

ABBREVIATIONS

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

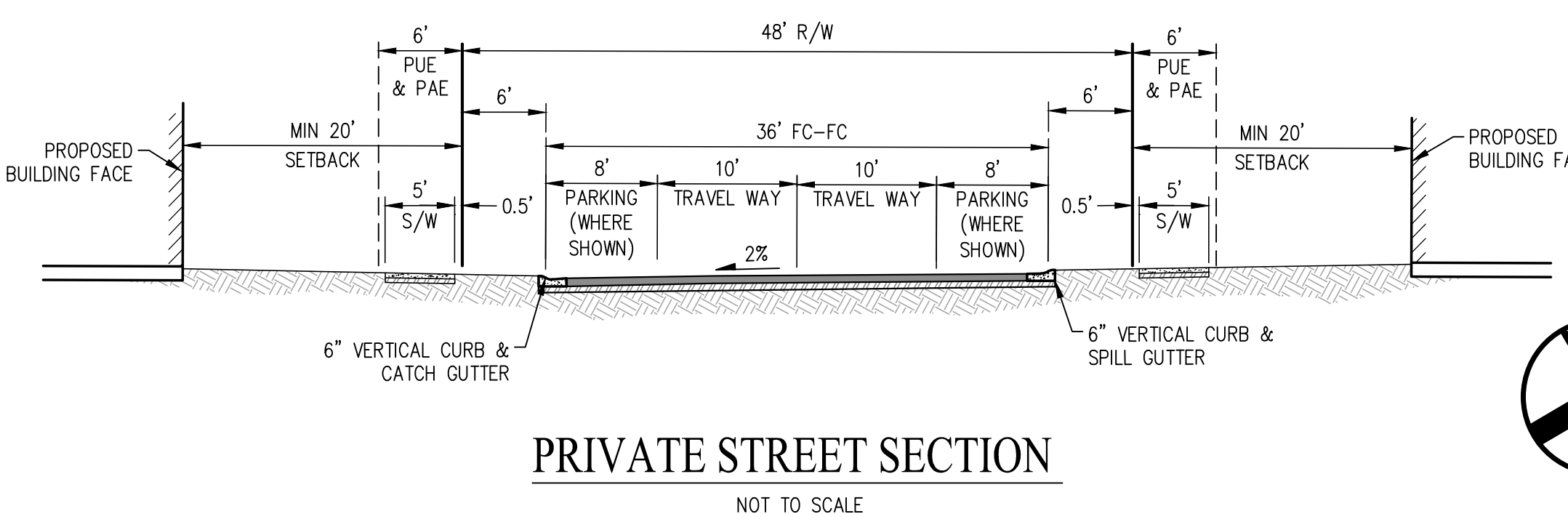
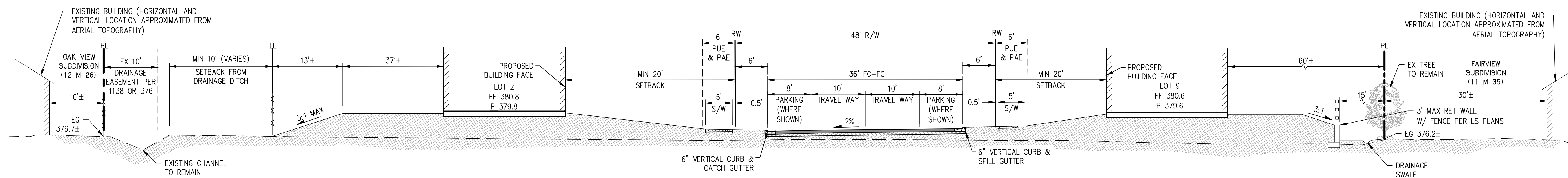
LEGEND

| | |
|--|------------------------|
| | SUBDIVISION BOUNDARY |
| | SIDEWALK |
| | LOT LINE |
| | EASEMENT LINE |
| | ADJACENT PROPERTY LINE |
| | BUILDING SETBACK LINE |
| | PROPOSED TREE |
| | PROPOSED FENCE |
| | LOT NUMBER |
| | LOT AREA (SQUARE FEET) |
| | PLAN TYPE |

| R1-1 DISTRICT DEVELOPMENT STANDARDS PER ZONING CODE | | PROJECT | COMPLIANT |
|--|---------|---------|-----------|
| SITE AREA | 5.84 AC | | |
| DEVELOPABLE AREA | 4.83 AC | | |
| NET DEVELOPABLE AREA (LESS PARCEL A) | 3.82 AC | | |
| MIN FRONT YARD SETBACK | 20' | 20' | YES |
| SIDE YARD SHALL NOT BE LESS THAN ONE-HALF THE HEIGHT OF THE BUILDING | 10.75' | | YES |
| REAR YARD | 20' | 20' | YES |

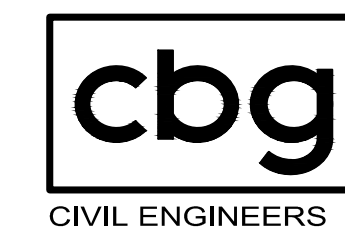
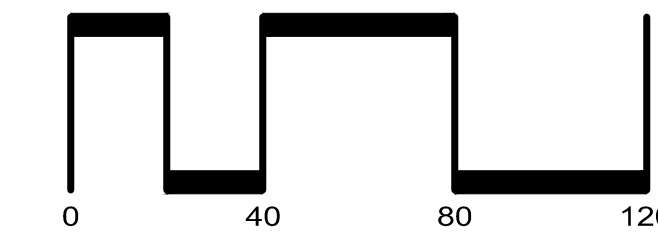
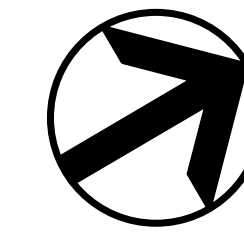
| PROVIDED PARKING | |
|-------------------|-----------|
| STALL TYPE | TOTAL |
| GARAGE | 30 |
| ON STREET PARKING | 22 |
| TOTAL | 52 |

| PROPOSED LOT COVERAGE | | |
|-----------------------|-----------|------------------|
| LOT | PLAN TYPE | LOT COVERAGE (%) |
| 1 | 1 | 33.7 |
| 2 | 3 | 26.8 |
| 3 | 1 | 31.4 |
| 4 | 3 | 28.4 |
| 5 | 2 | 22.6 |
| 6 | 2 | 23.4 |
| 7 | 3 | 28.5 |
| 8 | 1 | 31.2 |
| 9 | 2 | 22.1 |
| 10 | 3 | 26.6 |
| 11 | 1 | 31.2 |
| 12 | 2 | 22.1 |
| 13 | 3 | 26.6 |
| 14 | 1 | 21.5 |
| 15 | 2 | 18.5 |



PRELIMINARY SITE PLAN 2008 GRANT STREET

CITY OF CALISTOGA NAPA COUNTY CALIFORNIA
SCALE: 1" = 40' DATE: DECEMBER 2, 2021



SAN RAMON (925) 866-0322
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WWW.CBANDG.COM
CIVIL ENGINEERS SURVEYORS PLANNERS



SHEET NO.
C-3
OF 10 SHEETS

JOB NO.: 3302-000