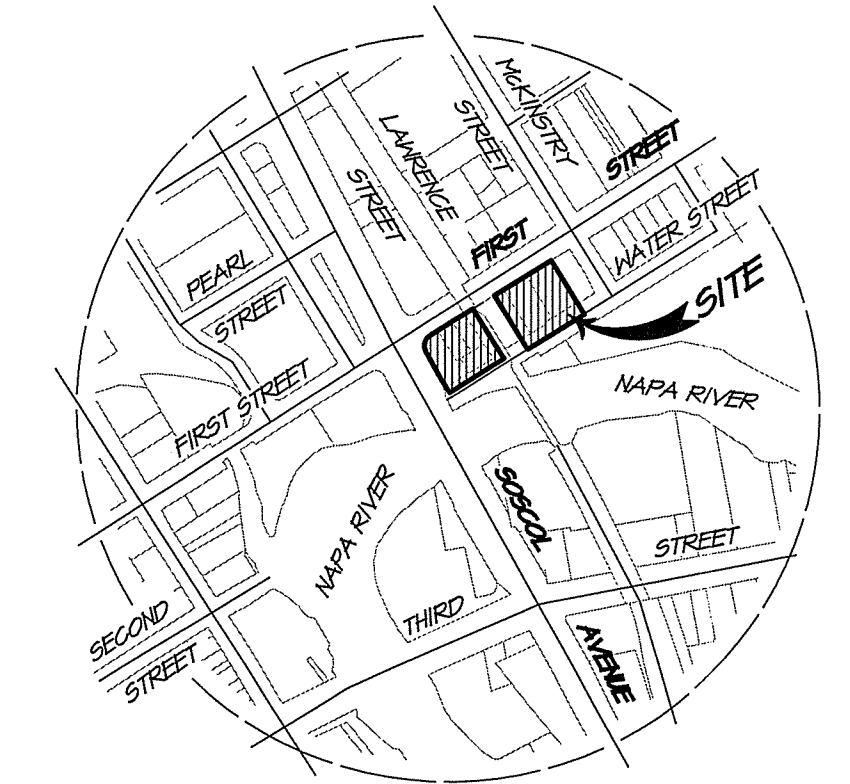
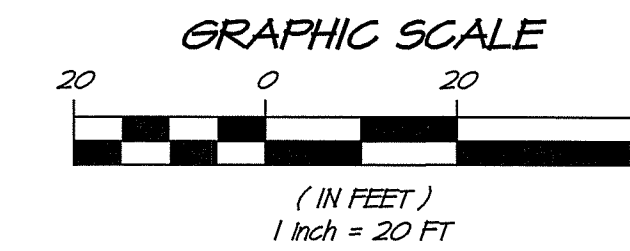
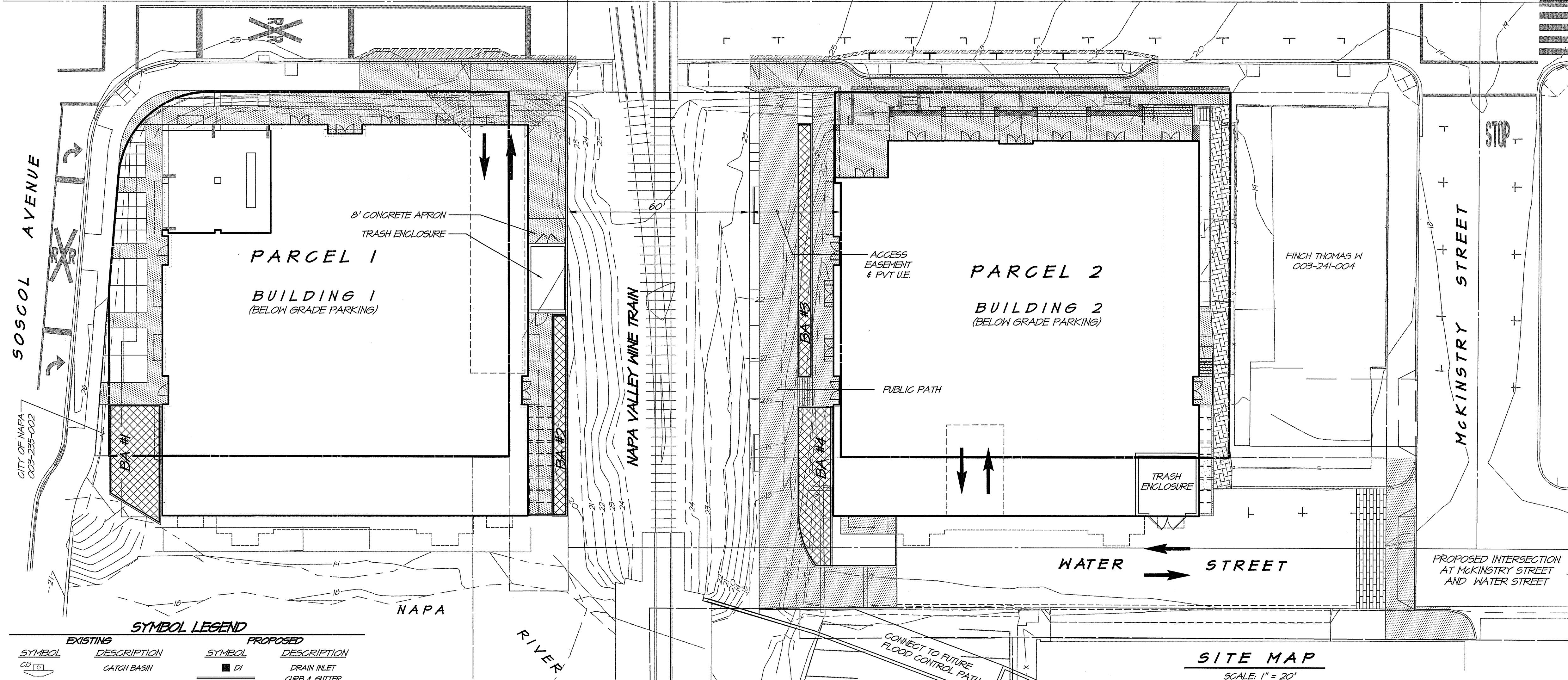


ABBREVIATIONS			
AC	ASPHALT CONCRETE	ESCP	EROSION AND SEDIMENT CONTROL PLAN
AD	AREA DRAIN	EXP	EXPIRE
ADA	AMERICAN DISABILITY ACT	FB	FLAT BOTTOM ELEVATION
APN	ASSESSOR'S PARCEL NUMBER	FC	FACE OF CURB
AD	AREA DRAIN	FD	FOUND
BA	BASE FLOOD ELEVATION	FF	FINISH FLOOR ELEVATION
BFE	BUILDING	FG	FINISH GRADE
BMP	BEST MANAGEMENT PRACTICE	FH	FIRE HYDRANT
BRG	BOTTOM OF RETAINING CURB	FL	FLOW LINE
BSH	BACK OF SIDEWALK	FS	FINISH SURFACE
CB	CATCH BASIN	FT	FEET
CDASH	CURB, GUTTER & SIDEWALK	FW	FIRE WATER SERVICE
CE	CENTERLINE	GB	GRADE BREAK
CO	CLEARCUT	GM	GAS METER
CONC	CONCRETE	GR	GRADE
CONF	CONFORM	GV	GATE VALVE
CT	TOURIST COMMERCIAL	HP	HIGH POINT
DCV	DOUBLE CHECK VALVE	ICV	IRRIGATION CONTROL VALVE
DI	DRAIN INLET	INC	INCORPORATED
DIP	DUCTILE IRON PIPE	INV	INVERT
DR	DOOR	JB	JUNCTION BOX
DN	DOMESTIC WATER	JP	JOINT POLE
DWY	DRIVEWAY	LLC	LIMITED LIABILITY COMPANY
E	ELECTRIC	LLC	LIMITED LIABILITY COMPANY
ESMT	EASEMENT	LOMR	LETTER OF MAP REVISION
EX	EXISTING	LP	LOH POINT; LIMITED PARTNERSHIP
MAX	MAXIMUM	MIN	MINIMUM
MTR	METER	MJ	MIXED USE
N	NORTH	NAV	NORTH AMERICAN VERTICAL DATUM
NE	NORTHEAST	NO	NUMBER
NW	NORTHWEST	NV	NAPA VALLEY NINE TRAIN
OH	OVERHEAD UTILITIES	PAGE	PACING GAS AND ELECTRIC
PAGE	PACING GAS AND ELECTRIC	PL	PROPERTY LINE
PS	PROTECTIVE SLOPE	PVC	POLYVINYL CHLORIDE
PR	PRIVATE	RCE	REGISTERED CIVIL ENGINEER
RCP	REINFORCED CONCRETE PIPE	RET	RETAINING
RH	RIGHT OF WAY LINE	RH	RAILROAD
RS	RECORD OF SURVEY	RSA	RECHERS SPENCE & ASSOCIATES
RW	RETAINING WALL	RW	RECORD OF SURVEY
S	SLOPE, SOUTH	SCP	STORMWATER CONTROL PLAN
SD	STORM DRAIN	SE	SOUTHEAST
SE	SOUTHEAST	SDE	STORM DRAIN EASEMENT
SDH	STORM DRAIN MANHOLE	SF	SQUARE FEET
SL	SEWER LATERAL	SL	SEWER LATERAL
SS	SANITARY SEWER	SSCO	SANITARY SEWER CLEANCUT
SSH	SANITARY SEWER MANHOLE	ST	STREET
SW	SOUTHWEST	SYG	SYCAMORE
TC	TOP OF CURB	TE	TRASH ENCLOSURE
TM	TENTATIVE MAP	TRC	TOP OF ROLLED CURB
TH	TOP OF WALL	UE	UTILITY EASEMENT
VAR	VARIES	VS	VALLEY GUTTER
VLT	VAULT	W	WEST WATER
W	WATER METER	WM	WATER METER
WV	WATER VALVE	WS	WATER SERVICE

DESIGN REVIEW PLANS FIRST AND OXBOW NAPA CALIFORNIA

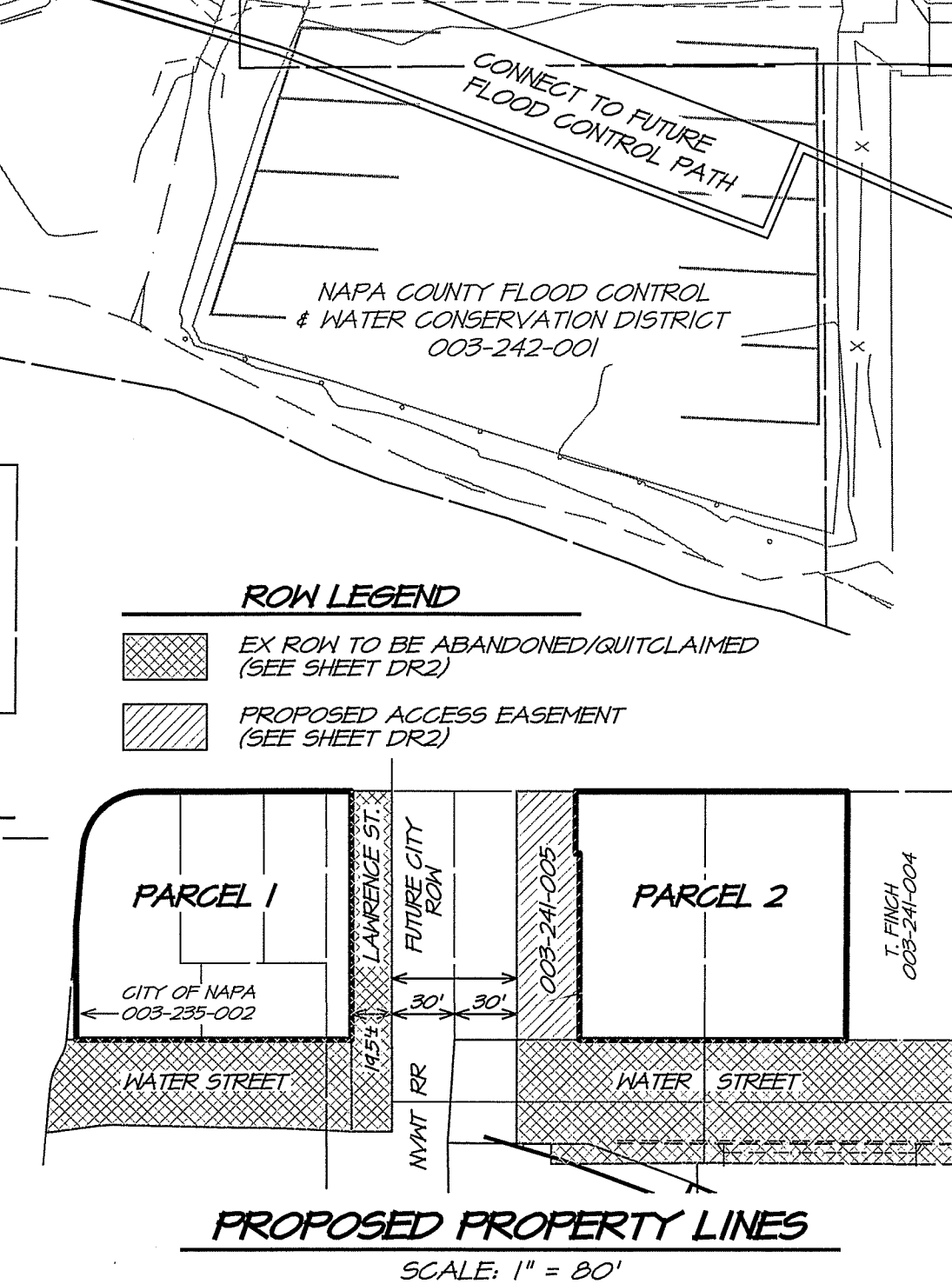


LOCATION MAP
NOT TO SCALE



EXISTING		PROPOSED	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
DI	CATCH BASIN	DI	DRAIN INLET
DI	CURB & GUTTER	DI	CURB & GUTTER
DI	DROP INLET	DI	GRADE BREAK
DI	EXISTING CONTOUR	DI	BIORETENTION RETAINING CURB
DI	FENCE	DI	SEWER LATERAL LINE
DI	FIRE HYDRANT	DI	PROPERTY LINE
DI	JOINT POLE WITH GUY WIRE	DI	EASEMENT
DI	ROADSIDE SIGN	DI	BUILDING LINE
DI	SANITARY SEWER LINE	DI	SHALE FLOWLINE
DI	SANITARY SEWER MANHOLE	DI	SLOPE (2:1, unless otherwise shown)
DI	SEWER LATERAL LINE	DI	STORM DRAIN LINE
DI	SPOT ELEVATION	DI	DOMESTIC WATER LINE
DI	STORM DRAIN LINE	DI	WATER METER
DI	STORM DRAIN MANHOLE	DI	WATER TEE
DI	RAILROAD TRACKS	DI	WATER VALVE
DI	WATER LINE	DI	OVERLAND RELEASE
DI	WATER METER	DI	AREA DRAIN
DI	WATER SERVICE	DI	FIRE WATER LINE
DI	WATER VALVE	DI	RETAINING WALL
DI	TREE	DI	CONCRETE WALKPAD
DI	IRRIGATION CONTROL VALVE	DI	DRIVEWAY
DI	GAS VALVE	DI	STORM DRAIN MANHOLE
DI	VAULT	DI	JUNCTION BOX
DI	WOOD FENCE	DI	SANITARY SEWER CLEANCUT
DI	GAS METER	DI	PERMEABLE PAVEMENT
DI	ELECTRIC METER	DI	DOUBLE CHECK VALVE
DI	STREET LIGHT	DI	EXISTING (CONTINUED)
DI	CONC. WALL	DI	SYMBOL
DI	CURB, GUTTER AND SIDEWALK	DI	DESCRIPTION
DI	OVERHEAD UTILITIES	DI	SYMBOL
DI		DI	DESCRIPTION

EXISTING PROPERTY LINES	
SYMBOL	DESCRIPTION
DI	DRAIN INLET
DI	CURB & GUTTER
DI	GRADE BREAK
DI	BIORETENTION RETAINING CURB
DI	SEWER LATERAL LINE
DI	PROPERTY LINE
DI	EASEMENT
DI	BUILDING LINE
DI	SHALE FLOWLINE
DI	SLOPE (2:1, unless otherwise shown)
DI	STORM DRAIN LINE
DI	DOMESTIC WATER LINE
DI	WATER METER
DI	WATER TEE
DI	WATER VALVE
DI	OVERLAND RELEASE
DI	AREA DRAIN
DI	FIRE WATER LINE
DI	RETAINING WALL
DI	CONCRETE WALKPAD
DI	DRIVEWAY
DI	STORM DRAIN MANHOLE
DI	JUNCTION BOX
DI	SANITARY SEWER CLEANCUT
DI	PERMEABLE PAVEMENT
DI	DOUBLE CHECK VALVE
DI	EXISTING (CONTINUED)
DI	SYMBOL
DI	DESCRIPTION
DI	SYMBOL
DI	DESCRIPTION



SITE MAP
SCALE: 1" = 20'

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 06055C0516F, DATED SEPTEMBER 24, 2010 AND REVISED PER LOMR 16-04-1916P DATED JANUARY 22, 2019. 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 HERE 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

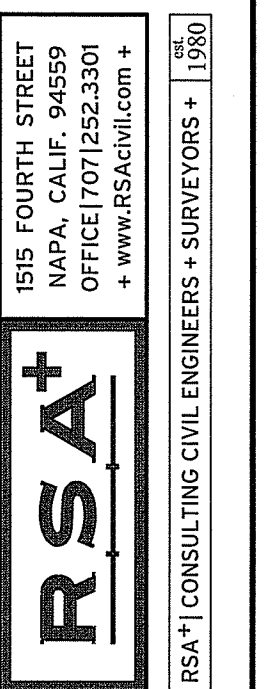
BENCHMARK: ELEVATION = 24.55' (NAVD 1988). POINT #46 OF THE CITY OF NAPA CONTROL NETWORK, PHASES 1 & 2, PER RECORD OF SURVEY 41 RS 44/47, DATED NOVEMBER 2011.

PROJECT BENCHMARK

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

SHEET INDEX

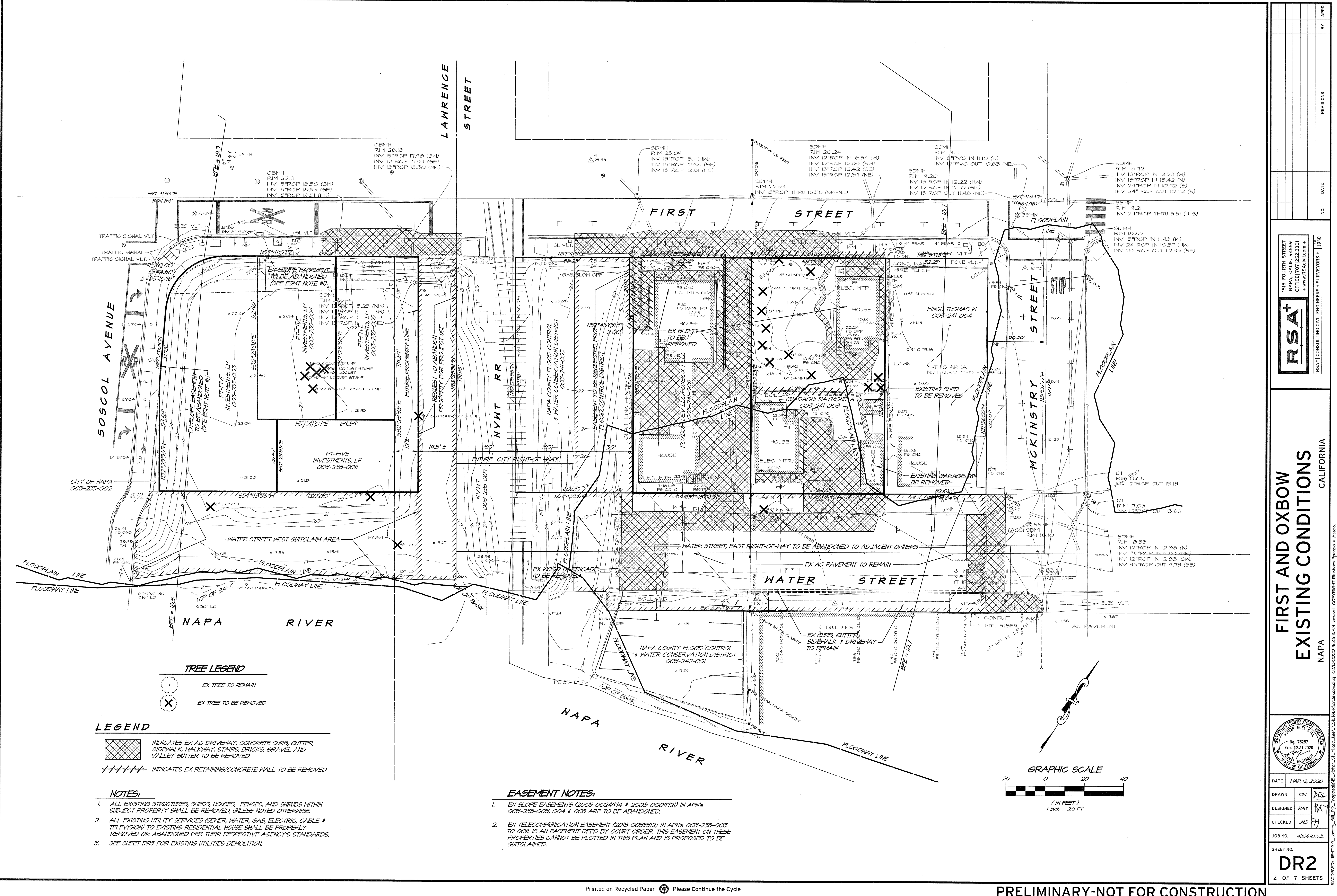
DR1	COVER SHEET
DR2	EXISTING CONDITIONS
DR3	SITE PLAN
DR4	GRADING PLAN
DR5	UTILITY PLAN
DR6	SCP SITE PLAN
DR7	ESCP SITE PLAN



FIRST AND OXBOW
COVER SHEET
CALIFORNIA
NAPA



DATE	MAR 12, 2020
DRAWN	DEL
DESIGNED	RAY
CHECKED	JMS
JOB NO.	415470.015
SHEET NO.	DR1
1 OF 7 SHEETS	



NO.	DATE	REVISIONS	BY	APPD

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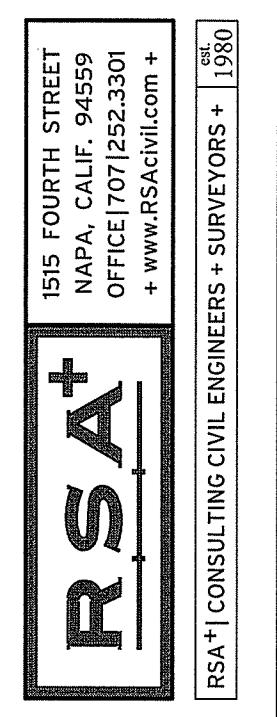
**FIRST AND OXBOW
EXISTING CONDITIONS
NAPA
CALIFORNIA**

DR2
2 OF 7 SHEETS

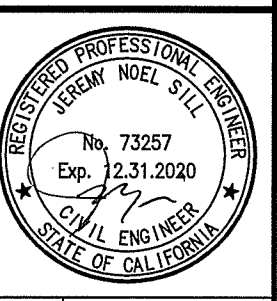
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DRAWN: DEL
DESIGNED: RAY
CHECKED: JNS
JOB NO.: 415470.015
SHEET NO.: DR2

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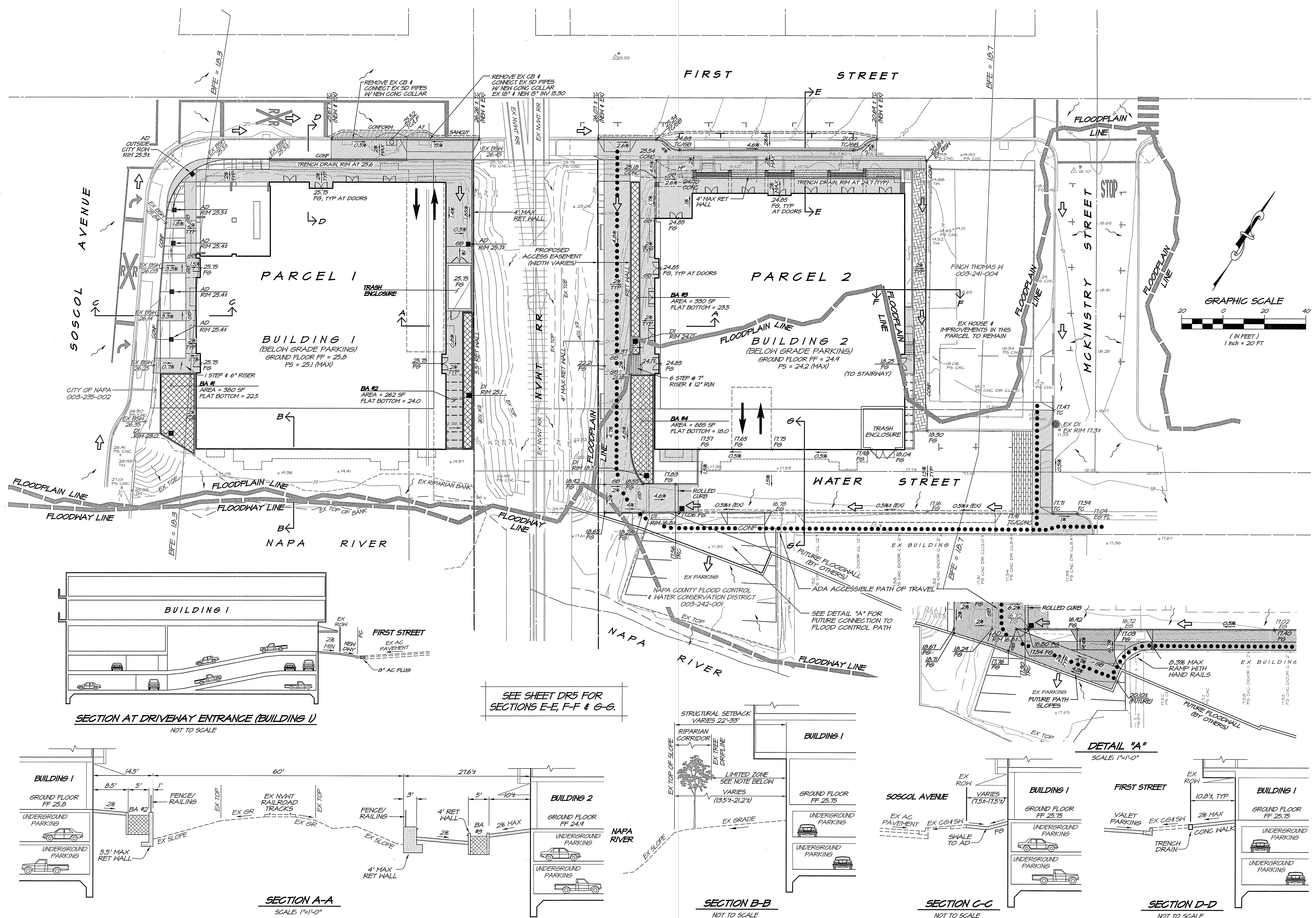
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**FIRST AND OXBOW
SITE PLAN**



DATE	MAR 12, 2020		
DRAWN	DEL	DOL	
DESIGNED	RAY	PAT	
CHECKED	JNS	7/	
JOB NO.		4115470.015	
SHEET NO.			
<div style="font-size: 48pt; font-weight: bold; text-align: center;">DR3</div> <div style="font-size: 24pt; font-weight: bold; text-align: center;">3 OF 7 SHEETS</div>			



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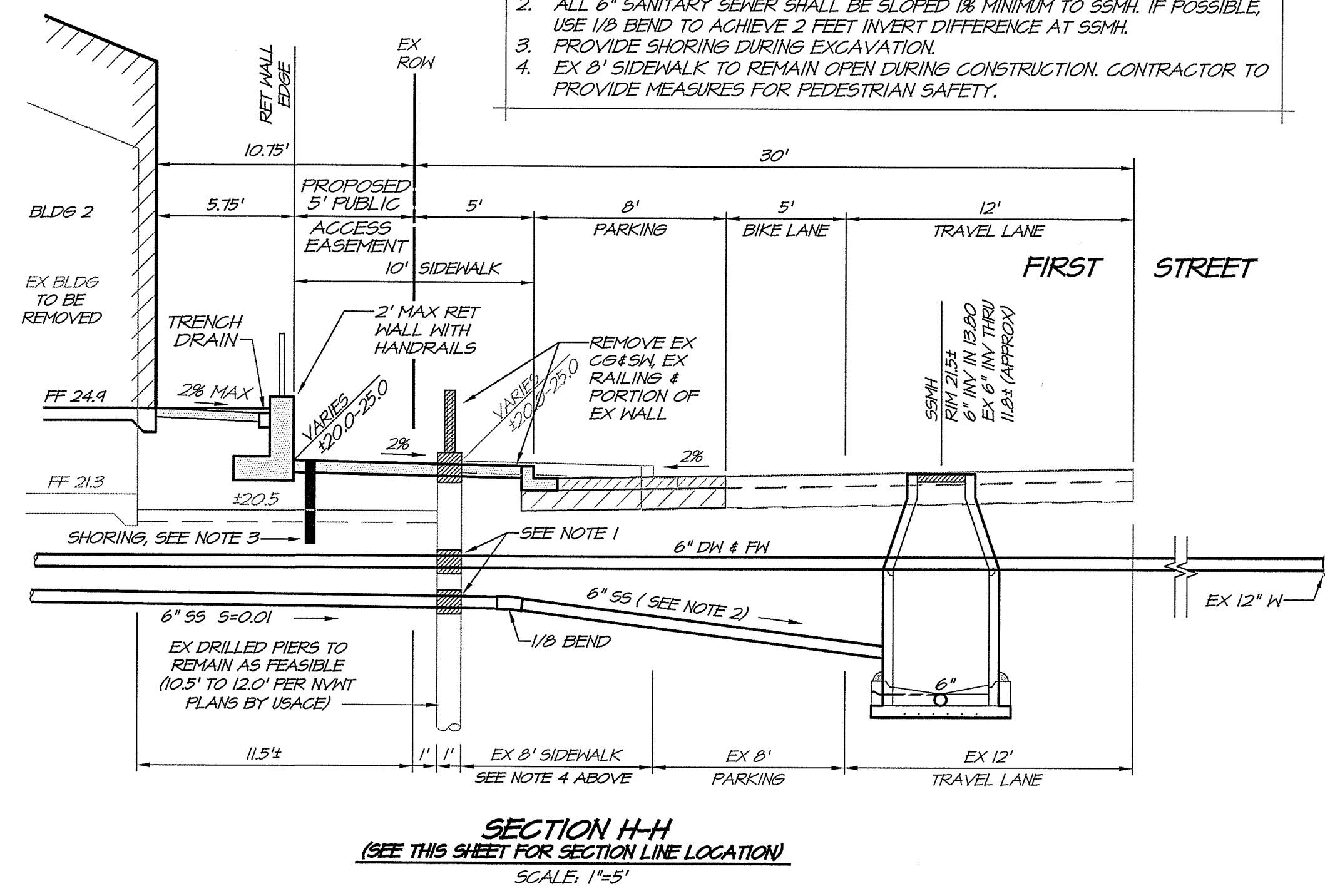
**FIRST AND OXBOW
GRADING PLAN**

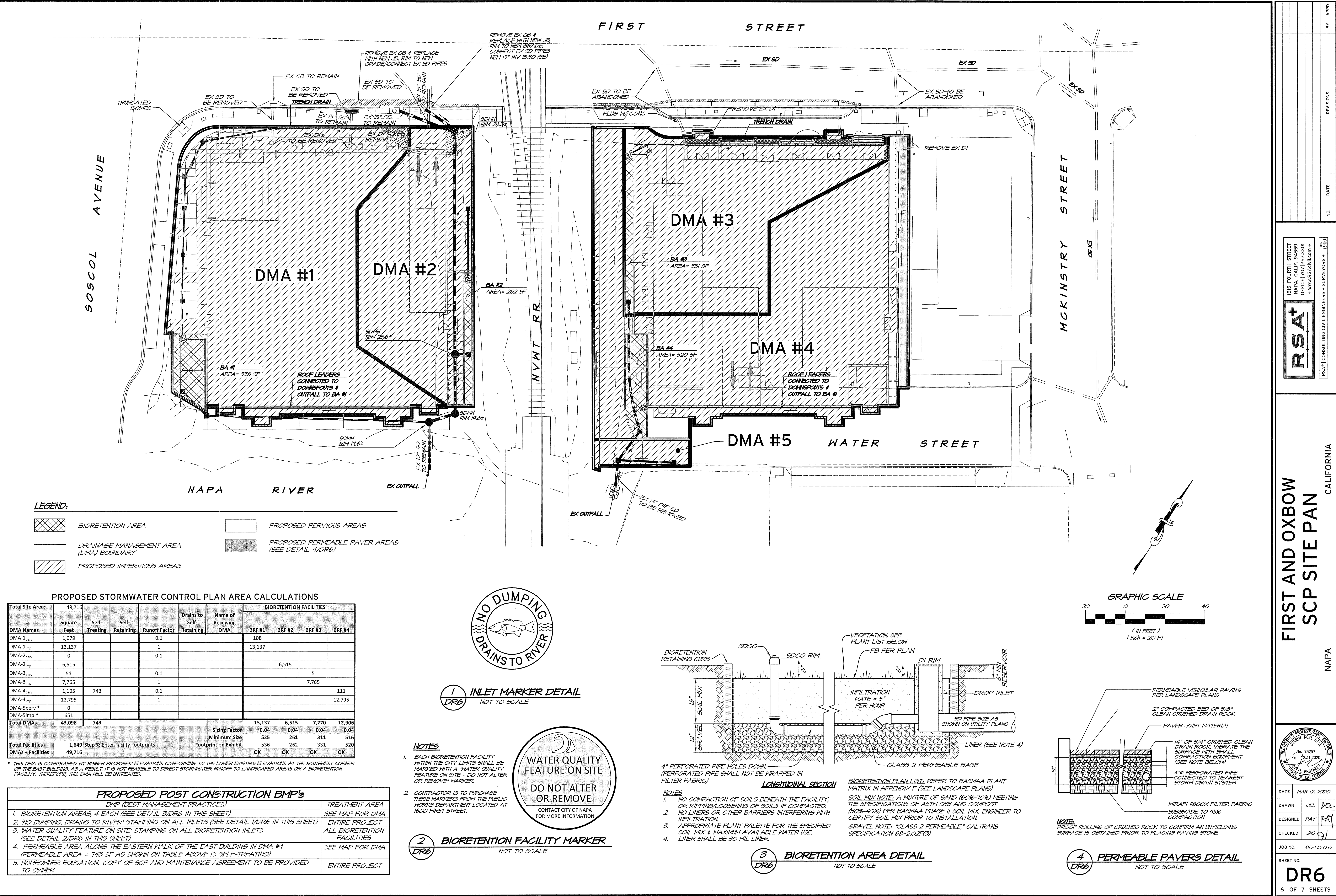
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CIVIL ENGINEER
STATE OF CALIFORNIA

DATE: MAR 12, 2020
DRAWN: DEL
DESIGNED: RAY
CHECKED: JMS
JOB NO.: 415470.015
SHEET NO.:
DR4
4 OF 7 SHEETS





LEGEND:

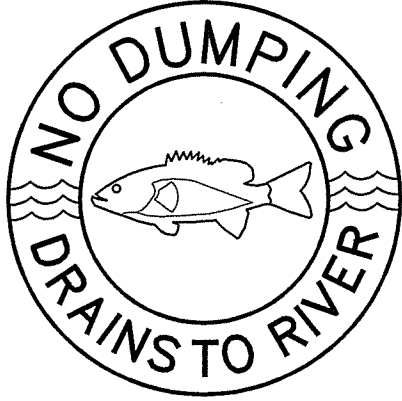
- BIORETENTION AREA
- PROPOSED PERVIOUS AREAS
- DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY
- PROPOSED PERMEABLE PAVER AREAS (SEE DETAIL 4/DR6)
- PROPOSED IMPERVIOUS AREAS

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 _{per}	1,079			0.1			108			
DMA-1 _{imp}	13,137			1			13,137			
DMA-2 _{per}	0			0.1						
DMA-2 _{imp}	6,515			1				6,515		
DMA-3 _{per}	51			0.1					5	
DMA-3 _{imp}	7,765			1					7,765	
DMA-4 _{per}	1,105	743		0.1						111
DMA-4 _{imp}	12,795			1						12,795
DMA-5 _{per} *	0									
DMA-5 _{imp} *	651									
Total DMAs	43,098	743					13,137	6,515	7,770	12,906
Sizing Factor							0.04	0.04	0.04	0.04
Minimum Size							525	261	311	516
Footprint on Exhibit							536	262	331	520
OK							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)	
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 = 743 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



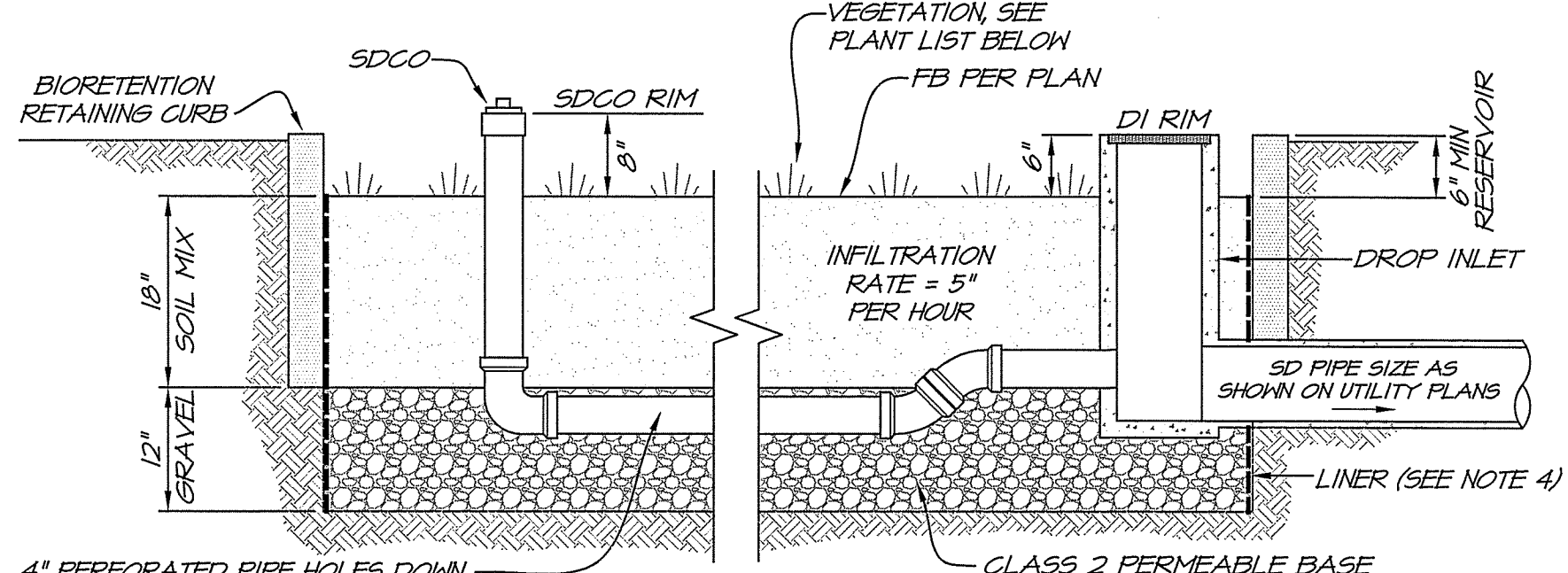
1 INLET MARKER DETAIL NOT TO SCALE

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.

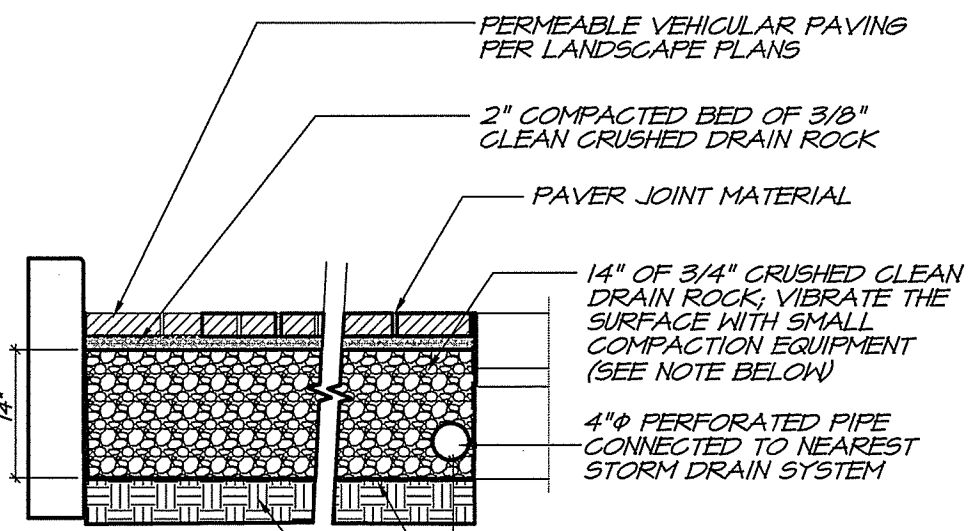


2 BIORETENTION FACILITY MARKER NOT TO SCALE



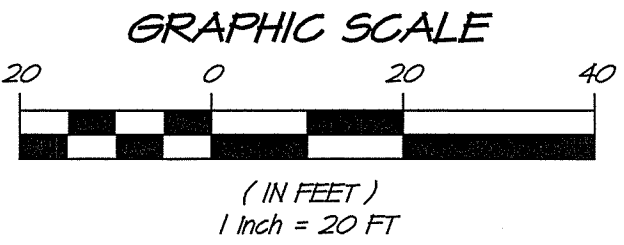
- NOTES
- NO COMPACTION OF SOILS BENEATH THE FACILITY, OR RIPPING/LOOSENING OF SOILS IF COMPACTED.
 - NO LINERS OR OTHER BARRIERS INTERFERING WITH INFILTRATION.
 - APPROPRIATE PLANT PALETTE FOR THE SPECIFIED SOIL MIX & MAXIMUM AVAILABLE WATER USE.
 - LINER SHALL BE 30 MIL LINER.
- BIORETENTION PLAN LIST: REFER TO BASHMAA 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 BASHMAA PHASE II SOIL MIX. ENGINEER TO CERTIFY SOIL MIX PRIOR TO INSTALLATION.
- GRAVEL NOTE: "CLASS 2 PERMEABLE," CALTRANS SPECIFICATION 6B-2.02(F3)

3 BIORETENTION AREA DETAIL NOT TO SCALE



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

4 PERMEABLE PAVERS DETAIL NOT TO SCALE



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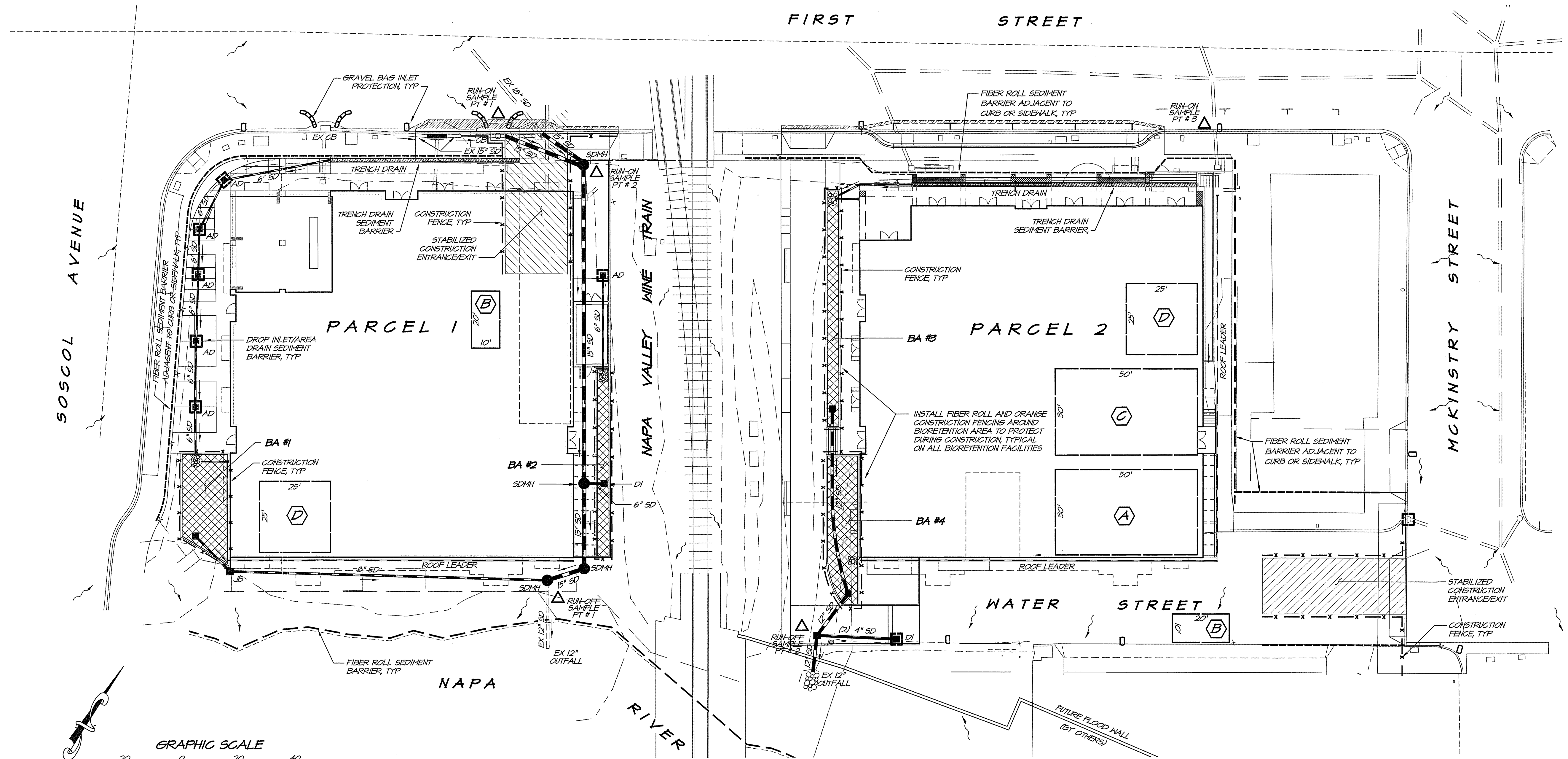
FIRST AND OXBOW
SCP SITE PLAN

CALIFORNIA

NAPA

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No. 73257
Exp. 12/31/2020
CIVIL ENGINEER
STATE OF CALIFORNIA

DATE: MAR 12, 2020
DRAWN: DEL
DESIGNED: RAY
CHECKED: JMS
JOB NO.: 415470.015
SHEET NO.: DR6
6 OF 7 SHEETS



- LEGEND**
- A MATERIAL AND WASTE STORAGE AREA PER WM-6
 - B CONCRETE WASH-OUT AREA PER WM-8
 - C VEHICLE & EQUIPMENT STORAGE AND SERVICE AREA PER NS-3, NS-4, NS-10
 - D STOCKPILE LOCATION PER WM-3
 - DROP INLET / AREA DRAIN SEDIMENT BARRIER
 - x-x- 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

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**FIRST AND OXBOW
ESCP SITE PLAN**

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JOB NO. 41154702.015

SHEET NO.

DR7

7 OF 7 SHEETS