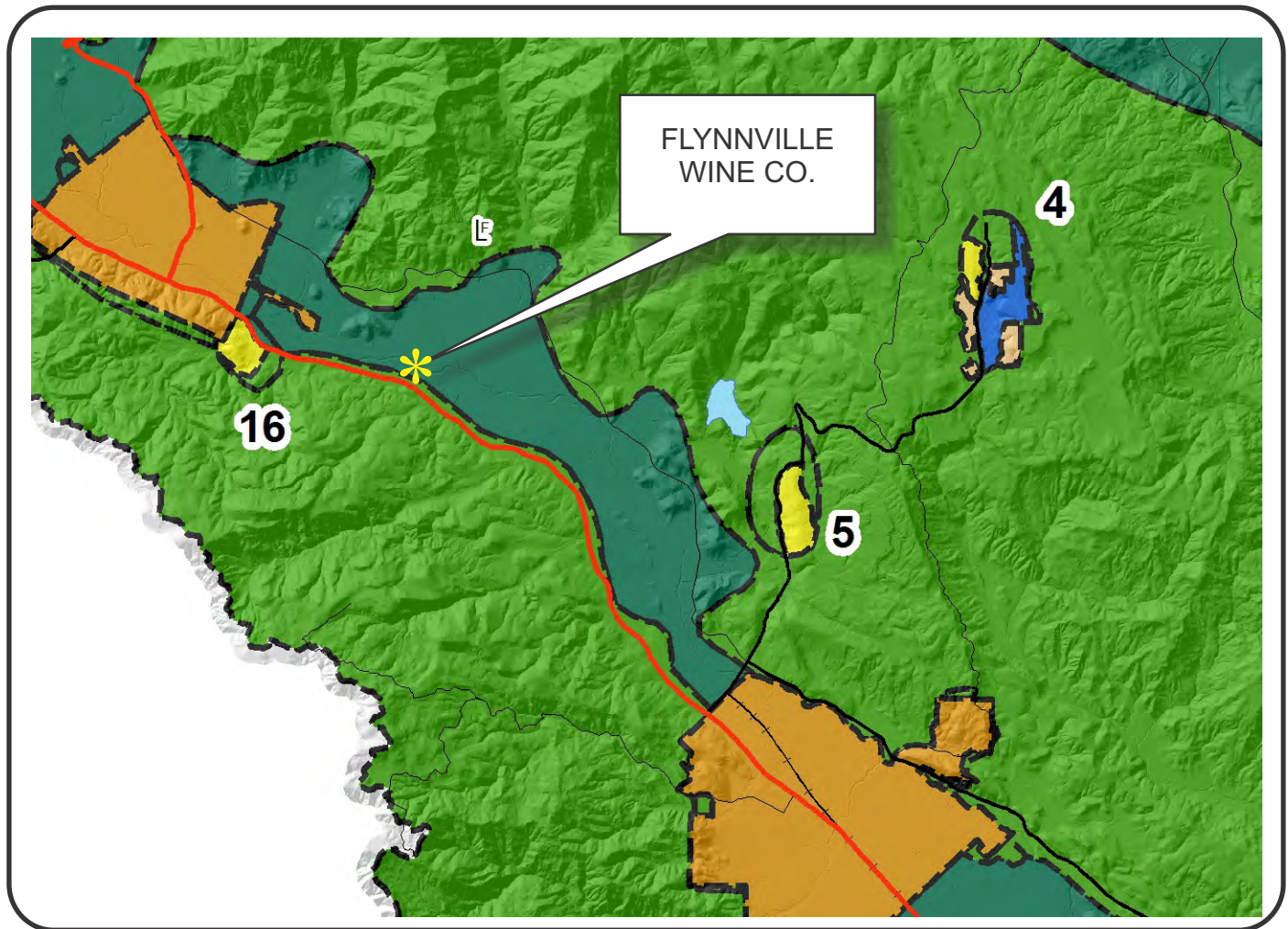


NAPA COUNTY LAND USE PLAN 2008 - 2030



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

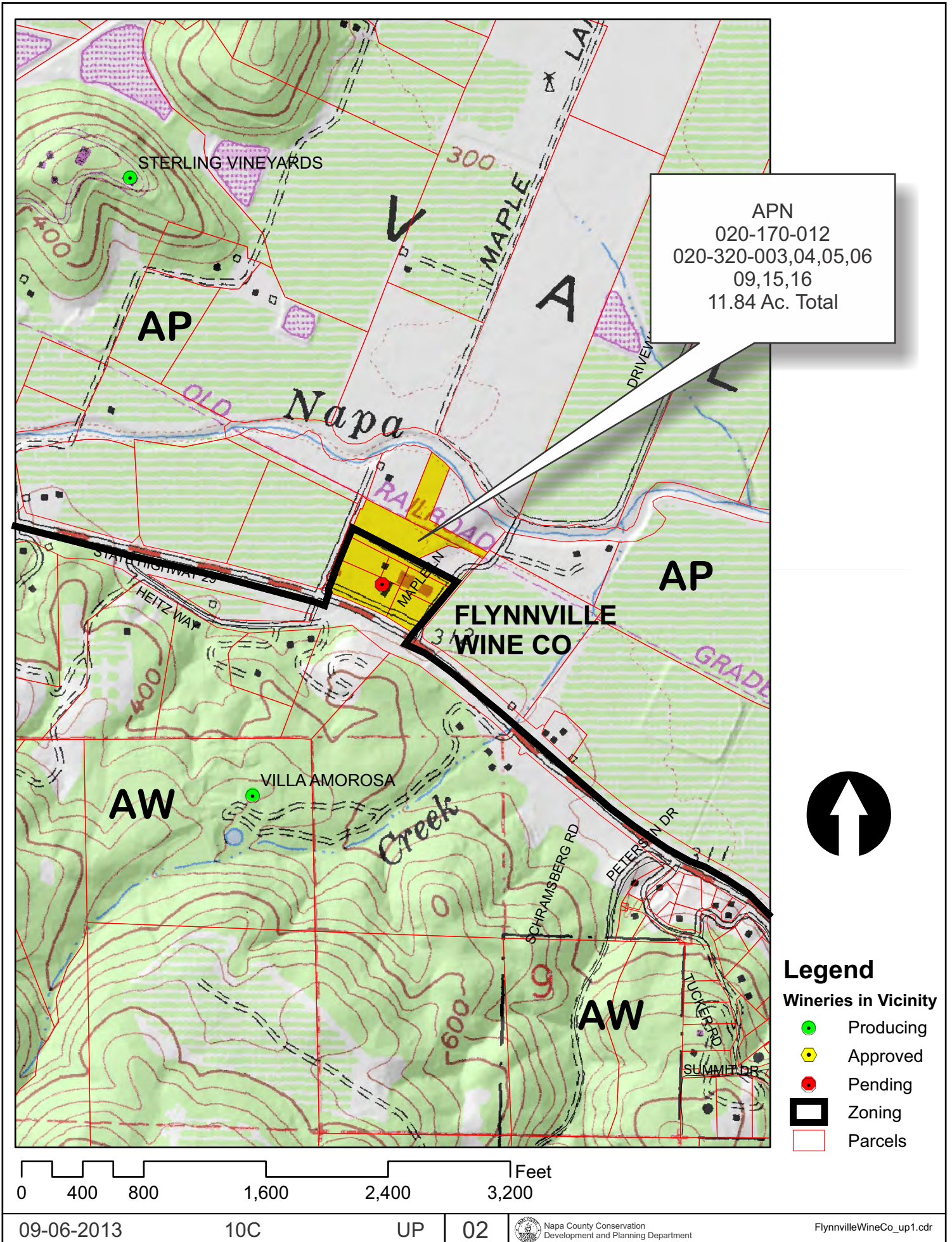
TRANSPORTATION

- 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
020-320-003,04,05,06
09,11,12,13,14
09-06-2013
10C UP

FLYNNVILLE WINE CO.



FLYNNVILLE WINE CO.



09-06-2013

10C

UP

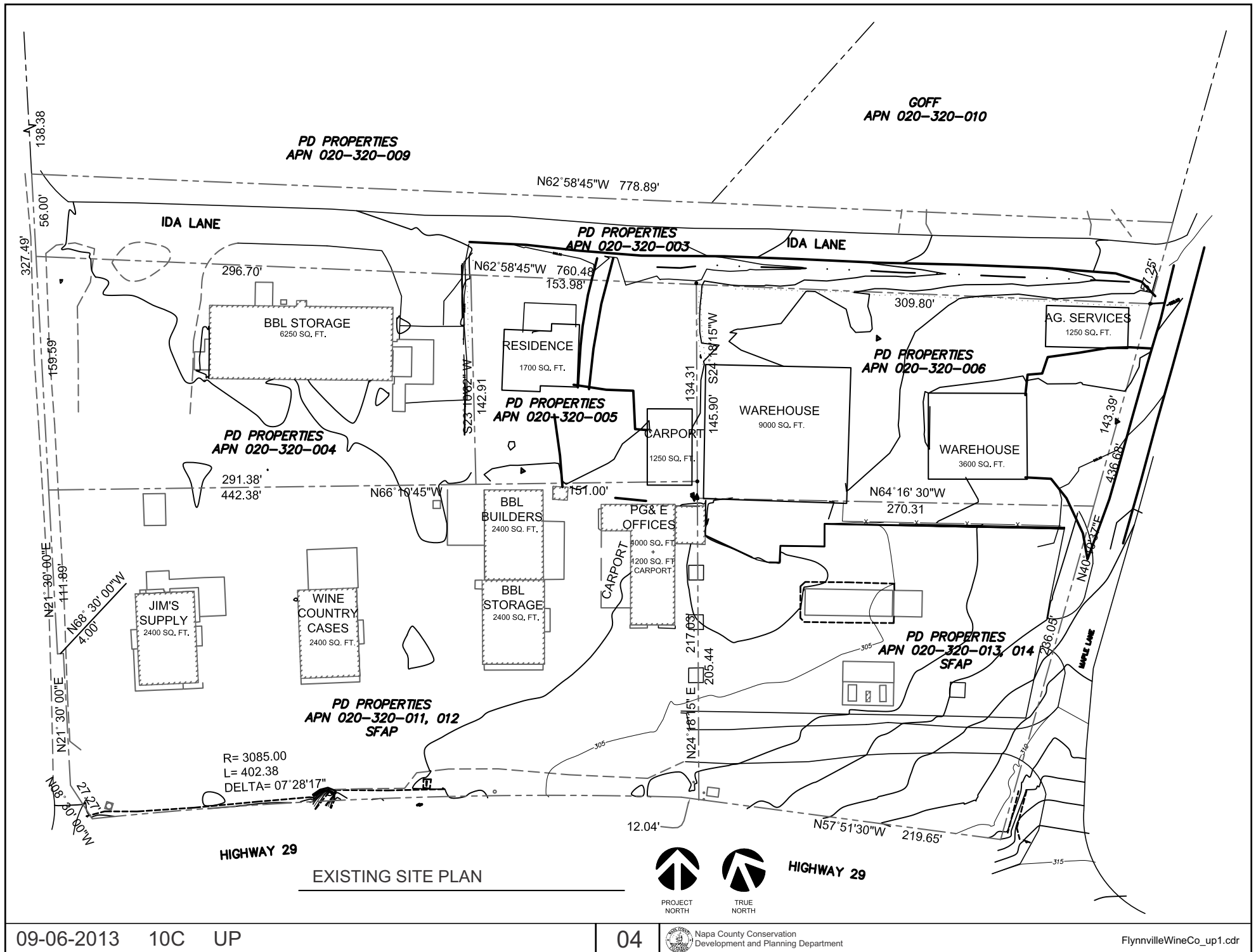
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Napa County Conservation
Development and Planning Department

FlynnvilleWineCo_up1.cdr

FLYNNVILLE WINE CO.



FLYNNVILLE WINE CO.

OVERALL -
PRODUCTION: 58,740 SQ. FT.
ACCESSORY: 23,496 SQ. FT.
TOTAL BLDG AREA: 82,236 SQ. FT.

PROPOSED PERVIOUS:
POND ACCESS DRIVEWAY: 10,650 SQ. FT.
PERVIOUS PARKING: 12,480 SQ. FT.
LANDSCAPING: 107,830 SQ. FT.
INTERIOR COURTYARD: 26,380 SQ. FT.

WINERY DEV. AREA:
162,306 SQ. FT. (WINERY COV.)
-38, 580 SQ. FT. (PERV. PARKING)
-12, 480 SQ. FT. (IMPERV. PARKING)
111, 246 SQ. FT.

WINERY COVERAGE:
149,700 SQ. FT.
12,000 SQ. FT. (WASTE WATER POND)
128 SQ. FT. (SS PRE-TREAT AREA)
+478 SQ. FT. (TANKS & SOLID WASTE AREA)
162,306 SQ. FT.

PROPOSED IMPERVIOUS:

PAVED ROADS:	48,970 SQ. FT.
PARKING:	20,730 SQ. FT.
BUILDING FOOTPRINT:	69,840 SQ. FT.
COVERED CRUSH PAD AREAS:	5,730 SQ. FT.
PORCH AND ENTRIES:	<u>4,430 SQ. FT.</u>

EXISTING:
ACREAGE: 11.84 ACRES
25% OF 11.84 ACRES = 128, 937 SQ. FT.
(WINERY COVERAGE ALLOWED)

TYPICAL AP:
PRODUCTION: 3,981 SQ. FT.
ACCESSORY: 1,201 SQ. FT.

TOTAL PERVIOUS: 157,340 SQ. FT

PARKING:
SPACES PROVIDED: 91
(INCLUDING 4 HANDICAP)
LIMO PARKING: 2
OVERFLOW SPACES: 16
TOTAL PARKING: 109

FIRE PROTECTION &
POTABLE WATER
TANK APPROX.
LOCATION- S.C.D.-

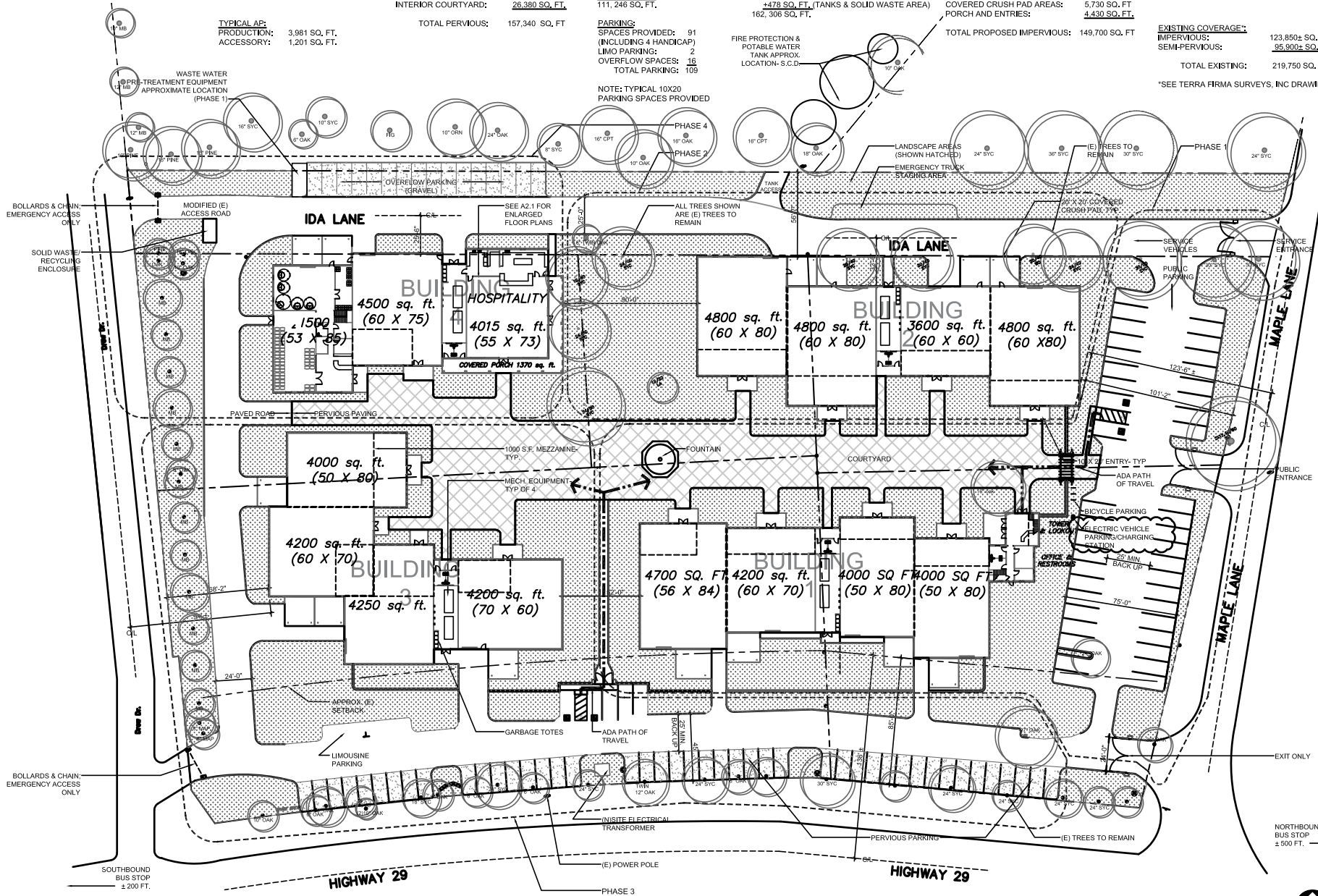
TOTAL PROPOSED IMPERVIOUS: 149,700 SQ. FT

EXISTING COVERAGE*:

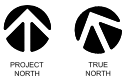
IMPERVIOUS:	123,850± SQ. FT.
SEMI-PERVIOUS:	<u>95,900± SQ. FT.</u>

TOTAL EXISTING: 219,750 SQ. FT

*SEE TERRA FIRMA SURVEYS, INC DRAWING (NOV. 22, 2011)



PROPOSED SITE PLAN



IDA LANE

BBL STORAGE
6250 SQ. FT.

RESIDENCE
1700 SQ. FT.

TEMPORARY
OPEN
SPACE

COURTYARD

JIM'S
SUPPLY
2400 SQ. FT.

WINE
COUNTRY
CASES
2400 SQ. FT.

PAVED
PARKING

EXISTING IMPERVIOUS
ACCESS DRIVE

IDA LANE

CONFORM
TO (E) ROAD

24" SYC

24" SYC

57.25

MILE LANE

MILE LANE

315

HIGHWAY 29

HIGHWAY 29

PHASE 1

N.T.S.

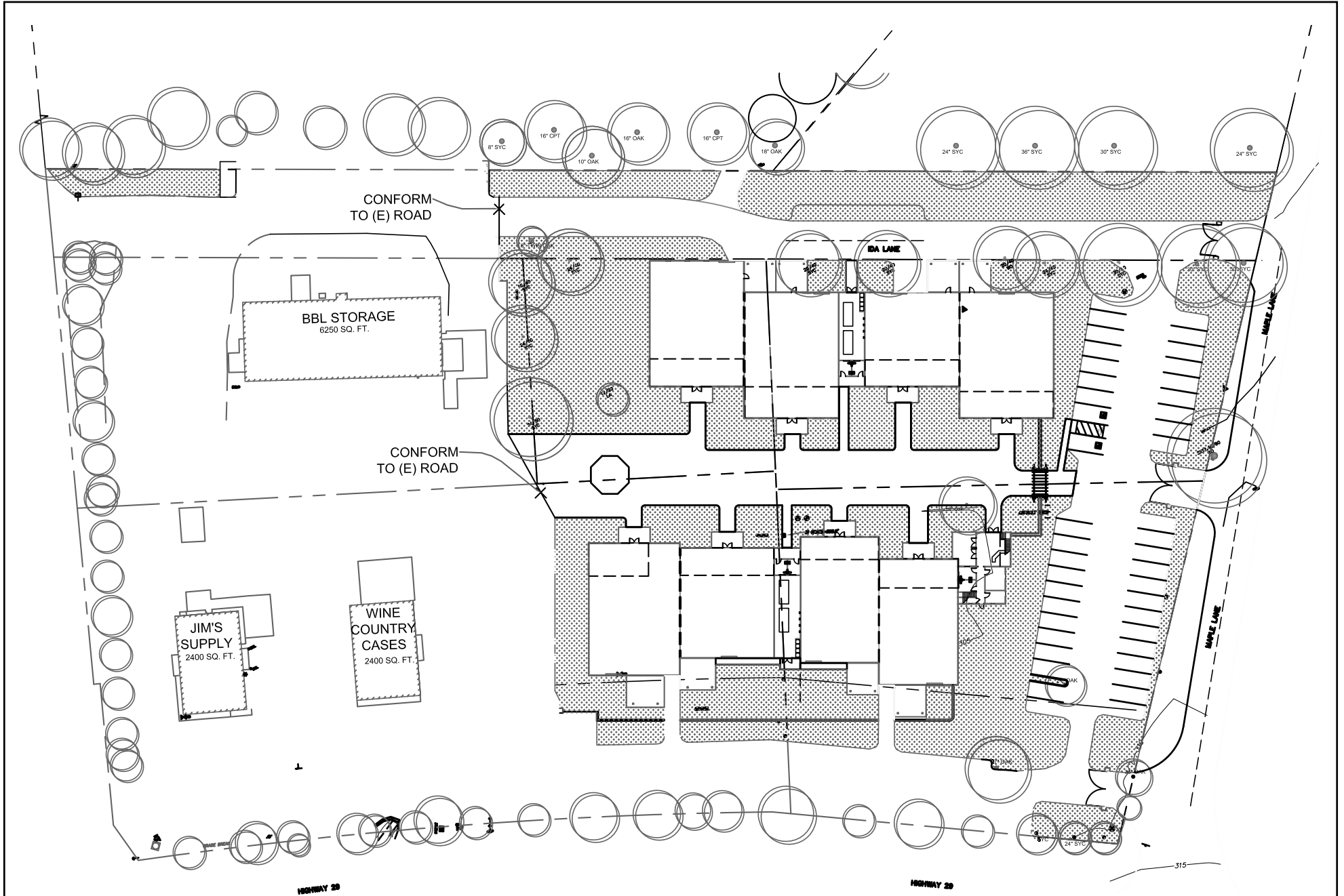
09-06-2013 10C UP

06

Napa County Conservation
Development and Planning Department

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FLYNNVILLE WINE CO.



PHASE 2

N.T.S.

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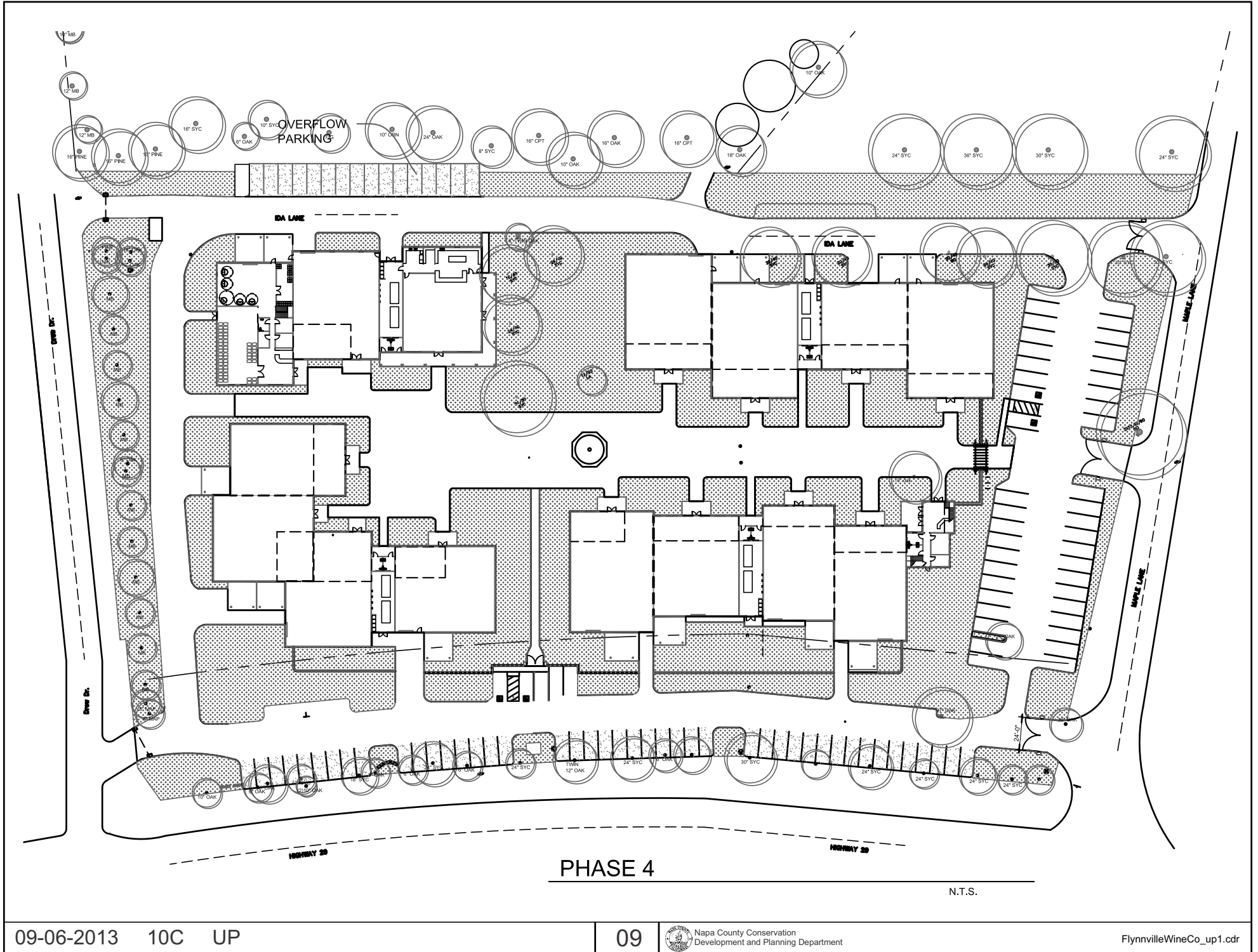
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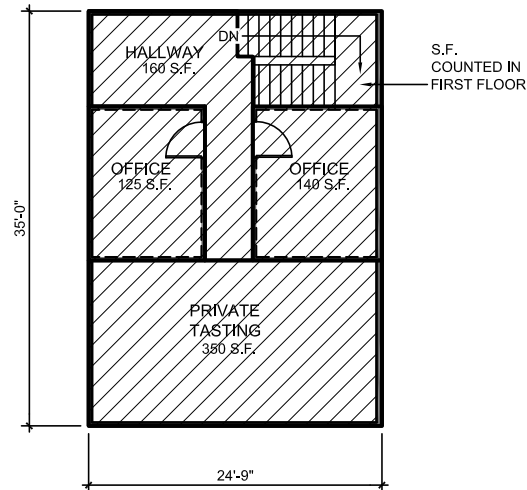
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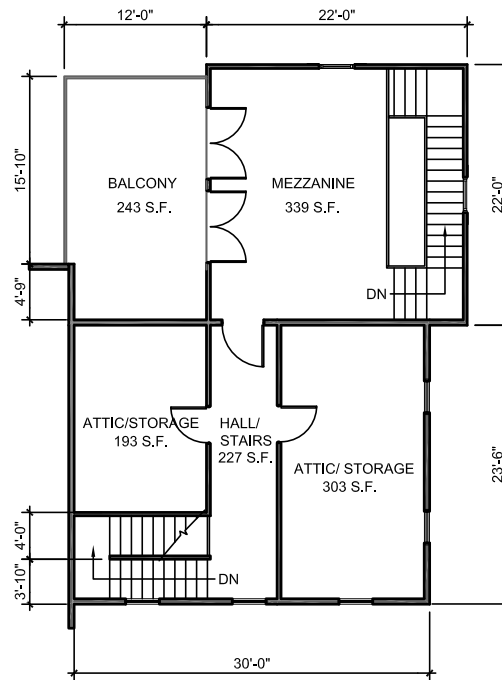
FLYNNVILLE WINE CO.



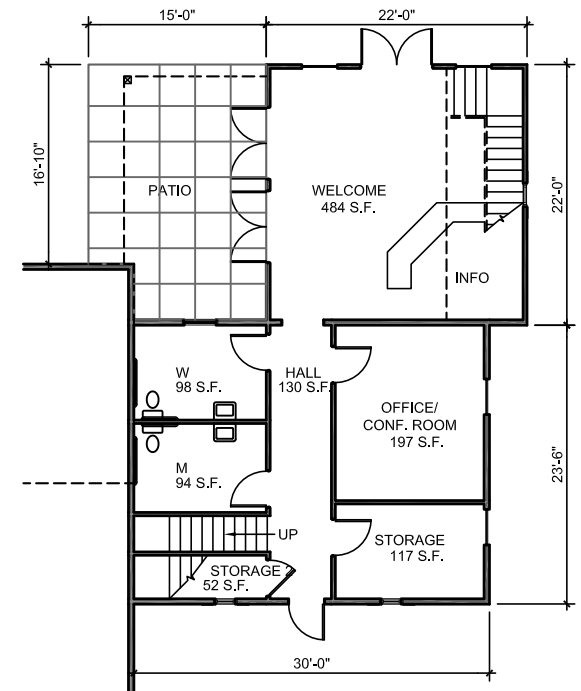
FLYNNVILLE WINE CO.



TYPICAL AP MEZZANINE PLAN

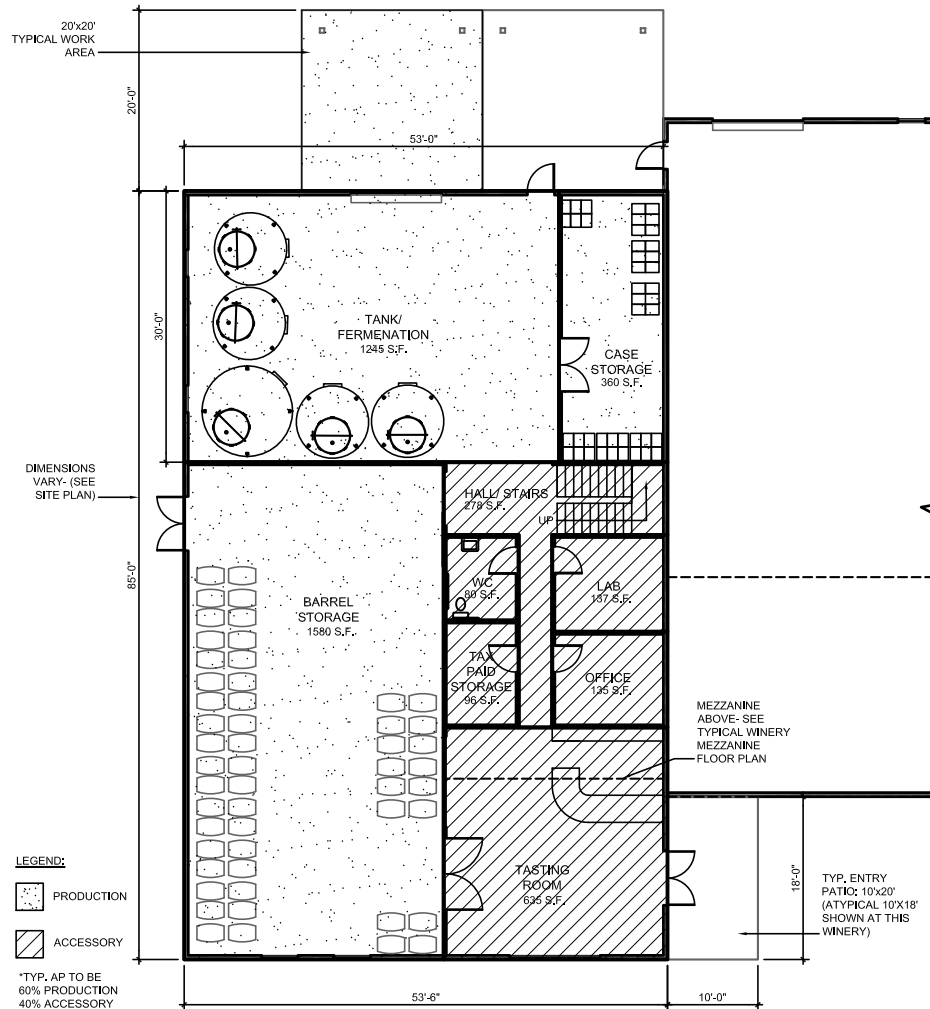


SECOND FLOOR TOWER/ WELCOME OFFICE

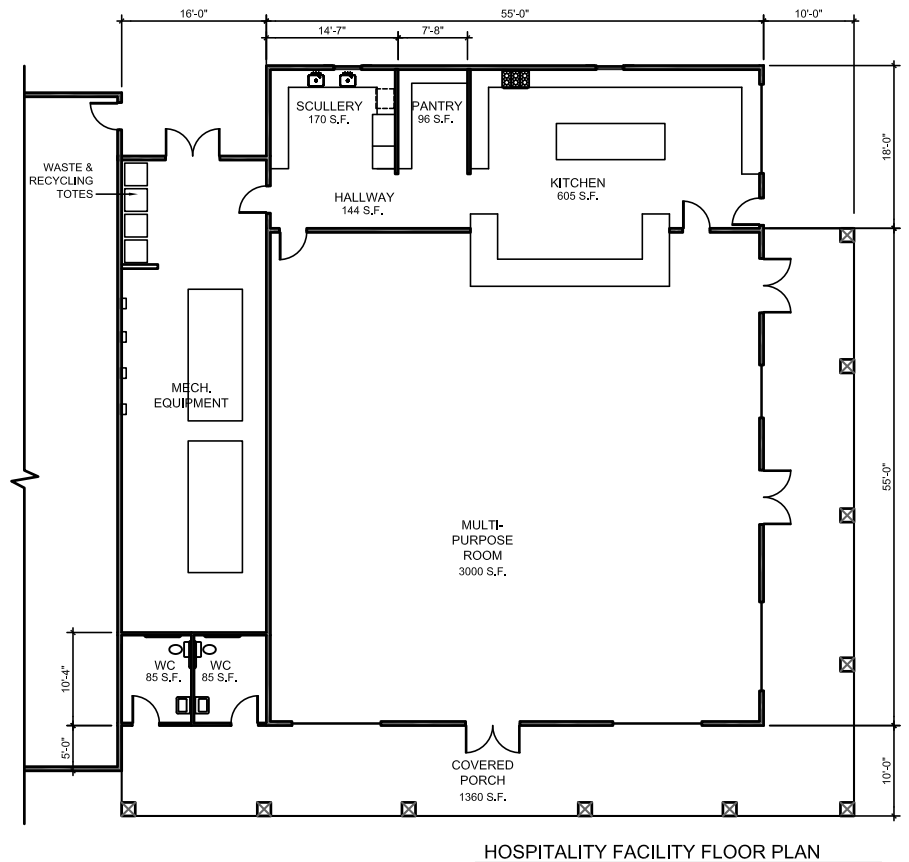


FIRST FLOOR TOWER/ WELCOME OFFICE

FLYNNVILLE WINE CO.

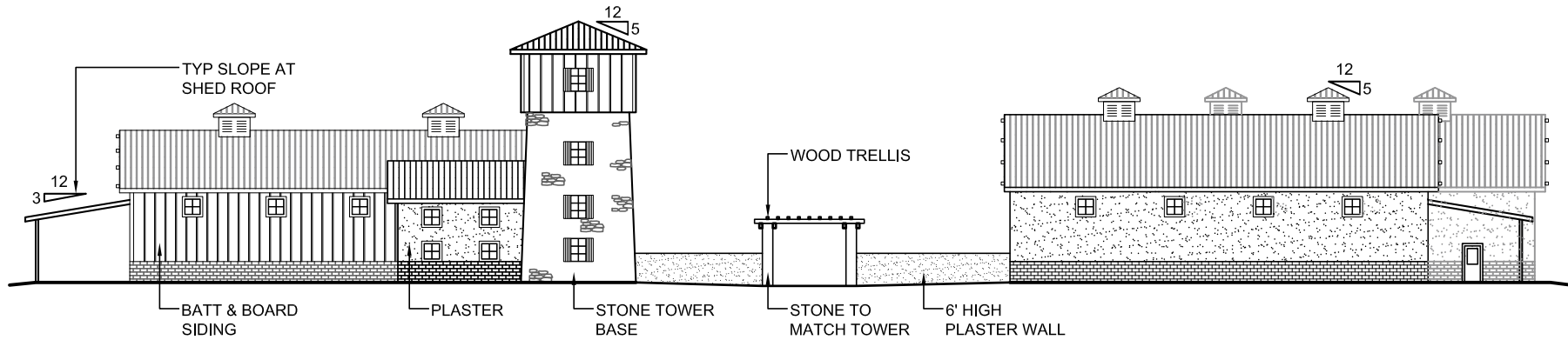


TYPICAL AP FLOOR PLAN

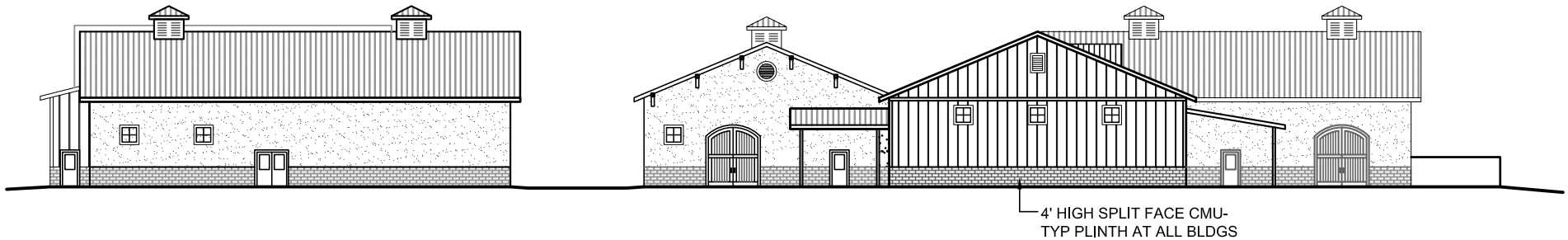


HOSPITALITY FACILITY FLOOR PLAN

FLYNNVILLE WINE CO.



EAST ELEVATION

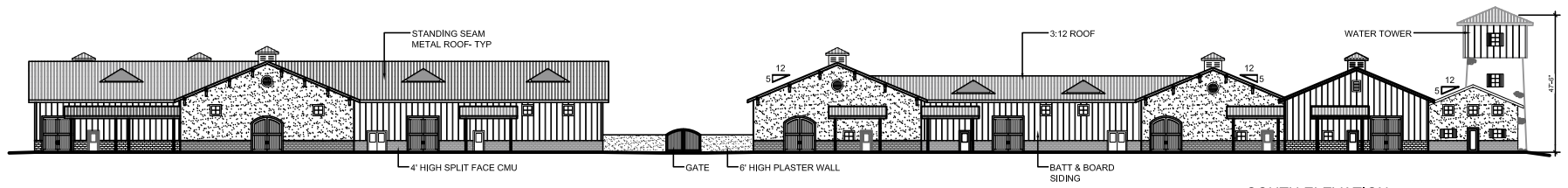


WEST ELEVATION

FLYNNVILLE WINE CO.



NORTH ELEVATION



SOUTH ELEVATION



(E) TREES ALONG HWY 29

N.T.S.

LANDSCAPE PLAN

SUMMARY OF TREES TO BE REMOVED:

SYCAMORE.....	11
OAK.....	18
MAPLE.....	5
MULBERRY.....	4
CYPRESS.....	5
CALIFORNIA PEPPER TREE..	15
LAUREL.....	4
PALM.....	1
TOTAL:	68

LEGEND:

SYCAMORE	SYC
WHITE OAK	WO
MAPLE.....	MAP
MULBERRY	MB
CYPRESS.....	CYP
CALIFORNIA PEPPER TREE..	CPT
LAUREL.....	LA

NOTE:
ALL TREE LOCATIONS AND SIZES ARE APPROXIMATE. SPECIES HAS BEEN DETERMINED TO THE BEST AVAILABLE INFORMATION.

NEW LANDSCAPING
PERVIOUS PAVING
PERVIOUS PAVING-PARKING

(E) TREES TO BE REMOVED
(E) OAKS TO BE REMOVED
EXISTING TREES
(E) OAKS TO REMAIN

LANDSCAPE PLAN

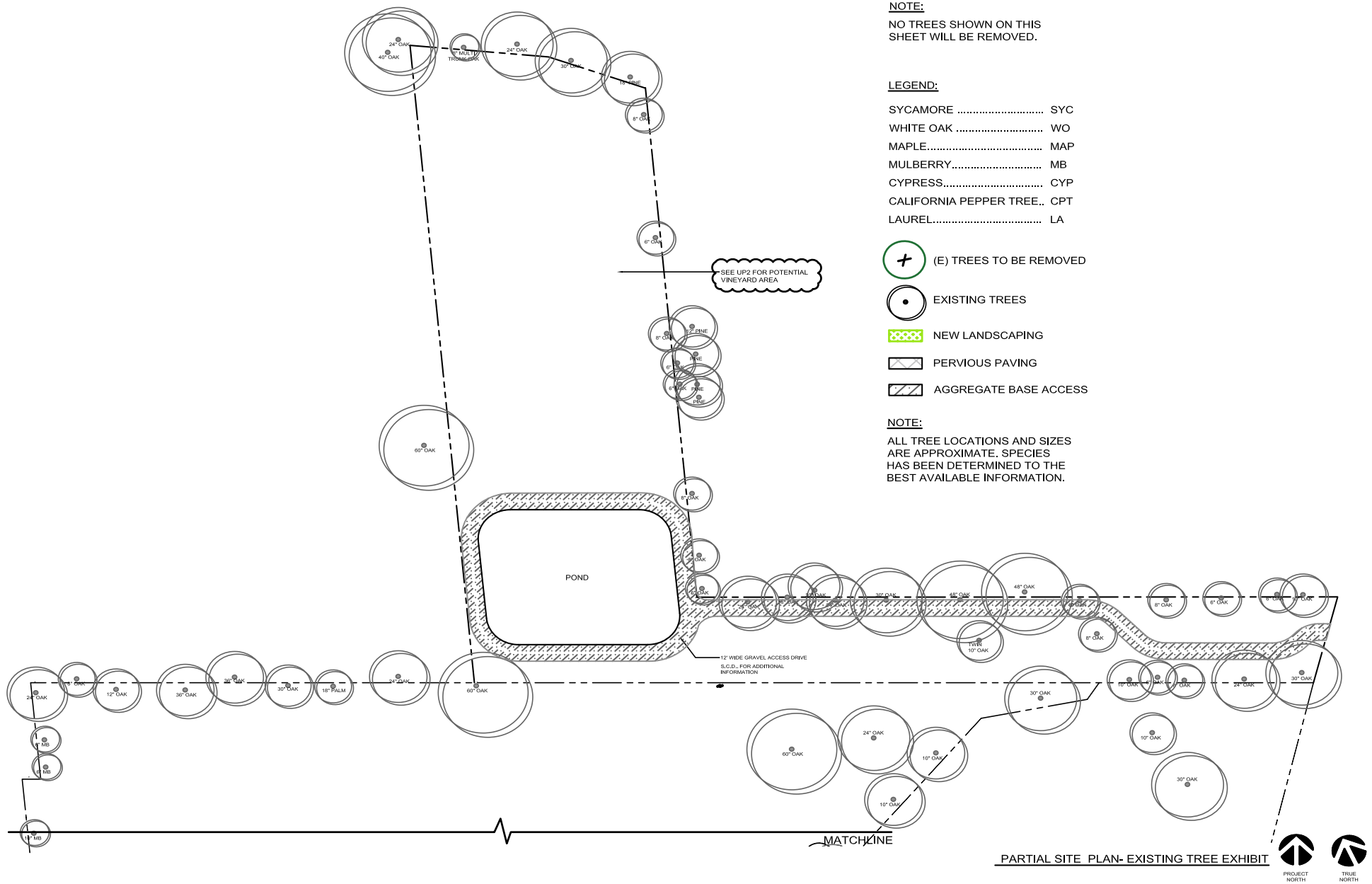
09-06-2013 10C UP

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Napa County Conservation
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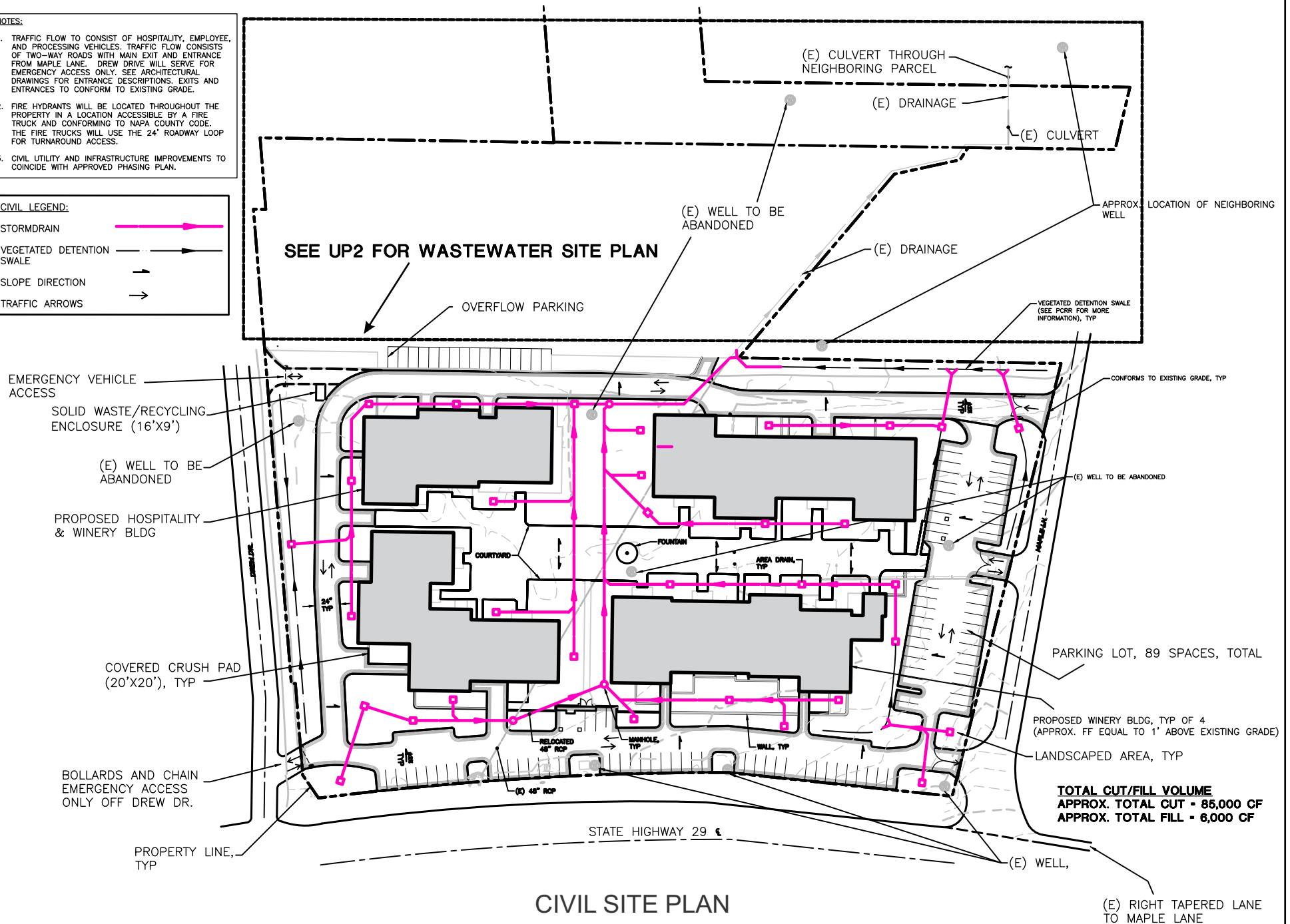
FLYNNVILLE WINE CO.

NOTES:

1. TRAFFIC FLOW TO CONSIST OF HOSPITALITY, EMPLOYEE, AND PROCESSING VEHICLES. TRAFFIC FLOW CONSISTS OF TWO-WAY ROADS WITH MAIN EXIT AND ENTRANCE FROM MAPLE LANE. DREW DRIVE WILL SERVE FOR EMERGENCY ACCESS ONLY. SEE ARCHITECTURAL DRAWINGS FOR ENTRANCE DESCRIPTIONS, EXITS AND ENTRANCES TO CONFORM TO EXISTING GRADE.
2. FIRE HYDRANTS WILL BE LOCATED THROUGHOUT THE PROPERTY IN A LOCATION ACCESSIBLE BY A FIRE TRUCK AND CONFORMING TO NAPA COUNTY CODE. THE FIRE TRUCKS WILL USE THE 24' ROADWAY LOOP FOR TURNAROUND ACCESS.
3. CIVIL UTILITY AND INFRASTRUCTURE IMPROVEMENTS TO COINCIDE WITH APPROVED PHASING PLAN.

CIVIL LEGEND:

- STORMDRAIN 
- VEGETATED DETENTION SWALE 
- SLOPE DIRECTION 
- TRAFFIC ARROWS 






CIVIL SITE PLAN

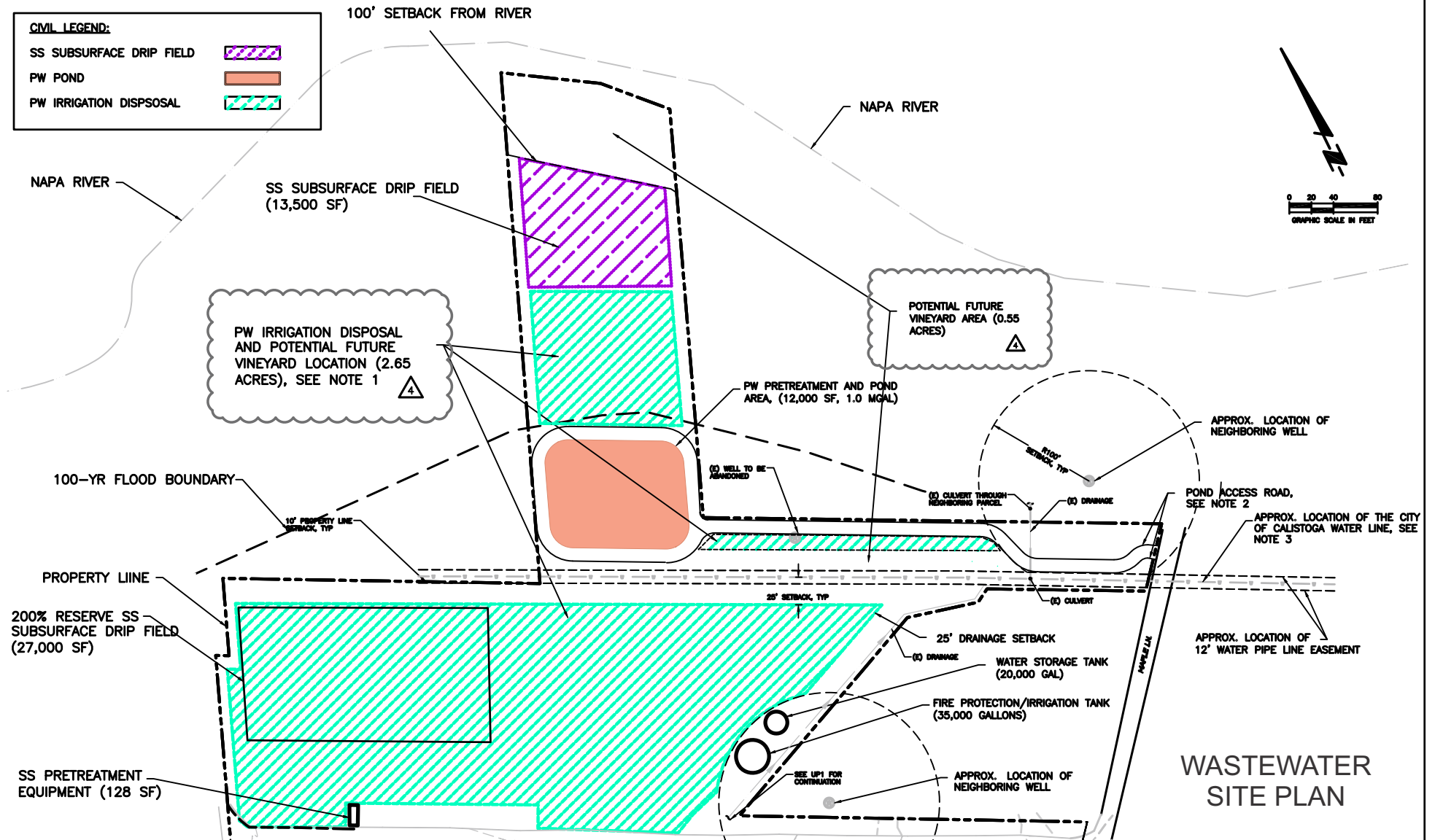
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NOTES:

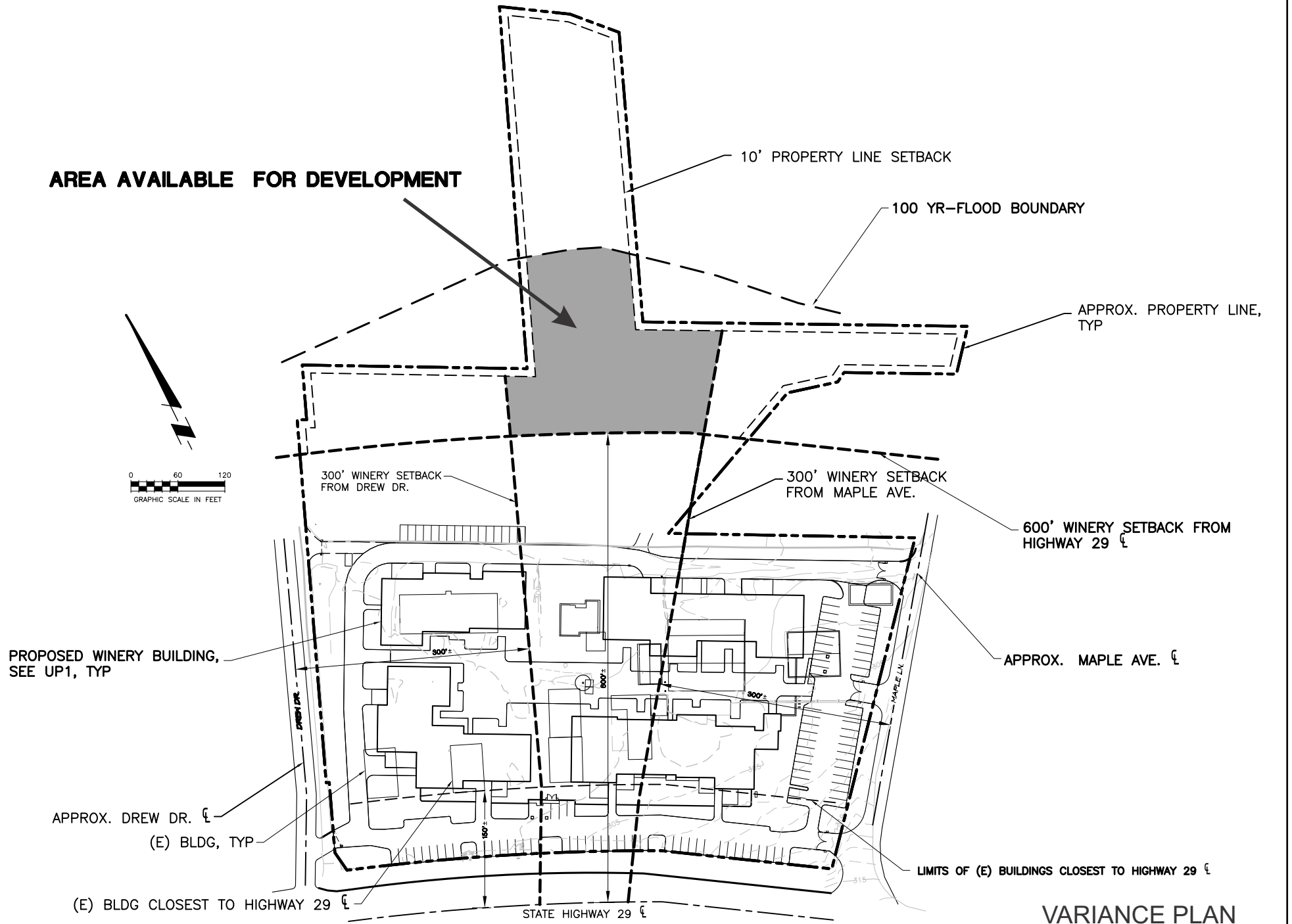
1. EXISTING TREES IN THE PW DISPOSAL FIELD ARE TO TO BE PRESERVED. TREATED PROCESS WASTEWATER WILL NOT BE DRIPPED WITHIN THE TREE DRIP LINE.
2. THE PROCESS WASTEWATER POND WILL BE SERVICED THROUGH MEANS OF MAPLE LAND, FINAL ALIGNMENT TO BE CONFIRMED DURING WINERY DESIGN PHASE.
3. ALL WASTEWATER DISPOSAL FIELDS AND TREATMENT PONDS WILL BE LOCATED OUTSIDE OF THE 25' SETBACK FROM THE CENTERLINE OF THE CITY OF CALISTOGA WATER LINE.

CIVIL LEGEND:

- SS SUBSURFACE DRIP FIELD 
- PW POND 
- PW IRRIGATION DISPOSAL 



FLYNNVILLE WINE CO.



VARIANCE PLAN



CONCEPT PLAN