USE PERMIT MODIFICATION PLANS FOR:

AMICI CELLARS

3130 OLD LAWLEY TOLL ROAD
CALISTOGA, CALIFORNIA, 94515

PROJECT STATEMENT

THESE PLANS WERE PREPARED TO SUPPORT A MODIFICATION OF USE PERMIT #98583-UP AND #98584-VAR. THE REQUESTED MODIFICATIONS INCLUDE AN INCREASE IN:
-PRODUCTION (FROM 20,000 TO 30,000 GALLONS OF ANNUAL WINE PRODUCTION)
-EMPLOYEES
-VISITATION
-EVENTS

FOLLOWING IS A LIST OF ASSOCIATED REPORTS AND REQUESTS TO SUPPORT THIS MODIFICATION WHICH WERE PREPARED BY THIS OFFICE:
-STORMWATER CONTROL PLAN
-USE PERMIT EXCEPTION TO THE CONSERVATION REGULATIONS
-VARIANCE REQUEST
-WASTEWATER FEASIBILITY REPORT
-WATER AVAILABILITY REPORT
-WATER SYSTEM FEASIBILITY REPORT

THESE PLANS AND REPORTS SHALL BE CONSIDERED IN COMPLETE TO SUPPORT THE MODIFICATION APPLICATION AND SHALL NOT BE USED FOR ANY OTHER PURPOSES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION. △2

PROJECT PERMITS

DATE:	PERMIT #:	DESCRIPTION:
09/26/2019	P19-00390	USE PERMIT MODIFICATION (THIS SET OF PLANS) (UNDER REVIEW)
03/26/2019	P19-00108	USE DETERMINATION (UNDER REVIEW)
05/22/2018	E18-00421	NEW WELL CLASS I (ISSUED)
05/22/2018	E18-00420	EXISTING WELL DEMO (FINALED)
05/21/2015	E15-00373	SITE EVALUATION (FINALED)

OTHER PERMITS MAY BE RELATED TO THIS PROJECT. DELTA CONSULTING & ENGINEERING IS NOT RESPONSIBLE FOR ANY PREVIOUS PERMITTING.

STORMWATER REPORT NOTES

THE REPORTS REFERENCED BELOW HAVE BEEN PREPARED FOR THIS PROJECT BY DELTA CONSULTING & ENGINEERING TO ACCOMPANY THE USE PERMIT MODIFICATION. THE REPORT OUTLINES THEORETICAL CONSTRUCTION SEDIMENT AND EROSION MEASURES TO BE IMPLEMENTED AFTER CONSTRUCTION IS COMPLETE. AN EROSION AND SEDIMENT CONTROL PLAN (ESCP) SHALL BE INCLUDED WITH THE CONSTRUCTION PLANS AT THE TIME OF BUILDING PERMIT.

THIS PROJECT REQUIRES FILING OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WITH THE STATE OF CALIFORNIA STORM WATER MULTIPLE APPLICATION AND REPORT TRACKING SYSTEMS (SMARTS) PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT.

NAPA COUNTY PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES:
A STORMWATER CONTROL PLAN (SCP) DATED SEPTEMBER 15, 2019 HAS BEEN PREPARED FOR THIS PROJECT. THE REPORT WAS MODIFIED ON MARCH 10, 2020.

SURVEY/TOPOGRAPHY NOTES

1. THE BOUNDARY ON THESE DRAWINGS DOES NOT REPRESENT A PROPERTY LINE SURVEY. PROPERTY LINES SHOWN HEREON ARE BASED ON RECORD DATA, AND MAY NOT REPRESENT THE TRUE POSITIONS OF THE LINES.
2. THE TOPOGRAPHY IS BASED ON A FIELD SURVEY OF APRIL 16, 2015 PERFORMED BY ALBION SURVEYS, INC. UPDATED ON APRIL 22, 2019
3. SINCE COMPLETION OF THE FIELD SURVEY, CERTAIN STRUCTURES MAY HAVE BEEN DEMOLISHED AND/OR FIELD CONDITIONS HAVE BEEN ALTERED. AS SUCH, CONTRACTOR UNDERSTANDS, ACCEPTS, AND WILL ACCOMMODATE FOR CHANGED FIELD CONDITIONS WHICH ARE NOT SHOWN ON THESE PLANS DUE TO THE LACK OF AN UPDATED FIELD SURVEY. IF CONTRACTOR FINDS FIELD CONDITIONS HAVE BEEN ALTERED TO THE POINT WHERE ENGINEERING DESIGNS MUST BE ALTERED FOR CONSTRUCTION, CONTRACTOR SHALL STOP WORK AND NOTIFY THE PROJECT OWNER AND ENGINEERING TEAM FOR DIRECTION, ADDITIONAL SURVEYING, AND POSSIBLE REDESIGN.
4. THE VERTICAL DATUM IS BASED ON NAVD '88 AND THE HORIZONTAL DATUM IS BASED ON NAD '83.
5. SITE BENCHMARK SHALL BE DETERMINED BY CONTRACTOR IN THE FIELD.
6. DELTA CONSULTING & ENGINEERING ASSUMES NO LIABILITY, REAL OR ALLEGED, REGARDING THE ACCURACY OF THE TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS.
7. CONTRACTOR SHALL COORDINATE WITH PROJECT SURVEYOR PRIOR TO DEMOLITION OF ANY EXISTING SURVEY MONUMENTS. FAILURE TO DO SO, HE/SHE SHALL BE THE SOLE RESPONSIBLE FOR ANY EXPENSES TO REPLACE THE MONUMENTS OR RE-SURVEYED THE SITE.
8. FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES.

ESTIMATED EARTHWORK QUANTITIES

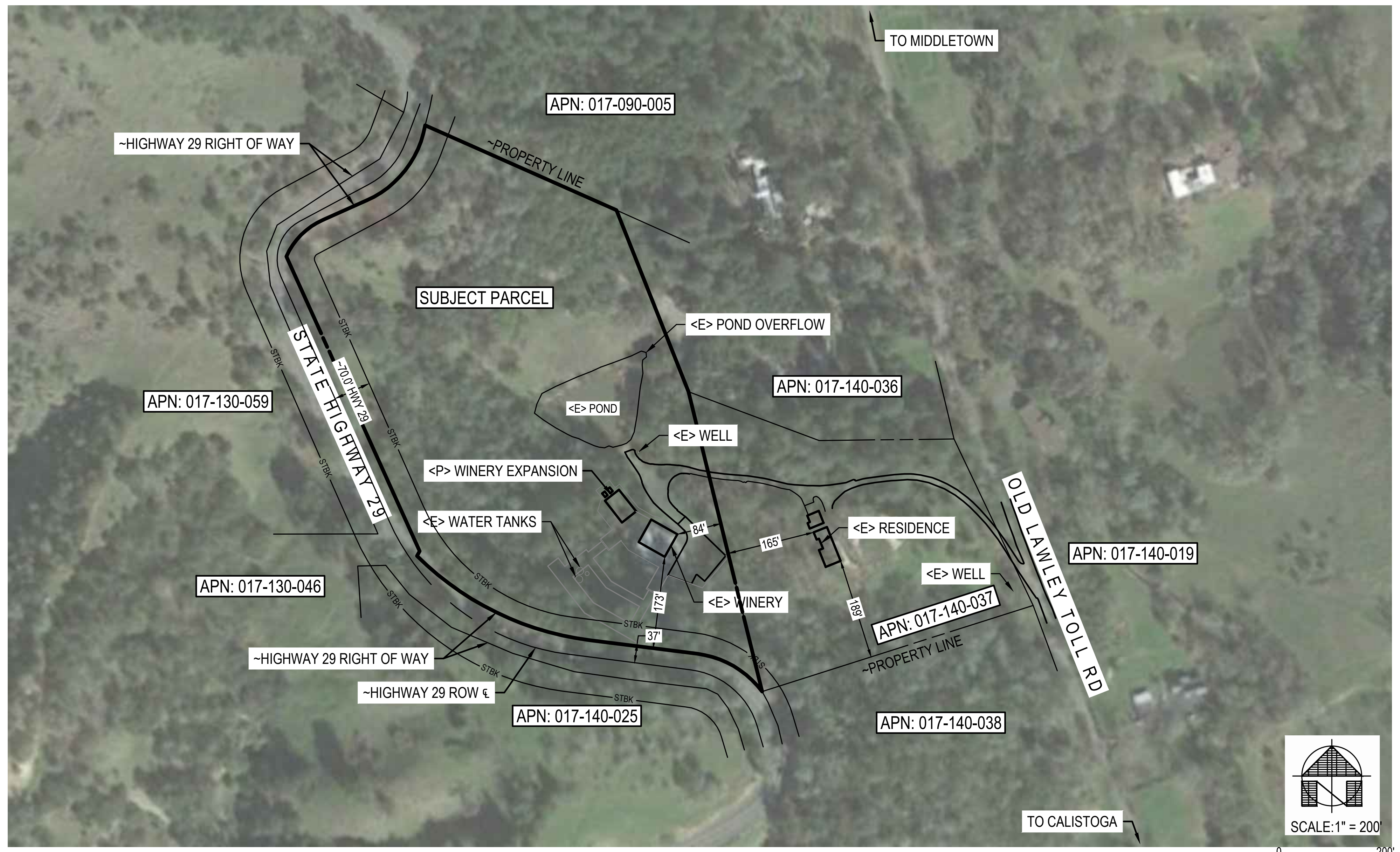
1. THE EARTHWORK QUANTITIES LISTED BELOW ARE ESTIMATES ONLY AND MAY VARY DUE TO SOIL TYPE, COMPACTION/BULKING FACTORS, AND GRADING PRACTICES.
2. THE CUT AND FILL QUANTITIES HAVE BEEN DERIVED USING A VOLUMETRIC ANALYSIS BY CIVIL 3D BETWEEN EXISTING SURFACE VERSUS PROPOSED FINISHED GRADE ELEVATIONS.
3. THE FOLLOWING ASSUMPTIONS HAVE BEEN MADE WHEN COMPLETING THE ANALYSIS:
   - 1:1 COMPACTION AND BULKING FACTORS.
   - QUANTITIES HAVE NOT BEEN ADJUSTED FOR DRIVEWAYS, BUILDINGS, RETAINING WALLS, CONCRETE AREAS, PAVER AREAS, STRUCTURE FOUNDATIONS, AND ANY OTHER SITE IMPROVEMENTS TO REFLECT THE EARTHWORK REQUIRED TO REACH SUB-GRADE. CONTRACTOR SHALL COORDINATE WITH ALL PROJECT CONSULTANTS PRIOR TO DETERMINE THE ACTUAL EARTHWORK QUANTITIES.
   - QUANTITIES FROM POOLS, SPAS, UTILITY TRENCHES, FOUNDATION TRENCHES, STORMWATER DETENTION BASINS, CAVES, SEPTIC TANKS, AND ANY UTILITY EXCAVATIONS HAVE NOT BEEN INCLUDED.
4. CONTRACTOR SHALL WORK WITH THE PROJECT GEO-TECHNICAL ENGINEER TO DETERMINE COMPACTION AND BULKING FACTORS FOR THE PROPOSED GRADING ACTIVITIES. THESE FACTORS HAVE THE POTENTIAL TO SIGNIFICANTLY ALTER THE CUT & FILL QUANTITIES IDENTIFIED IN THIS ANALYSIS.
5. SEE THE TABLE BELOW FOR THE ESTIMATED EARTHWORK QUANTITIES FOR THE PROJECT:

ESTIMATED PROJECT EARTHWORK

	UNADJUSTED QUANTITIES (CY)	ADJUSTED QUANTITIES (CY)
CUT	3117	--
FILL	230	--
ESTIMATED TOTAL EARTHWORK		2886 EXPORT

APPROXIMATE CAVE SPOILS 7,666 CY. (CAVE SPOILS CALCULATED BASED ON CAVE AREA TIMES 14-24 FEET TUNNEL HEIGHT)

- SOILS IMPORTATION AND/OR OFF-HAULED: PROPER COUNTY BUILDING AND/OR GRADING PERMITS MUST BE IN PLACE FOR THE BORROW AND/OR EXPORT SITE. GENERAL AND/OR GRADING CONTRACTOR SHALL NOTIFY NAPA COUNTY ENGINEERING SERVICES (DANIEL HORNETT, DANIEL.HORNETT@COUNTYOFNAPA.ORG, (707) 299.1358) REGARDING THE LOCATION OF THE BORROW SITE AND THE ASSOCIATED BUILDING AND/OR GRADING PERMIT INFORMATION. NO IMPORT OR EXPORT OF SOIL SHALL OCCUR ABSENT COUNTY NOTIFICATION AND APPROVAL, WRITTEN OR OTHERWISE.
- ALL IMPORTED SOILS SHALL BE INSPECTED BY THE PROJECT GEOTECHNICAL ENGINEER FOR SUITABILITY PRIOR TO IMPORTATION.
- THE APPROXIMATE AREA OF DISTURBED SOIL IS 51,365 SF (~1.2 AC).



SITE MAP

IMAGE FROM GOOGLE EARTH PRO DATED: SEPTEMBER, 2018

0 200' Scale in feet

PROJECT INFORMATION

OWNER: PALISADES WINE COMPANY
3130 OLD LAWLEY TOLL ROAD
CALISTOGA, CALIFORNIA 94515

SITE ADDRESS: 3130 OLD LAWLEY TOLL ROAD
CALISTOGA, CALIFORNIA 94515

△2
ASSESSOR PARCEL #: 017-140-035
PARCEL SIZE: ±11.97 ACRES
COUNTY ZONING: AW

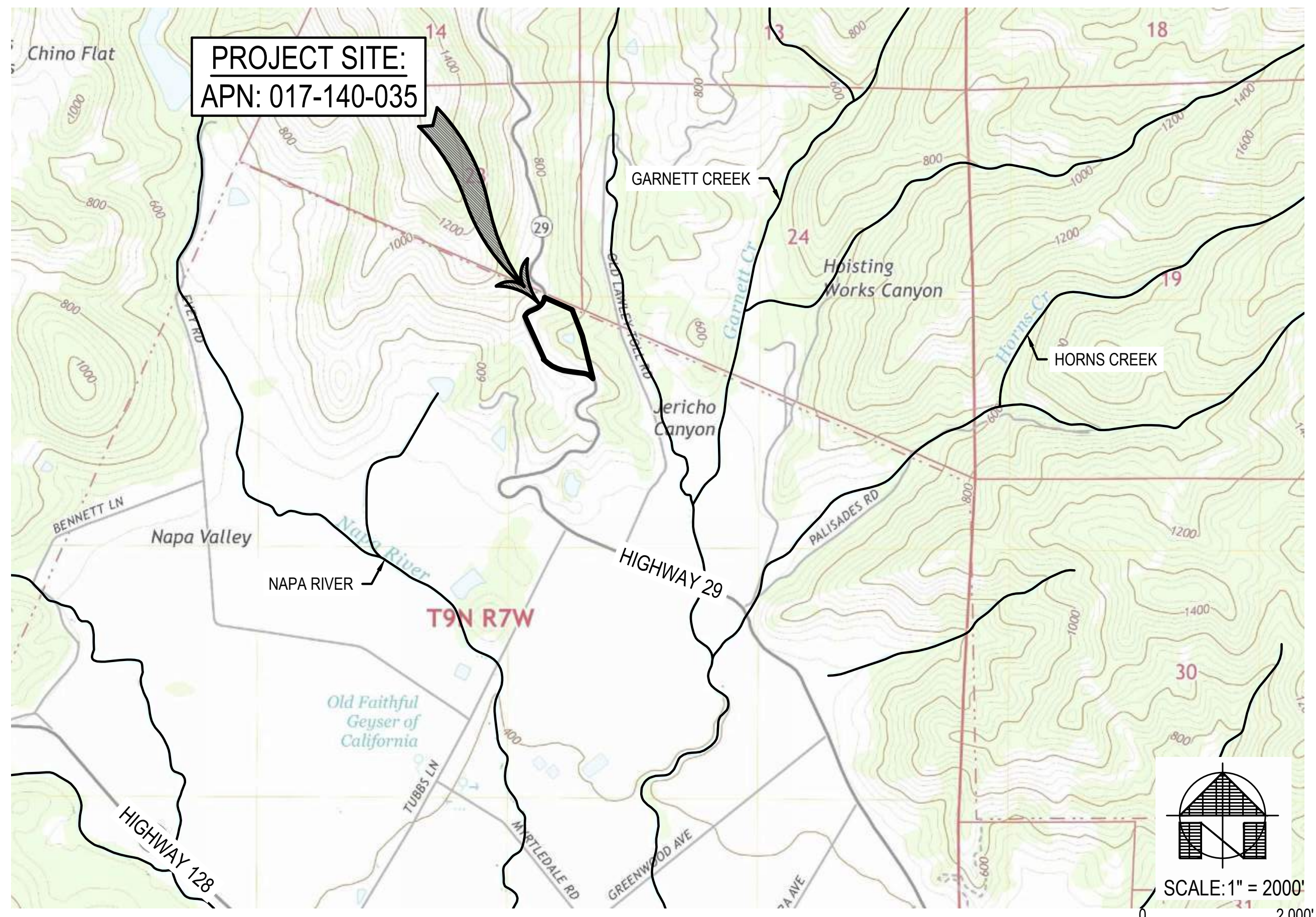
SURVEYOR: ALBION SURVEYS, INC
1113 HUNT AVENUE
ST. HELENA, CA 94574
JOE SULLIVAN. P.L.S.
707/963-1217

CIVIL ENGINEER: DELTA CONSULTING & ENGINEERING, INC.
1104 ADAMS STREET, SUITE 203
ST. HELENA, CA 94574
ANDREW SIMPSON, P.E.
DANE HOIME, P.E.
LUSVIN ARAUJO
707/963-8456

ARCHITECT: MH ARCHITECTS
2325 3RD ST. STUDIO 224
SAN FRANCISCO, CA 94107
MATT HOLLIS
STEPHANIE STRAWHACKER
415/977-0194

PLANNING CONSULTANT: DICKENSON PEATMAN & FOGARTY
1455 FIRST ST. SUITE 301
NAPA, CA 94559
JOSHUA S. DEVORE
707/261-7000

BIOLOGICAL CONSULTANT: KJELDSEN BIOLOGICAL
923 ST. HELENA AVENUE
SANTA ROSA, CA 95404
CHRIS K. KJELDSEN
707/544-3091



VICINITY MAP

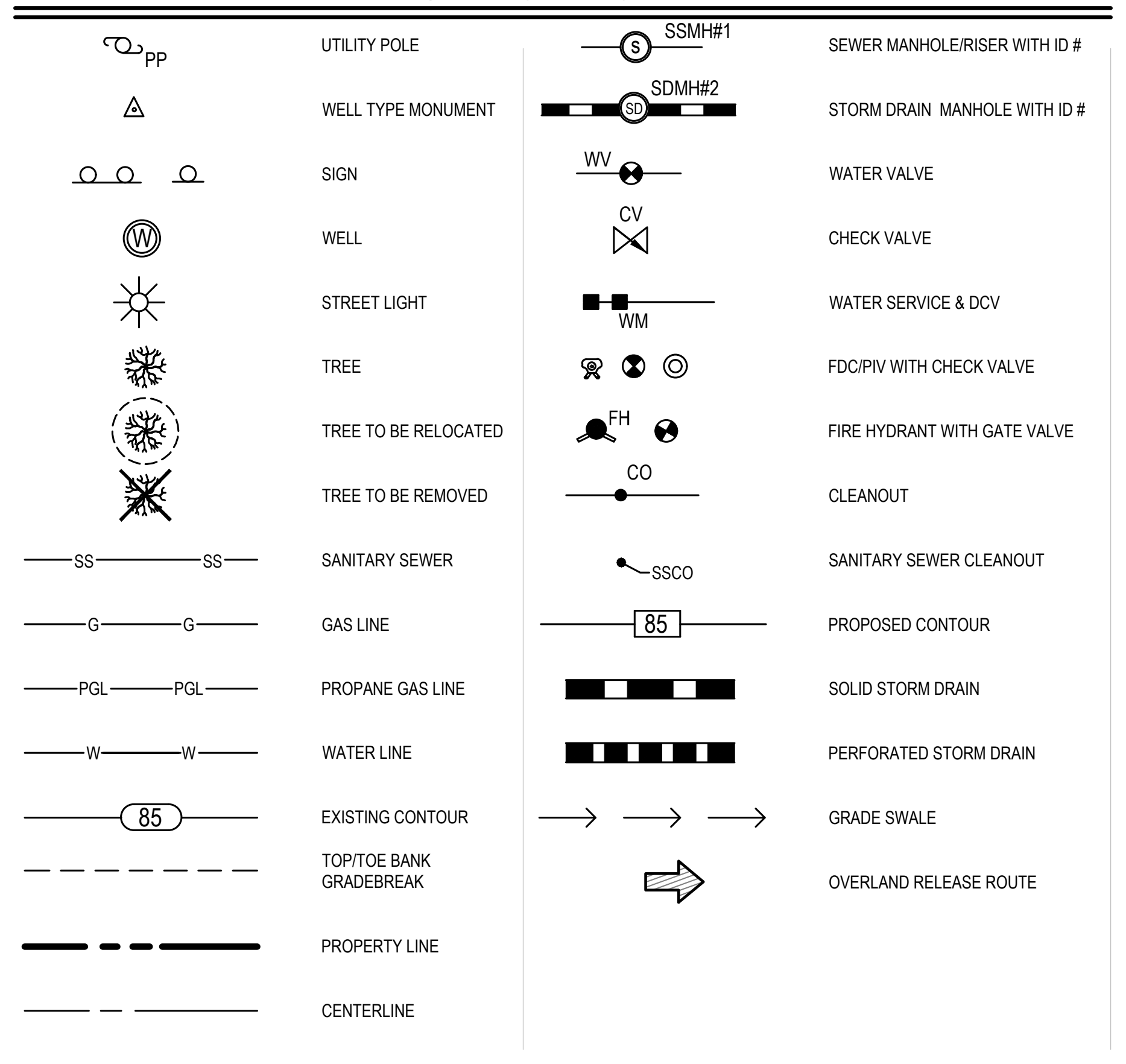
MAP FROM USGS 7.5 MIN SERIES MAP NAME: CALISTOGA

0 2,000' Scale in feet

ABBREVIATIONS

AB	AGGREGATE BASE	FIRM	FLOOD INSURANCE RATE MAP	R	RADIUS
AC	ASPHALT CONCRETE	FL	FLOW LINE	RC	RELATIVE COMPACTION
AD	AREA DRAIN	FM	FORCE MAIN	RT	RIGHT
ARV	AIR RELEASE VALVE	FS	FINISH SURFACE	ROW	RIGHT OF WAY
BC	BEGIN CURVE	GB	GRADE BREAK	RWL	RAIN WATER LEADER
BFE	BASE FLOOD ELEVATION PER FIRM	GL	GUTTER LINE	RCP	REINFORCED CONCRETE PIPE
BM	BENCHMARK	GR	GRAVEL	(S)	SOUTH
BO	BLOWOFF	HPB	HIGH DUTY PULL BOX	S	SLOPE (FEET/FOOT)
BCR	BEGIN CURB RETURN	HP	HIGH POINT	SAD	SEE ARCHITECTURAL DRAWINGS
BVC	BEGIN VERTICAL CURVE	IE	INVERT ELEVATION	SD	STORM DRAIN
BS	BOTTOM OF STAIRS	INST	INSTALL	SDP	SUBDRAIN PIPE
BSL	BUILDING SETBACK LINE	INV	INVERT	SED	SEE ELECTRICAL DRAWINGS
BSW	BACK OF SIDEWALK	IP	IRON PIPE	SLD	SEE LANDSCPE DRAWINGS
CB	CATCH BASIN	IRR	IRRIGATION	SLV	SLEEVE
C&G	CURB AND GUTTER	JP	JOINT POLE	SMD	SEE MECHANICAL DRAWINGS
CMU	CONCRETE MASONRY UNIT	LF	LINEAL FEET/FOOT	SPD	SEE PLUMBING DRAWINGS
CP	CONCRETE PIPE	LH	LAMP HOLE	SS	SANITARY SEWER
CSB	CREEK SETBACK LINE	LPB	LIGHT DUTY PULL BOX	SSCO	SANITARY SEWER CLEAN OUT
℄	CENTERLINE	LP	LOW POINT	SSD	SEE STRUCTURAL DRAWINGS
CO	CLEANOUT	PGL	PROPAPE GAS LINE	SSFH	SANITARY SEWER FLUSH HOLE
COMM	COMMUNICATION	MH	MANHOLE	SSMH	SANITARY SEWER MANHOLE
CV	CHECK VALVE	MON	MONUMENT	STA	STATION
CW	COLD WATER	MPB	MEDIUM DUTY PULL BOX	STD	STANDARD
DCV	DOUBLE CHECK VALVE	(N)	NORTH	SW	SIDEWALK
DG	DECOMPOSED GRANITE	<N>	NEW	TC	TOP OF CURB
DIP	DUCTILE IRON PIPE	OC	ON CENTER	TD	TRENCH DRAIN
DS	DOWNSPOUT	OG	ORIGINAL GROUND	TFC	TOP FACE OF CURB
DW	DRIVEWAY/DOMESTIC WASTE	OH	OVERHEAD	TOB	TOP OF BANK
DWG	DRAWING	OHL	OVERHEAD LINE	TOC	TOP OF CONCRETE
EC	END OF CURVE	<P>	PROPOSED	TS	TOP OF STAIRS
(E)	EAST	PCC	PORTLAND CONCRETE CEMENT	TW	TOP OF WALL
<E>	EXISTING	PD	PRESSURE DISTRIBUTION	TYP	TYPICAL
EC	EDGE OF CONCRETE	PG&E	PACIFIC GAS AND ELECTRIC	UG	UNDERGROUND
ECR	END CURB RETURN	PI	POINT OF INTERSECTION	VC	VERTICAL CURVE
EG	EXISTING GROUND	PIV	POST INDICATOR VALVE	VG	VALLEY GUTTER
EGR	EDGE OF GRAVEL	⅊	PROPERTY LINE	(W)	WEST
EP	EDGE OF PAVEMENT	PRC	POINT OF REVERSE CURVE	WM	WATER METER
EVC	END VERTICAL CURVE	PSI	POUNDS PER SQUARE INCH	WSE	WATER SURFACE ELEVATION
FC	FACE OF CURB	PUE	PUBLIC UTILITY EASEMENT	W/S	WATER SERVICE
FDC	FIRE DEPT. CONNECTION	PVC	POLYVINYL CHLORIDE	WV	WATER VALVE
FG	FINISH GRADE	PVI	POINT OF VERTICAL INTERSECTION		
FH	FIRE HYDRANT	PW	PROCESS WASTE		

SYMBOL LEGEND



REVISIONS

△1 05/29/2020
- UPDATED PROJECT PERMITS TABLE
- UPDATED EARTHWORK QUANTITIES TABLE
- UPDATED SURVEY NOTES
- UPDATED SHEET INDEX (REMOVED SHEET UP2.3)

△2 07/27/2020
- ADDED APPROXIMATE 70' SETBACK FROM HIGHWAY 29
- ADDED APPROXIMATE RIGHT OF WAY FROM HIGHWAY 29
- UPDATED PROJECT STATEMENT
- UPDATED PROJECT INFORMATION TABLE

SHEET INDEX

UP1.0 COVER SHEET
UP1.1 EXISTING OVERALL SITE PLAN
UP1.2 DEMOLITION SITE PLAN
UP1.3 PROPOSED OVERALL SITE PLAN
UP1.4 PROPOSED WINERY SITE PLAN
UP1.5 COUNTY SLOPE ANALYSIS
UP1.6 COUNTY SLOPE CROSS SECTIONS
UP1.7 OVERALL CIRCULATION SITE PLAN
UP1.8 WINERY CIRCULATION SITE PLAN
UP1.9 CAVE/WASTEWATER SETBACK PLAN
UP1.10 OVERALL DRIVEWAY SITE PLAN
UP1.11 DRIVEWAY PROFILE
UP1.12 DRIVEWAY PROFILE
UP2.0 GRADING PLAN
UP2.1 WINERY CROSS SECTIONS
UP2.2 CROSS SECTIONS
UP3.0 UTILITY PLAN

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DELTA CONSULTING & ENGINEERING
OF ST. HELENA
1104 ADAMS STREET, SUITE 203 - ST. HELENA, CALIFORNIA 94574
707-963-8456 + 707-963-8528 FAX

USE PERMIT MODIFICATION
COVER SHEET

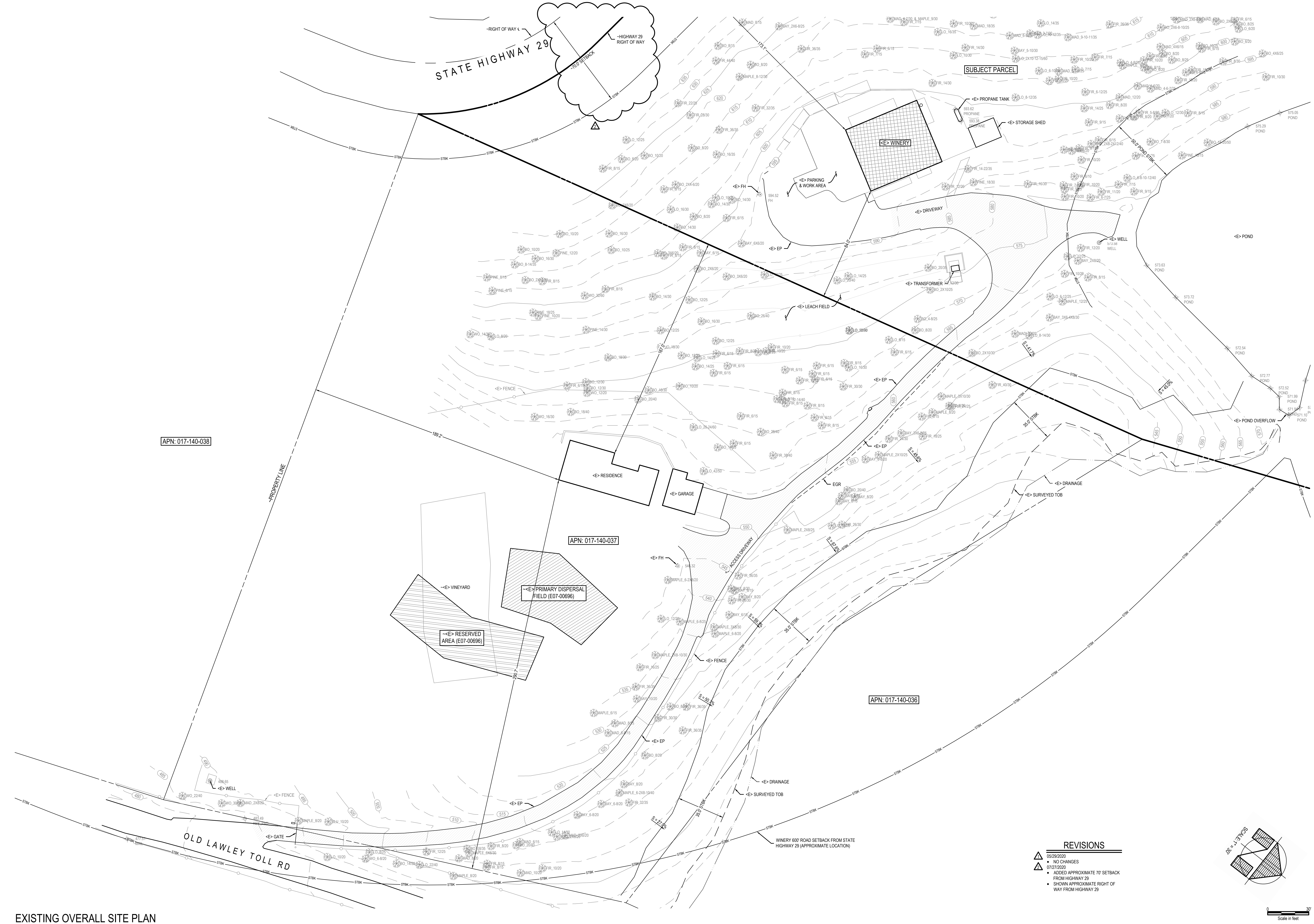
AMICI CELLARS
3130 OLD LAWLEY TOLL ROAD
CALISTOGA, CA 94515
APN: 017-140-035
PROJECT: O-109

REGISTERED PROFESSIONAL ENGINEER
ANDREW A. SIMPSON
No. 62537
Exp. 12-31-21
CIVIL
STATE OF CALIFORNIA

EVERY PERSON PLANNING TO DIG
CALL USA AT 1-800-227-2600
FOR MORE INFORMATION
SEE WWW.USANORTH.ORG

DATE:	ISSUE:
09/15/19	SUBMITTAL
05/29/20	RE-SUBMITTAL △1
07/27/20	RE-SUBMITTAL △2

SHEET:
UP1.0



EXISTING OVERALL SITE PLAN

REVISIONS

1 05/29/2020
- NO CHANGES

2 07/27/2020
- ADDED APPROXIMATE 70' SETBACK FROM HIGHWAY 29
- SHOWN APPROXIMATE RIGHT OF WAY FROM HIGHWAY 29

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USE PERMIT MODIFICATION
EXISTING OVERALL SITE PLAN

AMICI CELLARS
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APN: 017-140-035
PROJECT: O-109

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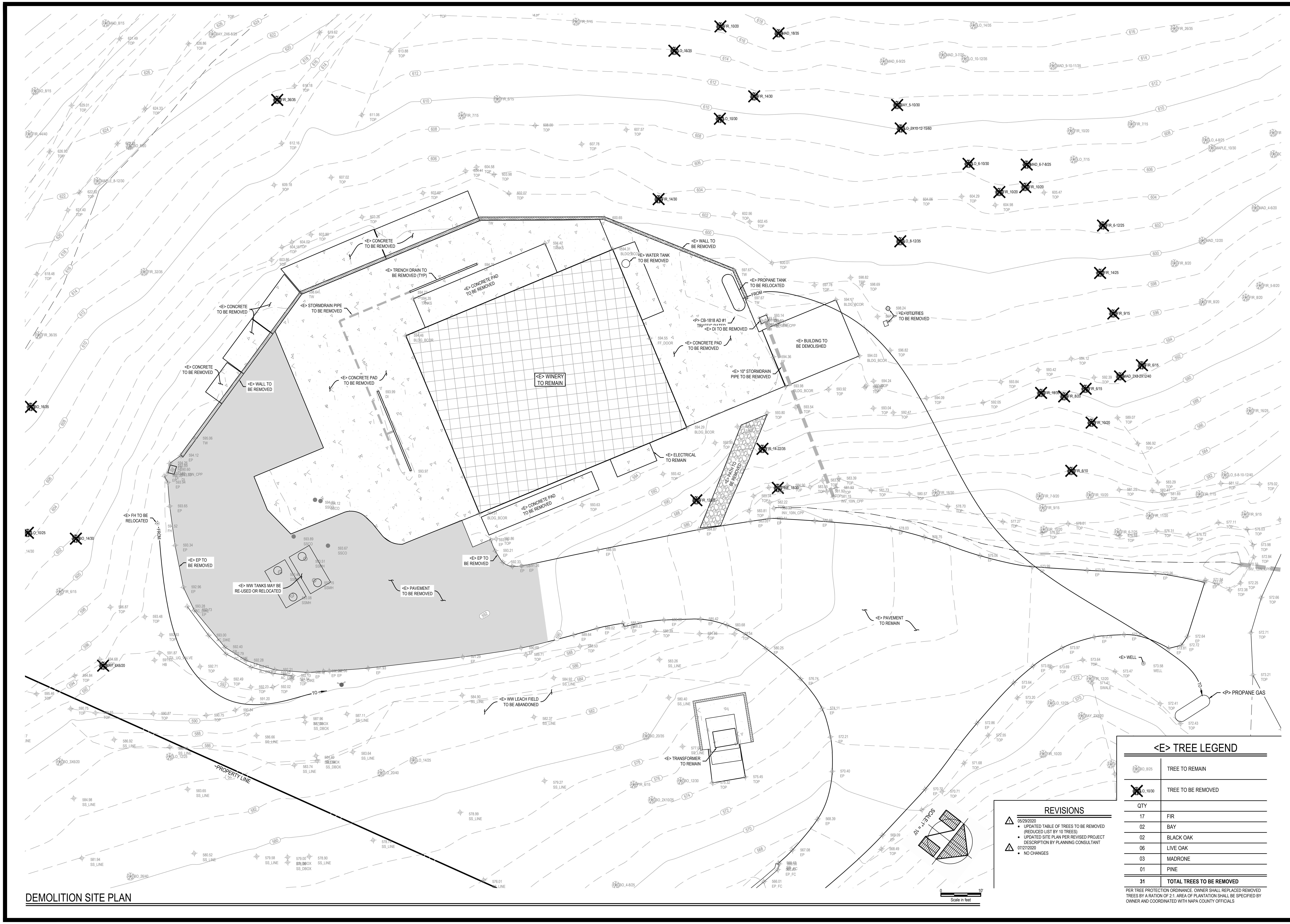
07/27/20	RE-SUBMITTAL 2

SHEET:

UP1.1


<E> CONCRETE TO BE REMOVED
<E> TRENCH DRAIN TO BE REMOVED (TYP)
<E> CONCRETE PAD TO BE REMOVED
<E> STORMDRAIN PIPE TO BE REMOVED
<E> CONCRETE TO BE REMOVED
<E> CONCRETE TO BE REMOVED
<E> WALL TO BE REMOVED
<E> WINERY TO REMAIN
<E> WALL TO BE REMOVED
<E> WATER TANK TO BE REMOVED
<E> PROPANE TANK TO BE RELOCATED
FROM
<P> CB-1818 AD #1 TRAFFIC RATED
<E> DI TO BE REMOVED
<E> CONCRETE PAD TO BE REMOVED
<E> BUILDING TO BE DEMOLISHED
<E> UTILITIES TO BE REMOVED
<E> 10" STORMDRAIN PIPE TO BE REMOVED
<E> ELECTRICAL TO REMAIN
<E> PATH TO BE REMOVED
<E> CONCRETE PAD TO BE REMOVED
<E> FH TO BE RELOCATED
FROM
<E> EP TO BE REMOVED
<E> WW TANKS MAY BE RE-USED OR RELOCATED
<E> PAVEMENT TO BE REMOVED
<E> EP TO BE REMOVED
<E> PAVEMENT TO REMAIN
<E> WW LEACH FIELD TO BE ABANDONED
<E> TRANSFORMER TO REMAIN
<E> WELL
TO
<P> PROPANE GAS
PROPERTY LINE
SCALE 1" = 10'
Scale in feet

DEMOLITION SITE PLAN

<E> TREE LEGEND

BO_8/25	TREE TO REMAIN
LO_10/30	TREE TO BE REMOVED
QTY	
17	FIR
02	BAY
02	BLACK OAK
06	LIVE OAK
03	MADRONE
01	PINE
31	**TOTAL TREES TO BE REMOVED**

PER TREE PROTECTION ORDINANCE. OWNER SHALL REPLACED REMOVED TREES BY A RATION OF 2:1. AREA OF PLANTATION SHALL BE SPECIFIED BY OWNER AND COORDINATED WITH NAPA COUNTY OFFICIALS

REVISIONS

△1 05/29/2020
- UPDATED TABLE OF TREES TO BE REMOVED (REDUCED LIST BY 10 TREES)
- UPDATED SITE PLAN PER REVISED PROJECT DESCRIPTION BY PLANNING CONSULTANT

△2 07/27/2020
- NO CHANGES

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USE PERMIT MODIFICATION
DEMOLITION SITE PLAN

AMICI CELLARS
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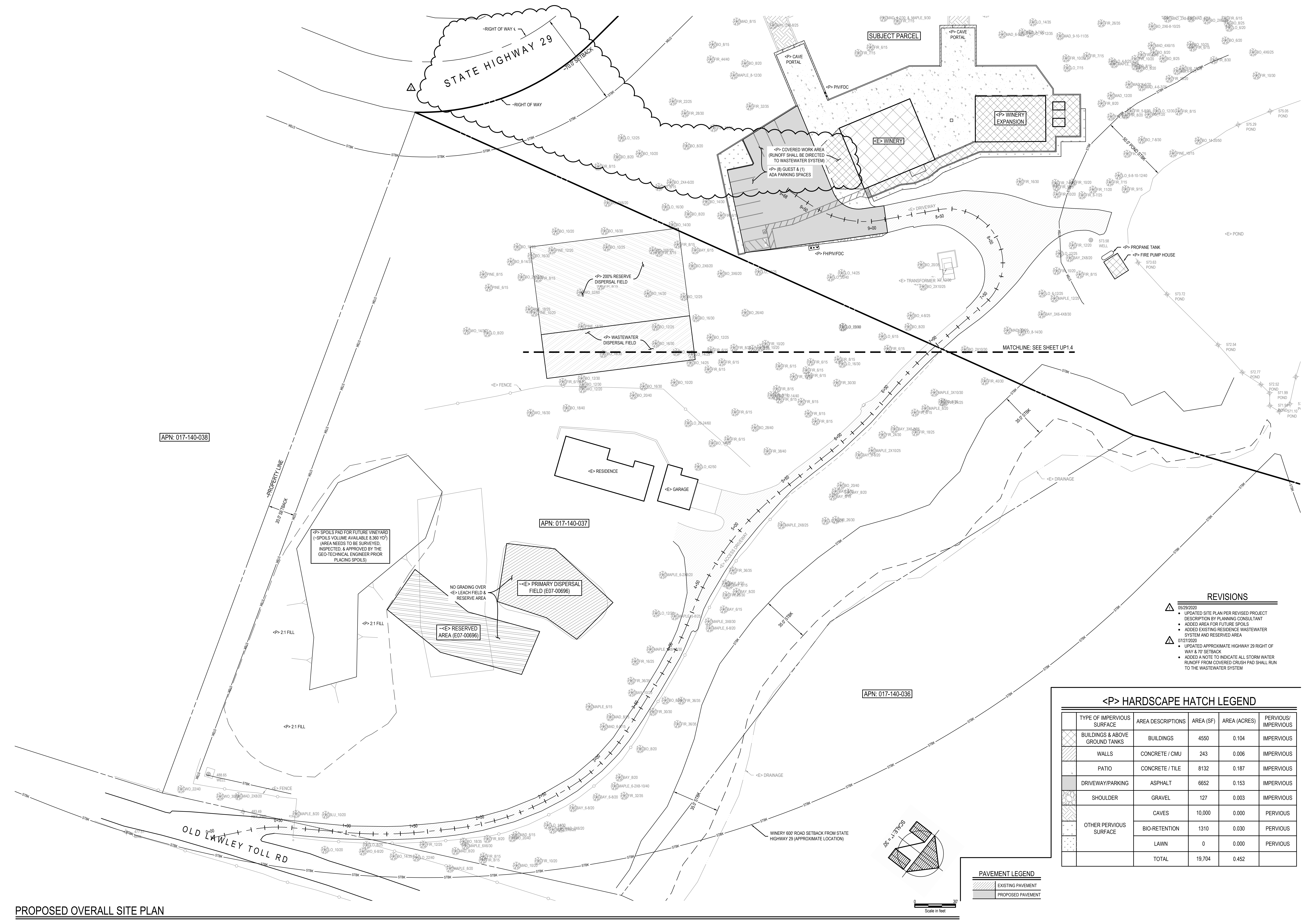
07/27/20	RE-SUBMITTAL △2

SHEET:
UP1.2


STATE HIGHWAY 29
~RIGHT OF WAY
~70.0' SETBACK
SUBJECT PARCEL
<P> CAVE PORTAL
<P> CAVE PORTAL
<P> PIV/FDC
<P> WINERY EXPANSION
<E> WINERY
<P> COVERED WORK AREA (RUNOFF SHALL BE DIRECTED TO WASTEWATER SYSTEM)
<P> (8) GUEST & (1) ADA PARKING SPACES
<P> FH/PIV/FDC
<E> DRIVEWAY
<E> TRANSFORMER
573.58 WELL
<P> PROPANE TANK
<P> FIRE PUMP HOUSE
<E> POND
50.0' POND STBK
<P> 200% RESERVE DISPERSAL FIELD
<P> WASTEWATER DISPERSAL FIELD
MATCHLINE: SEE SHEET UP1.4
<E> FENCE
APN: 017-140-038
APN: 017-140-037
APN: 017-140-036
~PROPERTY LINE
20.0' SETBACK
<E> RESIDENCE
<E> GARAGE
<P> SPOILS PAD FOR FUTURE VINEYARD (~SPOILS VOLUME AVAILABLE 8,360 YD³) (AREA NEEDS TO BE SURVEYED, INSPECTED, & APPROVED BY THE GEO-TECHNICAL ENGINEER PRIOR PLACING SPOILS)
NO GRADING OVER <E> LEACH FIELD & RESERVE AREA
~<E> PRIMARY DISPERSAL FIELD (E07-00696)
~<E> RESERVED AREA (E07-00696)
<P> 2:1 FILL
<P> 2:1 FILL
<P> 2:1 FILL
<E> ACCESS DRIVEWAY
<E> DRAINAGE
<E> DRAINAGE
35.0' STBK
488.65 WELL
OLD LAWLEY TOLL RD
WINERY 600' ROAD SETBACK FROM STATE HIGHWAY 29 (APPROXIMATE LOCATION)
SCALE: 1" = 30'
0
30'
Scale in feet
PAVEMENT LEGEND
EXISTING PAVEMENT
PROPOSED PAVEMENT

PROPOSED OVERALL SITE PLAN

REVISIONS

1. 05/29/2020
   - UPDATED SITE PLAN PER REVISED PROJECT DESCRIPTION BY PLANNING CONSULTANT
   - ADDED AREA FOR FUTURE SPOILS
   - ADDED EXISTING RESIDENCE WASTEWATER SYSTEM AND RESERVED AREA
2. 07/27/2020
   - UPDATED APPROXIMATE HIGHWAY 29 RIGHT OF WAY & 70' SETBACK
   - ADDED A NOTE TO INDICATE ALL STORM WATER RUNOFF FROM COVERED CRUSH PAD SHALL RUN TO THE WASTEWATER SYSTEM

<P> HARDSCAPE HATCH LEGEND

	TYPE OF IMPERVIOUS SURFACE	AREA DESCRIPTIONS	AREA (SF)	AREA (ACRES)	PERVIOUS/ IMPERVIOUS
▩	BUILDINGS & ABOVE GROUND TANKS	BUILDINGS	4550	0.104	IMPERVIOUS
▨	WALLS	CONCRETE / CMU	243	0.006	IMPERVIOUS
	PATIO	CONCRETE / TILE	8132	0.187	IMPERVIOUS
■	DRIVEWAY/PARKING	ASPHALT	6652	0.153	IMPERVIOUS
	SHOULDER	GRAVEL	127	0.003	IMPERVIOUS
	OTHER PERVIOUS SURFACE	CAVES	10,000	0.000	PERVIOUS
		BIO-RETENTION	1310	0.030	PERVIOUS
		LAWN	0	0.000	PERVIOUS
		TOTAL	19,704	0.452	

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707-963-8456 + 707-963-8528 FAX

USE PERMIT MODIFICATION
PROPOSED OVERALL SITE PLAN

AMICI CELLARS
3130 OLD LAWLEY TOLL ROAD
CALISTOGA, CA 94515
APN: 017-140-035
PROJECT: O-109

ANDREW A. SIMPSON
No. 62537
Exp. 12-31-21
CIVIL

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FOR MORE INFORMATION SEE WWW.USANORTH.ORG

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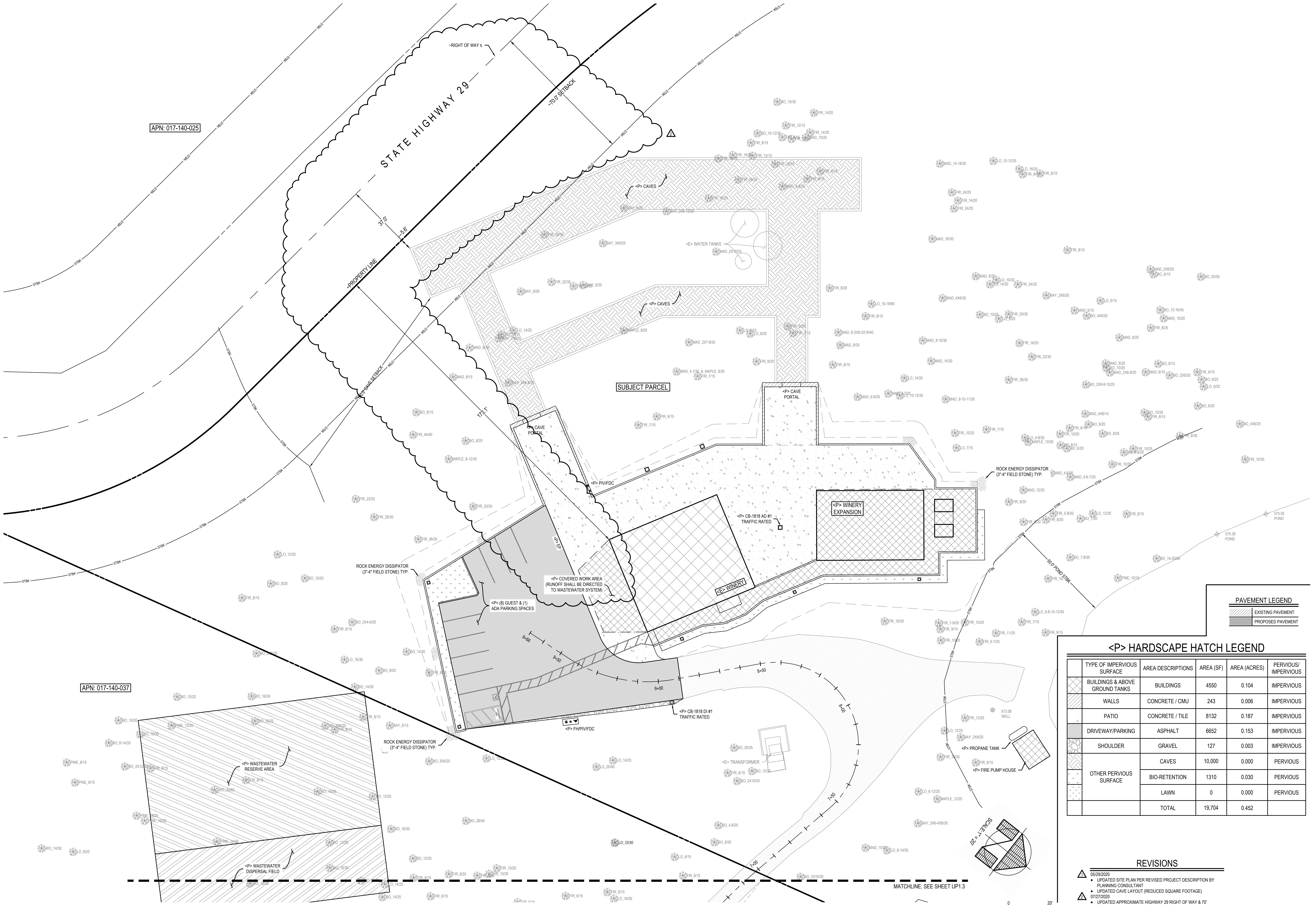

PROPOSED WINERY SITE PLAN

PAVEMENT LEGEND

▨	EXISTING PAVEMENT
■	PROPOSED PAVEMENT

<P> HARDSCAPE HATCH LEGEND

	TYPE OF IMPERVIOUS SURFACE	AREA DESCRIPTIONS	AREA (SF)	AREA (ACRES)	PERVIOUS/ IMPERVIOUS
▩	BUILDINGS & ABOVE GROUND TANKS	BUILDINGS	4550	0.104	IMPERVIOUS
▨	WALLS	CONCRETE / CMU	243	0.006	IMPERVIOUS
∴	PATIO	CONCRETE / TILE	8132	0.187	IMPERVIOUS
■	DRIVEWAY/PARKING	ASPHALT	6652	0.153	IMPERVIOUS
○	SHOULDER	GRAVEL	127	0.003	IMPERVIOUS
▦	OTHER PERVIOUS SURFACE	CAVES	10,000	0.000	PERVIOUS
∵		BIO-RETENTION	1310	0.030	PERVIOUS
∵		LAWN	0	0.000	PERVIOUS
		TOTAL	19,704	0.452	

REVISIONS

△1 05/29/2020
- UPDATED SITE PLAN PER REVISED PROJECT DESCRIPTION BY PLANNING CONSULTANT
- UPDATED CAVE LAYOUT (REDUCED SQUARE FOOTAGE)

△2 07/27/2020
- UPDATED APPROXIMATE HIGHWAY 29 RIGHT OF WAY & 70' SETBACK
- ADDED CAVE DIMENSIONS
- ADDED A NOTE TO INDICATE ALL STORM WATER RUNOFF FROM COVERED CRUSH PAD SHALL RUN TO THE WASTEWATER SYSTEM

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USE PERMIT MODIFICATION
PROPOSED WINERY SITE PLAN

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3130 OLD LAWLEY TOLL ROAD
CALISTOGA, CA 94515
APN: 017-140-035
PROJECT: O-109

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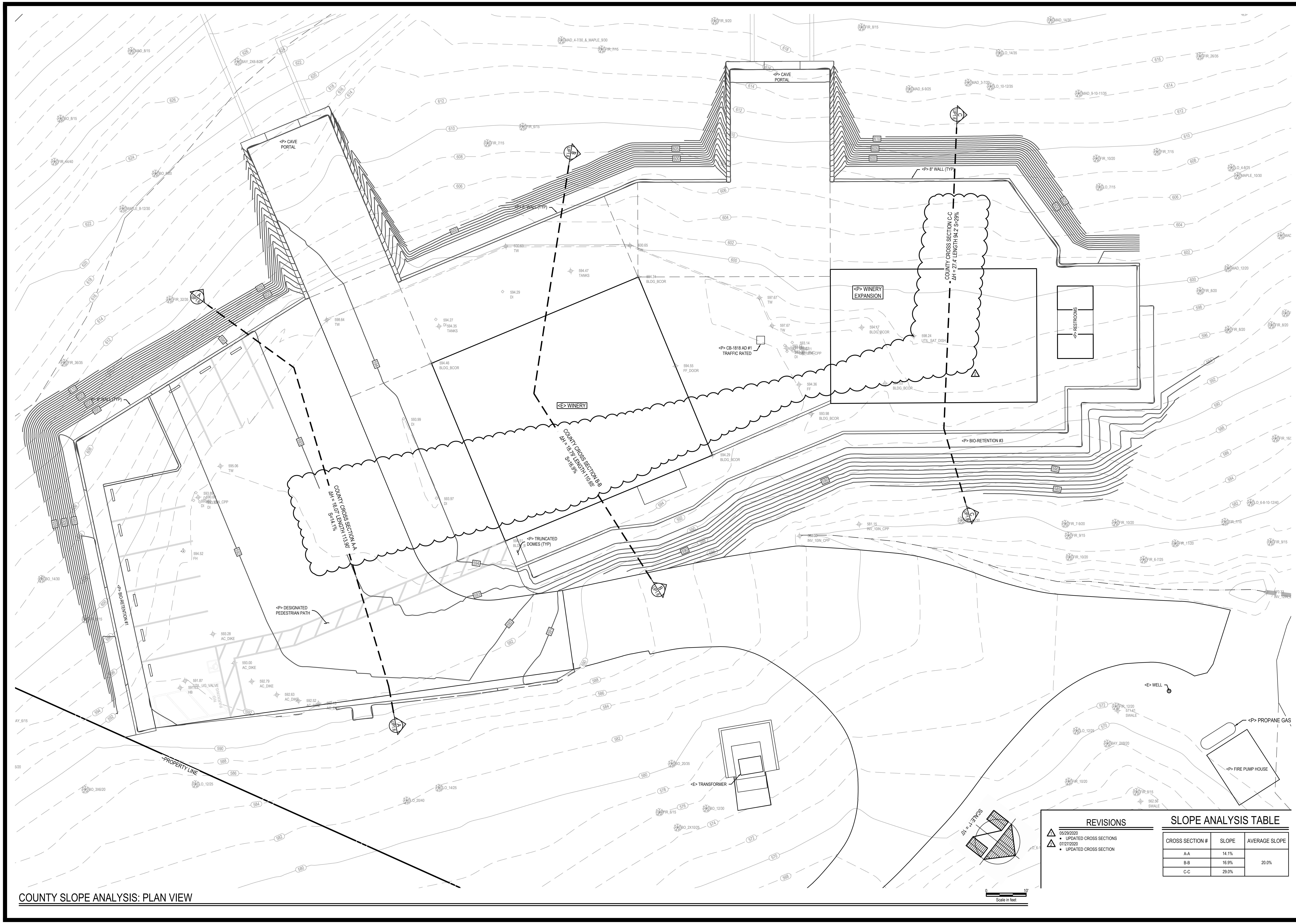

<P> CAVE PORTAL
<P> CAVE PORTAL
<P> 8" WALL (TYP)
<E> WINERY
<P> WINERY EXPANSION
<P> RESTROOMS
<P> CB-1818 AD #1 TRAFFIC RATED
<P> BIO-RETENTION #1
<P> BIO-RETENTION #3
<P> TRUNCATED DOMES (TYP)
<P> DESIGNATED PEDESTRIAN PATH
PROPERTY LINE
<E> TRANSFORMER
<E> WELL
<P> PROPANE GAS
<P> FIRE PUMP HOUSE
COUNTY CROSS SECTION A-A ΔH = 16.07' LENGTH 113.90' S=14.1%
COUNTY CROSS SECTION B-B ΔH = 18.79' LENGTH 110.65' S=16.9%
COUNTY CROSS SECTION C-C ΔH = 27.4' LENGTH 94.2' S=29%
SCALE 1" = 10'
0
10'
Scale in feet

COUNTY SLOPE ANALYSIS: PLAN VIEW

REVISIONS

△1 05/29/2020
- UPDATED CROSS SECTIONS

△2 07/27/2020
- UPDATED CROSS SECTION

SLOPE ANALYSIS TABLE

CROSS SECTION #	SLOPE	AVERAGE SLOPE
A-A	14.1%	20.0%
B-B	16.9%	
C-C	29.0%	

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USE PERMIT MODIFICATION
COUNTY SLOPE ANALYSIS

AMICI CELLARS
3130 OLD LAWLEY TOLL ROAD
CALISTOGA, CA 94515
APN: 017-140-035
PROJECT: O-109

ANDREW A. SIMPSON
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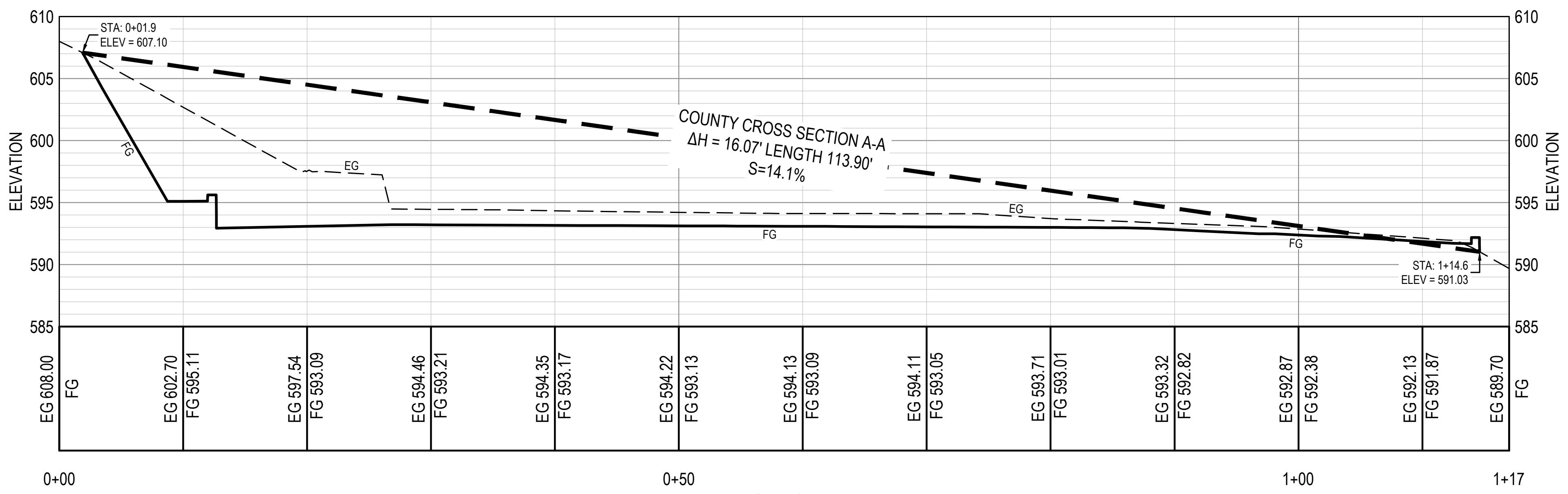
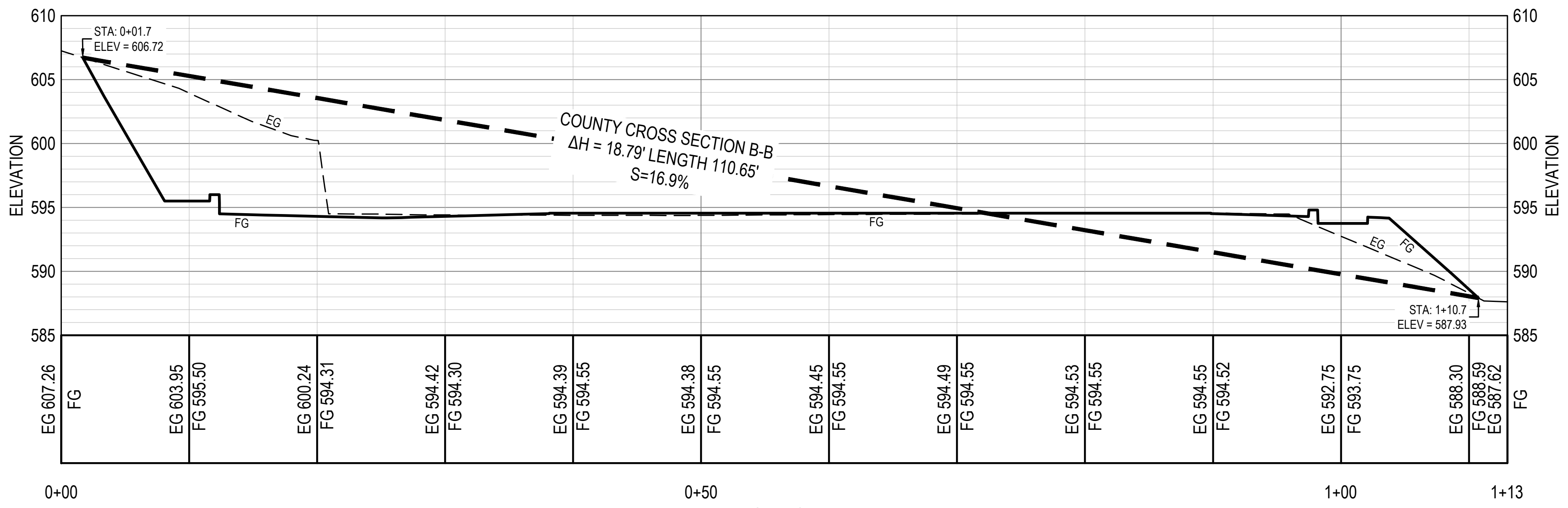
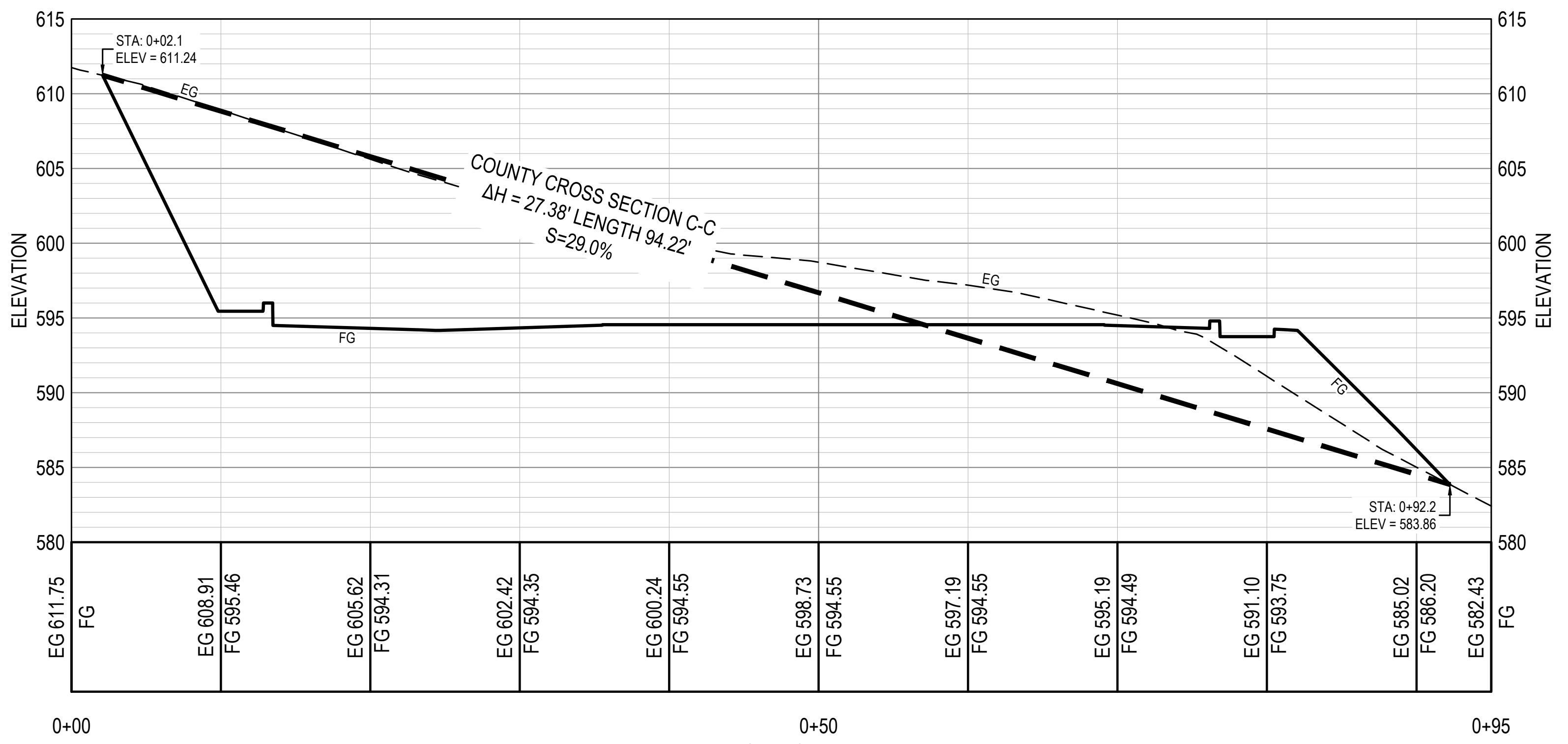


CROSS SECTION A-A
HORIZONTAL SCALE: 1' = 10'
VERTICAL SCALE: 1" = 10'



CROSS SECTION B-B
HORIZONTAL SCALE: 1' = 10'
VERTICAL SCALE: 1" = 10'



CROSS SECTION C-C
HORIZONTAL SCALE: 1' = 10'
VERTICAL SCALE: 1" = 10'

COUNTY SLOPE ANALYSIS CROSS SECTION PROFILES

SLOPE ANALYSIS TABLE

CROSS SECTION #	SLOPE	AVERAGE SLOPE
A-A	14.1%	20.0%
B-B	16.9%	
C-C	29.0%	

REVISIONS

△1 05/29/2020
- UPDATED CROSS SECTIONS

△2 07/27/2020
- NO CHANGES

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USE PERMIT MODIFICATION
COUNTY SLOPE CROSS SECTIONS

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PROJECT: O-109

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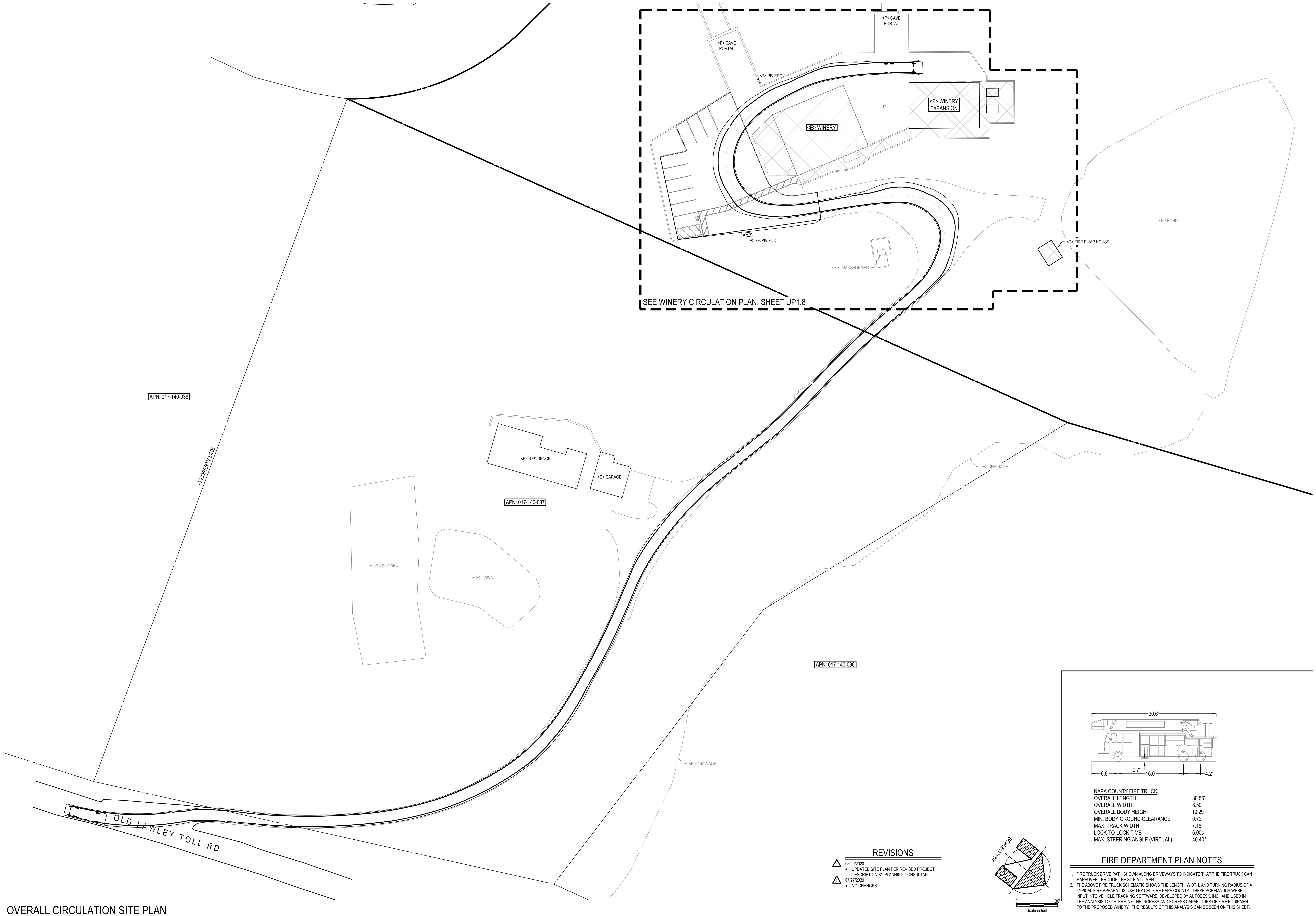

OVERALL CIRCULATION SITE PLAN

NAPA COUNTY FIRE TRUCK	
OVERALL LENGTH	30.56'
OVERALL WIDTH	8.50'
OVERALL BODY HEIGHT	10.29'
MIN. BODY GROUND CLEARANCE	0.72'
MAX. TRACK WIDTH	7.18'
LOCK-TO-LOCK TIME	6.00s
MAX. STEERING ANGLE (VIRTUAL)	40.40°

FIRE DEPARTMENT PLAN NOTES

1. FIRE TRUCK DRIVE PATH SHOWN ALONG DRIVEWAYS TO INDICATE THAT THE FIRE TRUCK CAN MANEUVER THROUGH THE SITE AT 5 MPH.
2. THE ABOVE FIRE TRUCK SCHEMATIC SHOWS THE LENGTH, WIDTH, AND TURNING RADIUS OF A TYPICAL FIRE APPARATUS USED BY CAL FIRE NAPA COUNTY. THESE SCHEMATICS WERE INPUT INTO VEHICLE TRACKING SOFTWARE, DEVELOPED BY AUTODESK, INC., AND USED IN THE ANALYSIS TO DETERMINE THE INGRESS AND EGRESS CAPABILITIES OF FIRE EQUIPMENT TO THE PROPOSED WINERY. THE RESULTS OF THIS ANALYSIS CAN BE SEEN ON THIS SHEET.

REVISIONS

△1 05/29/2020
- UPDATED SITE PLAN PER REVISED PROJECT DESCRIPTION BY PLANNING CONSULTANT

△2 07/27/2020
- NO CHANGES

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USE PERMIT MODIFICATION
OVERALL CIRCULATION PLAN

AMICI CELLARS
3130 OLD LAWLEY TOLL ROAD
CALISTOGA, CA 94515
APN: 017-140-035
PROJECT: O-109

ANDREW A. SIMPSON
No. 62537
Exp. 12-31-21

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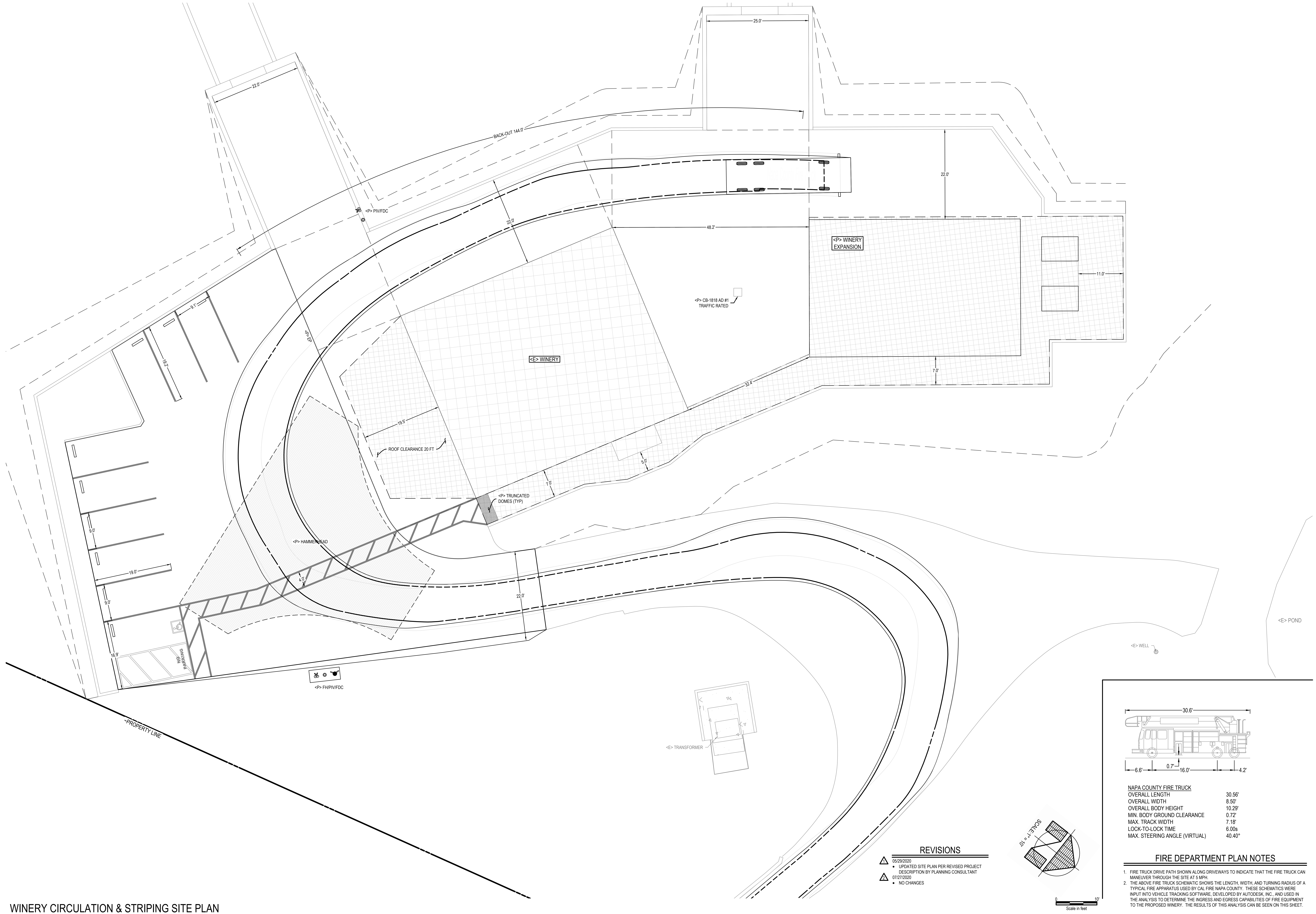

WINERY CIRCULATION & STRIPING SITE PLAN

REVISIONS

⚠1 05/29/2020
- UPDATED SITE PLAN PER REVISED PROJECT DESCRIPTION BY PLANNING CONSULTANT

⚠2 07/27/2020
- NO CHANGES

NAPA COUNTY FIRE TRUCK	
OVERALL LENGTH	30.56'
OVERALL WIDTH	8.50'
OVERALL BODY HEIGHT	10.29'
MIN. BODY GROUND CLEARANCE	0.72'
MAX. TRACK WIDTH	7.18'
LOCK-TO-LOCK TIME	6.00s
MAX. STEERING ANGLE (VIRTUAL)	40.40°

FIRE DEPARTMENT PLAN NOTES

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2. THE ABOVE FIRE TRUCK SCHEMATIC SHOWS THE LENGTH, WIDTH, AND TURNING RADIUS OF A TYPICAL FIRE APPARATUS USED BY CAL FIRE NAPA COUNTY. THESE SCHEMATICS WERE INPUT INTO VEHICLE TRACKING SOFTWARE, DEVELOPED BY AUTODESK, INC., AND USED IN THE ANALYSIS TO DETERMINE THE INGRESS AND EGRESS CAPABILITIES OF FIRE EQUIPMENT TO THE PROPOSED WINERY. THE RESULTS OF THIS ANALYSIS CAN BE SEEN ON THIS SHEET.

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USE PERMIT MODIFICATION
WINERY CIRCULATION PLAN

AMICI CELLARS
3130 OLD LAWLEY TOLL ROAD
CALISTOGA, CA 94515
APN: 017-140-035
PROJECT: O-109

REGISTERED PROFESSIONAL ENGINEER
ANDREW A. SIMPSON
No. 62537
Exp. 12-31-21
CIVIL
STATE OF CALIFORNIA

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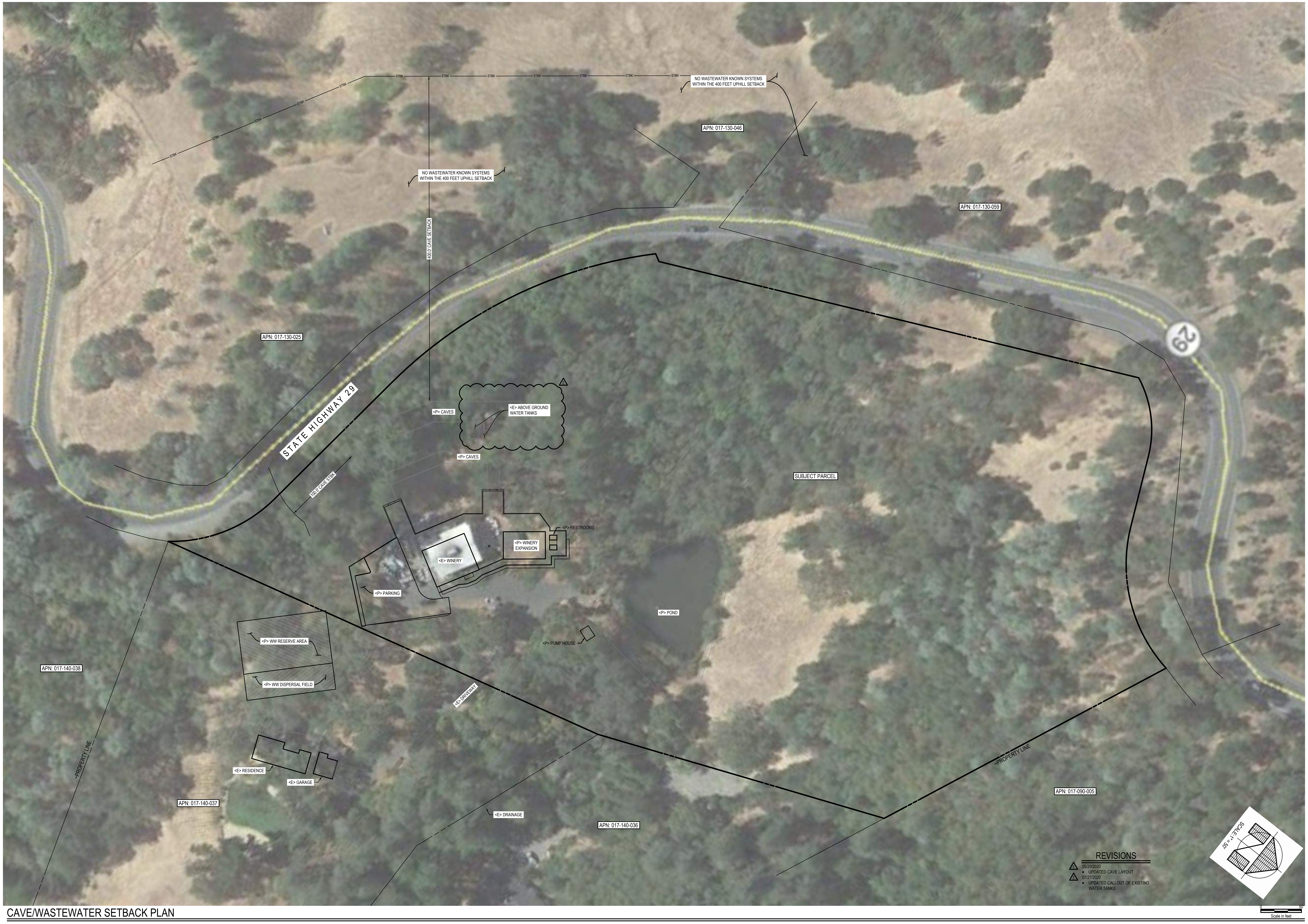

REVISIONS

△1 05/29/2020
- UPDATED CAVE LAYOUT

△2 07/27/2020
- UPDATED CALLOUT OF EXISTING WATER TANKS

CAVE/WASTEWATER SETBACK PLAN

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CAVE SETBACK PLAN

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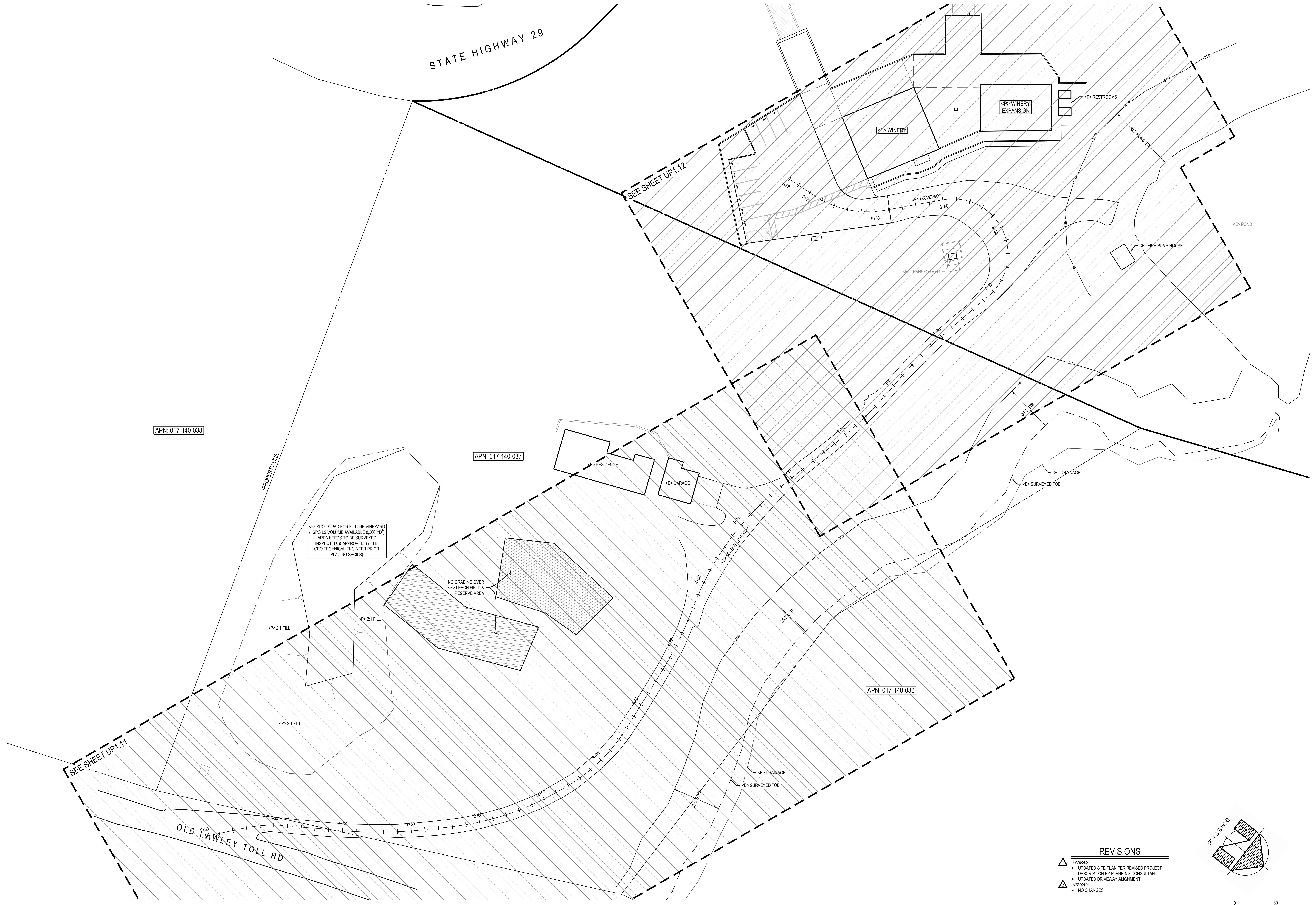

OVERALL EXISTING DRIVEWAY SITE PLAN

REVISIONS

⚠1 05/29/2020
- UPDATED SITE PLAN PER REVISED PROJECT DESCRIPTION BY PLANNING CONSULTANT
- UPDATED DRIVEWAY ALIGNMENT

⚠2 07/27/2020
- NO CHANGES

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OVERALL DRIVEWAY SITE PLAN

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APN: 017-140-035
PROJECT: O-109

ANDREW A. SIMPSON
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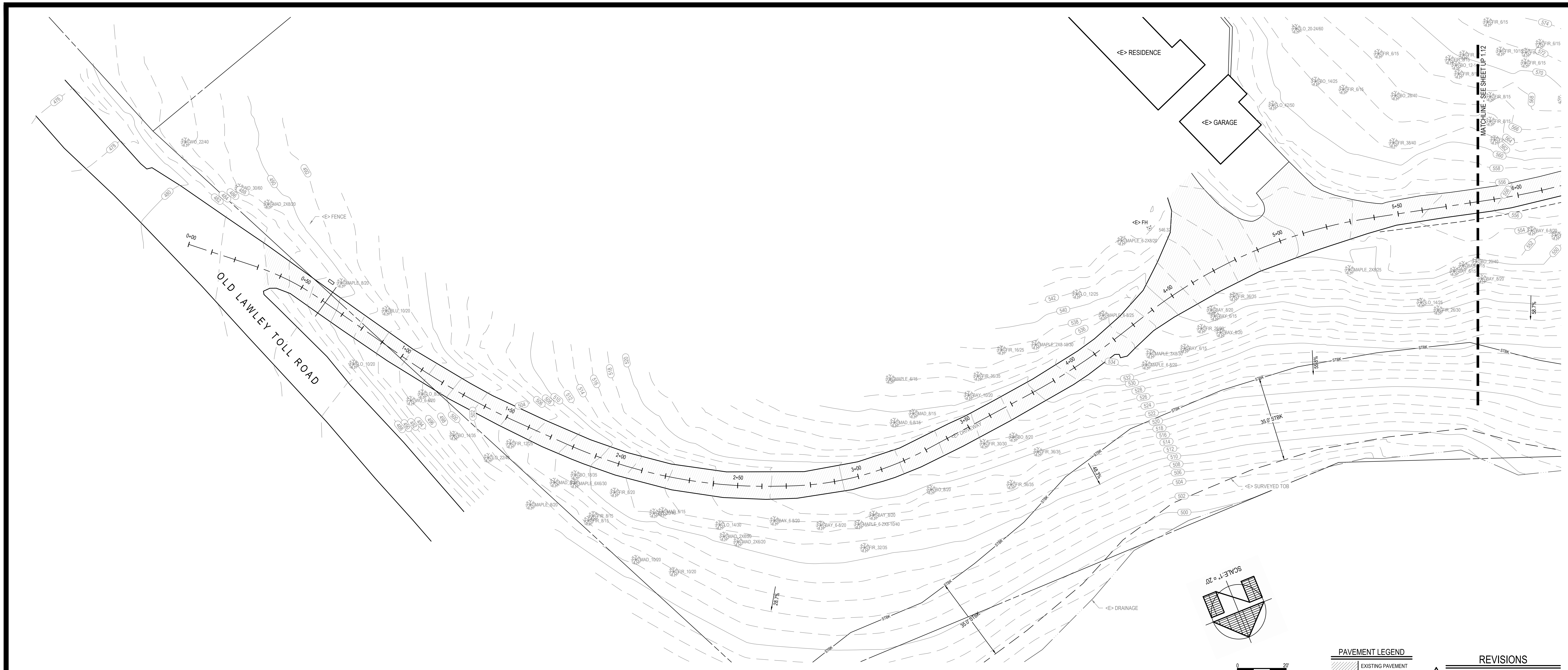


EXISTING DRIVEWAY PLAN VIEW: STA 0+00 TO 6+00

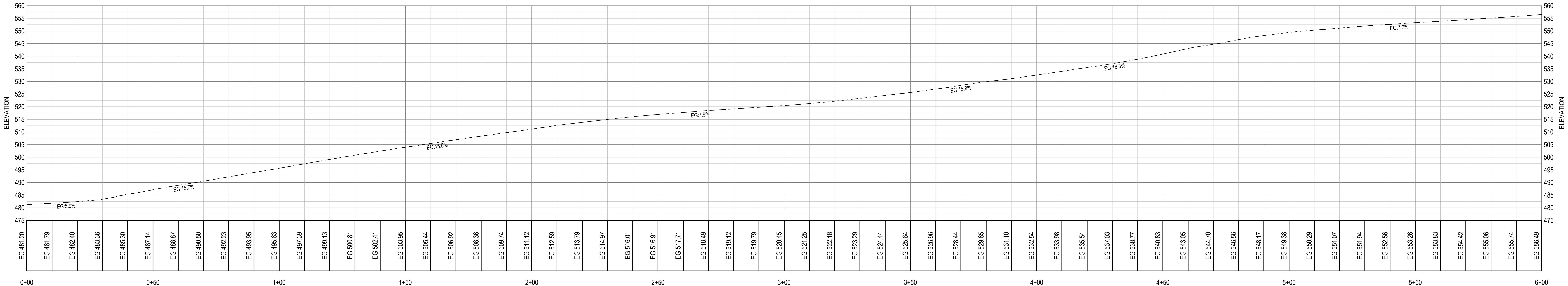
PAVEMENT LEGEND

▨	EXISTING PAVEMENT
▒	PROPOSED PAVEMENT

REVISIONS

△1 05/29/2020
- UPDATED SITE PLAN PER REVISED PROJECT DESCRIPTION BY PLANNING CONSULTANT
- UPDATED DRIVEWAY PROFILE

△2 07/27/2020
- NO CHANGES



MAIN ACCESS PROFILE STA. 0+00 TO 6+00
HORIZONTAL SCALE: 1' = 20'
VERTICAL SCALE: 1" = 20'

EXISTING DRIVEWAY PROFILE: STA 0+00 TO 6+00

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DELTA CONSULTING & ENGINEERING
OF ST. HELENA
1104 ADAMS STREET, SUITE 203 - ST. HELENA, CALIFORNIA 94574
707-963-8456 + 707-963-8528 FAX

USE PERMIT MODIFICATION

DRIVEWAY PLAN VIEW & PROFILE

AMICI CELLARS
3130 OLD LAWLEY TOLL ROAD
CALISTOGA, CA 94515
APN: 017-140-035
PROJECT: O-109

ANDREW A. SIMPSON
No. 62537
Exp. 12-31-21
CIVIL

EVERY PERSON PLANNING TO DIG
CALL USA AT 1-800-227-2600
FOR MORE INFORMATION
SEE WWW.USANORTH.ORG

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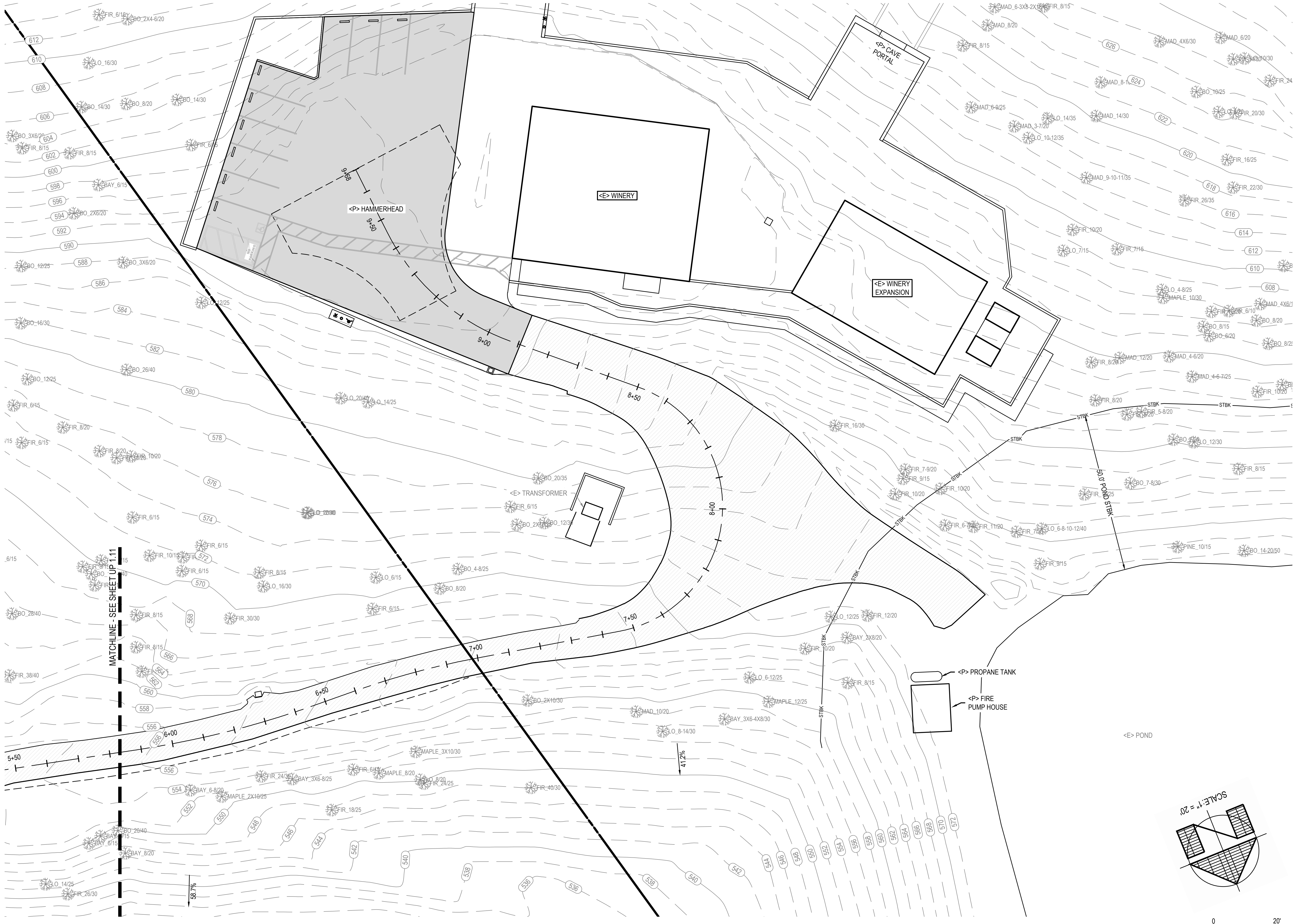
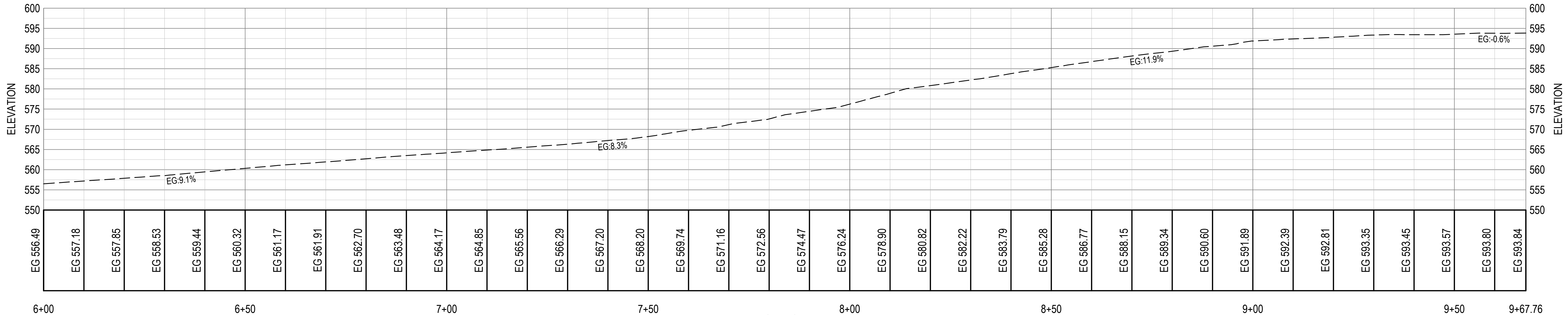
SHEET:

UP1.11



EXISTING DRIVEWAY PLAN VIEW: STA 6+00 TO 9+67.76



MAIN ACCESS PROFILE STA. 6+00+
HORIZONTAL SCALE: 1' = 20'
VERTICAL SCALE: 1" = 20'

EXISTING DRIVEWAY PROFILE: STA 6+00 TO 9+67.76

PAVEMENT LEGEND

▨	EXISTING PAVEMENT
▩	PROPOSED PAVEMENT

REVISIONS

△1 05/29/2020
- UPDATED SITE PLAN PER REVISED PROJECT DESCRIPTION BY PLANNING CONSULTANT
- UPDATED DRIVEWAY PROFILE

△2 07/27/2020
- NO CHANGES

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DRIVEWAY PLAN VIEW & PROFILE

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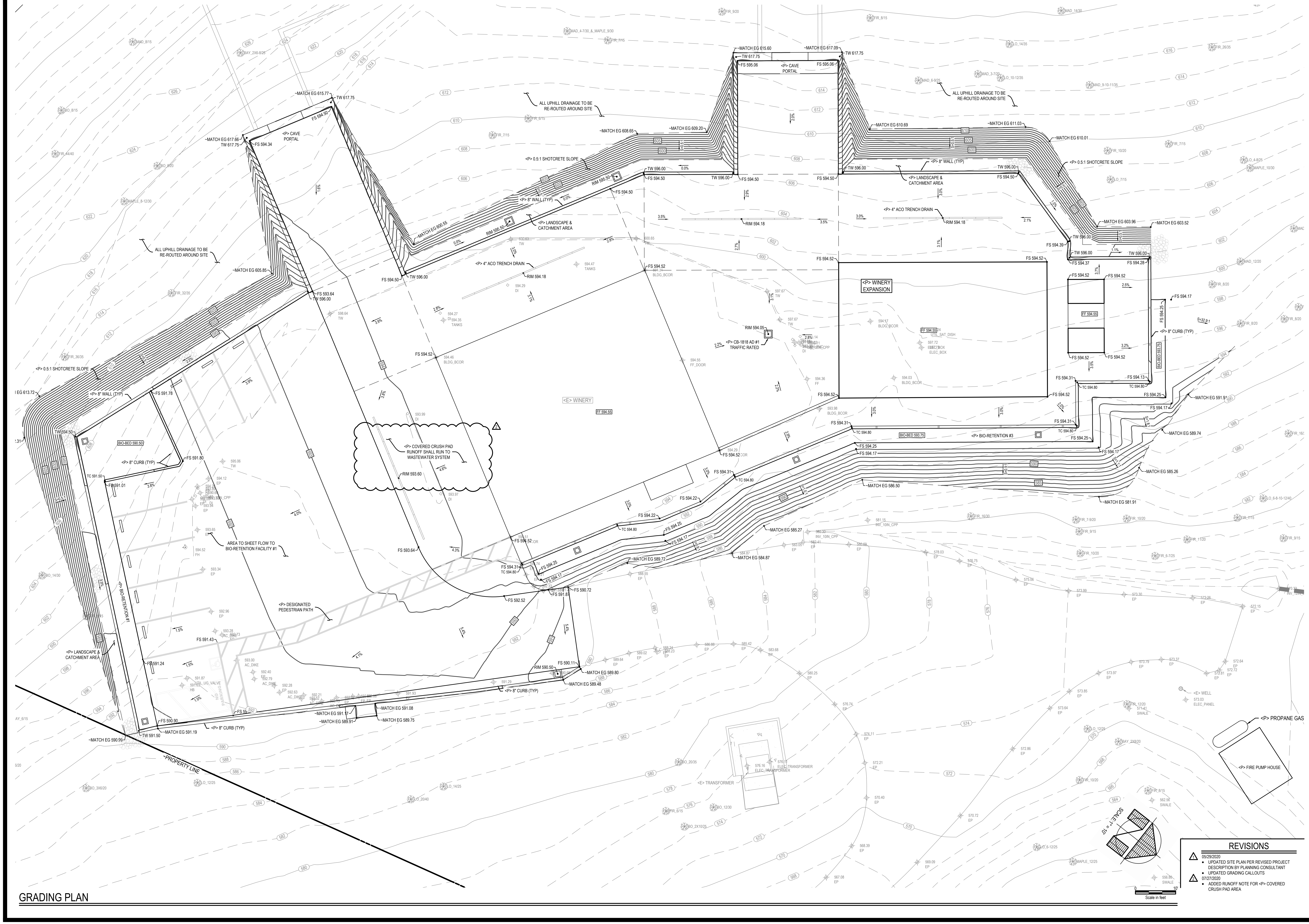

<P> CAVE PORTAL
<P> CAVE PORTAL
ALL UPHILL DRAINAGE TO BE RE-ROUTED AROUND SITE
ALL UPHILL DRAINAGE TO BE RE-ROUTED AROUND SITE
ALL UPHILL DRAINAGE TO BE RE-ROUTED AROUND SITE
<P> 0.5:1 SHOTCRETE SLOPE
<P> 0.5:1 SHOTCRETE SLOPE
<P> 0.5:1 SHOTCRETE SLOPE
<P> 8" WALL (TYP)
<P> LANDSCAPE & CATCHMENT AREA
<P> 4" ACO TRENCH DRAIN
<P> WINERY EXPANSION
<E> WINERY
<P> CB-1818 AD #1 TRAFFIC RATED
<P> COVERED CRUSH PAD RUNOFF SHALL RUN TO WASTEWATER SYSTEM
<P> 8" CURB (TYP)
<P> BIO-RETENTION #1
<P> BIO-RETENTION #3
AREA TO SHEET FLOW TO BIO-RETENTION FACILITY #1
<P> DESIGNATED PEDESTRIAN PATH
<P> LANDSCAPE & CATCHMENT AREA
<E> TRANSFORMER
<E> WELL
<P> PROPANE GAS
<P> FIRE PUMP HOUSE
PROPERTY LINE
SCALE: 1" = 10'
0 10'
Scale in feet

GRADING PLAN

REVISIONS

1 05/29/2020
- UPDATED SITE PLAN PER REVISED PROJECT DESCRIPTION BY PLANNING CONSULTANT
- UPDATED GRADING CALLOUTS

2 07/27/2020
- ADDED RUNOFF NOTE FOR <P> COVERED CRUSH PAD AREA

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GRADING PLAN

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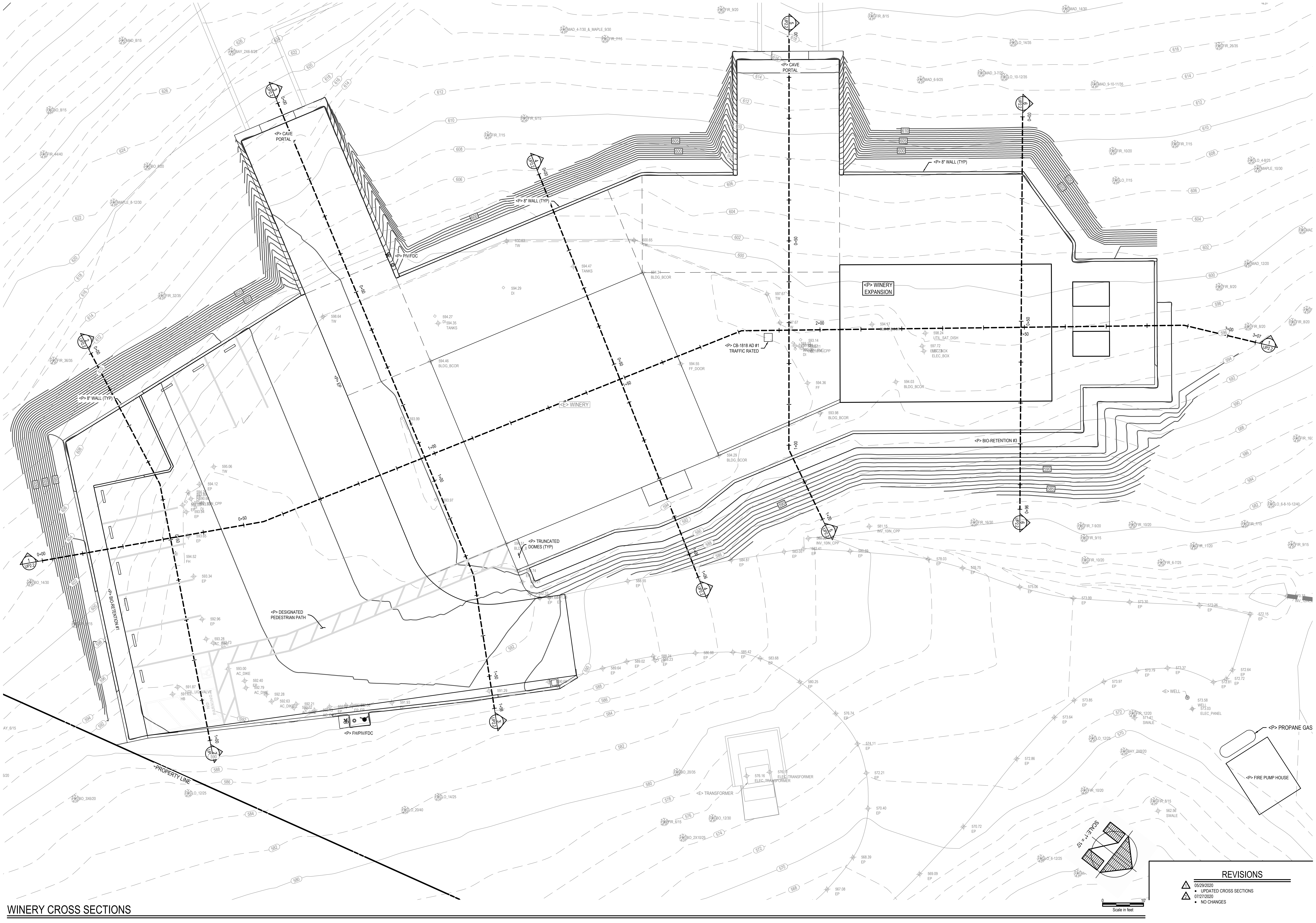

WINERY CROSS SECTIONS

REVISIONS

△1 05/29/2020
- UPDATED CROSS SECTIONS

△2 07/27/2020
- NO CHANGES

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WINERY CROSS SECTIONS

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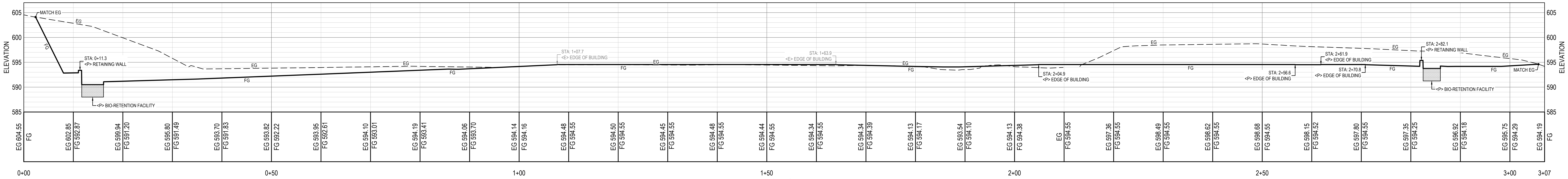
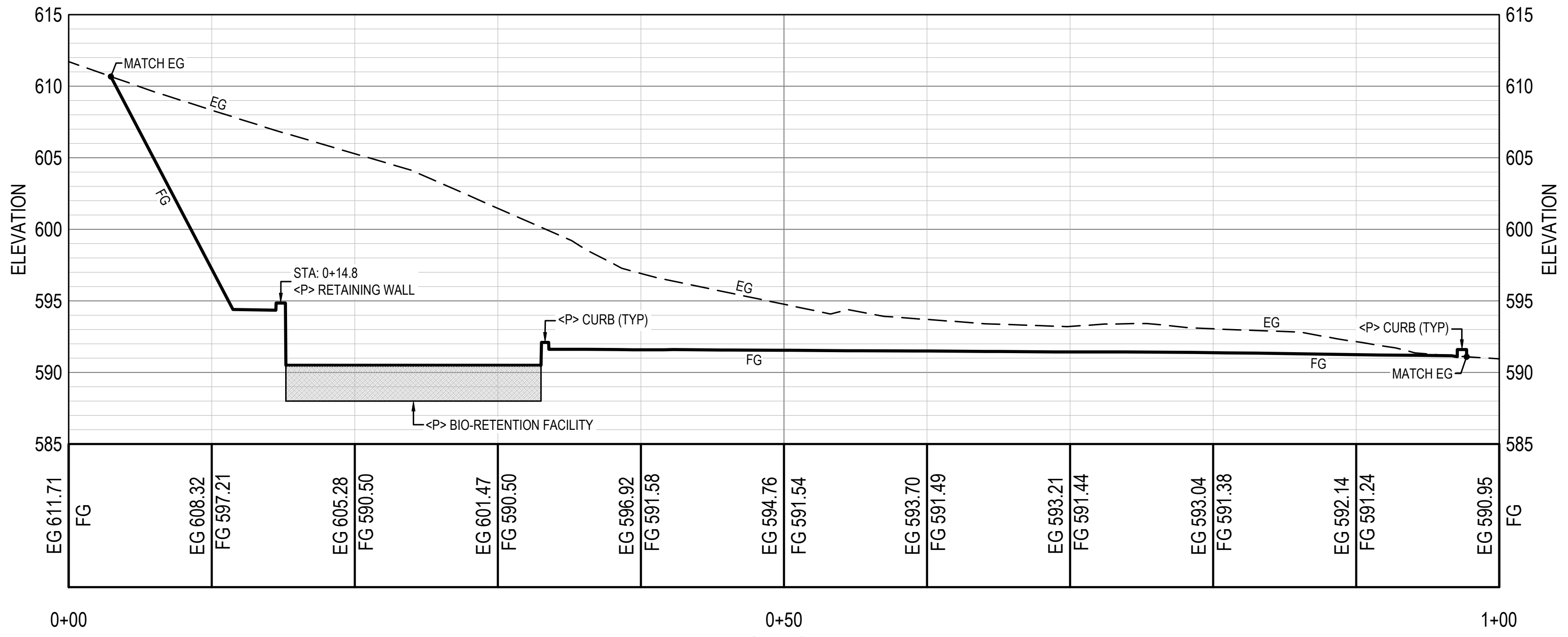
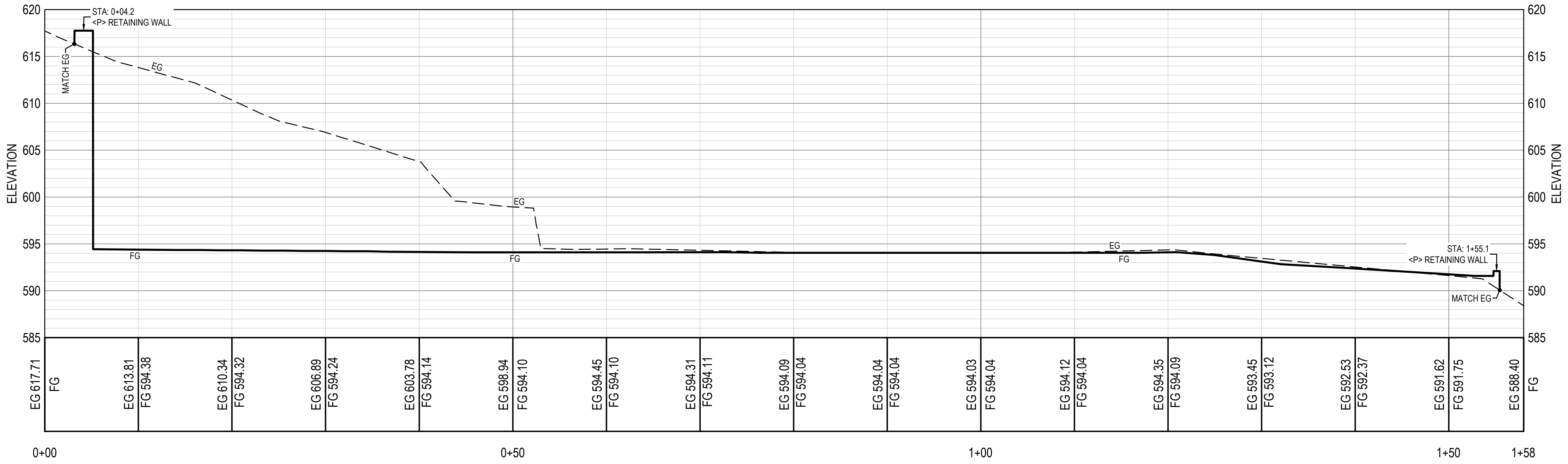


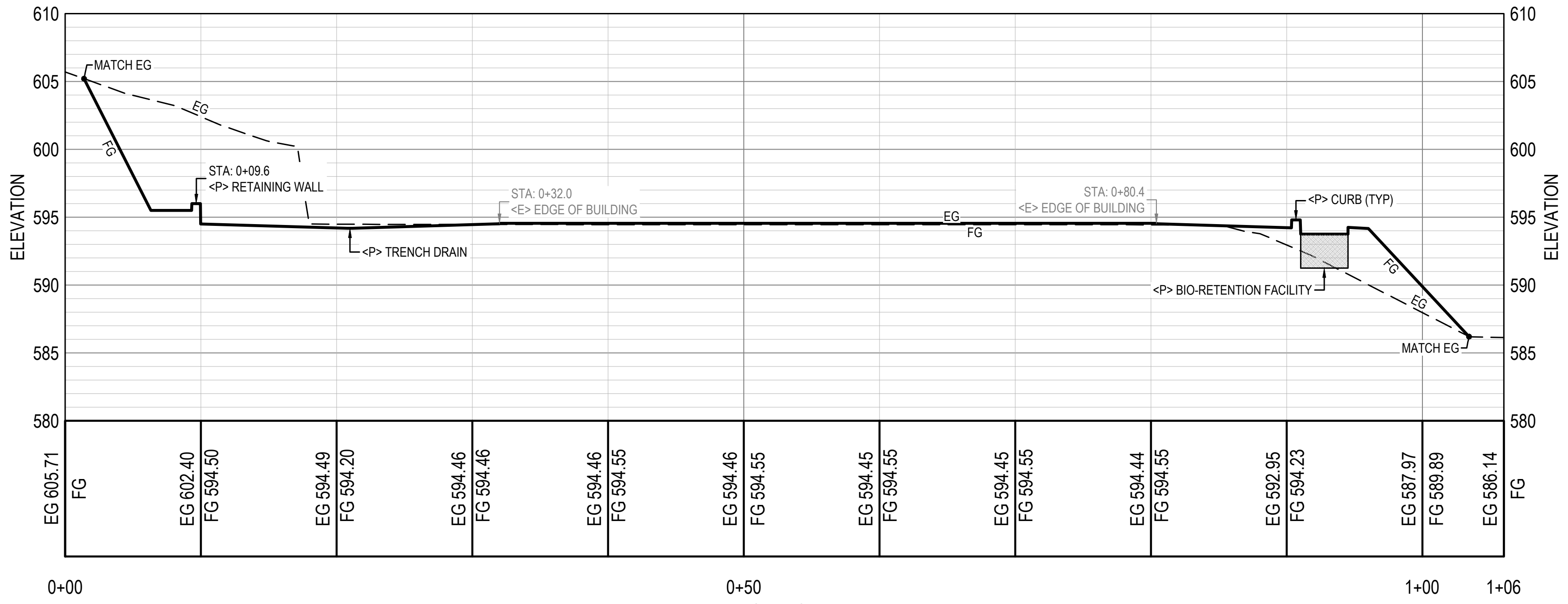
CROSS SECTION 1-1
HORIZONTAL SCALE: 1' = 10'
VERTICAL SCALE: 1" = 10'



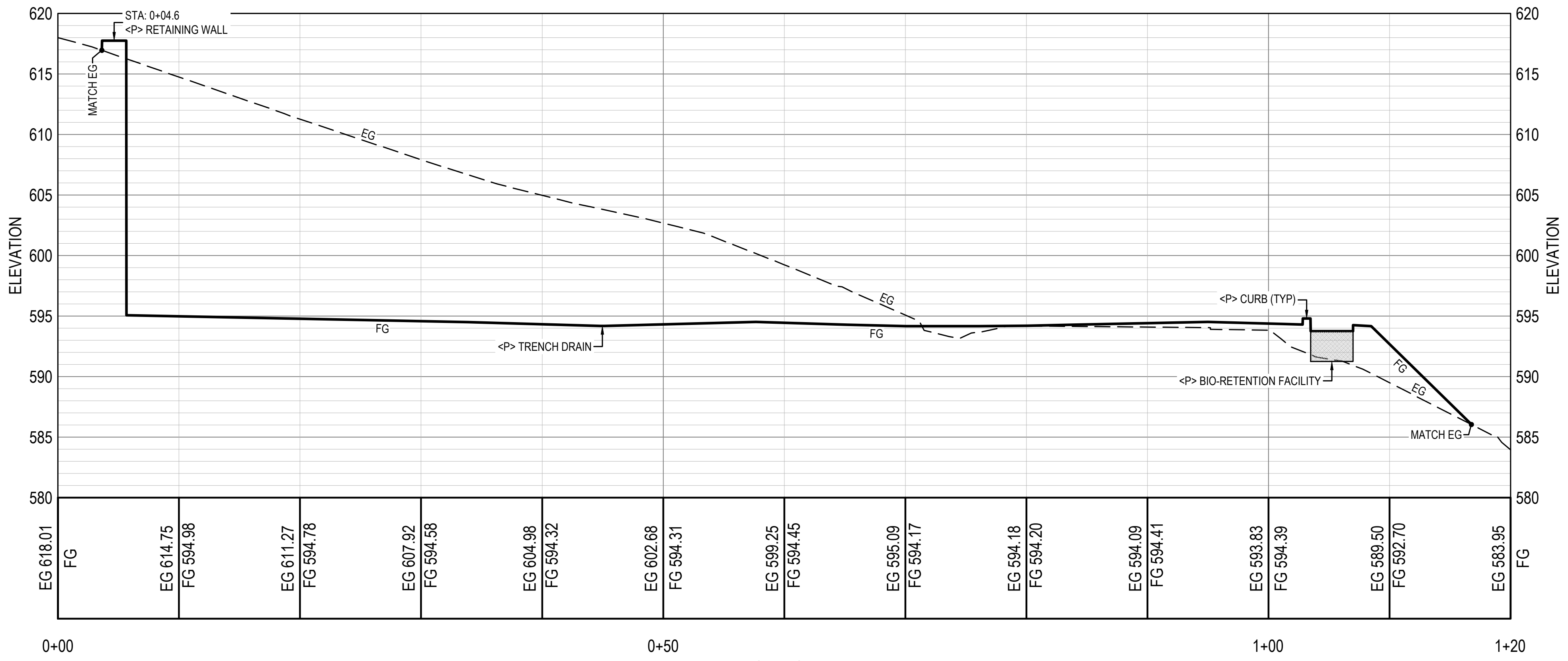
CROSS SECTION 2-2
HORIZONTAL SCALE: 1' = 10'
VERTICAL SCALE: 1" = 10'



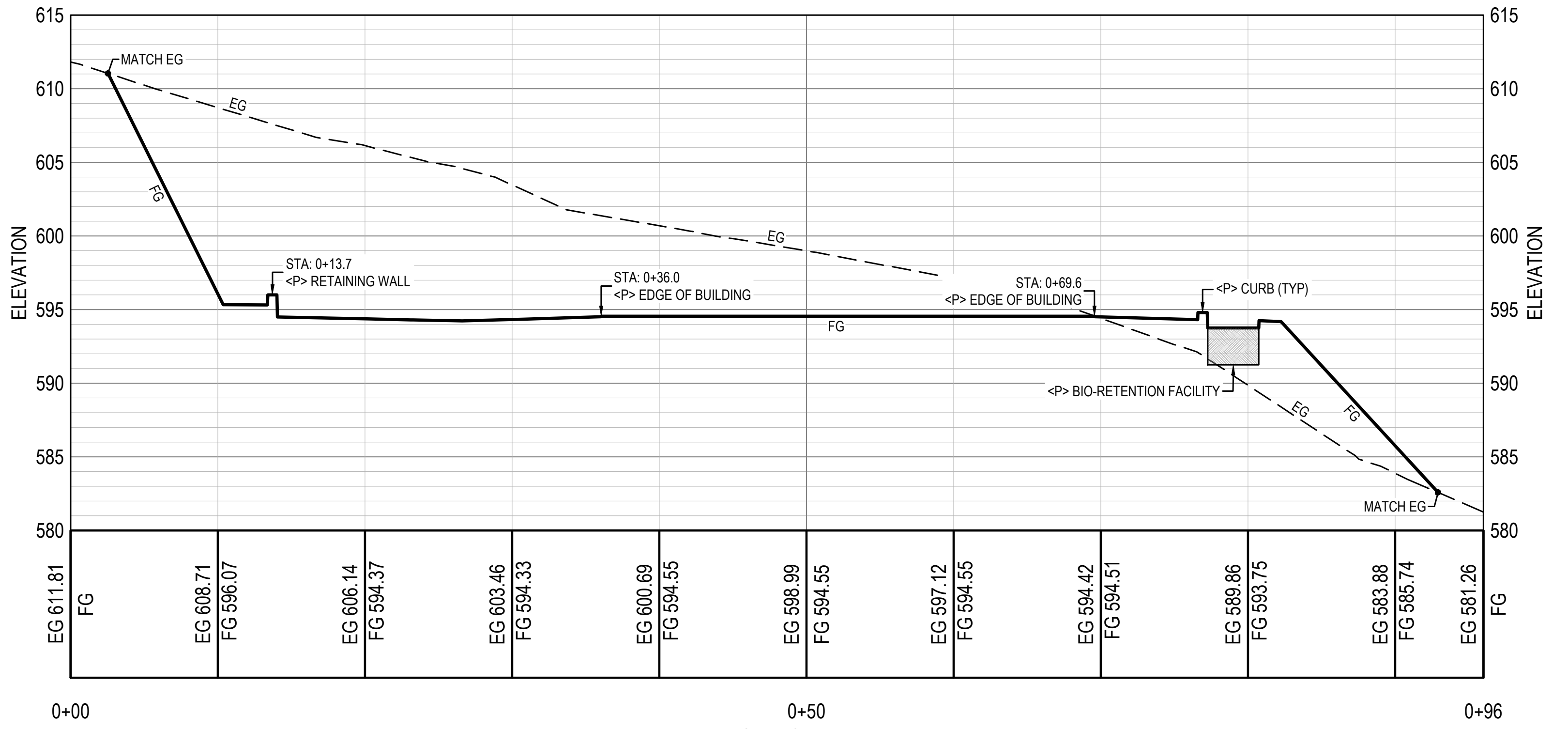
CROSS SECTION 3-3
HORIZONTAL SCALE: 1' = 10'
VERTICAL SCALE: 1" = 10'



CROSS SECTION 4-4
HORIZONTAL SCALE: 1' = 10'
VERTICAL SCALE: 1" = 10'



CROSS SECTION 5-5
HORIZONTAL SCALE: 1' = 10'
VERTICAL SCALE: 1" = 10'



CROSS SECTION 6-6
HORIZONTAL SCALE: 1' = 10'
VERTICAL SCALE: 1" = 10'

CROSS SECTION PROFILES

REVISIONS

△1 05/29/2020
- UPDATED CROSS SECTIONS
- CONSOLIDATED UP2.2 AND UP2.3 SHEETS INTO SINGLE UP2.2 SHEET

△2 07/27/2020
- NO CHANGES

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CROSS SECTIONS

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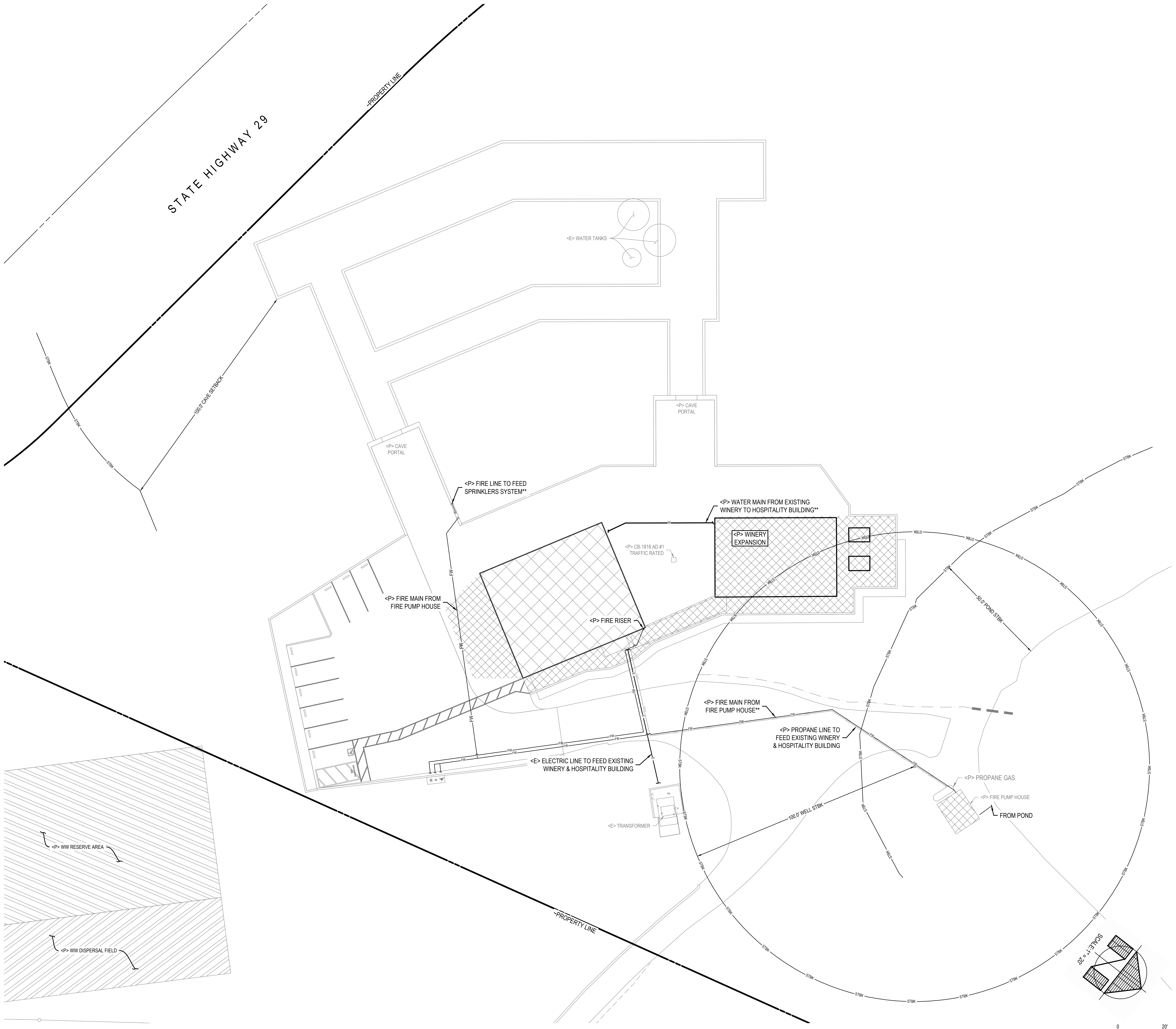
STATE HIGHWAY 29
PROPERTY LINE
100.0' CAVE SETBACK
STBK
<E> WATER TANKS
<P> CAVE PORTAL
<P> CAVE PORTAL
<P> FIRE LINE TO FEED SPRINKLERS SYSTEM**
<P> WATER MAIN FROM EXISTING WINERY TO HOSPITALITY BUILDING**
<P> WINERY EXPANSION
<P> CB-1818 AD #1 TRAFFIC RATED
<P> FIRE MAIN FROM FIRE PUMP HOUSE
<P> FIRE RISER
FW
50.0' POND STBK
WELL
<P> FIRE MAIN FROM FIRE PUMP HOUSE**
<P> PROPANE LINE TO FEED EXISTING WINERY & HOSPITALITY BUILDING
<E> ELECTRIC LINE TO FEED EXISTING WINERY & HOSPITALITY BUILDING
<E> TRANSFORMER
<P> PROPANE GAS
<P> FIRE PUMP HOUSE
FROM POND
100.0' WELL STBK
<P> WW RESERVE AREA
<P> WW DISPERSAL FIELD
PROPERTY LINE
SCALE 1" = 20'
0
20'
Scale in feet

UTILITY PLAN

REVISIONS

△1 05/29/2020
- UPDATED SITE PLAN PER REVISED PROJECT DESCRIPTION BY PLANNING CONSULTANT
- UPDATED UTILITIES LAYOUT

△2 07/27/2020
- NO CHANGES

UTILITY NOTES

EXISTING UTILITY NOTES

LOCATION OF EXISTING UTILITIES HAVE BEEN APPROXIMATED BASED ON LAND SURVEY DEVELOPED BY ALBION SURVEYS DATED APRIL 2015. CONTRACTOR/OWNERSHIP SHALL VERIFY THE EXACT LOCATION OF EXISTING ON-SITE UTILITIES PRIOR TO EXCAVATE OR PERFORM ANY EARTHWORK ACTIVITIES. UTILITIES SHOWN IN THIS SHEET ARE FOR REFERENCE ONLY AND SHALL NOT BE USED IN ANY WAY AS A CONSTRUCTION DOCUMENT.

STORMWATER NOTES

ALL DOWNSPOUTS & STORMWATER RUNOFF WILL BE DIRECTED TO <P> BIO-RETENTION FACILITIES. THE EXACT ALIGNMENT & LOCATION OF THE BIO-RETENTION FACILITIES TO BE DETERMINED DURING THE CONSTRUCTION PHASE DESIGN.

WASTEWATER NOTES

SEE SEPTIC FEASIBILITY REPORT PREPARED BY THIS OFFICE FOR MORE INFORMATION ON THE WASTEWATER USE.

FIREWATER NOTES

FIREWATER WILL BE PROVIDED FROM THE EXISTING POND AND PRESSURIZED BY A PUMP WITH A BACKUP GENERATOR.

**FINAL UTILITIES DESIGN WILL BE FINALIZED DURING THE CONSTRUCTION PHASE DESIGN

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