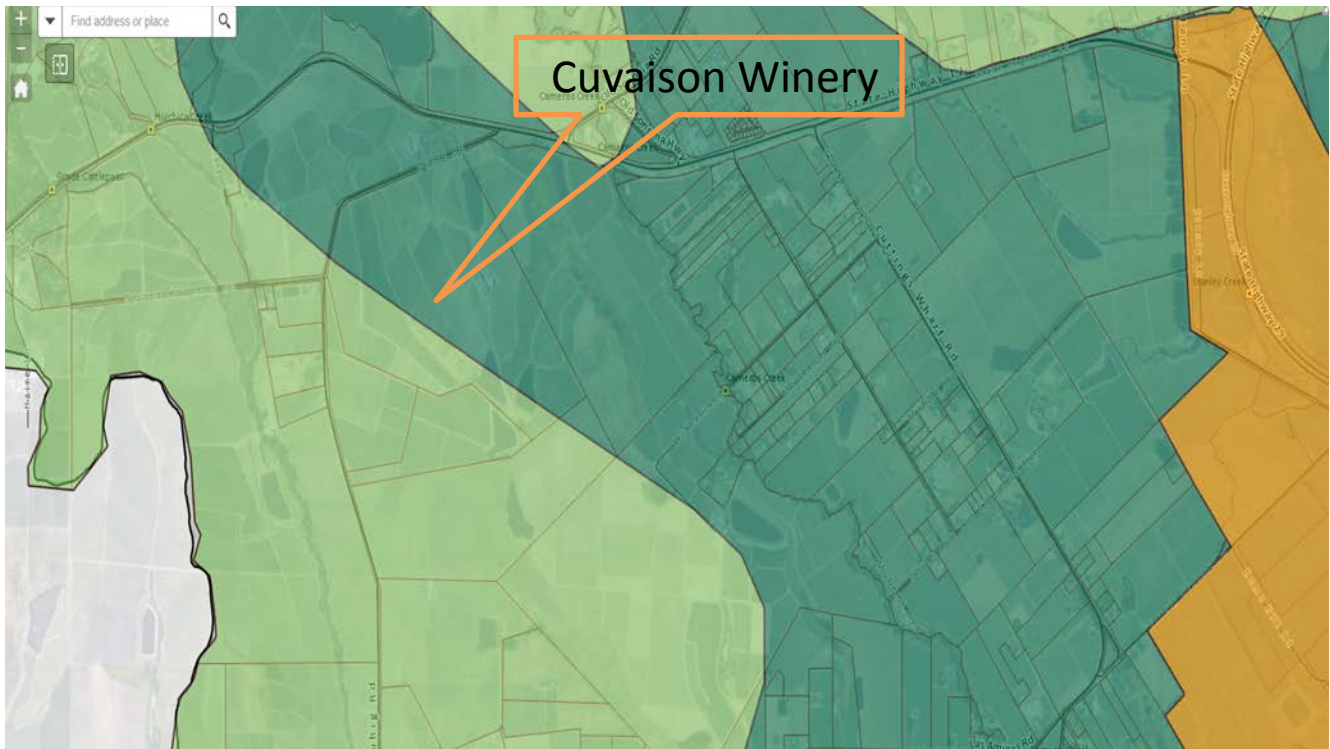


“J”

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



LEGEND

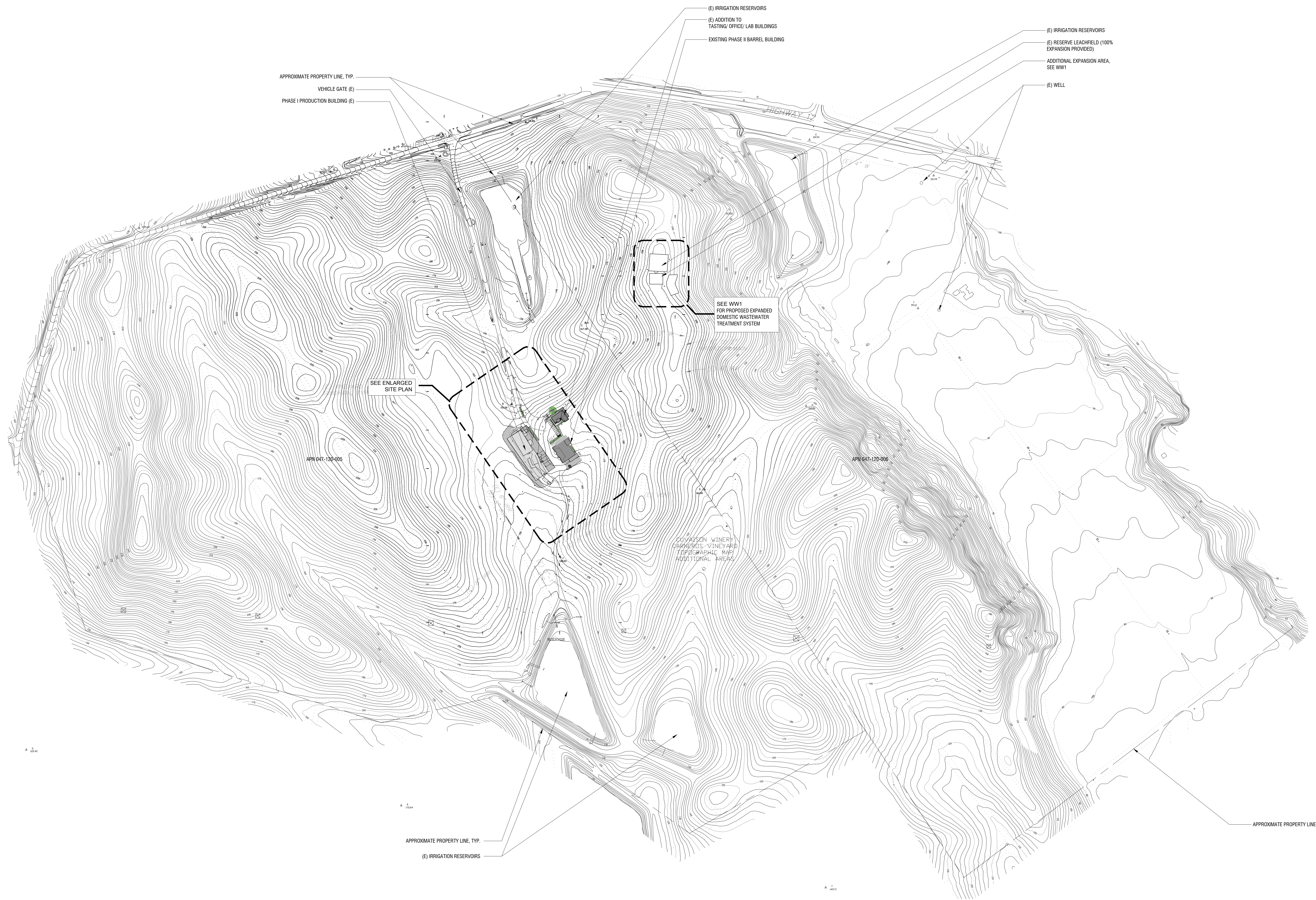
-  Zoning
 -  Parcels
- 
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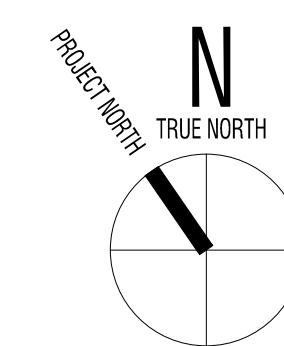
ZONING MAP



Existing Conditions



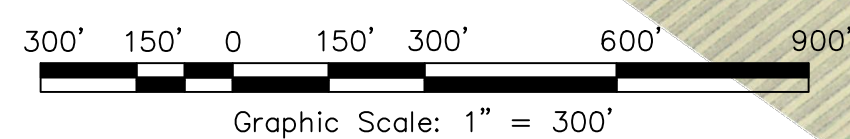
OVERALL SITE PLAN
SCALE : 1" = 200'-0"



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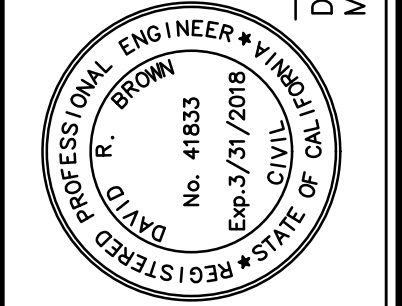
OVERALL SITE PLAN



SCALE: AS NOTED
 Date: December 29, 2016
 Design by: ASW
 Drawn by: ASW
 Checked by: DRP

Sheet
C1.0
 1 of 3 Sheets
 Job: 16273

CUVAISON ESTATE WINES
 OVERALL SITE PLAN
 1221 Duhig Road
 Napa, California
 APN 047-120-005



David R. Brown, RCE 41833
 My license expires 3/31/2018

adobe associates, inc.
 civil engineering | land surveying | wastewater
 1220 N. Dutton Ave., Santa Rosa, CA 95401
 P. (707) 541-2300 F. (707) 541-2301
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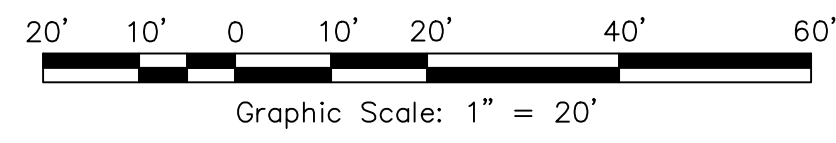
No.	Date	Description	Approved

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MATCHLINE - SEE THIS SHEET FOR CONTINUATION

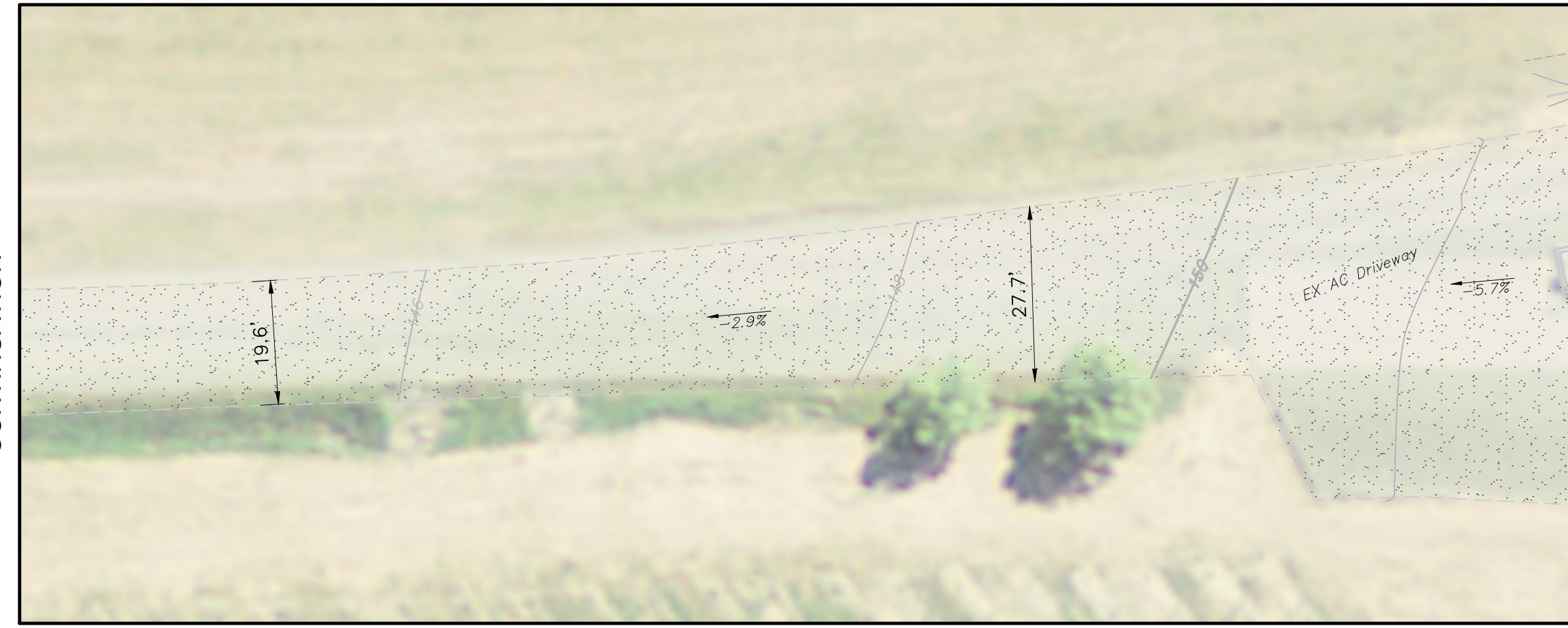


EXISTING DRIVEWAY PLAN

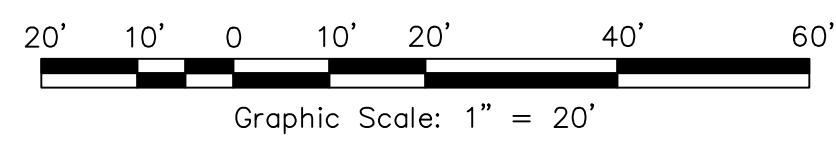


MATCHLINE - SEE THIS SHEET FOR CONTINUATION

MATCHLINE - SEE THIS SHEET FOR CONTINUATION



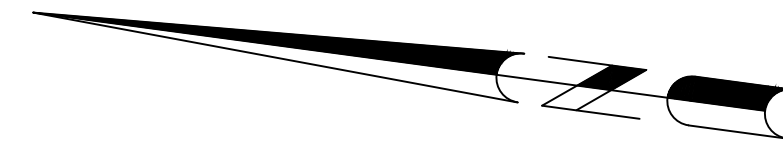
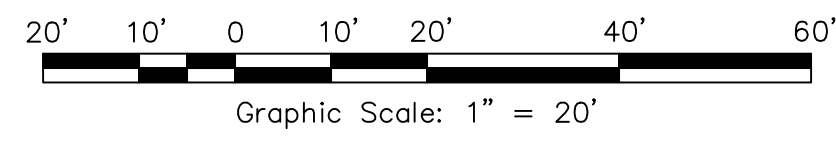
EXISTING DRIVEWAY PLAN



MATCHLINE - SEE SHEET C2.0 CONTINUATION



EXISTING DRIVEWAY PLAN



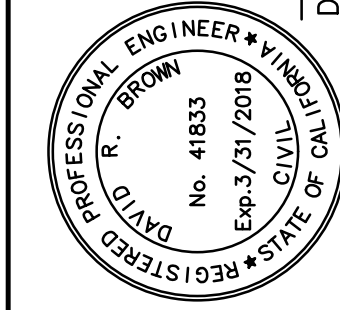
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 Date: December 29, 2016
 Design by: ASW
 Drawn by: ASW
 Checked by: DRP

Sheet
C2.0

2 of 3 Sheets
 Job 16273

CUVAISON ESTATE WINES
DRIVEWAY SITE PLAN
 1221 Duhig Road
 Napa, California
 APN 047-120-005



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No.	Date	Description	Approved

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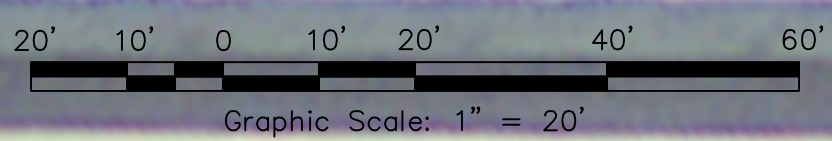
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PARKING SPACE TABLE:

EXISTING STANDARD	17
EXISTING COMPACT	3
EXISTING ADA	2
PROPOSED STANDARD	14
TOTAL	36

SITE PLAN

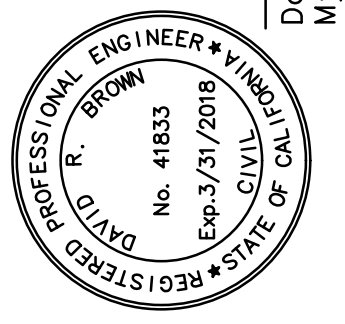


CUVAISON ESTATE WINES

SITE PLAN
1221 Duhig Road
Napa, California
APN 047-120-005

SCALE: AS NOTED
Date: December 29, 2016
Design by: ASW
Drawn by: ASW
Checked by: DRB

Sheet
C2.1
3 of 3 Sheets
Job 16273

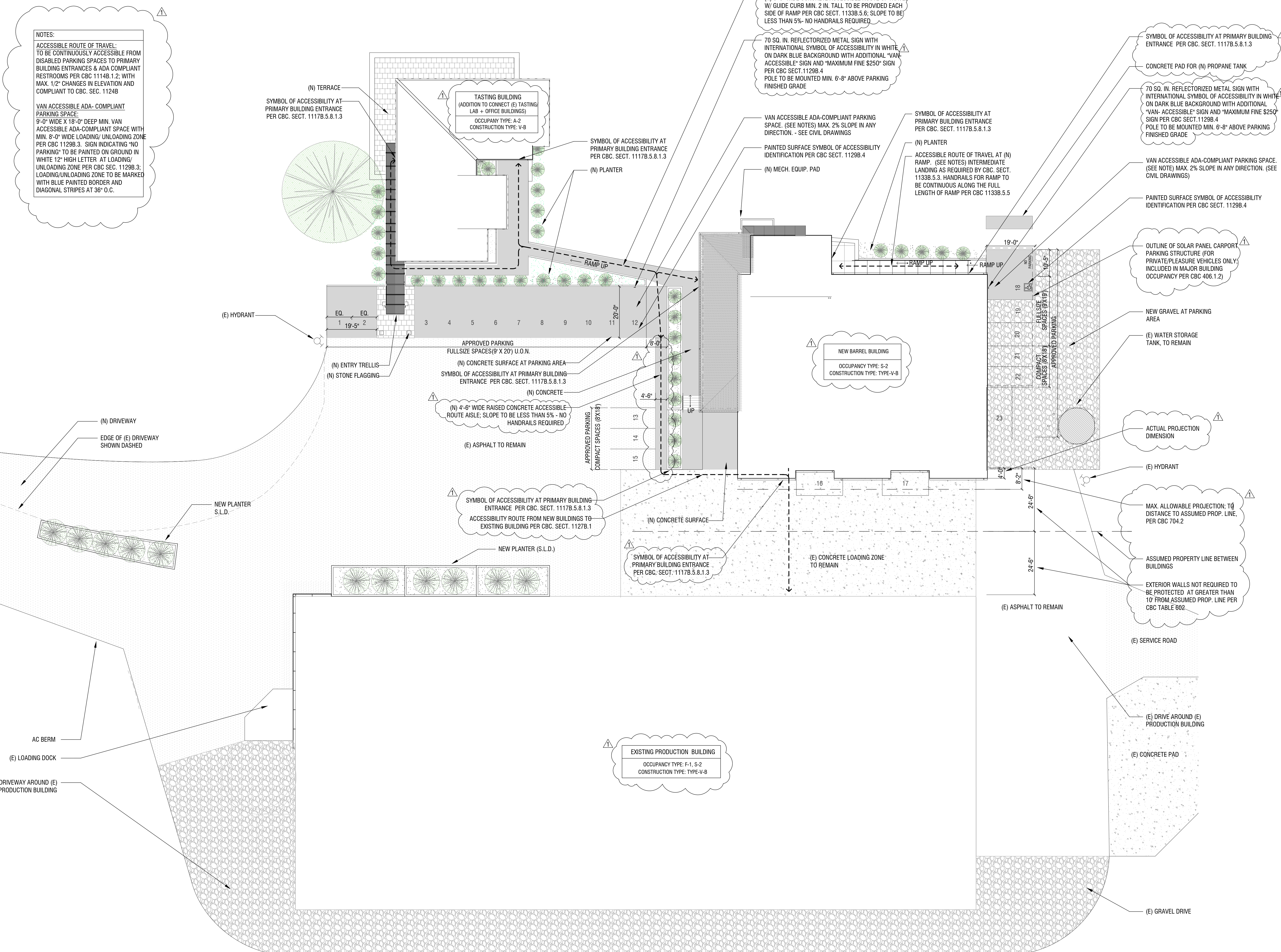


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P. (707) 541-2300 F. (707) 541-2301
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Revisions

No.	Date	Description	Approved



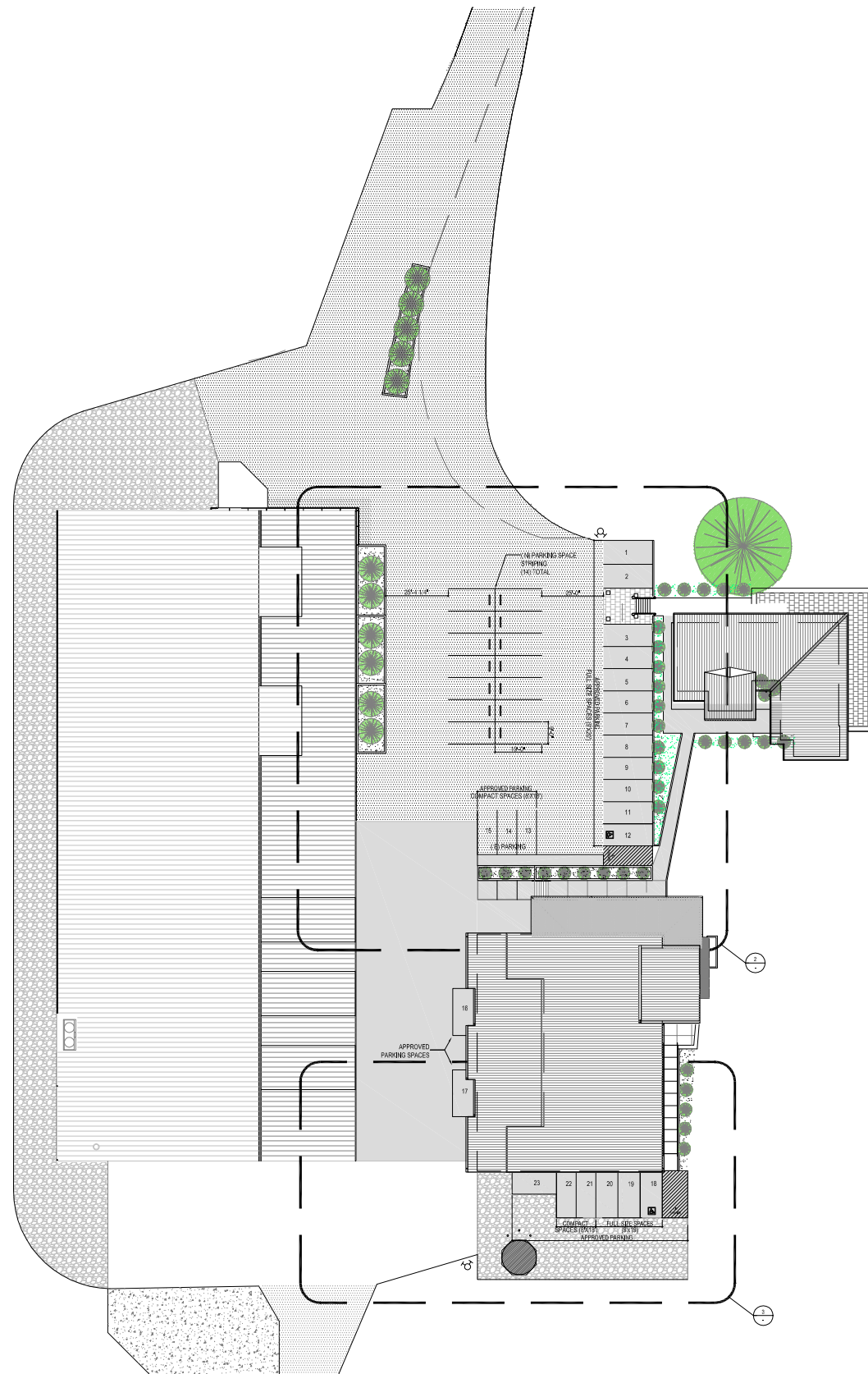
NOTES:
 ACCESSIBLE ROUTE OF TRAVEL:
 TO BE CONTINUOUSLY ACCESSIBLE FROM
 DISABLED PARKING SPACES TO PRIMARY
 BUILDING ENTRANCES & ADA COMPLIANT
 RESTROOMS PER CBC 11178.5.8.1.3, WITH
 MAX. 1/2" CHANGES IN ELEVATION AND
 COMPLIANT TO CBC. SEC. 11248

VAN ACCESSIBLE ADA-COMPLIANT
 PARKING SPACE:
 9'-0" WIDE X 18'-0" DEEP MIN. VAN
 ACCESSIBLE ADA-COMPLIANT SPACE WITH
 MIN. 8'-0" WIDE LOADING/ UNLOADING ZONE
 PER CBC 11298.3. SIGN INDICATING "NO
 PARKING" TO BE PAINTED ON GROUND IN
 WHITE 12" HIGH LETTER AT LOADING/
 UNLOADING ZONE PER CBC SEC. 11298.3.
 LOADING/ UNLOADING ZONE TO BE MARKED
 WITH BLUE PAINTED BORDER AND
 DIAGONAL STRIPES AT 36" O.C.

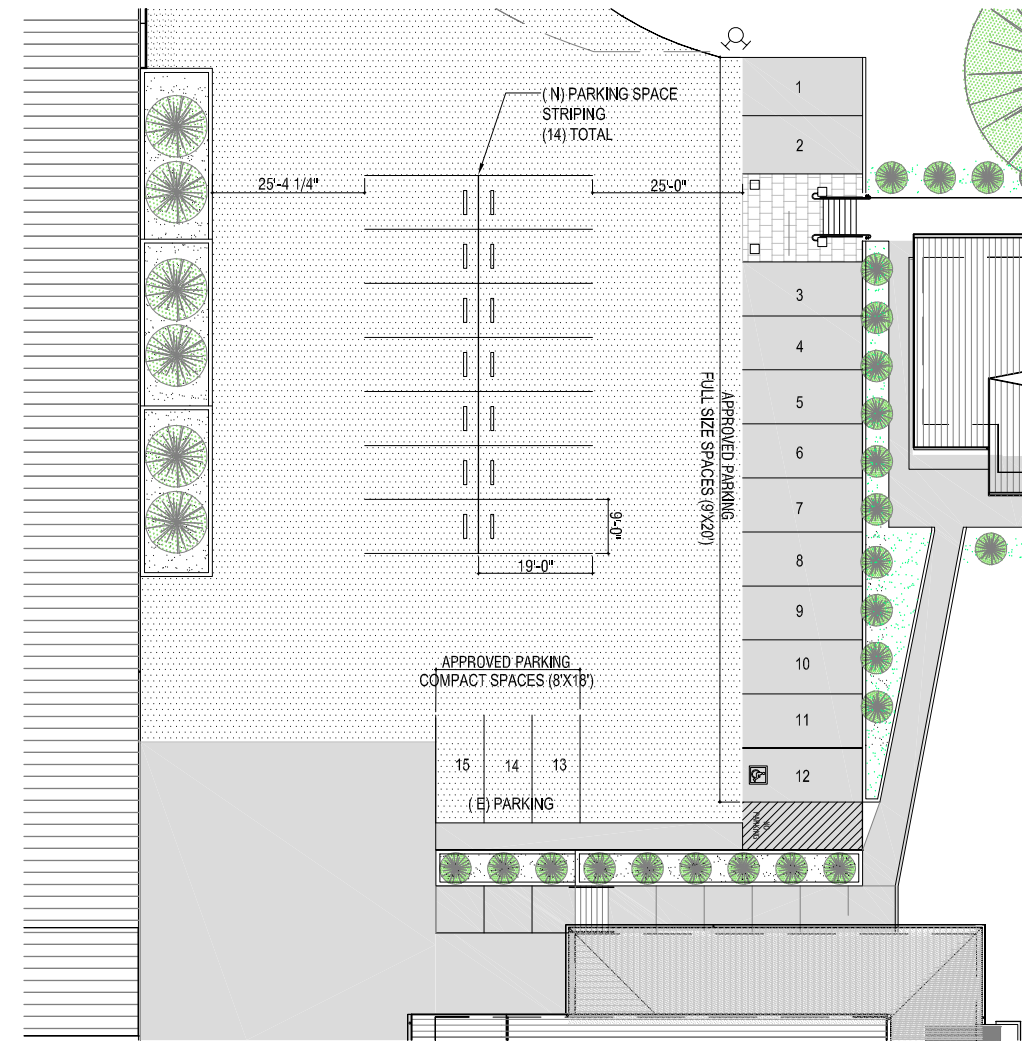
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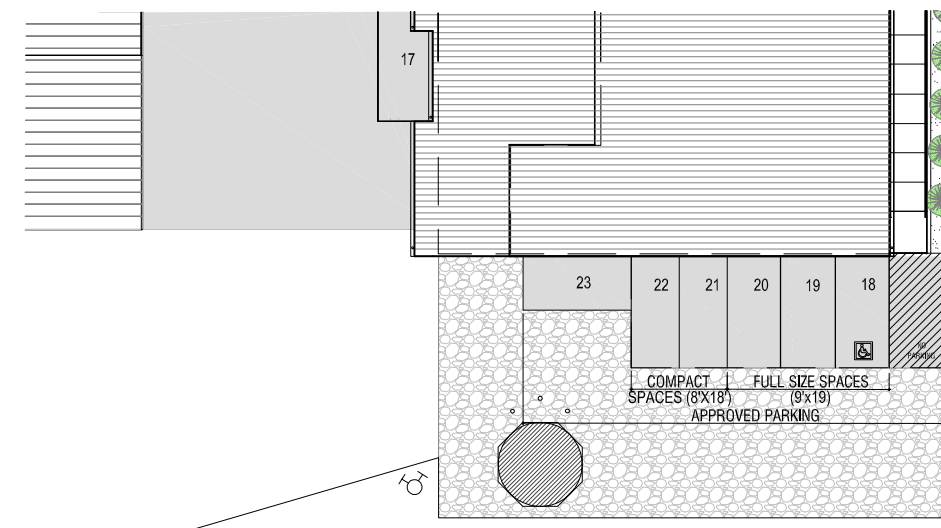




1 SITE PLAN
SCALE: 1/64" = 1'-0"



2 ENLARGED SITE PLAN
SCALE: 1/32" = 1'-0"



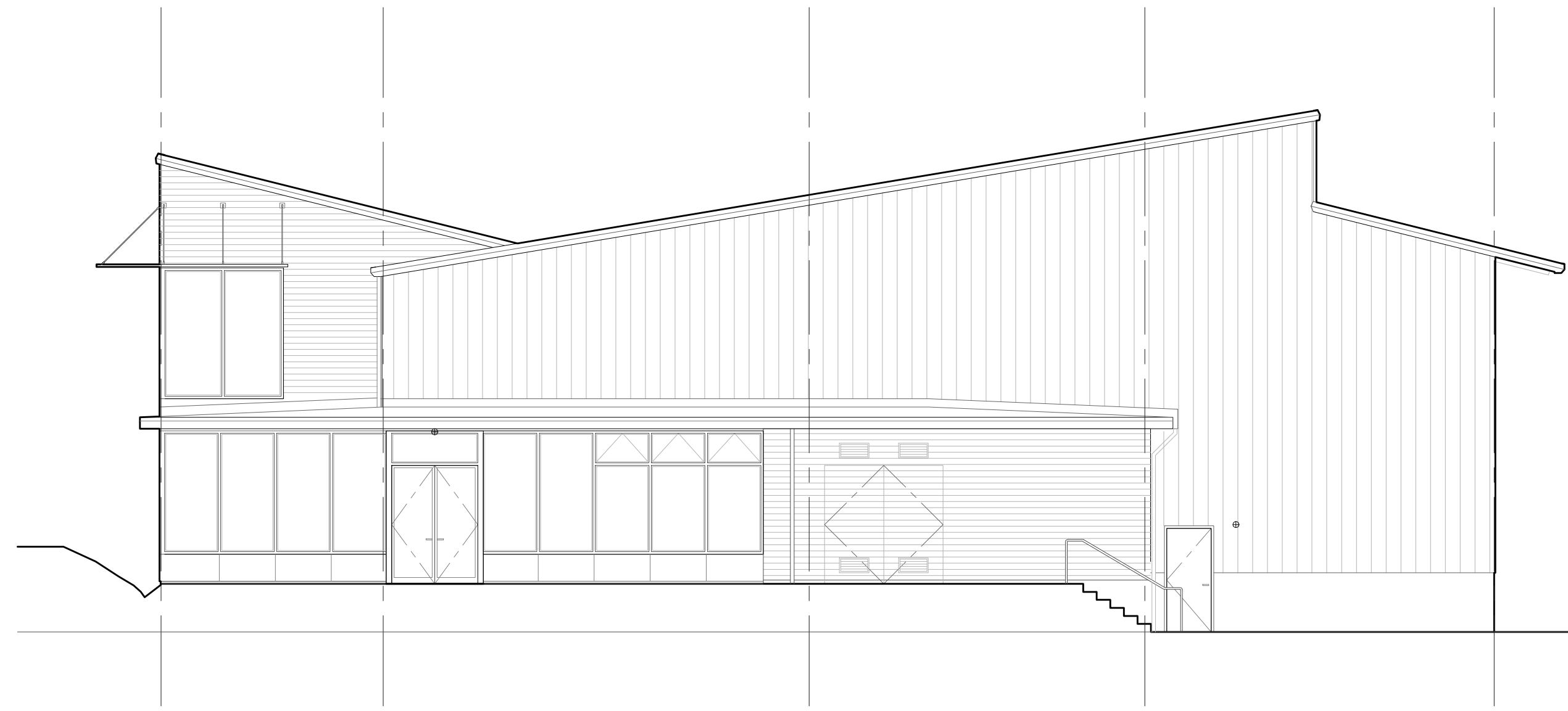
3 ENLARGED SITE PLAN
SCALE: 1/32" = 1'-0"

LEGEND

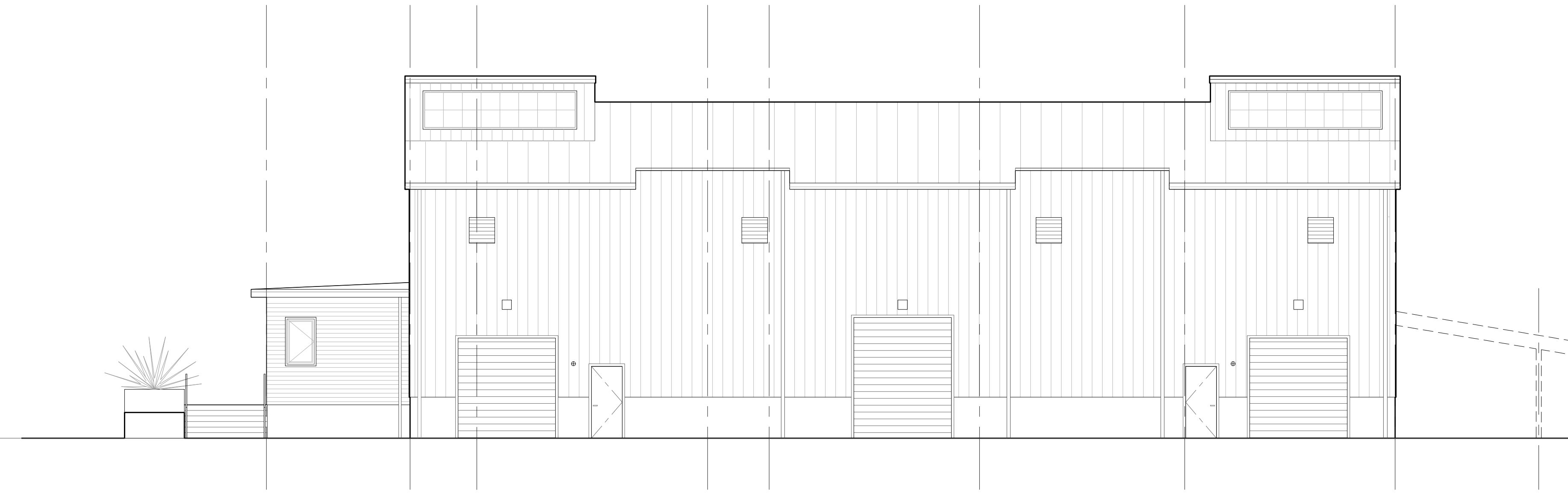
	CONCRETE
	ASPHALT
	GRAVEL

ADMINISTRATION ADDITION
TOTAL SF = 2,860 SF
PARKING SPACES
REQUIRED FOR ADMIN. ADDITION
9 = 1 PER 250 SQ.FT.

ADDITIONAL PARKING
PROVIDED = 14 SPACES

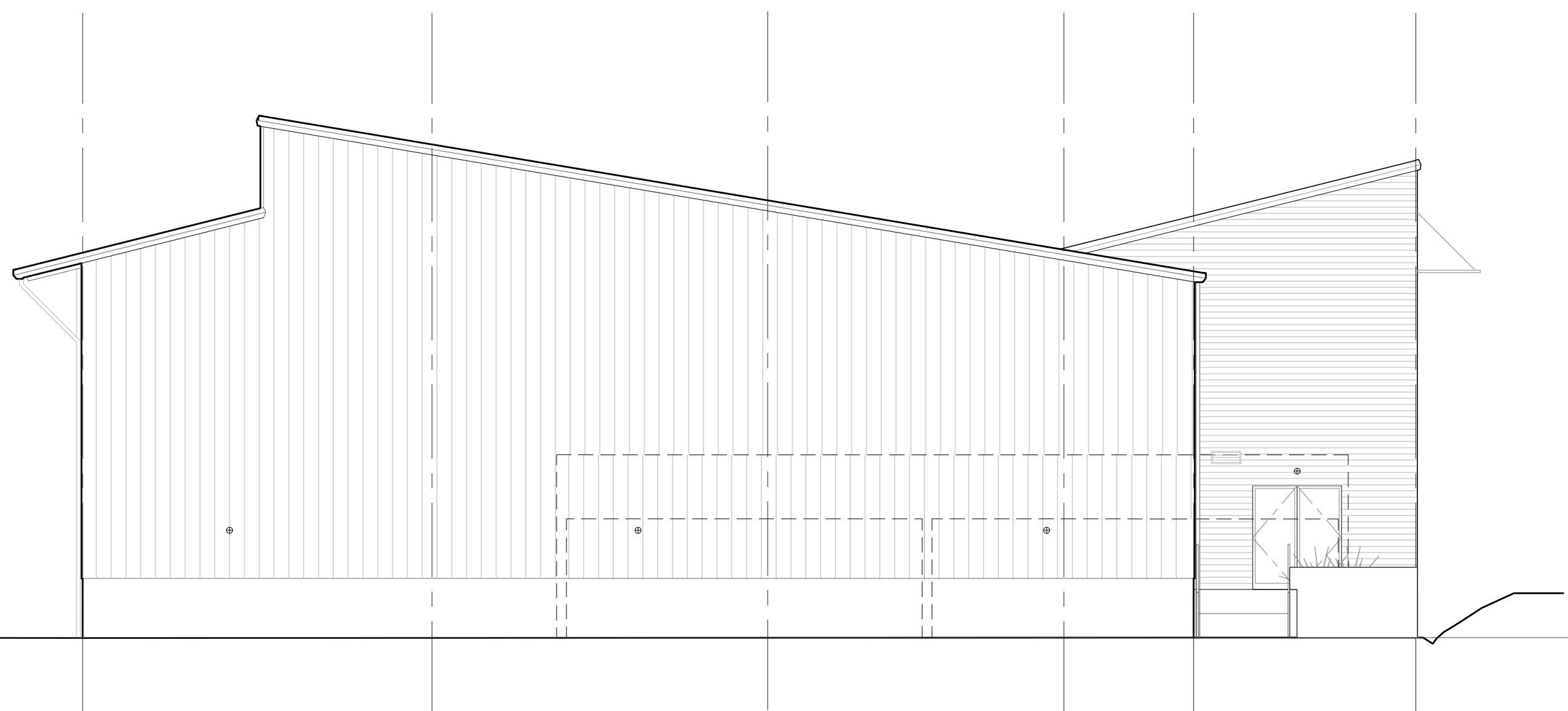


1 NORTH ELEVATION
SCALE: 1/8"=1'-0"



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

- MID CHORD HEIGHT OF ROOF STRUCTURE
EL. +/- 35'-0", NAPA ZONING HEIGHT LIMIT
- MID CHORD HEIGHT OF ROOF STRUCTURE
EL. +/- 30'-0", ACTUAL
- MEZZANINE FF
EL. 13'-9"
- T.O. CONCRETE WALL
EL. 4'-0"
- OFFICE FF
EL. 3'-3"
- BARREL ROOM FF
EL. 0'-0"



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



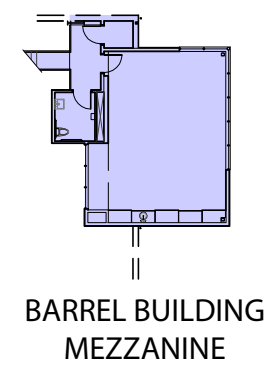
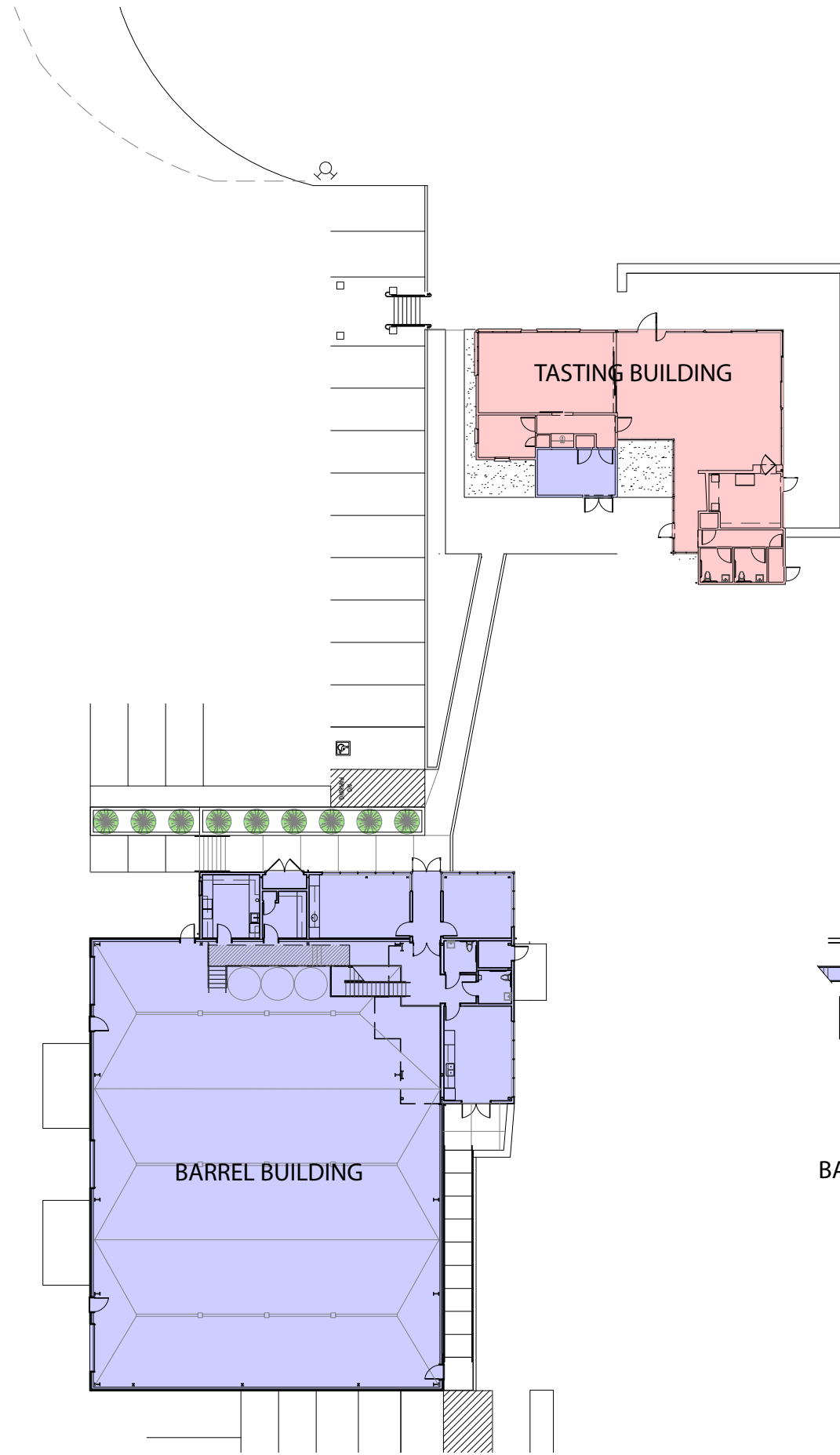
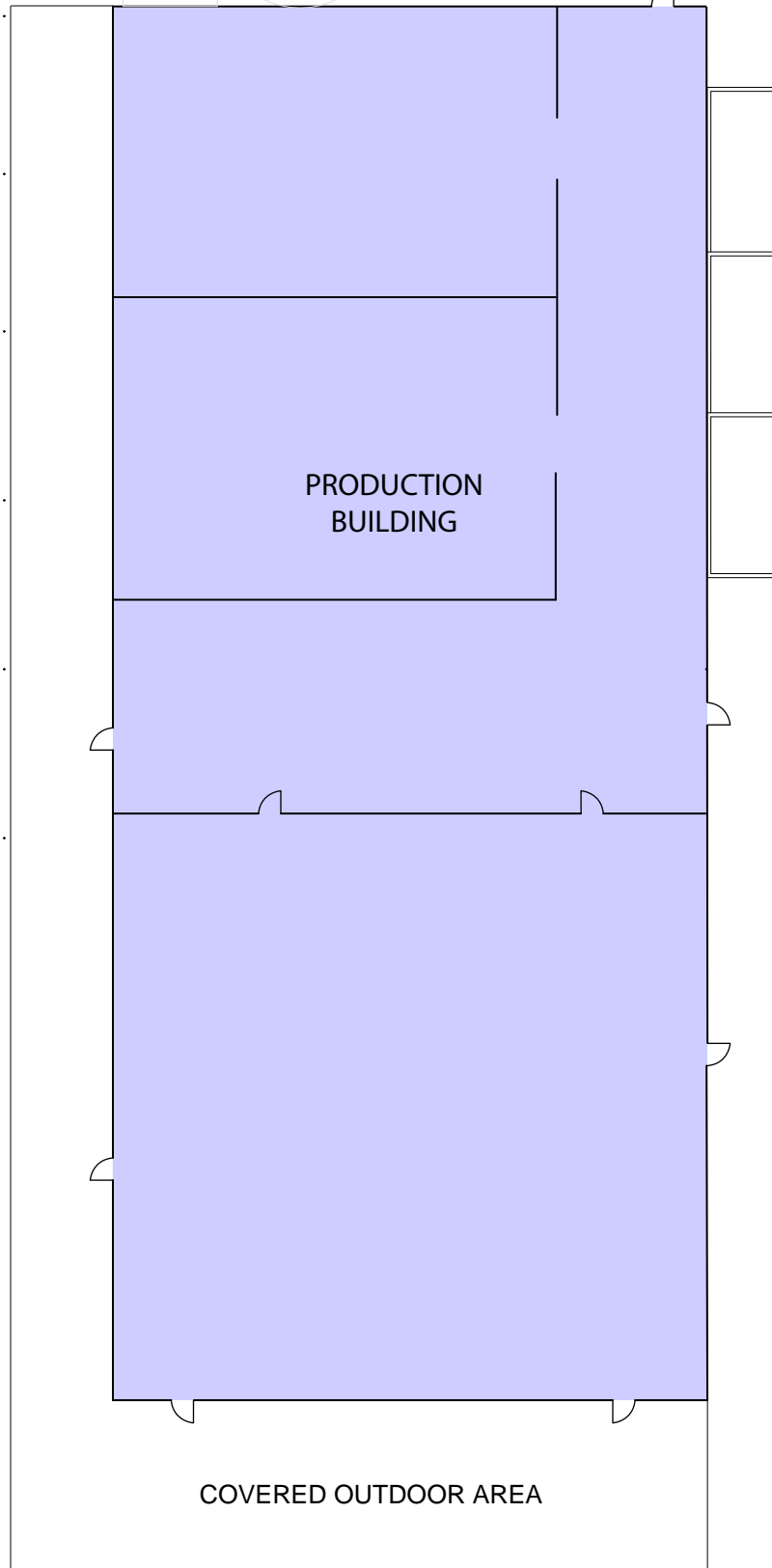
4 WEST ELEVATION
SCALE: 1/8"=1'-0"

- MID CHORD HEIGHT OF ROOF STRUCTURE
EL. +/- 35'-0", NAPA ZONING HEIGHT LIMIT
- MID CHORD HEIGHT OF ROOF STRUCTURE
EL. +/- 30'-0", ACTUAL
- MEZZANINE FF
EL. 13'-9"
- OFFICE FF
EL. 3'-3"
- BARREL ROOM FF
EL. 0'-0"

EXISTING BUILDING ELEVATIONS

NOTE : EXCEPT NORTH ELEVATION, THERE ARE NO CHANGES IN OTHER BUILDING ELEVATIONS

EXISTING AREAS



Production Facility

Phase I Production Building	23340
Phase I Pump House	320
Phase II Barrel Building	9350
Phase II Tax Paid (Tasting Building)	187
Phase II Wine Storage (Tasting Building)	44

Total Production 33241

Accessory Use

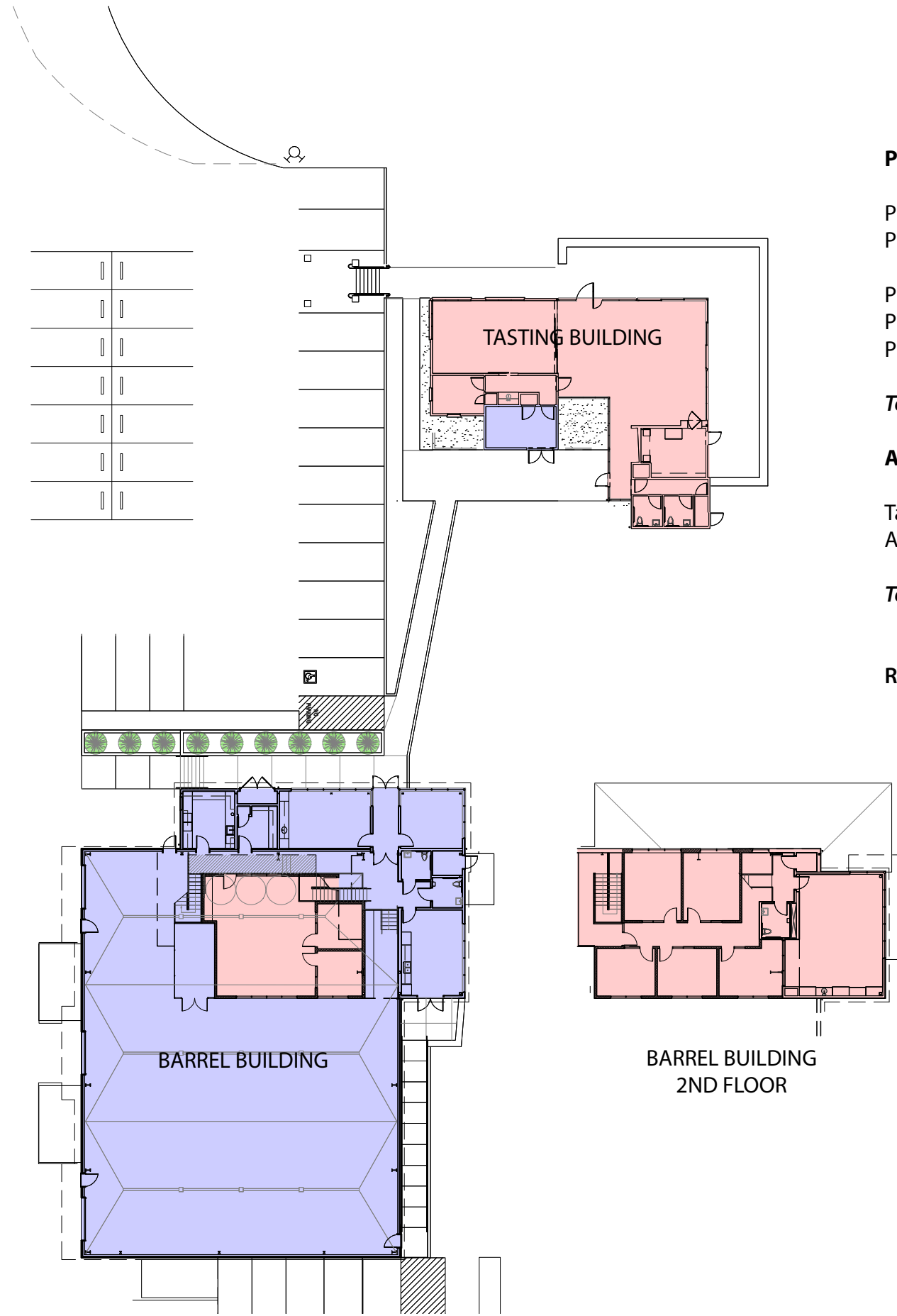
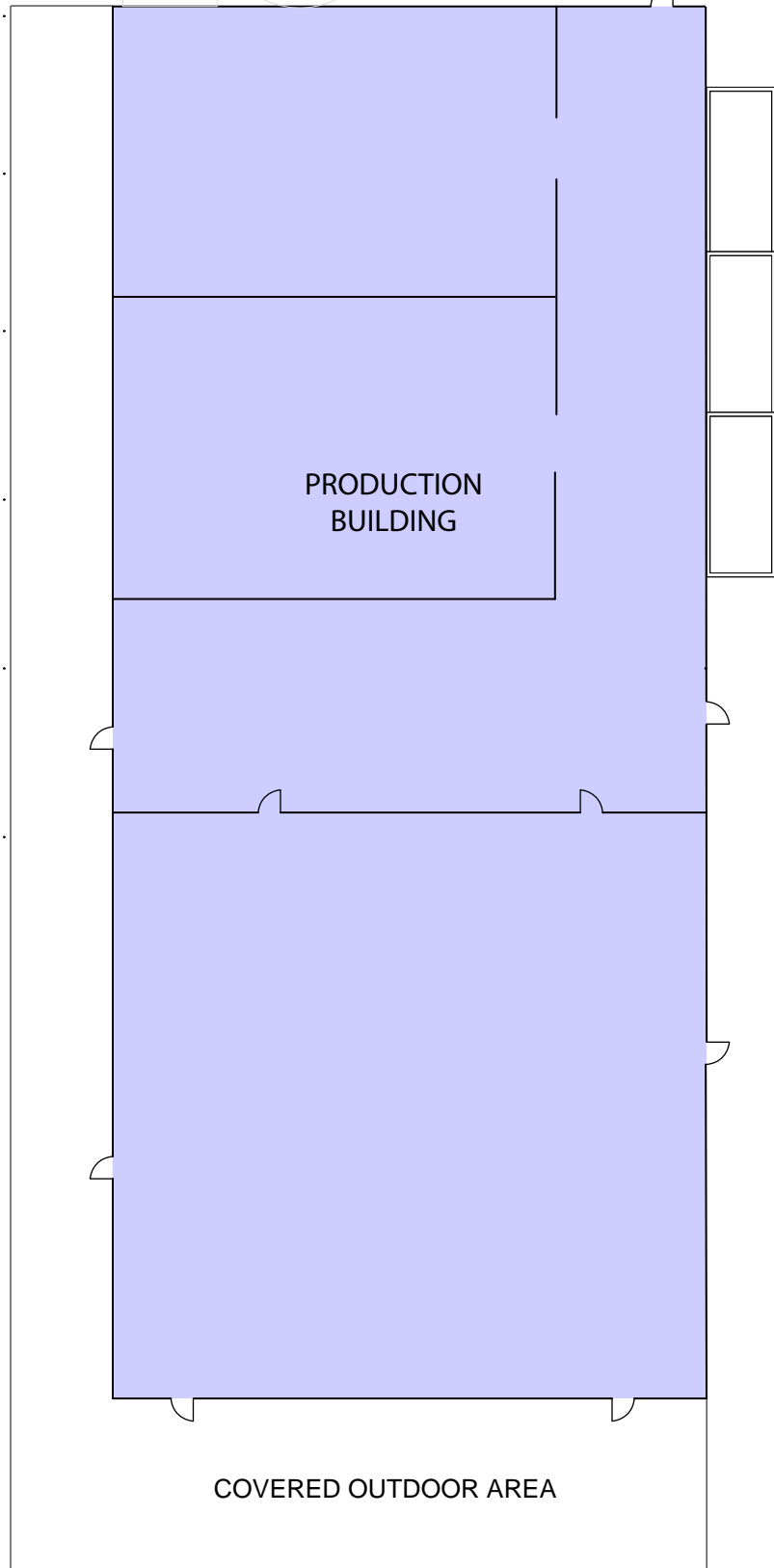
Tasting Room	2119
Administration Addition (Barrel Building)	

Total Accessory 2119

Ratio of accessory to production 6.37%

- PRODUCTION
- ACCESSORY

PROPOSED AREAS



Production Facility		<i>Use Permit as proposed</i>
Phase I Production Building		23340
Phase I Pump House		320
Phase II Barrel Building		8250
Phase II Tax Paid (Tasting Building)		187
Phase II Wine Storage (Tasting Building)		44
Total Production		32141
Accessory Use		
Tasting Room		2119
Administration Addition (Barrel Building)		2860
Total Accessory		4979
Ratio of accessory to production		15.49%

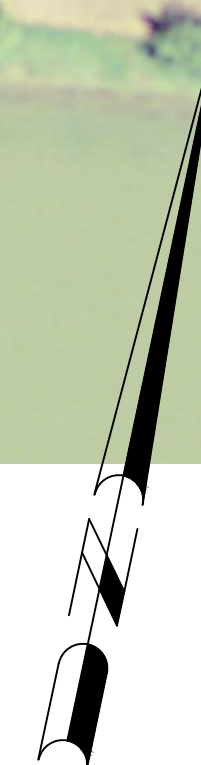
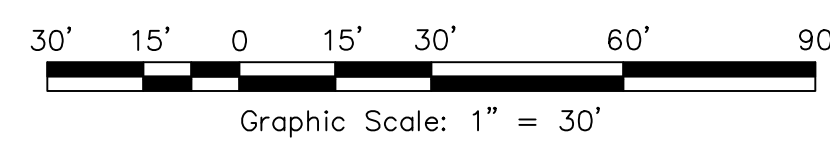
- PRODUCTION
- ACCESSORY

CONSTRUCTION LEGEND:

PROPOSED ASPHALT AREA 7,470 SF
PROPOSED STRIPING 1,725 LF



LEFT TURN POCKET EXHIBIT



LEFT TURN POCKET EXHIBIT

CUVAISON ESTATE WINERY
1221 Duhig Road, Napa, CA
APN 047-120-005

December 19, 2016

adobe associates, inc.
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1220 N. Darton Ave., Santa Rosa, CA 95401
P: (707) 544-2300 F: (707) 544-2301
Website: www.adobeinc.com

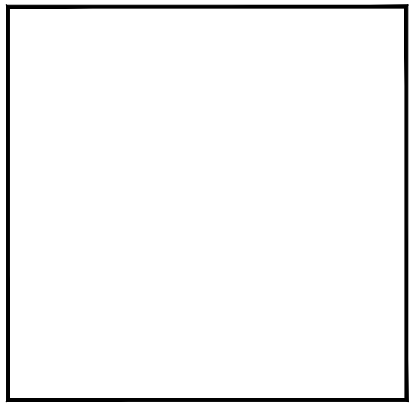
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REVISIONS	
DATE	DESCRIPTION
5.26.16	REISSUED

RAM
 RAM Engineering
 130 South Main Street, Suite 201
 Sebastopol, CA 95472
 (707) 824-0266 Fax (707) 824-9707
 www.ramengineering.net

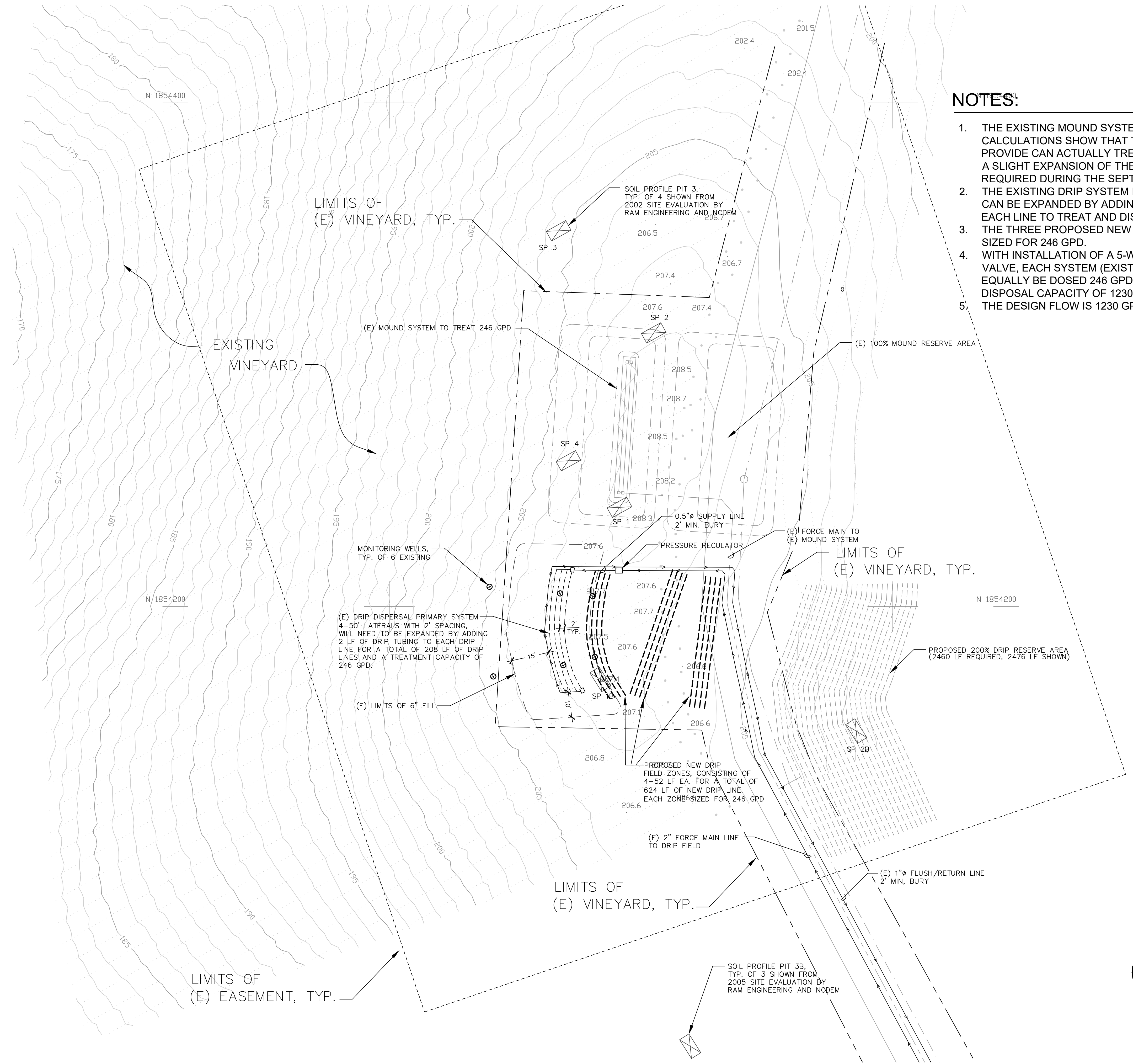
**WASTEWATER SYSTEM
 EXPANSION PLAN**

Cuvaison Winery
 5091 Old Sonoma Hwy.
 Napa, CA
 APN: 047-120-006

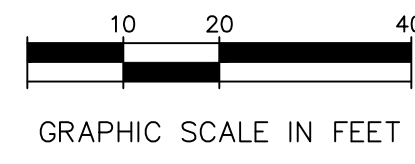
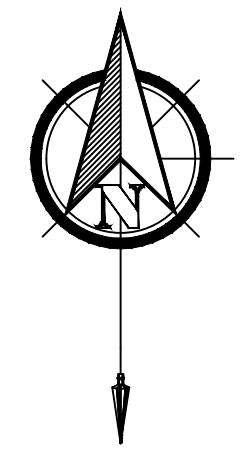
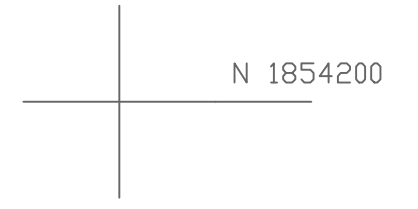
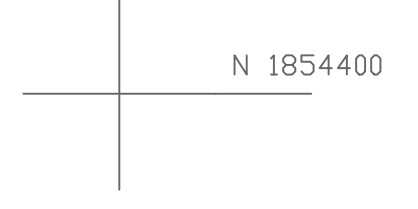


JOB RAM 200223
 DATE 3-25-16
 DRAWN TAM
 FILE NO. 02-023

SHEET
WW1
 OF 1



- NOTES:**
1. THE EXISTING MOUND SYSTEM IS SIZED FOR 225 GPD BUT CALCULATIONS SHOW THAT THE ABSORPTION AREA PROVIDE CAN ACTUALLY TREAT AND DISPOSE OF 246 GPD. A SLIGHT EXPANSION OF THE MOUND SYSTEM MAY BE REQUIRED DURING THE SEPTIC PERMIT PHASE.
 2. THE EXISTING DRIP SYSTEM IS SIZED FOR 235 GPD BUT CAN BE EXPANDED BY ADDING 2 LF OF DRIP TUBING TO EACH LINE TO TREAT AND DISPOSE OF 246 GPD.
 3. THE THREE PROPOSED NEW DRIP FIELD ZONES ARE EACH SIZED FOR 246 GPD.
 4. WITH INSTALLATION OF A 5-WAY ALTERNATING DIVERSION VALVE, EACH SYSTEM (EXISTING & PROPOSED) WILL EQUALLY BE DOSED 246 GPD FOR A TOTAL TREATMENT & DISPOSAL CAPACITY OF 1230 GPD.
 5. THE DESIGN FLOW IS 1230 GPD.



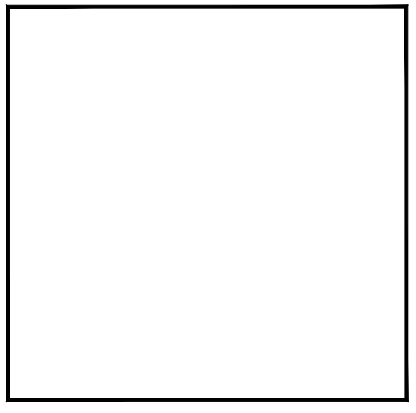
SUBSURFACE DRIP DISPERSAL SYSTEM EXPANSION PLAN
 SCALE: 1" = 20'-0"

REVISIONS	
DATE	DESCRIPTION
5.26.16	REISSUED

RAM
 RAM Engineering
 130 South Main Street, Suite 201
 Sebastopol, CA 95472
 (707) 824-0266 Fax (707) 824-9707
 www.ramengineering.net

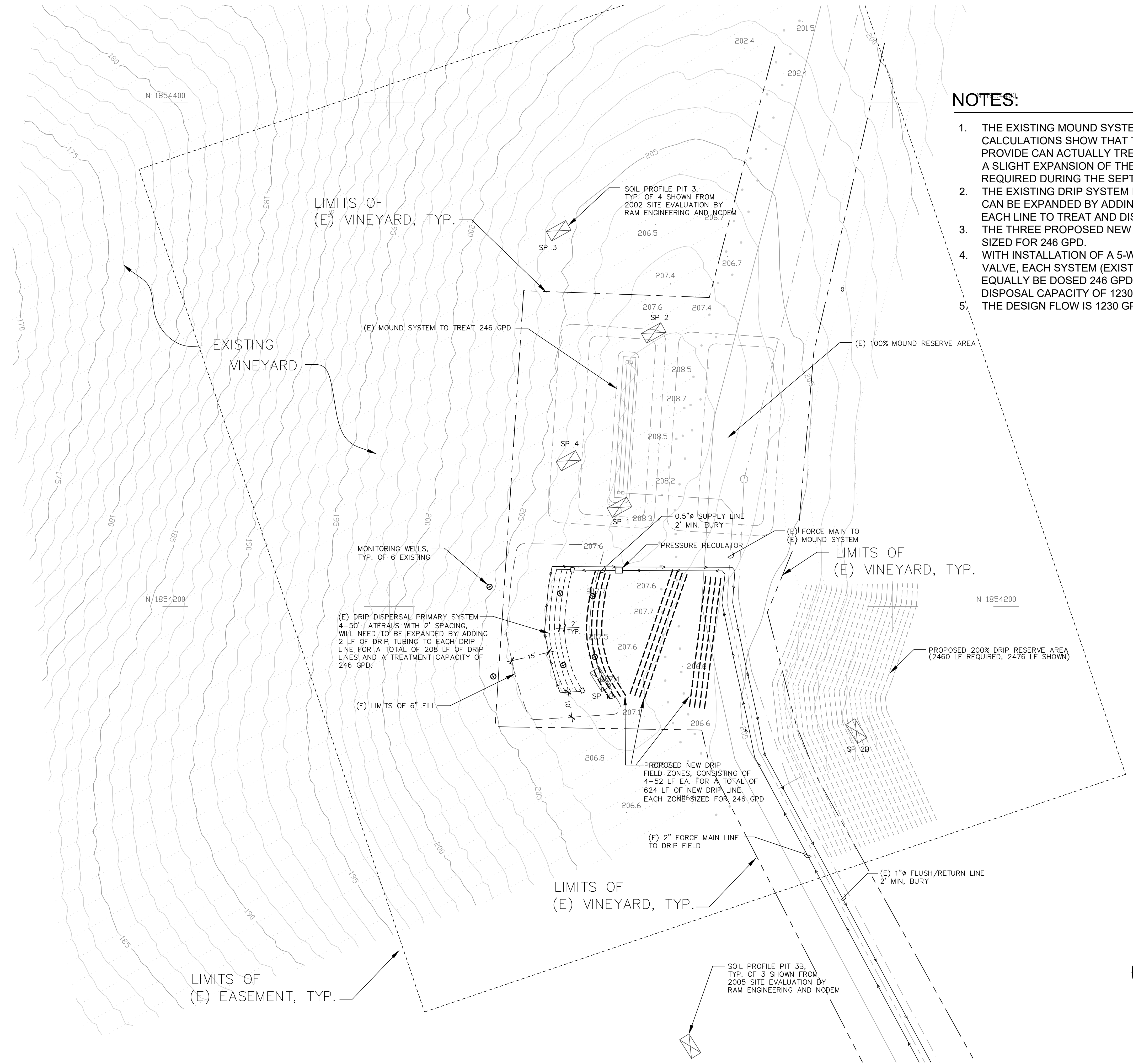
**WASTEWATER SYSTEM
 EXPANSION PLAN**

Cuvaison Winery
 5091 Old Sonoma Hwy.
 Napa, CA
 APN: 047-120-006



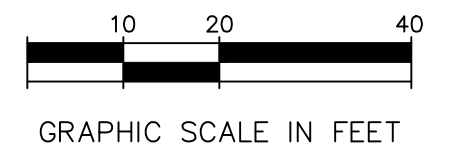
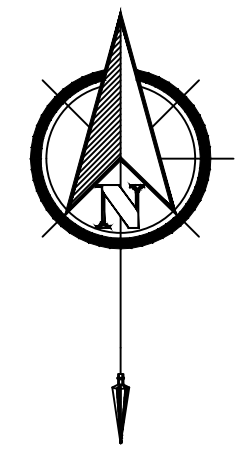
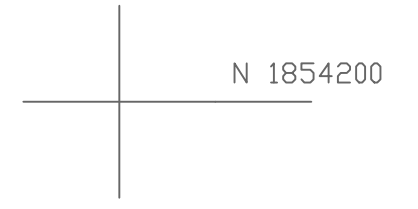
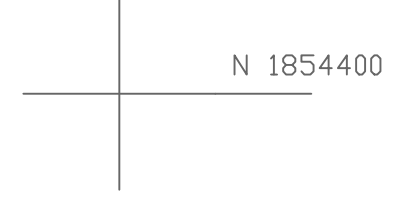
JOB RAM 200223
 DATE 3-25-16
 DRAWN TAM
 FILE NO. 02-023

SHEET
WW1
 OF 1



NOTES:

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SUBSURFACE DRIP DISPERSAL SYSTEM EXPANSION PLAN
 SCALE: 1" = 20'-0"