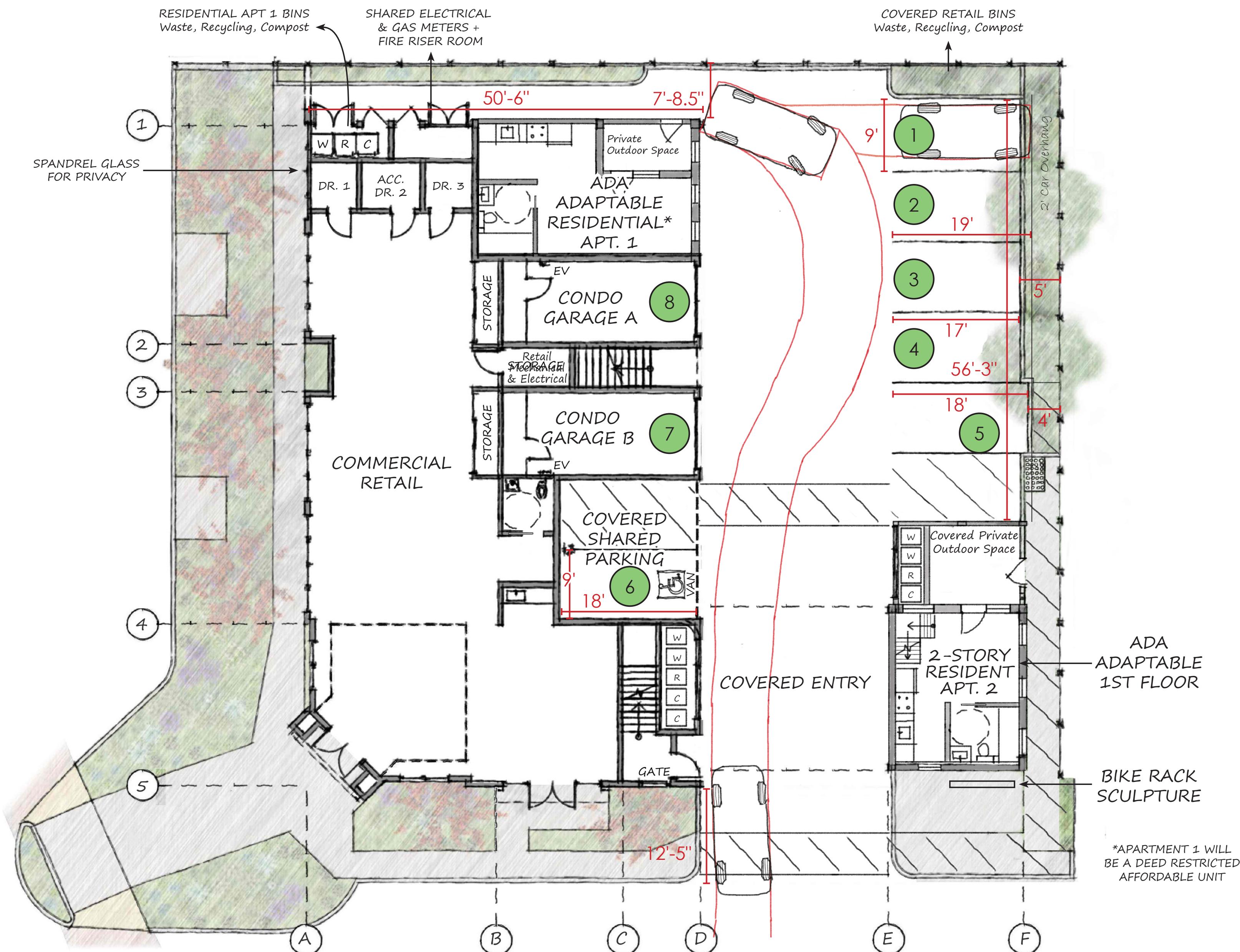




GRAPHIC SCALE  
0 10  
1" = 10'



A graphic scale diagram. At the top, the words "GRAPHIC SCALE" are written in capital letters. Below this is a horizontal line with tick marks. The first tick mark is labeled "0" and the last tick mark is labeled "10". Between these labels is a thick horizontal bar. The first third of this bar is white, and the remaining two-thirds are black. Below the bar, the text "1\" data-bbox="250 150 280 170"="10'" is centered.



CORNER ELEVATION

GRAPHIC SCALE  
0 10  
1"=10'



GRAPHIC SCALE  
0 10  
1"=10'



HUMBOLDT ELEVATION



GRAPHIC SCALE  
0 10  
1"=10'

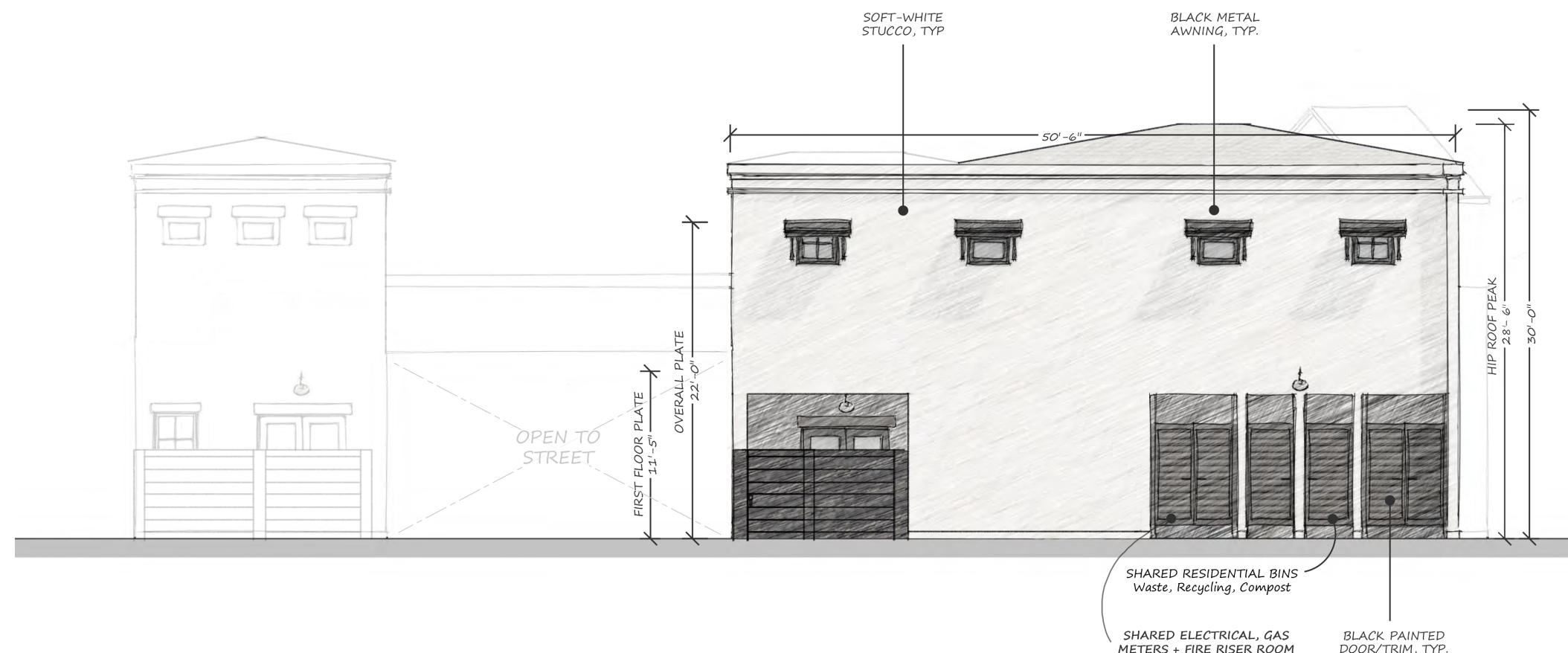


JEFFERSON ELEVATION



EAST/PARKING ELEVATION

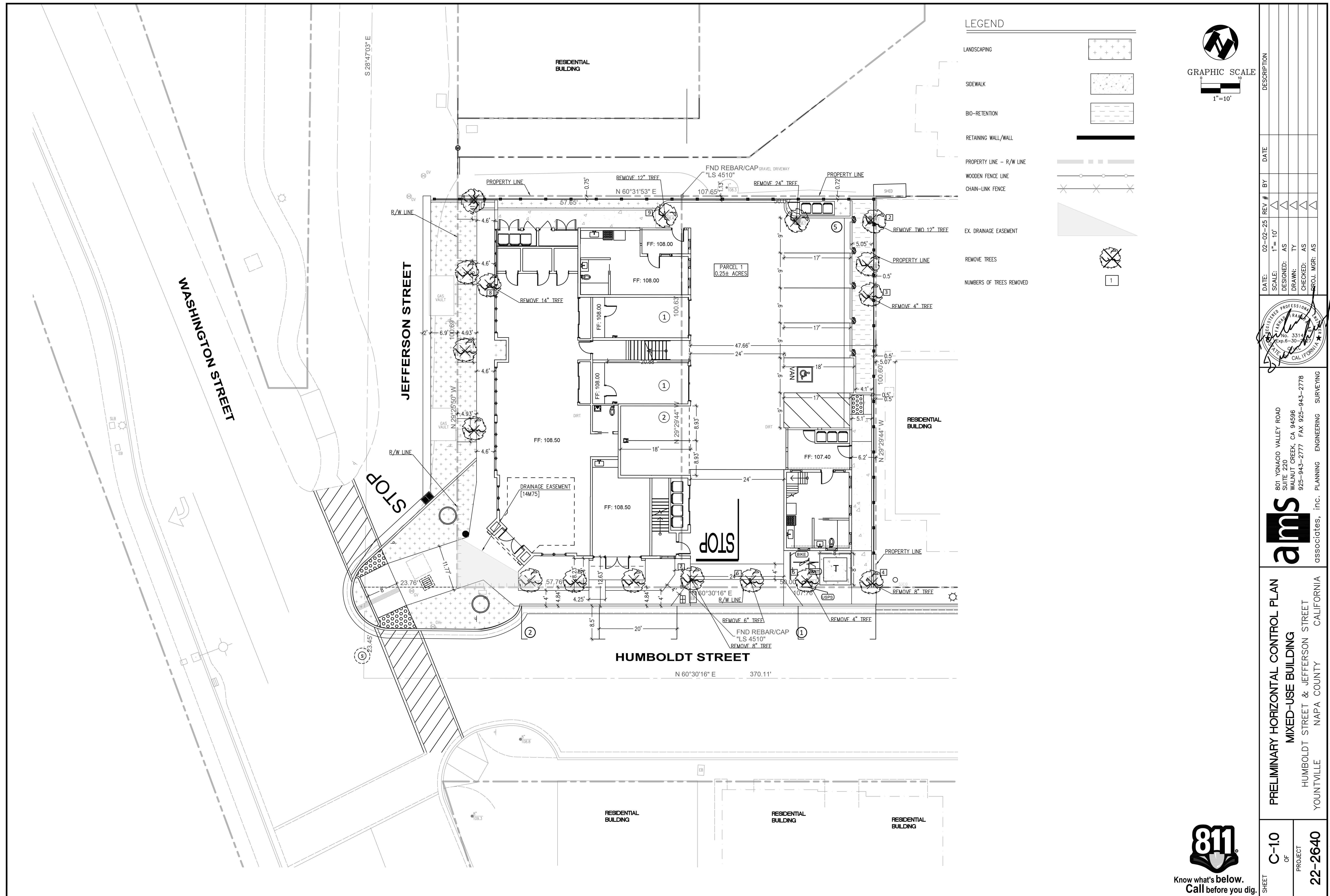
GRAPHIC SCALE  
0 10  
1"=10'

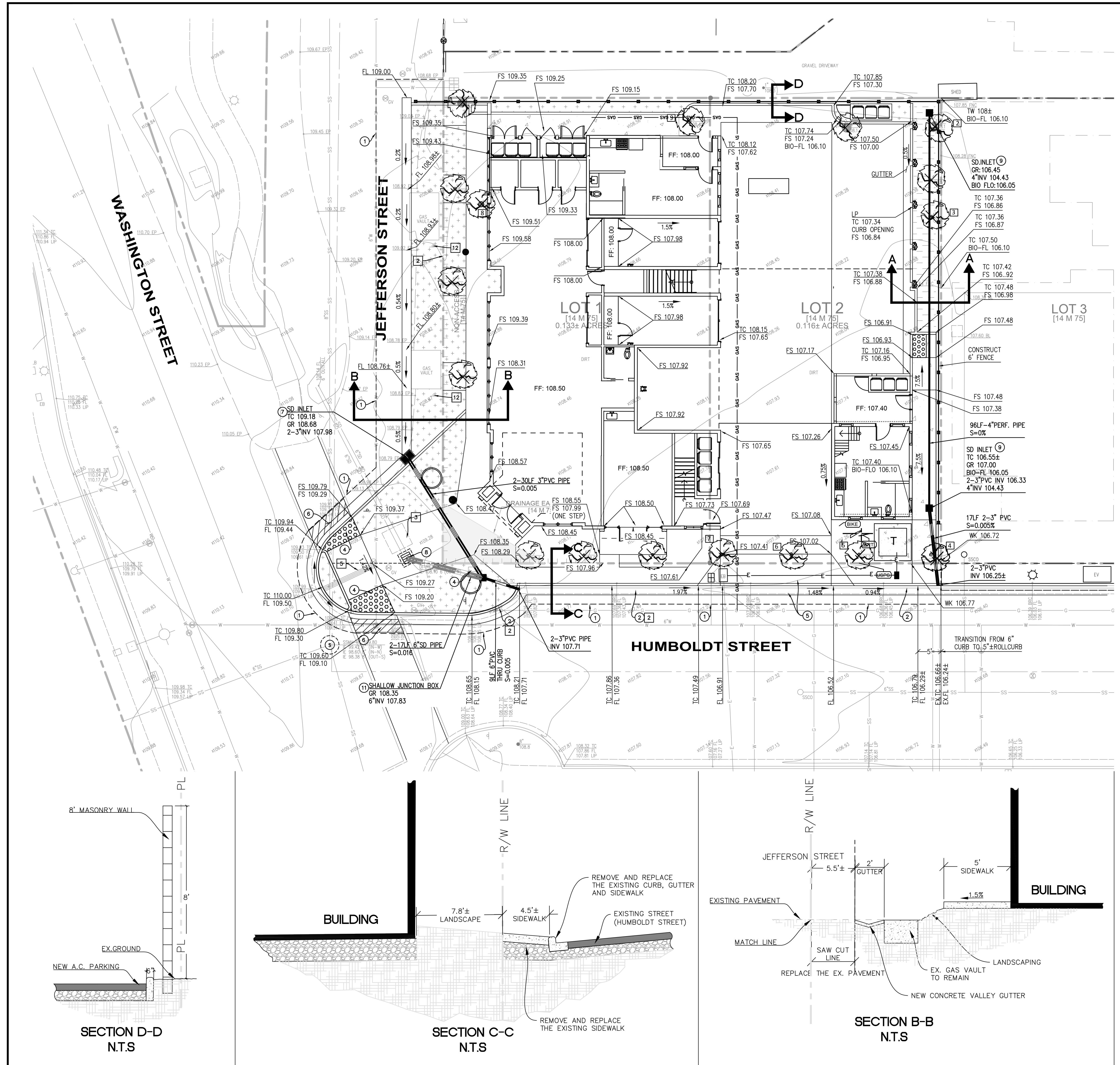


GRAPHIC SCALE  
0 10  
1"=10'



NORTH ELEVATION





## LEGEND

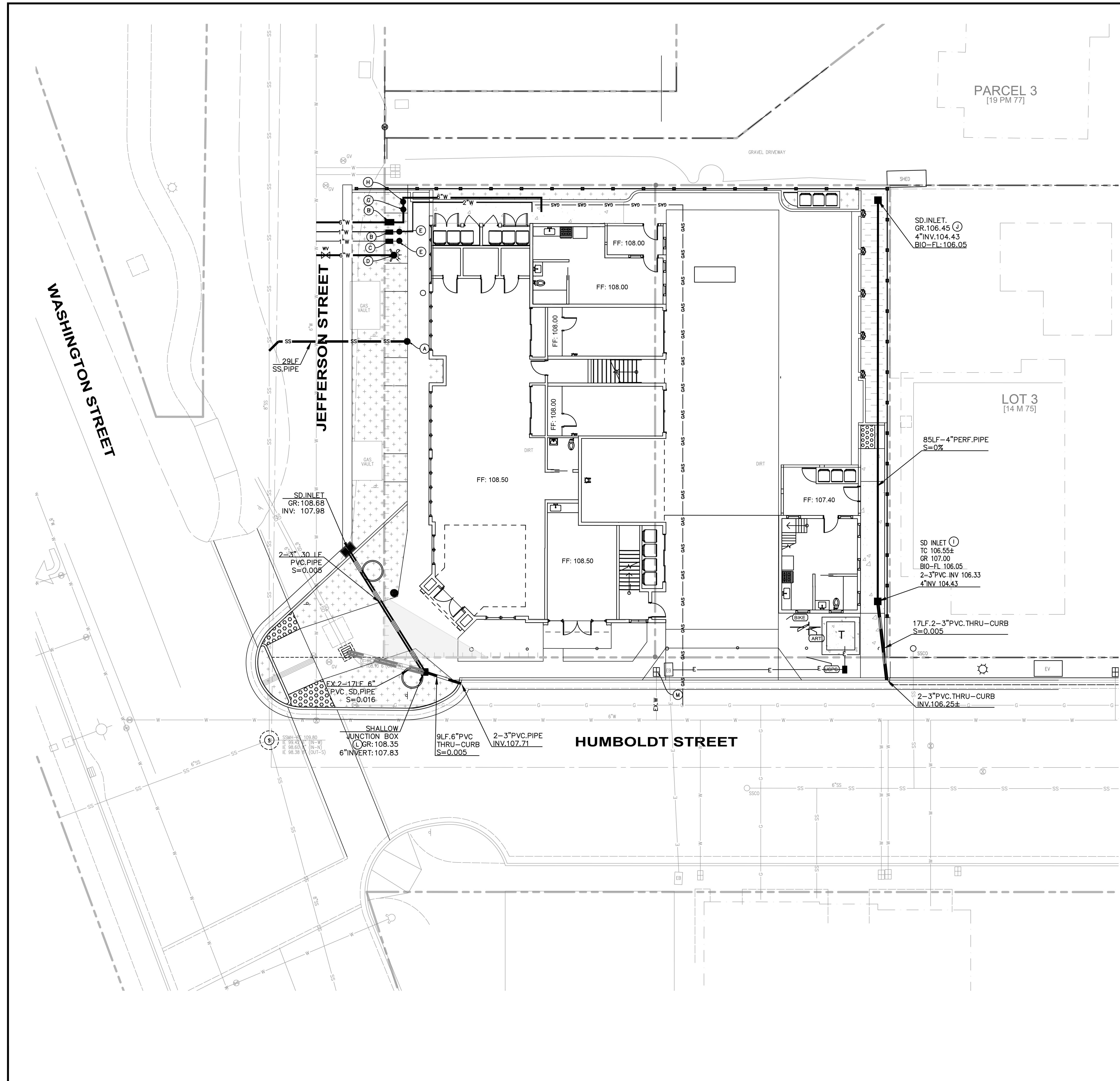


## GRAPHIC SCALE



now what's below.  
**Call before you dig.**

THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICES IS THE PROPERTY OF gms ASSOCIATES, INCORPORATED AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF gms ASSOCIATES, INCORPORATED.



### LEGEND

DESCRIPTION	GRAPHIC SCALE
LANDSCAPING	
BIO-RETENTION	
RETAINING WALL/WALL	
STORM DRAIN PIPE	
STORM DRAIN INLET	
STORM DRAIN CLEAN-OUT / AREA DRAIN	
SANITARY SEWER PIPE	
WATER LINE	
WATER VALVE	
PROPERTY LINE	
WOODEN FENCE LINE	
CHAIN-LINK FENCE	



### UTILITY NOTES

- (A) INSTALL SANITARY SEWER CLEANOUT.
- (B) INSTALL 1" WATER METER WITH 1" SERVICE.
- (C) INSTALL 1" IRRIGATION METER.
- (D) INSTALL FIRE HYDRANT PER FIRE DEPARTMENT AND WATER COMPANYS STANDARDS AND SPECIFICATIONS.
- (E) INSTALL REDUCED PRESSURE BACK FLOW DEVICE.
- (F) INSTALL 6" DOUBLE DETECTOR CHECK VALVE (DDCV).
- (G) INSTALL POST INDICATOR VALVE (PIV).
- (H) INSTALL FIRE DEPARTMENT CONNECTION (FDC).
- (I) CONSTRUCT SD.INLET CHRISTY U-23.
- (J) CONSTRUCT STORM DRAIN CLEANOUT.
- (K) CONSTRUCT SHALLOW INLET. PER CITY OF NAPA STD.DRAW# D-2A.
- (L) CONSTRUCT SHALLOW INLET.
- (M) ABANDON EXISTING 2-1" WATER METERS.

### NAPA COUNTY FIRE DEPARTMENT CONDITIONS OF APPROVAL:

1. ALL CONSTRUCTION AND USE OF THE FACILITY SHALL COMPLY WITH ALL APPLICABLE STANDARDS, REGULATIONS, CODES, AND ORDINANCES AT THE TIME OF BUILDING PERMIT ISSUANCE.
2. BENEFICIAL OCCUPANCY WILL NOT BE GRANTED UNTIL ALL FIRE DEPARTMENT FIRE AND LIFE SAFETY ITEMS HAVE BEEN INSTALLED, TESTED, AND FINALIZED.
3. WHERE CONDITIONS LISTED IN 2022 CALIFORNIA FIRE CODE SECTION 105 ARE PROPOSED, SEPARATE PERMITS WILL BE REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE FOR:
  - 1) AUTOMATIC FIRE-EXTINGUISHING SYSTEMS
  - 2) FIRE ALARM AND DETECTION SYSTEMS AND RELATED EQUIPMENT
  4. ALL BUILDINGS, FACILITIES, AND DEVELOPMENTS SHALL BE ACCESSIBLE TO FIRE DEPARTMENT APPARATUS BY WAY OF APPROVED ACCESS ROADWAYS AND/OR DRIVEWAYS. THE FIRE ACCESS ROAD SHALL COMPLY WITH THE REQUIREMENTS OF THE NAPA COUNTY ROAD & STREET STANDARDS
  5. ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. PROVIDE AN ENGINEERED ANALYSIS OF THE PROPOSED ROADWAY NOTING ITS ABILITY TO SUPPORT APPARATUS WEIGHING 75,000 LBS.
  6. PROVIDE FIRE DEPARTMENT ACCESS ROADS TO WITHIN 150 FEET OF ANY EXTERIOR PORTION OF THE BUILDINGS AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
  7. GATES FOR DRIVEWAYS AND/OR ROADWAYS SHALL COMPLY WITH THE CALIFORNIA FIRE CODE, SECTION 503.5 AND THE NAPA COUNTY ROAD & STREET STANDARDS AND CA FIRE SAFE REGULATIONS FOR PROJECTS WITHIN SRA.
  8. COMMERCIAL - APPROVED STEAMER HYDRANTS SHALL BE INSTALLED WITHIN 250 FEET OF ANY EXTERIOR PORTION OF THE BUILDING AS MEASURED ALONG VEHICULAR ACCESS ROADS. PRIVATE FIRE SERVICE MAINS SHALL BE INSTALLED, TESTED AND MAINTAINED PER NFPA 24.
  9. COMMERCIAL - FIRE DEPARTMENT CONNECTIONS (FDC) FOR AUTOMATIC SPRINKLER SYSTEMS SHALL BE LOCATED FULLY VISIBLE AND RECOGNIZABLE FROM THE STREET OR FIRE APPARATUS ACCESS ROADS. FDC SHALL BE LOCATED WITHIN 50 FEET OF AN APPROVED FIRE HYDRANT.
  10. COMMERCIAL - THE MINIMUM MAIN SIZE OF ALL FIRE HYDRANTS SHALL BE 6 INCHES IN DIAMETER. PIPING SHALL BE INSTALLED WITH C-900 CLASS 200 PIPING OR DUCTILE IRON OR EQUIVALENT PER NFPA 24 FOR THE INSTALLATION OF UNDERGROUND FIRE PROTECTION MAINS.
  11. AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH PROVISIONS SET FORTH IN THE CALIFORNIA FIRE CODE AS AMENDED BY THE COUNTY OF NAPA AND THE APPLICABLE NATIONAL FIRE PROTECTION ASSOCIATION STANDARD. AUTOMATIC FIRE SPRINKLER SYSTEMS SHALL BE DESIGNED BY A FIRE PROTECTION ENGINEER OR C-16 LICENSED CONTRACTOR.
  12. ALL BUILDINGS SHALL COMPLY WITH CALIFORNIA FIRE CODE, CHAPTER 10 MEANS OF EGRESS REQUIREMENTS. INCLUDING BUT NOT LIMITED TO; EXIT SIGNS, EXIT DOORS, EXIT HARDWARE AND EXIT ILLUMINATION.

### PRELIMINARY UTILITY PLAN

### MIXED-USE BUILDING

SHEET C-3.0 OF 1

PROJECT 22-2640

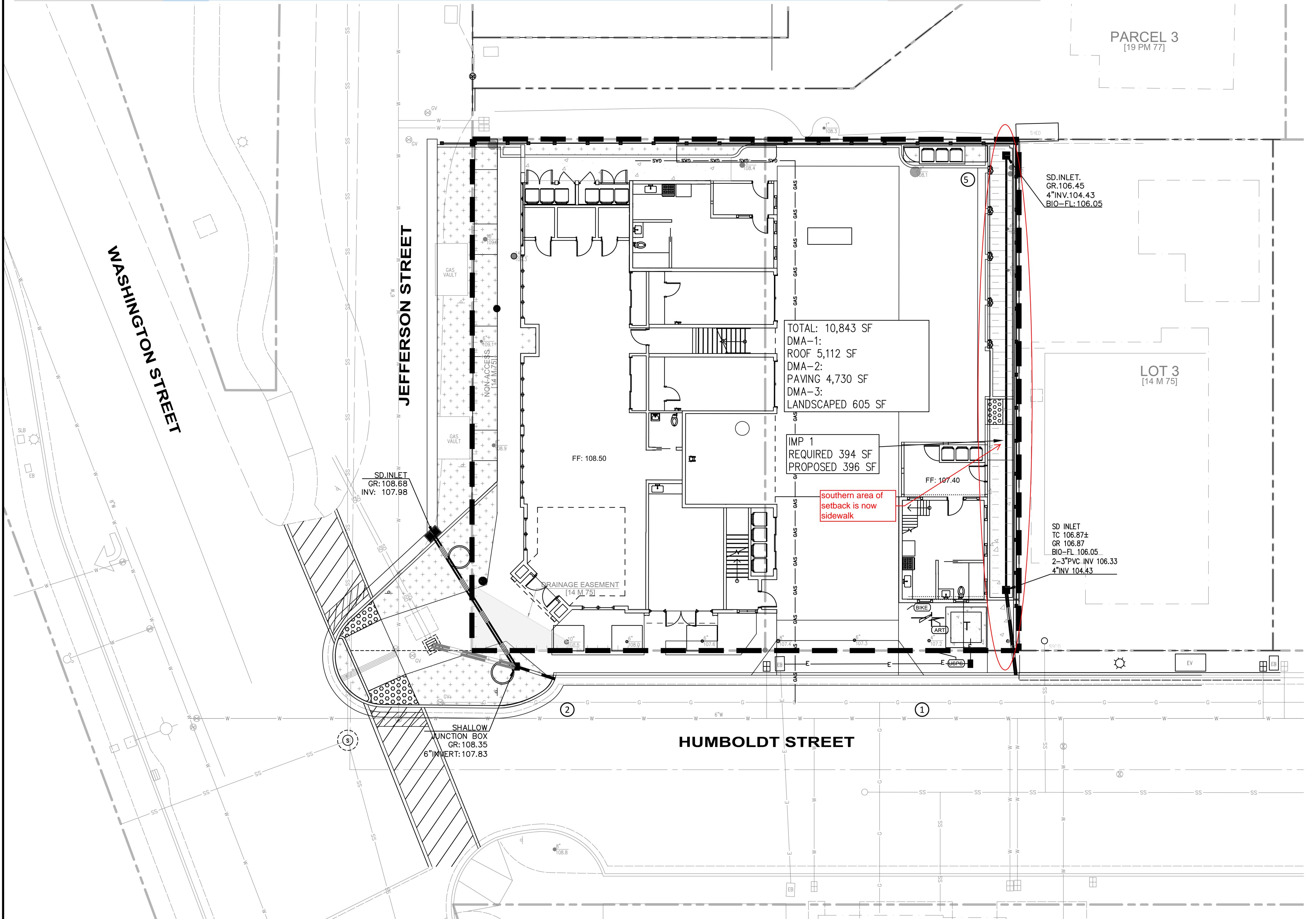
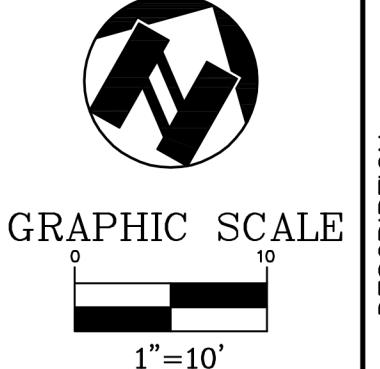
HUMBOLDT STREET & JEFFERSON STREET  
YOUNTVILLE, NAPA COUNTY, CALIFORNIA

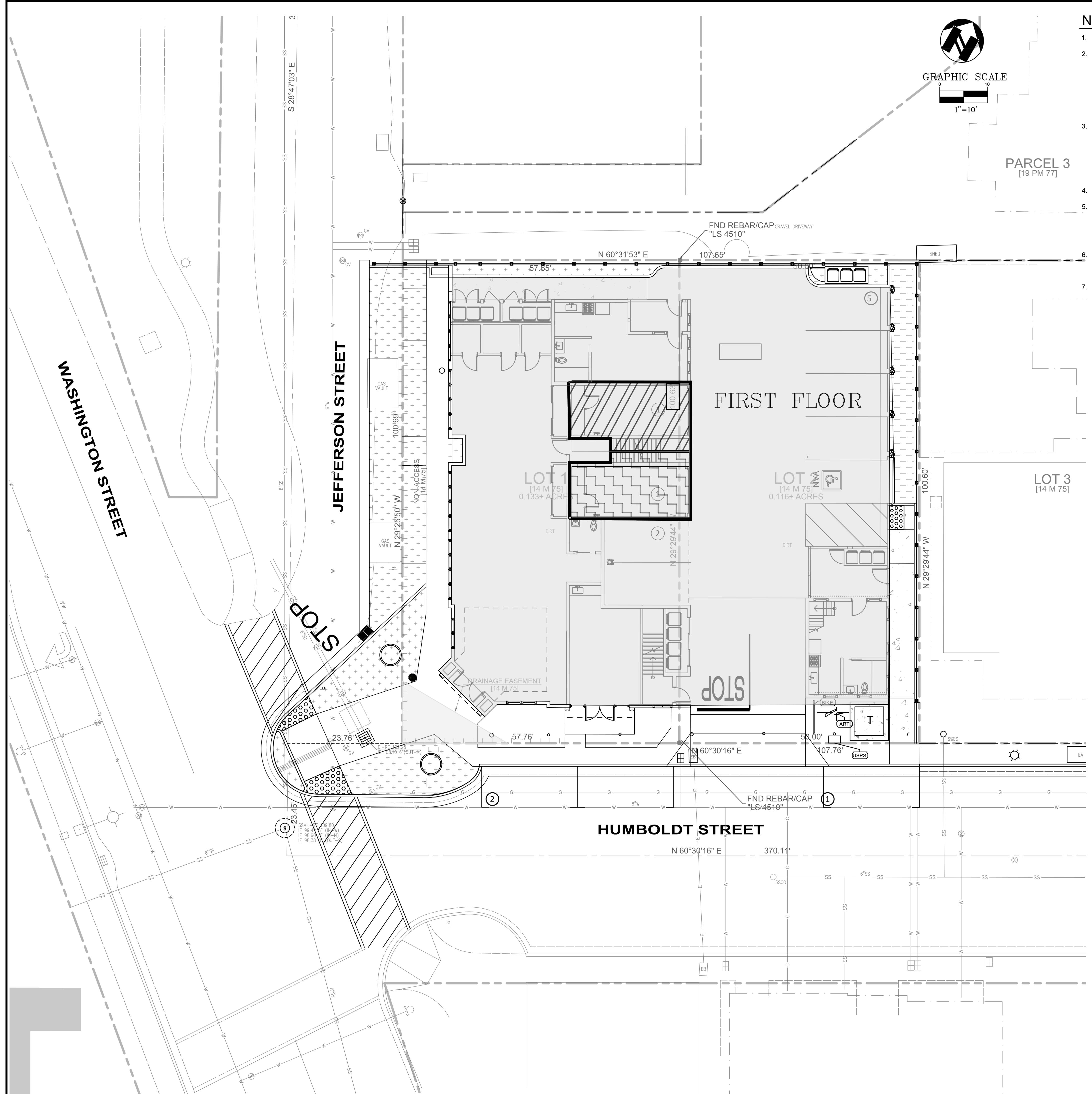
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Know what's below.  
Call before you dig.

BIORETENTION FACILITIES															
DMA Names	Square Feet	Self-Treating	Self-Retaining	Runoff Factor	Name of Receiving DMA	Facility 1	Facility 2	Facility 3	Facility 4	Facility 5	Facility 6	Facility 7	Facility 8	Facility 9	Facility 10
DMA-1	5,112	0	0	1	0	IMP-1	5112								
DMA-2	4,730	0	0	1	0	IMP-1	4730								
DMA-3	605	403													
Total DMAs	10447	403	0		0		9842	0	0	0	0	0	0	0	0
							0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04
							393.68	0	0	0	0	0	0	0	0
Total Facilities	396	Step 7: Enter Facility Footprints					Footprint on Exhibit	396							
DMAs + Facilities	10843						OK	OK	OK	OK	OK	OK	OK	OK	OK





## NOTES

- All distances shown hereon are in U.S. Survey feet and decimals thereof.
- This boundary and easements shown on this survey was based solely on the following recorded documents:  
Final Map of Whitton Place filed for record on August 20th, 1985 in Book 14 of Maps at Pages 74-76, Napa County Records.
- No liability is assumed for matters of record not shown on said document that may affect the boundary lines, exceptions, or easements affecting the property.
- The types, locations, sizes and/or depths of existing underground utilities as shown on this topographic survey were obtained from sources of varying reliability. The contractor is cautioned that only actual excavation will reveal the types, extent, sizes, locations and depths of such underground utilities. (A reasonable effort has been made to locate and delineate all unknown underground utilities.) However, the surveyor can assume no responsibility for the completeness or accuracy of its delineation of such underground utilities which may be encountered, but which are not shown on these drawings.
- A.P.N.: 036-054-022 and 036-054-023
- Basis of Bearings:  
The bearing of North 00°34'50" East taken on the centerline of Webber Street as shown on that certain Final Map of Whitton Place filed for record on August 20th, 1985 in Book 14 of Maps at Pages 74-76, Napa County Records was taken as the Basis of all Bearings shown herein.
- Benchmark:  
NGS Monument "E 468 Reset":  
Elevation: 106.4 feet (GPS Observed) (Datum) NAVD 1988
- Flood Zone Note:  
The subject property is shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number 060205 0413 E, dated September 26, 2008, as being located in Flood Zone "X".  
Areas of determined to be outside the 0.2% annual chance flood.

Information was obtained from the FEMA website (www.fema.gov) on July 11, 2022.

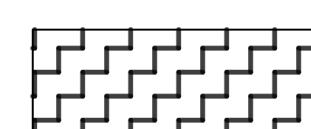
## LEGEND

PROPERTY LINE		WATER METER	
ADJACENT PROPERTY LINE		BACK FLOW PREVENTER	
CENTERLINE		UTILITY BOX (SIZE VARIES)	
EASEMENT		SIGN	
NON-ACCESS		RECORD INFORMATION W/ REFERENCE	
BUILDING LINE W/ DOOR		TREE W/ SIZE AND ELEVATION	
BUILDING OVERHANG		SPOT ELEVATION	
FOUND MONUMENT AS NOTED		CONTOUR	
FOUND IRON PIPE OR AS NOTED		INDEX CONTOUR	
BOLLARD LIGHT		CURB	
LIGHT		CURB & GUTTER	
STREET LIGHT		CONCRETE	
TRAFFIC SIGNAL POLE		FENCE	
TRANSFORMER		RETAINING WALL	
FIRE HYDRANT		EDGE OF PAVEMENT	
STORM DRAIN MANHOLE		SANITARY SEWER	
SANITARY SEWER MANHOLE		STORM DRAIN	
CLEAN OUT		WATER	
GAS METER		GAS	
VALVE		UNDERGROUND ELECTRIC	
CATCH BASIN / DROP INLET			

## CONDO #1 1,580.25± S.F.



## CONDO #2 1,639.25± S.F.



## CONDO #3 7,934.50± S.F.



## ABBREVIATIONS

BL	BUILDING	GV	GAS VALVE
BRC	BACK OF ROLLED CURB	LIP	LIP OF GUTTER
DI	DROP INLET	MB	MAIL BOX
EB	ELECTRIC BOX	IE	INVERT ELEVATION
EP	EDGE OF PAVEMENT	RE	RIM ELEVATION
EV	ELECTRIC VAULT	SLB	STREET LIGHT BOX
FL	FLOW LINE	SSCO	SANITARY SEWER CLEAN OUT
FNC	FENCE	SSMH	SANITARY SEWER MANHOLE
		TC	TOP OF CURB

## PROJECT NARRATIVE

THE PROPOSED SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET SEQ. FOR THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO SUBDIVISION MAP ACT.

THE PROJECT PROPOSES THREE CONDOS. THE PROJECT CONSIST OF CONSTRUCTION OF TWO STORY MIX USE BUILDING WITH PARKING LOT, UTILITIES, STORM DRAIN LINES, LANDSCAPING AND IRRIGATION. NO ADDITIONAL IMPROVEMENTS HAVE BEEN PROPOSED. ADDITIONALLY PROJECT REQUIRES CONSTRUCTION OF STREET IMPROVEMENTS ON CITY'S RIGHT-OF-WAY.

THE MAINTENANCE OF PRIVATE WATER, SEWER AND OTHER UTILITIES TO SERVE THE PROPERTY SHALL BE GOVERNED BY PRIVATE COVENANTS, CONDITIONS AND RESTRICTIONS.

FIRST FLOOR IS 2,413± S.F. WITH AN ADDITION OF 583.50 S.F. FOR 2 GARAGES. SECOND FLOOR IS 3,794.50± S.F.

## PARKING NOTES

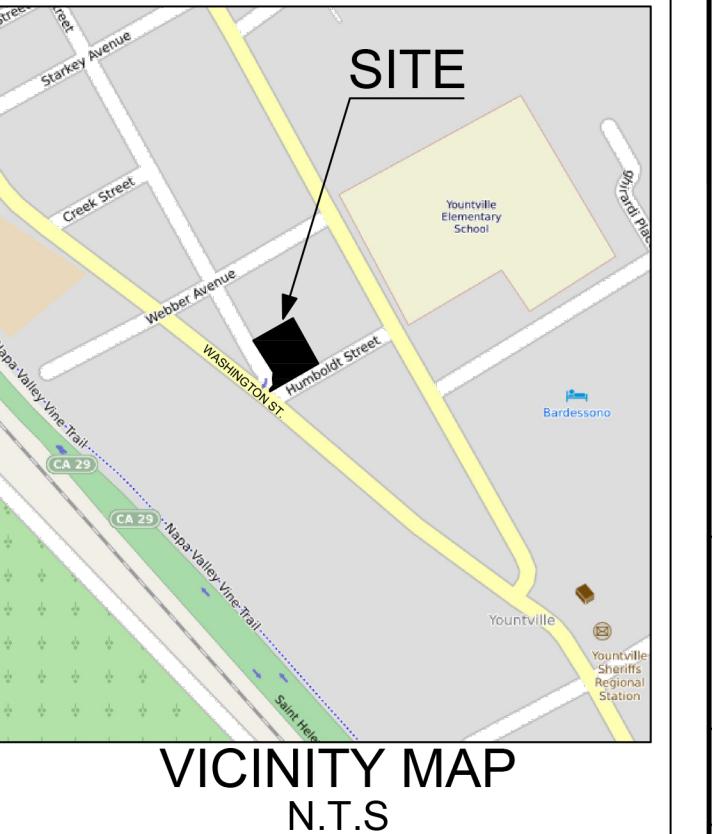
A TOTAL OF 12 PARKING SPACES INCLUDING 1 VAN-ADA SPACES ARE PROVIDED.

## SITE ADDRESS

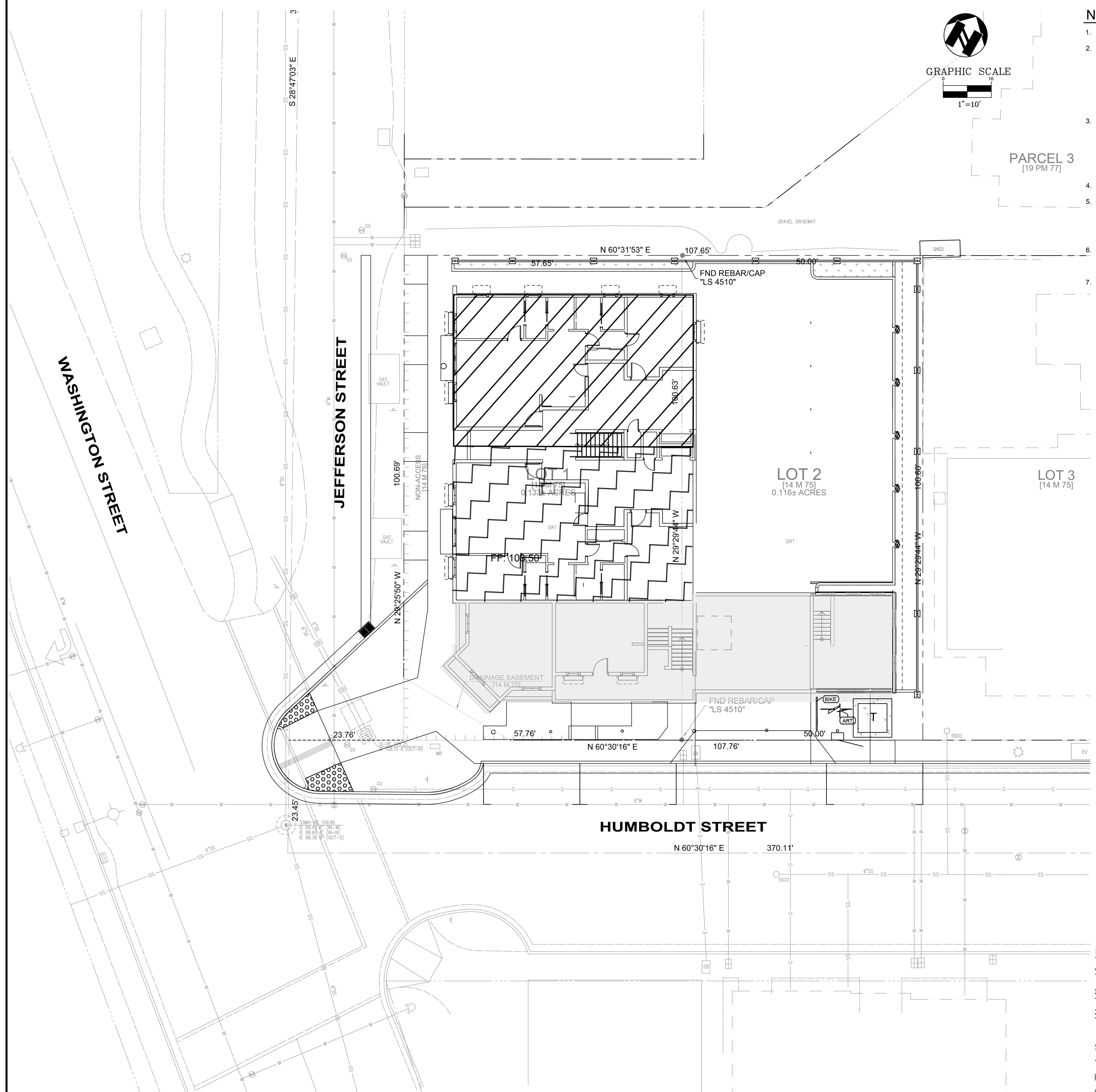
2010-2012 HUMBOLDT STREET  
YOUNTVILLE, CA

## APPLICANT/OWNER

YOUNTVILLE PACIFIC LLC.  
P.O.BOX 2176  
CHICO, CA 95927



SHEET	TENTATIVE PARCEL MAP	MIXED-USE BUILDING (FIRST LEVEL)	PROFESSIONAL ENGINEER
TMP-1			FARHAD IRANITALAB EXPIRES 6/30/2027
OF			
PROJECT			
22-2640	YOUNTVILLE	HUMBOLDT STREET & JEFFERSON STREET, NAPA COUNTY, CALIFORNIA	
FILE PATH: C:\USERS\TIANYU\AMS ASSOCIATES\DOCUMENTS\PRODUCTION\22-2640 - YOUNTVILLE\PARCEL MAP - TITLE MAP - TITLE REPORTS\23-11-17\2640TPM.DWG			



## NOTES

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2. This boundary and easements shown on this survey was based solely on the following recorded documents:

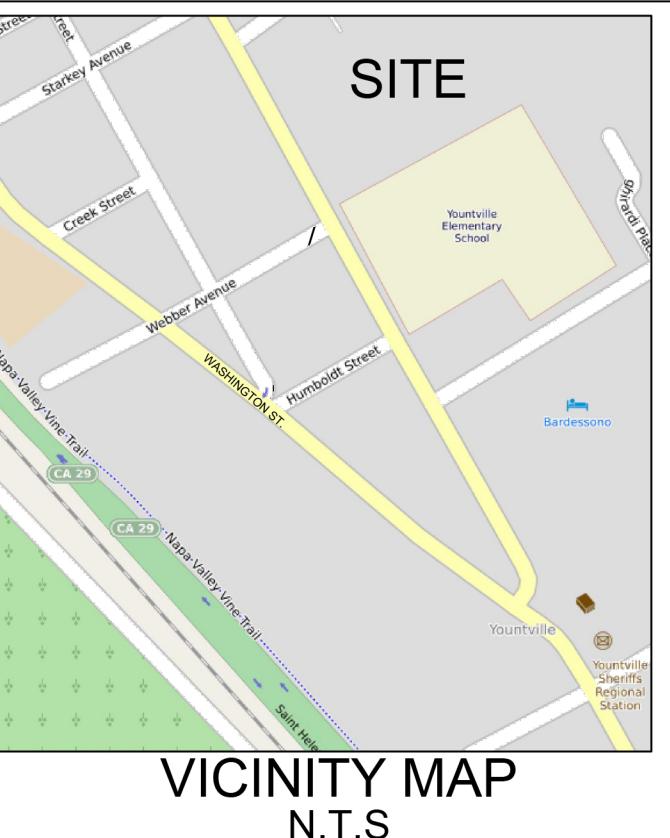
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6. Benchmark:

NGS Monument "E 468 Reset":  
Elevation: 106.4 feet (GPS Observed) (Datum) NAVD 1988
7. Flood Zone Note:

The subject property is shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number 060205 0413 E, dated September 26, 2008, as being located in Flood Zone "X".



## LEGEND

PROPERTY LINE	—————	
ADJACENT PROPERTY LINE	—————	
CENTERLINE	—————	
EASEMENT	— — — — —	
NON-ACCESS	. . . .	
BUILDING LINE W/ DOOR	—————	
BUILDING OVERHANG	—————	
FOUND MONUMENT AS NOTED	□	
FOUND IRON PIPE OR AS NOTED	●	
BOLLARD LIGHT	*	
LIGHT	○	
STREET LIGHT	□ — ○ — ○	
TRAFFIC SIGNAL POLE	□ — ○ — ○	
TRANSFORMER	□	
FIRE HYDRANT	□	
STORM DRAIN MANHOLE	○○	
SANITARY SEWER MANHOLE	○○	
CLEAN OUT	○	
GAS METER	□	
VALVE	× *	
CATCH BASIN / DROP INLET	≡ □ □	
WATER METER		田
BACK FLOW PREVENTER		○—○
UTILITY BOX (SIZE VARIES)		□
SIGN		○—○—○
RECORD INFORMATION W/ REFERENCE		(100.00')①
TREE W/ SIZE AND ELEVATION		● 10"
SPOT ELEVATION		100.0
CONTOUR		× 32.1
INDEX CONTOUR		
CURB		
CURB & GUTTER		
CONCRETE		
FENCE		
RETAINING WALL		
EDGE OF PAVEMENT		
SANITARY SEWER		
STORM DRAIN		SS
WATER		SD
GAS		W
UNDERGROUND ELECTRIC		G
		E

## — ABBREVIATIONS

BL	BUILDING	GV	GAS VALVE
BRC	BACK OF ROLLED CURB	LIP	LIP OF GUTTER
DI	DROP INLET	MB	MAIL BOX
EB	ELECTRIC BOX	IE	INVERT ELEVATION
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FL	FLOW LINE	SSCO	SANITARY SEWER CLEAN OUT
FNC	FENCE	SSMH	SANITARY SEWER MANHOLE
		TC	TOP OF CURB

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ADDITIONAL PROJECT REQUIRES CONSTRUCTION OF STREET IMPROVEMENTS ON CITY'S RIGHT-OF-WAY.  
THE MAINTENANCE OF PRIVATE WATER, SEWER AND OTHER UTILITIES TO SERVE THE PROPERTY SHALL BE GOVERNED BY PRIVATE COVENANTS, CONDITIONS AND RESTRICTIONS.  
FIRST FLOOR 10'-0" x 10'-0" x 8'-0" WITH AN ADDITION OF 7'-0" x 10'-0" x 7'-0" FOR A GARAGE. SECOND FLOOR 10'-0" x 10'-0" x 7'-0"

## **PARKING NOTES**

A TOTAL OF 12 PARKING SPACES INCLUDING 1 VAN-ADA SPACES ARE PROVIDED.

## **SITE ADDRESS**

2010-2012 HUMBOLDT STREET  
YOUNTVILLE, CA

## APPLICANT/OWNER

---

YOUNTVILLE PACIFIC LLC.  
P.O.BOX 2176  
CHICO,CA 95927

## PROFESSIONAL ENGINEER

ARHAD IRANITALAB  
EXPIRES 6/30/2027

## PARCEL SUMMARY

## ARTICLE SUMMARY

SHEET <b>TMPP-1.2</b>		<b>TENTATIVE PARCEL MAP</b>			
OF	PROJECT	<b>MIXED-USE BUILDING (SECOND LEVEL)</b>	<b>YOUNTVILLE</b>	<b>NAPA COUNTY</b>	<b>CALIFORNIA</b>
		801 YGNACIO VALLEY ROAD SUITE 220 WALNUT CREEK, CA 94596 925-943-2777 FAX 925-943-2778	associates, inc. PLANNING ENGINEERING SURVEYING		
<b>22-2640</b>					
				DESCRIPTION	
		DATE: 2/3/2025	REV #	BY	DATE
		SCALE: 1" = 10'			
		DESIGNED: AS			
		DRAWN: TY			
		CHECKED: AS			
		PROJ. MGR: AS			

*Farhad Farhangi, P.E.*

REGISTERED PROFESSIONAL ENGINEER  
No. 33142  
Exp. 6-30-2027  
STATE OF CALIFORNIA  
CIVIL ENGINEERING

**YOUNTVILLE**