



VESTING TENTATIVE MAP - REVISED PROJECT

DAVIDON HOMES / SCOTT RANCH

CITY OF PETALUMA

SONOMA COUNTY

CALIFORNIA

SHEET INDEX

SHEET NO DESCRIPTION

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3	EXISTING TREE SURVEY
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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

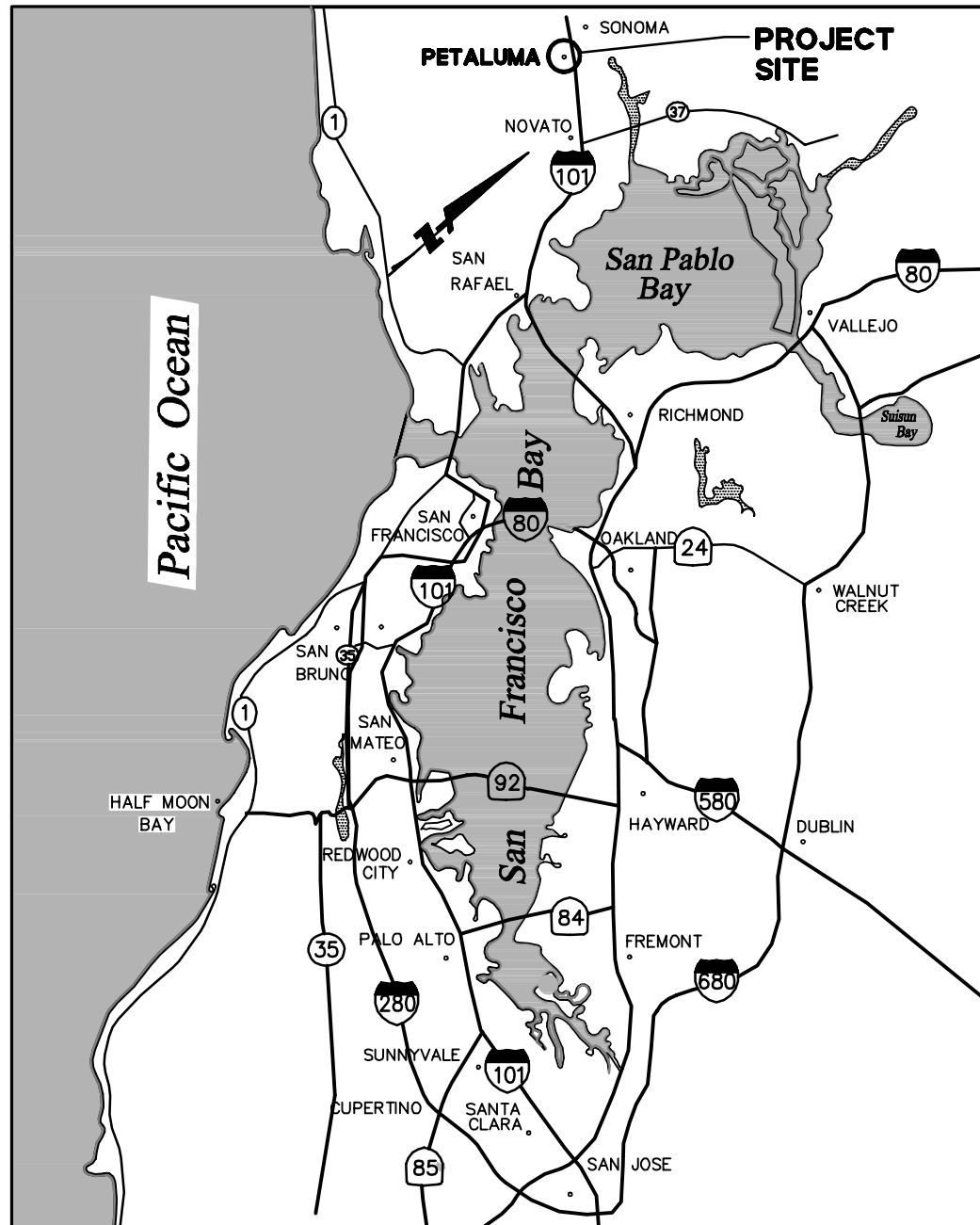
EXISTING LAND USE: SINGLE FAMILY RESIDENCE

PROPOSED ZONING: PLANNED UNIT DEVELOPMENT

PROPOSED LAND USE: 28 SINGLE FAMILY
DETACHED UNITS

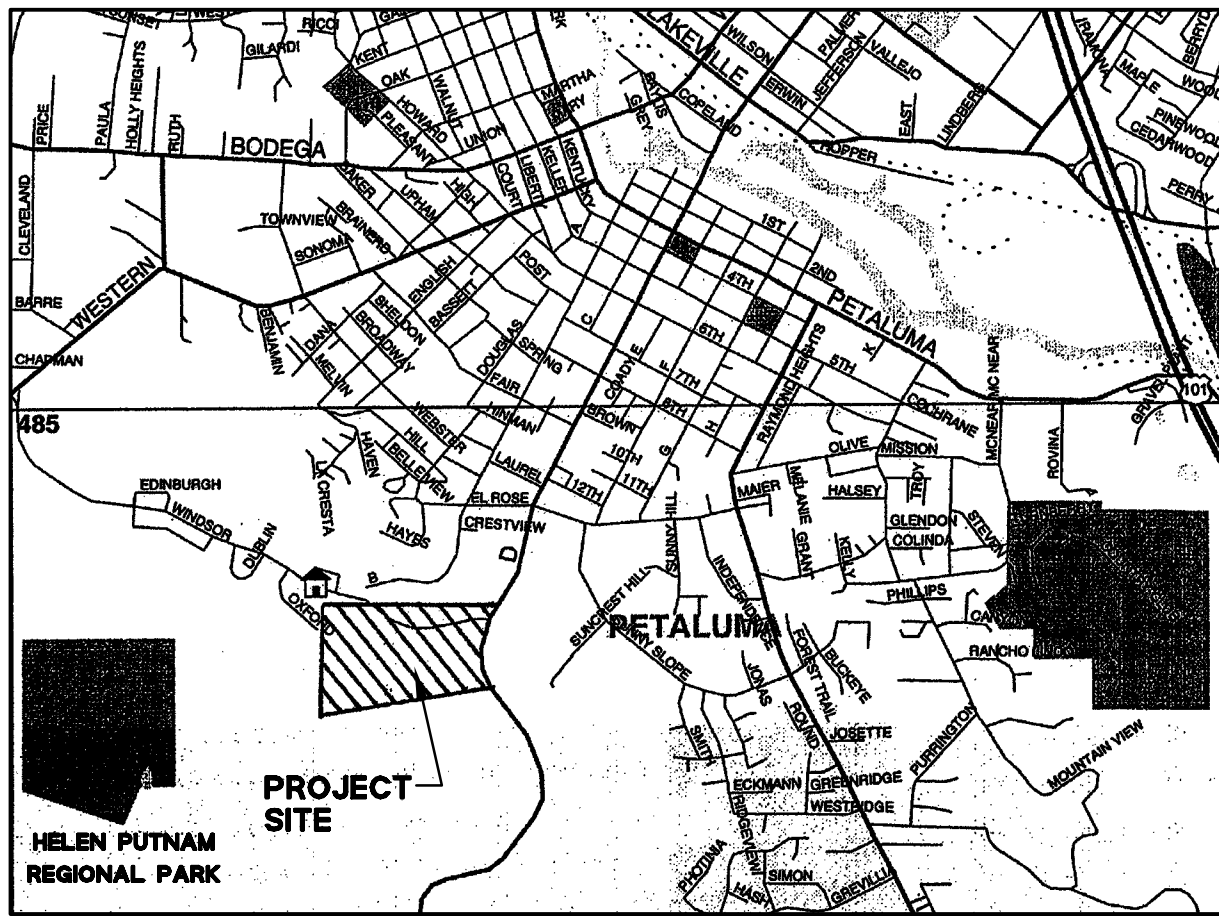
DEDICATION: STREETS FOR PUBLIC ACCESS

UTILITIES:
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



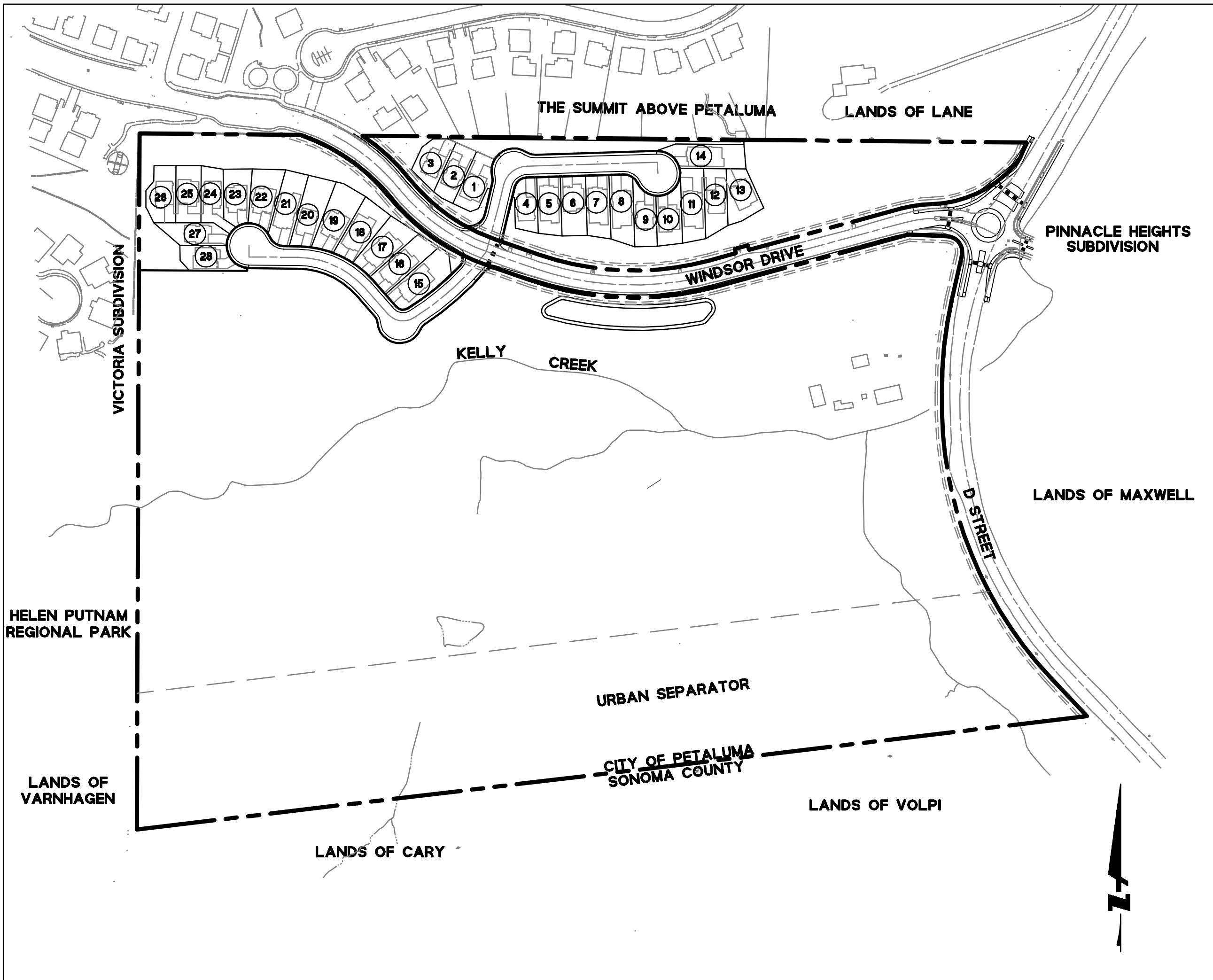
VICINITY MAP

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
BNDRY	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
ELEV	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
FR	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

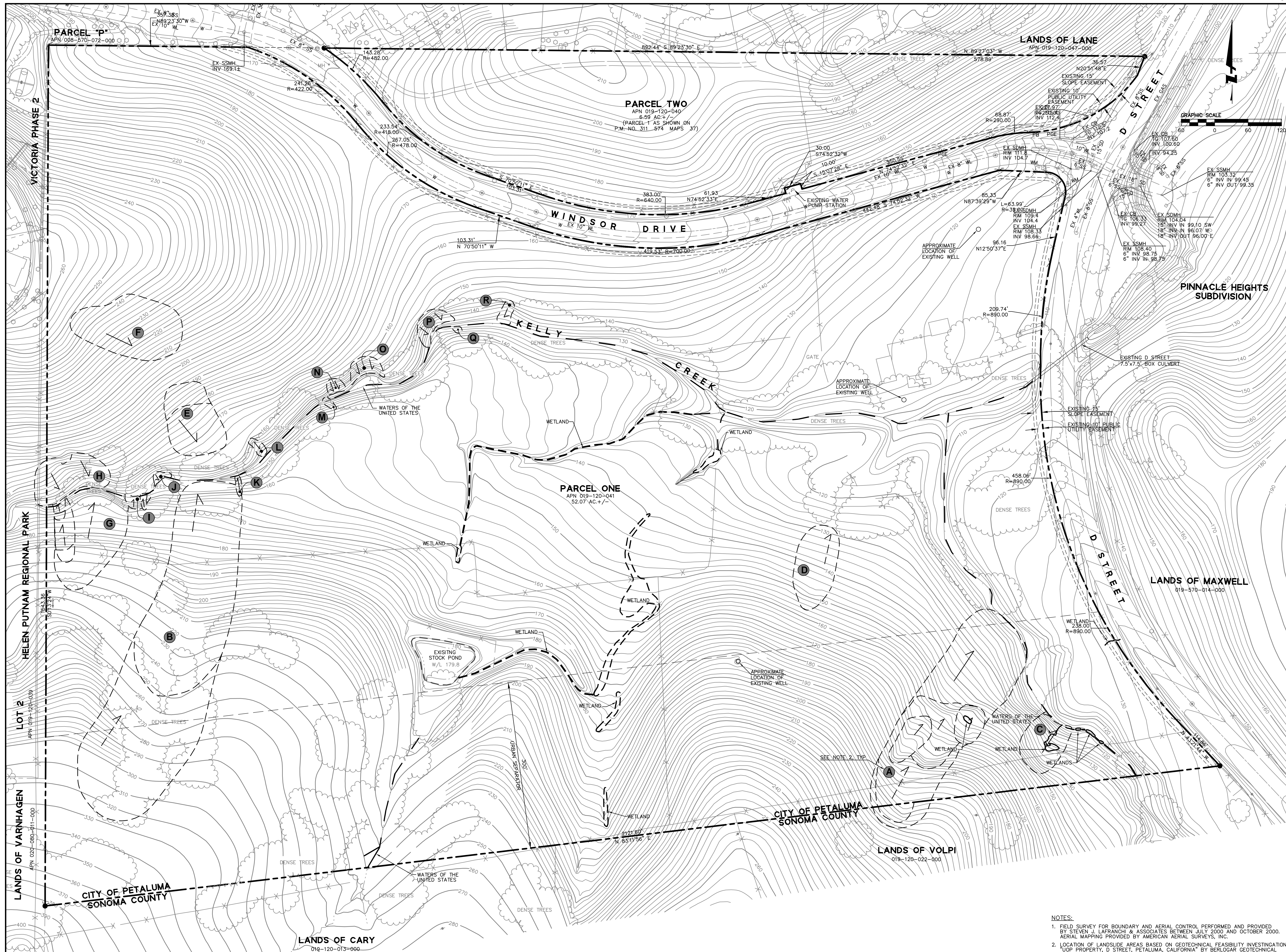
DATE





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

Revisions	
No.	Date 07/16/2021
1	Scale 1"=60'
2	Design NS
3	Drawn KGB
4	Approved TRM
Job No. 20020038	

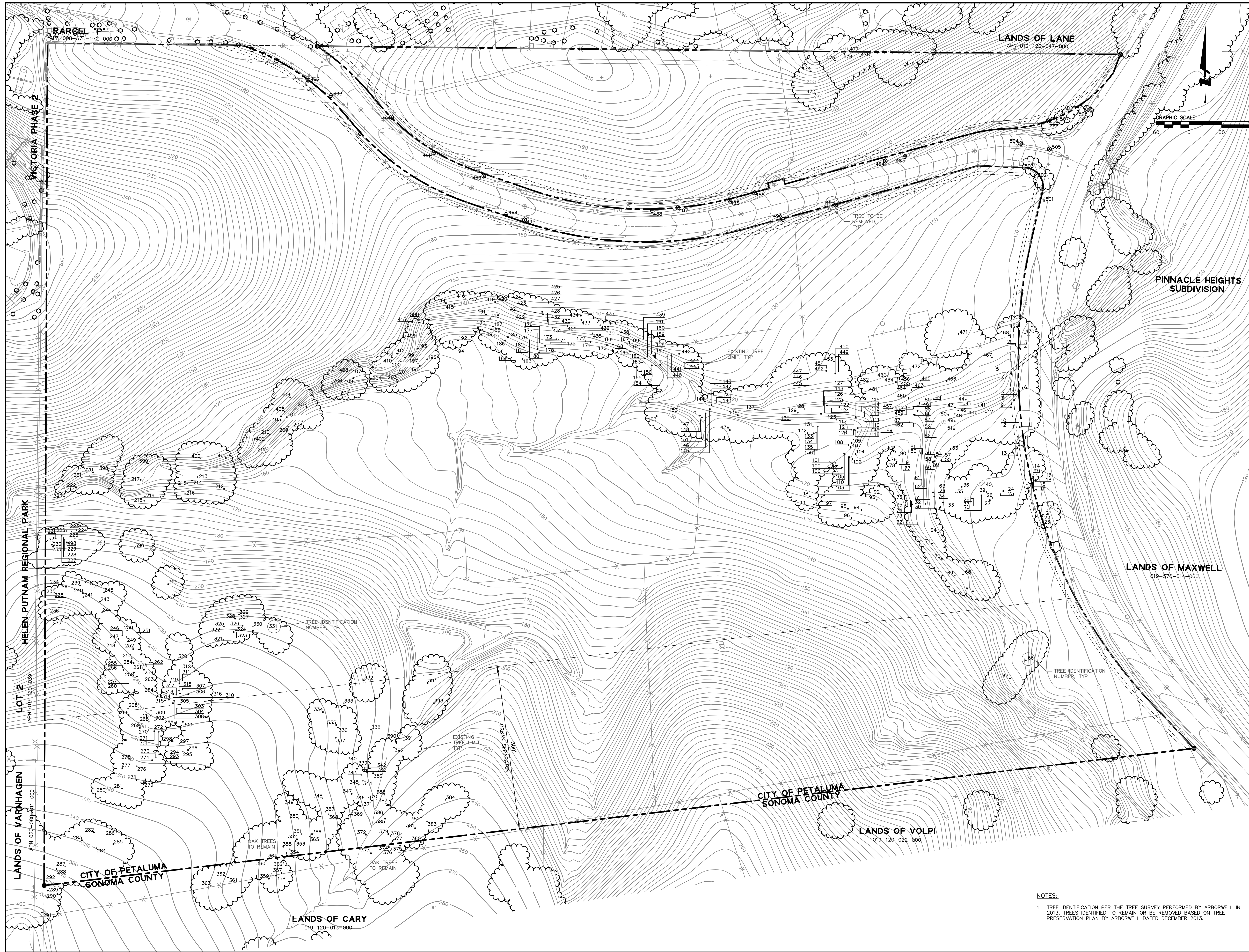


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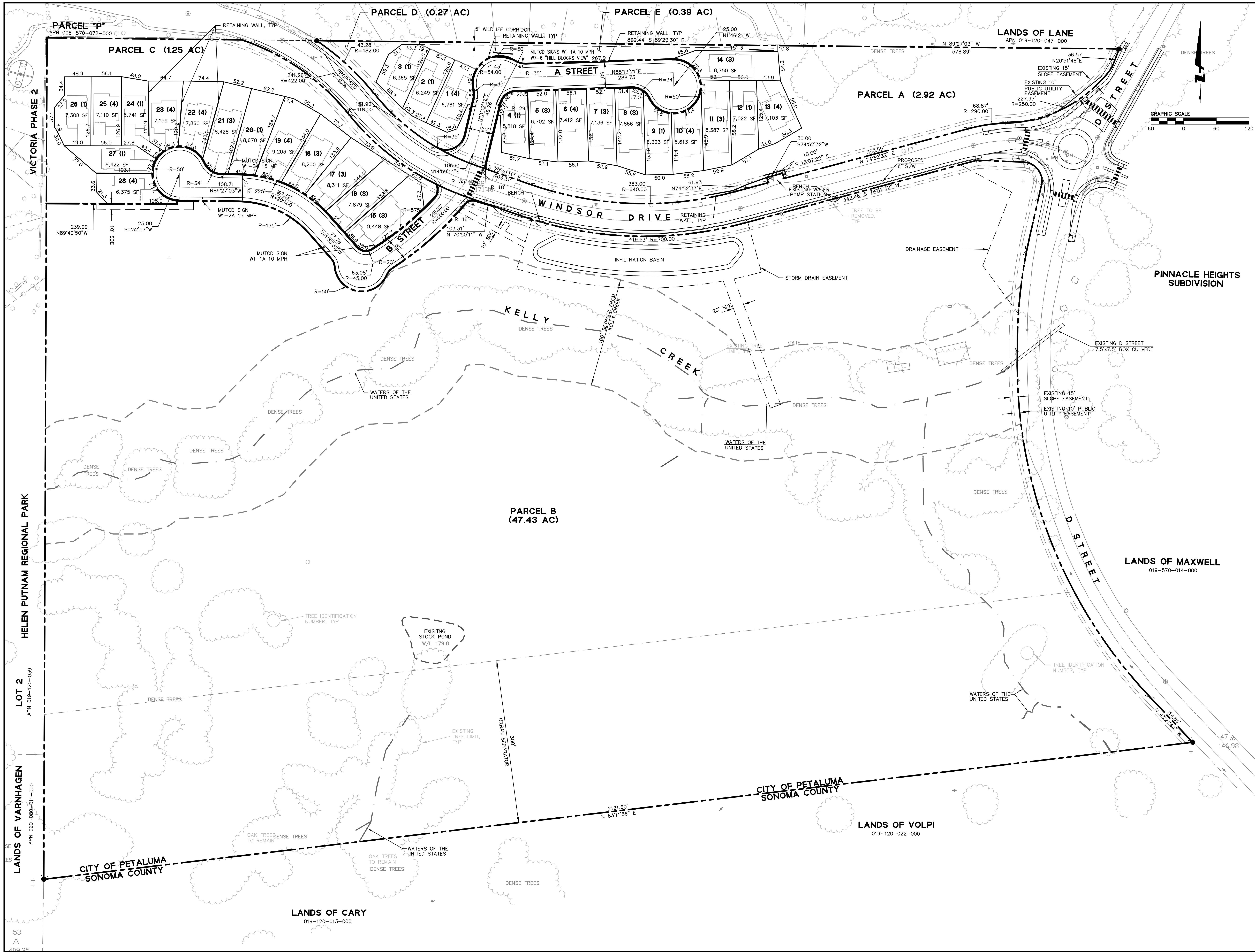


**DAVIDON HOMES / SCOTT RANCH
REVISED PROJECT - 28 LOTS
EXISTING TREE SURVEY**

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



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PLOT DATE: 08-03-21



255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065
650/482-5300
650/482-5399 (FAX)

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

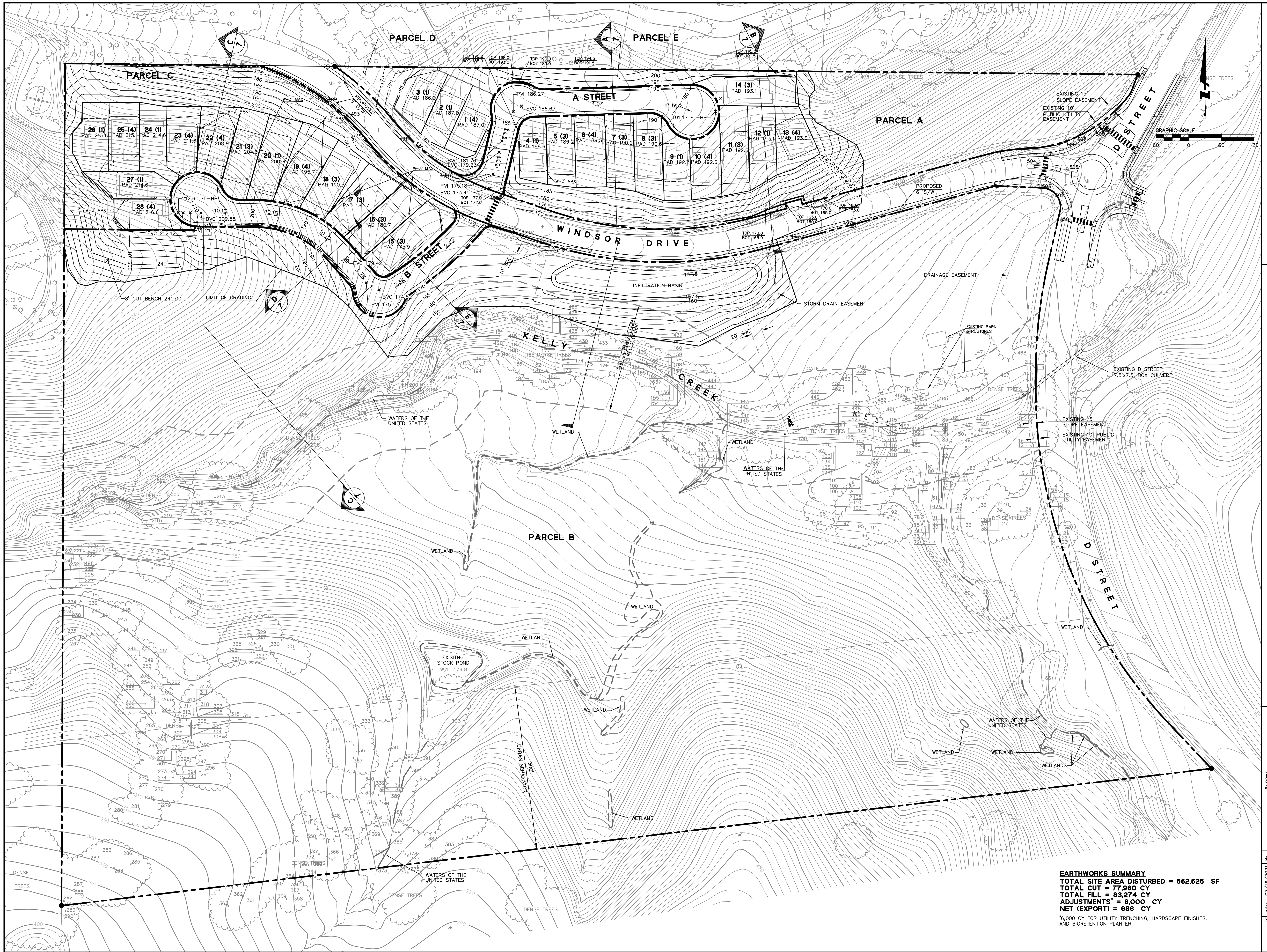
CITY OF PETALUMA
SONOMA COUNTY

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



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

Revisions		No.	Date
1	Scale	07/16/2021	1"
2	Design	MS	1"
3	Drawn	KCB	1"
4	Approved	TRM	1"
Sheet Number:		Job No.	20200308

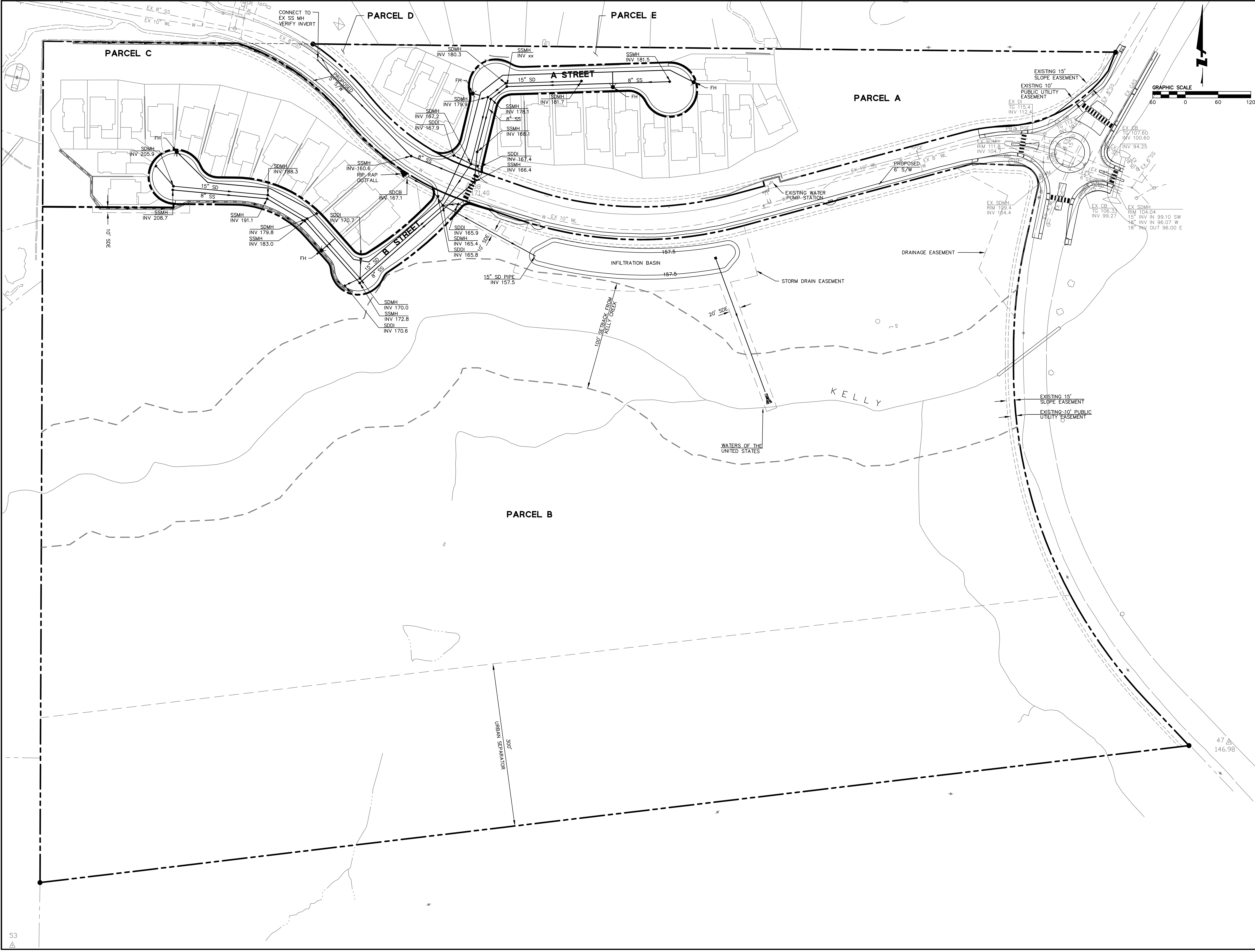


EARTHWORKS SUMMARY
TOTAL SITE AREA DISTURBED = 562,525 SF
TOTAL CUT = 77,960 CY
TOTAL FILL = 83,274 CY
ADJUSTMENTS = 6,000 CY
NET (EXPORT) = 686 CY

*6,000 CY FOR UTILITY TRENCHING, HARDSCAPE FINISHES,
AND BIORETENTION PLANTER

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

53
A



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

Sheet Number:
CITY OF PETALUMA

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

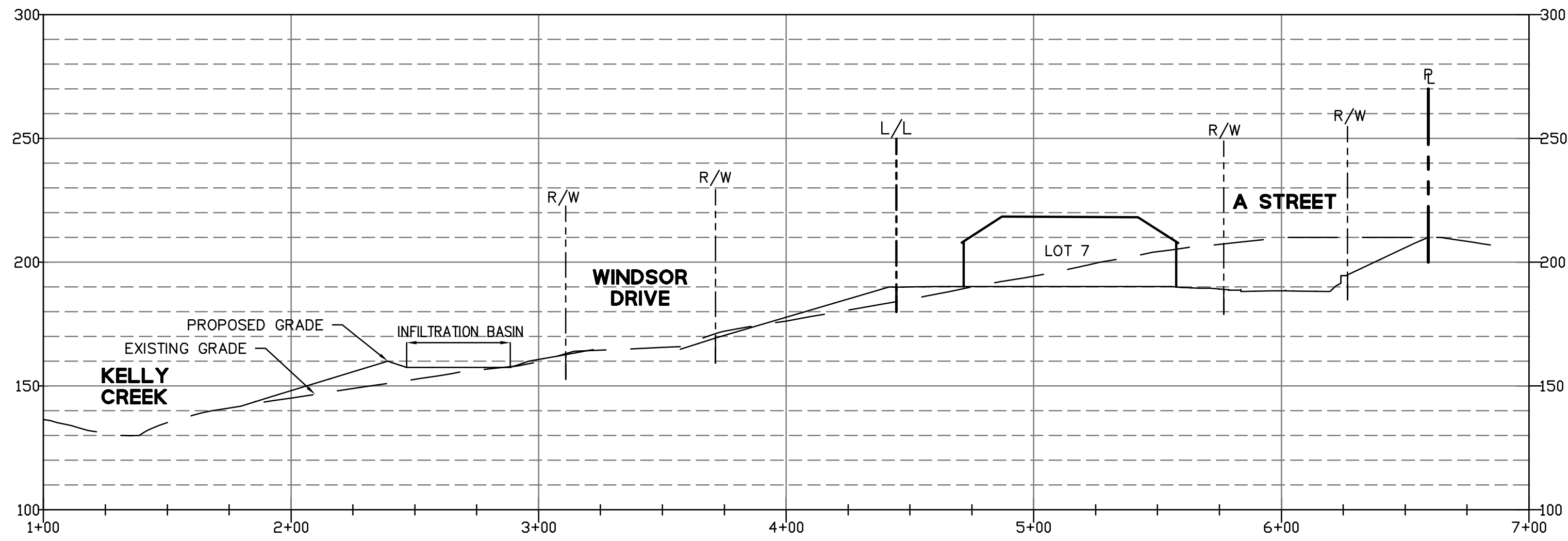
SONOMA COUNTY
CALIFORNIA



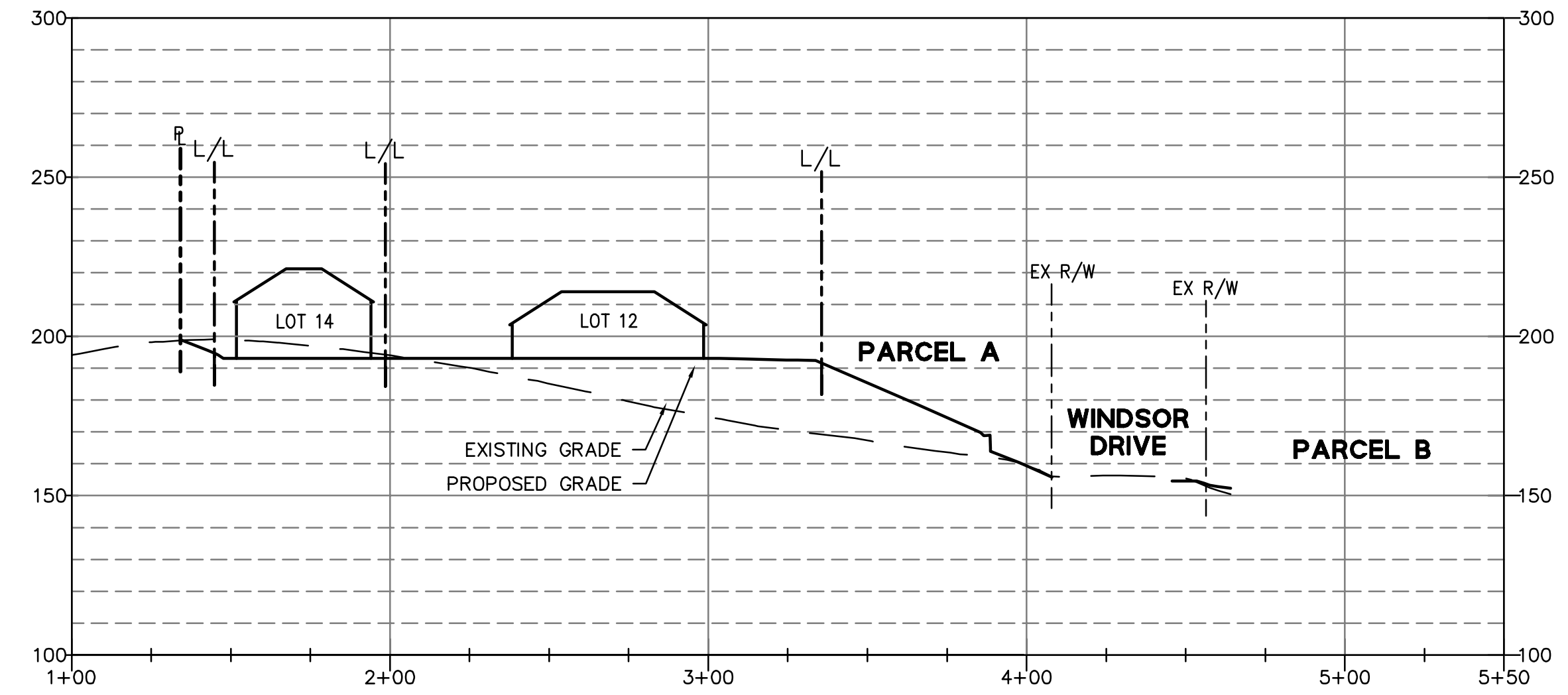
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6398 (FAX)



Revisions			
No.	Date	By	Check
1	07/16/2021	AS	NOTED
2		MS	
3		MS	
4		KGB	
5		Approved	TRM
6		Job No.	20020038
Sheet Number:			



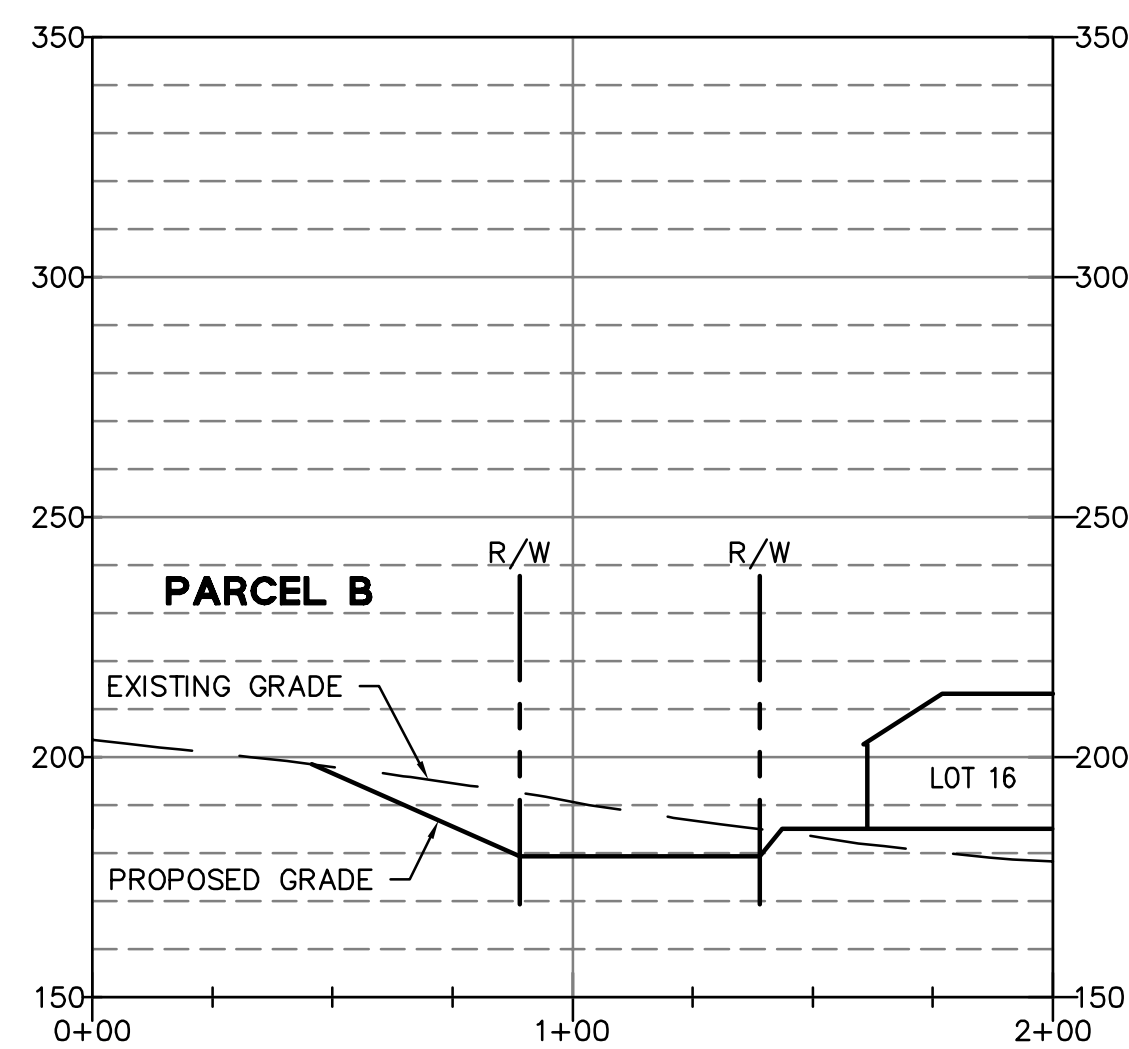
A
—
SITE SECTION A-A
SCALE: HORIZ. 1"=40'
VERT. 1"=40'



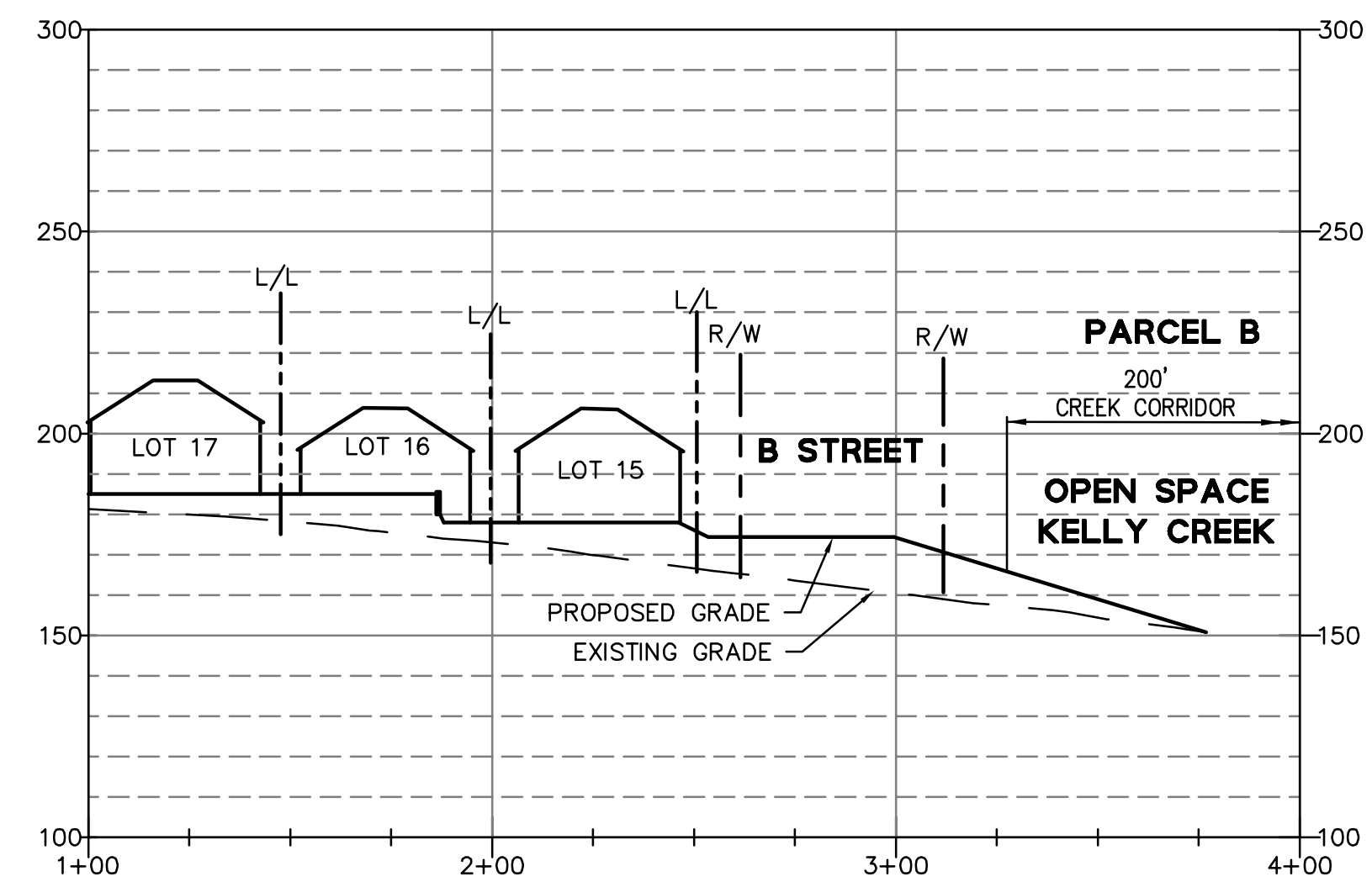
B
—
SITE SECTION B-B
SCALE: HORIZ. 1"=40'
VERT. 1"=40'



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



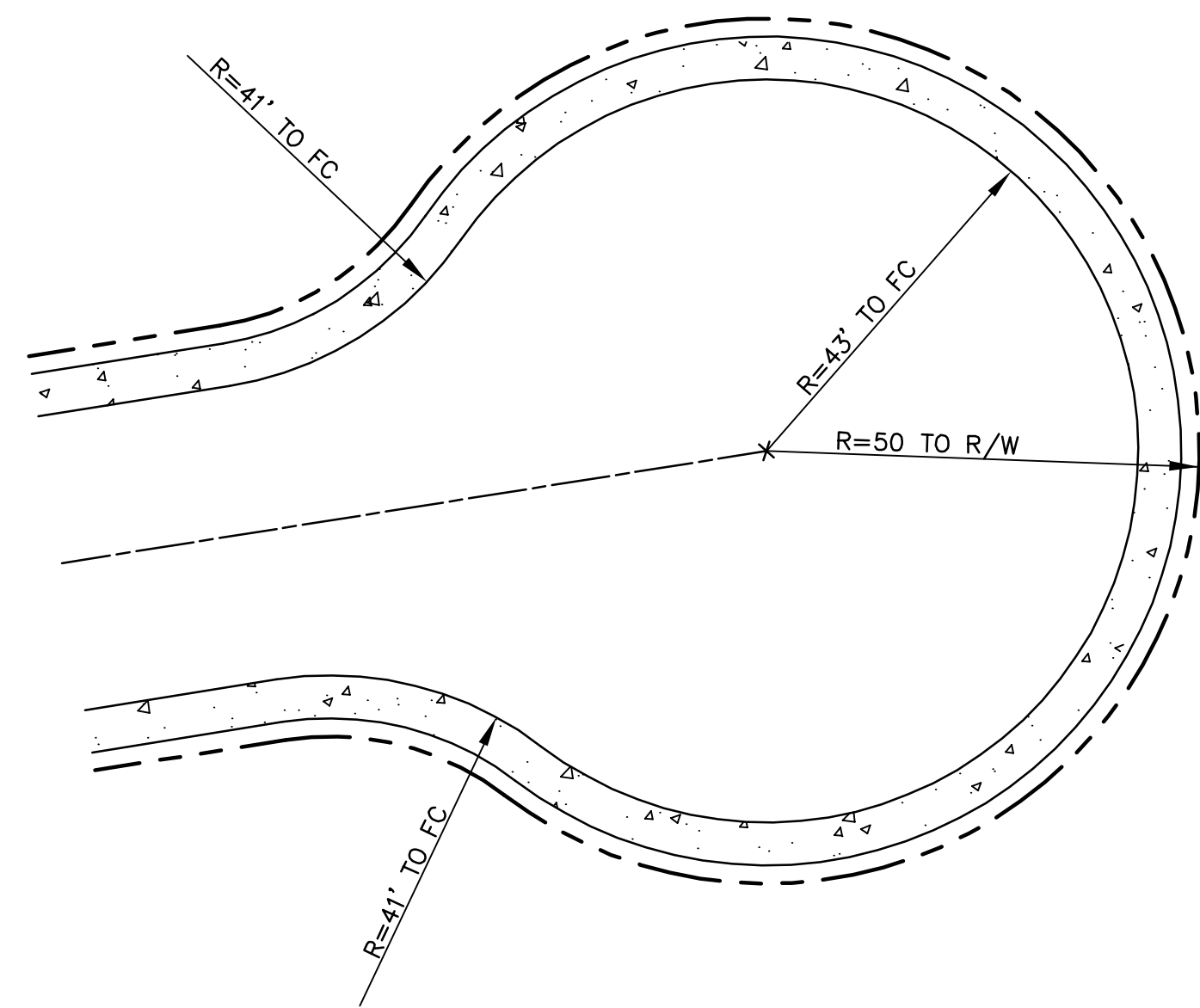
D
—
SITE SECTION D-D
SCALE: HORIZ. 1"=40'
VERT. 1"=40'



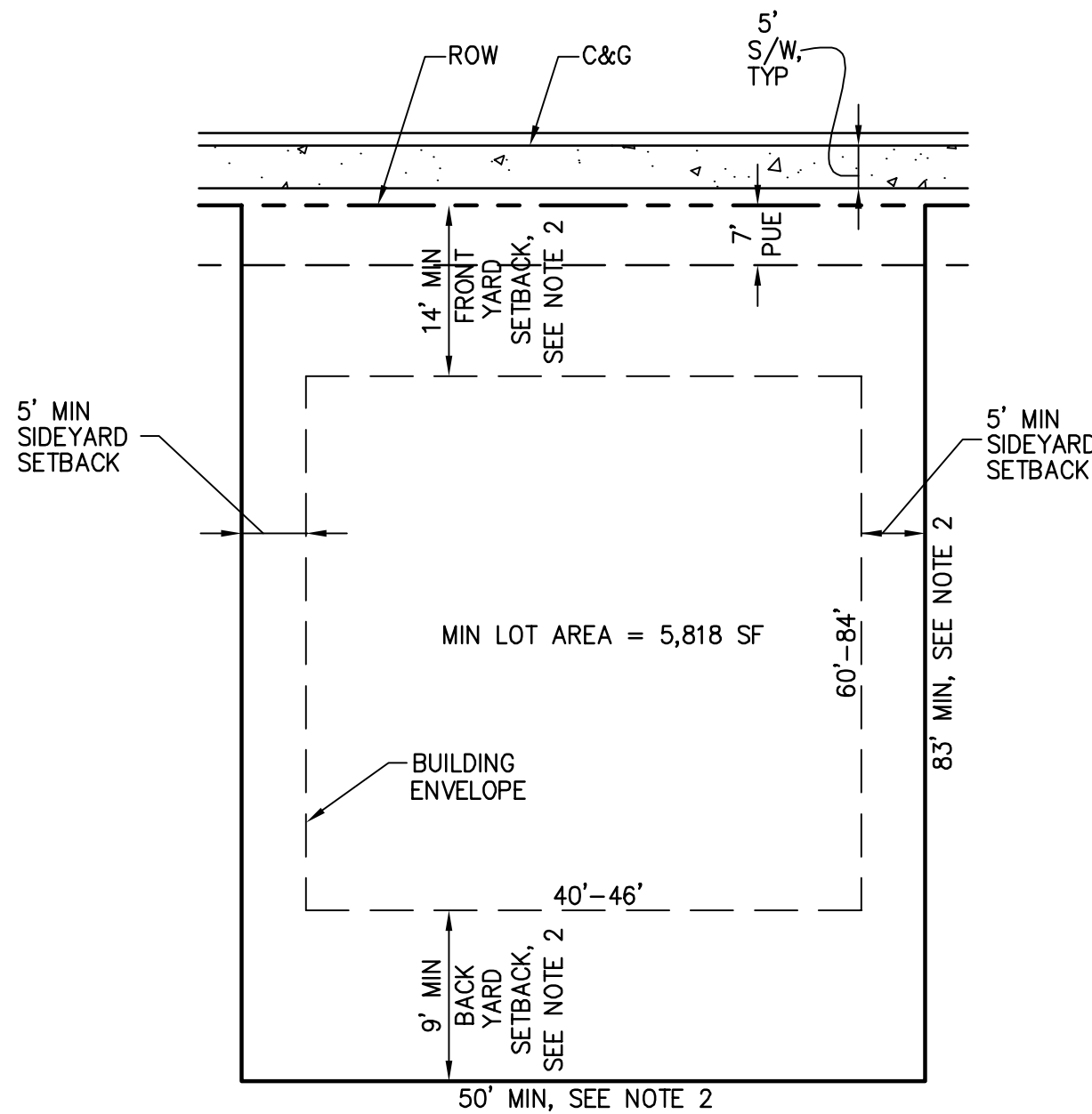
E
—
SITE SECTION E-E
SCALE: HORIZ. 1"=40'
VERT. 1"=40'

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

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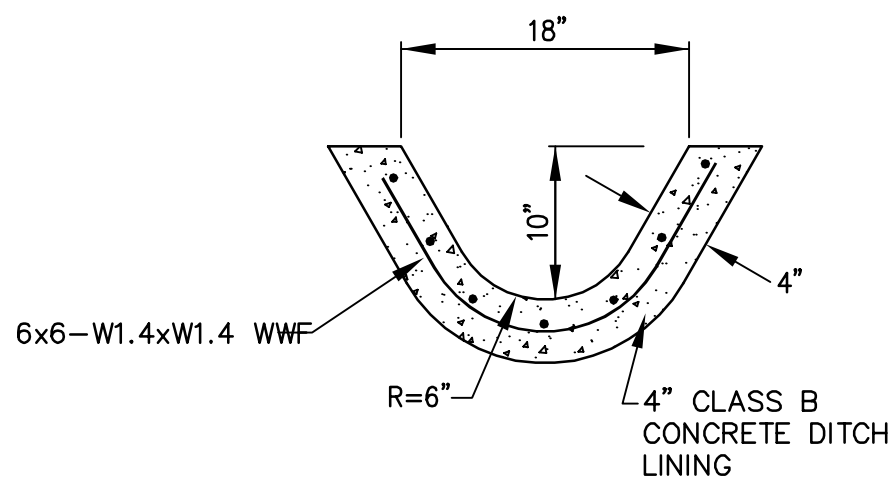


1 TYPICAL CUL-DE-SAC
SCALE: 1"=20'

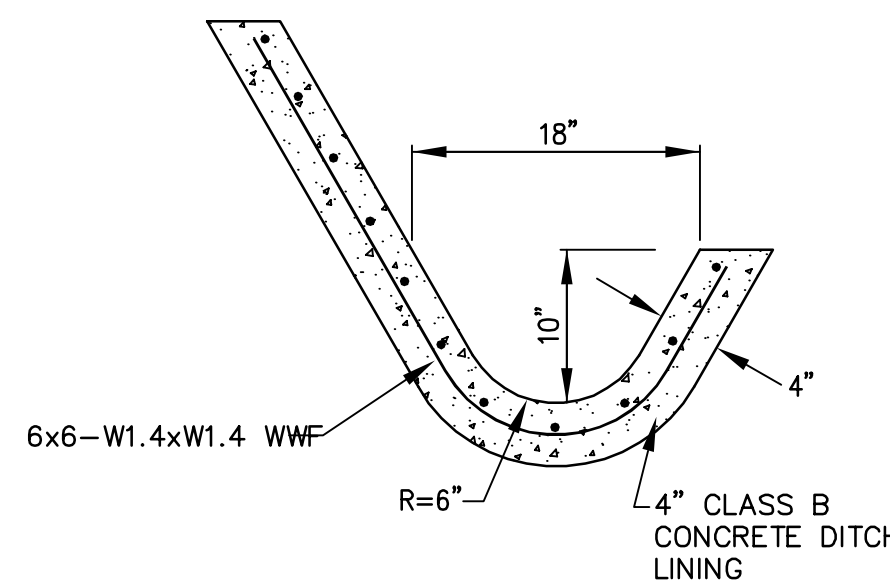


2 TYPICAL LOT AND MINIMUM SETBACK DIMENSIONS
SCALE: 1"=20'

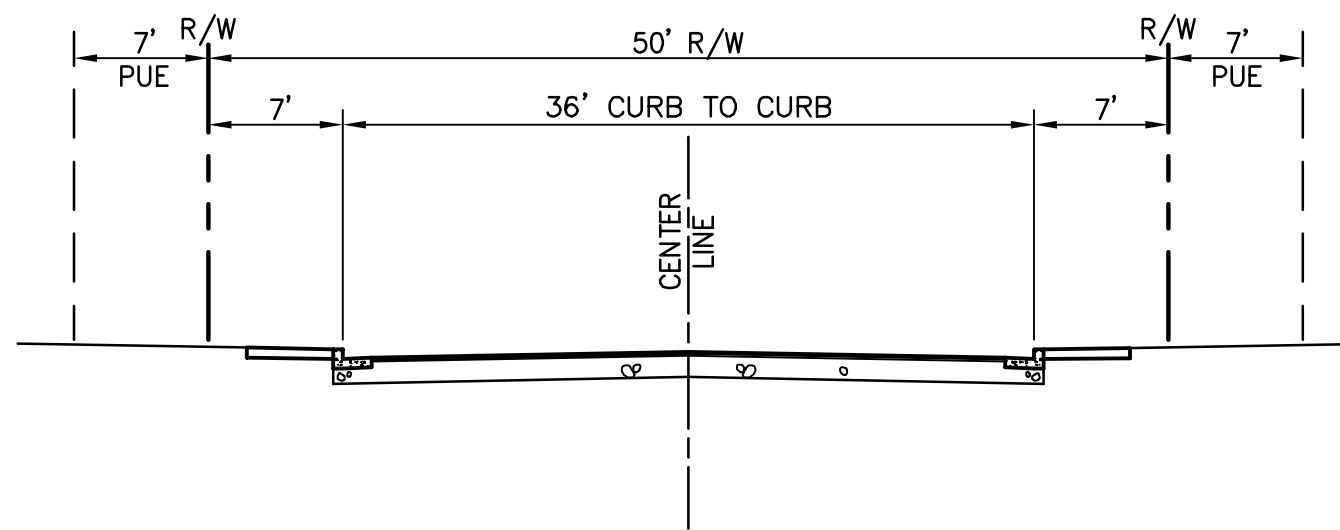
- NOTE:
- BUILDING ENVELOPE SHOWN TO ILLUSTRATE BUILDING SETBACKS AND MAY NOT REPRESENT ACTUAL BUILDING FOOTPRINTS.
 - DIMENSION MEASURED AT UNIT.



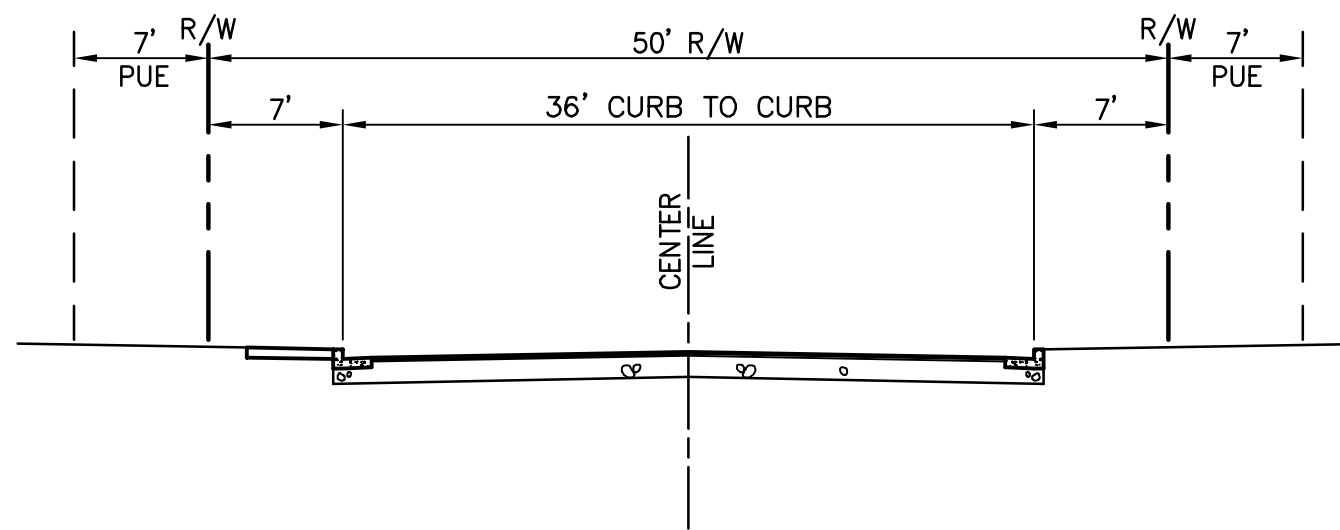
3 CONCRETE V DITCH
SCALE: NTS



3 CONCRETE J DITCH
SCALE: NTS



E TYPICAL STREET SECTION
SCALE: 1"=10'



G TYPICAL STREET SECTION
SCALE: 1"=10'

Date	07/16/2021	No.		Revisions
Scale	AS NOTED			
Design	MS			
Drawn	KGB			
Approved	TRM			
Job No	20020038			
Sheet Number:				