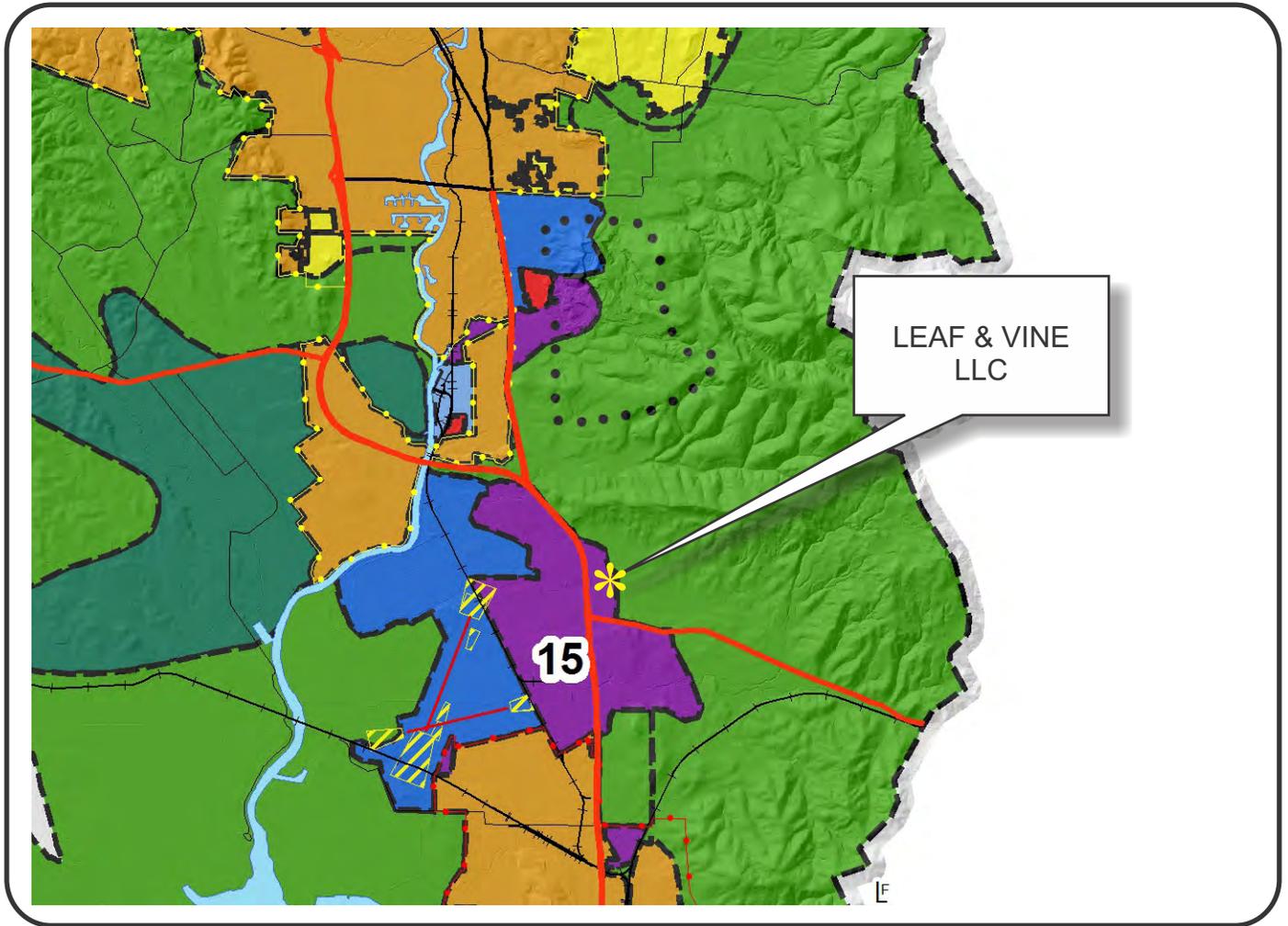


NAPA COUNTY LAND USE PLAN 2008 - 2030



LEGEND



URBANIZED OR NON-AGRICULTURAL

- Study Area
- Cities
- Urban Residential*
- Rural Residential*
- Industrial
- Public-Institutional
- Napa Pipe Mixed Use

OPEN SPACE

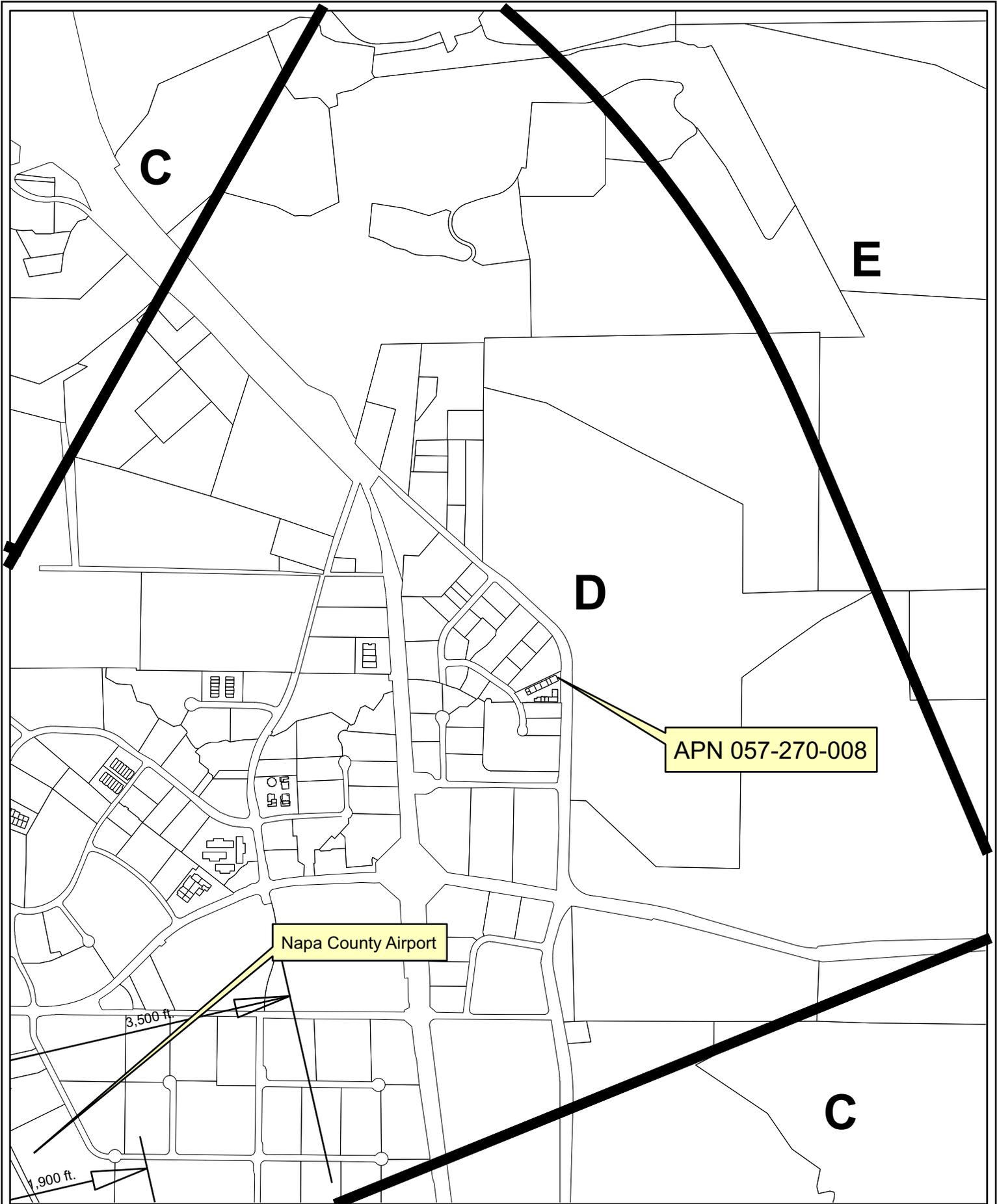
- Agriculture, Watershed & Open Space
- Agricultural Resource

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
057-270-008
04-24-2015
3C UP



APN 057-270-008

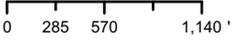
Napa County Airport

3,500 ft.

1,900 ft.

Compatibility Plan Napa County Airport

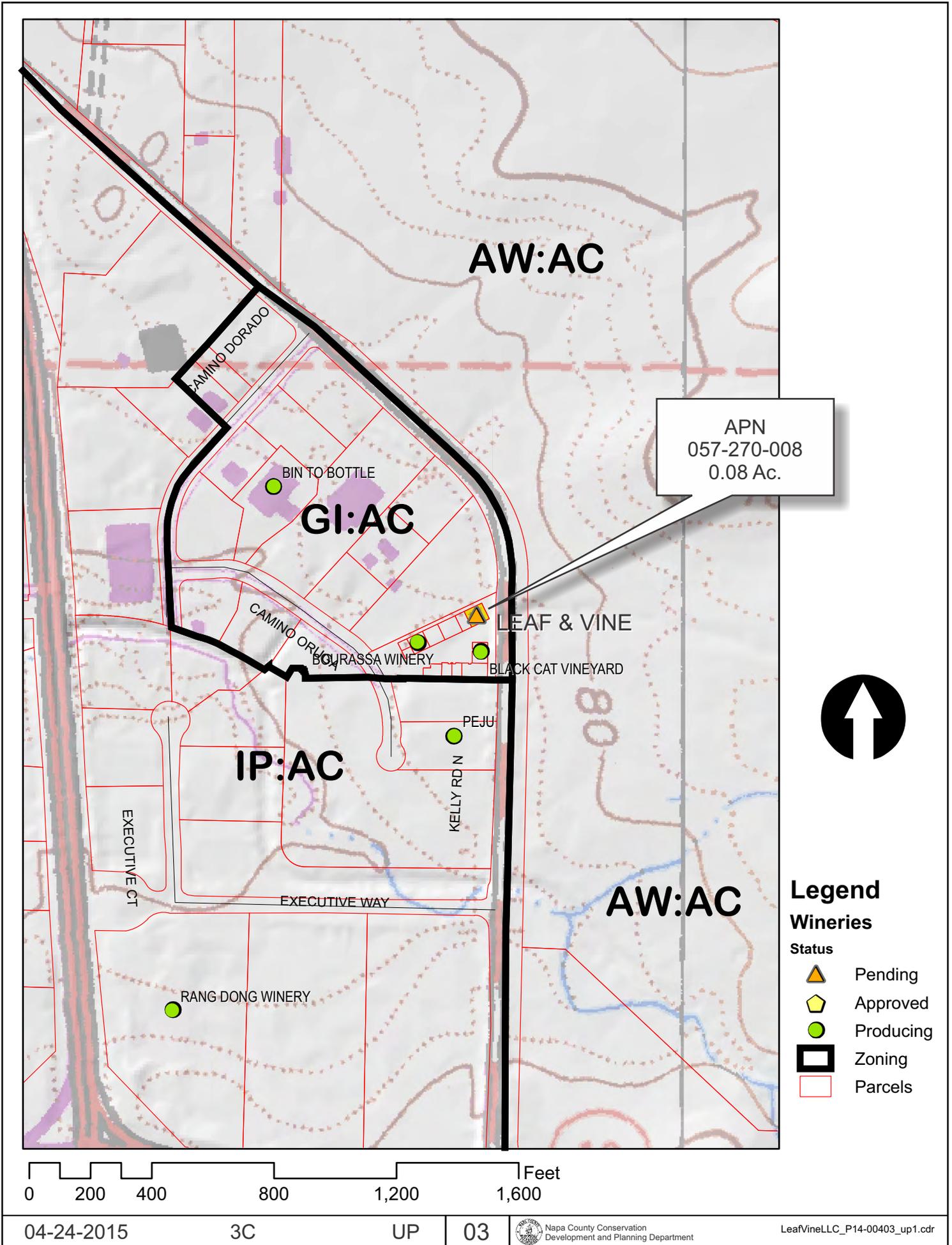
Horizontal Datum: NAD 83,
CA State Plane Coordinates,
Zone II, feet



Disclaimer: This map was prepared for informational purposes only. No liability is assumed for the accuracy of the data delineated herein.

Napa County P.B.E.S. - 10/2015

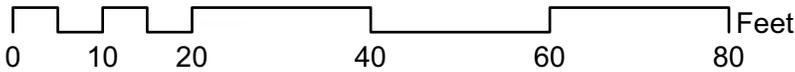
LEAF & VINE LLC



LEAF & VINE LLC



057-270-008



Existing Conditions
photo date: 2014

04-24-2015

3C

UP

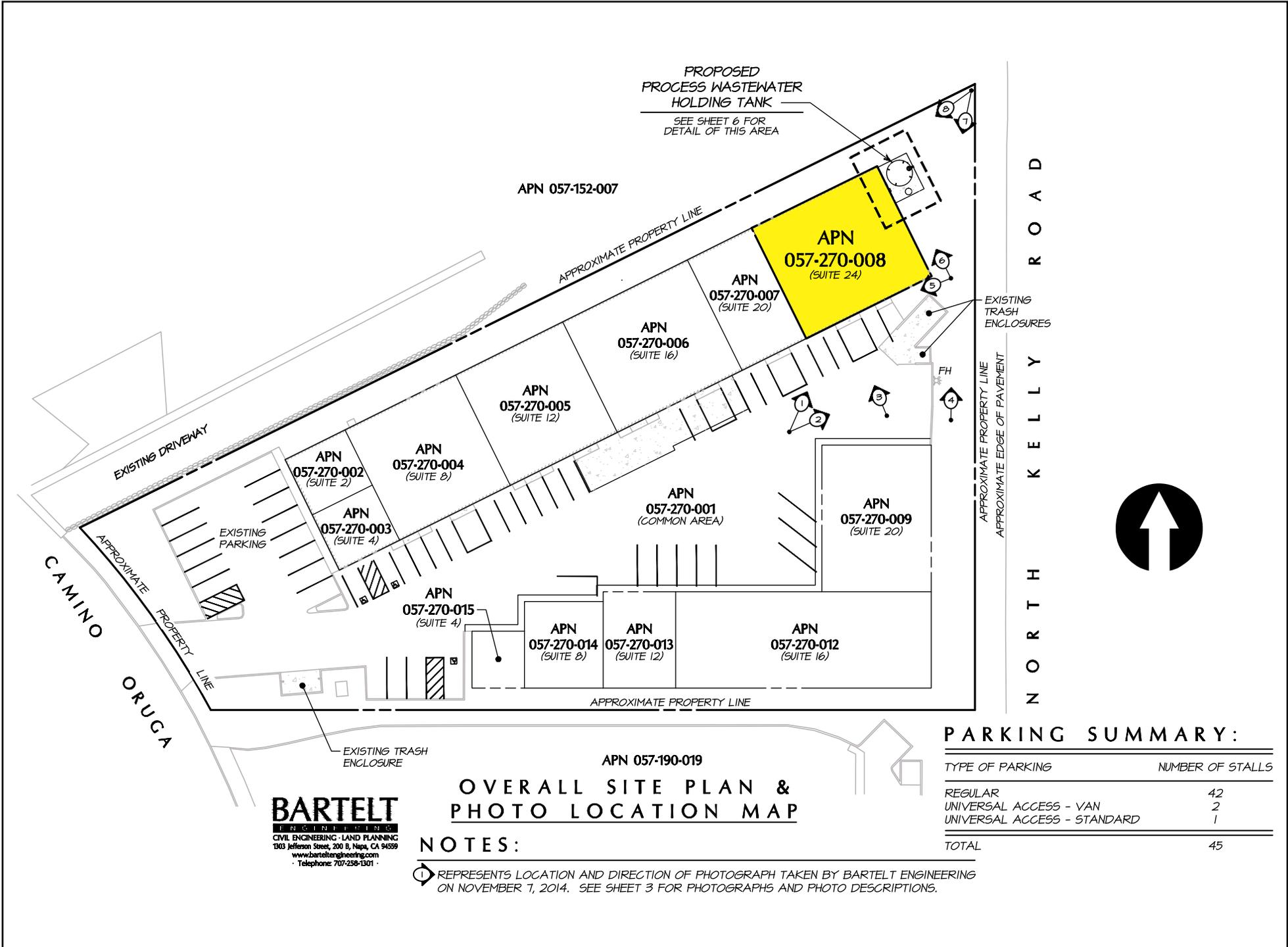
04



Napa County Conservation
Development and Planning Department

LeafVineLLC_P14-00403_up1.cdr

LEAF & VINE LLC



APN 057-152-007

PROPOSED
PROCESS WASTEWATER
HOLDING TANK
SEE SHEET 6 FOR
DETAIL OF THIS AREA

APN
057-270-008
(SUITE 24)

APN
057-270-007
(SUITE 20)

APN
057-270-006
(SUITE 16)

APN
057-270-005
(SUITE 12)

APN
057-270-002
(SUITE 2)

APN
057-270-004
(SUITE 8)

APN
057-270-003
(SUITE 4)

APN
057-270-001
(COMMON AREA)

APN
057-270-009
(SUITE 20)

APN
057-270-015
(SUITE 4)

APN
057-270-014
(SUITE 8)

APN
057-270-013
(SUITE 12)

APN
057-270-012
(SUITE 16)

APN 057-190-019

OVERALL SITE PLAN & PHOTO LOCATION MAP

NOTES:

① REPRESENTS LOCATION AND DIRECTION OF PHOTOGRAPH TAKEN BY BARTELT ENGINEERING ON NOVEMBER 7, 2014. SEE SHEET 3 FOR PHOTOGRAPHS AND PHOTO DESCRIPTIONS.

PARKING SUMMARY:

TYPE OF PARKING	NUMBER OF STALLS
REGULAR	42
UNIVERSAL ACCESS - VAN	2
UNIVERSAL ACCESS - STANDARD	1
TOTAL	45

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

LEAF & VINE LLC



PHOTOGRAPH 1
NORTHEASTERLY VIEW OF
EXISTING SOUTH ENTRANCE



PHOTOGRAPH 2
NORTHEASTERLY VIEW OF
EXISTING TRASH ENCLOSURE



PHOTOGRAPH 3
NORTHWESTERLY VIEW OF
EXISTING ENTRANCE



PHOTOGRAPH 4
NORTHERLY VIEW OF EXISTING
FIRE HYDRANT AND BACKSIDE
OF TRASH ENCLOSURE



PHOTOGRAPH 5
SOUTHWESTERLY VIEW OF
EXISTING ENTRANCE AT REAR
OF TRASH ENCLOSURE



PHOTOGRAPH 6
NORTHWESTERLY VIEW OF
EXISTING LANDSCAPE ALONGSIDE
EAST WALL OF THE BUILDING



PHOTOGRAPH 7
SOUTHERLY VIEW OF EXISTING
BUILDING AND ACCESS DOOR

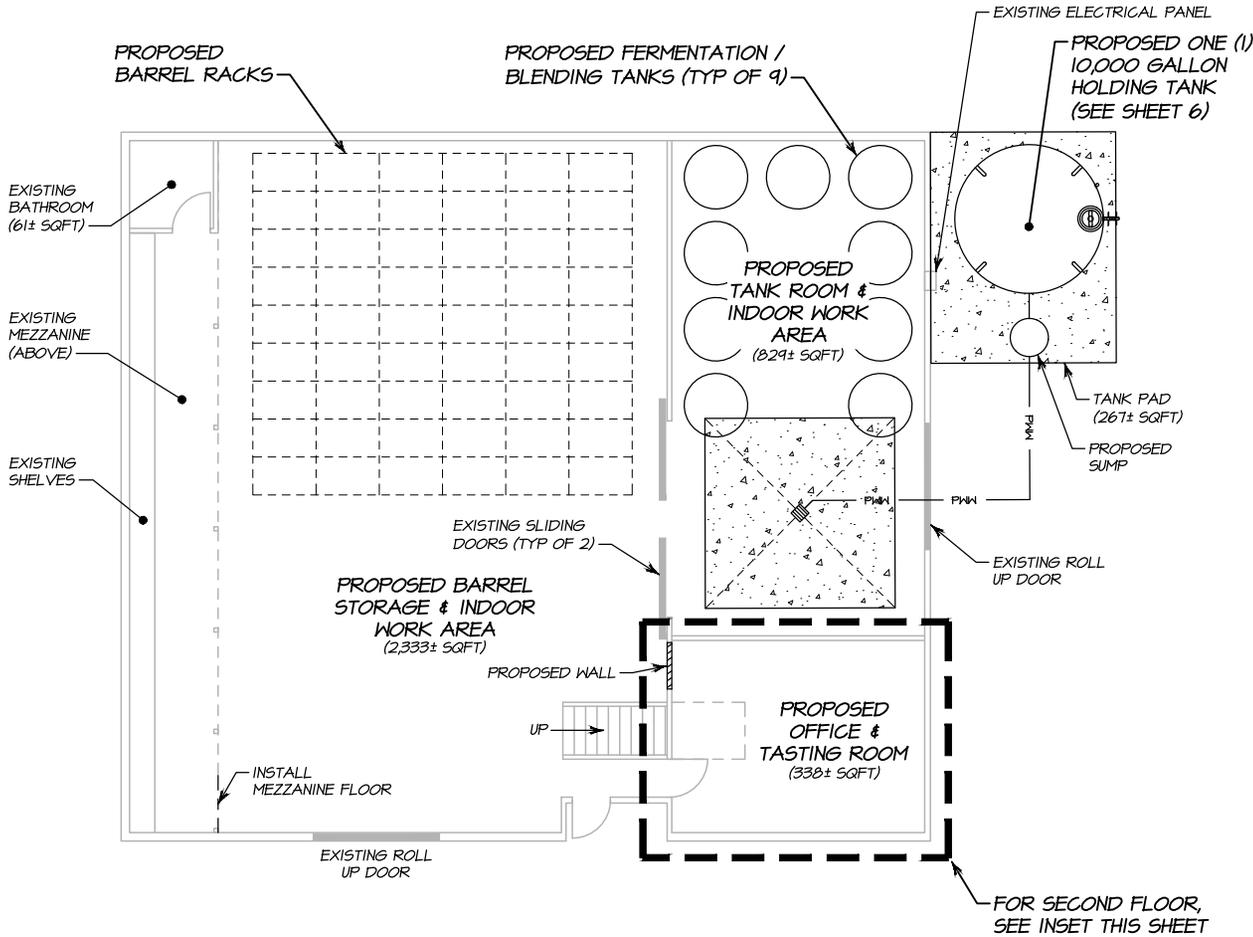
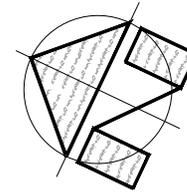


PHOTOGRAPH 8
SOUTHWESTERLY VIEW OF
EXISTING BUILDING

BARTELT
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PHOTOGRAPHIC DOCUMENTATION OF EXISTING SITE CONDITIONS

Leaf and Vine, LLC
190 Camino Oruga, Suite 24
Napa, CA 94558
APN 057-270-008
Job No. 14-24
November 2014



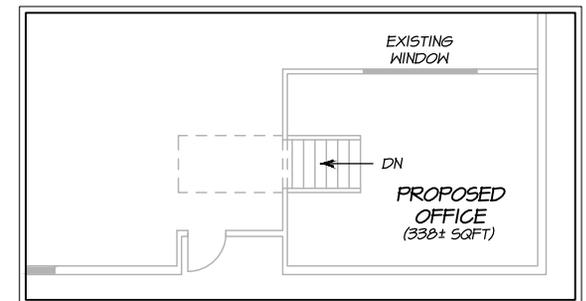
**PROPOSED
FIRST FLOOR PLAN**

WINERY AREA BREAKDOWN

	AREA (SF)
TOTAL DEVELOPED AREA (1)	4,166
WINERY PRODUCTION AREA (2)	3,429
TASTING ROOM	338
EMPLOYEE AREAS (3)	399

NOTES:

- (1) VALUE INCLUDES HOLD & HAUL TANK PAD AREA THAT LIES WITHIN THE COMMON AREA.
- (2) VALUE EXCLUDES TASTING ROOM, SECOND FLOOR OFFICE AREA & BATHROOM.
- (3) VALUE INCLUDES SECOND FLOOR OFFICE AREA & BATHROOM.



**PROPOSED
SECOND FLOOR PLAN**



