

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	---
ADJACENT PROPERTY LINE	---
CENTERLINE	---
EASEMENT	---
NON-ACCESS	---
BUILDING LINE W/ DOOR	---
BUILDING OVERHANG	---
FOUND MONUMENT AS NOTED	---
FOUND IRON PIPE OR AS NOTED	---
BOLLARD LIGHT	---
LIGHT	---
STREET LIGHT	---
TRAFFIC SIGNAL POLE	---
TRANSFORMER	---
FIRE HYDRANT	---
STORM DRAIN MANHOLE	---
SANITARY SEWER MANHOLE	---
CLEAN OUT	---
GAS METER	---
VALVE	---
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	---
WATER METER	---
BACK FLOW PREVENTER	---
UTILITY BOX (SIZE VARIES)	---
SIGN	---
RECORD INFORMATION W/ REFERENCE	---
TREE W/ SIZE AND ELEVATION	---
SPOT ELEVATION	---
CONTOUR	---
INDEX CONTOUR	---
CURB	---
CURB & GUTTER	---
CONCRETE	---
FENCE	---
RETAINING WALL	---
EDGE OF PAVEMENT	---
SANITARY SEWER	---
STORM DRAIN	---
WATER	---
GAS	---
UNDERGROUND ELECTRIC	---

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


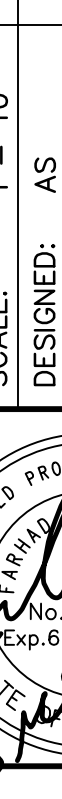
PROFESSIONAL ENGINEER

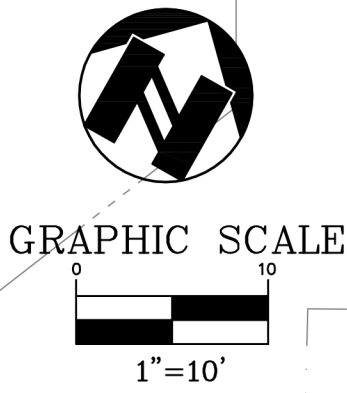
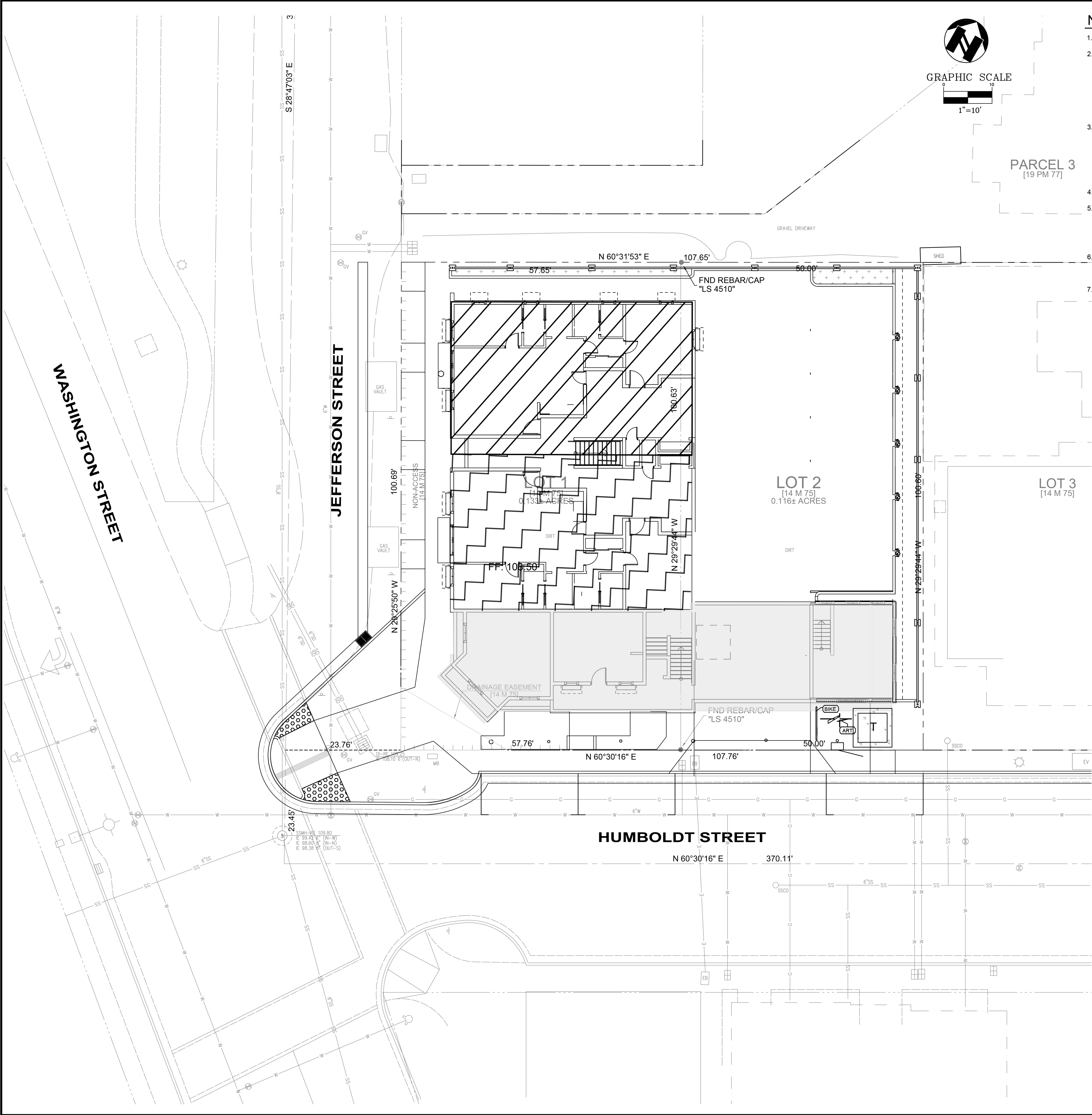
FARHAD IRANITALAB
EXPIRES 6/30/2027

PARCEL SUMMARY

PARCEL 1 0.249 ACRES



SHEET TMP-1 OF PROJECT 22-2640	TENTATIVE PARCEL MAP MIXED-USE BUILDING (FIRST LEVEL) HUMBOLDT STREET & JEFFERSON STREET YOUNTVILLE NAPA COUNTY CALIFORNIA	 associates, inc. PLANNING ENGINEERING SURVEYING	801 YONACIO VALLEY ROAD SUITE 200 WALNUT CREEK, CA 94596 925-943-2777 FAX 925-943-2778		DATE:	2/3/2025	REV #	BY	DESCRIPTION	
					SCALE:	1"= 10'	DESIGNED:	AS		
					DRAWN:	TY				
					CHECKED:	AS				
					APPROV. MGR:	AS				



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 488 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	---
ADJACENT PROPERTY LINE	----
CENTERLINE	----
EASEMENT	----
NON-ACCESS	----
BUILDING LINE W/ DOOR	----
BUILDING OVERHANG	----
FOUND MONUMENT AS NOTED	●
FOUND IRON PIPE OR AS NOTED	●
BOLLARD LIGHT	●
LIGHT	●
STREET LIGHT	●
TRAFFIC SIGNAL POLE	●
TRANSFORMER	●
FIRE HYDRANT	●
STORM DRAIN MANHOLE	●
SANITARY SEWER MANHOLE	●
CLEAN OUT	●
GAS METER	●
VALVE	●
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	
WATER METER	●
BACK FLOW PREVENTER	●
UTILITY BOX (SIZE VARIES)	●
SIGN	●
RECORD INFORMATION W/ REFERENCE	●
TREE W/ SIZE AND ELEVATION	●
SPOT ELEVATION	●
CONTOUR	●
INDEX CONTOUR	●
CURB	●
CURB & GUTTER	●
CONCRETE	●
FENCE	●
RETAINING WALL	●
EDGE OF PAVEMENT	●
SANITARY SEWER	●
STORM DRAIN	●
WATER	●
GAS	●
UNDERGROUND ELECTRIC	●

ABBREVIATIONS

BL	BUILDING	GV	GAS VALVE
BR	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

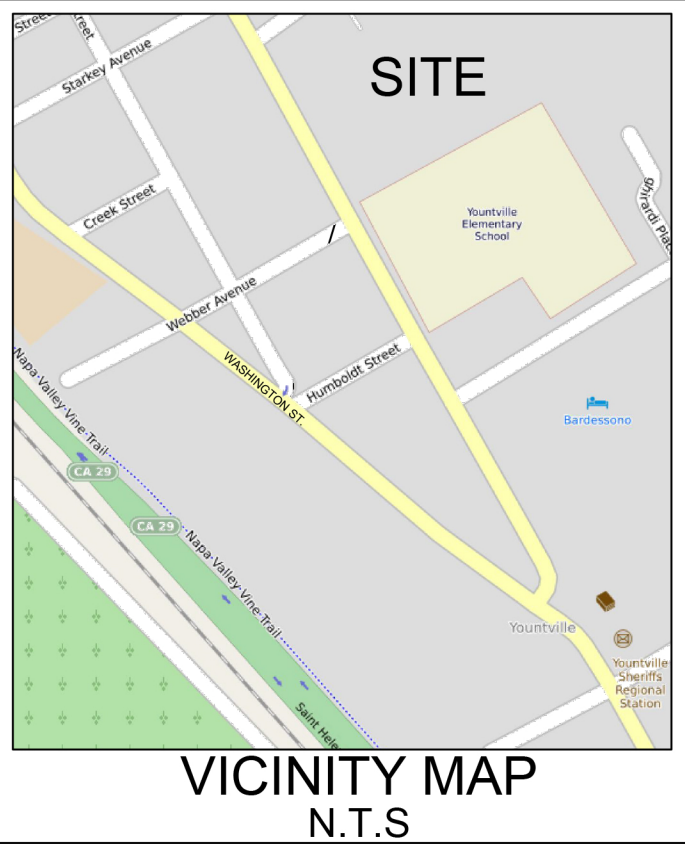
YOUNTVILLE PACIFIC LLC.
P.O.BOX 2176
CHICO, CA 95927

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 801 YGNACIO VALLEY ROAD SUITE 220 WALNUT CREEK, CA 94596 925-943-2777 FAX 925-943-2778	REGISTERED PROFESSIONAL ENGINEER FARHAD IRANITALAB No. 3314 Exp. 6-30-2027 CALIFORNIA	DATE: 2/3/2025	REV #	BY	DATE	DESCRIPTION
				SCALE: 1"= 10'	DESIGNED: AS	DRAWN: TY	CHECKED: AS	BROU. MGR: AS

FILE PATH: C:\USERS\TIAN\Y\AMS ASSOCIATES\AMS ASSOCIATES - DOCUMENTS\PRODUCTION\22-2640 - YOUNTVILLE\PARCEL MAP - TEN MAP - TITLE REPORTS\23-11-17\2640TPM-2.DWG