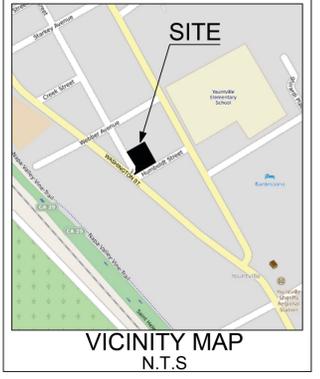


NOTES

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- This boundary and easements shown on this survey was based solely on the following recorded documents:
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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.
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- 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	---	WATER METER	
ADJACENT PROPERTY LINE	---	BACK FLOW PREVENTER	
CENTERLINE	---	UTILITY BOX (SIZE VARIES)	
EASEMENT	---	SIGN	
NON-ACCESS	---	RECORD INFORMATION W/ REFERENCE	
BUILDING LINE W/ DOOR	---	TREE W/ SIZE AND ELEVATION	
BUILDING OVERHANG	---	SPOT ELEVATION	
FOUND MONUMENT AS NOTED	•	CONTOUR	
FOUND IRON PIPE OR AS NOTED	•	INDEX CONTOUR	
BOLLARD LIGHT	•	CURB	
LIGHT	•	CURB & GUTTER	
STREET LIGHT	•	CONCRETE	
TRAFFIC SIGNAL POLE	•	FENCE	
TRANSFORMER	•	RETAINING WALL	
FIRE HYDRANT	•	EDGE OF PAVEMENT	
STORM DRAIN MANHOLE	•	SANITARY SEWER	
SANITARY SEWER MANHOLE	•	STORM DRAIN	
CLEAN OUT	•	WATER	
GAS METER	•	GAS	
VALVE	•	UNDERGROUND ELECTRIC	
CATCH BASIN / DROP INLET	•		
CONDO # 1 1,580.25± S.F.		CONDO # 3 7,934.50± S.F.	
CONDO # 2 1,639.25± S.F.			

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 3,784.50± S.F.

PARKING NOTES

A TOTAL OF 14 PARKING SPACES INCLUDING 1 VAN-ADA SPACES ARE PROVIDED.

PROFESSIONAL ENGINEER

FARHAD IRANITALAB
EXPIRES 6/30/2027

SITE ADDRESS

2010-2012 HUMBOLDT STREET
YOUNTVILLE, CA

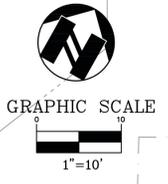
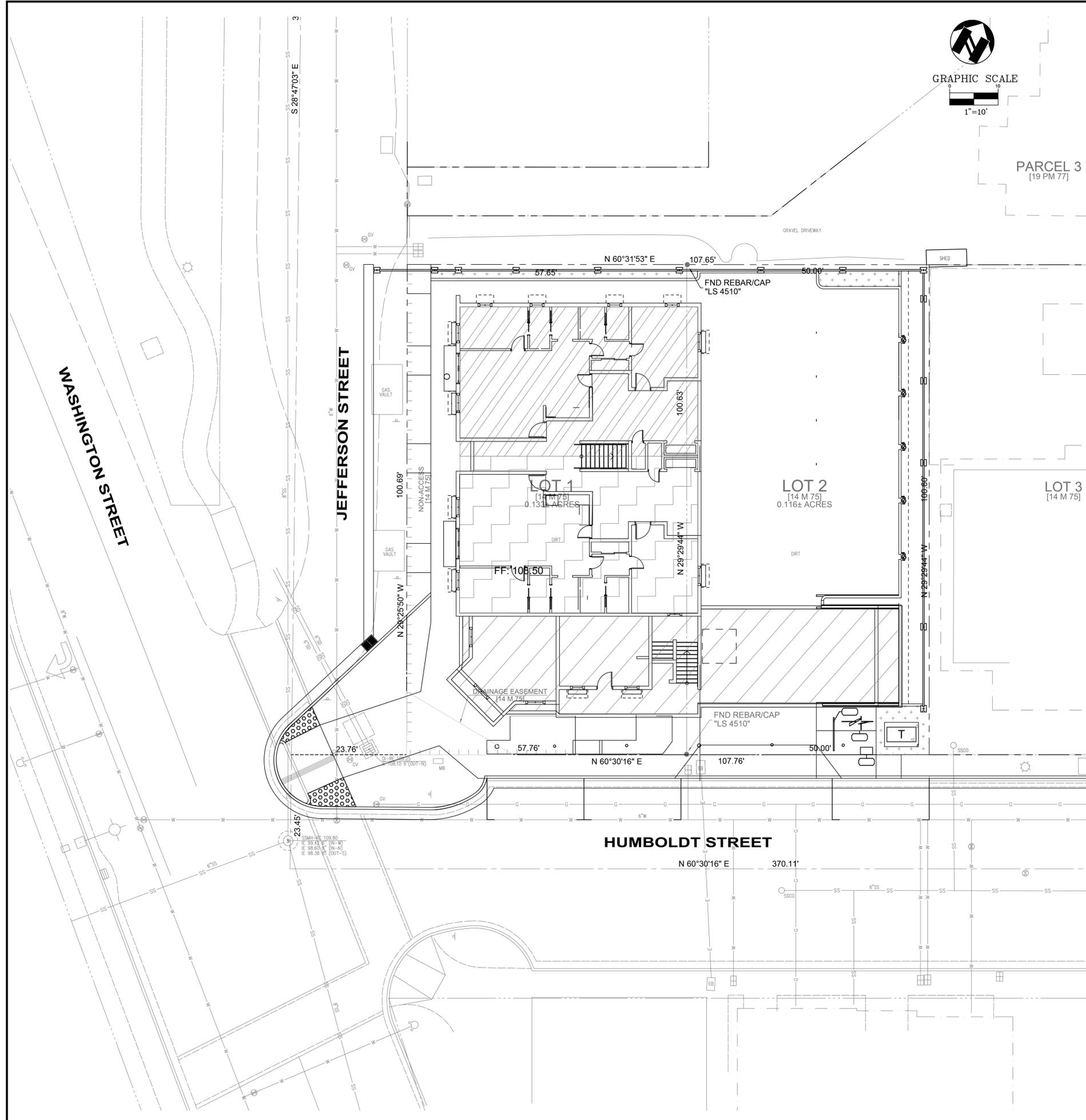
PARCEL SUMMARY

PARCEL 1 0.249 ACRES

APPLICANT/OWNER

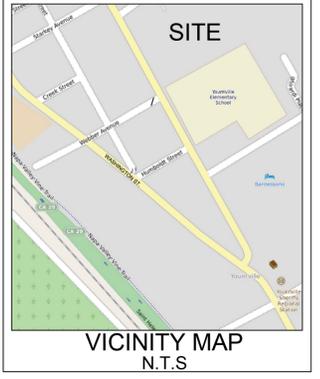
YOUNTVILLE PACIFIC LLC.
P.O. BOX 2176
CHICO, CA 95927

SHEET	TMP-1 OF	PROJECT	22-2640	TENTATIVE PARCEL MAP MIXED-USE BUILDING (FIRST LEVEL) HUMBOLDT STREET & JEFFERSON STREET YOUNTVILLE NAPA COUNTY CALIFORNIA		DESCRIPTION	DATE	REV #	BY
						DATE	10/31/2024	1	
SCALE: 1" = 10' DESIGNED: AS DRAWN: TY CHECKED: AS PROJ. MGR: AS				801 YGNACIO VALLEY ROAD SUITE 220 WALNUT CREEK, CA 94596 925-943-2777 FAX 925-943-2778		81500000 10' / 100.0' x 32.1			
FILE PATH: C:\USERS\ALLEN\AMASOCIATES\AMASOCIATES - DOCUMENTS\PRODUCTION\22-2640 - YOUNTVILLE\PARCEL MAP - TEN MAP - TITLE REPORTS\23-11-17\2640T.MXD									



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LEGEND

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

ABBREVIATIONS

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BRC	BACK OF ROLLED CURB	LIP	LIP OF GUTTER
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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

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2010-2012 HUMBOLDT STREET
YOUNTVILLE, CA

APPLICANT/OWNER

YOUNTVILLE PACIFIC LLC.
P.O.BOX 2176
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PROFESSIONAL ENGINEER

FARHAD IRANITALAB
EXPIRES 6/30/2027

PARCEL SUMMARY

PARCEL 1 0.249 ACRES

DESCRIPTION

DATE

BY

REV #

DATE: 10/31/2024

SCALE: 1" = 10'

DESIGNED: AS

DRAWN: TY

CHECKED: AS

PROJ. MGR: AS

REGISTERED PROFESSIONAL ENGINEER
FARHAD IRANITALAB
No. 3314
Exp. 6-30-27
STATE OF CALIFORNIA

801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778

ams
associates, inc. PLANNING ENGINEERING SURVEYING

TENTATIVE PARCEL MAP
MIXED-USE BUILDING (SECOND LEVEL)
HUMBOLDT STREET & JEFFERSON STREET
YOUNTVILLE NAPA COUNTY CALIFORNIA

SHEET **TMP-1.2**
OF
PROJECT
22-2640

FILE PATH: C:\USERS\VALLEN\AMSASSOCIATES\AMSASSOCIATES - DOCUMENTS\PRODUCTION\22-2640 - YOUNTVILLE\PARCEL MAP - TEN MAP - TITLE REPORTS\23-11-17\2024\TMP.DWG