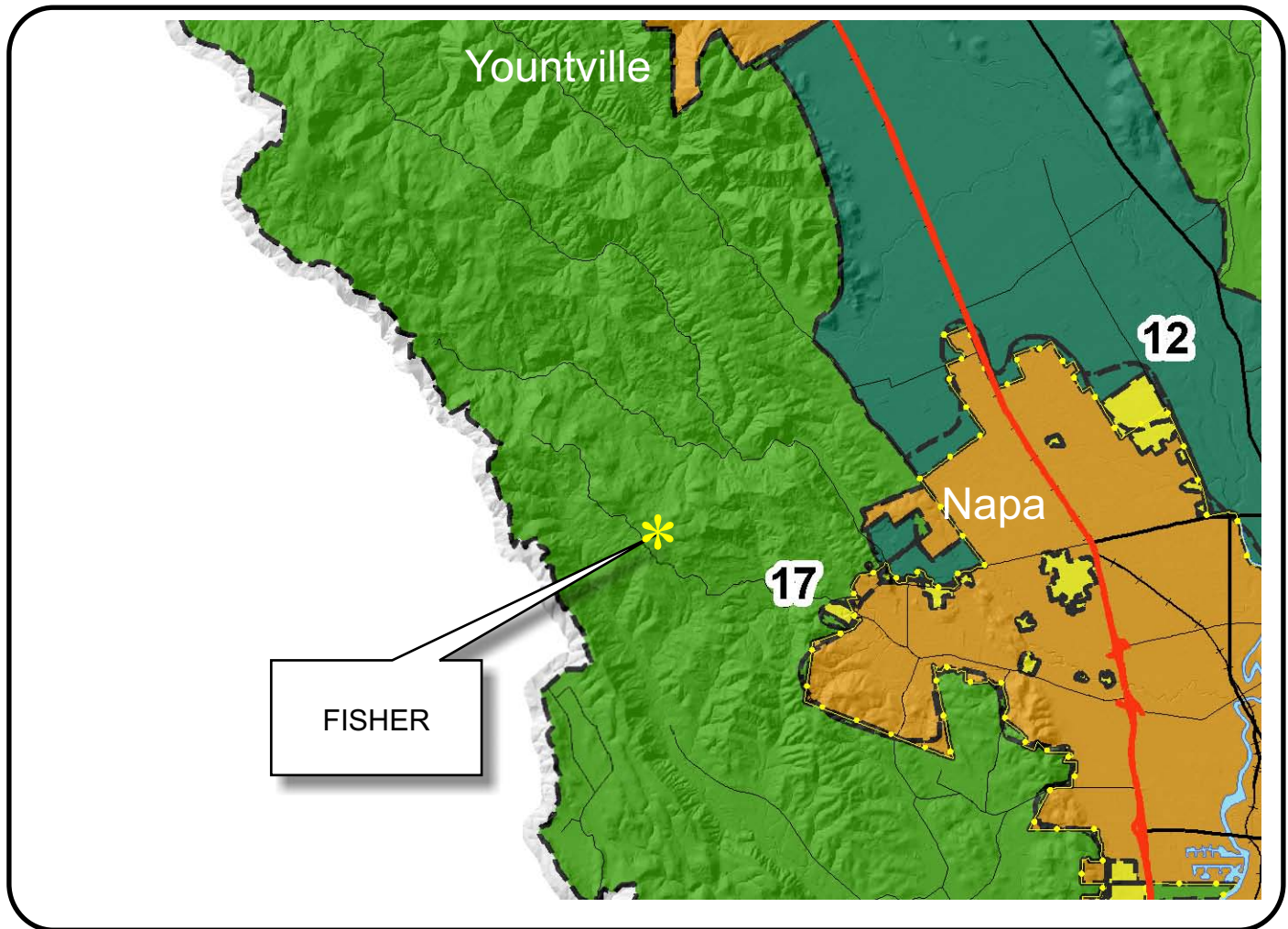








# NAPA COUNTY LAND USE PLAN 2008 - 2030





## LEGEND








### URBANIZED OR NON-AGRICULTURAL

-  Cities
-  Urban Residential \*
-  Rural Residential \*
-  Industrial
-  Public-Institutional
-  Study Area

### OPEN SPACE

-  Agriculture, Watershed & Open Space
-  Agricultural Resource

### TRANSPORTATION

-  Mineral Resource
-  Railroad
-  Limited Access Highway
-  Major Road
-  Secondary Road
-  Airport
-  Airport Clear Zone
-  Landfill - General Plan

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

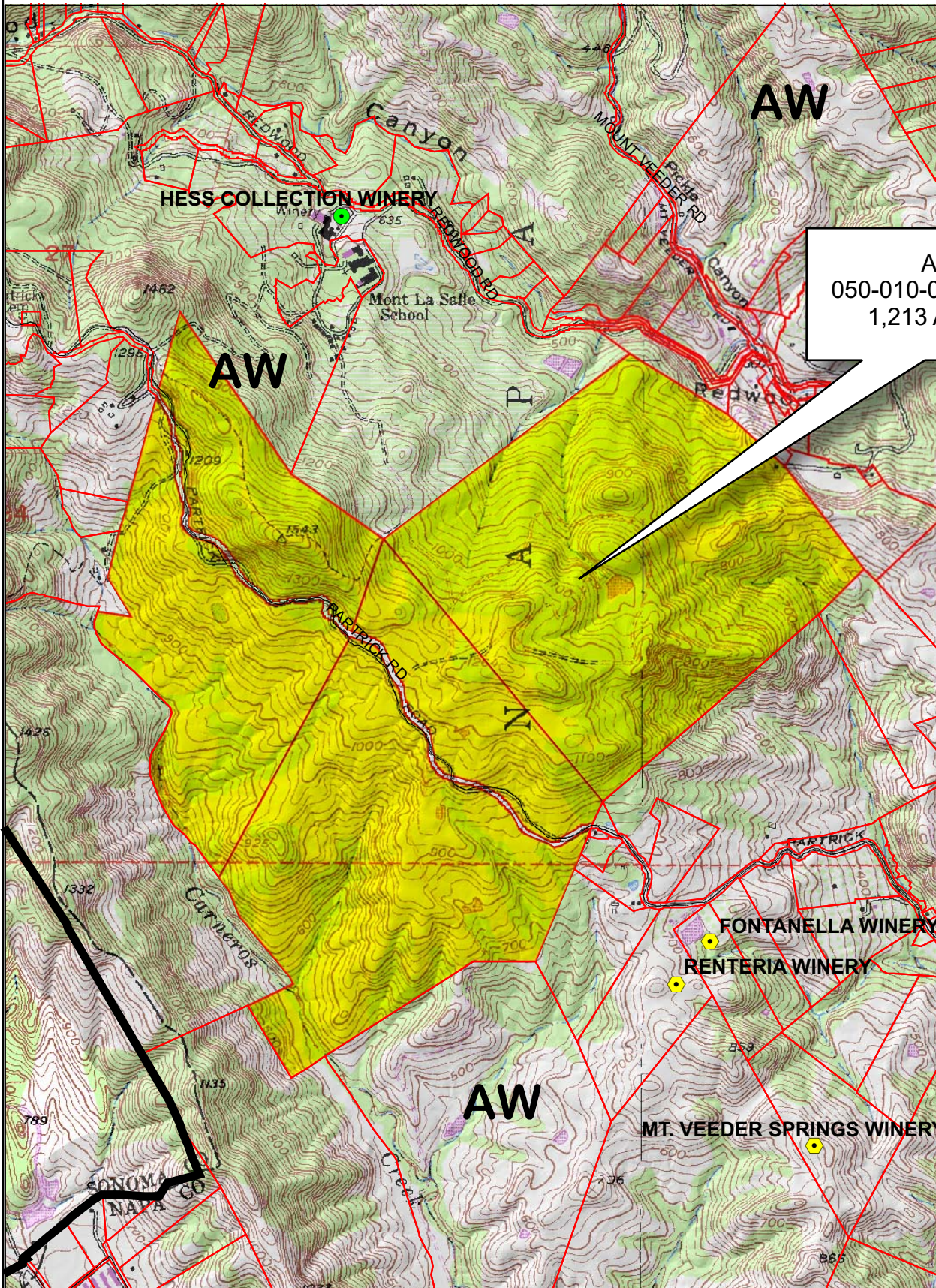
APN  
050-010-024  
07-27-2009  
5B PM

SCALE IN MILES  
0 2

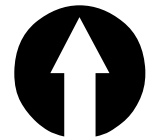




# FISHER



APN  
050-010-024,030,043  
1,213 Ac. Total



## Legend

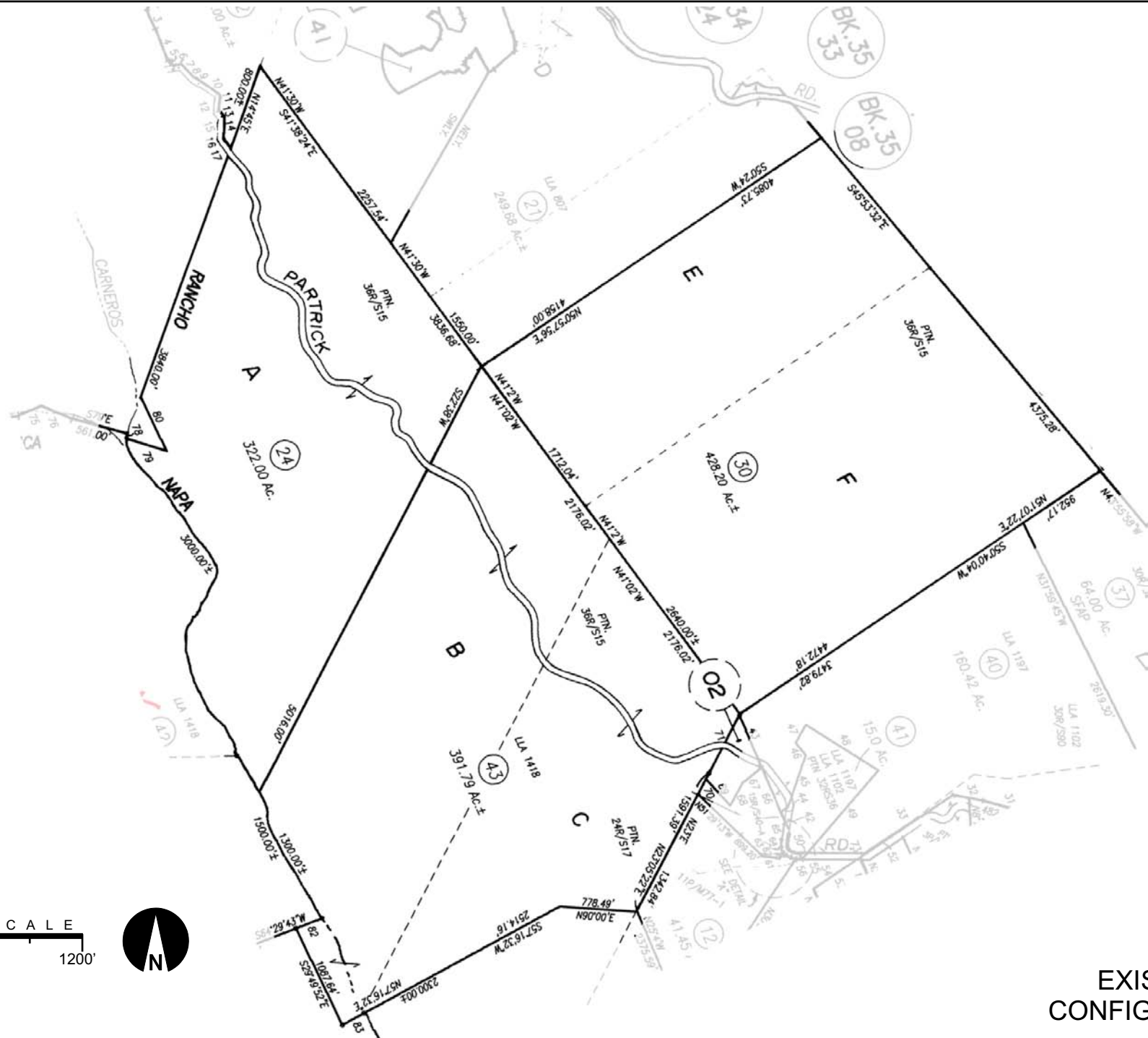
Wineries in Vicinity

- Producing
- Approved
- Pending
- Parcels
- Zoning

0 1,100 2,200 4,400 6,600 8,800 Feet



# FISHER



**FISHER**



## PROPOSED CONFIGURATION

# FISHER

## NOTES

- 1) THE TOPOGRAPHY USED ON THESE DRAWINGS IS FROM AN AERIAL TOPOGRAPHIC SURVEY.
- 2) BOUNDARY INFORMATION SHOWN IS COMPILED FROM RECORD DATA AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) A PRELIMINARY GEOTECHNICAL INVESTIGATION HAS BEEN PREPARED BY RGH DATED FEBRUARY 7, 2001.
- 4) THIS PROPERTY IS NOT SUBJECT TO INUNDATION BY FLOOD WATERS AND DOES NOT LIE WITH THE 100 YEAR FLOOD PLAIN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM).
- 5) THIS MAP SHOWS ALL CONTIGUOUS PROPERTY OWNED BY THE PROPERTY OWNERS.
- 6) THERE ARE NO EXISTING STRUCTURES ON THE SUBJECT PARCELS.
- 7) ALL EXISTING EASEMENTS FOR DRAINAGE, SEWER AND PUBLIC UTILITY AND ALL PROPOSED EASEMENTS ARE SHOWN ON THE MAP.
- 8) ALL EXISTING AND PROPOSED UTILITIES ARE SHOWN ON THE MAP.
- 9) NO STREETS ARE BEING OFFERED FOR PUBLIC DEDICATION.
- 10) RECIPROCAL ACCESS EASEMENTS SHALL BE PROVIDED FOR ALL LOTS.
- 11) THERE ARE NO PARKS, RECREATION SITES OR PUBLIC TRAILS PROPOSED FOR THIS PROJECT.
- 12) THERE ARE NO AREAS TO BE DEDICATED OR RESERVED FOR PUBLIC USE PROPOSED FOR THIS PROJECT.
- 13) THERE ARE NO COMMON OR OPEN SPACE AREAS PROPOSED FOR THIS PROJECT.
- 14) THERE ARE NO KNOWN SEPTIC TANKS OF RECORD WITH THE NAPA COUNTY ENVIRONMENTAL HEALTH DEPARTMENT WITHIN THE SUBJECT PROPERTY.
- 15) ALL PROPOSED PARCELS WILL HAVE FRONTAGE ON PATRICK ROAD EXCEPT PARCEL 3
- 16) A "BUYER BEWARE" STATEMENT WILL APPEAR ON THE FINAL MAP

## SLOPE ANALYSIS

- 1) THE PERCENT SLOPE OF EACH PROPOSED BUILDING SITE IS 15% OR LESS.
- 2) THE PERCENT SLOPES OF ALL PROPOSED DRIVEWAYS ARE LESS THAN 16%.

## EASEMENT NOTES

THE FOLLOWING EASEMENTS EXIST BUT ARE NOT PLOTTED ON THE MAP.

- 1) TERMS, CONDITIONS, RIGHTS AND EASEMENTS AS CONTAINED IN THE WATER AGREEMENT BY AND BETWEEN PETER NICHOLS AND B. FILIPPELLI, 89 OR 228 (LOCATION NOT DEFINED).
- 2) RIGHT OF WAY FOR POLE LINE AND INCIDENTAL PURPOSES TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY, 298 OR 240 (ROUTE NOT DEFINED).

