

FOR SALE | NAPA VALLEY

APPROVED ECP

SPECTACULAR VIEW BUILDING SITE

PRODUCING CABERNET SAUVIGNON VINEYARD



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**VINTROUX**



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Note: It is believed that the information contained herein came from reliable sources. However, Vintroux Real Estate does not warrant said information. It is advised that any prospective Buyer take the time to perform a thorough due diligence process to their satisfaction prior to close of escrow.

## NAPA VALLEY

"and the wine is bottled poetry"

Robert Louis Stevenson

# APPROVED ECP SPECTACULAR VIEW BUILDING SITE PRODUCING CABERNET SAUVIGNON VINEYARD

## PROPERTY OVERVIEW

This spectacular Napa Valley ridge top property has a rare, valuable, and approved Erosion Control Plan. The ECP allows one to develop an additional 2.5± acres of world-famous Napa Valley vineyards. The property also boasts an amazing estate building site with spellbinding vistas overlooking Lake Hennessey, mountains, vineyards, and the valley below. The premium one-acre Cabernet Sauvignon vineyard was planted in 2007 and produces world class wine grapes. Part of a gated community with numerous multi-million-dollar vineyard estates.

>> Hennessey Ridge Road, St. Helena

>> AP# 025-440-049

>> 110.63± Acres

>> Approved Erosion Control Plan

>> Cabernet Sauvignon Vineyard

>> Napa Valley AVA

>> Estate Building Site

>> Spellbinding Views

>> Power & Water at Site

# PROPERTY DETAILS



**ESTATE  
BUILDING SITE  
&  
SPELLBINDING  
VIEWS**



**APPROVED  
EROSION  
CONTROL PLAN  
TO PLANT MORE  
VINEYARD**



**PREMIUM  
CABERNET  
SAUVIGNON  
VINEYARD**



## LAND

- >> 110.63± Acres *Total*
- >> 2.5± Acres *w/ Approved ECP (for additional vineyard)*
- >> 1± Acres *Planted to Premium Cabernet Sauvignon Vineyard*

## IMPROVEMENTS

- >> *Gated Community*
- >> *Private Paved Road to Property*
- >> *Power at Site*
- >> *Private Well at Site*
- >> *Road to Building Site*
- >> *Gravel Road to Vineyard*

## ZONING

- >> *AW*

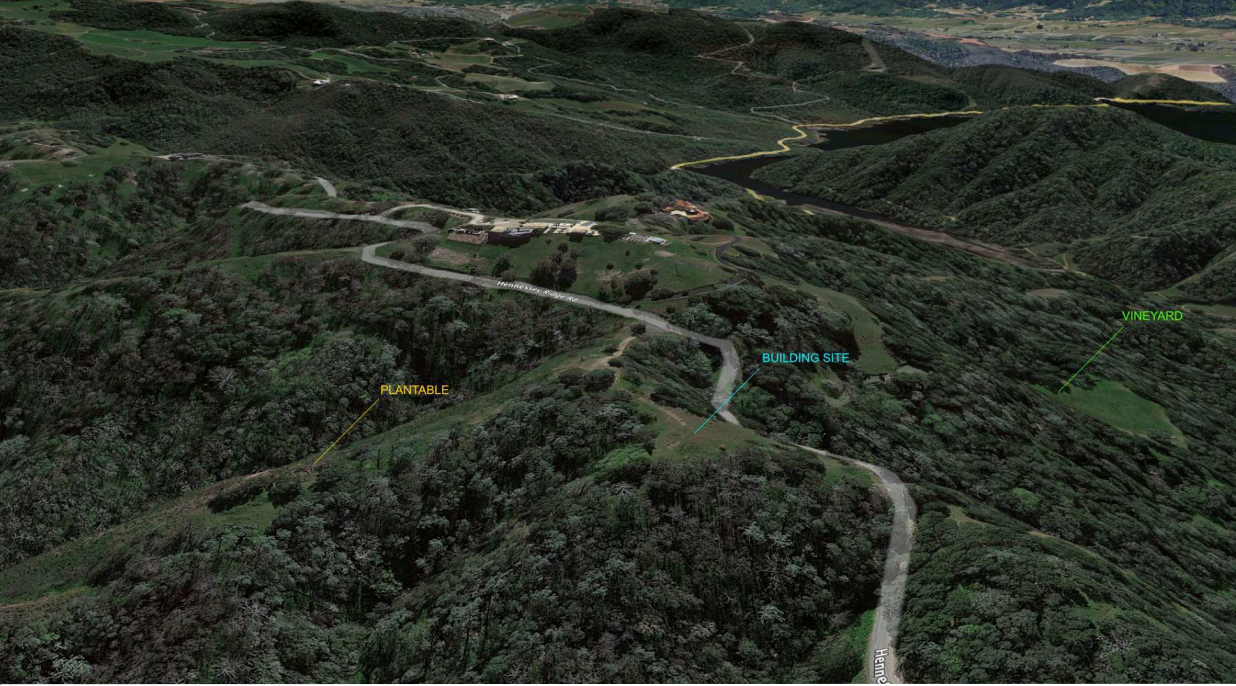
## IRRIGATION

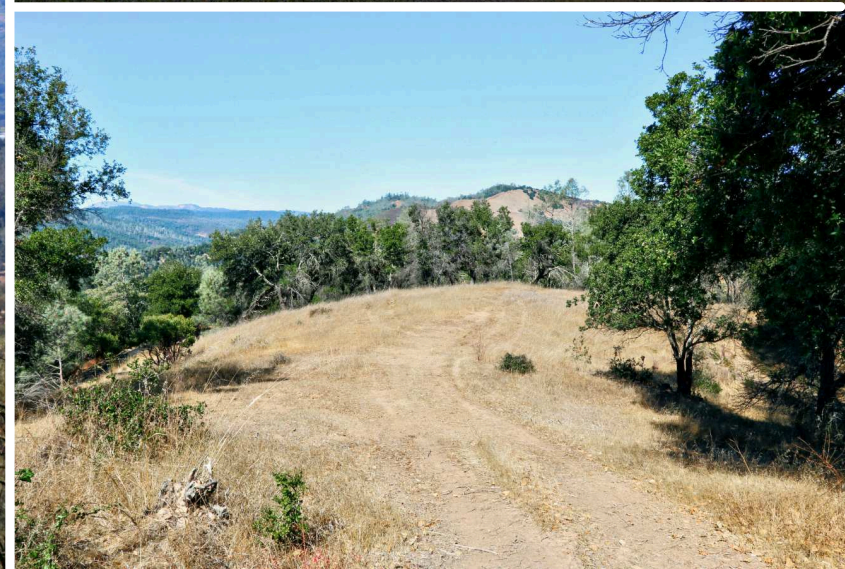
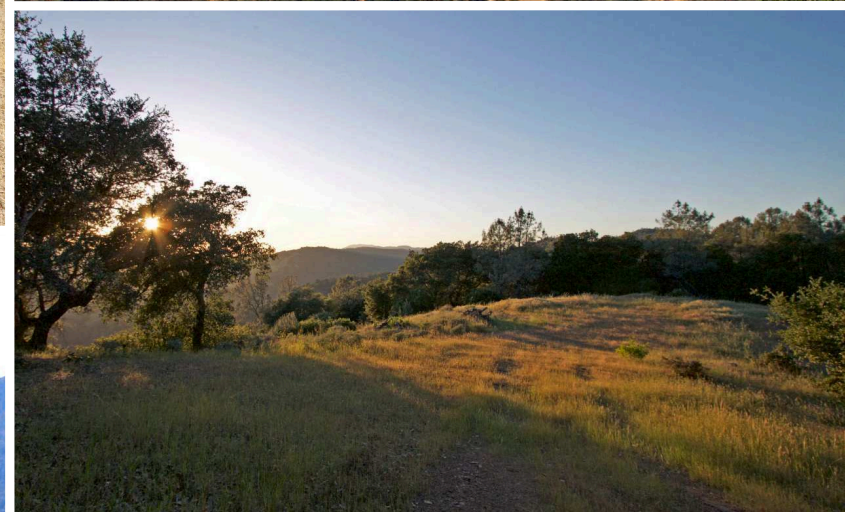
- >> *Private Well*

## VINEYARD

- >> *Gently Sloping Bench*
- >> *1± Acre Planted to Premium Cabernet Sauvignon*
- >> *Planted in 2007*
- >> *Clone 4, 101-14 Rootstock*

**PRESENTED AT  
\$1,495,000**

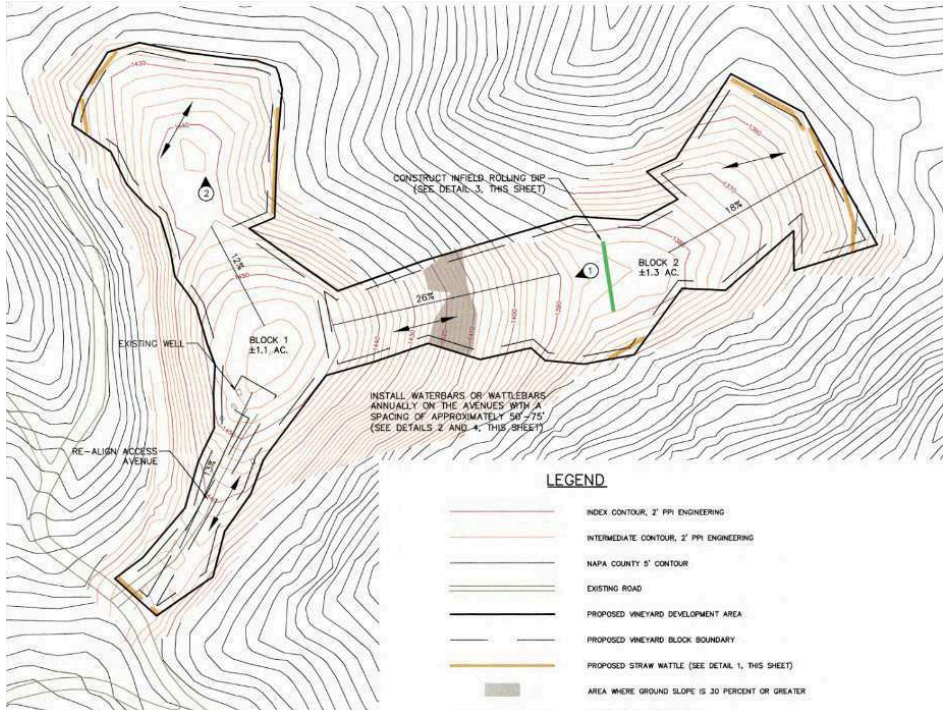








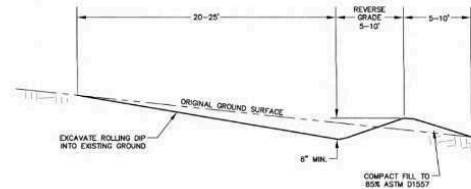
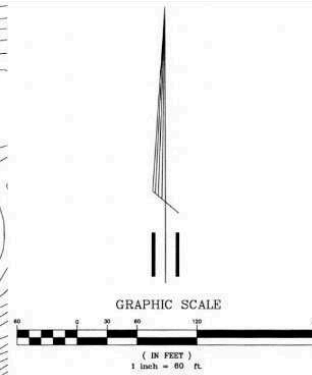
# PLANTABLE AREA



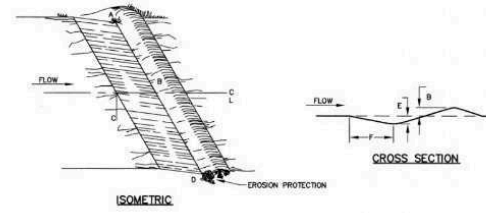
TOPOGRAPHIC MAPPING SOURCE: PPH ENGINEERING 2' CONTOURS (2012) AND NAPA COUNTY 5' CONTOURS (2003)

**LEGEND**

	INDEX CONTOUR, 2' PPH ENGINEERING
	INTERMEDIATE CONTOUR, 2' PPH ENGINEERING
	NAPA COUNTY 5' CONTOUR
	EXISTING ROAD
	PROPOSED VINEYARD DEVELOPMENT AREA
	PROPOSED VINEYARD BLOCK BOUNDARY
	PROPOSED STRAW WATTLE (SEE DETAIL 1, THIS SHEET)
	AREA WHERE GROUND SLOPE IS 30 PERCENT OR GREATER
	PROPOSED VINEYARD DIRECTION
	PHOTO POINT NUMBER & LOCATION (SEE APPENDIX A)
	AVERAGE SURFACE SLOPE

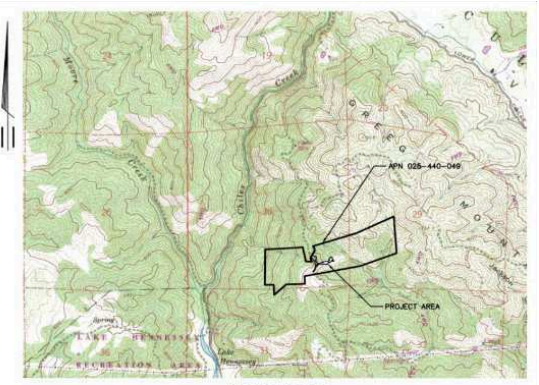
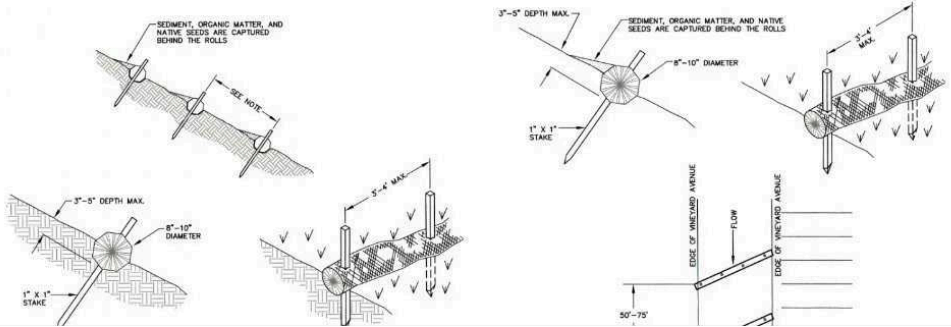


### 3 INFELD ROLLING DIP



- NOTES:**
1. WATERBAR CONSTRUCTION FOR LITTLE OR NO TRAFFIC SPECIFICATIONS ARE AVERAGE AND MAY BE ADJUSTED TO CONDITIONS.
  2. A. TIE-IN TO BANK.
  3. B. CROSS DRAIN BERM HEIGHT 4 TO 6 INCHES ABOVE THE ROAD.
  4. C. ANGLE DRAIN 30 TO 45 DEGREES DOWNGRADE WITH ROAD CENTERLINE.
  5. D. DRAIN OUTLET CUT 8 TO 16 INCHES INTO ROADBED.
  6. E. DEPTH 4 TO 6 INCHES.
  7. F. 3 TO 4 FEET.

### 4 WATERBAR INSTALLATION



**VICINITY MAP**  
USGS CHILES VALLEY QUADRANGLE  
TOWNSHIP 8 N., RANGE 4 W.  
SCALE: 1" = ±2000'

- NOTES:**
1. OWNER WAYNE AND KARA FINGERMAN  
SITE ADDRESS: NO STATUS  
APN: 028-440-046
  2. ACCESS TO PROJECT IS FROM HENNESSY RIDGE ROAD. THE SITE IS GATED AND LOCKED. ADMITTANCE IS AVAILABLE UPON REQUEST.
  3. EXISTING VEGETATION CONSISTS OF GRASS, BRUSH AND TREES.
  4. DISTURBED AREAS SHALL BE SEEDED AS DESCRIBED BELOW. STRAW MULCH SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 3,000 POUNDS PER ACRE PRIOR TO SEPTEMBER 15 OF THE YEAR OF CONSTRUCTION.
  5. PERMANENT COVER CROP (NO-TILL):  
A PERMANENT COVER CROP STRATEGY WILL BE UTILIZED. THE PERMANENT COVER CROP WILL BE GENERATED THE FIRST YEAR BY SEEDING WITH THE FOLLOWING MIX:

VARIETY	RATE (LBS/ACRES)
DWARF BARLEY	50
BLANCO BROME	5
ZORRO FESCUE	12
CREWSON CLOVER	6

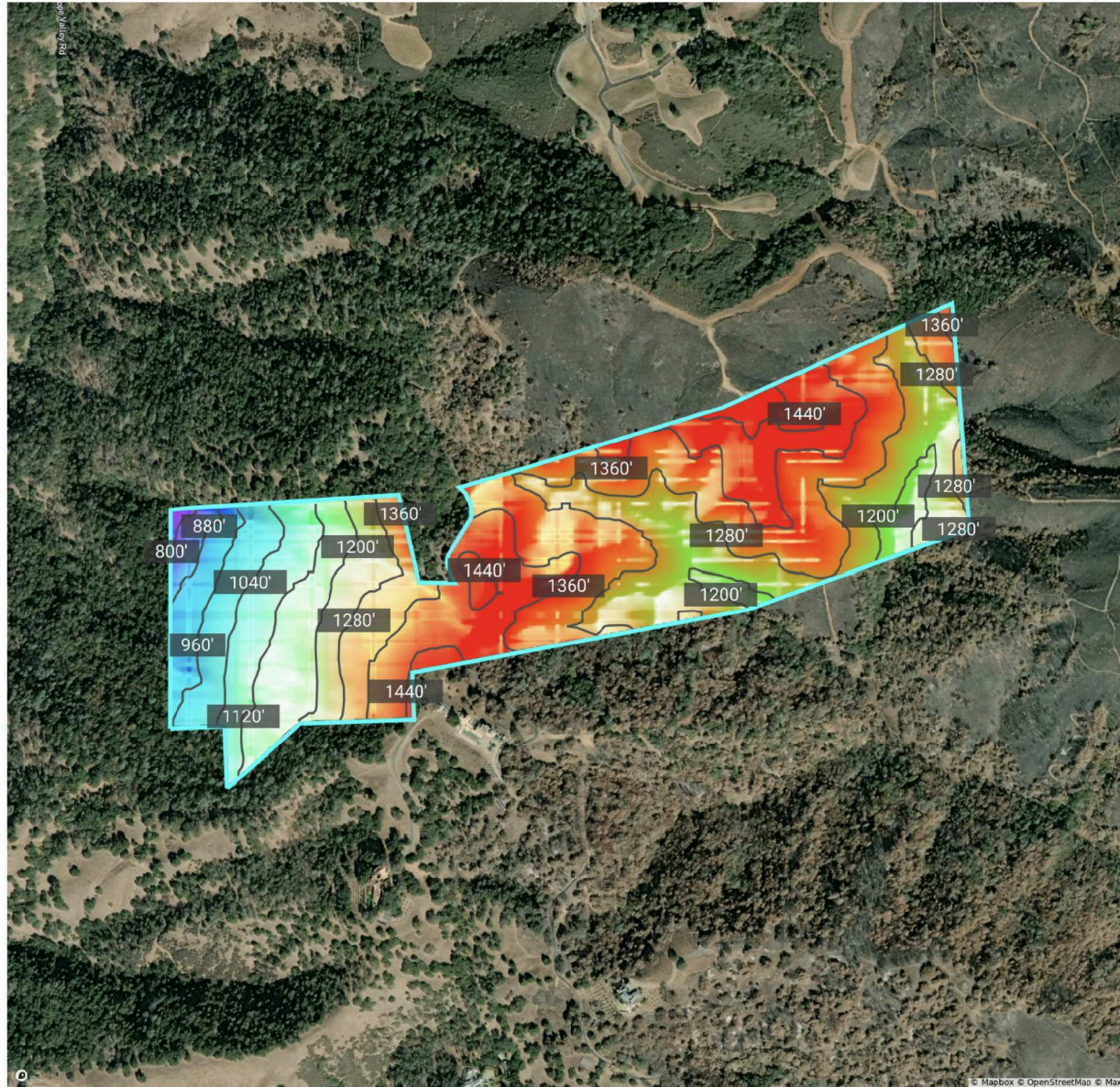
- A PRE-APPROVED ALTERNATIVE SEED MIX MAY BE ALLOWED.
- THE PERMANENT COVER CROP WILL BE MANAGED EACH YEAR SUCH THAT ANY AREAS WHICH HAVE LESS THAN 70% VEGETATIVE COVER IN BLOCK 1 AND 80% VEGETATIVE COVER IN BLOCK 2 WILL BE RESEEDED AND MULCHED UNTIL ADEQUATE COVERAGE IS ACHIEVED. THE PERMANENT COVER CROP SHALL BE MOWED ONLY AND NOT DISKED.
6. THE VINEYARD AVENUES SHALL BE MOWED ONLY AND SHALL NOT BE DISKED. UNLESS OTHERWISE NOTED, ALL AVENUES SHALL CONFORM TO THE NATURAL GRADE. VINEYARD AVENUES SHALL BE SEEDED AND MULCHED PRIOR TO SEPTEMBER 15 OF THE YEAR OF CONSTRUCTION AND IN SUBSEQUENT YEARS BE MAINTAINED AS DISTURBED AREAS. THE COVER CROP WILL BE MANAGED EACH YEAR SUCH THAT ANY AREAS THAT HAVE LESS THAN 70% VEGETATIVE COVER WILL BE RESEEDED AND MULCHED UNTIL ADEQUATE COVERAGE IS ACHIEVED.
  7. CONTACT OR SYSTEMIC HERBICIDES MAY BE APPLIED IN SPRING (NO EARLIER THAN FEBRUARY 15TH TO ENSURE ADEQUATE VEGETATIVE COVER FOR THE REMAINDER OF THE RAINY SEASON). SPOT SPRAYING OF CONTACT OR SYSTEMIC HERBICIDES IN SPRING (NO EARLIER THAN FEBRUARY 15) WILL BE ALLOWED PROVIDED THE 75% VEGETATIVE COVER IN BLOCK 1 AND 80% VEGETATIVE COVER IN BLOCK 2 IS ACHIEVED. IF THE OWNER CHOOSES TO FARM WITHOUT HERBICIDE, AN ALTERNATIVE WILL BE TO HAND-HOE AROUND THE BASE OF THE VINE ONLY, OR OTHER METHODS THAT DO NOT RESULT IN A CONTINUOUS BARE STRIP.
  8. FERTILIZER SHALL BE APPLIED AS NECESSARY BY VINEYARD MANAGEMENT PERSONNEL.
  9. THE PROPOSED ROW SPACING IS EXPECTED TO BE 8' AND THE PROPOSED VINE SPACING IS EXPECTED TO BE 4'. THE VINEYARD WILL BE HAND-FARMED.
  10. THE LOCATION OF THE EXISTING WELL, THE PROPOSED WATER SOURCE, IS SHOWN ON THE SITE PLAN.
  11. THE USDA-SUS NAPA COUNTY SOIL SURVEY MAPS THE SOIL WITHIN THIS PROJECT BOUNDARY AS SORRANTE LOAM WITH 30-50% SLOPE.
  12. **SLOPE CALCULATIONS:**  
AVERAGE SLOPE:  $(122 + 133 + 185 + 265) / 4 = 174$
  13. THERE ARE APPROXIMATELY 0.1 ACRES WITH SLOPES 30% OR GREATER WITHIN THE PROPOSED DEVELOPMENT AREA.
  14. A PORTION OF THE PROJECT IS CURRENTLY BEER FENCED. SEE APPENDIX D FOR THE PROPOSED DEER FENCE MAP.
  15. REQUESTS FOR FURTHER INFORMATION, CLARIFICATION OF WORK TO BE DONE, OR INSPECTION INFORMATION CAN BE MADE TO JIM BUSHEY AT PPH ENGINEERING IN NAPA, (707) 253-1806.
  16. PRIORITY LINES AS SHOWN ARE APPROXIMATE. OWNER SHALL BE RESPONSIBLE FOR SURVEYING PROPERTY LINES) AS NECESSARY PRIOR TO ANY SITE DISTURBANCE.
  17. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
  18. AT LEAST 48 HOURS PRIOR TO EXCAVATING, THE CONTRACTOR SHALL CALL UNDERGROUND SERVICES ALERT (U.S.A.) AT 1-800-642-2444 IN ORDER TO LOCATE EXISTING UTILITIES.
  19. IT IS THE OWNER'S RESPONSIBILITY TO INSTALL ALL STRUCTURAL MEASURES AS SHOWN ON THE SITE PLAN AND DETAILS AND AS DESCRIBED IN THE SPECIFICATIONS WITHIN THE TIME FRAMES SPECIFIED FOR THIS PROJECT. ANY DEVIATION FROM THESE PLANS MUST BE REVIEWED AND APPROVED BY NAPA COUNTY PLANNING, BUILDING & ENVIRONMENTAL SERVICES DEPARTMENT. IT IS THE OWNER'S RESPONSIBILITY TO INITIATE THIS MODIFICATION PROCESS.



# ELEVATION

Napa, CA • Township: Angwin • Location: 29-8N-4W

110.6 acres, 1 selection



749.0 ft

1488.9 ft

Source: USGS 3 Meter Dem

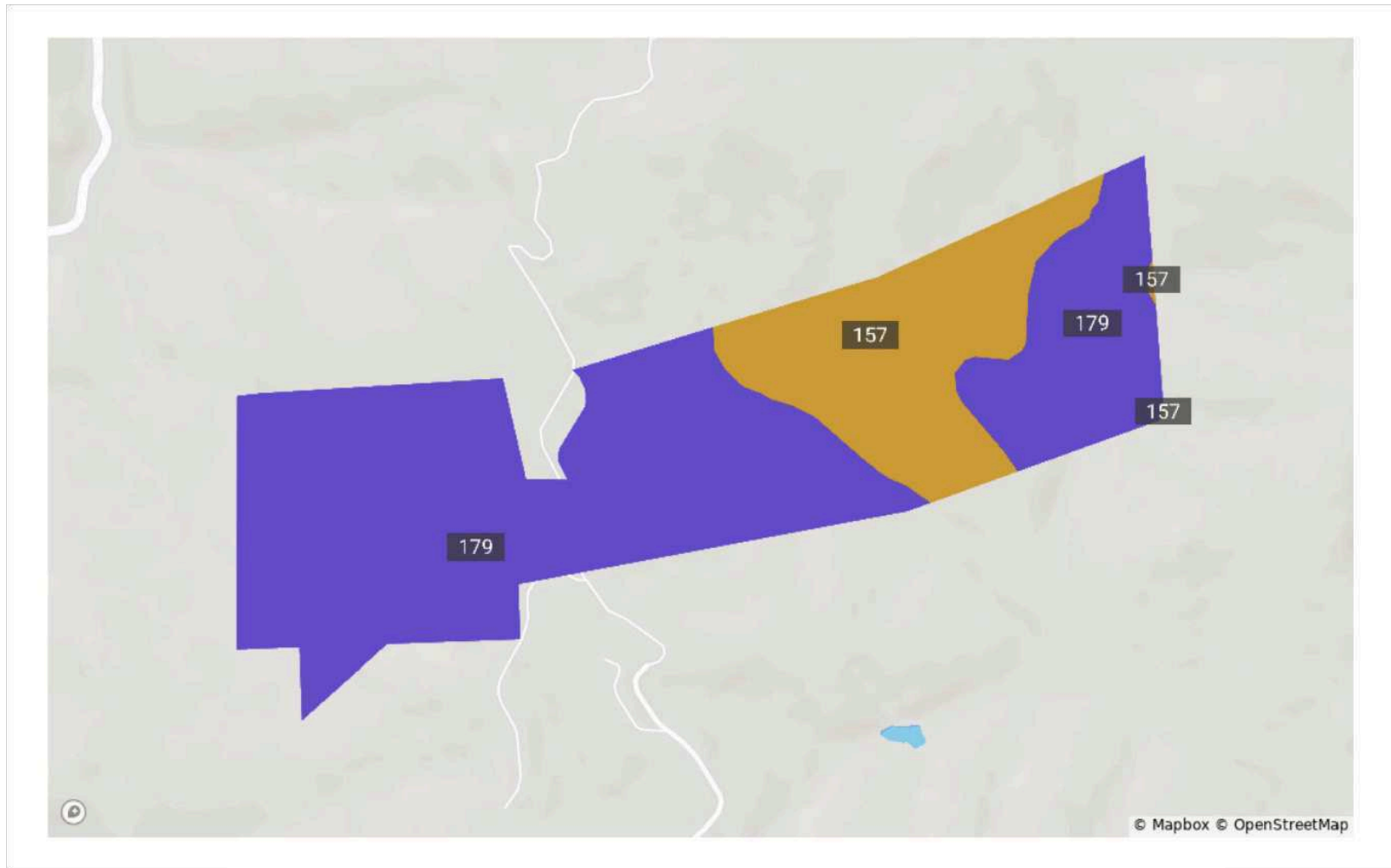
Interval: 80.0 ft

Range: 739.9 ft

Min: 749.0

Max: 1488.9

# SOILS



# LOCATION



Hennessey Ridge Road  
St. Helena, CA

## DISTANCES

CITY	MILES
Calistoga	17
Napa	21
San Francisco	70

## ACCESS

- >> Approximately **20 minutes** to world famous wineries and restaurants.
- >> Accessible via Silverado Trail to Sage Canyon Road to Chiles Pope Valley Road to Hennessey Ridge Road



SPECTACULAR VINEYARD ESTATE SETTING

# VINTROUX

Vintroux Real Estate is a boutique firm located in the heart of wine country with an immediate focus on Sonoma and Napa Counties, and broader reach throughout California. Our expertise covers homes, luxury estates, vineyards and wineries.



## Contact

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