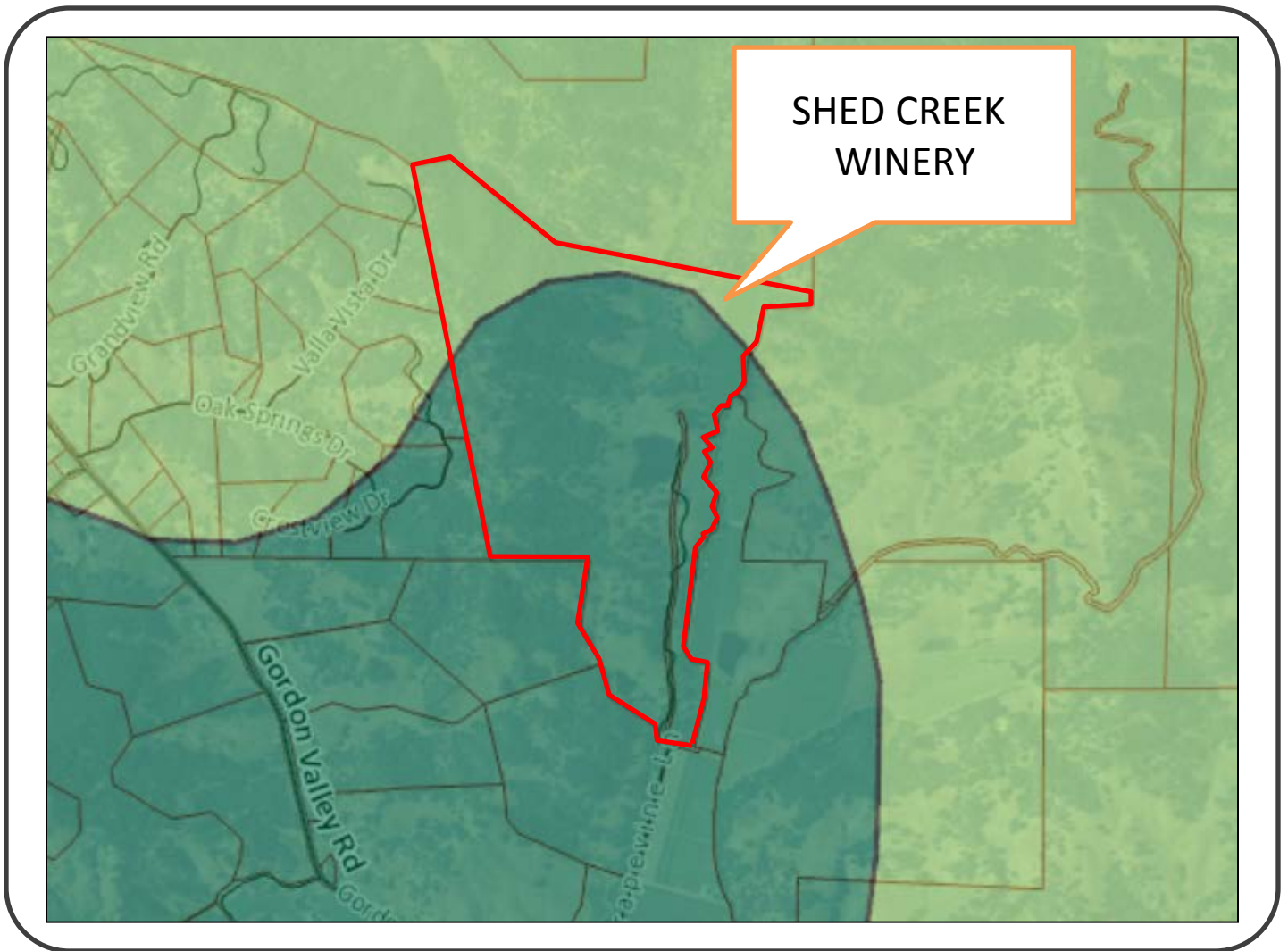




Graphics








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

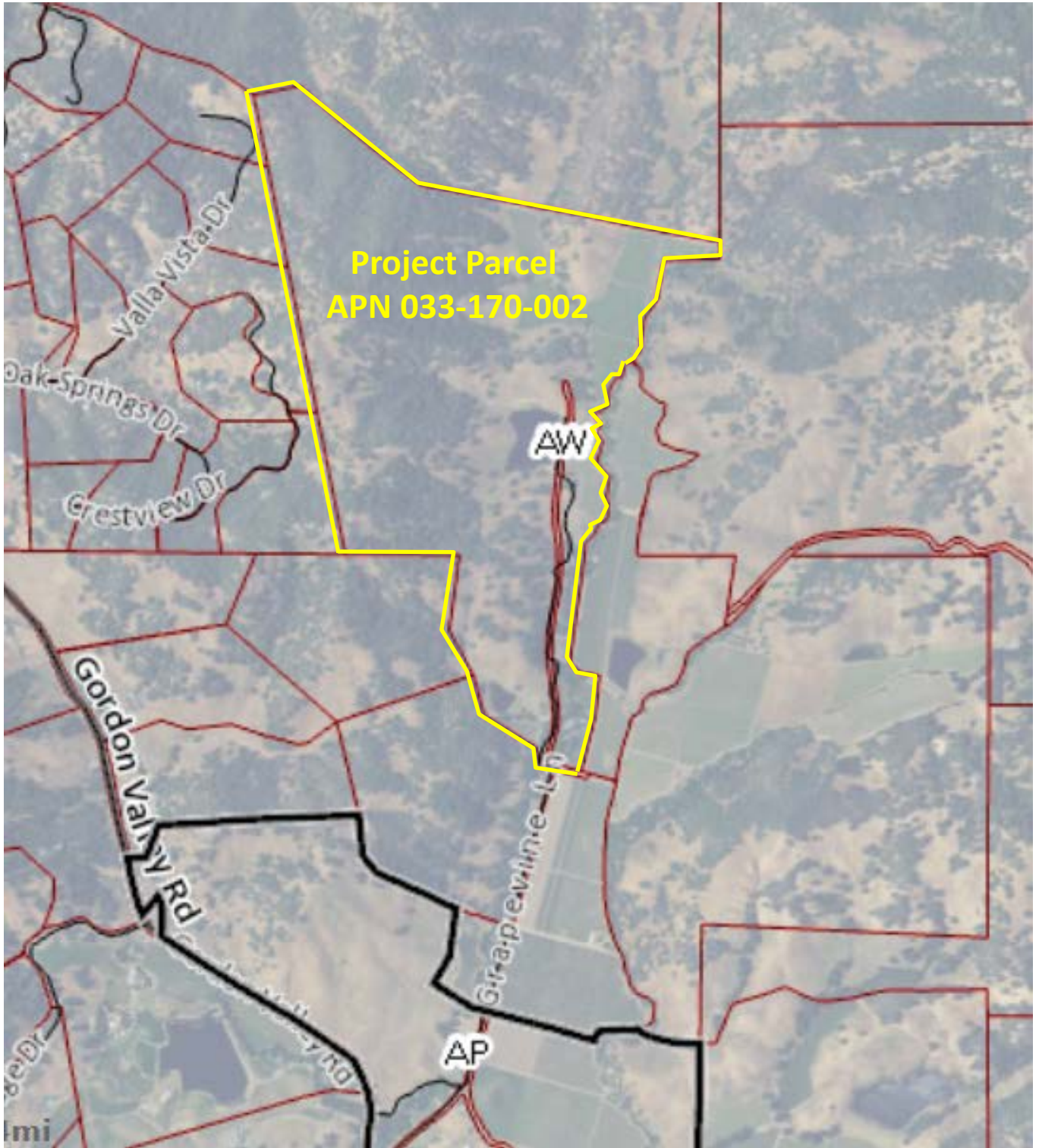
OPEN SPACE

-  Agriculture, Watershed & Open Space
-  Agricultural Resource

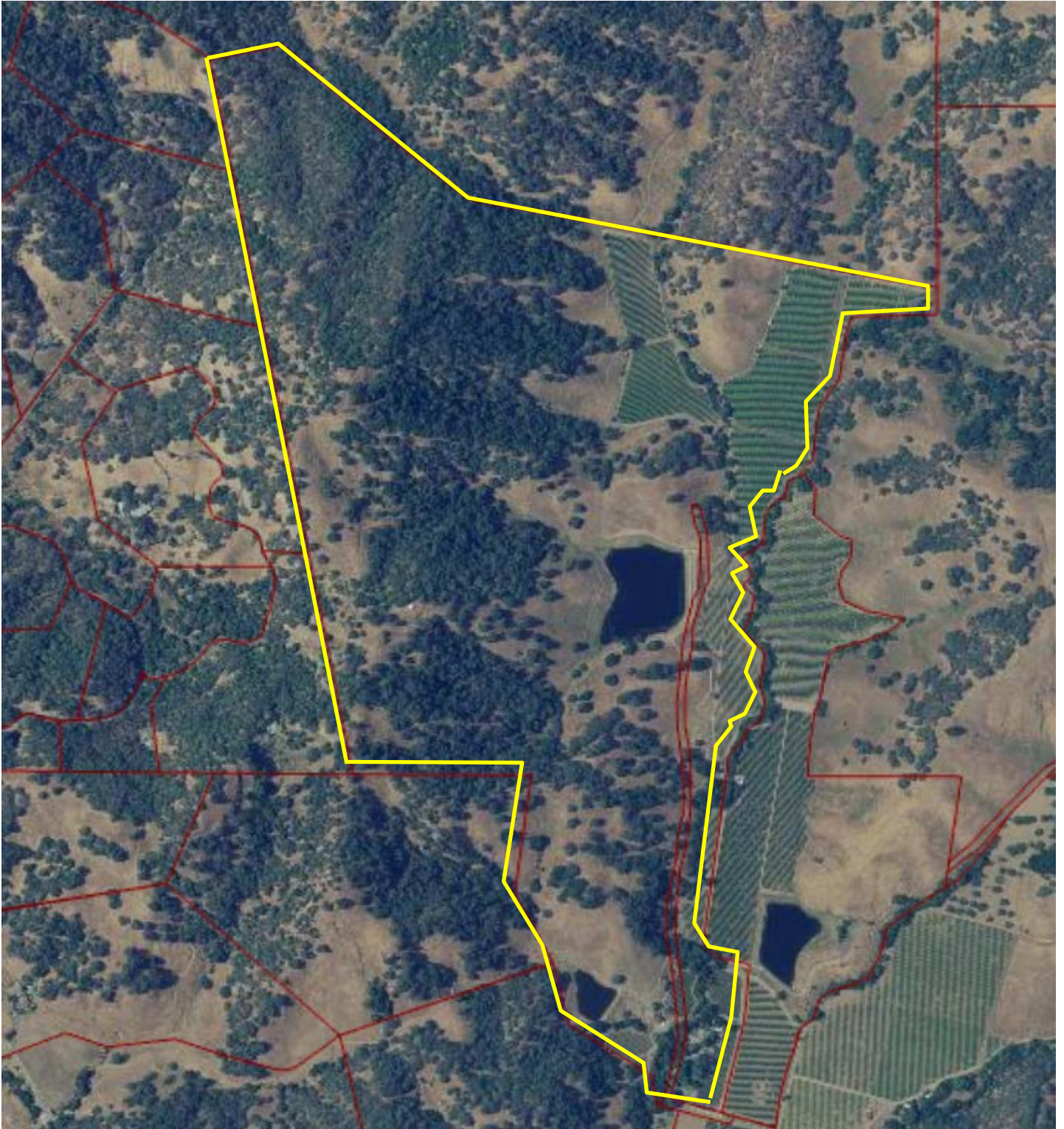
TRANSPORTATION

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

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



Zoning



Aerial



Existing Residential
and Agricultural
Structures

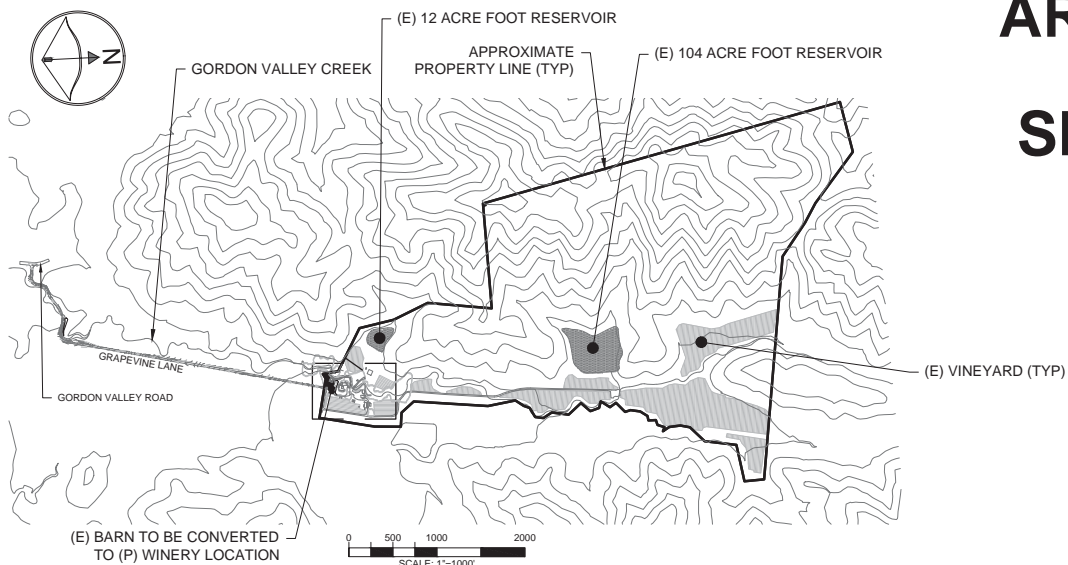
Proposed Winery
Building



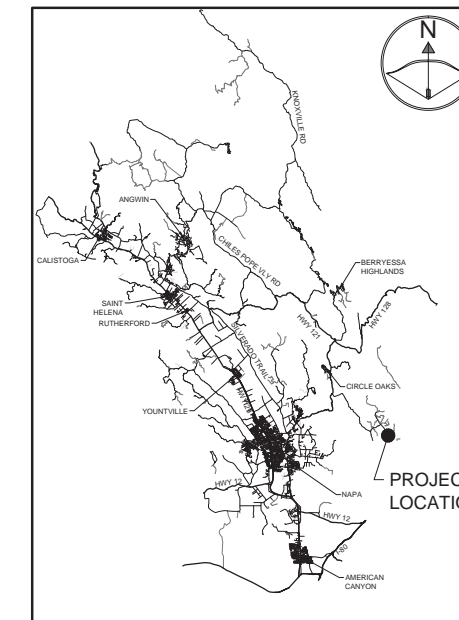
Aerial Zoomed

ARCHITECTURAL PLAN FOR THE SHED CREEK WINERY

LOCATED AT
80 GRAPEVINE LANE
NAPA, CA 94558
APN: 033-170-002



OVERALL SITE PLAN
SCALE 1" = 1000'



VICINITY MAP
NTS
SHEET INDEX

SHT. #	DESCRIPTION
A1	TITLE
A2	FLOOR PLAN
A3	NORTH & SOUTH ELEVATIONS
A4	EAST & WEST ELEVATIONS

OWNER
WILLIAM E. MORGAN
80 GRAPEVINE LANE
NAPA, CA 94558

APPLICANT
ROBERT W. MORGAN
450 OAK VIEW DRIVE
VACAVILLE, CA 95688

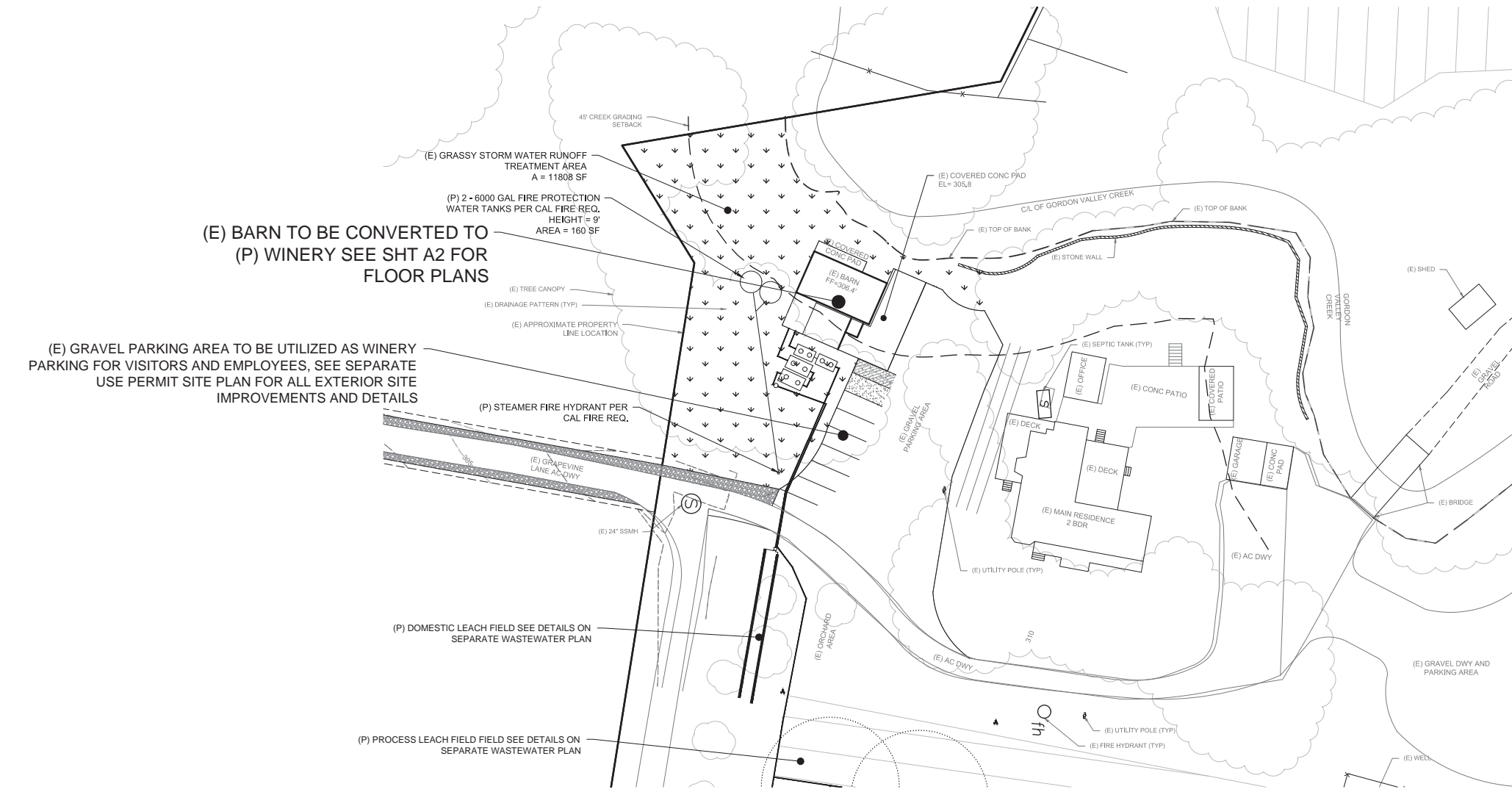
CIVIL ENGINEER
CMP CIVIL ENGINEERING & LAND SURVEYING
CAMERON PRIDMORE PE, PLS
1607 CAPELL VALLEY ROAD
NAPA, CA 94558
(707) 815-0988
CAMERON@CMPENGINEERING.COM

ABBREVIATIONS					
AB	AGGREGATE BASE	EQ	EQUAL	P&V	PAVEMENT
AC	ASPHALT CONCRETE	ESMT	EASEMENT	R	RADIUS
ACR	ACRES	ETW	EDGE OF TRAVELED WAY	RCP	REINFORCED CONCRETE PIPE
AD	AREA DRAIN	EVC	END VERTICAL CURVE	RD	RELATIVE DENSITY
AP	ANGLE POINT	FC	FACE OF CURB	REQ	REQUIRED
APR	APPROVED	FF	FINISHED FLOOR	RM	RM ELEVATION
ARV	AIR RELIEF VALVE	FG	FINISHED GRADE	RT	RIGHT
BC	BEGIN CURVE	FH	FIRE HYDRANT	ROW	RIGHT OF WAY
BCR	BEGIN CURB RETURN	FI	FIELD INLET	S	SLOPE
BM	BENCHMARK	FL	FLOWLINE	SD	STORM DRAIN
BO	BLOW-OFF VALVE	GB	GRADE BREAK	SDE	STORM DRAIN EASEMENT
BP	BEGINNING POINT	GR	GRATE ELEVATION	SDMH	STORM DRAIN MANHOLE
BVC	BEGIN VERTICAL CURVE	HP	HIGH POINT	SE	SIDEWALK EASEMENT
BW	BOTTOM OF WALL	INV	INVERT ELEVATION	SF	SQUARE FEET
BOW	BACK OF WALK	IRR	IRRIGATION	SPEC	SPECIFICATIONS
CL	CENTER LINE	JP	UTILITY JUNCTION POLE	SS	SANITARY SEWER
CLR	CLEAR	JT	JOINT TRENCH	SSE	SANITARY SEWER EASEMENT
CB	CATCH BASIN	LAT	LATERAL	SSLAT	SANITARY SEWER LATERAL
CMP	CORRUGATED METAL PIPE	LF	LINEAL FEET	SSMH	SANITARY SEWER MANHOLE
CO	CLEAN OUT	LGP	LIP OF GUTTER	STA	STATION
CONC	CONCRETE	LP	LOW POINT	STD	STANDARD
CP	CONTROL POINT	LT	LEFT	STLT	STREET LIGHT
CPP	CORRUGATED PLASTIC PIPE	MAX	MAXIMUM	T	TANGENT
CR	CURB RETURN	MH	MANHOLE	TOTAL	TOTAL
DI	DRAIN INLET	MIN	MINIMUM	TB	TREE BOX
DP	DUCTILE IRON PIPE	ORN	ORNAMENTAL TREE	TC	TOP OF CURB
DWY	DRIVEWAY	OWH	OVERHEAD UTILITY WIRE	TEMP	TEMPORARY
(E)	EXISTING	(P)	PROPOSED	TG	TOP OF GRATE
EA	EACH	PI	POINT OF INTERSECTION	TW	TOP OF WALL
EC	END CURVE	PL	PROPERTY LINE	TYP	TYPICAL
EGR	EDGE OF GRAVEL	PSDE	PRIVATE STORM DRAIN ESMT	UG	UNDERGROUND ELECTRICAL
EL	ELEVATION	PUE	PUBLIC UTILITY EASEMENT	VC	VERTICAL CURVE
EP	EDGE OF PAVEMENT	PVC	POLYVINYL CHLORIDE	W	WATER
		PI	VERTICAL CURVE INTERSECTION	W&L	WATER SERVICE LATERAL
				WM	WATER METER

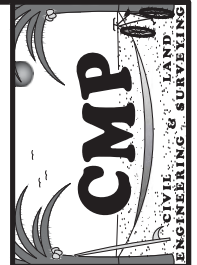
UNAUTHORIZED CHANGES & USES:
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PROPERTY LINES:
THE PROPERTY LINES SHOWN HEREON ARE BASED ON SURVEY DATA FROM TY HAWKINS LS, AND ARE FOR REFERENCE ONLY. THIS IS NOT A BOUNDARY SURVEY MAP AND SHOULD NOT BE USED AS SUCH.

HORIZONTAL & VERTICAL DATUM:
THIS MAP IS BASED ON FIELD SURVEY INFORMATION PERFORMED BY TY HAWKINS LS IN MAY OF 2014, AND L.I.D.A.R. DATA FROM THE NAPA COUNTY 2002/2003 ORTHOPHOTOGRAHY PROJECT. LIDAR SURVEY CONTOURS ARE SHOWN AS FOLLOWS: MINOR = 10' MAJOR = 50'



WINERY SITE PLAN
SCALE 1" = 20'

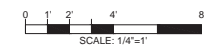
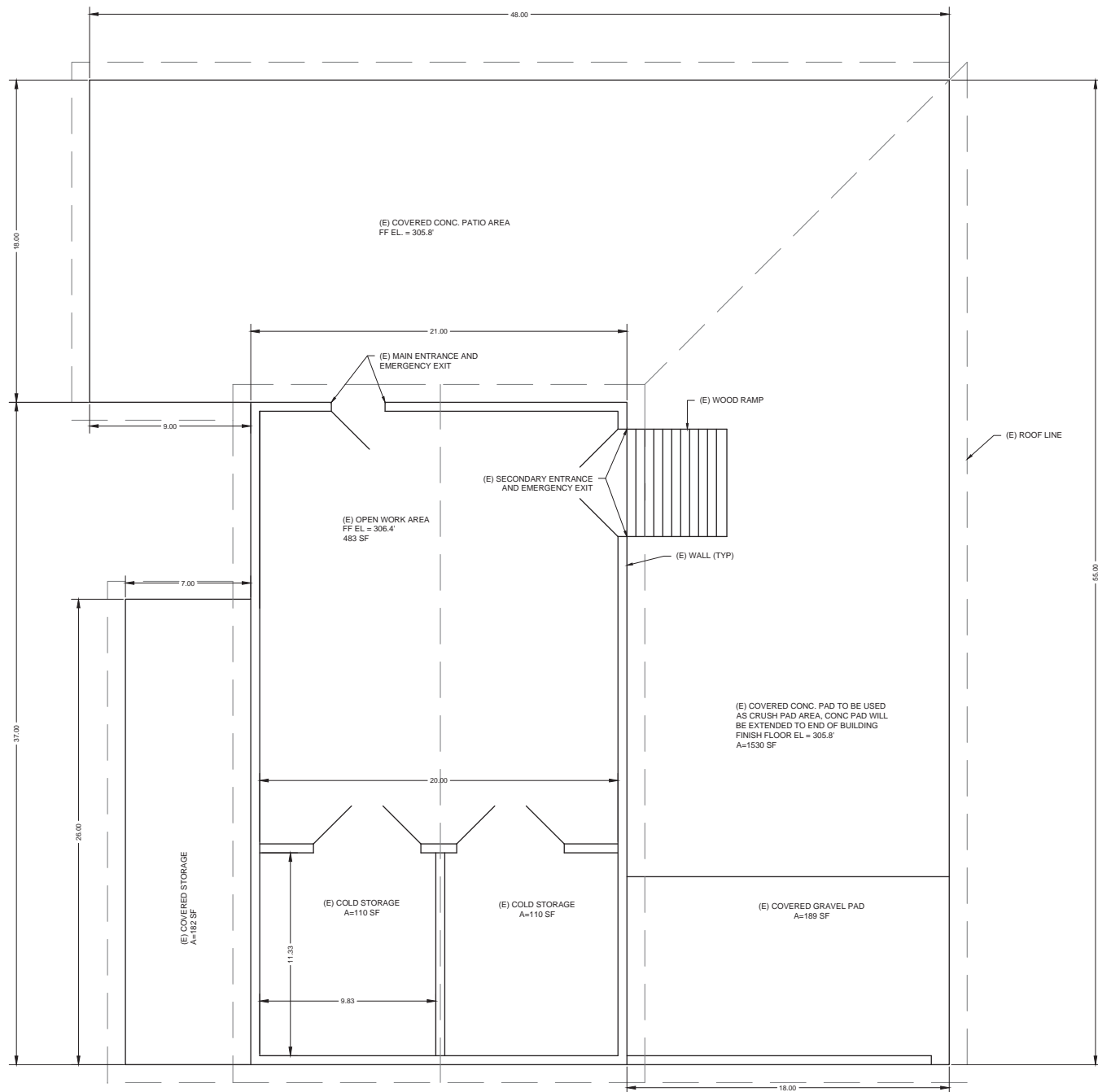


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NAPA, CA 94558
(707) 815-0988
CAMERON@CMPENGINEERING.COM
PROJECT #: 00066
DATE: 02/20/14

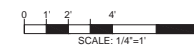
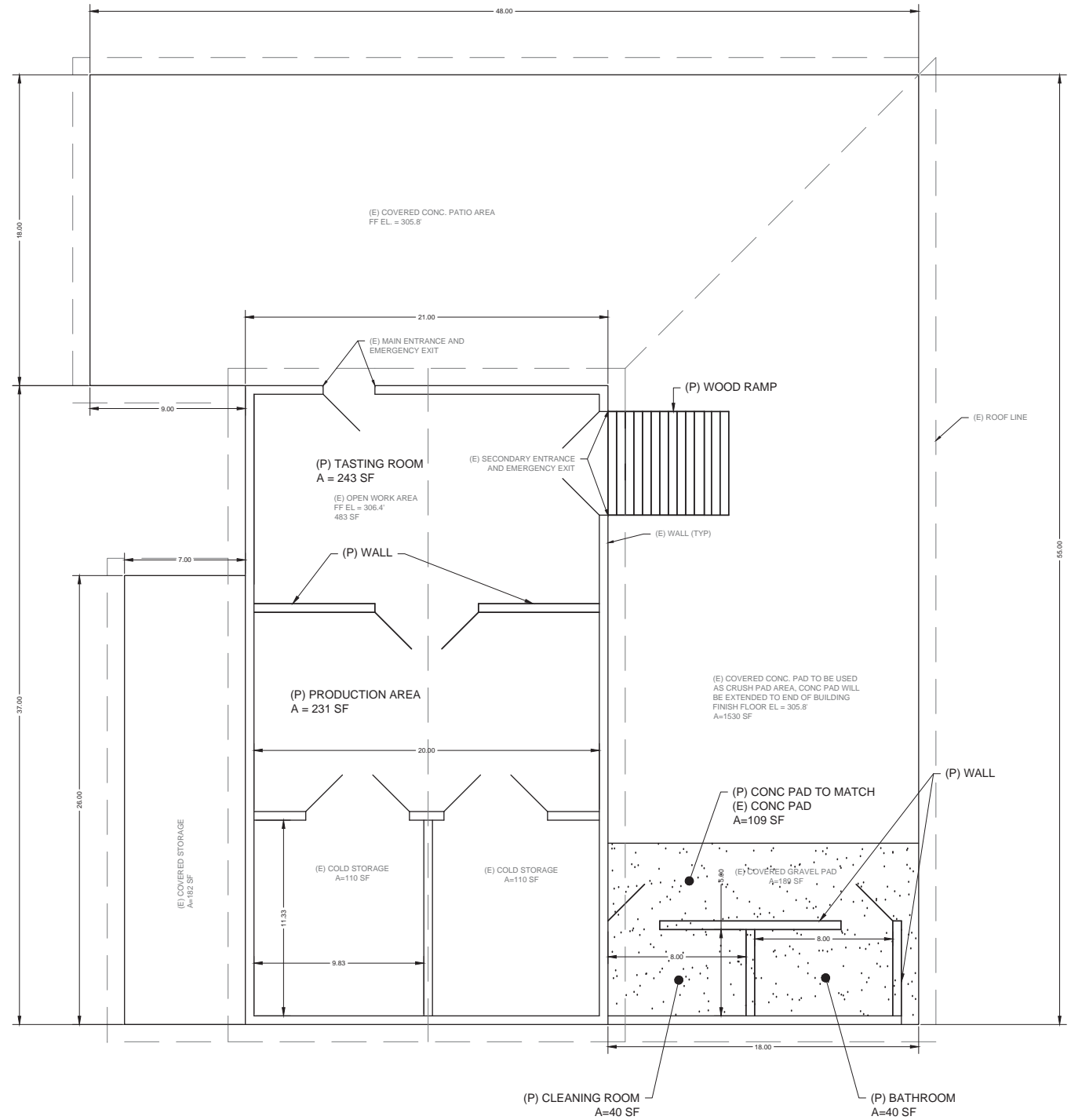
REV. #	DATE	DESCRIPTION
1	5/28/15	11-26-14 COUNTY COMMENTS
2	7-7-15	COUNTY COMMENTS
2	5/27/16	17-7-16 COUNTY COMMENTS

PROJECT INFO:
SHED CREEK WINERY
80 GRAPEVINE LANE
NAPA, CA 94558
APN: 033-170-002

SHEET NAME:
SHEET:
A1



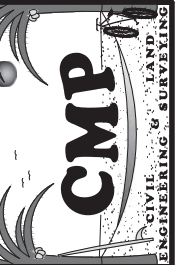
(E) BARN FLOOR PLAN



(P) BARN CONVERTED TO WINERY FLOOR PLAN

TABULATED AREAS

• PRODUCTION USE	
• PRODUCTION AREA =	231 SF
• COLD STORAGE 1 =	110 SF
• COLD STORAGE 2 =	110 SF
• CLEANING ROOM =	40 SF
• WALL SPACE =	9 SF
• COVERED STORAGE =	182 SF
• COVERED CRUSH PAD =	1530 SF
• TOTAL =	2212 SF
• ACCESSORY USE	
• BATHROOM AREA =	149 SF
• TASTING AREA =	243 SF
• TOTAL =	392 SF
• TOTAL STRUCTURE AREA =	2604 SF



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CMPENGINEERING.COM
PROJECT #: 00966
DATE: 9/29/2014

REV. #	DESCRIPTION	DATE
1	11-26-14 COUNTY COMMENTS	5/28/15
2	7-7-16 COUNTY COMMENTS	11/2/15
2	1-7-16 COUNTY COMMENTS	5/27/16

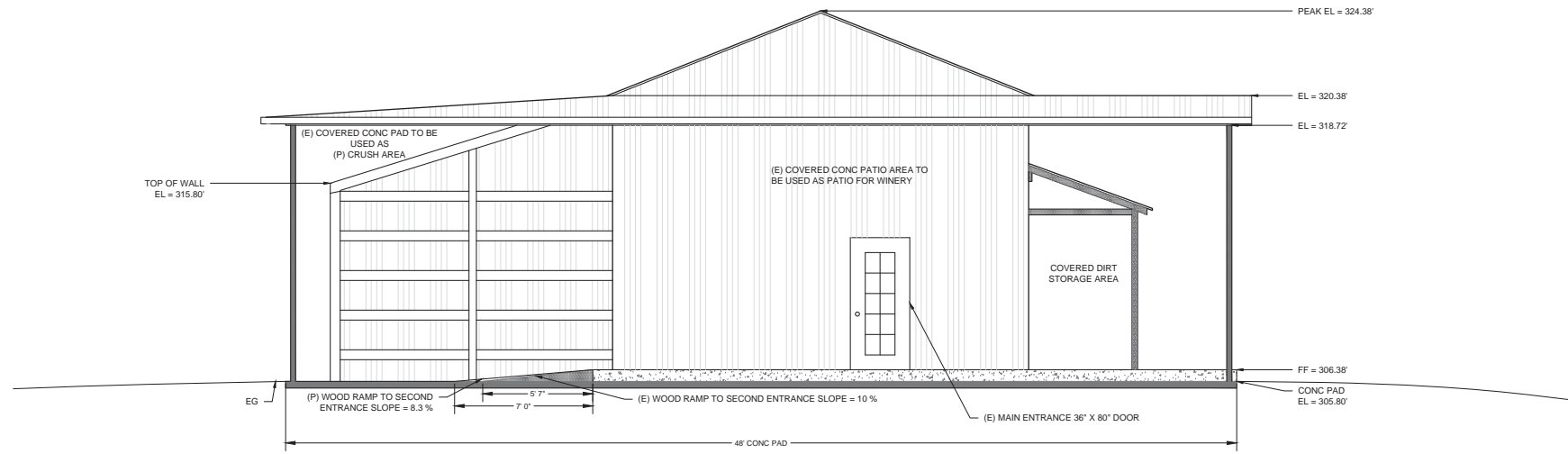
PROJECT INFO:
SHED CREEK WINERY
80 GRAPEVINE LANE
NAPA, CA 94558
APN: 033-170-002

SHEET NAME:

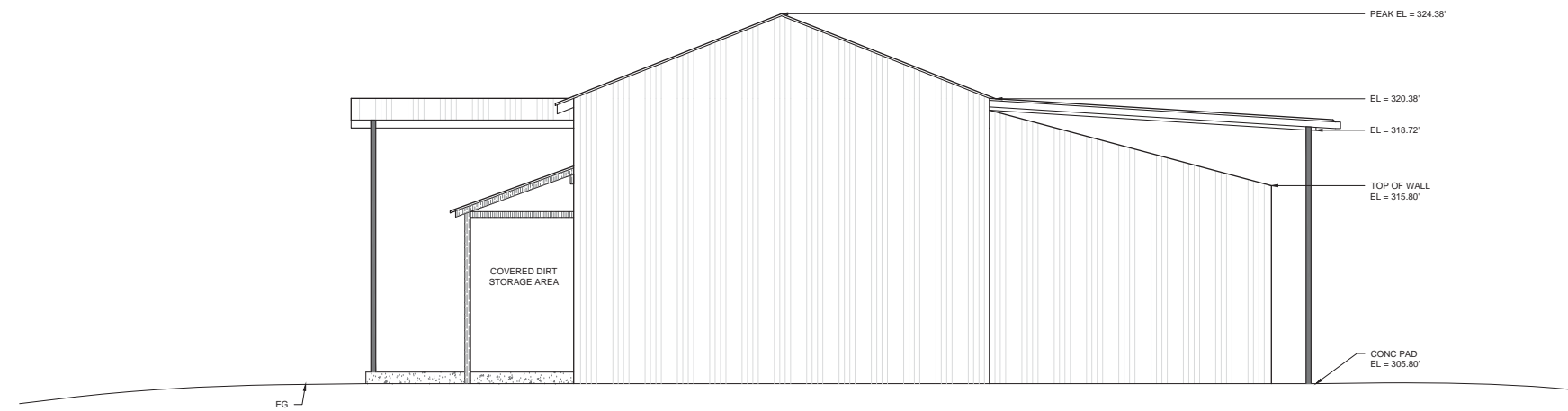
FLOOR PLAN

SHEET:

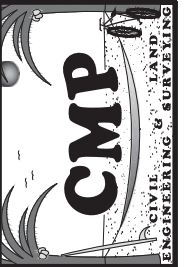
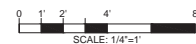
A2



NORTH ELEVATION



SOUTH ELEVATION



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 CAMERON@CMPENGINEERING.COM
 CMPENGINEERING.COM
 PROJECT #: 000066 DATE: 9/29/2014

REV #	DESCRIPTION	DATE
1	11-26-14 COUNTY COMMENTS	5/28/15
2	7-7-15 COUNTY COMMENTS	11/2/15
2	1-7-16 COUNTY COMMENTS	5/27/16

PROJECT INFO:
SHED CREEK WINERY
 80 GRAPEVINE LANE
 NAPA, CA 94558
 APN: 033-170-002

SHEET NAME:
**NORTH & SOUTH
 ELEVATIONS**

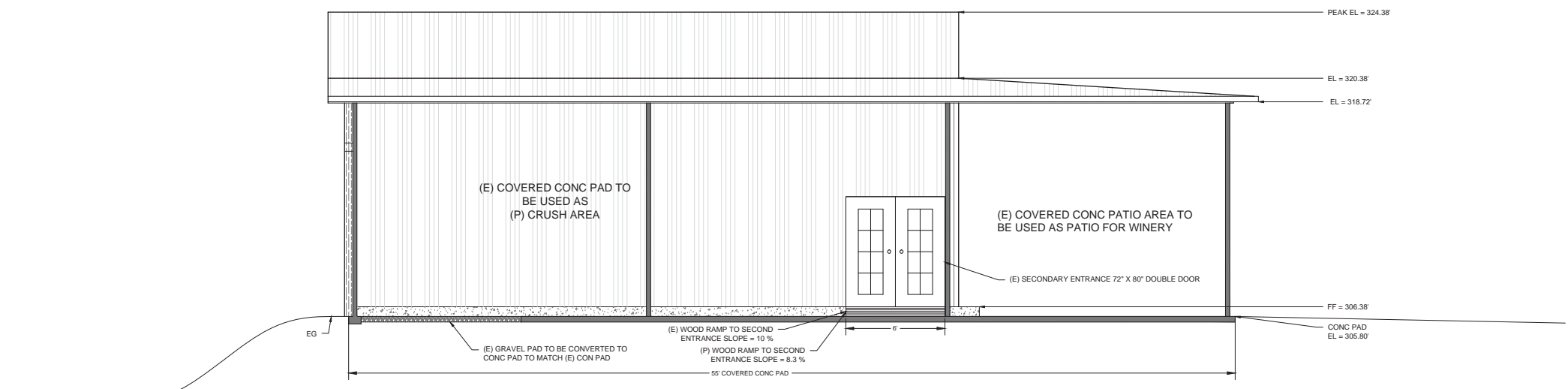
SHEET:
A3
 OF 4

REV. #	DESCRIPTION	DATE
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2	7-2-15 COUNTY COMMENTS	11/2/15
2	1-7-16 COUNTY COMMENTS	5/27/16

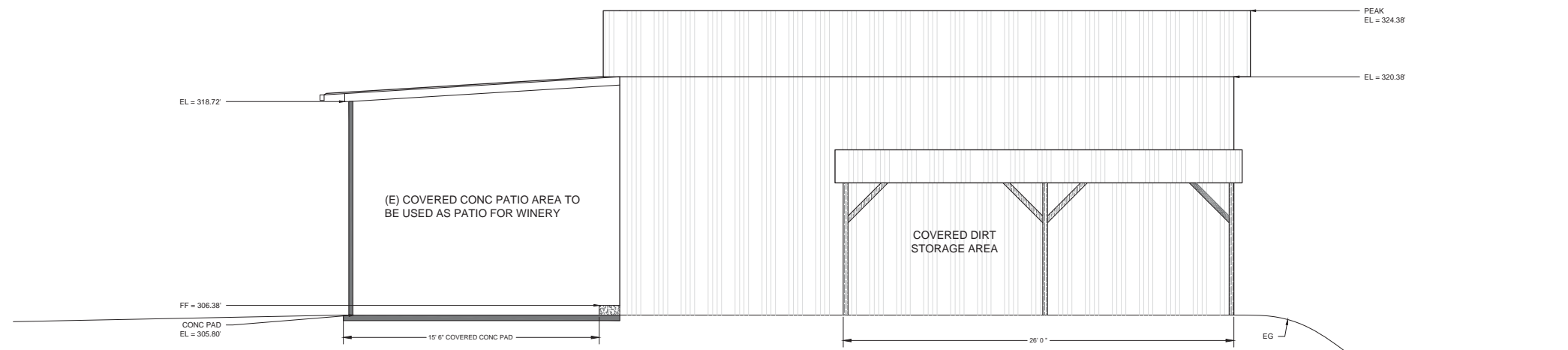
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SHED CREEK WINERY
 80 GRAPEVINE LANE
 NAPA, CA 94558
 APN: 033-170-002

SHEET NAME:
EAST & WEST ELEVATIONS

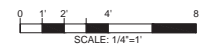
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A4
 OF 4

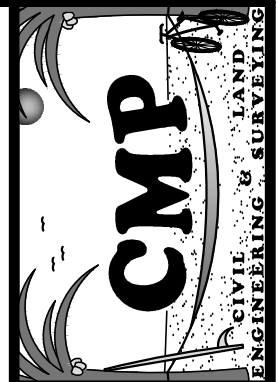
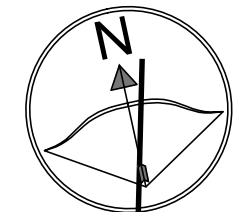


EAST ELEVATION



WEST ELEVATION





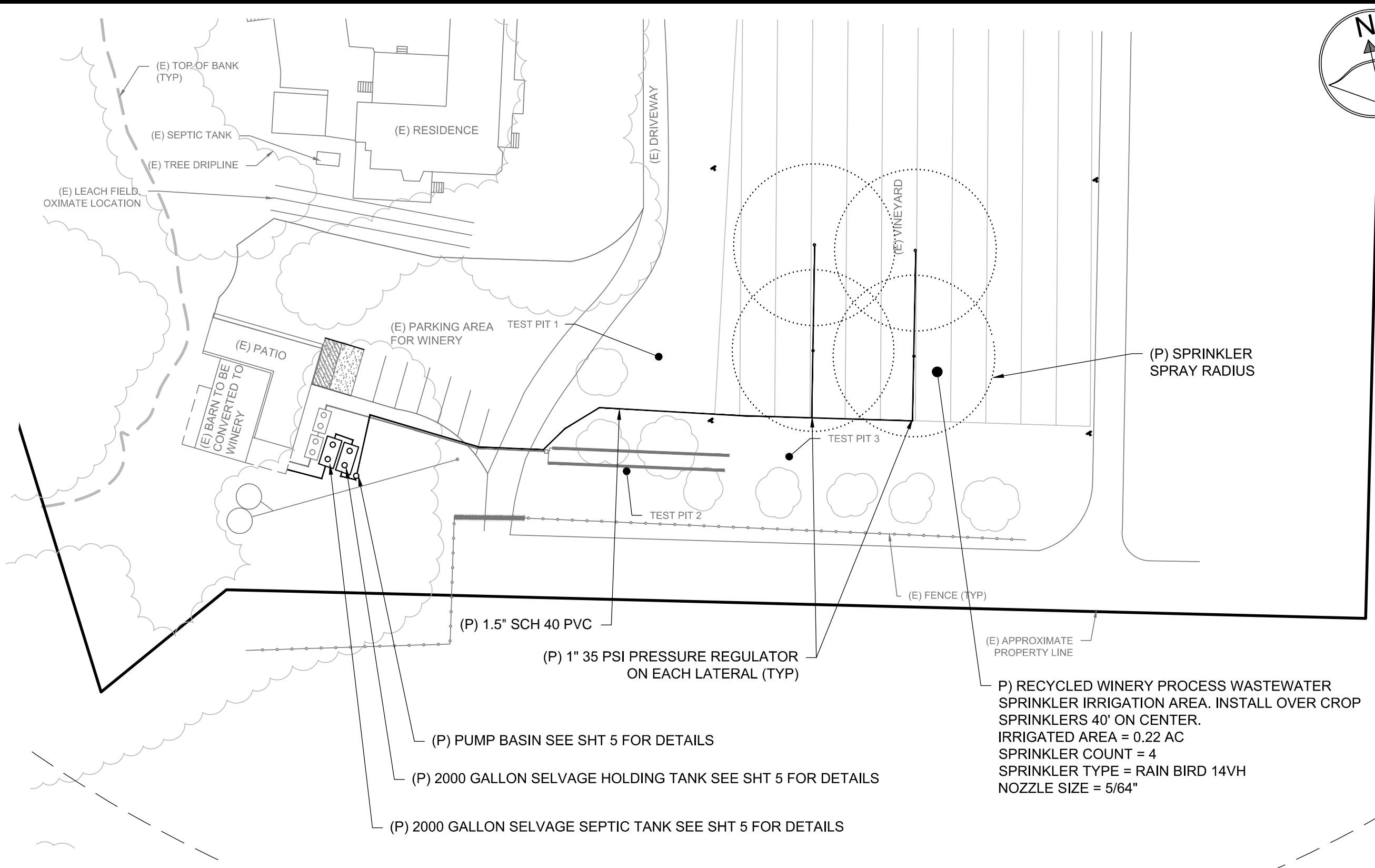
PREPARED BY:
CAMERON PRIDMORE PE, PLS
1607 CAPELL VALLEY ROAD
NAPA, CA 94558
(707) 815-0988
PROJECT #: 00066 DATE: 5/14/2015

OWNER:
SHED CREEK WINERY
80 GRAPEVINE LANE
NAPA, CA 94558
APN: 033-170-002

PROCESS WASTEWATER PLAN

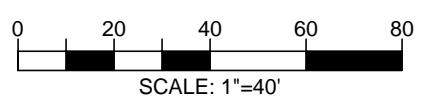
R#	DESCRIPTION	DATE
1	7-7-15 NC COM.	11-2-15
2	1-7-16 NC COM.	5-26-16

SHEET: **3** OF 5



- (E) TOP OF BANK (TYP)
- (E) SEPTIC TANK
- (E) TREE DRIPLINE
- (E) LEACH FIELD OXIMATE LOCATION
- (E) RESIDENCE
- (E) DRIVEWAY
- (E) VINEYARD
- (P) SPRINKLER SPRAY RADIUS
- (E) PARKING AREA FOR WINERY
- TEST PIT 1
- (E) PATIO
- (E) BARN TO BE CONVERTED TO WINERY
- TEST PIT 2
- TEST PIT 3
- (E) FENCE (TYP)
- (E) APPROXIMATE PROPERTY LINE
- (P) 1.5" SCH 40 PVC
- (P) 1" 35 PSI PRESSURE REGULATOR ON EACH LATERAL (TYP)
- (P) PUMP BASIN SEE SHT 5 FOR DETAILS
- (P) 2000 GALLON SELVAGE HOLDING TANK SEE SHT 5 FOR DETAILS
- (P) 2000 GALLON SELVAGE SEPTIC TANK SEE SHT 5 FOR DETAILS

P) RECYCLED WINERY PROCESS WASTEWATER SPRINKLER IRRIGATION AREA. INSTALL OVER CROP SPRINKLERS 40' ON CENTER. IRRIGATED AREA = 0.22 AC
SPRINKLER COUNT = 4
SPRINKLER TYPE = RAIN BIRD 14VH
NOZZLE SIZE = 5/64"



- NOTES:
1. ACTUAL TANK LOCATION MAY VARY IN THE FIELD DUE TO TANK SETTING ACCESSIBILITY. IF TANK LOCATION MUST DIFFER FROM PLAN MAINTAIN MIN 2% PIPE FALL TO AND FROM TANK AND CONFIRM NEW LOCATION MEETS ALL NAPA COUNTY CODES & SETBACK REQUIREMENTS.
 2. TIME DOSE DIGITAL CONTROL PANEL MUST BE INSTALLED WITHIN 25' FROM BUILDING UNLESS A REMOTE ALARM IS INSTALLED

ABBREVIATIONS

AB	AGGREGATE BASE	ETW	EDGE OF TRAVELED WAY	R	RADIUS
AC	ASPHALT CONCRETE	EVC	END VERTICAL CURVE	RCP	REINFORCED CONCRETE PIPE
ACR	ACRES	FC	FACE OF CURB	REQ	REQUIRED
AP	ANGLE POINT	FF	FINISHED FLOOR	RM	RM ELEVATION
ARV	AIR RELIEF VALVE	FG	FINISHED GRADE	RT	RIGHT
BC	BEGIN CURVE	FH	FIRE HYDRANT	ROW	RIGHT OF WAY
BCR	BEGIN CURB RETURN	FI	FLOW INLET	S	SLOPE
BM	BENCHMARK	FL	FLOW LINE	SD	STORM DRAIN
BO	BLOW-OFF VALVE	GB	GRADE BREAK	SDE	STORM DRAIN EASEMENT
BP	BEGINNING POINT	GR	GRADE ELEVATION	SDMH	STORM DRAIN MANHOLE
BVC	BEGIN VERTICAL CURVE	HP	HIGH POINT	SE	SEWAGE EASEMENT
BW	BOTTOM OF WALL	INV	INVERT ELEVATION	SF	SQUARE FEET
BOW	BACK OF WALL	IRR	IRRIGATION	SPEC	SPECIFICATIONS
CL	CENTERLINE	JT	JOINT TRENCH	SS	SANITARY SEWER
CLR	CLEAR	LAT	LATERAL	SSE	SANITARY SEWER EASEMENT
CB	CATCH BASIN	LF	LINEAL FEET	SSLAT	SANITARY SEWER LATERAL
CMP	CORRUGATED METAL PIPE	LGP	LIP OF GUTTER	SSMH	SANITARY SEWER MANHOLE
CO	CLEAN OUT	LNP	LOW POINT	STA	STATION
CONC	CONCRETE	LT	LEFT	STD	STANDARD
CP	CONTROL POINT	MAX	MAXIMUM	STLT	STREET LIGHT
CR	CURB RETURN	MH	MANHOLE	T	TANGENT
DI	DRAIN INLET	MIN	MINIMUM	(T)	TOTAL
DIP	DUCTILE IRON PIPE	NCS	NAPA COUNTY STANDARDS	TB	TREE BOX
DWY	DRIVEWAY	ORN	ORNAMENTAL TREE	TC	TOP OF CURB
(E)	EXISTING	OHW	OVERHEAD UTILITY WIRE	TEMP	TEMPORARY
EA	EACH	(P)	PROPOSED	TG	TOP OF GRATE
EC	END CURVE	PI	POINT OF INTERSECTION	TW	TOP OF WALL
EGR	EDGE OF GRAVEL	PL	PROPERTY LINE	TYP	TYPICAL
EL	ELEVATION	PSDE	PRIVATE STORM DRAIN ESMIT	UE	UNDER GROUND ELECTRICAL
EP	EDGE OF PAVEMENT	PUE	PUBLIC UTILITY EASEMENT	VC	VERTICAL CURVE
EQ	EQUAL	PVC	POLYVINYL CHLORIDE	W	WATER
ESMT	EASEMENT	PVI	VERTICAL CURVE INTERSECTION	WLAT	WATER SERVICE LATERAL
		PAV	PAVEMENT	WM	WATER METER

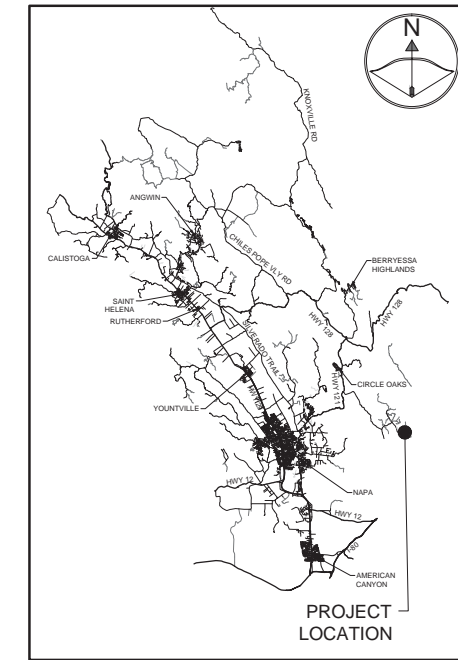
LINE LEGEND

	PROPOSED GRAVEL ROAD IMPROVEMENT
	PROPOSED AC ROAD IMPROVEMENT

GRAPE VINE LANE COMMERCIAL DRIVEWAY IMPROVEMENT PLAN

FOR THE SHED CREEK WINERY

LOCATED AT
80 GRAPEVINE LANE
NAPA, CA 94558
APN: 033-170-002



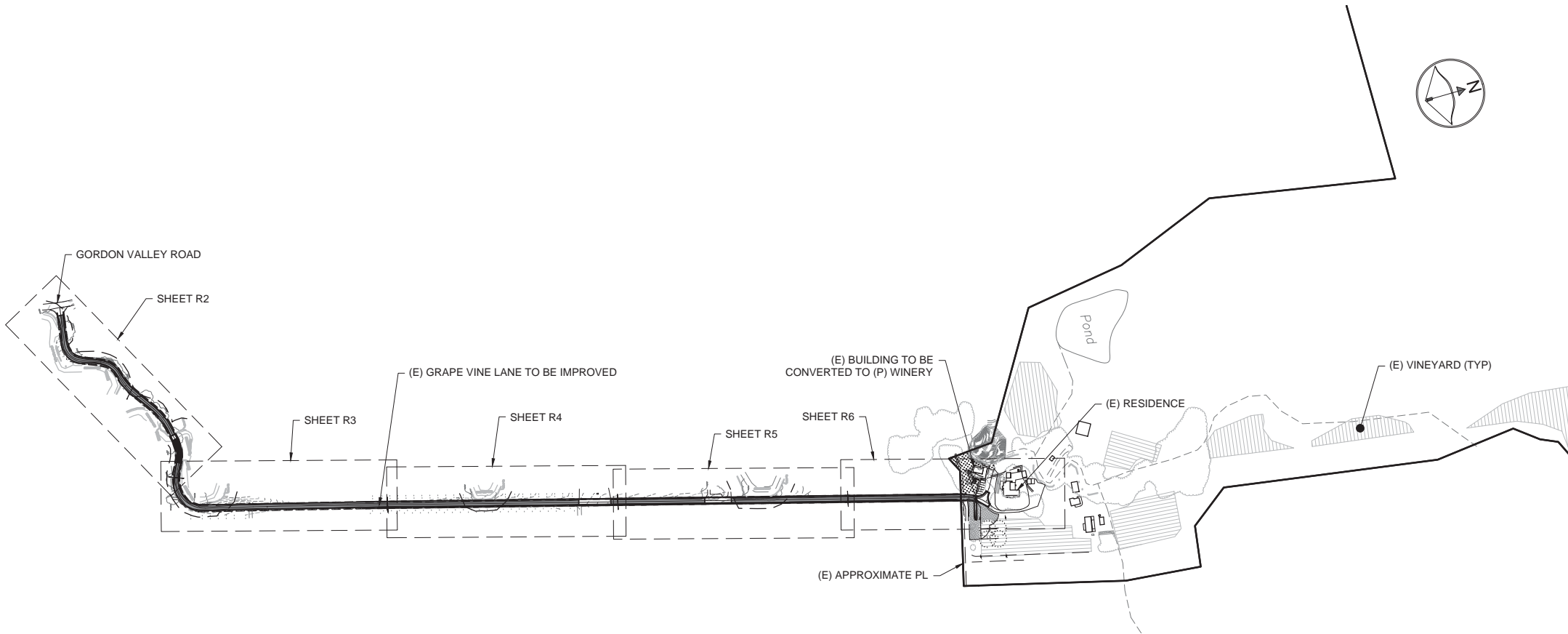
VICINITY MAP
NTS

OWNER
BOB MORGAN
3046 B ROCKVILLE ROAD
FAIRFIELD, CA 94534

CIVIL ENGINEER
CMP CIVIL ENGINEERING & LAND SURVEYING
CAMERON PRIDMORE PE, PLS
1607 CAPELL VALLEY ROAD
NAPA, CA 94558
(707) 815-0988
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SHEET INDEX

SHT. #	DESCRIPTION
R1	TITLE
R2	DRIVEWAY IMPROVEMENT PLAN 1
R3	DRIVEWAY IMPROVEMENT PLAN 2
R4	DRIVEWAY IMPROVEMENT PLAN 3
R5	DRIVEWAY IMPROVEMENT PLAN 4
R6	DRIVEWAY IMPROVEMENT PLAN 5
R7	NOTES & DETAILS



SITE PLAN

SCALE 1" = 250'
0 125 250 500
SCALE: 1"=250'

UNAUTHORIZED CHANGES & USES:

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HORIZONTAL & VERTICAL DATUM:

THIS MAP IS BASED ON FIELD SURVEY INFORMATION PERFORMED BY TY HAWKINS LS IN MARCH OF 2015. FIELD SURVEY CONTOURS ARE AS FOLLOWS: MAJORS = 5'; MINORS = 1'.

PROPERTY LINES:

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PREPARED BY:
CAMERON PRIDMORE PE, PLS
1607 CAPELL VALLEY ROAD
NAPA, CA 94558
(707) 815-0988
CAMERON@CMPENGINEERING.COM
PROJECT #: 00066 DATE: 05/28/15

REV. #	DATE	DESCRIPTION
1	11/22/15	7-15 COUNTY COMMENTS
2	5/26/16	1-1-16 COUNTY COMMENTS
3	9/22/16	7-1-16 COUNTY COMMENTS
4	04/12/17	10-27-16 COUNTY COMMENTS

PROJECT INFO:
SHED CREEK WINERY
80 GRAPEVINE LANE
NAPA, CA 94558
APN: 033-170-002

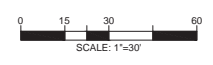
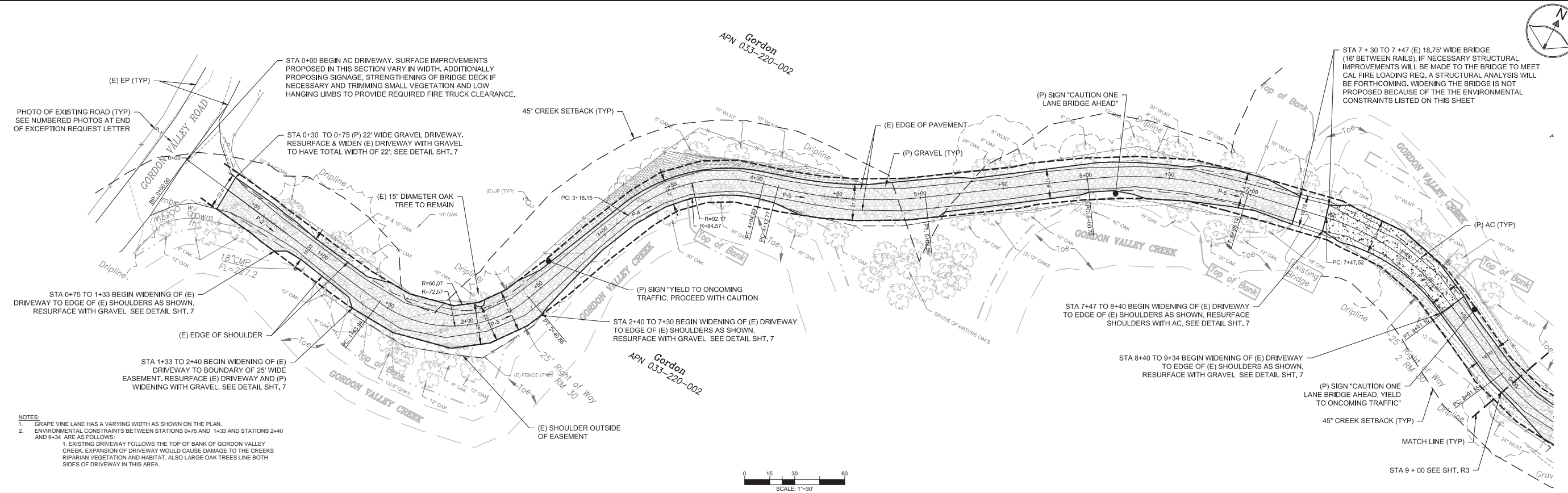
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TITLE SHEET

SHEET:
R1

OF 7

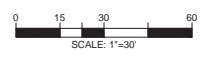
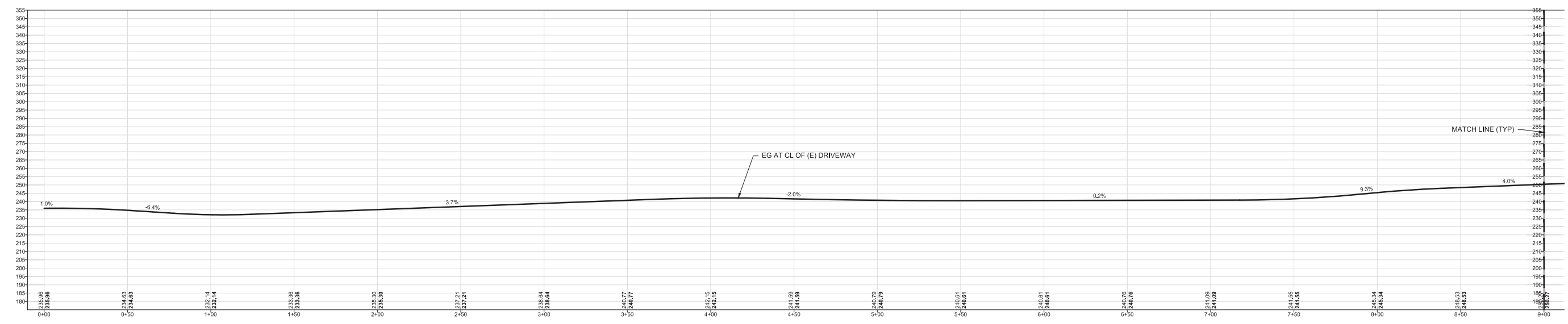


Cameron Pridmore
Nov 07, 2017



DRIVEWAY IMPROVEMENT PLAN 1

SCALE 1" = 30'



DRIVEWAY IMPROVEMENT PROFILE 1

SCALE 1" = 30'



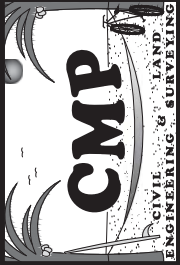
PREPARED BY:
CAMERON PRIDMORE PE, PLS
 1607 CAPELL VALLEY ROAD
 NAPA, CA 94558
 (707) 815-0888
 CAMERON@CAMPENGINEERING.COM
 PROJECT #: 00066 DATE: 05/29/15

REV #	DESCRIPTION	DATE
1	7-15 COUNTY COMMENTS	11/2/15
2	1-15 COUNTY COMMENTS	5/26/16
3	7-15 COUNTY COMMENTS	9/22/16
4	10-27-16 COUNTY COMMENTS	04/12/17

PROJECT INFO:
SHED CREEK WINERY
 80 GRAPEVINE LANE
 NAPA, CA 94558
 APN: 033-170-002

SHEET NAME:
DRIVEWAY IMPROVEMENT PLAN 1

SHEET:
R2



PREPARED BY:
CAMERON PRIDMORE PE, PLS
1607 CAPELL VALLEY ROAD
NAPA, CA 94558
(707) 615-0888
CAMERON@CAMPENGINEERING.COM
PROJECT #: 00066 DATE: 05/28/15

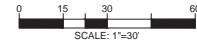
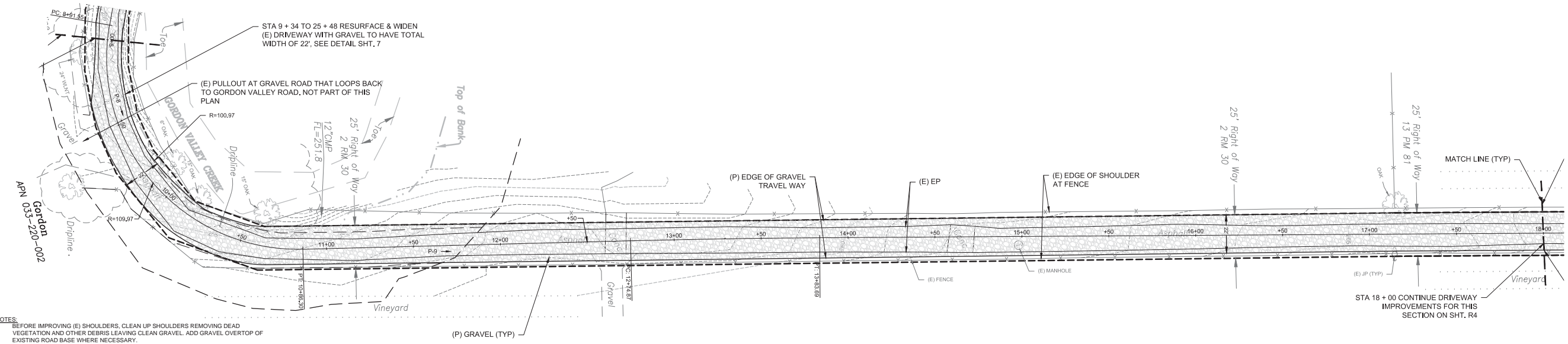
REV #	DESCRIPTION	DATE
1	7-7-16 COUNTY COMMENTS	11/2/15
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3	7-11-16 COUNTY COMMENTS	9/22/16
4	10-27-16 COUNTY COMMENTS	04/12/17

PROJECT INFO:
SHED CREEK WINERY
80 GRAPEVINE LANE
NAPA, CA 94558
APN: 033-170-002

SHEET NAME:
DRIVEWAY IMPROVEMENT PLAN 2

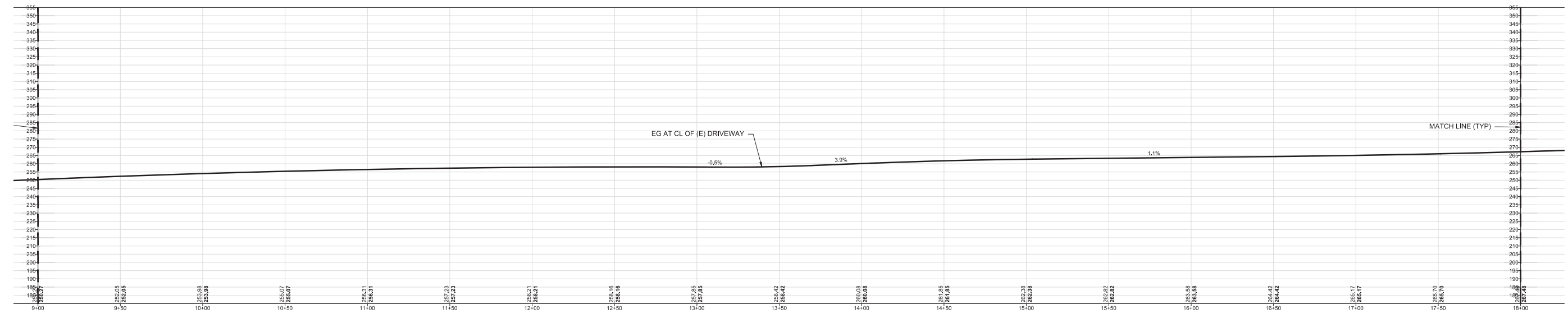
SHEET:
R3

Gordon
033-220-002



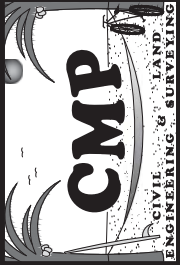
DRIVEWAY IMPROVEMENT PLAN 2

SCALE 1" = 30'

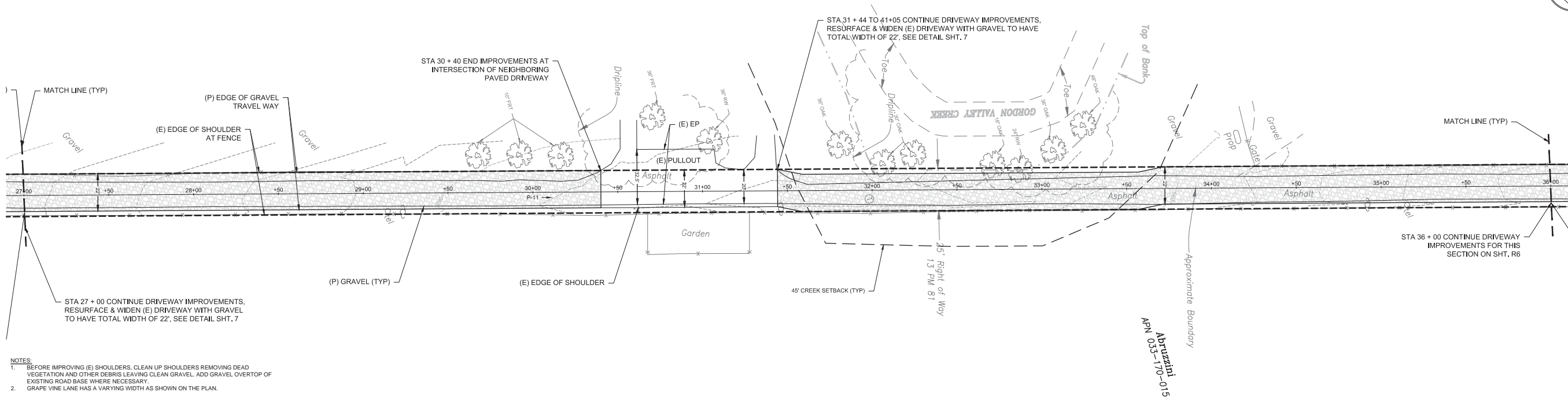


DRIVEWAY IMPROVEMENT PROFILE 2

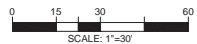
SCALE 1" = 30'



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 PROJECT #: 00066 DATE: 05/28/15

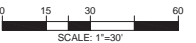
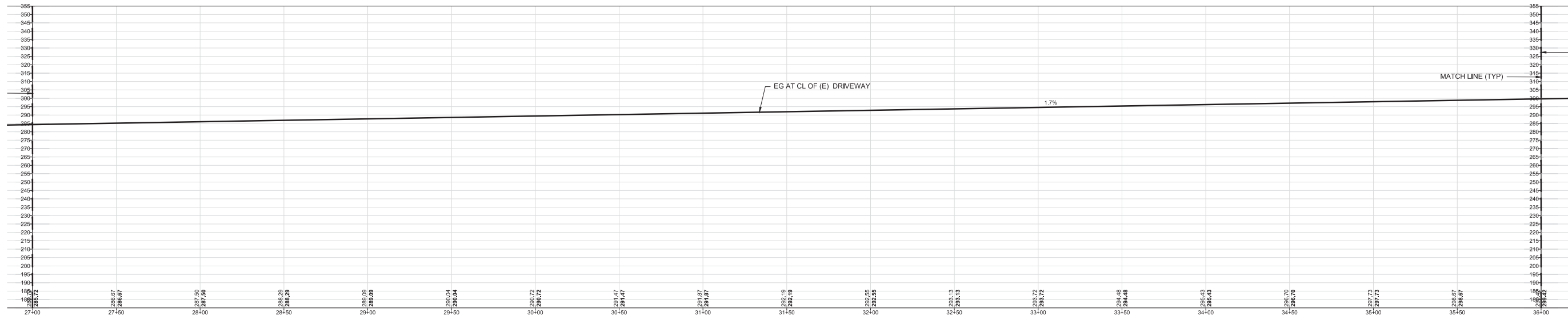


- NOTES:
 1. BEFORE IMPROVING (E) SHOULDERS, CLEAN UP SHOULDERS REMOVING DEAD VEGETATION AND OTHER DEBRIS LEAVING CLEAN GRAVEL. ADD GRAVEL OVERTOP OF EXISTING ROAD BASE WHERE NECESSARY.
 2. GRAPE VINE LANE HAS A VARYING WIDTH AS SHOWN ON THE PLAN.



DRIVEWAY IMPROVEMENT PLAN 4

SCALE 1" = 30'



DRIVEWAY IMPROVEMENT PROFILE 4

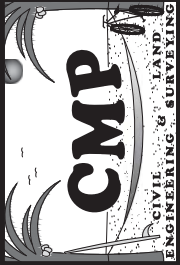
SCALE 1" = 30'

REV #	DESCRIPTION	DATE
1	7-7-16 COUNTY COMMENTS	11/2/15
2	1-7-16 COUNTY COMMENTS	5/26/16
3	7-1-16 COUNTY COMMENTS	9/22/16
4	10-27-16 COUNTY COMMENTS	04/12/17

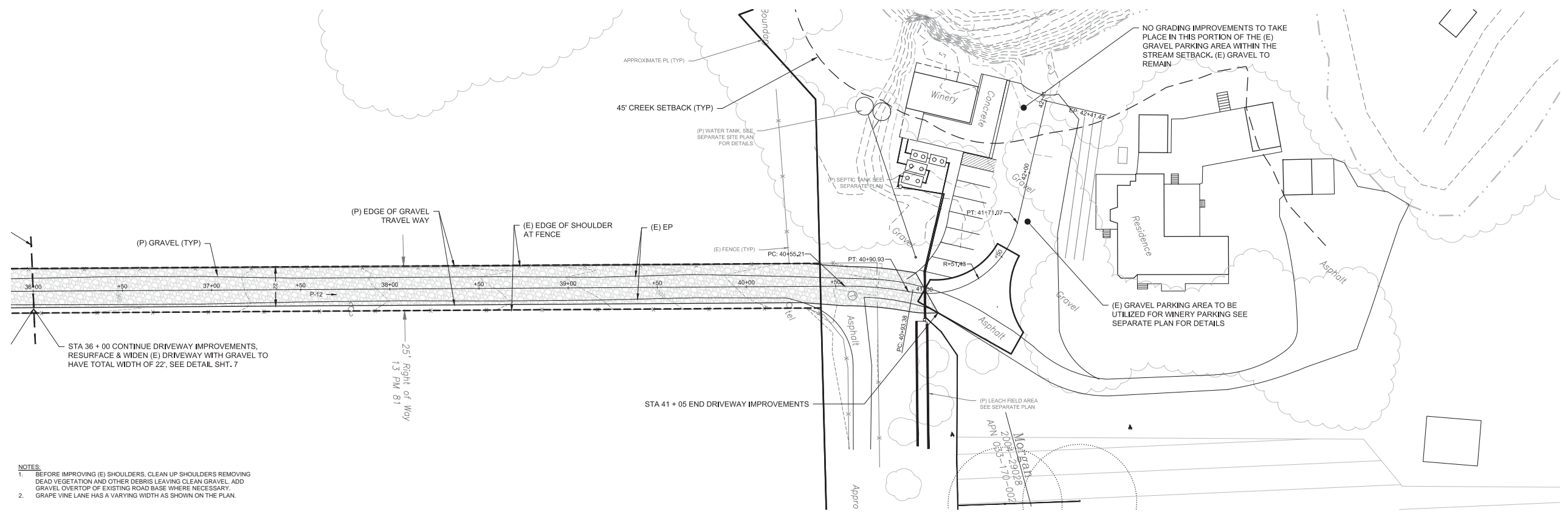
PROJECT INFO:
SHED CREEK WINERY
 80 GRAPEVINE LANE
 NAPA, CA 94558
 APN: 033-170-002

SHEET NAME:
DRIVEWAY IMPROVEMENT PLAN 4

SHEET:
R5



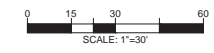
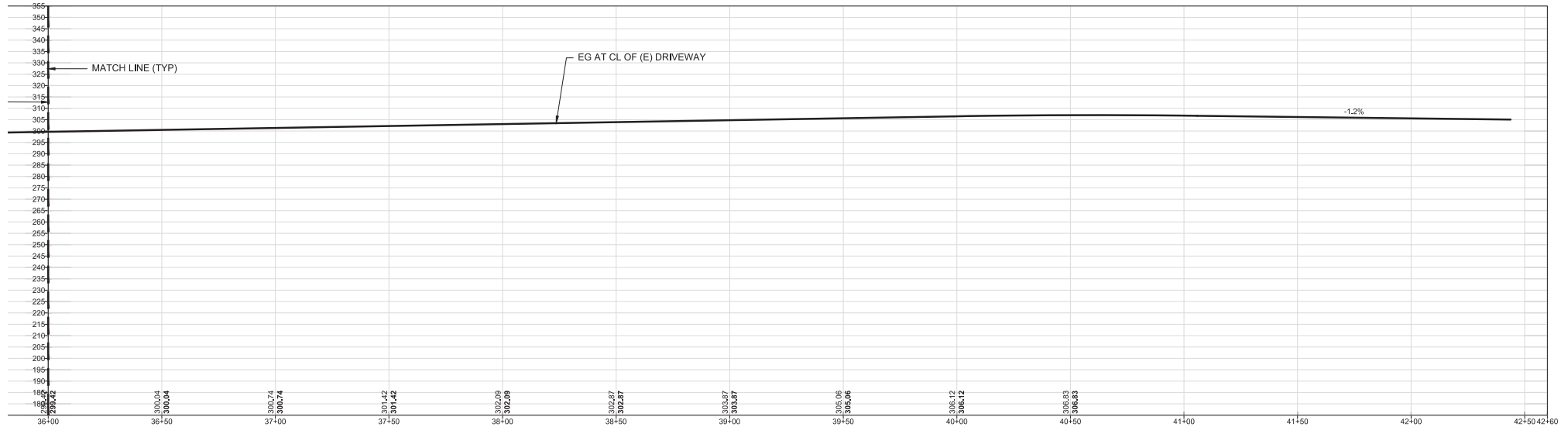
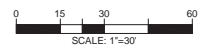
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 CAMERON@CMPENGINEERING.COM
 PROJECT #: 00066 DATE: 05/28/15



- NOTES:
- BEFORE IMPROVING (E) SHOULDERS, CLEAN UP SHOULDERS REMOVING DEAD VEGETATION AND OTHER DEBRIS LEAVING CLEAN GRAVEL. ADD GRAVEL OVERTOP OF EXISTING ROAD BASE WHERE NECESSARY.
 - GRAPE VINE LANE HAS A VARYING WIDTH AS SHOWN ON THE PLAN.

DRIVEWAY IMPROVEMENT PLAN 5

SCALE 1" = 30'



DRIVEWAY IMPROVEMENT PROFILE 5

SCALE 1" = 30'

REV #	DESCRIPTION	DATE
1	7-7-16 COUNTY COMMENTS	11/2/15
2	1-7-16 COUNTY COMMENTS	5/26/16
3	7-1-16 COUNTY COMMENTS	9/22/16
4	10-27-16 COUNTY COMMENTS	04/12/17

PROJECT INFO:
SHED CREEK WINERY
 80 GRAPEVINE LANE
 NAPA, CA 94558
 APN: 033-170-002

SHEET NAME:
DRIVEWAY IMPROVEMENT PLAN 5

SHEET:
R6