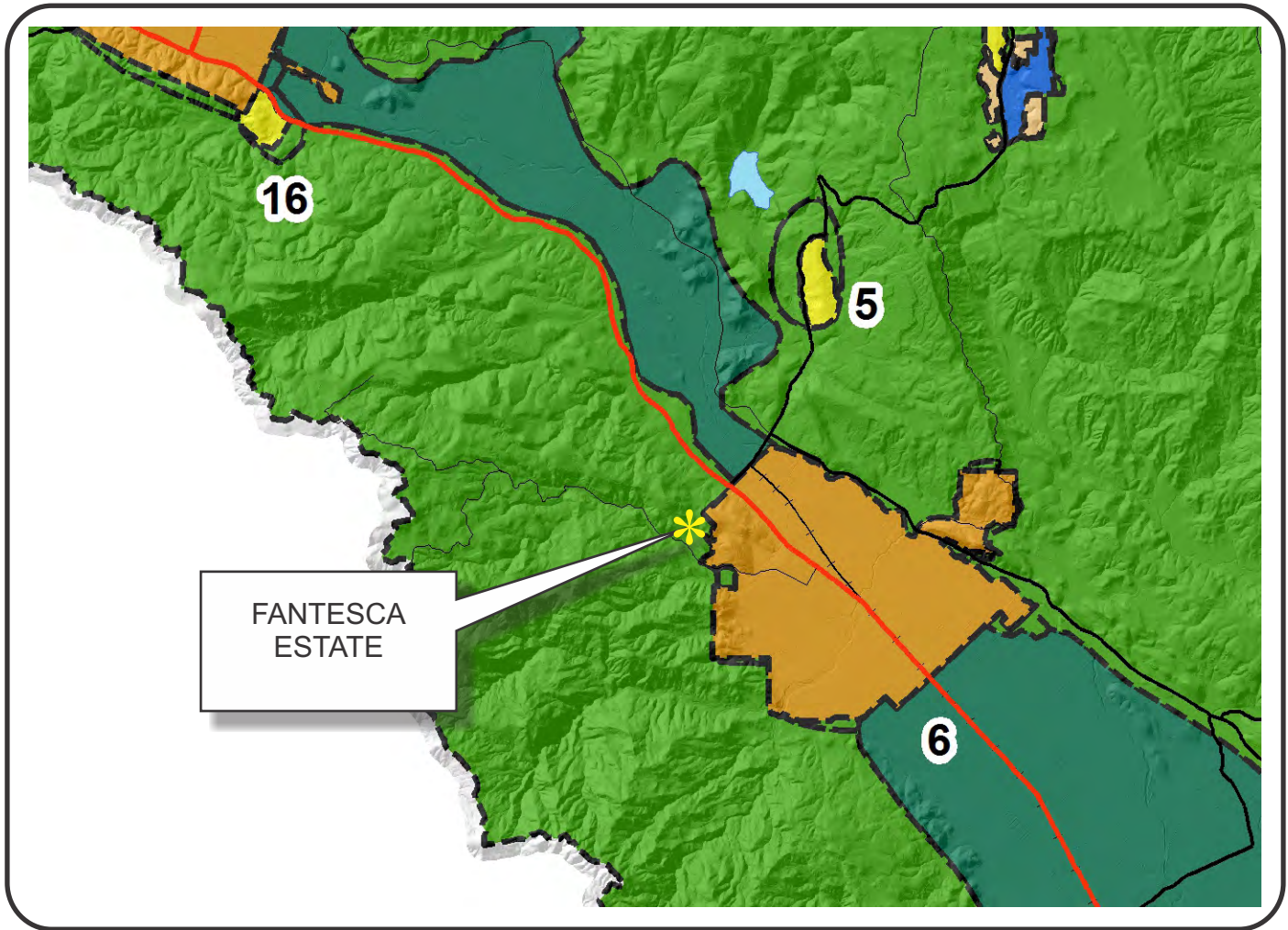









# NAPA COUNTY LAND USE PLAN 2008 - 2030





## 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

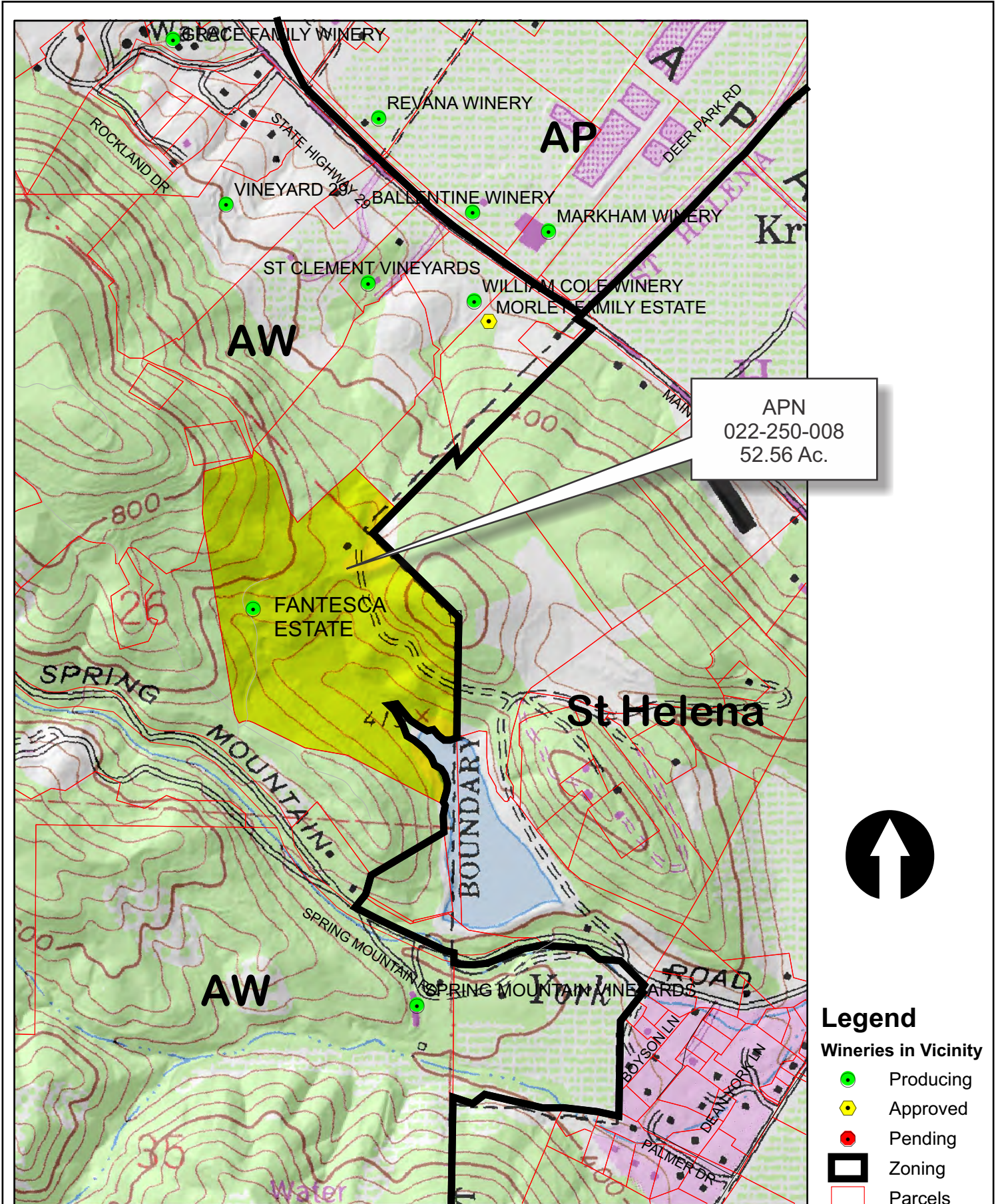
-  Mineral Resource
-  Limited Access Highway
-  Major Road
-  American Canyon ULL
-  City of Napa RUL
-  Landfill - General Plan
-  Secondary Road
-  Airport
-  Railroad
-  Airport Clear Zone

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

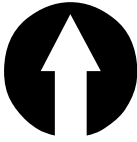
APN  
022-250-008  
09-12-2013  
9B MOD



# FANTESCA ESTATE



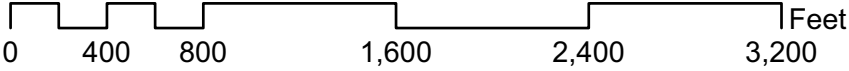
APN  
022-250-008  
52.56 Ac.



## Legend

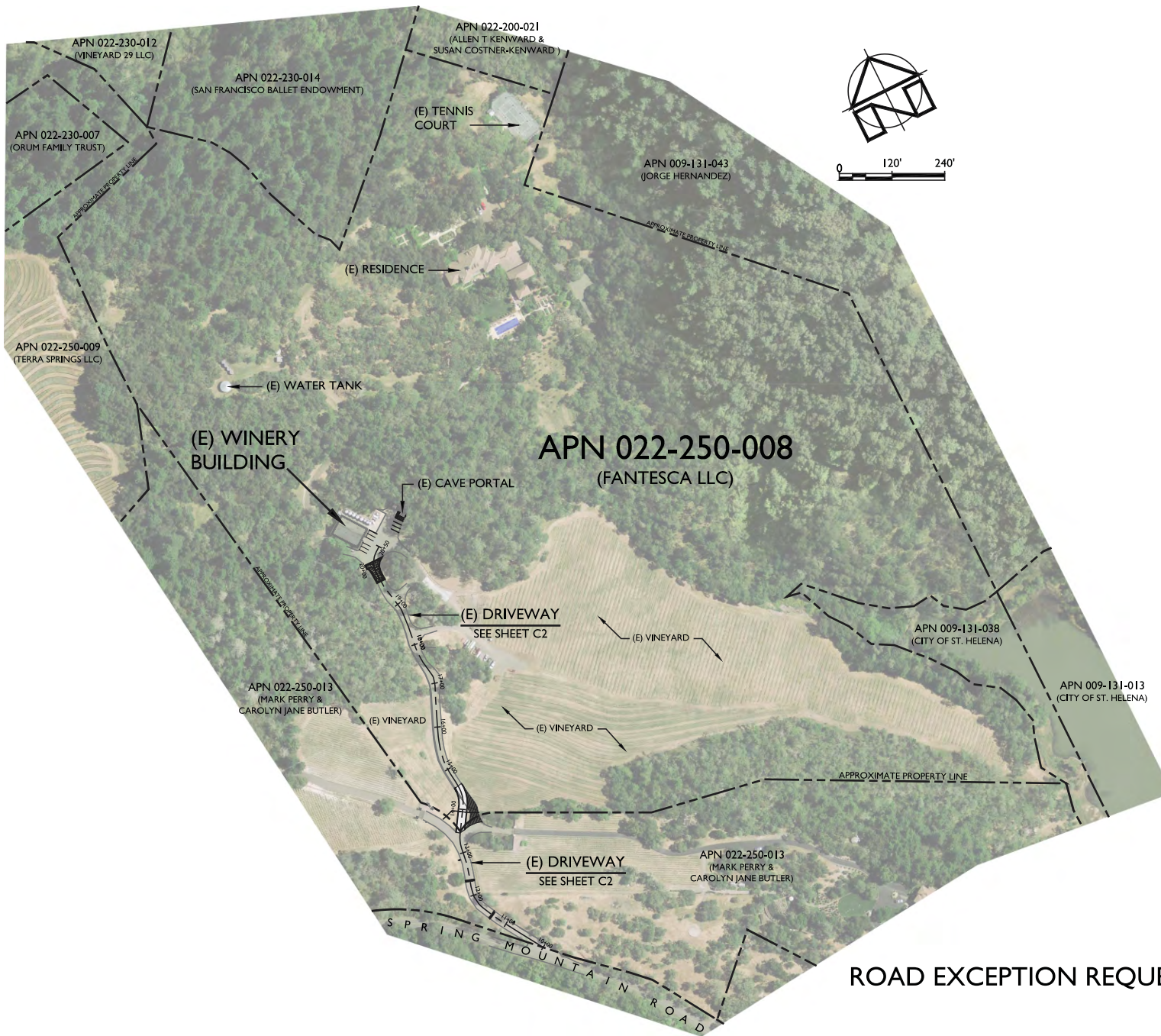
### Wineries in Vicinity

- Producing
- ◆ Approved
- Pending
- Zoning
- Parcels





# FANTESCA ESTATE



ROAD EXCEPTION REQUEST EXHIBIT

OVERALL SITE PLAN



# FANTESCA ESTATE



Imagery Date: 5/6/2012

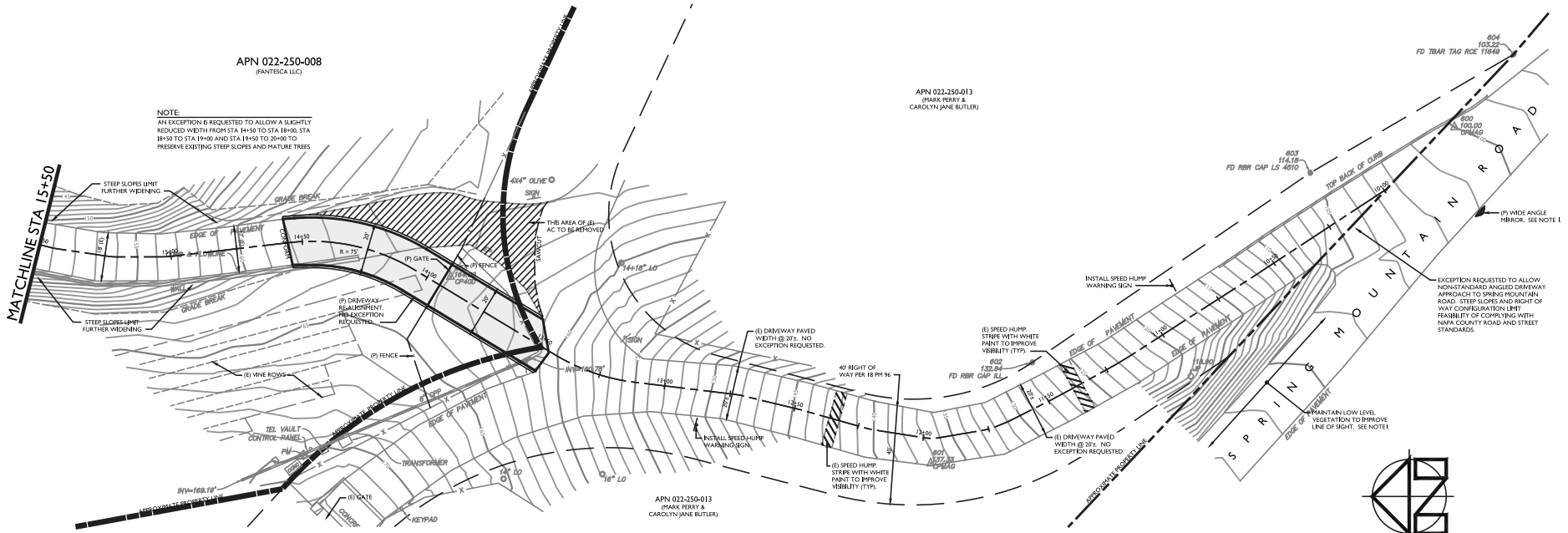
## EXISTING CONDITIONS

38°30'44.43" N 122°29'42.21" W elev 522 ft

Eye alt 1249 ft

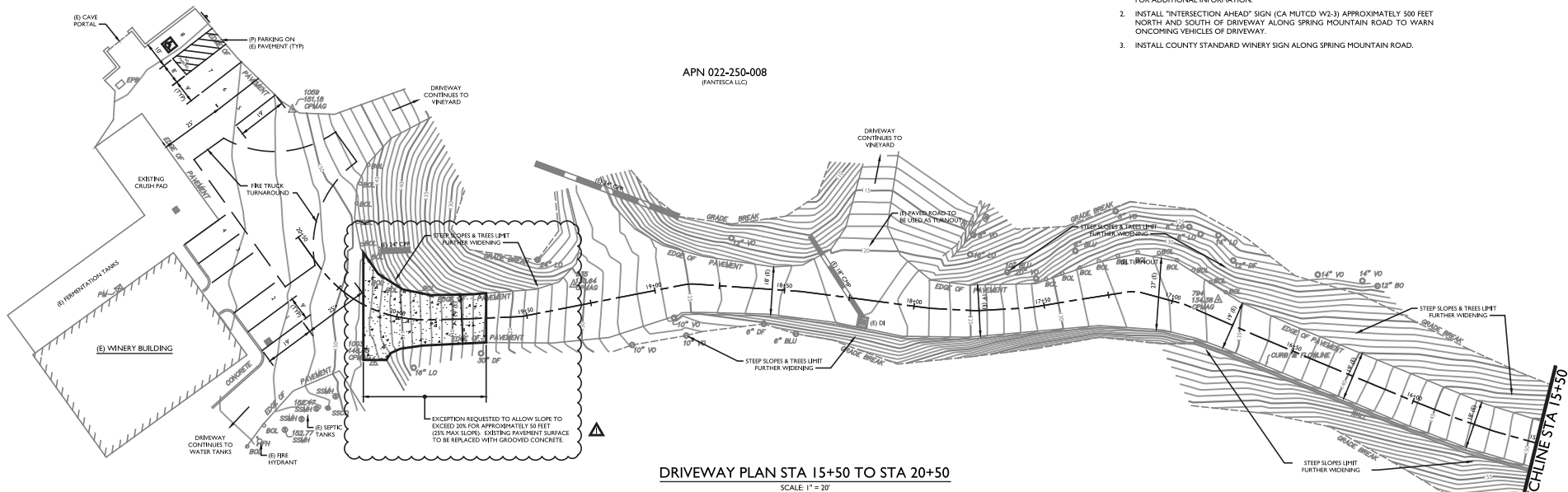


# FANTESCA ESTATE



DRIVEWAY PLAN STA 10+00 TO STA 15+50  
SCALE 1" = 20'

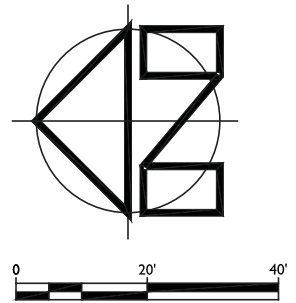
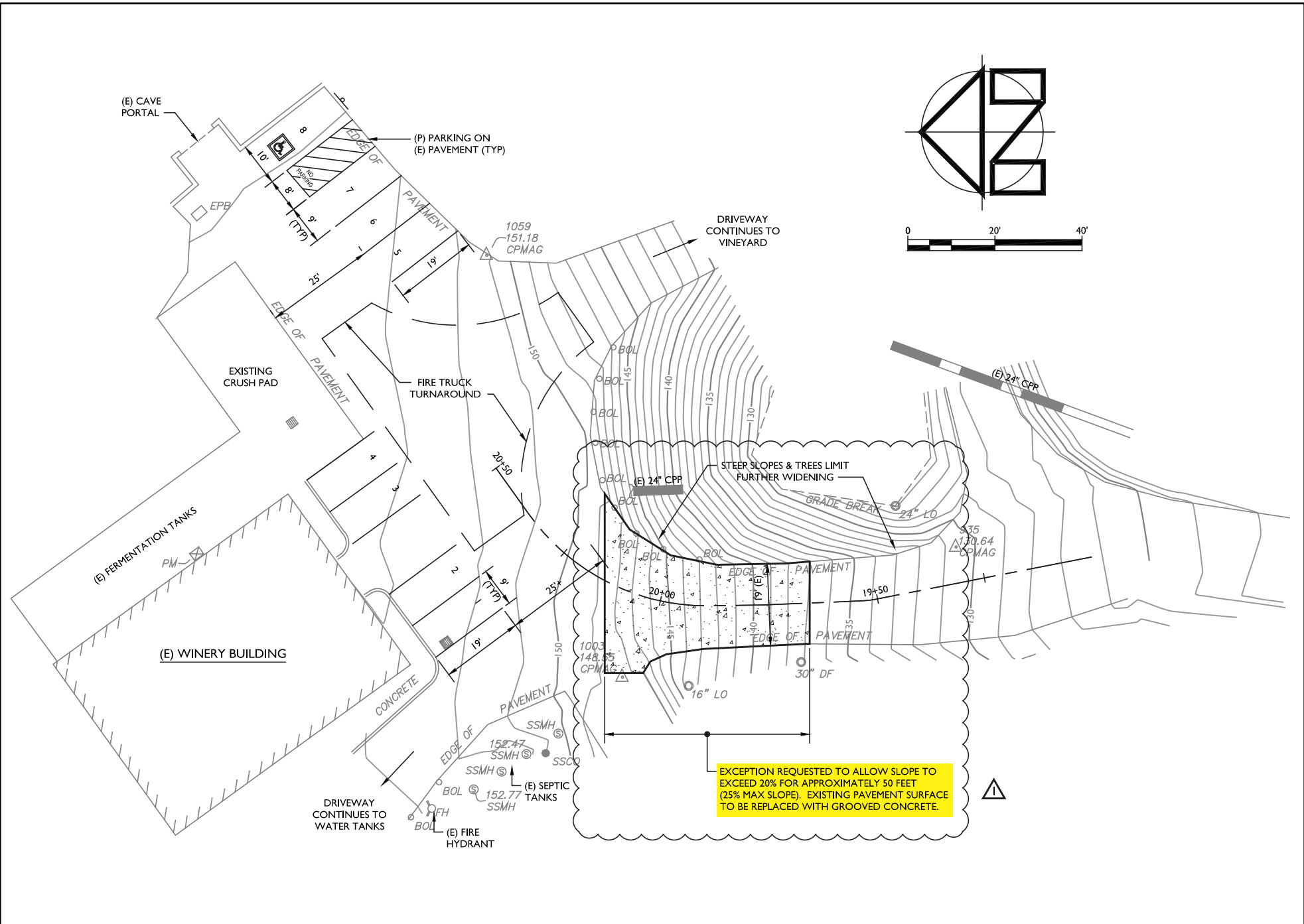
- NOTES:**
1. AS RECOMMENDED BY OMNI-MEANS. SEE REPORT BY OMNI-MEANS DATED 2/9/2013 FOR ADDITIONAL INFORMATION.
  2. INSTALL "INTERSECTION AHEAD" SIGN (CA MUTCD W2-3) APPROXIMATELY 500 FEET NORTH AND SOUTH OF DRIVEWAY ALONG SPRING MOUNTAIN ROAD TO WARN ONCOMING VEHICLES OF DRIVEWAY.
  3. INSTALL COUNTY STANDARD WINERY SIGN ALONG SPRING MOUNTAIN ROAD.



DRIVEWAY PLAN STA 15+50 TO STA 20+50  
SCALE 1" = 20'

## DRIVEWAY PLAN

# FANTESCA ESTATE

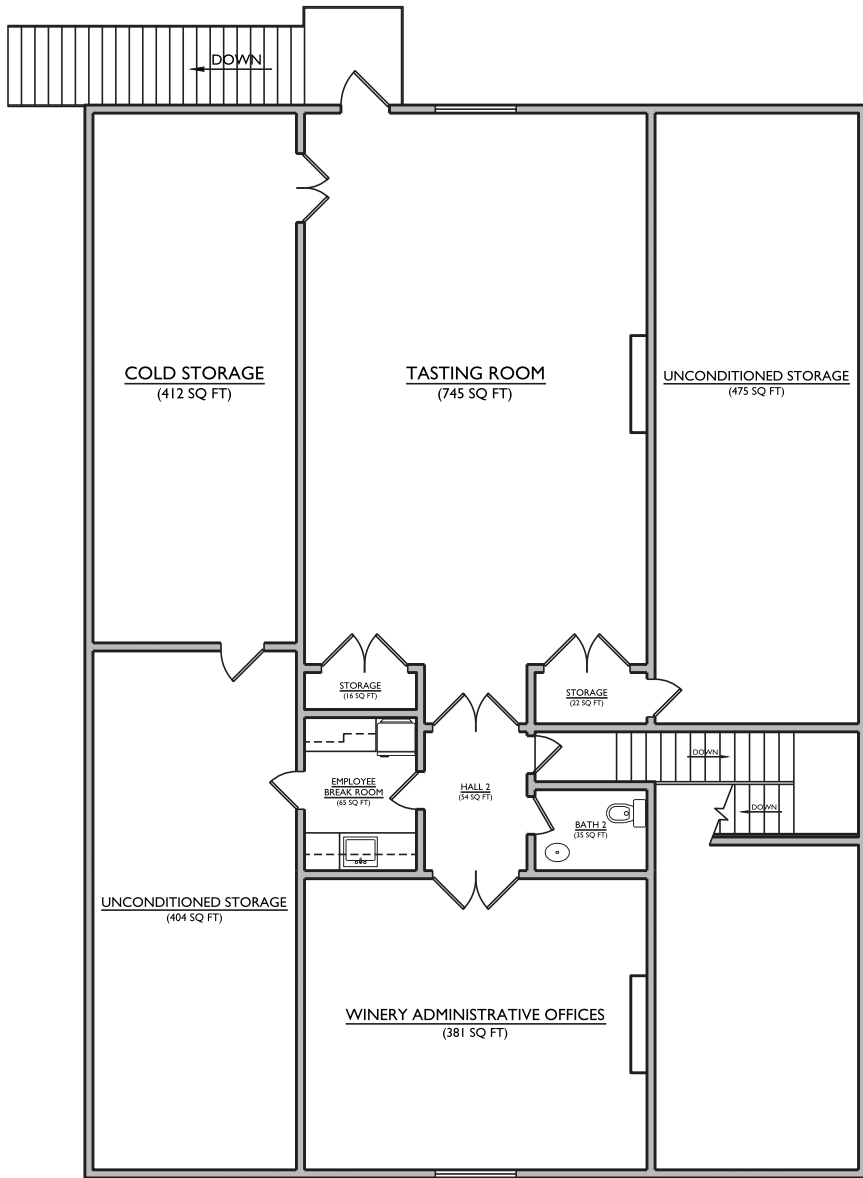


EXCEPTION REQUESTED TO ALLOW SLOPE TO EXCEED 20% FOR APPROXIMATELY 50 FEET (25% MAX SLOPE). EXISTING PAVEMENT SURFACE TO BE REPLACED WITH GROOVED CONCRETE.

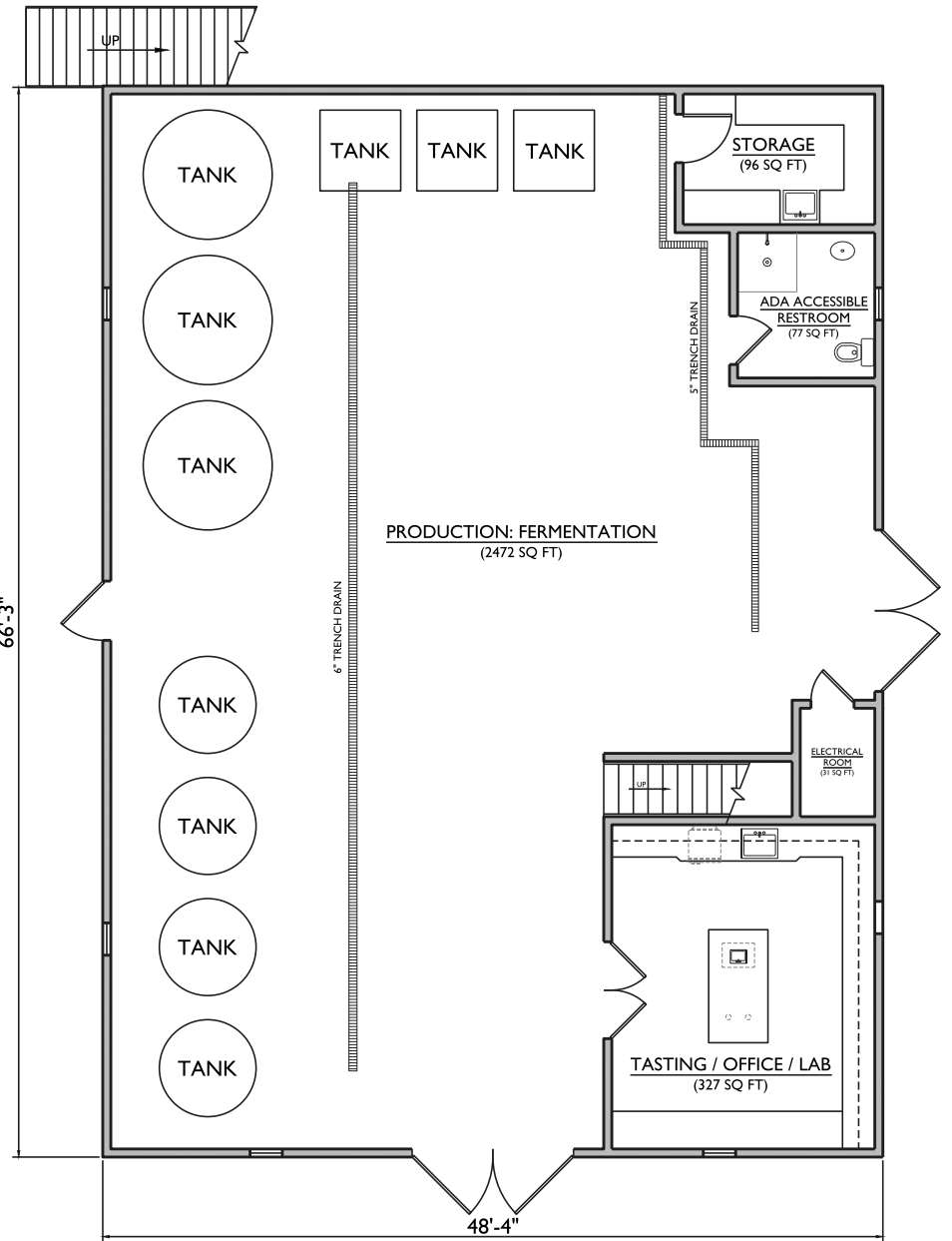
## DRIVEWAY PLAN DETAIL

▲ ADDED GROOVED CONCRETE AUGUST 7, 2013

# FANTESCA ESTATE

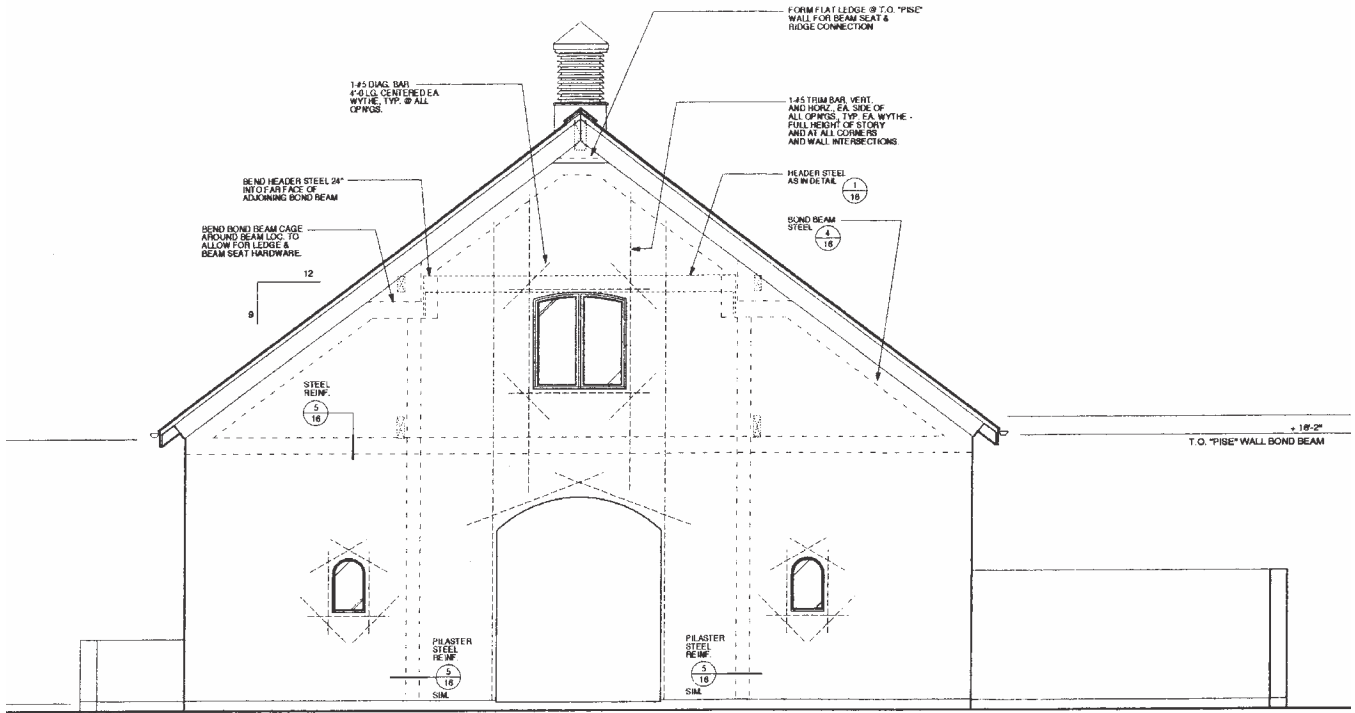


SECOND FLOOR PLAN

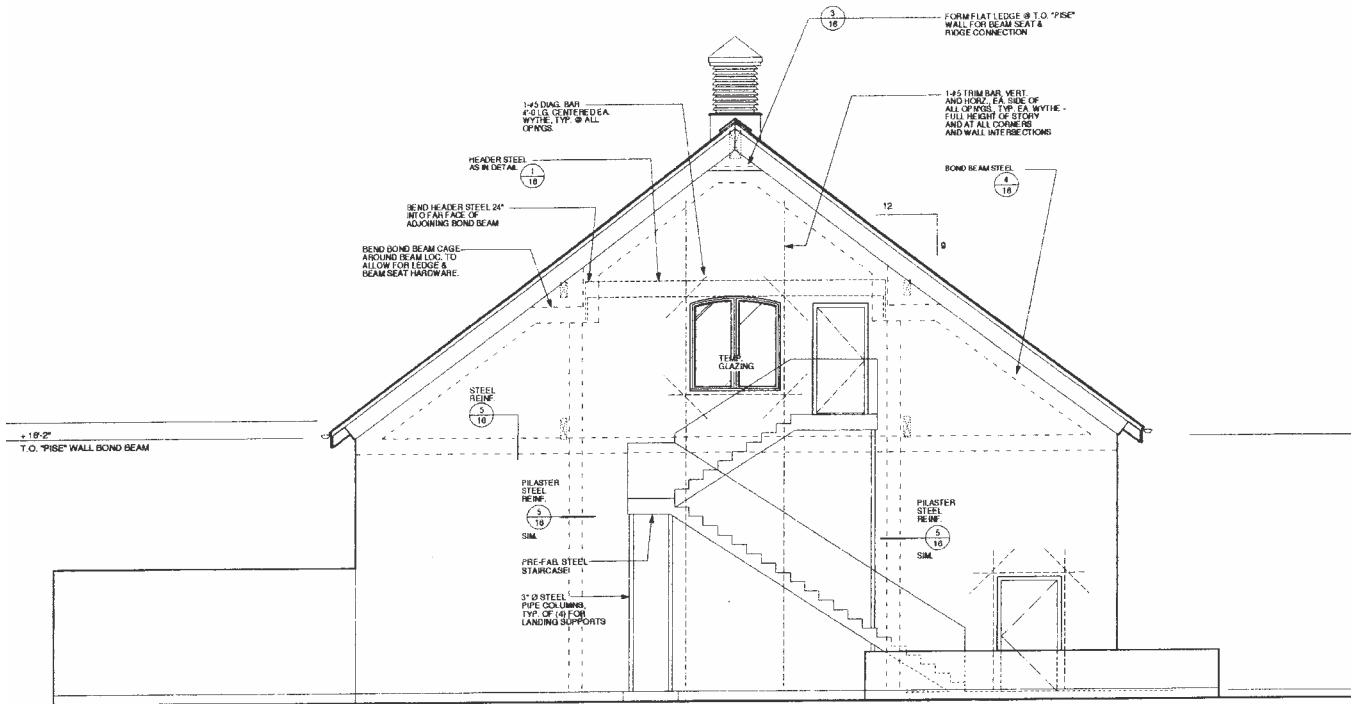


FIRST FLOOR PLAN

# FANTESCA ESTATE



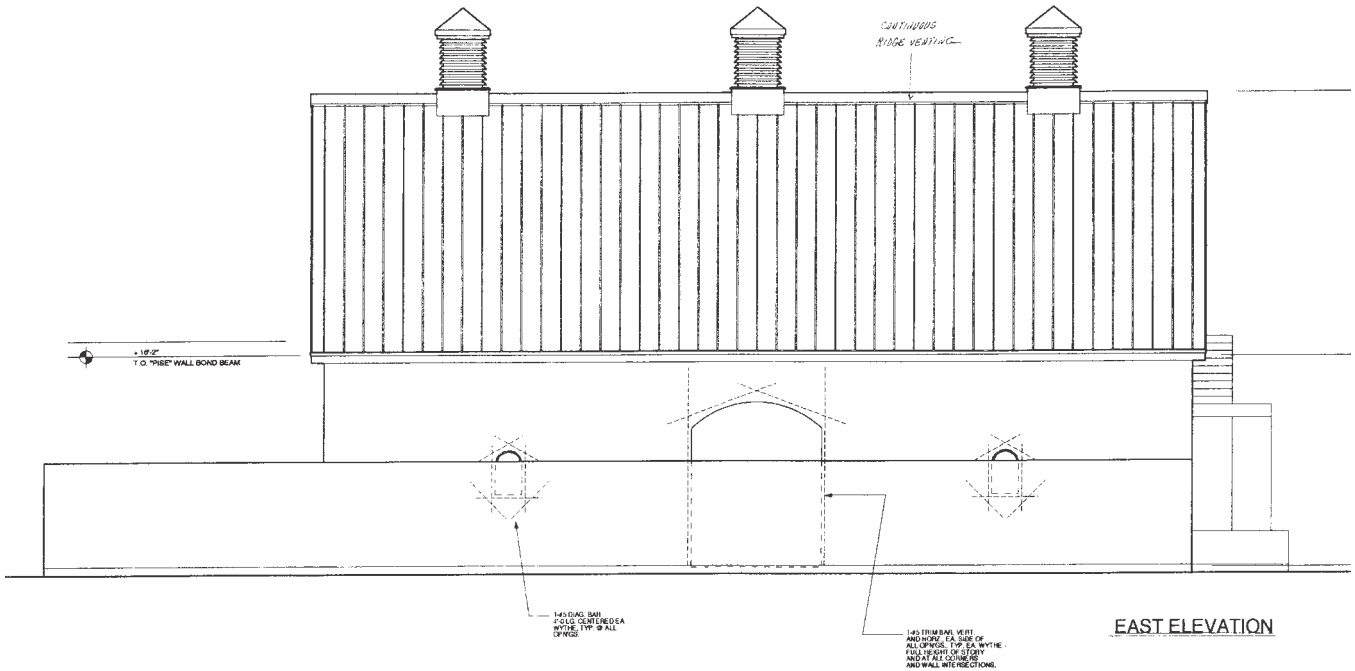
**SOUTH ELEVATION**



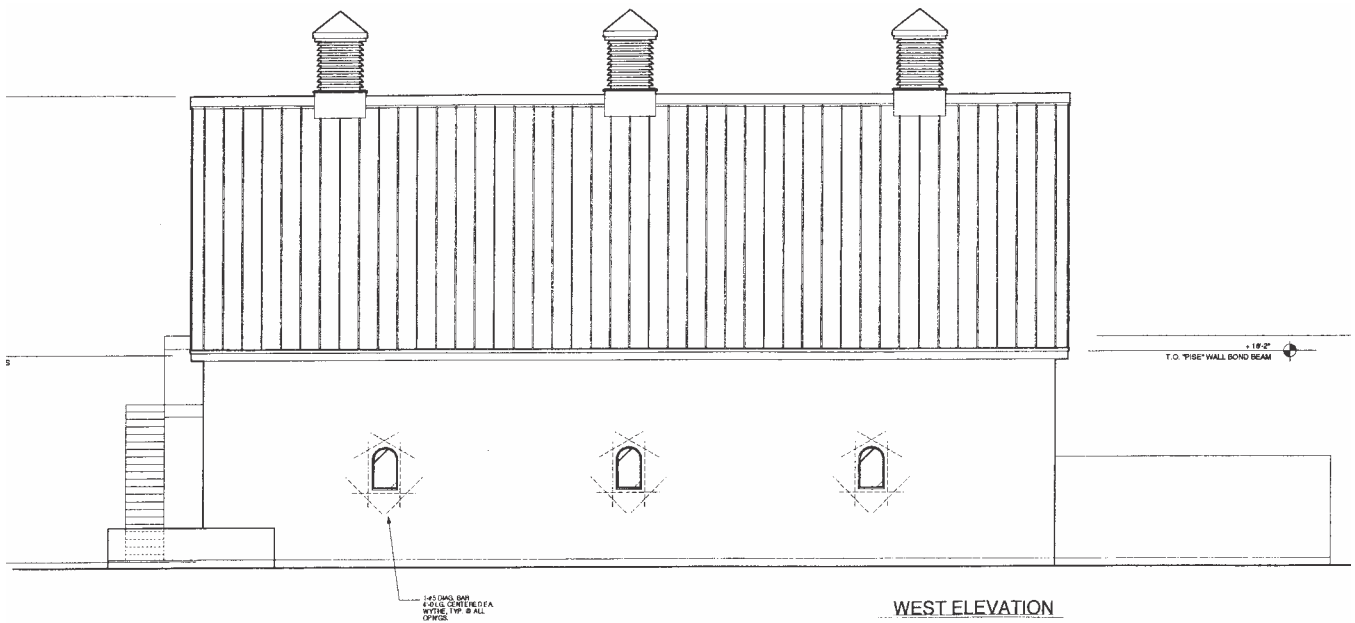
**NORTH ELEVATION**



# FANTESCA ESTATE



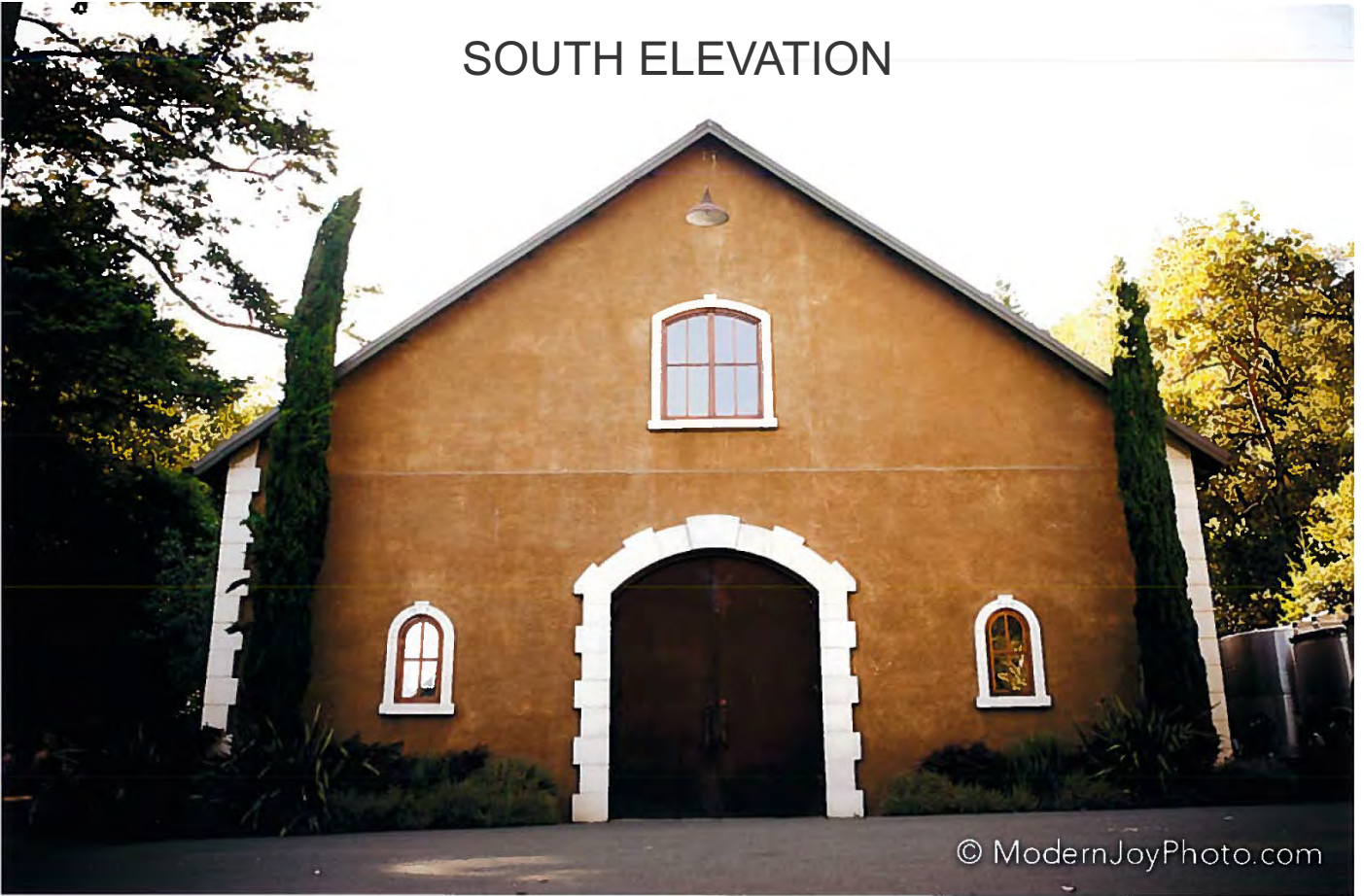
EAST ELEVATION



WEST ELEVATION

FANTESCA ESTATE

SOUTH ELEVATION



GATE CONCEPT