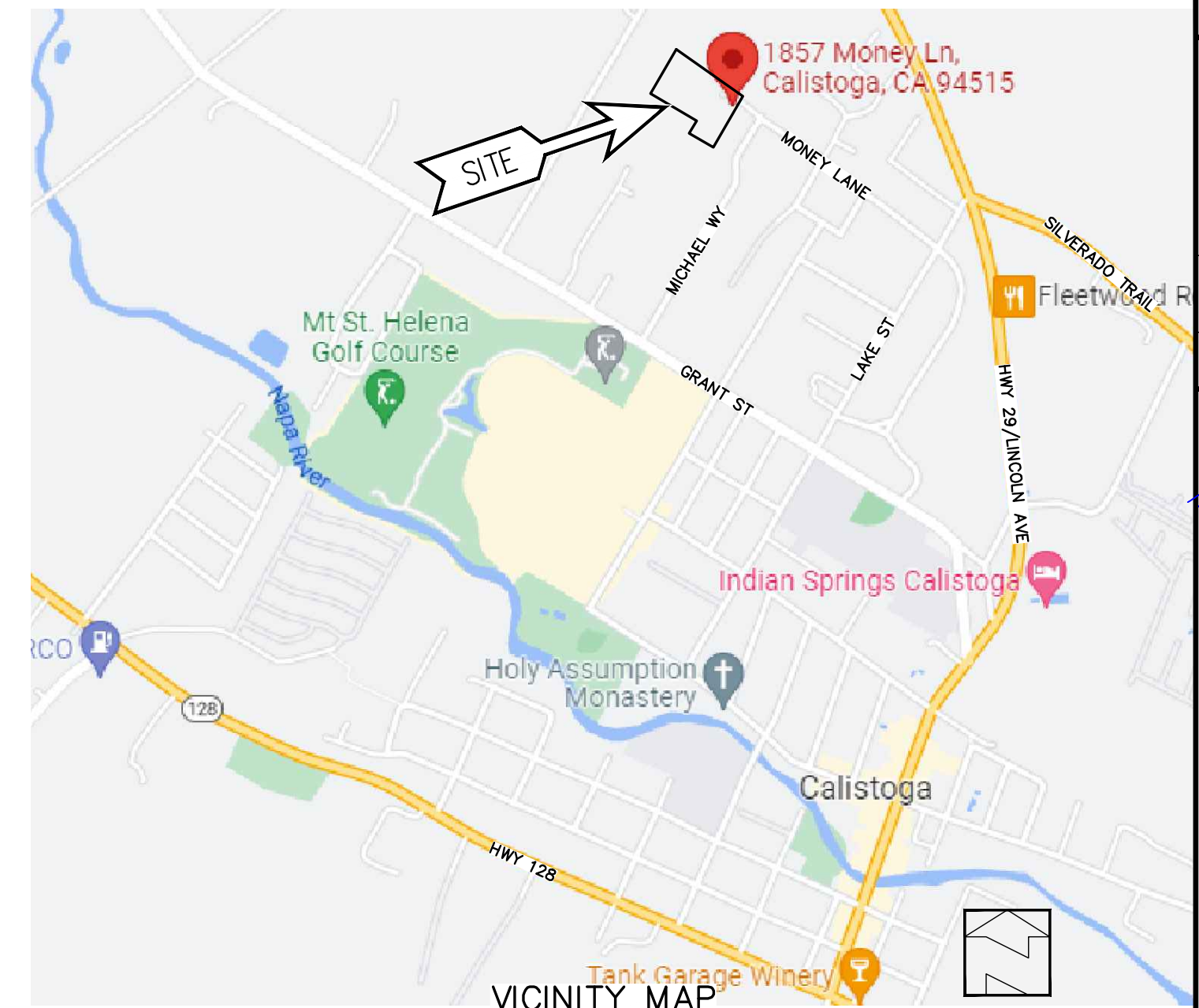


AMENDED TENTATIVE MAP

FOR
KELLEY VISTA
1857 MONEY LANE, CALISTOGA

DATE: 1-29-26
SCALE: As Shown
DESIGNED: MBR
DRAWN: JS
CHECKED: MBR
PROJ. ENGR.: JS
PROJ. MGR.: MBR



PROJECT DATA

ADDRESS	1857 MONEY LANE, CALISTOGA	
ASSESSOR'S PARCEL NUMBER	011-010-058	
TOTAL GROSS ACREAGE	2.14 ACRES	
ZONING	R-1-10-PD (EXISTING & PROPOSED)	
GENERAL PLAN	LOW DENSITY, RESIDENTIAL (EXISTING & PROPOSED)	
TOTAL NUMBER OF LOTS:	EXISTING	1 + DR
	PROPOSED	5 + DR
LOT AREAS (±)	1	14,724 SF
	2	19,647 SF
	3	13,866 SF
	4	14,517 SF
	5	12,676 SF
	DR	17,974 SF
AVERAGE LOT CROSS SLOPE (%)	DR	0.8
	1	1.4
	2	0.7
	3	1.0
	4	1.9
AVERAGE CROSS SLOPE OF EXISTING PROPERTY	1.2%±	
WATER SUPPLY	EXISTING	PRIVATE WELLS
	PROPOSED	CITY OF CALISTOGA
SEWER SUPPLY	EXISTING	PRIVATE SEPTIC
	PROPOSED	CITY OF CALISTOGA
DENSITY	2.3 DU/ACRE	

TENTATIVE MAP NOTES:

- THE ENGINEER IS NOT AWARE OF ANY SOILS OR GEOLOGICAL HAZARDS FOR THIS SITE.
- GEOTECHNICAL INVESTIGATION PREPARED BY MILLER PACIFIC ENGINEERING GROUP, DATED JUNE 29, 2022, PROJECT No. 3358.001.
- EXISTING ON SITE WATER, STORM DRAIN AND SEWER FACILITIES ARE PRIVATE.
- THE ENGINEER IS NOT AWARE OF ANY AREAS OF FLOODING DURING A 100 YEAR STORM.
- THE AREA IS WITHIN A FEMA ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- EXISTING WELLS AND SEPTIC SYSTEMS SHALL BE DEMOLISHED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NAPA COUNTY ENVIRONMENTAL HEALTH DIVISION.
- A HOMEOWNER'S ASSOCIATION FOR LOTS 1-5 & THE DESIGNATED REMAINDER, WILL BE REQUIRED FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT OVER LOT 2 & 3.
- A DRIVEWAY MAINTENANCE AGREEMENT, LOTS 1-3, WILL BE REQUIRED FOR MAINTENANCE OF THE PRIVATE ACCESS & UTILITY EASEMENT OVER LOT 2.
- ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE CITY OF SANTA ROSA STANDARD PLANS AND SPECIFICATIONS, MOST RECENT EDITION, AS DESIGNATED BY THE CITY OF CALISTOGA.
- PROPOSED UTILITIES ALONG THE MONEY LANE FRONTAGE SHALL BE UNDERGROUND.

BASIS OF BEARING

S 54°45'28" E
BETWEEN FOUND IRON PIPES ADJACENT TO MONEY LANE BASED UPON THE PARCEL MAP, Book 25 PM Pages 74-76.

SHEET INDEX

1	AMENDED TENTATIVE MAP
2	EXISTING CONDITIONS
3	PRELIMINARY GRADING PLAN
4	PRELIMINARY UTILITY PLAN
5	PUBLIC STORM DRAIN
6	GRADING SECTIONS
7	STREET PROFILES
8	STORMWATER MANAGEMENT PLAN

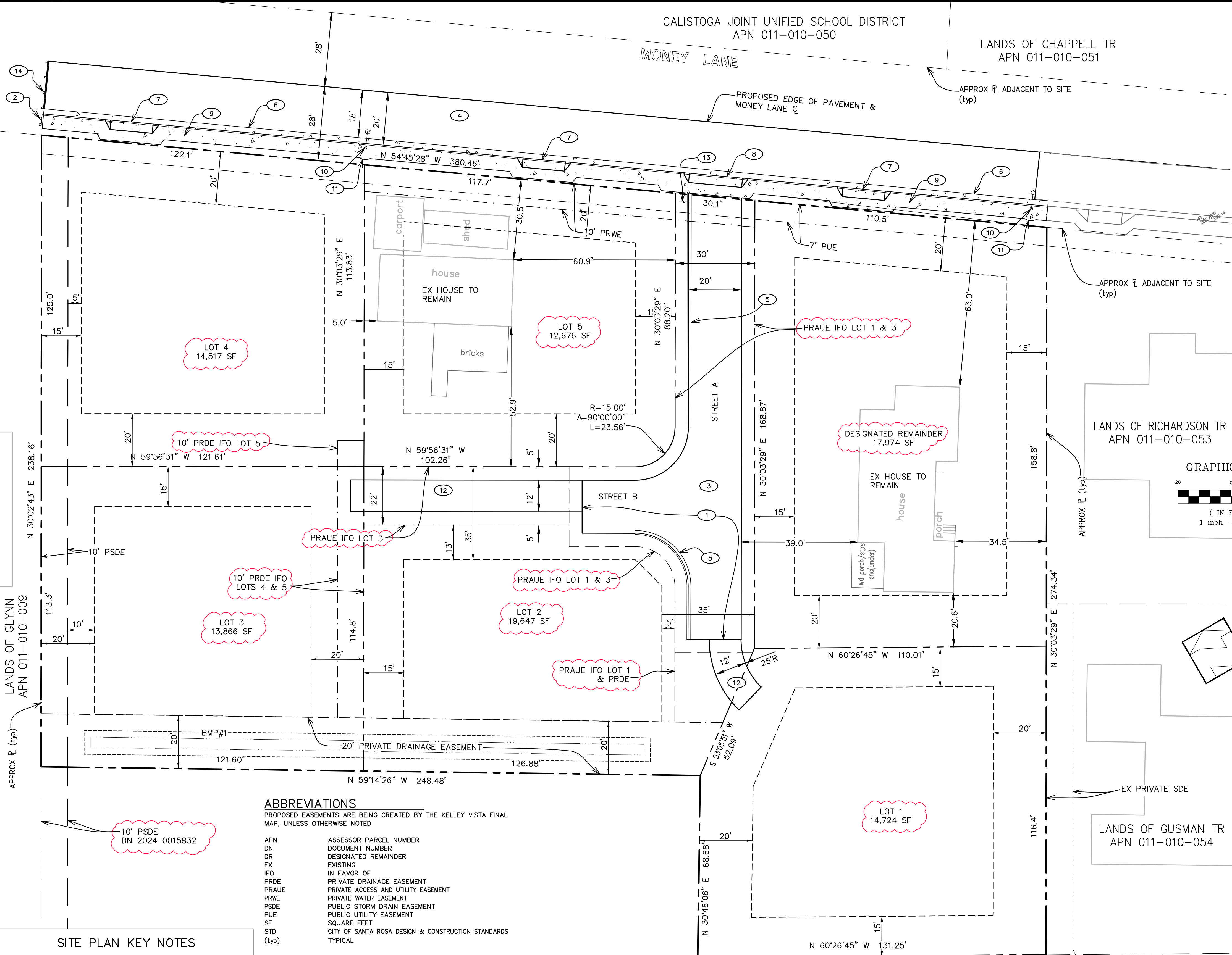
KELLEY VISTA

1857 MONEY LANE, CALISTOGA, CA

APN 011-010-058 5 LOTS + DESIGNATED REMAINDER 2.14 Acres

DOCUMENT No. 2021-0016932 OF OFFICIAL RECORDS COUNTY OF NAPA, ON MAY 14, 2021.

OWNER/SUBDIVIDER: Patrick Productions LLC (Note Brogan) nbrogan@gmail.com
8400 Applesed Way (816) 550-9505
Sebastopol, CA 95472



ABBREVIATIONS

PROPOSED EASEMENTS ARE BEING CREATED BY THE KELLEY VISTA FINAL MAP, UNLESS OTHERWISE NOTED

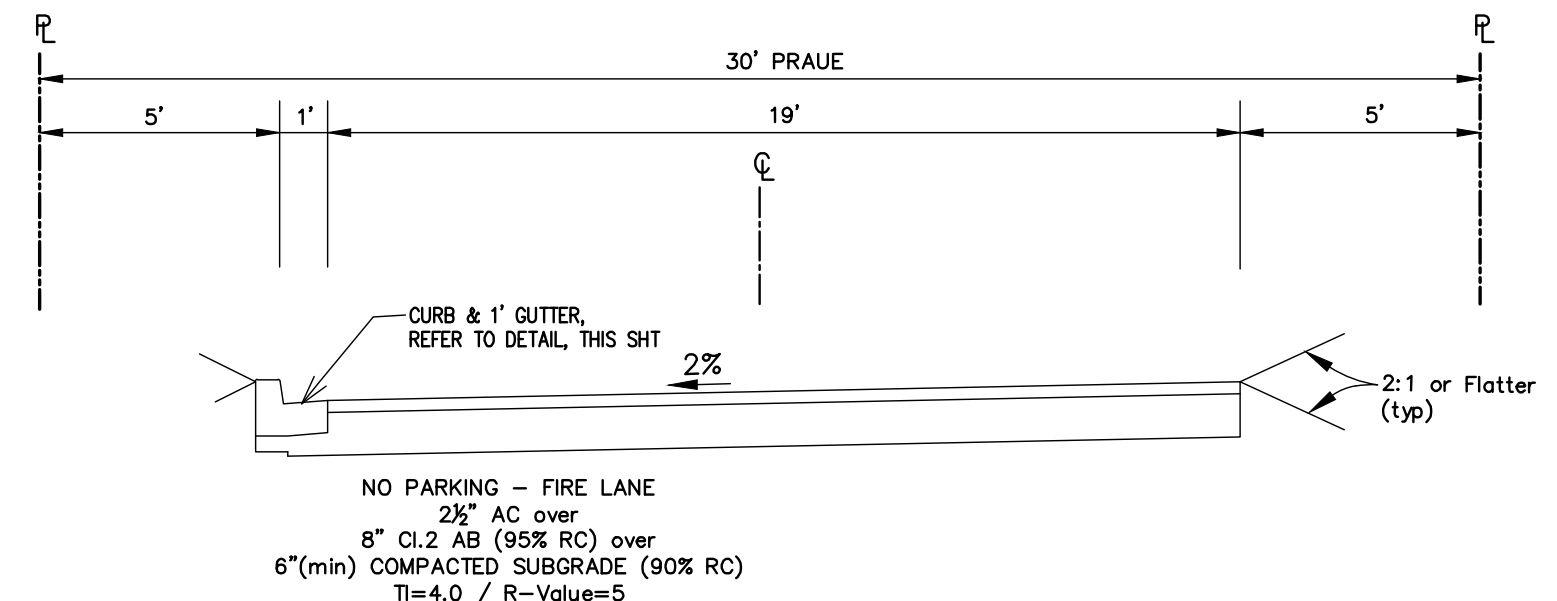
APN	ASSESSOR PARCEL NUMBER
DN	DOCUMENT NUMBER
DR	DESIGNATED REMAINDER
EX	EXISTING
IFO	IN FAVOR OF
PRDE	PRIVATE DRAINAGE EASEMENT
PRAUE	PRIVATE ACCESS AND UTILITY EASEMENT
PRWE	PRIVATE WATER EASEMENT
PSDE	PUBLIC STORM DRAIN EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SF	SQUARE FEET
STD	CITY OF SANTA ROSA DESIGN & CONSTRUCTION STANDARDS
(typ)	TYPICAL

SITE PLAN KEY NOTES

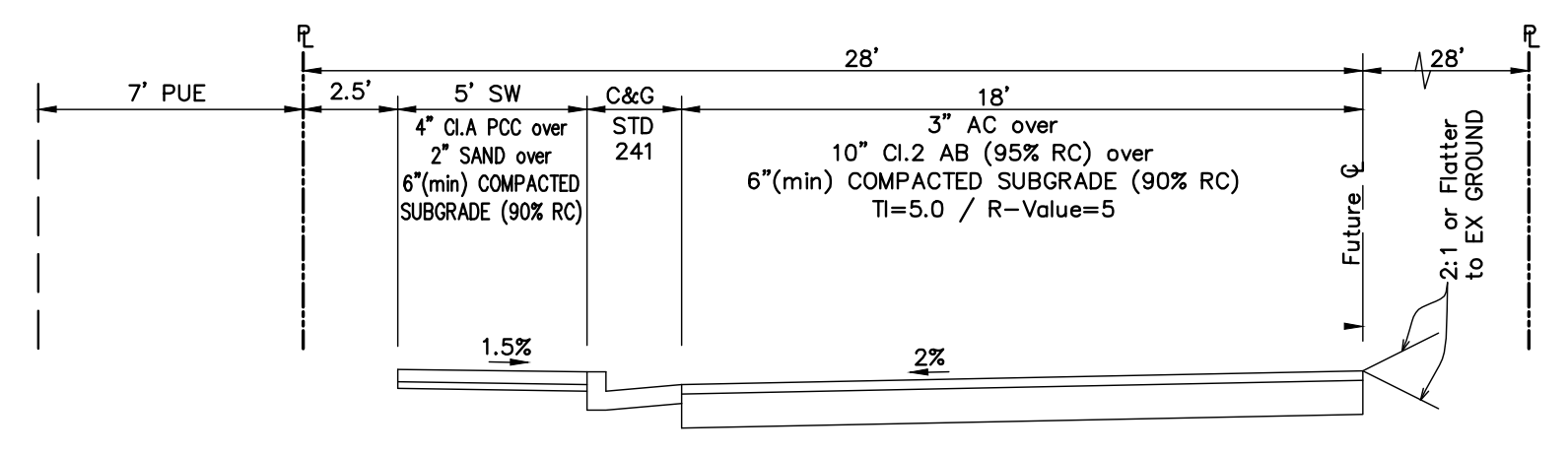
No.	NOTES
1	HAMMERHEAD TURNAROUND (STD 203F)
2	INSTALL SIDEWALK BARRICADE (STD 236) & ADA ACCESS (RAMPING, IF NECESSARY)
3	PRIVATE SHARED DRIVEWAY
4	MONEY LANE
5	NOT USED
6	INSTALL C&G (STD 241)
7	INSTALL 16" WIDE RESIDENTIAL CURB CUTS (STD 250B)
8	INSTALL 20" WIDE MULTI-RESIDENTIAL CURB CUT (STD 250A)
9	INSTALL 5' SW
10	INSTALL STREET LIGHT (STD 612)
11	SIDEWALK OBSTRUCTION TRANSITION (STD 231)
12	12" WIDE ACCESS DRIVEWAY TO INDIVIDUAL LOTS 2 1/2" AC over 8" CI.2 AB (95% RC) over 6" (min) COMPACTED SUBGRADE (90% RC)
13	"PRIVATE ROAD" and "NO PARKING ON STREET" SIGN
14	INSTALL STREET BARRICADE (STD 211)

LANDS OF SHOEMATE
APN 011-010-059

SITE PLAN
1" = 20'

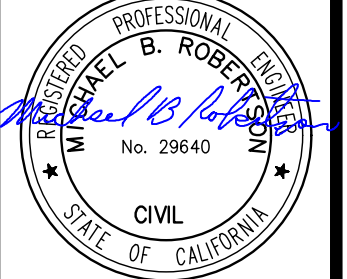


PRIVATE SHARED DRIVEWAY TYPICAL SECTION
(LOOKING NORTH)
NO SCALE



MONEY LANE TYPICAL SECTION
(LOOKING WEST)
NO SCALE

No.	DATE	REVISION



ROBERTSON ENGINEERING
2455 BENNETT VALLEY ROAD, SUITE B300, SANTA ROSA, CA 95404
Telephone 707.791.0030
E-mail office@robertsonengineering.net

CALIFORNIA

AMENDED TENTATIVE MAP
KELLEY VISTA
1857 MONEY LANE (APN 011-010-058)
NAPA COUNTY

SHEET 1 OF 8 SHEETS
JOB No. 21060