

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
FS	FINISHED SURFACE	TEL	TELEPHONE
FW	FIRE WATER	TYP	TYPICAL
G	GAS MAIN	UNO	UNLESS NOTED OTHERWISE
GB	GRADE BREAK	VAR	VARIES
GR	GRATE	VC	VERTICAL CURVE
GW	GUY WIRE	VERT	VERTICAL
HC	HANDICAPPED RAMP	W	WATER
		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

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OWNER

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

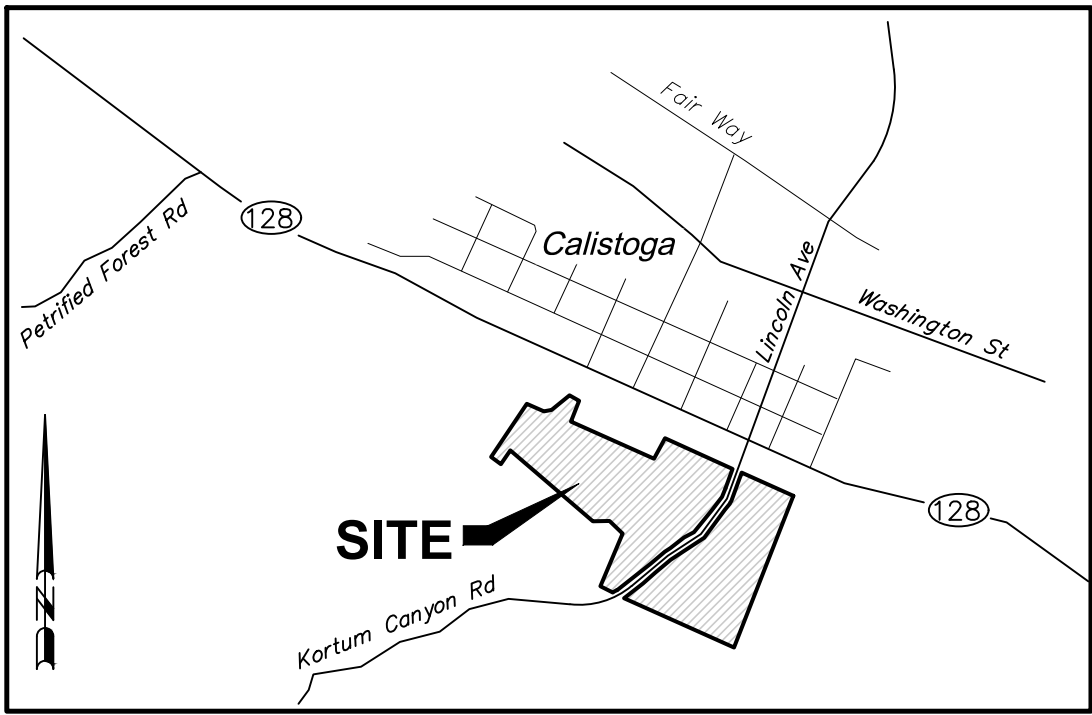
BENCHMARK

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

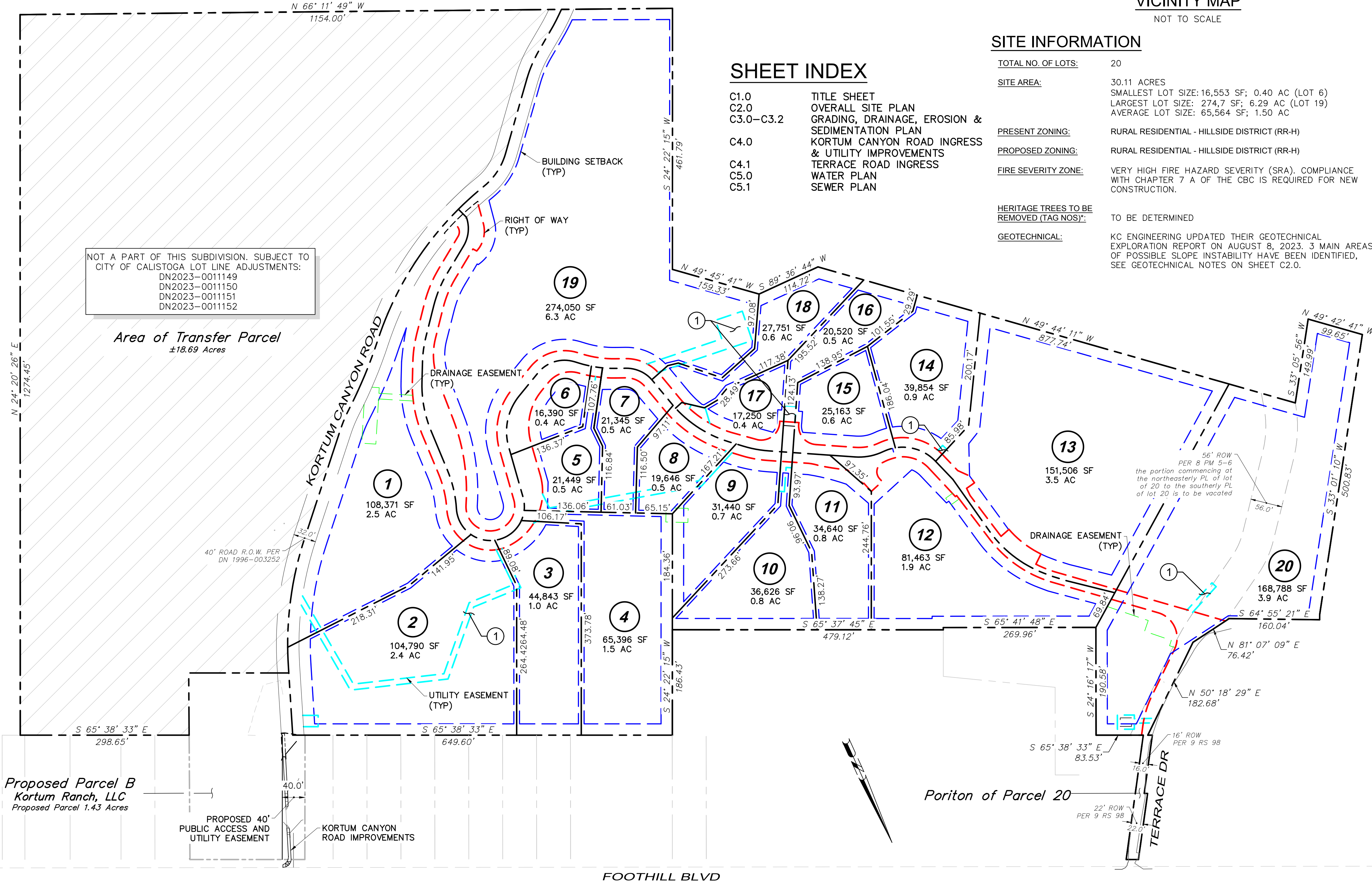
NOT TO SCALE

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

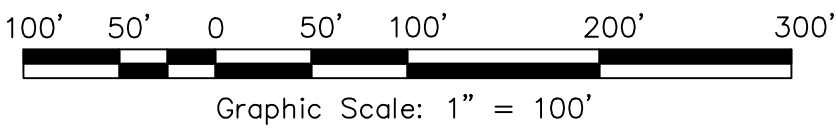
C1.0	TITLE SHEET
C2.0	OVERALL SITE PLAN
C3.0-C3.2	GRADING, DRAINAGE, EROSION & SEDIMENTATION PLAN
C4.0	KORTUM CANYON ROAD INGRESS & UTILITY IMPROVEMENTS
C4.1	TERRACE ROAD INGRESS
C5.0	WATER PLAN
C5.1	SEWER PLAN



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

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: TJS

Sheet

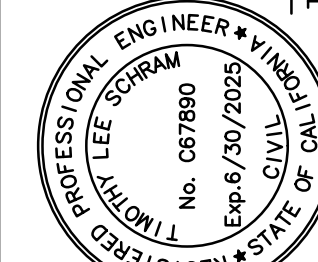
C1.0

1 of 9 Sheets
Job 21105

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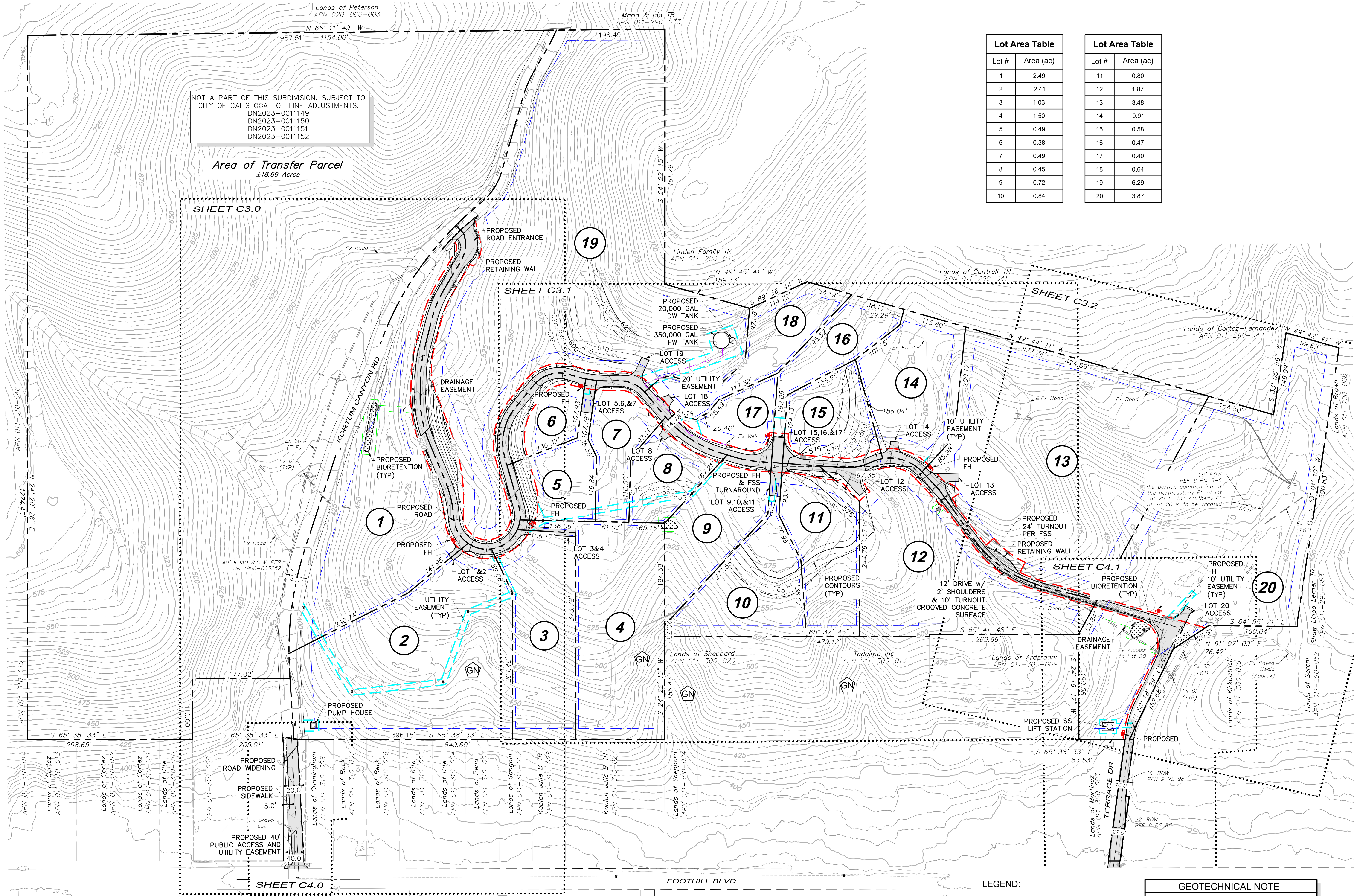
8/30/2024



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Revisions

No.	Date	Description	Approved



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

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OVERALL SITE PLAN

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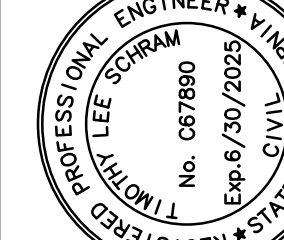
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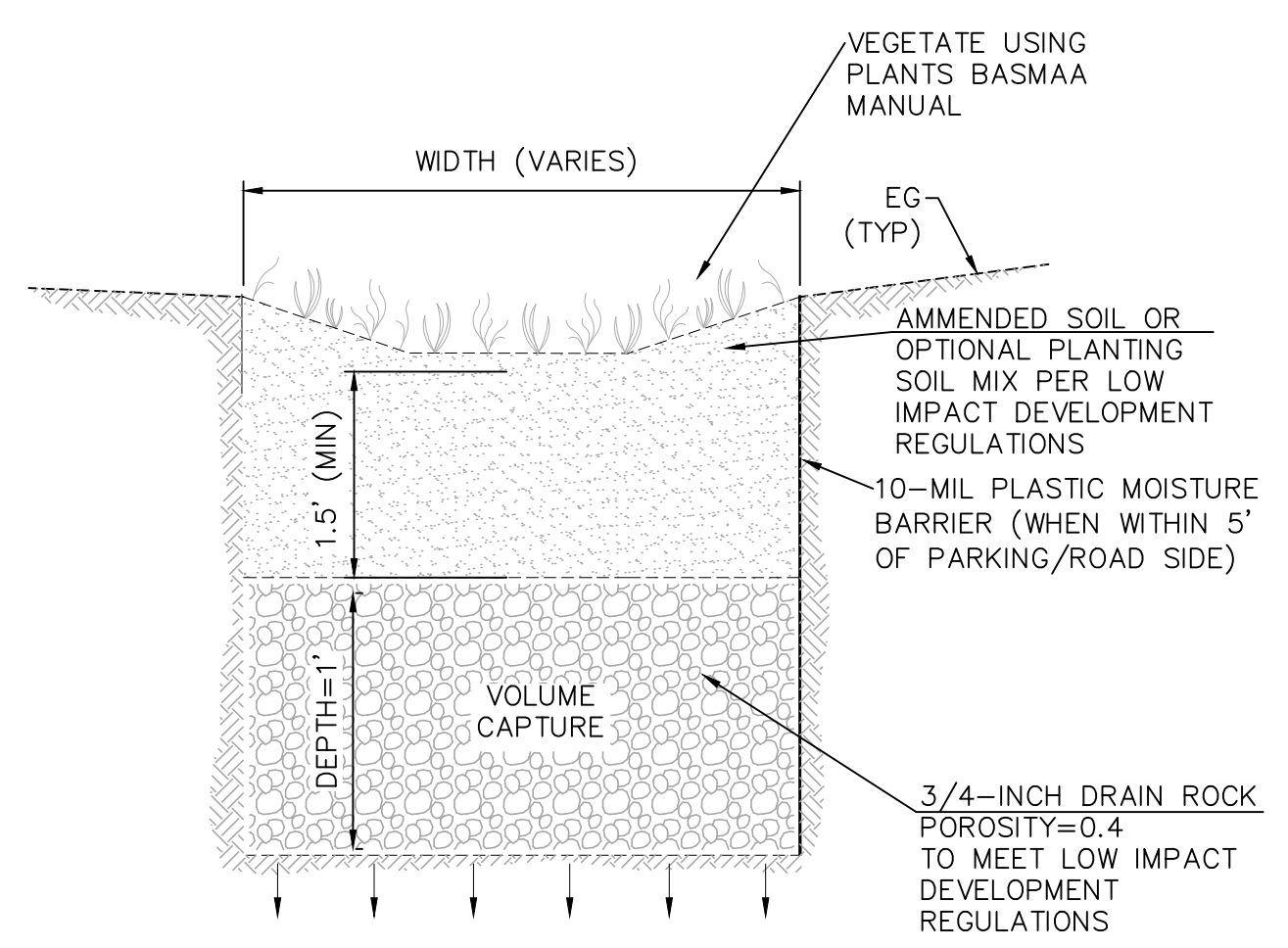
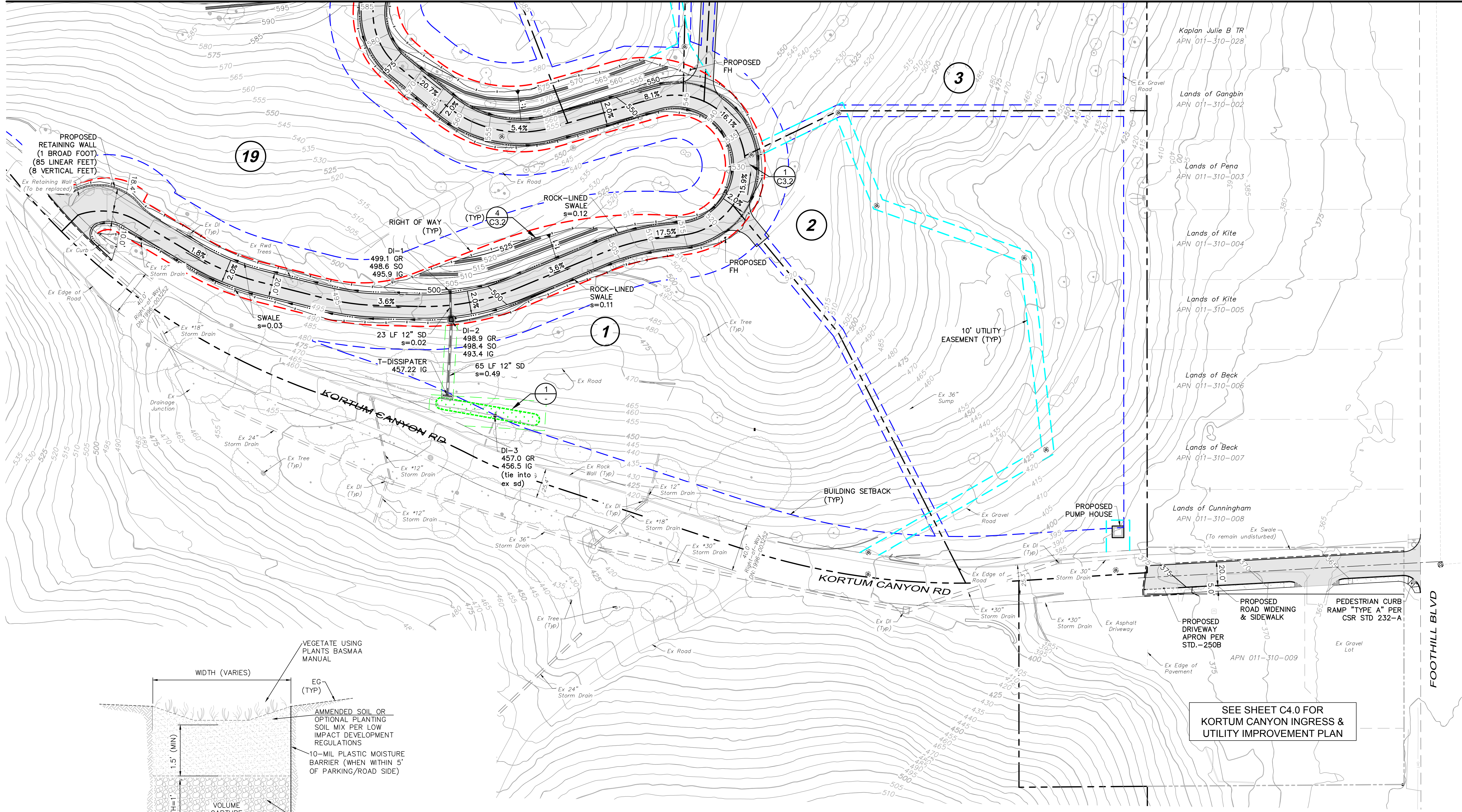


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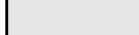
MATCHLINE - SEE SHEET C3.1
FOR CONTINUATION



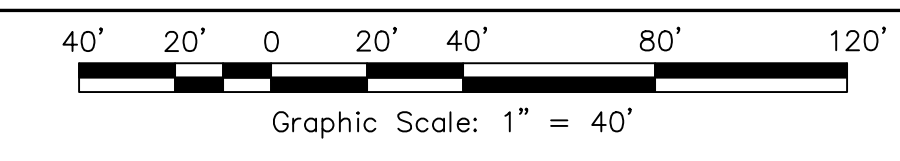
- NOTES:**
1. VEGETATION TO MEET BASMAA STANDARDS; PLANTINGS MAY INCLUDE TREES.
 2. AMENDED SOILS SHALL HAVE INFILTRATION RATE 5"/HR MIN AND POROSITY=0.60 MIN.
 3. DRAIN ROCK SHALL HAVE POROSITY = 0.40 MIN.

1 BIORETENTION RAIN GARDEN
NTS

HATCHING LEGEND:

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

**GRADING, DRAINAGE, EROSION
AND SEDIMENTATION PLAN**



***NOTE:**
STORMDRAIN PIPES DENOTED WITH
ASTERISK* ARE APPROXIMATE

- LEGEND:**
- RIGHT OF WAY
 - UTILITY EASEMENT
 - BUILDING SETBACKS
 - DRAINAGE EASEMENT

Revisions

No.	Date	Description	Approved

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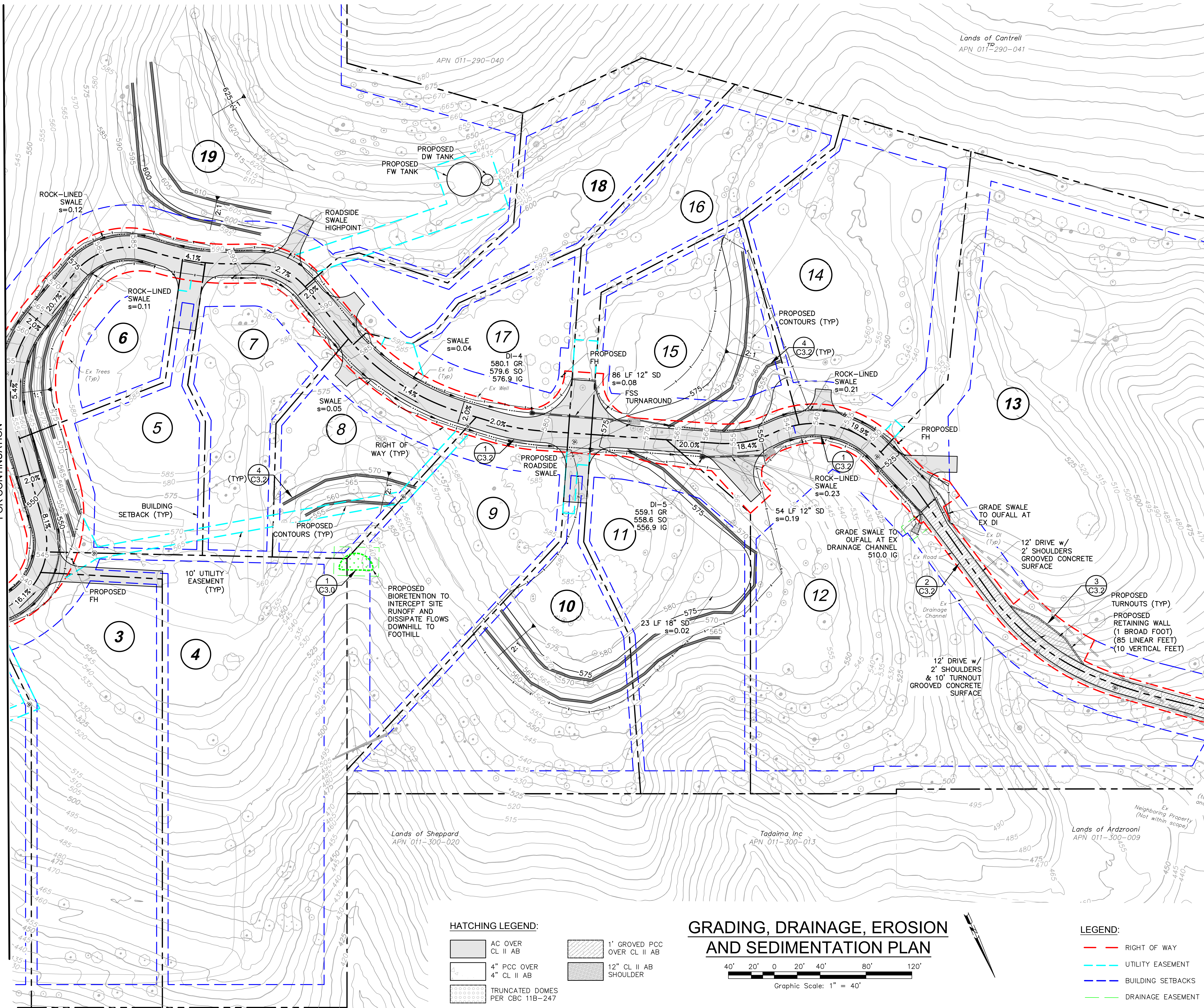
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**KORTUM RANCH SUBDIVISION
GRADING, DRAINAGE, EROSION
AND SEDIMENTATION PLAN**
500 Kortum Canyon Road
Calistoga, California
APN 011-290-007, 038, 039 & 011-310-023

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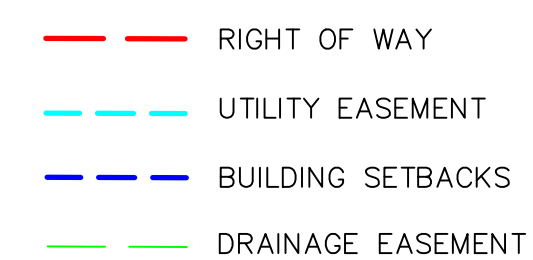
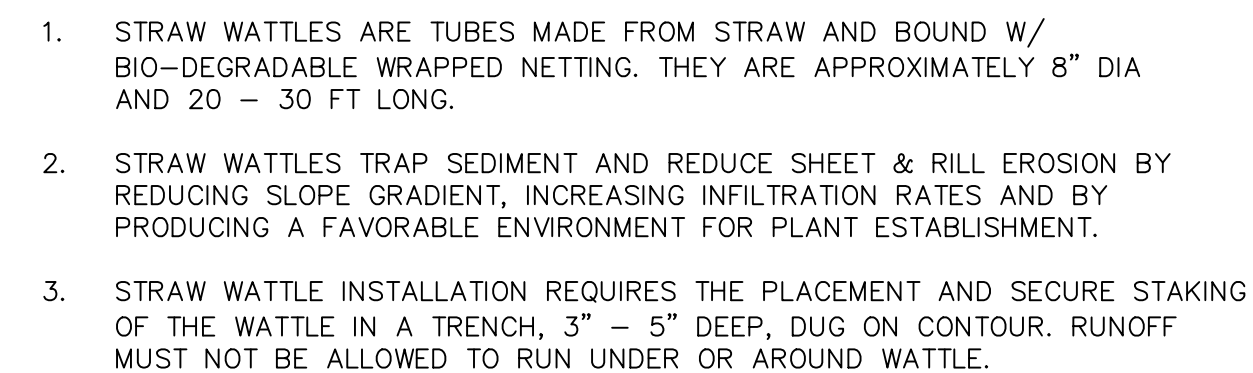
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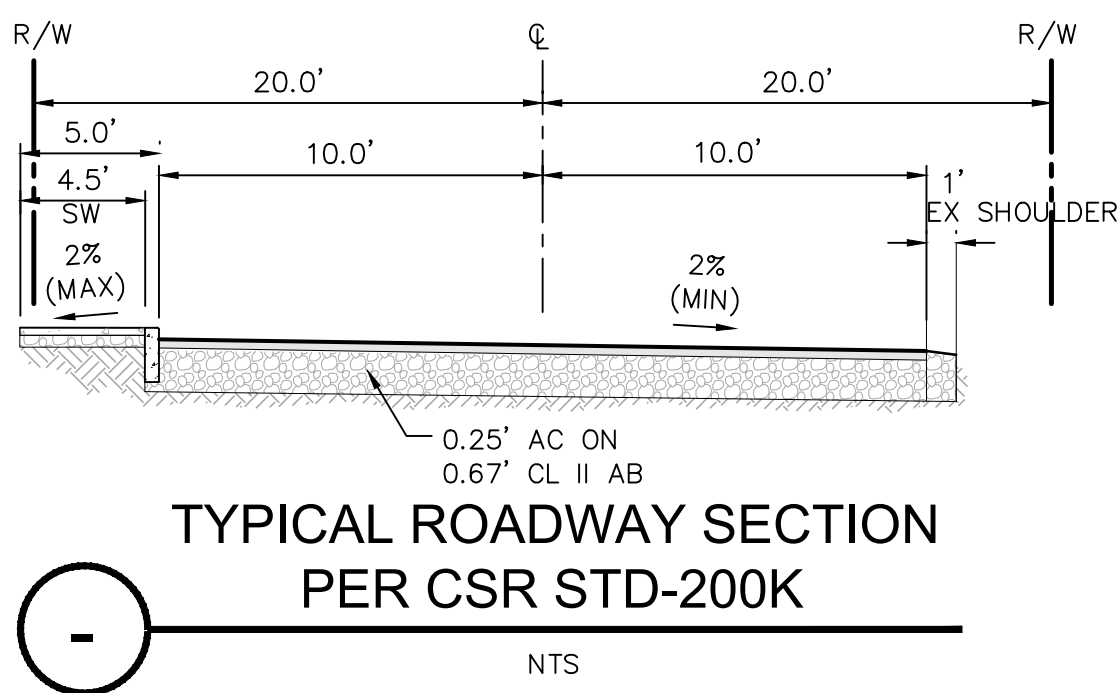
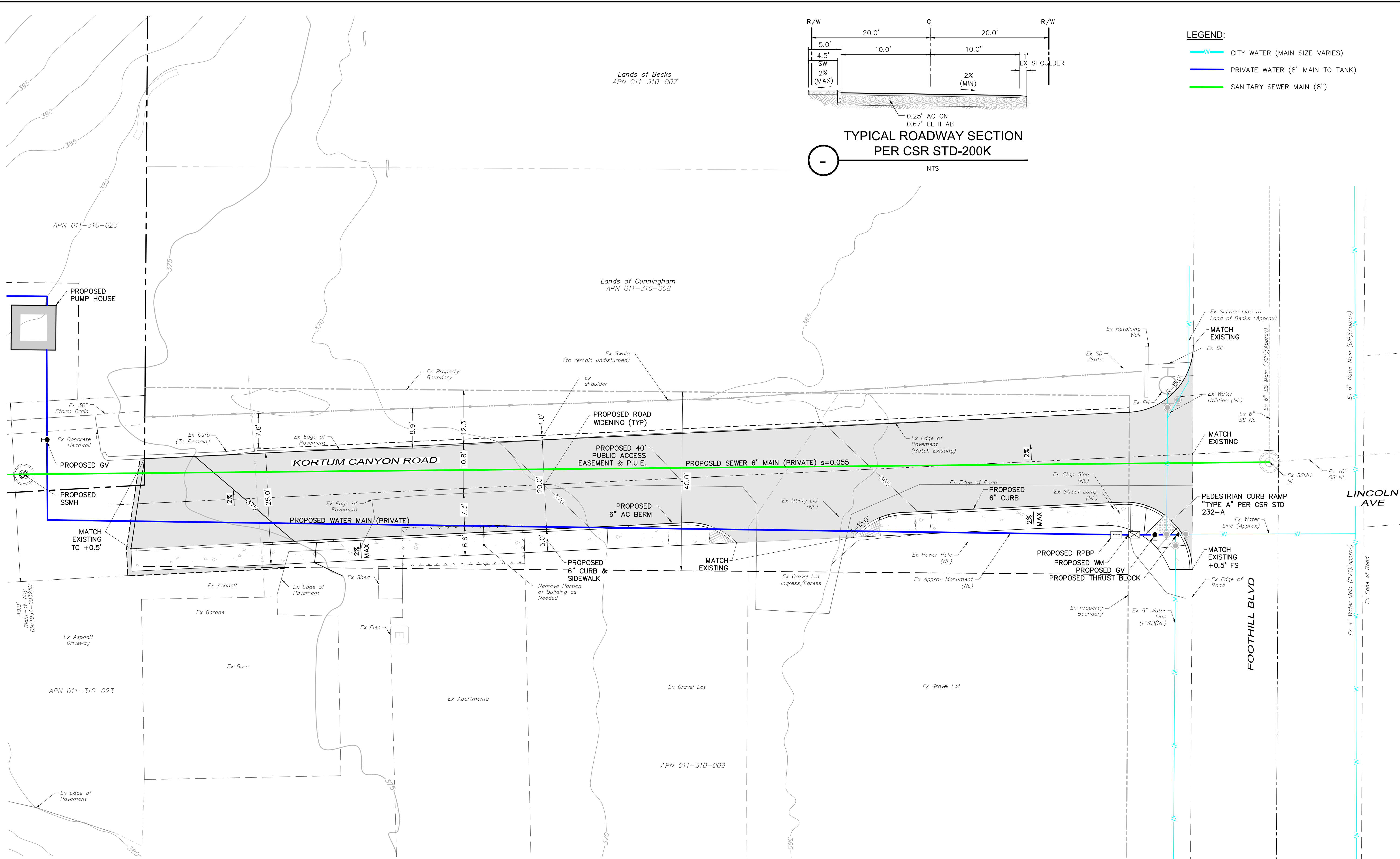


	AC OVER CL II AB		1' GROVED PCC OVER CL II AB
	4" PCC OVER 4" CL II AB		12" CL II AB SHOULDER
	TRUNCATED DOMES PER CBC 11B-247		



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5 of 9 Sheets
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- LEGEND:
- CITY WATER (MAIN SIZE VARIES)
 - PRIVATE WATER (8" MAIN TO TANK)
 - SANITARY SEWER MAIN (8")

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

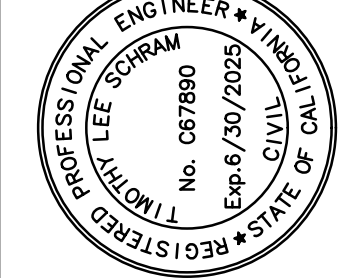
KORTUM CANYON ROAD INGRESS & UTILITY IMPROVEMENTS



NOTE:
NL - NOT LOCATED IN THE FIELD

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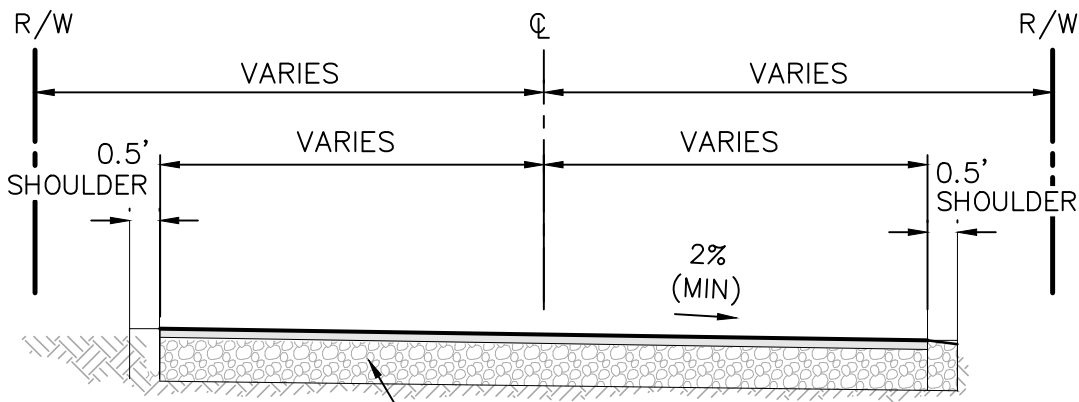
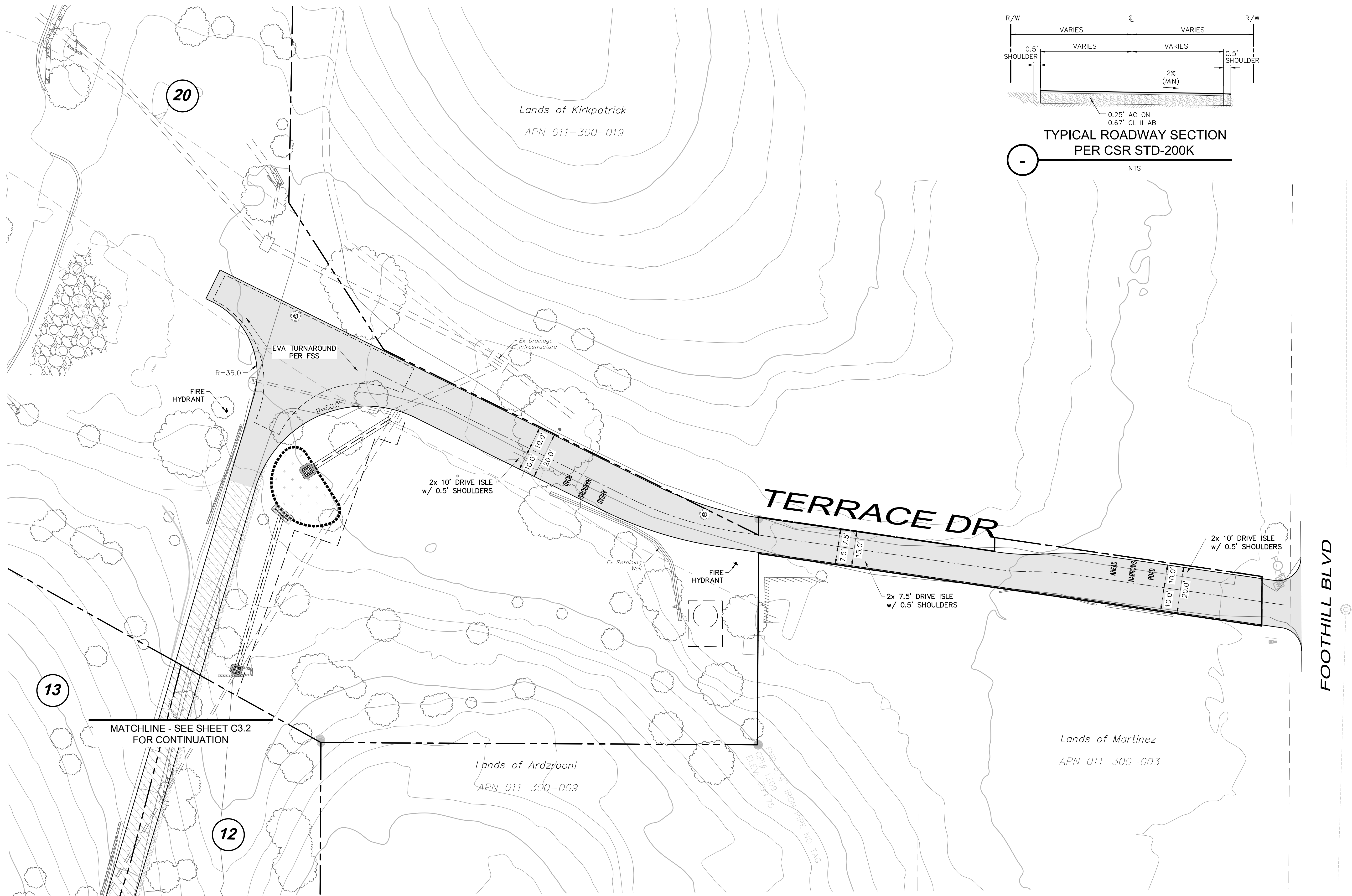


**KORTUM RANCH SUBDIVISION
KORTUM CANYON ROAD INGRESS &
UTILITY IMPROVEMENTS**
500 Kortum Canyon Road
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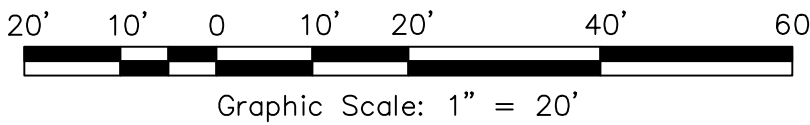
TYPICAL ROADWAY SECTION
PER CSR STD-200K

NTS

HATCHING LEGEND:

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

TERRACE ROAD INGRESS



Graphic Scale: 1" = 20'

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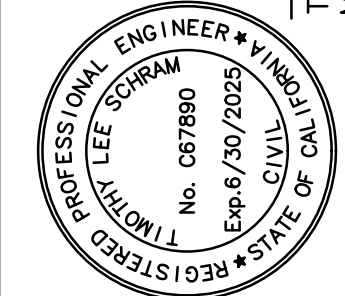
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TERRACE ROAD INGRESS

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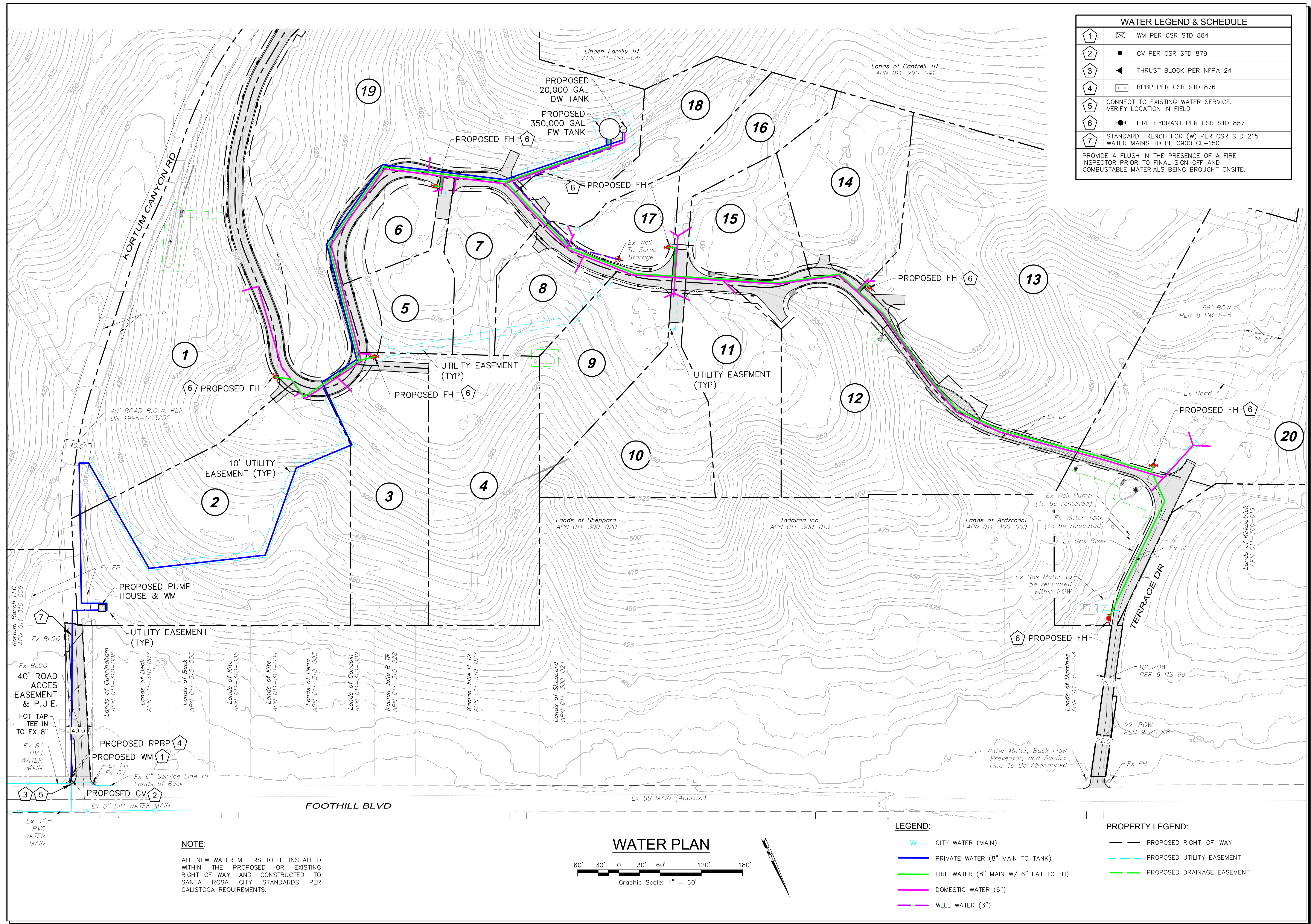
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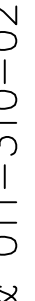
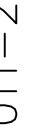
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