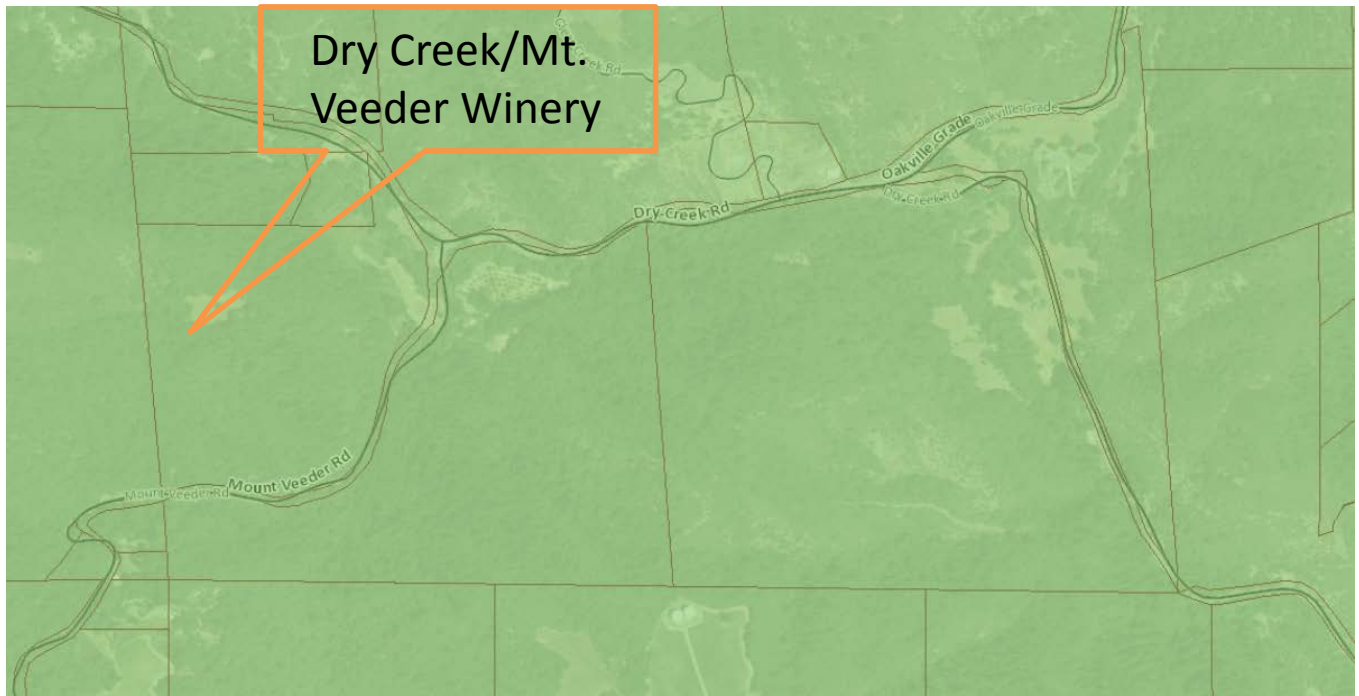


“J”

Graphics

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
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Road
- Airport
- Railroad
- Airport Clear Zone

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

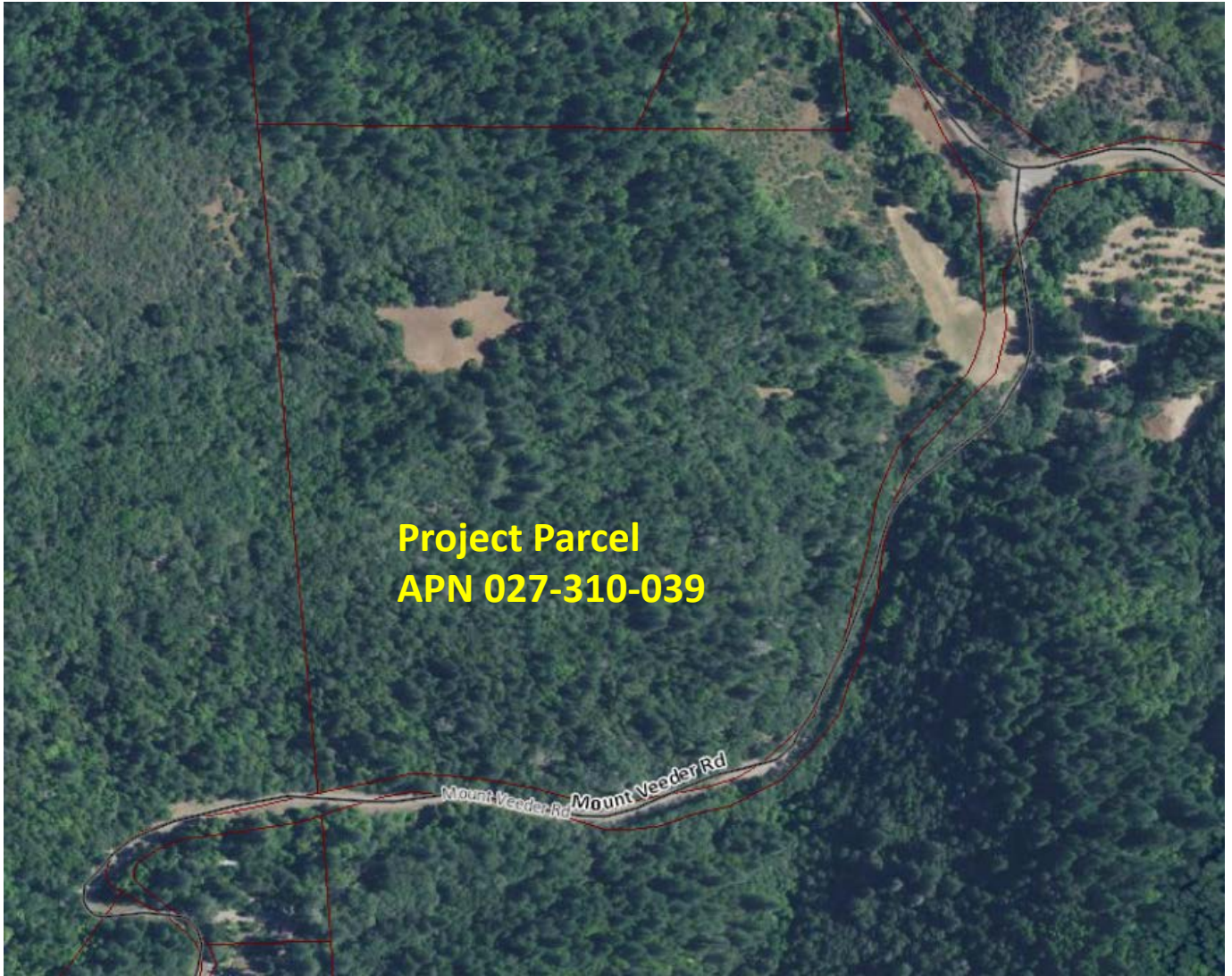


LEGEND

- Zoning
- Parcels



ZONING MAP



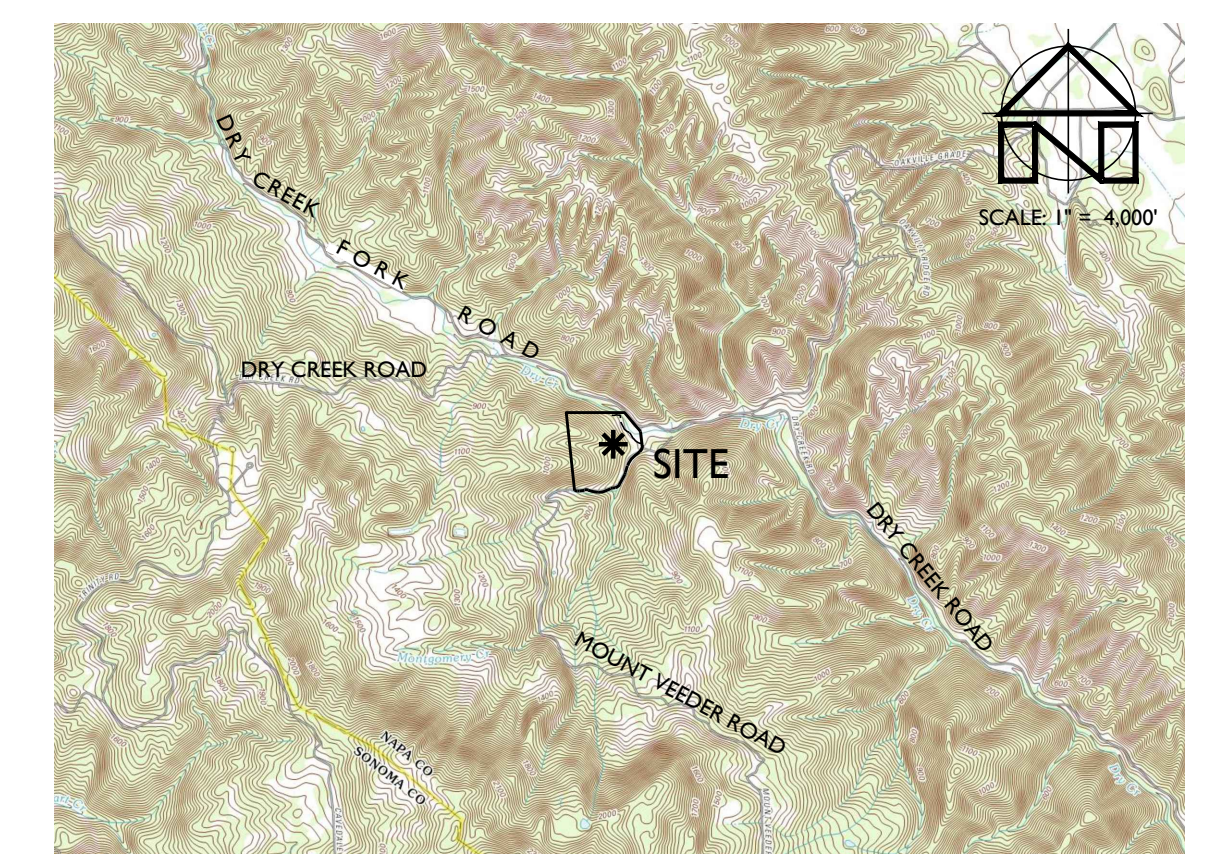
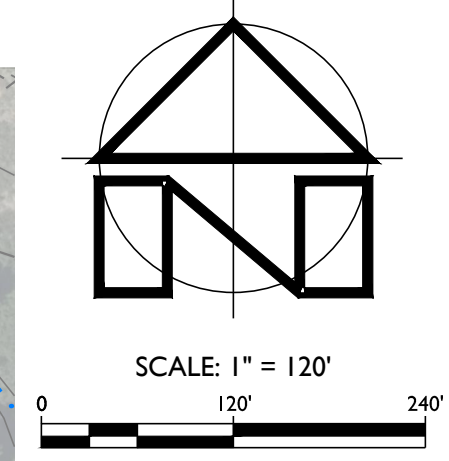
Existing Conditions

DRY CREEK - MT. VEEDER PROJECT

USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS



OVERALL SITE PLAN
SCALE: 1" = 120'



LOCATION MAP
SCALE: 1" = 4,000'

PROJECT INFORMATION:

PROPERTY OWNER & APPLICANT:
OAKVILLE WINERY LLC
P.O. BOX 222
OAKVILLE, CA 94562

SITE ADDRESS:
MOUNT VEEDER ROAD
NAPA, CA 94558

ASSESSOR'S PARCEL NUMBER:
027-310-039

PARCEL SIZE:
55.5 ± ACRES

PROJECT SIZE:
0.8 ± ACRES

ZONING:
AGRICULTURAL WATERSHED (AW)

DOMESTIC WATER SOURCE:
ONSITE WELL

FIRE PROTECTION WATER SOURCE:
STORAGE TANK

WASTEWATER DISPOSAL:
ONSITE TREATMENT AND DISPERSAL

SHEET INDEX:

- C1 COVER SHEET & OVERALL SITE PLAN
- C2 GRADING & LAYOUT PLAN
- C3 IMPERVIOUS SURFACE EXHIBIT
- C4 STORMWATER CONTROL PLAN EXHIBIT
- VI OPPORTUNITIES & CONSTRAINTS SITE PLAN FOR VARIANCE REQUEST

FLOOD HAZARD NOTE:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 06097C0800E, EFFECTIVE DECEMBER 2, 2008, THE PROJECT SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

NOTES:

1. TOPOGRAPHIC INFORMATION ON SHEET C1 WAS TAKEN FROM THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM DATABASE. TOPOGRAPHIC INFORMATION ON ALL OTHER SHEETS WAS TAKEN FROM THE "MAP OF TOPOGRAPHY OF A PORTION OF THE LANDS OF MORRIS" PREPARED BY ALBION SURVEYS, INC., DATED APRIL, 2017. APPLIED CIVIL ENGINEERING INCORPORATED ASSUMES NO LIABILITY REGARDING THE ACCURACY OR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION.
2. AERIAL PHOTOGRAPHS WERE OBTAINED FROM THE SAN FRANCISCO ESTUARY INSTITUTE (SFEI) SAN FRANCISCO BAY AREA ORTHOPHOTOS DATABASE, DATED JUNE 2014 AND MAY NOT REPRESENT CURRENT CONDITIONS.
3. CONTOUR INTERVAL:
SHEET C1: TWENTY FIVE (25) FEET
OTHER SHEETS: ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET
4. BENCHMARK: NAVD 88
5. THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY. THEY ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. PROPERTY OWNER SHALL HIRE A LICENSED LAND SURVEYOR TO LOCATE THE EXACT LOCATIONS OF PROPERTY LINES BEFORE CONTINUING DESIGN AND BEFORE CONSTRUCTION PERMITS ARE APPLIED FOR.

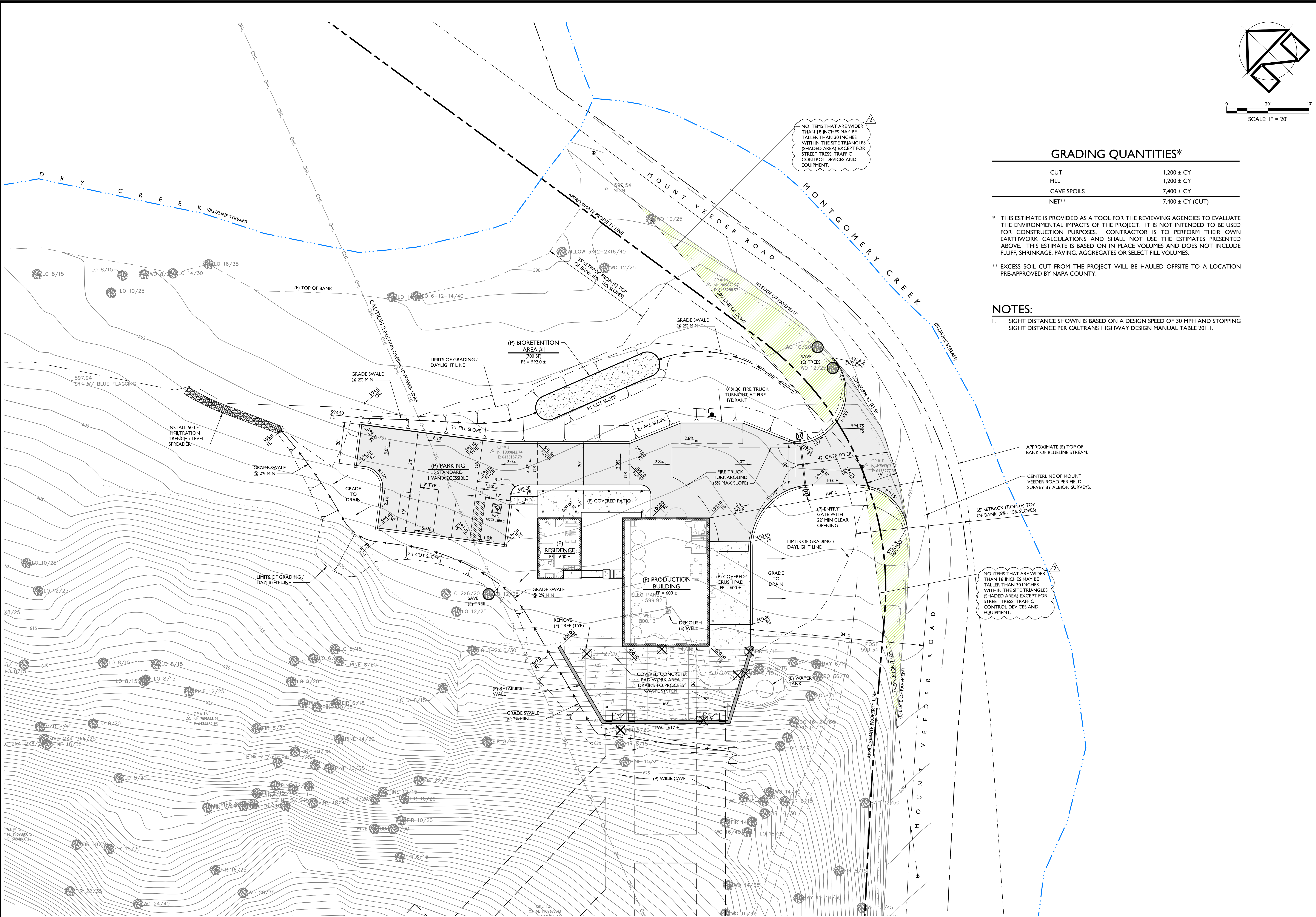
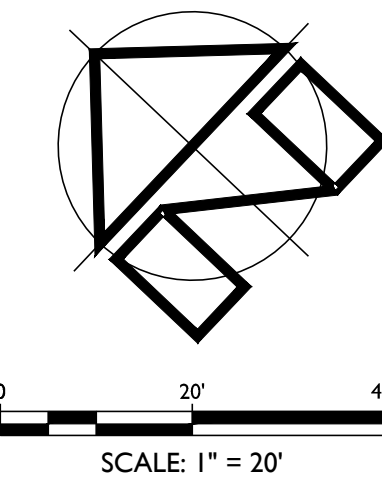
DRY CREEK - MT. VEEDER PROJECT
USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
COVER SHEET & OVERALL SITE PLAN

PREPARED UNDER THE DIRECTION OF:



DRAWN BY:	SMI
CHECKED BY:	MRM
DATE:	SEPTEMBER 13, 2017
REVISIONS:	BY:
1/13/2017	SMI
RESPONSE TO COMMENTS	
1/29/2018	SMI
RESPONSE TO COMMENTS	

JOB NUMBER:	17-104
FILE:	17-104CONC-OSP.DWG
ORIGINAL SIZE:	24" X 36"
SHEET NUMBER:	



GRADING QUANTITIES*

CUT	1,200 ± CY
FILL	1,200 ± CY
CAVE SPOILS	7,400 ± CY
NET**	7,400 ± CY (CUT)

* 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 FLUFF, SHRINKAGE, PAVING, AGGREGATES OR SELECT FILL VOLUMES.

** EXCESS SOIL CUT FROM THE PROJECT WILL BE HAULED OFFSITE TO A LOCATION PRE-APPROVED BY NAPA COUNTY.

NOTES:

- SIGHT DISTANCE SHOWN IS BASED ON A DESIGN SPEED OF 30 MPH AND STOPPING SIGHT DISTANCE PER CALTRANS HIGHWAY DESIGN MANUAL TABLE 201.1.

GRADING & LAYOUT PLAN
SCALE: 1" = 20'

DRY CREEK - MT. VEEDER PROJECT
 USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
 GRADING & LAYOUT PLAN

PREPARED UNDER THE DIRECTION OF:



DRAWN BY: SMJ

CHECKED BY: MRM

DATE: SEPTEMBER 13, 2017

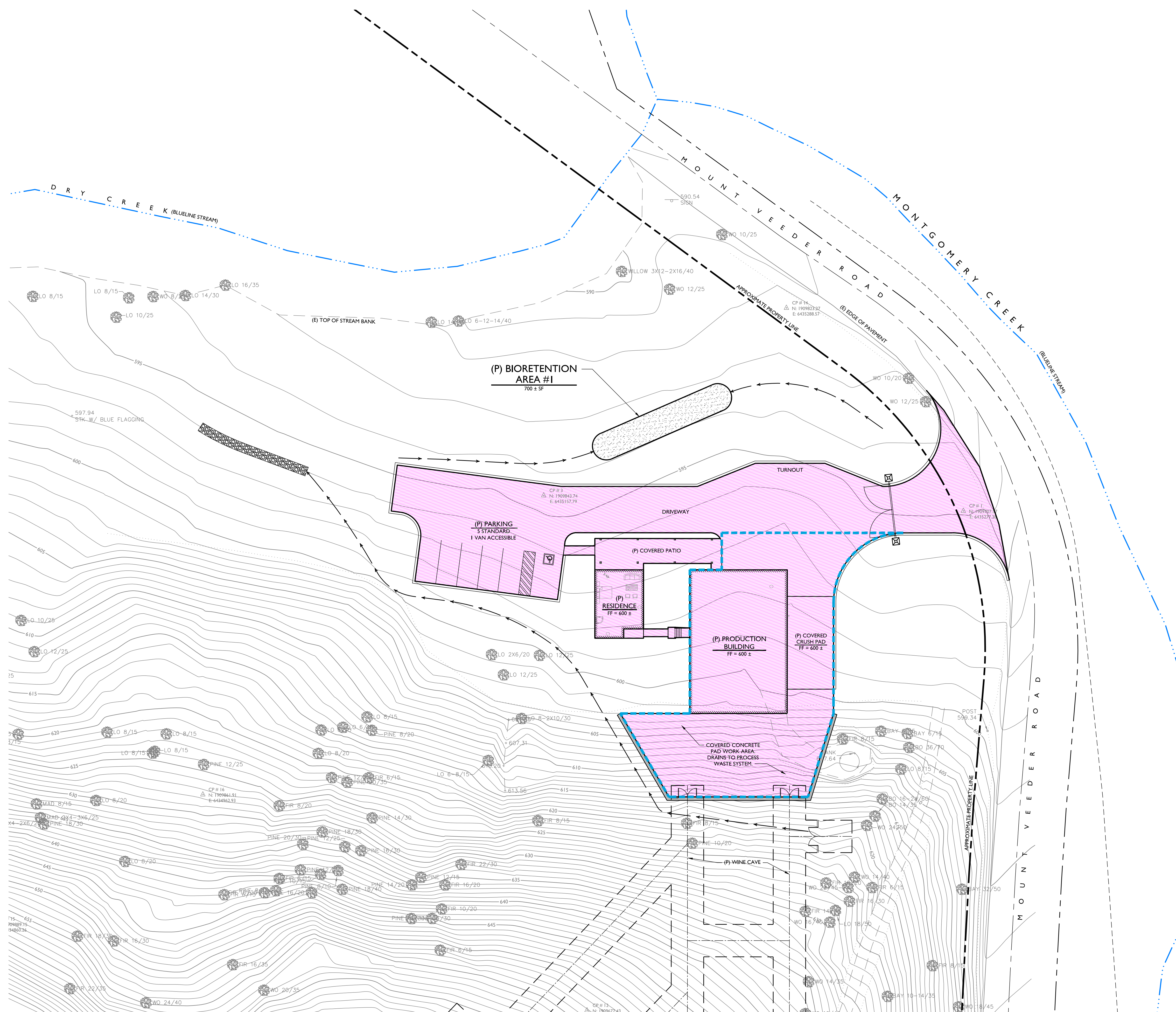
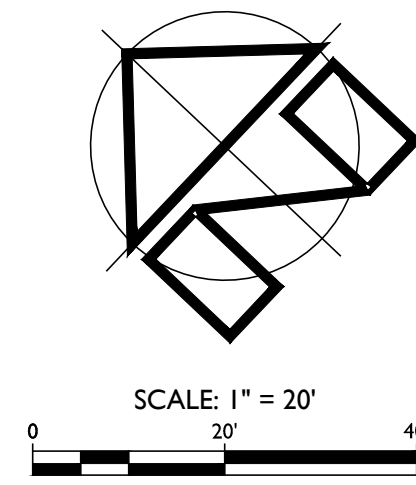
REVISIONS: BY:
 1/13/2017 BY: SMJ
 RESPONSE TO COMMENTS
 1/29/2018 BY: SMJ
 RESPONSE TO COMMENTS

JOB NUMBER: 17-104

FILE: 17-104CONC-LAYOUT.DWG

ORIGINAL SIZE: 24" X 36"

SHEET NUMBER:



IMPERVIOUS SURFACE SUMMARY

IMPERVIOUS AREAS	PRE-PROJECT AREA (SF)	NEW AREA (SF)	RECONSTRUCTED AREA (SF)		TOTAL NEW AND RECONSTRUCTED AREA (SF)
			A*	B**	
		17,110	0	0	17,110

*RECONSTRUCTED AREAS (A) ARE EXISTING IMPERVIOUS SURFACES THAT ARE BEING REPLACED WITH NEW IMPERVIOUS SURFACES.
 **RECONSTRUCTED AREAS (B) ARE EXISTING IMPERVIOUS SURFACES THAT ARE BEING COMPLETELY REMOVED AND ARE NOT BEING REPLACED WITH NEW IMPERVIOUS SURFACES.

7,545 ± SF WINERY DEVELOPMENT AREA

IMPERVIOUS SURFACE EXHIBIT
SCALE: 1" = 20'

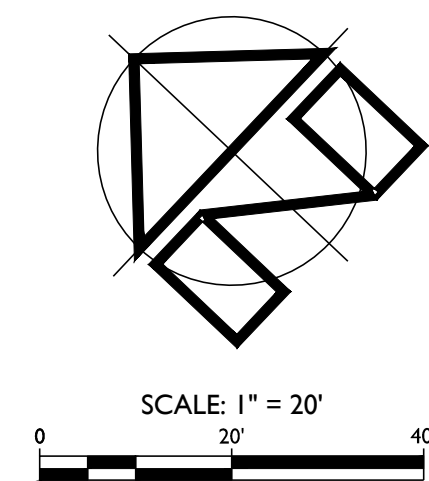
DRY CREEK - MT. VEEDER PROJECT
 USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
 IMPERVIOUS SURFACE EXHIBIT

PREPARED UNDER THE DIRECTION OF:

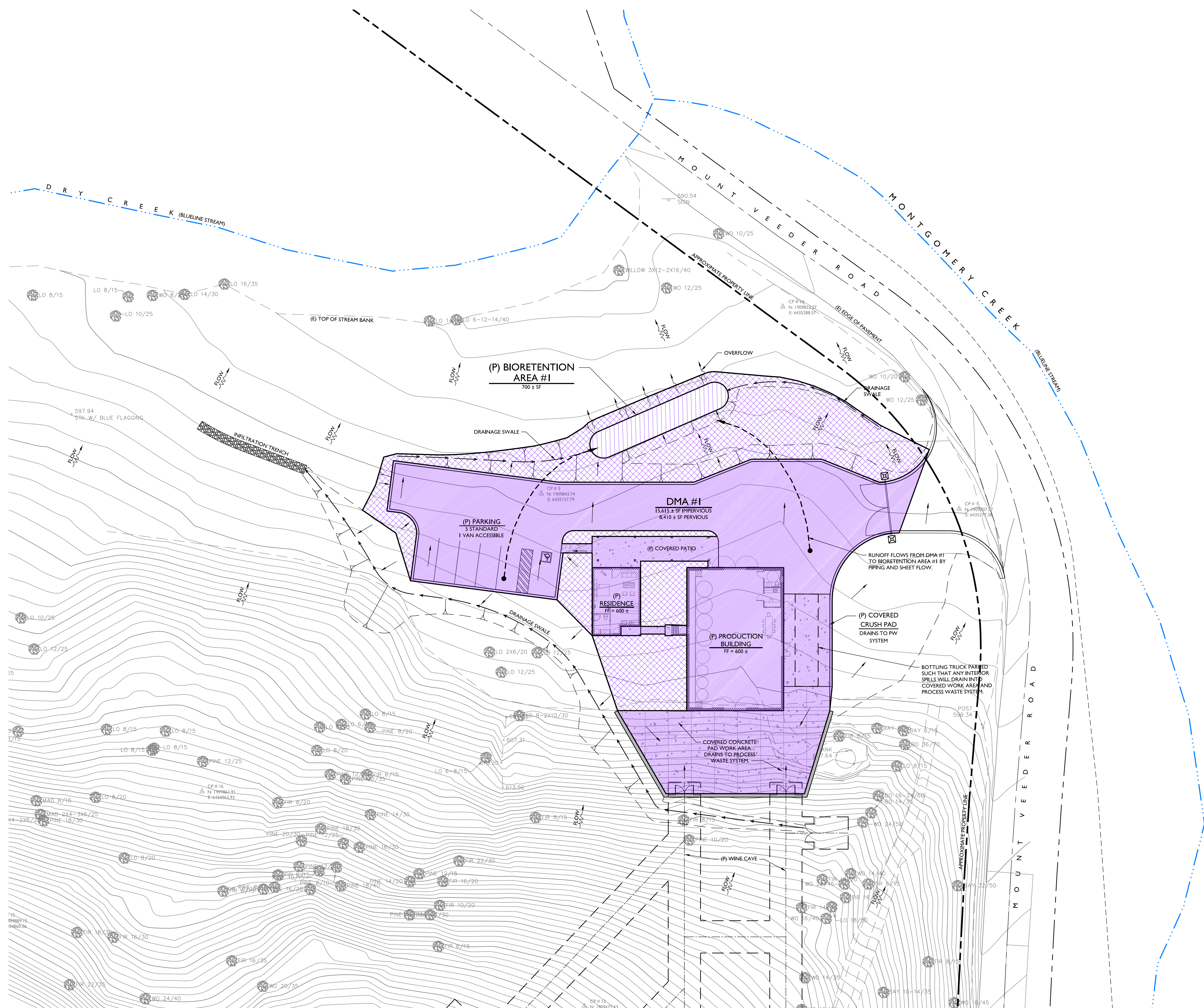


DRAWN BY: SMJ
 CHECKED BY: MRM
 DATE: SEPTEMBER 13, 2017
 REVISIONS: BY: SMJ
 1/3/2017 RESPONSE TO COMMENTS
 1/29/2018 RESPONSE TO COMMENTS

JOB NUMBER: 17-104
 FILE: 17-104CONC-ISE.DWG
 ORIGINAL SIZE: 24" X 36"
 SHEET NUMBER:



DRY CREEK - MT. VEEDER PROJECT
USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
STORMWATER CONTROL PLAN



LEGEND:

- EXISTING SHEET FLOW DIRECTION
- PROPOSED SHEET FLOW DIRECTION
- IMPERVIOUS AREA
- PERVIOUS AREA
- BIORETENTION AREA

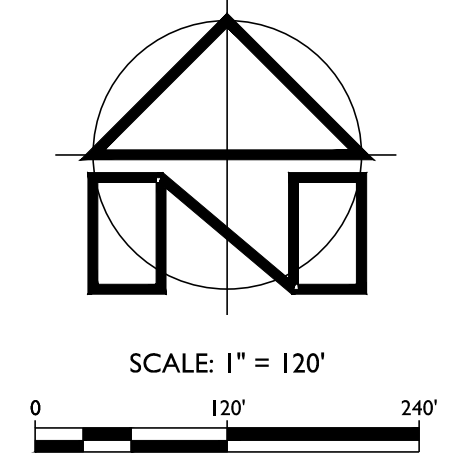
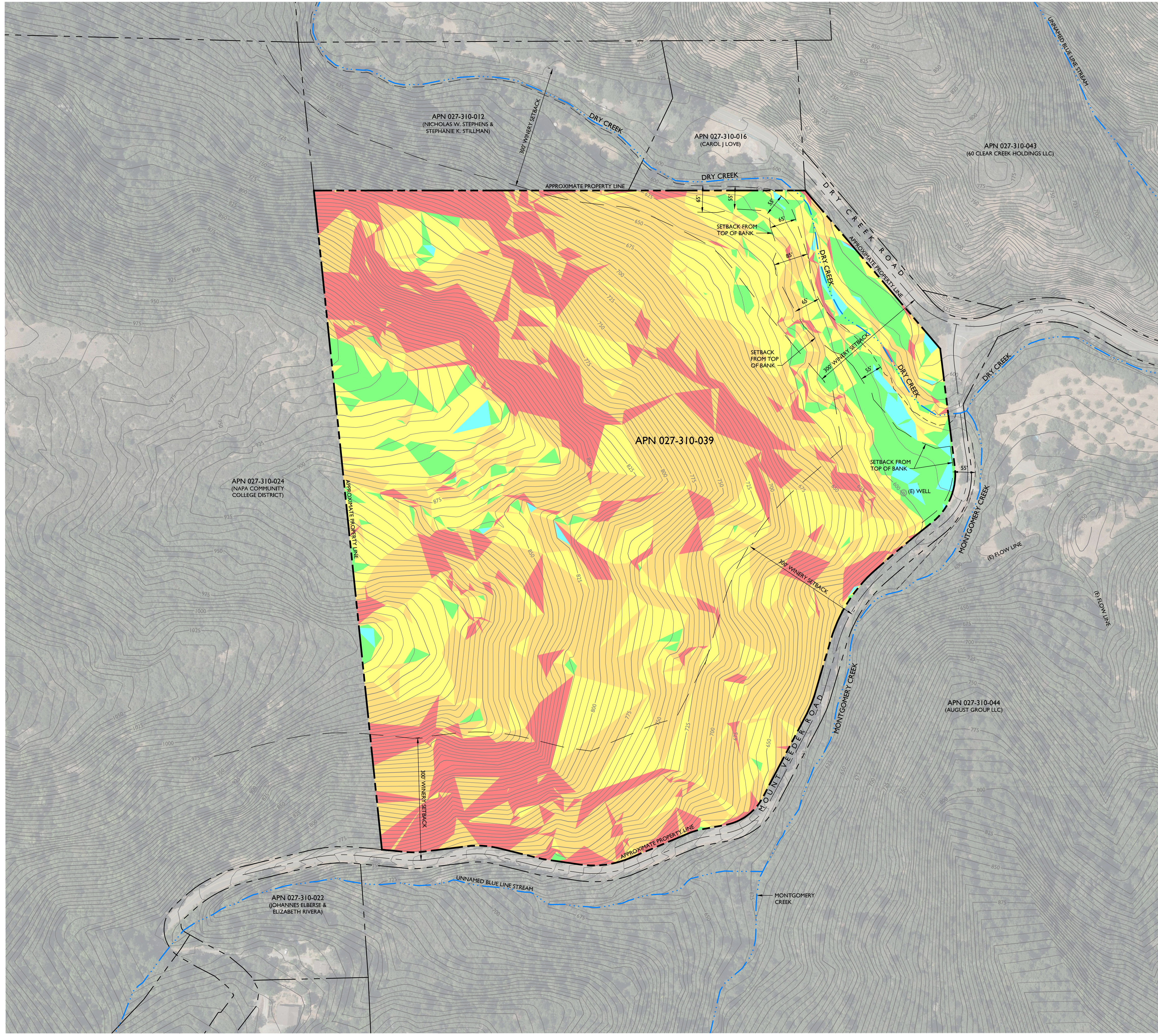
STORMWATER CONTROL PLAN
SCALE: 1" = 20'

PREPARED UNDER THE DIRECTION OF:



DRAWN BY:	SMI
CHECKED BY:	MRM
DATE:	SEPTEMBER 13, 2017
REVISIONS:	BY:
1/3/2017	SMI
RESPONSE TO COMMENTS	
1/29/2018	SMI
RESPONSE TO COMMENTS	

JOB NUMBER:	17-104
FILE:	17-104CONC-SCP.DWG
ORIGINAL SIZE:	24" X 36"
SHEET NUMBER:	



NOTES:

1. FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION WAS OBTAINED FROM THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS) DATABASE. APPLIED CIVIL ENGINEERING INCORPORATED ASSUMES NO LIABILITY REGARDING THE ACCURACY OR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION.
2. AERIAL PHOTOGRAPHS WERE OBTAINED FROM THE SAN FRANCISCO ESTUARY INSTITUTE (SFEI) SAN FRANCISCO BAY AREA ORTHOPHOTOS DATABASE, DATED JUNE 2014 AND MAY NOT REPRESENT CURRENT CONDITIONS.
3. CONTOUR INTERVAL: FIVE (5) FEET, HIGHLIGHTED EVERY TWENTY FIVE (25) FEET
4. BENCHMARK: NAVD 88
5. THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY. THEY ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
6. ACCORDING TO FEMA FIRM COMMUNITY PANELS 06055C0390E & 06055C0395E THE SUBJECT PARCEL IS DETERMINED TO BE OUTSIDE OF THE FEMA FLOOD ZONE. SEE FEMA FIRM COMMUNITY PANELS 06055C0390E & 06055C0395E FOR MORE INFORMATION.

Slope Table		
MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
0%	5%	Blue
5%	15%	Green
15%	30%	Yellow
30%	50%	Orange
50%	50+%	Red

OPPORTUNITIES & CONSTRAINTS SITE PLAN FOR VARIANCE REQUEST
SCALE: 1" = 120'

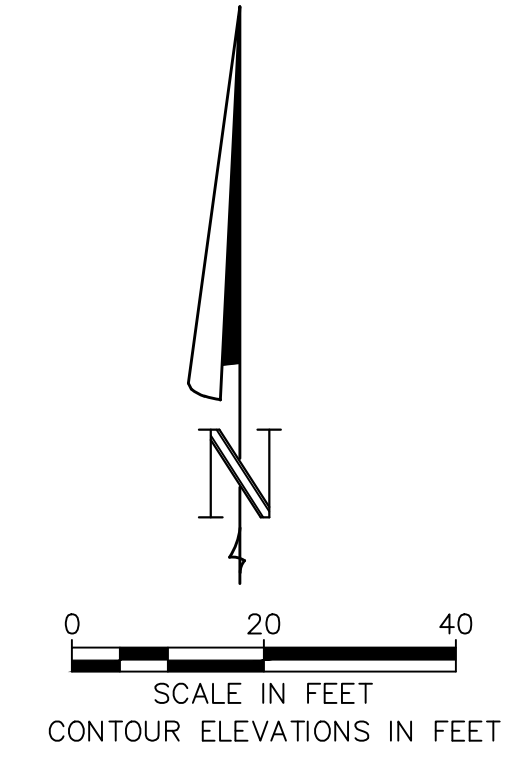
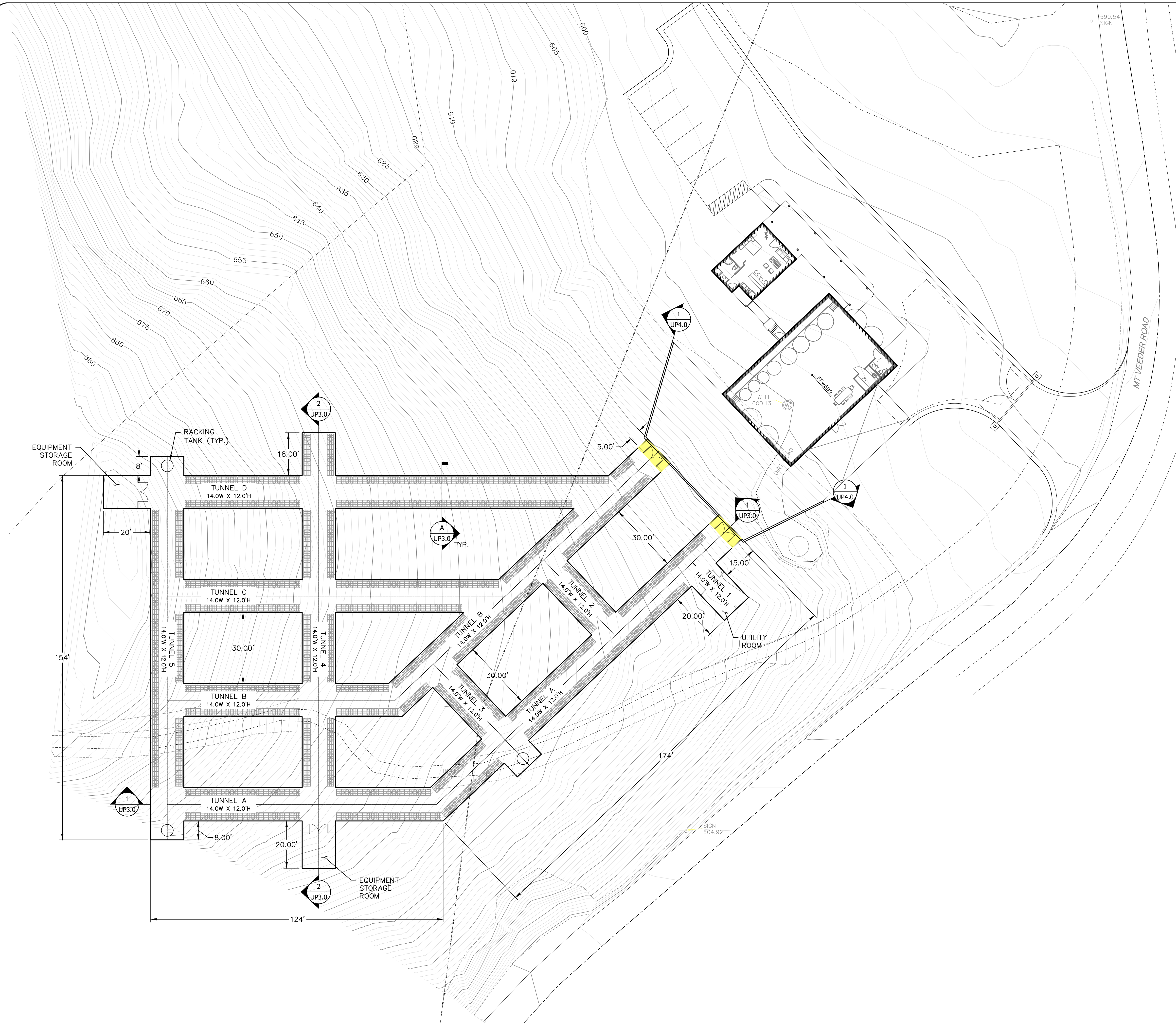
DRY CREEK - MT. VEEDER PROJECT
USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
OPPORTUNITIES & CONSTRAINTS SITE PLAN FOR VARIANCE REQUEST

PREPARED UNDER THE DIRECTION OF:



DRAWN BY:	SMI
CHECKED BY:	MRM
DATE:	SEPTEMBER 13, 2017
REVISIONS:	BY:
1	1/3/2017 SMI
2	1/29/2018 SMI

JOB NUMBER: 17-104
FILE: 17-104EXH_OSP.DWG
ORIGINAL SIZE: 24" X 36"
SHEET NUMBER:



TUNNEL DESCRIPTION:		FLOOR AREA
BARREL STORAGE	(PRODUCTION FACILITY)	= 15,890 SF
EQUIPMENT/UTILITY/TANKS	(PRODUCTION FACILITY)	= 1,176 SF
CAVE PRODUCTION FACILITY TOTAL		= 17,066 SF
ACCESSORY USE		= 154 SF
CAVE ACCESSORY USE TOTAL		= 154 SF
WINE CAVE TOTAL		= 17,220 SF

ESTIMATED SPOILS VOLUME:		
RAW TUNNEL VOLUME (UN-FACTORED)		= 7,406 CY
BULKING FACTOR		= 1.40
TOTAL FACTORED (LOOSE) TUNNEL SPOILS		= 10,369 CY

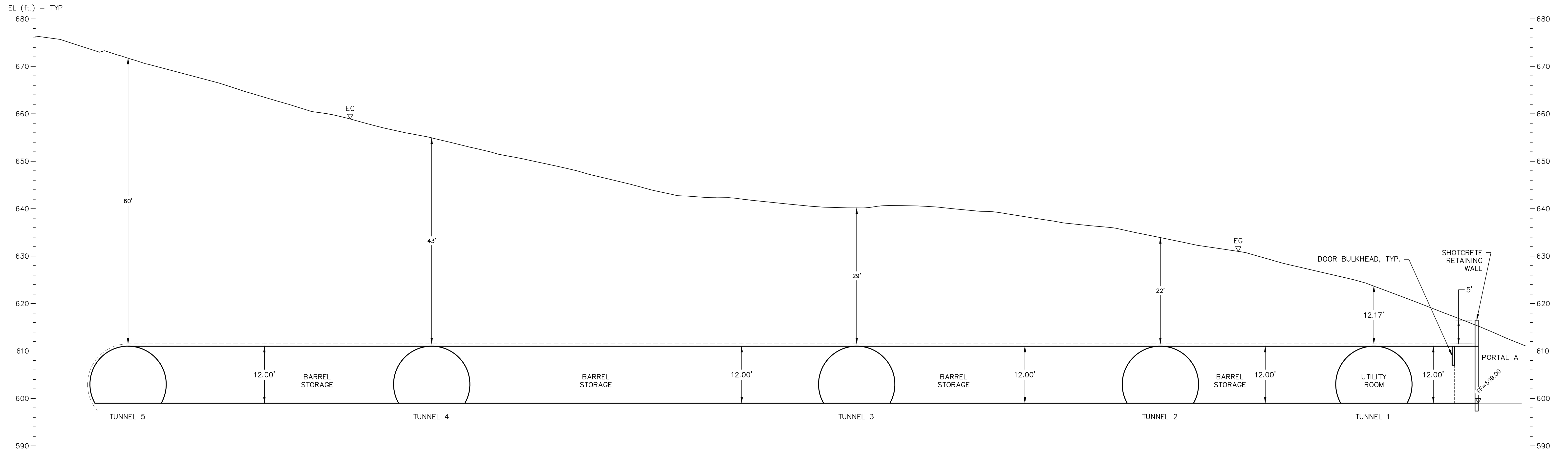
- ASSUMPTIONS:**
1. TYPE 2 CAVE (BARREL STORAGE W/GUIDED TOURS ONLY – NO HOSTED EVENTS).
 2. 300-FOOT MAXIMUM TRAVEL DISTANCE (NO SPRINKLERS).
 3. 30,000 GAL. ANNUAL WINE PRODUCTION = 500 BBLs X 2 YEARS (1,000 BBLs CAVE CAPACITY).
 4. USE 1.5-HIGH BARREL STACK

*FOR PLAN REVIEW ONLY
NOT FOR CONSTRUCTION*

0	8.14.2017	SWL	USE PERMIT
REV#	DATE	BY	DESCRIPTION
DRY CREEK MT. VEEDER PROJECT WINE CAVE			
TUNNEL PLAN			
CONDOR EARTH 21663 Brian Lane P.O. Box 3805 Sonoma, CA 95370 (209) 532-0361 fax(209) 532-0773 www.condorearth.com			SHEET UP2.0
JOB#:	7464	DRAWN:	KGM
PRINTED:		CHECKED:	SWL
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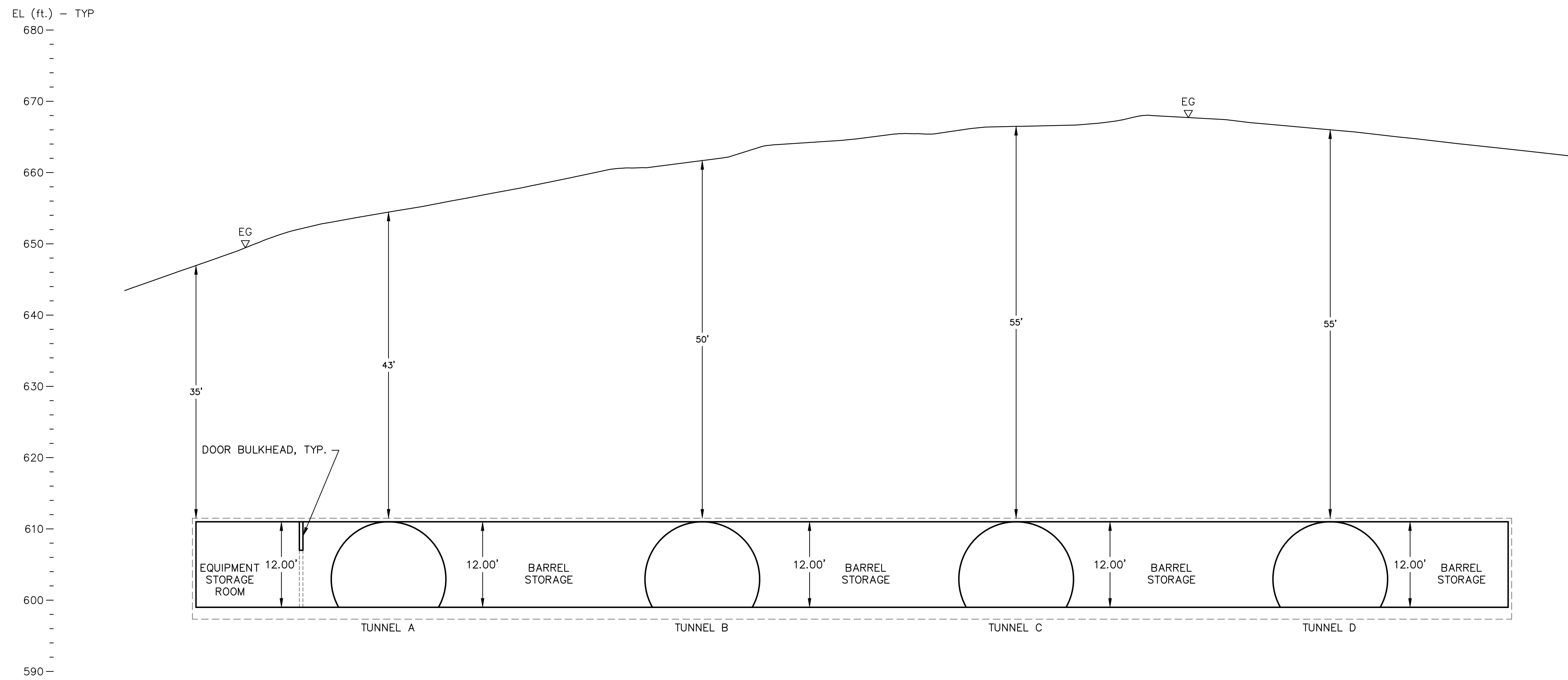
DISCLAIMER: THIS PLAN REPRESENTS FEATURES FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT A LEGAL SURVEY AND IS NOT INTENDED FOR USE IN DETERMINING BOUNDARIES OR DIMENSIONS. ANY USE OF THIS PLAN FOR PURPOSES OTHER THAN FOR APPROXIMATE LOCATION OF FEATURES IS DONE SO AT THE USER'S RISK AND WITHOUT THE CONSENT OF CONDOR EARTH.

X:\Project\7000_LP1\7464 Oakville Winery Wine Cave\7464_CAD\DWG\USE PERMIT\7464_LP2.0.dwg 8-31-17 08:54:08 AM krmckinley



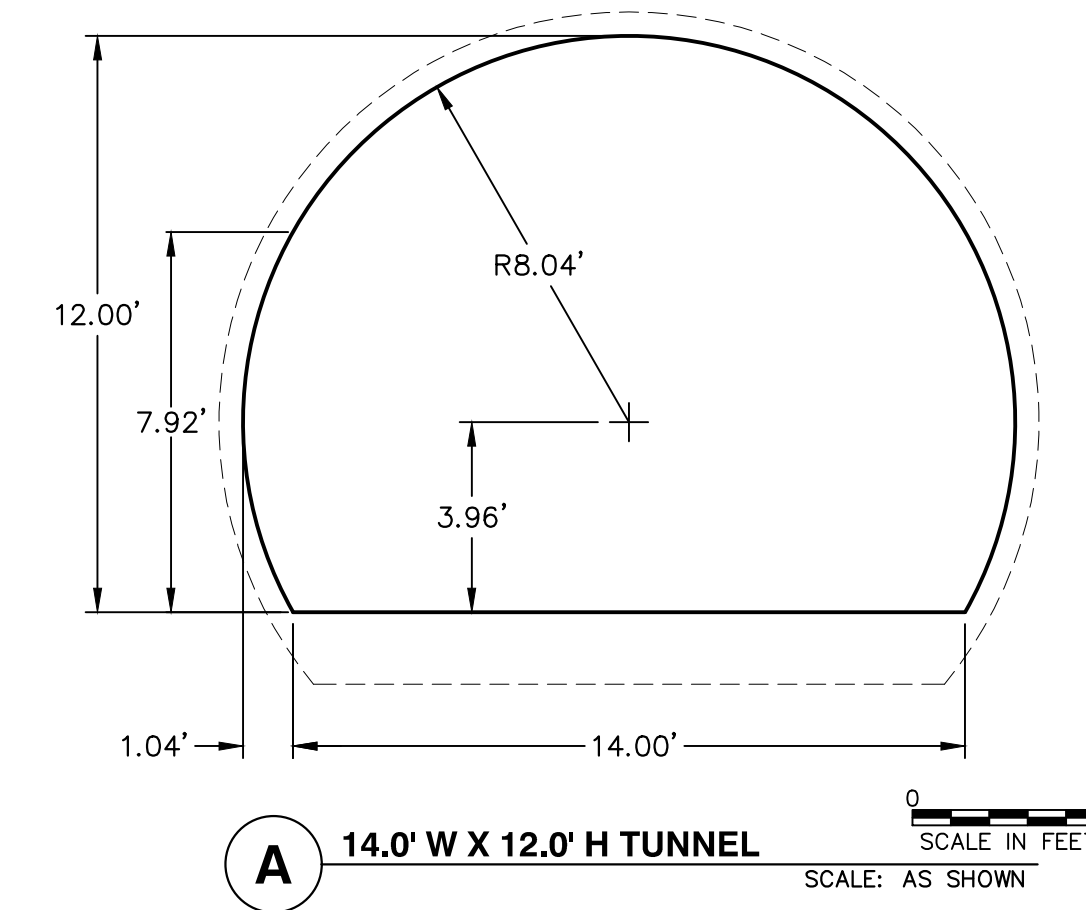
1 TUNNEL A
PROFILE

0 10
SCALE IN FEET
SCALE: AS SHOWN



2 TUNNEL 4
PROFILE

0 10
SCALE IN FEET
SCALE: AS SHOWN



A 14.0' W X 12.0' H TUNNEL
SCALE: AS SHOWN

*FOR PLAN REVIEW ONLY
NOT FOR CONSTRUCTION*

REV#	DATE	BY	DESCRIPTION
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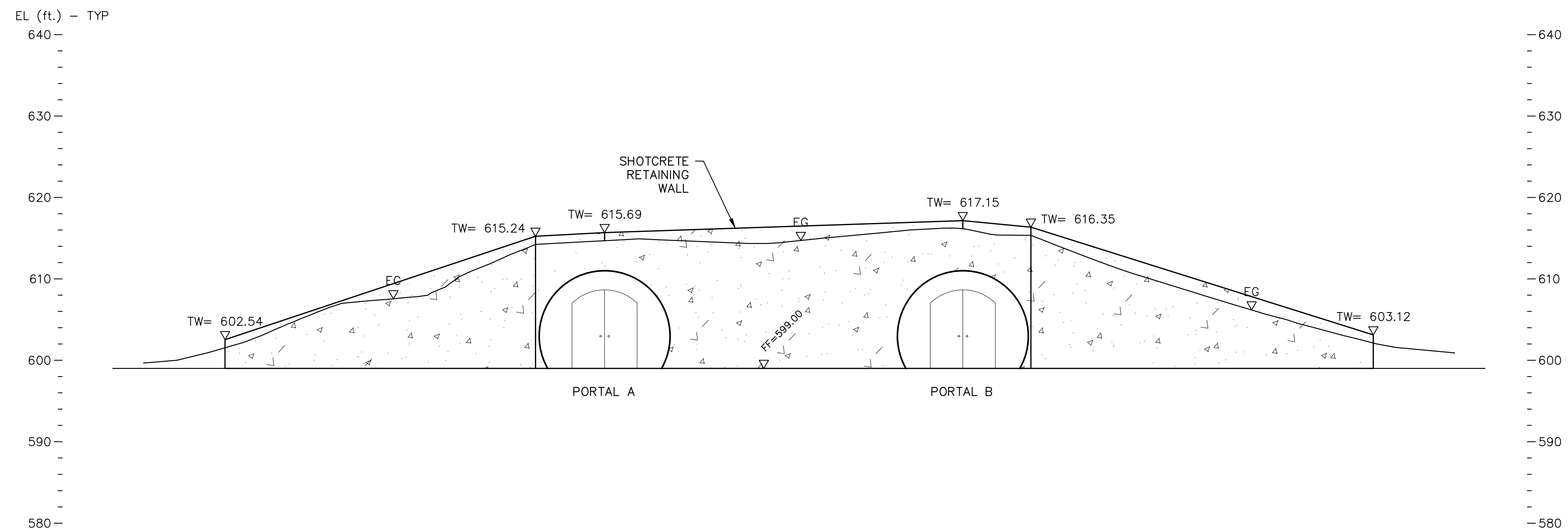
**DRY CREEK
MT. VEEDER PROJECT
WINE CAVE**

**TUNNEL PROFILES
AND SECTION**

CONDOR EARTH
21663 Brian Lane
P.O. Box 3805
Sonoma, CA 95370
(209) 532-0361
fax(209) 532-0773
www.condorearth.com

**SHEET
UP3.0**


JOB#:	7464	DRAWN:	KGM	SCALE:	AS SHOWN
PRINTED:		CHECKED:	SWL	FILE:	7464_UP3.0



1 PORTAL ELEVATION
UNFOLDED

0 10
SCALE IN FEET
SCALE: AS SHOWN

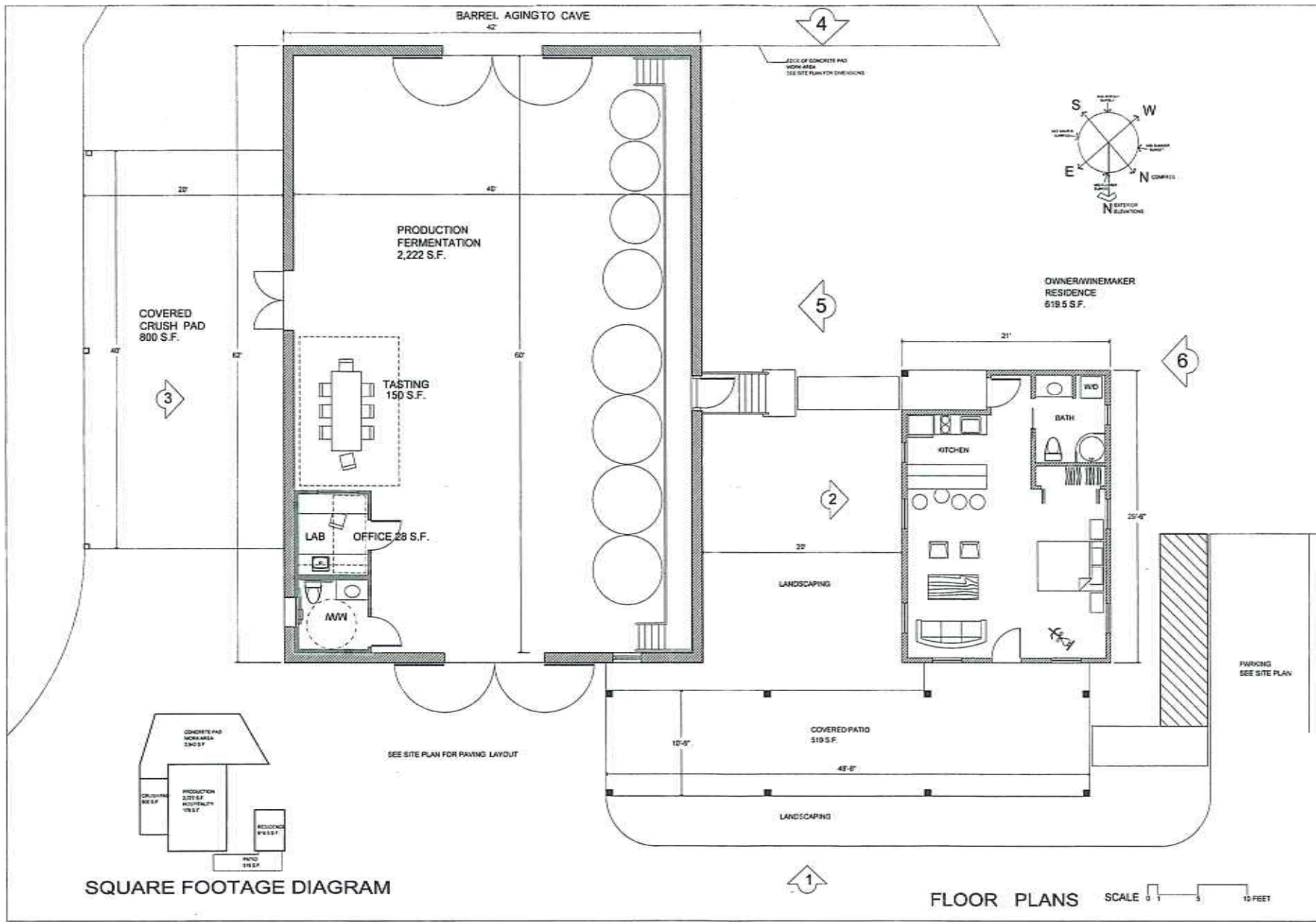
*FOR PLAN REVIEW ONLY
NOT FOR CONSTRUCTION*

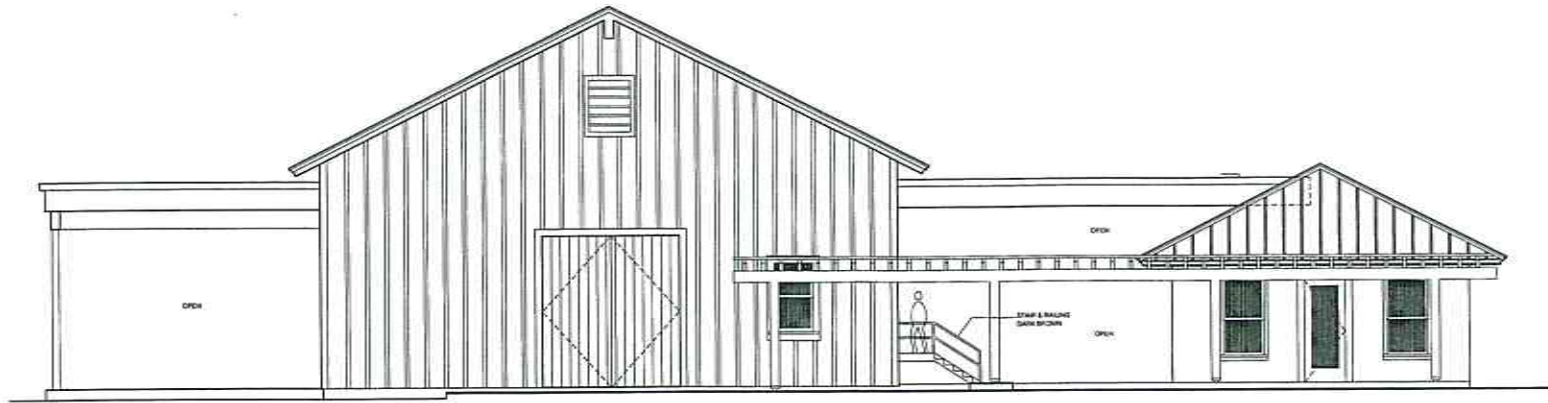
REV#	DATE	BY	DESCRIPTION
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DRY CREEK MT. VEEDER PROJECT WINE CAVE			
PORTAL ELEVATION			
 CONDOR EARTH 21663 Brian Lane P.O. Box 3805 Sonoma, CA 95370 (209) 532-0361 fax(209) 532-0773 www.condorearth.com			SHEET UP4.0
JOB#:	7464	DRAWN:	KGM
PRINTED:		CHECKED:	SWL
SCALE:	AS SHOWN	FILE:	7464_UP4.0

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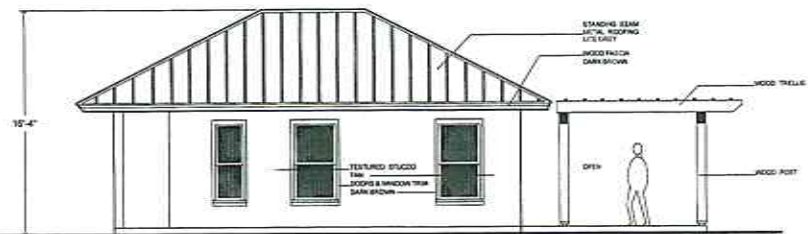
DRY CREEK - MT. VEEDER PROJECT

0717
 8 Sep 17
 A-1
 of three

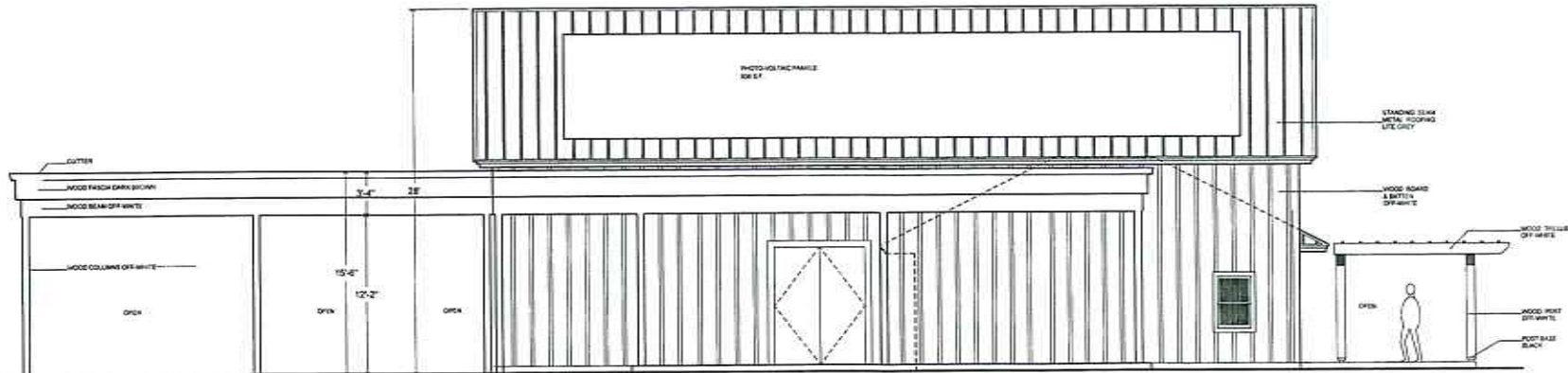




1 NORTH



2 EAST



3 EAST

EXTERIOR ELEVATIONS

SCALE 0 5 10 FEET

