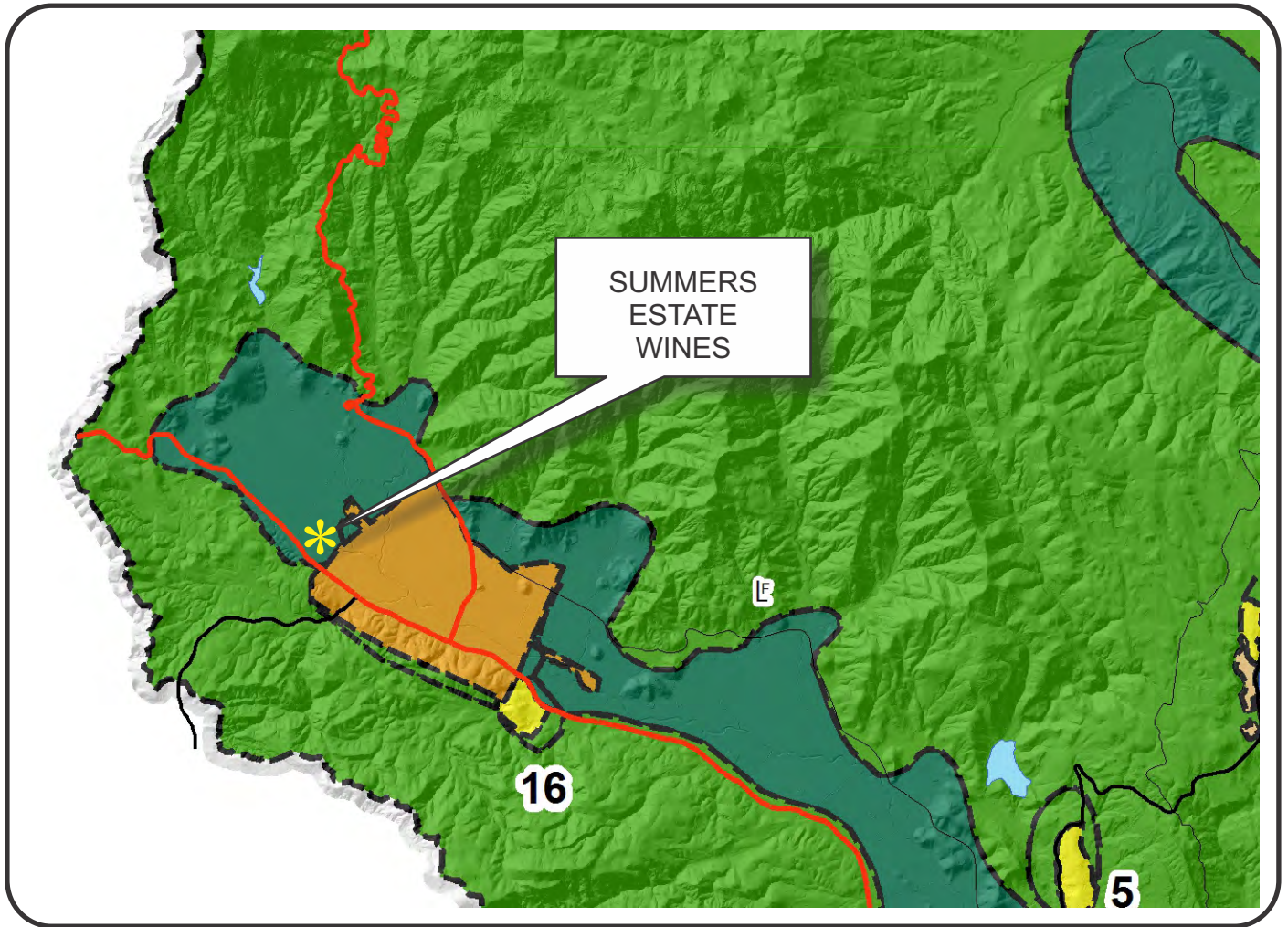


“G”

Project Graphics Packet








NAPA COUNTY LAND USE PLAN 2008 - 2030





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

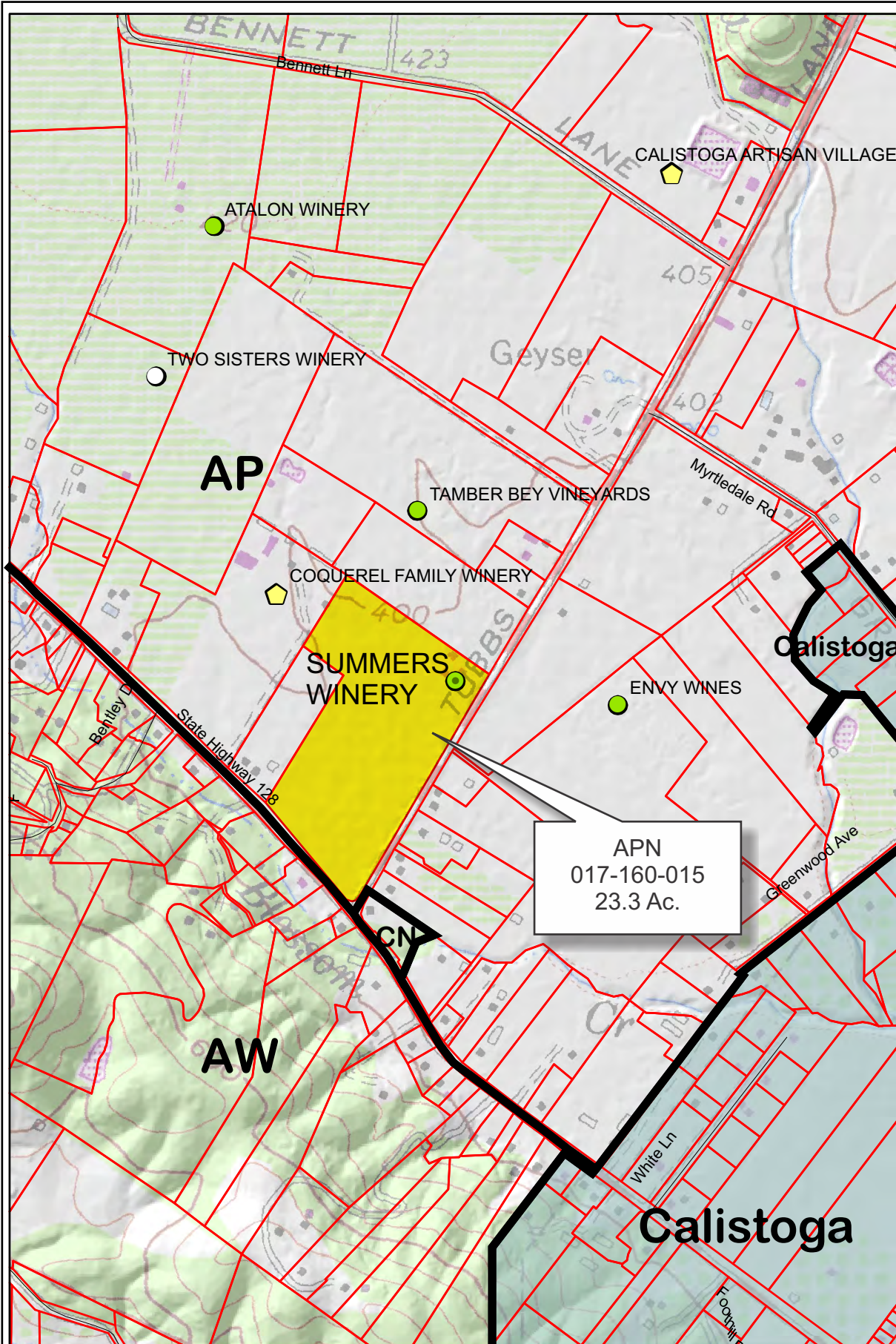
TRANSPORTATION

-  Mineral Resource
-  Limited Access Highway
-  Major Road
-  American Canyon ULL
-  City of Napa RUL
-  Landfill - General Plan
-  Secondary Road
-  Airport
-  Railroad
-  Airport Clear Zone

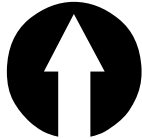
* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN
017-160-015
11-04-2015
11A MOD

SUMMERS ESTATE WINES



APN
017-160-015
23.3 Ac.

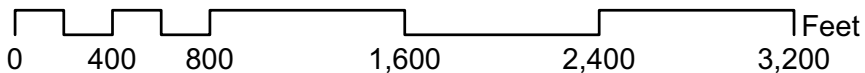


Legend

Wineries

Status

- Producing
- Producing, with pending major mod
- ▭ Approved
- ▴ Pending
- Unknown
- ▭ Zoning
- ▭ Parcels

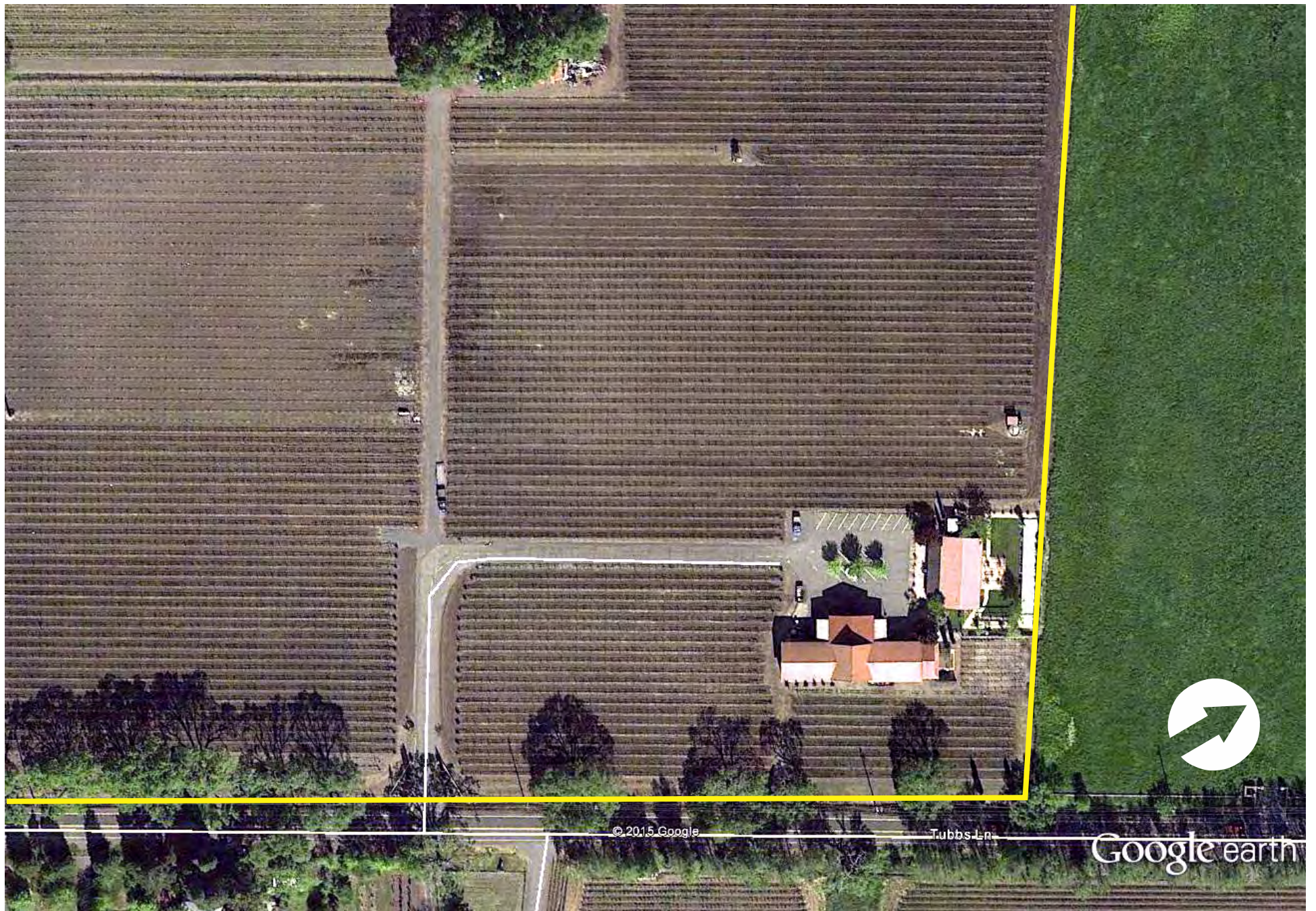


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Existing Conditions

SUMMERS ESTATE WINES



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Tubbs Ln

Google earth

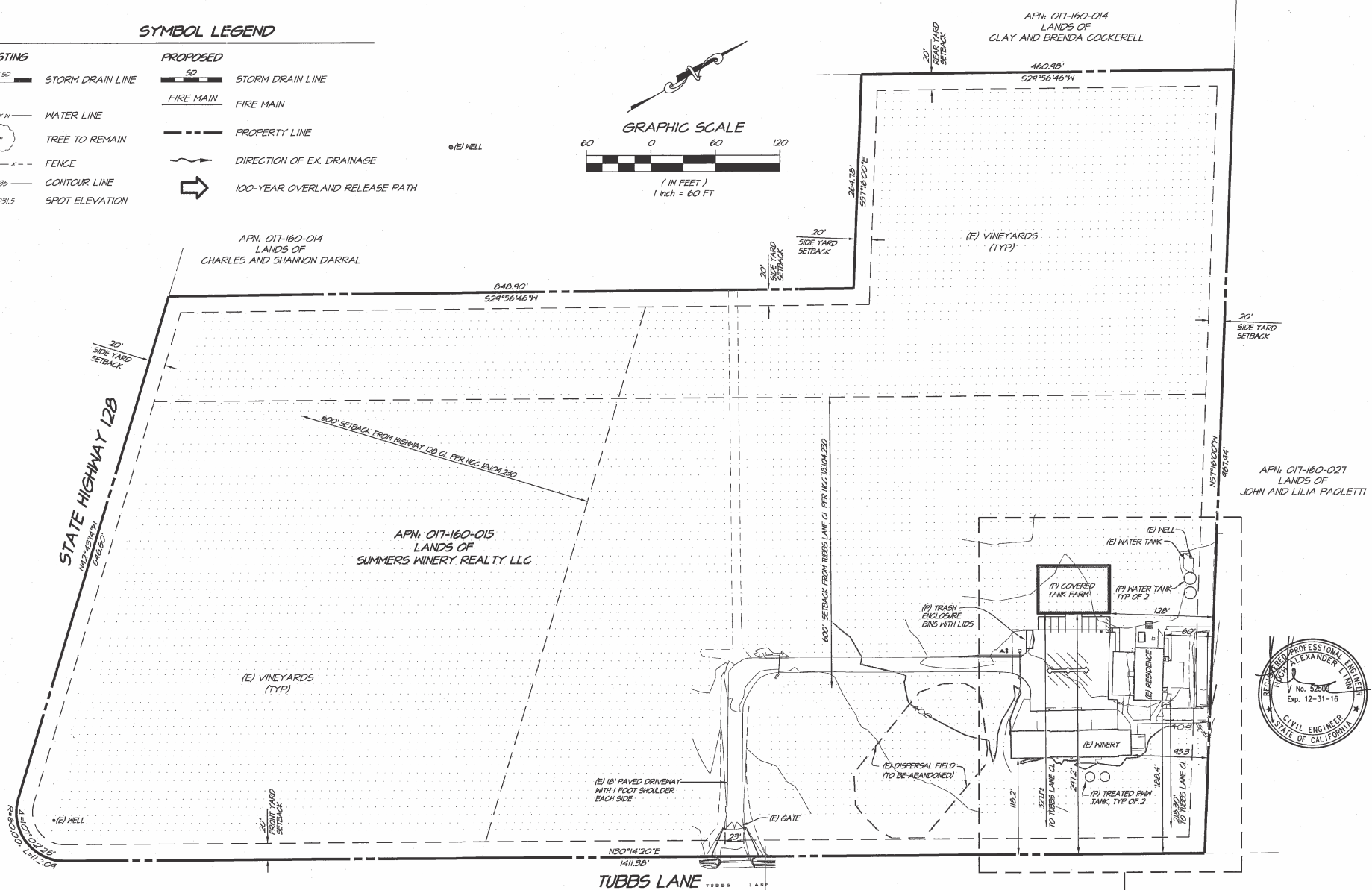
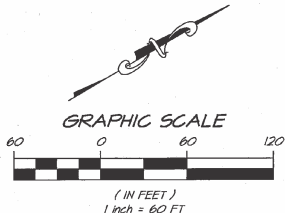


Existing Conditions Detail

SUMMERS ESTATE WINES

SYMBOL LEGEND

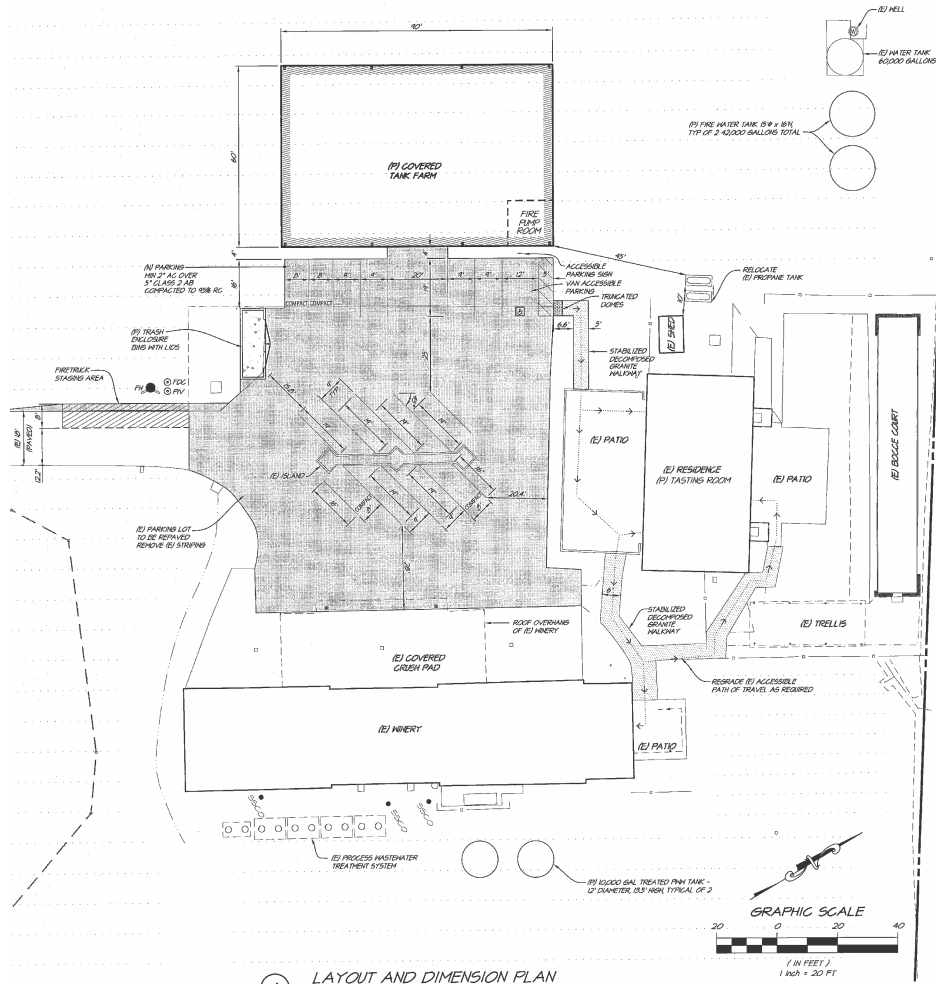
EXISTING	PROPOSED
STORM DRAIN LINE	STORM DRAIN LINE
FIRE MAIN	FIRE MAIN
WATER LINE	WATER LINE
TREE TO REMAIN	PROPERTY LINE
FENCE	DIRECTION OF EX. DRAINAGE
CONTOUR LINE	100-YEAR OVERLAND RELEASE PATH
SPOT ELEVATION	



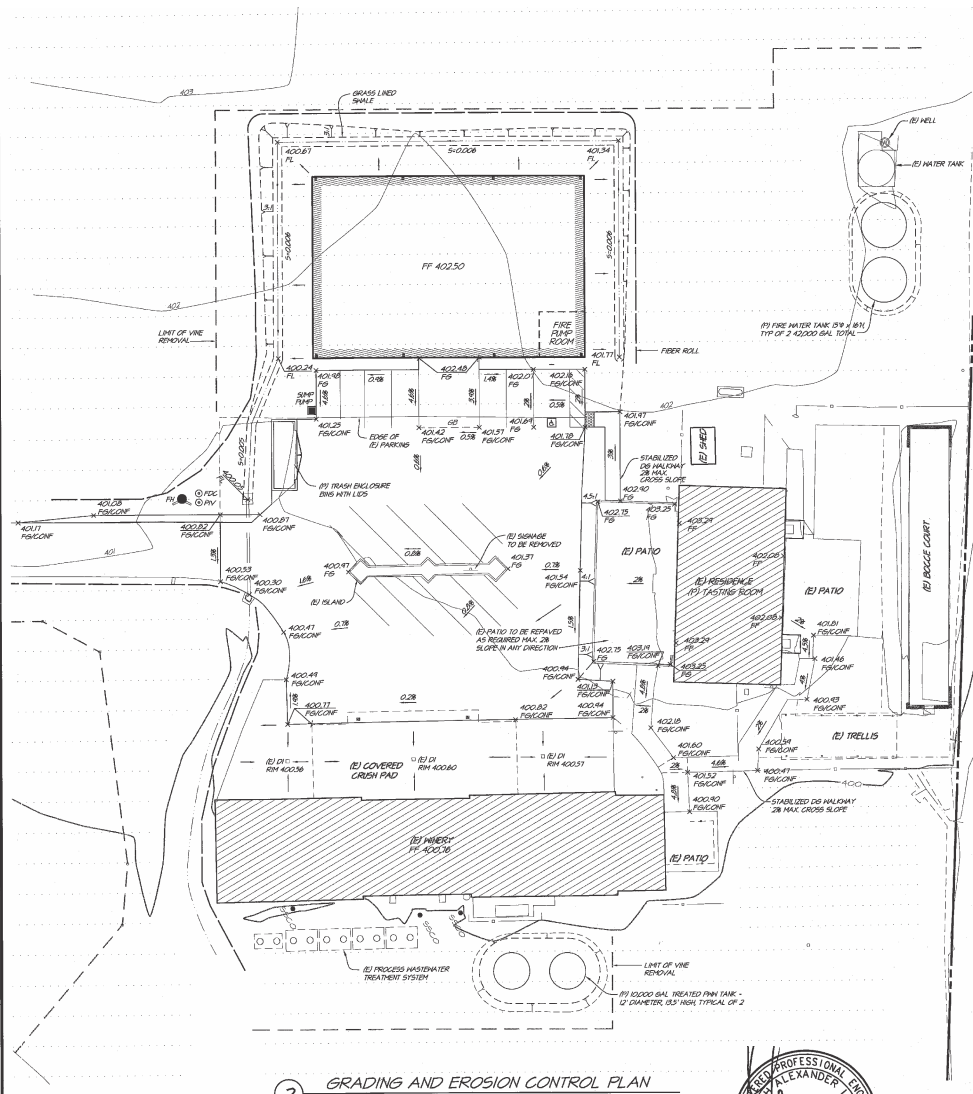
SEE SHEET UP4 AND UP5
FOR LAYOUT, GRADING AND
UTILITY PLANS

SITE PLAN

SUMMERS ESTATE WINES



PARKING SUMMARY	
STANDARD (P/N/H)	10 STALLS
COMPACT	4 STALLS
ACCESSIBLE (P/H/B)	1 STALL
TOTAL	15 STALLS



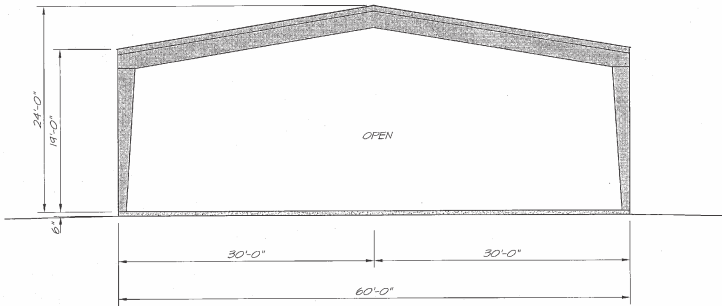
EARTHWORK ESTIMATES	
CUT	188 C.Y.
FILL	128 C.Y.
NET	60 C.Y. (SPOILS)

NOTE: SPOILS TO BE PLACED ON-SITE ON VINEYARD ROYS

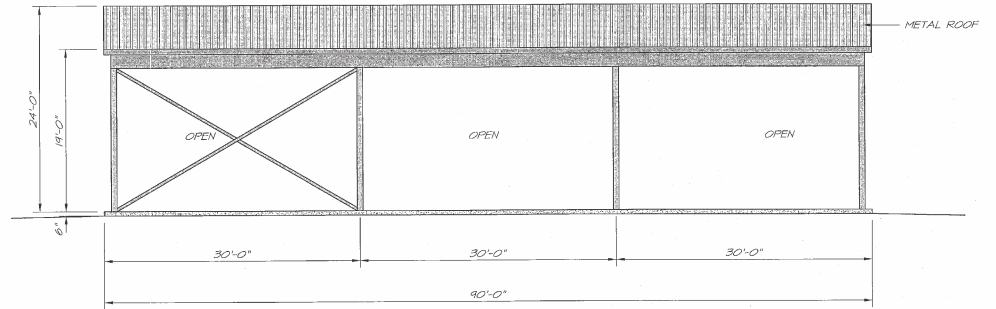


LAYOUT, GRADING & EROSION CONTROL PLAN

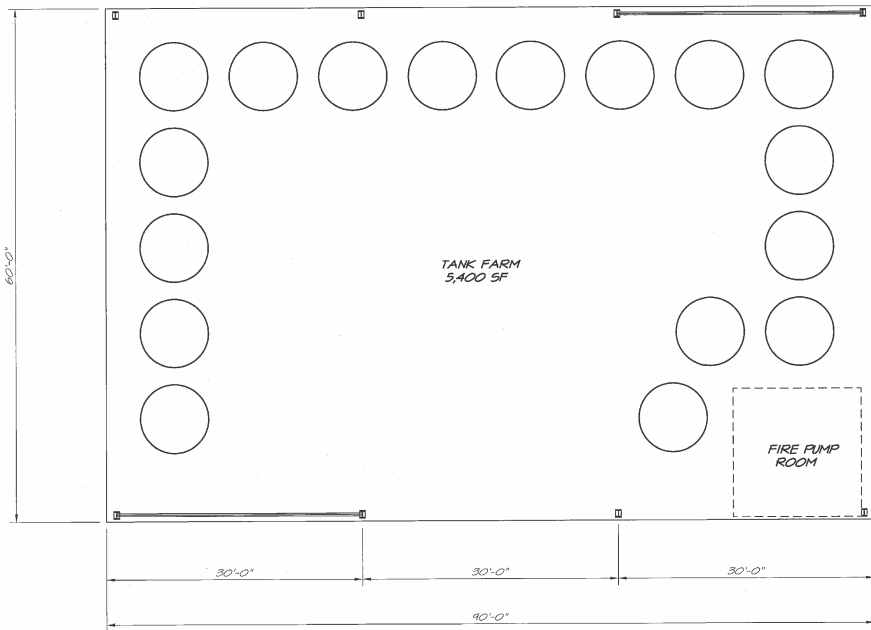
SUMMERS ESTATE WINES



② (P) COVERED TANK FARM - EAST AND WEST ELEVATION
SCALE 1/8" = 1'-0"



③ (P) COVERED TANK FARM - NORTH AND SOUTH ELEVATION
SCALE 1/8" = 1'-0"

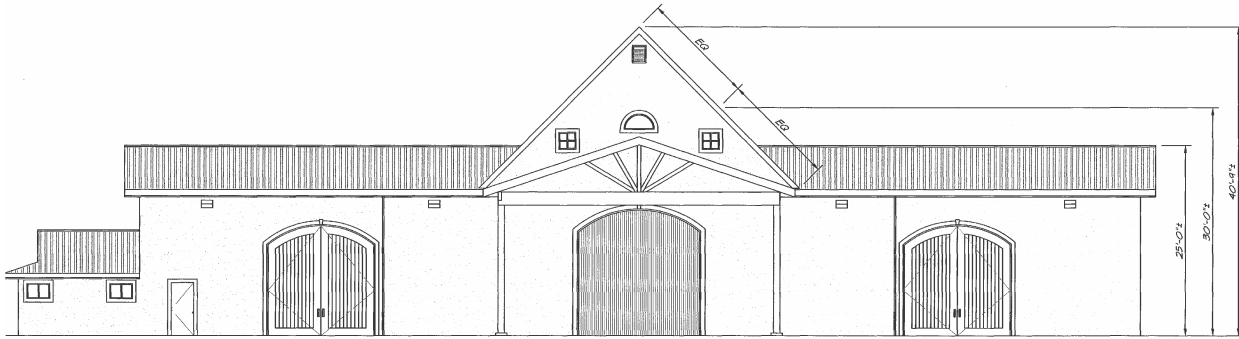


① (P) COVERED TANK FARM FLOOR PLAN
SCALE 1/8" = 1'-0"

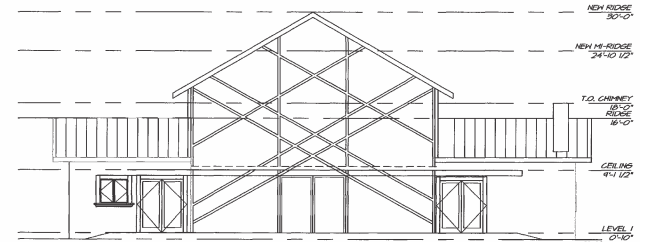


TANK FARM FLOOR PLAN AND ELEVATIONS

SUMMERS ESTATE WINES



3 EXISTING WINERY WEST ELEVATION
SCALE 1/8" = 1'-0"



2 EXISTING RESIDENCE - PROPOSED TASTING SOUTH ELEVATION
SCALE 1/8" = 1'-0"



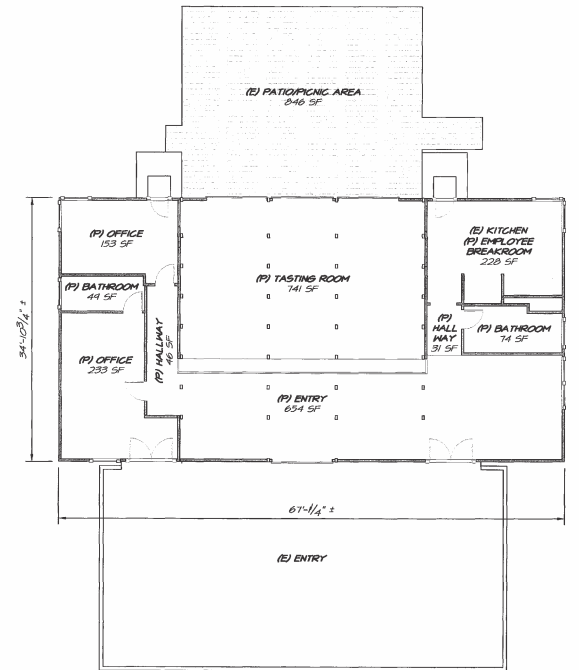
4 EXISTING WINERY WEST IMAGE
NOT TO SCALE



5 EXISTING WINERY - VIEW FROM TUBBS LANE
NOT TO SCALE



6 EXISTING WINERY - VIEW FROM TUBBS LANE
NOT TO SCALE

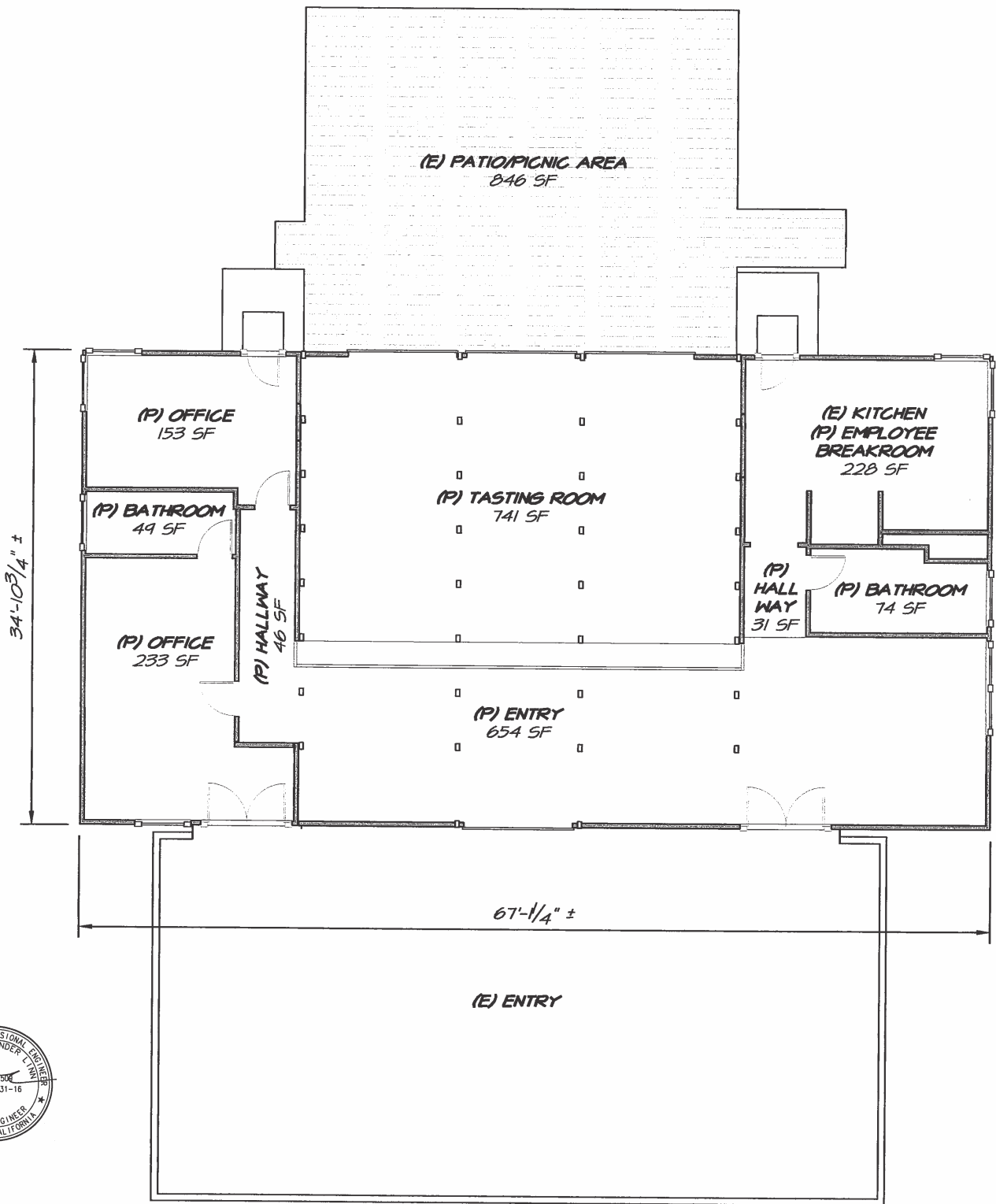


1 EXISTING RESIDENCE - PROPOSED TASTING FLOOR PLAN
SCALE 1/8" = 1'-0"



EXISTING WINERY PLANS AND ELEVATIONS

SUMMERS ESTATE WINES



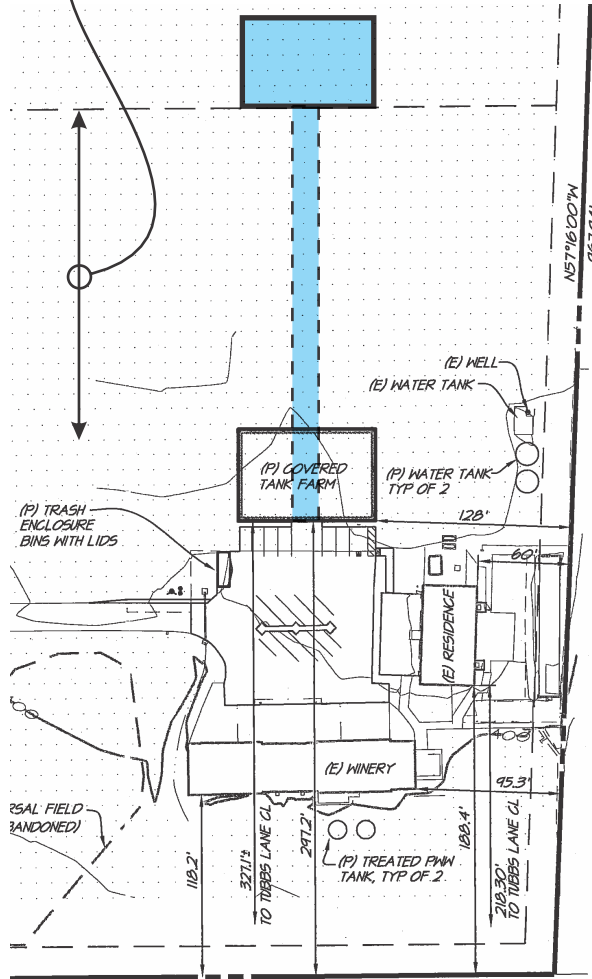
1

EXISTING RESIDENCE - PROPOSED TASTING FLOOR PLAN

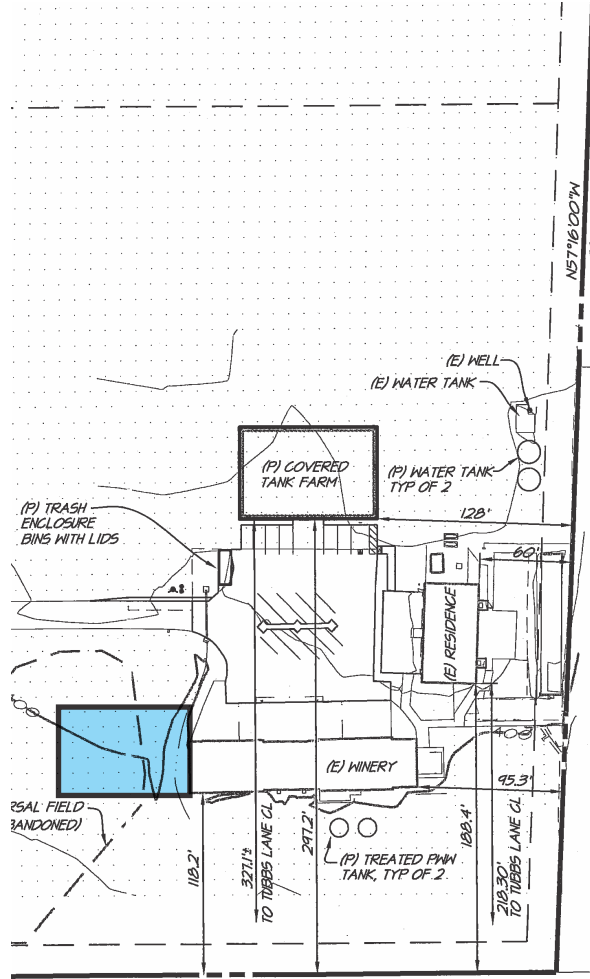


SUMMERS ESTATE WINES

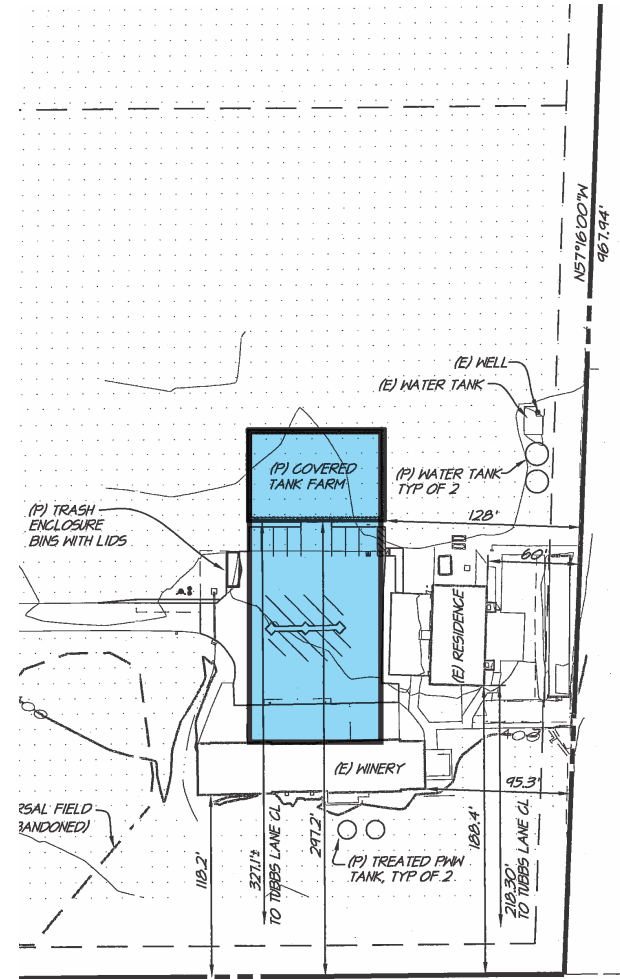
600' SETBACK FROM CL OF TUBBS LANE PER NCC 18.104.230



MEETS 600' SETBACK
REMOVAL OF VINEYARDS
FOR ACCESS ROAD



ALLOWED
WITHOUT VARIANCE



ALLOWED
WITHOUT VARIANCE

ALTERNATE TANK FARM LOCATIONS

