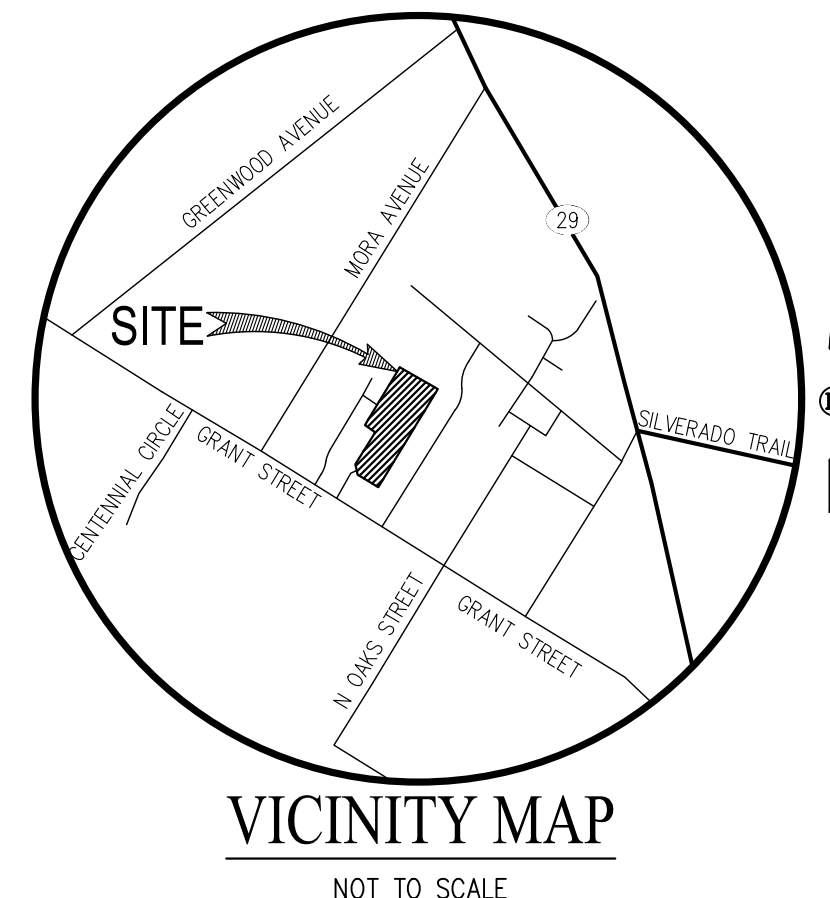


**CONTACTS:**

- 1. OWNER: CURTIS & JILLIAN HELMER  
1556 SILVER TRAIL  
NAPA, CA 94558
- 2. DEVELOPER: DENOVA HOMES INC.  
1500 WILLOW PASS COURT  
CONCORD, CA 94520  
(925) 685-0110  
TRENT SANSON
- 3. CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.  
2633 CAMINO RAMON, SUITE 350  
(925) 866-0322  
RYAN HANSEN, P.E.
- 4. ARCHITECT: OAG ARCHITECTS  
940 TYLER STREET, #19  
BENICIA, CALIFORNIA 94510  
CHRIS YORK

**GENERAL NOTES:**

- 1. CONTOUR INTERVAL: 1 FOOT (EXISTING)
- 2. ASSESSORS PARCEL NO.: 011-010-033
- 3. SITE ADDRESS: 2008 GRANT ST  
CALISTOGA, CA
- 4. SITE AREA: 5.84 AC± (254,562 SF±)  
DEVELOPED AREA: 4.46 AC± (194,277 SF±)  
NET DEVELOPABLE AREA: 3.53 AC± (153,655 SF±) (LESS PARCEL A)
- 5. DWELLING UNITS: 15
- 6. DENSITY: 4.24 DU/AC (NET DEVELOPABLE AREA)
- 7. EXISTING ZONING: R-1 ONE-FAMILY RESIDENTIAL DISTRICT  
PROPOSED ZONING: R-1 ONE-FAMILY RESIDENTIAL DISTRICT
- 8. EXISTING USE: SINGLE FAMILY  
PROPOSED USE: SINGLE FAMILY  
GENERAL PLAN USE: 4-10 DU/NET ACRE
- 9. EXISTING LOTS: 1
- 10. NUMBER OF LOTS: 15  
NUMBER OF PARCELS: 6
- 11. MINIMUM LOT SIZE: 8,387 SF±  
MAXIMUM LOT SIZE: 11,722 SF±  
MINIMUM PARCEL SIZE: 3,000 SF±  
MAXIMUM PARCEL SIZE: 40,622 SF±
- 12. STREETS: ALL STREETS WITHIN THE SUBDIVISION WILL BE PRIVATE STREETS AND WILL BE PRIVATELY MAINTAINED.
- 13. UTILITY PROVIDERS  
WATER: CITY OF CALISTOGA  
SANITARY SEWER: CITY OF CALISTOGA  
STORM DRAIN: CITY OF CALISTOGA  
GAS & ELECTRIC: PG&E  
TELEPHONE: TBD  
CABLE TV: TBD
- 14. GRADING: PROPOSED GRADING AS SHOWN IS PRELIMINARY, FINISHED GRADING IS SUBJECT TO FINAL DESIGN
- 15. BENCHMARK: NAPA COUNTY BENCHMARK NUMBER 408-U 4B, BEING A TABLET STAMPED 85-M-1933-364 IN THE HEADWALL OF A CONCRETE CULVERT AT THE INTERSECTION OF GRANT STREET AND LAKE STREET. ELEVATION 365.29 FEET (NGVD 29 DATUM)
- 16. FLOOD ZONE: ZONE X: AREAS OF MINIMAL FLOOD HAZARD PER FEMA FLOOD MAP REPORT 06055C0229E DATED SEPTEMBER 26, 2008.
- 17. DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL PARCEL MAP.
- 18. FINAL MAP: MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS MAP
- 19. PHASING: PROJECT MAY BE CONSTRUCTED IN MULTIPLE PHASES. MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN PER THE SUBDIVISION MAP ACT, SECTION 66456.1
- 20. EROSION CONTROL: EROSION CONTROL WILL BE PREPARED PER CITY STANDARDS AND ABAG RECOMMENDATIONS
- 21. COMMON AREAS: PARCELS A, B, C, D, E & F COMMON AREAS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION
- 22. BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS. THE BEARING BEING N30°15'00"E PER OAKVIEW SUBDIVISION (12 M 26).



**LEGEND**

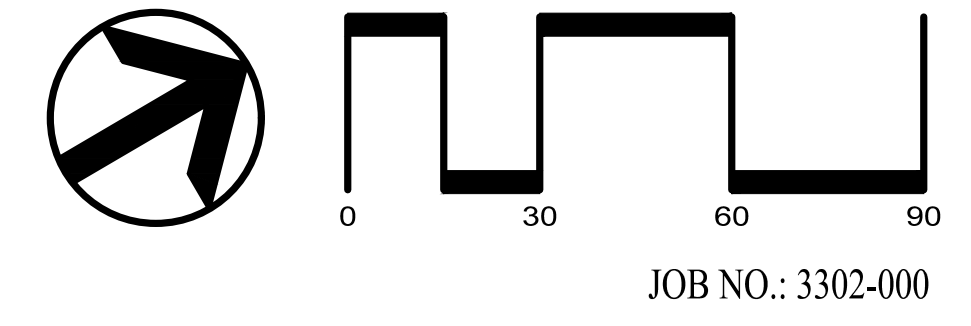
- SUBDIVISION BOUNDARY
- PROPERTY LINE
- - - EASEMENT LINE
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- OSE OPEN SPACE EASEMENT
- PAE PRIVATE ACCESS EASEMENT
- PSDE PRIVATE STORM DRAIN EASEMENT
- PSSE PRIVATE SANITARY SEWER EASEMENT
- PUE PUBLIC UTILITY EASEMENT

**SHEET INDEX**

SHEET NO	DESCRIPTION
TM-1	VESTING TENTATIVE MAP
C-1	EXISTING CONDITIONS
C-2	AERIAL OVERLAY
C-3	PRELIMINARY SITE PLAN
C-4	PRELIMINARY GRADING AND DRAINAGE PLAN
C-5	PRELIMINARY UTILITY PLAN
C-6	PRELIMINARY STORMWATER MANAGEMENT PLAN
C-7	PRELIMINARY FIRE ACCESS PLAN
C-8	PRELIMINARY TRASH SERVICE PLAN
C-9	PRELIMINARY EROSION CONTROL PLAN

**VESTING TENTATIVE MAP  
2008 GRANT STREET**

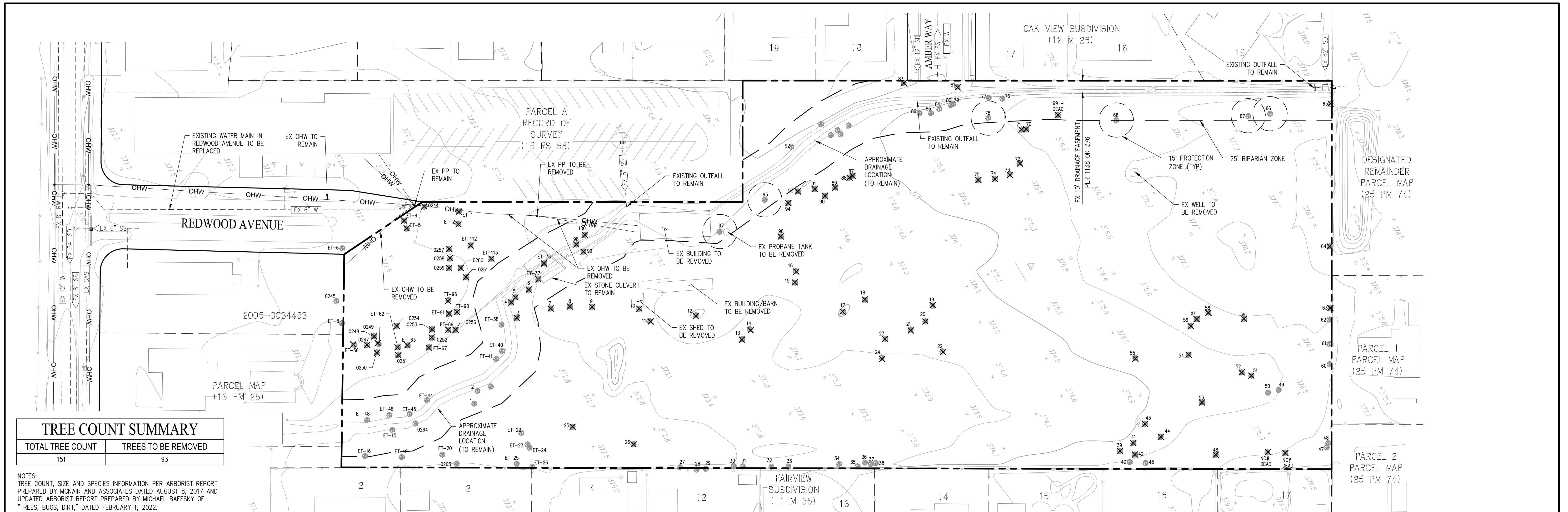
CITY OF CALISTOGA NAPA COUNTY CALIFORNIA  
SCALE 1" = 30' 40' DATE: MAY 24, 2022



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SHEET NO.  
**TM-1**  
OF 10 SHEETS



TREE COUNT SUMMARY	
TOTAL TREE COUNT	TREES TO BE REMOVED
151	93

NOTES:  
 TREE COUNT, SIZE AND SPECIES INFORMATION PER ARBORIST REPORT PREPARED BY MCNAIR AND ASSOCIATES DATED AUGUST 8, 2017 AND UPDATED ARBORIST REPORT PREPARED BY MICHAEL BAFFSKY OF "TREES, BUGS, DIRT," DATED FEBRUARY 1, 2022.

TREE NO.	DBH (IN)	SPECIES	PROTECTED TREE	PROPOSED ACTION	HEALTH QUALITY
1	18.4	VALLEY OAK	YES	REMAIN	MODERATE
2	11.7	PECAN	YES	REMAIN	MODERATE
3	6.8	VALLEY OAK	YES	REMOVE	POOR-FAIR
4	12.7	VALLEY OAK	YES	REMOVE	POOR-FAIR
5	7.96	VALLEY OAK	YES	REMOVE	POOR-FAIR
6	13.3	VALLEY OAK	YES	REMOVE	POOR-FAIR
7	2.5,5	FIG (FICUS EDULIS)	YES	REMOVE	FAIR
8	9.12	FIG (FICUS EDULIS)	YES	REMOVE	POOR-FAIR
9	4.5,6,6,8,9	FIG (FICUS EDULIS)	YES	REMOVE	FAIR
10	6.13,14	PECAN	YES	REMOVE	FAIR
11	10.5	VALLEY OAK	YES	REMOVE	FAIR
12	52	PECAN	YES	REMOVE	FAIR
13	10	VALLEY OAK	YES	REMOVE	FAIR
14	6.7,7.5,10.5	PECAN	YES	REMOVE	FAIR
15	7.10,10	VALLEY OAK	YES	REMOVE	FAIR
16	3.13	VALLEY OAK	YES	REMOVE	POOR-FAIR
17	41	PECAN	YES	REMOVE	FAIR
18	3.7	PECAN	NO	REMOVE	FAIR
19	5.6,6.7,7.8,9	BLACK WALNUT	YES	REMOVE	POOR-FAIR
20	2.4,7	VALLEY OAK	YES	REMOVE	FAIR
21	10.11	VALLEY OAK	YES	REMOVE	POOR-FAIR
22	14.5	VALLEY OAK	YES	REMOVE	FAIR
23	10.10.5	VALLEY OAK	YES	REMOVE	FAIR
24	12.13	VALLEY OAK	YES	REMOVE	FAIR
25	34	VALLEY OAK	YES	REMOVE	FAIR
26	20.8	VALLEY OAK	YES	REMOVE	FAIR
27	23.2	VALLEY OAK	YES	REMAIN	FAIR
28	5.7	VALLEY OAK	YES	REMAIN	FAIR
29	10.12	VALLEY OAK	YES	REMAIN	FAIR
30	7.7.5	VALLEY OAK	YES	REMAIN	FAIR
31	9.5	VALLEY OAK	YES	REMAIN	FAIR
32	8.5	VALLEY OAK	YES	REMAIN	FAIR
33	14	VALLEY OAK	YES	REMAIN	FAIR
34	7	VALLEY OAK	YES	REMAIN	FAIR
35	7.7.8	VALLEY OAK	YES	REMAIN	FAIR
36	5	VALLEY OAK	YES	REMAIN	FAIR
37	7.8,9.9	VALLEY OAK	YES	REMAIN	FAIR
38	7.5	COAST LIVE OAK	YES	REMAIN	FAIR
39	6.5,10.5	VALLEY OAK	YES	REMOVE	FAIR

40	13	VALLEY OAK	YES	REMAIN	FAIR
41	6,9,20	VALLEY OAK	YES	REMOVE	FAIR
42	7,8	VALLEY OAK	YES	REMOVE	FAIR
43	1.5,1.5,6	VALLEY OAK	YES	REMOVE	FAIR
44	7,7,7.5	VALLEY OAK	YES	REMOVE	FAIR
45	7.5	VALLEY OAK	YES	REMAIN	FAIR
46	12.5,13	VALLEY OAK	YES	REMOVE	FAIR
47	12,15	VALLEY OAK	YES	REMAIN	FAIR
48	14	VALLEY OAK	YES	REMAIN	FAIR
49	9	VALLEY OAK	YES	REMAIN	FAIR
50	7	VALLEY OAK	YES	REMAIN	FAIR
51	11	VALLEY OAK	YES	REMOVE	FAIR
52	12	VALLEY OAK	YES	REMOVE	FAIR
53	7,15	VALLEY OAK	YES	REMOVE	FAIR
54	10,14	VALLEY OAK	YES	REMOVE	FAIR
55	12	VALLEY OAK	YES	REMOVE	FAIR
56	8,16	VALLEY OAK	YES	REMOVE	FAIR
57	2,13	VALLEY OAK	YES	REMOVE	FAIR
58	10	VALLEY OAK	YES	REMOVE	FAIR
59	60	VALLEY OAK	YES	REMOVE	FAIR
60	7	VALLEY OAK	YES	REMAIN	FAIR
61	8.5	VALLEY OAK	YES	REMAIN	FAIR
62	10	VALLEY OAK	YES	REMAIN	FAIR
63	10	VALLEY OAK	YES	REMOVE	FAIR
64	6	VALLEY OAK	YES	REMOVE	FAIR
65	18	VALLEY OAK	YES	REMOVE	FAIR
66	12	VALLEY OAK	YES	REMAIN	FAIR
67	6.7,10,11.5	VALLEY OAK	YES	REMAIN	POOR-FAIR
68	40	VALLEY OAK	YES	REMAIN	FAIR
69	34	VALLEY OAK (DEAD)	YES	REMOVE	VERY POOR
70	8	VALLEY OAK	YES	REMOVE	FAIR
71	13.8	VALLEY OAK	YES	REMOVE	POOR-FAIR
72	21	VALLEY OAK	YES	REMOVE	POOR-FAIR
73	13.5	VALLEY OAK	YES	REMOVE	POOR-FAIR
74	7	VALLEY OAK	YES	REMOVE	FAIR
75	13	VALLEY OAK	YES	REMOVE	FAIR
76	13	VALLEY OAK	YES	REMAIN	POOR-FAIR
77	12.5	VALLEY OAK	YES	REMAIN	FAIR
78	5,6,8,10	VALLEY OAK	YES	REMAIN	POOR-FAIR
79	7	VALLEY OAK	YES	REMAIN	MODERATE
80	9	VALLEY OAK	YES	REMAIN	MODERATE
81	6 TO 9	VALLEY OAK	YES	REMOVE	FAIR

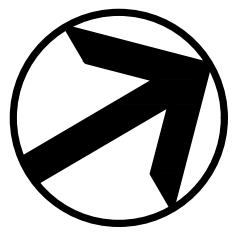
83	6 TO 15	COAST LIVE OAK	YES	REMOVE	FAIR
84	4,5,6	VALLEY OAK	YES	REMAIN	MODERATE
85	11.5	VALLEY OAK	YES	REMAIN	MODERATE
86	9.5	VALLEY OAK	YES	REMAIN	MODERATE
87	14	COAST LIVE OAK	YES	REMOVE	FAIR
88	11	COAST LIVE OAK	YES	REMOVE	FAIR
89	3,4,12,15	COAST LIVE OAK	YES	REMOVE	FAIR
90	8.5	COAST LIVE OAK	YES	REMOVE	FAIR
91	3,14	COAST LIVE OAK	YES	REMOVE	FAIR
92	60	VALLEY OAK	YES	REMAIN	POOR
93	8.5	COAST LIVE OAK	YES	REMOVE	FAIR
94	8	COAST LIVE OAK	YES	REMOVE	FAIR
95	32	COAST LIVE OAK	YES	REMAIN	FAIR
96	11	VALLEY OAK	YES	REMOVE	FAIR
97	20	COAST LIVE OAK	YES	REMAIN	POOR-FAIR
98	13	VALLEY OAK	YES	REMOVE	POOR-FAIR
99	21	VALLEY OAK	YES	REMOVE	POOR-FAIR
100	17	VALLEY OAK	YES	REMOVE	FAIR
ET-1	19	PECAN	YES	REMOVE	FAIR
ET-2	5.7	PECAN	YES	REMOVE	FAIR
0244	73	COAST LIVE OAK	YES	REMOVE	MODERATE
ET-4	13.5	VALLEY OAK	YES	REMOVE	FAIR
ET-5	30	VALLEY OAK	YES	REMOVE	FAIR
ET-6	22.7	COAST REDWOOD	YES	REMAIN	MODERATE
0245	47.4	VALLEY OAK	YES	REMAIN	FAIR
ET-8	33.7	COAST REDWOOD	YES	REMAIN	MODERATE
ET-15	4-9	OREGON ASH	YES	REMAIN	FAIR
ET-16	36.9	ENGLISH WALNUT	YES	REMAIN	MODERATE
0264	8.91	COAST LIVE OAK	YES	REMAIN	MODERATE
ET-19	53.1	BLACK WALNUT	YES	REMAIN	FAIR
ET-20	41.2	BLACK WALNUT	YES	REMAIN	FAIR
0263	11.7	COAST LIVE OAK	YES	REMAIN	FAIR
ET-22	10	VALLEY OAK	YES	REMAIN	FAIR
ET-23	11	VALLEY OAK	YES	REMAIN	FAIR
ET-24	10	VALLEY OAK	YES	REMAIN	FAIR
ET-25	14	VALLEY OAK	YES	REMAIN	POOR-FAIR
ET-26	10	VALLEY OAK	YES	REMAIN	FAIR
ET-36	32	OREGON ASH	YES	REMOVE	POOR-FAIR
ET-37	7.36	VALLEY OAK	YES	REMOVE	POOR-FAIR
ET-38	36	OREGON ASH	YES	REMAIN	FAIR
ET-40	14	OREGON ASH	YES	REMAIN	MARGINAL
ET-41	16	OREGON ASH	YES	REMAIN	POOR-FAIR

ET-44	26	OREGON ASH	YES	REMAIN	MARGINAL
ET-45	18	OREGON ASH	YES	REMAIN	MARGINAL
ET-46	32	OREGON ASH	YES	REMAIN	FAIR
ET-48	5	VALLEY OAK	YES	REMAIN	MODERATE
ET-56	27	VALLEY OAK	YES	REMOVE	POOR-FAIR
0247	17.8	VALLEY OAK	YES	REMOVE	POOR-FAIR
0250	16	VALLEY OAK	YES	REMOVE	FAIR
0249	16	VALLEY OAK	YES	REMOVE	POOR-FAIR
0251	24	VALLEY OAK	YES	REMOVE	POOR-FAIR
ET-62	6	VALLEY OAK	YES	REMOVE	POOR
ET-63	6	VALLEY OAK	YES	REMOVE	POOR
ET-67	12	COAST LIVE OAK	YES	REMOVE	FAIR
0252	10.1	VALLEY OAK	YES	REMOVE	POOR
ET-69	10	VALLEY OAK	YES	REMOVE	FAIR
ET-90	17.9	VALLEY OAK	YES	REMOVE	FAIR
ET-91	10.5	VALLEY OAK	YES	REMOVE	FAIR
ET-96	26.2	COAST LIVE OAK	YES	REMOVE	FAIR
0259	9.39	VALLEY OAK	YES	REMOVE	FAIR
0258	14	VALLEY OAK	YES	REMOVE	POOR
0257	6.52	VALLEY OAK	YES	REMOVE	POOR
ET-112	17.1	PECAN	YES	REMOVE	FAIR
ET-113	3.8	VALLEY OAK	YES	REMOVE	POOR-FAIR
0248	10.6	COAST LIVE OAK	YES	REMOVE	FAIR
0253	11.4	VALLEY OAK	YES	REMOVE	FAIR
0254	6.84	COAST LIVE OAK	YES	REMOVE	POOR

0256	14.4	VALLEY OAK	YES	REMOVE	FAIR
0260	18.4	VALLEY OAK	YES	REMOVE	FAIR
0261	14.6	VALLEY OAK	YES	REMOVE	FAIR

ABBREVIATIONS

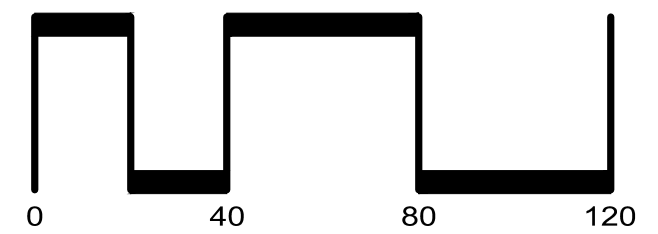
- EX EXISTING
- FH FIRE HYDRANT
- FI FIELD INLET
- PP POWER POLE
- RW RECYCLED WATER
- SD STORM DRAIN
- SS SANITARY SEWER
- TPZ TREE PROTECTION ZONE
- W WATER



# EXISTING CONDITIONS 2008 GRANT STREET

CITY OF CALISTOGA NAPA COUNTY CALIFORNIA

SCALE: 1" = 40' DATE: MAY 24, 2022



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SHEET NO.  
C-1  
OF 10 SHEETS

LEGEND

- DESCRIPTION
- EXISTING BOUNDARY
  - RIGHT OF WAY
  - ADJACENT PROPERTY LINE
  - EASEMENT LINE
  - RIPARIAN ZONE
  - OHW EXISTING OVERHEAD WIRES
  - EX RW EXISTING RECYCLED WATER LINE
  - EX SD EXISTING STORM DRAIN LINE
  - EX SS EXISTING SANITARY SEWER LINE
  - EX W EXISTING WATER LINE
  - EXISTING FIRE HYDRANT
  - EXISTING MANHOLE
  - EXISTING FIELD INLET
  - EXISTING ELECTROLYZER
  - EXISTING GUY WIRE
  - EXISTING POWER POLE
  - EXISTING TREE TO BE REMOVED
  - TREE PROTECTION ZONE



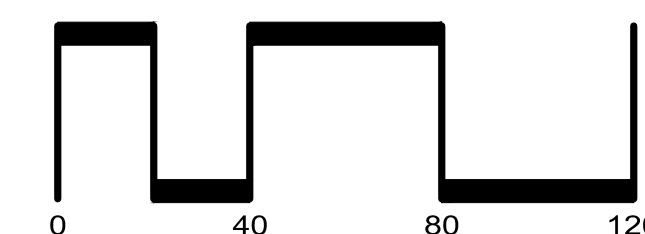
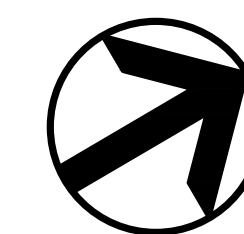
**LEGEND**

PROPOSED	DESCRIPTION
	SUBDIVISION BOUNDARY
	LOT LINE
	PROPOSE FACE OF CURB
	PROPOSED SIDEWALK
	LOT NUMBER
	RETAINING WALL

# AERIAL OVERLAY 2008 GRANT STREET

CITY OF CALISTOGA NAPA COUNTY CALIFORNIA

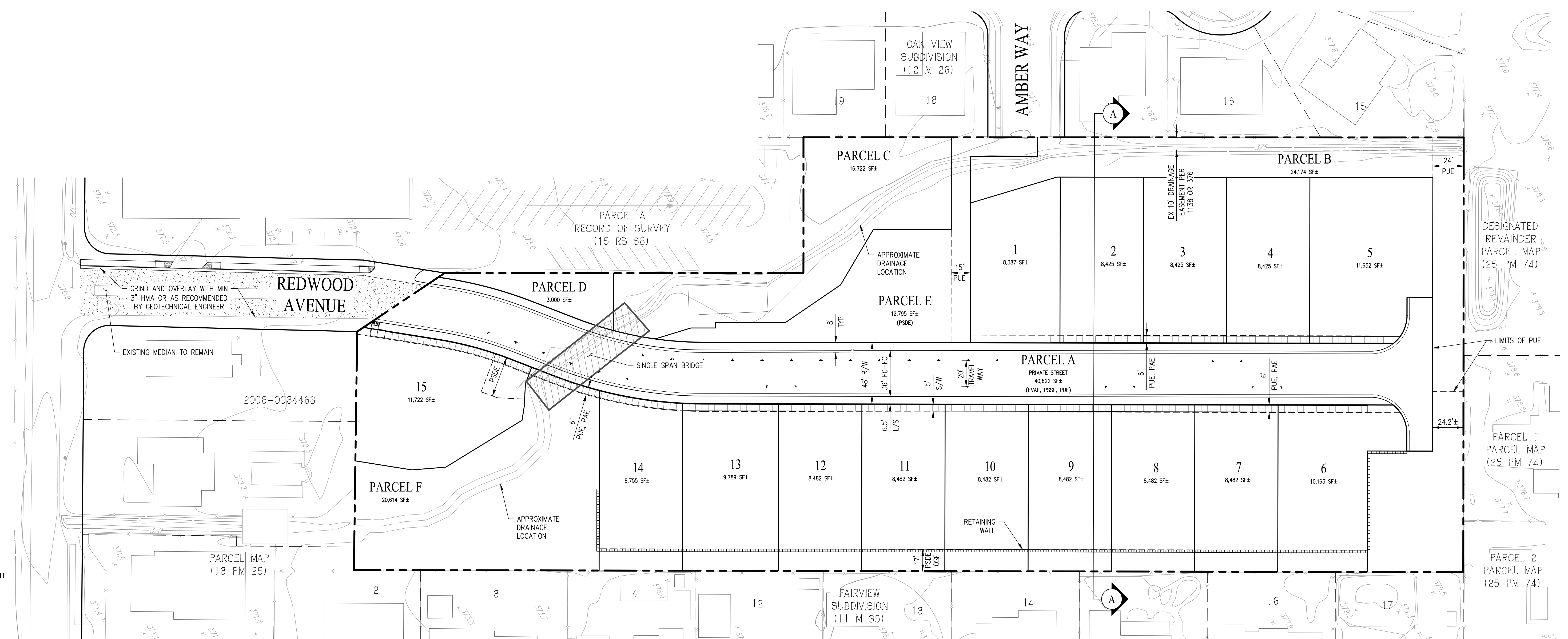
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SHEET NO.  
**C-2**  
OF 10 SHEETS

JOB NO.: 3302-000

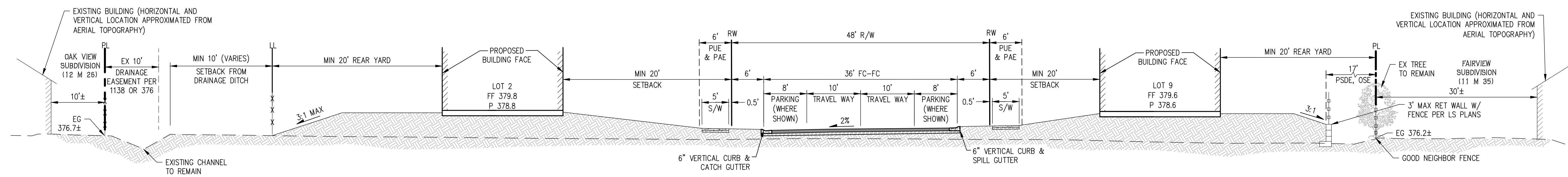


**ABBREVIATIONS**

- BLDG BUILDING
- BC BACK OF CURB
- BW BACK OF WALK
- DWY DRIVEWAY
- FC FACE OF CURB
- L/S LANDSCAPE
- MIN MINIMUM
- PAE PRIVATE ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PSDE PRIVATE STORM DRAIN EASEMENT
- OSE OPEN SPACE EASEMENT
- R/W RIGHT OF WAY
- S/W SIDEWALK
- TYP TYPICAL

**LEGEND**

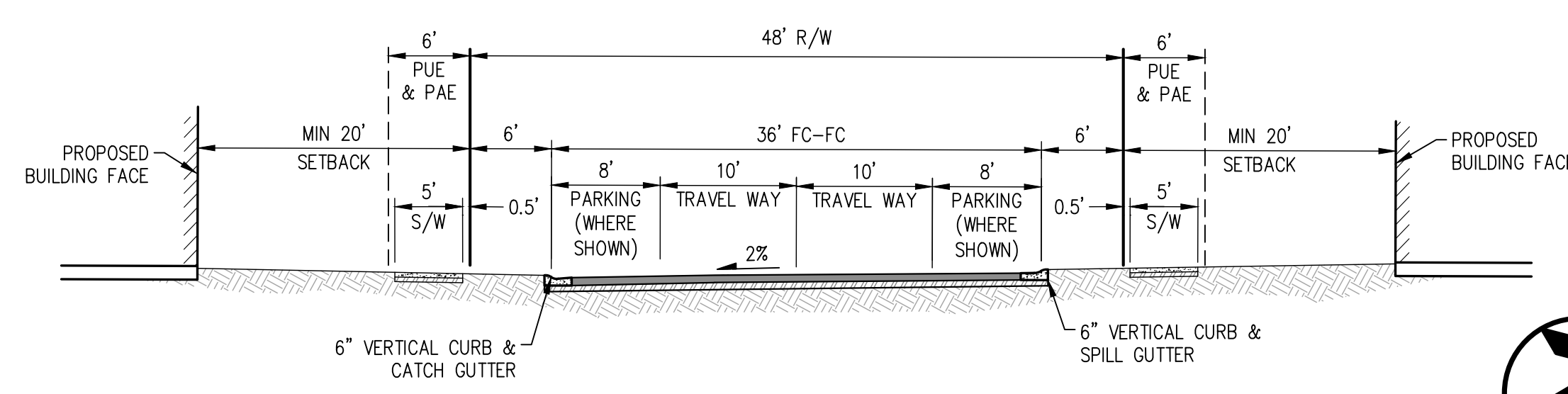
- SUBDIVISION BOUNDARY
- SIDEWALK
- LOT LINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK LINE
- LOT NUMBER
- 1  
10,000 SF±  
LOT AREA (SQUARE FEET)



**SECTION A-A**  
NOT TO SCALE

R1-1 DISTRICT DEVELOPMENT STANDARDS PER ZONING CODE		PROJECT	COMPLIANT
SITE AREA	5.84 AC		
DEVELOPABLE AREA	4.46 AC		
NET DEVELOPABLE AREA (LESS PARCEL A)	3.53 AC		
MIN FRONT YARD SETBACK	20'	20'	YES
SIDE YARD SETBACK (BLDGs LESS THAN 15' IN HEIGHT)	5'	20'	YES
REAR YARD	20'	20'	YES
LOT COVERAGE FOR LOTS GREATER THAN 7,200 SF	40% MAX		YES

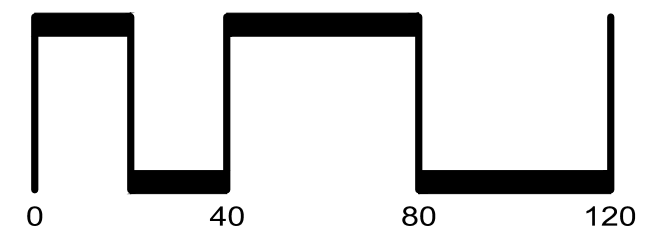
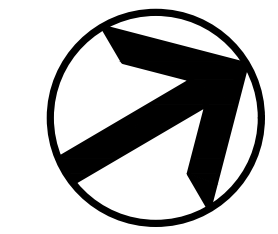
PROVIDED PARKING	
STALL TYPE	TOTAL
GARAGE	30
ON STREET PARKING	22
<b>TOTAL</b>	<b>52</b>



**PRIVATE STREET SECTION**  
NOT TO SCALE

**PRELIMINARY SITE PLAN**  
**2008 GRANT STREET**

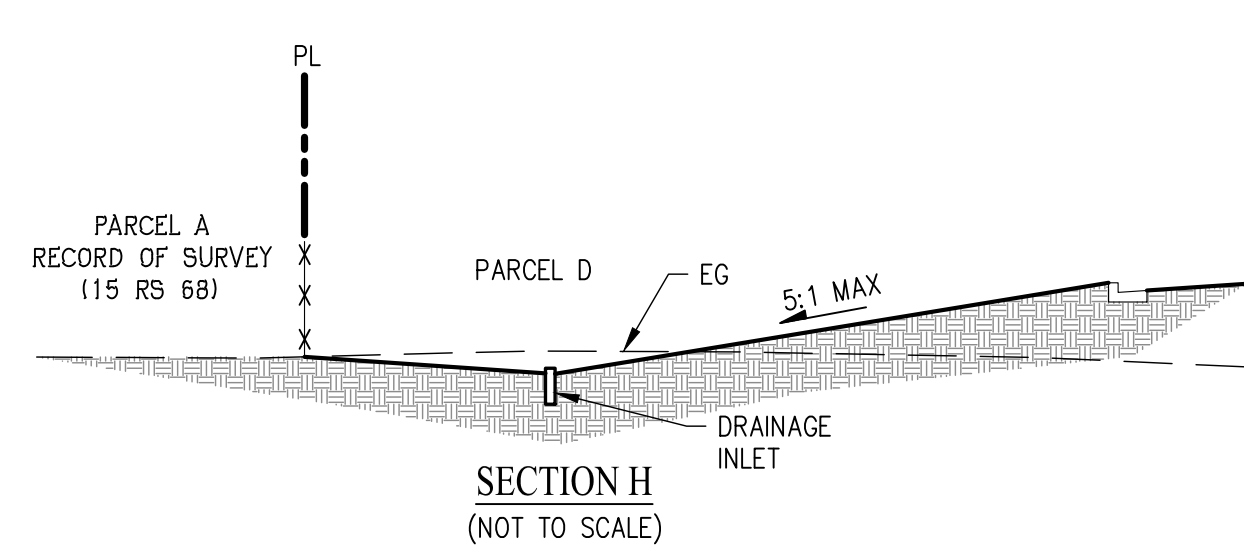
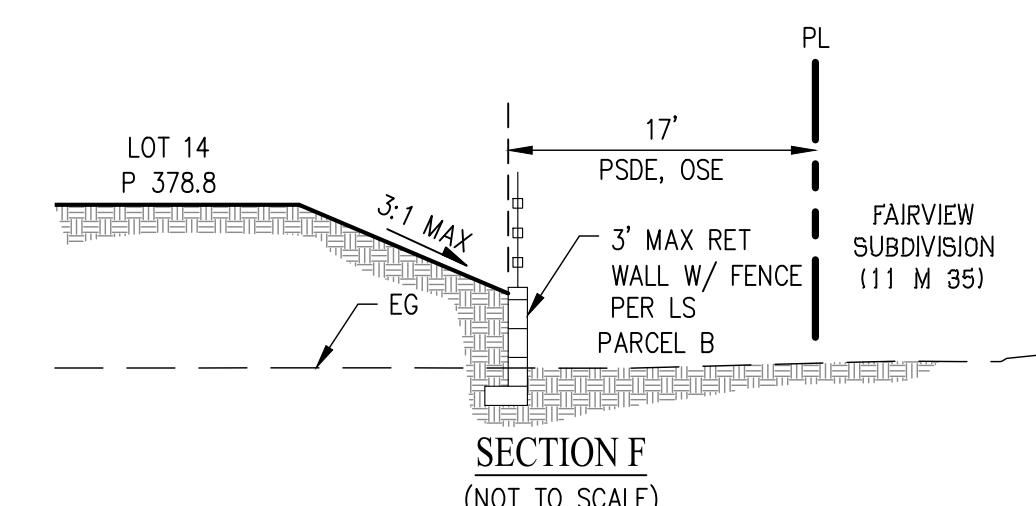
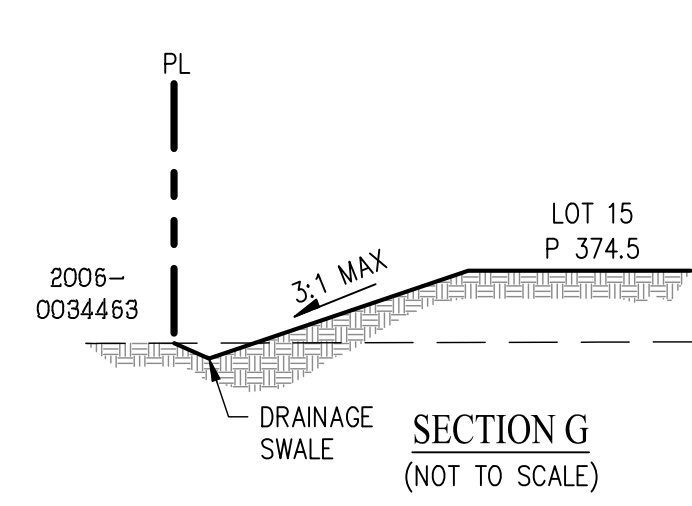
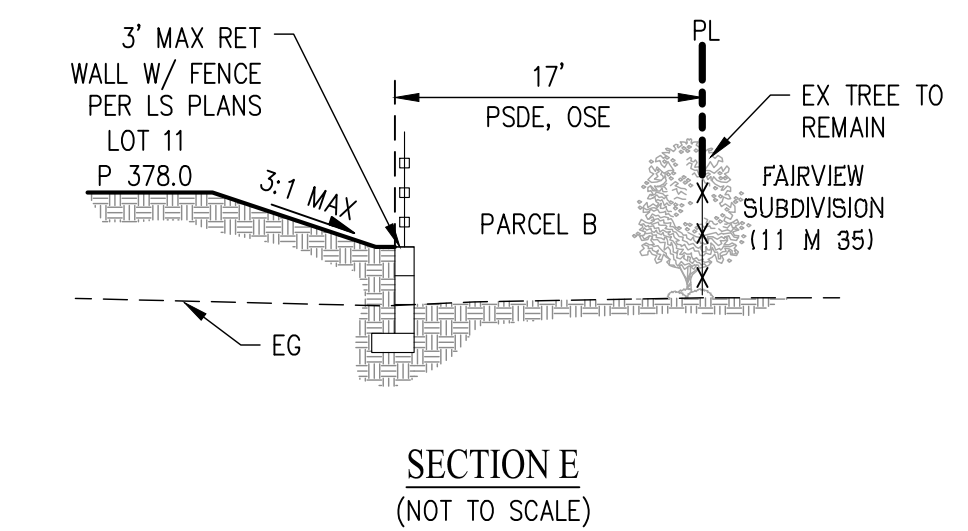
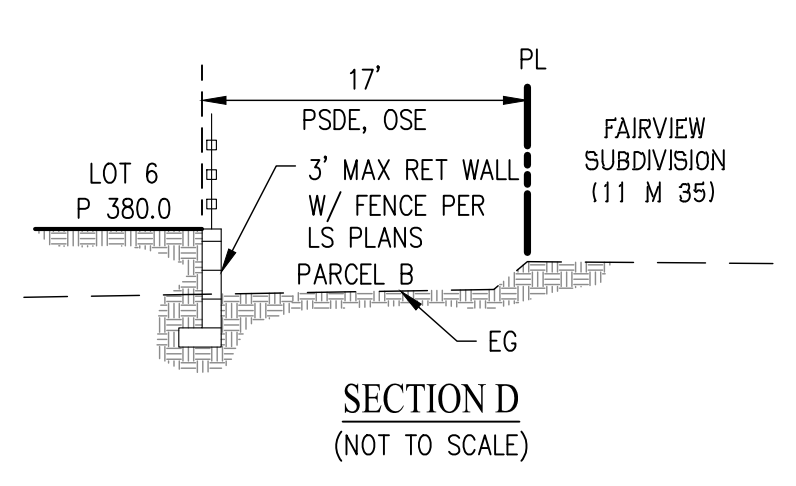
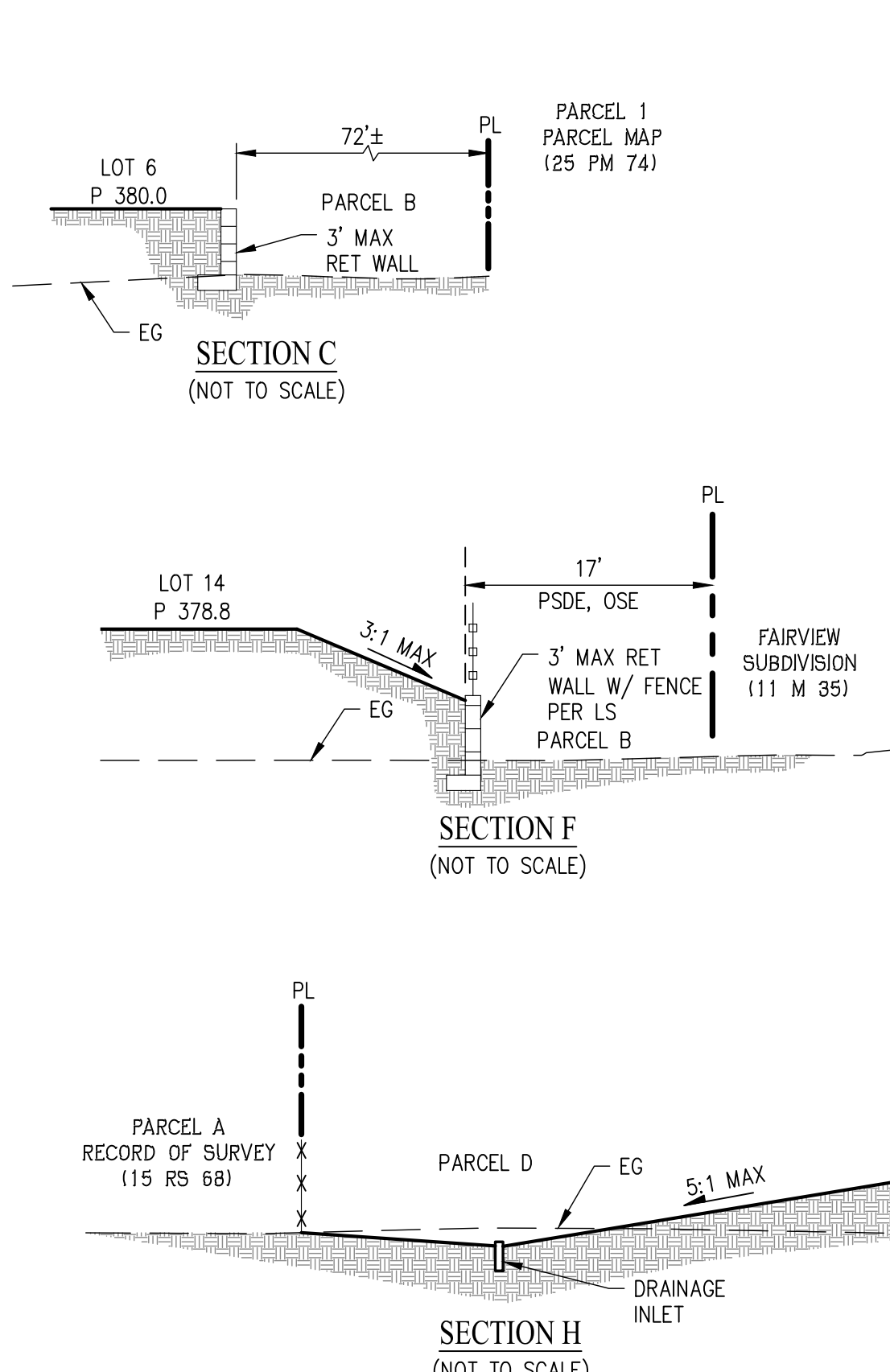
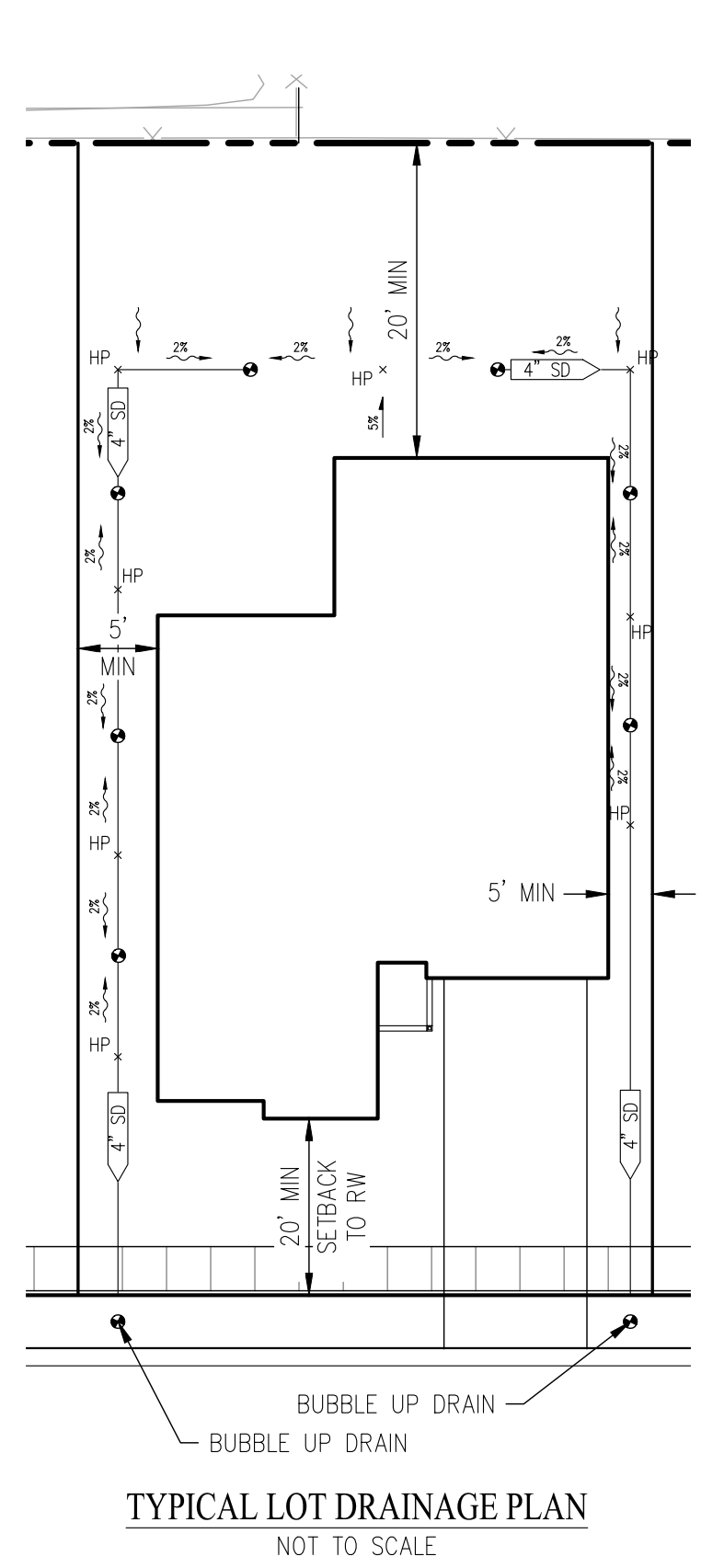
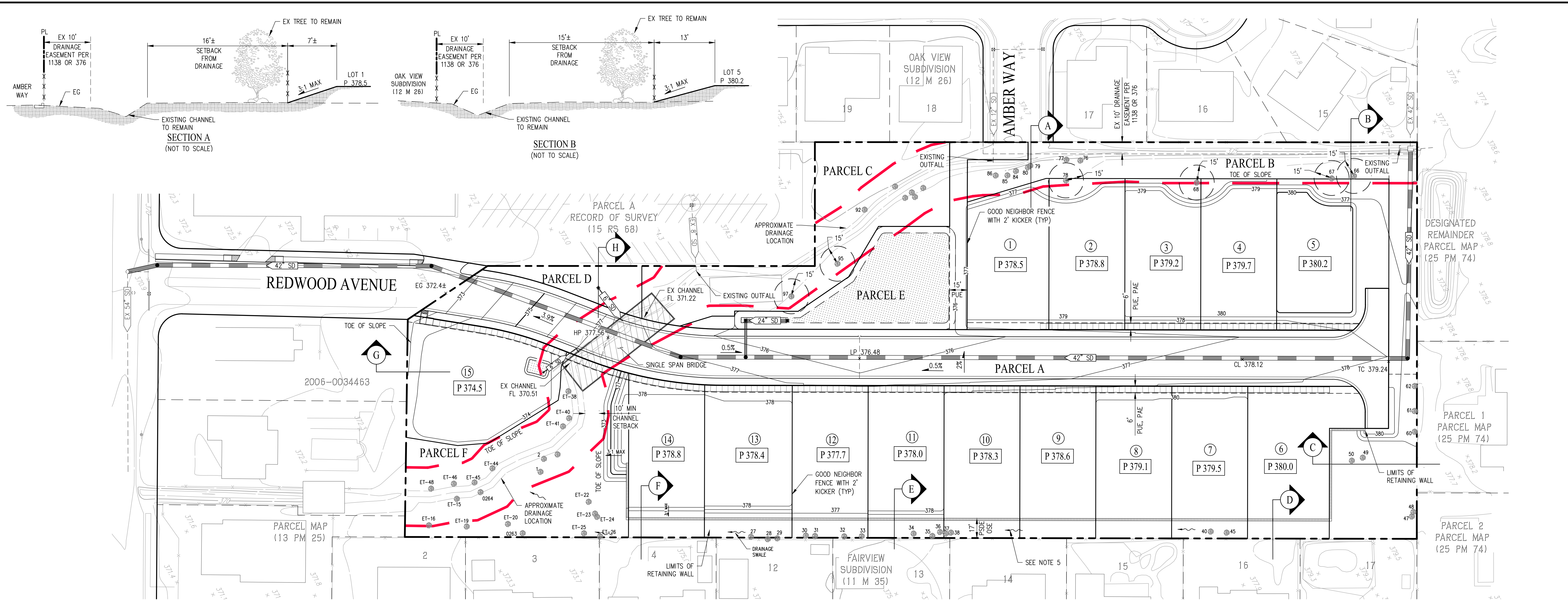
CITY OF CALISTOGA NAPA COUNTY CALIFORNIA  
SCALE: 1" = 40' DATE: MAY 24, 2022



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SHEET NO.  
**C-3**  
OF 10 SHEETS

JOB NO.: 3302-000



**ABBREVIATIONS**

- EG EXISTING GROUND
- EX EXISTING
- FF FINISHED FLOOR ELEVATION
- HP HIGH POINT ELEVATION
- LP LOW POINT ELEVATION
- MIN MINIMUM
- PL PROPERTY LINE
- RW RIGHT OF WAY
- SD STORM DRAIN
- TC TOP OF CURB ELEVATION

**LEGEND**

- EX SD EXISTING STORM DRAIN
- SD STORM DRAIN
- PROPOSED SINGLE SPAN BRIDGE
- PROPOSED SIDEWALK
- RETAINING WALL
- STORM DRAIN MANHOLE
- EXISTING CATCH BASIN
- STORM DRAIN FIELD INLET
- TREE PROTECTION ZONE (15' TYP)
- EXISTING TREE TO REMAIN
- AREA DRAIN/INLET
- CURB CUT
- SPOT GRADE
- SLOPE ARROW
- DRAINAGE SWALE
- BIO-RETENTION AREA
- LOT NUMBER
- EXISTING CONTOURS
- PROPOSED CONTOURS
- 25' RIPARIAN ZONE

**ESTIMATED ROUGH GRADING EARTHWORK SUMMARY**

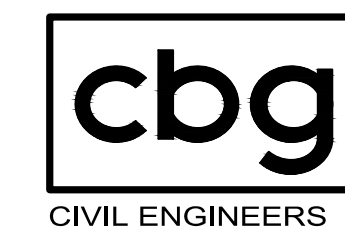
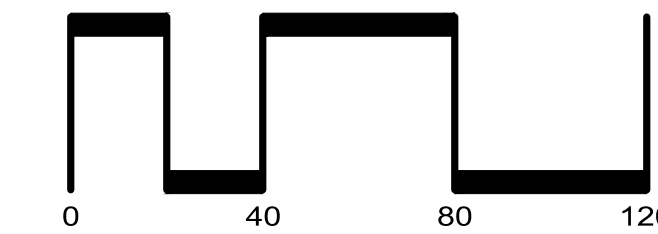
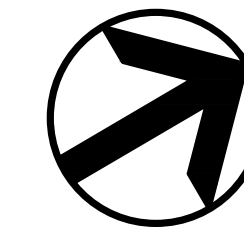
DESCRIPTION	CUT (CY)	FILL (CY)	NET (CY)
ROUGH GRADING	0	19,700	19,700 (F)

- NOTE:
- ROUGH GRADING QUANTITIES REFLECT EARTHWORK REQUIRED TO SET BUILDING PADS AND STREET SUBGRADE.
  - ASSUMED STRUCTURAL FOUNDATION SECTION OF 12".
  - ROUGH GRADING EARTHWORK QUANTITIES ARE SUBJECT TO FINAL DESIGN.
  - EFFECTS FROM SHRINKING OR SWELLING OF EXISTING SOIL NOT INCLUDED IN EARTHWORK CALCULATIONS.
  - PRIVATE STORM DRAIN AGREEMENTS FOR CROSS LOT DRAINAGE TO BE GRANTED BY SEPARATE INSTRUMENT AND DETAILED WITH THE CC&R'S.

**PRELIMINARY GRADING AND DRAINAGE PLAN**  
**2008 GRANT STREET**

CITY OF CALISTOGA NAPA COUNTY CALIFORNIA

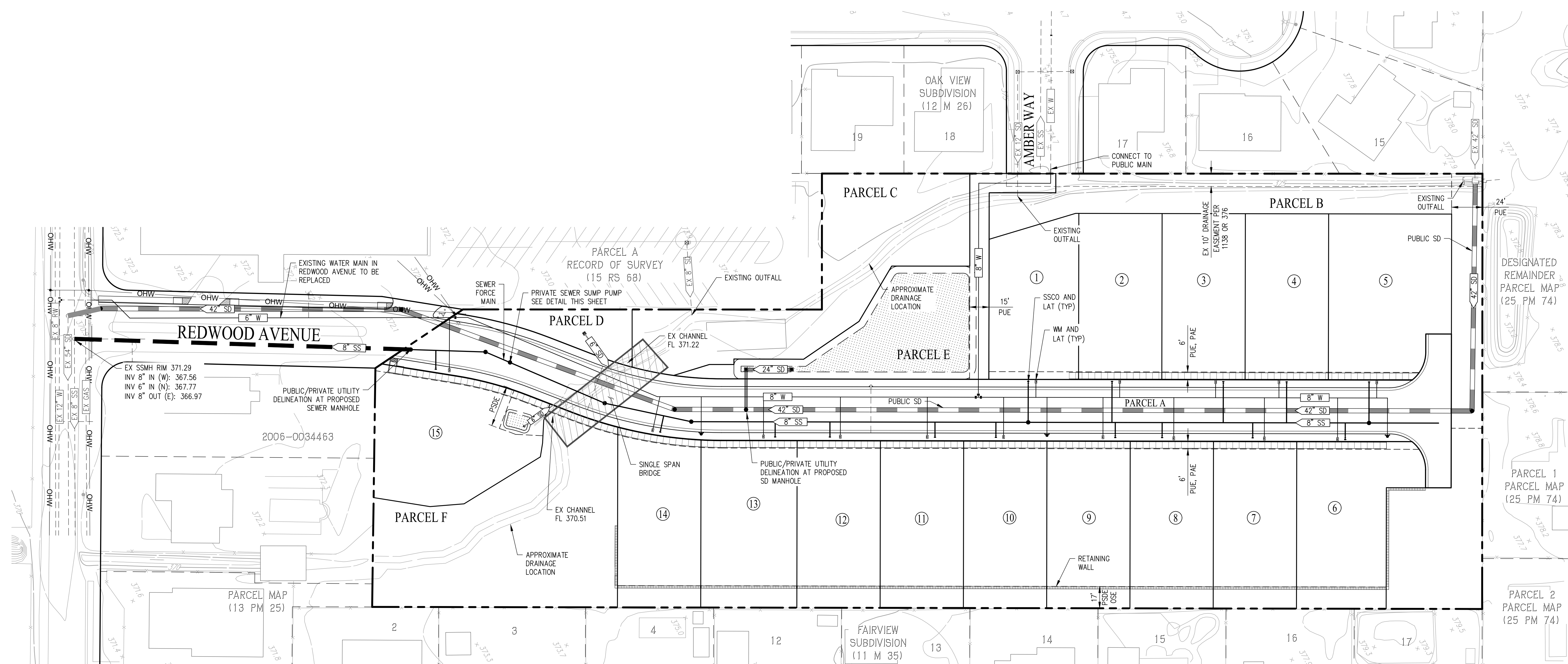
SCALE: 1" = 40' DATE: MAY 24, 2022



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SHEET NO.  
**C-4**  
OF 10 SHEETS



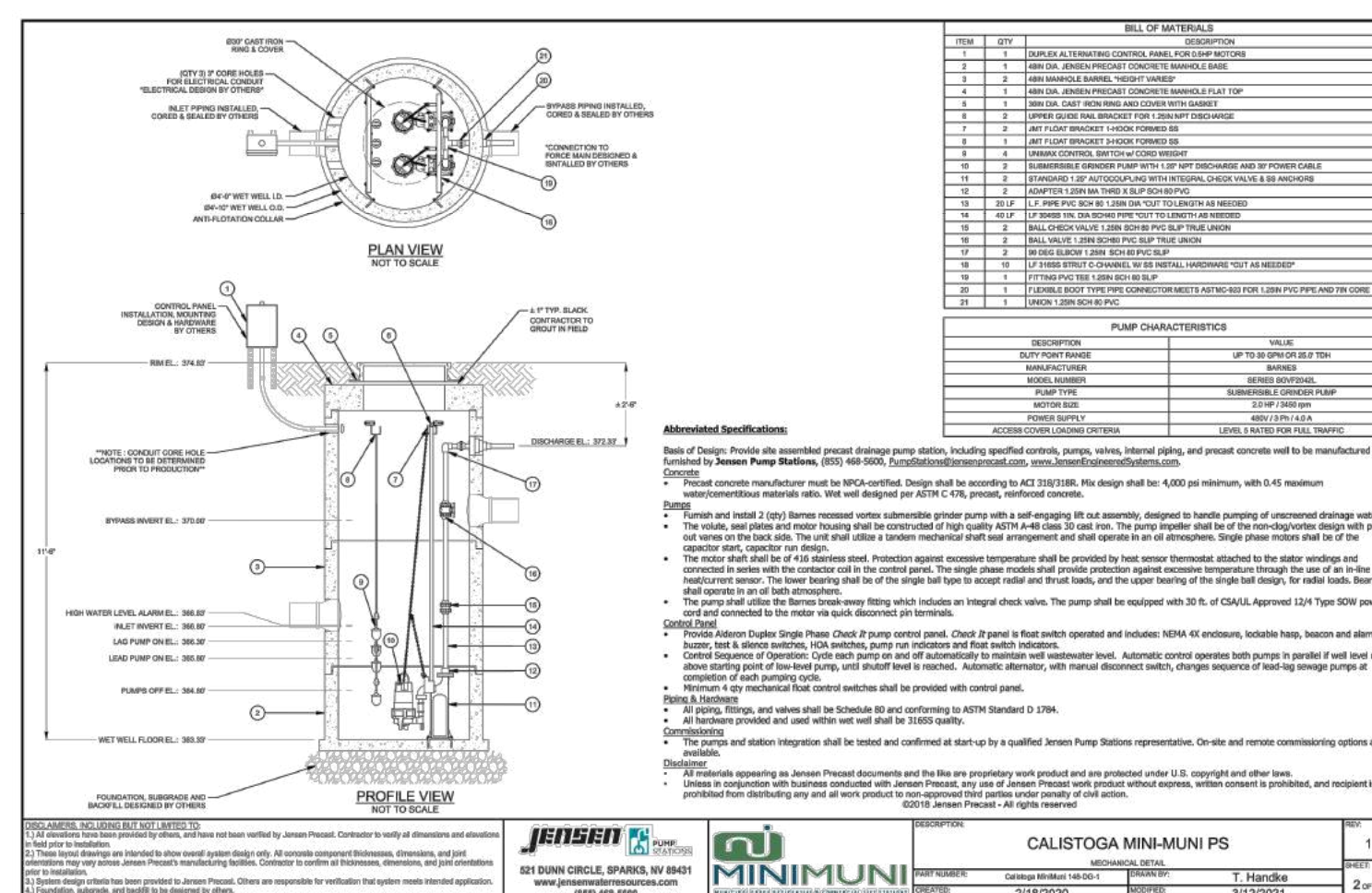
**LEGEND**

- |  |  |  |                         |
|--|--|--|-------------------------|
|  | EXISTING BOUNDARY  |  | CURB CUT                |
|  | EXISTING STORM DRAIN   |  | BIO-RETENTION AREA      |
|  | EXISTING SANITARY SEWER MAIN                                   |  | EXISTING FIRE HYDRANT   |
|  | EXISTING WATER MAIN  |  | PROPOSED FIRE HYDRANT   |
|  | EXISTING GAS LINE  |  | EXISTING                |
|  | EXISTING OVERHEAD WIRES  |  | FIRE HYDRANT            |
|  | PROPOSED STORM DRAIN (PUBLIC)                                  |  | LATERAL                 |
|  | PROPOSED STORM DRAIN (PRIVATE)                                 |  | MANHOLE                 |
|  | PROPOSED STORM DRAIN (PRIVATE)                                 |  | STORM DRAIN             |
|  | PROPOSED SINGLE SPAN BRIDGE (PRIVATE)                          |  | SANITARY SEWER          |
|  | PROPOSED SANITARY SEWER MAIN (PRIVATE)                         |  | SANITARY SEWER CLEANOUT |
|  | PROPOSED SANITARY SEWER (PUBLIC)                               |  | WATER METER             |
|  | PROPOSED WATER MAIN (PUBLIC)                                   |  |                         |
|  | PROPOSED WATER LATERAL WITH WATER METER (PRIVATE BEYOND METER) |  |                         |
|  | PROPOSED SEWER LATERAL WITH CLEANOUT                           |  |                         |

**NOTE:**

1. SIZE OF PROPOSED SEWER AND WATER LATERALS SUBJECT TO FINAL DESIGN
2. SEPARATE SEWER LATERAL WILL BE PROVIDED TO EACH UNIT.
3. SEPARATE WATER LATERAL WILL BE PROVIDED TO EACH UNIT.

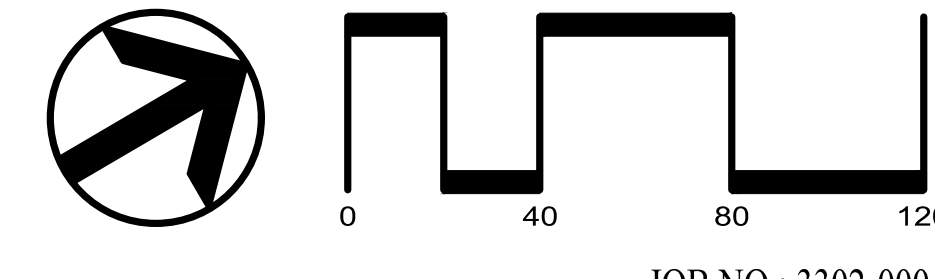
- PROPOSED MANHOLE
- STORM DRAIN FIELD INLET
- AREA DRAIN



**SEWER SUMP PUMP DETAIL**  
(FOR REFERENCE ONLY. SEWER SUMP PUMP SUBJECT TO FINAL DESIGN)

**PRELIMINARY UTILITY PLAN**  
**2008 GRANT STREET**

CITY OF CALISTOGA NAPA COUNTY CALIFORNIA  
SCALE: 1" = 40' DATE: MAY 24, 2022

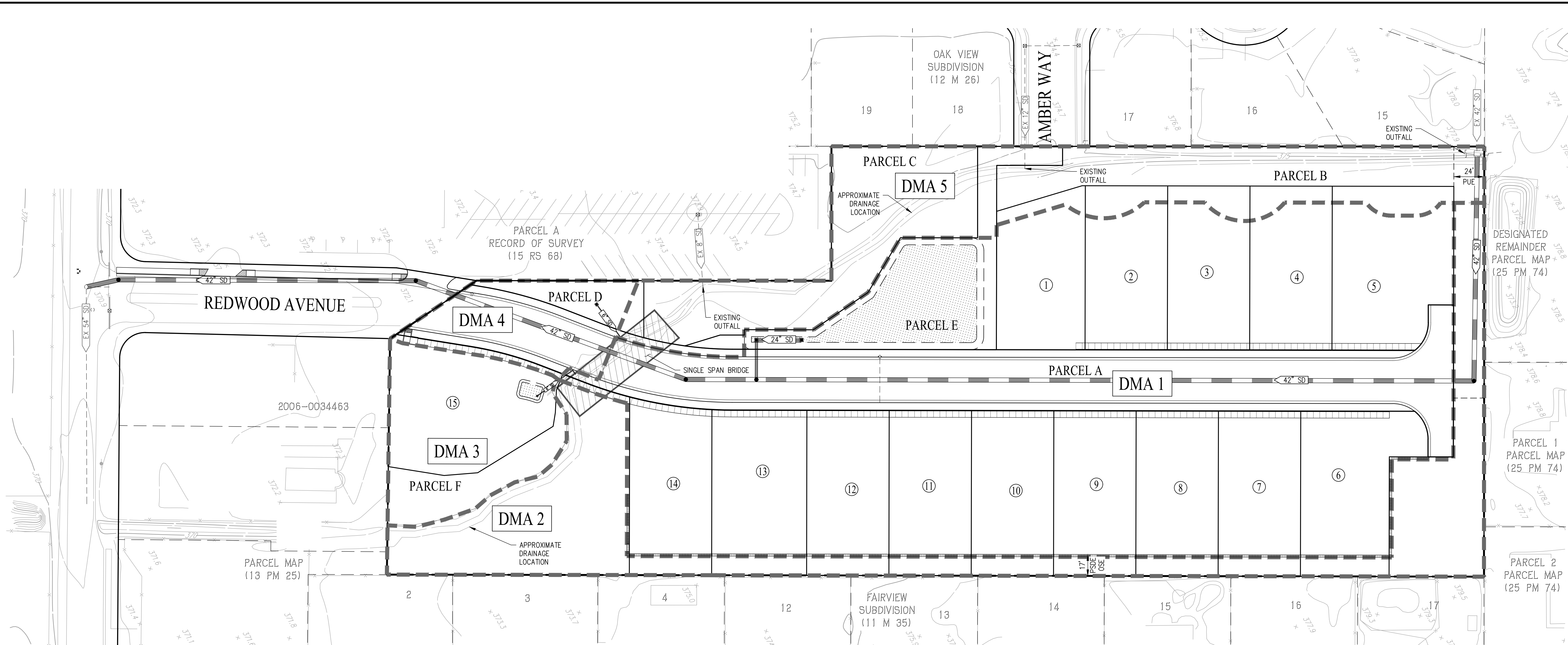


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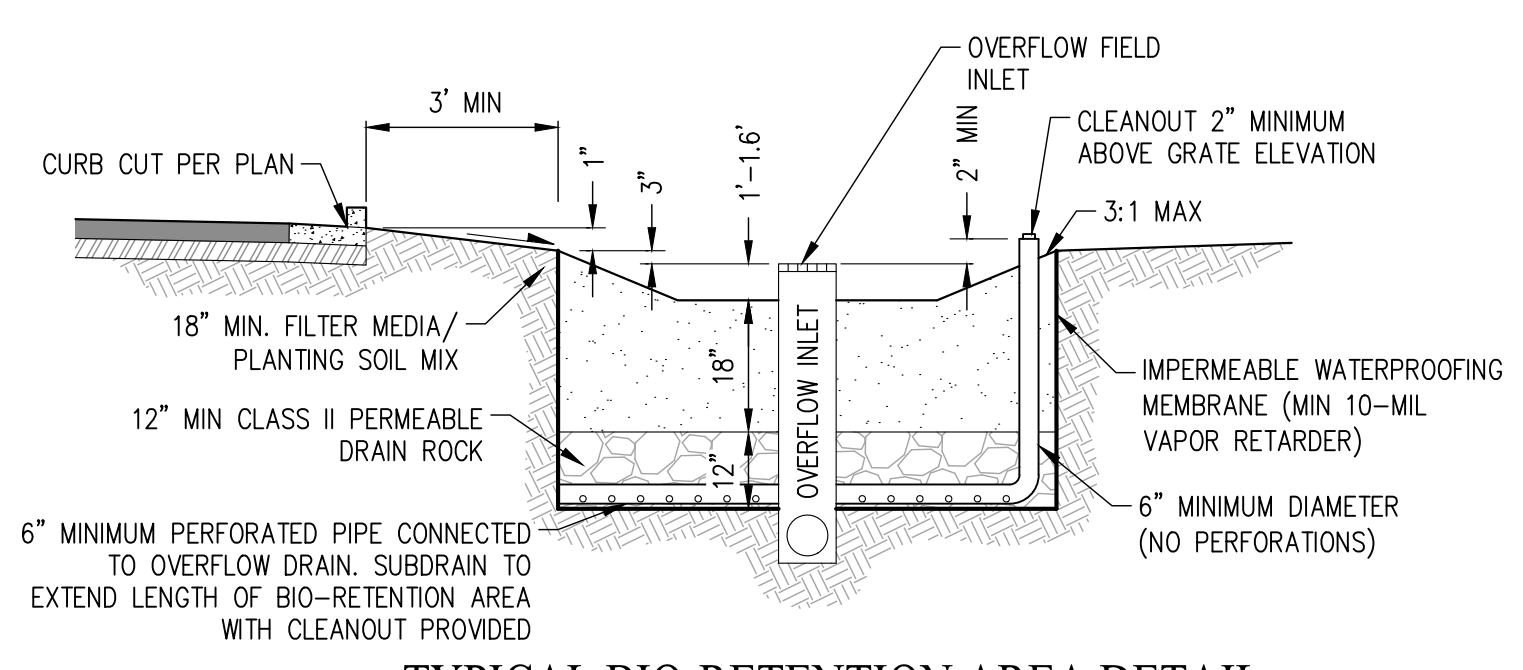
SHEET NO.  
**C-5**  
OF 10 SHEETS

JOB NO.: 3302-000



**LEGEND**

- EXISTING BOUNDARY
- DRAINAGE AREA BOUNDARY
- PROPOSED SINGLE SPAN BRIDGE
- STORM DRAIN
- EXISTING STORM DRAIN
- MANHOLE
- EXISTING CATCH BASIN
- FIELD INLET
- DRAINAGE MANAGEMENT AREA LABEL
- CURB CUT
- BIO-RETENTION AREA
- AREA DRAIN
- LOT NUMBER



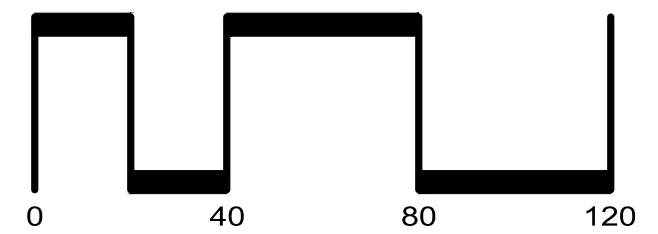
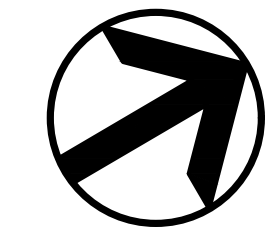
TYPICAL BIO-RETENTION AREA DETAIL  
NOT TO SCALE

DMA	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)	PONDING DEPTH (FT)	TREATMENT TYPE
1	86,047	68,562	3,716	8,600	1.6	BIO-RETENTION
2	0	35,791	N/A	N/A	N/A	SELF-TREATING
3	4,054	12,835	214	229	1	BIO-RETENTION
4	6,205	2,472	N/A	N/A	N/A	SELF-RETAINING
5	0	38,596	N/A	N/A	N/A	SELF-TREATING

- NOTE:
- STORM DRAIN LAYOUT AND DMA TREATMENT AREAS ARE SUBJECT TO CHANGE WITH FINAL SITE GRADING AND DRAINAGE PLAN. EXACT DOWNSPOUT LOCATION ARE UNKNOWN.
  - SELF-RETAINING AREAS ARE PERVIOUS LANDSCAPING OR PERVIOUS PAVEMENT. A RATIO OF TRIBUTARY IMPERVIOUS AREA IS NOT TO BE GREATER THAN 2:1.
  - SELF-TREATING DRAINAGE MANAGEMENT AREAS ARE NATURAL, LANDSCAPE OR PERVIOUS PAVER AREAS THAT DRAIN TO THE STORM DRAIN SYSTEM.

PRELIMINARY STORMWATER MANAGEMENT PLAN  
**2008 GRANT STREET**

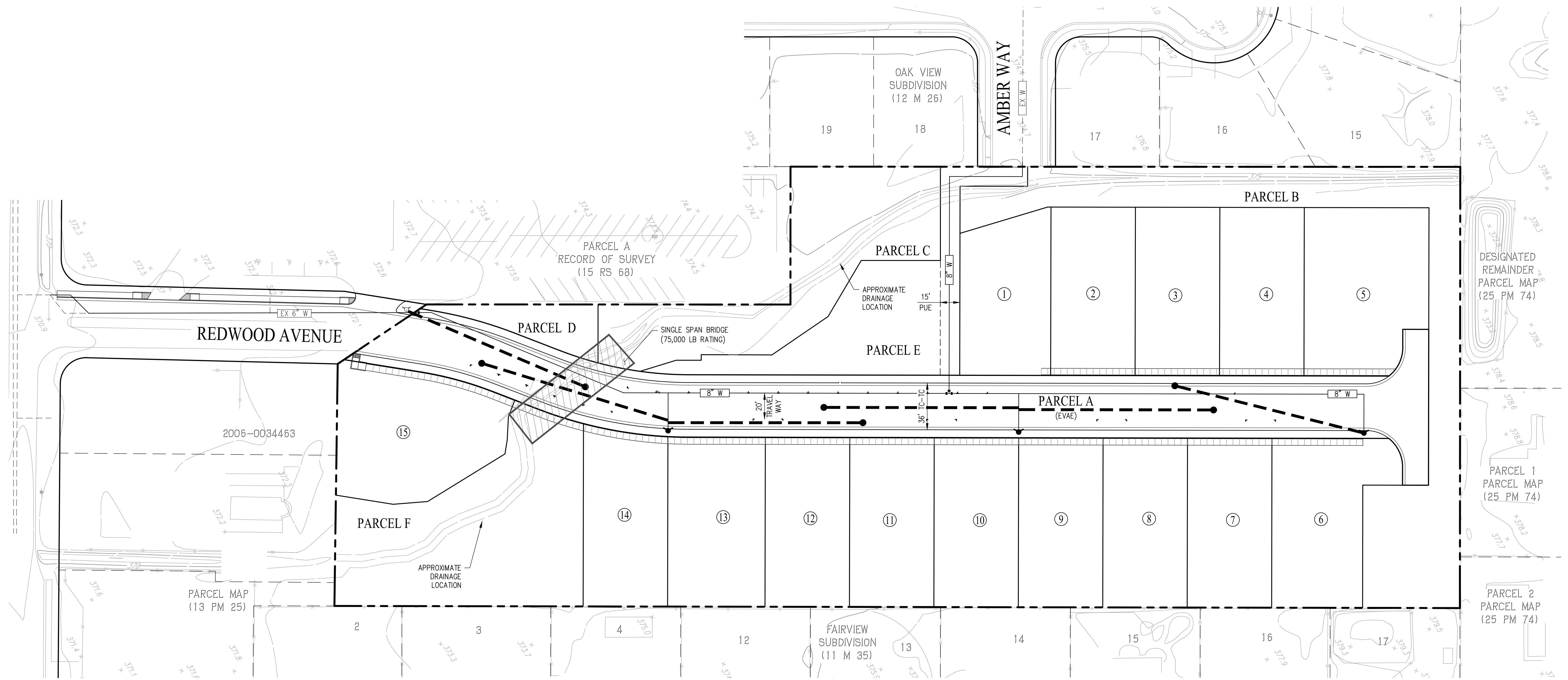
CITY OF CALISTOGA NAPA COUNTY CALIFORNIA  
SCALE: 1" = 40' DATE: MAY 24, 2022



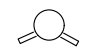


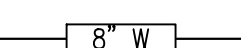
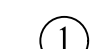
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SHEET NO.  
**C-6**  
OF 10 SHEETS

JOB NO.: 3302-000



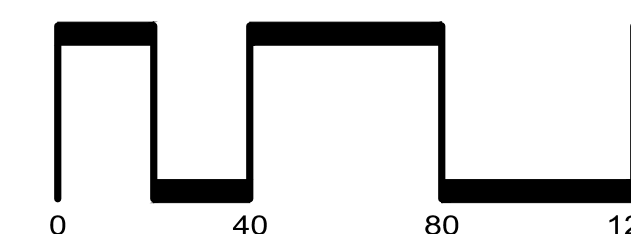
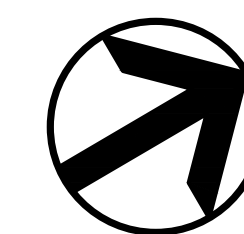
**LEGEND**

-  EXISTING FIRE HYDRANT
-  PROPOSED FIRE HYDRANT
-  HOSE PULL (150' MAX)
-  FIRE SERVICE MAIN
-  LOT NUMBER

**PRELIMINARY FIRE ACCESS PLAN  
2008 GRANT STREET**

CITY OF CALISTOGA NAPA COUNTY CALIFORNIA

SCALE: 1" = 40' DATE: MAY 24, 2022

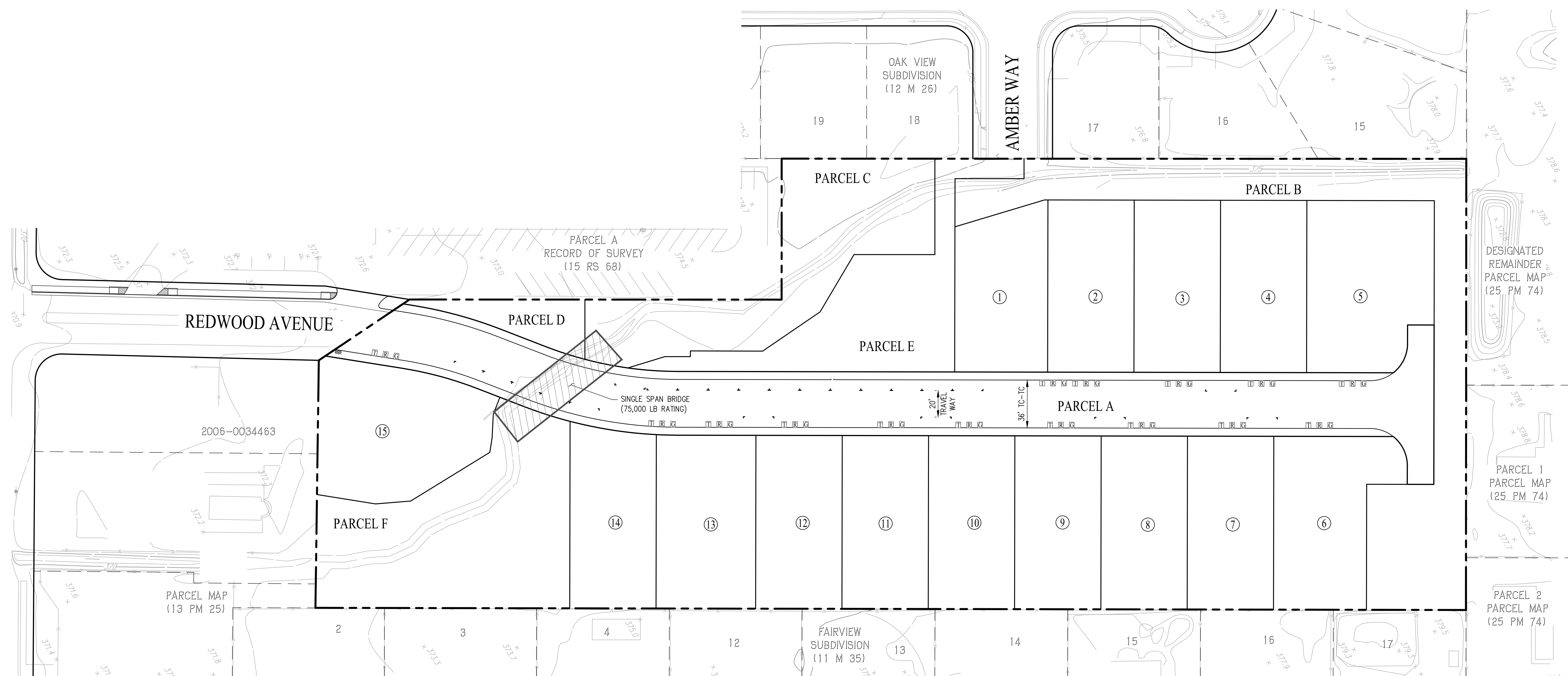


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SHEET NO.  
**C-7**  
OF 10 SHEETS

JOB NO.: 3302-000





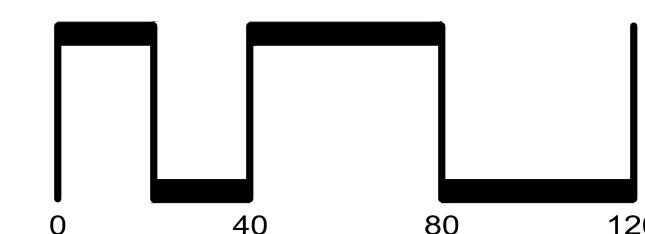
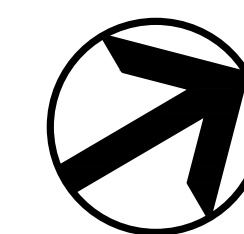
**LEGEND**

- G** GREEN WASTE BIN (96 GALLON)
- T** TRASH BIN (96 GALLON)
- R** RECYCLING BIN (96 GALLON)
- ①** LOT NUMBER

# PRELIMINARY TRASH SERVICE PLAN 2008 GRANT STREET

CITY OF CALISTOGA NAPA COUNTY CALIFORNIA

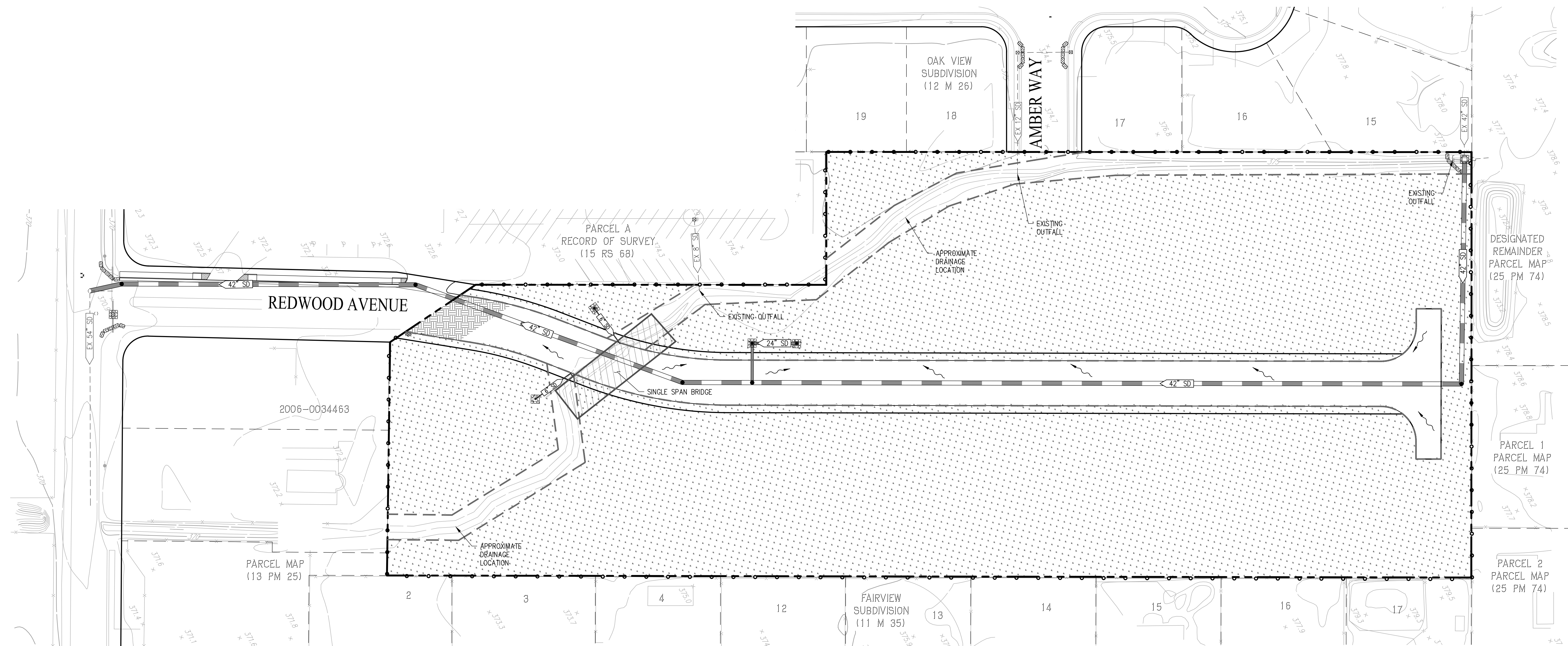
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SHEET NO.  
**C-8**  
OF 10 SHEETS

JOB NO.: 3302-000



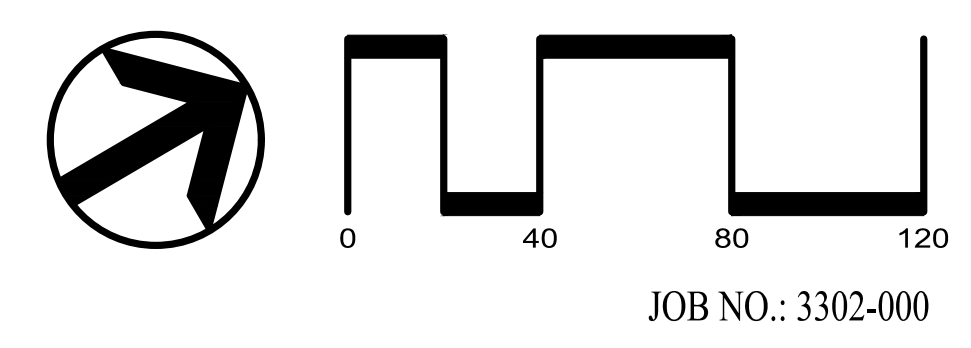
**LEGEND**

- 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
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN

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

# PRELIMINARY EROSION CONTROL PLAN 2008 GRANT STREET

CITY OF CALISTOGA NAPA COUNTY CALIFORNIA  
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SHEET NO.  
**C-9**  
 OF 10 SHEETS

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