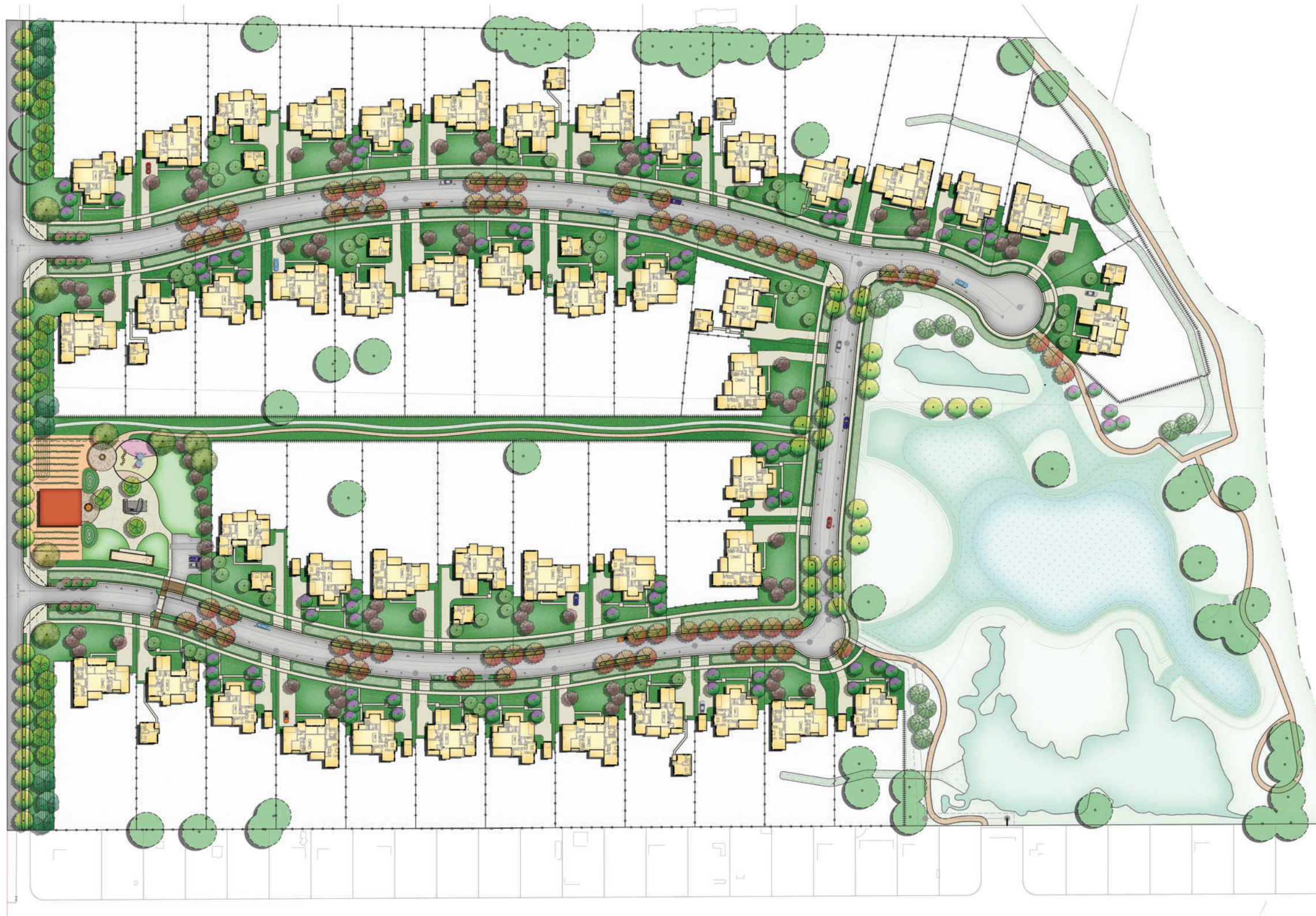




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LANDSCAPE

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 L-1.2 OVERALL LANDSCAPE PLAN
 L-2.1 BARN RECREATION AREA ENLARGEMENT
 L-3.1 TYPICAL LOT LANDSCAPE
 L-4.1 PLANT PALETTE & IMAGERY

CIVIL

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 C02 STREET SECTIONS
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 C05 PRELIMINARY GRADING AND UTILITY PLAN
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 A7 PLAN 3 SECOND FLOOR PLAN
 A8 PLAN 3 ELEVATIONS

APPLICANT

TLC CALISTOGA, LLC
 ATTN: KELLY RUTCHENA
 12647 ALCOST BLVD., SUITE 470
 SAN RAMON, CA
 925-380-1699

LANDSCAPE

VANDERTOOLEN ASSOCIATES
 ATTN: PHIL VANDERTOOLEN
 855 BORDEAUX WAY, SUITE 240
 NAPA, CA
 707-224-229
 VANDERTOOLEN.COM

CIVIL ENGINEER

WOOD RODGERS
 ATTN: KARRIE MOSCA
 4670 WILLOW ROAD, SUITE 125
 PLEASANTON, CA
 925-963-8792
 KMOSCA@WOODRODGERS.COM
 WWW.WOODRODGERS.COM

ARCHITECT

SDG ARCHITECTS, INC.
 ATTN: SCOTT PRICKETT
 3361 WALNUT BLVD. SUITE 120
 BRENTWOOD, CA
 925-634-7000



YELLOW ROSE RANCH

CALISTOGA, CA
 JANUARY, 2021



VICINITY MAP

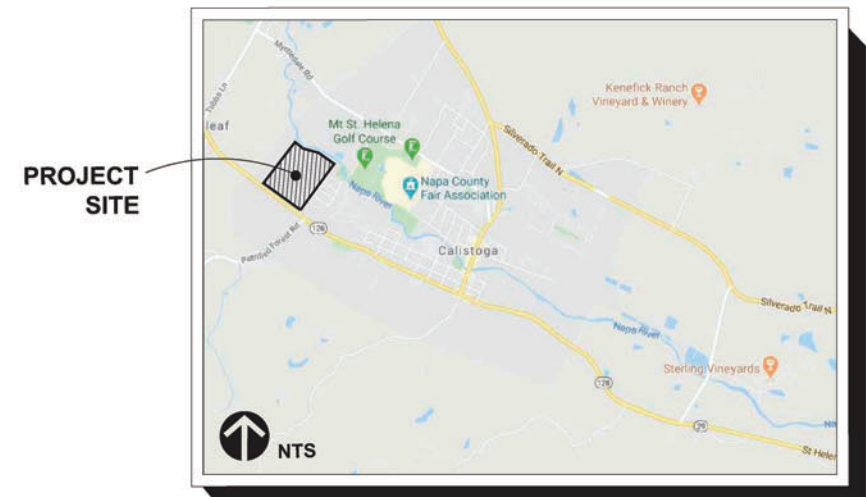


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TTLIC CALISTOGA, LLC.
12647 ALCOSTA BLVD., SUITE 470
SAN RAMON, CA 94583
925.824.4300

YELLOW ROSE RANCH

Calistoga, California

COVER SHEET

CONCEPTUAL LANDSCAPE PLAN
JANUARY 2021

vanderToolen Associates
855 Bordeaux Way
Suite 240
Napa, CA 94558
tel: 707.224.2299
www.vandertoolen.com

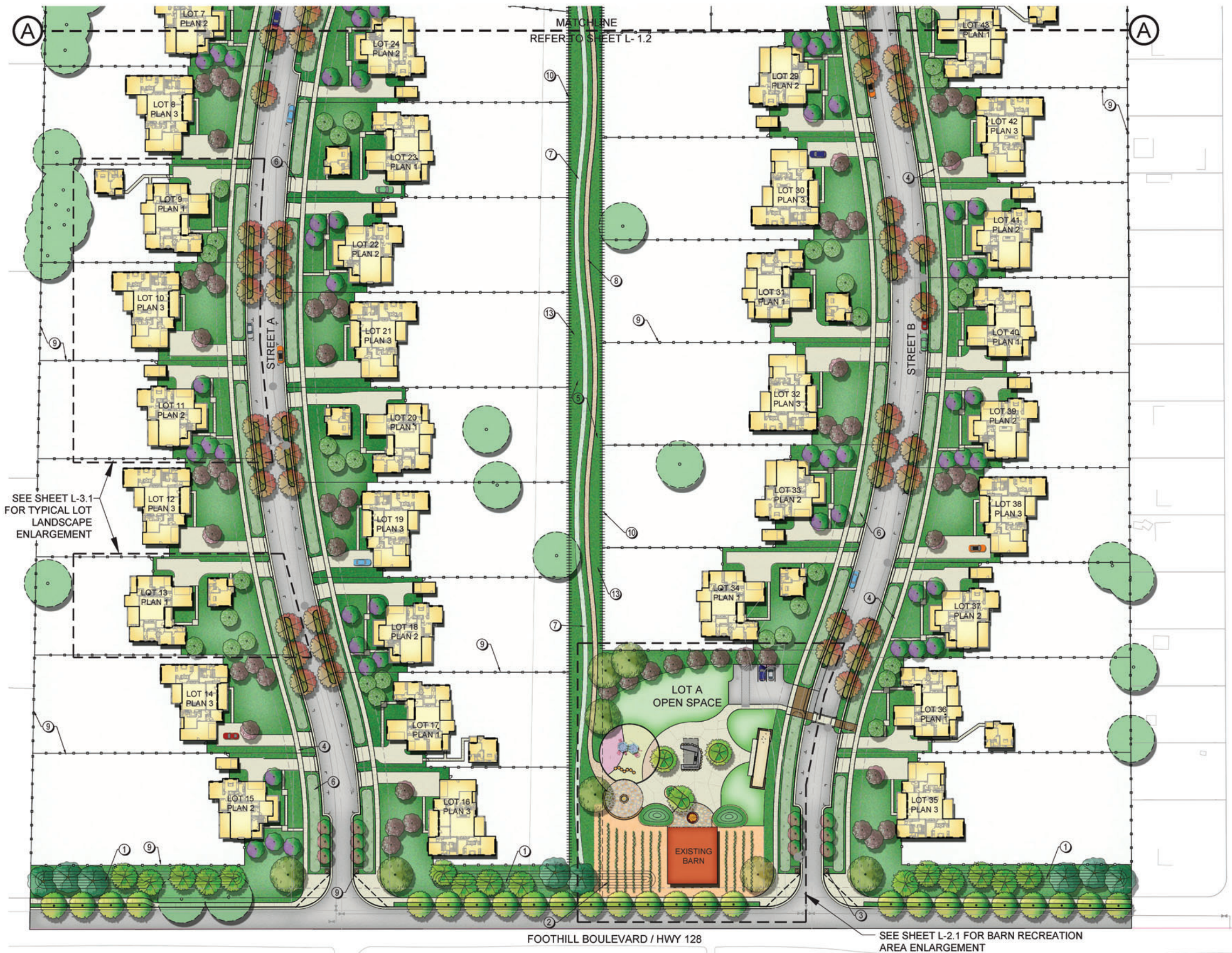


0' 50' 100' 200'
SCALE: 1" = 100'-0"



L-0

Project No. 04119



CALLOUT LEGEND

- | | |
|--|--|
| 1 LANDSCAPE BERM WITH OAKS AT PROJECT FRONTAGE / SCENIC HWY 128 FRONTAGE | 10 6' HT. TUBE STEEL FENCE, TYP. |
| 2 GRAPE VINE ROWS AT PROJECT ENTRY | 11 SIGHT VIEW TRIANGLE, TYP. |
| 3 PROJECT ENTRY PILASTERS | 12 6' HT. WOOD GOOD NEIGHBOR FENCE ON CMU WALL BASE W/ DRAINAGE GAPS AT SWALES, TYP. |
| 4 CONCRETE SIDEWALK PER CIVIL ENGINEER | 13 SCREENING PLANT MATERIAL @ FENCE LINE ALONG CENTRAL PATH CORRIDOR |
| 5 PLANTING AREA, TYP. | 14 6' HT. WOOD GATE |
| 6 BIO-RETENTION AREA PER CIVIL ENGINEER | 15 PEDESTRIAN TRAIL CONNECTION TO ADJACENT NEIGHBORHOOD |
| 7 DRAINAGE SWALE PER CIVIL ENGINEER | 16 EXISTING SEASONAL WETLANDS |
| 8 STABILIZED DECOMPOSED GRANITE PATH | |
| 9 6' HT. WOOD GOOD NEIGHBOR FENCE, TYP. | |

TREE LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
STREET/ OPEN SPACE TREES			
AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE	15 GAL	V. LOW
PISTACIA CHINENSIS 'KEITH DAVEY'	CHINESE PISTACHE	15 GAL	LOW
PLATANUS ACERIFOLIA	LONDON PLANE TREE	15 GAL	LOW
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	V. LOW
QUERCUS LOBATA	VALLEY OAK	48" BOX	LOW
QUERCUS SUBER	CORK OAK	24" BOX	LOW
ACCENT TREES			
CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	V. LOW
LAGERSTROEMIA SPP.	GRAPE MYRTLE	24" BOX	LOW
PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	15 GAL	LOW
EXISTING TREES TO REMAIN			

IRRIGATION CONCEPT STATEMENT

THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (TITLE 23 - DIVISION 2-CHAPTER 2.7) AND THE CITY OF CALISTOGA.

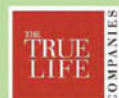
THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.

THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS, AND LOW-VOLUME SPRAY IRRIGATION FOR TURF PLANTINGS.

PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPO-TRANSPIRATION RATES. THE ENTIRE SITE WILL BE DESIGNED TO RUN DURING NIGHTTIME HOURS WHEN IRRIGATION IS MOST EFFICIENT.

GENERAL NOTES:

- TREE AND SHRUB LAYOUT IS SCHEMATIC. FINAL TREE AND SHRUB LOCATIONS AND SPECIES SUBJECT TO CITY REVIEW.
- ALL LANDSCAPE AREAS THAT ARE INSTALLED BY DEVELOPER SHALL RECEIVE IRRIGATION BY MEANS OF AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM(S). THE SYSTEM(S) WILL BE DESIGNED UTILIZING BACKFLOW PREVENTION DEVICES TO MEET LOCAL AND UBC CODES.



TTLIC CALISTOGA, LLC.
12647 ALCOSTA BLVD., SUITE 470
SAN RAMON, CA 94583
925.824.4300

YELLOW ROSE RANCH

Calistoga, California

OVERALL LANDSCAPE PLAN

CONCEPTUAL LANDSCAPE PLAN
JANUARY 2021

vander Toolen Associates
855 Bordeaux Way
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tel: 707.224.2299
www.vandertoolen.com



0' 25' 50' 100'
SCALE: 1" = 50'-0"



L-1.1
Project No. 04119



CALLOUT LEGEND

- | | |
|--|--|
| 1 LANDSCAPE BERM WITH OAKS AT PROJECT FRONTAGE / SCENIC HWY 128 FRONTAGE | 10 6' HT. TUBE STEEL FENCE, TYP. |
| 2 GRAPE VINE ROWS AT PROJECT ENTRY | 11 SIGHT VIEW TRIANGLE, TYP. |
| 3 PROJECT ENTRY PILASTERS | 12 6' HT. WOOD GOOD NEIGHBOR FENCE ON CMU WALL BASE W/ DRAINAGE GAPS AT SWALES, TYP. |
| 4 CONCRETE SIDEWALK PER CIVIL ENGINEER | 13 SCREENING PLANT MATERIAL @ FENCE LINE ALONG CENTRAL PATH CORRIDOR |
| 5 PLANTING AREA, TYP. | 14 6' HT. WOOD GATE |
| 6 BIO-RETENTION AREA PER CIVIL ENGINEER | 15 PEDESTRIAN TRAIL CONNECTION TO ADJACENT NEIGHBORHOOD |
| 7 DRAINAGE SWALE PER CIVIL ENGINEER | 16 EXISTING SEASONAL WETLANDS |
| 8 STABILIZED DECOMPOSED GRANITE PATH | |
| 9 6' HT. WOOD GOOD NEIGHBOR FENCE, TYP. | |

TREE LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
STREET/ OPEN SPACE TREES			
AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE	15 GAL	V. LOW
PISTACIA CHINENSIS 'KEITH DAVEY'	CHINESE PISTACHE	15 GAL	LOW
PLATANUS ACERIFOLIA	LONDON PLANE TREE	15 GAL	LOW
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	V. LOW
QUERCUS LOBATA	VALLEY OAK	48" BOX	LOW
QUERCUS SUBER	CORK OAK	24" BOX	LOW
ACCENT TREES			
CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	V. LOW
LAGERSTROEMIA SPP.	CRABE MYRTLE	24" BOX	LOW
PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	15 GAL	LOW
EXISTING TREES TO REMAIN			

IRRIGATION CONCEPT STATEMENT

THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (TITLE 23 - DIVISION 2-CHAPTER 2.7) AND THE CITY OF CALISTOGA.

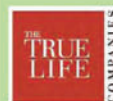
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THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS, AND LOW-VOLUME SPRAY IRRIGATION FOR TURF PLANTINGS.

PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPOTRANSPIRATION RATES. THE ENTIRE SITE WILL BE DESIGNED TO RUN DURING NIGHTTIME HOURS WHEN IRRIGATION IS MOST EFFICIENT.

GENERAL NOTES:

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SAN RAMON, CA 94583
925.824.4300

YELLOW ROSE RANCH

Calistoga, California

OVERALL LANDSCAPE PLAN

CONCEPTUAL LANDSCAPE PLAN
JANUARY 2021

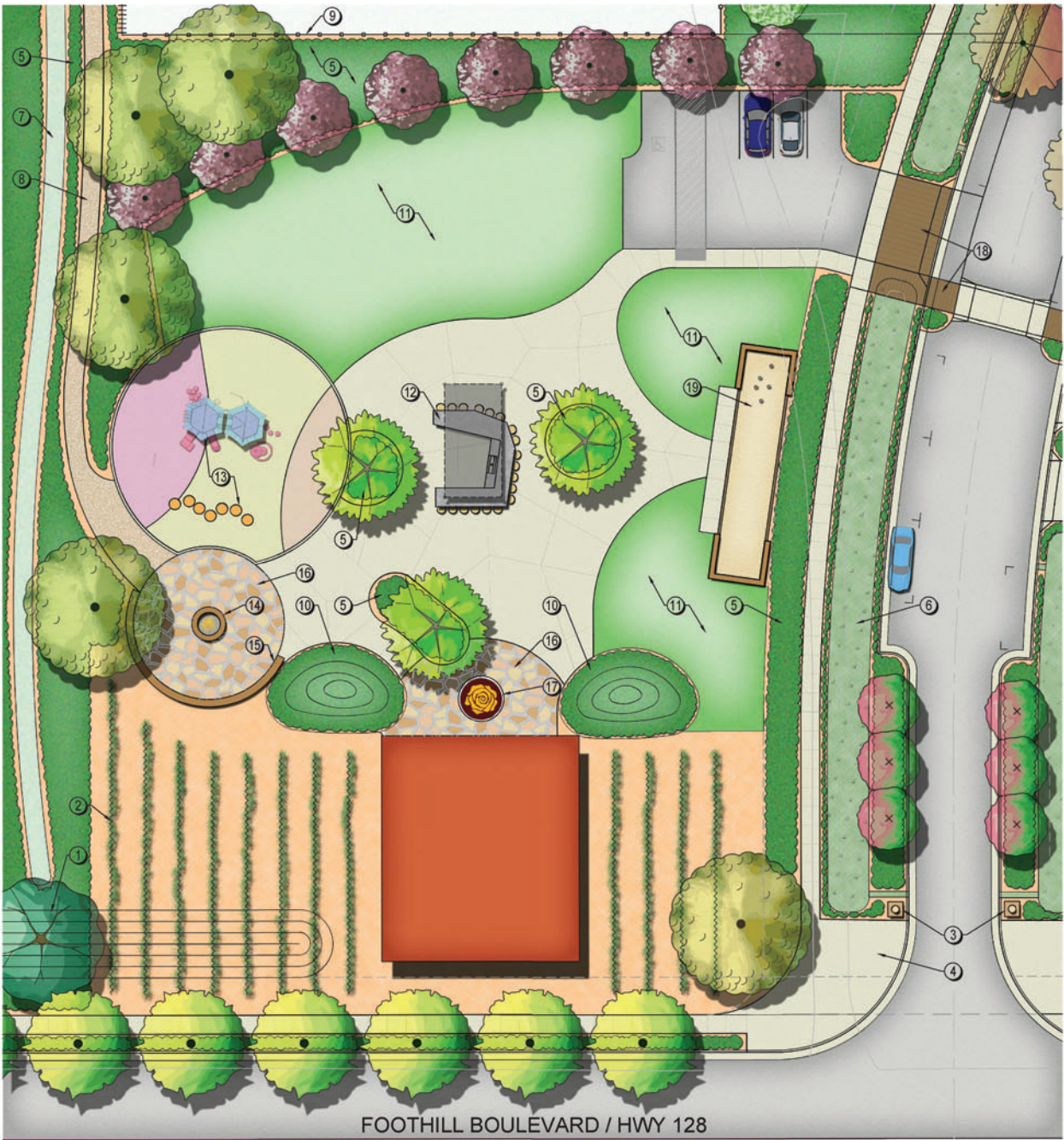
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0' 25' 50' 100'
SCALE: 1" = 50'-0"



L-1.2
Project No. 04119



FOOTHILL BOULEVARD / HWY 128

CALLOUT LEGEND

- | | |
|--|---|
| 1 LANDSCAPE BERM WITH OAKS AT PROJECT FRONTAGE / SCENIC HWY 128 FRONTAGE | 11 FREE PLAY LAWN |
| 2 GRAPE VINE ROWS AT PROJECT ENTRY | 12 BBQ COUNTER WITH BAR STOOLS PARTIALLY COVERED BY METAL TRELLIS |
| 3 PROJECT ENTRY PILASTERS | 13 CHILDREN'S PLAY AREA |
| 4 CONCRETE WALK PER CIVIL ENGINEER | 14 FIRE PIT |
| 5 PLANTING AREA, TYP. | 15 STONE SEATWALL |
| 6 BIO-RETENTION AREA PER CIVIL ENGINEER | 16 STONE PAVING |
| 7 DRAINAGE SWALE PER CIVIL ENGINEER | 17 YELLOW ROSE LOGO INSERT IN PAVING |
| 8 STABILIZED DECOMPOSED GRANITE PATH | 18 FAUX BRIDGE |
| 9 6' HT. WOOD GOOD NEIGHBOR FENCE, TYP. | 19 BOCCIE BALL COURT |
| 10 LANDSCAPE BERM WITH PLANTING | |

PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
STREET/ OPEN SPACE TREES			
AESCLULUS CALIFORNICA	CALIFORNIA BUCKEYE	24" BOX	V. LOW
PISTACIA CHINENSIS 'KEITH DAVEY'	CHINESE PISTACHE	24" BOX	LOW
PLATANUS ACERIFOLIA	LONDON PLANE TREE	24" BOX	LOW
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX / 36" BOX	V. LOW
QUERCUS LOBATA	VALLEY OAK	48" BOX	LOW
QUERCUS SUBER	CORK OAK	36" BOX	LOW
ACCENT TREES			
CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	V. LOW
LAGERSTROEMIA SPP.	GRAPE MYRTLE	24" BOX	LOW
PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	24" BOX	LOW
EXISTING TREES TO REMAIN			
SHRUBS			
ACACIA COGNATA 'COUSIN ITT'	RIVER WATTLE	1 GAL	LOW
ACHILLEA MILLEFOLIUM 'TERRA COTTA'	TERRA COTTA YARROW	1 GAL	LOW
ARCTOSTAPHYLOS SPP.	MANZANITA	5 GAL	LOW
CALLISTEMON CITRINUS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	LOW
CEANOTHUS RIGIDUS 'SNOWBALL'	CEANOTHUS SNOWBALL	5 GAL	LOW
CISTUS 'SUNSET'	ROCKROSE	5 GAL	LOW
CORREA P. 'CARMINE BELLS'	AUSTRALIAN FUCHSIA	5 GAL	LOW
DIETES SPP.	FORTNIGHT LILY	5 GAL	LOW
DODONAEA VISCOSA 'PURPUREA'	HOPSEED BUSH	5 GAL	LOW
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GAL	LOW
GREVILLEA 'NOELLII'	GREVILLEA	5 GAL	LOW
HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	LOW
KNIPHOFIA UVARIA	RED-HOT POKER	1 GAL	LOW
LAVATERA MARITIMA	LAVATERA	5 GAL	LOW
LOROPETELUM C. 'PURPLE DIAMOND'	FRINGE FLOWER	5 GAL	LOW
MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	1 GAL	LOW
PENSTEMON G. 'APPLE BLOSSOM'	BORDER PENSTEMON	1 GAL	LOW
PHORMIUM SPP.	NEW ZEALAND FLAX	5 GAL	LOW
PITTOSPORIUM T. 'TURNER'S VARIEGATED DWARF'	TURNER'S MOCK ORANGE	5 GAL	LOW
SALVIA LEUCANTHA	MEXICAN BUSH SAGE	1 GAL	LOW
SALVIA GREGGII	AUTUMN SAGE	1 GAL	LOW
WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	LOW
ZAUSCHNERIA CALIFORNICA 'SCHIEFFLIN'S CHOICE'	CALIFORNIA FUCHSIA	1 GAL	LOW
GROUNDCOVERS			
ARCTOSTAPHYLOS 'EMERALD CARPET'	CARPET MANZANITA	1 GAL	LOW
CEANOTHUS 'CARMEL CREEPER'	WILD LILAC	1 GAL	V. LOW
COTONEASTER 'LOWFAST'	COTONEASTER	1 GAL	LOW
HELIANTHEMUM N. 'HENFIELD BRILLIANT'	SUNROSE	1 GAL	LOW
MYOPORIUM PARVIFOLIUM 'PROSTRATUM'	MYOPORIUM	1 GAL	LOW
SCAEVOLA 'MAUVE CLUSTERS'	SCAEVOLA	1 GAL	LOW
SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL CREEPER	1 GAL	LOW
VERBENA PERUVIANA 'HOMESTEAD PURPLE'	PURPLE VERBENA	1 GAL	LOW
VINES			
CLYTOSTOMA CALLISTGROIDES	LAVENDER TRUMPET VINE	5 GAL	MOD
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	5 GAL	LOW
GRAPE VINES	GRAPE VINES	5 GAL	LOW
BIO-RETENTION GRASSES			
CAREX DIVULSA	GRASSLAND SEDGE	1 GAL	LOW
MAHONIA PINNATA	CALIFORNIA HOLLY GRAPE	5 GAL	LOW
MIMULUS CARINALIS	SCARLET MONKEY FLOWER	5 GAL	LOW
MUHLENBERGIA RIENS	DEER GRASS	5 GAL	LOW

* PLANTS IN BIORETENTION AREAS PER APPENDIX 'F', BASMAA POST-CONSTRUCTION MANUAL.

* WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.



TTLIC CALISTOGA, LLC.
12647 ALCOSTA BLVD., SUITE 470
SAN RAMON, CA 94583
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YELLOW ROSE RANCH

Calistoga, California

BARN RECREATION AREA ENLARGEMENT

CONCEPTUAL LANDSCAPE PLAN
JANUARY 2021

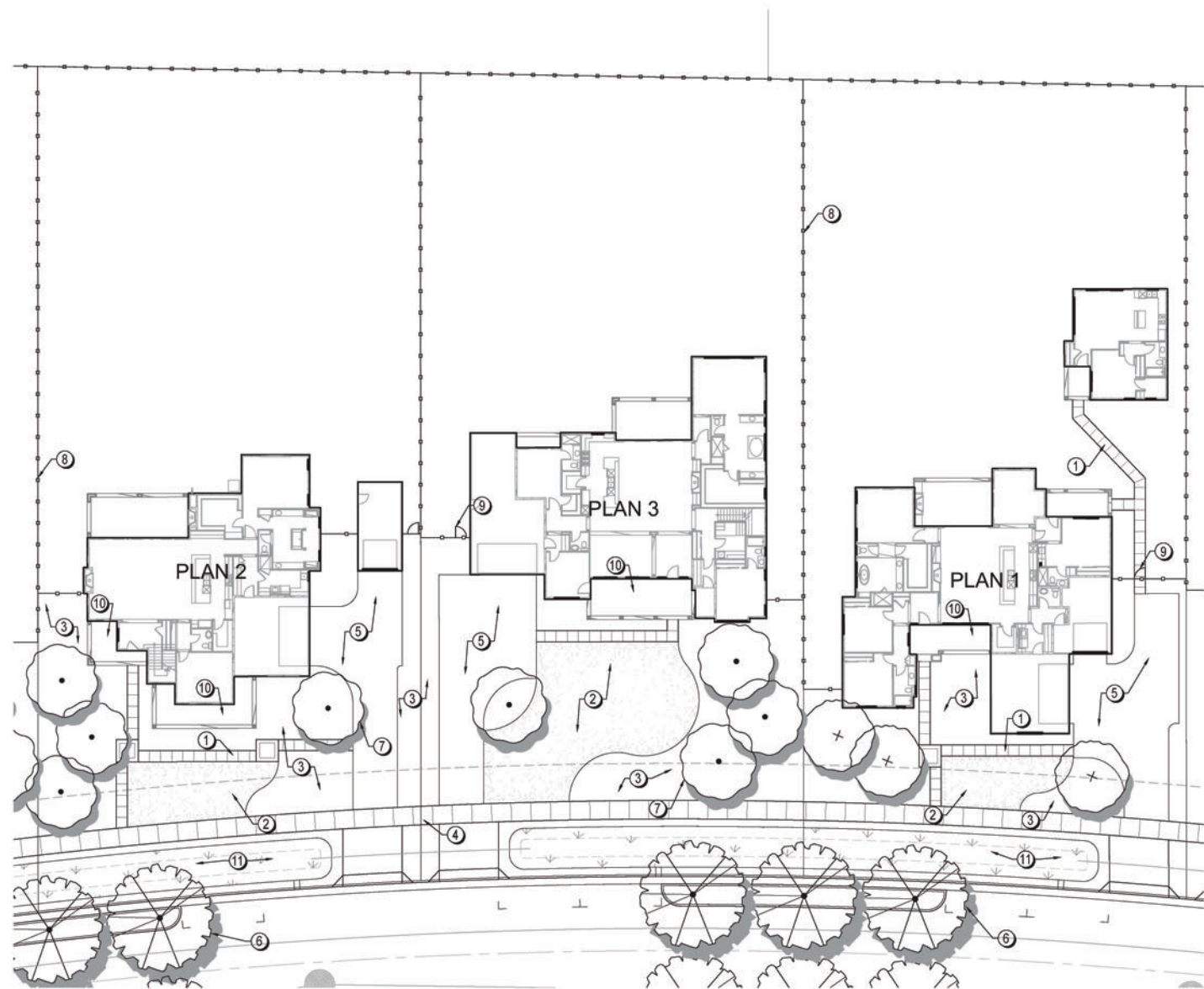
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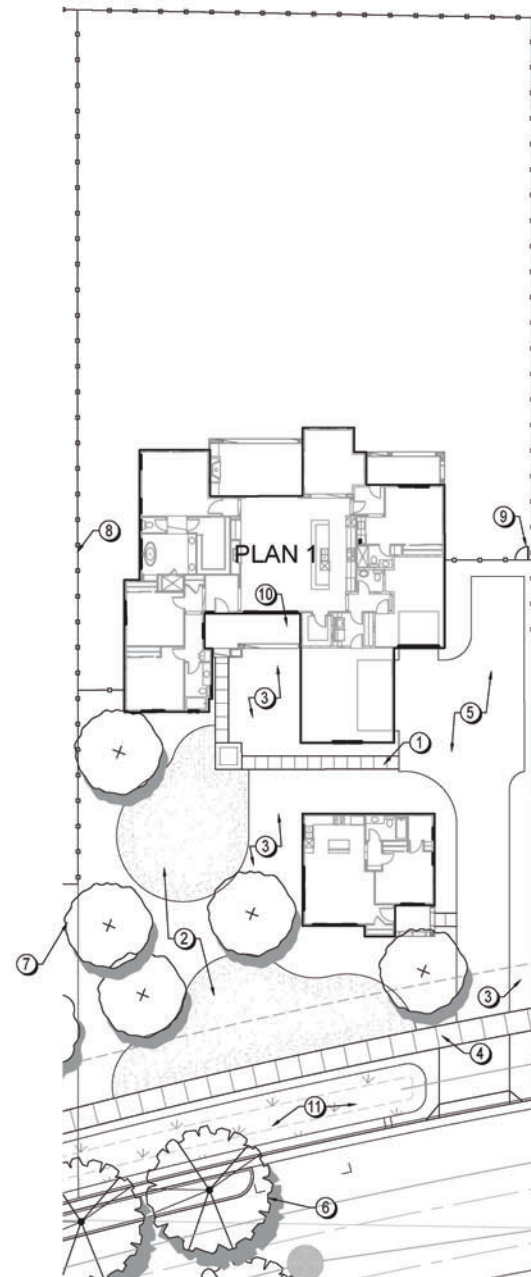


L-2.1
Project No. 04119



TYPICAL LOT CALLOUT LEGEND

- | | |
|--|--|
| 1 CONCRETE ENTRY WALK | 9 6' HT. WOOD GATE |
| 2 TURF AREA, TYP. | 10 PORCH PER ARCHITECT'S PLANS |
| 3 PLANTING AREA, TYP. | 11 BIO-RETENTION AREA PER CIVIL ENGINEER |
| 4 CONCRETE SIDEWALK PER CIVIL ENGINEER | |
| 5 CONCRETE DRIVEWAY PER CIVIL ENGINEER | |
| 6 STREET TREES, TYP. | |
| 7 ACCENT TREES, TYP. | |
| 8 6' HT. WOOD GOOD NEIGHBOR FENCE | |

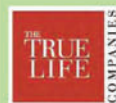


PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
STREET/ OPEN SPACE TREES			
AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE	24" BOX	V. LOW
PISTACIA CHINENSIS 'KEITH DAVEY'	CHINESE PISTACHE	24" BOX	LOW
PLATANUS ACERIFOLIA	LONDON PLANE TREE	24" BOX	LOW
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX / 36" BOX	V. LOW
QUERCUS LOBATA	VALLEY OAK	48" BOX	LOW
QUERCUS SUBER	CORK OAK	36" BOX	LOW
ACCENT TREES			
CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	V. LOW
LAGERSTROEMIA SPP.	CRAPPE MYRTLE	24" BOX	LOW
PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	24" BOX	LOW
EXISTING TREES TO REMAIN			
SHRUBS			
ACACIA COGNATA 'COUSIN ITT'	RIVER WATTLE	1 GAL	LOW
ACHILLEA MILLEFOLIUM 'TERRA COTTA'	TERRA COTTA YARROW	1 GAL	LOW
ARCTOSTAPHYLOS SPP.	MANZANITA	5 GAL	LOW
CALLISTEMON CITRINUS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	LOW
CELANOTHUS RIGIDUS 'SNOWBALL'	CELANOTHUS SNOWBALL	5 GAL	LOW
CISTUS 'SUNSET'	ROCKROSE	5 GAL	LOW
CORREA P. 'CARMINE BELLS'	AUSTRALIAN FUCHSIA	5 GAL	LOW
DIETES SPP.	FORTNIGHT LILY	5 GAL	LOW
DODONAEA VISCOSA 'PURPUREA'	HOPSSEED BUSH	5 GAL	LOW
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GAL	LOW
GREVILLEA 'NOELII'	GREVILLEA	5 GAL	LOW
HELIOTROPICUM SEMPERVIRENS	BLUE OAT GRASS	1 GAL	LOW
KNIPHOFIA UVARIA	RED-HOT POKER	1 GAL	LOW
LAVATERA MARITIMA	LAVATERA	5 GAL	LOW
LOROPETALUM C. 'PURPLE DIAMOND'	FRINGE FLOWER	5 GAL	LOW
MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	1 GAL	LOW
PENSTEMON G. 'APPLE BLOSSOM'	BORDER PENSTEMON	1 GAL	LOW
PHORMIUM SPP.	NEW ZEALAND FLAX	5 GAL	LOW
PITTOSPORUM T. 'TURNER'S VARIEGATED DWARF'	TURNER'S MOCK ORANGE	5 GAL	LOW
SALVIA LEUCANTHA	MEXICAN BUSH SAGE	1 GAL	LOW
SALVIA GREGGII	AUTUMN SAGE	1 GAL	LOW
WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	LOW
ZAUSCHNERIA CALIFORNICA 'SCHIEFFLIN'S CHOICE'	CALIFORNIA FUCHSIA	1 GAL	LOW
GROUNDCOVERS			
ARCTOSTAPHYLOS 'EMERALD CARPET'	CARPET MANZANITA	1 GAL	LOW
CELANOTHUS 'CARMEL CREEPER'	WILD LILAC	1 GAL	V. LOW
COTONEASTER 'LOWFAST'	COTONEASTER	1 GAL	LOW
HELIANTHEMUM N. 'HENFIELD BRILLIANT'	SUNROSE	1 GAL	LOW
MYOPORUM PARVIFOLIUM 'PROSTRATUM'	MYOPORUM	1 GAL	LOW
SCAEVOLA 'MAUIE CLUSTERS'	SCAEVOLA	1 GAL	LOW
SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL CREEPER	1 GAL	LOW
VERBENA PERUVIANA 'HOMESTEAD PURPLE'	PURPLE VERBENA	1 GAL	LOW
VINES			
CLYTOSTOMA CALLISTHOIDES	LAVENDER TRUMPET VINE	5 GAL	MOD
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	5 GAL	LOW
GRAPE VINES	GRAPE VINES	5 GAL	LOW
BIO-RETENTION GRASSES			
CAREX DIVULSA	GRASSLAND SEDGE	1 GAL	LOW
MAHONIA PINNATA	CALIFORNIA HOLLY GRAPE	5 GAL	LOW
MIMULUS CARDINALIS	SCARLET MONKEY FLOWER	5 GAL	LOW
MULLENBERGIA RIGENS	DEER GRASS	5 GAL	LOW

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YELLOW ROSE RANCH

Calistoga, California

TYPICAL LOT LANDSCAPE

CONCEPTUAL LANDSCAPE PLAN
JANUARY 2021

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0' 10' 20' 40'
SCALE: 1" = 20'-0"

L-3.1

Project No. 04119

TREES



AESCULUS CALIFORNICA



CERCIS OCCIDENTALIS



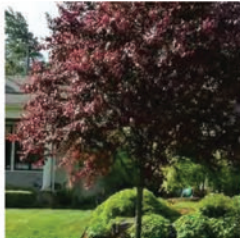
LAGERSTROEMIA SPP.



PISTACIA CHINENSIS 'KEITH DAVEY'



PLATANUS ACERIFOLIA



PRUNUS C. 'KRAUTER VESUVIUS'



QUERCUS AGRIFOLIA



QUERCUS SUBER



QUERCUS SUBER

SHRUBS



ACACIA C. 'COUSIN ITT'



ACHILLEA M. 'TERRA COTTA'



ARCTOSTAPHYLOS 'HOWARD MCMIN'



BOUTELOUA G. 'BLONDE AMBITION'



CAREX DIVULSA



CEANOTHUS M. 'VALLEY VIOLET'



CHONDROPETALUM TECTORUM



DESCHAMPSIA CESPITOSA



DIETES VEGATA



ERIGERON KARVINSKIANUS



ERIOGONUM GRANDE RUBESCENS



GREVILLEA X 'NOELLII'



HELICTOTRICHON SEMPERVIRENS



LAVATERA MARITIMA



LIMONIUM PEREZII



LOROPETALUM C. 'PURPLE PIXIE'



MIMULUS X 'JELLY BEAN ORANGE'



MUHLENBERGIA RIGENS



PENSTEMON H. 'MARGARITA BOP'



PHORMIUM TENAX 'FIREBIRD'



PITTOSPORUM TOBIRA 'VARIEGATA'



SALVIA LEUCANTHA



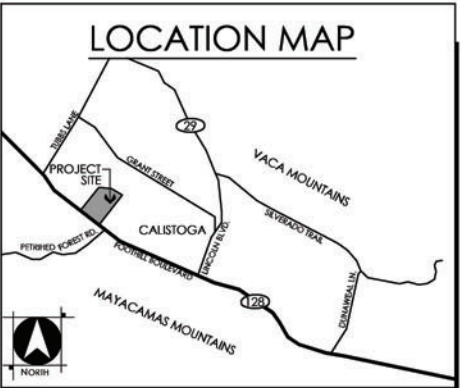
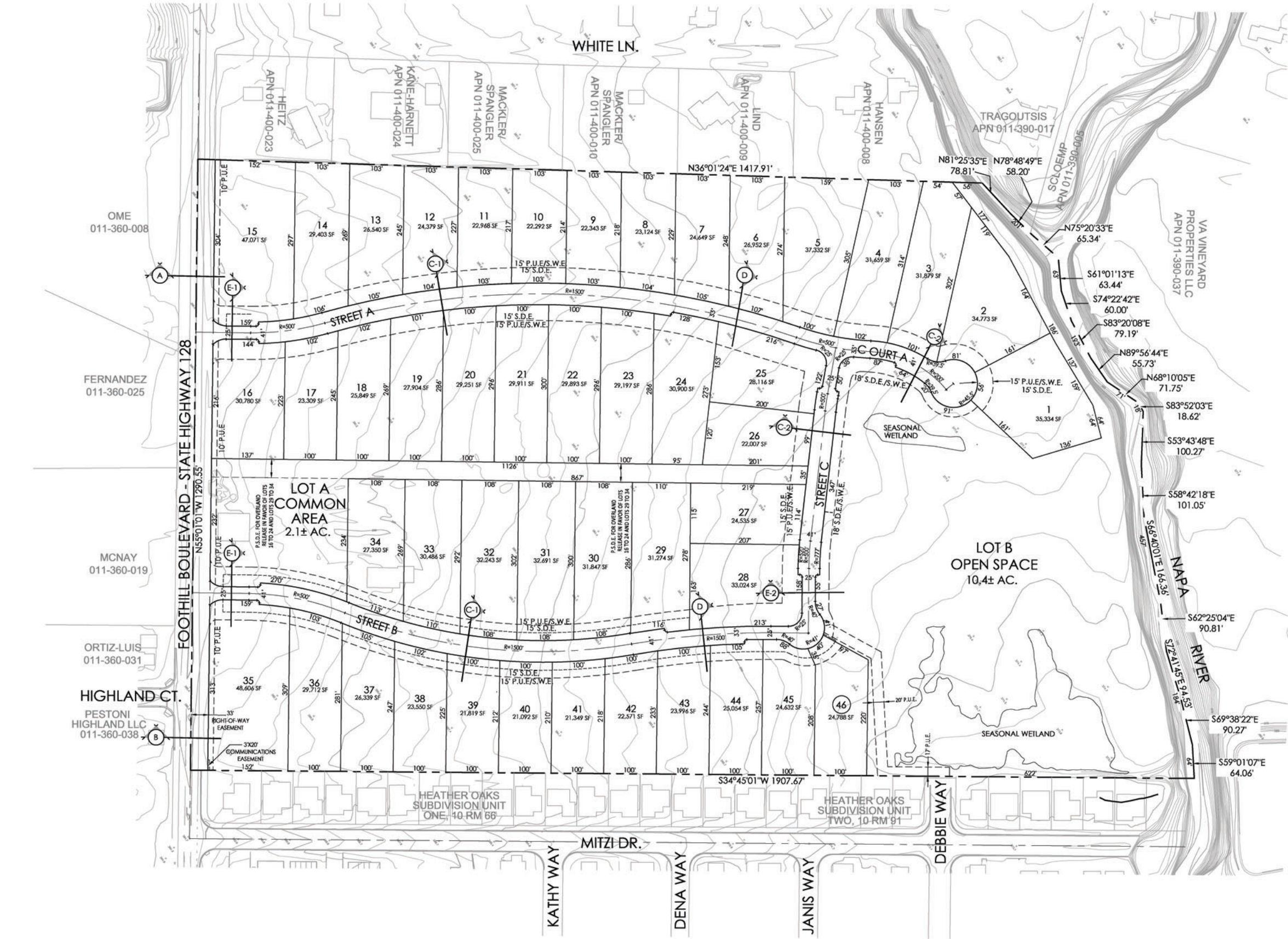
TEUCRIUM FRUTICANS 'COMPACTA'



VERBENA L. 'DE LA MINA'

PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
STREET/ OPEN SPACE TREES			
AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE	15 GAL	V. LOW
PISTACIA CHINENSIS 'KEITH DAVEY'	CHINESE PISTACHE	15 GAL	LOW
PLATANUS ACERIFOLIA	LONDON PLANE TREE	15 GAL	LOW
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	V. LOW
QUERCUS LOBATA	VALLEY OAK	48" BOX	LOW
QUERCUS SUBER	CORK OAK	24" BOX	LOW
ACCENT TREES			
CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	V. LOW
LAGERSTROEMIA SPP.	GRAPE MYRTLE	24" BOX	LOW
PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	15 GAL	LOW
EXISTING TREES TO REMAIN			
SHRUBS			
ACACIA COGNATA 'COUSIN ITT'	RIVER WATTLE	1 GAL	LOW
ACHILLEA MILLEFOLIUM 'TERRA COTTA'	TERRA COTTA YARROW	1 GAL	LOW
ARCTOSTAPHYLOS SPP.	MANZANITA	5 GAL	LOW
CALLISTEMON CITRINUS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	LOW
CEANOTHUS RIGIDUS 'SNOWBALL'	CEANOTHUS SNOWBALL	5 GAL	LOW
CISTUS 'SUNSET'	ROCKROSE	5 GAL	LOW
CORREA P. 'CARMINE BELLS'	AUSTRALIAN FUCHSIA	5 GAL	LOW
DIETES SPP.	FORTNIGHT LILY	5 GAL	LOW
DODONAEA VISCOSA 'PURPUREA'	HOPSEED BUSH	5 GAL	LOW
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GAL	LOW
GREVILLEA 'NOELLII'	GREVILLEA	5 GAL	LOW
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	LOW
KNIPHOFIA UVARIA	RED-HOT POKER	1 GAL	LOW
LAVATERA MARITIMA	LAVATERA	5 GAL	LOW
LOROPETALUM C. 'PURPLE DIAMOND'	FRINGE FLOWER	5 GAL	LOW
MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	1 GAL	LOW
PENSTEMON G 'APPLE BLOSSOM'	BORDER PENSTEMON	1 GAL	LOW
PHORMIUM SPP.	NEW ZEALAND FLAX	5 GAL	LOW
PITTOSPORUM T. 'TURNER'S VARIEGATED DWARF'	TURNER'S MOCK ORANGE	5 GAL	LOW
SALVIA LEUCANTHA	MEXICAN BUSH SAGE	1 GAL	LOW
SALVIA GREGGII	AUTUMN SAGE	1 GAL	LOW
WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	LOW
ZAUSCHNERIA CALIFORNICA 'SCHEFFLIN'S CHOICE'	CALIFORNIA FUCHSIA	1 GAL	LOW
GROUNDCOVERS			
ARCTOSTAPHYLOS 'EMERALD CARPET'	CARPET MANZANITA	1 GAL	LOW
CEANOTHUS 'CARMEL CREEPER'	WILD LILAC	1 GAL	V. LOW
COTONEASTER 'LOWFAST'	COTONEASTER	1 GAL	LOW
HELIANTHEMUM N. 'HENFIELD BRILLIANT'	SUNROSE	1 GAL	LOW
MYOPORUM PARVIFOLIUM 'PROSTRATUM'	MYOPORUM	1 GAL	LOW
SCAEVOLA 'MAUIVE CLUSTERS'	SCAEVOLA	1 GAL	LOW
SOLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL CREEPER	1 GAL	LOW
VERBENA PERUVIANA 'HOMESTEAD PURPLE'	PURPLE VERBENA	1 GAL	LOW
VINES			
CLYTOSTOMA CALLISTGOIDES	LAVENDER TRUMPET VINE	5 GAL	MOD
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	5 GAL	LOW
GRAPPE VINES	GRAPPE VINES	5 GAL	LOW
BIO-RETENTION GRASSES			
CAREX DIVULSA	GRASSLAND SEDGE	1 GAL	LOW
MAHONIA PINNATA	CALIFORNIA HOLLY GRAPE	5 GAL	LOW
MIMULUS CARDINALIS	SCARLET MONKEY FLOWER	5 GAL	LOW
MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	LOW
*PLANTS IN BIORETENTION AREAS PER APPENDIX 'F', BASMAA POST-CONSTRUCTION MANUAL.			
*WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.			



PROJECT NOTES

APPLICANT
TTLIC CALISTOGA, LLC
12647 ALICOSTA BOULEVARD, SUITE 470
SAN RAMON, CA 94583
CONTACT: KELLEY RUTCHENA
PHONE: (925) 380-1210

PROPERTY OWNERS
HUGHES/LEONARD
388 17TH STREET, #100
OAKLAND, CA 94612

PLANNER/ENGINEER
WOOD RODGERS INC.
4670 WILLOW ROAD, SUITE 125
PLEASANTON, CA 94588
CONTACT: PAUL MEUSER | KARRIE MOSCA
PHONE: (925) 847-1549 | (925) 847-1547

ASSESSOR'S PARCEL NO.
011-400-014, 011-400-013 & -012

AREA
46.3 ± ACRES GROSS

NUMBER OF LOTS
46 SINGLE-FAMILY RESIDENTIAL LOTS
2 OPEN SPACE/Common Area LOTS

EXISTING USE
SINGLE-FAMILY HOME, ACCESSORY BUILDINGS, AGRICULTURE

PROPOSED USE
SINGLE-FAMILY RESIDENTIAL

EXISTING/PROPOSED ZONING
RURAL RESIDENTIAL

EXISTING/PROPOSED GENERAL PLAN
RURAL RESIDENTIAL

PARK DISTRICT
CALISTOGA PARKS & RECREATION

FIRE PROTECTION
CALISTOGA FIRE DEPARTMENT

SCHOOL DISTRICT
CALISTOGA JOINT UNIFIED SCHOOL DISTRICT

SEWER
CITY OF CALISTOGA

WATER
CITY OF CALISTOGA

ELECTRICITY
PG&E

GAS
PG&E

STORM DRAIN
CITY OF CALISTOGA

NOTES
1. SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
2. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
3. PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT, EASEMENTS TO BE ABANDONED ARE MARKED ON THE MAP.
4. THE AERIAL TOPOGRAPHY SHOWN HEREON WAS FLOWN BY GPS 4. CONSULTING IN APRIL 2018.
5. CROSS DRAINAGE EASEMENTS WILL BE DEFINED ACROSS LOTS ON THE FINAL MAP AS NECESSARY BASED ON FINAL DRAINAGE PLANS.

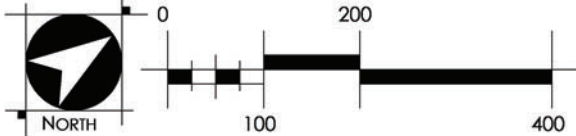
LAND USE SUMMARY				
LAND USE	DWELLING UNITS	GROSS AREA (AC.)	NET AREA (AC.)	GROSS DENSITY (DU/AC.)
SINGLE-FAMILY RESIDENTIAL (SFR)	46	46.3	30.2	1.0
A.D.U. - ATTACHED	33			
A.D.U. - DETACHED	12			
LOT A - COMMON AREA		-	2.1	
LOT B - OPEN SPACE		-	10.4	
FOOTHILL BOULEVARD		-	0.8	
LOCAL STREETS (IN-TRACT)		-	2.8	
TOTAL	46 (SFR)	46.3	46.3	1.0

ABBREVIATIONS
A.D.U. - ACCESSORY DWELLING UNIT
P.U.E. - PUBLIC UTILITY EASEMENT
S.W.E. - SIDEWALK EASEMENT
P.S.D.E. - PRIVATE STORM DRAIN EASEMENT
S.D.E. - STORM DRAIN EASEMENT

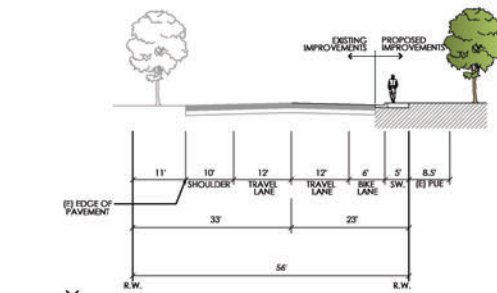
YELLOW ROSE RANCH
Calistoga, CA
January 2021

TTLIC CALISTOGA, LLC
12647 Alcosta Blvd., Suite 470 San Ramon CA 94583
925.824.4300

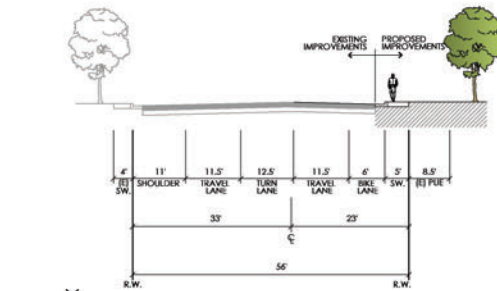
VESTING TENTATIVE SUBDIVISION MAP
C01



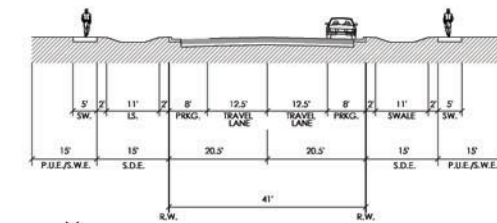
WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
4670 WILLOW ROAD STE 125 TEL 925.847.1556
PLEASANTON, CA 94588 FAX 925.847.1557



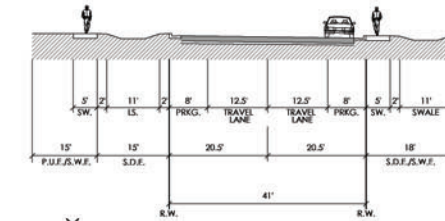
A **FOOTHILL BOULEVARD**
56' STREET SECTION
NOT TO SCALE



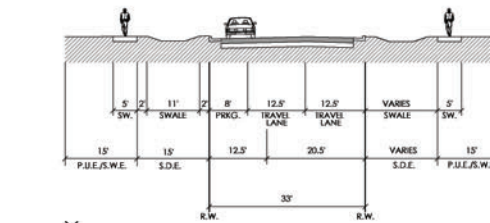
B **FOOTHILL BOULEVARD**
56' STREET SECTION
NOT TO SCALE



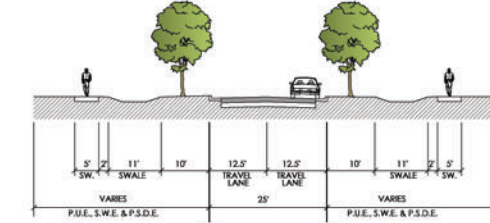
C-1 **LOCAL RESIDENTIAL STREET**
41' STREET SECTION (CROWN STREET)
NOT TO SCALE



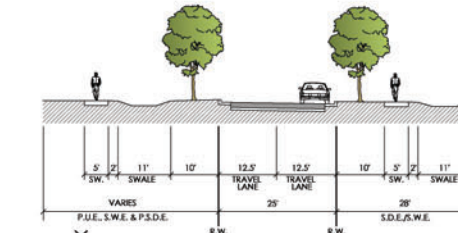
C-2 **LOCAL RESIDENTIAL STREET**
41' STREET SECTION (CROSS SLOPE STREET)
NOT TO SCALE



D **LOCAL RESIDENTIAL STREET**
33' STREET SECTION
NOT TO SCALE



E-1 **LOCAL RESIDENTIAL STREET**
25' STREET SECTION (CROWN STREET)
NOT TO SCALE



E-2 **LOCAL RESIDENTIAL STREET**
25' STREET SECTION (CROSS SLOPE STREET)
NOT TO SCALE





TREE REMOVAL SUMMARY			
	HIGH SUITABILITY	MODERATE SUITABILITY	LOW SUITABILITY
TREE NUMBERS	23, 427	16, 26-29, 31-33, 58, 62-66, 68-71, 73-75, 78, 127, 128, 130, 132, 150, 164, 165, 176, 185, 186, 196-198, 200, 202, 203, 205, 206, 208, 211, 217, 218, 222, 232, 238-241, 262, 264-276, 278, 281, 284-298, 300, 301, 306-309, 311-318, 320, 321, 322, 324, 325, 327-329, 332, 361, 385, 386, 388, 389, 391-395, 425, 426, 428, 429, 432	22-25, 30, 34, 43, 45, 51-57, 59-61, 67, 72, 76, 77, 79-83, 86-91, 94-102, 108-110, 113-117, 122-126, 129, 131, 133, 159-163, 166-175, 177-179, 182, 187, 189, 195, 199, 201, 204, 207, 209, 305, 323, 326, 330, 331, 390
TOTAL	2	114	91

ABBREVIATIONS

ESMT	EASEMENT
EX	EXISTING
PSSE	PUBLIC SANITARY SEWER EASEMENT

LEGEND

PROPOSED		EXISTING
	PROJECT BOUNDARY	
	CENTERLINE	
	EASEMENT LINE	
	PROPERTY LINE	
	BUILDING	
	SEASONAL WETLANDS	
	HIGH SUITABILITY FOR TREE PRESERVATION	
	MODERATE SUITABILITY FOR TREE PRESERVATION	
	LOW SUITABILITY FOR TREE PRESERVATION	
	TREE TO BE REMOVED	

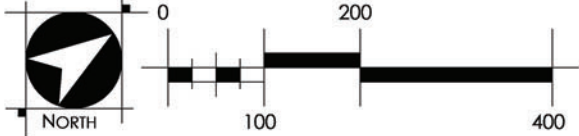
NOTES

1. SEE ARBORIST REPORT FOR TREE TYPE AND SIZE.

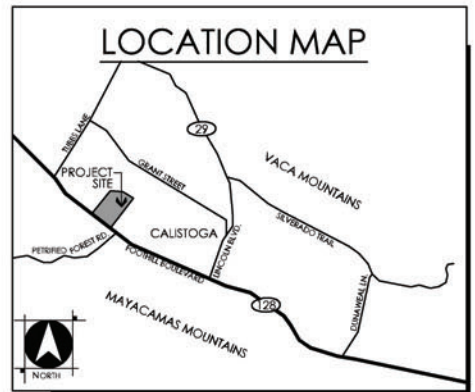
YELLOW ROSE RANCH
Calistoga, CA
January 2021

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12647 Alcosta Blvd., Suite 470 San Ramon CA 94583
925.824.4300

EXISTING CONDITIONS/DEMOLITION PLAN
C03



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
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PLEASANTON, CA 94588 FAX 925.847.1557



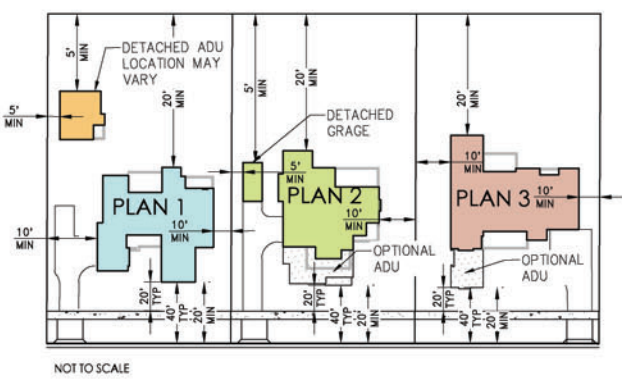
DEVELOPMENT STANDARDS - PRINCIPAL BUILDING	
YARD REQUIREMENTS	RURAL RESIDENTIAL DISTRICT (RR)
MIN. FRONT YARD	20'
MIN. REAR YARD	20'
MIN. STREET SIDE YARD	15' CORNER LOT/20' REVERSE CORNER LOT
MIN. INTERIOR SIDE YARD	10'
MAX. LOT COVERAGE	30%
MAX. HEIGHT	25'

DEVELOPMENT STANDARDS - ACCESSORY DWELLING UNIT	
YARD REQUIREMENTS	RURAL RESIDENTIAL DISTRICT (RR)
MIN. REAR YARD	5'
MIN. STREET SIDE YARD	15' CORNER LOT/20' REVERSE CORNER LOT
MIN. INTERIOR SIDE YARD	5'
MAX. YARD COVERAGE	50%

TYPE	COUNT (%)
PLAN 1	13 (28%)
PLAN 2	16 (35%)
PLAN 3	17 (37%)
TOTAL	46
AU-DETACHED	12

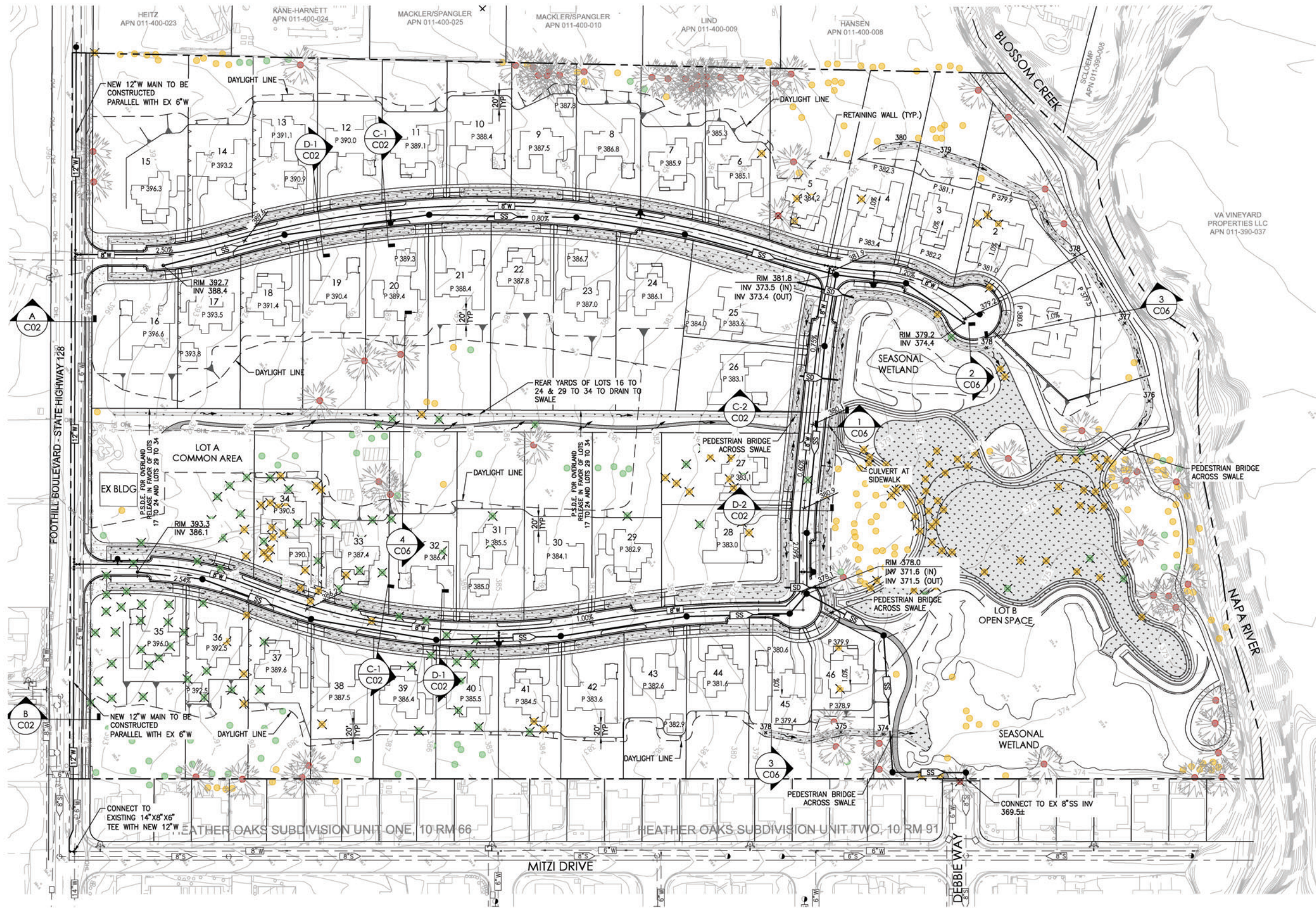
DESCRIPTION	PARKING PROVIDED
GARAGE (2 SPACES/UNIT)	92
DRIVEWAY (2 SPACES/UNIT) MIN.	92
ON-STREET (PARALLEL)	88
TOTAL	272
SPACES PER UNIT	5.9

*ACTUAL DRIVEWAY MAY ACCOMMODATE MORE THAN 2 SPACES



YELLOW ROSE RANCH
 Calistoga, CA
 January 2021

SITE PLAN / PARKING PLAN
C04



LEGEND	
PROPOSED	EXISTING
	PROJECT BOUNDARY
	CENTERLINE
	DAYLIGHT LINE
	PROPERTY LINE
	SANITARY SEWER
	SANITARY SEWER MANHOLE
	STORM DRAIN
	DRAIN MANHOLE
	CATCH BASIN
	WATER
	FIRE HYDRANT
	SLOPE
	PAD GRADE
	RETAINING WALL
	LOT NUMBER
	TREE TO BE REMOVED
	HIGH SUITABILITY FOR TREE PRESERVATION
	MODERATE SUITABILITY FOR TREE PRESERVATION
	LOW SUITABILITY FOR TREE PRESERVATION

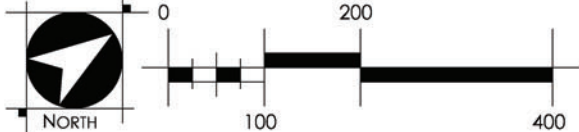
EARTHWORK SUMMARY		
CUT	FILL	NET
35,600 CY	(33,600 CY)	2,000 CY

NOTES:
1. EARTHWORK BALANCE ASSUMES 12" STREET SECTIONS AND 6" UNDERCUT BELOW SUBGRADE FOR UTILITY TRENCH SPOILS.
2. QUANTITIES SHOWN ARE APPROXIMATE. ACTUAL AMOUNT OF EARTHWORK IS VARIABLE DEPENDENT ON COMPACTION, CONSOLIDATION, STRIPPING REQUIREMENTS, AND THE CONTRACTOR'S METHOD OF OPERATION.

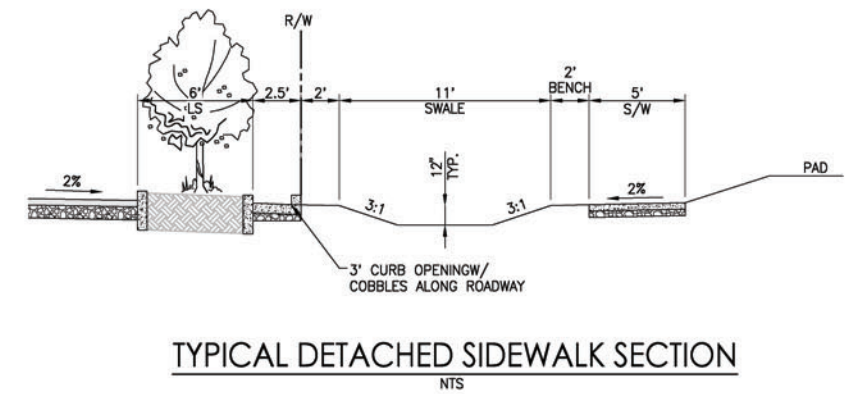
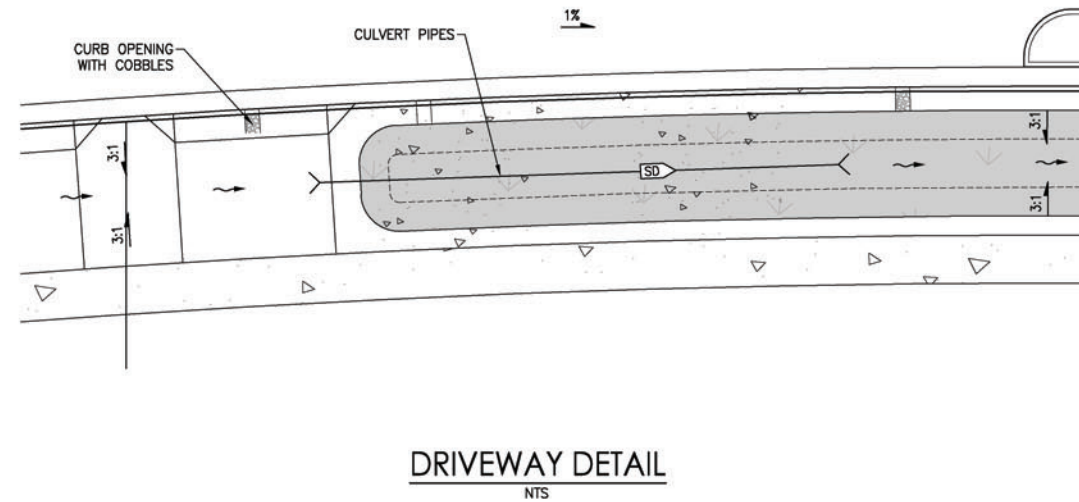
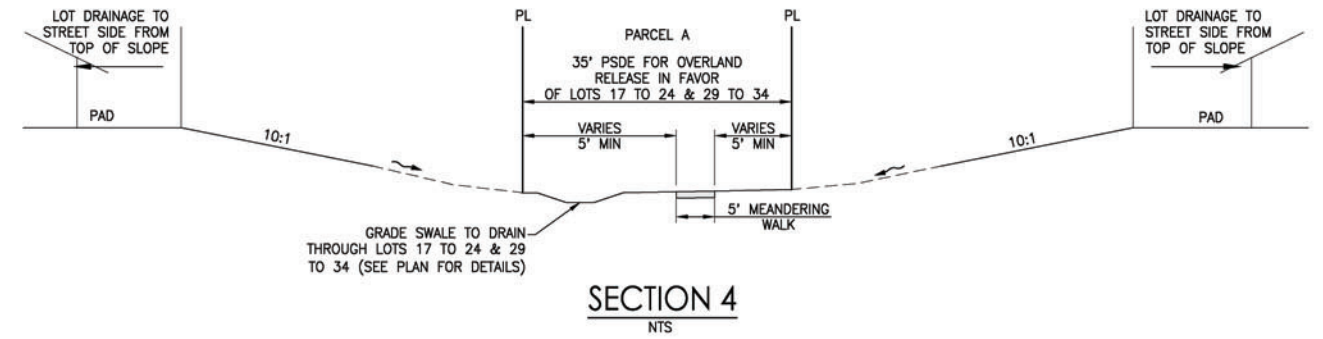
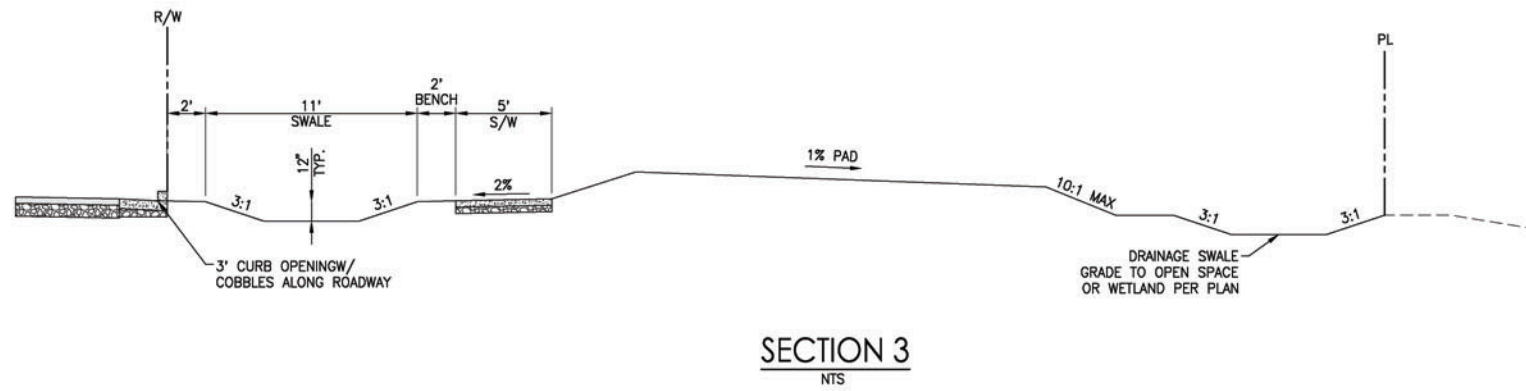
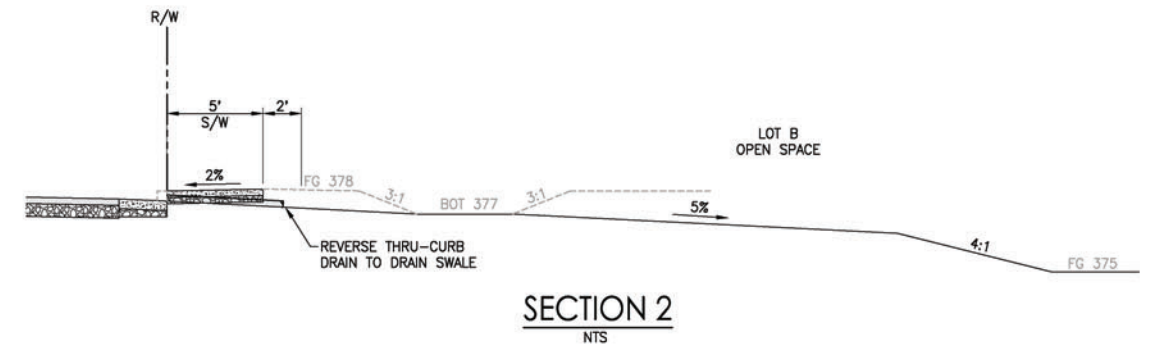
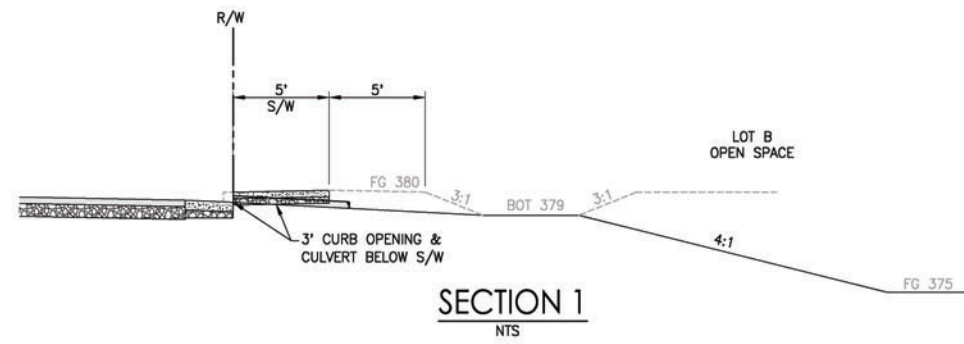
YELLOW ROSE RANCH
Calistoga, CA
January 2021

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925.824.4300

PRELIMINARY GRADING & UTILITY PLAN
C05



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BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
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PLEASANTON, CA 94588 FAX 925.847.1557



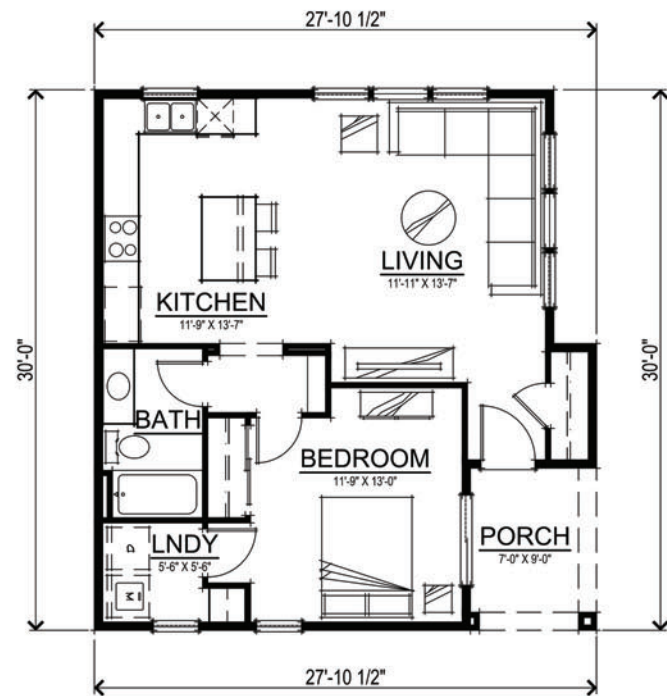
YELLOW ROSE RANCH
Calistoga, CA
January 2021

THE TRUE LIFE COMPANIES
TTLC CALISTOGA, LLC
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925.824.4300

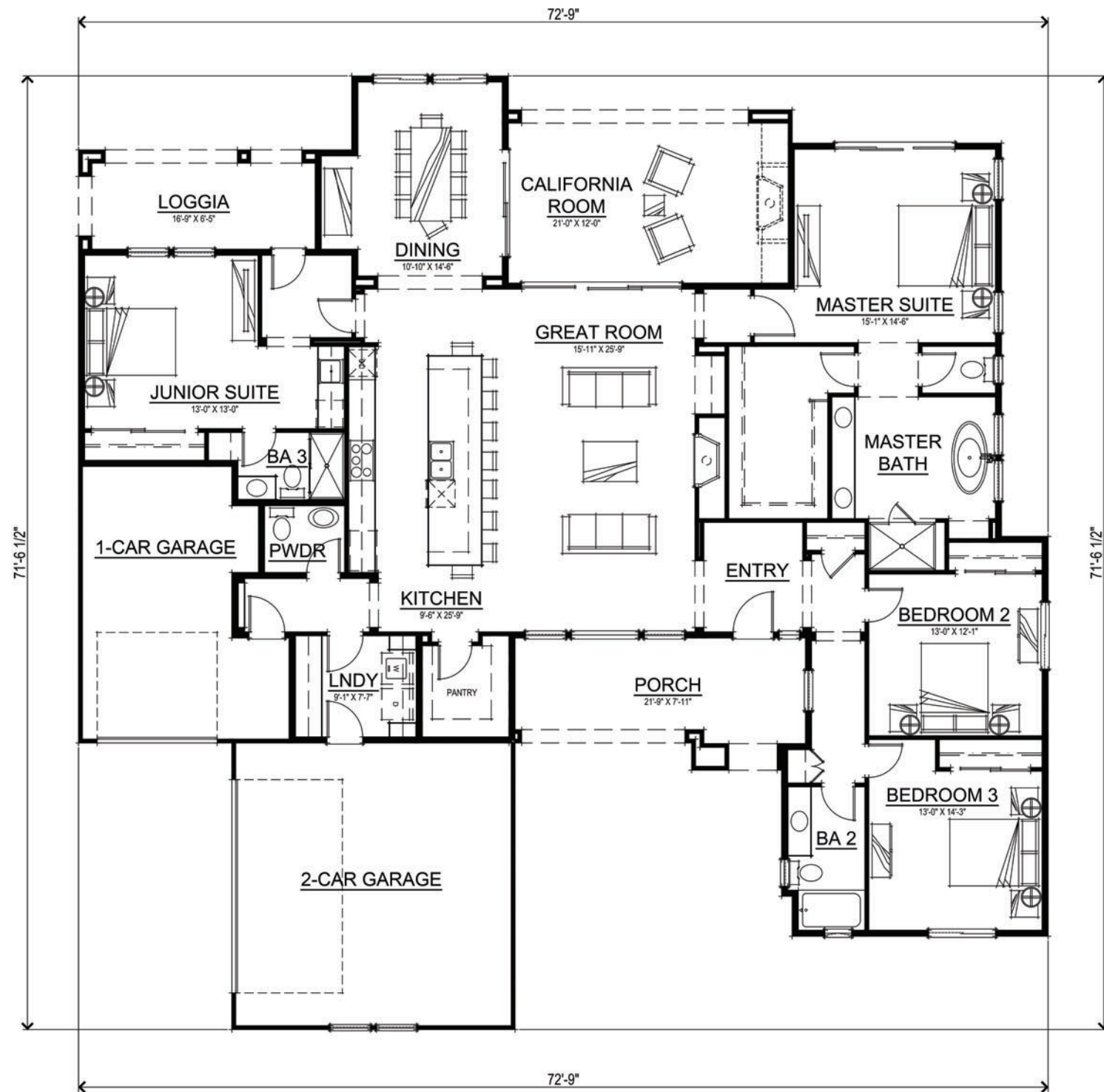
SECTIONS
C06



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
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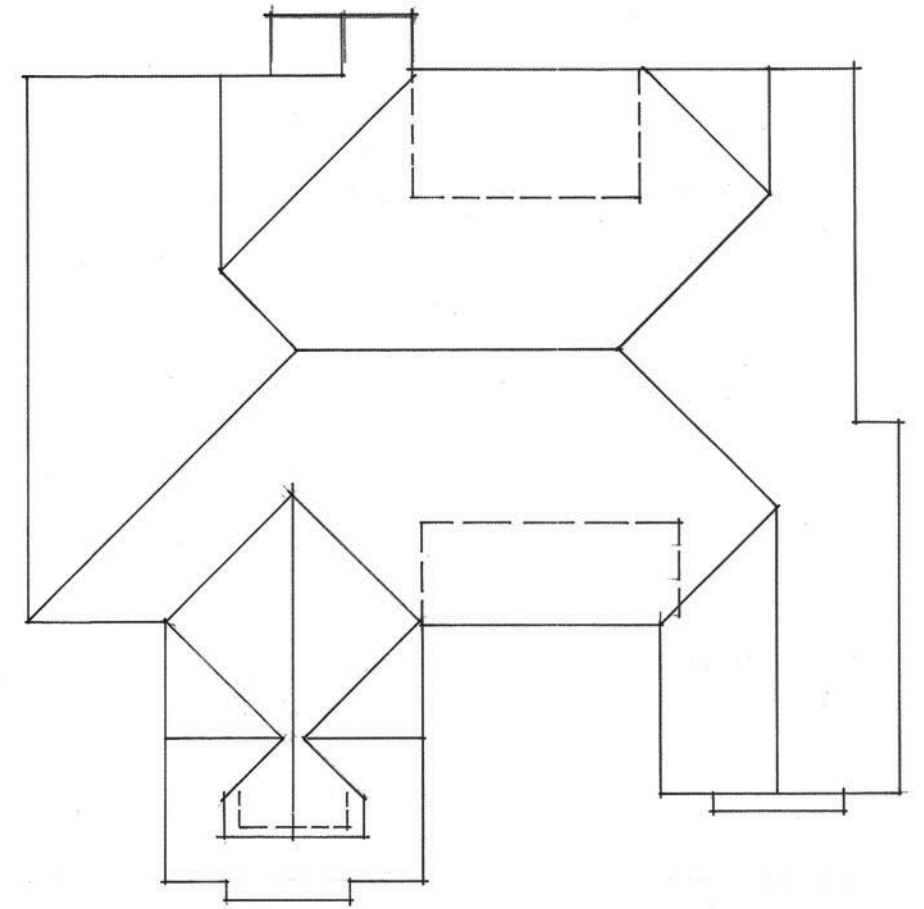
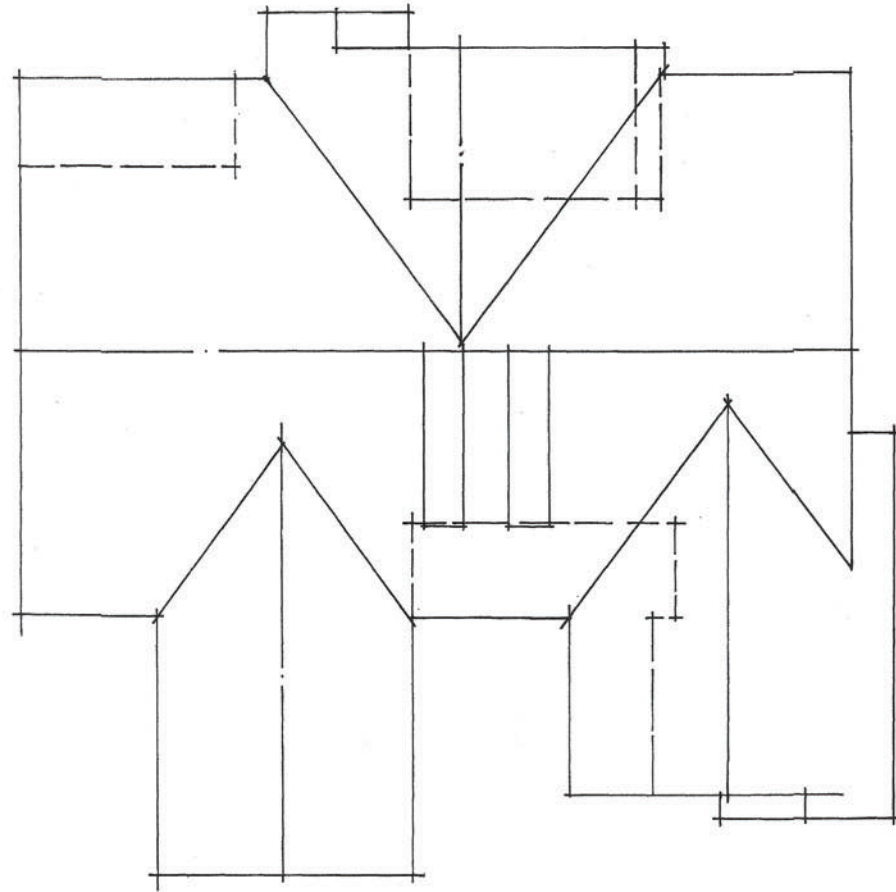
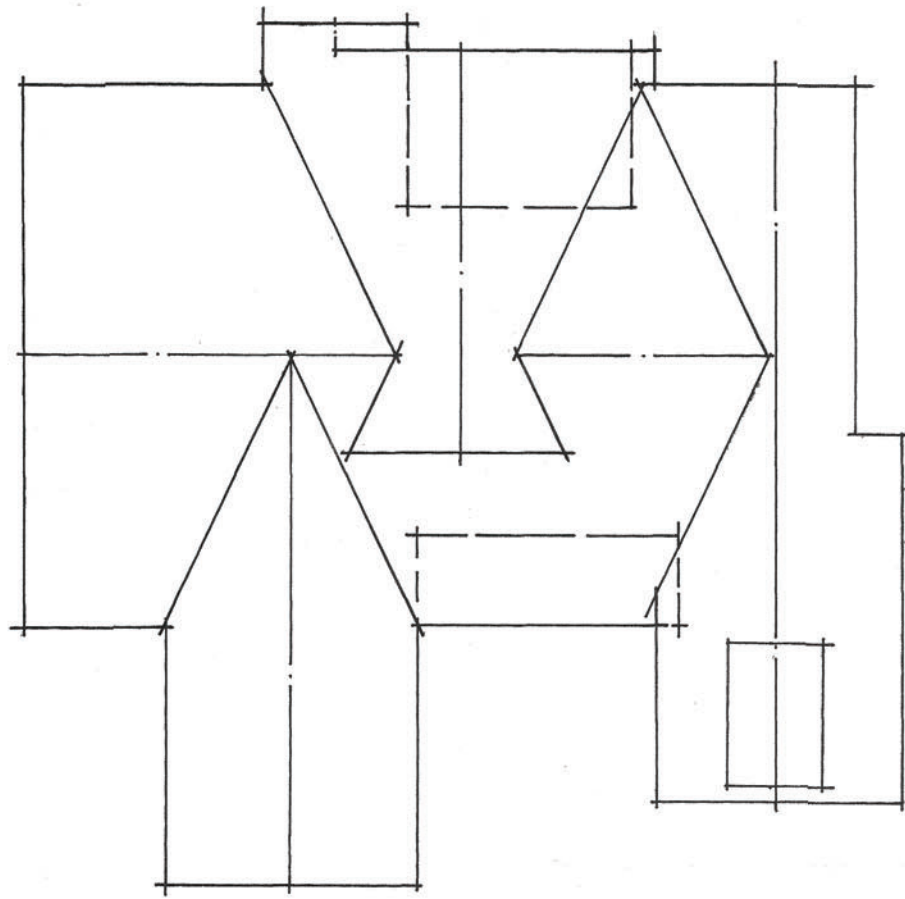
OPTIONAL
DETACHED ADU



FLOOR PLAN

SQUARE FOOTAGES	
TOTAL LIVING	2734 SQ. FT.
2-CAR GARAGE	457 SQ. FT.
1-CAR GARAGE	249 SQ. FT.
PORCH	185 SQ. FT.
CALIFORNIA ROOM	274 SQ. FT.
LOGGIA	132 SQ. FT.
ADU LIVING	740 SQ. FT.
ADU PORCH	63 SQ. FT.

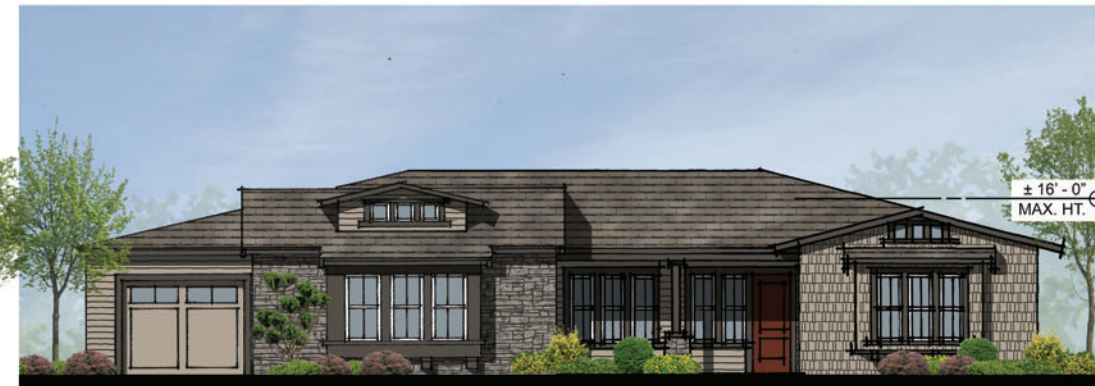




AGRARIAN ELEVATION



FARMHOUSE ELEVATION



CRAFTSMAN ELEVATION

YELLOW ROSE RANCH
CALISTOGA, CA
January, 2021



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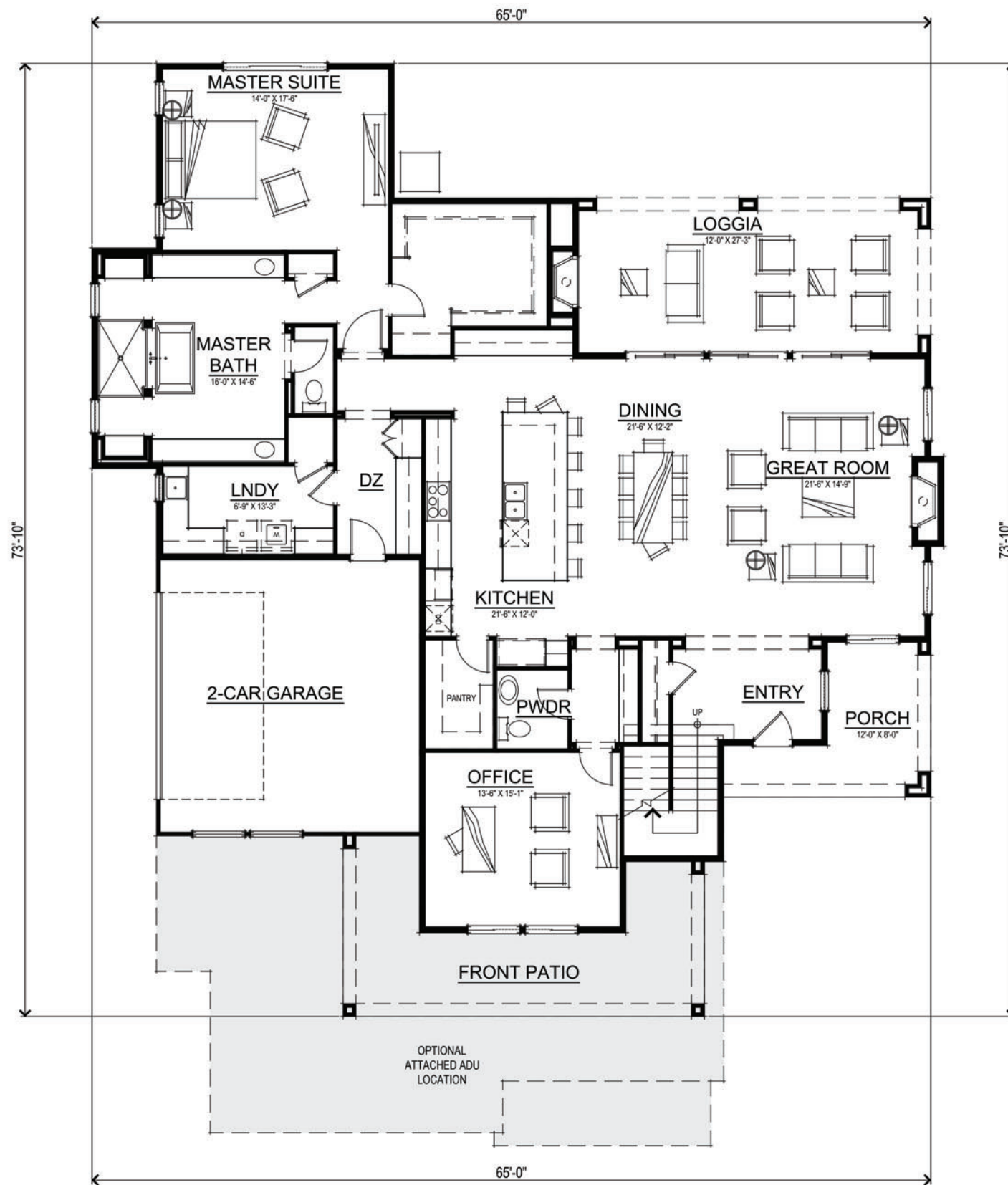
PLAN 1 ELEVATIONS
A2

SDG Architects, Inc.
3361 Walnut Blvd, Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com





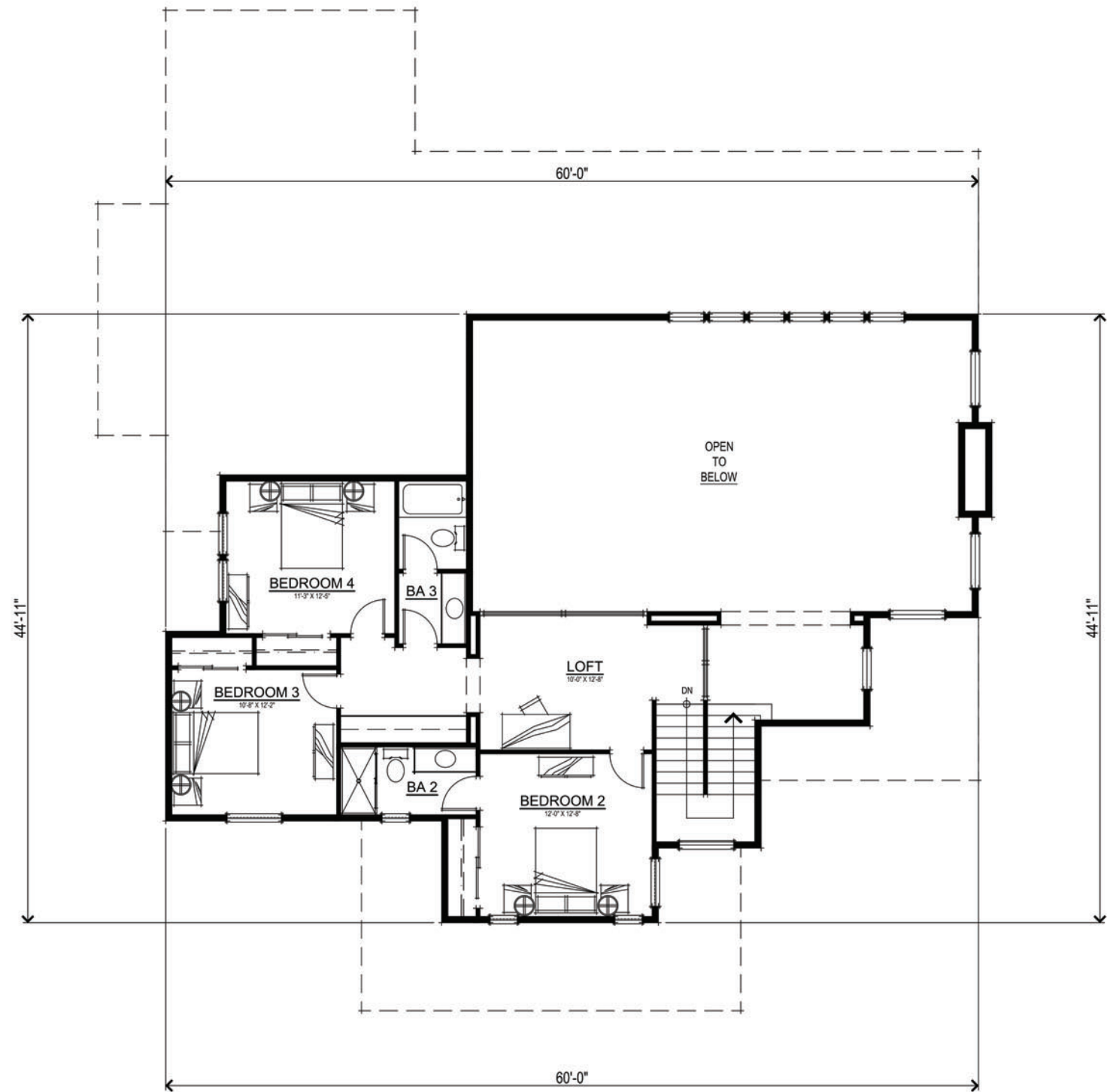
OPTIONAL
ATTACHED ADU



FIRST FLOOR PLAN

SQUARE FOOTAGES	
FIRST FLOOR	2436 SQ. FT.
SECOND FLOOR	891 SQ. FT.
TOTAL LIVING	3327 SQ. FT.
2-CAR GARAGE	436 SQ. FT.
ENTRY PORCH	128 SQ. FT.
FRONT PATIO	260 SQ. FT.
LOGGIA	337 SQ. FT.
ADU LIVING	768 SQ. FT.
ADU GARAGE	207 SQ. FT.
ADU PORCH	81 SQ. FT.





SECOND FLOOR PLAN



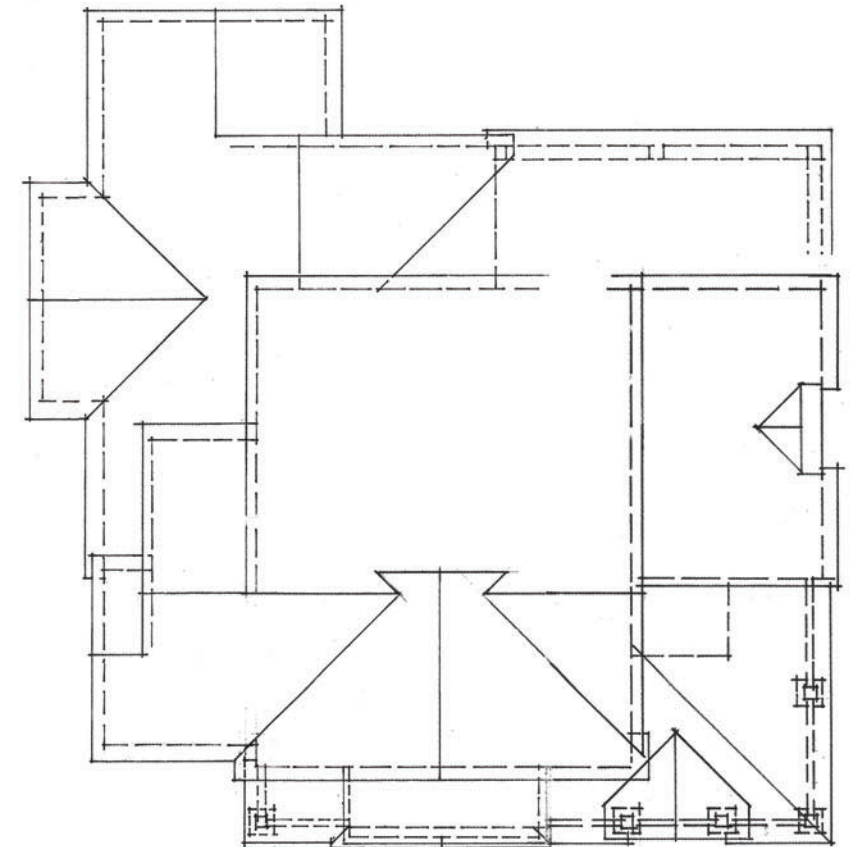
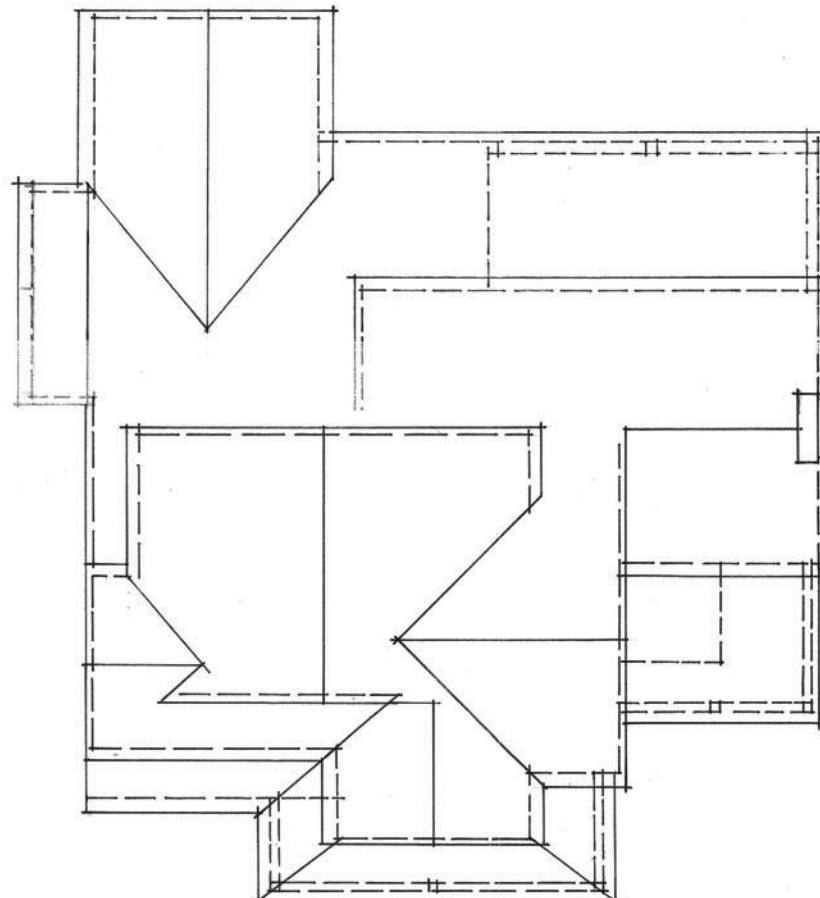
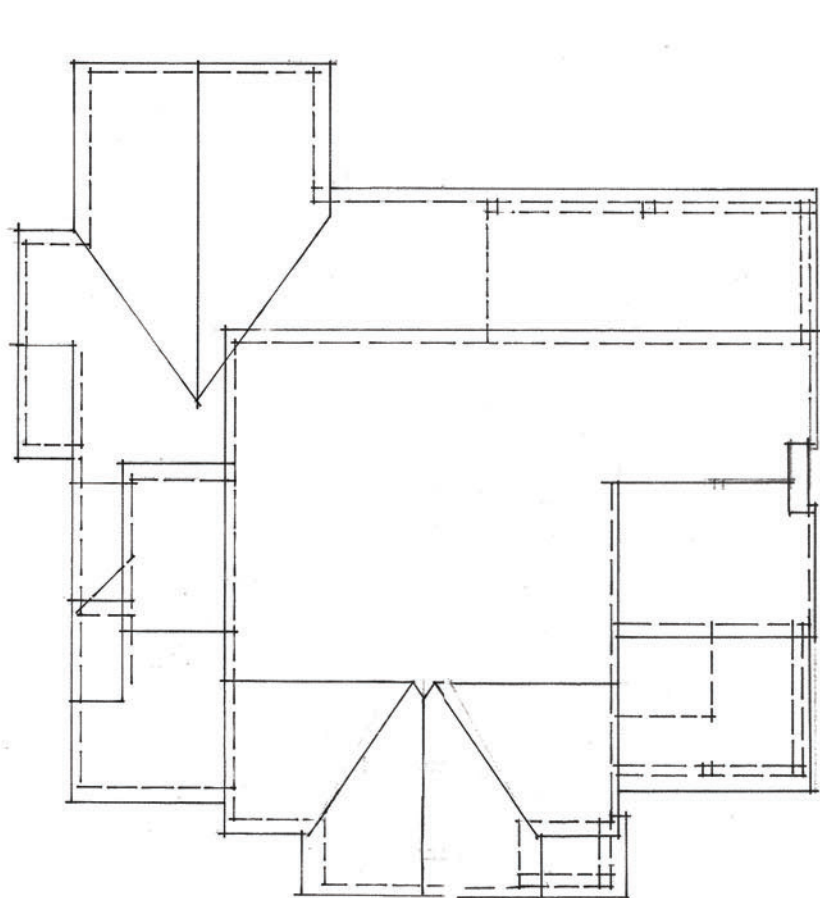
YELLOW ROSE RANCH
CALISTOGA, CA
January, 2021

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PLAN 2 SECOND FLOOR PLAN
A4

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AGRARIAN ELEVATION



FARMHOUSE ELEVATION



CRAFTSMAN ELEVATION

YELLOW ROSE RANCH
CALISTOGA, CA
January, 2021

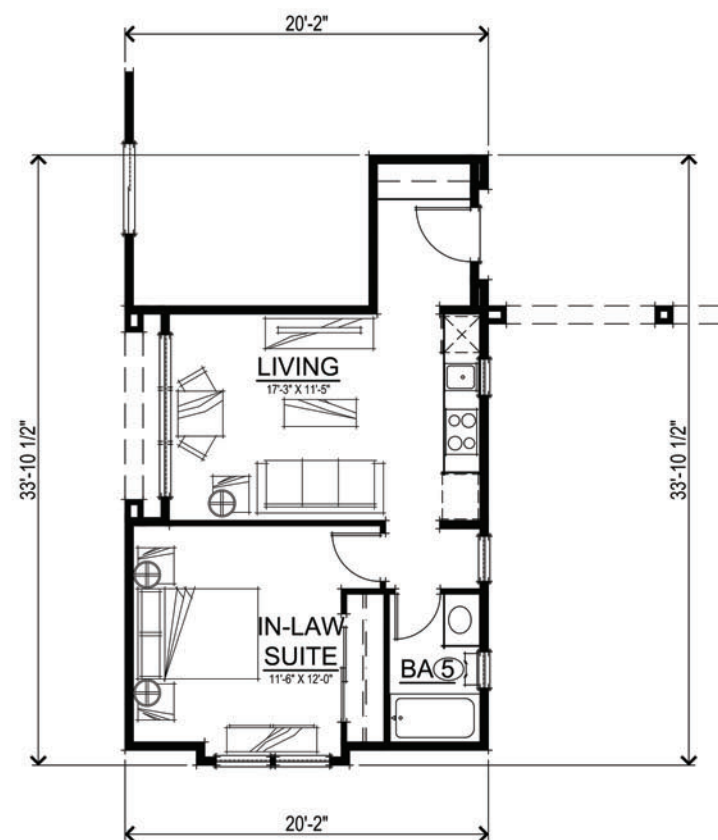


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925.824.4300

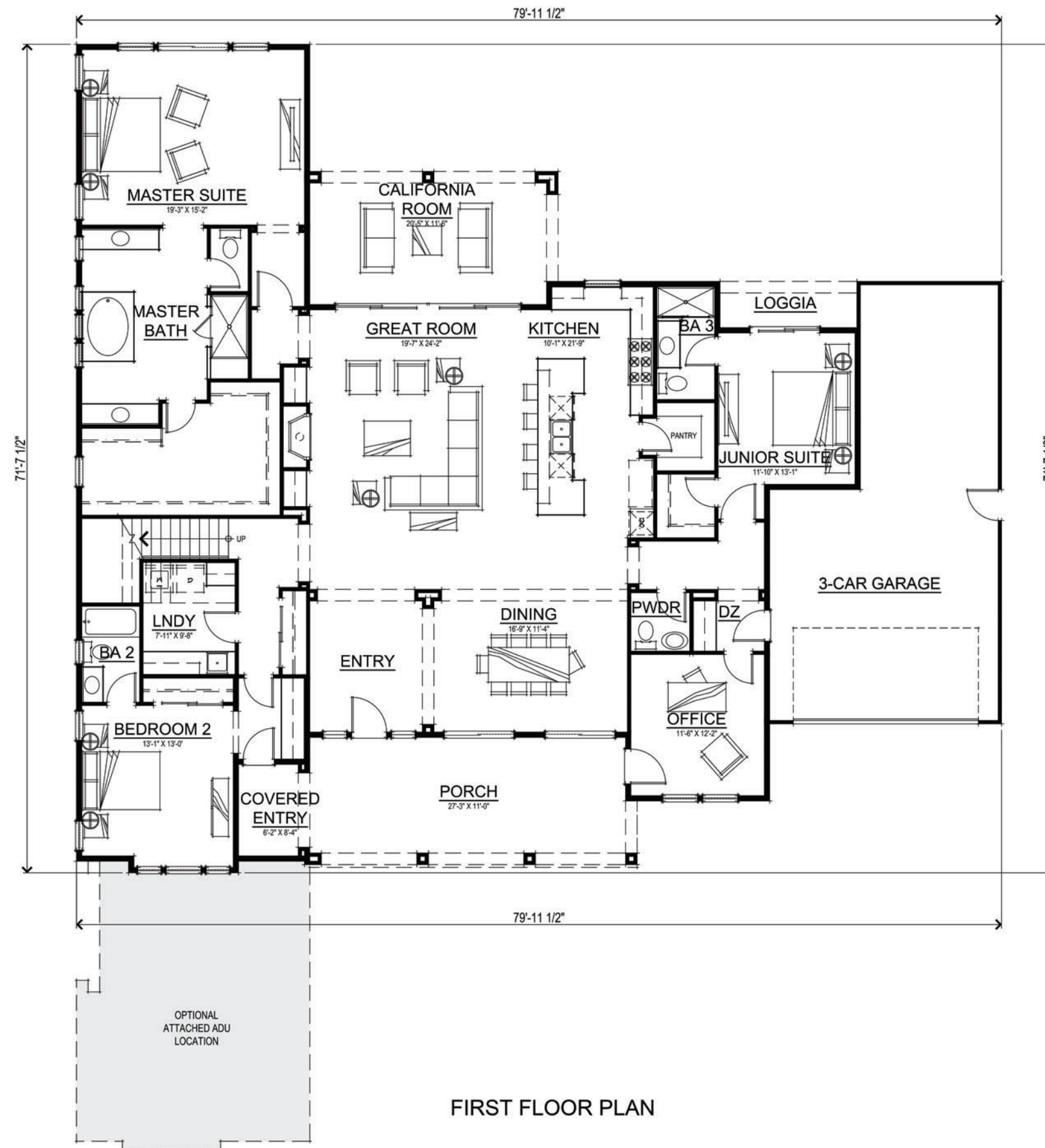
PLAN 2 ELEVATIONS
A5

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OPTIONAL
ATTACHED ADU



FIRST FLOOR PLAN

SQUARE FOOTAGES	
FIRST FLOOR	3069 SQ. FT.
SECOND FLOOR	517 SQ. FT.
TOTAL LIVING	3586 SQ. FT.
3-CAR GARAGE	627 SQ. FT.
PORCH	306 SQ. FT.
COVERED ENTRY	52 SQ. FT.
CALIFORNIA ROOM	245 SQ. FT.
LOGGIA	47 SQ. FT.
OPTIONAL BEDROOM	230 SQ. FT.
ADU LIVING	520 SQ. FT.
ADU PORCH	23 SQ. FT.



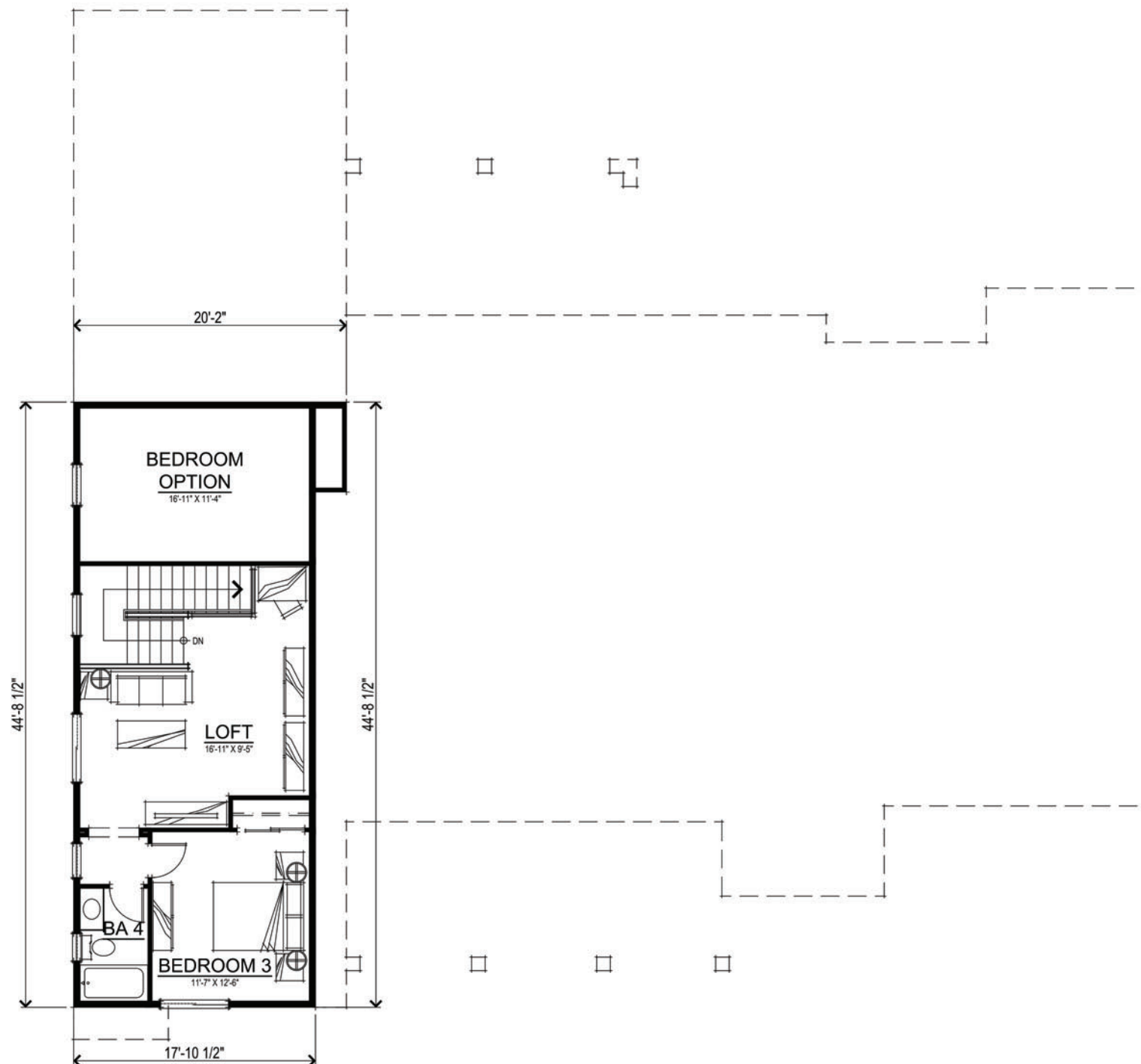
YELLOW ROSE RANCH
CALISTOGA, CA
January, 2021

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PLAN 3 FIRST FLOOR PLAN
A6

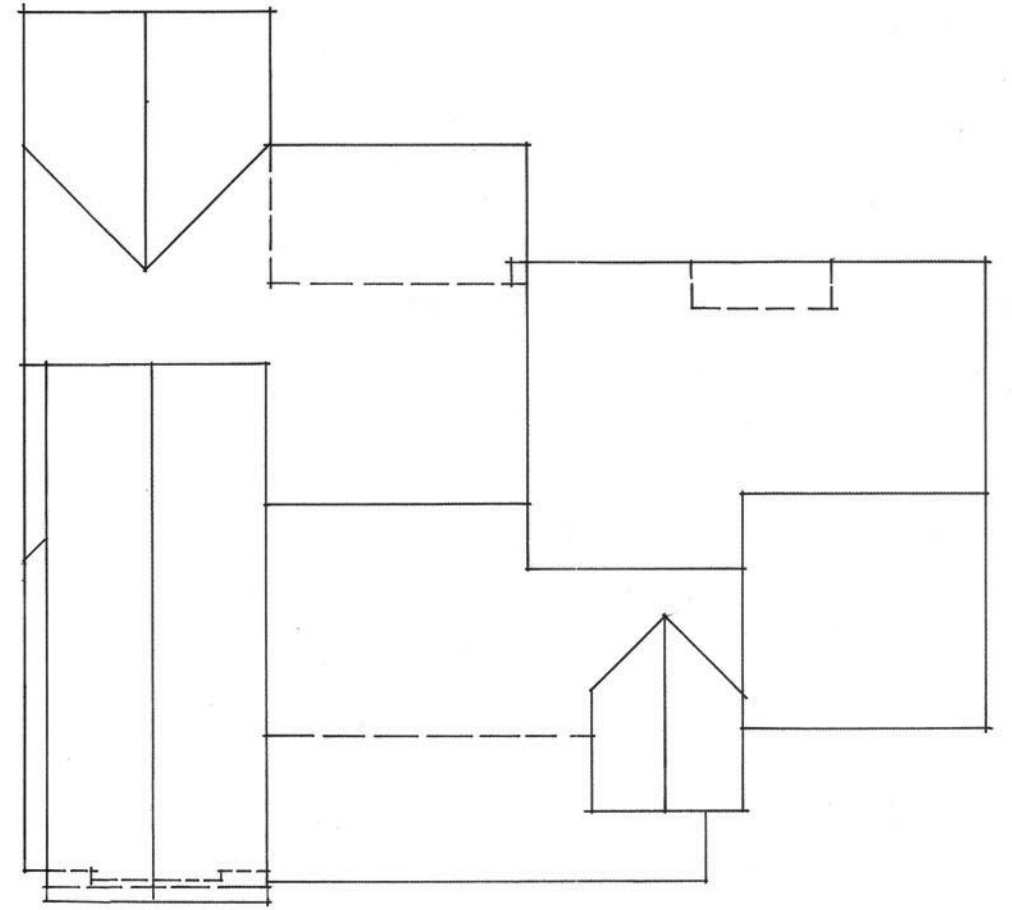
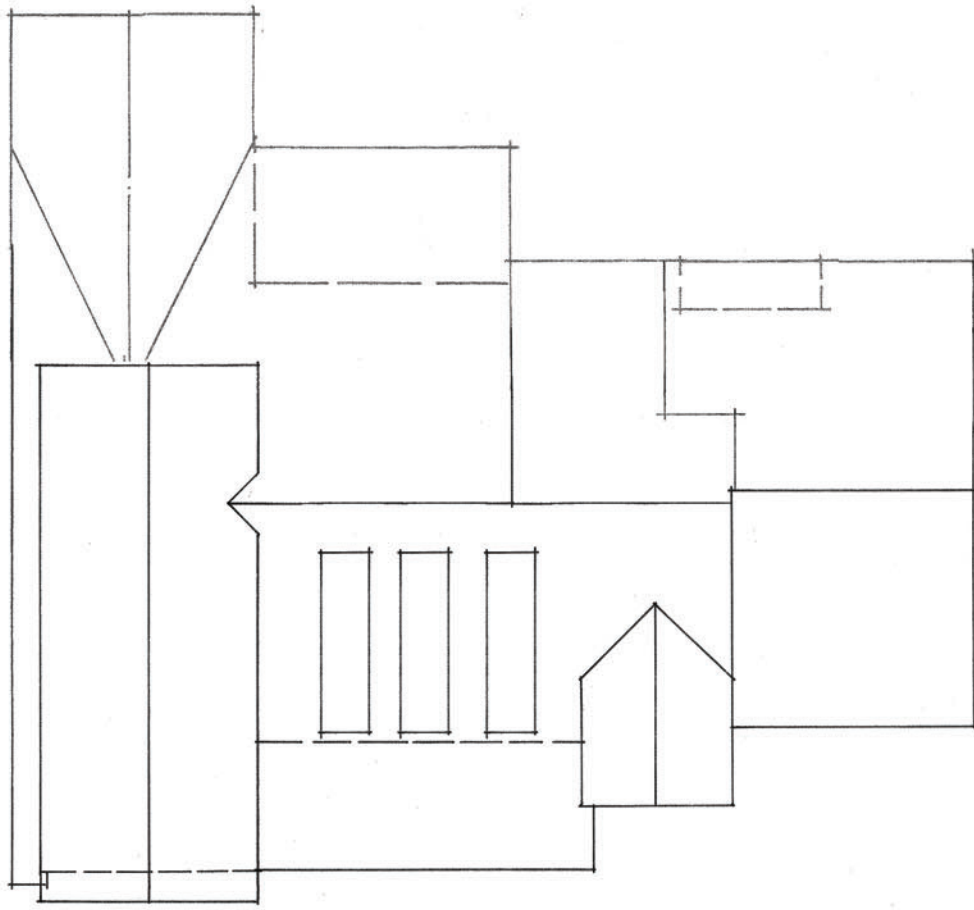
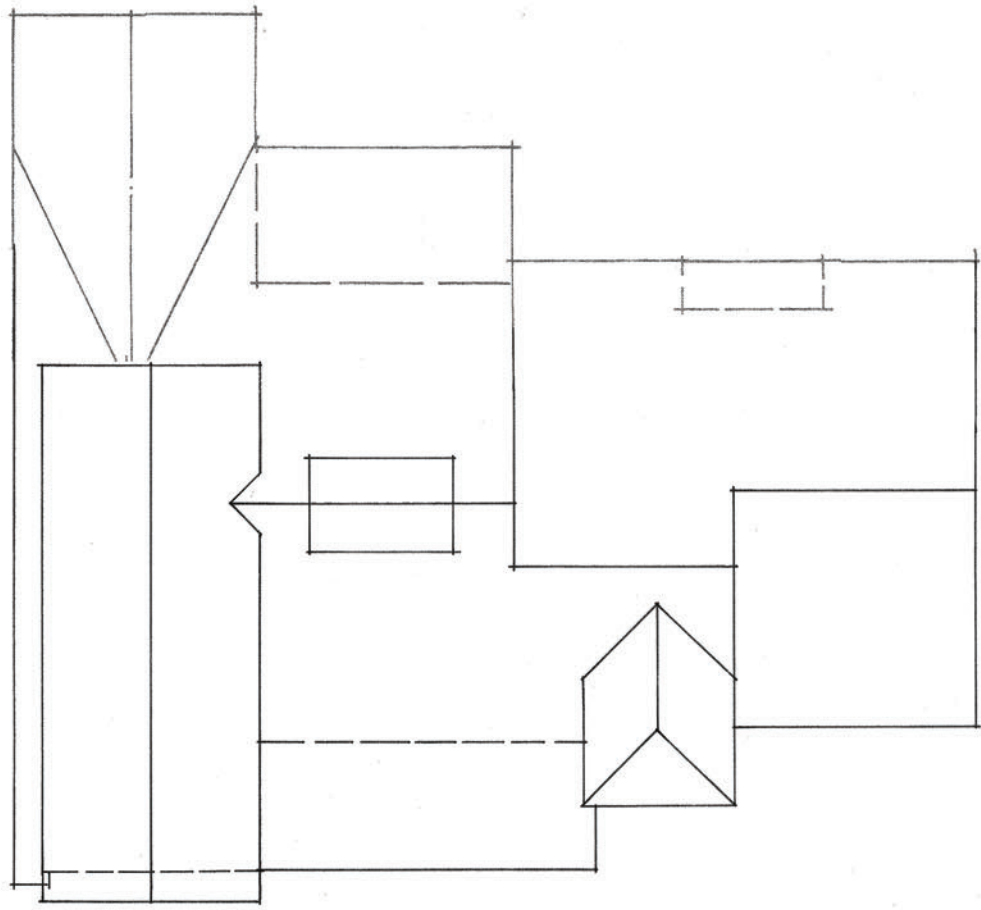
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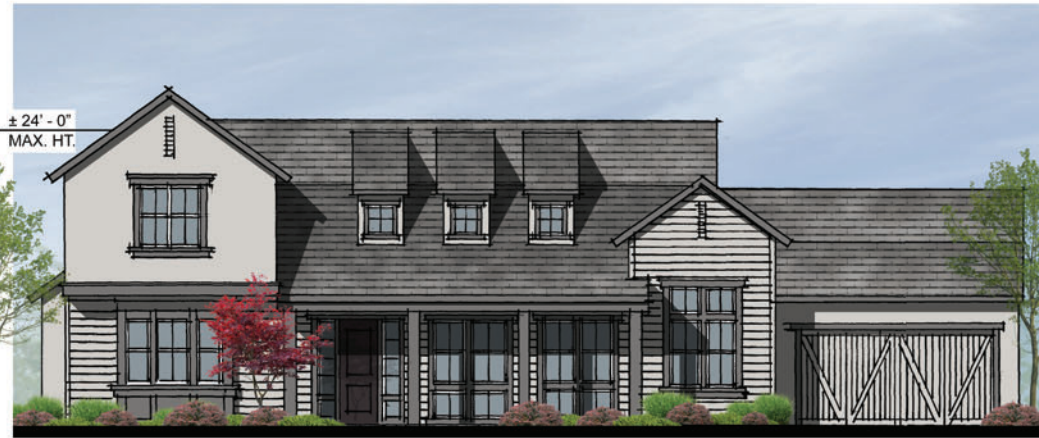


SECOND FLOOR PLAN





AGRARIAN ELEVATION



FARMHOUSE ELEVATION



CRAFTSMAN ELEVATION

YELLOW ROSE RANCH
CALISTOGA, CA
January, 2021



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PLAN 3 ELEVATIONS
A8

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