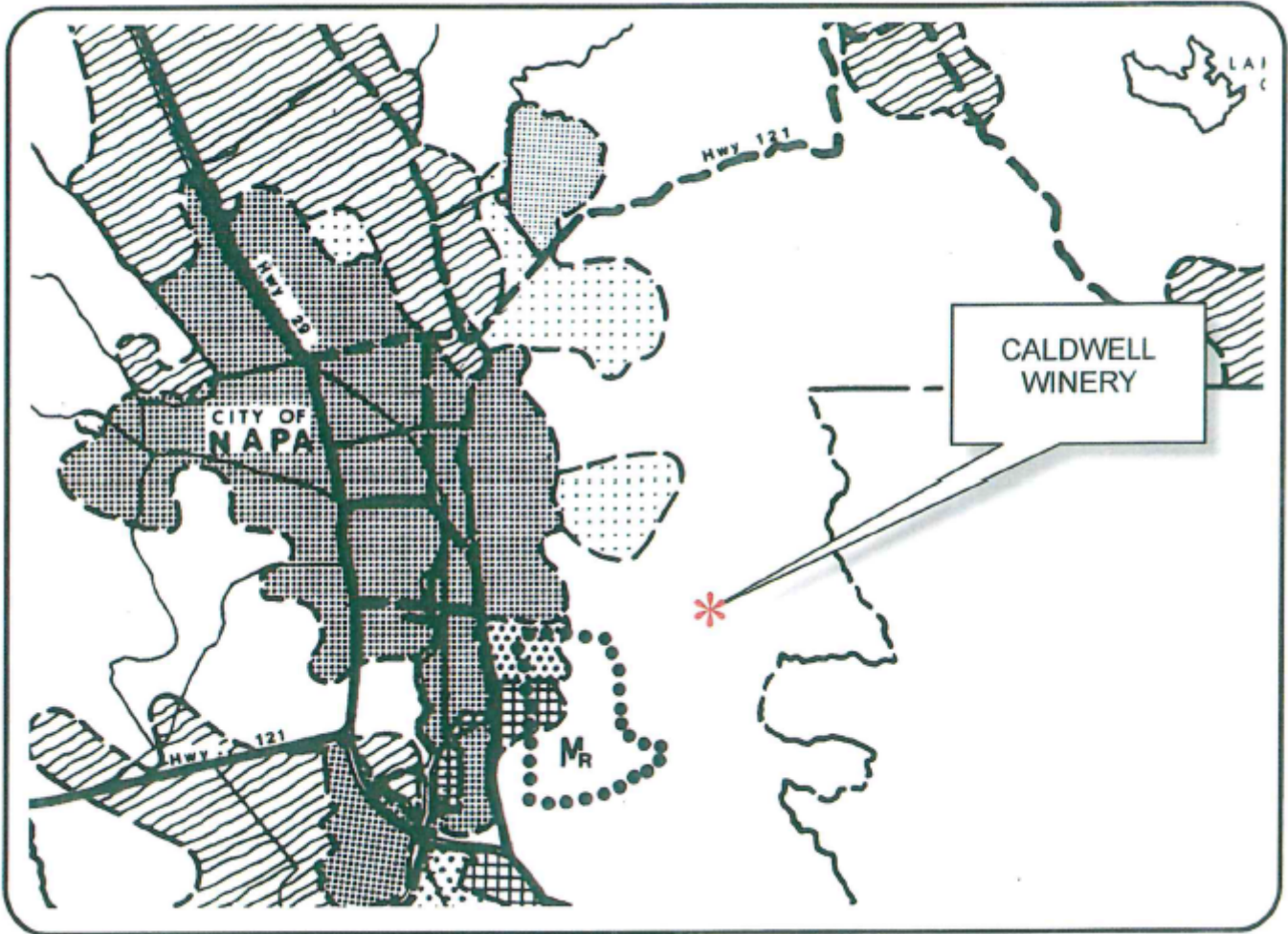


“J”

Graphics

NAPA COUNTY LAND USE PLAN 2008 – 2030



SCALE IN MILES



LEGEND



URBANIZED OR NON-AGRICULTURAL

- Study Area
- Cities
- Urban Residential*
- Rural Residential*
- Industrial
- Public-Institutional
- Napa Pipe Mixed Use

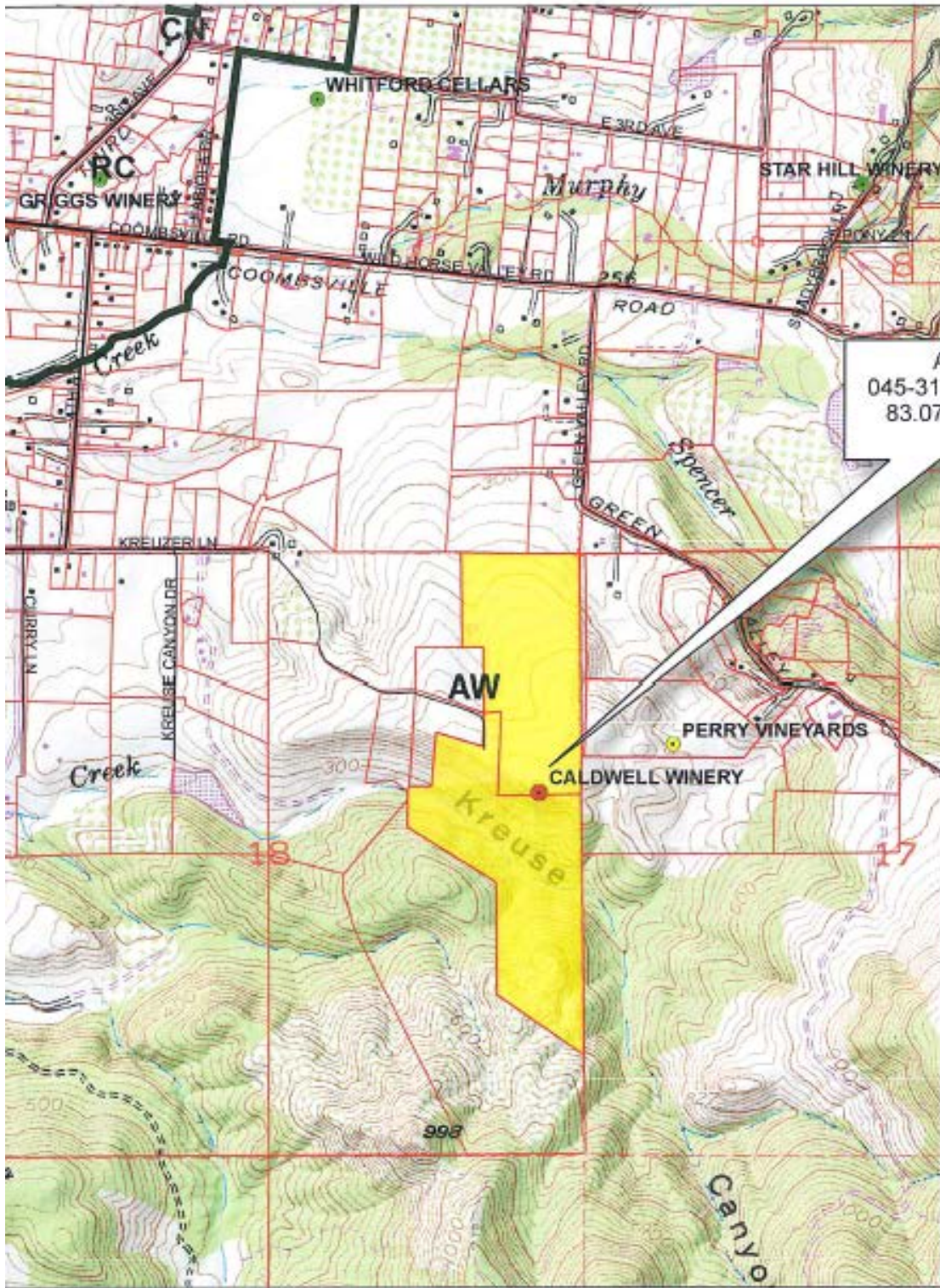
OPEN SPACE

- 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



APN
045-310-055,056
83.07Ac. Total

Legend

- Parcels
- Wineries in Vicinity
 - Producing
 - Approved
 - Pending

LEGEND

Zoning
 Parcels

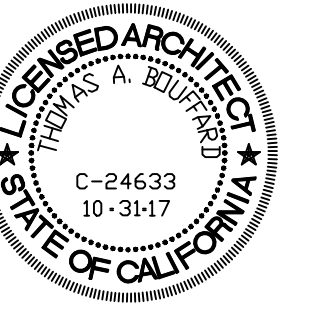
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ZONING MAP

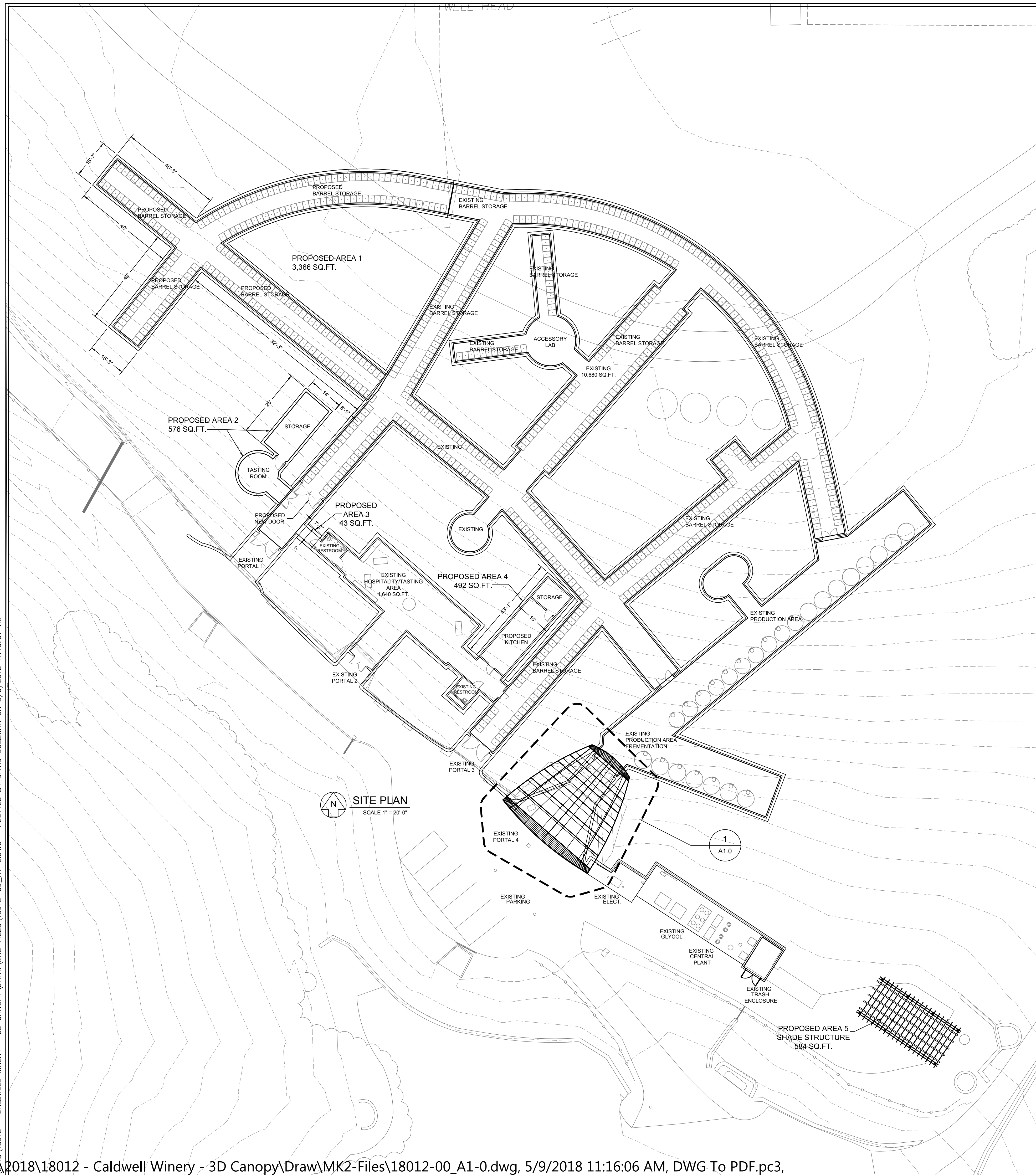
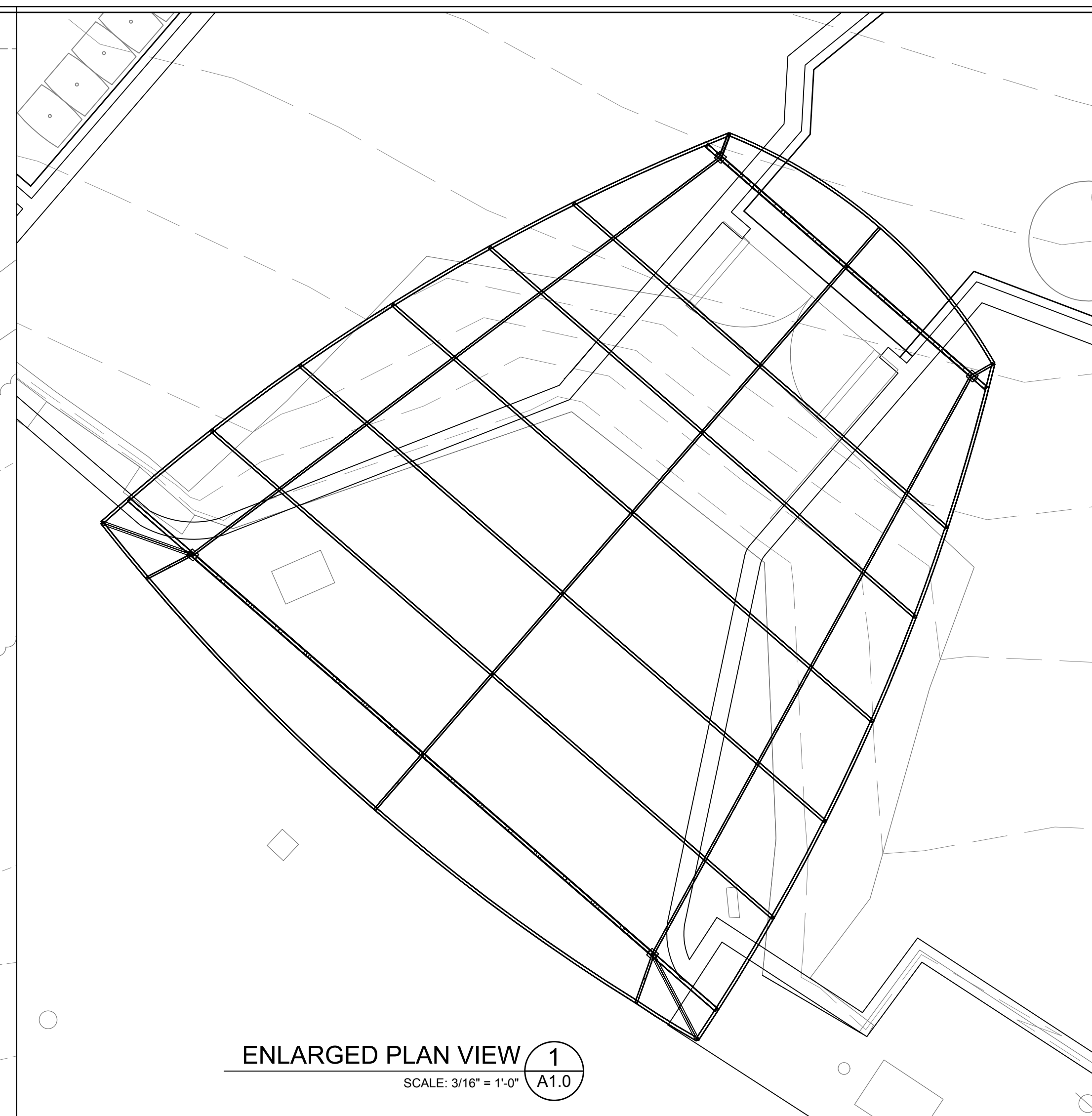


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CONSULTANTS:



NO.	REVISION
△	
△	
△	
△	
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△	

PROJECT: **CALDWELL WINERY**
 250 KREUZER LANE
 NAPA, CALIFORNIA 94559

SHEET CONTENTS:
SITE PLAN

SCALE: AS NOTED
 DATE: 2018-05-09
 DRAWN BY: DC
 CHECKED BY:
 JOB NO.: 18012

SHEET NO.
A1.0

P:\2018\18012 - Caldwell Winery - 3D Canopy\Draw\MK2-Files\18012-00_A1-0.dwg - PLOTTED BY DAVID COLEMAN ON 5/9/2018 11:16:07 AM
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 Previous paper size (36.00 x 24.00 inches), 12.12

Cave tank drift storage area



12

11

TT

TT

10

9

8

7

6

5

4

3

2

1

PT 1

PT 2

PT 3

PT 4

FERMENTATION ROOM

LAB

PRESS

SHOP

GRAND ROOM

PRIVATE TASTING ROOM

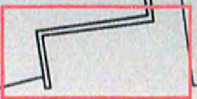
KITCHEN (CLAY TILES)

PUBLIC TASTING ROOM

13 14 15 16 17 18 19

PT 5 PT 6 PT 7

Outside of cave Storage area (Compressed gases)



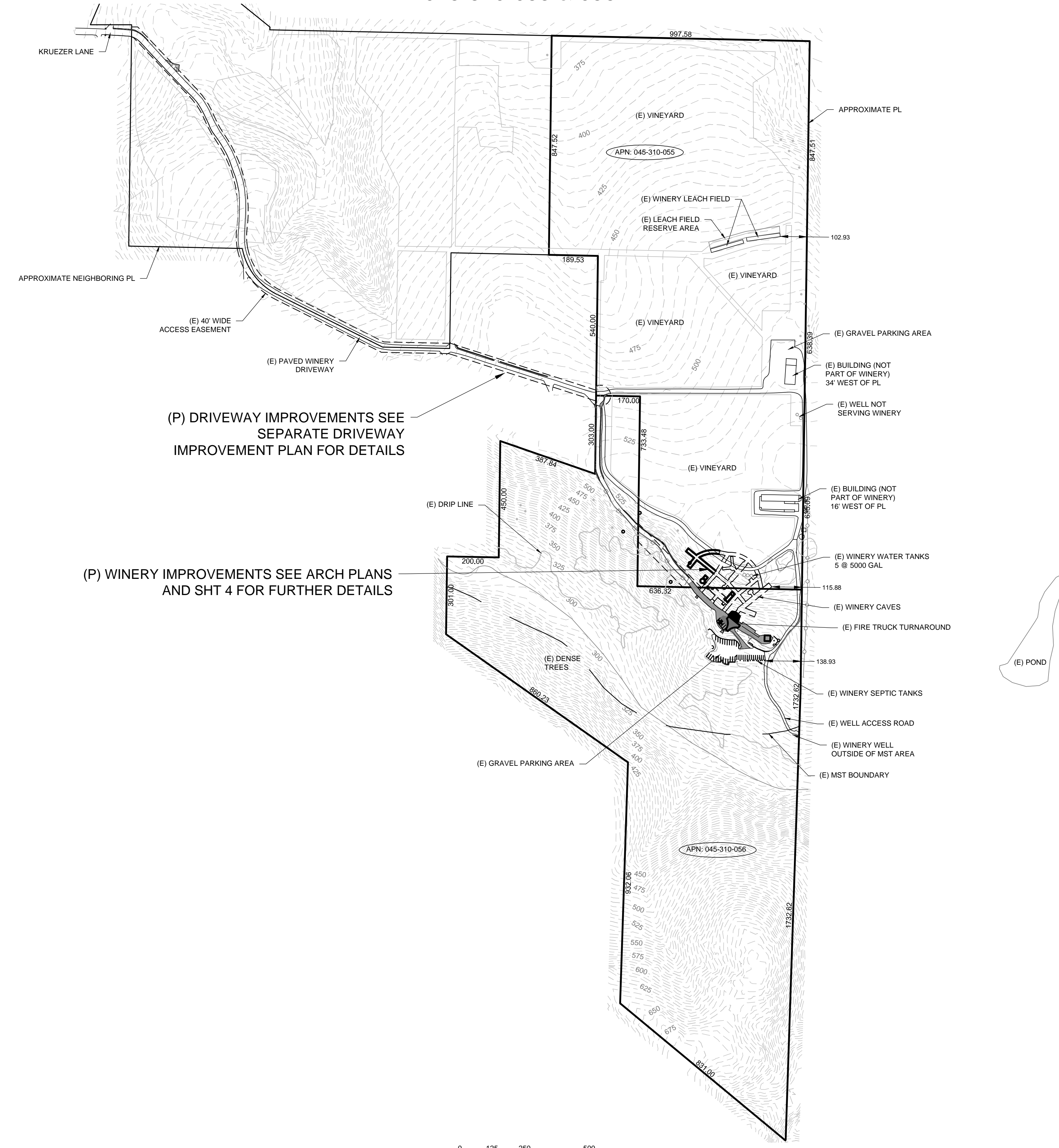
TOPPING
LINE AND
BREAKDOWN
ROOM

USE PERMIT PLAN

FOR THE CALDWELL VINEYARD WINERY

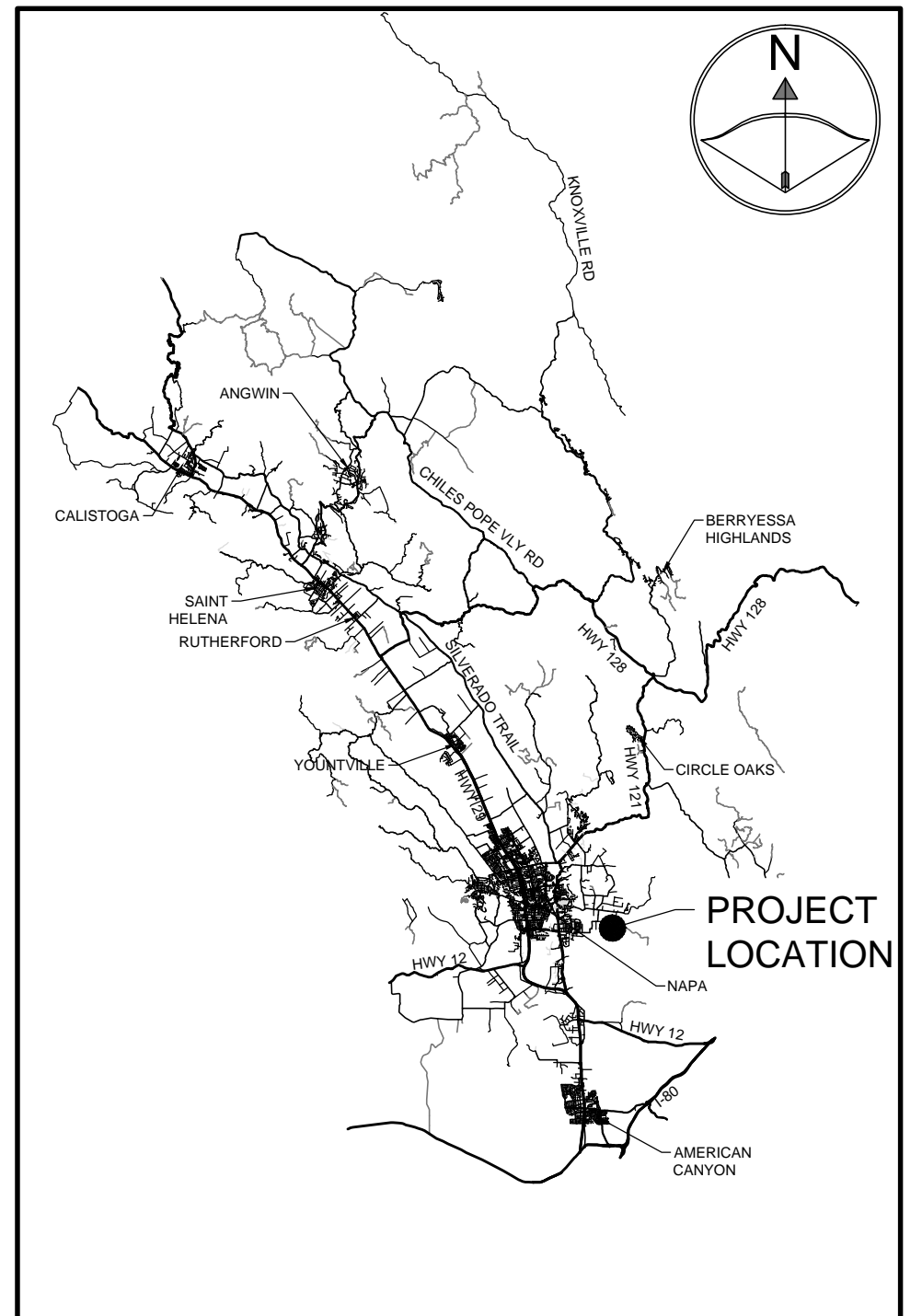
LOCATED AT
270 KREUZER LANE
NAPA, CA 94559
APN: 045-310-055 & 056

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



(P) DRIVEWAY IMPROVEMENTS SEE SEPARATE DRIVEWAY IMPROVEMENT PLAN FOR DETAILS

(P) WINERY IMPROVEMENTS SEE ARCH PLANS AND SHT 4 FOR FURTHER DETAILS



VICINITY MAP
NTS

OWNER
CALDWELL VINEYARDS
C/O SUSANNE HEUN, COO
169 KREUZER LANE
NAPA, CA 94559
707-255-1294
SUSANNE@CALDWELLVINEYARD.COM

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

ARCHITECTURAL DESIGNER
MK2 ENGINEERS
5030 BUSINESS CENTER DRIVE, STE 150
FAIRFIELD, CA 94534
(707) 759-5260

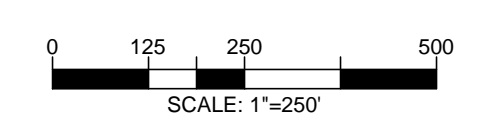
SHEET INDEX

SHT. #	DESCRIPTION
UP0	TITLE
UP1	OVERALL EXISTING SITE PLAN
UP2	EXISTING WINERY SITE PLAN
UP3	OVERALL PROPOSED SITE PLAN
UP4	PROPOSED WINERY SITE PLAN
A1.0	SITE PLAN
A2.0	FLOOR PLANS AREA 1, 2 & 3
A2.1	FLOOR PLAN AREA 4
A2.2	FLOOR PLAN AREA 5
A2.3	ENLARGED OPEN TRELLIS PLAN & ELEVATIONS
A4.0	CAVE FRONT ELEVATION
A4.1	COLOR CODE SITE PLAN

UNAUTHORIZED CHANGES & USES:
THE SURVEYOR PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE DESIGNER OF THESE PLANS.

PROPERTY LINES:
THE PROPERTY LINES SHOWN HEREON ARE BASED ON PRELIMINARY SURVEY DATA, 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 CMP ENGINEERING AND LAND SURVEYING IN APRIL & SEPTEMBER OF 2016. HORIZ DATUM IS ASSUMED. VERT DATUM IS BASED ON NAVD 88. FIELD SURVEY CONTOURS ARE SHOWN AS FOLLOWS: MAJOR -5', MINOR -1'.



Cameron Pridmore
Apr 25, 2018



CMP
CIVIL ENGINEERING & SURVEYING

PREPARED BY: CAMERON PRIDMORE PE, PLS
1607 CAPELL VALLEY ROAD
NAPA, CA 94558
(707) 815-0988
CAMERON@CMPENGINEERING.COM
PROJECT #: 00193 DATE: 1/20/2017

REV. #	DATE	DESCRIPTION
1	5/23/17	COUNTY COMMENTS MARCH 2017
2	4/24/18	CLIENT COMMENTS APRIL 2018

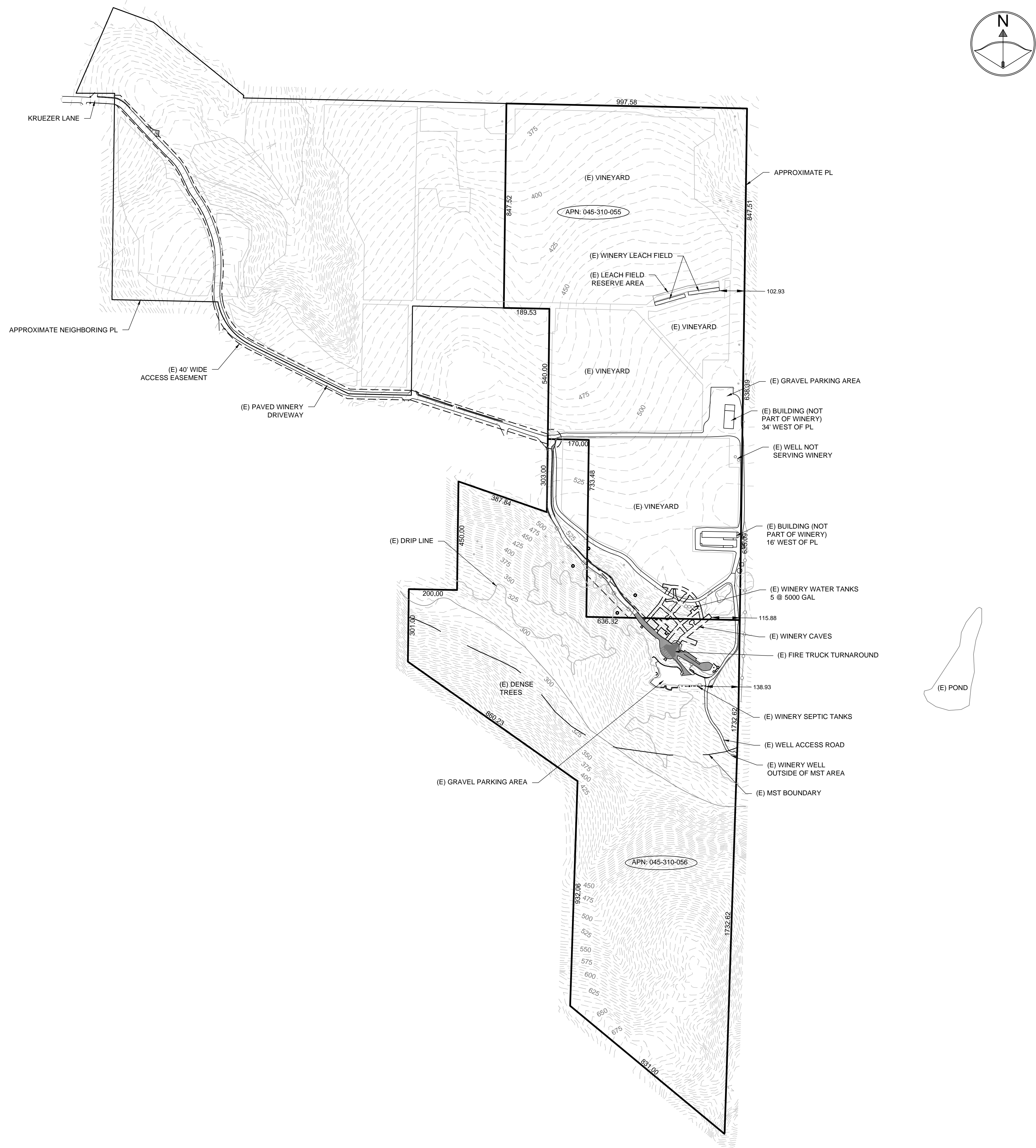
CALDWELL VINEYARDS WINERY
270 KREUZER LANE
NAPA, CA 94559
APN: 045-310-055 & 056

TITLE

SHEET NAME: _____ SHEET: _____

UP0

OF 5



PREPARED BY:
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 (707) 814-0888
 CAMERON@CMPENGINEERING.COM
 CMPENGINEERING.COM
 PROJECT #: 00193 DATE: 1/20/2017

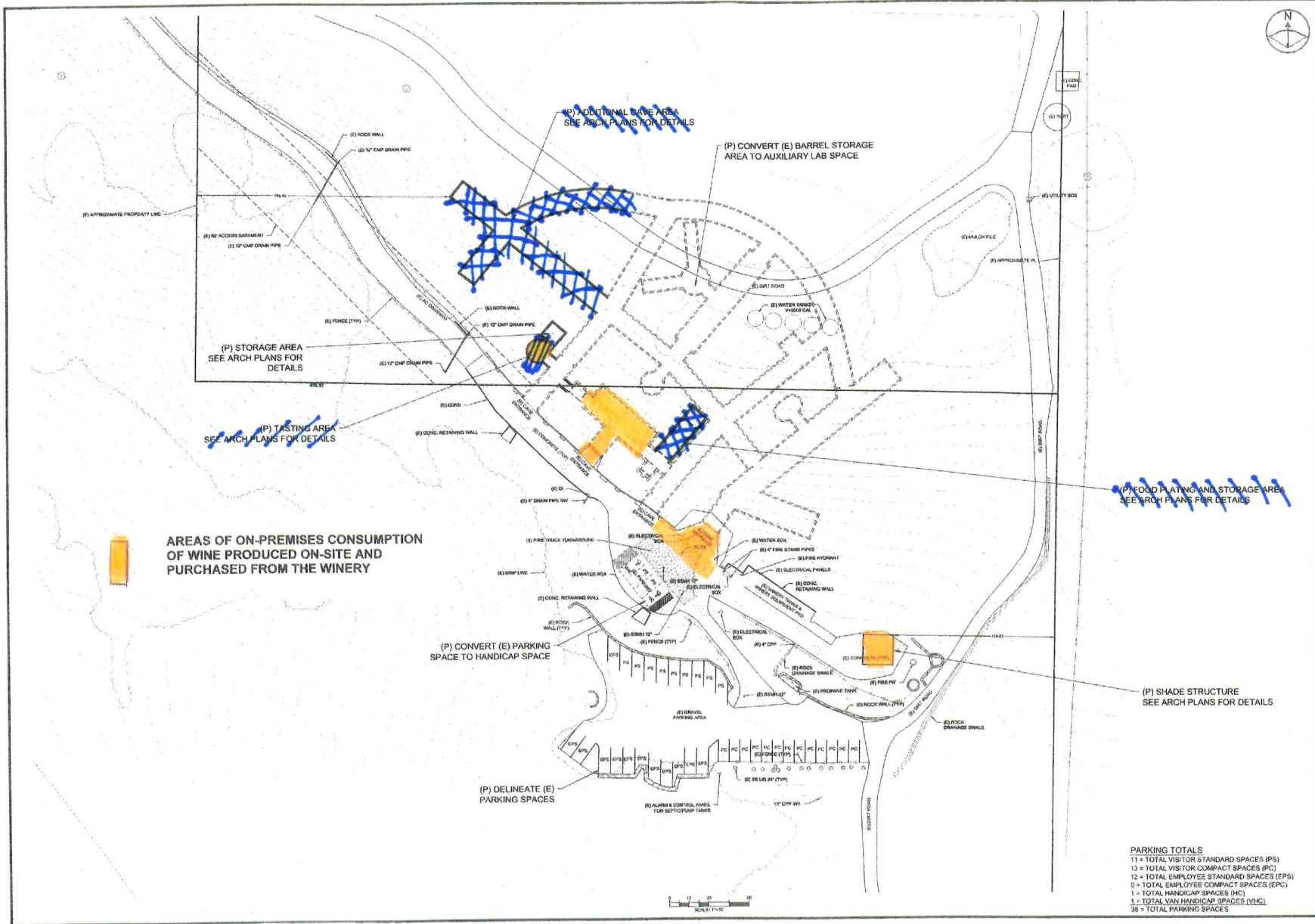
REV. #	DESCRIPTION	DATE
1	COUNTY COMMENTS MARCH 2017	5/23/17
2	CLIENT COMMENTS APRIL 2018	4/24/18

PROJECT INFO:
CALDWELL VINEYARDS WINERY
 270 KREUZER LANE
 NAPA, CA 94559
 APN: 045-310-055 & 056

SHEET NAME:
**OVERALL EXISTING
 SITE PLAN**

SHEET:
UP1
 OF 5





AREAS OF ON-PREMISES CONSUMPTION OF WINE PRODUCED ON-SITE AND PURCHASED FROM THE WINERY

PARKING TOTALS

- 11 = TOTAL VISITOR STANDARD SPACES (PS)
- 13 = TOTAL VISITOR COMPACT SPACES (PC)
- 12 = TOTAL EMPLOYEE STANDARD SPACES (EPS)
- 0 = TOTAL EMPLOYEE COMPACT SPACES (EPC)
- 1 = TOTAL HANDICAP SPACES (HC)
- 1 = TOTAL VAN HANDICAP SPACES (VHC)
- 38 = TOTAL PARKING SPACES



PREPARED BY: CAMERON PRIDMORE PE FLS
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 (707) 251-8888
 CALDWELL@CALDWELL.COM
 CAMERON@CALDWELL.COM

DATE	DESCRIPTION	COMMENTS
03/27	1	CONVERT COMMENTS FROM 03/27

PROJECT INFO:
 CALDWELL VINEYARDS WINERY
 270 KREUZER LANE
 NAPA, CA 94958
 APN: 045-310-055 & 056

PROPOSED WINERY SITE PLAN

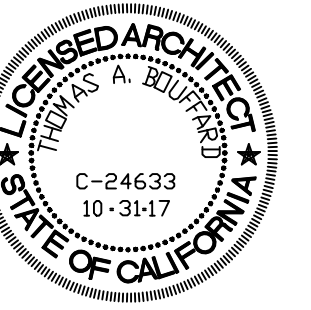
SHEET: UP4



Sent from my iPhone

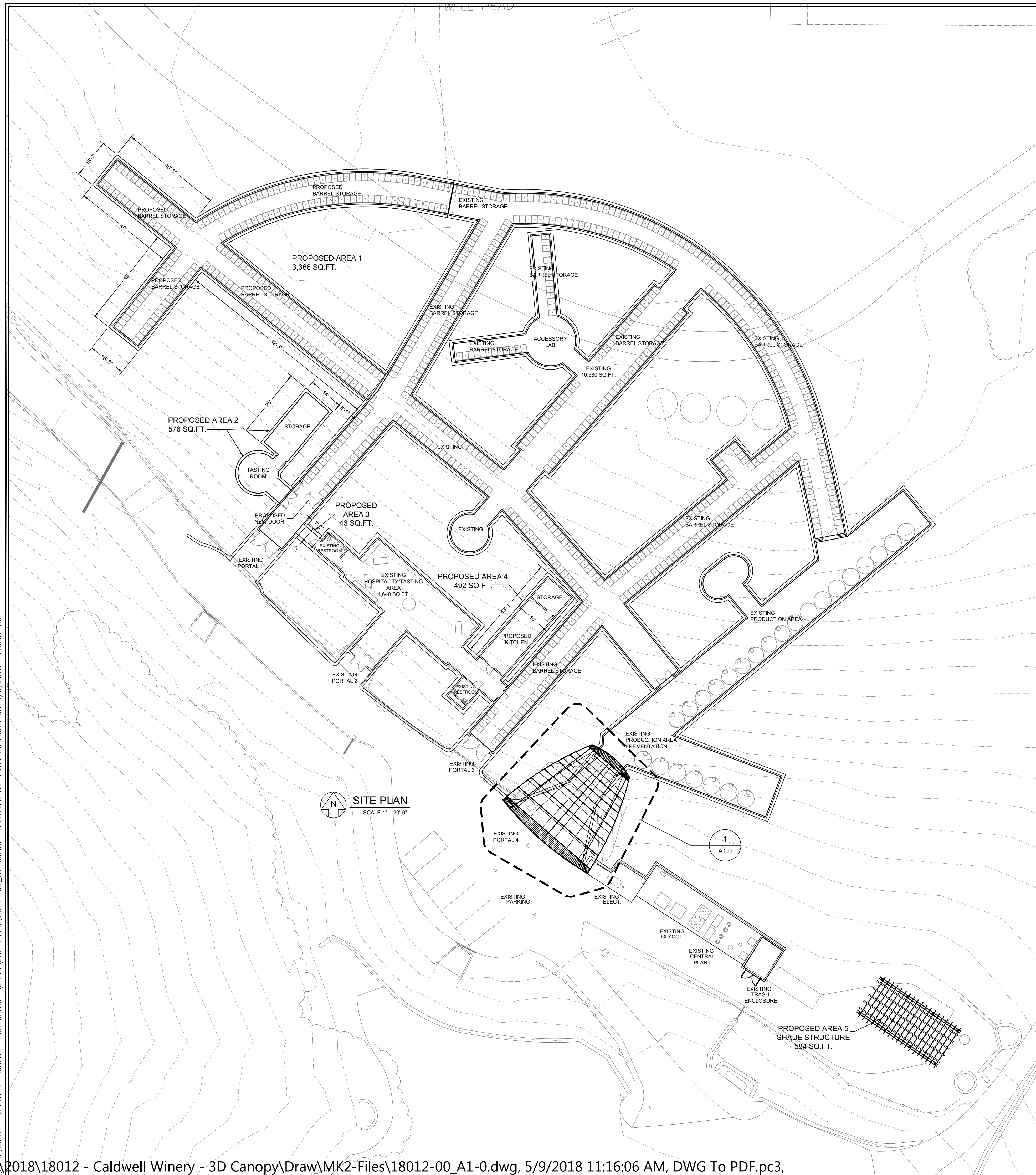
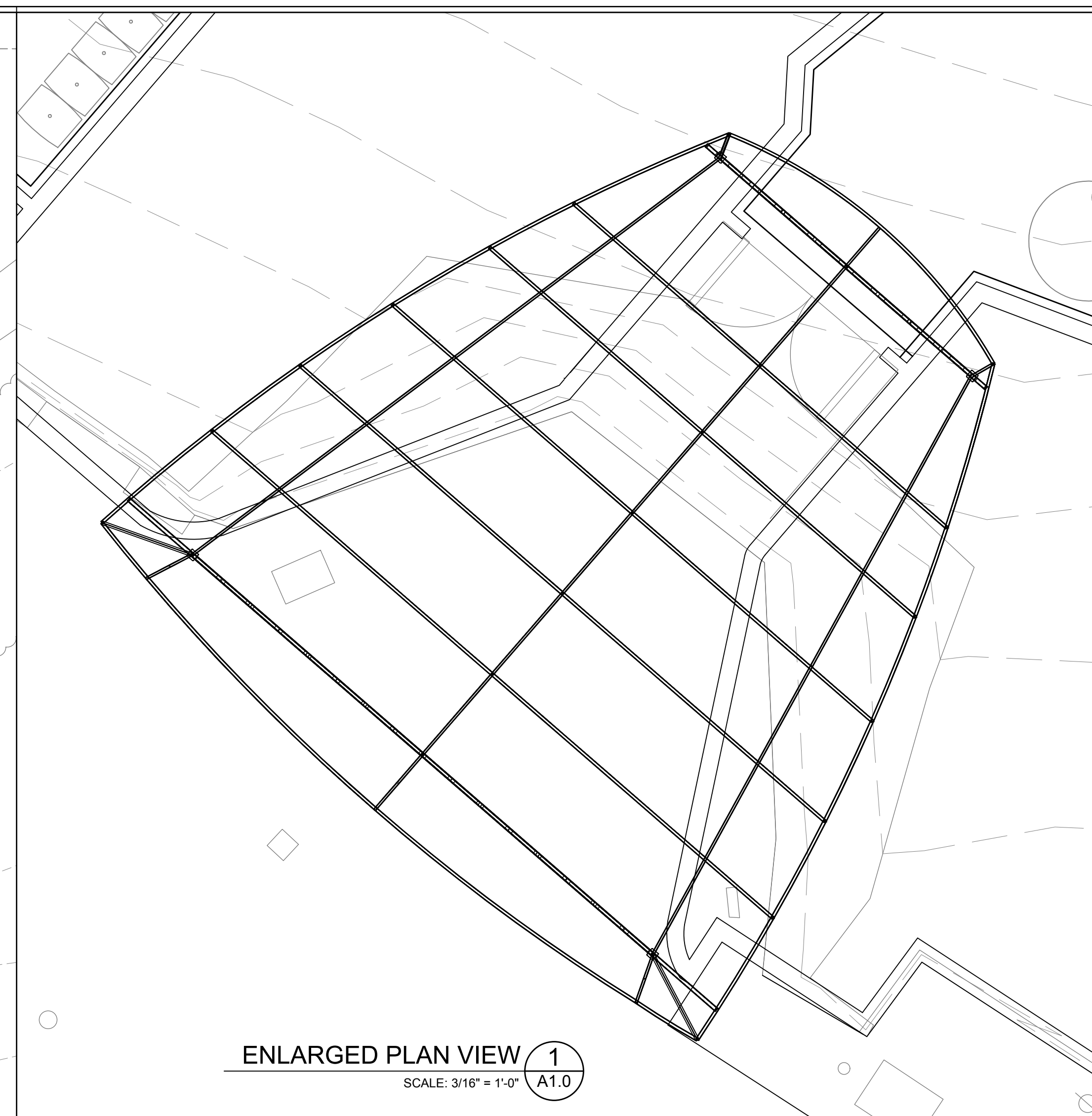


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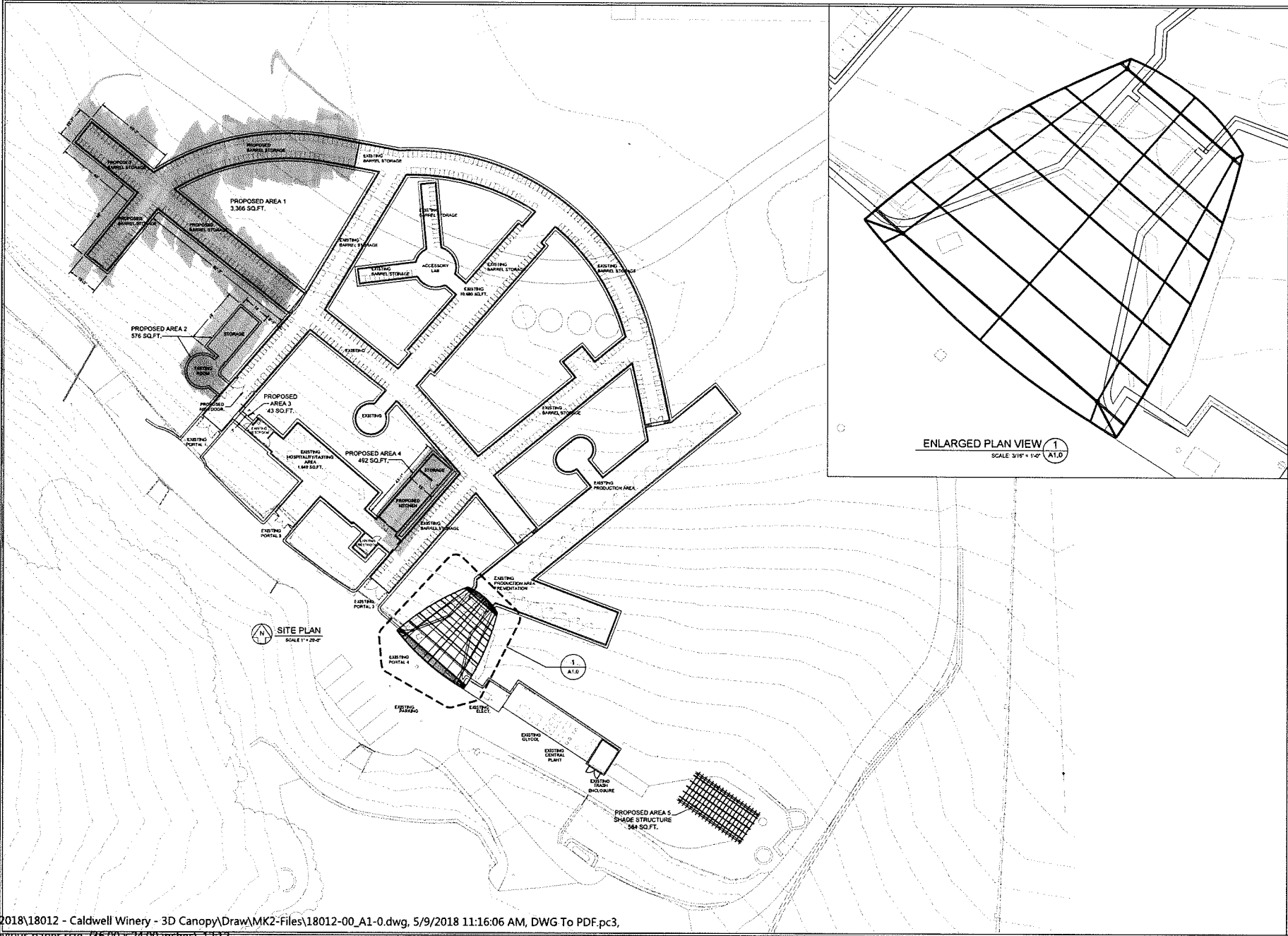
PROJECT: **CALDWELL WINERY**
 250 KREUZER LANE
 NAPA, CALIFORNIA 94559

SHEET CONTENTS:
SITE PLAN

SCALE: AS NOTED
 DATE: 2018-05-09
 DRAWN BY: DC
 CHECKED BY:
 JOB NO.: 18012

SHEET NO.
A1.0

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CONSULTANTS

NO.	REVISION

PROJECT
CALDWELL WINERY
 250 KREUZER LANE
 NAPA, CALIFORNIA 94559

SHEET CONTENTS
 SITE PLAN

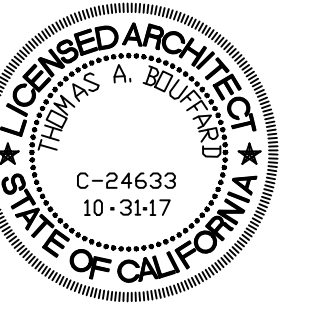
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A1.0

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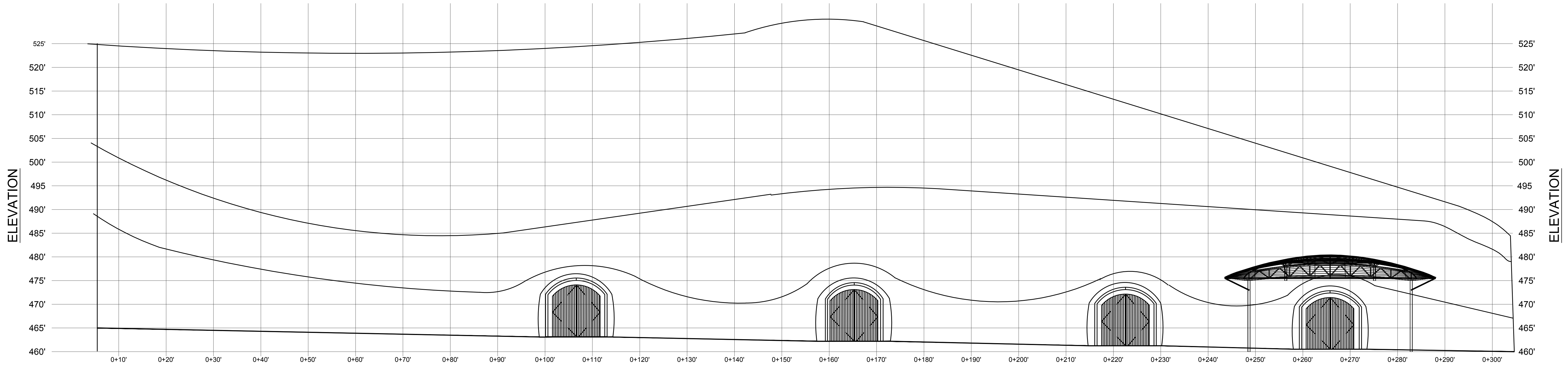


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CONSULTANTS:



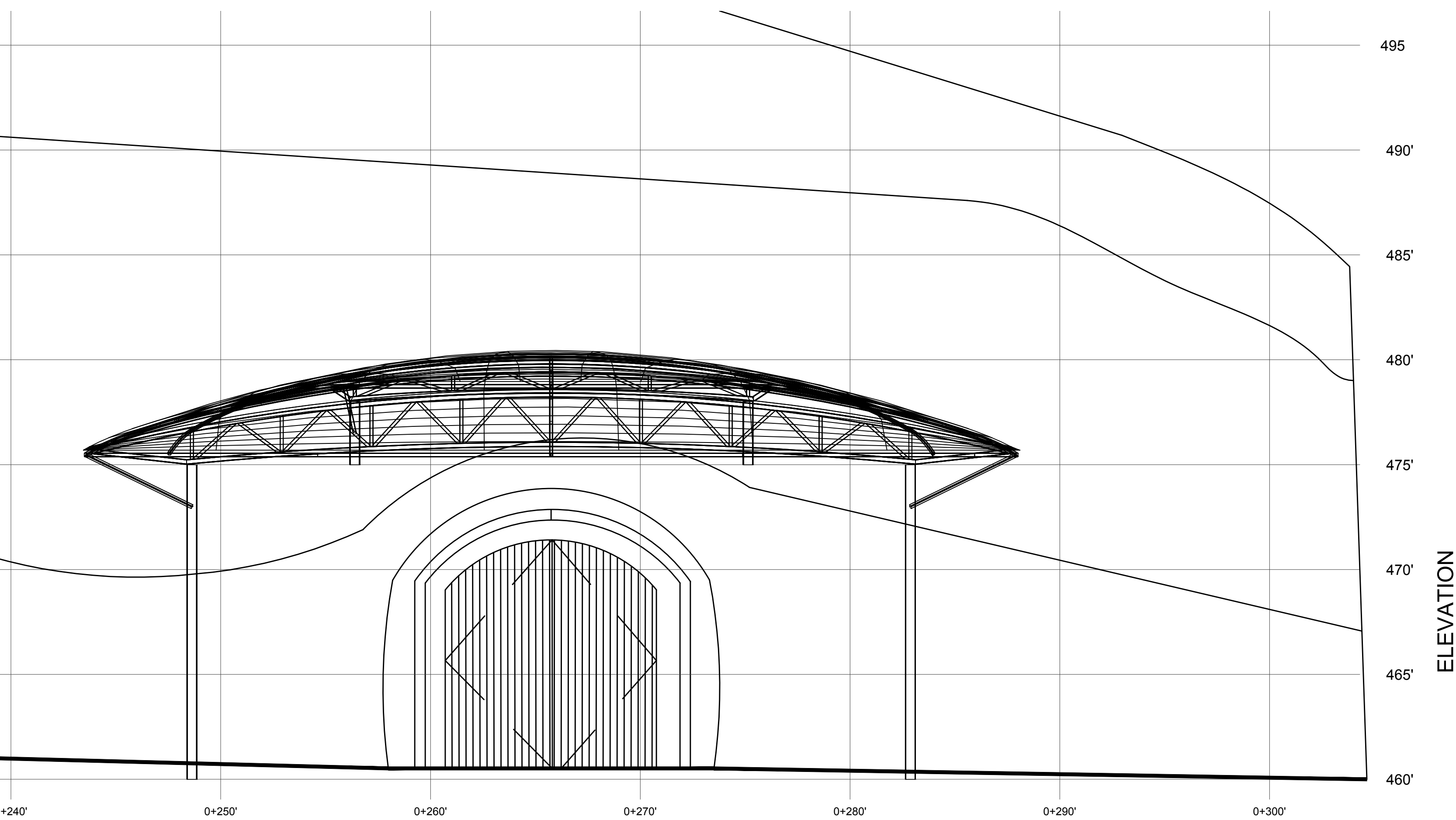
EXISTING PORTAL # 1 BARREL
 STORAGE NEW TASTING ROOM

EXISTING PORTAL # 2
 HOSPITALITY- WINE TASTING

EXISTING PORTAL # 3
 BARREL STORAGE

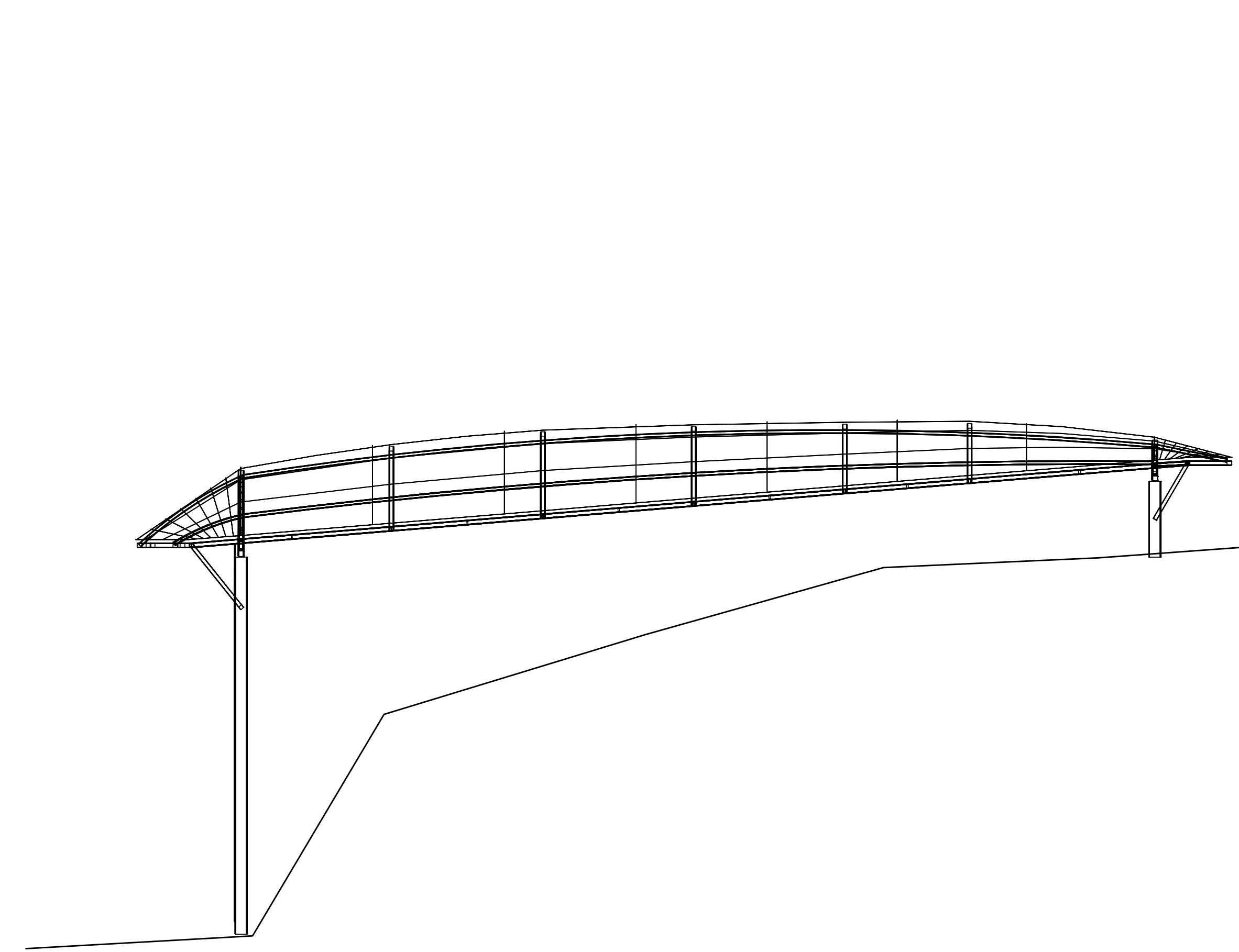
EXISTING PORTAL # 4
 PRODUCTION AREA /
 FERMENTATION FERMENTATION

CAVE FRONT ELEVATION
 SCALE: 3/32 = 1'-0"



EXISTING PORTAL # 4 PRODUCTION AREA /
 FERMENTATION FERMENTATION

CAVE FRONT ENLARGED ELEVATION
 SCALE: 1/4 = 1'-0"



CAVE SIDE ENLARGED ELEVATION
 SCALE: 1/4 = 1'-0"

NO.	REVISION
△	
△	
△	
△	
△	
△	

PROJECT:
CALDWELL WINERY
 250 KREUZER LANE
 NAPA, CALIFORNIA 94559

SHEET CONTENTS:

SITE PLAN

SCALE: AS NOTED

DATE: 2018-05-09

DRAWN BY: DC

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JOB NO.: 18012

SHEET NO.

A4.0

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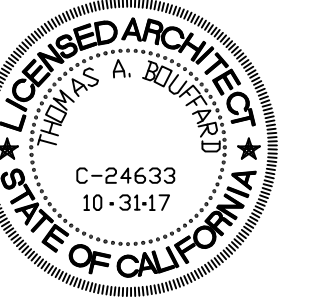
Balcher, Wyntress

From: Wyntress <wynal@aol.com>
Sent: Wednesday, April 24, 2019 8:40 PM
To: Balcher, Wyntress
Subject: Caldwell site visit





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PROJECT:
CALDWELL WINERY
 250 KREUZER LANE
 NAPA, CALIFORNIA 94559

SHEET CONTENTS:

SITE PLAN

SCALE: AS NOTED

DATE: 2018-05-09

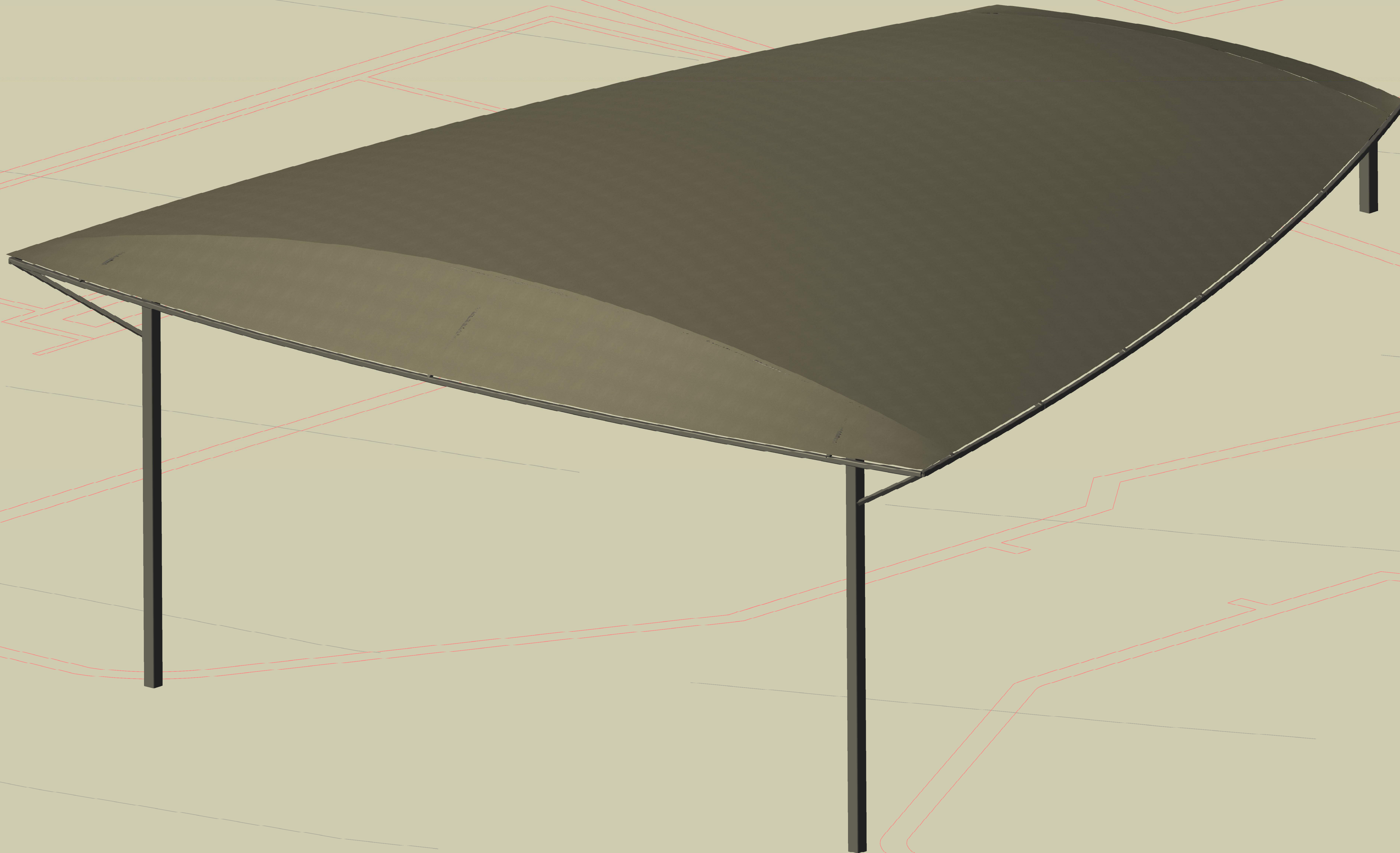
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JOB NO.: 18012

SHEET NO.

A9.0



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Replacement Oak Tree



Equipment Screening



Proposed Trellis Location



Replacement Plantings

