

ORIGINAL APPROVAL

VILLA BERRYESSA  
NAPA COUNTY CALIFORNIA

SITE PLAN FOR 100 LOTS  
May 22, 1997 1" = 100'

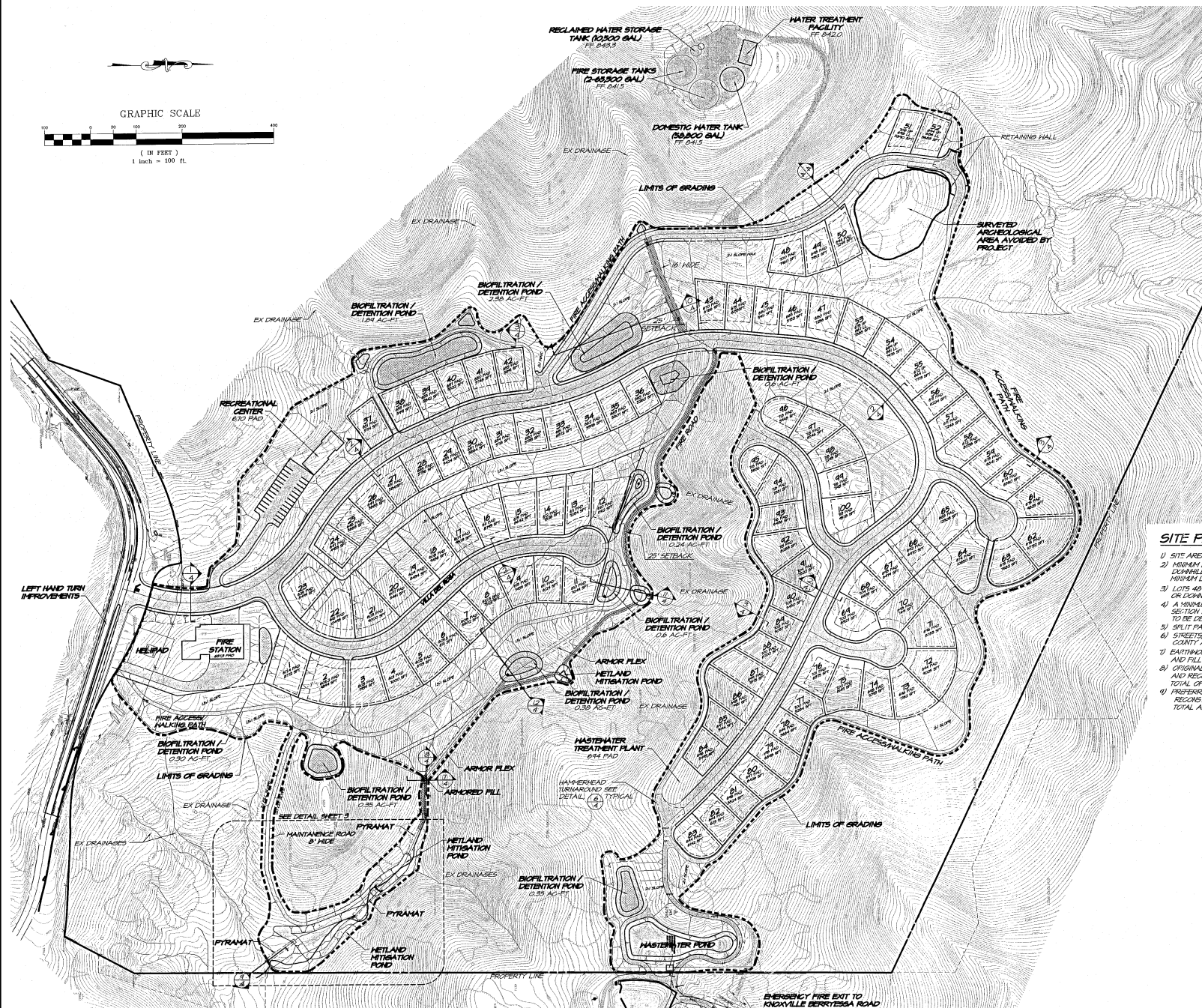
BASED UPON DECEMBER 17, 1996, TENTATIVE MAP APPROVAL

SITE PLAN NOTES:

- Site area of parcel parcel = 97.5 acres.
- "M" designates lots designed to accommodate modular homes. Minimum lot width is 60 feet. Lots are graded with flat pack. Downhill lots will have a 3:1 slope starting 5 feet beyond rear wall. Slopes will be utilized in rear yards.
- "S" designates small lots that are 45 feet wide. 5 ft. sideyards will be used. All small lot homes will be designed to step up the slope.
- Remaining lots will accommodate homes designed to step up or down the slope. Lots are a minimum of 60 feet wide.
- Areas of 50% slope are avoided entirely.
- A minimum of 10% of homes will be affordable per County Code Section 15.80.170. Specific lots, designs, and home prices to be determined prior to Final Map.
- Areas of 50% slope are from a drawing entitled: "Villa Berryessa Site Slope Map", which is on file in the office of the Napa County Conservation, Development, and Planning Department.
- Split lots are designated by two numbers such as 144/176.
- Streets, except private drives, shall be dedicated to Napa County as public streets.
- Earthwork estimates is 450,000 cubic yards of cut and fill.

CONSERVATION, DEVELOPMENT & PLANNING  
APPROVED  
Charles W. Shinnamon, P.E.  
1541 Third Street  
Napa, California 94559  
Telephone 707-252-3367  
Fax 707-252-4966

# VILLA BERRYESSA



## PREFERRED LAYOUT WITH USE PERMIT MODIFICATION

### SITE PLAN NOTES

- 1) SITE AREA OF PARENT PARCEL: 97.5 ACRES
- 2) MINIMUM LOT WIDTH IS 60 FEET. LOTS ARE GRADIED WITH FLAT PADS. DOWNHILL LOTS WILL HAVE A 1:31 STARTING 5 FEET BEYOND THE REAR WALL. MINIMUM LOT DEPTH IS 60 FEET. OPTIMAL LOT DEPTH IS 100 FEET.
- 3) LOTS 40 TO 55 WILL ACCOMMODATE HOMES DESIGNED TO STEP UP OR DOWN THE SLOPE. LOTS ARE A MINIMUM OF 60 FEET WIDE.
- 4) A MINIMUM OF 10% OF HOMES WILL BE AFFORDABLE PER COUNTY CODE SECTION 54002. SPECIFIC LOTS, DESIGNS, AND HOME PRICES TO BE DETERMINED PRIOR TO FINAL MAP.
- 5) SPLIT PADS ARE DESIGNATED BY THE NUMBERS SUCH AS 144/736.
- 6) STREETS, EXCEPT PRIVATE DRIVES, SHALL BE DEDICATED TO NAPA COUNTY AS PUBLIC STREETS.
- 7) EARTHWORK ESTIMATE IS 10,000 CUBIC YARDS OF CUT AND FILL.
- 8) ORIGINAL DESIGN IMPACT: 37.4 ACRES, SEDIMENT BASIN AND RECONSTRUCTED EPHEMERAL STREAM AREA: 2 ACRES, TOTAL OF IMPACT: 35.4 ACRES.
- 9) PREFERRED LAYOUT IMPACT: 35.3 ACRES, SEDIMENT BASIN AND RECONSTRUCTED EPHEMERAL STREAM AREA OF IMPACT: 1.7 ACRES, TOTAL AREA OF IMPACT: 33.6 ACRES.

### LEGEND/SYMBOLS

- DETECTION POND (6 AC-FT TOTAL)
- 5' PCC SIDEWALK
- ROADWAY: 8' AC OVER 8" CL II AB COMPACT 6" SUBGRADE TO 15% RELATIVE DENSITY
- 8" OR 3/4" CRUSHED ROCK GRAVEL ROAD SURFACE
- PYRAMAT
- ARMOR FLEX
- WETLAND MITIGATION POND/SEDIMENT BASIN
- FH FIRE HYDRANT
- DIRECTIONAL FLOW-STORM RUN OFF

REFER TO SHEETS 2-4 FOR RECONSTRUCTED DRAINAGE MAP