

# THE WINERY AT MT. VEEDER













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## USE PERMIT PLANS

## ABBREVIATIONS

AD AREA DRAIN  
AB AGGREGATE BASE  
AC ASPHALT CONCRETE  
ARCH ASCRITCH  
BM BENCHMARK  
CL CENTERLINE  
CMP CORRUGATED METAL PIPE  
CO CLEANOUT  
CONF CONFORM  
DI DRAIN INLET  
DIP DUCTILE IRON PIPE  
DS DOWNSPOUT  
ES EXISTING GRADE  
EP EDGE OF PAVEMENT  
EX (E) EXISTING  
FF FINISH FLOOR  
FG FINISH GRADE  
FL FLOW LINE  
GB GRADE BREAK  
HF HIGH POINT  
INV INVERT  
IP IRON PIPE  
JP JOINT POLE  
LF LINEAL FEET/FOOT  
LP LOW POINT  
MH MANHOLE  
NCFD NAPA COUNTY FIRE DEPARTMENT  
NC NEW  
OC ON CENTER  
OH OVERHEAD  
PCE PACIFIC AND GEMENT CONCRETE  
PGE PACIFIC GAS AND ELECTRIC  
PIV POST INDICATOR VALVE  
PI PROPERTY LINE  
(P) PROPOSED  
PVC POLYVINYL CHLORIDE  
R RADIUS  
RCP REINFORCED CONCRETE PIPE  
S= SLOPE (FEET/FOOT)  
S.A.D. SEE ARCHITECTURAL DRAWINGS  
S.D. STORM DRAIN  
S.S.D. SEE ARCHITECTURAL DRAWINGS  
STD STANDARD  
TYP TYPICAL

### LEGEND

	GUY WIRE
	TREE (AS NOTED)
	UTILITY POLE (AS NOTED)
	SURVEY CONTROL STATION (AS NOTED)
	FLOWLINE
	WIRE FENCE
	TOE OF BANK
	TOP OF BANK
	GRADEBREAK
	PROPERTY LINE
	EDGE OF ROAD
	OVERHEAD UTILITY LINES

## EARTHWORK NOTES

1. ALL QUANTITIES SHOWN ON THIS PLAN ARE APPROXIMATE. CALCULATED EXCESS AND SHORTAGE ARE TO FINISHED GRADE AND EXISTING GROUND. THE ACTUAL AMOUNT OF MATERIAL MOVED WILL VARY, DEPENDENT ON COMPACTION, CONSOLIDATION, STRIPPING REQUIREMENTS AND THE CONTRACTORS METHOD OF OPERATION.
2. DUE TO THE INEXACT NATURE OF EARTHWORK ESTIMATING, THERE IS NO GUARANTEE OF THESE QUANTITIES. CONTRACTOR SHALL MAKE HIS OWN ESTIMATE FOR BID AND CONTRACT PURPOSES.
3. NO ASSUMPTIONS ARE MADE FOR UTILITY TRENCHES, STRUCTURAL FOOTINGS, BULKING, COMPACTION, OR CONSOLIDATION. CONTRACTOR SHALL MAKE HIS OWN ASSUMPTIONS FOR BID AND CONTRACT PURPOSES.
4. SEE GEOTECHNICAL REPORT FOR ADDITIONAL EXCAVATION AND GRADING REQUIREMENTS.

## EARTHWORKS ESTIMATE

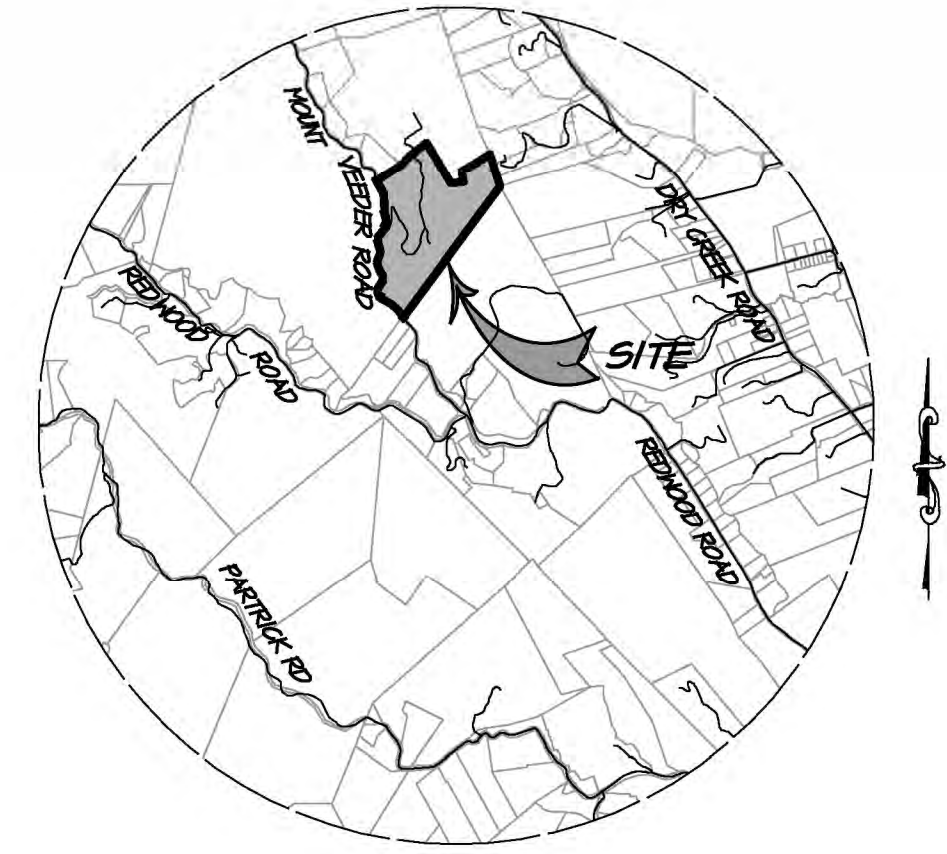
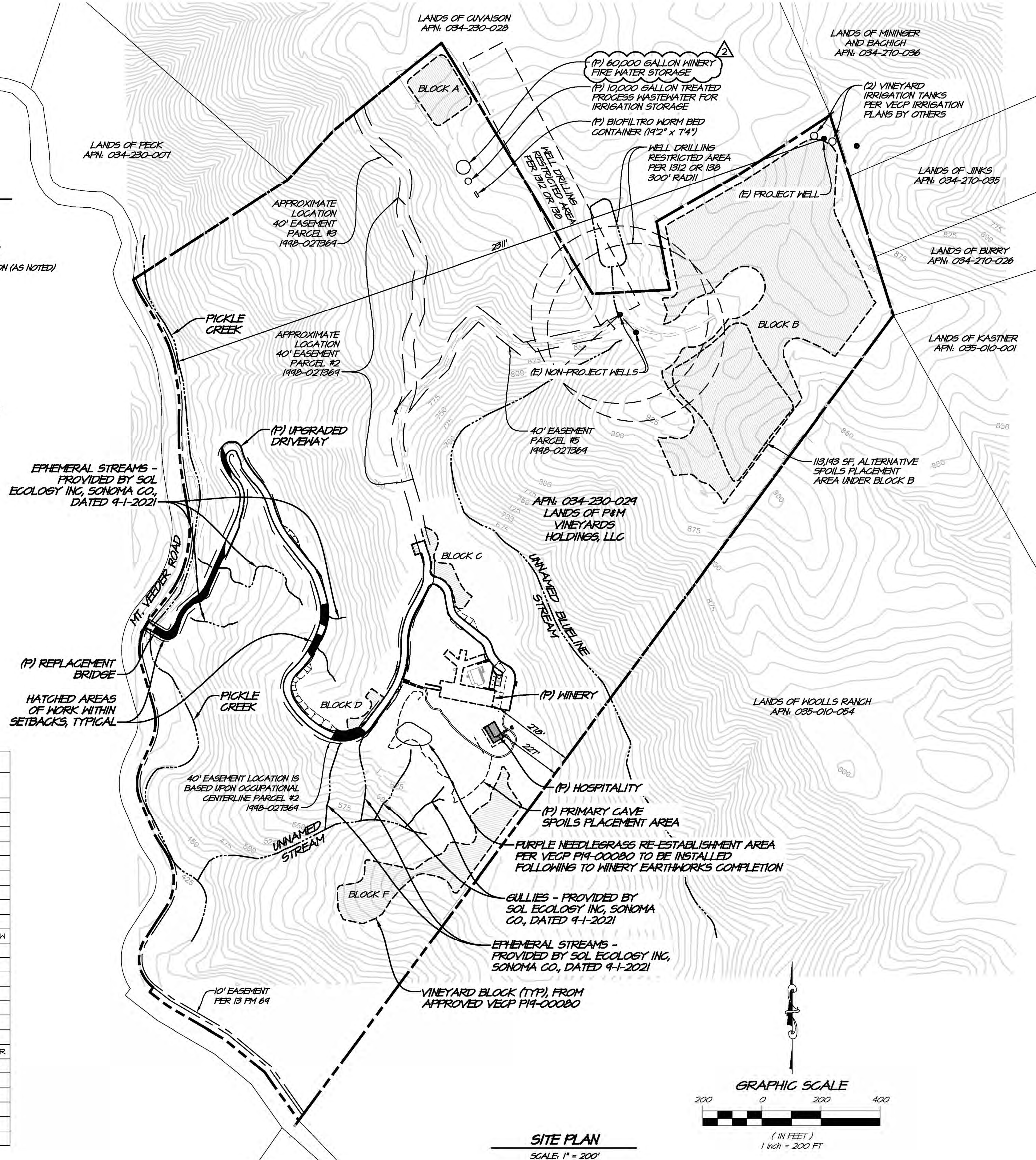
	CUT (CY)	FILL (CY)
CAVE	8,700	-
WINERY & NEW ROAD WITH PARKING	3,440	10,965
TURNOUTS & WIDENING (E) ROAD	1,755	50
SPOILS PLACEMENT IN VINEYARD BLOCK B	-	2,880
<b>* NET</b>	<b>13,895</b>	<b>13,895</b>

\* EARTHWORKS BALANCE ON-SITE, NO OFF-HAUL REQUIRED

## LOCAL SITE CONTROL

#	GROUND NORTHING	GROUND EASTING	ELEVATION	DESCRIPTION
1	1007060.73	6454202.00	671.10'	SET RBR NE 20° PP WTRANS
2	1006630.70	6454560.04	600.61'	SET RBR HILLSIDE
3	1005153.54	6453897.12	415.03'	SET MAG WEP MT VEEDER RD
4	1007434.21	6454271.33	716.21'	SET RBR N. ERD EVL
5	1007014.65	6453941.70	640.40'	SET RBR W. SHOULDER BVL D/W
6	1007546.41	6454357.50	733.10'	SET 40D NE EVL D/W INT
7	1007153.19	6453661.23	616.40'	SET 40D SW ERD EVL PCC
8	1007428.02	6454001.47	580.11'	SET 40D ELY 6.0 EVL D/W
9	1007753.16	6453843.01	551.23'	SET 40D E 5.0 TOP CUT
10	1007467.54	6453646.34	524.64'	SET MAG NW EP HAIRPIN TURN D/W
11	1006065.73	6454550.61	702.41'	SET 40D HILLTOP
12	1007197.89	6454475.24	740.33'	SET 40D BACKYARD HOMESITE
13	1006472.12	6454630.92	710.62'	SET 40D E. EDGE HILLSIDE
14	1007100.91	6454550.62	734.20'	SET 40D SE HSE
15	1008126.91	6454530.17	735.58'	SET 40D NE HSE
16	1008000.24	6454227.76	714.34'	SET 40D SLY D/W FORK
17	1000716.24	6453484.36	403.50'	SET MAG EEP MT VEEDER RD
62	1005185.00	6453304.91	454.65'	SET RBR SHOULDER E. MT VEEDER
63	1007413.67	6453362.20	448.71'	SET RBR TUNOUT W. MT VEEDER
64	1007803.03	6453522.56	470.43'	SET 40D E. MT VEEDER
65	1007345.34	6453455.15	457.34'	SET 40D S. EP D/W
66	1007632.33	6453664.60	497.75'	SET 40D E. 6.5 TOP D/W CUT
67	1007841.19	6453710.10	511.44'	SET 40D E. ERD EVL
70	1007406.14	6453350.53	416.45'	SET 40D W. ERD EVL

\*POINT# I USED FOR GRID TO GROUND CONVERSION, SCALE: 1.000029665



### VICINITY MAP

SCALE: 1" = 4000'

### PROJECT INFORMATION

OWNER: P4M VINEYARDS HOLDINGS, LLC  
MAILING ADDRESS: P.O. BOX 1480  
SEBASTOPOL, CA 95413  
SITE ADDRESS: 1300 MOUNT VEEDEER ROAD  
NAPA, CA 94558  
CIVIL ENGINEER: RSA  
1515 FOURTH STREET  
NAPA, CA 94559  
APN & AREA: 034-230-024 (115.27 ACRES)  
DISTURBED AREA: 75,023 SF (1.72 ACRES)

## TOPOGRAPHY NOTES

1. FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION WAS TAKEN FROM THE "TOPOGRAPHIC MAP OF A PORTION OF THE LANDS OF P4M VINEYARDS HOLDINGS LLC A/PN, 034-230-024 NAPA COUNTY, CALIFORNIA" PREPARED BY RSA' APRIL, 2021.
  2. HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83) 2011 EPOCH BASED UPON G.P.S. OBSERVATIONS ON NETWORK UTILIZING CONTINUALLY OPERATING REFERENCE STATION (C.O.R.S.) INFORMATION FROM THE CALIFORNIA SPATIAL REFERENCE CENTER (C.S.R.C.).
  - VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
  3. CONTOURS ARE SHOWN EVERY ONE FOOT (1'), HIGHLIGHTED EVERY FIVE FEET (5').
- SUPPLEMENTAL TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD TOPOGRAPHIC SURVEY PREPARED BY MANSELL CIVIL ENGINEERING ON JULY 7, 2015.
1. THE LOCATION OF ANY UNDERGROUND STRUCTURES AND UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM PHYSICAL FEATURES OBSERVED AT THE TIME OF THE SURVEY; THE SURVEYOR ACCEPTS NO LIABILITY FOR THE LOCATION, EXISTENCE, OR NON-EXISTENCE OF THOSE UNDERGROUND STRUCTURES, UTILITY LINES, AND RELATED APPURTENANCES, ANY INDIVIDUAL, COMPANY, OR AGENCY USING THIS SURVEY SHALL CONFIRM THE LOCATION OF ALL UNDERGROUND LINES OR STRUCTURES PRIOR TO COMMENCING ANY EXCAVATION. LOCATION OF UNDERGROUND UTILITIES SHALL BE PERFORMED BY A SUBSURFACE UTILITY LOCATING COMPANY (IF DESIRED).
  2. THE CONTENT OF THIS MAP WAS DEFINED BY CONTRACT AT THE SPECIFIC REQUEST OF THE CLIENT(S) AND/OR THEIR CONSULTANT(S). THE SURVEYOR ACCEPTS NO LIABILITY FOR USE OF THIS MAP BY ANY ONE OTHER THAN THE CLIENT(S) AND/OR CONSULTANTS FOR WHOM IT WAS PREPARED.
  3. RECORD BOUNDARY LINES SHOWN HEREON ARE DELINEATED FROM RECORD DATA ONLY AND DO NOT CONSTITUTE A BOUNDARY SURVEY. THE PERFORMANCE OF A BOUNDARY SURVEY AND THE ANALYSIS OF LEGAL DESCRIPTIONS PERTAINING TO THE LANDS DELICATED HEREIN WILL BE REQUIRED IF PRECISE PROPERTY LOCATION AND BOUNDARY LIMITS ARE NEEDED OR DESIRED. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE PROPERTY DATA DELINEATED HEREON.
  4. BASIS OF BEARING: N85°21'00"E BETWEEN A FOUND 1-8" BAR TAGGED "LS 3151" AND A 34" OAK WITH TAG "LS 3151"; AS SHOWN ON THE NAPA MAP RECORDED IN BOOK 13 OF PARCEL MAPS, AT PAGES 64-71, PARCEL MAP RECORDS.
  5. ELEVATIONS SHOWN HEREON ARE ON AN ASSUMED DATUM. BENCHMARK CONTROL POINT #6, A SET 60. ELEVATION: 490.10'

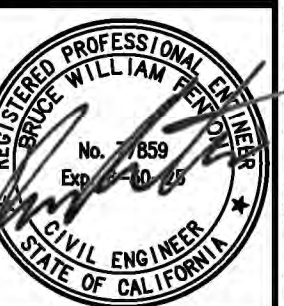
## BOUNDARY NOTES

BOUNDARY SHOWN IS RECORD INFORMATION PER THE GRANT DEED  
RECORDED AS DOCUMENT NUMBER 2015-0018227, NAPA COUNTY RECORDS.

## SHEET INDEX

UF1.0	COVER SHEET
UF2.0	WINERY LAYOUT
UF2.1	SLOPE ANALYSIS
UF2.2	COVERAGE AND DEVELOPMENT
UF2.3	TREE CANOPY COVERAGE
UF2.4	CONSTRAINTS MAP
UF3.0	HILLSIDE GRADING PLAN
UF4.0	UTILITY PLAN
UF5.0-UF5.5	DRIVEWAY SHEETS
UF6.0	FIRE TRUCK PLAN: STA 6+50 - 10+00

THE WINERY AT MT. VEEDER  
COVER SHEET  
NAPA COUNTY CALIFORNIA



DATE JUNE 23, 2023

RAWN	JFW	
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DESIGNED	MSS ADRI	
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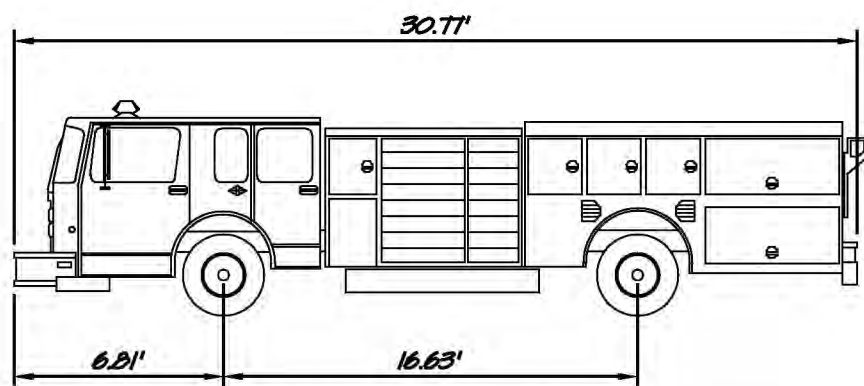
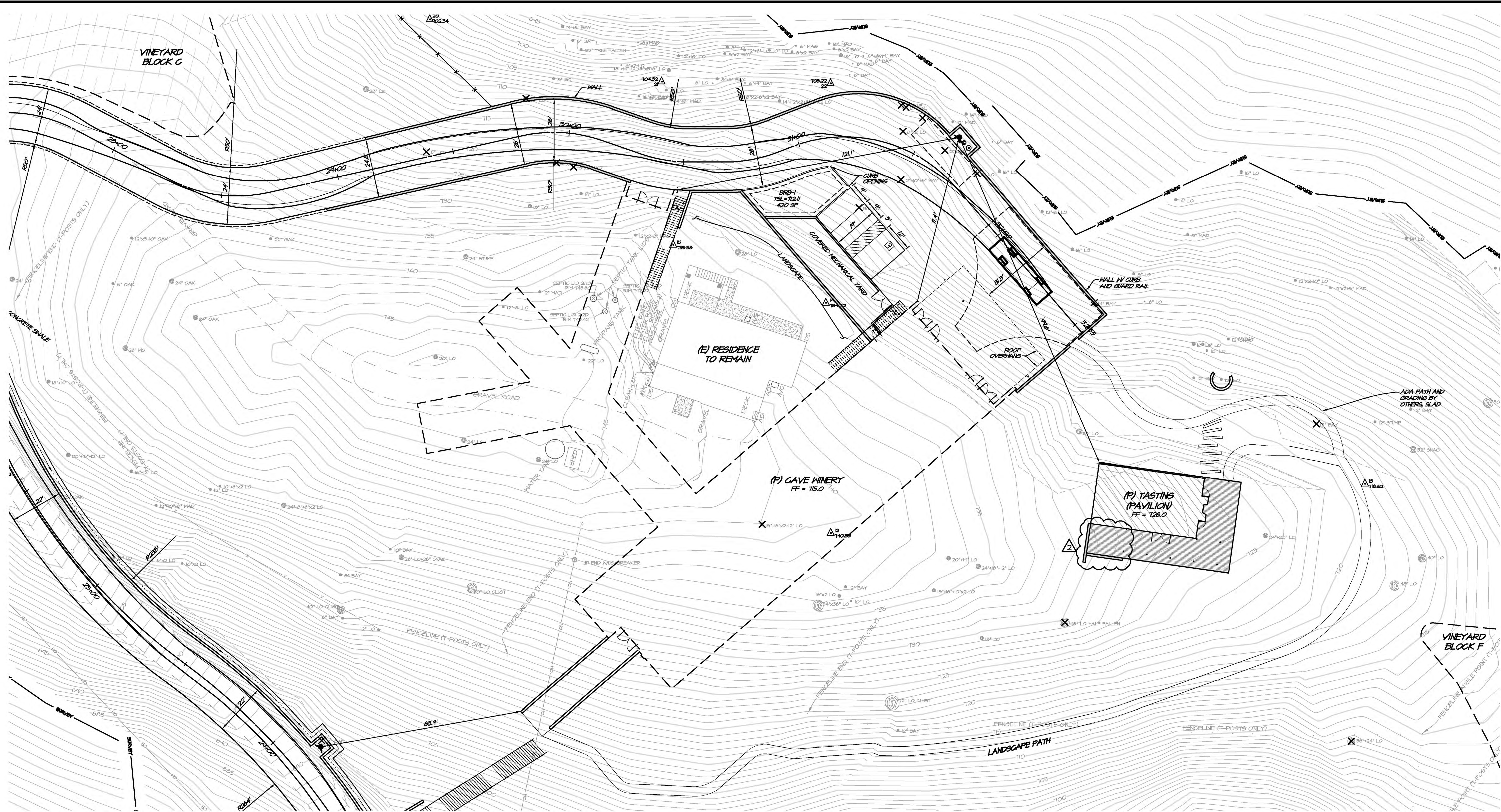
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OB NO. 4121017.0

SHEET NO. \_\_\_\_\_

# OPT.0

1 OF 15 SHEETS



NAPA COUNTY TYPE I ENGINE

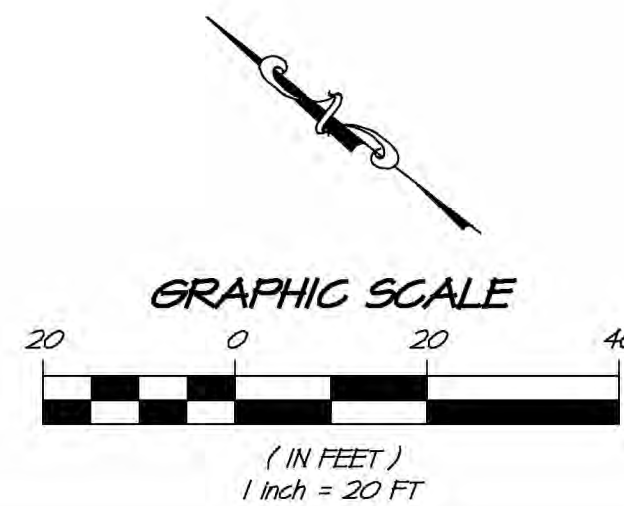
OVERALL LENGTH 30.71 FT  
OVERALL WIDTH 8.50 FT  
OVERALL BODY HEIGHT 8.71 FT  
MIN BODY GROUND CLEARANCE 1.012 FT  
TRACK WIDTH 8.50 FT  
LOCK TO LOCK TIME 7.00 S  
CURB TO CURB TURNING RADIUS 29.660 FT

NAPA COUNTY TYPE I ENGINE

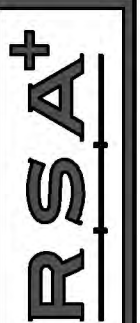
NO SCALE

PARKING SUMMARY	
STANDARD	6
ADA	1
TOTAL	7

SEE UPS.4 FOR EMPLOYEE PARKING



NO	DATE	REVISIONS	BY	APPD
0	06/08/22	FIRST SUBMITTAL OR REVISION DESCRIPTION	JFN	MSS
1	12/23/22	RESPONSE TO COUNTY COMMENTS #1	JFN	MSS
2	06/23/23	RESPONSE TO COUNTY COMMENTS #2	JFN	DRL

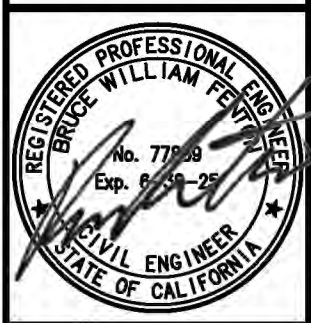


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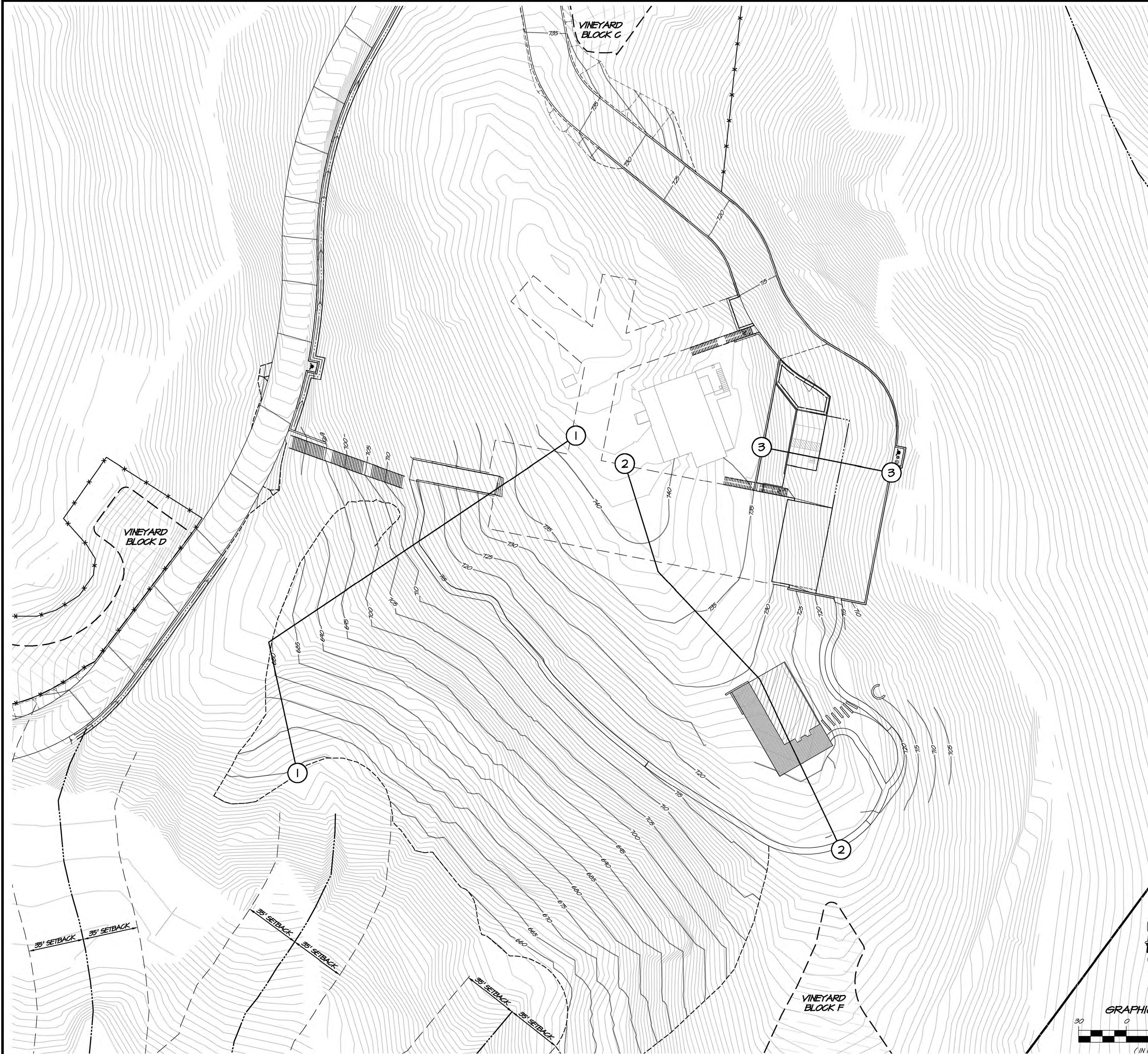
1986

# THE WINERY AT MT. VEEDER WINERY LAYOUT CALIFORNIA



DATE	JUNE 23, 2023
DRAWN	JFN
DESIGNED	MSS
CHECKED	DRL
JOB NO.	412101.0

SHEET NO.  
**UP2.0**  
2 OF 15 SHEETS



# NAPA COUNTY EROSION AND SEDIMENT CONTROL NOTES

- GENERAL**
- GRADING ON THE SITE SHALL BE LIMITED TO THE AREA SHOWN ON THE PLAN.
  - ALL MOVEMENT OF EARTH SHALL COMPLY WITH THE SPECIFICATIONS CONTAINED IN THE NAPA COUNTY GRADINGS ORDINANCE, AND THE EROSION AND SEDIMENT CONTROL PLAN (ESCP) / STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
  - CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN TO MEET FIELD CONDITIONS SHALL BE MADE ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF RSA.
  - THE CONTRACTOR SHALL INFORM ALL CONSTRUCTION SITE WORKERS ABOUT THE MAJOR PROVISIONS OF THE ESCP / SWPPP AND SEEK THEIR COOPERATION IN AVOIDING THE DISTURBANCE OF THESE CONTROL MEASURES.
  - CONTRACTOR SHALL NOTIFY THE COUNTY OF NAPA PLANNING, BUILDING AND ENVIRONMENTAL SERVICES (PEES) DEPARTMENT (707-253-4411) 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED ESCP / SWPPP.
  - REVIEW AND/OR APPROVAL OF THE ESCP / SWPPP SHALL NOT RELIEVE THE CONTRACTOR FROM HIS OR HER RESPONSIBILITIES FOR COMPLIANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION SITE RUNOFF CONTROL MANUAL, NOR SHALL IT RELIEVE THE CONTRACTOR FROM ERRORS OR OMISSIONS IN THE APPROVED PLAN.
  - IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL SEDIMENT AND STORMWATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY THE COUNTY OF NAPA PEES DEPARTMENT.
  - CONTRACTOR SHALL PROVIDE THE COUNTY OF NAPA PEES DEPARTMENT AN EROSION AND SEDIMENT CONTROL PLAN AND A SCHEDULE FOR IMPLEMENTATION OF SUCH MEASURES. IF ANY LOT OR STREET GRADING IS TO BE DONE BETWEEN OCTOBER 15 THROUGH APRIL 1, HYDROSEEDING OF ALL GRADED SLOPES SHALL BE COMPLETED BY NOVEMBER 1.
  - FOR SLOPES 3:1 (H:V) OR STEEPER, ALL SLOPES EQUAL TO OR GREATER THAN 3 FEET IN VERTICAL HEIGHT ARE REQUIRED TO BE PLANTED WITH GRASS OR ROSEA ICE PLANT (OR EQUAL) GRASS COVER AT A MAXIMUM SPACING OF 12 INCHES ON CENTER, OR TREES SPACED NOT TO EXCEED 20 FEET ON CENTER OR SHRUBS NOT TO EXCEED 10 FEET ON CENTER, OR A COMBINATION OF SHRUBS AND TREES NOT TO EXCEED 15 FEET IN ADDITION TO THE GRASS OR GRASS COVER. SLOPES THAT REQUIRE PLANTING SHALL BE PROVIDED WITH AN IN-GROUND IRRIGATION SYSTEM EQUIPPED WITH AN APPROPRIATE BACKFLOW DEVICE PER CALIFORNIA PLUMBING CODE (CPC) CHAPTER 603. THE SLOPE PLANTING AND IRRIGATION SYSTEM SHALL BE INSTALLED PRIOR TO PRECISE GRADING FINAL.

- MAINTENANCE NOTES**
- BIODEGRADABLE FIBER ROLL SEDIMENT BARRIERS (NO PLASTIC NETTING) SHALL BE INSTALLED PRIOR TO ANY GRADING ON THE SITE AND WILL REMAIN OPERABLE UNTIL PERMANENT STABILIZATION HAS BEEN ACHIEVED.
  - DURING THE RAINY SEASON, ALL SEDIMENT BARRIERS SHALL BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY AND, IN ADDITION, AFTER EACH STORM.
  - ALL PAVED AREAS SHALL BE KEPT CLEAR OF DIRT, SEDIMENT, AND DEBRIS. THE PROJECT AREA SHALL BE MAINTAINED SO THAT A MINIMUM OF SEDIMENT-LOADED RUNOFF LEAVES THE SITE.

## SUPPLEMENTAL EROSION AND SEDIMENT CONTROL NOTES

- SEEDING SPECIFICATIONS**
- ALL GRADED OR DISTURBED AREAS SHALL BE SEEDDED IMMEDIATELY AFTER GRADING IS COMPLETED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
    - ☒ **STANDARD EROSION CONTROL MIX:**  
USE AT A RATE OF 25 LBS PER ACRE, OR 0.6 LBS. PER 1,000 SF.

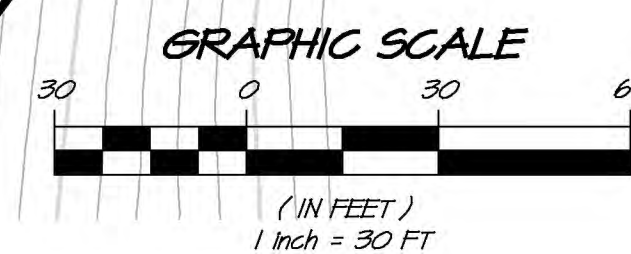
STANDARD EROSION CONTROL MIX:	
BLAND BROME	40%
ZORRO ANNUAL FESCUE	20%
CALIFORNIA BROME	15%
CRIMSON CLOVER	10%
ROSE CLOVER	15%
    - ☐ **EROSION MIX FOR WINTERIZATION OF HIGH USE AREAS:**  
(NON-SURFACED ROADS, INCLUDING FARM FIELD ACCESS ROADS)

BARLEY	40 LBS/ACRE
RED OATS	60 LBS/ACRE
    - ☐ **EROSIONS CONTROL MIX FOR RIPARIAN AREAS AND ENVIRONMENTALLY SENSITIVE AREAS (ESAs):**
      - ☐ **SUNNY AREAS:**  
USE AT A RATE OF 34 LBS PER ACRE, OR 1.0 LBS PER 1,000 SF.

MEADOW BARLEY	36%
"MOLATE" FESCUE	30%
CALIFORNIA BROME	26%
      - ☐ **SHADY OR PARTIAL SHADE AREAS:**  
USE AT A RATE OF 34 LBS PER ACRE, OR 1.0 LBS PER 1,000 SF.

CALIFORNIA BROME	27%
BLUE HILDRYE	41%
IDAH0 FESCUE	32%
    - ☐ **EROSION MIX FOR HIGHER ELEVATION AREAS, (ABOVE 1,000 FEET)**  
USE AT A RATE OF 34 LBS PER ACRE, OR 1.0 LBS PER 1,000 SF.

PERENNIAL RYEGRASS	30%
BLUE HILDRYE	32%
IDAH0 FESCUE	38%
  - FERTILIZER USED SHALL BE ONE OF THE FOLLOWING FORMULATIONS OR ITS EQUIVALENT:
    - ☐ NONE, (ENVIRONMENTALLY SENSITIVE AREA)
    - ☒ 16-20-0 APPLIED AT A RATE OF 200 TO 250 LBS PER ACRE, (4.6 TO 5.7 LBS PER 1,000 SF)
    - ☐ 15-15-15 APPLIED AT A RATE OF 300 LBS PER ACRE, (1.0 LBS PER 1,000 SF)
  - MULCH USED SHALL BE ONE OF THE FOLLOWING OR ITS EQUIVALENT:
    - ☒ STRAW MULCH 3,000 LBS/ACRE
    - ☐ WOOD FIBER MULCH 2,000 LBS/ACRE (IF HYDROSEEDING)
  - AREA TO BE SEEDDED SHALL BE SCARIFIED TO DEPTH OF 4" TO 8" AND DRESSED TO PROVIDE A REASONABLY SMOOTH FIRM SURFACE.
  - IF HYDROSEEDING METHOD IS USED, A TACKIFIER SUCH AS H-BINDER OR SENTINEL (OR EQUAL) SHALL BE APPLIED AT A RATE OF 75 TO 100 LBS/ACRE.
  - IF HYDROSEEDING METHOD IS USED, SEED SHALL NOT REMAIN IN THE SLURRY LONGER THAN 30 MINUTES. FERTILIZERS SHALL NOT REMAIN IN THE SLURRY LONGER THAN 2 HOURS. THE SLURRY SHALL BE APPLIED IN A UNIFORM MANNER AT A RATE THAT IS NON-EROSIVE AND MINIMIZES RUNOFF.
  - IF STRAW MULCH METHOD IS USED, STRAW SHALL BE ANCHORED TO THE SOIL BY A TACKIFIER, EROSION CONTROL BLANKET, GRIPPING, RATCH ROLLER-TYPE ROLLERS, OR TRACK WALKING.
  - NORTH AMERICAN GREEN SC50 EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL SLOPES STEEPER THAN 2:1. WIRE NETTING SHALL BE INSTALLED OVER STRAW MULCH OVER SEED ON ALL SLOPES 2:1 TO 4:1.
  - THE SEEDDED AREAS SHALL BE PREPARED, RESEEDDED AND MULCHED AS SOON AS POSSIBLE AFTER BEING DAMAGED.



SLOPE DETERMINATION				
SECTION	LENGTH	LOW ELEV.	HIGH ELEV.	SLOPE %
1	316.9	664.2	742.5	24.7
2	282.6	719.4	742.5	8.2
3	83.3	701.5	733.6	30.5
AVERAGE SLOPE				23.8

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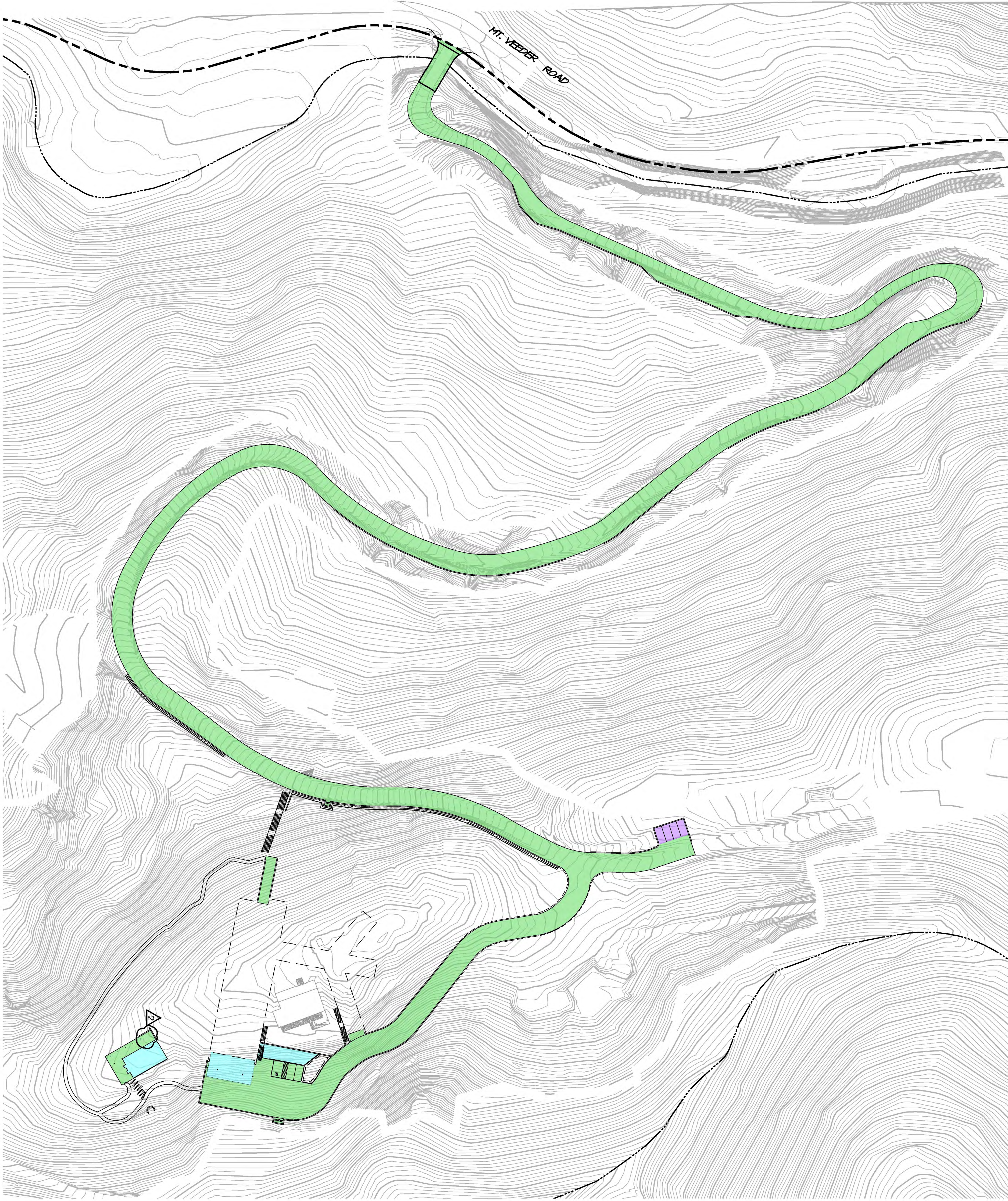
THE WINERY AT MT. VEEDER  
SLOPE ANALYSIS  
NAPA COUNTY  
CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER  
No. 12559  
Civil Engineer  
State of California

DATE: JUNE 23, 2023  
DRAWN: JFW  
DESIGNED: MBS / DRJ  
CHECKED: EWF  
JOB NO.: 41210110  
SHEET NO.: **UP2.1**  
3 OF 15 SHEETS

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PRELIMINARY - NOT FOR CONSTRUCTION



PROPOSED COVERAGE AND DEVELOPMENT

STRUCTURES = 3640 SF

EFFLOTTE PARKING = 684 SF

PAVED AREAS = 7920 SF

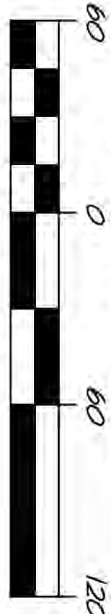
DEVELOPMENT AREA = 4374 SF

COVERAGE AREA = 29304 SF

COVERAGE AS A PERCENTAGE OF PARCEL = 1.78



GRAPHIC SCALE



NO.	DATE	REVISIONS	BY	APPD
0	06/08/22	FIRST SUBMITTAL OR REVISION DESCRIPTION	JFW	MSS
1	12/23/22	RESPONSE TO COUNTY COMMENTS #1	JFW	MSS
2	06/23/23	RESPONSE TO COUNTY COMMENTS #2	JFW	DRL

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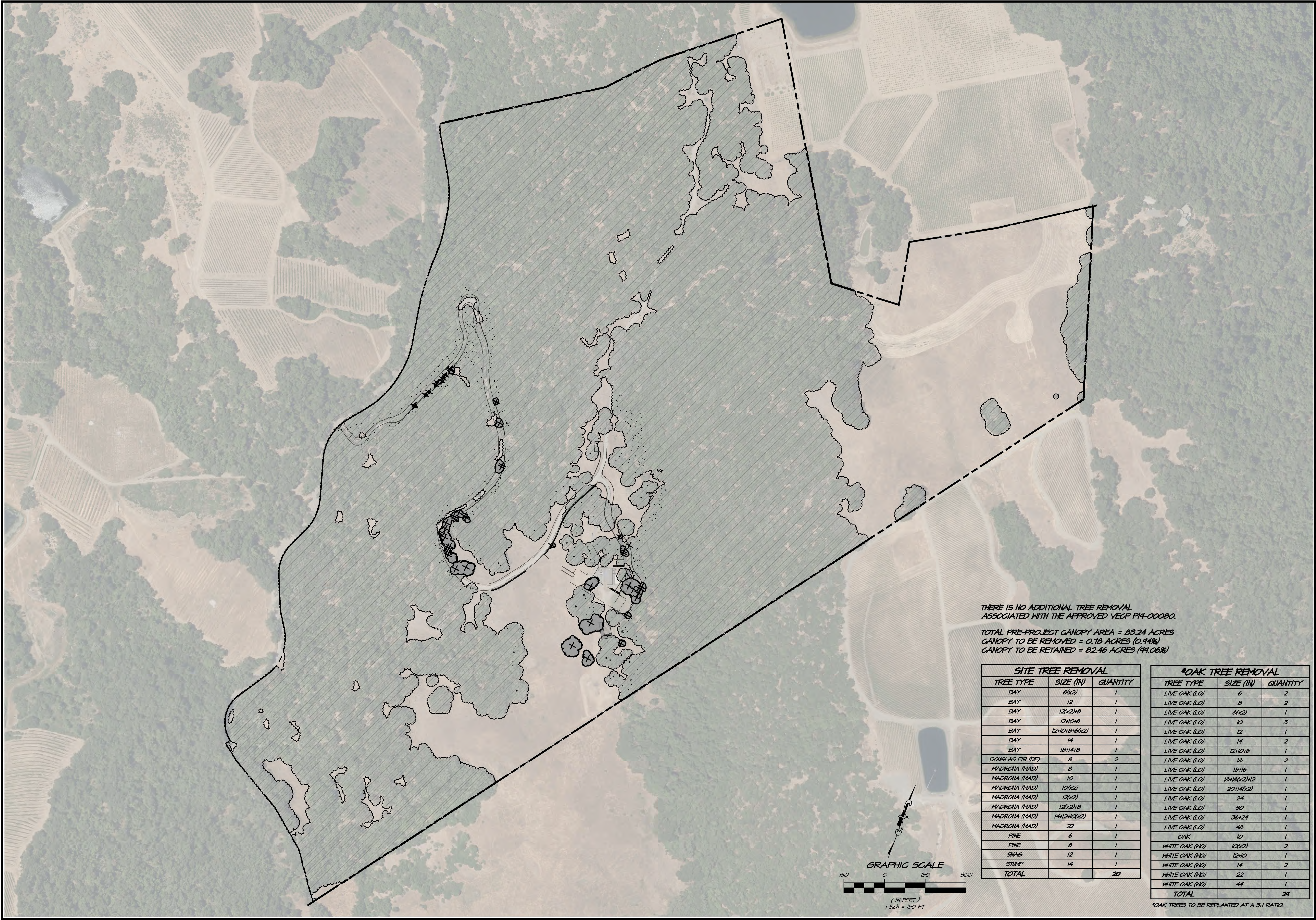
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THE WINERY AT MT. VEEDER  
COVERAGE & DEVELOPMENT  
NAPA COUNTY CALIFORNIA



DATE	JUNE 29, 2023
DRAWN	JFW
DESIGNED	MSS
CHECKED	JFW
JOB NO.	4120710
SHEET NO.	UP2.2
4 OF 15 SHEETS	



THERE IS NO ADDITIONAL TREE REMOVAL  
ASSOCIATED WITH THE APPROVED VECF P19-00080.

TOTAL PRE-PROJECT CANOPY AREA = 83.24 ACRES  
CANOPY TO BE REMOVED = 0.78 ACRES (0.94%)  
CANOPY TO BE RETAINED = 82.46 ACRES (99.06%)

SITE TREE REMOVAL		
TREE TYPE	SIZE (IN)	QUANTITY
BAY	6x2	1
BAY	12	1
BAY	12x24	1
BAY	12x16	1
BAY	12x18x6x2	1
BAY	14	1
BAY	18x4x8	1
DOUGLAS FIR (DF)	6	2
MADRONA (MAD)	8	1
MADRONA (MAD)	10	1
MADRONA (MAD)	10x2	1
MADRONA (MAD)	12x2	1
MADRONA (MAD)	12x24	1
MADRONA (MAD)	14x12x12x2	1
MADRONA (MAD)	22	1
PINE	6	1
PINE	8	1
SNAG	12	1
STUMP	14	1
TOTAL		20

*OAK TREE REMOVAL		
TREE TYPE	SIZE (IN)	QUANTITY
LIVE OAK (LO)	6	2
LIVE OAK (LO)	8	2
LIVE OAK (LO)	8x2	1
LIVE OAK (LO)	10	3
LIVE OAK (LO)	12	1
LIVE OAK (LO)	14	2
LIVE OAK (LO)	12x16	1
LIVE OAK (LO)	18	2
LIVE OAK (LO)	18x6	1
LIVE OAK (LO)	18x16x24x12	1
LIVE OAK (LO)	20x4x2	1
LIVE OAK (LO)	24	1
LIVE OAK (LO)	30	1
LIVE OAK (LO)	36x24	1
LIVE OAK (LO)	48	1
OAK	10	1
WHITE OAK (WO)	10x2	2
WHITE OAK (WO)	12x10	1
WHITE OAK (WO)	14	2
WHITE OAK (WO)	22	1
WHITE OAK (WO)	44	1
TOTAL		29

\*OAK TREES TO BE REPLANTED AT A 3:1 RATIO.

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06/08/22  
12/23/22  
06/28/23

FIRST SUBMITTAL OR REVISION DESCRIPTION  
RESPONSE TO COUNTY COMMENTS #1  
RESPONSE TO COUNTY COMMENTS #2

06/08/22  
12/23/22  
06/28/23

JFH  
JFH  
JFH

MS  
MS  
DRL

NO

DATE

REVISIONS

BY

APPD

THE WINERY AT MT. VEEDER  
TREE CANOPY COVERAGE  
CALIFORNIA  
NAPA COUNTY

REGISTERED PROFESSIONAL ENGINEER  
WILLIAM F. BISHOP  
No. 70555  
Exp. 12/31/25  
CIVIL ENGINEER  
STATE OF CALIFORNIA

DATE  
JUNE 23, 2023

DRAWN  
JFH

DESIGNED  
MSG / DRL

CHECKED  
BNF

JOB NO.  
41210110

SHEET NO.  
UP2.3

5 OF 15 SHEETS

06/08/2023 10:41 AM  
R:\2021\41210110\_P&L\_Veeder\_Landings\_Mt\_Veeder\_Winery\DESIGN\AND - USE PERMIT\UP2.3-CANOPY.dwg

06/08/2023 3:18:18 PM  
dwgname

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SEE SHEET UP5.5 FOR ADDITIONAL WINERY GRADING

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THE WINERY AT MT. VEEDER  
HILLSIDE GRADING PLAN  
NAPA COUNTY  
CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER  
No. 70858  
Exp. 12/31/2024  
WILLIAM F. VEEDER  
CIVIL ENGINEER  
STATE OF CALIFORNIA

DATE: JUNE 23, 2023  
DRAWN: JFH  
DESIGNED: MSS / DRJ  
CHECKED: EWF  
JOB NO.: 41210170  
SHEET NO.: UP3.0  
7 OF 15 SHEETS

DATE: JUNE 23, 2023  
DRAWN: JFH  
DESIGNED: MSS / DRJ  
CHECKED: EWF  
JOB NO.: 41210170  
SHEET NO.: UP3.0  
7 OF 15 SHEETS

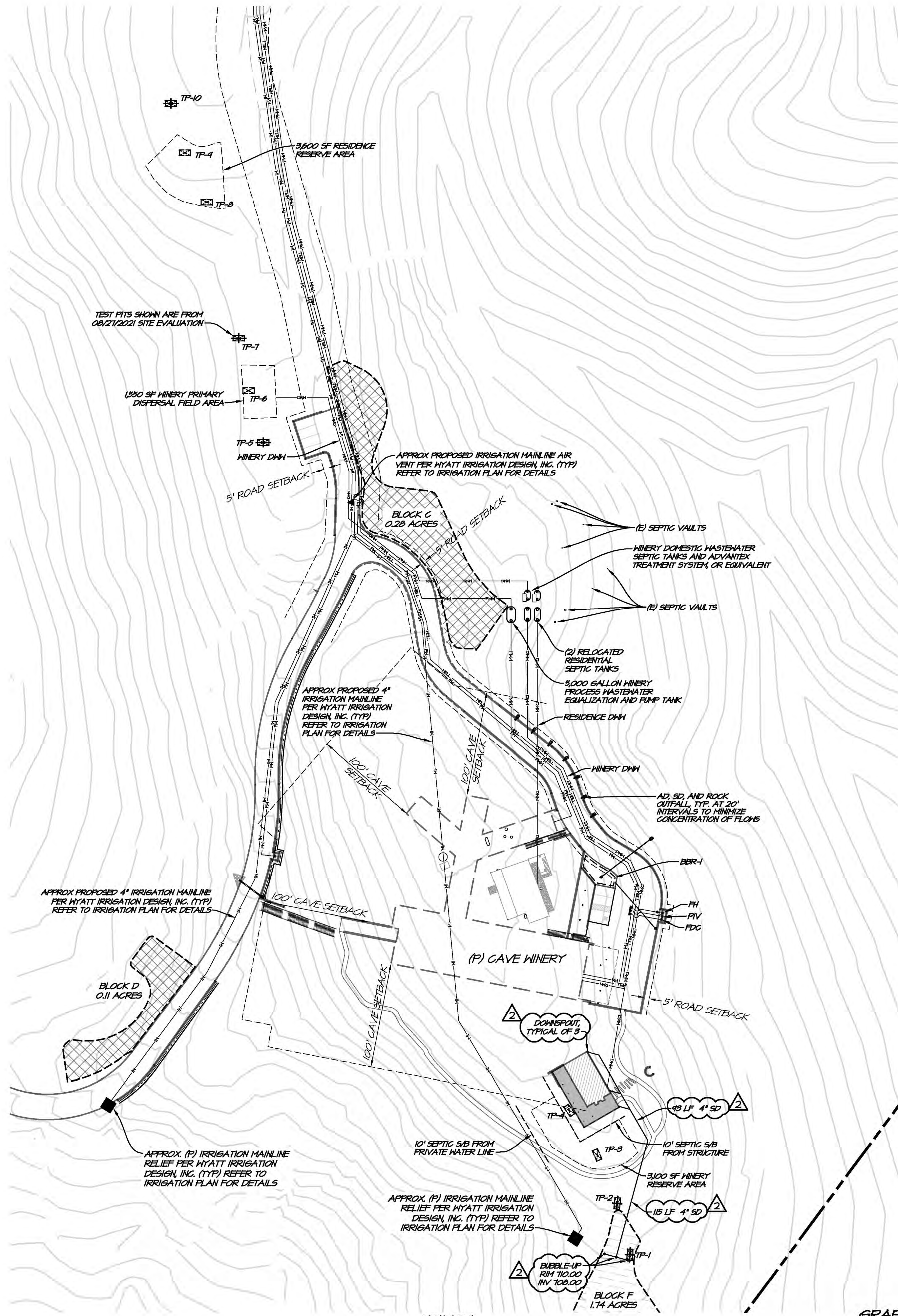
REVISIONS  
NO. DATE BY  
1 12/23/22 RESPONSE TO COUNTY COMMENTS #1 JFH MSS  
2 06/23/23 RESPONSE TO COUNTY COMMENTS #2 JFH DRJ

06/09/22 FIRST SUBMITTAL OR REVISION DESCRIPTION JFH MSS  
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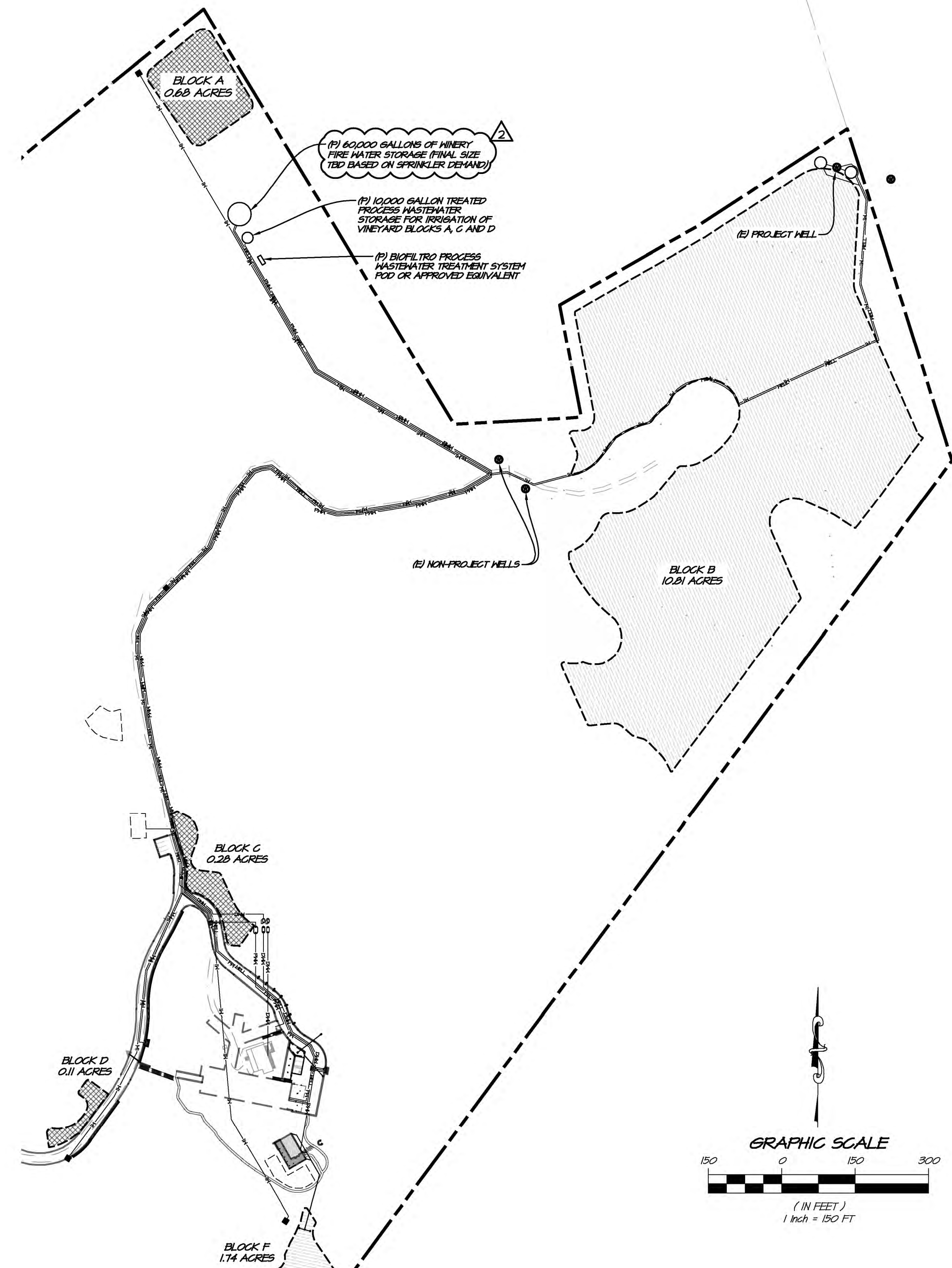
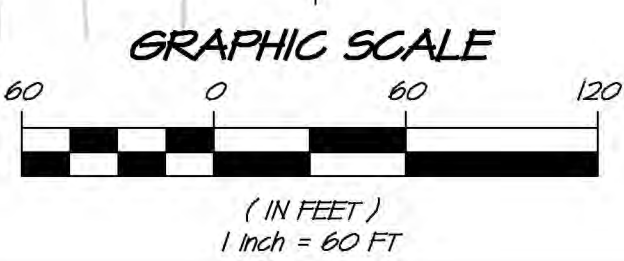
DATE: JUNE 23, 2023  
DRAWN: JFH  
DESIGNED: MSS / DRJ  
CHECKED: EWF  
JOB NO.: 41210170  
SHEET NO.: UP3.0  
7 OF 15 SHEETS

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UTILITY  
SCALE: 1" = 60'



EXPANDED UTILITY PLAN AND PROCESS WASTEWATER IRRIGATION AREAS  
SCALE: 1" = 150'

**LEGEND**

- WELL WATER
- FIRE WATER
- IRRIGATION WATER
- DOMESTIC WASTEWATER
- PROCESS WASTEWATER
- STORM DRAIN
- LOT ACRES OF VINEYARD TO BE IRRIGATED WITH TREATED PROCESS WASTEWATER

06/08/22  
1  
06/23/22  
2

FIRST SUBMITTAL OR REVISION DESCRIPTION  
RESPONSE TO COUNTY COMMENTS #1  
RESPONSE TO COUNTY COMMENTS #2

MSB  
JFH  
MSB  
JFH  
DRL

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THE WINERY AT MT. VEEDER  
UTILITY PLAN  
NAPA COUNTY  
CALIFORNIA

DATE  
JUNE 23, 2023

DRAWN  
JFH

DESIGNED  
MSB / DRL

CHECKED  
BWF

JOB NO.  
41210110

SHEET NO.  
UP4.0

NO  
DATE  
BY  
APPROVED

REVISIONS

8 OF 15 SHEETS

06/08/22  
1  
06/23/22  
2

FIRST SUBMITTAL OR REVISION DESCRIPTION  
RESPONSE TO COUNTY COMMENTS #1  
RESPONSE TO COUNTY COMMENTS #2

MSB  
JFH  
MSB  
JFH  
DRL

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THE WINERY AT MT. VEEDER  
UTILITY PLAN  
NAPA COUNTY  
CALIFORNIA

DATE  
JUNE 23, 2023

DRAWN  
JFH

DESIGNED  
MSB / DRL

CHECKED  
BWF

JOB NO.  
41210110

SHEET NO.  
UP4.0

NO  
DATE  
BY  
APPROVED

REVISIONS

8 OF 15 SHEETS

06/08/22  
1  
06/23/22  
2

FIRST SUBMITTAL OR REVISION DESCRIPTION  
RESPONSE TO COUNTY COMMENTS #1  
RESPONSE TO COUNTY COMMENTS #2

MSB  
JFH  
MSB  
JFH  
DRL

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THE WINERY AT MT. VEEDER  
UTILITY PLAN  
NAPA COUNTY  
CALIFORNIA

DATE  
JUNE 23, 2023

DRAWN  
JFH

DESIGNED  
MSB / DRL

CHECKED  
BWF

JOB NO.  
41210110

SHEET NO.  
UP4.0

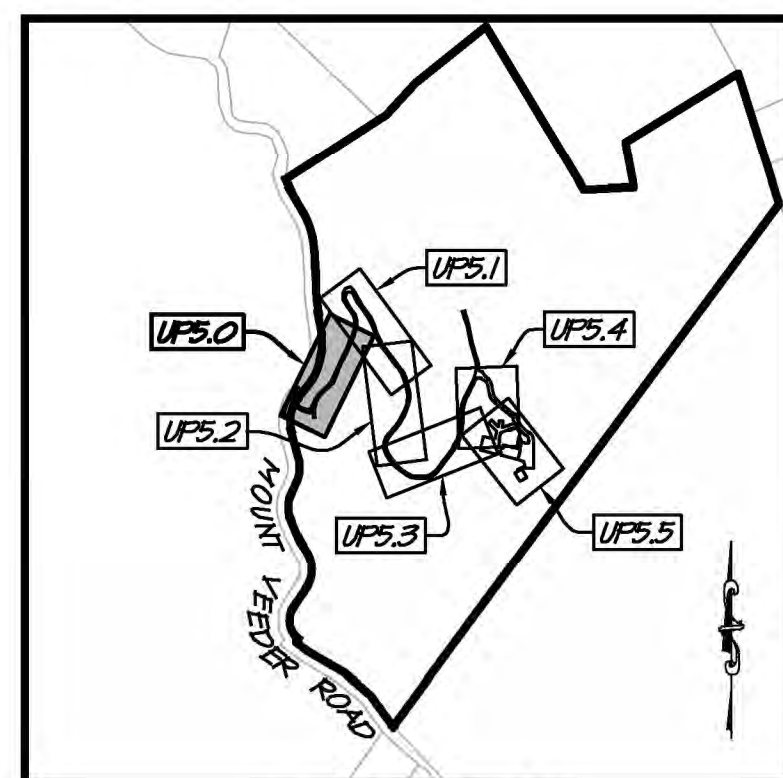
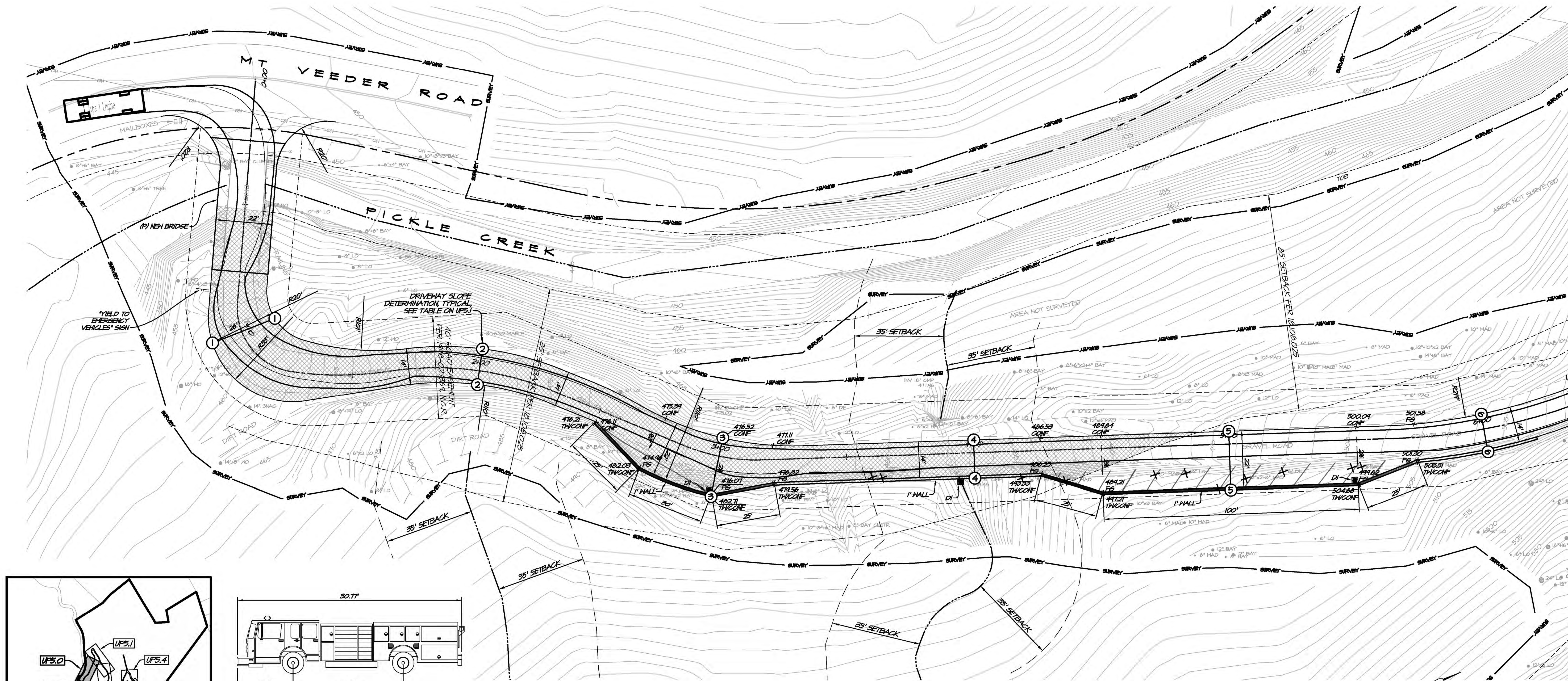
NO  
DATE  
BY  
APPROVED

REVISIONS

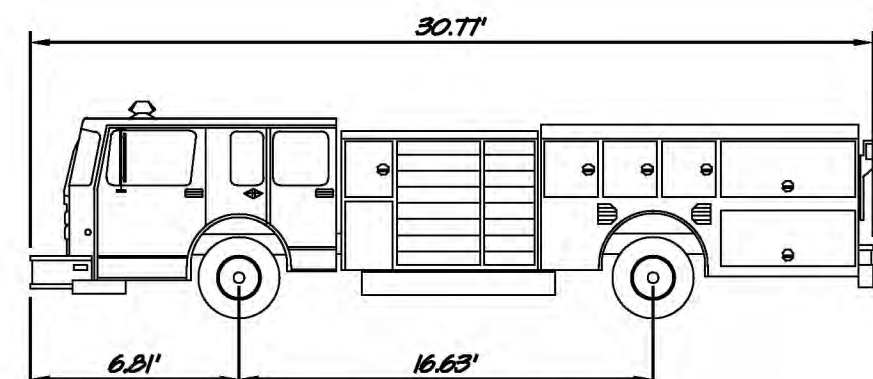
8 OF 15 SHEETS

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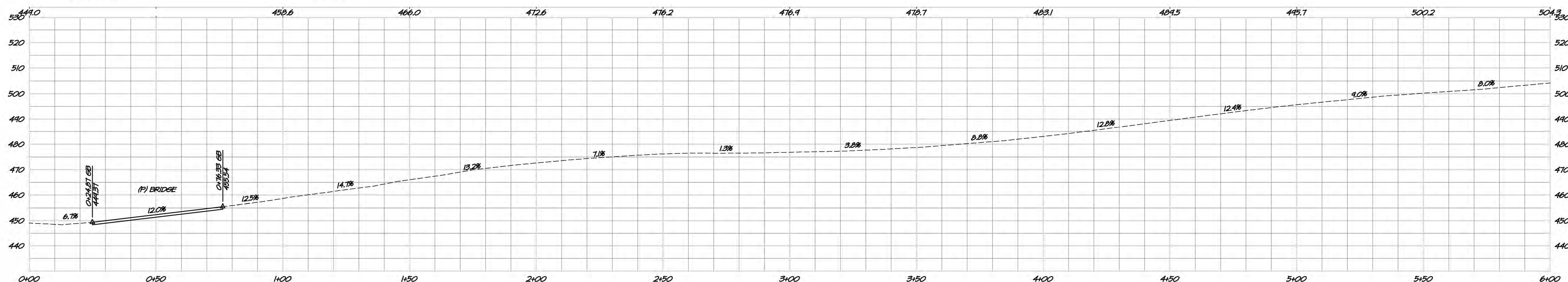
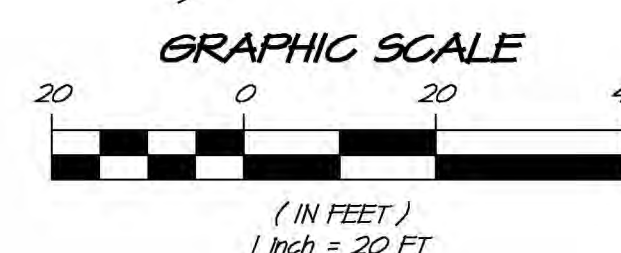
SITE KEY MAP  
SCALE: 1" = 1000'



NAPA COUNTY TYPE I ENGINE  
OVERALL LENGTH 30.71 FT  
OVERALL WIDTH 8.500 FT  
OVERALL BODY HEIGHT 8.711 FT  
MIN BODY GROUND CLEARANCE 1.072 FT  
TRACK WIDTH 8.500 FT  
LOCK TO LOCK TIME 1.00 S  
CURB TO CURB TURNING RADIUS 24.660 FT  
NAPA COUNTY TYPE I ENGINE  
NO SCALE

HATCH

AREA OF WORK WITHIN SETBACKS



PROFILE: STA 0+00 - 6+00  
SCALE: 1" = 20'

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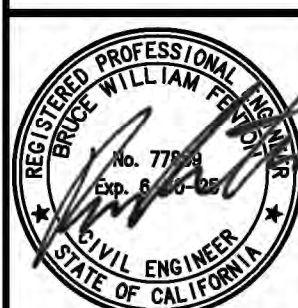
PRELIMINARY - NOT FOR CONSTRUCTION

NO	DATE	REVISIONS	BY	APPD
0	06/08/22	FIRST SUBMITTAL OR REVISION DESCRIPTION	JFN	MSS
1	12/29/22	RESPONSE TO COUNTY COMMENTS #1	JFN	MSS
2	06/29/23	RESPONSE TO COUNTY COMMENTS #2	JFN	DRL

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THE WINERY AT MT. VEEDER  
DRIVEWAY: STA 0+00 - 6+00  
CALIFORNIA  
NAPA COUNTY

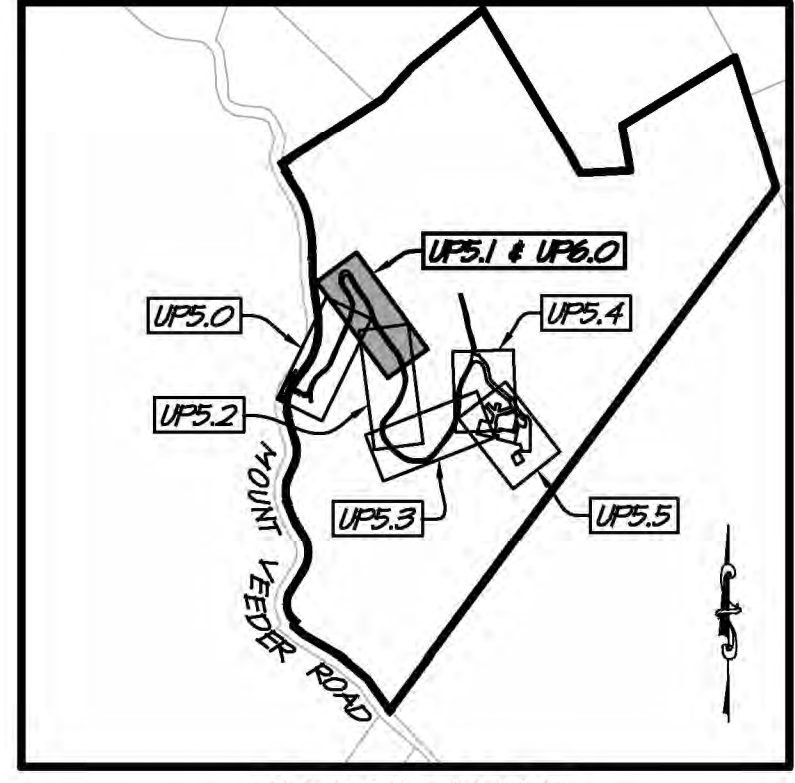


DATE	JUNE 23, 2023
DRAWN	JFN
DESIGNED	MSS / DRL
CHECKED	BNF
JOB NO.	41210110

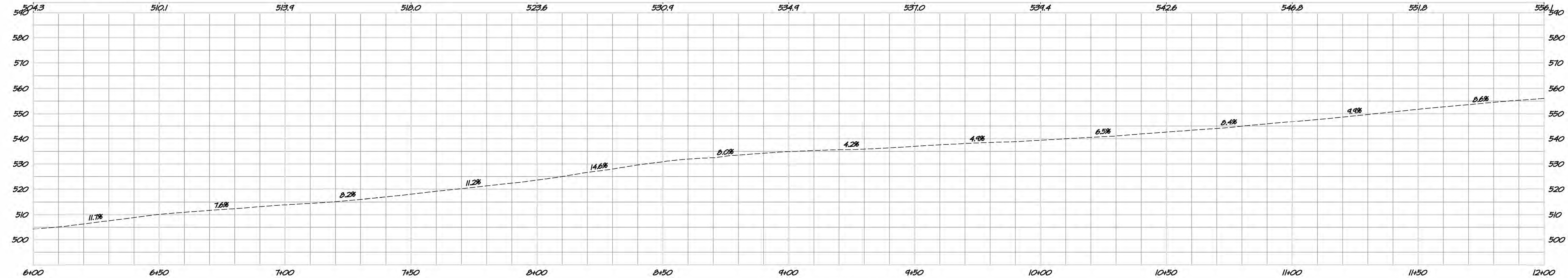
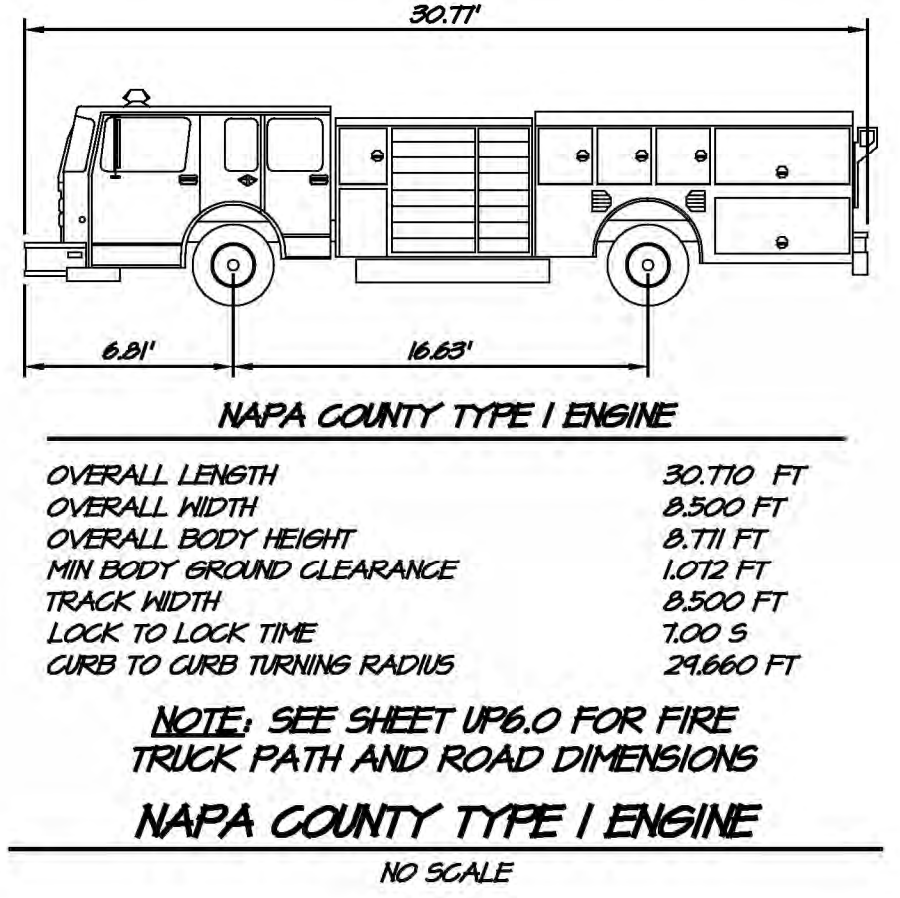
SHEET NO.  
**UP5.0**  
9 OF 15 SHEETS

DRIVEWAY SLOPE DETERMINATION					
STATION	SECTION	HIGH EL.	LOW EL.	LENGTH	SLOPE
1+00	1-1	459.66	459.15	26.24	* 1.9%
2+00	2-2	472.35	472.07	14.00	* 2.0%
3+00	3-3	482.71	476.52	23.35	26.5%
4+00	4-4	483.14	482.66	15.00	* 3.5%
5+00	5-5	501.16	495.65	23.00	24.0%
6+00	6-6	507.02	504.03	15.00	19.9%
7+00	7-7	515.60	513.51	14.00	14.9%
8+00	8-8	523.97	522.86	15.31	7.3%
9+00	9-9	534.94	534.61	17.24	* 2.2%
10+00	10-10	542.27	538.43	23.00	16.7%
11+00	11-11	550.40	546.50	23.00	17.0%
12+00	12-12	562.11	556.34	31.82	15.3%
13+00	13-13	573.04	565.26	24.34	32.1%
14+00	14-14	576.90	565.26	27.67	42.0%
15+00	15-15	585.58	579.62	25.00	23.8%
16+00	16-16	583.24	588.13	23.00	22.2%
17+00	17-17	610.32	599.68	46.36	23.0%
18+00	18-18	621.84	615.02	44.80	14.8%
19+00	19-19	636.33	628.03	46.60	17.8%
20+00	20-20	650.06	641.86	47.64	17.2%
21+00	21-21	658.54	655.84	31.65	8.5%
22+00	22-22	671.66	668.15	27.15	12.9%
23+00	23-23	681.20	674.28	27.75	6.9%
24+00	24-24	646.28	649.57	26.00	25.8%
25+00	25-25	713.12	706.88	26.00	24.8%
26+00	26-26	727.40	720.04	26.00	28.1%
27+00	27-27	732.37	728.64	54.18	6.3%
28+00	28-28	733.18	731.67	30.10	7.0%
29+00	29-29	732.56	722.23	44.55	29.2%
30+00	30-30	722.44	704.30	28.05	48.6%
AVERAGE SLOPE					20.3%

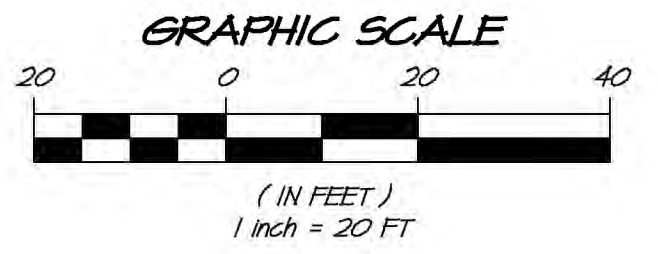
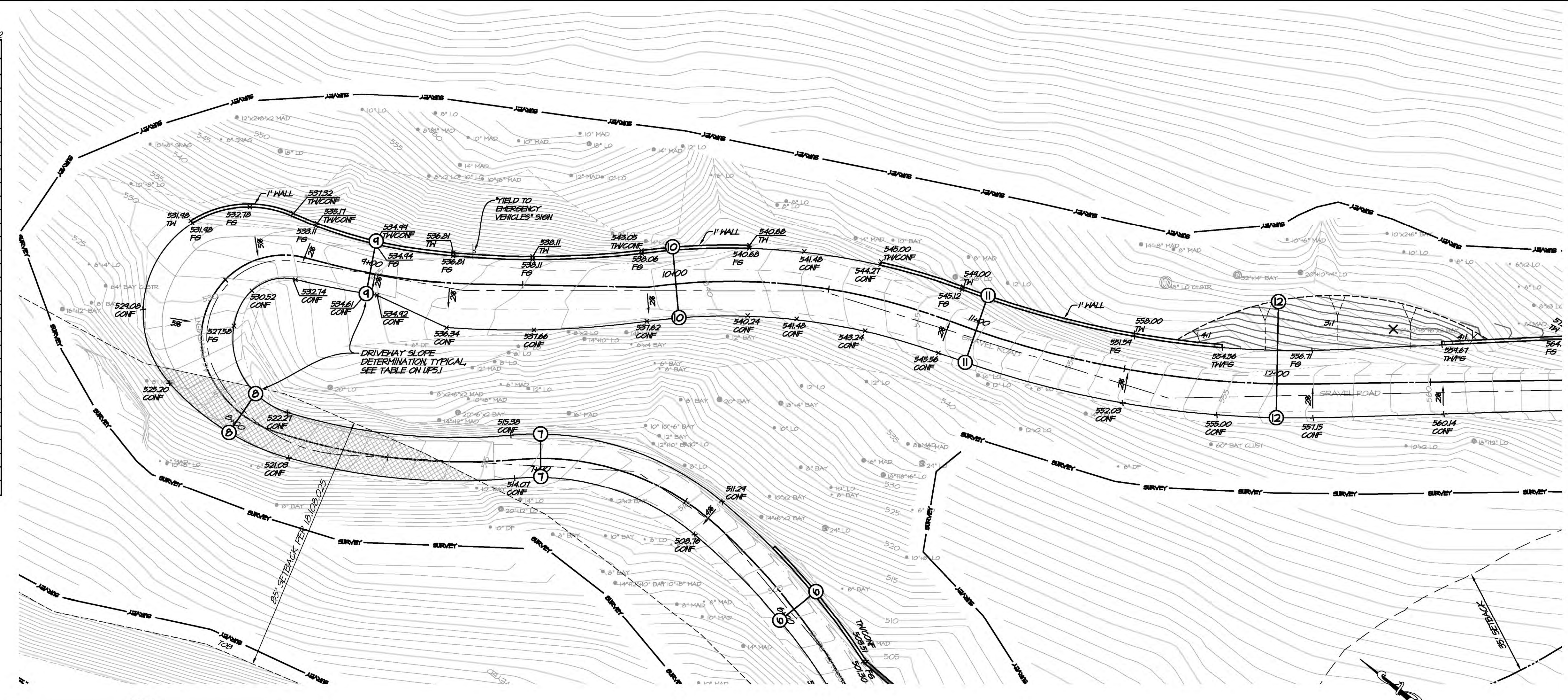
\* SLOPES LESS THAN 3% OMITTED FROM AVERAGE SLOPE CALCULATION



SITE KEY MAP  
SCALE: 1" = 1000'



PROFILE: STA 6+00 - 12+00  
SCALE: 1" = 20'



THE WINERY AT MT. VEEDER

DRIVEWAY: STA 6+00 - 12+00

NAPA COUNTY

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DATE: JUNE 23, 2023

DRAWN: JFN

DESIGNED: MSS /DR/

CHECKED: ENF

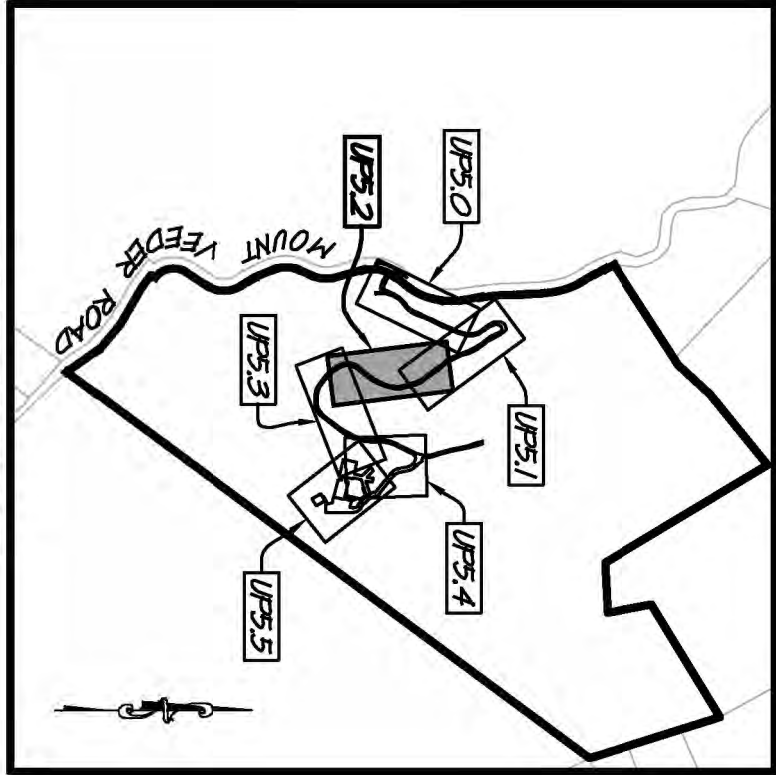
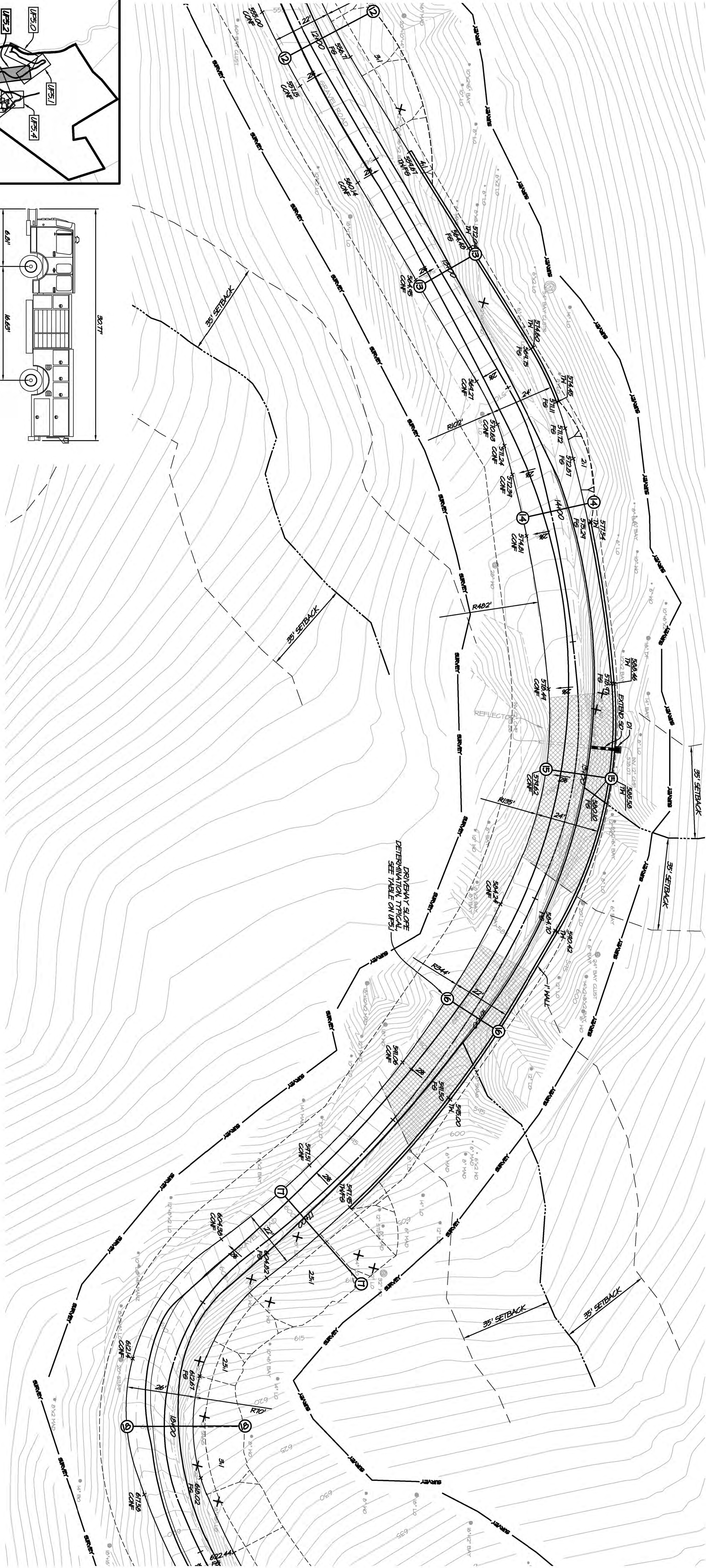
JOB NO.: 4121017.0

SHEET NO.: UP5.1

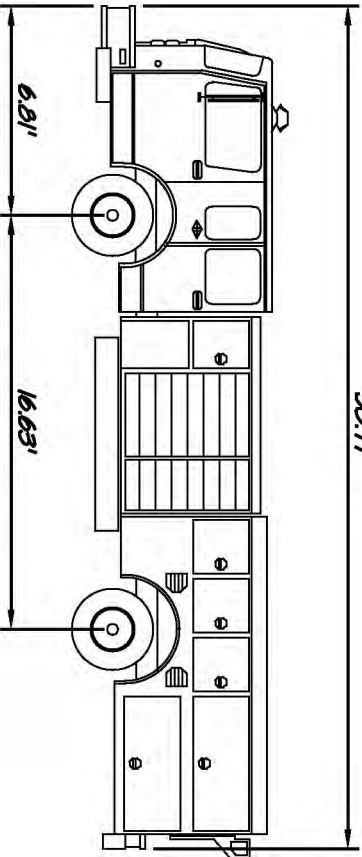
10 OF 15 SHEETS

06/08/22 FIRST SUBMITTAL OR REVISION DESCRIPTION  
06/08/22 RESPONSE TO COUNTY COMMENTS #1  
06/23/23 RESPONSE TO COUNTY COMMENTS #2

NO. DATE REVISIONS  
BY APPD

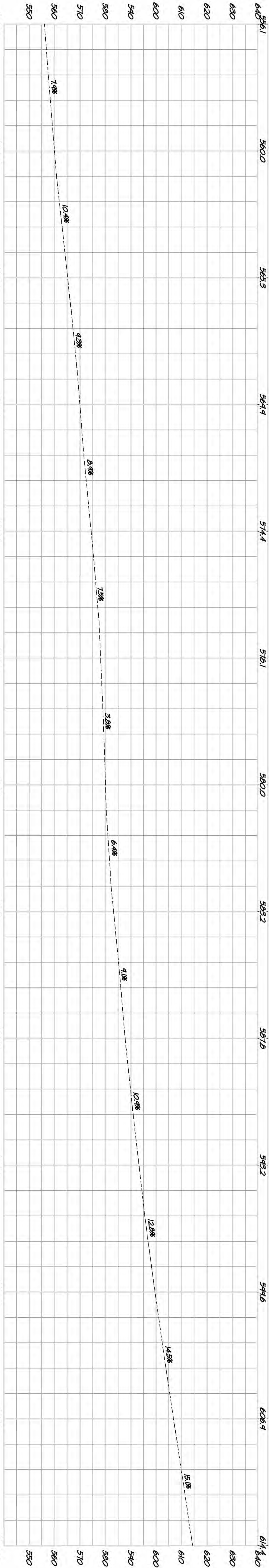
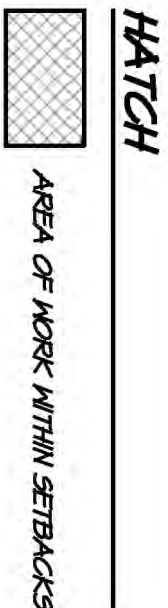


SITE KEY MAP  
SCALE: 1" = 1000'



NAPA COUNTY TYPE I ENGINE	
OVERALL LENGTH	30.070 FT
OVERALL WIDTH	8.500 FT
OVERALL BODY HEIGHT	8.711 FT
MIN BODY GROUND CLEARANCE	1.072 FT
TRACK WIDTH	8.500 FT
LOCK TO LOCK TIME	100.5
CARS TO CARS TURNING RADII	24.660 FT

NAPA COUNTY TYPE I ENGINE  
NO SCALE



PROFILE: STA 12+00 - 18+00  
SCALE: 1" = 20'

NO.	DATE	REVISIONS	BY	APPD
0	06/08/22	FIRST SUBMITTAL OR REVISION DESCRIPTION	JFW	MSS
1	12/23/22	RESPONSE TO COUNTY COMMENTS #1	JFW	MSS
2	06/23/23	RESPONSE TO COUNTY COMMENTS #2	JFW	DRL



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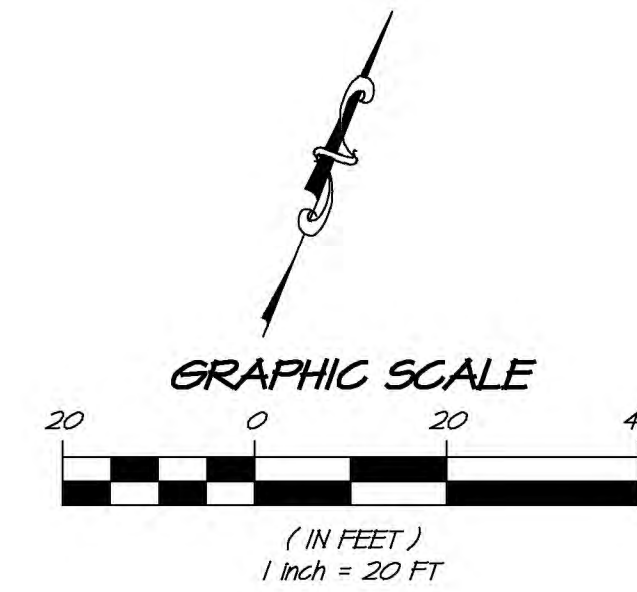
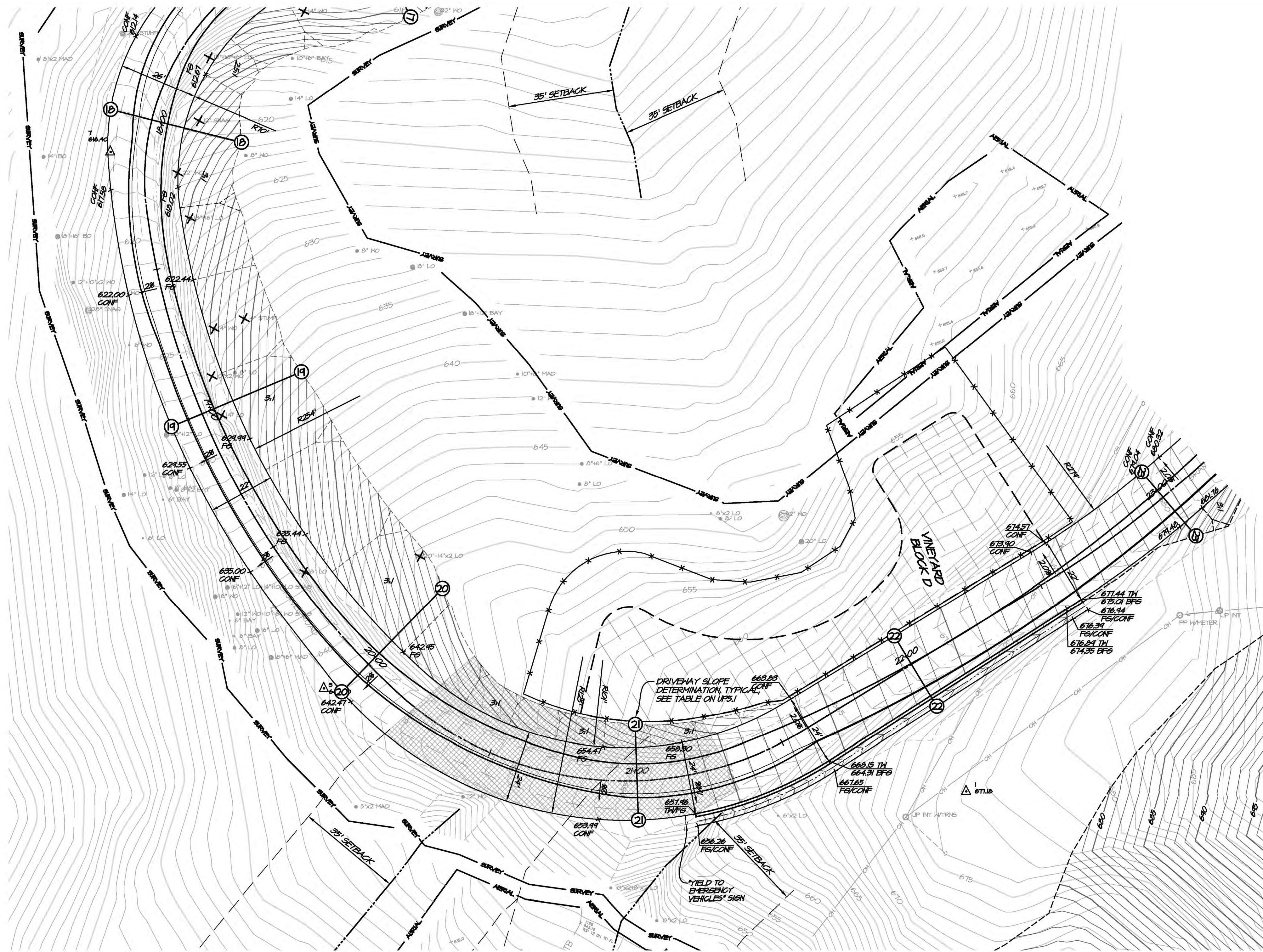
# THE WINERY AT MT. VEEDER DRIVEWAY: STA 12+00 - 18+00

NAPA COUNTY

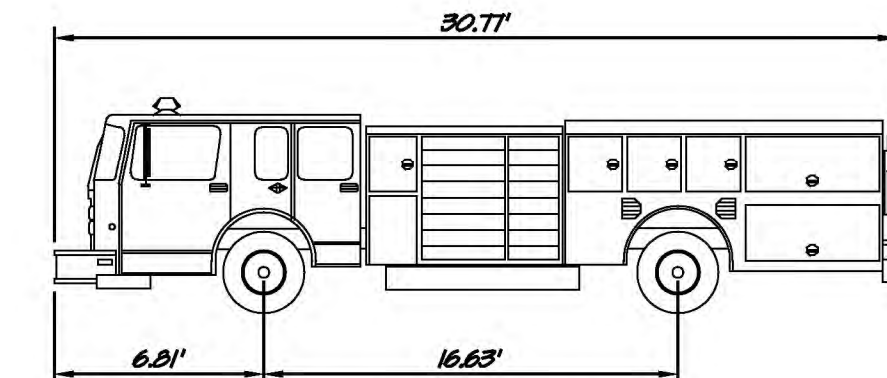
CALIFORNIA



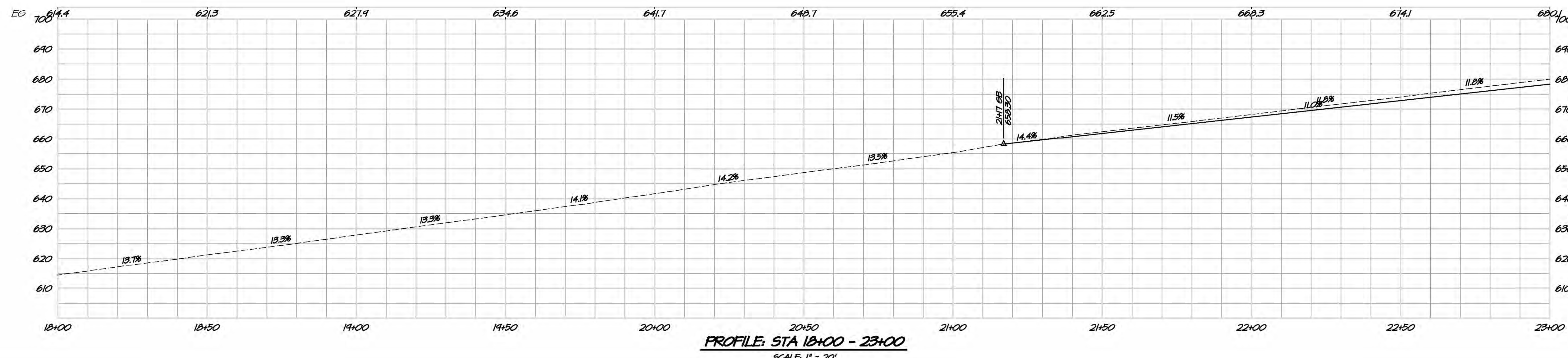
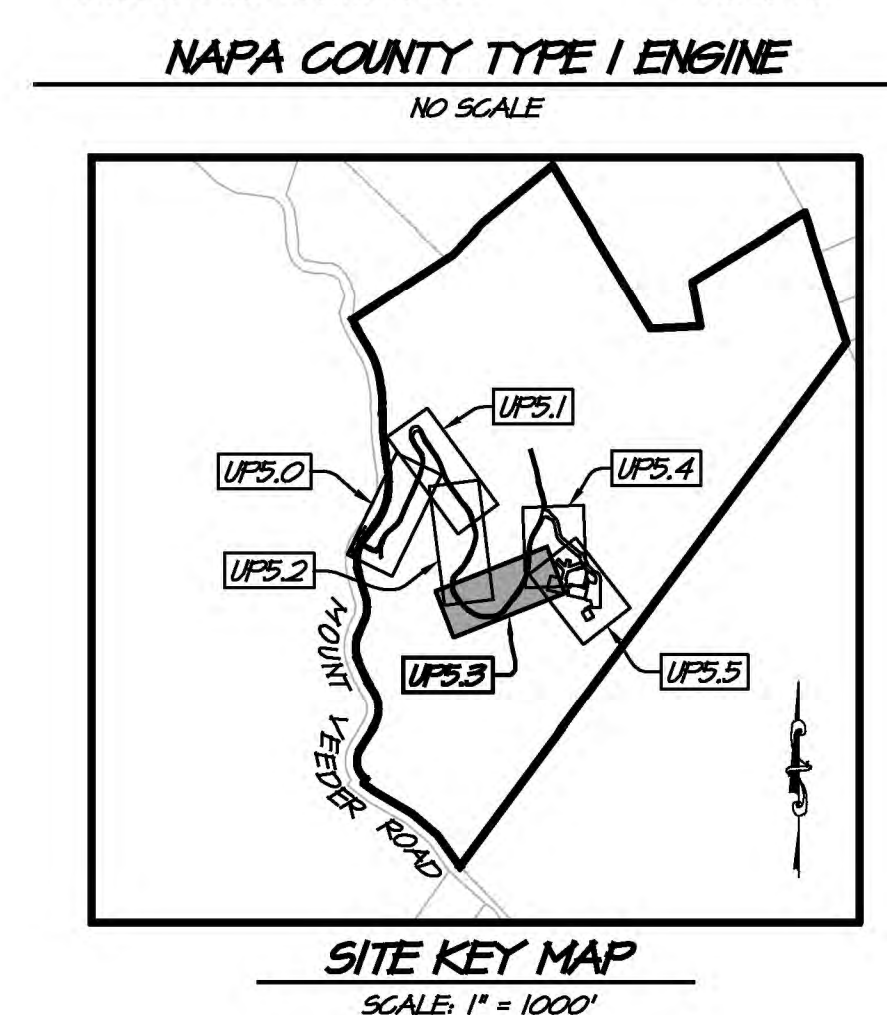
DATE	JUNE 28, 2023
DRAWN	JFW
DESIGNED	MSS
CHECKED	JFW
JOB NO.	4120710
SHEET NO.	UP5.2
11 OF 15 SHEETS	



**HATCH**  
AREA OF WORK WITHIN SETBACKS



**NAPA COUNTY TYPE I ENGINE**  
OVERALL LENGTH 32.710 FT  
OVERALL WIDTH 8.500 FT  
OVERALL BODY HEIGHT 8.711 FT  
MIN BODY GROUND CLEARANCE 1.072 FT  
TRACK WIDTH 8.500 FT  
LOCK TO LOCK TIME 1.00 S  
CURB TO CURB TURNING RADIUS 24.660 FT

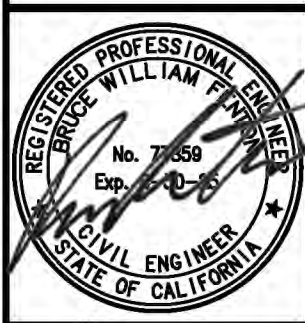


NO	DATE	REVISIONS	BY	APPD
0	06/08/22	FIRST SUBMITTAL OR REVISION DESCRIPTION	JFH	MSS
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2	06/23/23	RESPONSE TO COUNTY COMMENTS #2	JFH	DRL

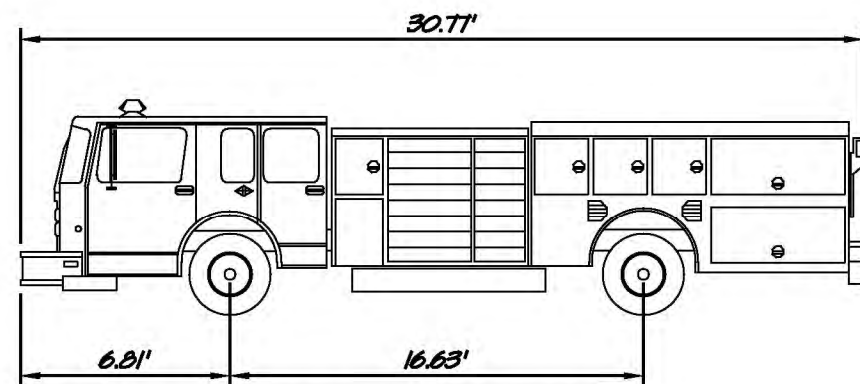
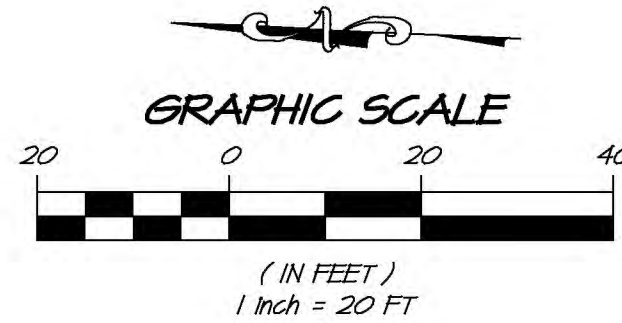
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**THE WINERY AT MT. VEEDER**  
**DRIVEWAY: STA 18+00 - 23+00**  
NAPA COUNTY  
CALIFORNIA



DATE	JUNE 23, 2023
DRAWN	JFH
DESIGNED	MSS/DRL
CHECKED	BNF
JOB NO.	41210110
SHEET NO.	UP5.3
12 OF 15 SHEETS	

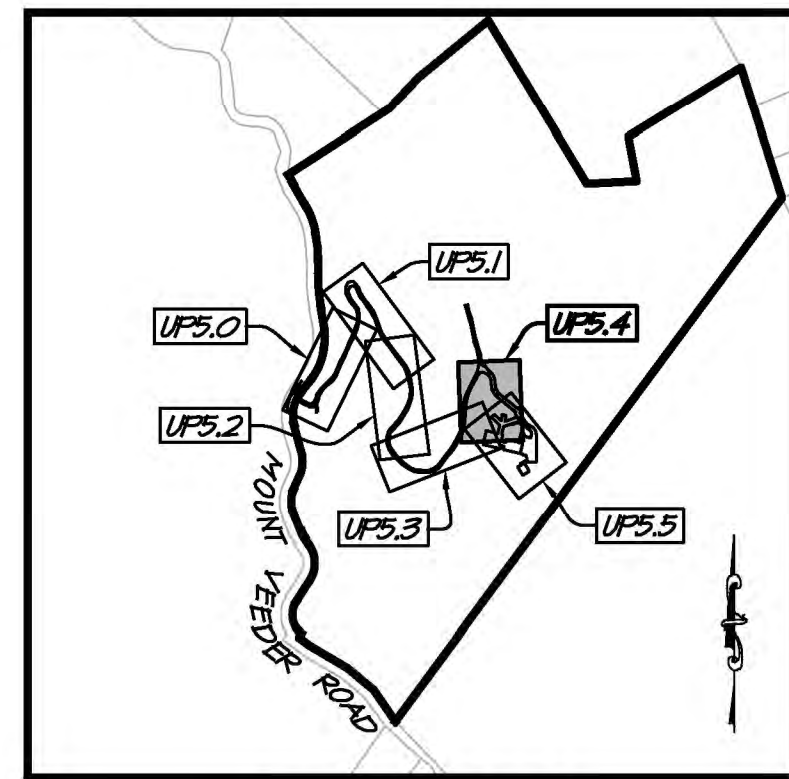


NAPA COUNTY TYPE I ENGINE

OVERALL LENGTH 30.71 FT  
OVERALL WIDTH 8.500 FT  
OVERALL BODY HEIGHT 8.711 FT  
MIN BODY GROUND CLEARANCE 1.072 FT  
TRACK WIDTH 8.500 FT  
LOCK TO LOCK TIME 1.00 S  
CURB TO CURB TURNING RADIUS 24.660 FT

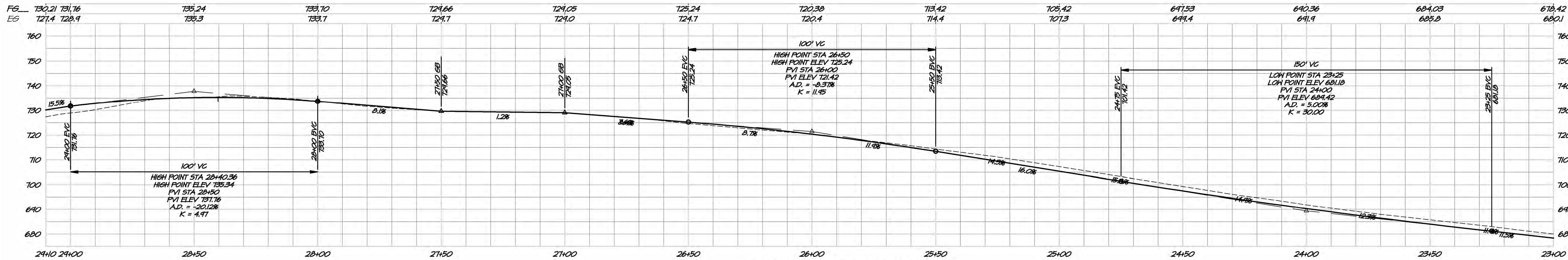
NAPA COUNTY TYPE I ENGINE

NO SCALE



SITE KEY MAP

SCALE: 1" = 1000'



PROFILE: STA 23+00 - 24+00

SCALE: 1" = 20'

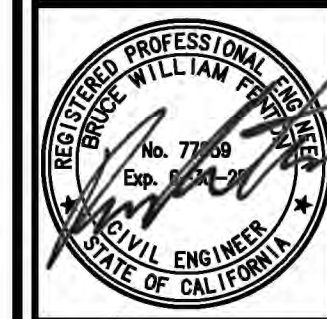
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NO.	DATE	REVISIONS	BY	APPD
0	06/08/22	FIRST SUBMITTAL OR REVISION DESCRIPTION	JFN	MSS
1	12/23/22	RESPONSE TO COUNTY COMMENTS #1	JFN	MSS
2	06/23/23	RESPONSE TO COUNTY COMMENTS #2	JFN	DRL

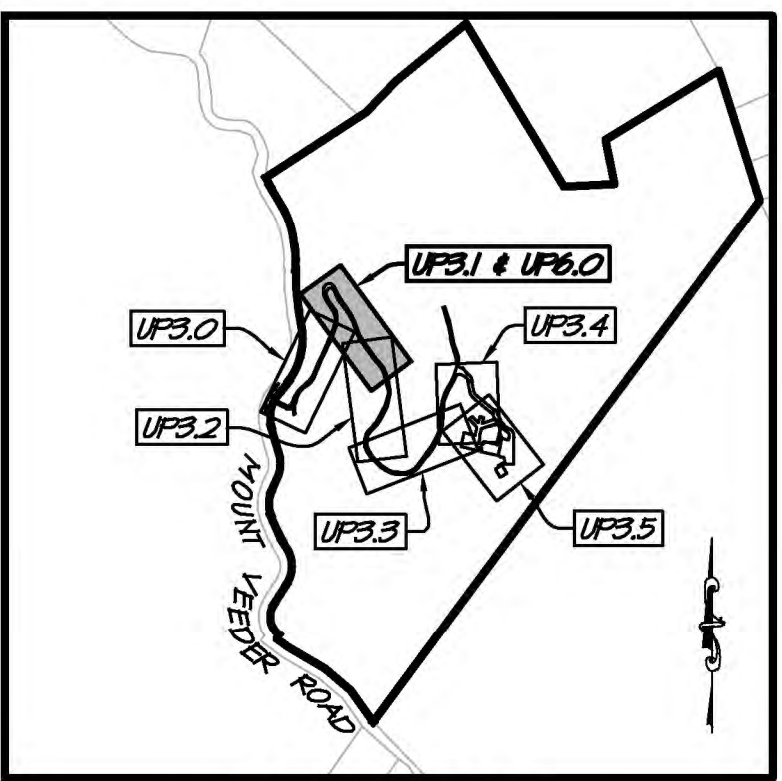
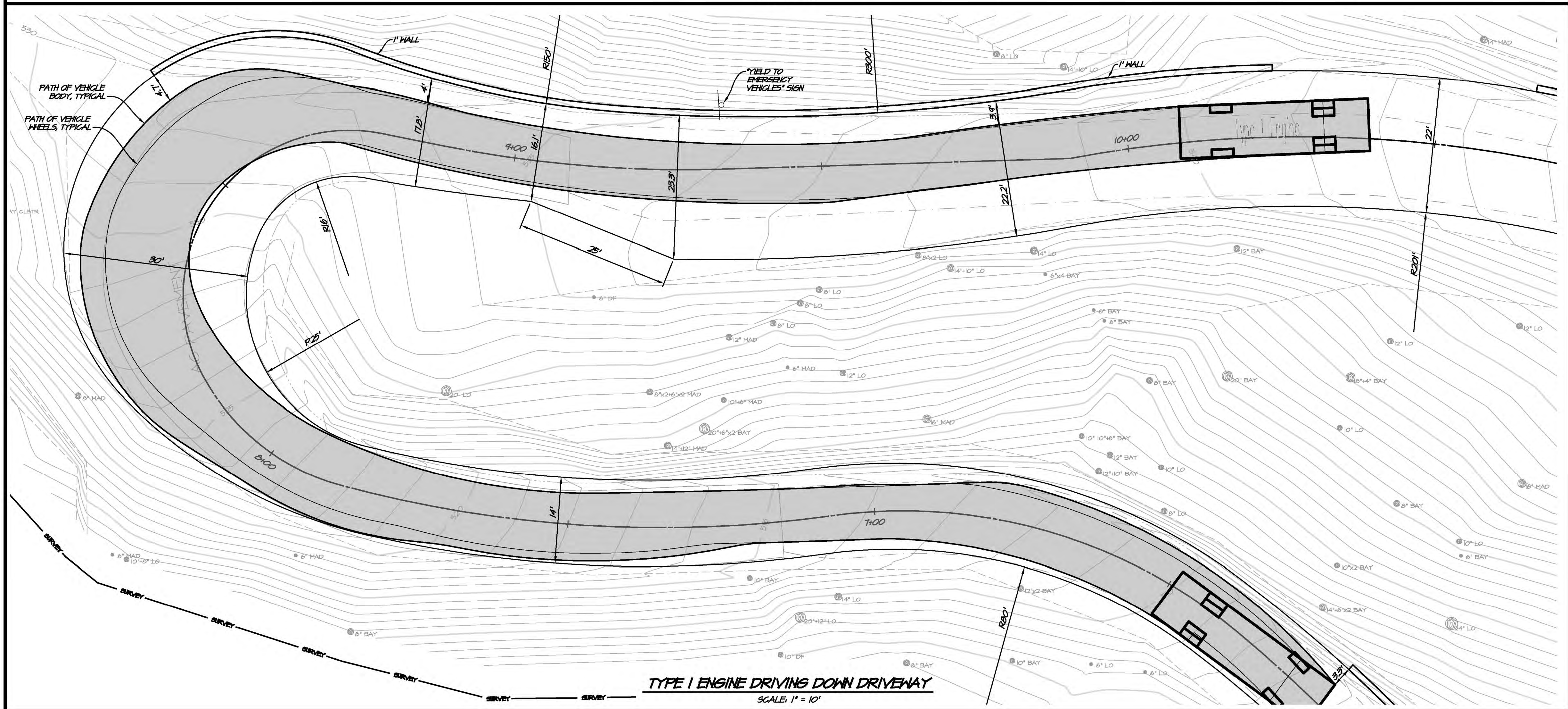
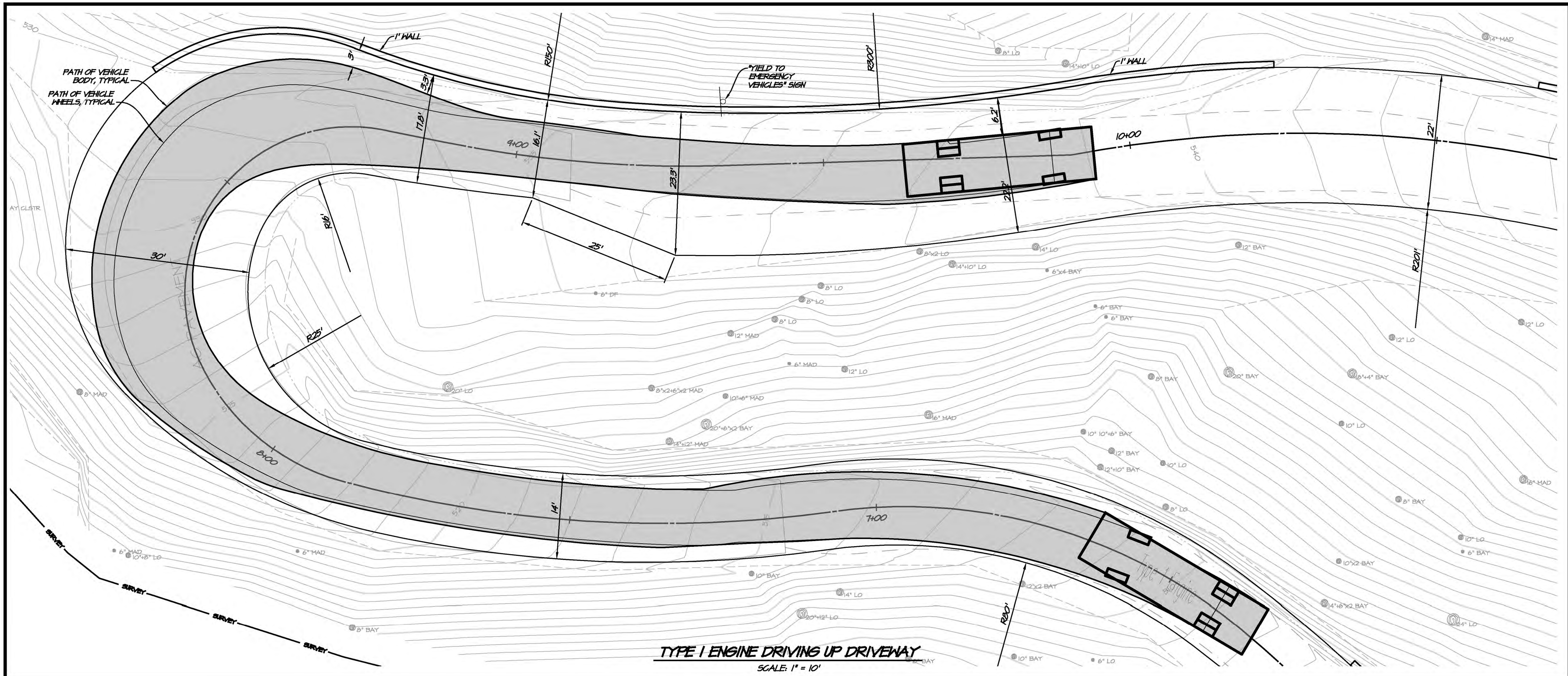
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THE WINERY AT MT. VEEDER  
DRIVEWAY: STA 23+00 - 29+00  
CALIFORNIA  
NAPA COUNTY

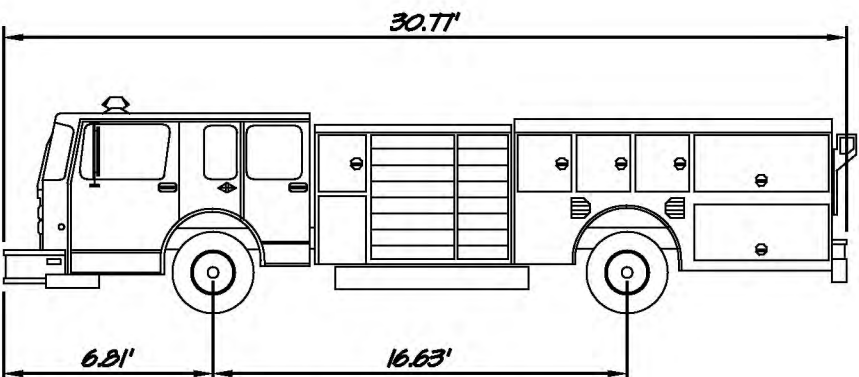


DATE	JUNE 23, 2023
DRAWN	JFN
DESIGNED	MSS
CHECKED	DRL
JOB NO.	4121071.0
SHEET NO.	UP5.4
13 OF 15 SHEETS	





SITE KEY MAP  
SCALE: 1" = 1000'

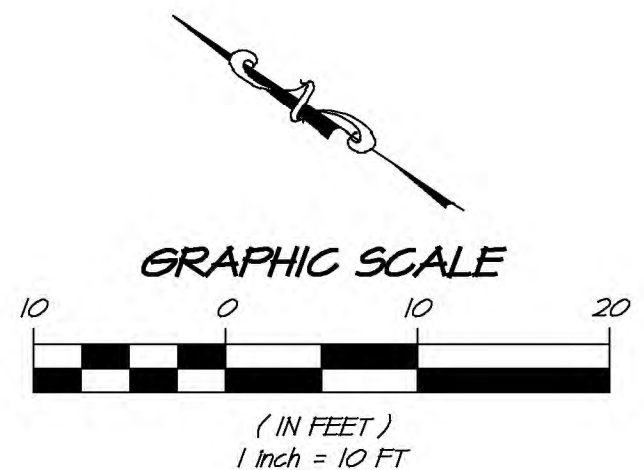


NAPA COUNTY TYPE I ENGINE  
OVERALL LENGTH 30.710 FT  
OVERALL WIDTH 8.500 FT  
OVERALL BODY HEIGHT 8.711 FT  
MIN BODY GROUND CLEARANCE 1.012 FT  
TRACK WIDTH 8.500 FT  
LOCK TO LOCK TIME 1.00 S  
CURB TO CURB TURNING RADIUS 21.660 FT

NAPA COUNTY TYPE I ENGINE  
NO SCALE

HATCH

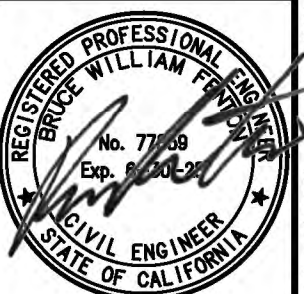
AREA OF FIRE ENGINE WHEEL TRACKS  
AND PATH OF VEHICLE BODY



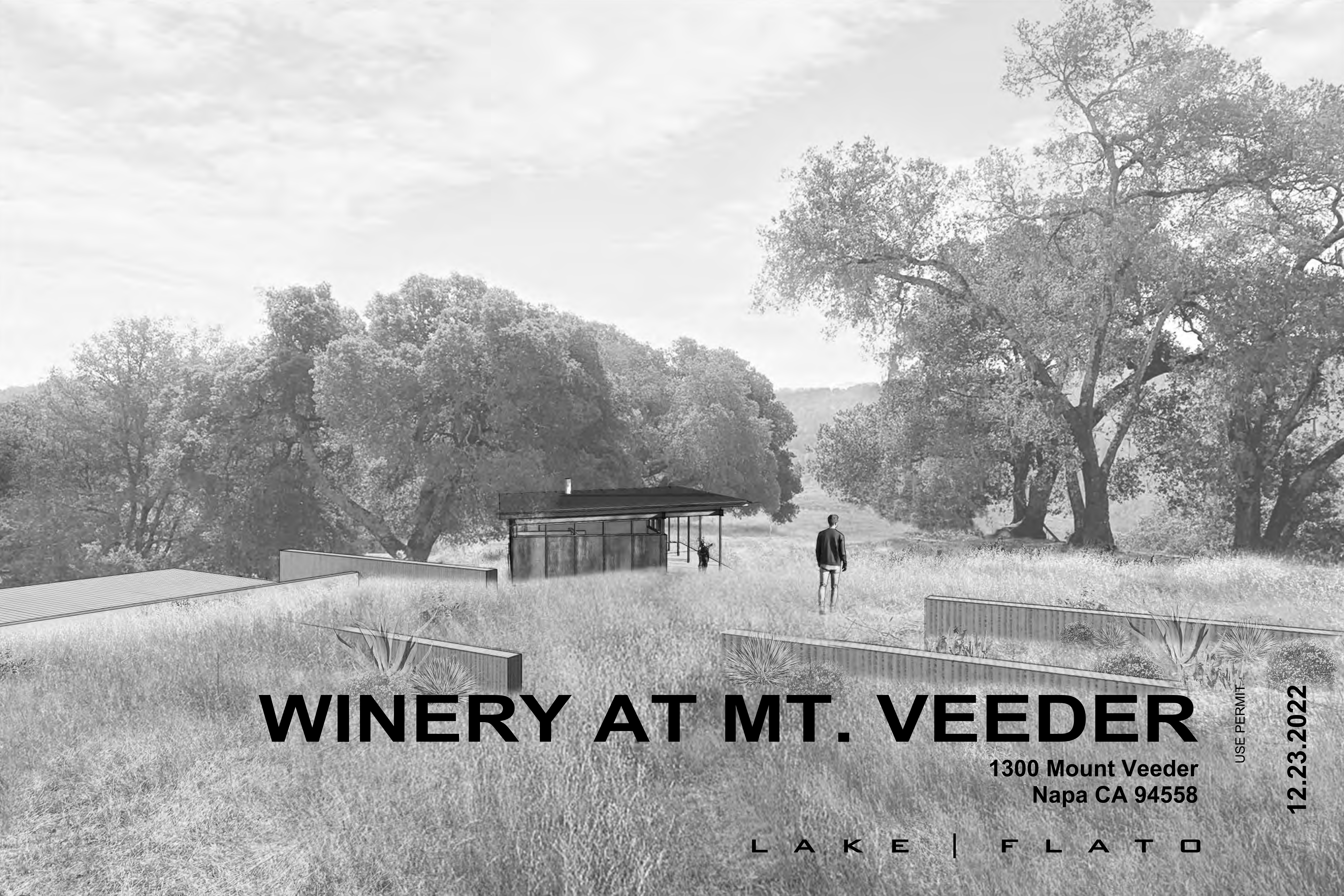
NO.	DATE	BY	APPROVED
0	06/09/22	JFH	MSS
1	12/23/22	JFH	MSS
2	06/23/23	JFH	DRL

**RSA+**  
1515 FOURTH STREET  
NAPA, CALIF. 94559  
OFFICE (707) 252.3301  
+ www.RSACivil.com +  
RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS + [1986]

THE WINERY AT MT. VEEDER  
FIRE TRUCK PLAN: STA 6+50-10+00  
NAPA COUNTY  
CALIFORNIA



DATE	JUNE 23, 2023
DRAWN	JFH
DESIGNED	MSS / DRL
CHECKED	BNF
JOB NO.	4121010
SHEET NO.	UP6.0
15 OF 15 SHEETS	



# WINERY AT MT. VEEDER

1300 Mount Veeder  
Napa CA 94558

L A K E | F L A T O

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12.23.2022



NOT FOR  
CONSTRUCTION

WINERY AT  
MT. VEEDER

1300 Mount Veeder  
Napa CA 94558

THIS SQUARE APPEARS 1/2"x1/2"  
ON FULL SIZE SHEETS

12.23.2022 L|F PROJ. NO. 21002  
PROJ. ARCHITECT - DRAWN BY: Author

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REVISIONS		
NO.	DATE	DESCRIPTION

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PROJECT  
RENDERINGS

A0.2



4 RENDERING - EAST PORTAL



3 RENDERING - PAVILION



2 RENDERING - WEST PORTAL



1 RENDERING - WEST PORTAL VIEW FROM REDWOOD ROAD

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CONSTRUCTION

WINERY AT  
MT. VEEDER

1300 Mount Veeder  
Napa CA 94558

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SITE PLAN

A1



1 OVERALL SITE PLAN  
SCALE: 1" = 20'-0"



Central File Path: C:\MyProject\Drawings\Folder\main\1\01.dwg  
Local File Path: B:\1300 Mount Veeder Winery\Arch-Building-CENTRAL.dwg

## WINERY AT MT. VEEDER

ACCESSORY CONDITIONED	
OFFICE SUPPORT	312 SF
RR	68 SF
RR	46 SF
GLASS WASH (P)	82 SF
RR (P)	25 SF
RR (P)	60 SF
RR (P)	65 SF
TASTING (PAVILION)	820 SF
ACCESSORY CONDITIONED	1479 SF

### PRODUCTION AREA SUMMARY

PRODUCTION UNCONDITIONED	
COVERED PROCESSING	1509 SF
MECH YARD	910 SF
PRODUCTION UNCONDITIONED	2419 SF

LEGEND - AREA TYPE

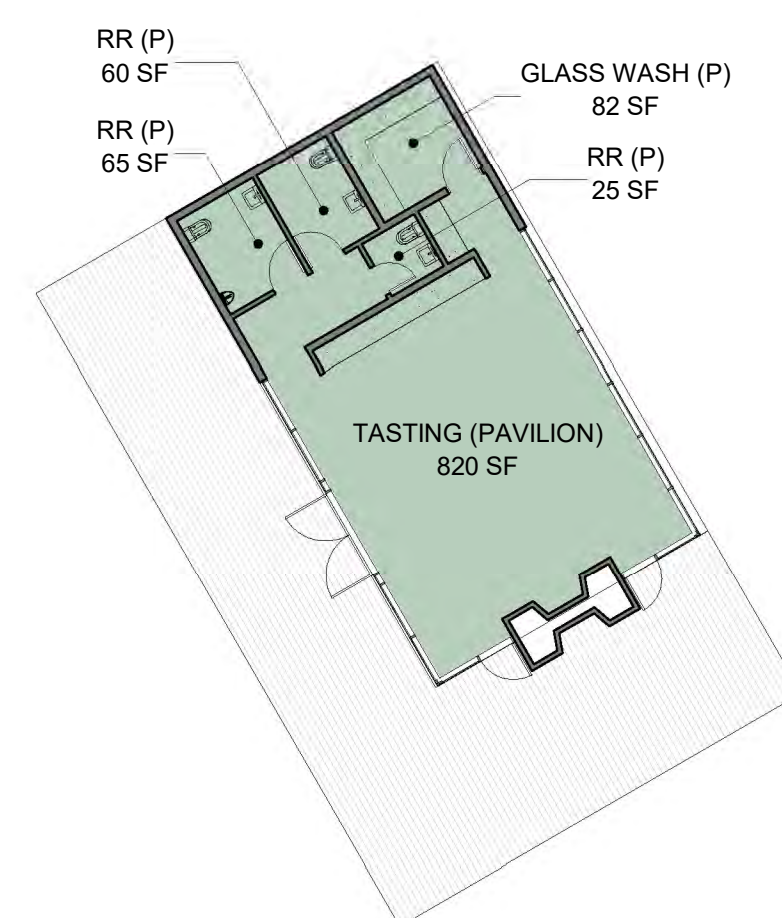
THIS SQUARE APPEARS 1/2"x1/2"  
ON FULL SIZE SHEETS

PROJ. ARCHITECT - DRAWN BY: **Autho**

REVISIONS		
NO	DATE	DESCRIPTION

FLOOR PLANS -  
AREA TYPE

12/23/2022 11:08:13 AM



SCALE: 1/16" = 1'-0"

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CONSTRUCTION

WINERY AT  
MT. VEEDER

1300 Mount Veeder  
Napa CA 94558

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PROJ. ARCHITECT - DRAWN BY: Author

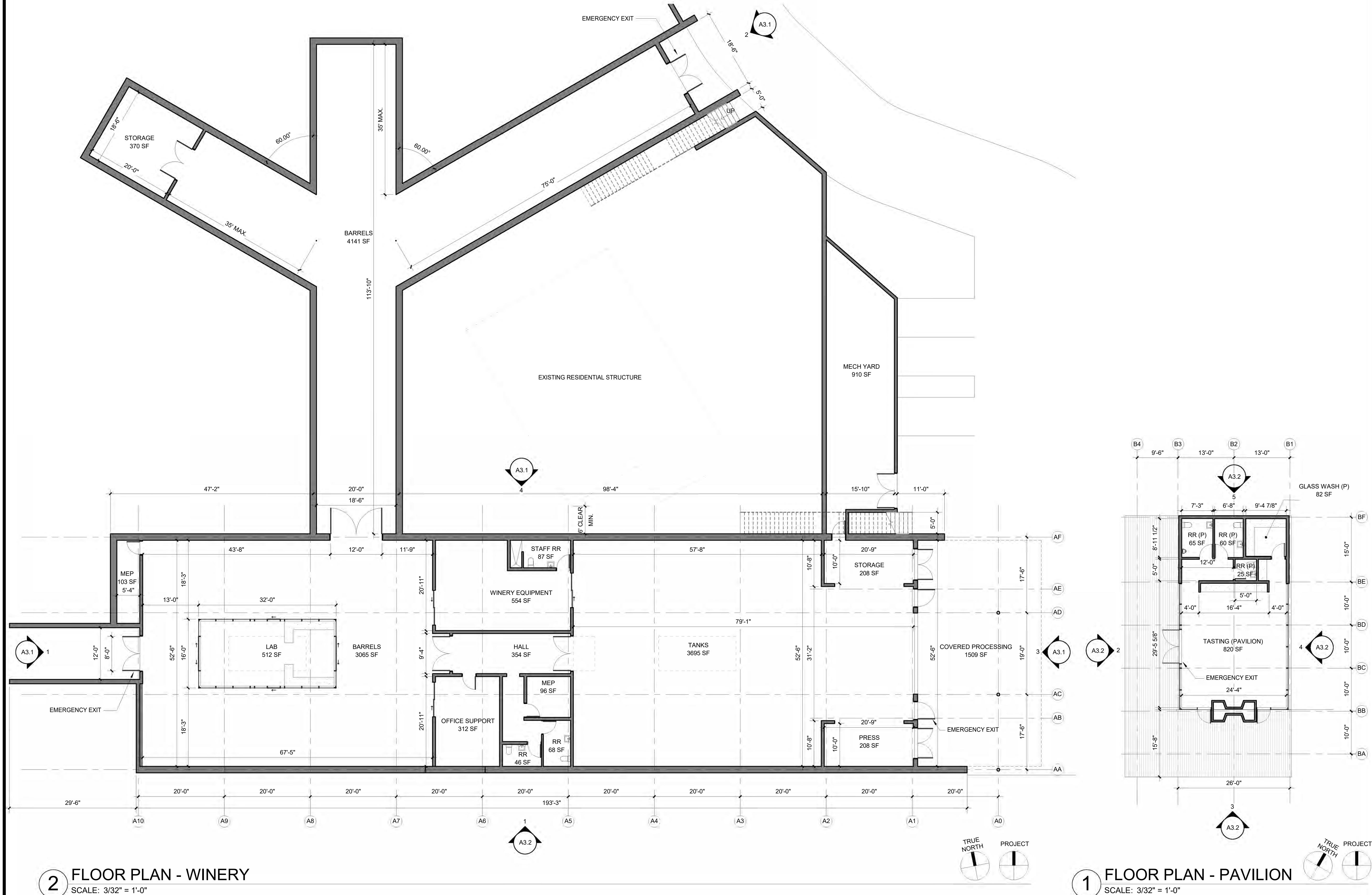
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DATE ISSUE  
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NO.	DATE	DESCRIPTION

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FLOOR PLANS

A2.1



1300 Mount Veeder  
Napa CA 94558

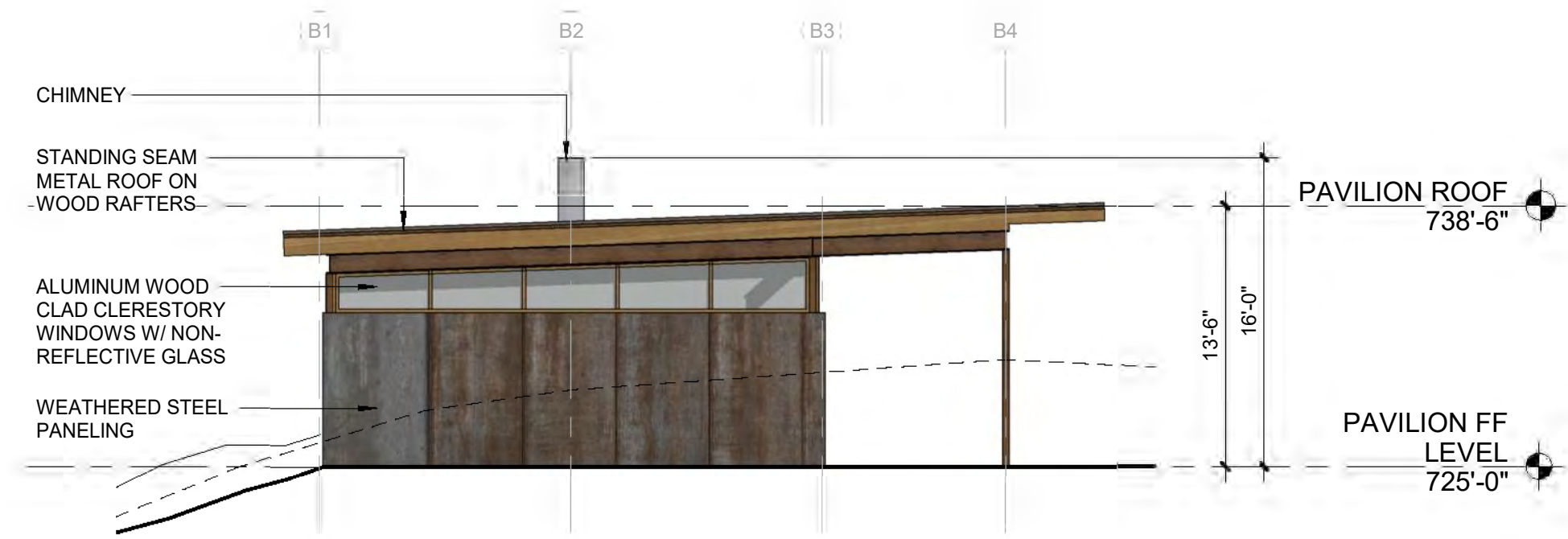
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## A3.1

NOT FOR  
CONSTRUCTION

## WINERY AT MT. VEEDER

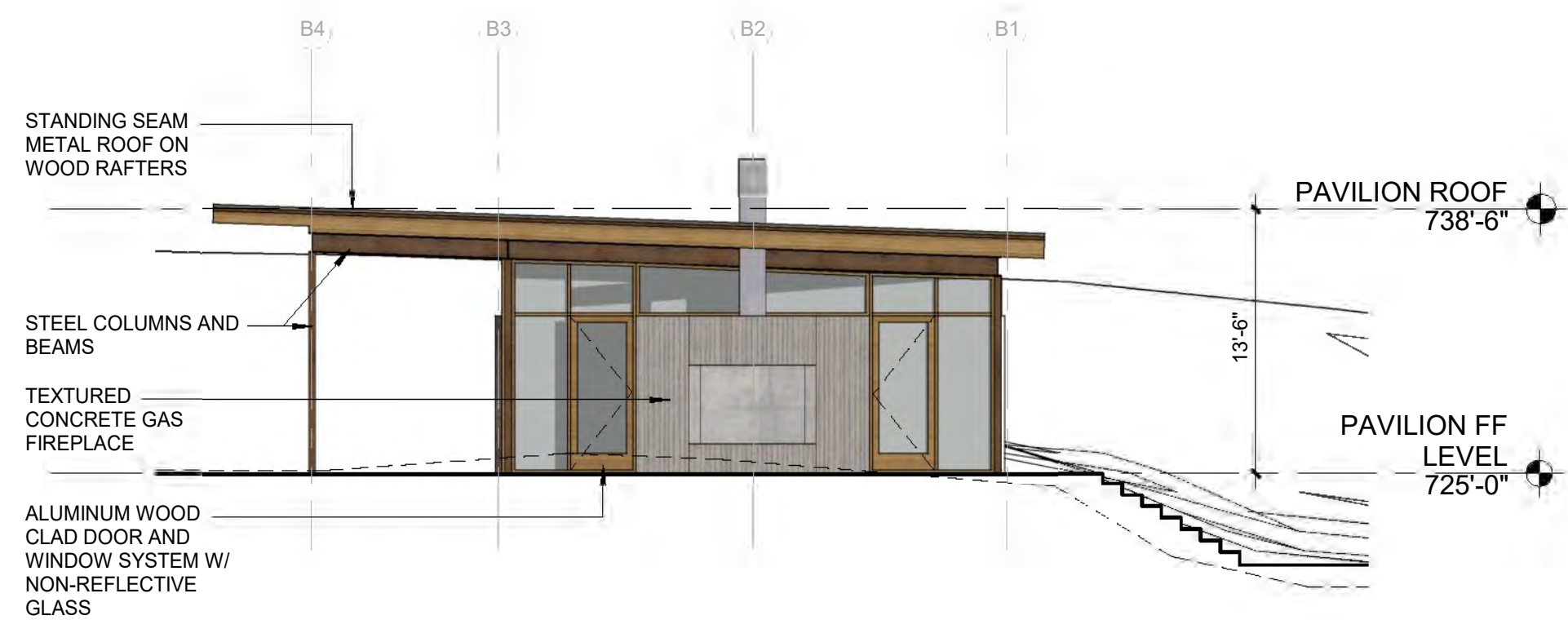
1300 Mount Veeder  
Napa CA 94558



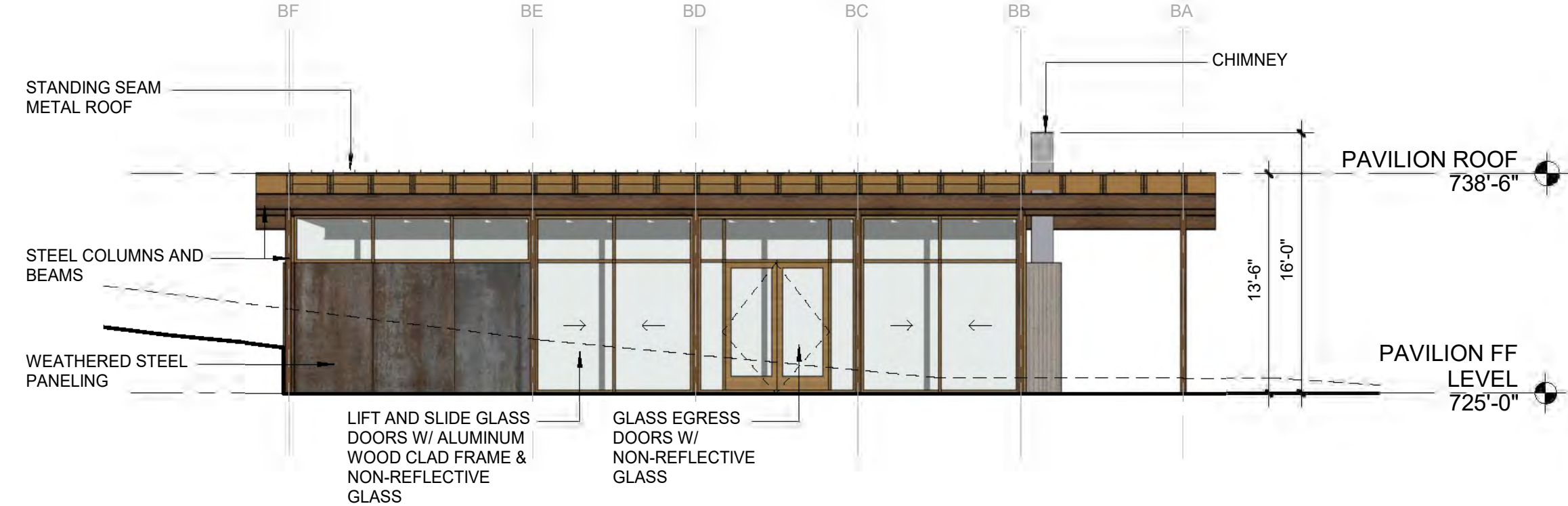
5 PAVILION ELEVATION - NORTH  
SCALE: 1/8" = 1'-0"



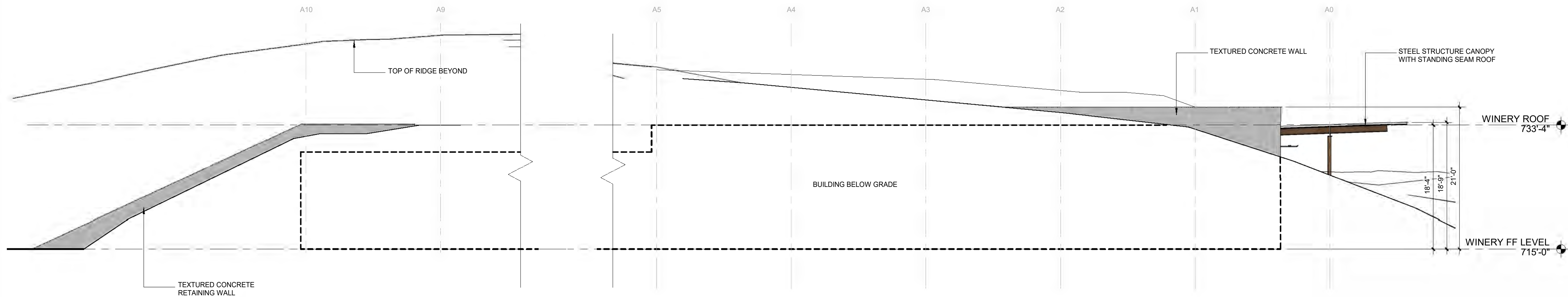
4 PAVILION ELEVATION - EAST  
SCALE: 1/8" = 1'-0"



3 PAVILION ELEVATION - SOUTH  
SCALE: 1/8" = 1'-0"



2 PAVILION ELEVATION - WEST  
SCALE: 1/8" = 1'-0"



1 WINERY ELEVATION - SOUTH  
SCALE: 1/8" = 1'-0"

THIS SQUARE APPEARS 1/2"x1/2"  
ON FULL SIZE SHEETS

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BUILDING  
ELEVATIONS

A3.2