



CALIFORNIA

DAVIDON HOMES / SCOTT RANCH
PLANNED UNIT DISTRICT - REVISED PROJECT - 28 LOTS
TITLE SHEET
SONOMA COUNTY
CITY OF PETALUMA

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

PLANNED UNIT DISTRICT - REVISED PROJECT - 28 LOTS

DAVIDON HOMES / SCOTT RANCH

CITY OF PETALUMA SONOMA COUNTY CALIFORNIA

SHEET INDEX

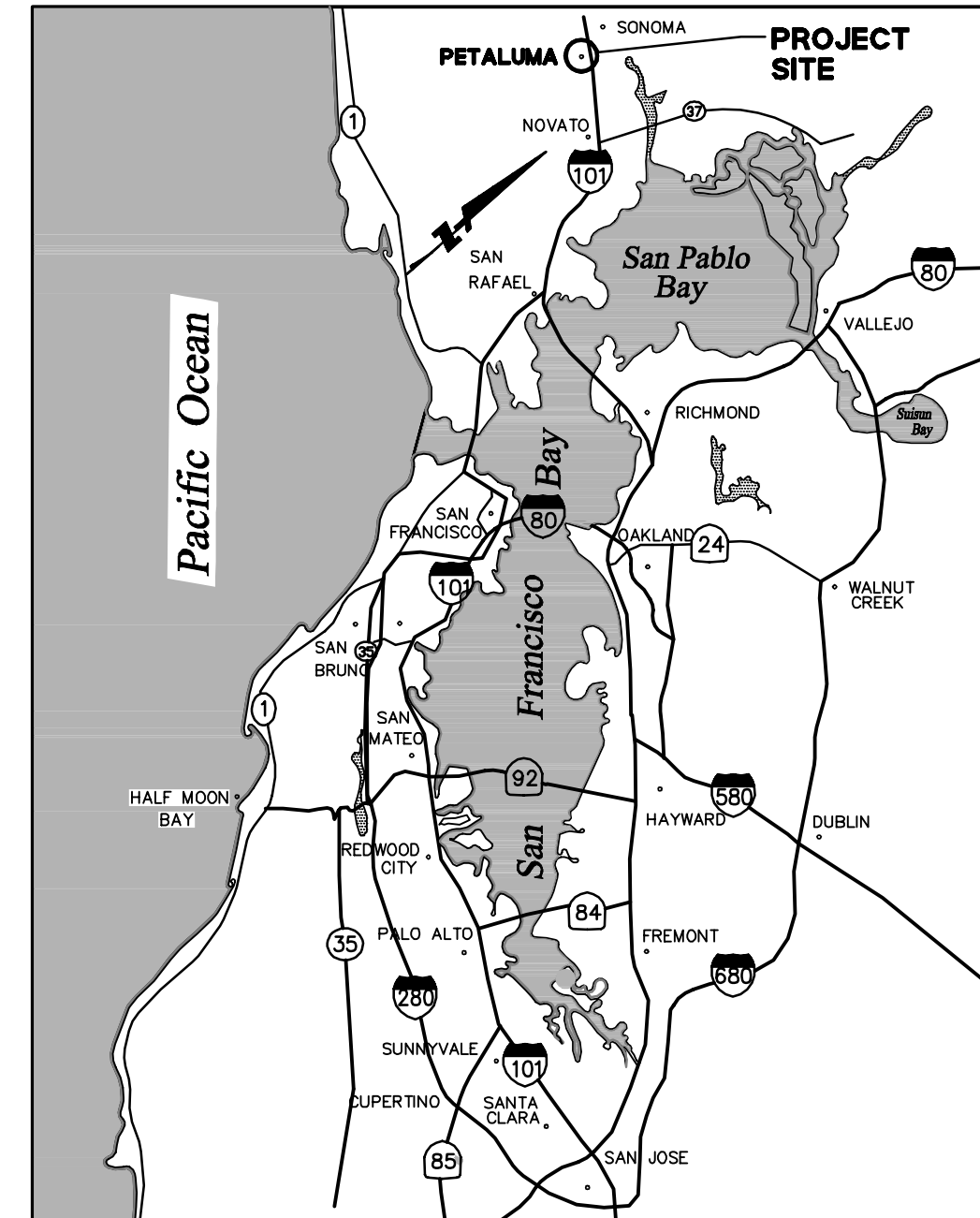
SHEET NO	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS PLAN
3	EXISTING TREE PLAN
4	PROPOSED OPEN SPACE PLAN
5	PROPOSED SITE PLAN
6	PROPOSED GRADING PLAN
7	DETAILS

GENERAL NOTES

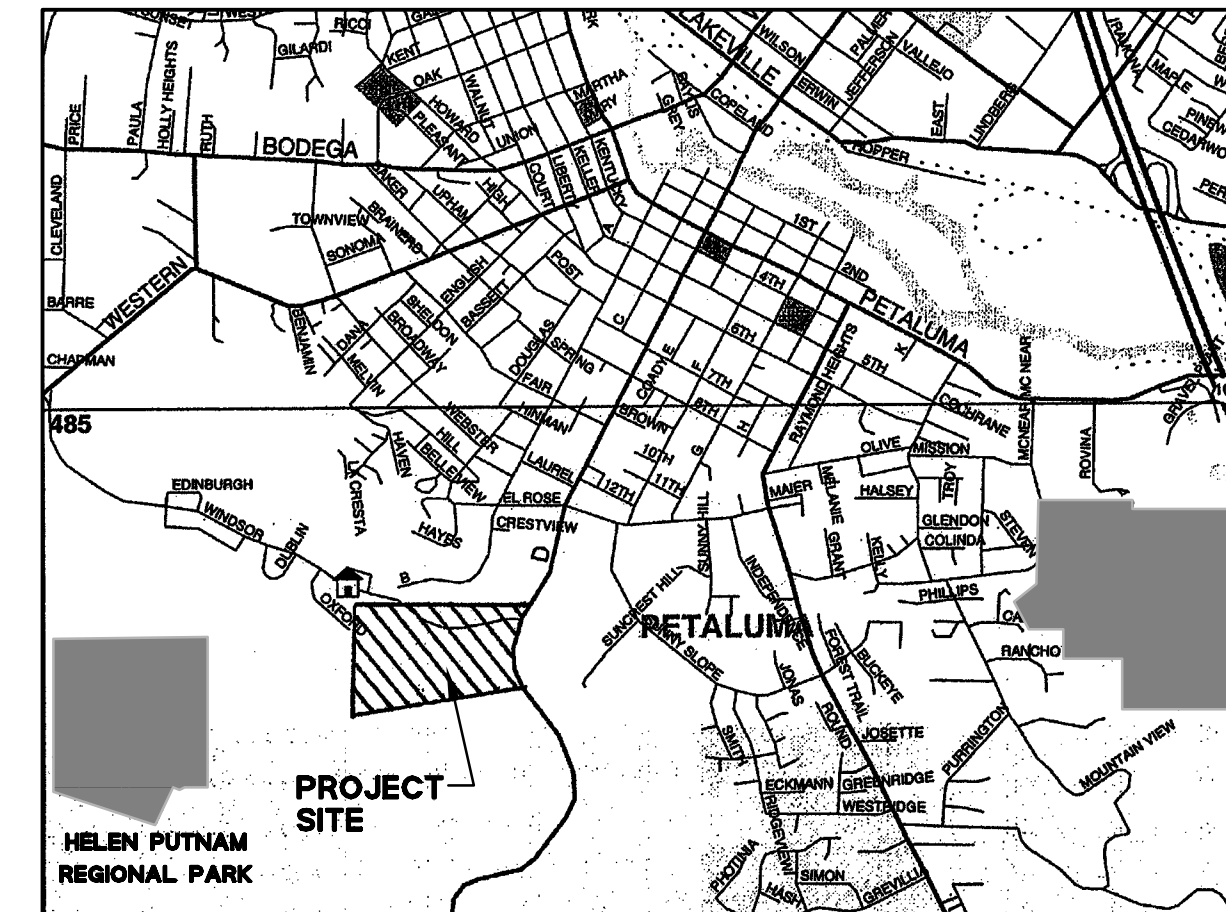
- STREET SYSTEM:**
ON SITE STREETS ARE PROPOSED FOR PUBLIC DEDICATION TO THE CITY OF PETALUMA.
- UTILITIES:**
WATER: WATER FACILITIES SHOWN UP TO AND INCLUDING WATER METERS AND IN PUBLIC WATER EASEMENTS WILL BE OWNED AND MAINTAINED BY THE CITY OF PETALUMA.
SANITARY SEWER: SANITARY SEWER FACILITIES IN 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 06097C0982E AND 06077C0984E REVEALS THAT THE PROJECT IS NOT SUBJECT TO INUNDATION.
- OPEN SPACE:**
OPEN SPACE IS PROVIDED FOR PUBLIC DEDICATION TO THE CITY OF PETALUMA.
- 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

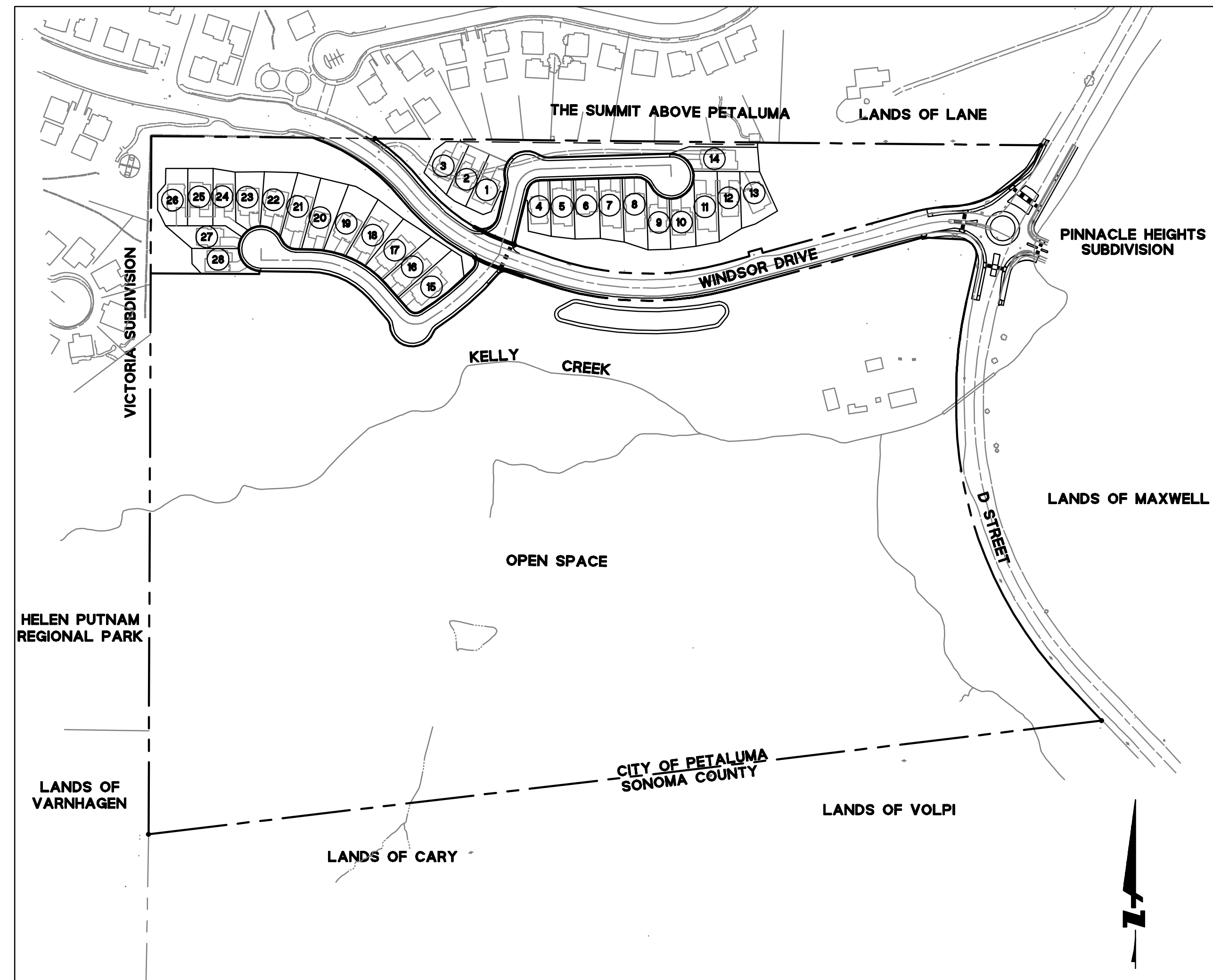
OWNER:	DAVIDON HOMES 1600 S. MAIN STREET WALNUT CREEK, CA 94596 (925) 945-8000 CONTACT: STEVE ABBS
ENGINEER:	BKF ENGINEERS 255 SHORELINE DRIVE, SUITE 200 REDWOOD CITY, CA 94063 (650) 482-6300 CONTACT: THOMAS MORSE
GEOTECHNICAL ENGINEER:	BERLOGAR GEOTECHNICAL CONSULTANTS 5587 SUNOL BOULEVARD PLEASANTON, 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 DISTRICT
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	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 MAN HOLE
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	WL	WATER LINE

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

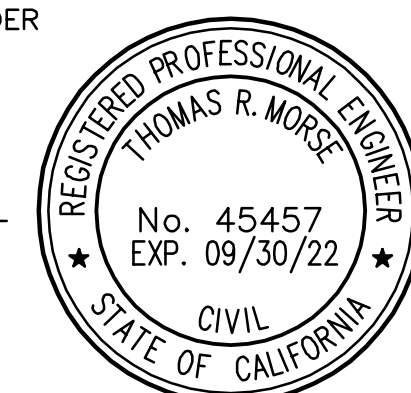
N 85°48'07" E BEING A CALCULATED LINE BETWEEN TWO FOUND BRASS DISKS IN WELL MONUMENTS LOCATED ON WINDSOR DRIVE PER CITY OF PETALUMA PARCEL MAP NO. 311 FILED IN BOOK 574 OF MAPS AT PAGES 37-39, SONOMA COUNTY RECORDS.

ENGINEER'S STATEMENT

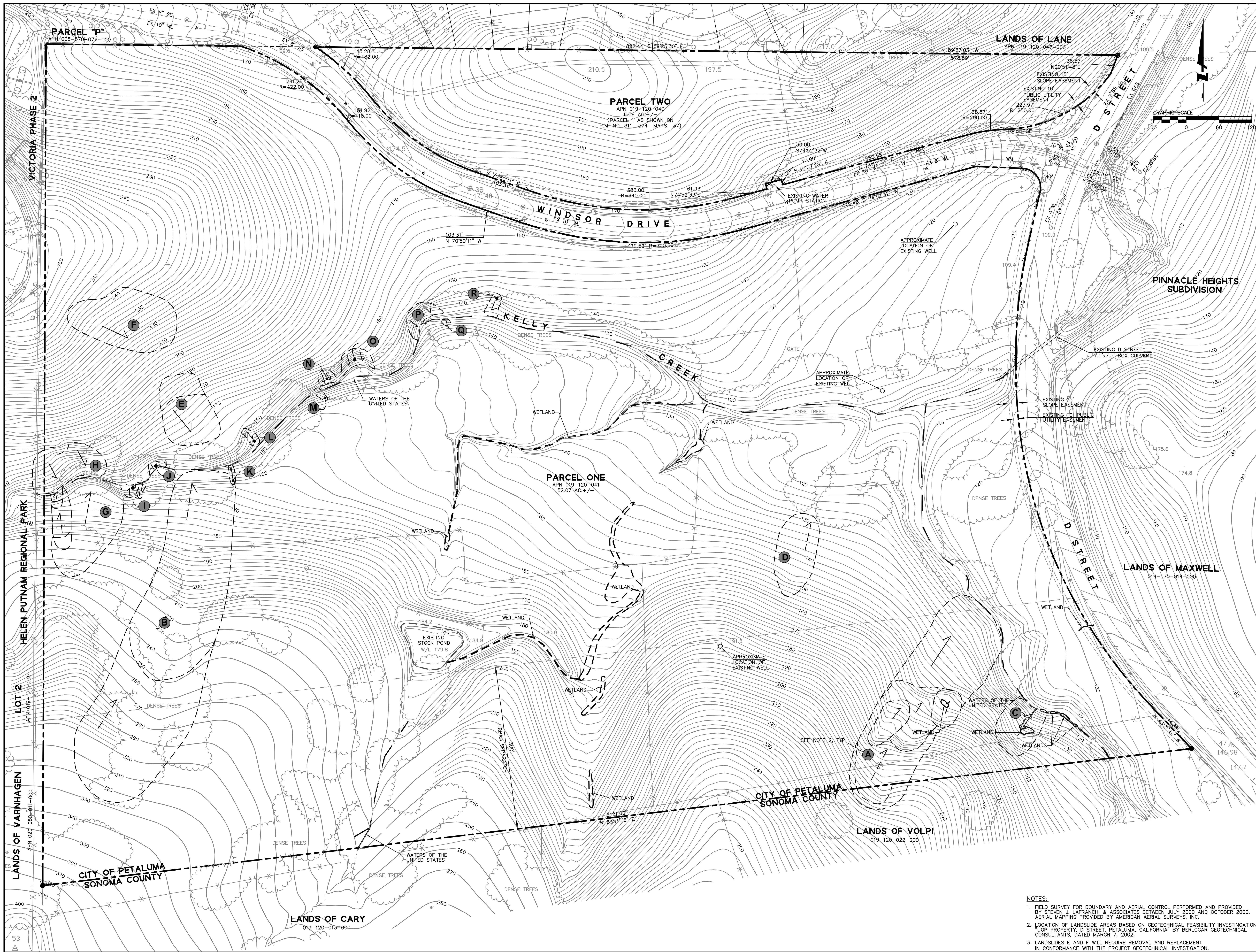
THIS PLANNED UNIT DISTRICT SUBMITTAL HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

THOMAS R. MORSE
PROJECT MANAGER
P.E. #45457 EXP 9/30/16
BKF ENGINEERS

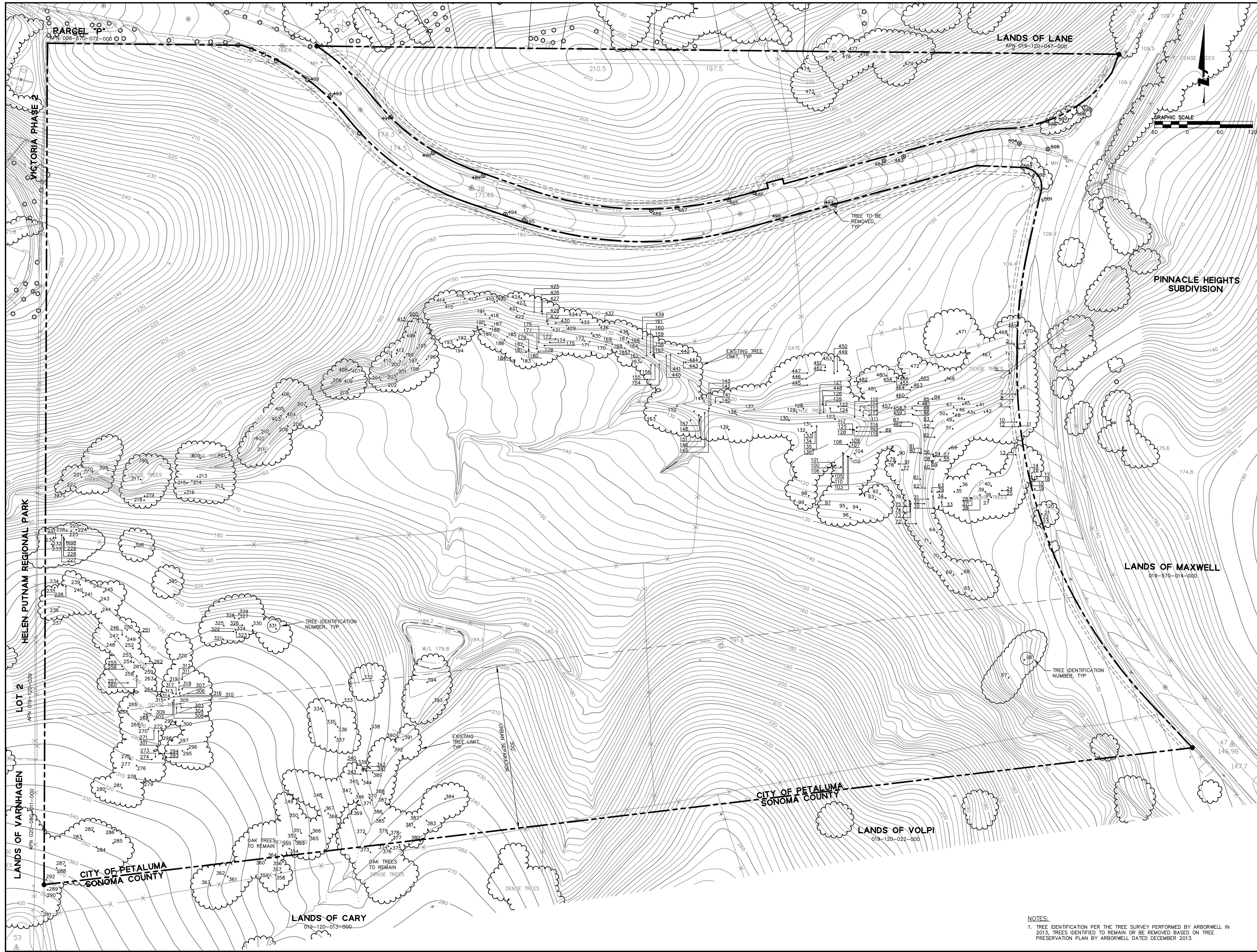
DATE



Sheet Number:	Scale	1" = 60'	Date	07/10/2021	Rev	01
	Design	MS				
	Drawn	BER				
	Approved	TRM				
	Job No	20020038				



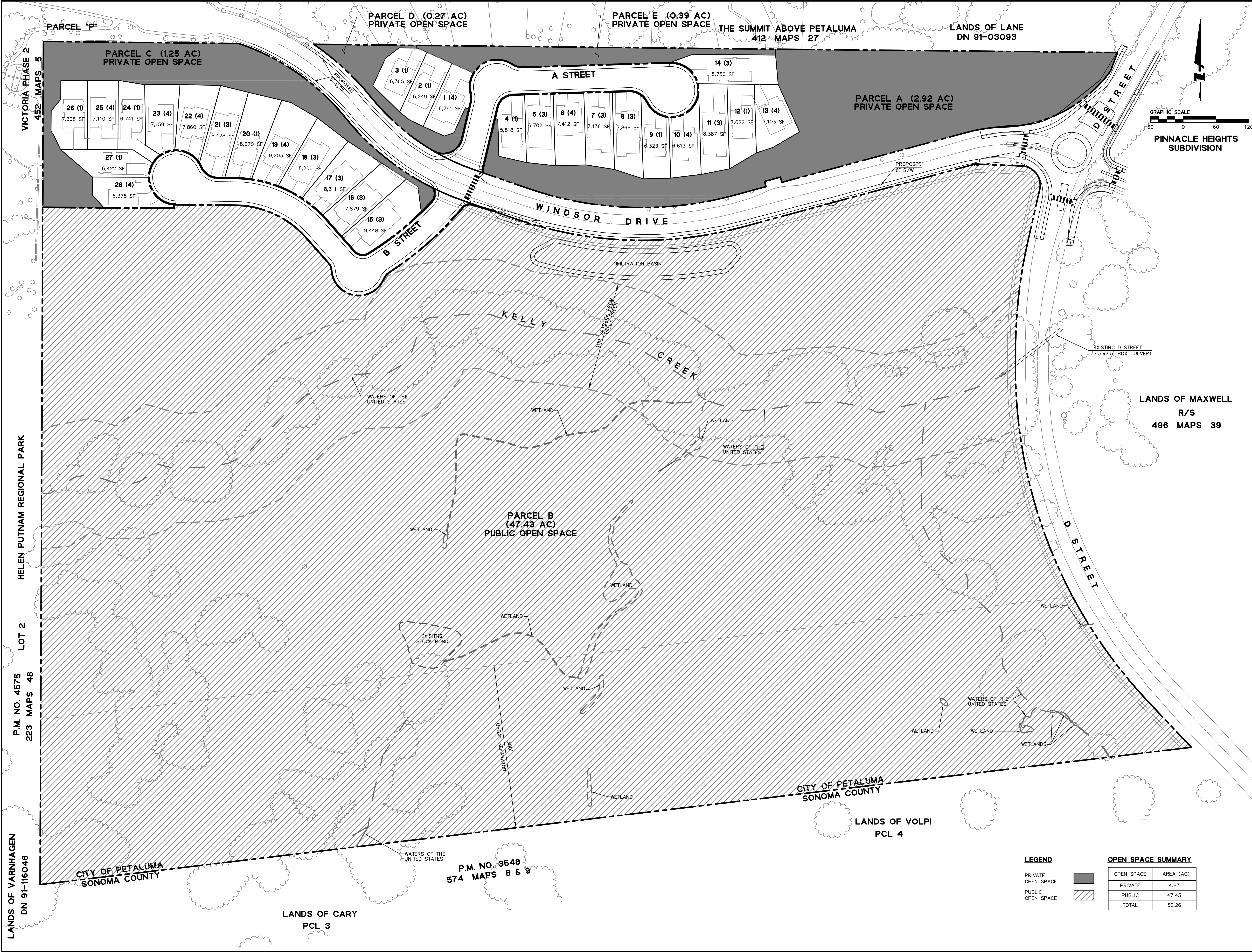
DRAWING NAME: J:\Ergo02\020038\DWG\PILOT\03\PILOT.DWG
PLOT DATE: 07-22-21
PLOT BY: anto



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.

Revisions	
No.	Date
1	07/16/2021
2	07/16/2021
3	07/16/2021
4	07/16/2021
5	07/16/2021
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444	07/16/2

DRAWING NAME: J:\Eng02\020033\DWG\PLD\04UPPLD05.dwg
PLOT DATE: 08-03-21 PLOTTED BY: anto



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

DAVIDON HOMES / SCOTT RANCH
PLANNED UNIT DISTRICT - REVISED PROJECT - 28 LOTS
PROPOSED OPEN SPACE PLAN

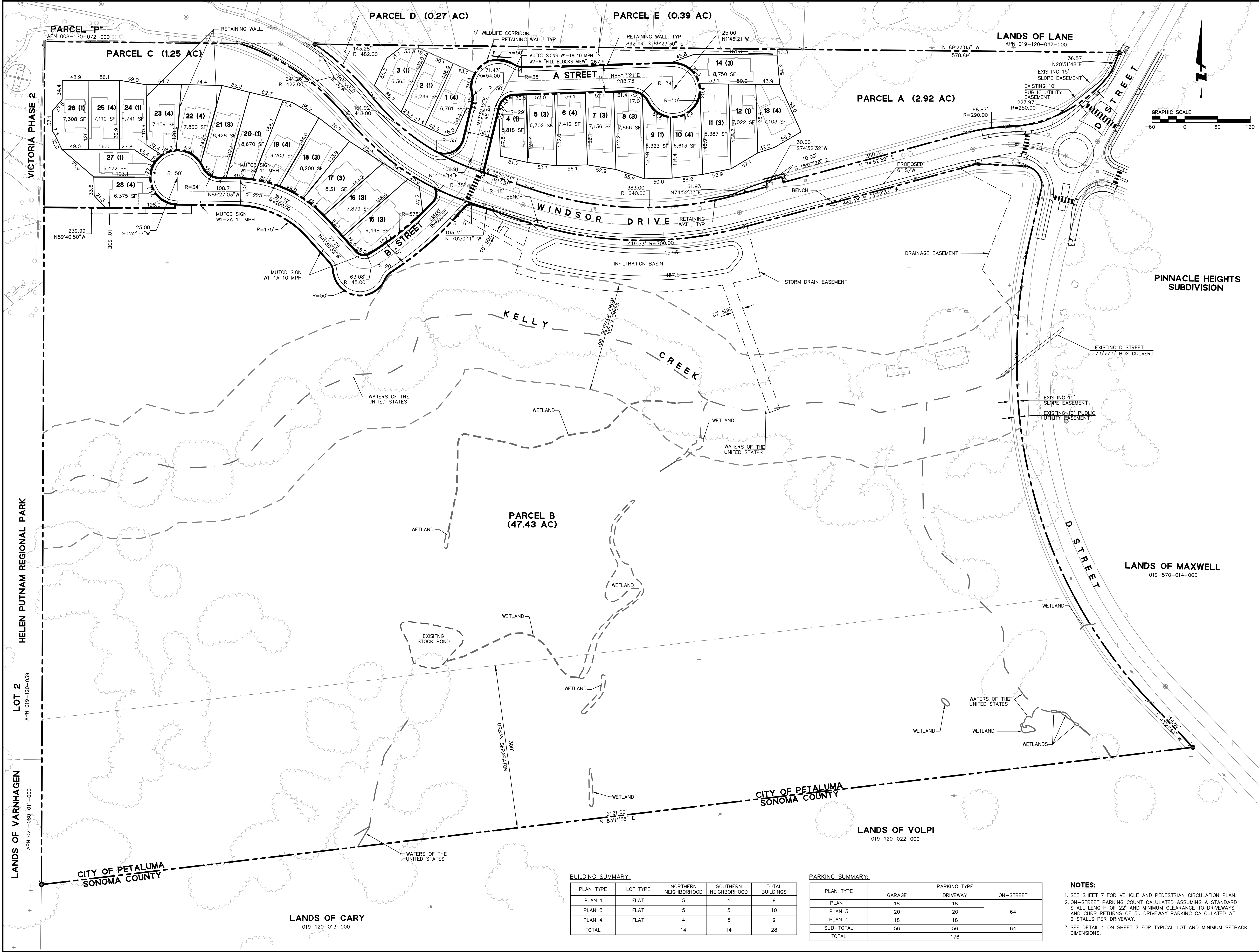
CITY OF PETALUMA
SONOMA COUNTY
CALIFORNIA



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

© BKF ENGINEERS

DRAWING NAME: J:\Ergo2\020038\DWG\PLD\05UPPLDHC.dwg
PLOT DATE: 08-09-21
PLOT BY: anto



BUILDING SUMMARY:

PLAN TYPE	LOT TYPE	NORTHERN NEIGHBORHOOD	SOUTHERN NEIGHBORHOOD	TOTAL BUILDINGS
PLAN 1	FLAT	5	4	9
PLAN 3	FLAT	5	5	10
PLAN 4	FLAT	4	5	9
TOTAL	-	14	14	28

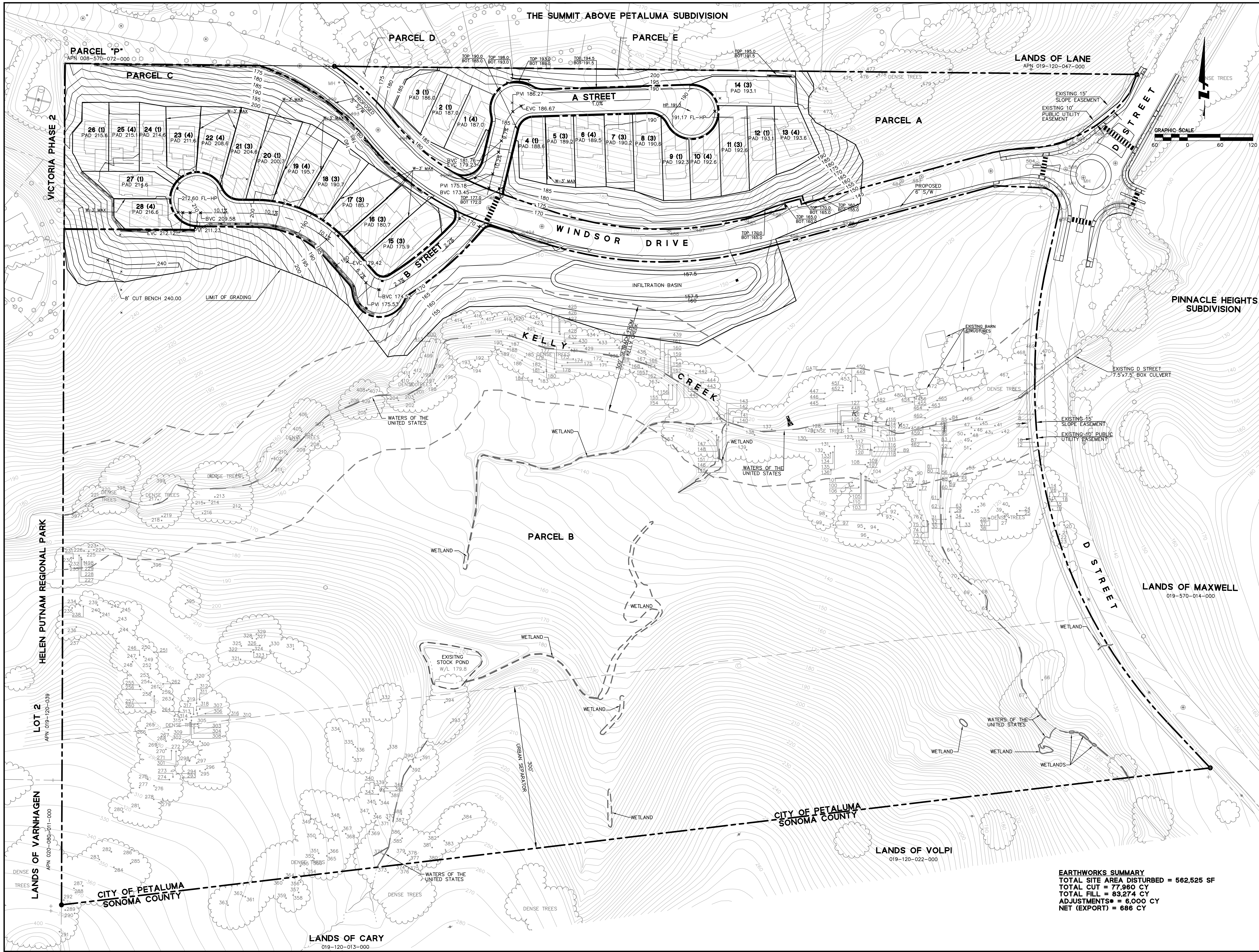
PARKING SUMMARY:

PLAN TYPE	PARKING TYPE		
	GARAGE	DRIVEWAY	ON-STREET
PLAN 1	18	18	64
PLAN 3	20	20	
PLAN 4	18	18	
SUB-TOTAL	56	56	64
TOTAL	176		

- NOTES:**
- SEE SHEET 7 FOR VEHICLE AND PEDESTRIAN CIRCULATION PLAN.
 - ON-STREET PARKING COUNT CALCULATED ASSUMING A STANDARD STALL LENGTH OF 22' AND MINIMUM CLEARANCE TO DRIVEWAYS AND CURB RETURNS OF 5'. DRIVEWAY PARKING CALCULATED AT 2 STALLS PER DRIVEWAY.
 - SEE DETAIL 1 ON SHEET 7 FOR TYPICAL LOT AND MINIMUM SETBACK DIMENSIONS.

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

DRAWING NAME: J:\Ergo2\020033\DWG\PLU\06\PLU.DWG
PLOT DATE: 08-09-21
PLOT BY: ent



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

CALIFORNIA
SONOMA COUNTY

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

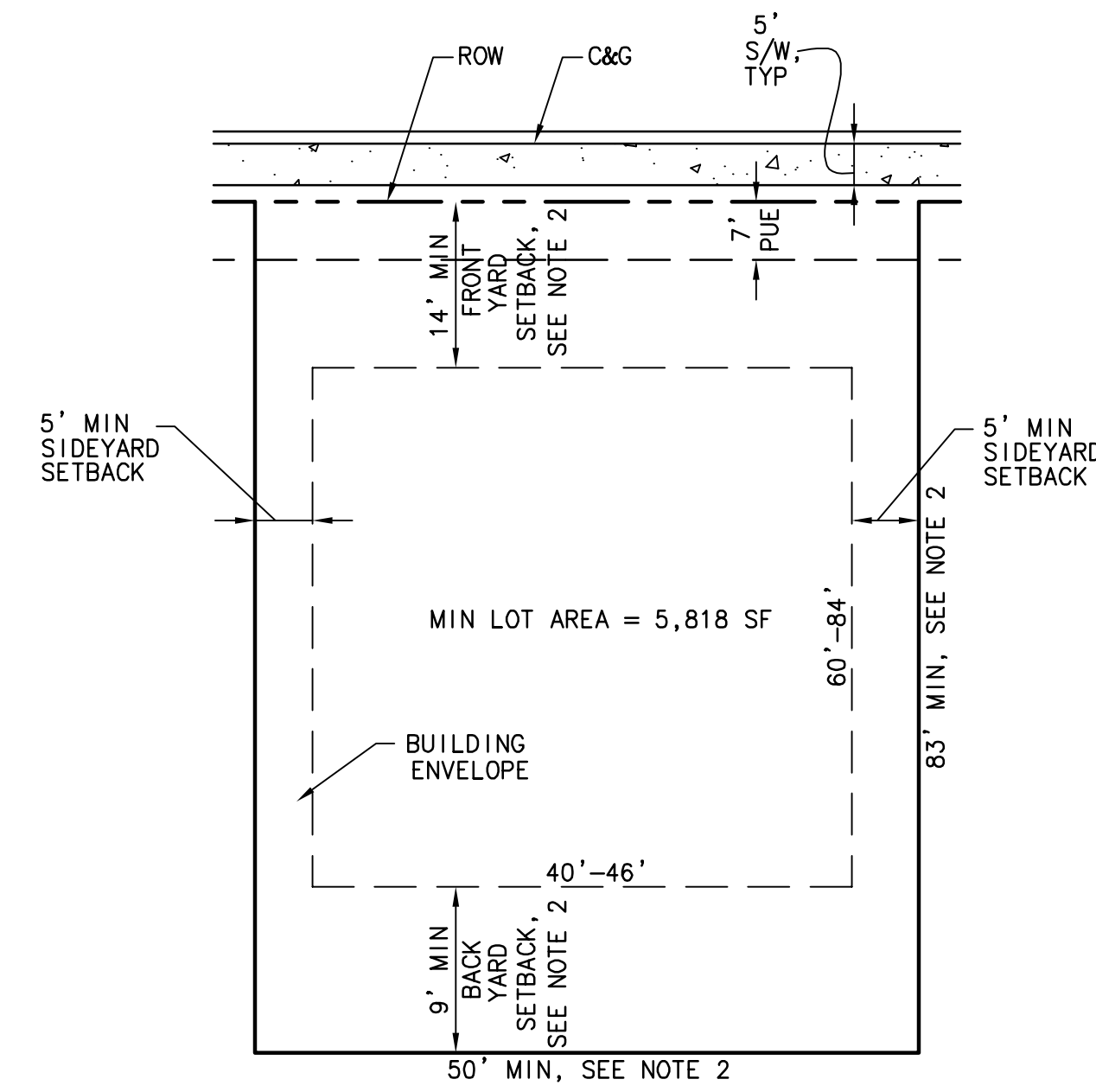
CITY OF PETALUMA

Revisions		No.	Date
1	Scale	1" = 60'	07/16/2021
2	Design	MS	
3	Drawn	BBB	
4	Approved	TRM	
Sheet Number:		Job No.	20020038

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) = 886 CY



	No.	Date	07/16/2021
	Scale	AS NOTED	
	Design	MS	
	Drawn	9EB	
	Approved	TRM	
	Job No.	20020038	



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

DEVELOPMENT STANDARD	
MIN LOT AREA	5,818 SQUARE FEET
MIN LOT WIDTH (1)	50 FEET
MIN LOT DEPTH	83 FEET
MIN FRONT YARD SETBACK	14 FEET
MIN SIDE YARD SETBACK	5 FEET
MIN AGGREGATE OF SIDE YARD SETBACKS	10 FEET
MIN REAR YARD SETBACK	9 FEET
MAX BUILDING HEIGHT	30 FEET

(1) MINIMUM LOT WIDTH MEASURED AT STRUCTURE

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

