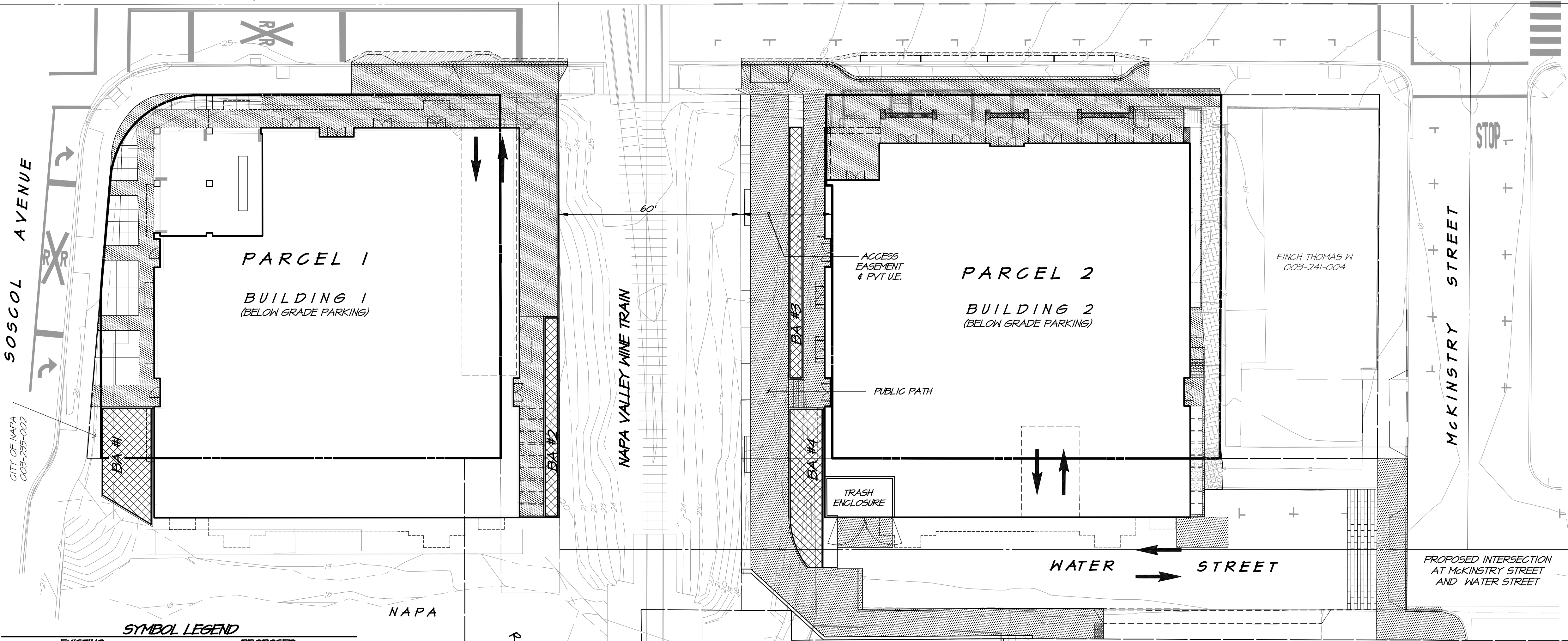
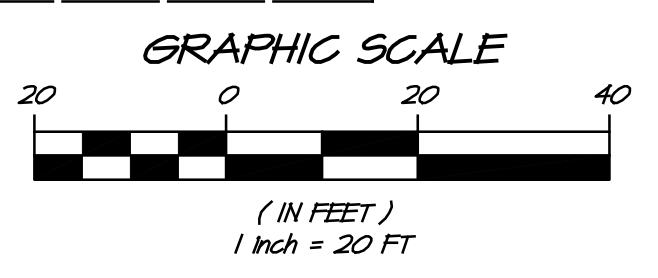
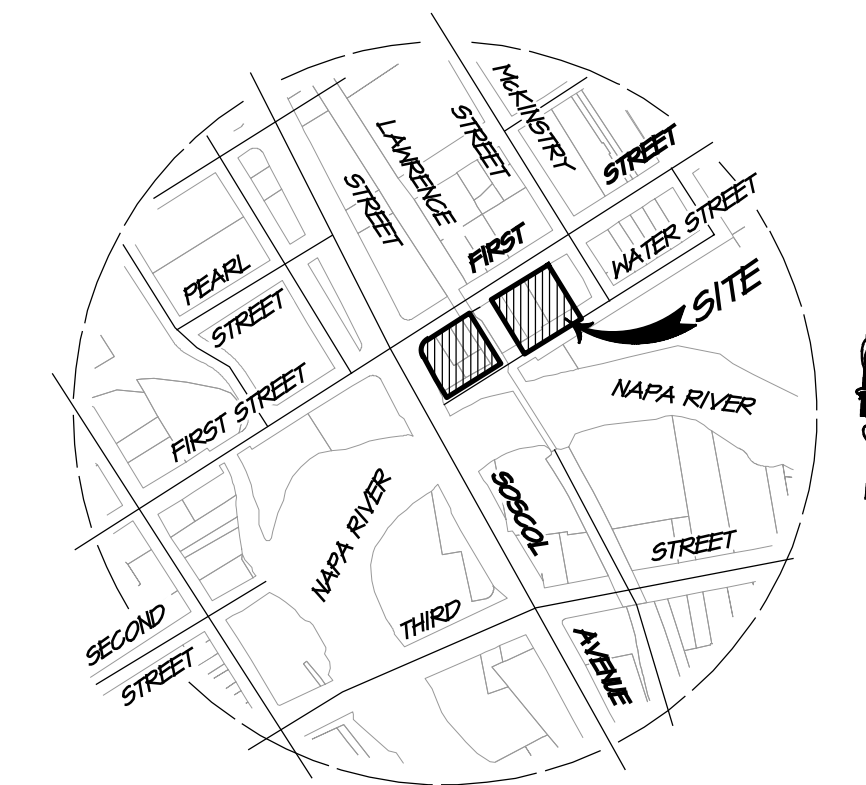


DESIGN REVIEW PLANS FIRST AND OXBOW NAPA CALIFORNIA

ABBREVIATIONS

AC ASPHALT CONCRETE	ESCP EROSION AND SEDIMENT CONTROL PLAN	MAX MAXIMUM	SE SOUTHEAST
AD AREA DRAIN	EXP EXPIRE	MIN MINIMUM	SDE STORM DRAIN EASEMENT
ADN AMERICAN DISABILITY ACT	FB FLAT BOTTOM ELEVATION	MTR METER	SDMH STORM DRAIN MANHOLE
APN ASSESSORS PARCEL NUMBER	FG FACE OF CURB	MU MIXED USE	SF SQUARE FEET
AD AREA DRAIN	FD FOUND	N NORTH	SL STREET LIGHT
BA BIOTRETION AREA	FF FINISH FLOOR ELEVATION	NAVD NORTH AMERICAN VERTICAL DATUM	S/L SEWER LATERAL
BFE BASE FLOOD ELEVATION	FG FINISH GRADE	NE NORTHEAST	SS SANITARY SEWER
BUBS BUILDING	FH FIRE HYDRANT	NO NUMBER	SSCO SANITARY SEWER CLEANOUT
BMP BEST MANAGEMENT PRACTICE	E/FI FLOW LINE	NW NORTHWEST	ST STREET
BRG BOTTOM OF RETAINING CURB	FS FINISH SURFACE	NVNT NAPA VALLEY NINE TRAIN OVERHEAD UTILITIES	SW SOUTHWEST
BSW BACK OF SIDEWALK	FT FEET	OSG OVERHEAD GAS AND ELECTRIC	SY/SYMORE SY/SYMORE
CB CATCH BASIN	FH FIRE WATER SERVICE	OR PORTION	T TOTAL
CSH CURB, GUTTER & SIDEWALK CENTERLINE	GB GRADE BREAK	E/PL PROPERTY LINE	TC TOP OF CURB
CO CLEANOUT	GM GAS METER	PS PROTECTIVE SLOPE	TE TRASH ENCLOSURE
CONC CONCRETE	GR GRADE	PG POLYVINYL CHLORIDE	TM TENTATIVE MAP
CONF CONFORM	GV GATE VALVE	PVT PRIVATE	TRC TOP OF ROLLED CURB
CT TOURIST COMMERCIAL	HP HIGH POINT	RCE REGISTERED CIVIL ENGINEER	TYP TYPICAL
DCV DOUBLE CHECK VALVE	IGV IRRIGATION CONTROL VALVE	RCF REINFORCED CONCRETE PIPE	TH TOP OF WALL
DI DROP INLET	INC INCORPORATED	RET RETAINING	UE UTILITY EASEMENT
DIP DUCTILE IRON PIPE	INV INVERT	ROW RIGHT OF WAY LINE	VAR VARIES
DR DOOR	JB JUNCTION BOX	RR RAILROAD	VS VALLEY GUTTER
DW DOMESTIC WATER	JP JOINT POLE	RS RECORD OF SURVEY	V VOLT
DWY DRIVEWAY	LF LINEAL FEET/FOOT	RSA RICHARDS SPENCE & ASSOCIATES	W WEST WATER
E EAST	LLC LIMITED LIABILITY COMPANY	RN RETAINING WALL	WM WATER METER
ELEC ELECTRIC	LO LIVE OAK	S SLOPE SOUTH	WV WATER VALVE
EBSM EASEMENT	LOR LETTER OF MAP REVISION	SCP STORMWATER CONTROL PLAN	WS WATER SERVICE
EX EXISTING	LP LOW POINT, LIMITED PARTNERSHIP	SD STORM DRAIN	



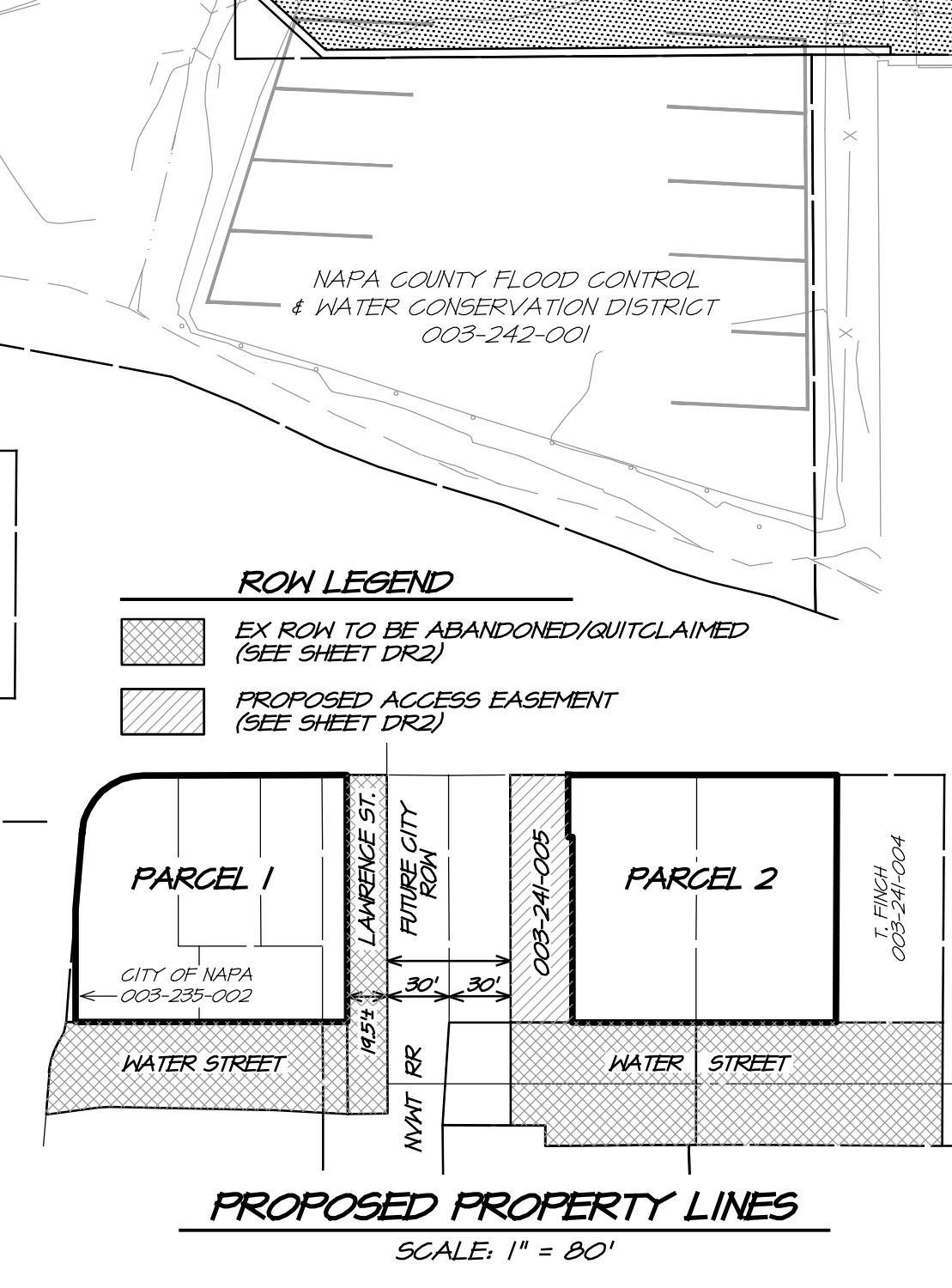
SYMBOL LEGEND

EXISTING	PROPOSED
CB CATCH BASIN	DI DRAIN INLET
CG CURE & GUTTER	GB GRADE BREAK
DI DROP INLET	BL BIOTRETION RETAINING CURB
EX EXISTING CONTOUR	SL SEWER LATERAL LINE
F FENCE	PL PROPERTY LINE
FH FIRE HYDRANT	EA EASEMENT
JP JOINT POLE WITH GUY WIRE	BL BUILDING LINE
RS ROADSIDE SIGN	SFL SHALE FLOORLINE
SS SANITARY SEWER LINE	(2,1, unless otherwise shown)
SSCO SANITARY SEWER MANHOLE	SD STORM DRAIN LINE
SL SEWER LATERAL LINE	DN DOMESTIC WATER LINE
SE SPOT ELEVATION	WM WATER METER
SD STORM DRAIN LINE	WT WATER TEE
SDM STORM DRAIN MANHOLE	WV WATER VALVE
RR RAILROAD TRACKS	OR OVERLAND RELEASE
WL WATER LINE	AD AREA DRAIN
WM WATER METER	FH FIRE WATER LINE
WS WATER SERVICE	RET RETAINING WALL
WV WATER VALVE	CP CONCRETE PAVEMENT
T TREE	DWY DRIVEWAY
IGV IRRIGATION CONTROL VALVE	SDMH STORM DRAIN MANHOLE
GM GAS METER	JB JUNCTION BOX
GV GATE VALVE	GO SANITARY SEWER CLEANOUT
V VOLT	PP PERMEABLE PAVEMENT
WM WATER METER	DCV DOUBLE CHECK VALVE
ELEC ELECTRIC	SSCO SANITARY SEWER CLEANOUT
SL STREET LIGHT	
CONC CONC WALL	
CG CURB, GUTTER AND SIDEWALK	
OH OVERHEAD UTILITIES	

EXISTING PROPERTY LINES

SCALE: 1" = 80'

BOUNDARY NOTE: SEE SHEET DR2 FOR EXISTING AND PROPOSED BOUNDARY BEARINGS, DISTANCES AND AREAS.



ROW LEGEND

EX ROW TO BE ABANDONED/QUITCLAIMED (SEE SHEET DR2)
PROPOSED ACCESS EASEMENT (SEE SHEET DR2)

GENERAL NOTES

OWNER: FOXBOW DEVELOPMENT, LLC
485 TECHNOLOGY WAY
NAPA, CALIFORNIA 94550

ARCHITECT: BACKEN GILLAM & KROEGER
1421 MAIN STREET
ST HELENA, CA 94574
(707) 967-1920

CIVIL ENGINEER: RSA+
1515 FOURTH STREET
NAPA, CALIFORNIA 94554
(707) 252-3301

SURVEYOR: RSA+
1515 FOURTH STREET
NAPA, CALIFORNIA 94554
(707) 252-3301

GEOTECHNICAL ENGINEER: MILLER PACIFIC ENGINEERING GROUP
135 CAMINO DORADO, #3
NAPA, CALIFORNIA 94550
(707) 265-7936

EXISTING PARCEL NO'S: 003-235-003, 004, 005, 006 & 007 AND 003-241-003 & 006

PROPOSED PARCEL AREAS:
PARCEL 1 - 15,473 SF
PARCEL 2 - 15,453 SF

EXISTING USE: COMMERCIAL/RESIDENTIAL/VACANT
PROPOSED USE: MIXED USE - RETAIL/HOTEL/RESIDENTIAL

WATER: CITY OF NAPA
SEWER: NAPA SANITATION DISTRICT

EXISTING ZONING: OXBOW COMMERCIAL
PROPOSED ZONING: OXBOW COMMERCIAL

GENERAL PLAN DESIGNATION: MJ-485

- ### PROJECT NOTES
- THE TOPOGRAPHY SHOWN ON THESE PLANS WAS COMPILED FROM A FIELD SURVEY BY RSA+ DONE APRIL, 2016.
 - BOUNDARY INFORMATION SHOWN IS BASED ON FOUND MONUMENTS, OCCUPATIONAL LOCATIONS OF STREETS AND RECORD INFORMATION.
 - A PORTION OF THE SUBJECT PROPERTY IS SUBJECT TO INUNDATION BY FLOOD WATERS AND DOES CURRENTLY LIE WITHIN THE 100 YEAR FLOODPLAIN PER THE BFE'S SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 060505016F, DATED SEPTEMBER 29, 2010 AND REVISED PER LOMR 16-04-1316P DATED JANUARY 22, 2014. BFE SHOWN ON SHEET DR2 AND DR4.
 - FILL IS PROPOSED TO ELEVATE PROPOSED FINISHED FLOORS OF THE BUILDINGS ABOVE THE 100 YEAR FLOODPLAIN PER THE BFE'S SHOWN ON FIRM.
 - PARCEL 1 IS VACANT AND PARCEL 2 HAVE AN EXISTING BUILDING PROPOSED TO BE REMOVED AS SHOWN IN DR2.
 - ALL EXISTING AND PROPOSED EASEMENTS ARE SHOWN.
 - ALL EXISTING AND PROPOSED UTILITIES ARE SHOWN. EXISTING UNDERGROUND UTILITIES AS SHOWN WERE DRAWN FROM RECORD SOURCES ONLY. BURIED PIPES WERE NOT VERIFIED, NOR WAS ANY SUBSURFACE EXPLORATION CONDUCTED.
 - ALL EXISTING UTILITY POLES AND OVERHEAD LINES ARE SHOWN.
 - CONTOUR LINES ARE SHOWN AT 1 FOOT INTERVALS.
 - THERE IS NO PHASING PLANNED FOR THIS PROJECT.

BASIS OF BEARINGS

BENCHMARK: ELEVATION = 24.55' (NAVD 1988), POINT #46 OF THE CITY OF NAPA CONTROL NETWORK, PHASES 1 & 2, PER RECORD OF SURVEY 41 RS 44141, DATED NOVEMBER 2011.

PROJECT BENCHMARK

BOUNDARY SHOWN IS BASED ON FOUND MONUMENTS, OCCUPATIONAL LOCATION OF STREETS AND RECORD INFORMATION.

SHEET INDEX

DR1	COVER SHEET
DR2	EXISTING CONDITIONS
DR3	SITE PLAN
DR4	GRADING PLAN
DR5	UTILITY PLAN
DR6	SCP SITE PLAN
DR7	ESCP SITE PLAN

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OFFICE (707) 252-3301
WWW.RSACIVIL.COM

RSA+

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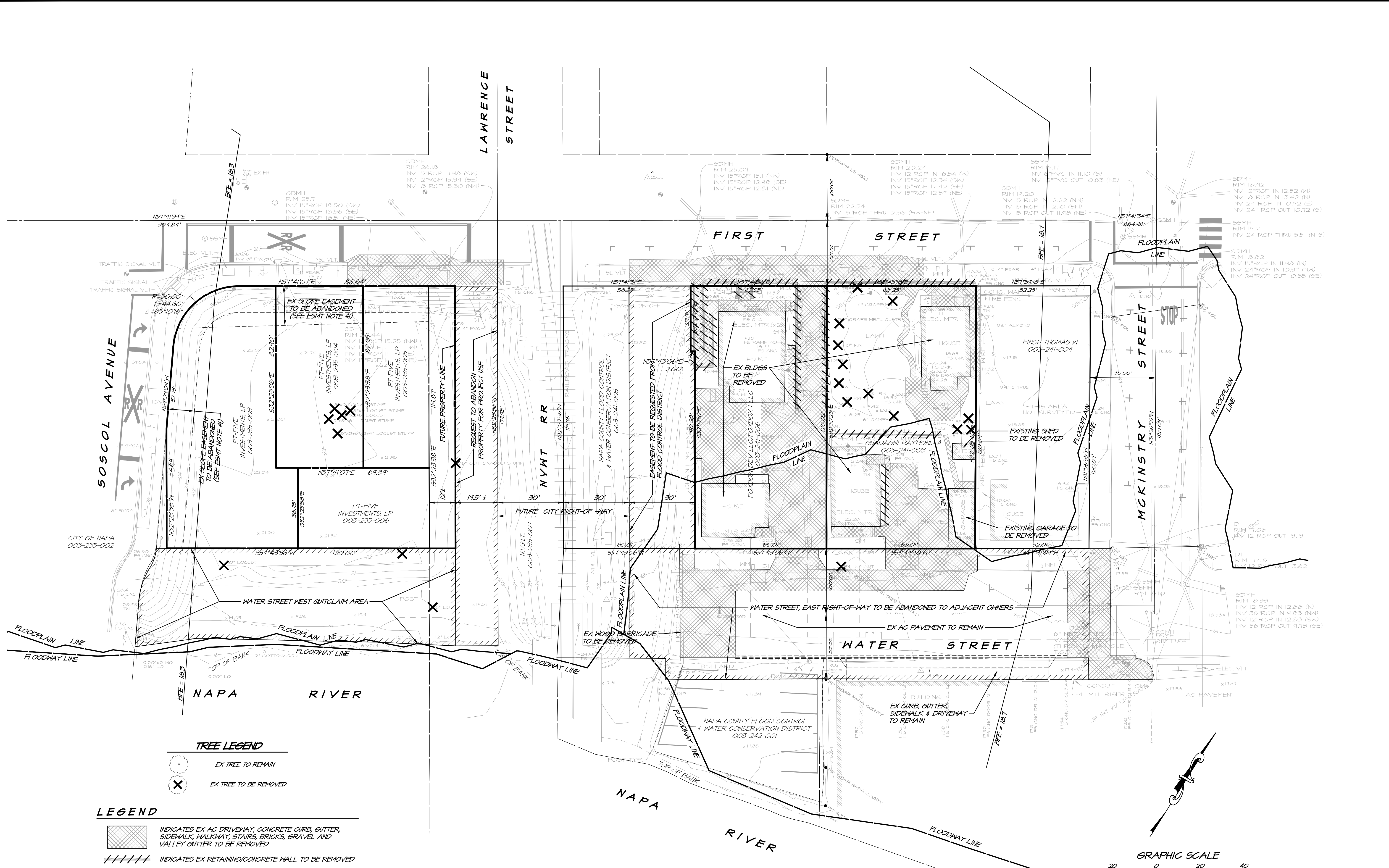
FIRST AND OXBOW
COVER SHEET

CALIFORNIA

NAPA



DATE	SEPT 15, 2023
DRAWN	DEL/EP
DESIGNED	RAY/EP
CHECKED	HAL
JOB NO.	4123024.0
SHEET NO.	DR1
	1 OF 7 SHEETS



TREE LEGEND

- EX TREE TO REMAIN
- EX TREE TO BE REMOVED

LEGEND

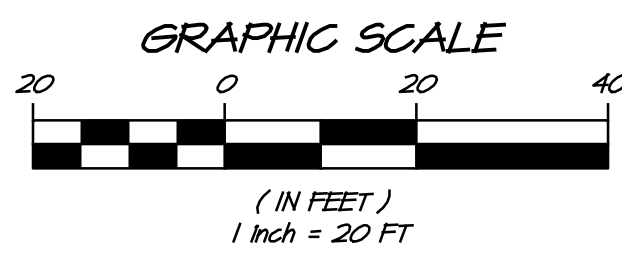
- INDICATES EX AC DRIVEWAY, CONCRETE CURB, GUTTER, SIDEWALK, WALKWAY, STAIRS, BRICKS, GRAVEL AND VALLEY GUTTER TO BE REMOVED
- INDICATES EX RETAINING/CONCRETE WALL TO BE REMOVED

NOTES:

1. ALL EXISTING STRUCTURES, SHEDS, HOUSES, FENCES, AND SHRUBS WITHIN SUBJECT PROPERTY SHALL BE REMOVED, UNLESS NOTED OTHERWISE.
2. ALL EXISTING UTILITY SERVICES (SEWER, WATER, GAS, ELECTRIC, CABLE & TELEVISION) TO EXISTING RESIDENTIAL HOUSE SHALL BE PROPERLY REMOVED OR ABANDONED PER THEIR RESPECTIVE AGENCY'S STANDARDS.
3. SEE SHEET DRS FOR EXISTING UTILITIES DEMOLITION.

EASEMENT NOTES:

1. EX SLOPE EASEMENTS (2005-0024114 & 2008-0004121) IN APN'S 003-235-003, 004 & 005 ARE TO BE ABANDONED.
2. EX TELECOMMUNICATION EASEMENT (2013-0035312) IN APN'S 003-235-003 TO 006 IS AN EASEMENT DEED BY COURT ORDER. THIS EASEMENT ON THESE PROPERTIES CANNOT BE PLOTTED IN THIS PLAN AND IS PROPOSED TO BE QUITCLAIMED.

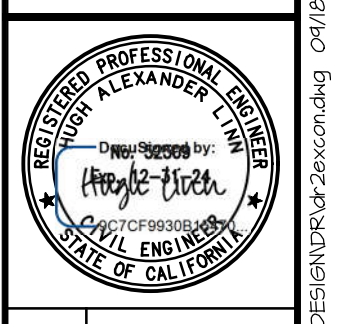


NO.	DATE	REVISIONS	BY	APPD

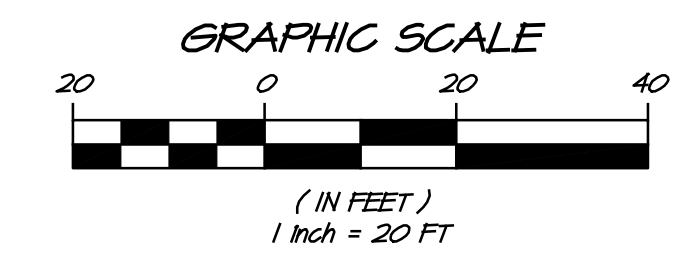
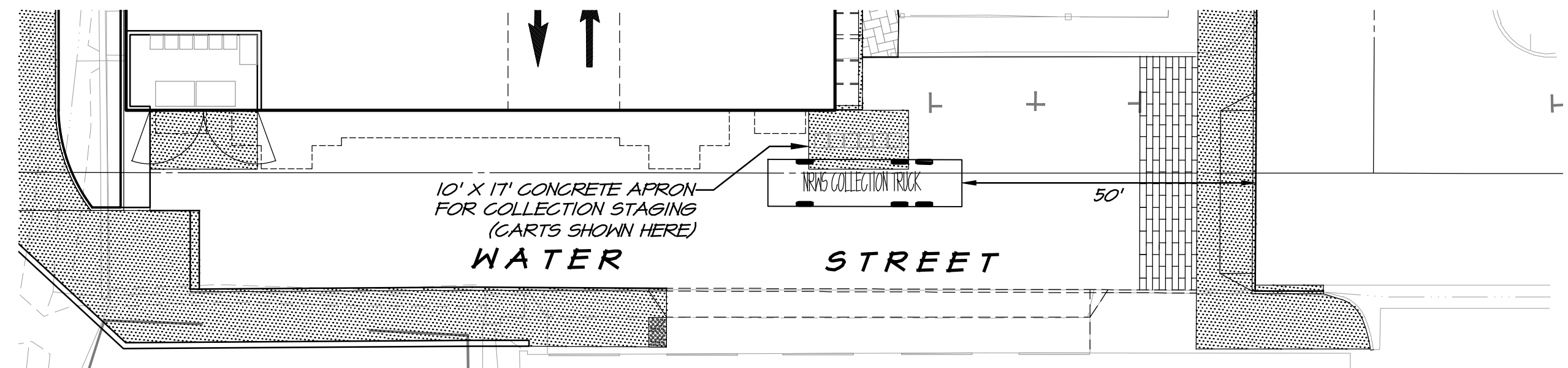
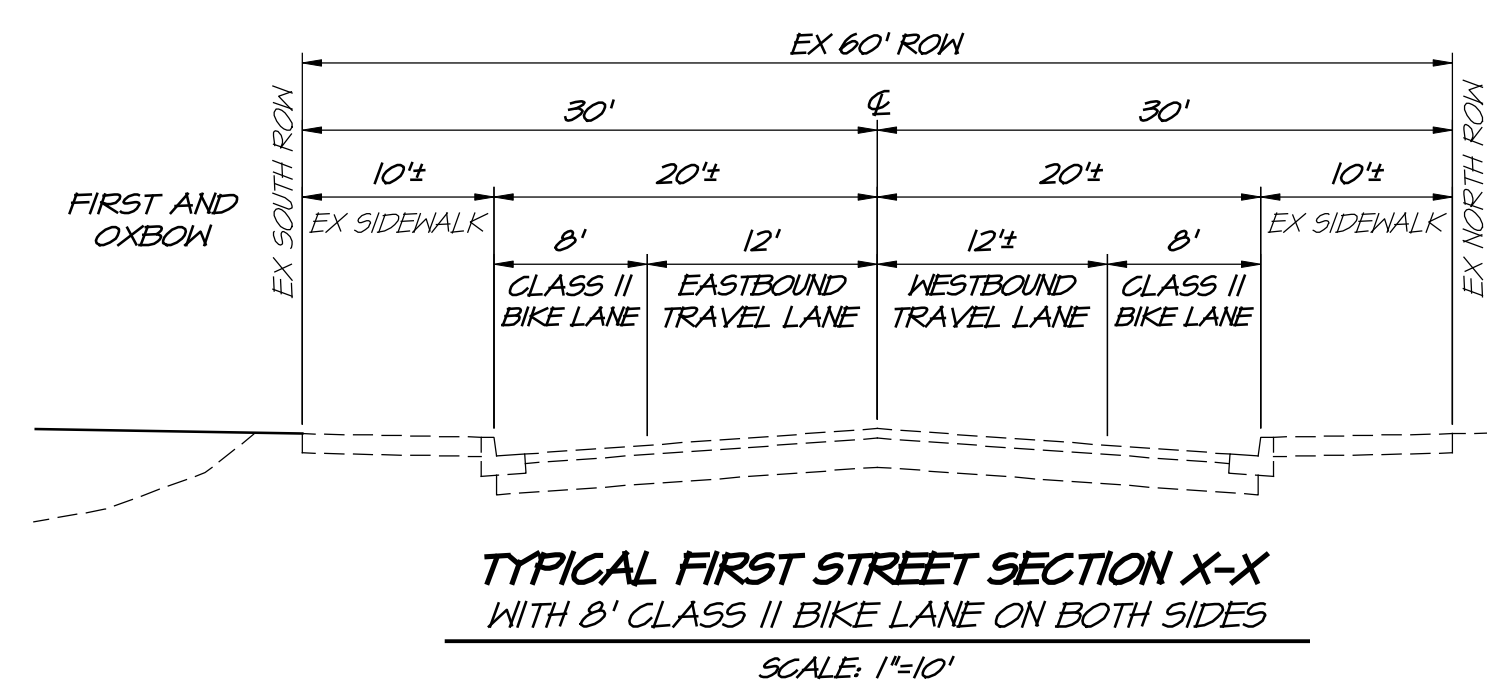
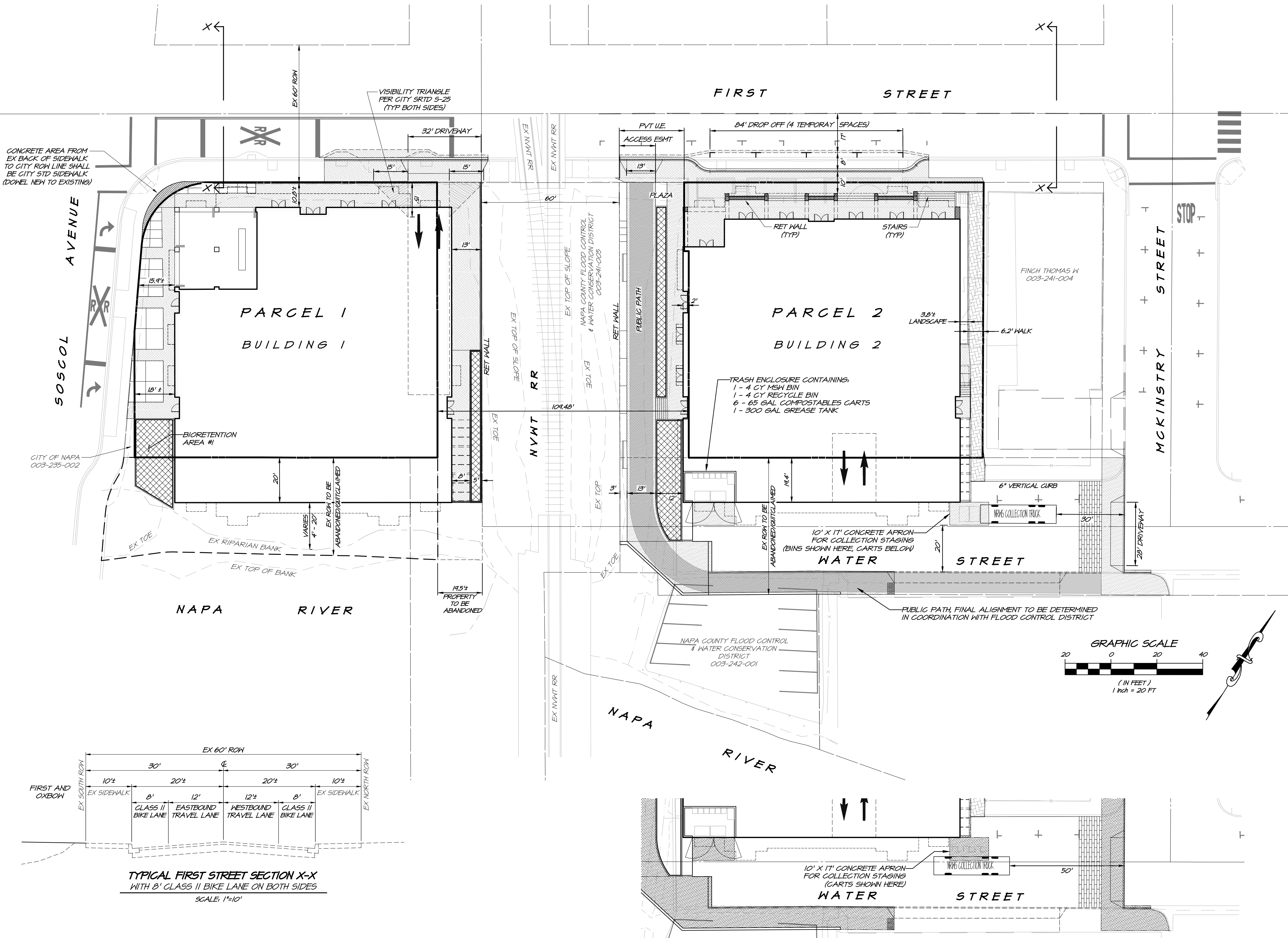
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**FIRST AND OXBOW
EXISTING CONDITIONS**
NAPA CALIFORNIA



DATE	SEPT 15, 2023
DRAWN	DELEP
DESIGNED	RAYEP
CHECKED	HAL
JOB NO.	4123024.0
SHEET NO.	DR2
2 OF 7 SHEETS	

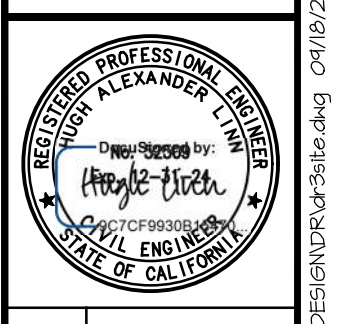


NO.	DATE	REVISIONS	BY	APPD

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 NAPA, CALIF. 94559
 OFFICE 707/252.3301
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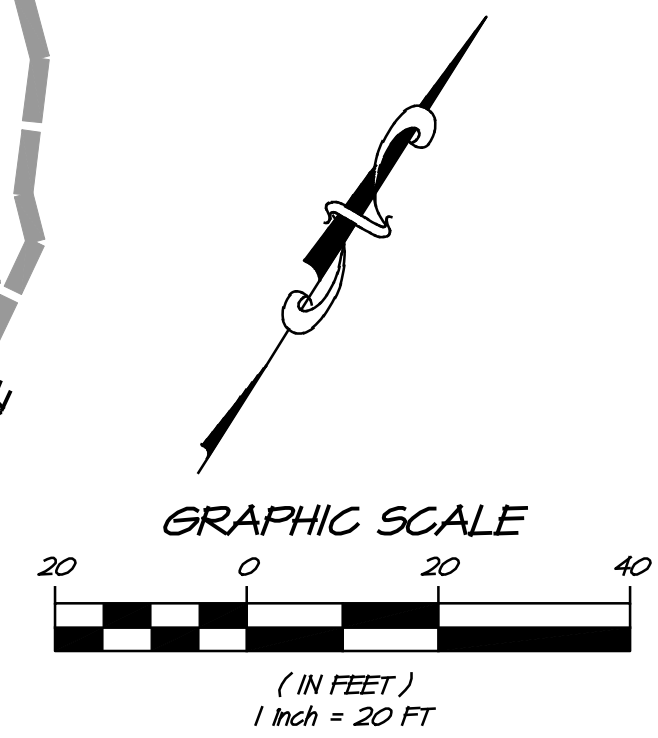
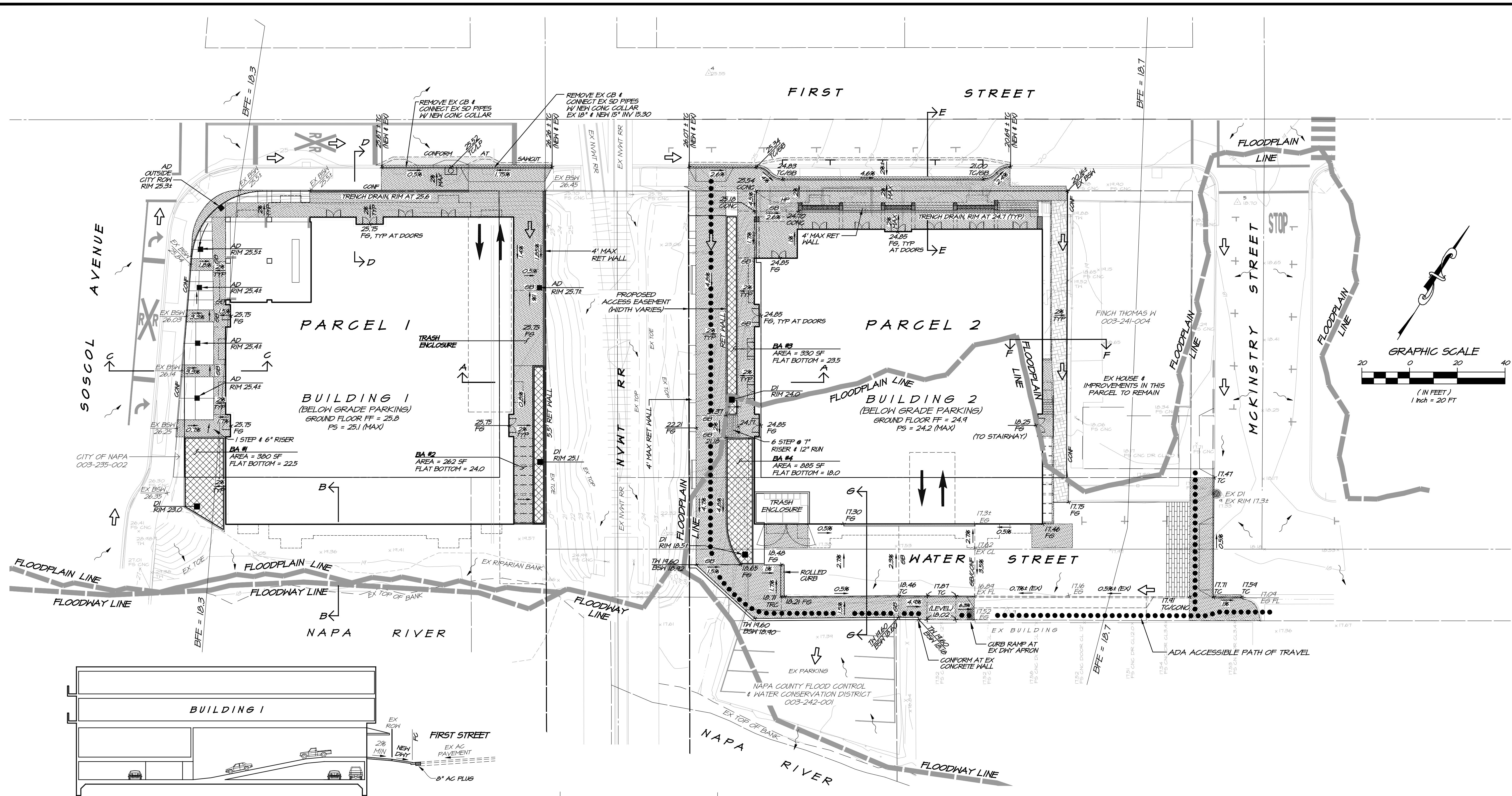
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**FIRST AND OXBOW
 SITE PLAN**
 CALIFORNIA
 NAPA



DATE	SEPT 15, 2023
DRAWN	DELEP
DESIGNED	RAY/EP
CHECKED	HAL
JOB NO.	41230240

SHEET NO.
DR3
 3 OF 7 SHEETS

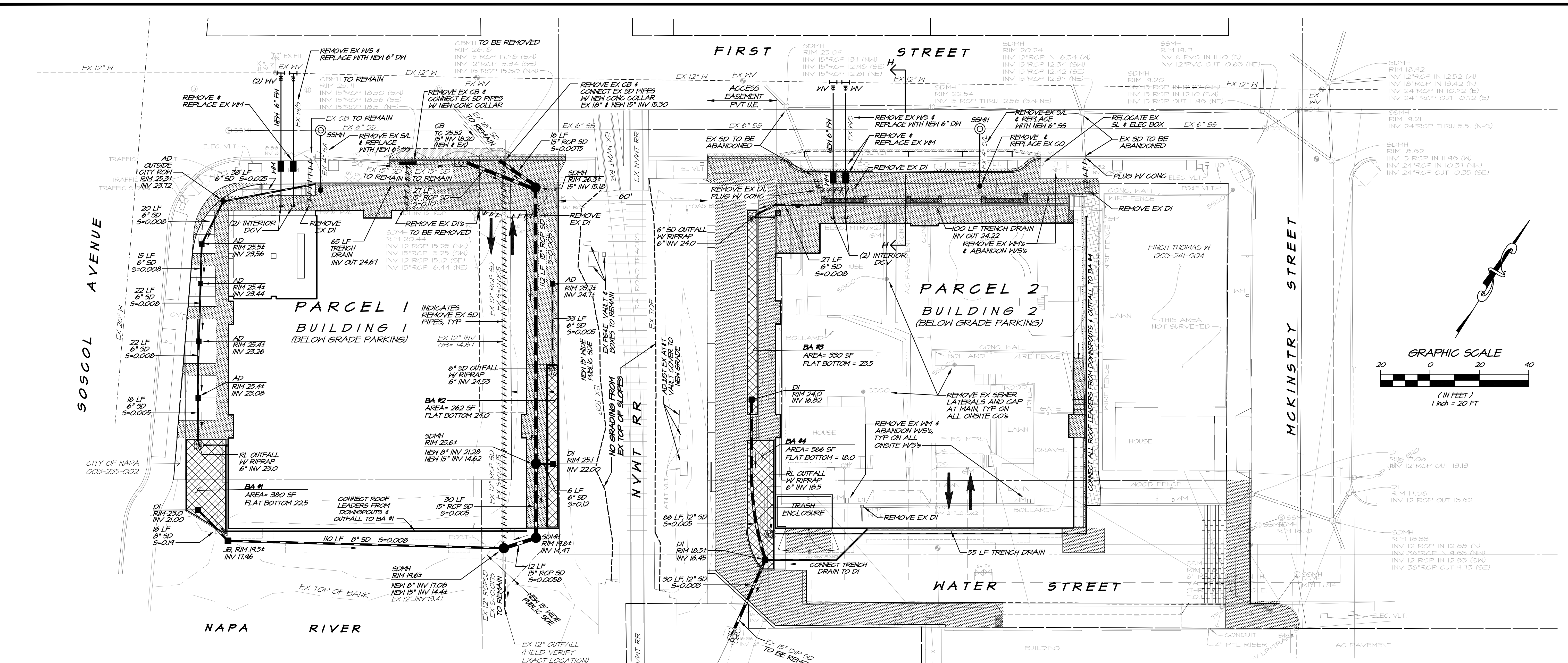


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FIRST AND OXBOW GRADING PLAN
 CALIFORNIA
 NAPA



DATE	SEPT 15, 2023
DRAWN	DELEP
DESIGNED	RAYEP
CHECKED	HAL
JOB NO.	4123024.0
SHEET NO.	DR4
	4 OF 7 SHEETS

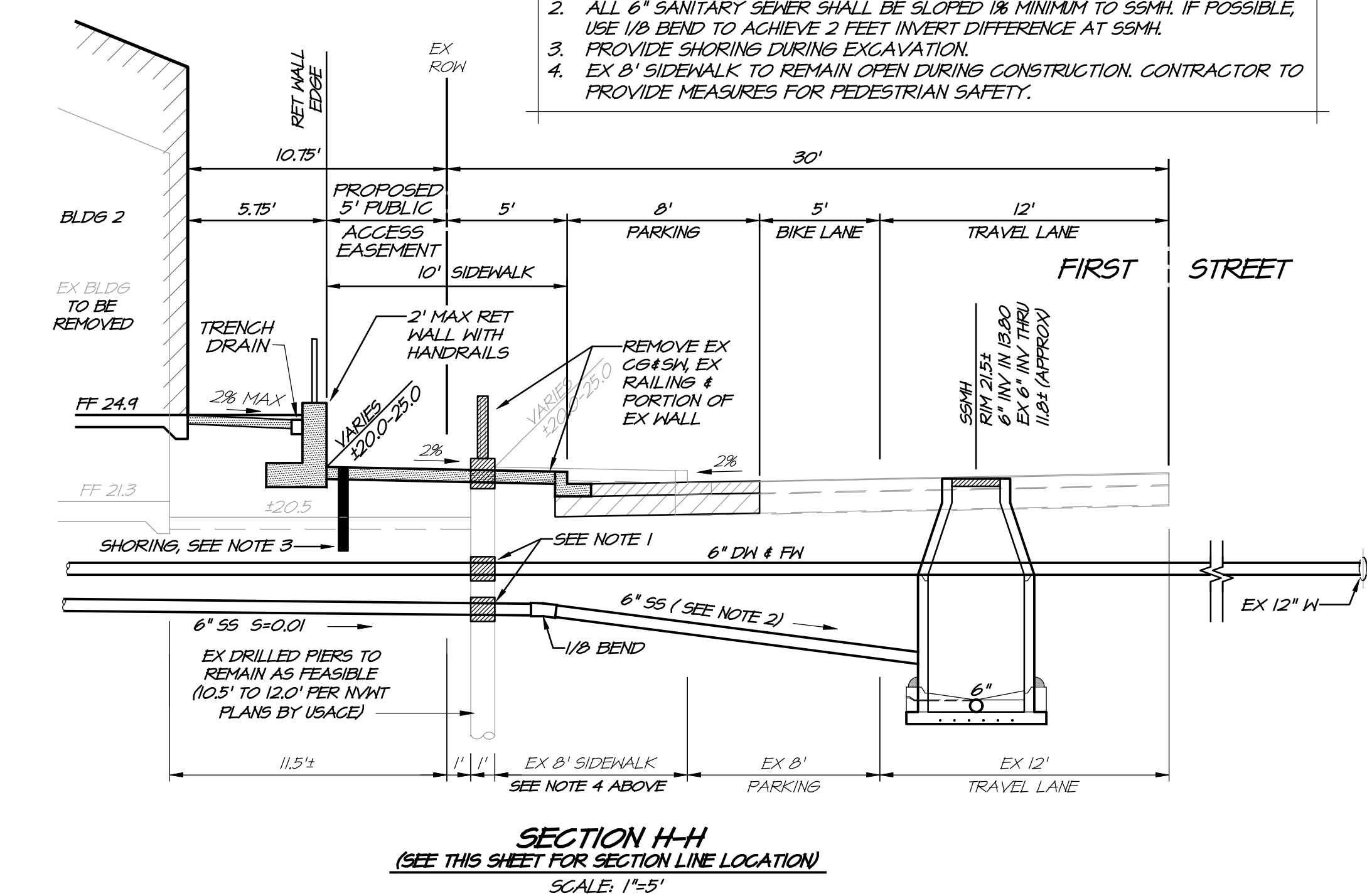
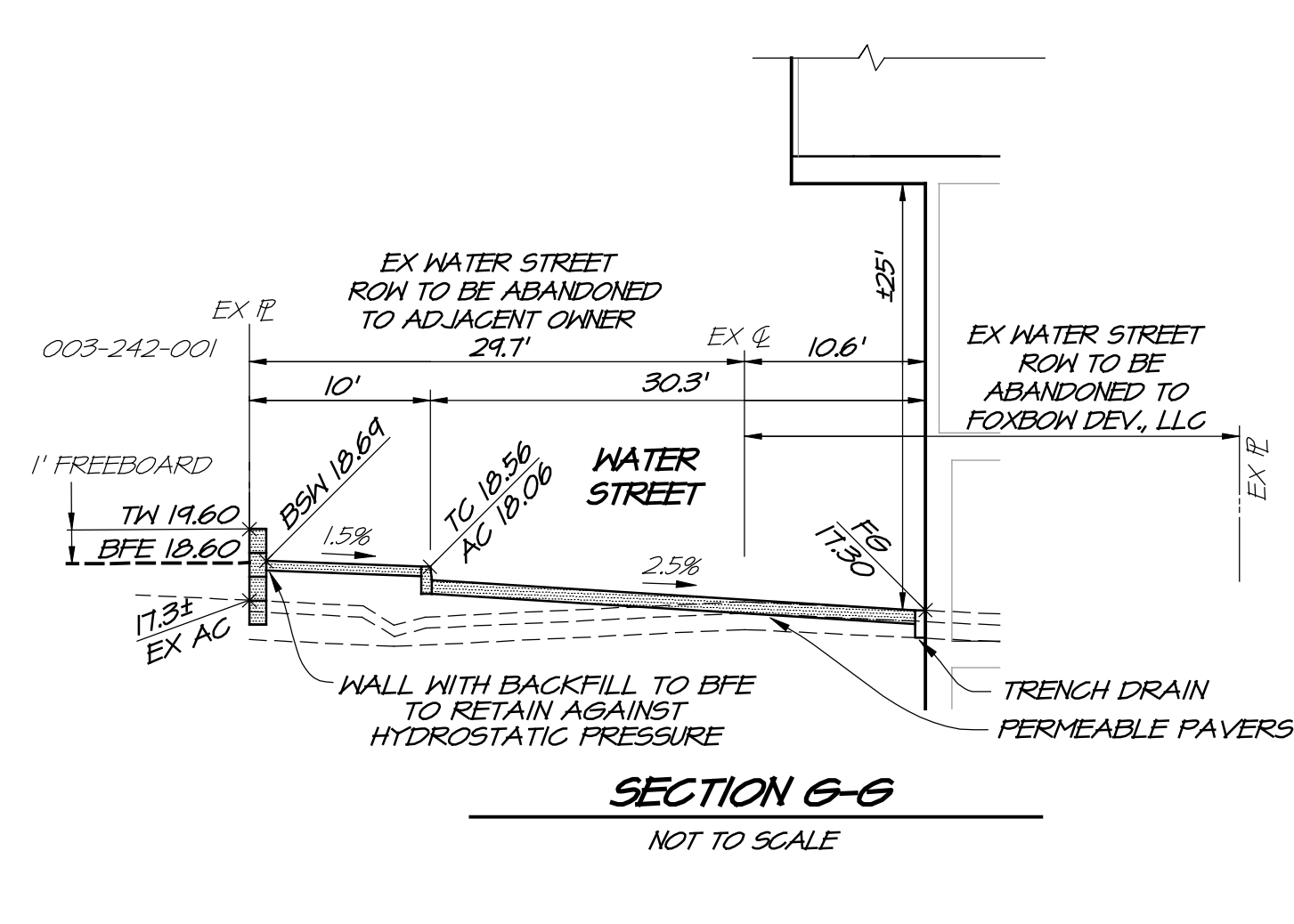
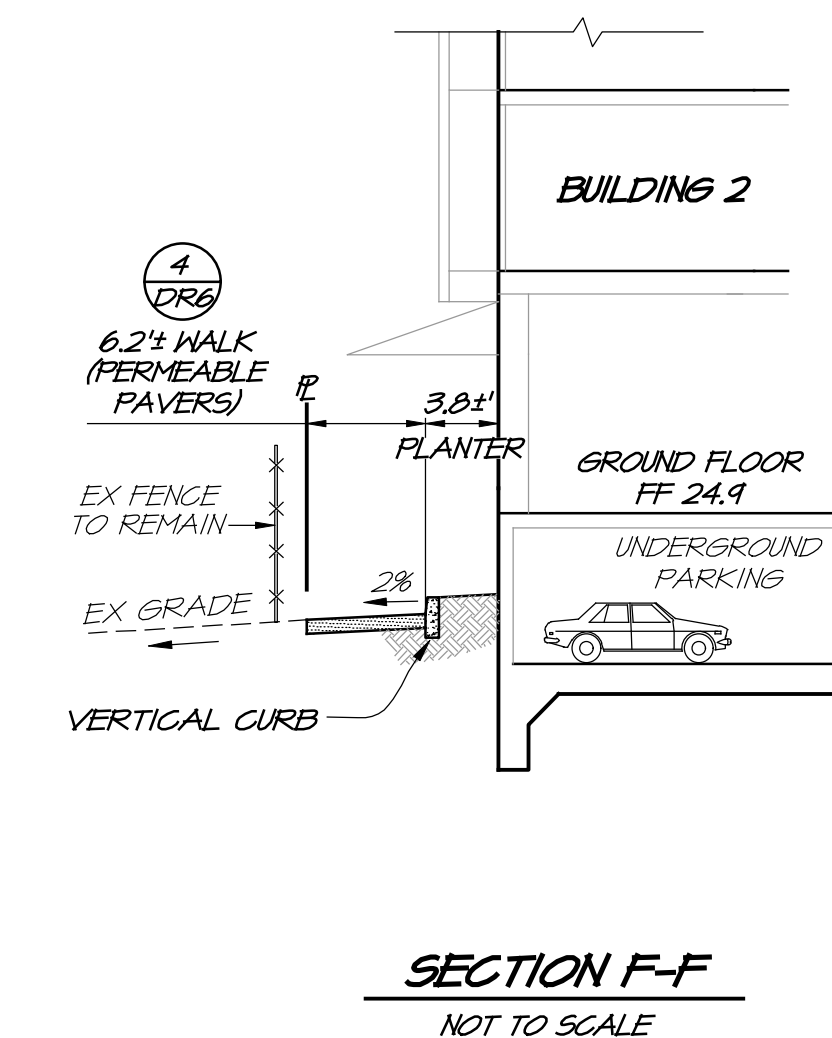
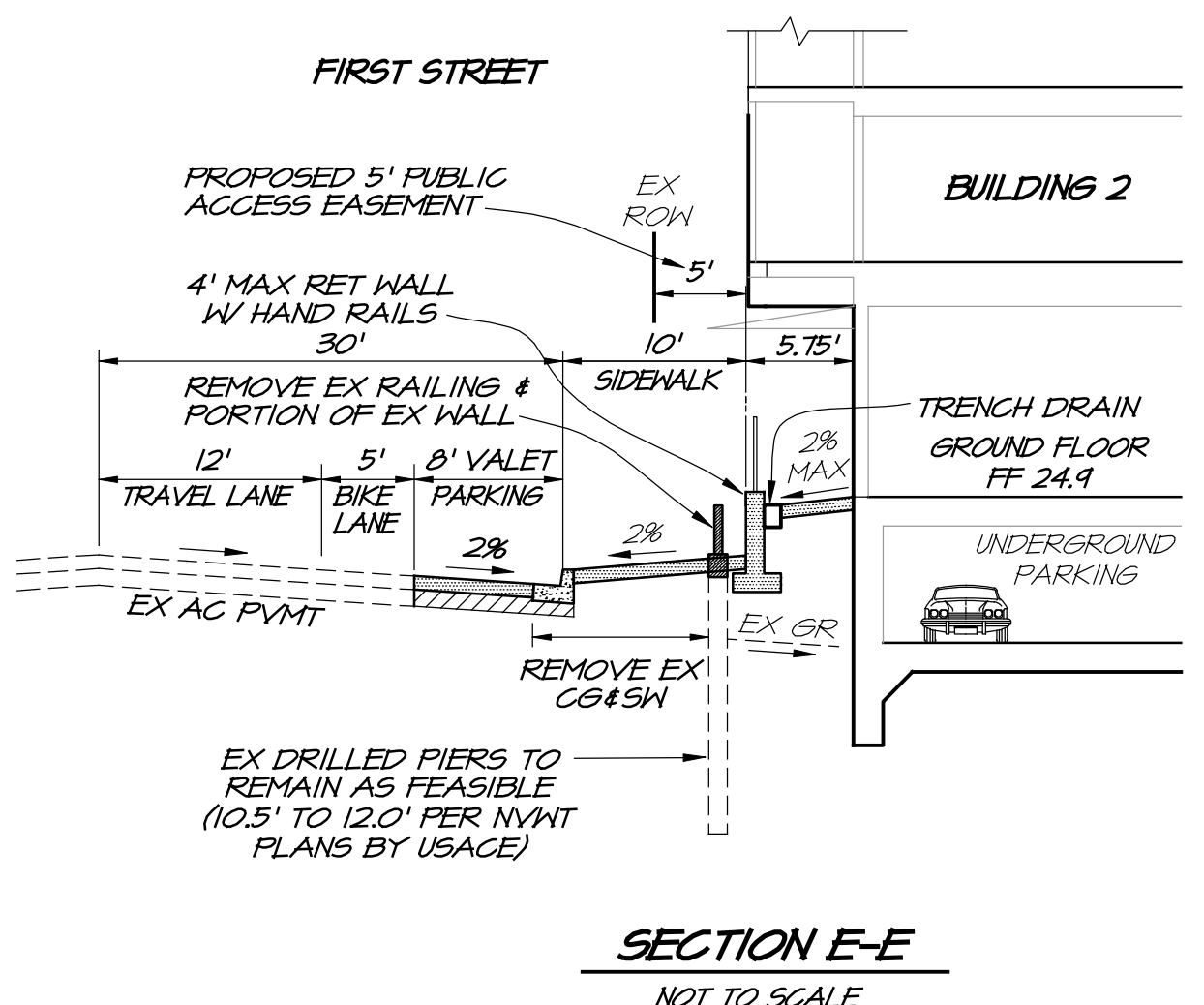


PROPOSED POST CONSTRUCTION BMPs

BMP (BEST MANAGEMENT PRACTICES)	TREATMENT AREA
1. BIORETENTION AREAS, 4 EACH (SEE DETAIL 3/DR6 ON SHEET DR6)	SEE PLAN
2. NO DUMPING, DRAINS TO RIVER'S STAMPINGS ON ALL INLETS (SEE DETAIL 1/DR6 ON SHEET DR6)	ENTIRE PROJECT
3. WATER QUALITY FEATURE ON SITE STAMPINGS ON ALL BIORETENTION INLETS (SEE DETAIL 2/DR6 ON SHEET DR6)	ALL BIORETENTION FACILITIES
4. PERMEABLE AREAS IN WATER STREET & WALK EAST OF BUILDING 2.	SEE PLAN
5. HOMEOWNER EDUCATION: COPY OF SCP AND MAINTENANCE AGREEMENT TO BE PROVIDED TO OWNER	ENTIRE PROJECT

NOTES:

- IF POSSIBLE, ROUTE NEW SERVICES TO AVOID EX PIERS. IF NOT POSSIBLE, PROVIDE PIPE SLEEVES THROUGH EX WALL FOR NEW WATER & SEWER SERVICES.
- ALL 6" SANITARY SEWER SHALL BE SLOPED 1/8" MINIMUM TO SSMH. IF POSSIBLE, USE 1/8" BEND TO ACHIEVE 2 FEET INVERT DIFFERENCE AT SSMH.
- PROVIDE SHORING DURING EXCAVATION.
- EX 8" SIDEWALK TO REMAIN OPEN DURING CONSTRUCTION. CONTRACTOR TO PROVIDE MEASURES FOR PEDESTRIAN SAFETY.



SEE SHEET DR4 FOR SECTION LINE LOCATIONS.

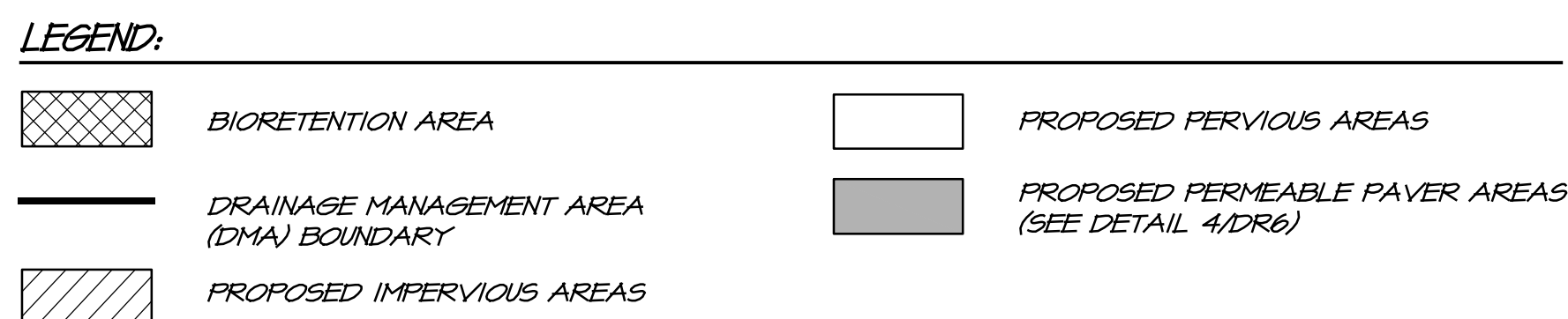
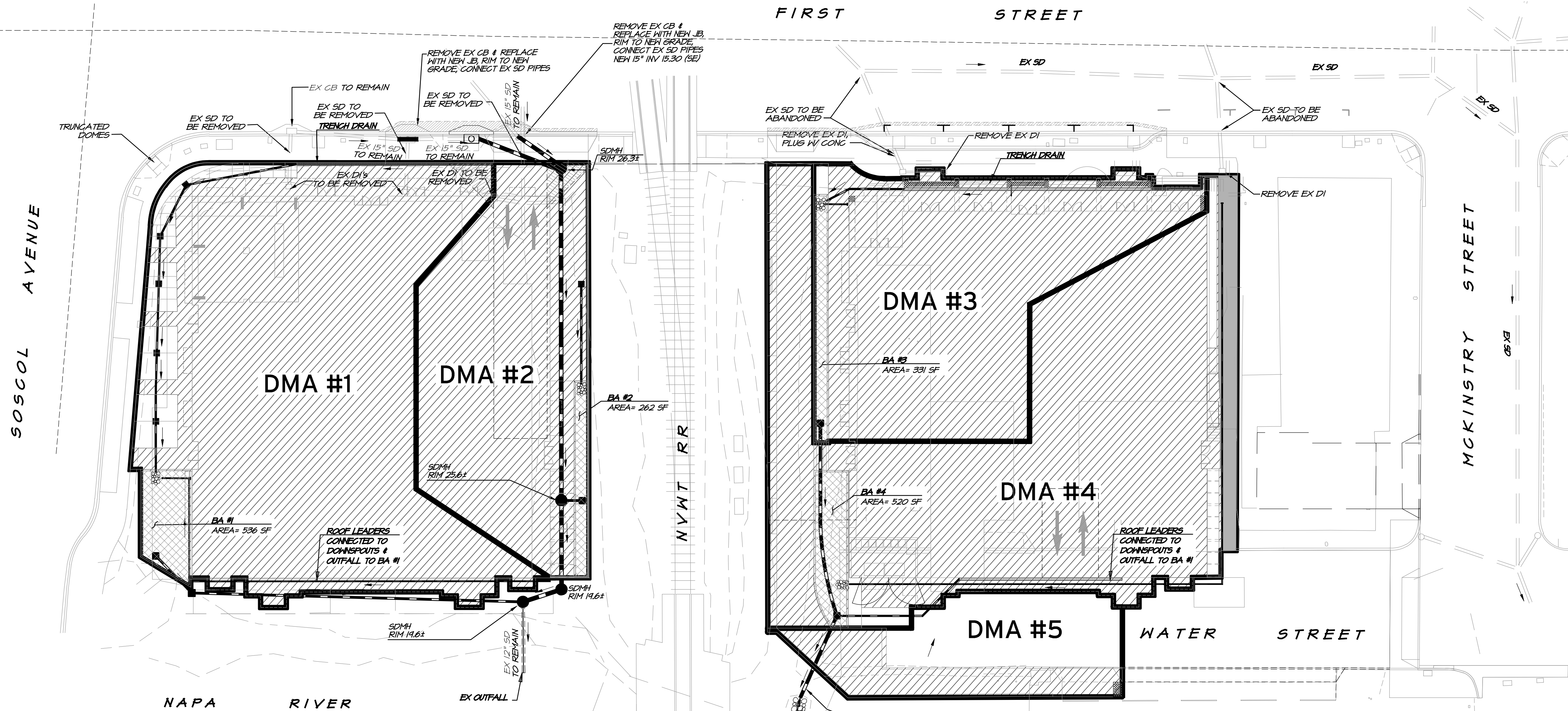
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CALIFORNIA
REGISTERED PROFESSIONAL ENGINEER
No. 10000
EXPIRES 12/31/2025

DATE	SEPT 15, 2023
DRAWN	DELPE
DESIGNED	RAYEP
CHECKED	HAL
JOB NO.	4123024.0
SHEET NO.	DR5
5 OF 7 SHEETS	



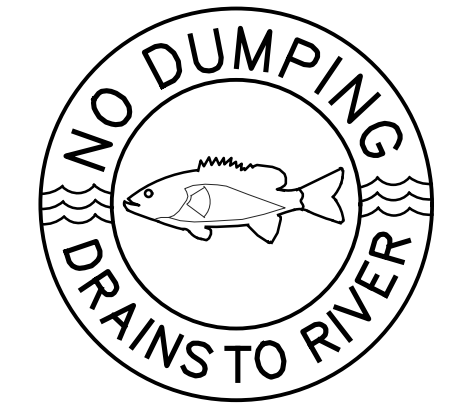
PROPOSED STORMWATER CONTROL PLAN AREA CALCULATIONS

DMA Names	Square Feet	Self-Treating	Self-Retaining	Runoff Factor	Drains to Self-Retaining	Name of Receiving DMA	BIORETENTION FACILITIES				
							BRF #1	BRF #2	BRF #3	BRF #4	
DMA-1 _{perv}	1,079			0.1			108				
DMA-1 _{imp}	13,137			1			13,137				
DMA-2 _{perv}	0			0.1							
DMA-2 _{imp}	6,515			1			6,515				
DMA-3 _{perv}	51			0.1				5			
DMA-3 _{imp}	7,765			1				7,765			
DMA-4 _{perv}	1,105	743		0.1						111	
DMA-4 _{imp}	12,795			1						12,795	
DMA-5 _{perv}	1,849										
DMA-5 _{imp}	1,401										
Total DMAs	45,697	743					13,137	6,515	7,770	12,906	
Total Facilities	1,649	Step 7: Enter Facility Footprints					Sizing Factor	0.04	0.04	0.04	0.04
DMAs + Facilities	49,716					Footprint on Exhibit	525	261	311	516	
							OK	OK	OK	OK	

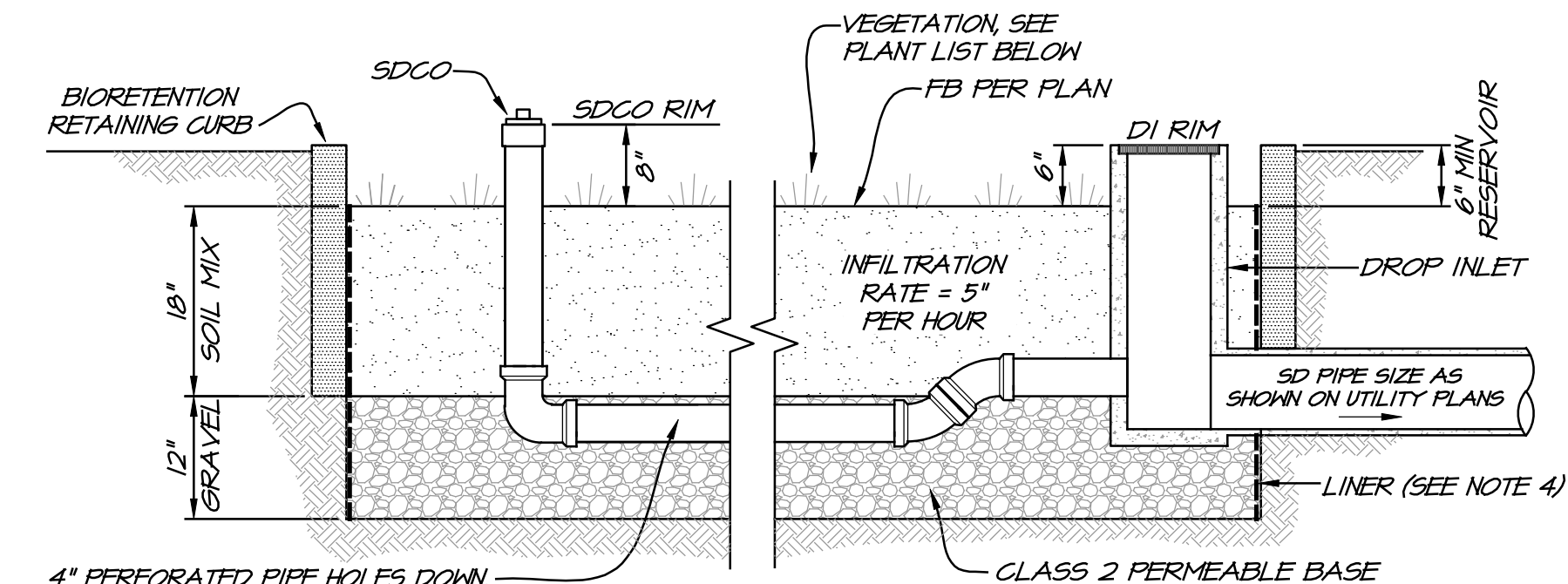
* THIS DMA IS CONSTRAINED BY HIGHER PROPOSED ELEVATIONS CONFORMING TO THE LOWER EXISTING ELEVATIONS AT THE SOUTHWEST CORNER OF THE EAST BUILDING. AS A RESULT, IT IS NOT FEASIBLE TO DIRECT STORMWATER RUNOFF TO LANDSCAPED AREAS OR A BIORETENTION FACILITY. THEREFORE, THIS DMA WILL BE UNTREATED.

PROPOSED POST CONSTRUCTION BMP's

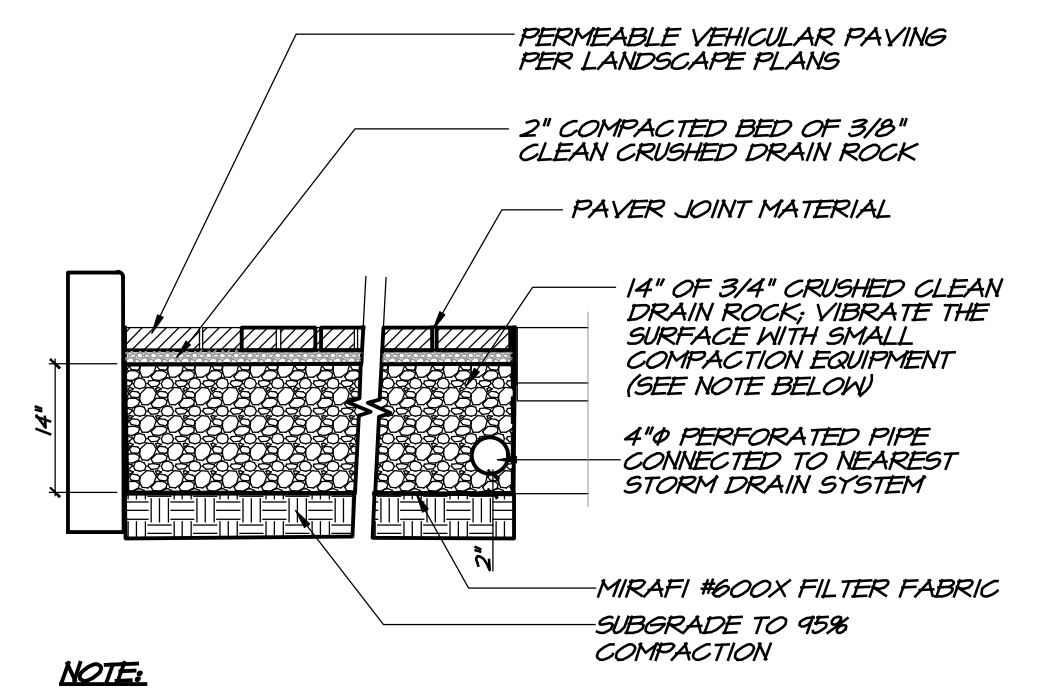
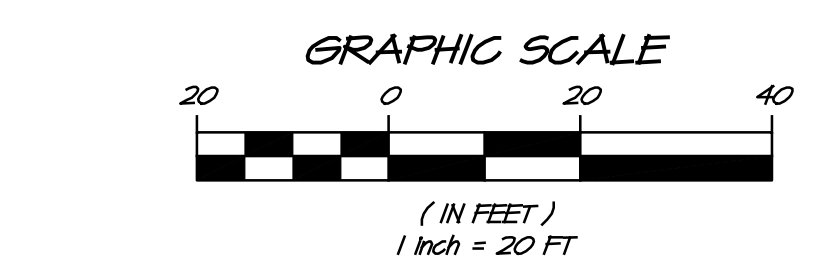
BMP (BEST MANAGEMENT PRACTICES)	TREATMENT AREA
1. BIORETENTION AREAS, 4 EACH (SEE DETAIL 3/DR6 IN THIS SHEET)	SEE MAP FOR DMA
2. NO DUMPING, DRAINS TO RIVER! STAMPING ON ALL INLETS (SEE DETAIL 1/DR6 IN THIS SHEET)	ENTIRE PROJECT
3. WATER QUALITY FEATURE ON SITE! STAMPING ON ALL BIORETENTION INLETS (SEE DETAIL 2/DR6 IN THIS SHEET)	ALL BIORETENTION FACILITIES
4. PERMEABLE AREA ALONG THE EASTERN WALK OF THE EAST BUILDING IN DMA #4 (PERMEABLE AREA = 143 SF AS SHOWN ON TABLE ABOVE IS SELF-TREATING)	SEE MAP FOR DMA
5. HOMEOWNER EDUCATION; COPY OF SCP AND MAINTENANCE AGREEMENT TO BE PROVIDED TO OWNER	ENTIRE PROJECT



- NOTES**
- EACH BIORETENTION FACILITY WITHIN THE CITY LIMITS SHALL BE MARKED WITH A "WATER QUALITY FEATURE ON SITE" - DO NOT ALTER OR REMOVE" MARKER.
 - CONTRACTOR IS TO PURCHASE THESE MARKERS FROM THE PUBLIC WORKS DEPARTMENT LOCATED AT 1600 FIRST STREET.



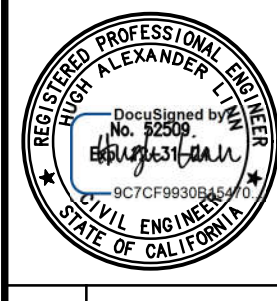
- NOTES**
- NO COMPACTION OF SOILS BENEATH THE FACILITY, OR RIPPING/LOOSENING OF SOILS IF COMPACTED.
 - NO LINERS OR OTHER BARRIERS INTERFERING WITH INFILTRATION.
 - APPROPRIATE PLANT PALETTE FOR THE SPECIFIED SOIL MIX & MAXIMUM AVAILABLE WATER USE.
 - LINER SHALL BE 30 MIL LINER.
- BIORETENTION PLAN LIST. REFER TO BASMAA PLANT MATRIX IN APPENDIX F (SEE LANDSCAPE PLANS)**
- SOIL MIX NOTE. A MIXTURE OF SAND (60%-70%) MEETING THE SPECIFICATIONS OF ASTM C33 AND COMPOST (30%-40%) PER BASMAA PHASE II SOIL MIX ENGINEER TO CERTIFY SOIL MIX PRIOR TO INSTALLATION.**
- GRAVEL NOTE. "CLASS 2 PERMEABLE," CALTRANS SPECIFICATION 6B-2.02(F3)**



NOTE: PROOF ROLLING OF CRUSHED ROCK TO CONFIRM AN UNYIELDING SURFACE IS OBTAINED PRIOR TO PLACING PAVING STONE.

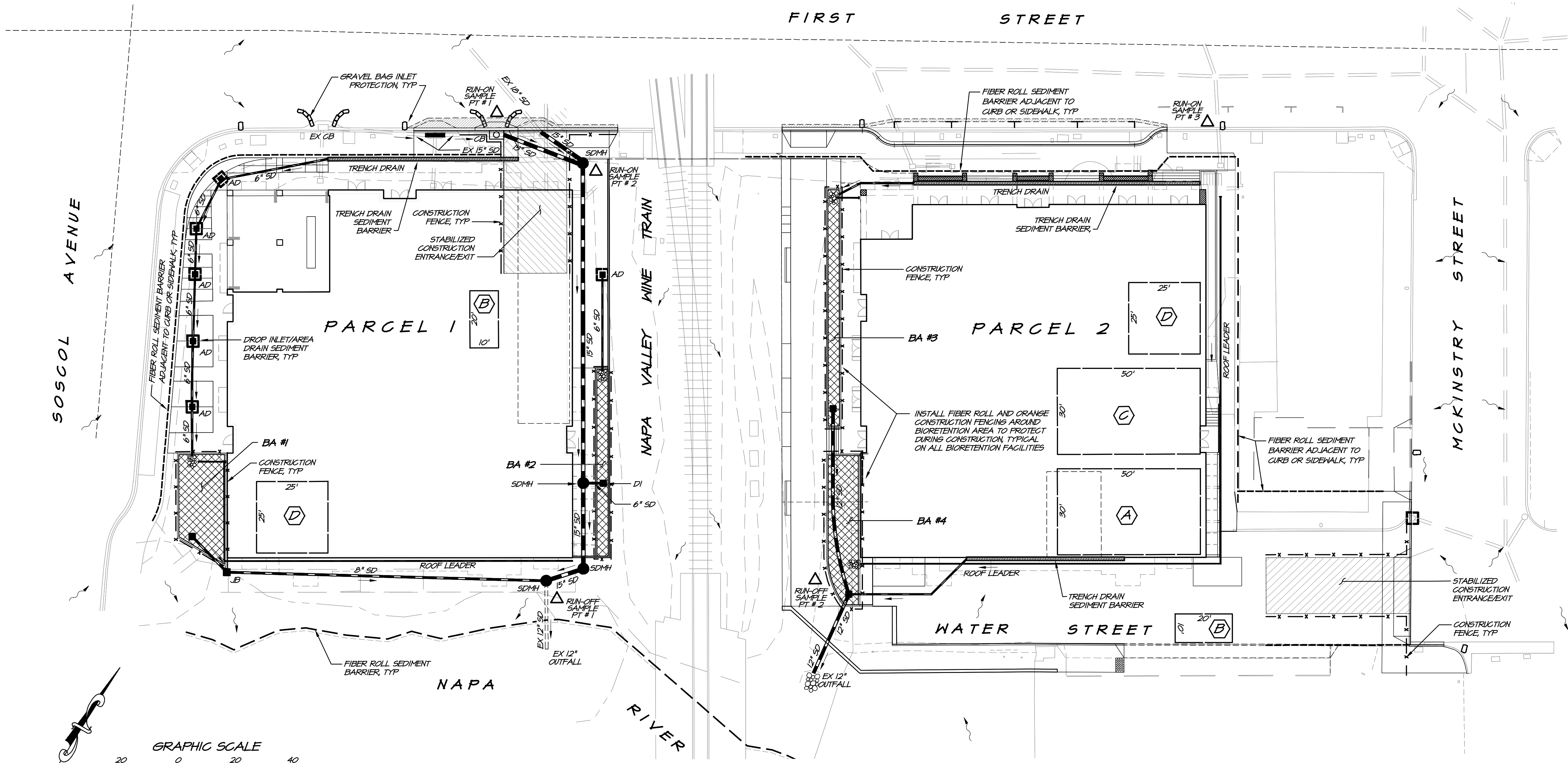
**FIRST AND OXBOW
SCP SITE PAN**

NAPA CALIFORNIA



DATE	SEPT 15, 2023
DRAWN	DELEP
DESIGNED	RAY/EP
CHECKED	HAL
JOB NO.	4123024.0

SHEET NO. DR6
6 OF 7 SHEETS



LEGEND

	MATERIAL AND WASTE STORAGE AREA PER WM-6
	CONCRETE WASH-OUT AREA PER WM-8
	VEHICLE & EQUIPMENT STORAGE AND SERVICE AREA PER NS-8, NS-9, NS-10
	STOCKPILE LOCATION PER WM-3
	DROP INLET / AREA DRAIN SEDIMENT BARRIER
	CONSTRUCTION FENCE
	CURB INLET SEDIMENT BARRIER
	GRAVEL BAG CHECK DAM
	FIBER ROLL SEDIMENT BARRIER ADJACENT TO CURB OR SIDEWALK
	STABILIZED CONSTRUCTION ENTRANCE/EXIT
	SAMPLING LOCATIONS
	FIBER ROLL SEDIMENT BARRIER
	BIORETENTION FACILITY
	TRENCH DRAIN SEDIMENT BARRIER

NO.	DATE	REVISIONS	BY	APPD

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**FIRST AND OXBOW
ESCP SITE PLAN**
CALIFORNIA
NAPA

DATE	SEPT 15, 2023
DRAWN	DELEP
DESIGNED	RAYEP
CHECKED	HAL
JOB NO.	41230240
SHEET NO.	DR7
7 OF 7 SHEETS	