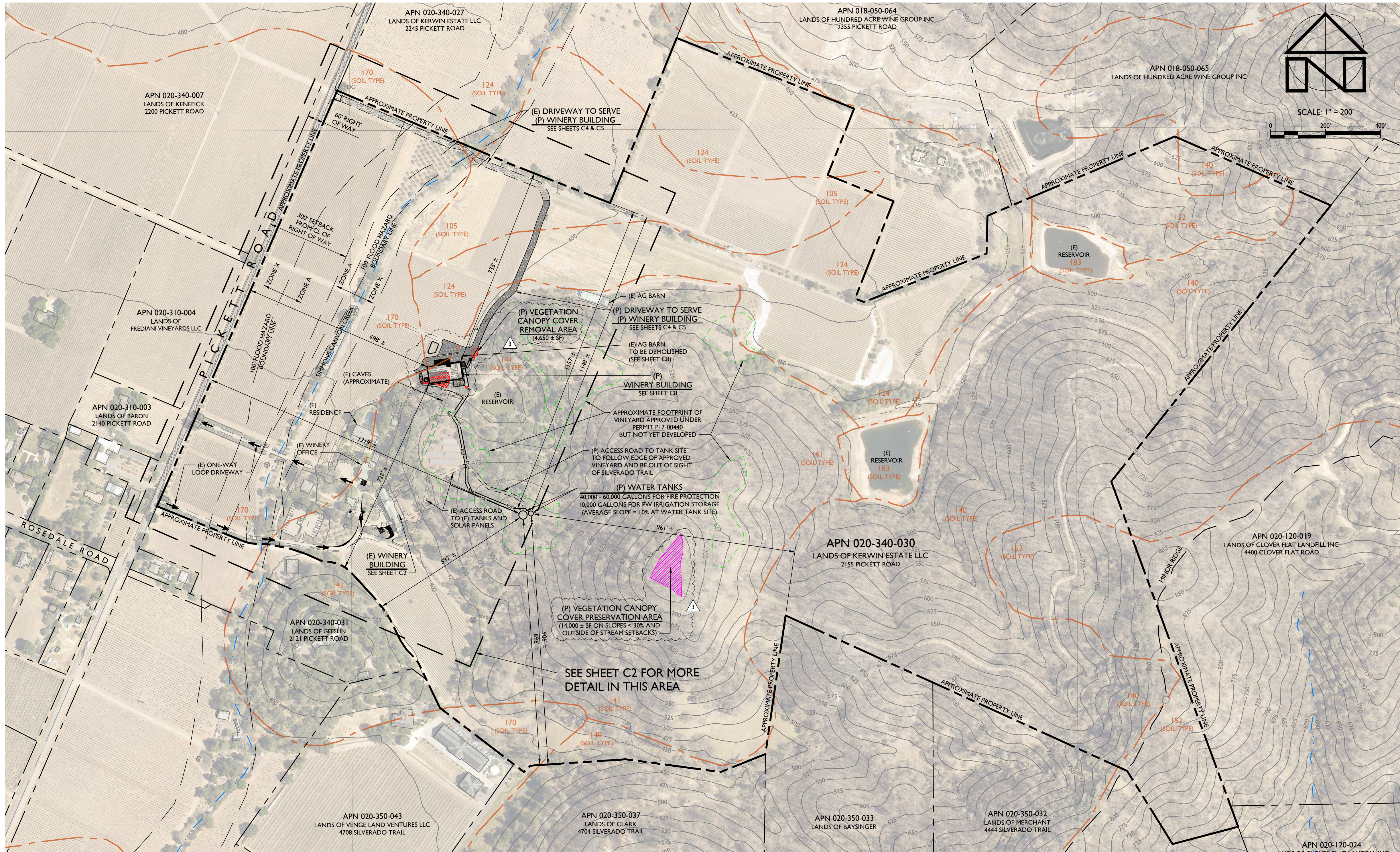


EISELE VINEYARD

WINERY USE PERMIT MODIFICATION CONCEPTUAL SITE IMPROVEMENT PLANS



OVERALL SITE PLAN

SCALE: 1" = 200'

NOTES:

- FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION ON SHEETS C1 & C2 WAS TAKEN FROM ELEVATION DATA DERIVED FROM BARE-EARTH SURFACE DIGITAL ELEVATION MODELS (DEMS) CREATED FROM LIDAR DATA FLOWN IN 2018 IN RESPONSE TO THE WIDESPREAD 2017 FIRES IN NORTHERN CALIFORNIA AS PART OF ONGOING NATIONWIDE 3DEP (U.S. GEOLOGICAL SURVEY 3D ELEVATION PROGRAM) EFFORTS. TOPOGRAPHIC INFORMATION ON OTHER SHEETS WAS TAKEN FROM THE "TOPOGRAPHIC MAP OF A PORTION OF THE LANDS OF EISELE VINEYARD" PREPARED BY TERRA FIRMA SURVEYS, INC., DATED NOVEMBER 10, 2023. APPLIED CIVIL ENGINEERING INCORPORATED ASSUMES NO LIABILITY REGARDING THE ACCURACY OR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION.
- AERIAL PHOTOGRAPHS ARE NADIR IMAGES CAPTURED BY PICTOMETRY INTERNATIONAL DATED JULY 15, 2021 AND MAY NOT REPRESENT CURRENT CONDITIONS.
- CONTOUR INTERVAL:
SHEET C1: TWENTY FIVE (25) FEET.
SHEET C2: TWO (2) FEET, HIGHLIGHTED EVERY TEN (10) FEET.
OTHER SHEETS: ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET.
- VERTICAL DATUM: NAVD 88
- THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY. THEY ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

SOIL TYPE LEGEND:

- 105 BALE CLAY LOAM, 2 TO 5 PERCENT SLOPES
- 124 CORTINA VERY GRAVELLY LOAM, 0 TO 5 PERCENT SLOPES
- 140 FORWARD GRAVELLY LOAM, 30 TO 75 PERCENT SLOPES
- 141 FORWARD-KIDD COMPLEX, 50 TO 75 PERCENT SLOPES
- 152 HAMBRIGHT ROCK-OUTCROP COMPLEX, 30 TO 75 PERCENT SLOPES
- 170 PLEASANTON LOAM, 0 TO 2 PERCENT SLOPES
- 183 POND

SOIL TYPE BOUNDARIES SHOWN ON THIS MAP ARE BASED ON THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM DATA AND SHOULD BE CONSIDERED APPROXIMATE.

LEGEND:

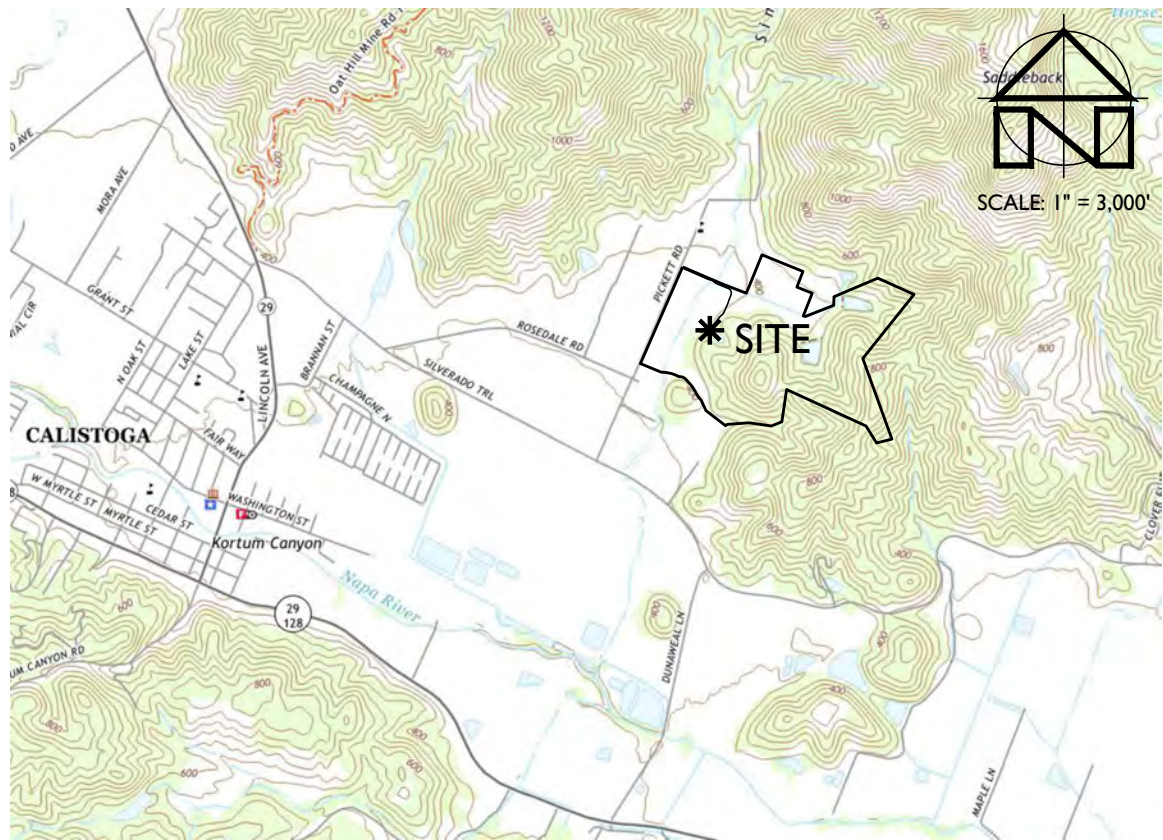
- APPROXIMATE PROPERTY BOUNDARY (SUBJECT PARCEL)
- APPROXIMATE PROPERTY BOUNDARY (ADJACENT PARCEL)
- EXISTING EASEMENT OR SETBACK
- EXISTING CENTERLINE OF RIGHT OF WAY
- COUNTY DEFINITION STREAM
- BLUE LINE STREAM
- SOIL TYPE BOUNDARY
- TOTAL VCC REMOVAL AREA (4,650 ± SF)
- TOTAL VCC PRESERVED AREA (14,000 ± SF < 30% SLOPES AND OUTSIDE OF STREAM SETBACKS)

GRADING QUANTITIES*

CUT	2,200± CY
FILL	500± CY
NET**	1,700± CY

* THIS ESTIMATE IS PROVIDED AS A TOOL FOR THE REVIEWING AGENCIES TO EVALUATE THE ENVIRONMENTAL IMPACTS OF THE PROJECT. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES. CONTRACTOR IS TO PERFORM THEIR OWN EARTHWORK CALCULATIONS AND SHALL NOT USE THE ESTIMATES PRESENTED ABOVE. THIS ESTIMATE IS BASED ON IN PLACE VOLUMES AND DOES NOT INCLUDE FLUFF, SHRINKAGE, PAVING, AGGREGATES OR SELECT FILL VOLUMES.

** EXCESS SOIL CUT FROM THE PROJECT WILL BE SPREAD IN A THING LAYER IN THE < 5% SLOPE VINEYARD AREAS OR HAULED OFFSITE TO A LOCATION PRE-APPROVED BY NAPA COUNTY.



LOCATION MAP

SCALE: 1" = 3,000'

PROJECT INFORMATION:

PROPERTY OWNER & APPLICANT:

KERWIN ESTATE LLC
2155 PICKETT ROAD
CALISTOGA, CA 94515

SITE ADDRESS:

2155 PICKETT ROAD
CALISTOGA, CA 94515

ASSESSOR'S PARCEL NUMBER:

020-340-030

PARCEL SIZE:

162.2 ± ACRES

PROJECT SIZE:

1.5 ± ACRES

ZONING:

AGRICULTURAL PRESERVE (AP) AND
AGRICULTURAL WATERSHED (AW)

DOMESTIC WATER SOURCE:

WELLS

FIRE PROTECTION WATER SOURCE:

TANK

WASTEWATER DISPOSAL:

ONSITE TREATMENT AND DISPERSAL

SHEET INDEX:

- | | |
|-----|--|
| C1 | OVERALL SITE PLAN |
| C2 | OVERALL WINERY SITE PLAN |
| C3 | WINERY SITE DEMOLITION PLAN |
| C4 | DRIVEWAY PLAN AND PROFILE STA 9+75 TO STA 19+50 |
| C5 | DRIVEWAY PLAN AND PROFILE STA 19+50 TO STA 27+25 |
| C6 | DRIVEWAY CROSS SECTIONS STA 10+25 TO STA 20+50 |
| C7 | DRIVEWAY CROSS SECTIONS STA 20+75 TO STA 26+75 |
| C8 | WINERY SITE CONCEPTUAL GRADING PLAN |
| C9 | STORMWATER CONTROL PLAN |
| C10 | IMPERVIOUS SURFACE EXHIBIT |

PURPOSE STATEMENT:

THE PURPOSE OF THIS PROJECT IS TO ILLUSTRATE THE CONCEPTUAL DESIGN OF EXISTING DRIVEWAY IMPROVEMENTS AND SITE IMPROVEMENTS FOR THE EXISTING WINERY AND THE NEW SITE IMPROVEMENTS THAT ARE BEING PROPOSED ALONG WITH THE NEW WINERY BUILDING AS PART OF THIS USE PERMIT MODIFICATION.

FLOOD HAZARD NOTE:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 06055C0235E, EFFECTIVE SEPTEMBER 26, 2008, ALL OR A PORTION OF THE PROJECT SITE IS LOCATED IN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% CHANGE ANNUAL FLOOD (100 YEAR FLOOD). THE APPROXIMATE FLOOD HAZARD BOUNDARY LINE IS SHOWN ON THIS PLAN. SEE FIRM FOR ADDITIONAL INFORMATION.



PREPARED UNDER THE
DIRECTION OF:



DRAWN BY:

SMJ

CHECKED BY:

MRM

DATE:

SEPTEMBER 15, 2025

REVISIONS:

5/31/2024

USE PERMIT

MODIFICATION SUBMITTAL

4/16/2025

RESPONSE TO

COMMENTS

7/17/2025

RESPONSE TO

COMMENTS

9/15/2025

RESPONSE TO

COMMENTS

JOB NUMBER:

16-128

FILE:

16-128CONC-OSP.DWG

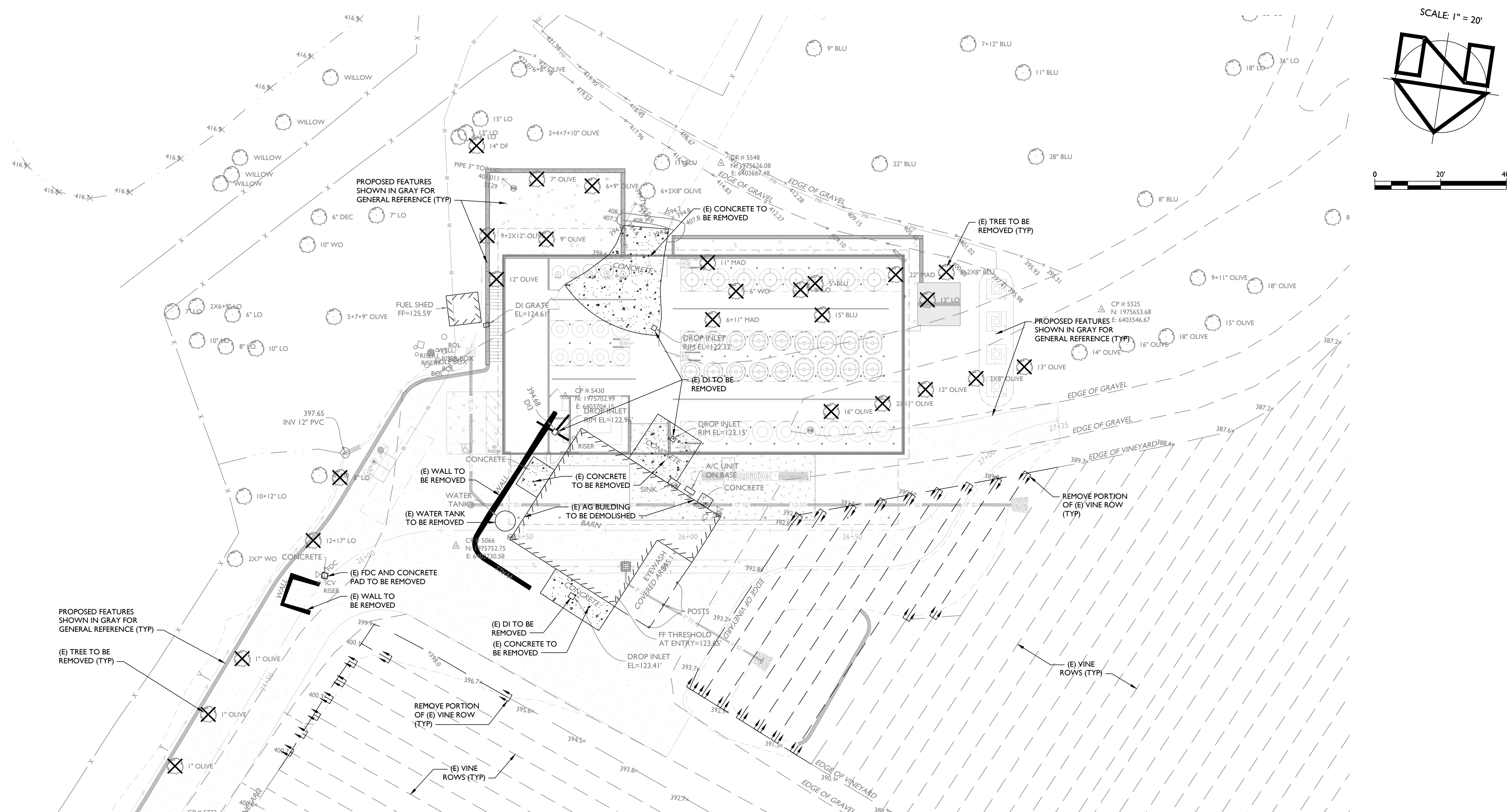
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24" X 36"

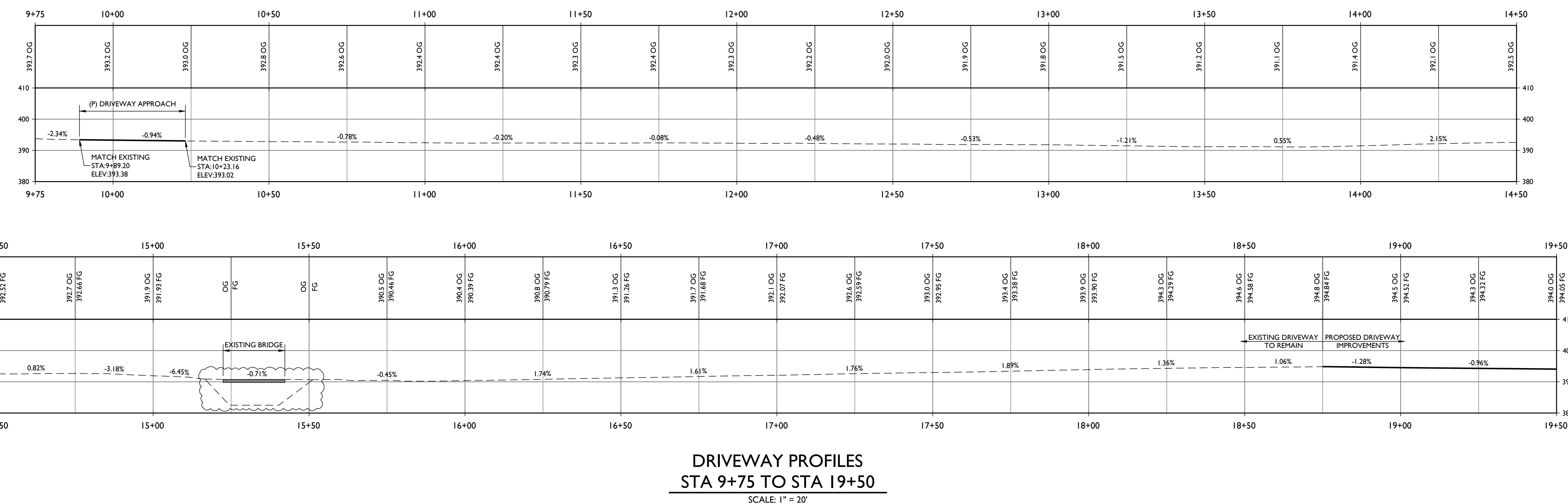
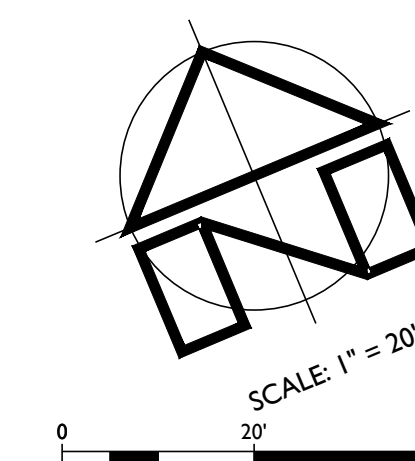
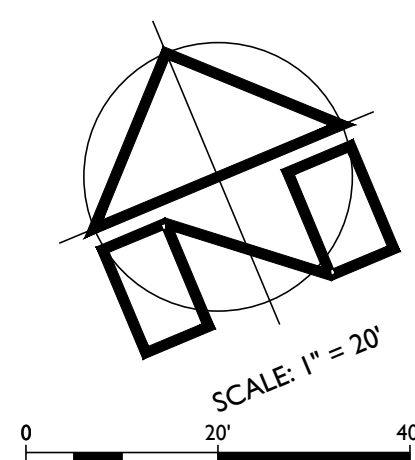
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C1

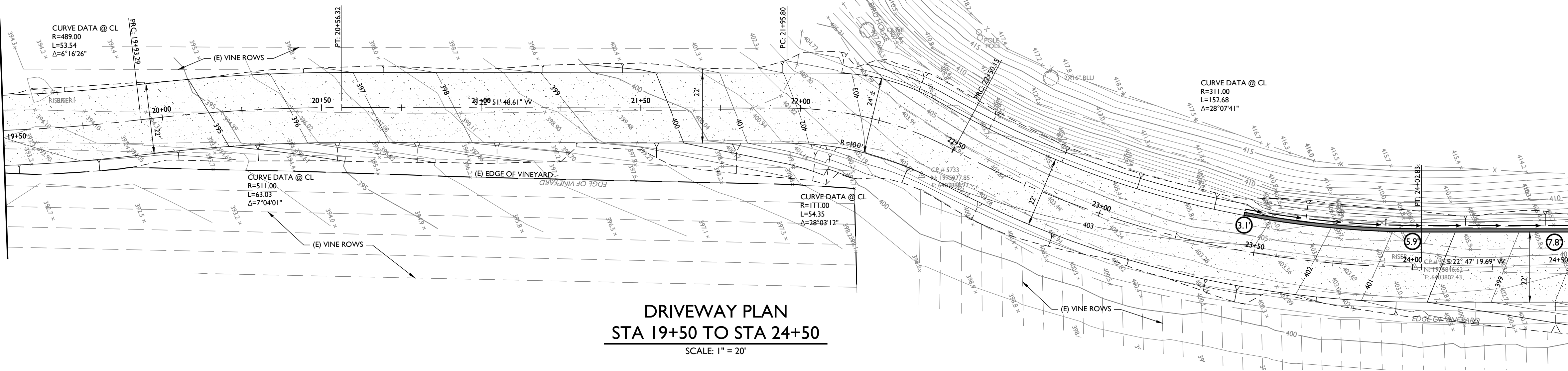
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SCALE: 1" = 20'

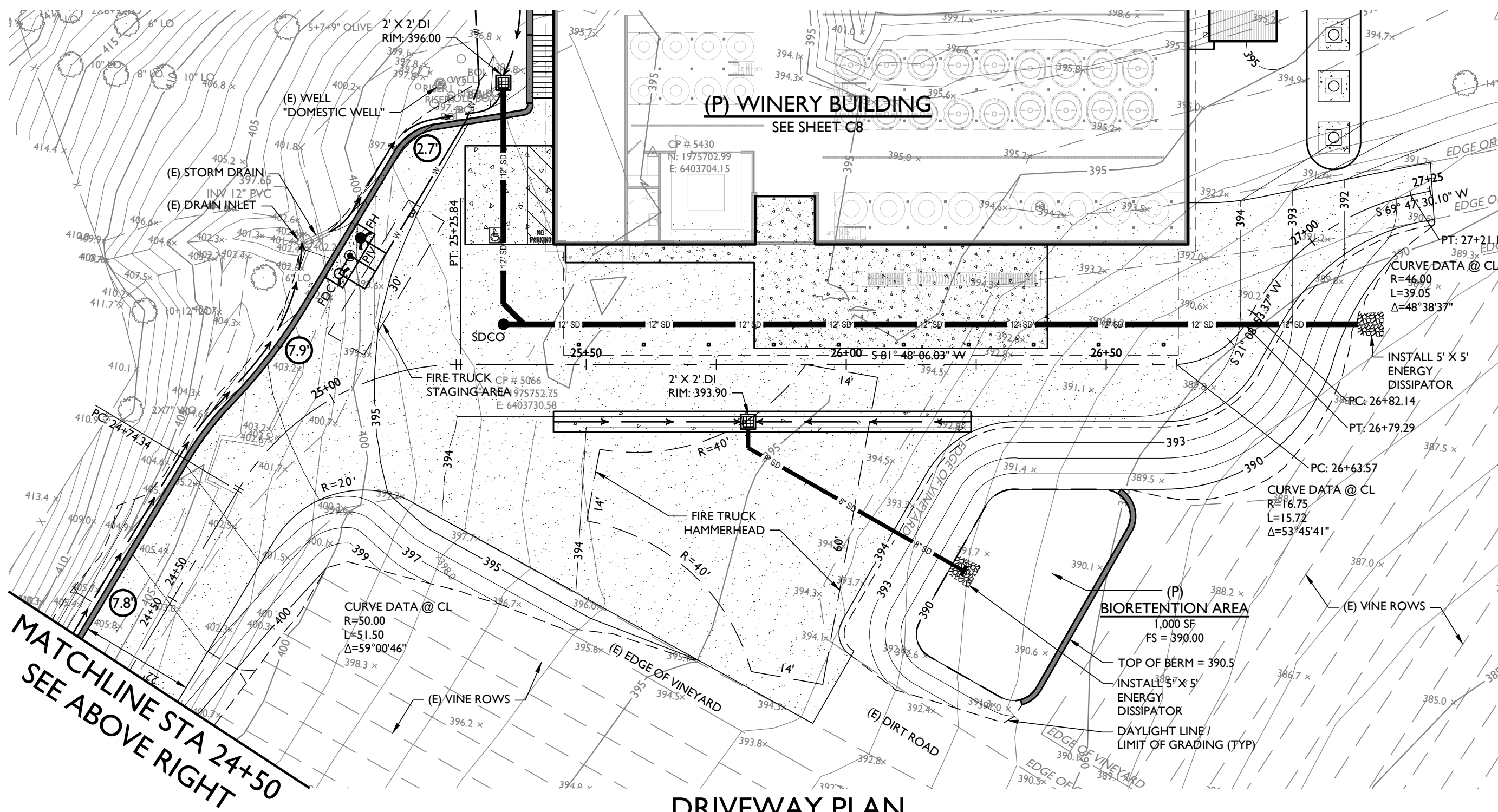


MATCHLINE STA 19+50
SEE SHEET C4

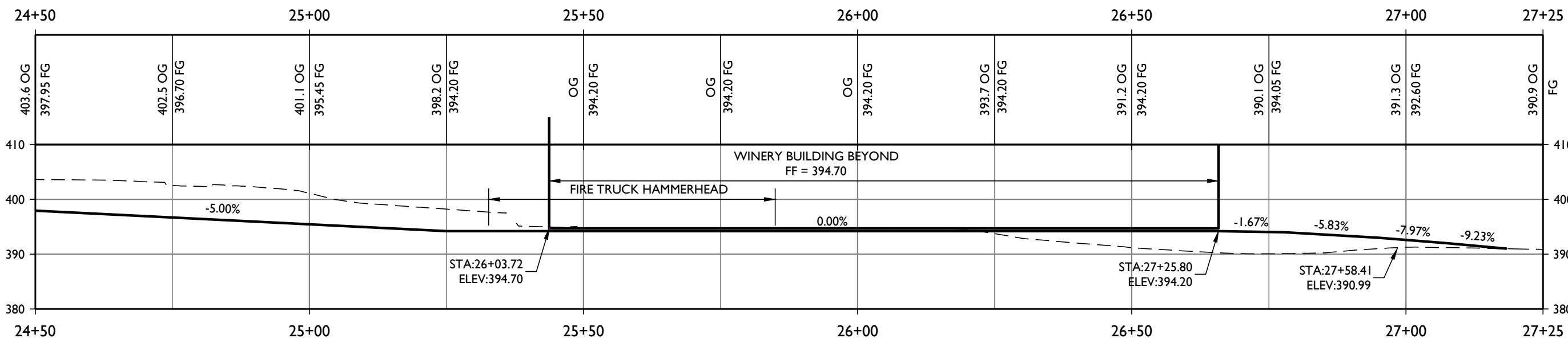
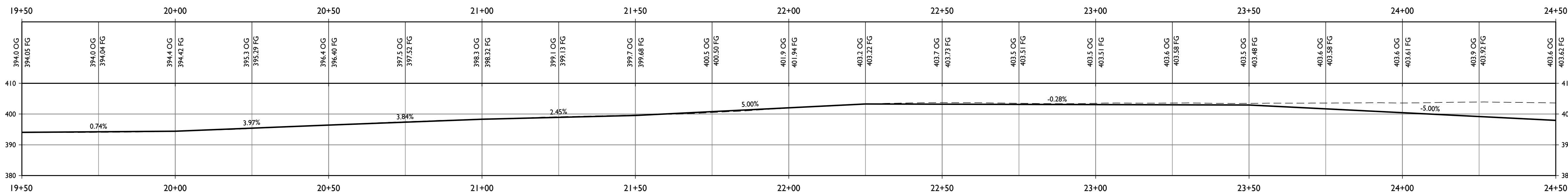


DRIVEWAY PLAN
STA 19+50 TO STA 24+50
SCALE: 1" = 20'

MATCHLINE STA 24+50
SEE BELOW LEFT



DRIVEWAY PLAN
STA 24+50 TO STA 27+25
SCALE: 1" = 20'



DRIVEWAY PROFILES
STA 19+50 TO STA 27+25
SCALE: 1" = 20'

EISELE VINEYARD
WINERY USE PERMIT MODIFICATION CONCEPTUAL SITE IMPROVEMENT PLANS
DRIVEWAY PLAN AND PROFILE STA 19+50 TO STA 27+25

PREPARED UNDER THE
DIRECTION OF:



DRAWN BY:
SMJ

CHECKED BY:
MRM

DATE:
SEPTEMBER 15, 2025

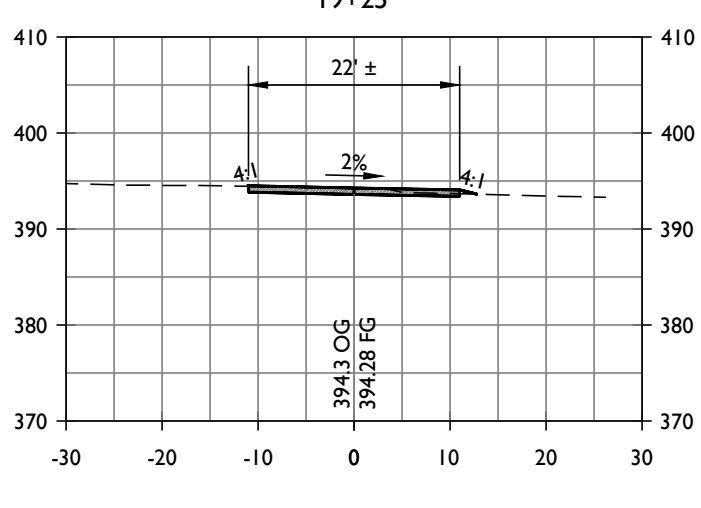
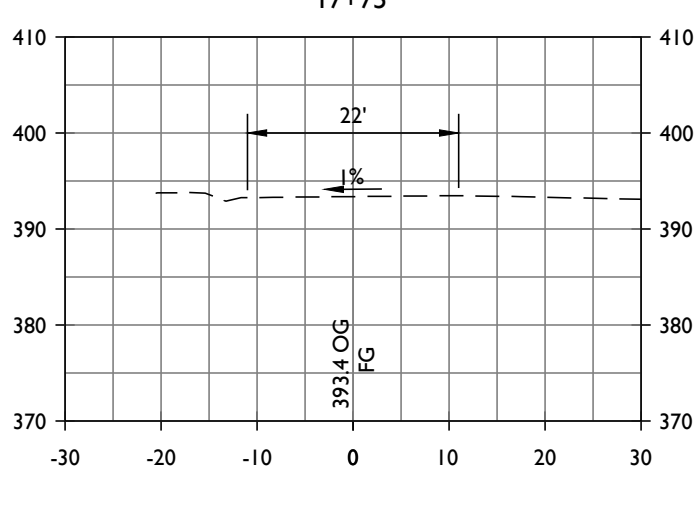
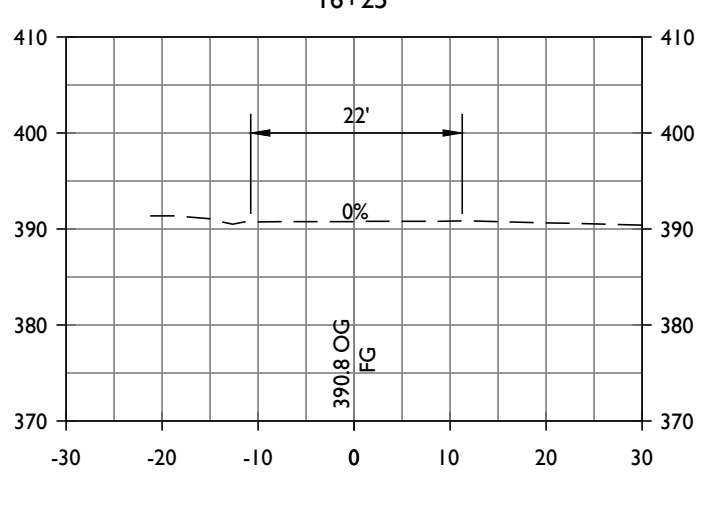
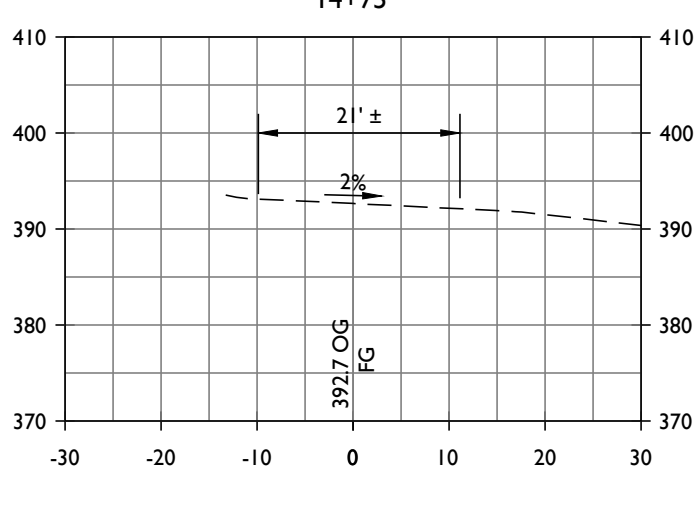
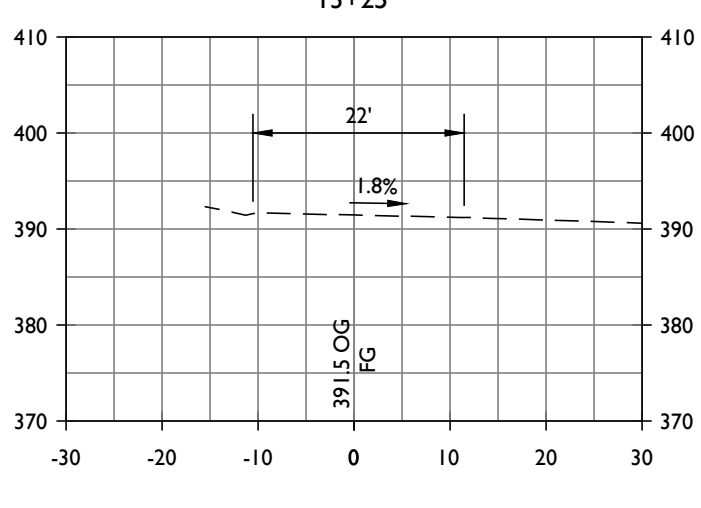
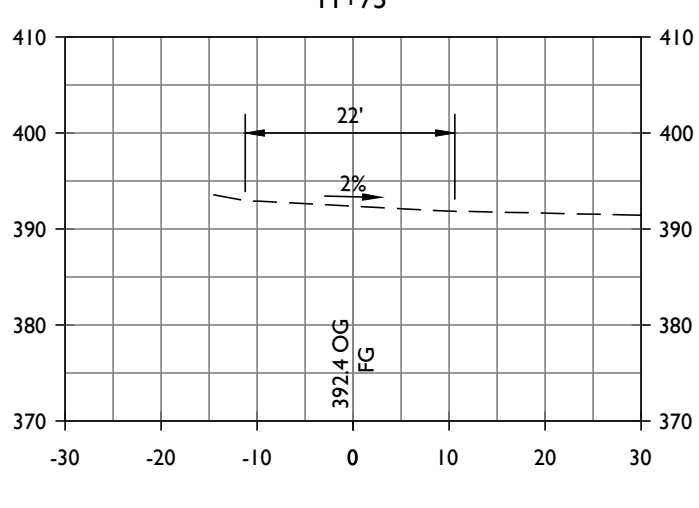
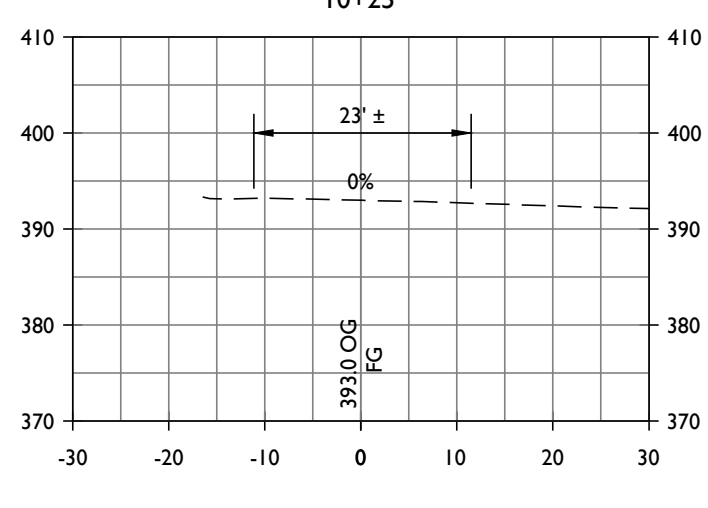
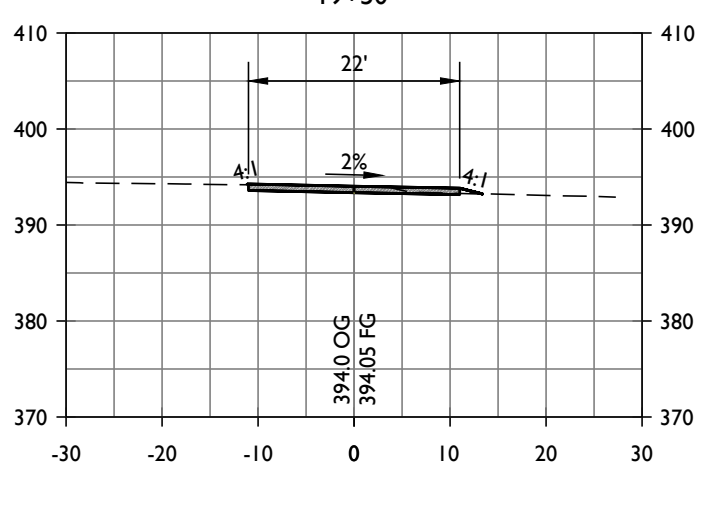
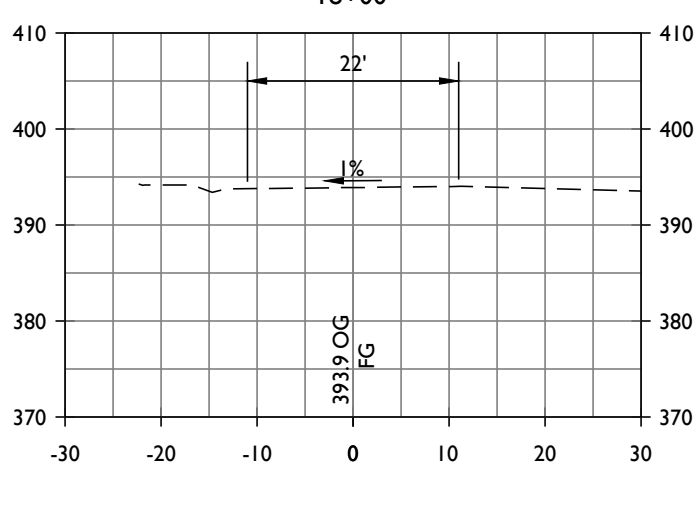
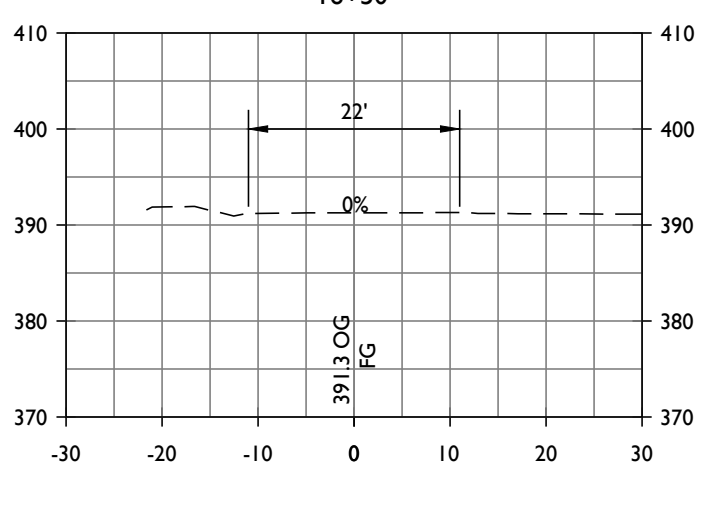
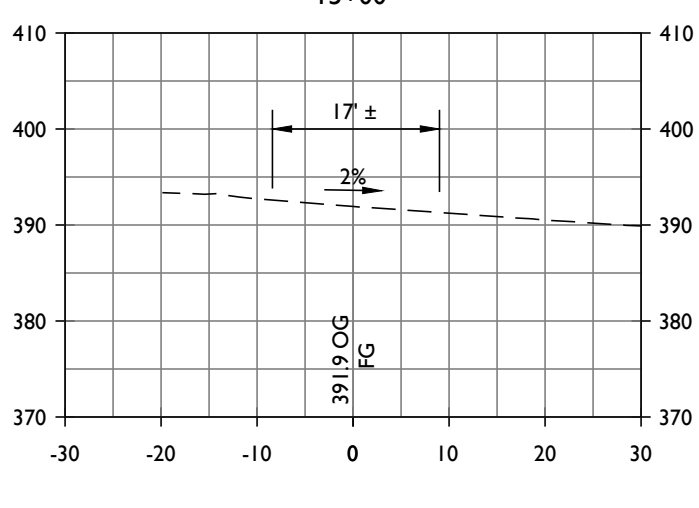
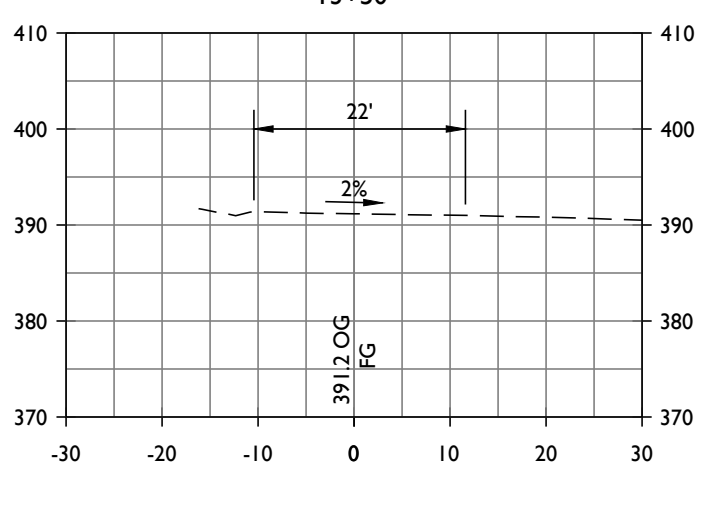
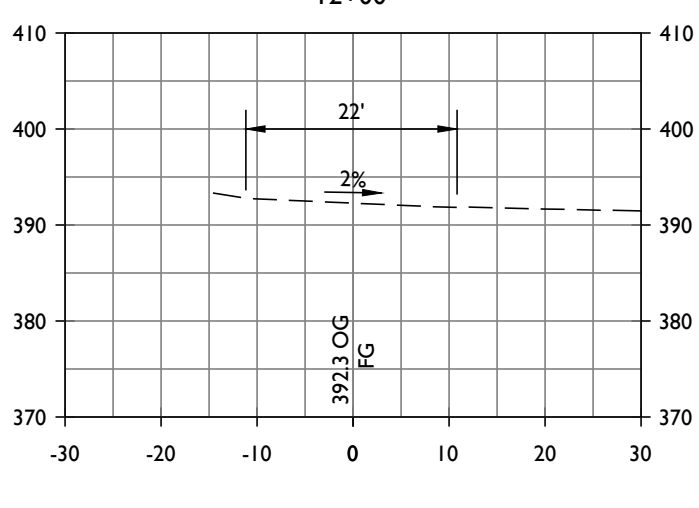
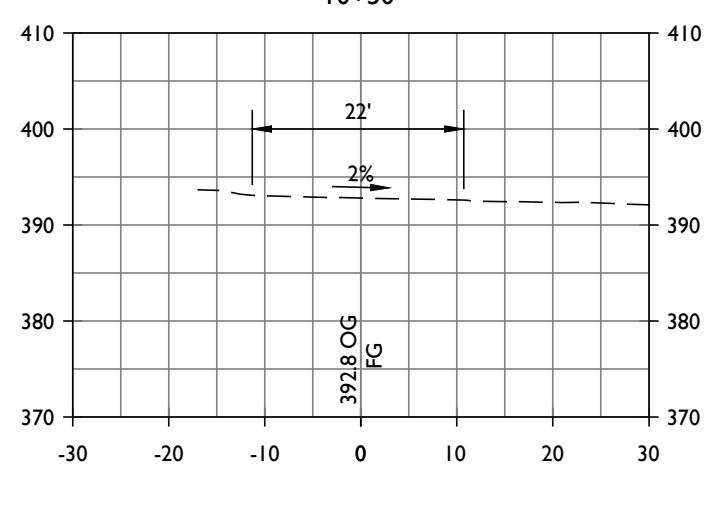
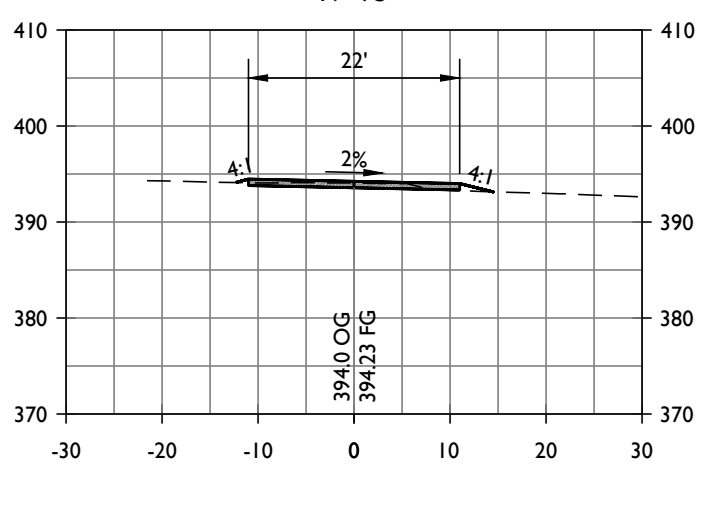
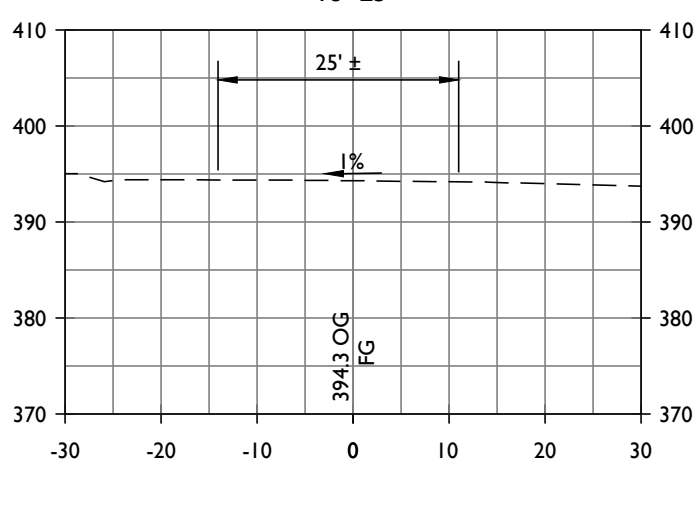
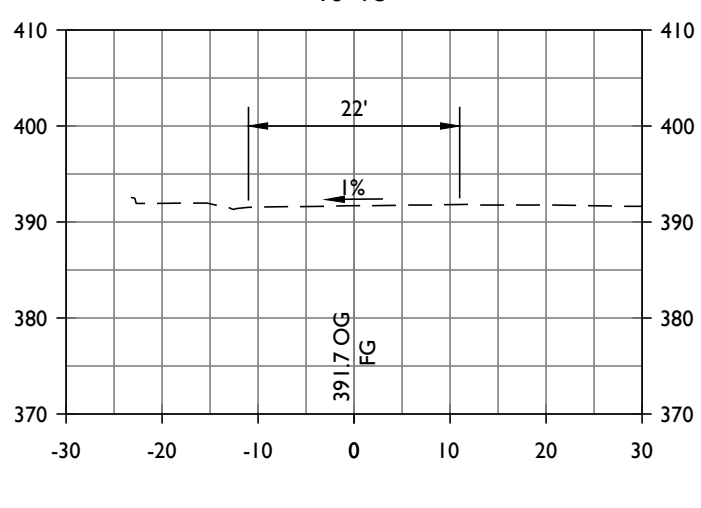
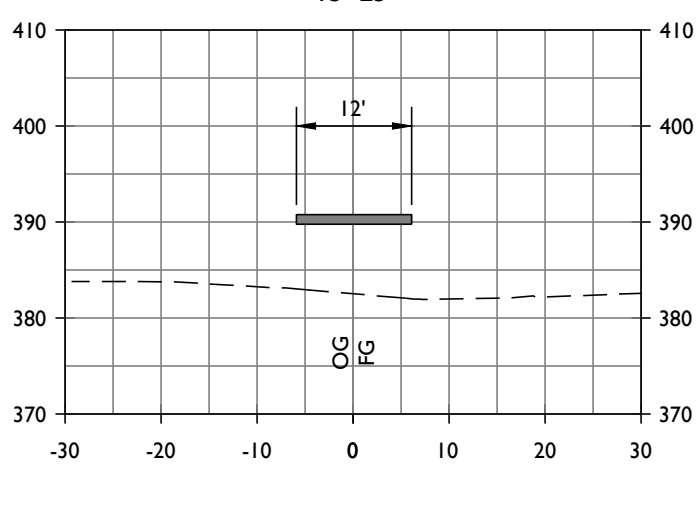
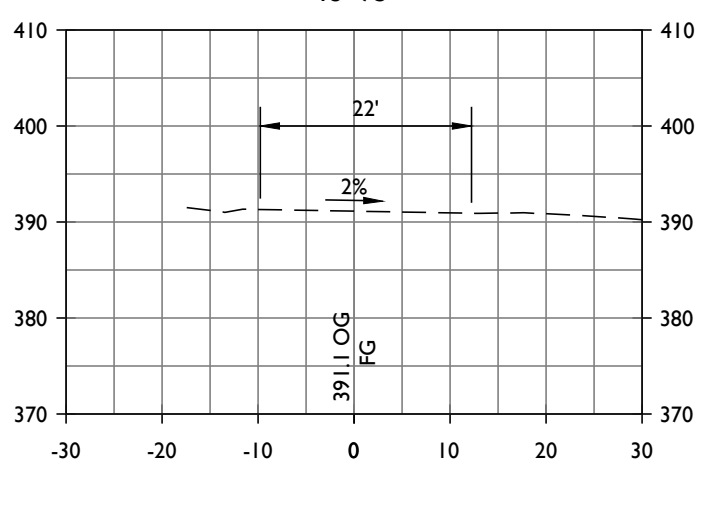
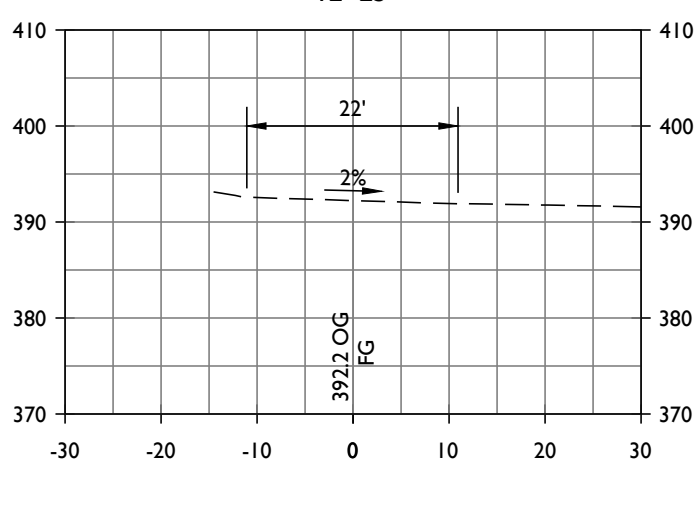
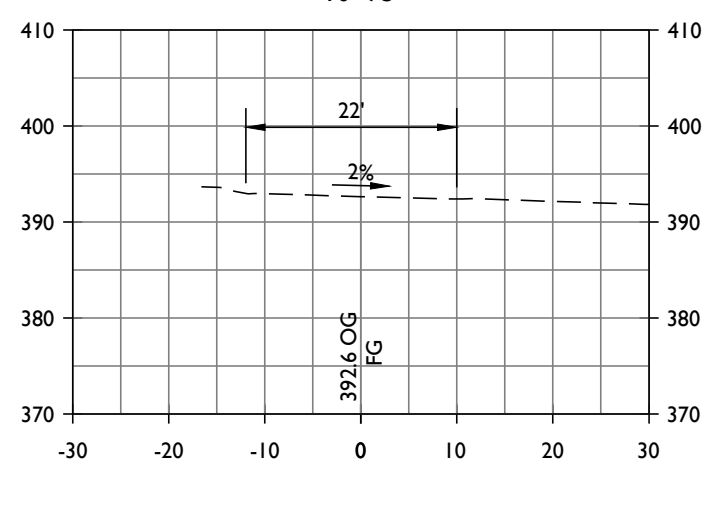
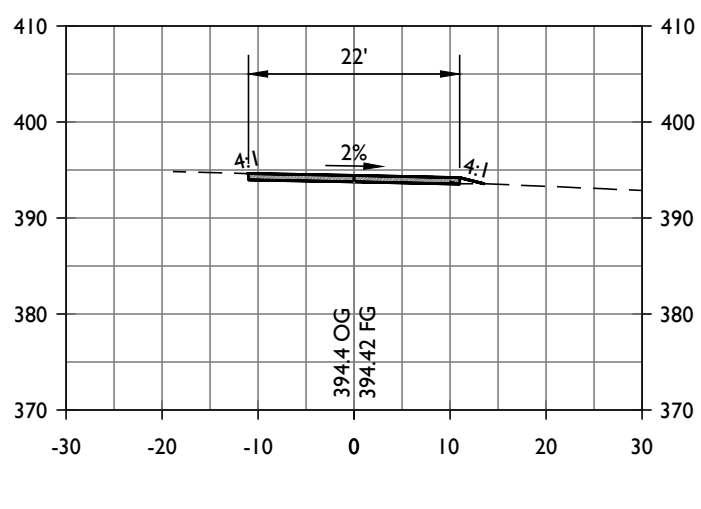
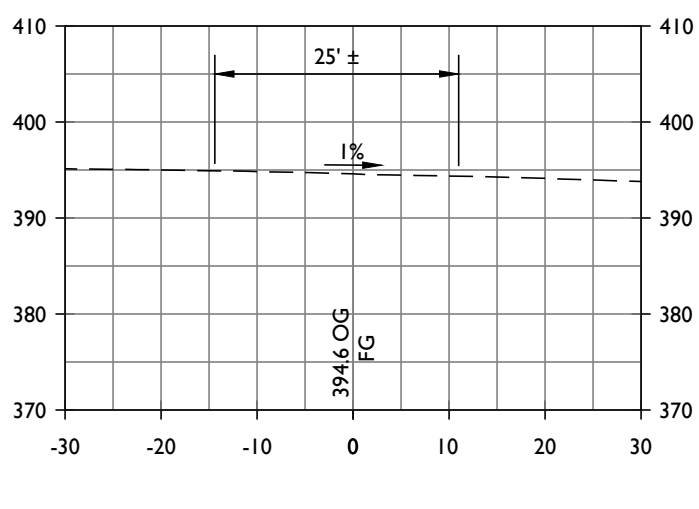
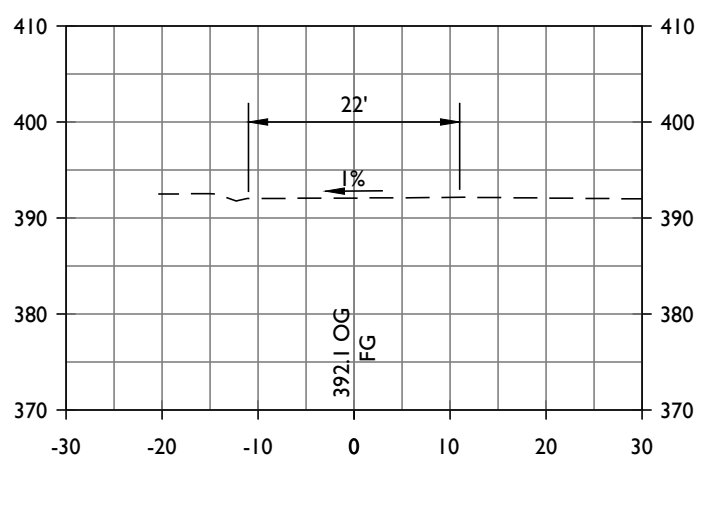
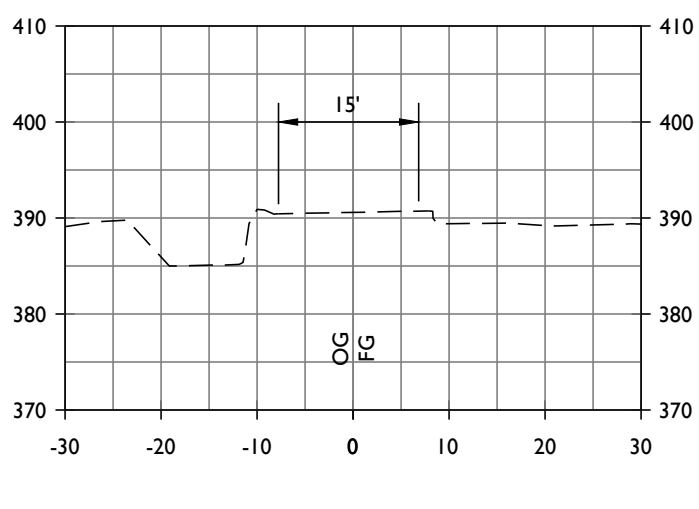
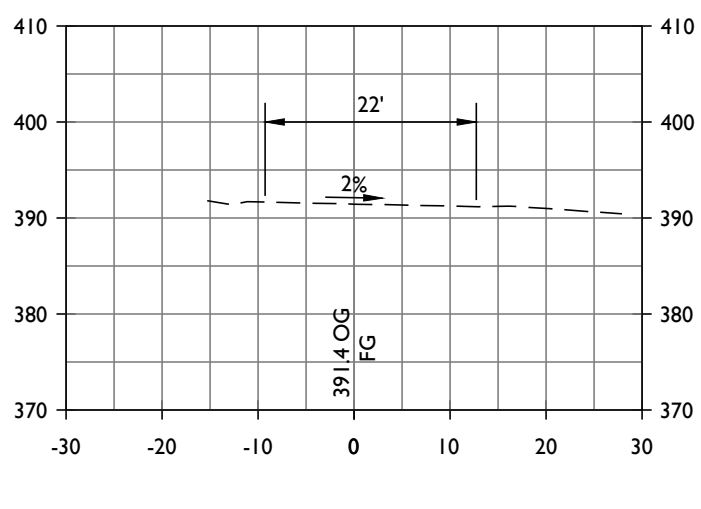
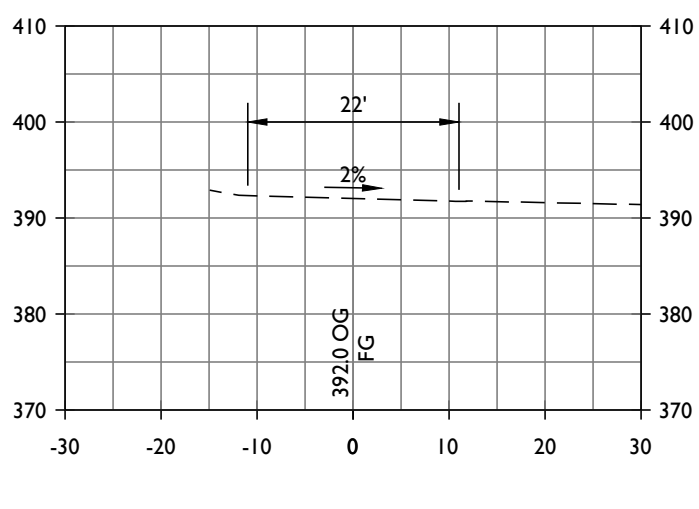
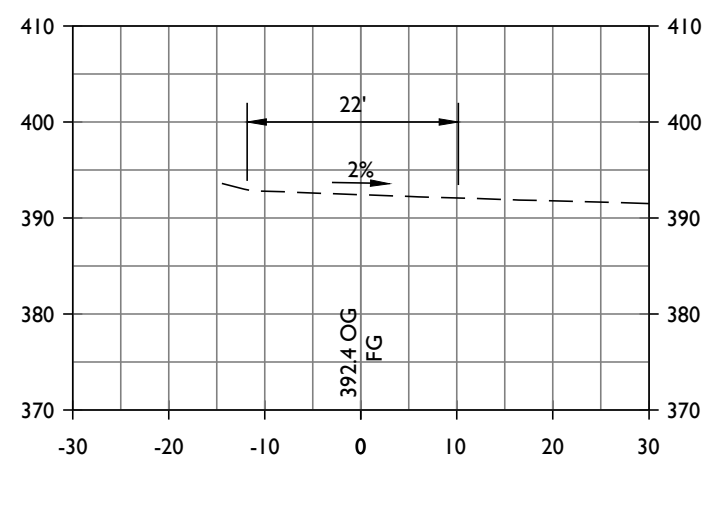
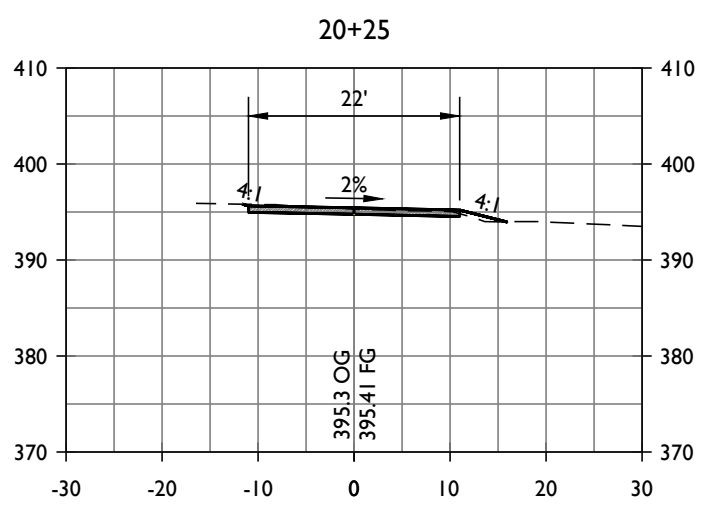
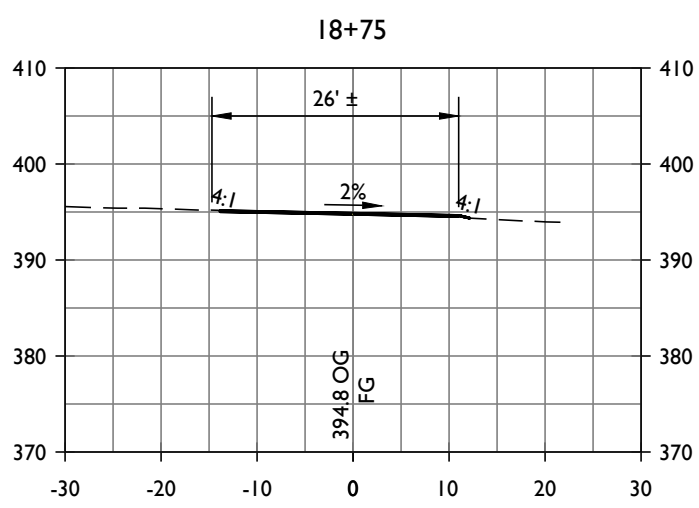
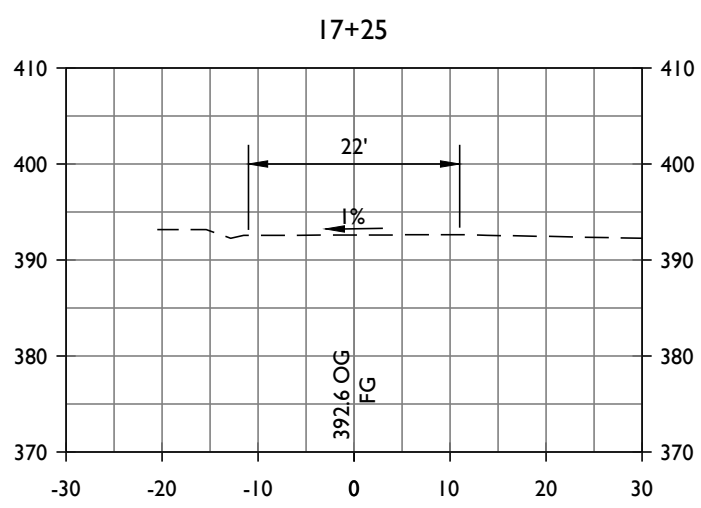
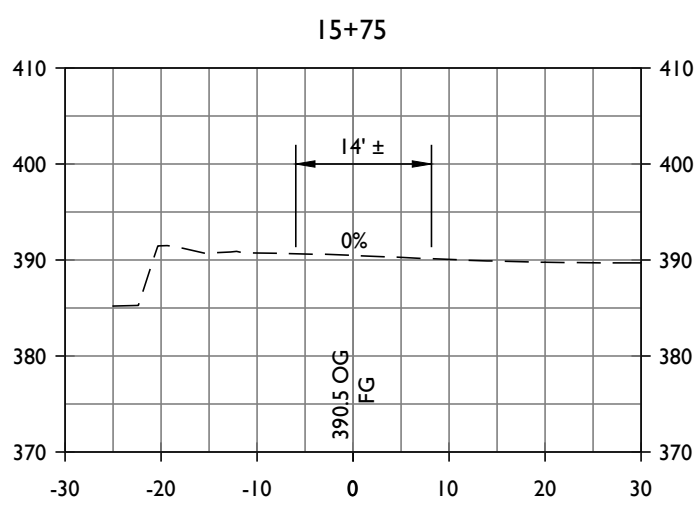
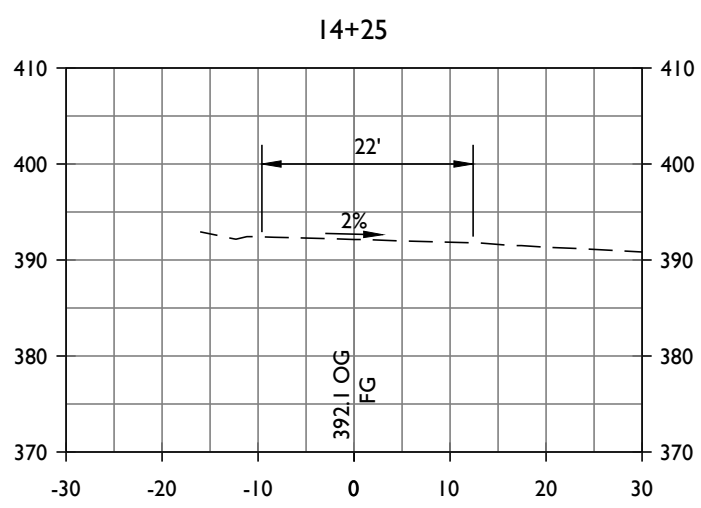
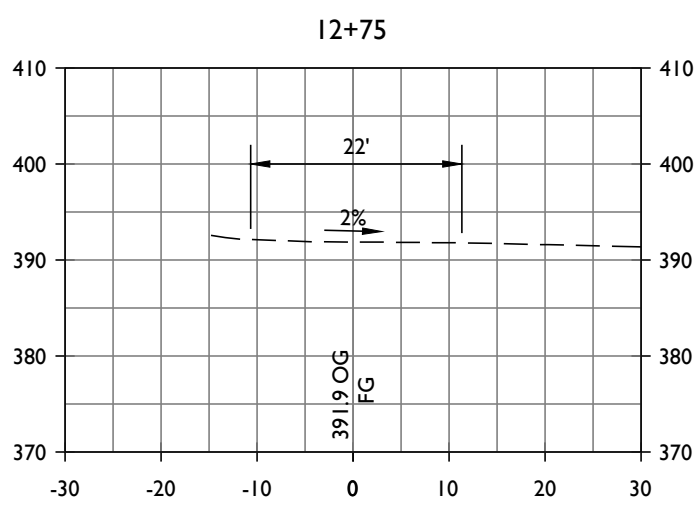
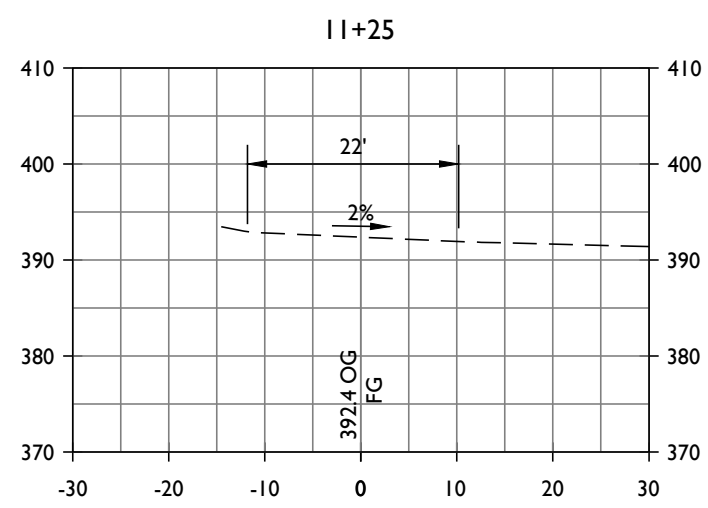
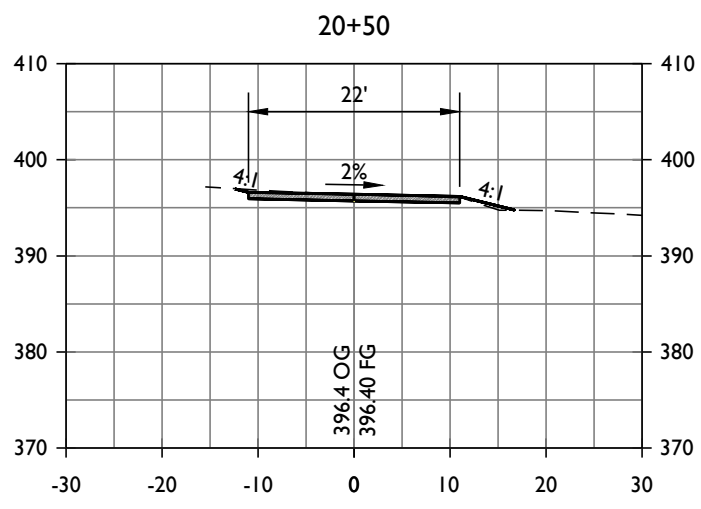
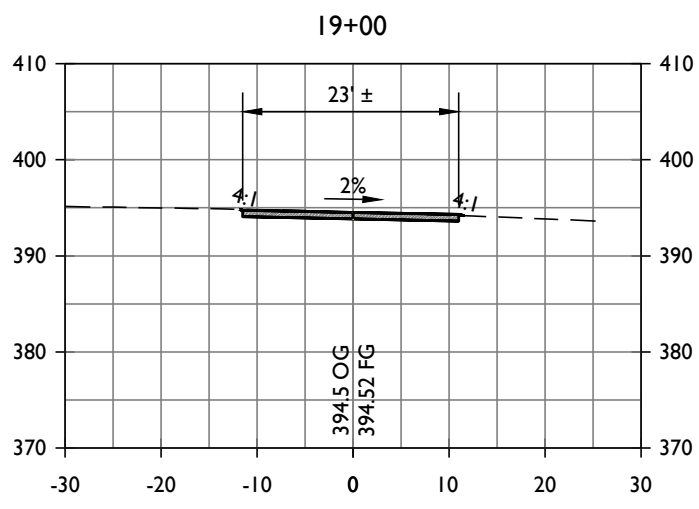
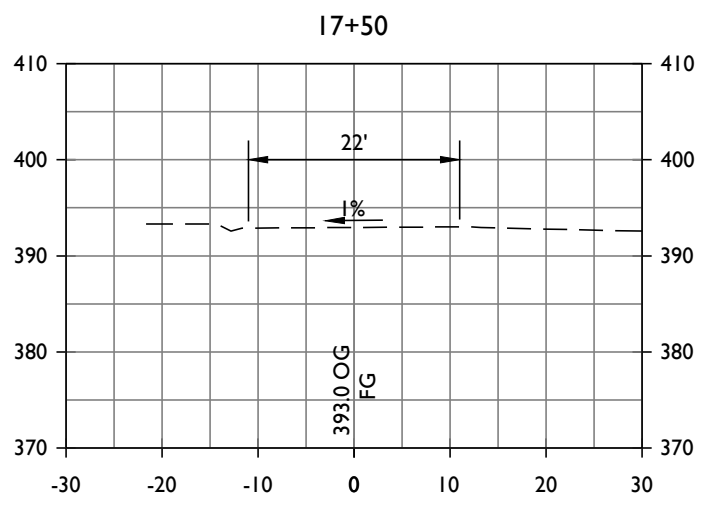
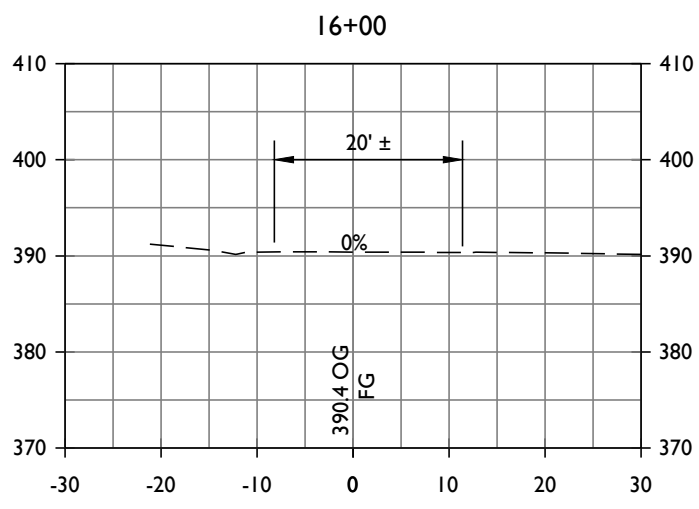
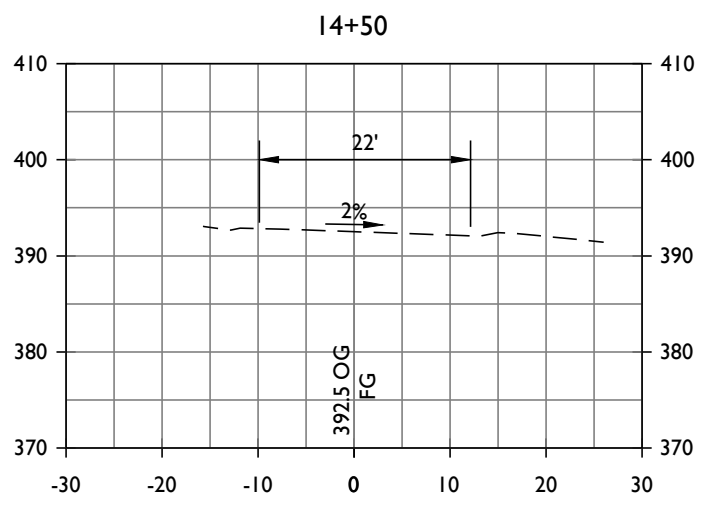
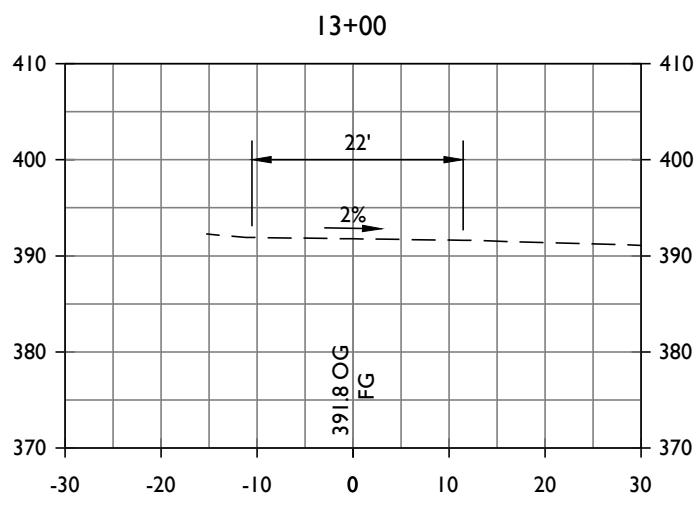
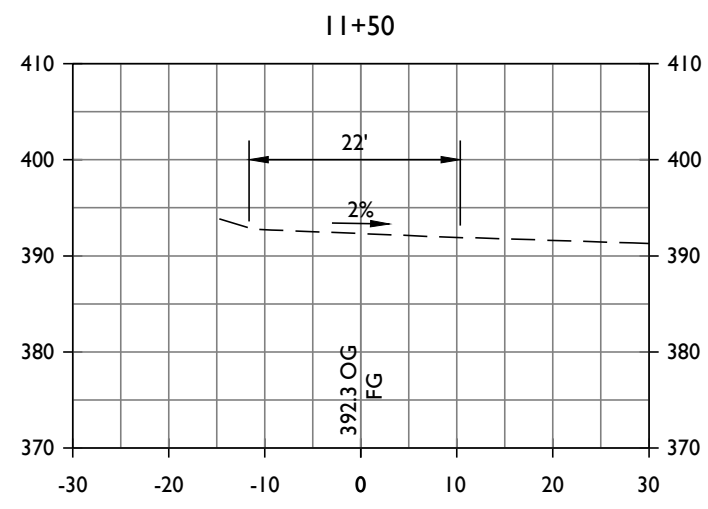
REVISIONS:	BY:
5/31/2024	YMS
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RESPONSE TO	
COMMENTS	
9/15/2025	SMJ
RESPONSE TO	
COMMENTS	

JOB NUMBER:
16-128

FILE:
16-128CONC.DWG

ORIGINAL SIZE:
24" X 36"

SHEET NUMBER:



DRIVEWAY CROSS SECTIONS
STA 10+25 TO STA 20+50
SCALE: 1" = 20'

EISELE VINEYARD
WINERY USE PERMIT MODIFICATION CONCEPTUAL SITE IMPROVEMENT PLANS
DRIVEWAY CROSS SECTIONS STA 10+25 TO STA 20+50

PREPARED UNDER THE
DIRECTION OF:



DRAWN BY:
SMJ

CHECKED BY:
MRM

DATE:
SEPTEMBER 15, 2025

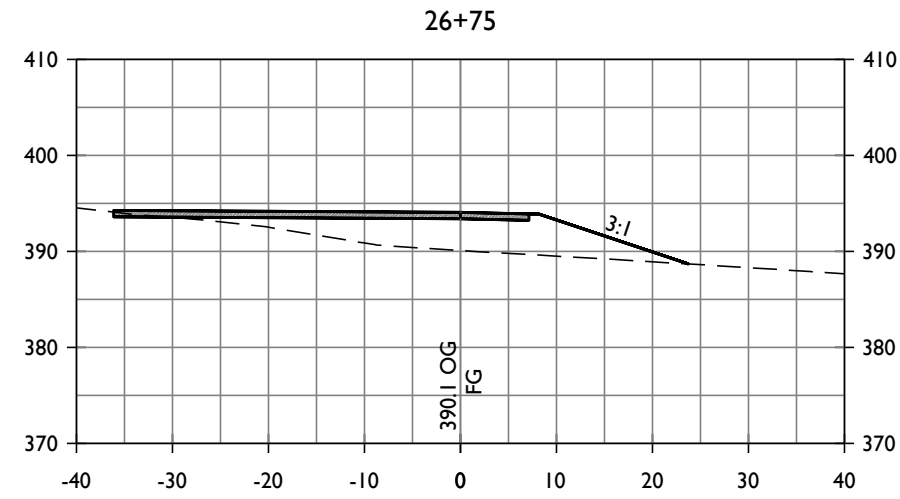
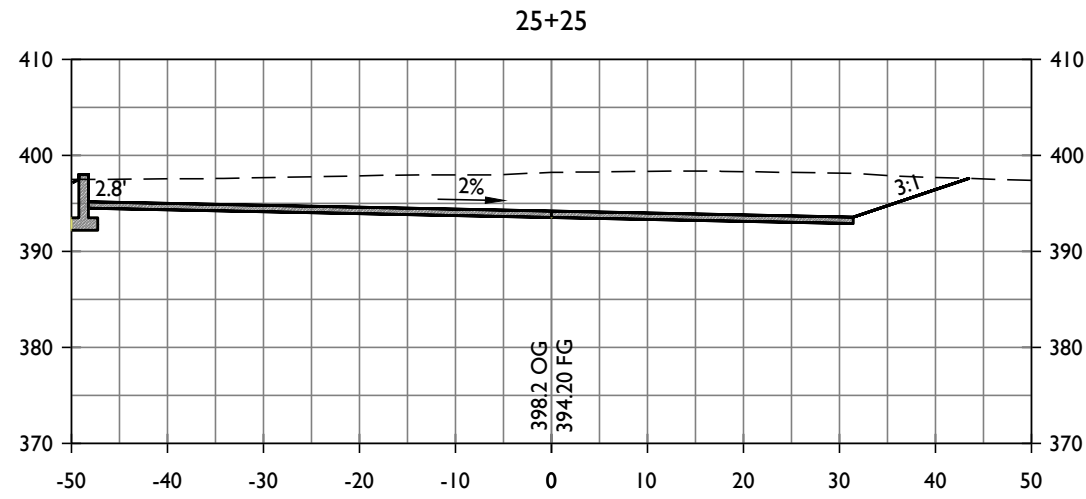
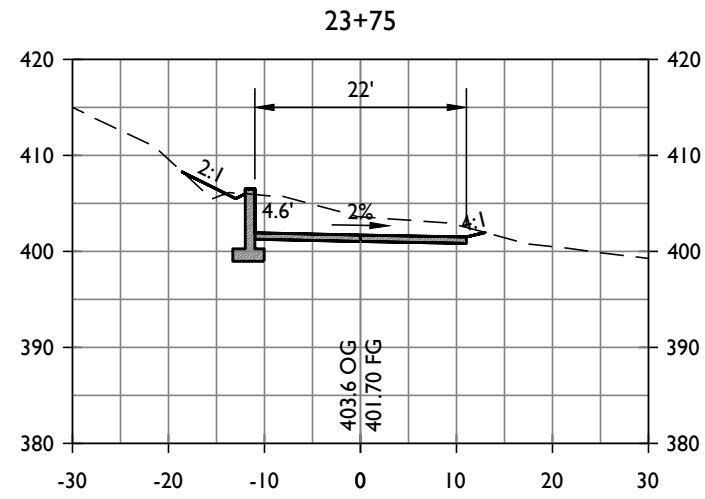
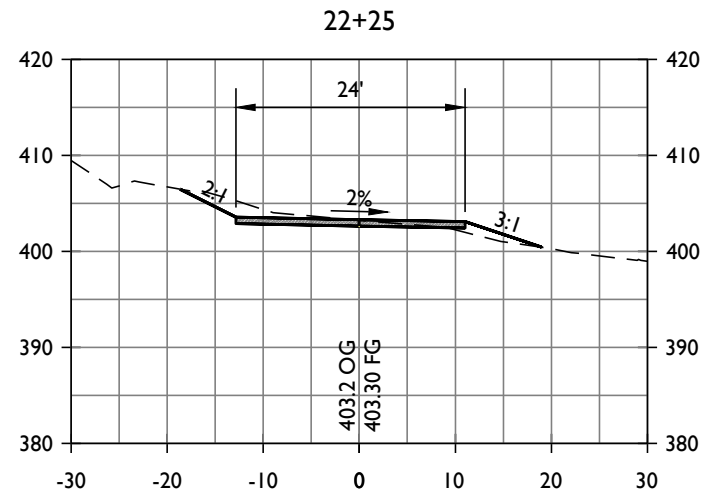
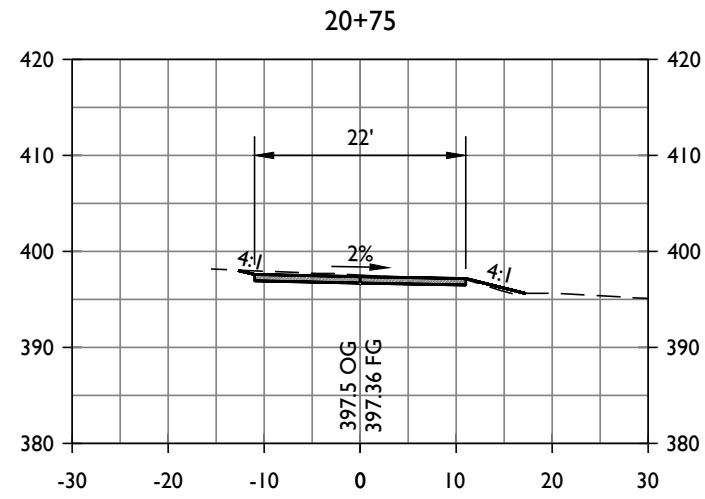
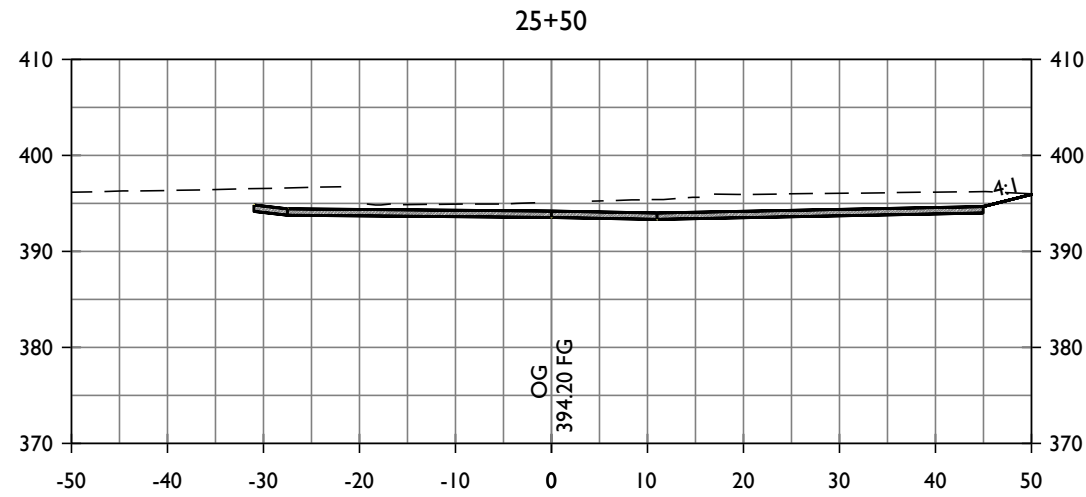
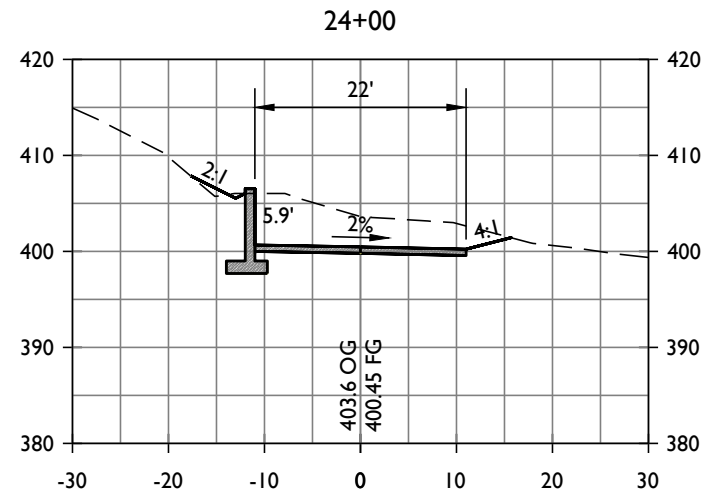
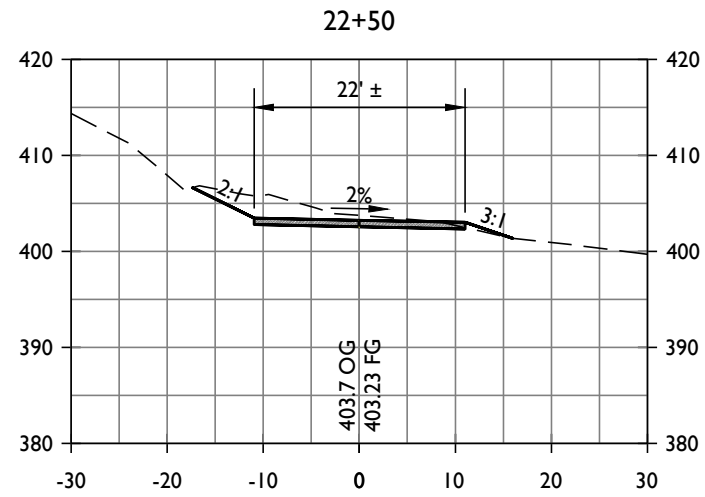
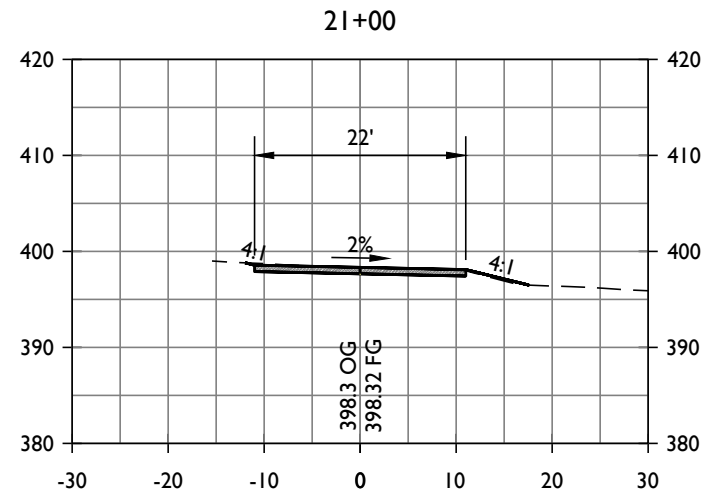
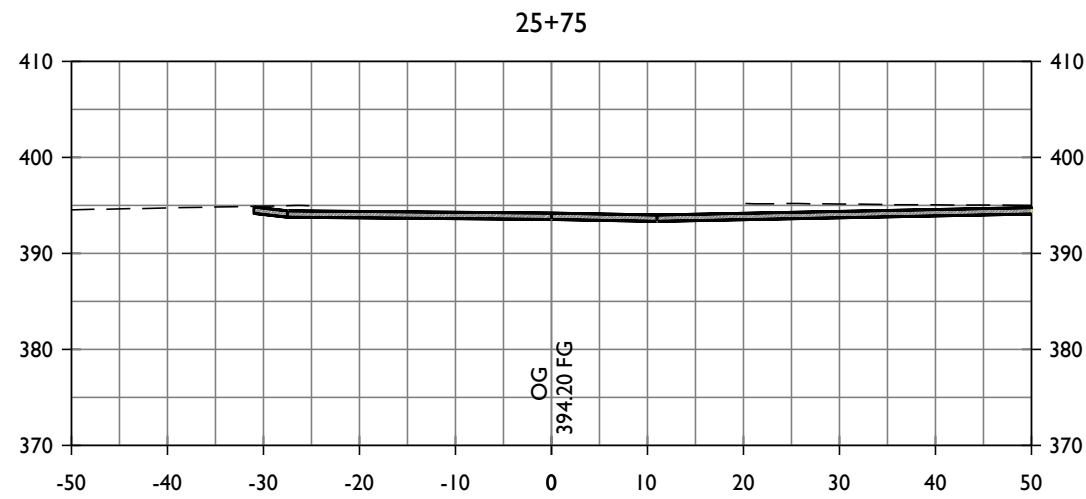
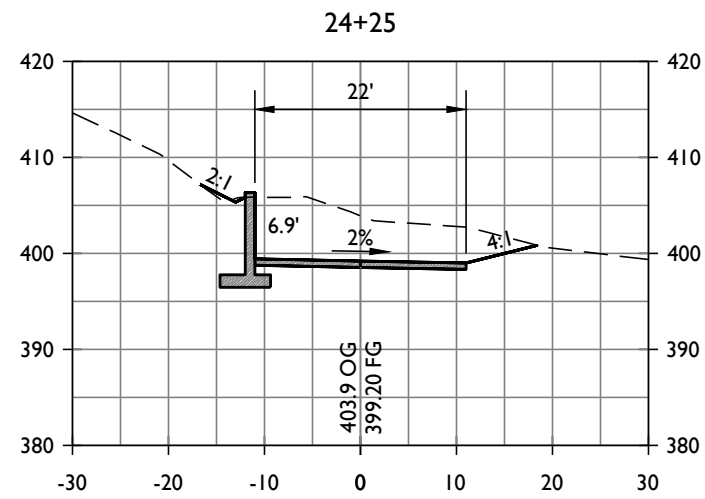
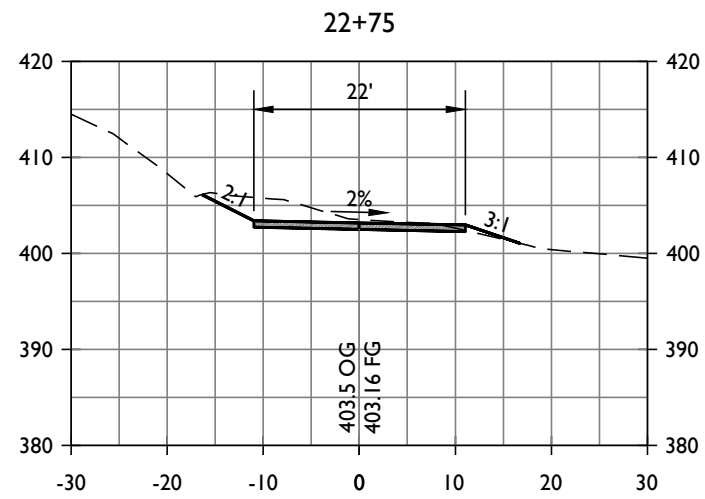
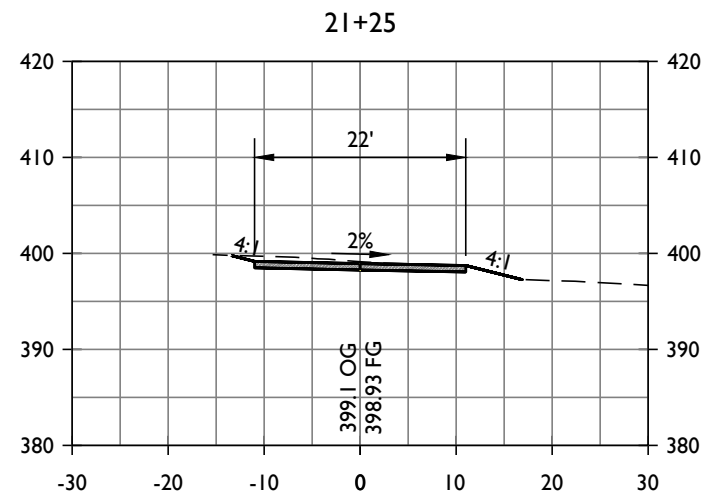
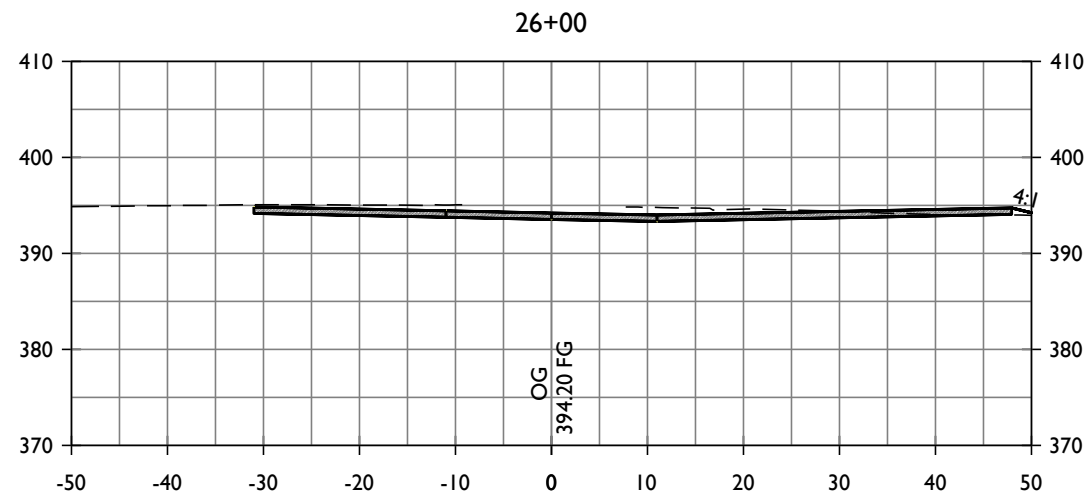
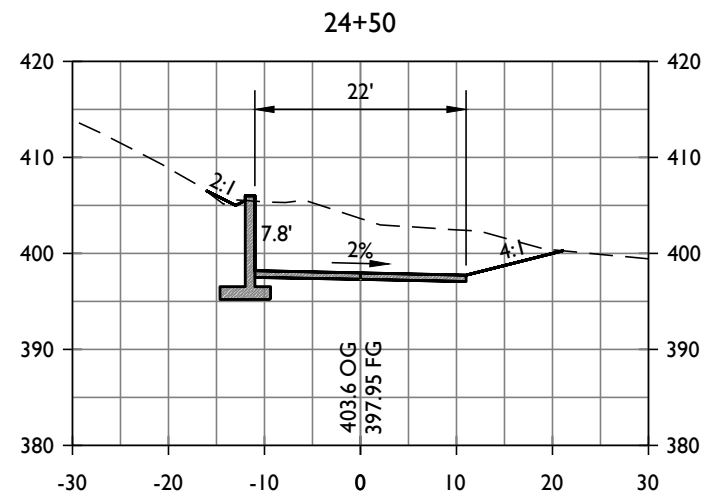
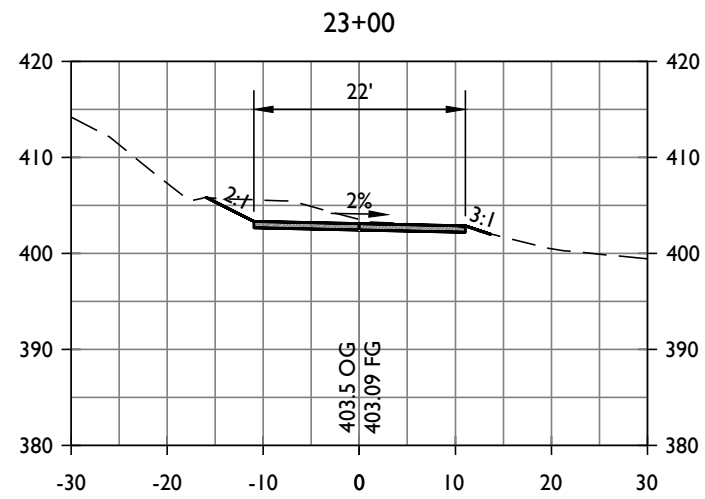
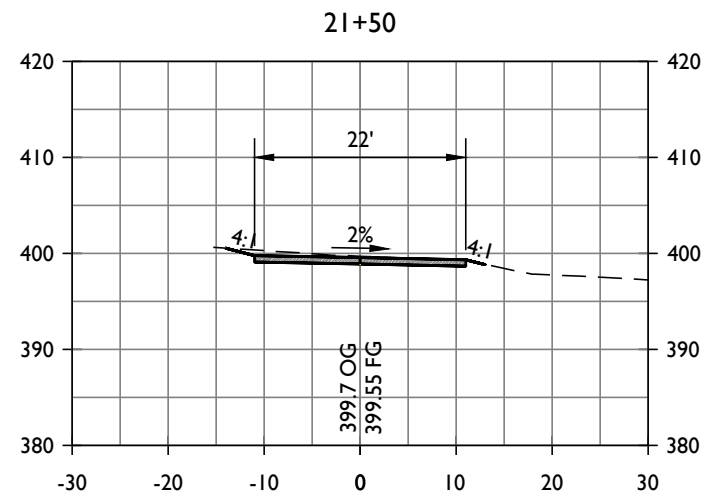
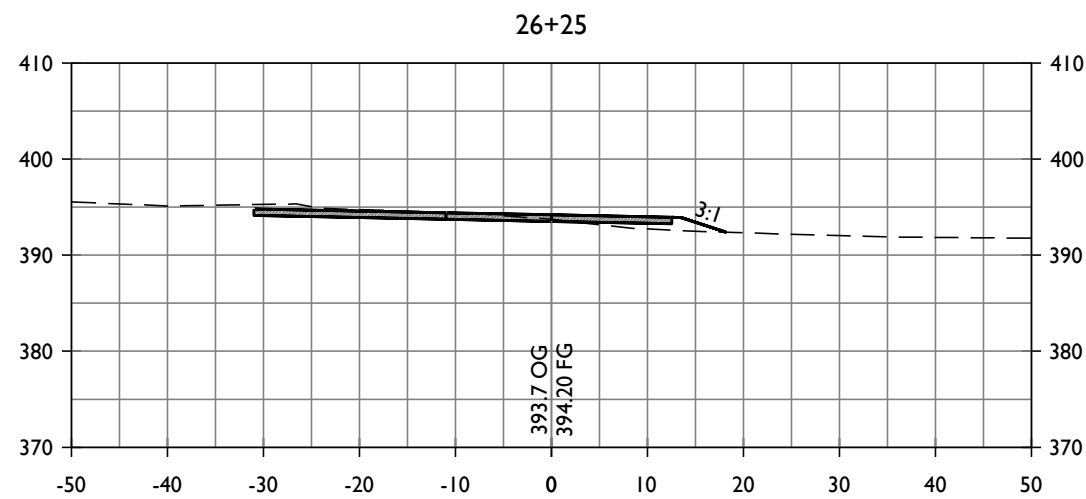
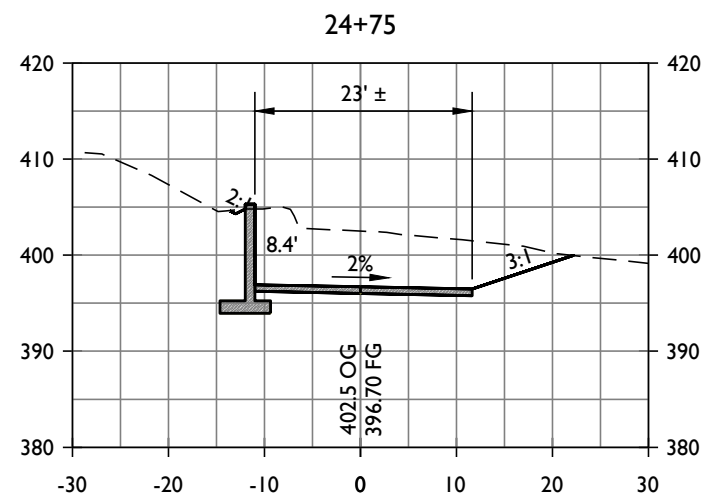
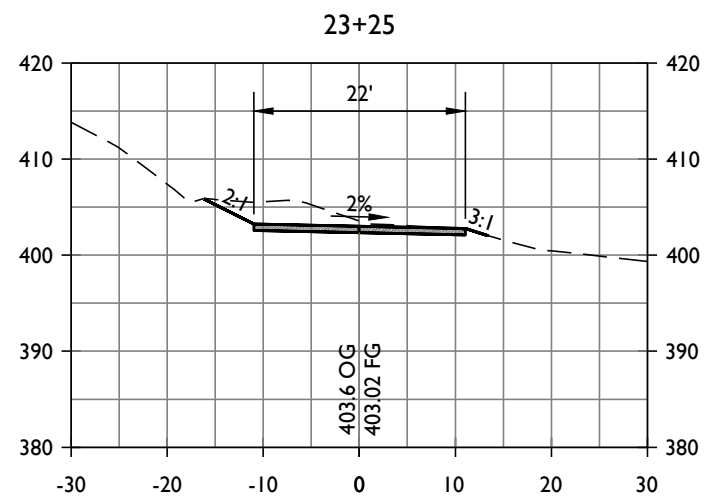
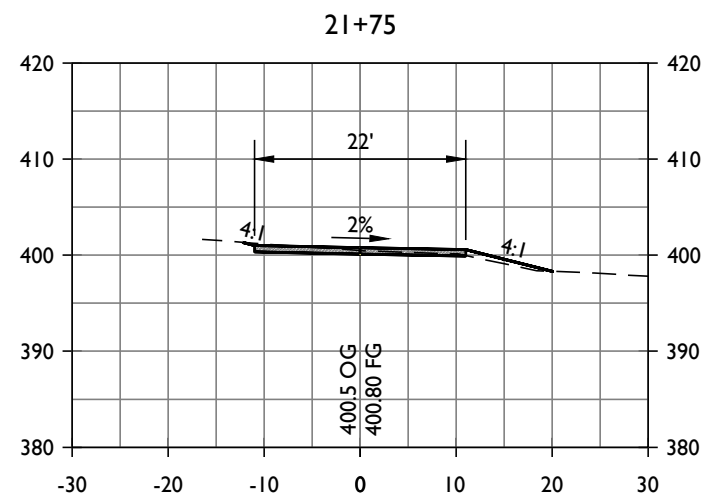
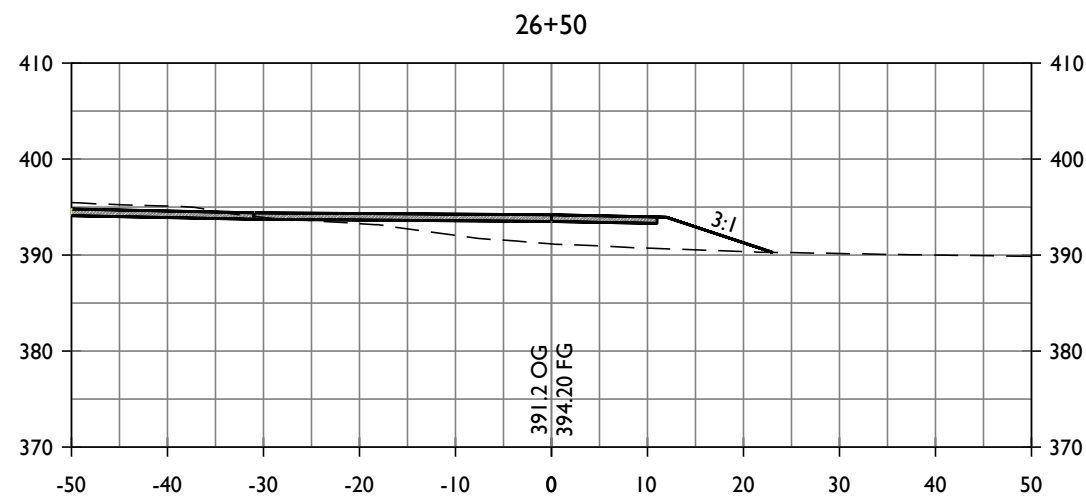
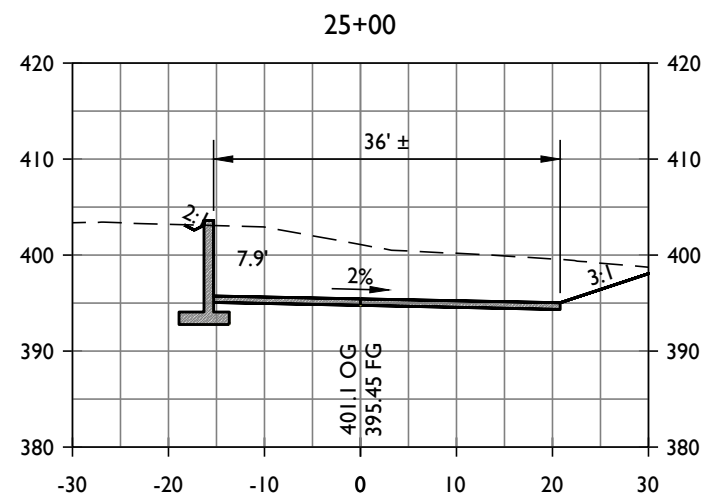
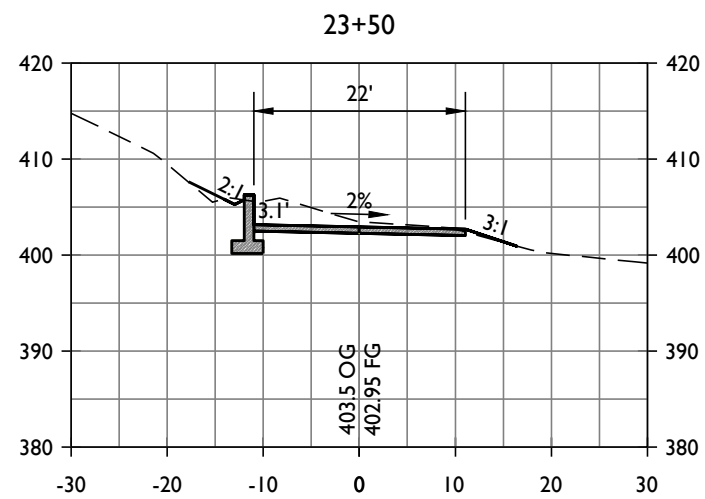
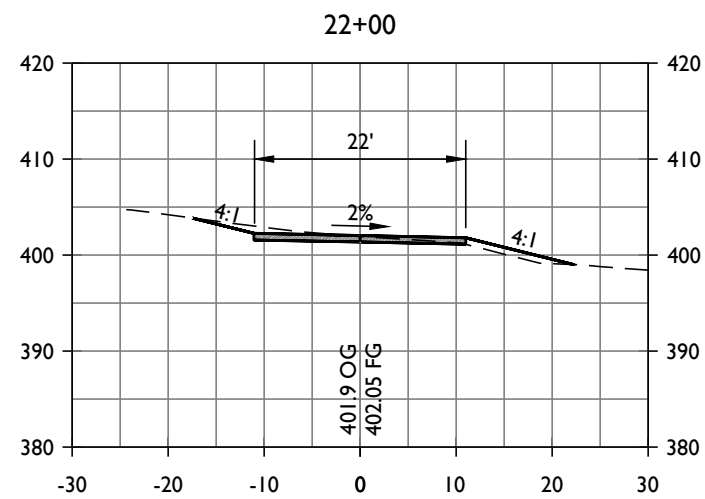
REVISIONS:	BY:
5/31/2024 USE PERMIT MODIFICATION SUBMITTAL	YMS
1/16/2025 RESPONSE TO COMMENTS	YMS
7/17/2025 RESPONSE TO COMMENTS	YMS
9/15/2025 RESPONSE TO COMMENTS	SMJ

JOB NUMBER:
16-128

FILE:
16-128CONC-DWY.DWG

ORIGINAL SIZE:
24" X 36"

SHEET NUMBER:



DRIVEWAY CROSS SECTIONS
STA 20+75 TO 26+75
SCALE: 1" = 20'

EISELE VINEYARD
WINERY USE PERMIT MODIFICATION CONCEPTUAL SITE IMPROVEMENT PLANS
DRIVEWAY CROSS SECTIONS STA 20+75 TO 26+75

PREPARED UNDER THE
DIRECTION OF:



DRAWN BY:
SMJ

CHECKED BY:
MRM

DATE:
SEPTEMBER 15, 2025

REVISIONS:	BY:
5/31/2024 USE PERMIT MODIFICATION SUBMITTAL	YMS
4/16/2025 RESPONSE TO COMMENTS	YMS
7/17/2025 RESPONSE TO COMMENTS	YMS
9/15/2025 RESPONSE TO COMMENTS	SMJ

JOB NUMBER:
16-128

FILE:
16-128CONC.DWY.DWG

ORIGINAL SIZE:
24" X 36"

SHEET NUMBER:

EISELE VINEYARD

WINERY USE PERMIT MODIFICATION CONCEPTUAL SITE IMPROVEMENT PLANS
WINERY SITE CONCEPTUAL GRADING PLAN

PREPARED UNDER THE
DIRECTION OF:



DRAWN BY:
SMI

CHECKED BY:
MRM

DATE: SEPTEMBER 15, 2025

REVISED:	BY:
5/31/2024 USE PERMIT MODIFICATION SUBMITTAL	YMS
① 4/16/2025 RESPONSE TO COMMENTS	YMS
② 7/17/2025 RESPONSE TO COMMENTS	YMS
③ 9/15/2025 RESPONSE TO COMMENTS	SMJ

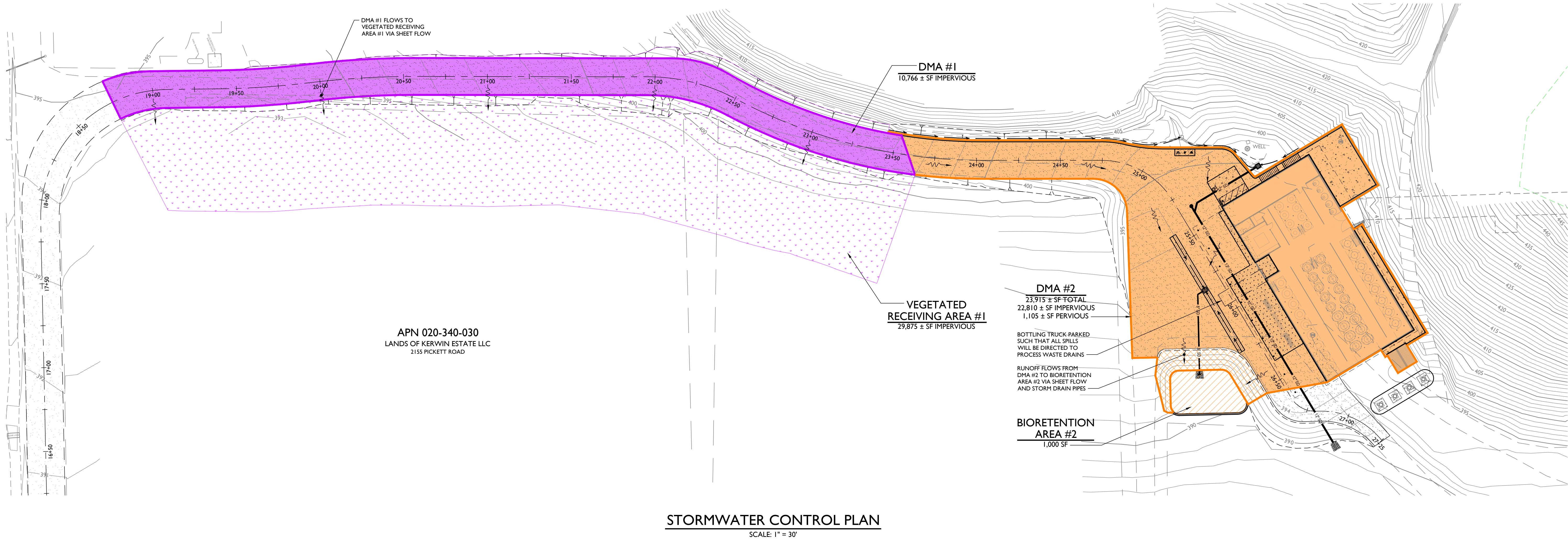
JOB NUMBER:
16-128

FILE:
16-128CONC-GRAD.DWG

ORIGINAL SIZE:
24" X 36"

SHEET NUMBER:

C8 OF 10



DMA LEGEND:	
	SHEET FLOW DIRECTION
	IMPERVIOUS AREA (COLOR VARIES BY DMA)
	PERVIOUS AREA (COLOR VARIES BY DMA)
	VEGETATED RECEIVING AREA (COLOR VARIES BY DMA)
	BIORETENTION AREA (COLOR VARIES BY DMA)
PROPOSED SURFACE LEGEND:	
	LIGHT DUTY PCC
	DECOMPOSED GRANITE
	LANDSCAPE WALL

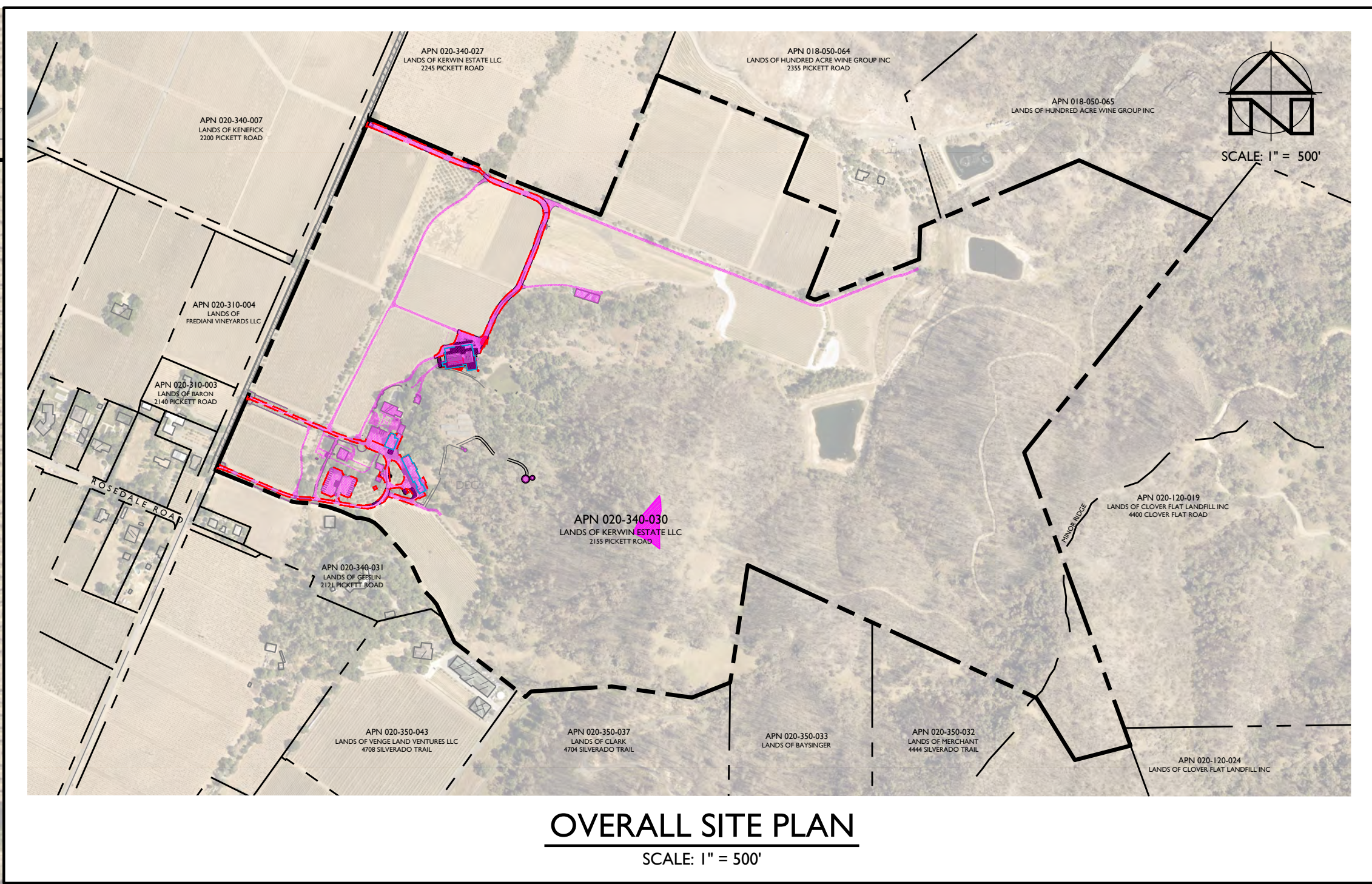
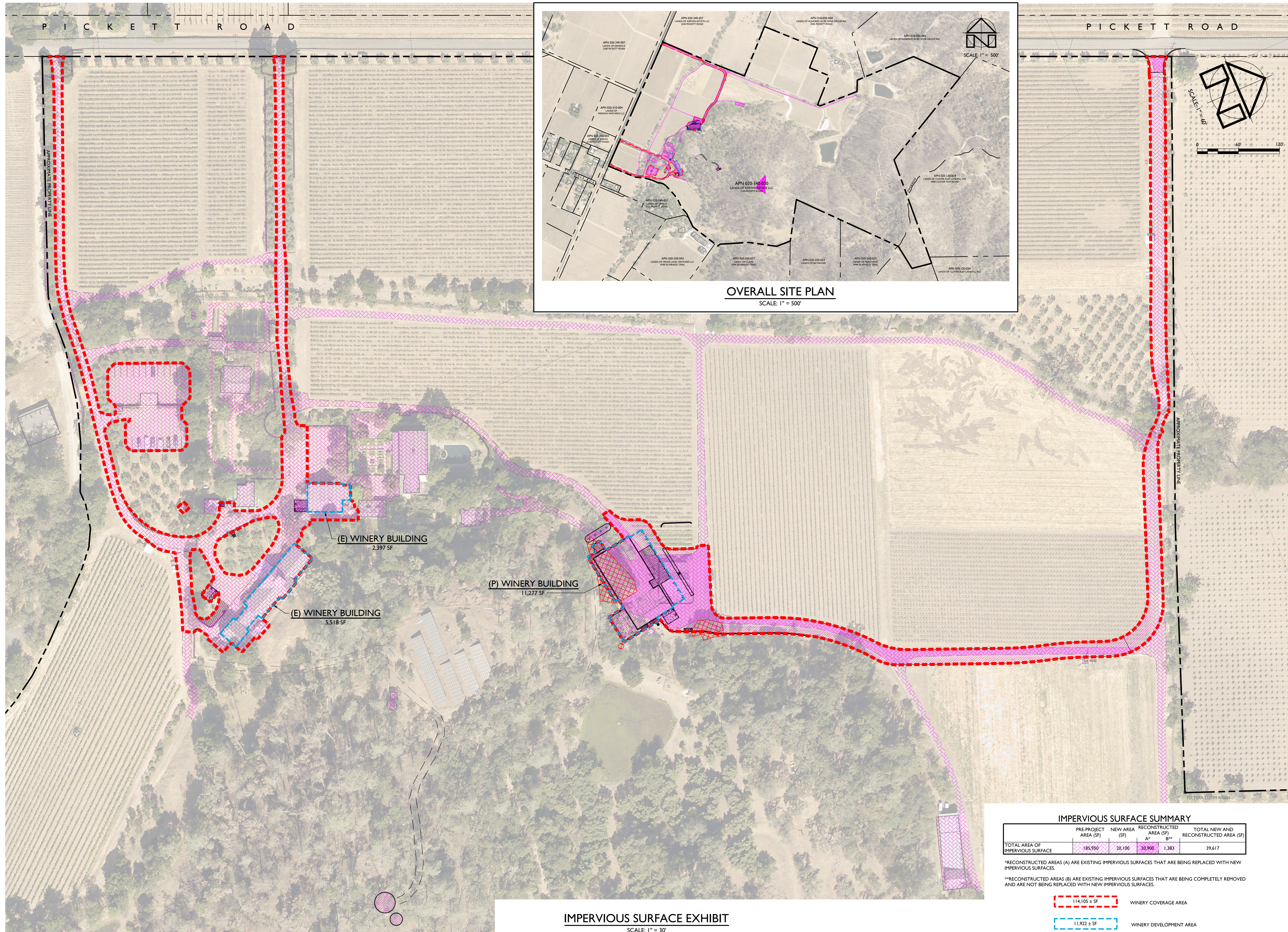
EISELE VINEYARD
WINERY USE PERMIT MODIFICATION CONCEPTUAL SITE IMPROVEMENT PLANS
STORMWATER CONTROL PLAN

PREPARED UNDER THE
DIRECTION OF:



DRAWN BY:	SMJ
CHECKED BY:	MRM
DATE:	SEPTEMBER 15, 2025
REVISIONS:	BY:
5/31/2024	YMS
USE PERMIT MODIFICATION SUBMITTAL	
4/16/2025	YMS
1 RESPONSE TO COMMENTS	
7/17/2025	YMS
2 RESPONSE TO COMMENTS	
9/15/2025	SMJ
3 RESPONSE TO COMMENTS	

JOB NUMBER:	16-128
FILE:	16-128CONC-SCP.DWG
ORIGINAL SIZE:	24" X 36"
SHEET NUMBER:	



IMPERVIOUS SURFACE EXHIBIT
SCALE: 1" = 30'

IMPERVIOUS SURFACE SUMMARY				
	PRE-PROJECT AREA (SF)	NEW AREA (SF)	RECONSTRUCTED AREA (SF) A** B**	TOTAL NEW AND RECONSTRUCTED AREA (SF)
TOTAL AREA OF IMPERVIOUS SURFACE	185,950	20,100	20,900 1,383	39,617

*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 AND ARE NOT BEING REPLACED WITH NEW IMPERVIOUS SURFACES.

114,105 ± SF

WINERY COVERAGE AREA

11,922 ± SF

WINERY DEVELOPMENT AREA

EISELE VINEYARD
WINERY USE PERMIT MODIFICATION CONCEPTUAL SITE IMPROVEMENT PLANS
IMPERVIOUS SURFACE EXHIBIT

PREPARED UNDER THE
DIRECTION OF:



DRAWN BY:	SMJ
CHECKED BY:	MRM
DATE:	SEPTEMBER 15, 2025
REVISIONS:	BY:
5/31/2024	YMS
USE PERMIT MODIFICATION SUBMITTAL	
4/16/2025	YMS
1. RESPONSE TO COMMENTS	
7/17/2025	YMS
2. RESPONSE TO COMMENTS	
9/15/2025	SMJ
3. RESPONSE TO COMMENTS	

JOB NUMBER:	16-128
FILE:	16-128CONC-ISE.DWG
ORIGINAL SIZE:	24" X 36"
SHEET NUMBER:	