

APPENDIX 3-A
KORTUM RANCH SUBDIVISION TENTATIVE MAP

ABBREVIATIONS

AAI	ADOBE ASSOCIATES, INC.	HDPE	HIGH DENSITY POLYETHYLENE
AB	AGGREGATE BASE	HORIZ	HORIZONTAL
AC	ASPHALT CONCRETE	HP	HIGH POINT
AD	AREA DRAIN	HWY	HIGHWAY
ADA	AMERICANS WITH DISABILITIES ACT	IG	INVERT GRADE
APPROX	APPROXIMATE	INV	INVERT
BC	BEGIN HORIZONTAL CURVE	LF	LINEAR FEET
BCR	BEGIN CURB RETURN	LAT	LATERAL
BLDG	BUILDING	LS	LANDSCAPE
BM	BENCH MARK	MAX	MAXIMUM
BNY	BOUNDARY	MH	MANHOLE
BO	BLOWOFF VALVE	MIN	MINIMUM
BSW	BACK OF SIDEWALK	MON	MONUMENT
BVC	BEGIN VERTICAL CURVE	NTS	MONUMENT
C&G	CURB & GUTTER	NL	NOT LOCATED IN FIELD
CB	CATCH BASIN	NO	NUMBER
CIPP	CAST-IN-PLACE PIPE	NP	NO PARKING SIGN
C	CENTERLINE	OC	ON CENTER
CL	CLASS	PCC	POINT OF COMPOUND CURVE
CMP	CORRUGATED METAL PIPE	PIV	POST INDICATOR VALVE
CO	CLEANOUT	PL	PROPERTY LINE
CONC	CONCRETE	PP	POWER POLE
CONN	CONNECTION	PSI	POUNDS PER SQUARE INCH
DCV	DETECTOR CHECK VALVE	PU	PUBLIC
DDGV	DOUBLE DETECTOR CHECK VALVE	PUE	PUBLIC UTILITY EASEMENT
		PVC	POLYVINYL CHLORIDE PIPE
DI	DRAINAGE INLET	PR	PRIVATE
DIA	DIAMETER	RCE	REGISTERED CIVIL ENGINEER
DS	DOWN SPOUT	RCP	REINFORCED CONCRETE PIPE
DW	DOMESTIC WATER	RDWD	REDWOOD
DWG	DRAINAGE	RPBP	REDUCED PRESSURE BACKFLOW PREVENTOR
DWY	DRIVEWAY	R/W	RIGHT OF WAY
EC	END HORIZONTAL CURVE	RWL	RECLAIMED WATER LINE
ECR	END CURB RETURN	S	SLOPE
EG	EXISTING GROUND	SCH	SCHEDULE
EP	EDGE OF PAVEMENT	SCWA	SONOMA COUNTY WATER AGENCY
EL	ELEVATION	SD	STORM DRAIN
ESMT	EASEMENT	SF	SQUARE FEET
EUC	EUCALYPTUS	SL	STREET LIGHT
EVC	END VERTICAL CURVE	SPEC	SPECIFICATIONS
EX	EXISTING	SS	SANITARY SEWER
FL	FLOWLINE	STA	STATION
FG	FINISH GRADE	STD	STANDARD
FR	FIRE HYDRANT	S/W	SIDEWALK
FR	FIRE RISER	TO	TOP OF CURB
FOC	FACE OF CURB	TEL	TELEPHONE
FS	FINISHED SURFACE	TYP	TYPICAL
FW	FIRE WATER	UNO	UNLESS NOTED OTHERWISE
G	GAS MAIN	VAR	VARIABLE
GB	GRADE BREAK	VC	VERTICAL CURVE
GR	GRATE	VERT	VERTICAL
GW	GUY WIRE	W	WATER
HC	HANDICAPPED RAMP	WM	WATER METER
		WV	WATER VALVE
		WWF	WELDED WIRE FABRIC

LEGEND

PROPOSED EXISTING DESCRIPTION

	PROPERTY BOUNDARY
	COMPACT PARKING
	CURB & GUTTER
	SANITARY SEWER & MANHOLE
	SANITARY SEWER & CLEANOUT
	SANITARY SEWER LATERAL
	STORM DRAIN & MANHOLE
	STORM DRAIN & DRAINAGE INLET (DI)
	STORM DRAIN & AREA DRAIN (AD)
	ROOF DRAIN & DOWN SPOUT (DS)
	WATER SERVICE / WM
	WATER SERVICE / RPBP
	FIRE LINE / DDCV
	BLOW-OFF
	WATER MAIN & GATE VALVE
	FIRE HYDRANT
	STREET SIGN
	STREET NAME SIGN
	JOINT TRENCH COMPOSITE
	DRY UTILITY (BY OTHERS)
	TRANSFORMER (BY OTHERS)
	LIGHT STANDARD
	UTILITY POLE W/WO GUY WIRE
	DETAIL X ON SHEET CX.X
	GRASS-LINED DRAINAGE SWALE
	STRAW WATTLE

ENGINEER / SURVEY

Adobe Associates, Inc.
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OWNER

Kortum Ranch LLC
500 Kortum Canyon Road
Contact Adobe Associates, Inc.
Tim Schram
Phone: (707) 541-2300

BENCHMARK

MARK: FOUND 3" IRON PIPE, LS 3801, EL=628.51' AS SHOWN ON THE CAD FILE NAMED 1610-EXPORT BASE-2021 PROVIDED BY REB ENGINEERING. ADOBE ASSOCIATES POINT #31.
ELEVATIONS ARE -0.2' OF GPS DERIVED NAVD88 ELEVATIONS CALCULATED BASED UPON STATIC GPS MEASUREMENTS COLLECTED FEBRUARY 9, 2022 AND ADJUSTED USING THE NGS OPUS ADJUSTMENT TOOL ACCORDING TO GEOID 18

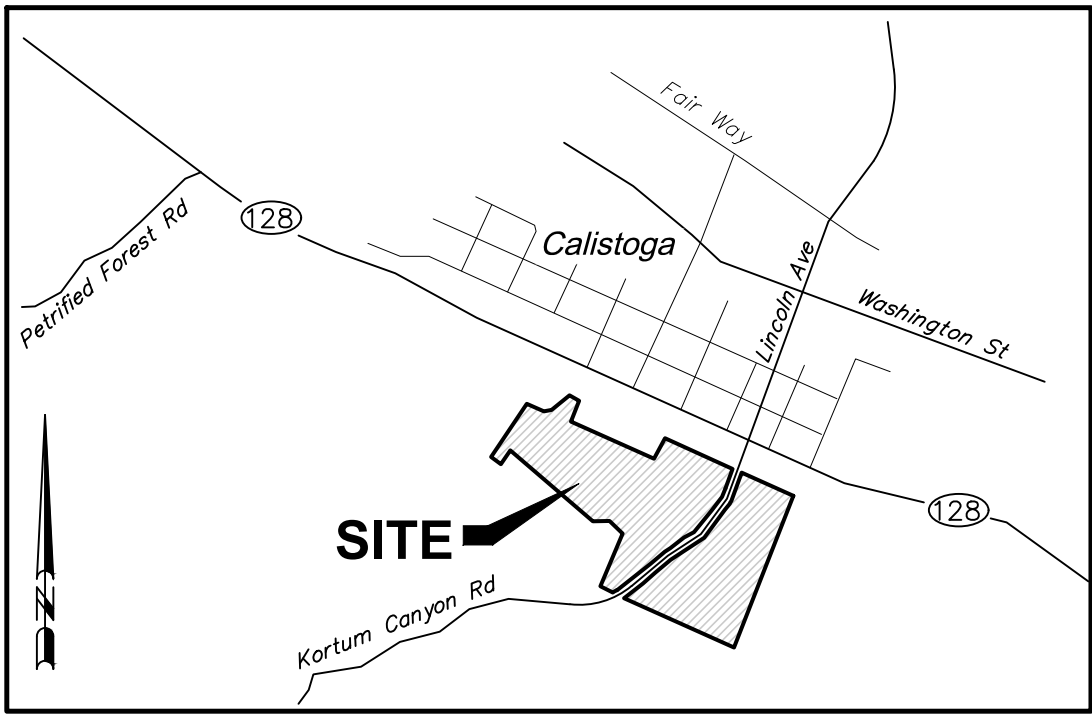
KORTUM RANCH SUBDIVISION

TENTATIVE MAP

500 Kortum Canyon Road

Calistoga, California

APN 011-290-007, 038, 039 & 011-310-023



VICINITY MAP

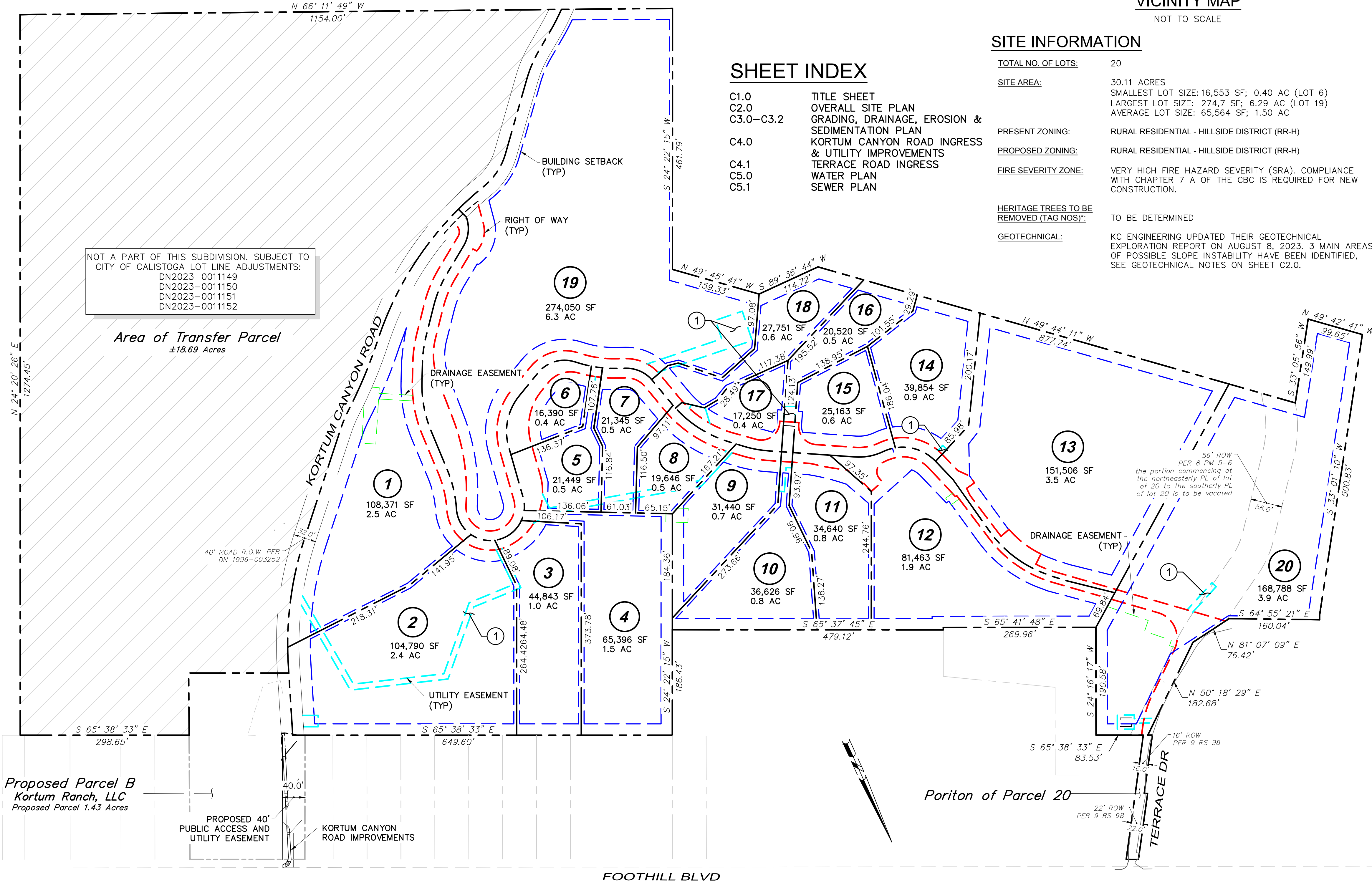
NOT TO SCALE

SITE INFORMATION

TOTAL NO. OF LOTS:	20
SITE AREA:	30.11 ACRES SMALLEST LOT SIZE: 16,553 SF; 0.40 AC (LOT 6) LARGEST LOT SIZE: 274,7 SF; 6.29 AC (LOT 19) AVERAGE LOT SIZE: 65,564 SF; 1.50 AC
PRESENT ZONING:	RURAL RESIDENTIAL - HILLSIDE DISTRICT (RR-H)
PROPOSED ZONING:	RURAL RESIDENTIAL - HILLSIDE DISTRICT (RR-H)
FIRE SEVERITY ZONE:	VERY HIGH FIRE HAZARD SEVERITY (SRA). COMPLIANCE WITH CHAPTER 7 A OF THE CBC IS REQUIRED FOR NEW CONSTRUCTION.
HERITAGE TREES TO BE REMOVED (TAG NOS):	TO BE DETERMINED
GEOTECHNICAL:	KC ENGINEERING UPDATED THEIR GEOTECHNICAL EXPLORATION REPORT ON AUGUST 8, 2023. 3 MAIN AREAS OF POSSIBLE SLOPE INSTABILITY HAVE BEEN IDENTIFIED. SEE GEOTECHNICAL NOTES ON SHEET C2.0.

SHEET INDEX

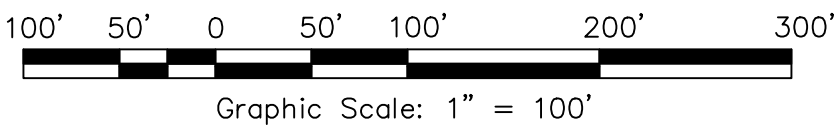
C1.0	TITLE SHEET
C2.0	OVERALL SITE PLAN
C3.0-C3.2	GRADING, DRAINAGE, EROSION & SEDIMENTATION PLAN
C4.0	KORTUM CANYON ROAD INGRESS & UTILITY IMPROVEMENTS
C4.1	TERRACE ROAD INGRESS
C5.0	WATER PLAN
C5.1	SEWER PLAN



KEY NOTES:

- 1 FUTURE UTILITY EASEMENTS TO BE FURTHER DELINEATED UPON APPROVAL OF TENTATIVE MAP.

SITE MAP



LEGEND:

- RIGHT OF WAY
UTILITY EASEMENT
BUILDING SETBACKS
DRAINAGE EASEMENT

Revisions	Description	Approved
No.	Date	

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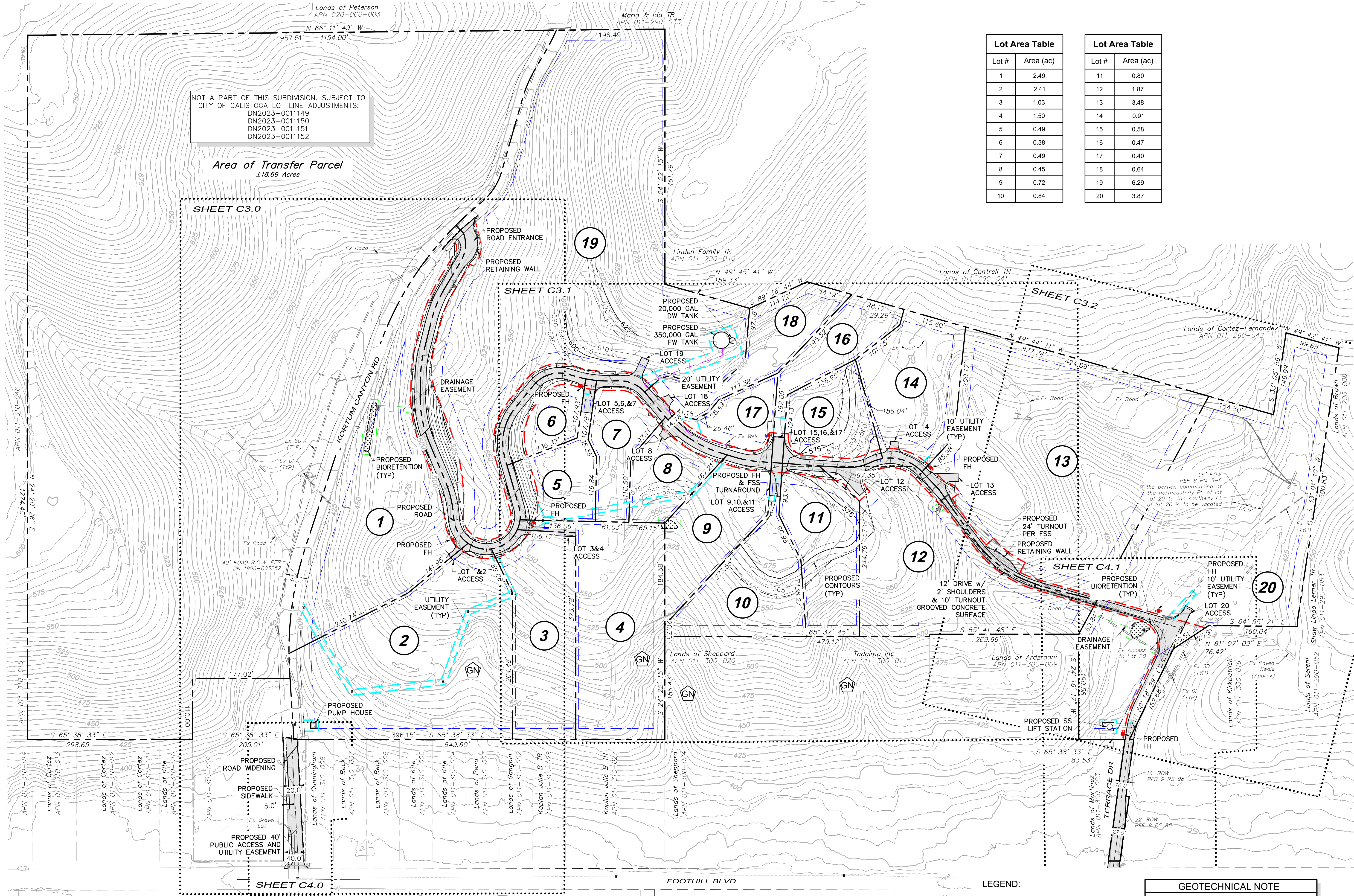
8/30/2024
Lee Schram
Professional Engineer - Civil
No. 057890
Exp. 6/30/2025
Timothy L. Schram, RCE 67890
My license expires 6/30/2025

KORTUM RANCH SUBDIVISION
TITLE SHEET
500 Kortum Canyon Road
Calistoga, California
APN 011-290-007, 038, 039 & 011-310-023

SCALE: AS SHOWN
Date: August 30, 2024
Design by: L/D/L/ZK
Drawn by: L/D/L/ZK
Checked by: TLS

Sheet
C1.0
1 of 9 Sheets
Job 21105

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NOT A PART OF THIS SUBDIVISION. SUBJECT TO CITY OF CALISTOGA LOT LINE ADJUSTMENTS:
DN2023-0011149
DN2023-0011150
DN2023-0011151
DN2023-0011152

Area of Transfer Parcel
±18.69 Acres

Lot Area Table	
Lot #	Area (ac)
1	2.49
2	2.41
3	1.03
4	1.50
5	0.49
6	0.38
7	0.49
8	0.45
9	0.72
10	0.84

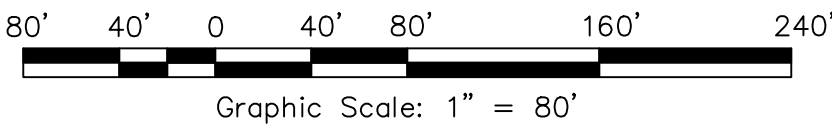
Lot Area Table	
Lot #	Area (ac)
11	0.80
12	1.87
13	3.48
14	0.91
15	0.58
16	0.47
17	0.40
18	0.64
19	6.29
20	3.87

- LEGEND:
- RIGHT OF WAY
 - UTILITY EASEMENT
 - BUILDING SETBACKS
 - DRAINAGE EASEMENT
 - SHEET SECTION

GEOTECHNICAL NOTE

THIS AREA HAS BEEN IDENTIFIED BY KC ENGINEERING AS A LOCATION OF POSSIBLE SLOPE INSTABILITY AND DERRIS FLOW. WHEN CONSTRUCTION LEVEL DOCUMENTS ARE PREPARED, THESE AREAS WILL BE DETAILED ON HOW SLOPE STABILITY SHALL BE ACHIEVED.

OVERALL SITE PLAN



KORTUM RANCH SUBDIVISION

OVERALL SITE PLAN

500 Kortum Canyon Road
Calistoga, California
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SCALE: AS SHOWN

Date: August 30, 2024

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C2.0

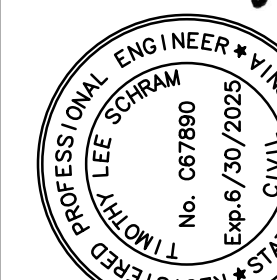
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8/30/2024

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[illegible]

40' 20' 0 20' 40' 80' 120'

Graphic Scale: 1" = 40'

STORMDRAIN PIPES DENOTED WITH
ASTERISK* ARE APPROXIMATE

 RIGHT OF WAY
 UTILITY EASEMENT
 BUILDING SETBACKS
 DRAINAGE EASEMENT

1. VEGETATION TO MEET BASMAA STANDARDS; PLANTINGS MAY INCLUDE TREES.
2. AMENDED SOILS SHALL HAVE INFILTRATION RATE 5"/HR MIN AND POROSITY=0.60 MIN.
3. DRAIN ROCK SHALL HAVE POROSITY = 0.40 MIN.

NTS

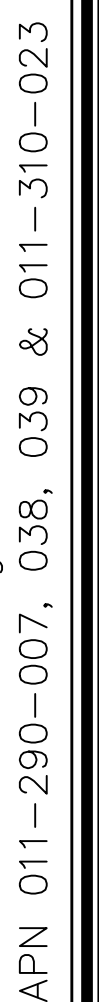
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	TRUNCATED DOMES PER CBC 11B-247		

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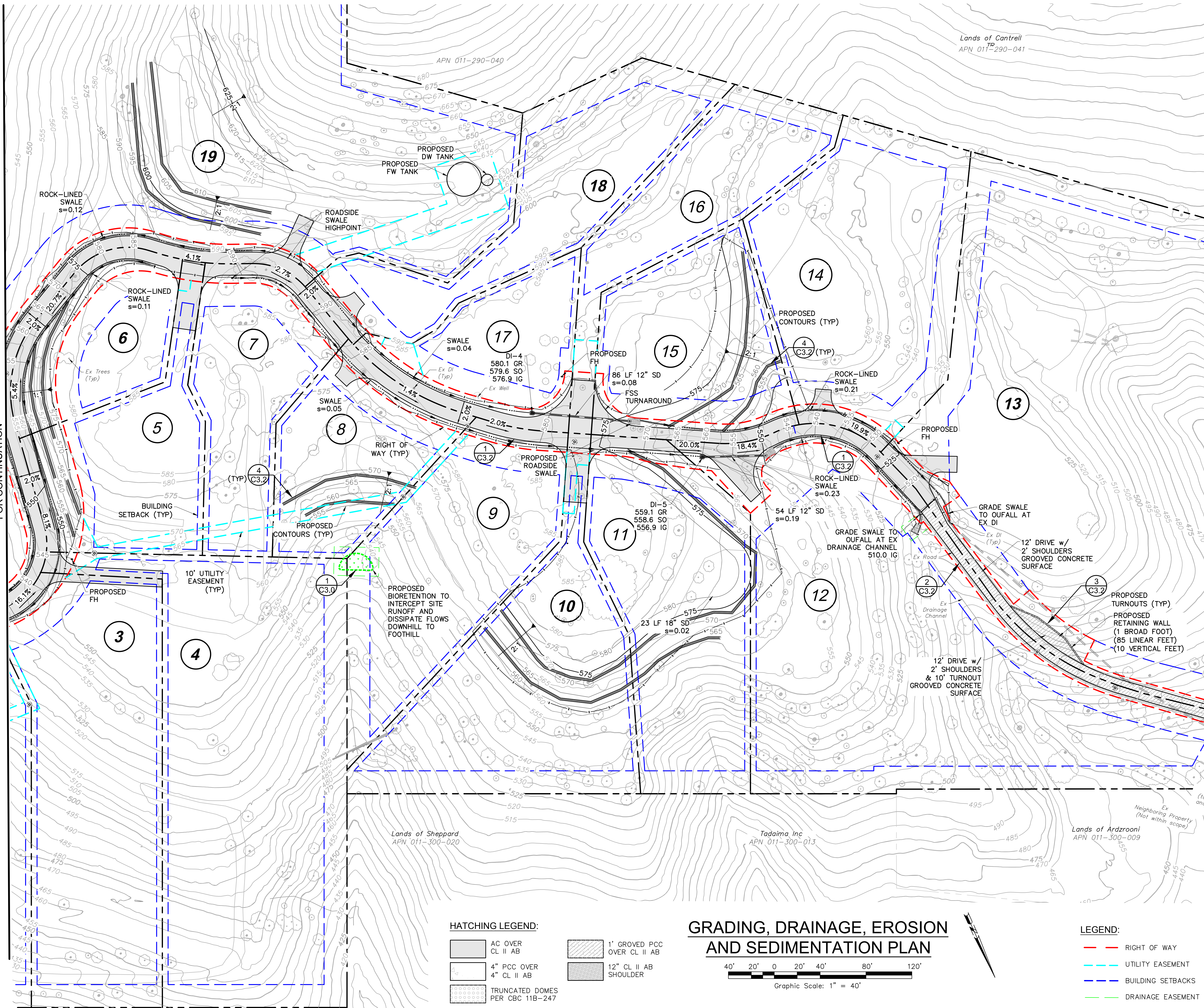
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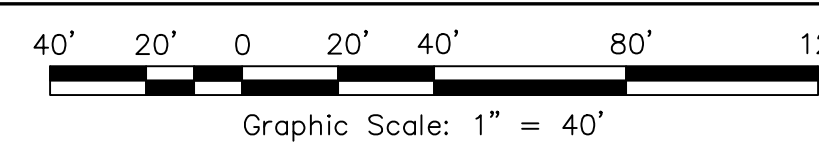
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GRADING, DRAINAGE, EROSION AND SEDIMENTATION PLAN



- --- RIGHT OF WAY
- --- UTILITY EASEMENT
- --- BUILDING SETBACKS
- --- DRAINAGE EASEMENT

Sheet
C3.1
4 of 9 Sheets
21105

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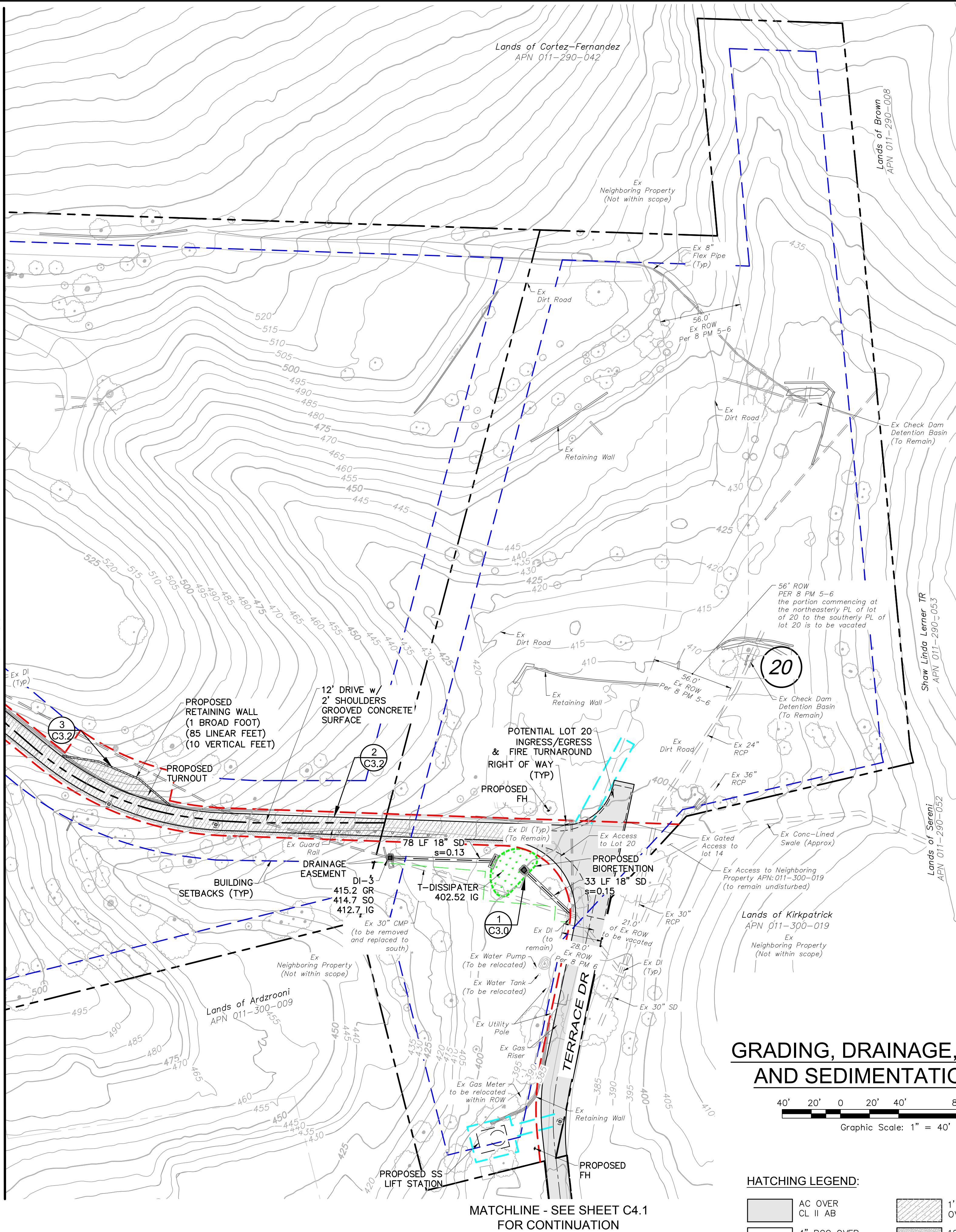
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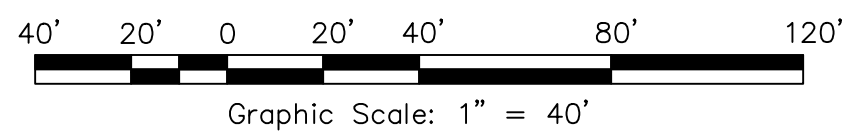
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MATCHLINE - SEE SHEET C3.1
FOR CONTINUATION



MATCHLINE - SEE SHEET C4.1
FOR CONTINUATION

GRADING, DRAINAGE, EROSION AND SEDIMENTATION PLAN

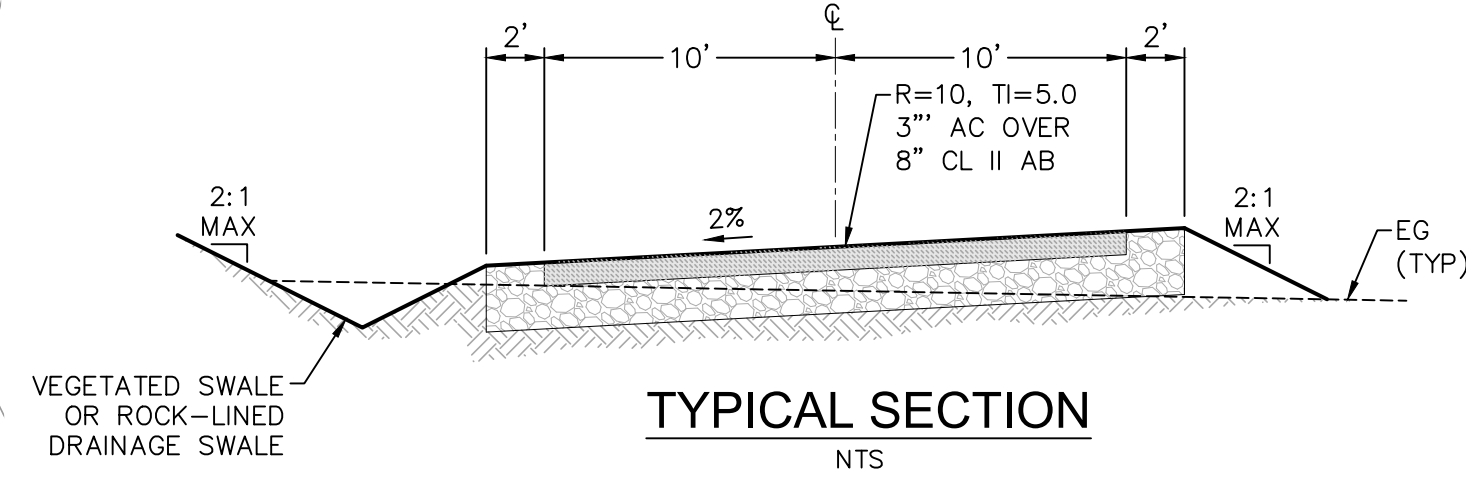


HATCHING LEGEND:

	AC OVER CL II AB		1' GROOVED PCC OVER CL II AB
	4" PCC OVER 4" CL II AB		12" CL II AB SHOULDER
	TRUNCATED DOMES PER CBC 11B-247		

LEGEND:

	RIGHT OF WAY
	UTILITY EASEMENT
	BUILDING SETBACKS
	DRAINAGE EASEMENT



1

MAIN ROAD

NTS

2

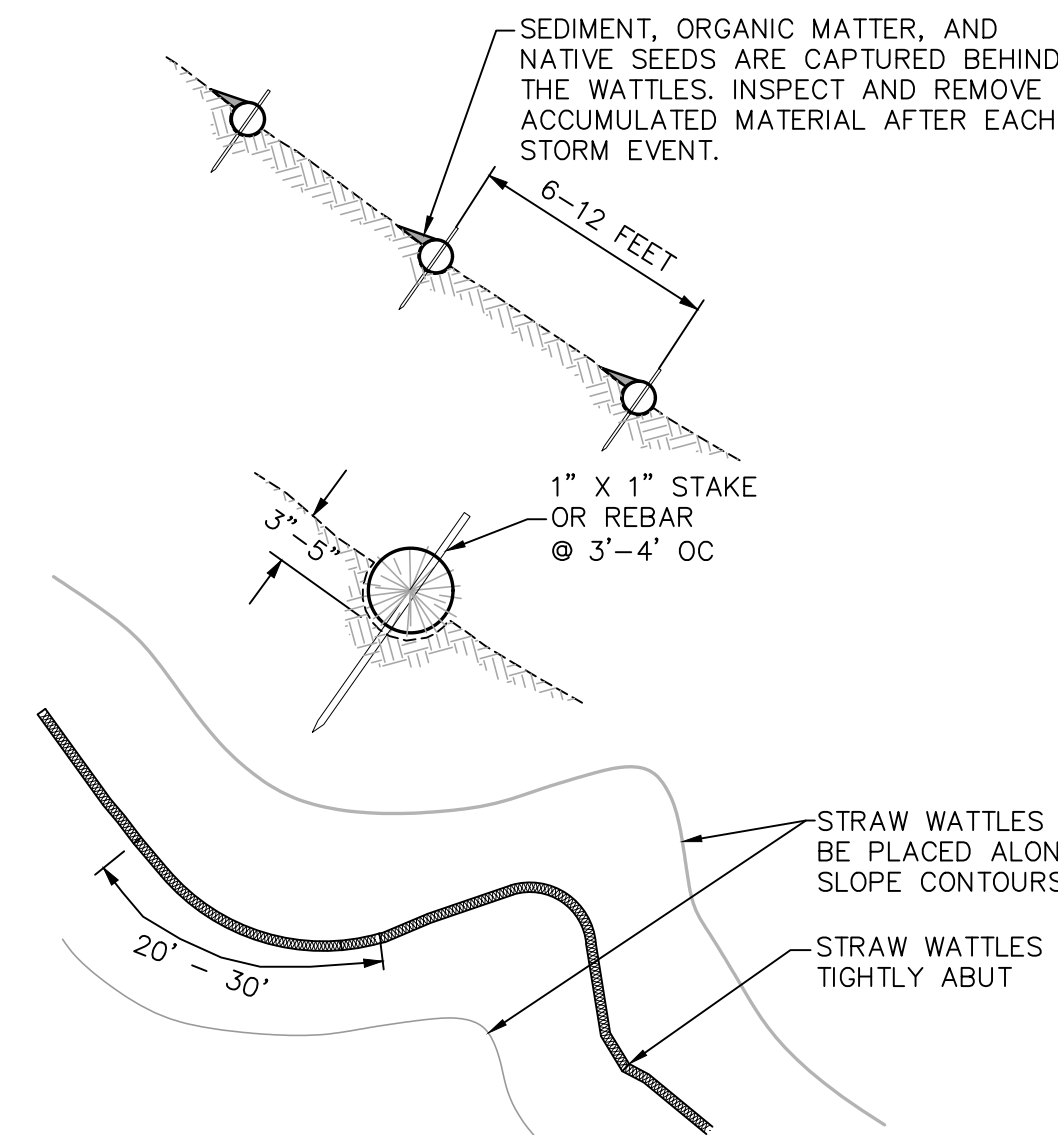
EVA

NTS

3

EVA ROAD WITH TURNOUT

NTS



NOTES:

- STRAW WATTLES ARE TUBES MADE FROM STRAW AND BOUND W/ BIO-DEGRADABLE WRAPPED NETTING. THEY ARE APPROXIMATELY 8" DIA AND 20 - 30 FT LONG.
- STRAW WATTLES TRAP SEDIMENT AND REDUCE SHEET & RILL EROSION BY REDUCING SLOPE GRADIENT, INCREASING INFILTRATION RATES, AND BY PRODUCING A FAVORABLE ENVIRONMENT FOR PLANT ESTABLISHMENT.
- STRAW WATTLE INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE WATTLE IN A TRENCH, 3" - 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND WATTLE.

4

STRAW WATTLE

NTS

STRAW WATTLES (CONSTRUCTION SPECIFICATIONS)

PREPARE SLOPE BEFORE THE WATTLING PROCEDURE IS STARTED. SHALLOW GULLIES SHOULD BE SMOOTHED AS WORK PROGRESSES.

DIG SMALL TRENCHES ACROSS SLOPE ON CONTOUR, TO PLACE WATTLES IN. THE TRENCH SHOULD BE DEEP ENOUGH TO ACCOMMODATE HALF THE THICKNESS OF THE WATTLE. WHEN THE SOIL IS LOOSE AND UNCOMPACTED, THE TRENCH SHOULD BE DEEP ENOUGH TO BURY THE WATTLE 2/3 OF ITS THICKNESS BECAUSE THE GROUND WILL SETTLE. IT IS CRITICAL THAT WATTLES ARE INSTALLED PERPENDICULAR TO WATER MOVEMENT, PARALLEL TO THE SLOPE CONTOUR.

START BUILDING TRENCHES AND INSTALL WATTLES FROM THE BOTTOM OF THE SLOPE AND WORK UP.

CONSTRUCT TRENCHES AT CONTOUR INTERVALS OF THREE TO EIGHT FEET APART DEPENDING ON STEEPNESS OF SLOPE. THE STEEPER THE SLOPE, THE CLOSER TOGETHER THE TRENCHES.

LAY THE WATTLE ALONG THE TRENCHES FITTING IT SNUGLY AGAINST THE SOIL. MAKE SURE NO GAPS EXIST BETWEEN THE SOIL AND THE STRAW WATTLE.

USE A STRAIGHT BAR TO DRIVE HOLES THROUGH THE WATTLE AND INTO THE SOIL FOR THE WOODEN STAKES.

DRIVE THE STAKE THROUGH THE PREPARED HOLE INTO THE SOIL. LEAVE ONLY ONE OR TWO INCHES OF STAKE EXPOSED ABOVE WATTLE.

INSTALL STAKES AT LEAST EVERY FOUR FEET APART THROUGH WATTLE. ADDITIONAL STAKES MAY BE DRIVEN ON THE DOWNSLOPE SIDE OF THE TRENCHES ON HIGHLY EROSION OR VERY STEEP SLOPES.

SCALE: AS SHOWN

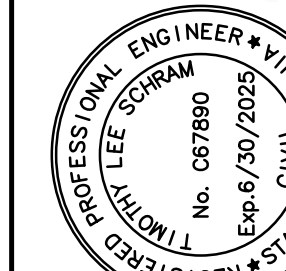
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Sheet

C3.2

5 of 9 Sheets
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GRADING, DRAINAGE, EROSION
AND SEDIMENTATION PLAN
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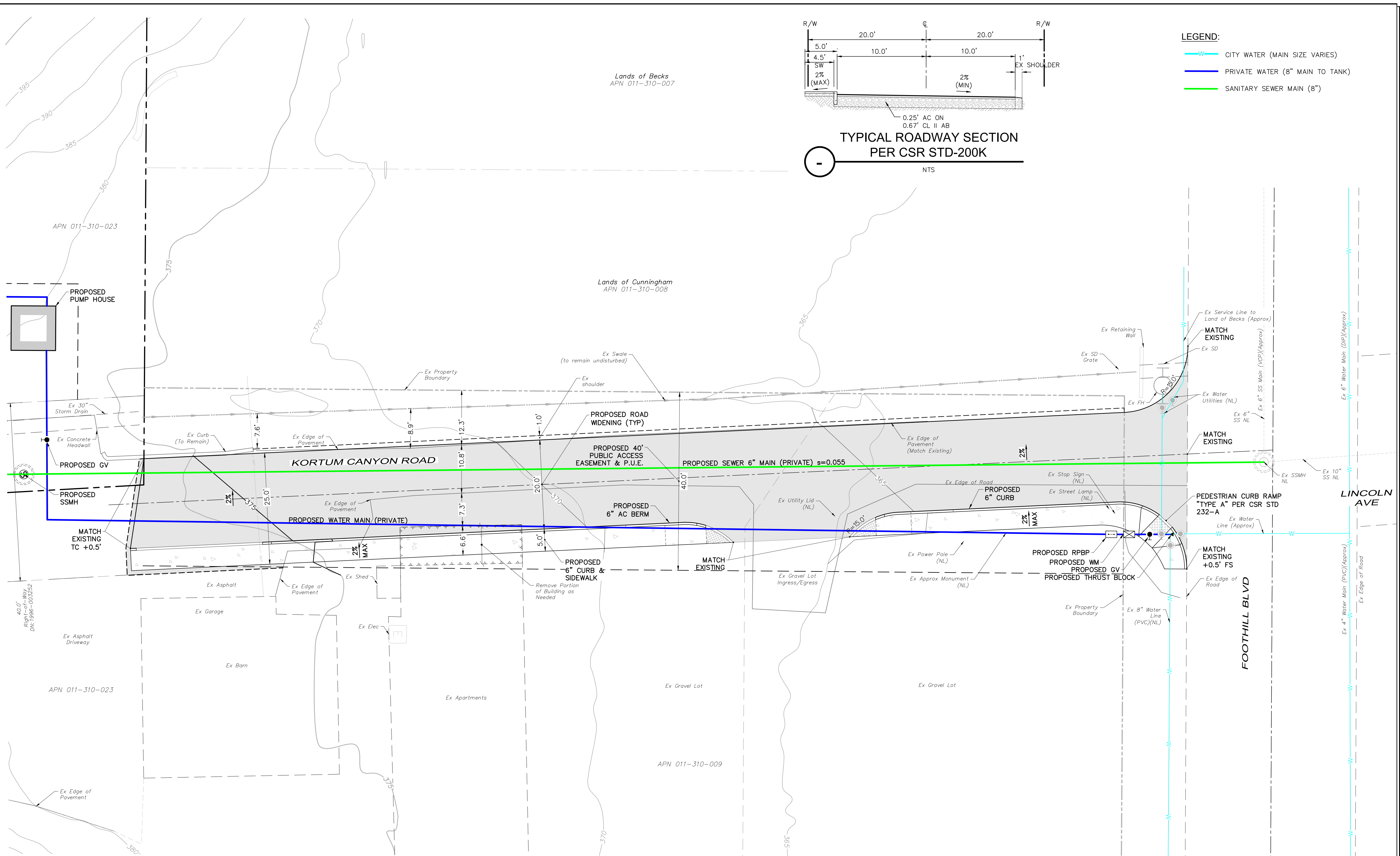


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LEGEND:

HATCHING LEGEND:

KORTUM CANYON ROAD INGRESS & UTILITY IMPROVEMENTS

NOTE:
NL – NOT LOCATED IN THE FIELD

[illegible]

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KORTUM RANCH SUBDIVISION
KORTUM CANYON ROAD INGRESS &
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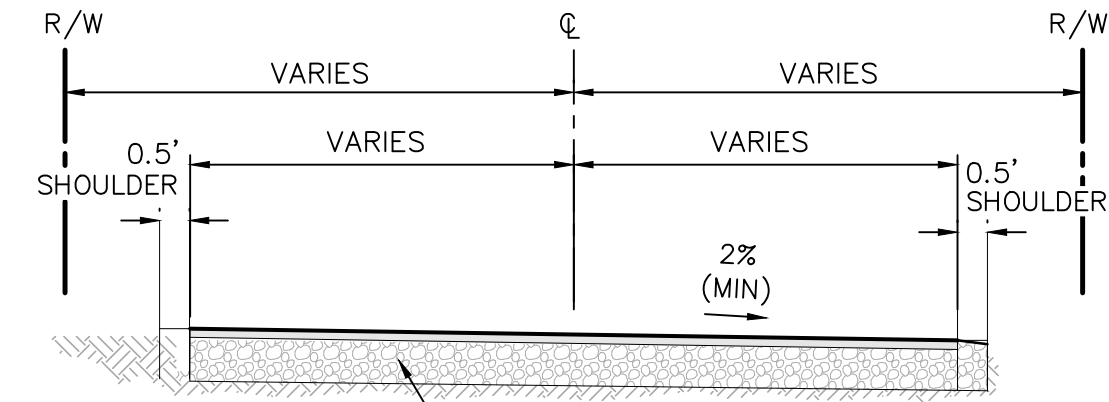
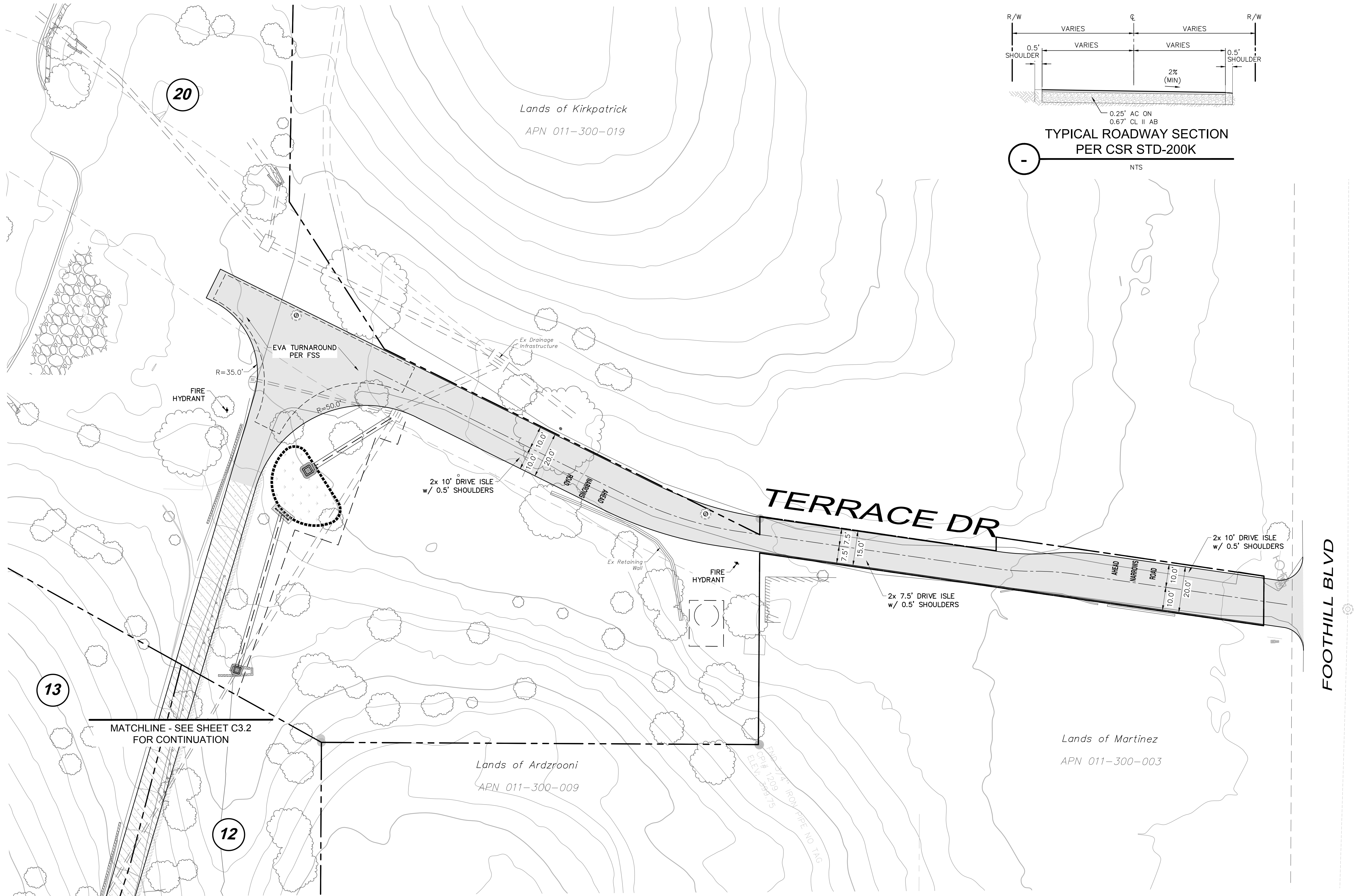
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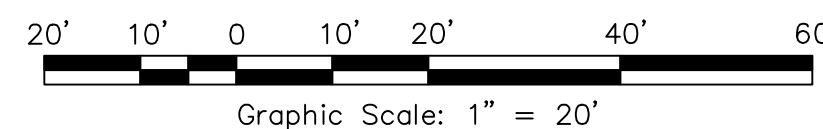
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HATCHING LEGEND:

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	4" PCC OVER 4" CL II AB		12" CL II AB SHOULDER
	TRUNCATED DOMES PER CBC 11B-247		

TERRACE ROAD INGRESS



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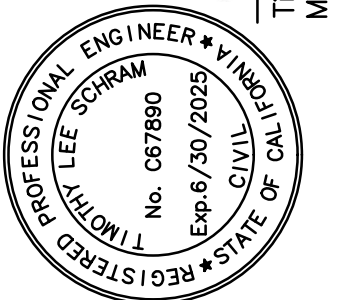
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KORTUM RANCH SUBDIVISION

TERRACE ROAD INGRESS

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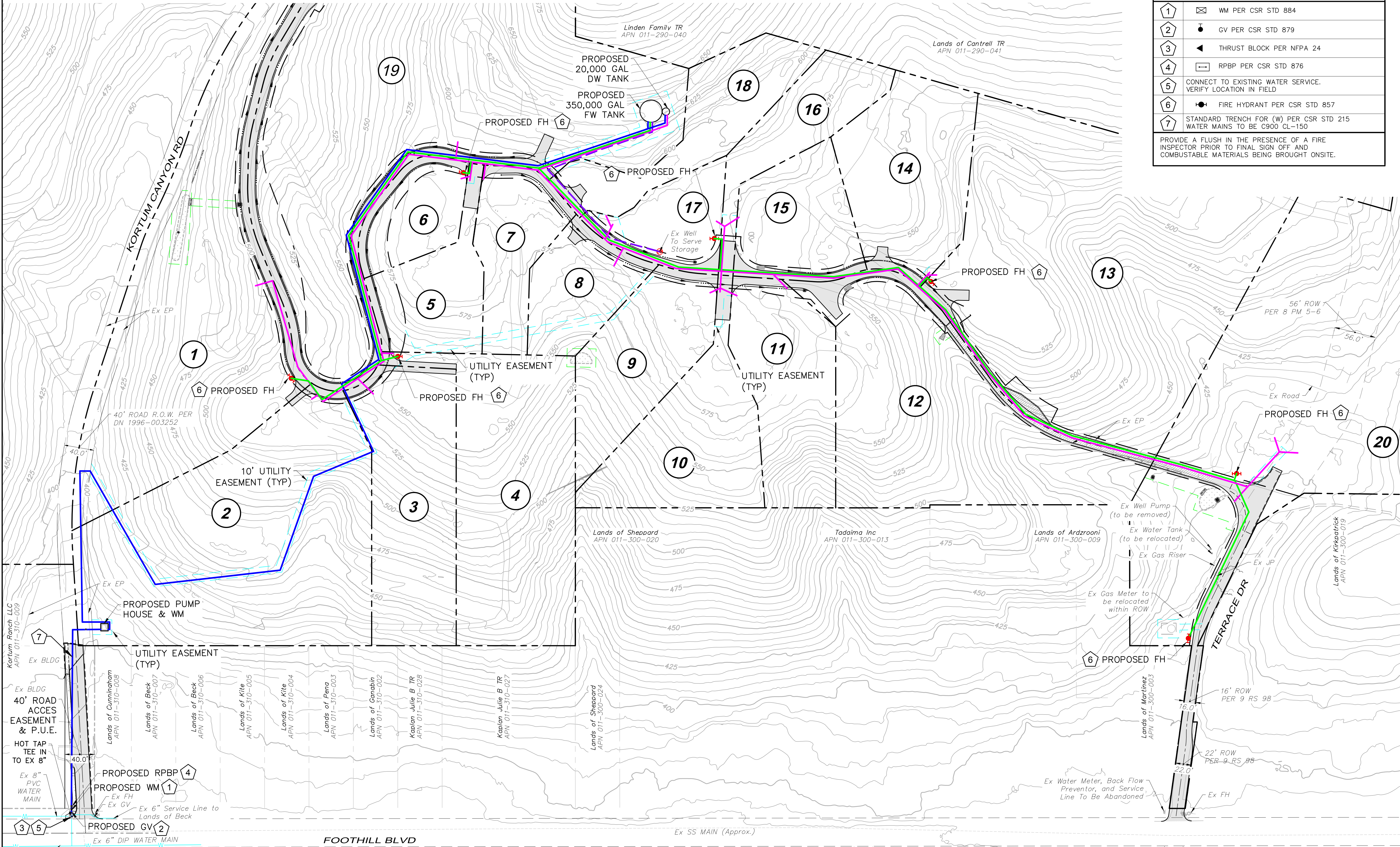
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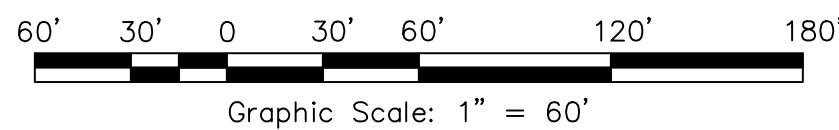
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WATER LEGEND & SCHEDULE	
1	WM PER CSR STD 884
2	GV PER CSR STD 879
3	THRUST BLOCK PER NFPA 24
4	RBPB PER CSR STD 876
5	CONNECT TO EXISTING WATER SERVICE. VERIFY LOCATION IN FIELD
6	FIRE HYDRANT PER CSR STD 857
7	STANDARD TRENCH FOR (W) PER CSR STD 215 WATER MAINS TO BE C900 CL-150
PROVIDE A FLUSH IN THE PRESENCE OF A FIRE INSPECTOR PRIOR TO FINAL SIGN OFF AND COMBUSTABLE MATERIALS BEING BROUGHT ONSITE.	

NOTE:
ALL NEW WATER METERS TO BE INSTALLED WITHIN THE PROPOSED OR EXISTING RIGHT-OF-WAY AND CONSTRUCTED TO SANTA ROSA CITY STANDARDS PER CALISTOGA REQUIREMENTS.

WATER PLAN



LEGEND:

- CITY WATER (MAIN)
- PRIVATE WATER (8" MAIN TO TANK)
- FIRE WATER (8" MAIN W/ 6" LAT TO FH)
- DOMESTIC WATER (6")
- WELL WATER (3")

PROPERTY LEGEND:

- PROPOSED RIGHT-OF-WAY
- PROPOSED UTILITY EASEMENT
- PROPOSED DRAINAGE EASEMENT

KORTUM RANCH SUBDIVISION

WATER PLAN

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SCALE: AS SHOWN

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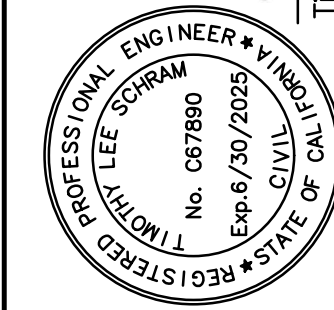
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