



MASTER DEVELOPMENT PLAN / DESIGN REVIEW & TENTATIVE SUBDIVISION MAP APPLICATION

PREPARED FOR THE TOWN OF YOUNTVILLE

ORIGINAL SUBMITTAL: MARCH 30, 2023

SUPPLEMENTAL SUBMITTALS:

JULY 5, 2023 • OCTOBER 27, 2023 • DECEMBER 20, 2023 • MARCH 4, 2024

FINAL SUBMITTAL IN RESPONSE TO ZDRB DIRECTION MAY 17, 2024



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SECTION ONE / THE PROJECT SITE



OAK+VINE / THE PROJECT SITE - LOCATION

The Project Site is located on the northern side of Yountville Cross Road, one block east from its intersection with Yount Street.

The Project Site is 1.33 acres and is characterized by a circular driveway in the middle of the property which leads to an existing farmhouse with a wrap-around porch originally constructed in approximately 1875, two outbuildings, and a guest cottage. The site naturally crowns in the middle and drops to the east and west property boundaries. There are eight Heritage oak trees on the property and 25 mature trees along the perimeter. According to the June 2023 Biological Resource Assessment conducted by WRA, Inc., the project site consists of non-sensitive land cover types: developed and fallow field. The Town's Open Space and Conservation Element of the General Plan designates the Project Site and adjacent properties as having a land cover type of "urban." (General Plan, Figure OS-5.) As the Biological Resource Assessment concludes, there are no potentially sensitive biological communities present.



PHOTO COURTESY OF: ALEXA WEBER



PHOTO COURTESY OF: ALEXA WEBER



OAK+VINE / THE PROJECT SITE - NEIGHBORING PROPERTIES

The Project Site is surrounded by residential development on all four sides. The Project Site is bordered to the north and west by the Yountville Crossroads Condominiums—a medium density, two-story development with a total of 14, three-bedroom townhomes in four buildings, with each unit consisting of approximately 1,600 square-feet. To the east is a vineyard, and 11,800 square-foot lot developed with a two-story, 2,901 square-foot, single-family residence, a 588 square-foot garage and 600 square-foot accessory dwelling unit. Across Yountville Cross Road to the south are two, two-story single-family homes, and a vacant lot.



PHOTO COURTESY OF: ALEXA WEBER



OAK+VINE / THE PROJECT SITE - EXISTING SITE CONTEXT - STREET VIEW





OAK+VINE / THE PROJECT SITE - APPLICABLE LAND USE STANDARDS

APPLICABLE LAND USE STANDARDS

The Project Site is located within the Town of Yountville jurisdiction and is located in the Residential Single (RS) zoning district and the matching General Plan Designation of Single Family Residential.

The RS zoning district provides for a maximum residential density of 7 units to the acre. The Project Site is 1.33 acres, and therefore the maximum density is 9 units. In addition to the maximum density, the RS zoning district requires a minimum lot size of 5,000 square feet and a maximum lot size of 8,000 square feet.

APPLICABILITY OF THE HOUSING ACCOUNTABILITY ACT

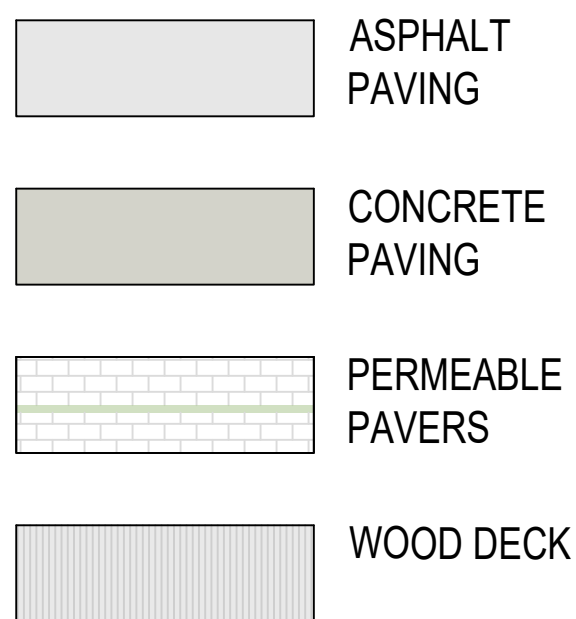
The Project qualifies as a housing development project under the Housing Accountability Act ("HAA") (Gov. Code § 65589). As such, the Town is limited to evaluating the Project against its applicable, objective General Plan, zoning, and subdivision standards and criteria, including design review standards. The Town is prohibited from disapproving the Project or conditioning approval in a manner that renders the Project infeasible or that would require the Project to be developed at a lower density, including through the use of subjective design review standards, unless it makes certain written findings based upon a preponderance of the evidence in the record.[1]

[1] Gov. Code § 65589.5(d).



SECTION TWO / SITE PLANS

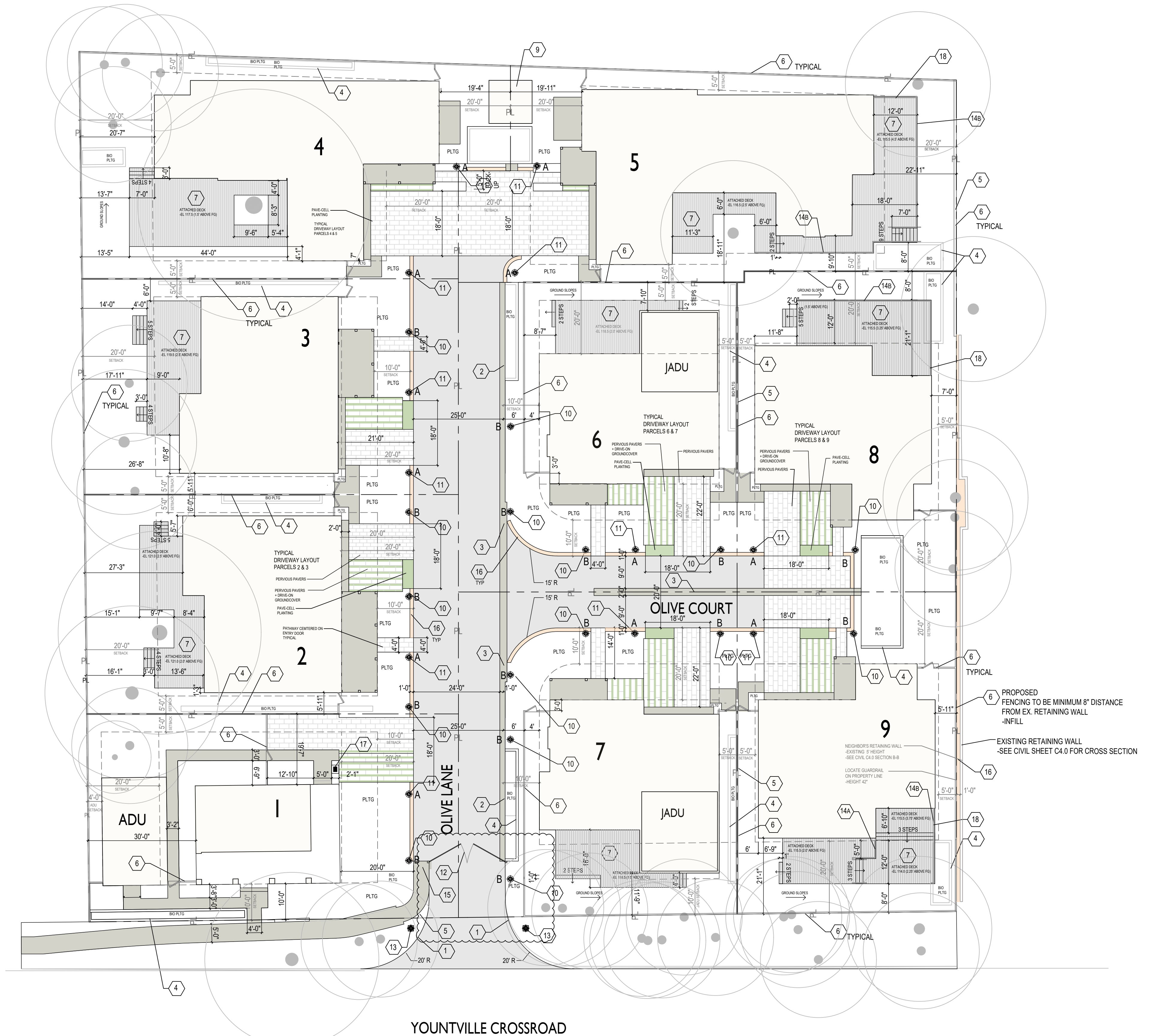
LEGEND



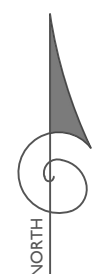
SEE CIVIL'S DWG'S FOR PAVEMENT DETAILS

SITE ELEMENTS

- 1 6" VERTICAL CURB
- 2 6" PERFORATED CURB
- 3 CONCRETE GUTTER
- 4 BIORETENTION CURB-SEE CIVIL DWG'S
- 5 RETAINING WALL-SEE CIVIL DWG'S
- 6 FENCE-SEE SHEET L1.3 FOR FENCE TYPES
- 7 DECK + STEPS-UNDER SEPARATE REVIEW
- 8 ELECTRICAL TRANSFORMERS-TO BE LOCATED-SCREEN W/PLANTING
- 9 PUMP HOUSE
- 10 LIGHT BOLLARD + NO PARKING SIGN-SEE SHEET L1.4
- 11 LIGHT BOLLARD + ADDRESS-SEE SHEET L1.4
- 12 ENTRY GATE-SEE SHEET L1.3
- 13 STREET SIGN-SEE SHEET L1.4
- 14 RAIL
- 14a GUARDRAIL
- 15 TRUNCATED DOMES
- 16 GRAVEL STRIP
- 17 ELECTRICAL VEHICLE CHARGER
- 18 DECK LATTICE SCREEN at SECOND FLOORS
-SEE SHEET L1.3



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SCALE: 1/16"=1'-0"
0' 4' 8' 16'

APRIL 25, 2024

SITE PLAN
ARCHITECTURAL SITE LAYOUT



S I.1

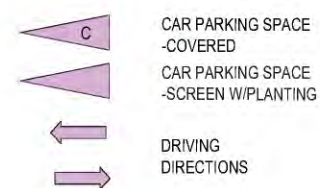


OAK+VINE / SITE PLAN - SECOND STORY WINDOW PLACEMENT TO ENSURE PRIVACY

To ensure privacy for both existing neighbors and new residents of the Project, the applicant has given careful consideration to the placement of windows and to the overall design of the second stories of the new homes.



CIRCULATION LEGEND



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SCALE: 1/16"=1'-0"

0' 4' 8' 16'

FEBRUARY 28, 2024

SITE PLAN BIKE & PEDESTRIAN PLAN



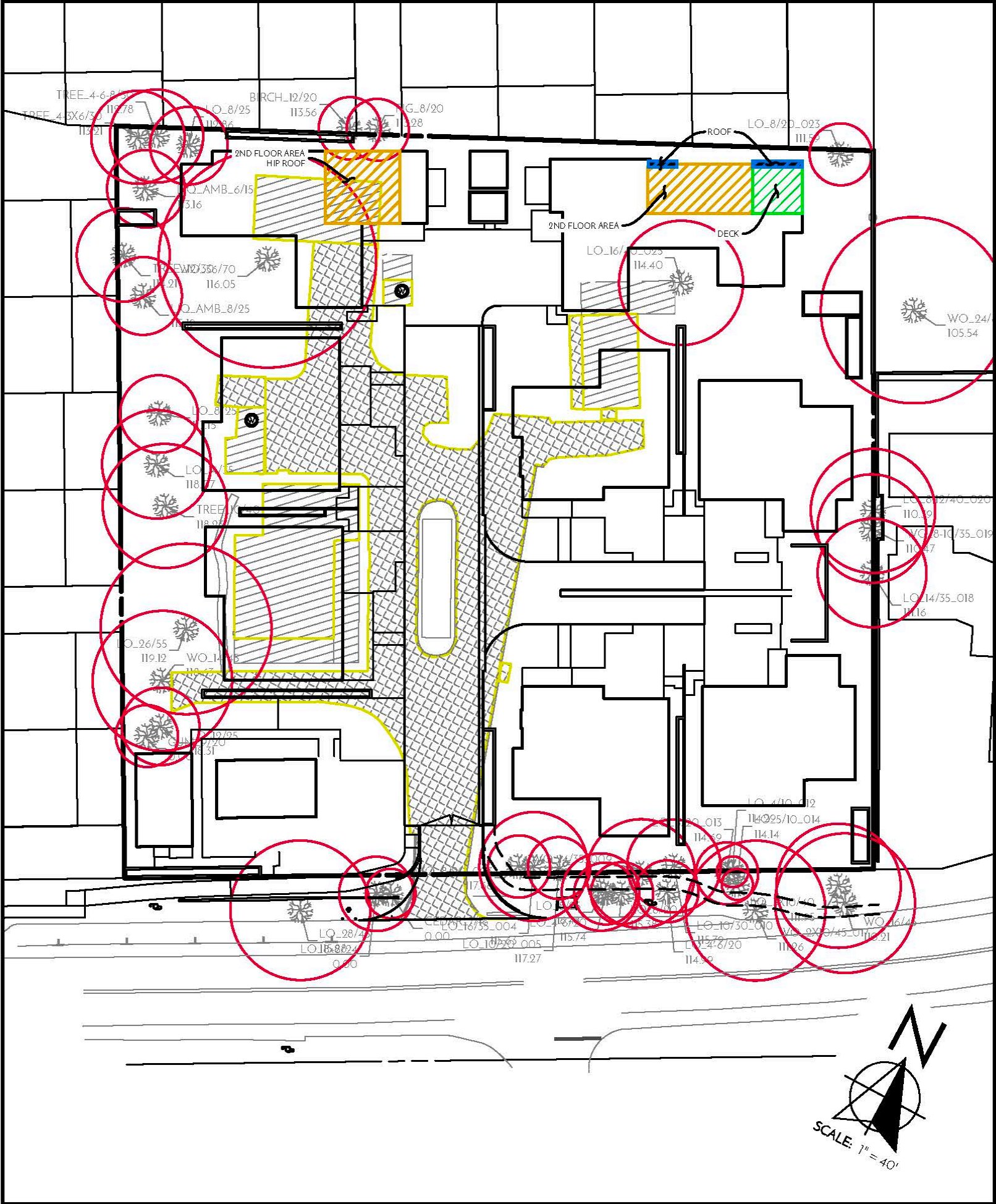
S I.3



OAK+VINE / SITE PLAN - TREE PRESERVATION



There are mature trees on the Project Site; eight of these trees are designated as Heritage Oak Trees. The applicant consulted arborist John Meserve with Horticultural Associates throughout the design process. The Project design is predominantly intended to protect the existing Heritage Oak trees, and as a result the Project proposes to remove only one Heritage Oak. All trees proposed for removal are to accommodate life and safety infrastructure (e.g., removal accommodates the fire truck turn access at the entrance to the Site, a new retaining wall on the eastern property boundary, etc.). The Project proposes removing one Heritage Oak (Tree # 26 on the arborist report) as the tree and limbs are leaning and present a safety hazard. Further, it will allow an adjacent Heritage Oak to thrive due to less competition for resources (i.e. sun, light, air). In locations where there are Heritage Oak trees the Project follows the same development footprint within the dripline to assure long term survival. In addition, the architecture responds to the existing slopes and the grading is minimal. Post and grade beam foundations are proposed to minimize disturbance to the roots. Please refer to the Landscape Plan for depiction of the Site Plan and existing trees.



OAK + VINE
EXHIBIT B: OVERLAY OF EXISTING & PROPOSED
DEVELOPMENT IN PROXIMITY TO HERITAGE TREES



1485 MAIN ST., SUITE 302
ST. HELENA, CA 94574
(707) 302-6280

DATE: 04/25/2024
SCALE: 1"=40'
JOB #: 22-064
APN: 031-260-026

SHEET
1
OF
1

TREE INVENTORY

Tree data and development impacts

Tree Inventory
1980 Yountville Crossroads
Yountville, CA

June 6, 2023

Tree #	Species	Common Name	Trunk Diameter (dbh ± inches)	Trunk Circumference (cch ± inches)	Height ± feet	Canopy Radius ± feet	Health (1-5)	Structure (1-4)	Heritage Tree?	Development Impact	Recommendations
1	Quercus lobata	Valley Oak	16	50	35	20	4	3	No	3	2
2	Quercus agrifolia	Coast Live Oak	12	38	16	15	4	3	No	3	2
3	Quercus lobata	Valley Oak	12	38	25	14	3	3	No	0	1, 6, 7, 9
4	Quercus agrifolia	Coast Live Oak	18	57	35	18	2	3	No	0	1, 6, 7, 9
5	Quercus agrifolia	Coast Live Oak	12	38	30	18	2	3	No	0	1, 6, 7, 9
6	Quercus lobata	Valley Oak	10	31	12	15	2	3	No	0	1, 6, 7, 9
7	Quercus agrifolia	Coast Live Oak	6+6	19+19	14	12	3	3	No	0	1, 6, 7, 9
8	Quercus lobata	Valley Oak	6	19	16	12	4	3	No	0	1, 6, 7, 9
9	Quercus lobata	Valley Oak	17	53	35	25	4	3	No	1	1, 6, 7, 8, 9

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1

Tree #	Species	Common Name	Trunk Diameter (dbh ± inches)	Trunk Circumference (cch ± inches)	Height ± feet	Canopy Radius ± feet	Health (1-5)	Structure (1-4)	Heritage Tree?	Development Impact	Recommendations
10	Quercus agrifolia	Coast Live Oak	12	3	20	15	3	3	No	1	1, 6, 7, 8, 9
11	Quercus agrifolia	Coast Live Oak	6+4	19+13	15	12	3	3	No	0	1, 6, 7, 9
12	Quercus lobata	Valley Oak	5	16	20	10	3	3	No	0	1, 6, 7, 9
13	Quercus agrifolia	Coast Live Oak	7	32	20	14	3	3	No	0	1, 6, 7, 9
14	Quercus agrifolia	Coast Live Oak	5	16	20	12	3	3	No	0	1, 6, 7, 9
15	Quercus agrifolia	Coast Live Oak	12+12+12	38+38+38	35	16	3	3	Yes *Tree #24	0	1, 6, 7, 9
16	Quercus lobata	Valley Oak	16	50	40	22	4	3	No	0	1, 6, 7, 9
17	Quercus lobata	Valley Oak	22	69	40	18	4	3	Yes *Tree #23	0	1, 6, 7, 9
18	Quercus agrifolia	Coast Live Oak	16	50	35	15	4	3	Yes	1	1, 6, 7, 8, 9

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2

Tree #	Species	Common Name	Trunk Diameter (dbh ± inches)	Trunk Circumference (cch ± inches)	Height ± feet	Canopy Radius ± feet	Health (1-5)	Structure (1-4)	Heritage Tree?	Development Impact	Recommendations
19	Quercus lobata	Valley Oak	9+11	63	35	17	2	3	No	2	1, 6, 7, 8, 9, 11, 14, 15
20	Quercus agrifolia	Coast Live Oak	9+9+12	94	35	15	3	3	Yes, if *Tree #21	2.5	1, 6, 7, 8, 9, 11, 14, 15
21	Quercus lobata	Valley Oak	13	41	40	20	3	3	No	3	2
22	Quercus agrifolia	Coast Live Oak	12	38	22	18	3	3	No	3	2
23	Quercus lobata	Valley Oak	11	35	24	14	4	3	No	0	1, 6, 7, 9
24	Quercus lobata	Valley Oak	24	75	45	24	4	3	Yes *Tree #19	3	2
25	Quercus lobata	Valley Oak	18	57	40	22	4	3	Yes *Tree #20	2.5	1, 6, 7, 8, 9, 11, 14, 15
26	Pistache chinensis	Chinese Pistache	14	44	45	21	4	3	No	3	2
27	Conifera atlantica	Atlantic Cedar	26	82	55	21	4	3	No	3	2

Inventory of Existing Trees

TREE INVENTORY
1980 Yountville Crossroads
Yountville, CA

6/24/23

Tree #	Species	Common Name	Trunk Diameter (dbh ± inches)	Trunk Circumference (cch ± inches)	Height ± feet	Canopy Radius ± feet	Health (1-5)	Structure (1-4)	Heritage Tree?	Development Impact	Recommendations
28	Pistache chinensis	Chinese Pistache	17	53	30	29	4	3	No	3	2
29	Cinnamomum camphora	Camphor	15-15	50	25	14	3	3	No	3	2
gap in numbering sequence											
260	Cinnamomum camphora	Camphor	5+5+5+6	69	18	12	2	2	No	1	3
261	Cinnamomum camphora	Camphor	5+5+8+8	82	18	14	2	2	No	0	3
262	Cinnamomum camphora	Camphor	5+6+6	53	18	12	2	2	No	1	3
263	Quercus lobata	Valley Oak	35	110	45	25	4	3	Yes *Tree #18	2.5	1, 6, 7, 8, 9, 11, 14, 15
264	Quercus lobata	Valley Oak	8	25	30	12	4	3	No	2	1, 6, 7, 8, 9, 11, 14, 15
265	Liquidambar styraciflua	Sweetgum	6	19	30	10	4	3	No	1	1, 6, 7, 8, 9

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Tree data and development impacts

Tree Inventory
1980 Yountville Crossroads
Yountville, CA

June 6, 2023

Tree #	Species	Common Name	Trunk Diameter (dbh ± inches)	Trunk Circumference (cch ± inches)	Height ± feet	Canopy Radius ± feet	Health (1-5)	Structure (1-4)	Heritage Tree?	Development Impact	Recommendations
267	Liquidambar styraciflua	Sweetgum	9	28	35	10	4	3	No	0	1, 6, 7, 9
268	Quercus lobata	Valley Oak	8	25	35	14	4	3	No	0	1, 6, 7, 9
269	Quercus lobata	Valley Oak	19	60	40	18	4	3	Yes *Tree #16	1	1, 6, 7, 8, 9, 11, 14, 15
270	Pistache chinensis	Chinese Pistache	10.5	33	24	25	4	2	No	2	1, 6, 7, 8, 9, 11, 14, 15
271	Quercus lobata	Valley Oak	25	79	45	28	4	3	Yes *Tree #15	2.5	1, 6, 7, 8, 9, 11, 14, 15
272	Quercus lobata	Valley Oak	15.5	49	45	25	4	3	No	2	1, 6, 7, 8, 9, 11, 14, 15
273	Quercus lobata	Valley Oak	13	41	35	14	4	3	No	0	1, 6, 7, 9
274	Liquidambar styraciflua	Sweetgum	9	28	40	10	4	3	No	0	1, 6, 7, 9
275	Quercus lobata	Valley Oak	32	100	25	21	4	3	Yes *Tree #13	0	1, 6, 7, 9

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5

Tree #	Species	Common Name	Trunk Diameter (dbh ± inches)	Trunk Circumference (cch ± inches)	Height ± feet	Canopy Radius ± feet	Health (1-5)	Structure (1-4)	Heritage Tree?	Development Impact	Recommendations
276	Conifera atlantica	Atlantic Cedar	7	22	22	8	3	3	No	1	1, 6, 7, 8, 9
277	Quercus lobata	Valley Oak	8+8	25+25	20	12	3	2	No	1	1, 6, 7, 8, 9
278	Quercus lobata	Valley Oak	9	28	35	18	4	3	No	0	1, 6, 7, 9

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6

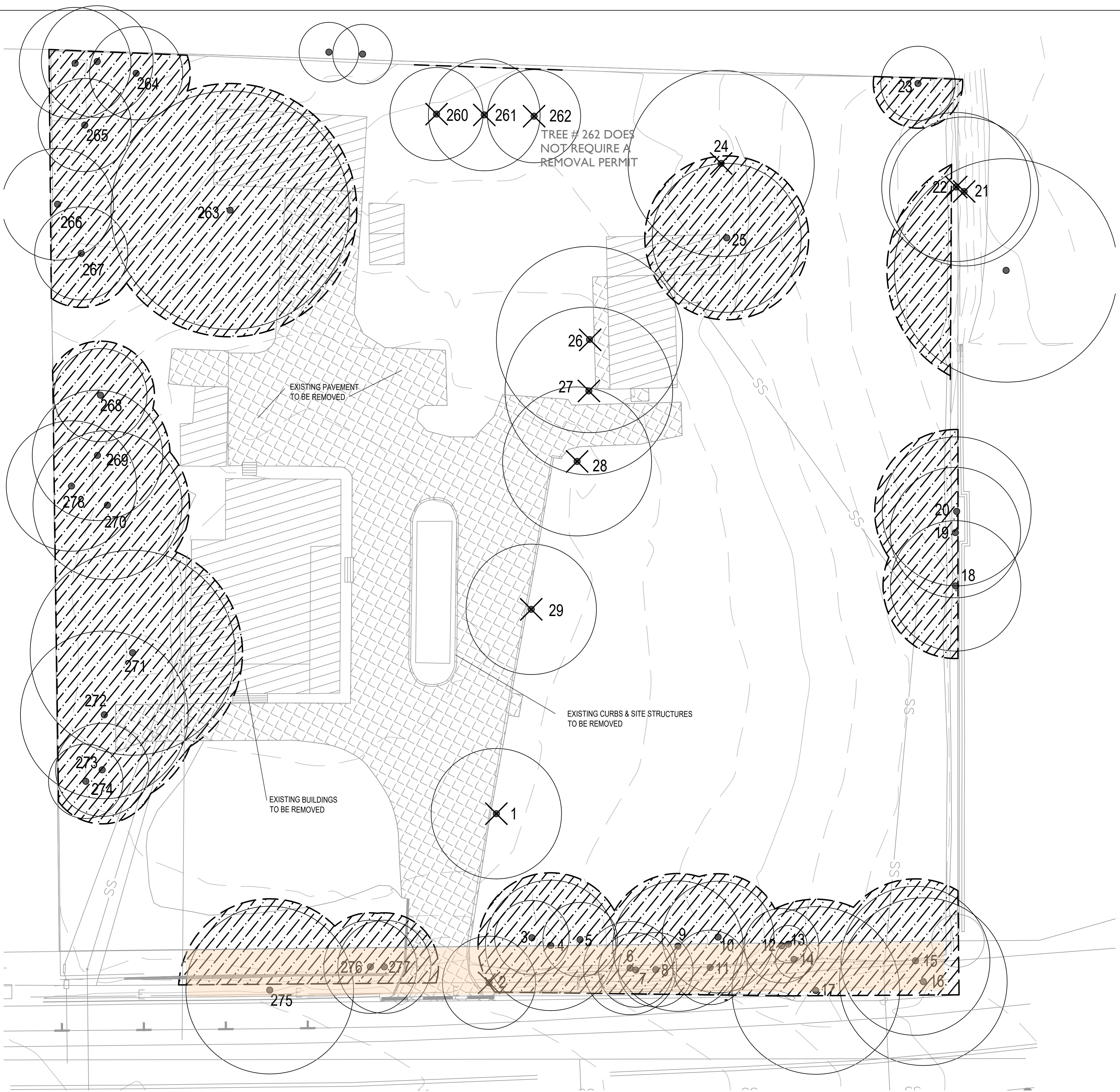
FOR COMPLETE ARBORIST REPORT:

TREE INVENTORY REPORT
1980 YOUNTVILLE CROSSROAD, YOUNTVILLE, CA
REVISED MAY 3, 2024
HORTICULTURAL ASSOCIATES

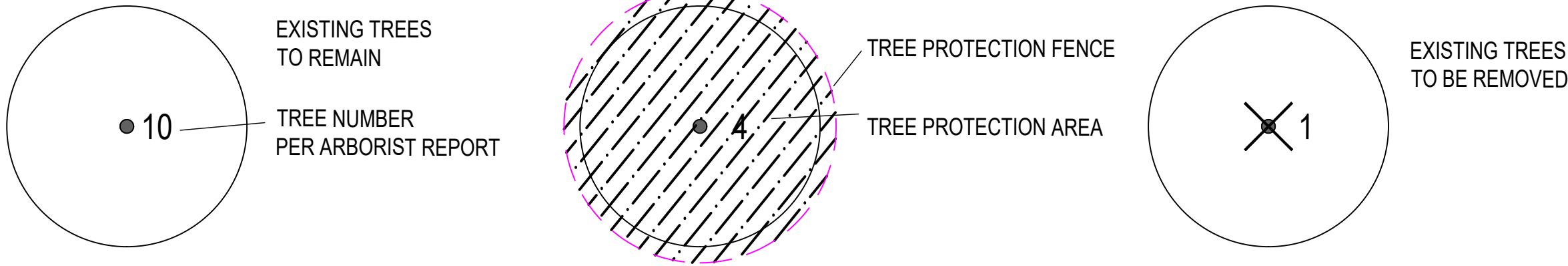
* HERITAGE TREES AS DESIGNATED PER:

TOWN OF YOUNTVILLE HERITAGE TREE MAP
DECEMBER 2009

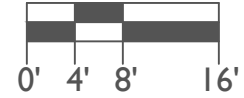
TREES LOCATED WITHIN ROW



LEGEND



SCALE: 1/16"=1'-0"



APRIL 25, 2024

TREE INVENTORY & PROTECTION PLAN



S 2.2

Structure

The following descriptions are used to rate the structural integrity of a tree. Trees with a rating of 3 or 4 are generally stable, sound trees which do not require significant pruning, although cleaning, thinning, or raising the canopy might be desirable. Trees with a rating of 2 are generally poor candidates for preservation unless they are preserved well away from improvements or active use areas. Significant time and effort would be required to reconstruct the canopy and improve structural integrity. Trees with a rating of 1 are hazardous and should be removed.

- (4) Good structure - minor structural problems may be present which do not require corrective action.
- (3) Moderate structure - normal, typical structural issues which can be corrected with pruning.
- (2) Marginal structure - serious structural problems are present which may or may not be correctable with pruning, cabling, bracing, etc.
- (1) Poor structure - hazardous structural condition which cannot be effectively corrected with pruning or other measures, may require removal depending on location and the presence of targets.

Construction Impacts

Considering the proximity of construction activities, type of activities, tree species, and tree condition - the following ratings are used to estimate the amount of impact on tree health and stability. Most trees will tolerate a (1) rating, many trees could tolerate a (2) rating with careful consideration and mitigation, but trees with a (3) rating are poor candidates for preservation.

- (3) A significant impact on long term tree integrity can be expected as a result of proposed development.
- (2) A moderate impact on long term tree integrity can be expected as a result of proposed development.
- (1) A minor impact on long term tree integrity can be expected as a result of proposed development.
- (0) No impact is expected.

Recommendations -SEE TREE INVENTORY SHEET S3.0

Recommendations are provided for removal or preservation. For those being preserved, protection measures and mitigation procedures to offset impacts and improve tree health are provided.

- (1) Preservation appears to be possible.
- (2) Removal is required due to significant development impacts.
- (3) Removal is required due to poor health or hazardous structure.
- (4) Removal is required due to significant development impacts and poor existing condition.
- (5) Removal is recommended due to poor species characteristics.
- (6) Install temporary protective fencing at the edge of the dripline, or edge of approved construction, prior to beginning grading or construction. Maintain fencing in place for duration of all construction activity in the area.
- (7) Maintain existing grade within the fenced portion of the dripline. Route drainage swales and all underground work outside the dripline.
- (8) Place a 4" layer of chipped bark mulch over the soil surface within the fenced dripline prior to installing temporary fencing. Maintain this layer of mulch throughout construction.
- (9) Prune to clean the canopy, per International Society of Arboriculture pruning standards.
- (10) This trunk is located off site, but the canopy overhangs the project site.
- (11) Excavation may be required within the TPZ and the dripline for development. Excavation within the TPZ of any type must adhere to the following guidelines:

All roots encountered that are 2 inches or larger in diameter must be cleanly cut as they are encountered by excavating equipment.

Roots may not be ripped from the ground and then trimmed. They must be trimmed as encountered and this will require the use of a ground man working with a suitable power tool.

Pruned and exposed roots greater than 2 inches in diameter must be protected from desiccation if left exposed for more than 24 hours. Cover cut roots with heavy cloth, burlap, used carpeting, or similar material that has been soaked in water, until trench or excavation has been backfilled.

If excavation impacts more than 20% of the defined TPZ then supplemental irrigation may be required to offset loss of roots. Excavation in this case should be directed by the project arborist who will determine whether mitigation is required, when, and how.

Any excavation within the defined TPZ will require that the tree be monitored on a monthly basis by the project arborist for the duration of construction and for one year beyond completion of construction. Monitoring may determine other mitigation measures that may be required to offset root loss or damage.

- (13) This species is exempt from mitigation, per the tree ordinance
- (14) To effectively preserve this tree the foundation for the adjacent home in the area of the canopy dripline must be a grade beam design with less than 6" of excavation for the beam and maximum separation for the piers.
- (15) All underground utilities and drains must be installed outside the canopy dripline of this tree, or be placed above ground inside the dripline.

TREE PROTECTION ZONE

- 1. The canopy dripline is illustrated on the Improvement Plans and represents the area around each tree, or group of trees, which must be protected at all times with tree protection fencing.
- 2. No encroachment into the dripline is allowed at any time without approval from the project arborist, and unauthorized entry may be subject to civil action and penalties.
- 3. The dripline will be designated by the project arborist at a location determined to be adequate to ensure long term tree viability and health. This is to occur prior to installation of fencing and in conjunction with the fencing contractor

TREE PROTECTION FENCING

- 1. Prior to initiating any construction activity on a construction project, including demolition or grading, temporary protective fencing shall be installed at each site tree, or group of trees. Fencing shall be located at the dripline designated by the project arborist and generally illustrated on the Improvement Plans.
- 2. Fencing shall be minimum 4' height at all locations, and shall form a continuous barrier without entry points around all individual trees, or groups of trees. Barrier type fencing such as *Tensar* plastic fencing is recommended, but any fencing system that adequately prevents entry will be considered for approval by the project arborist. The use of post and cable fencing is not acceptable, however.
- 3. Fencing shall be installed tightly between steel fence posts (standard quality farm "T" posts work well) placed no more than 8 feet on center. Fencing shall be attached to each post at 5 locations with plastic electrical ties, metal tie wire, or flip ties. See attached fencing detail.
- 4. Fencing shall serve as a barrier to prevent encroachment of any type by construction activities, equipment, materials storage, or personnel.
- 5. All encroachment into the fenced dripline must be approved and supervised by the project arborist. Approved dripline encroachment may require
- 6. Contractors and subcontractors shall direct all equipment and personnel to remain outside the fenced area at all times until project is complete, and shall instruct personnel and sub-contractors as to the purpose and importance of fencing and preservation.
- 7. Fencing shall be upright and functional at all times from start to completion of project. Fencing shall remain in place and not be moved or removed until all construction activities at the site are completed.

TREE PRUNING AND TREATMENTS

- 1. All recommendations for pruning or other treatments must be completed prior to acceptance of the project. It is strongly recommended that pruning be completed prior to the start of grading to facilitate optimum logistics and access.
- 2. All pruning shall be conducted in conformance with International Society of Arboriculture pruning standards, and all pruning must occur by, or under the direct supervision of, an arborist certified by the International Society of Arboriculture.

GRADING AND TRENCHING

- 1. Any construction activity that necessitates soil excavation in the vicinity of preserved trees shall be avoided where possible, or be appropriately mitigated under the guidance of the project arborist. All contractors must be aware at all times that specific protection measures are defined, and non conformance may generate stop-work orders.
- 2. The designated dripline is defined around all site trees to be preserved. Fences protect the designated areas. No grading or trenching is to occur within this defined area unless so designated by the Improvement Plan, and where designated shall occur under the direct supervision of the project arborist.
- 3. Trenching should be routed around the dripline. Where trenching has been designated within the dripline, utilization of underground technology to bore, tunnel or excavate with high-pressure air or water will be specified. Hand digging will be generally discouraged unless site conditions restrict the use of alternate technology.

- 4. All roots greater than one inch in diameter shall be cleanly hand-cut as they are encountered in any trench or during any grading activity. The tearing of roots by equipment shall not be allowed. Mitigation treatment of pruned roots shall be specified by the project arborist as determined by the degree of root pruning, location of root pruning, and potential exposure to desiccation. No pruning paints or sealants shall be used on cut roots.
- 5. Where significant roots are encountered mitigation measures such as supplemental irrigation and/or organic mulches may be specified by the project arborist to offset the reduction of root system capacity.
- 6. Retaining walls are effective at holding grade changes outside the area of the dripline and are recommended where necessary. Retaining walls shall be constructed in post and beam or drilled pier construction styles where they are necessary near or within a dripline.
- 7. Grade changes outside the dripline, or those necessary in conjunction with retaining walls, shall be designed so that drainage water of any type or source is not diverted toward or around the root crown in any manner. Grade shall drain away from root crown at a minimum of 2%. If grading toward the root collar is unavoidable, appropriate surface and/or subsurface drain facilities shall be installed so that water is effectively diverted away from root collar area.
- 8. Grade reduction within the designated dripline shall be generally discouraged, and where approved, shall be conducted only after careful consideration and coordination with the project arborist.
- 9. Foundations of all types within the dripline shall be constructed using design techniques that eliminate the need for trenching into natural grade. These techniques might include drilled piers, grade beams, bridges, or cantilevered structures. Building footprints should generally be outside the dripline whenever possible.

DRAINAGE

The location and density of native trees may be directly associated with the presence of naturally occurring water, especially ephemeral waterways. Project design, especially drainage components, should take into consideration that these trees may begin a slow decline if this naturally present association with water is changed or eliminated.

TREE DAMAGE

- 1. Any form of tree damage which occurs during the demolition, grading, or construction process shall be evaluated by the project arborist. Specific mitigation measures will be developed to compensate for or correct the damage. Fines and penalties may also be levied.
- 2. Measures may include, but are not limited to, the following:
 - pruning to remove damaged limbs or wood
 - bark scoring to remove damaged bark and promote callous formation
 - alleviation of compaction by lightly scarifying the soil surface
 - installation of a specific mulching material
 - supplemental irrigation during the growing season for up to 5 years
 - treatment with specific amendments intended to promote health, vigor, or root growth
 - vertical mulching or soil fracturing to promote root growth
 - periodic post-construction monitoring at the developer's expense
 - tree replacement, or payment of the established appraised value, if the damage is so severe that long term survival is not expected.
- 3. Any tree that is significantly damaged and whose survivability is threatened, due to negligence by any contractor, shall be appraised using the Trunk Formula Method provided in the 9th Edition of the Guide For Plant Appraisal. This appraisal value will be the basis for any fines levied on the offending contractor.

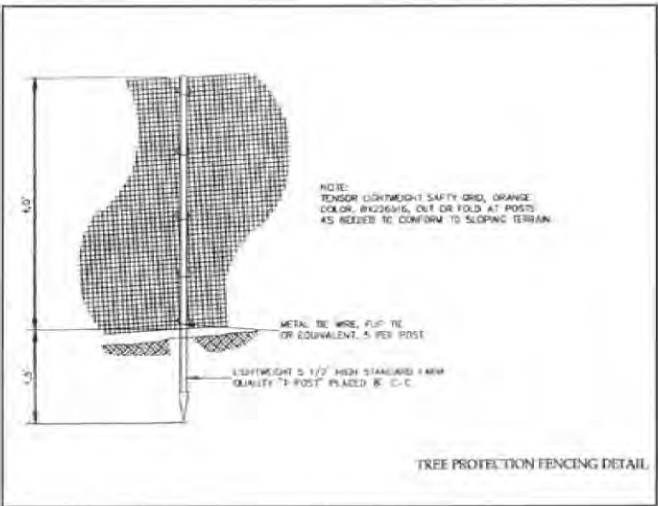
MULCHING

- 1. Trees will benefit from the application of a 4 inch layer of chipped bark mulch over the soil surface within the Tree Protection Zone. Ideal mulch material is a chipped bark containing a wide range of particle sizes. Bark mulches composed of shredded redwood, bark screened for uniformity of size, dyed bark, or chipped lumber will not function as beneficially. All trees that are expected to be impacted in any way by project activities shall have mulch placed prior to the installation of protection fencing.
- 2. Mulch should be generated from existing site trees that are removed or pruned as part of the project. Much brought onto the site from an outside source must be from trees that are verified to be free of the Sudden Oak Death pathogen *Phytophthora ramorum*.

FOR COMPLETE ARBORIST REPORT:

TREE INVENTORY REPORT
1980 YOUNTVILLE CROSSROAD, YOUNTVILLE, CA
JUNE 24, 2023
HORTICULTURAL ASSOCIATES

S2.3



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SCALE: 1/16"=1'-0"



OCTOBER 16, 2023

HERITAGE TREE PROTECTION SPECIFICATIONS

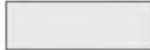

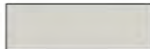





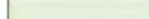




OAK+VINE
YOUNTVILLE • NAPA VALLEY • CALIFORNIA



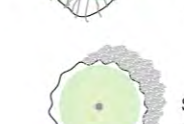



SECTION THREE / LANDSCAPE

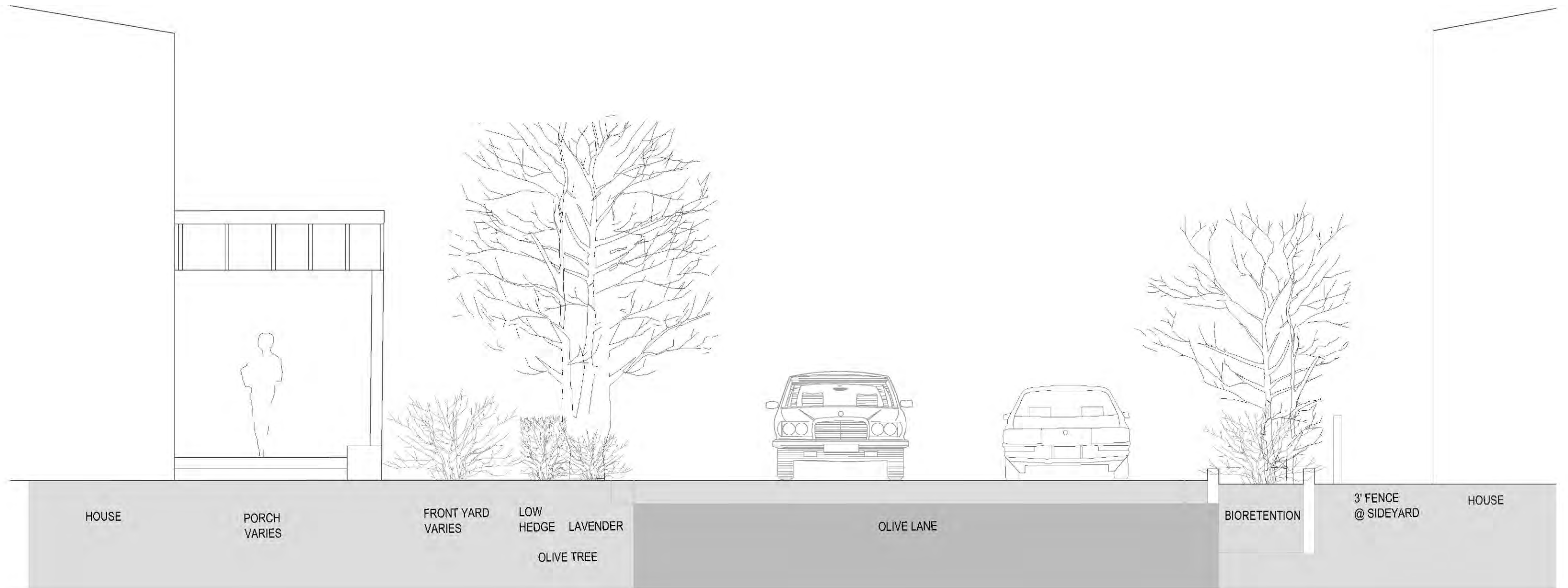
LEGEND

	ASPHALT PAVING		LOW HEDGE
	CONCRETE PAVING		LAVENDER
	PERMEABLE PAVERS		BIORETENTION
	WOOD DECK		GENERAL PLANTING
			PRIVATE BACK YARDS

-  LIGHT BOLLARDS W/SIGNAGE
-  ELECTRICAL VEHICLE CHARGER

-  EXISTING TREES TO REMAIN
-  REPLACEMENT TREES - LIVE + VALLEY OAKS
-  STREET TREES - OLIVE
-  ACCENT TREES





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SCALE: 1/2"=1'-0"



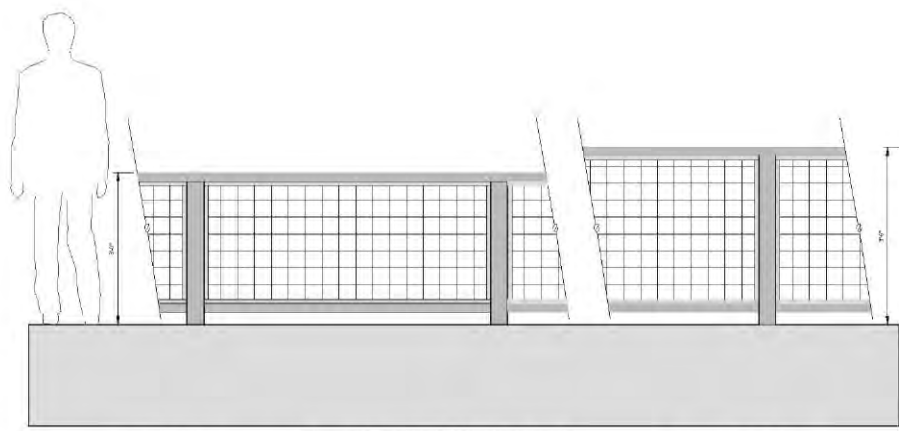
FEBRUARY 28, 2024

STREETSCAPE SECTION



L I.1

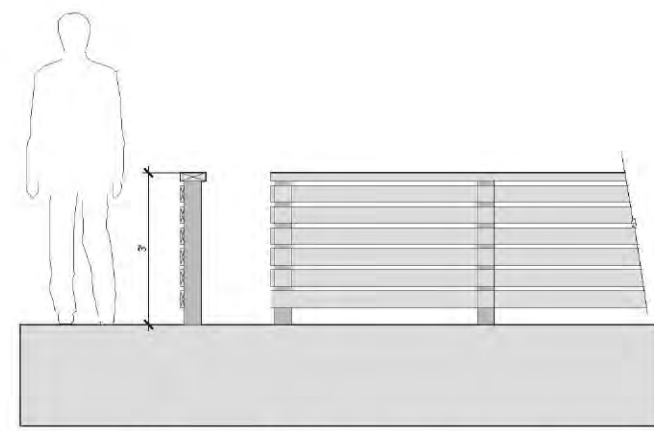




FENCE ELEVATION
WOOD POSTS, SIDE TRIM AND TOP RAILS TO BE CEDAR
-STAINED WITH SEMI SOLID COLOR
-MEDIUM GREY COLOR
WELDED WIRE MESH TO BE GALVANIZED

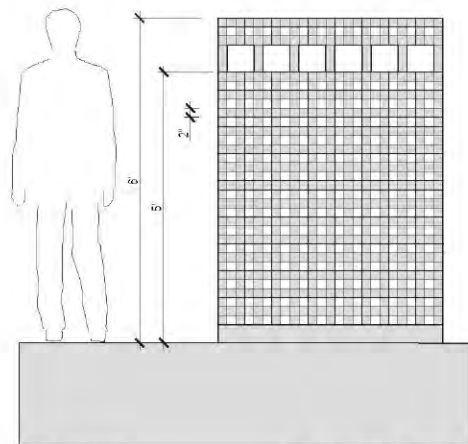
GUARDRAIL ELEVATION

BACK YARD WIRE FENCE & SIDEYARD WIRE GUARDRAIL



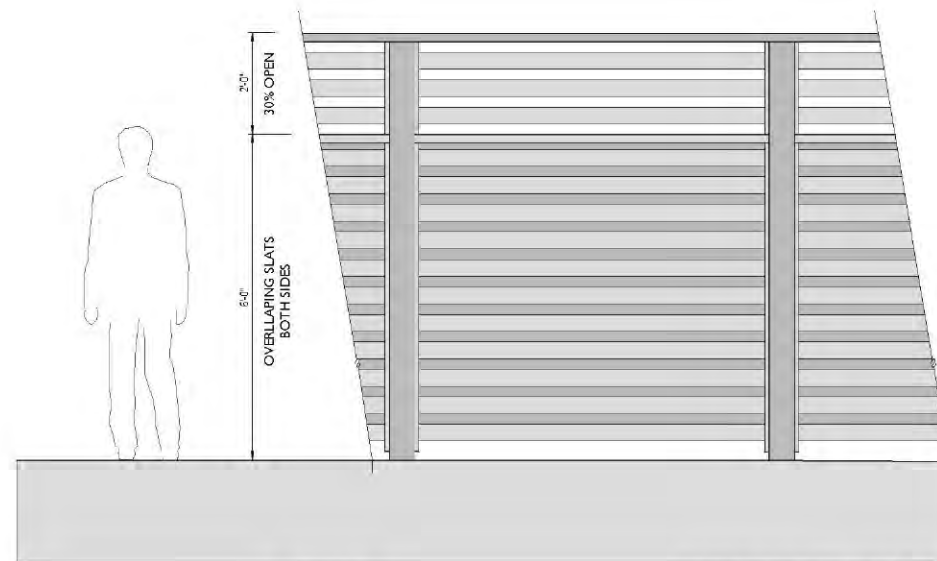
SECTION
ELEVATION
WOOD POSTS, SLATS, SIDE TRIM, & TOP RAILS TO BE CEDAR
-STAINED WITH SEMI SOLID COLOR
-MEDIUM GREY COLOR

SIDE YARD WOOD FENCE



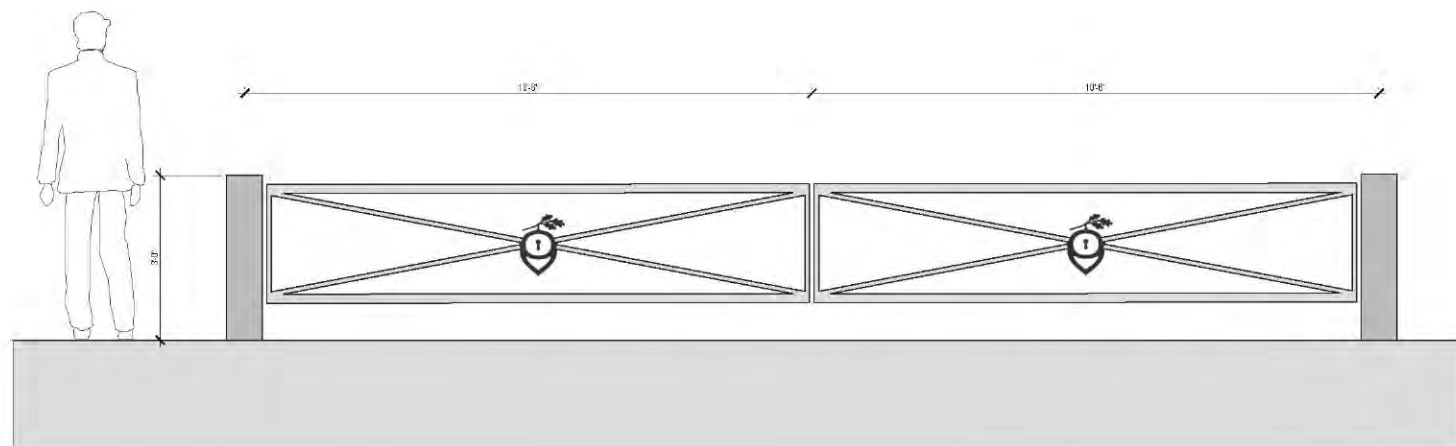
ELEVATION
2x2" WOOD SLATS, 2x1" OPENINGS,
EXCEPT AT LAST 12" HEIGHT
-COLOR TO MATCH HOUSE SIDING

DECK LATTICE SCREEN
at SECOND FLOORS



ELEVATION
WOOD SLATS, SIDE TRIM AND TOP RAILS TO BE CEDAR
-STAINED WITH SEMI SOLID COLOR
-MEDIUM GREY COLOR

GOOD NEIGHBOR WOOD FENCE



ELEVATION

ENTRY VEHICULAR GATE

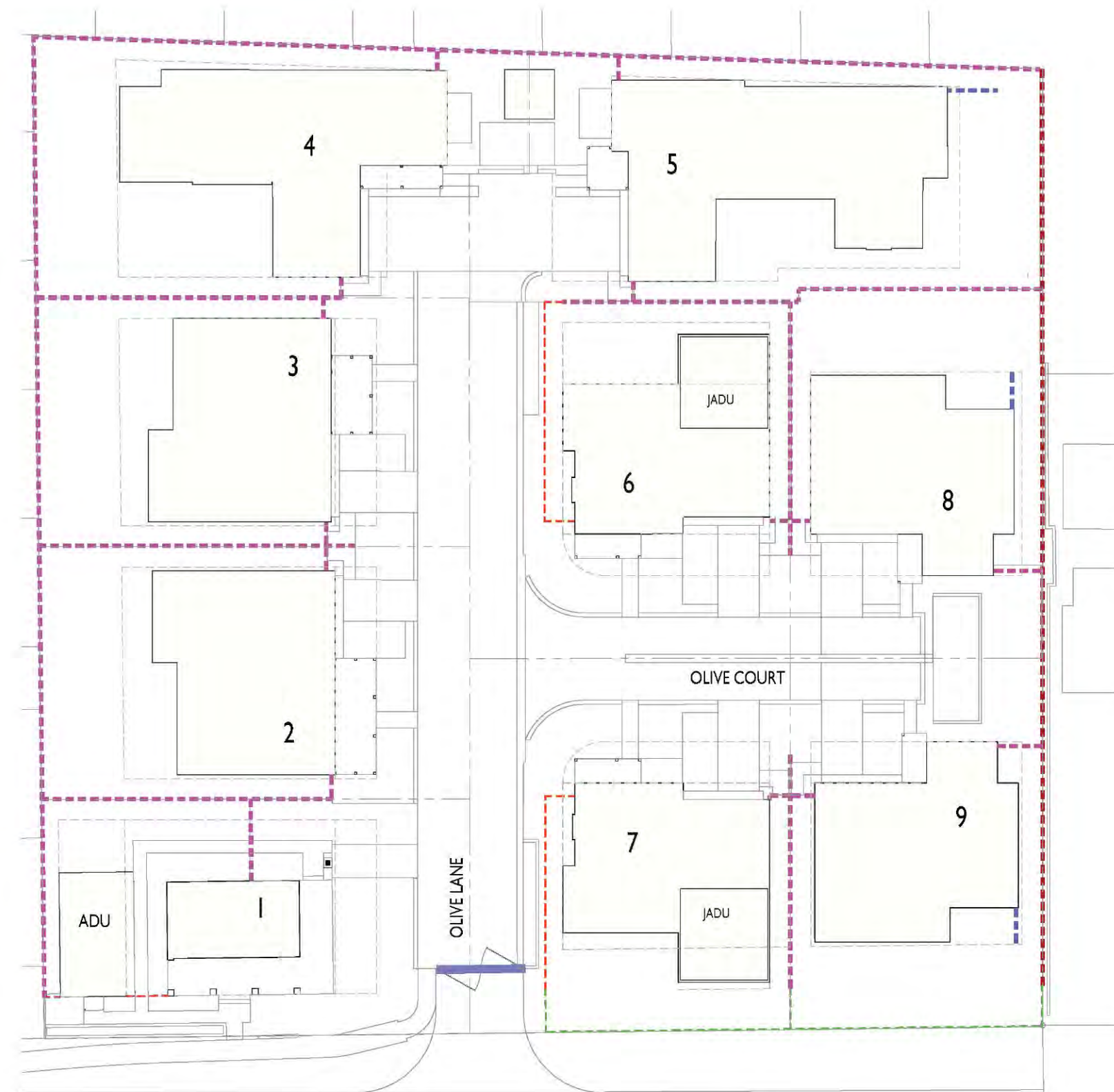


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METAL POSTS, RAILS, CROSSBARS AND DECORATIVE TRIM TO BE GALVANIZED
-PAINTED WITH FLAT SOLID COLOR
-SOFT BALCK COLOR

GATE TO COMPLY WITH THE CALIFORNIA FIRE CODE, SECTION 502.5 AND THE NAPA COUNTY
ROAD & STREET STANDARDS AND CA FIRE SAFE REGULATIONS FOR PROJECTS WITHIN SRA

FEBRUARY 28, 2024



YOUNTVILLE CROSSROAD

SCALE: 1/16"=1'-0"
0' 4' 8' 16'

FENCING LEGEND

- BACK YARD WIRE FENCE
- SIDE YARD WIRE GUARDRAIL
- SIDE YARD WOOD FENCE
- DECK LATTICE SCREEN at SECOND FLOORS
- GOOD NEIGHBOR WOOD FENCE
- ENTRY VEHICULAR GATE

SITE
FENCING PLAN



L 1.3



PIL Mimik Bollard (various heights available) = [MIMIK 10 BOLLARD | Performance in Lighting](#)

- 700+ lumens, wood finish available

LIGHT FIXTURE - BOLLARD



YOUNTVILLE CROSSROAD

LIGHT FIXTURE LEGEND

- | | | | | | | | |
|-----|------------------------------------------|-----|----------------------------------------------------|-----|----------------------------------------------|---|-------------------------------|
| ● A | LIGHT BOLLARD
W/ADDRESS
- 25" HIGH | ● B | LIGHT BOLLARD
W/O PARKING SIGNAGE
- 25" HIGH | ● C | LIGHT BOLLARD
W/STREET NAME
- 39" HIGH | ■ | ELECTRICAL
VEHICLE CHARGER |
|-----|------------------------------------------|-----|----------------------------------------------------|-----|----------------------------------------------|---|-------------------------------|



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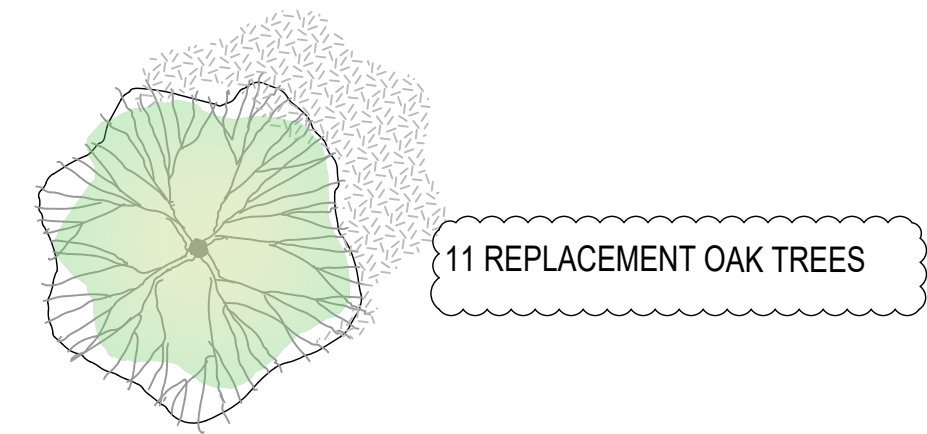
SCALE: 1/16" = 1'-0"

FEBRUARY 28, 2024

SITE LIGHTING & SIGNAGE PLAN



L I.4



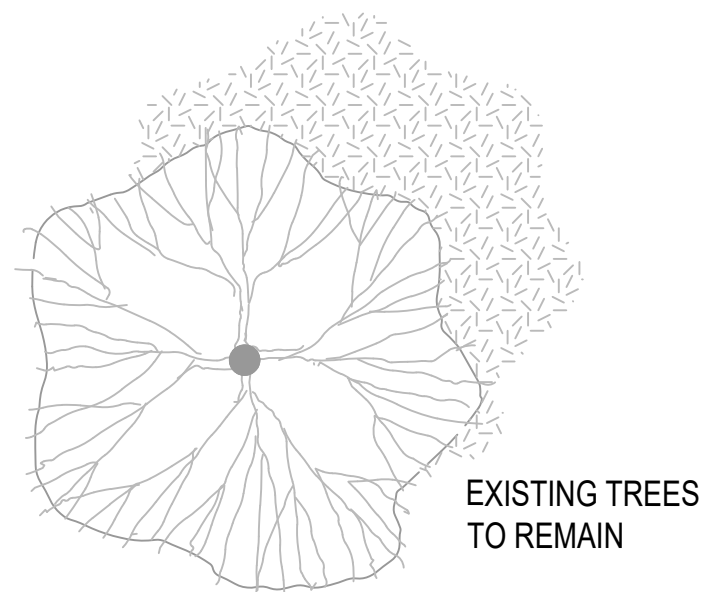
CODE	BOTANICAL NAME	COMMON NAME	SIZE	D	E	N	Dr	GENERAL DESCRIPTION		
QUE AGR	QUERCUS AGRIFOLIA	CALIF. LIVE OAK	36" BOX	D		N	Dr	VL	F	EV 50-70H 50-70W RIPARIAN HIGH & BIORENTION
QUE LOB	QUERCUS LOBATA	VALLEY OAK	36" BOX	D		N	Dr	L	F	DEC 70H 70W YEL FALL CL RIPARIAN MID-HIGH & BIORETENTION



CODE	BOTANICAL NAME	COMMON NAME	SIZE	D	E	N	Dr	GENERAL DESCRIPTION		
OLEA EUR	OLEA EUROPA	OLIVE	36" BOX	D			Dr	VL	F	EV25H25W GREY FOL

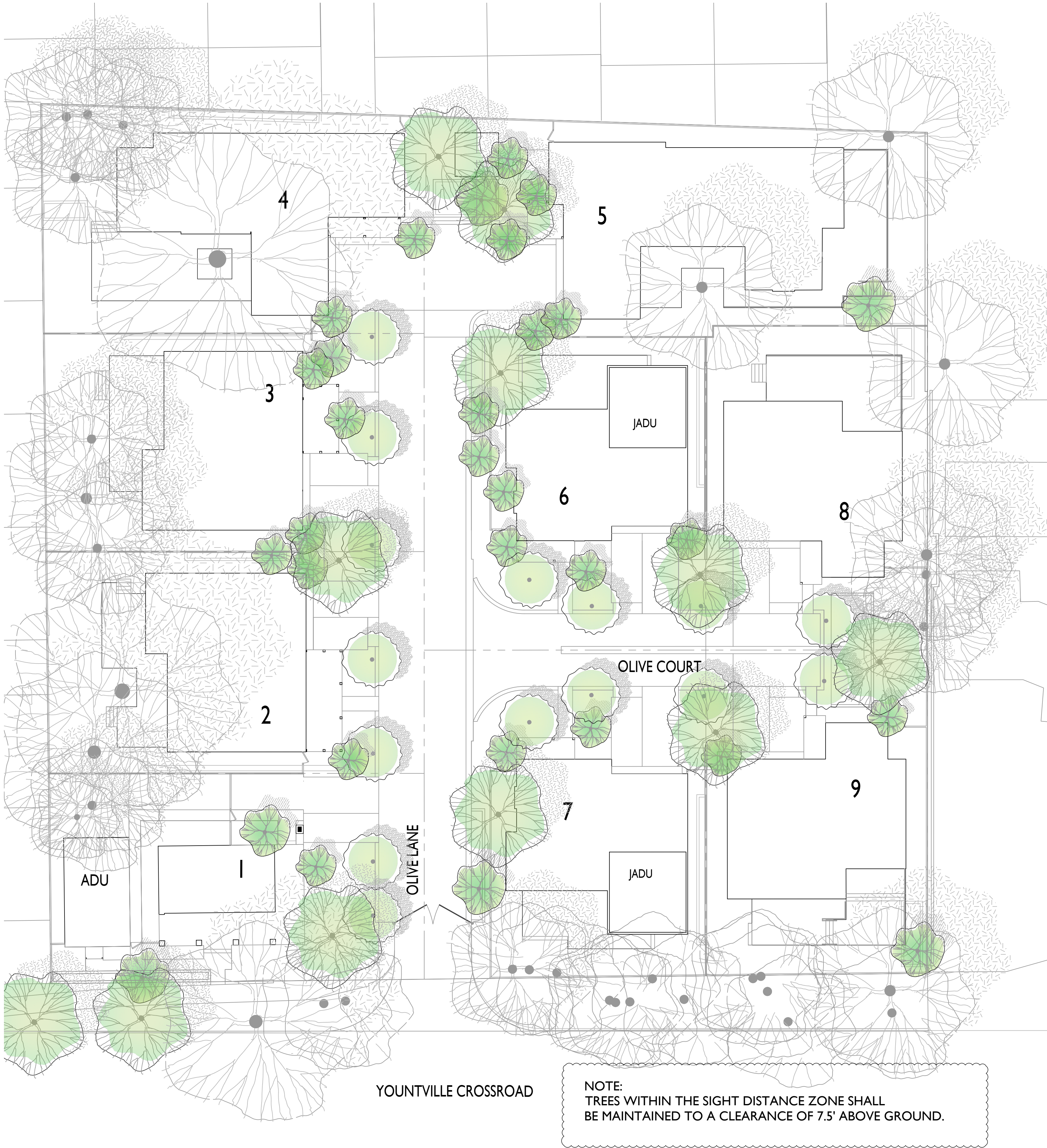


CODE	BOTANICAL NAME	COMMON NAME	SIZE	DEER	EDIBLE	CA NATIVE	DROUGHT	WUCOLS	BIORETENTI	FIRE	GENERAL DESCRIPTION
FT A F	FRUIT TREE SEMIDWARF-APPLE-FUGI	SD FUGI APPLE	15 GAL					M	F		
FT A GA	FRUIT TREE SEMIDWARF-APPLE GALA	SD GALA APPLE	15 GAL					M	F		
FT A G	FRUIT TREE SEMIDWARF-APPLE GOLDEN DELICIOUS	SD GOLDEN DELICIOUS APPLE	15 GAL					M	F		
FT PL	FRUIT TREE SEMIDWARF-PLUM	SD PLUM	15 GAL					M			
FT PR B	FRUIT TREE SEMIDWARF-PEAR-BARTLET	BARTLET PEAR	15 GAL					M			
LAG NAT	LAGERSTROEMIA 'NATCHEZ'	WHITE CRAPE MYRTLE	15 GAL	D		D ^r	L	B	F	DEC 25H12W WHT ORG-RED FALL	



PLANTING PLAN TO COMPLY WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLY THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN AND IN THE IRRIGATION DESIGN PLAN.

BIORETENTION PLANTING TO COMPLY WITH BASMAA POST CONSTRUCTION MANUAL APPENDIX E - 2019 UPDATE.



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SCALE: 1/16"=1'-0"

APRIL 25, 2024

TREE PLAN+ LIST



L 2.0

LOW HEDGE

CODE	BOTANICAL NAME	COMMON NAME	SIZE	D	E	N	Dr	GENERAL DESCRIPTION
BUX MIC G	BUXUS MICROPHYLLA JAPONICA 'GREEN BEAUTY'	JAPANESE BOXWOOD	1 GAL	D			M	F EV 2-6H 2W

LAVENDER

QTY	CODE	BOTANICAL NAME	COMMON NAME	SIZE	D	E	N	Dr	GENERAL DESCRIPTION
LAV INT F		LAVANDULA INTERMEDIA 'RED BOUTIN'	LAVENDER	1 GAL	D	E		Dr L	F 1.5-2H 2.5W LAV/BLU LVS SILVWH BUT HUM RRDTCH GOPHR COAST FRF

CELL PAVER PLANTING

DYM MAR S		DYMONDIA MARGARETAE SILVER CARPET	DYMONDIA SILVER CARPET	1 GAL				L	F EV 2-5H 20"W YEL BETWEEN STEP STONES VERY DENSE
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BIORETENTION

CODE	BOTANICAL NAME	COMMON NAME	SIZE	D	E	N	Dr	GENERAL DESCRIPTION
ACE CIR	ACER CIRCINATUM	VINE MAPLE	15 GAL	D		N	M	F DE 5-35H ORG/RED FALL CLR SHADE RIPARIAN HIGH & BIORETENTION
AES CAL	AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE	15 GAL	D		N	Dr VL	DEC 15-45H 20-30W WHT FRGT
AME ALN	AMELANCHIER ALNIFOLIA	WESTERN SERVICEBERRY	5 GAL		E	N	L	DEC 10H10W TO THICKETS LIGHT GREEN WHT FLRS RED-YLW FALL EDIBLE BLUEBERRIES MEDICINAL BARK WOOD USED FOR ARROWS TOOLS SHELTERS PROPAGATE BY SEEDS HEGE-WINDBREAK
CAL OCC	CALYCANTHUS OCCIDENTALIS	SPICEBUSH	5 GAL	D		N	Dr L	DEC 4-12H 4-12W RED/BROWN FRAG brd
CAR CAL	CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL	D		N	Dr M	F EV 4-8H 4-8W SNGL WHT SPR-SUM PART SHADE
CIS HYB	CISTUS HYBRIDUS	WHITE ROCKROSE	5 GAL			Dr L	B	B EV 3H3W FRGNT GREY GRN CRINKLY 2" LVS WHT FLRW YLW CENTER
COR COR C	CORYLUS CORNUTA CALIFORNICA	WESTERN HAZELNUT	5 GAL			N	L	F DEC 5-12H 5-12W YEL WITHSTANDS DAMP SOIL EDIBLE NUTS
GAR ELL	GARRYA ELLIPTICA	COAST SILKTASSEL	15 GAL			N	Dr L	F EV 10-20H10-20W DR GRN 2-3" LVS WHT LONG CATKINS PURPL FRT BIRD PT SHD
JUN TEN BLU	JUNCUS PATENS 'BLUE DART'	BLUE RUSH	5 GAL				L	2H WET AREA
MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	D			N Dr	
PEN EAT	PENSTEMON EATONII	EATONS PENSTEMON	5 GAL	D		N	Dr L	EV 2H1.5W RE ATTRACTS BUT & HUM
PHI MEX	PHILADELPHUS MEXICANUS	EVERGREEN MOCK ORANGE	5 GAL			N	Dr L	EV 6-15H VINING PT SHD WHT FRAG BANK COVER
RHO OCC	RHODODENDRON OCCIDENTALE	NATIVE RHODODENDRON	5 GAL	D			N	F 3H 4W YEL FLWR GRACEFUL SHAPE BUT BRD

GENERAL PLANTING

CODE	BOTANICAL NAME	COMMON NAME	SIZE	D	E	N	Dr	GENERAL DESCRIPTION
ACE CIR	ACER CIRCINATUM	VINE MAPLE	15 GAL	D		N	M	F DE 5-35H ORG/RED FALL CLR SHADE RIPARIAN HIGH & BIORETENTION
AES CAL	AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE	15 GAL	D		N	Dr VL	DEC 15-45H 20-30W WHT FRGT
AME ALN	AMELANCHIER ALNIFOLIA	WESTERN SERVICEBERRY	5 GAL		E	N	L	DEC 10H10W TO THICKETS LIGHT GREEN WHT FLRS RED-YLW FALL EDIBLE BLUEBERRIES MEDICINAL BARK WOOD USED FOR ARROWS
CAL OCC	CALYCANTHUS OCCIDENTALIS	SPICEBUSH	5 GAL	D		N	Dr L	DEC 4-12H 4-12W RED/BROWN FRAG brd
CAR CAL	CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL	D		N	Dr M	F EV 4-6H 4-6W SNGL WHT SPR-SUM PART SHADE
CIS HYB	CISTUS HYBRIDUS	WHITE ROCKROSE	5 GAL			Dr L	B	B EV 3H3W FRGNT GREY GRN CRINKLY 2" LVS WHT FLRW YLW CENTER
CIS LAD	CISTUS LADANIFER	ROCKROSE	5 GAL	D			Dr L	B F EV 4H 4W WHT RED SPOT DK GRN FOL
COR COR C	CORYLUS CORNUTA CALIFORNICA	WESTERN HAZELNUT	5 GAL			N	L	F DEC 5-12H 5-12W YEL WITHSTANDS DAMP SOIL EDIBLE NUTS
GAR ELL	GARRYA ELLIPTICA	COAST SILKTASSEL	15 GAL			N	Dr L	F EV 10-20H10-20W DR GRN 2-3" LVS WHT LONG CATKINS PURPL FRT BIRD PT SHD
HET ARB	HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	D		N	Dr L	B F EV 6-18H 5-15W WHT PT SHD RED FRT BRD RIPARIAN
JUN TEN BLU	JUNCUS PATENS 'BLUE DART'	BLUE RUSH	1 GAL				L	2H WET AREA
MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	D			N Dr	
PEN EAT	PENSTEMON EATONII	EATONS PENSTEMON	5 GAL	D		N	Dr L	EV 2H1.5W RE ATTRACTS BUT & HUM
PHI MEX	PHILADELPHUS MEXICANUS	EVERGREEN MOCK ORANGE	5 GAL			N	Dr L	EV 6-15H VINING PT SHD WHT FRAG BANK COVER
PIT EUG	PITTIOSPORUM EUGENOIDES	PITTIOSPORUM	15 GAL				M	F EV 20H 15W CAN BE PRUNED HEDGE OR SCREEN YEL-GRN LVS
PIT TEN	PITTIOSPORUM TENUIFOLIUM	PITTIOSPORUM	15 GAL				Dr M	F EV 12H 12W LVS UND
PIT TOB V	PITTIOSPORUM TOBIRA VARIAGATA	VARIAGATED PITTIOSPORUM	15 GAL	D			Dr L	F EV 6-15H 6-15W FRAG VAR LVS
PIT UND	PITTIOSPORUM UNULATUM	VICTORIAN BOX	15 GAL				L	F EV 15-30H 15W TREE HEDGE OR SCREEN SHINY UNULATING-GRN LVS
POD GRA	PODOCARPUS GRACILIOR	FERN PINE	15 GAL	D			M	EV 20-60H 10-20W COLUMNAR HABIT DARK GREEN GLOSSY FOILAGE GOOFO ESPALIER
SYR VUL	SYRINGA VULGARIS	COMMON LILAC	15 GAL	D			L	F 10-20H 10W FRAG
TEU FRU	TEUCRIUM FRUITICANS	BUSH GERMANDER	5 GAL	D			Dr L	F EV 4-8H 4-8W LAV/BLU FRAG LEAV
WES FRT M	WESTRINGIA FRUTICOSA MORNING LIGHT	VARIAGATED COAST ROSEMARY	5 GAL	D			Dr L	F EV 3H 3W WHT GREY FOL W/WHT MARGINS
ROM COU	ROMNEYA COULTERI	MATILJA POPPY	5 GAL	D		N	Dr VL	F 8H 4W WHT FRA



PLANTING PLAN TO COMPLY WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLY THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN AND IN THE IRRIGATION DESIGN PLAN.

BIORETENTION PLANTING TO COMPLY WITH BASMAA POST CONSTRUCTION MANUAL APPENDIX E 2019 UPDATE.

17.124.020 Documentation.
Prior to issuance of a building permit or grading permit, each landscape project shall provide documentation to the satisfaction of the Planning Officer that demonstrates compliance with either:
A. The requirements of this chapter and the Water Efficient Landscape Guidelines.
B. The requirements of the State of California Model Water Efficient Landscape Ordinance, California Code of Regulations Title 23, Division 2, Chapter 2.7, in a manner that meets or exceeds the design requirements of the Guidelines, as may be amended. (Ord. 21-501 § 9)



ZAC Landscape Architects, Inc.
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Petaluma, California 94952
(707) 896-2967
www.zaclandscape.com
info@zaclandscape.com



SCALE: 1/16"=1'-0"
0' 4' 8' 16'

FEBRUARY 28, 2024

PLANTING PLAN + LIST



L 2.1



SECTION FOUR / ARCHITECTURE



OAK+VINE / ARCHITECTURAL DESIGN - IMAGERY & INSPIRATION

Our homes will all be unique, but come together with the same calming, natural muted color palette. Designed to be compatible with the historic farmhouse, the new homes will listen to farmhouse design yet be clearly 120 years newer in design, following the Secretary of State's guidelines.





OAK+VINE / ARCHITECTURAL DESIGN - COLORS & MATERIALS

Our homes will be painted from the color palette below and in most cases the trim will be painted the same color as the homes. Exterior materials include a mix of board and batten and horizontal siding with accents of flat stucco and vertical wood elements. The historic home will maintain the cedar shake shingles and asphalt roof. Roofs will be a mix of metal standing seam or muted asphalt shingle to harmonize with the siding colors, with solar panels as required. Some natural cedar posts and brackets are proposed, no artificial or faux materials will be included. All exterior lighting will be downlit and conform to the Dark Sky initiative.





OAK+VINE / ARCHITECTURAL DESIGN - WINDOWS & DOORS

All windows and doors will be of the highest quality and are proposed to be solid wood or wood clad. Windows may be double hung, fixed or casement with frosted or obscure glass in locations designated for privacy. Homes that include divided light grid windows will consistently have them on all elevations, and likewise homes that are clear paned will be consistent on all elevations. Front doors will be impressive and include an accent theme or color.



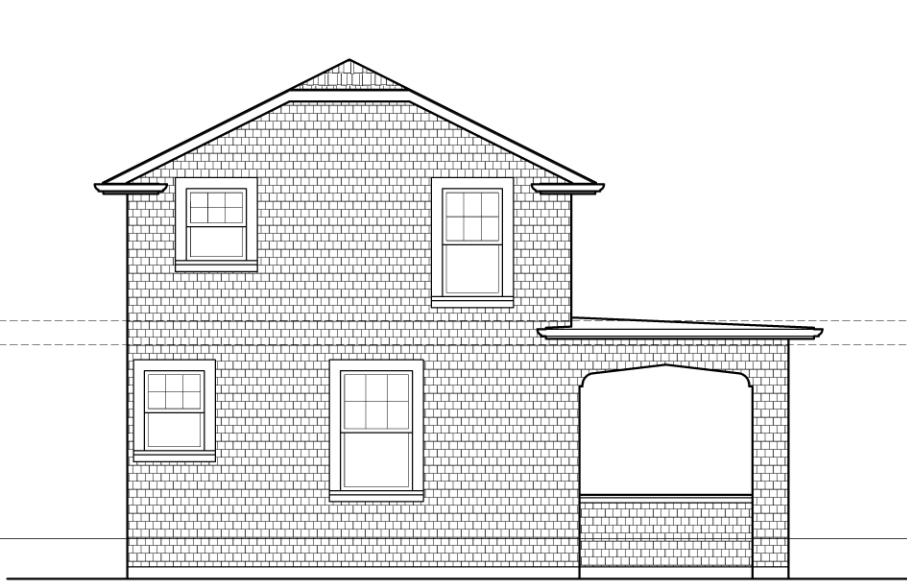


OAK+VINE / ARCHITECTURAL DESIGN - WINDOW AND DOOR SIZES

Column1	Column2	Column3	Column4	Column5	Column6	Column7	Column8	Column9	Column10	Column11	Column12	Column13	Column14	Column15	Column16	Column17
Lot 2	Front/East	Rm. Location	Privacy Y/N	Roof below	Left/South	Rm. Location	Privacy Y/N	Roof below	Rear/West	Rm. Location	Privacy Y/N	Roof below	Right/North	Rm. Location	Privacy Y/N	Roof below
	(1)3090	Great Room	N		(1)3050	Master Suite	N		(1)3030	Shower	Y high		(2)3060	Garage	N	
	(2)1680	Side Lites	N		(2)3090	Great Room	N		(1)7080 FD	Master Suite	N		3080 Door	Garage	N	
	3080 Door	Entry	N		(1)3056	Kitchen sink	N		(1)2646	Toilet	N		(2)3050	Closet/Bath	N	
	(2)2660	Stair	N		(1)3030	Bedroom	Y high	Yes	12-0/90 Dr	Kitchen	N		(2)2020	shower	Y high	
	(2)2630	Stair/Bedrm.	Y high	Yes	3090 Door	Garage	N		(2)3050	Bedroom	Y Offset					
	(3)2650	Bedroom	N	Yes	(1)3030	Stair	Y high									
	(2)9080 drs	Garage														
Lot 3	Front/East	Rm. Location	Privacy Y/N	Roof below	Left/South	Rm. Location	Privacy Y/N	Roof below	Rear/West	Rm. Location	Privacy Y/N	Roof below	Right/North	Rm. Location	Privacy Y/N	Roof below
	(1)3090	Great Room	N		(2)3060	Garage	N		(1)3030	Shower	N		(1)3080	Master Suite	N	
	(2)1680	Side Lites	N		3080 Door	Garage	N		(1)7080 FD	Master Suite	N		(2)2690	Great Room	N	
	3080 Door	Entry	N		(2)3050	Closet/Bath	N		(1)2646	Toilet	N		(1)3050	Kitchen sink	N	
	(2)2660	Stair	N		(2)2020	Shower	Y high		12-0/90Dr	Kitchen	N		(2)3030	Bedrooms	Y high	Yes
	(2)2630	Stair/Bedrm.	Y high	Yes												
	(3)2650	Bedroom	N	Yes												
	(2)9080 drs	Garage														
Lot 4	Front/East	Rm. Location	Privacy Y/N	Roof below	Left/South	Rm. Location	Privacy Y/N	Roof below	Rear/West	Rm. Location	Privacy Y/N	Roof below	Right/North	Rm. Location	Privacy Y/N	Roof below
	3080 Door	Entry	N		6090 FD	Bedroom 2	N		(1)2050	Shower	N		(2)3060	Master Suite	N	
	12-0/90 Dr.	Master Suite	N		12-0/90 Dr	Great Room	N		(2)3060	Bedroom 2	N		(1)2656	Toilet	N	
	(1)3050	Hall	N	Yes	(2)3050	Garage	Y		3080 Door	Garage	N		(1)2656	Toilet	N	
	(4)2030	Bedroom 3	N	Yes	(1)2030	Garage Attic	Y		12-0/80	Garage Rear	N		(1)2656	Laundry	N	
	(2)9080 drs	Garage	N		(2)2030	Bedroom 3	N	Yes					(1)2056	Toilet	N	
	(1)2030	Attic	N		(1)3046	Hall	Y	Yes					(2)3030	Shower/Hall	Y high	(1)3050 Exit
													(1)3050	Bedroom 3		
													(2) 2556	Kitchen		
Lot 5	Front/West	Rm. Location	Privacy Y/N	Roof below	Left/North	Rm. Location	Privacy Y/N	Roof below	Rear/East	Rm. Location	Privacy Y/N	Roof below	Right/South	Rm. Location	Privacy Y/N	Roof below
	9090 Door	Master Suite	N		(1)3050	Laundry	N		3080 Door	Garage	N		(2)3060	Garage	N	
	(1)2090	Side Lite	N		(2)3060	Bedroom 2	N		8080 Door	Garage Rear	N		(2)3090	Hall	N	
	4090 Door	Entry	N		(1)2646	Shower	N		16010 Door	Great Room	N		(5)3090	Hall	N	
	(2)9080 drs	Garage			(1)3050	Bath 1	N		9010 Door	Kitchen	N		(5)3060	Clerestory	N	
	(3)3010-0	liv.Behind Gar			(2)3060	Master Suite	N		(1)3010	Dining	N		(2)3010-0	Living Room	N	
					(3)3050	Tub/Bedrm	Y obscure		9080 Door	Bedroom 3	N		(1)3010-0	Dining	N	
Lot 6	Front/South	Rm. Location	Privacy Y/N	Roof below	Left/West	Rm. Location	Privacy Y/N	Roof below	Rear/North	Rm. Location	Privacy Y/N	Roof below	Right/East	Rm. Location	Privacy Y/N	Roof below
	(3) 3090	Great Room	N		(1)3056	JADU	N		(1)3060	JADU	N		(2)4050	Garage	N	
	3090 Door	Entry	N		(2)2656	Kitchen	N		6090 FDs	JADU	N		3080 Door	Garage	N	
	(2) 2690	Stair landing	N		(2)4090	Great Room	N		(1)3060	Dining	N		(2)2650	Bathroom	N	
	(1)3050	Bathroom	N	Yes					12-0/90 Door	Kitchen	N		(3)2040	Bedrooms	Y obscure	
	(2)3060	Bedroom	N	Yes					3070 FD	Bedroom 1	N		(3)2040	Bedrooms	Y obscure	
	(2)9080 drs	Garage	N						(1)2030	Bath 1	Y high					
Lot 7	Front/North	Rm. Location	Privacy Y/N	Roof below	Left/East	Rm. Location	Privacy Y/N	Roof below	Rear/South	Rm. Location	Privacy Y/N	Roof below	Right/West	Rm. Location	Privacy Y/N	Roof below
	(3) 3090	Great Room	N		(2)4050	Garage	N		(1)3060	JADU	N		(1)3060	JADU	N	
	3090 Door	Entry	N		3080 Door	Garage	N		6090 FDs	JADU	N		(2)2656	Kitchen	N	
	(2) 2690	Stair landing	N		(2)2656	Bathroom	N		(1)3060	Laundry	N		(2)4090	Great Room	N	
	(1)3050	Bathroom	N	Yes	(3)2040	Bedrooms	Y obscure		12-0/90 Door	Kitchen	N					
	(2)3060	Bedroom	N	Yes	(3)2040	Bedrooms	Y obscure		3070 FD	Bedroom 1	N					
	(2)9080 drs	Garage	N						(1)2030	Bath 1	Y high					
Lot 8	Front/South	Rm. Location	Privacy Y/N	Roof below	Left/West	Rm. Location	Privacy Y/N	Roof below	Rear/North	Rm. Location	Privacy Y/N	Roof below	Right/East	Rm. Location	Privacy Y/N	Roof below
	3090 Door	Entry	N		(1)4040	Shower	N		12-0/90 Dr	Kitchen	N		(2)3030	Dining	Y high	
	(2)3090	Great Room	N						(3)3090 Dr	Master Suite	N		(1)4056	Kitchen sink	N	
	(1)5090	Great Room	N		3080 Door	Garage	N						(2)3090	Kitchen	N	
	(3)3050	Bedroom	N		(2)3050	Garage	N		(2)3060	Master Suite	N		(2)6090	Master Suite	N	
	(1)3050	Study	N	Yes	(1)4040	Shower/BR	N	Yes	(1)2650	Bathroom	N		6070 FD	Bedroom 3	N	
	(2)9080 drs	Garage	N		(2)3050	Livingroom	N		(3)3060	Bedroom	N					
									(1)3030	Shower	Y high					
Lot 9	Front/North	Rm. Location	Privacy Y/N	Roof below	Left/East	Rm. Location	Privacy Y/N	Roof below	Rear/South	Rm. Location	Privacy Y/N	Roof below	Right/West	Rm. Location	Privacy Y/N	Roof below
	3090 Door	Entry	N		(2)3030	Dining	Y high		12-0/90 Dr	Kitchen	N		(1)4040	Shower	N	
	(2)3090	Great Room	N		(1)4056	Kitchen sink	N		(3)3090	Master Suite	N					
	(1)5090	Great Room	N		(2)3090	Kitchen	N						3080 Door	Garage	N	
	(3)3050	Bedroom	N		(2)6090	Master Suite	N		(2)3060	Master Suite	N		(2)3050	Garage	N	
	(1)3040	Study	N	Yes	6070 FD	Bedroom 3	N		(1)2650	Bathroom	N		(1)4040	Shower/BR	N	Yes
	(2)9080 drs	Garage	N						(3)3060	Bedroom	N		(2)3050	Livingroom	N	
									(1)3030	Shower	Y high					



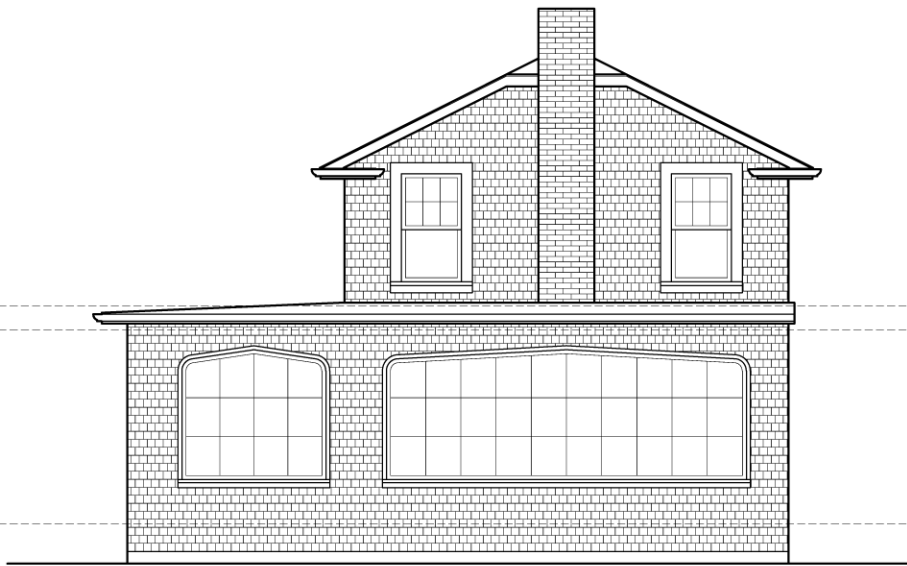
Lot One - Architectural Rendering



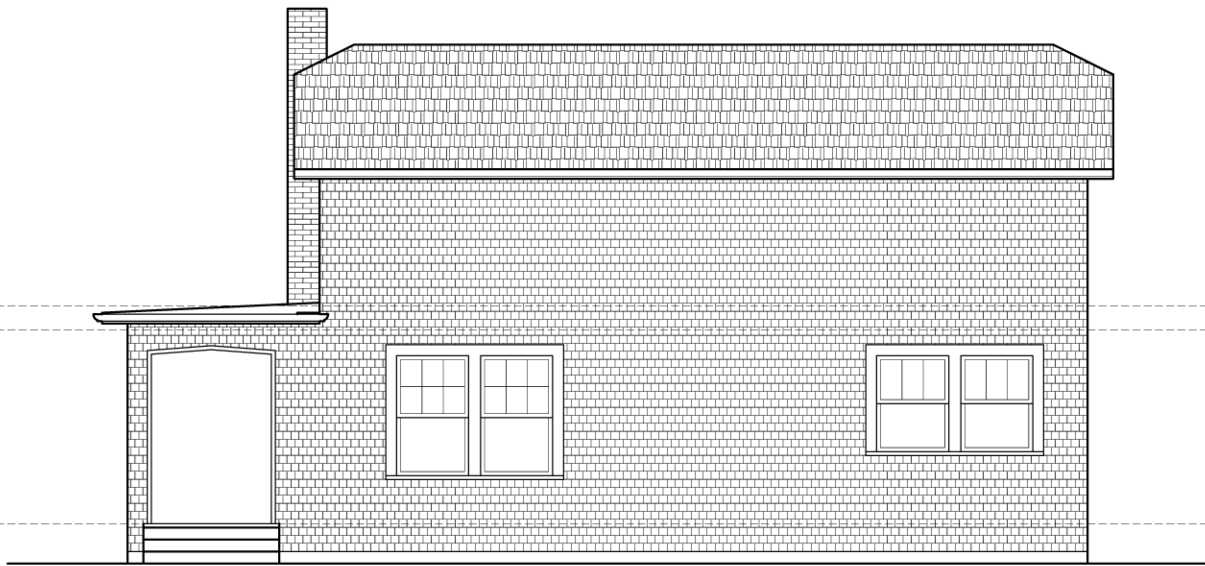
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

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★

★

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EXP. SEPT. 2025

STATE OF CALIFORNIA

Revisions

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OAK + VINE

FARMHOUSE

APN 031-060-026

1980 YOUNTVILLE CROSS ROAD

YOUNTVILLE, CALIFORNIA

EXTERIOR ELEVATIONS

PROPOSED

Job Number

MacRAE

Drawn By

IML

Scale

1/4" = 1'-0"

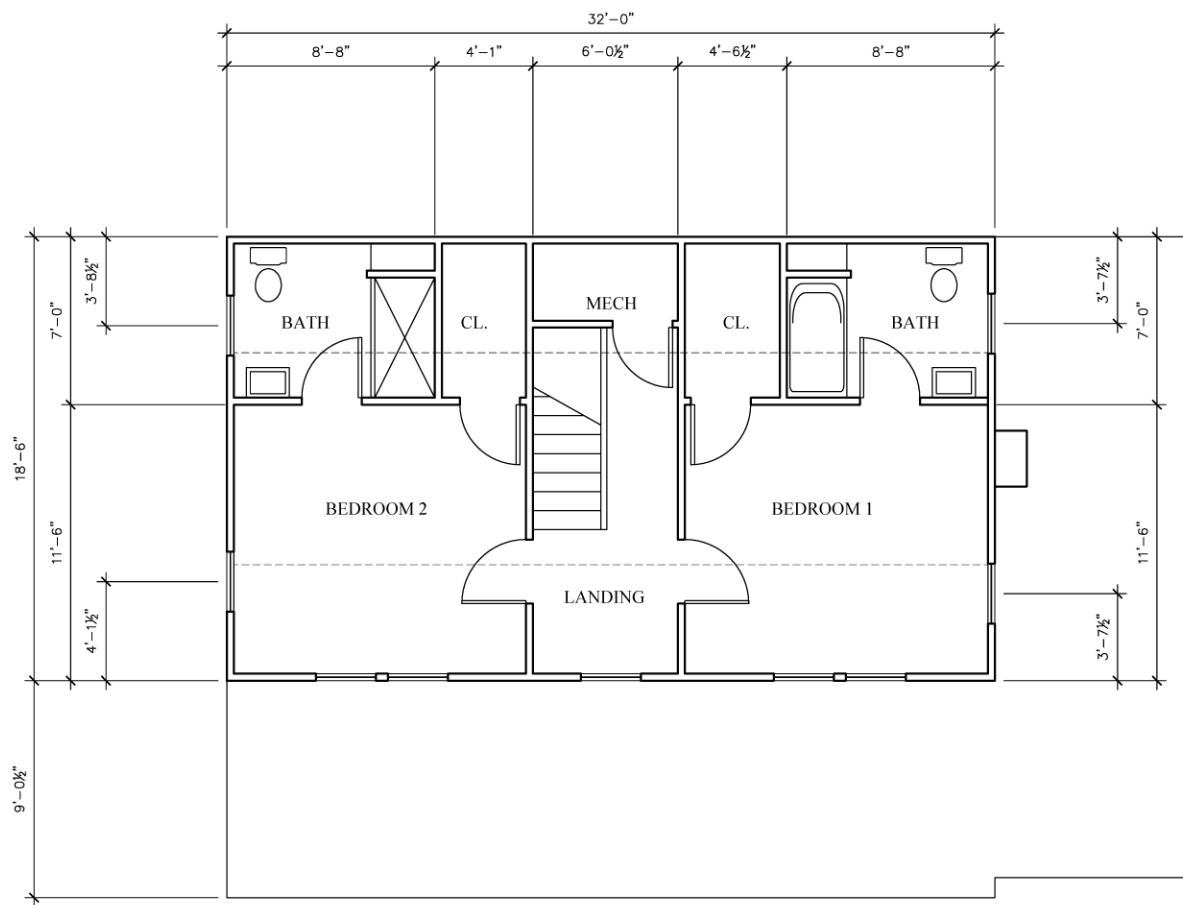
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10-12-2023

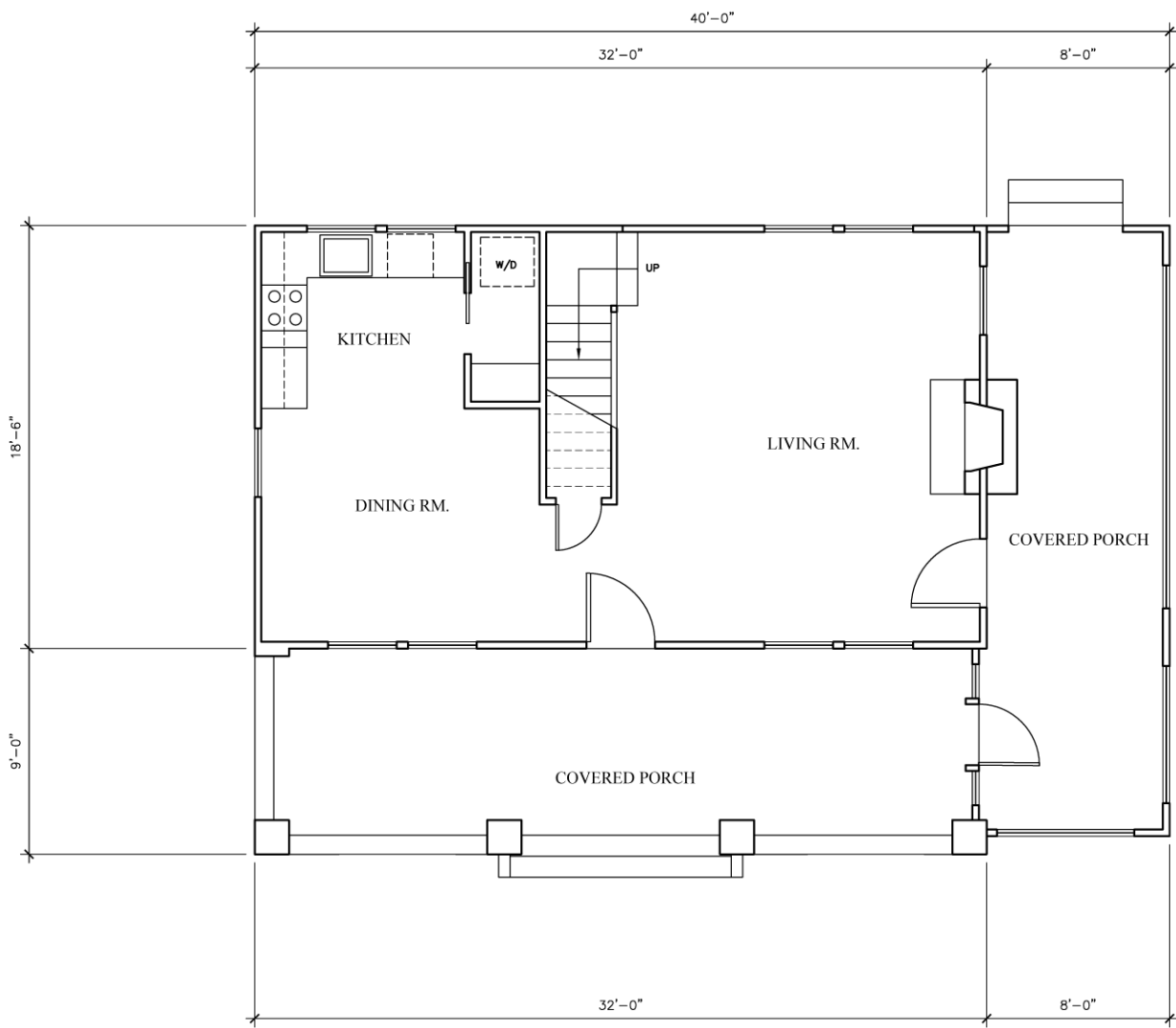
Sheet Number

A1.1

of



SECOND FLOOR PLAN



FIRST FLOOR PLAN

FLOOR AREA	
FIRST FLOOR	592 S.F.
SECOND FLOOR	568 S.F.
TOTAL AREA	1,160 S.F.
COVERED PORCH	502 S.F.



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NO. C-20670

EXP. SEPT. 2025

STATE OF CALIFORNIA

Revisions

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FLOOR PLANS

PROPOSED

Job Number

MacRAE

Drawn By

IML

Scale

1/4" = 1'-0"

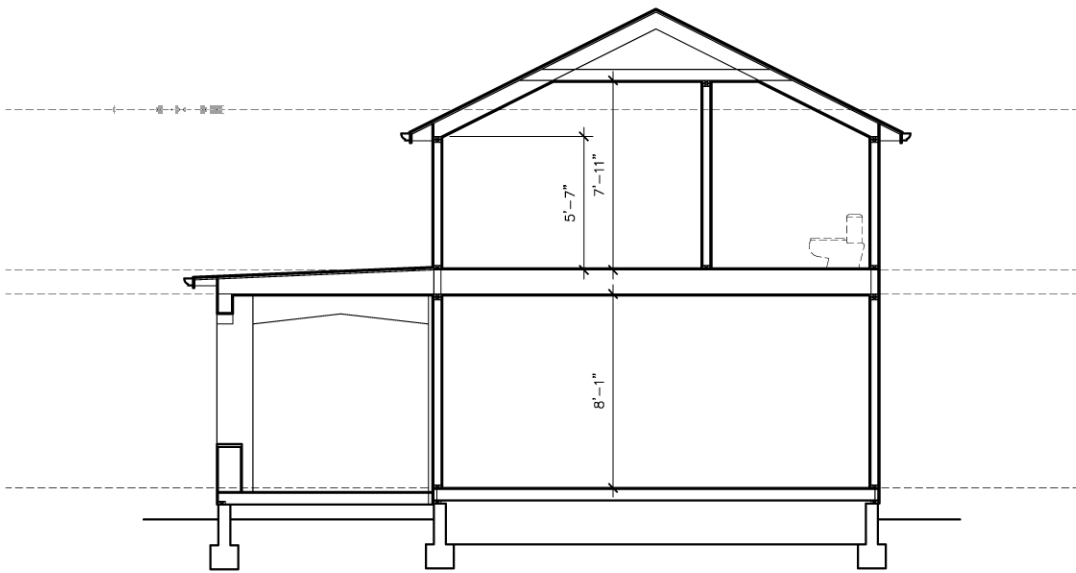
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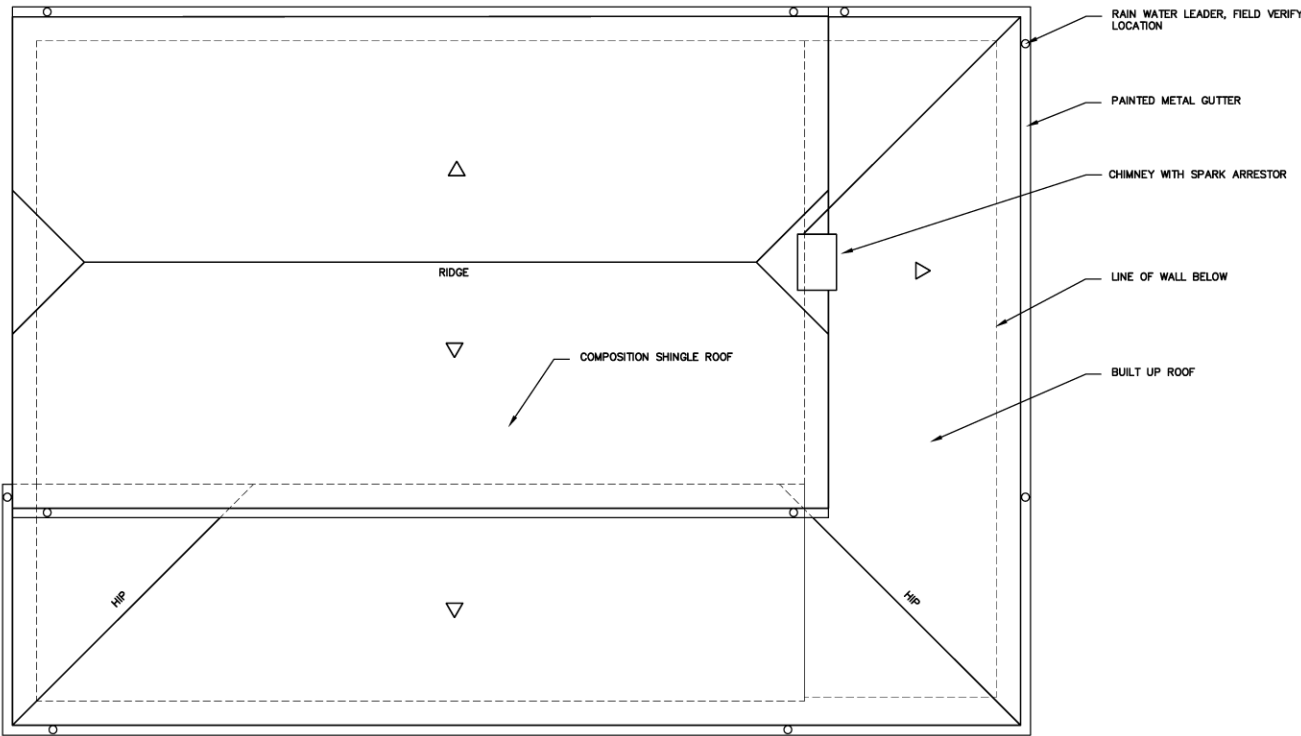
Sheet Number

A1.2

of



A BUILDING SECTION



ROOF PLAN



Revisions

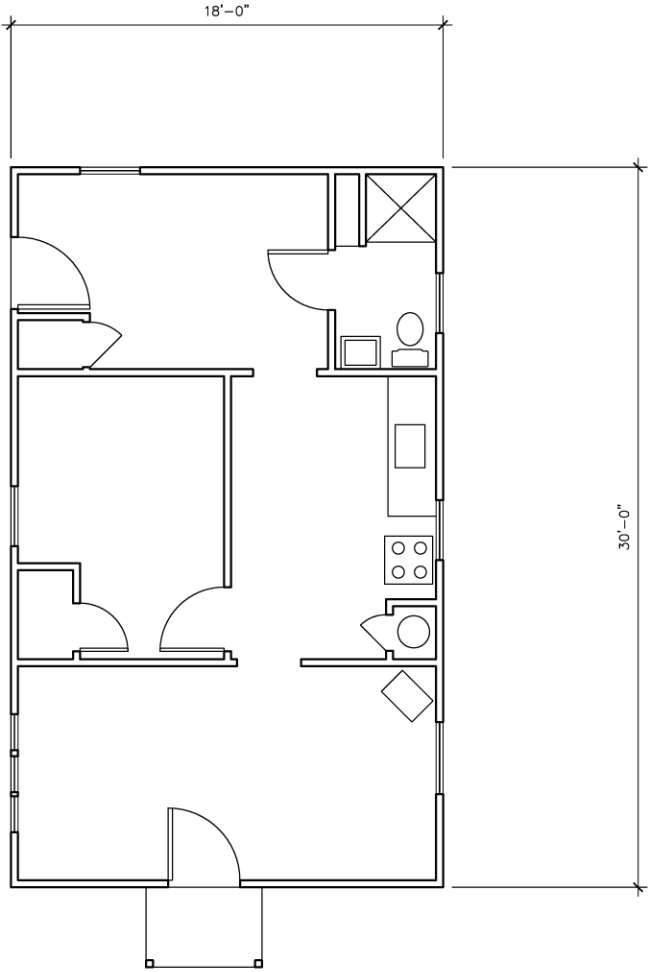
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OAK + VINE
FARMHOUSE
APN 031-060-026
1980 YOUNTVILLE CROSS ROAD
YOUNTVILLE, CALIFORNIA

ROOF PLAN - SECTION
PROPOSED

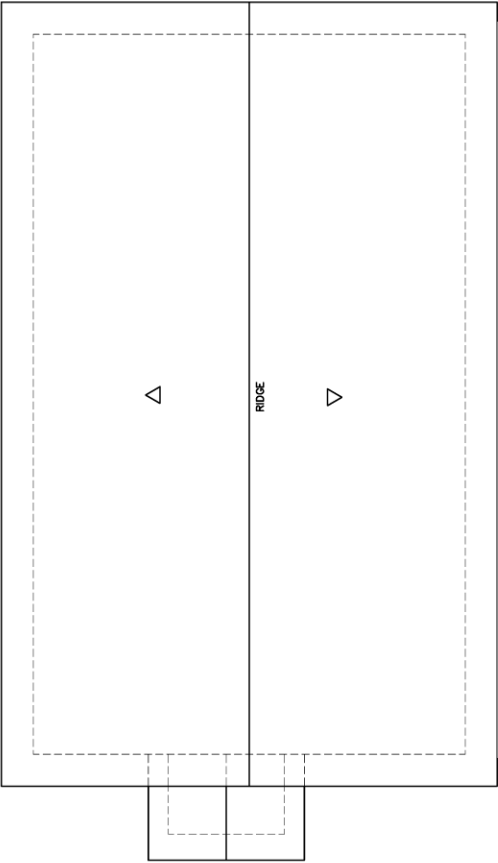
Job Number MacRAE
Drawn By IML
Scale 1/4" = 1'-0"
Date 10-12-2023
Sheet Number

A1.3
of

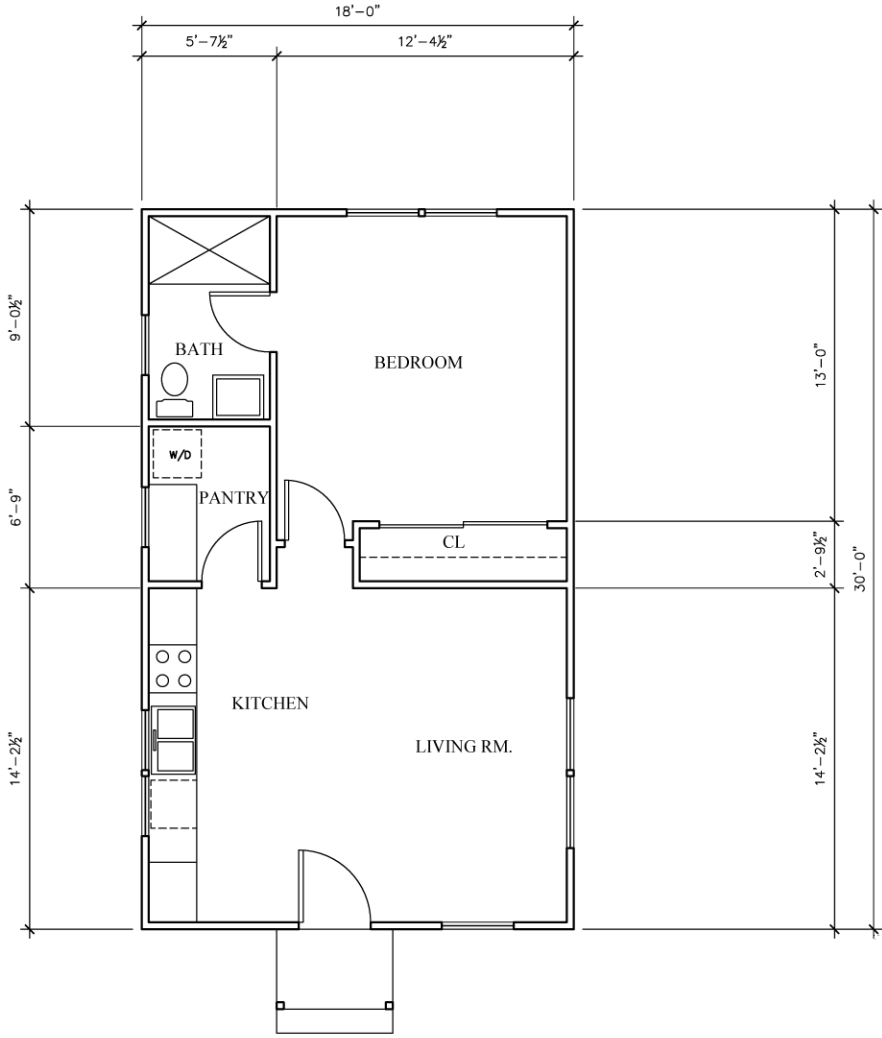


FLOOR PLAN - EXISTING COTTAGE

FLOOR AREA 540 S.F.

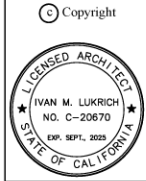


ROOF PLAN - COTTAGE



FLOOR PLAN - PROPOSED COTTAGE

FLOOR AREA 540 S.F.



Revisions

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OAK + VINE
FARMHOUSE
APN 031-060-026
1980 YOUNTVILLE CROSS ROAD
YOUNTVILLE, CALIFORNIA

COTTAGE

Job Number MacRAE
Drawn By IML
Scale 1/4" = 1'-0"
Date 10-12-2023
Sheet Number

A1.4
of



Revisions

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OAK + VINE
FARMHOUSE
APN 031-060-026

1960 YOUNTVILLE CROSS ROAD
YOUNTVILLE, CALIFORNIA

COIAGE

b Number
acRAE

Drawn By
ML

4" = 1'-0"

4-12-2023

Sheet Number

A1.5





① East Elevation



② South Elevation



③ West Elevation



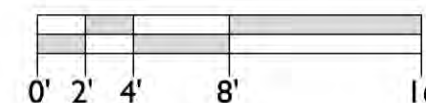
④ North Elevation

Roofs - standing metal seam or composition shingle
 Siding - horizontal lap or board & bat cement board,
 vertical barn wood with stucco or stone accents
 Windows - wood clad inset 3"
 Posts - solid cedar
 Railings - cable Rail or cedar posts
 Patios/Decks - see Landscape Plan for greater detail
 Guardrails & Handrails will meet CRC Sections R311 & R312
 Decks exceeding 30" from grade will have a guardrail. Verify in field.

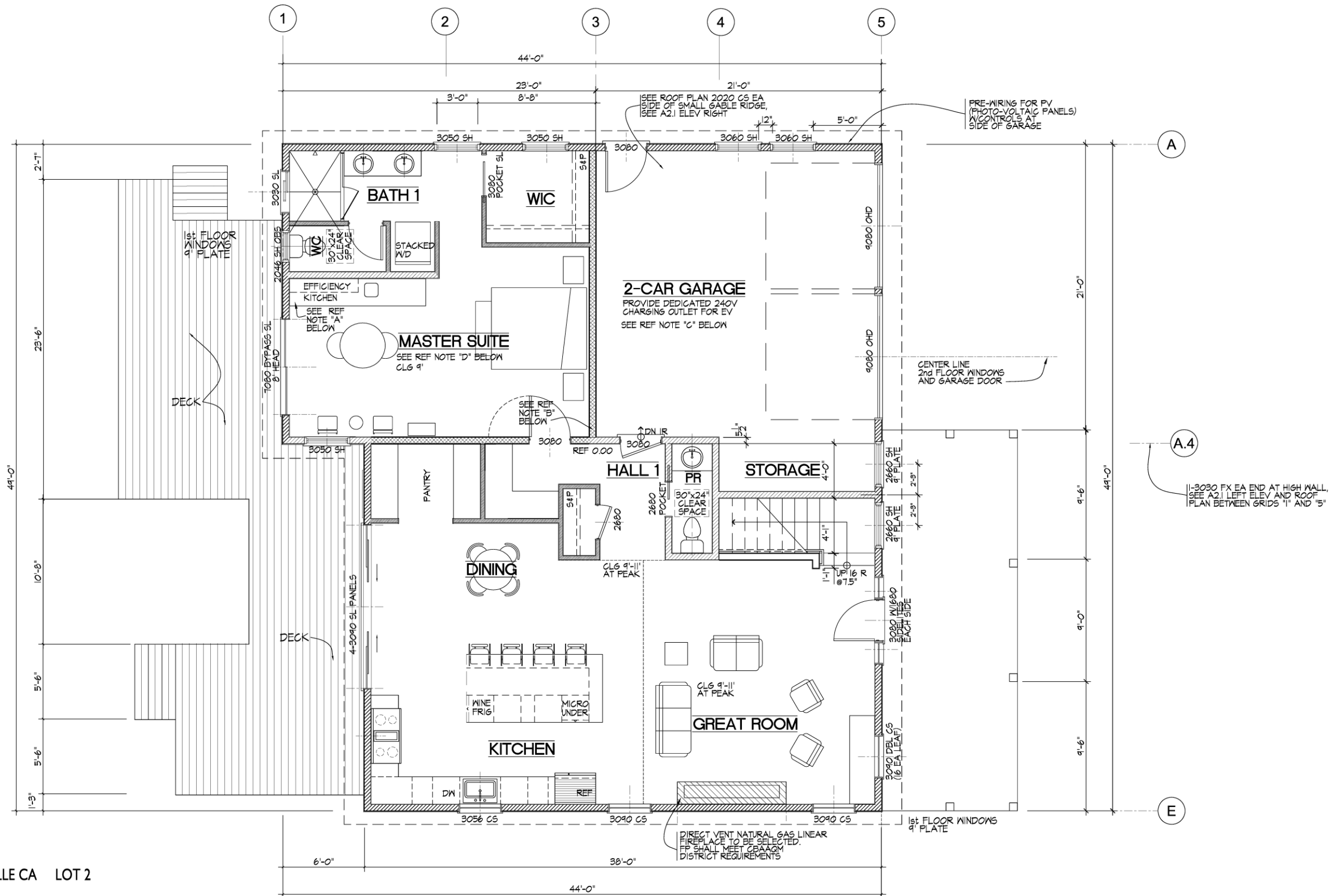
#1: Yountville Municipal Code Section 17.236
"Building height" means the vertical distance measured from the average level of the highest and lowest point of that portion of the lot covered by the building to the highest point of the roof, ridge, or parapet wall of the building.
"Building plate height" means the vertical distance measured from the average level of the highest and lowest point of that portion of the lot covered by the building to the plate line of the exterior walls which is the horizontal plane where the exterior walls meet the roof rafters or trusses.

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 179 SE Rice Way, Bend, OR 97702
 707-529-5565 kaaustin@pacbell.net
 www.austinaia.com

"The Farmhouse"
 Lot 2
 Architectural Elevations
 February 16, 2024



A2.1



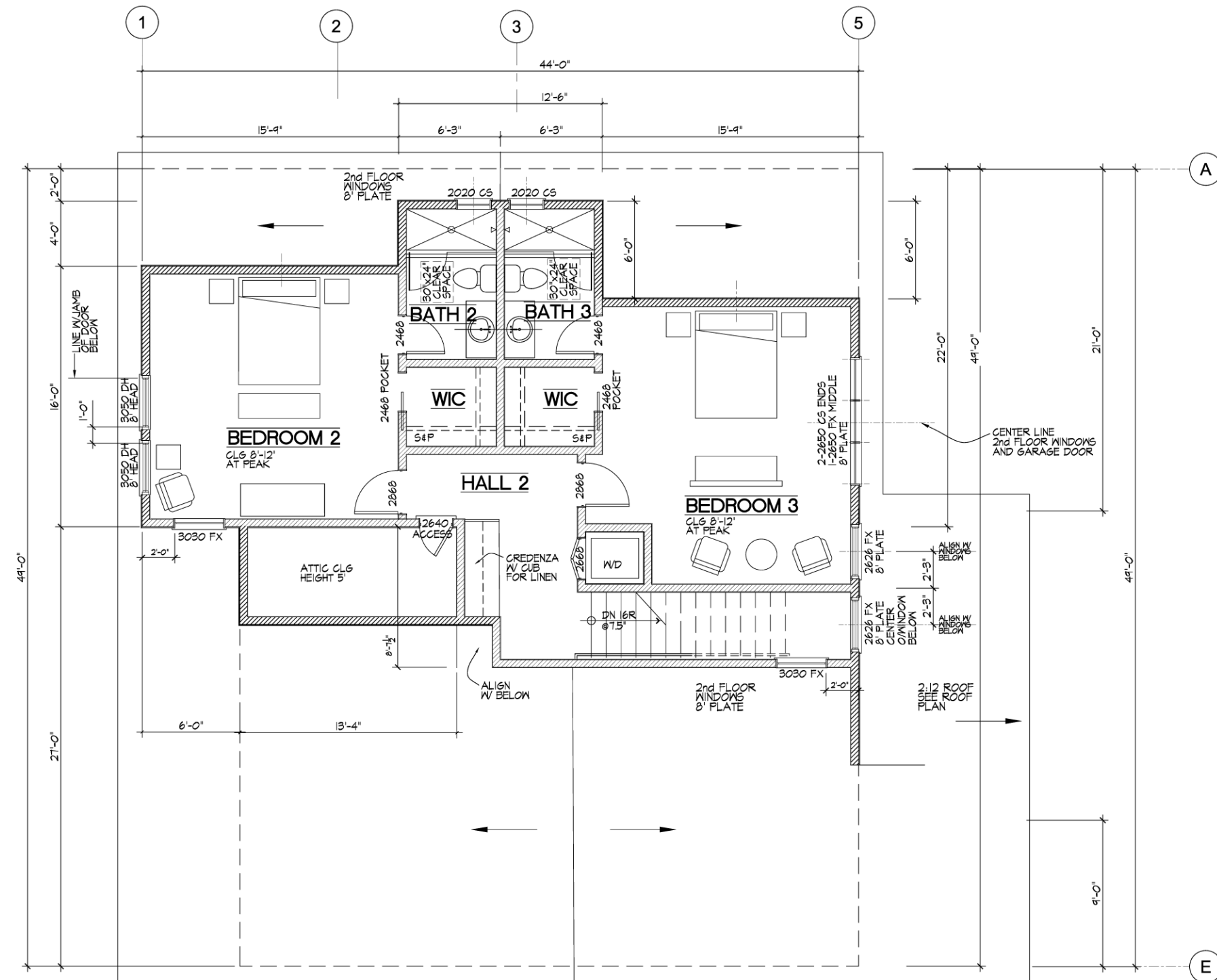
Katherine Austin, AIA, Architect
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SCALE: 1/8"=1'-0"

FEB 16 2024



A2.2



YOUNTVILLE CA LOT 2

AREAS
SFD FIRST FLOOR 1443 SF
SFD SECOND FLOOR 860 SF
TOTAL 1st & 2nd 2303 SF

TOTAL CONDITIONED SPACE 2303 SF
GARAGE 460 SF
MECHANICAL and STORAGE 49 SF
COVERED PORCH/DECK 280 SF

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SCALE: 1/8"=1'-0"

FEB 16 2024

LOT 2
ARCHITECTURAL 2nd FLOOR PLAN

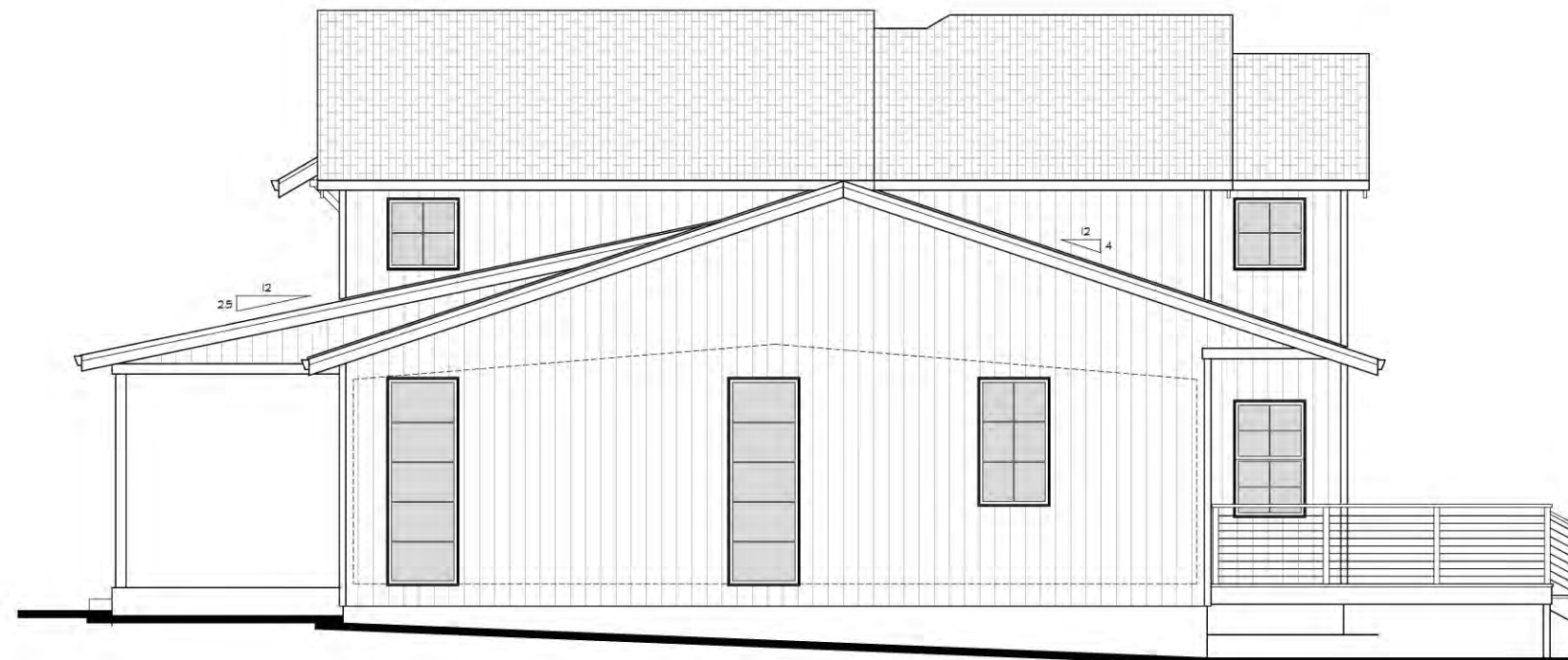
 **OAK+VINE**
YOUNTVILLE · NAPA VALLEY · CALIFORNIA

A2.3





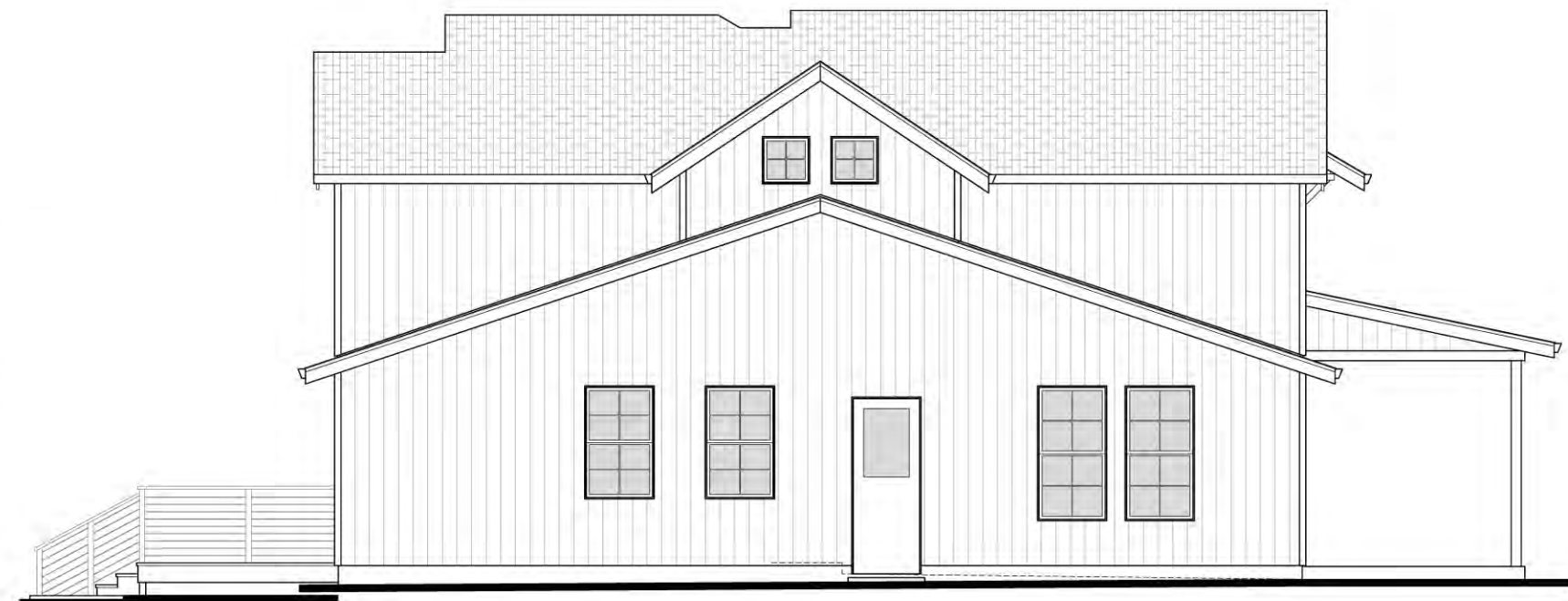
① East Elevation



② North Elevation



③ West Elevation



④ South Elevation

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 Siding - horizontal lap or board & bat cement board,
 vertical barn wood with stucco or stone accents
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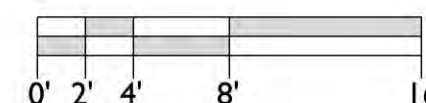
#1: Yountville Municipal Code Section 17.236

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"The Ranch House"
 Lot 3
 Architectural Elevations
 February 16, 2024



A3.1

YOUNTVILLE CA LOT 3

AREAS
SFD FIRST FLOOR
SFD SECOND FLOOR
TOTAL 1st & 2nd

TOTAL CONDITIONED SPACE
GARAGE
MECHANICAL and STORAGE
COVERED PORCH/DECK

1443 SF
860 SF
2303 SF

2303 SF
460 SF
49 SF
280 SF

- REF NOTE A "EFFICIENCY KITCHEN" PER CALIFORNIA GOVERNMENT CODE SECTION 65852.22 (a)(6) AND YMC SECTION 17.156.040 (b). THIS EFFICIENCY KITCHEN WILL MEET COOKING FACILITY REQUIREMENTS WITH APPLIANCES, FOOD PREPARATION COUNTER AND STORAGE CABINETS. DETAILS TO BE PROVIDED IN CONSTRUCTION DOCUMENTS.
- REF NOTE B PROVIDE FIRE RATED WALL(S) & DOORS BETWEEN JADU AND MAIN HOUSE (INCLUDING GARAGE) PER BUILDING CODE AS NOTED WITH CROSS HATCHING. DOOR(S) PENETRATING SEPARATION WALL(S) SHALL BE AS REQUIRED PER BUILDING CODE. WALL TYPE CROSSHATCH
- REF NOTE C NEEDED ROOM TO MEET T-24 REQUIREMENTS FOR EV CHARGING AND BATTERY STORAGE FOR PVs
- REF NOTE D PRE-WIRING FOR FUTURE JADU CONVERSION OPTION AT OWNER'S DISCRETION.

SCALE: 1/8"=1'-0"



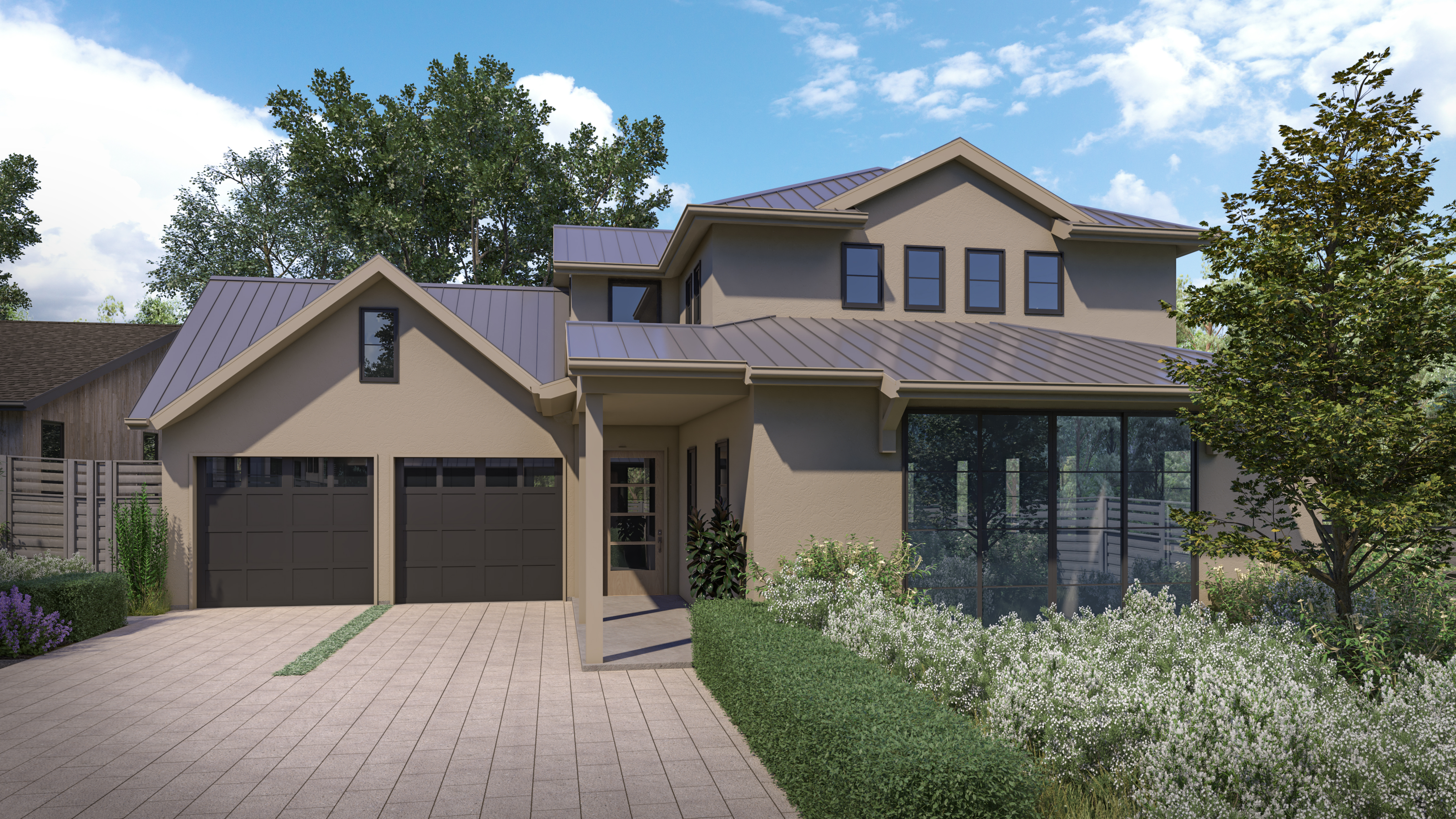
FEB 16 2024

LOT 3
ARCHITECTURAL 1st FLOOR PLAN



A3.2

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① East Elevation



② North Elevation

Roofs - standing metal seam or composition shingle
 Siding - horizontal lap or board & bat cement board,
 vertical barn wood with stucco or stone accents
 Windows - wood clad inset 3"
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 Guardrails & Handrails will meet CRC Sections R311 & R312
 Decks exceeding 30' from grade will have a guardrail. Verify in field.

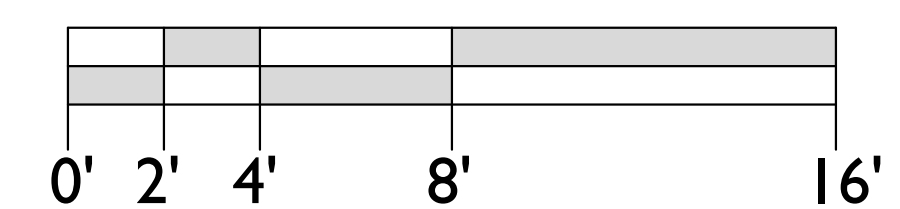
#1: Yountville Municipal Code Section 17.236

"Building height" means the vertical distance measured from the average level of the highest and lowest point of that portion of the lot covered by the building to the highest point of the roof, ridge, or parapet wall of the building.

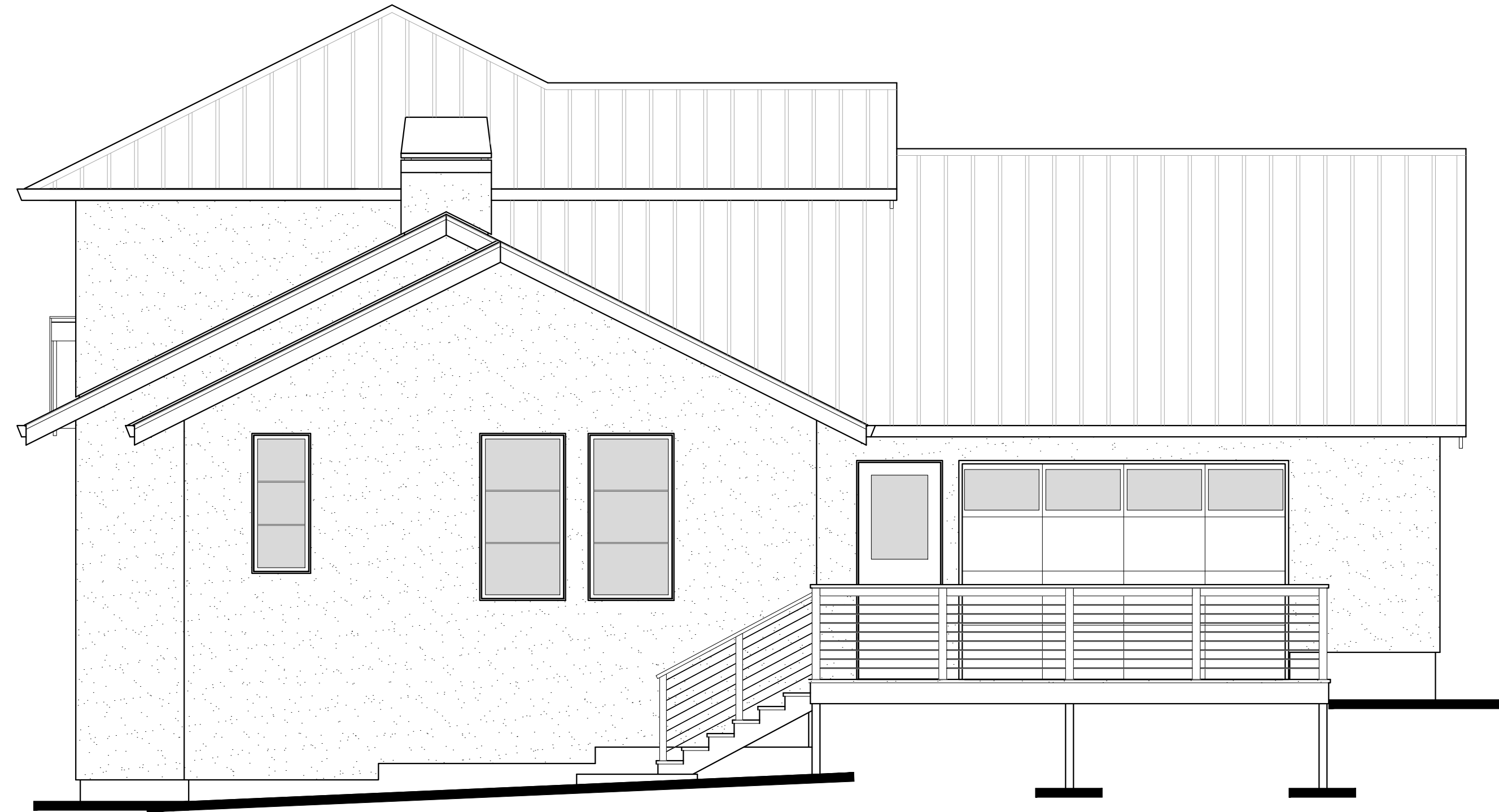
"Building plate height" means the vertical distance measured from the average level of the highest and lowest point of that portion of the lot covered by the building to the plate line of the exterior walls which is the horizontal plane where the exterior walls meet the roof rafters or trusses.

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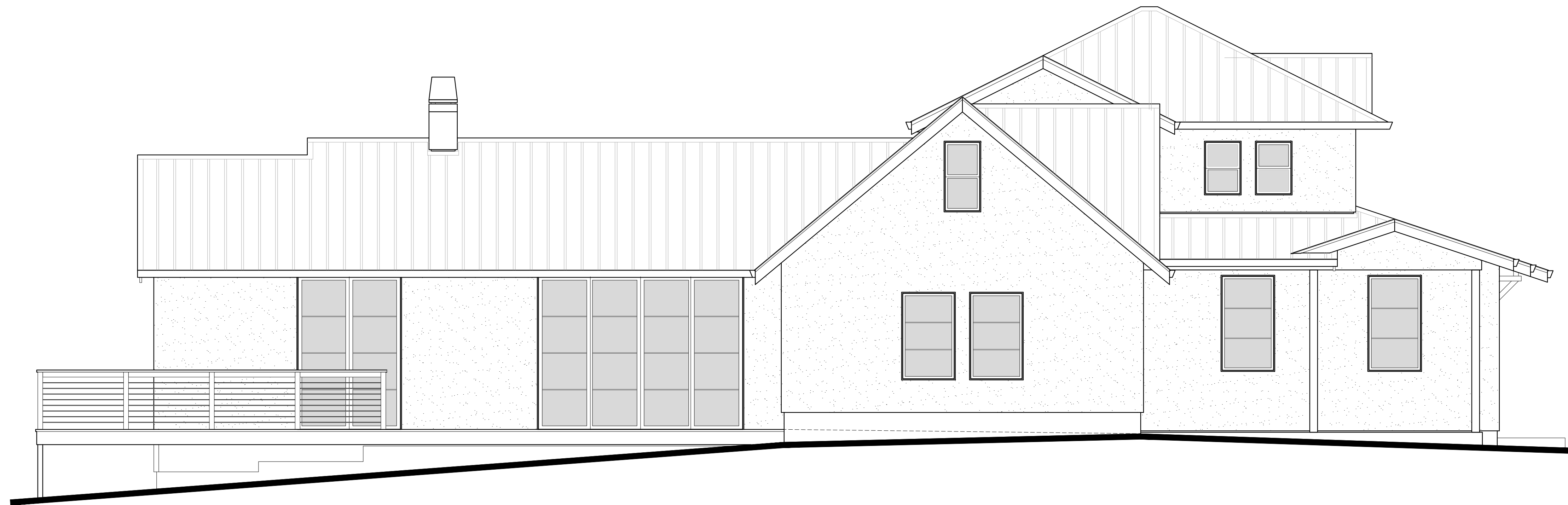
"The Valley Oak"
 Lot 4
 Architectural Elevations
 April, 2024



A4.1



③ West Elevation



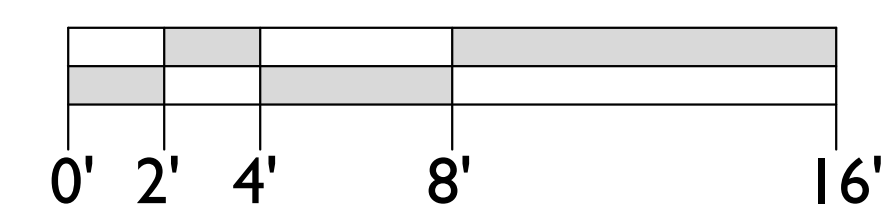
④ South Elevation

Roofs - standing metal seam or composition shingle
 Siding - horizontal lap or board & bat cement board,
 vertical barn wood with stucco or stone accents
 Windows - wood clad inset 3"
 Posts - solid cedar
 Railings - cable Rail or cedar posts
 Patios/Decks - see Landscape Plan for greater detail
 Guardrails & Handrails will meet CRC Sections R311 & R312
 Decks exceeding 30' from grade will have a guardrail. Verify in field.

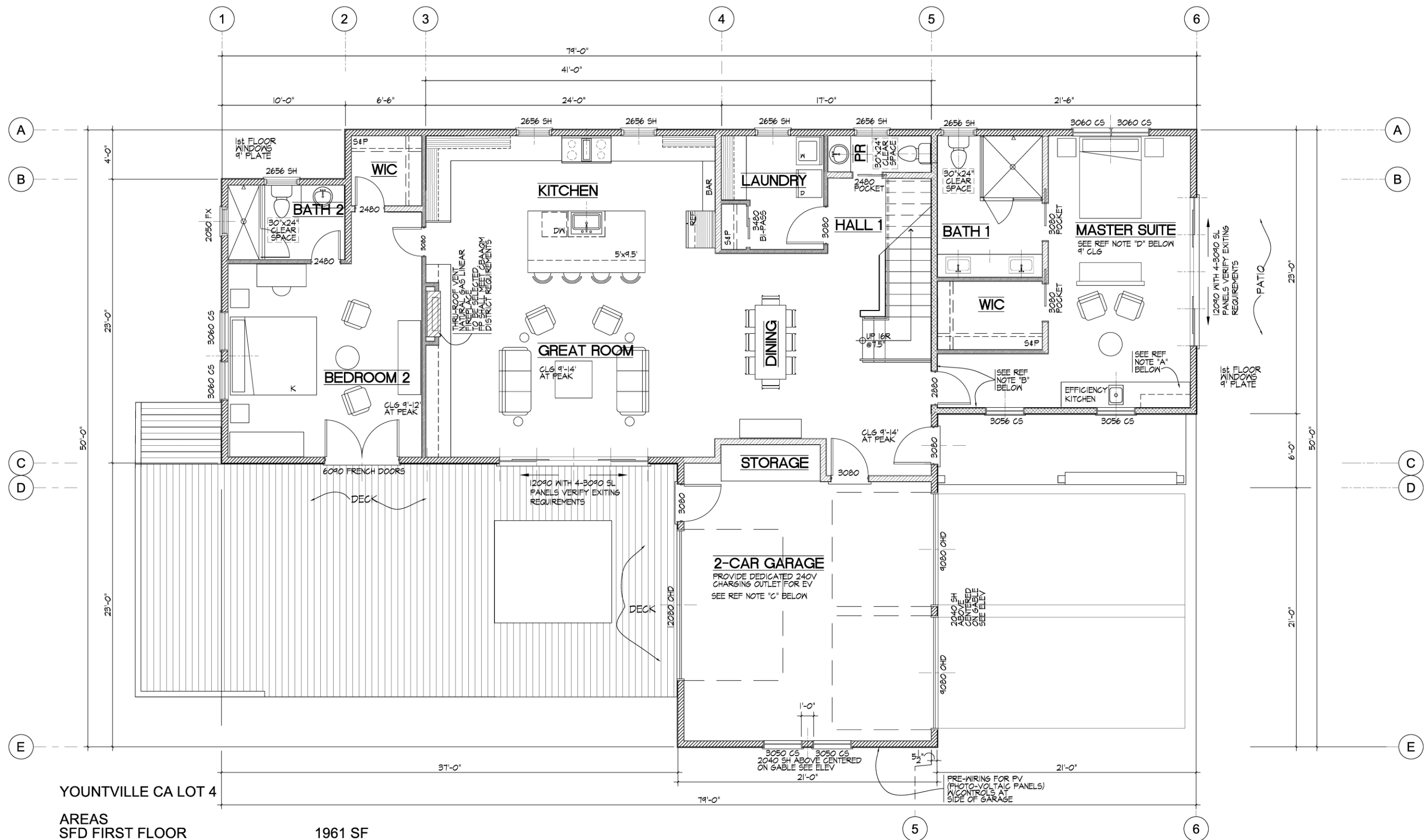
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"The Valley Oak"
 Lot 4
 Architectural Elevations
 February 16, 2024



A4.2



YOUNTVILLE CA LOT 4

AREAS	
SFD FIRST FLOOR	1961 SF
SFD SECOND FLOOR	518 SF
TOTAL 1st & 2nd	2479 SF
TOTAL CONDITIONED SPACE	2479 SF
GARAGE	440 SF
MECHANICAL and STORAGE	26 SF
COVERED FRONT PORCH	120 SF

- REF NOTE A "EFFICIENCY KITCHEN" PER CALIFORNIA GOVERNMENT CODE SECTION 65852.22 (a)(6) AND YMC SECTION 17.156.040 (b). THIS EFFICIENCY KITCHEN WILL MEET COOKING FACILITY REQUIREMENTS WITH APPLIANCES, FOOD PREPARATION COUNTER AND STORAGE CABINETS. DETAILS TO BE PROVIDED IN CONSTRUCTION DOCUMENTS.
- REF NOTE B PROVIDE FIRE RATED WALL(S) & DOORS BETWEEN JADU AND MAIN HOUSE (INCLUDING GARAGE) PER BUILDING CODE AS NOTED WITH CROSS HATCHING. DOOR(S) PENETRATING SEPARATION WALL(S) SHALL BE AS REQUIRED PER BUILDING CODE. WALL TYPE CROSSHATCH
- REF NOTE C NEEDED ROOM TO MEET T-24 REQUIREMENTS FOR EV CHARGING AND BATTERY STORAGE FOR PVS
- REF NOTE D PRE-WIRING FOR FUTURE JADU CONVERSION OPTION AT OWNER'S DISCRETION.

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SCALE: 1/8"=1'-0"

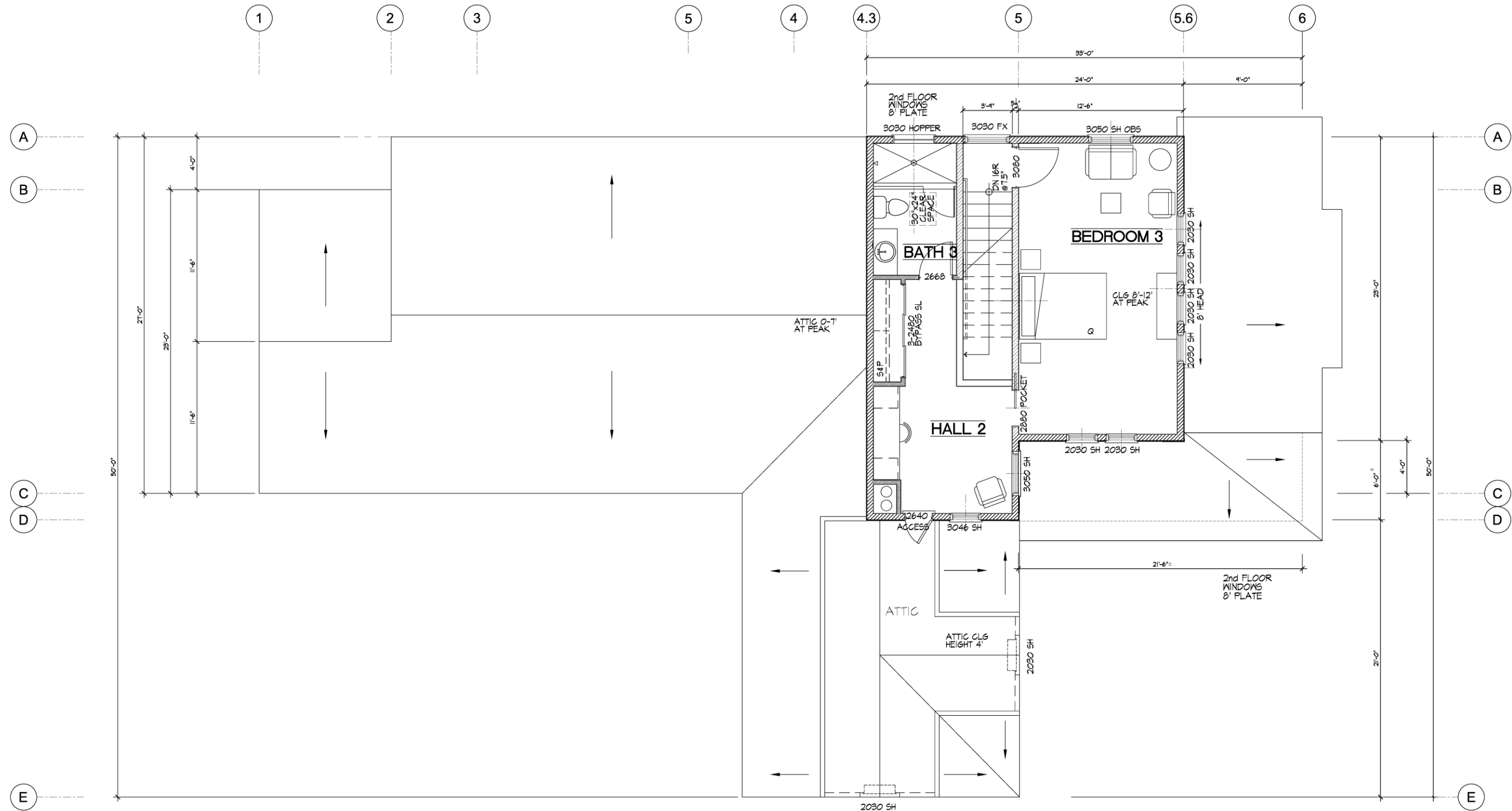


FEB 16 2024

LOT 4
ARCHITECTURAL 1st FLOOR PLAN



A4.3



YOUNTVILLE CA LOT 4

AREAS	
SFD FIRST FLOOR	1961 SF
SFD SECOND FLOOR	518 SF
TOTAL 1st & 2nd	2479 SF
TOTAL CONDITIONED SPACE	2479 SF
GARAGE	440 SF
MECHANICAL and STORAGE	26 SF
COVERED FRONT PORCH	120 SF

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SCALE: 1/8"=1'-0"



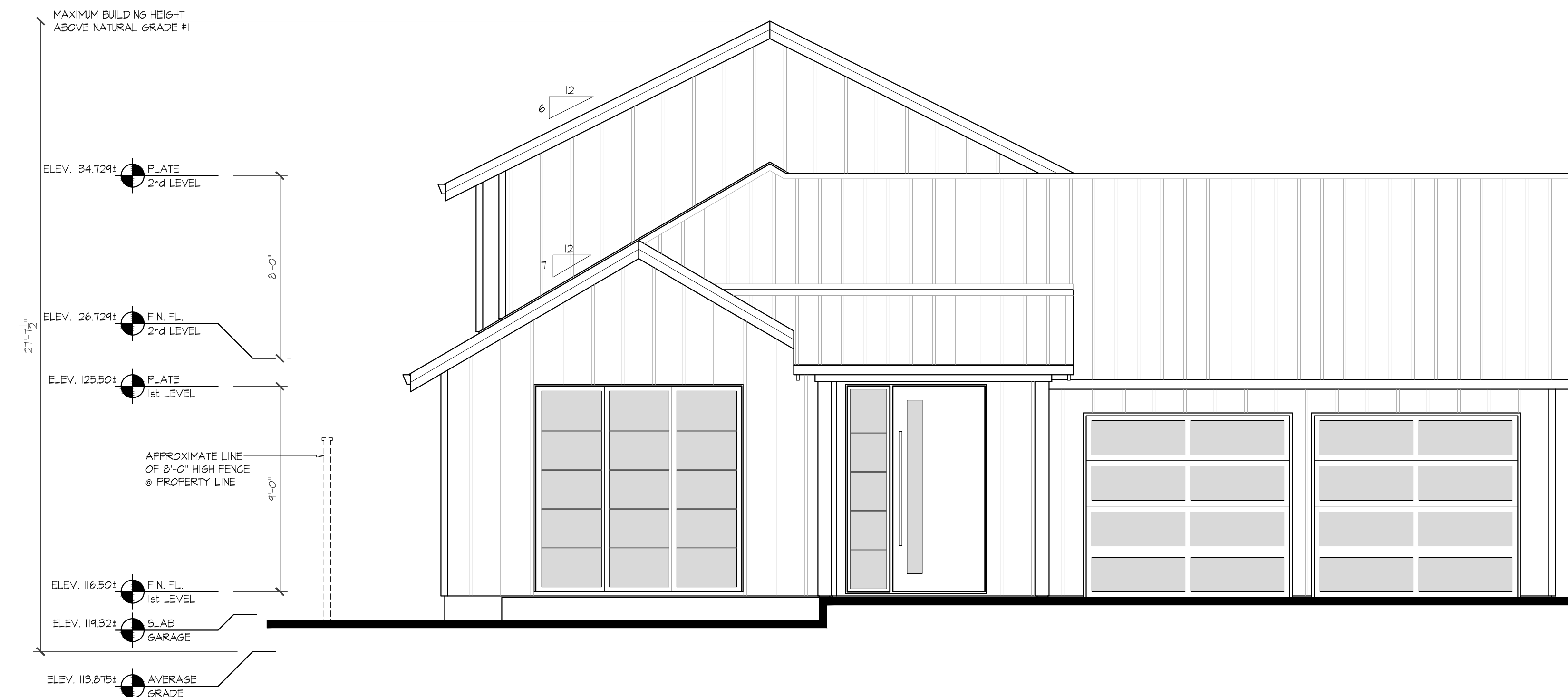
FEB 16 2024

LOT 4 ARCHITECTURAL 2nd FLOOR PLAN



A4.4

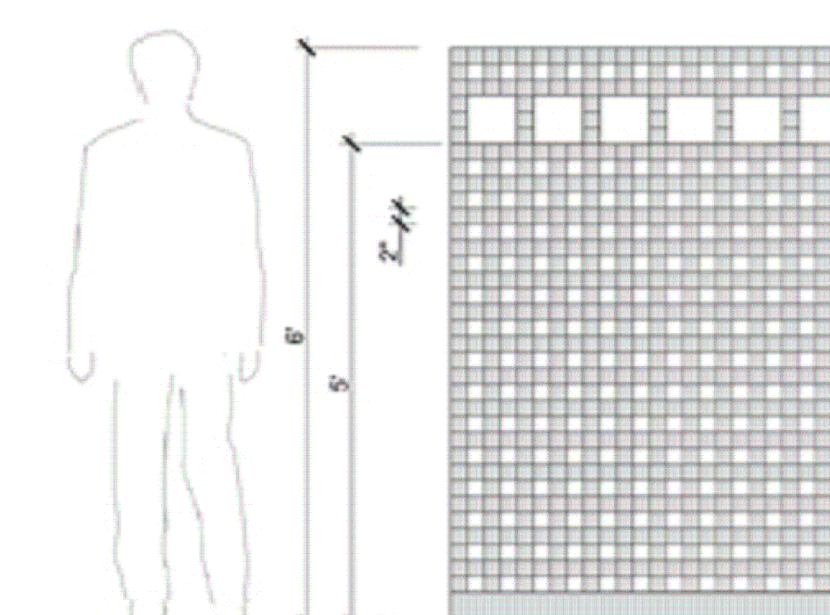




① West Elevation



② North Elevation



Lattice Screen Detail $\frac{1}{4}"=1'-0"$
Note: Screening will be designed at upper balcony to provide privacy to adjacent properties.

Roofs - standing metal seam or composition shingle
Siding - horizontal lap or board & bat cement board, vertical barn wood with stucco or stone accents
Windows - wood clad inset 3"
Posts - solid cedar
Railings - cable Rail or cedar posts
Patios/Decks - see Landscape Plan for greater detail
Guardrails & Handrails will meet CRC Sections R311 & R312
Decks exceeding 30" from grade will have a guardrail. Verify in field.

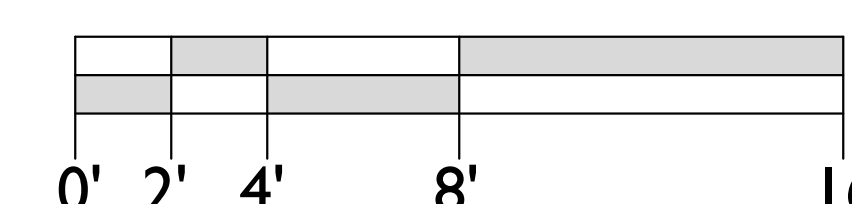
#1: Yountville Municipal Code Section 17.236

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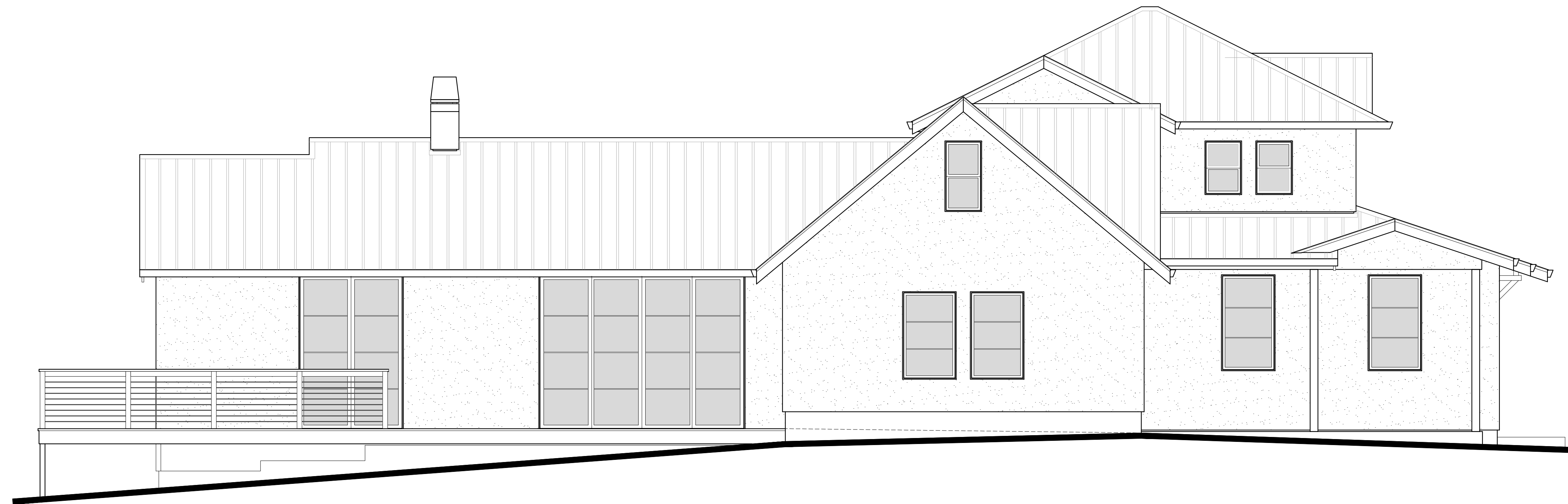
"The Live Oak"
Lot 5
Architectural Elevations
April, 2024



A5.1



③ West Elevation



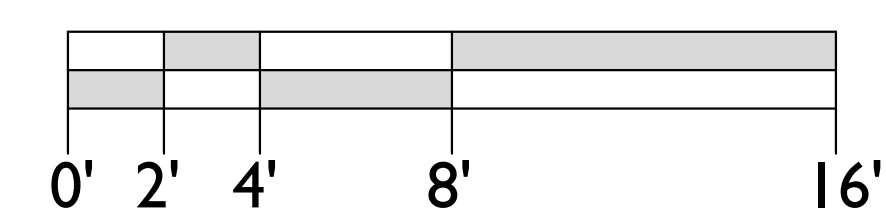
④ South Elevation

Roofs - standing metal seam or composition shingle
 Siding - horizontal lap or board & bat cement board,
 vertical barn wood with stucco or stone accents
 Windows - wood clad inset 3"
 Posts - solid cedar
 Railings - cable Rail or cedar posts
 Patios/Decks - see Landscape Plan for greater detail
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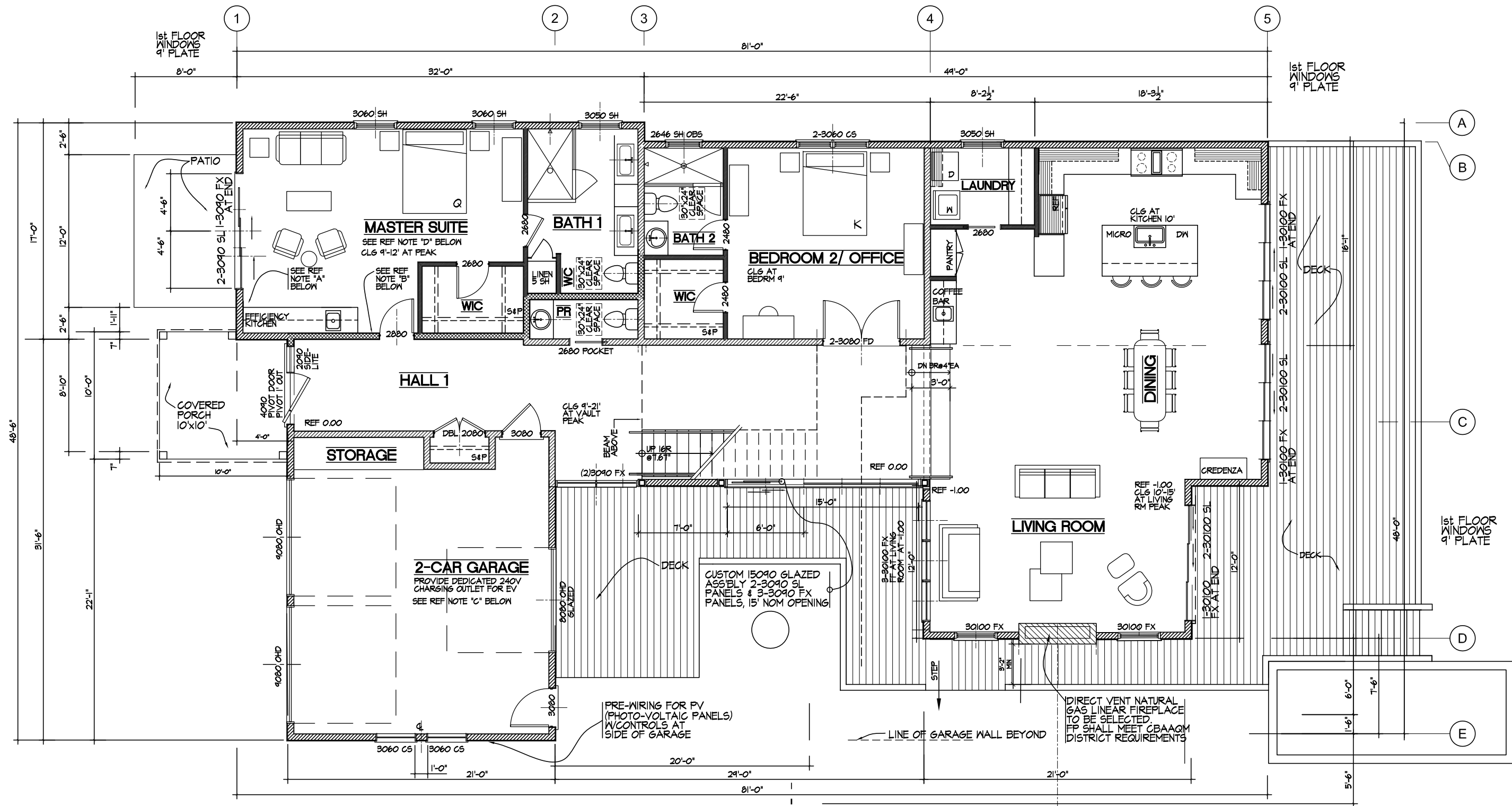
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"The Valley Oak"
 Lot 4
 Architectural Elevations
 April, 2024



A4.2



YOUNTVILLE CA LOT 5
AREAS
SFD FIRST FLOOR 2318 SF
SFC SECOND FLOOR 484 SF
TOTAL 1st & 2nd 2802 SF

TOTAL CONDITIONED SPACE 2802 SF
GARAGE 446 SF
MECHANICAL and STORAGE 30 SF
COVERED FRONT PORCH 105 SF
COVERED 2nd FLOOR DECK 128 SF

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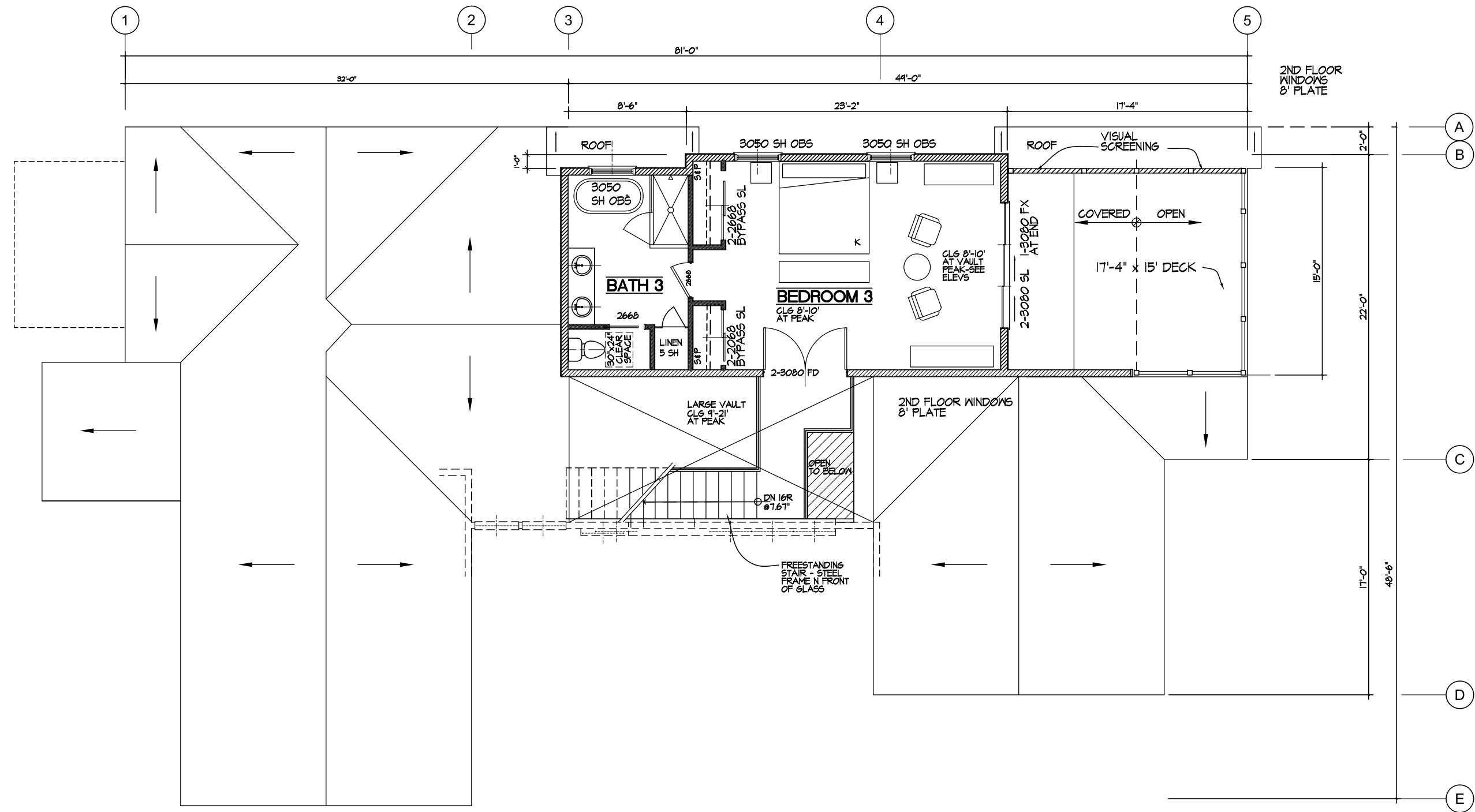
SCALE: 1/8"=1'-0"

FEB 16 2024

LOT 5
ARCHITECTURAL 1st FLOOR PLAN

OAK+VINE
YOUNTVILLE · NAPA VALLEY · CALIFORNIA

A5.3



YOUNTVILLE CA LOT 5
 AREAS
 SFD FIRST FLOOR 2318 SF
 SFC SECOND FLOOR 484 SF
 TOTAL 1st & 2nd 2802 SF

TOTAL CONDITIONED SPACE	2802 SF
GARAGE	446 SF
MECHANICAL and STORAGE	30 SF
COVERED FRONT PORCH	105 SF
COVERED 2nd FLOOR DECK	128 SF

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SCALE: 1/8"=1'-0"

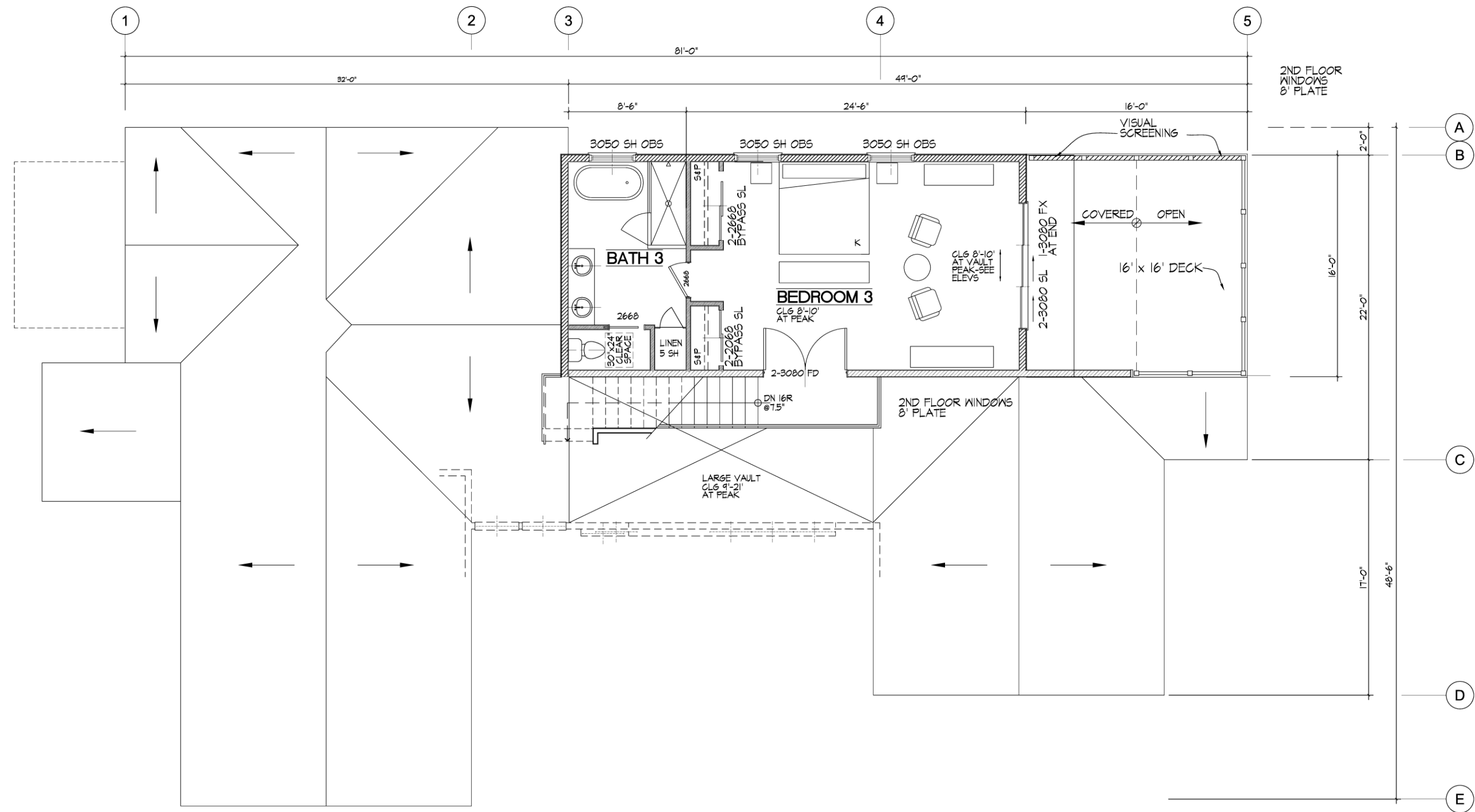


FEB 16 2024

LOT 5
 ARCHITECTURAL 2nd FLOOR PLAN



A5.4



YOUNTVILLE CA LOT 5
AREAS
SFD FIRST FLOOR 2288 SF
SFC SECOND FLOOR 514 SF
TOTAL 1st & 2nd 2802 SF

TOTAL CONDITIONED SPACE 2802 SF
GARAGE 446 SF
MECHANICAL and STORAGE 30 SF
COVERED FRONT PORCH 105 SF
COVERED 2nd FLOOR DECK 128 SF

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SCALE: 1/8"=1'-0"

FEB 16 2024

LOT 5
ARCHITECTURAL 2nd FLOOR PLAN

OAK+VINE
YOUNTVILLE • NAPA VALLEY • CALIFORNIA

A5.4





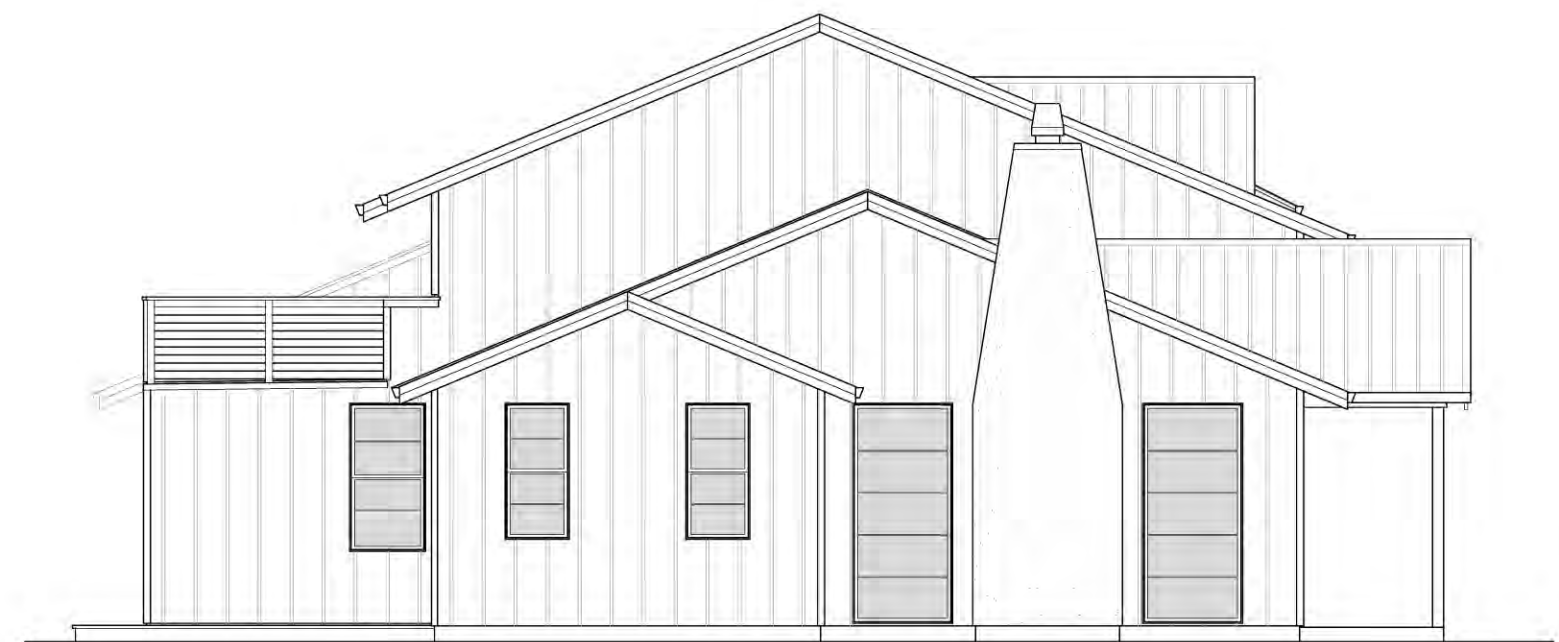
① South Elevation



② East Elevation



③ North Elevation



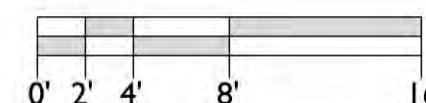
④ West Elevation

Roofs - standing metal seam or composition shingle
Siding - horizontal lap or board & bat cement board, vertical barn wood with stucco or stone accents
Windows - wood clad inset 3"
Posts - solid cedar
Railings - cable Rail or cedar posts
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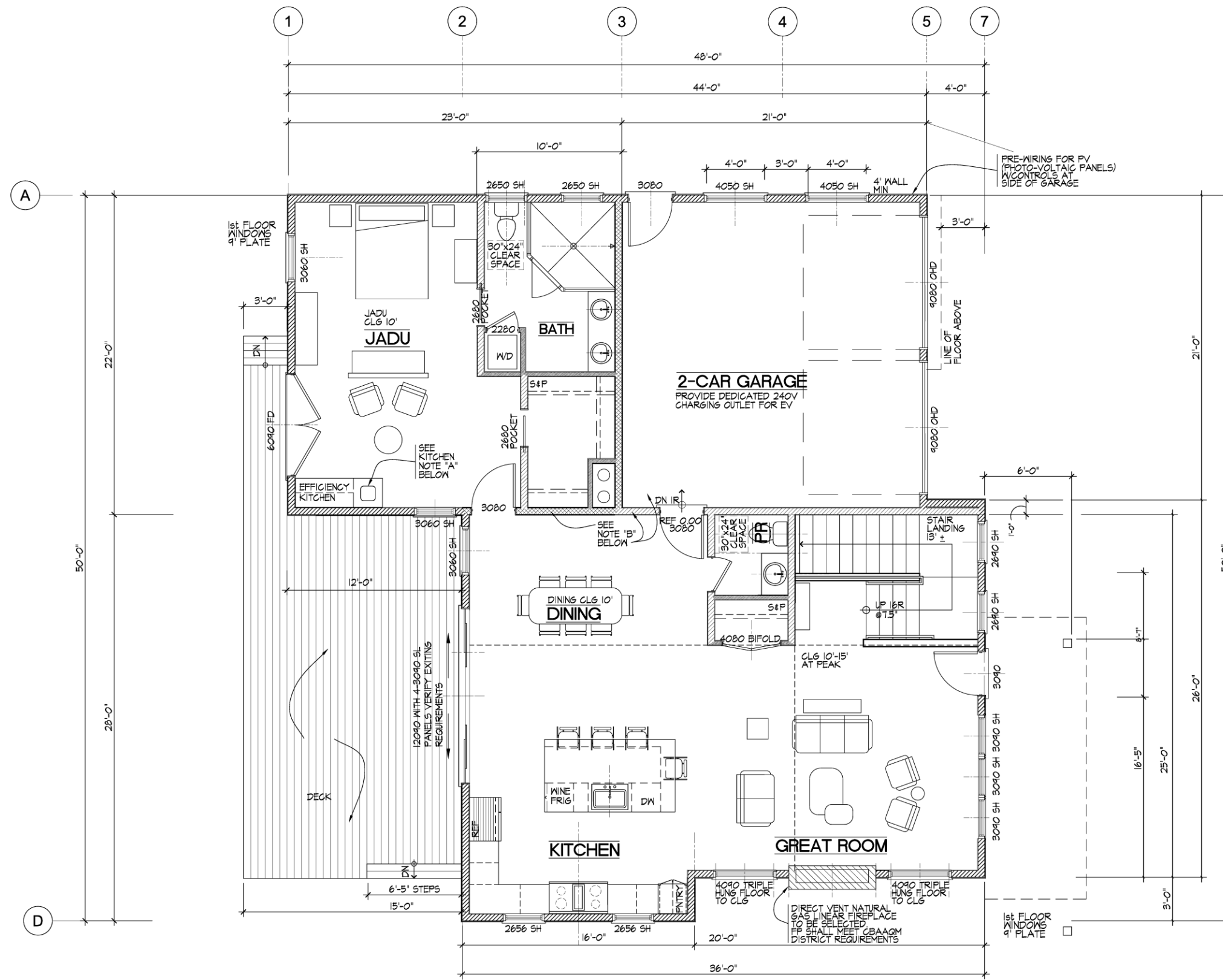
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"The Mayacamas"
Lot 6
Architectural Elevations
February 16, 2024



A6.1



YOUNTVILLE CA
LOT 6

AREAS	958 SF
SFD FIRST FLOOR	791 SF
SFD SECOND FLOOR	1749 SF
TOTAL 1st & 2nd	498 SF
JADU	2247 SF
TOTAL CONDITIONED SPACE	462 SF
GARAGE	25 SF
MECHANICAL and STORAGE	280 SF
COVERED PORCH/DECK	

REF NOTE A "EFFICIENCY KITCHEN" PER CALIFORNIA GOVERNMENT CODE SECTION 65852.22 (a)(6) AND YMC SECTION 17.56.040 (b). THIS EFFICIENCY KITCHEN WILL MEET COOKING FACILITY REQUIREMENTS WITH APPLIANCES, FOOD PREPARATION COUNTER AND STORAGE CABINETS. DETAILS TO BE PROVIDED IN CONSTRUCTION DOCUMENTS.

REF NOTE B PROVIDE FIRE RATED WALL(S) & DOORS BETWEEN JADU AND MAIN HOUSE (INCLUDING GARAGE) PER BUILDING CODE AS NOTED WITH CROSS HATCHING. DOOR(S) PENETRATING SEPARATION WALL(S) SHALL BE AS REQUIRED PER BUILDING CODE. WALL TYPE CROSSHATCH

REF NOTE C NEEDED ROOM TO MEET T-24 REQUIREMENTS FOR EV CHARGING AND BATTERY STORAGE FOR PVs

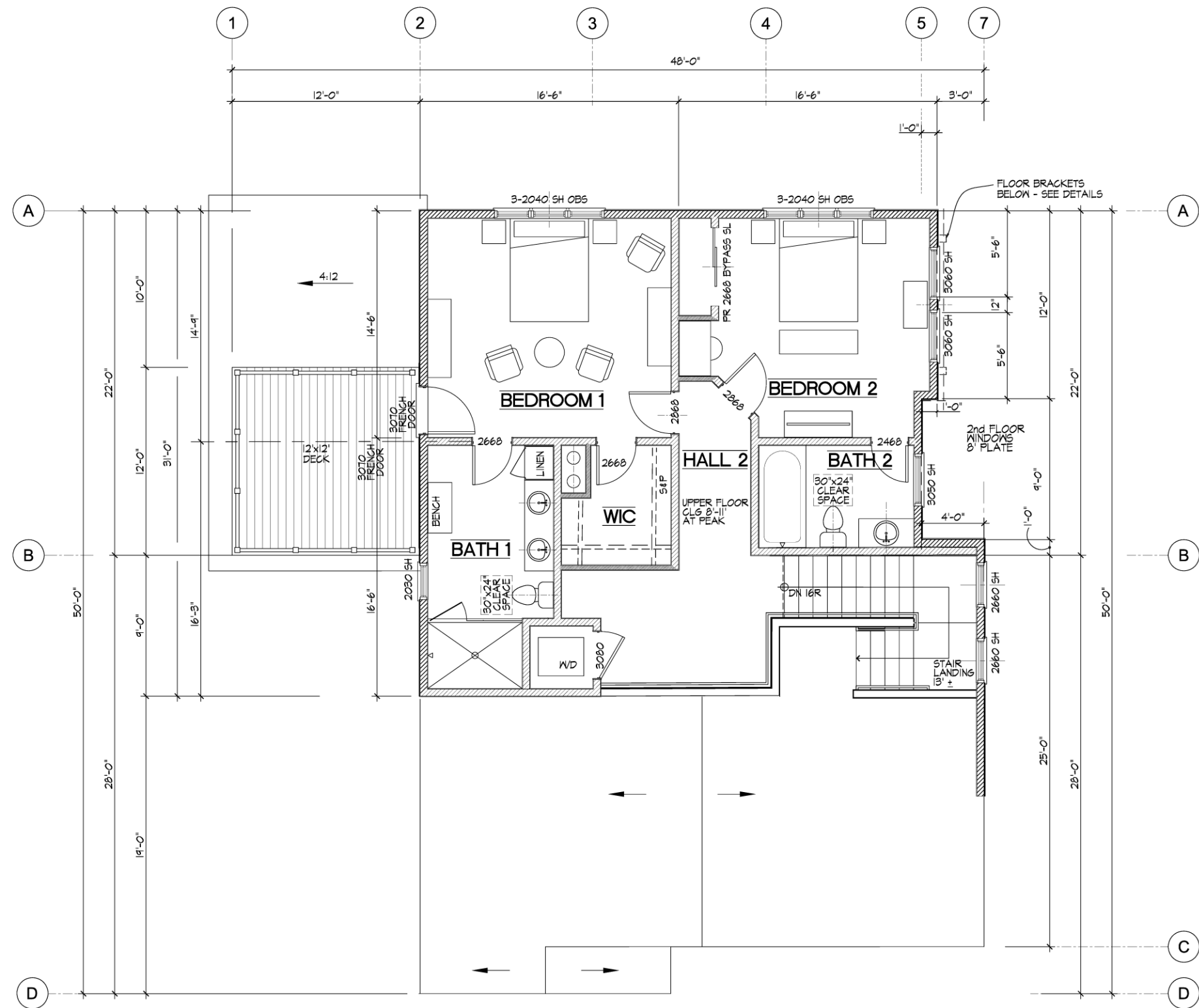
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SCALE: 1/8"=1'-0"

FEB 16 2024

LOT 6
ARCHITECTURAL 1st FLOOR PLAN





YOUNTVILLE CA LOT 6

AREAS	
SFD FIRST FLOOR	958 SF
SFD SECOND FLOOR	791 SF
TOTAL 1st & 2nd	1749 SF
JADU	498 SF
TOTAL CONDITIONED SPACE	2247 SF
GARAGE	462 SF
MECHANICAL and STORAGE	25 SF
COVERED PORCH/DECK	280 SF

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SCALE: 1/8"=1'-0"

FEB 16 2024

LOT 6
 ARCHITECTURAL 2nd FLOOR PLAN







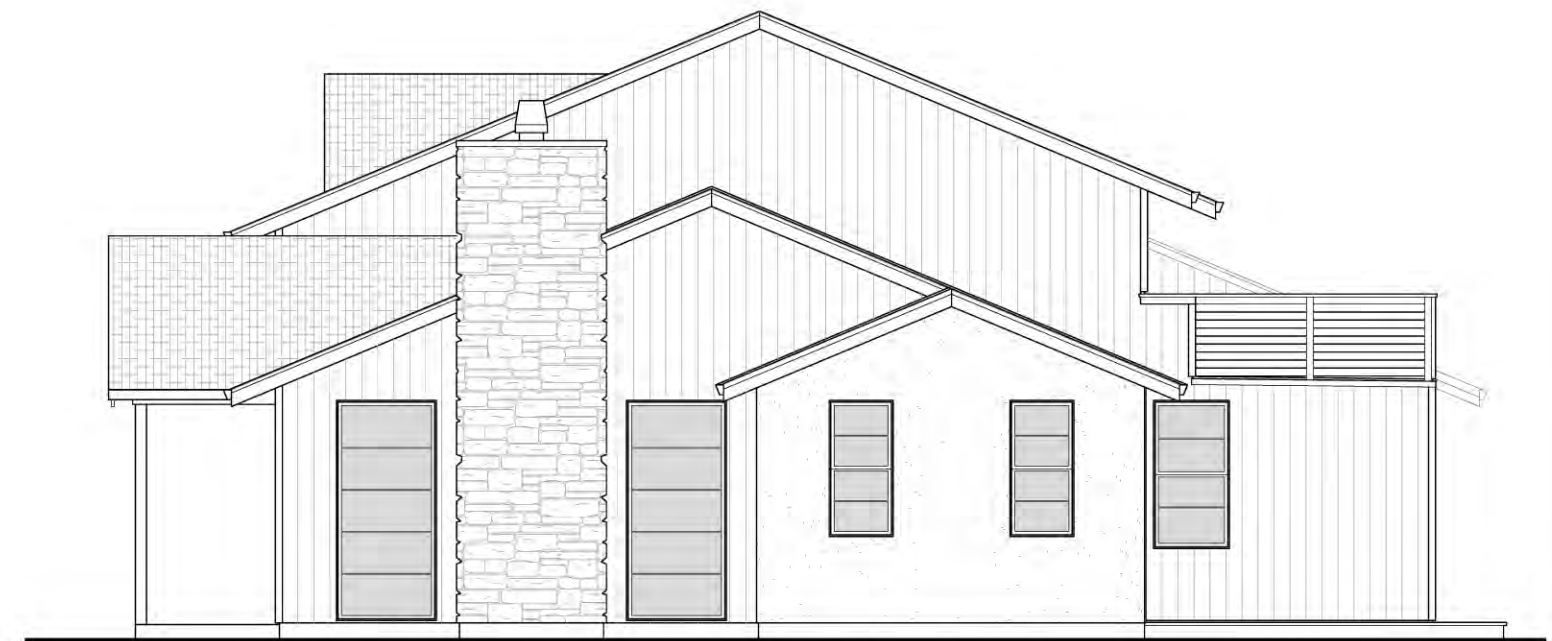
① North Elevation



② East Elevation



③ South Elevation



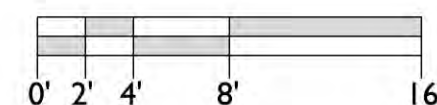
④ West Elevation

Roofs - standing metal seam or composition shingle
 Siding - horizontal lap or board & bat cement board,
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 Windows - wood clad inset 3"
 Posts - solid cedar
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 Patios/Decks - see Landscape Plan for greater detail
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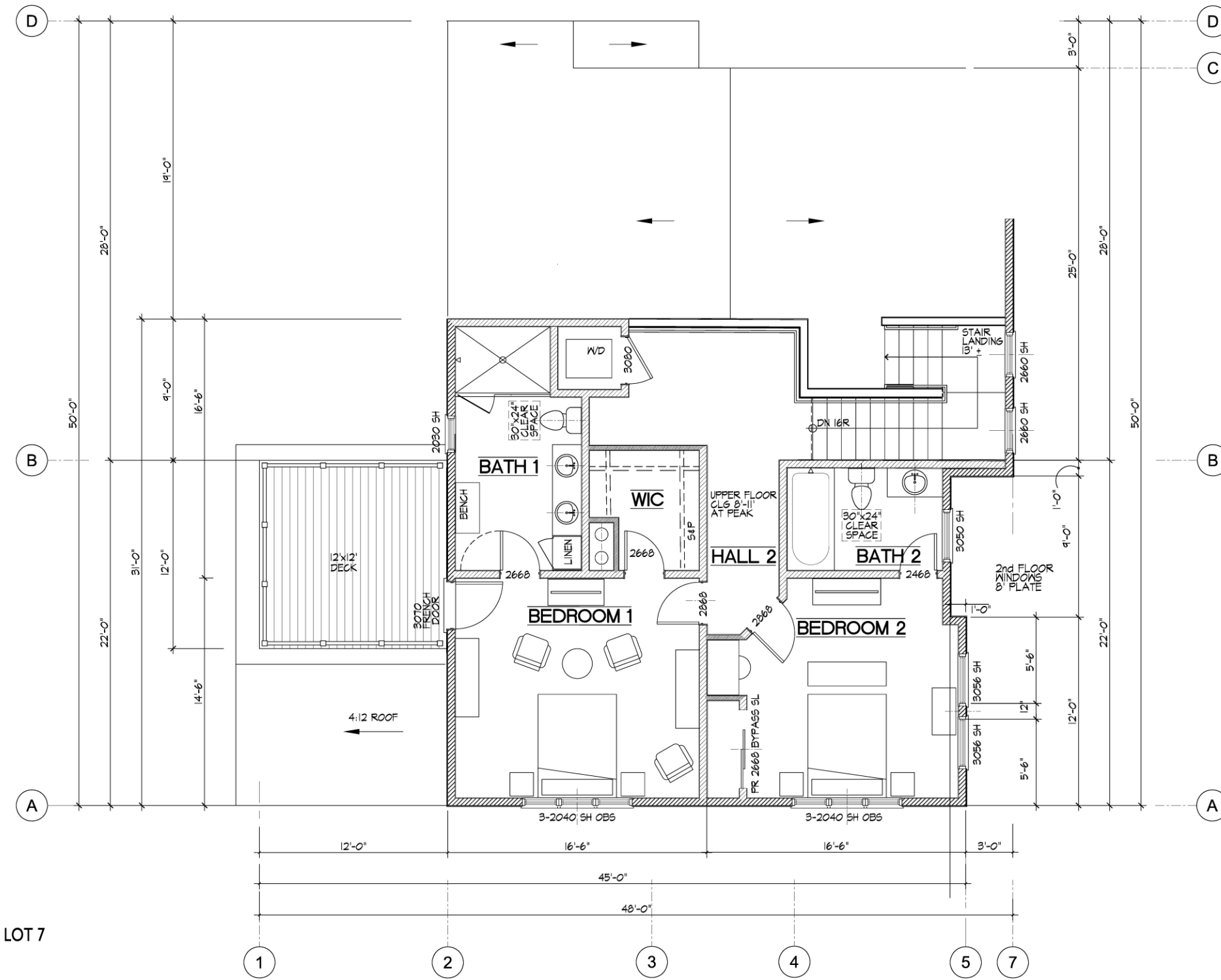
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"The Atlas Peak"
 Lot 7
 Architectural Elevations
 February 16, 2024



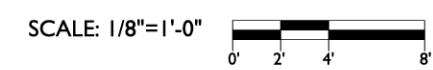
A7.1



YOUNTVILLE CA LOT 7

AREAS	
SFD FIRST FLOOR	958 SF
SFD SECOND FLOOR	791 SF
TOTAL 1st & 2nd	1749 SF
JADU	498 SF
TOTAL CONDITIONED SPACE	2247 SF
GARAGE	462 SF
MECHANICAL and STORAGE	25 SF
COVERED PORCH/DECK	280 SF

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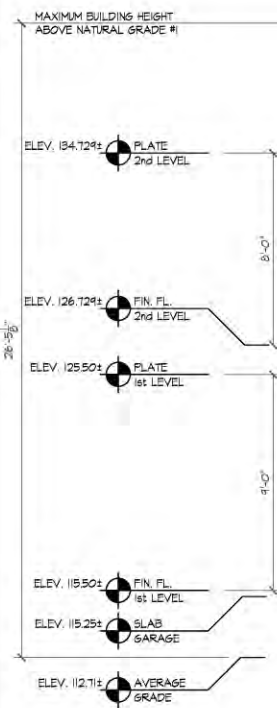


FEB 16 2024

LOT 7
 ARCHITECTURAL 2nd FLOOR PLAN







① South Elevation



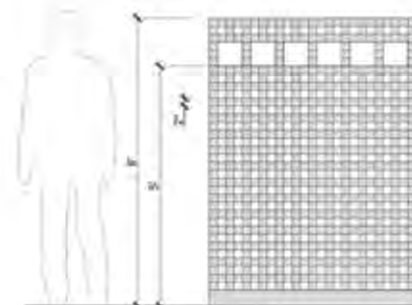
② West Elevation



③ North Elevation



④ East Elevation



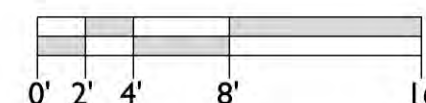
Lattice Screen Detail 1/4"=1'-0"

Note: Screening will be designed at upper balcony to provide privacy to adjacent properties.

Roofs - standing metal seam or composition shingle
Siding - horizontal lap or board & bat cement board, vertical barn wood with stucco or stone accents
Windows - wood clad inset 3"
Posts - solid cedar
Railings - cable Rail or cedar posts
Patios/Decks - see Landscape Plan for greater detail
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"The Sebastopol"
Lot 8
Architectural Elevations
February 16, 2024



A8.1

#1: Yountville Municipal Code Section 17.236

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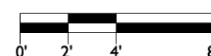
YOUNTVILLE CA LOT 8

AREAS	
SFD FIRST FLOOR	1334 SF
SFD SECOND FLOOR	838 SF
TOTAL 1st & 2nd	2172 SF

TOTAL CONDITIONED SPACE	2172 SF
GARAGE	445 SF
MECHANICAL and STORAGE	96 SF
COVERED FRONT PORCH	72 SF
COVERED FRONT PORCH	162 SF

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SCALE: 1/8"=1'-0"

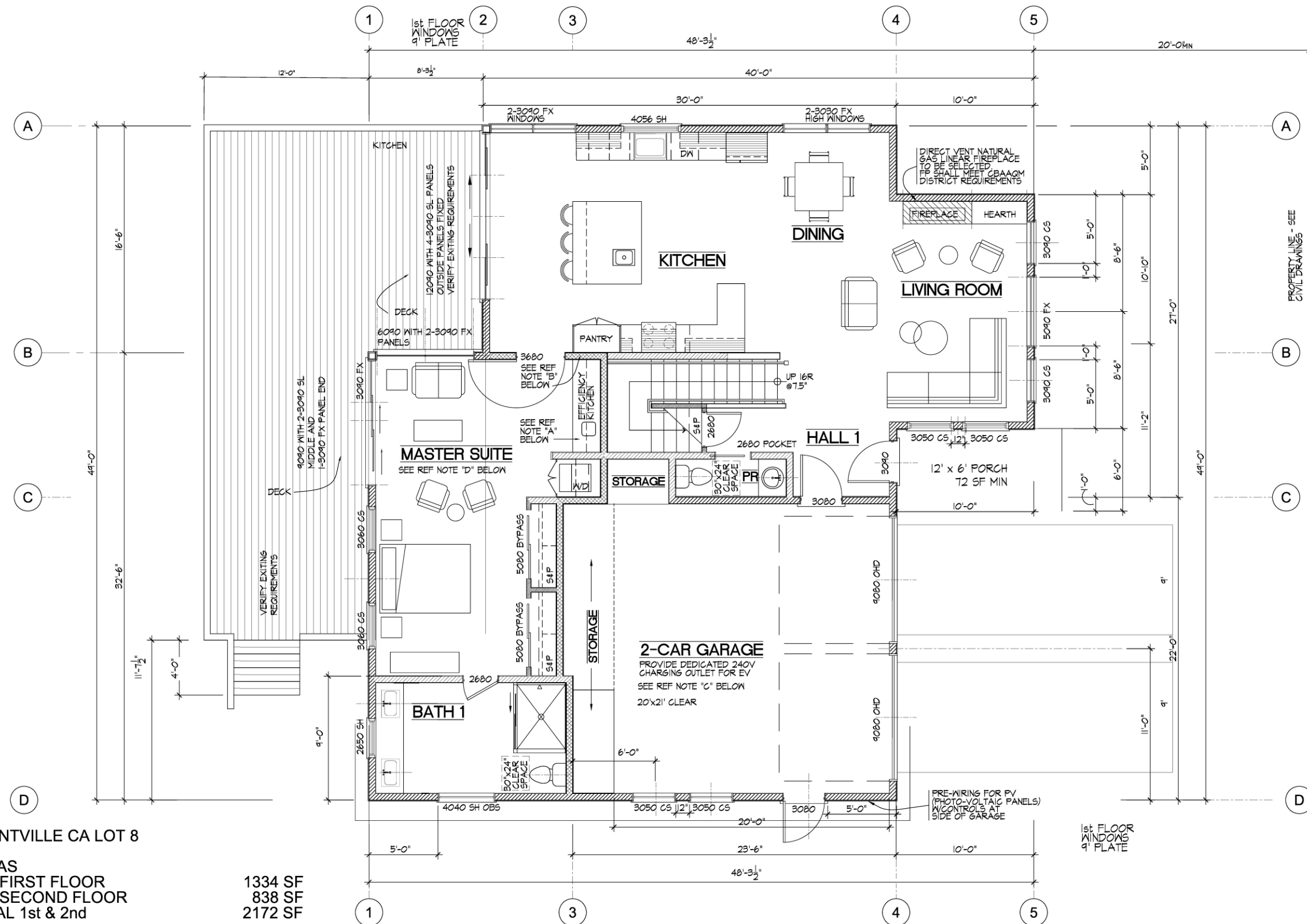


FEB 16 2024

LOT 8 ARCHITECTURAL 1st FLOOR PLAN



A8.2



YOUNTVILLE CA LOT 8

AREAS	
SFD FIRST FLOOR	1334 SF
SFD SECOND FLOOR	838 SF
TOTAL 1st & 2nd	2172 SF

TOTAL CONDITIONED SPACE	2172 SF
GARAGE	445 SF
MECHANICAL and STORAGE	96 SF
COVERED FRONT PORCH	72 SF
COVERED FRONT PORCH	162 SF

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SCALE: 1/8"=1'-0"

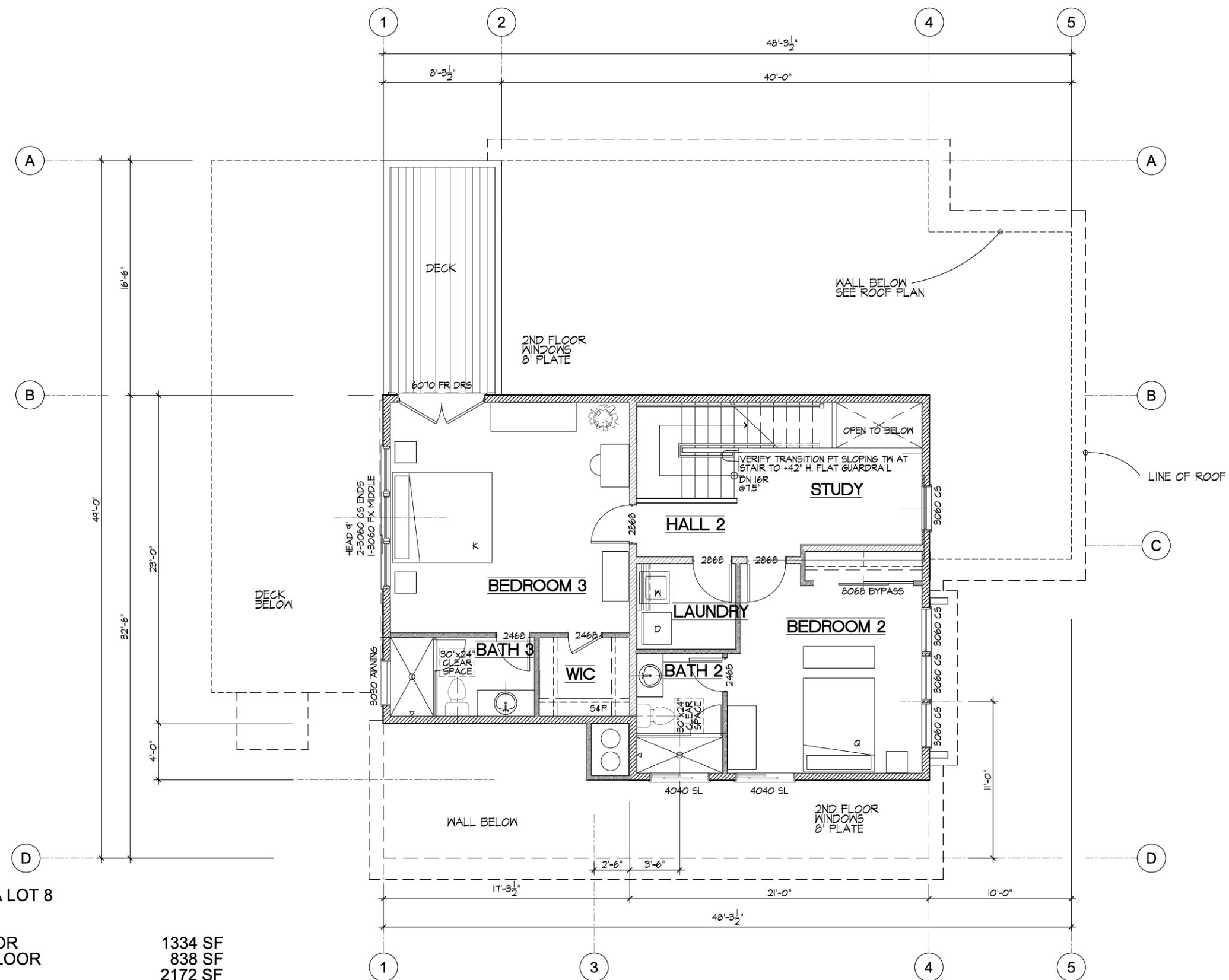


FEB 16 2024

LOT 8
ARCHITECTURAL 2nd FLOOR PLAN



8.3





MAXIMUM BUILDING HEIGHT
ABOVE NATURAL GRADE #1

ELEV. 124.72± PLATE
2nd LEVEL

ELEV. 126.72± FIN. FL.
2nd LEVEL

ELEV. 125.50± PLATE
1st LEVEL

ELEV. 115.50± FIN. FL.
1st LEVEL

ELEV. 115.25± SLAB
GARAGE

ELEV. 113.36± AVERAGE
GRADE



① North Elevation



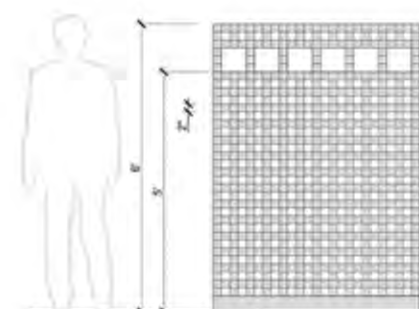
② West Elevation



③ South Elevation



④ East Elevation



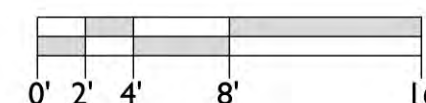
Lattice Screen Detail 1/4"=1'-0"

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"The Caymus"
Lot 9
Architectural Elevations
February 16, 2024

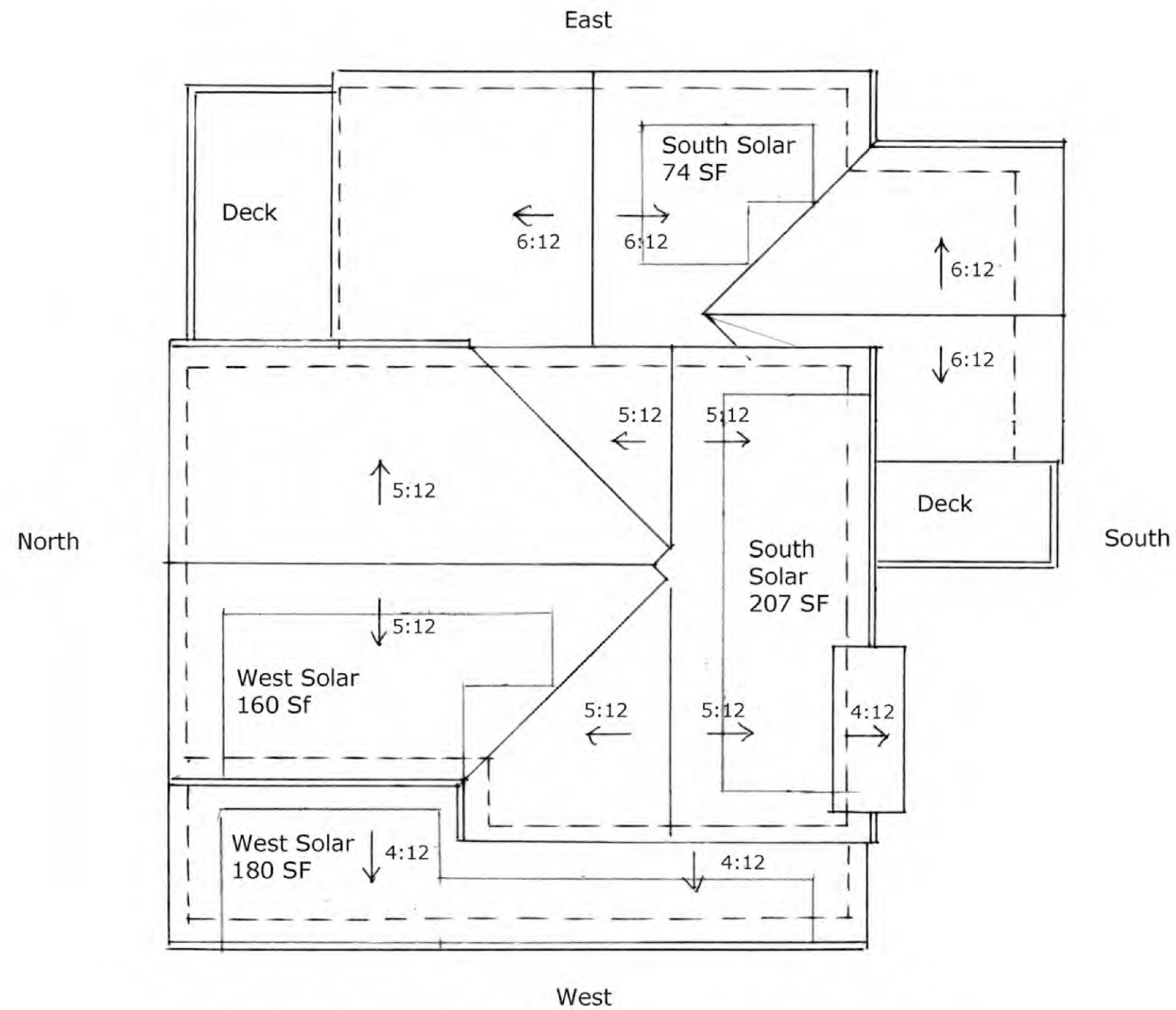


A9.1

#1: Yountville Municipal Code Section 17.236

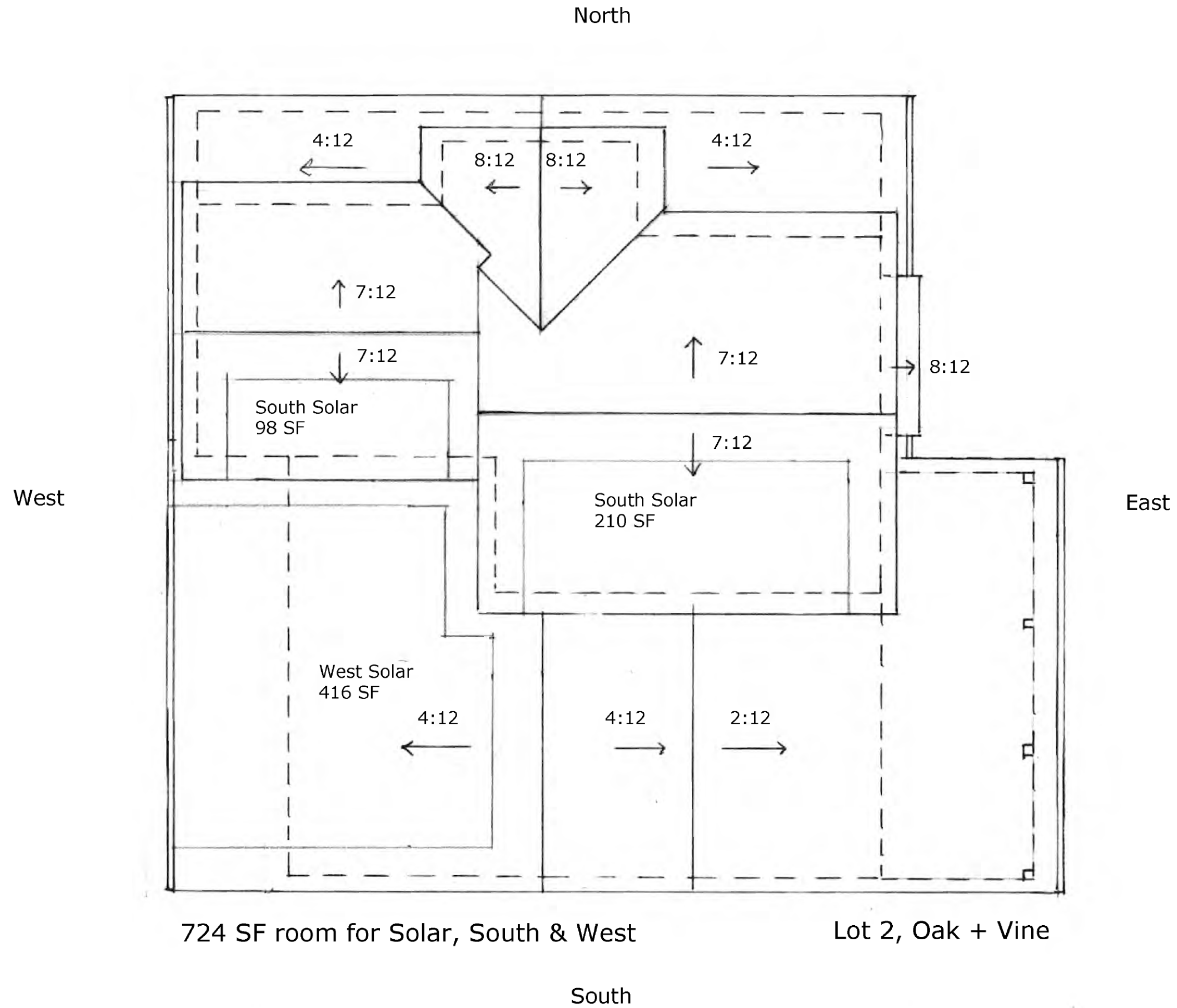
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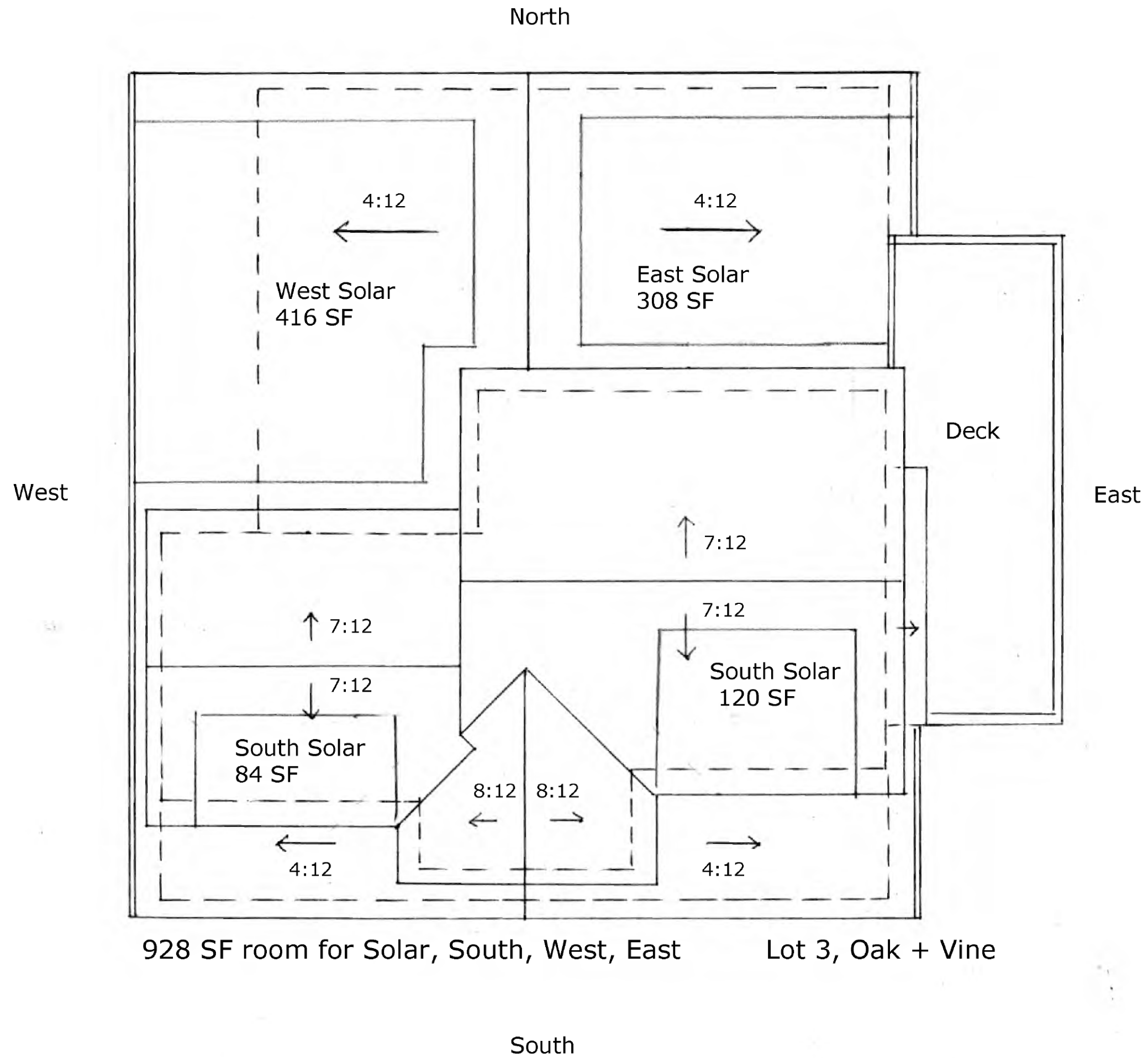
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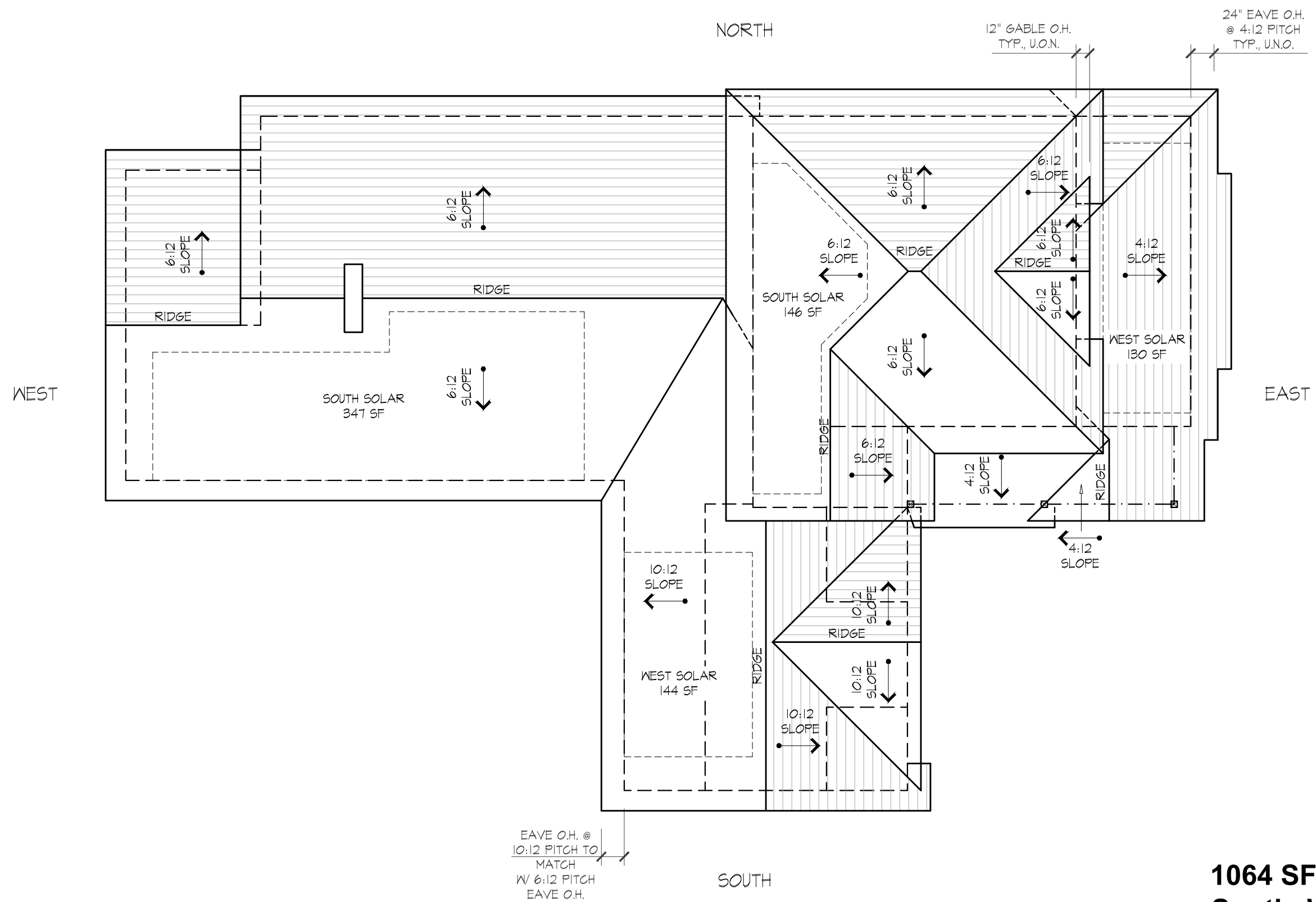


621 SF room for Solar, South, West

Lot 8, Oak + Vine



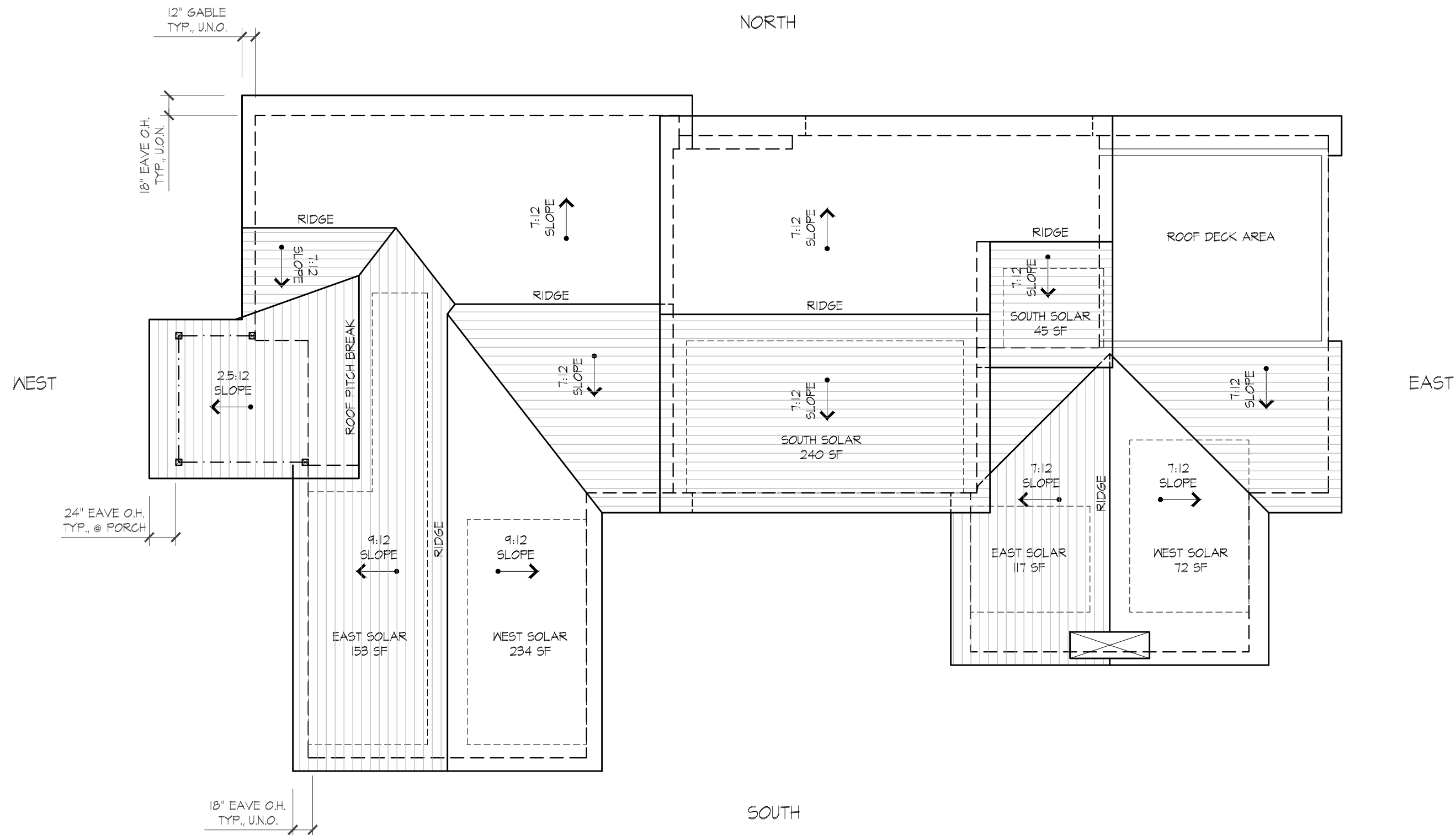




**1064 SF room for Solar
South, West & East**

"The Valley Oak"
Lot 4
Roof Plan
April, 2024

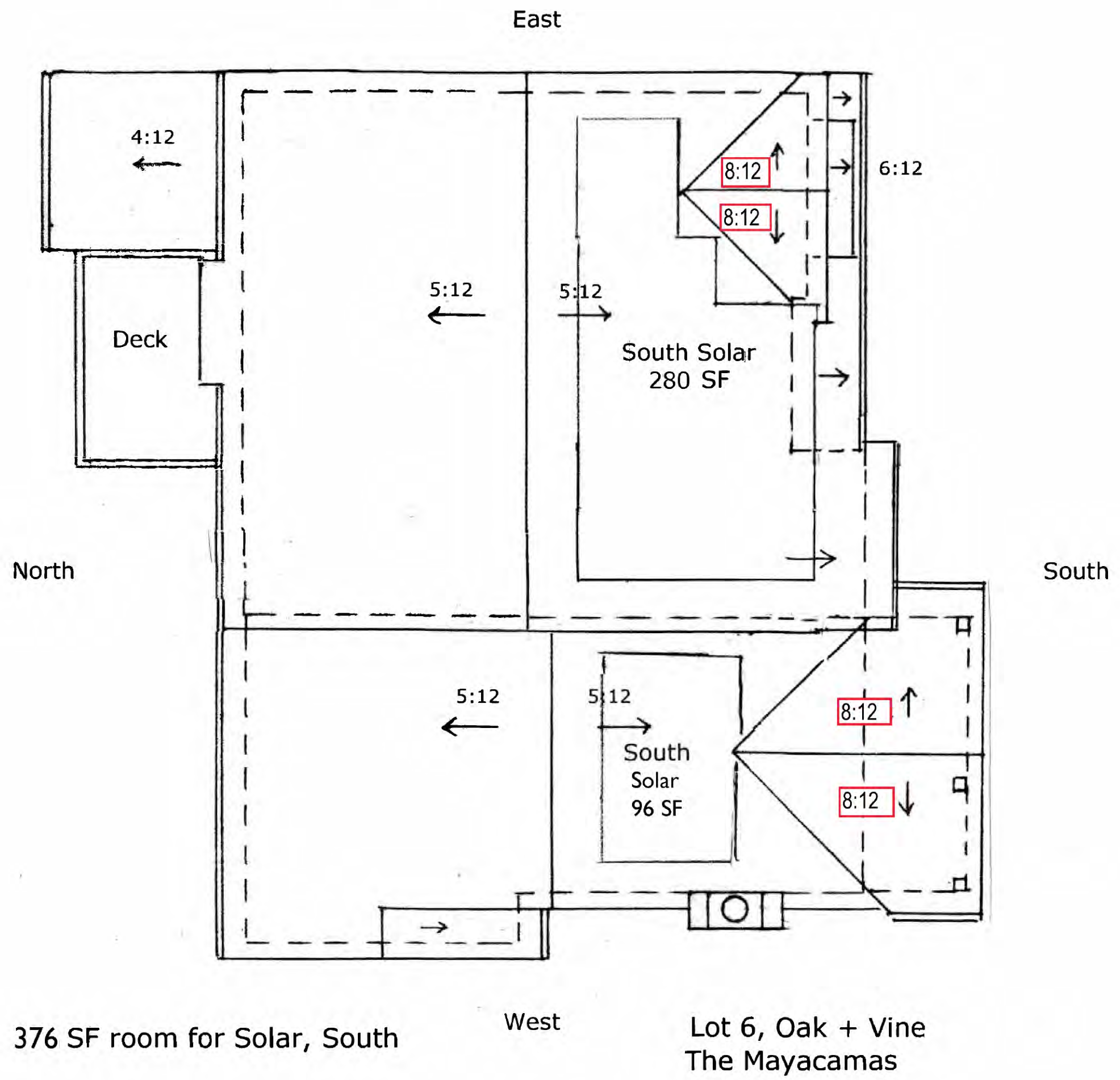


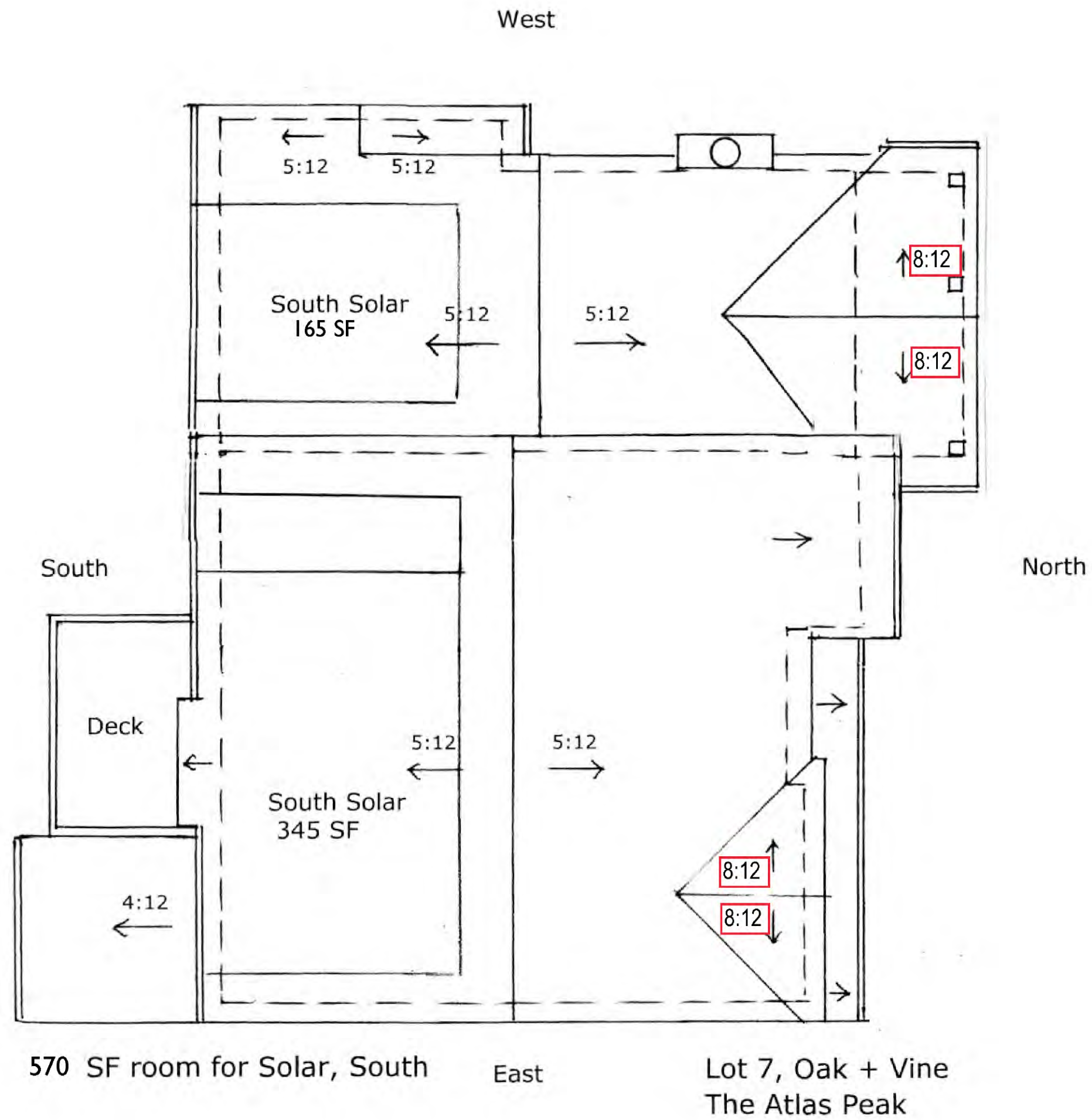


**861 SF room for Solar
South, West & East**

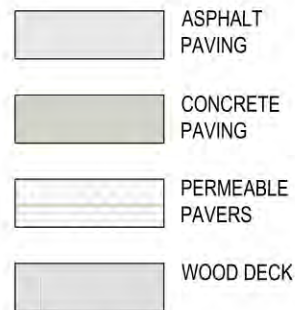
"The Live Oak"
Lot 5
Roof Plan
 April, 2024







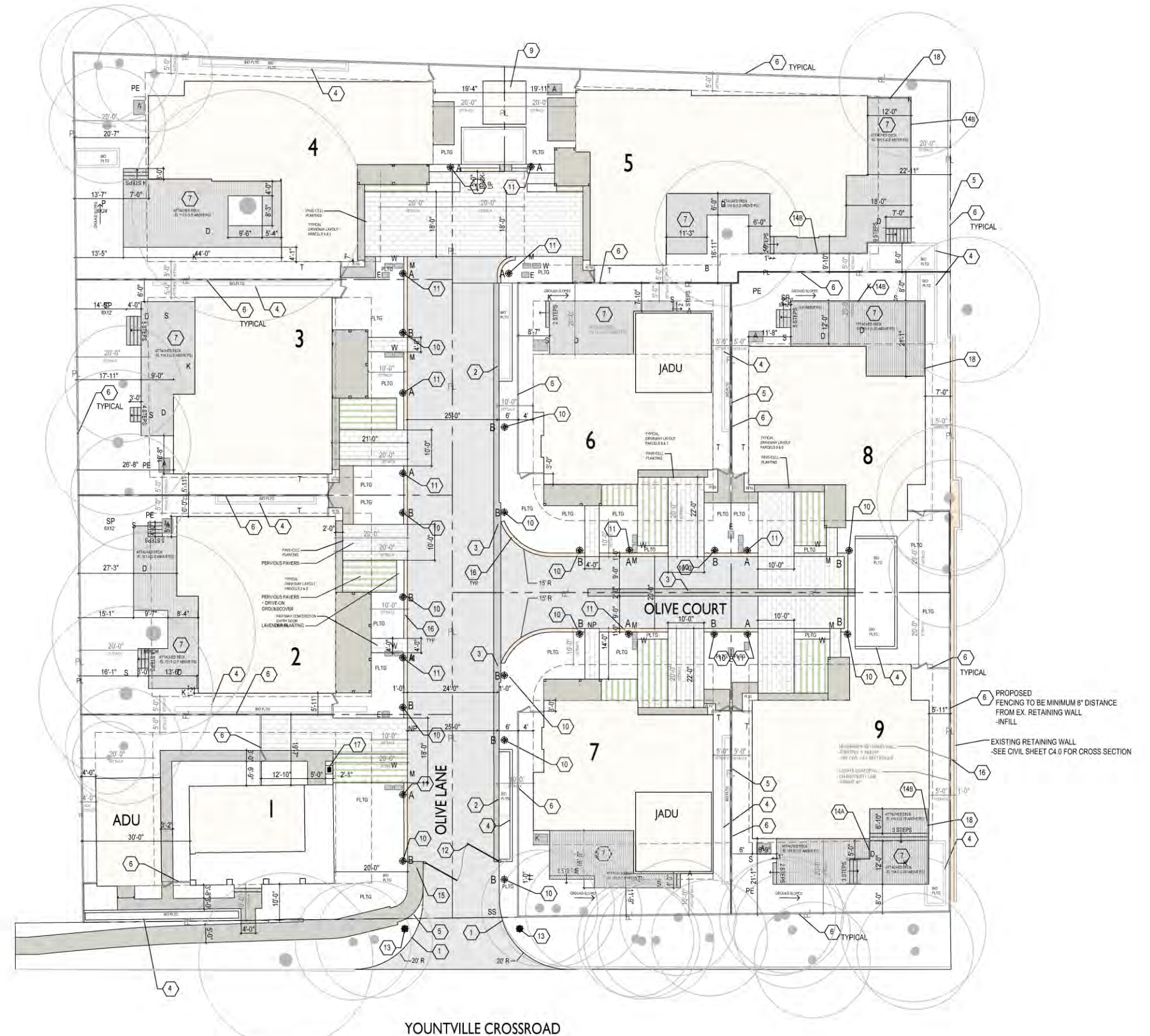
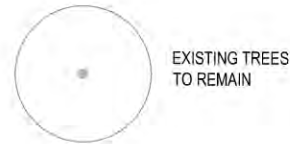
LEGEND



SEE CIVIL'S DWG'S FOR PAVEMENT DETAILS

SITE ELEMENTS

- 1 6" VERTICAL CURB
- 2 6" PERFORATED CURB
- 3 CONCRETE GUTTER
- 4 BIORETENTION CURB-SEE CIVIL DWG'S
- 5 RETAINING WALL-SEE CIVIL DWG'S
- 6 FENCE-SEE SHEET L1.3 FOR FENCE TYPES
- 7 DECK + STEPS-UNDER SEPARATE REVIEW
- 8 ELECTRICAL TRANSFORMERS-TO BE LOCATED-SCREEN W/PLANTING
- 9 PUMP HOUSE
- 10 LIGHT BOLLARD + NO PARKING SIGN-SEE SHEET L1.4
- 11 LIGHT BOLLARD + ADDRESS-SEE SHEET L1.4
- 12 ENTRY GATE-SEE SHEET L1.3
- 13 STREET SIGN-SEE SHEET L1.4
- 14 RAIL
- 14a GUARDRAIL
- 15 TRUNCATED DOMES
- 16 GRAVEL STRIP
- 17 ELECTRICAL VEHICLE CHARGER
- 18 DECK LATTICE SCREEN at SECOND FLOORS-SEE SHEET L1.3



SITE PLAN ARCHITECTURAL SITE LAYOUT



ZAC Landscape Architects, Inc.
405 EAST O STREET SUITE 111
Petaluma, California 94952
(707) 896-2967
www.zaclandscape.com
info@zaclandscape.com



SCALE: 1/16"=1'-0"

FEBRUARY 28, 2024



S I.1



SECTION FIVE / CIVIL ENGINEERING

VESTING TENTATIVE MAP FOR:
OAK + VINE
1980 YOUNTVILLE CROSS ROAD
YOUNTVILLE, CA, 94599

FOR OFFICIAL USE ONLY



VICINITY MAP

MAP FROM USGS 7.5 MIN SERIES MAP NAME: YOUNTVILLE

PROJECT STATEMENT

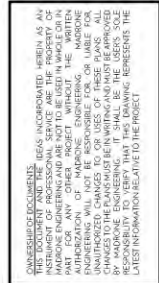
THE PURPOSE OF THIS PROJECT IS TO REQUEST APPROVAL OF A VESTING TENTATIVE SUBDIVISION MAP FOR A NINE-LOT RESIDENTIAL SUBDIVISION (MAJOR SUBDIVISION) AND MASTER DEVELOPMENT PLAN FOR THE CONSTRUCTION OF EIGHT NEW SINGLE-FAMILY HOMES AND THE RELOCATION OF THE EXISTING RESIDENCE AND COTTAGE.

PROJECT INFORMATION

OWNER:	CROSSROAD CIRCLE LLC 2525 NORTH PEARL STREET DALLAS, TX 75201
SITE ADDRESS:	1980 YOUNTVILLE CROSS ROAD YOUNTVILLE, CA 94599
ASSESSOR PARCEL #:	031-260-026
PARCEL SIZE:	1.32 ACRES
TOWN ZONING:	SINGLE FAMILY RESIDENTIAL
SURVEYOR:	ALBION SURVEYS 1113 HUNT AVENUE ST. HELENA, CA 94574 JON WEBB, P.L.S. 707/963-1217
CIVIL ENGINEER:	MADRONE ENGINEERING 1485 MAIN STREET, SUITE 302 ST. HELENA, CA 94574 JOEL DICKERSON, P.E. 707/302-6280

GEOTECHNICAL NOTES

1. A GEOTECHNICAL REPORT DATED MARCH 6, 2023 HAS BEEN PREPARED BY PJC & ASSOCIATES, INC. THE GEOTECHNICAL REPORT AND ALL UPDATES SHOULD BE CONSIDERED A PART OF THESE PLANS. ALL GRADING, FOUNDATION EXCAVATIONS, AND DRAINAGE SHALL BE IN ACCORD WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.



INVESTING TENTATIVE MAP
SHEET 1 OF 2

OAK + VINE
980 YOUNTVILLE CROSS RD
YOUNTVILLE, CA 94599
APN: 031-260-026
PROJECT: 22.064



DATE	ISSUE
03/24/23	1ST SUBMITTAL
06/26/23	1 REVISION
10/13/23	2 REVISION

SHEET _____

VTM1.0

SITE PLAN



VTM1.0

GEOTECHNICAL NOTES

1. A GEOTECHNICAL REPORT DATED MARCH 6, 2023 HAS BEEN PREPARED BY PIC & ASSOCIATES, INC. THE GEOTECHNICAL REPORT AND ALL UPDATES SHOULD BE CONSIDERED A PART OF THESE PLANS. ALL GRADING, FOUNDATION EXCAVATIONS, AND DRAINAGE SHALL BE IN ACCORD WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
2. THE GEOTECHNICAL ENGINEER SHALL BE RETAINED TO PROVIDE OBSERVATION AND TESTING SERVICES DURING CONSTRUCTION, INCLUDING SITE EXCAVATIONS, FILL PLACEMENT AND COMPACTION, EXCAVATION OF SPREAD FOOTING FOUNDATIONS PRIOR TO FORMING OR STEEL PLACEMENT, OBSERVATION OF RETAINING WALL BACKDRAINS, CRAWL SPACE GRADING AND DRAINAGE, AND OBSERVATION AND TESTING OF RETAINING WALL BACKFILL.
3. THE GEOTECHNICAL ENGINEER SHALL BE PROVIDED AT LEAST 48 HOURS NOTICE PRIOR TO THE START OF GRADING, FOUNDATION EXCAVATIONS, OR OTHER ITEMS REQUIRING OBSERVATION AND TESTING.
4. A PRECONSTRUCTION CONFERENCE SHALL BE CALLED BY THE CONTRACTOR PRIOR TO ANY EQUIPMENT BEING MOVED ONTO THE SITE. TO BE PRESENT AT THIS CONFERENCE ARE:
OWNER'S REPRESENTATIVE
GRADING CONTRACTOR
GEOTECHNICAL ENGINEER
CIVIL ENGINEER
5. UPON COMPLETION OF GRADING ACTIVITIES, THE GEOTECHNICAL ENGINEER SHALL PROVIDE A "FINAL SOIL REPORT" AND DESCRIBE HOW GRADING ACTIVITIES MET THE REQUIREMENTS OF THE PRELIMINARY REPORT.

SURVEY NOTES

1. THE BOUNDARY ON THESE DRAWINGS IS BASED ON A RECORD OF SURVEY COMPLETED BY ALBION SURVEYS IN 2022, AND REFERENCED IN NAPA COUNTY RECORDS IN BOOK 3185 PAGE 44.
2. THE TOPOGRAPHY IS BASED ON A FIELD SURVEY OF DECEMBER, 2022 & JANUARY, 2023 PERFORMED BY ALBION SURVEYS.
3. THIS SURVEY IS ON A VERTICAL DATUM BASED ON NAVD83 AND A HORIZONTAL DATUM OF NAD83 CALIFORNIA COORDINATE SYSTEM ZONE 11 PER TRIMBLE GPS OBSERVATIONS USING NGS OPUS SOLUTION.
4. SITE BENCHMARK DESCRIPTION: CP 90D SLY EP, EL 114.97
5. MADRONE ENGINEERING ASSUMES NO LIABILITY, REAL OR ALLEGED, REGARDING THE ACCURACY OF THE TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS.
6. CONTRACTOR SHALL PROTECT EXISTING SURVEY MONUMENTS OR REPLACE THEM AT HIS OWN EXPENSE.

GENERAL NOTES

1. ALL PROPOSED ROADWAYS ARE PRIVATE. THERE ARE NO PROPOSED PUBLIC RIGHTS-OF-WAY.
2. THE TOWN OF YOUNTVILLE ADOPTED THE MOST CURRENT CITY OF NAPA STANDARDS AND SPECIFICATIONS AND THE NAPA SANITATION DISTRICT SANITARY SEWER AND RECYCLED WATER STANDARDS. ALL NEW WATER AND SEWER SERVICE AND STREET PAVEMENT SECTIONS ARE DESIGNED IN COMPLIANCE WITH THESE STANDARDS.
3. THE PROPOSED PRIVATE ROAD "OLIVE LANE" HAS BEEN DESIGNED TO MEET ALL REQUIREMENTS OF THE 2022 CALIFORNIA FIRE CODE, SECTION 503.
4. TREE PROTECTION PLANS ARE INCLUDED WITHIN THE LANDSCAPING PLAN SET, AND CONSTRUCTION-LEVEL CIVIL DRAWINGS WILL INCLUDE FURTHER DETAILS FOR PROTECTING EXISTING TREES DURING CONSTRUCTION ACTIVITIES.
5. THE PROJECT WILL INSTALL ONLY UNDERGROUND UTILITIES ON THE PARCEL. UNDERGROUNDING THE EXISTING OVERHEAD UTILITIES ALONG THE NORTH SIDE OF YOUNTVILLE CROSS ROAD WOULD REQUIRE THE REMOVAL OF MANY EXISTING AND HISTORIC TREES. AS AN ALTERNATIVE TO UNDERGROUNDING THE EXISTING ELECTRICAL AND COMMUNICATION LINES ALONG YOUNTVILLE CROSS, THE PROJECT PROPOSES TO PAY THE REQUIRED IN LIEU FEE.
6. APPROVAL OF THIS PROJECT SHALL BE SUBJECT TO THE REQUIREMENTS OF, AND ALL IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH, THE CURRENT VERSIONS OF CALTRANS STANDARDS AND SPECIFICATIONS, THE TOWN OF YOUNTVILLE MUNICIPAL CODE, AND ALL CURRENT FEDERAL, STATE, AND COUNTY CODES GOVERNING SUCH IMPROVEMENTS. RESOLUTION 19-3958 ADOPTED THE CURRENT VERSION OF THE CITY OF NAPA STANDARD PLANS & SPECIFICATIONS AND NAPA SANITATION STANDARDS & SPECIFICATIONS WITH TOWN CHANGES AS AMENDED. GENERAL NOTES AND CONSTRUCTION NOTES SHOULD REFER TO THESE STANDARDS.
7. THE PROJECT CONTRACTOR WILL NEED TO ACQUIRE AN ENCROACHMENT PERMIT FROM THE TOWN PRIOR TO ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES WORK FOR UTILITY CONNECTIONS, SIDEWALK CONNECTIONS, AND ANY UTILITY UNDERGROUNDING WITHIN THE PUBLIC RIGHT-OF-WAY.

PROJECT STATEMENT

THE PURPOSE OF THIS PROJECT IS TO REQUEST APPROVAL OF A VESTING TENTATIVE SUBDIVISION MAP FOR A NINE LOT RESIDENTIAL SUBDIVISION AND MASTER DEVELOPMENT PLAN FOR THE CONSTRUCTION OF EIGHT NEW SINGLE-FAMILY HOMES AND THE CONVERSION OF THE EXISTING RESIDENCE INTO A DUPLEX FOR LOW-INCOME HOUSING. THE PROJECT INCLUDES THE CONSTRUCTION OF EIGHT NEW RESIDENCES, NEW DRIVEWAY, NEW SIDEWALK, AND ALL RELATED UTILITY INFRASTRUCTURE.

PROJECT INFORMATION

OWNER:	CROSSROAD CIRCLE LLC 2525 NORTH PEARL STREET DALLAS, TX 75201
SITE ADDRESS:	1980 YOUNTVILLE CROSS ROAD YOUNTVILLE, CA 94599
ASSESSOR PARCEL #: PARCEL SIZE: TOWN ZONING:	031-260-026 1.32 ACRES SINGLE FAMILY RESIDENTIAL
SURVEYOR:	ALBION SURVEYS 1113 HUNT AVENUE ST. HELENA, CA 94574 JON WEBB, P.L.S. 707/963-1217
CIVIL ENGINEER:	MADRONE ENGINEERING 1485 MAIN STREET, SUITE 302 ST. HELENA, CA 94574 JOEL DICKERSON, P.E. 707/502-6280
ARCHITECT:	KATHERINE AUSTIN, AIA, ARCHITECT 179 SE RICE WAY BEND, OR 97702 KATHERINE AUSTIN (707) 529-5565
ARCHITECT:	IVAN M. LUKRICH ARCHITECT P.O. BOX 1642 SANTA ROSA, CA 95402 IVAN LUKRICH (707) 573-8291
LANDSCAPE ARCHITECT:	ZAC LANDSCAPE ARCHITECTS 1574 SKILLMAN LANE PETALUMA, CA 94952 SANDRA REED (707) 696-2967
GEOTECHNICAL ENGINEER:	PIC & ASSOCIATES, INC. 600 MARTIN AVE, SUITE 200 ROHNERT PARK, CA 94928 ANTHONY DEMARTINI (707) 584-4804

SHEET INDEX

C1.0	COVER SHEET
C2.0	DEMO PLAN
C3.0	HARDSCAPE PLAN
C4.0	GRADING & DRAINAGE PLAN
C5.0	STORMWATER PLAN
C6.0	ESCP
C7.0	UTILITY PLAN

REVISIONS

△ NO CHANGES THIS SHEET

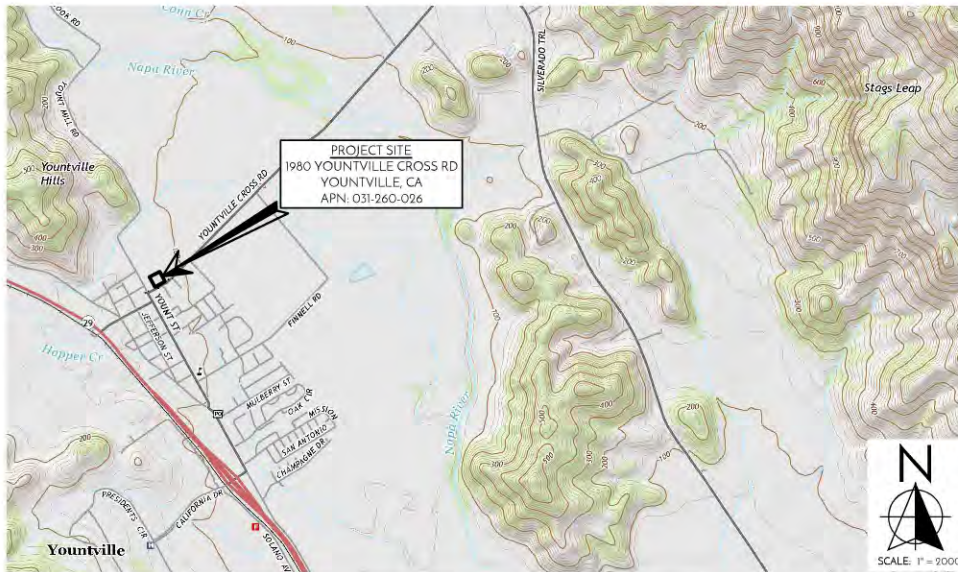
SYMBOL LEGEND

	UTILITY POLE		SEWER MANHOLE/RISE WITH ID #
	SIGN		STORM DRAIN MANHOLE WITH ID #
	WELL		WATER VALVE
	STREET LIGHT		WATER METER & OCY
	TREE		FDC/PIV WITH CHECK VALVE
	TREE TO BE REMOVED		FIRE HYDRANT WITH GATE VALVE
	SANITARY SEWER		CLEANOUT
	GAS LINE		PROPOSED CONTOUR
	WATER LINE		SOLID STORM DRAIN
	EXISTING CONTOUR		PERFORATED STORM DRAIN
	TOP OF BANK GRADEBREAK		GRADE SWALE
	PROPERTY LINE		OVERLAND RELEASE ROUTE
	CENTERLINE		

ABBREVIATIONS

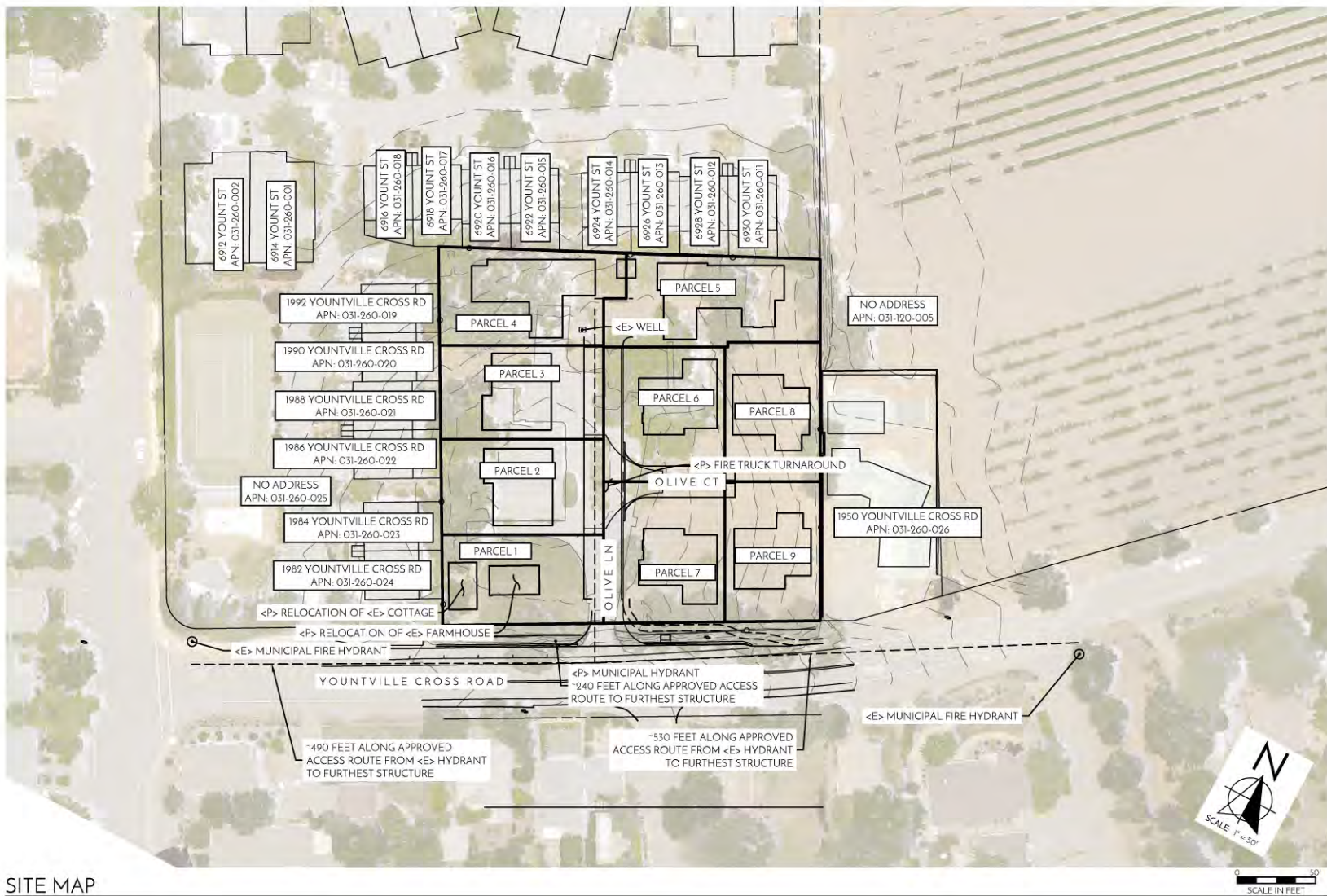
AB	AGGREGATE BASE	FH	FIRE HYDRANT	R	RADIUS
AC	ASPHALT CONCRETE	FIRM	FLOOD INSURANCE RATE MAP	RT	RIGHT
AD	AREA DRAIN	FL	FORCE LINE	ROW	RIGHT OF WAY
BC	BEGIN CURVE	FM	FORCE MAIN	RWL	RAIN WATER LEADER
BFE	BASE FLOOD ELEVATION PER FIRM	FS	FINISHED SURFACE	RCP	REINFORCED CONCRETE PIPE
BM	BENCHMARK	GB	GRADE BREAK	S	SLOPE (FEET/FOOT)
BCR	BEGIN CURB RETURN	GR	GRAVEL	SAD	SEE ARCHITECTURAL DRAWINGS
BVC	BEGIN VERTICAL CURVE	HP	HIGH POINT	SD	STORM DRAIN
BS	BOTTOM OF STAIRS	IP	IRON PIPE	SOP	SUBDRAIN PIPE
BSW	BACK OF SIDEWALK	IRR	IRRIGATION	SED	SEE ELECTRICAL DRAWINGS
CB	CATCH BASIN	JP	JOINT POLE	SLD	SEE LANDSCAPE DRAWINGS
C&G	CURB AND GUTTER	LF	LINEAL FEET/FOOT	SLV	SLEEVE
CMU	CONCRETE MASONRY UNIT	LP	LOW POINT	SHD	SEE MECHANICAL DRAWINGS
CP	CONCRETE PIPE	MH	MANHOLE	SPD	SEE PLUMBING DRAWINGS
C	CENTERLINE	MON	MONUMENT	SS	SANITARY SEWER
CS	CLEANOUT	(N)	NORTH	SSCO	SANITARY SEWER CLEAN OUT
COMM	COMMUNICATION	NEW	NEW	SMH	SANITARY SEWER MANHOLE
CV	CHECK VALVE	OC	ON CENTER	STA	STATION
CW	COLD WATER	OG	ORIGINAL GROUND	STD	STANDARD
OCV	DOUBLE CHECK VALVE	OH	OVERHEAD	SW	SIDEWALK
DG	DECOMPOSED GRANITE	OHL	OVERHEAD LINE	TC	TOP OF CURB
DP	DUCTILE IRON PIPE	PP	PROPOSED	TFC	TOP FACE OF CURB
DS	DOWNSPOUT	PCC	PORTLAND CEMENT CONCRETE	TOC	TOP OF CONCRETE
DW	DOMESTIC WASTE	PD	PRESSURE DISTRIBUTION	TS	TOP OF STAIRS
DWG	DRAWING	PG&E	PACIFIC GAS AND ELECTRIC	TW	TOP OF WALL
END OF CURVE		PI	POINT OF INTERSECTION	TYR	TYPICAL
E	EAST	PIV	POST INDICATOR VALVE	UG	UNDERGROUND
ECR	END CURB RETURN	PL	PROPERTY LINE	VC	VERTICAL CURVE
EG	EXISTING GROUND	PRC	POINT OF REVERSE CURVE	VG	VALLEY GUTTER
EGR	EDGE OF GRAVEL	PSI	POUNDS PER SQUARE INCH	(W)	WEST
EP	EDGE OF PAVEMENT	PUE	PUBLIC UTILITY EASEMENT	WM	WATER METER
EVC	END VERTICAL CURVE	PVC	POLYVINYL CHLORIDE	W/S	WATER SERVICE
FDC	FIRE DOTT CONNECTION	PVI	POINT OF VERTICAL INTERSECTION	WV	WATER VALVE
FG	FINISHED GRADE	PW	PROCESS WASTE		

CIVIL IMPROVEMENT PLANS FOR: OAK + VINE 1980 YOUNTVILLE CROSS ROAD YOUNTVILLE, CA, 94599



VICINITY MAP

MAP FROM USGS 7.5 MIN SERIES MAP NAME: YOUNTVILLE



SITE MAP

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madrone
engineering
1485 Main Street, Suite 302
St. Helena, California 94574
Tel: 707-502-6280

CIVIL IMPROVEMENT PLANS COVER SHEET

OAK + VINE
1980 YOUNTVILLE CROSS RD
YOUNTVILLE, CA 94599
APN: 031-260-026
PROJECT: 22-064



EVERY PERSON PLANNING TO DIG
CALLS 811 PRIOR TO EXCAVATION



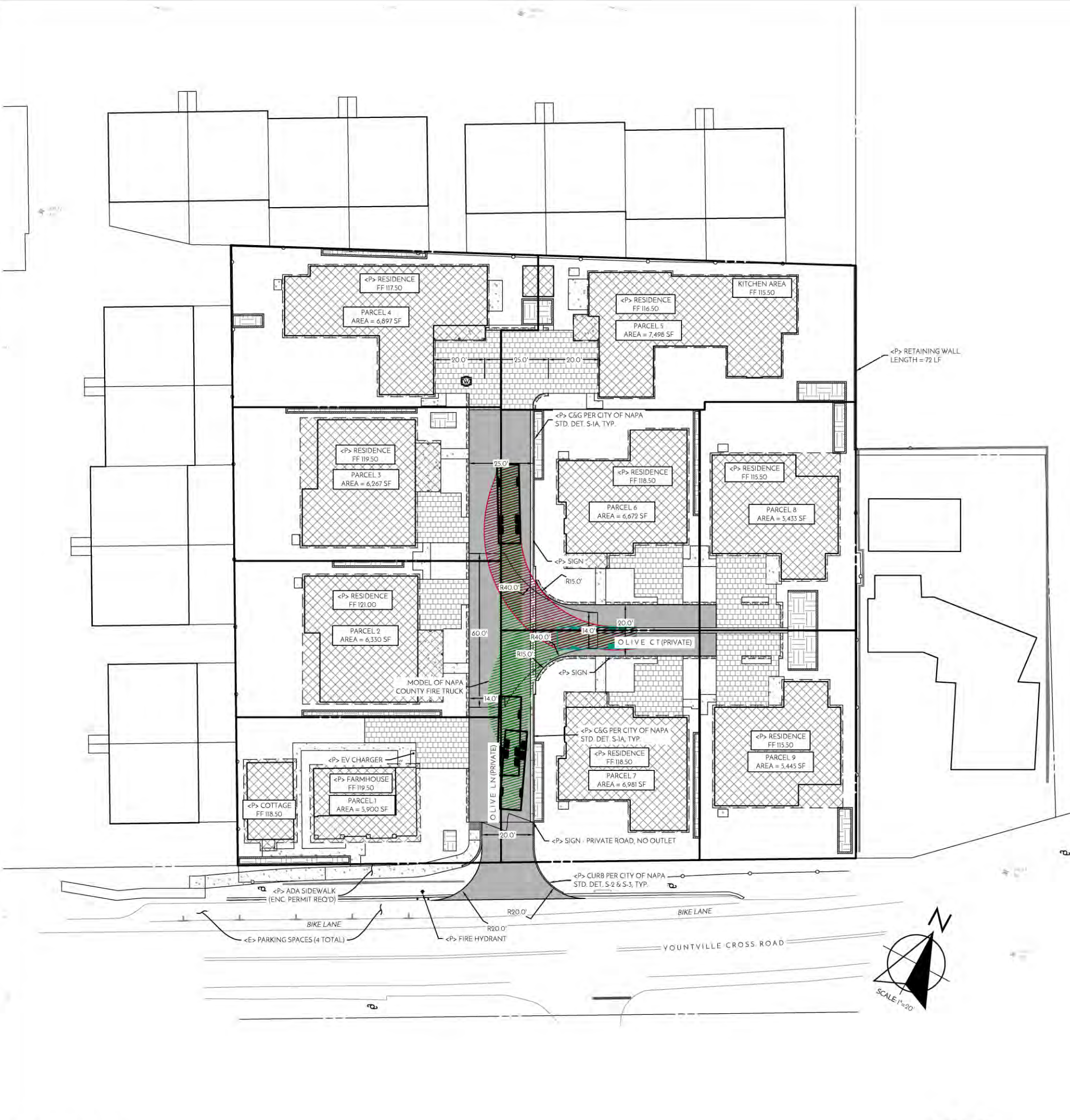
FOR MORE INFORMATION
SEE WWW.CALL811.CA

DATE: 03/24/23
06/26/23
10/13/23
02/27/24

ISSUE:
1ST SUBMITTAL
REVISION 1
REVISION 2
REVISION 3

SHEET:

C1.0



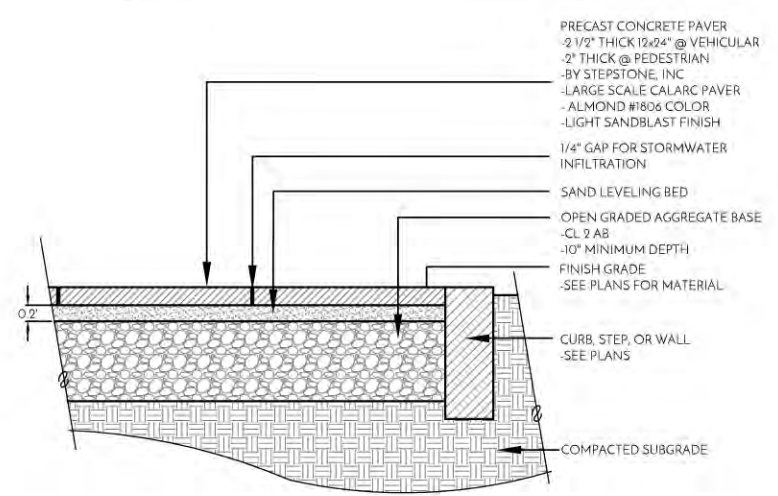
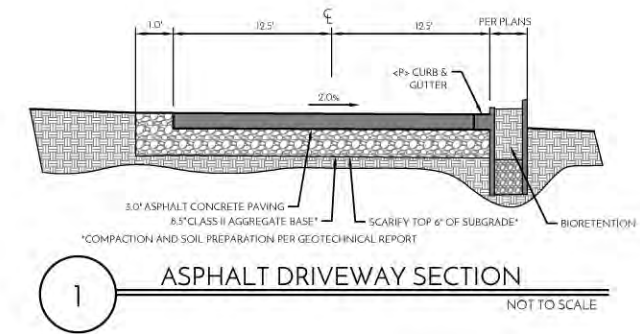
REVISIONS
Δ REVISED DRIVEWAY ENTRANCES,
REVISED HOUSE FOOTPRINTS ON
PARCELS 6 & 7.

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HARDSCAPE LEGEND

TYPE OF IMPERVIOUS SURFACE	AREA DESCRIPTIONS	AREA (SF)	TYPICAL SECTION	PERVIOUS/ IMPERVIOUS
BUILDINGS, GARAGES, CARPORTS, OTHER STRUCTURES WITH ROOFS	BUILDINGS	21,980	N/A	IMPERVIOUS
	WALLS/CURBS	899	N/A	IMPERVIOUS
PORCHES, PATHS, GUTTER	CONCRETE	2620	4" CONC OVER 4" CL 2 AB	IMPERVIOUS
OFFSITE IMPROVEMENTS	CONCRETE	620	4" CONC OVER 4" CL 2 AB	IMPERVIOUS
ROADWAYS AND DRIVEWAYS	ASPHALT CONCRETE	6,030	3.0" AC OVER 6.5" CL 2 AB	IMPERVIOUS
	CONCRETE UNIT & GRASS CELL PAVERS	5,350	PAVERS OVER 2" SAND OVER 10" CL 2 AB	PERVIOUS
OTHER PERVIOUS SURFACE	GRAVEL	250	12" CL 2 AB	PERVIOUS
	BIORETENTION	1,475	N/A	PERVIOUS
TOTAL		59,220		

TOTAL NEW/RECONSTRUCTED IMPERVIOUS AREA: 29,075 SF (0.65 AC)
TOTAL DISTURBED SOIL AREA: 57,500 SF (1.32 AC)



CIVIL IMPROVEMENT PLANS
HARDSCAPE PLAN

OAK + VINE
1980 YOUNTVILLE CROSS RD
YOUNTVILLE, CA 94599
APN: 031-260-026
PROJECT: 22-004



EVERY PERSON PLANNING TO DIG
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FOR MORE INFORMATION
SEE WWW.USANORTH.COM

DATE	ISSUE
03/24/23	1ST SUBMITTAL
06/26/23	REVISION 1
10/13/23	REVISION 2
02/27/24	REVISION 3

SHEET:

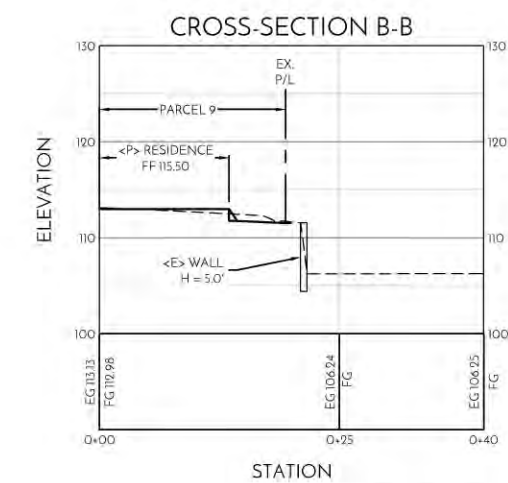
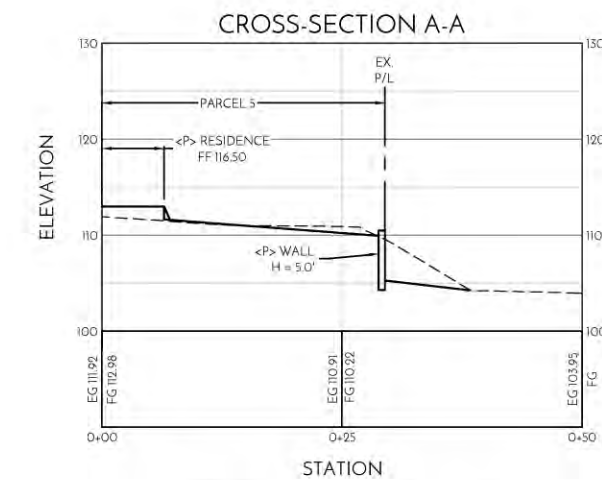
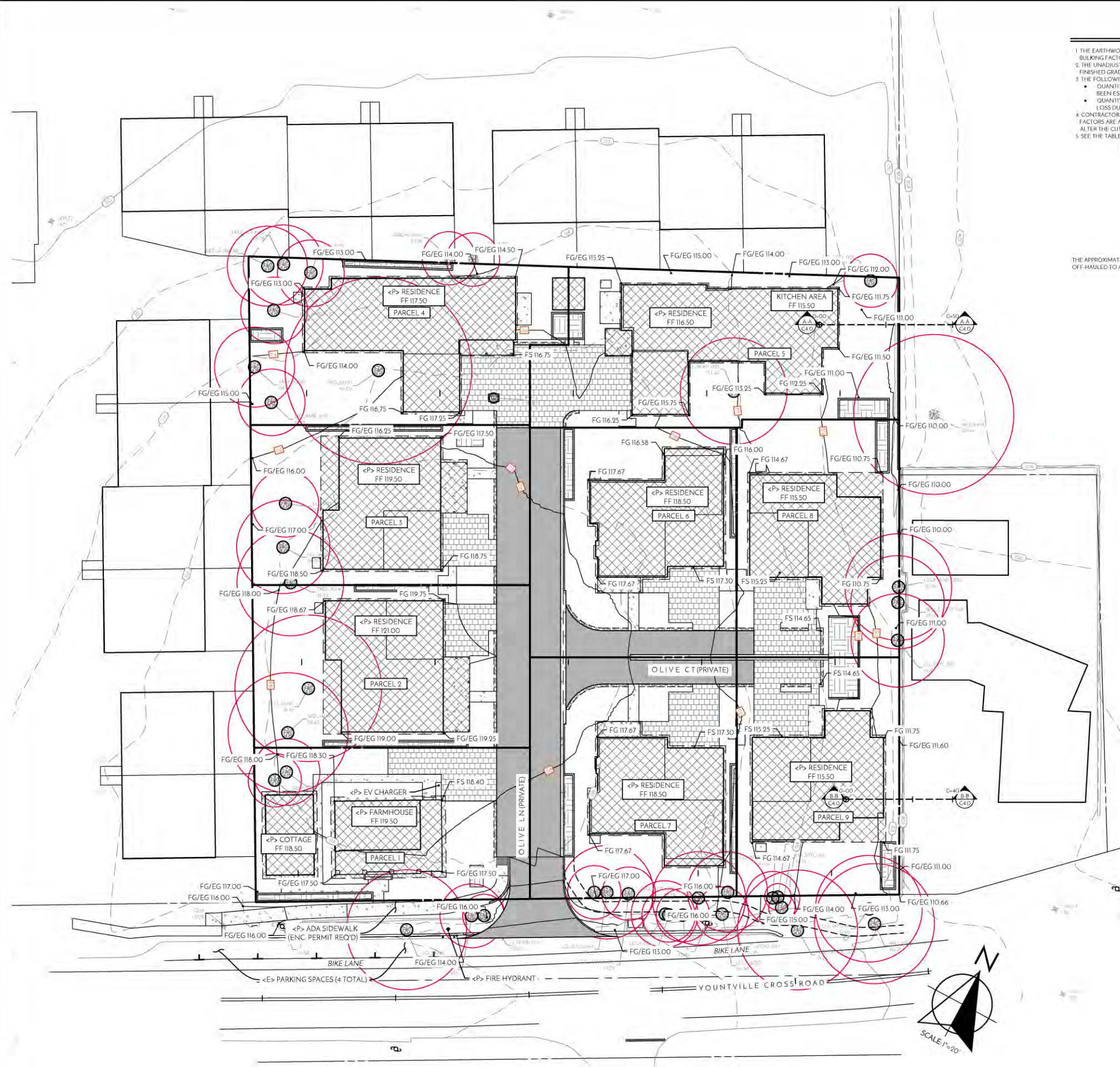
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ESTIMATED EARTHWORK QUANTITIES

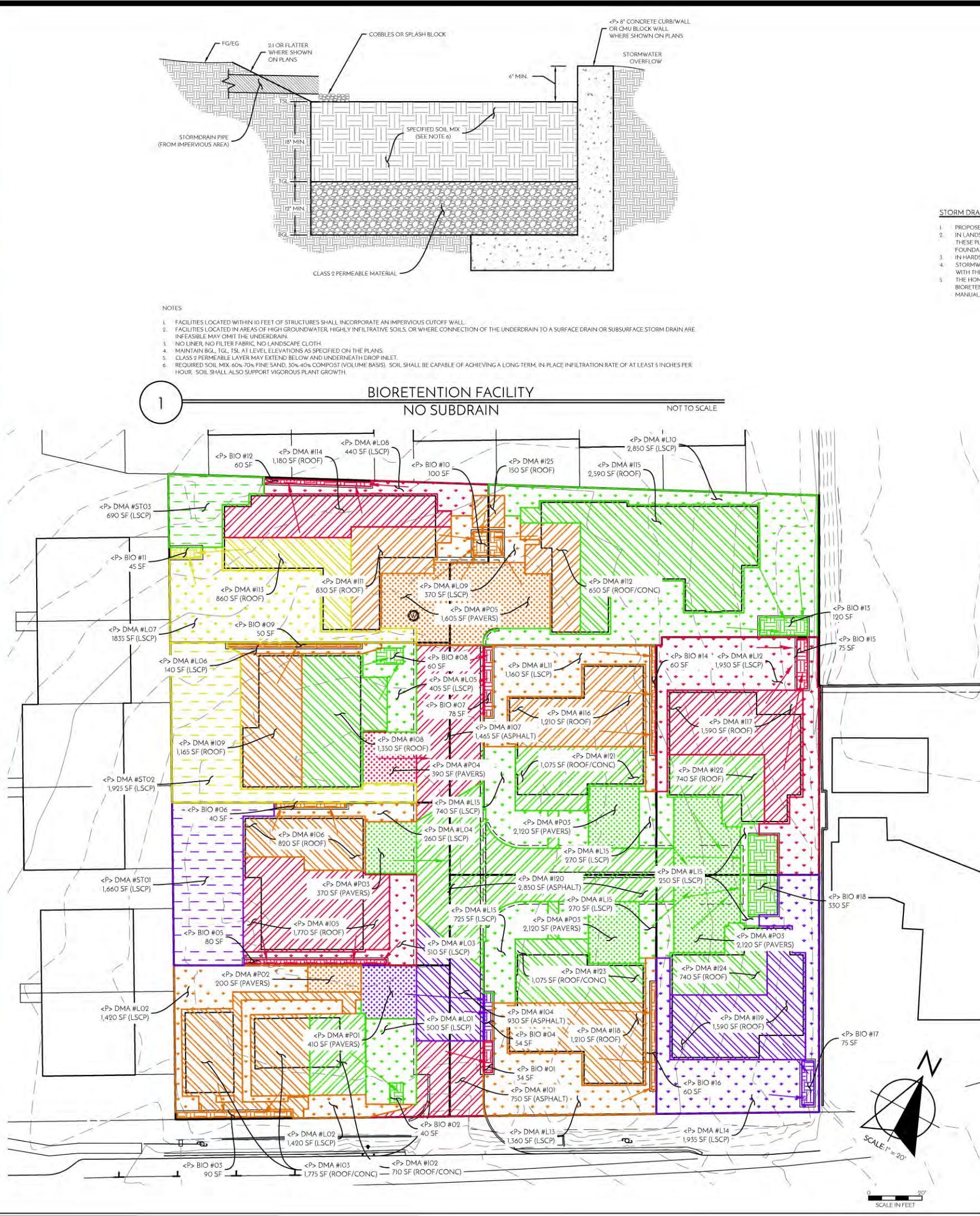
1. THE EARTHWORK QUANTITIES LISTED BELOW ARE ESTIMATES ONLY AND MAY VARY DUE TO SOIL TYPE, COMPACTION AND BULKING FACTORS, GRADING PRACTICES, AND COMPACTION VALUES.
2. THE UNADJUSTED QUANTITIES HAVE BEEN DERIVED USING A VOLUMETRIC ANALYSIS BETWEEN THE EXISTING AND PROPOSED FINISHED GRADE ELEVATIONS.
3. THE FOLLOWING ASSUMPTIONS HAVE BEEN MADE WHEN DEVELOPING ADJUSTED QUANTITY ESTIMATES:
 - QUANTITIES FROM UTILITY TRENCHES, FOUNDATION TRENCHES, AND STORMWATER BIOTENTION BASINS HAVE NOT BEEN ESTIMATED.
 - QUANTITIES RELATED TO OVEREXCAVATION AND RECOMPACTION HAVE BEEN ESTIMATED ASSUMING A 20% VOLUME LOSS DURING RECOMPACTION, AND ASSUMING AN AVERAGE DEPTH OF EXCAVATION OF 2.0'.
4. CONTRACTOR SHALL WORK WITH THE PROJECT GEOTECHNICAL ENGINEER TO DETERMINE IF COMPACTION AND BULKING FACTORS ARE APPLICABLE FOR THE PROPOSED GRADING ACTIVITIES. THESE FACTORS HAVE THE POTENTIAL TO SIGNIFICANTLY ALTER THE CUT & FILL QUANTITIES IDENTIFIED IN THIS ANALYSIS.
5. SEE THE TABLE BELOW FOR THE ESTIMATED EARTHWORK QUANTITIES FOR THE PROJECT.

ESTIMATED PROJECT EARTHWORK		
	UNADJUSTED QUANTITIES (CY)	ADJUSTED QUANTITIES (CY)
CUT	635	1950
FILL	320	1325
ESTIMATED NET EARTHWORK		825 EXCESS

THE APPROXIMATE AREA OF DISTURBED SOIL IS 57,500 SF (1.32 AC). EXCESS SOIL WILL BE OFF-HAULED TO A LOCATION APPROVED BY THE TOWN OF YOUNTVILLE.



DMA SUMMARY TABLE							
DMA NAME	DMA AREA (SF)	SURFACE TYPE	RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	BIORETENTION FACILITY #01		
					SIZING FACTOR	MIN. FACILITY SIZE	PROP. FACILITY SIZE
DMA #101	750	ASPHALT	1.0	750			
TOTAL				750	0.04	30	34
BIORETENTION FACILITY #02							
DMA #102	710	ROOF/CONC	1.0	710			
DMA #101	500	LSCP	0.1	50			
TOTAL				760	0.04	30.4	40
BIORETENTION FACILITY #03							
DMA #103	1775	ROOF/CONC	1.0	1775			
DMA #102	210	PAVERS	0.2	42			
DMA #102	1420	LSCP	0.1	142			
TOTAL				1959	0.04	78.4	85
BIORETENTION FACILITY #04							
DMA #104	930	ASPHALT	1.0	930			
DMA #101	410	PAVERS	0.2	82			
TOTAL				1012	0.04	40.5	54
BIORETENTION FACILITY #05							
DMA #105	1770	ROOF	1.0	1770			
DMA #103	310	LSCP	0.1	31			
TOTAL				1801	0.04	79.8	80
BIORETENTION FACILITY #06							
DMA #106	820	ROOF	1.0	820			
DMA #104	260	LSCP	0.1	26			
TOTAL				846	0.04	33.8	40
BIORETENTION FACILITY #07							
DMA #107	1465	ASPHALT	1.0	1465			
DMA #104	390	PAVERS	0.2	78			
TOTAL				1543	0.04	61.7	78
BIORETENTION FACILITY #08							
DMA #108	1350	ROOF	1.0	1350			
DMA #105	405	LSCP	0.1	40.5			
TOTAL				1390.5	0.04	55.5	60
BIORETENTION FACILITY #09							
DMA #109	1165	ROOF	1.0	1165			
DMA #106	140	LSCP	0.1	14			
TOTAL				1179	0.04	47.2	50
BIORETENTION FACILITY #10							
DMA #109	370	LSCP	0.1	37			
DMA #111	830	ROOF	1.0	830			
DMA #105	1605	PAVERS	0.2	321			
DMA #112	650	ROOF	1.0	650			
DMA #125	150	ROOF	1.0	150			
TOTAL				1988	0.04	80	100
BIORETENTION FACILITY #11							
DMA #113	860	ROOF	1.0	860			
DMA #107	1835	LSCP	0.1	183.5			
TOTAL				1043.5	0.04	41.7	45
BIORETENTION FACILITY #12							
DMA #114	1180	ROOF	1.0	1180			
DMA #108	440	LSCP	0.1	44			
TOTAL				1224	0.04	49	60
BIORETENTION FACILITY #13							
DMA #115	2590	ROOF	1.0	2590			
DMA #110	2850	LSCP	0.1	285			
TOTAL				2875	0.04	115	120
BIORETENTION FACILITY #14							
DMA #111	1160	LSCP	0.1	116			
DMA #116	1210	ROOF	1.0	1210			
TOTAL				1326	0.04	53	60
BIORETENTION FACILITY #15							
DMA #117	1590	ROOF	1.0	1590			
DMA #112	1930	LSCP	0.1	193			
TOTAL				1783	0.04	71.3	75
BIORETENTION FACILITY #16							
DMA #118	1210	ROOF	1.0	1210			
DMA #115	1360	LSCP	0.1	136			
TOTAL				1346	0.04	53.8	60
BIORETENTION FACILITY #17							
DMA #119	1590	ROOF	1.0	1590			
DMA #114	1935	LSCP	0.1	193			
TOTAL				1783	0.04	71.3	75
BIORETENTION FACILITY #18							
DMA #103	2100	PAVERS	0.2	424			
DMA #120	2850	ASPHALT	1.0	2850			
DMA #121	1075	ROOF	1.0	1075			
DMA #122	740	ROOF	1.0	740			
DMA #123	1075	ROOF	1.0	1075			
DMA #124	740	ROOF	1.0	740			
DMA #115	2255	LSCP	0.1	225			
TOTAL				7199	0.04	285	330



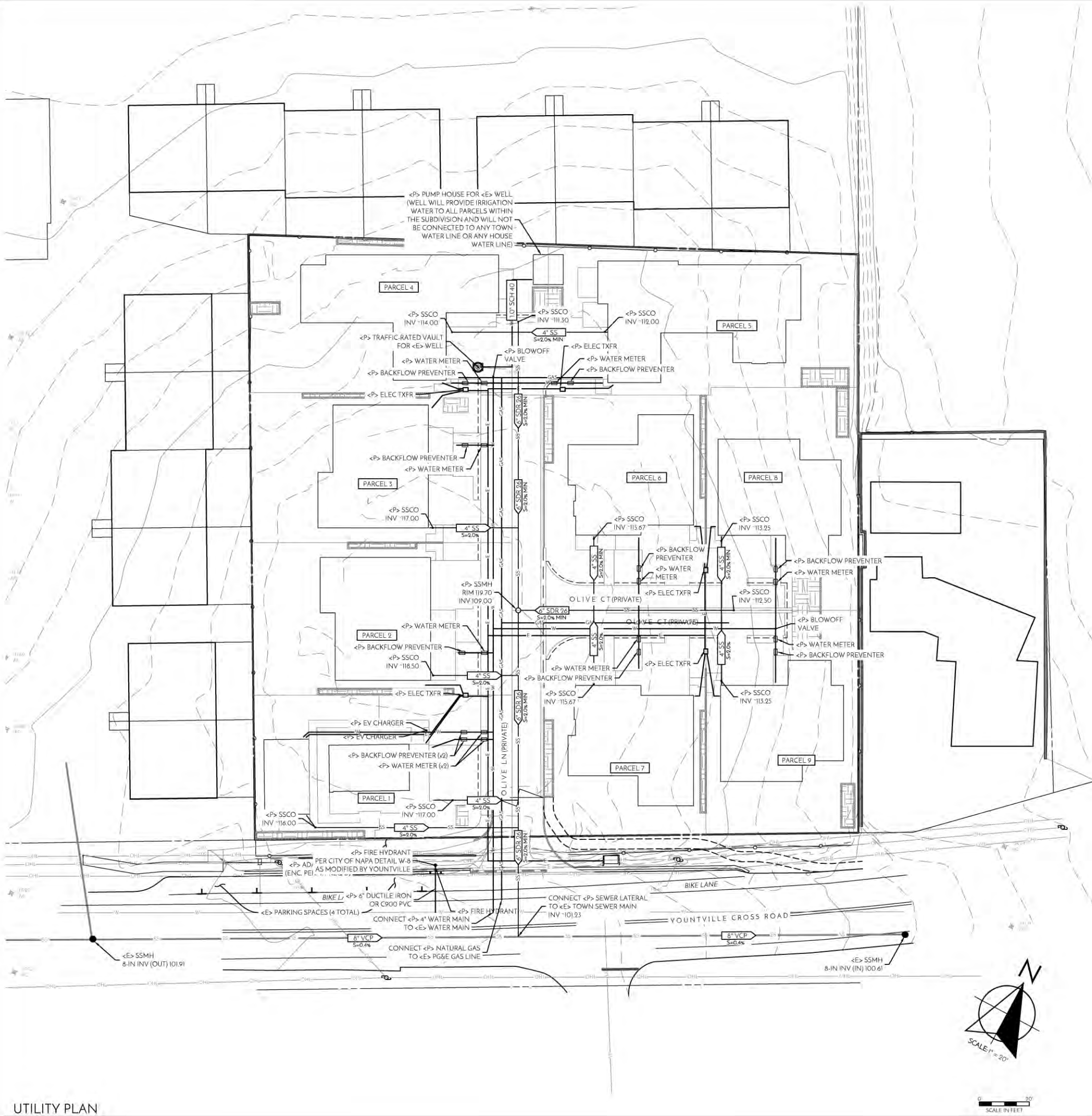


EROSION AND SEDIMENT CONTROL/SWPPP PLAN NOTES



NOT TO SCALE

C6.0



UTILITY PLAN



FOR OFFICIAL USE ONLY

UTILITY NOTES

- 1. ALIGNMENT AND LOCATION OF EXISTING UTILITY LINES HAVE BEEN APPROXIMATED BASED ON THE SURVEY.
- 2. UTILITY CONTRACTOR WILL VERIFY THE EXACT LOCATION OF EXISTING ON-SITE UTILITIES PRIOR TO CONSTRUCTION OF NEW UTILITY INFRASTRUCTURE. UTILITY CONTRACTOR WILL REPLACE DAMAGED UTILITIES IN KIND AND TYPE.
- 3. ALL NEW UTILITIES INSTALLED ON THE PARCEL WILL BE UNDERGROUND (WATER, SEWER, GAS, ELECTRICITY, COMMUNICATIONS).
- 4. LOCATION OF TRANSFORMER AND SWITCHGEAR SHALL BE AS REQUIRED BY PG&E.

JOINT TRENCH NOTES

- 1. JOINT TRENCHES SHOWN ON THESE PLANS ARE TO PROVIDE GUIDANCE REGARDING MAINLINE UTILITY RUNS THROUGH THE SITE. THE JOINT TRENCH AND ELECTRICAL ENGINEER WILL PROVIDE DETAILED TRENCH SPECIFICATIONS IN THE CONSTRUCTION DOCUMENTS.
- 2. MINOR UTILITY RUNS SHALL BE COORDINATED WITH THE SITE CONTRACTOR DURING CONSTRUCTION AND BASED ON DESIGN/BUILD INFORMATION PROVIDED BY MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTORS IF ANY.

CIVIL IMPROVEMENT PLANS
UTILITY PLAN

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1980 YOUNTVILLE CROSS RD
YOUNTVILLE, CA 94599
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PROJECT 22-004



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DATE	ISSUE
03/24/23	1ST SUBMITTAL
06/26/23	REVISION 1
10/13/23	REVISION 2
02/27/24	REVISION 3

SHEET:

C7.0





Thank you!