

PLANNED UNIT DISTRICT – REVISED PROJECT – 28 LOTS

DAVIDON HOMES / SCOTT RANCH

CITY OF PETALUMA

SONOMA COUNTY

CALIFORNIA

SHEET INDEX

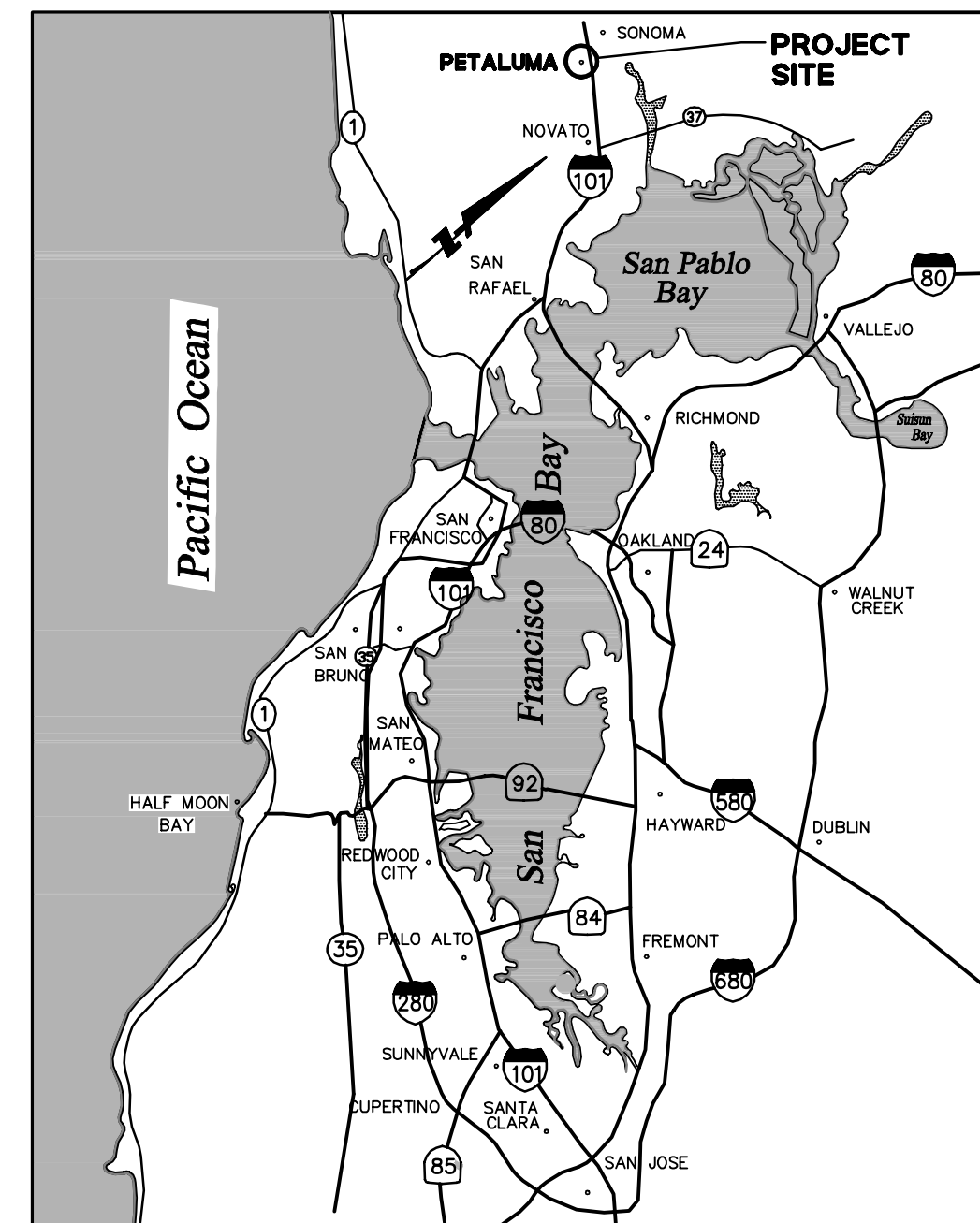
SHEET NO	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS PLAN
3	EXISTING TREE PLAN
4	PROPOSED OPEN SPACE PLAN
5	PROPOSED SITE PLAN
6	PROPOSED GRADING PLAN
7	DETAILS

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.

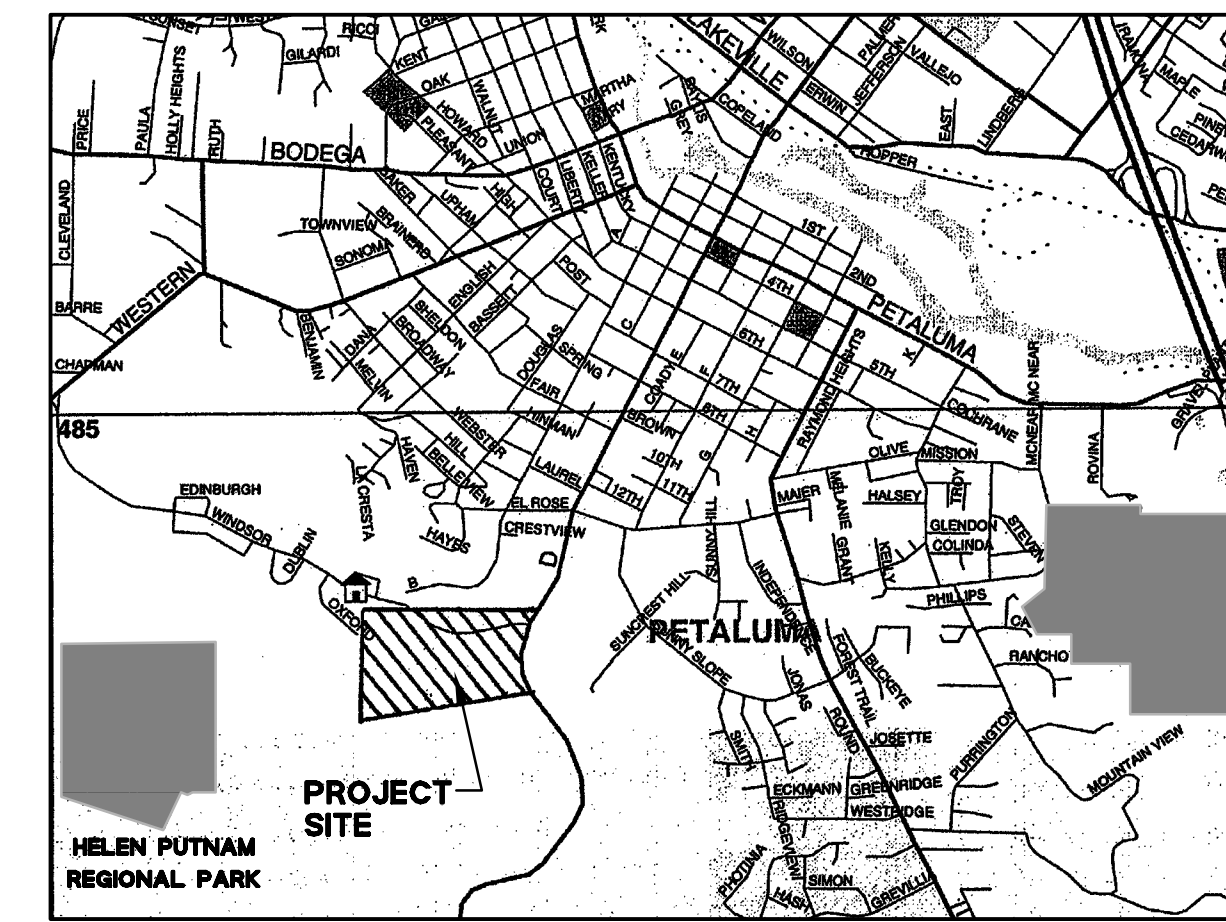
PROJECT SUMMARY

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:	<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
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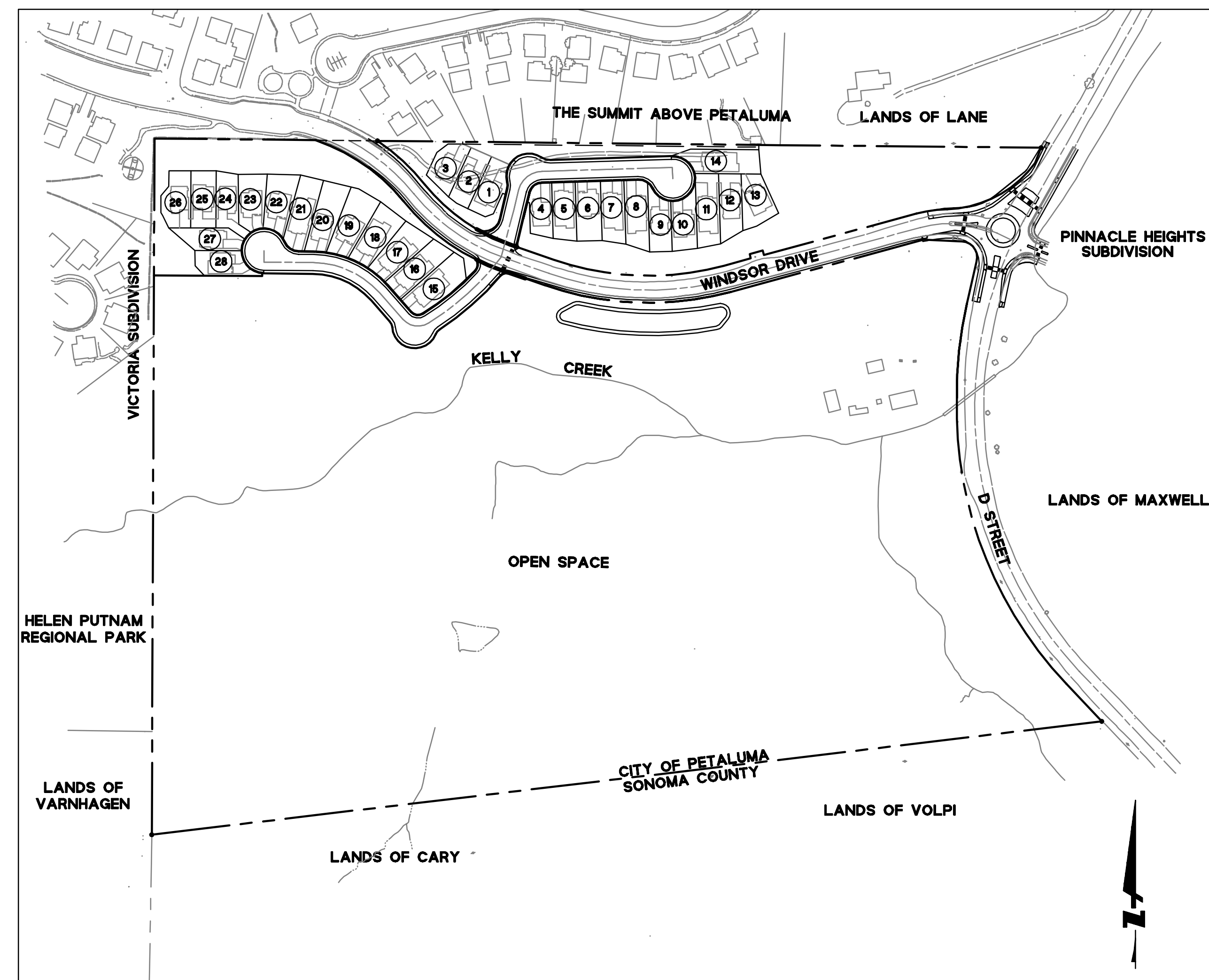
VICINITY MAP

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
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



255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94063
650/482-6300
650/482-6399 (FAX)



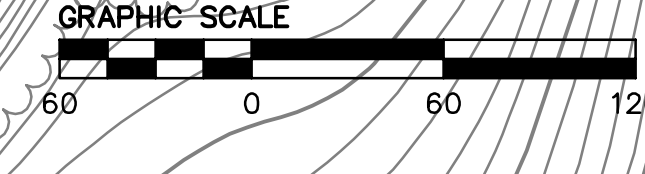
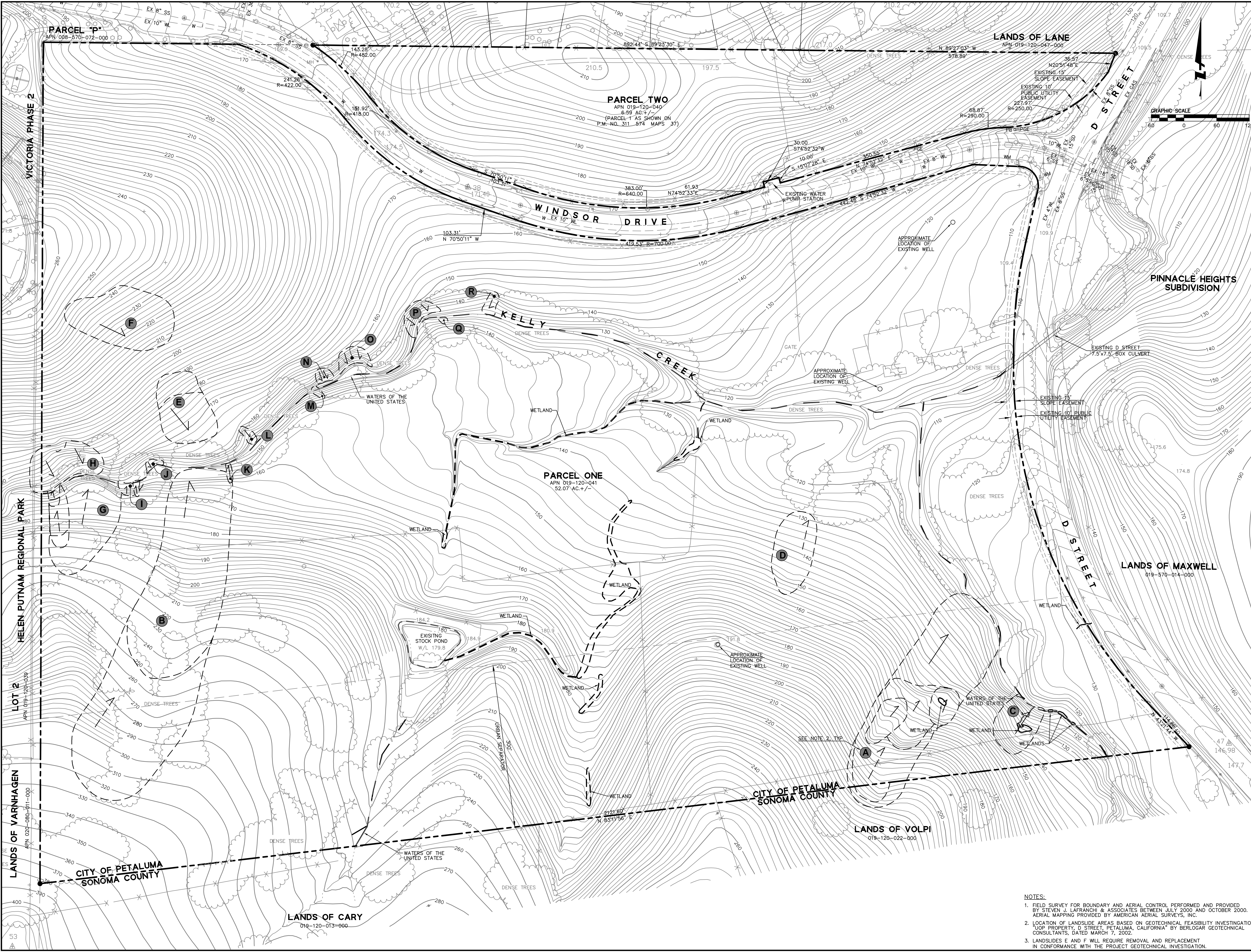
CALIFORNIA

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

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

Sheet Number: 1 of 7

DRAWING NAME: J:\Eng\02\020033\DWG\PLN\01\PLN\PLN.DWG
PLOT DATE: 08-09-21
PLOTTER BY: ant.o



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



CALIFORNIA
 SONOMA COUNTY

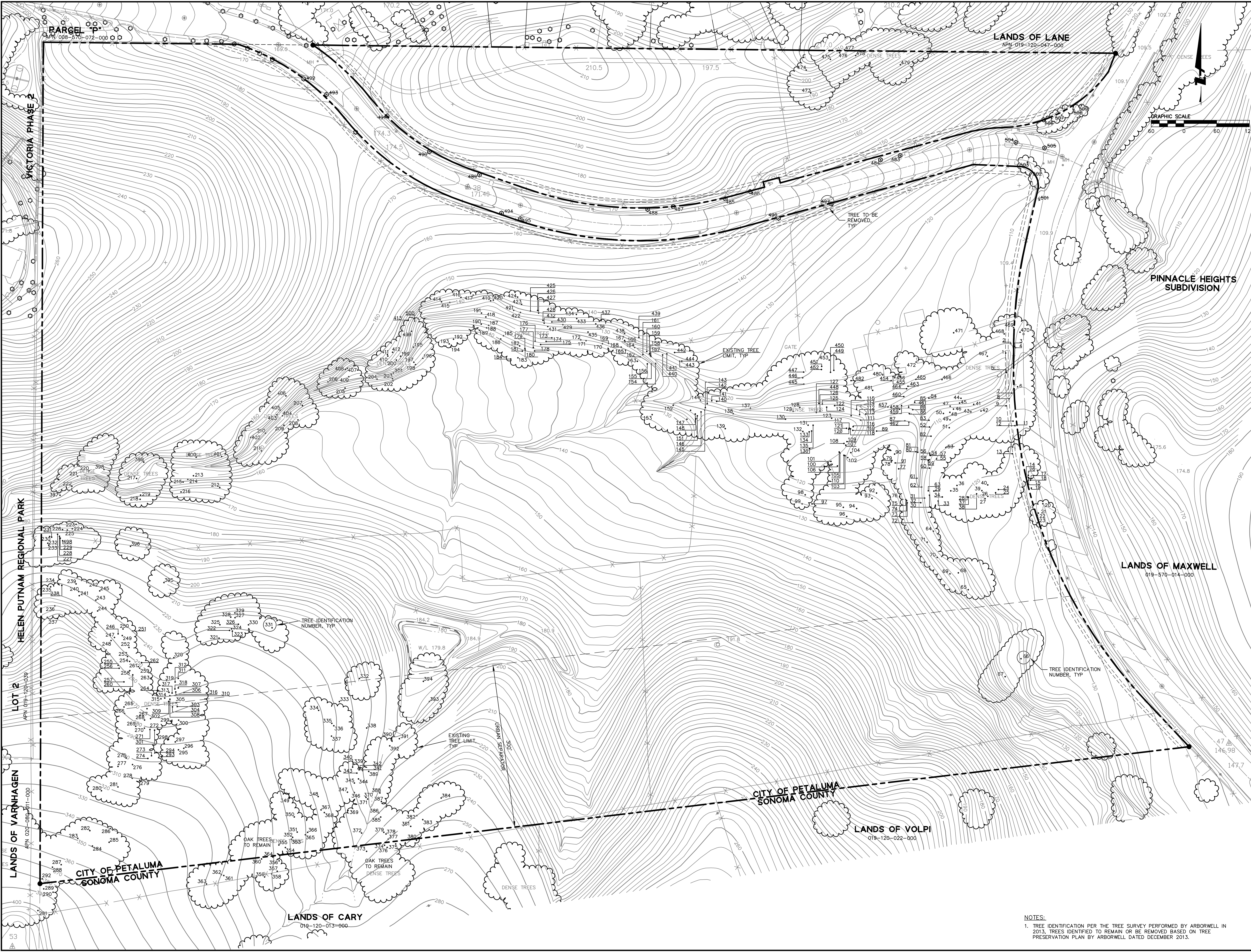
**DAVIDON HOMES / SCOTT RANCH
 PLANNED UNIT DISTRICT - REVISED PROJECT - 28 LOTS
 EXISTING CONDITIONS**

CITY OF PETALUMA

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

DRAWING NAME: J:\A\02\02\03\DWG\PLD\02\PLDDEC.dwg
 PLOT DATE: 07-22-21
 PLOTTED BY: anto

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 "UP 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.



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



CALIFORNIA
 SONOMA COUNTY

**DAVIDON HOMES / SCOTT RANCH
 PLANNED UNIT DISTRICT - REVISED PROJECT - 28 LOTS
 EXISTING TREE PLAN**

CITY OF PETALUMA

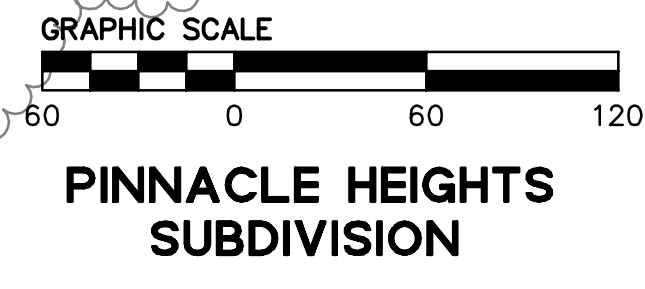
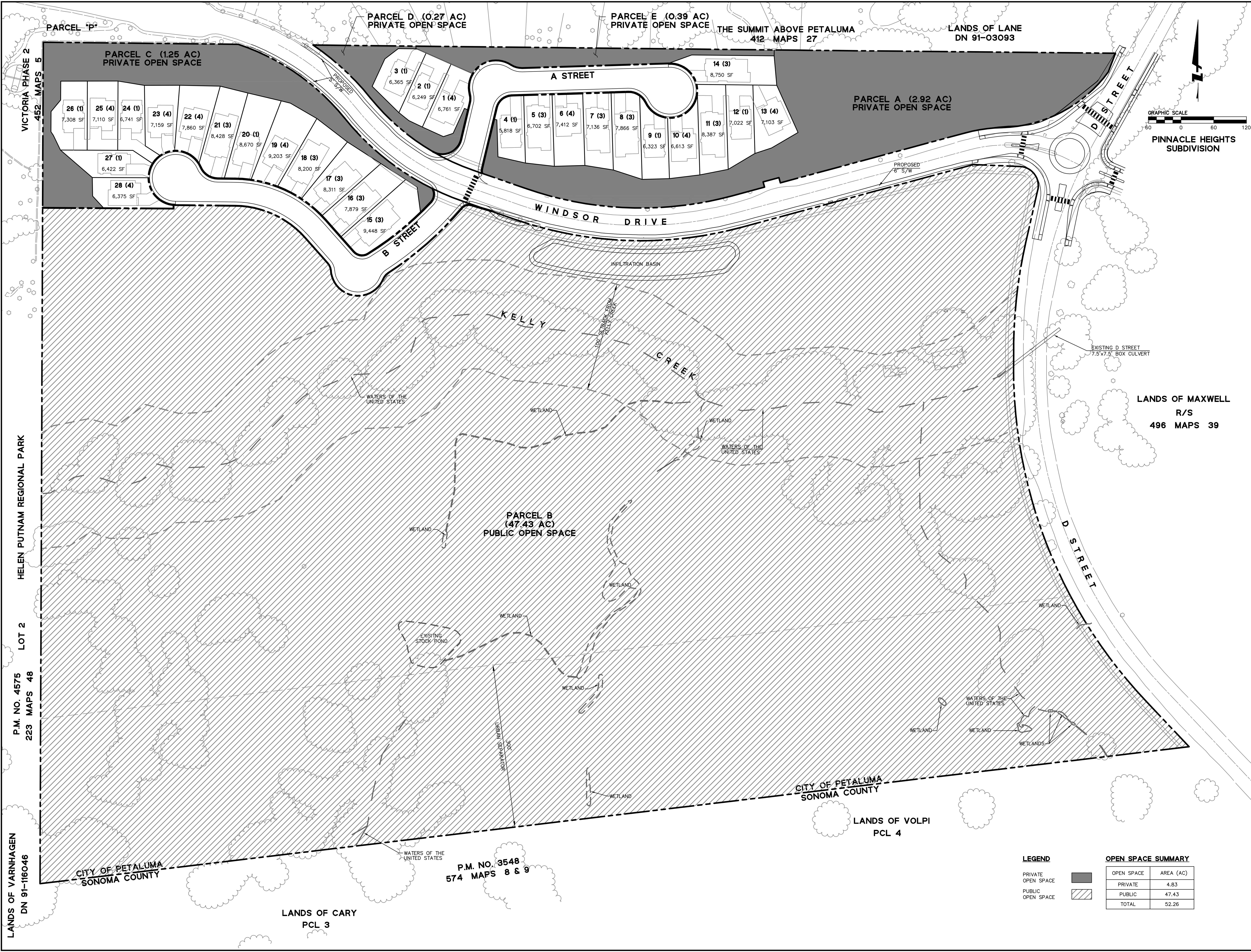
Revisions	
No.	Date
1	07/16/2021
2	07/22/21

Date	07/16/2021
Scale	1" = 60'
Design	MS
Drawn	BBB
Approved	TRM
Job No.	20020038
Sheet Number:	3 of 7

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:\A\02\02\03\DWG\PLD\03\PLDDET.dwg
 PLOT DATE: 07-22-21
 PLOTTED BY: anto

DRAWING NAME: J:\Projects\020003\DWG\PLN\041PPUD05.dwg
 PLOT DATE: 08-03-21
 PLOTTED BY: anto



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



CALIFORNIA

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

SONOMA COUNTY

Date	Scale	Design	Drawn	Approved	TRM
07/16/2021	1" = 60'	MS	BBB		

Job No. 20020036
 Sheet Number:

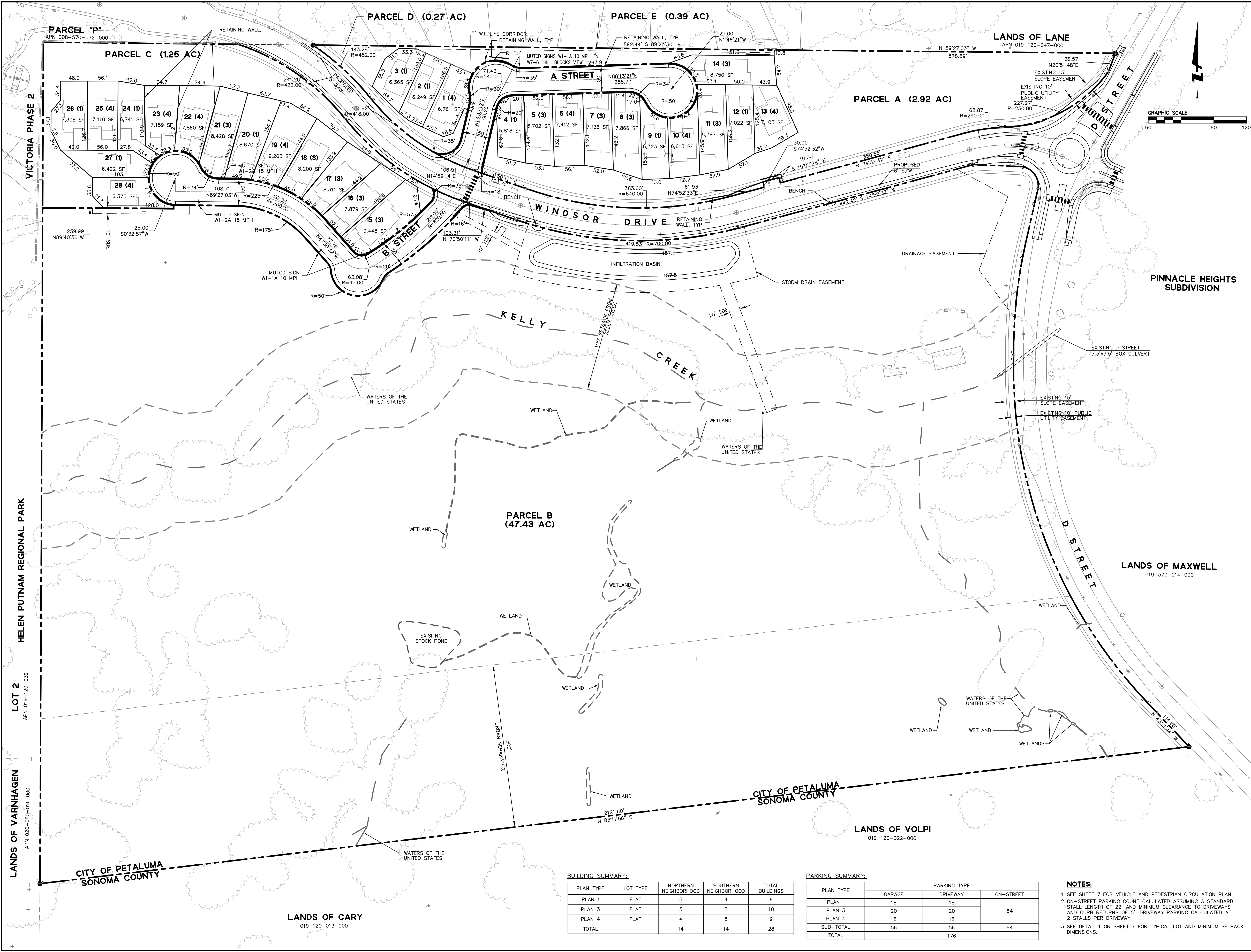
LEGEND

PRIVATE OPEN SPACE [Solid Grey Box]
 PUBLIC OPEN SPACE [Hatched Box]

OPEN SPACE SUMMARY

OPEN SPACE	AREA (AC)
PRIVATE	4.83
PUBLIC	47.43
TOTAL	52.26

P.M. NO. 3548
 574 MAPS 8 & 9



CALIFORNIA

DAVIDON HOMES / SCOTT RANCH
 PLANNED UNIT DISTRICT - REVISED PROJECT - 28 LOTS
 PROPOSED SITE PLAN
 SONOMA COUNTY
 CITY OF PETALUMA

Date	Scale	Design	Drawn	Approved	Job No.
07/16/2021	1" = 60'	MS	BBB	TRM	20020036
Revisions					Sheet Number:

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

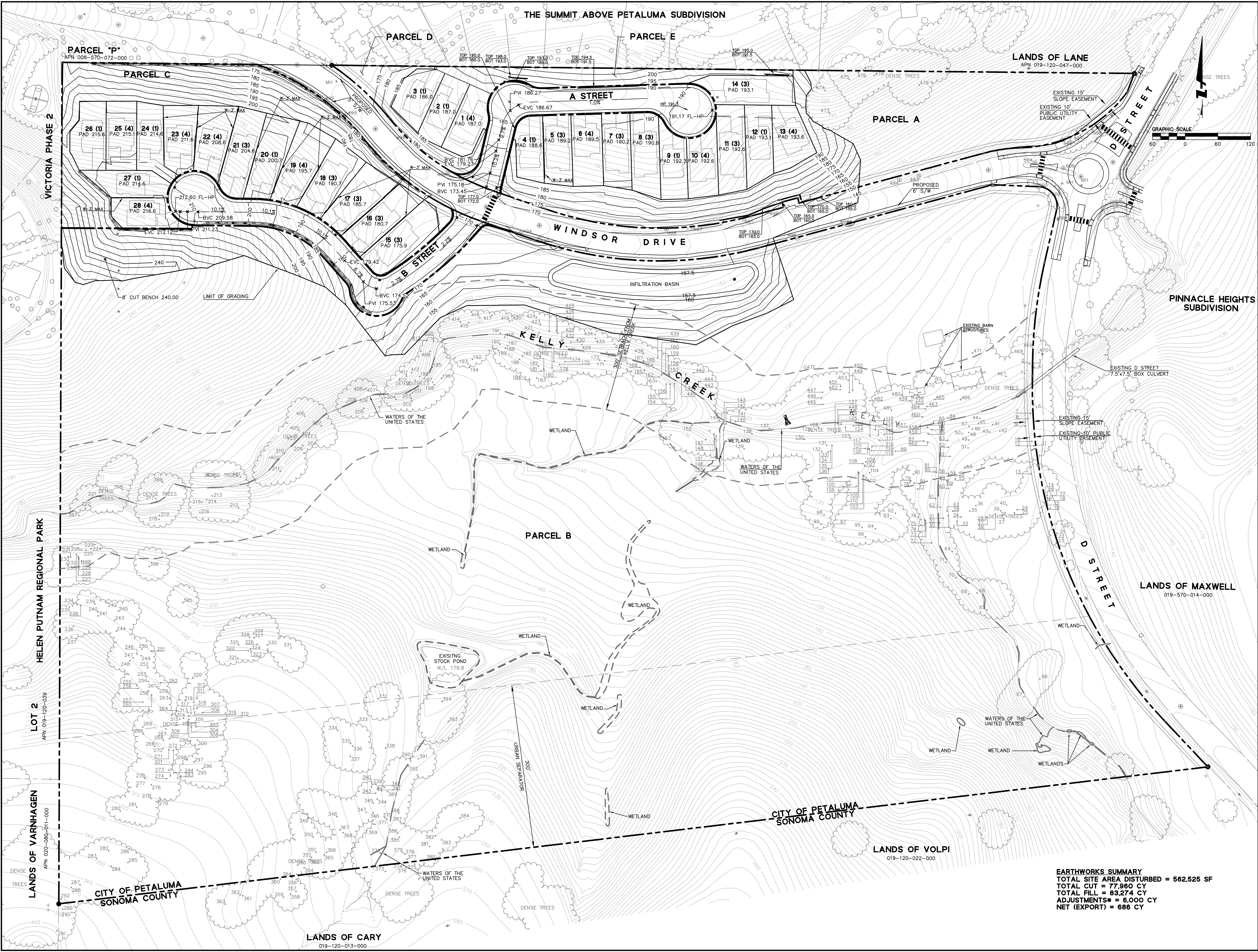
PARKING SUMMARY:

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

NOTES:
 1. SEE SHEET 7 FOR VEHICLE AND PEDESTRIAN CIRCULATION PLAN.
 2. 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.
 3. SEE DETAIL 1 ON SHEET 7 FOR TYPICAL LOT AND MINIMUM SETBACK DIMENSIONS.

DRAWING NAME: J:\Eg02\020036\DWG\PLD\05\PLD10HC.dwg
 PLOT DATE: 08-09-21
 PLOTTED BY: anto

THE SUMMIT ABOVE PETALUMA SUBDIVISION



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

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

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

No.	Date	Revisions
1	07/16/2021	Scale 1" = 60'
2		Design MS
3		Drawn BBR
4		Approved TRM
Sheet Number:		Job No. 20020035

DRAWING NAME: J:\Eg02\0200035\DWG\PLU\06\PLU1050.dwg
 PLOT DATE: 08-09-21
 PLOTTED BY: ent

HELEN PUTNAM REGIONAL PARK
 LOT 2
 APN 019-120-039

LANDS OF VARNHAGEN
 APN 020-080-011-000

CITY OF PETALUMA
 SONOMA COUNTY

LANDS OF CARY
 019-120-013-000

LANDS OF VOLPI
 019-120-022-000

LANDS OF MAXWELL
 019-570-014-000

PINNACLE HEIGHTS
 SUBDIVISION

LANDS OF LANE
 APN 019-120-047-000

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

PARCEL C

PARCEL D

PARCEL E

PARCEL A

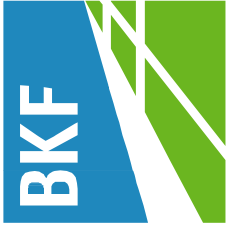
PARCEL B

THE SUMMIT ABOVE PETALUMA SUBDIVISION

CALIFORNIA

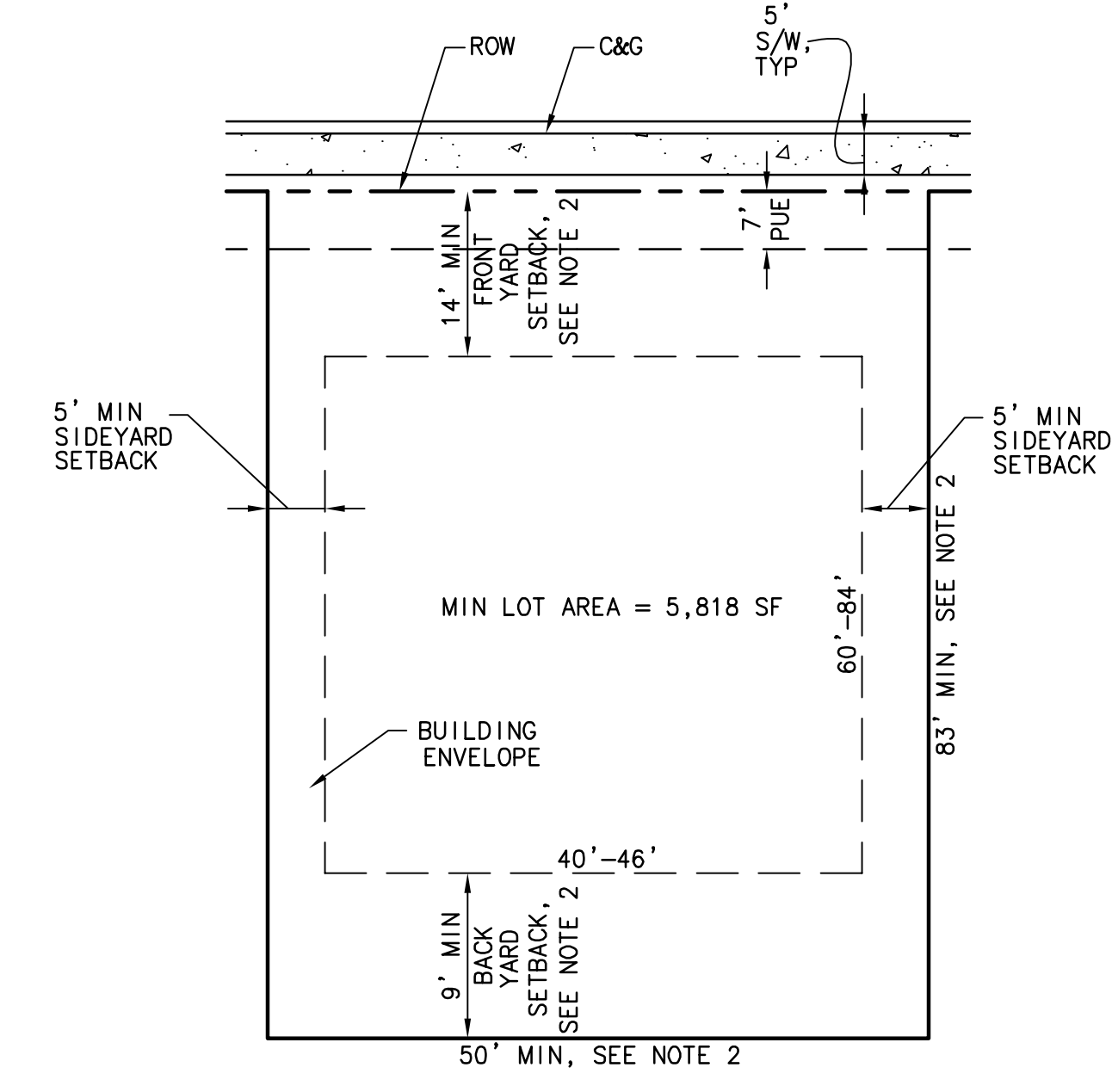
SONOMA COUNTY

CITY OF PETALUMA



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

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 PLOT DATE: 08-09-21 PLOTTED BY: anto



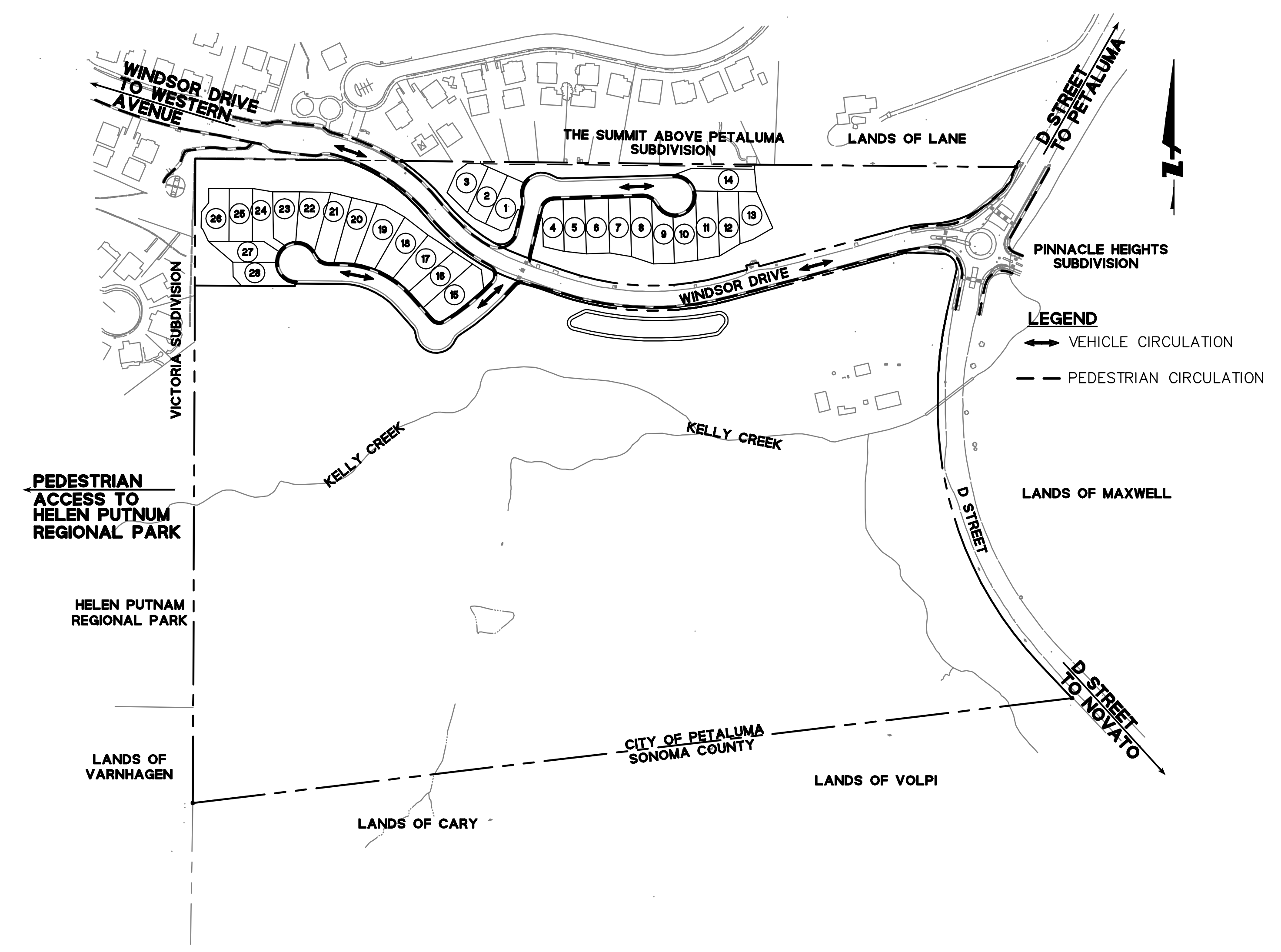
- NOTE:
- BUILDING ENVELOPE SHOWN TO ILLUSTRATE BUILDING SETBACKS AND MAY NOT REPRESENT ACTUAL BUILDING FOOTPRINTS.
 - DIMENSION MEASURED AT UNIT.

PROPOSED DEVELOPMENT STANDARDS

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'



2
 VEHICLE AND PEDESTRIAN CIRCULATION PLAN
 SCALE: 1"=200'