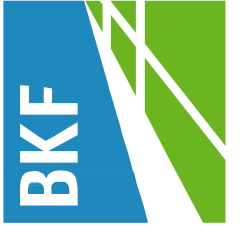


VESTING TENTATIVE MAP – REVISED PROJECT

DAVIDON HOMES / SCOTT RANCH

CITY OF PETALUMA SONOMA COUNTY CALIFORNIA

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



CALIFORNIA

DAVIDON HOMES / SCOTT RANCH
REVISED PROJECT – 28 LOTS
TITLE SHEET
SONOMA COUNTY

CITY OF PETALUMA

SHEET INDEX

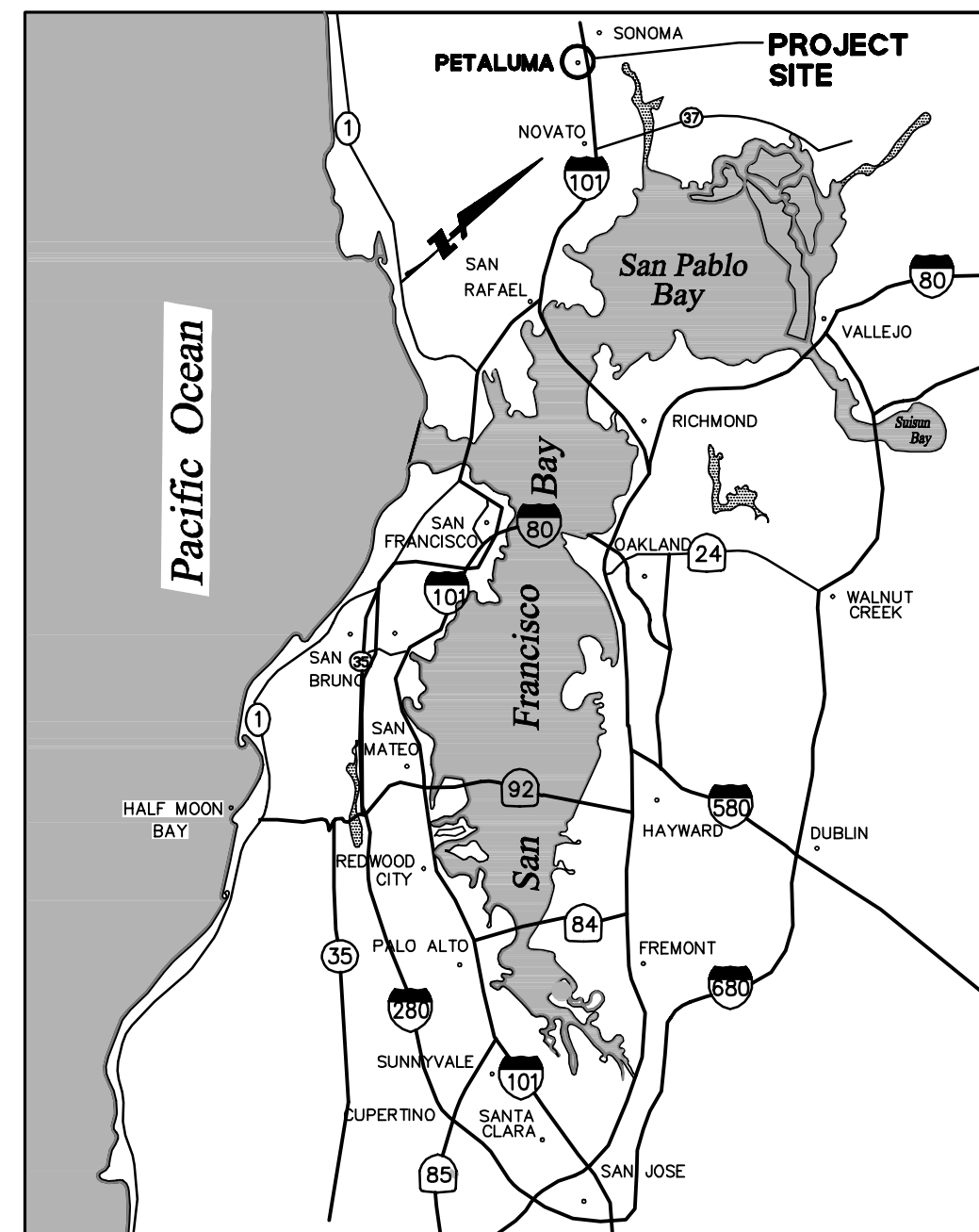
SHEET NO	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS PLAN
3	EXISTING TREE SURVEY
4	PROPOSED SITE PLAN
5	PROPOSED GRADING PLAN
6	PROPOSED UTILITY PLAN
7	SITE SECTIONS
8	DETAILS

GENERAL NOTES

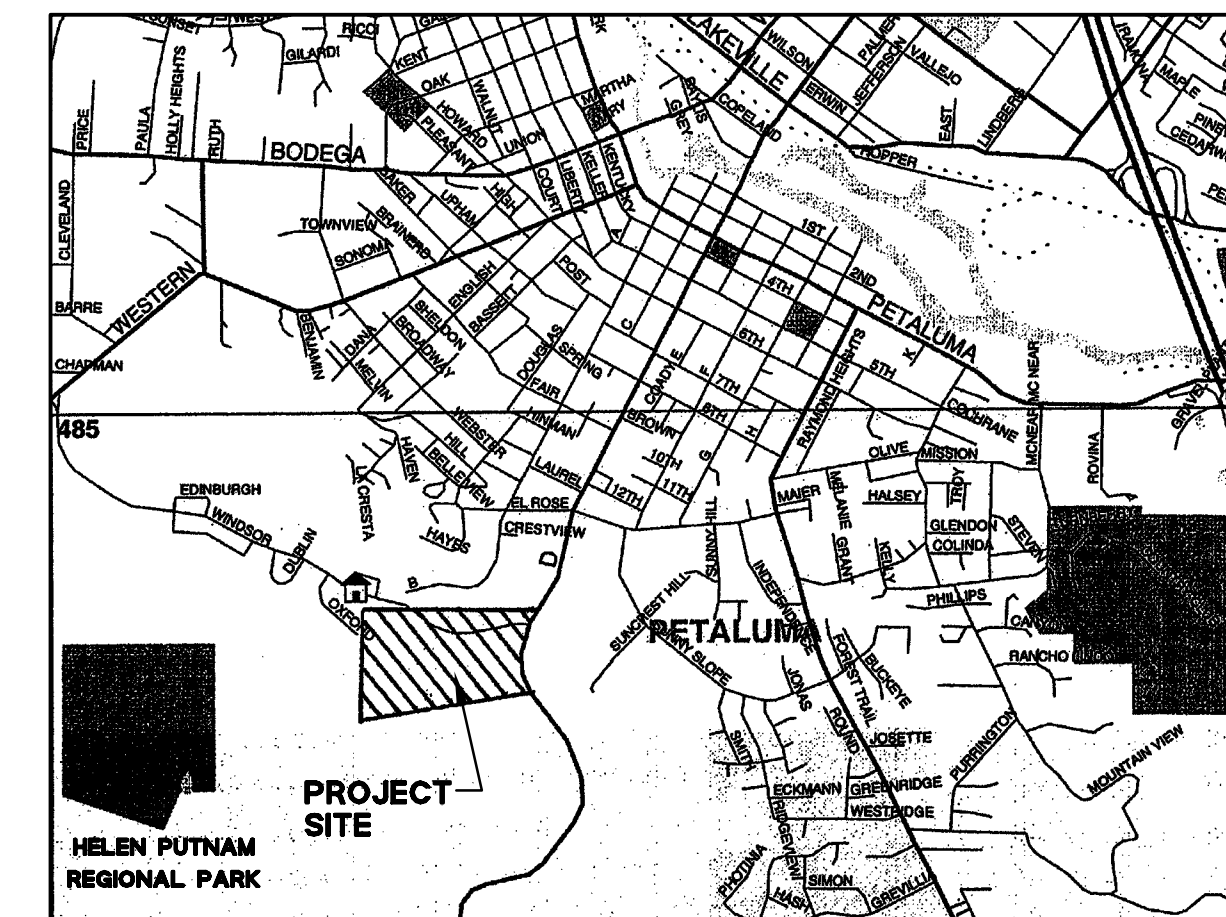
- VESTING TENTATIVE MAP:**
THIS VESTING TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 AND CHAPTER 4.5 OF THE SUBDIVISION MAP ACT.
- MULTIPLE FINAL MAPS:**
DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
- STREET SYSTEM:**
ON SITE STREETS ARE PROPOSED FOR 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

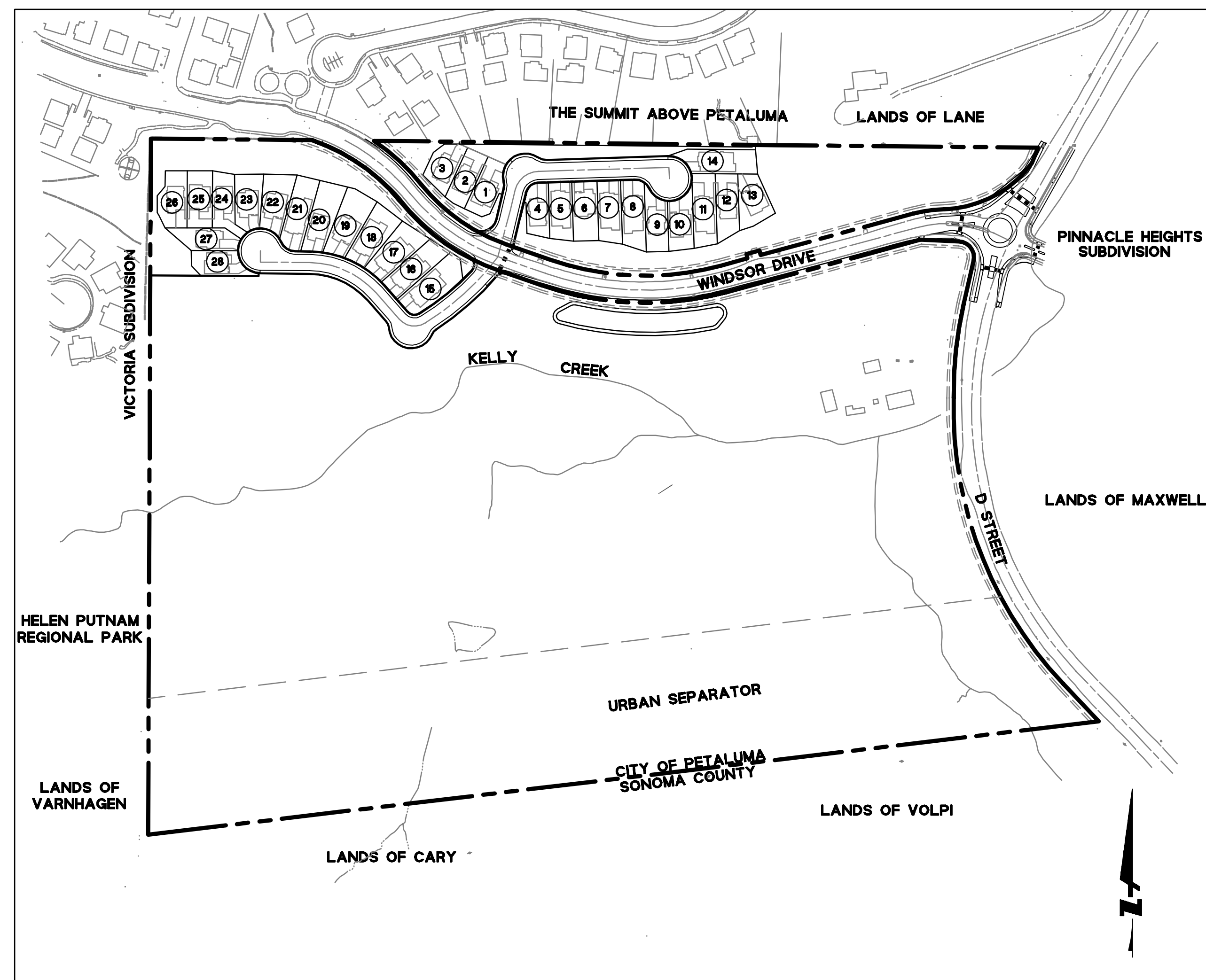
OWNER/ SUBDIVIDER:	DAVIDON HOMES 1600 S. MAIN STREET WALNUT CREEK, CA 94596 (925) 945-8000 CONTACT: STEVE ABBS																
ENGINEER:	BKF ENGINEERS 255 SHORELINE DRIVE REDWOOD CITY, CA 94065 (650) 482-6300 CONTACT: THOMAS MORSE																
GEOTECHNICAL ENGINEER:	BERLOGAR STEVENS & ASSOCIATES 5587 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:	<table border="0"> <tr> <td>WATER SUPPLY:</td> <td>CITY OF PETALUMA</td> </tr> <tr> <td>FIRE PROTECTION:</td> <td>CITY OF PETALUMA</td> </tr> <tr> <td>SEWAGE DISPOSAL:</td> <td>CITY OF PETALUMA</td> </tr> <tr> <td>STORM DRAIN:</td> <td>CITY OF PETALUMA</td> </tr> <tr> <td>GAS:</td> <td>PACIFIC GAS & ELECTRIC</td> </tr> <tr> <td>ELECTRIC:</td> <td>PACIFIC GAS & ELECTRIC</td> </tr> <tr> <td>TELEPHONE:</td> <td>AT&T</td> </tr> <tr> <td>CABLE TELEVISION:</td> <td>COMCAST</td> </tr> </table>	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
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	PAV ELEVATION
C&G	CURB AND GUTTER	P/L	PROPERTY LINE
C/L, CL	CENTER LINE	PAE	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
EL	ELEVATION	SD	STORM DRAIN
ESMT	EASEMENT	SDE	PUBLIC STORM DRAIN EASEMENT
EX, E	EXISTING	SDMH	STORM DRAIN MANHOLE
F/C, FC	FACE OF CURB	SF	SQUARE FOOT
FH	FIRE HYDRANT	SS	SANITARY SEWER
G	GAS	SSE	SANITARY SEWER EASEMENT
HC	HANDICAPPED	SSMH	SANITARY SEWER MANHOLE
HP	HIGH POINT	ST	STREET
INV	INVERT	STA	STATION
L	LENGTH	TYP	TYPICAL
LF	LINEAR FEET	W	WATER
L/L	LOT LIMIT	WDE	WATER EASEMENT
LP	LOW POINT	WL	WATER LINE
MH	MANHOLE	WM	WATER METER
MIN	MINIMUM		

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.

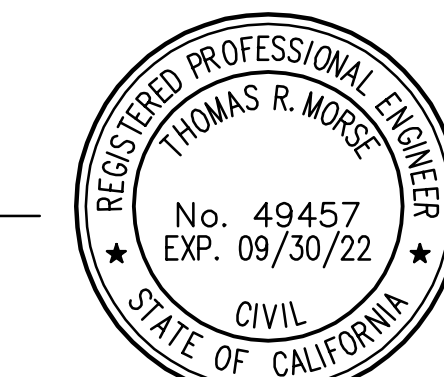
SYMBOL LEGEND

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

ENGINEER'S STATEMENT

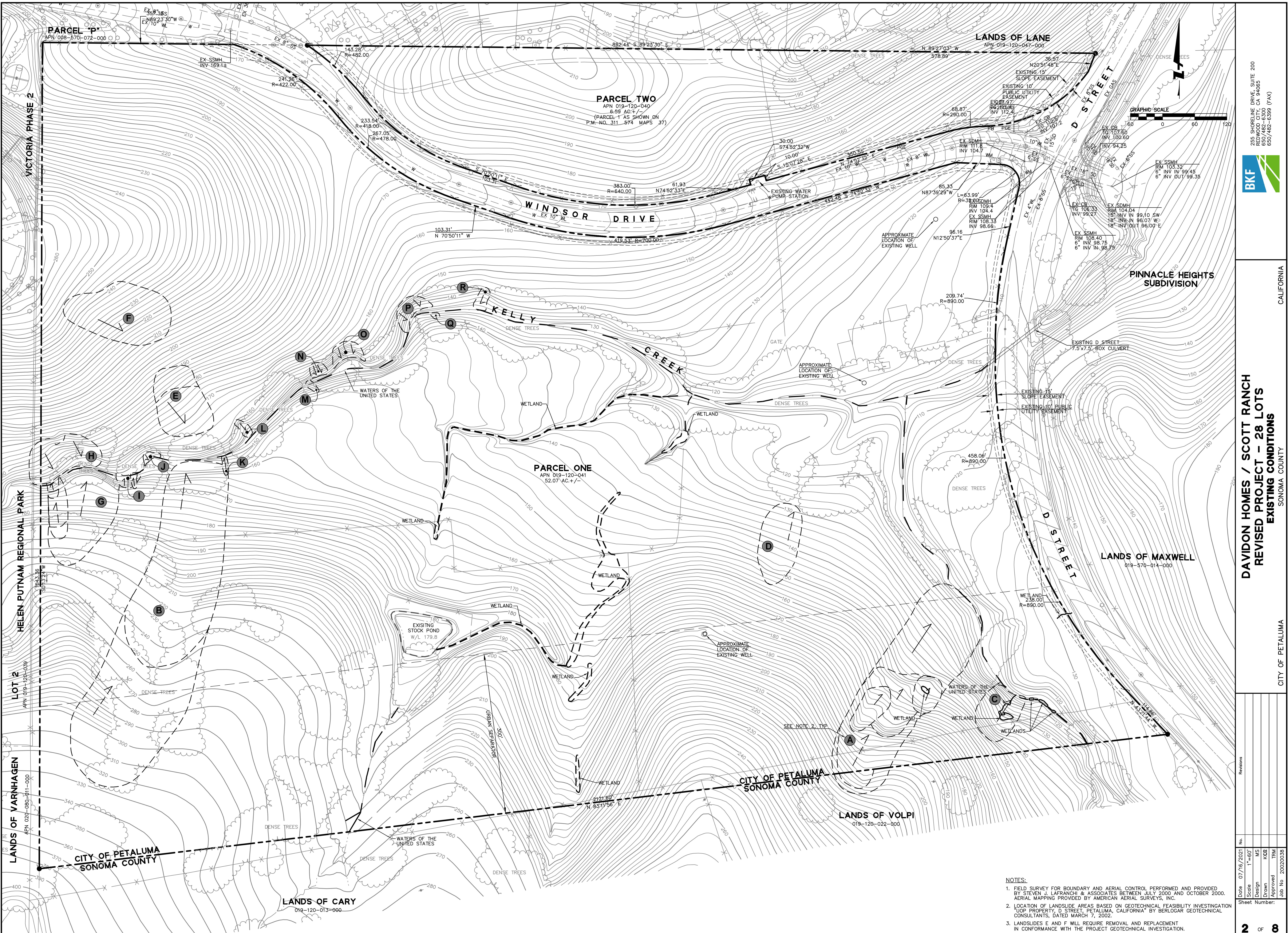
THIS VESTING TENTATIVE MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

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



DRAWING NAME: J:\Eng\02\020038\DWG\TM-MIT-GATED\01\UPM\CS.dwg
PLOT DATE: 07-28-21 PLOTTED BY: entio

No.	Date	By	Description
1	07/16/2021	AS	NOTED
2		MS	DESIGN
3		LR	DRAWN
4		TRM	APPROVED



DRAWING NAME: J:\Proj\02\0003\DWG\TIN\MITGATED\02\001\EC.dwg
 PLOT DATE: 07-15-21
 PLOTTED BY: anto

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

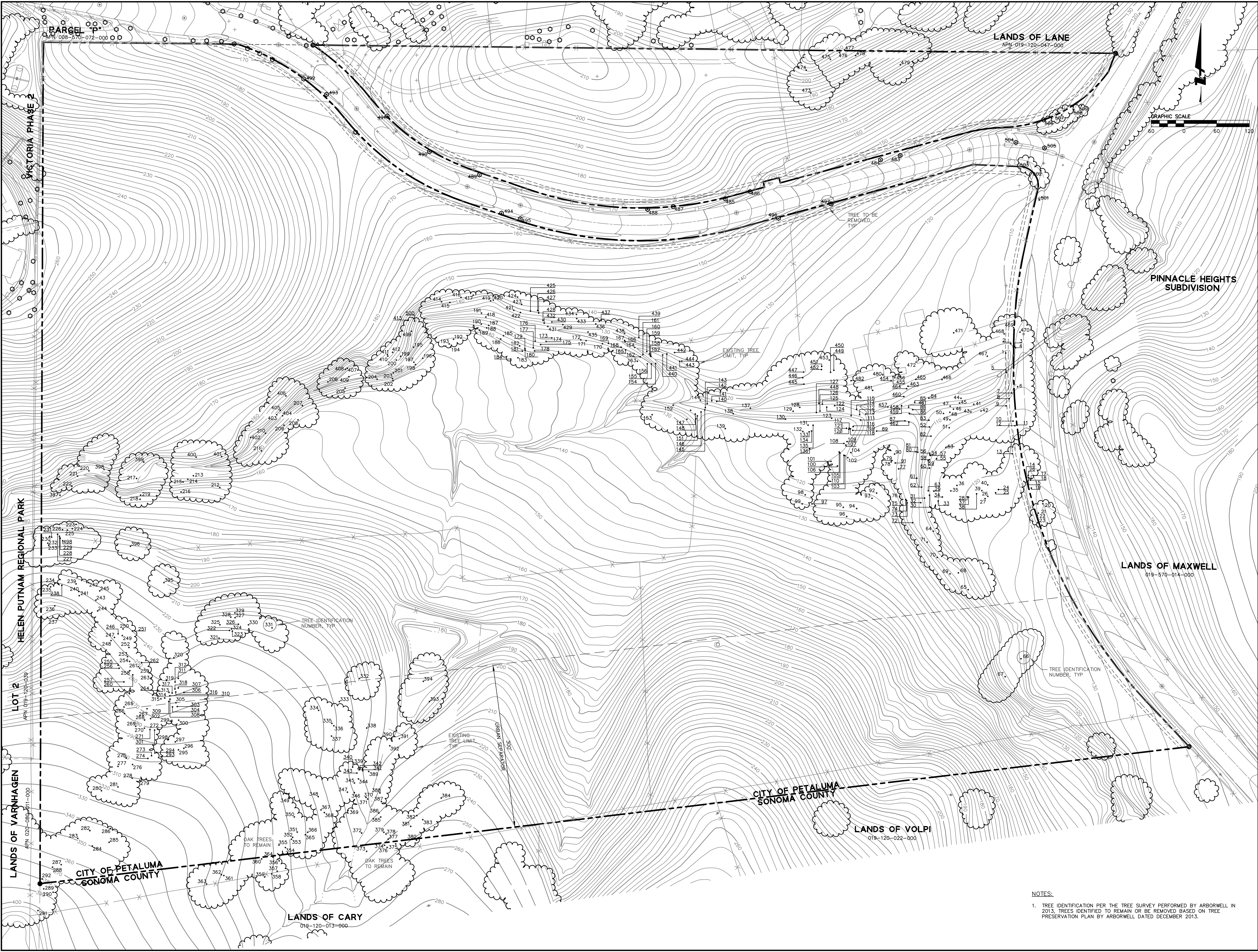
CALIFORNIA
 SONOMA COUNTY
 CITY OF PETALUMA

DAVIDON HOMES / SCOTT RANCH
REVISED PROJECT - 28 LOTS
EXISTING CONDITIONS

Revisions	No.	Date	Scale	Design	MS	Drawn	Approved	TRM	Job No.
	1	07/16/2021	1"=60'	MS	KCB	TRM			20020038

NOTES:
 1. FIELD SURVEY FOR BOUNDARY AND AERIAL CONTROL PERFORMED AND PROVIDED BY STEVEN J. LAFRANCHI & ASSOCIATES BETWEEN JULY 2000 AND OCTOBER 2000. AERIAL MAPPING PROVIDED BY AMERICAN AERIAL SURVEYS, INC.
 2. LOCATION OF LANDSLIDE AREAS BASED ON GEOTECHNICAL FEASIBILITY INVESTIGATION "UOP PROPERTY, D STREET, PETALUMA, CALIFORNIA" BY BERLOGAR GEOTECHNICAL CONSULTANTS, DATED MARCH 7, 2002.
 3. LANDSLIDES E AND F WILL REQUIRE REMOVAL AND REPLACEMENT IN CONFORMANCE WITH THE PROJECT GEOTECHNICAL INVESTIGATION.

DRAWING NAME: J:_Engr02\0200038\DWG\TM-MIT-GATED\03\PM\LET.dwg
PLOT DATE: 07-15-21
PLOTTER: entc



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



CALIFORNIA
SONOMA COUNTY

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

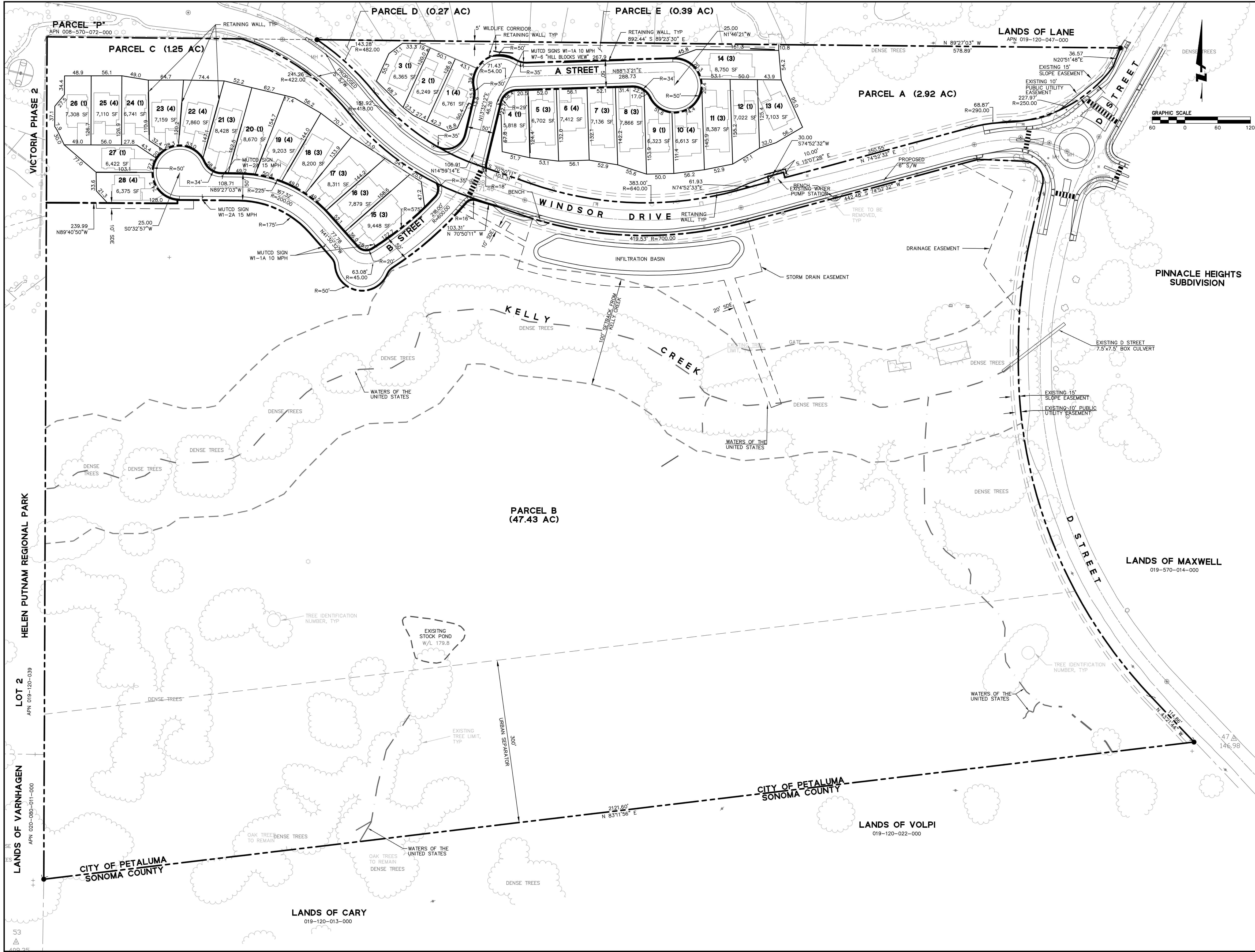
CITY OF PETALUMA

Revisions	
No.	Date
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3	
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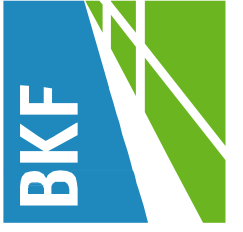
Scale: 1"=60'
Design: MS
Drawn: KGB
Approved: TRM
Job No: 20020038

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.

DRAWING NAME: J:\Projects\0200038\DWG\TM\GATED\04\PM\HC.dwg
PLOT DATE: 08-03-21
PLOT BY: anto



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



CALIFORNIA

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

SONOMA COUNTY

Date	Scale	Design	Drawn	Approved	TRM	Job No.
07/16/2021	1"=60'	MS	KCB	TRM		20020038

Revisions

No.	Description

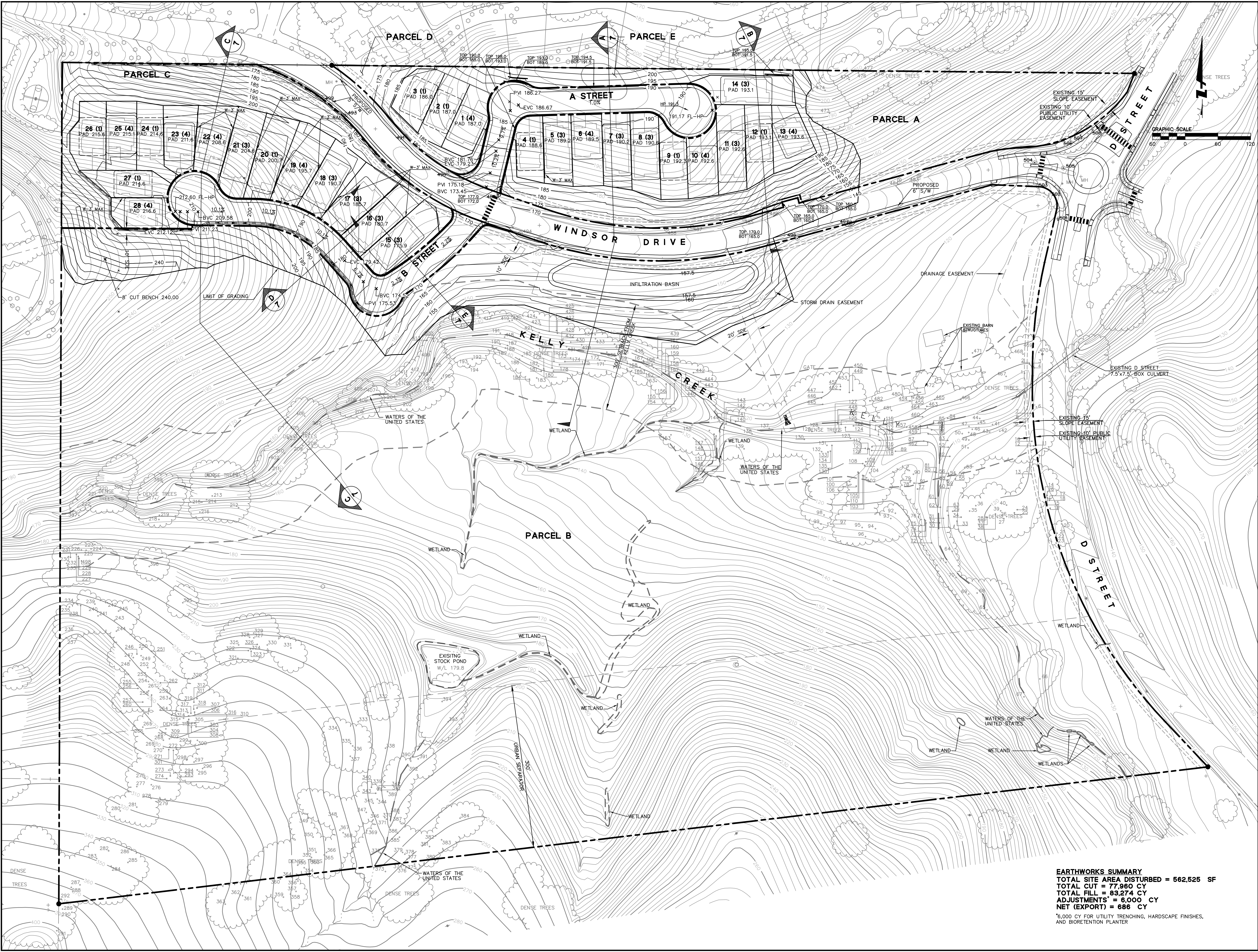
Sheet Number: **4** of **8**

HELEN PUTNAM REGIONAL PARK

LOT 2
APN 019-120-039

LANDS OF VARNHAGEN
APN 020-080-011-000

53
409.25



CALIFORNIA
SONOMA COUNTY

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

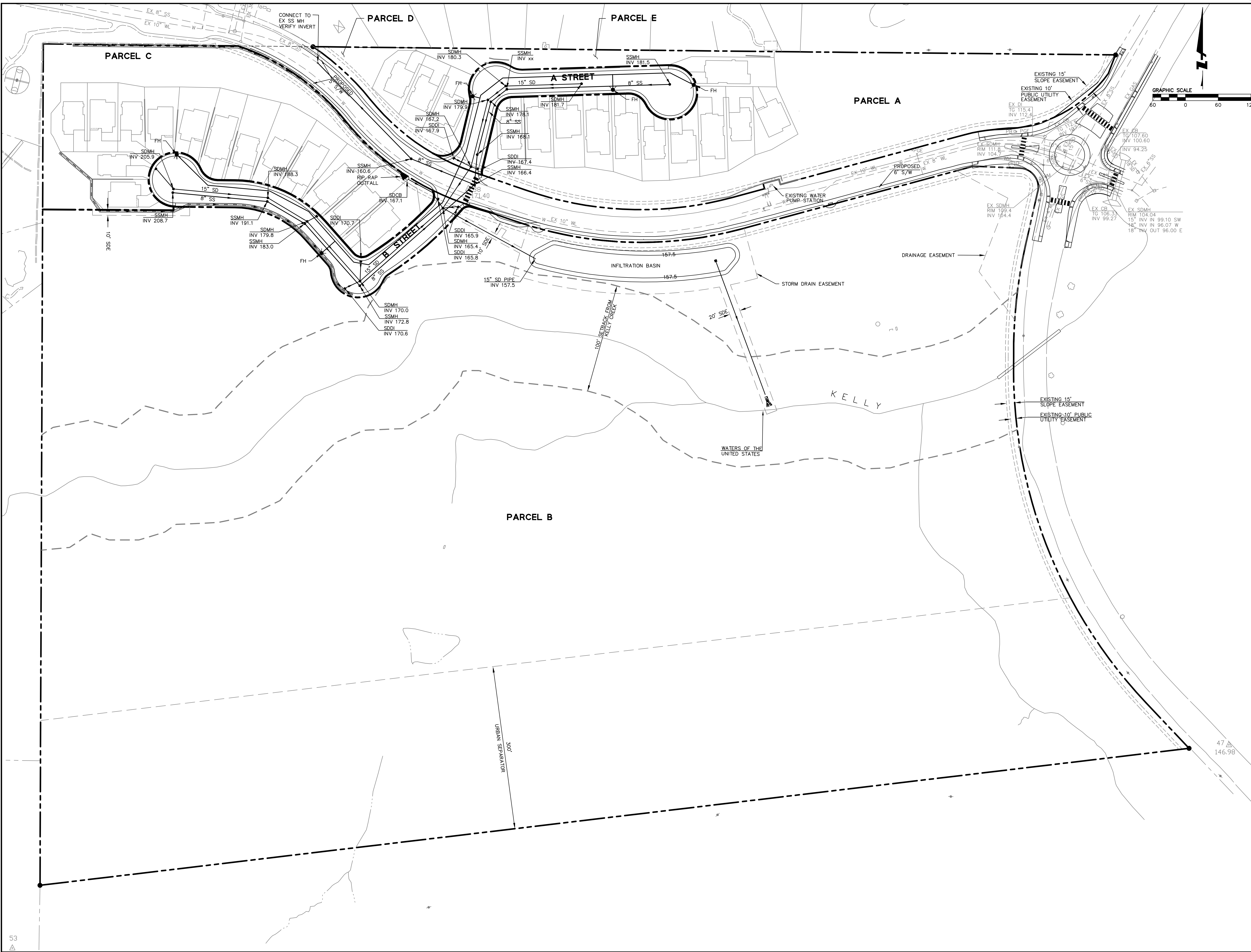
CITY OF PETALUMA

Date	Scale	Design	MS	Drawn	Approved	Job No.
07/16/2021	1"=60'	MS	MS	KCB	TRM	20020038
Sheet Number:						

DRAWING NAME: J:\Projects\20020038\DWG\TLM\MT\GATED\05\BPM\GD.dwg
PLOT DATE: 07-30-21
PLOT BY: anto

EARTHWORKS SUMMARY
 TOTAL SITE AREA DISTURBED = 562,525 SF
 TOTAL CUT = 77,960 CY
 TOTAL FILL = 83,274 CY
 ADJUSTMENTS = 6,000 CY
 NET (EXPORT) = 686 CY
 *6,000 CY FOR UTILITY TRENCHING, HARDSCAPE FINISHES,
 AND BIORETENTION PLANTER

DRAWING NAME: J:\E02\020038\DWG\TM-MT-TIGATED\06\PM\UT.dwg
PLOT DATE: 07-30-21 PLOTTED BY: onto



05E SUDBRINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6398 (FAX)



CALIFORNIA

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

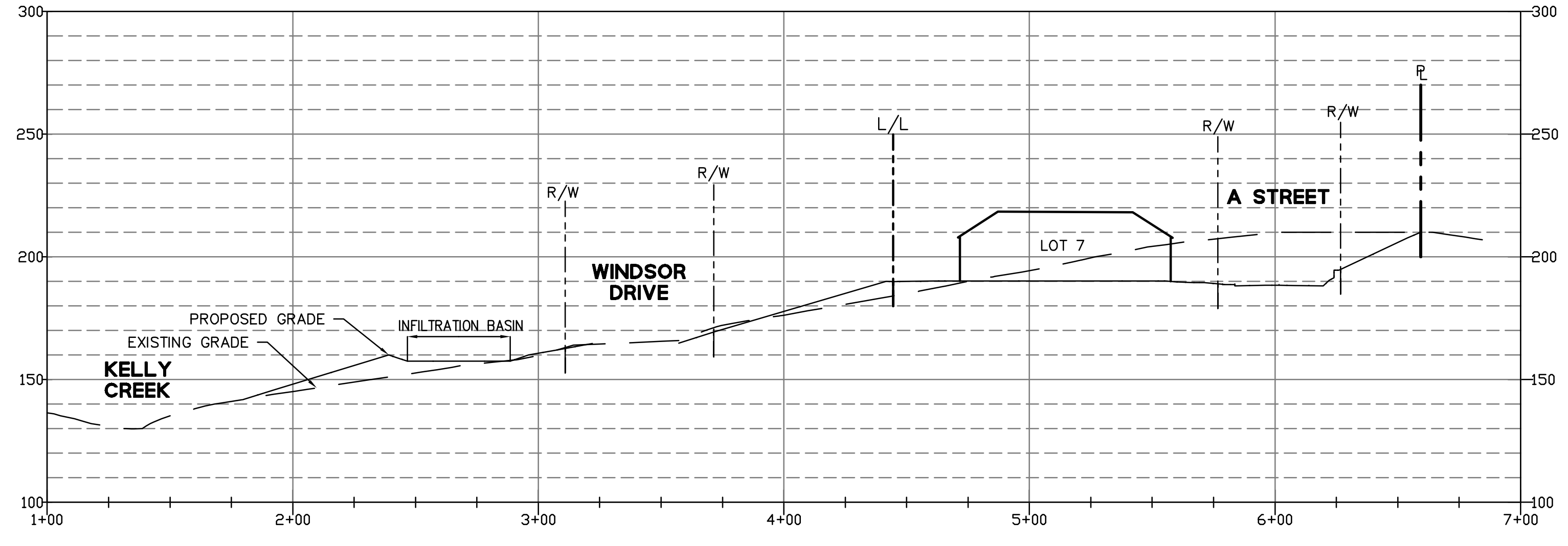
SONOMA COUNTY
CITY OF PETALUMA

Revisions	
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3	
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6	
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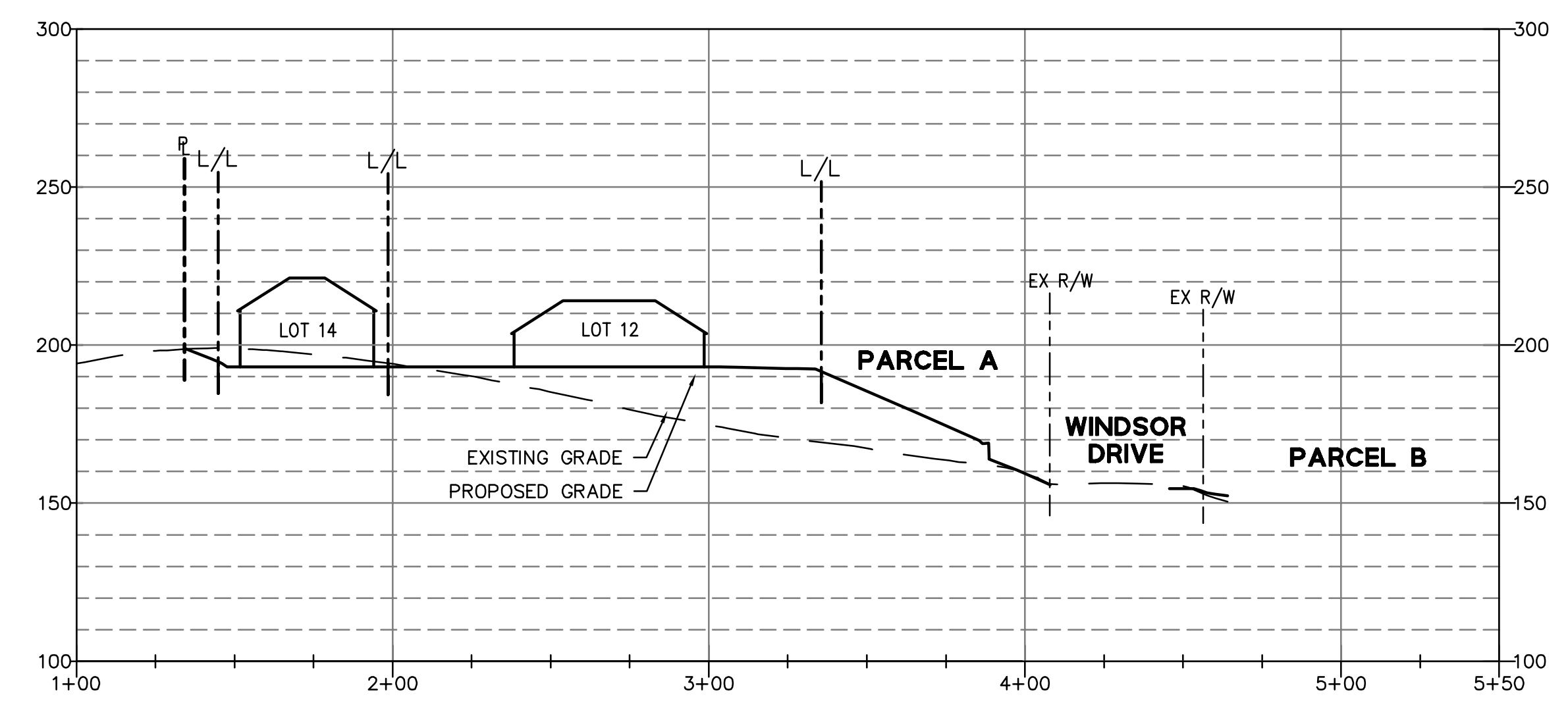
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Design: MS
Drawn: KCB
Approved: TRB
Job No: 20020038

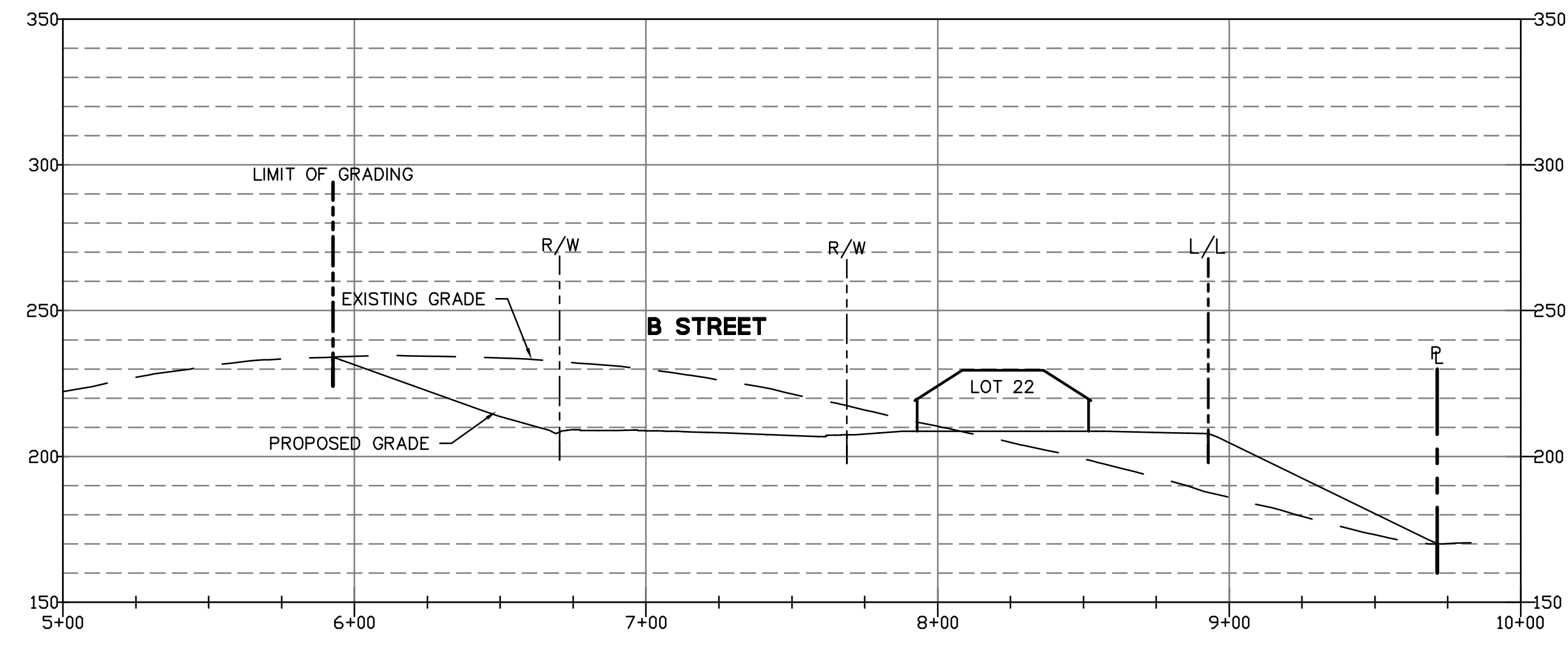
Sheet Number: 6 OF 8



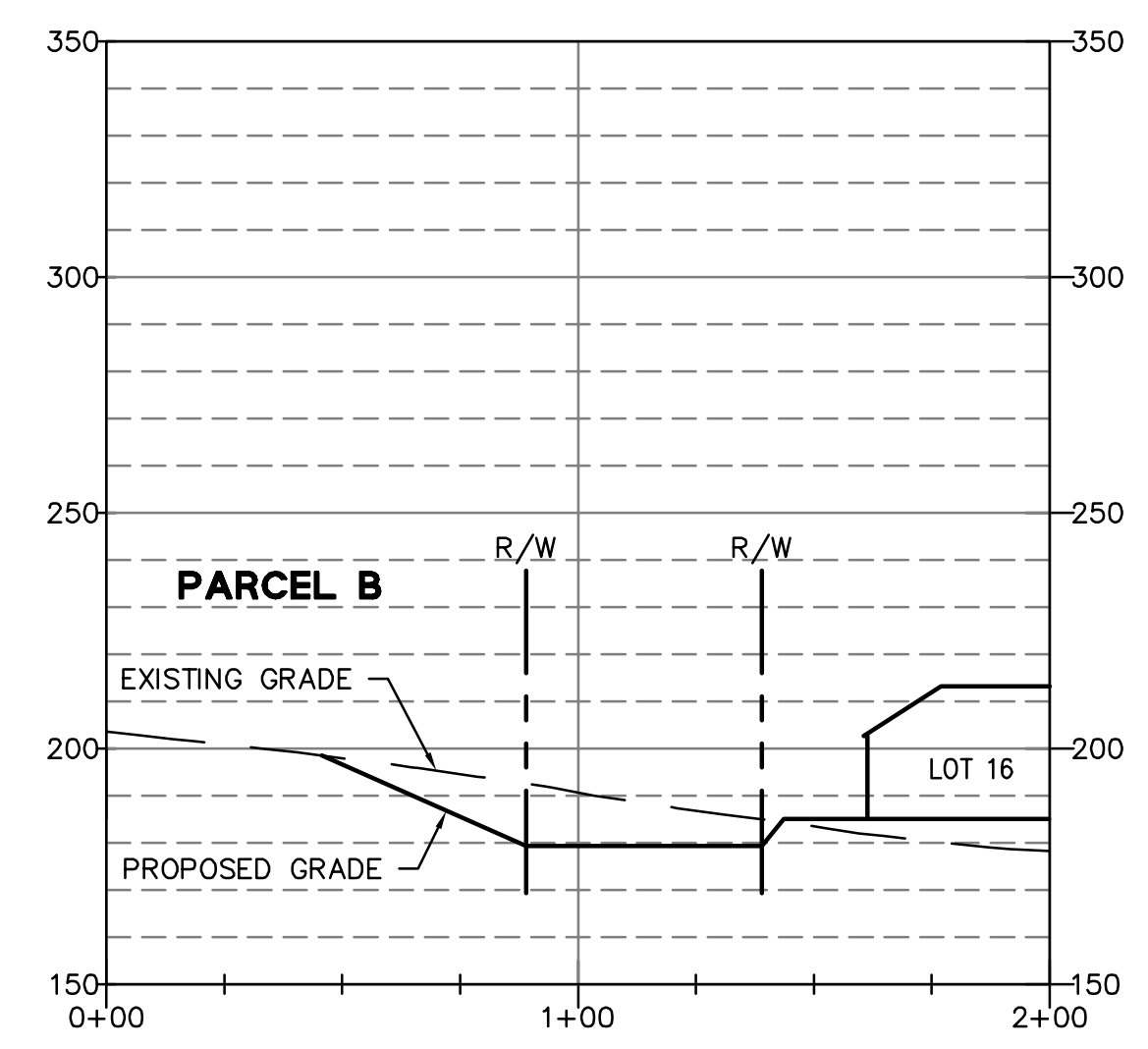
A
SITE SECTION A-A
 SCALE: HORIZ. 1"=40'
 VERT. 1"=40'



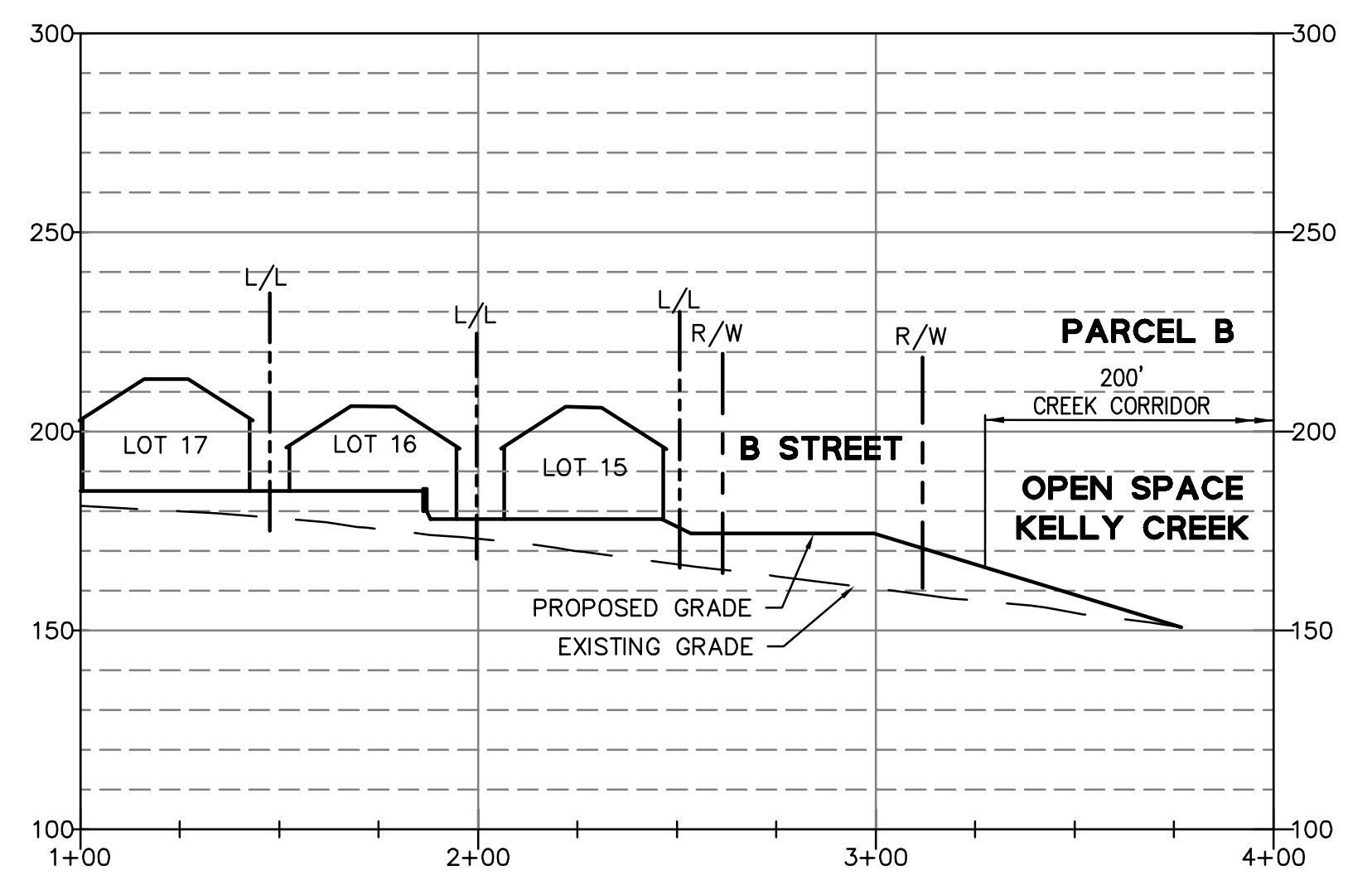
B
SITE SECTION B-B
 SCALE: HORIZ. 1"=40'
 VERT. 1"=40'



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



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



E
SITE SECTION E-E
 SCALE: HORIZ. 1"=40'
 VERT. 1"=40'

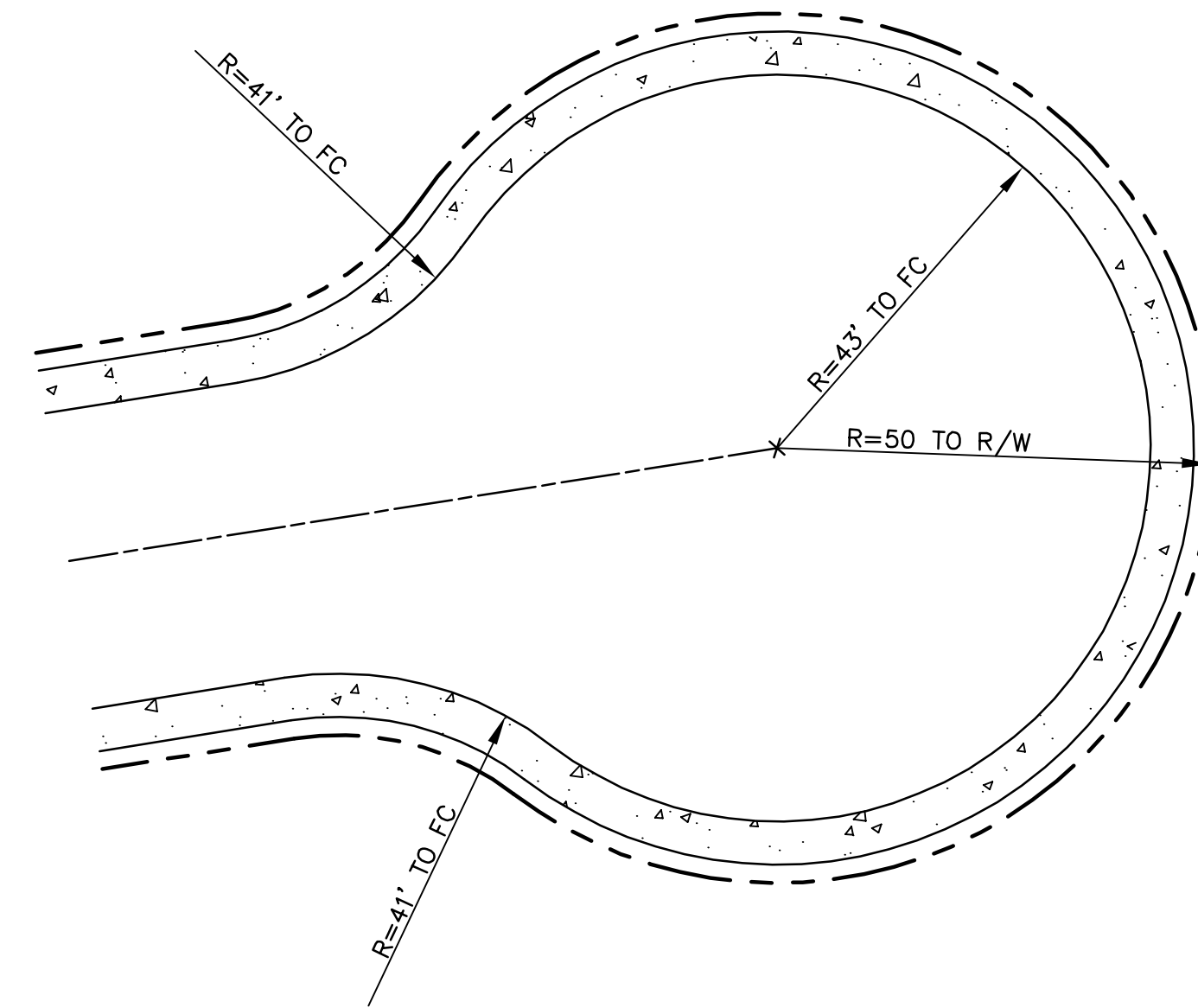
NOTES:
 1) BUILDINGS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY.

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 PLOT DATE: 07-30-21 PLOTTED BY: ent

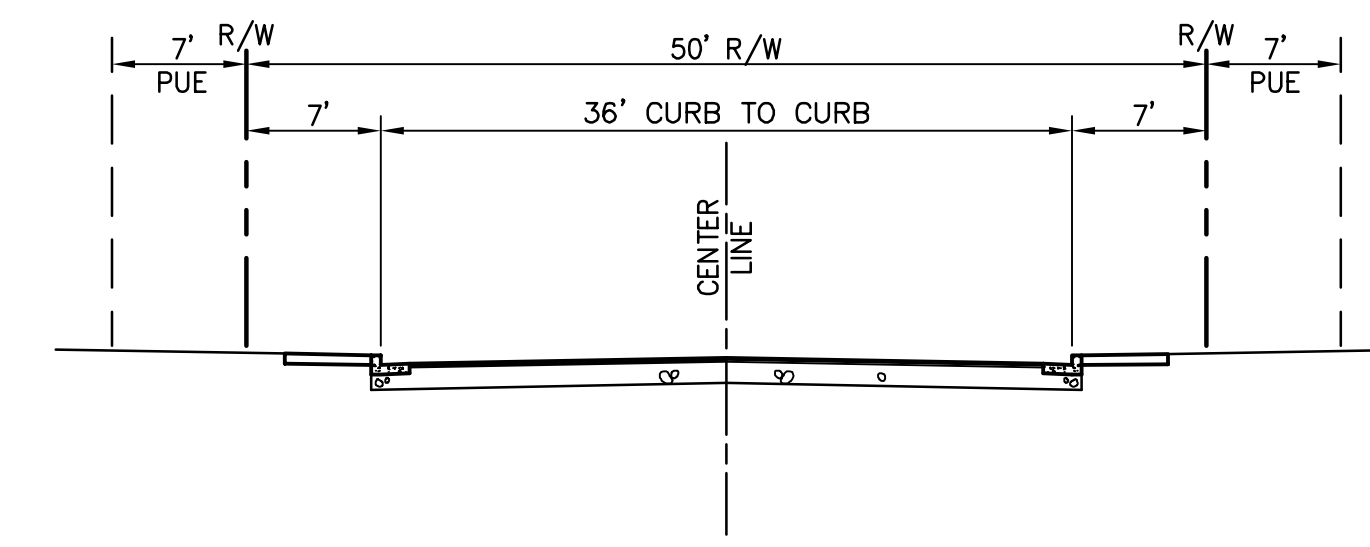
BKF
 255 SHORELINE DRIVE, SUITE 200
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DAVIDON HOMES / SCOTT RANCH
 REVISED PROJECT - 28 LOTS
 SITE SECTIONS
 SONOMA COUNTY
 CALIFORNIA
 CITY OF PETALUMA

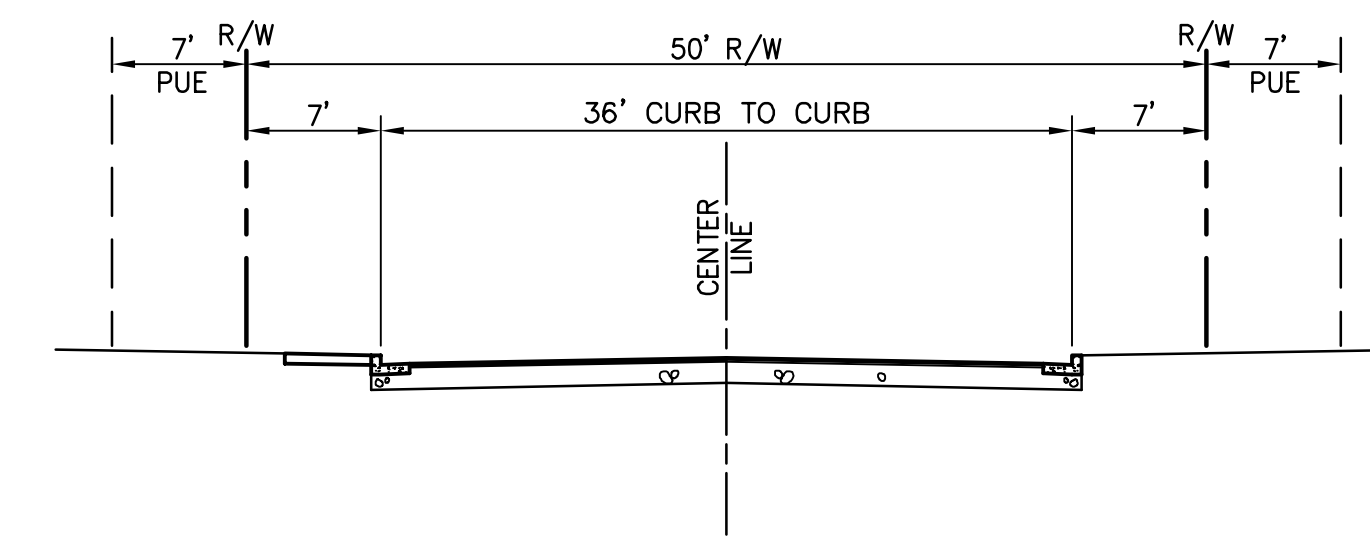
Revisions	
No.	Date
1	07/16/2021
2	AS NOTED
3	MS
4	Design
5	Drawn
6	Approved
7	TRM
8	Job No. 20020038



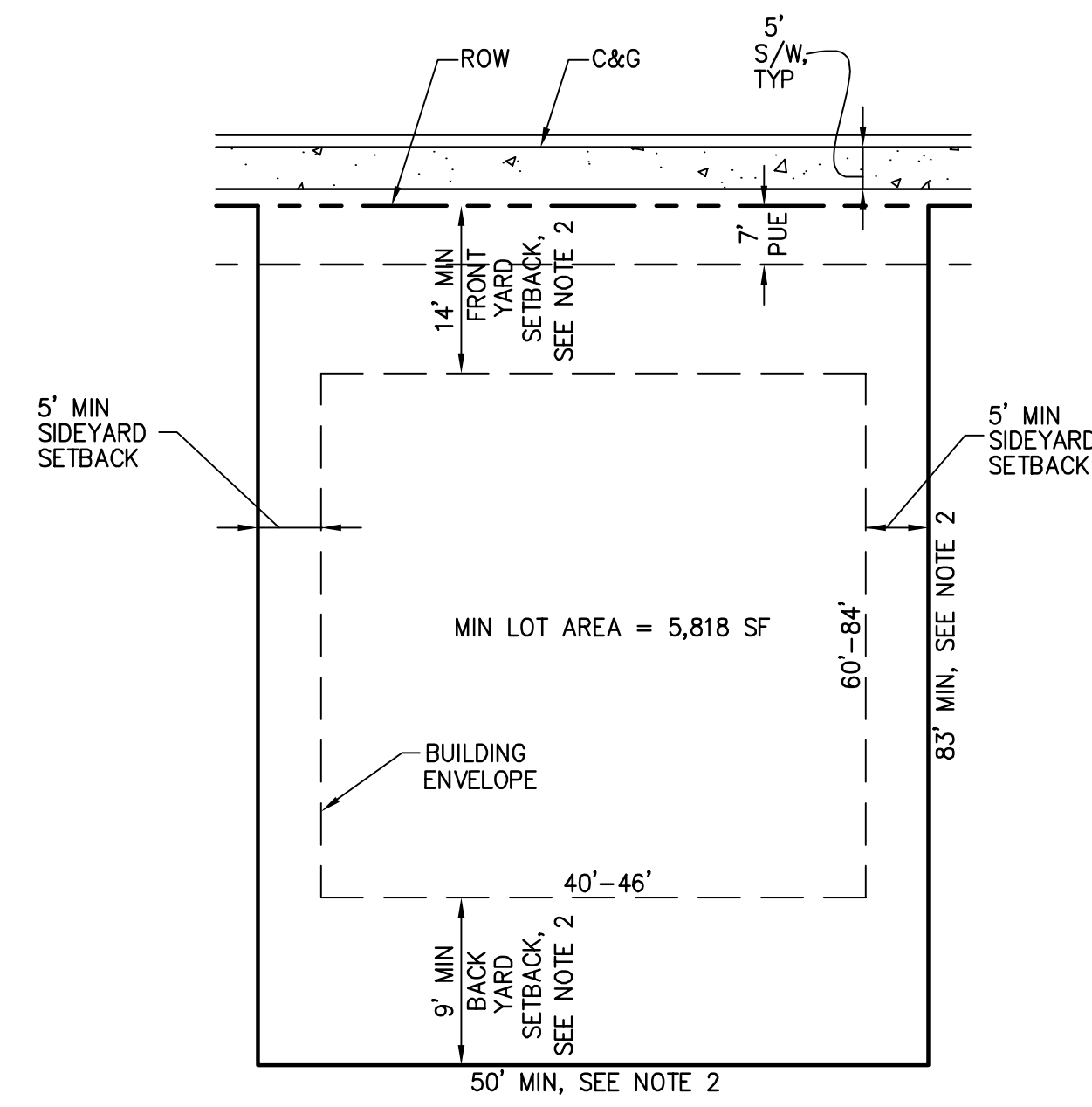
1 TYPICAL CUL-DE-SAC
SCALE: 1"=20'



E TYPICAL STREET SECTION
SCALE: 1"=10'

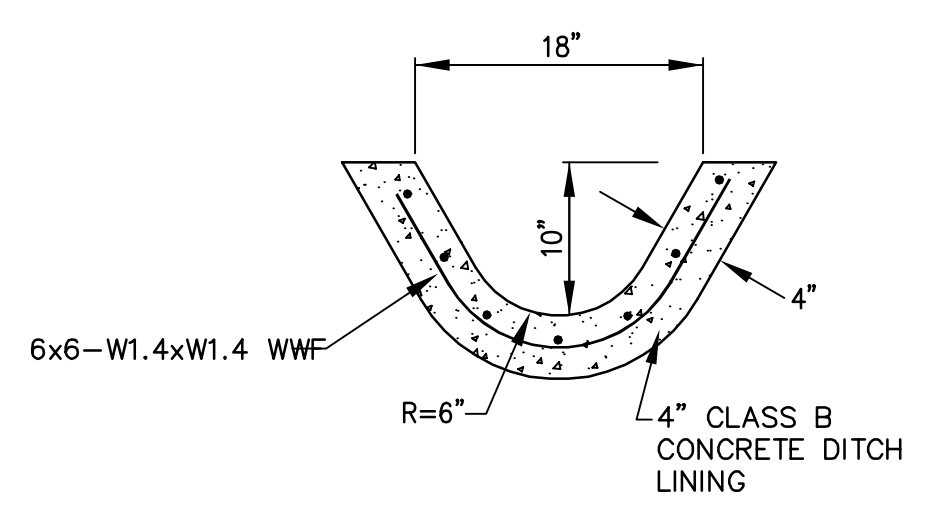


G TYPICAL STREET SECTION
SCALE: 1"=10'

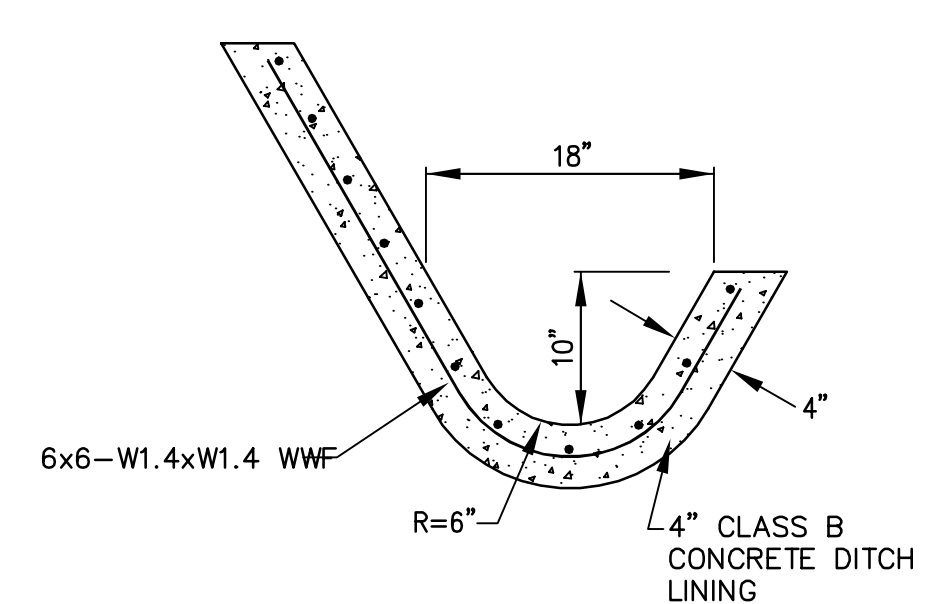


2 TYPICAL LOT AND MINIMUM SETBACK DIMENSIONS
SCALE: 1"=20'

- NOTE:
1. BUILDING ENVELOPE SHOWN TO ILLUSTRATE BUILDING SETBACKS AND MAY NOT REPRESENT ACTUAL BUILDING FOOTPRINTS.
 2. DIMENSION MEASURED AT UNIT.



3 CONCRETE V DITCH
SCALE: NTS



3 CONCRETE J DITCH
SCALE: NTS

DRAWING NAME: J:\Eng02\020038\DWG\TM-MIT\GATED\08RPM\DT.dwg
PLOT DATE: 08-09-21 PLOTTED BY: anto

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



CALIFORNIA

DAVIDON HOMES / SCOTT RANCH
REVISED PROJECT - 28 LOTS
DETAILS
SONOMA COUNTY

CITY OF PETALUMA

Revisions	
No.	Date
1	07/16/2021
2	AS NOTED
3	MS
4	MS
5	KGB
6	TRM
7	TRM
8	TRM

Job No. 20020038