

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
ADA	AMERICAN DISABILITY ACT	FB	FLAT BOTTOM ELEVATION	MTR	METER	SDMH	STORM DRAIN MANHOLE
APN	ASSESSORS PARCEL NUMBER	FC	FACE OF CURB	MU	MIXED USE	SF	SQUARE FEET
AD	AREA DRAIN	FD	FOUND	N	NORTH	SL	STREET LIGHT
BA	BIORETENTION 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
BLDG	BUILDING	FH	FIRE HYDRANT	NW	NORTHWEST	SSCO	SANITARY SEWER CLEANOUT
BMP	BEST MANAGEMENT PRACTICE	FL/FL	FLOW LINE	NYWT	NAPA VALLEY WINE TRAIN	SSMH	SANITARY SEWER MANHOLE
BRG	BOTTOM OF RETAINING CURB	FS	FINISH SURFACE	OH	OVERHEAD UTILITIES	ST	STREET
BSW	BACK OF SIDEWALK	FT	FEET	PG&E	PACIFIC GAS AND ELECTRIC	SW	SOUTHWEST
CB	CATCH BASIN	FW	FIRE WATER SERVICE	POR	PORTION	SYC	SYCAMORE
CG&SW	CURB, GUTTER & SIDEWALK	GB	GRADE BREAK	PL/PL	PROPERTY LINE	(T)	TOTAL
CL	CENTERLINE	GM	GAS METER	PS	PROTECTIVE SLOPE	TC	TOP OF CURB
CO	CLEANOUT	GR	GRADE	PVC	POLYVINYL CHLORIDE	TE	TRASH ENCLOSURE
CONC	CONCRETE	GV	GATE VALVE	PVT	PRIVATE	TM	TENTATIVE MAP
CONF	CONFORM	HP	HIGH POINT	RCE	REGISTERED CIVIL ENGINEER	TRC	TOP OF ROLLED CURB
CT	TOURIST COMMERCIAL	ICV	IRRIGATION CONTROL VALVE	RCP	REINFORCED CONCRETE PIPE	TYP	TYPICAL
DCV	DOUBLE CHECK VALVE	INC	INCORPORATED	RET	RETAINING	TW	TOP OF WALL
DI	DROP INLET	INV	INVERT	ROW	RIGHT OF WAY LINE	UE	UTILITY EASEMENT
DIP	DUCTILE IRON PIPE	JB	JUNCTION BOX	RR	RAILROAD	VAR	VARIES
DR	DOOR	JP	JOINT POLE	RS	RECORD OF SURVEY	VG	VALLEY GUTTER
DW	DOMESTIC WATER	LF	LINEAL FEET/FOOT	RSA	RIECHERS SPENCE & ASSOCIATES	VLT	VULT
DWY	DRIVeway	LLC	LIMITED LIABILITY COMPANY	RW	RETAINING WALL	W	WEST; WATER
E	EAST	LO	LIVE OAK	S	SLOPE, SOUTH	WM	WATER METER
ELEC	ELECTRIC	LOMR	LETTER OF MAP REVISION	SCP	STORMWATER CONTROL PLAN	WV	WATER VALVE
ESMT	EASEMENT	LP	LOW POINT; LIMITED PARTNERSHIP	SD	STORM DRAIN	WS	WATER SERVICE

PARCEL 1
BUILDING 1
(BELOW GRADE PARKING)

PARCEL 2
BUILDING 2
(BELOW GRADE PARKING)

WATER STREET

PROPOSED INTERSECTION
AT MCKINSTRY STREET
AND WATER STREET

FINCH THOMAS W
003-241-004

ACCESS EASEMENT & PVT U.E.

PUBLIC PATH

TRASH ENCLOSURE

8' CONCRETE APRON

TRASH ENCLOSURE

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BA #2

BA #3

BA #4

BA #5

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SITE MAP

PROJECT NOTES

1. THE TOPOGRAPHY SHOWN ON THESE PLANS WAS COMPILED FROM A FIELD SURVEY BY RSA+ DONE APRIL, 2016.
2. BOUNDARY INFORMATION SHOWN IS BASED ON FOUND MONUMENTS, OCCUPATIONAL LOCATIONS OF STREETS AND RECORD INFORMATION.
3. 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 06055C0516F, DATED SEPTEMBER 29, 2010 AND REVISED PER LOMR 16-09-1316P DATED JANUARY 22, 2019. BFE SHOWN ON SHEET DR2 AND DR4.
4. FILL IS PROPOSED TO ELEVATE PROPOSED FINISHED FLOORS OF THE BUILDINGS ABOVE THE 100 YEAR FLOODPLAIN PER THE BFE's SHOWN ON FIRM.
5. PARCEL 1 IS VACANT AND PARCEL 2 HAVE AN EXISTING BUILDING PROPOSED TO BE REMOVED AS SHOWN IN DR2.
6. ALL EXISTING AND PROPOSED EASEMENTS ARE SHOWN.
7. 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.
8. ALL EXISTING UTILITY POLES AND OVERHEAD LINES ARE SHOWN.
9. CONTOUR LINES ARE SHOWN AT 1 FOOT INTERVALS.
10. THERE IS NO PHASING PLANNED FOR THIS PROJECT.

ANALYSIS OF BEARINGS

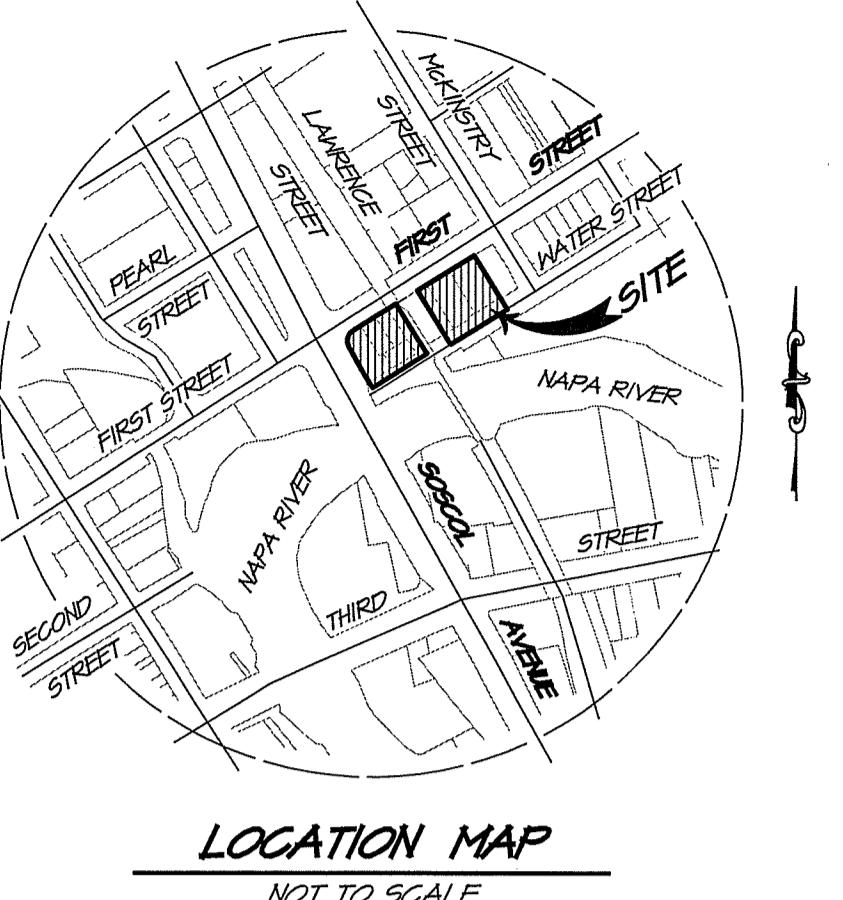
MARK: ELEVATION = 24.55' (NAVD 1988). POINT
IS THE CITY OF NAPA CONTROL NETWORK,
RS 1 & 2, PER RECORD OF SURVEY 41 RS 44/47,
2 NOVEMBER 2011

OBJECT BENCHMARK

ARY SHOWN IS BASED ON FOUND MONUMENTS,
ATIONAL LOCATION OF STREETS AND RECORD
HICHI

HEFT INDEX

COVER SHEET
EXISTING CONDITIONS
SITE PLAN
GRADING PLAN
UTILITY PLAN
SCP SITE PLAN
ESCP SITE PLAN

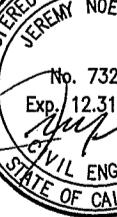


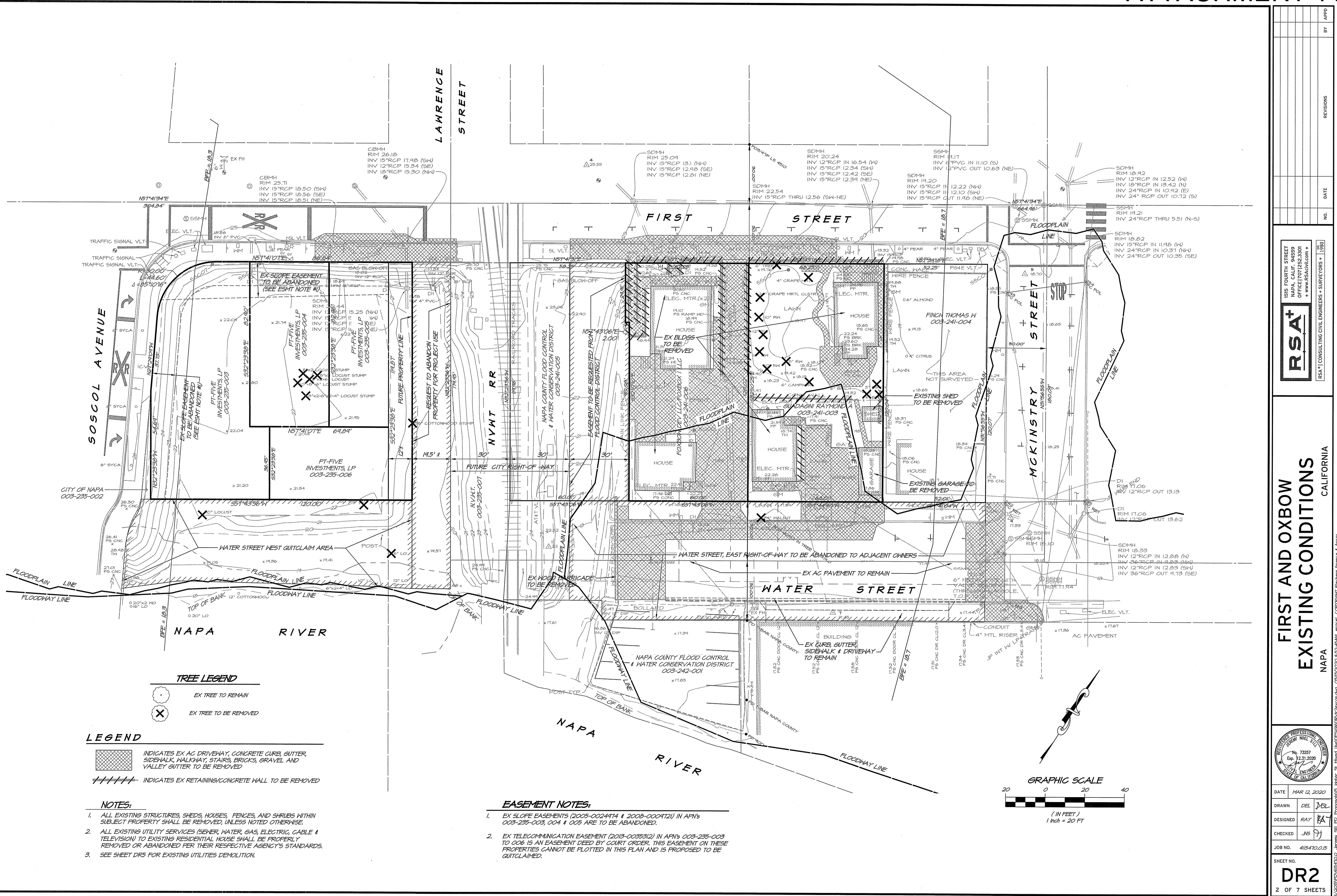
FIRST AND OXBOW COVER SHEET

FIRST AND OXBOW COVER SHEET

NAPA

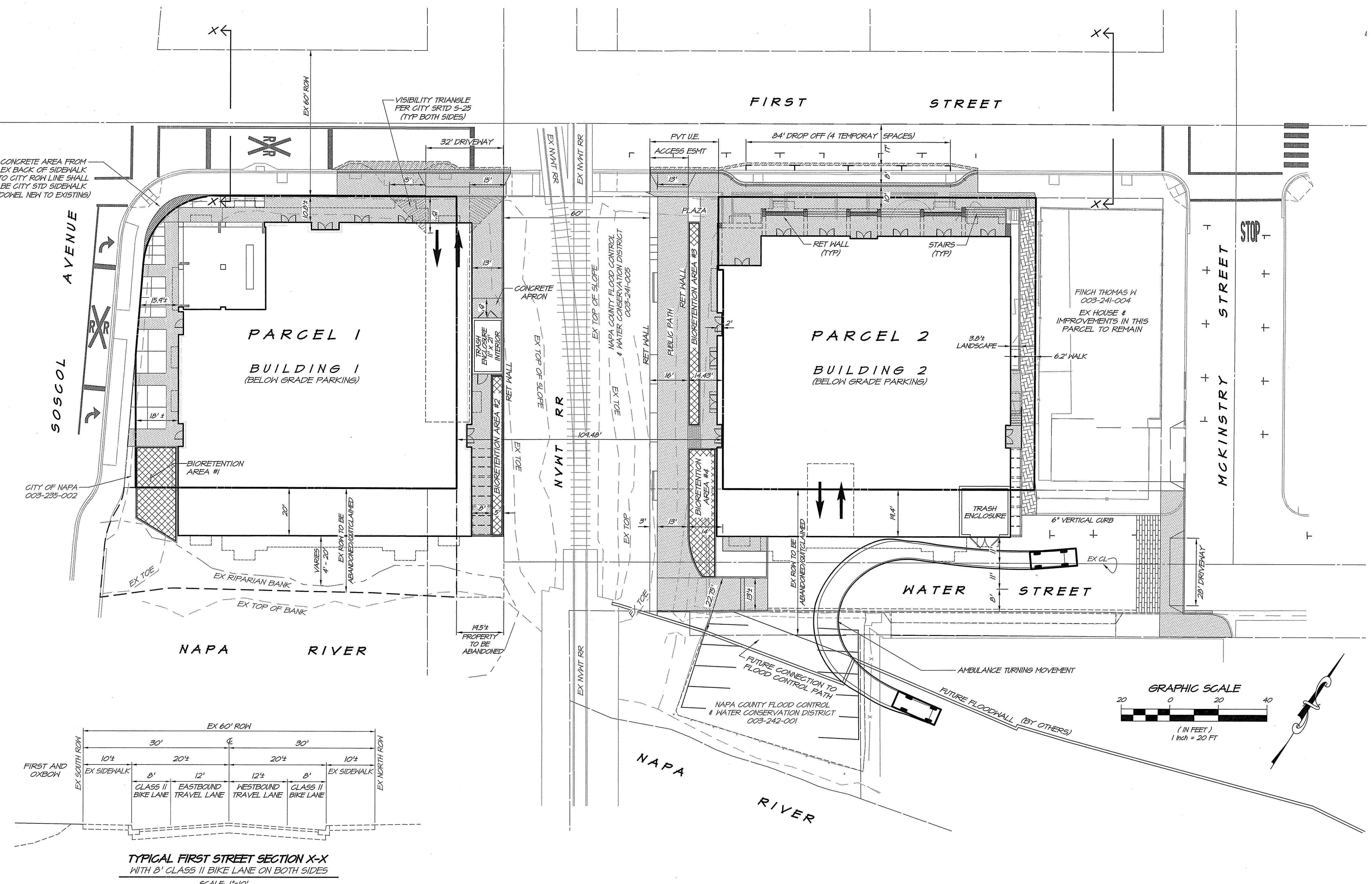
CALIFORNIA

	
DATE	MAR 12, 2020
DRAWN	DEL
DESIGNED	RAY
CHECKED	JNS
JOB NO. 4115470.0.15	
SHEET NO.	
<h1>DR1</h1>	
1 OF 7 SHEETS	



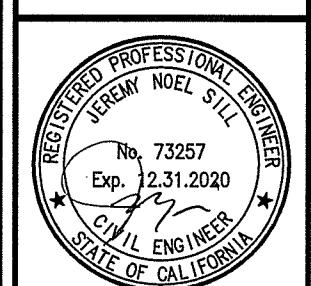
RSA⁺
RSA⁺ CONSULTING CIVIL ENGINEERS + SURVEYORS + 1980
151 FOURTH STREET
NAPA, CALIFORNIA
OFFICE 707.252.2300
+ www.RSAplus.com

**FIRST AND OXBOW
EXISTING CONDITIONS**
NAPA
CALIFORNIA



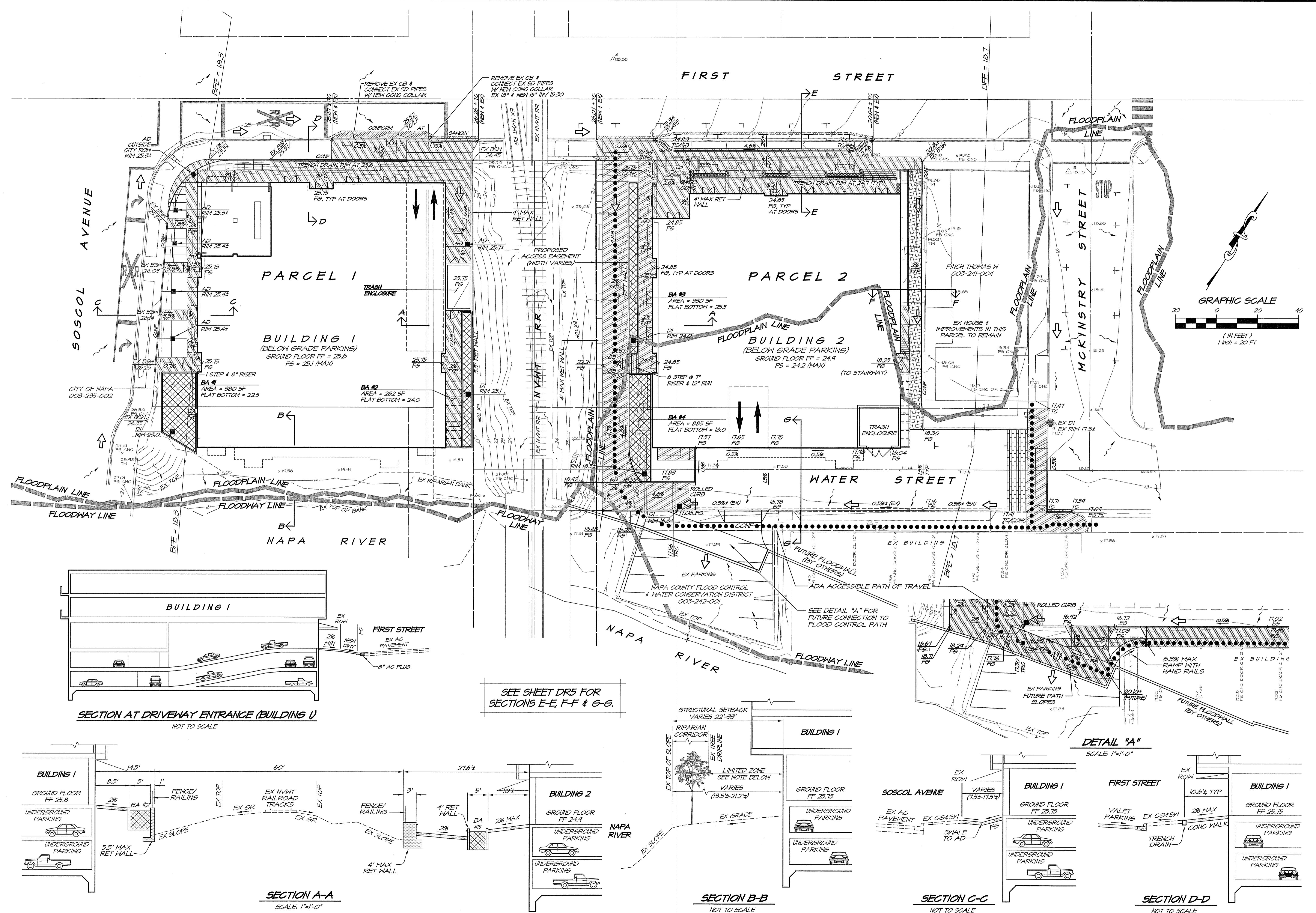
RSA⁺
1515 FOURTH STREET
NAPA, CALIFORNIA 94559
OFFICE: 707.252.2300
+ www.RSAplus.com +

FIRST AND OXBOW SITE PLAN
NAPA, CALIFORNIA



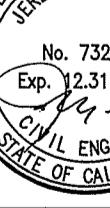
DATE: MAR 12, 2020
DRAWN: DEL
DESIGNED: RAY
CHECKED: JNS
JOB NO.: 415470.015
SHEET NO.

DR3
3 OF 7 SHEETS



FIRST AND OXBOW GRADING PLAN

NAPA	
20	02
47	15
0.15	
TS	

		
DATE	MAR 12, 2020	
DRAWN	DEL	DOZ
DESIGNED	RAY	RAY
CHECKED	JNS	95
JOB NO. 4115470.0.15		
SHEET NO.		
DR4		
4 OF 7 SHEETS		

