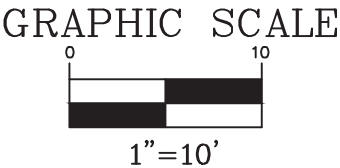






CORNER ELEVATION





HUMBOLDT ELEVATION

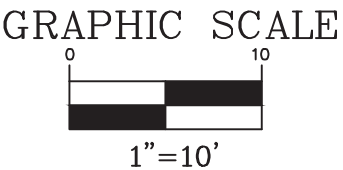
GRAPHIC SCALE



1"=10'

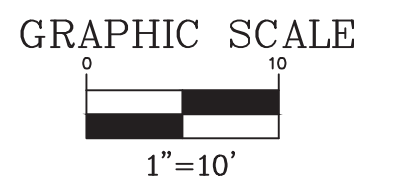


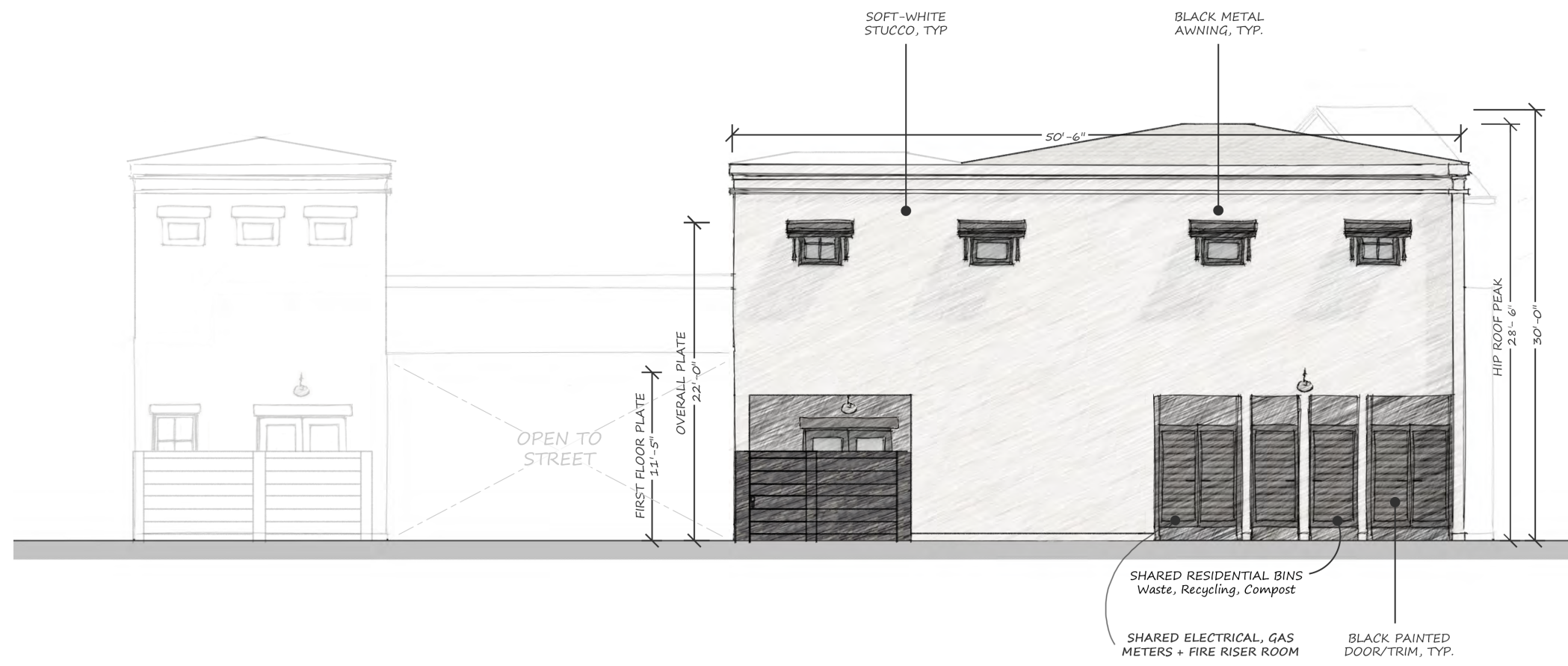
JEFFERSON ELEVATION





EAST/PARKING ELEVATION



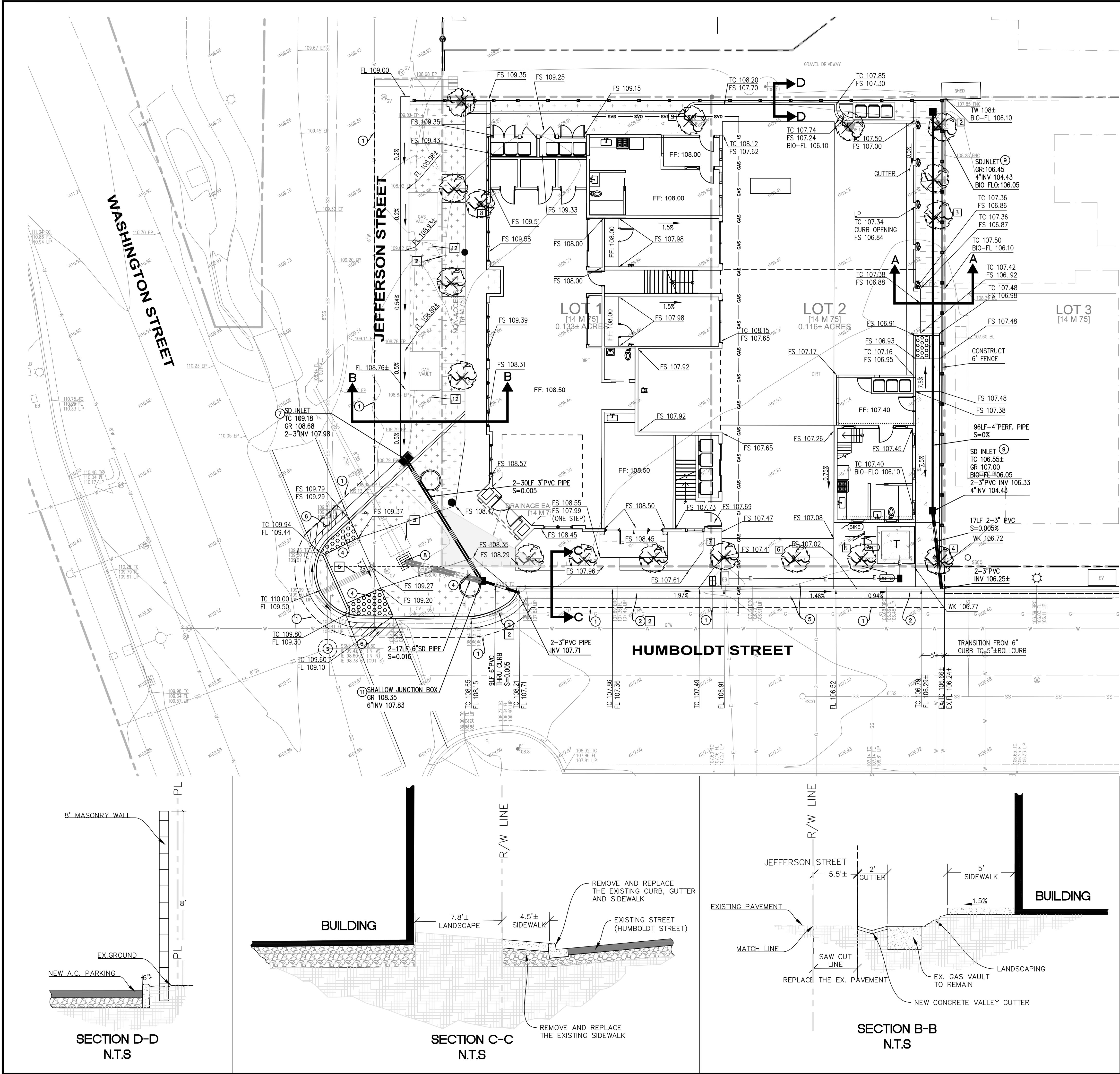


NORTH ELEVATION

GRAPHIC SCALE

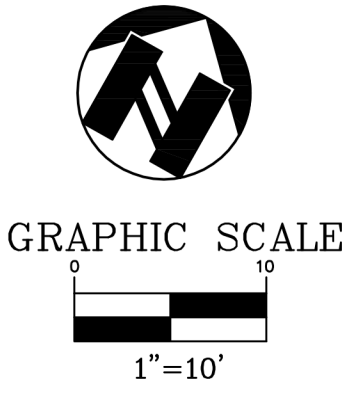


1"=10'



LEGEND

- LANDSCAPING
- BIO-RETENTION
- RETAINING WALL/WALL
- STORM DRAIN PIPE
- STORM DRAIN INLET
- STORM DRAIN CLEAN-OUT / AREA DRAIN
- PROPERTY LINE
- WOODEN FENCE LINE
- CHAIN-LINK FENCE
- SECTION DETAILS
- REMOVE TREES
- PROTECT TREES



CONSTRUCTION NOTES

- 1 SAW CUT (2" MIN.). REMOVE AND REPLACE THE EXISTING PAVEMENT WITH FULL DEPTH A.C., MATCH EXISTING.
- 2 CONSTRUCT CONCRETE CURB AND GUTTER PER THE CITY OF NAPA'S STANDARD & SPECIFICATIONS, STD. DRW. #S-1A.
- 3 CONSTRUCT CONCRETE SIDEWALK PER CITY OF NAPA'S STANDARDS & SPECIFICATIONS, STD. DRW. #S-4.
- 4 CONSTRUCT NEW ADA RAMPS WITH TRUNCATED DOMES (YELLOW) PER THE CITY OF NAPA'S STANDARDS AND SPECIFICATIONS.
- 5 CONSTRUCT CONCRETE DRIVEWAY PER THE CITY OF NAPA'S STD. DRW. #S-5.
- 6 REMOVE AND REPLACE THE EXISTING PAVERS (3" MIN.). THE COLOR, PATTERN AND SECTIONS SHALL MATCH THE EXISTING PAVERS.
- 7 CONSTRUCT SHALLOW STORM DRAIN INLET PER THE CITY OF NAPA'S STD. DRW. #D-2A.
- 8 ADJUST THE EXISTING STORM DRAIN INLET & REPLACE THE EX.GRATE W./SOLID LID.
- 9 CONSTRUCT STORM DRAIN INLET CHRISTY U-23.
- 10 CONSTRUCT STORM DRAIN CLEANOUT.
- 11 CONSTRUCT SHALLOW JUNCTION BOX.
- 12 THE EXISTING GAS POLES REMAIN AND PROTECTED DURING THE CONSTRUCTION.

DEMOLITION NOTES

- 1 REMOVE THE EXISTING STORM DRAIN INLET AND PIPES.
- 2 REMOVE THE EXISTING CURB.
- 3 RELOCATE THE EXISTING ARTWORK AND REMOVE THE CONCRETE PAD.
- 4 RELOCATE THE EXISTING MAIL BOXES.
- 5 REMOVE THE EXISTING ADA RAMPS.

PRELIMINARY GRADING PLAN
MIXED-USE BUILDING
HUMBOLDT STREET & JEFFERSON STREET
YOUNTVILLE NAPA COUNTY CALIFORNIA

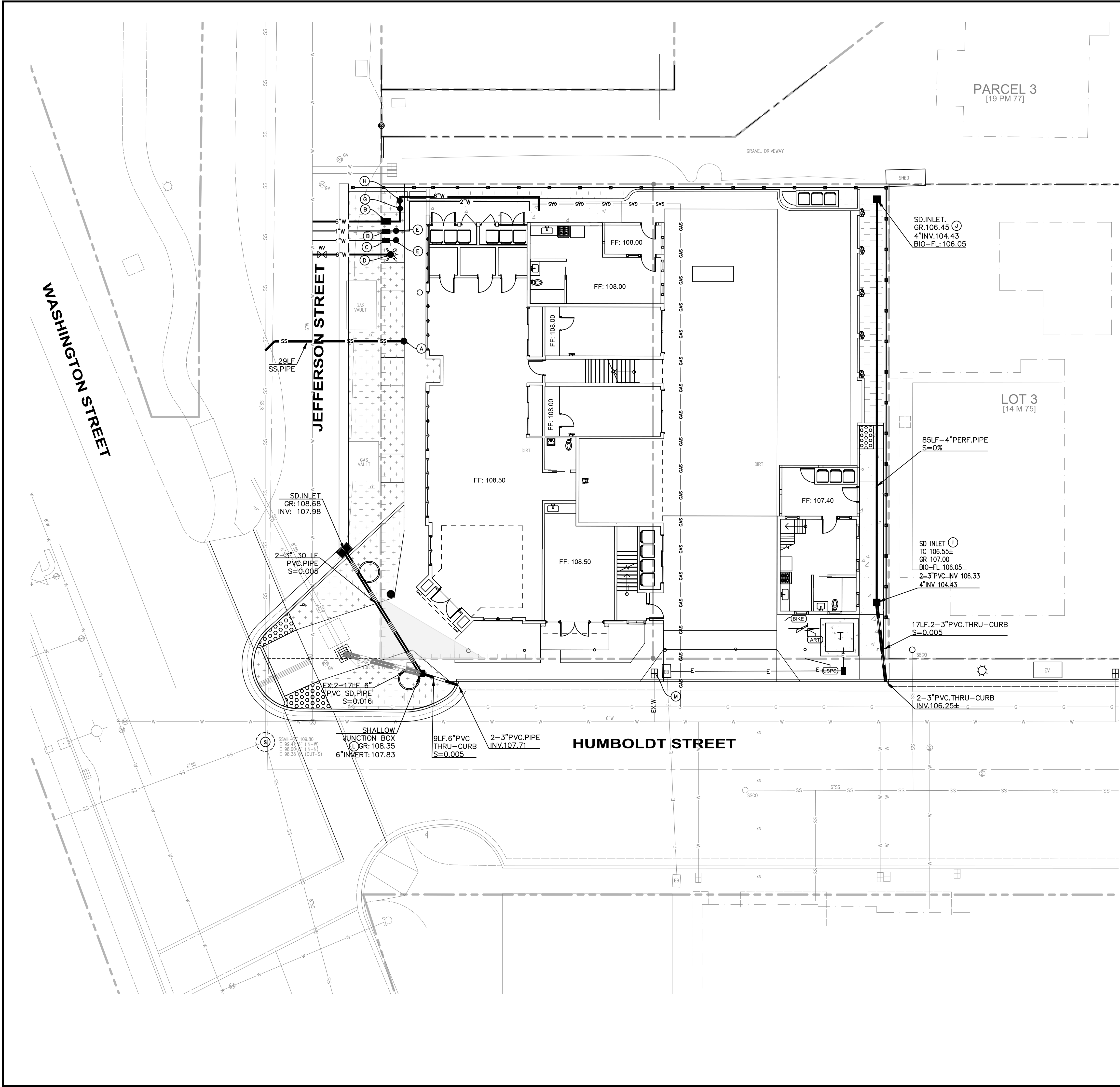
801 YONACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778

ams
associates, inc.

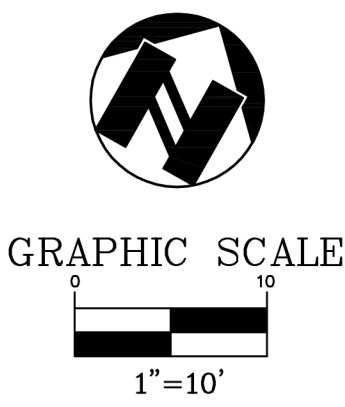
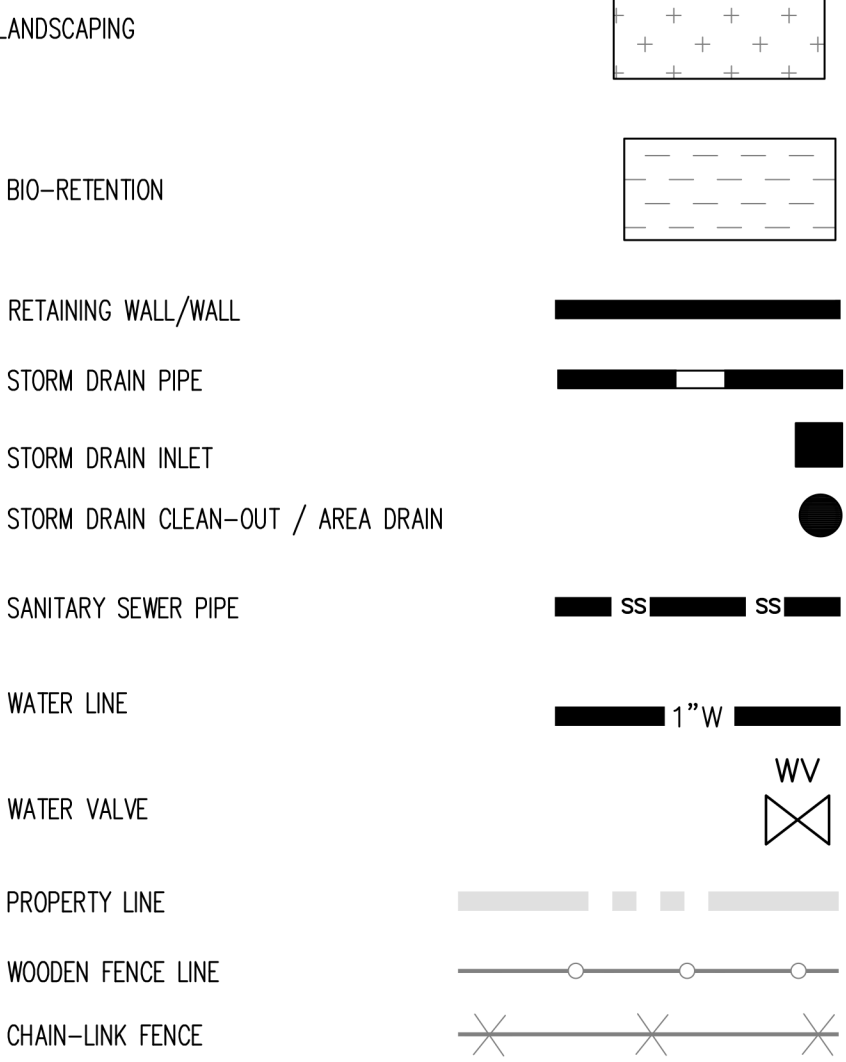
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811
Know what's below.
Call before you dig.

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LEGEND



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 COMPANY'S 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:

- ALL CONSTRUCTION AND USE OF THE FACILITY SHALL COMPLY WITH ALL APPLICABLE STANDARDS, REGULATIONS, CODES, AND ORDINANCES AT THE TIME OF BUILDING PERMIT ISSUANCE.
- BENEFICIAL OCCUPANCY WILL NOT BE GRANTED UNTIL ALL FIRE DEPARTMENT FIRE AND LIFE SAFETY ITEMS HAVE BEEN INSTALLED, TESTED, AND FINALIZED.
- WHERE CONDITIONS LISTED IN 2022 CALIFORNIA FIRE CODE SECTION 105 ARE PROPOSED, SEPARATE PERMITS WILL BE REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE FOR:
 - AUTOMATIC FIRE-EXTINGUISHING SYSTEMS
 - FIRE ALARM AND DETECTION SYSTEMS AND RELATED EQUIPMENT
 - 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
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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
 - 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.
 - 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
HUMBOLDT STREET & JEFFERSON STREET
YOUNTVILLE NAPA COUNTY CALIFORNIA

SHEET C-3.0
OF
PROJECT 22-2640

PROJECT 22-2640

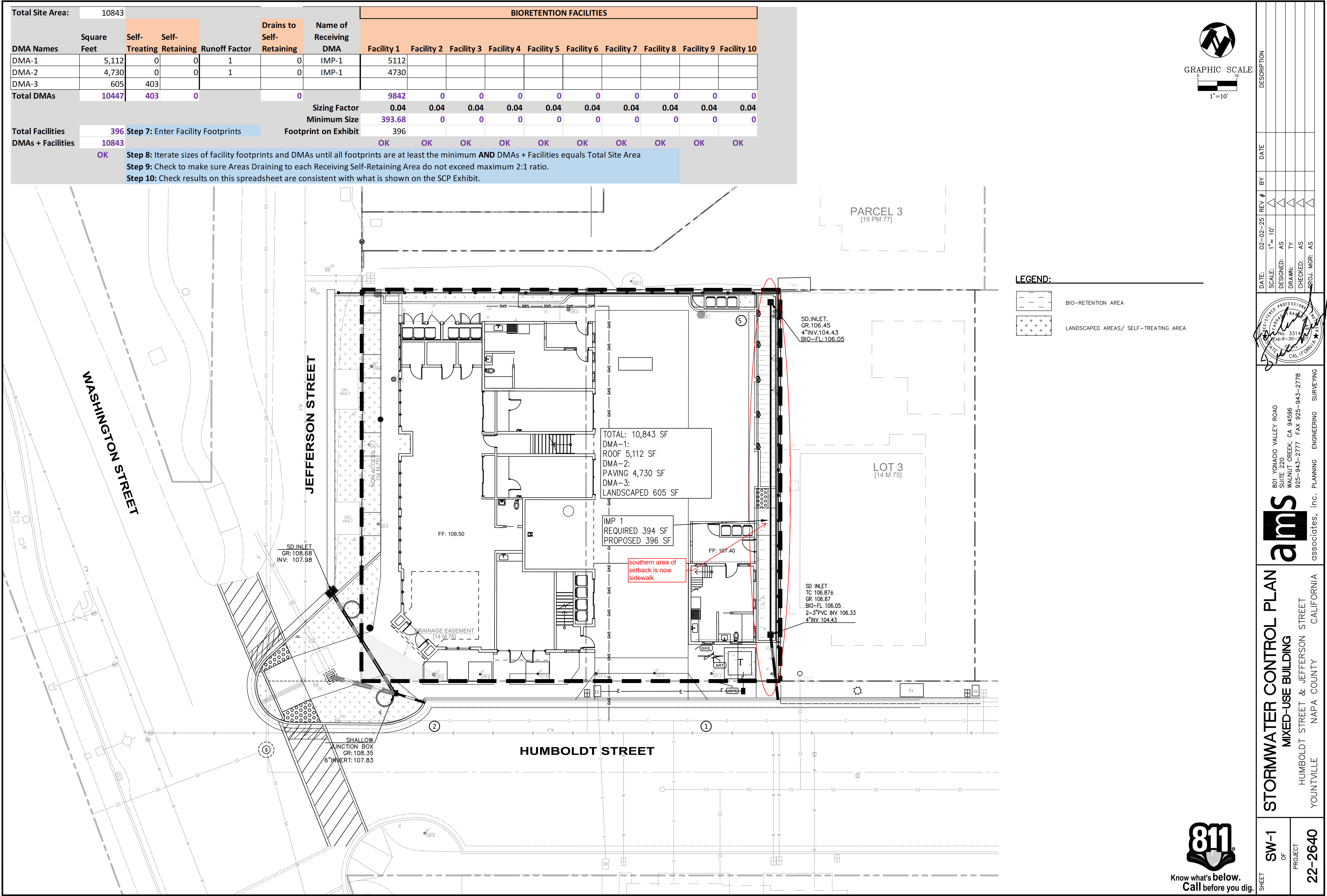
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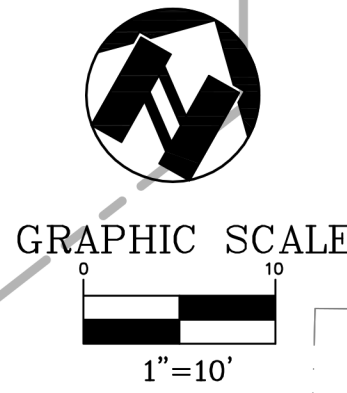
801 YGNACIO VALLEY ROAD
SUITE 220
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925-943-2777 FAX 925-943-2778

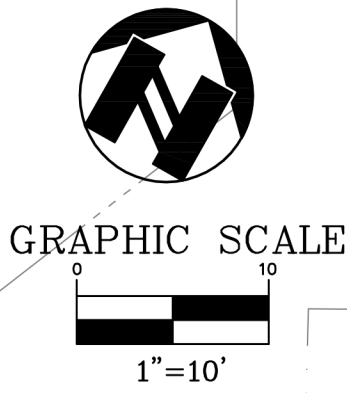
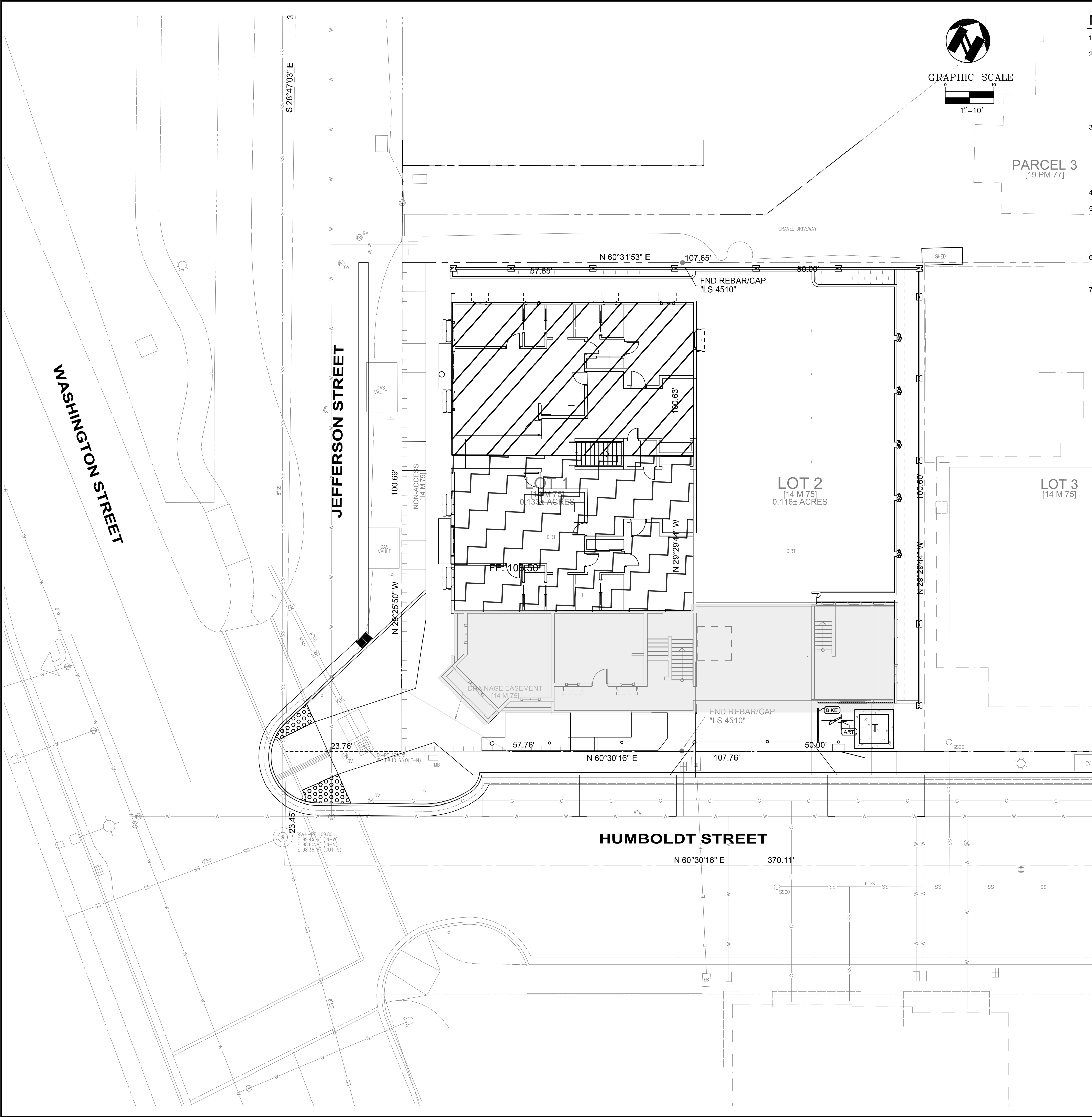
REGISTERED PROFESSIONAL ENGINEER
FARAD FARMAN
No. 3314
Exp. 6-30-2025
STATE OF CALIFORNIA
CIVIL ENGINEER

DATE:	02-02-25	REV #	BY	DATE	DESCRIPTION
SCALE:	1"= 10'				
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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 60°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 hereon.
- 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

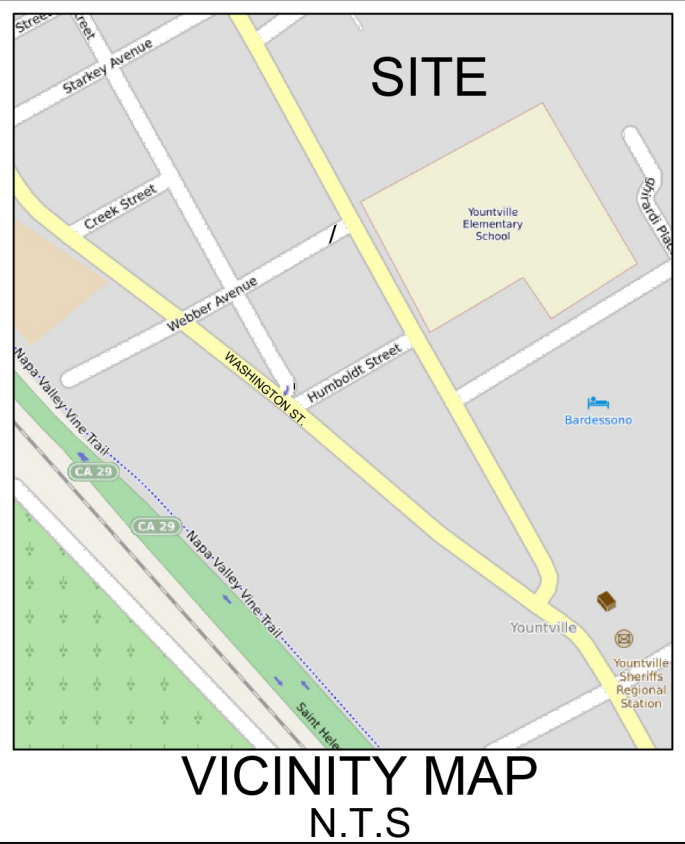
YOUNTVILLE PACIFIC LLC.
P.O.BOX 2176
CHICO, CA 95927

PROFESSIONAL ENGINEER

FARHAD IRANITALAB
EXPIRES 6/30/2027

PARCEL SUMMARY

PARCEL 1 0.249 ACRES



SHEET TMP-1.2 OF PROJECT 22-2640	TENTATIVE PARCEL MAP MIXED-USE BUILDING (SECOND LEVEL) HUMBOLDT STREET & JEFFERSON STREET YOUNTVILLE NAPA COUNTY CALIFORNIA	ams associates, inc. PLANNING ENGINEERING SURVEYING	DATE: 2/3/2025	REV #	BY	DATE	DESCRIPTION
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			DRAWN: TY				
			CHECKED: AS				
			PROJ. MGR: AS				