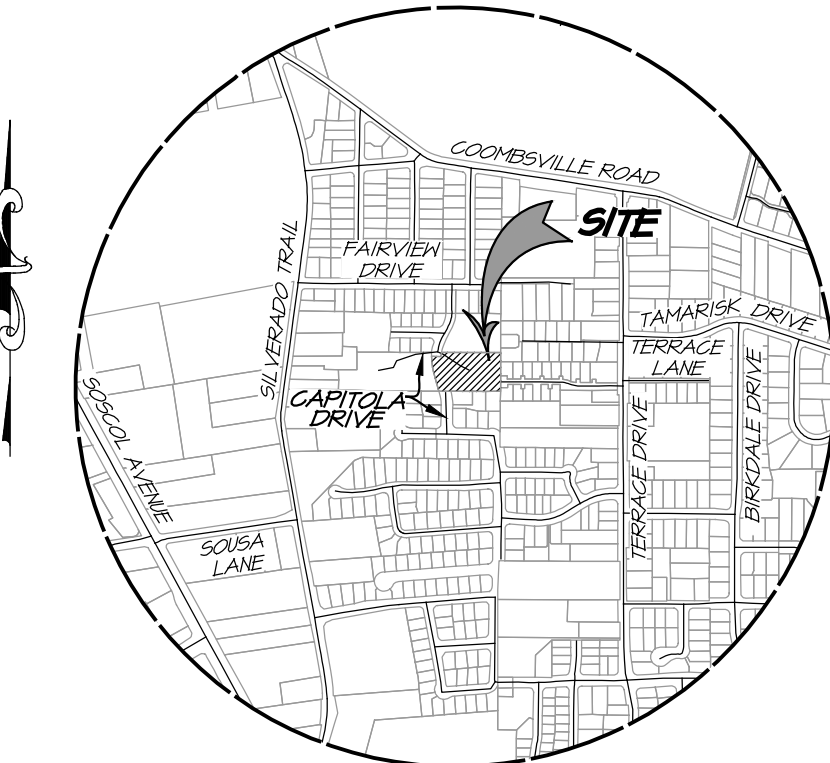




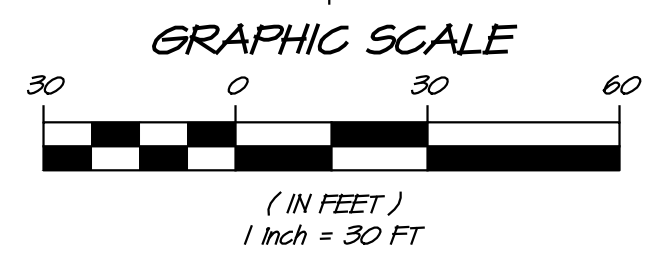
TENTATIVE SUBDIVISION MAP

CAPITOLA SUBDIVISION

NAPA CALIFORNIA

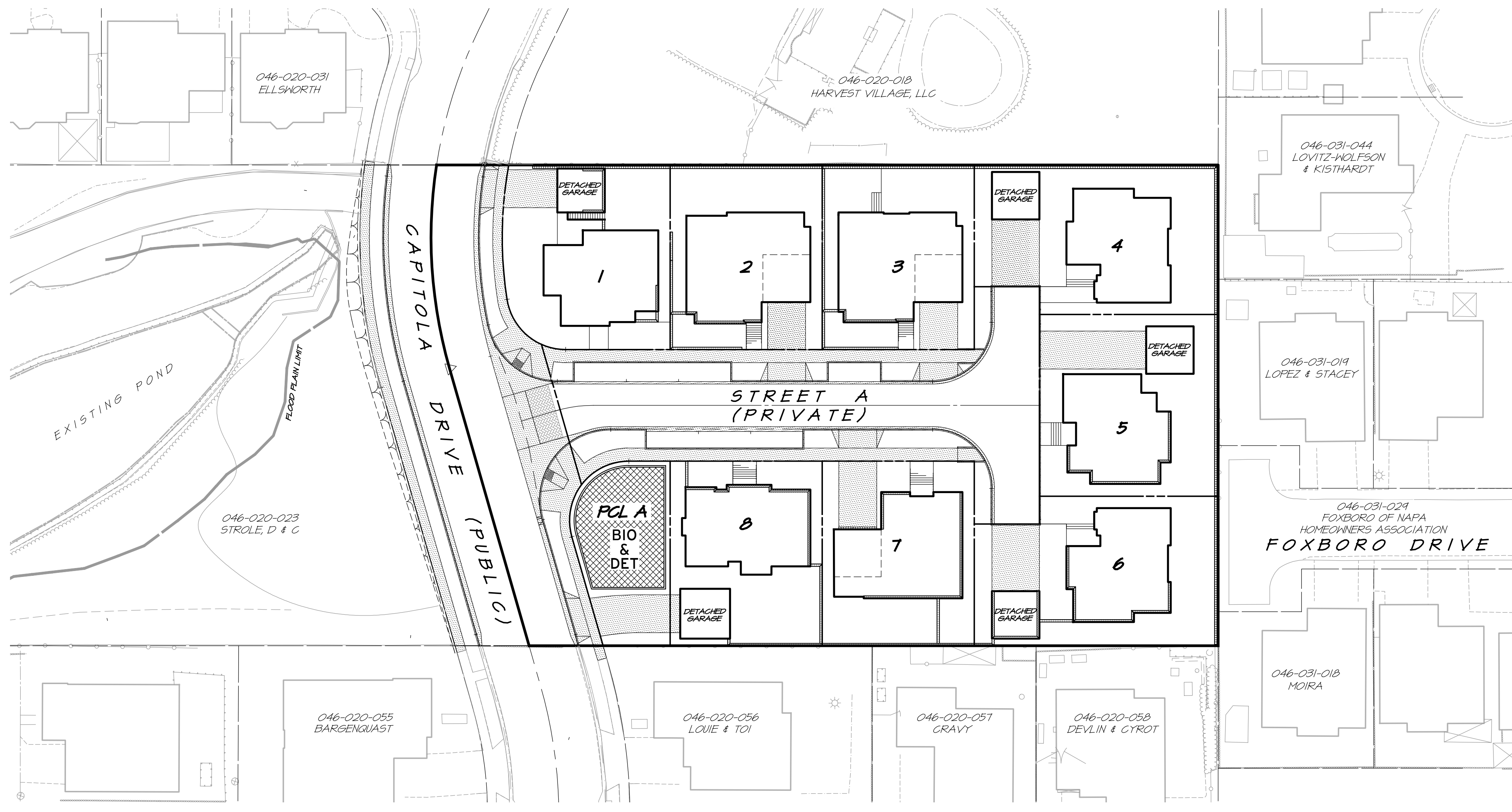


VICINITY MAP
SCALE: 1" = 1000'



SYMBOL LEGEND

EXISTING	
---	EX EDGE OF PAVEMENT/CONCRETE
○-○-○	CHAIN LINK FENCE
x	WOOD FENCE
+	STREET SIGN
●	TREE (AS NOTED)
□ EX MB	MAIL BOX
△	SURVEY CONTROL STATION
OH	OVERHEAD UTILITY LINES
○ EX JP	JOINT POLE
---	GUY WIRE
☆	LIGHT
EX W	WATER LINE
EX WS	WATER SERVICE
⊕	FIRE HYDRANT
⊕ EX WV	WATER VALVE
□ EX WM	WATER METER
EX SD	STORM DRAIN LINE
SDMH	STORM DRAIN MANHOLE
EX CB	CATCH BASIN
EX SS	SANITARY SEWER LINE
SSMH	SANITARY SEWER MANHOLE
---	ADJOINING PROPERTY LINE
---	SUBDIVISION BOUNDARY LINE
PROPOSED	
---	STREET CENTERLINE
---	EASEMENT
---	EDGE OF PAVEMENT
---	RETAINING WALL
---	STANDARD DRIVEWAY APPROACH
---	STD CURB & GUTTER
---	MODIFIED STD 5' SIDEWALK
---	SLOPE AS NOTED
W	WATER LINE
WS	WATER SERVICE
BO	BLOW OFF
FH	FIRE HYDRANT
WV	WATER VALVE
WM BFP	WATER METER & BACKFLOW PREVENTER
SD	STORM DRAIN LINE
AD	AREA DRAIN
JB	JUNCTION BOX
SDMS	STORM DRAIN METERING STRUCTURE
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER LINE
SL	SEWER LATERAL
SSFH	SANITARY SEWER FLUSH HOLE
SSMH	SANITARY SEWER MANHOLE
△	STREET MONUMENT



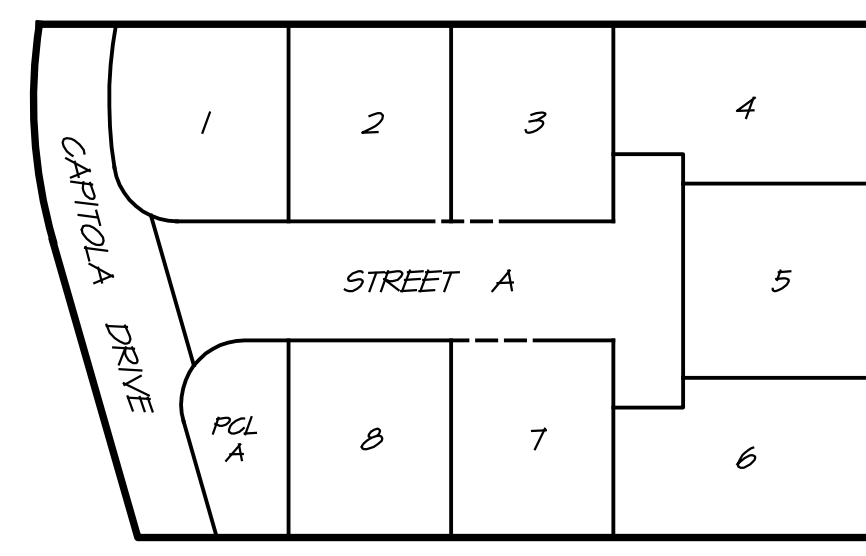
SITE PLAN
SCALE: 1" = 30'

ABBREVIATIONS

AB	AGGREGATE BASE	MIN	MINIMUM
AC	ASPHALT CONCRETE	N	NORTH
APN	ASSESSORS PARCEL NUMBER	NAD	NORTH AMERICAN DATUM
BLDG	BUILDING	NAPASAN	NAPA SANITATION DISTRICT
BIO	BIORETENTION	NAVD	NORTH AMERICAN VERTICAL DATUM
BSW	BACK OF SIDEWALK	NO	NUMBER
BW	BOTTOM OF WALL	P	PAD, PARKING
CB	CATCH BASIN	PCL	PARCEL
CL	CENTERLINE	PERF	PERFORATED
CONF	CONCRETE	PL	PROPERTY LINE
CONF	CONFORM	PUE	PUBLIC UTILITY EASEMENT
DET	DETENTION	PVC	POLYVINYL CHLORIDE
DI	DROP INLET	R	RADIUS
DIP	DUCTILE IRON PIPE	RCE	REGISTERED CIVIL ENGINEER
DMA	DRAINAGE MANAGEMENT AREA	RCP	REINFORCED CONCRETE PIPE
DWY	DRIVEWAY	ROW	RIGHT OF WAY
E	EAST	RS	RECORD OF SURVEY
EX	EXISTING	S	SLOPE OR SOUTH
EG	EXISTING GROUND	SD	STORM DRAIN
ELEV	ELEVATION	SDCO	STORM DRAIN CLEANOUT
EP	EDGE OF PAVEMENT	SDMH	STORM DRAIN MANHOLE
FB	FLAT BOTTOM	SDMS	STORM DRAIN METERING STRUCTURE
FC	FACE OF CURB	SF	SQUARE FEET
FF	FINISH FLOOR	SL	SEWER LATERAL
FS	FINISH GRADE	SL	STREET LIGHT
FH	FIRE HYDRANT	SS	SANITARY SEWER
FL	FLOW LINE	SSCO	SANITARY SEWER CLEANOUT
GB	GRADE BREAK	SQ FT	SQUARE FEET
GF	GARAGE FLOOR	SSFH	SANITARY SEWER FLUSH HOLE
GPS	GLOBAL POSITIONING SYSTEM	STD	STANDARD
HP	HIGH POINT	T	TOTAL
HYD	HYDRANT	TC	TOP OF CURB GRADE
INV	INVERT	TI	TRAFFIC INDEX
JP	JOINT POLE	TH	TOP OF WALL GRADE
JT	JOINT TRENCH	TYP	TYPICAL
L	LENGTH	W	WATER OR NEST
LF	LINEAL FEET	WM	WATER METER
LP	LOW POINT	WS	WATER SERVICE
MAX	MAXIMUM	WV	WATER VALVE



EXISTING BOUNDARY



PROPOSED PARCELS

BENCHMARK

CITY OF NAPA CONTROL NETWORK, FOUND 2" BRASS DISK STAMPED "CITY OF NAPA 54-T" IN THE FRONT EDGE OF CONCRETE SIDEWALK ON WEST SIDE OF SOCOL AVENUE, APPROXIMATELY 111' NORTH OF THE MOST NORTHERLY RAIL OF CROSSING RAILROAD. ELEVATION = 171.9' (NAVD 88)

PROJECT INFORMATION

OWNER & DEVELOPER: MP CAPITOLA INVESTOR, LLC
ATTN: CHRISTOPHER RUSSELL
MANAGING DIRECTOR
620 NEWPORT CENTER DR. SUITE 100
NEWPORT BEACH, CALIFORNIA 92660

ARCHITECT: NEH URBAN DESIGN GROUP INC.
53 AVE SW
CALGARY, AB CANADA

CIVIL ENGINEER: RSA+
1515 FOURTH STREET
NAPA, CALIFORNIA 94559
(707) 252-3301

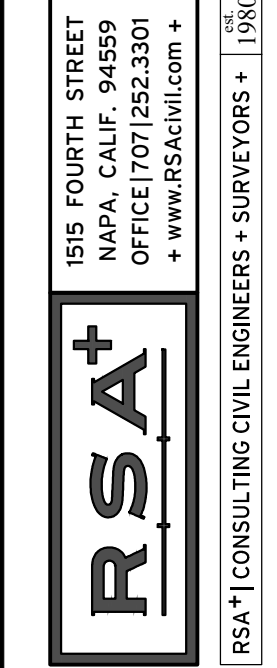
PARCEL NUMBER: 046-020-020
PARCEL AREA: 1.5+ ACRES
EXISTING USE: SINGLE FAMILY RESIDENTIAL
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
WATER: CITY OF NAPA
SEWER: NAPA SANITATION DISTRICT
EXISTING ZONING: RI-5
PROPOSED ZONING: RI-5
GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL

SHEET INDEX

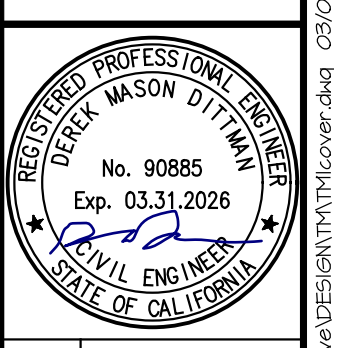
TM#	COVER SHEET
TM1	EXISTING CONDITIONS & DEMOLITION PLAN
TM2	SITE LAYOUT
TM3	GRADING PLAN
TM4	UTILITY PLAN
TM5	STORMWATER CONTROL PLAN

PROJECT NOTES

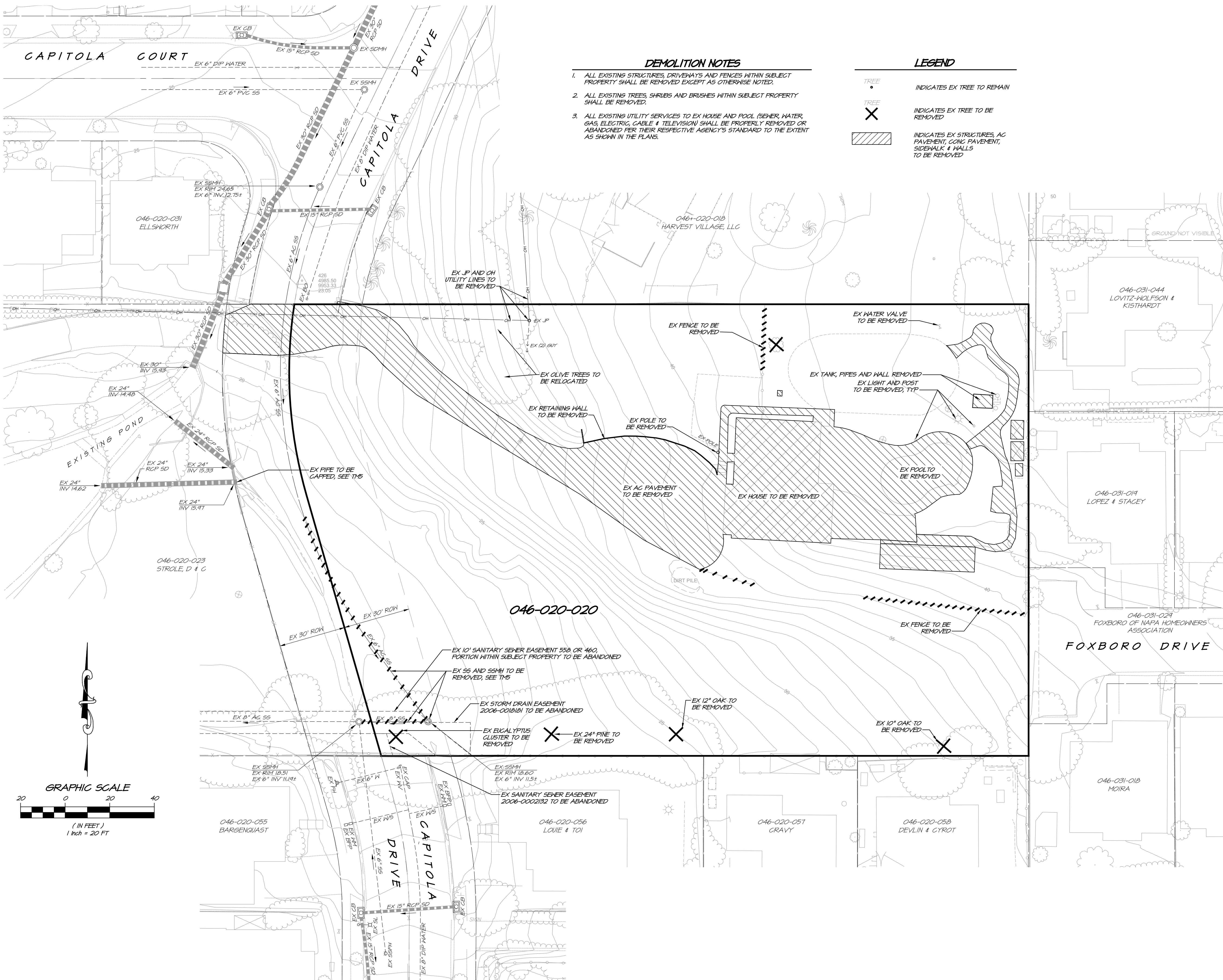
- TOPOGRAPHY SHOWN ON THESE PLANS WAS COMPILED FROM AN AERIAL SURVEY AND A FIELD SURVEY PREPARED BY TERRA FIRMA SURVEYS, INC. DATED JULY 17, 2016.
- BOUNDARY INFORMATION SHOWN IS BASED ON RECORD DATA.
- SUBJECT PROPERTY IS NOT SUBJECT TO INUNDATION BY FLOOD WATERS AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN.
- THIS MAP SHOWS ALL CONTIGUOUS PROPERTY OF THE OWNERS.
- A RESIDENTIAL HOUSE EXISTS IN THE SUBJECT PROPERTY.
- EXISTING & PROPOSED EASEMENTS ARE SHOWN.
- 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.
- EXISTING UTILITY POLES ARE SHOWN.
- CONTOUR LINES ARE SHOWN AT 1 FOOT INTERVALS.
- THERE ARE NO VISIBLE SEPTIC TANKS ON THE SUBJECT PROPERTY.
- THERE ARE NO PUBLIC RECREATION SITES, PUBLIC TRAILS OR PUBLIC PARKS PROPOSED IN THIS SUBDIVISION.
- STREET A IS PROPOSED AS A PRIVATE STREET.
- THIS MAP INCLUDES USE PERMIT APPLICATION FOR SMALL LOT DEVELOPMENT ON PARCELS 1-8, INCLUDING TYPICAL 5' SIDE YARDS ON BOTH SIDES, AND FOR PEDESTRIAN-FRIENDLY STREET STANDARDS INCLUDING 10' FRONT SETBACKS FOR DWELLING LIVING AREAS.



CAPITOLA SUBDIVISION
COVER SHEET
CALIFORNIA
NAPA

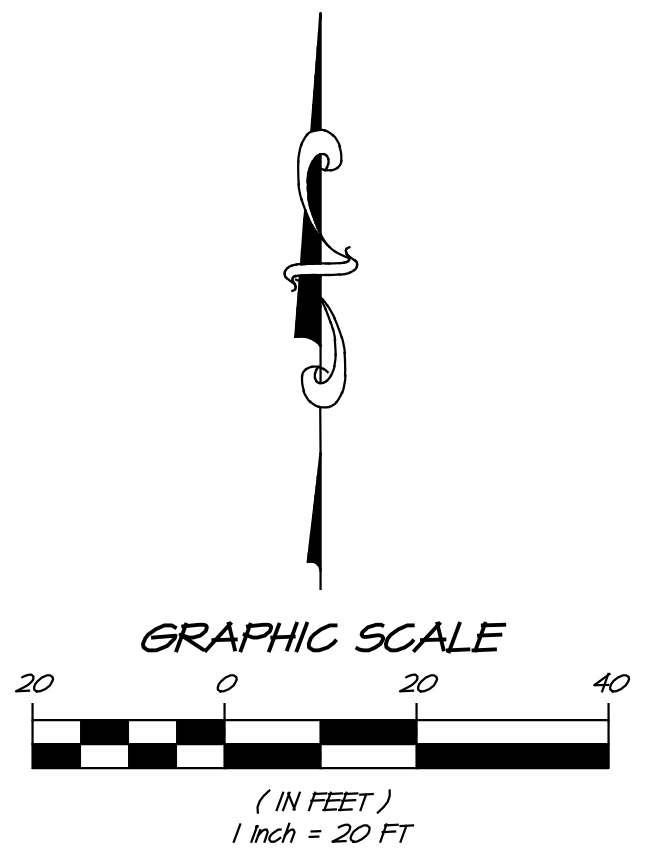


DATE	MARCH 2, 2026
DRAWN	ER/MY
DESIGNED	RAY
CHECKED	DMD
JOB NO.	41230110
SHEET NO.	TM1
	1 OF 6 SHEETS



- DEMOLITION NOTES**
1. ALL EXISTING STRUCTURES, DRIVEWAYS AND FENCES WITHIN SUBJECT PROPERTY SHALL BE REMOVED EXCEPT AS OTHERWISE NOTED.
 2. ALL EXISTING TREES, SHRUBS AND BRUSHES WITHIN SUBJECT PROPERTY SHALL BE REMOVED.
 3. ALL EXISTING UTILITY SERVICES TO EX HOUSE AND POOL (SEWER, WATER, GAS, ELECTRIC, CABLE & TELEVISION) SHALL BE PROPERLY REMOVED OR ABANDONED PER THEIR RESPECTIVE AGENCY'S STANDARD TO THE EXTENT AS SHOWN IN THE PLANS.

- LEGEND**
- TREE • INDICATES EX TREE TO REMAIN
 - TREE X INDICATES EX TREE TO BE REMOVED
 - [Hatched Box] INDICATES EX STRUCTURES, AC PAVEMENT, CONC PAVEMENT, SIDEWALK & WALLS TO BE REMOVED



NO.	DATE	REVISIONS	BY	APPD

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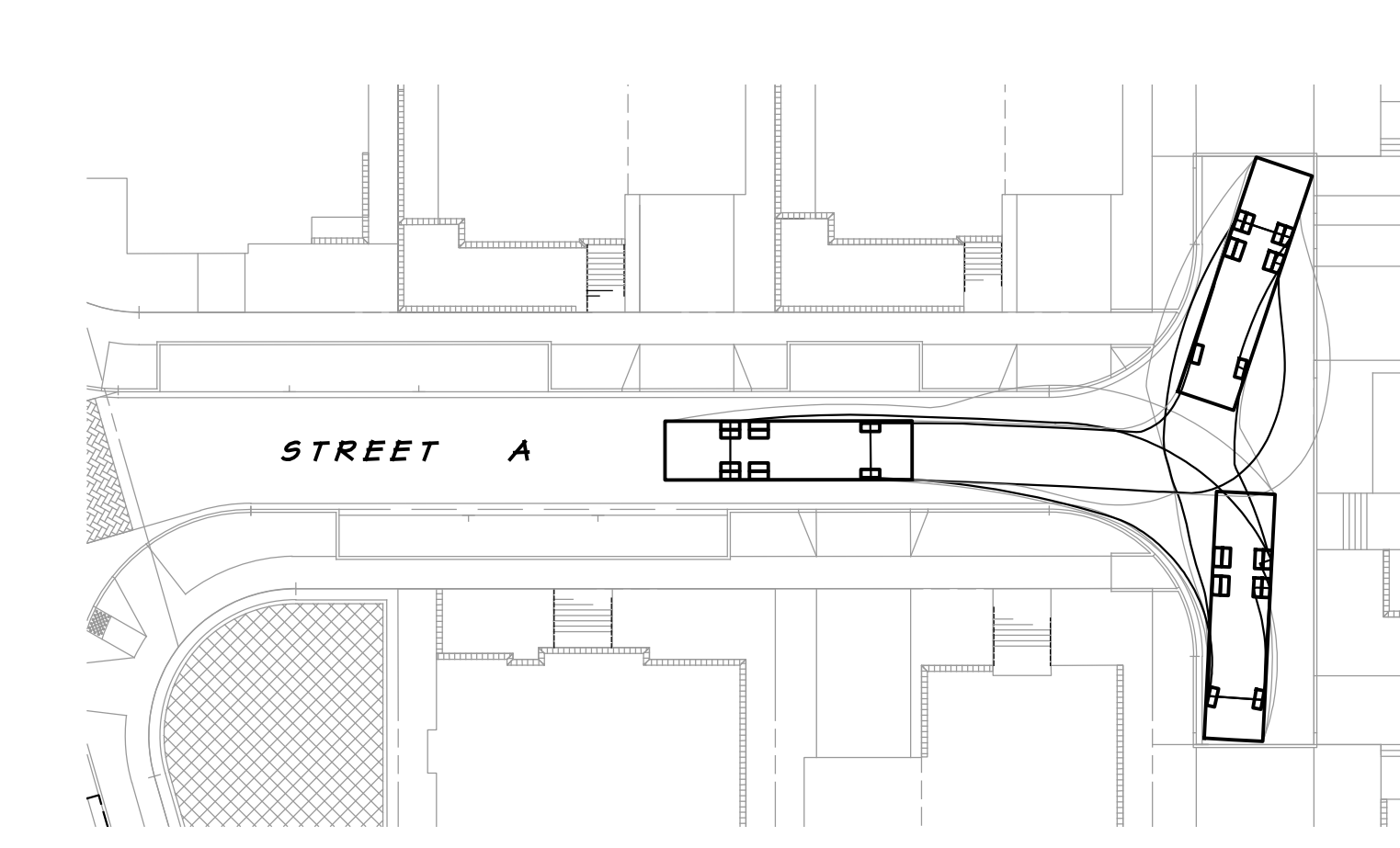
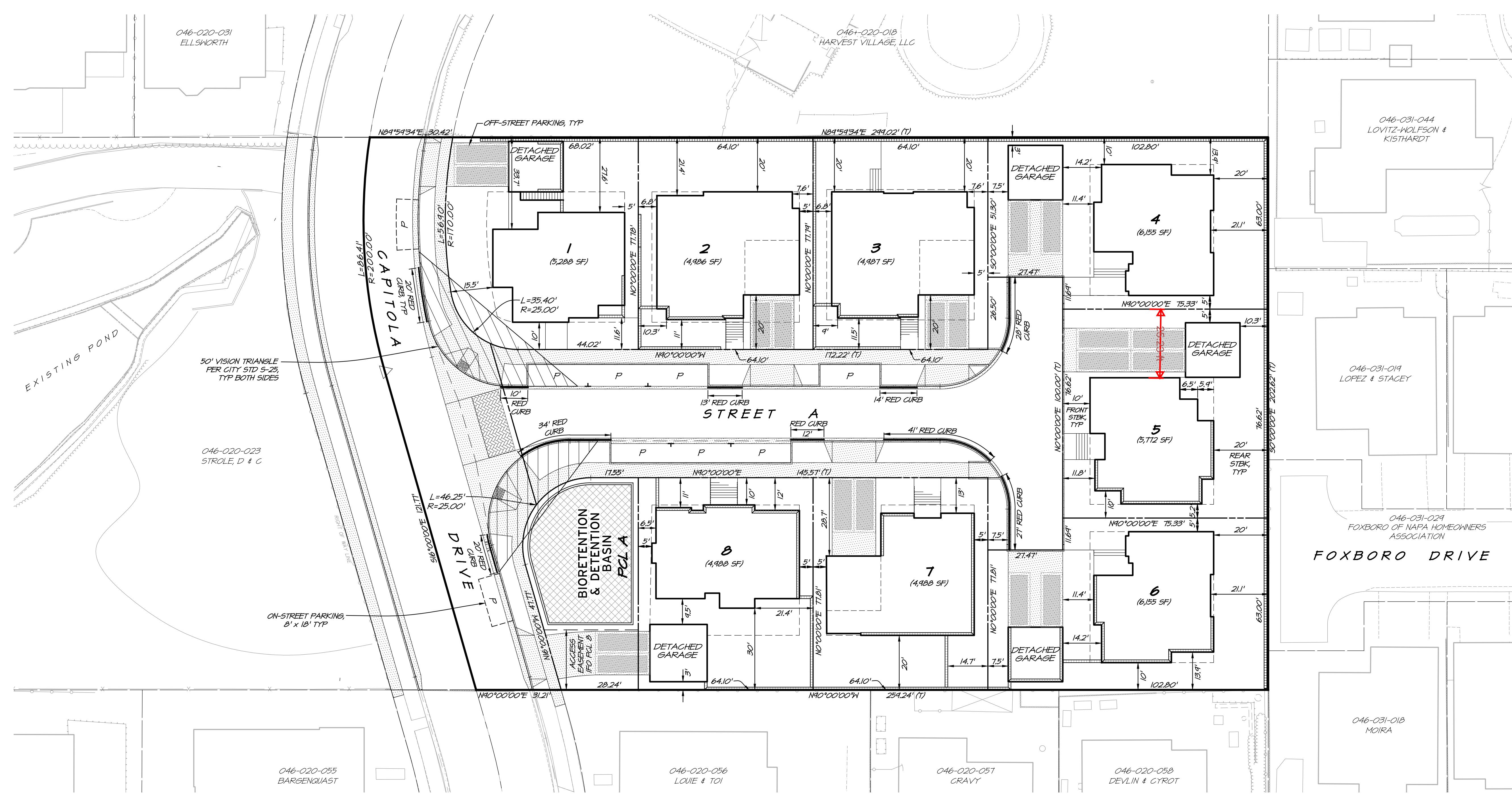
RSA+
RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS + 1980

**CAPITOLA SUBDIVISION
EXISTING CONDITIONS & DEMOLITION PLAN**
CALIFORNIA
NAPA

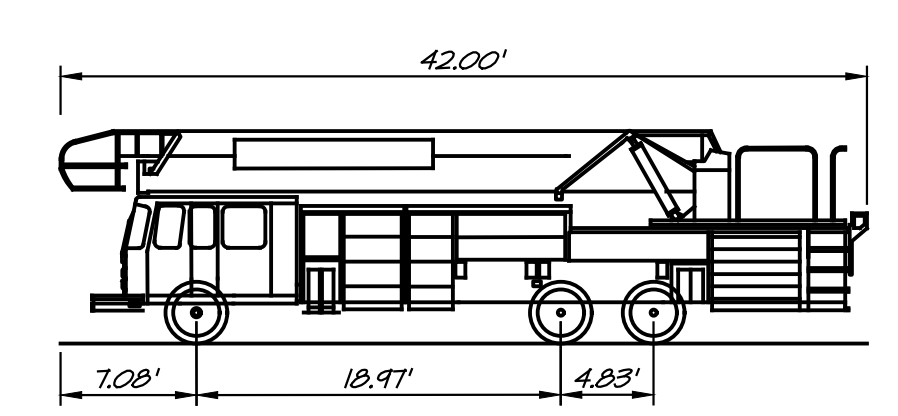
REGISTERED PROFESSIONAL ENGINEER
No. 90885
Exp. 03-31-2026
CIVIL ENGINEER
STATE OF CALIFORNIA

DATE	MARCH 2, 2026
DRAWN	ER/MY
DESIGNED	RAY
CHECKED	DMD
JOB NO.	4123011.0

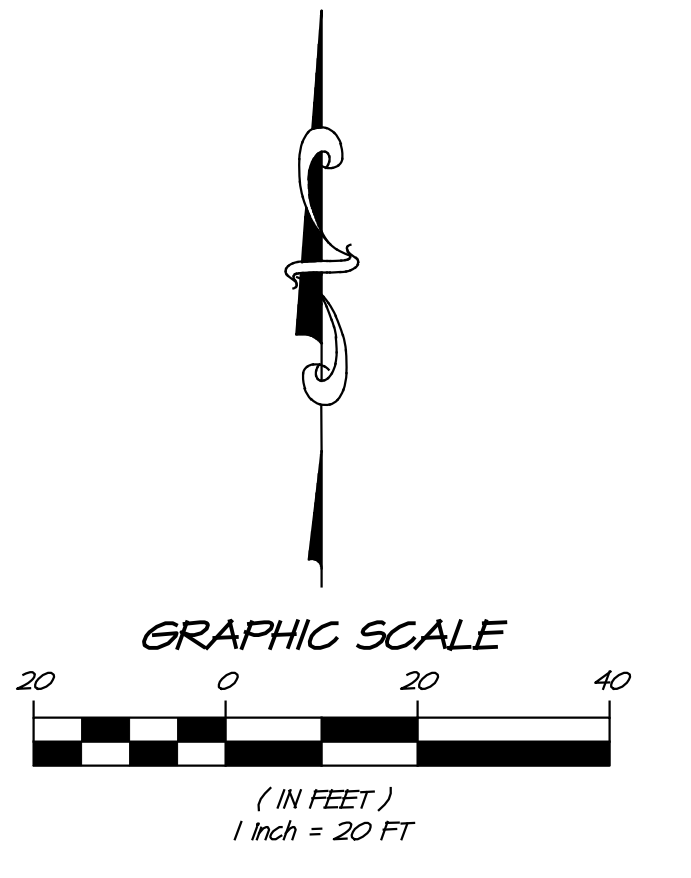
SHEET NO.
TM2
2 OF 6 SHEETS



1 VEHICLE MOVEMENT - CITY OF NAPA FIRE LADDER TRUCK
SCALE: 1" = 30'



2 CITY OF NAPA STANDARD FIRE LADDER TRUCK
SCALE: 1" = 10'



NO.	DATE	REVISIONS	BY	APPD

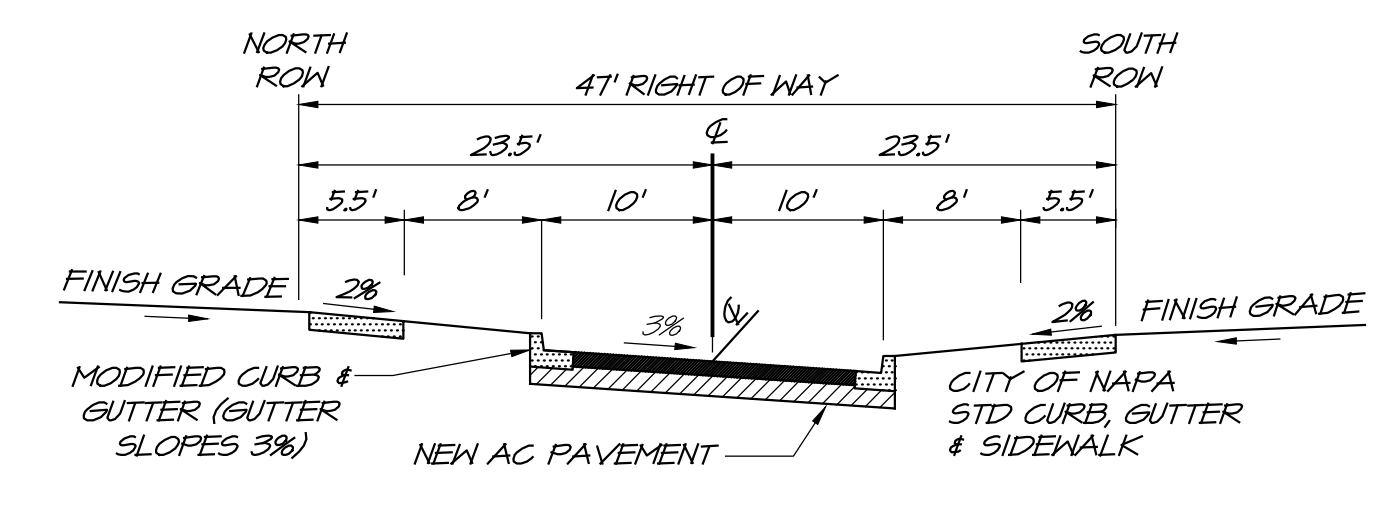
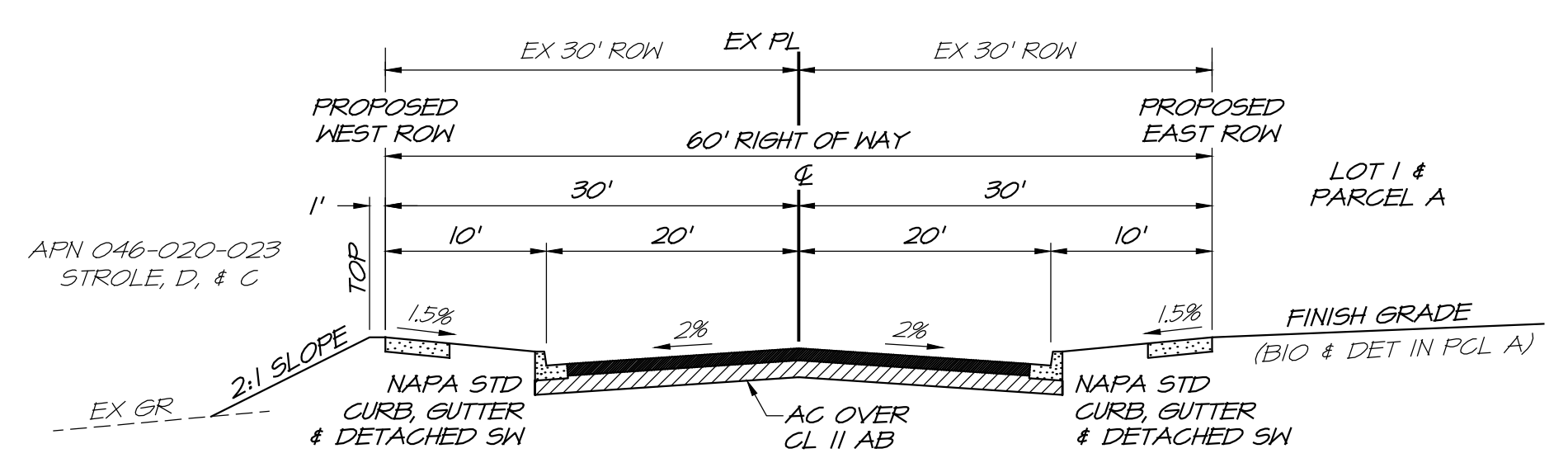
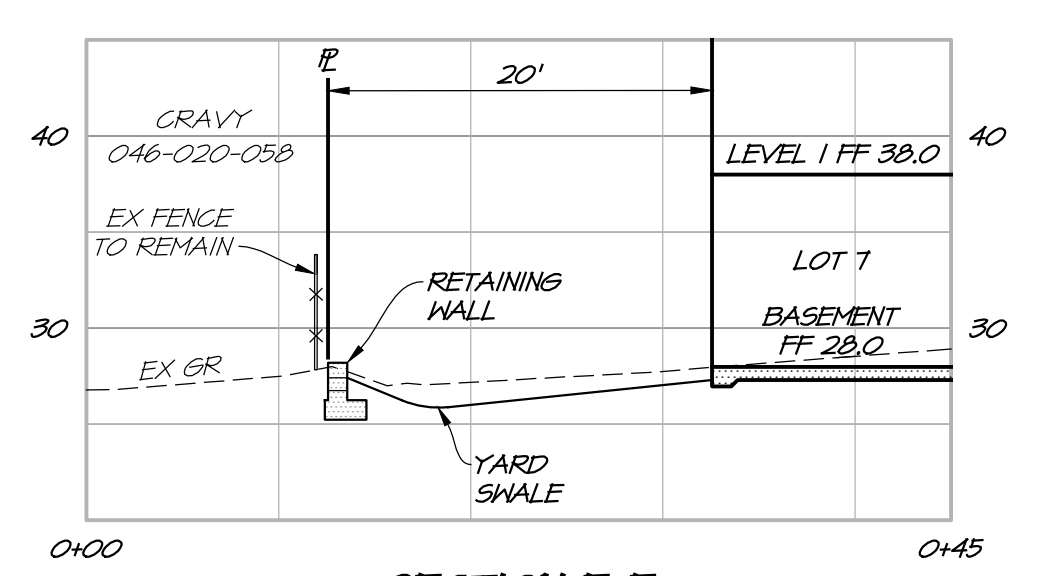
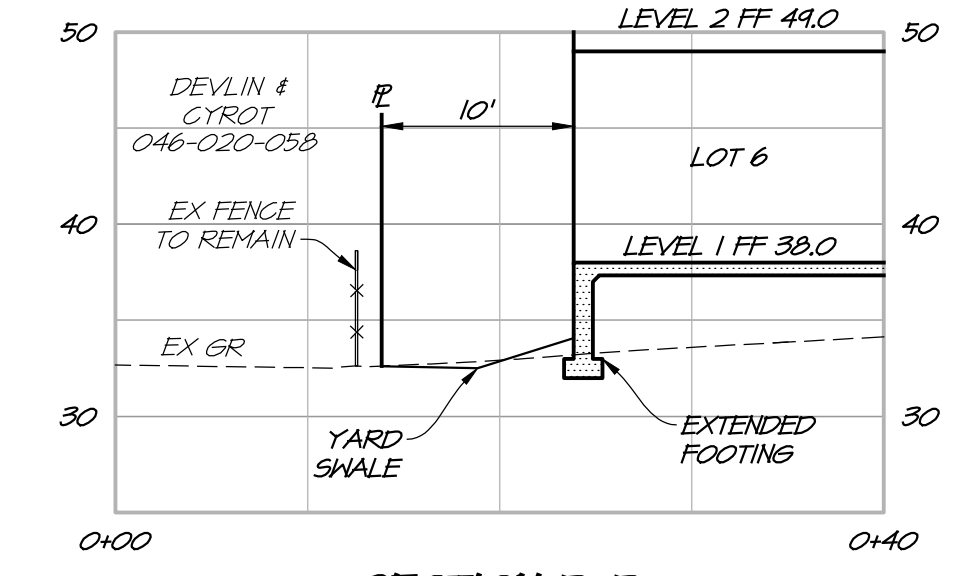
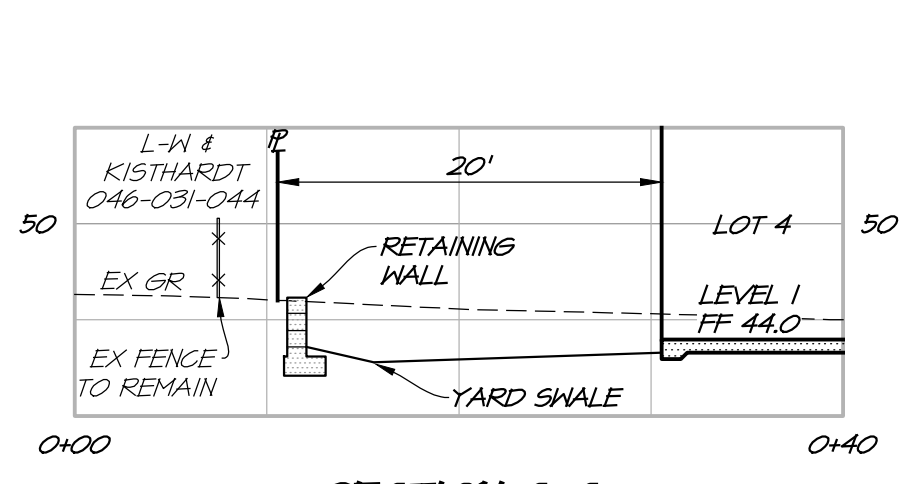
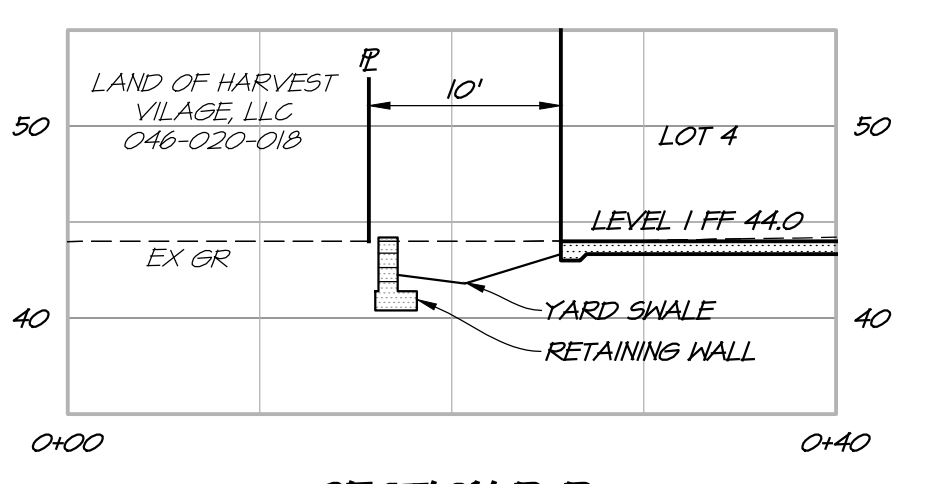
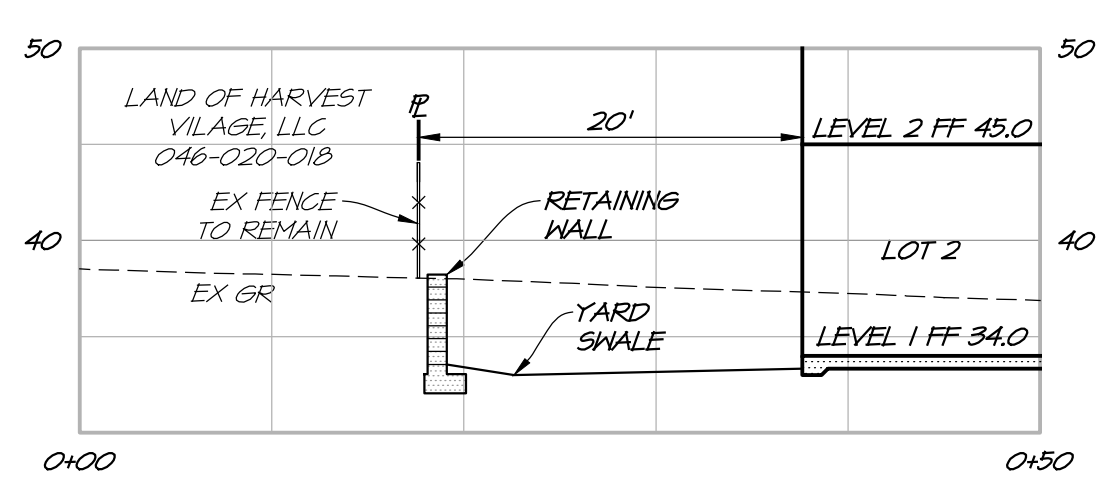
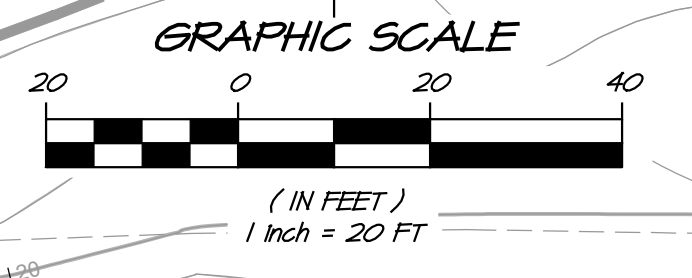
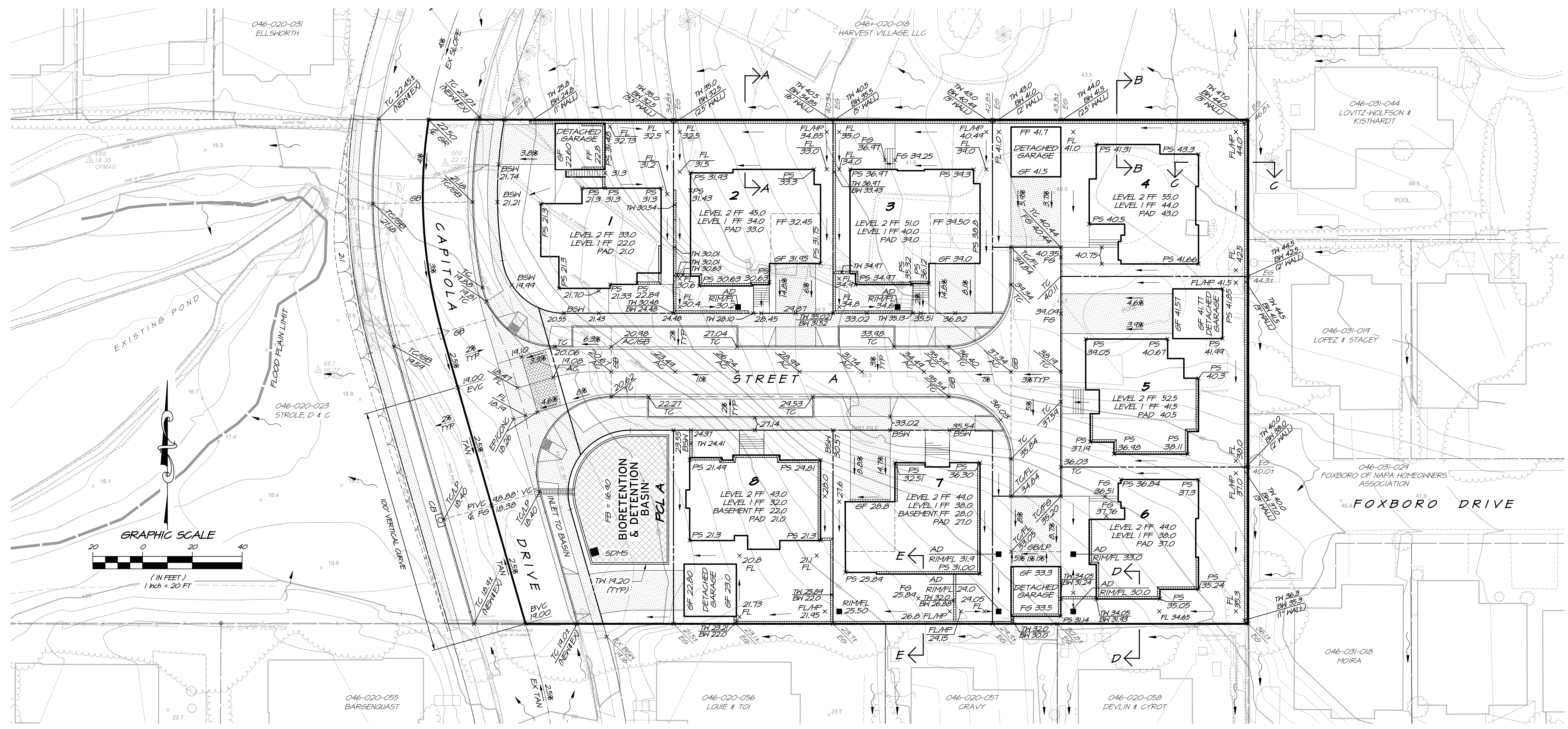
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CAPITOLA SUBDIVISION
SITE LAYOUT
CALIFORNIA
NAPA

REGISTERED PROFESSIONAL ENGINEER
LICENSED MASON & TILE WORKER
No. 90885
Exp. 03-31-2026
CIVIL ENGINEER
STATE OF CALIFORNIA

DATE	MARCH 2, 2026
DRAWN	ER/MY
DESIGNED	RAY
CHECKED	DMD
JOB NO.	4123011.0
SHEET NO.	TM3
	3 OF 6 SHEETS



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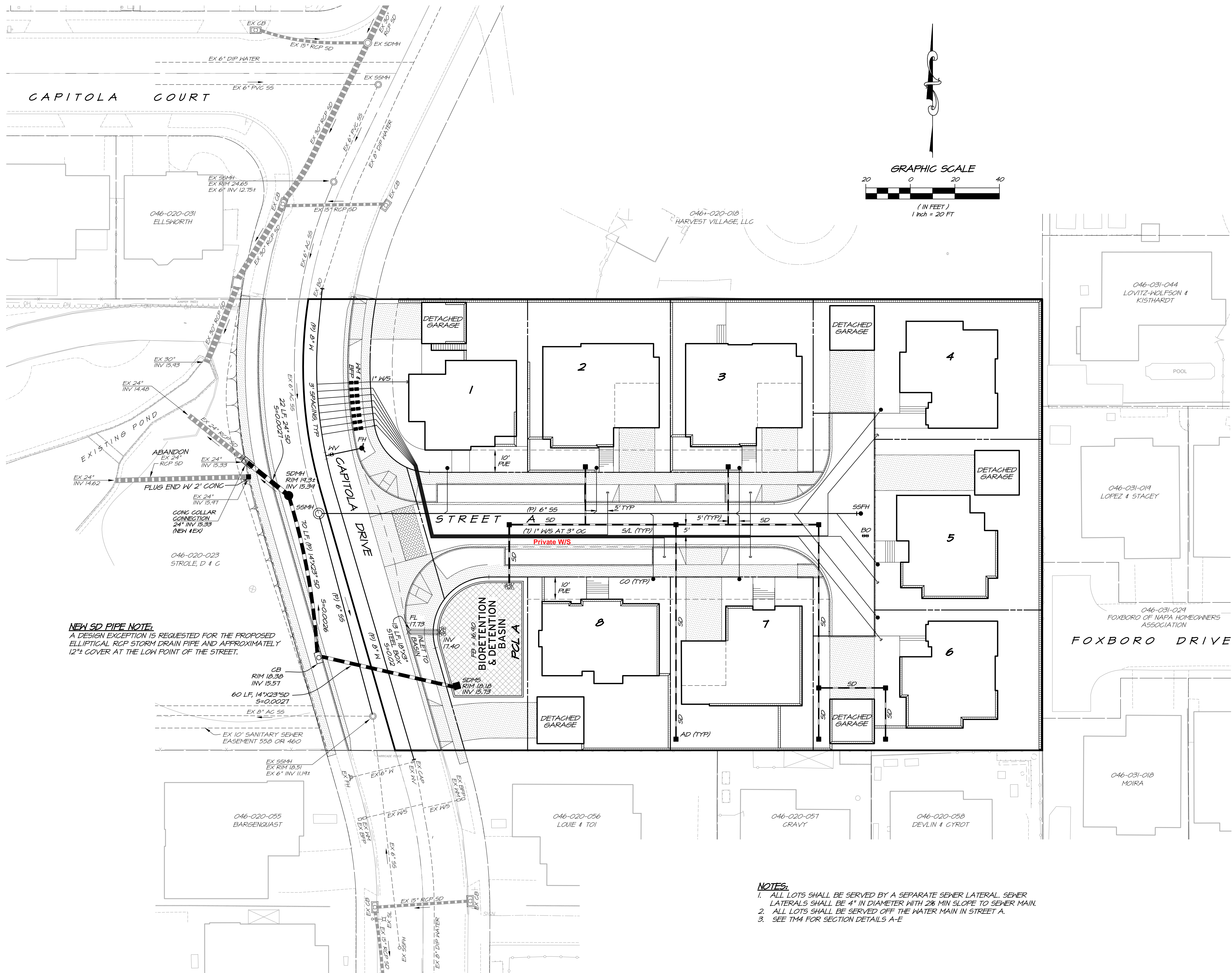
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CAPITOLA SUBDIVISION
GRADING PLAN
CALIFORNIA
NAPA

REGISTERED PROFESSIONAL ENGINEER
CIVIL ENGINEER
STATE OF CALIFORNIA
No. 90885
Exp. 03-31-2026

DATE	MARCH 2, 2026
DRAWN	ER/MY
DESIGNED	RAY
CHECKED	DMD
JOB NO.	4123011.0

SHEET NO.
TM4
4 OF 6 SHEETS



NEW SD PIPE NOTE:
 A DESIGN EXCEPTION IS REQUESTED FOR THE PROPOSED ELLIPTICAL RCP STORM DRAIN PIPE AND APPROXIMATELY 12" COVER AT THE LOW POINT OF THE STREET.

- NOTES:**
1. ALL LOTS SHALL BE SERVED BY A SEPARATE SEWER LATERAL. SEWER LATERALS SHALL BE 4" IN DIAMETER WITH 2% MIN SLOPE TO SEWER MAIN.
 2. ALL LOTS SHALL BE SERVED OFF THE WATER MAIN IN STREET A.
 3. SEE TMA FOR SECTION DETAILS A-E

NO.	DATE	REVISIONS	BY	APPD

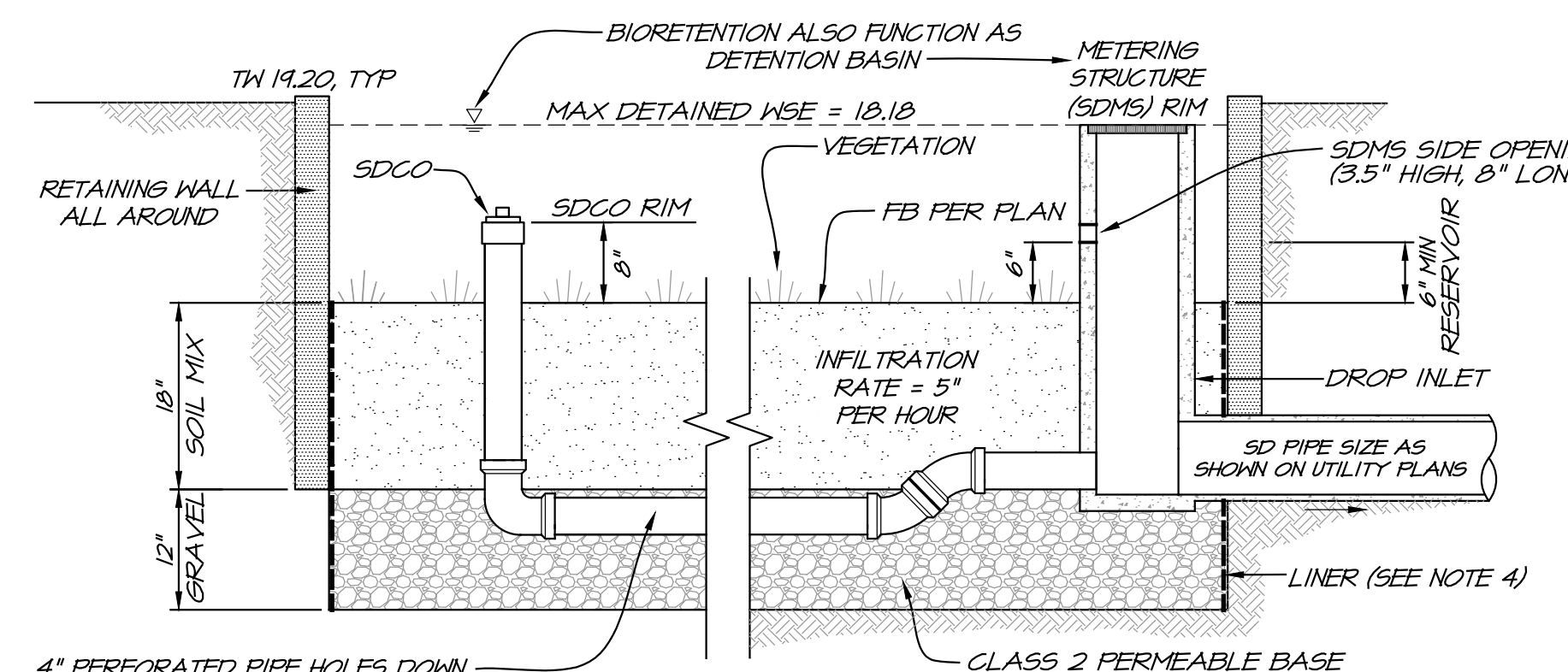
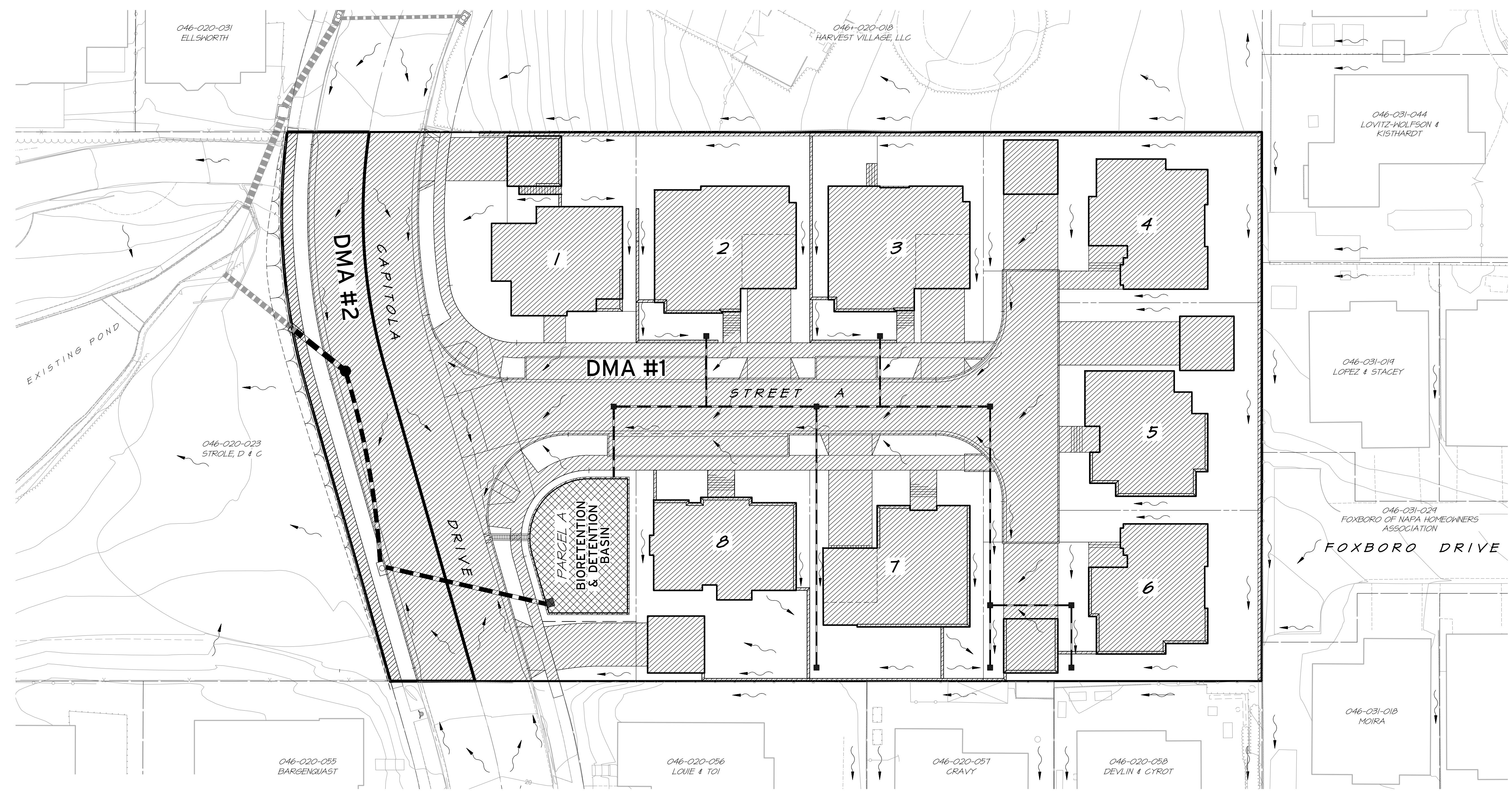
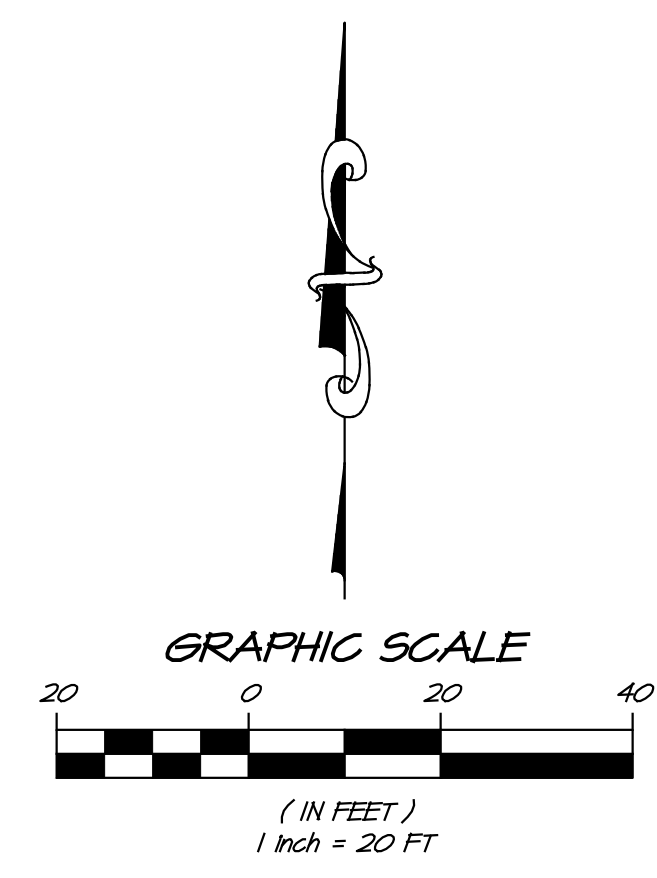
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CAPITOLA SUBDIVISION
 UTILITY PLAN
 CALIFORNIA
 NAPA

REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEER
 STATE OF CALIFORNIA
 No. 90885
 Exp. 03-31-2026

DATE	MARCH 2, 2026
DRAWN	ER/MM
DESIGNED	RAY
CHECKED	DMD
JOB NO.	4123011.0
SHEET NO.	TM5
	5 OF 6 SHEETS



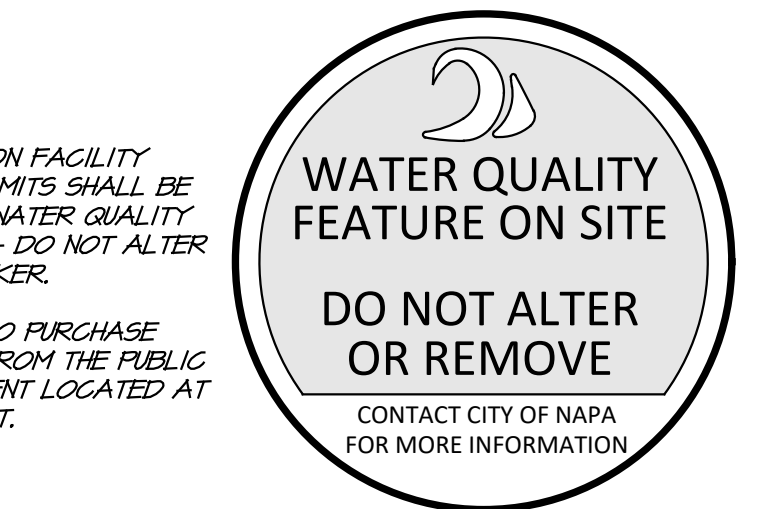
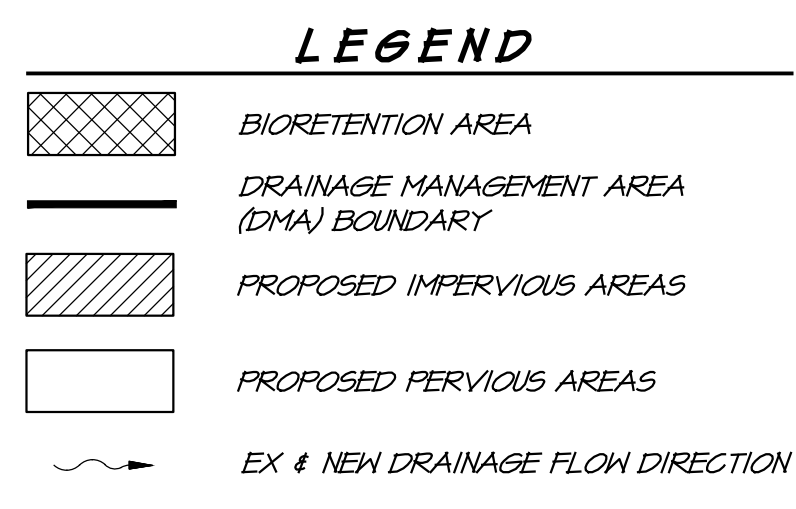
- NOTES**
- NO COMPACTION OF SOILS BENEATH THE FACILITY, OR RIPPING/LOOSENING OF SOILS IF COMPACTED. NO LINERS OR OTHER BARRIERS INTERFERING WITH INFILTRATION.
 - APPROPRIATE PLANT PALETTE FOR THE SPECIFIED SOIL MIX & MAXIMUM AVAILABLE WATER USE.
 - LINER SHALL BE 30 MIL LINER AND TO BE ALONG SIDES OF THE BIORETENTION ONLY.

LONGITUDINAL SECTION

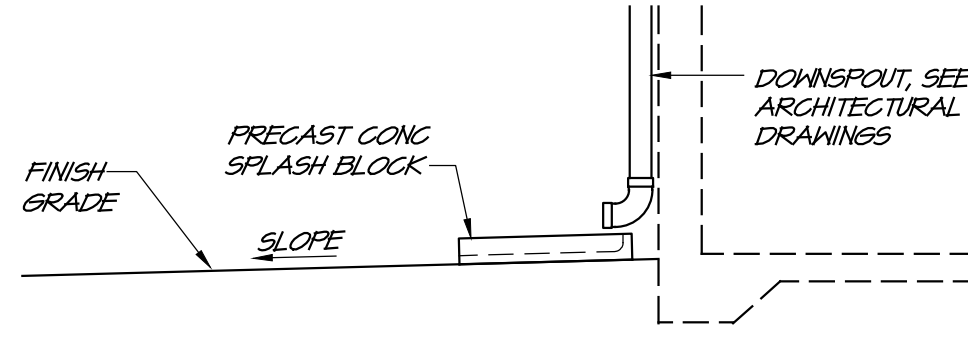
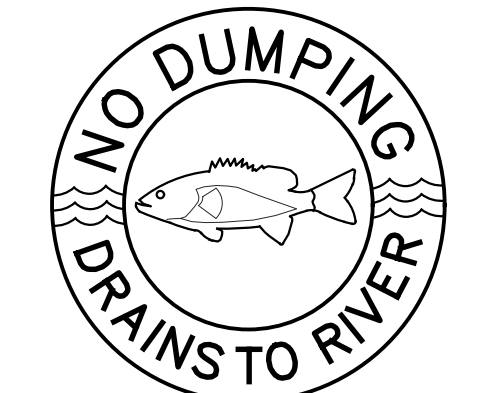
BIORETENTION PLAN LIST: REFER TO BASMAA PLANT MATRIX IN APPENDIX F (SEE LANDSCAPE PLANS)

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 68-2.02F(3)



- 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.



PROPOSED STORMWATER CONTROL PLAN AREA CALCULATIONS

DMA #	Total Area (SF)	Proposed Impervious Area (SF)	Impervious Runoff Factor	Proposed Pervious Area (SF)	Pervious Runoff Factor	Required Bioretention Treatment Area (SF)	Provided Treatment Area (SF)
1	64,179	36,854	1	25,637*	0.1	1,577	1,688
2**	6,242	5,098		1,144			UNTREATED

- * PROVIDED BIORETENTION AREA NOT INCLUDED.
- ** STORMWATER RUNOFF FROM THIS DMA LEAVES THE SITE UNTREATED.

PROPOSED POST CONSTRUCTION BMP'S

BMP (BEST MANAGEMENT PRACTICES)	TREATMENT AREA
1. BIORETENTION AREA, (SEE DETAIL 1/TM6 IN THIS SHEET)	SEE MAP FOR DMA
2. NO DUMPING, DRAINS TO RIVER* STAMPING ON ALL INLETS (SEE DETAIL 3/TM6 IN THIS SHEET)	ENTIRE PROJECT
3. WATER QUALITY FEATURE ON SITE* STAMPING ON ALL BIORETENTION INLETS (SEE DETAIL 2/TM6 IN THIS SHEET)	ENTIRE PROJECT
4. SPLASH BLOCKS ON ALL DOWNSPOUTS (SEE DETAIL 4/TM6 IN THIS SHEET)	ENTIRE PROJECT
5. HOMEOWNER EDUCATION: COPY OF SCP AND MAINTENANCE AGREEMENT TO BE PROVIDED TO OWNER	ENTIRE PROJECT

NO.	DATE	BY	APPROVED

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**CAPITOLA SUBDIVISION
STORMWATER CONTROL PLAN**
CALIFORNIA
NAPA

REGISTERED PROFESSIONAL ENGINEER
No. 90885
Exp. 03-31-2026
CIVIL ENGINEER
STATE OF CALIFORNIA

DATE	MARCH 2, 2026
DRAWN	ER/MM
DESIGNED	RAY
CHECKED	DMD
JOB NO.	41230110

SHEET NO.
TM6
6 OF 6 SHEETS