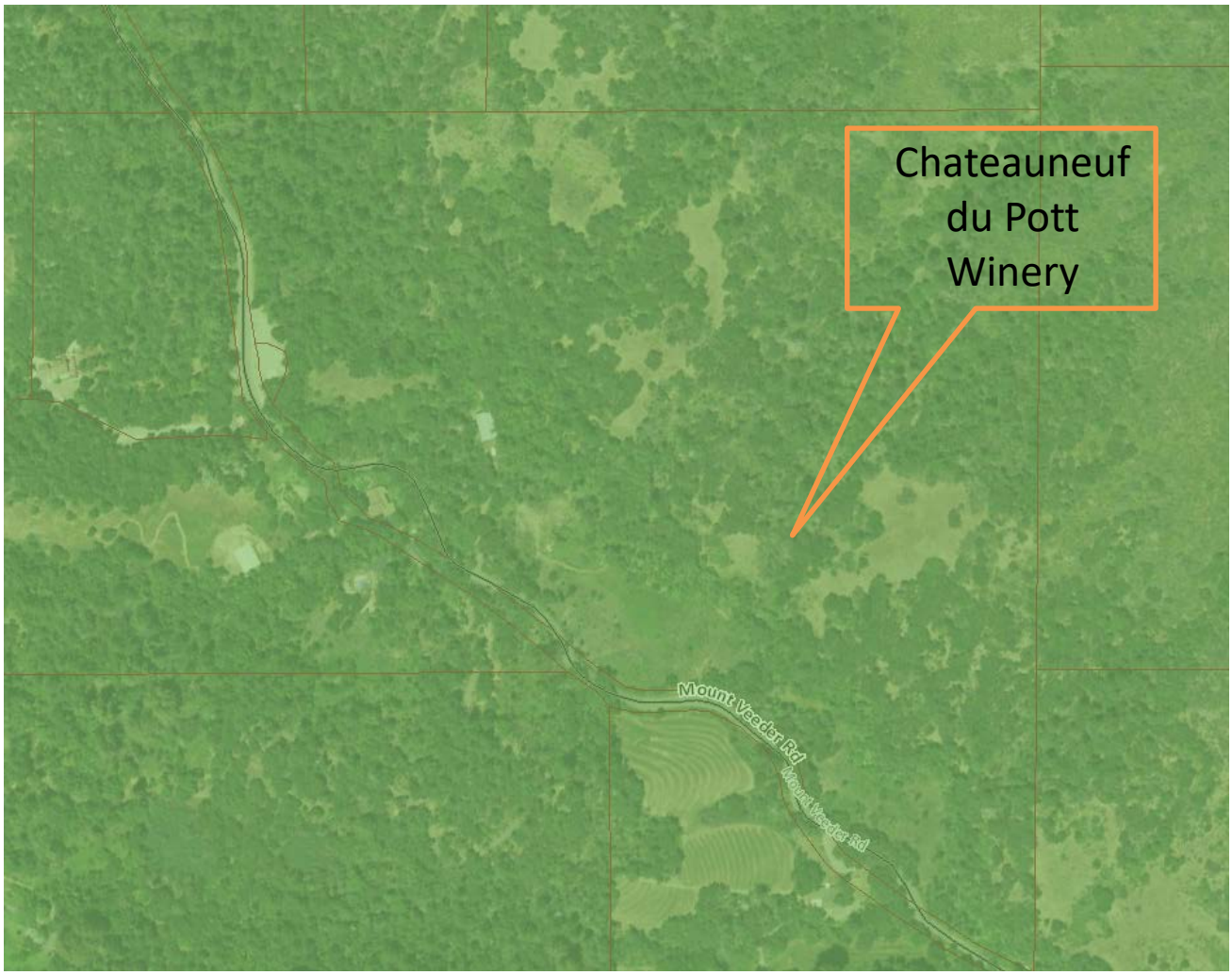
“K”

Graphics

NAPA COUNTY LAND USE PLAN 2008 – 2030



SCALE IN MILES

0

LEGEND

N

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: 034-100-046

Map Date: 07/02/2021

LEGEND

Zoning

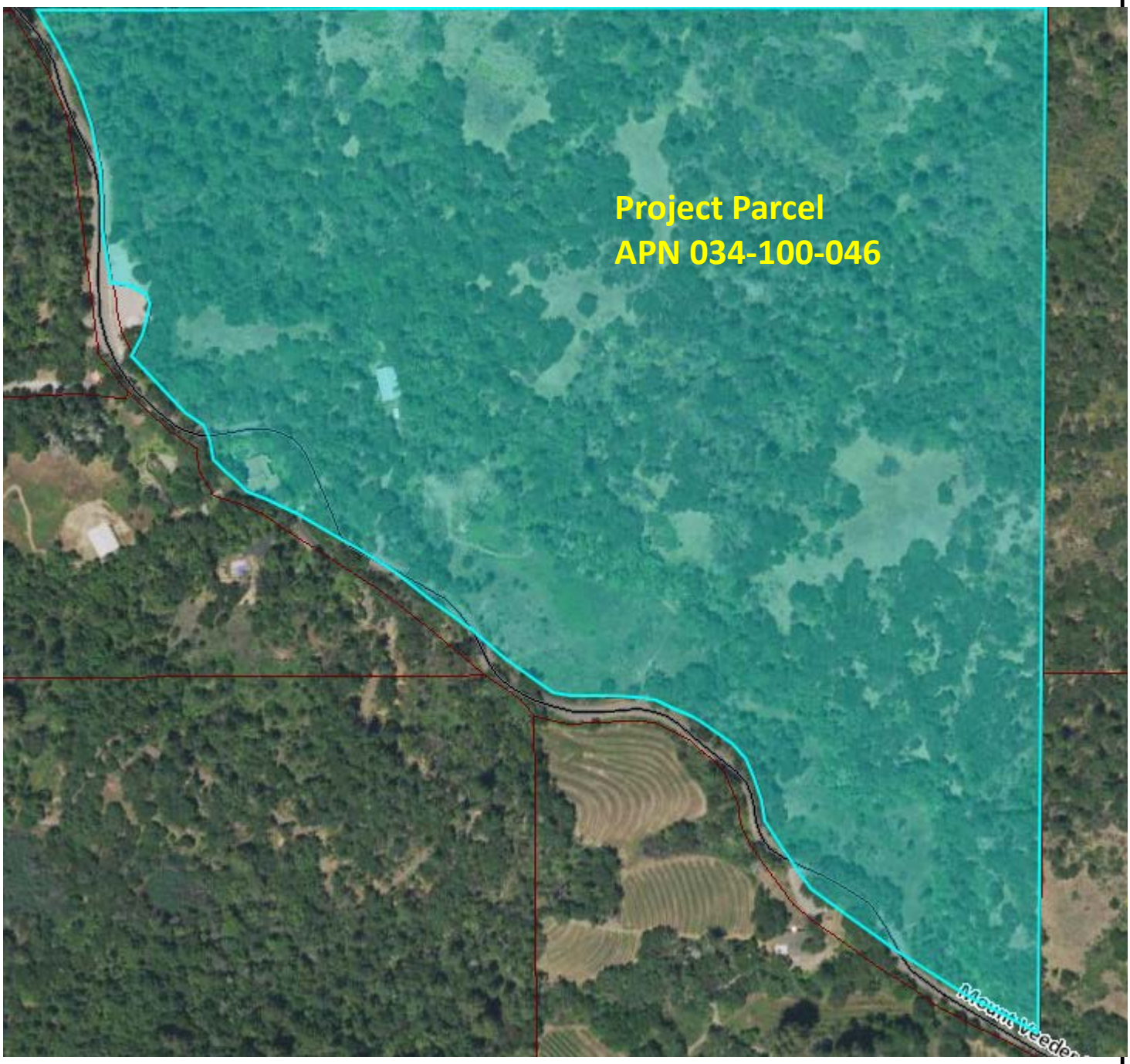
Parcels

0

N

ZONING MAP

Chateauneuf du Pott Winery APN: 034-100-046 Map Date: 07/02/2021



N

Existing Conditions

Chateauneuf du Pott Winery
]

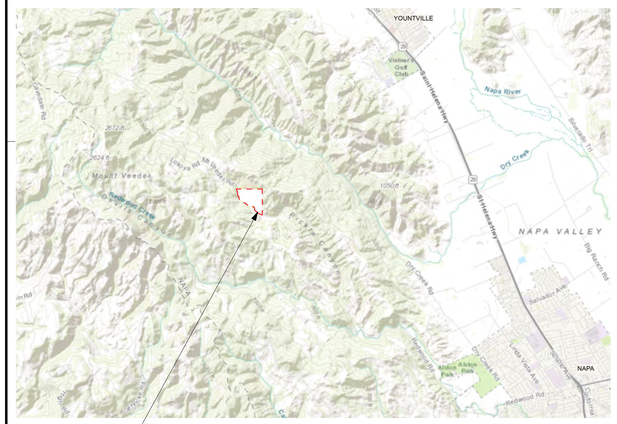
APN: 034-100-046

Map Date: 07/02/2021

CHATEAUNEUF DU POTT WINERY

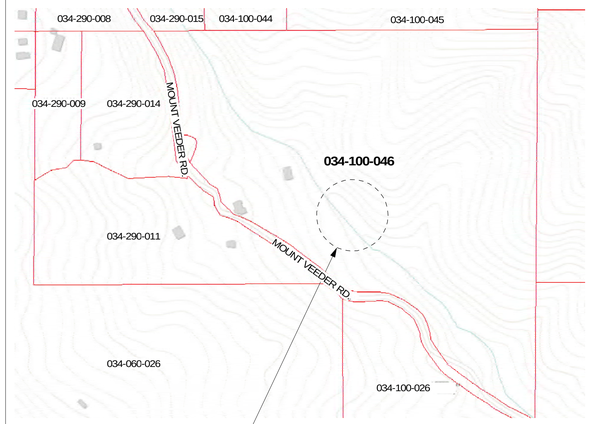
2072 MT. VEEDER RD.
NAPA, CA 94558

VICINITY MAP



PROJECT SITE

SITE MAP



(P) WINERY LOCATION

SYMBOLS

INTERIOR ELEVATION NUMBER
SHEET NUMBER

SECTION ELEVATION NUMBER
SHEET NUMBER

ELEVATION NUMBER
SHEET NUMBER

DETAIL NUMBER
SHEET NUMBER

ENLARGED DETAIL NUMBER
SHEET NUMBER

WINDOW TAG

DOOR TAG

FLOOR ELEVATION
OR DIMENSION POINT

REVISION

Room name
101
ROOM NAME / NUMBER

MAGNETIC NORTH
PROJECT NORTH

DRAWING INDEX

COVERSHEET

A0.00	COVERSHEET
A0.02	BUILDING STATS & OCCUPANCY MAIN LEVEL
A1.00	SITE PLAN

CIVIL

C1	OVERALL SITE PLAN
C2	GRADING PLAN
C3	DRIVEWAY PROFILE & CROSS SECTIONS
C4	IMPERVIOUS SURFACE EXHIBIT
C5	STORMWATER CONTROL PLAN

ARCHITECTURAL

A2.01	PROPOSED FLOOR PLAN
A2.02	PROPOSED ROOF PLAN
A3.00	EXTERIOR ELEVATIONS
A3.01	EXTERIOR ELEVATIONS

PROJECT DATA

PROJECT NAME:	CHATEAUNEUF DU POTT WINERY
PROJECT DESCRIPTION:	(E) RESIDENCE AND ACCESSORY STRUCTURES BURNED DOWN IN THE 2017 FIRES. PROPOSED PROJECT IS A 4,638 S.F. WINERY WITH ACCESS TO PUMP HOUSE, TANKS, AND WASTEWATER PROCESSING SYSTEM.
PROJECT ADDRESS:	2072 MOUNT VEEDER RD . NAPA, CA 94558
APN:	034-100-046-000
ZONING:	AW
FIRE HAZARD ZONE	VERY HIGH
SPRINKLERED	YES
FLOOD ZONE	NO
CONSTRUCTION TYPE	2A
NUMBER OF STORIES	SINGLE
LOT AREA	+/- 58 ACRES
LOT COVERAGE	SEE C4
BUILDING AREAS:	
EXISTING RESIDENCE:	0
PROPOSED:	SEE A0.02
TOTAL HEIGHT ABOVE GRADE PLANE:	+/- 31'

ABBREVIATIONS

&	AND
∠	ANGLE
@	AT
℄	CENTERLINE
ø	DIAMETER OR ROUND
# OR NO.	NUMBER
A.	AMP OR AMPS
A.C.	AIR CONDITIONING OR ASPHALTIC CONCRETE
ACOUS.	ACOUSTICAL
A.D.	AREA DRAIN
ADJ.	ADJUSTABLE
ADJAC.	ADJACENT
A.F.F.	ABOVE FINISH FLOOR
AGGR.	AGGREGATE
ALT.	ALTERNATE
ALUM.	ALUMINUM
ANOD.	ANODIZED
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
ASPH.	ASPHALT
BD.	BOARD
BITUM.	BITUMINOUS
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
B.O.	BOTTOM OF
BOT.	BOTTOM
B.P.	BUILDING PAPER
BRZ.	BRONZE
BTWN.	BETWEEN
C.	CONDUIT
C.B.	CATCH BASIN
C.B.C.	CALIFORNIA BLDG CODE
CEM.	CEMENT
CER.	CERAMIC
C.J.	CONTROL JOINT
C.K.T.	CIRCUIT
CLG.	CEILING
CLKG.	CAULKING
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
CNTR.	COUNTER
C.O.	CLEAN-OUT OR CONVEINENCE OUTET
COL.	COLUMN
CONC.	CONCRETE
COND.	CONDITION
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
CLOS.	CLOSET
C.T.	COUNTER TOP
CTR.	CENTER
C.W.	COLD WATER
CU.	COPPER
D.	DRYER
DBL.	DOUBLE
DET.	DETAIL
D.F.	DOUGLAS FIR OR DRINKING FOUNTAIN
D.G.	DECOMPOSED GRAVEL
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSER
DN.	DOWN
DR.	DOOR
D.W.	DOMESTIC WASTE OR DISHWASHER OR DUMBWAITER
DWG.	DRAWING
DWR.	DRAWER
EA.	EACH
(E) OR EXIST.	EXISTING
E.I.F.S.	EXTERIOR INSULATION & FINISH SYSTEM
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
EMER.	EMERGENCY
ENCL.	ENCLOSURE
E.P.B.	ELECTRICAL PANEL BOARD
EQ.(A,B, ETC.)	EQUAL
EQUIP.	EQUIPMENT
E.W.N.	EXCEPT WHERE NOTED
EXIST.	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
F.A.	FIRE ALARM
F.A.U.	FORCED AIR UNIT
F.B.	FLAT BAR
F.C.O.	FLOOR CLEAN OUT
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FINISH FLOOR OR FLOOR FINISH
F.H.W.S.	FLAT HEAD WOOD SCREW
FIN.	FINISH
FIXT.	FIXTURE
FL. OR FLR.	FLOOR
F.L.A.	FULL LOAD AMPS
FLASH.	FLASHING
FLOUR.	FLUORESCENT
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.PLY.	FACE OF PLYWOOD
F.O.S.	FACE OF STUD
F.P.	FIREPLACE
F.P.R.F.	FIREPROOF
FT.	FOOT OR FEET
FTG.	FOOTING
FURR.	FURRING
FUT.	FUTURE
G.	GAS OUTLET
GA.	GAUGE
GALV.	GALVANIZED
G.D.	GARBAGE DISPOSAL
GEN.	GENERAL
G.F.I.	GROUND FAULT INTERRUPTER
GL.	GLASS
GND.	GROUND
GR.	GRADE
G.S.M.	GALVANIZED SHEET METAL
G.W.	GLASS WASHER
G.W.B.	GYPSUM WALL BOARD
GYP.	GYPSUM
H.B.	HOSE BIBB
H.C.	HOLLOW CONE OR HANDICAP
HD.	HEAD
H.D.O.	HIGH DENSITY OVERLAY
HDR.	HEADER
HDW.	HARDWARE
HDWD.	HARDWOOD
HGR.	HANGER
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
H.P.	HORSE POWER
HR.	HOUR OR HANDRAIL
H.S.	HOSE STATION
HT. OR HGT.	HEIGHT
H.W.H.	HOT WATER HEATER
I.C.	INTEGRAL COLOR
I.D.	INSIDE DIAMETER
IN.	INCH
INSUL.	INSULATION
INT.	INTERIOR
INTER.	INTERMEDIATE
JAN.	JANITOR
JST.	JOIST
JT.	JOINT
KIT.	KITCHEN
K.V.A.	KILO VOLT AMPRES
K.W.	KILOWATTS
LAM.	LAMINATE
LAV.	LAVATORY
LB.	POUND
L.F.	LINEAR FOOT
L.G.P.	LIQUID GAS PROPANE
LIN.	LINEAR
LN.	LINE
LT.	LIGHT
LVL.	LAMINATE VENEER LUMBER OR LEVEL
MACH.	MACHINE
MAINT.	MAINTAIN
MAT.	MATERIAL
MAX.	MAXIMUM
M.B.	MACHINE BOLT
M.C.	MEDICINE CABINET
M.C.A	MINIMUM CIRCUIT AMPS
M.D.O.	MEDIUM DENSITY OVERLAY
M.L.O.	MAIN LUGS ONLY
MECH.	MECHANICAL
MEMB.	MEMBRANE
MTL.	METAL
MFR.	MANUFACTURER
MIN	MINUMUM
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MUL.	MULLION
(N)	NEW
N.	NORTH
N.C.	NORMALLY CLOSED
N.I.C.	NOT IN CONTRACT
N.O.	NORMALLY OPEN
NO. OR #	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
N.R.C.A.	NATIONAL ROOFING CONTRACTORS ASSOCIATION
O/	OVER
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER (DIM)
OPNG.	OPENING
OPP.	OPPOSITE
O.H.	OVERHANG
(P)	PROPOSED
PERM.	PERIMETER
PL.	PLATE
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
PNL.	PANEL
PNT.	PAINT
P.S.I.	PER SQUARE INCH
PT.	POINT
P.T.	PRESSURE TREATED OR POST TENSIONED
PTD.	PAINTED
P.T.D.	PAPER TOWEL DISPENSER
PTN.	PARTITION
P.T.R.	PAPER TOWEL RECEPTACLE
Q.T.	QUARRY TILE
R.	RISER
R.A.	RETURN AIR
RAD.	RADIUS
REC.	RECESSED
REF.	REFERENCE
REFL.	REFLECTED
REFRG.	REFRIGERATOR
REG.	REGISTER
REINF.	REINFORCED
REQ.	REQUIRED
RESIL.	RESILIENT
RET.	RETAINING
REV.	REVISION / REVISED / REVERSED
RM.	ROOM
REMOV.	REMOVABLE
R.O.	ROUGH OPENING
	REVESE OSMOSIS REDWOOD
RW.	RAIN WATER LEADER
R.W.L.	
S.	SOUTH
S.A.F.	SELF-ADHERING FLASHING
S.C.	SOLID CORE
S.C.D.	SEE CIVIL DRAWINGS
S.D.	STORM DRAIN OR SOAP DISPENSER / DISH SCHEDULE
SCHED.	SCHEDULE
SECT.	SECTION
S.E.D.	SEE ELECTRICAL DRAWINGS
SEP.	SEPARATION
S.F.D.	SEE FIRE DRAWINGS
S.H.	SHOWER HEAD OR SPRINKLER HEAD
SHR.	SHOWER
SHT.	SHEET
SHTG.	SHEATHING
SIM.	SIMILAR
SL.	SLIDING
S.K.D.	SEE KITCHEN DRAWINGS
S.L.D.	SEE LANDSCAPE DRAWINGS
S.M.D.	SEE MECHANICAL DRAWINGS
S.P.D.	SEE PLUMBING DRAWINGS
SPEC.	SPECIFICATION OR SPECIAL
SQ.	SQUARE
S.S.	STAINLESS STEEL
S.S.D.	SEE STRUCTURAL DRAWINGS
S.SK.	SERVICE SINK
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRL.	STRUCTURAL
S.V.	SHEET VINYL
SYM.	SYMETRICAL
SYS.	SYSTEM
T.O.T.	TOP OR TREAD
T.B.	TOWEL BAR
T.C.	TOP OF CURB
TEL.	TELEPHONE
TEMP.	TEMPERED
T&G.	TONGUE AND GROVE
TER.	TERRAZZO
THK.	THICK
T.M.E.	TO MATCH EXISTING
T.O.C.	TOP OF CONCRETE
T.O.P.	TOP OF PLATE
T.O.PLY.	TOP OF PLYWOOD
T.O.W.	TOP OF WALL
T.P.H.	TOILET PAPER HOLDER
TRANSF.	TRANSFORMER
TYP.	TYPICAL
T.V.	TELEVISION
T-24	CA ENERGY COMPLIANCE CODE
U.C.	UNDER COUNTER
U.F.	UNDER FLOOR
U.G.	UNDER GROUND
UNF.	UNEXCAVATED
U.O.N. OR U.N.O.	UNLESS OTHERWISE NOTED
V.	VOLT
VAR.	VARIES
VFY.	VERIFY
VEN.	VENEER
VERT.	VERTICAL
VEST.	VESTIBULE
V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
V.I.F.	VERIFY IN FIELD
VOL.	VOLUME
W.	WEST
W/	WITH
W.C.	WALL COVERING
	WATER CLOSET
WD.	WOOD
W.H.	WATER HEATER
W/O	WITHOUT
W.P.	WATER PROOF OR WATERPROOFING
W.P.M.	WATERPROOF MEMBRANE
WSCT.	WAINSCOT
W.SP.	WET STANDPIPE
W.S.W.	WOOD STUD WALL
W.T.	WEIGHT
W.R.	WATER RESISTANT
W.W.	WELDED WIRE

PROJECT DIRECTORY

OWNERS:

AARON & CLAIRE POTT
1849 PINE ST.
ST. HELENA, CA 94574

SURVEYOR:

RSA
1515 FOURTH STREET
NAPA, CA 94559
CHRIS TIBBITS
Tel. 707.252.3301

ARCHITECT:

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1407 MAIN ST. SUITE 102
ST. HELENA, CA 94574
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Tel: 707.968.9280
chuck@covell-architect.com

GEOTECHNICAL ENGINEER:

RGH
1305 NORTH DUTTON AVE.
SANTA ROSA, CA 95401
Tel. 707.544.1072

CIVIL ENGINEERS:

APPLIED CIVIL ENGINEERING
2074 W. LINCOLN AVE
NAPA, CA 94558
MIKE MUELRATH
Tel. 707.320.4968

PLANNING CONSULTANT:

MONTEVERDI CONSULTING
PO BOX 6079
NAPA, CA 94581
GEORGE H. MONTEVERDI Ph.D.
Tel. 707.761.2516

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CHATEAUNEUF DU POTT WINERY

2072 MOUNT. VEEDER RD
NAPA, CA 94558

Date	11/11/2020
Drawn By	DC
Checked by	CVC
Project No.	1706

Rev. No.		Date
	PLNG SUBMITTAL	8/29/2019
1	RESP TO COMMENTS	11/11/2020

Sheet Title

COVERSHEET

NOT FOR CONSTRUCTION

SCALE: As indicated

Sheet No.

A0.00

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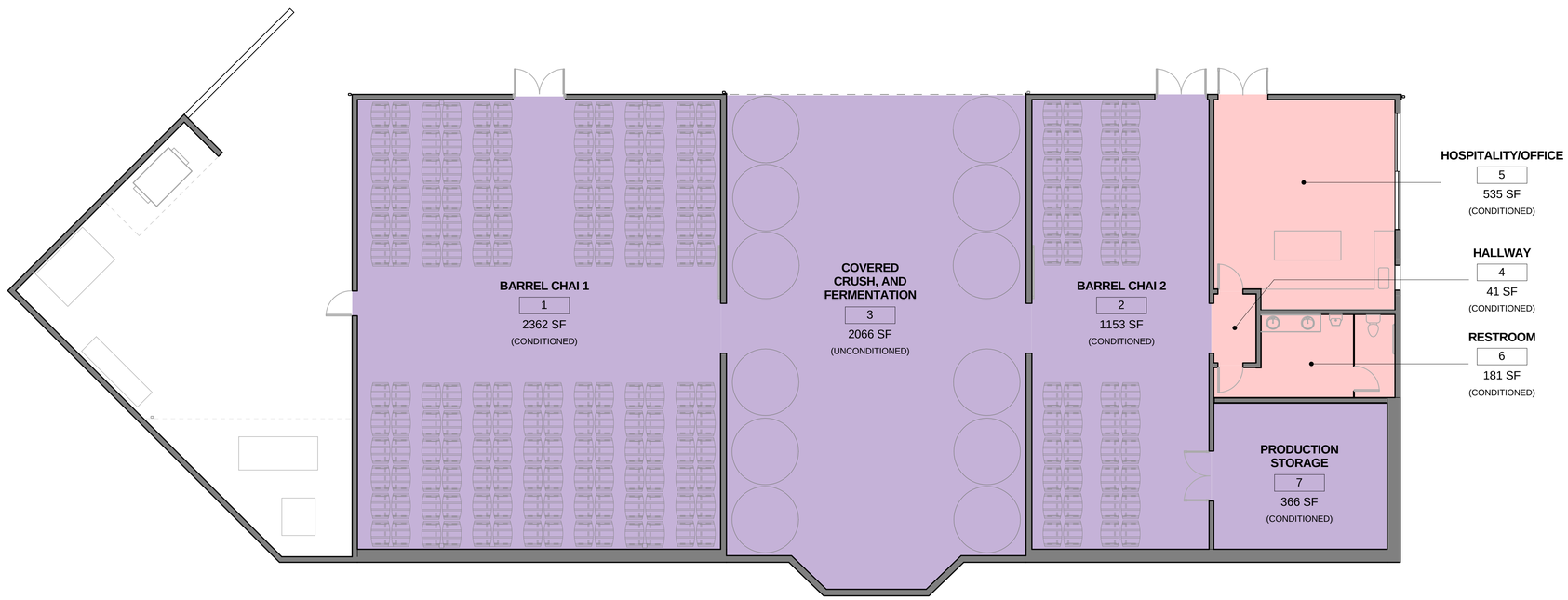

GRAPHIC SCALE

0 8 16 24 32

BUILDING STATISTICS AND OCCUPANCY 1

1/8" = 1'-0"

PRODUCTION AREA SUMMARY

CONDITIONED SPACES

BARREL CHAI 1:	2362 S.F.
BARREL CHAI 2:	1153 S.F.
PRODUCTION STORAGE:	366 S.F.
TOTAL:	**3881 S.F.**

UNCONDITIONED SPACES

COVERED CRUSH	**2066 S.F.**
TOTAL PRODUCTION	**5947 S.F.**

CONDITIONED ACCESSORY AREAS

HOSPITALITY/OFFICE:	535 S.F.
RESTROOM:	181 S.F.
HALL:	41 S.F.
TOTAL ACCESSORY:	**757 S.F.**

CALCULATIONS

ACCESSORY TO PRODUCTION RATIO

(757 S.F.) / (5947 S.F). = 12.7% (+/- 13%)

TOTAL CONDITIONED AREA

(3881 S.F.) + (757 S.F.) = 4638 S.F.

LEGEND

ACCESSORY

PRODUCTION

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Sheet Title

BUILDING STATS & OCCUPANCY MAIN LEVEL

NOT FOR CONSTRUCTION

SCALE: As indicated

Sheet No.

A0.02

11/11/2020 3:17:14 PM

NOTE:

(S.C.D.) FOR ADDTL. INFO.

300' SETBACK LINE

300' ROADWAY SETBACK LINE

STREAM SETBACK LINE

(P) 20,000 GAL. POST - TREATMENT TANKS BELOW GRADE S.C.D.

(E) POLE BARN TO HOUSE PUMP EQUIPMENT AND GENERATOR

(P) PUMP HOUSE EQUIPMENT IN (E) POLE BARN

(P) GENERATOR IN (E) POLE BARN

(P) FIRE WATER TANK

(P) DOMESTIC WATER TANK

(P) RETAINING WALL S.C.D.

HOUSE DESTROYED BY FIRE OCTOBER, 2017

(P) RETAINING WALL S.C.D.

STREAM SETBACK LINE

(P) CONCRETE SKID

(P) "BIOFILTRO" WASTEWATER TREATMENT CHAMBER

(P) 1,000 GAL. PRE-TREATMENT TANK

(P) RETAINING WALLS S.C.D.

(P) HYDRANT

VAN

(P) ASPHALT PARKING

FIRE TRUCK HAMMERHEAD

FIRE TRUCK TURNOUT

(E) SD PIPE

(P) COVERED TRASH & RECYCLING

(P) GLYCOL CHILLER

(P) SWITCH GEAR

(P) GLYCOL PUMP COVERED

(P) BOILER

(P) CONCRETE APRON

(E) WELL TO BE CAPPED

(P) CONC. UTILITY YARD

(P) CONCRETE CRUSH PAD

(P) WINERY

(P) AB2004 AREA 2066 S.F.

(P) AB2004 AREA 668 S.F.

(E) STRUCTURE DESTROYED BY FIRE OCTOBER, 2017

(P) GRADE S.C.D. (DARK)

PP W/UG/HTP

(E) GRADE (LIGHT)

(P) ASPHALT DRIVEWAY

APPROXIMATE PROPERTY LINE S.C.D.

APPROXIMATE PROPERTY LINE S.C.D.

MOUNT VEEDER RD.

GRAPHIC SCALE

0 20 40 60 80

SITE PLAN 1

1" = 20'-0"

11/11/2020 3:17:20 PM

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1	RESP TO COMMENTS	11/11/2020

Sheet Title

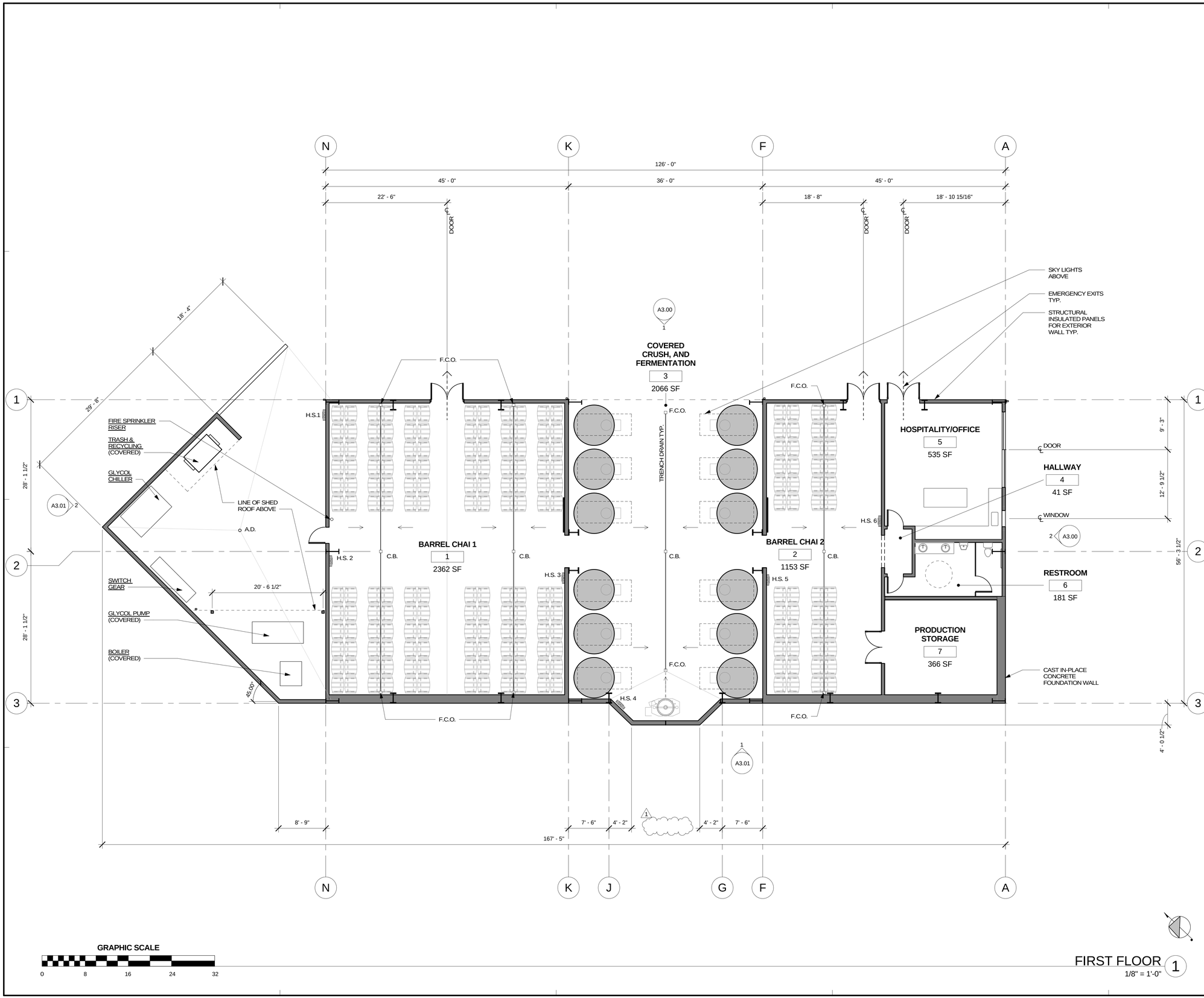
SITE PLAN

NOT FOR CONSTRUCTION

SCALE: 1" = 20'-0"

Sheet No.

A1.00



FIRST FLOOR 1

1/8" = 1'-0"

LEGEND - NEW CONSTRUCTION

- ABOVE OR BELOW
- (E) PARTITION TO REMAIN
- (N) PARTITION
- 1-HR WALL, (1) LAYER OF 5/8" TYPE 'X' GYP. BD. EACH SIDE.
- (E) DOOR TO REMAIN
- (N) DOOR
- (E) WINDOW TO REMAIN
- (N) WINDOW

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Sheet Title

PROPOSED FLOOR PLAN

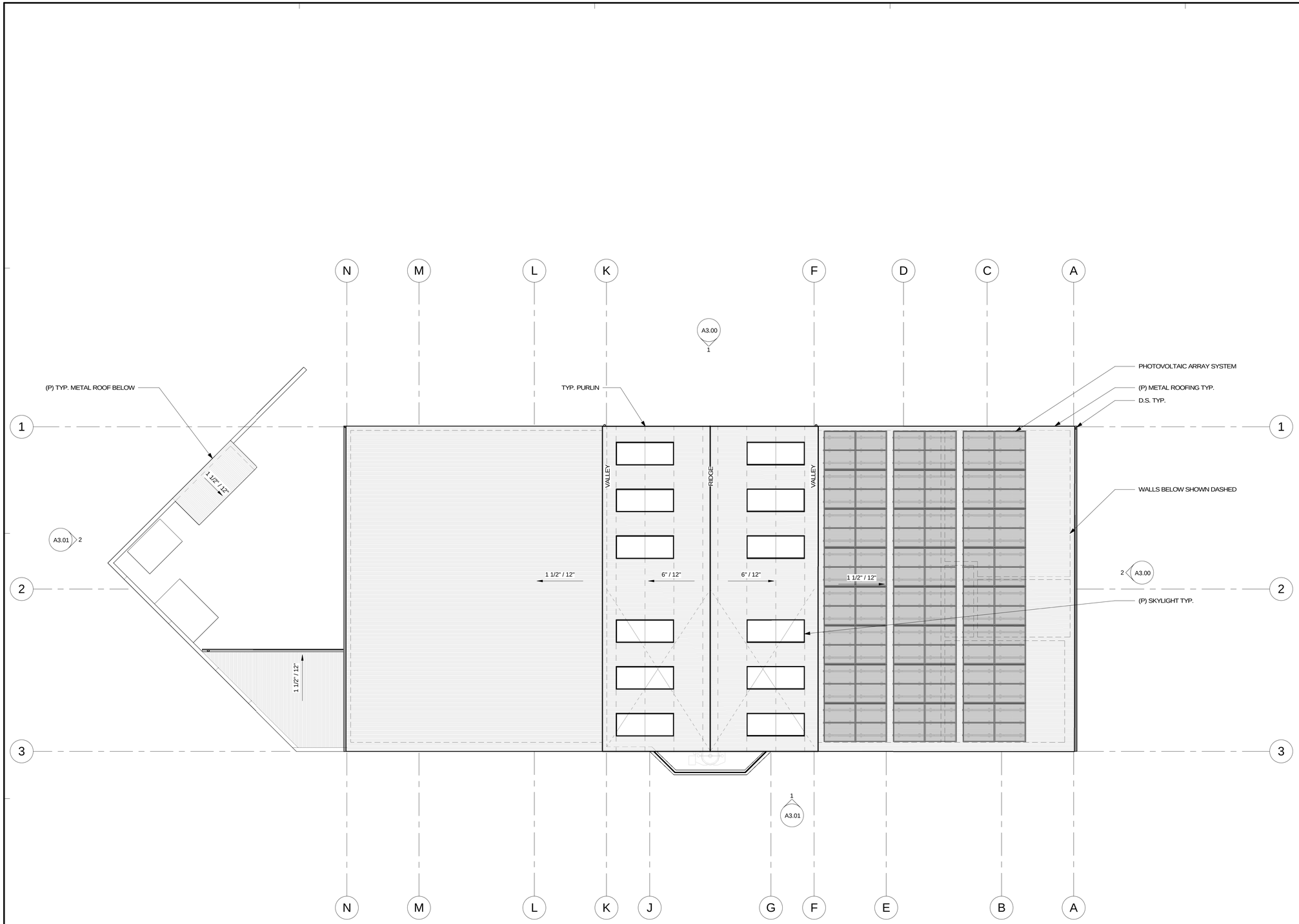
NOT FOR CONSTRUCTION

SCALE: As indicated

Sheet No.

A2.01

11/11/2020 3:17:22 PM



GRAPHIC SCALE

0 8 16 24 32

PROPOSED ROOF PLAN 1

1/8" = 1'-0"

11/11/2020 3:17:28 PM

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Project No.	1706

Rev. No.		Date
	PLNG SUBMITTAL	8/29/2019
1	RESP TO COMMENTS	11/11/2020

Sheet Title

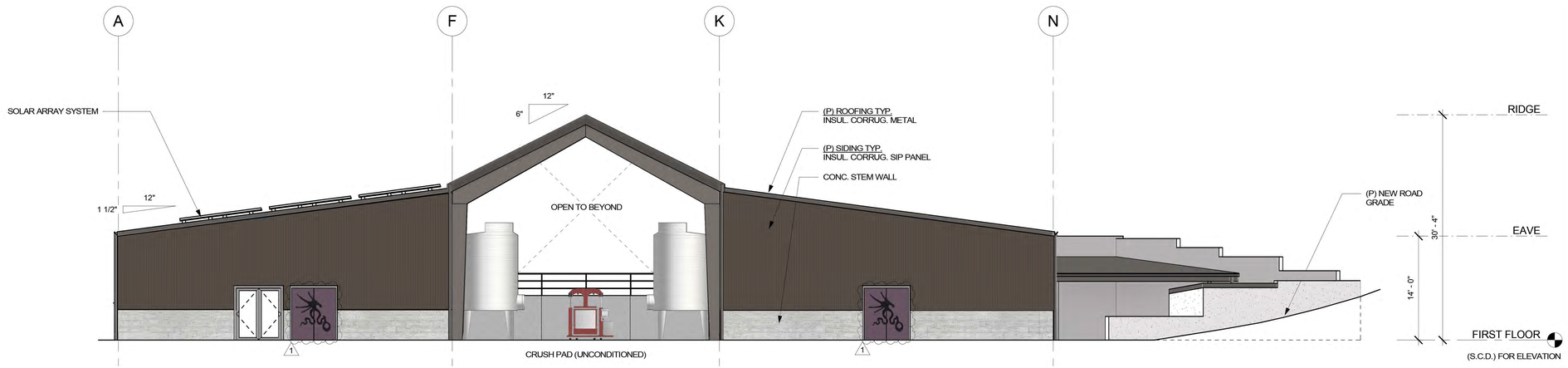
PROPOSED ROOF PLAN

NOT FOR CONSTRUCTION

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

Sheet No.

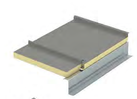
A2.02



PROPOSED EAST ELEVATION (1)
1/8" = 1'-0"

EXTERIOR MATERIALS

ROOF



KINGZIP STRUCTURALLY INSULATED ROOF PANEL
"ZINC GRAY"-SHERWIN WILLIAMS

GUTTER

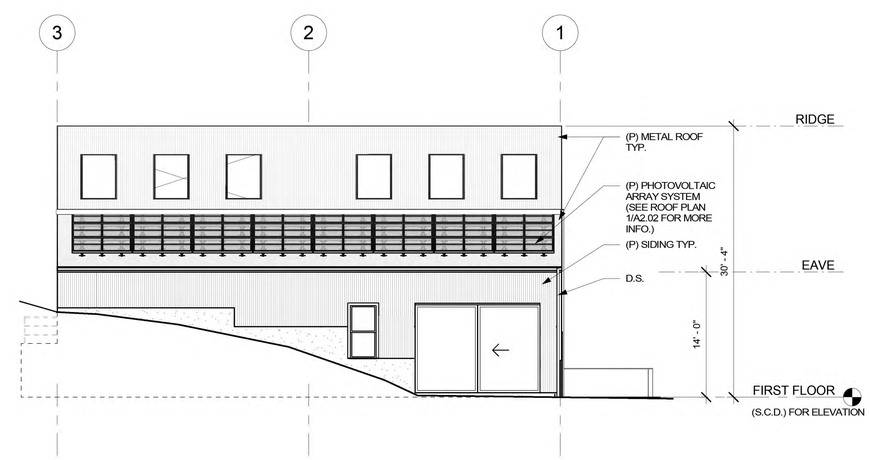
GUTTERS AND FASCIA
"ZINC GRAY"-SHERWIN WILLIAMS

WALL

MICRORIB EXT. STRUCTURAL INSULATED PANEL
"DARK BRONZE" - SHERWIN WILLIAMS

ACCESS DOORS

1 METAL DOOR - RATED FOR EMERGENCY EXITS
"COUNTY APPROVED COLOR PALETTE" - 675561



PROPOSED SOUTH ELEVATION (2)
1/8" = 1'-0"

GRAPHIC SCALE
0 8 16 24 32

11/11/2020 3:17:31 PM

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CHARLES COVELL
architect

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chuck@covell-architect.com

CHATEAUNEUF DU POTT WINERY

2072 MOUNT. VEEDER RD
NAPA, CA 94558

Date	11/11/2020
Drawn By	DC
Checked by	CVC
Project No.	1706

Rev. No.		Date
	PLNG SUBMITTAL	8/29/2019
1	RESP TO COMMENTS	11/11/2020

Sheet Title

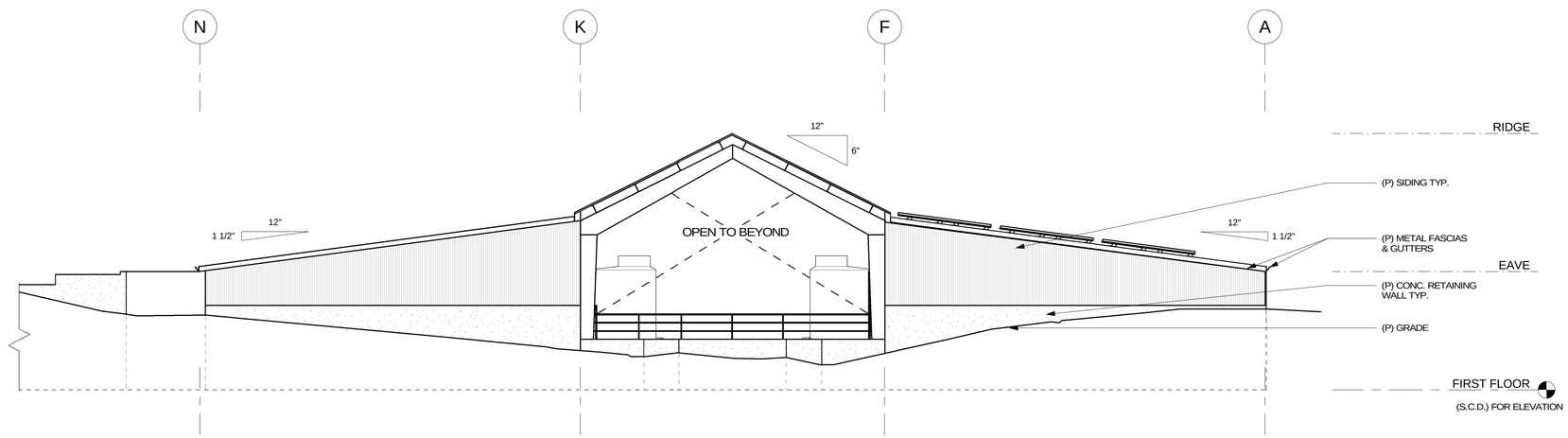
EXTERIOR ELEVATIONS

NOT FOR CONSTRUCTION

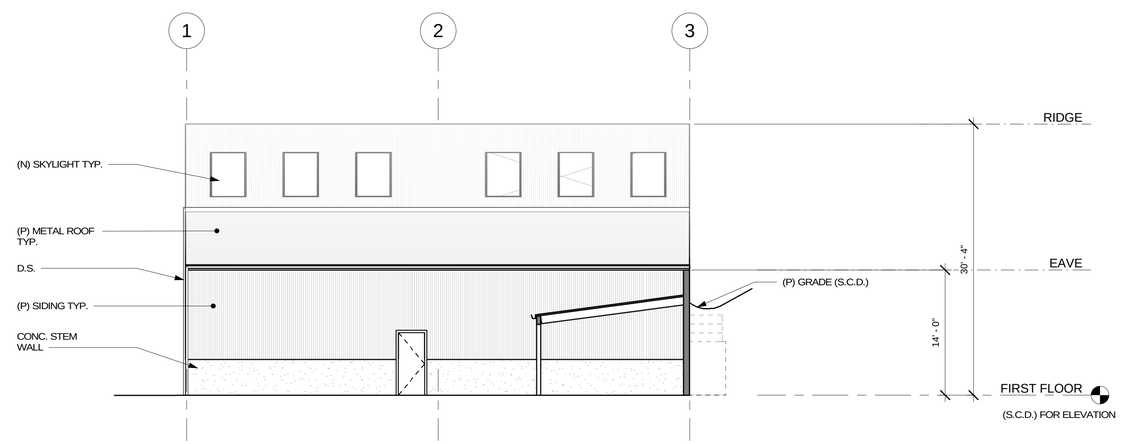
SCALE: As indicated

Sheet No.

A3.00



PROPOSED WEST ELEVATION (1)
1/8" = 1'-0"



PROPOSED NORTH ELEVATION (2)
1/8" = 1'-0"

GRAPHIC SCALE
0 8 16 24 32

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CHARLES COVELL
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CHATEAUNEUF DU POTT WINERY

2072 MOUNT. VEEDER RD
NAPA, CA 94558

Date	11/11/2020
Drawn By	DC
Checked by	CVC
Project No.	1706

Rev. No.		Date
	PLNG SUBMITTAL	8/29/2019
1	RESP TO COMMENTS	11/11/2020

Sheet Title

EXTERIOR ELEVATIONS

NOT FOR CONSTRUCTION

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

Sheet No.

A3.01

11/11/2020 3:17:35 PM

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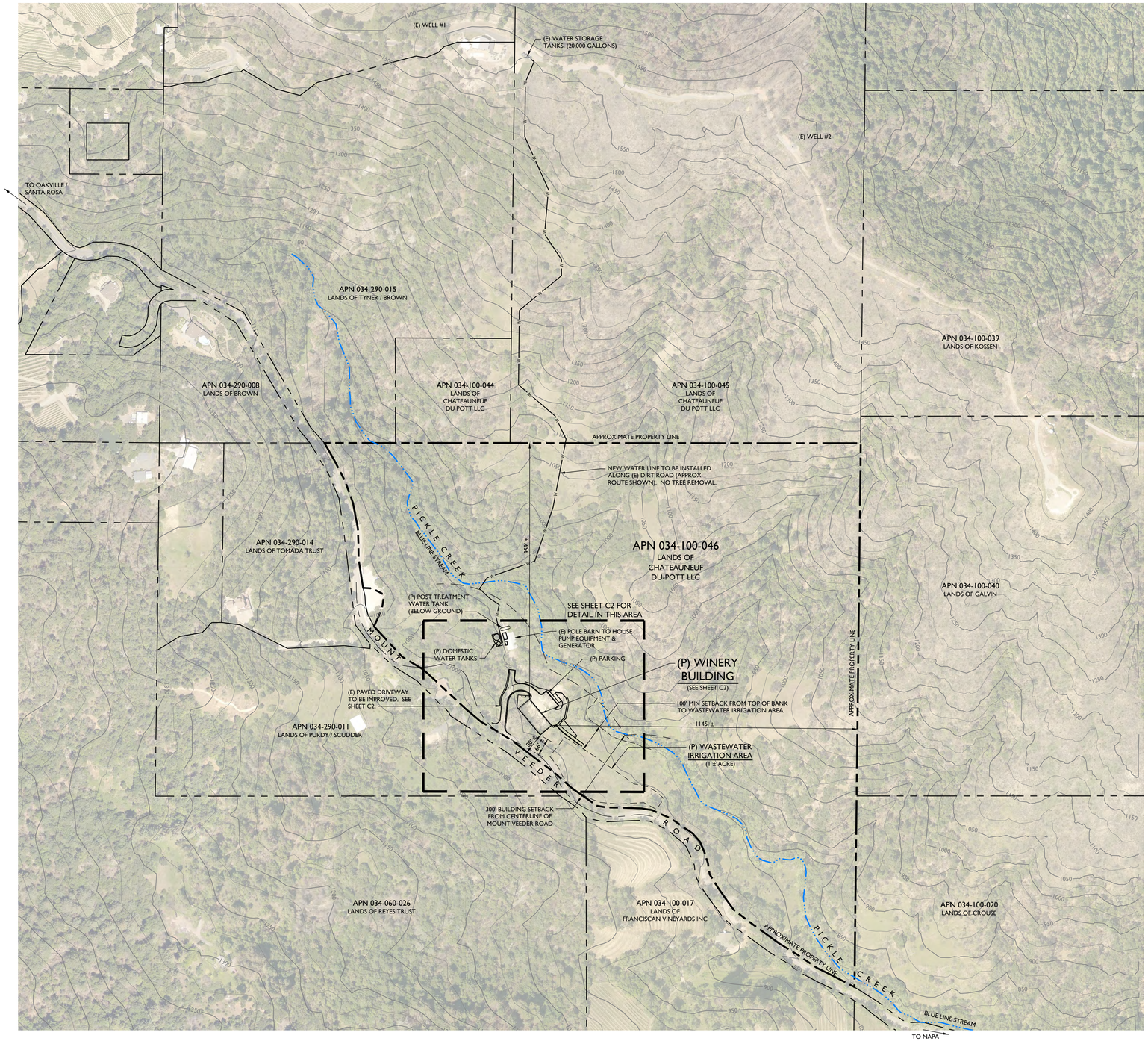
CHATEAUNEUF DU POTT WINERY

USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS

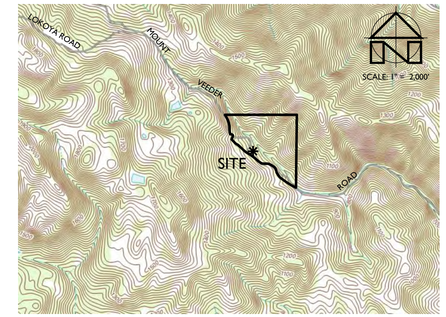


SCALE: 1" =200'

0 200' 400'

OVERALL SITE PLAN

SCALE: 1" = 200'



LOCATION MAP

SCALE: 1" = 2,000'

PROJECT INFORMATION

PROPERTY OWNER & APPLICANT:
CHATEAUNEUF DU POTT LLC
CARE OF: AARON POTT
1849 PINE STREET
ST. HELENA, CA 94574

SITE ADDRESS:
2072 MOUNT VEEDER ROAD
NAPA, CA 94558

ASSESSOR'S PARCEL NUMBER:
034-100-046

PARCEL SIZE:
40.0 ± ACRES

PROJECT SIZE:
2.0 ± ACRES

ZONING:
AGRICULTURAL WATERSHED (AW)

DOMESTIC WATER SOURCE:
PRIVATE WELL

FIRE PROTECTION WATER SOURCE:
STORAGE TANK

WASTEWATER DISPOSAL:
ONSITE TREATMENT AND DISPOSAL

SHEET INDEX:

C1 OVERALL SITE PLAN
C2 GRADING PLAN
C3 DRIVEWAY PROFILE & CROSS SECTIONS
C4 IMPERVIOUS SURFACE EXHIBIT
C5 STORMWATER CONTROL PLAN

NOTES:

1. FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION ON SHEET C1 WAS TAKEN FROM THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM DATABASE. TOPOGRAPHIC INFORMATION ON SHEET C2 WAS TAKEN FROM THE "TOPOGRAPHIC MAP OF A PORTION OF THE LANDS OF DOUMANI" PREPARED BY RSA+, DATED APRIL, 2017. APPLIED CIVIL ENGINEERING INCORPORATED ASSUMES NO LIABILITY REGARDING THE ACCURACY OR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION.
2. AERIAL PHOTOGRAPHS WERE OBTAINED FROM THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS) DATABASE, TAKEN APRIL TO JUNE 2018 AND MAY NOT REPRESENT CURRENT CONDITIONS.
3. CONTOUR INTERVAL:
   SHEET C1: TWENTY FIVE (25) FEET, HIGHLIGHTED EVERY FIFTY (50) FEET.
   SHEET C2: ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET.
4. BENCHMARK: NAVD 88
5. THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY. THEY ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
6. STREAM SETBACKS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED.

FLOOD HAZARD NOTE:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 06055C0485E, EFFECTIVE SEPTEMBER 26, 2008, THE PROJECT SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

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www.appliedcivil.com

CHATEAUNEUF DU POTT WINERY

USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
OVERALL SITE PLAN

PREPARED UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL R. MCKENNEY
No. 67432
Exp. 12/31/2022
CIVIL
STATE OF CALIFORNIA
FOR USE FOR REVIEW ONLY
NOT FOR CONSTRUCTION

DRAWN BY: SMI

CHECKED BY: MRM

DATE: AUGUST 29, 2019

REVISIONS:	BY:
1 5/29/2020 RESPONSE TO COMMENTS #1	SMI
2 1/15/2021 RESPONSE TO COMMENTS #2	SMI

JOB NUMBER: 17-110

FILE: 17-110CONC-OSP.DWG

ORIGINAL SIZE: 24" X 36"

SHEET NUMBER: C1

OF 5

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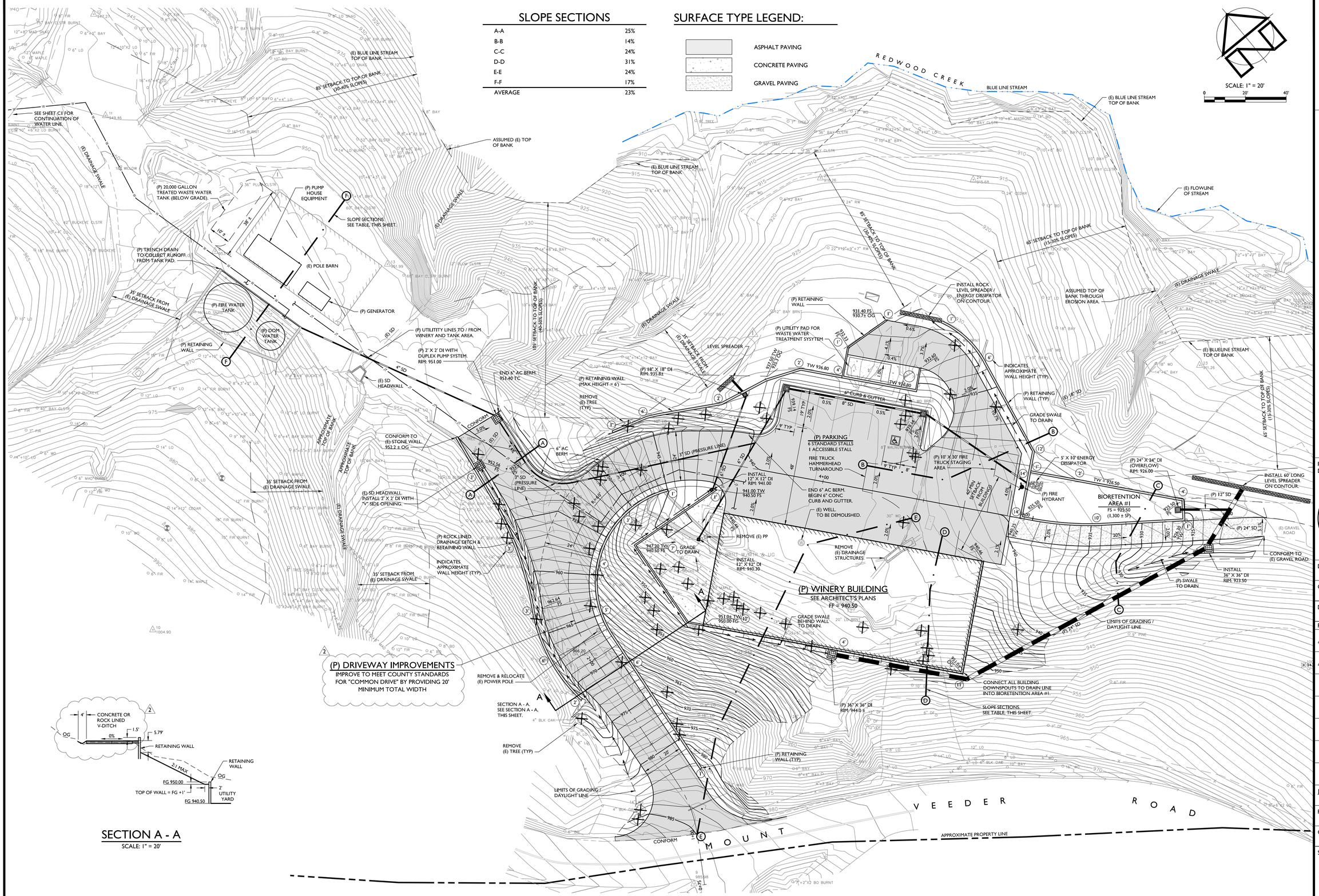
SLOPE SECTIONS

A-A	25%
B-B	14%
C-C	24%
D-D	31%
E-E	24%
F-F	17%
AVERAGE	23%

SURFACE TYPE LEGEND:

- ASPHALT PAVING
- CONCRETE PAVING
- GRAVEL PAVING

SCALE: 1" = 20'



GRADING PLAN

SCALE: 1" = 20'

SECTION A - A

SCALE: 1" = 20'

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CHATEAUNEUF DU POTT WINERY

USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
GRADING PLAN

PREPARED UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER (CHRIS M. RAY) No. 67420 Exp. 12/31/2021 CIVIL STATE OF CALIFORNIA

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JOB NUMBER: 17-110

FILE: 17-110CONC-WSP.DWG

ORIGINAL SIZE: 24" X 36"

SHEET NUMBER:

C2

OF

5

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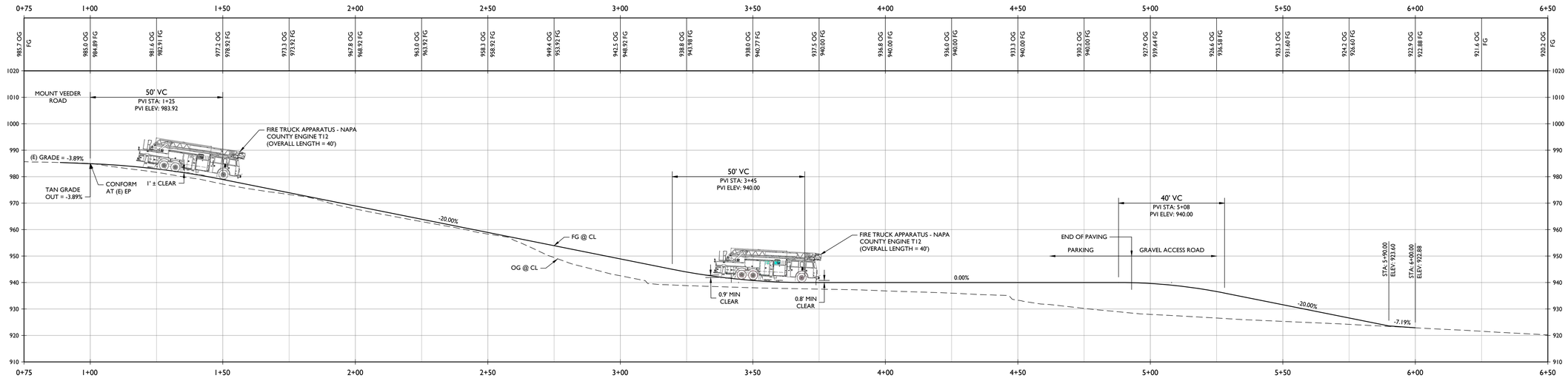
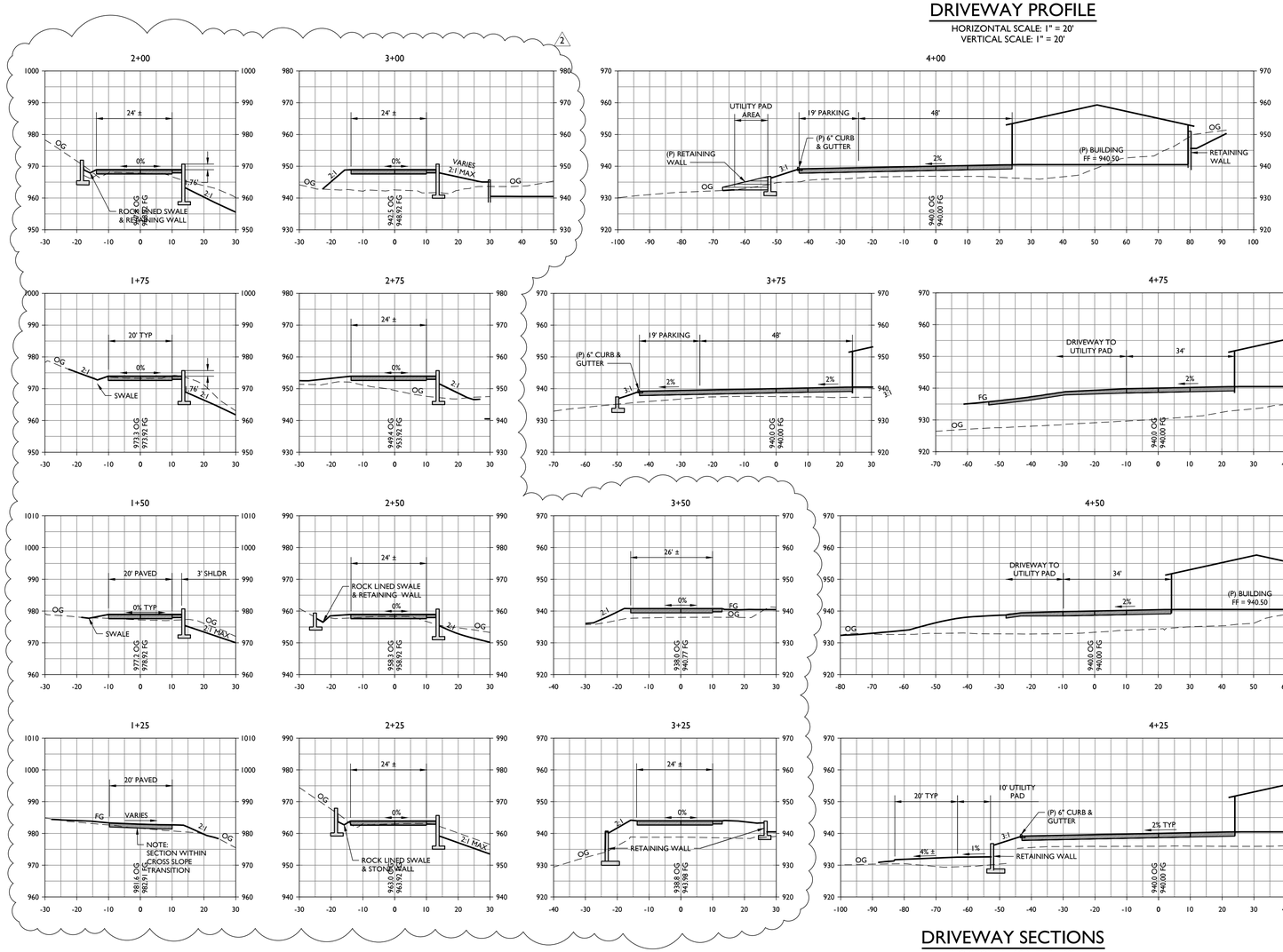


DRIVEWAY PROFILE

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 20'



DRIVEWAY SECTIONS

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 20'

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CHATEAUNEUF DU POTT WINERY

USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
DRIVEWAY PROFILE & CROSS SECTIONS

PREPARED UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER MICHAEL R. MORRISON No. 67430 Exp. 12/31/2022 CIVIL STATE OF CALIFORNIA
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DATE: AUGUST 29, 2019

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2 1/15/2021 RESPONSE TO COMMENTS #2	SMI

JOB NUMBER: 17-110
FILE: 17-110CONC-P&S.DWG
ORIGINAL SIZE: 24" X 36"
SHEET NUMBER: C3
OF 5

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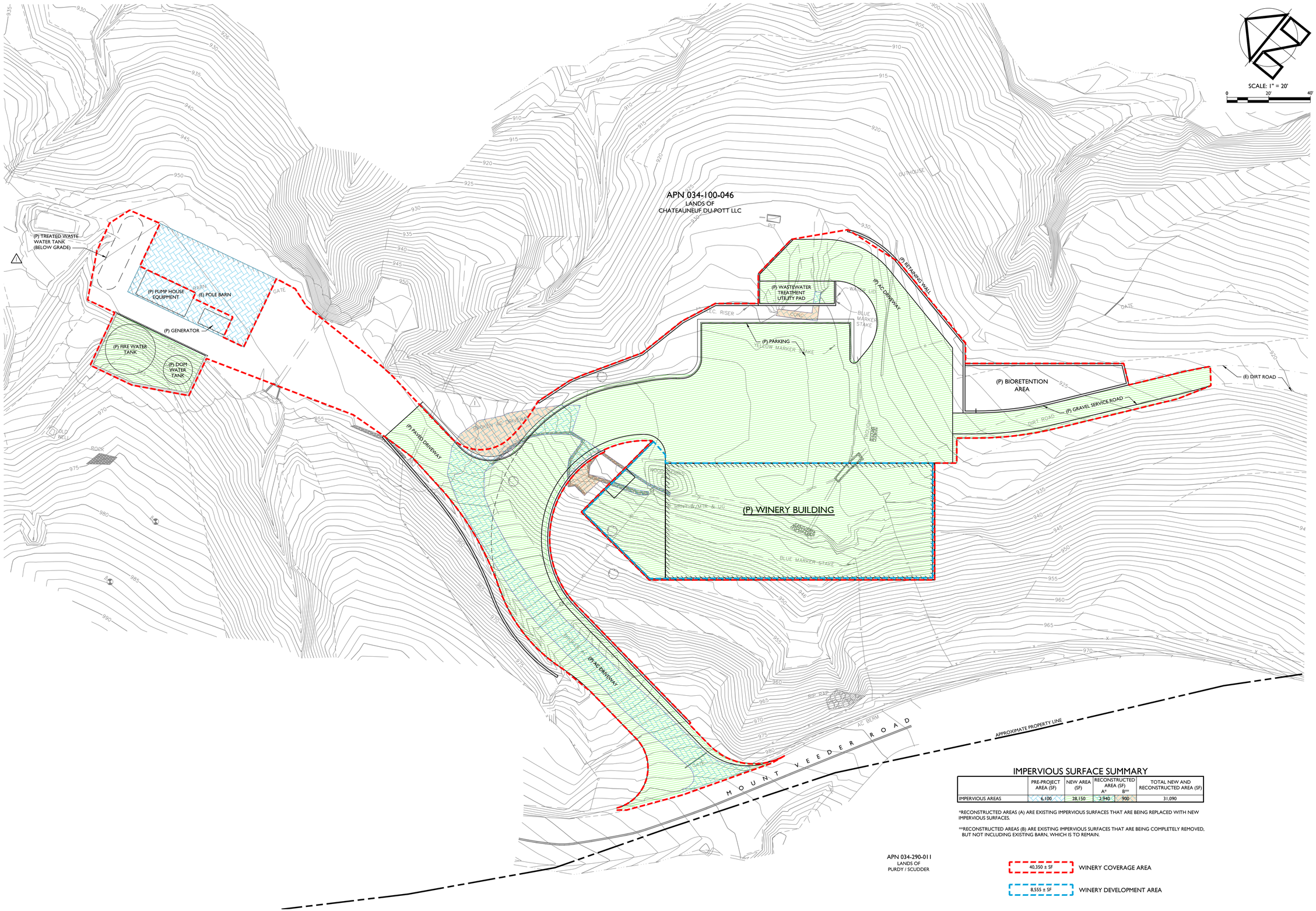

IMPERVIOUS SURFACE SUMMARY

	PRE-PROJECT AREA (SF)	NEW AREA (SF)	RECONSTRUCTED AREA (SF) A*	RECONSTRUCTED AREA (SF) B**	TOTAL NEW AND RECONSTRUCTED AREA (SF)
IMPERVIOUS AREAS	6,100	28,150	2,940	900	31,090

*RECONSTRUCTED AREAS (A) ARE EXISTING IMPERVIOUS SURFACES THAT ARE BEING REPLACED WITH NEW IMPERVIOUS SURFACES.

**RECONSTRUCTED AREAS (B) ARE EXISTING IMPERVIOUS SURFACES THAT ARE BEING COMPLETELY REMOVED, BUT NOT INCLUDING EXISTING BARN, WHICH IS TO REMAIN.

40,350 ± SF — WINERY COVERAGE AREA

8,555 ± SF — WINERY DEVELOPMENT AREA

IMPERVIOUS SURFACE EXHIBIT

SCALE: 1" = 20'

APPLIED CIVIL ENGINEERING INCORPORATED
2074 West Lincoln Avenue
Napa, CA 94558
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CHATEAUNEUF DU POTT WINERY

USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
IMPERVIOUS SURFACE EXHIBIT

PREPARED UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL R. MCKAY
No. 67431
Exp. 12/31/2022
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CHECKED BY: MRM

DATE: AUGUST 29, 2019

REVISIONS:	BY:
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2 1/15/2021 RESPONSE TO COMMENTS #2	SMI

JOB NUMBER: 17-110

FILE: 17-110CONC-ISE.DWG

ORIGINAL SIZE: 24" X 36"

SHEET NUMBER:

C4

OF

5

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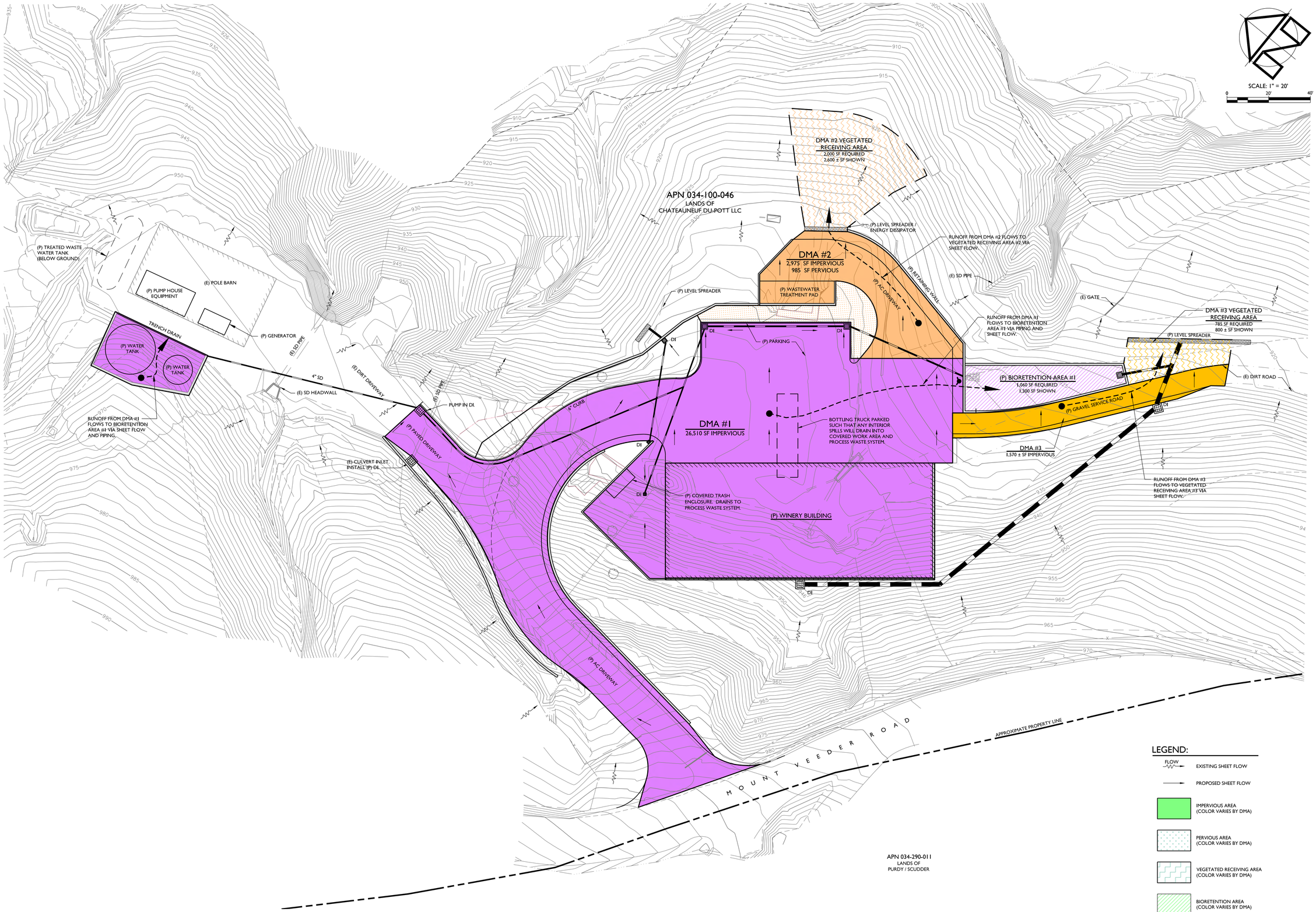

STORMWATER CONTROL PLAN

SCALE: 1" = 20'

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Napa, CA 94558
(707) 320-4968 (707) 320-2395 Fax
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CHATEAUNEUF DU POTT WINERY

USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
STORMWATER CONTROL PLAN

PREPARED UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL R. MCKENNA
No. 67420
Exp. 12/31/2022
CIVIL
STATE OF CALIFORNIA

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DRAWN BY: SMI

CHECKED BY: MRM

DATE: AUGUST 29, 2019

REVISIONS:	BY:
1 5/29/2020 RESPONSE TO COMMENTS #1	SMI
2 1/15/2021 RESPONSE TO COMMENTS #2	SMI

JOB NUMBER: 17-110

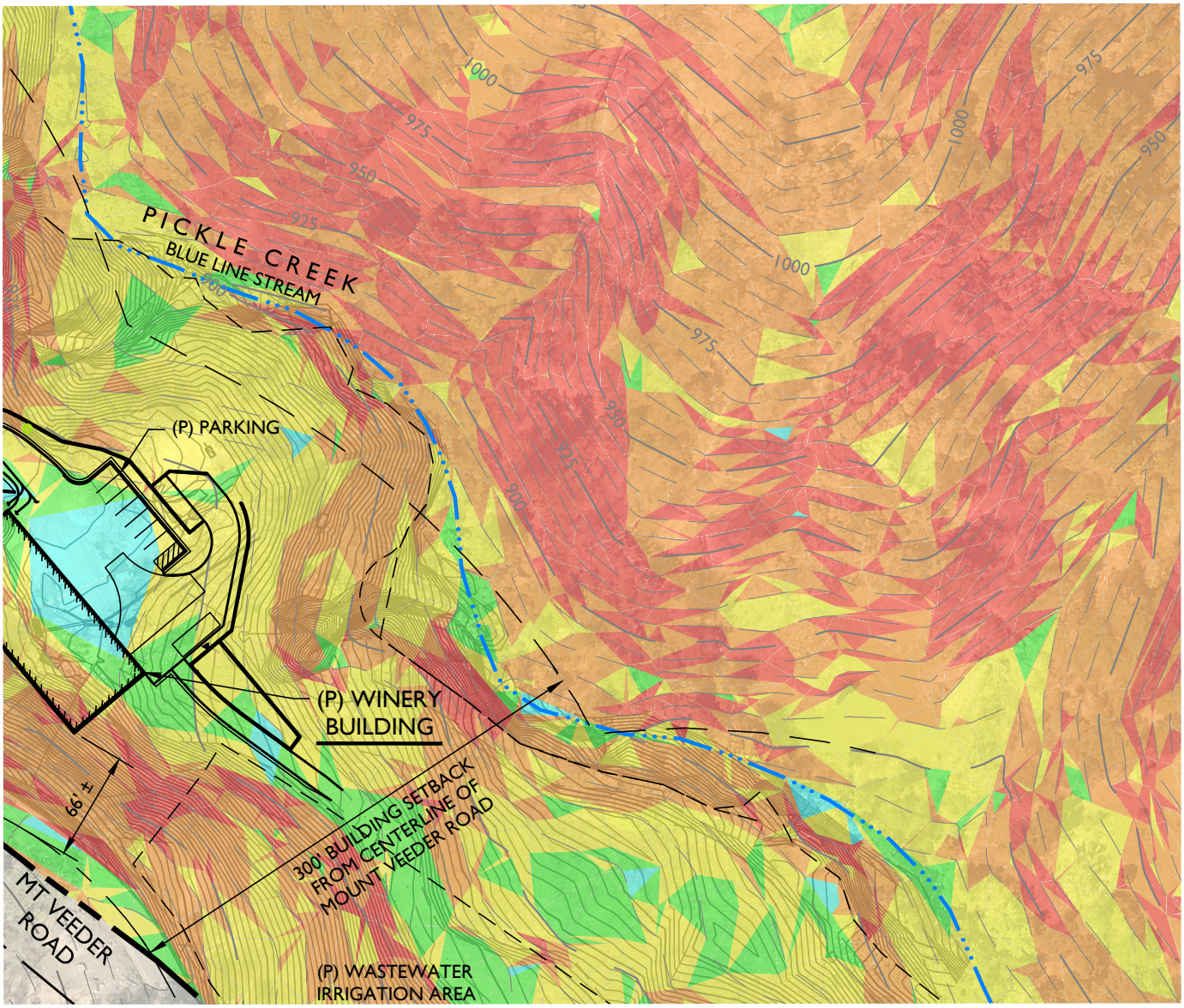
FILE: 17-110CONC-SCP.DWG

ORIGINAL SIZE: 24" X 36"

SHEET NUMBER: C5

OF 5

Chateauneuf du Pott Variance Application - Slope Analysis Exhibit

SCALE: 1" = 100'

SLOPES TABLE			
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
1	0%	5%	
2	5%	15%	
3	15%	30%	
4	30%	50%	
5	50%	500%