

# 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

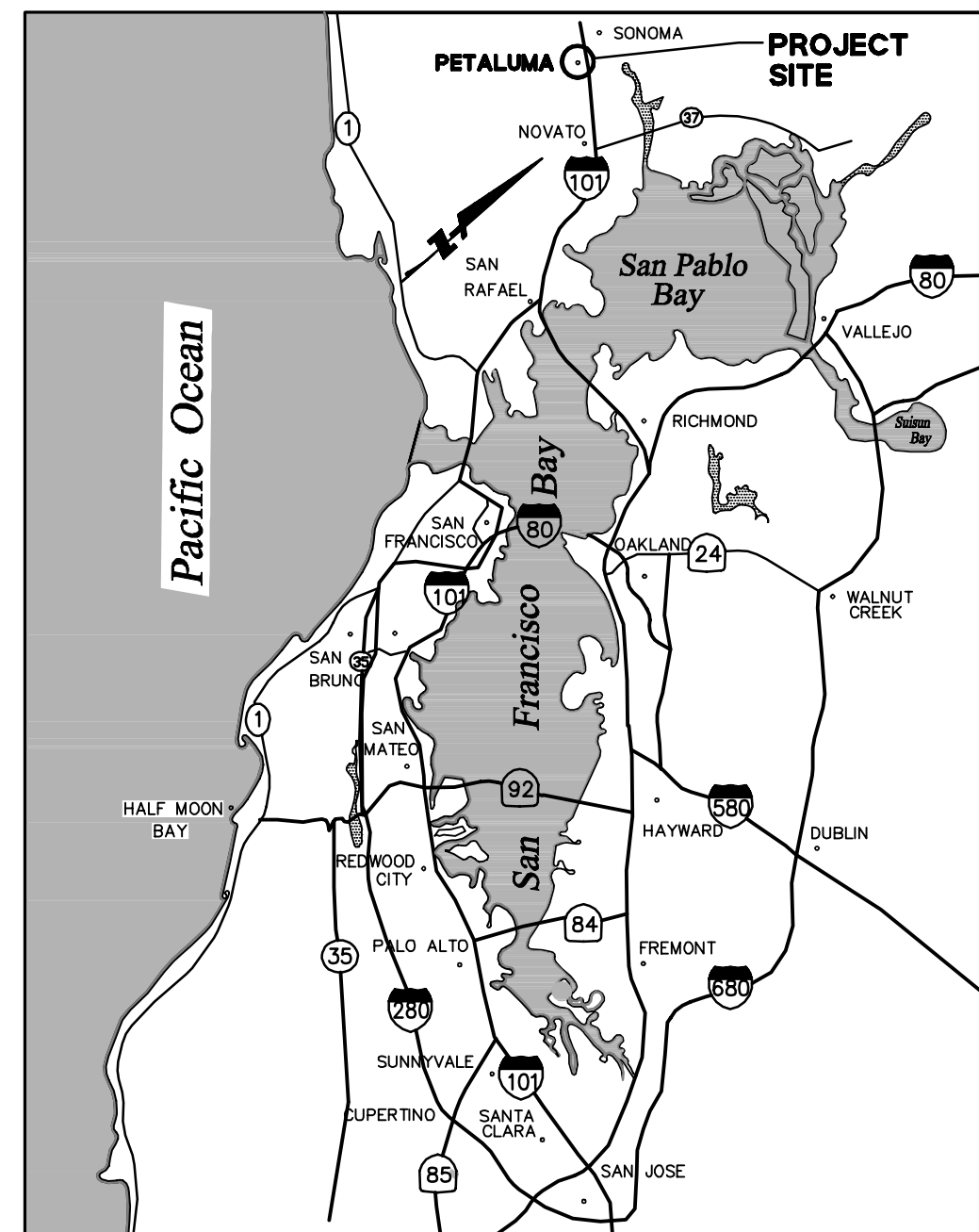
SHEET NO	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS PLAN
3	EXISTING TREE SURVEY
4	PROPOSED SITE PLAN
5	PROPOSED GRADING PLAN
6	PROPOSED UTILITY PLAN
7	SITE SECTIONS
8	DETAILS

### GENERAL NOTES

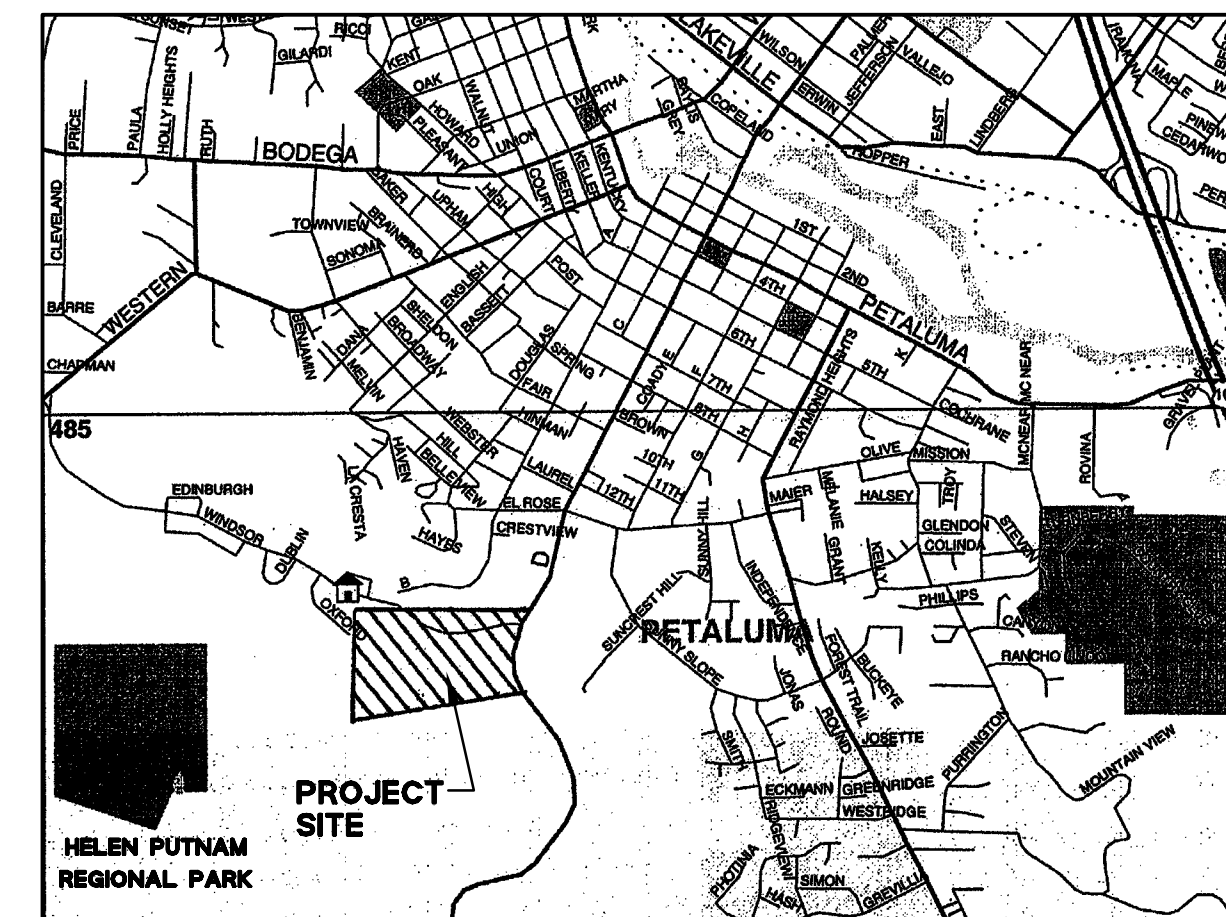
- VESTING TENTATIVE MAP:**  
THIS VESTING TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 AND CHAPTER 4.5 OF THE SUBDIVISION MAP ACT.
- MULTIPLE FINAL MAPS:**  
DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
- STREET SYSTEM:**  
ON SITE STREETS ARE PROPOSED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

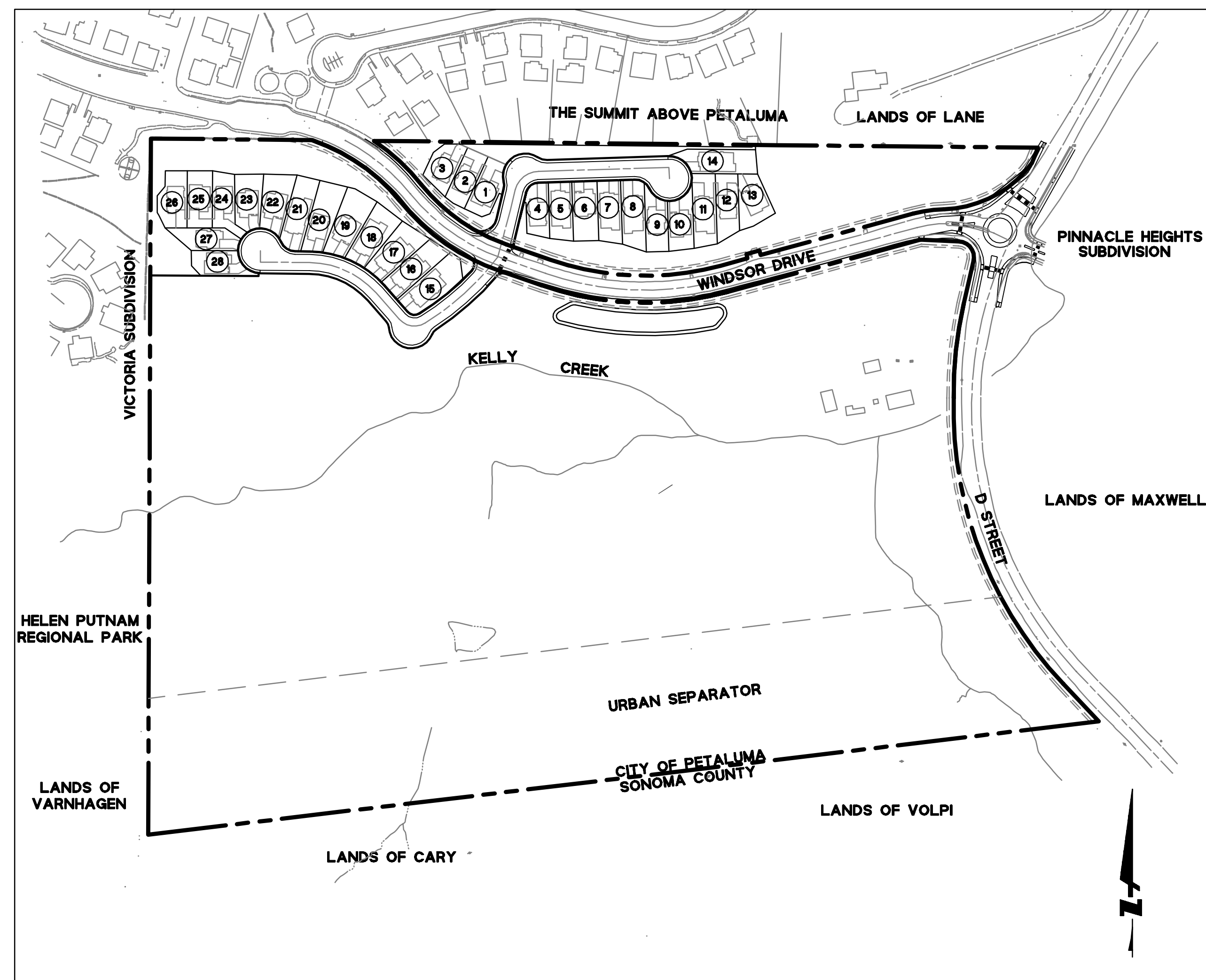
<b>OWNER/ SUBDIVIDER:</b>	DAVIDON HOMES 1600 S. MAIN STREET WALNUT CREEK, CA 94596 (925) 945-8000 CONTACT: STEVE ABBS																
<b>ENGINEER:</b>	BKF ENGINEERS 255 SHORELINE DRIVE REDWOOD CITY, CA 94065 (650) 482-6300 CONTACT: THOMAS MORSE																
<b>GEOTECHNICAL ENGINEER:</b>	BERLOGAR STEVENS & ASSOCIATES 5587 SUNOL BOULEVARD PLEASANTON, CA 94566 (925) 484-0220 CONTACT: FRANK BERLOGAR																
<b>AREA:</b>	58.66± ACRES																
<b>ASSESSOR PARCEL NO.:</b>	019-120-140 019-120-141																
<b>EXISTING ZONING:</b>	RESIDENTIAL																
<b>EXISTING LAND USE:</b>	SINGLE FAMILY RESIDENCE																
<b>PROPOSED ZONING:</b>	PLANNED UNIT DEVELOPMENT																
<b>PROPOSED LAND USE:</b>	28 SINGLE FAMILY DETACHED UNITS																
<b>DEDICATION:</b>	STREETS FOR PUBLIC ACCESS																
<b>UTILITIES:</b>	<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 &amp; ELECTRIC</td></tr> <tr><td>ELECTRIC:</td><td>PACIFIC GAS &amp; ELECTRIC</td></tr> <tr><td>TELEPHONE:</td><td>AT&amp;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	PAD 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	STATION
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.

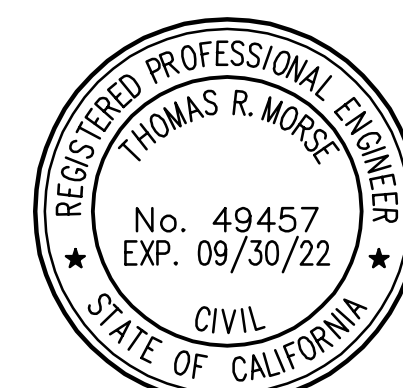
### SYMBOL LEGEND

SYMBOL	DESCRIPTION
⊕	DETAIL SECTION NO A ON SHT NO 7
⊕	DETAIL NO 1 ON SHT NO 9

### ENGINEER'S STATEMENT

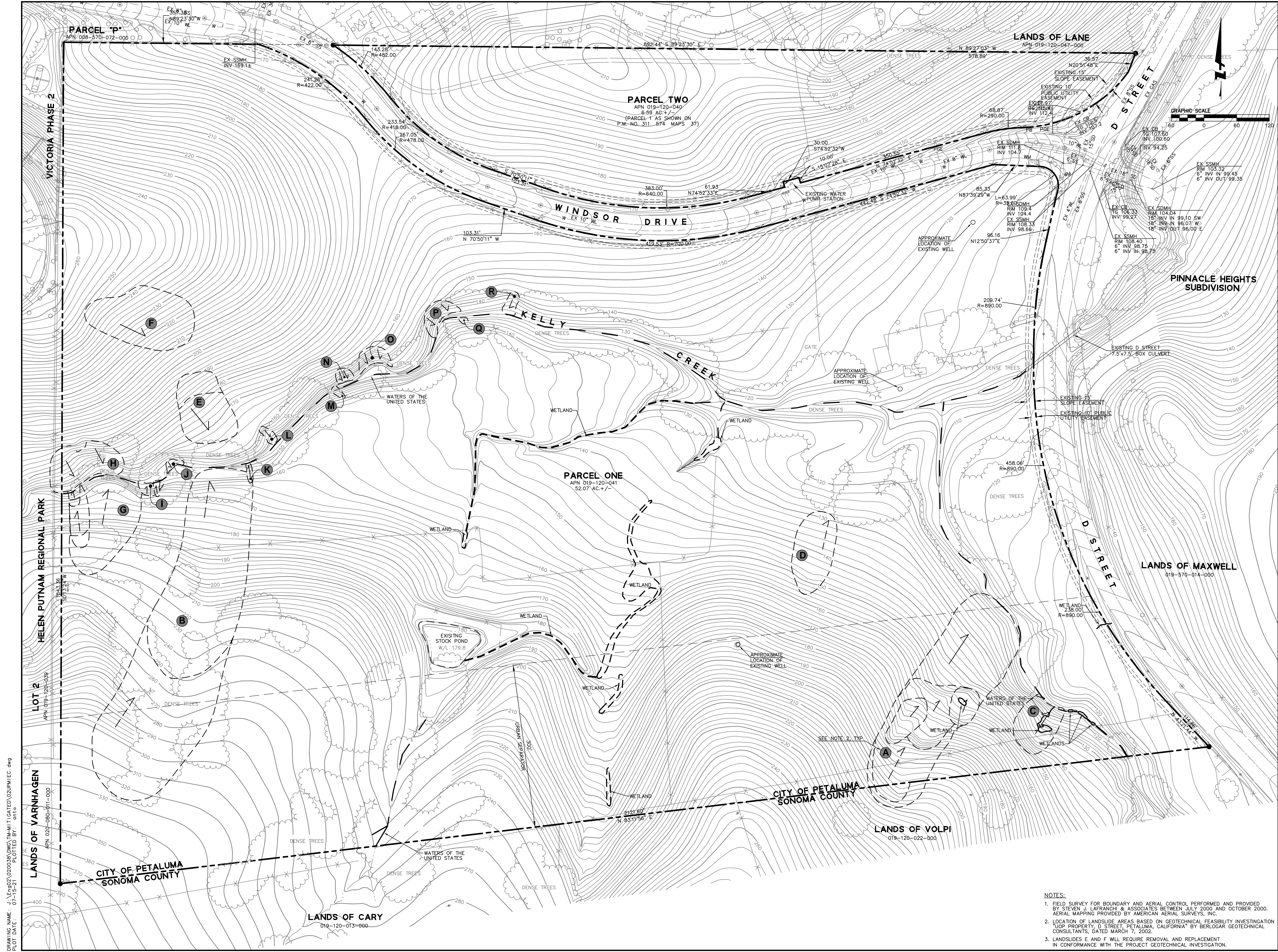
THIS VESTING TENTATIVE MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

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



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





BKF  
 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  
 EXISTING CONDITIONS

SONOMA COUNTY  
 CITY OF PETALUMA

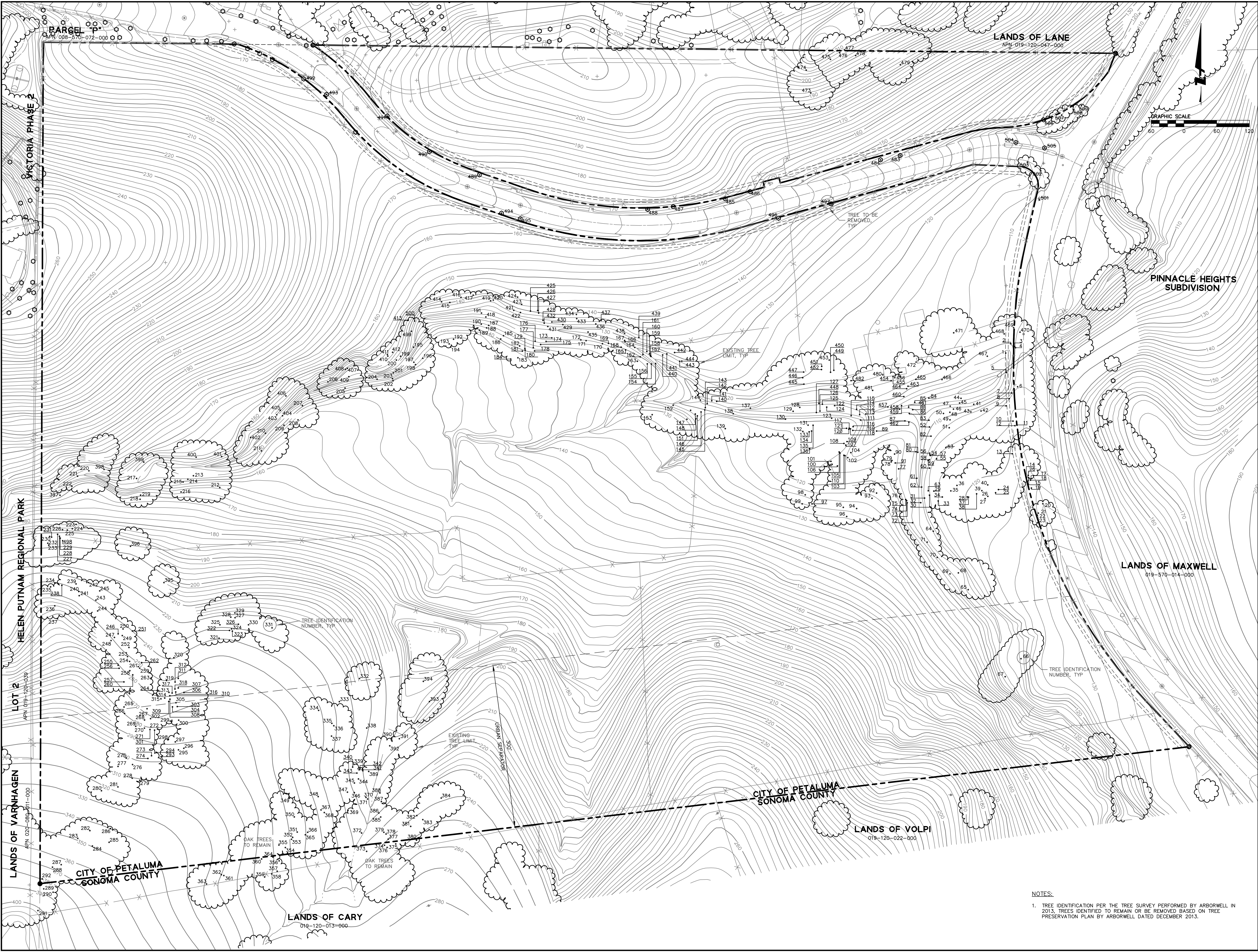
Date	Scale	Design	MS	Drawn	Approved	TRM	Job No.
07/16/2021	1"=60'	MS	MS	KCB	TRM		20020038
Revisions							
No.							
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							

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.

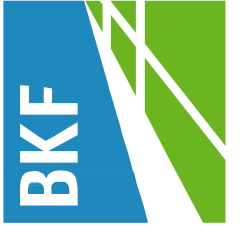
DRAWING NAME: J:\Projects\2020038\DWG\TIN\MITGATED\02\UPM\EC.dwg  
 PLOT DATE: 07-15-21  
 PLOTTED BY: anto



DRAWING NAME: J:\Projects\0200038\DWG\TLM\TIGATED\03\TLM1ET.dwg  
PLOT DATE: 07-15-21  
PLOTTED BY: anto



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



CALIFORNIA  
SONOMA COUNTY

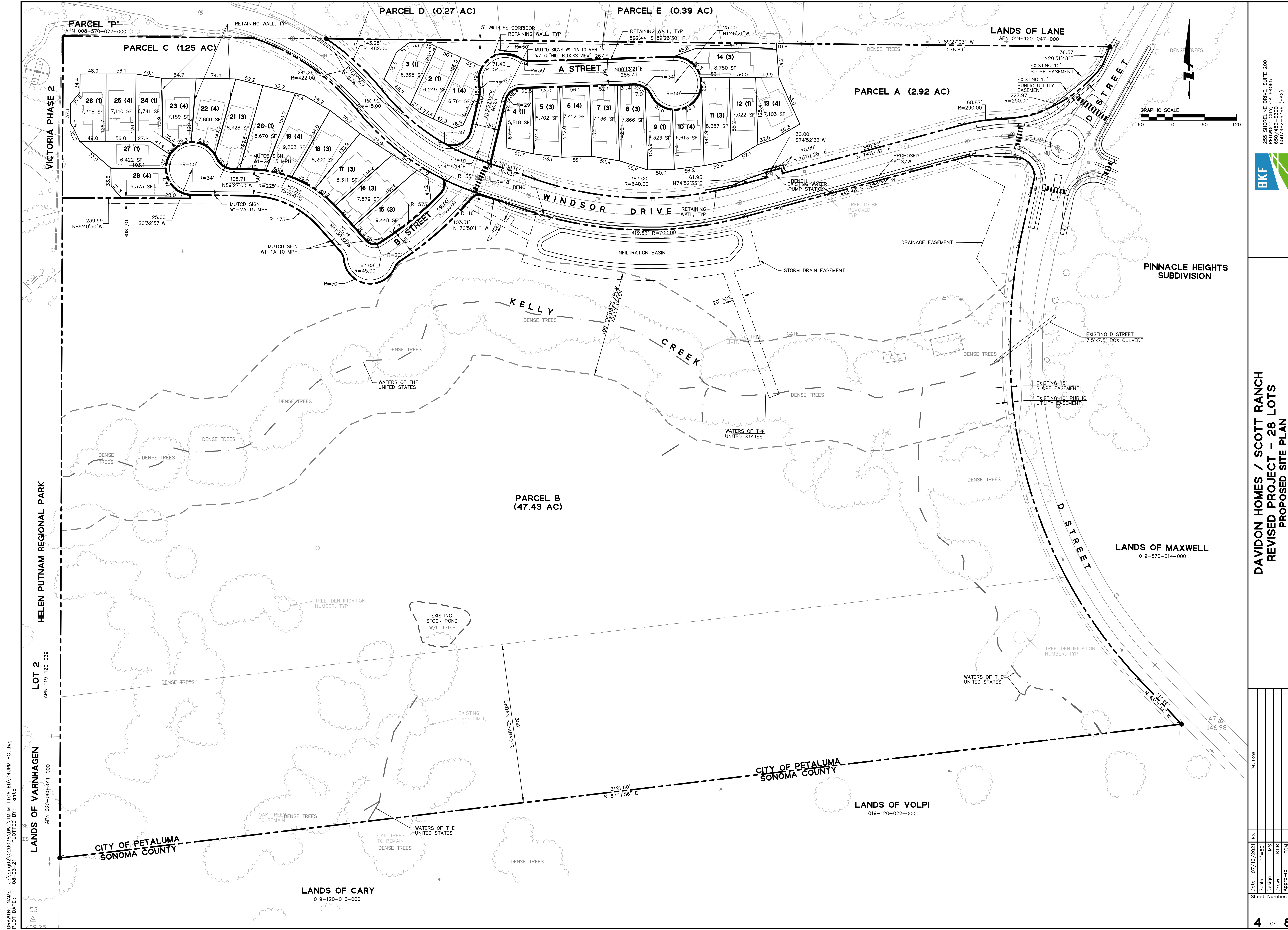
**DAVIDON HOMES / SCOTT RANCH  
REVISED PROJECT - 28 LOTS  
EXISTING TREE SURVEY**

CITY OF PETALUMA

Revisions	
No.	Date
1	07/16/2021
2	07/16/2021
3	07/16/2021
4	07/16/2021
5	07/16/2021
6	07/16/2021
7	07/16/2021
8	07/16/2021
9	07/16/2021
10	07/16/2021
11	07/16/2021
12	07/16/2021
13	07/16/2021
14	07/16/2021
15	07/16/2021
16	07/16/2021
17	07/16/2021
18	07/16/2021
19	07/16/2021
20	07/16/2021
21	07/16/2021
22	07/16/2021
23	07/16/2021
24	07/16/2021
25	07/16/2021
26	07/16/2021
27	07/16/2021
28	07/16/2021
29	07/16/2021
30	07/16/2021
31	07/16/2021
32	07/16/2021
33	07/16/2021
34	07/16/2021
35	07/16/2021
36	07/16/2021
37	07/16/2021
38	07/16/2021
39	07/16/2021
40	07/16/2021
41	07/16/2021
42	07/16/2021
43	07/16/2021
44	07/16/2021
45	07/16/2021
46	07/16/2021
47	07/16/2021
48	07/16/2021
49	07/16/2021
50	07/16/2021
51	07/16/2021
52	07/16/2021
53	07/16/2021
54	07/16/2021
55	07/16/2021
56	07/16/2021
57	07/16/2021
58	07/16/2021
59	07/16/2021
60	07/16/2021
61	07/16/2021
62	07/16/2021
63	07/16/2021
64	07/16/2021
65	07/16/2021
66	07/16/2021
67	07/16/2021
68	07/16/2021
69	07/16/2021
70	07/16/2021
71	07/16/2021
72	07/16/2021
73	07/16/2021
74	07/16/2021
75	07/16/2021
76	07/16/2021
77	07/16/2021
78	07/16/2021
79	07/16/2021
80	07/16/2021
81	07/16/2021
82	07/16/2021
83	07/16/2021
84	07/16/2021
85	07/16/2021
86	07/16/2021
87	07/16/2021
88	07/16/2021
89	07/16/2021
90	07/16/2021
91	07/16/2021
92	07/16/2021
93	07/16/2021
94	07/16/2021
95	07/16/2021
96	07/16/2021
97	07/16/2021
98	07/16/2021
99	07/16/2021
100	07/16/2021

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.





BKF  
 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  
 CITY OF PETALUMA

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

Revisions

No.	Description

Sheet Number:

DRAWING NAME: J:\Projects\020038\DWG\TM\GATED\04\PM\HC.dwg  
 PLOT DATE: 08-03-21  
 PLOTTED BY: anto

LOT 2  
 APN 019-120-039

LANDS OF VARNHAGEN  
 APN 020-080-011-000

PARCEL "P"  
 APN 008-570-072-000

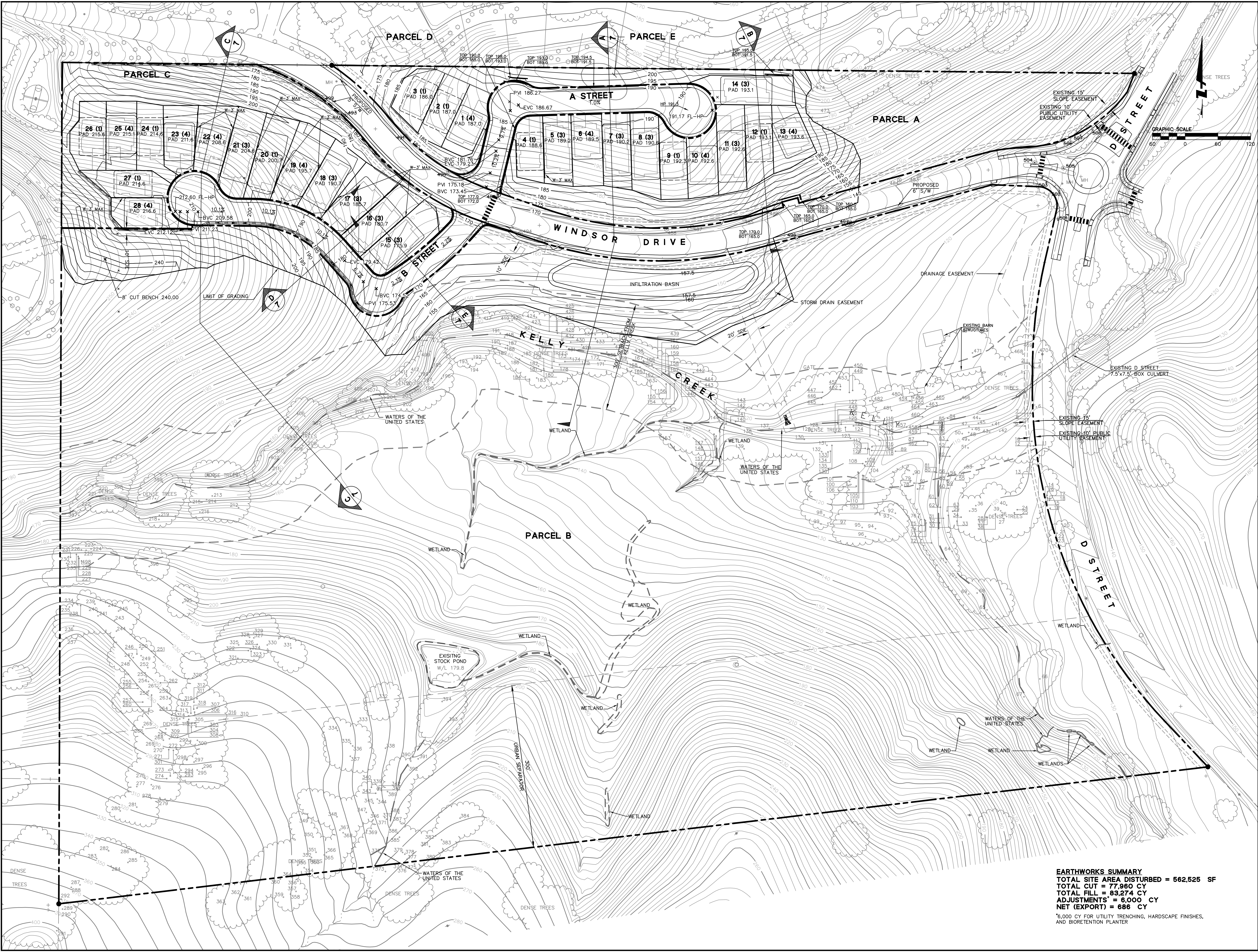
VICTORIA PHASE 2

LANDS OF CARY  
 019-120-013-000

CITY OF PETALUMA  
 SONOMA COUNTY

53  
 109.25



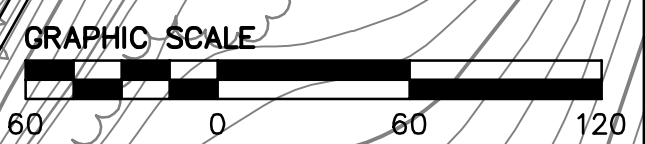


BKF  
 255 SHORELINE DRIVE, SUITE 200  
 REDWOOD CITY, CA 94065  
 650/482-6300  
 650/482-6399 (FAX)

CALIFORNIA  
 SONOMA COUNTY

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

CITY OF PETALUMA



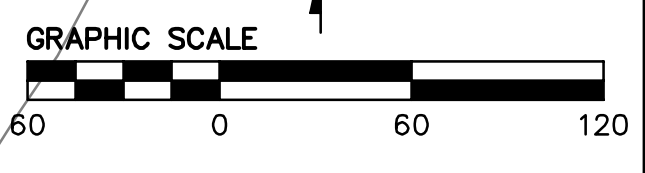
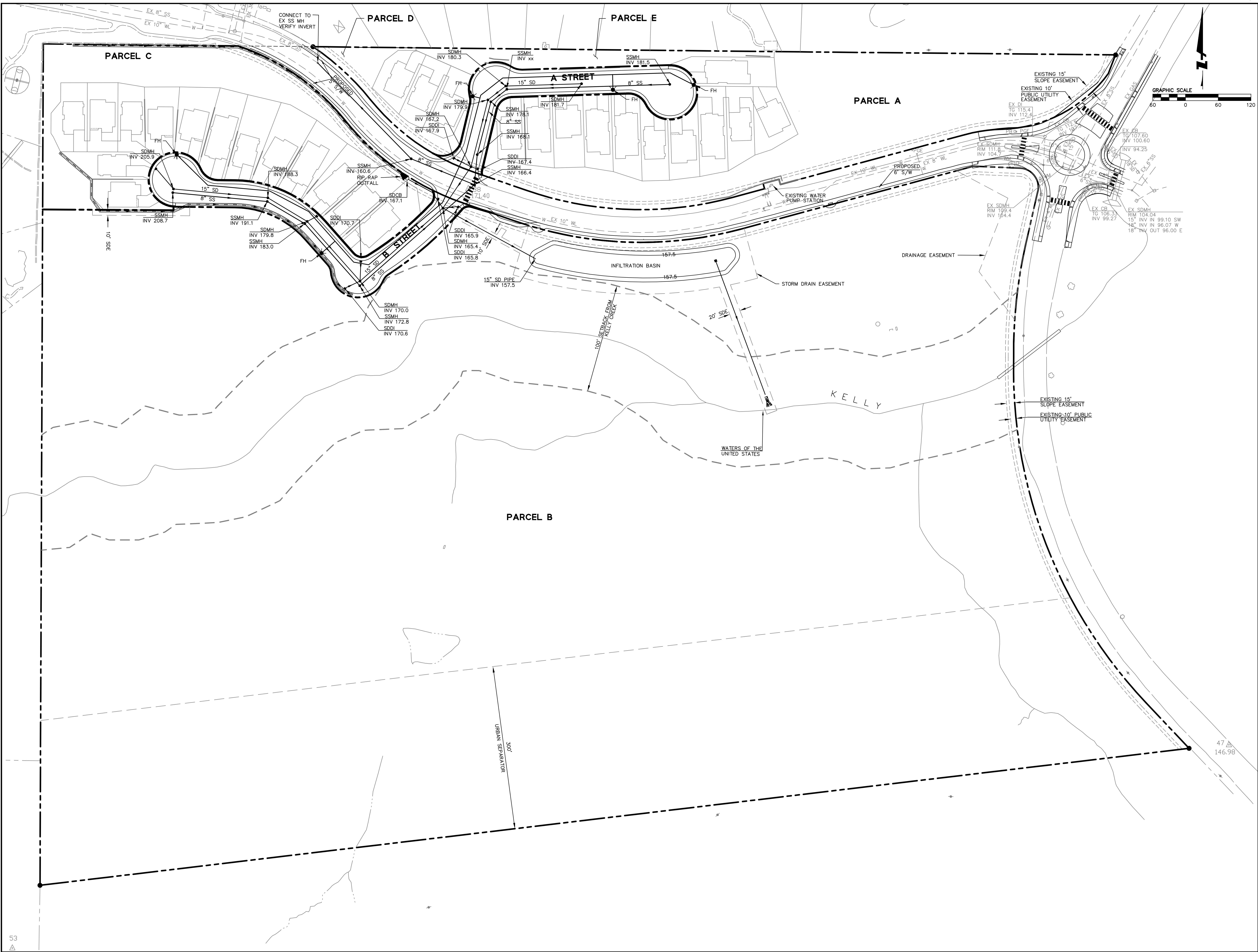
**EARTHWORKS SUMMARY**  
 TOTAL SITE AREA DISTURBED = 562,525 SF  
 TOTAL CUT = 77,960 CY  
 TOTAL FILL = 83,274 CY  
 ADJUSTMENTS = 6,000 CY  
 NET (EXPORT) = 686 CY  
 \*6,000 CY FOR UTILITY TRENCHING, HARDSCAPE FINISHES,  
 AND BIORETENTION PLANTER

DRAWING NAME: J:\Projects\0200038\DWG\TLM\MT\GATED\05\BPM\GD.dwg  
 PLOT DATE: 07-30-21  
 PLOTTED BY: anto

Date	Scale	Design	MS	Drawn	Approved	Job No.
07/16/2021	1"=60'	MS	MS	KCB	TRM	20020038
Sheet Number:						5
Revisions:						8



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



200  
94065  
650/482-6300  
650/482-6398 (FAX)



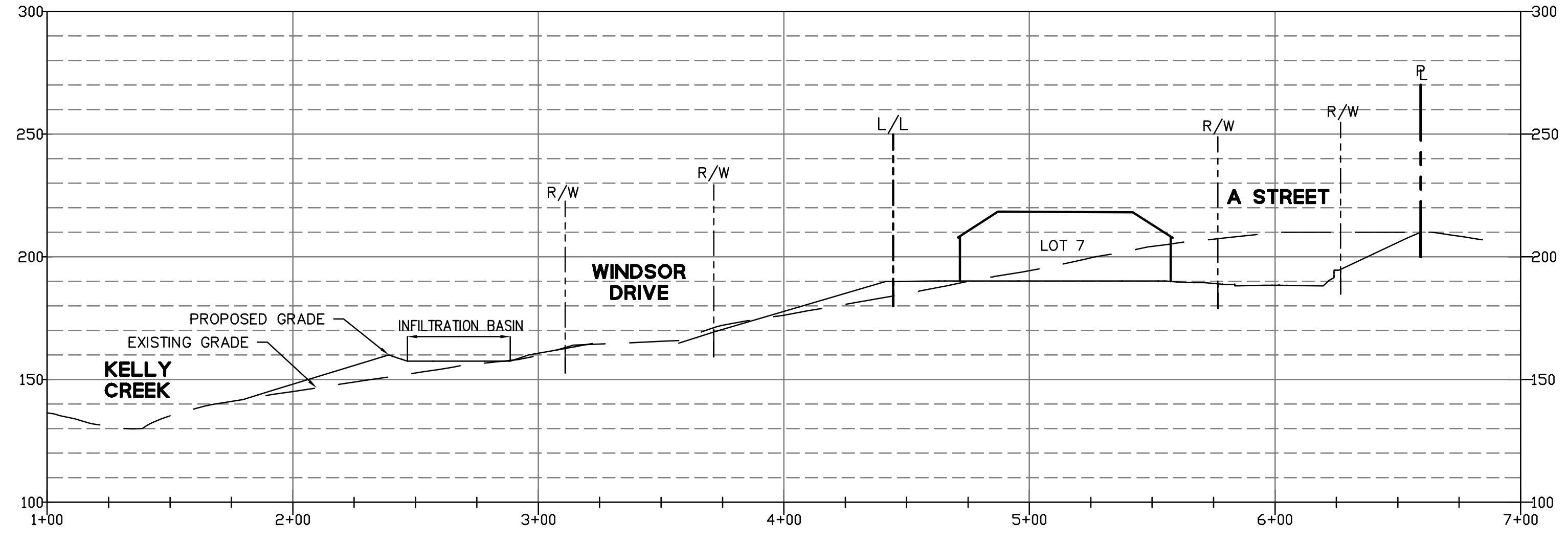
CALIFORNIA

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

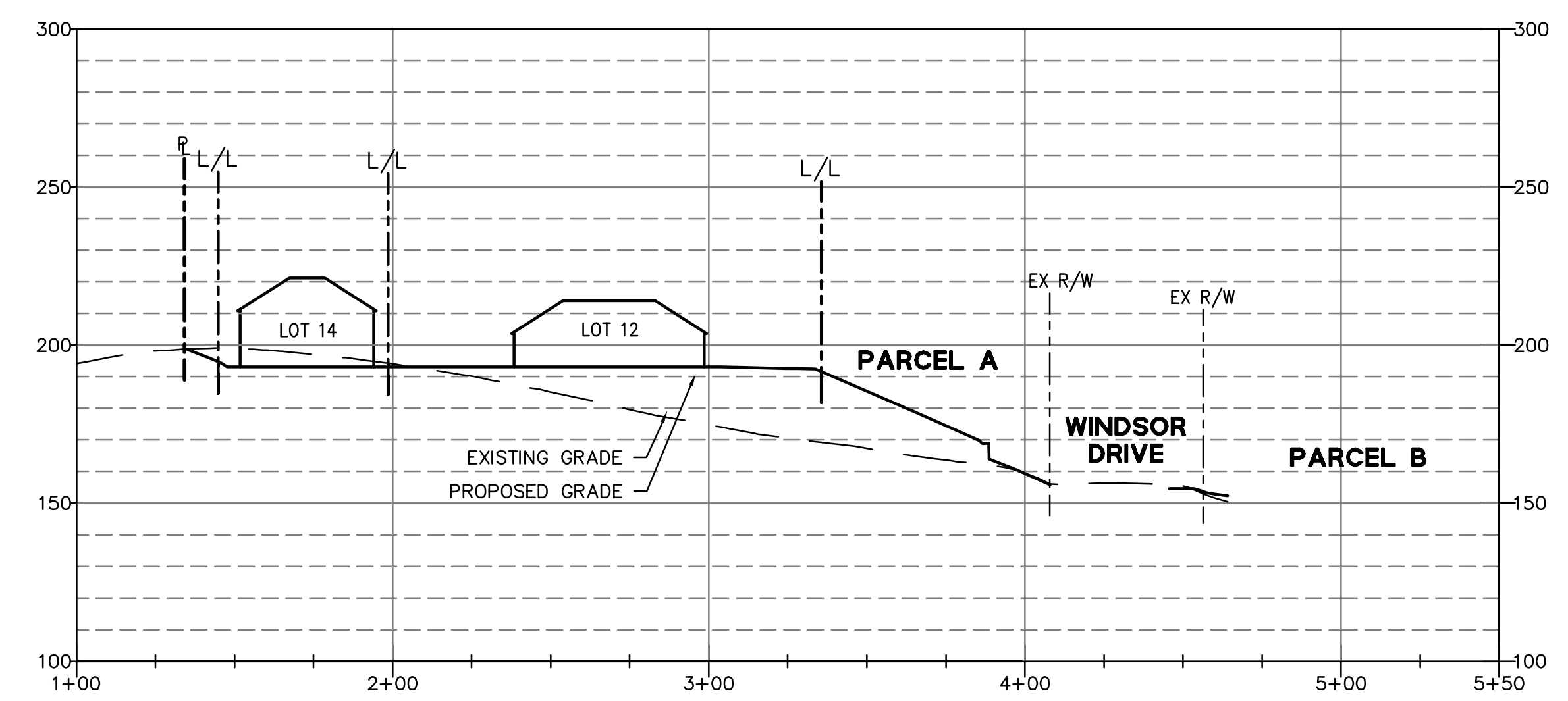
SONOMA COUNTY  
CITY OF PETALUMA

Revisions	
No.	Date
1	07/16/2021
2	07/16/2021
3	07/16/2021
4	07/16/2021
5	07/16/2021
6	07/16/2021
7	07/16/2021
8	07/16/2021
9	07/16/2021
10	07/16/2021
11	07/16/2021
12	07/16/2021
13	07/16/2021
14	07/16/2021
15	07/16/2021
16	07/16/2021
17	07/16/2021
18	07/16/2021
19	07/16/2021
20	07/16/2021
21	07/16/2021
22	07/16/2021
23	07/16/2021
24	07/16/2021
25	07/16/2021
26	07/16/2021
27	07/16/2021
28	07/16/2021
29	07/16/2021
30	07/16/2021
31	07/16/2021
32	07/16/2021
33	07/16/2021
34	07/16/2021
35	07/16/2021
36	07/16/2021
37	07/16/2021
38	07/16/2021
39	07/16/2021
40	07/16/2021
41	07/16/2021
42	07/16/2021
43	07/16/2021
44	07/16/2021
45	07/16/2021
46	07/16/2021
47	07/16/2021
48	07/16/2021
49	07/16/2021
50	07/16/2021
51	07/16/2021
52	07/16/2021
53	07/16/2021
54	07/16/2021
55	07/16/2021
56	07/16/2021
57	07/16/2021
58	07/16/2021
59	07/16/2021
60	07/16/2021
61	07/16/2021
62	07/16/2021
63	07/16/2021
64	07/16/2021
65	07/16/2021
66	07/16/2021
67	07/16/2021
68	07/16/2021
69	07/16/2021
70	07/16/2021
71	07/16/2021
72	07/16/2021
73	07/16/2021
74	07/16/2021
75	07/16/2021
76	07/16/2021
77	07/16/2021
78	07/16/2021
79	07/16/2021
80	07/16/2021
81	07/16/2021
82	07/16/2021
83	07/16/2021
84	07/16/2021
85	07/16/2021
86	07/16/2021
87	07/16/2021
88	07/16/2021
89	07/16/2021
90	07/16/2021
91	07/16/2021
92	07/16/2021
93	07/16/2021
94	07/16/2021
95	07/16/2021
96	07/16/2021
97	07/16/2021
98	07/16/2021
99	07/16/2021
100	07/16/2021

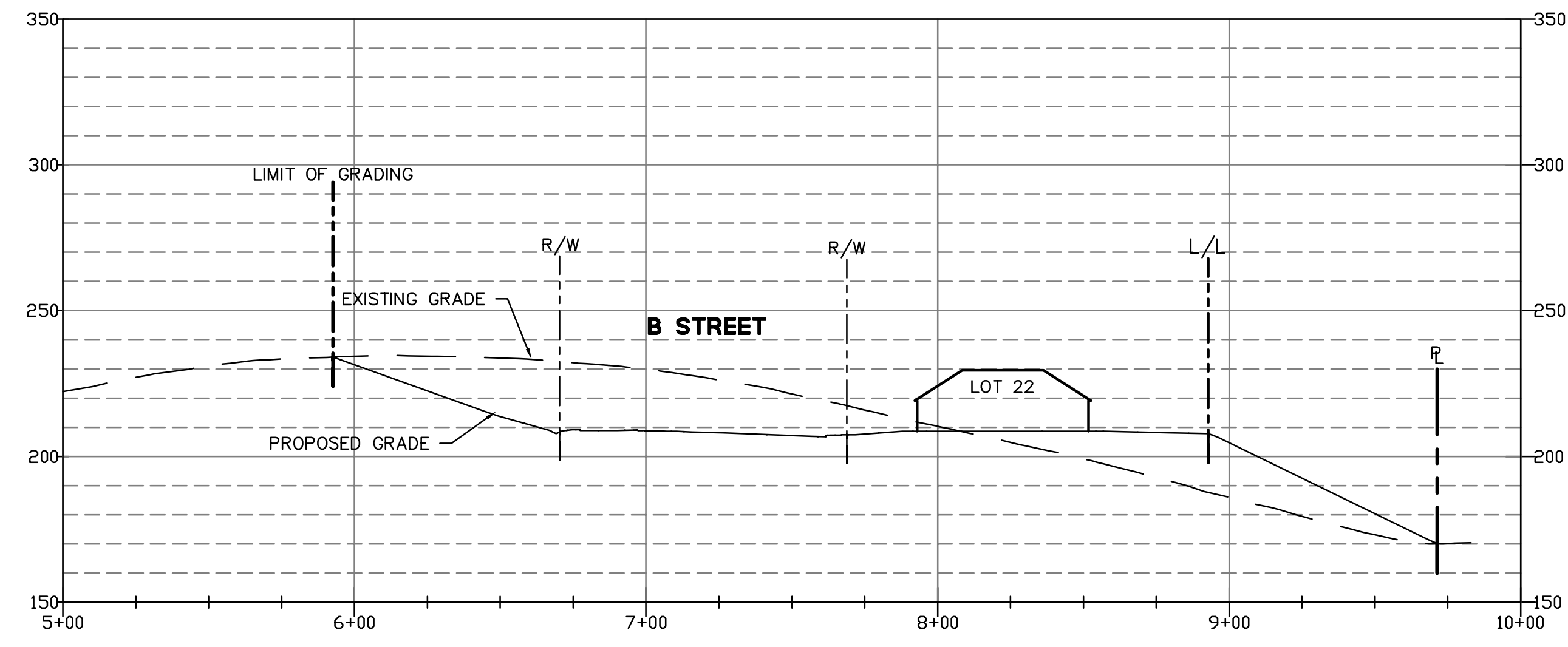




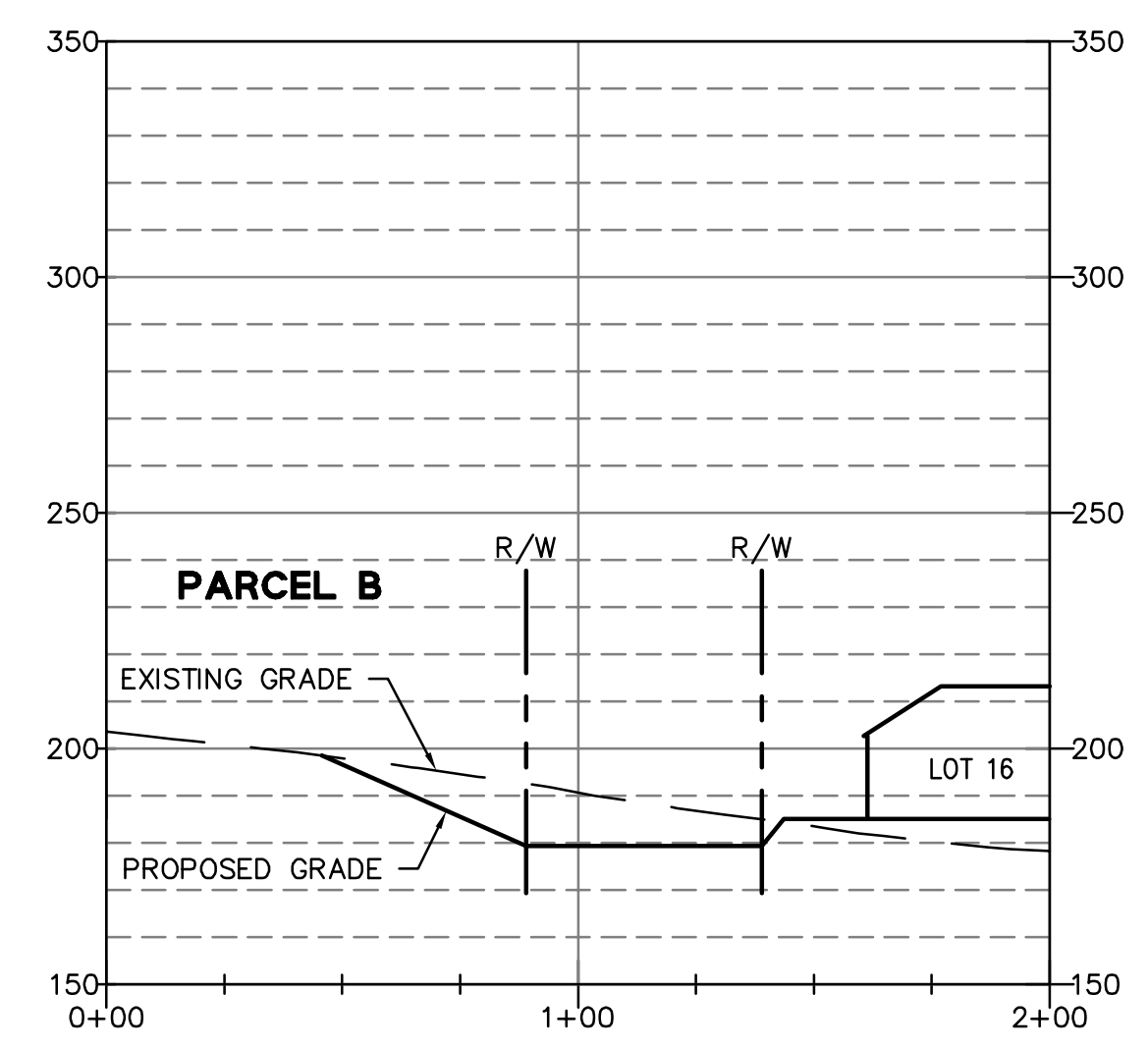
**A**  
SITE SECTION A-A  
SCALE: HORIZ. 1"=40'  
VERT. 1"=40'



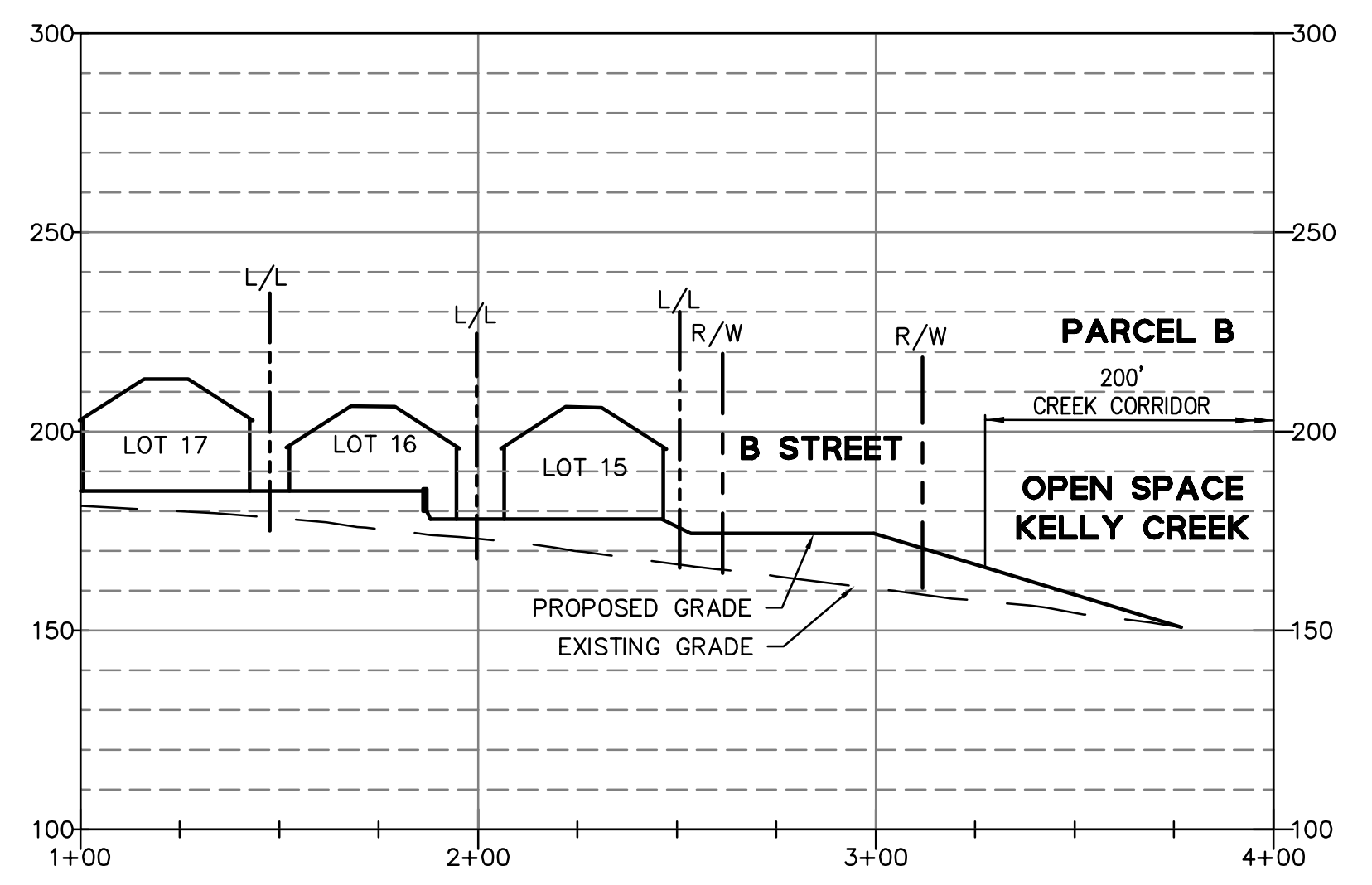
**B**  
SITE SECTION B-B  
SCALE: HORIZ. 1"=40'  
VERT. 1"=40'



**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'

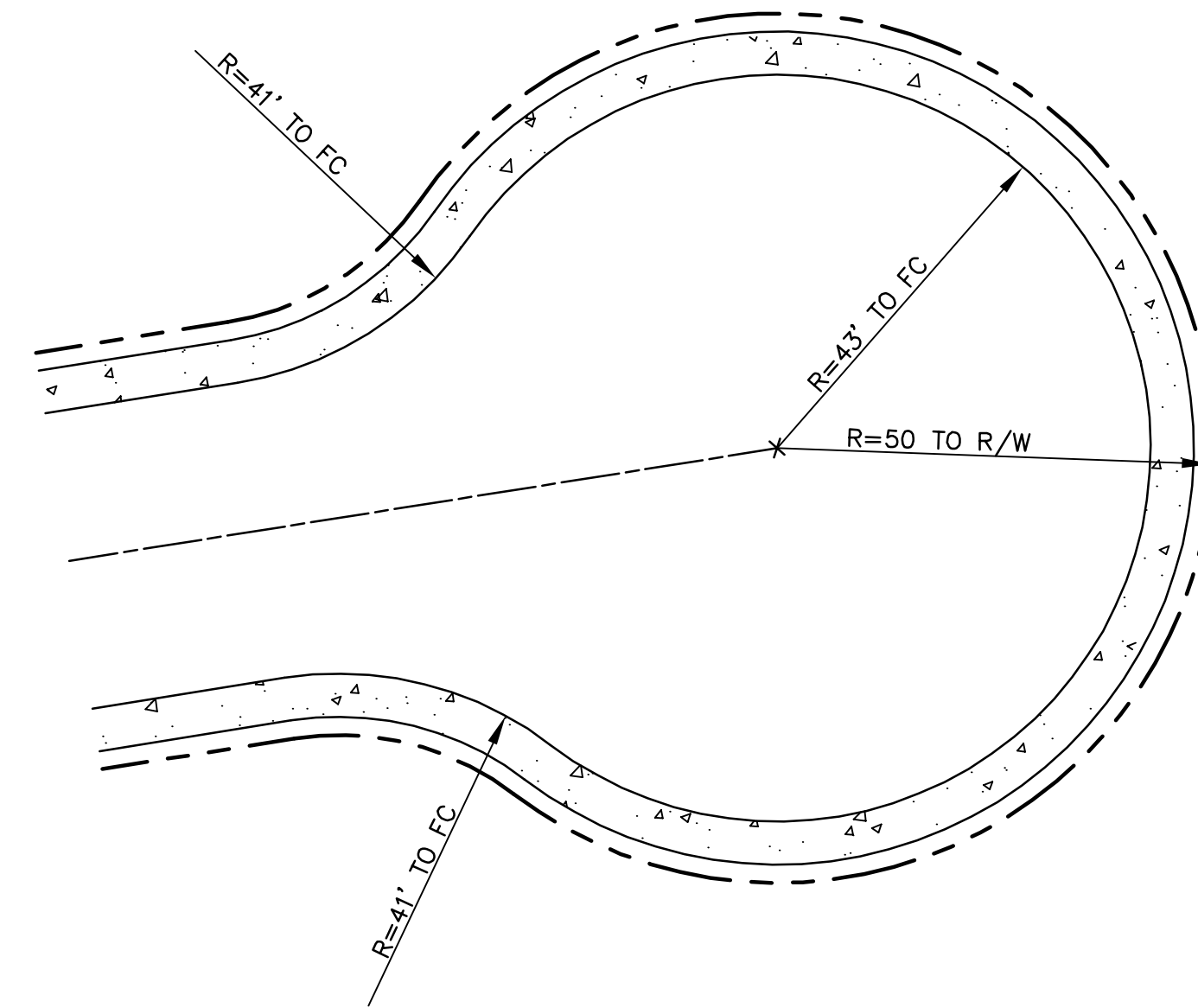
**NOTES:**  
1) BUILDINGS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY.

DRAWING NAME: J:\Projects\0200038\DWG\TM-MIT-GATED\0716M1PP.dwg  
PLOT DATE: 07-30-21 PLOTTED BY: ent

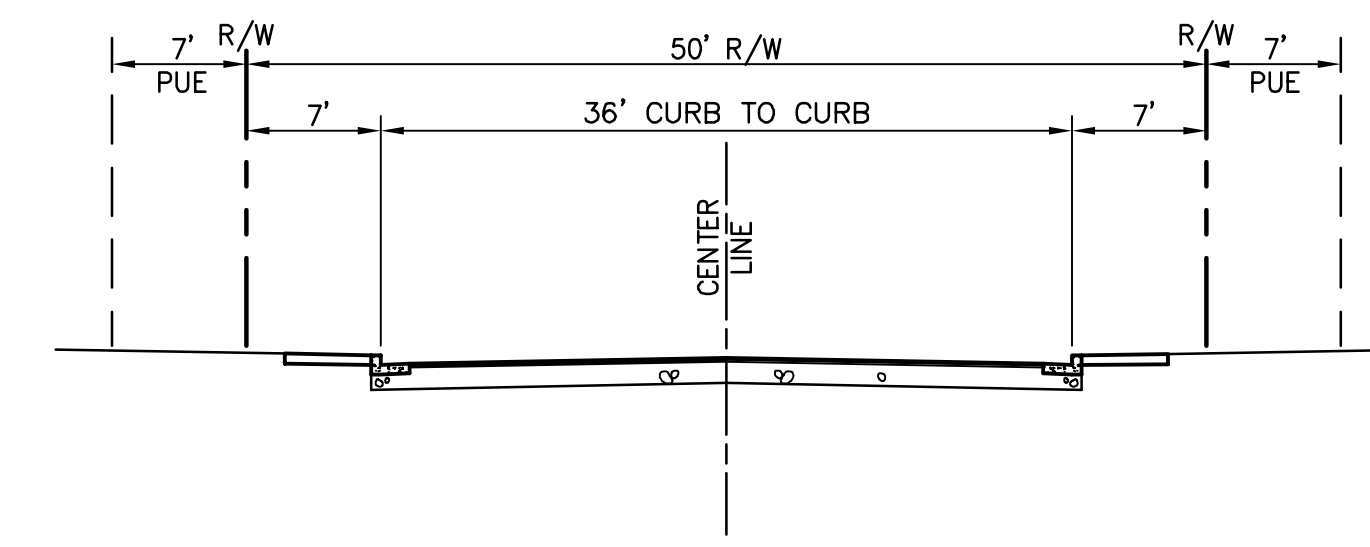
BKF  
255 SHORELINE DRIVE, SUITE 200  
REDWOOD CITY, CA 94065  
650/482-6300  
650/482-6399 (FAX)

DAVIDON HOMES / SCOTT RANCH  
REVISED PROJECT - 28 LOTS  
SITE SECTIONS  
SONOMA COUNTY  
CITY OF PETALUMA

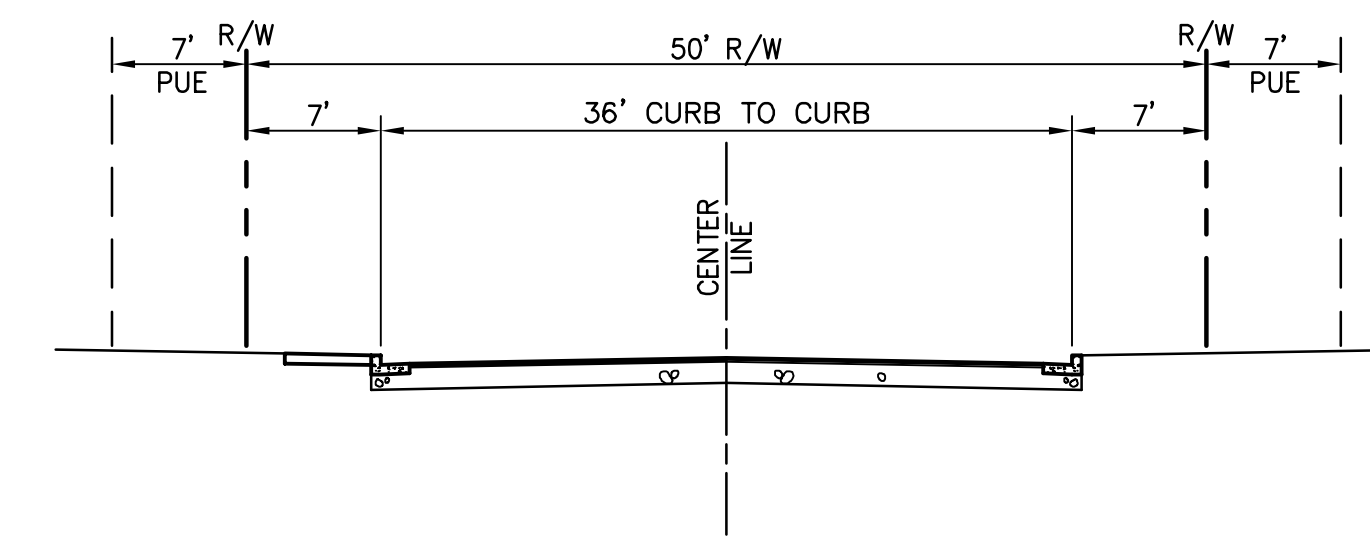
Date	No.	Revisions
07/16/2021	AS NOTED	MS
	DESIGN	KCB
	DRAWN	TRM
	APPROVED	TRM
	JOB NO.	20020038



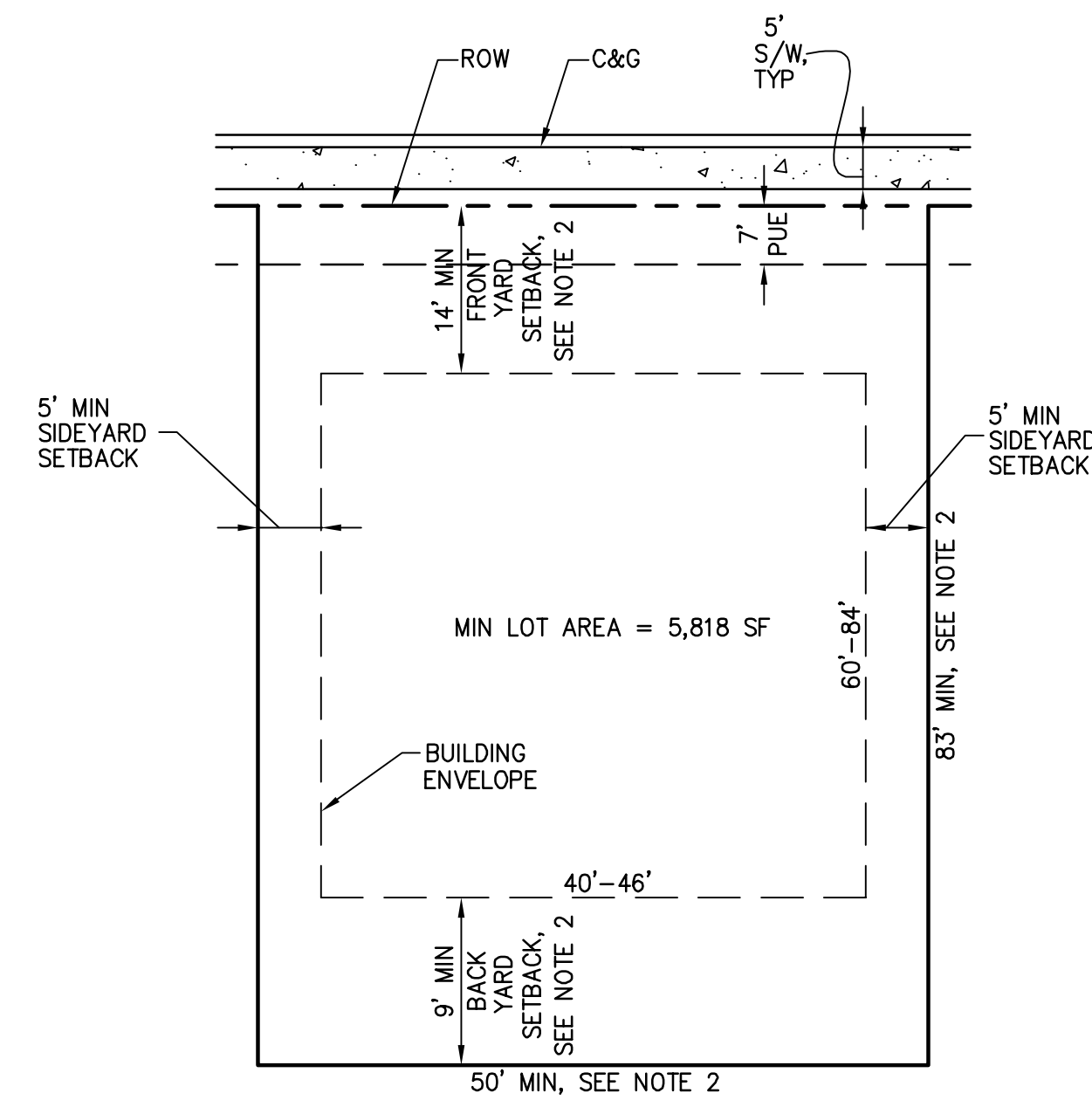
**1 TYPICAL CUL-DE-SAC**  
SCALE: 1"=20'



**E TYPICAL STREET SECTION**  
SCALE: 1"=10'

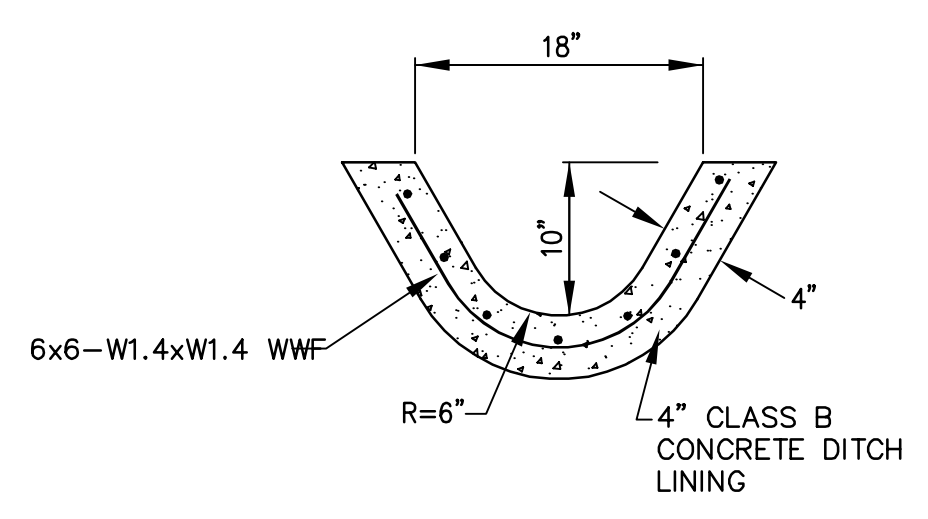


**G TYPICAL STREET SECTION**  
SCALE: 1"=10'

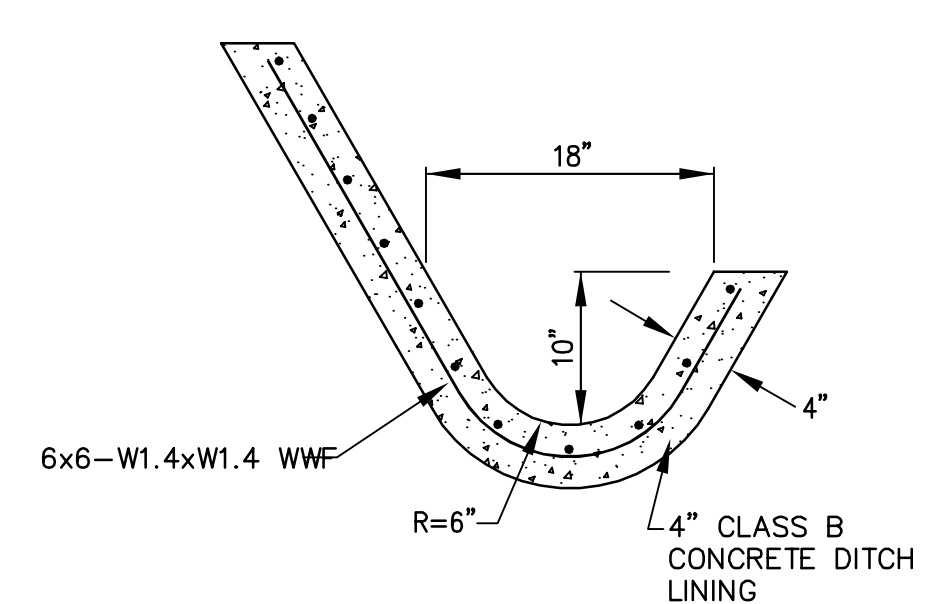


**2 TYPICAL LOT AND MINIMUM SETBACK DIMENSIONS**  
SCALE: 1"=20'

- NOTE:
- BUILDING ENVELOPE SHOWN TO ILLUSTRATE BUILDING SETBACKS AND MAY NOT REPRESENT ACTUAL BUILDING FOOTPRINTS.
  - 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 SHORELINE 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