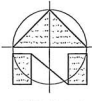
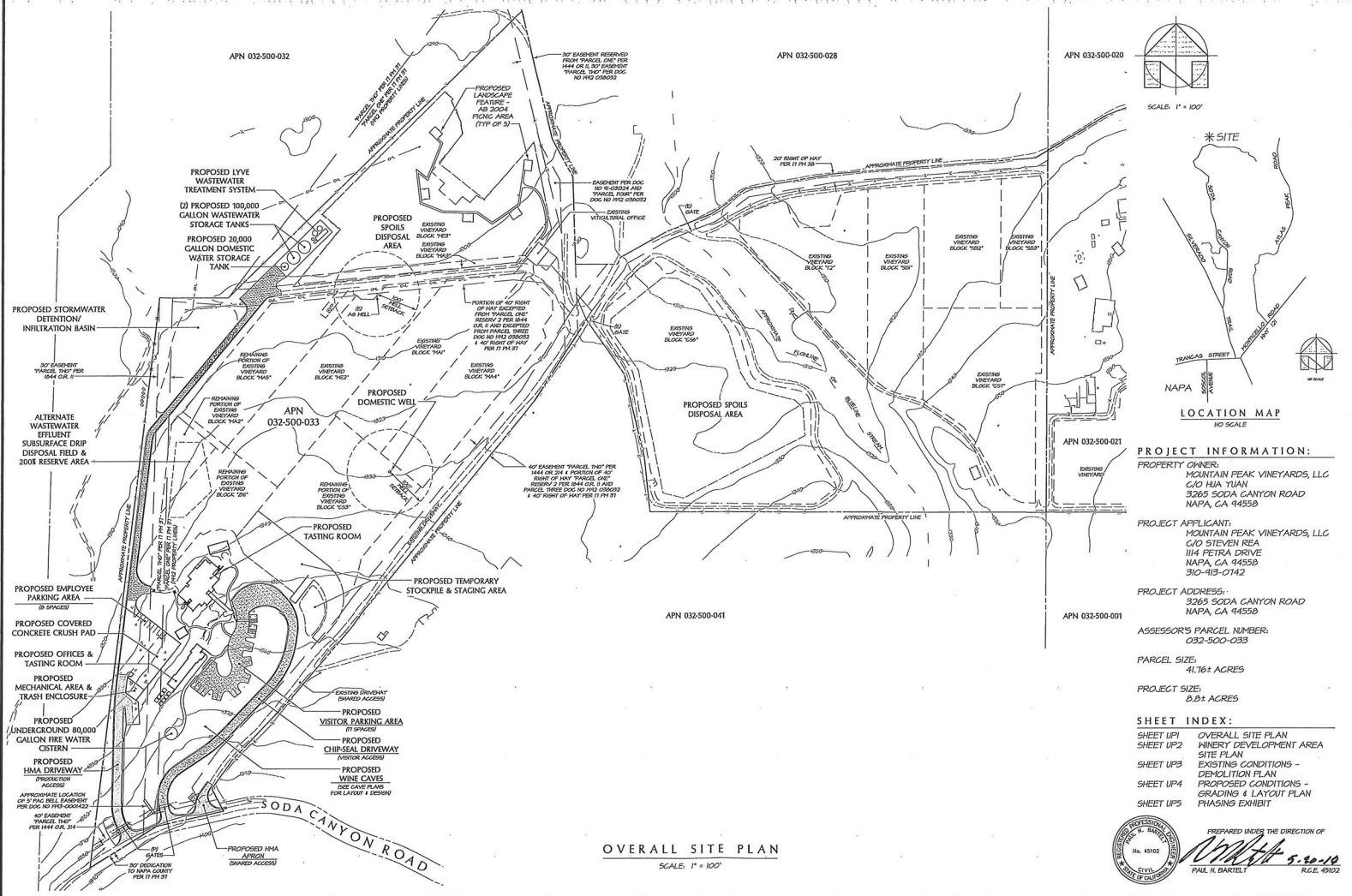


# MOUNTAIN PEAK WINERY

## USE PERMIT DRAWINGS

MAP VI



### PROJECT INFORMATION:

**PROPERTY OWNER:**  
MOUNTAIN PEAK VINEYARDS, LLC  
C/O HUA YUAN  
3265 SODA CANYON ROAD  
NAPA, CA 94550

**PROJECT APPLICANT:**  
MOUNTAIN PEAK VINEYARDS, LLC  
C/O STEVEN REA  
1114 PETRA DRIVE  
NAPA, CA 94550  
310-413-0142

**PROJECT ADDRESS:**  
3265 SODA CANYON ROAD  
NAPA, CA 94550

**ASSESSOR'S PARCEL NUMBER:**  
032-500-033

**PARCEL SIZE:**  
41.76± ACRES

**PROJECT SIZE:**  
0.8± ACRES

### SHEET INDEX:

- SHEET UP1 OVERALL SITE PLAN
- SHEET UP2 WINERY DEVELOPMENT AREA SITE PLAN
- SHEET UP3 EXISTING CONDITIONS - DEMOLITION PLAN
- SHEET UP4 PROPOSED CONDITIONS - GRADING & LAYOUT PLAN
- SHEET UP5 PHASING EXHIBIT

OVERALL SITE PLAN  
SCALE: 1" = 100'



PREPARED UNDER THE DIRECTION OF  
*Paul N. Bartelt*  
PAUL N. BARTELT  
R.C.E. 43102

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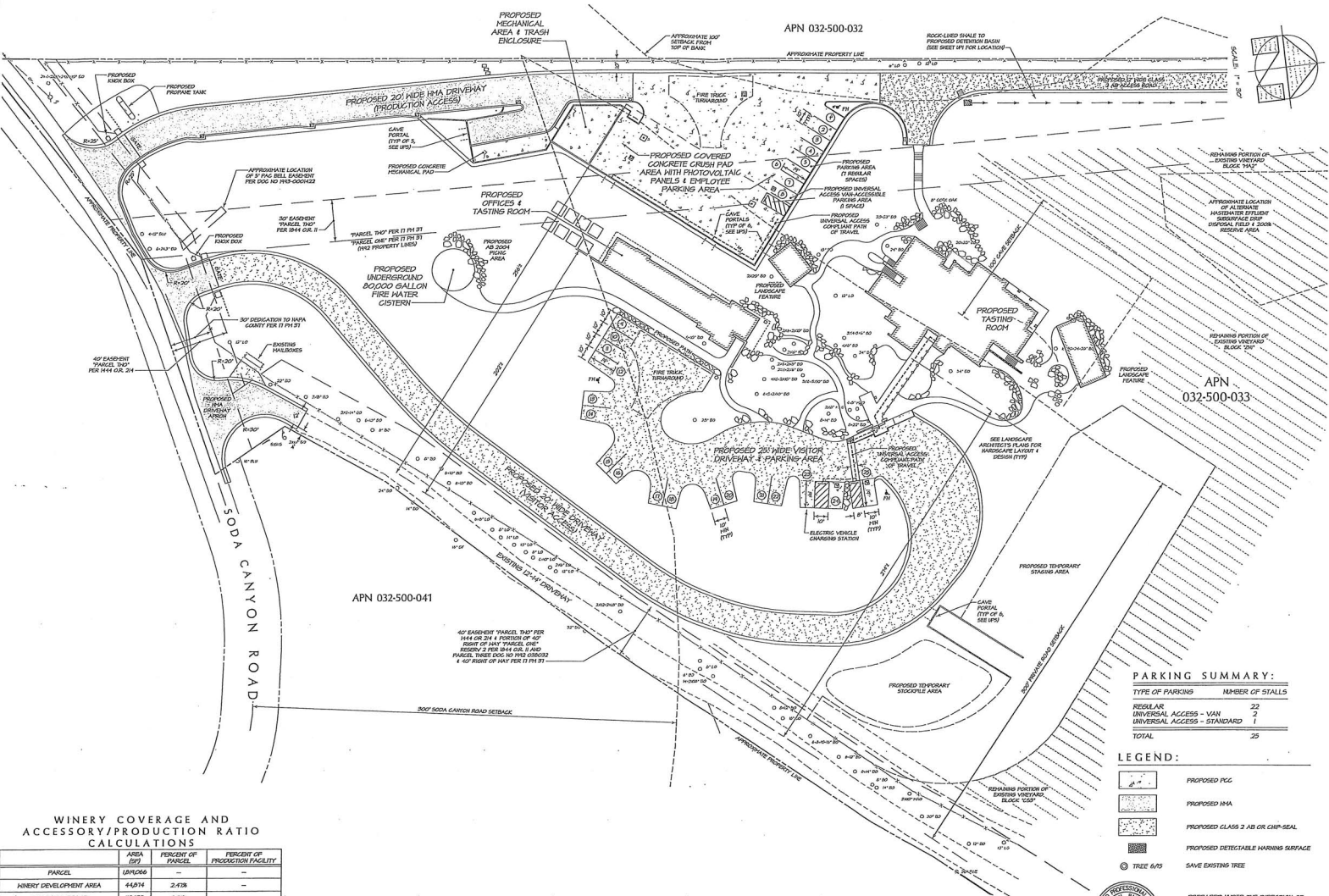
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COUNTY OF NAPA  
CALIFORNIA

MOUNTAIN PEAK WINERY  
OVERALL SITE PLAN  
USE PERMIT

DATE: MAY 2014  
FILE NO.: 003-0726  
JOB NO.: 08-2  
SHEET NO.: 08-2  
UP1  
OF 5

NMAP  
VII



WINERY COVERAGE AND ACCESSORY/PRODUCTION RATIO CALCULATIONS

PARCEL	AREA (SQ FT)	PERCENT OF PARCEL	PERCENT OF PRODUCTION FACILITY
WINERY DEVELOPMENT AREA	14,914	2.42%	-
WINERY COVERAGE	12,432	6.28%	-
PRODUCTION FACILITY	17,072	3.64%	-
ACCESSORY USE	18,210	1.02%	21.8%

NOTES:  
VALUES PRESENTED IN THE USE PERMIT APPLICATION SUPERSEDE VALUES SHOWN.

WINERY DEVELOPMENT AREA SITE PLAN

SCALE: 1" = 30'

**PARKING SUMMARY:**

TYPE OF PARKING	NUMBER OF STALLS
REGULAR	22
UNIVERSAL ACCESS - VAN	2
UNIVERSAL ACCESS - STANDARD	1
<b>TOTAL</b>	<b>25</b>

**LEGEND:**

- PROPOSED PCC
- PROPOSED HMA
- PROPOSED CLASS 2 AB OR CRP-SEAL
- PROPOSED DETECTABLE WARNING SURFACE
- TREE 6/25
- SAVE EXISTING TREE



PREPARED UNDER THE DIRECTION OF  
**Paul R. Bartelt**  
 PAUL R. BARTELT R.G.E. 45102

**BARTELT**  
 CIVIL ENGINEERING, LAND PLANNING & ARCHITECTURE  
 1100 W. 10TH ST., SUITE 100  
 WESTLAND, CALIFORNIA 94092  
 TEL: (415) 351-1100 FAX: (415) 351-1101  
 WWW.BARTELT.COM  
 \* Telephone: 707-938-9301

DATE: MAY 2014  
 FILE NO. 00849F03  
 JOB NO. 00-31  
 SHEET NO.  
 OF 5

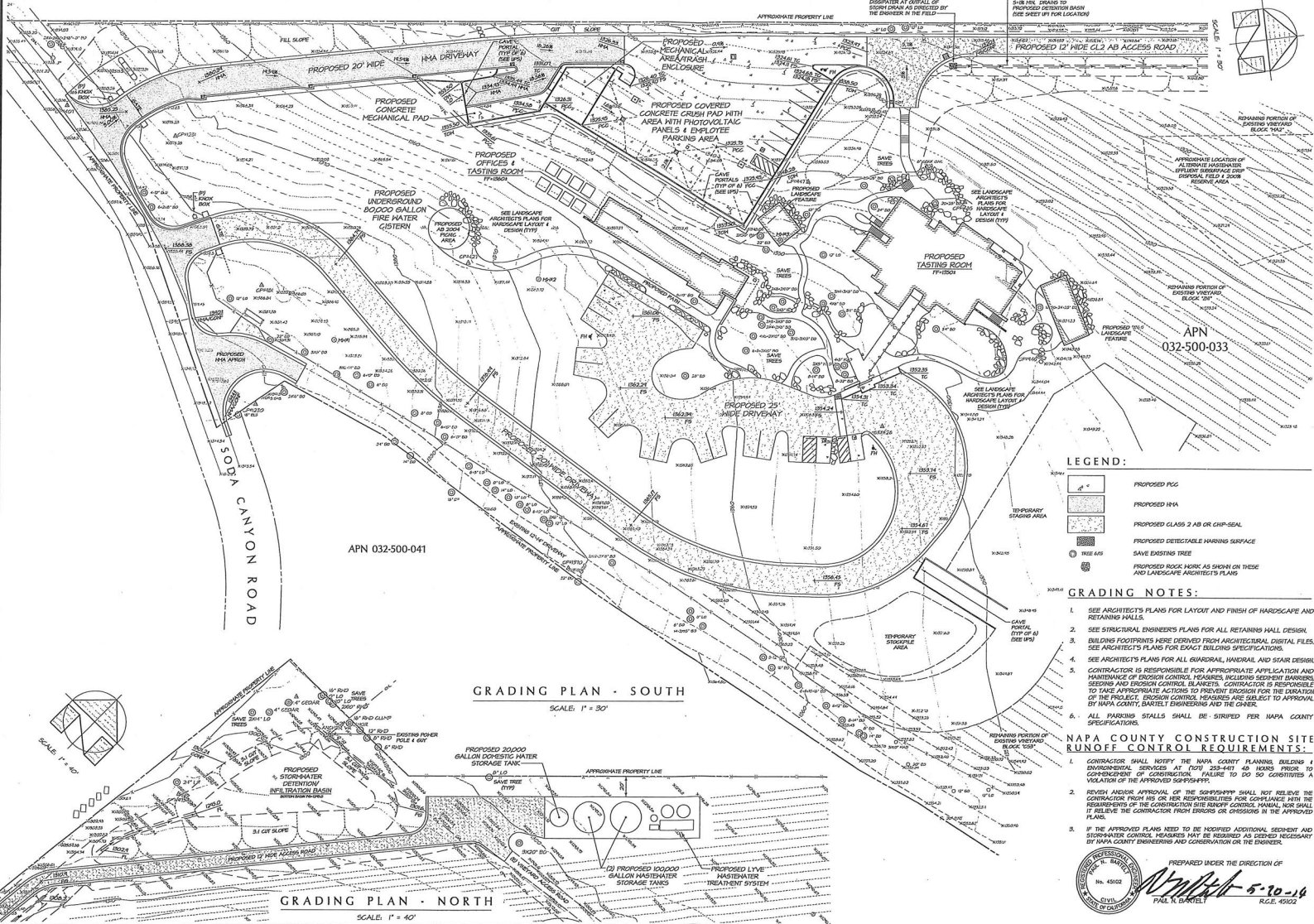
MOUNTAIN PEAK WINERY  
 WINERY DEVELOPMENT AREA SITE PLAN  
 COUNTY OF NAPA  
 CALIFORNIA  
 USE PERMIT

UP2



DETAIL ROCK FOR RAMP ENERGY DISSEPERATED BY CURBSIDE TO BE SUBMITTED BY THE ENGINEER IN THE FIELD

GRADE ROCK-LINED SHALE IS TO BE USED TO PROTECT THE UNDERLYING SOIL FROM THE EFFECTS OF GRADE RISE SHEET #1 FOR LOCATION



APN 032-500-041

APN 032-500-033

LEGEND:

- PROPOSED PEG
- PROPOSED INVA
- PROPOSED CLASS 2 AB OR CHIP-SEA
- PROPOSED DETACHABLE HAULING SURFACE
- SAVE EXISTING TREE
- PROPOSED ROCK WORK AS SHOWN ON THESE AND LANDSCAPE ARCHITECT'S PLANS

GRADING NOTES:

1. SEE ARCHITECT'S PLANS FOR LAYOUT AND FINISH OF HARDSCAPE AND RETAINING WALLS.
2. SEE STRUCTURAL ENGINEER'S PLANS FOR ALL RETAINING WALL DESIGNS.
3. BUILDING FOOTPRINTS WERE DERIVED FROM ARCHITECTURAL DIGITAL FILES. SEE ARCHITECT'S PLANS FOR EXACT BUILDING SPECIFICATIONS.
4. SEE ARCHITECT'S PLANS FOR ALL GROUNDWATER, HANDRAIL AND STAIR DESIGN.
5. CONTRACTOR IS RESPONSIBLE FOR APPROPRIATE APPLICATION AND MAINTENANCE OF EROSION CONTROL. MEASURES INCLUDING SEDIMENT BARRIERS, SEEDING AND EROSION CONTROL. UNLESS OTHERWISE SPECIFIED, CONTRACTOR IS RESPONSIBLE TO TAKE APPROPRIATE ACTIONS TO PREVENT EROSION FOR THE DURATION OF THE PROJECT. EROSION CONTROL MEASURES ARE SUBJECT TO APPROVAL BY NAPA COUNTY, BARTLETT ENGINEERING AND THE OWNER.
6. ALL FINISHED STILLS SHALL BE STRIPPED PER NAPA COUNTY SPECIFICATIONS.

NAPA COUNTY CONSTRUCTION SITE RUNOFF CONTROL REQUIREMENTS:

1. CONTRACTOR SHALL NOTIFY THE NAPA COUNTY PLANNING BUILDING & ENVIRONMENTAL SERVICES AT (707) 253-4411 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED SPECIFICATIONS.
2. REVIEW AND/OR APPROVAL OF THE SPECIFICATIONS SHALL NOT RELIEVE THE CONTRACTOR FROM HIS OR HER RESPONSIBILITIES FOR COMPLIANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION SITE RUNOFF CONTROL MANUAL, NOR SHALL IT RELIEVE THE CONTRACTOR FROM ERRORS OR OMISSIONS IN THE APPROVED PLANS.
3. IF THE APPROVED PLANS NEED TO BE MODIFIED ADDITIONAL SEDIMENT AND STORM-WATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY NAPA COUNTY ENGINEERS AND CONSERVATION OR THE ENGINEER.

GRADING PLAN - SOUTH

SCALE: 1" = 30'

GRADING PLAN - NORTH

SCALE: 1" = 40'

MAP  
IX

MOUNTAIN PEAK WINERY  
GRADING PLAN  
USE PERMIT

COUNTY OF NAPA  
CALIFORNIA

BARTLETT  
ENGINEERING  
LAND PLANNING  
ARCHITECTURE  
INCORPORATED

APN 032-500-032

DATE: MAY 2014  
JOB NO. 09-014  
SHEET NO. 09-014

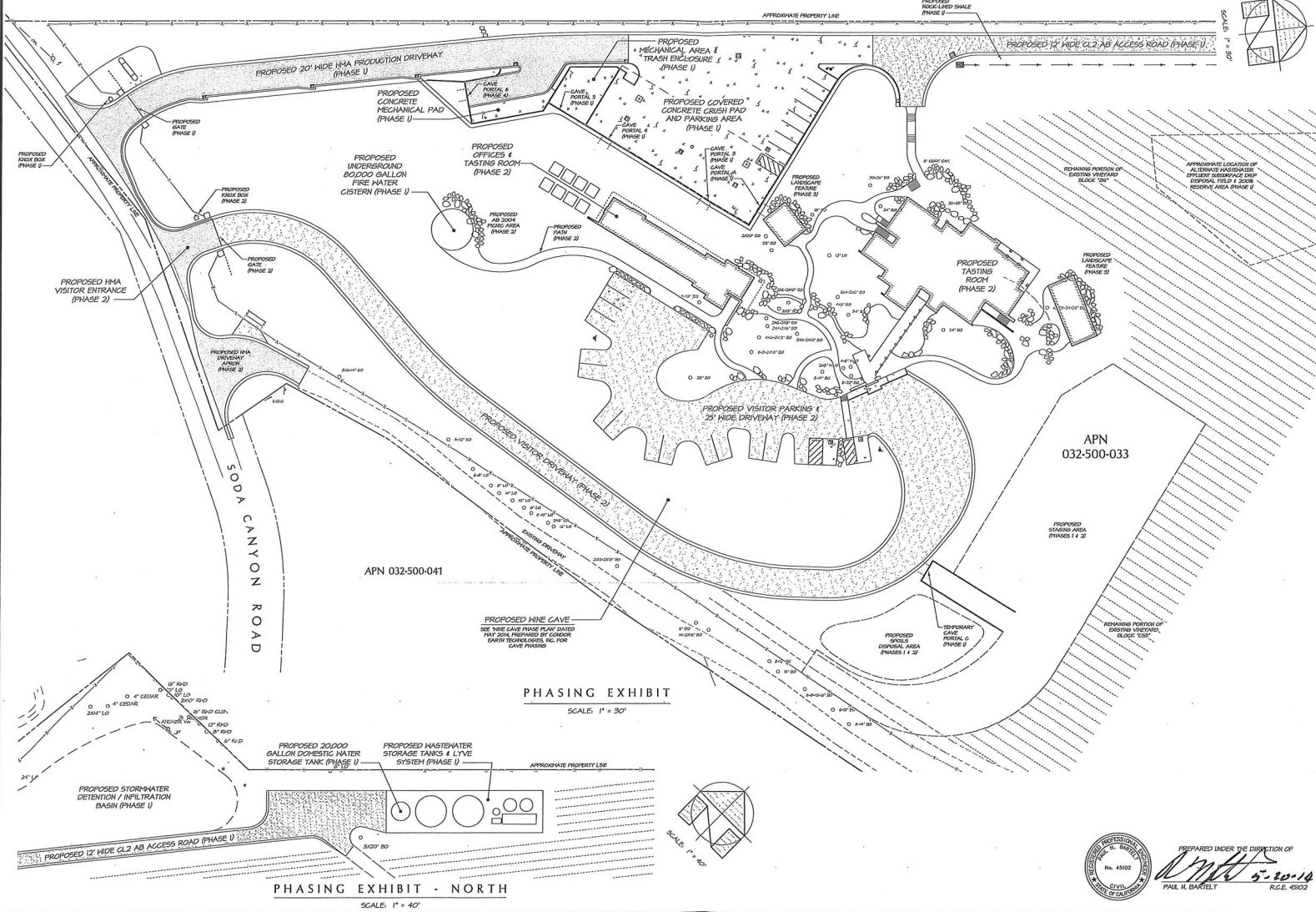
PREPARED UNDER THE DIRECTION OF  
*Paul N. Bartlett* 5-20-14  
PAUL N. BARTLETT  
R.G.E. 49162

UP4

OF 5

DATE PLOTTED: 04/21/14 10:54 AM. PLOT SCALE: 1" = 30'. PLOT AREA: 11.5 X 17.5. PLOT ORIGIN: 1000, 1000. PLOT UNIT: INCHES. PLOT FONT: 12. PLOT LINE WEIGHT: 0.25. PLOT LINE COLOR: BLACK. PLOT LINE DASH: NONE. PLOT LINE STYLE: SOLID. PLOT LINE THICKNESS: 0.25. PLOT LINE WEIGHT: 0.25. PLOT LINE COLOR: BLACK. PLOT LINE DASH: NONE. PLOT LINE STYLE: SOLID. PLOT LINE THICKNESS: 0.25.

APN 032-500-032



APN 032-500-041

APN 032-500-033

PHASING EXHIBIT  
SCALE: 1" = 30'

PHASING EXHIBIT - NORTH  
SCALE: 1" = 40'

STATEMENT OF DOCUMENTS

DATE: MAY 2014  
 FILE NO. 032-500-032-01  
 JOB NO. 08-18  
 SHEET NO. 08-18

PREPARED UNDER THE DIRECTION OF  
 PAUL N. BARTELT  
 R.C.E. 4502

DATE: MAY 2014  
 FILE NO. 032-500-032-01  
 JOB NO. 08-18  
 SHEET NO. 08-18

DATE: MAY 2014  
 FILE NO. 032-500-032-01  
 JOB NO. 08-18  
 SHEET NO. 08-18

**BARTELT ENGINEERING**  
 CIVIL ENGINEERING, LAND PLANNING  
 10000 S. RAYBURN AVENUE, SUITE 100  
 WESTGATE, CALIFORNIA 92680  
 TEL: 949.440.1100 FAX: 949.440.1101  
 WWW.BARTELTEENGINEERING.COM

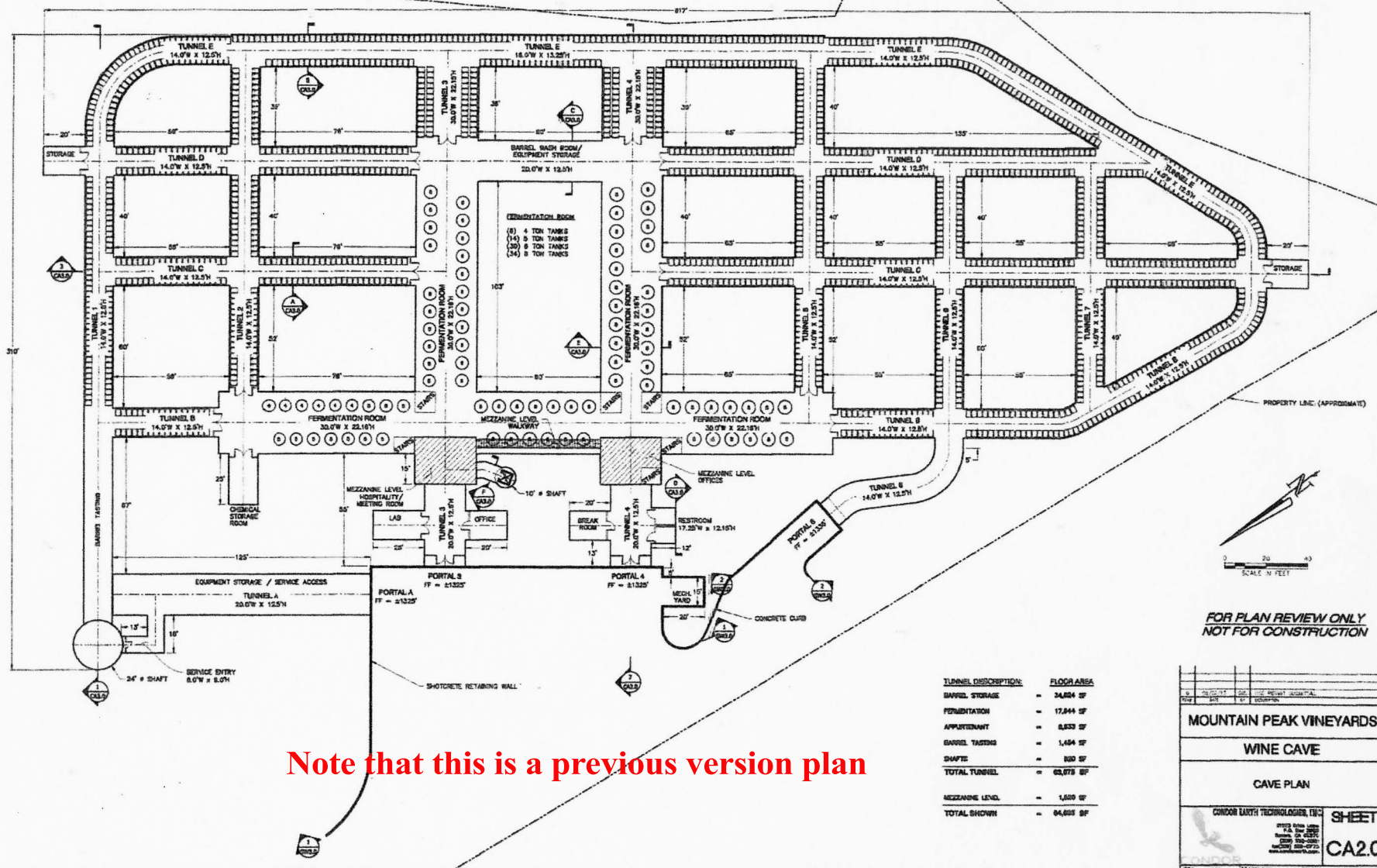
**MOUNTAIN PEAK WINERY  
 PHASING EXHIBIT  
 USE PERMIT**

COUNTY OF NAPA CALIFORNIA

DATE: MAY 2014  
 FILE NO. 032-500-032-01  
 JOB NO. 08-18  
 SHEET NO. 08-18

**UP5**  
 OF 5

MAP X

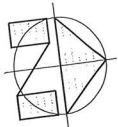


Note that this is a previous version plan

FOR PLAN REVIEW ONLY  
NOT FOR CONSTRUCTION

TUNNEL DESCRIPTION:	FLOOR AREA
BARREL STORAGE	= 34,854 SF
FERMENTATION	= 17,644 SF
APPURTENANT	= 8,833 SF
BARREL TASTING	= 1,454 SF
SHAFTS	= 800 SF
TOTAL TUNNEL	= 62,079 SF
MEZZANINE LEVEL	= 1,650 SF
TOTAL SHOWN	= 64,658 SF

NO. REVISED	DATE	BY	REVISION DESCRIPTION
<b>MOUNTAIN PEAK VINEYARDS</b>			
<b>WINE CAVE</b>			
<b>CAVE PLAN</b>			
CONDOR LUXURY TECHNOLOGIES, INC.			<b>SHEET</b>
<small>2023 John Lewis Pk. Dr. Suite 2000 Napa, CA 94558 Tel: 707-251-0000 Fax: 707-251-0001</small>			<b>CA2.0</b>



SCALE: 1" = 60'

PROPOSED MECHANICAL/  
TRASH ENCLOSURE

APN 032-500-032  
APPROXIMATE PROPERTY LINE

PROPOSED PRODUCTION DRIVEWAY

CAVE  
PORTAL

PROPOSED CRUSH  
PAD & EMPLOYEE  
PARKING AREA

APN  
032-500-033

PROPOSED  
OFFICES &  
TASTING ROOM

(P) CAVE  
PORTAL

PROPOSED  
80,000 GALLON  
UNDERGROUND  
FIRE WATER  
STORAGE TANK

PROPOSED  
TASTING  
ROOM

PROPOSED  
VISITOR  
DRIVEWAY



SODA  
CANYON  
ROAD

EXISTING PRIVATE ROAD  
APPROXIMATE PROPERTY LINE

300' SETBACK FROM CENTERLINE OF PRIVATE ROAD

300' SETBACK FROM CENTERLINE OF SODA CANYON ROAD

**LEGEND:**

-  300' SETBACK FROM CENTERLINE OF SODA CANYON ROAD
-  300' SETBACK FROM CENTERLINE OF PRIVATE ROAD

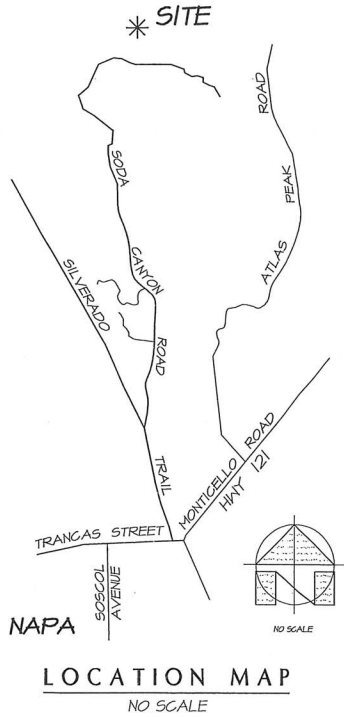
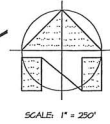
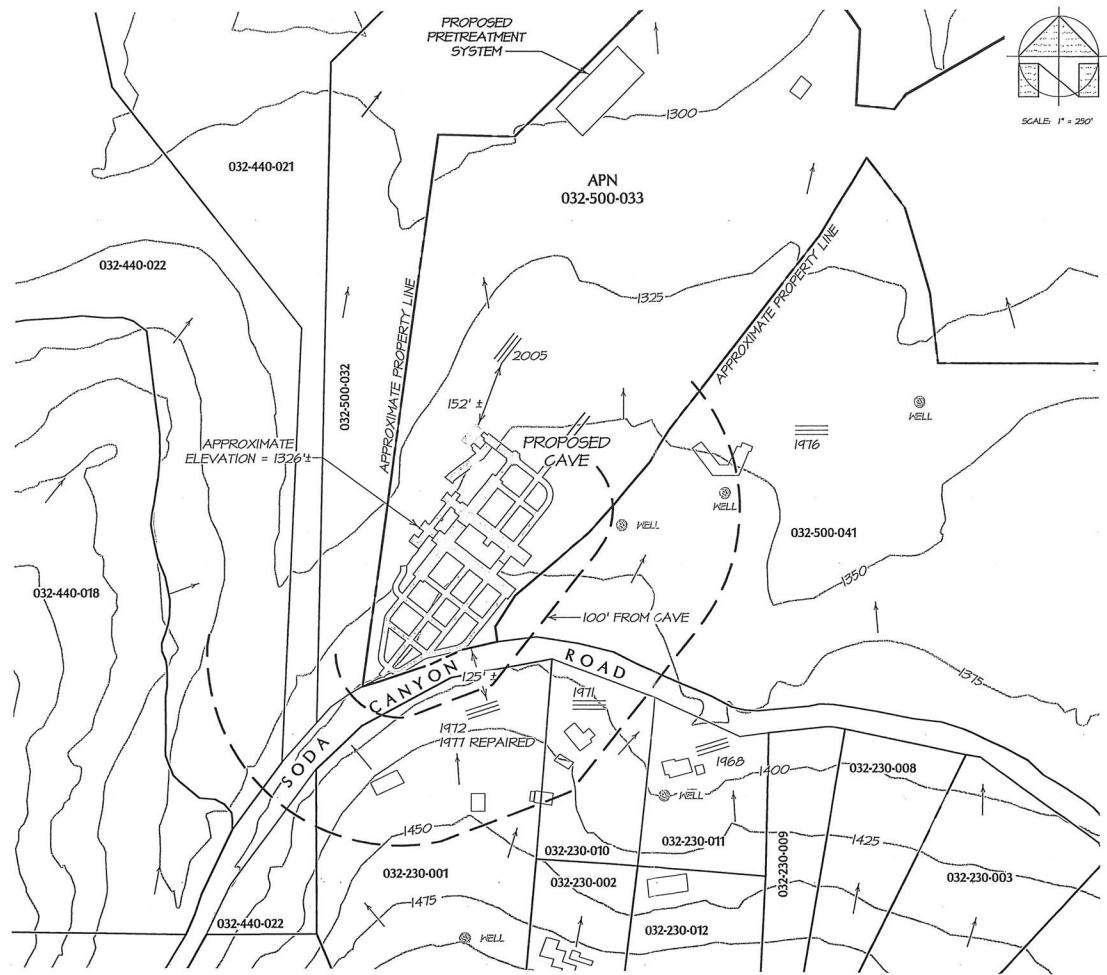
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**ENGINEERING**  
 CIVIL ENGINEERING · LAND PLANNING  
 1303 Jefferson Street, 200 B, Napa, CA 94559  
 www.bartelengineering.com  
 Telephone: 707-258-1301

**WINERY DEVELOPMENT AREA  
SETBACK EXHIBIT**

SCALE: 1" = 60'

Mountain Peak Winery  
 3265 Soda Canyon Road  
 Napa County, CA 94558  
 APN 032-500-033  
 Job No 08-31  
 May 2014  
 Sheet 1 of 1

Map I



### CAVE & SEPTIC LOCATION MAP

SCALE: 1" = 250'

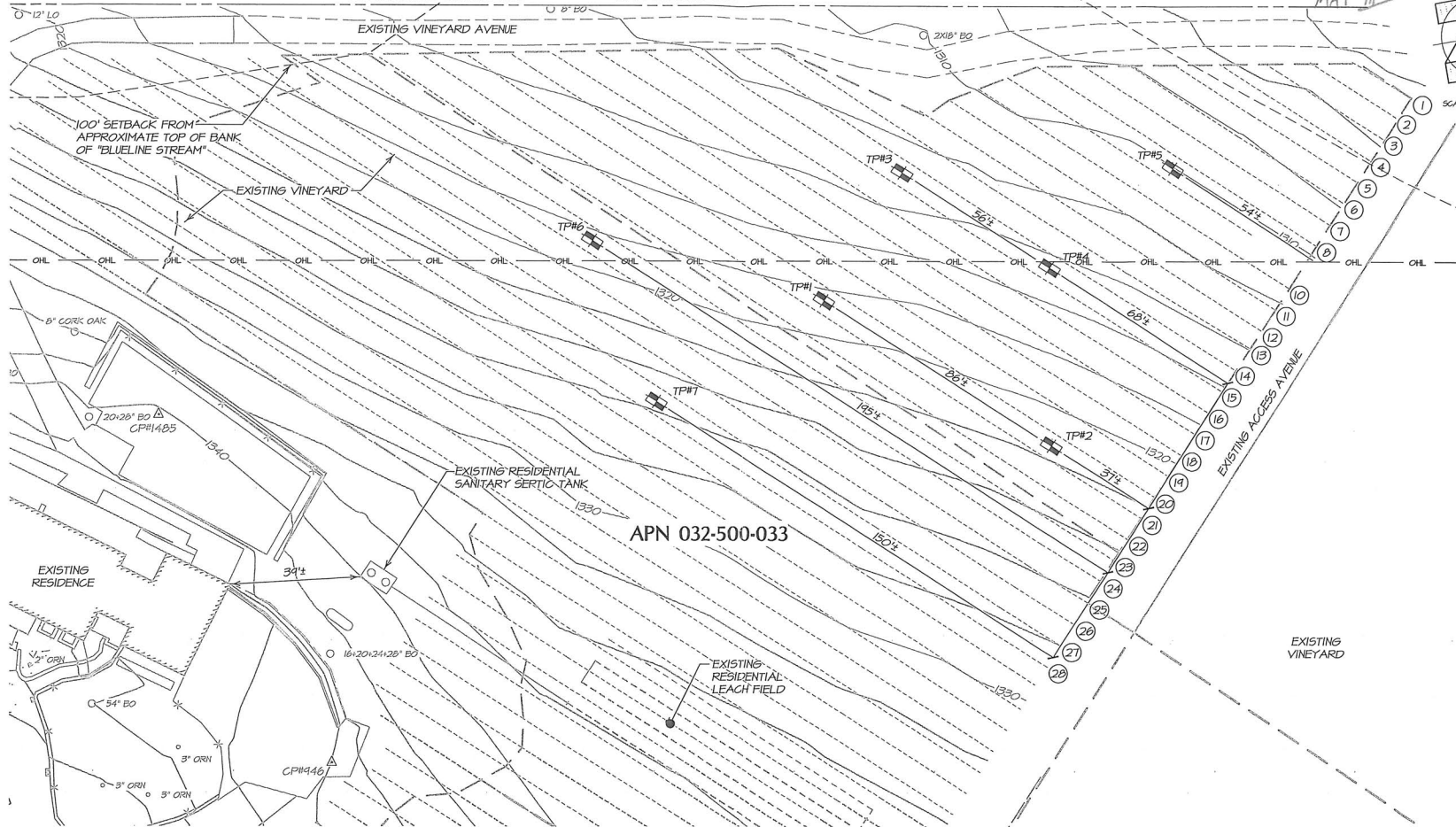
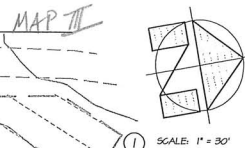
### LEGEND

- = APPROXIMATE LOCATION OF EXISTING SEPTIC SYSTEM
- 19XX = APPROXIMATE YEAR OF SEPTIC SYSTEM INSTALLATION AND/OR REPAIR
- = SURFACE FLOW DIRECTION

Mountain Peak Winery  
 3265 Soda Canyon Road  
 Napa, CA 94558  
 APN 032-500-033  
 Job No. 08-31  
 May 2014  
 Sheet 1 of 1

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 CIVIL ENGINEERING - LAND PLANNING  
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 Tel: 707-258-1301 • Fax: 707-258-2926  
 www.barteltengineering.com





APN 032-500-033

TEST PIT LOCATION MAP

SCALE: 1" = 30'

TEST PIT EXPLORATION NOTES:

1. REPRESENTS TEST PIT LOCATION.
2. TEST PITS WERE EXCAVATED BY HAROLD SMITH & SON, INC. ON MAY 24, 2013 AND WITNESSED BY A REPRESENTATIVE FROM BARTELT ENGINEERING AND NAPA COUNTY ENVIRONMENTAL HEALTH.

**BARTELT**  
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 CIVIL ENGINEERING · LAND PLANNING  
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Mountain Peak Winery  
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 Sheet 2 of 2