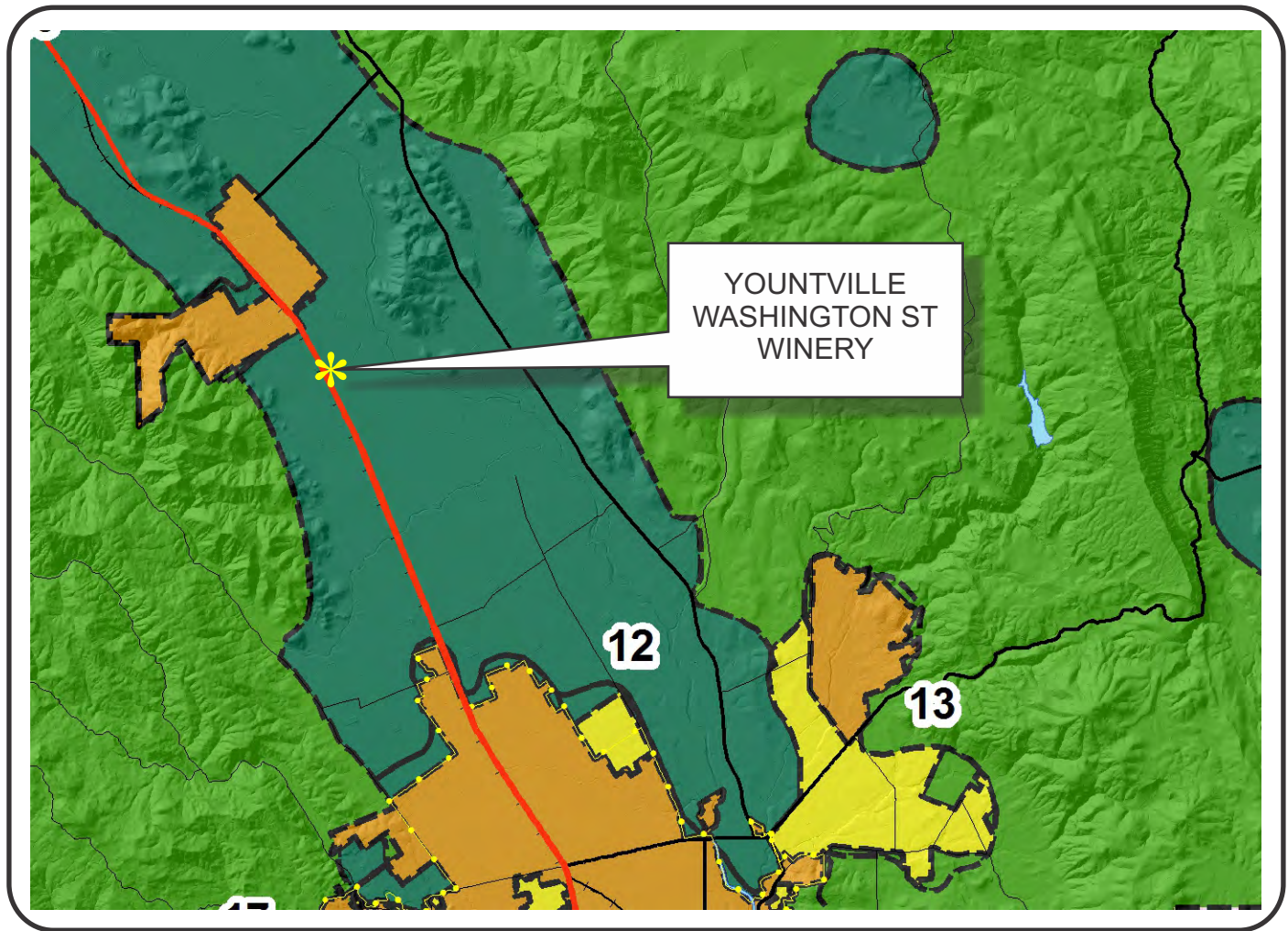


“J”

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

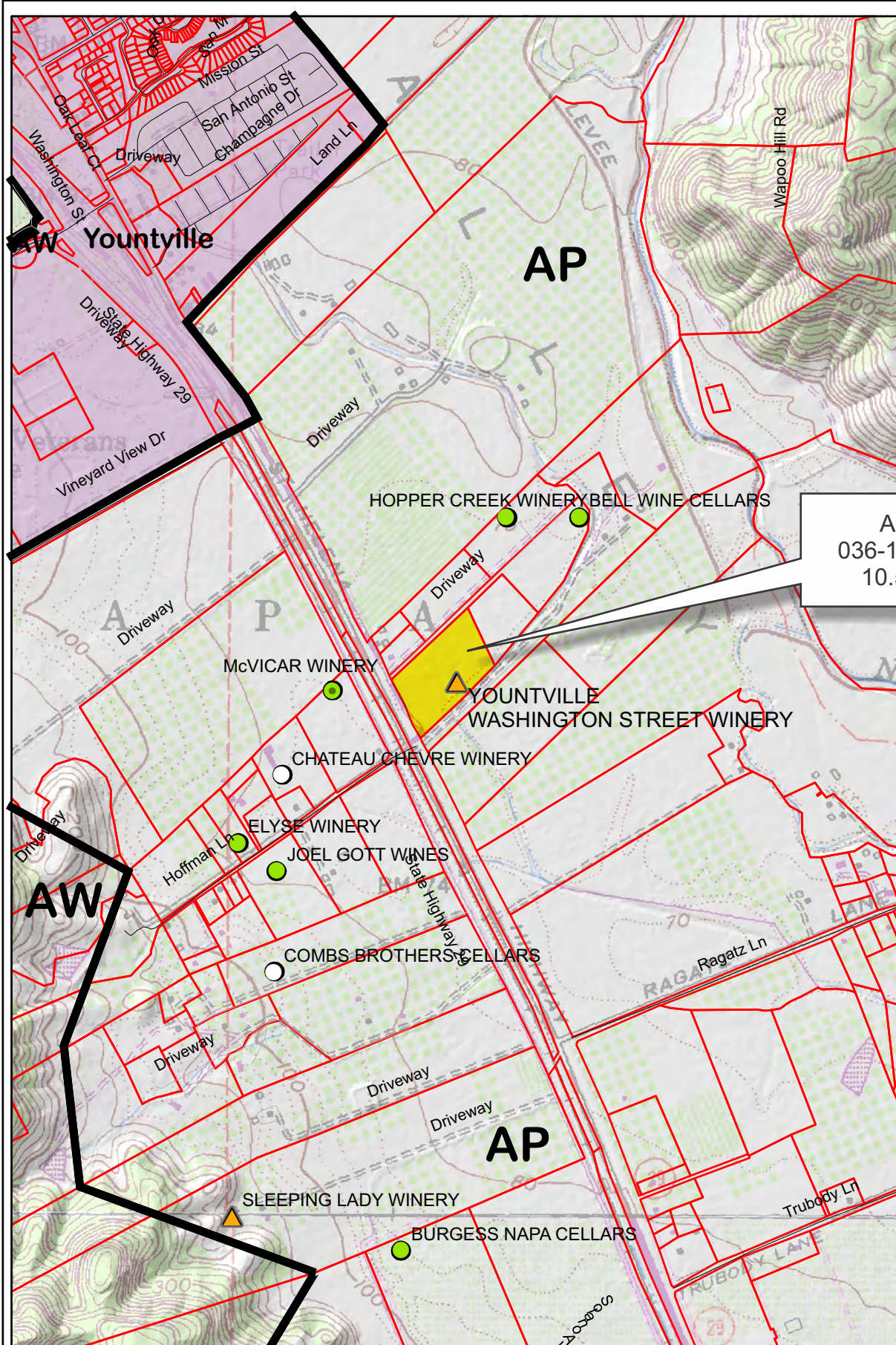
TRANSPORTATION

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

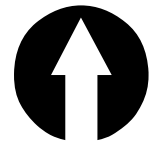
* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN
036-110-009
10-03-2016
UP

YOUNTVILLE WASHINGTON ST WINERY



APN
036-110-009
10.5 Ac.



Legend

Wineries

Status

- Producing
- Producing, with pending major mod
- ▲ Approved
- ▲ Pending
- Unknown
- Zoning
- Parcels

0 600 1,200 2,400 3,600 4,800 Feet

10-03-2016

UP

00



Napa County Conservation
Development and Planning Department

P16-00083_Yountville-Washington-St-Winery_up1.cdr

YOUNTVILLE WASHINGTON ST WINERY



Google earth

Existing Conditions

10-03-2016

UP

00



Napa County Conservation
Development and Planning Department

P16-00083_Yountville-Washington-St-Winery_up1.cdr

YOUNTVILLE WASHINGTON STREET WINERY

CONCEPTUAL SITE IMPROVEMENT PLANS



OVERALL SITE PLAN
SCALE: 1" = 50'



LOCATION MAP
SCALE: 1" = 2,000'

PROJECT INFORMATION:

PROPERTY OWNER & APPLICANT:

BILL AND DOTTIE KELLER &
GARY AND MARY TAYLOR
240 KANAPALI DRIVE
NAPA, CA 94558

SITE ADDRESS:

6170 WASHINGTON STREET
NAPA, CA 94558

ASSESSOR'S PARCEL NUMBER:

036-110-009

PARCEL SIZE:

10.5 ± ACRES

PROJECT SIZE:

2.1 ± ACRES

ZONING:

AGRICULTURAL PRESERVE (AP)

DOMESTIC WATER SOURCE:

PRIVATE WELL

FIRE PROTECTION WATER SOURCE:

STORAGE TANK

WASTEWATER DISPOSAL:

ONSITE TREATMENT AND DISPOSAL

SHEET INDEX:

- C1 OVERALL SITE PLAN
- C2 CONCEPTUAL SITE GRADING & LAYOUT PLAN
- C3 IMPERVIOUS SURFACE EXHIBIT
- C4 STORMWATER CONTROL PLAN EXHIBIT

FLOOD HAZARD NOTE:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 060550413E, EFFECTIVE SEPTEMBER 26, 2008, ALL OR A PORTION OF THE PROJECT SITE IS LOCATED IN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% CHANCE ANNUAL FLOOD (100 YEAR FLOOD). THE APPROXIMATE FLOOD HAZARD BOUNDARY LINE IS SHOWN ON THIS PLAN. SEE FIRM FOR ADDITIONAL INFORMATION. THE BASE FLOOD ELEVATION HAS BEEN DETERMINED TO BE 80.7 AT THE BUILDING SITE. VERIFY BASE FLOOD ELEVATION WITH NAPA COUNTY PRIOR TO BUILDING PERMIT SUBMITTAL.

NOTES:

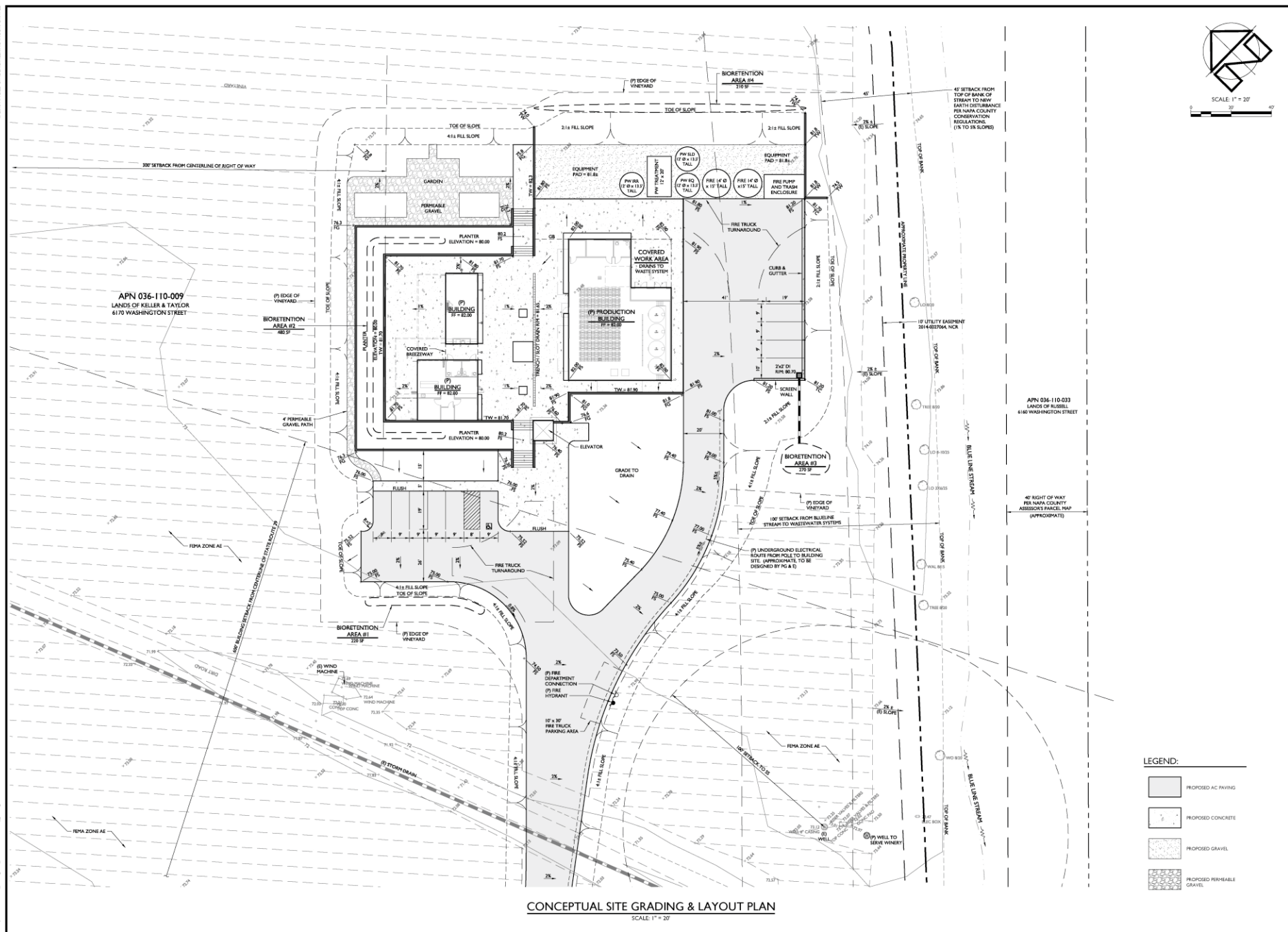
- TEST PITS ONE THROUGH SIXTEEN (TP #1 - TP #16) WERE EXCAVATED BY GALUSHA CONSTRUCTION ON AUGUST 23, 2018 AND WERE WITNESSED BY MIKE HUELEBATH OF APPLIED CIVIL ENGINEERING INCORPORATED AND KRM WITHDRAW OF THE NAPA COUNTY PLANNING, BUILDING AND ENVIRONMENTAL SERVICES DEPARTMENT - ENVIRONMENTAL HEALTH DIVISION.
- FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION WAS TAKEN FROM THE "MAP OF TOPOGRAPHY OF A PORTION OF THE LANDS OF KELLER" PREPARED BY ALBION SURVEYS, INC., DATED JULY 2015 REVISED AUGUST 5, 2015. APPLIED CIVIL ENGINEERING INCORPORATED ASSUMES NO LIABILITY REGARDING THE ACCURACY OR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION.
- AERIAL PHOTOGRAPHY WAS 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: ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET.
- BENCHMARK: VERTICAL DATUM BASED ON NAVD 88
HORIZONTAL DATUM BASED ON NAD 83
- THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY. THEY ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

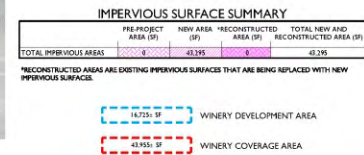
VINEYARD STATISTICS

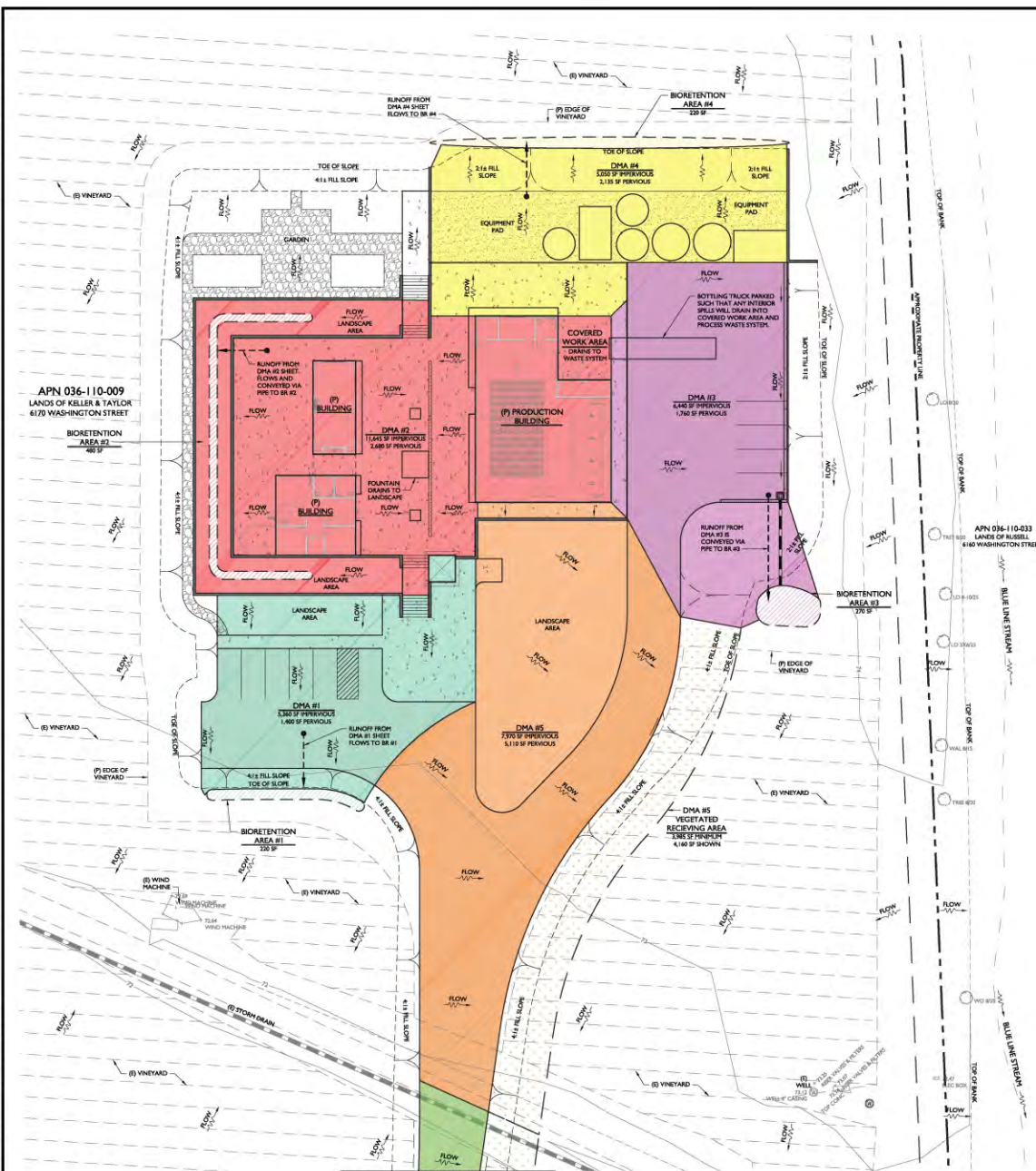
EXISTING VINEYARD	9.3± ACRES
PROPOSED VINEYARD	7.4± ACRES

*APPROXIMATELY 1.9 ± ACRES OF VINES WILL BE REMOVED IN ORDER TO ACCOMMODATE DEVELOPMENT OF THE PROPOSED WINERY



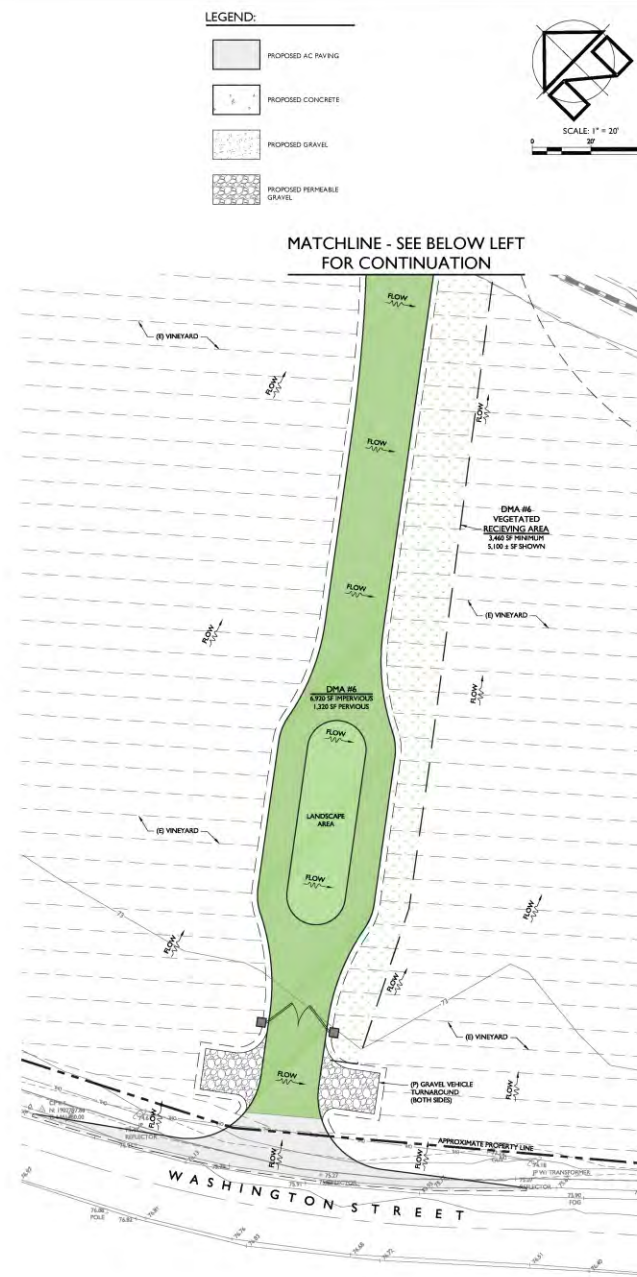










MATCHLINE - SEE ABOVE RIGHT
FOR CONTINUATION

STORMWATER CONTROL PLAN EXHIBIT



MATCHLINE - SEE BELOW LEFT
FOR CONTINUATION

LEGEND:

	PROPOSED AC PAVING
	PROPOSED CONCRETE
	PROPOSED GRAVEL
	PROPOSED PERMEABLE GRAVEL



YOUNTVILLE WASHINGTON STREET WINERY

PREPARED UNDER
DIRECTION OF:

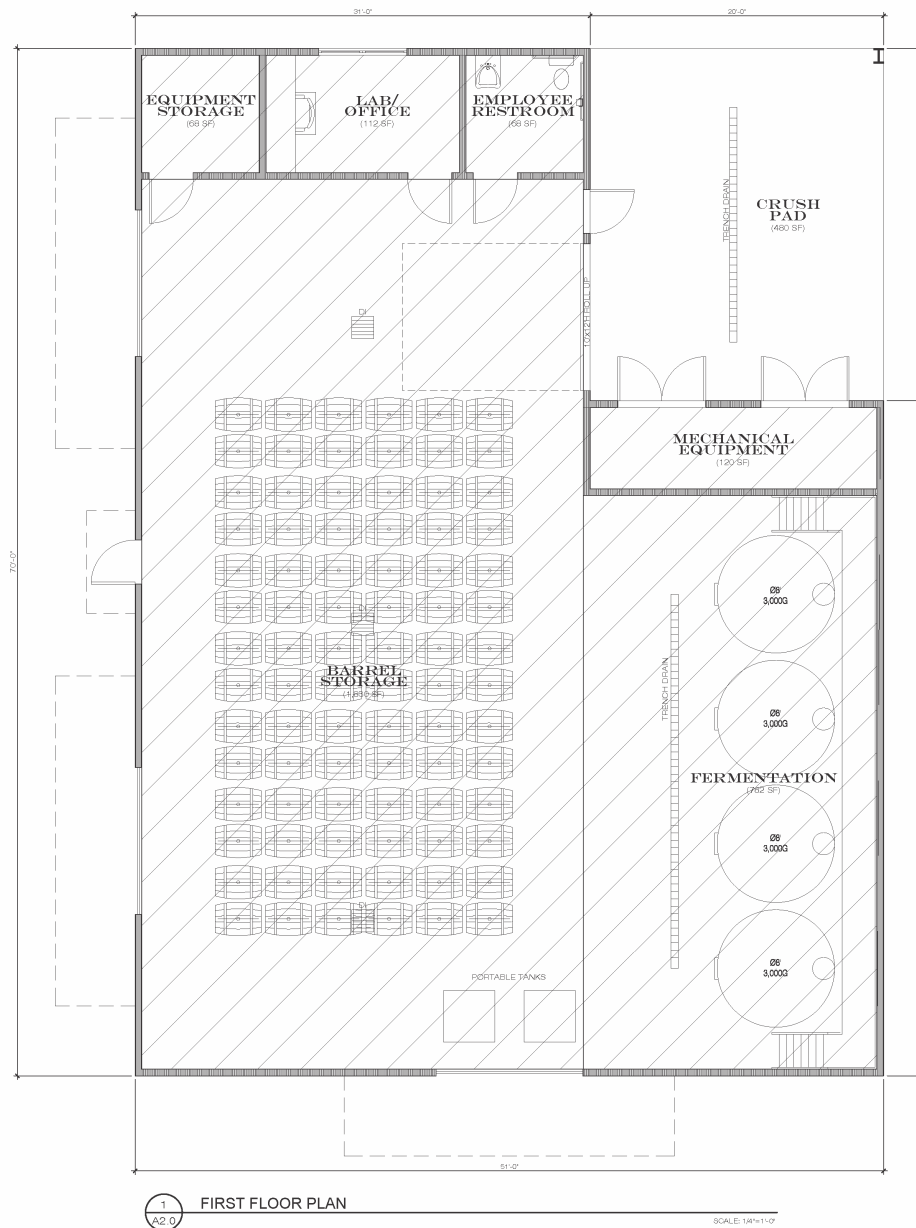


DRAWN BY:		SMI
CHECKED BY:		MRM
DATE:		JANUARY 28, 2016
REVISIONS:		BY:
1	5/4/2016	SMI
RESPONSE TO COMMENTS		
2	9/2/2016	SMI
ANNOTATIVE REVISIONS		

JOB NUMBER:	15-113
FILE:	15-113CONC_1
ORIGINAL SIZE:	24" X 36"
SHEET NUMBER:	1

C4

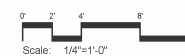
4



BUILDING USE



ENCLOSED PRODUCTION AREA = 2,080



JJA
JAMES JEFFERY
ARCHITECTS-AIA-INC.
ARCHITECTURAL
PLANNING & DESIGN
NAPA, CALIFORNIA 94550
2107 JEFFERSON STREET
PH (707) 226-7041 FX (707) 226-1590



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CONSULTANTS

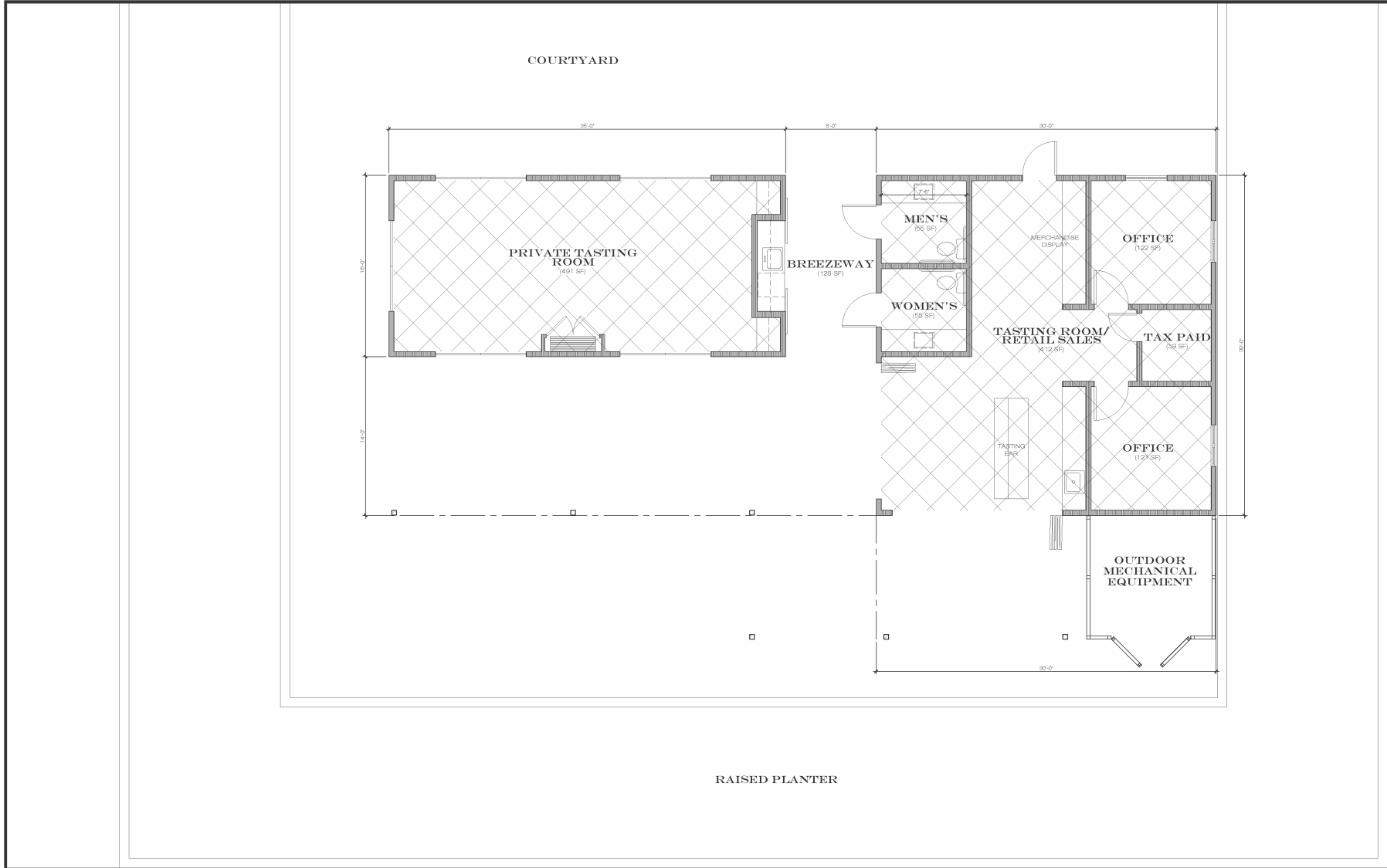
ISSUE	DATE
UP SUBMITTAL	1-28-2016
UP SUBMITTAL	6-21-2016

PROJECT
WASHINGTON ST. WINERY
6170 Washington St.
Yountville, CA

SHEET CONTENTS
PRODUCTION FLOOR PLAN

DRAWN BY	MDN
CHECKED BY	JBJ
JOB NO.	15-027
SHEET NO.	

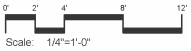
A2.0



1
A2.1
FIRST FLOOR PLAN

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

BUILDING USE



JAMES JEFFERY
ARCHITECTS-AIA-INC
ARCHITECTURAL
PLANNING & DESIGN

NAPA, CALIFORNIA 94550
2107 JEFFERSON STREET
PH (707) 226-7041 FX (707) 226-1590

LICENSED ARCHITECT
JAMES JEFFERY
NOVEMBER 1971
STATE OF CALIFORNIA

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CONSULTANTS

ISSUE	DATE
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UP SUBMITTAL	6-21-2016

PROJECT

WASHINGTON ST.
WINERY

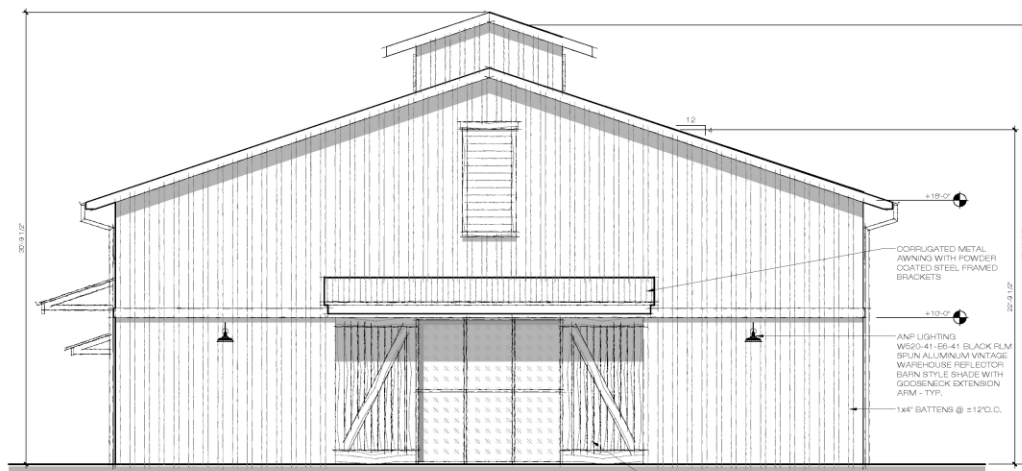
6170 Washington St.
Yountville, CA

SHEET CONTENTS

HOSPITALITY
FLOOR PLAN

DRAWN BY	MDN
CHECKED BY	JBJ
JOB NO.	15-027
SHEET NO.	

A2.1



WEST ELEVATION

SLIDING WOOD
DOORS/SHUTTERS WITH
STAIN FINISH

ELEVATION NOTES

SIDING

1. ROSEBURG FOREST PRODUCTS BRECKENRIDGE REBAWN PLAN, 19/2" A/C EXTERIOR PLYWOOD SIDING WITH 1X4 CLEAR CEDAR BATTENS WITH STAIN FINISH

WOOD TRIM

1. CLEAR REBAWN CEDAR WITH STAIN FINISH PER PLANS AND DETAILS

FASCIA

1. CLEAR REBAWN CEDAR WITH STAIN FINISH PER PLANS AND DETAILS

GUTTERS & DOWNSPOUTS

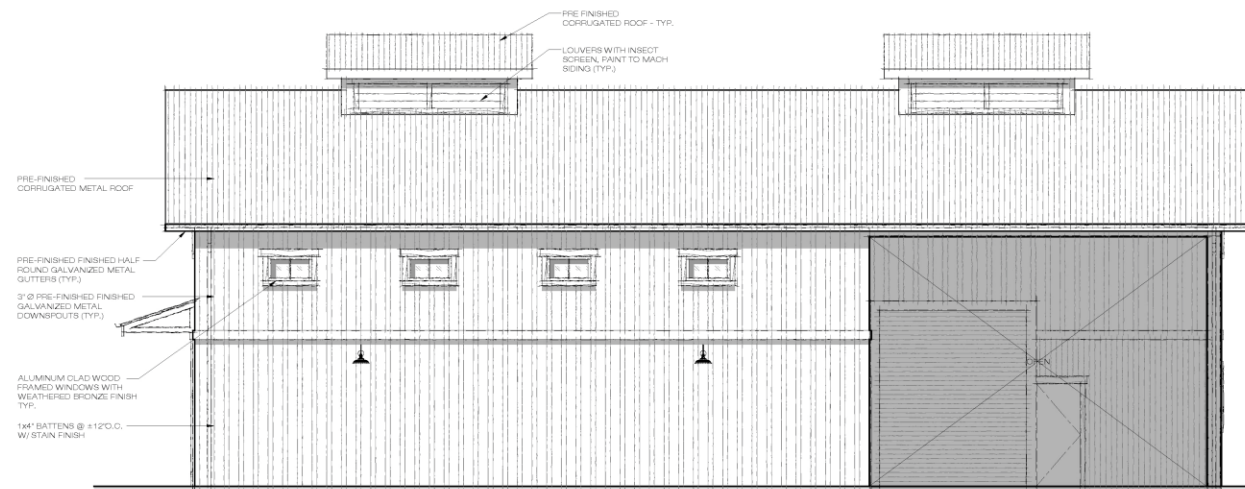
1. GUTTERS SHALL BE HALF-ROUND, 24 GA GALVANIZED ; WITH 3" @ 24 GA GALVANIZED METAL DOWNSPOUTS. ALL WORK SHALL COMPLY WITH SMACNA

ROOFING

1. METAL SALES CORRUGATED METAL ROOF. COLOR TO BE METALLIC SILVER.
2. PAINT ALL ROOF JACKS, VENTS, ETC. TO MATCH SELECTED ROOF COLOR

STAIN

1. BOARD & BATTEN: 'STORM SYSTEM' SEMI-SOLID DECK & SIDING STAIN. ALL EXPOSED EXTERIOR WOOD SURFACES. COLORS TO BE SEMI-SOLID HEADWALL.
2. TRIM AND TRELLIS: 'STORM SYSTEM' SEMI-SOLID DECK & SIDING STAIN. ALL EXPOSED EXTERIOR WOOD SURFACES. COLORS TO BE SEMI-SOLID HEADWALL.



SOUTH ELEVATION



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CONSULTANTS

ISSUE DATE

UP SUBMITTAL 1-25-2016

UP SUBMITTAL 6-21-2016

PROJECT

WASHINGTON ST.
WINERY

6170 Washington St.
Yountville, CA

SHEET CONTENTS

PRODUCTION
ELEVATIONS

DRAWN BY MDN

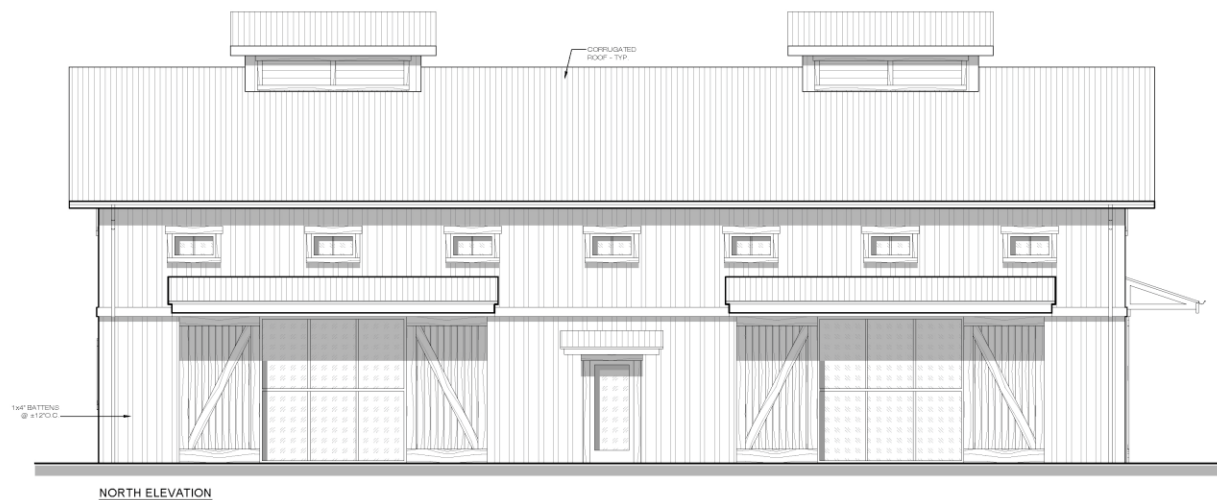
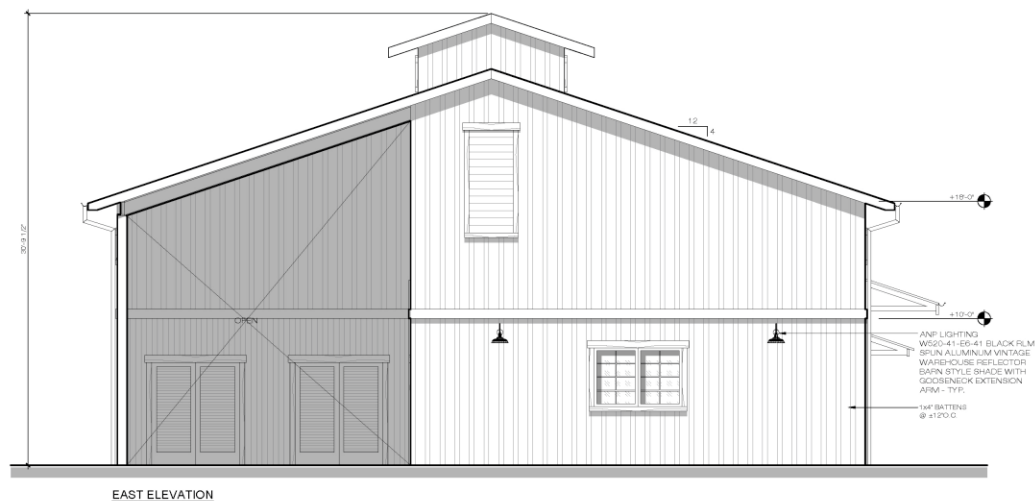
CHECKED BY JJA

JOB NO. 15-027

SHEET NO.

A3.0

0' 2' 4' 6' 8' 10' 12'
Scale: 1/4"=1'-0"



0' 2' 4' 6'

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



NAPA, CALIFORNIA 94559
2107 JEFFERSON STREET
PH (707) 226-7041 FX (707) 226-1590



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CONSULTANTS

ISSUE	DATE
UP SUBMITTAL	1-28-2016
UP SUBMITTAL	6-21-2016

4

PROJECT

WASHINGTON ST.
WINERY

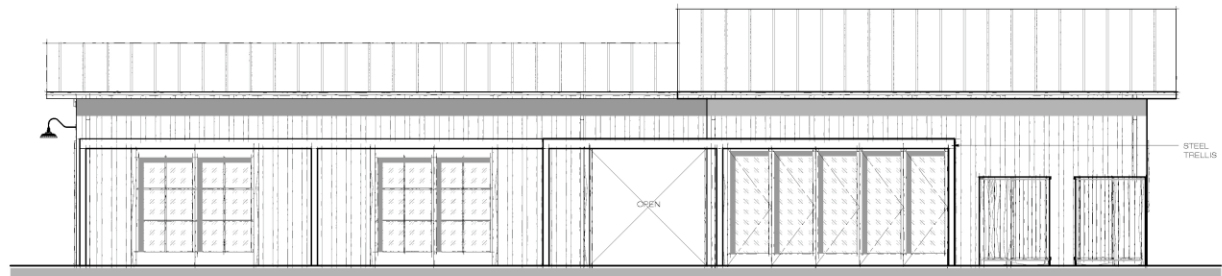
6170 Washington St.
Yountville, CA

SHEET CONTENTS

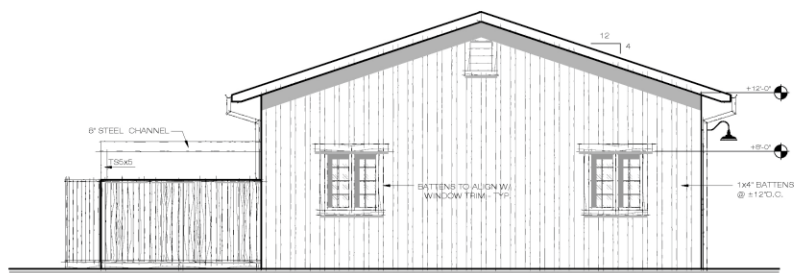
PRODUCTION ELEVATIONS

DRAWN BY	MDN
CHECKED BY	JBL
JOB NO.	15-027
SHEET NO.	

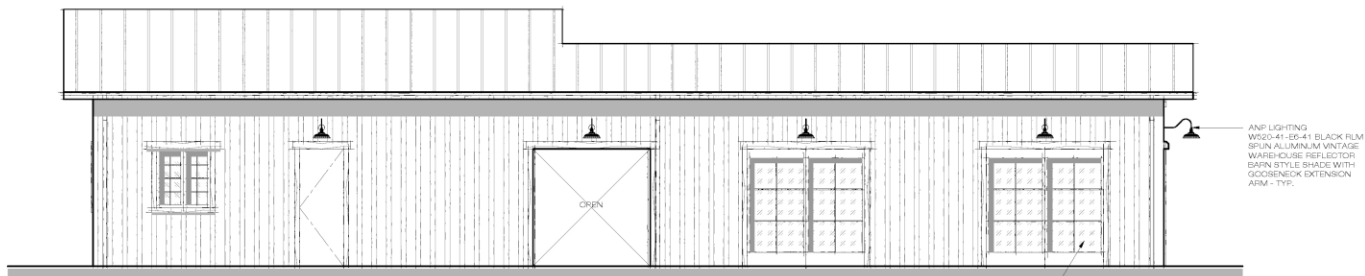
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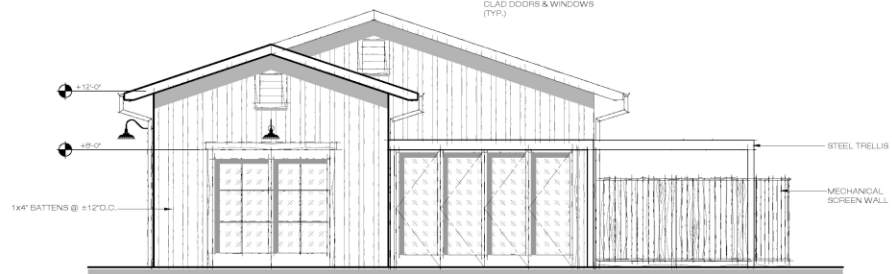
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

ELEVATION NOTES

SIDING

1. ROSELBURG FOREST PRODUCTS' BRECKENRIDGE REBORN PLAIN, 1/2\"/>

WOOD TRIM

1. CLEAR REBORN CEDAR WITH STAIN FINISH PER PLANS AND DETAILS

FASCIA

1. CLEAR REBORN CEDAR WITH STAIN FINISH PER PLANS AND DETAILS

GUTTERS & DOWNSPOUTS

1. GUTTERS SHALL BE HALF-ROUND, 24 GA GALVANIZED; WITH 1\"/>

ROOFING

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2. PAINT ALL ROOF JACKS, VENTS, ETC. TO MATCH SELECTED ROOF COLOR

STAIN

1. BOARD & BATTEN: 'STORM SYSTEM SEMI-SOLID DECK & SIDING STAIN', ALL EXPOSED EXTERIOR WOOD SURFACES. COLORS TO BE SEMI-SOLID HEADWALL.
2. TRIM AND TRELLIS: 'STORM SYSTEM SEMI-SOLID DECK & SIDING STAIN', ALL EXPOSED EXTERIOR WOOD SURFACES. COLORS TO BE SEMI-SOLID HEADWALL.



NAPA, CALIFORNIA 94558
2107 JEFFERSON STREET
PH (707) 225-7041 FX (707) 225-1580



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CONSULTANTS

ISSUE DATE

UP SUBMITTAL 1-25-2016

UP SUBMITTAL 6-21-2016

PROJECT

WASHINGTON ST.
WINERY

6170 Washington St.
Yountville, CA

SHEET CONTENTS

HOSPITALITY
ELEVATIONS

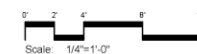
DRAWN BY MDN

CHECKED BY JSJ

JOB NO. 15-027

SHEET NO.

A3.2





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CONSULTANTS

ISSUE DATE

UP SUBMITTAL 1-25-2016

UP SUBMITTAL 6-21-2016

PROJECT

WASHINGTON ST.
 WINERY

6170 Washington St.
 Yountville, CA

SHEET CONTENTS

HOSPITALITY
 ELEVATIONS

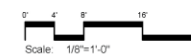
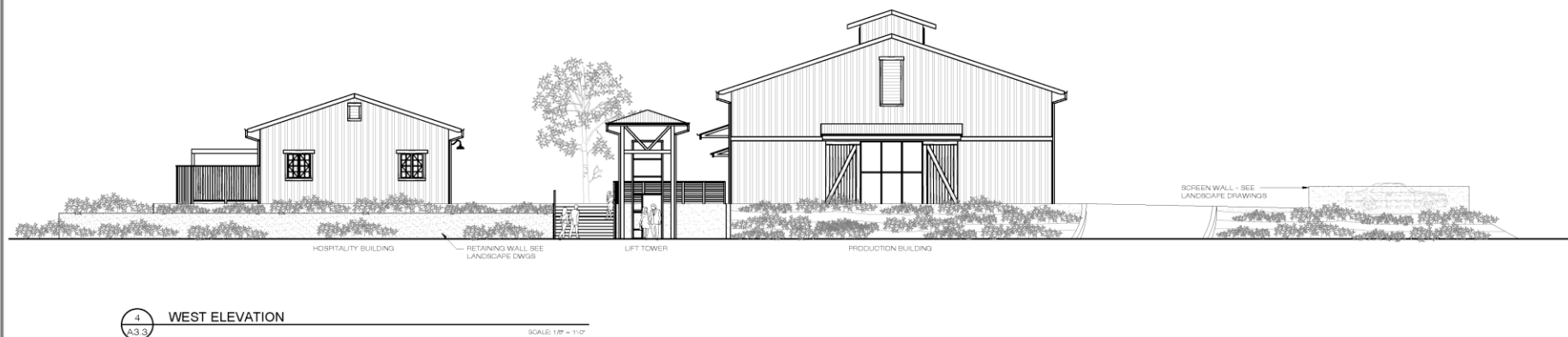
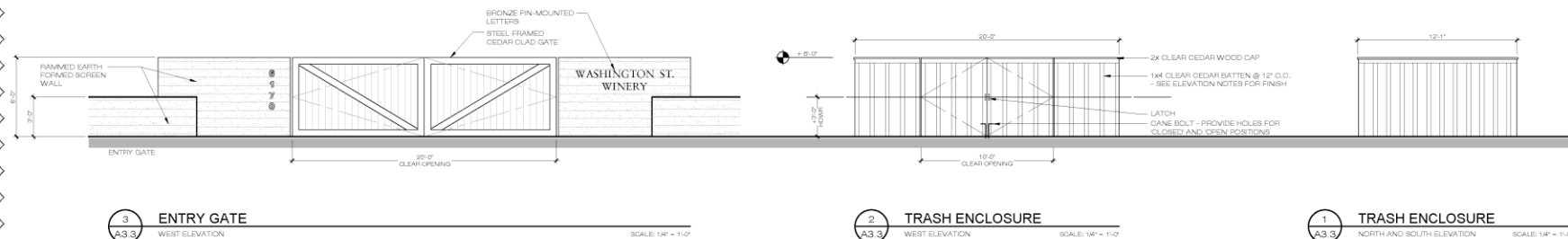
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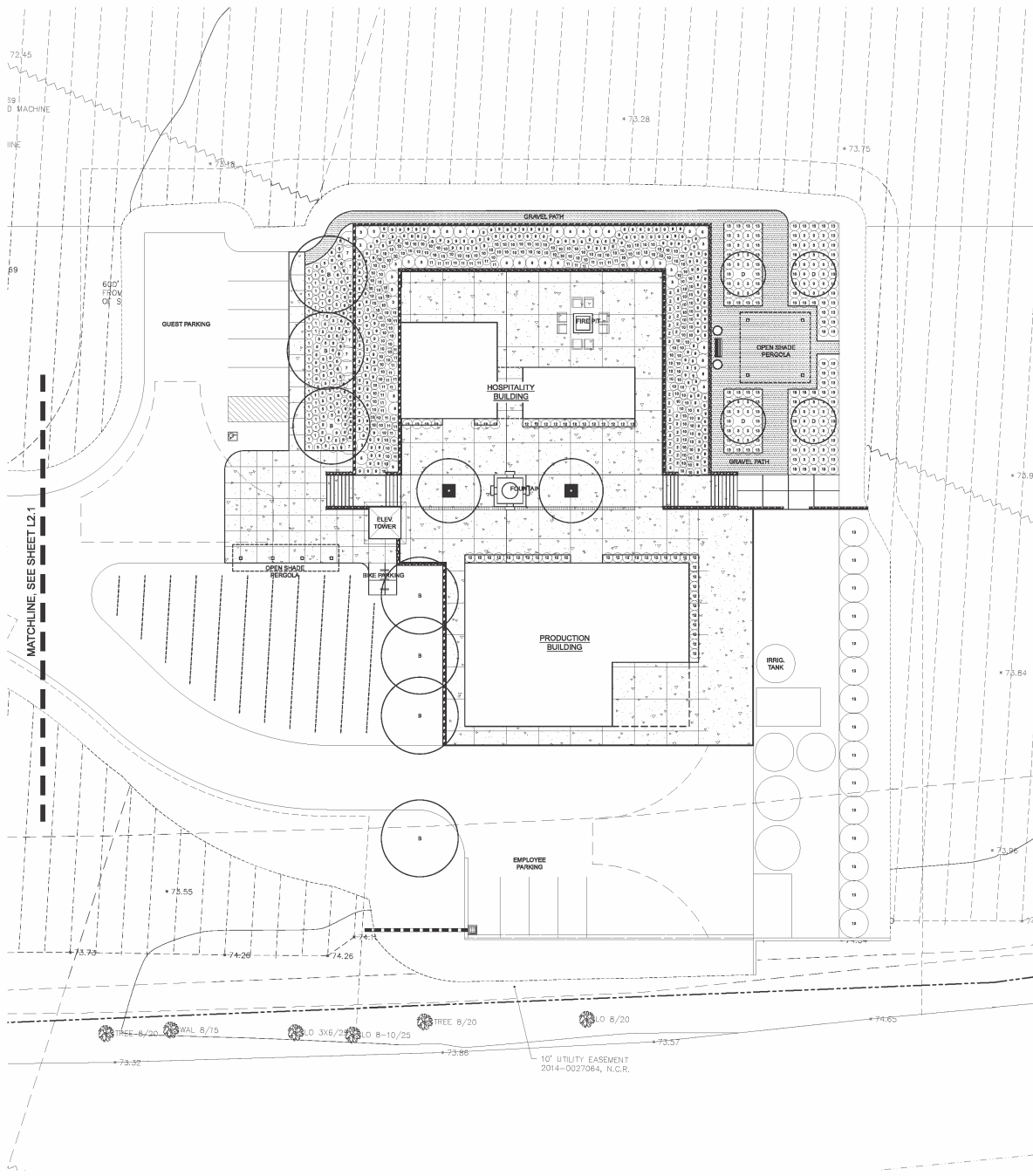
CHECKED BY JSJ

JOB NO. 15-027

SHEET NO.

A3.3





TREE PLANTING PLAN					
SYMBOL	Count	SIZE	BOTANICAL	COMMON	COMMENT
A	2	—	OLIVE	—	100 YEAR +, FIELD GROWN
B	10	36" BOX	GINKGO B. 'GOLDSPIRE'	GOLDSPIRE GINKGO	—
C	2	24" BOX	LAGERSTROMIA I. 'DYNAMITE'	DYNAMITE GRAPE MYRTLE	—
D	4	24" BOX	CARPINUS B. 'FASTIGATA'	PYRAMIDAL EUROPEAN HORNBEAM	—

SHRUB PLANTING PLAN					
SYMBOL	Count	SIZE	BOTANICAL	COMMON	COMMENT
1	131	1 GAL	TEUCURIUM CHAMAEDRYIS	WALL GERMANDER	—
2	95	1 GAL	BOUTELOUA G. 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	—
3	145	1 GAL	MUHLBERGIA C. 'LENCA'	REGAL MIST PINK MUHLY	—
4	23	5 GAL	TEUCURIUM F. 'AZUREUM'	BUSH GERMANDER	—
5	51	1 GAL	CAREX TESTACEA	ORANGE SEDGE	—
6	54	1 GAL	JUNCUS PATENS	CALIFORNIA GRAY RUSH	—
7	8	1 GAL	MUHLBERGIA RIGENS	DEER GRASS	—
8	20	1 GAL	MISCANTHUS S. 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	—
9	204	1 GAL	MIMULUS CARDINALIS	SCARLET MONKEY FLOWER	—
10	170	1 GAL	CAREX TUMULICOLA	FOOTHILL SEDGE	—
11	38	1 GAL	FESTUCA G. 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	—
12	50	5 GAL	ILEX C. 'SKY PENCIL'	SKY PENCIL JAPANESE HOLLY	—
13	100	1 GAL	MUHLBERGIA C. 'WHITE CLOUD'	WHITE CLOUD MUHLY GRASS	—
13	15	15 GAL	MYRTICA CALIFORNICA	PACIFIC WAX MYRTLE	—

PLANTING NOTES

- CONTRACTOR TO BE RESPONSIBLE FOR COORDINATION WITH OWNER FOR LOCATION OF UNDERGROUND UTILITIES.
- PLANT LIST IS FOR CONVENIENCE OF CONTRACTOR. PLAN IS TO PREVAIL AND LANDSCAPE ARCHITECT AND OWNER TO MAKE FINAL ADJUSTMENTS AS NECESSARY.
- CONTRACTOR TO BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANTED AREA.
- IRRIGATION TO BE COORDINATED WITH PLANTING PLAN.
- ALL PROPOSED PLANTING AREAS SHALL BE CLEARED OF ANY WEEDS AND DEBRIS PRIOR TO SOIL PREPARATION. IN CASE OF PERNICIOUS PERENNIAL WEEDS, PULL ALL WEEDS BY HAND.
- NO SOIL PREPARATION SHALL TAKE PLACE IN AREAS WHERE SOIL IS CONTAMINATED WITH CEMENT, PLASTER, PAINT OR OTHER CONSTRUCTION DEBRIS. ALL CONTAMINATED SOIL SHALL BE REMOVED AND REPLACED WITH SANDY LOAM CAPABLE OF SUSTAINING HEALTHY PLANT LIFE.
- ALL PLANTS SHALL BE AMENDED WITH SONOMA ORGANIC H-TEST COMPOST. TILL INTO TOP 12" OF NATIVE SOIL. PLANTING BACKFILL TO BE 50% NATIVE MIX SOIL AND 50% ORGANIC H-TEST COMPOST. IN AREAS WHERE TOPSOIL IS NEEDED USE FEATHER LITE AMENDED SOIL & H-TEST COMPOST BY SONOMA COMPOST COMPANY. (707.578.5469)
- PLANT MATERIAL MAY BE SUBJECT TO CHANGE AS PER OWNER OR LANDSCAPE ARCHITECT'S DISCRETION.
- ANY CLARIFICATION OR QUESTIONS ON PLANS, SPECIFICATIONS AND DETAILS SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH WORK.
- WALL PLANTER AREAS TO BE TOP DRESSED WITH SHREDED ARBOR MULCH AT A DEPTH OF 2"-3".
- ALL TREES SHALL BE PLANTED IN DEEP ROOT BOXES, (TYP.) IF WITHIN 6FT. OF WALL, WALK, PATIO, PARKING CURB ETC.
- STANDARD TREES 150 AND SMALLER TO BE STAKED WITH 2-2" DIA. X 8' LODGEPOLE PINE TREE STAKES AND 2 TREE TIES, MULTI STEM TREES 24" AND LARGER TO BE GUYED WITH 3 WIRE/TURNSBUCKLE/STAKE ASSEMBLIES PER TREE.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL NEW PLANTINGS FOR THE DURATION OF SIX MONTHS. THE GUARANTEE PERIOD SHALL BEGIN AFTER THE FINAL INSPECTION AND APPROVAL. CONTRACTOR TO PROVIDE A 60 DAY ESTABLISHED MAINTENANCE PERIOD FROM THAT DATE.

0' 8' 16' 32' 48'
Scale: 1/16"=1'-0"



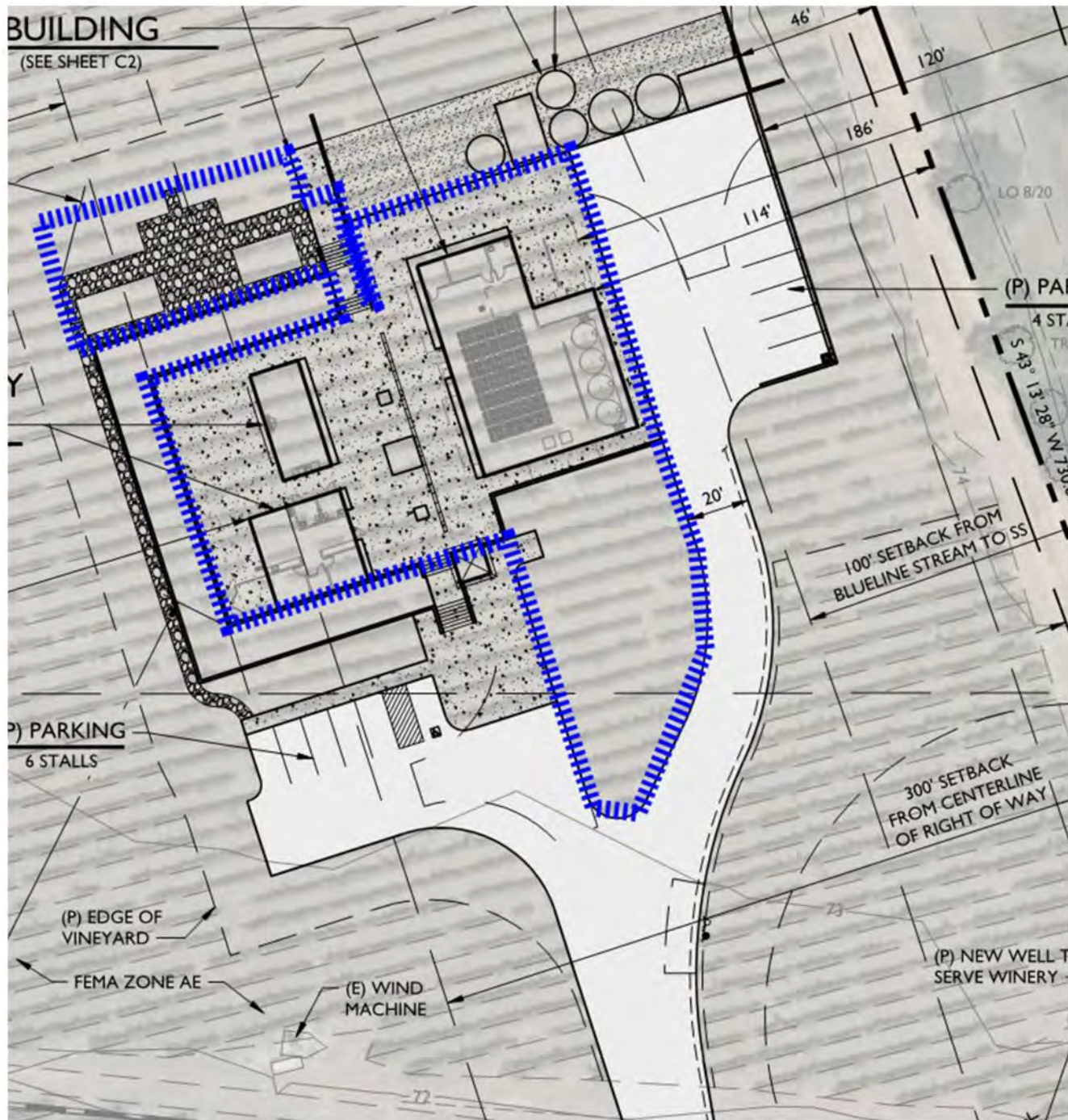
NO. DATE ISSUES AND REVISIONS BY
03/15/15 Permit Submittal CBH

LANDSCAPE PLANTING PLAN

WASHINGTON ST. WINERY
6170 Washington St.
Yountville, CA 94558

Date: 6.28.16
Drawn: as noted
By: CBH
Project: Washington

Sheet: 6.28.16
Title: **L2.2**



Yountville Washington Street Winery - Perimeter of AB2004 (Evans Bill) Area