



MEADOWOOD

Napa Valley

DEVELOPMENT PLAN
FOR THE
2020 GLASS FIRE REHABILITATION PROJECT
BOARD OF SUPERVISORS HEARING
SEPTEMBER 13, 2022

BACKEN & BACKEN
ARCHITECTURE | LIFESTYLE | WELLBEING

Olson Kundig

 SHERWOOD
DESIGN ENGINEERS

swa

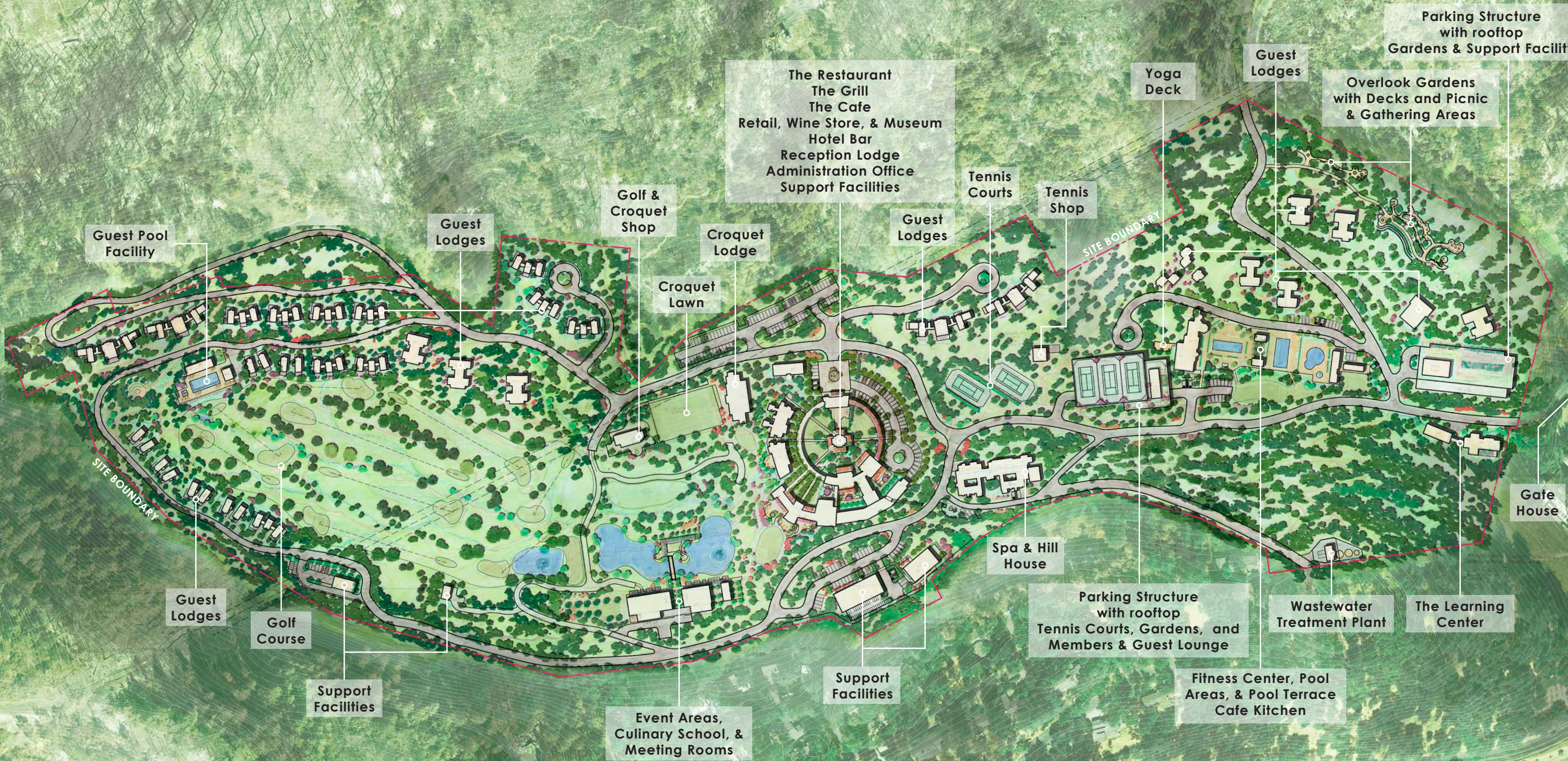
MEADOWOOD NAPA VALLEY



WILDFIRE IMPACT



CONCEPTUAL SITE PLAN



DESIGN INTENT / CHALLENGE



MEADOWOOD REHABILITATION PROJECT



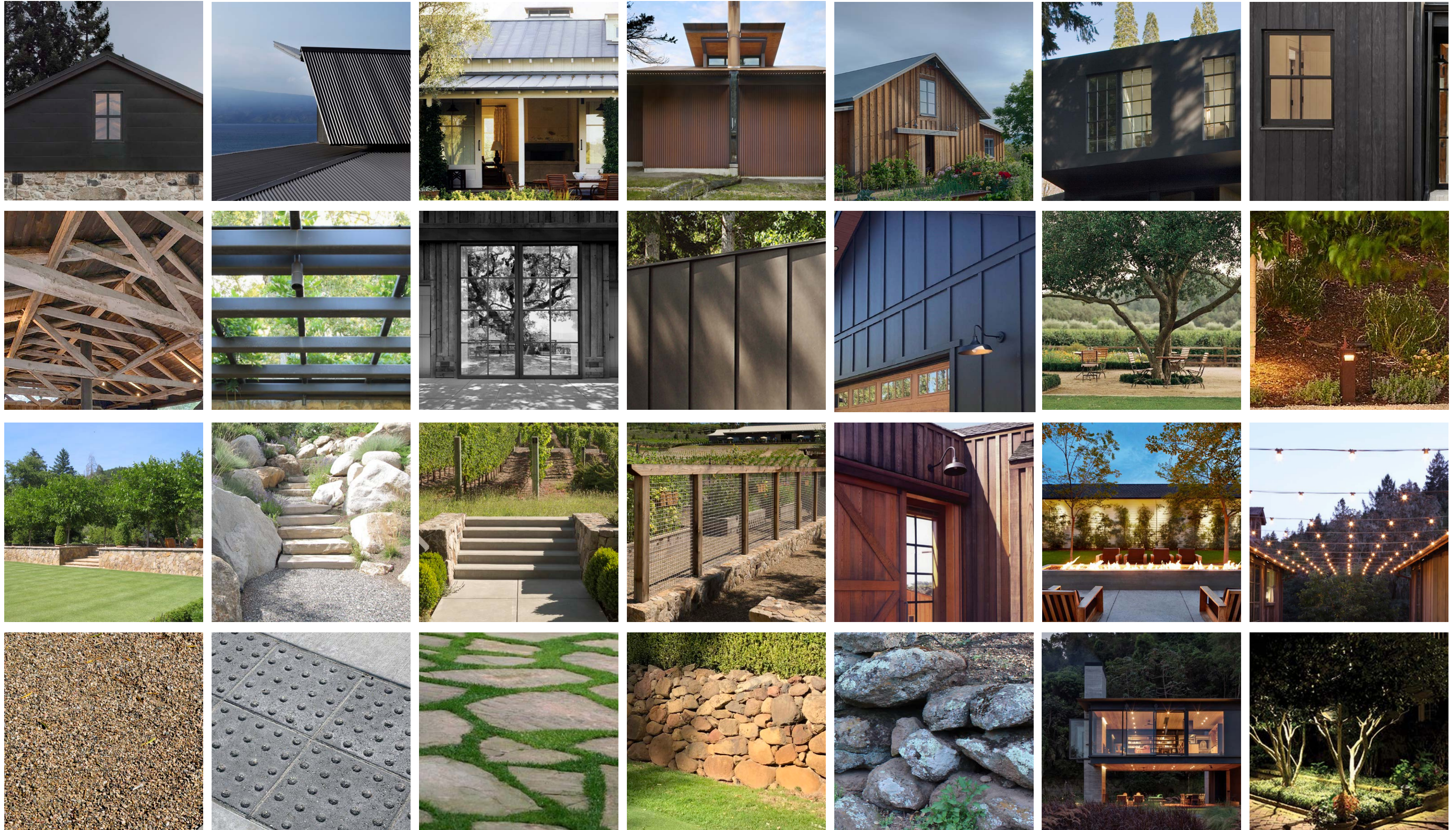
ARCHITECTURE



ARCHITECTURE



ARCHITECTURE & SITE MATERIALS PALETTE

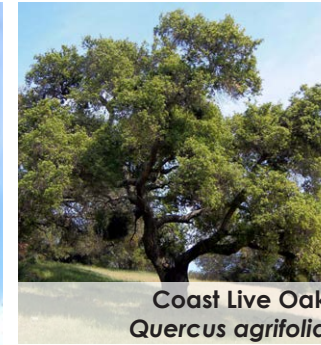


PLANTING PALETTE

TREES



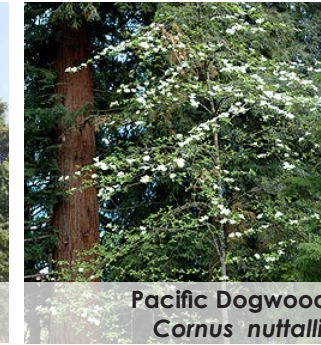
Coastal Redwood
Sequoia sempervirens



Coast Live Oak
Quercus agrifolia



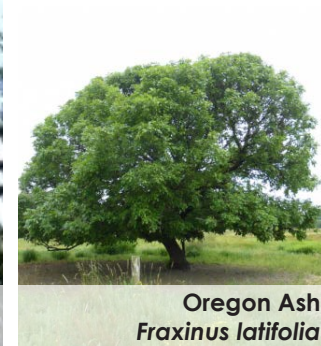
Valley Oak
Quercus lobata



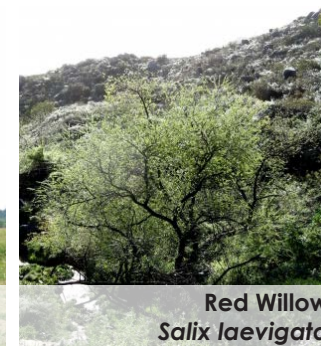
Pacific Dogwood
Cornus nuttallii



Northern California Black Walnut
Juglans hindsii



Oregon Ash
Fraxinus latifolia



Red Willow
Salix laevigata



Big Leaf Maple
Acer Macrophyllum

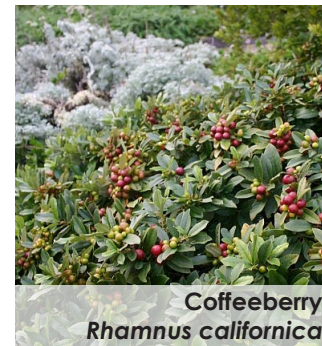


Blue Oak
Quercus douglasii

BIG SHRUBS/SMALL TREES



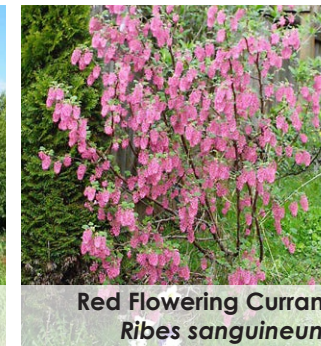
Toyon
Heteromeles arbutifolia



Coffeeberry
Rhamnus californica



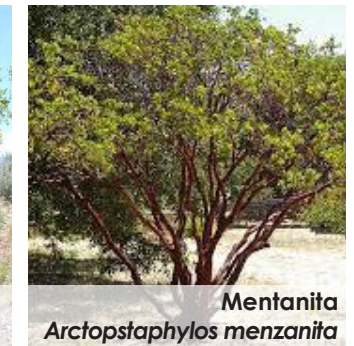
California Wax Myrtle
Morella californica



Red Flowering Currant
Ribes sanguineum

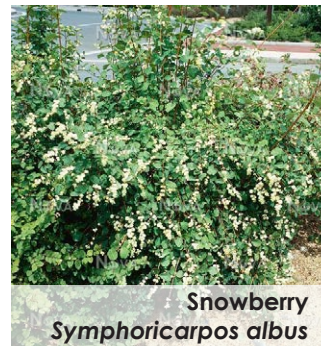


Arroyo Willow
Salix lasiolepis

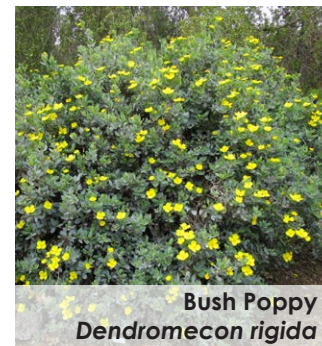


Mentanita
Arctostaphylos menzianita

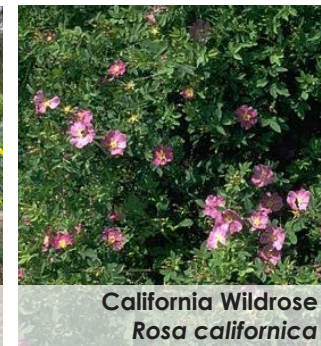
SMALL SHRUBS



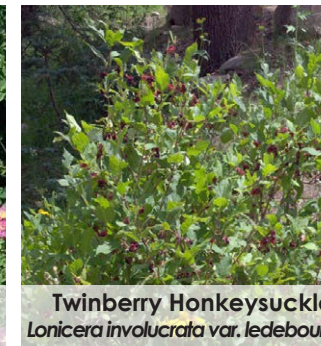
Snowberry
Symphoricarpos albus



Bush Poppy
Dendromecon rigida



California Wildrose
Rosa californica



Twinberry Honkeysuckle
Lonicera involucrata var. ledebourii



Creek Dogwood
Cornus sericea ssp. sericea



California Lilac 'Concha'
Ceanothus 'Concha'

PERENNIALS & GRASSES



California Fuchsia
Epilobium canum



Common Yarrow
Achillea millefolium



Blue Eyed Grass
Sisyrinchium bellum



Riverbank Lupine
Lupinus latifolius

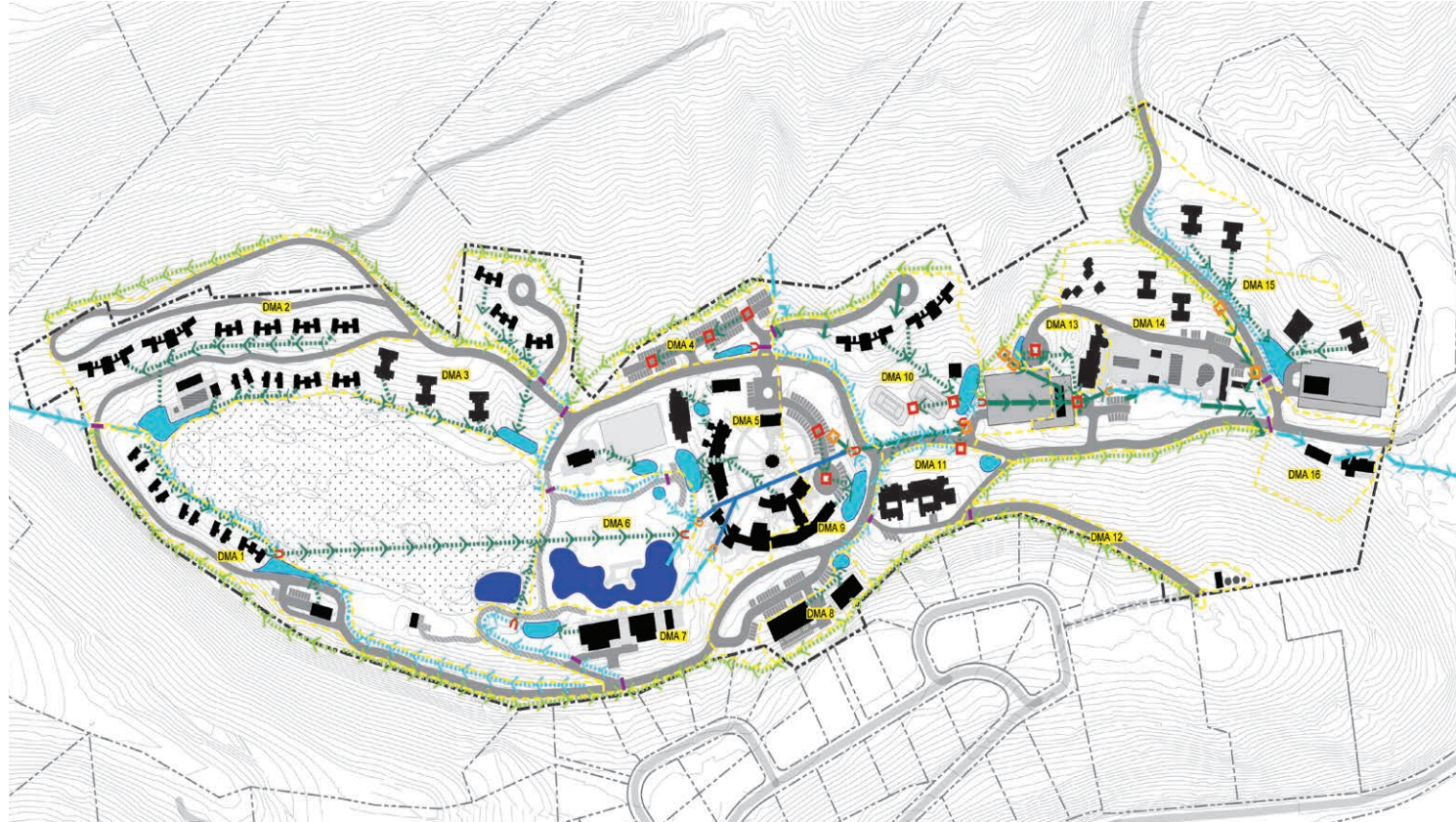


Long Tubed Iris
Iris macrosiphon

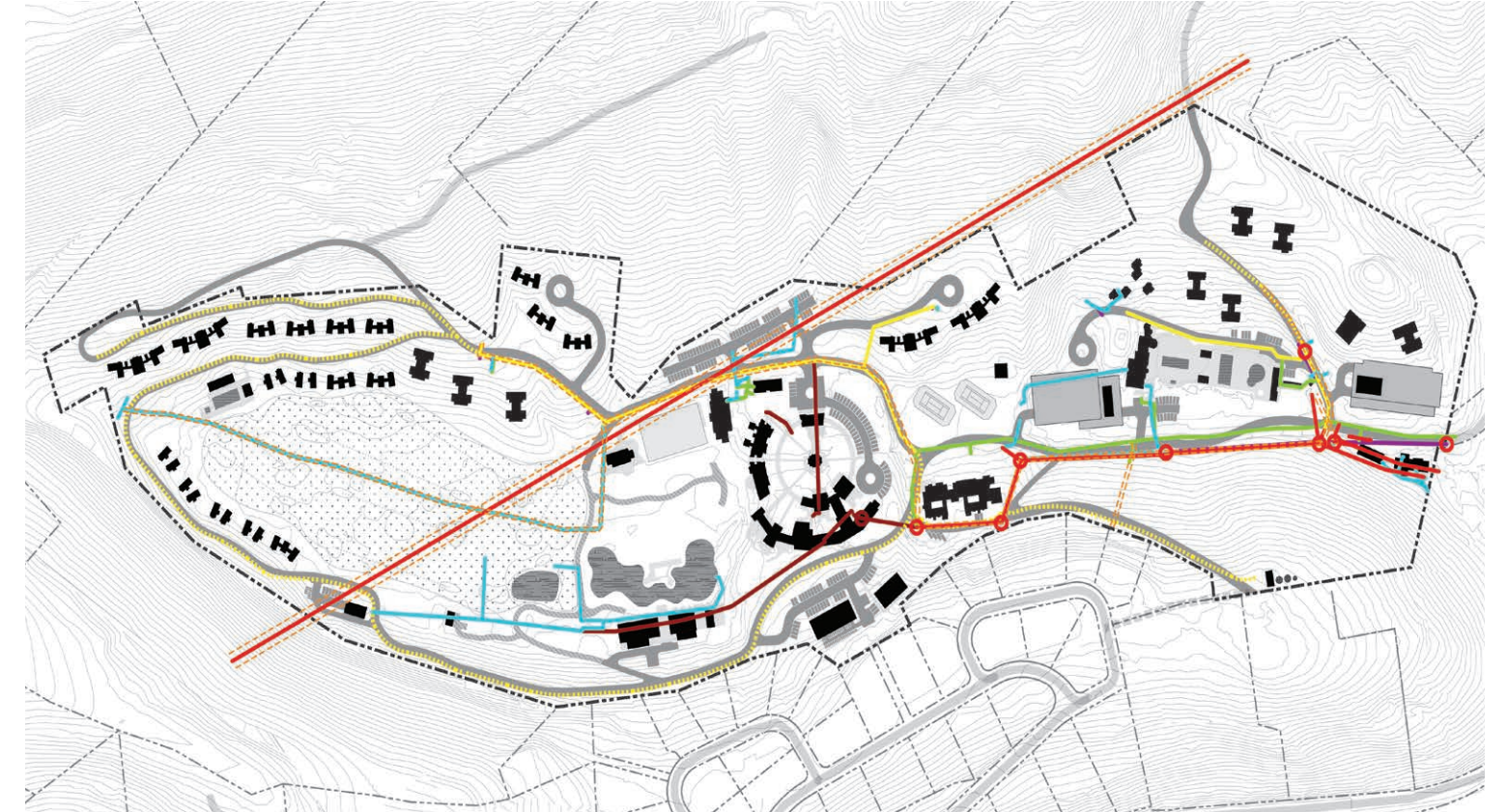


Red Fescue
Festuca rubra

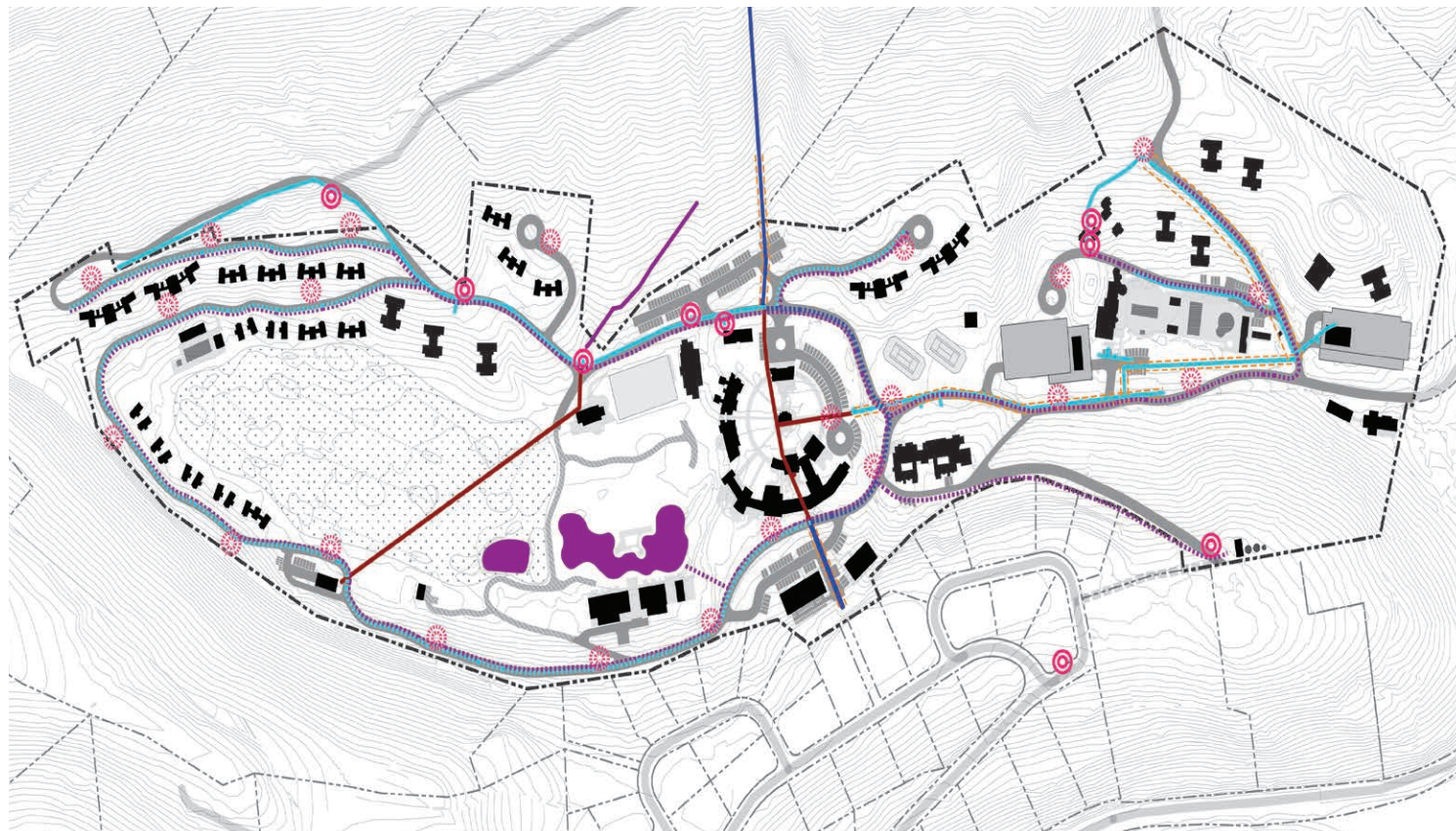
CONCEPTUAL STORMWATER MANAGEMENT PLAN



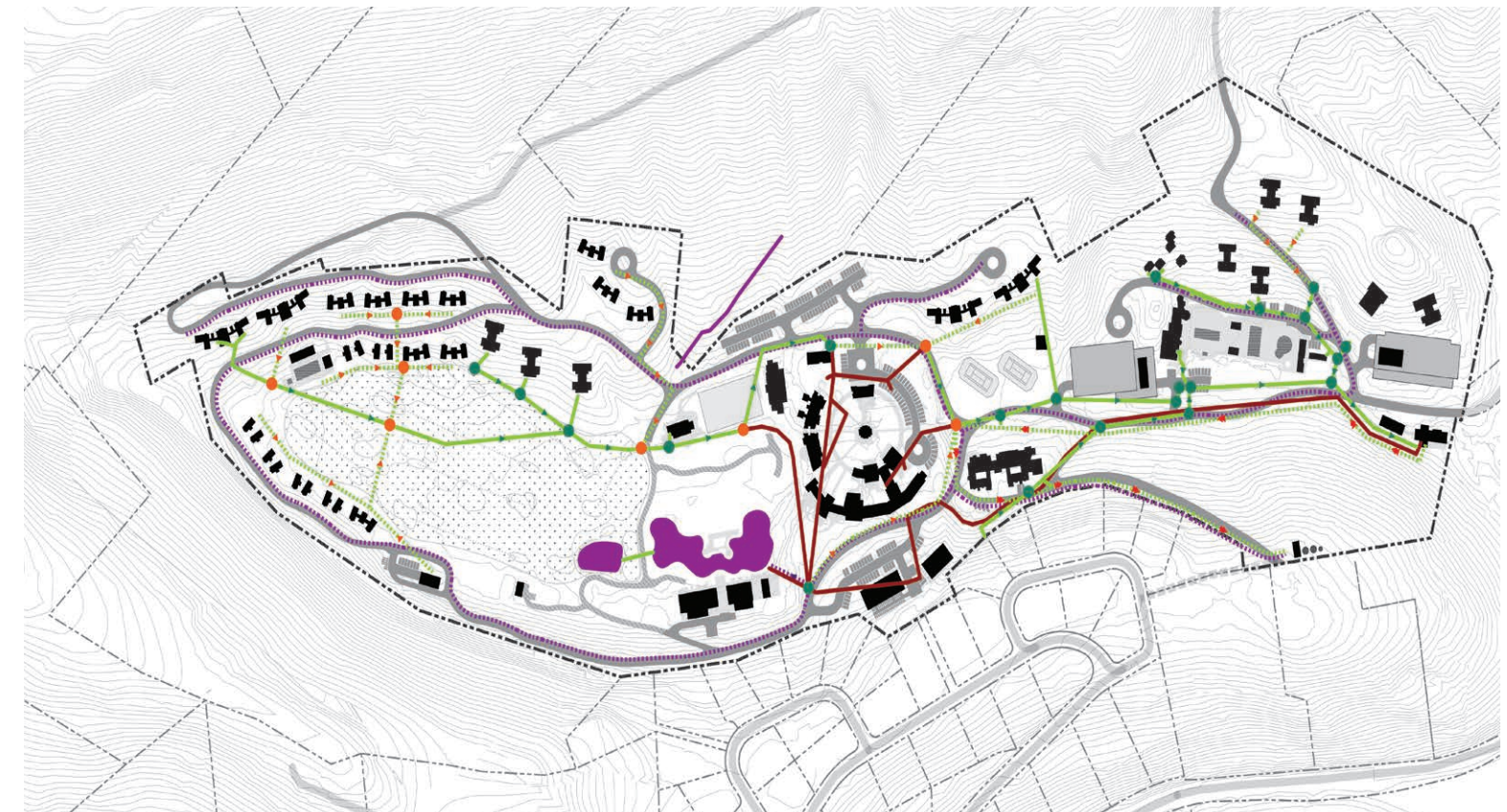
CONCEPTUAL DRY UTILITIES PLAN



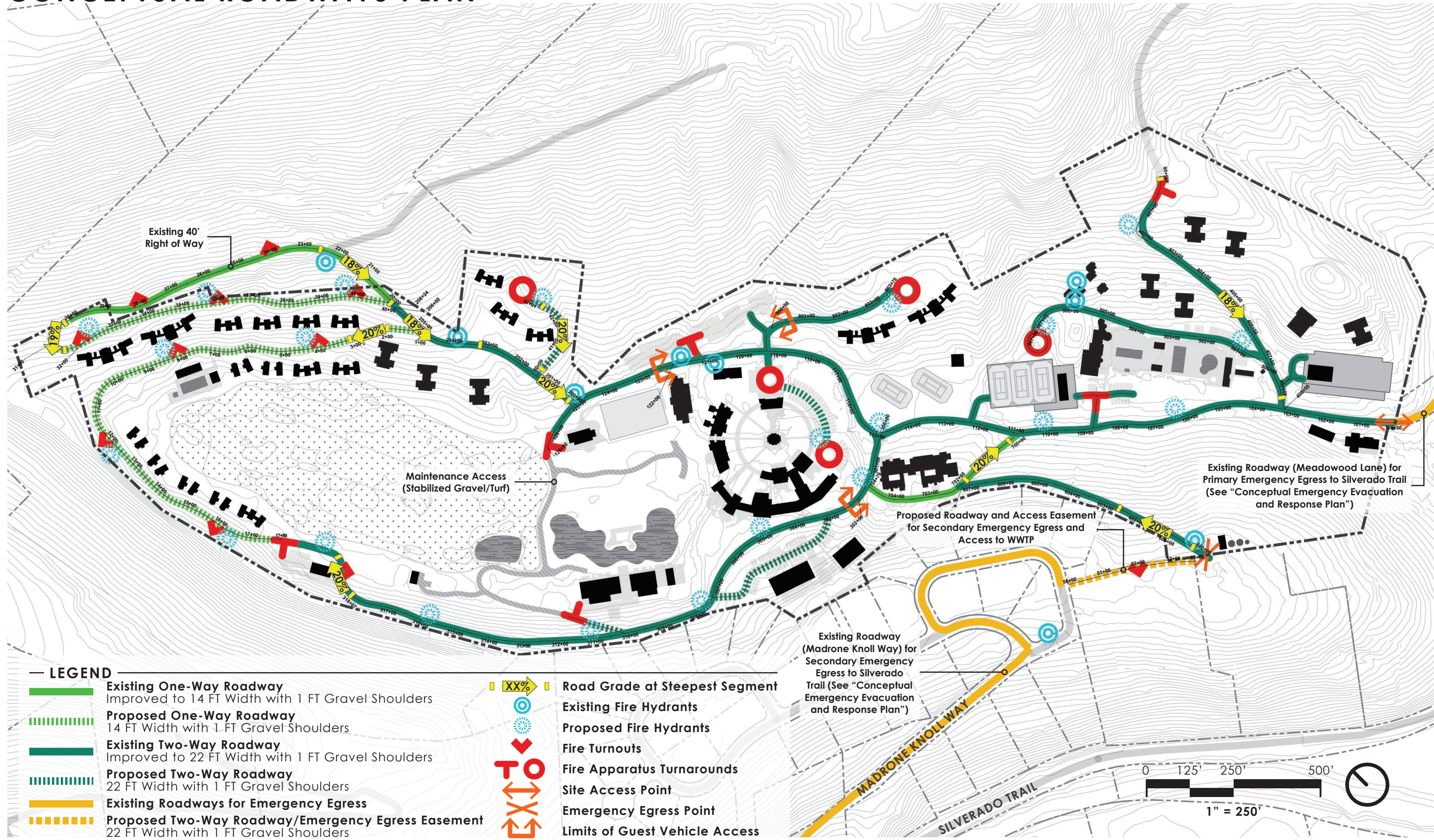
CONCEPTUAL WATER DISTRIBUTION PLAN



CONCEPTUAL SANITARY SEWER PLAN



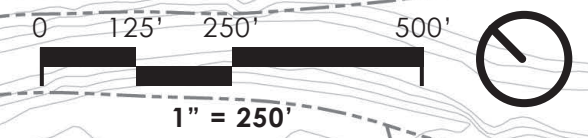
CONCEPTUAL ROADWAYS PLAN



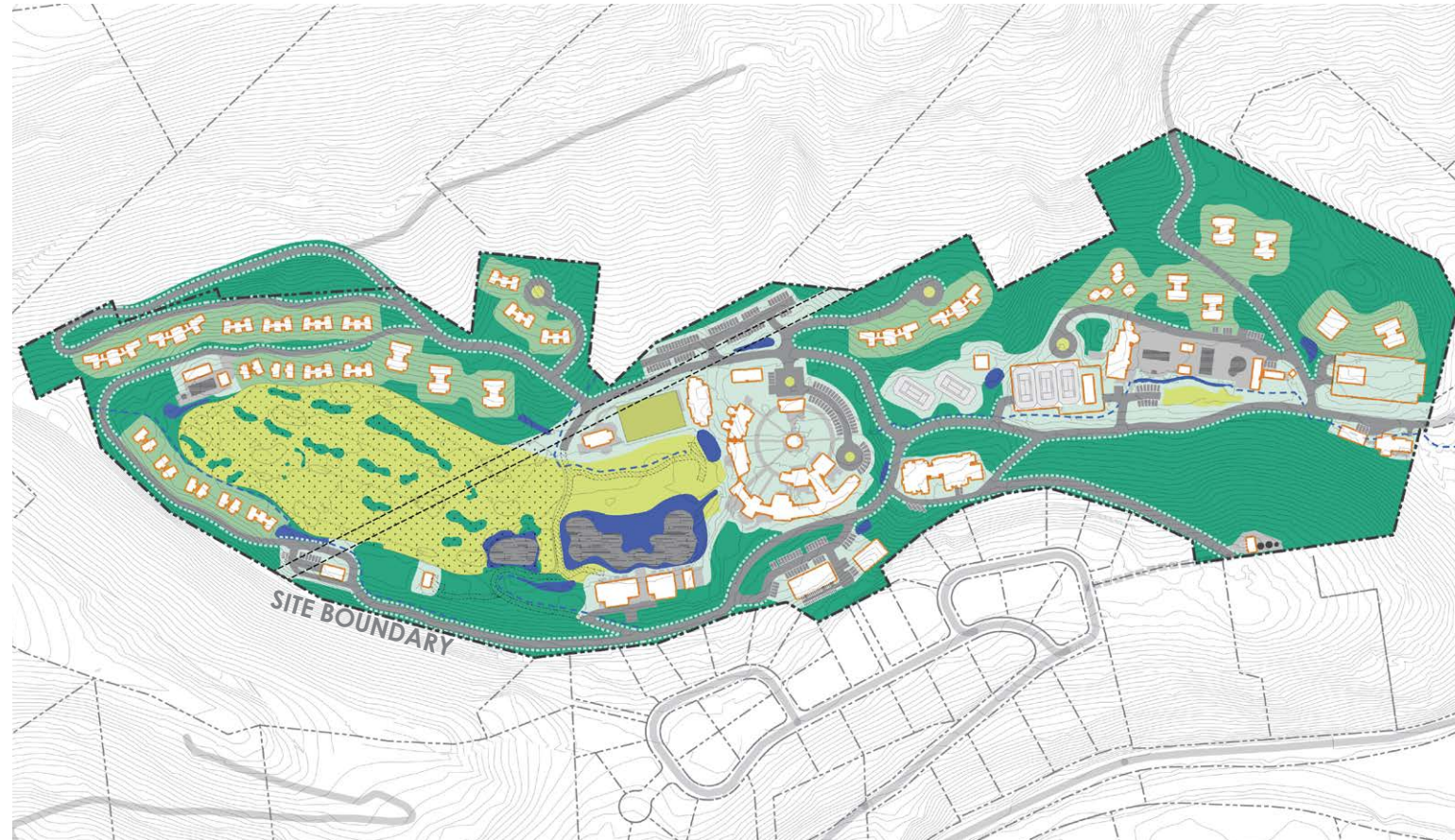
LEGEND

- Existing One-Way Roadway Improved to 14 FT Width with 1 FT Gravel Shoulders
- Proposed One-Way Roadway 14 FT Width with 1 FT Gravel Shoulders
- Existing Two-Way Roadway Improved to 22 FT Width with 1 FT Gravel Shoulders
- Proposed Two-Way Roadway 22 FT Width with 1 FT Gravel Shoulders
- Existing Roadways for Emergency Egress
- Proposed Two-Way Roadway/Emergency Egress Easement 22 FT Width with 1 FT Gravel Shoulders

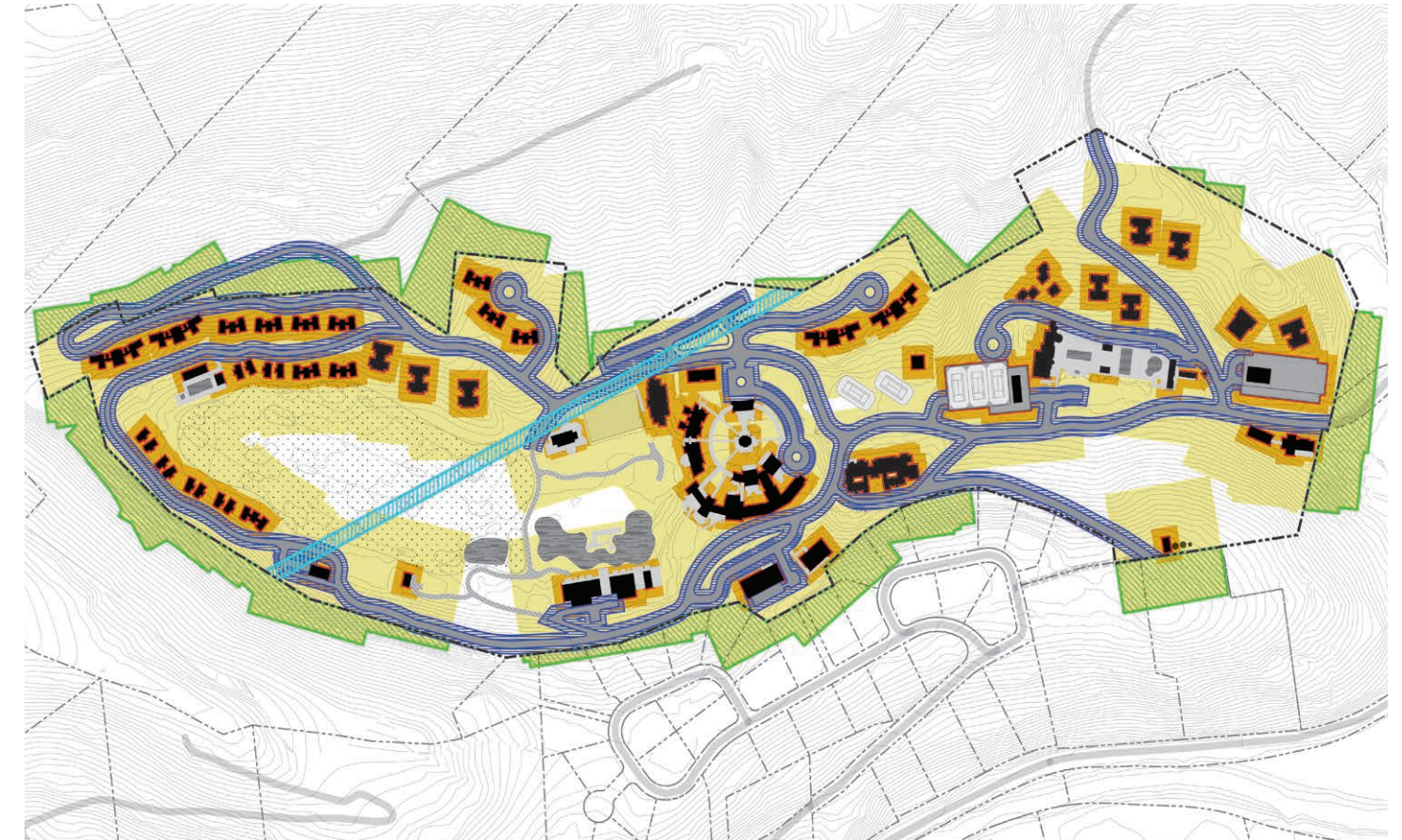
- Road Grade at Steepest Segment
- Existing Fire Hydrants
- Proposed Fire Hydrants
- Fire Turnouts
- Fire Apparatus Turnarounds
- Site Access Point
- Emergency Egress Point
- Limits of Guest Vehicle Access



CONCEPTUAL PLANTING PLAN



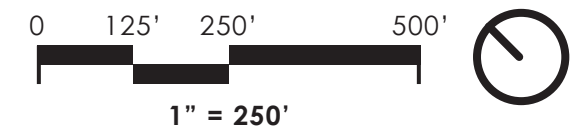
WILDFIRE RESILIENCE LANDSCAPE AND DEFENSIBLE SPACE



- Central Resort Planting Zone
- Guest Lodges Planting Zone
- Woodlands Planting Zone
- Meadowlands & Golf Course Planting Zone
- Pond & Creek Edge Planting Zone
- Non-Combustible Planting Zone

- Zone 1 Building Defensible Space**
0 to 5 feet from building edge
- Zone 2 Building Defensible Space**
5 to 30 feet from building edge
- Zone 3 Building Defensible Space**
30 to 100-150 feet from building edge

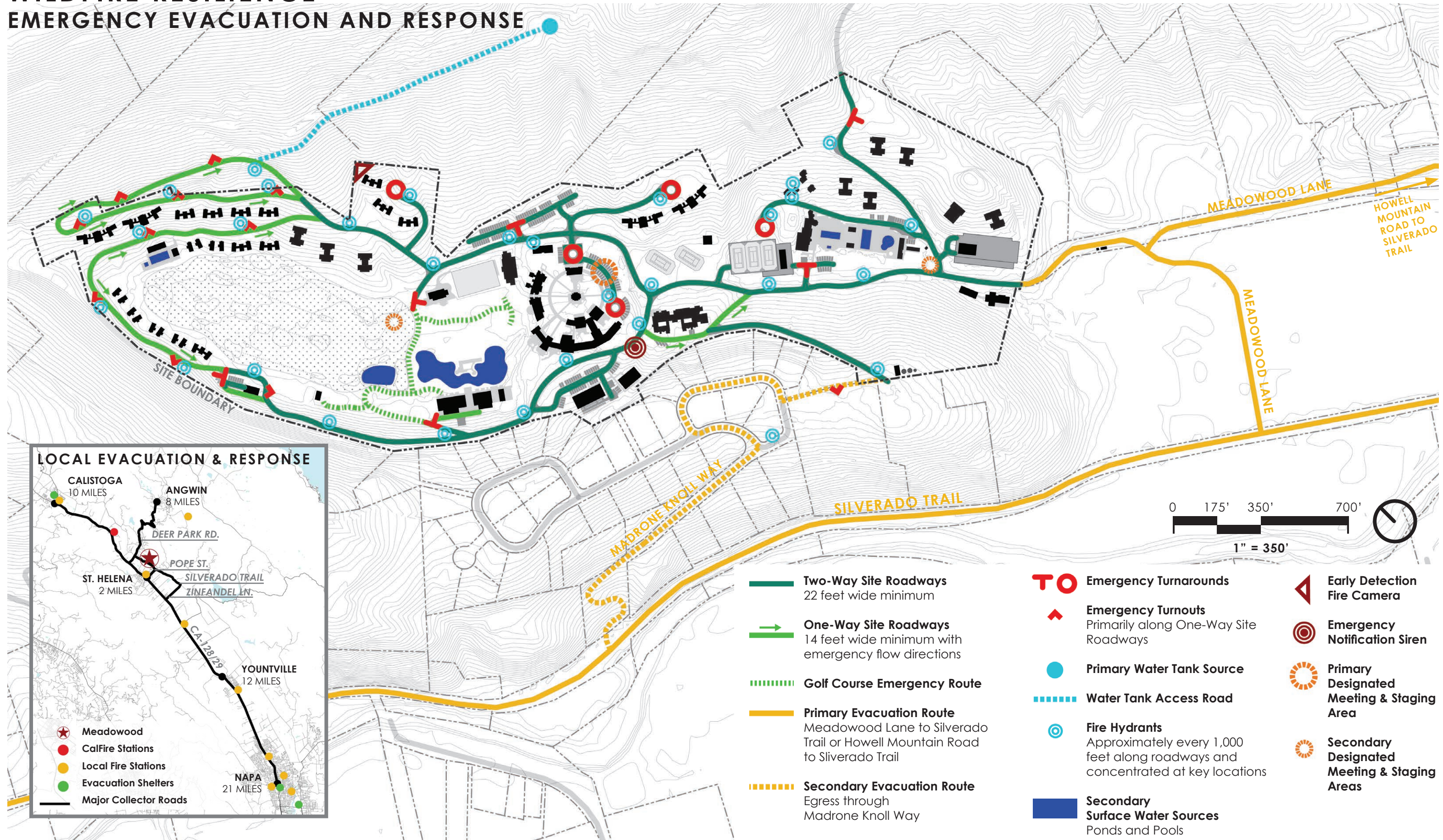
- Roadway Defensible Space**
10 feet horizontally from roadway edge and 15 feet vertically from roadway surface
- PG&E Powerline Defensible Space**
Inform PG&E of defensible space requirements
- Neighborhood Defensible Space**
Identify building, roadway, and powerline defensible space zones extending onto neighboring properties



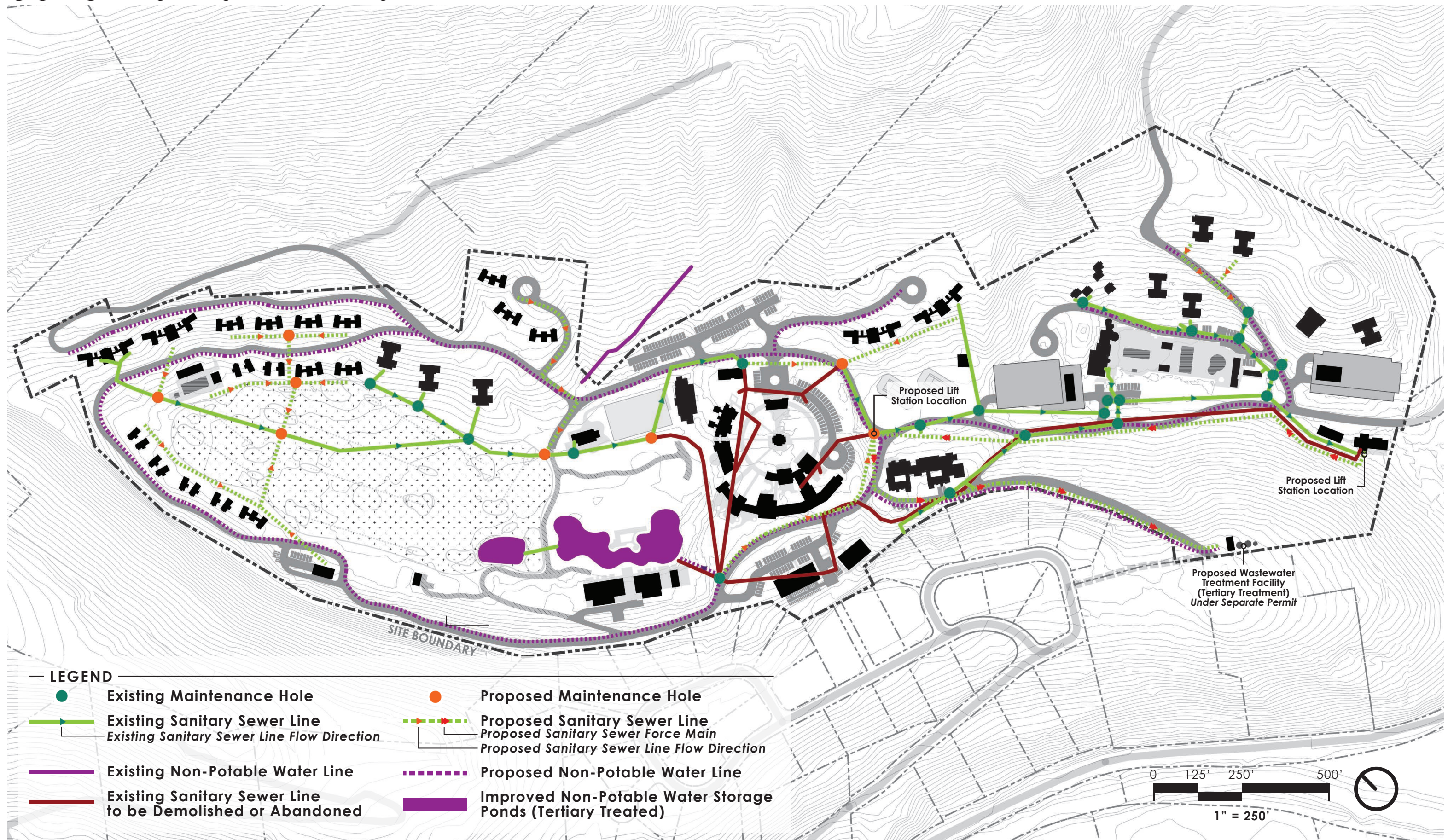
**WILDFIRE RESILIENCE
BUILDINGS, CONSTRUCTION, AND INFRASTRUCTURE**



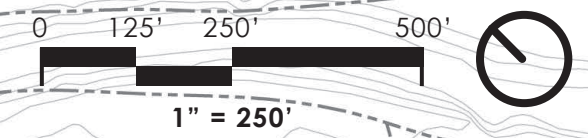
WILDFIRE RESILIENCE EMERGENCY EVACUATION AND RESPONSE



CONCEPTUAL SANITARY SEWER PLAN



- LEGEND**
- Existing Maintenance Hole
 - ▶ Existing Sanitary Sewer Line
Existing Sanitary Sewer Line Flow Direction
 - Existing Non-Potable Water Line
 - Existing Sanitary Sewer Line to be Demolished or Abandoned
 - Proposed Maintenance Hole
 - - -▶ Proposed Sanitary Sewer Line
*Proposed Sanitary Sewer Force Main
Proposed Sanitary Sewer Line Flow Direction*
 - - - Proposed Non-Potable Water Line
 - Improved Non-Potable Water Storage Ponds (Tertiary Treated)



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