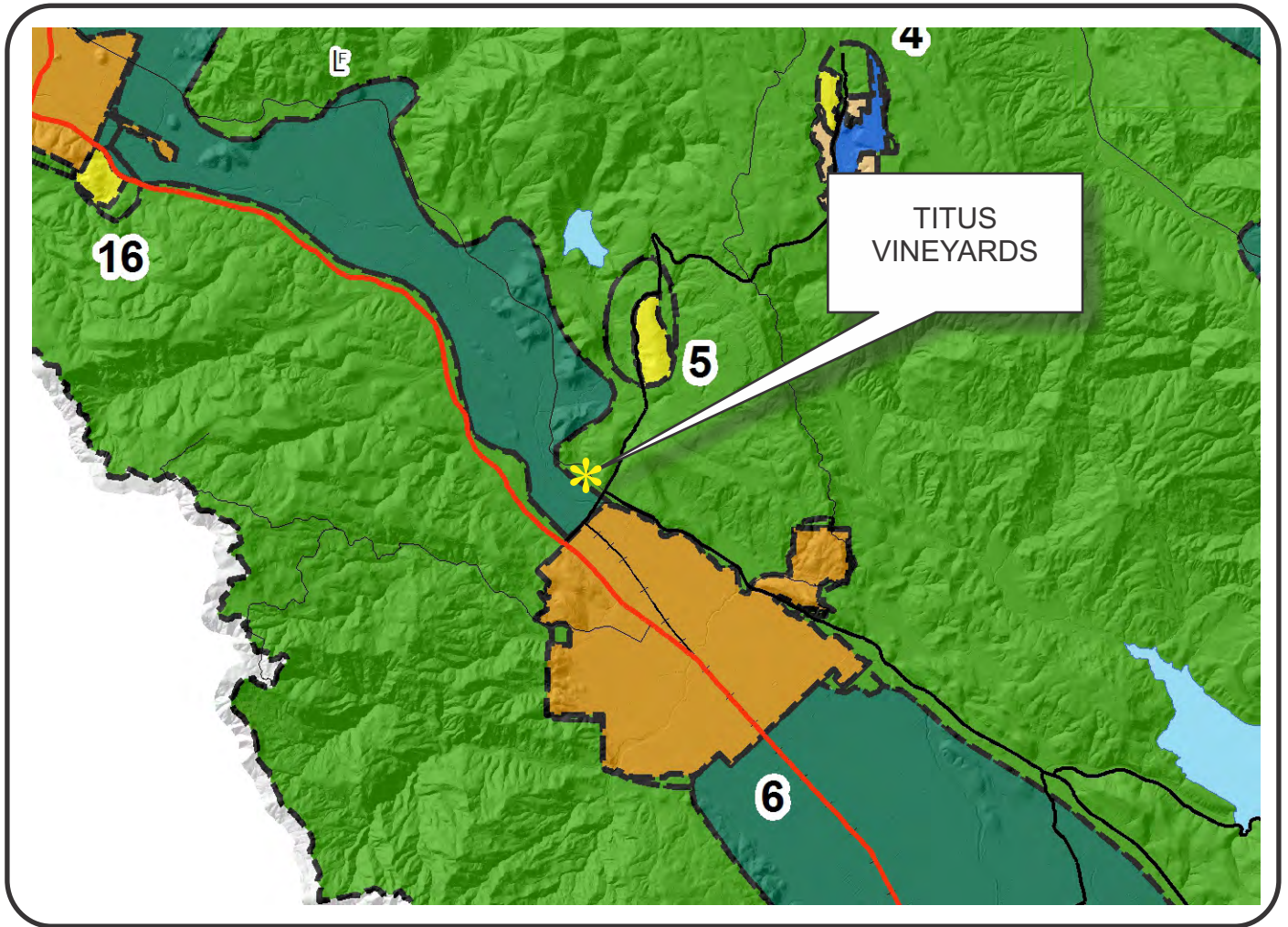


# NAPA COUNTY LAND USE PLAN 2008 - 2030



## 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

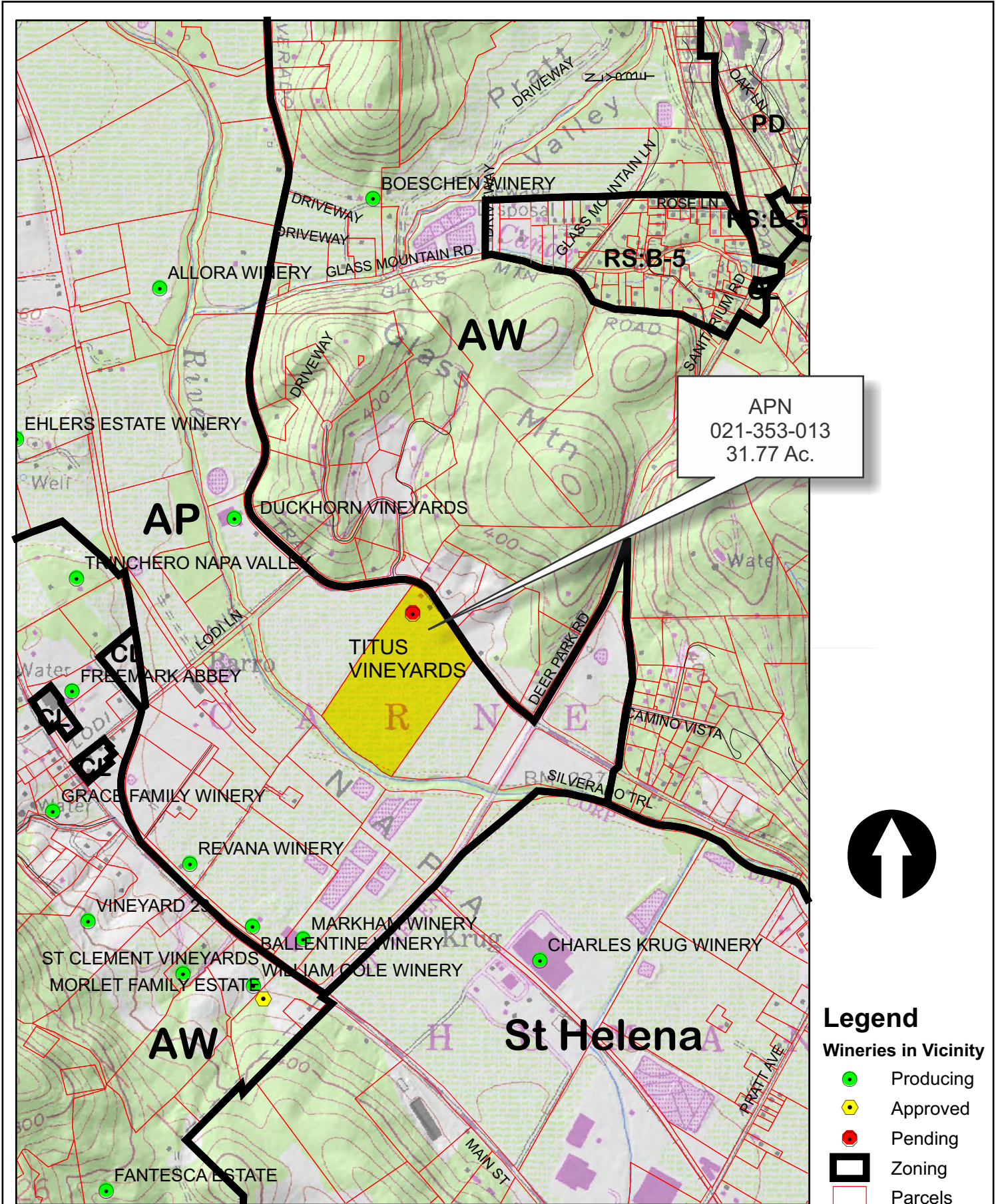
### TRANSPORTATION

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

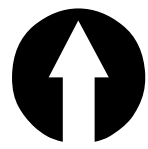
\* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN  
021-353-013  
04-30-2014  
9C UP

# TITUS VINEYARDS

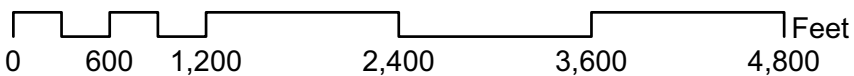


APN  
021-353-013  
31.77 Ac.



## Legend

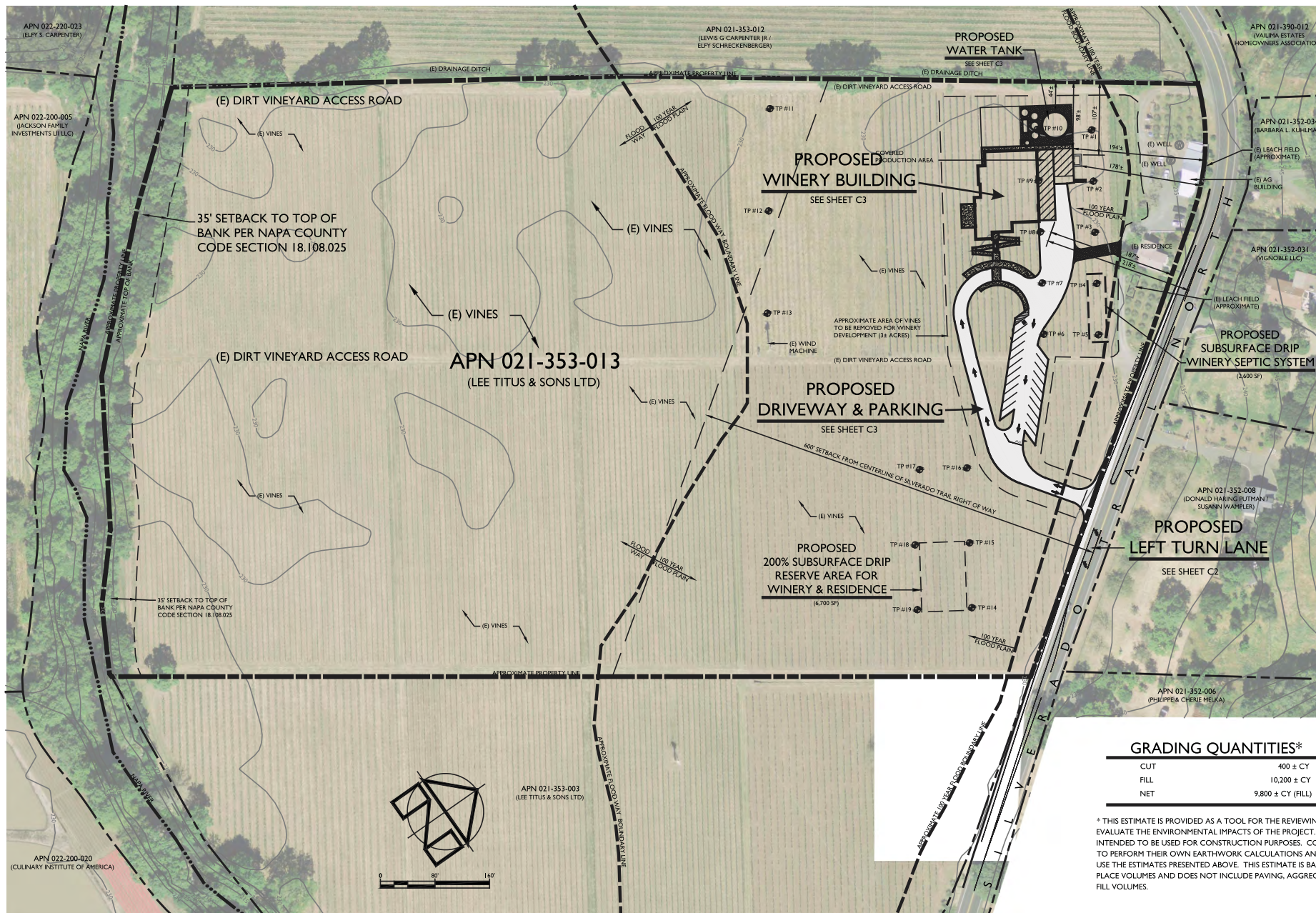
- Wineries in Vicinity**
- Producing
  - Approved
  - Pending
  - Zoning
  - Parcels



# TITUS VINEYARDS



# TITUS VINEYARDS



**GRADING QUANTITIES\***

CUT	400 ± CY
FILL	10,200 ± CY
NET	9,800 ± CY (FILL)

\* 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 PAVING, AGGREGATES OR SELECT FILL VOLUMES.

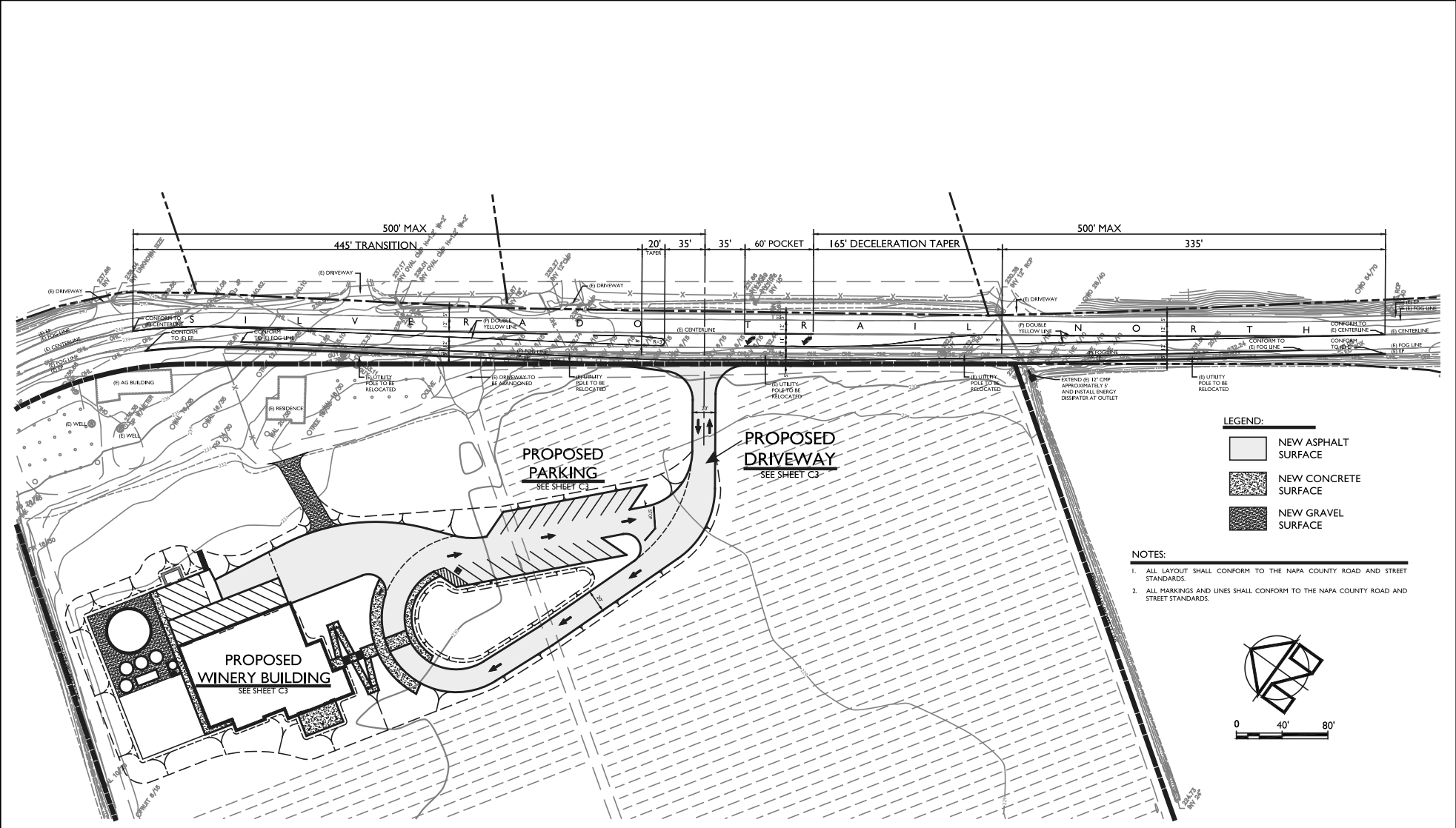
**VINEYARD STATISTICS**

EXISTING VINEYARD	26± ACRES
PROPOSED VINEYARD	23± ACRES*

\*APPROXIMATELY 3± ACRES OF VINES WILL BE REMOVED IN ORDER TO ACCOMMODATE DEVELOPMENT OF THE PROPOSED WINERY

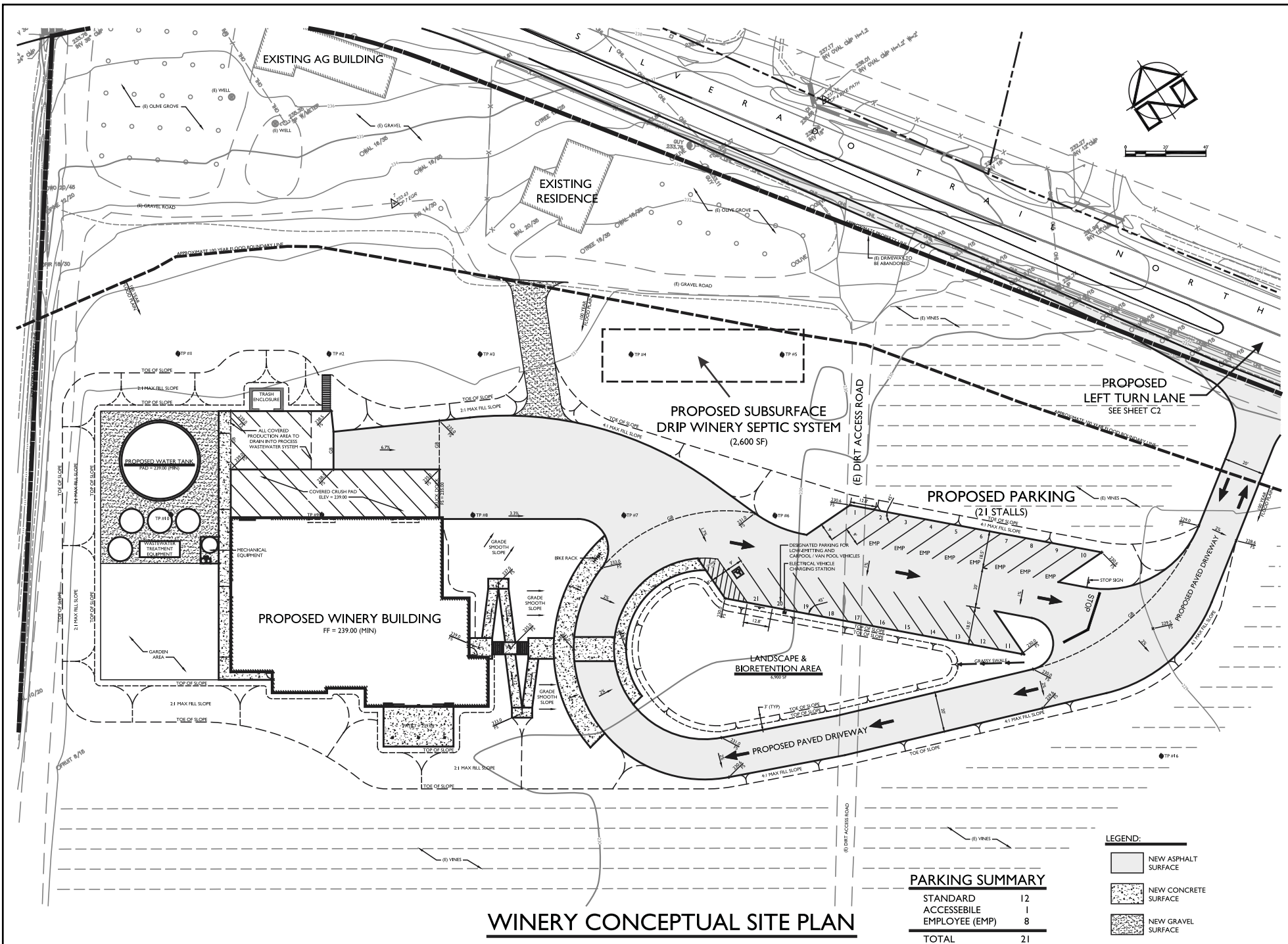
## OVERALL SITE PLAN

# TITUS VINEYARDS



**LEFT TURN LANE CONCEPT PLAN**

# TITUS VINEYARDS


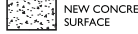
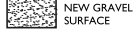


## WINERY CONCEPTUAL SITE PLAN

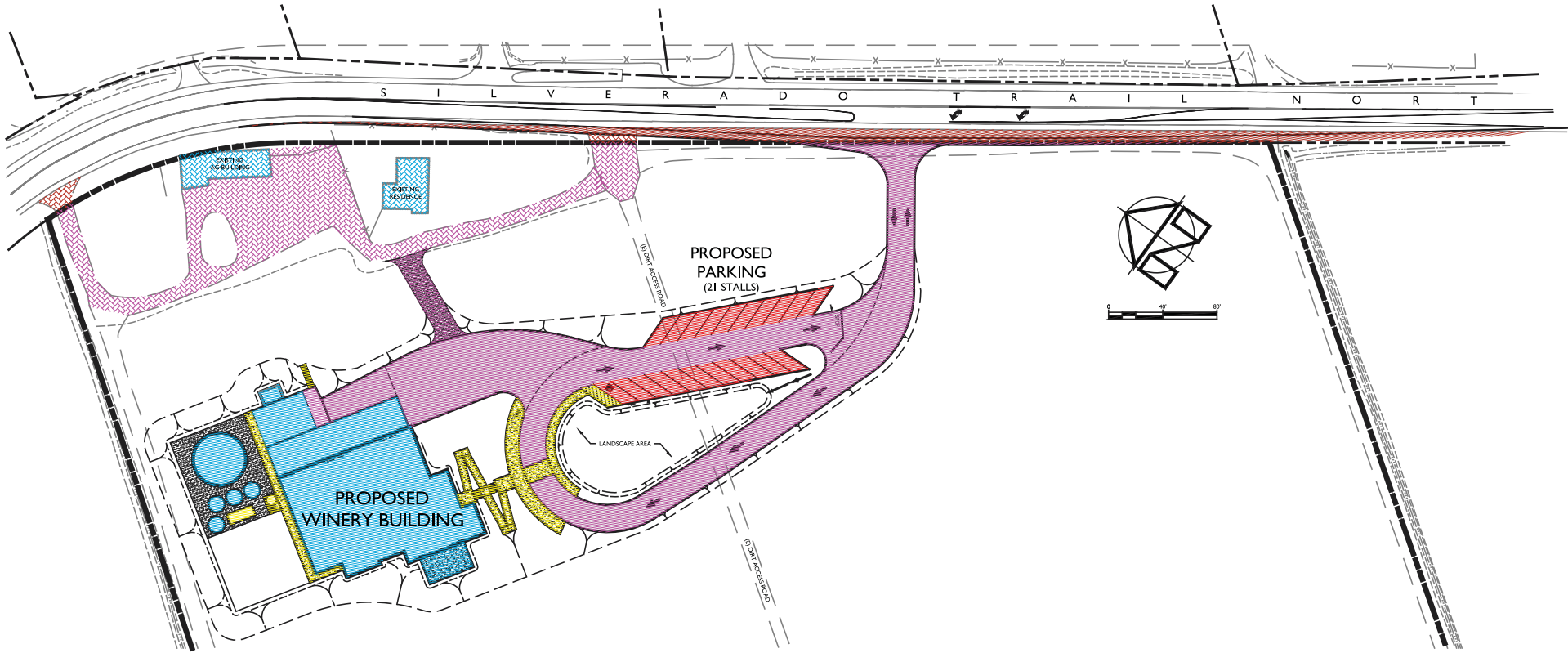
### PARKING SUMMARY

STANDARD	12
ACCESSIBLE	1
EMPLOYEE (EMP)	8
<b>TOTAL</b>	<b>21</b>

**LEGEND:**

-  NEW ASPHALT SURFACE
-  NEW CONCRETE SURFACE
-  NEW GRAVEL SURFACE

# TITUS VINEYARDS

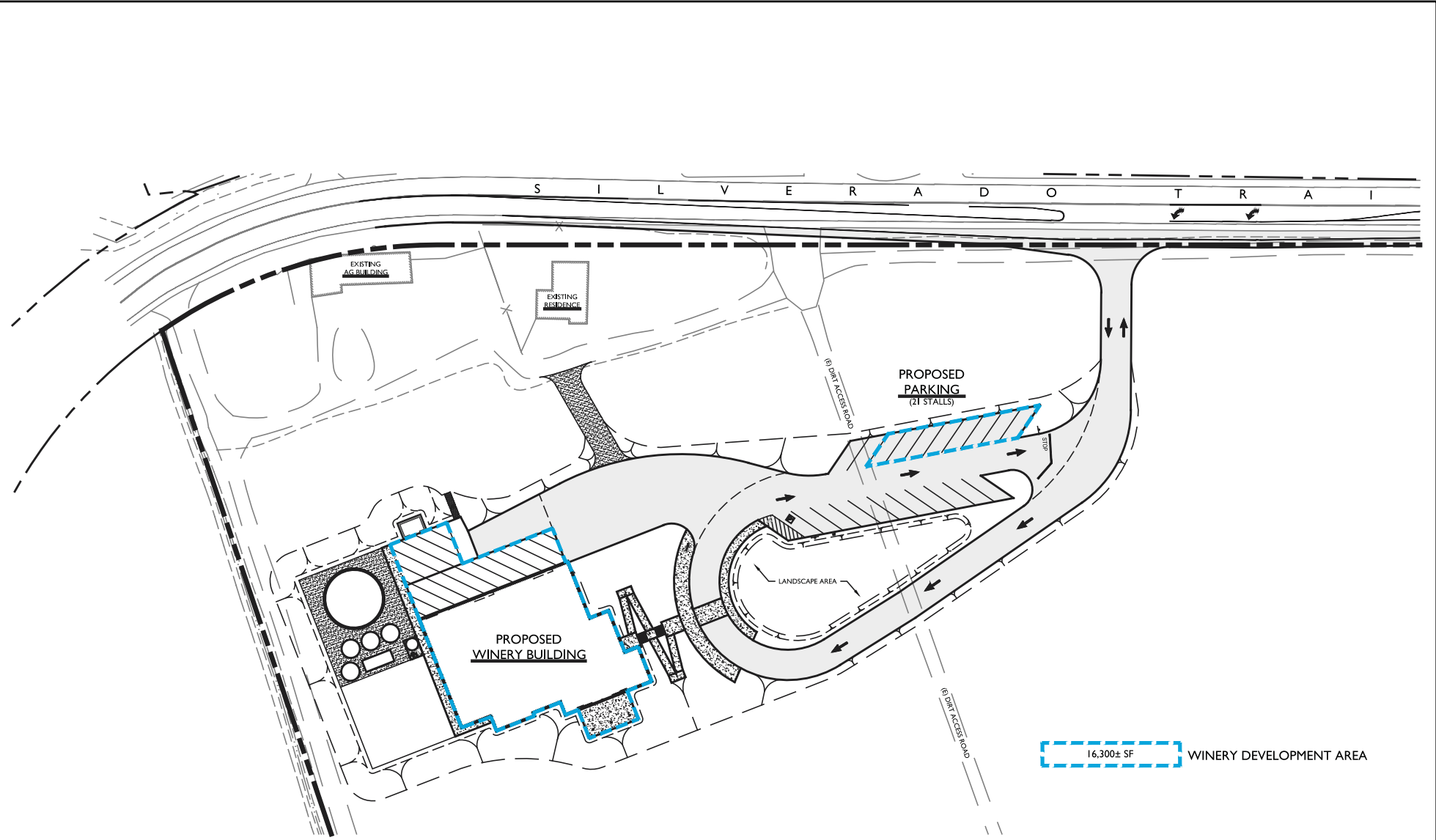


**IMPERVIOUS SURFACE SUMMARY**

	PRE-PROJECT AREA (SF)	NEW AREA (SF)	RECONSTRUCTED AREA (SF)	TOTAL NEW AND RECONSTRUCTED AREA (SF)
BUILDINGS / ROOFS	2,600	14,850	0	14,850
PATIO / DECKING / PAVERS	0	0	0	0
SIDEWALKS / PATHS	0	4,250	0	4,250
PARKING	0	4,950	0	4,950
ROADWAYS AND DRIVEWAYS	12,600	26,450	0	26,450
OFF-SITE IMPROVEMENTS	550	6,200	0	6,200
TOTAL AREA OF IMPERVIOUS SURFACE (EXCLUDING ROADWAYS AND DRIVEWAYS)	2,600	24,050	0	24,050

**IMPERVIOUS AREA EXHIBIT**

# TITUS VINEYARDS

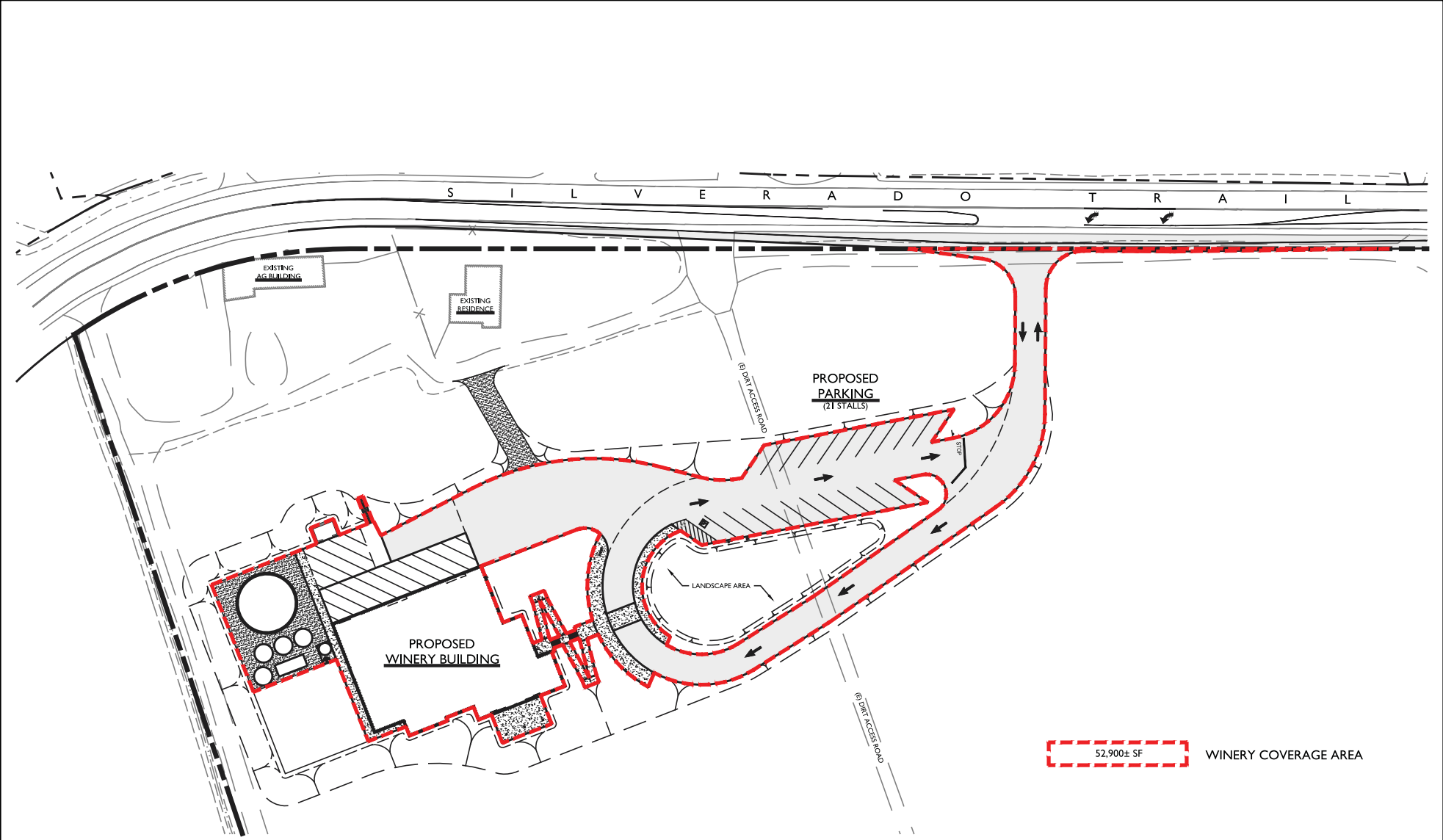


## WINERY DEVELOPMENT AREA EXHIBIT





# TITUS VINEYARDS



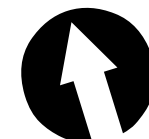
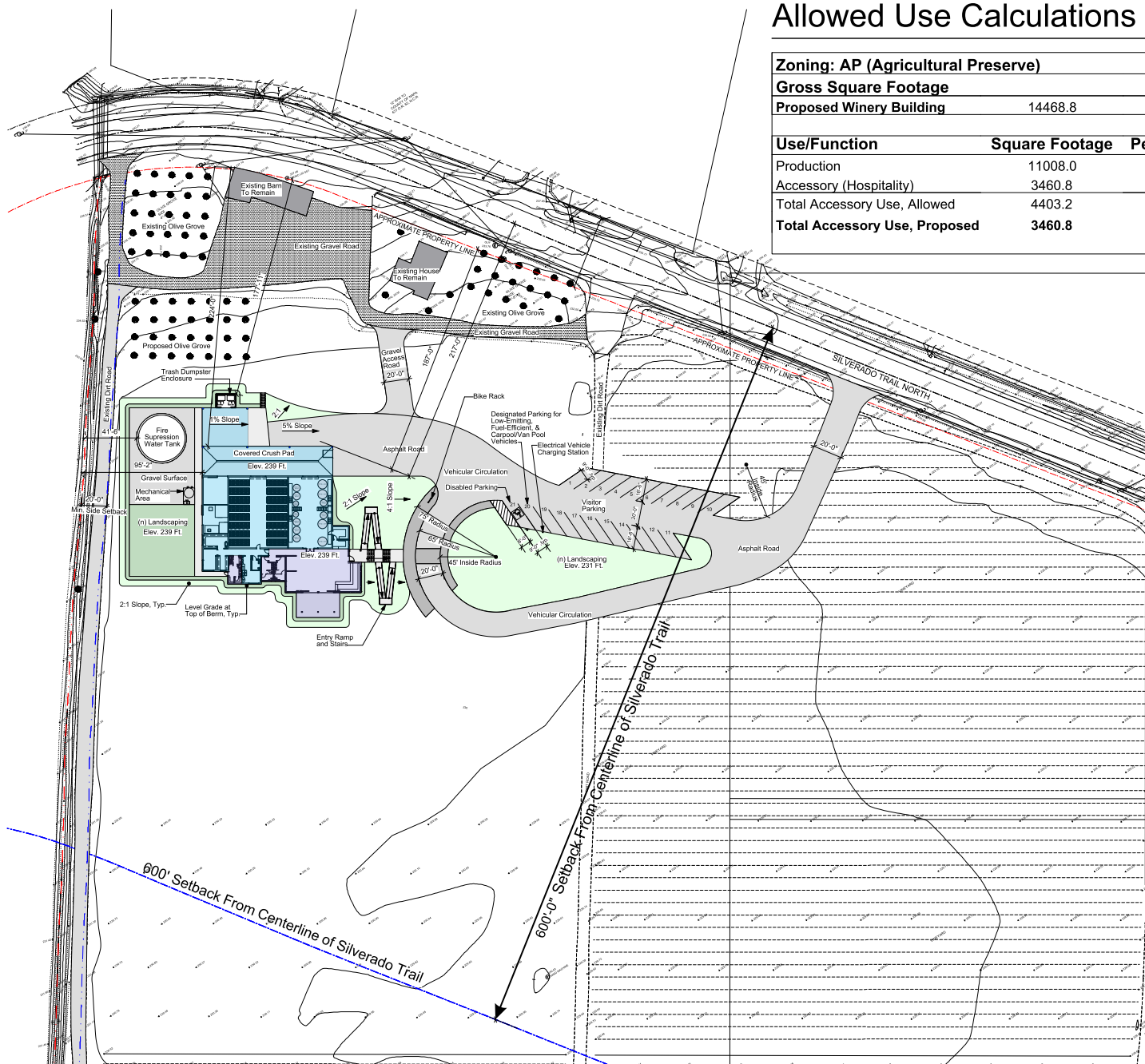
WINERY COVERAGE AREA EXHIBIT



# TITUS VINEYARDS

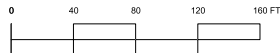
## Allowed Use Calculations

<b>Zoning: AP (Agricultural Preserve)</b>			
<b>Gross Square Footage</b>			
Proposed Winery Building	14468.8		
<b>Use/Function</b>			
Production	11008.0	0.76	
Accessory (Hospitality)	3460.8	0.24	
Total Accessory Use, Allowed	4403.2	0.40	Per Napa Co. Code Section 12421
<b>Total Accessory Use, Proposed</b>	<b>3460.8</b>	<b>0.31</b>	

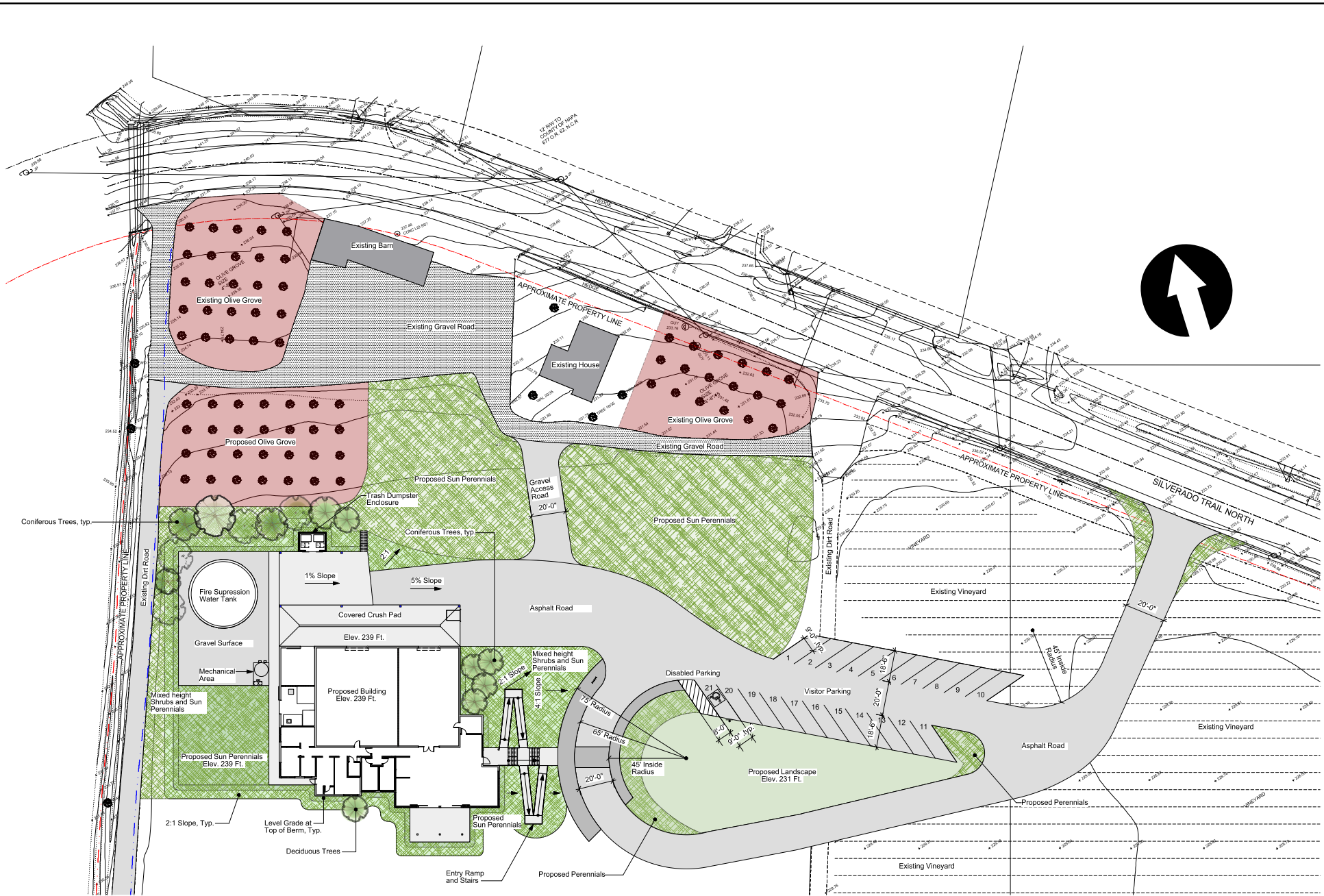


Legend:	
<span style="display:inline-block; width:15px; height:15px; background-color:#90EE90; border:1px solid black;"></span>	Top of Berm, Level Grade
<span style="display:inline-block; width:15px; height:15px; background-color:#90EE90; border:1px solid black;"></span>	2:1 Sloped Grade
<span style="display:inline-block; width:15px; height:15px; background-color:#ADD8E6; border:1px solid black;"></span>	Production Use
<span style="display:inline-block; width:15px; height:15px; background-color:#9370DB; border:1px solid black;"></span>	Accessory Use

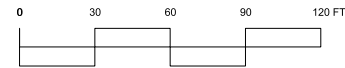
## Proposed Variance Plan



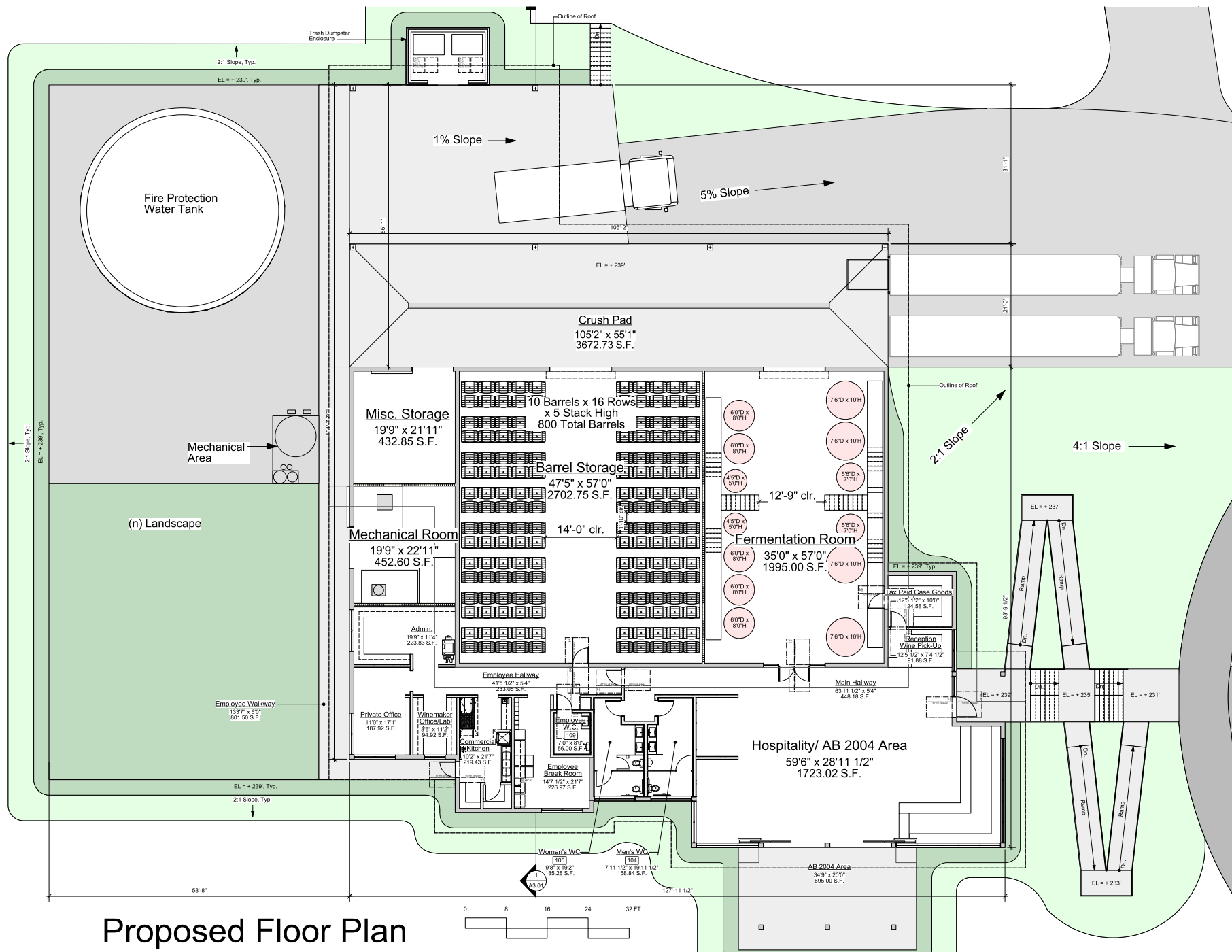
# TITUS VINEYARDS



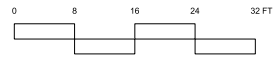
## Proposed Landscape Plan



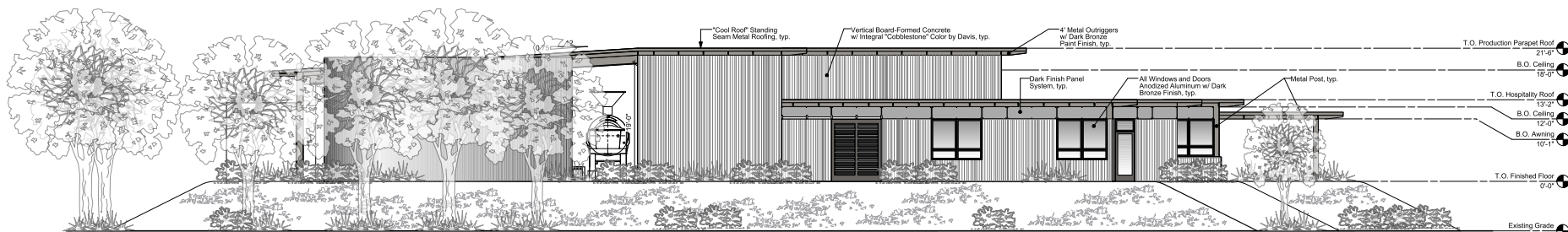
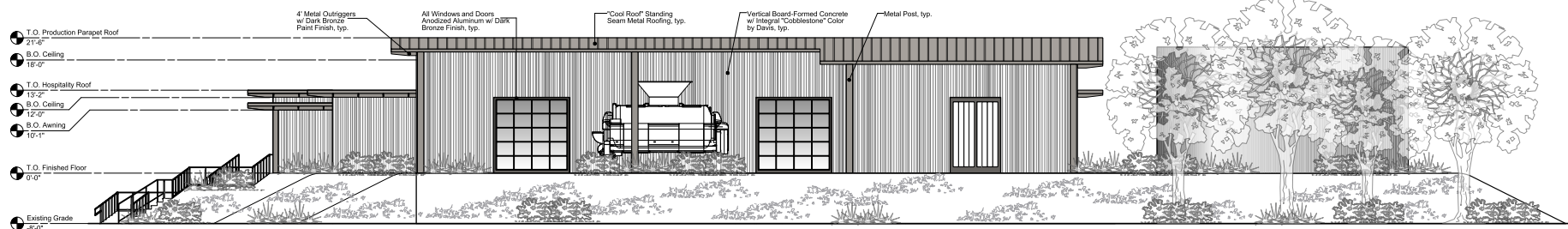
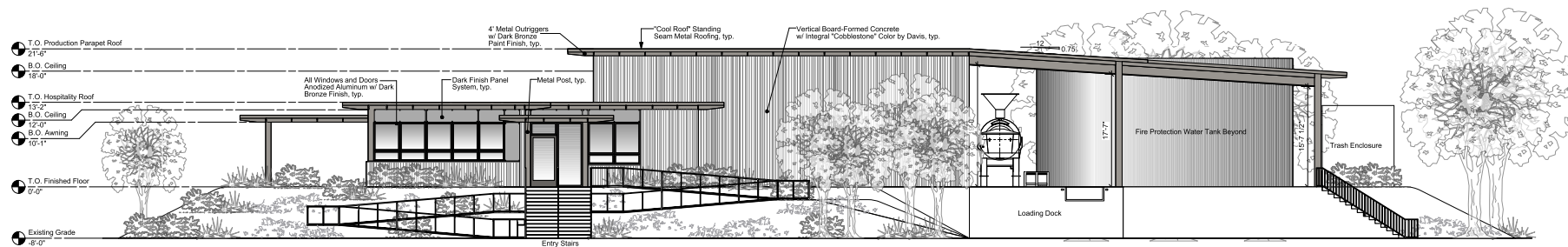
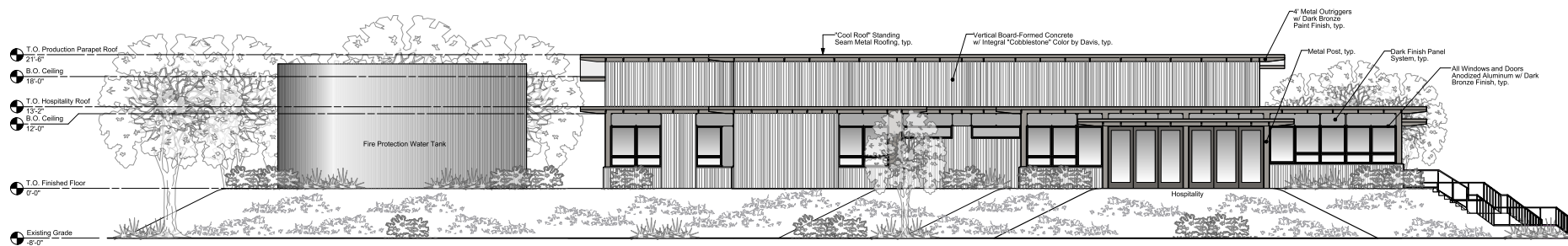
# TITUS VINEYARDS



Proposed Floor Plan



# TITUS VINEYARDS



Exterior Elevation

