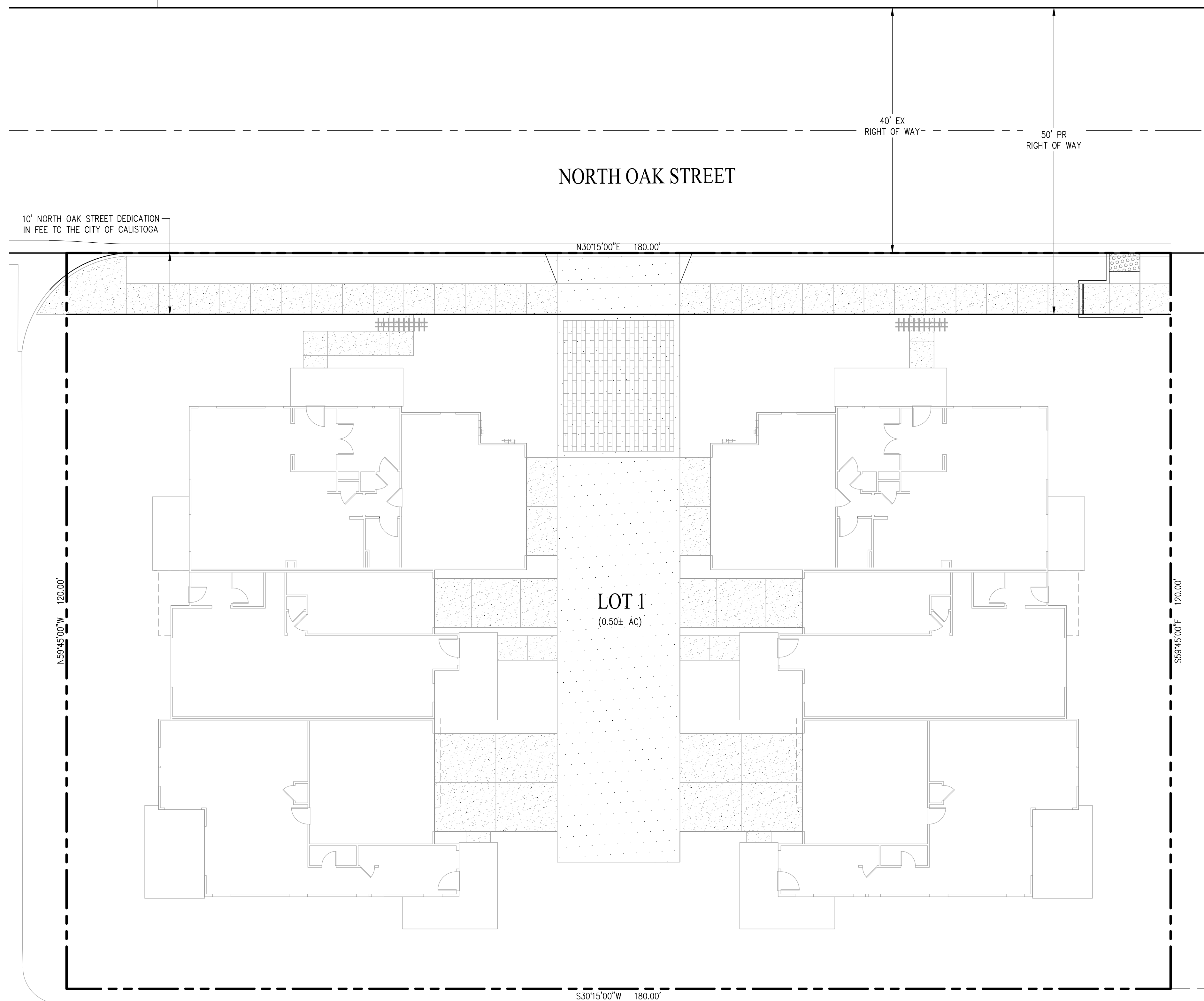


VICINITY MAP
NOT TO SCALE



GENERAL NOTES:

- | | | | |
|-----------------------------|--|----------------------|---|
| 1. APPLICANT/ARCHITECT: | SDG ARCHITECTS, INC.
3361 WALNUT BLVD. SUITE 120
BRENTWOOD, CA 94513
(925) 634-7000
RALPH STAUSS | 17. DRIVEWAY: | THE PROPOSED DRIVEWAY IS PRIVATE |
| 2. CIVIL ENGINEER: | CARSON BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-0322
RYAN HANSEN, P.E. | 18. GRADING: | PROPOSED GRADING AS SHOWN IS PRELIMINARY. FINISHED GRADING IS SUBJECT TO FINAL DESIGN |
| 3. GEOTECHNICAL ENGINEER: | KC ENGINEERING COMPANY
865 COTTING LANE, SUITE A
VACAVILLE, CA 95688
(707) 447-4025
DAVID V. CYMANSKI, G.E. | 19. DIMENSIONS: | ALL LOT DIMENSIONS SHOWN ARE APPROXIMATE AND MAY CHANGE DURING FINAL DESIGN. |
| 4. APN: | 011-160-017 | 20. EROSION CONTROL: | EROSION CONTROL WILL BE PREPARED PER CITY STANDARDS AND ABAG RECOMMENDATIONS |
| 5. EXISTING ZONING: | R-3 | 21. TREES: | EXISTING TREES ON SITE TO BE REMOVED AS SHOWN ON SHEET 2. |
| 6. PROPOSED ZONING: | R-3 | 22. CONDOMINIUM MAP: | A CONDOMINIUM MAP WILL BE RECORDED FOR LOT 1 AND THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTIONS 4125 AND 4285 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS SHALL BE NO MORE THAN 6 RESIDENTIAL CONDOMINIUM UNITS FOR LOT 1. |
| 7. SITE AREA: | GROSS: 0.50± (21,600 SF)±
LESS DEDICATION(-): 0.04± (1,750 SF)±
NET AREA: 0.46± (19,850 SF)± | | |
| 8. EXISTING LOTS: | 1 | | |
| 9. PROPOSED LOTS: | 1 | | |
| 10. NUMBER OF UNITS: | 6 MULTI-FAMILY DWELLING UNITS | | |
| 11. GENERAL PLAN: | HIGH DENSITY RESIDENTIAL
(10 TO 20 DU/AC) | | |
| 12. DENSITY: | 12± DU/AC | | |
| 13. EXISTING USE: | RESIDENTIAL | | |
| 14. PROPOSED USE: | RESIDENTIAL | | |
| 15. UTILITIES | | | |
| WATER: | CITY OF CALISTOGA | | |
| SEWER: | CITY OF CALISTOGA | | |
| STORM DRAIN: | CITY OF CALISTOGA | | |
| GAS & ELECTRIC: | PACIFIC GAS & ELECTRIC | | |
| TELEPHONE & CABLE TV: | TBD | | |
| 16. FLOOD ZONE DESIGNATION: | ZONE X - AREA WITH REDUCED FLOOD RISK | | |

ABBREVIATIONS

- | | |
|------|--------------------------------|
| AC | ACRES |
| CB | CATCH BASIN |
| DCDA | DOUBLE CHECK DETECTOR ASSEMBLY |
| EX | EXISTING |
| FC | FACE OF CURB |
| FDC | FIRE DEPARTMENT CONNECTION |
| FF | FINISHED FLOOR ELEVATION |
| FI | FIELD INLET |
| GR | GRATE |
| HP | HIGH POINT |
| LL | LOT LINE |
| LP | LOW POINT |
| MH | MANHOLE |
| P | PAID ELEVATION |
| PIV | POST INDICATOR VALVE |
| PR | PROPOSE |
| PL | PROPERTY LINE |
| R/W | RIGHT OF WAY |
| SD | STORM DRAIN |
| SF | SQUARE FEET |
| SL | STREET LIGHT |
| SS | SANITARY SEWER |
| SSCO | SANITARY SEWER CLEANOUT |
| L/S | LANDSCAPING |
| S/W | SIDEWALK |
| TC | TOP OF CURB |
| TYP | TYPICAL |

LEGEND

- | | | | |
|--|------------------------------|--|----------------------------------|
| | PROPERTY BOUNDARY | | EXISTING STORM DRAIN CATCH BASIN |
| | EXISTING CENTER LINE | | EXISTING STORM DRAIN FIELD INLET |
| | RIGHT-OF-WAY | | CURB CUT |
| | EXISTING STORM DRAIN | | STORM DRAIN FIELD INLET |
| | EXISTING SANITARY SEWER MAIN | | AREA DRAIN |
| | EXISTING WATER MAIN | | PROPOSED SANITARY SEWER CLEANOUT |
| | EXISTING GAS LINE | | PROPOSED WATER METER |
| | EXISTING OVERHEAD WIRES | | PROPOSED FIRE HYDRANT |
| | PROPOSED STORM DRAIN | | PROPOSED WATER VALVE |
| | PROPOSED SANITARY SEWER MAIN | | DOUBLE CHECK DETECTOR ASSEMBLY |
| | PROPOSED WATER MAIN | | FIRE DEPARTMENT CONNECTION |
| | EXISTING STORM DRAIN MANHOLE | | POST INDICATOR VALVE |
| | STORM DRAIN MANHOLE | | |
| | PROPOSED DRIVEWAY | | |
| | PROPOSED SIDEWALK | | |
| | PROPOSED BIO-RETENTION | | |
| | UNIT NUMBER | | |

TENTATIVE PARCEL MAP FOR CONDOMINIUM PURPOSES
1448 NORTH OAK STREET

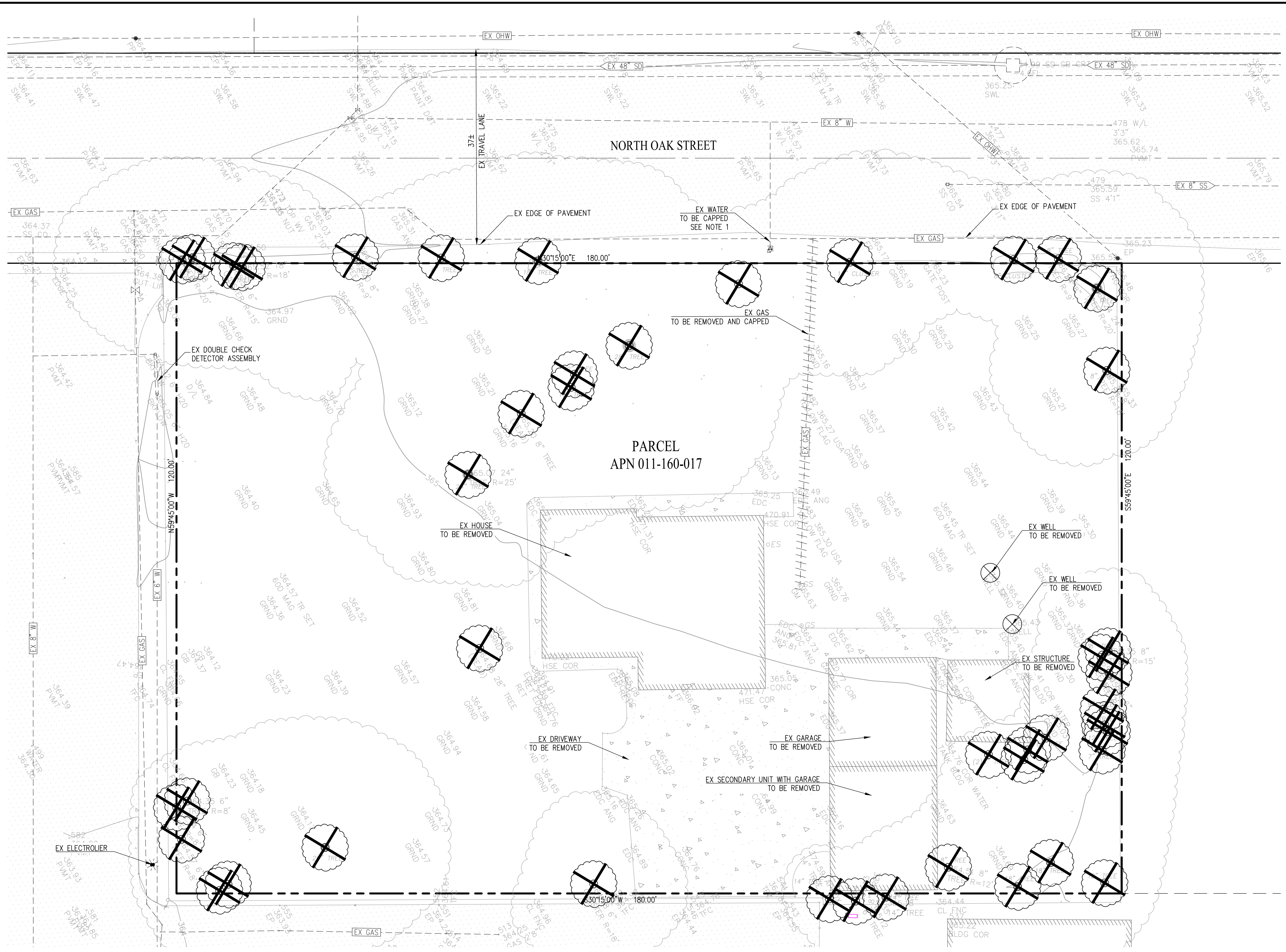
CITY OF CALISTOGA NAPA COUNTY CALIFORNIA

SCALE: 1" = 10' DATE: JULY 20, 2020

cbg CIVIL ENGINEERS SURVEYORS PLANNERS

SAN RAMON (925) 866-0322
SACRAMENTO (916) 375-1877
WWW.CBANDG.COM

SHEET NO. **1**
OF 5 SHEETS



TREE SUMMARY

TREE #	SPECIES	TRUNK DIAMETER (IN)	DISPOSITION
823	VALLEY OAK	7.5", 12", 15"	REMOVE
824	CALIFORNIA BAY	12"	REMOVE
825	REDWOOD	9.8"	REMOVE
826	VALLEY OAK	5.5", 4"	REMOVE
827	VALLEY OAK	17"	REMOVE
828	BLACK WALNUT	21"	REMOVE
829	BLACK WALNUT	30"	REMOVE
830	COAST LIVE OAK	8", 9"	REMOVE
831	VALLEY OAK	6.5", 5.5"	REMOVE
832	VALLEY OAK	28"	REMOVE
833	VALLEY OAK	19"	REMOVE
834	COAST LIVE OAK	9"	REMOVE
835	VALLEY OAK	13"	REMOVE
836	REDWOOD	6"	REMOVE
837	BLACK WALNUT	27"	REMOVE
838	BLACK WALNUT	18"	REMOVE
839	BLACK WALNUT	21"	REMOVE
840	ELM	7", 9.5"	REMOVE
841	ELM	6"	REMOVE
842	ELM	7", 4"	REMOVE
843	ELM	6.5"	REMOVE
844	ELM	6.5", 6.5"	REMOVE
845	ELM	6.5", 7"	REMOVE
846	STONE PINE	18.6"	REMOVE
847	ELM	4", 6"	REMOVE
848	ELM	8"	REMOVE
849	ELM	6.5"	REMOVE
850	ELM	8", 8"	REMOVE
851	ELM	14", 7"	REMOVE
852	ELM	7"	REMOVE
853	FIG	9.5"	REMOVE
854	REDWOOD	18"	REMOVE
855	ELM	11.5"	REMOVE
856	FIG	9.5"	REMOVE
857	ELM	7"	REMOVE
858	ELM	11", 8.5"	REMOVE
859	ELM	8.2"	REMOVE
860	ELM	6"	REMOVE
861	ELM	6.5"	REMOVE
862	ELM	9"	REMOVE
863	ELM	8"	REMOVE
864	CATALPA	26"	REMOVE
865	ELM	9"	REMOVE
866	ELM	11", 11"	REMOVE

NOTES:

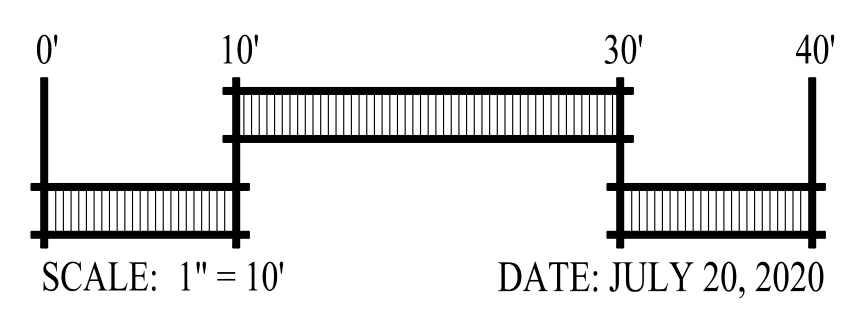
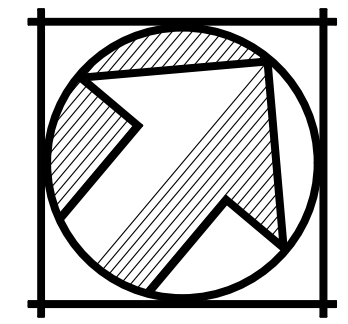
- EXISTING WATER SERVICE SHOULD BE EVALUATED FOR POSSIBLE IRRIGATION USE OR CAPPED/ABANDONED PER CITY STANDARDS
- THE EXISTING TREE SURVEY NUMBERING IS BASED ON THE TREE INVENTORY ASSESSMENT PROVIDED BY ATLAS TREE SERVICE, INC. DATED OCTOBER 28, 2019.

LEGEND

- SUBDIVISION BOUNDARY
- EXISTING GAS
- EXISTING ELECTRICAL OVERHEAD LINE
- EXISTING STORM DRAIN LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER
- EXISTING WELL TO BE REMOVED
- EXISTING TREE TO BE REMOVED

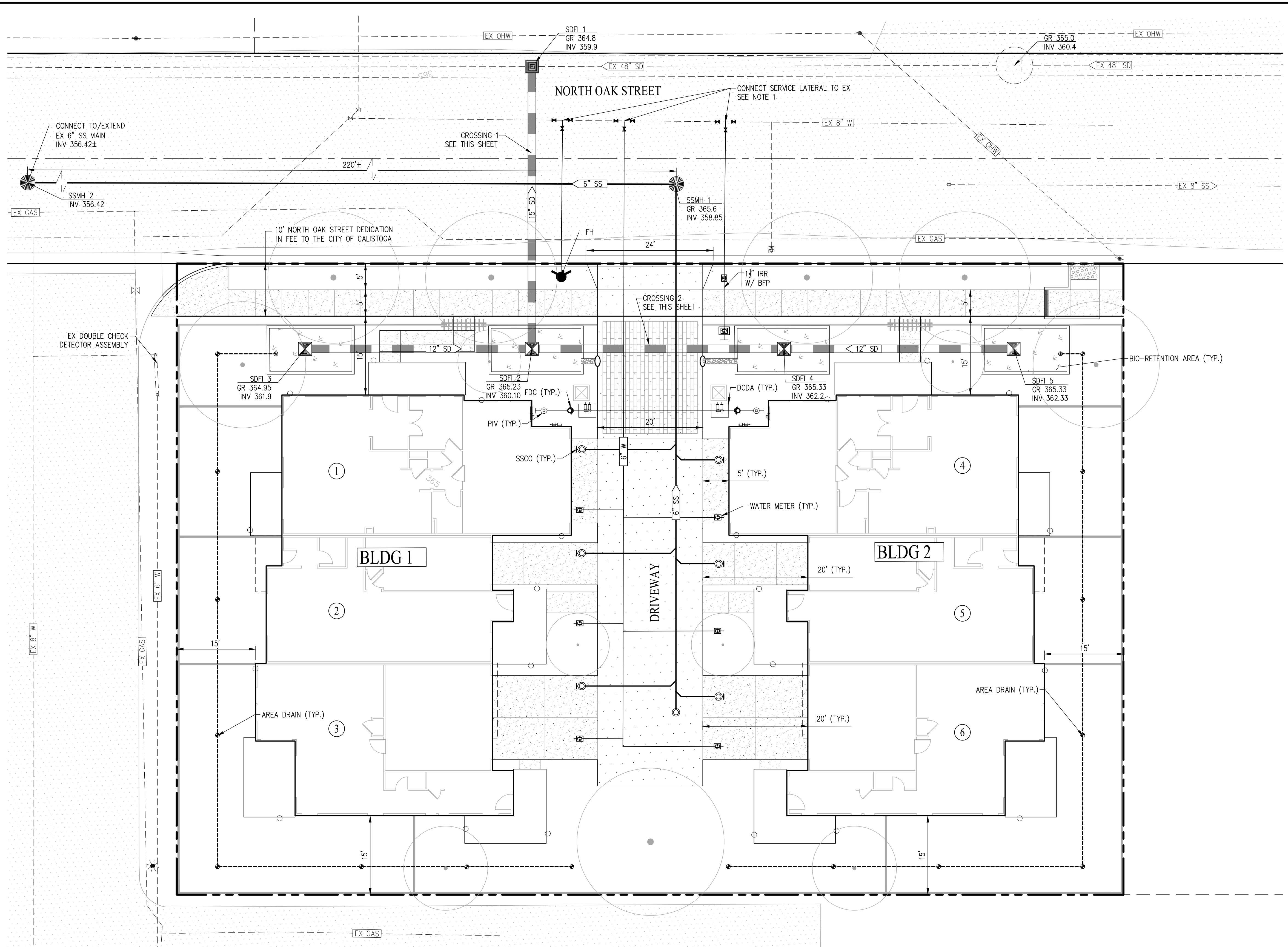
PRELIMINARY BOUNDARY & EXISTING CONDITIONS 1448 NORTH OAK STREET

CITY OF CALISTOGA NAPA COUNTY CALIFORNIA



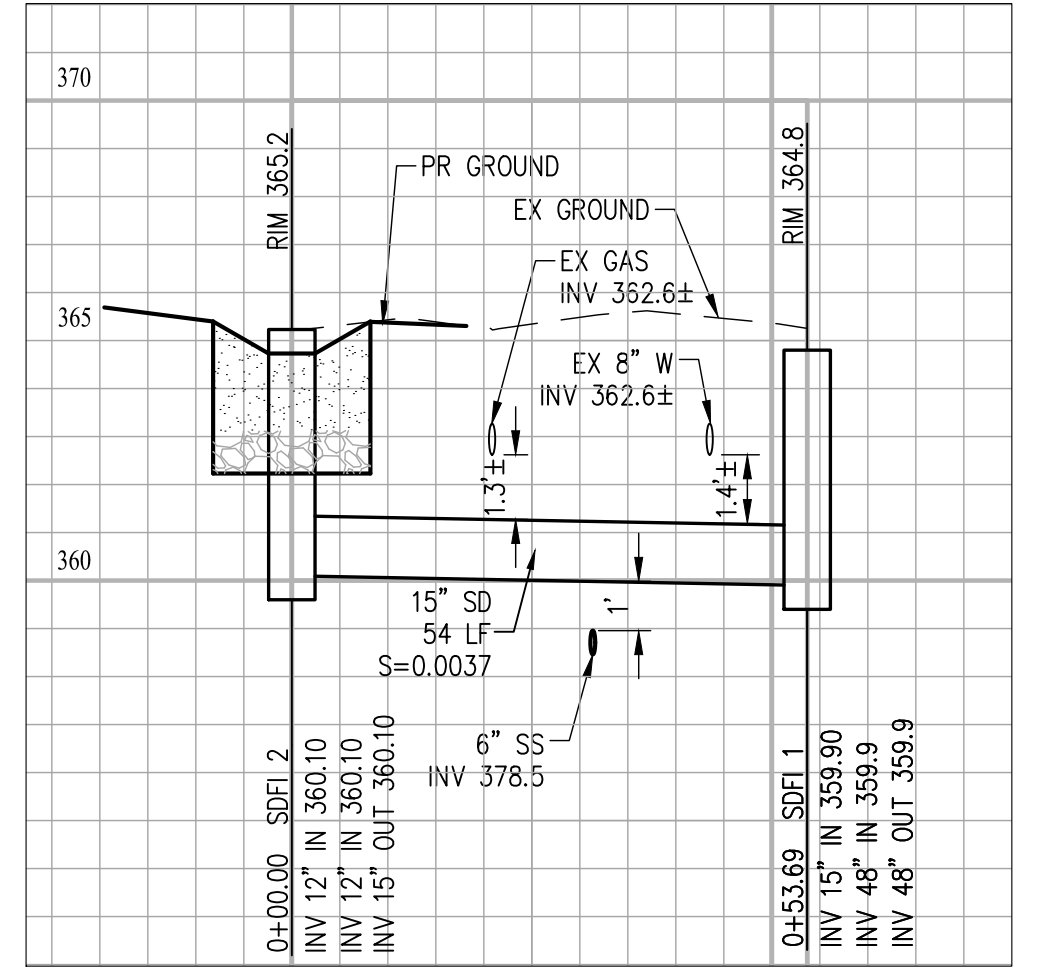
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SACRAMENTO • (916) 375-1877
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SHEET NO.
2
OF 5 SHEETS

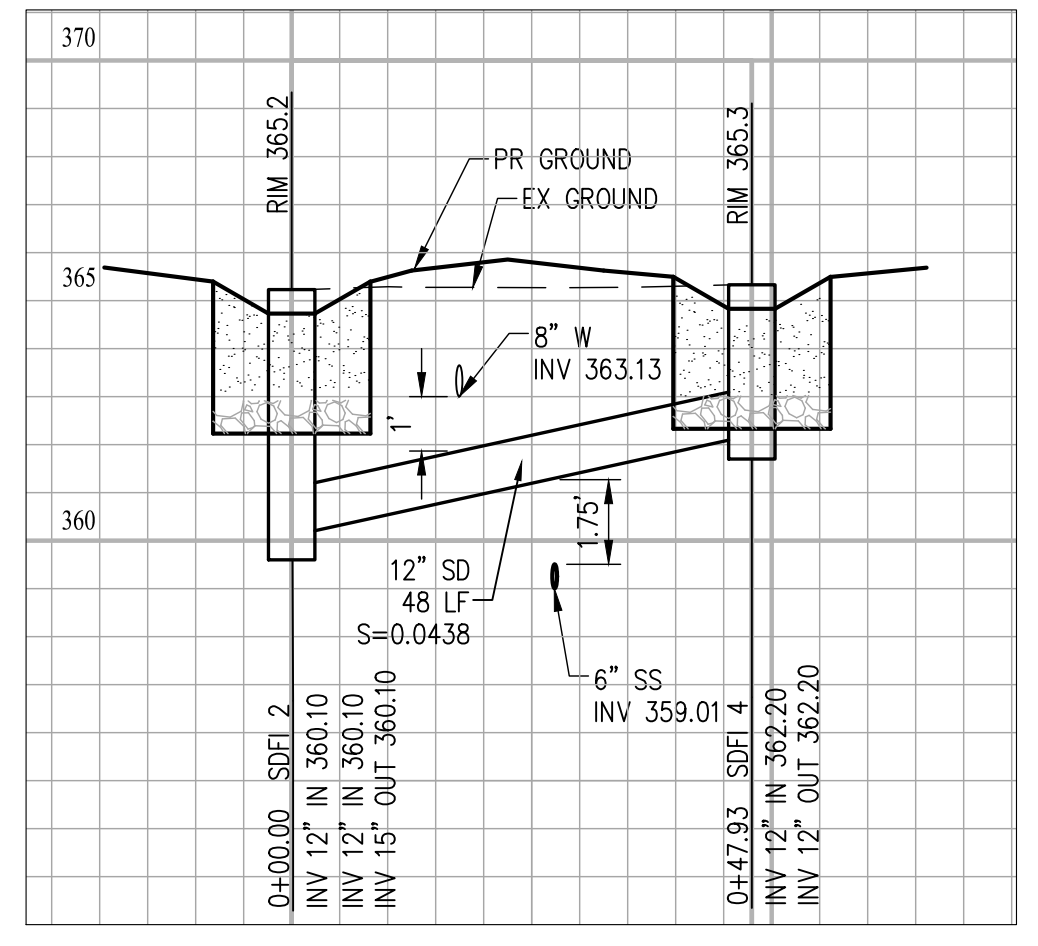


LEGEND

---	SUBDIVISION BOUNDARY
- - - EX GAS	EXISTING GAS
- - - EX OHW	EXISTING ELECTRICAL OVERHEAD LINE
- - - EX SD	EXISTING STORM DRAIN LINE
- - - EX SS	EXISTING SANITARY SEWER LINE
- - - EX W	EXISTING WATER



UTILITY CROSSING 1



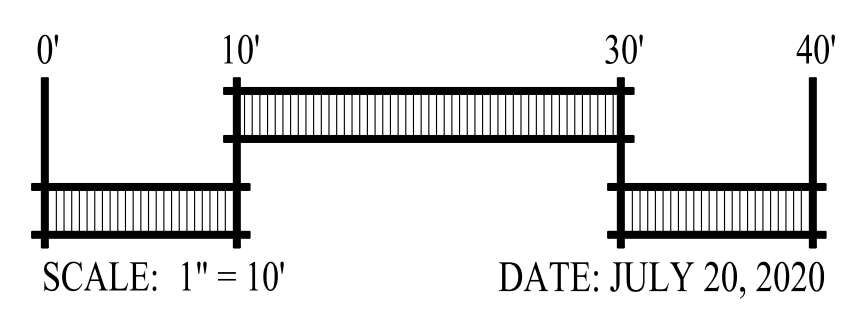
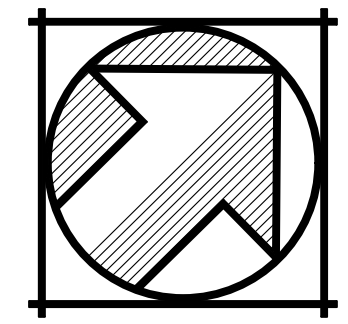
UTILITY CROSSING 2

- NOTES:**
1. FINAL WATER, FIRE, AND IRRIGATION SERVICES SUBJECT TO FINAL DESIGN.
 2. INDIVIDUAL UNIT DOWNSPOUT AND DRAINAGE SYSTEM SUBJECT TO FINAL DESIGN.

PRELIMINARY SITE PLAN & UTILITY PLAN

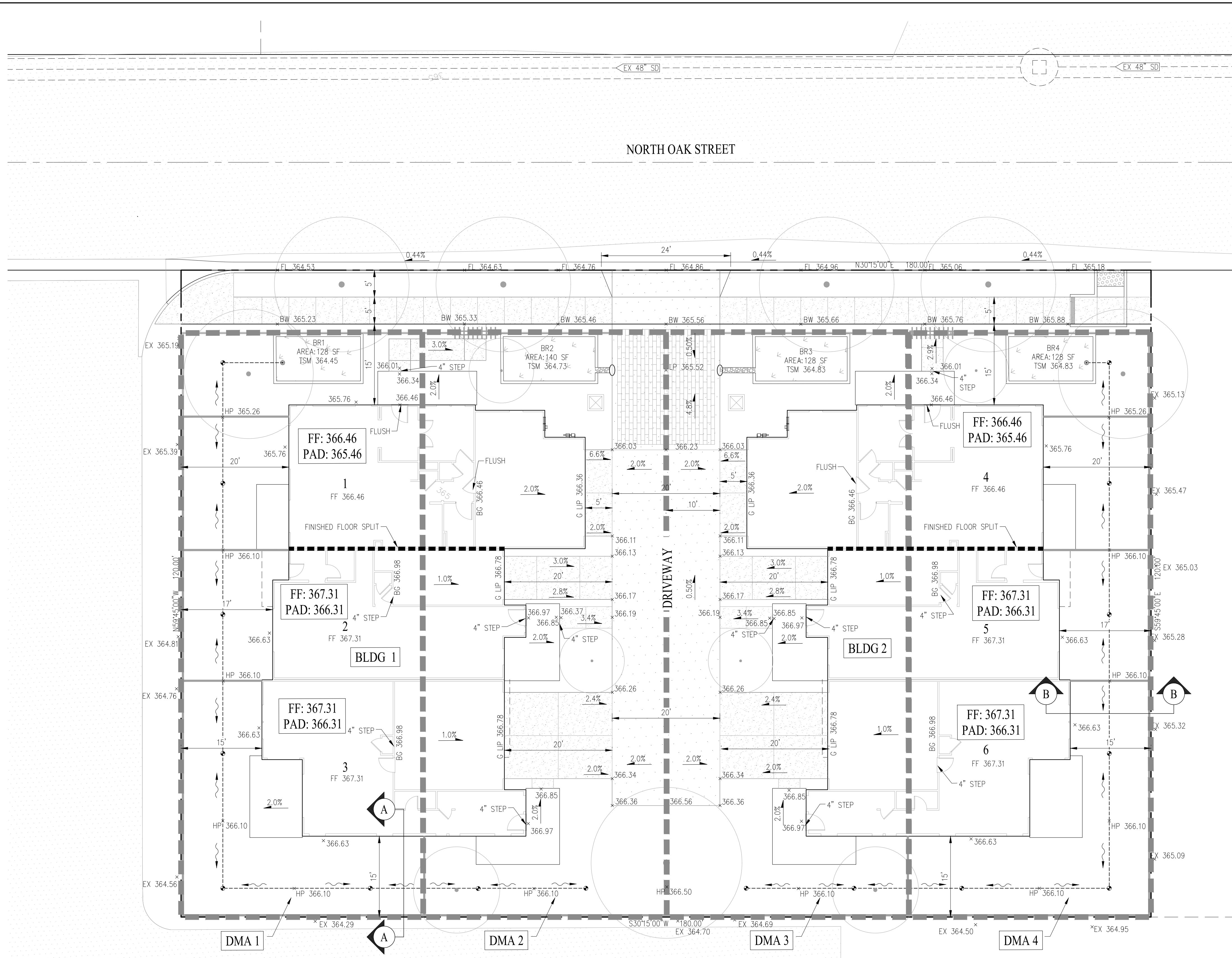
1448 NORTH OAK STREET

CITY OF CALISTOGA NAPA COUNTY CALIFORNIA



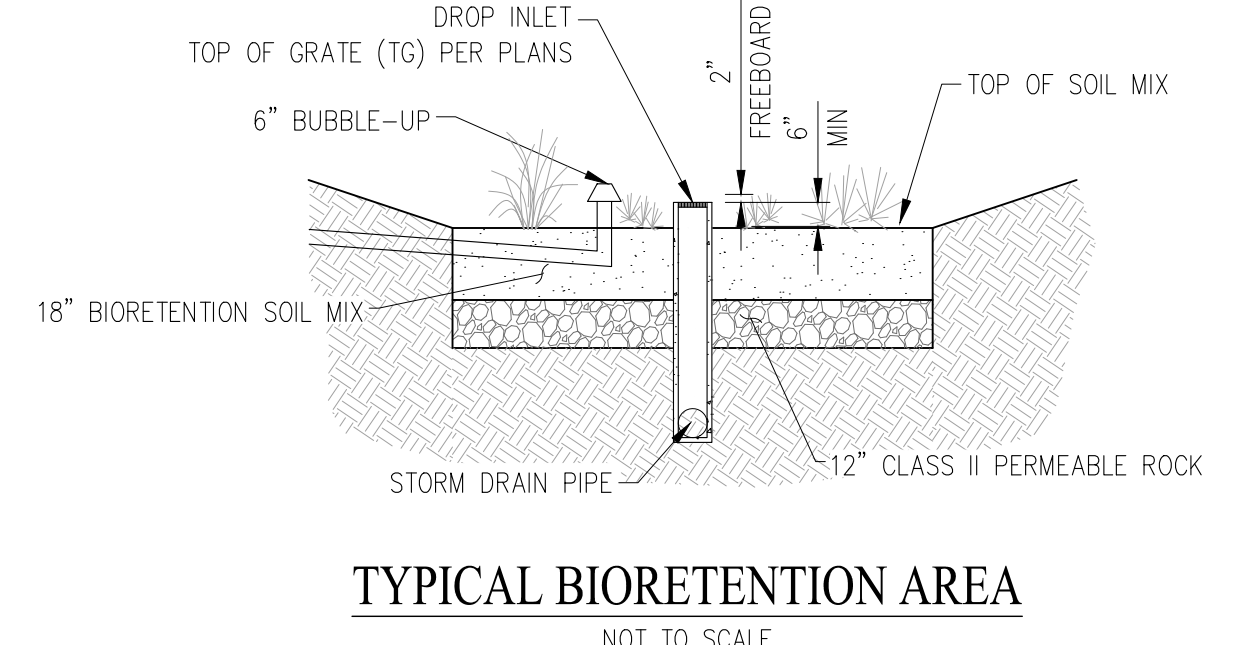
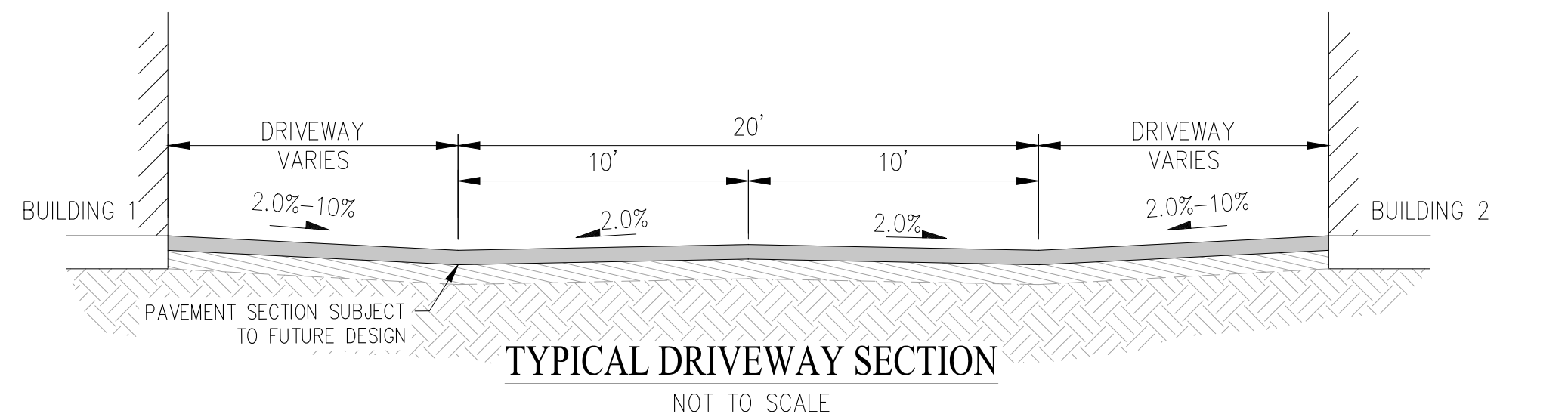
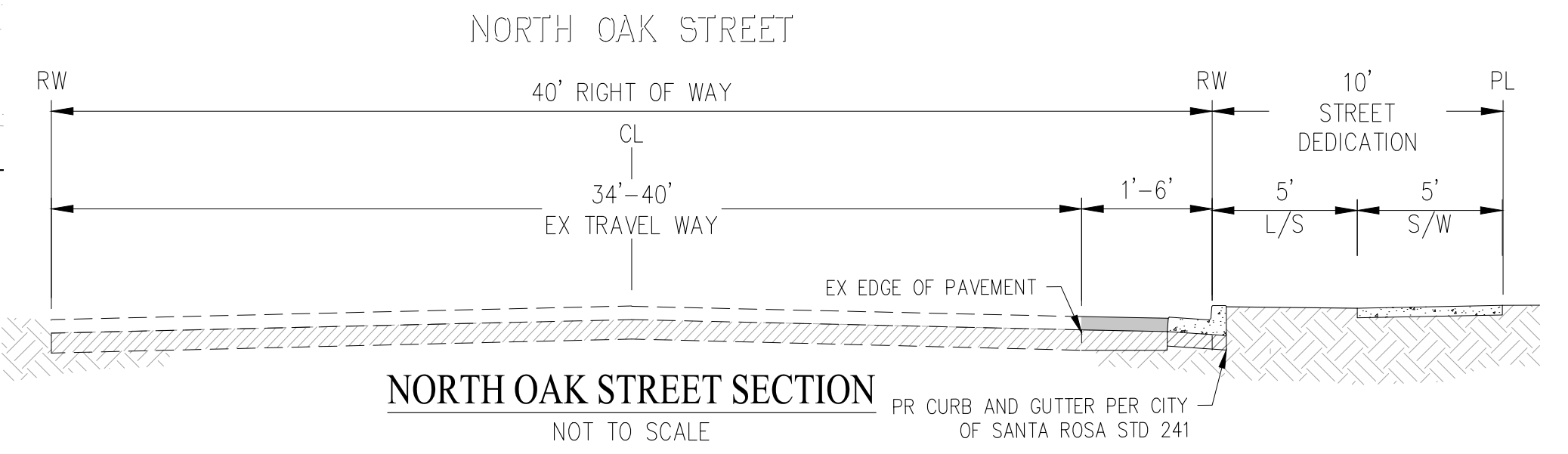
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SHEET NO.
3
 OF 5 SHEETS



LEGEND

- SUBDIVISION BOUNDARY
- DMA AREAS
- FINISHED FLOOR SPLIT
- EX GAS
- EX OHW
- EX SD
- EX SS
- EX W
- CONCRETE SIDEWALK
- BIO-RETENTION



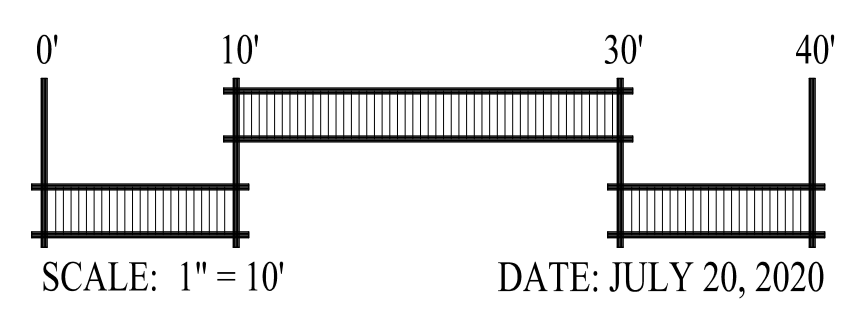
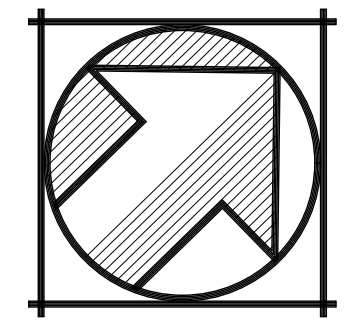
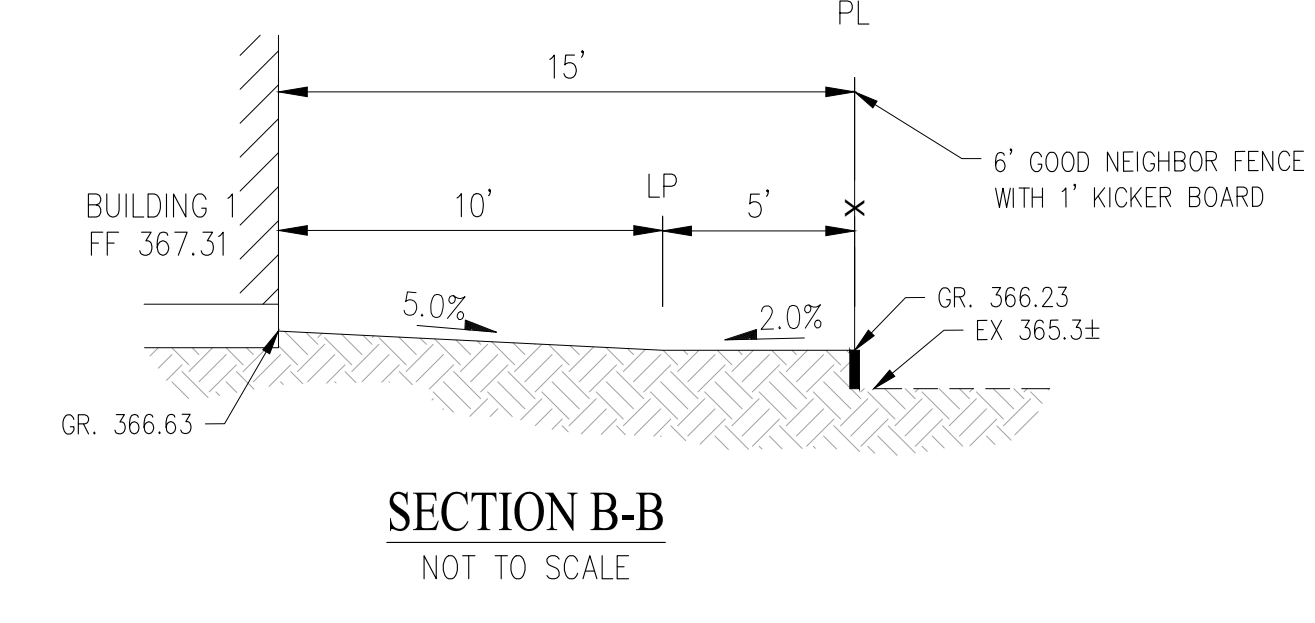
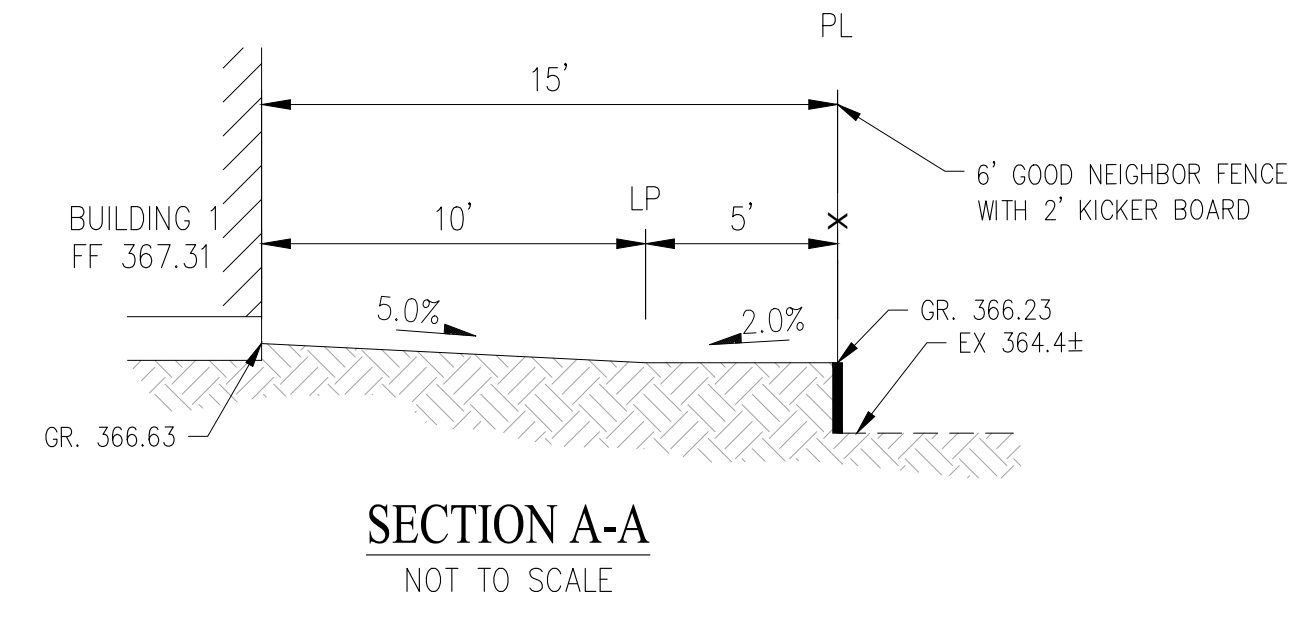
BIO-RETENTION AREAS						
NAME	IMPERVIOUS AREA	IMPERVIOUS AREA X FACTOR (1.0)	PERVIOUS AREA	PERVIOUS X FACTOR (0.1)	AREA REQUIRED 4% METHOD	PROPOSED AREA
DMA 1	2,381	2,381	2,481	25	96	128
DMA 2	3,422	3,422	1,473	15	137	140
DMA 3	3,399	3,399	1,474	15	137	140
DMA 4	2,392	2,392	2,470	25	97	128

NOTES:

1. FINAL WATER, FIRE, AND IRRIGATION SERVICES SUBJECT TO FINAL DESIGN.
2. INDIVIDUAL UNIT DOWNSPOUT AND DRAINAGE SYSTEM SUBJECT TO FINAL DESIGN.
3. BIO-RETENTION AREAS CALCULATED USING BASMAA POST CONSTRUCTION MANUAL FOR STORM WATER TREATMENT FACILITIES.

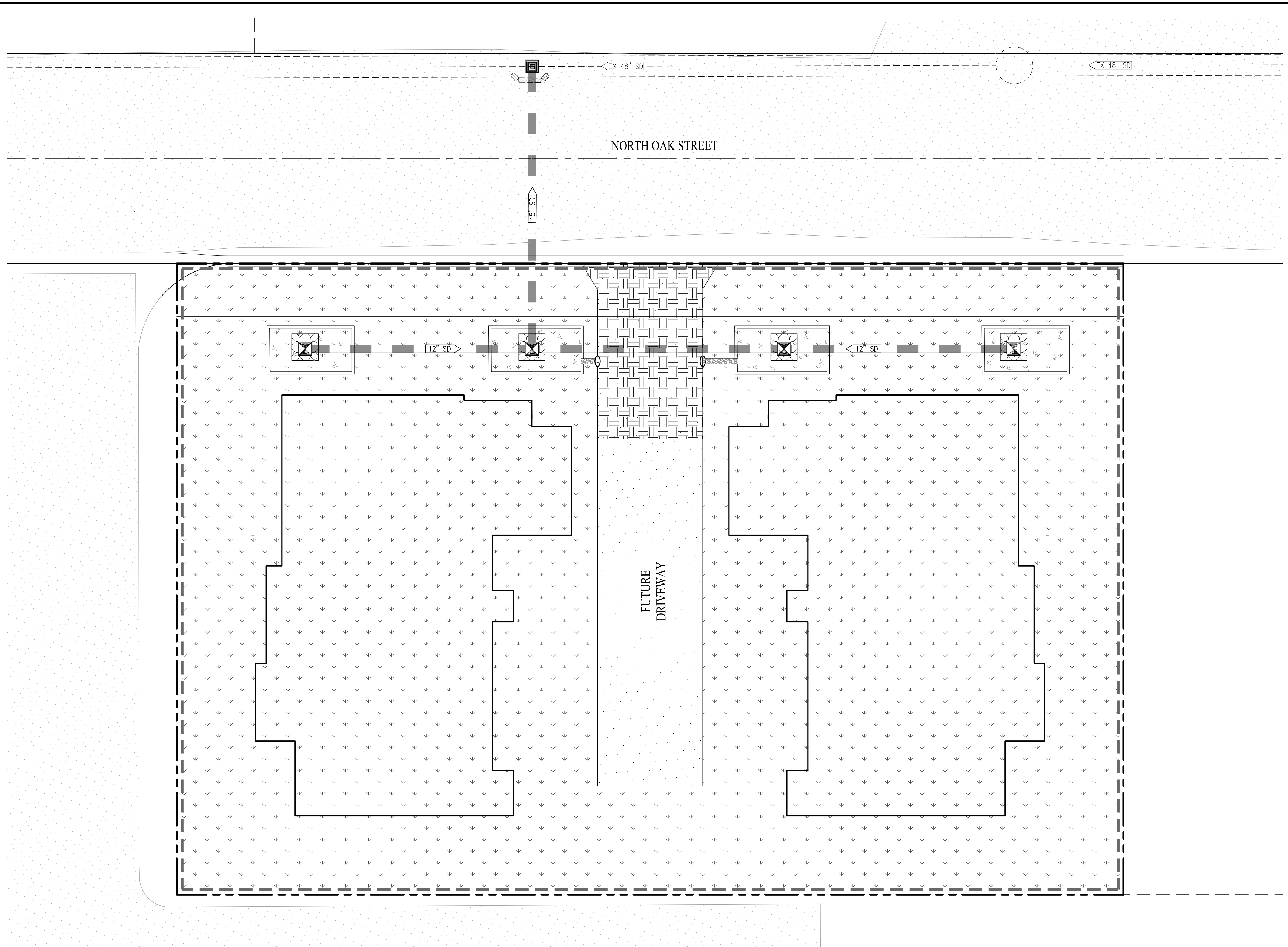
PRELIMINARY GRADING & DRAINAGE PLAN
1448 NORTH OAK STREET

CITY OF CALISTOGA NAPA COUNTY CALIFORNIA



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SACRAMENTO • (916) 375-1877
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SHEET NO.
4
OF 5 SHEETS



GENERAL NOTES:

- 1. OWNER/SUBDIVIDER: SDG ARCHITECTD, INC.
361 WALNUT BLVD, SUITE 120
BRENTWOOD, CA 94513
(925) 866-0322
RALPH STAUSS
- 2. CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-0322

LEGEND

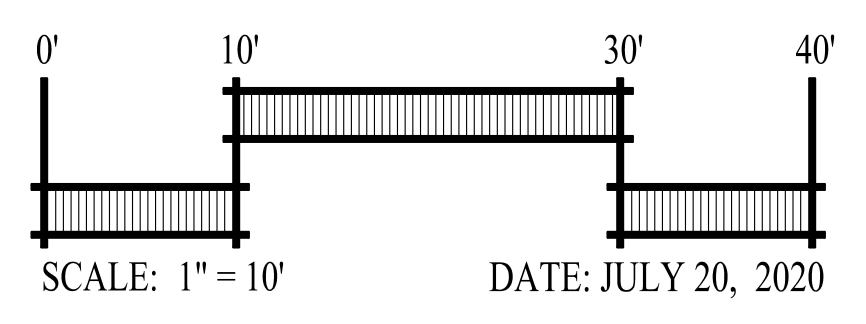
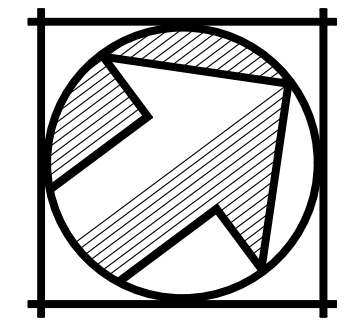
- SUBDIVISION BOUNDARY
- DIRECTION OF FLOW WITH STORM DRAIN INSTALLED
- FIELD INLET PROTECTION - (SE-10)
- CURB INLET PROTECTION - (SE-10)
- SILT FENCE - (SE-1)
- STRAW WATTLE (FIBER ROLLS) - (SE-5)
- HYDROSEED MIX OR HYDROMULCH - (EC-4 OR EC-3)
- STABILIZED CONSTRUCTION ENTRANCE/EXIT - (TC-1)
- FIELD INLET
- CURB CUT
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- STORMWATER DISCHARGE SAMPLING LOCATION*

NOTE:
* STORMWATER DISCHARGE SAMPLING LOCATIONS ARE SUBJECT TO CHANGE AND WILL BE REMOVED, RELOCATED OR ADDED AT THE QSP'S DISCRETION.

1448 NORTH OAK STREET

PRELIMINARY EROSION & SEDIMENTATION PLAN

CITY OF CALISTOGA NAPA COUNTY CALIFORNIA



DATE: JULY 20, 2020



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SHEET NO.
5
OF 5 SHEETS