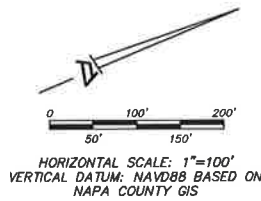


LEGEND

- EXISTING BOUNDARY
- - - PROPOSED BOUNDARY
- == ROAD CENTERLINE
- ==== EDGE OF PAVEMENT
- ADJOINING PROPERTY LINE
- 30' RIGHT OF WAY LINE
- OH OVERHEAD LINE
- W WATER LINE PAINT MARK
- CULVERT
- EASEMENT
- GRAVEL ROAD
- FLOWLINE
- TREE DRIPLINE
- W WATER VALVE
- W WELL
- SMH SEWER MANHOLE
- SDM STORM DRAIN MANHOLE
- SC SEWER CLEANOUT
- DI DROP INLET
- TP TELEPHONE POLE
- PP POWER POLE
- o TREE - SPECIES AS NOTED



	APN 011-050-006	APN 011-050-007	PROPOSED PARCEL 1	PROPOSED PARCEL 2	PROPOSED PARCEL 3	PROPOSED PARCEL 4
EXISTING LAND USE:	VINEYARD & RES	VINEYARD	VINEYARD	VINEYARD	VINEYARD	VINEYARD & RES
PROPOSED LAND USE:						
EXISTING WATER SOURCE:	WELL	WELL	CITY WATER	OFF-SITE WELL	WELL	WELL
PROPOSED WATER SOURCE:						
EXISTING AGRICULTURAL WATER:	WELL	WELL				
PROPOSED AGRICULTURAL WATER:			WELL	OFF-SITE WELL	WELL	WELL
EXISTING SEWAGE DISPOSAL:	ON-SITE SEPTIC	NONE	CITY SEWER	NONE	NONE	ON-SITE SEPTIC
PROPOSED SEWAGE DISPOSAL:	NONE					
ZONING & GENERAL PLAN DESIGNATION:	RURAL RESIDENTIAL					
AGRICULTURAL CONTRACT:	NONE					

NOTES

PROPERTY LINES SHOWN HEREON ARE BASED ON RECORD DATA CALCULATED FROM A FIELD SURVEY IN JUNE, 2009.

THIS MAP WAS PREPARED AT THE REQUEST OF DON LUVISI AND CLARENCE LUVISI.

THIS TENTATIVE PARCEL MAP SHOWS THE TRUE LOCATIONS OF GROUND FEATURES IN RELATION TO THE EXISTING PROPERTY LINES OF RECORD AND THE PROPOSED PARCEL LINES.

THE APPLICATION PARCEL IS NOT WITHIN THE FEMA FLOOD ZONE.

THE NATURAL GROUND SLOPES ON THE SUBJECT PARCELS AVERAGE LESS THAN 10%.

THIS IS AGRICULTURAL LAND AND THERE ARE NO PROPOSED BUILDING ENVELOPES.

THE PROPOSED 40' WIDE ACCESS AND UTILITY EASEMENT TO SERVE PARCEL 3 IS SHOWN.

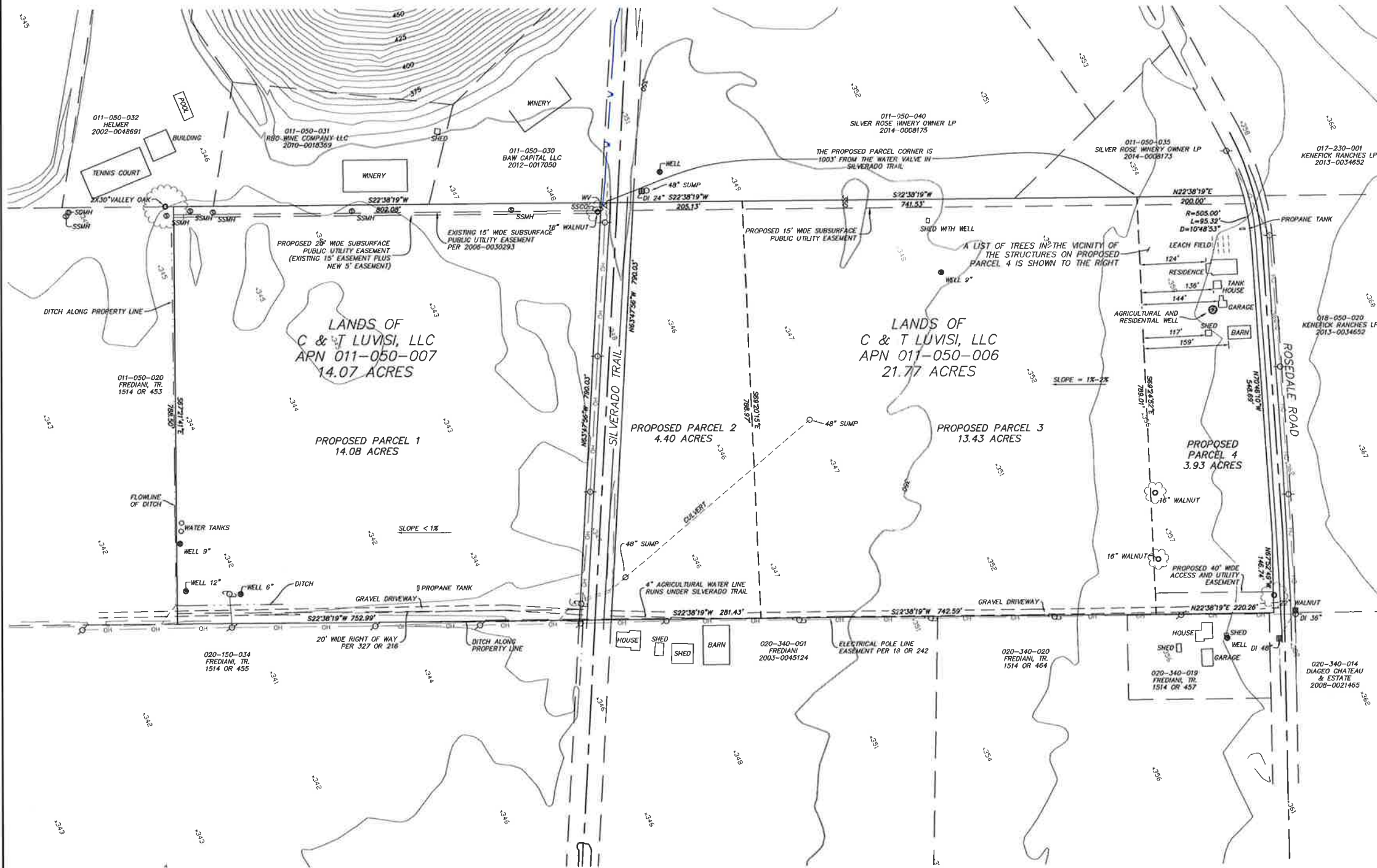
TREES IN THE VICINITY OF THE BUILDINGS ON PROPOSED PARCEL 4

- 2X8 OLIVE
- 18 WALNUT
- 10"X24" DECIDUOUS
- 8 APPLE
- 8 APPLE
- 6"X8"X9" FIG
- 7 WALNUT
- 4"X7" FRUIT
- 18 WALNUT
- 3X9 FIG
- 4 WALNUT
- 10 OLIVE
- 8 OLIVE
- 2X9 OLIVE
- 12 WALNUT
- 12 WALNUT
- 6 FRUIT
- 2X8 PEACH
- 12 FRUIT
- 12 FRUIT
- 18 OLIVE
- 6 FRUIT
- 30 WALNUT
- 40 DOUGLAS FIR
- 32 DOUGLAS FIR
- 4X4 WALNUT
- 8 WALNUT
- 6 APPLE
- 10 VALLEY OAK
- 7 ORNAMENTAL
- 10 PERSIMMON
- 30 SYCAMORE
- 2X14 OLIVE
- 2X4 WALNUT
- 4 CHERRY
- 14 CHERRY
- 5 FRUIT
- 4X6 POMEGRANATE
- 8 APPLE
- 8 PERSIMMON
- 8 PERSIMMON
- 9 CHERRY
- 6 APPLE
- 6 FRUIT
- 6 FRUIT
- 2X4 FRUIT
- 6 FRUIT
- 6 FRUIT
- 3X4 FRUIT
- 5 FRUIT
- 4 FRUIT
- 4 FRUIT
- 4 FRUIT
- 6 NUT
- 2X9 WALNUT

RECEIVED

MAR 07 2017

CITY OF CALISTOGA



TENTATIVE PARCEL MAP
OF THE LANDS OF
C & T LUVISI, LLC
ASSESSOR'S PARCEL NO. 011-050-006 & -007
CALISTOGA
NAPA COUNTY CALIFORNIA

OWNER:
APN 011-050-006 & -007
OWNER'S CONTACT ADDRESS: C & T LUVISI LLC, ET AL
P.O. BOX 815
CALISTOGA, CA 94515

APPLICANT'S CONTACT ADDRESS: CLARENCE LUVISI
P.O. BOX 815 CALISTOGA, CA 94515
PHONE 707-942-4074

APPLICATION INFORMATION

PREPARED BY: CHRISTOPHER K. COLE, PLS 5769
TERRA FIRMA SURVEYS, INC.
P.O. BOX 533
ST. HELENA CA 94574
PHONE: (707) 963-7565

DATE: March 2017