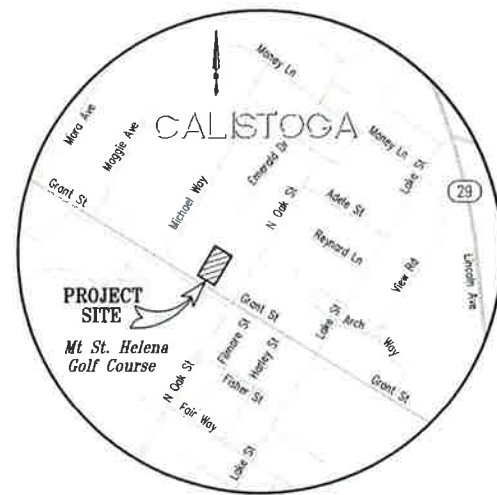


GENERAL NOTES

- OWNER/SUBDIVIDER: JOHN, PATRICIA, & DANIEL MERCHANT, AND JACQUELINE LUK
872 UNION STREET
SAN FRANCISCO, CA 94133
- ENGINEER/SURVEYOR: LUK AND ASSOCIATES
738 ALFRED NOBEL DRIVE
HERCULES, CA 94547
JACQUELINE LUK, PLS 8934
(510) 724-3388
- ASSESSOR'S PARCEL NO.: 011-032-011
- ZONING: CURRENT ZONING: R-1, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL
PROPOSED ZONING: R-1
- LAND USE: EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
- LOT AREA:
EXISTING
77,625 S.F. (1.782 ACRE)
PROPOSED
PARCEL 1
35,714 S.F. (0.820 ACRES)
PARCEL 2
39,929 S.F. (0.917 ACRES)
RIGHT-OF-WAY DEDICATION
1,982 S.F. (0.046 ACRES)
- BOUNDARY COMPILED FROM RECORD INFORMATION AND DOES REPRESENT FIELD SURVEY OF PROPERTY.
- THIS PROPERTY LIES IN ZONE X (NO SHADING) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP, CITY OF CALISTOGA, NAPA COUNTY, CALIFORNIA, MAP NUMBER 06055C0229E, EFFECTIVE DATE SEPTEMBER 26, 2008.
- EXISTING CONTOUR INTERVAL: 0.5 FEET.
AVERAGE CROSS SLOPE OF EXISTING PROPERTY: 1%



BASIS OF BEARINGS

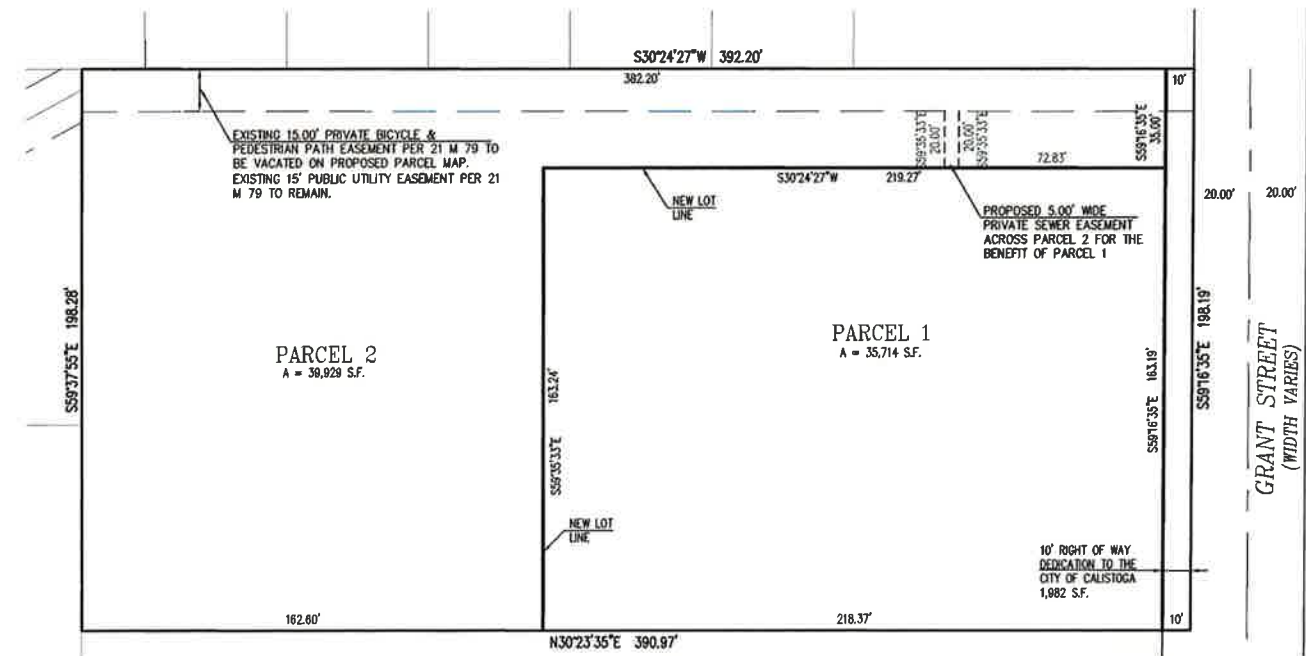
BASIS OF BEARINGS TAKEN AS NORTH 30°24'01" EAST, AS SHOWN ON THAT CERTAIN FINAL MAP OF THE CENTRE COURT SUBDIVISION, RECORDED DECEMBER 13, 1999 IN BOOK 21 OF MAPS, AT PAGE 79-81 IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF NAPA, STATE OF CALIFORNIA.

JACQUELINE LUK
FOR LUK & ASSOCIATES, INC.

DATE: MARCH 6, 2017



RECEIVED
MAR - 9 2017
CITY OF CALISTOGA

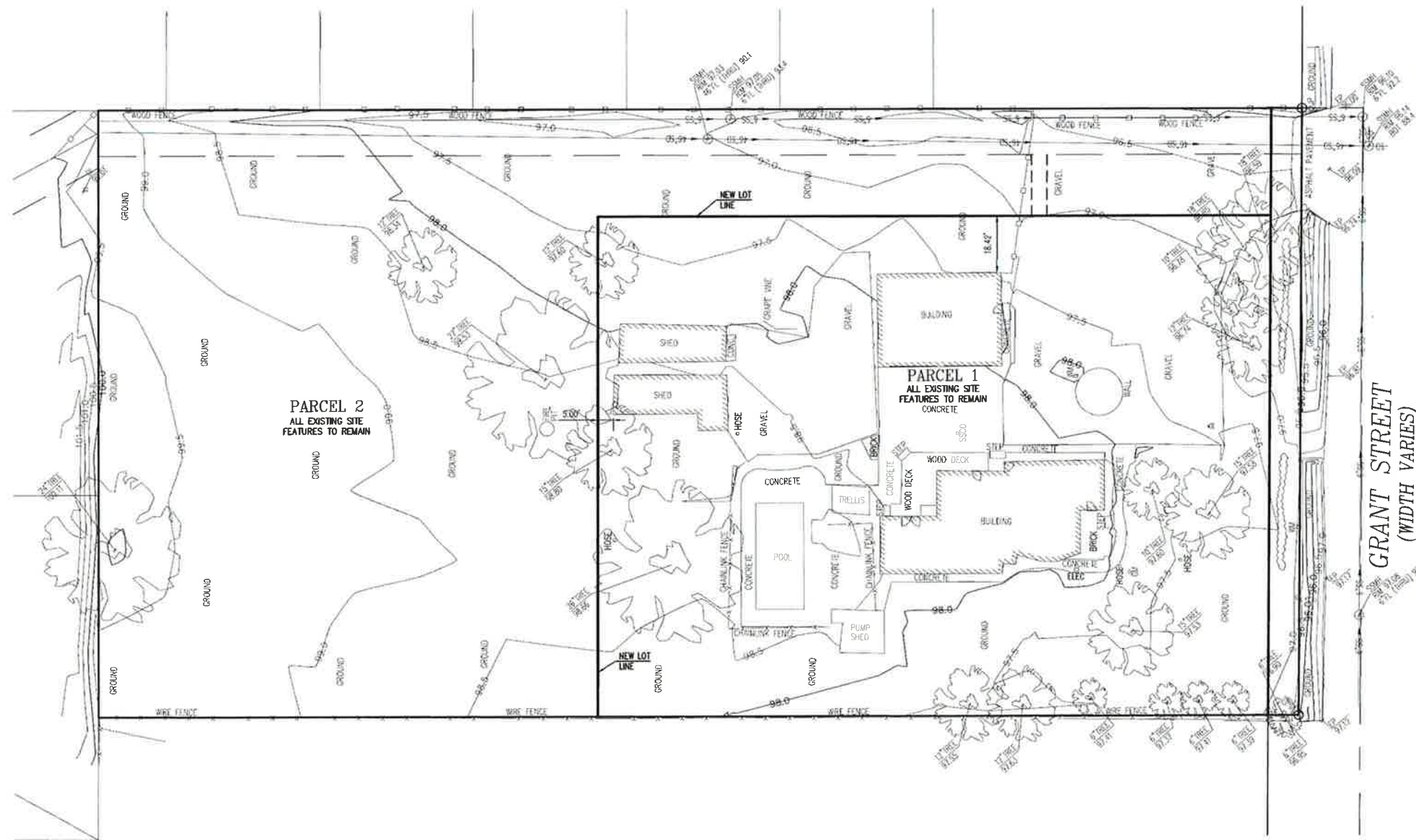


PROPOSED SUBDIVISION
SCALE: 1"=30'

MERCHANT SUBDIVISION
VESTING TENTATIVE PARCEL MAP # _____
OF
2016 GRANT STREET
CITY OF CALISTOGA, NAPA COUNTY, CALIFORNIA
MARCH 2017
PREPARED BY
LUK AND ASSOCIATES
CIVIL ENGINEER - LAND PLANNERS - LAND SURVEYORS
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
(510) 724-3388

LEGEND

SYMBOLS	DESCRIPTION
---	BOUNDARY LINE
---	RIGHT OF WAY LINE
---	ADJACENT'S PROPERTY LINE
---	PROPOSED LOT LINE
---	MONUMENT LINE
---	CENTER LINE
---	BUILDING LINE
---	EASEMENT LINE
---	WOOD FENCE
---	WIRE FENCE
⊙	FOUND MONUMENT AS NOTED
MON-TIE	MONUMENT TO THE DISTANCE
(T)	TOTAL
(R)	RADIAL BEARING
DOC. NO.	DOCUMENT NUMBER
(333.61') (R1)	RECORD DATA REFERENCE
(M-M)	MONUMENT TO MONUMENT
APN	ASSESSOR'S PARCEL NUMBER
SQ. FT.	SQUARE FEET
R/W	RIGHT OF WAY
CALC.	CALCULATED VALUE
MON.	MONUMENT
PIR	PRELIMINARY TITLE REPORT
R/W	RIGHT OF WAY
PIR	PRELIMINARY TITLE REPORT
APN	ASSESSOR'S PARCEL NUMBER
---	WATER LINE
---	SANITARY SEWER LINE
---	STORM DRAIN LINE
---	OVERHEAD ELECTRICAL LINE
---	TREE
---	FIRE HYDRANT
---	JOINT POLE
---	CONTOUR LINE
AC	ASPHALT CONCRETE
CLF	CHAIN LINK FENCE
BLDG	BUILDING
CGNC	CONCRETE
LANDG	LANDING
GRD	GROUND
TC	TOP OF CURB
DWY	DRIVEWAY
WM	WOOD
○	WATER METER
○	GAS VALVE
○	CLEAN OUT

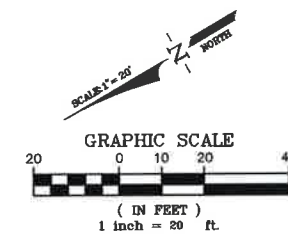


TOPOGRAPHIC SURVEY
SCALE: 1"=20'

RECEIVED

MAR - 9 2017

CITY OF CALISTOGA



MERCHANT SUBDIVISION
VESTING TENTATIVE PARCEL MAP # _____
OF
2016 GRANT STREET
CITY OF CALISTOGA, NAPA COUNTY, CALIFORNIA
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