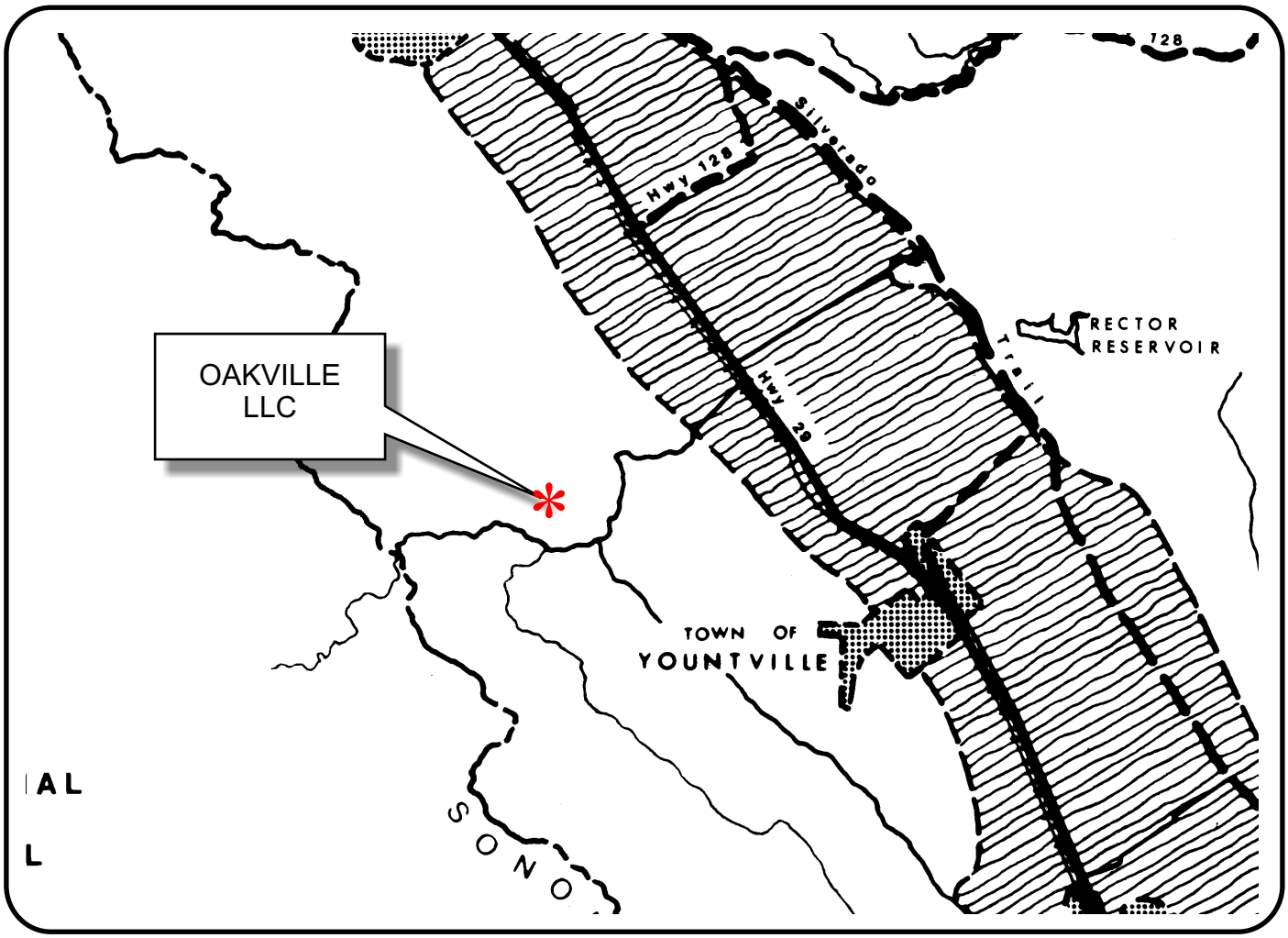
NAPA COUNTY LAND USE PLAN 1998 - 2000



LEGEND

TRANSPORTATION

- LIMITED ACCESS HIGHWAY
- MAJOR ROAD
- SECONDARY ROAD
- RAILROAD
- AIRPORT
- LF LANDFILL SITE

OPEN SPACE

- AGRICULTURE, WATERSHED & OPEN SPACE
- AGRICULTURAL RESOURCE

URBAN

- CITIES
- URBAN RESIDENTIAL
- RURAL RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC - INSTITUTIONAL

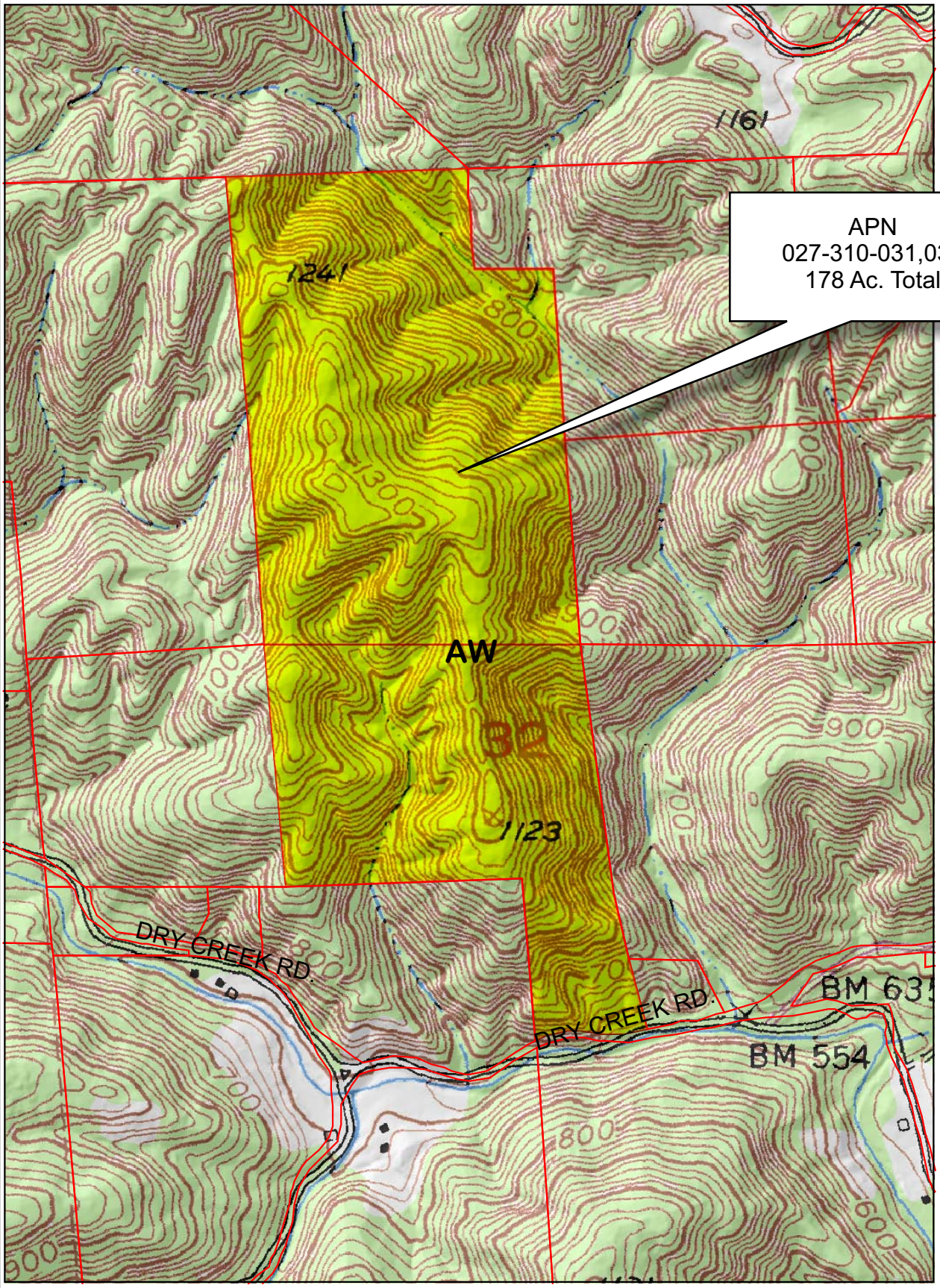
SCALE IN MILES
0 2

N

APN
027-310-031,32,36,38
04-28-2008
7B UP

Oakville-LLC_up1.cdr

OAKVILLE LLC



Feet
0 400 800 1,600 2,400 3,200

Legend

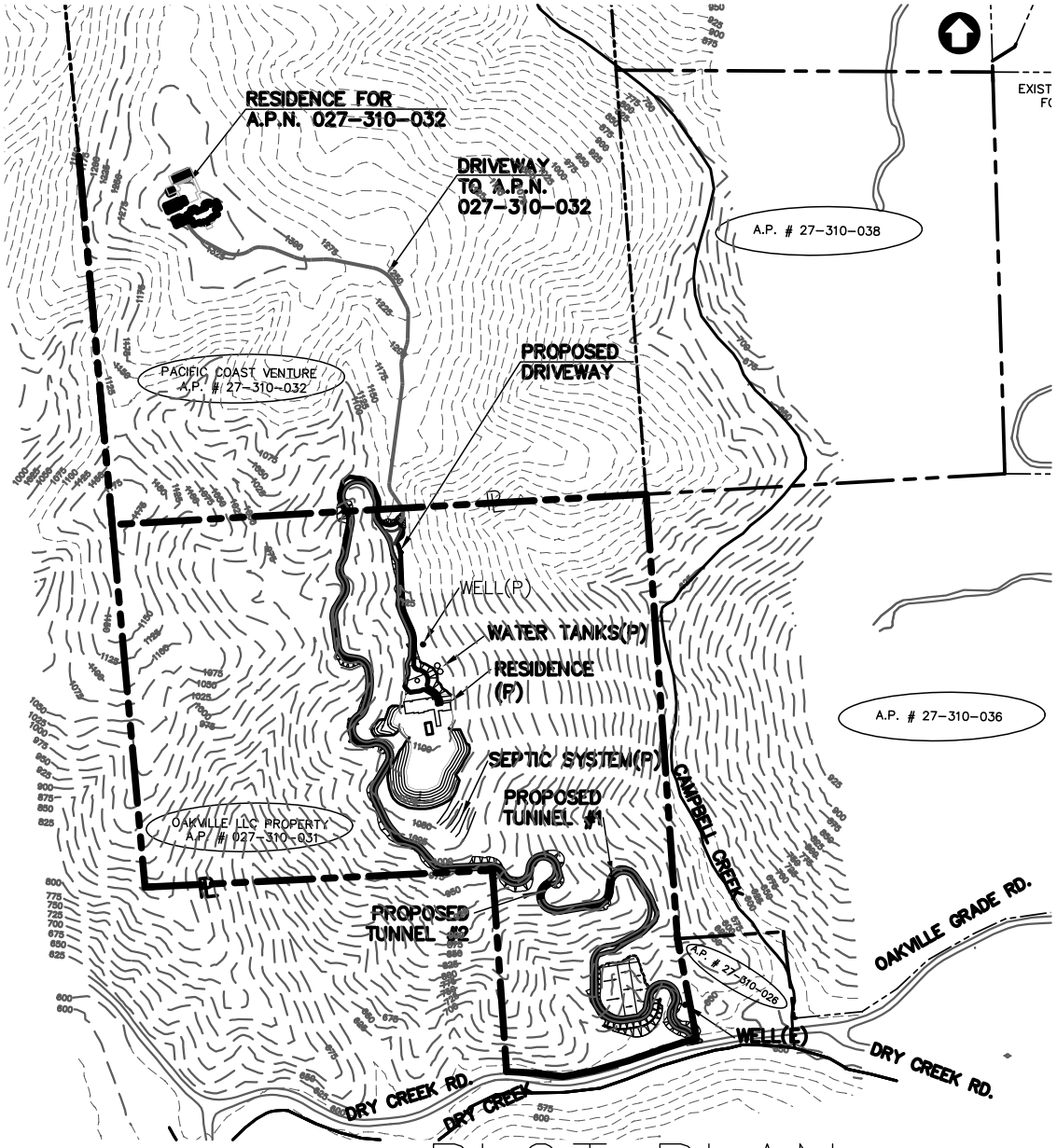
Wineries in Vicinity

- Producing
- Approved
- Pending
- Zoning
- Parcels

04-24-2008	7B	UP		Napa County Conservation Development and Planning Department	Oakville-LLC_up1.cdr

OAKVILLE LLC

CAMPBELL CREEK RANCH – PARCEL #7 A.P.N. 027–310–031

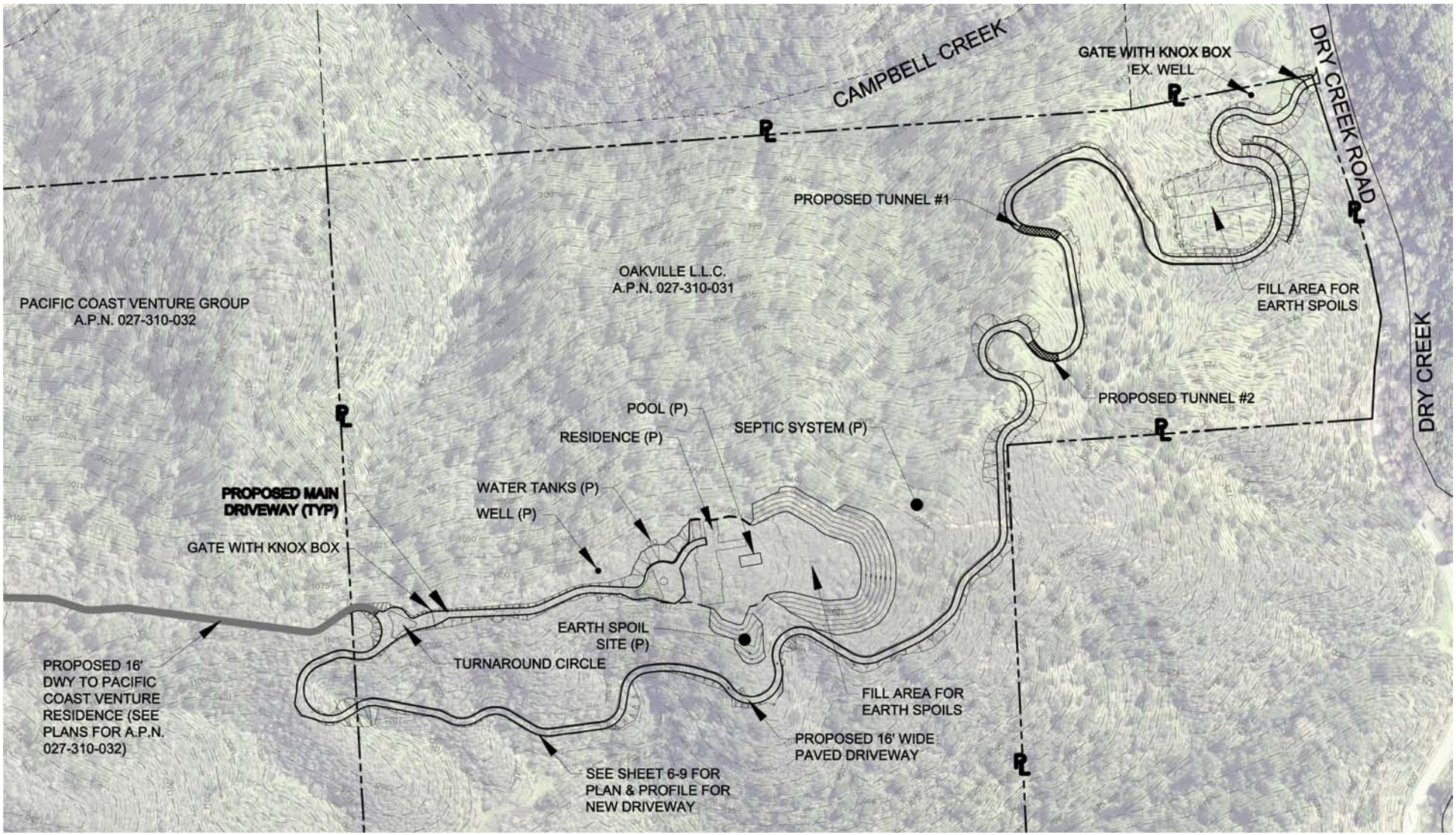


PLOT PLAN

LEGEND

PL	PROPERTY LINE
CL	CENTER LINE
FL	FLOW LINE
F.G.	FINISH GRADE
O.C.	ON CENTERS
R/W	RIGHT OF WAY
STA	STATION
RSP	ROCK SLOPE PROTECTION
U.O.N.	UNLESS OTHERWISE NOTED
E.P.	EDGE OF PAVEMENT
O.G.	ORIGINAL GROUND
DWY	DRIVEWAY
(E)	EXISTING
(P)	PROPOSED
H.P.	HIGH POINT
L.P.	LOW POINT
DWG	DRAWING
ELEV.	ELEVATION

OAKVILLE LLC



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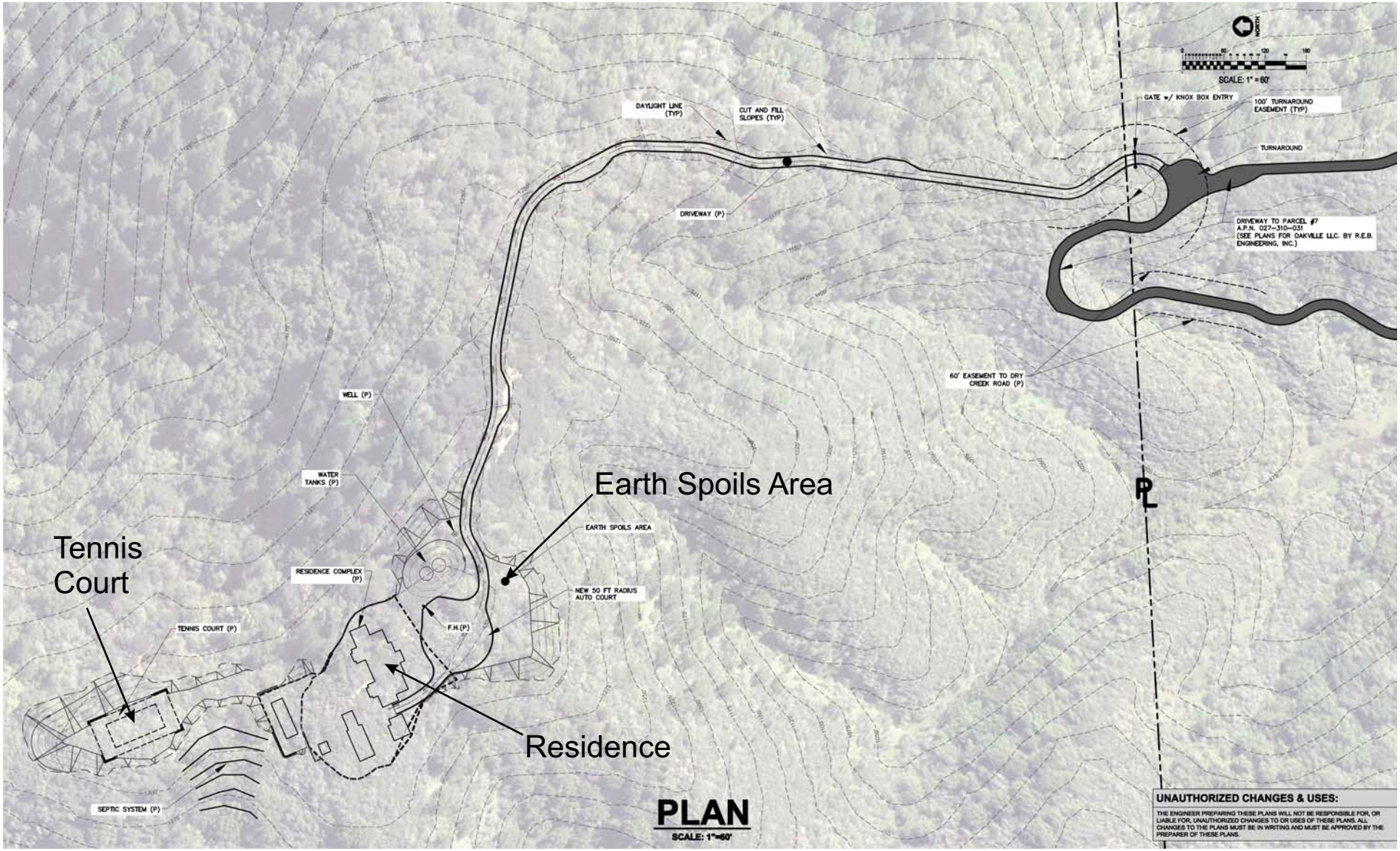
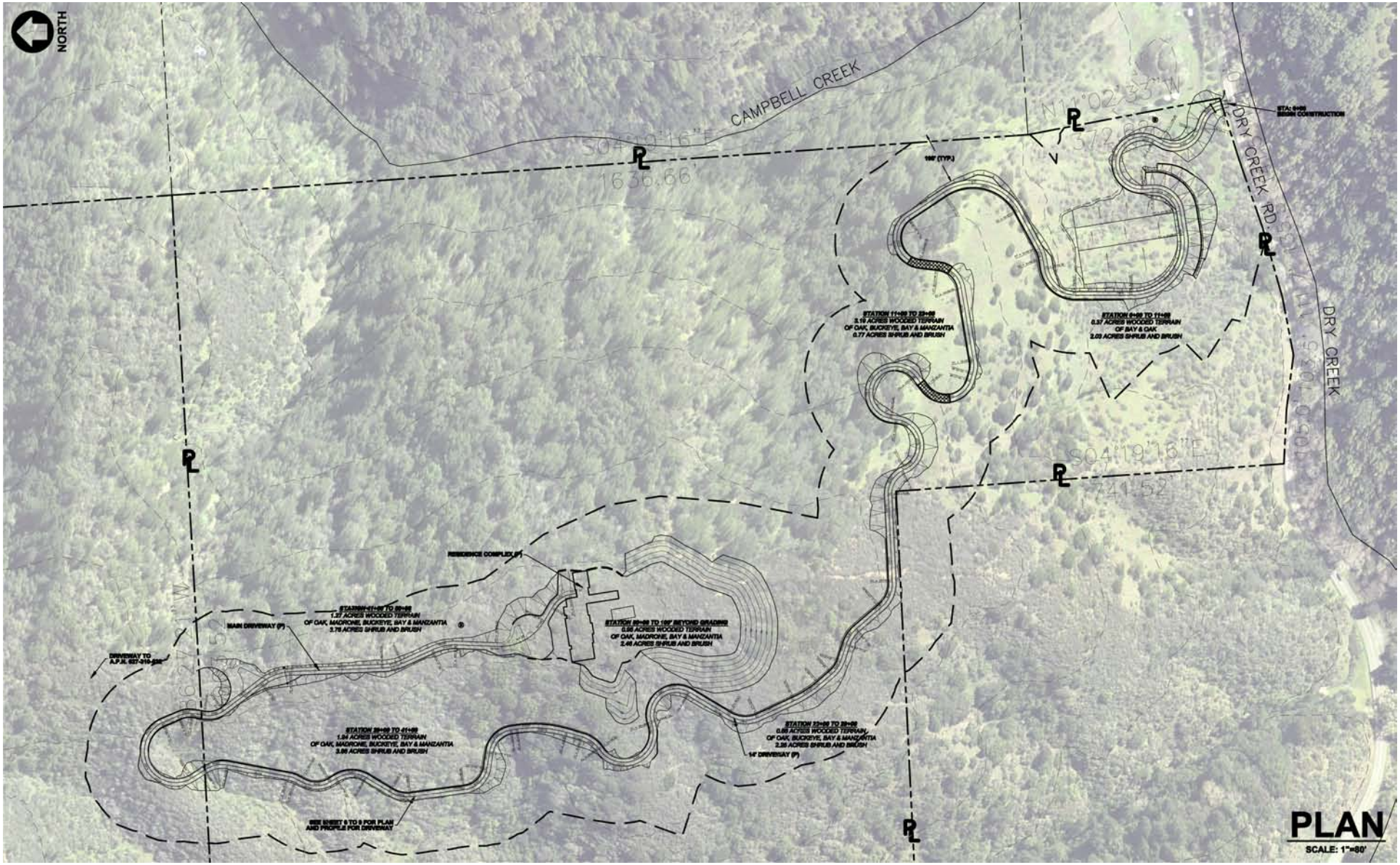
Detail of Parcel 031 Area

OAKVILLE LLC



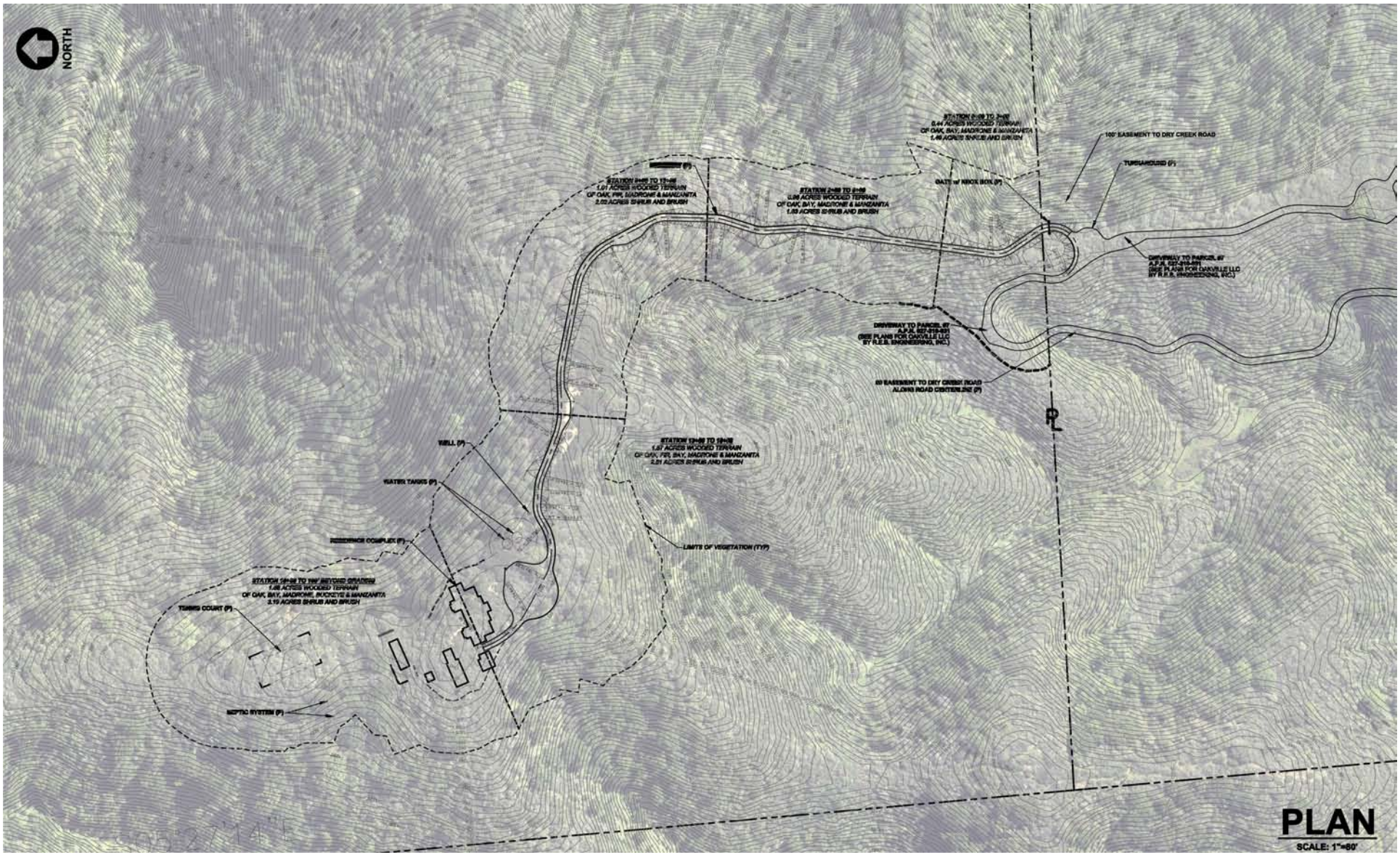
Detail of Parcel 032 Area

OAKVILLE LLC



Vegetation Plan of Parcel 031 Area

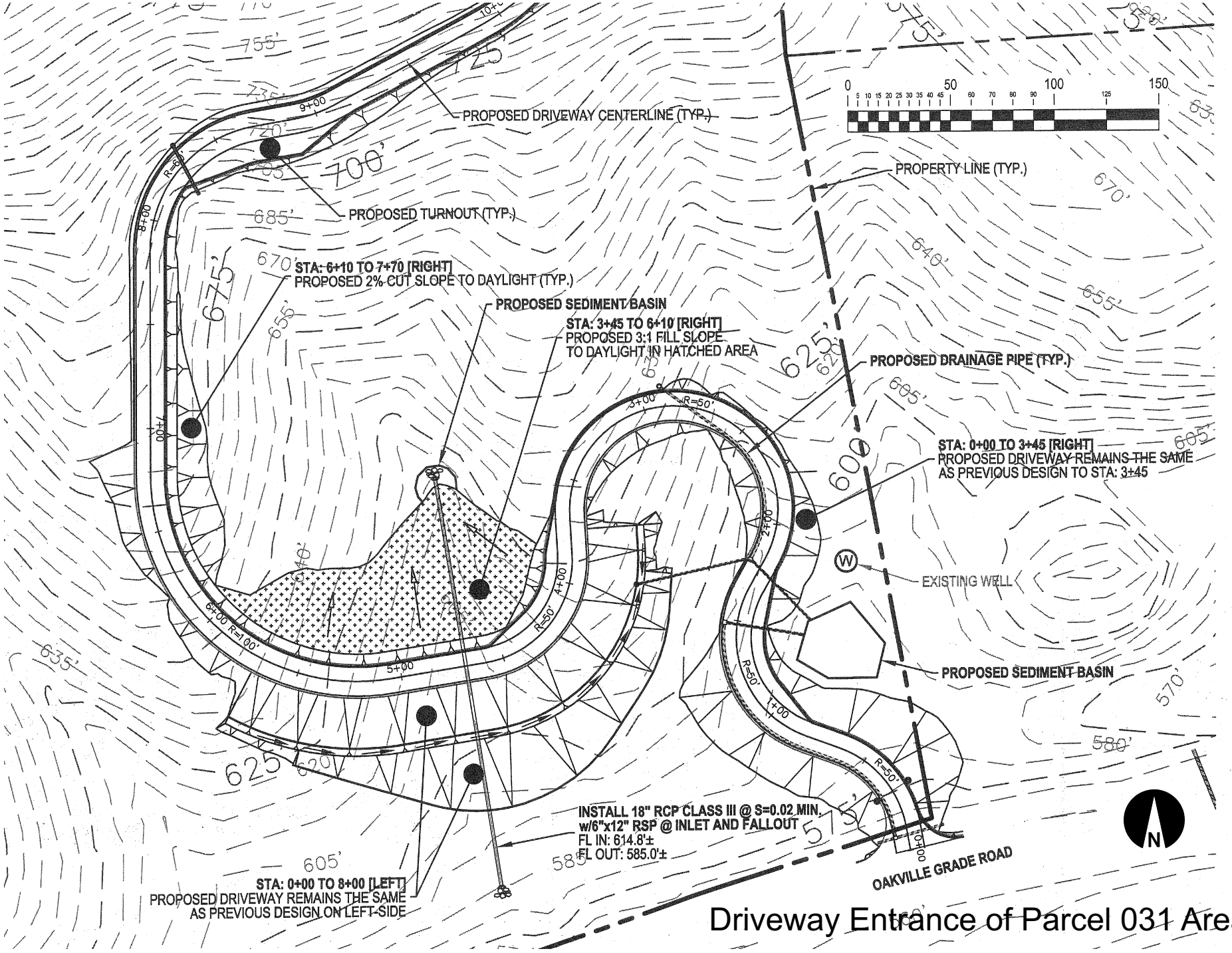
OAKVILLE LLC



Vegetation Plan of Parcel 032 Area

04-24-2008 7B UP		Napa County Conservation Development and Planning Department	Oakville-LLC_up1.cdr

OAKVILLE LLC



Driveway Entrance of Parcel 031 Area

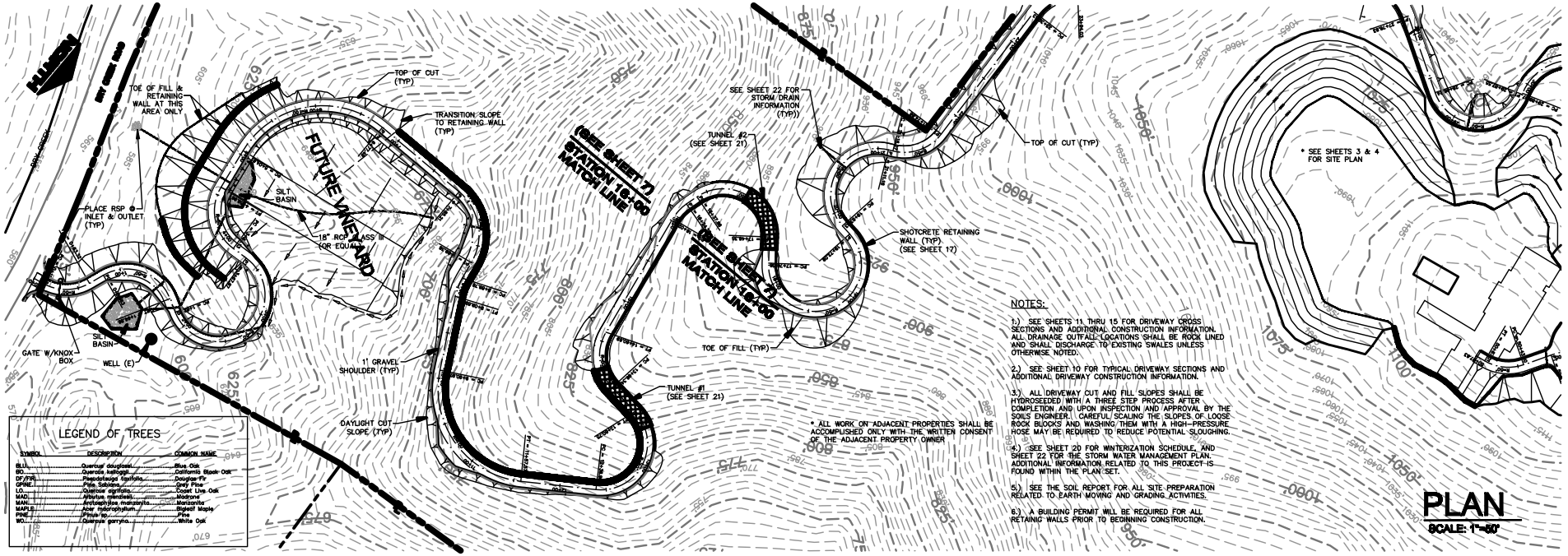
OAKVILLE LLC

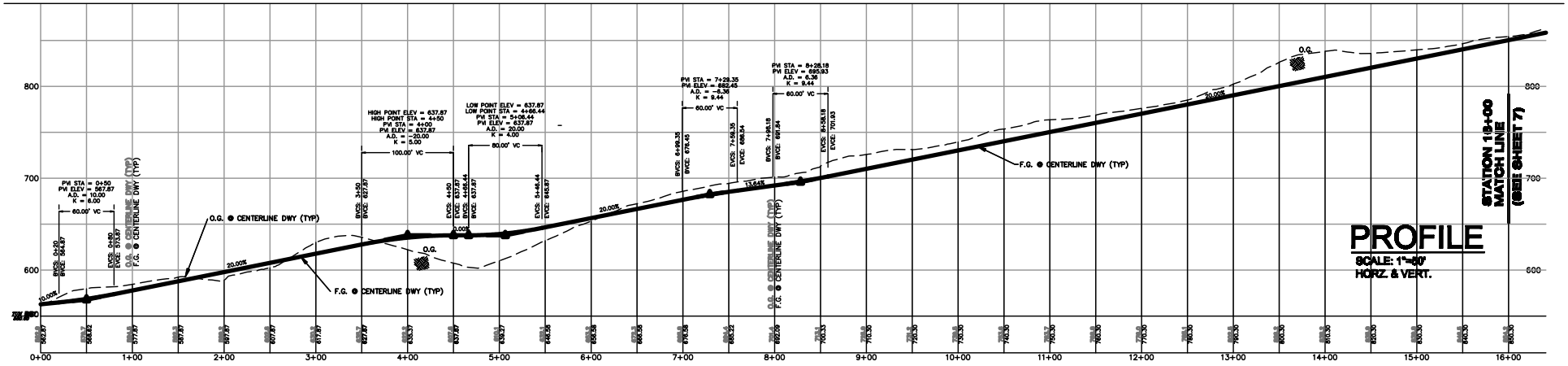
Existing Condition - Proposed Entrance area on Dry Creek Road

OAKVILLE LLC

Proposed Entrance on Dry Creek Road

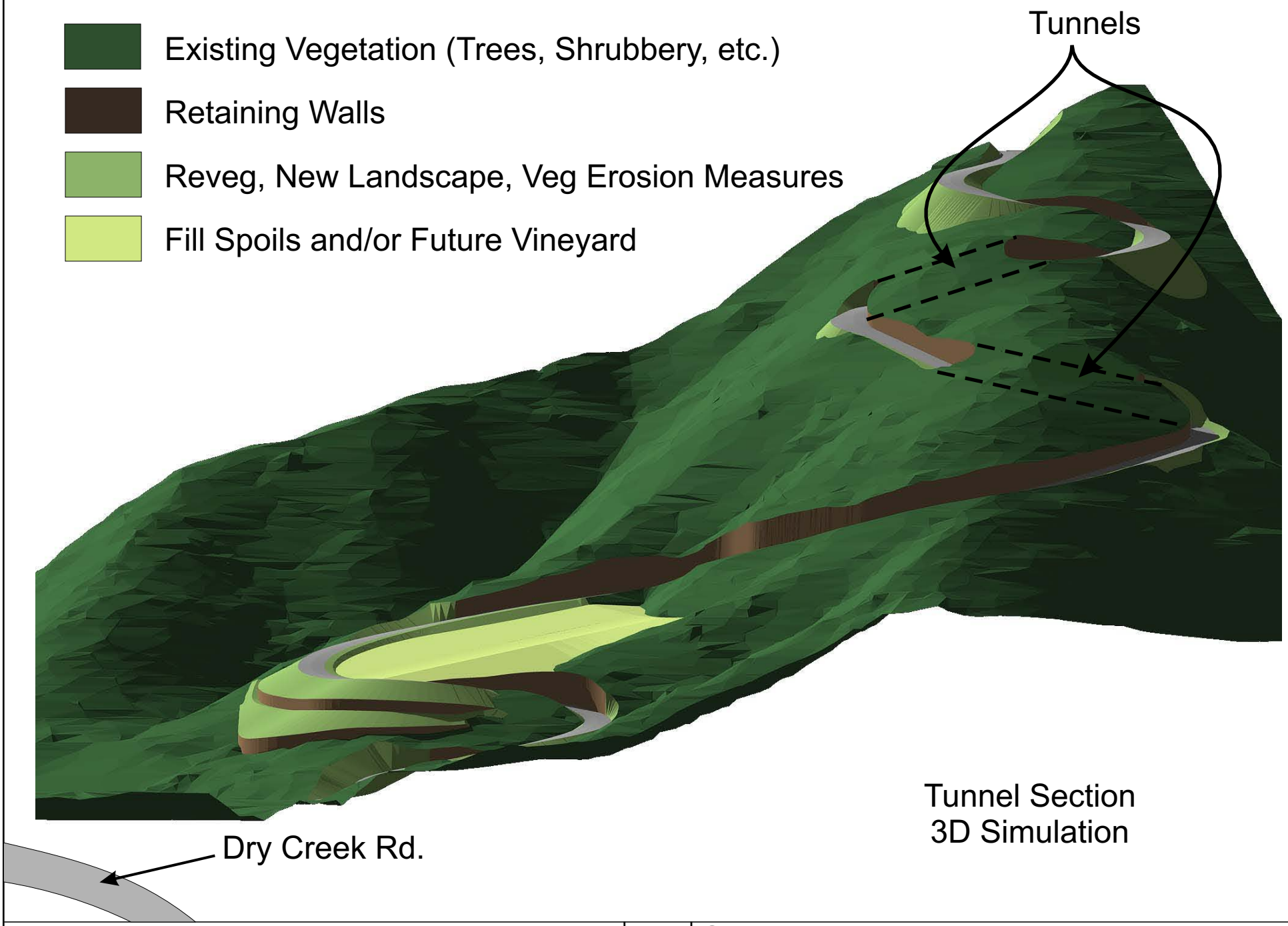
OAKVILLE LLC



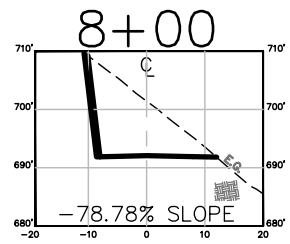


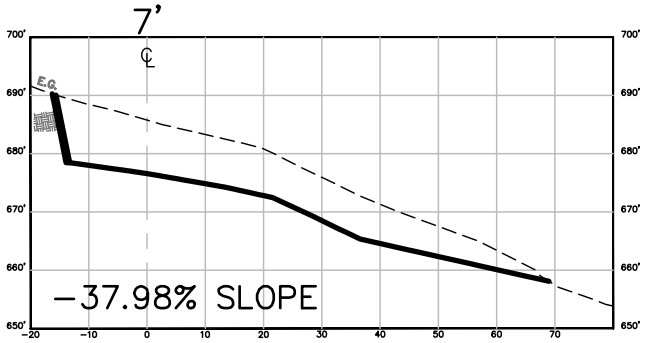
Plan and Profile

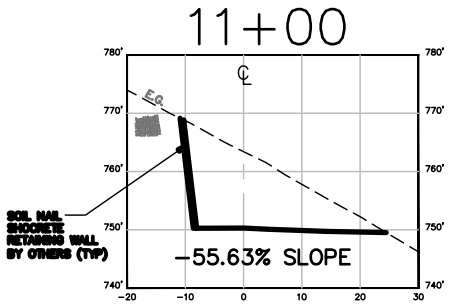
OAKVILLE LLC

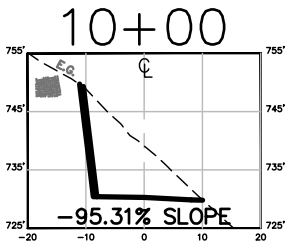


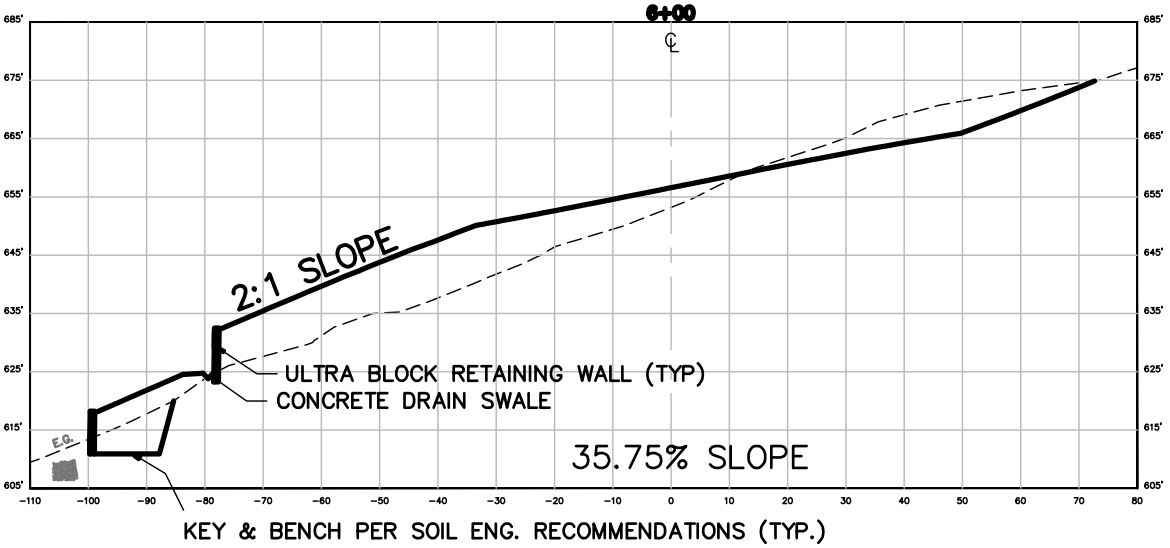
OAKVILLE LLC

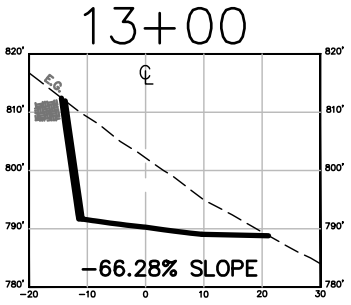


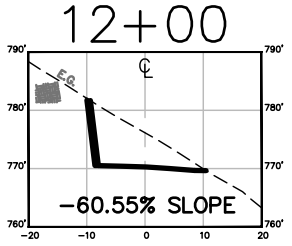


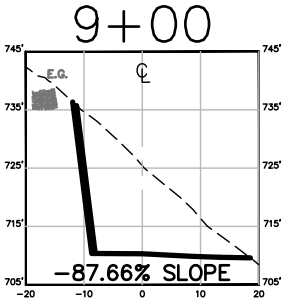


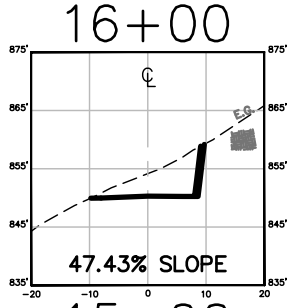


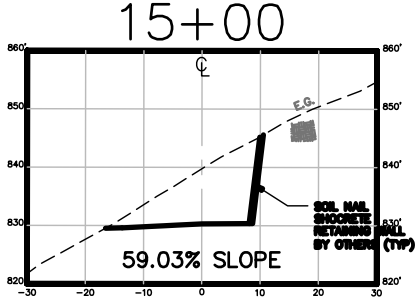


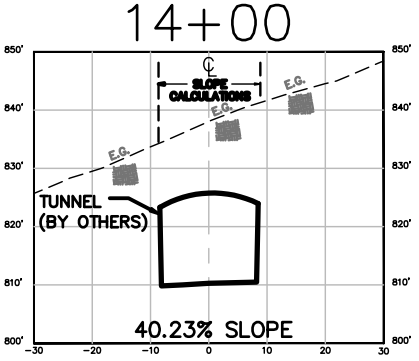






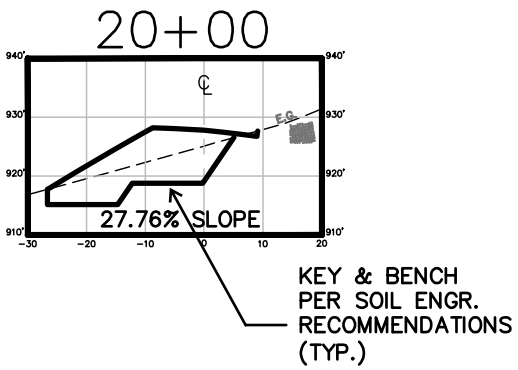


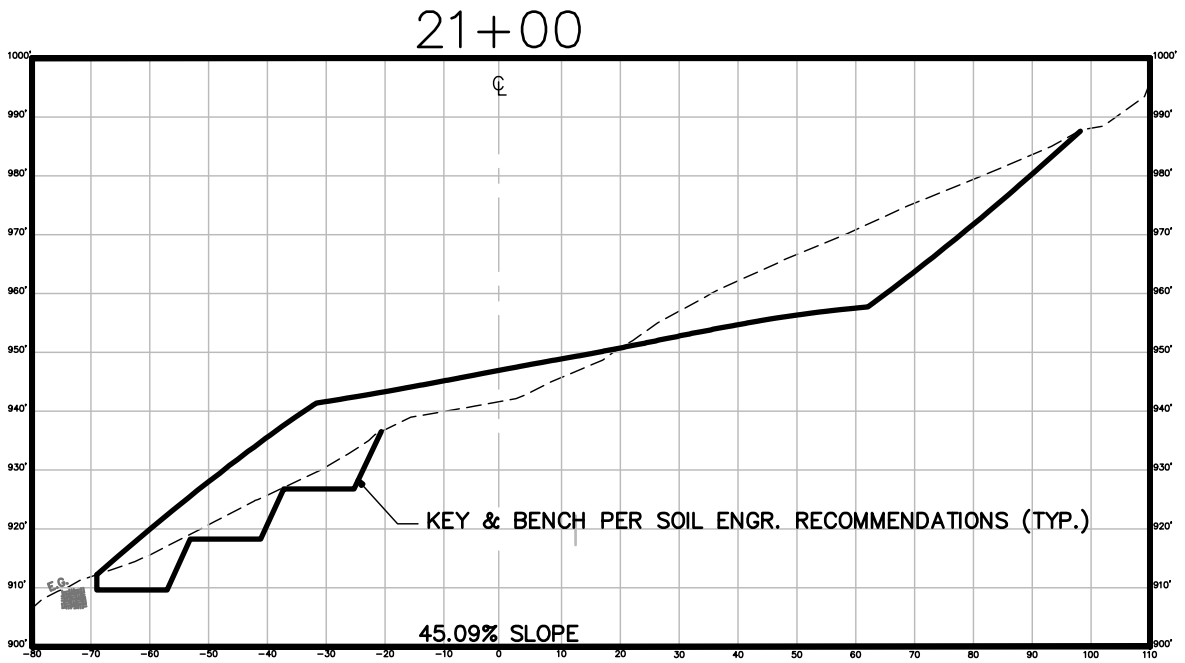


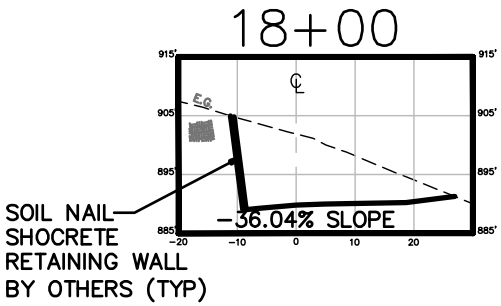


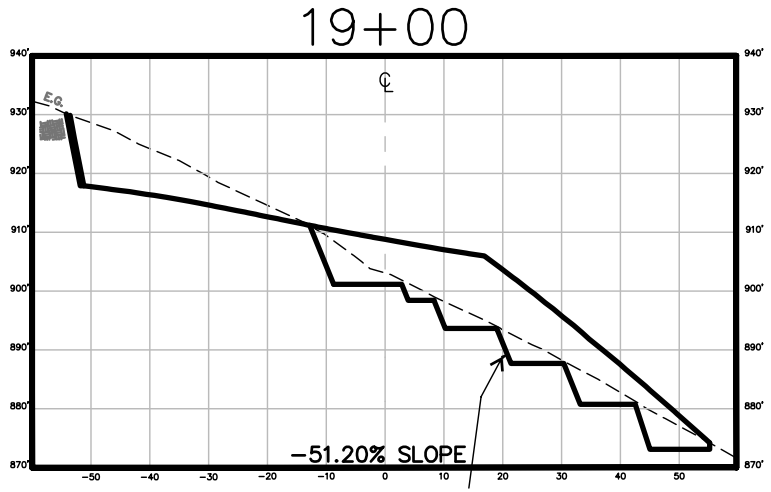
Driveway Cross Sections of Parcel 031 Area

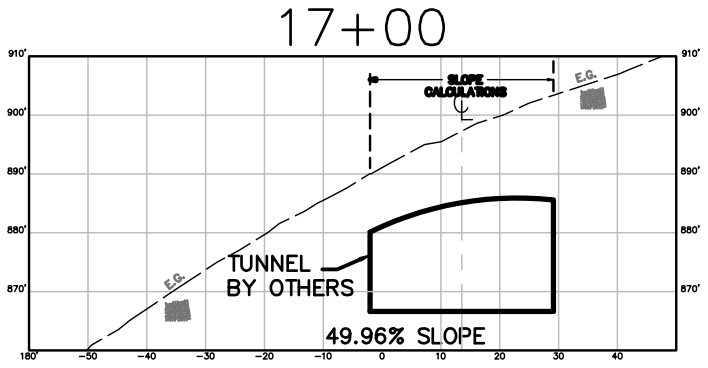
OAKVILLE LLC

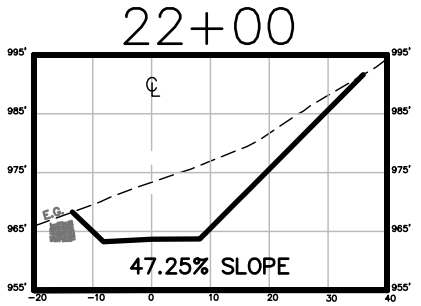






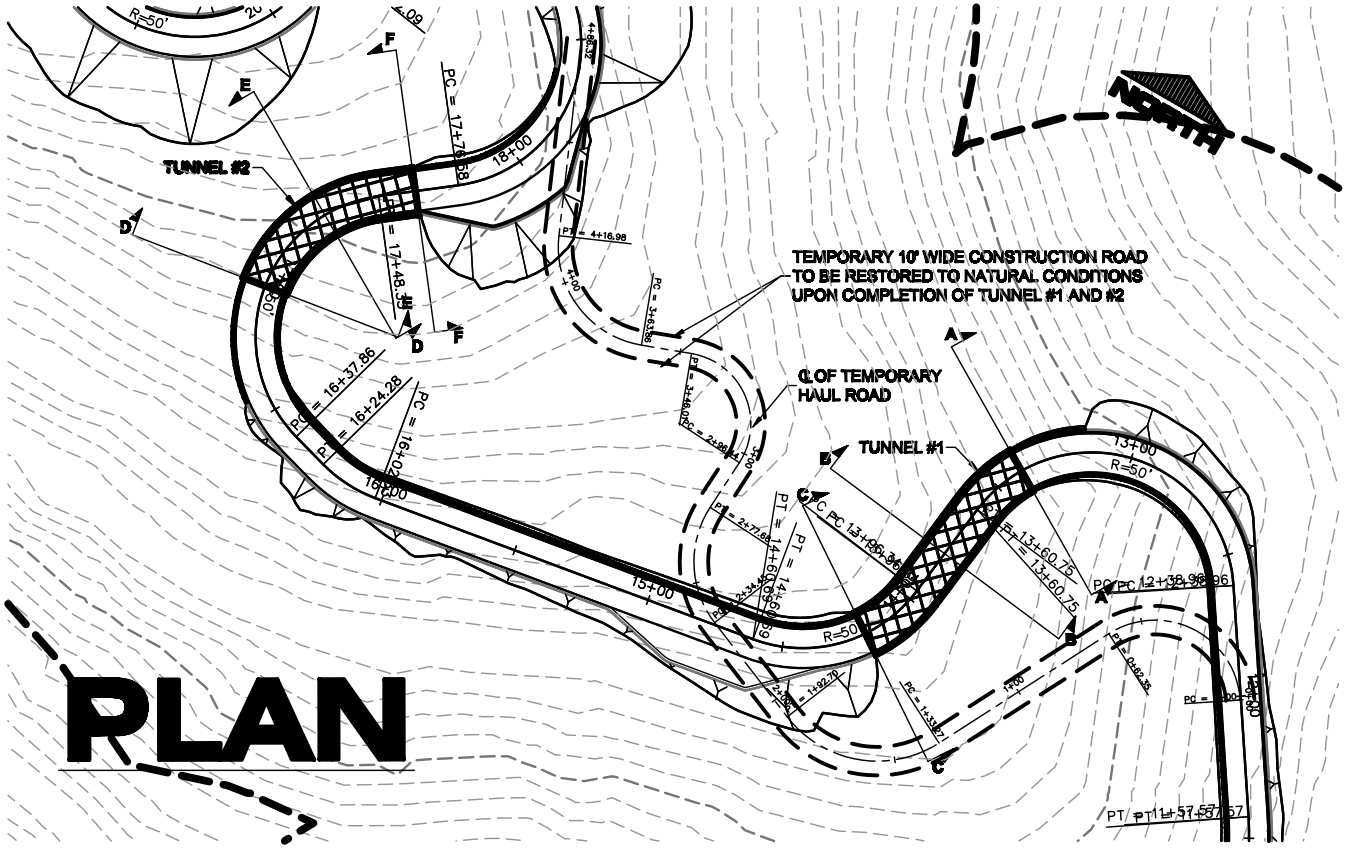






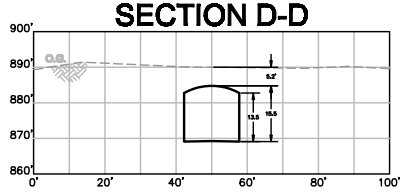
KEY & BENCH PER SOIL ENGR. RECOMMENDATIONS (TYP.)

Driveway Cross Sections of Parcel 031 Area

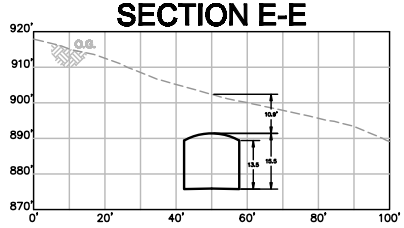


SECTIONS - TUNNEL #2

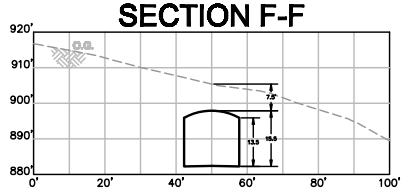
SECTION D-D



SECTION E-E



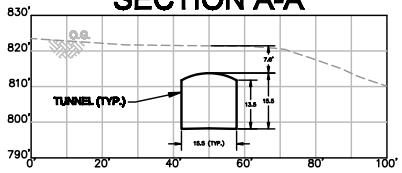
SECTION F-F



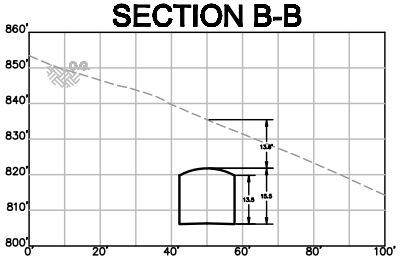
SECTIONS - TUNNEL #1

SCALE: 1"=20'

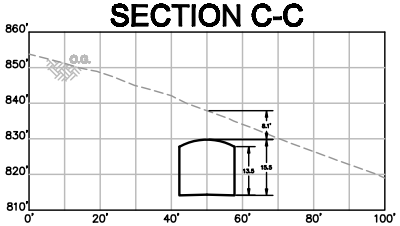
SECTION A-A



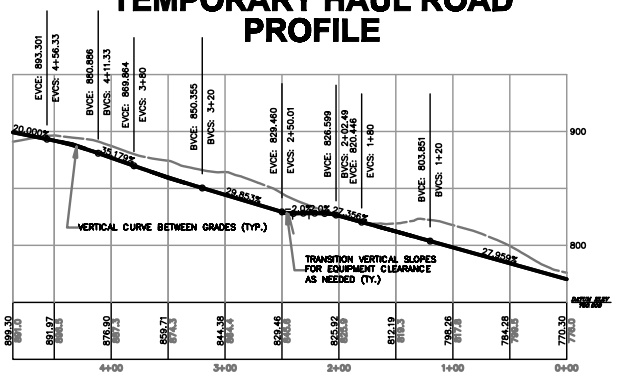
SECTION B-B



SECTION C-C

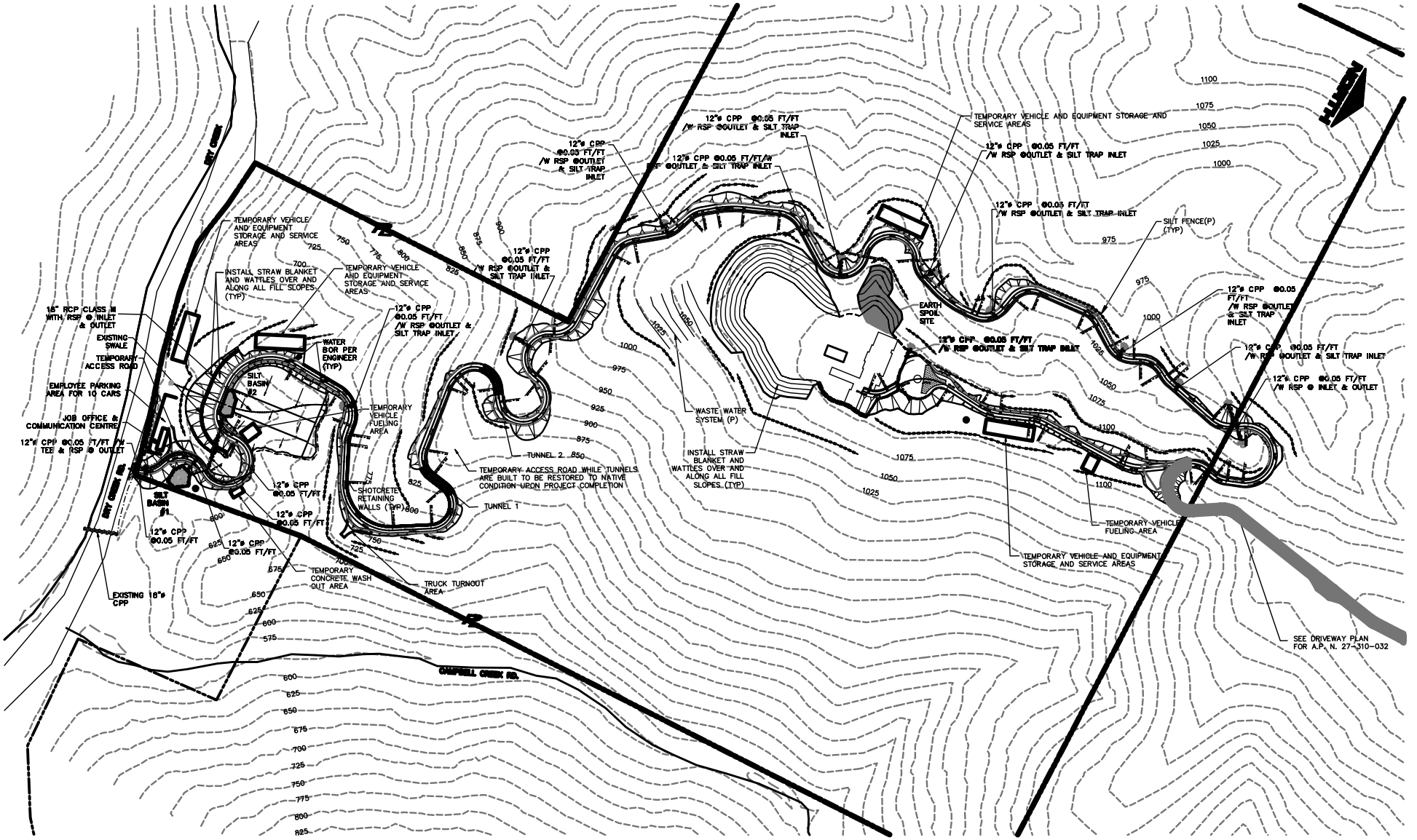


TEMPORARY HAUL ROAD PROFILE



Driveway Tunnel Plan of Parcel 031 Area

OAKVILLE LLC



WINTERIZING OF DRIVEWAY &EXPOSED EARTH AREAS

TEMPORARY INTERIM EROSION CONTROL MEASURES

1. BEGIN UPON RECEIVING PERMIT(JUNE 200±). END UPON COMPLETING CONSTRUCTION OF ALL PROJECT PHASES.
2. INSTALL SILT FENCES BELOW ALL CUT AND FILL AREAS AND ALL EXPOSED EARTH SURFACES. THIS WORK SHALL BEGIN UPON STARTING CONSTRUCTION TO CONTAIN SOIL ON THE SITE DURING CONSTRUCTION PER PLANS.
3. SPREAD STRAW MULCH OVER ALL EXPOSED EARTH SURFACES WHEN CHANCE OF RAIN IS OVER 70% AS DETERMINED BY THE NATIONAL WEATHER BUREAU, PER APPLICATION SCHEDULE ON SHEET 18.

WINTERIZATION EROSION CONTROL MEASURES

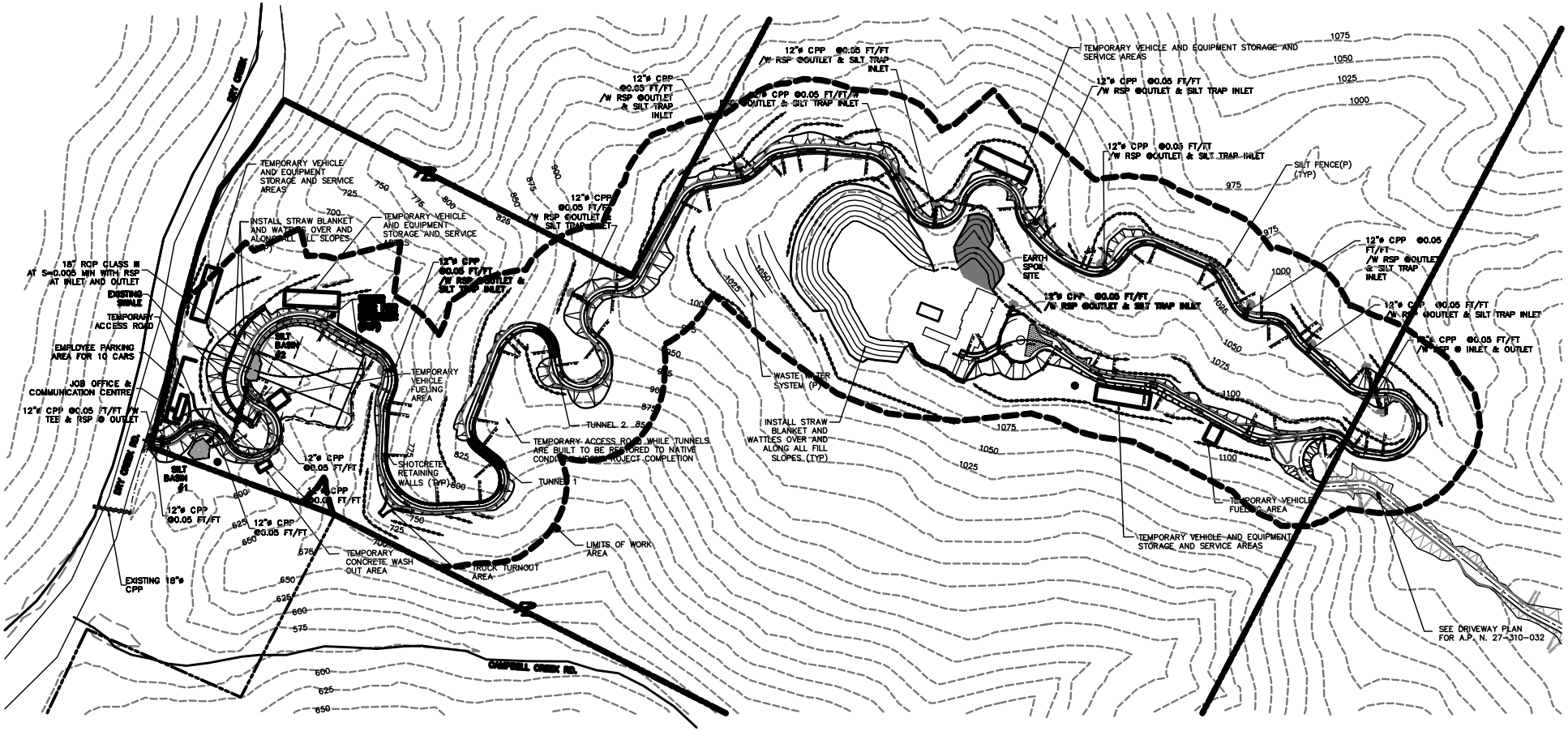
1. INSTALL SILT FENCES BELOW ALL CUT AND FILL AREAS AND ALL EXPOSED EARTH SURFACES. THIS WORK SHALL BEGIN UPON STARTING CONSTRUCTION TO CONTAIN SOIL ON THE SITE DURING CONSTRUCTION PER PLANS.
2. SPREAD STRAW MULCH OVER ALL EXPOSED EARTH SURFACES WHEN CHANCE OF RAIN IS OVER 70% AS DETERMINED BY THE NATIONAL WEATHER BUREAU, PER APPLICATION SCHEDULE ON SHEET 18.
3. INSTALL WATER BARS AND CHECK DAMS PER PLAN IN THE EVENT PERMANENT EROSION MEASURES ARE NOT COMPLETED.
4. CHIPSEAL SURFACE OVER DRIVEWAY TO REDUCE THE NEED FOR WATER BARS.

PERMANENT EROSION CONTROL MEASURES

1. BEGIN UPON RECEIVING PERMIT(JUNE 2000±). END UPON COMPLETING CONSTRUCTION OF ALL PROJECT PHASES.
2. ROCK LINED DITCHES
3. CULVERTS WITH RSP @ INLET AND OUTLET
4. RETAINING WALLS TO REDUCE EXPOSED EARTH SURFACES
5. DRIVEWAY ASPHALT PAVEMENT UPON COMPLETION OF FOUNDATION AND FRAMING OF RESIDENCE.
6. SILT BASIN.

Winterization Schedule of Parcel 031 Area

OAKVILLE LLC



NOTES

1) REFER TO STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR ADDITIONAL INFORMATION PERTAINING TO STORM WATER

2) THE LOCATIONS OF TEMPORARY FACILITIES FOR THE CONSTRUCTION OF PHASE I ARE SHOWN FOR CONCEPTUAL PURPOSES. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD. TEMPORARY FACILITIES SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION AND DISTRUBED SOILS SHALL BE REVEGETATED PER THE PROJECT RESTORATIONIST.

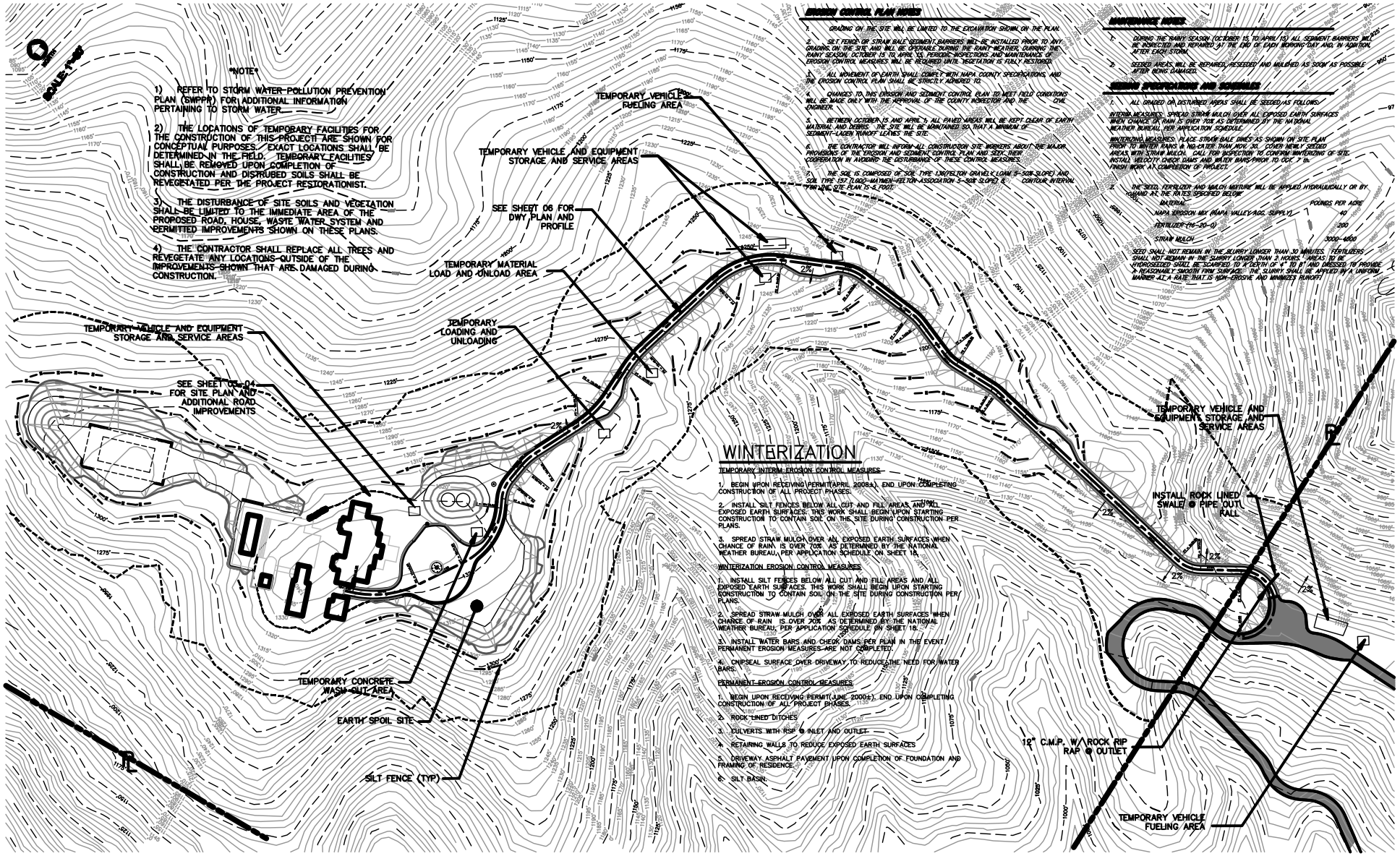
3) THE DISTURBANCE OF SITE SOILS AND VEGETATION SHALL BE LIMITED TO THE IMMEDIATE AREA OF THE PROPOSED ROAD, HOUSE, WASTE WATER SYSTEM AND PERMITTED IMPROVEMENTS SHOWN ON THESE PLANS. 4) THE CONTRACTOR SHALL REPLACE ALL TREES AND REVEGETATE ANY LOCATIONS OUTSIDE OF THE IMPROVEMENTS SHOWN THAT ARE DAMAGED DURING CONSTRUCTION.

4) A COPY OF THE SWPPP DOCUMENT / REPORT SHALL BE KEPT IN THE JOB OFFICE AND COMMUNICATION CENTER ON SITE AT ALL TIMES. THE EROSION CONTROL COMPLIANCE PERSON'S NAME AND PHONE NUMBEE SHALL BE PROVIDED TO THE NAPA COUNTY DEPARTMENT OF PUBLIC WORKS FOR COMPLIANCE WITH THE SWPPP REQUIREMENTS.

N

Storm Water Management of Parcel 031 Area

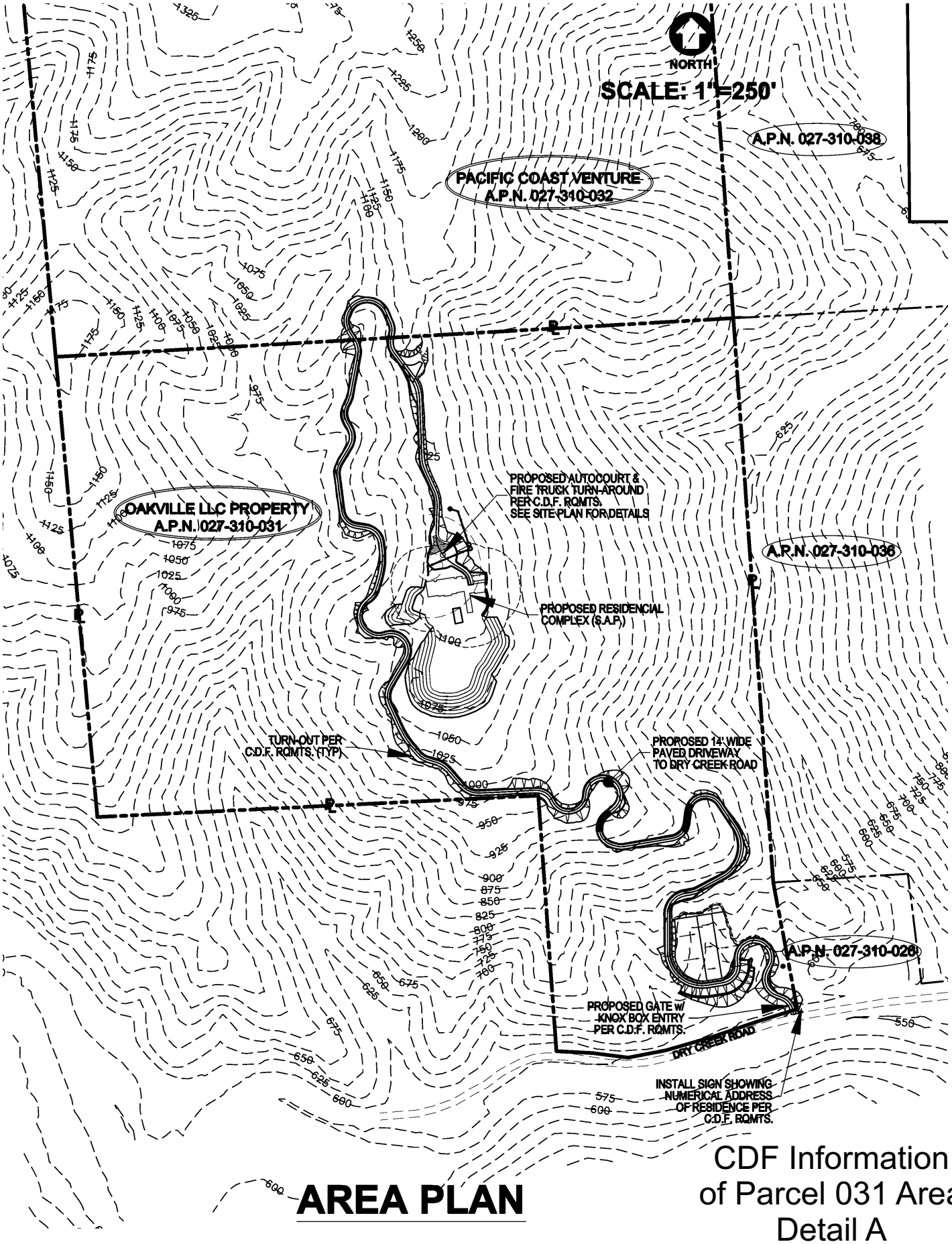
OAKVILLE LLC



Storm Water Management of Parcel 032 Area

04-24-2008	7B	UP	Napa County Conservation Development and Planning Department — Oakville-LLC_up1.cdr

OAKVILLE LLC

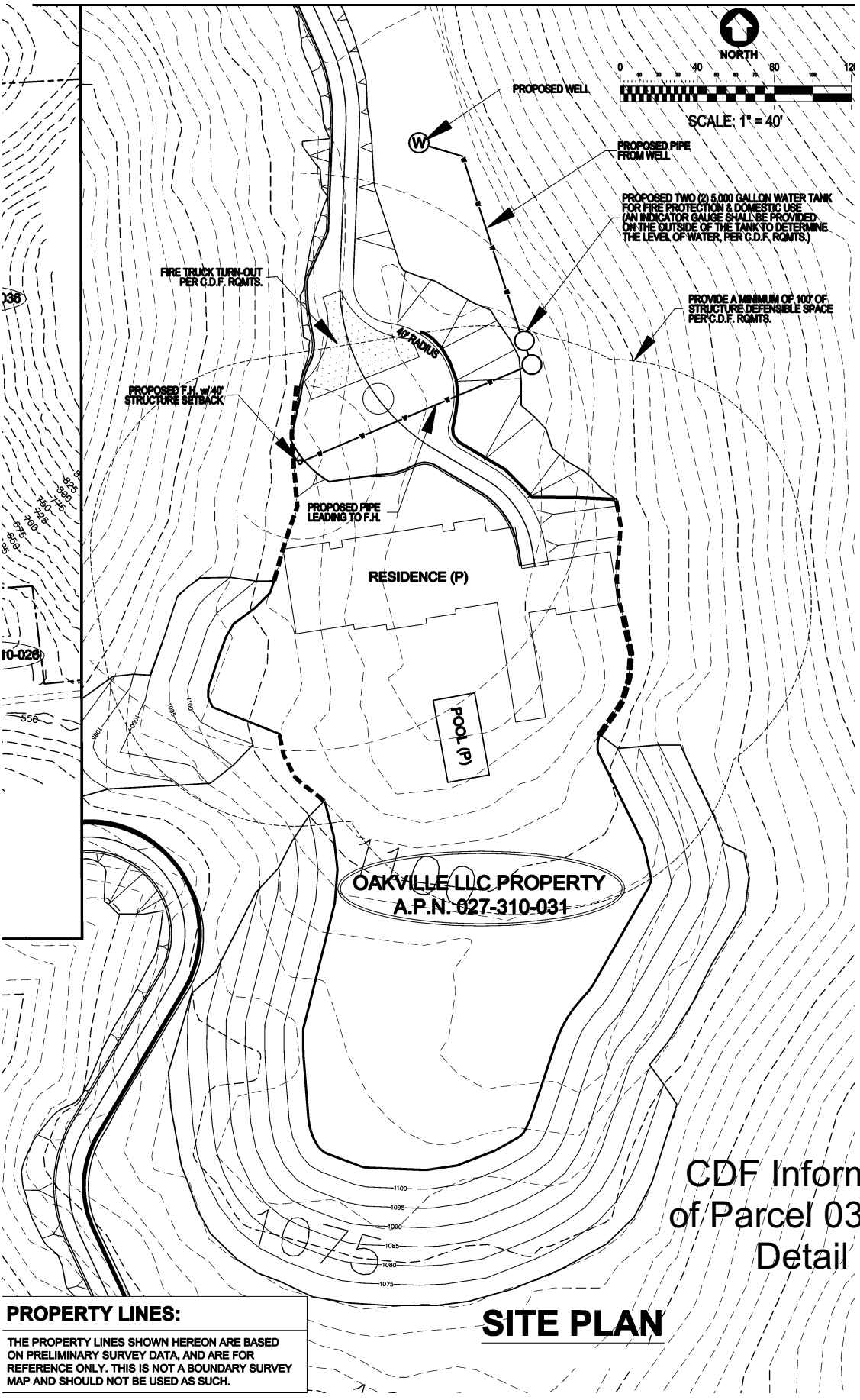


AREA PLAN

CDF Information of Parcel 031 Area Detail A

04-24-2008	7B	UP		Napa County Conservation Development and Planning Department	Oakville-LLC_up1.cdr

OAKVILLE LLC



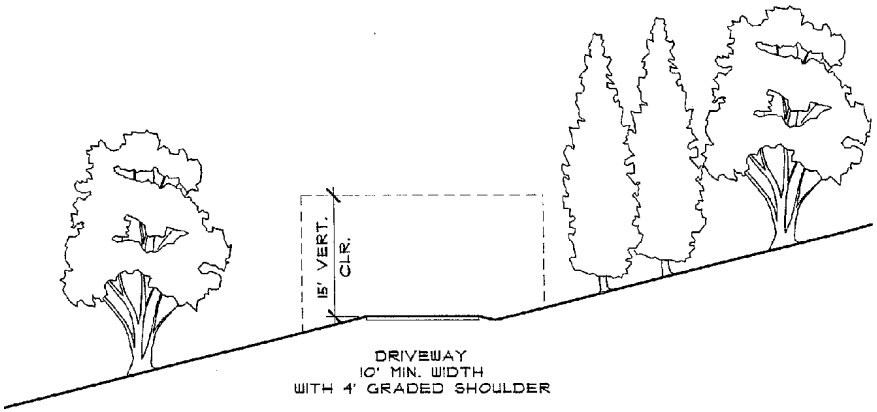
CDF Information of Parcel 031 Area Detail B

PROPERTY LINES:

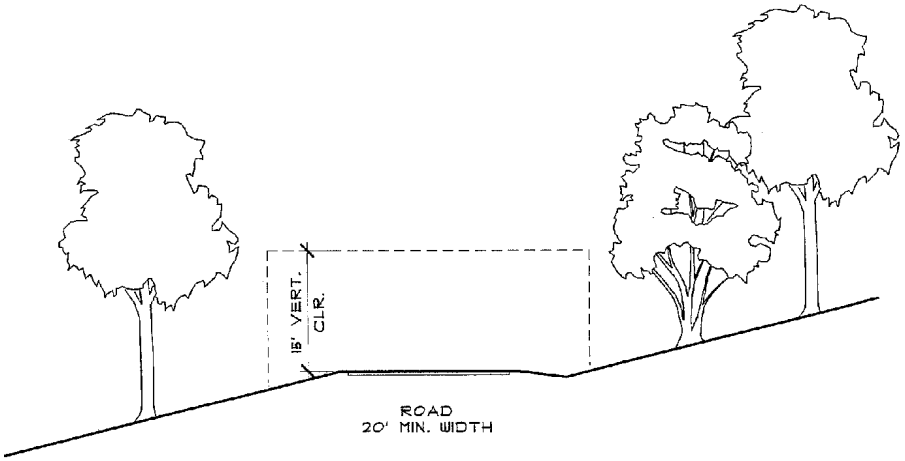
THE PROPERTY LINES SHOWN HEREON ARE BASED ON PRELIMINARY SURVEY DATA, AND ARE FOR REFERENCE ONLY. THIS IS NOT A BOUNDARY SURVEY MAP AND SHOULD NOT BE USED AS SUCH.

SITE PLAN

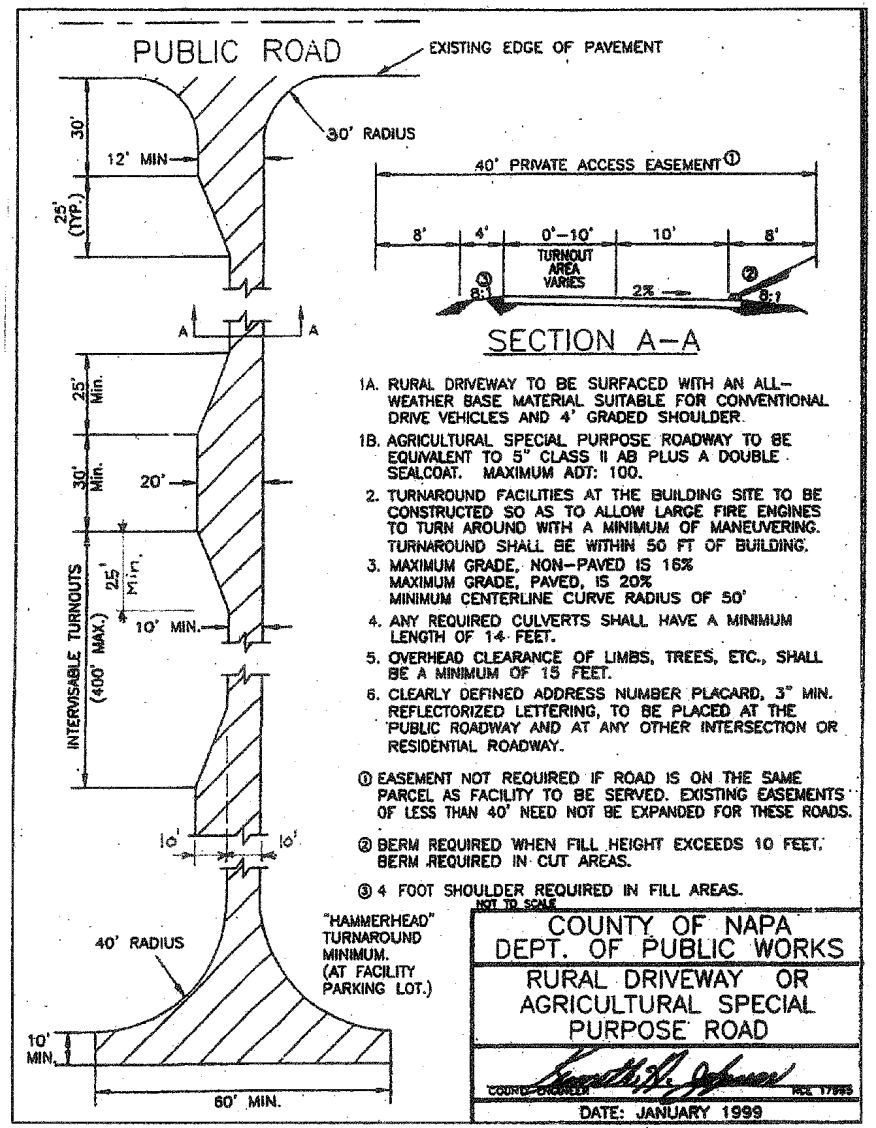
OAKVILLE LLC



DRIVEWAY
10' MIN. WIDTH
WITH 4' GRADED SHOULDER

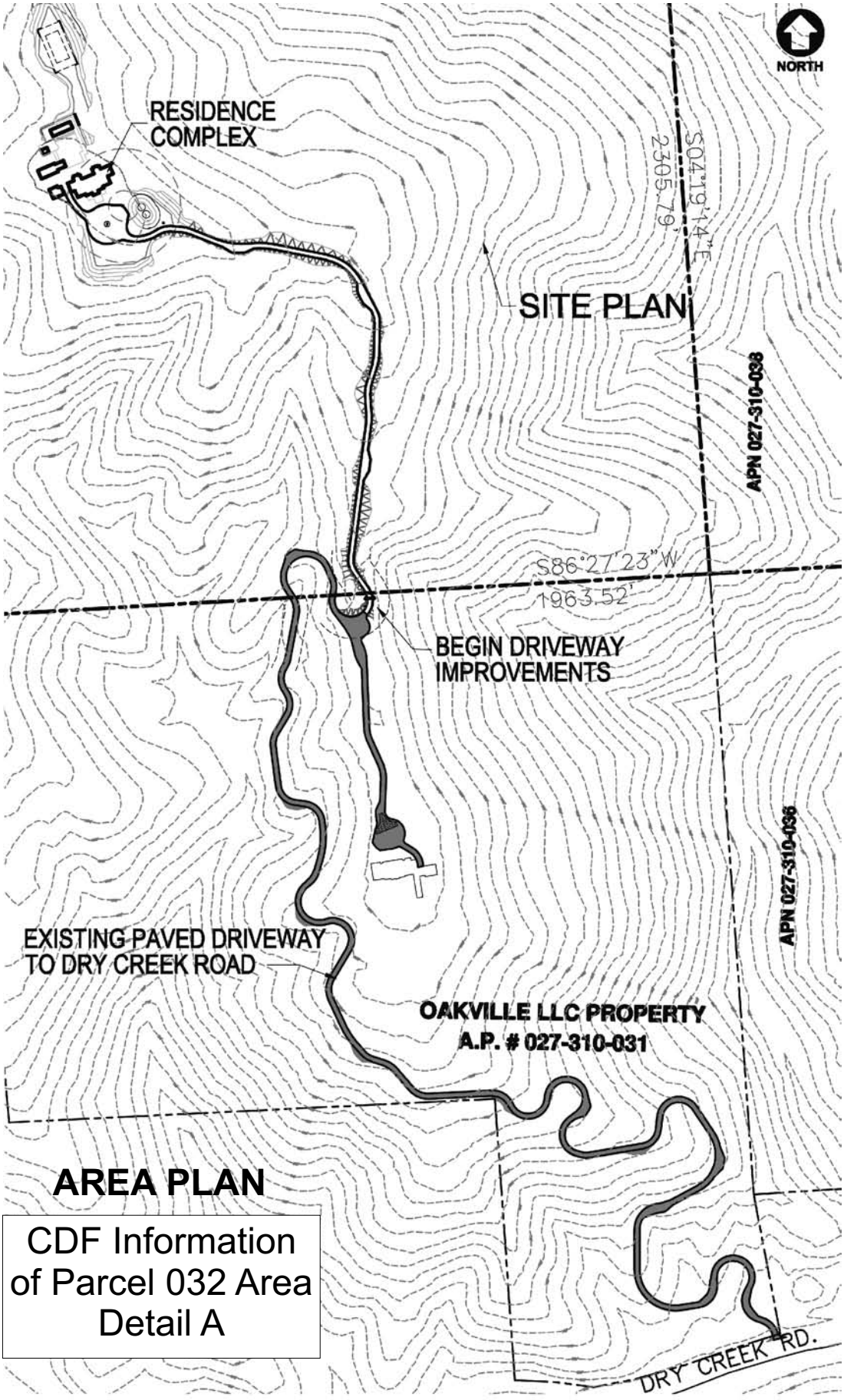


ROAD
20' MIN. WIDTH



CDF Information
of Parcel 031 & 032 Areas (TYP)
Detail C

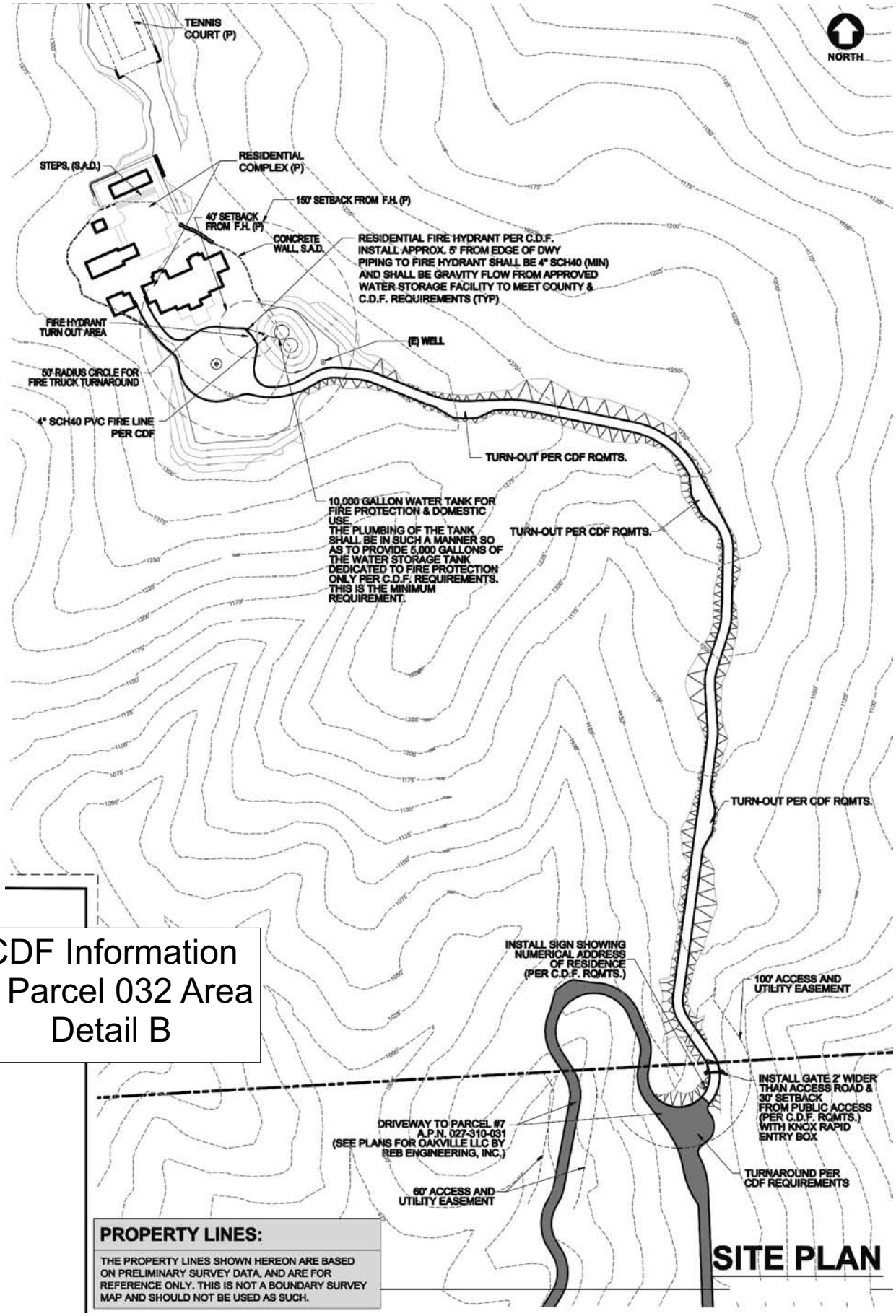
OAKVILLE LLC



AREA PLAN

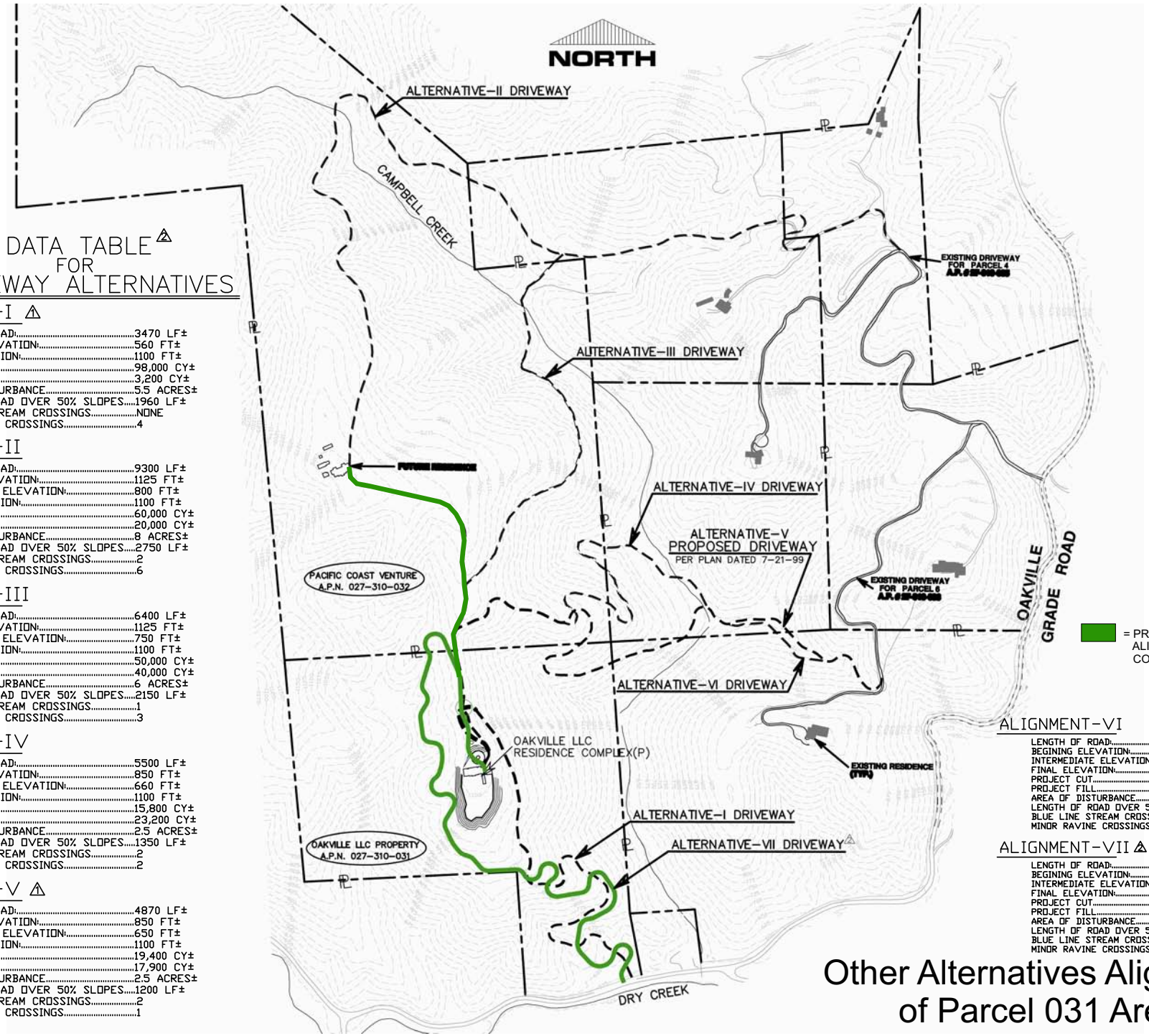
CDF Information of Parcel 032 Area Detail A

OAKVILLE LLC



CDF Information of Parcel 032 Area Detail B

OAKVILLE LLC



DATA TABLE ⚠ FOR DRIVEWAY ALTERNATIVES

ALIGNMENT–I ⚠

LENGTH OF ROAD:	3470 LF±
BEGINING ELEVATION:	560 FT±
FINAL ELEVATION:	1100 FT±
PROJECT CUT	98,000 CY±
PROJECT FILL	3,200 CY±
AREA OF DISTURBANCE	5.5 ACRES±
LENGTH OF ROAD OVER 50% SLOPES	1960 LF±
BLUE LINE STREAM CROSSINGS	NONE
MINOR RAVINE CROSSINGS	4

ALIGNMENT–II

LENGTH OF ROAD:	9300 LF±
BEGINING ELEVATION:	1125 FT±
INTERMEDIATE ELEVATION:	800 FT±
FINAL ELEVATION:	1100 FT±
PROJECT CUT	60,000 CY±
PROJECT FILL	20,000 CY±
AREA OF DISTURBANCE	8 ACRES±
LENGTH OF ROAD OVER 50% SLOPES	2750 LF±
BLUE LINE STREAM CROSSINGS	2
MINOR RAVINE CROSSINGS	6

ALIGNMENT–III

LENGTH OF ROAD:	6400 LF±
BEGINING ELEVATION:	1125 FT±
INTERMEDIATE ELEVATION:	750 FT±
FINAL ELEVATION:	1100 FT±
PROJECT CUT	50,000 CY±
PROJECT FILL	40,000 CY±
AREA OF DISTURBANCE	6 ACRES±
LENGTH OF ROAD OVER 50% SLOPES	2150 LF±
BLUE LINE STREAM CROSSINGS	1
MINOR RAVINE CROSSINGS	3

ALIGNMENT–IV

LENGTH OF ROAD:	5500 LF±
BEGINING ELEVATION:	850 FT±
INTERMEDIATE ELEVATION:	660 FT±
FINAL ELEVATION:	1100 FT±
PROJECT CUT	15,800 CY±
PROJECT FILL	23,200 CY±
AREA OF DISTURBANCE	2.5 ACRES±
LENGTH OF ROAD OVER 50% SLOPES	1350 LF±
BLUE LINE STREAM CROSSINGS	2
MINOR RAVINE CROSSINGS	2

ALIGNMENT–V ⚠

LENGTH OF ROAD:	4870 LF±
BEGINING ELEVATION:	850 FT±
INTERMEDIATE ELEVATION:	650 FT±
FINAL ELEVATION:	1100 FT±
PROJECT CUT	19,400 CY±
PROJECT FILL	17,900 CY±
AREA OF DISTURBANCE	2.5 ACRES±
LENGTH OF ROAD OVER 50% SLOPES	1200 LF±
BLUE LINE STREAM CROSSINGS	2
MINOR RAVINE CROSSINGS	1

ALIGNMENT–VI

LENGTH OF ROAD:	4900 LF±
BEGINING ELEVATION:	850 FT±
INTERMEDIATE ELEVATION:	650 FT±
FINAL ELEVATION:	1100 FT±
PROJECT CUT	23,900 CY±
PROJECT FILL	13,200 CY±
AREA OF DISTURBANCE	2.3 ACRES±
LENGTH OF ROAD OVER 50% SLOPES	1600 LF±
BLUE LINE STREAM CROSSINGS	2
MINOR RAVINE CROSSINGS	1

ALIGNMENT–VII ⚠

LENGTH OF ROAD:	5070 LF±
BEGINING ELEVATION:	560 FT±
INTERMEDIATE ELEVATION:	1005 FT±
FINAL ELEVATION:	1100 FT±
PROJECT CUT	34,200 CY±
PROJECT FILL	19,300 CY±
AREA OF DISTURBANCE	4.2 ACRES±
LENGTH OF ROAD OVER 50% SLOPES	2780 LF±
BLUE LINE STREAM CROSSINGS	NONE
MINOR RAVINE CROSSINGS	2

Other Alternatives Alignment of Parcel 031 Area

04-24-2008 7B UP

Napa County Conservation
Development and Planning Department

Oakville-LLC_up1.cdr