/4" = 1'-0"

SODHANI WINERY

USE PERMIT MODIFICATION CONCEPTUAL SITE IMPROVEMENT PLANS



OVERALL SITE PLAN
SCALE: 1" = 50'

LEGEND:

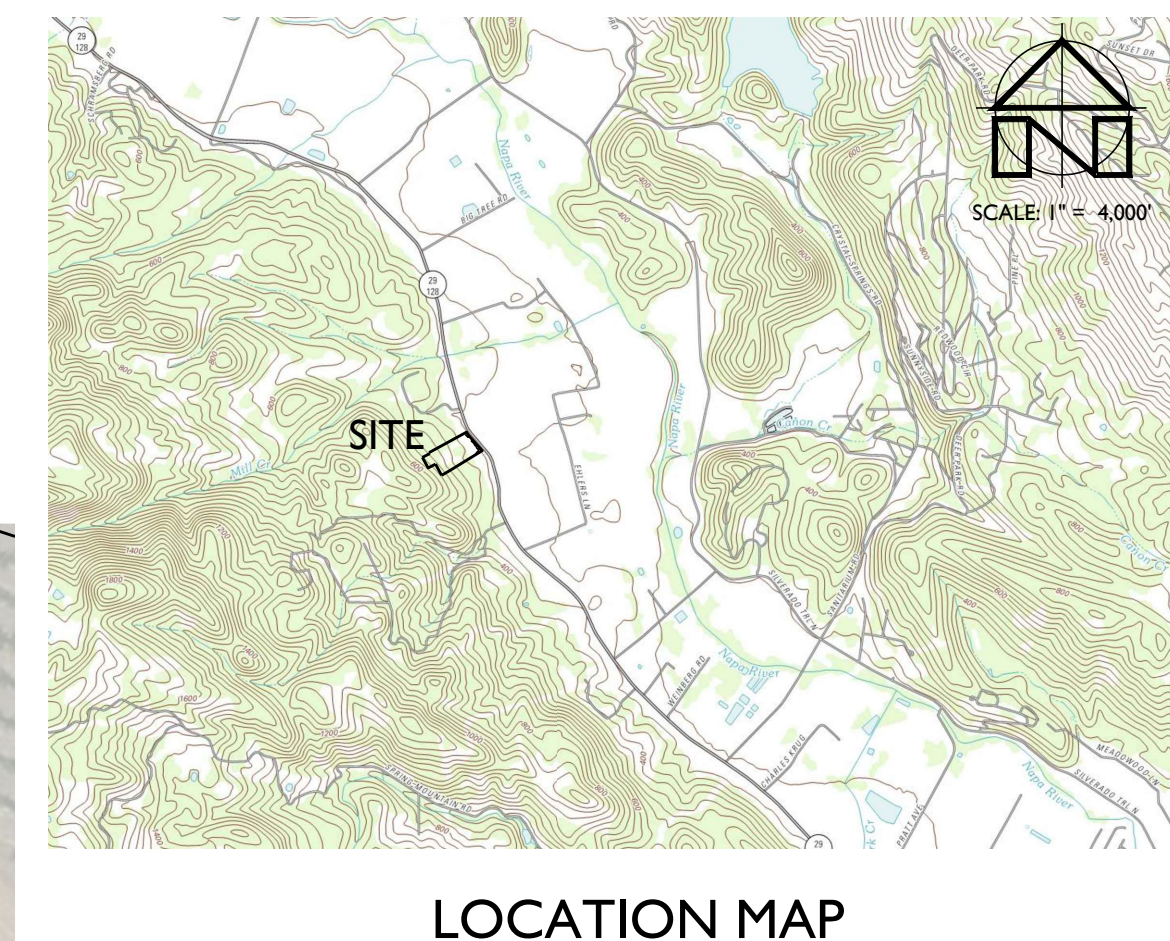
---	APPROXIMATE PROPERTY BOUNDARY (SUBJECT PARCEL)	○	EXISTING TREE STUMP	♿	PROPOSED ACCESSIBLE PARKING
---	APPROXIMATE PROPERTY BOUNDARY (ADJACENT PARCEL)	○	EXISTING TREE (AS NOTED)	⌘	PROPOSED DRAIN INLET
---	EXISTING EASEMENT OR SETBACK	⊗	EXISTING TREE TO BE REMOVED	⌘	PROPOSED ENERGY DISSIPATOR
---	EXISTING CENTERLINE OF ROADWAY	⊗	PROPOSED EDGE OF PAVEMENT	⌘	PROPOSED LIGHT DUTY PCC
---	EXISTING EDGE OF PAVEMENT	⊗	PROPOSED EDGE OF PAVEMENT AND SHOULDER	⌘	PROPOSED GRAVEL
---	EXISTING FENCE	⊗	PROPOSED DAYLIGHT	⌘	PROPOSED ASPHALT CONCRETE
---	EXISTING FLOWLINE	⊗	PROPOSED STORM DRAIN LINE	⌘	
---	EXISTING GRADE BREAK / TOP OF BANK	⊗	PROPOSED ROCK LINED SWALE	⌘	
---	EXISTING VINE ROW	⊗	PROPOSED STORM DRAIN LINE (SIZES PER PLAN)	⌘	
---	EXISTING VINEYARD BOUNDARY	⊗	PROPOSED RETAINING WALL	⌘	
---	EXISTING BUILDING	⊗	PROPOSED BUILDING	⌘	
---	EXISTING STORM DRAIN LINE	⊗			

GRADING QUANTITIES*

CUT	5,800 ± CY
FILL	1,000 ± CY
CAVE SPOILS	2,500 ± CY
NET**	7,300 ± 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 PAVING, AGGREGATES OR SELECT FILL VOLUMES.

** EXCESS SOIL CUT FROM THE PROJECT WILL BE PLACED IN THE SOIL DISPOSAL AREA OR WILL BE HAULED OFFSITE TO A LOCATION TO BE APPROVED BY NAPA COUNTY.



PROJECT INFORMATION:

PROPERTY OWNER & APPLICANT:
AS VINEYARDS LLC
CARE OF: ARVIND SODHANI
85 21ST AVENUE
SAN FRANCISCO, CA 94121

SITE ADDRESS:
3283 ST. HELENA HIGHWAY NORTH
ST. HELENA, CA 94574

ASSESSOR'S PARCEL NUMBER:
022-080-028

PARCEL SIZE:
12.1 ± ACRES

PROJECT SIZE:
2 ± ACRES

ZONING:
AGRICULTURAL WATERSHED (AW)

DOMESTIC WATER SOURCE:
ONSITE WELLS

FIRE PROTECTION WATER SOURCE:
STORAGE TANKS

WASTEWATER DISPOSAL:
ONSITE TREATMENT AND DISPOSAL

SHEET INDEX:

- C1 OVERALL SITE PLAN
- C2 DRIVEWAY ENTRANCE PLAN STA 9+88 TO STA 13+25
- C3 WINERY GRADING AND LAYOUT PLAN
- C4 DRIVEWAY PROFILES STA 9+75 TO STA 24+50 & STA 100+00 TO 101+50
- C5 DRIVEWAY CROSS SECTIONS STA 19+00 TO STA 23+00
- C6 STORMWATER CONTROL PLAN
- C7 IMPERVIOUS SURFACE EXHIBIT

PROJECT DESCRIPTION:

THE PURPOSE OF THIS PROJECT IS TO ILLUSTRATE THE CONCEPTUAL DESIGN OF SITE IMPROVEMENTS PROPOSED AS PART OF THIS USE PERMIT MODIFICATION APPLICATION.

FLOOD HAZARD NOTE:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 06055C0245E, EFFECTIVE SEPTEMBER 26, 2008, THE PROJECT SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

NOTES:

1. FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION WAS TAKEN FROM THE "MAP OF TOPOGRAPHY OF A PORTION OF THE LANDS OF 3283 ST. HELENA HIGHWAY" PREPARED BY ALBION SURVEYS, INC., DATED JUNE 30, 2014, UPDATED MARCH 3, 2018. APPLIED CIVIL ENGINEERING INCORPORATED ASSUMES NO LIABILITY REGARDING THE ACCURACY OR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION.
2. 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.
3. CONTOUR INTERVAL:
SHEET C1: FIVE (5) FEET.
OTHER SHEETS: ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET.
4. BENCHMARK: NAPA COUNTY BENCHMARK NO. 505-U, ELEVATION = 349.19'
5. THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY. THEY ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. PROPERTY OWNER SHALL HIRE A LICENSED LAND SURVEYOR TO LOCATE THE EXACT LOCATION OF PROPERTY LINES IF IMPROVEMENTS ARE PROPOSED NEAR ANY PROPERTY LINE OR REQUIRED PROPERTY LINE SETBACKS.

PREPARED UNDER THE DIRECTION OF:



DRAWN BY: PowerCAD

CHECKED BY: MRM

DATE: JUNE 30, 2020

REVISIONS: BY: 4/8/2019 YMS USE PERMIT REVIEW

5/8/2020 YMS UP MODIFICATION RESUBMITTAL

6/30/2020 YMS UP MODIFICATION RESUBMITTAL #2

JOB NUMBER: 14-102

FILE: 14-102CONC-OSP.DWG

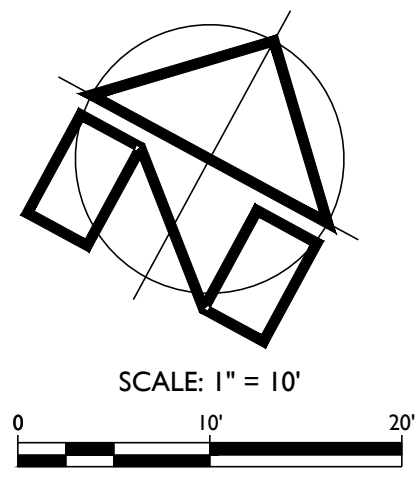
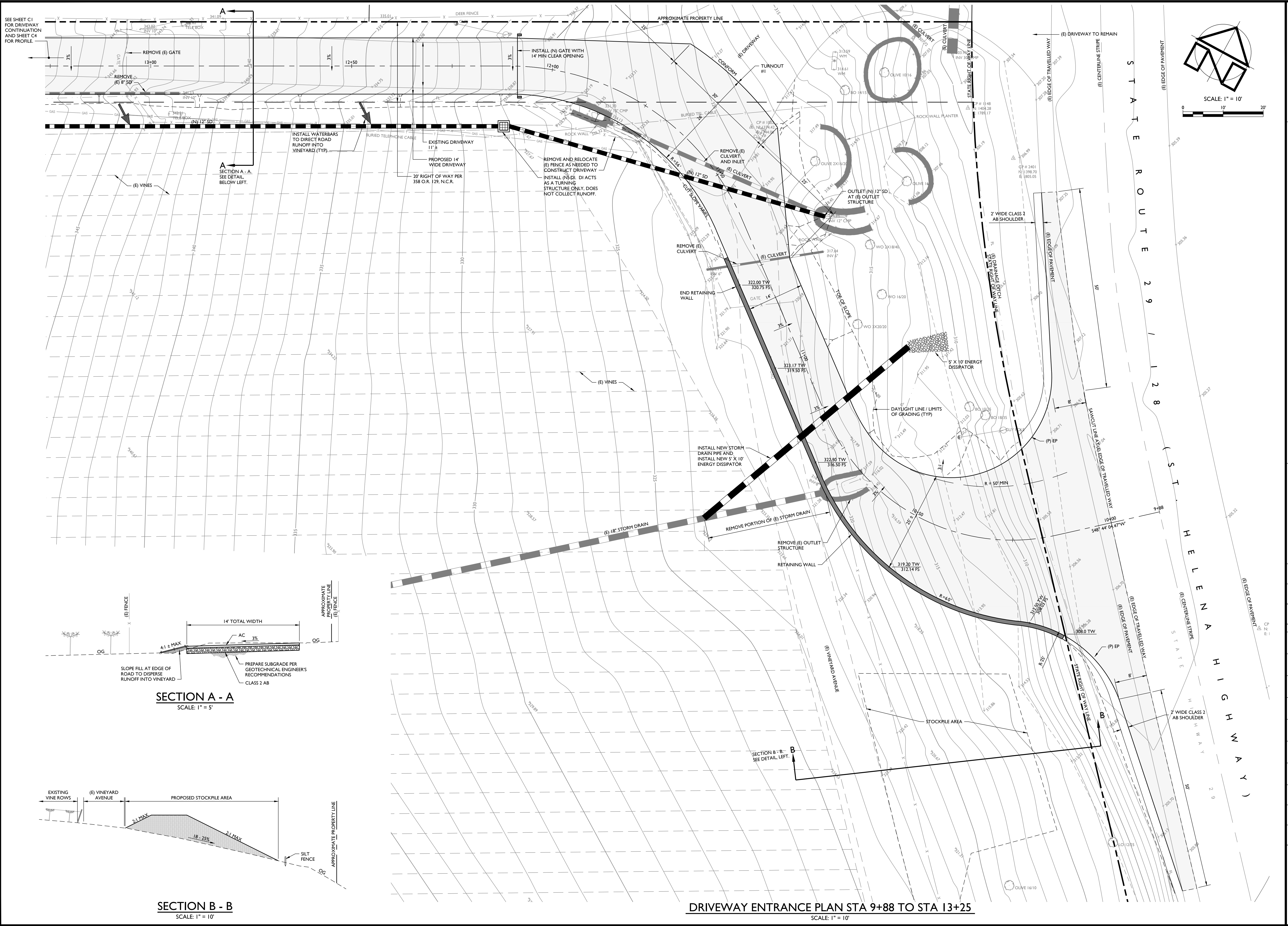
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SHEET NUMBER:

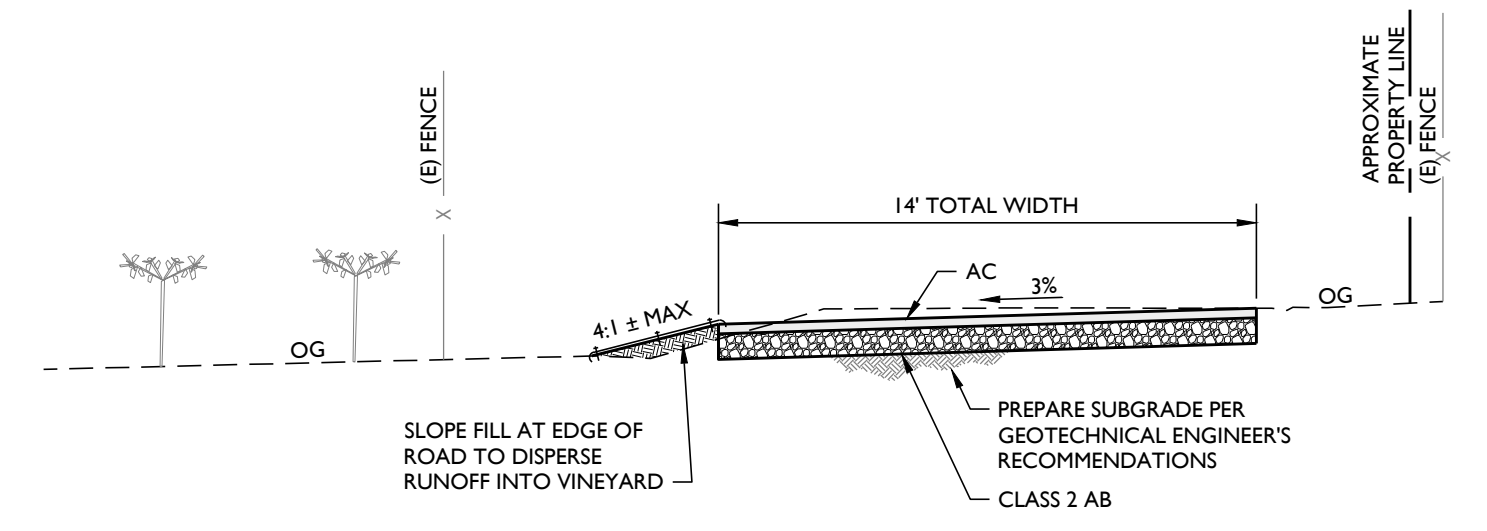
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OF 7

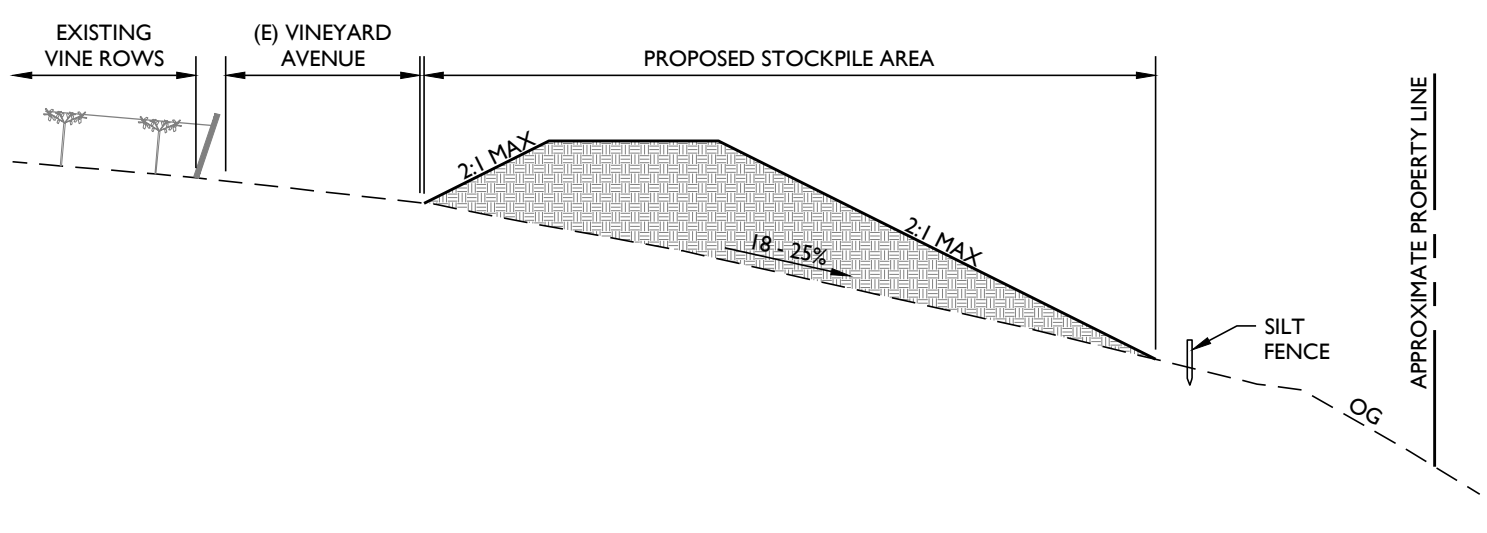
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SECTION A - A
SCALE: 1" = 5'



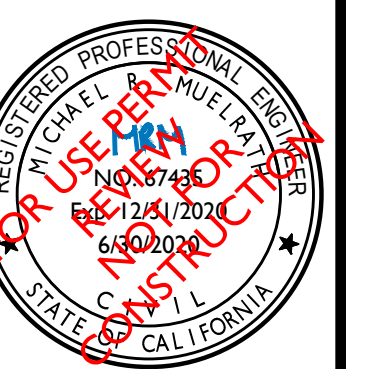
SECTION B - B
SCALE: 1" = 10'



DRIVEWAY ENTRANCE PLAN STA 9+88 TO STA 13+25
SCALE: 1" = 10'

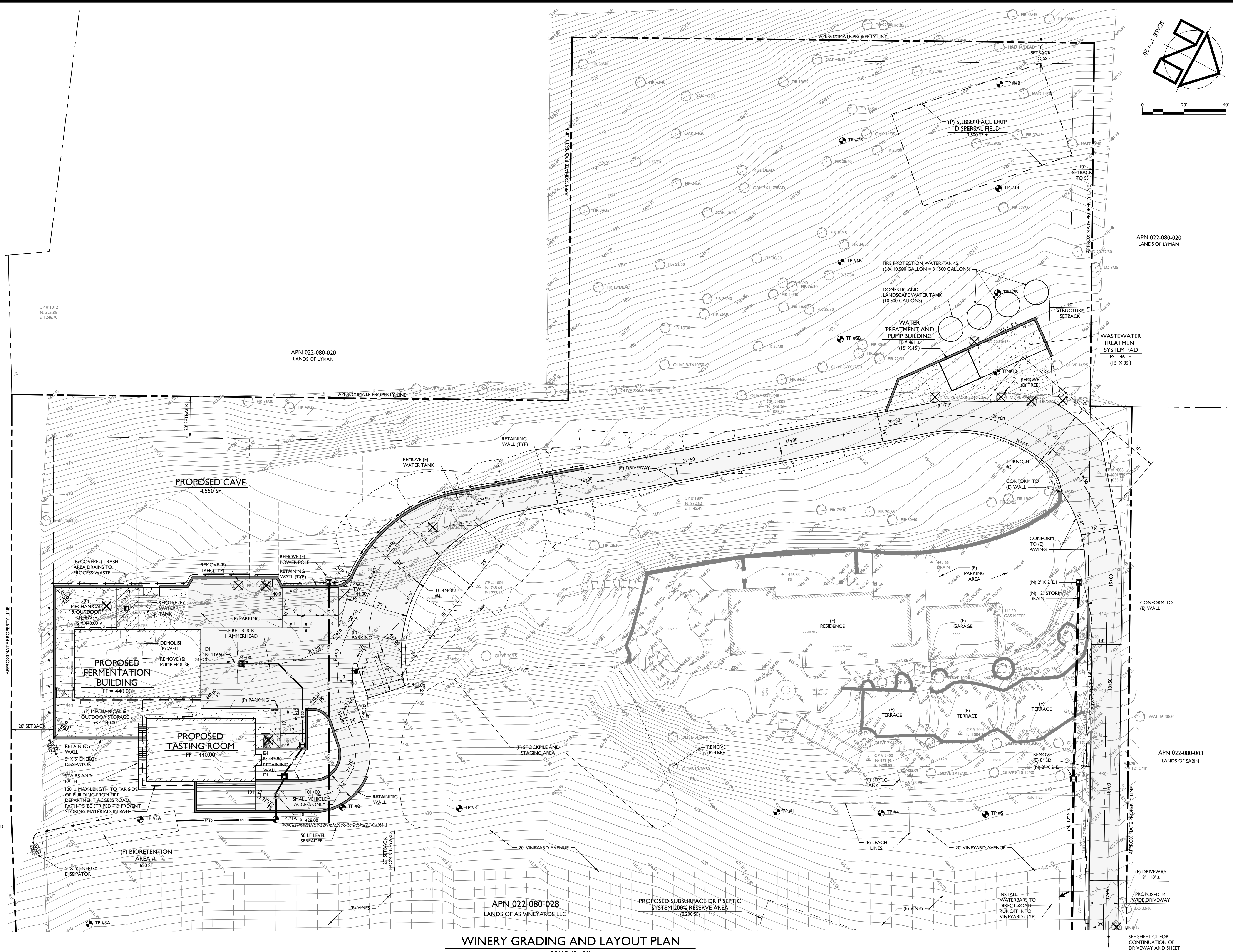
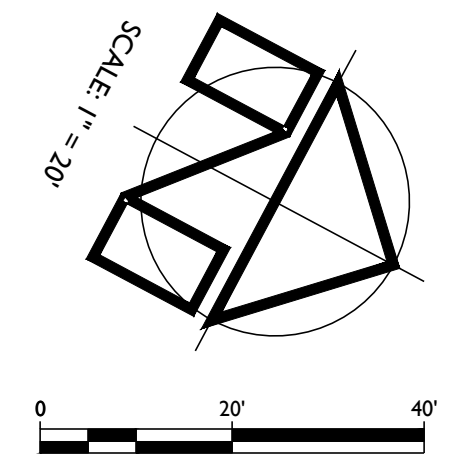
SODHANI WINERY
USE PERMIT MODIFICATION CONCEPTUAL SITE IMPROVEMENT PLANS
DRIVEWAY ENTRANCE PLAN STA 9+88 TO STA 13+25

PREPARED UNDER THE DIRECTION OF:



DRAWN BY:	PowerCAD
CHECKED BY:	MRM
DATE:	JUNE 30, 2020
REVISIONS:	BY:
4/8/2019	YMS USE PERMIT REVIEW
5/8/2020	YMS UP MODIFICATION RESUBMITTAL
6/30/2020	YMS UP MODIFICATION RESUBMITTAL #2

JOB NUMBER: 14-102
FILE: 14-102CONC-DWY.DWG
ORIGINAL SIZE: 24" X 36"
SHEET NUMBER:



CP # 1012
N=53.58
E=1246.70

APN 022-080-020
LANDS OF LYMAN

APN 022-080-020
LANDS OF LYMAN

APPROXIMATE PROPERTY LINE

APN 022-080-017
LANDS OF KING / MACLEOD

APN 022-080-028
LANDS OF AS VINEYARDS LLC

APN 022-080-003
LANDS OF SABIN

WINERY GRADING AND LAYOUT PLAN

SCALE: 1" = 20'

PREPARED UNDER THE DIRECTION OF:



DRAWN BY: PowerCAD

CHECKED BY: MRM

DATE: JUNE 30, 2020

REVISIONS: BY:
4/8/2019 YMS
USE PERMIT REVIEW

5/8/2020 YMS
UP MODIFICATION
RESUBMITTAL

6/30/2020 YMS
UP MODIFICATION
RESUBMITTAL #2

JOB NUMBER: 14-102

FILE: 14-102CONC.DWG

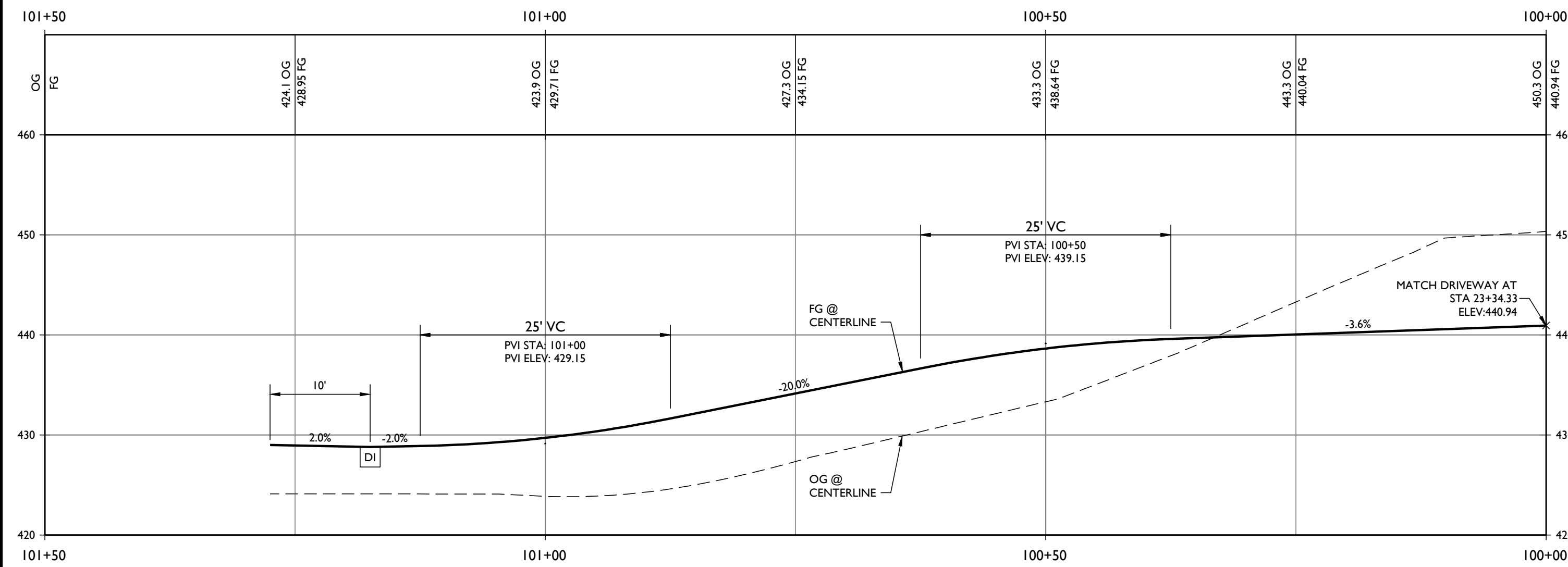
ORIGINAL SIZE: 24" X 36"

SHEET NUMBER:

C3

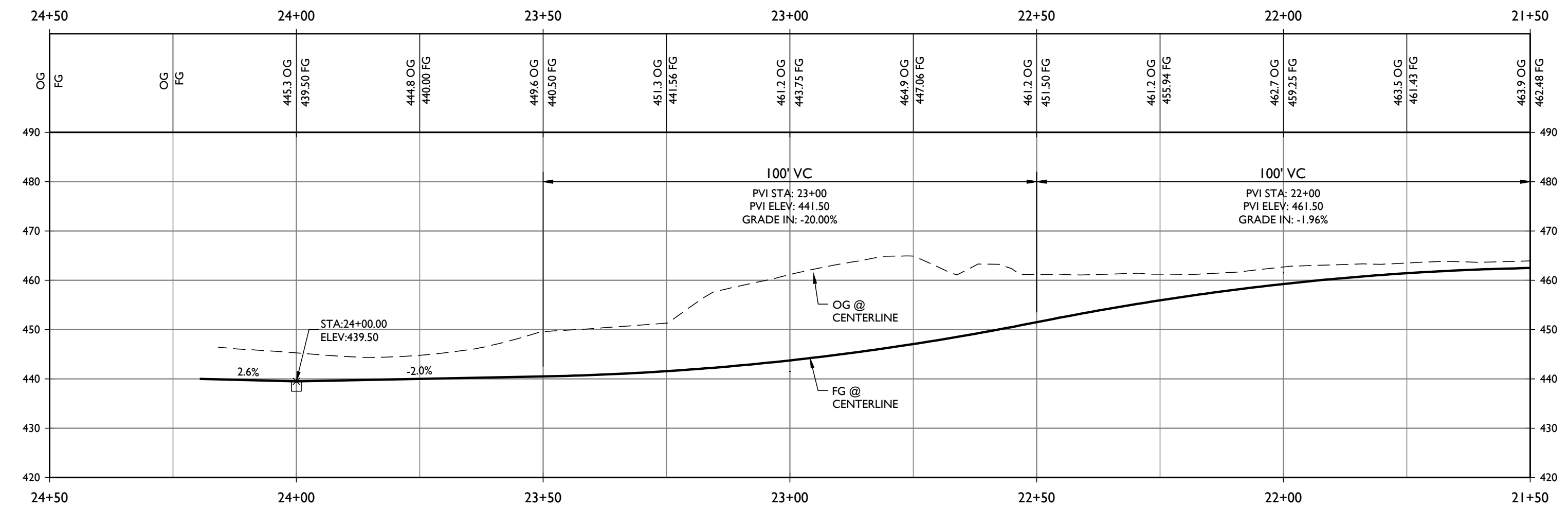
OF

SEE SHEET C1 FOR CONTINUATION OF DRIVEWAY AND SHEET C4 FOR PROFILE



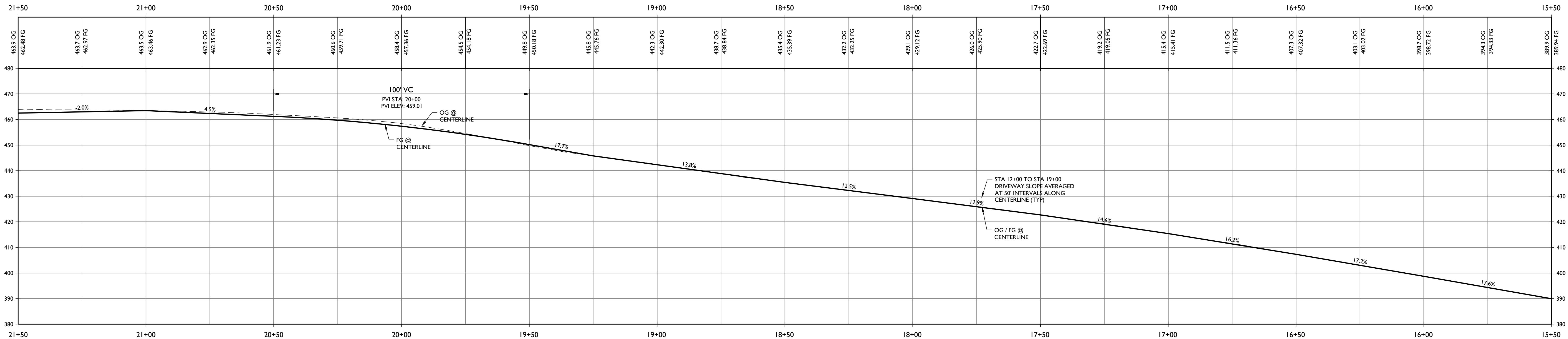
LOWER ACCESS ROAD PROFILE STA 100+00 TO STA 101+50

SCALE: 1" = 10'



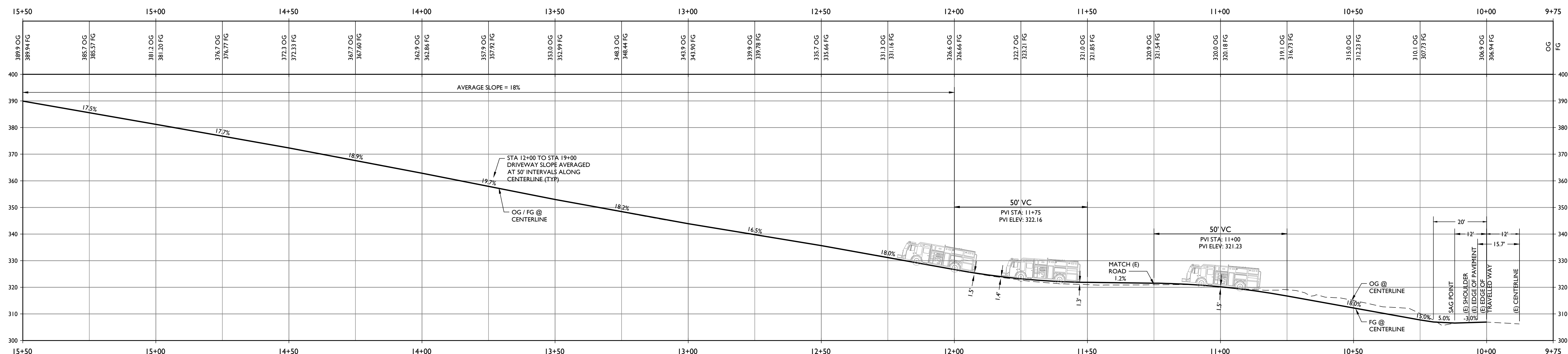
DRIVEWAY PROFILE STA 21+50 TO STA 24+50

SCALE: 1" = 20'



DRIVEWAY PROFILE STA 15+50 TO STA 21+50

SCALE: 1" = 20'



DRIVEWAY PROFILE STA 9+75 TO STA 15+50

SCALE: 1" = 20'

PREPARED UNDER THE DIRECTION OF:



DRAWN BY: PowerCAD

CHECKED BY: MRM

DATE: JUNE 30, 2020

REVISIONS: BY: 4/8/2019 YMS USE PERMIT REVIEW

1 5/8/2020 YMS UP MODIFICATION RESUBMITTAL

2 6/30/2020 YMS UP MODIFICATION RESUBMITTAL #2

JOB NUMBER: 14-102

FILE: 14-102CONC.DWY.DWG

ORIGINAL SIZE: 24" X 36"

SHEET NUMBER:

C4

OF

SODHANI WINERY
USE PERMIT MODIFICATION CONCEPTUAL SITE IMPROVEMENT PLANS
DRIVEWAY CROSS SECTIONS STA 19+00 TO STA 23+00

PREPARED UNDER THE DIRECTION OF:



DRAWN BY:
PowerCAD

CHECKED BY:
MRM

DATE:
JUNE 30, 2020

REVISIONS: BY:
4/8/2019 YMS
USE PERMIT REVIEW

1 5/8/2020 YMS
UP MODIFICATION
RESUBMITTAL

2 6/30/2020 YMS
UP MODIFICATION
RESUBMITTAL #2

JOB NUMBER:
14-102

FILE:
14-102CONC.DWY.DWG

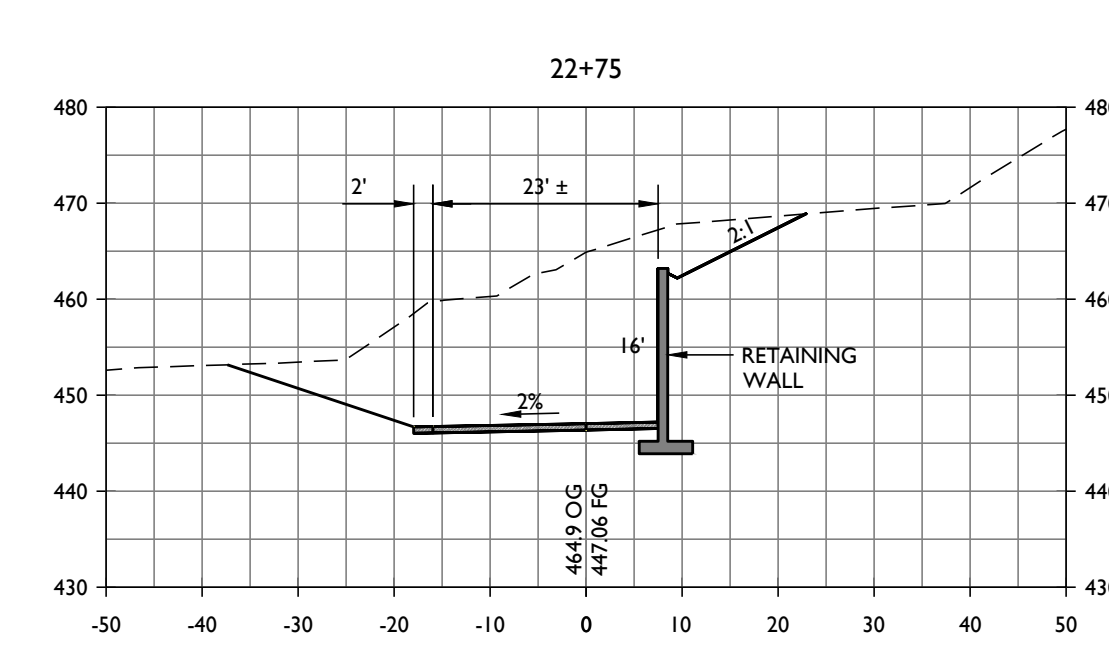
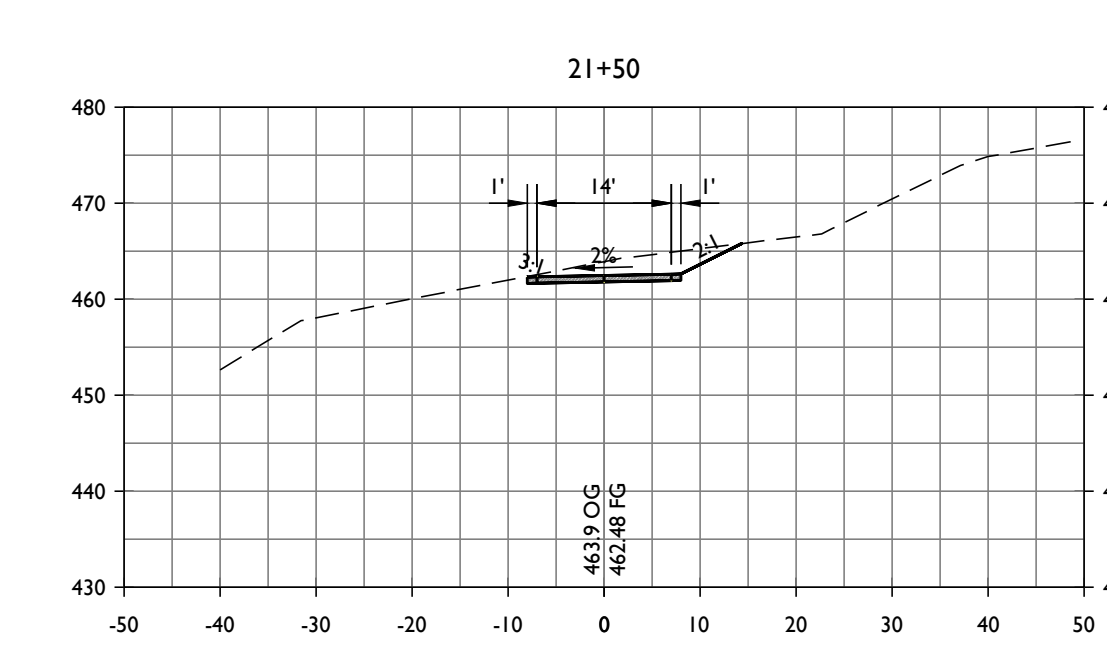
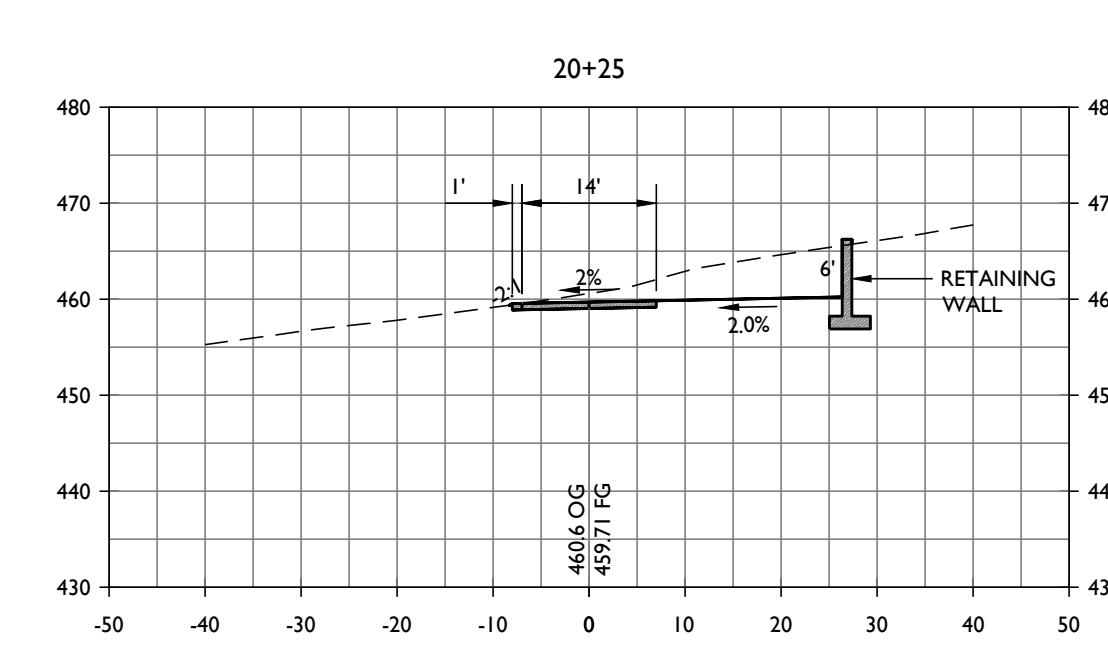
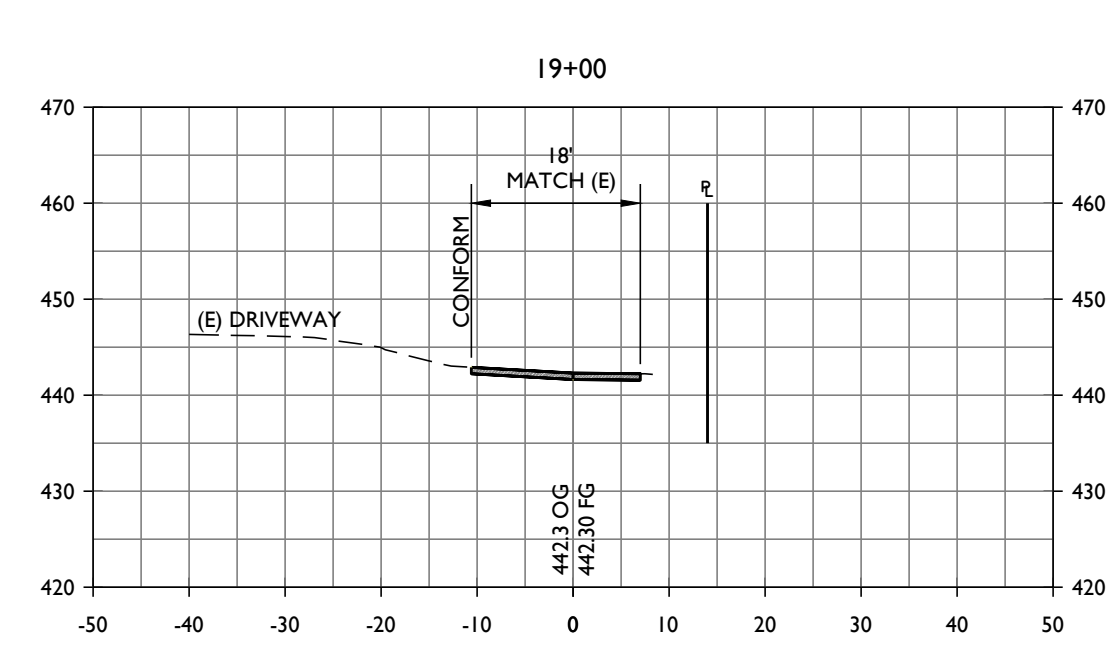
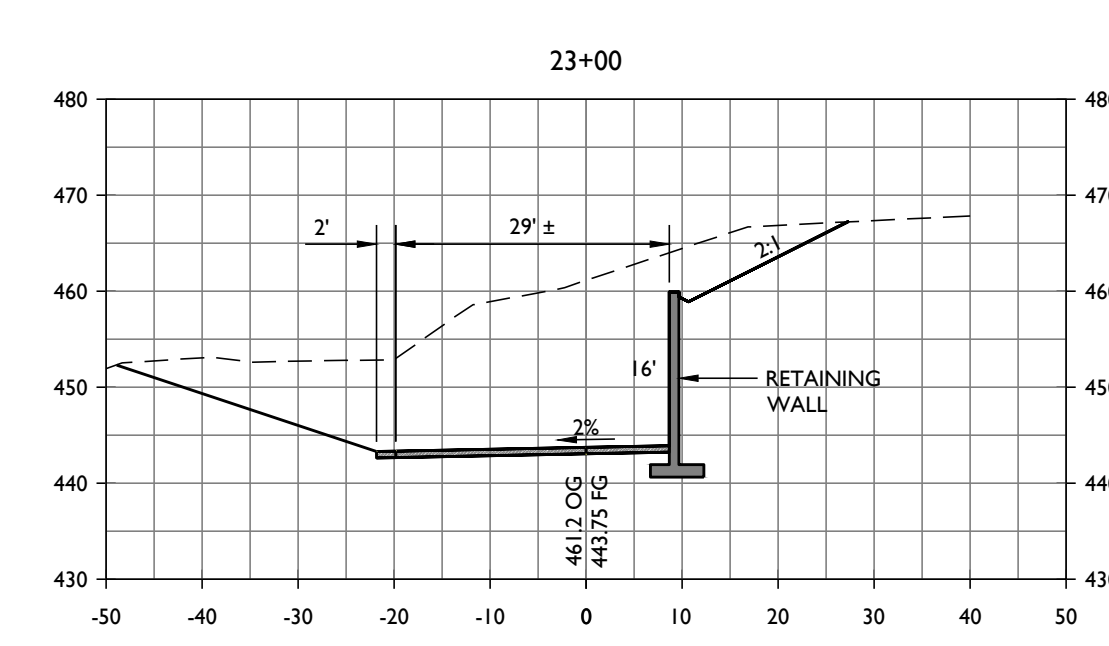
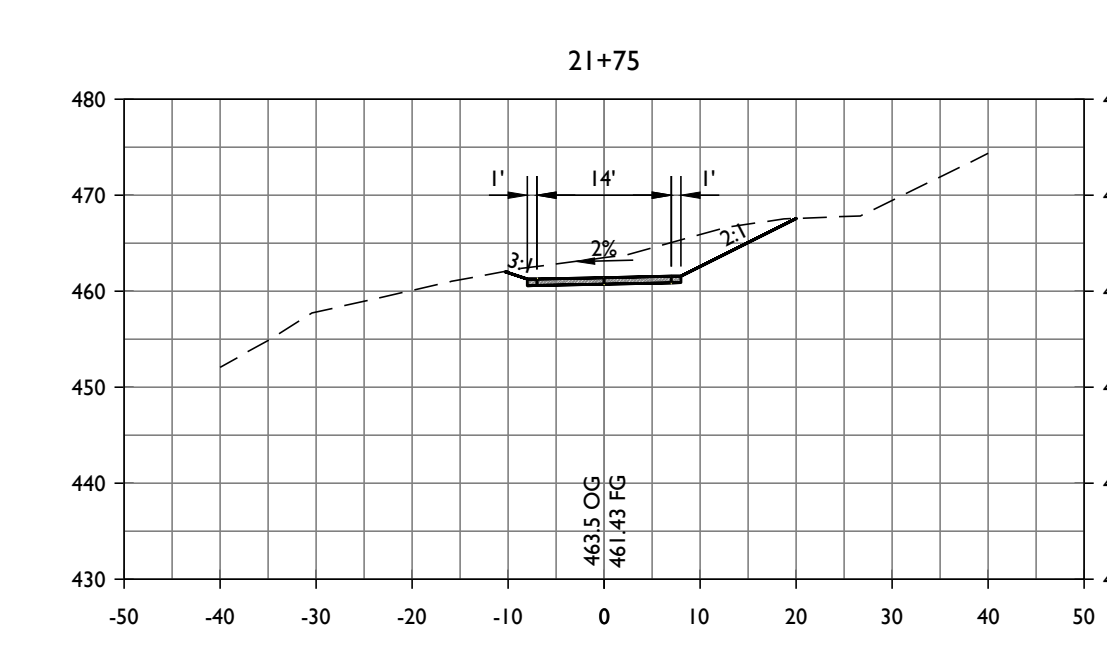
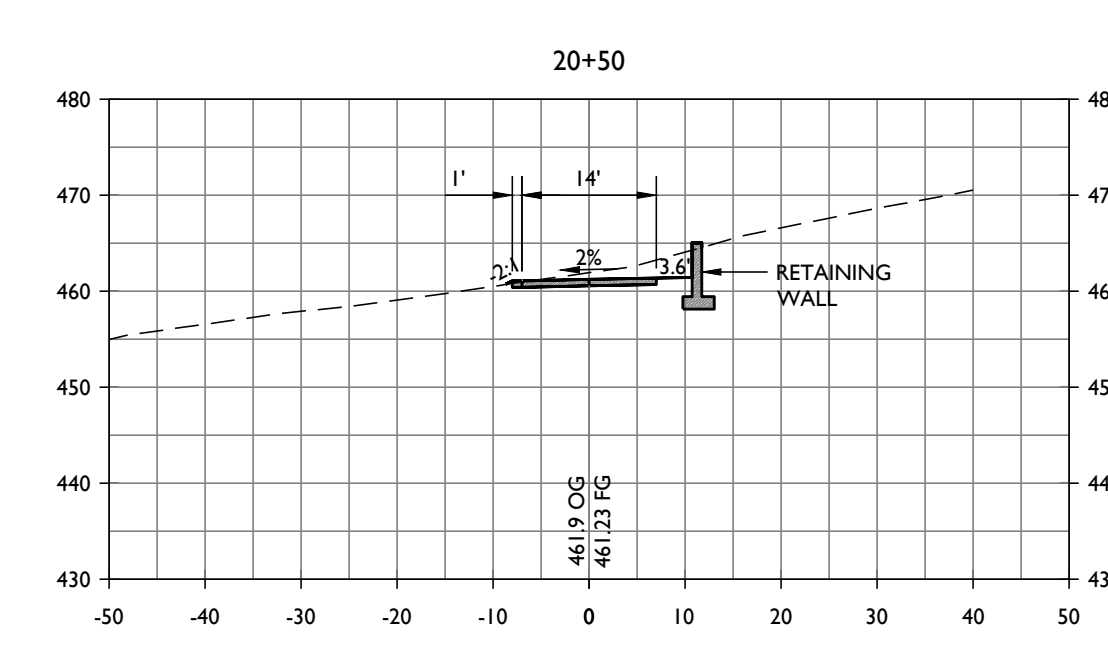
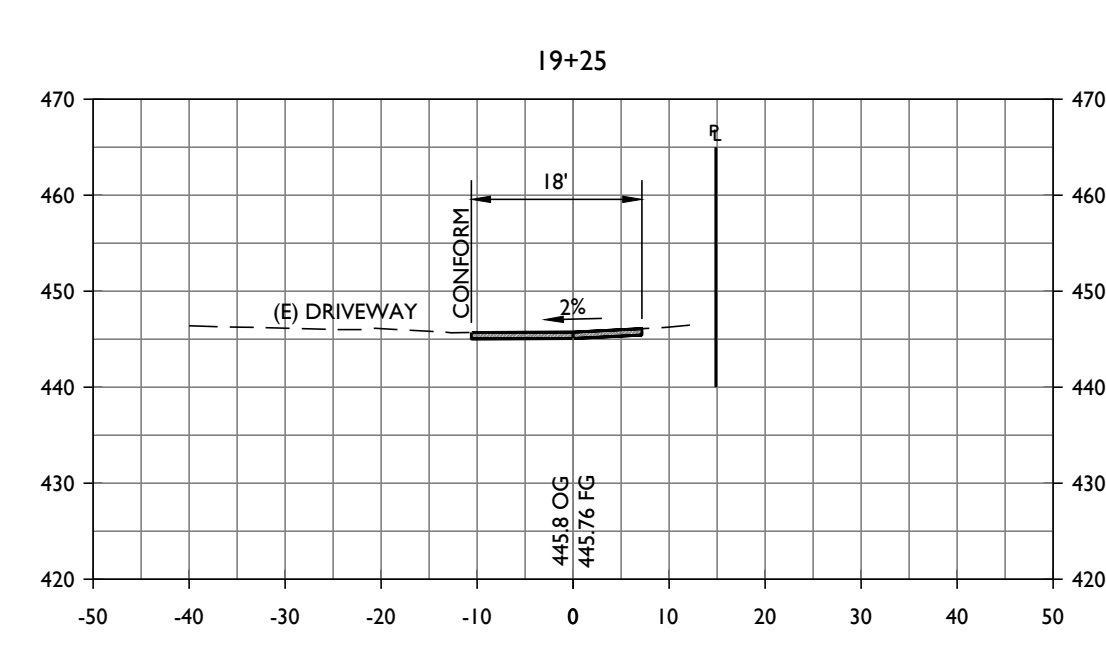
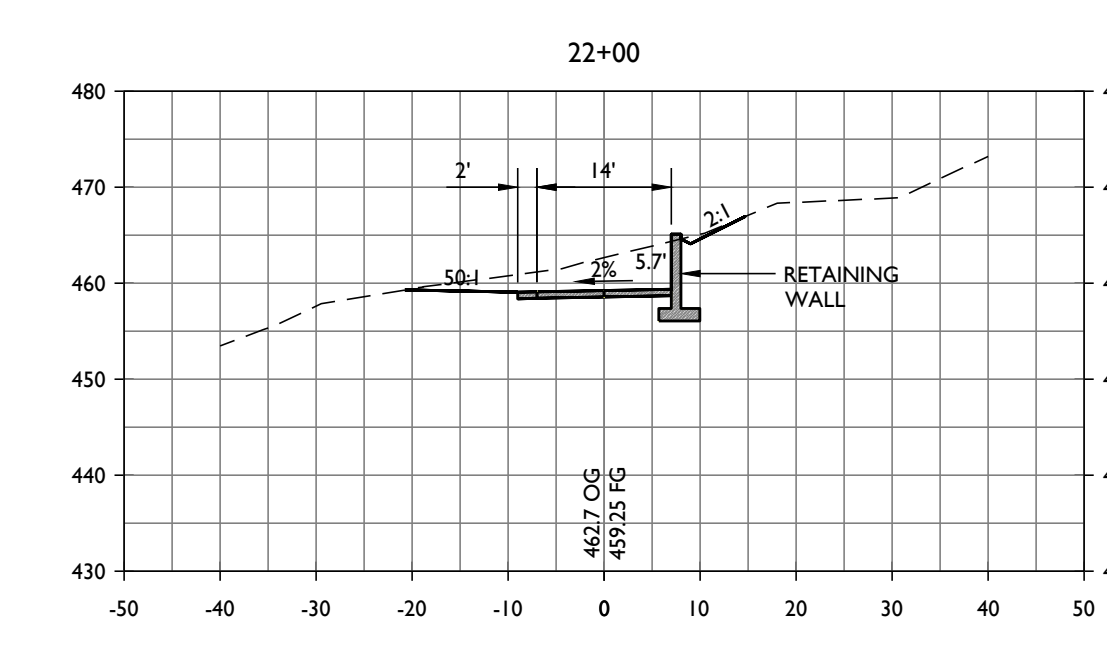
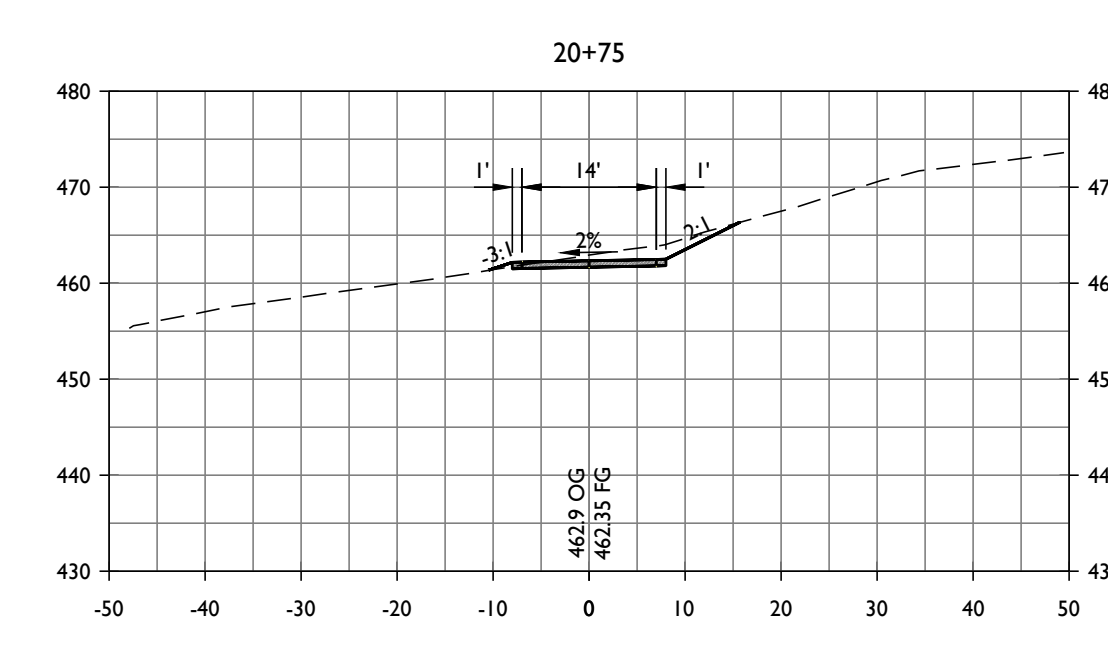
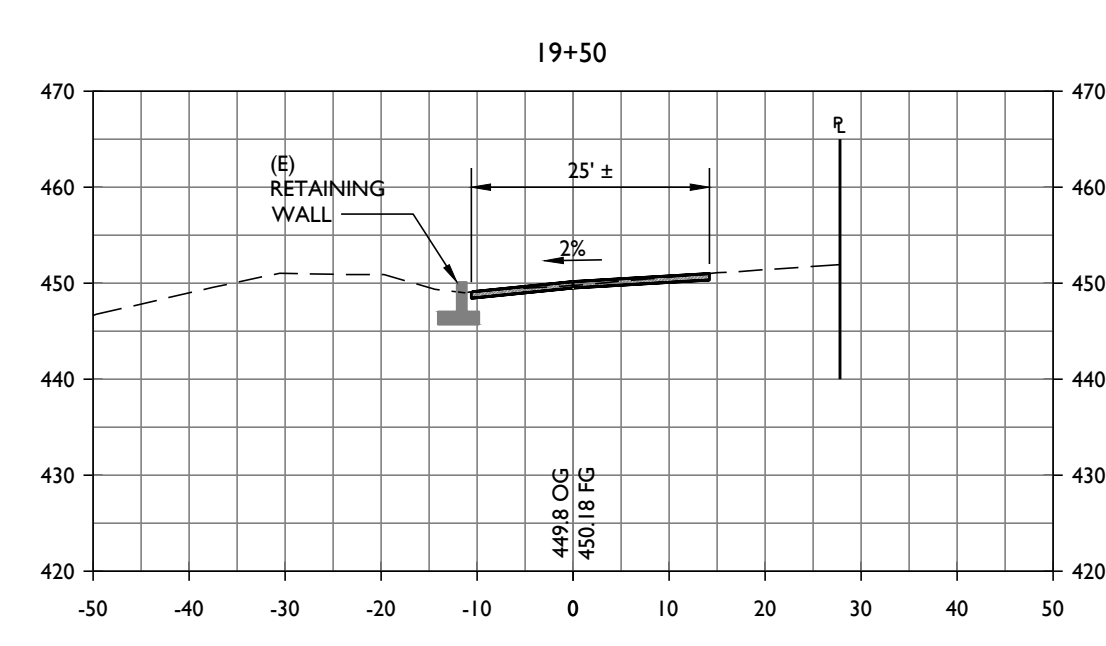
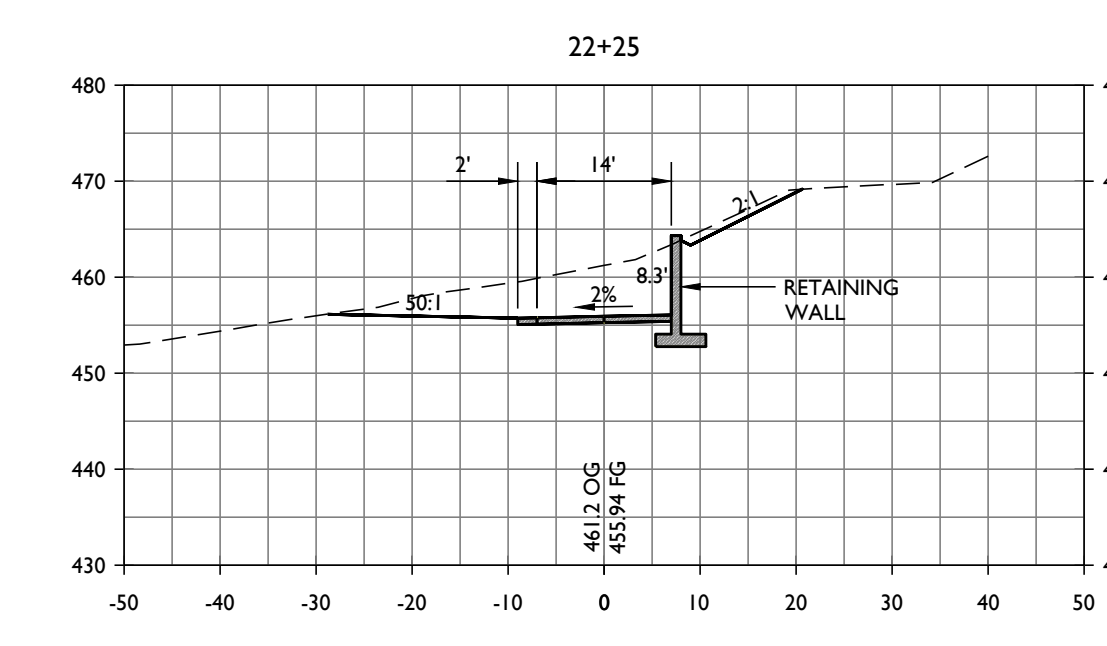
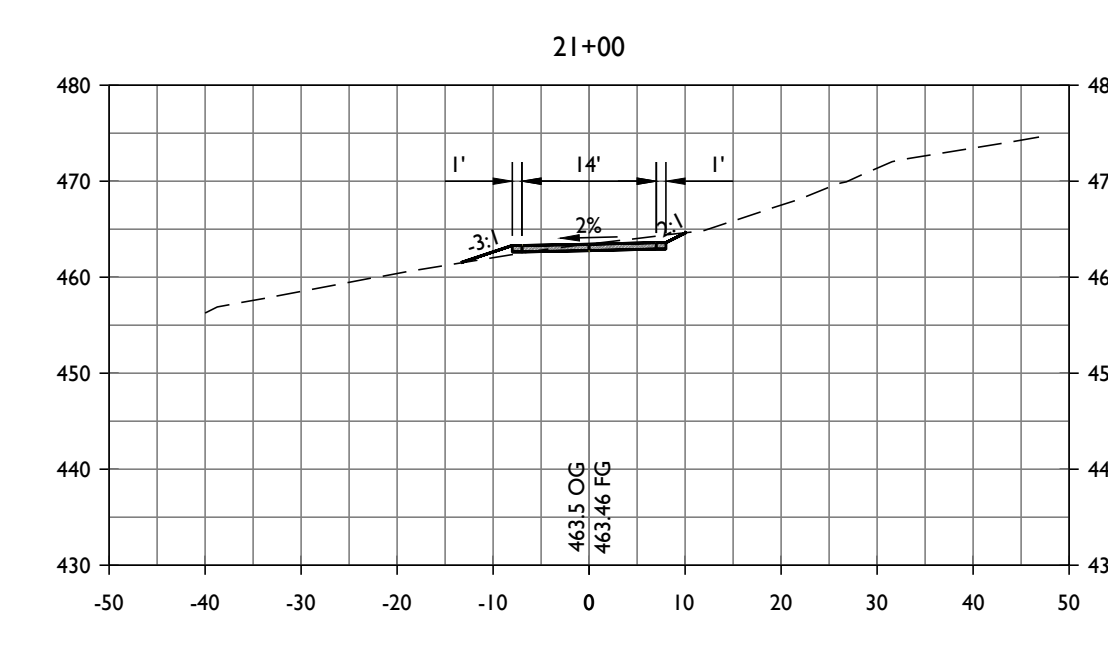
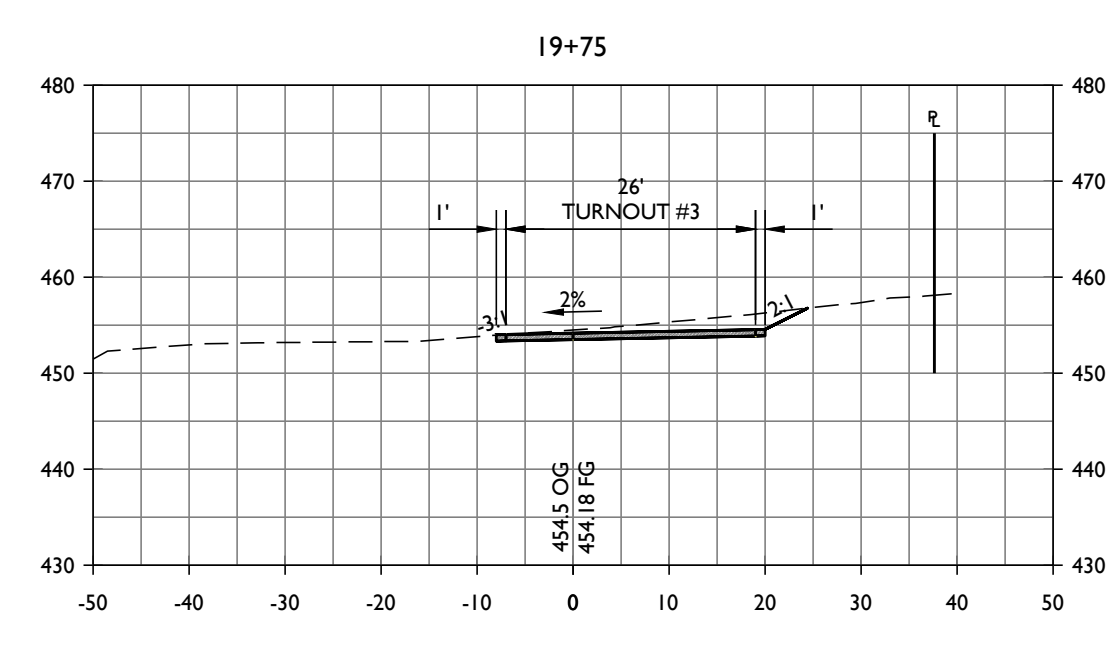
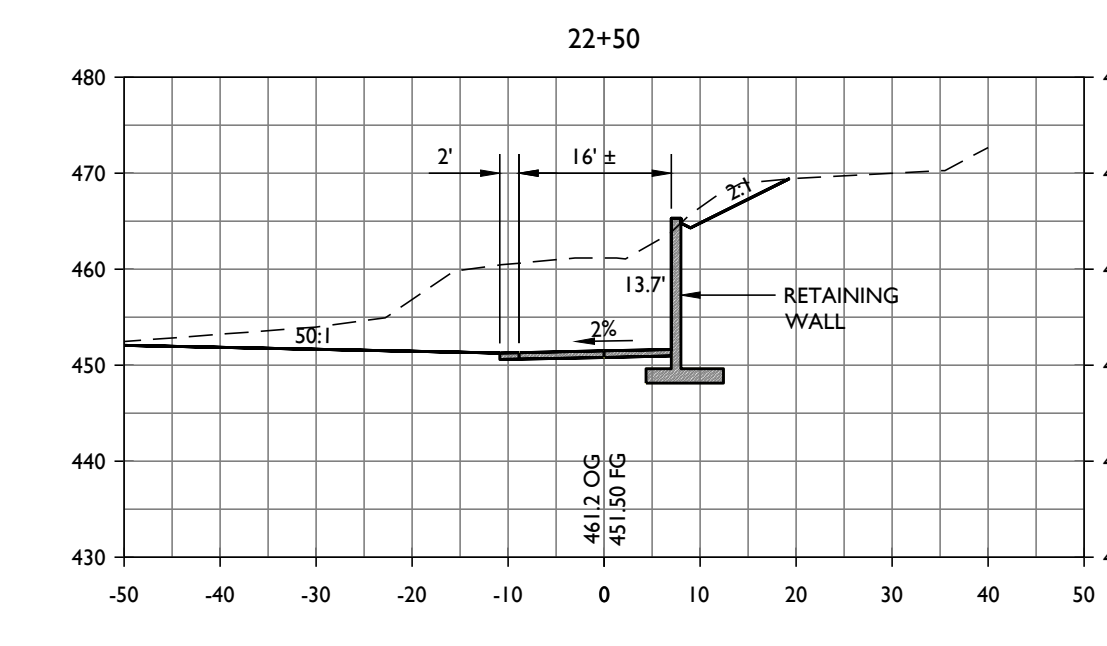
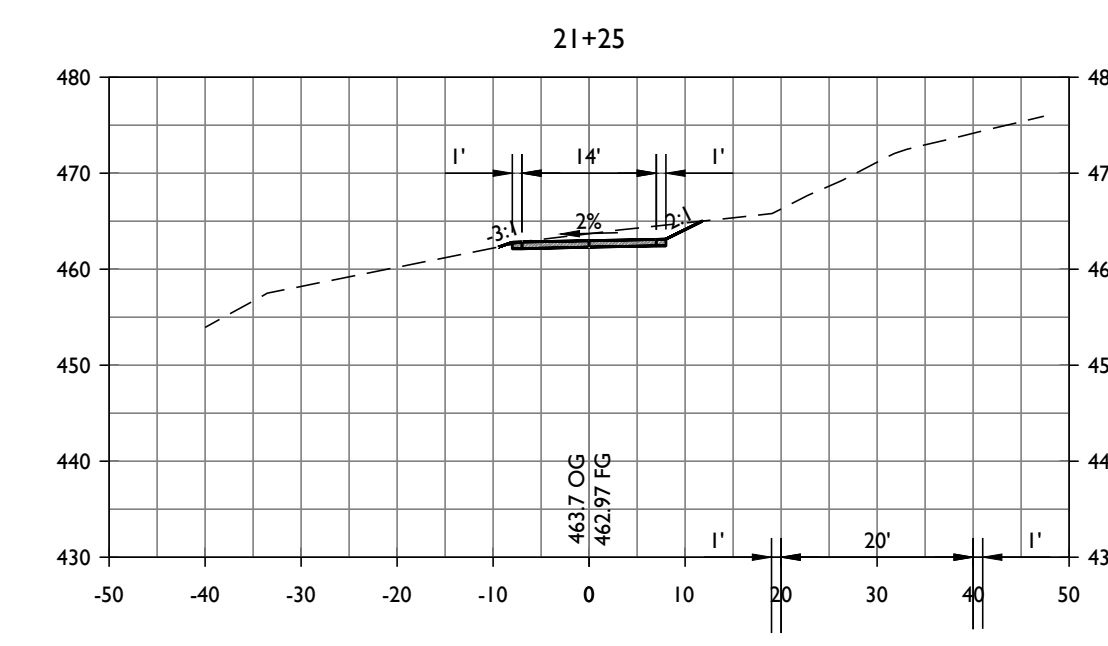
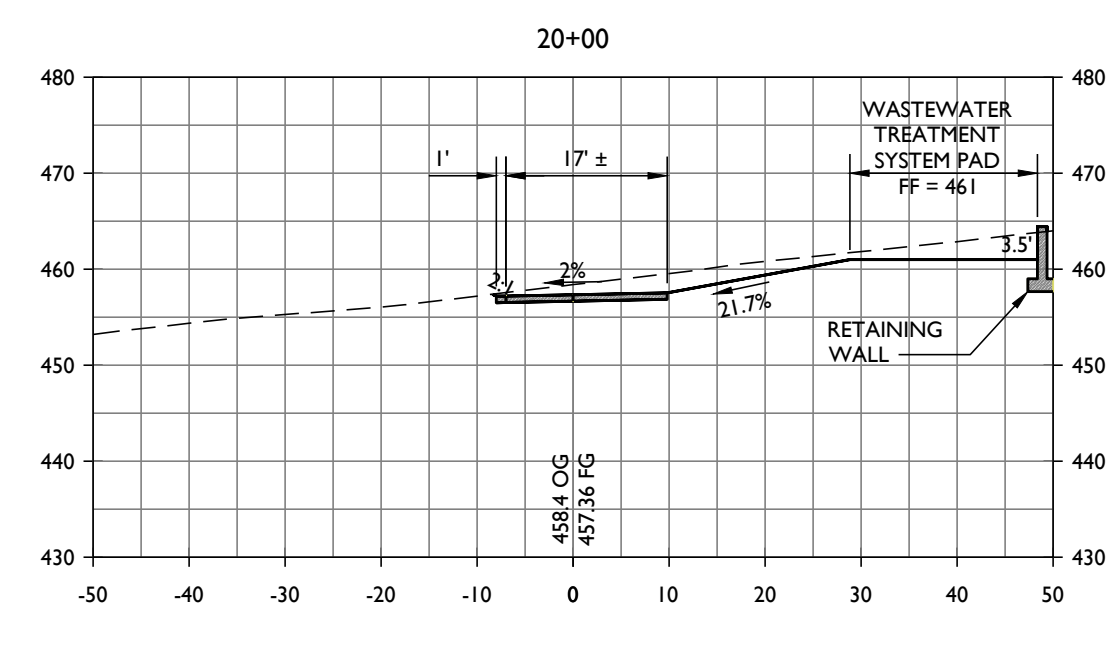
ORIGINAL SIZE:
24" X 36"

SHEET NUMBER:

C5

OF

7



DRIVEWAY CROSS SECTIONS
STA 19+00 TO STA 23+00
SCALE: 1" = 20'

PREPARED UNDER THE DIRECTION OF:



DRAWN BY: PowerCAD

CHECKED BY: MRM

DATE: JUNE 30, 2020

REVISIONS: BY: 4/8/2019 YMS USE PERMIT REVIEW

5/8/2020 YMS UP MODIFICATION RESUBMITTAL

6/30/2020 YMS UP MODIFICATION RESUBMITTAL #2

JOB NUMBER: 14-102

FILE: 14-102CONC-SCP.DWG

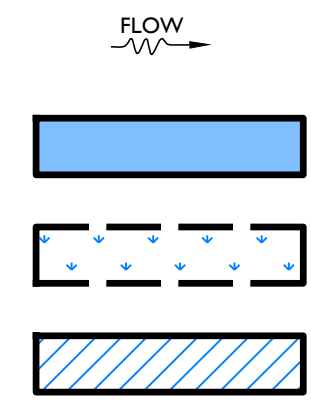
ORIGINAL SIZE: 24" X 36"

SHEET NUMBER:

C6

OF 7

LEGEND:

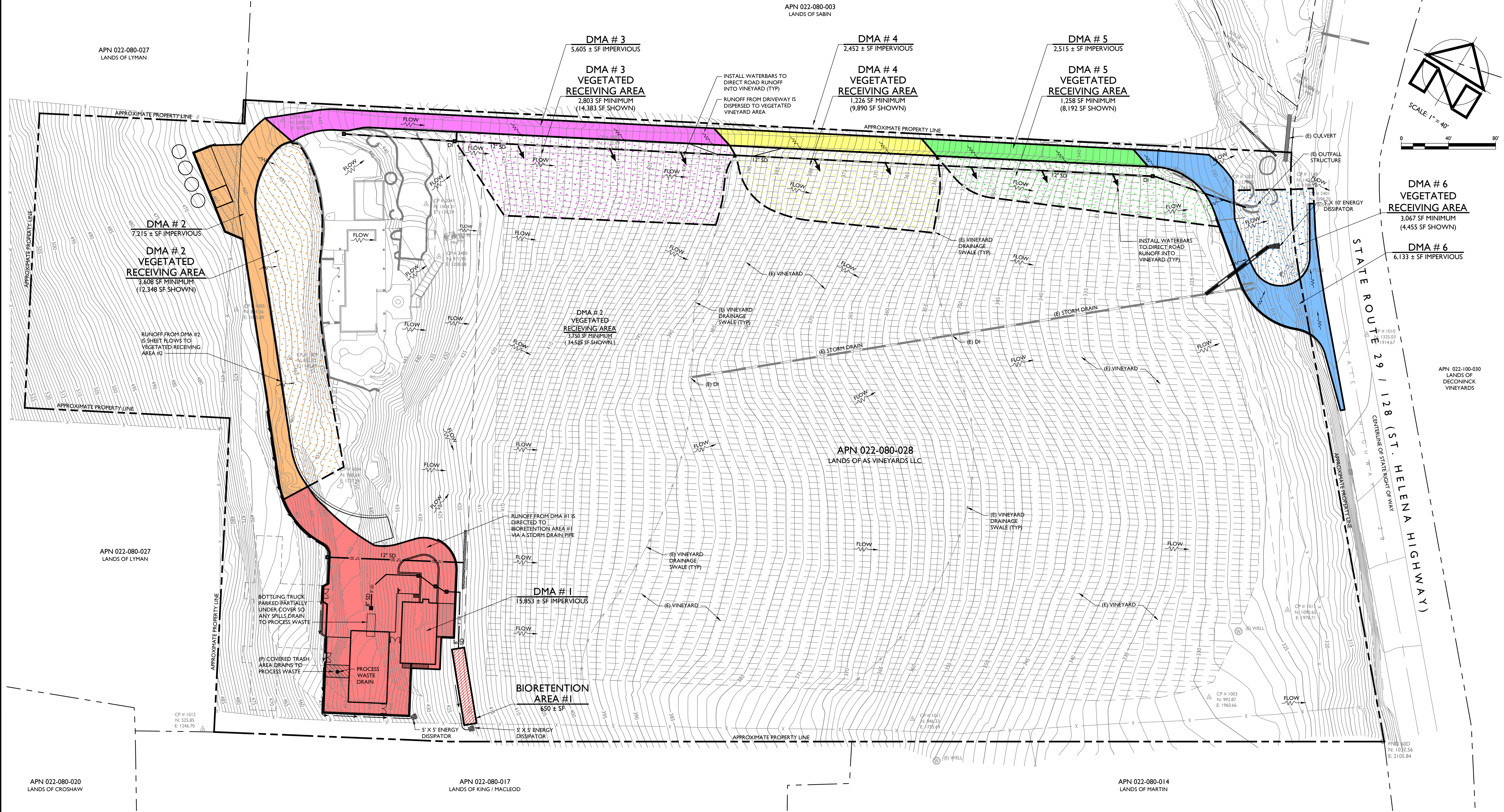


SHEET FLOW DIRECTION

IMPERVIOUS AREA (COLOR VARIES BY DMA)

VEGETATED RECEIVING AREA (COLOR VARIES BY DMA)

BIORETENTION AREA (COLOR VARIES BY DMA)

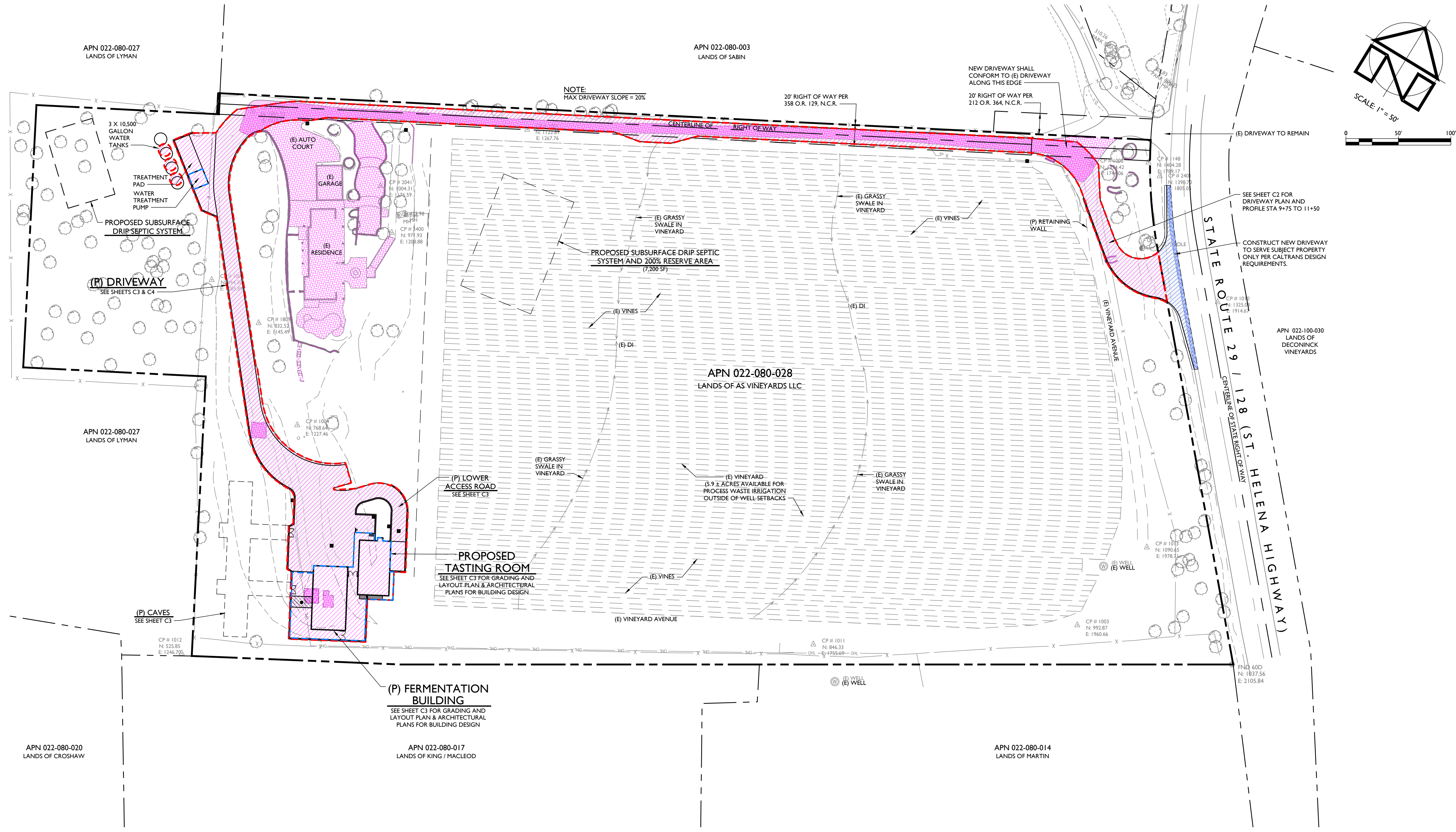
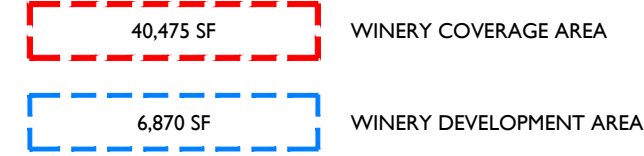


STORMWATER CONTROL PLAN
SCALE: 1" = 40'

IMPERVIOUS SURFACE SUMMARY

	PRE-PROJECT AREA (SF)	NEW AREA (SF)	RECONSTRUCTED AREA (SF)		TOTAL NEW AND RECONSTRUCTED AREA (SF)
			A*	B**	
TOTAL AREA OF IMPERVIOUS SURFACE	24,470	30,060	9,590	167	38,490
TOTAL AREA OF OFFSITE IMPERVIOUS SURFACE	612	1,100	612	0	1,715

*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.



IMPERVIOUS SURFACE EXHIBIT
SCALE: 1" = 50'

SODHANI WINERY
USE PERMIT MODIFICATION CONCEPTUAL SITE IMPROVEMENT PLANS
IMPERVIOUS SURFACE EXHIBIT

PREPARED UNDER THE DIRECTION OF:



DRAWN BY: PowerCAD

CHECKED BY: MRM

DATE: JUNE 30, 2020

REVISIONS: BY: YMS
4/8/2019 YMS USE PERMIT REVIEW

1. 5/8/2020 YMS UP MODIFICATION RESUBMITTAL
2. 6/30/2020 YMS UP MODIFICATION RESUBMITTAL #2

JOB NUMBER: 14-102

FILE: 14-102CONC-ISE.DWG

ORIGINAL SIZE: 24" X 36"

SHEET NUMBER: