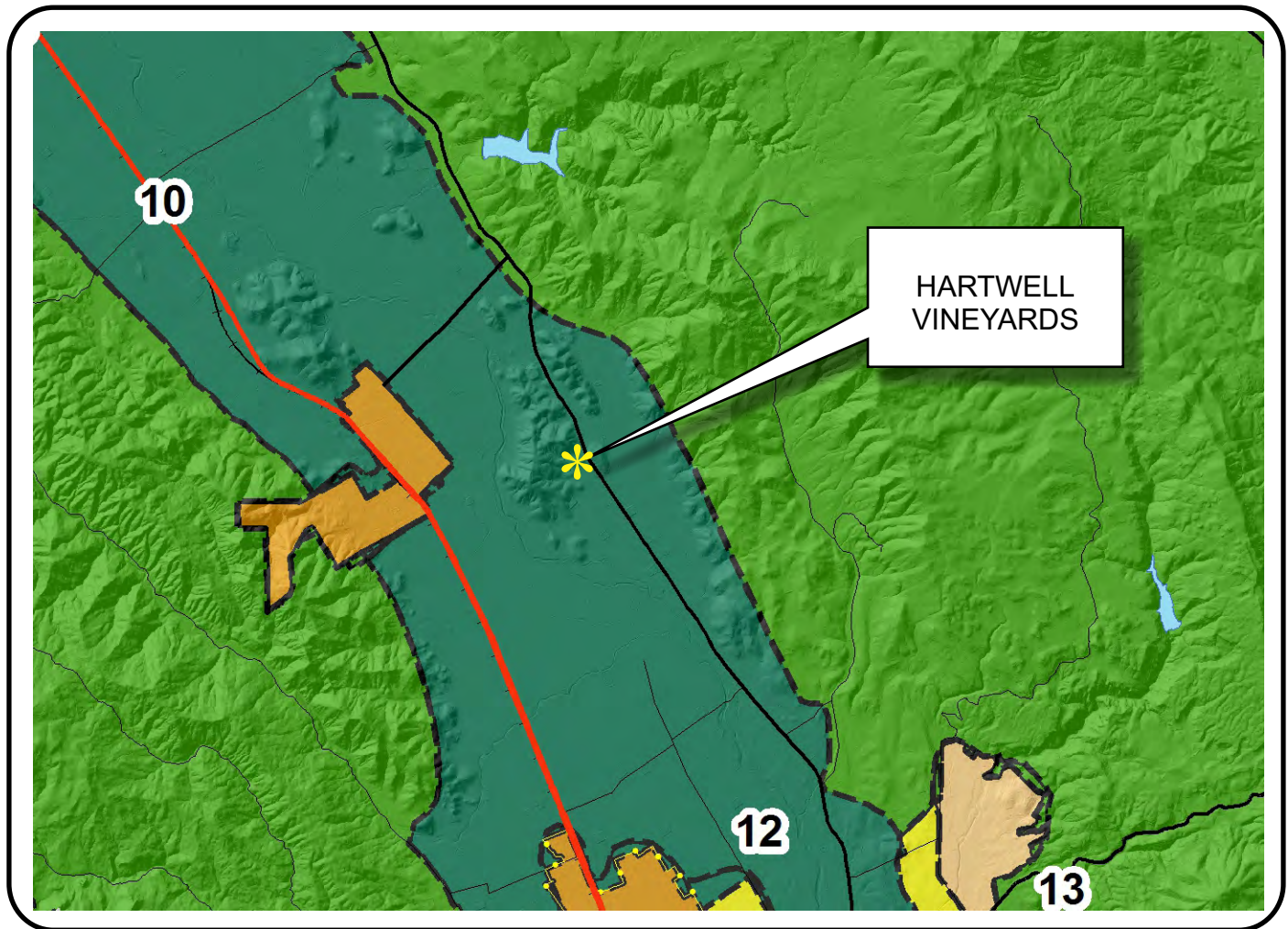








NAPA COUNTY LAND USE PLAN 2008 - 2030





LEGEND








URBANIZED OR NON-AGRICULTURAL

-  Cities
-  Urban Residential *
-  Rural Residential *
-  Industrial
-  Public-Institutional
-  Study Area

OPEN SPACE

-  Agriculture, Watershed & Open Space
-  Agricultural Resource

TRANSPORTATION

-  Mineral Resource
-  Railroad
-  Limited Access Highway
-  Major Road
-  Secondary Road
-  Airport
-  Airport Clear Zone
-  Landfill - General Plan

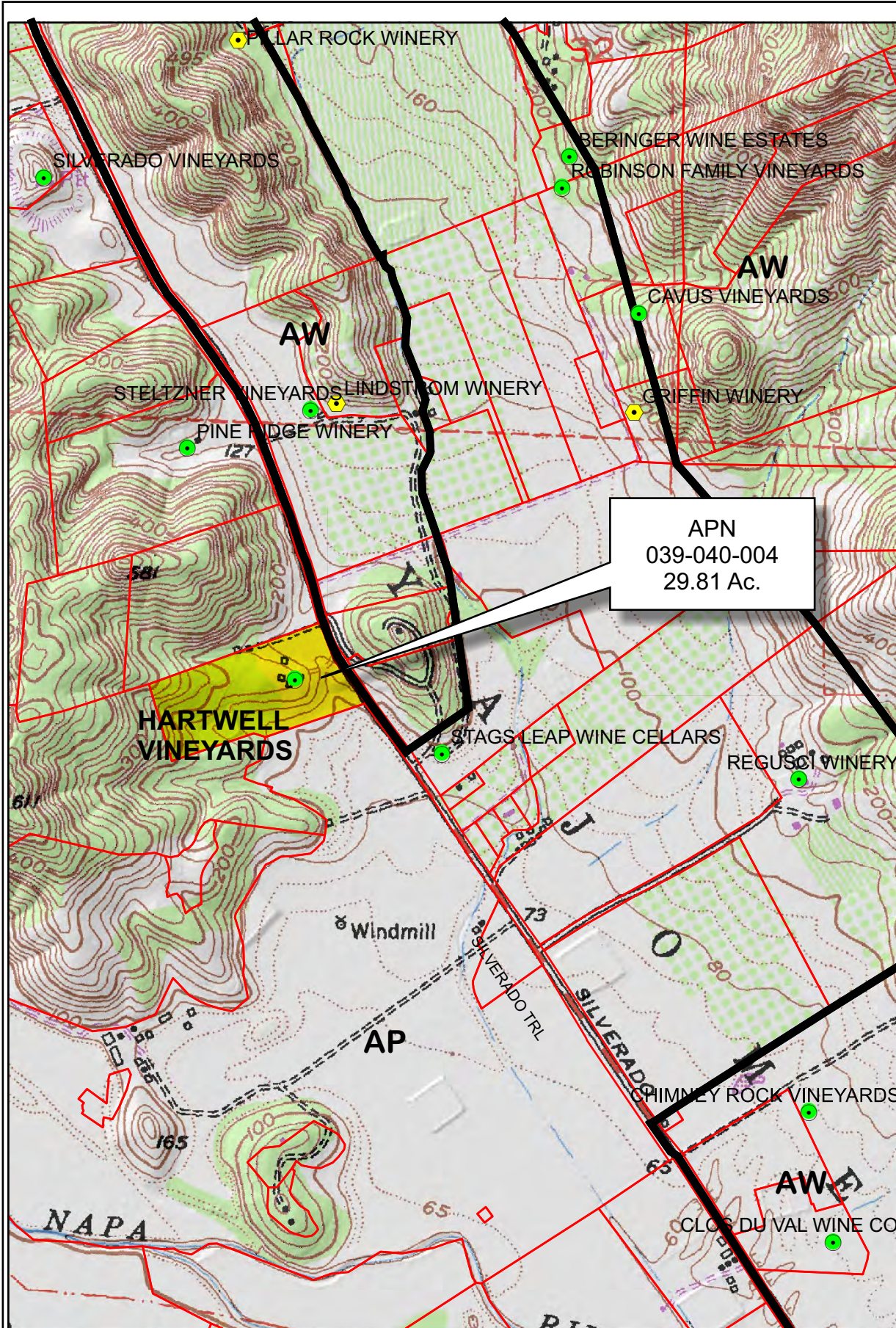
* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN
039-040-004
04-08-2013
6D MOD

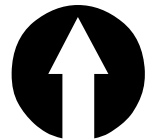
SCALE IN MILES
0 2



HARTWELL VINEYARDS



APN
039-040-004
29.81 Ac.



Legend

Wineries in Vicinity

- Producing
- Approved
- Pending
- Zoning
- Parcels

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

04-08-2013

6D

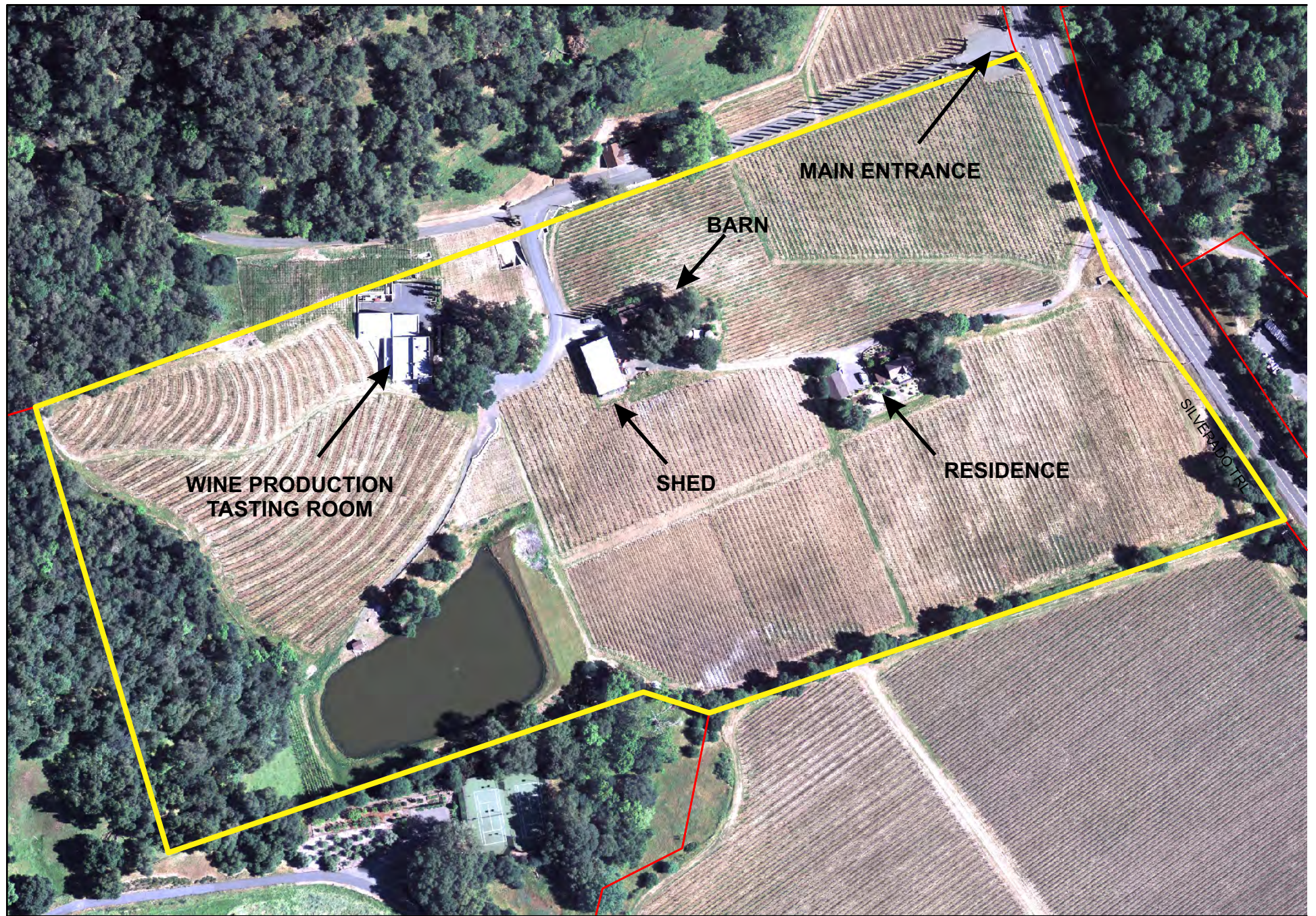
MOD



Napa County Conservation
Development and Planning Department

HartwellVineyards_mod1.cdr

HARTWELL VINEYARDS



0 100 200 400 600 800 Feet

04-08-2013 6D MOD

Napa County Conservation
Development and Planning Department

HartwellVineyards_mod1.cdr


HARTWELL VINEYARDS



PRODUCTION AREA DETAIL



04-08-2013 6D MOD

 Napa County Conservation
Development and Planning Department

HartwellVineyards_mod1.cdr

HARTWELL VINEYARDS



Imagery Date: 5/6/2012

38°24'04.84" N 122°19'42.49" W elev. 150 ft.

Eye alt. 694 ft.

MAIN ENTRANCE



04-08-2013 6D MOD

Napa County Conservation
Development and Planning Department


HartwellVineyards_mod1.cdr

HARTWELL VINEYARDS



MAIN ENTRANCE

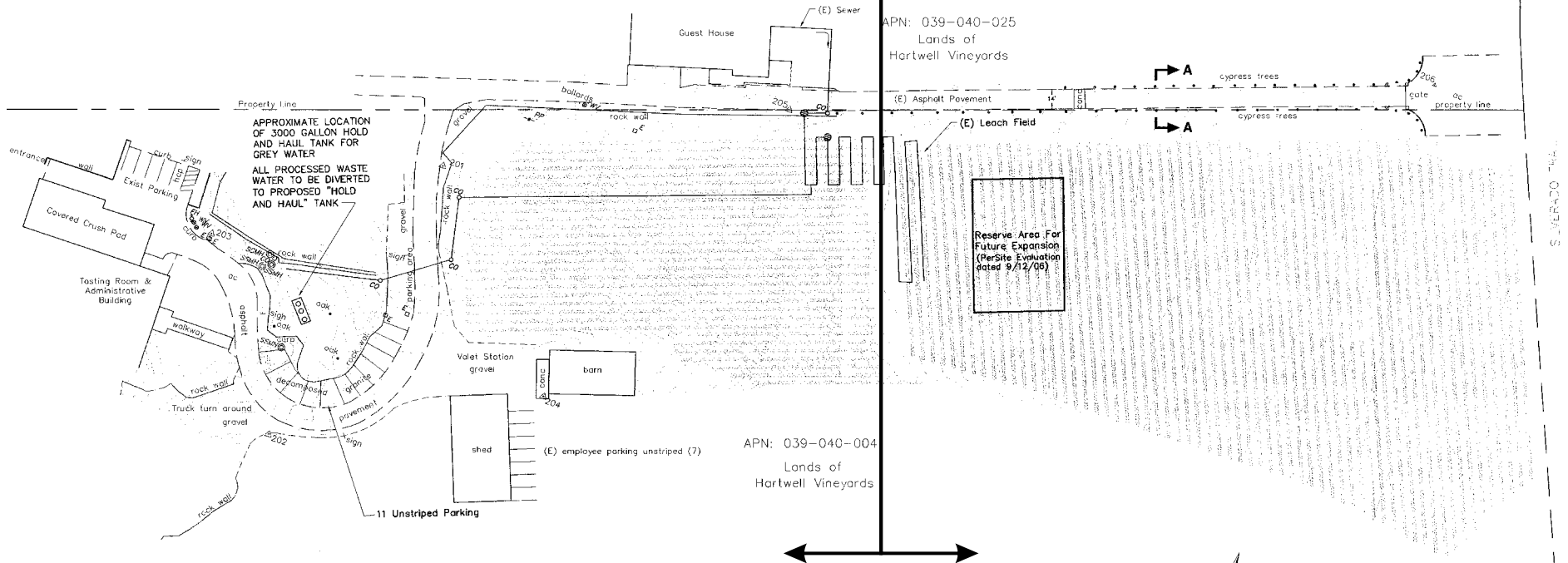
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 Napa County Conservation
Development and Planning Department

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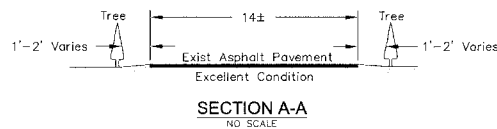
HARTWELL VINEYARDS

See Detail A ← → See Detail B



GENERAL NOTES

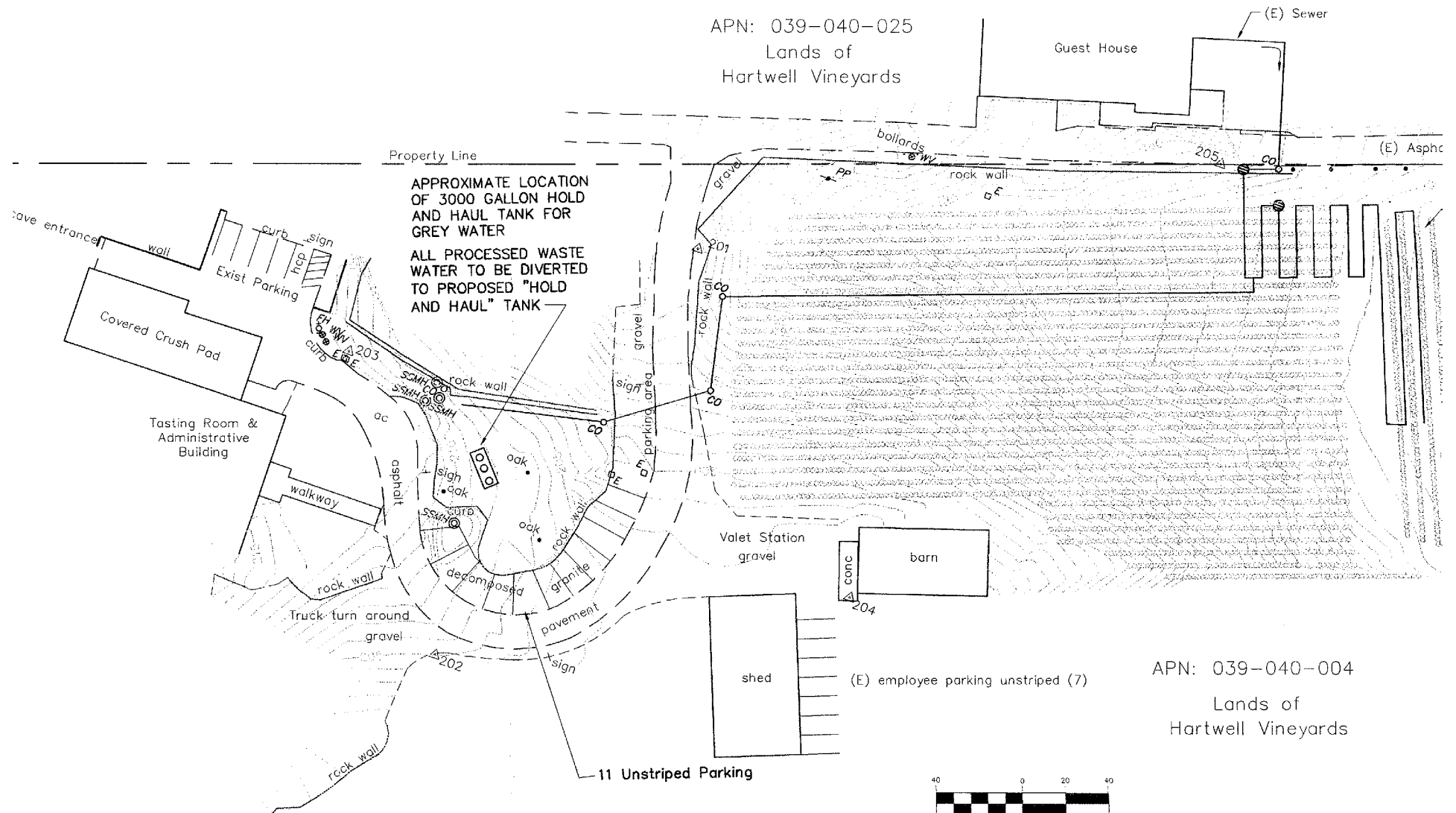
1. ALL WORKMANSHIP AND MATERIALS FOR BOTH ON-SITE AND OFF-SITE IMPROVEMENTS SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE COUNTY OF NAPA, AND/OR THE 1992 EDITION OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS AND STANDARD PLANS. THE ON-SITE IMPROVEMENTS SHALL BE INSPECTED BY THE OWNER'S ENGINEER.
2. ALL SLURRY SYSTEM WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT STANDARD SPECIFICATIONS OF THE NAPA COUNTY ENVIRONMENTAL HEALTH DEPT.
3. CONTRACTOR SHALL REQUEST INSPECTIONS A MINIMUM OF 24 HOURS IN ADVANCE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING UTILITIES IN THE FIELD. LOCATIONS OF UTILITIES AND UNDERGROUND FACILITIES SHOWN ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY.
5. CONTRACTOR SHALL PROVIDE AND MAINTAIN SUFFICIENT BARRICADES TO PROVIDE FOR SAFETY OF THE GENERAL PUBLIC TO THE SATISFACTION OF CIVIL ENGINEER.
6. THESE IMPROVEMENT PLANS HAVE BEEN PREPARED WITH THE INTENT THAT CHAUDHARY & ASSOCIATES, INC. WILL BE PERFORMING THE CONSTRUCTION STAKING FOR THE ENTIRE PROJECT. IF, HOWEVER, THE CONSTRUCTION STAKING IS PERFORMED BY ANOTHER ENGINEERING OR SURVEYING FIRM, NOTICE IS HEREBY GIVEN THAT THE FIRM OF CHAUDHARY & ASSOCIATES, INC. WILL NOT ASSUME ANY RESPONSIBILITY FOR ERRORS OR OMISSIONS, IF ANY, IF ANOTHER FIRM DOES THE CONSTRUCTION STAKING, AND WHICH COULD HAVE BEEN AVOIDED, CORRECTED, OR MINIMIZED, IF CHAUDHARY & ASSOCIATES, INC. HAD PERFORMED THE STAKING WORK.
7. ALL MATERIAL SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL CONFORM TO SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN GRADING.
9. CONTRACTOR SHALL COORDINATE ALL NECESSARY UTILITY RELOCATIONS, IF REQUIRED, WITH THE APPROPRIATE UTILITY COMPANIES.
10. CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN SUCH A MANNER AS TO PRECLUDE WIND BLOWN DIRT AND DUST AND RELATED DAMAGE TO NEIGHBORING PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES. CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE PUBLIC WORKS DIRECTOR OR HIS DESIGNATED REPRESENTATIVE, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER EROSION CONTROL.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS OF REPAIRING ANY INJURIES OR DAMAGE TO EXISTING UTILITIES CAUSED BY HIM.
12. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL SECURE CONSTRUCTION PERMITS FROM THE NAPA COUNTY ENVIRONMENTAL HEALTH DEPT. AND OTHER AGENCIES AS NECESSARY AND PAY ALL FEES INCLUDING INSPECTION FEES THEREOF.
13. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
14. CONTRACTOR SHALL HANDLE AND DISPOSE OF ALL TOXIC, CONTAMINATED, AND ASBESTOS MATERIALS IN ACCORDANCE WITH PRESCRIBED LOCAL, STATE AND FEDERAL REGULATIONS.
15. CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF BURIED PIPE FROM CONSTRUCTION LOADS.



LEGEND

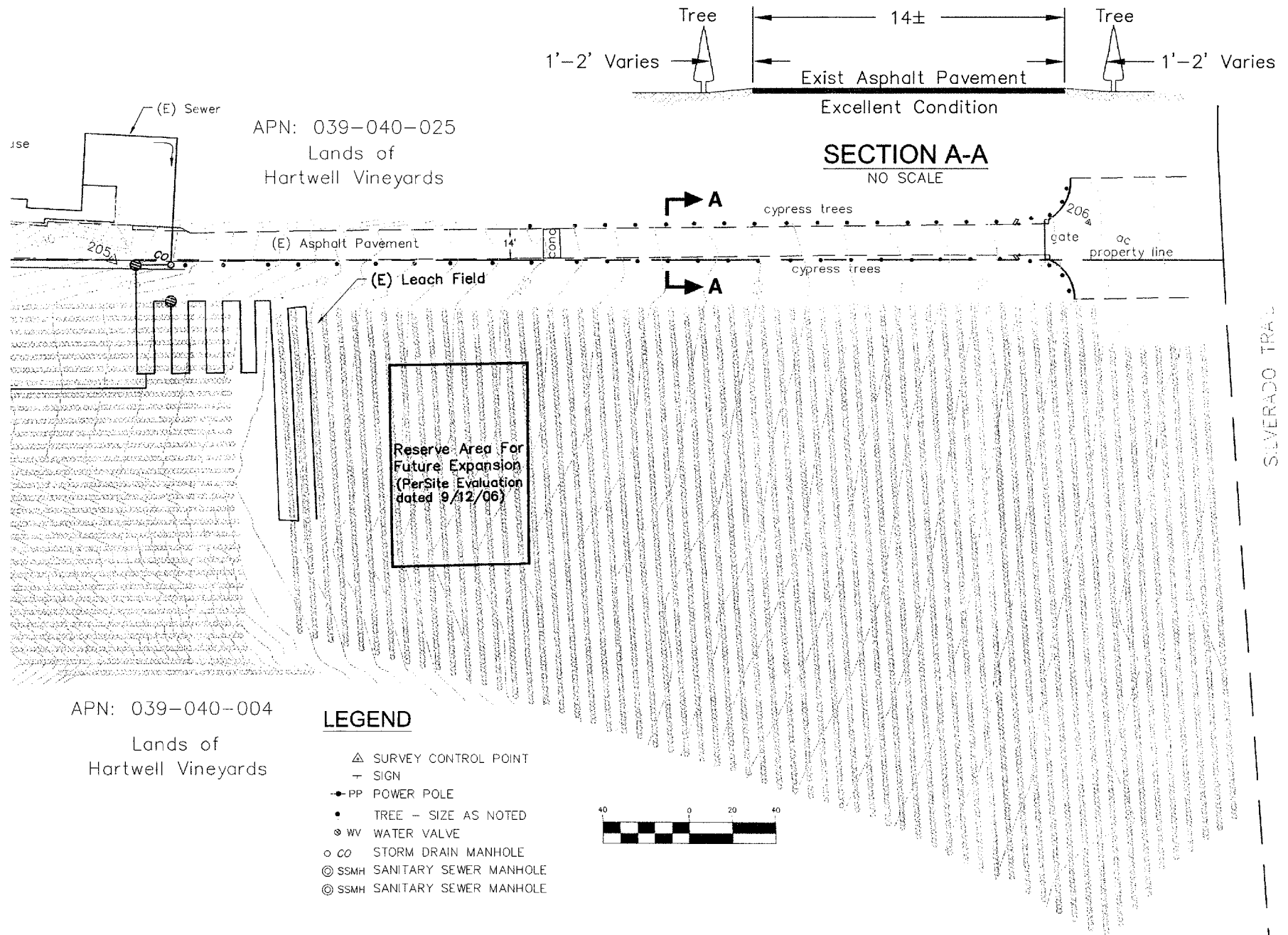
- △ SURVEY CONTROL POINT
- SIGN
- POWER POLE
- TREE - SIZE AS NOTED
- ⊙ WV WATER VALVE
- ⊙ CO STORM DRAIN MANHOLE
- ⊙ SSMH SANITARY SEWER MANHOLE
- ⊙ SSMH SANITARY SEWER MANHOLE

HARTWELL VINEYARDS



Detail A

HARTWELL VINEYARDS



Detail B