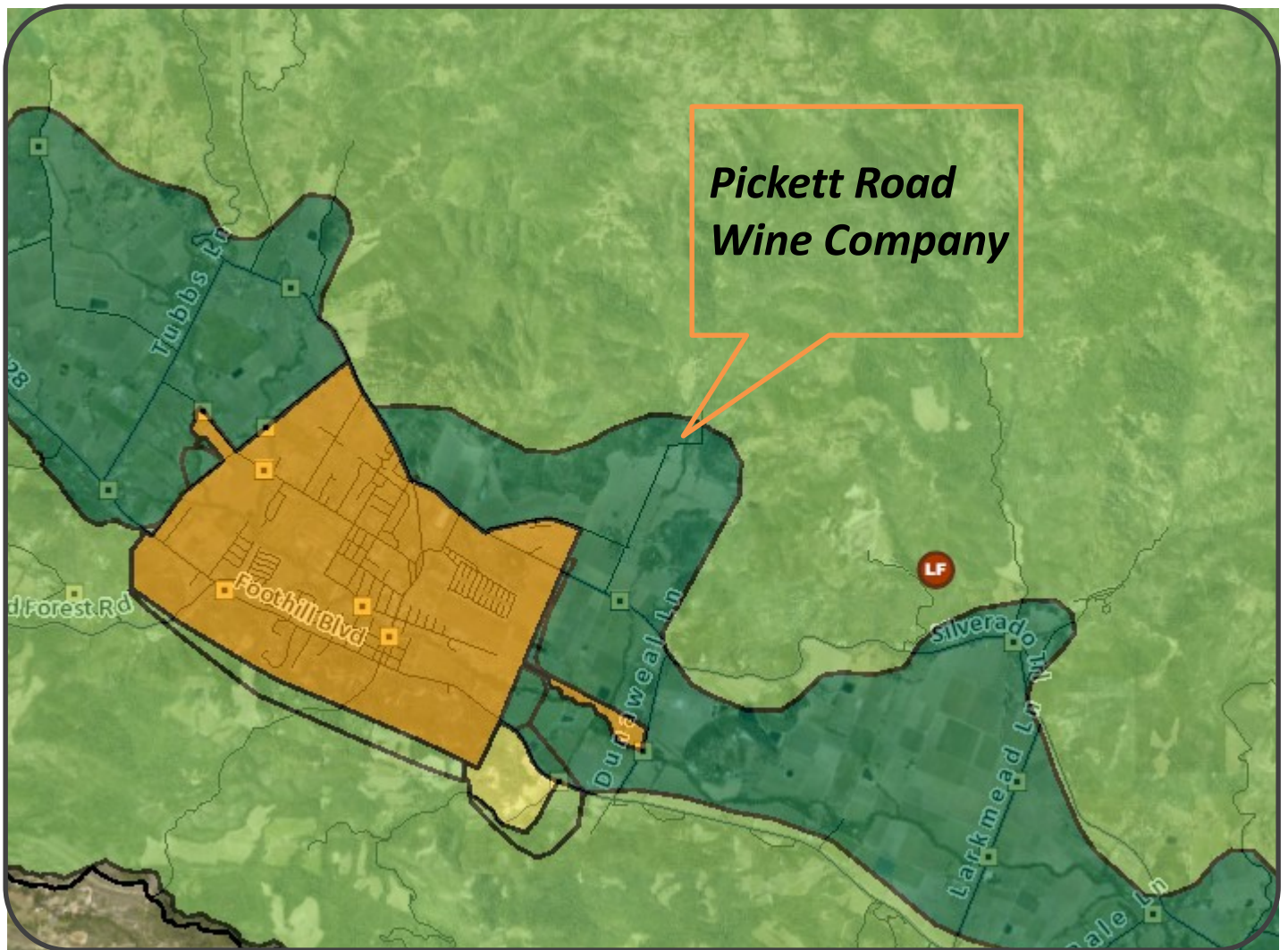


“F”

Graphics
Pickett Road Wine Company Major
Modification
P19-00172-MOD

NAPA COUNTY LAND USE PLAN 2008 – 2030



LEGEND



URBANIZED OR NON-AGRICULTURAL

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

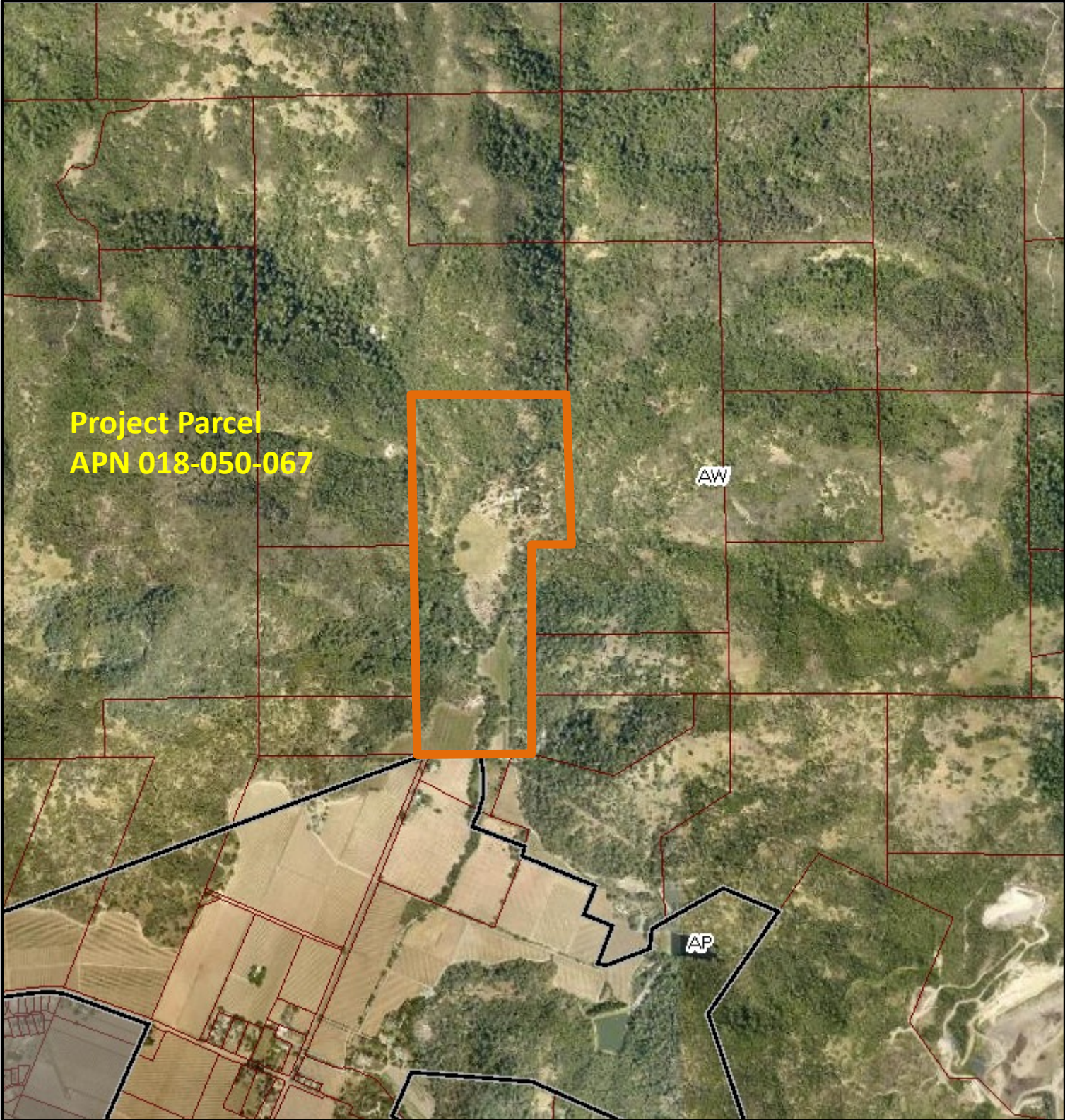
OPEN SPACE

- 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



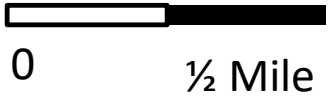
Project Parcel
APN 018-050-067

AW

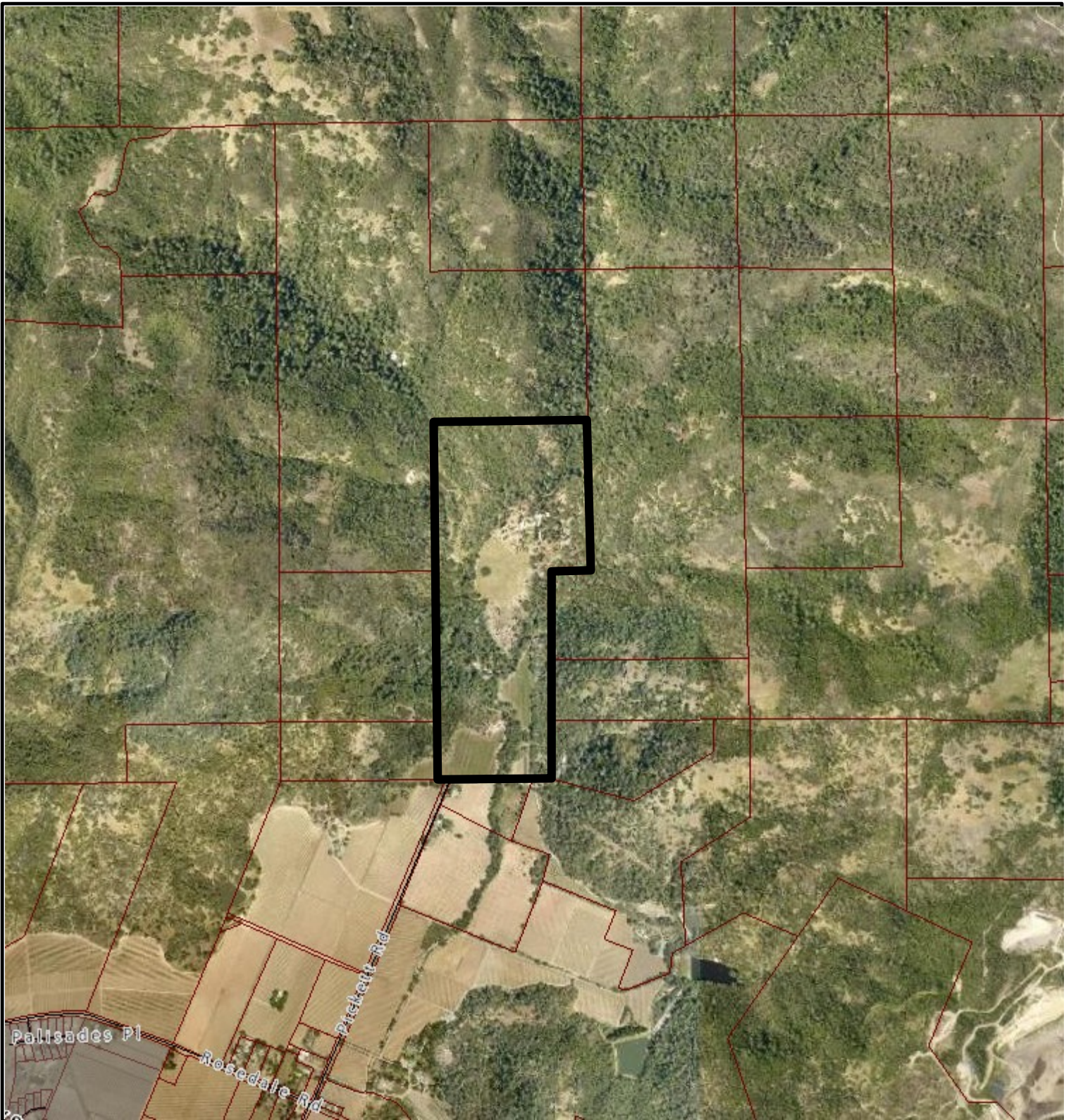
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LEGEND

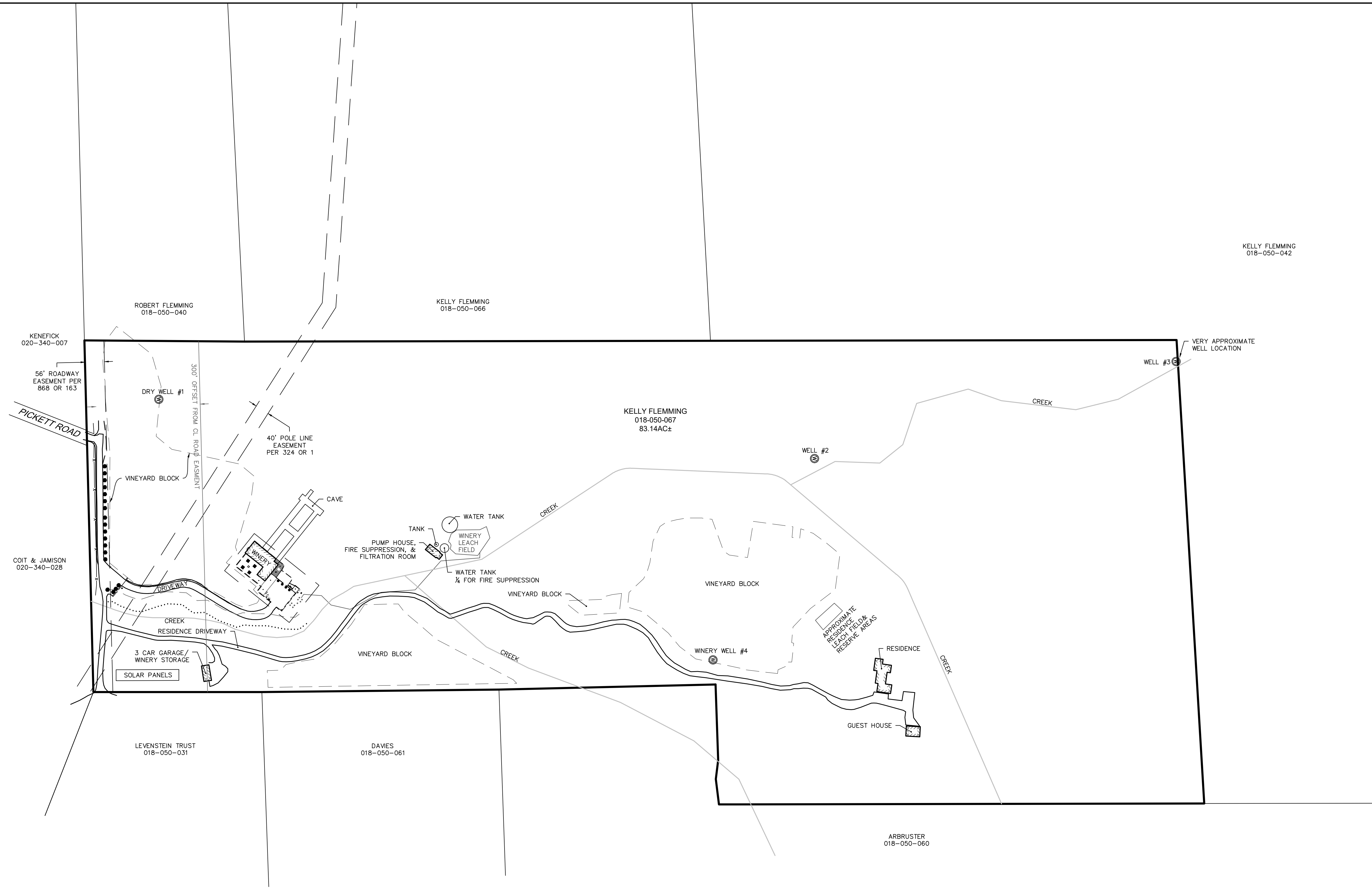
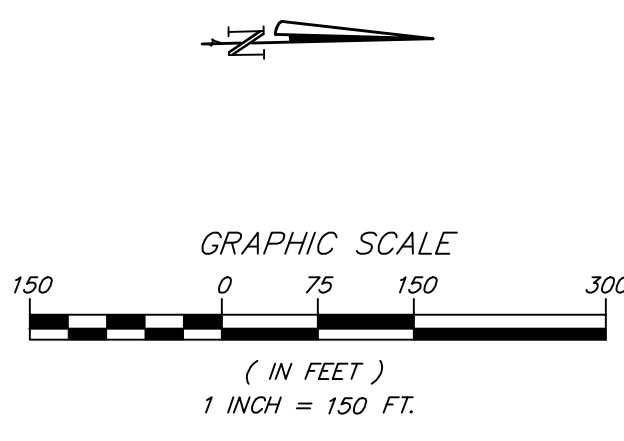
- Zoning
- Parcels



ZONING MAP



Existing Conditions



ALBION
ALBION SURVEYS
 CONSULTING LAND SURVEYORS
 1113 HUNT AVENUE
 ST. HELENA, CA 94574
 (707) 963-1217
 www.albionsurveys.com

DRAWING NOTES
 THIS MAP IS NOT A BOUNDARY SURVEY. IT IS PROVIDED TO LOCATE THE SUBJECT PROPERTY IN RELATION TO ADJOINING LANDS, HIGHWAYS, ROADS, STREETS AND NOT TO GUARANTEE ANY FIXED DIMENSION, ACREAGE OR EASEMENT LOCATIONS. A FIELD SURVEY SHOULD BE PERFORMED PRIOR TO ANY CRITICAL DESIGN WORK, CONSTRUCTION OR CONVEYANCE. EASEMENTS MAY AFFECT THIS PROPERTY. THIS SURVEYOR WAS NOT PROVIDED ANY INFORMATION REGARDING EASEMENTS BY THE OWNER.

SITE INFORMATION
 APN: 018-050-067
 ADDRESS: 2343 PICKETT RD
 CALISTOGA, CA 94515

WINERY USE SITE PLAN
 OF A PORTION OF THE LANDS OF
FLEMMING
 COUNTY OF NAPA STATE OF CALIFORNIA

LEGEND:

- CL CENTER LINE
- CO CLEAN OUT
- CONC CONCRETE
- DG DECOMPOSED GRANITE
- DI DRAINAGE INLET
- (E) EXISTING
- ELEC ELECTRIC
- FH FIRE HYDRANT
- (P) PROPOSED
- W WELL
- TREE
- APPROXIMATE BOUNDARY LINE; SEE DRAWING NOTES
- APPROXIMATE EASEMENT LINE; SEE DRAWING NOTES
- BUILDING LINE
- EDGE OF CONC
- EDGE OF PAVEMENT
- EDGE OF GRAVEL ROAD
- FENCE
- OVERHEAD POWER AND/OR TELEPHONE LINE
- WALL
- VINEYARD BLOCK

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS ACT.
 FOR NEW ALBION SURVEYS INC., DBA ALBION SURVEYS

Jon M Webb
 JON M. WEBB
 FEBRUARY 10, 2020

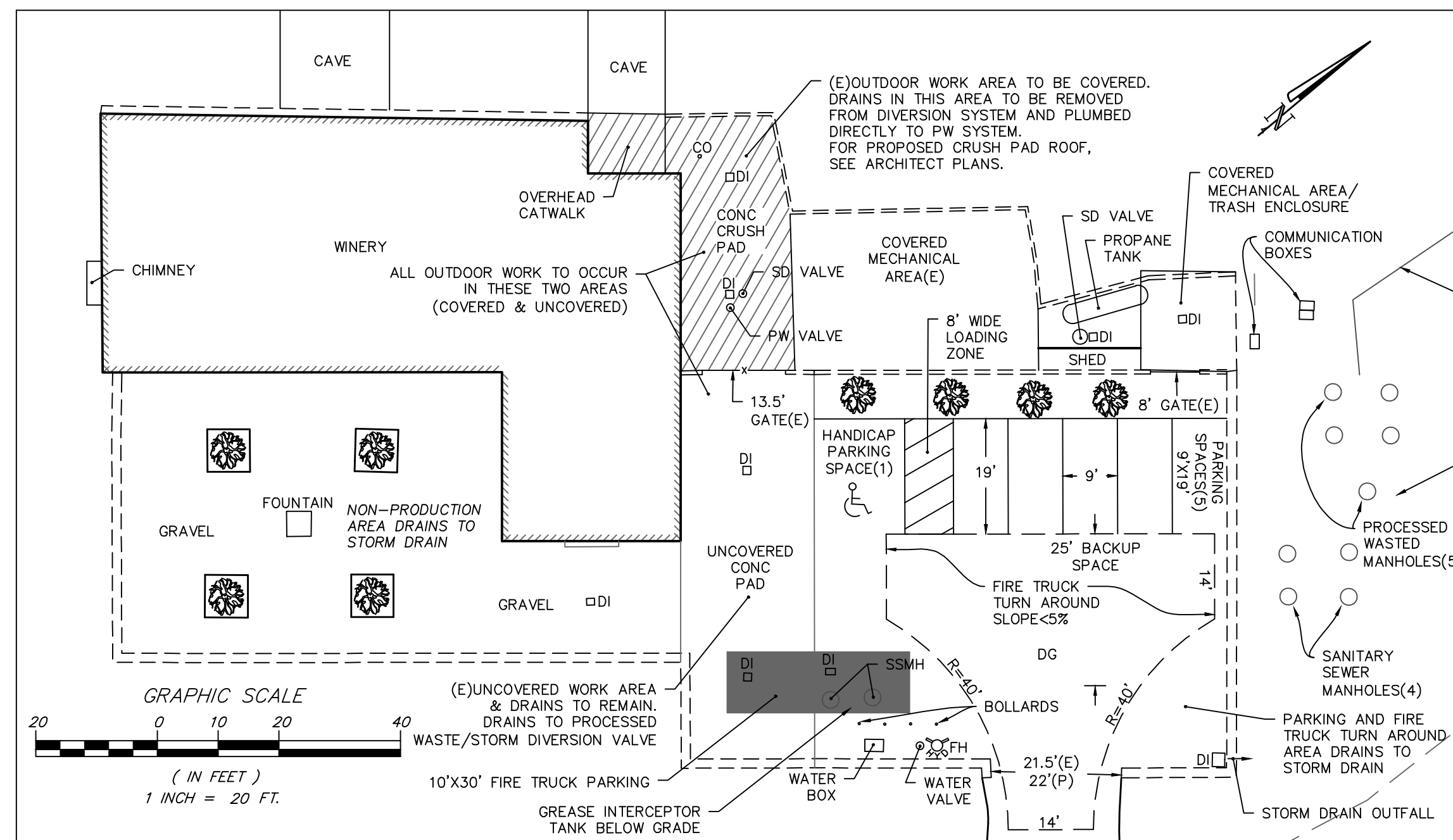


REVISIONS & ADDITIONS

DATE	BY	PG.
2-10-2020	FB: 831,848	PG: 65-66, 3-18
DRAFTER: R. MATTERI		
DATE:	FB:	PG:
DRAFTER:		
DATE:	FB:	PG:
DRAFTER:		
DATE:	FB:	PG:
DRAFTER:		
DATE:	FB:	PG:
DRAFTER:		

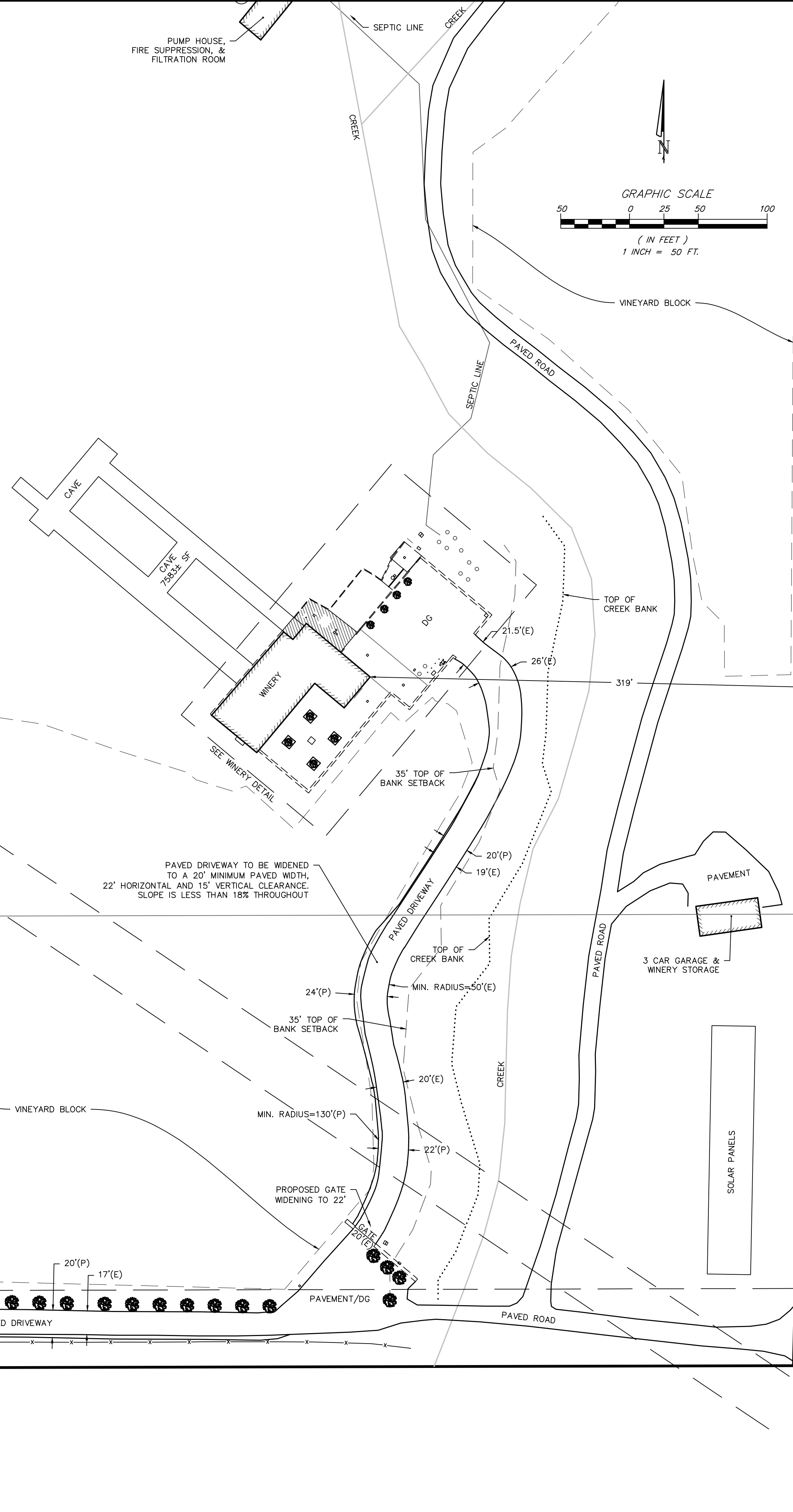
SURVEY NOTES

WINERY DETAIL



SANITARY SEWER AND PROCESSED WASTE LINES CONTINUE TO TREATMENT SYSTEMS AND DISPERSAL FIELDS SHOWN ON SHEET 1

BELOW GROUND PROCESSED WASTE AND SEPTIC TANKS. SEE DESIGN PLANS BY SUMMIT ENGINEERING



NOTE: DRAINS WITHIN PROPOSED COVERED CRUSH PAD SHALL BE RE-PLUMBED DIRECTLY TO THE PROCESS WASTE SYSTEM. ONLY DRAINS IN WORK AREAS WITHOUT A ROOF SHALL BE LEFT CONNECTED TO THE MANUAL DIVERSION VALVE SYSTEM.

LEGEND:

- CL CENTER LINE
- CO CLEAN OUT
- CONC CONCRETE
- DG DECOMPOSED GRANITE
- DI DRAINAGE INLET
- (E) EXISTING
- ELEC ELECTRIC
- FH FIRE HYDRANT
- (P) PROPOSED
- W WELL
- TREE

- APPROXIMATE BOUNDARY LINE; SEE DRAWING NOTES
- APPROXIMATE EASEMENT LINE; SEE DRAWING NOTES
- BUILDING LINE
- EDGE OF CONC
- EDGE OF PAVEMENT
- EDGE OF GRAVEL ROAD
- - - - FENCE
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- WALL
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SITE INFORMATION

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ADDRESS: 2343 PICKETT RD
CALISTOGA, CA 94515

WINERY USE SITE PLAN
OF A PORTION OF THE LANDS OF
FLEMMING
COUNTY OF NAPA STATE OF CALIFORNIA

REVISIONS & ADDITIONS

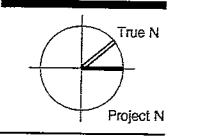
DATE:	BY:	PG:
2-10-2020	R. MATTERI	65-66, 3-18
DATE:	FR:	PG:
DATE:	FR:	PG:
DATE:	FR:	PG:
DATE:	FR:	PG:
DATE:	FR:	PG:

SURVEY NOTES

Taylor Lombardo Architects LLP

529 Commercial Street
Suite 400 San Francisco
California 94111
(415) 433-7777 tel
(415) 433-7717 fax

www.taylorlombardo.com



Kelly Fleming Winery
2343 Pickett Road
Calistoga, CA 94515
APN: 018-050-067
Applicant / Property Owner: Kelly Fleming

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First Floor Plan

scale: 1/8" = 1'-0"

revision	date
Use Permit Mod.	11.30.07

job no: 0709

drawn: SS

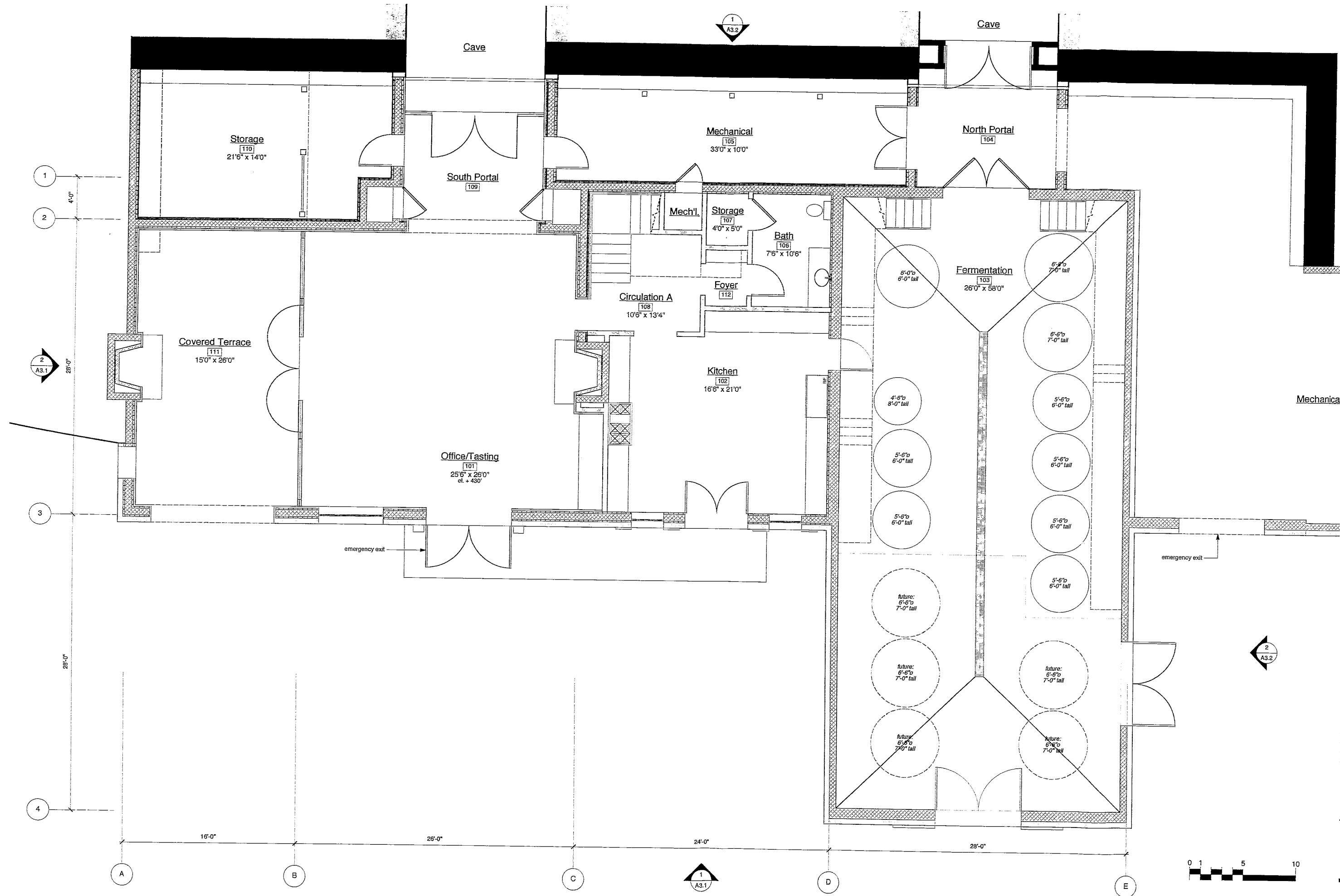
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date: 11.30.07

sheet no:

A2.1

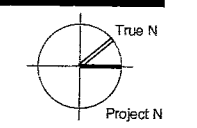
of: sheets



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Lombardo
Architects

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Second Floor Plan

scale: 1/8" = 1'-0"

revision	date
Use Permit Mod.	11.30.07

job no: 0709

drawn: SS

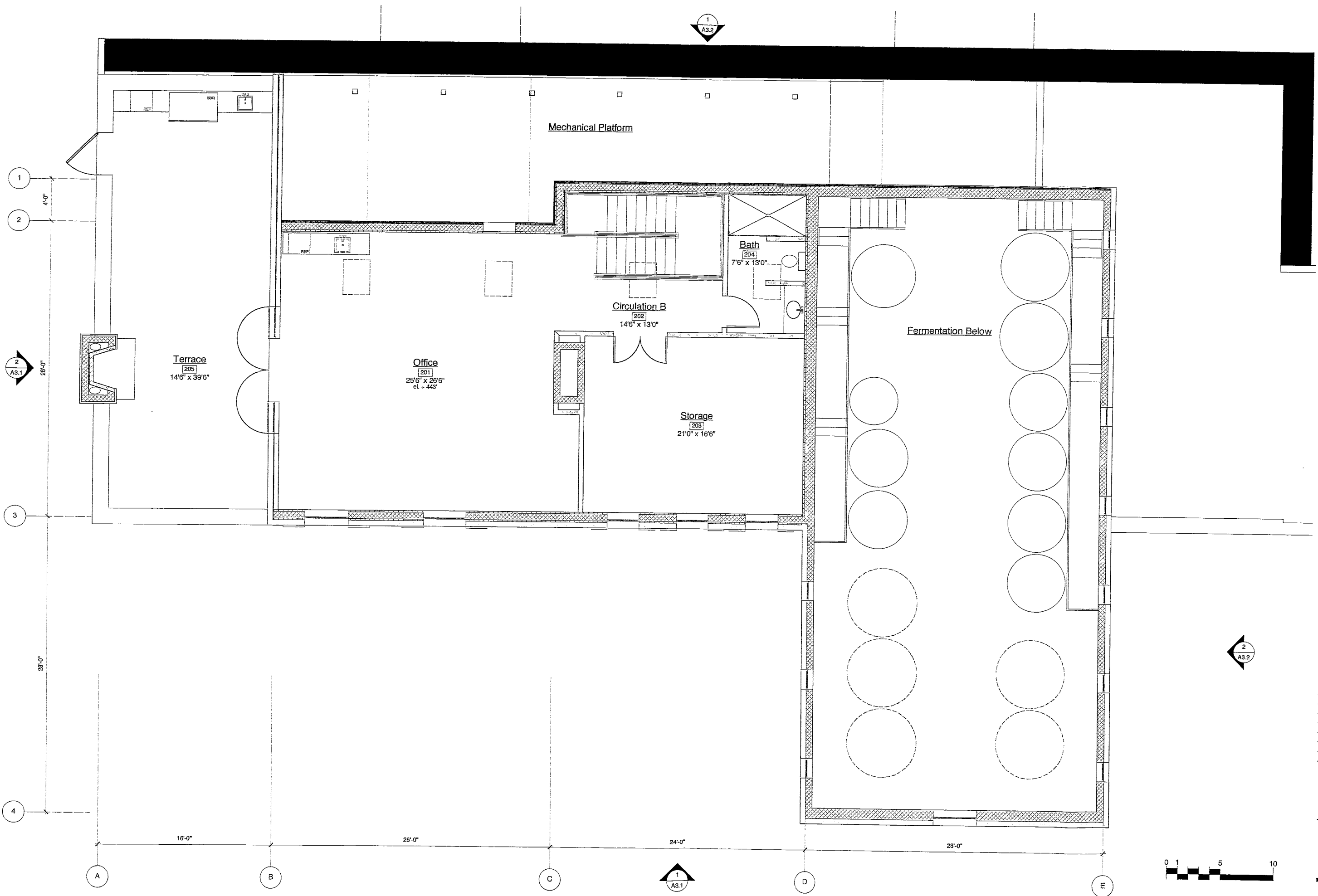
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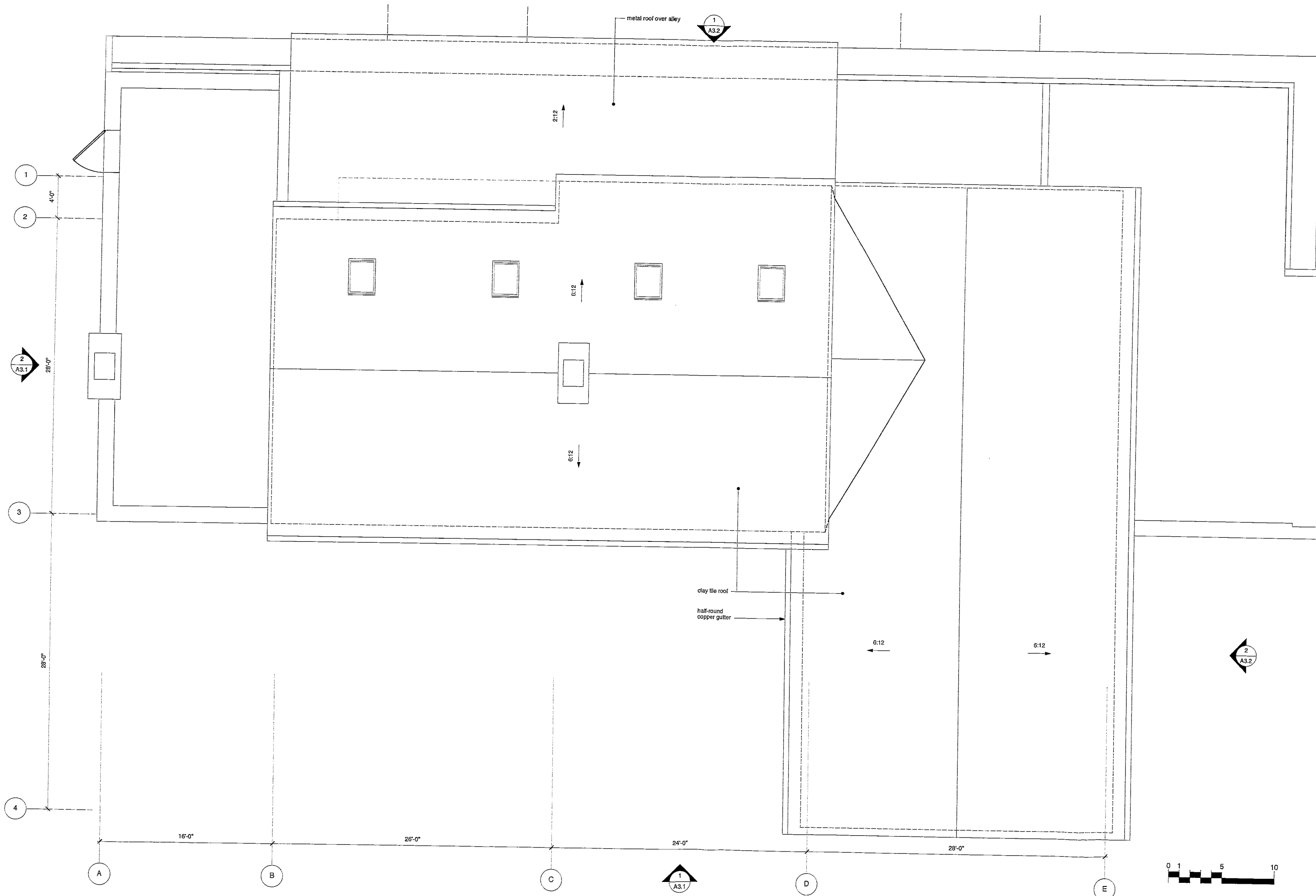
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sheet no:

A2.2

of sheets

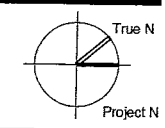




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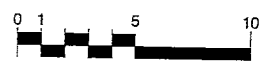
Roof Plan

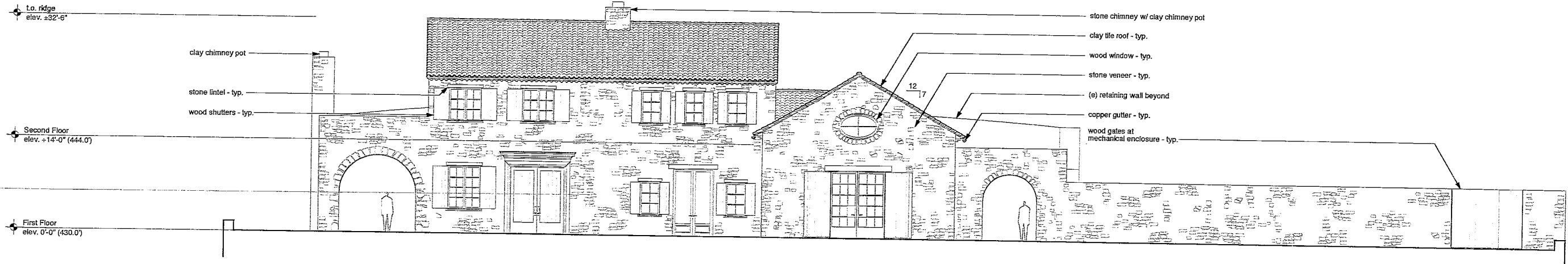
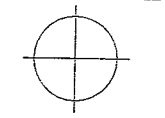
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revision: _____ date: _____
Use Permit Mod. 11.30.07

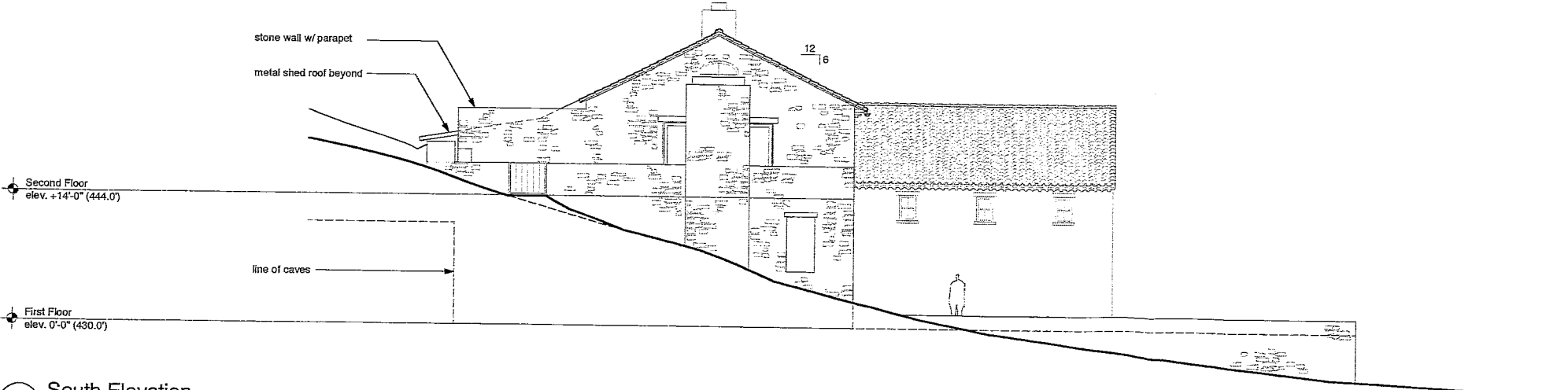
job no: 0709
drawn: SS
checked: TT
date: 11.30.07
sheet no: _____

A2.3
of _____ sheets





1 East Elevation



2 South Elevation

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Building Elevations

scale: 1/16" = 1'-0"

revision	date
Use Permit Mod.	11.30.07

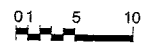
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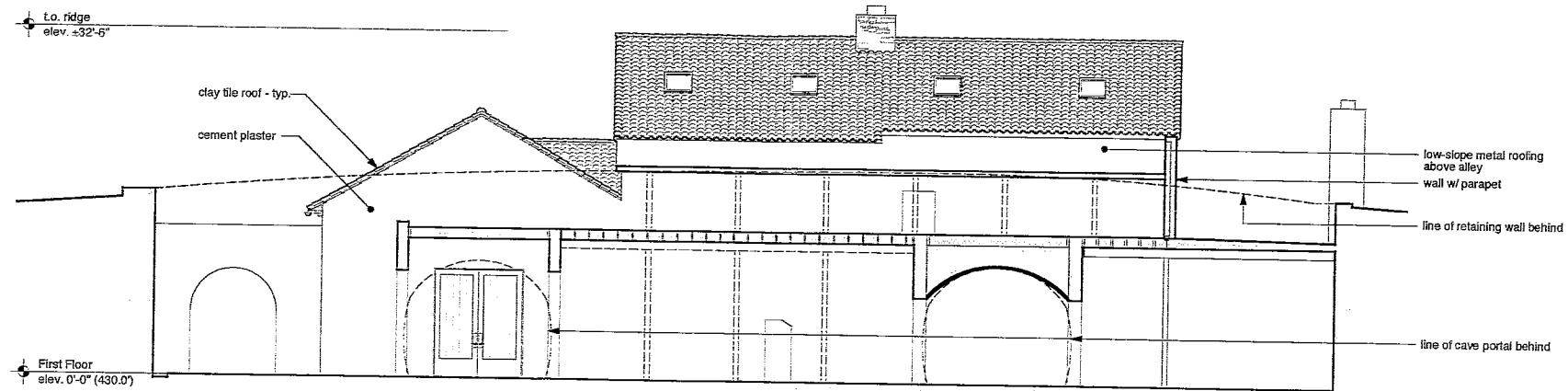
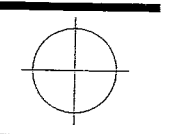
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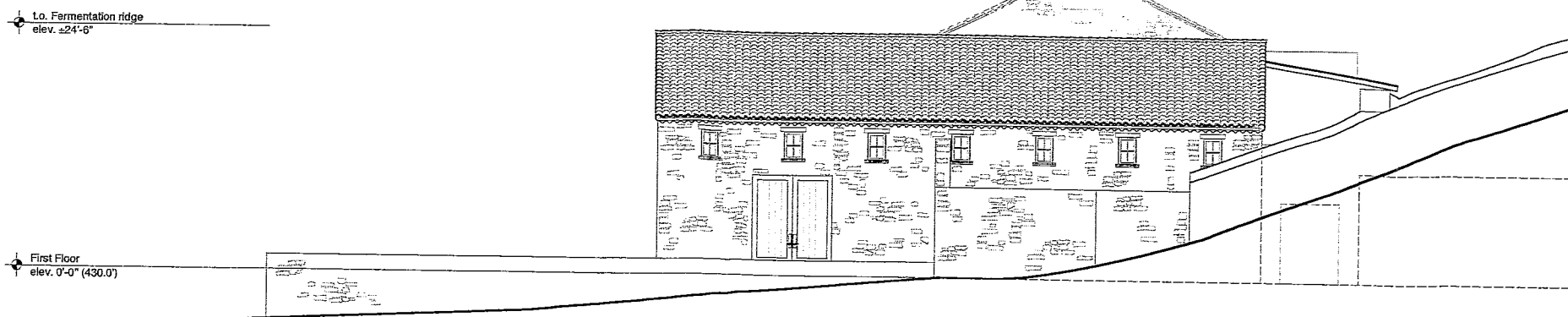
date: 11.30.07

sheet no.





1 West Elevation/Section



2 North Elevation

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Building Elevations

scale: 1/16" = 1'-0"

revision:	date:
Use Permit Mod.	11.30.07

job no: 0709

drawn: SS

checked: TT

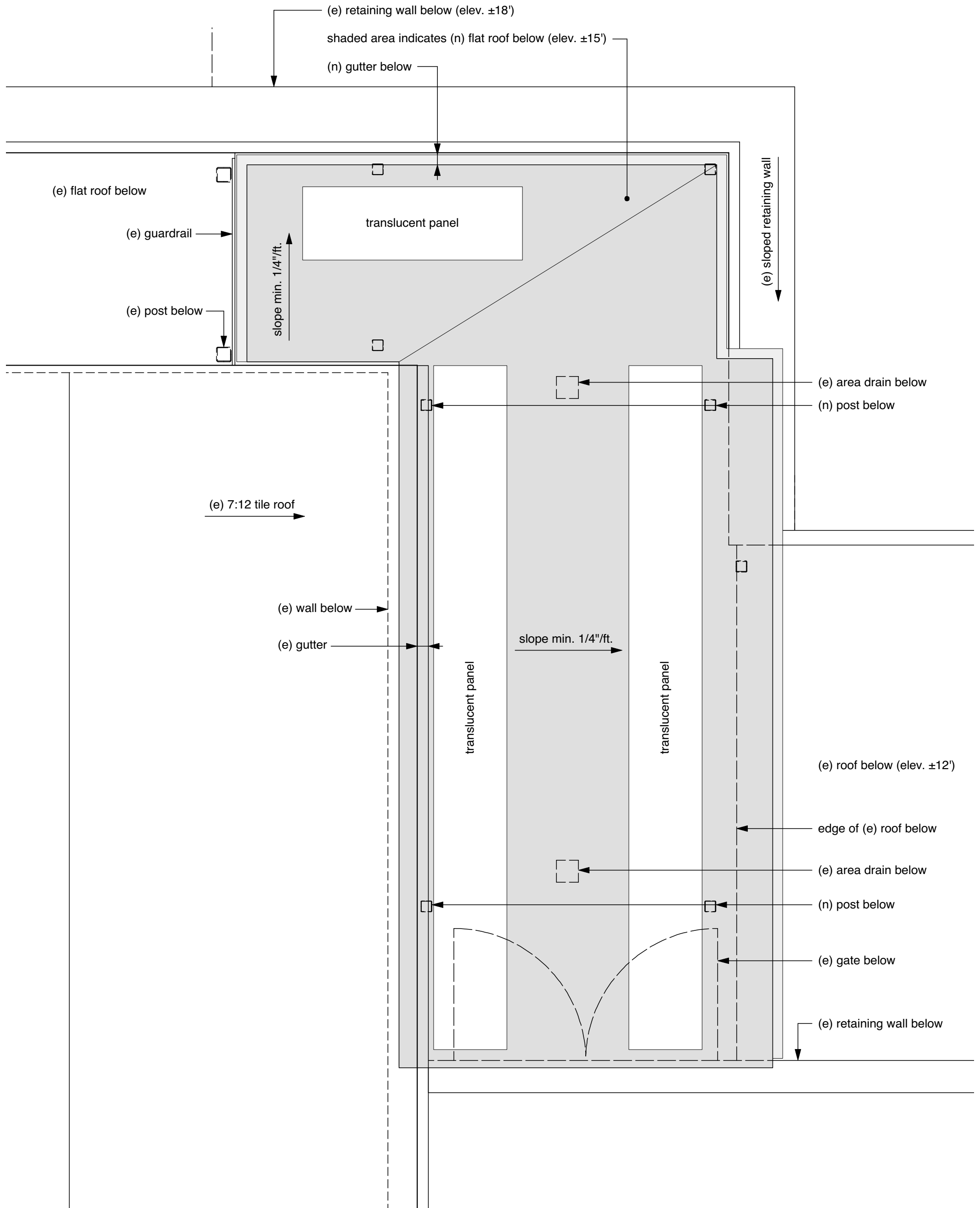
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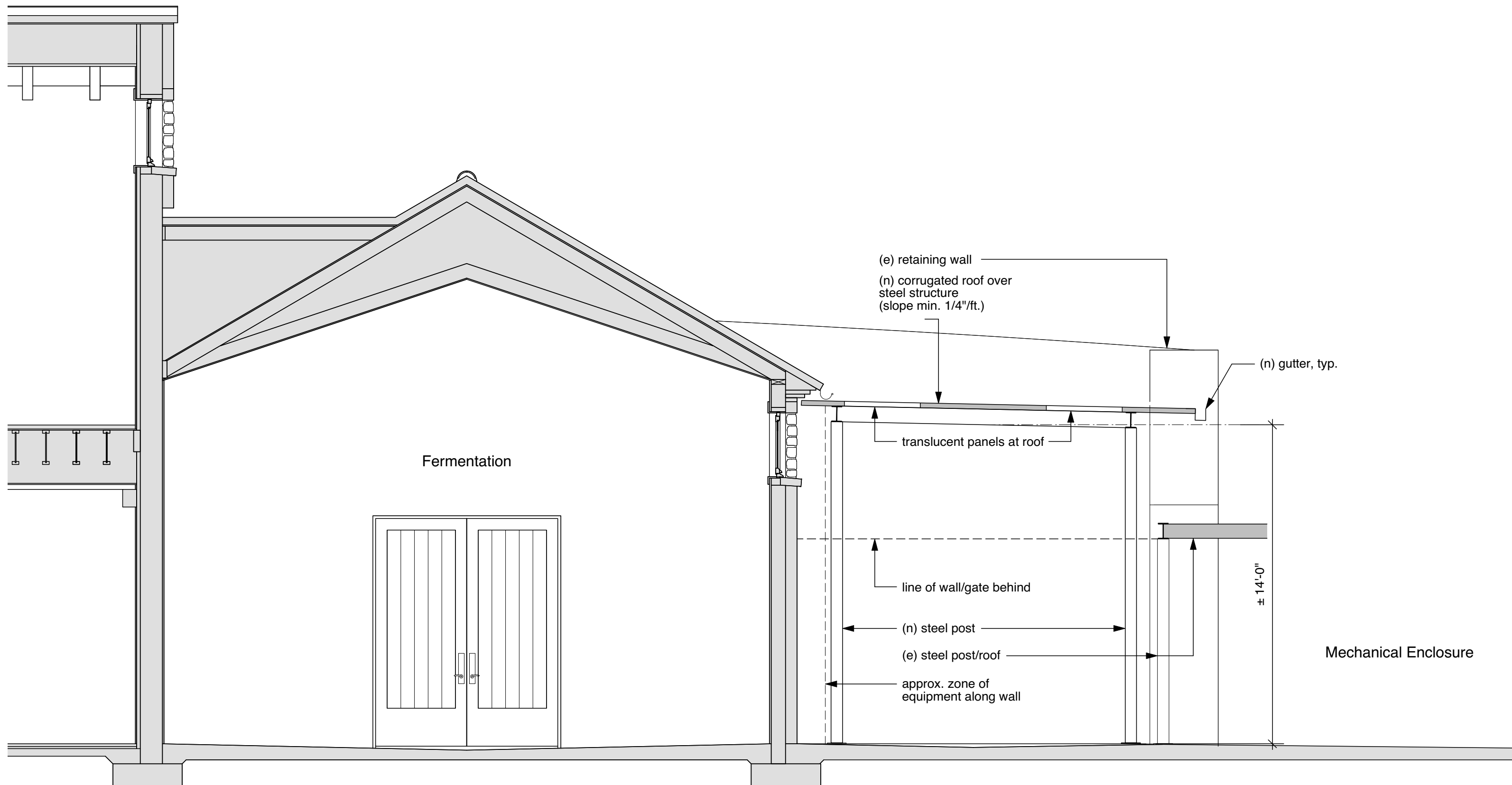
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A3.2

of: sheets



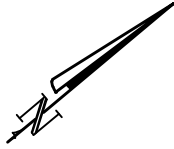


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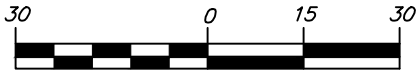
Pickett Road Wine Co.
 Winery Major Mod
 09.20.19
 1/4" = 1'-0"
 Covered Crush Area Section







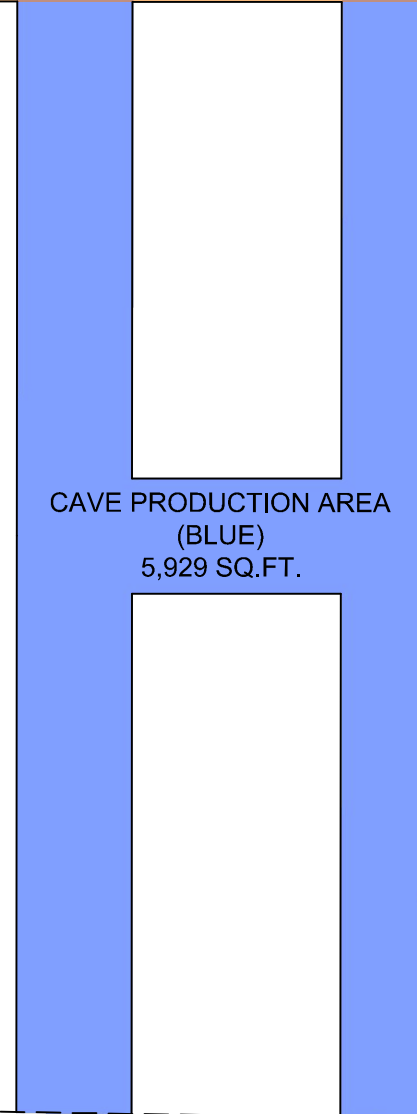
GRAPHIC SCALE



(IN FEET)
1 INCH = 30 FT.

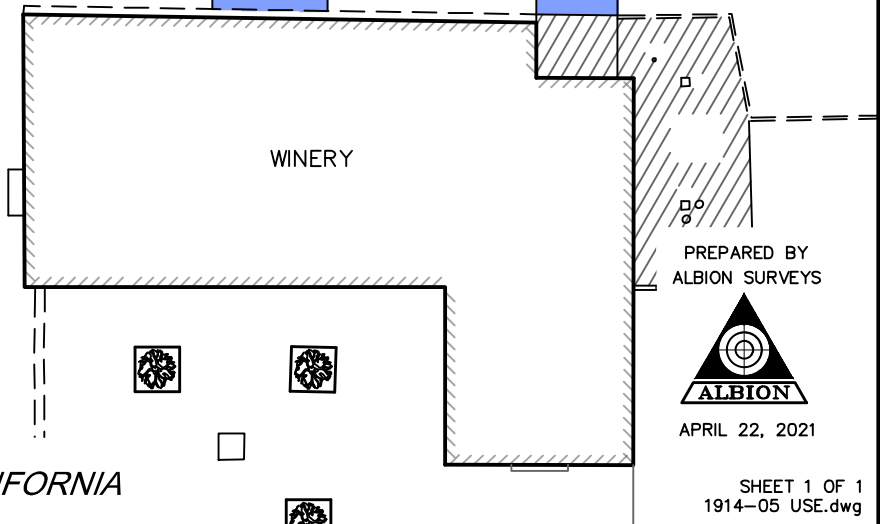


CAVE HOSPITALITY
AREA (ORANGE)
1,654 SQ.FT.



CAVE PRODUCTION AREA
(BLUE)
5,929 SQ.FT.

PREPARED UNDER THE DIRECTION OF:



WINERY

PREPARED BY
ALBION SURVEYS



APRIL 22, 2021

CAVE EXHIBIT
PICKETT ROAD WINE COMPANY
WITHIN APN 018-050-067
COUNTY OF NAPA, STATE OF CALIFORNIA

SHEET 1 OF 1
1914-05 USE.dwg