

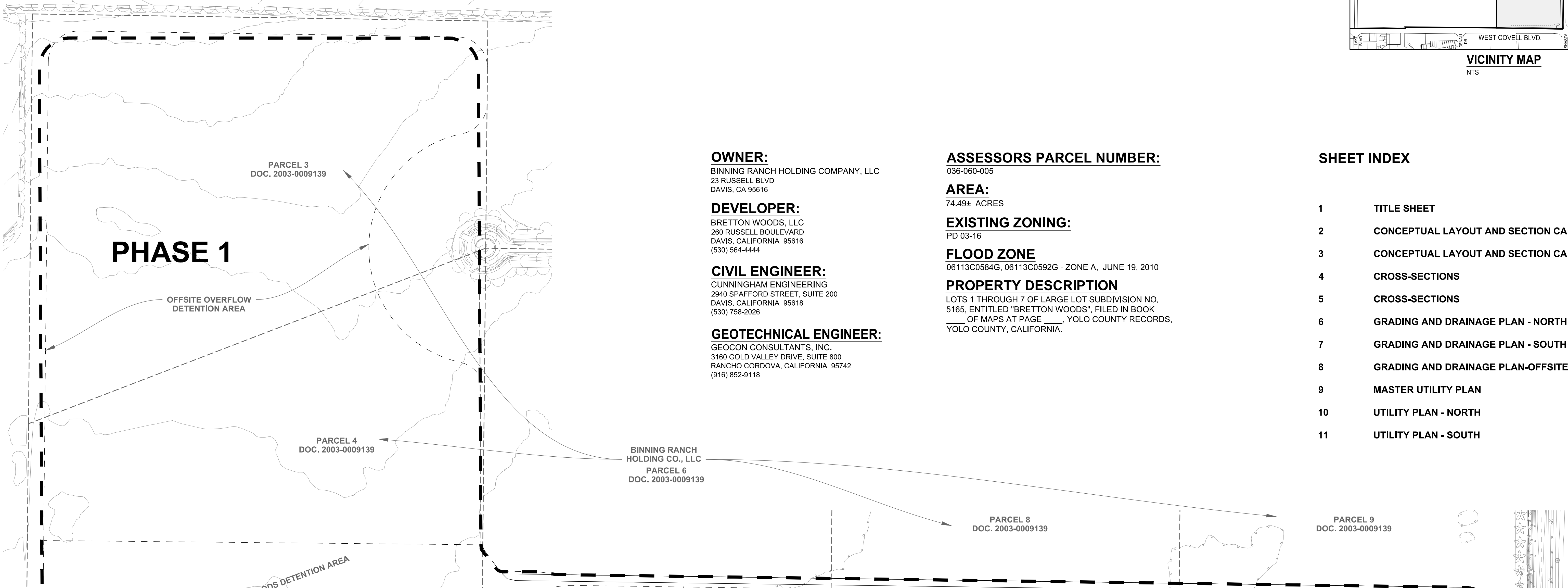
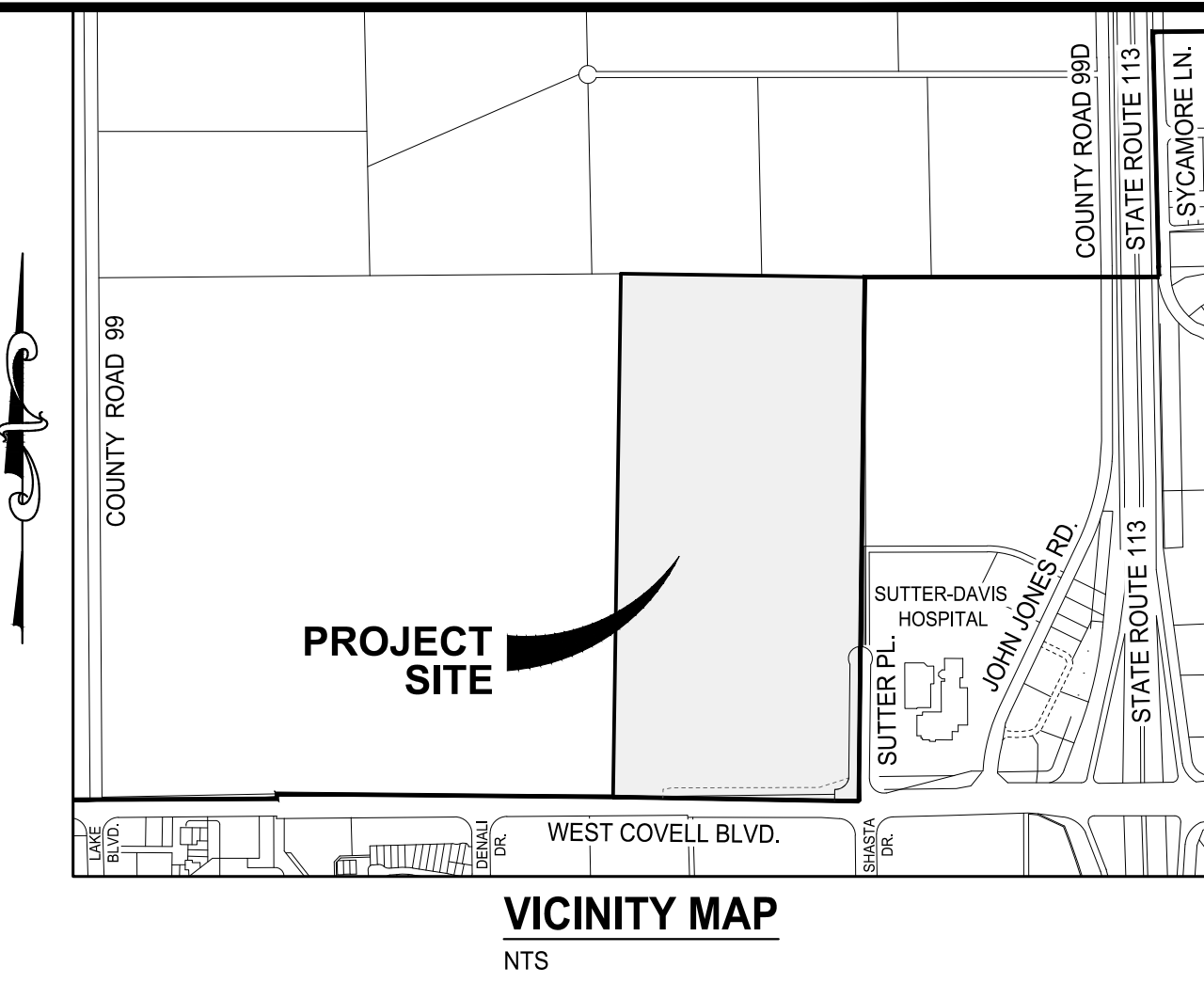
# BRETTON WOODS PHASED TENTATIVE SUBDIVISION MAP NO. 5180

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

CITY OF DAVIS COUNTY OF YOLO CALIFORNIA

CUNNINGHAM ENGINEERING

DECEMBER 2019



**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:**  
036-060-005

**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 8-30-2018. 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 Z WILL BE PRIVATELY OWNED AND MAINTAINED.

Development shall include APPROPRIATE air quality measures ACCEPTABLE TO the Yolo-Solano Air Quality Management District.

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

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

LIN TRUST A  
APN: 036-060-004

### SERVICE PROVIDERS:

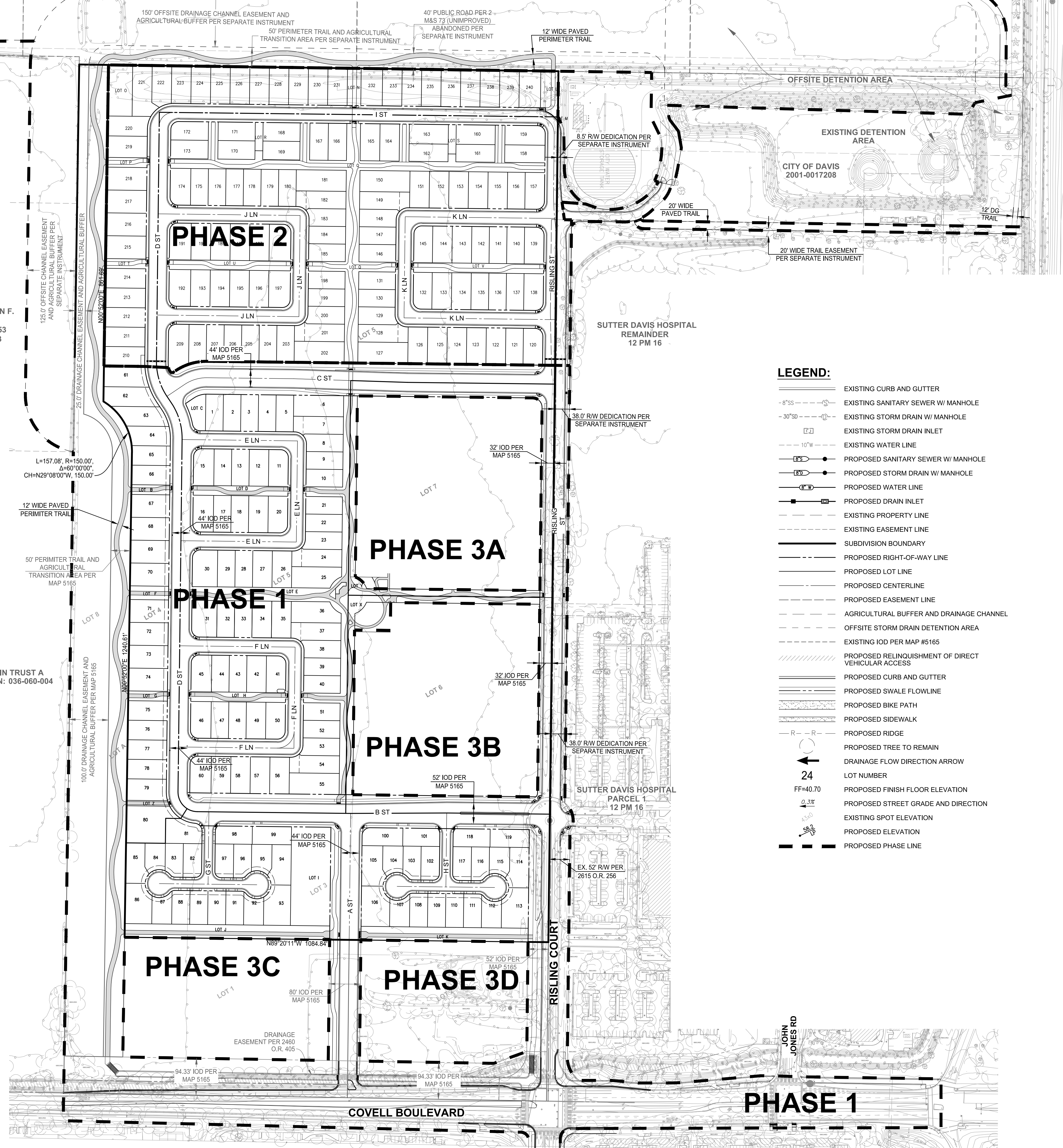
- GAS**  
PACIFIC GAS AND ELECTRIC (PG&E)  
(800) 743-5000
- ELECTRICITY**  
PACIFIC GAS AND ELECTRIC (PG&E)  
(800) 743-5000
- CABLE TELEVISION**  
COMCAST  
(800) 824-2000
- WATER**  
CITY OF DAVIS PUBLIC WORKS DEPT  
(530) 757-5686
- SEWAGE**  
CITY OF DAVIS PUBLIC WORKS DEPT  
(530) 757-5686
- STORM 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                       |
| MH   | 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                   |
| TP   | 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

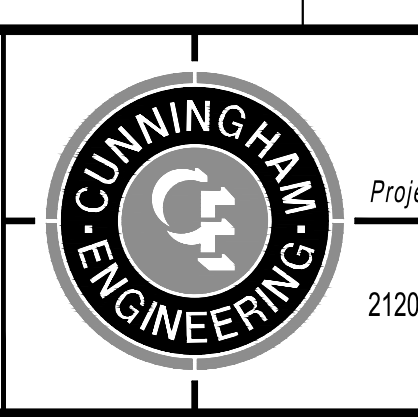


SCALE: 1" = 120'

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

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

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



CECNET.COM  
Project Planning • Civil Engineering • Landscape Architecture  
Sacramento Office: 2120 20th Street, Suite Three, 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: 12/20/2019  
JOB NO: 1594.01.10

S:\Projects\5180\5180 West Davis Active Addl Community\Acct\5180-01-10 SMALL LOT MAP\SHEETS\5180-01-10 (M-TITLE).dwg - 11L 12/20/2019 - 2:35PM Plotted by: Brian



BINNING RANCH HOLDING CO., LLC  
PARCEL 6  
DOC. 2003-0009139

BINNING RANCH HOLDING CO., LLC  
PARCEL 8  
DOC. 2003-0009139

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

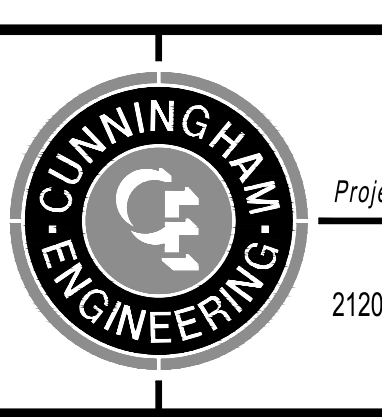
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& KATHRYN A.  
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APN: 036-060-033

LIN TRUST A  
APN: 036-060-004

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

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

CALIFORNIA

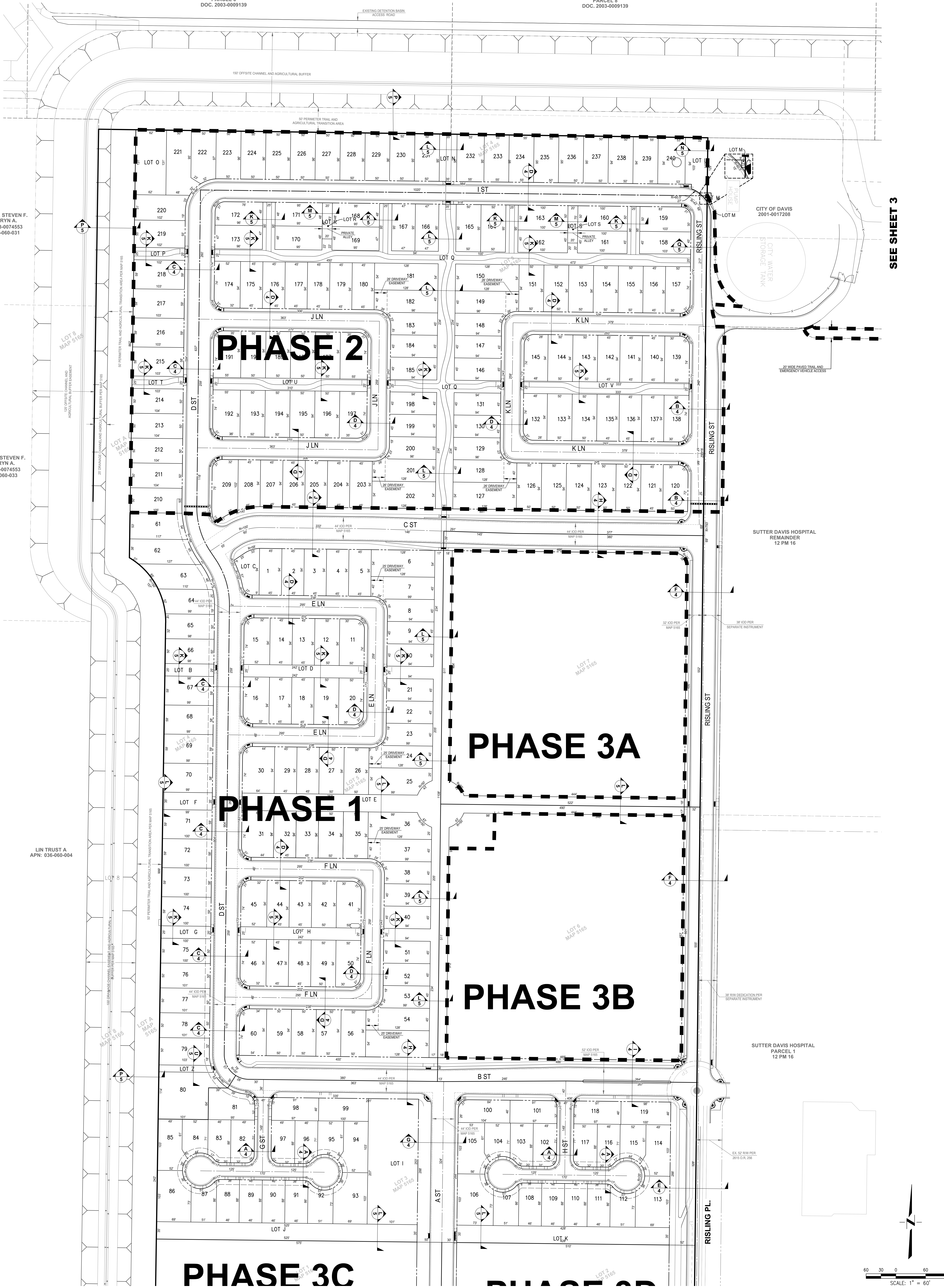


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Davis Office: 2940 Spafford Street, Suite 200, Davis, CA 95618 (530) 758-2025

NO.	DATE	REVISIONS	BY	APPRO.	SHEET
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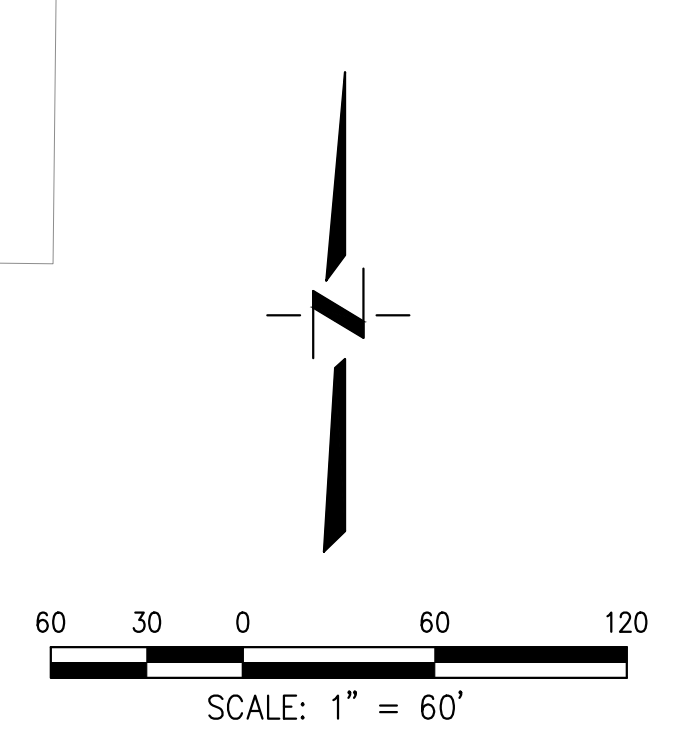
DATE: 12/20/2019  
JOB NO: 1594.01.10

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SEE SHEET 3

SEE SHEET 3



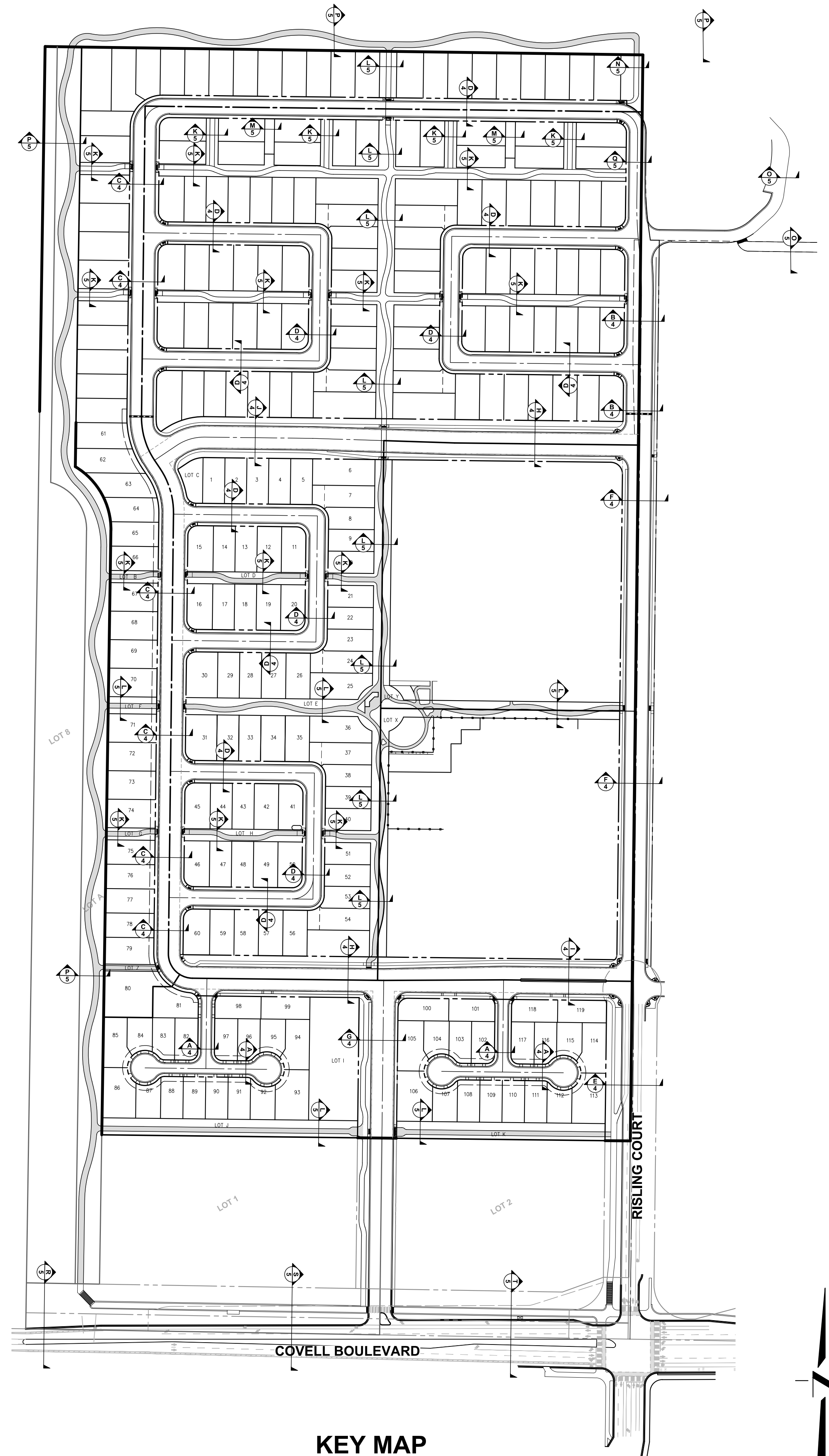
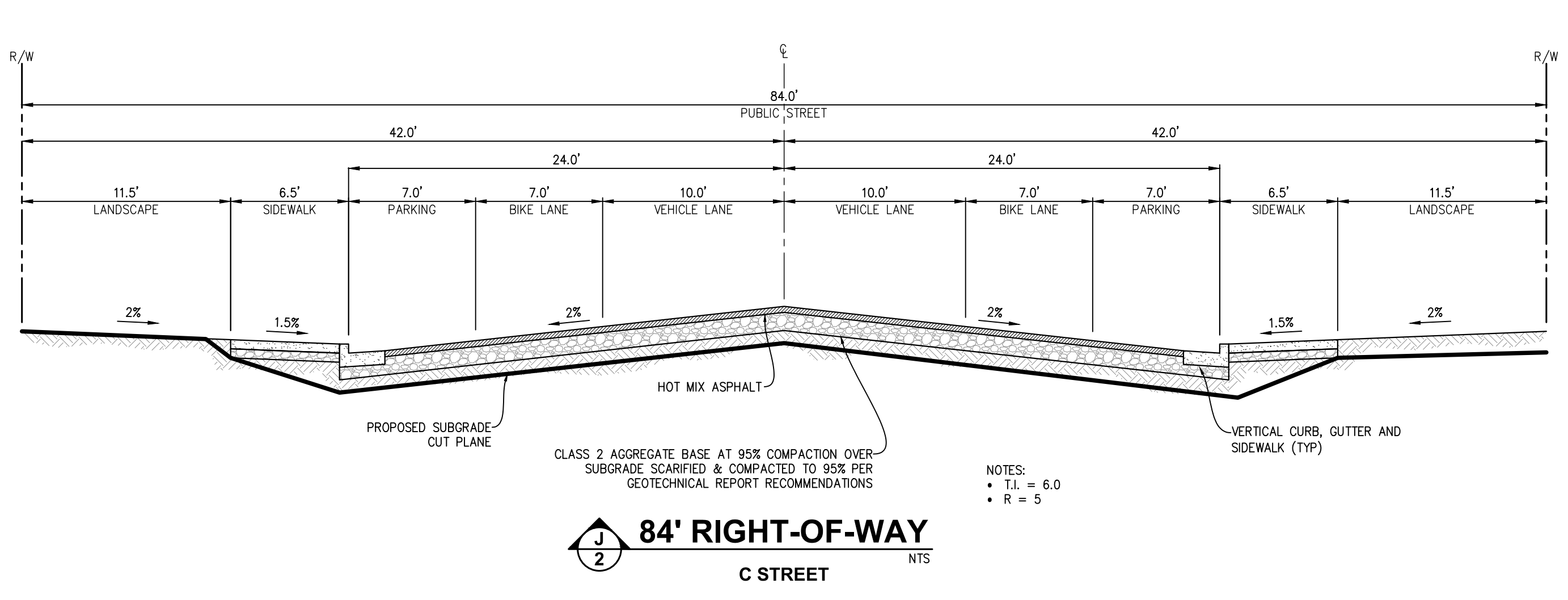
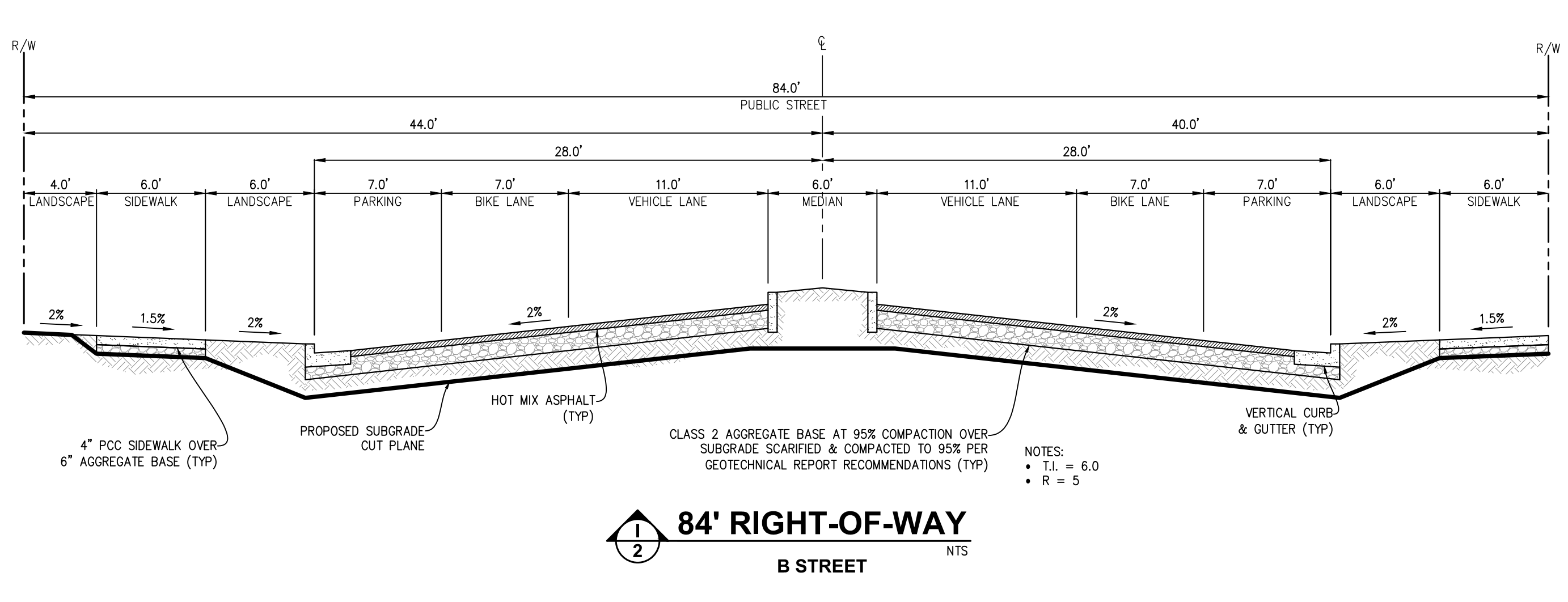
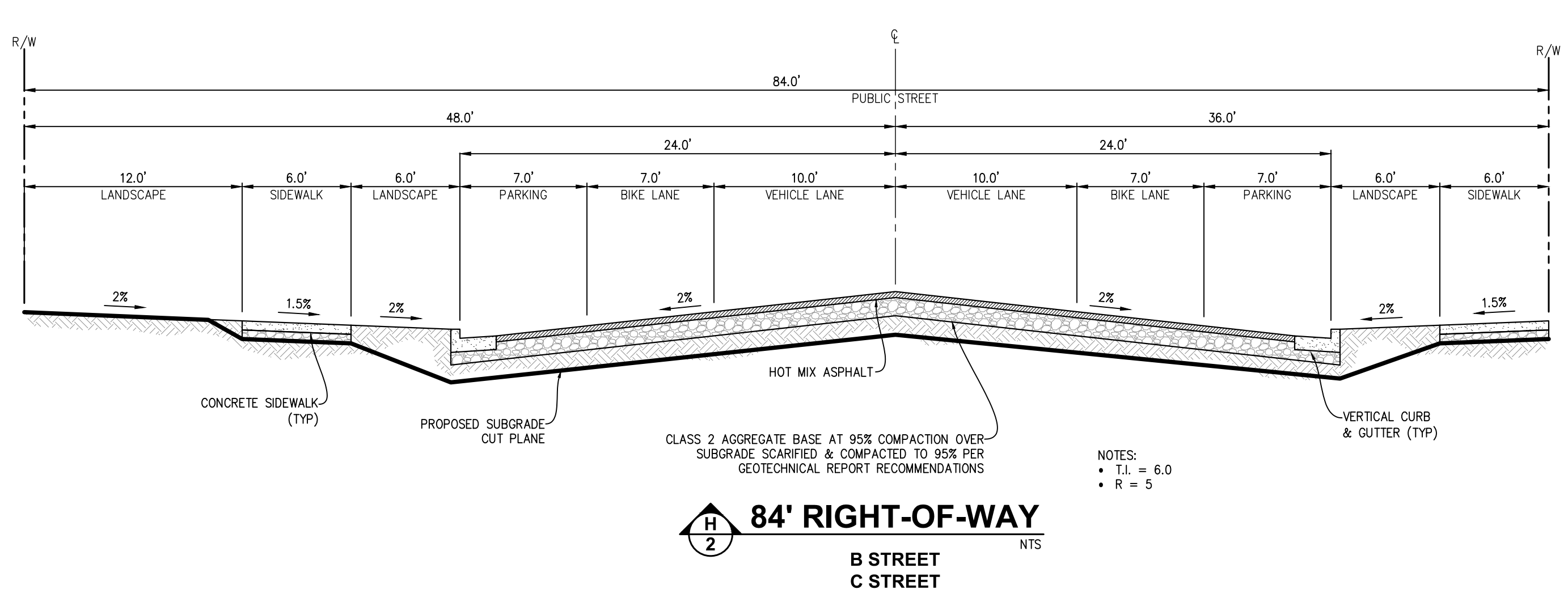
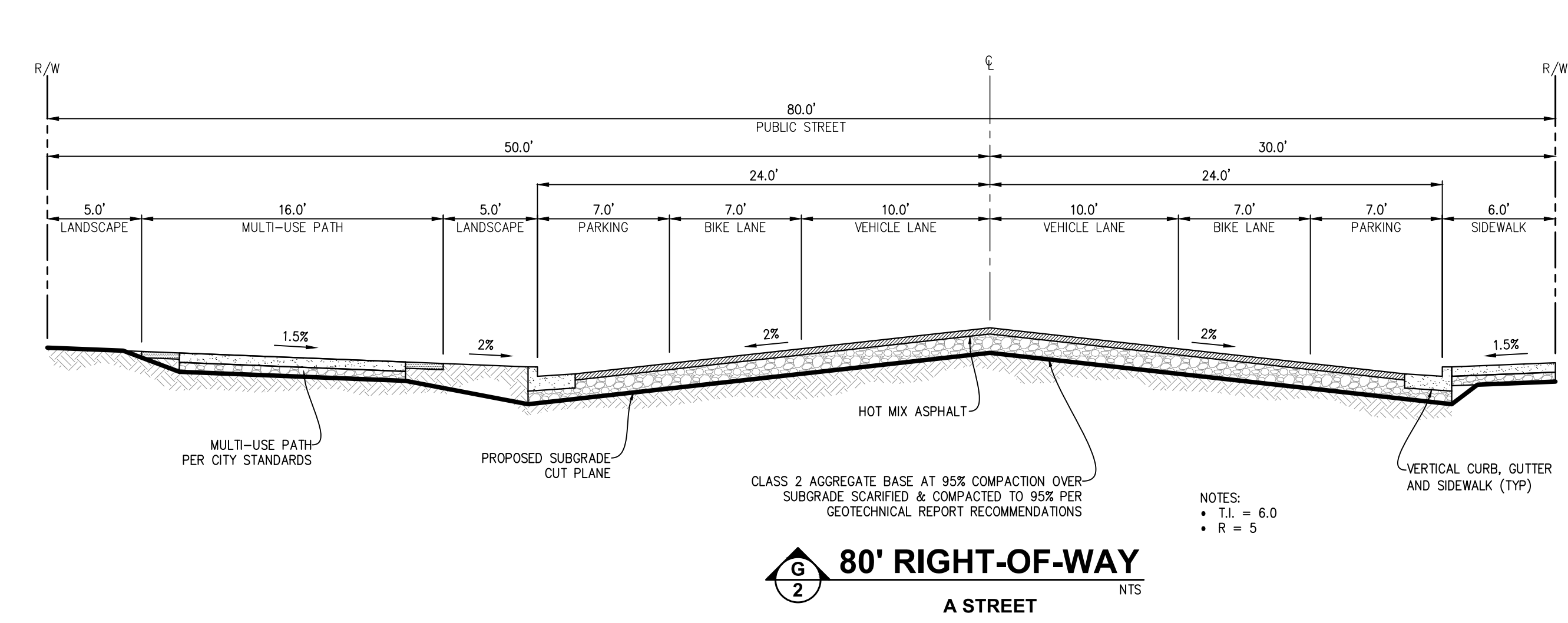
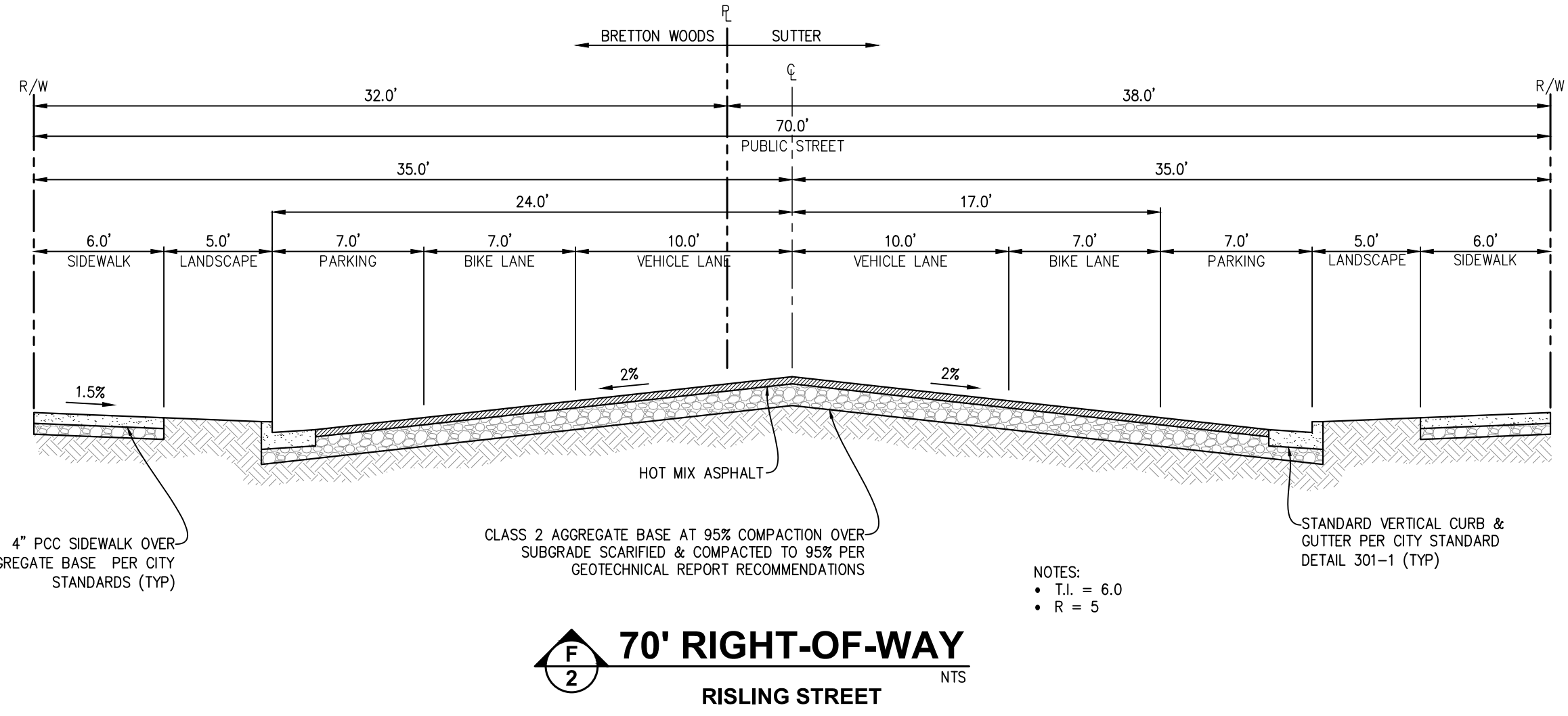
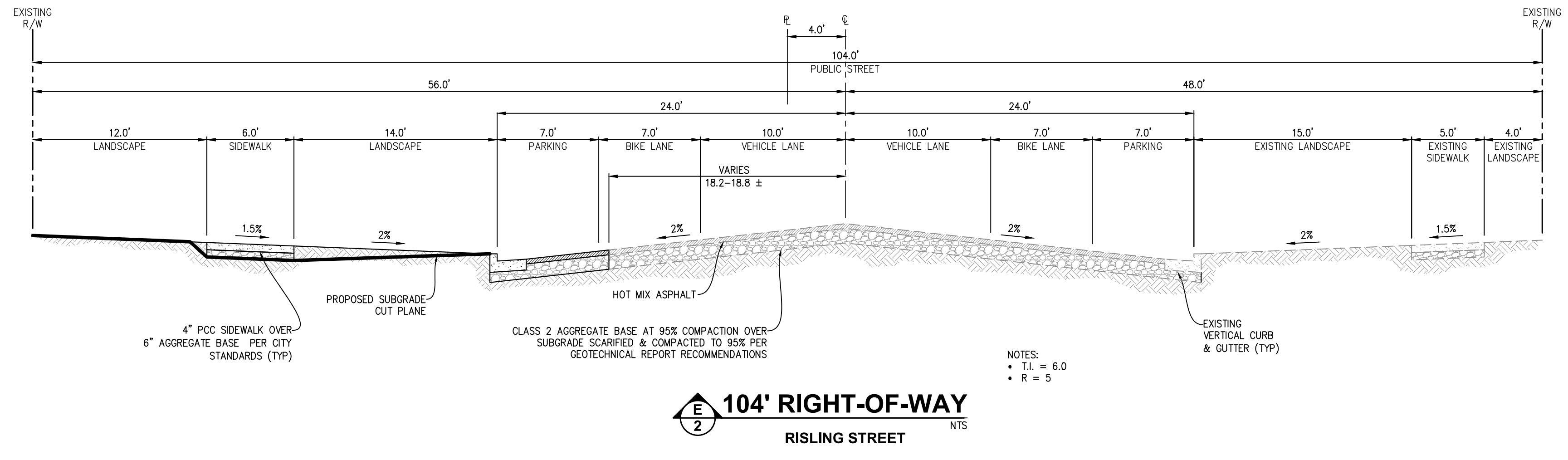
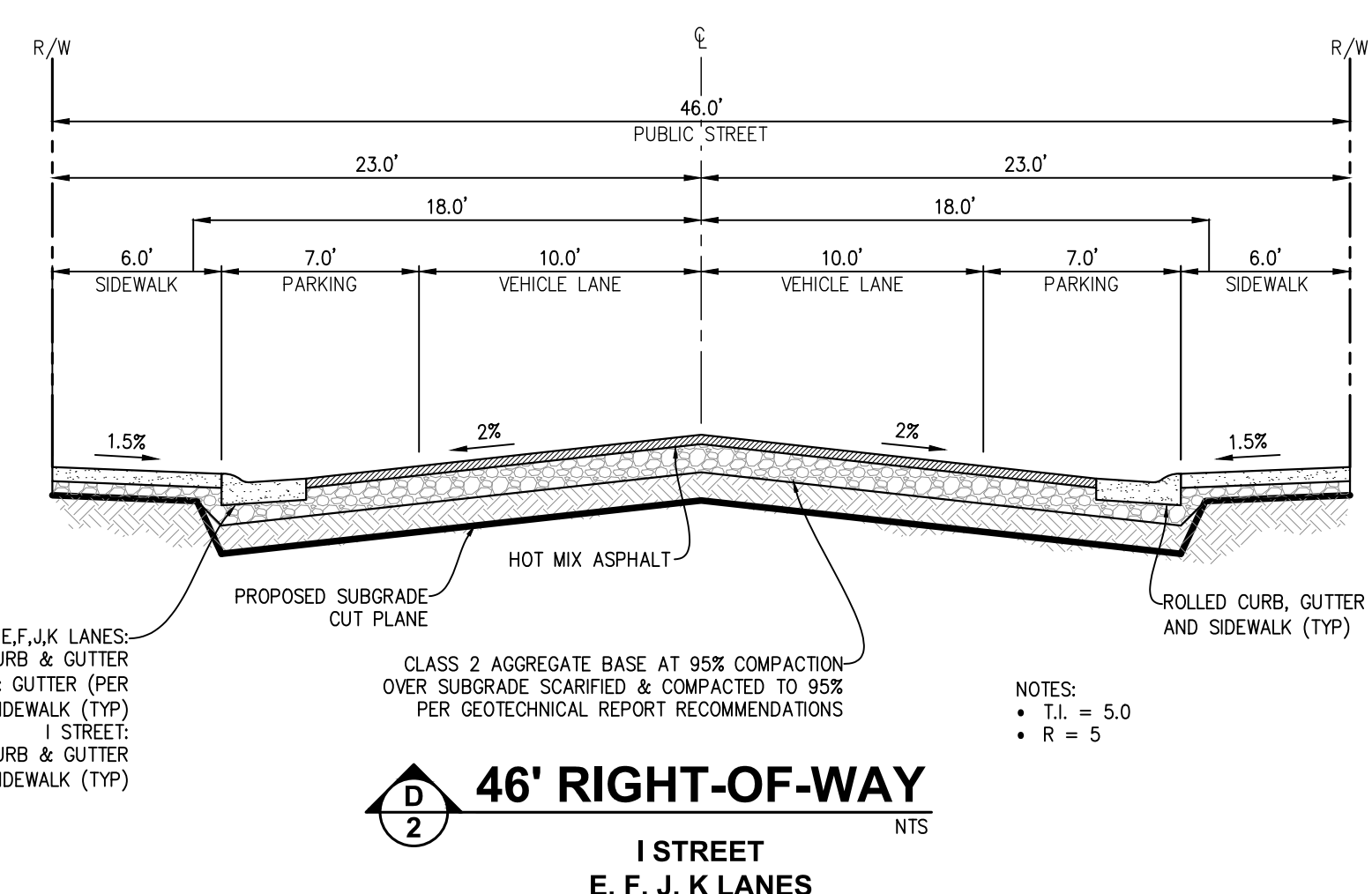
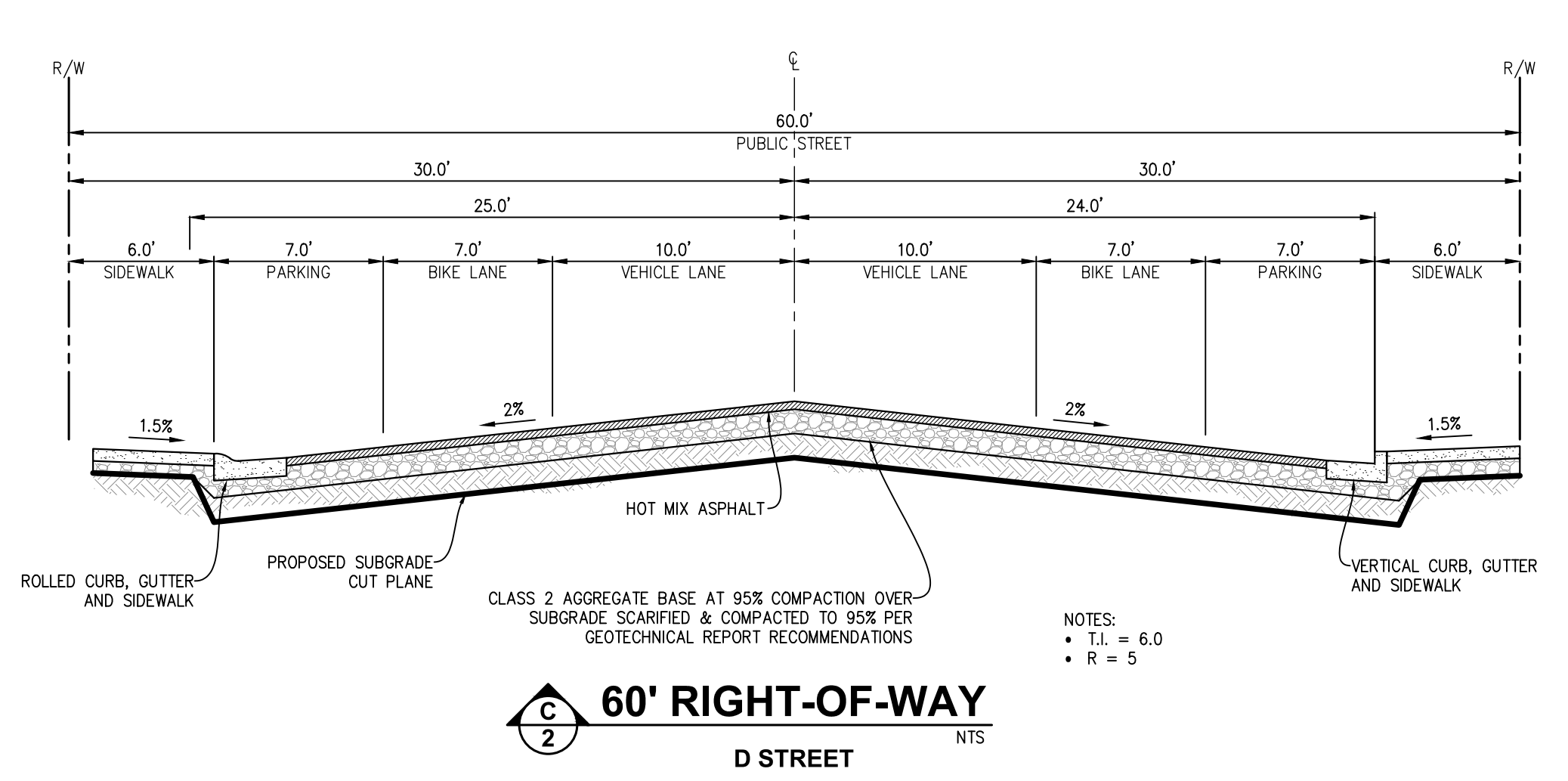
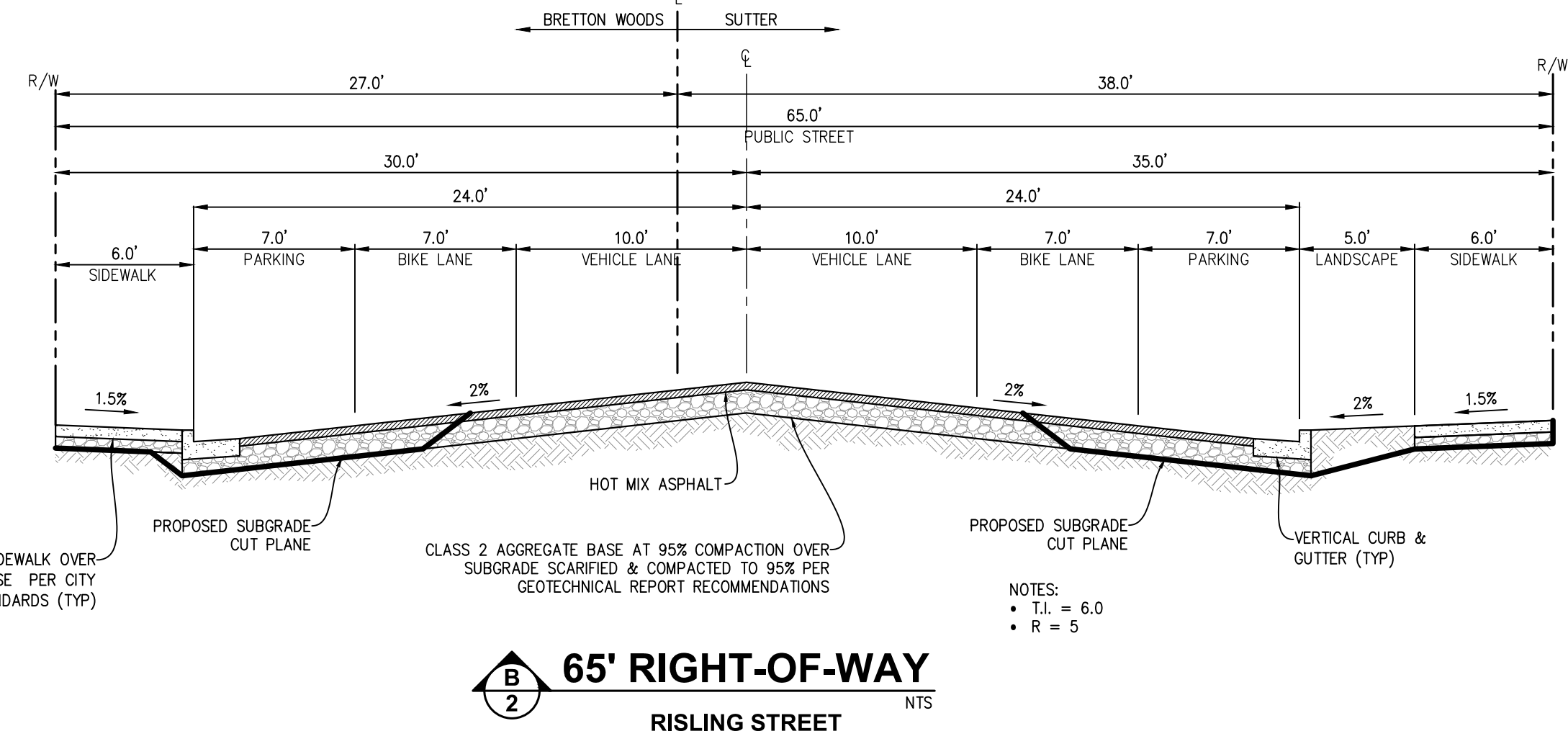
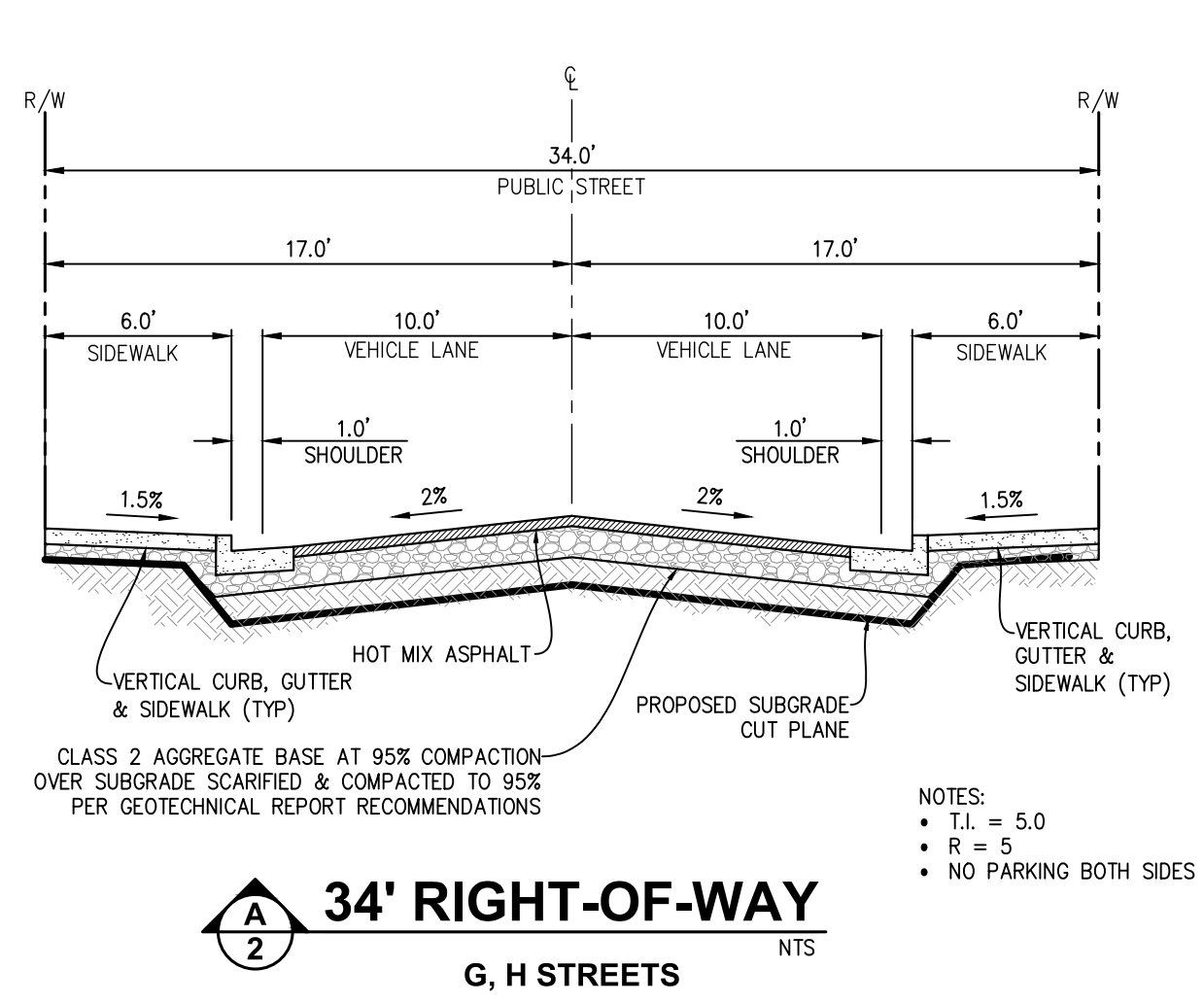
CITY OF DAVIS  
2001-0017208  
CITY WATER STORAGE TANK

SUTTER DAVIS HOSPITAL  
REMAINDER  
12 PM 16

SUTTER DAVIS HOSPITAL  
PARCEL 1  
12 PM 16

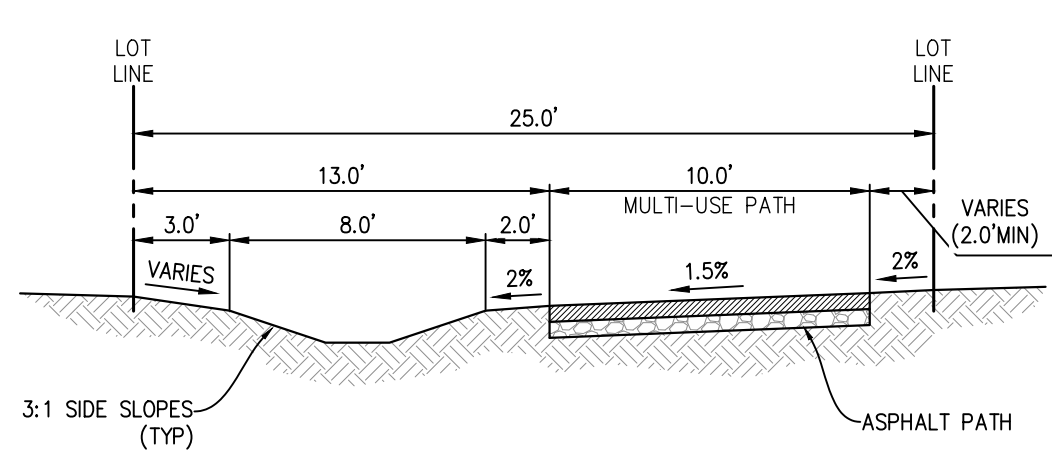




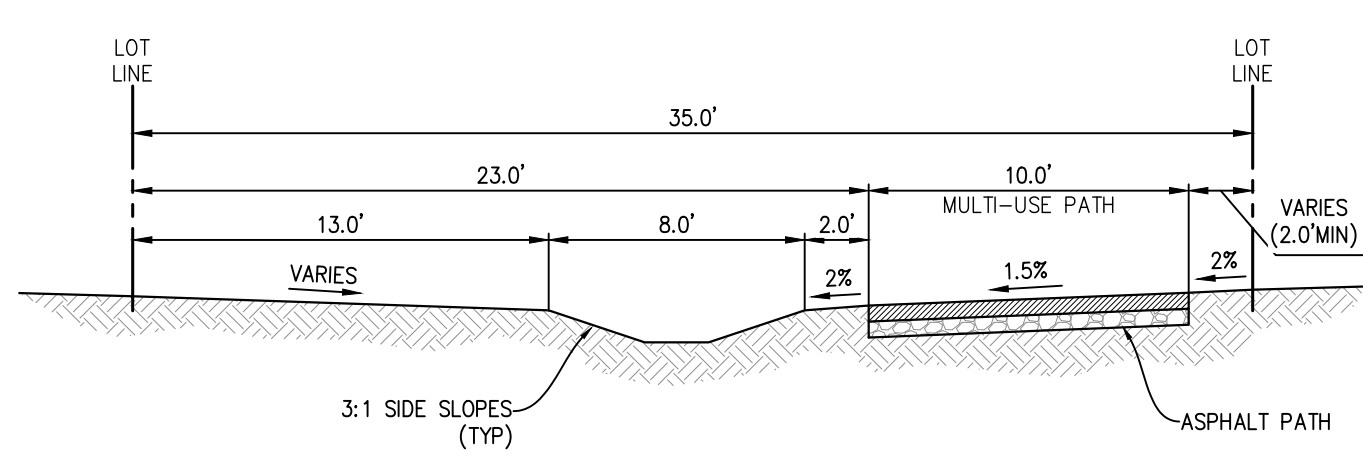


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STREET TYPE	TRAFFIC INDEX	HMA (INCHES)	AB (INCHES)
PRIVATE	4.0	3.0	6.5
CUL-DE-SACS	4.5	3.0	8.0
LOCALS	5.0	3.0	10.0
MODIFIED LOCALS	6.0	3.5	12.5
COLLECTORS/MINOR ARTERIALS	7.0	4.0	15.5
MAJOR ARTERIALS	9.0	5.5	20.5

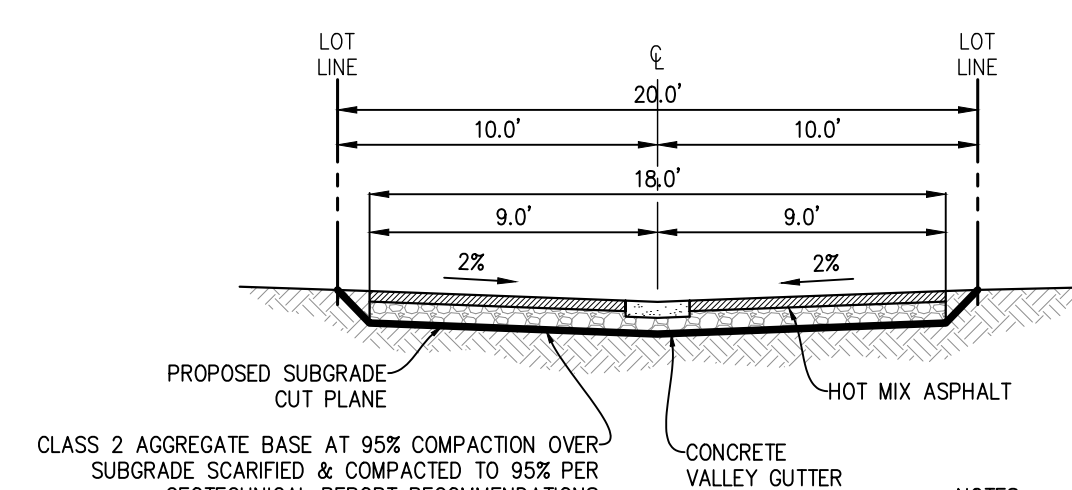




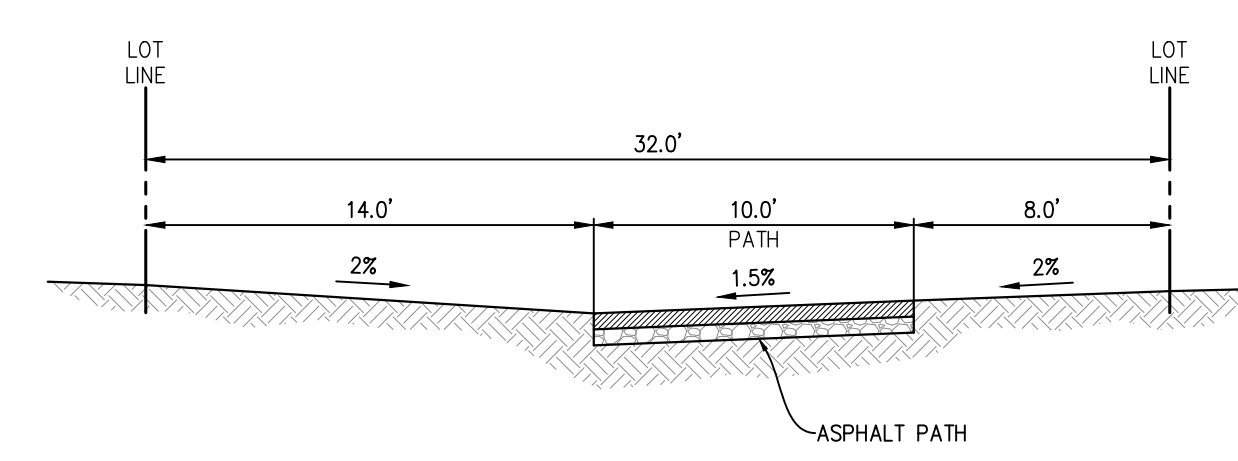
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NTS



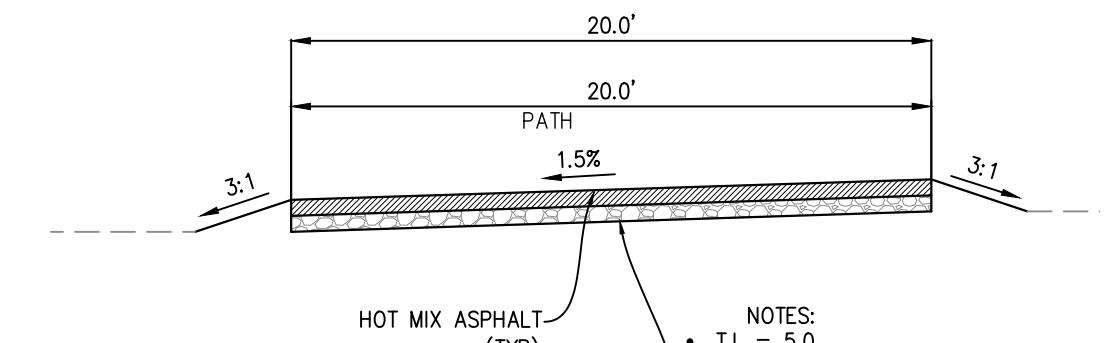
**35' GREENWAY**  
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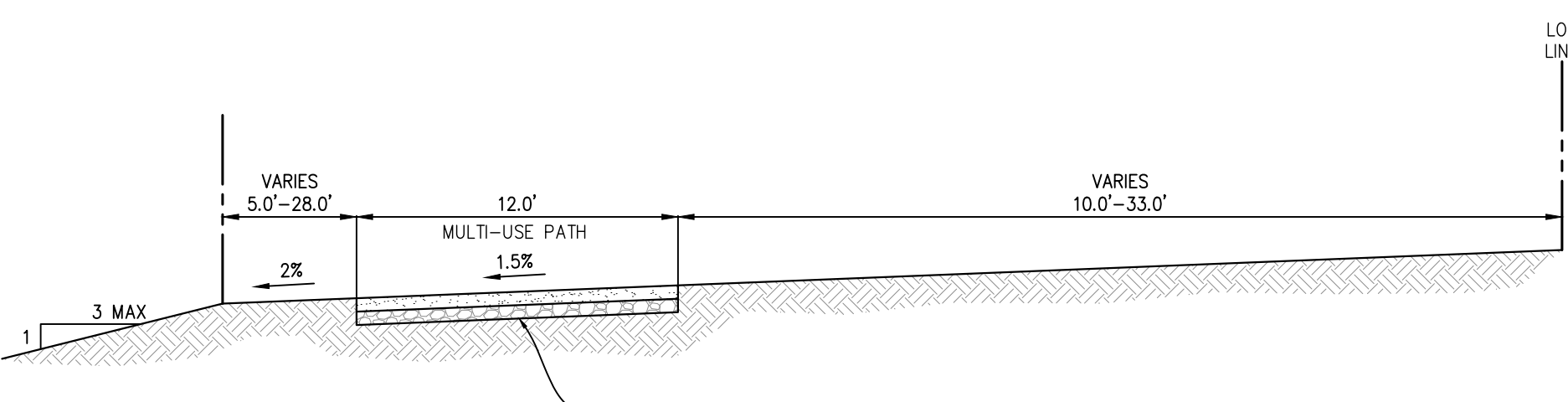
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NTS



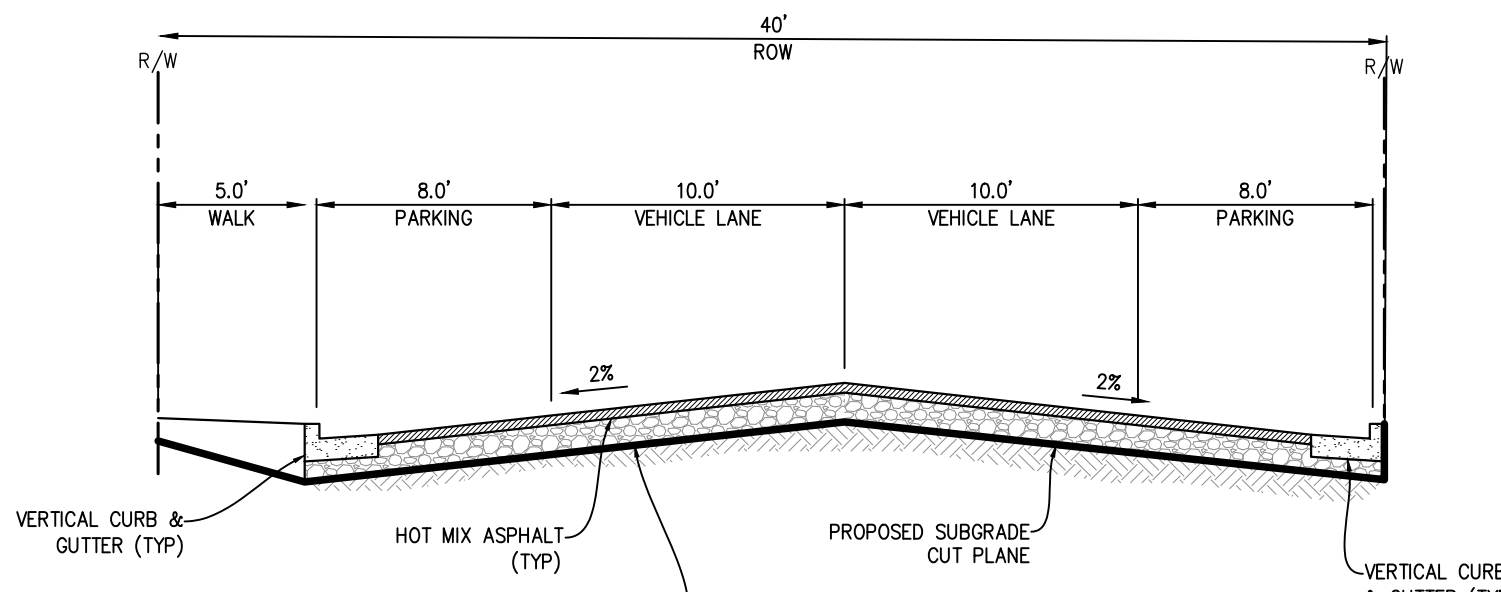
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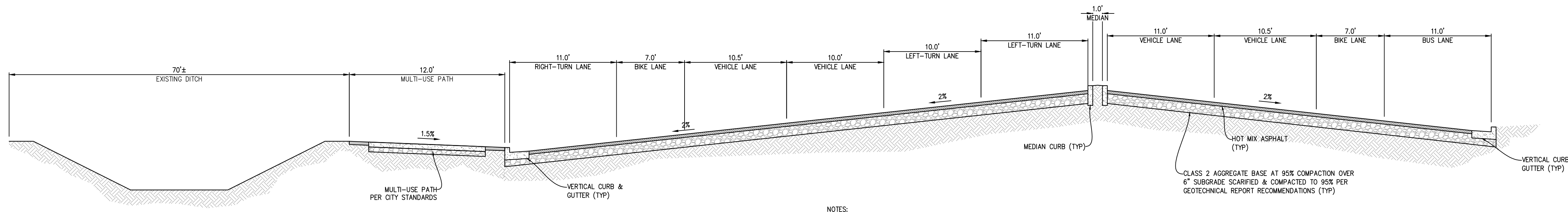
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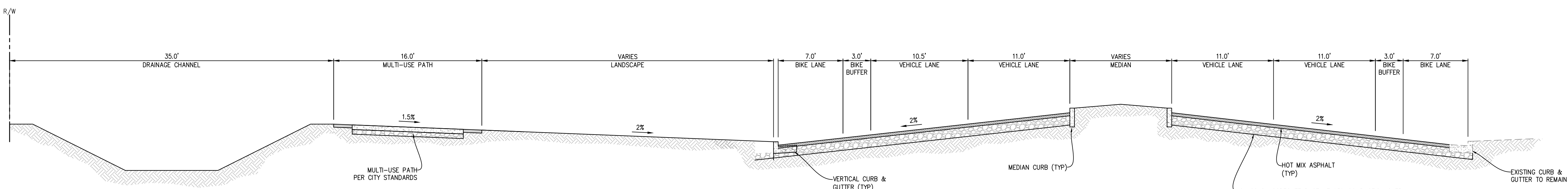
**50' PERIMETER TRAIL**  
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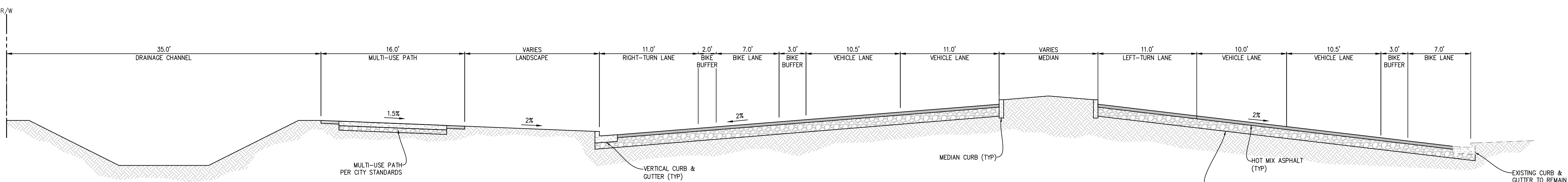
**40' RIGHT-OF-WAY**  
RISLING STREET  
NTS



**COVELL BLVD**  
NTS



**COVELL BLVD**  
NTS



**COVELL BLVD**  
NTS

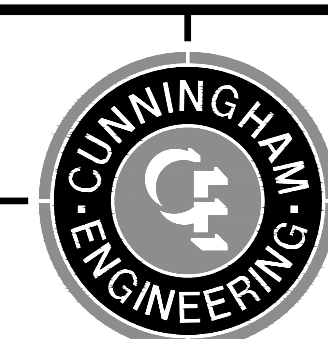
FLEXIBLE PAVEMENT SECTIONS			
STREET TYPE	TRAFFIC INDEX	HMA (INCHES)	AB (INCHES)
PRIVATE	4.0	3.0	6.5
CUL-DE-SACS	4.5	3.0	8.0
LOCALS	5.0	3.0	10.0
MODIFIED LOCALS	6.0	3.5	12.5
COLLECTORS/MINOR ARTERIALS	7.0	4.0	15.5
MAJOR ARTERIALS	9.0	5.5	20.5

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

DAVIS

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

CALIFORNIA



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Project Planning • Civil Engineering • Landscape Architecture  
Sacramento Office • Davis Office  
2120 20th Street, Suite Three • 2940 Spafford Street, Suite 200  
Sacramento, CA 95818 • Davis, CA 95618  
(916) 455-2026 • (530) 758-2025

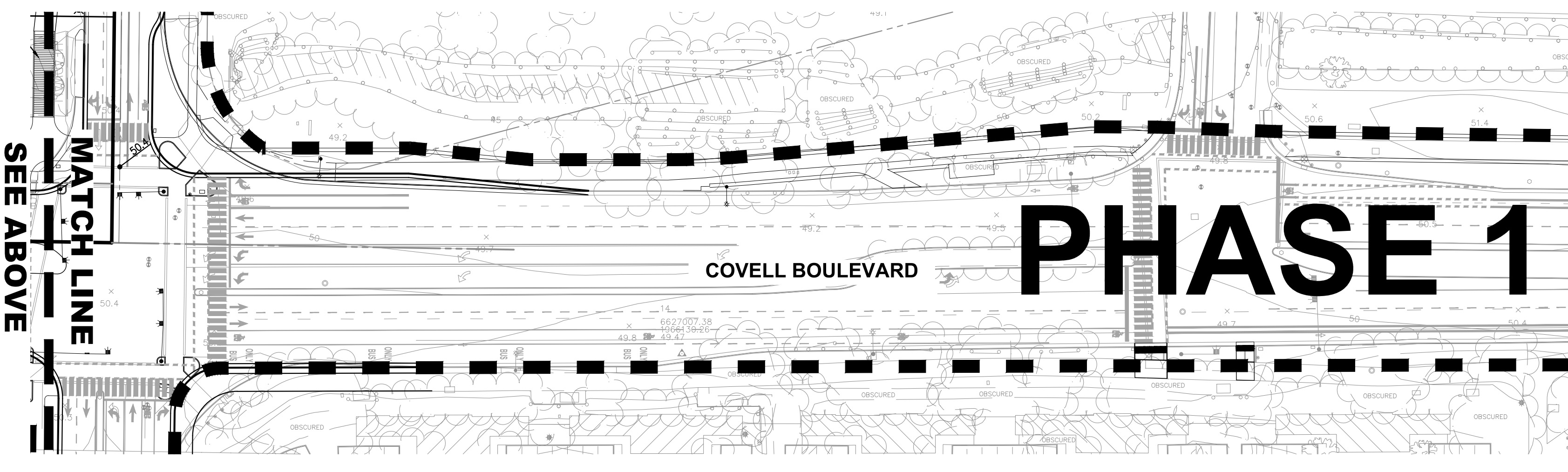
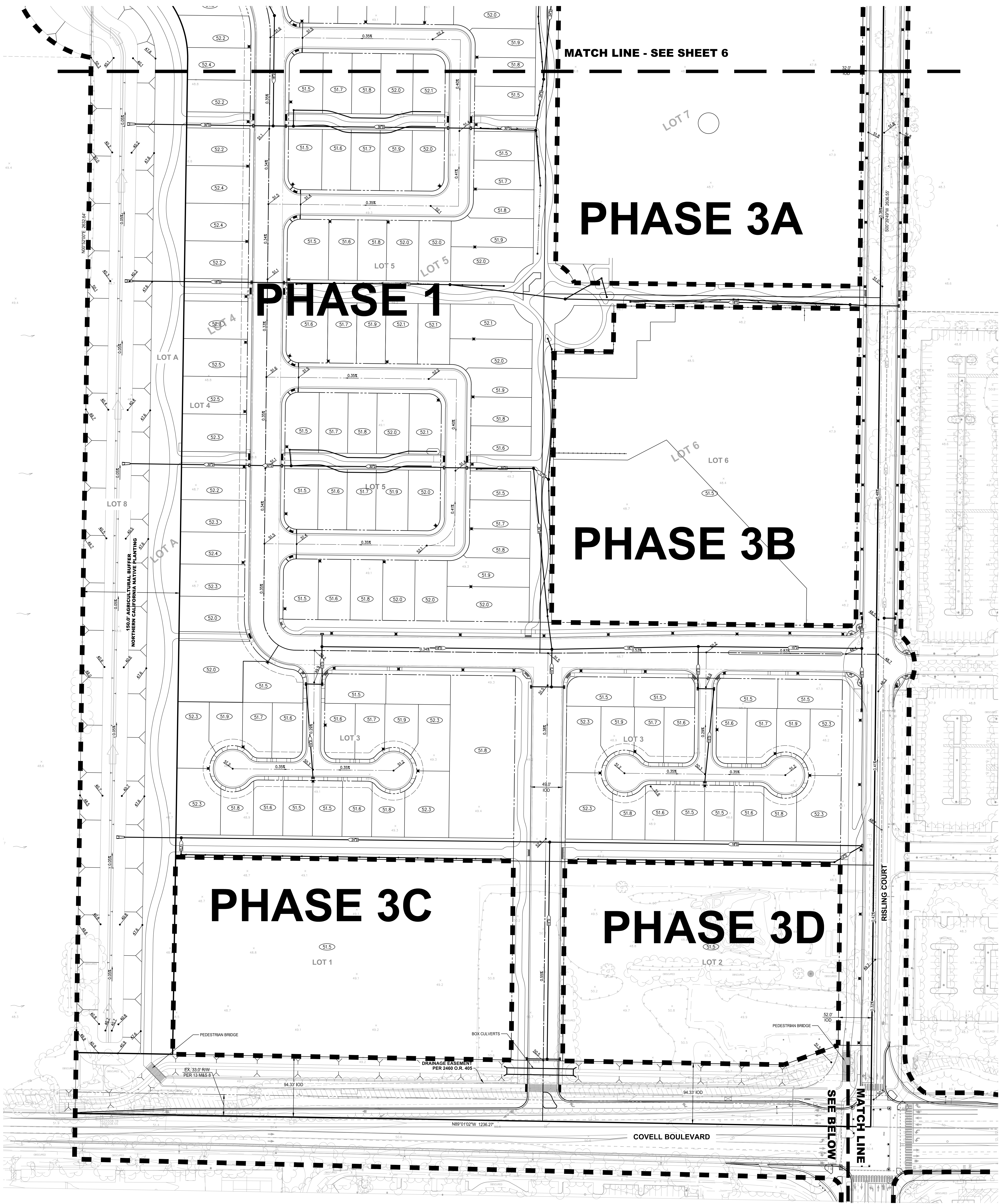
NO.	DATE	REVISIONS	BY	APPRO.

SHEET  
**5**  
OF  
**11**  
DATE: 12/20/2019  
JOB NO: 1594.01.10

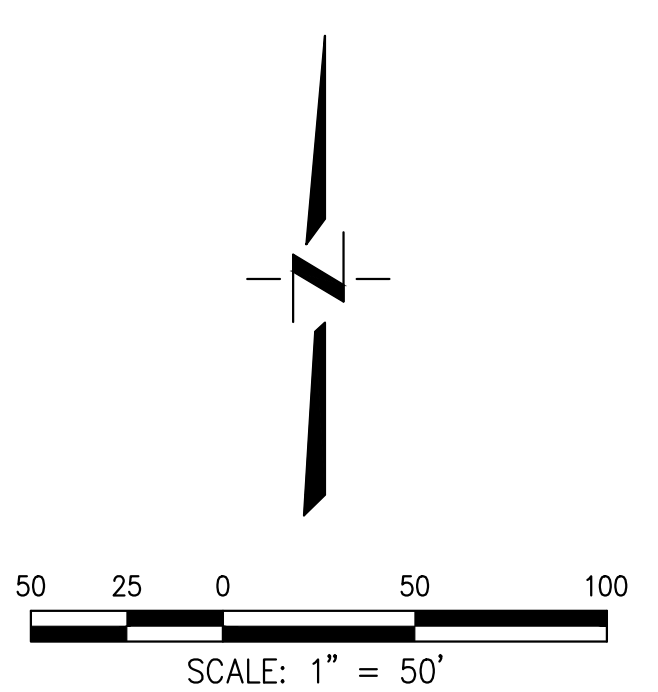








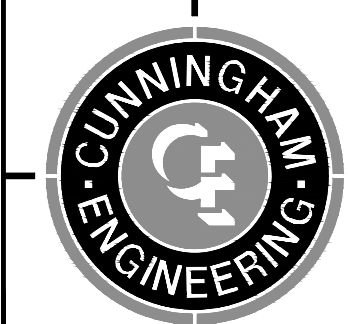
- LEGEND**
- PAD GRADE
  - FINISH GRADE ELEVATION
  - CENTERLINE SLOPE
  - EXISTING GRADE
  - FUTURE LOT LINE
  - PROPOSED CHANNELIZED FLOW
  - PROPOSED STORM DRAIN W/ MANHOLE
  - PROPOSED DRAIN INLET



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

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

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



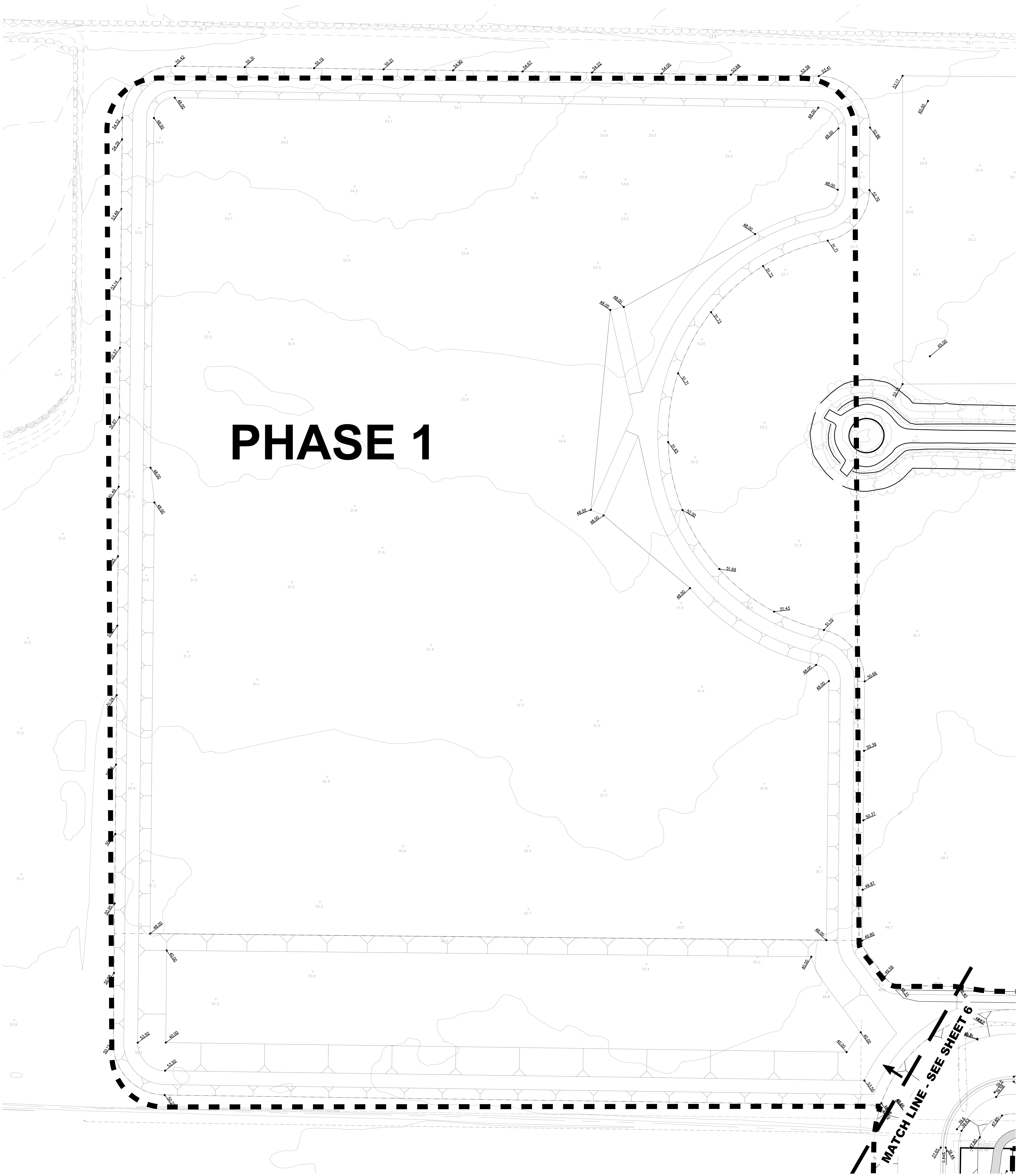
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 Project Planning • Civil Engineering • Landscape Architecture  
 Sacramento Office: 2120 20th Street, Suite Three, Sacramento, CA 95818 (916) 455-2026  
 Davis Office: 2940 Spafford Street, Suite 200, Davis, CA 95618 (530) 758-2025

NO.	DATE	REVISIONS	BY	APPROV.	SHEET
					7
					11

DATE: 12/20/2019  
 JOB NO: 1594.01.10

5:\Projects\5500\5584 West Davis Active Adm. Community\AutoCAD\5584-01-10 SMALL LOT T\SHEETS\5584-01-10 TM-GRAD-5.dwg - GRAD-5 12/20/2019 - 2:16PM Plotted by: Brian



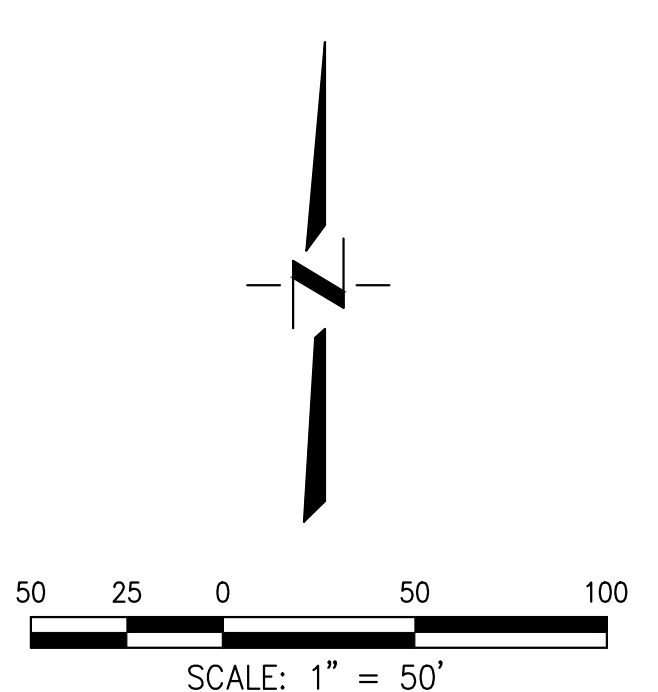


# PHASE 1

**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



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

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

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

**CECWEST.COM**

Project Planning • Civil Engineering • Landscape Architecture

Sacramento Office: 2120 20th Street, Suite Three, 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
					8
					OF
					11
					DATE: 12/20/2019
					JOB NO: 1594.01.10

S:\Projects\1594 West Davis Active Adm. Community\AutoCAD\1594-01-10 SMALL LOT TM\SHEETS\6-1594-01-10 TM-GRAD-OFF-Flow - GRAD-N 12/20/2019 - 2:15PM Plotted by: Brian



BINNING RANCH  
HOLDING CO., LLC  
PARCEL 6  
DOC. 2003-009139

BINNING RANCH  
HOLDING CO., LLC  
PARCEL 8  
DOC. 2003-009139

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& KATHRYN A.  
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036-060-030  
CITY OF DAVIS

SUTTER DAVIS HOSPITAL  
REMAINDER  
12 PM 16

LIN TRUST A  
APN: 036-060-004

SUTTER DAVIS HOSPITAL  
PARCEL 1  
12 PM 16

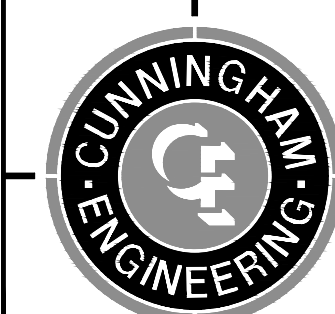
UTILITY PLAN NORTH - SEE SHEET 9  
UTILITY PLAN SOUTH - SEE SHEET 10

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

DAVIS

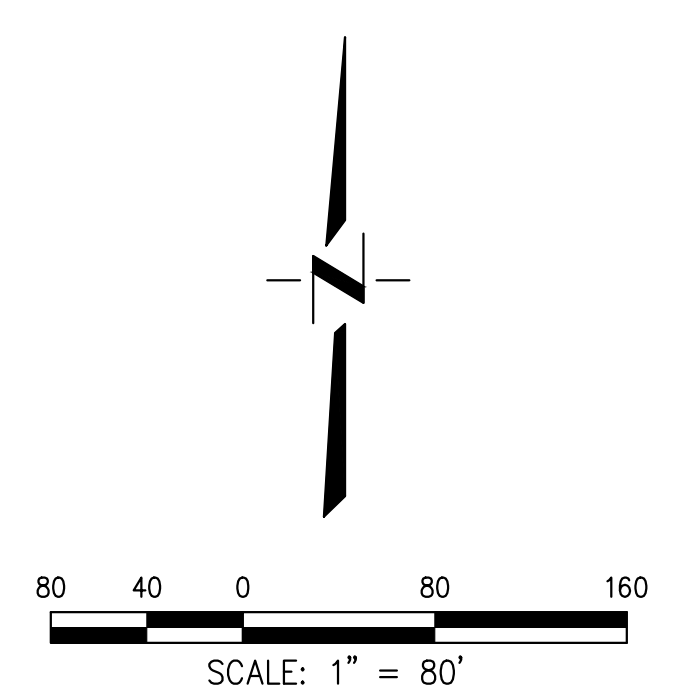
TENTATIVE SUBDIVISION MAP NO. 5180  
BRETTON WOODS  
MASTER UTILITY PLAN

CALIFORNIA



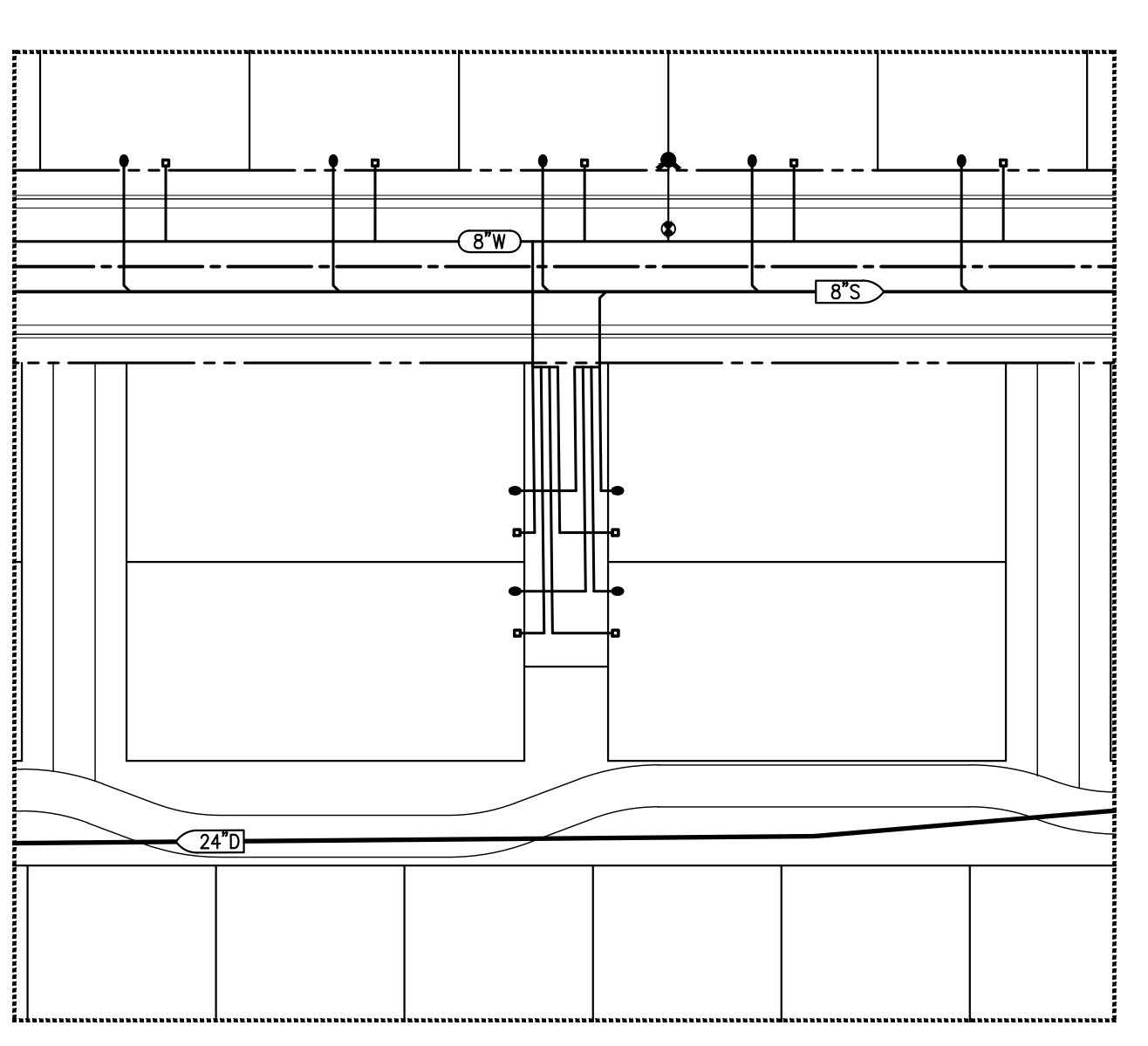
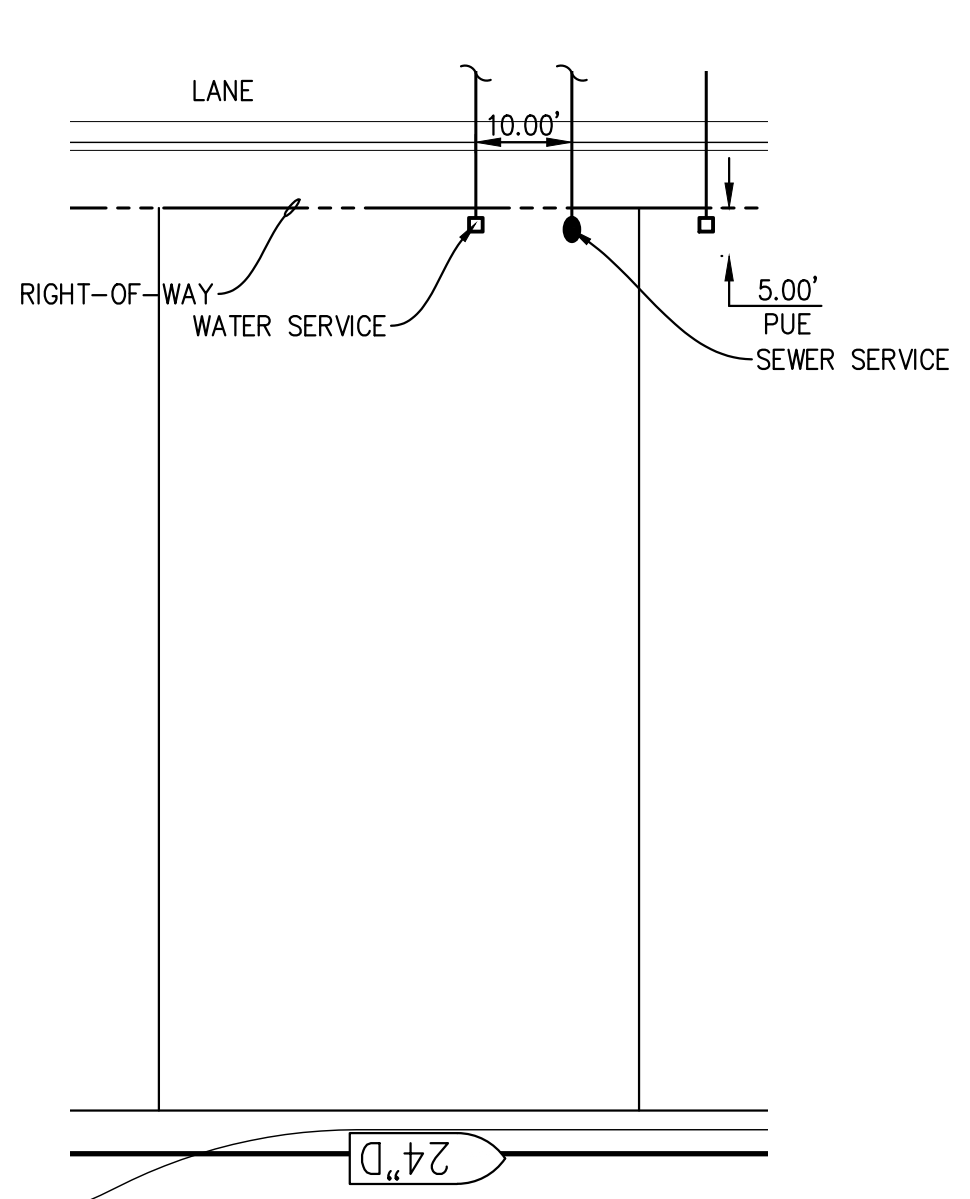
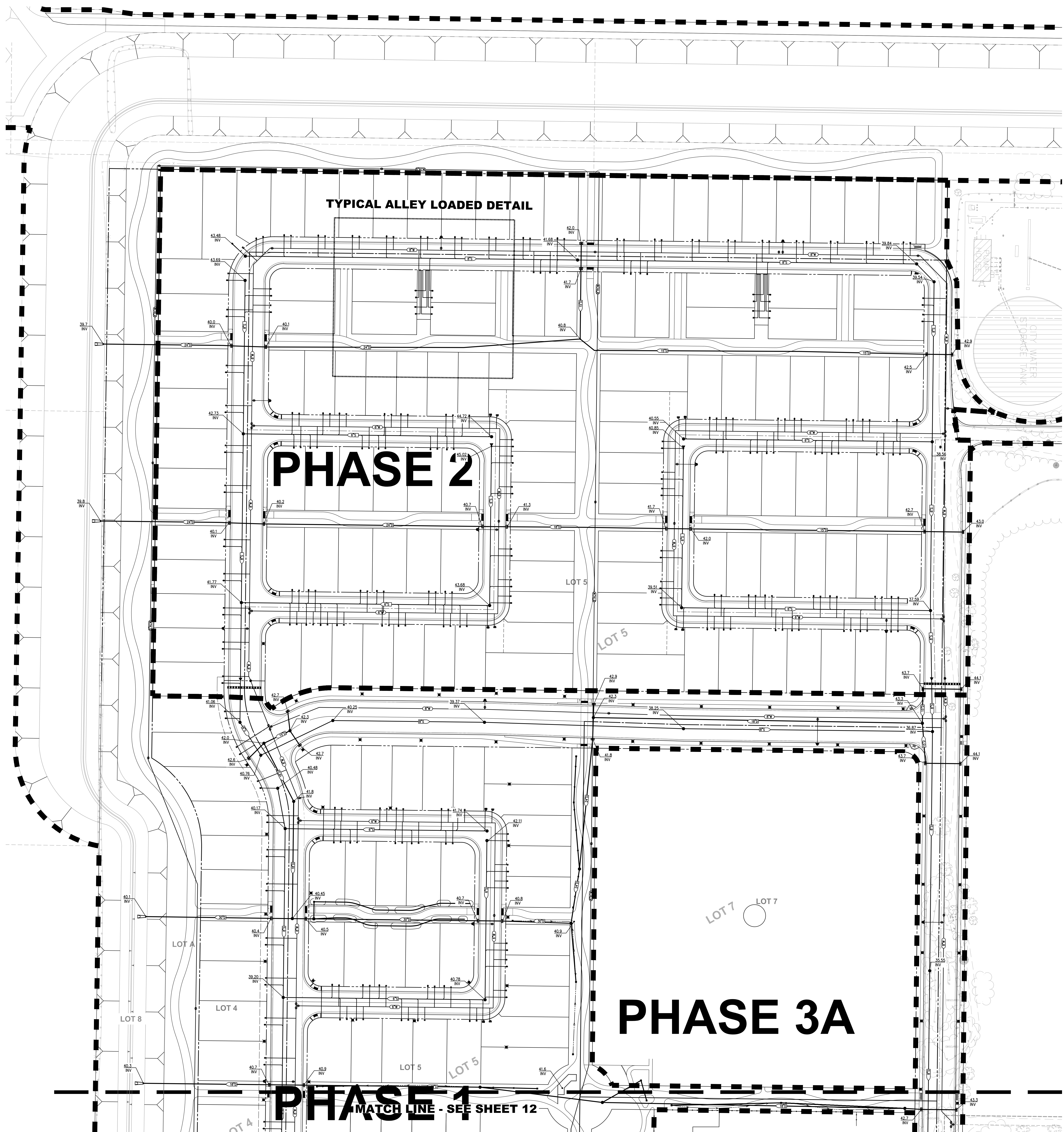
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Sacramento Office: 2120 20th Street, Suite Three, Sacramento, CA 95818 (916) 455-2026  
Davis Office: 2940 Spafford Street, Suite 200, Davis, CA 95618 (530) 758-2026

NO.	DATE	REVISIONS	BY	APPRO.	SHEET
					9
					11
					DATE: 12/20/2019
					JOB NO: 1594.01.10

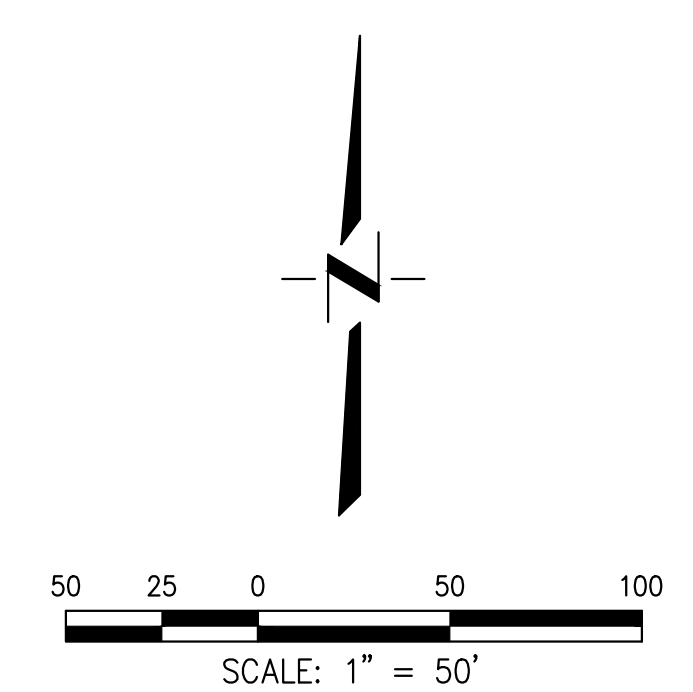


S:\Projects\1594 West Davis Active Adult Community\AutoCAD\1594-01-10 SMALL LOT TM\SHEETS\6-1594-01-10 TM-UTL-MSR.dwg - 01/12/2019 - 2:15PM Plotted by: Brian





- 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



FRONT-LOADED HOUSE  
TYPICAL WATER & SEWER SERVICES  
SCALE: 1"=20'

ALLEY-LOADED HOUSE  
TYPICAL WATER & SEWER SERVICES  
SCALE: 1"=20'

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

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

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

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NO.	DATE	REVISIONS	BY	APPRO.	SHEET
					10
					11

DATE: 12/20/2019  
JOB NO: 1594.01.10

S:\Projects\5501\5584 West Davis Active AdJ.R Community\AutoCAD\5584-01-10 SMALL LOT TM\5584-01-10 TM-UTIL-10.dwg - UTIL-N 12/20/2019 - 2:16PM Plotted by: Brian



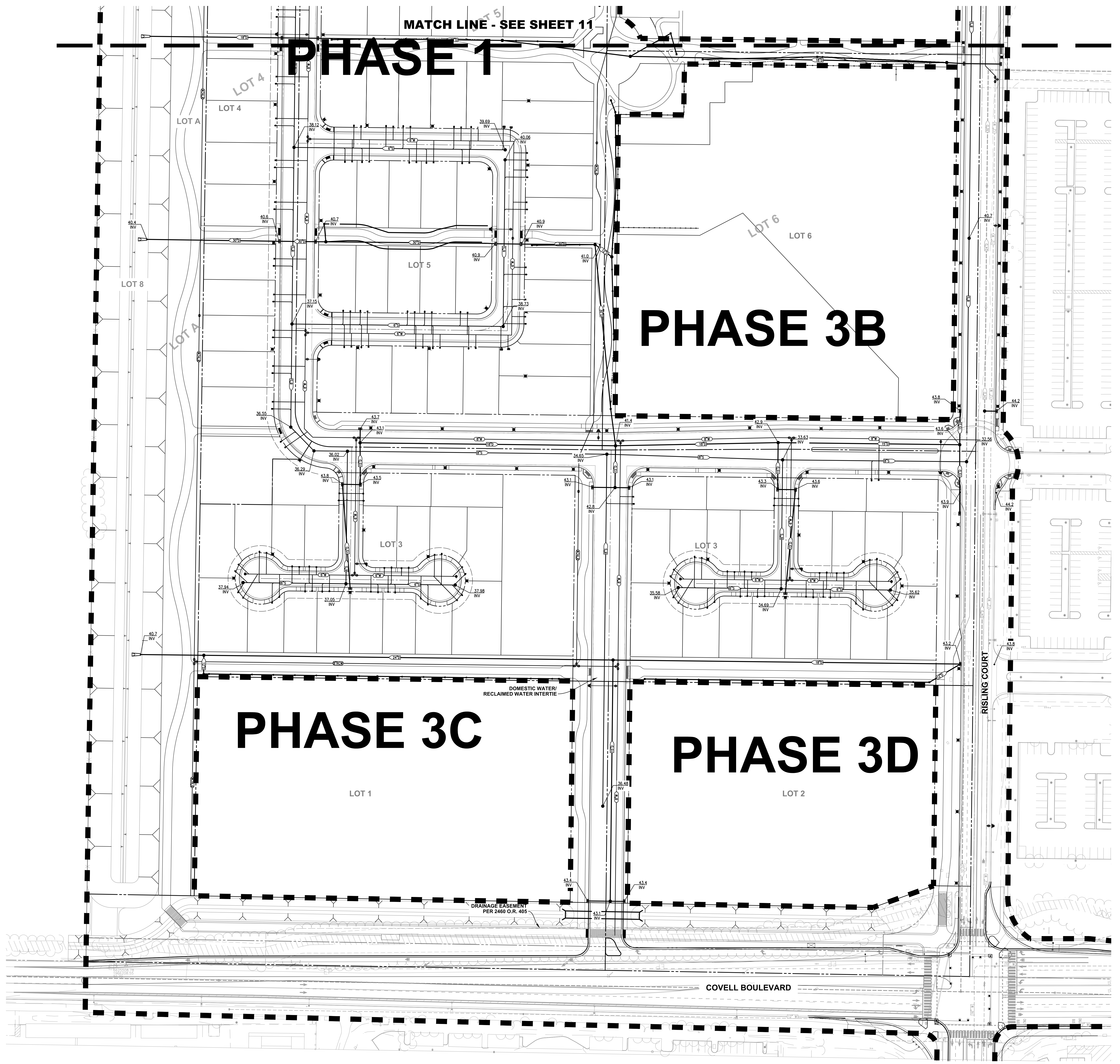
MATCH LINE - SEE SHEET 11

# PHASE 1

# PHASE 3B

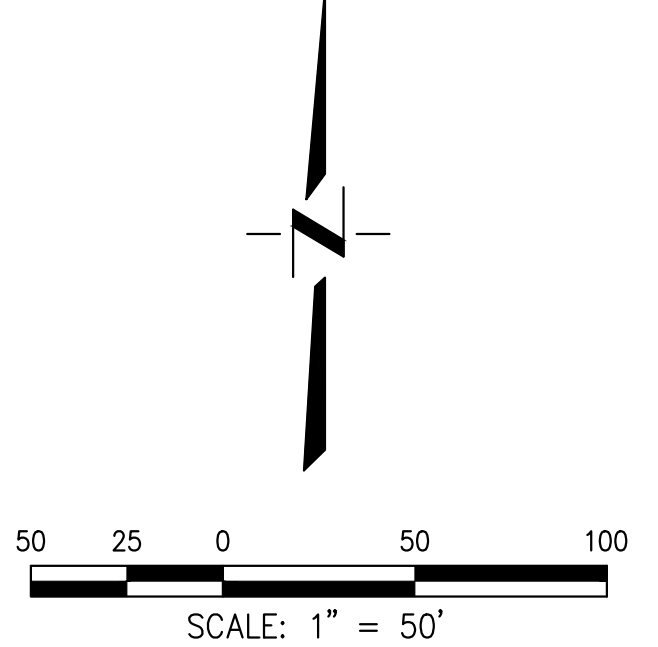
# PHASE 3C

# PHASE 3D



### LEGEND

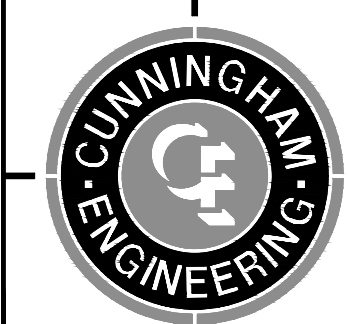
- INVERT ELEVATION
- FUTURE LOT LINE
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SEWER W/ MANHOLE
- PROPOSED STORM DRAIN W/ MANHOLE
- PROPOSED WATER LINE
- PROPOSED DRAIN INLET
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE



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

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

## TENTATIVE SUBDIVISION MAP NO. 5180 BRETTON WOODS UTILITY PLAN - SOUTH



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NO.	DATE	REVISIONS	BY	APPRO.	SHEET
					11
					OF
					11

DATE: 12/20/2019  
 JOB NO: 1594.01.10

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