



TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	MIN. SIZE	NATIVE/ADAPTIVE	WATER USE (WUCOLS IV)	EST. QTY.
TREES*						
	ARBUTUS 'MARINA'	MARINA ARBUTUS	24"BOX	A	LOW	30
	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	N	V. LOW	53
	CINNAMOMUM CAMPHORA	CAMPHOR TREE	24"BOX	A	MOD	17
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24"BOX	N	V. LOW	61
	QUERCUS KELLOGGII	CA BLACK OAK	24"BOX	N	LOW	5
	QUERCUS LOBATA	VALLEY OAK	24"BOX	N	LOW	46

*TREES SHALL BE PLACED TO MAINTAIN MINIMUM CLEARANCES FOR SIGHT VISIBILITY AND OTHER UTILITIES PER CITY STANDARDS.

INFILTRATION BASIN PLANT LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	NATIVE/ADAPTIVE	WATER USE (WUCOLS IV)
	BROMUS CARINATUS	CALIFORNIA BROME	N	LOW
	CAREX PANSA	DUNE SEDGE	N	MOD
	CAREX PAEGRACILIUS	CA MEADOW SEDGE	N	LOW
	FESTUCA IDAHOENSIS	IDAHO FESCUE	N	V. LOW
	JUNCUS PATENS	BLUE RUSH	N	LOW
	ELEYMUS TRICOIDES	CREEPING WILD RYE	N	LOW

** BIORETENTION AREA PLANT PALETTE AS APPROVED PER BASMAA GUIDELINES.

PLANTING NOTES

1. THE PLANTING DESIGN FOR THE SITE IS DROUGHT TOLERANT AND CONSISTS OF A BALANCE OF EVERGREEN AND DECIDUOUS PLANTING AS WELL AS NATIVE AND/OR ADAPTIVE PLANT MATERIAL.
2. ALL SHRUBS AND GROUNDCOVER MATERIAL SHALL HAVE A WUCOLS WATER USE RATING OF LOW OR VERY LOW.
3. PROPOSED TREE CANOPIES ARE SHOWN AT 75% MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.

IRRIGATION NOTES

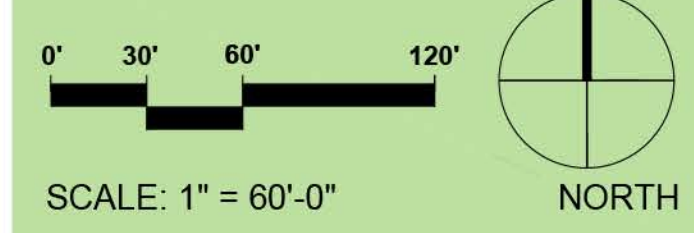
1. THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE STATE MANDATED MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO).
2. THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET/SMART IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.
3. THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, AND POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS.
4. PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPO-TRANSPIRATION RATES.
5. ALL MWELO DOCUMENTATION INCLUDING IRRIGATION PLANS, WATER USE CALCULATIONS AND CERTIFICATES SHALL BE SUBMITTED WITH THE LANDSCAPE IMPROVEMENT PLANS FOR REVIEW AND APPROVAL.

DAVIDON HOMES
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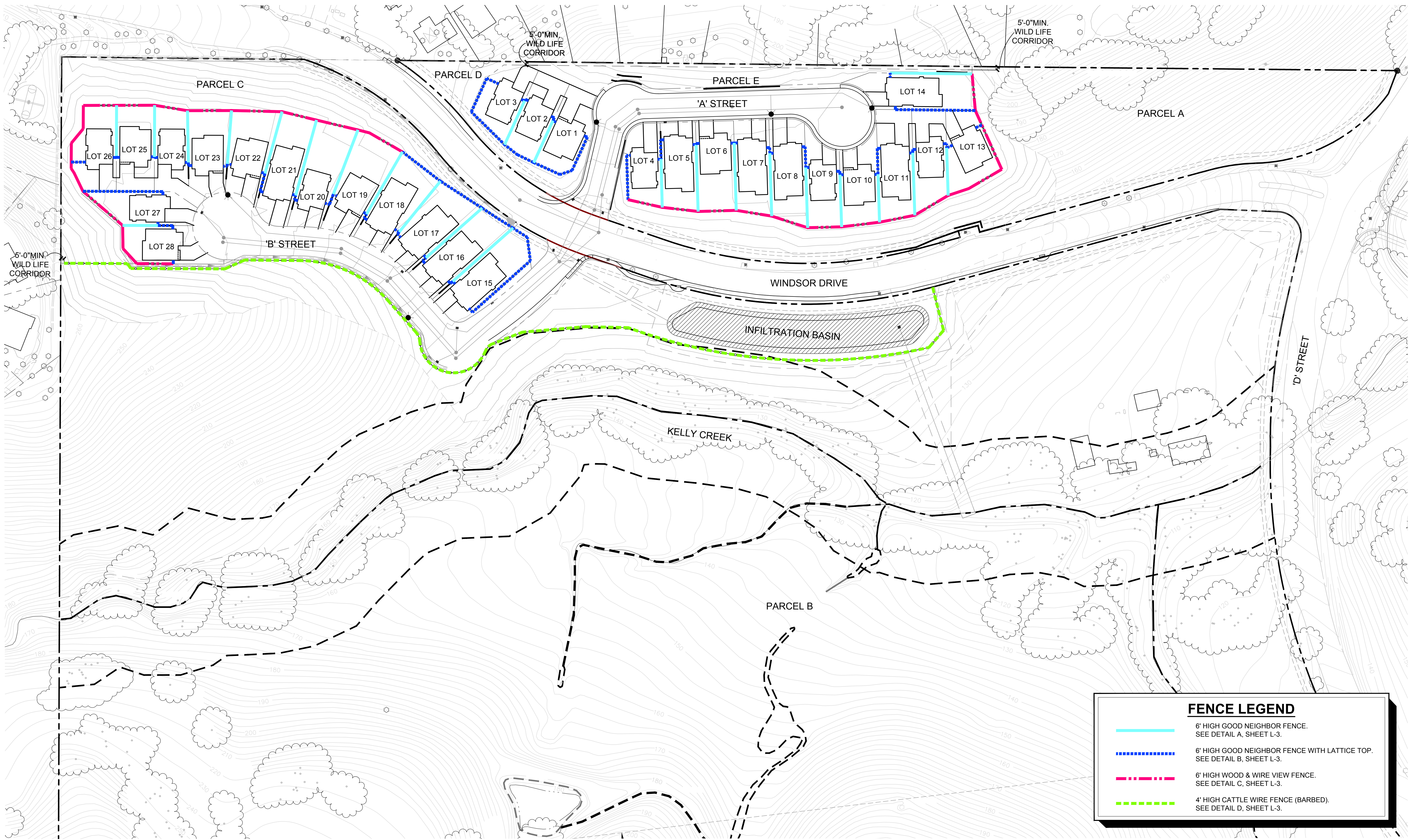
SCOTT RANCH- 28 LOT APPLICATION
Petaluma, California





OVERALL SITE PLAN
CONCEPTUAL LANDSCAPE PLAN
AUGUST 2, 2021

vanderToolen Associates
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Project No. 04118



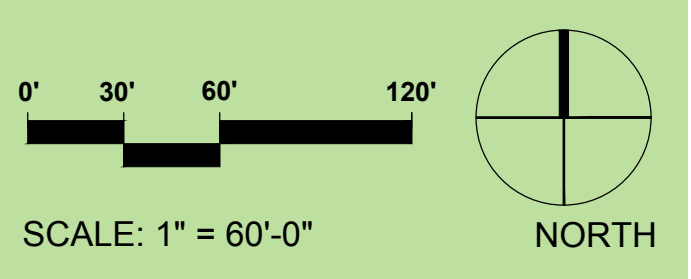
FENCE LEGEND	
	6' HIGH GOOD NEIGHBOR FENCE. SEE DETAIL A, SHEET L-3.
	6' HIGH GOOD NEIGHBOR FENCE WITH LATTICE TOP. SEE DETAIL B, SHEET L-3.
	6' HIGH WOOD & WIRE VIEW FENCE. SEE DETAIL C, SHEET L-3.
	4' HIGH CATTLE WIRE FENCE (BARBED). SEE DETAIL D, SHEET L-3.

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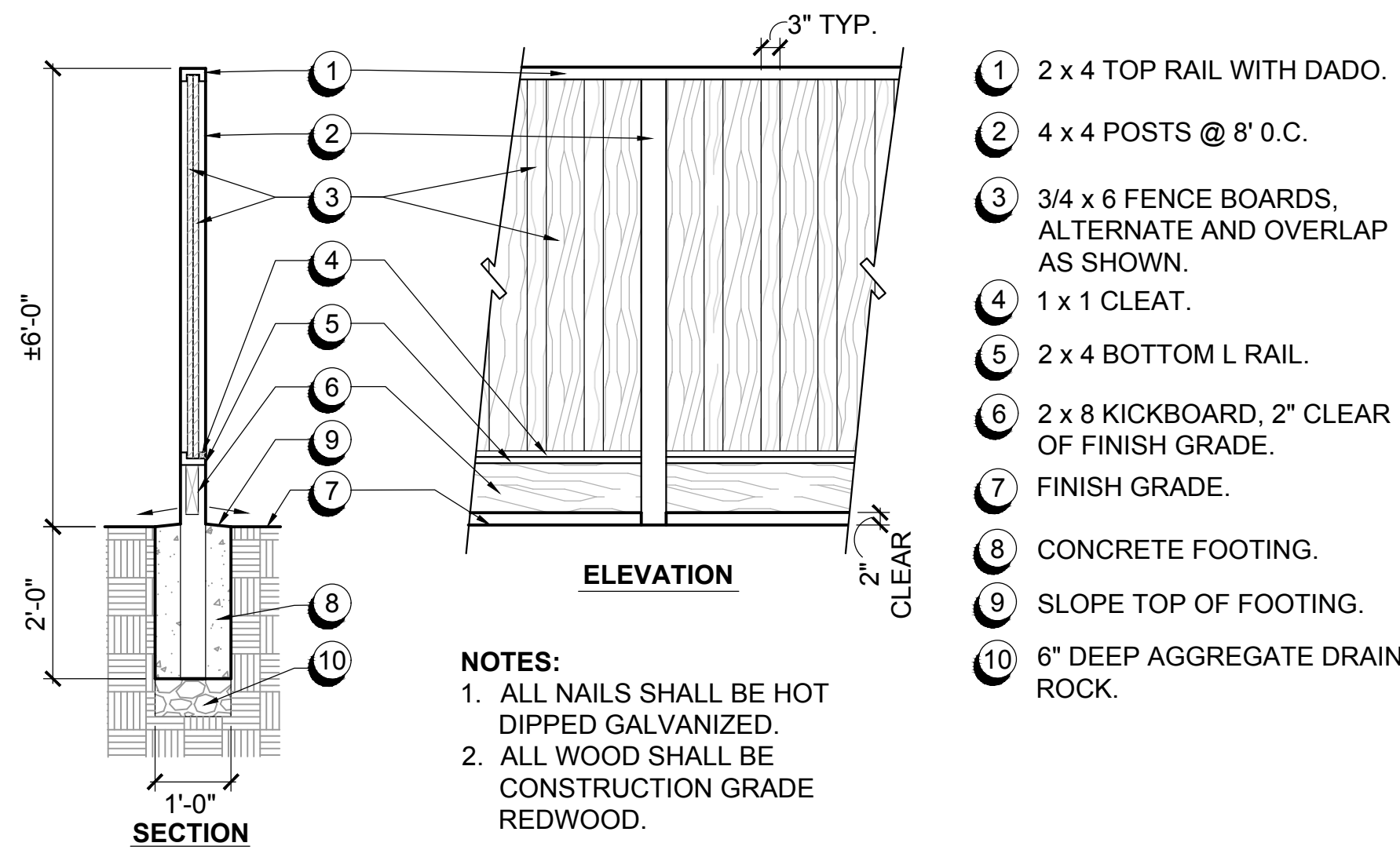
SCOTT RANCH- 28 LOT APPLICATION
 Petaluma, California

OVERALL FENCE PLAN
 CONCEPTUAL LANDSCAPE PLAN
 AUGUST 2, 2021

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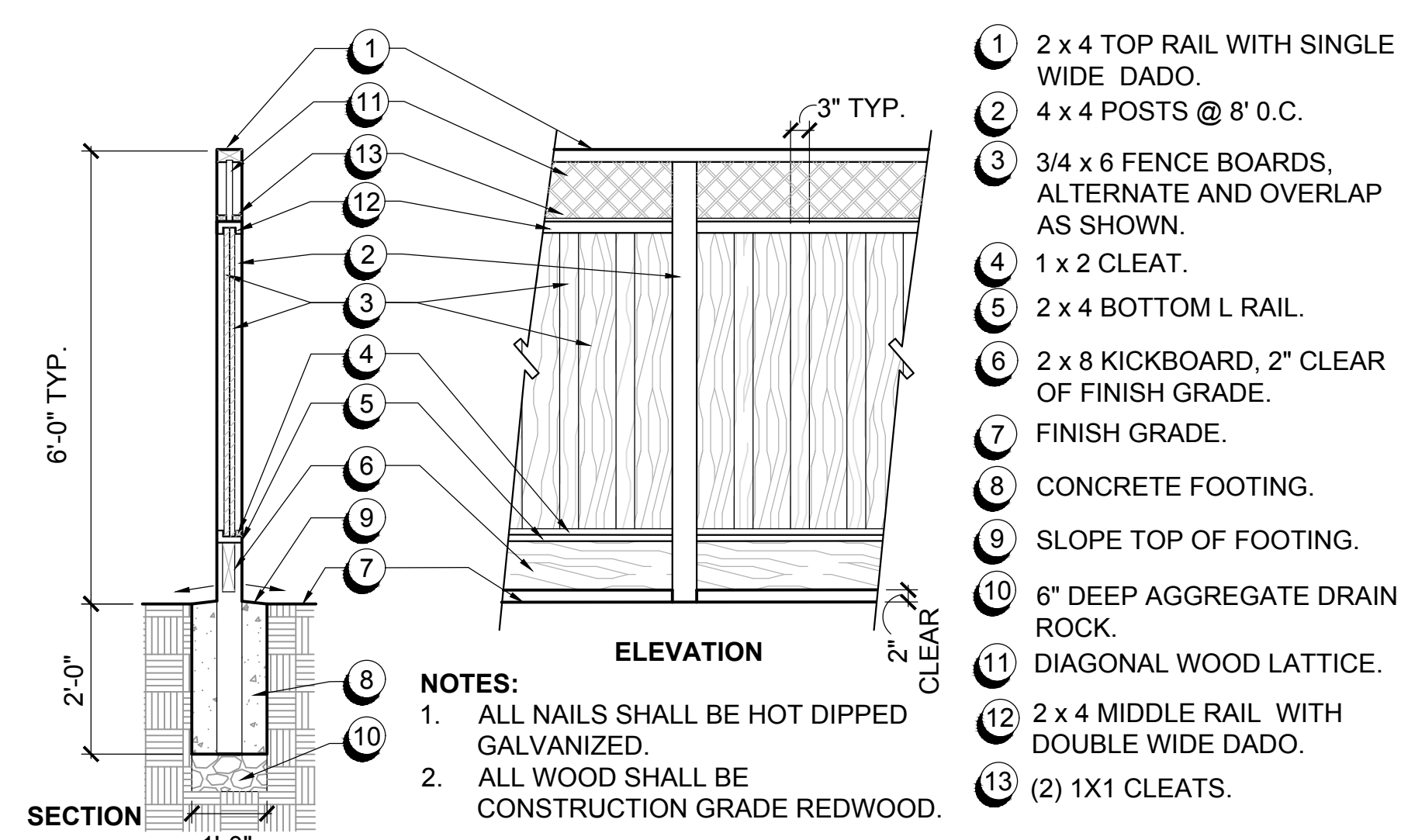
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- 1 2 x 4 TOP RAIL WITH DADO.
- 2 4 x 4 POSTS @ 8' O.C.
- 3 3/4 x 6 FENCE BOARDS, ALTERNATE AND OVERLAP AS SHOWN.
- 4 1 x 1 CLEAT.
- 5 2 x 4 BOTTOM L RAIL.
- 6 2 x 8 KICKBOARD, 2" CLEAR OF FINISH GRADE.
- 7 FINISH GRADE.
- 8 CONCRETE FOOTING.
- 9 SLOPE TOP OF FOOTING.
- 10 6" DEEP AGGREGATE DRAIN ROCK.

NOTES:
 1. ALL NAILS SHALL BE HOT DIPPED GALVANIZED.
 2. ALL WOOD SHALL BE CONSTRUCTION GRADE REDWOOD.

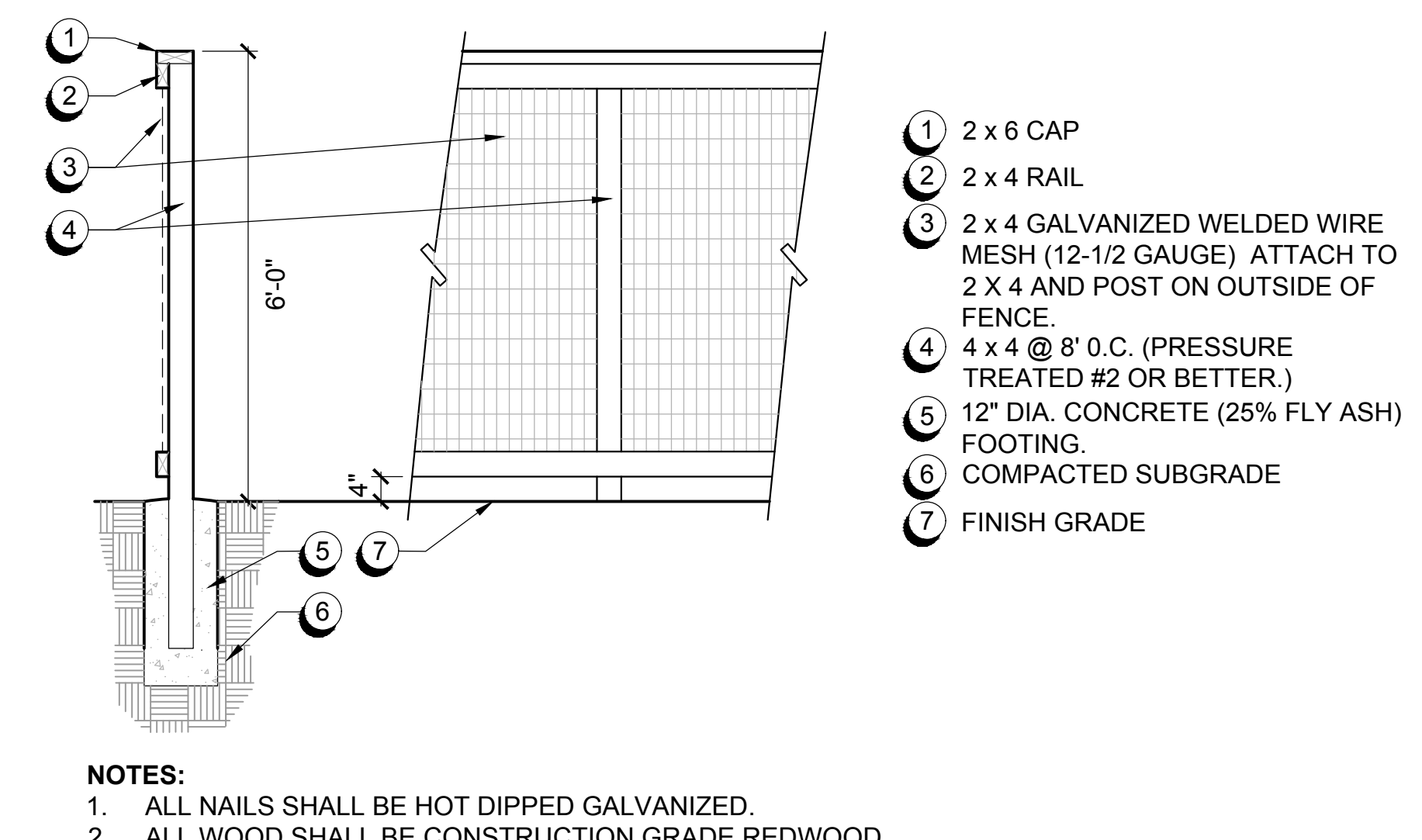
A GOOD NEIGHBOR FENCE
 SCALE: 1/2" = 1'-0"



- 1 2 x 4 TOP RAIL WITH SINGLE WIDE DADO.
- 2 4 x 4 POSTS @ 8' O.C.
- 3 3/4 x 6 FENCE BOARDS, ALTERNATE AND OVERLAP AS SHOWN.
- 4 1 x 2 CLEAT.
- 5 2 x 4 BOTTOM L RAIL.
- 6 2 x 8 KICKBOARD, 2" CLEAR OF FINISH GRADE.
- 7 FINISH GRADE.
- 8 CONCRETE FOOTING.
- 9 SLOPE TOP OF FOOTING.
- 10 6" DEEP AGGREGATE DRAIN ROCK.
- 11 DIAGONAL WOOD LATTICE.
- 12 2 x 4 MIDDLE RAIL WITH DOUBLE WIDE DADO.
- 13 (2) 1X1 CLEATS.

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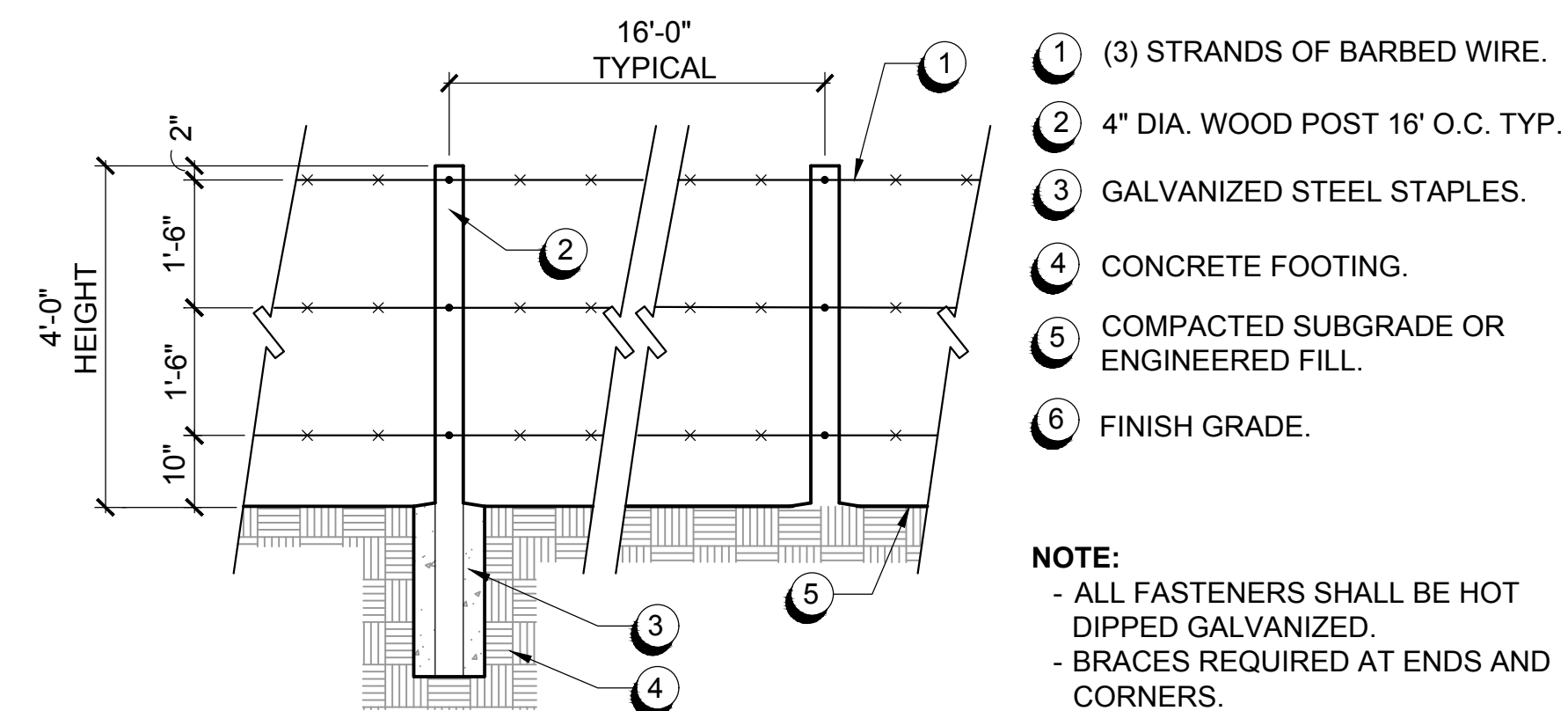
B GOOD NEIGHBOR FENCE W/ LATTICE
 SCALE: 1/2" = 1'-0"



- 1 2 x 6 CAP
- 2 2 x 4 RAIL
- 3 2 x 4 GALVANIZED WELDED WIRE MESH (12-1/2 GAUGE) ATTACH TO 2 X 4 AND POST ON OUTSIDE OF FENCE.
- 4 4 x 4 @ 8' O.C. (PRESSURE TREATED #2 OR BETTER.)
- 5 12" DIA. CONCRETE (25% FLY ASH) FOOTING.
- 6 COMPACTED SUBGRADE
- 7 FINISH GRADE

NOTES:
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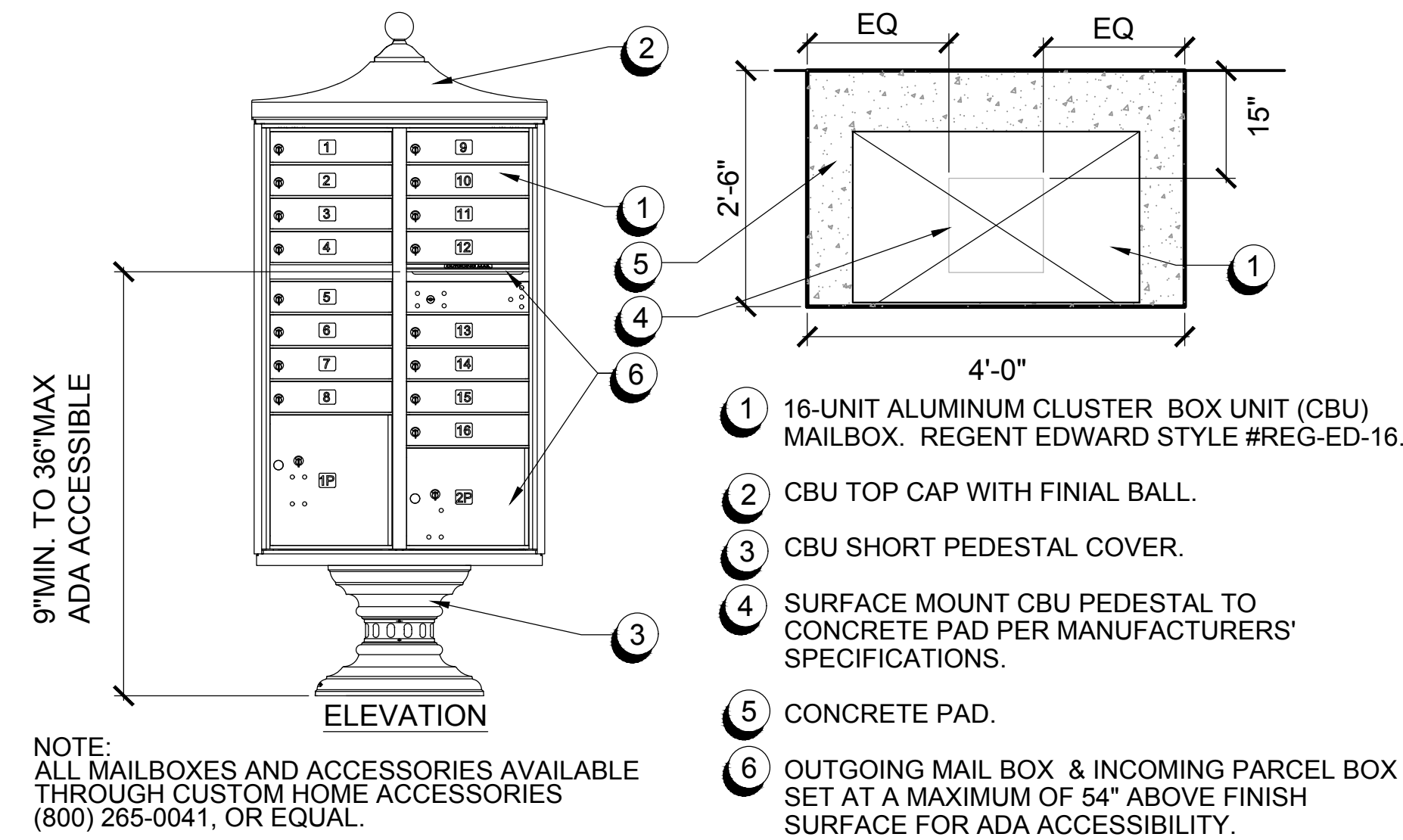
C 6' HIGH OPEN SPACE VIEW FENCE
 SCALE: 1/2" = 1'-0"



- 1 (3) STRANDS OF BARBED WIRE.
- 2 4" DIA. WOOD POST 16' O.C. TYP.
- 3 GALVANIZED STEEL STAPLES.
- 4 CONCRETE FOOTING.
- 5 COMPACTED SUBGRADE OR ENGINEERED FILL.
- 6 FINISH GRADE.

NOTE:
 - ALL FASTENERS SHALL BE HOT DIPPED GALVANIZED.
 - BRACES REQUIRED AT ENDS AND CORNERS.
 - FENCE SHALL BE GROUNDED.

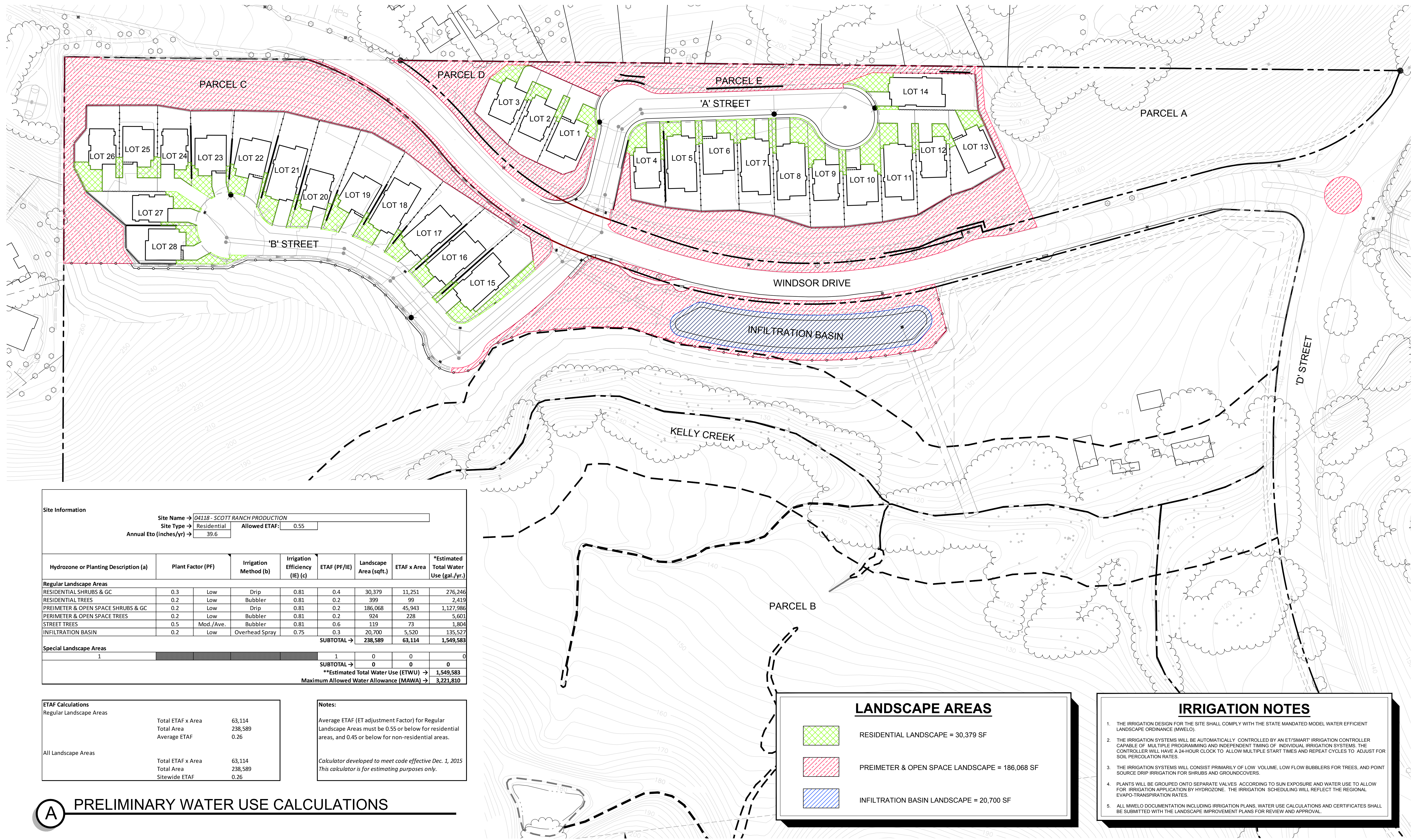
D CATTLE WIRE FENCE (BARBED)
 SCALE: 1/2" = 1'-0"



- 1 16-UNIT ALUMINUM CLUSTER BOX UNIT (CBU) MAILBOX. REGENT EDWARD STYLE #REG-ED-16.
- 2 CBU TOP CAP WITH FINIAL BALL.
- 3 CBU SHORT PEDESTAL COVER.
- 4 SURFACE MOUNT CBU PEDESTAL TO CONCRETE PAD PER MANUFACTURERS' SPECIFICATIONS.
- 5 CONCRETE PAD.
- 6 OUTGOING MAIL BOX & INCOMING PARCEL BOX SET AT A MAXIMUM OF 54" ABOVE FINISH SURFACE FOR ADA ACCESSIBILITY.

NOTE:
 ALL MAILBOXES AND ACCESSORIES AVAILABLE THROUGH CUSTOM HOME ACCESSORIES (800) 265-0041, OR EQUAL.

E CBU MAILBOX
 SCALE: 3/4" = 1'-0"



Site Information

Site Name → 04118 - SCOTT RANCH PRODUCTION
 Site Type → Residential Allowed ETAF: 0.55
 Annual Eto (inches/yr) → 39.6

Hydrozone or Planting Description (a)	Plant Factor (PF)	Irrigation Method (b)	Irrigation Efficiency (IE) (c)	ETAF (PF/IE)	Landscape Area (sqft.)	ETAF x Area	*Estimated Total Water Use (gal./yr.)	
Regular Landscape Areas								
RESIDENTIAL SHRUBS & GC	0.3	Low	Drip	0.81	30,379	11,251	276,246	
RESIDENTIAL TREES	0.2	Low	Bubbler	0.81	399	99	2,419	
PERIMETER & OPEN SPACE SHRUBS & GC	0.2	Low	Drip	0.81	186,068	45,943	1,127,986	
PERIMETER & OPEN SPACE TREES	0.2	Low	Bubbler	0.81	924	228	5,601	
STREET TREES	0.5	Mod./Ave.	Bubbler	0.81	119	73	1,804	
INFILTRATION BASIN	0.2	Low	Overhead Spray	0.75	20,700	5,520	135,527	
					SUBTOTAL →	238,589	63,114	1,549,583
Special Landscape Areas								
1				1	0	0	0	
					SUBTOTAL →	0	0	0
						**Estimated Total Water Use (ETWU) →	1,549,583	
						Maximum Allowed Water Allowance (MAWA) →	3,221,810	

ETAF Calculations

Category	Total ETAF x Area	Total Area	Average ETAF
Regular Landscape Areas	63,114	238,589	0.26
All Landscape Areas	63,114	238,589	0.26

Notes:

Average ETAF (ET adjustment factor) for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Calculator developed to meet code effective Dec. 1, 2015
 This calculator is for estimating purposes only.

LANDSCAPE AREAS

- RESIDENTIAL LANDSCAPE = 30,379 SF
- PERIMETER & OPEN SPACE LANDSCAPE = 186,068 SF
- INFILTRATION BASIN LANDSCAPE = 20,700 SF

IRRIGATION NOTES

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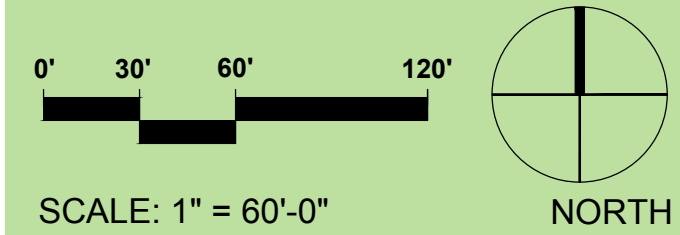
A PRELIMINARY WATER USE CALCULATIONS

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