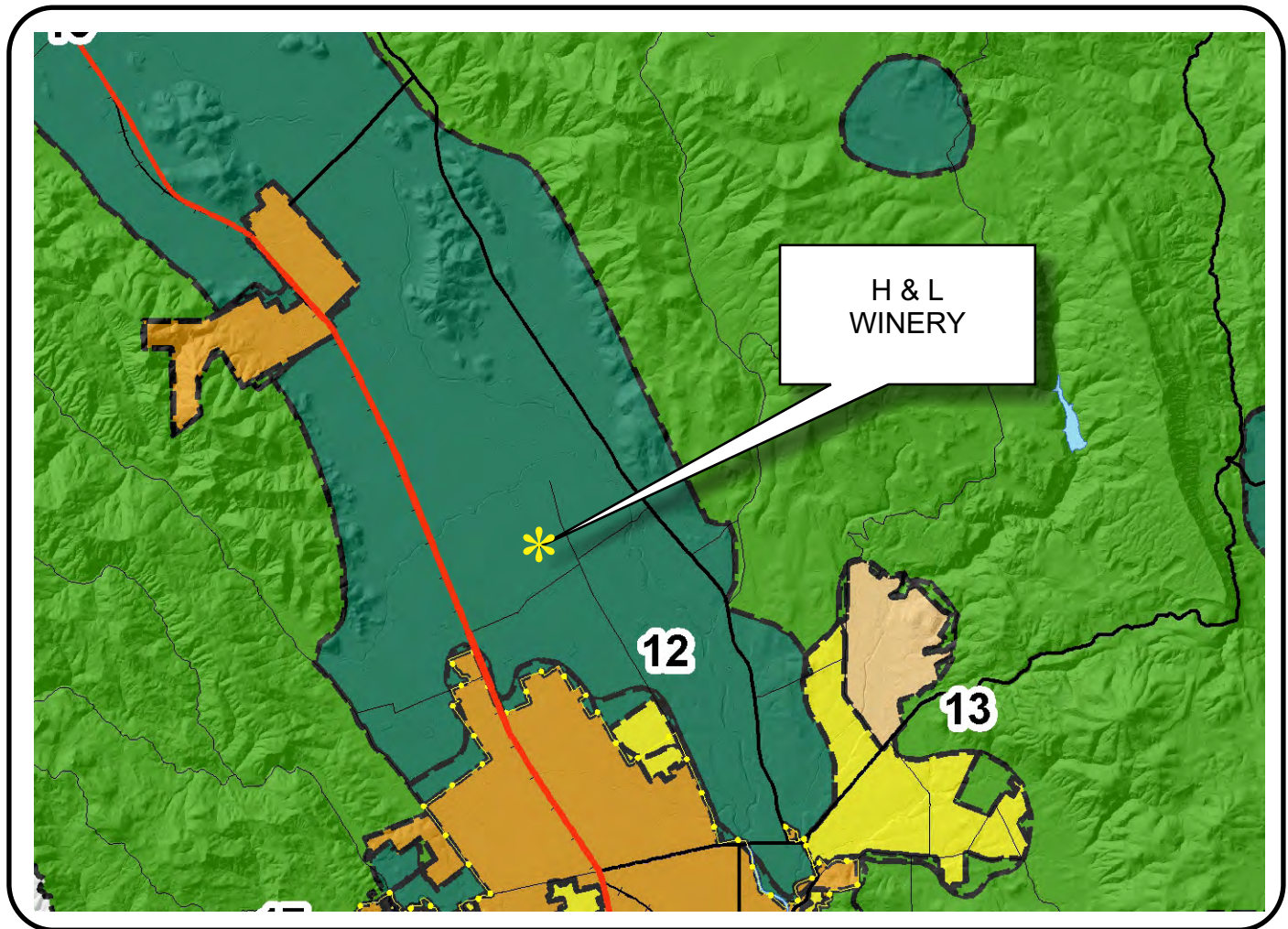








NAPA COUNTY LAND USE PLAN 2008 - 2030





LEGEND





URBANIZED OR NON-AGRICULTURAL

-  Cities
-  Urban Residential *
-  Rural Residential *
-  Industrial
-  Public-Institutional
-  Study Area

OPEN SPACE

-  Agriculture, Watershed & Open Space
-  Agricultural Resource

TRANSPORTATION

-  Mineral Resource
-  Railroad
-  Limited Access Highway
-  Major Road
-  Secondary Road
-  Airport
-  Airport Clear Zone
-  Landfill - General Plan

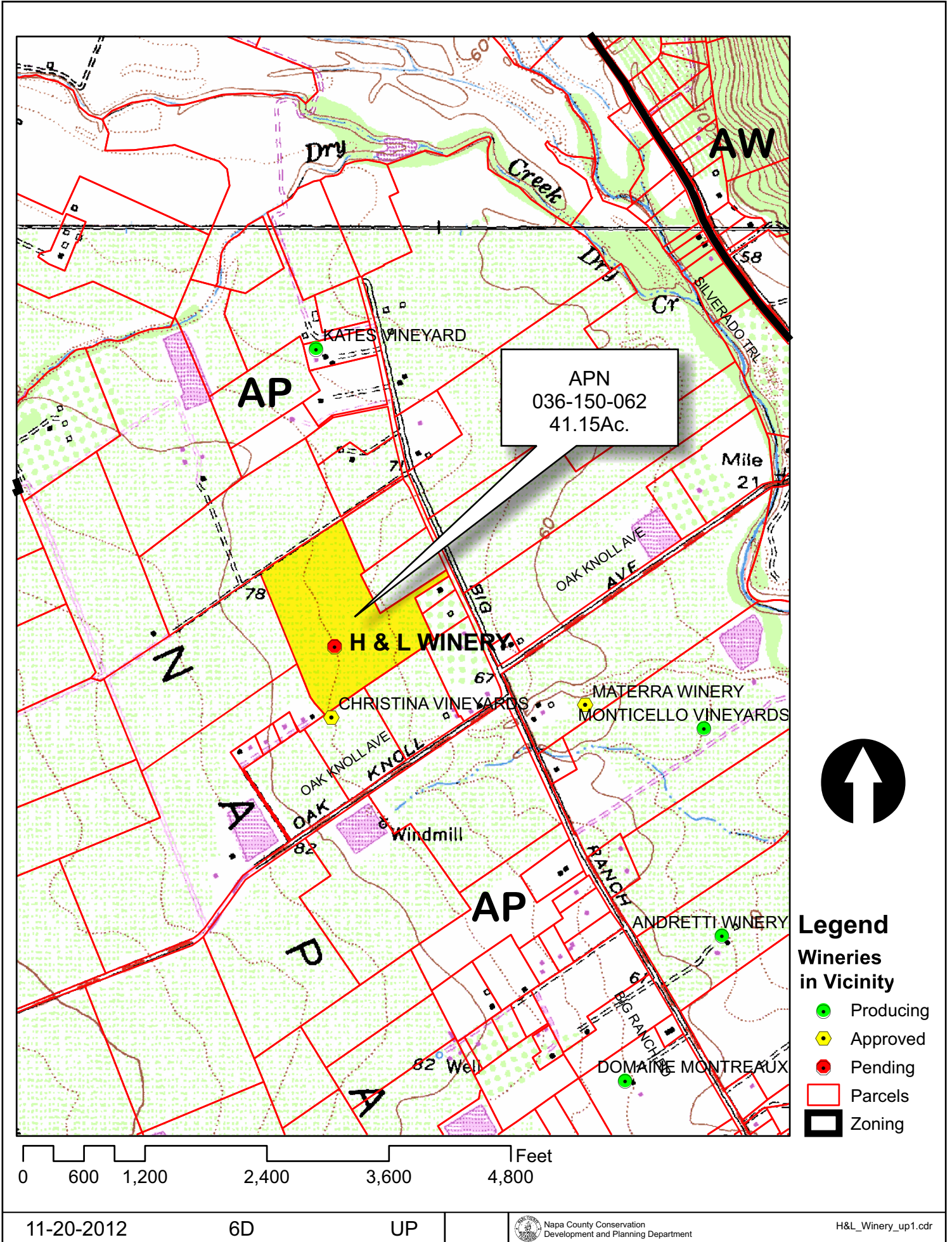
* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN
036-150-062
11-20-2012
6D UP

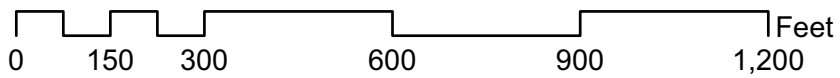
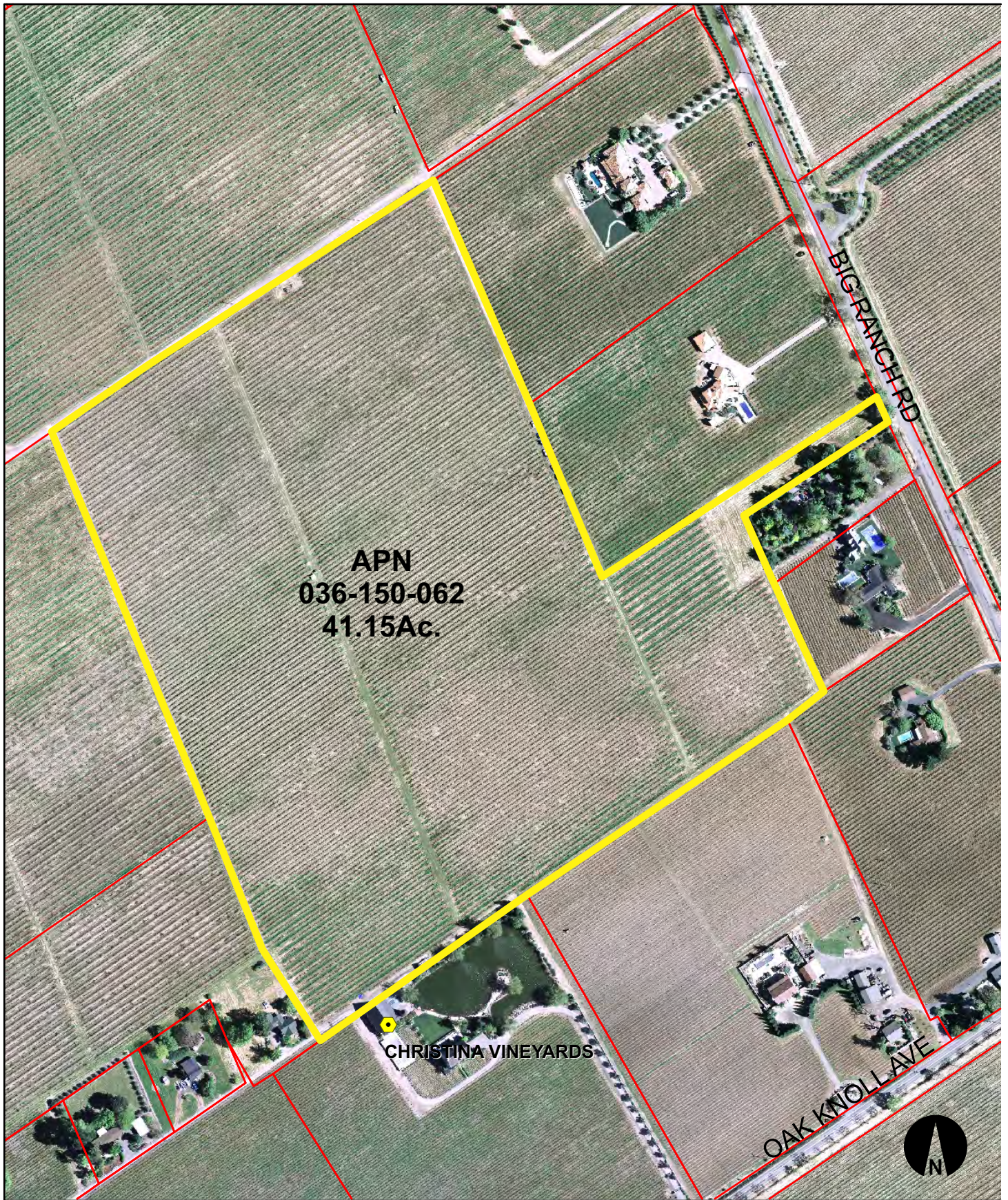
SCALE IN MILES
0 2



H & L WINERY

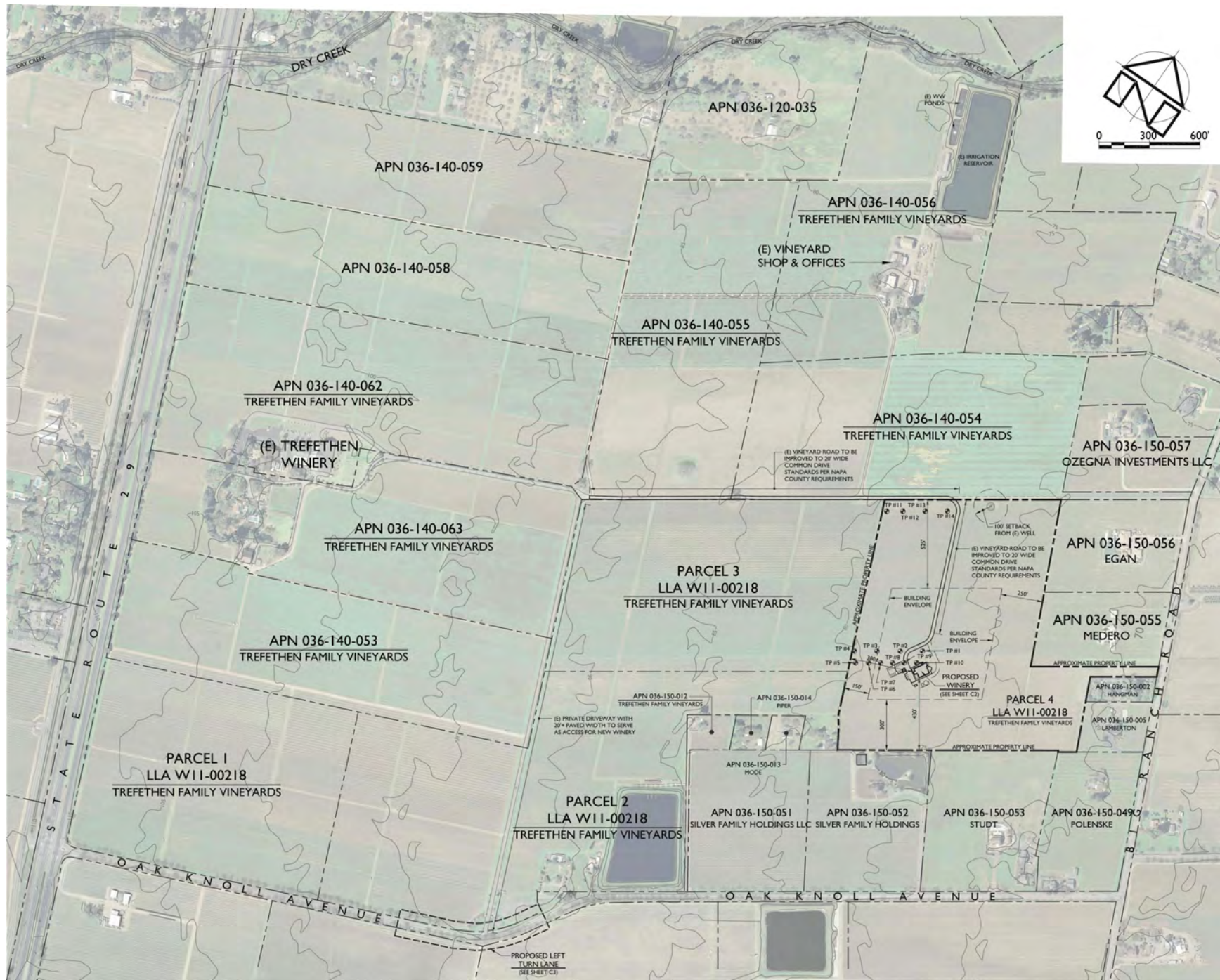


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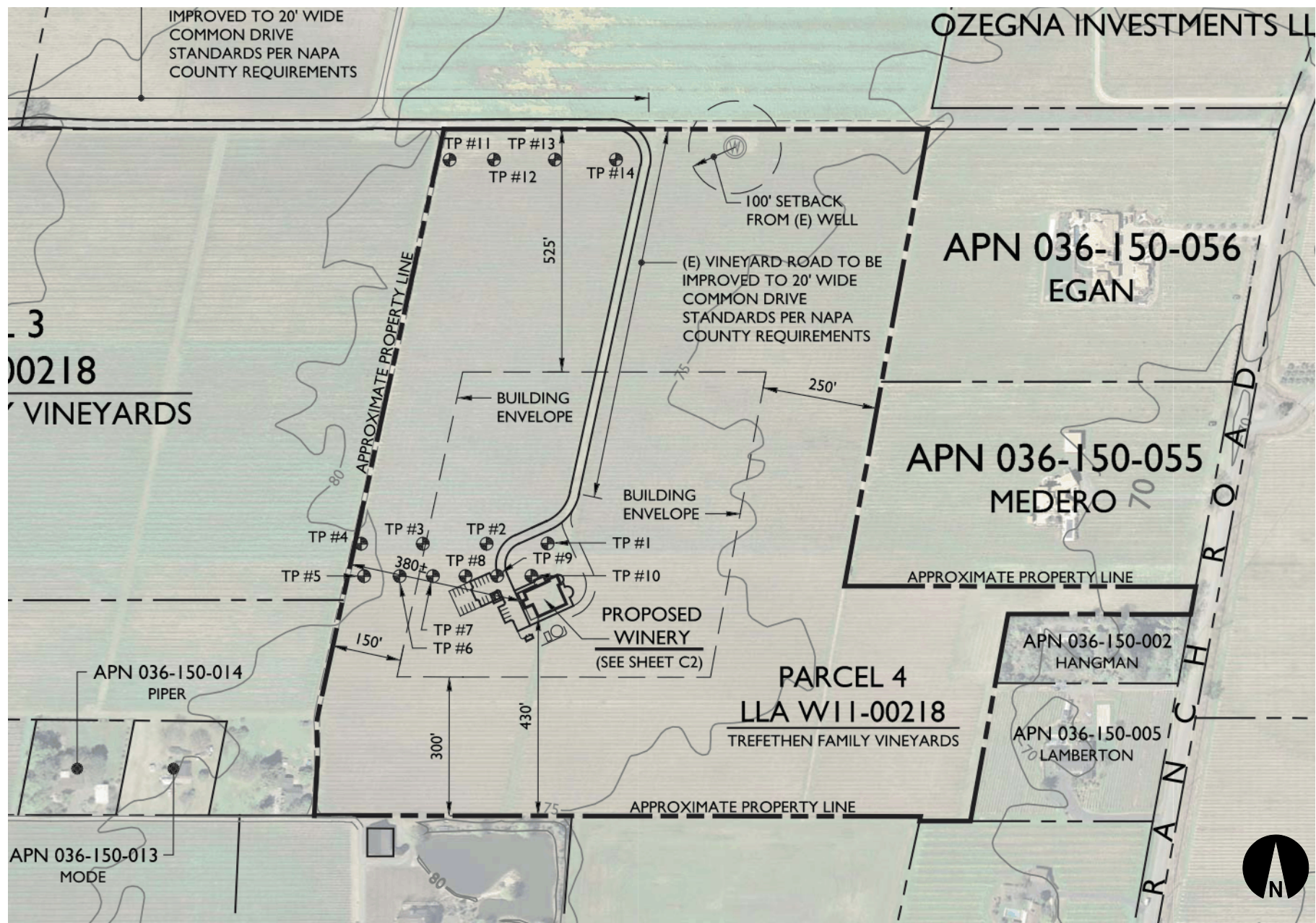


Existing Conditions

H & L WINERY



H & L WINERY



(E) VINE ROWS

PROPOSED SEPTIC SYSTEM & 200% RESERVE AREA (2,700 SF) (SEE NOTE 4)

PROPOSED PAVED DRIVEWAY

PROPOSED GRAVEL DRIVEWAY

PROPOSED GRAVEL SERVICE/ EMERGENCY VEHICLE ACCESS ROAD

PROPOSED VISITOR PARKING (10 STALLS)

PROPOSED PERVIOUS EVENT PARKING (10 STALLS)

PROPOSED EMPLOYEE PARKING (3 STALLS)

PROPOSED WINERY (SEE ARCHITECT'S PLANS) FF=80.02

7'X16' TRASH ENCLOSURE

PROPOSED WATER STORAGE TANK AND FIRE PUMP HOUSE

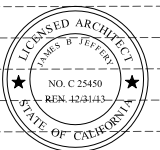
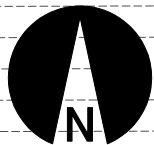
(E) VINEYARD AVENUE CONTINUES

(E) VINE ROWS

(E) VINE ROWS

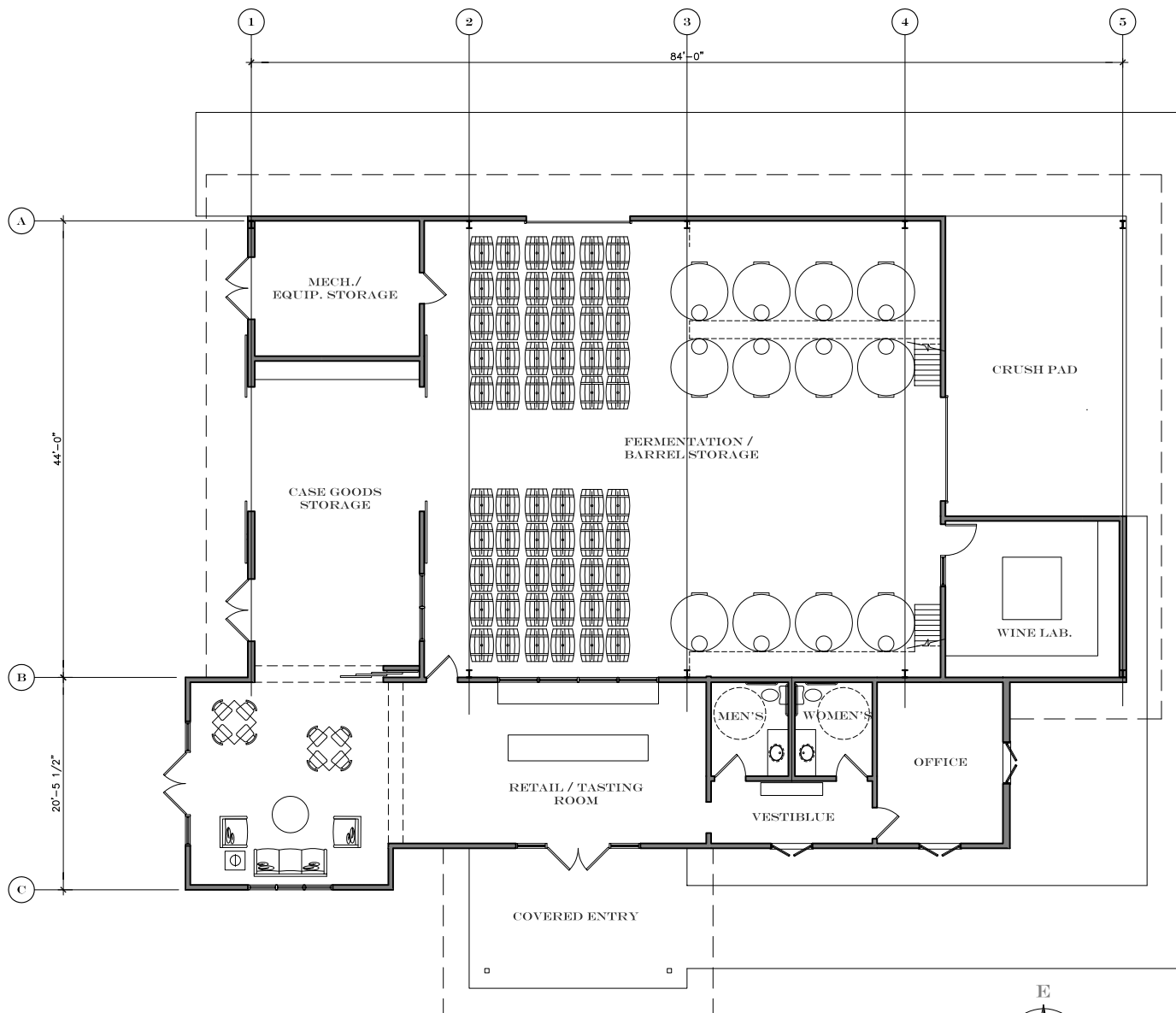
SITE PLAN

LICENSED ARCHITECT
JAMES B. TELFORD
NO. C 25450
REM. 42/3143
STATE OF CALIFORNIA



SITE PLAN

H & L WINERY



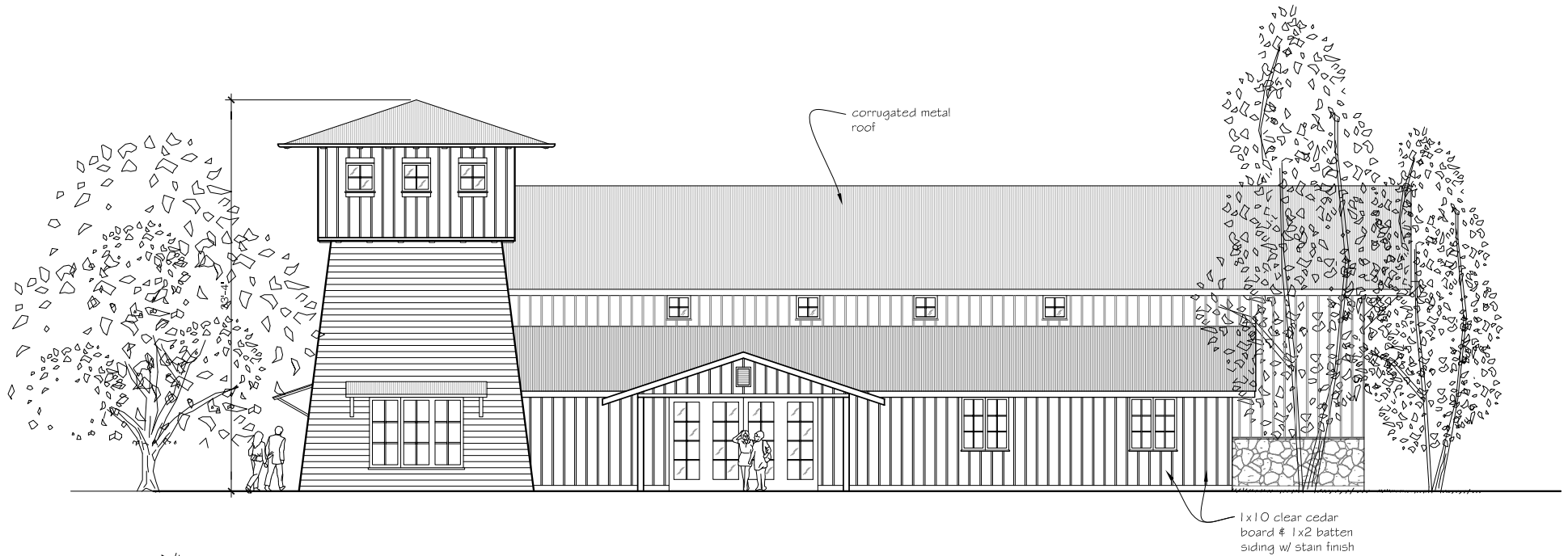
BUILDING AREA	
TASTING ROOM & RETAIL AREA	862 SF
OFFICE	189 SF
VESTIBULE	99 SF
RESTROOMS	157 SF
SUBTOTAL ACCESSORY AREA	1,307 SF
BARREL STORAGE / FERMENTATION	2,233 SF
WINE LAB	263 SF
CRUSH PAD	504 SF
CASE GOODS STORAGE/WINE LIBRARY	483 SF
MECH. / EQUIPMENT ROOM	210 SF
SUBTOTAL PRODUCTION AREA	3,693 SF
TOTAL BUILDING AREA	5,000 SF

1
A2.1
FLOOR PLAN
ALTERNATE NO. 2

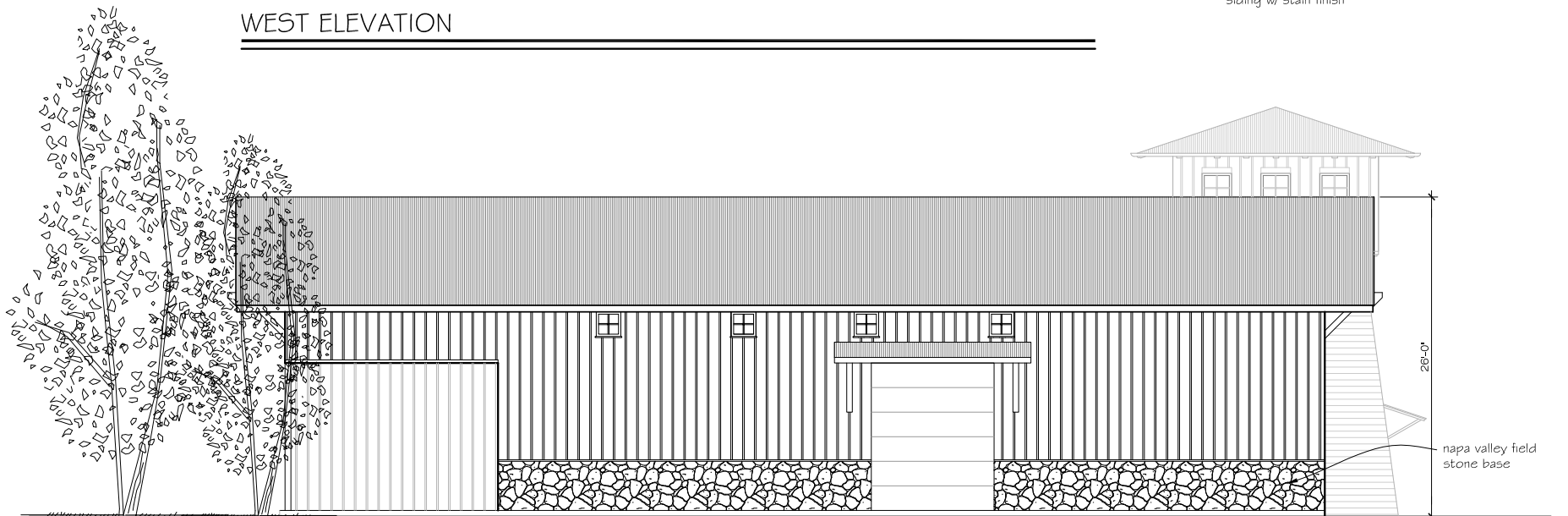
REFERENCE
NORTH



H & L WINERY



WEST ELEVATION

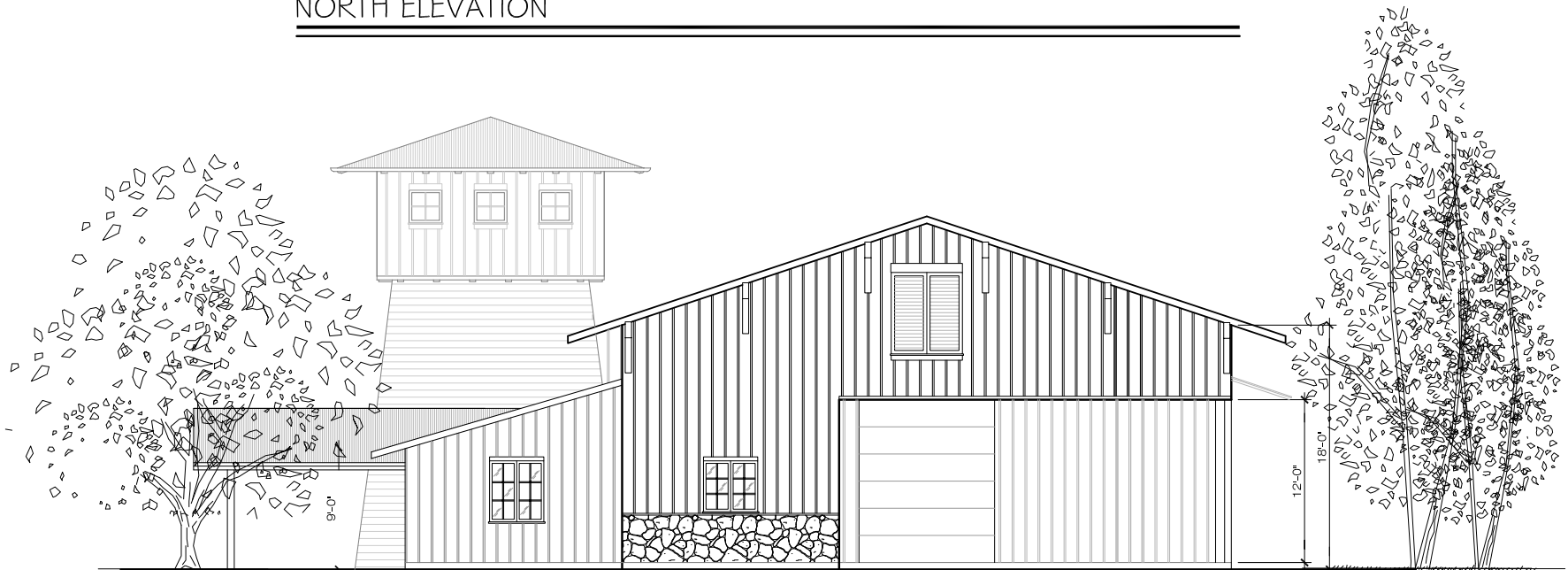


EAST ELEVATION

H & L WINERY



NORTH ELEVATION

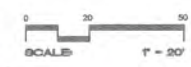


SOUTH ELEVATION

H & L WINERY

PLANT LEGEND

SYMBOL	PLANT DESCRIPTION & SPECIES	PROPOSED SIZE	HGT. (8-12 YRS.)	WATER USE
	PROPOSED TREES			
	Large, Deciduous, Native Shade Tree	24" Box (10'x)	18'-20'	Low
	<i>Quercus lobata</i> / Valley Oak			
	Small, Deciduous, Flowering/Fall Color, Accent Tree	24" Box (8'x)	16'-18'	Low
	<i>Lagerstroemia hybrid</i> / Tuscany / Hybrid Crapemyrtle			
	Narrow, Upright, Deciduous, Accent Tree	34" Box (12'x)	25'-30'	Moderate
	<i>Acer platanoides</i> / Norway Spruce / Narrow, Upright, Red leaf Maple Tree			
	Medium, Deciduous, Shade (Parking Area), Fall Color Tree	15 Gal (8'x)	16'-18'	Low
	<i>Rosa chinensis</i> / Kift Daisy / Chinese Pinks (Shade)			
	Medium, Rounded, Evergreen, Screening Tree	24" Box (10'x)	20'-25'	Low
	<i>Quercus ilex</i> / Holly-leaf Oak			
	Evergreen, Low, Multi-Trunk, Native Tree-Shrub	15 Gal (8'x)	14'-16'	Low
	<i>Prunus lotifolia</i> / CA Holly-leaf Cherry			
	SHRUBS			
	Low to Medium Evergreen Native & Drought Tolerant Shrubs	5 Gal (3'x)	3'-6'	Low
	<i>Berberis thunbergii</i> / Arctostaphylos, <i>Salvia greggii</i> / Spineflower, <i>Leucanthus</i> , <i>Arctostaphylos standishiana</i> , <i>Malvastrum</i> / San Narciso, <i>Arctostaphylos</i> /			
	<i>Ceanothus</i> / Blueberry, <i>Conchocarpus</i> / Snowball, <i>Munsterbergia</i> /			
	Entry, Accent, Evergreen Shrubs & Grasses	5 Gal (2'x)	2'-6'	Low/Med.
	<i>Albericia domestica</i> var. <i>Camellia</i> / Camellia, <i>Yucca</i> / Yucca, <i>Podocarpus</i> /			
	<i>Whitwell's</i> / <i>Calamagrostis</i> / <i>Plumbago</i> / <i>Pittosporum</i> / <i>Pinus</i> /			
	GROUND COVERS & CLIMBING GRASSES			
	Evergreen, Native & Drought Tolerant, Ground Covers	1 Gal (1'x)	0'-18"	Low
	<i>Arctostaphylos</i> / <i>Wood's</i> / <i>Emerald</i> / <i>Pinus</i> /			
	<i>Arctostaphylos</i> / <i>Wood's</i> / <i>Emerald</i> / <i>Pinus</i> /			
	Evergreen Entry, Accent Ground Covers & Grasses	1/2 S Gal (1'x)	0'-18"	Low/Med.
	<i>Liriodendron</i> / <i>Tulip</i> / <i>Trachelium</i> / <i>Rosa</i> /			
	<i>Liriodendron</i> / <i>Tulip</i> / <i>Trachelium</i> / <i>Rosa</i> /			
	River Rock Ground Cover (Lawn Edge & Under some Oaks)	0'x	4'-6"	None
	Ornamental, Tall Fescue Lawn Grass Blend	0'x	3'-4'	High



LANDSCAPE NOTES

1. ALL PLANTINGS TO BE IRRIGATED WITH AUTOMATIC DRIP/BUZZER IRRIGATION SYSTEM, EXCEPT LAWN AREA WHICH WILL HAVE LOW-VOLUME POP-UP SPRAY HEADS, WITH A RAIN SHUTOFF DEVICE. ALL IRRIGATION TO CONFORM TO LATEST COUNTY OF NAPA WATER CONSERVATION REQUIREMENTS. ALL PLANT SELECTIONS, EXCEPT LAWN GRASS, TO BE EITHER MODERATE OR LOW WATER USE SPECIES.
2. ALL TREES WITHIN 5' OF PAVEMENT, CURBS, WALLS, ETC. SHALL HAVE ROOT BARRIERS (18" DEEP) INSTALLED FOR 6" IN EACH DIRECTION FROM THE TREE TRUNK.
3. MULCH SHALL BE INSTALLED THROUGHOUT THE LANDSCAPE AREAS TO A DEPTH OF THREE INCHES.

PRELIMINARY LANDSCAPE PLAN