

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: 77,825 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

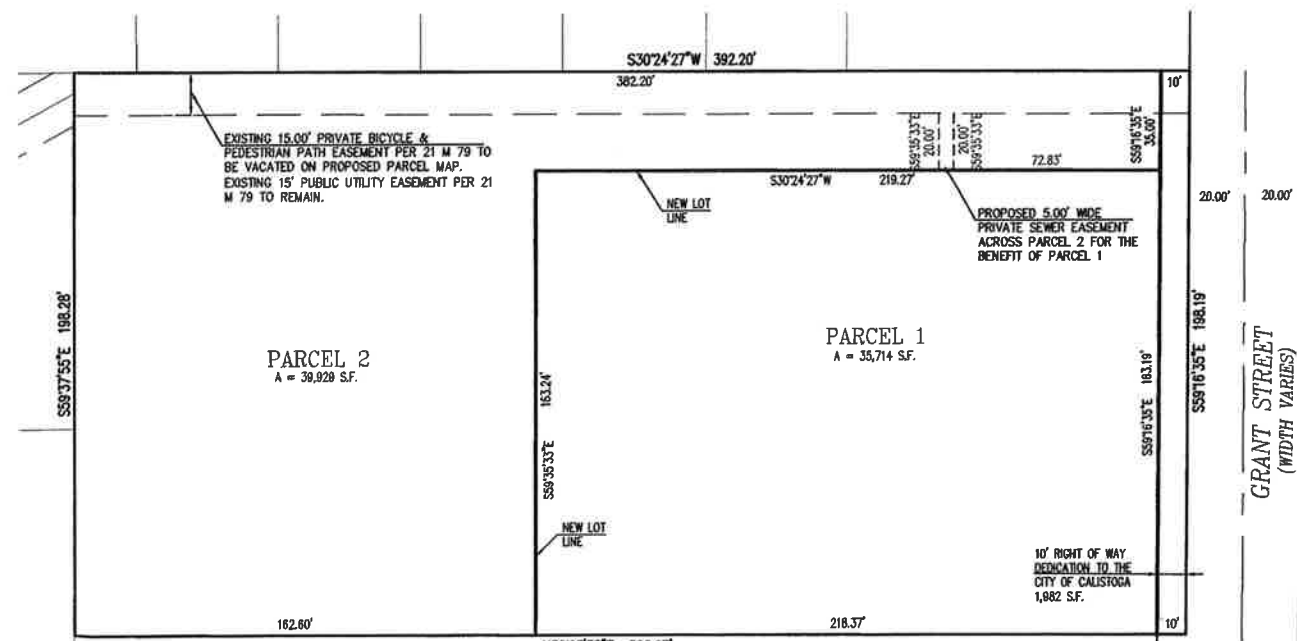
BASIS OF BEARINGS TAKEN AS NORTH 30°24'01" EAST, AS SHOWN ON THAT CERTAIN FINAL MAP OF THE CENTRE COURT SUBDIVISION, RECORDED DECEMBER 13, 1999 IN BOOK 21 OF MAPS, AT PAGE 79-81 IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF NAPA, STATE OF CALIFORNIA.

JACQUELINE LUK
FOR LUK & ASSOCIATES, INC.

DATE: MARCH, 6, 2017



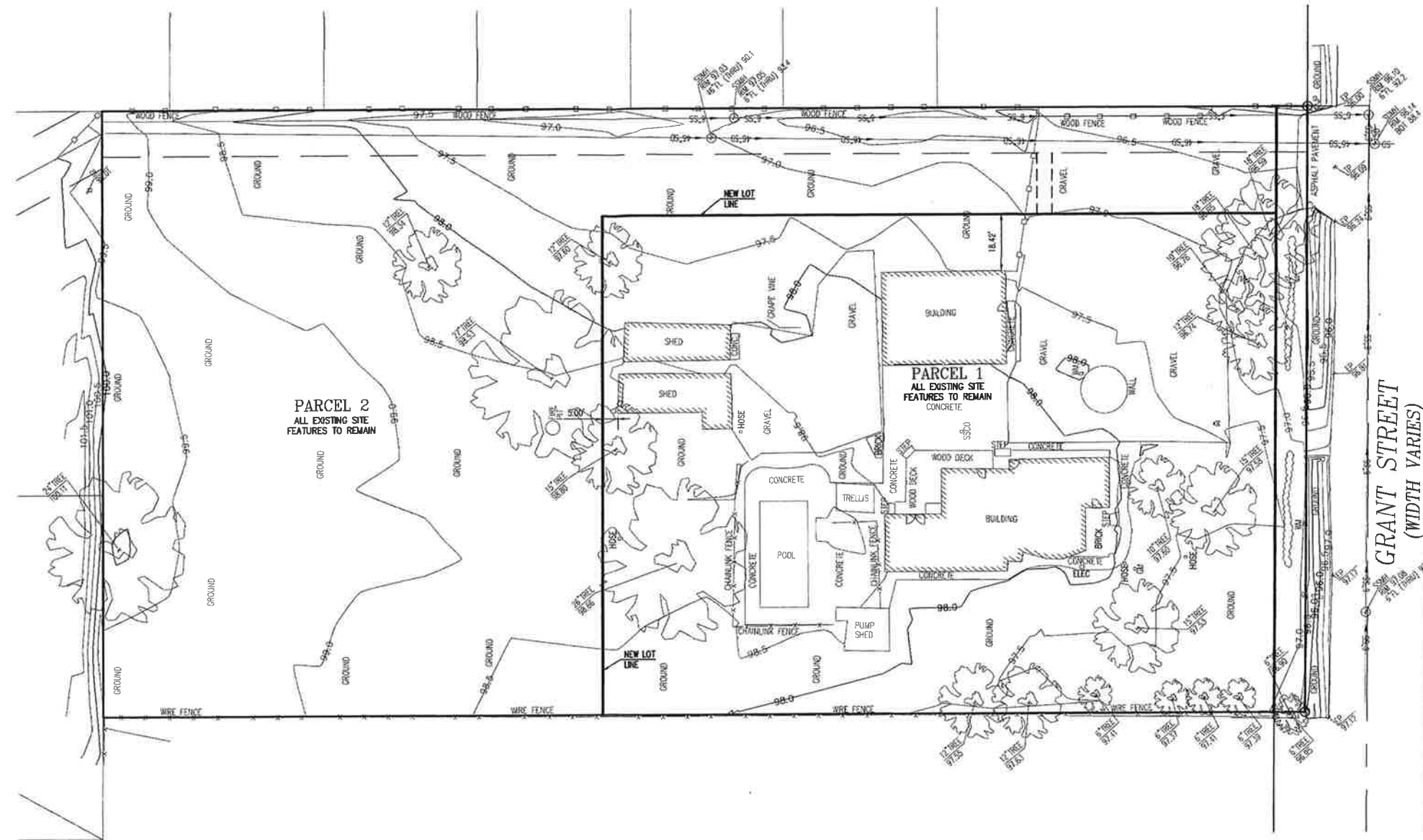
RECEIVED
MAR - 9 2017
CITY OF CALISTOGA



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 PROPERTY LINE
—	PROPOSED LOT LINE
—	MONUMENT LINE
—	CENTER LINE
—	BUILDING LINE
—	EASEMENT LINE
—	WOOD FENCE
—	WIRE FENCE
⊙	FOUND MONUMENT AS NOTED
—	MONUMENT TO THE DISTANCE
(T)	TOTAL
(R)	RADIAL BEARING
DOC. NO.	DOCUMENT NUMBER
(333.617) (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
PTR	PRELIMINARY TITLE REPORT
R/W	RIGHT OF WAY
PTR	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
BLDC	BUILDING
CGNC	CONCRETE
LNDG	LANDING
GRD	GROUND
TC	TOP OF CURB
DWY	DRIVEWAY
WD	WOOD
WM	WATER METER
GV	GAS VALVE
CO	CLEAN OUT

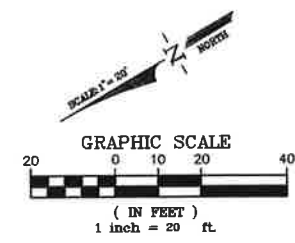


TOPOGRAPHIC SURVEY
SCALE: 1"=20'

RECEIVED

MAR - 9 2017

CITY OF CALISTOGA



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