

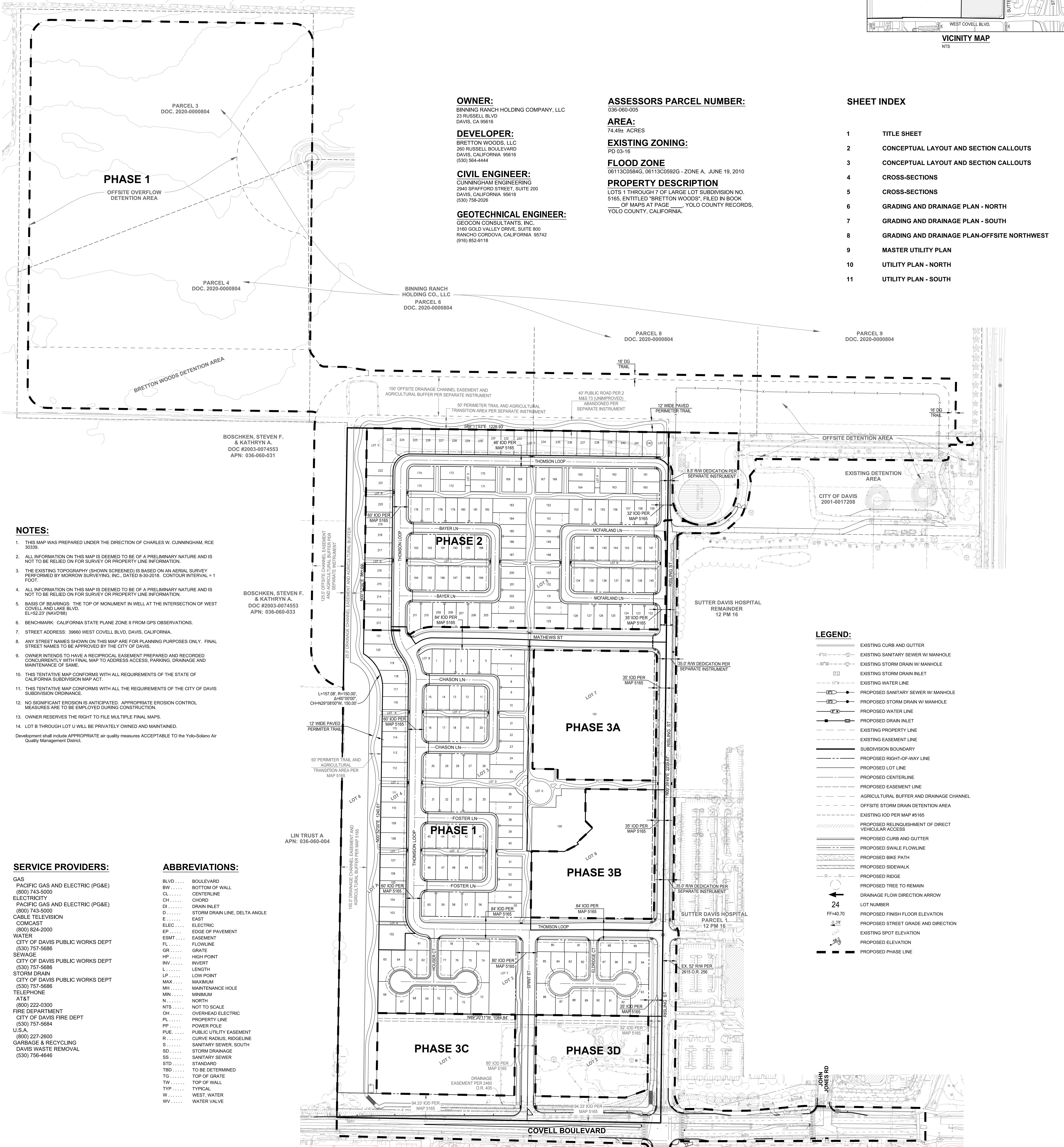
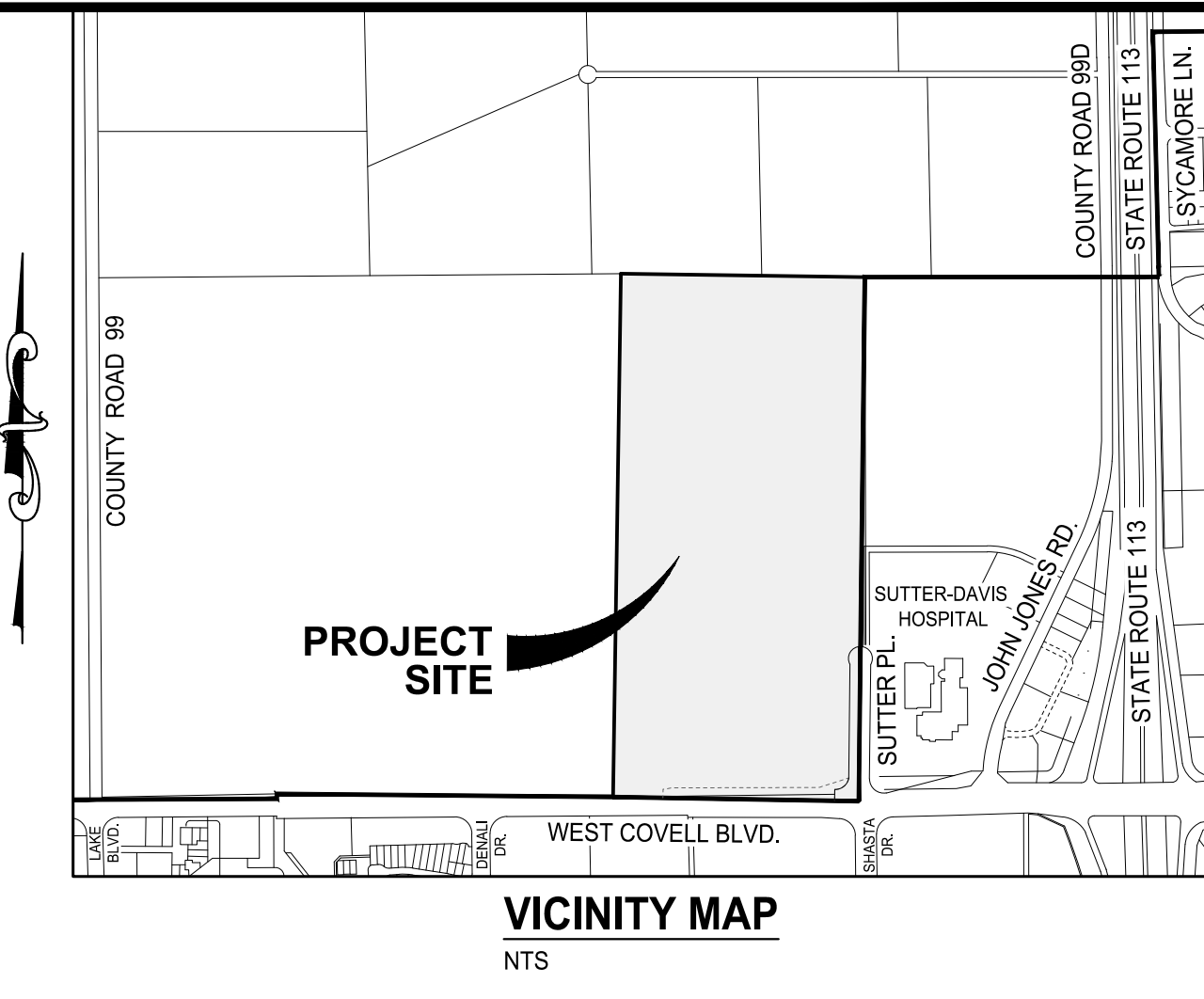
# BRETTON WOODS PHASED TENTATIVE SUBDIVISION MAP NO. 5180

A SUBDIVISION OF LOTS 3 THROUGH 6 OF LARGE LOT SUBDIVISION NO. 5165

CITY OF DAVIS COUNTY OF YOLO CALIFORNIA

CUNNINGHAM ENGINEERING

AUGUST 2020



**OWNER:**  
BINNING RANCH HOLDING COMPANY, LLC  
23 RUSSELL BLVD  
DAVIS, CA 95616

**DEVELOPER:**  
BRETTON WOODS, LLC  
266 RUSSELL BOULEVARD  
DAVIS, CALIFORNIA 95616  
(530) 564-4444

**CIVIL ENGINEER:**  
CUNNINGHAM ENGINEERING  
2940 SPAFFORD STREET, SUITE 200  
DAVIS, CALIFORNIA 95618  
(530) 758-2026

**GEOTECHNICAL ENGINEER:**  
GEOCON CONSULTANTS, INC.  
3160 GOLD VALLEY DRIVE, SUITE 800  
RANCHO CORDOVA, CALIFORNIA 95742  
(916) 852-9118

**ASSESSORS PARCEL NUMBER:**  
038-060-005

**AREA:**  
74.49± ACRES

**EXISTING ZONING:**  
PD 03-16

**FLOOD ZONE**  
06113C0584G, 06113C0592G - ZONE A, JUNE 19, 2010

**PROPERTY DESCRIPTION**  
LOTS 1 THROUGH 7 OF LARGE LOT SUBDIVISION NO. 5165, ENTITLED "BRETTON WOODS" FILED IN BOOK \_\_\_\_\_ OF MAPS AT PAGE \_\_\_\_\_, YOLO COUNTY RECORDS, YOLO COUNTY, CALIFORNIA.

**SHEET INDEX**

1	TITLE SHEET
2	CONCEPTUAL LAYOUT AND SECTION CALLOUTS
3	CONCEPTUAL LAYOUT AND SECTION CALLOUTS
4	CROSS-SECTIONS
5	CROSS-SECTIONS
6	GRADING AND DRAINAGE PLAN - NORTH
7	GRADING AND DRAINAGE PLAN - SOUTH
8	GRADING AND DRAINAGE PLAN-OFFSITE NORTHWEST
9	MASTER UTILITY PLAN
10	UTILITY PLAN - NORTH
11	UTILITY PLAN - SOUTH

- NOTES:**
- THIS MAP WAS PREPARED UNDER THE DIRECTION OF CHARLES W. CUNNINGHAM, RCE 30339.
  - ALL INFORMATION ON THIS MAP IS DEEMED TO BE OF A PRELIMINARY NATURE AND IS NOT TO BE RELIED ON FOR SURVEY OR PROPERTY LINE INFORMATION.
  - THE EXISTING TOPOGRAPHY (SHOWN SCREENED) IS BASED ON AN AERIAL SURVEY PERFORMED BY MORROW SURVEYING, INC., DATED 8-30-2016, CONTOUR INTERVAL = 1 FOOT.
  - ALL INFORMATION ON THIS MAP IS DEEMED TO BE OF A PRELIMINARY NATURE AND IS NOT TO BE RELIED ON FOR SURVEY OR PROPERTY LINE INFORMATION.
  - BASIS OF BEARINGS: THE TOP OF MONUMENT IN WELL AT THE INTERSECTION OF WEST COVELL AND LAKE BLVD. EL=52.23' (NAVD83)
  - BENCHMARK: CALIFORNIA STATE PLANE ZONE II FROM GPS OBSERVATIONS.
  - STREET ADDRESS: 39660 WEST COVELL BLVD, DAVIS, CALIFORNIA.
  - ANY STREET NAMES SHOWN ON THIS MAP ARE FOR PLANNING PURPOSES ONLY. FINAL STREET NAMES TO BE APPROVED BY THE CITY OF DAVIS.
  - OWNER INTENDS TO HAVE A RECIPROCAL EASEMENT PREPARED AND RECORDED CONCURRENTLY WITH FINAL MAP TO ADDRESS ACCESS, PARKING, DRAINAGE AND MAINTENANCE OF SAME.
  - THIS TENTATIVE MAP CONFORMS WITH ALL REQUIREMENTS OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT.
  - THIS TENTATIVE MAP CONFORMS WITH ALL THE REQUIREMENTS OF THE CITY OF DAVIS SUBDIVISION ORDINANCE.
  - NO SIGNIFICANT EROSION IS ANTICIPATED. APPROPRIATE EROSION CONTROL MEASURES ARE TO BE EMPLOYED DURING CONSTRUCTION.
  - OWNER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
  - LOT B THROUGH LOT U WILL BE PRIVATELY OWNED AND MAINTAINED.
- Developer shall include APPROPRIATE air quality measures ACCEPTABLE TO the Yolo-Solano Air Quality Management District.

- SERVICE PROVIDERS:**
- GAS: PACIFIC GAS AND ELECTRIC (PG&E) (800) 743-5000
  - ELECTRICITY: PACIFIC GAS AND ELECTRIC (PG&E) (800) 743-5000
  - CABLE TELEVISION: COMCAST (800) 824-2000
  - WATER: CITY OF DAVIS PUBLIC WORKS DEPT (530) 757-5686
  - SEWAGE: CITY OF DAVIS PUBLIC WORKS DEPT (530) 757-5686
  - STORM DRAIN: CITY OF DAVIS PUBLIC WORKS DEPT (530) 757-5686
  - TELEPHONE: AT&T (800) 222-0300
  - FIRE DEPARTMENT: CITY OF DAVIS FIRE DEPT (530) 757-5684
  - U.S.A.: (800) 227-2600
  - GARBAGE & RECYCLING: DAVIS WASTE REMOVAL (530) 756-4646

- ABBREVIATIONS:**
- BLVD ..... BOULEVARD
  - BW ..... BOTTOM OF WALL
  - CL ..... CENTERLINE
  - CH ..... CHORD
  - DI ..... DRAIN INLET
  - D ..... STORM DRAIN LINE, DELTA ANGLE
  - E ..... EAST
  - ELEC ..... ELECTRIC
  - EP ..... EDGE OF PAVEMENT
  - ESMT ..... EASEMENT
  - FL ..... FLOWLINE
  - GR ..... GRATE
  - HP ..... HIGH POINT
  - INV ..... INVERT
  - L ..... LENGTH
  - LP ..... LOW POINT
  - MAX ..... MAXIMUM
  - MN ..... MAINTENANCE HOLE
  - MIN ..... MINIMUM
  - N ..... NORTH
  - NTS ..... NOT TO SCALE
  - OH ..... OVERHEAD ELECTRIC
  - PL ..... PROPERTY LINE
  - PP ..... POWER POLE
  - PUE ..... PUBLIC UTILITY EASEMENT
  - R ..... CURVE RADIUS, RIDGELINE
  - S ..... SANITARY SEWER, SOUTH
  - SD ..... STORM DRAINAGE
  - SS ..... SANITARY SEWER
  - STD ..... STANDARD
  - TBD ..... TO BE DETERMINED
  - TG ..... TOP OF GRATE
  - TW ..... TOP OF WALL
  - TYP ..... TYPICAL
  - W ..... WEST, WATER
  - WV ..... WATER VALVE

- LEGEND:**
- EXISTING CURB AND GUTTER
  - EXISTING SANITARY SEWER W/ MANHOLE
  - EXISTING STORM DRAIN W/ MANHOLE
  - EXISTING STORM DRAIN INLET
  - EXISTING WATER LINE
  - PROPOSED SANITARY SEWER W/ MANHOLE
  - PROPOSED STORM DRAIN W/ MANHOLE
  - PROPOSED WATER LINE
  - PROPOSED DRAIN INLET
  - EXISTING PROPERTY LINE
  - EXISTING EASEMENT LINE
  - SUBDIVISION BOUNDARY
  - PROPOSED RIGHT-OF-WAY LINE
  - PROPOSED LOT LINE
  - PROPOSED CENTERLINE
  - PROPOSED EASEMENT LINE
  - AGRICULTURAL BUFFER AND DRAINAGE CHANNEL
  - OFFSITE STORM DRAIN DETENTION AREA
  - EXISTING IOD PER MAP #5165
  - PROPOSED RELINQUISHMENT OF DIRECT VEHICULAR ACCESS
  - PROPOSED CURB AND GUTTER
  - PROPOSED SWALE FLOWLINE
  - PROPOSED BIKE PATH
  - PROPOSED SIDEWALK
  - PROPOSED RIDGE
  - PROPOSED TREE TO REMAIN
  - DRAINAGE FLOW DIRECTION ARROW
  - LOT NUMBER
  - PROPOSED FINISH FLOOR ELEVATION
  - PROPOSED STREET GRADE AND DIRECTION
  - EXISTING SPOT ELEVATION
  - PROPOSED ELEVATION
  - PROPOSED PHASE LINE

DESIGNED BY	BF
DRAWN BY	LE
CHECKED BY	SG
SCALE	AS SHOWN
DAVIS	

## TENTATIVE SUBDIVISION MAP NO. 5180 BRETTON WOODS TITLE SHEET

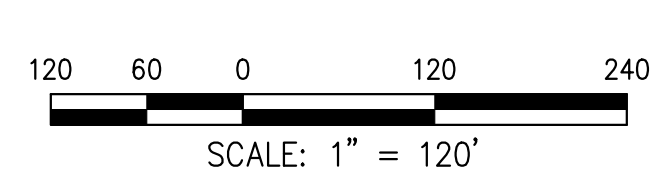
APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY OF DAVIS COMMUNITY DEVELOPMENT DEPARTMENT

**CUNNINGHAM ENGINEERING**  
Project Planning • Civil Engineering • Landscape Architecture  
Sacramento Office: 2120 20th Street, Suite 200, Sacramento, CA 95818 (916) 455-2026  
Davis Office: 2940 Spafford Street, Suite 200, Davis, CA 95618 (530) 758-2026

NO.	DATE	REVISIONS	BY	APPRO.	SHEET
1					11

DATE: 8/31/2020  
JOB NO: 1594.01.10



S:\Projects\1594\1594 West Davis Active Addl Community\Acad\DWG\1594-01-10 SMALL LOT MAP SHEETS\1594-01-10 [M-T]\_tbl.dwg - TBL 8/31/2020 - 10:04AM Plotted by: chs

BINNING RANCH  
HOLDING CO., LLC  
PARCEL 6  
DOC. 2020-000804

BINNING RANCH  
HOLDING CO., LLC  
PARCEL 8  
DOC. 2020-000804

150' OFFSITE CHANNEL AND AGRICULTURAL BUFFER

EXISTING DETENTION BASIN  
ACCESS ROAD

50' PERIMETER TRAIL AND  
AGRICULTURAL BUFFER AREA

BOSCHKEN, STEVEN F.  
& KATHRYN A.  
DOC #2003-0074553  
APN: 036-060-031

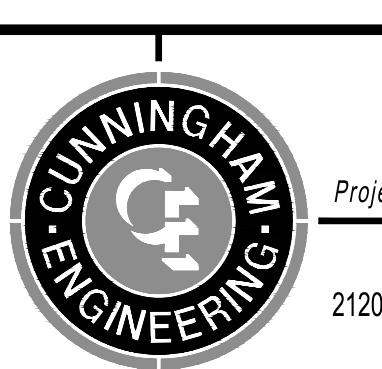
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& KATHRYN A.  
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APN: 036-060-033

LIN TRUST A  
APN: 036-060-004

DESIGNED BY BF  
DRAWN BY LE  
CHECKED BY SG  
SCALE  
AS SHOWN

# TENTATIVE SUBDIVISION MAP NO. 5180 BRETTON WOODS CONCEPTUAL LAYOUT AND SECTION CALLOUTS

CALIFORNIA

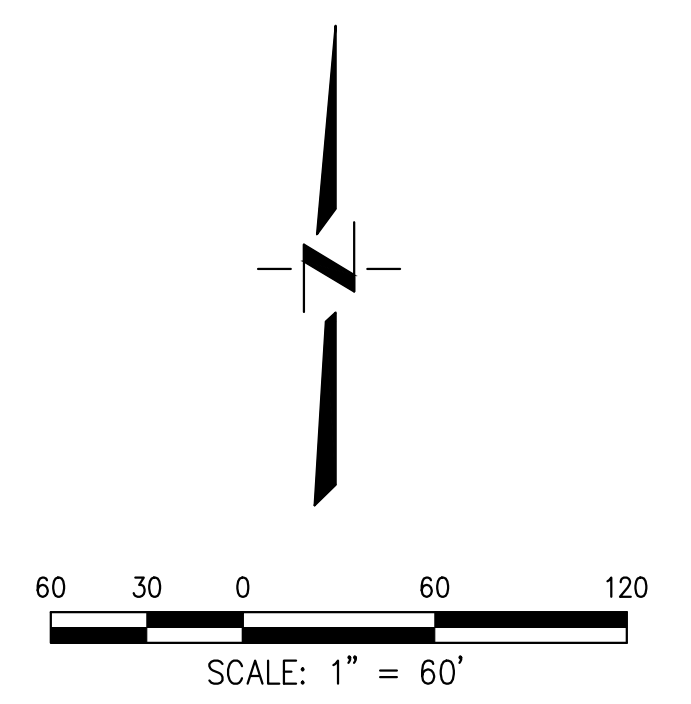
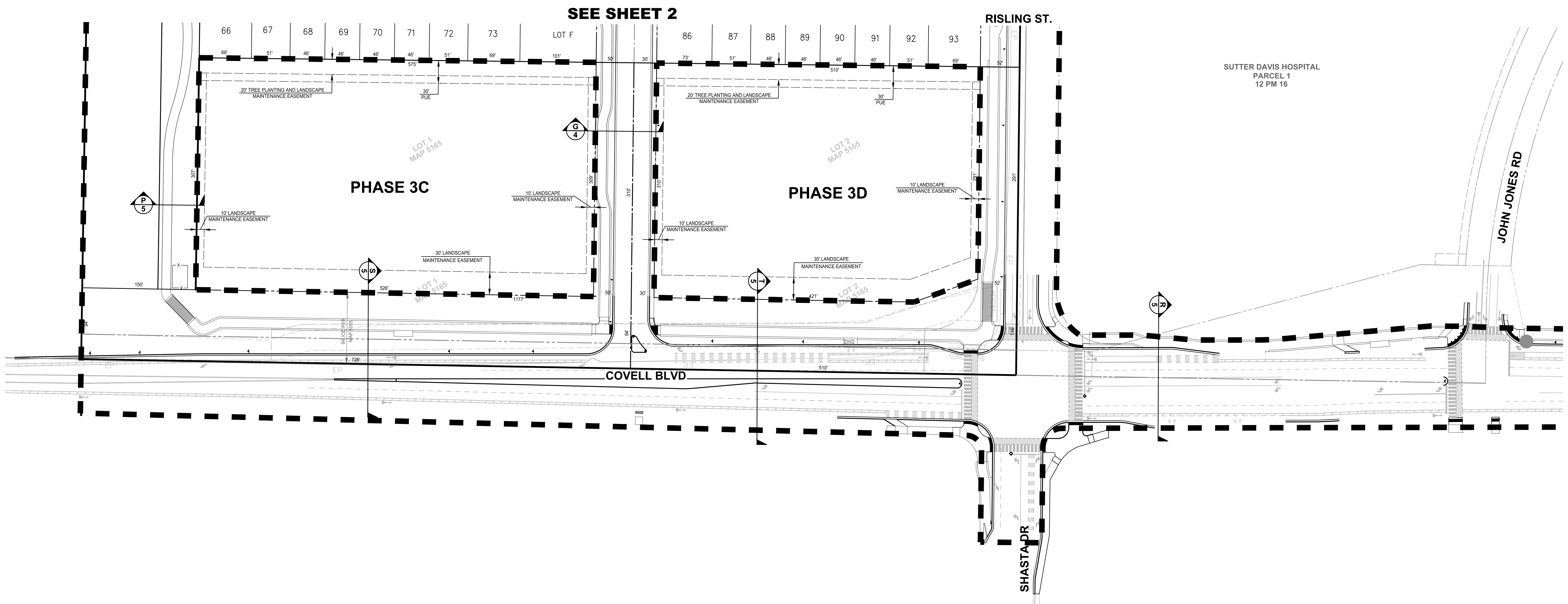
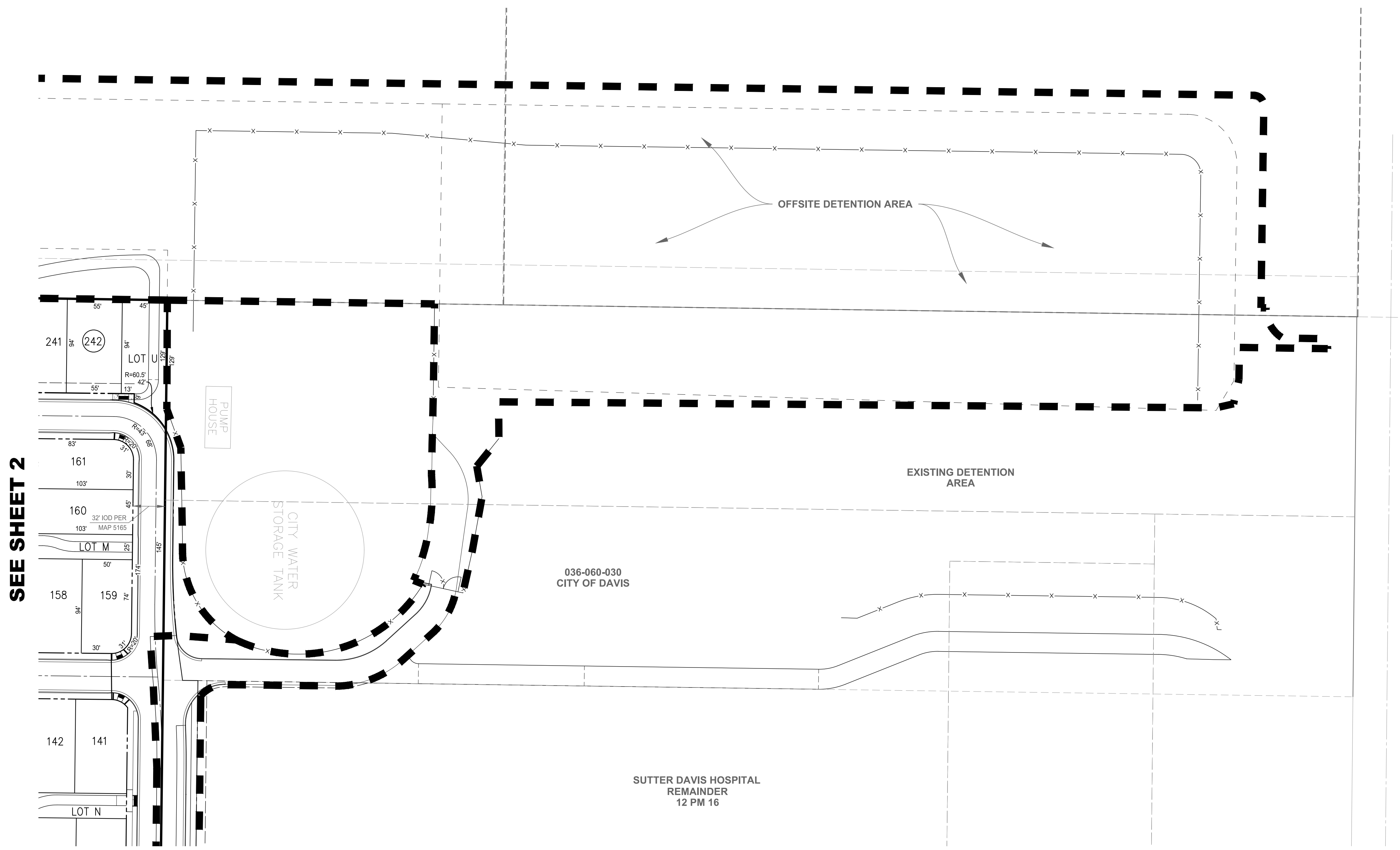


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NO.	DATE	REVISIONS	BY	APPROV.	SHEET
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DATE: 8/31/2020  
JOB NO: 1594.01.10

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DESIGNED BY **BF**  
 DRAWN BY **LE**  
 CHECKED BY **SG**  
 SCALE  
 AS SHOWN  
 DAVIS

**TENTATIVE SUBDIVISION MAP NO. 5180**  
**BRETTON WOODS**  
**CONCEPTUAL LAYOUT AND SECTION CALLOUTS**

CALIFORNIA

**CECUNNINGHAM ENGINEERING**

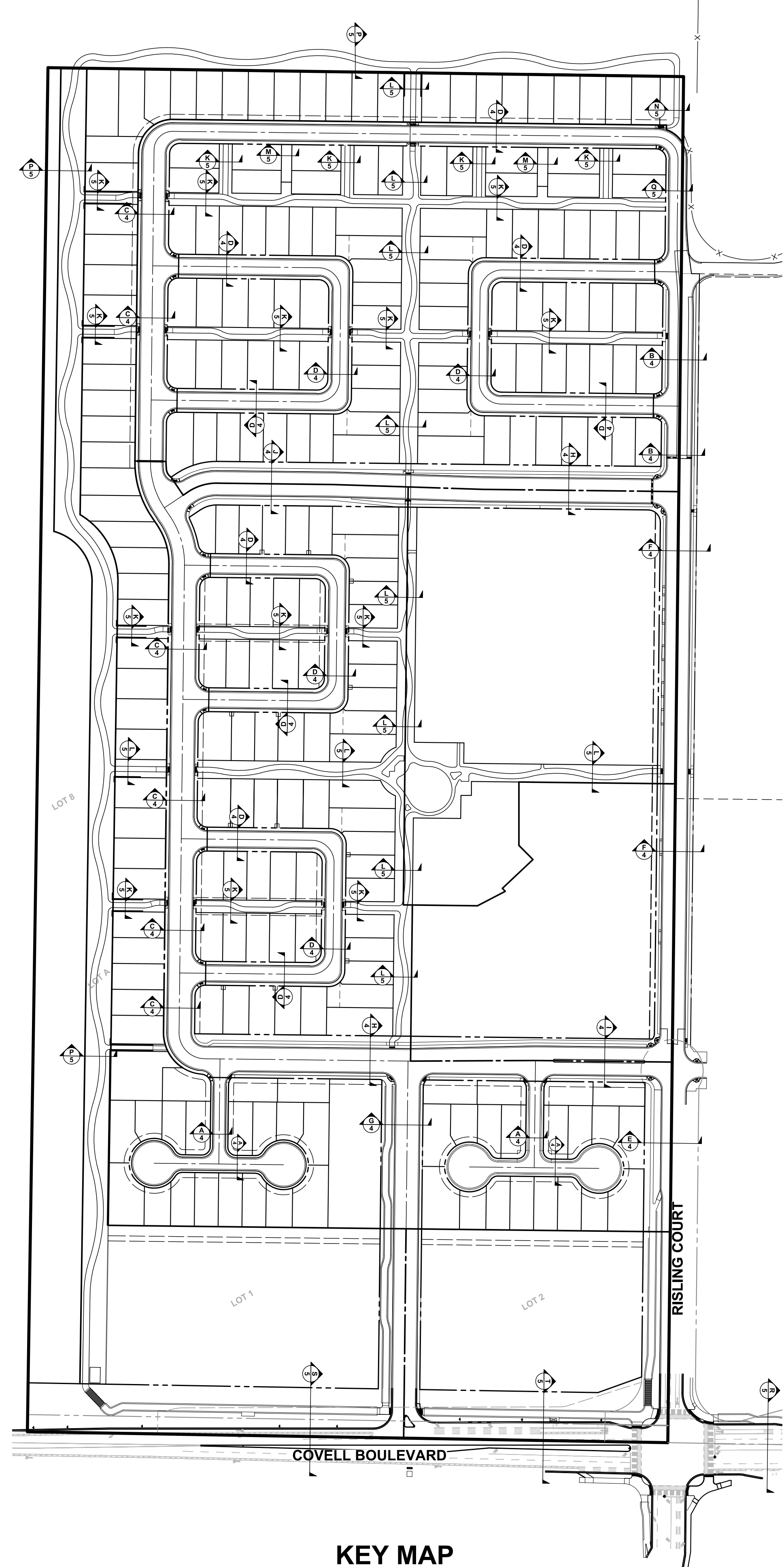
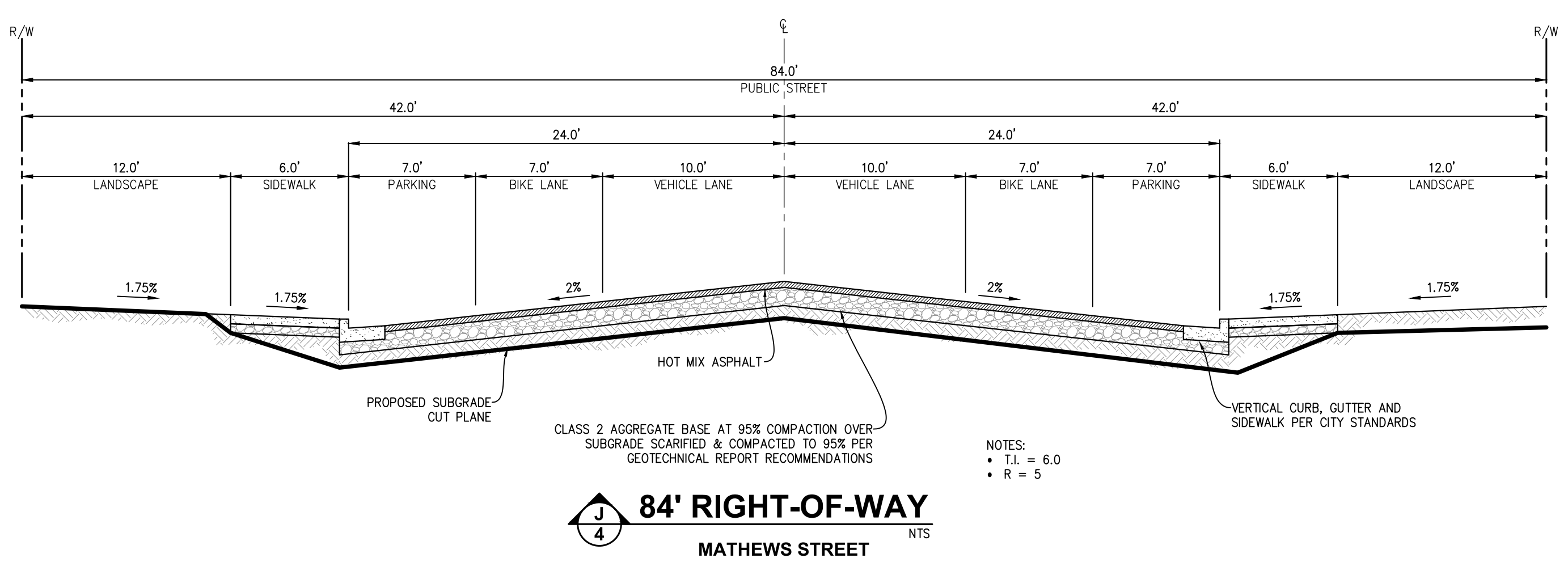
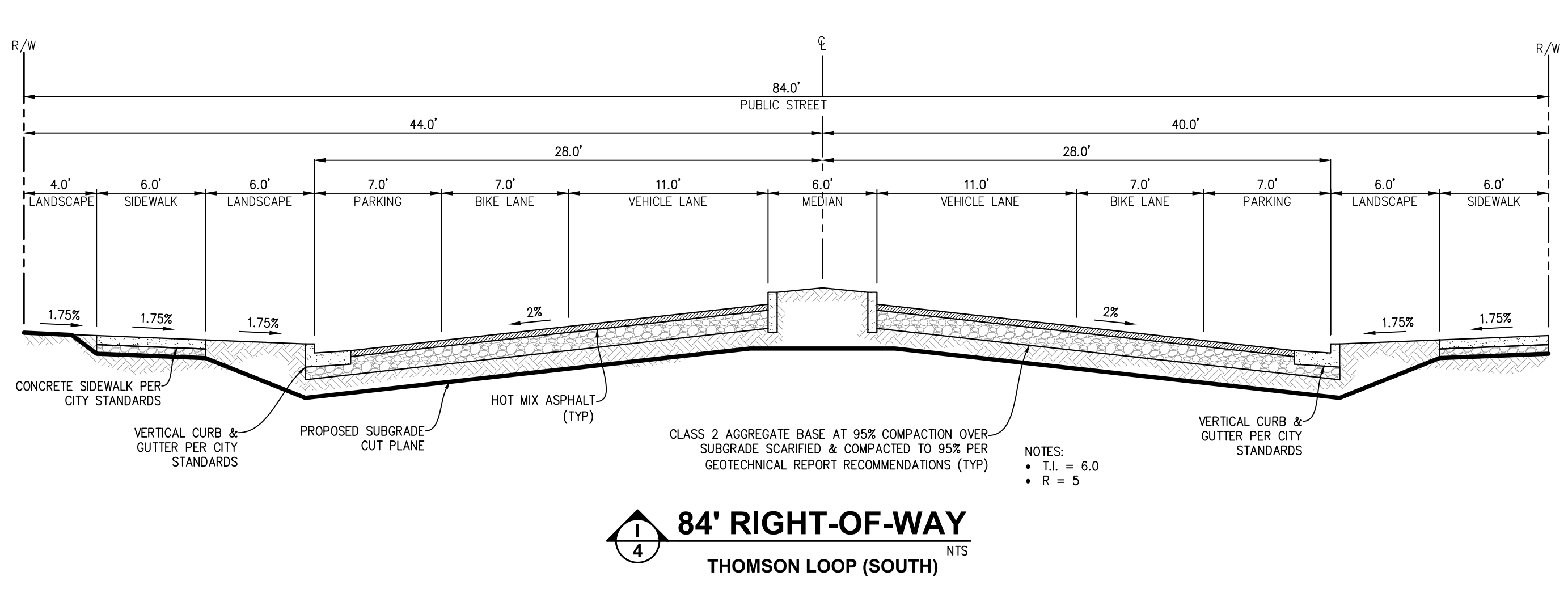
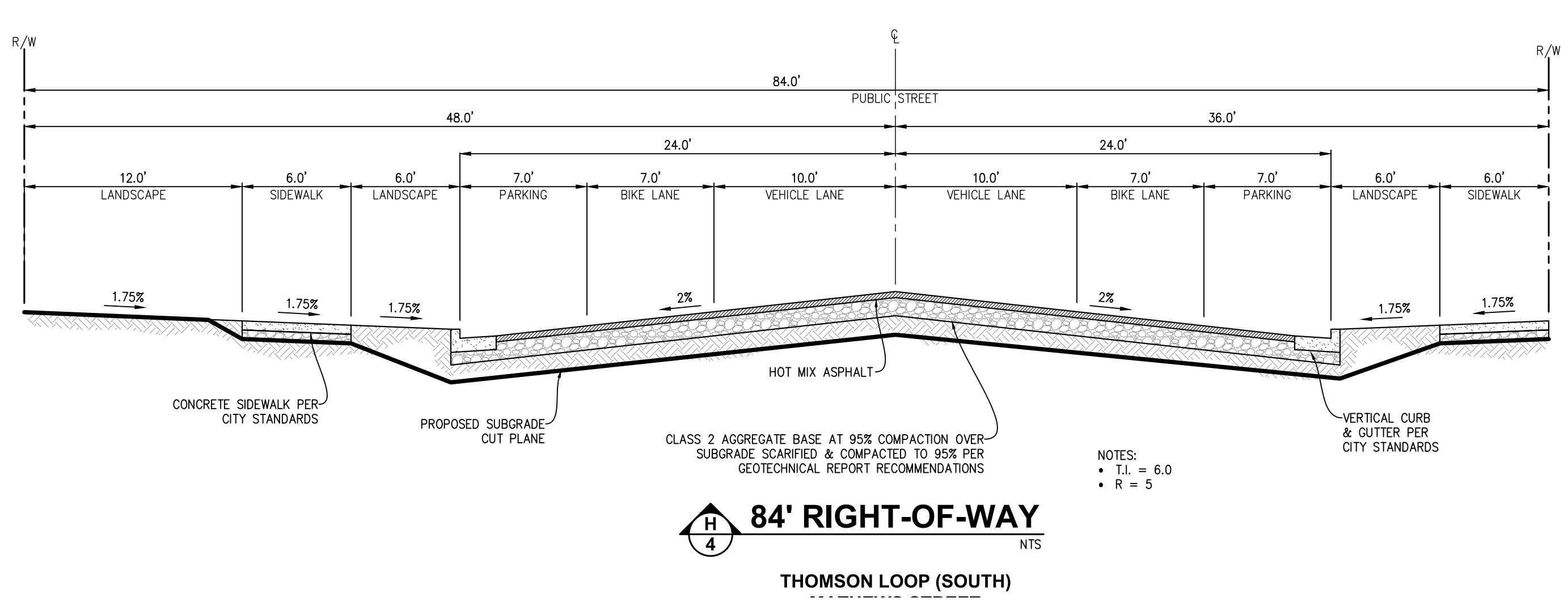
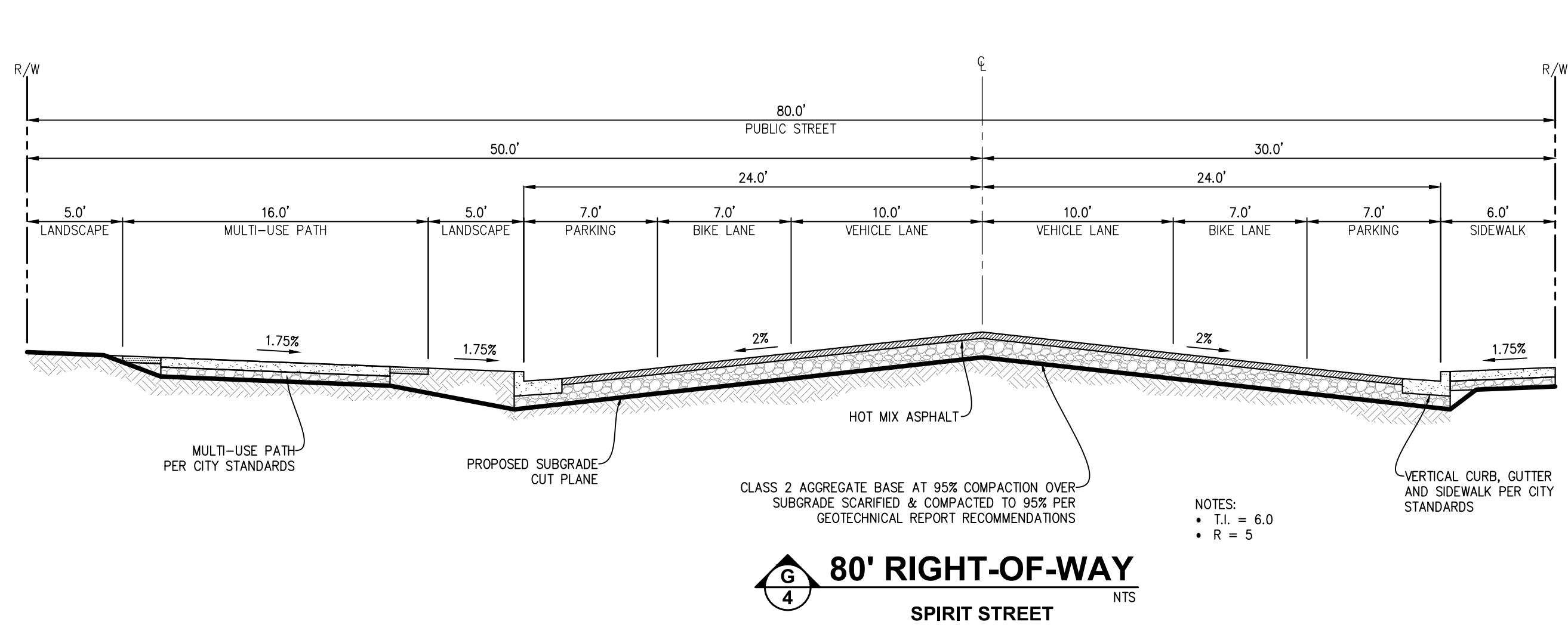
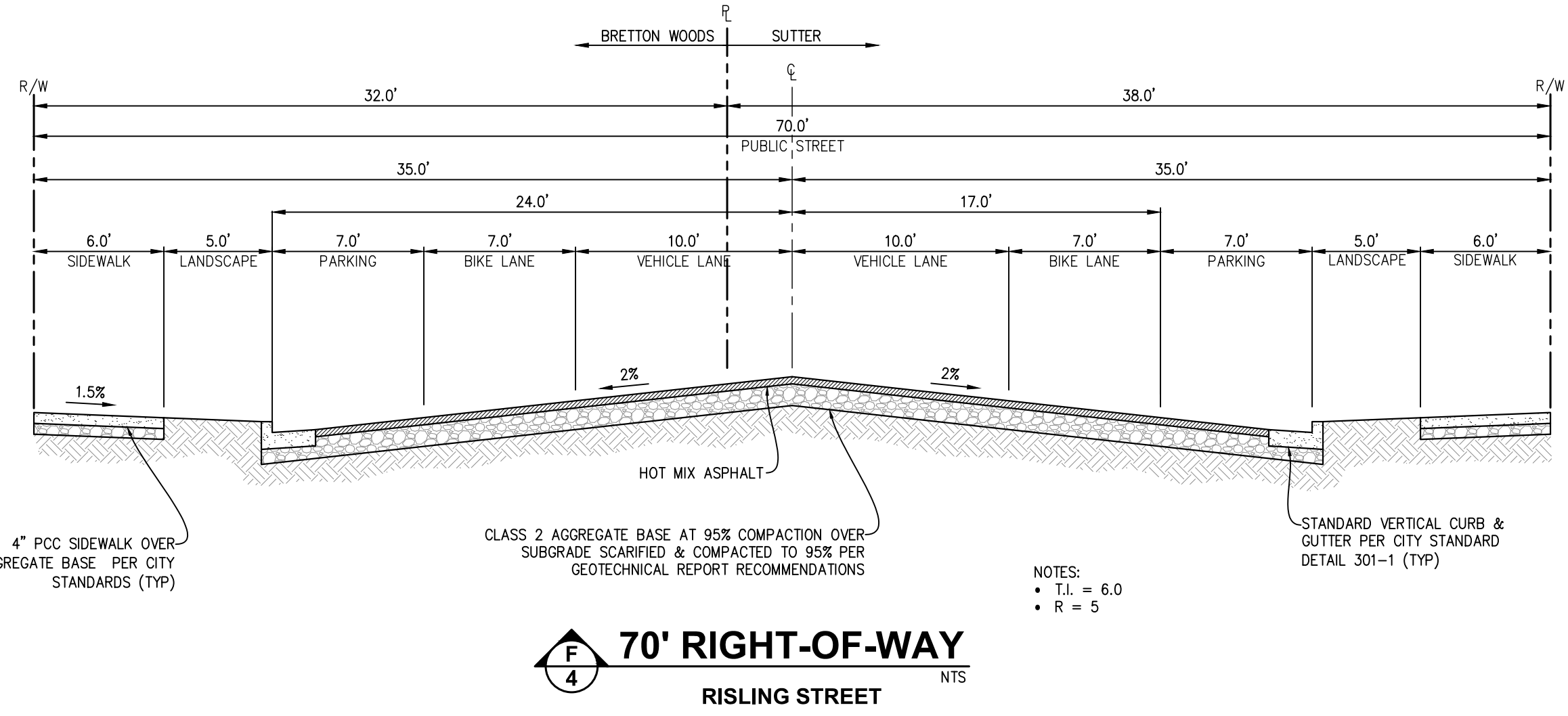
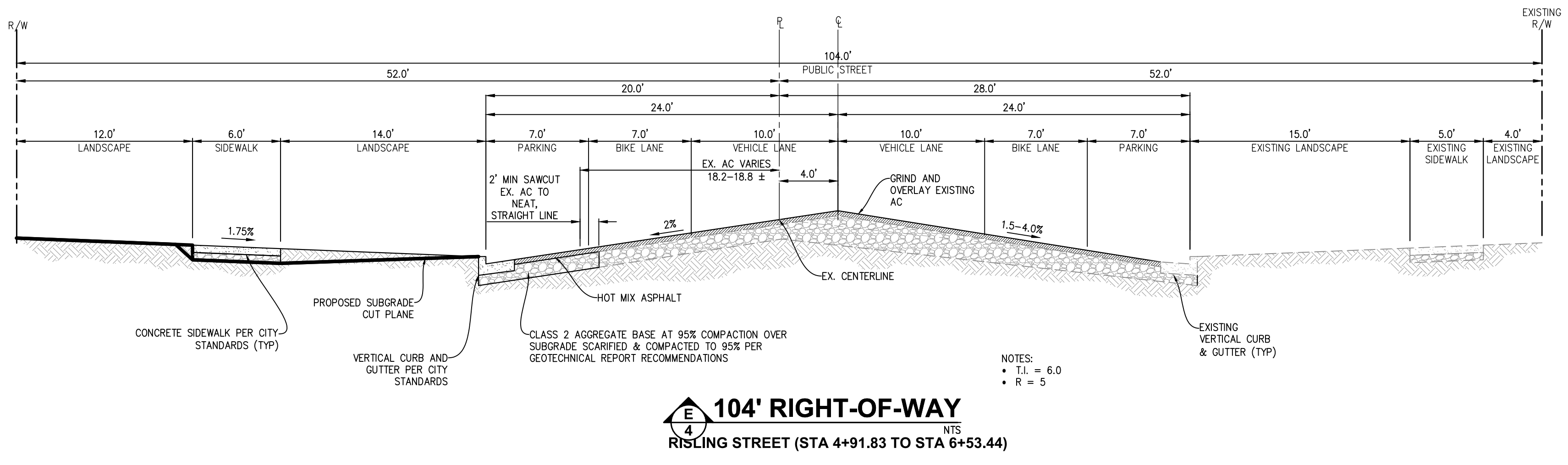
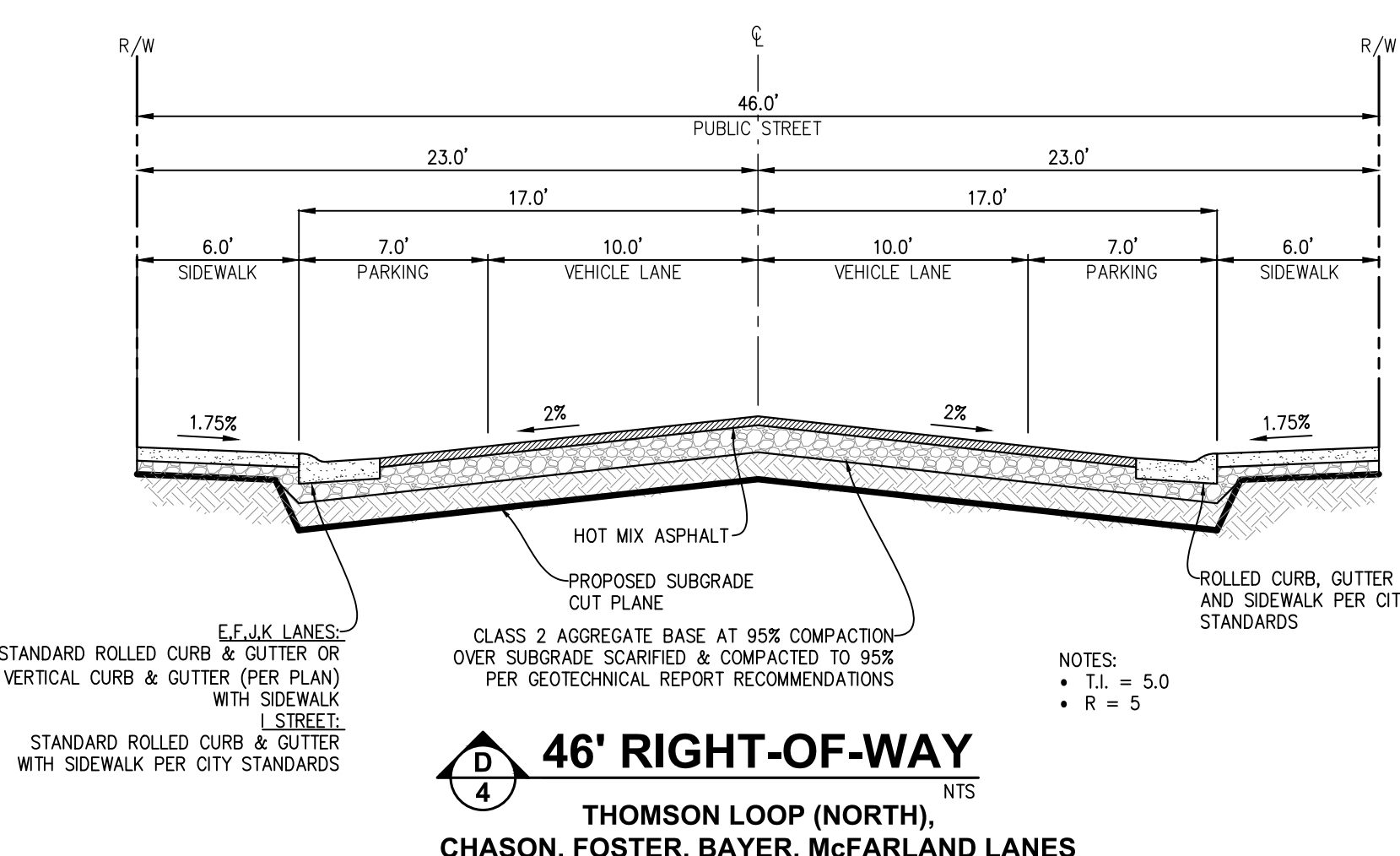
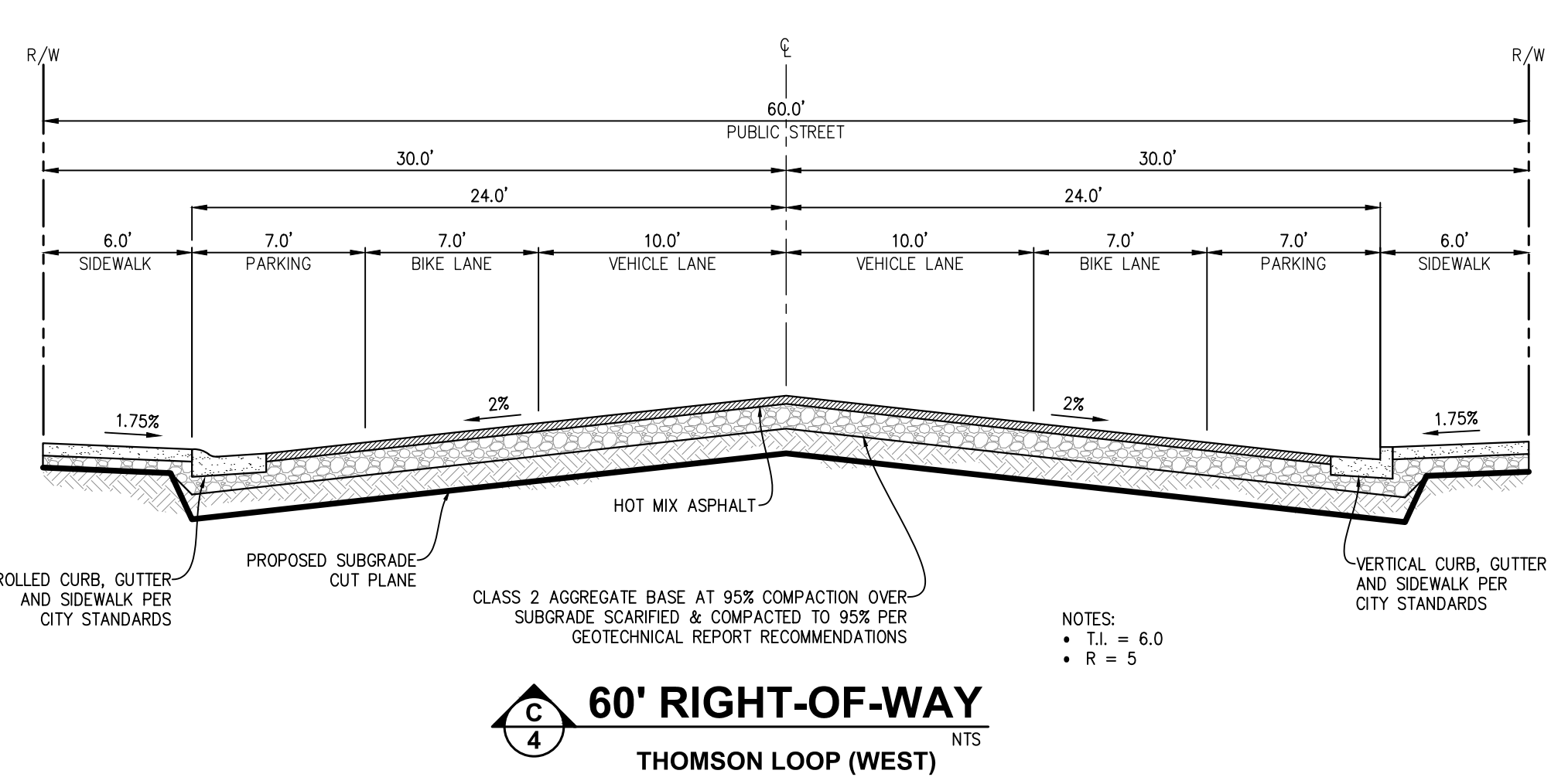
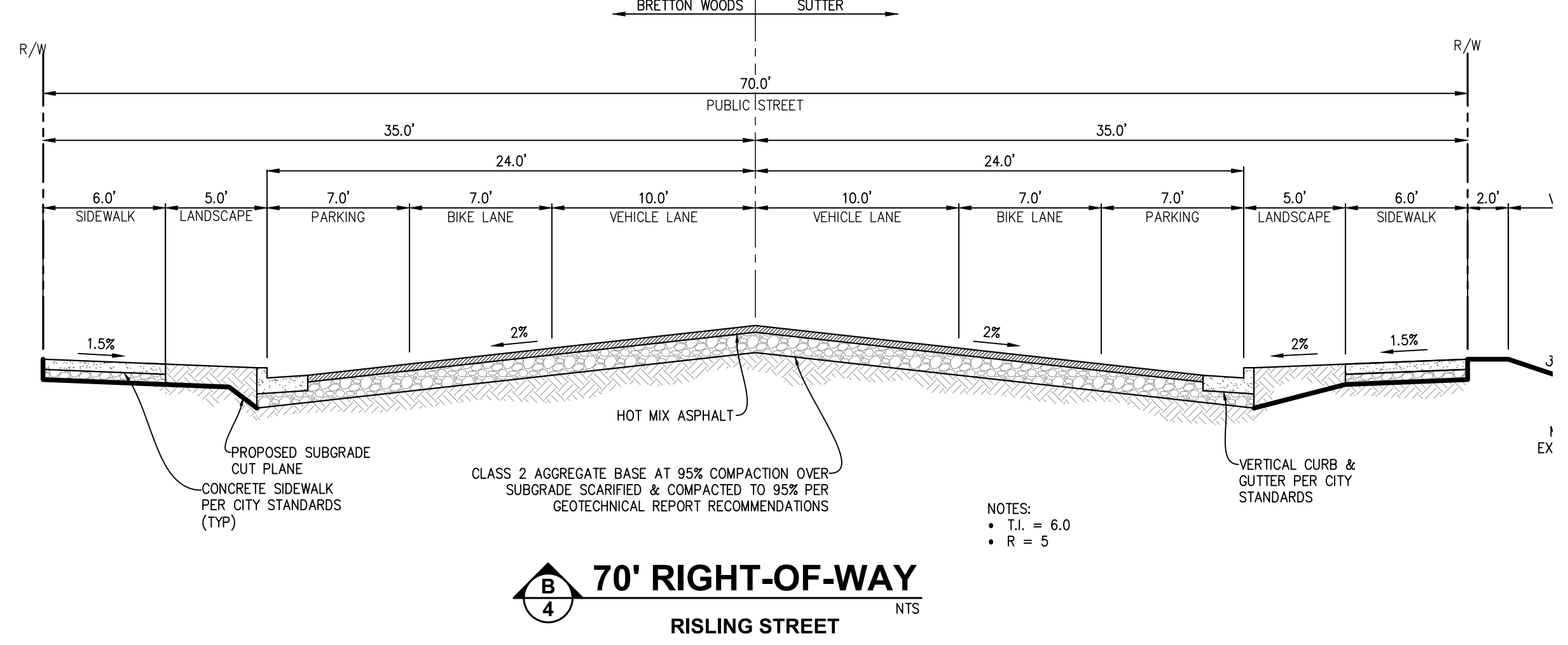
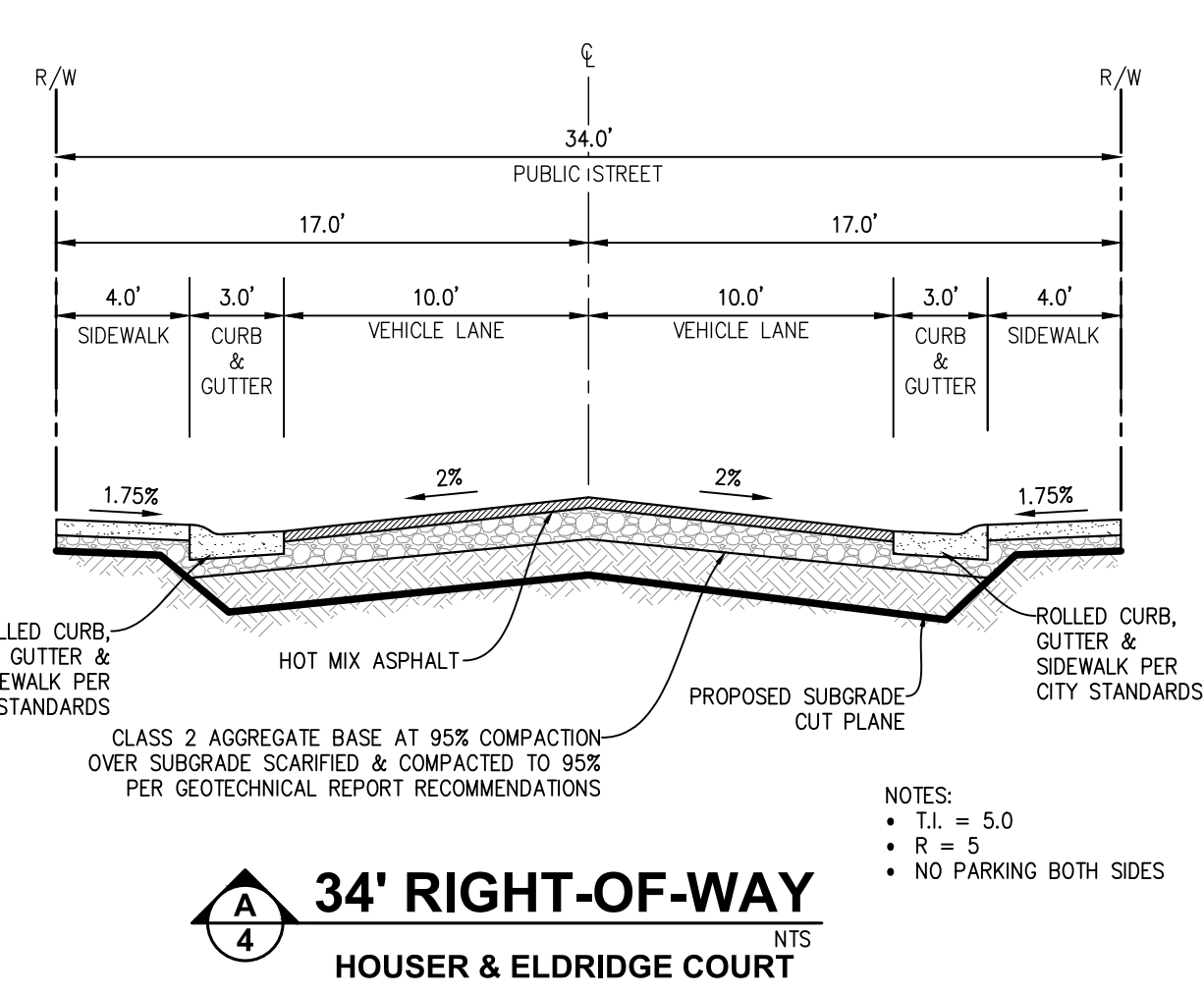
Project Planning • Civil Engineering • Landscape Architecture

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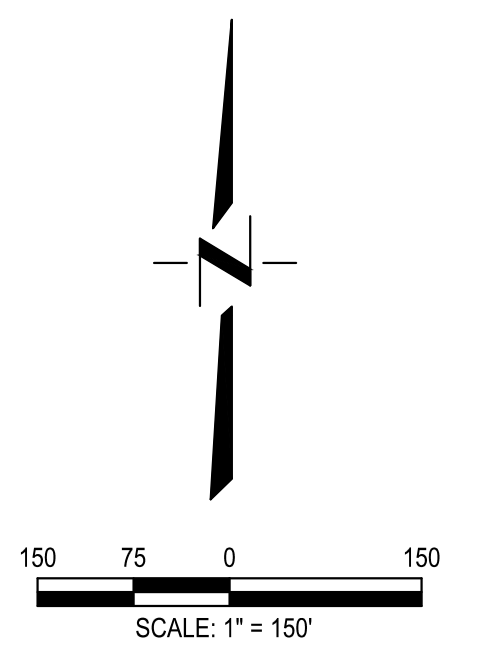
Davis Office 2940 Spafford Street, Suite 200 Davis, CA 95618 (530) 758-2026

NO.	DATE	REVISIONS	BY	APPRO.	SHEET
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					<b>OF 11</b>
					DATE: 8/31/2020
					JOB NO: 1594.01.10

C:\Projects\1594 West Davis Active Adult Community\AutoCAD\1594-01-10 SMALL LOT 11\1594-01-10 11-011.dwg - DWG 8/31/2020 - 10:04AM Plotted by: dhms



FLEXIBLE PAVEMENT SECTIONS			
STREET TYPE	TRAFFIC INDEX	HMA (INCHES)	AB (INCHES)
PRIVATE	4.0	3.0	6.5
CUL-DE-SACS	4.5	3.0	8.0
LOCALS	5.0	3.0	10.0
MODIFIED LOCALS	6.0	3.5	12.5
COLLECTORS/MINOR ARTERIALS	7.0	4.0	15.5
MAJOR ARTERIALS	9.0	5.5	20.5



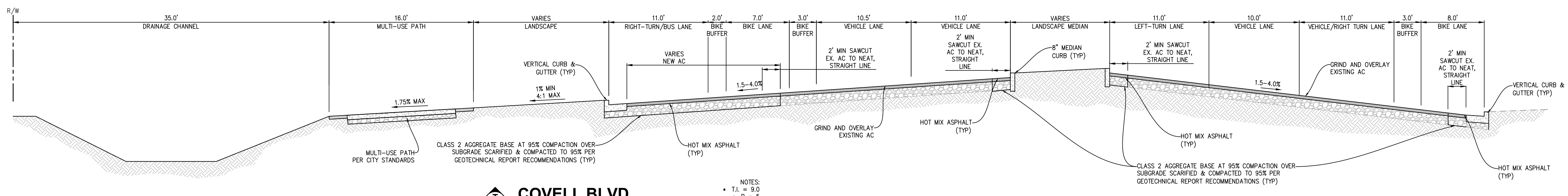
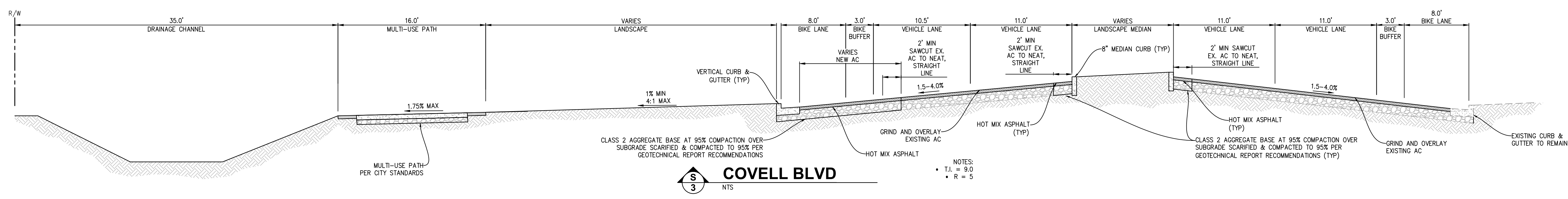
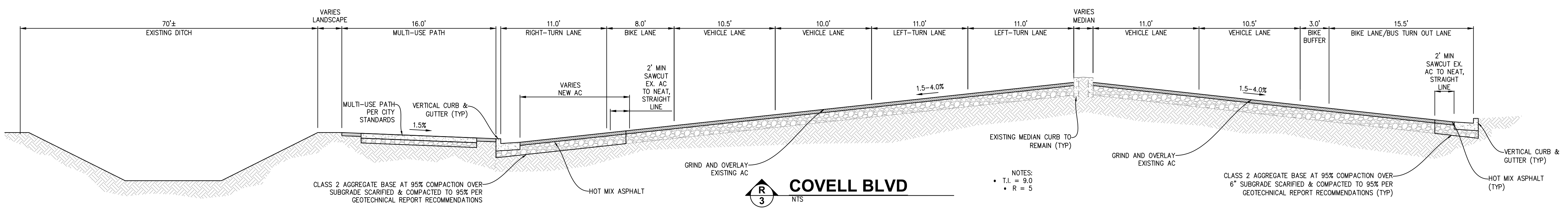
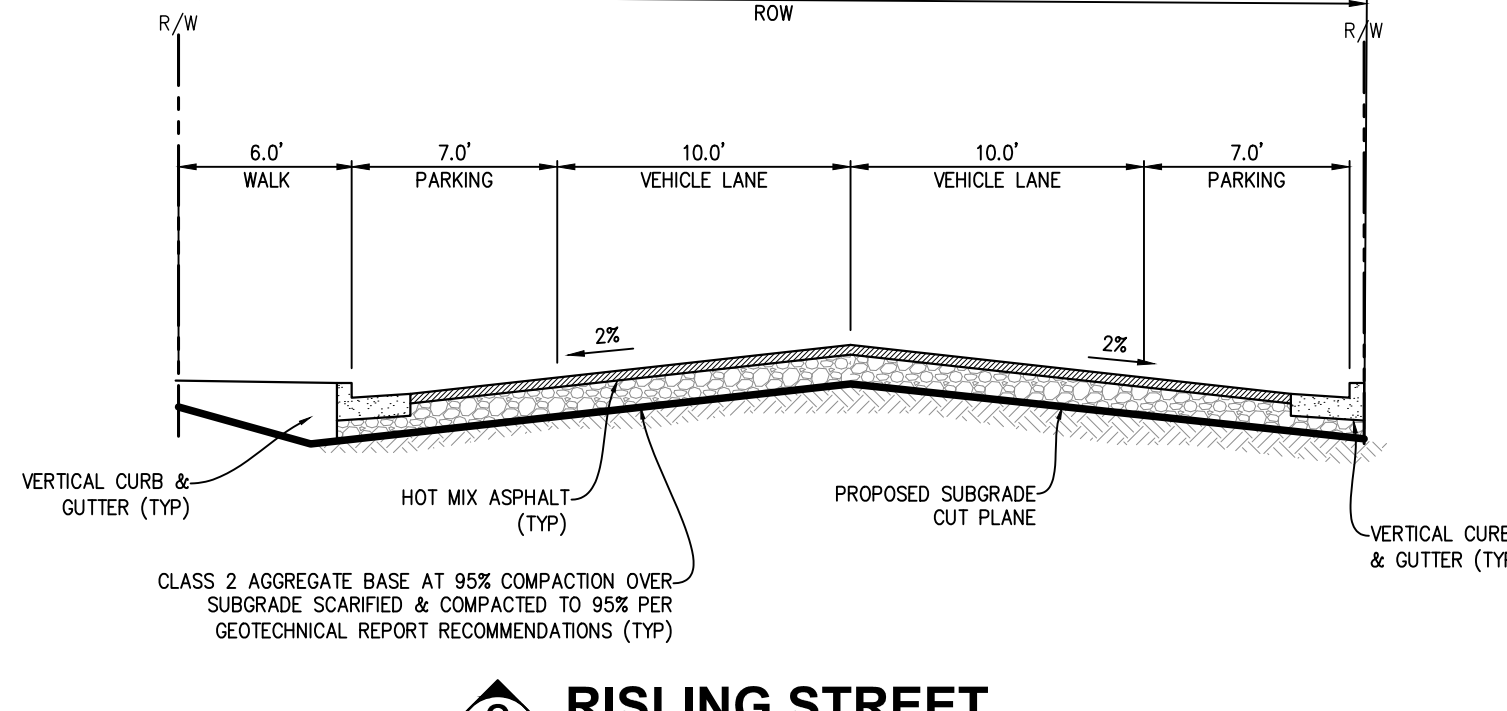
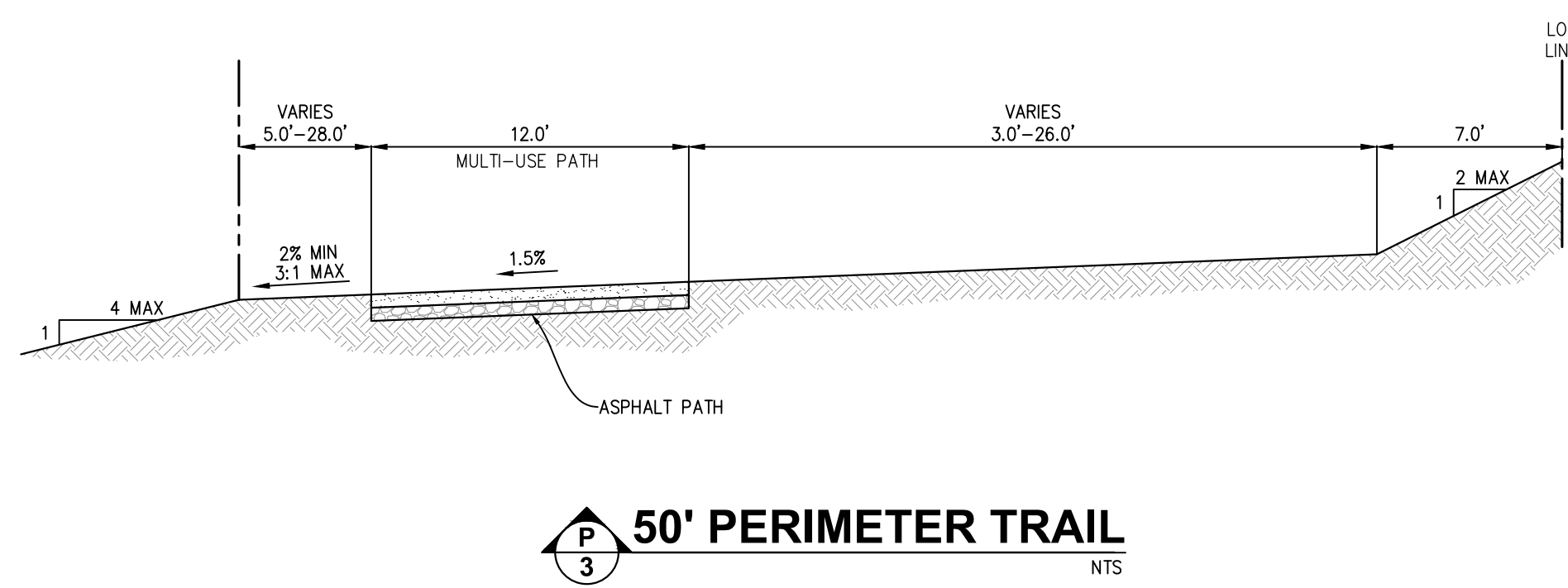
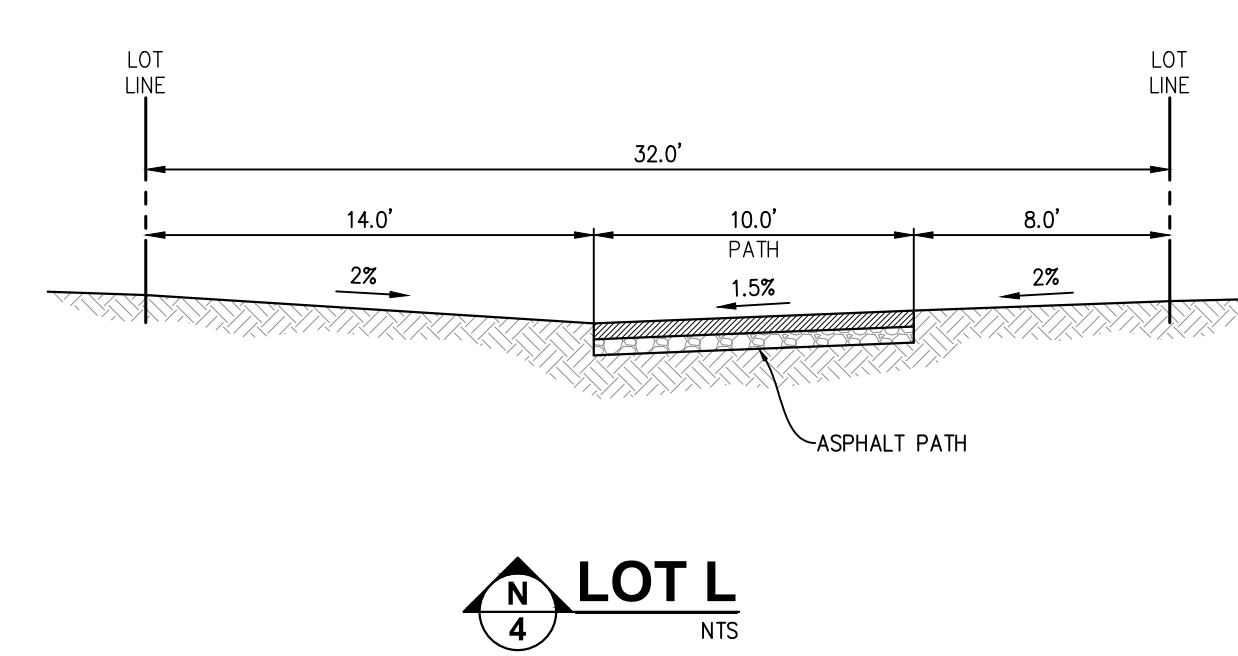
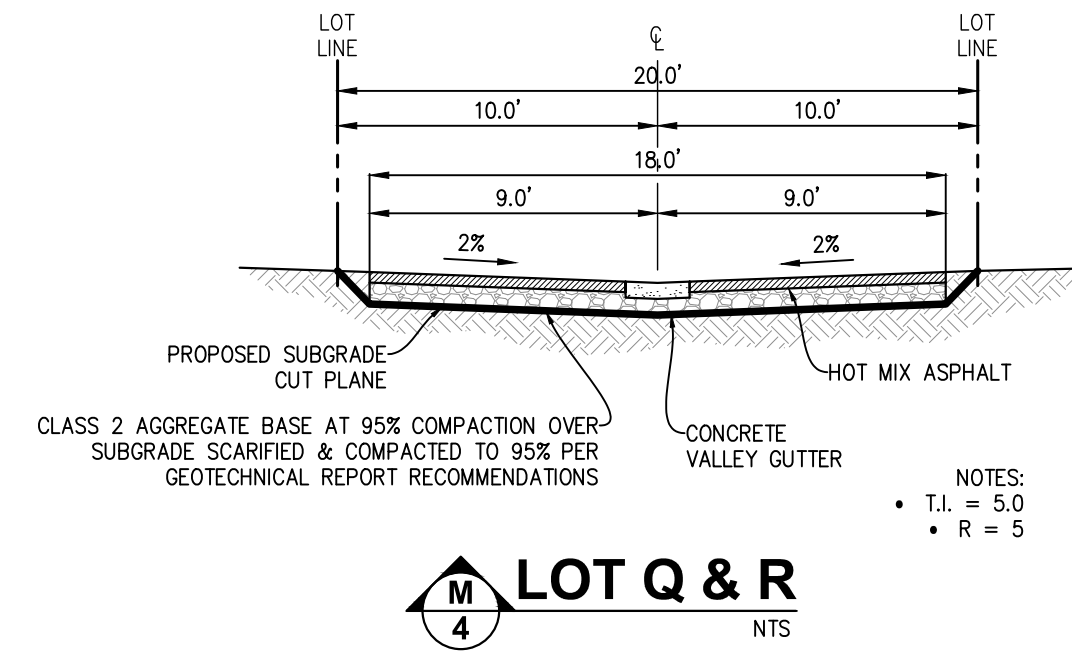
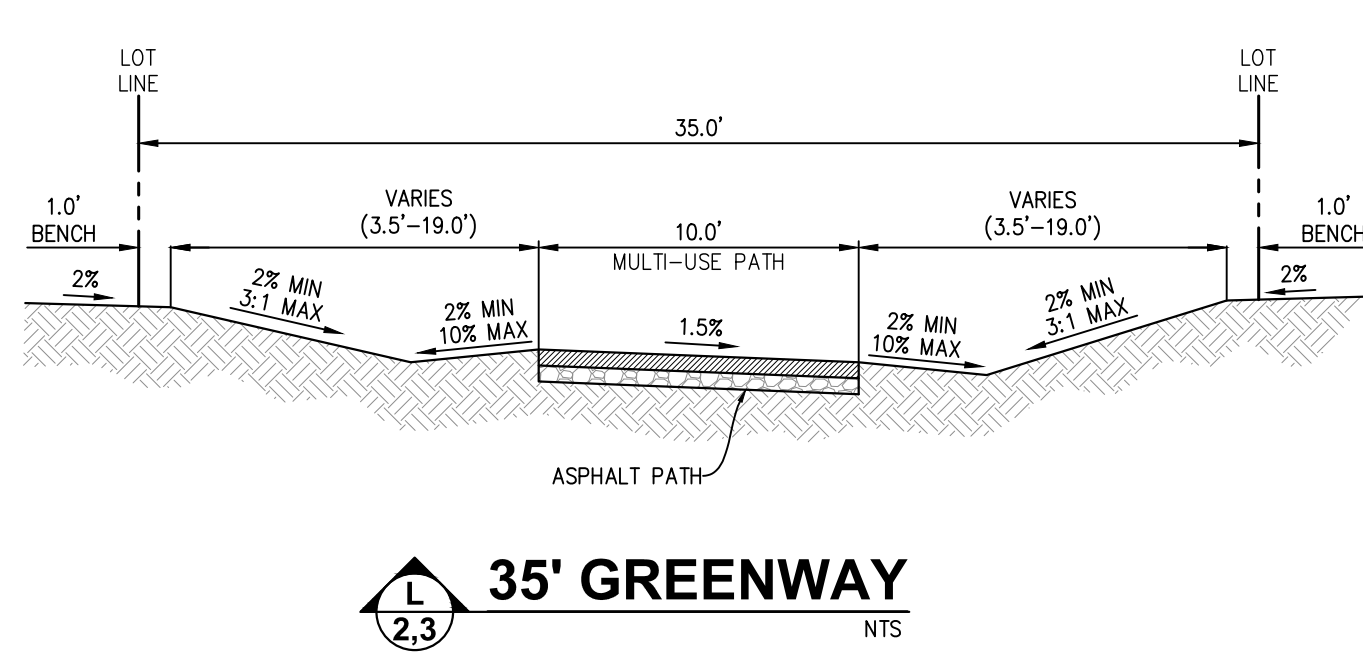
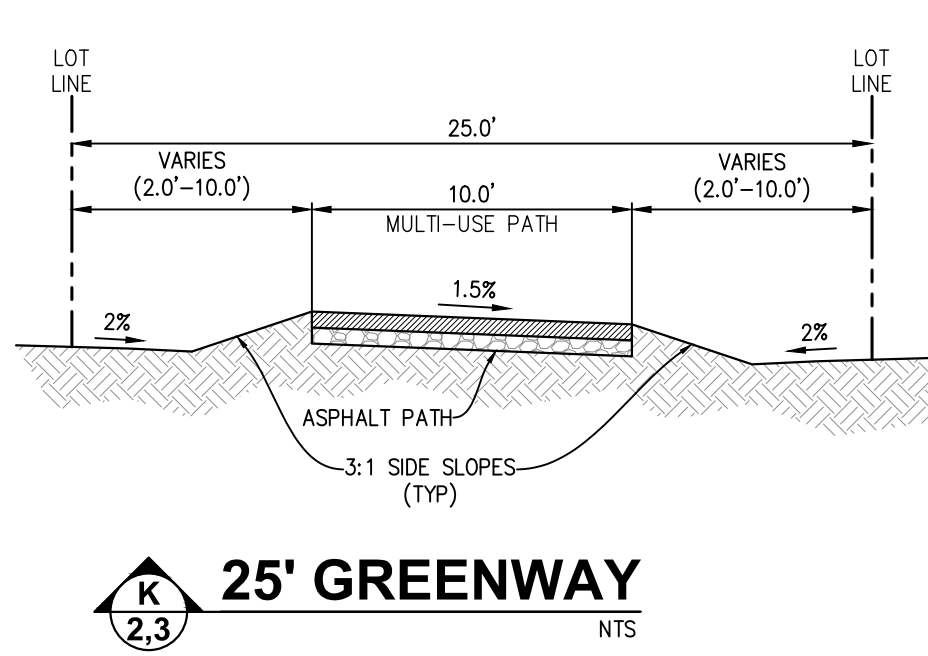
DESIGNED BY: BF  
 DRAWN BY: LE  
 CHECKED BY: SG  
 SCALE: AS SHOWN  
 DAVIS

**TENTATIVE SUBDIVISION MAP NO. 5180**  
**BRETTON WOODS**  
**CROSS-SECTIONS**

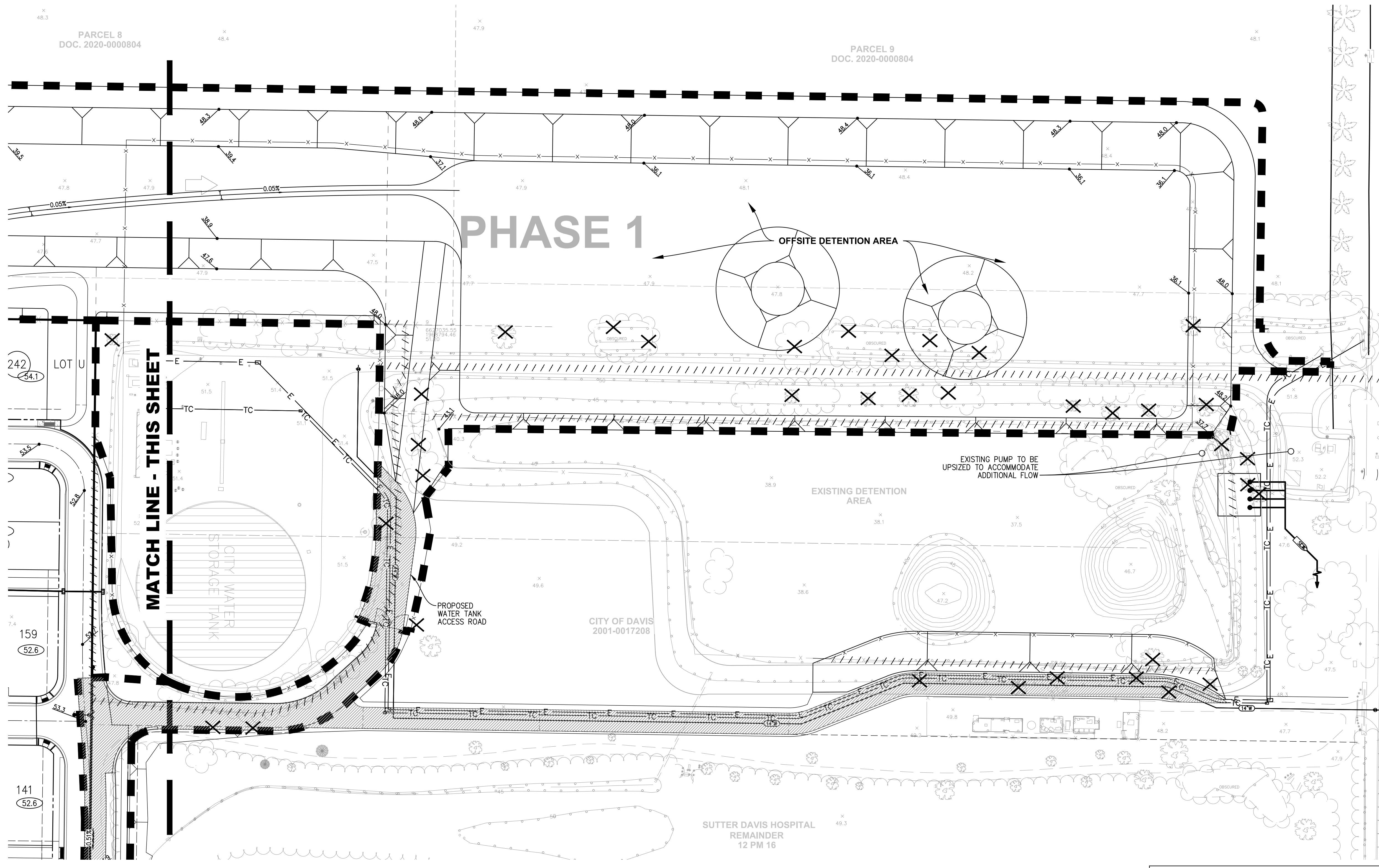
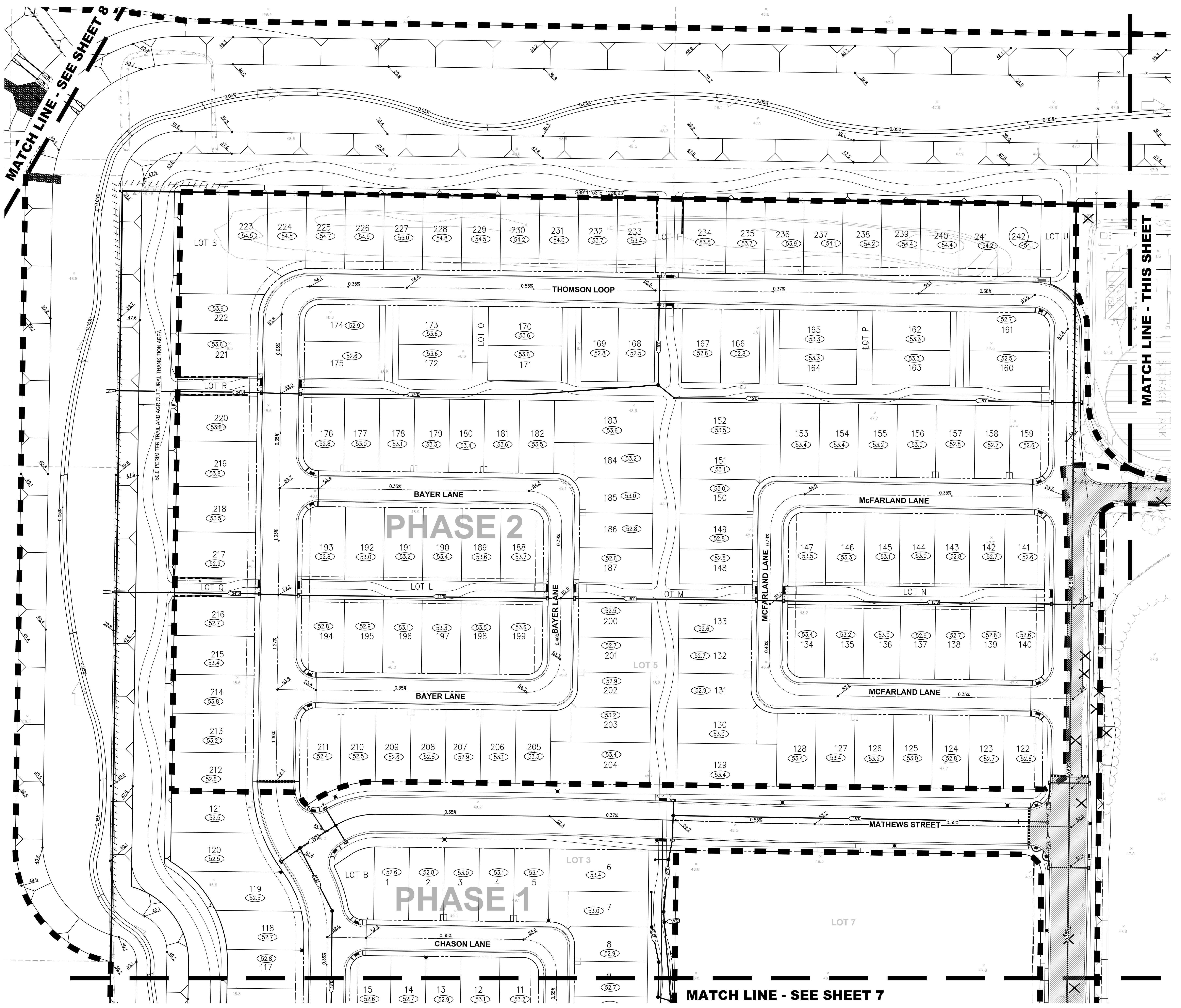
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 Davis Office: 2940 Spafford Street, Suite 200, Davis, CA 95618 (530) 758-2026

NO.	DATE	REVISIONS	BY	APPRO.	SHEET
					4 OF 11
					DATE: 8/31/2020
					JOB NO: 1594.01.10

S:\Projects\5180\5180 West Davis Active Add'l Community\Acct\CAD\5180-01-10 SMALL LOT TYP\SHEETS\5180-01-10 TYP-KSC-04.dwg - KSEC-1 8/31/2020 - 10:05AM Plotted by: chrs

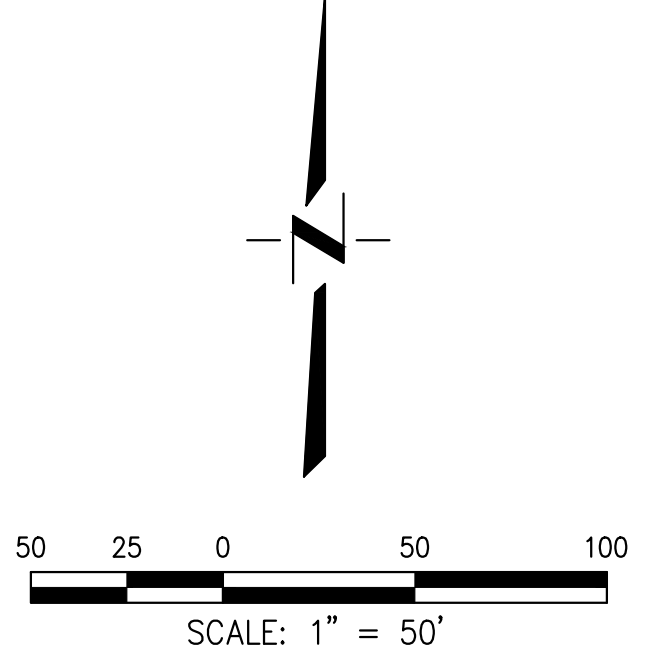


FLEXIBLE PAVEMENT SECTIONS			
STREET TYPE	TRAFFIC INDEX	HMA (INCHES)	AB (INCHES)
PRIVATE	4.0	3.0	6.5
CUL-DE-SACS	4.5	3.0	8.0
LOCALS	5.0	3.0	10.0
MODIFIED LOCALS	6.0	3.5	12.5
COLLECTORS/MINOR ARTERIALS	7.0	4.0	15.5
MAJOR ARTERIALS	9.0	5.5	20.5



**LEGEND**

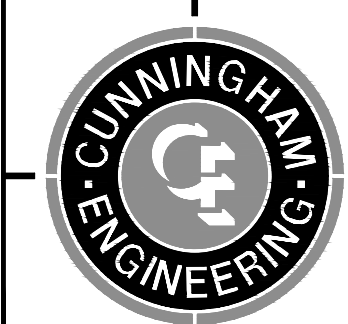
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- FINISH GRADE ELEVATION
- CENTERLINE SLOPE
- EXISTING GRADE
- FUTURE LOT LINE
- PROPOSED CHANNELIZED FLOW
- PROPOSED STORM DRAIN W/ MANHOLE
- PROPOSED DRAIN INLET



DESIGNED BY: BF  
 DRAWN BY: LE  
 CHECKED BY: SG  
 SCALE: AS SHOWN  
 DAVIS

**TENTATIVE SUBDIVISION MAP NO. 5180  
 BRETTON WOODS  
 GRADING AND DRAINAGE PLAN - NORTH**

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CITY OF DAVIS COMMUNITY DEVELOPMENT DEPARTMENT

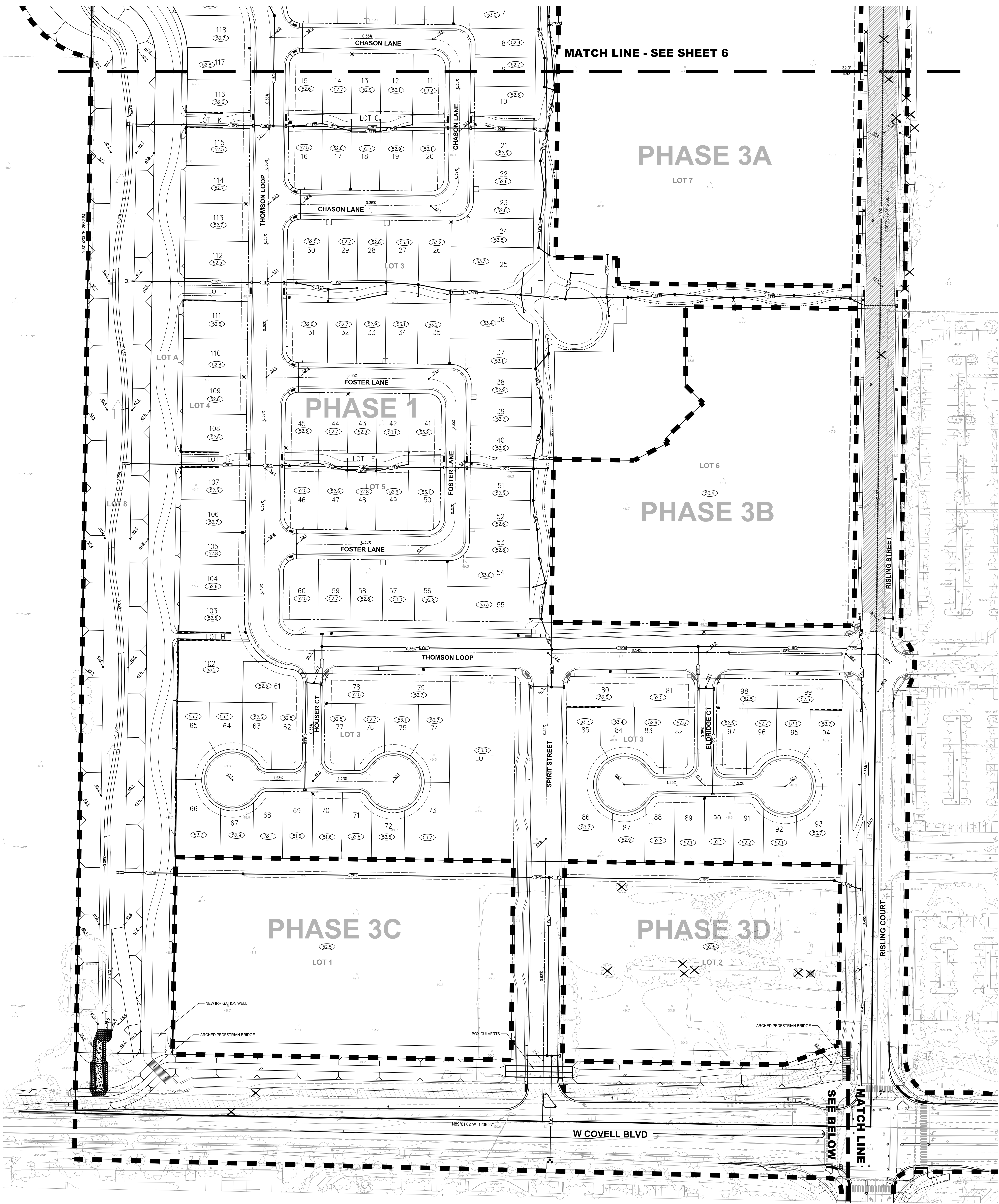


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 Sacramento, CA 95818 • Davis, CA 95618  
 (916) 455-2026 • (530) 758-2025

NO.	DATE	REVISIONS	BY	APPROV.	SHEET
					6
					11

DATE: 8/31/2020  
 JOB NO: 1594.01.10

S:\Projects\1594\1594 West Davis Active Adm. Community\AutoCAD\1594-01-10 SMALL LOT TM\1594-01-10 TM-0540-10.dwg - 0540-10.dwg - 8/31/2020 - 10:06AM Plotted by: cny



MATCH LINE - SEE SHEET 6

PHASE 3A

LOT 7

PHASE 1

LOT 6

PHASE 3B

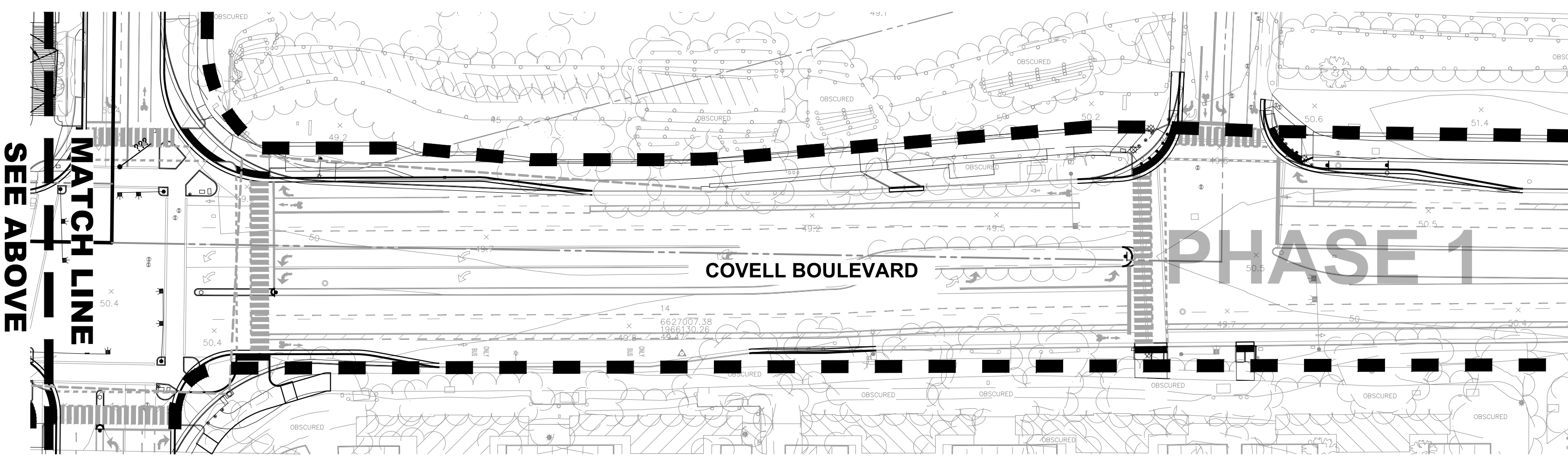
PHASE 3C

LOT 1

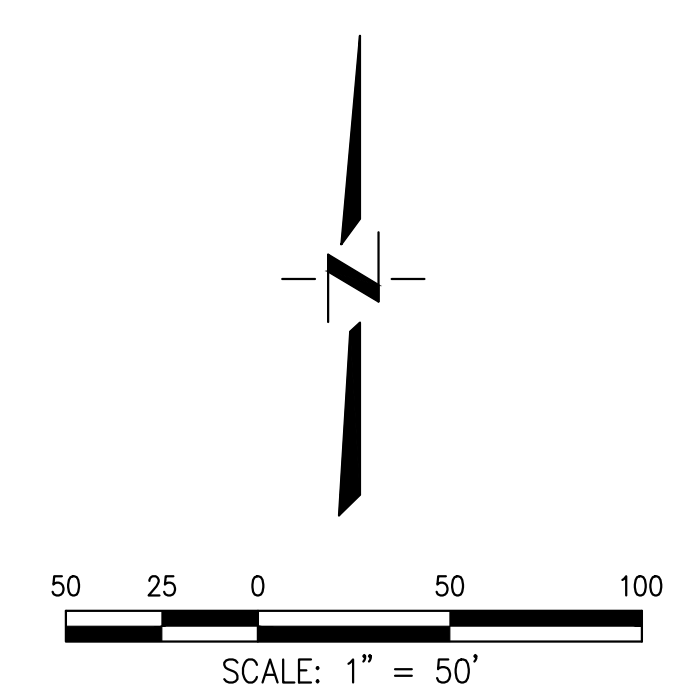
PHASE 3D

LOT 2

SEE BELOW  
MATCH LINE



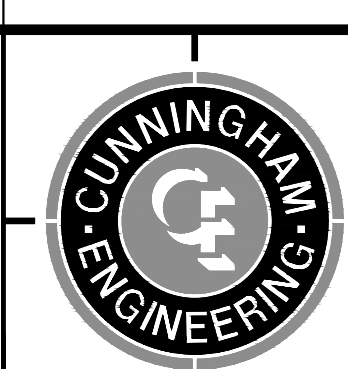
- LEGEND**
- PAD GRADE
  - FINISH GRADE ELEVATION
  - CENTERLINE SLOPE
  - EXISTING GRADE
  - FUTURE LOT LINE
  - PROPOSED CHANNELIZED FLOW
  - PROPOSED STORM DRAIN W/ MANHOLE
  - PROPOSED DRAIN INLET



DESIGNED BY: BF  
DRAWN BY: LE  
CHECKED BY: SG  
SCALE: AS SHOWN  
DAVIS

**TENTATIVE SUBDIVISION MAP NO. 5180  
BRETTON WOODS  
GRADING AND DRAINAGE PLAN - SOUTH**

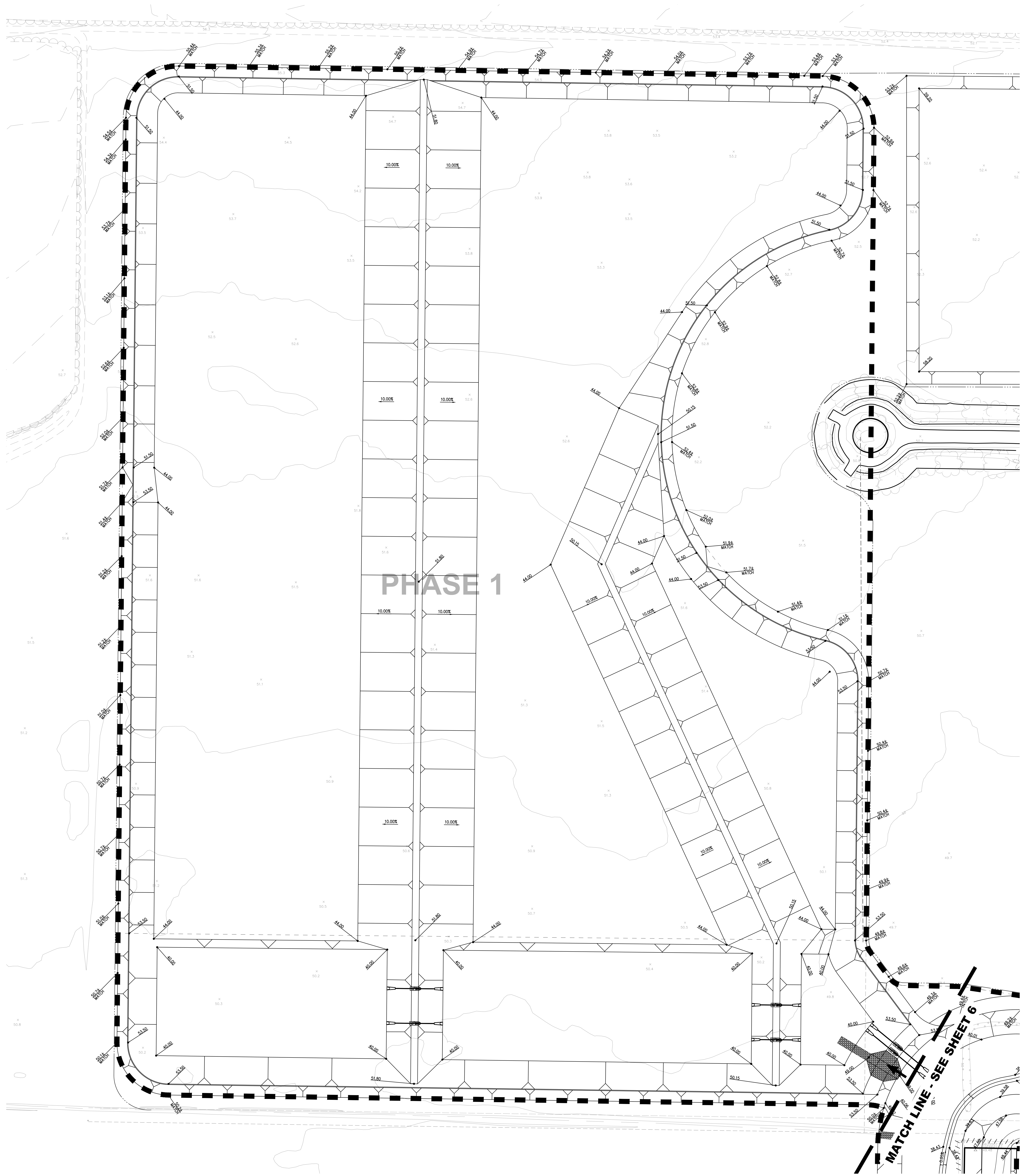
APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY OF DAVIS COMMUNITY DEVELOPMENT DEPARTMENT



NO.	DATE	REVISIONS	BY	APPROV.	SHEET
					7
					11

DATE: 8/31/2020  
JOB NO: 1594.01.10

S:\Projects\1594\1594 West Davis Active Adm. Community\AutoCAD\1594-01-10 SMALL LOT TM\SHEETS\1594-01-10 TM-GRAD-5.dwg - GRAD-5 8/31/2020 - 10:07AM Plotted by: chris

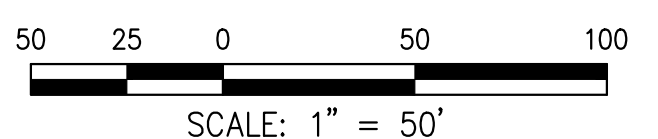
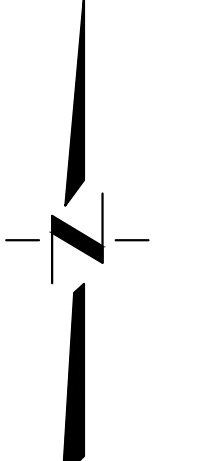


PHASE 1

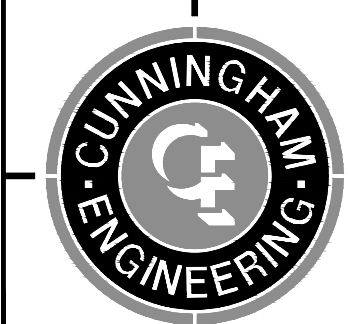
MATCH LINE - SEE SHEET 6

**LEGEND**

	PAD GRADE
	FINISH GRADE ELEVATION
	CENTERLINE SLOPE
	EXISTING GRADE
	FUTURE LOT LINE
	EXISTING CHANNELIZED FLOW
	EXISTING SHALLOW OVERLAND FLOW
	PROPOSED CHANNELIZED FLOW
	100-YEAR CHANNELIZED OVERFLOW
	PROPOSED SHALLOW OVERLAND FLOW



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NO.	DATE	REVISIONS	BY	APPRO.	SHEET
					8
					OF
					11

DATE: 8/31/2020  
 JOB NO: 1594.01.10

DESIGNED BY: BF  
 DRAWN BY: LE  
 CHECKED BY: SG  
 SCALE: AS SHOWN  
 DAVIS

**TENTATIVE SUBDIVISION MAP NO. 5180  
 BRETTTON WOODS  
 GRADING AND DRAINAGE PLAN-OFFSITE NORTHWEST**

CALIFORNIA

S:\Projects\1594 West Davis Active AdJ Community\AutoCAD\1594-01-10 SMALL LOT TM\SHEETS\6-1594-01-10 TM-GRAD-OFF-Flow - GRAD-N 8/31/2020 - 10:07AM Plotted by: davis



BINNING RANCH HOLDING CO., LLC  
PARCEL 6  
DOC. 2020-000804

BINNING RANCH HOLDING CO., LLC  
PARCEL 2  
DOC. 2020-000804

BOSHKEN, STEVEN F. & KATHRYN A.  
DOC #2003-0074553  
APN: 036-060-031

BOSHKEN, STEVEN F. & KATHRYN A.  
DOC #2003-0074553  
APN: 036-060-033

SUTTER DAVIS HOSPITAL  
REMAINDER  
12 PM 16

SUTTER DAVIS HOSPITAL  
PARCEL 1  
12 PM 16

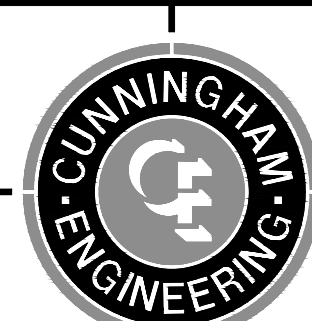
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UTILITY PLAN NORTH - SEE SHEET 9

UTILITY PLAN SOUTH - SEE SHEET 10

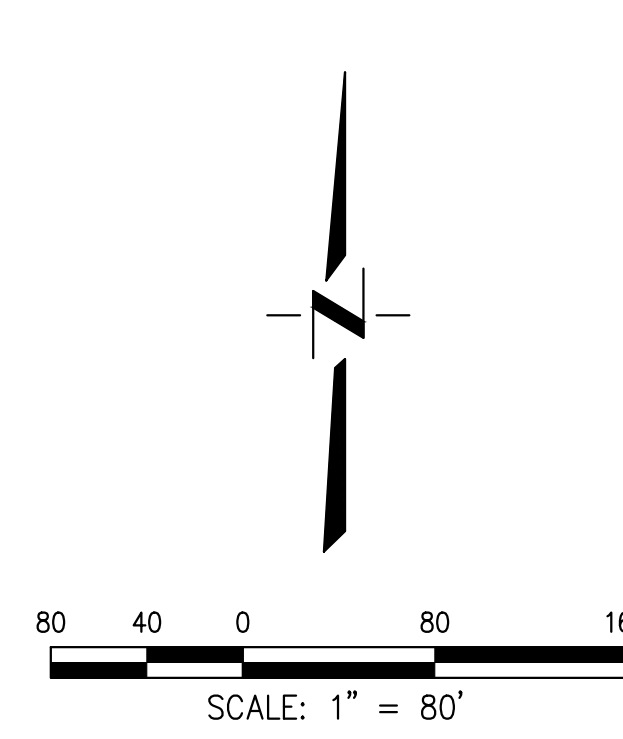
DESIGNED BY: BF  
DRAWN BY: LE  
CHECKED BY: SG  
SCALE: AS SHOWN

# TENTATIVE SUBDIVISION MAP NO. 5180 BRETTON WOODS MASTER UTILITY PLAN

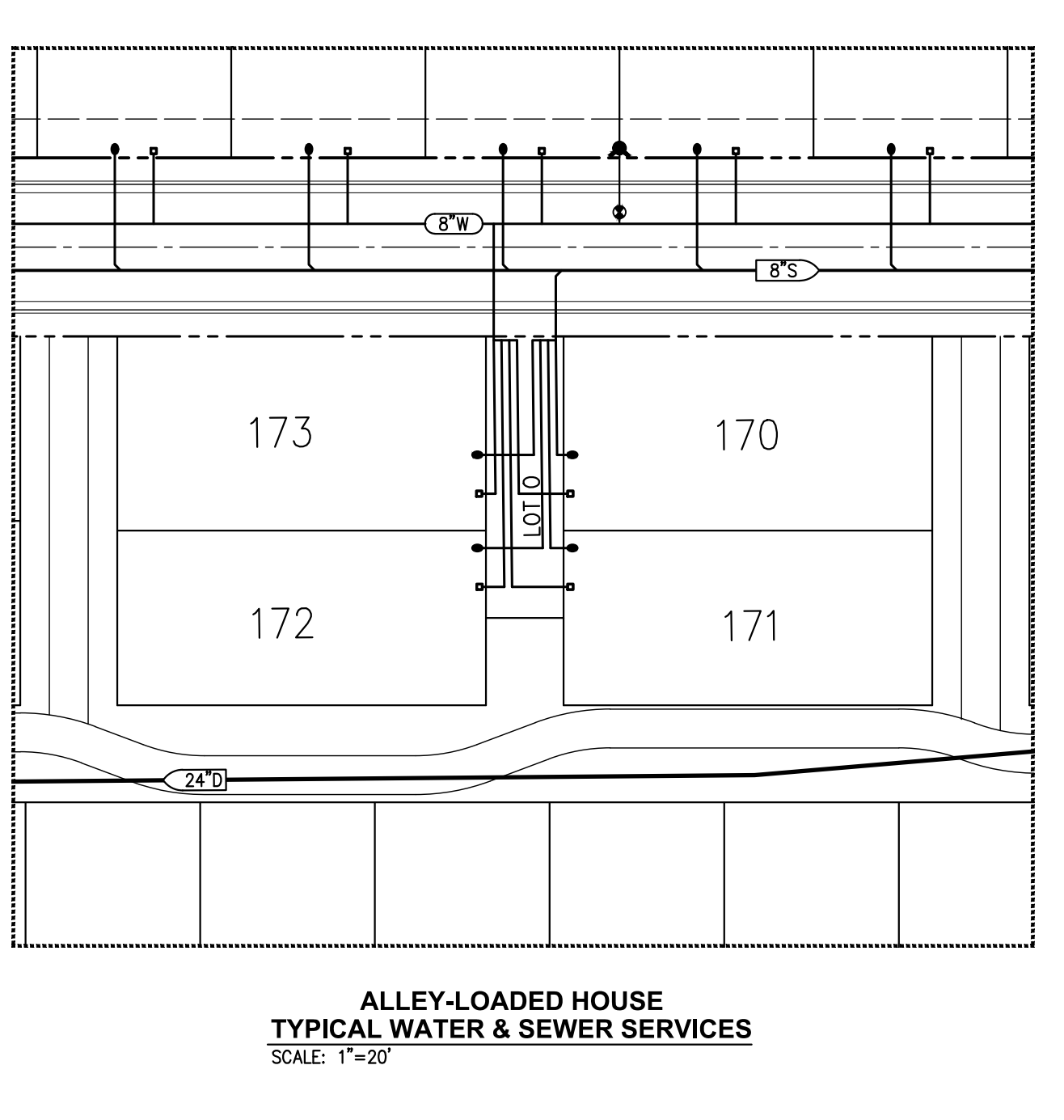
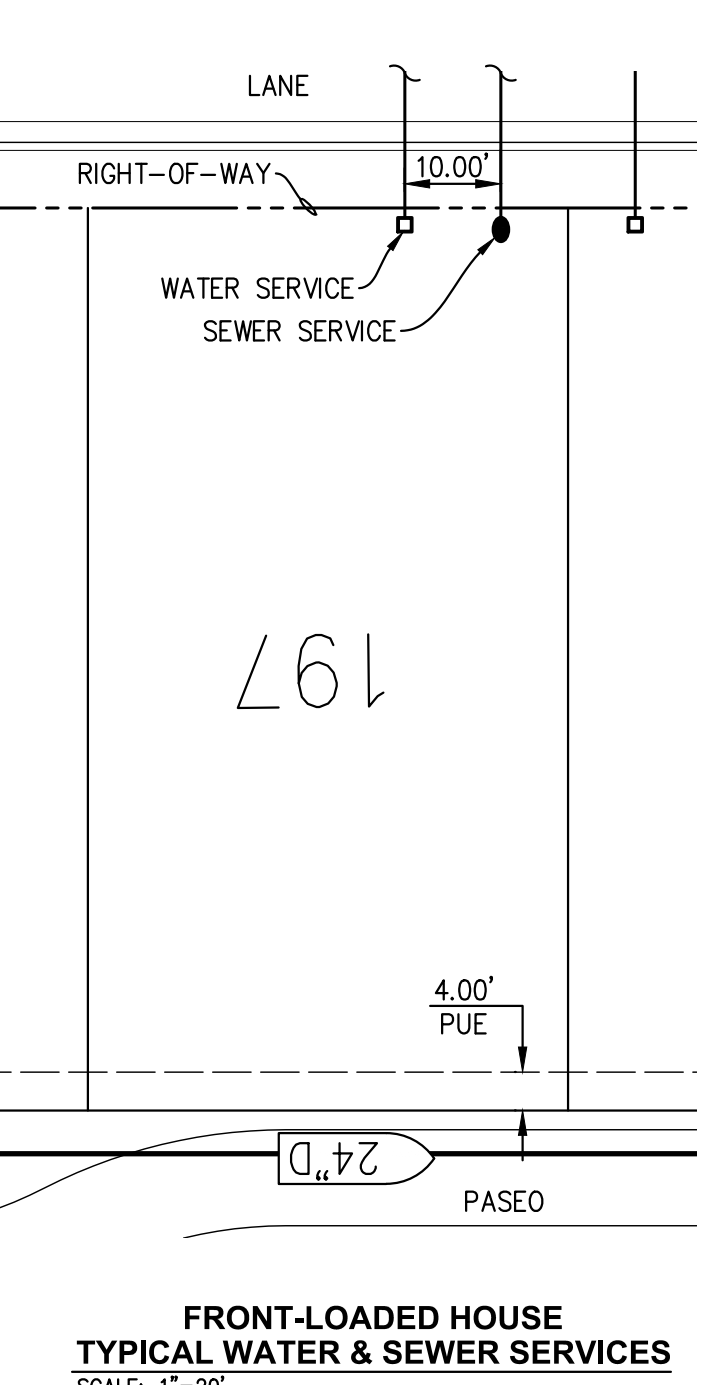
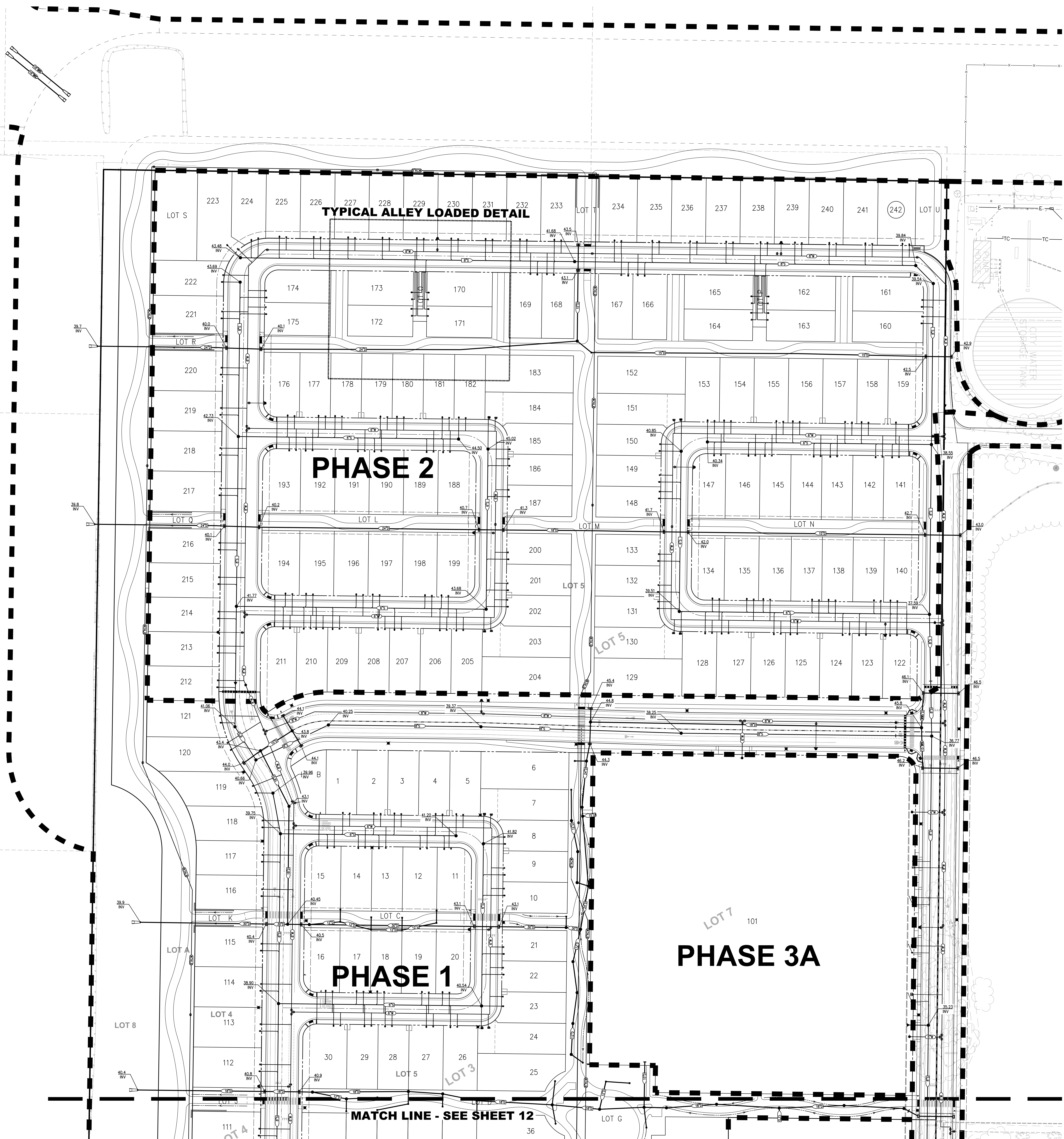


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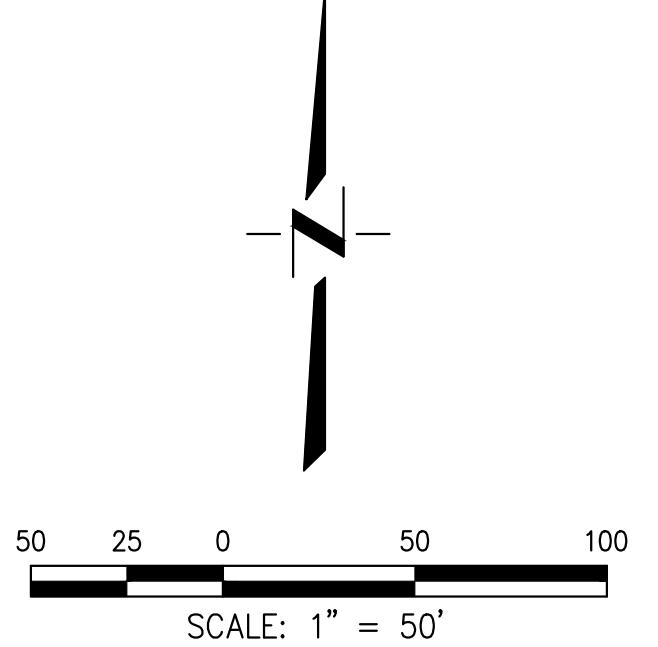
NO.	DATE	REVISIONS	BY	APPRO.	SHEET
					9
					11
					DATE: 8/31/2020
					JOB NO: 1594.01.10



S:\Projects\1594\1594 West Davis Active Adm. Community\AutoCAD\1594-01-10 SMALL LOT TM\1594-01-10 SMALL LOT TM-UTIL-MSR.dwg - UTIL 8/31/2020 - 10:07AM Plotted by: davis



- LEGEND**
- INVERT ELEVATION
  - - - FUTURE LOT LINE
  - PROPOSED SEWER SERVICE
  - PROPOSED WATER SERVICE
  - PROPOSED SANITARY SEWER W/ MANHOLE
  - PROPOSED STORM DRAIN W/ MANHOLE
  - PROPOSED WATER LINE
  - PROPOSED DRAIN INLET
  - PROPOSED STREET LIGHT
  - PROPOSED FIRE HYDRANT
  - PROPOSED WATER VALVE

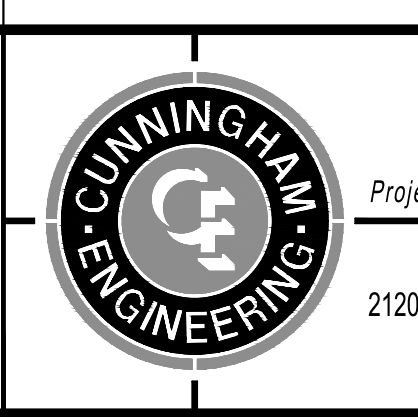


DESIGNED BY: BF  
 DRAWN BY: LE  
 CHECKED BY: SG  
 SCALE:  
 AS SHOWN

DAVIS

**TENTATIVE SUBDIVISION MAP NO. 5180  
 BRETTON WOODS  
 UTILITY PLAN - NORTH**

APPROVED BY: \_\_\_\_\_  
 CITY OF DAVIS COMMUNITY DEVELOPMENT DEPARTMENT DATE

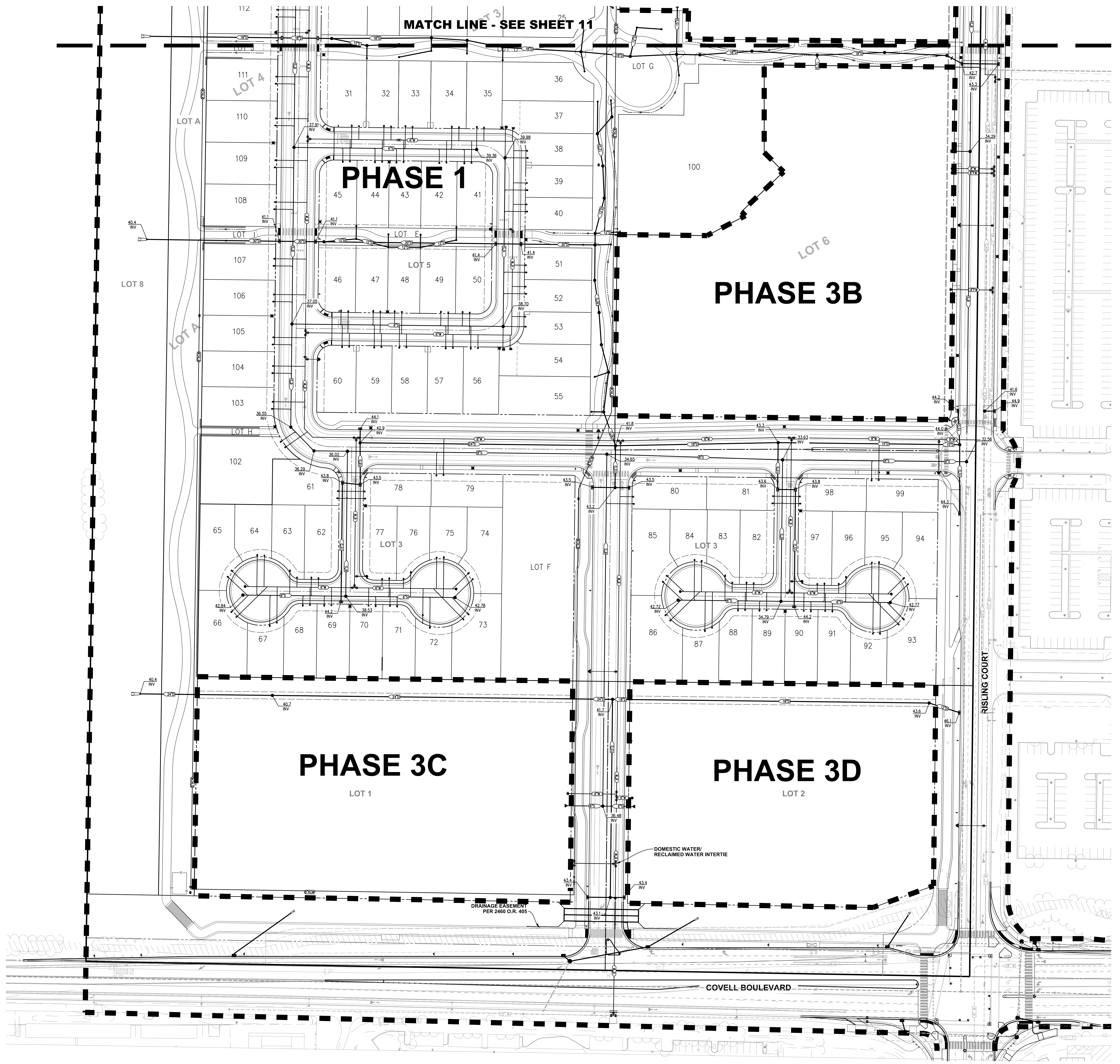


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					10
					11

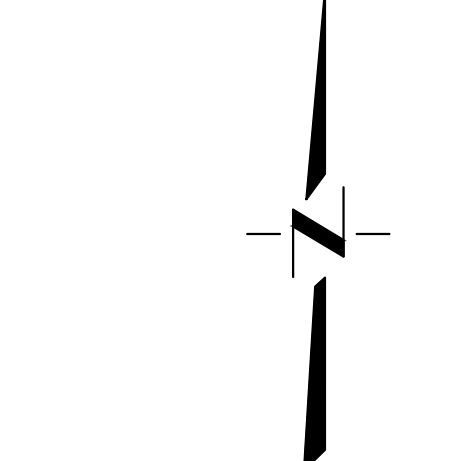
DATE: 8/31/2020  
 JOB NO: 1594.01.10

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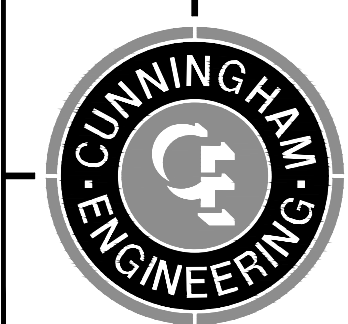
**LEGEND**

- INVERT ELEVATION
- FUTURE LOT LINE
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SEWER w/ MANHOLE
- PROPOSED STORM DRAIN w/ MANHOLE
- PROPOSED WATER LINE
- PROPOSED DRAIN INLET
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE



50 25 0 50 100  
SCALE: 1" = 50'

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
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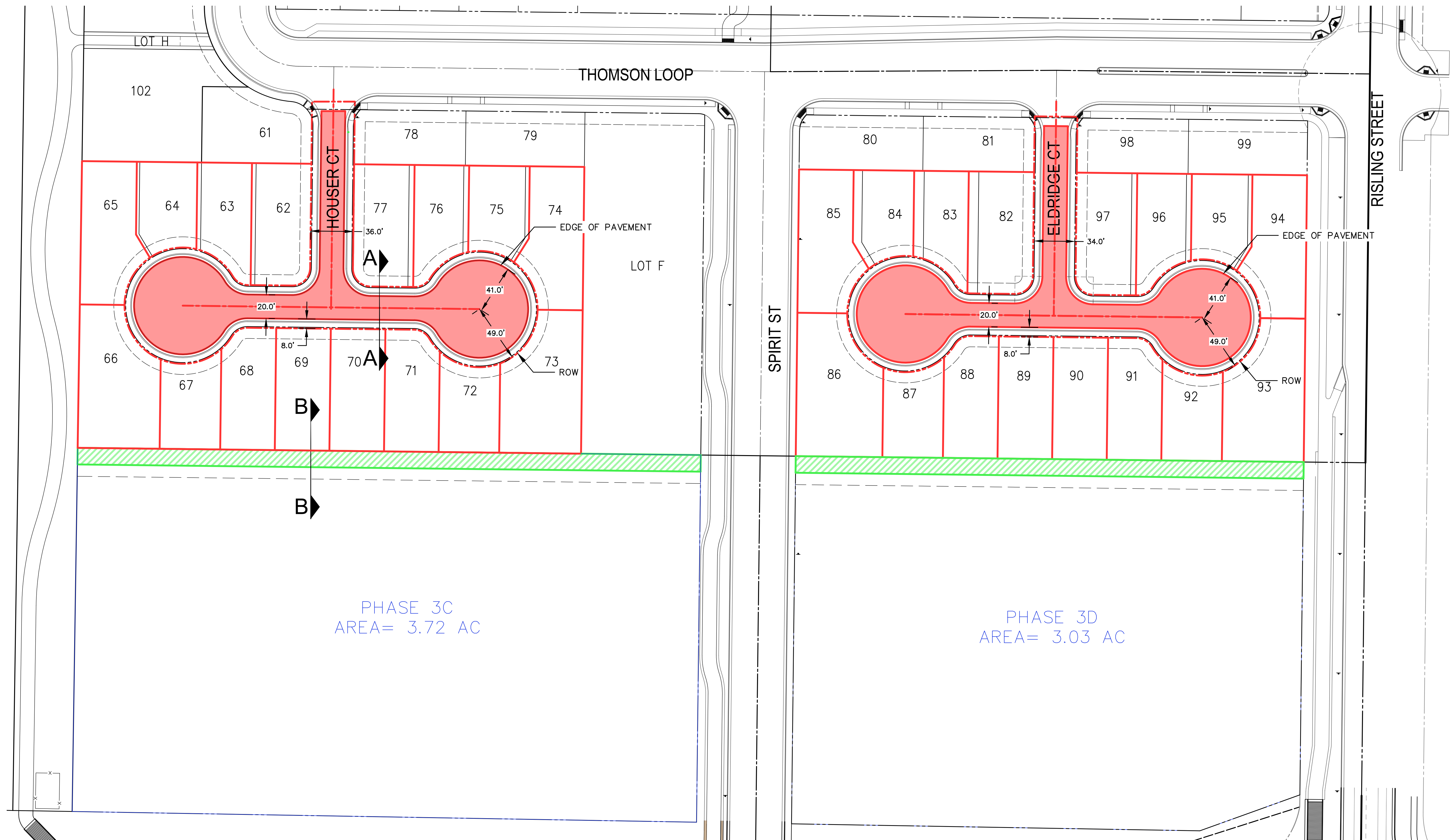
NO.	DATE	REVISIONS	BY	APPRO.	SHEET
					11
					OF
					11

DESIGNED BY: BF  
DRAWN BY: LE  
CHECKED BY: SG  
SCALE: AS SHOWN  
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**TENTATIVE SUBDIVISION MAP NO. 5180  
BRETTON WOODS  
UTILITY PLAN - SOUTH**

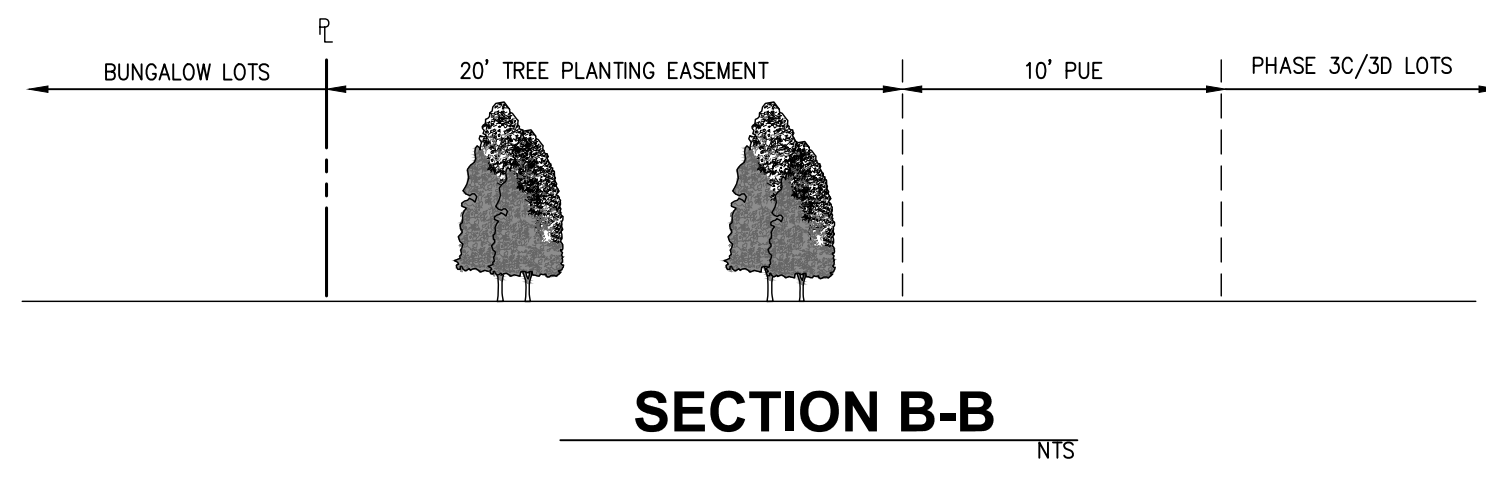
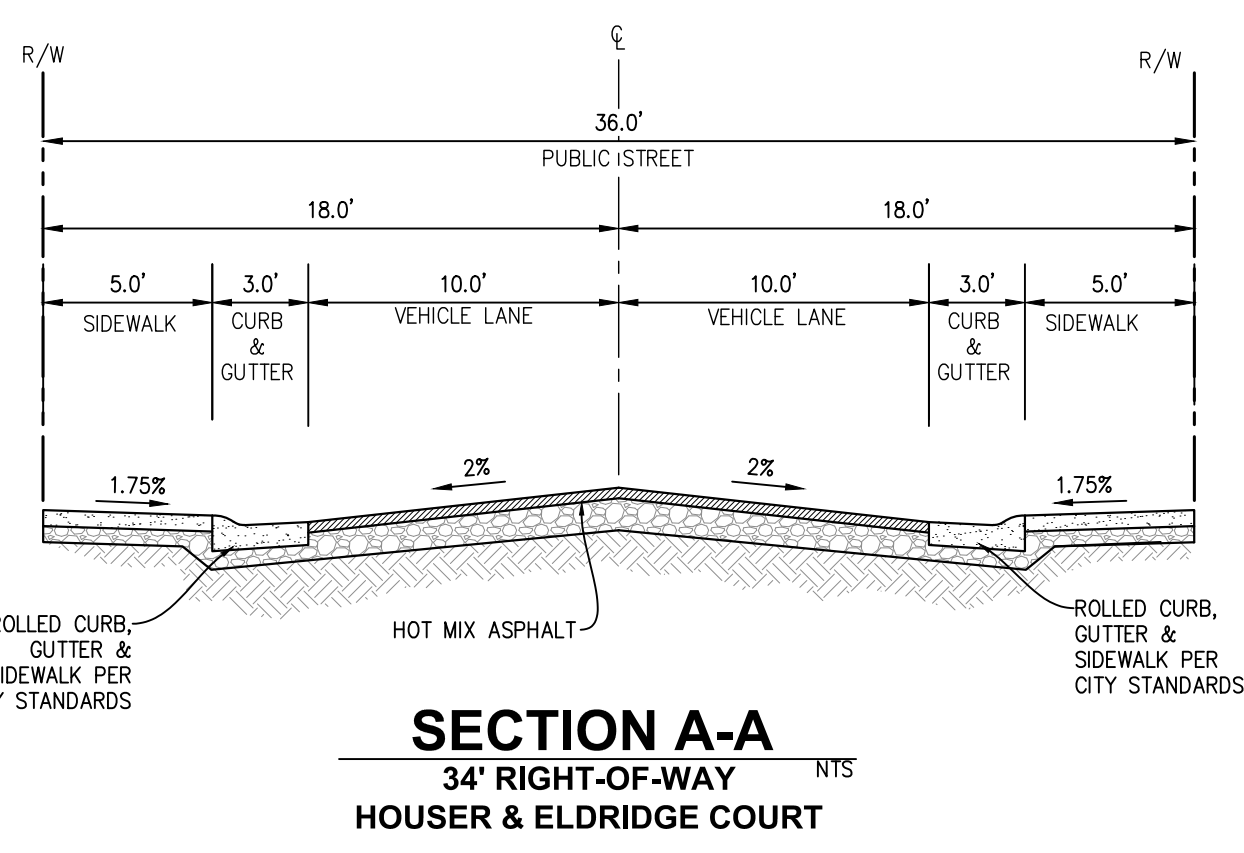
CALIFORNIA

DATE: 8/31/2020  
JOB NO: 1594.01.10

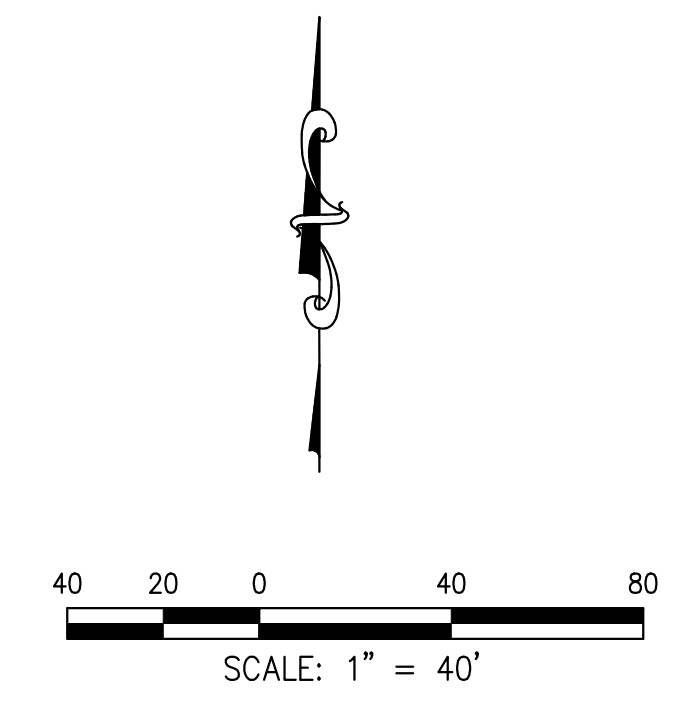


PHASE 3C  
AREA= 3.72 AC

PHASE 3D  
AREA= 3.03 AC



**REVISED BUNGALOW ALTERNATIVE**  
FOR  
**BRETTON WOODS**



DAVIS, CALIFORNIA

PREPARED FOR: CLIENT ADDRESS CITY, STATE, ZIP

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CEC CONTACT:  
BRIAN FOSTER  
AUGUST 2020