



SHEET INDEX

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PRELIMINARY SITE PLAN	1
PRELIMINARY GRADING AND DRAINAGE PLAN	2
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PROJECT SUMMARY

TOTAL LOTS	63
RESIDENTIAL LOTS (1-58)	58
LETTERED LOTS (AA,BB,CC,DD,EE)	5
TOTAL PARKING SPACES	142
RESIDENTIAL PARKING SPACES*	116
OFFSTREET PARKING SPACES	26

* 1 PARKING SPACE IN GARAGE & 1 PARKING SPACE IN DRIVEWAY

PROJECT INFORMATION

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

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

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

ASSESSORS PARCEL NUMBER:
036-060-005

AREA:
6.56± ACRES

EXISTING ZONING:
PD-03-16

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

PROPERTY DESCRIPTION
A PORTION OF LOT 7 OF SUBDIVISION MAP NO. 5165 ENTITLED "BRETTON WOODS", FILED IN BOOK _____ OF MAPS AT PAGE _____, YOLO COUNTY RECORDS, YOLO COUNTY, CALIFORNIA

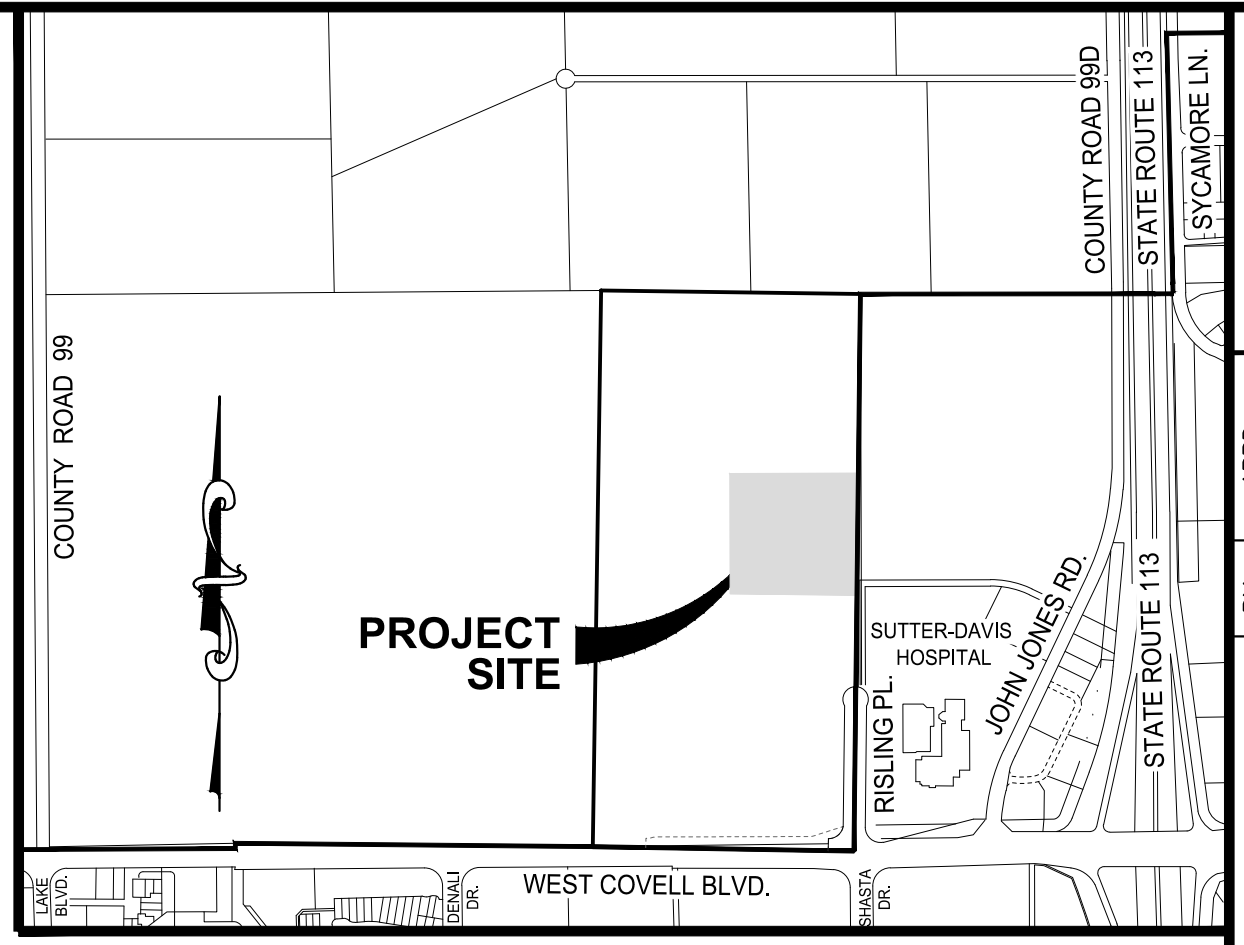
- NOTES**
- THIS MAP WAS PREPARED UNDER THE DIRECTION OF CHARLES W. CUNNINGHAM, RCE 30339.
 - ALL INFORMATION ON THIS MAP IS DEEMED TO BE OF A PRELIMINARY NATURE AND IS NOT TO BE RELIED ON FOR SURVEY OR PROPERTY LINE INFORMATION.
 - THE EXISTING TOPOGRAPHY (SHOWN SCREENED) IS BASED ON AN AERIAL SURVEY PERFORMED BY MORROW SURVEYING, INC., DATED 8-30-2018. CONTOUR INTERVAL = 1 FOOT.
 - OWNER RESERVES THE RIGHT TO FILE FINAL MAPS IN PHASES.
 - PRIVATE ROAD AND COMMON OPEN SPACE WILL BE MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
 - EASEMENTS FOR ACCESS AND UTILITIES WILL BE DEDICATED ON LOTS AA, BB, AND EE.

LEGEND:

	PROPOSED ROW
	PROPOSED PROPERTY LINE
	PROPOSED ROAD CENTERLINE
	PROPOSED PUBLIC UTILITY EASEMENT
	PROPOSED SANITARY SEWER MANHOLE AND PIPE
	PROPOSED SANITARY SEWER SERVICE LOCATION
	PROPOSED WATER VALVE AND PIPE
	PROPOSED WATER SERVICE LOCATION
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE AND PIPE
	PROPOSED PAD ELEVATION (ELEVATION PER PLAN)
	PROPOSED OVERLAND FLOW

ABBREVIATIONS:

E	EAST
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
LF	LINEAR FEET
LP	LOW POINT
N	NORTH
PUE	PUBLIC UTILITY EASEMENT
S	SLOPE, SOUTH
W	WEST



VICINITY MAP
NTS

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

NO.	DATE	BY	APPD.	REVISIONS

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DRAWN BY: KR
CHECKED BY: BF
SCALE: AS NOTED

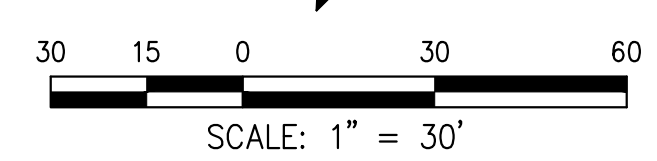
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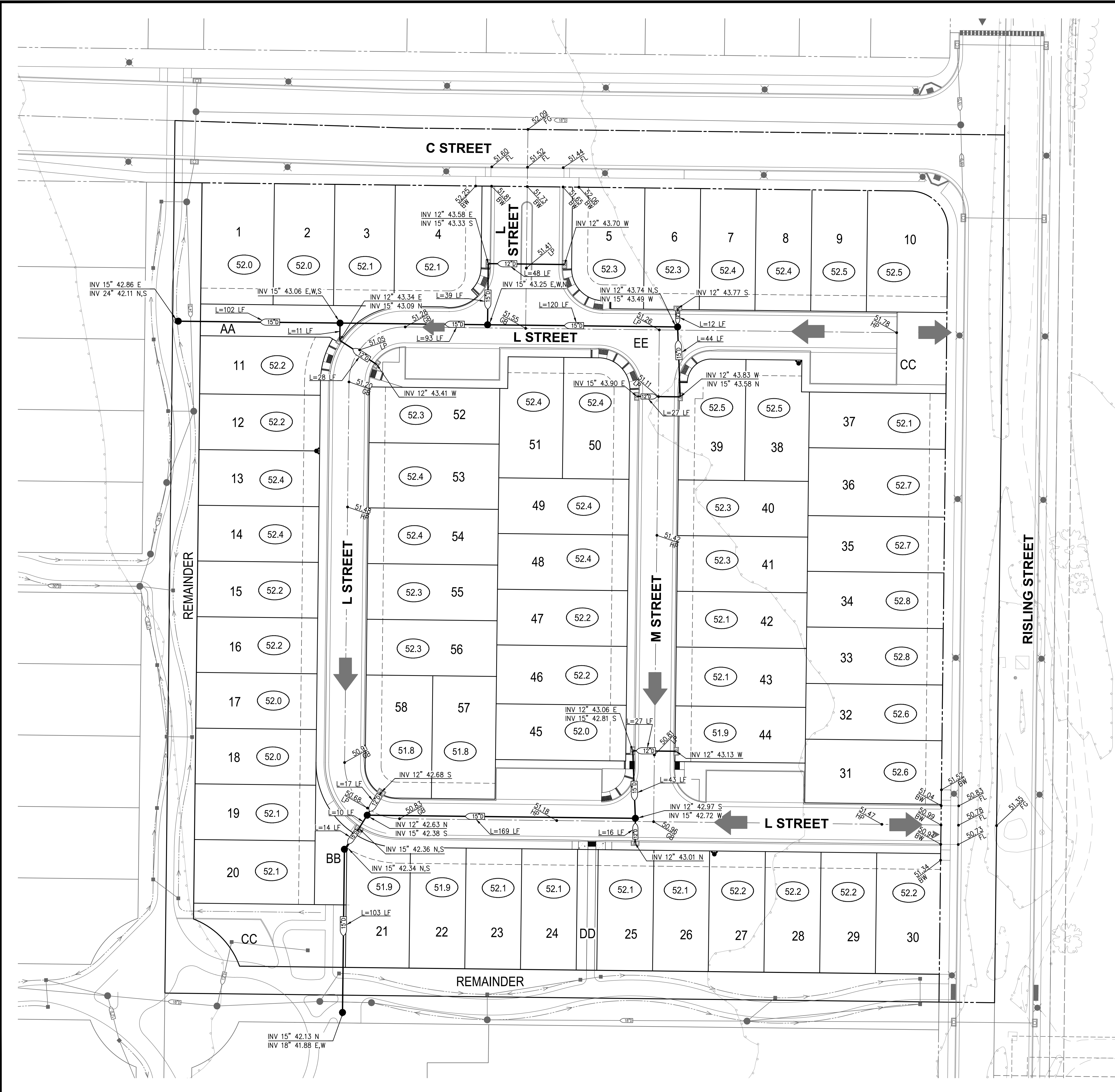
CUNNINGHAM ENGINEERING
Sacramento Office
2120 20th Street, Suite Three
Sacramento, CA 95818
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TENTATIVE MAP
BRETTON WOODS PHASE 3A THE COTTAGES
PRELIMINARY SITE PLAN

CITY OF DAVIS CALIFORNIA

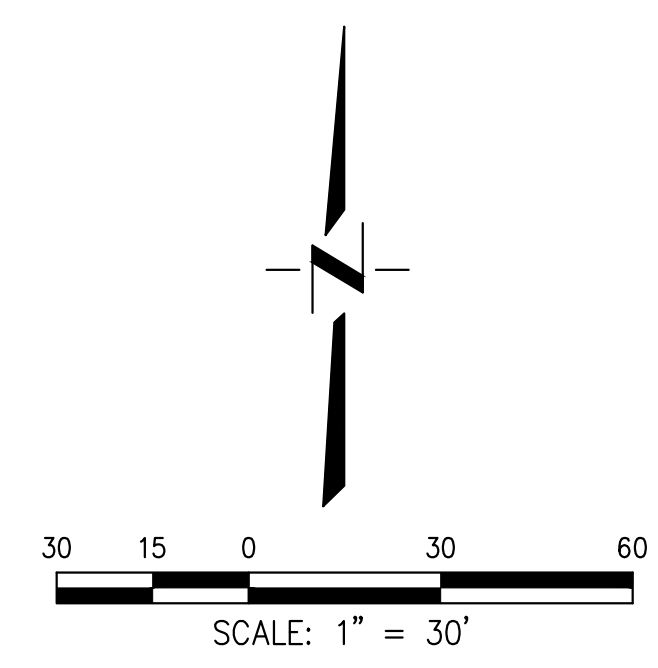
SHEET 1 OF 4
DATE: 02/06/2020
JOB NO: 1594.01.21





LEGEND:

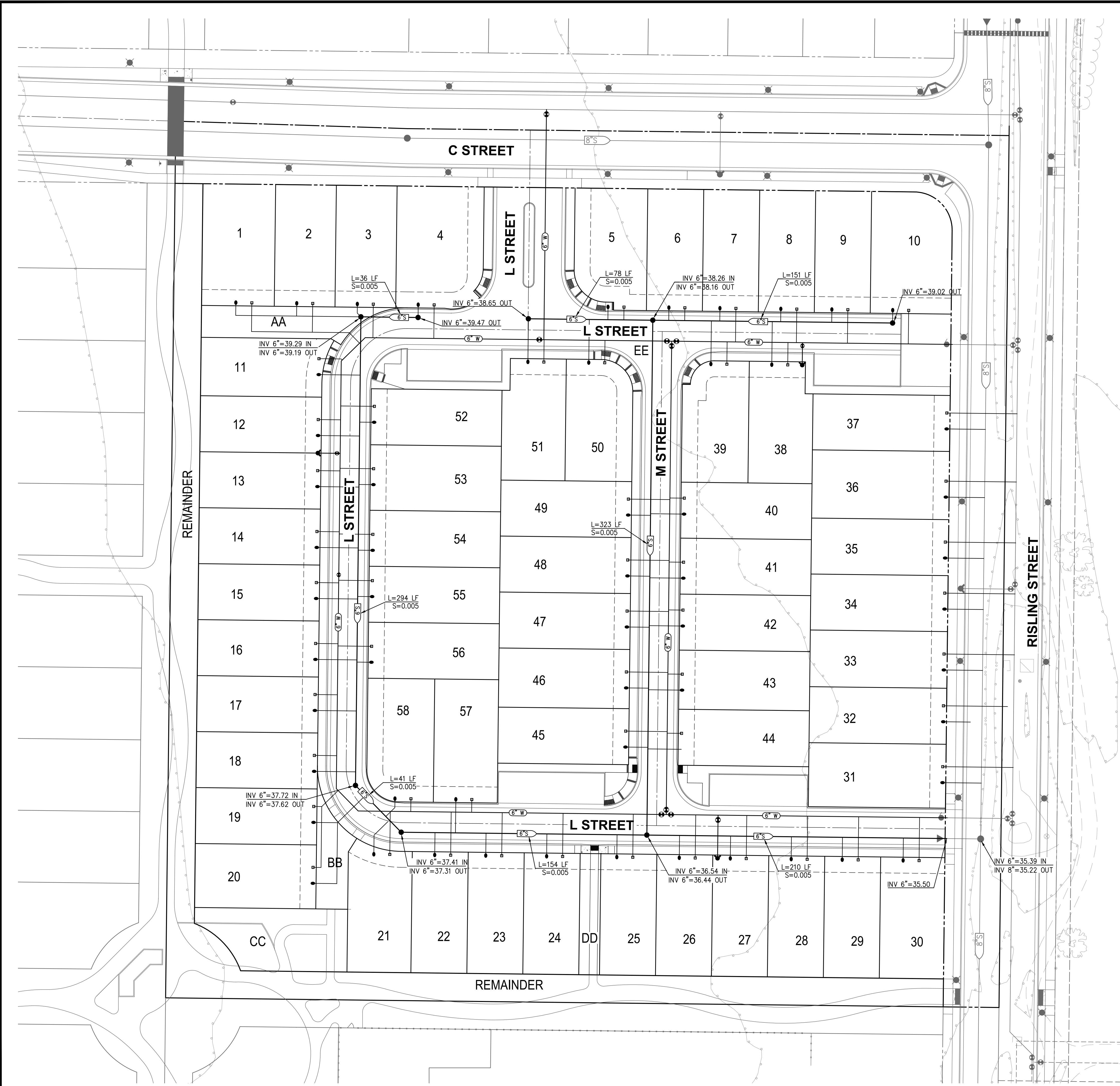
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- PROPOSED OVERLAND FLOW
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE AND PIPE (SIZE, SLOPE PER PLAN)



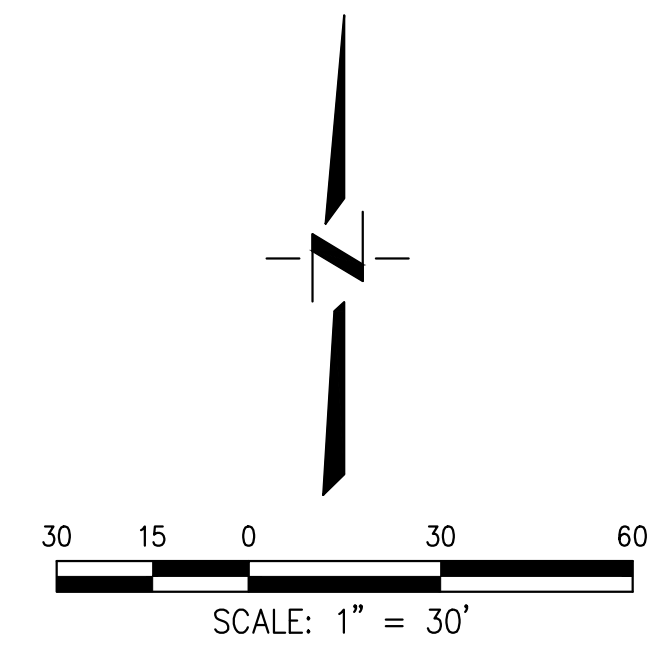
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APPROVED BY		REVISIONS		NO.	DATE		
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<p>SHEET 2 OF 4</p>							
<p>DATE: 02/06/2020</p>							
<p>JOB NO: 1594.01.21</p>							

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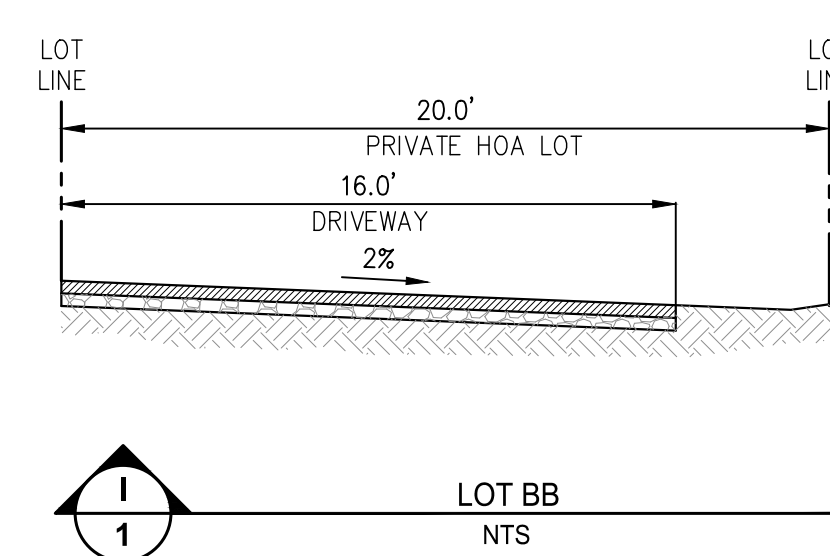
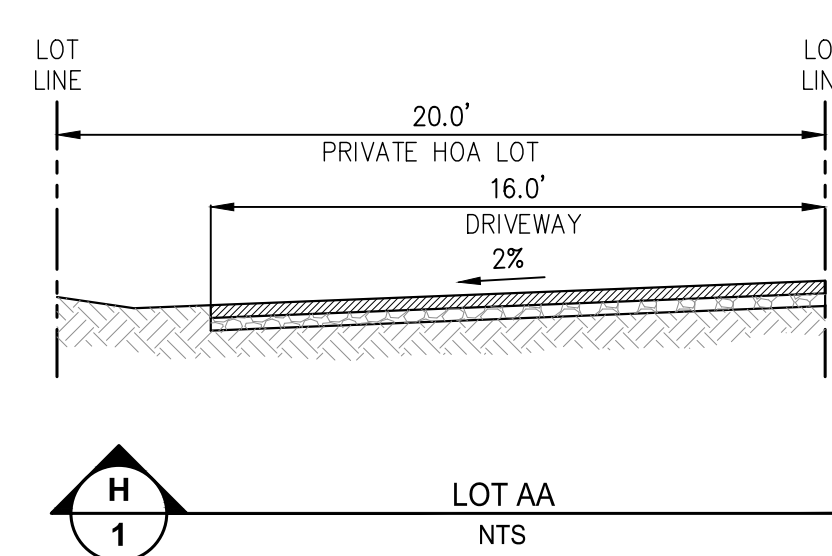
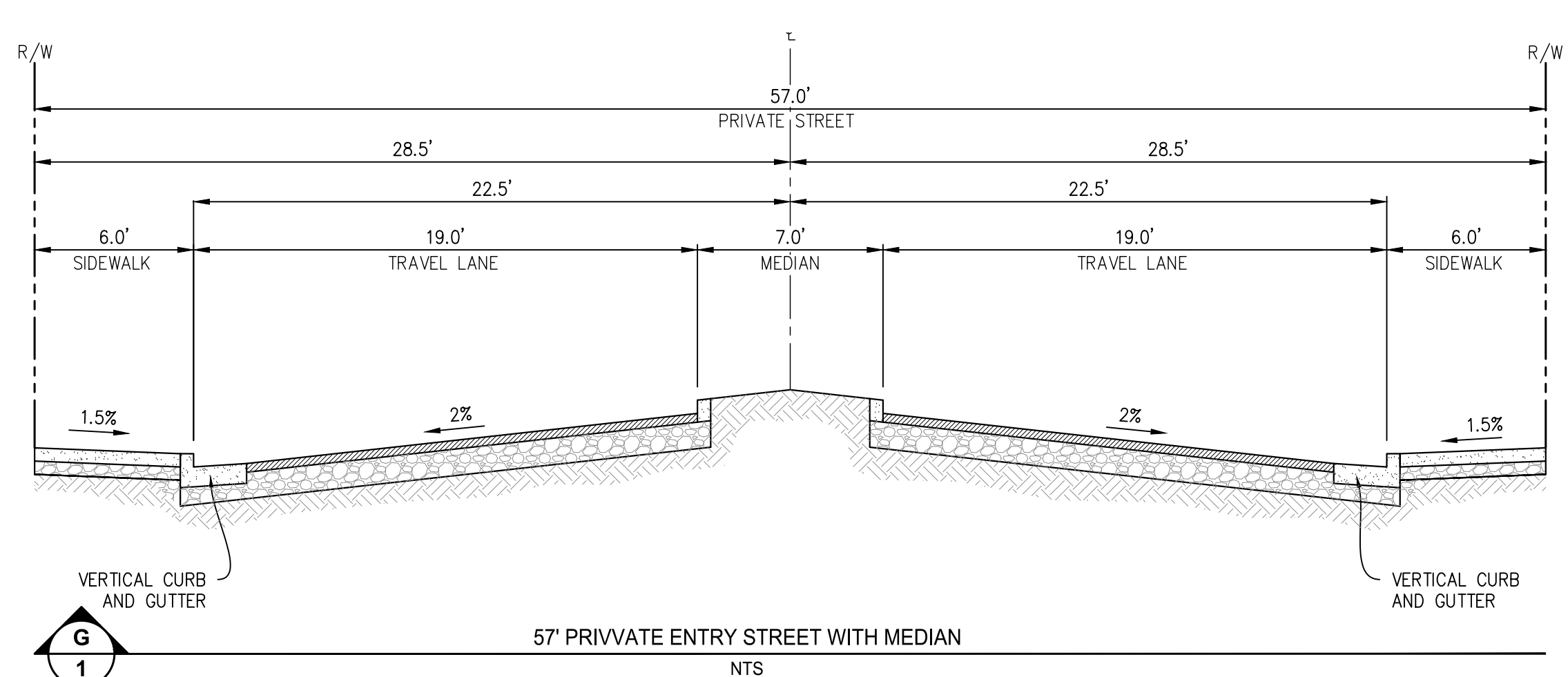
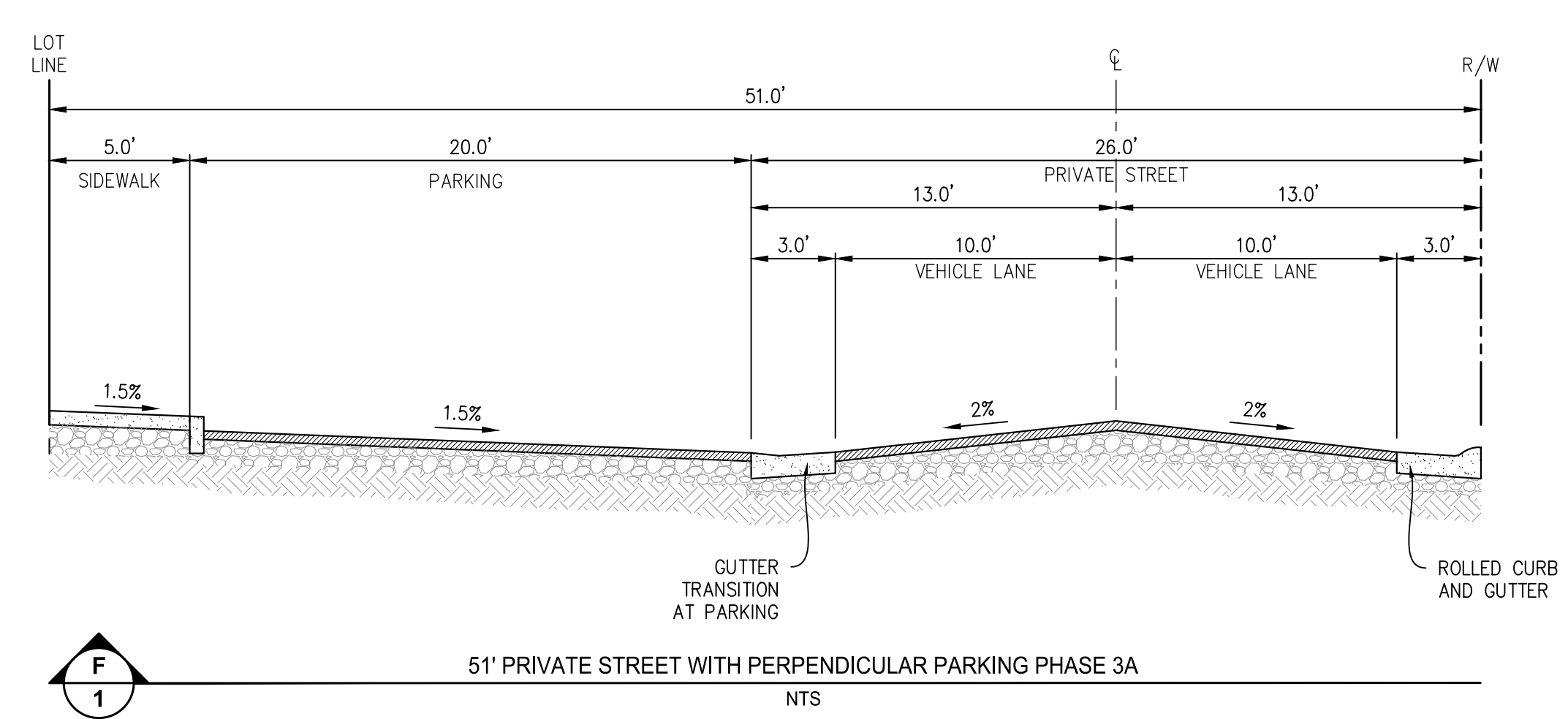
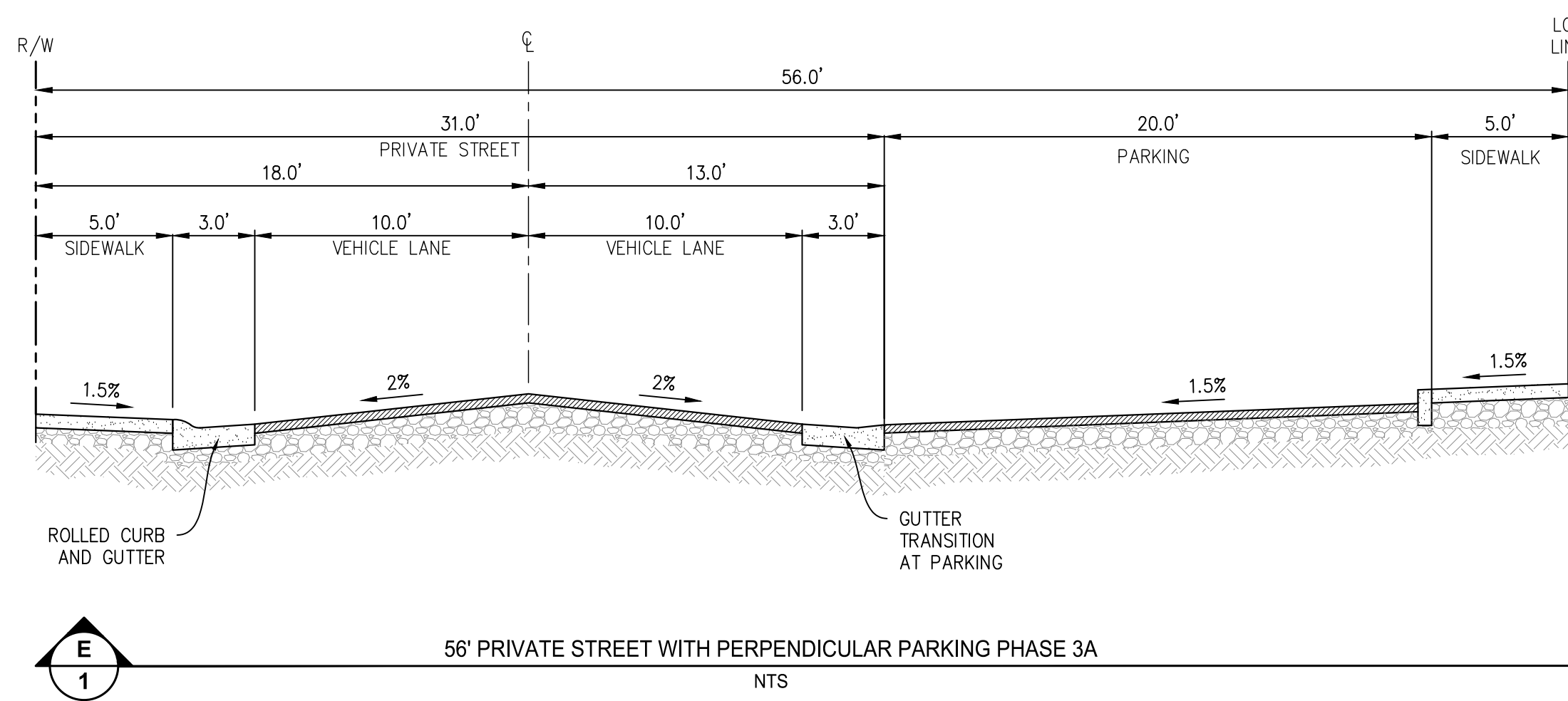
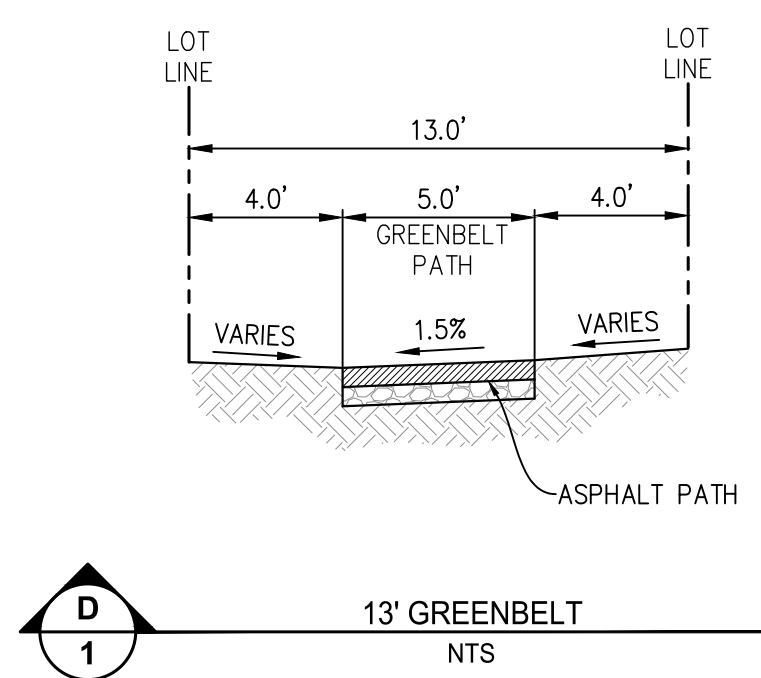
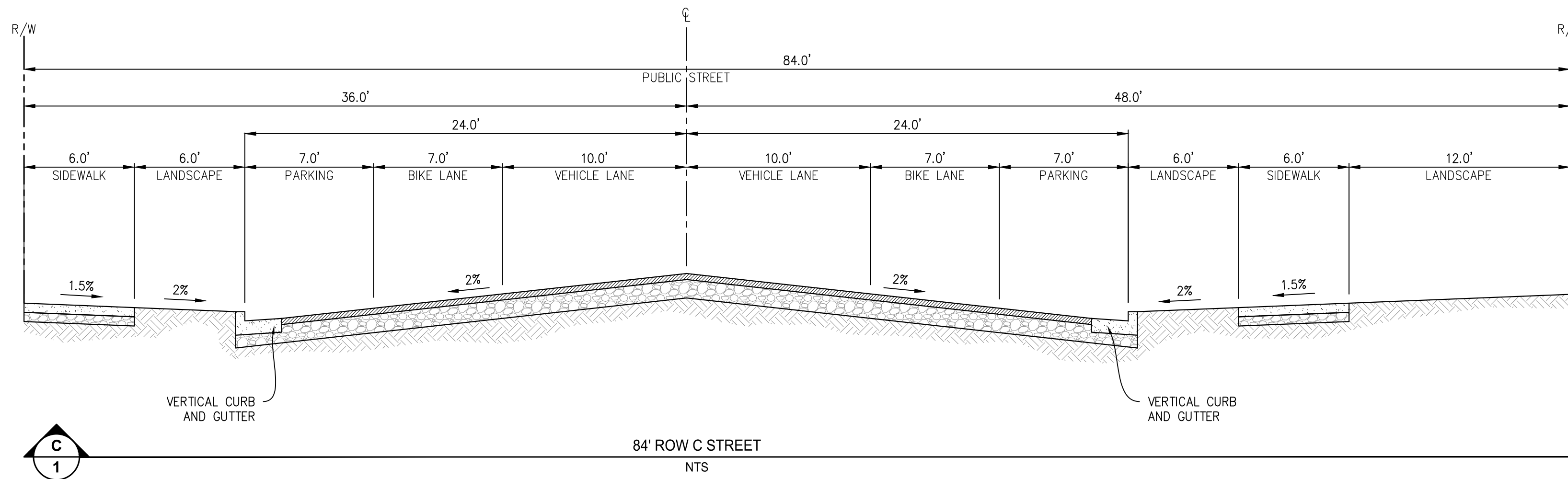
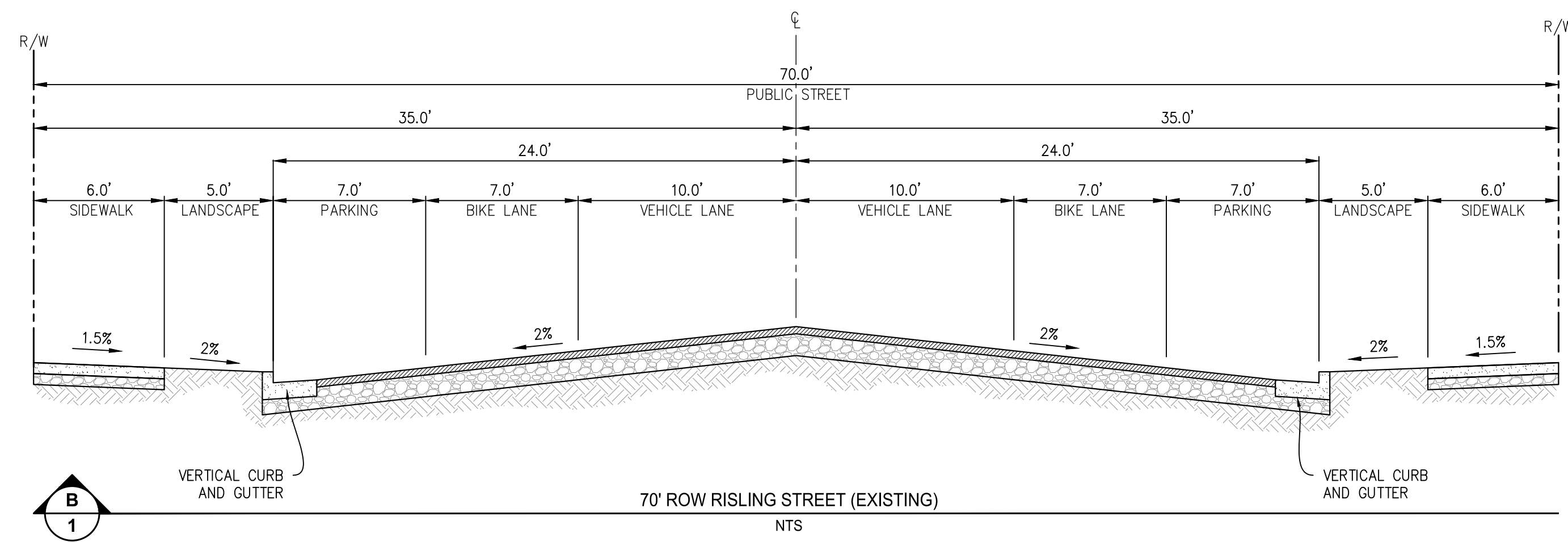
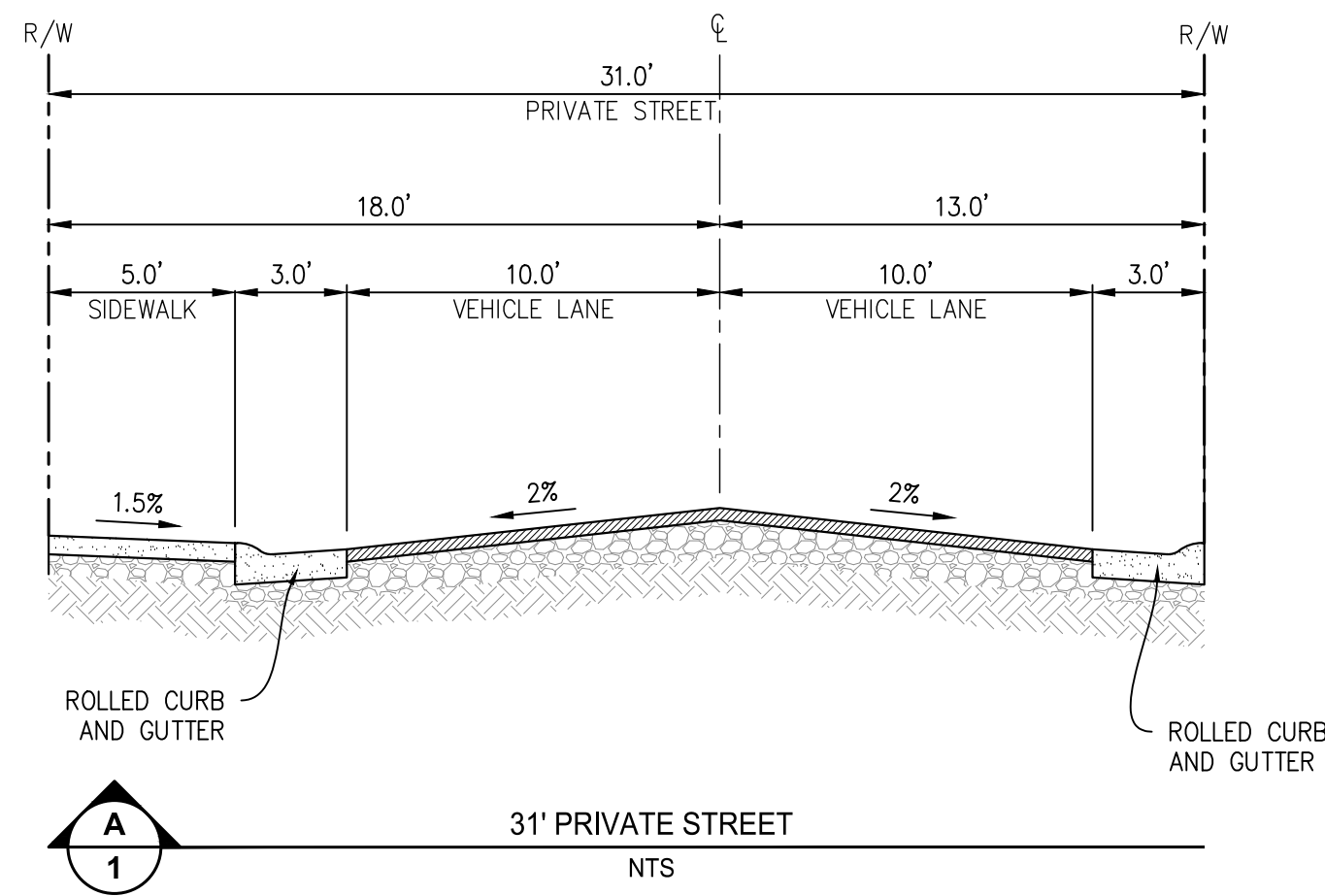


- LEGEND:
- (6" S)— PROPOSED SANITARY SEWER MANHOLE AND PIPE (SIZE, SLOPE PER PLAN)
 - PROPOSED SANITARY SEWER SERVICE LOCATION
 - (6" W)— PROPOSED WATER VALVE AND PIPE (SIZE PER PLAN)
 - PROPOSED WATER SERVICE LOCATION
 - PROPOSED STORM DRAIN INLET
 - (8" S)— PROPOSED STORM DRAIN MANHOLE AND PIPE (SIZE, SLOPE PER PLAN)



<p>TENTATIVE MAP</p> <p>BRETTON WOODS PHASE 3A THE COTTAGES</p> <p>PRELIMINARY UTILITY PLAN</p> <p>CITY OF DAVIS CALIFORNIA</p>	<p>SHEET 3</p> <p>OF</p> <p>4</p>	<p>DATE: 02/06/2020</p> <p>JOB NO: 1594.01.21</p>	<p>DESIGNED BY: KR</p> <p>DRAWN BY: KR</p> <p>CHECKED BY: BF</p> <p>SCALE: AS NOTED</p>
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TENTATIVE MAP
BRETTON WOODS PHASE 3A THE COTTAGES
TYPICAL SECTIONS

CITY OF DAVIS
 CALIFORNIA

NO.	DATE	REVISIONS	BY	APPD.	DESIGNED BY	DRAWN BY	CHECKED BY	SCALE
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SHEET **4** OF **4**

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