

VESTING TENTATIVE MAP - REVISED PROJECT

DAVIDON HOMES / SCOTT RANCH

CITY OF PETALUMA SONOMA COUNTY CALIFORNIA

SHEET INDEX

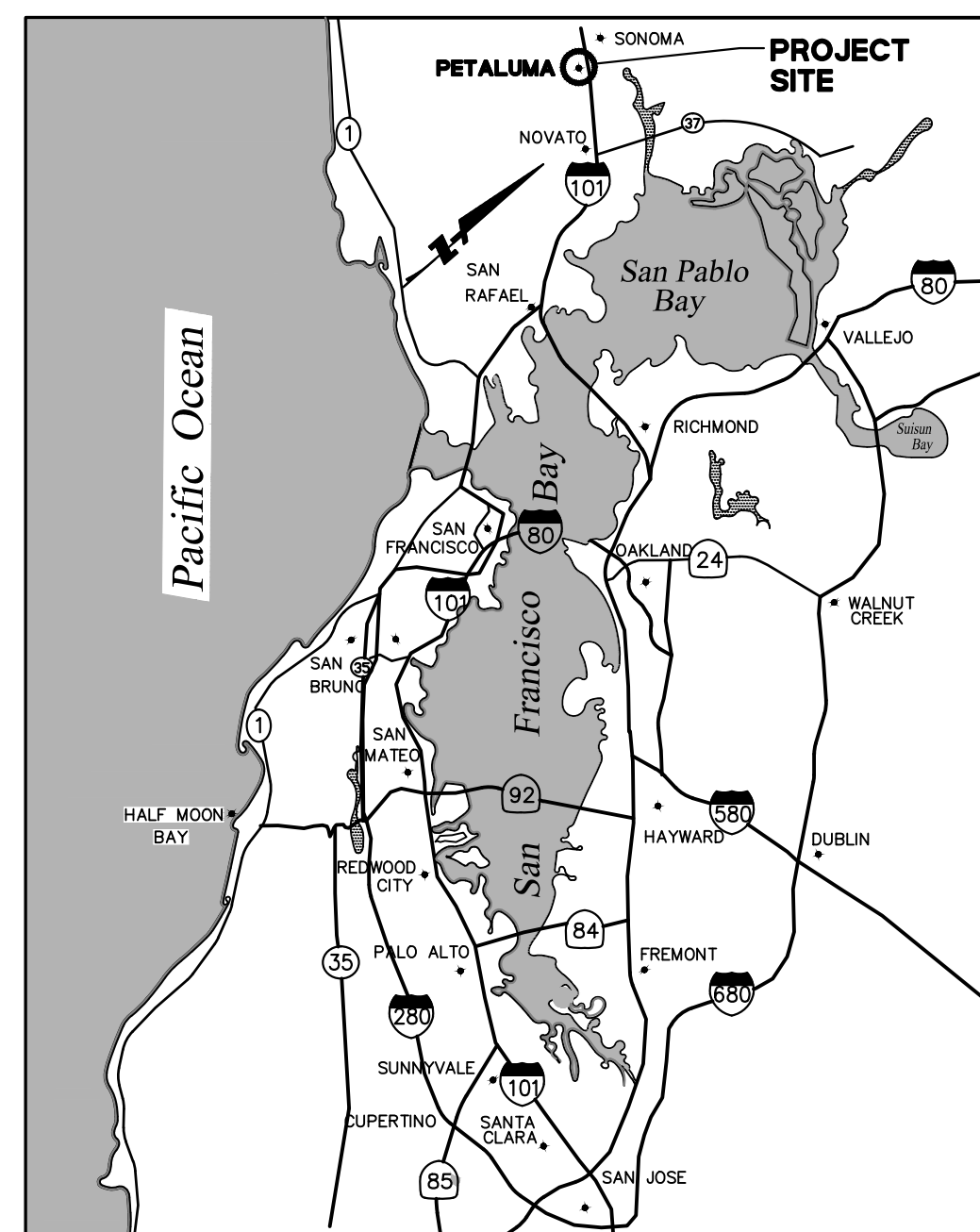
| SHEET NO | DESCRIPTION |
|----------|--------------------------|
| 1 | TITLE SHEET |
| 2 | EXISTING CONDITIONS PLAN |
| 3 | EXISTING TREE SURVEY |
| 4 | PROPOSED SITE PLAN |
| 5 | PROPOSED GRADING PLAN |
| 6 | PROPOSED UTILITY PLAN |
| 7 | SITE SECTIONS |
| 8 | DETAILS |

GENERAL NOTES

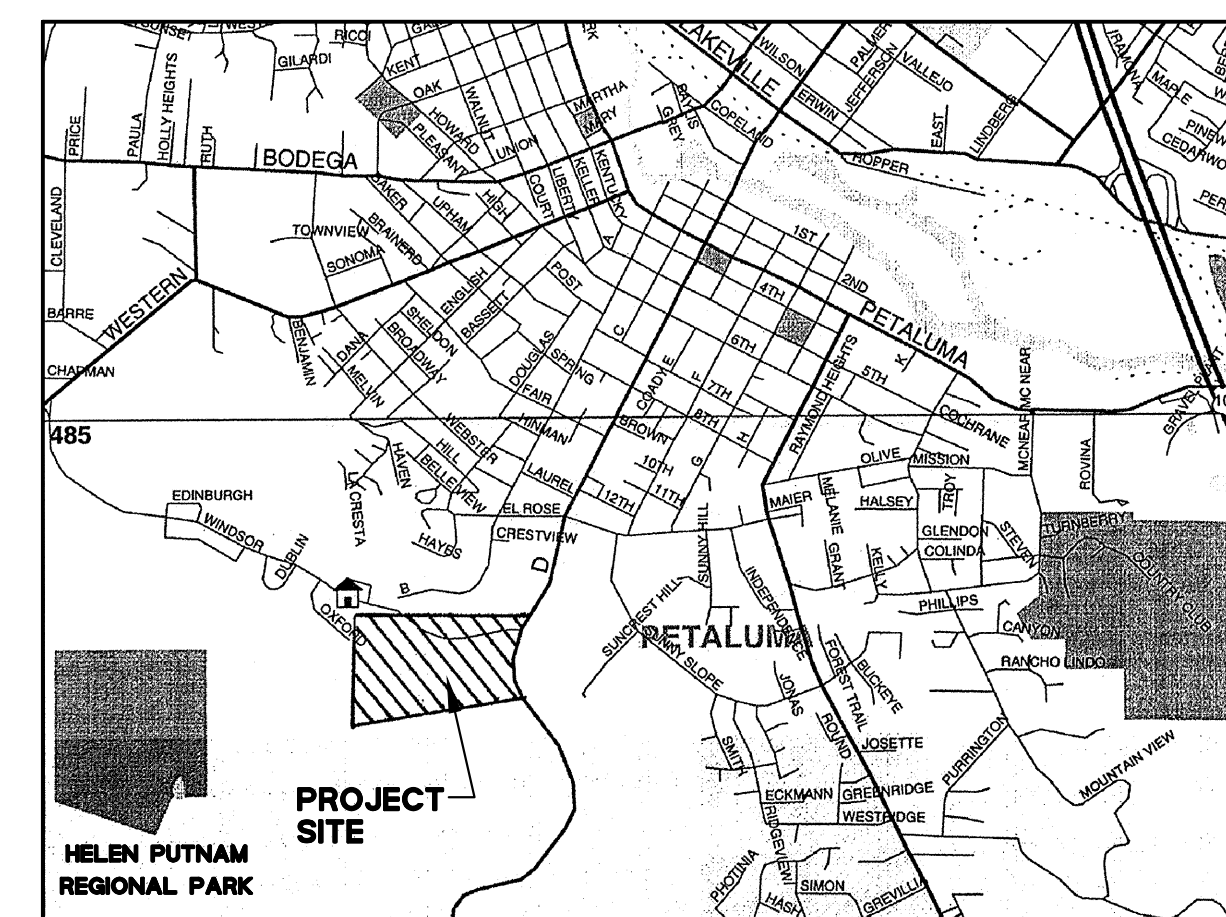
- VESTING TENTATIVE MAP:**
THIS VESTING TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 86452 AND CHAPTER 4.5 OF THE SUBDIVISION MAP ACT.
- MULTIPLE FINAL MAPS:**
DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
- STREET SYSTEM:**
ON SITE STREETS ARE PROPOSED FOR PUBLIC DEDICATION TO THE CITY OF PETALUMA.
- UTILITIES:**
WATER: WATER FACILITIES SHOWN UP TO AND INCLUDING WATER METERS AND IN PUBLIC WATER EASEMENTS WILL BE OWNED AND MAINTAINED BY THE CITY OF PETALUMA.
SANITARY SEWER: SANITARY SEWER FACILITIES IN THE STREET RIGHT OF WAY AND IN PUBLIC PUBLIC SANITARY SEWER EASEMENTS WILL BE OWNED AND MAINTAINED BY THE CITY OF PETALUMA.
STORM DRAIN: STORM DRAIN FACILITIES IN THE STREET RIGHT OF WAY AND IN PUBLIC STORM DRAIN EASEMENTS WILL BE OWNED AND MAINTAINED BY THE CITY OF PETALUMA.
- FEMA:**
REVIEW OF FEMA MAPS 060379-0005-C and 060379-0006-C REVEALS THAT THE PROJECT IS NOT SUBJECT TO INUNDATION.
- OPEN SPACE/PRIVATE OPEN SPACE:**
OPEN SPACE IS PROVIDED FOR PUBLIC DEDICATION TO THE CITY OF PETALUMA. PRIVATE OPEN SPACE TO BE RETAINED BY PROJECT.

PROJECT SUMMARY

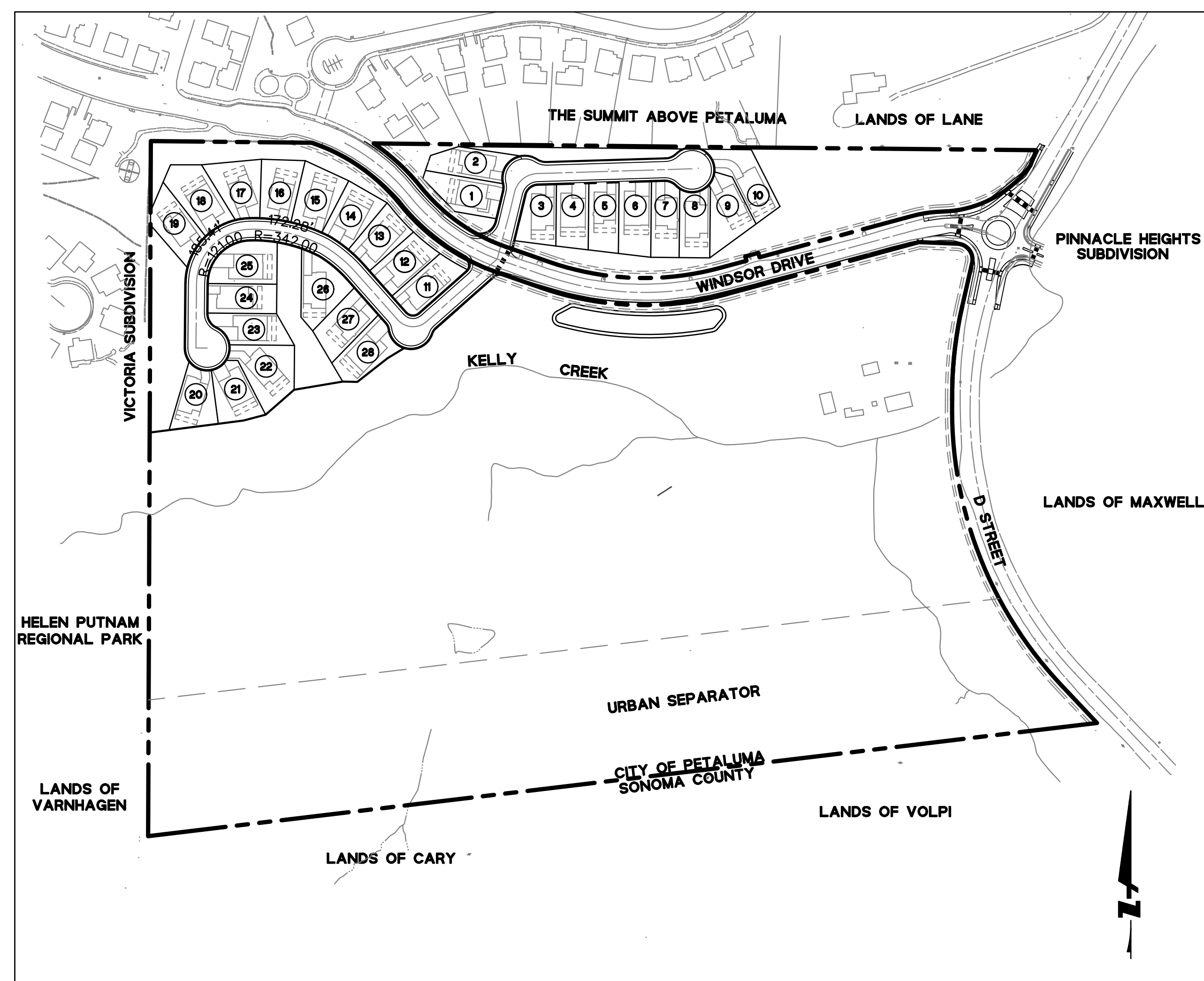
| | |
|-----------------------------------|--|
| OWNER/ SUBDIVIDER: | DAVIDON HOMES 1600 S. MAIN STREET WALNUT CREEK, CA 94596 (925) 945-8000 CONTACT: STEVE ABBS |
| ENGINEER: | BKF ENGINEERS 255 SHORELINE DRIVE REDWOOD CITY, CA 94065 (650) 482-6300 CONTACT: THOMAS MORSE |
| GEOTECHNICAL ENGINEER: | BERLOGAR STEVENS & ASSOCIATES 5587 SUNOL BOULEVARD PLEASANTON, CA 94566 (925) 484-0220 CONTACT: FRANK BERLOGAR |
| AREA: | 58.66± ACRES |
| ASSESSOR PARCEL NO.: | 019-120-140 019-120-141 |
| EXISTING ZONING: | RESIDENTIAL |
| EXISTING LAND USE: | SINGLE FAMILY RESIDENCE |
| PROPOSED ZONING: | PLANNED UNIT DEVELOPMENT |
| PROPOSED LAND USE: | 28 SINGLE FAMILY DETACHED UNITS |
| DEDICATION: | STREETS FOR PUBLIC ACCESS |
| UTILITIES: | |
| WATER SUPPLY: | CITY OF PETALUMA |
| FIRE PROTECTION: | CITY OF PETALUMA |
| SEWAGE DISPOSAL: | CITY OF PETALUMA |
| STORM DRAIN: | CITY OF PETALUMA |
| GAS: | PACIFIC GAS & ELECTRIC |
| ELECTRIC: | PACIFIC GAS & ELECTRIC |
| TELEPHONE: | AT&T |
| CABLE TELEVISION: | COMCAST |



VICINITY MAP
NTS



LOCATION MAP
NTS



SITE PLAN
SCALE: 1"=200'

LEGEND

| | PROPOSED | EXISTING |
|-----------------------------|----------|-----------|
| BOUNDARY LINE | --- | --- |
| EASEMENT LINE | --- | --- |
| CENTER LINE OR CONTROL LINE | --- | --- |
| CONTOUR LINE | 105 | 105 |
| STORM DRAIN MAIN | 15" SD | EX 12" SD |
| SANITARY SEWER MAIN | 8" SS | EX 8" SS |
| WATER MAIN | W | EX 6" WL |
| GAS | G | EX GAS |
| AREA DRAIN | ⊙ | |
| CATCH BASIN | ⊠ | ⊠ |
| CLEANOUT | ⊙ | |
| DROP INLET | ⊠ | |
| FIRE HYDRANT | ⊙ | ⊙ |
| JOINT POLE | ⊙ | ⊙ |
| MANHOLE | ⊙ | ⊙ |
| SPOT ELEVATION | × 101 | × 101 |
| STREET LIGHT/LUMINAIRE | ⊙ | ⊙ |
| WATER METER | ⊙ | |
| WATER VALVE | ⊙ | |
| CONCRETE DITCH | --- | |
| NOISE BARRIER | --- | |

ABBREVIATIONS

| SYMBOL | DESCRIPTION | SYMBOL | DESCRIPTION |
|---------|-----------------|--------|------------------------------|
| AD | AREA DRAIN | MON | MONUMENT |
| APPROX | APPROXIMATE | NTS | NOT TO SCALE |
| BNDY | BOUNDARY | P | PAD ELEVATION |
| C&G | CURB AND GUTTER | P/L | PROPERTY LINE |
| C/L, CL | CENTER LINE | P/AE | PUBLIC ACCESS EASEMENT |
| CB | CATCH BASIN | PR | PROPOSED |
| CK | CREEK | PSDE | PRIVATE STORM DRAIN EASEMENT |
| DI | DROP INLET | PUE | PUBLIC UTILITY EASEMENT |
| DIA | DIAMETER | R | RADIUS |
| DWY | DRIVEWAY | R/W | RIGHT OF WAY |
| EMT | ELEVATION | SD | STORM DRAIN |
| EX, E | EXISTING | SDE | PUBLIC STORM DRAIN EASEMENT |
| F/C, FC | FACE OF CURB | SDMH | STORM DRAIN MANHOLE |
| FR | FIRE HYDRANT | SF | SQUARE FOOT |
| G | GAS | SS | SANITARY SEWER |
| HC | HANDICAPPED | SSE | SANITARY SEWER EASEMENT |
| HP | HIGH POINT | SSMH | SANITARY SEWER MANHOLE |
| INV | INVERT | ST | STATION |
| L | LENGTH | STA | TYPICAL |
| LF | LINEAR FEET | TYP | TYPICAL |
| L/L | LOT LIMIT | W | WATER |
| LP | LOW POINT | WDE | WATER EASEMENT |
| MH | MANHOLE | WL | WATER LINE |
| MIN | MINIMUM | WM | WATER METER |

BENCHMARK

TOP OF BRASS DISK IN WELL MONUMENT LOCATED ON WINDSOR DRIVE. ELEVATION = 216.38' PER CITY OF PETALUMA MONUMENT SYSTEM MAP G13 DATED MAY 10, 2000.

BASIS OF BEARING

N 85°48'07" E BEING A CALCULATED LINE BETWEEN TWO FOUND BRASS DISKS IN WELL MONUMENTS LOCATED ON WINDSOR DRIVE PER CITY OF PETALUMA PARCEL MAP NO. 311 FILED IN BOOK 574 OF MAPS AT PAGES 37-39, SONOMA COUNTY RECORDS.

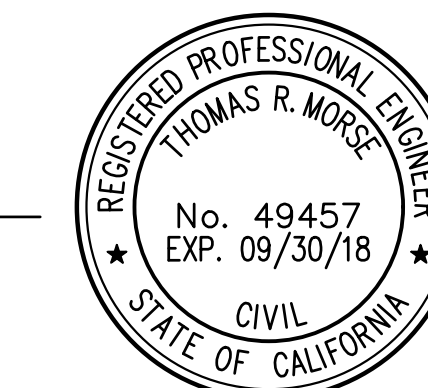
SYMBOL LEGEND

| SYMBOL | DESCRIPTION |
|--------|---------------------------------|
| ⊠ | DETAIL SECTION NO A ON SHT NO 7 |
| ⊙ | DETAIL NO 1 ON SHT NO 9 |

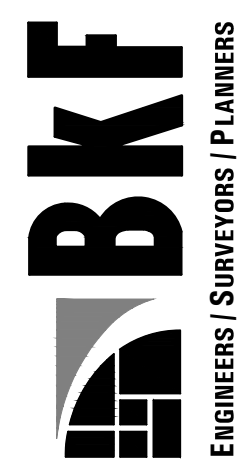
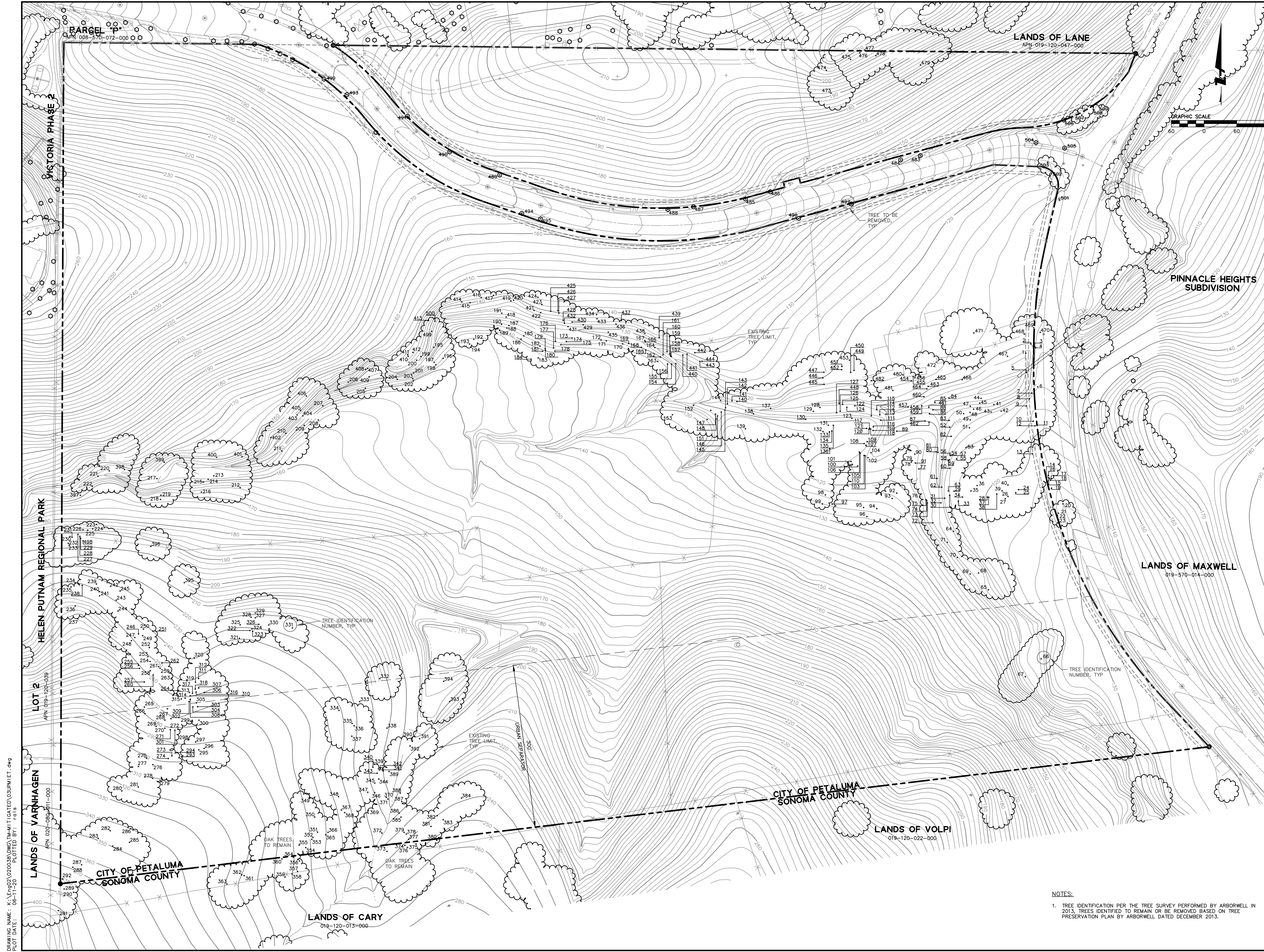
ENGINEER'S STATEMENT

THIS VESTING TENTATIVE MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

THOMAS R. MORSE
PROJECT MANAGER
P.E. #45457
BKF ENGINEERS



| No. | Date | By | Description |
|-----|------------|----------|------------------|
| 1 | 06/11/2020 | AS NOTED | AS NOTED |
| | | ADT | DESIGN |
| | | KCC | DRAWN |
| | | TRM | APPROVED |
| | | TRM | JOB NO. 20020038 |



CALIFORNIA
SONOMA COUNTY
CITY OF PETALUMA

**DAVIDON HOMES / SCOTT RANCH
REVISED PROJECT - 28 LOTS
EXISTING TREE SURVEY**

SONOMA COUNTY
CITY OF PETALUMA

| Revisions | |
|-----------|------------|
| No. | Date |
| 1 | 06/11/2020 |
| 2 | 06/11/2020 |
| 3 | 06/11/2020 |
| 4 | 06/11/2020 |
| 5 | 06/11/2020 |
| 6 | 06/11/2020 |
| 7 | 06/11/2020 |
| 8 | 06/11/2020 |
| 9 | 06/11/2020 |
| 10 | 06/11/2020 |

DRAWING NAME: K:\Projects\020003\DWG\TM-HIT-GATED\03\PHLET.dwg
PLOT DATE: 06-11-20 PLOTTED BY: rats

NOTES:
1. TREE IDENTIFICATION PER THE TREE SURVEY PERFORMED BY ARBORWELL IN 2013. TREES IDENTIFIED TO REMAIN OR BE REMOVED BASED ON TREE PRESERVATION PLAN BY ARBORWELL DATED DECEMBER 2013.

PARCEL
APN 008-570-072-000

LANDS OF LANE
APN 019-120-047-000

GRAPHIC SCALE
0 60 120

PINNACLE HEIGHTS
SUBDIVISION

LANDS OF MAXWELL
019-570-014-000

LANDS OF VOLPI
019-120-022-000

LANDS OF CARY
019-120-013-000

HELEN PUTNAM REGIONAL PARK

LOT 2
APN 008-100-039

LANDS OF VARRHAGEN
APN 021-069-011-000

CITY OF PETALUMA
SONOMA COUNTY

CITY OF PETALUMA
SONOMA COUNTY

EXISTING TREE LIMIT
TYP

TREE IDENTIFICATION
NUMBER, TYP

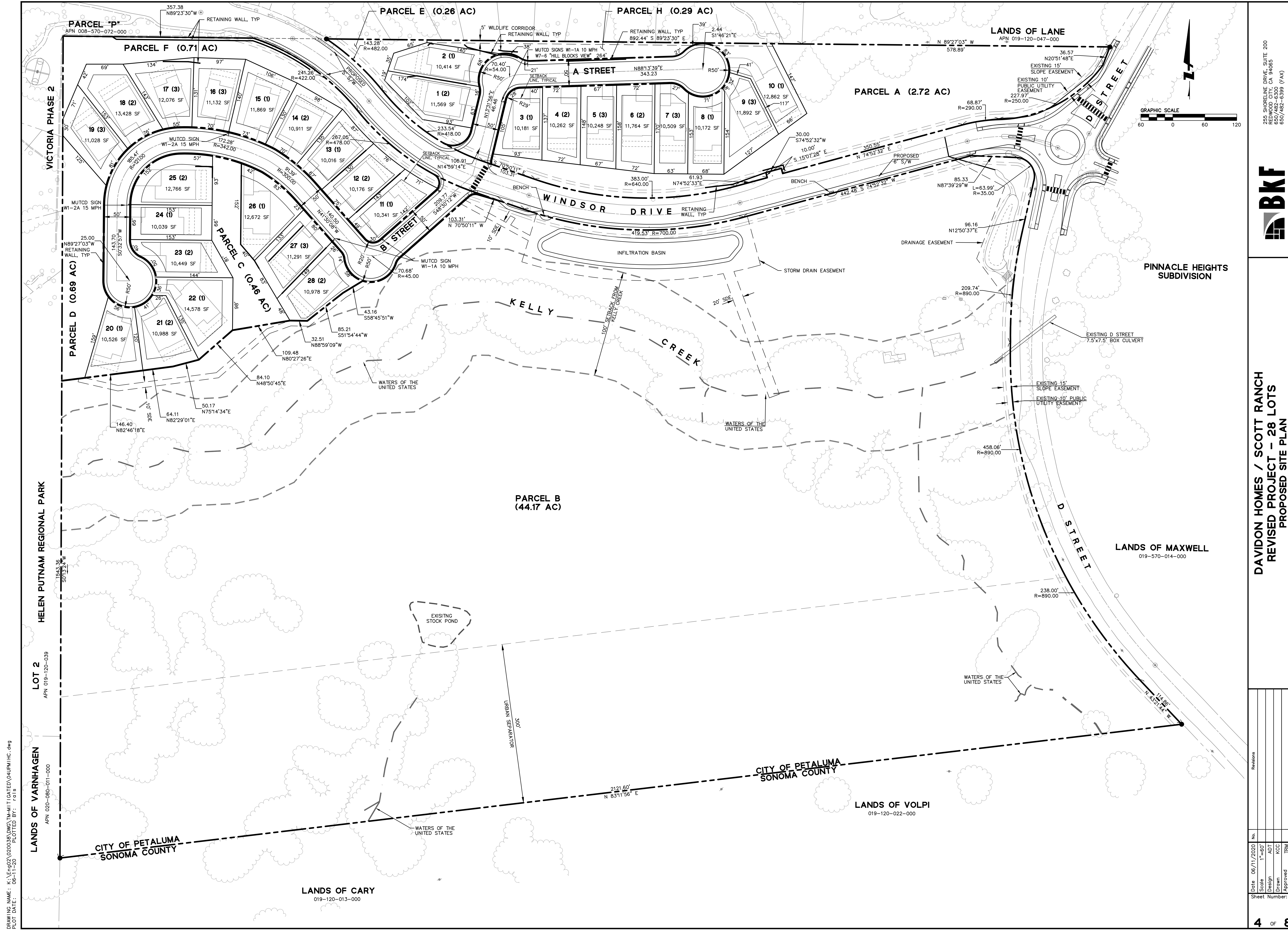
TREE IDENTIFICATION
NUMBER, TYP

OAK TREES TO REMAIN

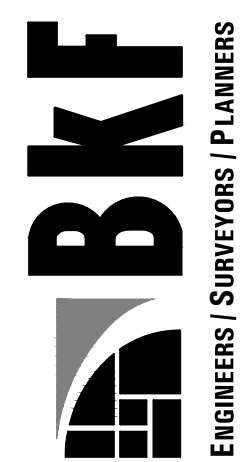
OAK TREES TO REMAIN

TREE TO BE REMOVED,
TYP

EXISTING TREE LIMIT,
TYP



200
SUITE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)



ENGINEERS SURVEYORS PLANNERS

CALIFORNIA
SONOMA COUNTY
DAVIDON HOMES / SCOTT RANCH
REVISED PROJECT - 28 LOTS
PROPOSED SITE PLAN

CITY OF PETALUMA

| Date | Scale | Design | Drawn | Approved | Job No. |
|------------|--------|--------|-------|----------|----------|
| 06/11/2020 | 1"=60' | ADT | KCC | TRM | 20020038 |

Revisions

| No. | Description |
|-----|-------------|
| | |

Sheet Number: 4 of 8

DRAWING NAME: K:\Projects\020038\DWG\TM-HIT-GATED\04LPH1HC.dwg
PLOT DATE: 06-11-20 PLOTTED BY: rats

LOT 2
APN 019-120-039

LANDS OF VARNHAGEN
APN 020-080-011-000

PARCEL P
APN 008-570-072-000

PARCEL F (0.71 AC)

PARCEL D (0.69 AC)

PARCEL C (0.46 AC)

PARCEL E (0.26 AC)

PARCEL H (0.29 AC)

PARCEL A (2.72 AC)

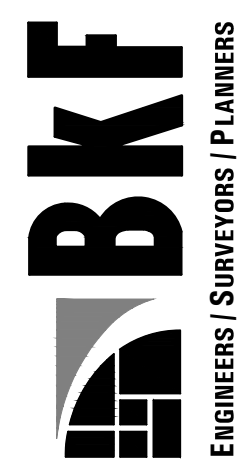
PARCEL B (44.17 AC)

LANDS OF LANE
APN 019-120-047-000

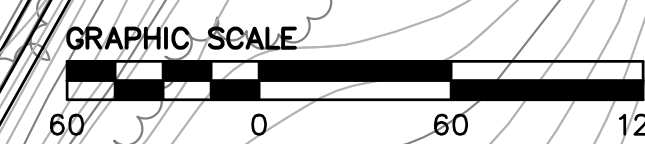
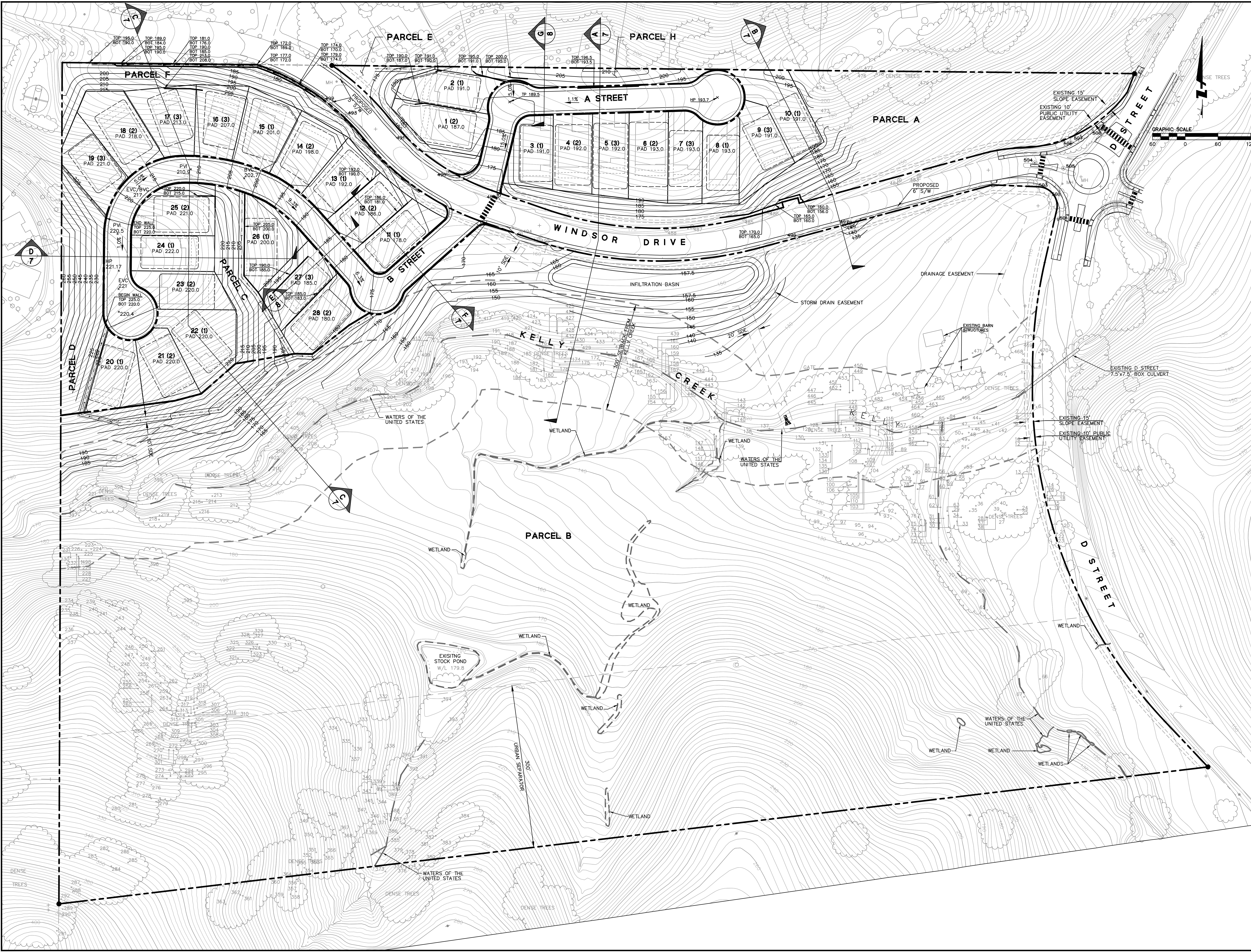
LANDS OF MAXWELL
019-570-014-000

LANDS OF VOLPI
019-120-022-000

LANDS OF CARY
019-120-013-000



DAVIDON HOMES / SCOTT RANCH
REVISED PROJECT - 28 LOTS
PROPOSED GRADING PLAN



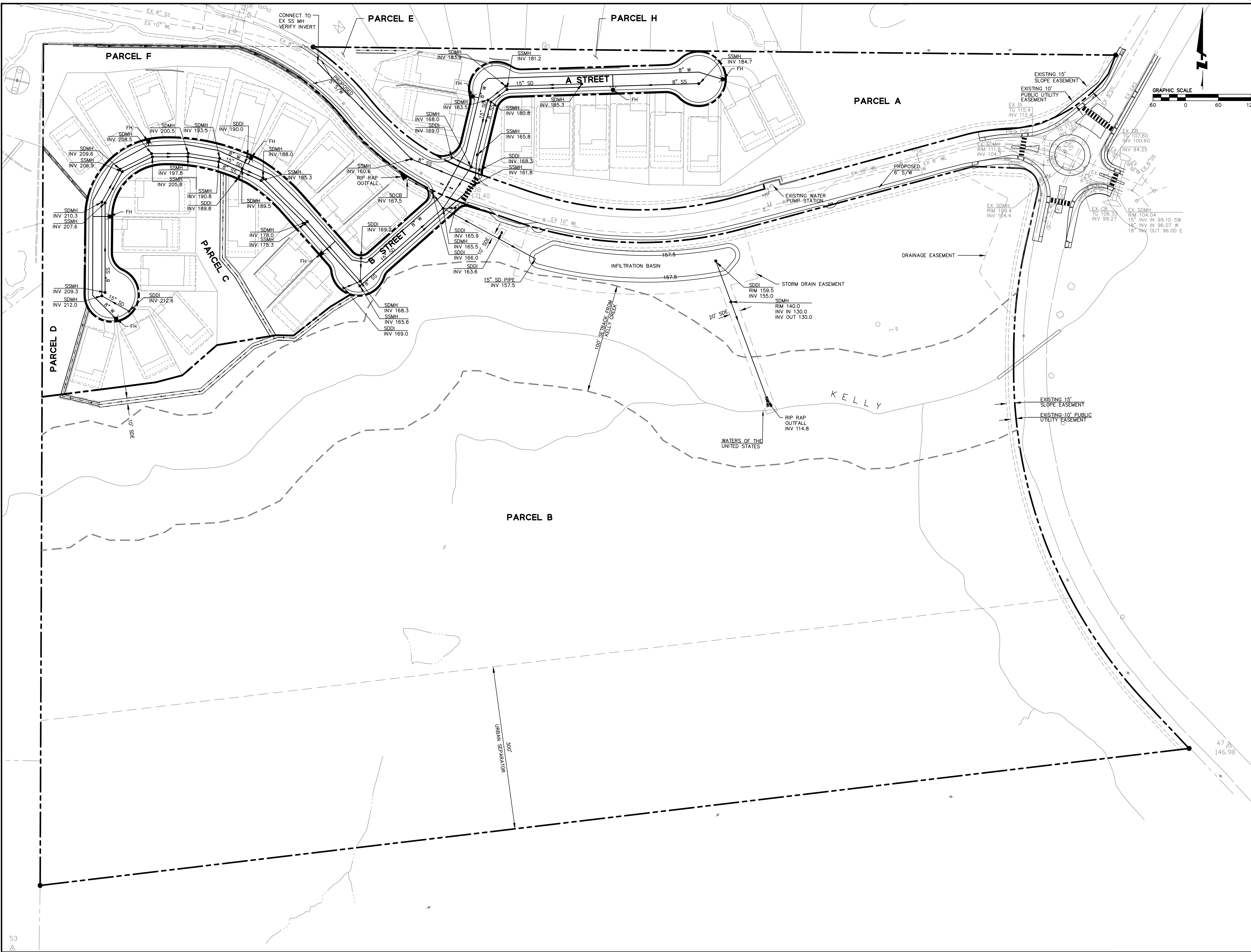
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PLOT DATE: 06-11-20 PLOTTED BY: rats

| Revisions | |
|-----------|------------|
| No. | Date |
| 1 | 06/11/2020 |

| | |
|----------|------------|
| Date | 06/11/2020 |
| Scale | 1"=60' |
| Design | ADT |
| Drawn | KCC |
| Approved | TRM |
| Job No. | 20020038 |

DRAWING NAME: K:\A\02\020038\DWG\TM-HM-TI\GATED\06\PM\UT.dwg
PLOT DATE: 06-11-20 PLOTTED BY: r01s

53



265 SUCCESSE DRIVE, SUITE 200
REDWOOD CITY, CA 94065
650/482-6300 (FAX)
650/482-6399 (FAX)



ENGINEERS / SURVEYORS / PLANNERS
CALIFORNIA

DAVIDON HOMES / SCOTT RANCH
REVISED PROJECT - 28 LOTS
PROPOSED UTILITY PLAN

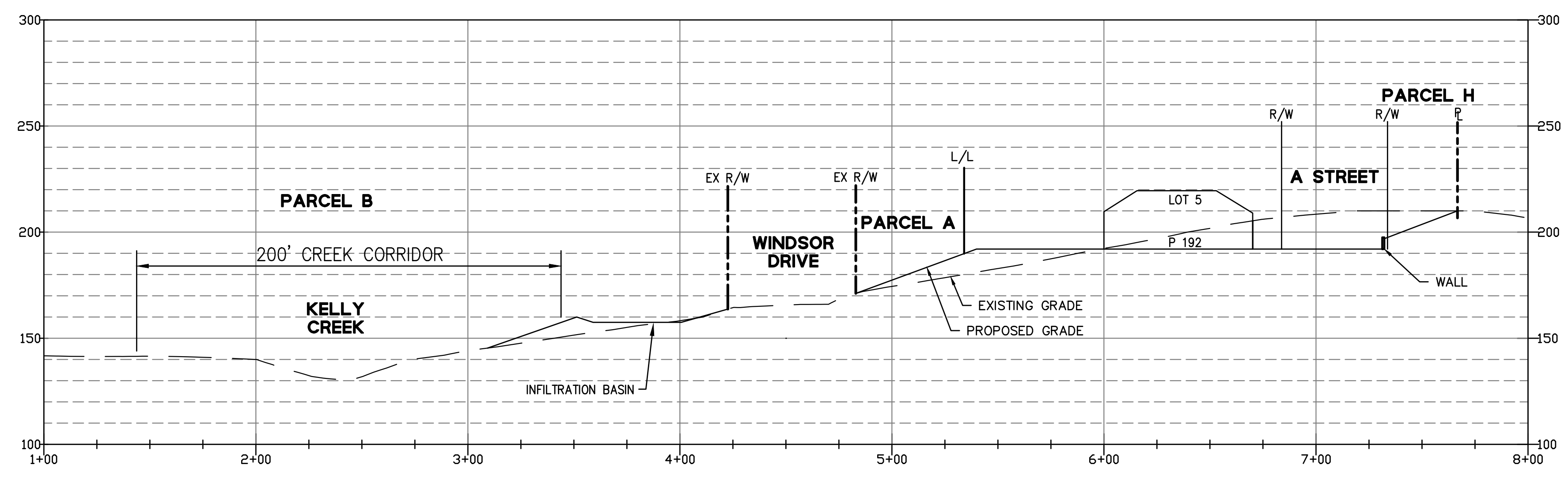
SONOMA COUNTY
CITY OF PETALUMA

| Date | Scale | Design | Drawn | Approved | Job No. |
|------------|--------|--------|-------|----------|----------|
| 06/11/2020 | 1"=60' | ADT | KCC | TRM | 20200038 |

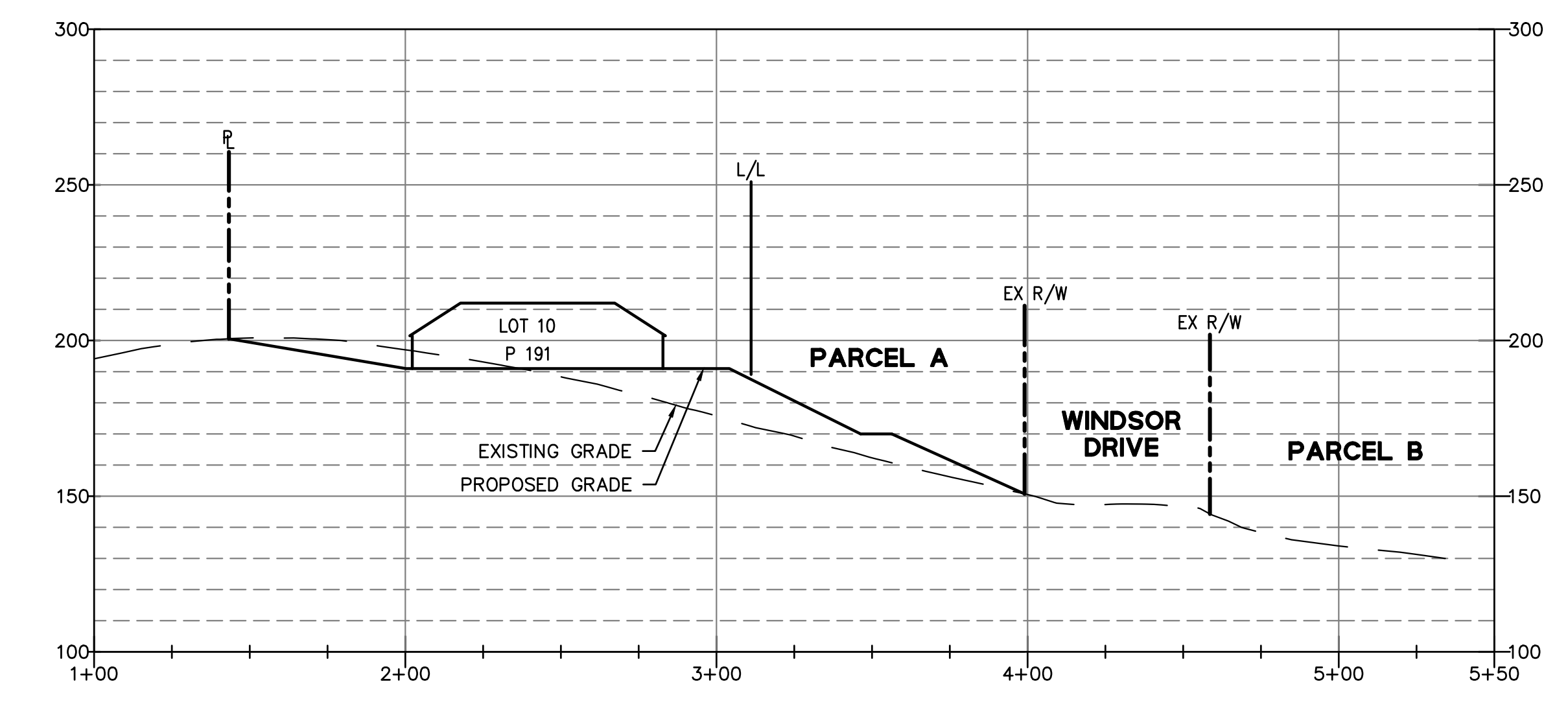
Revisions

| No. | Description |
|-----|-------------|
| | |

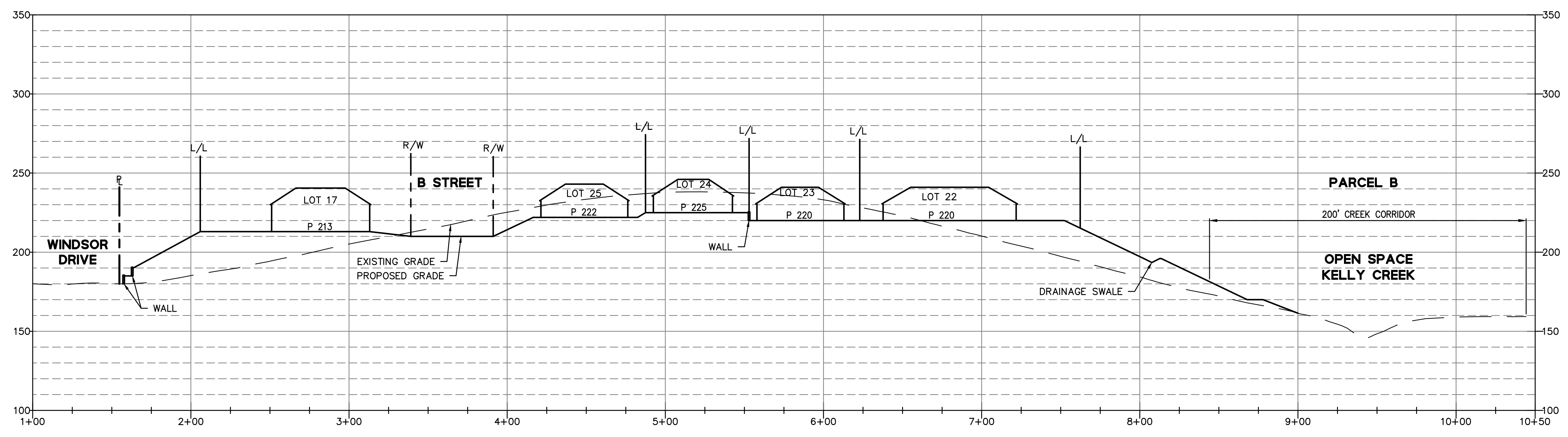
Sheet Number: 6 of 8



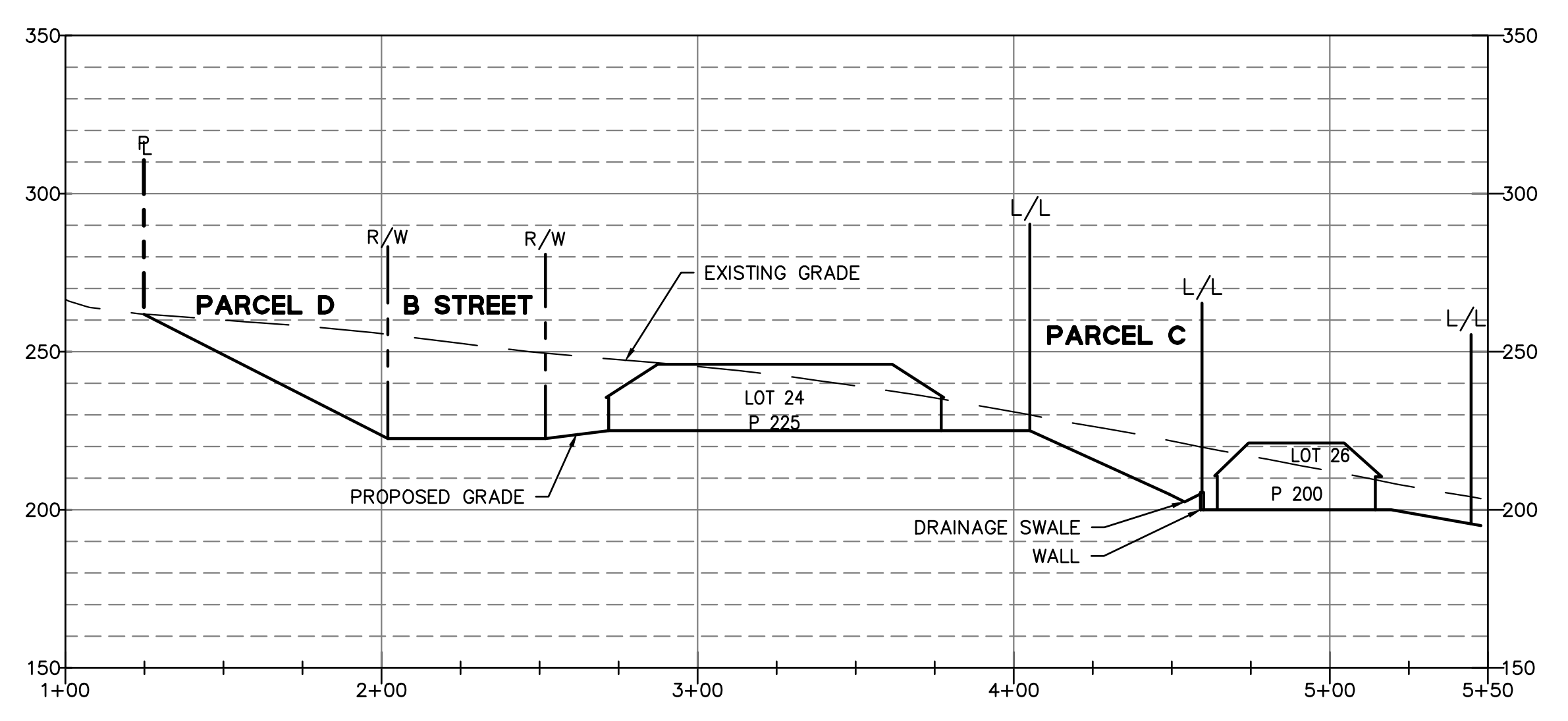
A SITE SECTION A-A
 SCALE: HORZ. 1"=40'
 VERT. 1"=40'



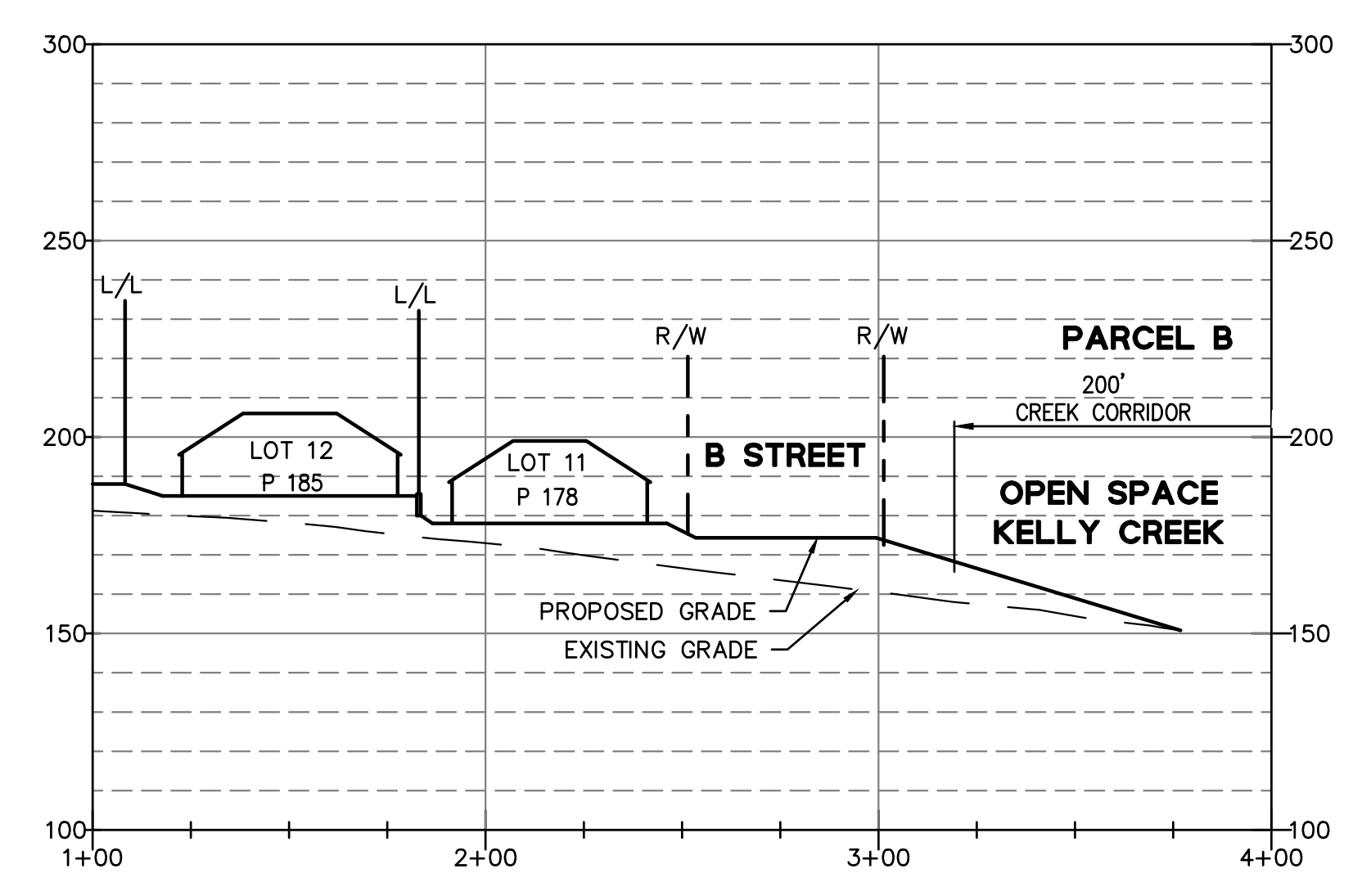
B SITE SECTION B-B
 SCALE: HORZ. 1"=40'
 VERT. 1"=40'



C SITE SECTION C-C
 SCALE: HORZ. 1"=40'
 VERT. 1"=40'



D SITE SECTION D-D
 SCALE: HORZ. 1"=40'
 VERT. 1"=40'



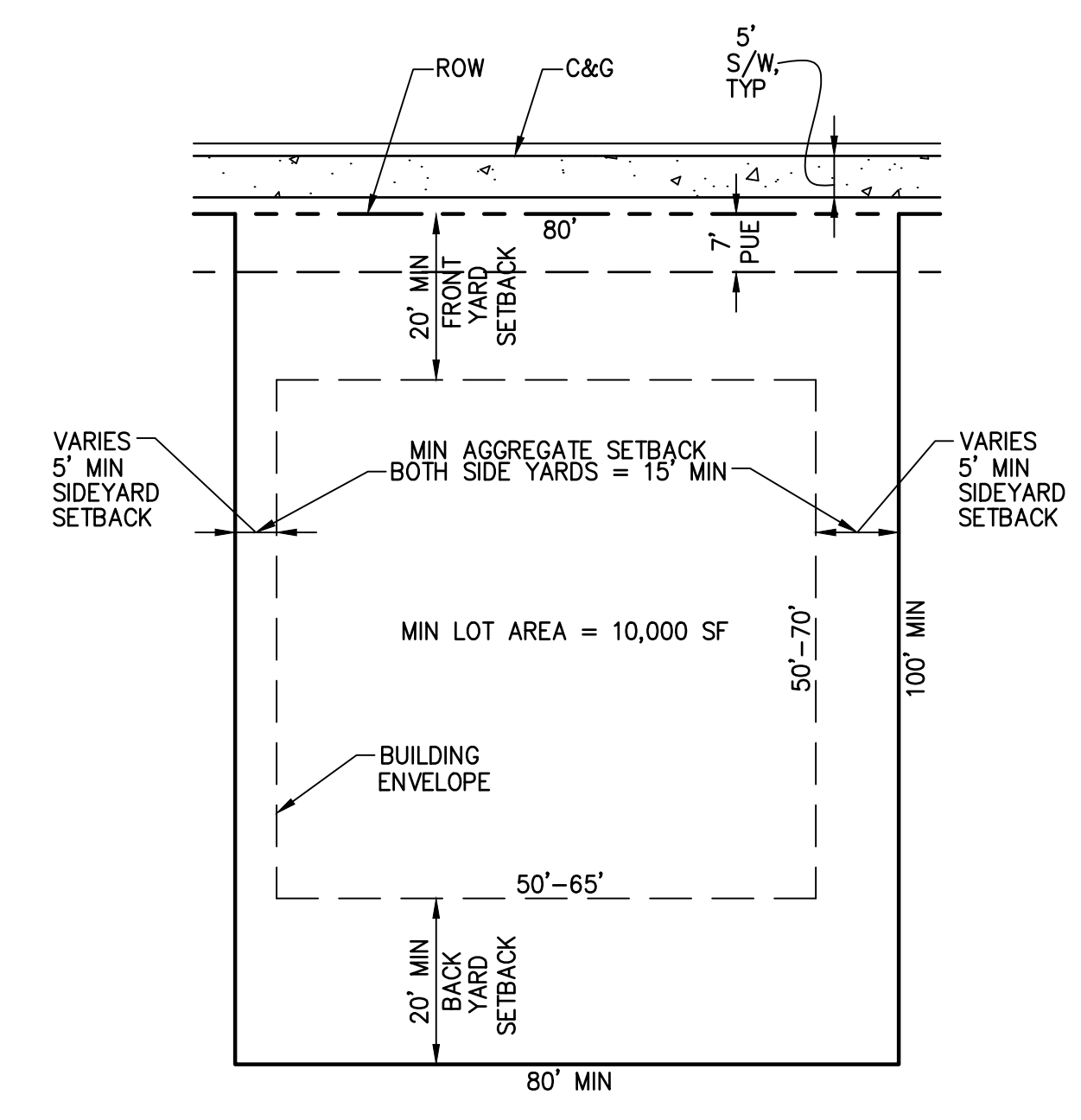
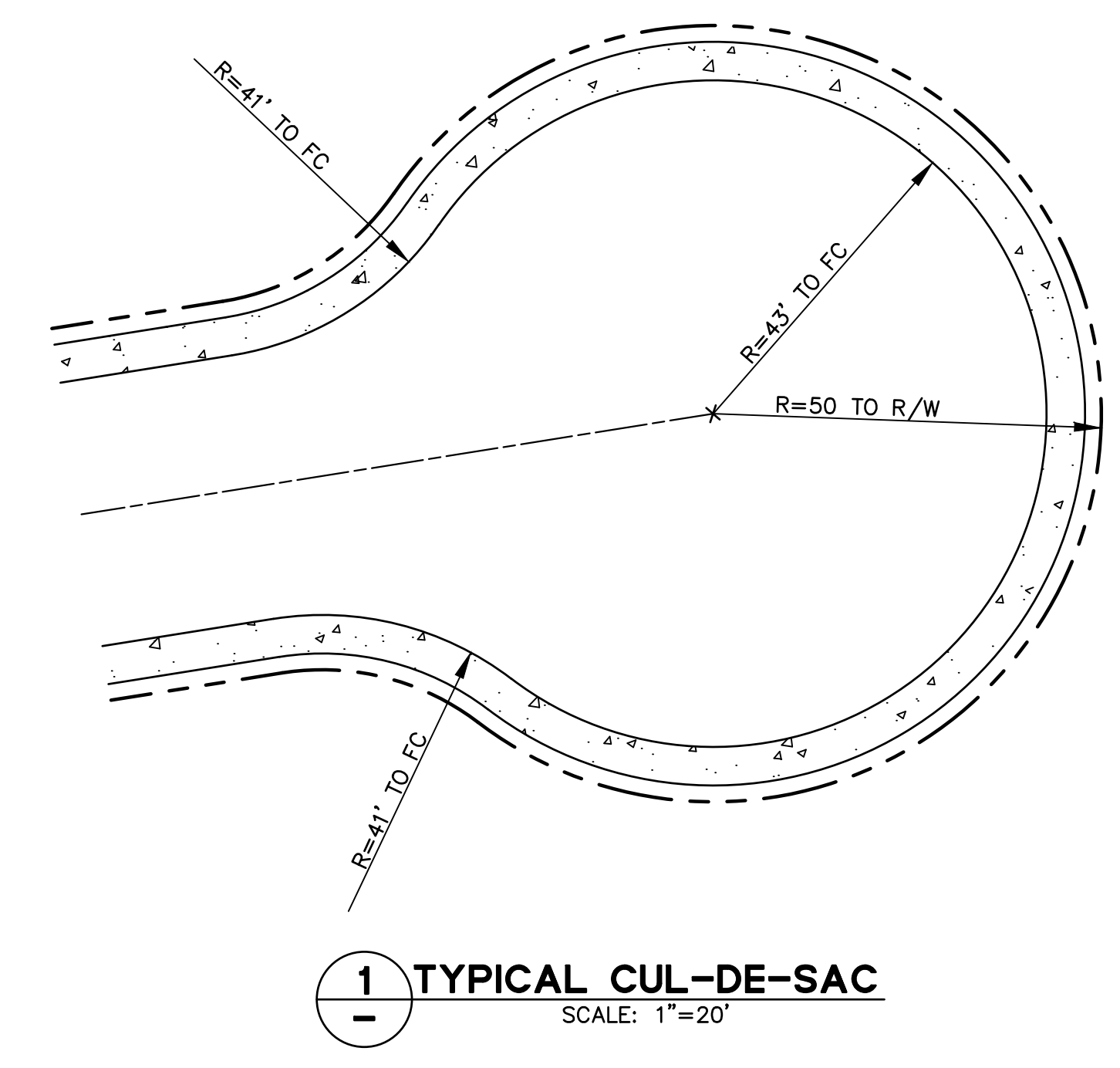
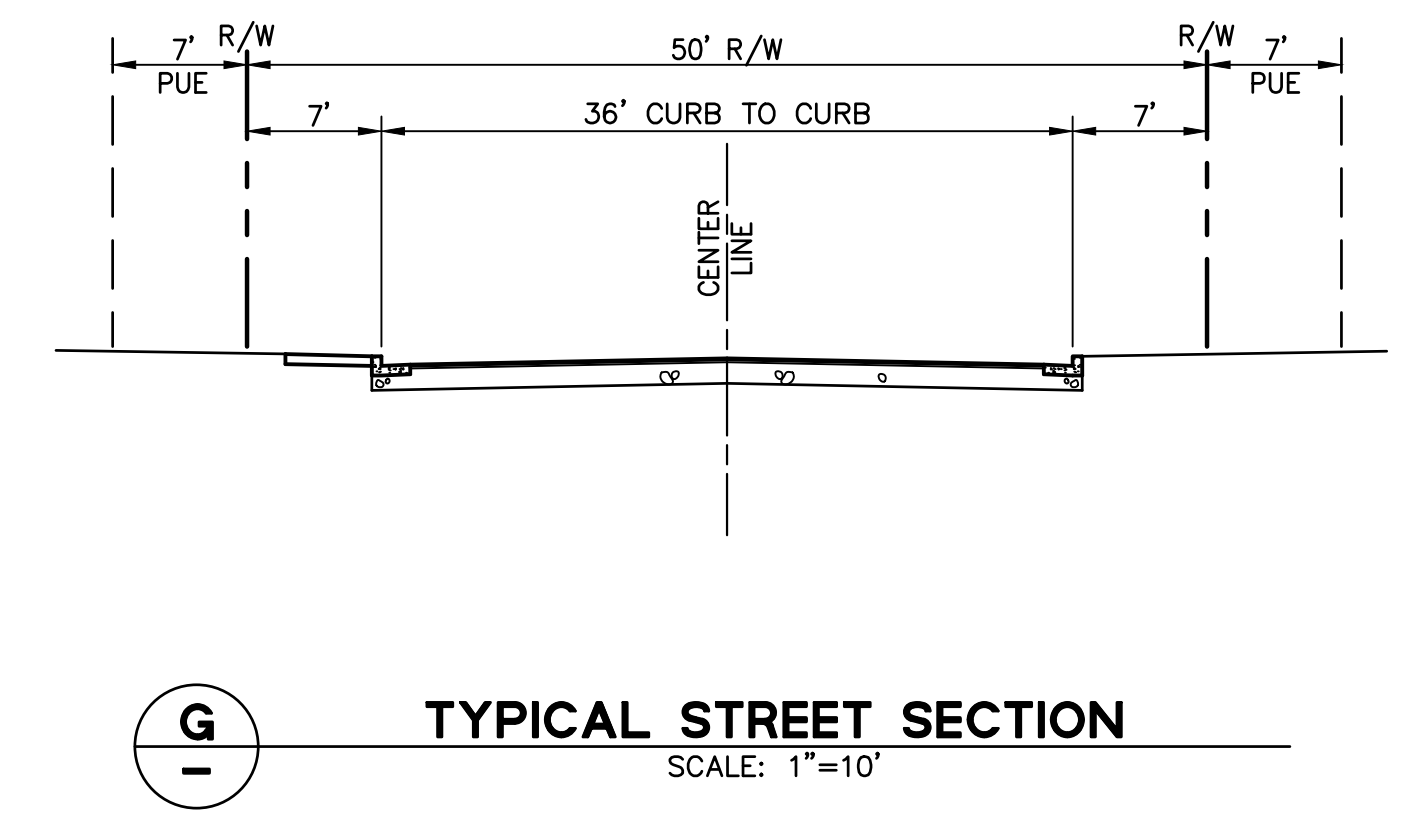
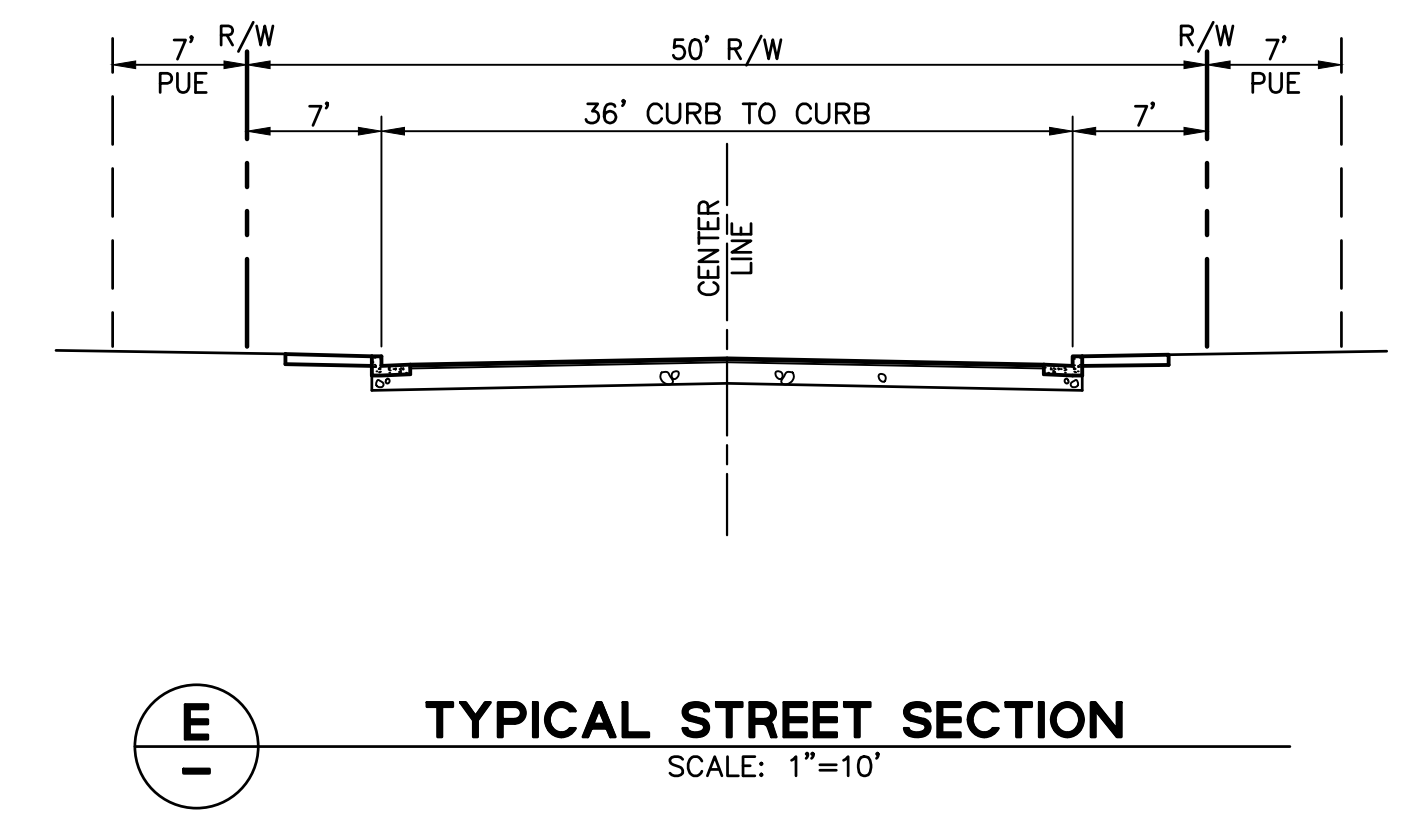
F SITE SECTION F-F
 SCALE: HORZ. 1"=40'
 VERT. 1"=40'

NOTES:
 1) BUILDINGS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY.

DRAWING NAME: K:\Eng\02\020038\DWG\TM-MIT-GATED\07\PM\IPP.dwg
 PLOT DATE: 06-11-20 PLOTTED BY: rals

| Revisions | |
|-----------|------------|
| No. | Date |
| 1 | 06/11/2020 |
| 2 | AS NOTED |
| 3 | ADT |
| 4 | KCC |
| 5 | TRM |
| 6 | TRM |
| 7 | TRM |
| 8 | TRM |

| Revisions | |
|-----------|-------------|
| No. | Description |
| | |
| | |
| | |
| | |
| | |
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NOTE:
1. BUILDING ENVELOPE SHOWN TO ILLUSTRATE BUILDING SETBACKS AND MAY NOT REPRESENT ACTUAL BUILDING FOOTPRINTS.

