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Updated Graphics

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ABBREVIATIONS:

AC	ASPHALT CONCRETE
AD	AREA DRAIN
ADU	ACCESSORY DWELLING UNIT
APN	ASSESSOR'S PARCEL NUMBER
BLDG	BLDG
CL	CENTERLINE
CONF	CONFORM
CONC	CONCRETE
DI	DRAIN INLET
(E)	EXISTING
EG	EXISTING GROUND
FG	FINISH GRADE
FH	FIRE HYDRANT
FS	FINISH SURFACE
FL	FLOWLINE
GAL	GALLON
GB	GRADE BREAK
HP	HIGH POINT
NCRSS	NAPA COUNTY ROAD & STREET STANDARDS
PD	PLANTER DRAIN
PIP	PROTECT IN PLACE
SB	SETBACK
SF	SQUARE FEET
STA	STATION
SD	STORM DRAIN
SS	SANITARY SEWER
STD	STANDARD
TC	TOP OF CONCRETE
TCC	TOP OF CONCRETE CURB
TD	TRENCH DRAIN
TI	TRAFFIC INDEX
TP	TOP OF PAVEMENT
TOW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS OTHERWISE NOTED
USP	UNDER SEPARATE PERMIT

NOTES:

REFER TO CONCEPTUAL GRADING PLANS FOR SITE DEVELOPMENT.

EARTHWORK

VALUES ARE FOR PERMITTING ONLY AND ARE NOT TO BE USED FOR BIDDING. CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK CALCULATIONS.

LIMITS OF GRADING:	1.6 ACRES
CUT VOLUME:	8,241 CU. YDS.
FILL VOLUME:	2,327 CU. YDS.
NET VOLUME:	5,914 CU. YDS. (CUT)

SITE PLAN, SEE BELOW RIGHT

APN 027-310-032

APPROXIMATE LOCATION
OF PROPOSED PRIMARY
AND RESERVE DRIPFIELD
DISPOSAL AREAS

APPROXIMATE
PROPERTY
LINE, TYP

(E) ACCESS ROAD

FILL PLACEMENT AREA,
SEE SHEET C4.4

APN 027-310-043

SEE SHEET C4.0

SOLAR ARRAY

EMERGENCY VEHICLE
TURNAROUND PER
NCRSS

(E) WATER TANKS
(E) PROPANE TANK
(E) WATER TANK

GENERATOR,
USP

(E) GENERATOR
(E) PUMP HOUSE

FIRE TRUCK STAGING
AREA PER NCRSS

(E) GUEST
HOUSE

(E) FH

LIMITS OF GROUND
SURVEY, TYP

(E) WELL

FIRE TRUCK STAGING
AREA PER NCRSS
FH
PARKING SPACE,
TYP OF 2

BIORETENTION
FACILITY

LIMITS OF GROUND
SURVEY, TYP

APN 027-310-032

SEE SHEET C4.1

(E) SEPTIC TANKS
3,000 GAL
SEPTIC TANK

SEE SHEET C4.2

(E) 100% RESERVE
AREA (6,048 SF) TO
BE ALLOCATED TO
PROPOSED RESERVE
AREA

(E) LEACHFIELD
TO BE ABANDONED

(E) DISTRIBUTION BOX
(E) 4" SS

ADVANTEX
PRETREATMENT
SYSTEM

(E) FRENCH DRAIN
PRIMARY DRIPFIELD
DISPOSAL AREA

200% RESERVE
AREA (4,667 SF)

SEE SHEET C4.3

WINE & ART
STORAGE
BELOW

(E) FIRE HYDRANT

PATH

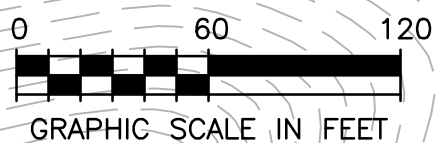
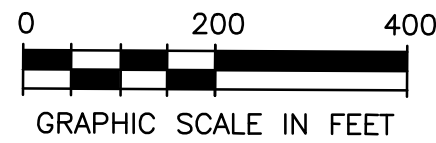
SPA

(E) POOL
& SPA

(E) MAIN
HOUSE

(E) ELECTRICAL
TRANSFORMER

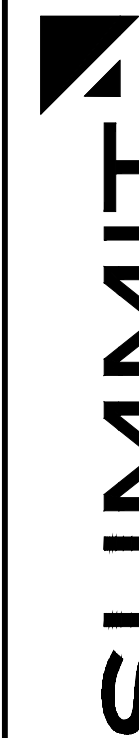
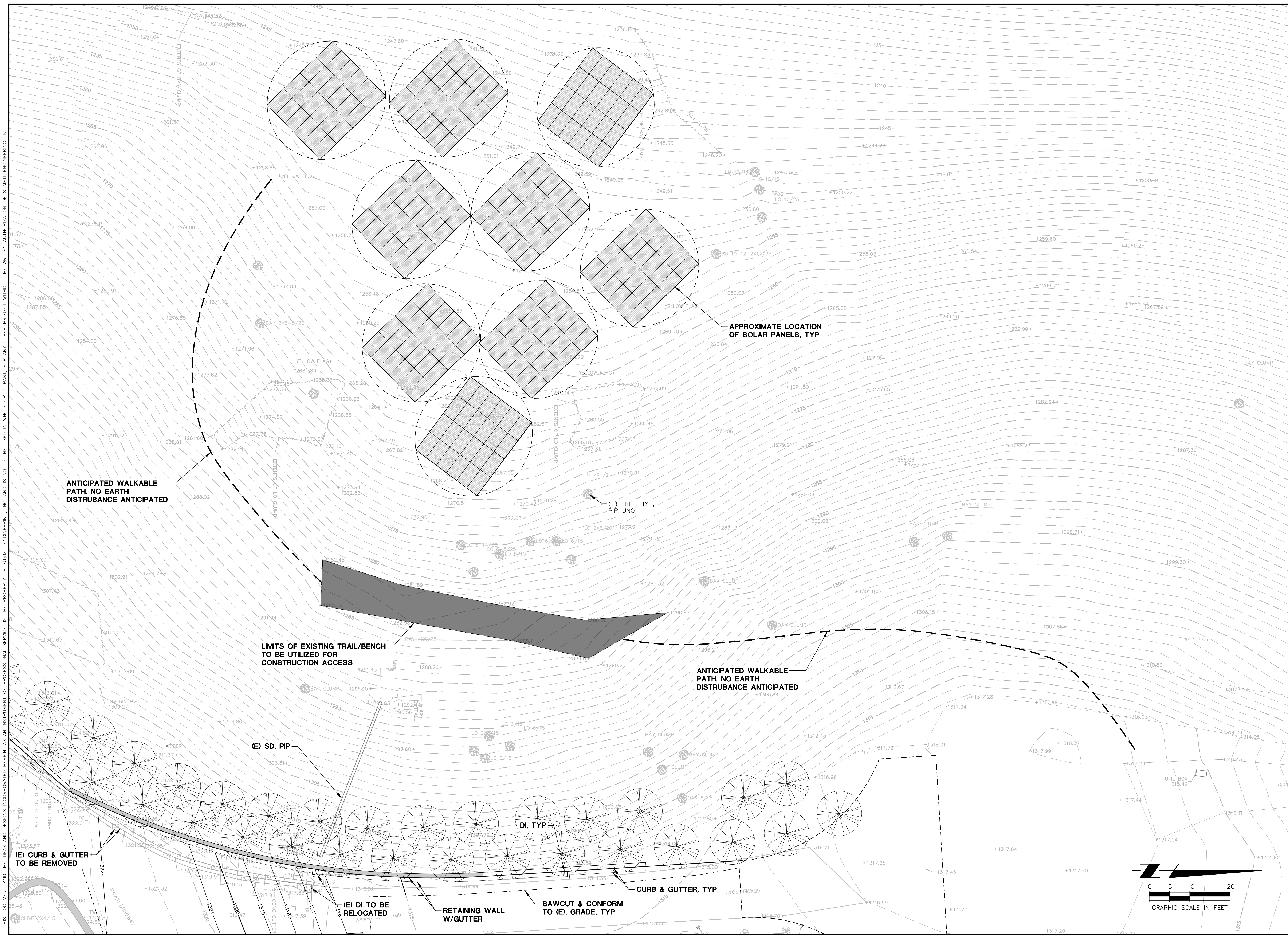
(E) ACCESS ROAD



#	DATE	DESCRIPTION
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2	2/28/2025	PLAN CHECK RESPONSE
3	5/07/2025	PLAN CHECK RESPONSE
4	12/04/2025	PLAN CHECK RESPONSE
5	12/23/2025	PLAN CHECK RESPONSE
6	4/20/2026	TREE ADDITION

JOB NO:	2021275
SCALE:	AS SHOWN
DRAWN:	TF
CHECKED:	MS
SHEET	

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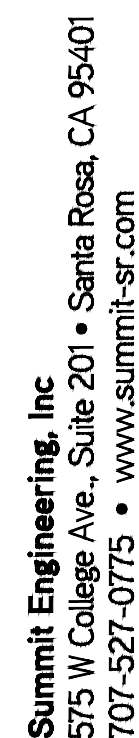
PONDEROSA ONE LLC
80 CLEAR CREEK ROAD
NAPA, CA 94558
APN 027-310-032 & 043

VIEWSHED PERMIT

#	DATE	DESCRIPTION
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3	2/28/2025	PLAN CHECK RESPONSE
4	5/07/2025	PLAN CHECK RESPONSE
	12/04/2025	PLAN CHECK RESPONSE
	12/23/2025	PLAN CHECK RESPONSE
	4/20/2026	TREE ADDITION

JOB NO: 20212
SCALE: AS SHOWN
DRAWN:
CHECKED:
SHEET 01

C4.0
SHEET 2 OF

[illegible]

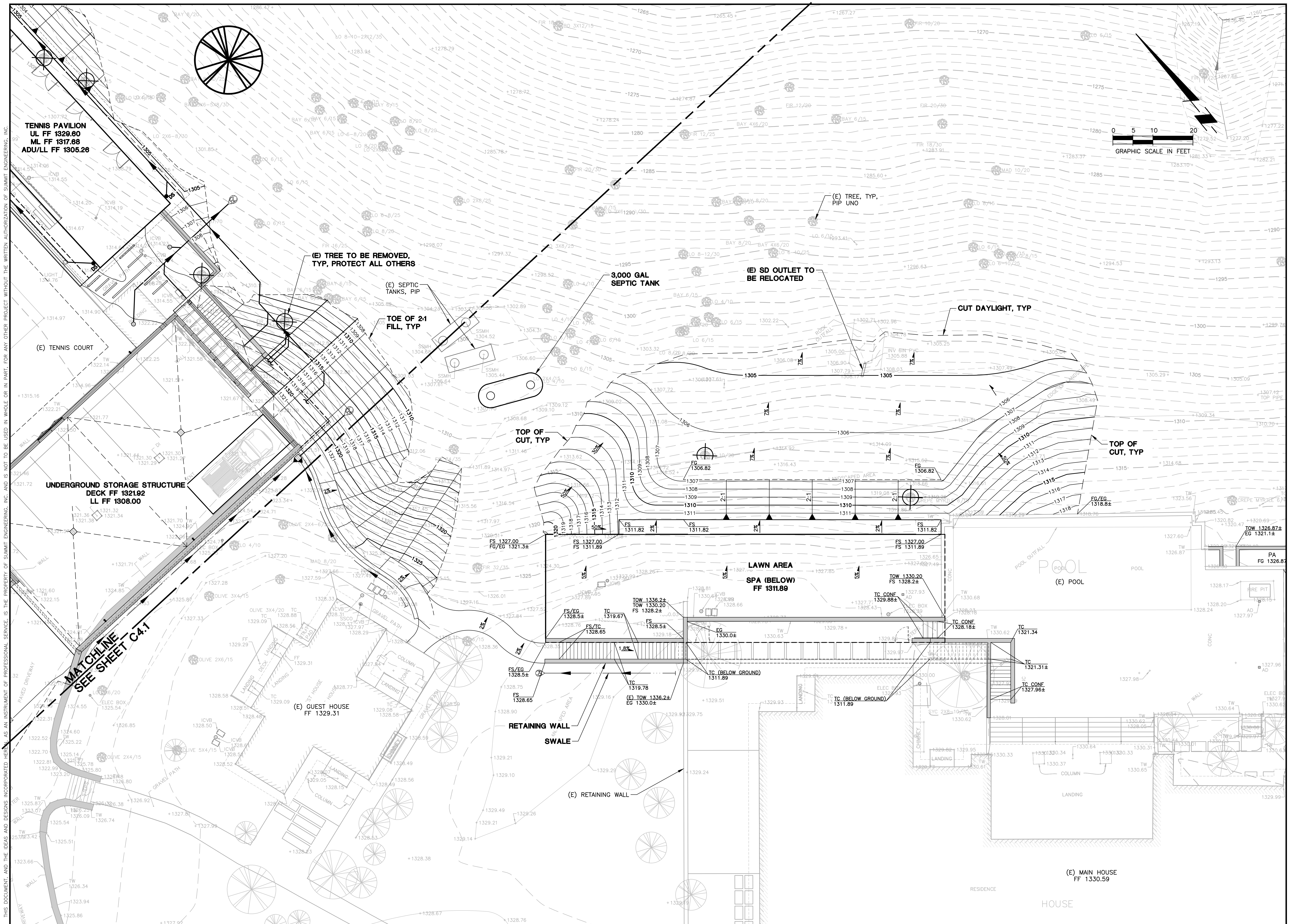
APN 027-310-032 & 043

& TENNIS PAVILION

#	DATE	DESCRIPTION
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3	2/28/2025	PLAN CHECK RESPONSE
4	5/07/2025	PLAN CHECK RESPONSE
	12/04/2025	PLAN CHECK RESPONSE
	12/23/2025	PLAN CHECK RESPONSE
6	4/20/2026	TREE ADDITION

JOB NO:	2021275
SCALE:	AS SHOWN
DRAWN:	TF
CHECKED:	MS
SHEET	011

C4.1
SHEET 3 OF 10



DATE	DESCRIPTION
3/29/2024	PLAN CHECK RESPONSE
2/28/2025	PLAN CHECK RESPONSE
5/07/2025	PLAN CHECK RESPONSE
12/04/2025	PLAN CHECK RESPONSE
12/23/2025	PLAN CHECK RESPONSE
4/20/2026	TREE ADDITION

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CONCEPTUAL GRADING PLAN -
FILL PLACEMENT

#	DATE	DESCRIPTION
2	3/29/2024	PLAN CHECK RESPONSE
3	2/28/2025	PLAN CHECK RESPONSE
4	5/07/2025	PLAN CHECK RESPONSE
	12/04/2025	PLAN CHECK RESPONSE
	12/23/2025	PLAN CHECK RESPONSE
	4/20/2026	TREE ADDITION

JOB NO: 20212
SCALE: AS SHOWN
DRAWN: T
CHECKED: M
SHEET 01

C4.4
SHEET 6 OF 1

AVERAGE SLOPE ACROSS PROPOSED SOLAR ARRAY = 27.3%

AVERAGE SLOPE ACROSS PROPOSED BIoretention FACILITY = 29.8%

AVERAGE SLOPE ACROSS PROPOSED TENNIS PAVILION = 27.9%

AVERAGE SLOPE ACROSS PROPOSED UNDERGROUND STORAGE = 13.4%

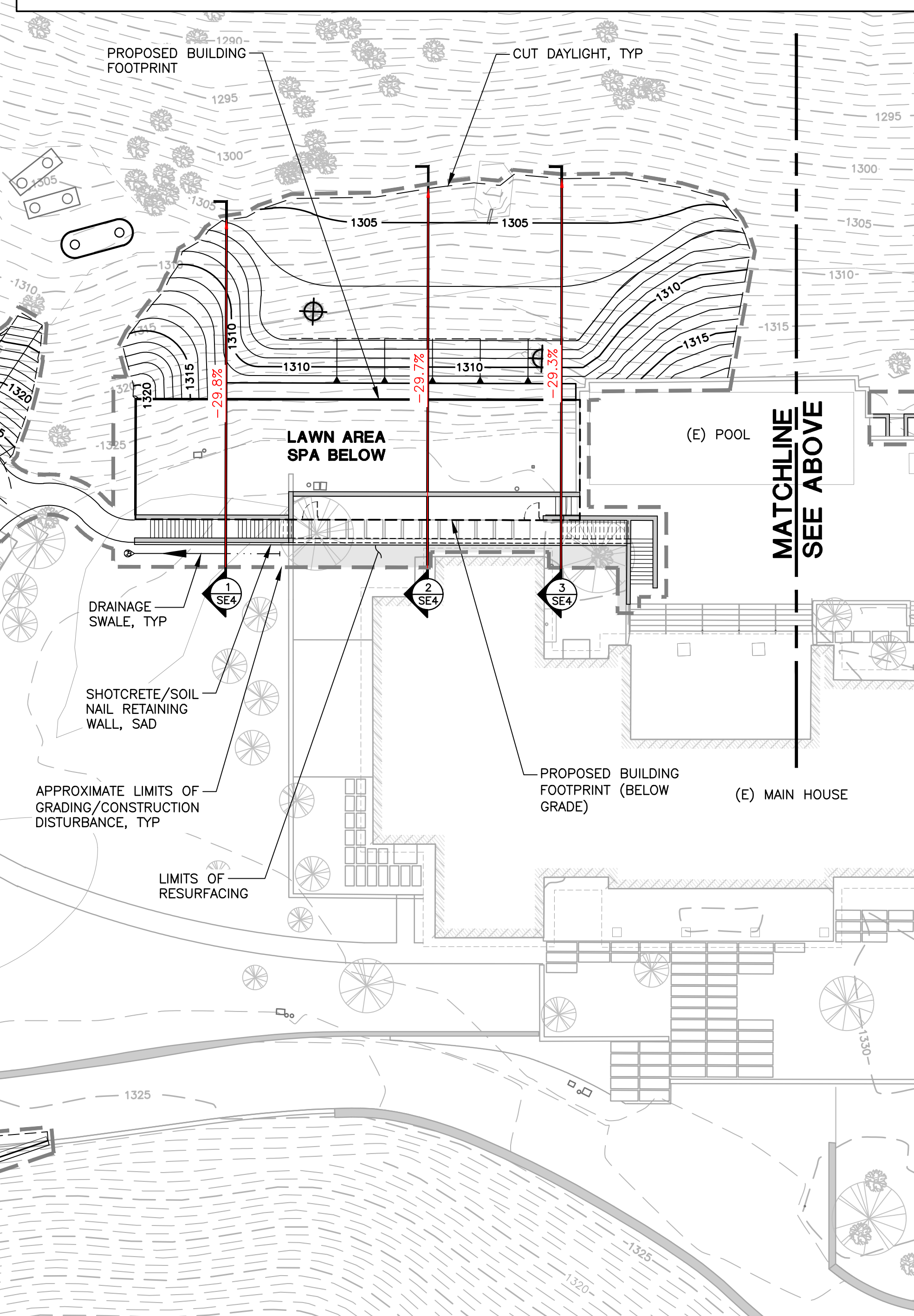
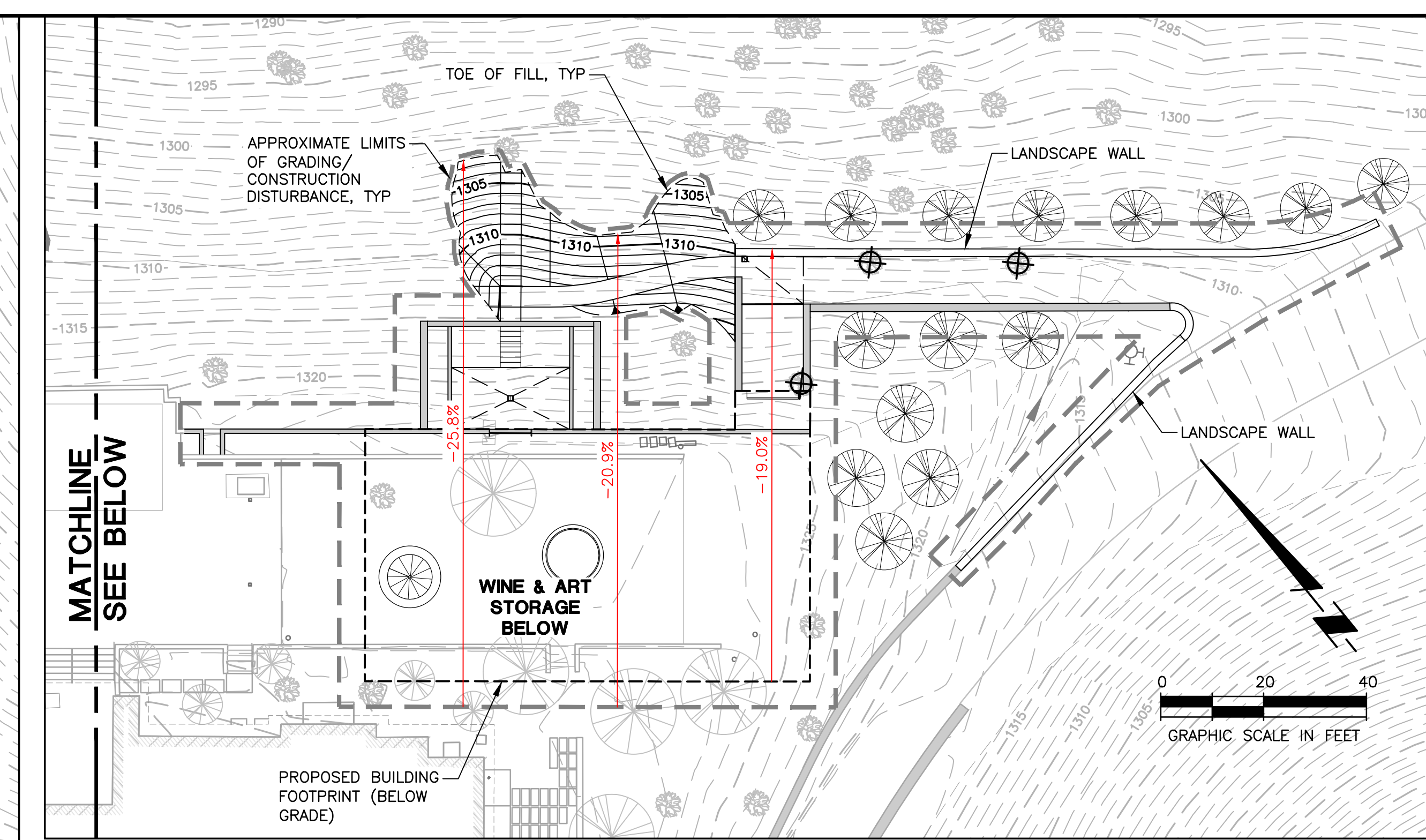
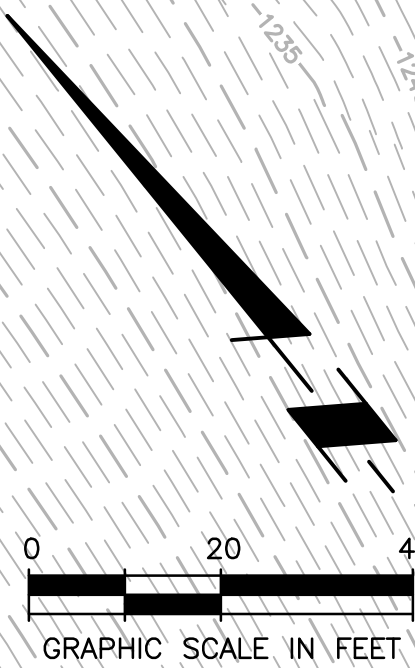
AVERAGE SLOPE ACROSS PROPOSED SPA = 29.7%

AVERAGE SLOPE ACROSS PROPOSED WINE STORAGE = 21.9%

1. SEE SHEETS SE3 & SE4 FOR BIORETENTION FACILITY AND SPA SECTION SLOPE ANALYSIS.

PV PANELS

The diagram shows a field of PV panels, represented by 4x4 grids, arranged in a circular pattern. A wind direction indicator shows a wind speed of 1250 and a direction of 125°. Red lines indicate the angle of incidence for the panels, with values of -28.5°, -27.5°, and -26.0°.



VIEWSHED PERMIT
SLOPE EXHIBIT
SITE

#	DATE	DESCRIPTION
2	3/29/2024	PLAN CHECK RESPONSE
3	2/28/2025	PLAN CHECK RESPONSE
4	5/07/2025	PLAN CHECK RESPONSE
	12/04/2025	PLAN CHECK RESPONSE
	12/23/2025	PLAN CHECK RESPONSE
6	4/20/2026	TREE ADDITION

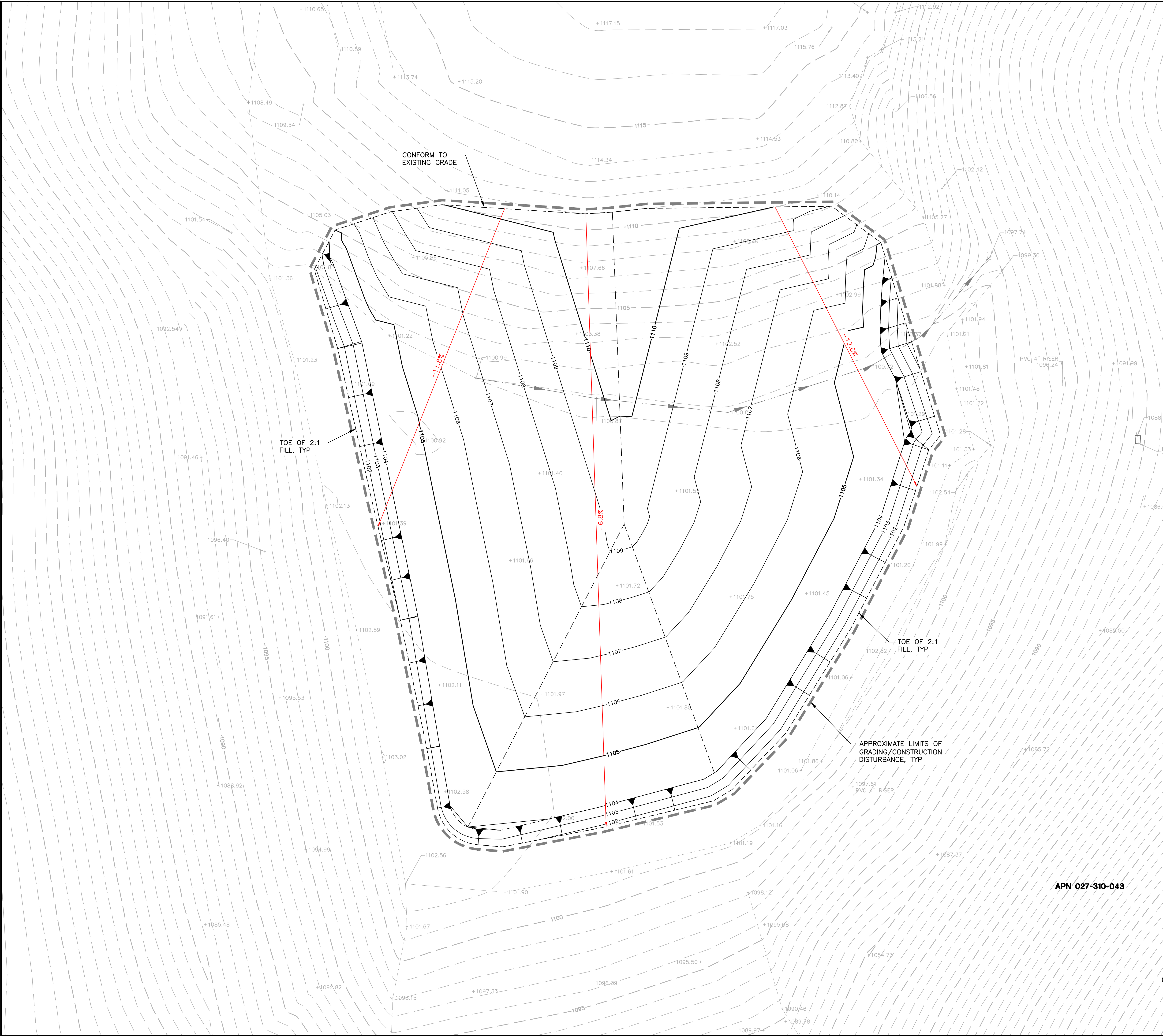
JOB NO:	2021275
SCALE:	AS SHOWN
DRAWN:	TF
CHECKED:	MS
SHEET	SE1

SHEET
SE1
SHEET 7 OF 10



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ANALYSIS OF (E) SLOPES:
AVERAGE SLOPE ACROSS PROPOSED FILL PLACEMENT AREA = 10.4%

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SLOPE EXHIBIT
FILL PLACEMENT AREA

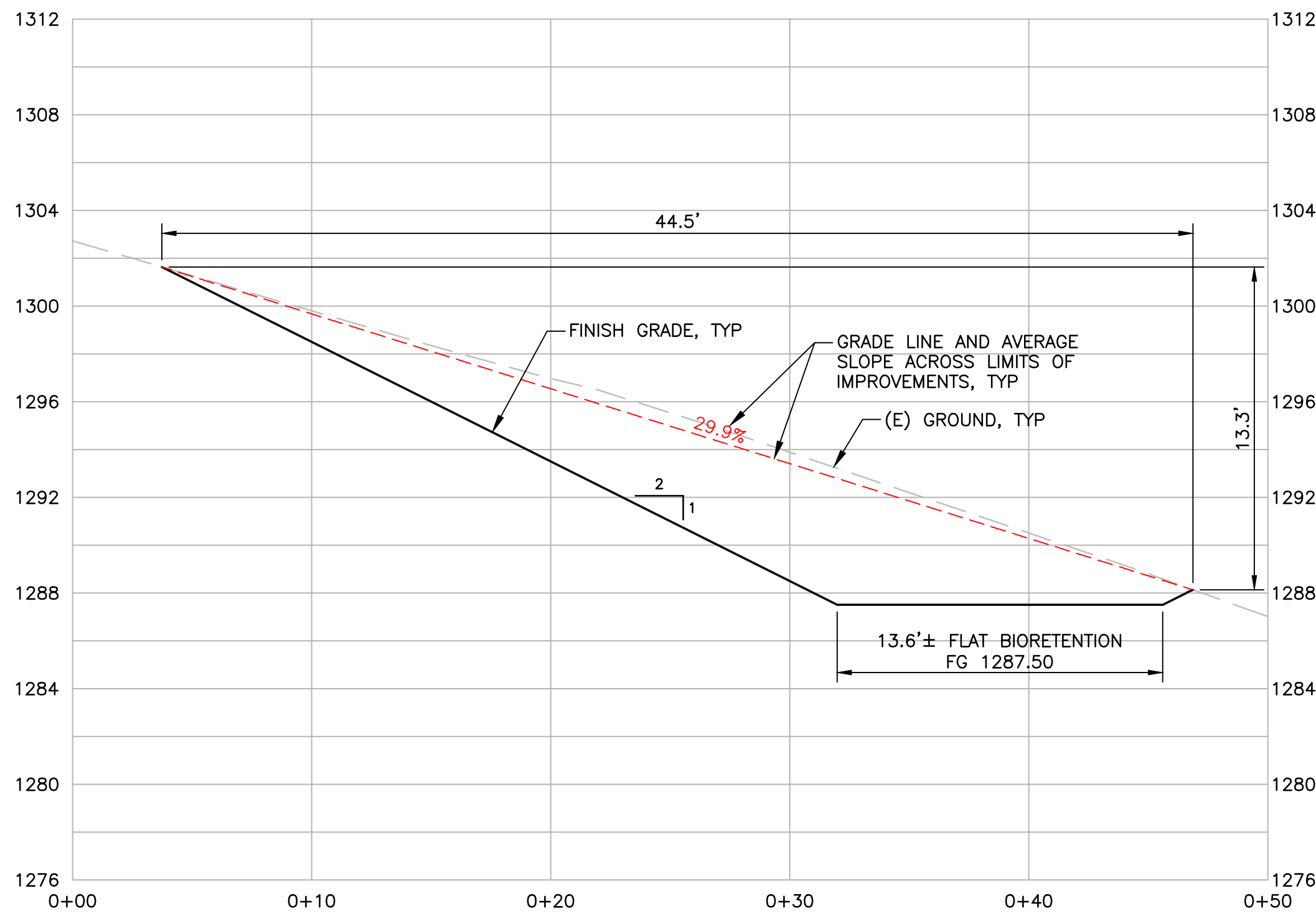
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	12/04/2025	PLAN CHECK RESPONSE
	12/23/2025	PLAN CHECK RESPONSE
	4/20/2026	TREE ADDITION

JOB NO: 2021275
SCALE: AS SHOWN
DRAWN: TF
CHECKED: MS
SHEET

SE2
SHEET 8 OF 10

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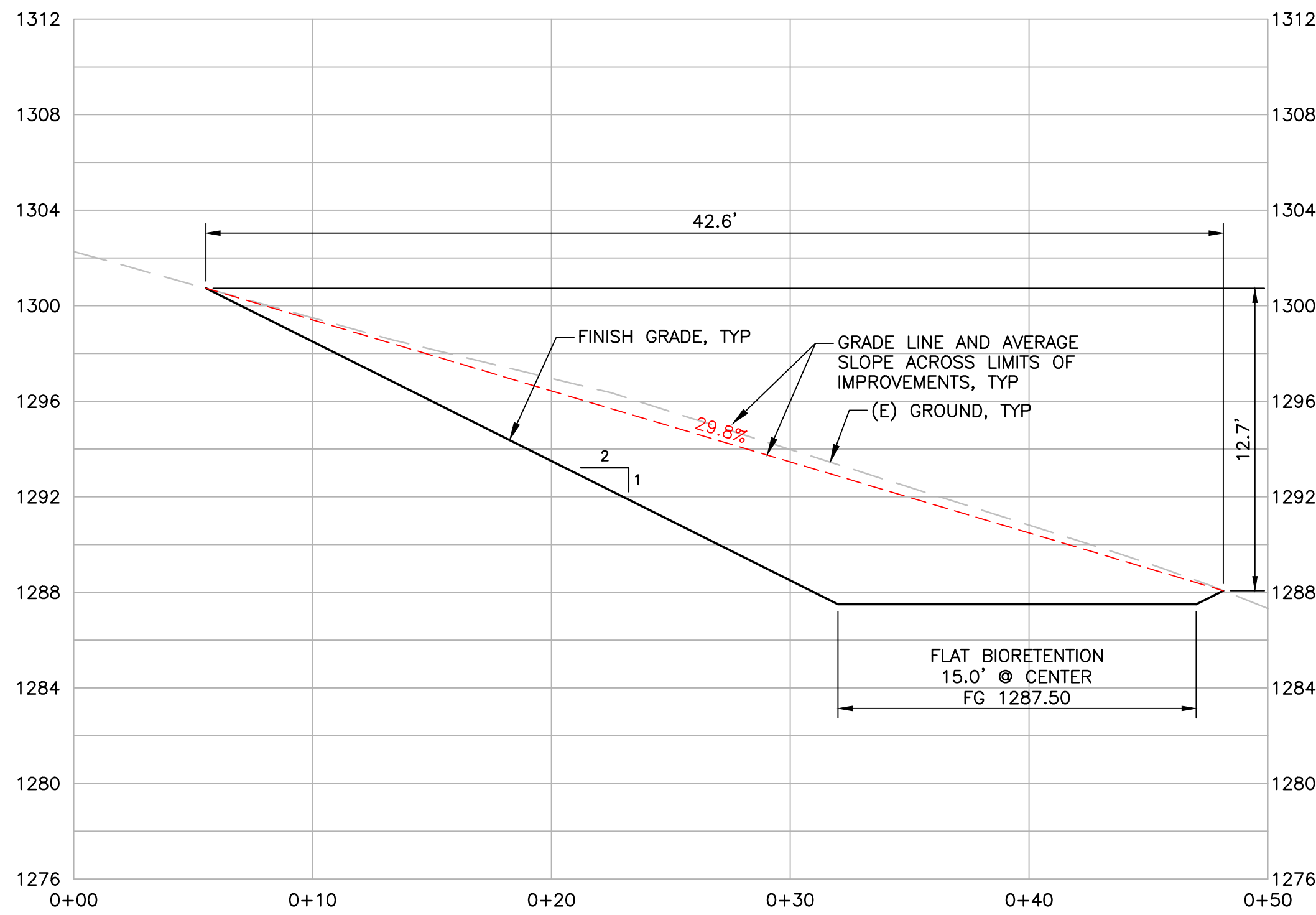
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BIORETENTION FACILITY SLOPE ANALYSIS SECTION

SCALE: 1"=5' HORIZ
1"=5' VERT

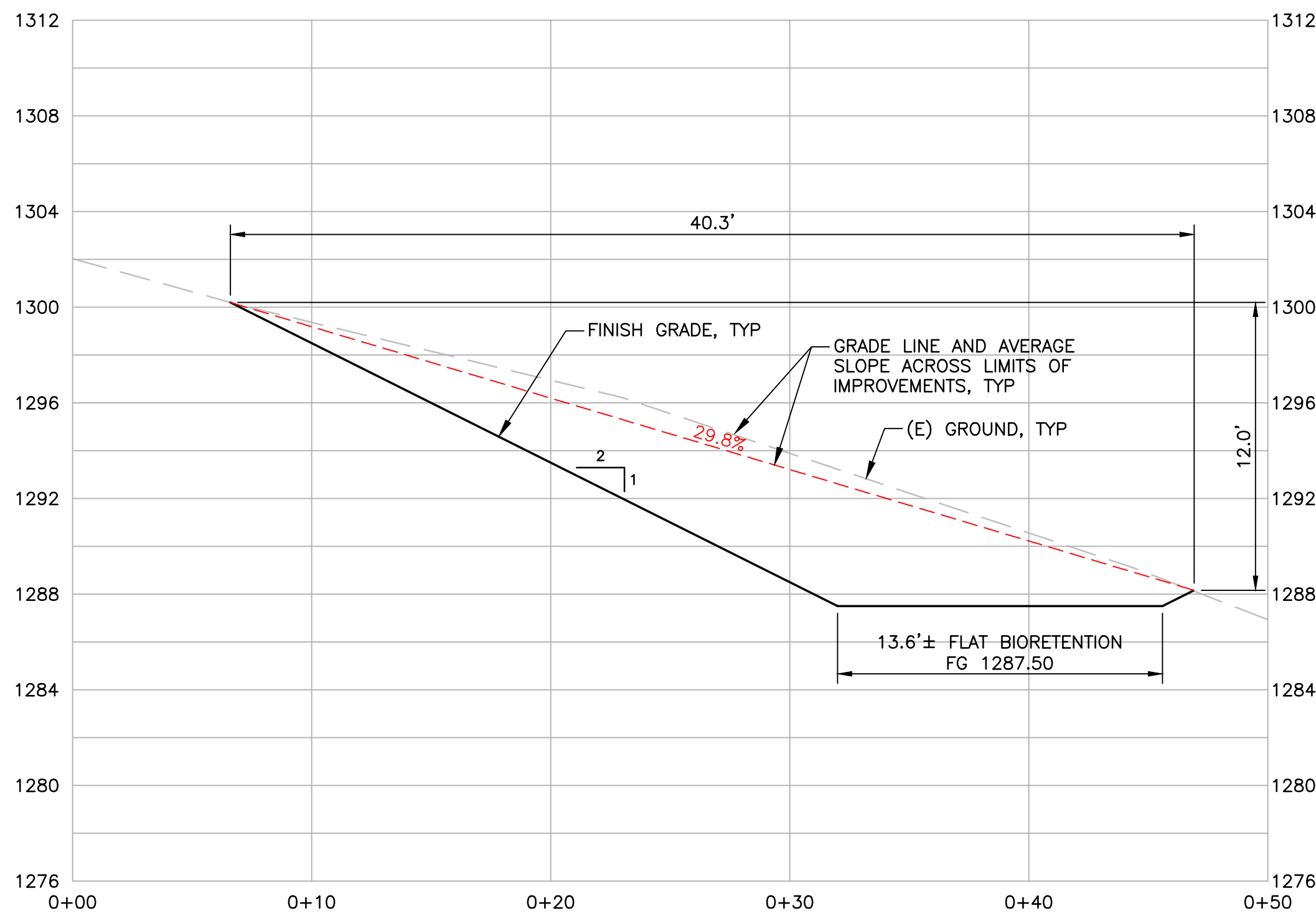
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BIORETENTION FACILITY SLOPE ANALYSIS SECTION

SCALE: 1"=5' HORIZ
1"=5' VERT

2



BIORETENTION FACILITY SLOPE ANALYSIS SECTION

SCALE: 1"=5' HORIZ
1"=5' VERT

3

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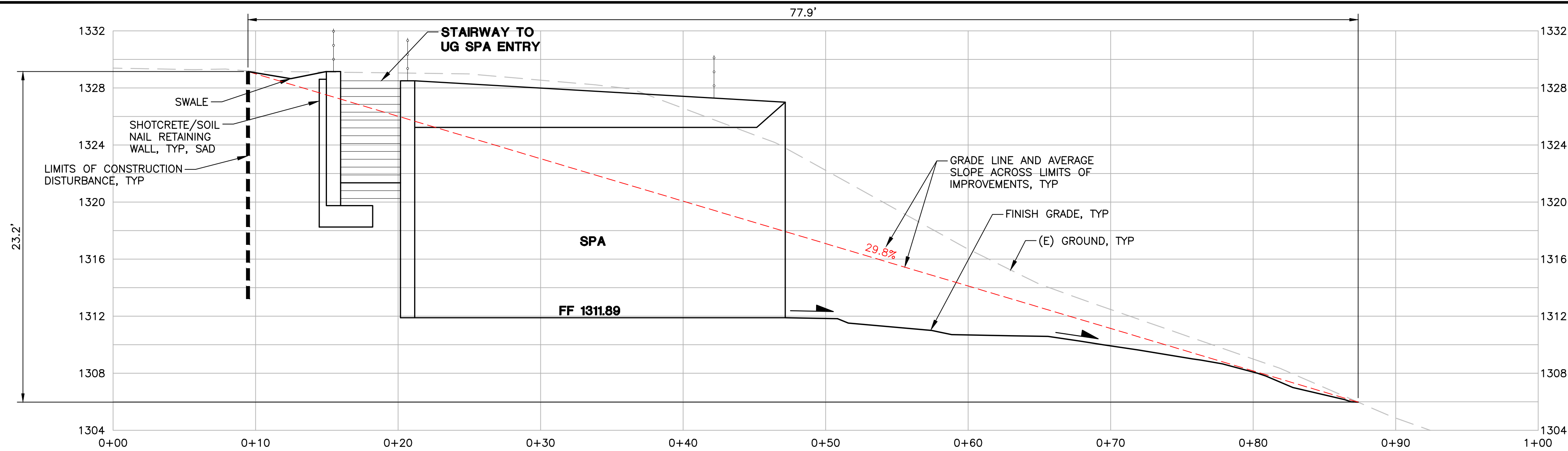
SLOPE EXHIBIT
SECTIONS

#	DATE	DESCRIPTION
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5	12/23/2025	PLAN CHECK RESPONSE
6	4/20/2026	TREE ADDITION

JOB NO: 2021275
SCALE: AS SHOWN
DRAWN: TF
CHECKED: MS
SHEET

SE3
SHEET 9 OF 10

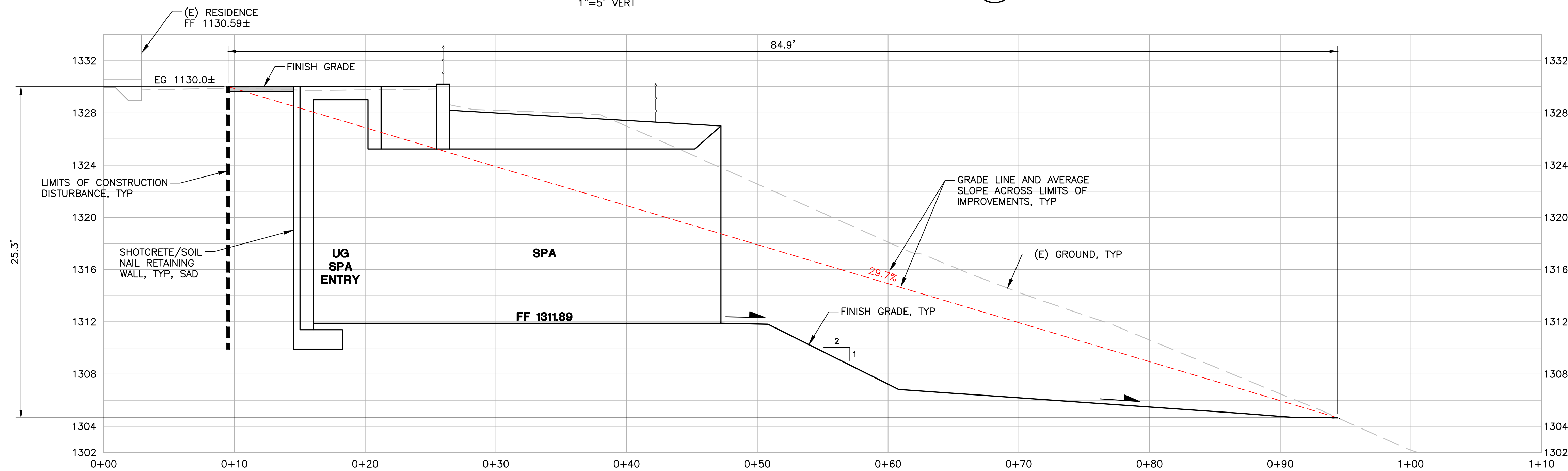
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SPA SLOPE ANALYSIS SECTION 1

SCALE: 1"=5' HORIZ
1"=5' VERT

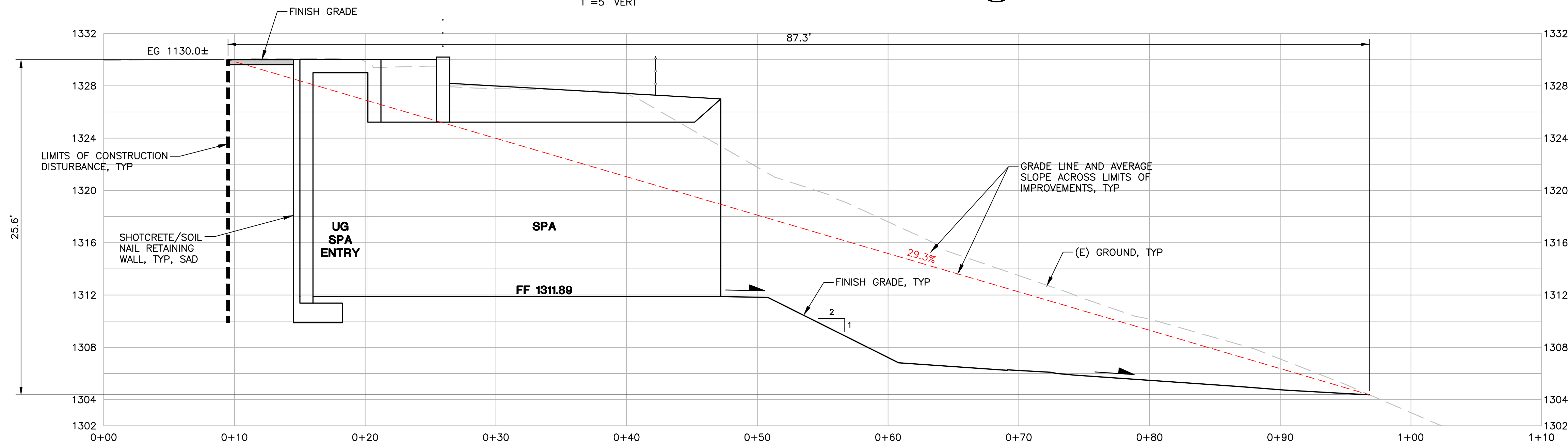
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SPA SLOPE ANALYSIS SECTION 2

SCALE: 1"=5' HORIZ
1"=5' VERT

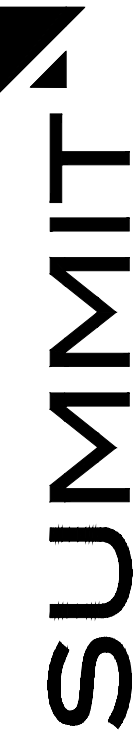
2



SPA SLOPE ANALYSIS SECTION 3

SCALE: 1"=5' HORIZ
1"=5' VERT

3



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SLOPE EXHIBIT
SECTIONS

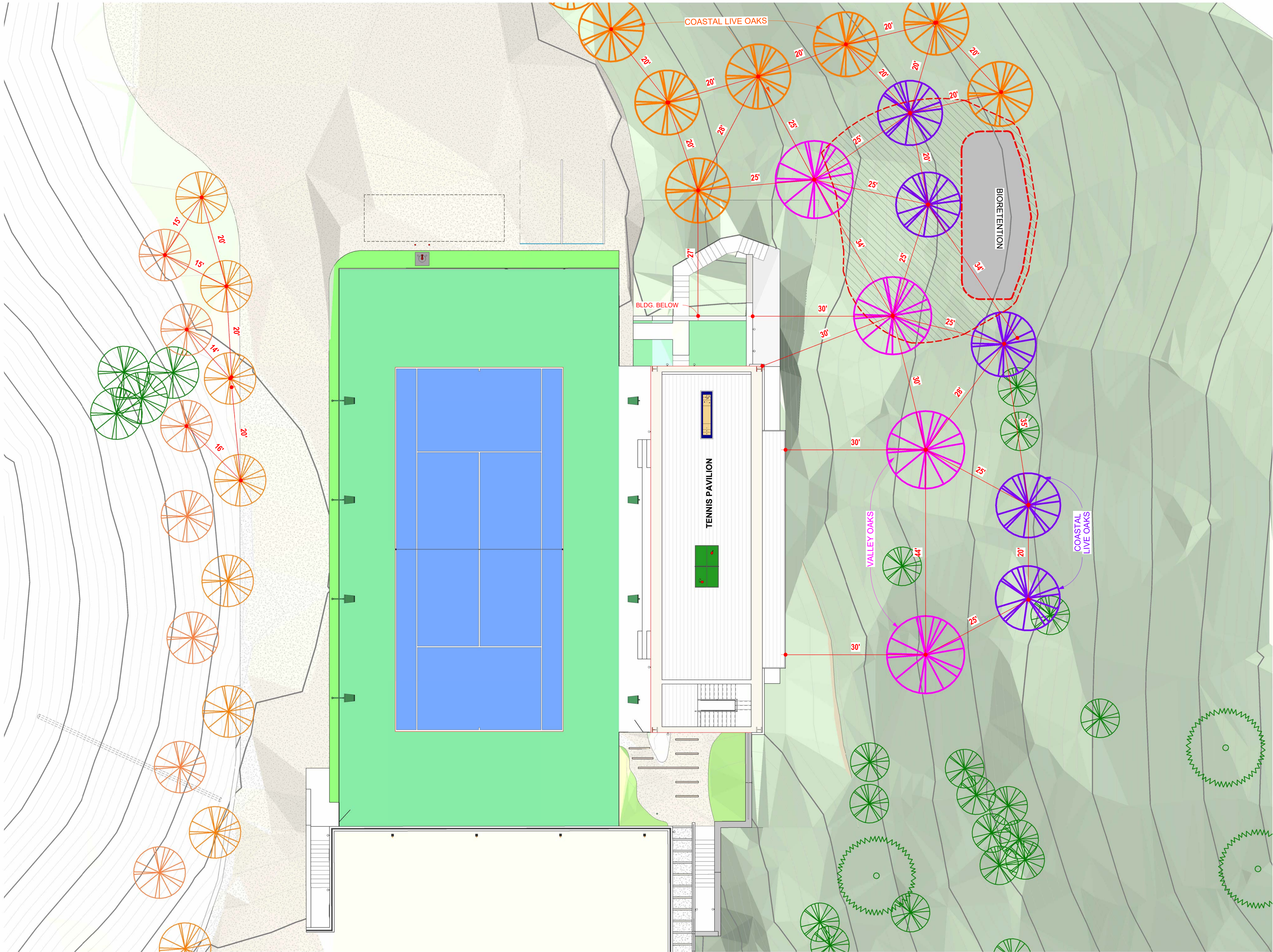
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4	12/04/2025	PLAN CHECK RESPONSE
5	12/23/2025	PLAN CHECK RESPONSE
6	4/20/2026	TREE ADDITION

JOB NO: 2021275
SCALE: AS SHOWN
DRAWN: TF
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SHEET

SE4
SHEET 10 OF 10

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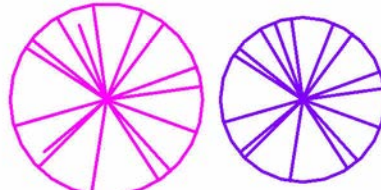
1 TREE PLANTING PLAN
1" = 10'-0"



TREE LEGEND



EXISTING TREE



VALLEY OAK COASTAL LIVE OAK

TREES ADDED

SEE CIVIL DRAWINGS FOR
TREES THAT WILL BE REMOVED

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PROJECT CLOUD

Ponderosa One, LLC

80 Clear Creek Rd. - Oakville - CA - 94562

VIEWSHED

TREE PLANTING
PLAN

REVISIONS

No.	Description	Date

Project number:
Date: 04/21/26

A019.1-00

Scale As indicated

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① TREE GROWTH AT PLANTING

COASTAL LIVE OAKS

- 36" BOX
- HEIGHT: 12'
- CANOPY WIDTH: 8'

VALLEY OAKS

- 48" BOX
- HEIGHT: 15'
- CANOPY WIDTH: 10'

PLANTING
PROJECT CLOUD
Ponderosa One, LLC



① TREE GROWTH AT 5 YEARS

- | | |
|--------------------------|---------------------|
| COASTAL LIVE OAKS | VALLEY OAKS |
| • HEIGHT: 15' | • HEIGHT: 19' |
| • CANOPY WIDTH: 10' | • CANOPY WIDTH: 13' |

5 YEARS
PROJECT CLOUD
Ponderosa One, LLC



① TREE GROWTH AT 10 YEARS

COASTAL LIVE OAKS

- HEIGHT: 19'
- CANOPY WIDTH: 13'

VALLEY OAKS

- HEIGHT: 28'
- CANOPY WIDTH: 20'

10 YEARS
PROJECT CLOUD
Ponderosa One, LLC



2026



A
QL-1 VALLEY OAK - 60" BOX

2017

1 VALLEY OAK
3" = 1'-0"

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VALLEY OAK

REVISIONS

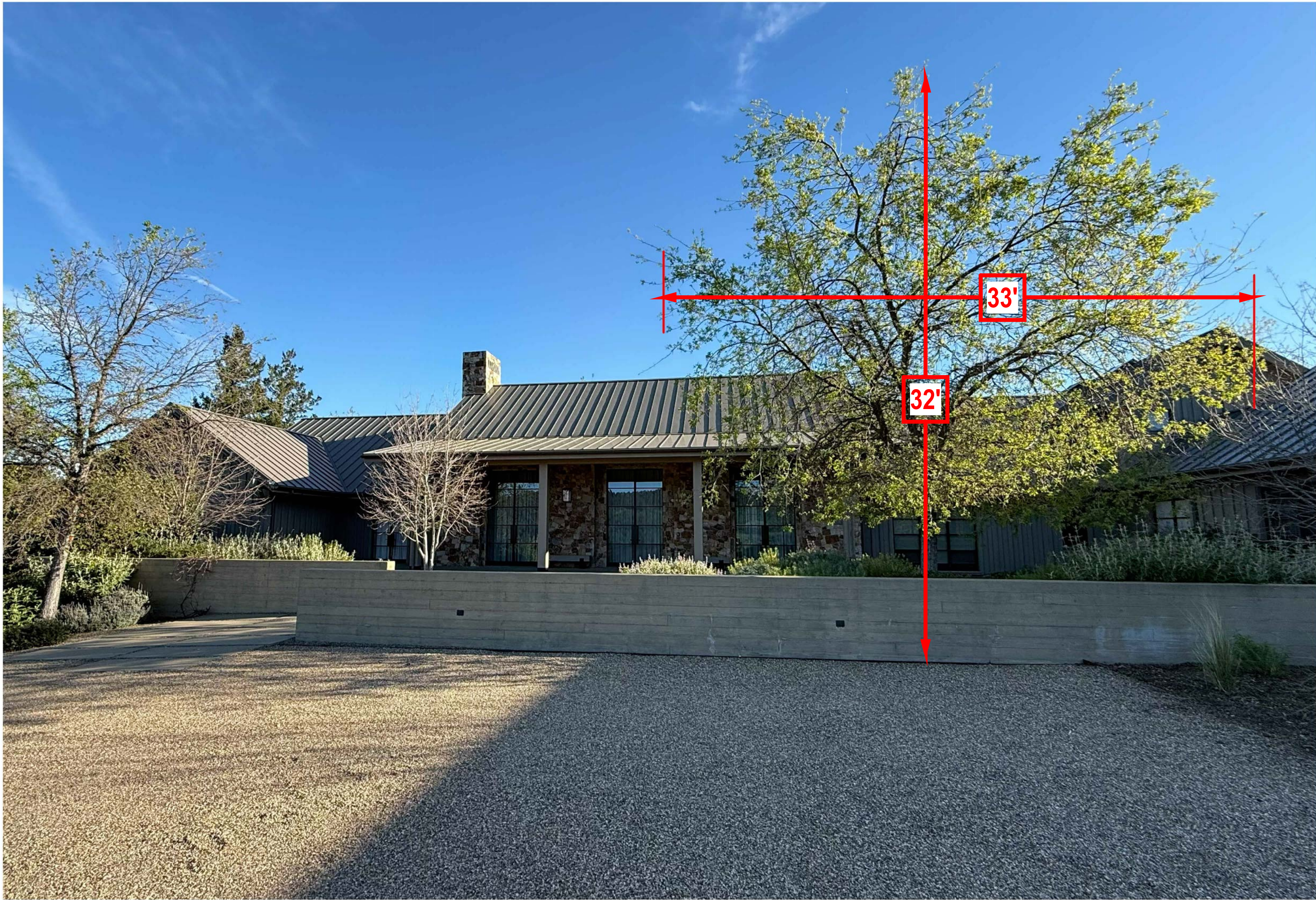
No.	Description	Date

Project number:
Date: 04/21/26

A020-00

Scale 3" = 1'-0"

2026



2 VALLEY OAK TREE - 3/7/26

2015



1 VALLEY OAK (Quercus Lobata) - PLANTED 2/11/15

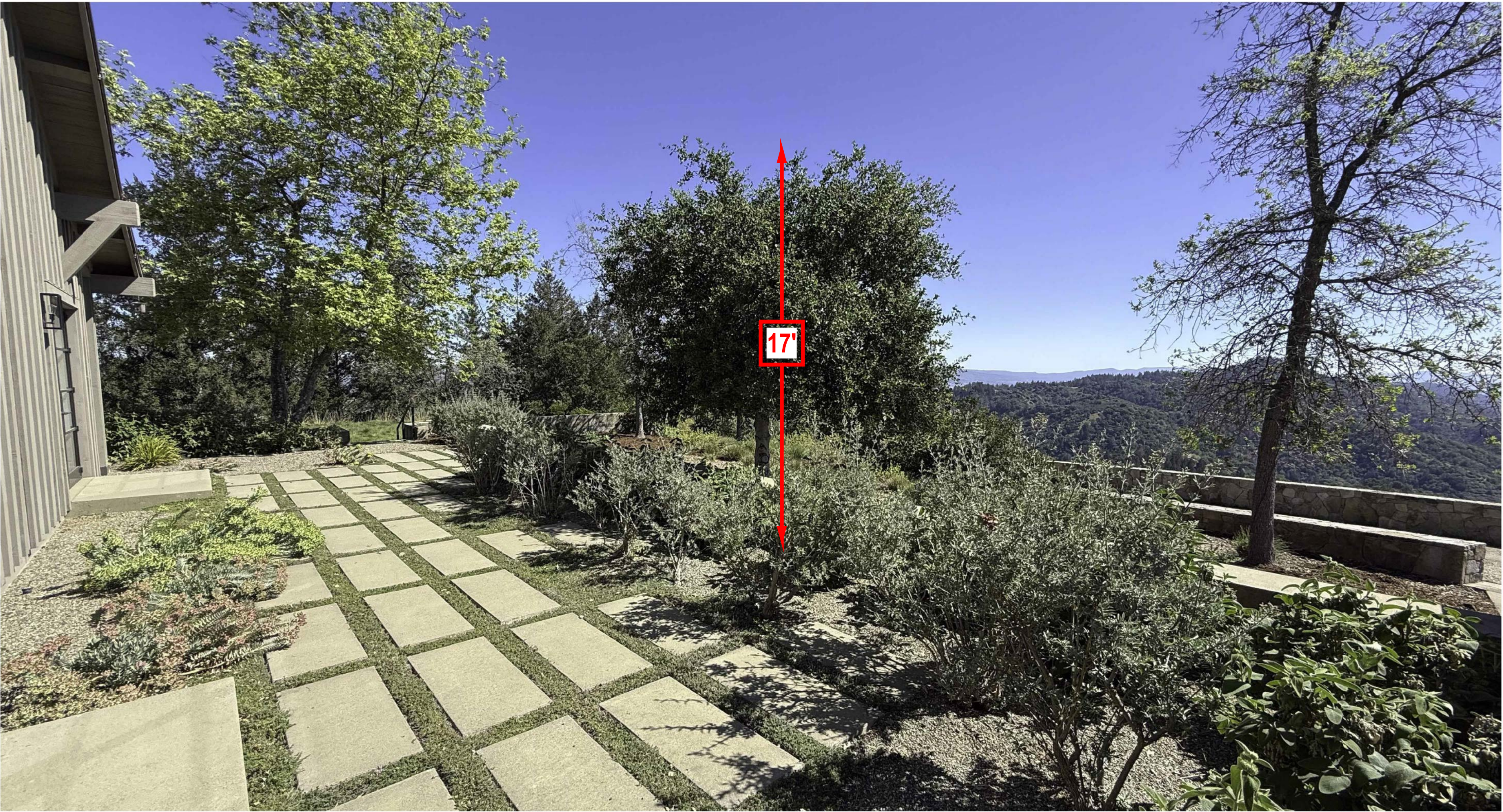
QL-1

- Valley Oak (Quercus Lobata)
- Photo - 3/7/2026

A
VALLEY OAK
60" BOX

QL-1

- Valley Oak (Quercus Lobata) - 48" box
- Photo - 2/11/2015



2026

B

COASTAL LIVE OAK

2015

1 COASTAL LIVE OAK

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COASTAL LIVE OAK

REVISIONS

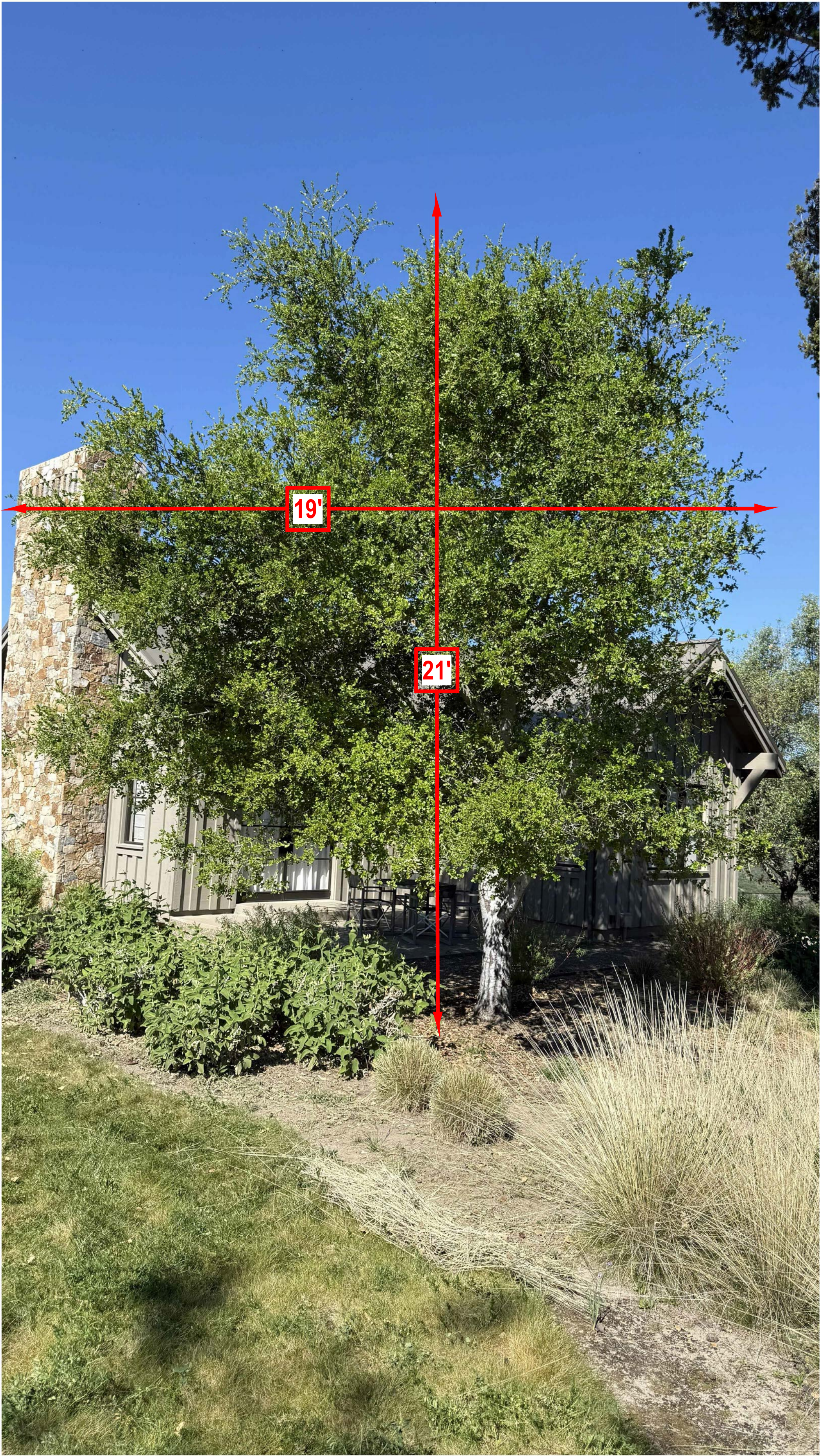
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Project number:
Date: 04/21/26

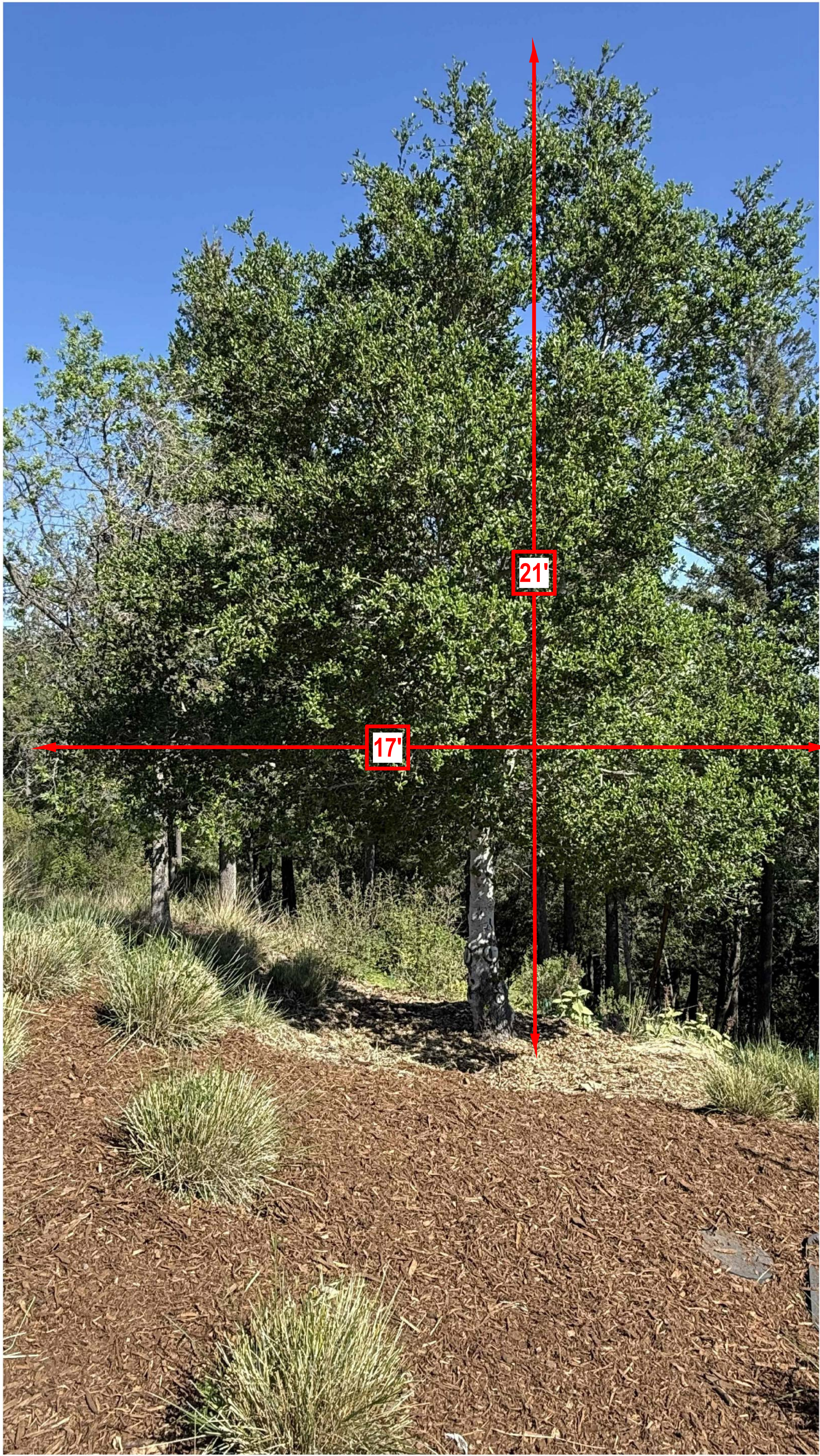
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Scale 1" = 1'-0"

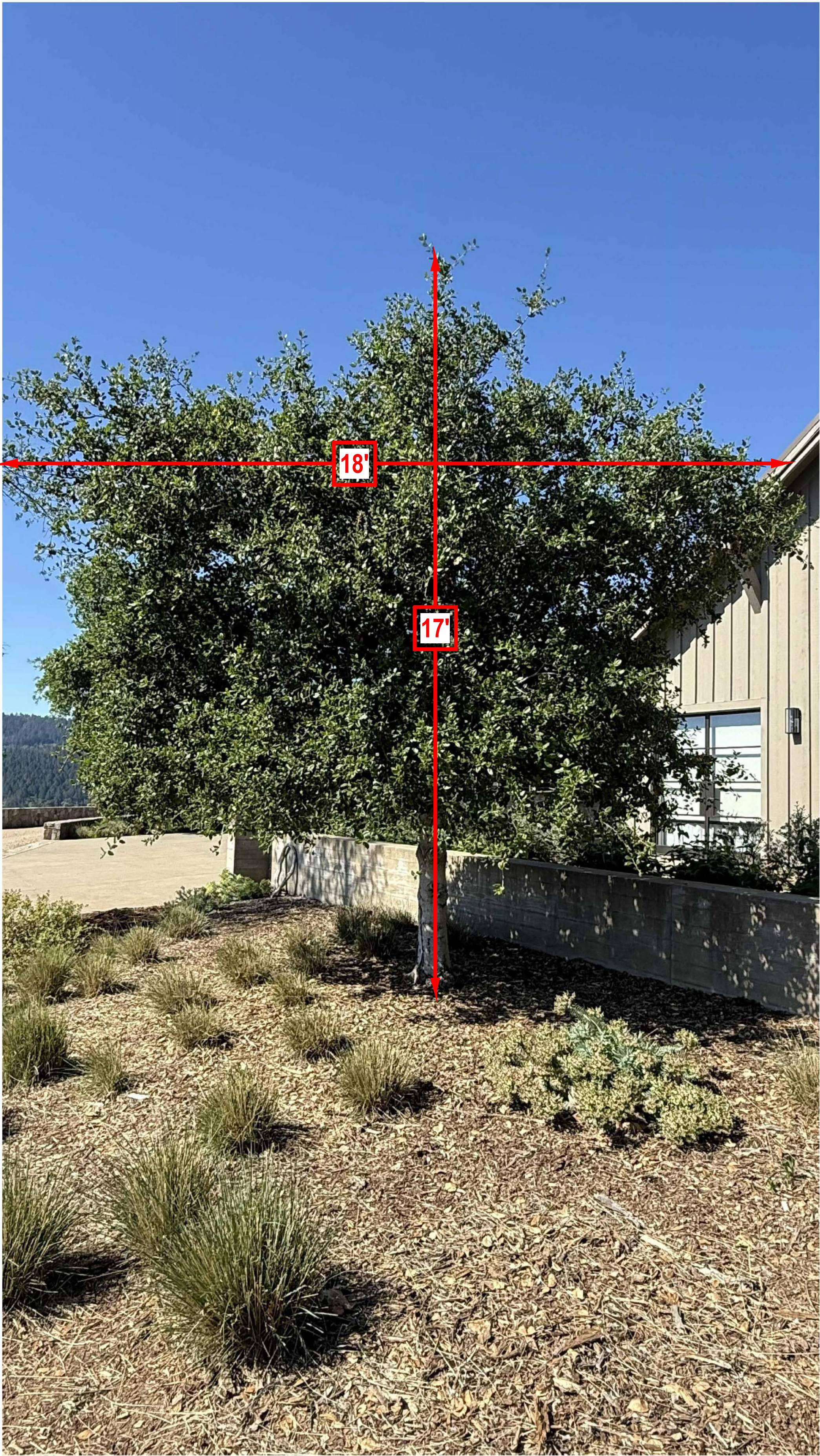
2026



D QA 24"

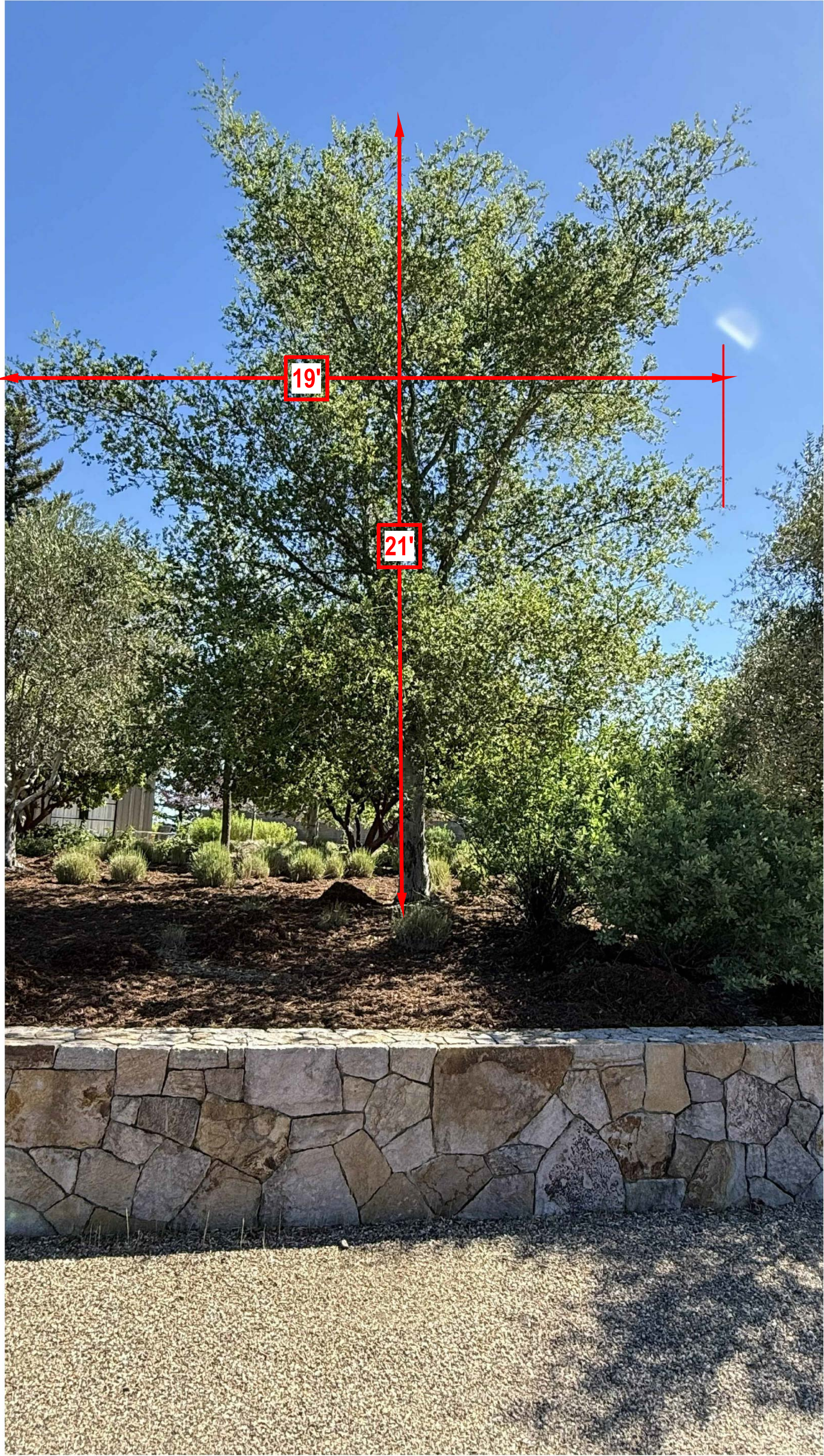


C QA-1 48"



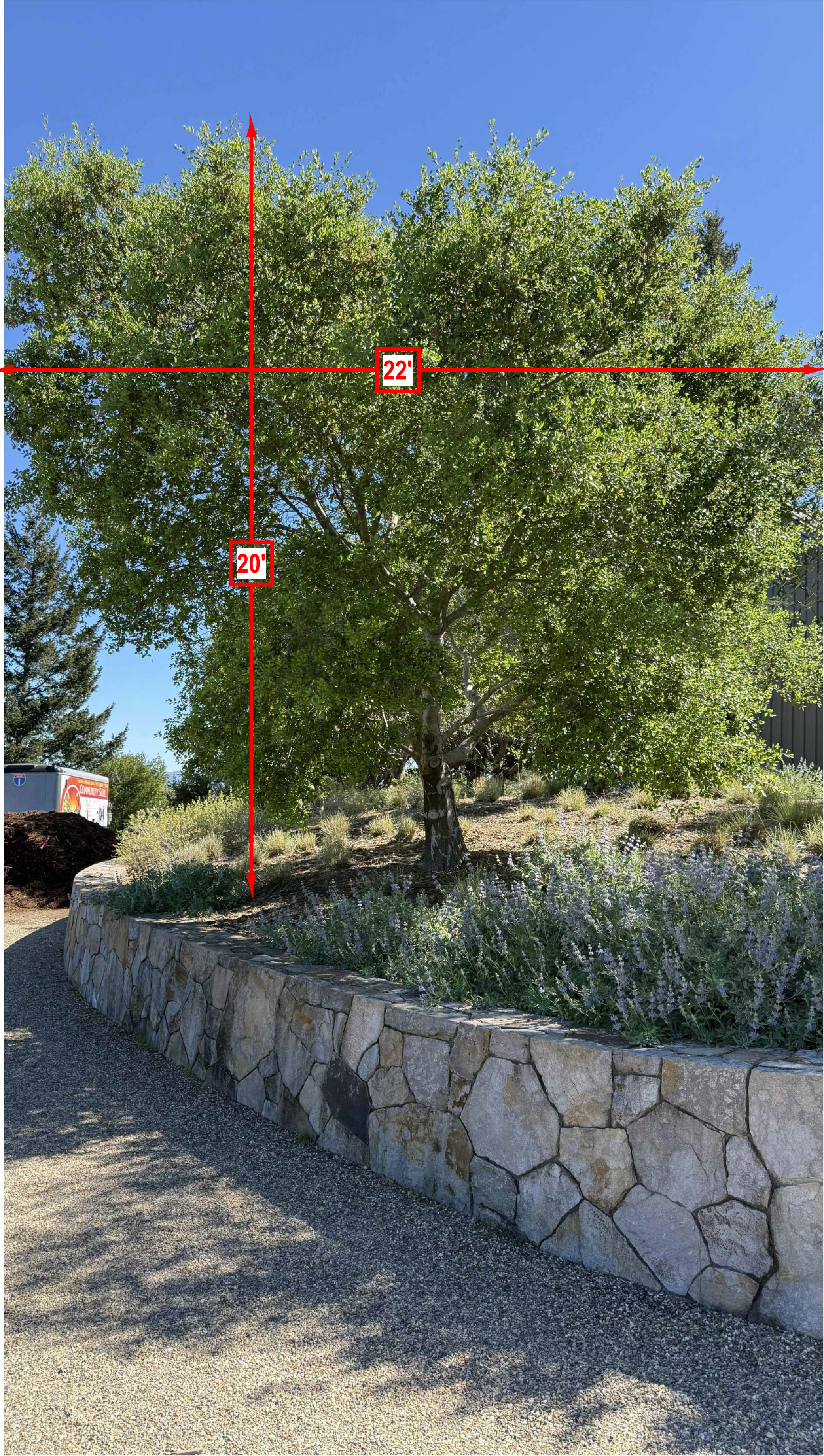
B QA-1 48"

P:\Ponderosa One\Revit Site 2024\80 Clear Creek Site 2026.rvt 4/21/2026 10:31:56 AM



F QA 24"

2026



E QA-1 48"

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VIEWSHED

COASTAL LIVE OAK

REVISIONS

No.	Description	Date

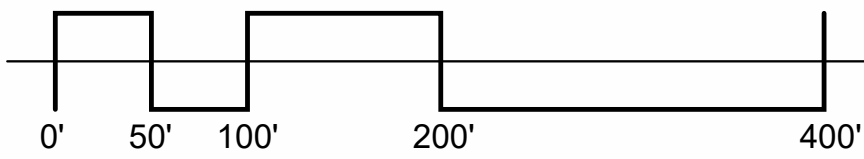
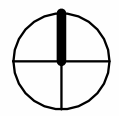
Project number:
Date: 04/21/26

A024-00

Scale



① FLYNN RESIDENCE - AERIAL VIEW
1" = 100'-0"



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PROJECT CLOUD
Ponderosa One, LLC
80 Clear Creek Rd. - Oakville - CA - 94562

VIEWSHED

FLYNN
RESIDENCE -
AERIAL VIEW

REVISIONS

No.	Description	Date

Project number:
Date: 04/21/26

A016-00

Scale 1" = 100'-0"



FLYNN RESIDENCE



FLYNN RESIDENCE

VIEW OF NEIGHBOR FROM THE TENNIS PAVILION

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VIEWSHED

VIEW OF FLYNN RESIDENCE

REVISIONS

No.	Description	Date

Project number:
Date: 04/21/26

A017-00

Scale 12" = 1'-0"



① EXISTING VIEW FROM NEIGHBOR'S POOL

EXISTING VIEW FROM NEIGHBOR'S POOL
PROJECT CLOUD
Ponderosa One, LLC



① TREE GROWTH AT 10 YEARS - VIEW FROM NEIGHBORS POOL

COASTAL LIVE OAKS

- HEIGHT: 19'
- CANOPY WIDTH: 13'

VALLEY OAKS

- HEIGHT: 28'
- CANOPY WIDTH: 20'

TREE GROWTH AT 10 YEARS - VIEW FROM NEIGHBOR'S POOL
PROJECT CLOUD
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