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SUMMIT
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707-527-0775 • www.summit-e.com

AXR NAPA VALLEY
3199 ST HELENA HIGHWAY NORTH
SAINT HELENA, CA 94574
APN 022-080-025

USE PERMIT MODIFICATION
PERLIMINARY GRADING & DRAINAGE
PLAN

2023-09-13	USE PERMIT RESUBMITTAL
2023-12-11	USE PERMIT RESUBMITTAL
2024-03-19	USE PERMIT RESUBMITTAL
2024-07-29	USE PERMIT RESUBMITTAL
2025-09-18	USE PERMIT RESUBMITTAL
2026-11-14	USE PERMIT RESUBMITTAL

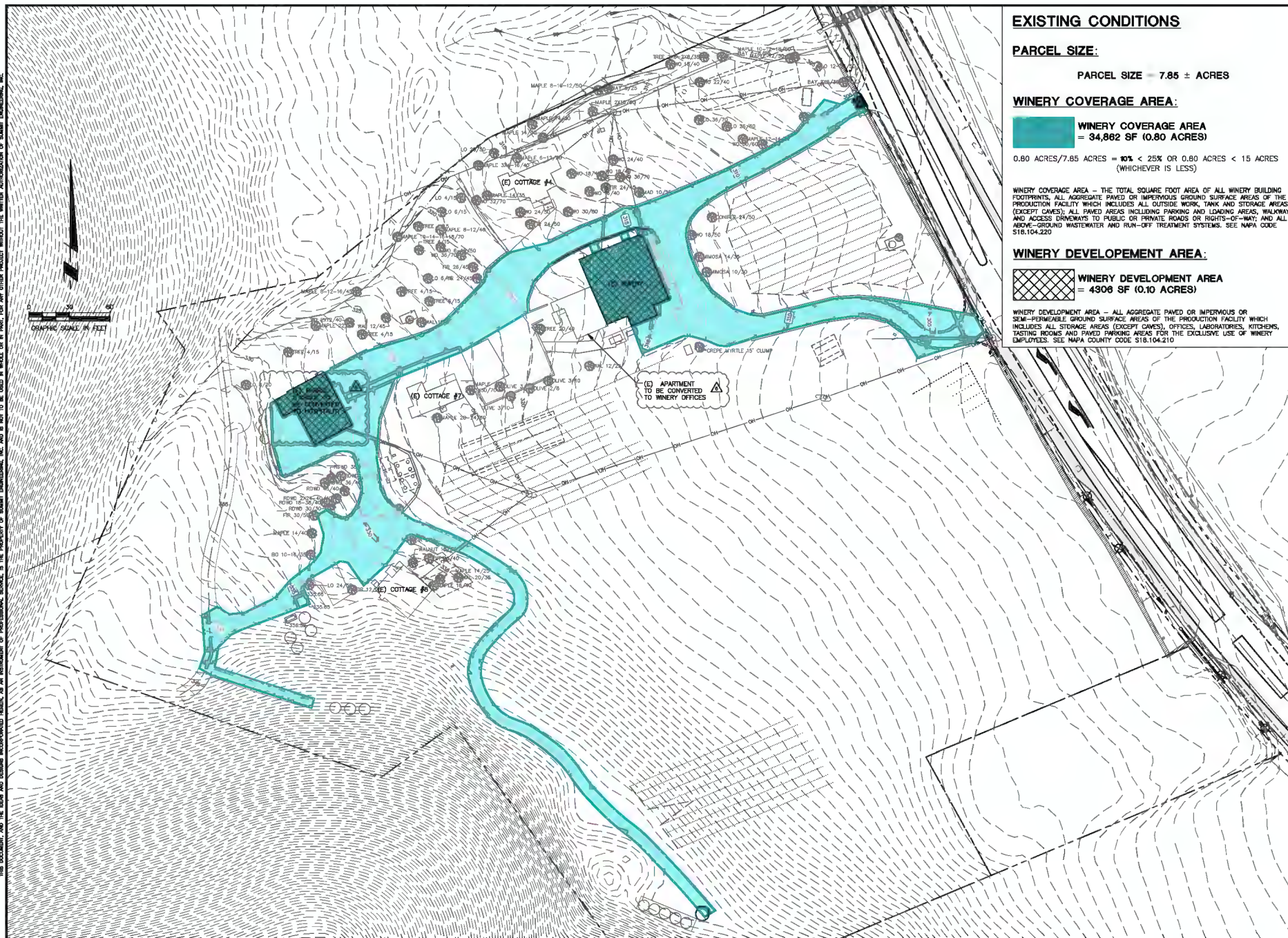
DATE: 2024-03-19
JOB NO: 2021183
SCALE: AS SHOWN
DRAWING: JH
CHECKED: TCS
SHEET: **UP2**
2 OF 5

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EXISTING CONDITIONS

PARCEL SIZE:

PARCEL SIZE = 7.85 ± ACRES

WINERY COVERAGE AREA:

WINERY COVERAGE AREA
= 34,862 SF (0.80 ACRES)

0.80 ACRES/7.85 ACRES = 10% < 25% OR 0.80 ACRES < 15 ACRES
(WHICHEVER IS LESS)

WINERY COVERAGE AREA - THE TOTAL SQUARE FOOT AREA OF ALL WINERY BUILDING FOOTPRINTS, ALL AGGREGATE PAVED OR IMPERVIOUS GROUND SURFACE AREAS OF THE PRODUCTION FACILITY WHICH INCLUDES ALL OUTSIDE WORK, TANK AND STORAGE AREAS (EXCEPT CAVES); ALL PAVED AREAS INCLUDING PARKING AND LOADING AREAS, WALKWAYS AND ACCESS DRIVEWAYS TO PUBLIC OR PRIVATE ROADS OR RIGHTS-OF-WAY; AND ALL ABOVE-GROUND WASTEWATER AND RUN-OFF TREATMENT SYSTEMS. SEE NAPA CODE S18.104.220

WINERY DEVELOPEMENT AREA:

WINERY DEVELOPEMENT AREA
= 4306 SF (0.10 ACRES)

WINERY DEVELOPEMENT AREA - ALL AGGREGATE PAVED OR IMPERVIOUS OR SEMI-PERMEABLE GROUND SURFACE AREAS OF THE PRODUCTION FACILITY WHICH INCLUDES ALL STORAGE AREAS (EXCEPT CAVES), OFFICES, LABORATORIES, KITCHENS, TASTING ROOMS AND PAVED PARKING AREAS FOR THE EXCLUSIVE USE OF WINERY EMPLOYEES. SEE NAPA COUNTY CODE S18.104.210

USE PERMIT MODIFICATION

EXISTING WINERY COVERAGE AND DEVELOPEMENT AREAS

2023-04-13	USE PERMIT RESUBMITTAL
2023-12-11	USE PERMIT RESUBMITTAL
2024-03-19	USE PERMIT RESUBMITTAL
2024-07-28	USE PERMIT RESUBMITTAL
2025-08-18	USE PERMIT RESUBMITTAL
2026-11-11	USE PERMIT RESUBMITTAL

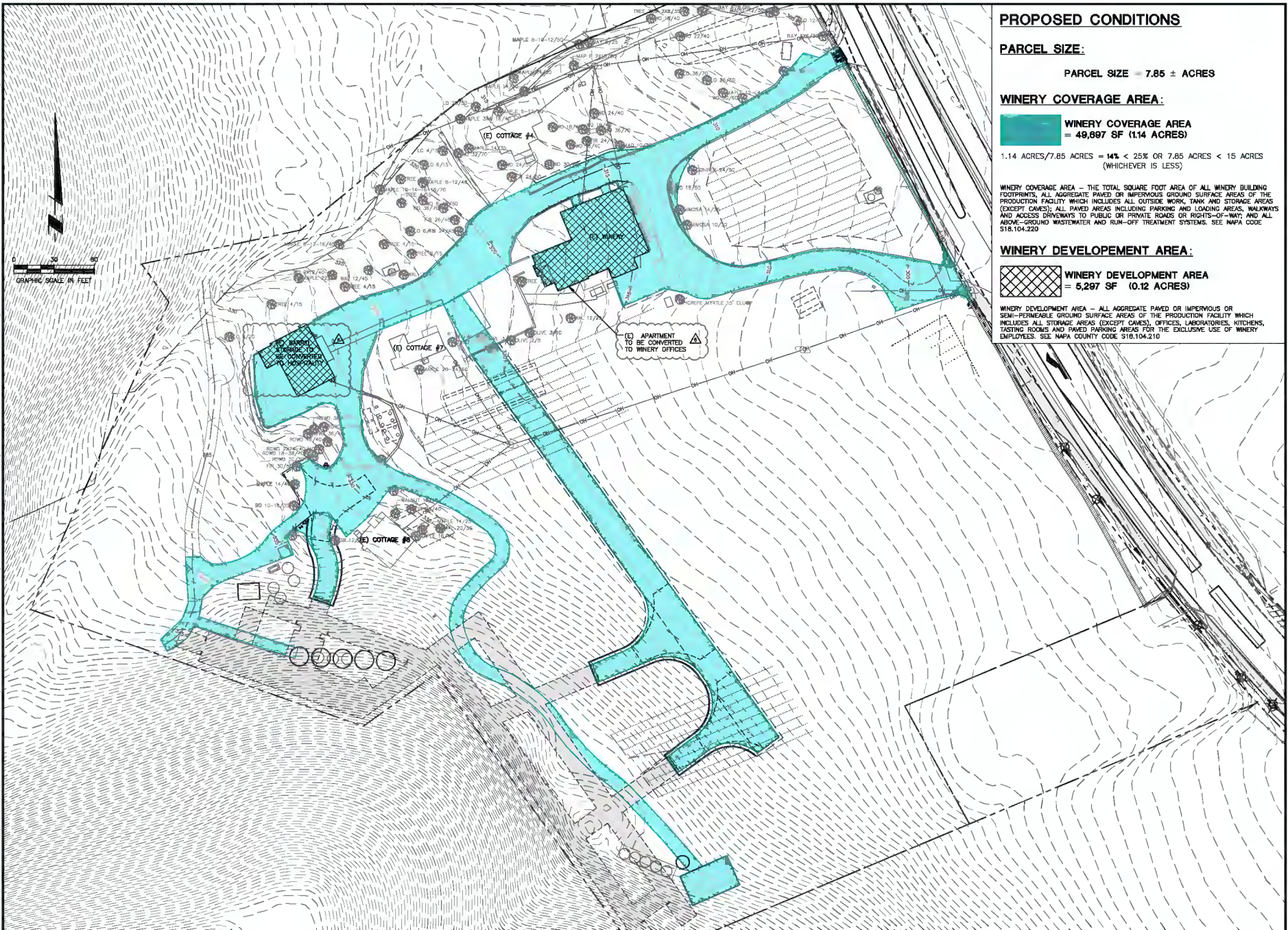
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UP4A

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PROPOSED CONDITIONS

PARCEL SIZE:

PARCEL SIZE = 7.85 ± ACRES

WINERY COVERAGE AREA:

WINERY COVERAGE AREA
= 49,697 SF (1.14 ACRES)

1.14 ACRES/7.85 ACRES = 14% < 25% OR 7.85 ACRES < 15 ACRES
(WHICHEVER IS LESS)

WINERY COVERAGE AREA - THE TOTAL SQUARE FOOT AREA OF ALL WINERY BUILDING FOOTPRINTS, ALL AGGREGATE PAVED OR IMPERVIOUS GROUND SURFACE AREAS OF THE PRODUCTION FACILITY WHICH INCLUDES ALL OUTSIDE WORK, TANK AND STORAGE AREAS (EXCEPT CAVES); ALL PAVED AREAS INCLUDING PARKING AND LOADING AREAS, WALKWAYS AND ACCESS DRIVEWAYS TO PUBLIC OR PRIVATE ROADS OR RIGHTS-OF-WAY; AND ALL ABOVE-GROUND WASTEWATER AND RUN-OFF TREATMENT SYSTEMS. SEE MAPA CODE S18.104.220

WINERY DEVELOPMENT AREA:

WINERY DEVELOPMENT AREA
= 5,297 SF (0.12 ACRES)

WINERY DEVELOPMENT AREA - ALL AGGREGATE PAVED OR IMPERVIOUS OR SEMI-PERMEABLE GROUND SURFACE AREAS OF THE PRODUCTION FACILITY WHICH INCLUDES ALL STORAGE AREAS (EXCEPT CAVES), OFFICES, LABORATORIES, KITCHENS, TASTING ROOMS AND PAVED PARKING AREAS FOR THE EXCLUSIVE USE OF WINERY EMPLOYEES. SEE MAPA COUNTY CODE S18.104.210



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PROPOSED WINERY COVERAGE AND
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