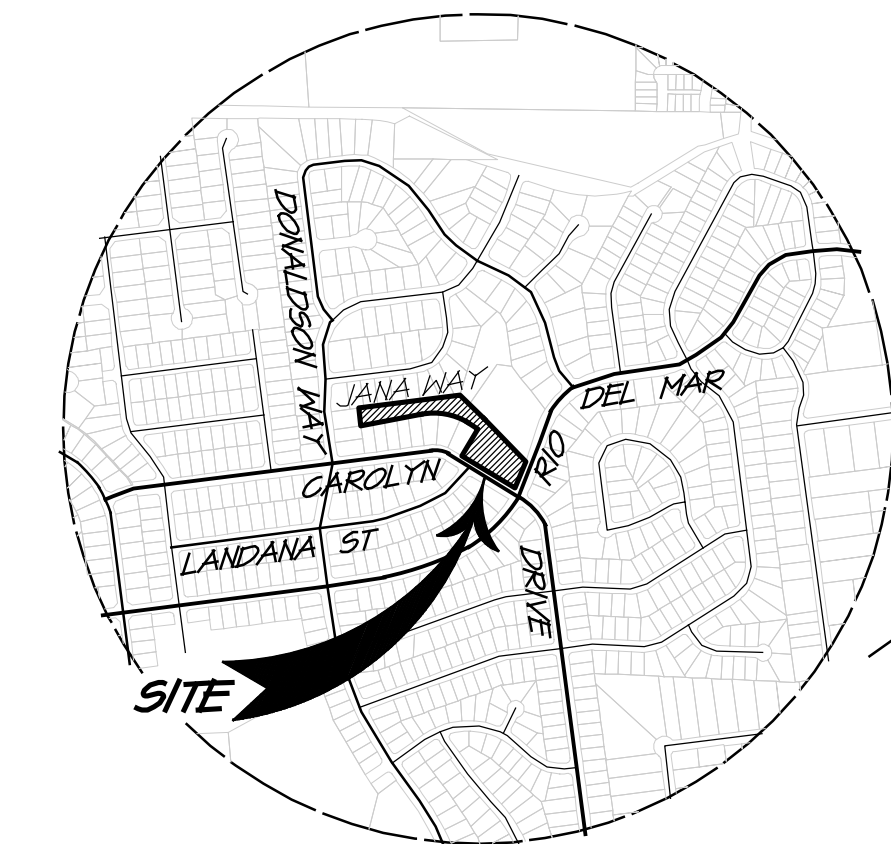


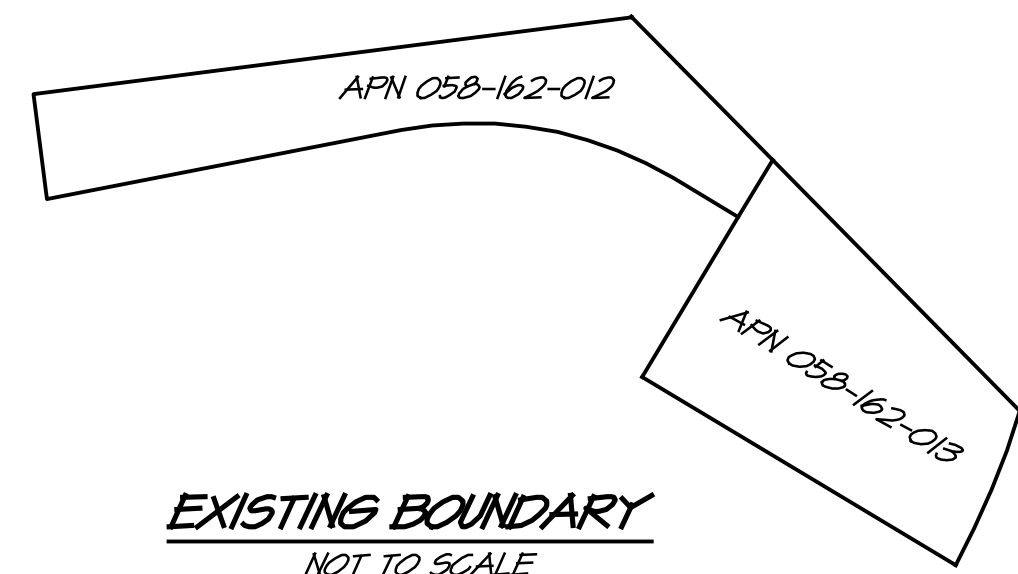
TENTATIVE SUBDIVISION MAP

RIO DEL MAR SUBDIVISION

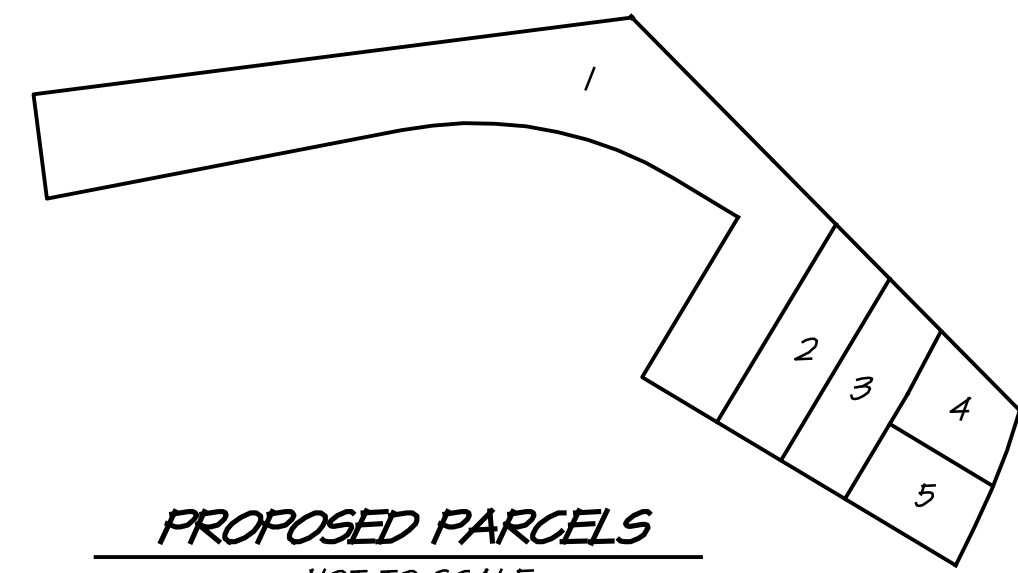
AMERICAN CANYON CALIFORNIA



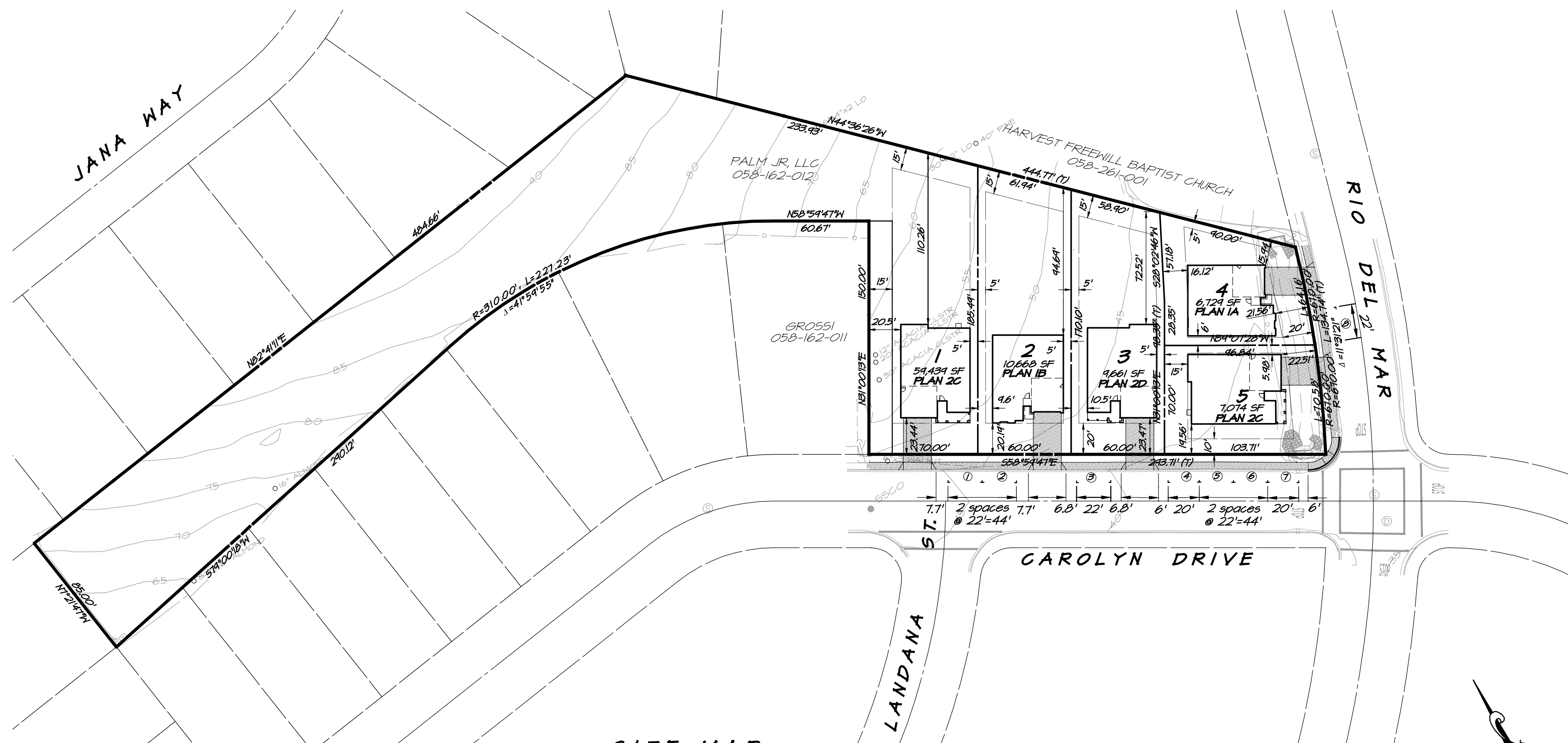
LOCATION MAP
NOT TO SCALE



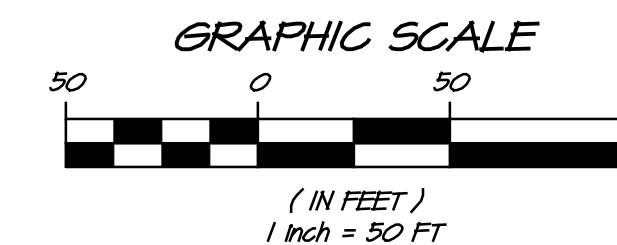
EXISTING BOUNDARY
NOT TO SCALE



PROPOSED PARCELS
NOT TO SCALE



SITE MAP
SCALE: 1" = 50'



SURVEYED BY:
RSA+
1515 FOURTH STREET
NAPA, CALIFORNIA 94554
(707) 252-3301

SURVEY NOTES:

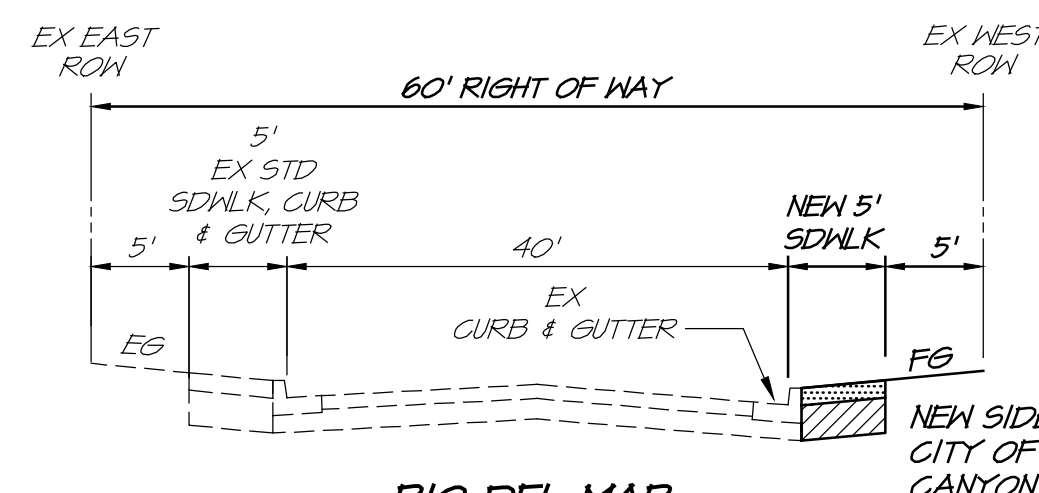
- THIS SURVEY WAS PREPARED BASED UPON A G.P.S. NETWORK ESTABLISHED UTILIZING THE FOLLOWING NATIONAL GEODETIC SURVEY PUBLISHED CONTROL STATIONS:
H.P.S.N. 04-KH
N.G.S. AMERICAN GPS
N.G.S. E 1394
N.G.S. APC D

HORIZONTAL DATUM: N.A.D. 1983
VERTICAL DATUM: N.A.V.D. 1988

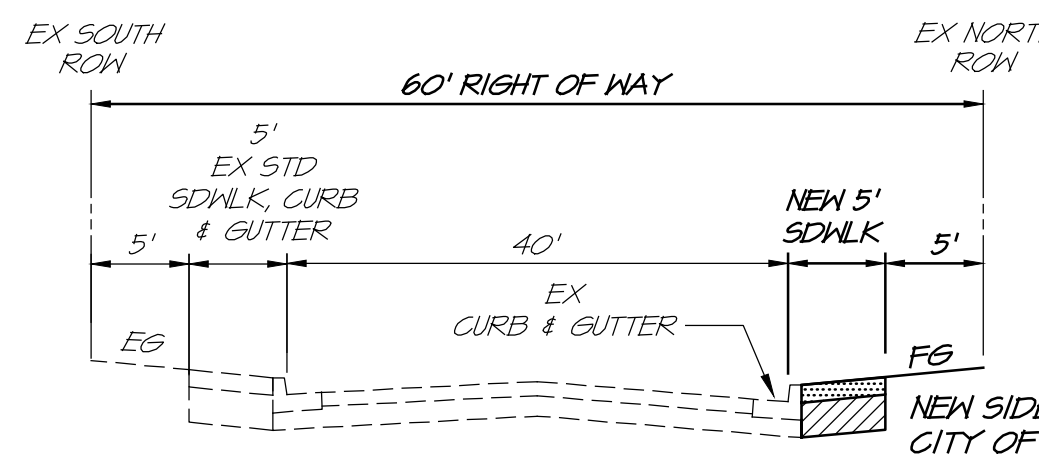
MAXIMUM HORIZONTAL RESIDUAL ERROR OBSERVED: 0.213'
MAXIMUM VERTICAL RESIDUAL ERROR OBSERVED: 0.023'

*NAPA COUNTY BENCHMARK #445-C WAS MEASURED AS 41.14' ON G.P.S. NETWORK VS PUBLISHED ELEVATION OF 44.51' ADJUSTED BY CORPSCON CONVERSION FACTOR OF +2.39 TO 46.90'.

2. CONTOURS ARE SHOWN EVERY ONE FOOT (1'), HIGHLIGHTED EVERY FIVE FEET (5').



RIO DEL MAR
TYPICAL STREET SECTION
NOT TO SCALE



CAROLYN DRIVE
TYPICAL STREET SECTION
NOT TO SCALE

SYMBOL LEGEND

EXISTING	PROPOSED
--- EX 502 ---	--- SD ---
--- EX 55 ---	--- SS ---
--- EX W ---	SSM
--- EX 504 ---	FH
--- EX 504 ---	FES
--- EX 504 ---	--- DIRECTION OF EX DRAINAGE FLOW ---
--- EX 504 ---	--- STD CURB AND GUTTER ---
--- EX 504 ---	--- STD SIDEWALK ---
--- EX 504 ---	--- STD DRIVEWAY ---
--- EX 504 ---	--- RIGHT OF WAY / PROPERTY LINE ---
--- EX 504 ---	--- SEWER LATERAL WITH CLEANOUT ---
--- EX 504 ---	--- WATER METER & BACKFLOW PREVENTER ---
--- EX 504 ---	--- FENCE ---
--- EX 504 ---	--- JOINT POLE W/ GUY ---
--- EX 504 ---	--- DRIVEWAY ---
--- EX 504 ---	--- CONTOUR LINE ---
--- EX 504 ---	--- SPOT ELEVATION ---
--- EX 504 ---	--- OVERHEAD UTILITIES ---
--- EX 504 ---	--- CATCH BASIN ---
--- EX 504 ---	--- STREET SIGN ---

ABBREVIATIONS

APN	ASSESSOR'S PARCEL NUMBER	MIN	MINIMUM
AD	AREA DRAIN	N	NORTH
BC	BEGIN CURVE	OH	OVERHEAD UTILITIES
BMP	BEST MANAGEMENT PRACTICES	PS	PROTECTIVE SLOPE
BO	BLOWOFF	PL	PROPERTY LINE
BW	BACK OF WALK/ BOTTOM WALL	PAE	PUBLIC ACCESS EASEMENT
BFP	BACKFLOW PREVENTER DEVICE	PSDE	PRIVATE STORM DRAIN EASEMENT
CB	CATCH BASIN	PUE	PUBLIC UTILITY EASEMENT
DI	DRAIN INLET	R	RADIUS
EC	END CURVE	RCE	REGISTERED CIVIL ENGINEER
EG	EXISTING GRADE	ROW	RIGHT OF WAY
EP	EDGE OF PAVEMENT	RW	RETAINING WALL
EX (E)	EXISTING	RS	RESIDENTIAL
EXP	EXPIRES	S	SOUTH SLOPE
FF	FINISH FLOOR ELEVATION	SD	STORM DRAIN
FG	FINISH GRADE	SCD	SIDEWALK CROSS DRAIN
FH	FIRE HYDRANT	SF	SQUARE FEET
FIN	FINISH GRADE	SS	SANITARY SEWER
FIRM	FLOOD INSURANCE RATE MAP	SSMH	SANITARY SEWER MANHOLE
FL	FLOW LINE	SDMH	STORM DRAIN MANHOLE
FT	FEET	STD	STANDARD
FES	FLARED END SECTION	SSCO	SANITARY SEWER CLEANOUT
GF	GARAGE FLOOR	(T)	TOTAL
HP	HIGH POINT	TC	TOP OF CURB ELEVATION
INV	INVERT ELEVATION	TYP	TYPICAL
JB	JUNCTION BOX	TH	TOP OF HALL
JP	JOINT POLE	W	WATER, WEST
L	LENGTH	WM	WATER METER
LF	LINEAL FEET		
MAX	MAXIMUM		

PARKING REQUIREMENTS PER CITY OF AMERICAN CANYON MUNICIPAL CODE

TYPE USE	NO. OF UNITS	PARKING REQUIRED PER UNIT	GUEST PARKING REQUIRED PER UNIT	REQUIRED PARKING
SINGLE FAMILY RESIDENTIAL	5	2	1/4	-
TOTAL	-	10	1.25	12

PARKING SUMMARY

- 10 COVERED SPACES IN GARAGE
- 10 UNCOVERED SPACES IN DRIVEWAYS
- 8 STREET PARKING
- 28 TOTAL

GENERAL NOTES

- OWNER: VALLEY OAK PROPERTY MANAGEMENT
113 PALM AVENUE, MODESTO CALIFORNIA
(209) 342-0866
- ARCHITECT: WILLIAM HEZMALHALCH ARCHITECTS
5080 EXECUTIVE PARKWAY, SUITE 325
SAN RAMON, CALIFORNIA 94583
(925)463-1100
- CIVIL ENGINEER: RSA+
1515 FOURTH STREET
NAPA, CALIFORNIA 94554
(707) 252-3301
- LANDSCAPE ARCHITECT: VANDERTOOLEN & ASSOCIATES
855 BORDEAUX WAY, SUITE 240
NAPA, CALIFORNIA 94558
(707) 224-2299
- PARCEL NO.: APN 058-162-012 & 058-162-013
- TOTAL PARCEL AREA: 2.15 ACRES
- EXISTING USE: OPEN SPACE
- PROPOSED USE: RESIDENTIAL
- WATER: CITY OF AMERICAN CANYON
- SEWER: CITY OF AMERICAN CANYON
- EXISTING ZONING: RS-6500 SUBURBAN RESIDENTIAL
- GENERAL PLAN DESIGNATION: RL, RESIDENTIAL LOW

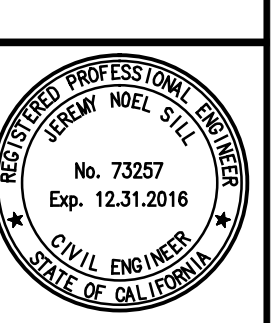
NOTES:

- TOPOGRAPHIC INFORMATION SHOWN IS FROM A FIELD SURVEY PERFORMED BY RSA+ ON FEBRUARY 2016.
- BOUNDARY SHOWN IS RECORD INFORMATION PER DOCUMENT NUMBER 2009-0001032, NAPA COUNTY RECORDS.
- SUBJECT PROPERTY IS NOT SUBJECT TO INUNDATION BY FLOOD WATER AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM).
- THIS MAP SHOWS ALL CONTIGUOUS PROPERTY OF THE OWNERS.
- ALL THE EXISTING AND PROPOSED EASEMENTS ON THE SUBJECT PROPERTY ARE SHOWN.
- UTILITIES AS SHOWN WERE 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 AS SHOWN ARE AT 1 FOOT INTERVALS.
- THERE ARE NO PUBLIC RECREATION SITES, PUBLIC TRAILS OR PUBLIC PARKS PROPOSED ON THIS PROJECT.

SHEET INDEX

TM1	SITE PLAN
TM2	EXISTING CONDITIONS
TM3	GRADING PLAN
TM4	UTILITY PLAN

RIO DEL MAR SUBDIVISION
SITE PLAN
AMERICAN CANYON
CALIFORNIA



DATE	NOV 15 2016
DRAWN	DEL
DESIGNED	EP
CHECKED	JMS
JOB NO.	416004.0
SHEET NO.	TM1
	1 OF 4 SHEETS