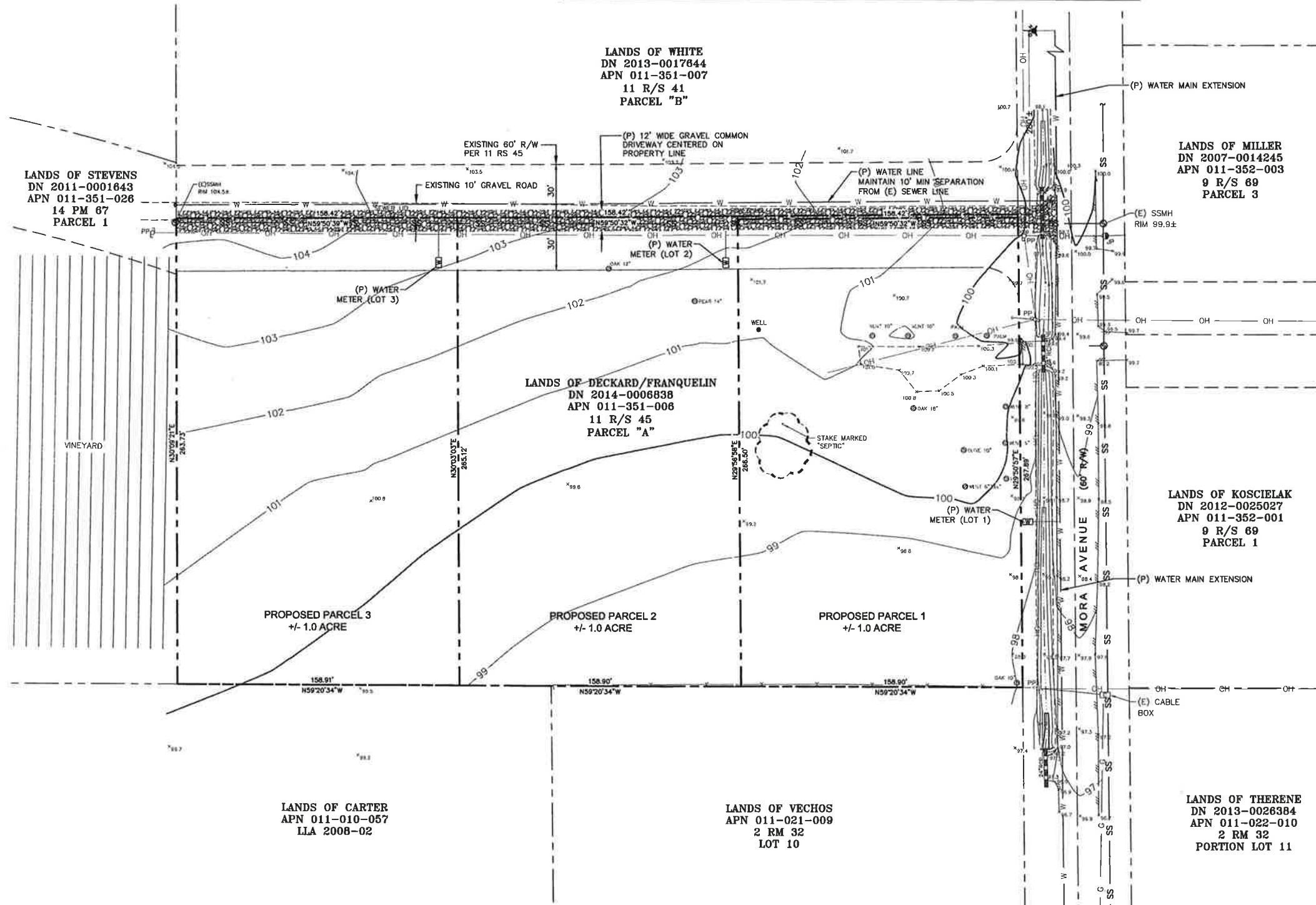
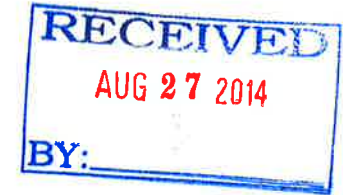
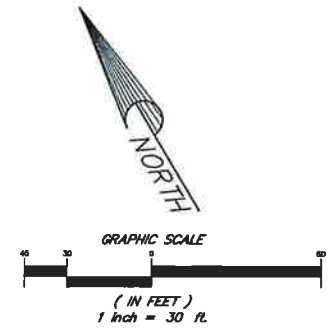


# DECKARD TENTATIVE PARCEL MAP



**LEGEND**

- RECORD BOUNDARY LINE
- RECORD ADJOINING BOUNDARY LINE
- RECORD EASEMENT LINE
- EDGE OF ASPHALT CONCRETE
- EDGE OF ROAD
- BUILDING ENVELOPE
- WIRE FENCE
- OVERHEAD WIRE
- 12" CMP
- STORM-DRAIN W/SIZE & TYPE
- △3 RANDOM CONTROL POINT W/Ø
- POWER POLE W/ GUY ANCHOR
- ELECTRIC METER
- ⊙ SEWER MANHOLE
- ⊙ WELL
- ×143.2 SPOT ELEVATION
- ⊙80 24" TREE TYPE & DIA.
- INV INVERT
- SS SANITARY SEWER
- R/W RIGHT OF WAY
- APPROXIMATE LOCATION OF SEPTIC AREA PER OWNER



**PROJECT SITE:**  
2085 MORA AVE.  
CALISTOGA, CA 94515

**OWNER/DEVELOPER:**  
WORAN DECKARD & DEBORAH M. FRANQUELIN  
829 JEFFERSON STREET  
NAPA, CA 94559  
707 942-6051

GENERAL PLAN DESIGNATION = RURAL RESIDENTIAL  
EXISTING ZONING = RR  
PROPOSED ZONING = RR  
PROPOSED DENSITY = 3 PARCELS / 3.09 ACRES  
TOTAL SITE ACREAGE = 3.09 ACRES  
TOTAL NUMBER OF LOTS = 3  
SMALLEST LOT SIZE = 1.0 ACRES  
LARGEST LOT SIZE = 1.0 ACRES  
AVERAGE LOT SIZE = 1.0 ACRES  
AVERAGE CROSS SLOPE EXISTING PARCEL = +/- 1.8%  
AVERAGE CROSS SLOPE PROPOSED PARCEL 1 = +/- 1.5%  
AVERAGE CROSS SLOPE PROPOSED PARCEL 2 = +/- 2.0%  
AVERAGE CROSS SLOPE PROPOSED PARCEL 3 = +/- 2.0%

- NOTES:**
- THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY. BOUNDARY INFORMATION SHOWN IS PER RECORD DATA ONLY.
  - HORIZONTAL CONTROL: IS PER RECORD DATA 14 PM 67
  - VERTICAL CONTROL: ELEVATION DATUM IS ASSUMED AT CONTROL POINT #5000 (100.00')

THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF WORAN DECKARD IN MAY, 2014.

*Steven J. Klein* 8/27/14  
STEVEN J. KLEIN PLS 8155 DATE



## TENTATIVE PARCEL MAP

OF THE LANDS OF DEBORAH M. FRANQUELIN, TRUSTEE OF THE DECKARD FAMILY TRUST AS DESCRIBED IN DOCUMENT NO. 2014-006838, BEING OFFICIAL RECORDS OF NAPA COUNTY AND LYING WITHIN PARCEL "A" OF THAT CERTAIN RECORD OF SURVEY OF PROPERTY OF BENNIE MONGONE FILED IN BOOK 11 OF SURVEYS AT PAGE 45, NAPA COUNTY RECORDS

CITY OF CALISTOGA SCALE: 1" = 30'  
COUNTY OF NAPA APN: 011-351-006  
STATE OF CALIFORNIA DATE: MAY, 2014

**HOGAN LAND SERVICES**  
A CALIFORNIA CORPORATION

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SHEET 1 OF 2