

Quick Code Guides – From p. 15 of Downtown Davis Form Based Code (1-17-23 City Council Meeting Version)

Zone

- Neighborhood-Medium Zone: 3 stories max (N-M 40.13.100; Exhibit A)

Building Type – 40.13.100.C

- Townhouse: House Form Building 2-3 max per run (see p. 34, 104)

Building Setbacks & Massing – 40.13.100.E

- 724 G (corner building)
 - Front: 0' min – 7' max (see p. 36): 5'0" currently
 - Side Street: First half of lot from corner, 0' to 7' max (see p. 36): varies due to angle of Sweetbriar.
 - Slight variance needed as we are currently a few feet past the halfway point when using the 5'0" setback (see p. 66 for Downtown Zone Exceptions)
 - Building setback is 0' at approximately 56' deep.
 - Side: 5' min (see p. 36): 5' currently
- 730 G (interior building)
 - Front: 7' min – 10' max (see p. 36): 7' currently
 - Side: 5' min (see p. 36): 5' currently to property line
 - 10' separate buildings on 724 and 730 G street.
- Building within Façade Zone – 70% min for front; 60% min for side street (see p. 37)
 - > 70% min for front and >60% min for side street.

Parking and Access Standards – 40.13.100.F

- Currently no parking per 40.14.050(d)(4) (see p. 71 for No Minimum Requirement)

Building Height – 40.13.100, D

- 35' for highest top plate
 - Currently 35' for highest top plate

Building Size to Site – 40.14.70.J

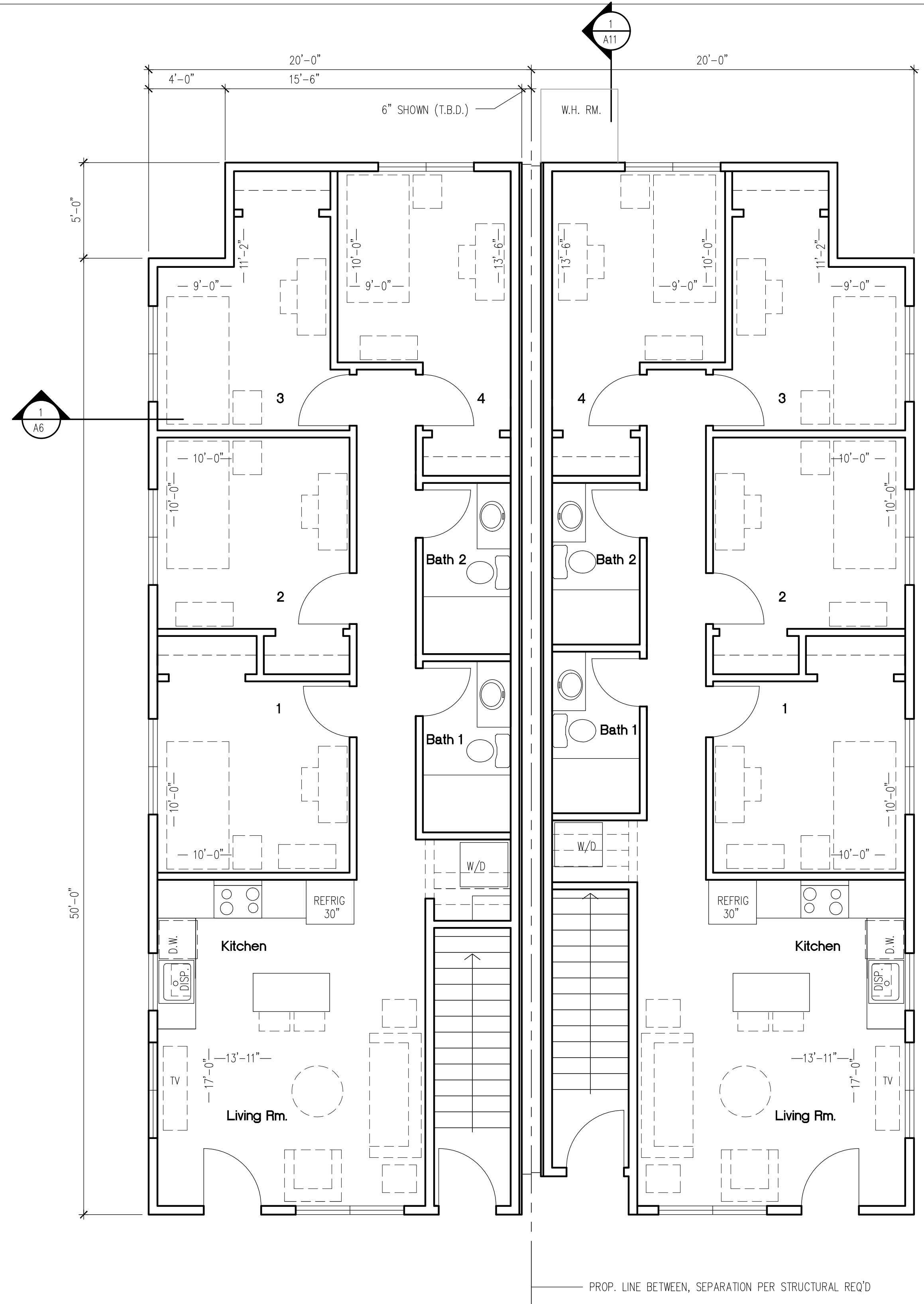
- Depth : 50'
- Secondary Wings; 8' deep

Massing and Facade Articulation – 40.14.080, Table 40.14.080.B

- Currently have material and color divisions in the vertical and horizontal dimension

Frontage Type – 40.14.90.F

- Stoop (see p. 122, 130)
 - Depth, min = 5'



Unit Summary (Parcel 1)

Grd. Flr.	985 S.F.	4 bed / 2 bath
2nd Flr.	940 S.F.	3 bed / 2 bath
3rd Flr.	979 S.F.	3 bed / 2 bath
Total	2,904 S.F.	10 bed

Unit Summary (Parcel 3)

Grd. Flr.	1,023 S.F.	4 bed / 2 bath
2nd Flr.	983 S.F.	3 bed / 2 bath
3rd Flr.	1,026 S.F.	3 bed / 2 bath
Total	3,032 S.F.	10 bed

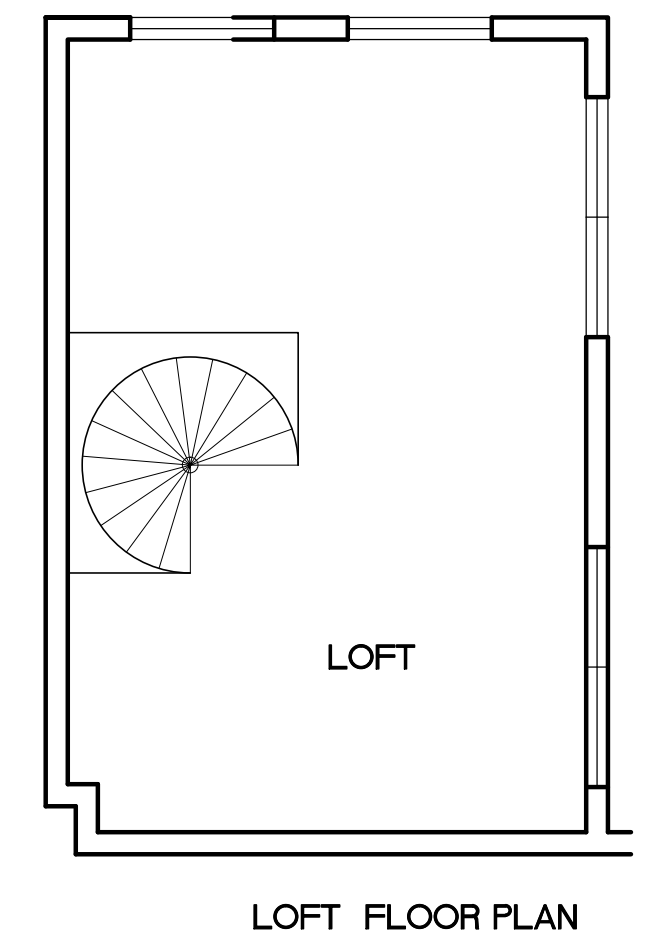
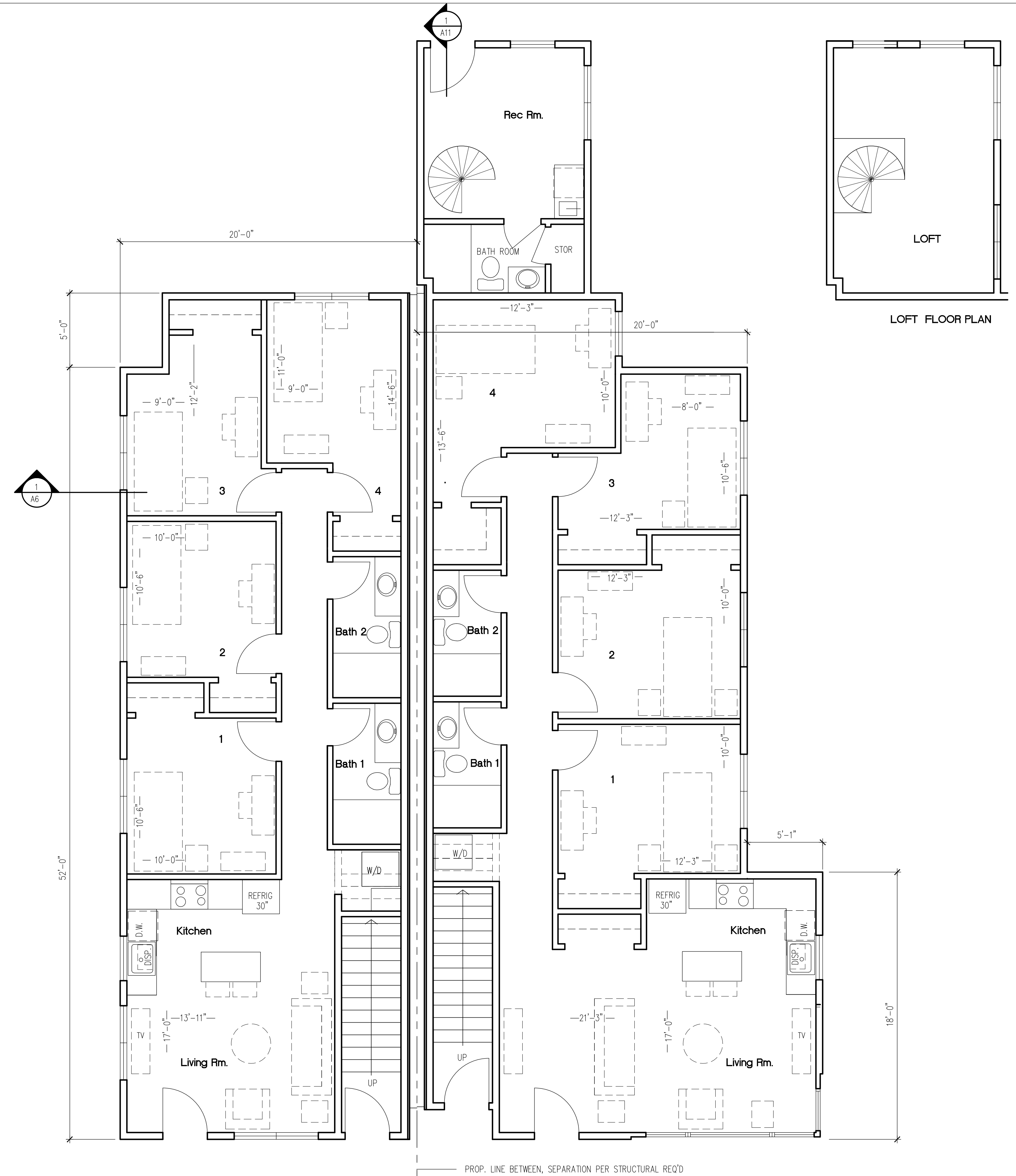
Unit Summary (Parcel 2)

Grd. Flr.	975 S.F.	4 bed / 2 bath
2nd Flr.	929 S.F.	3 bed / 2 bath
3rd Flr.	969 S.F.	3 bed / 2 bath
Total	2,873 S.F.	10 bed

Unit Summary (Parcel 4)

Grd. Flr.	1,211 S.F.	4 bed / 2 bath
2nd Flr.	1,166 S.F.	4 bed / 2 bath
3rd Flr.	1,208 S.F.	4 bed / 2 bath
sub-total	3,585 S.F.	12 bed
Rec Room	200 + 160 sf = 360 s.f.	
TOTAL	3,945 S.F.	

4 BUILDING TOTAL 12,754 S.F.



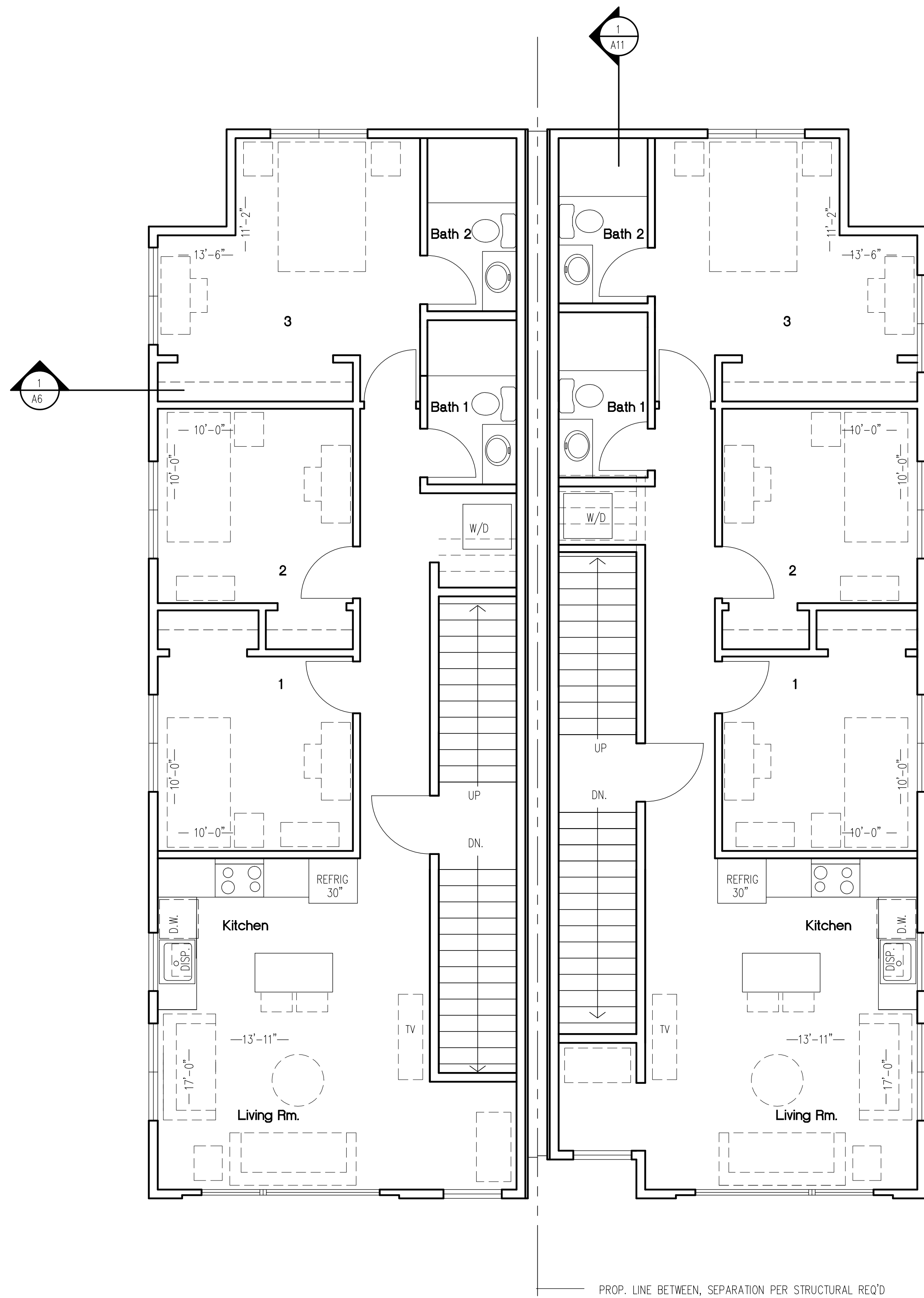
724, 730 G Street Parcels 1,2,3,4
DAVIS CA

SCALE 1/4" = 1'-0"
DATE 7-30-24
DRAWING GROUND FLOOR PLANS
SHEET

BRIAN WICKERT
ARCHITECT INC
P.O. BOX 2106
SHINGLE SPRINGS,
CA 95682
530-401-3390

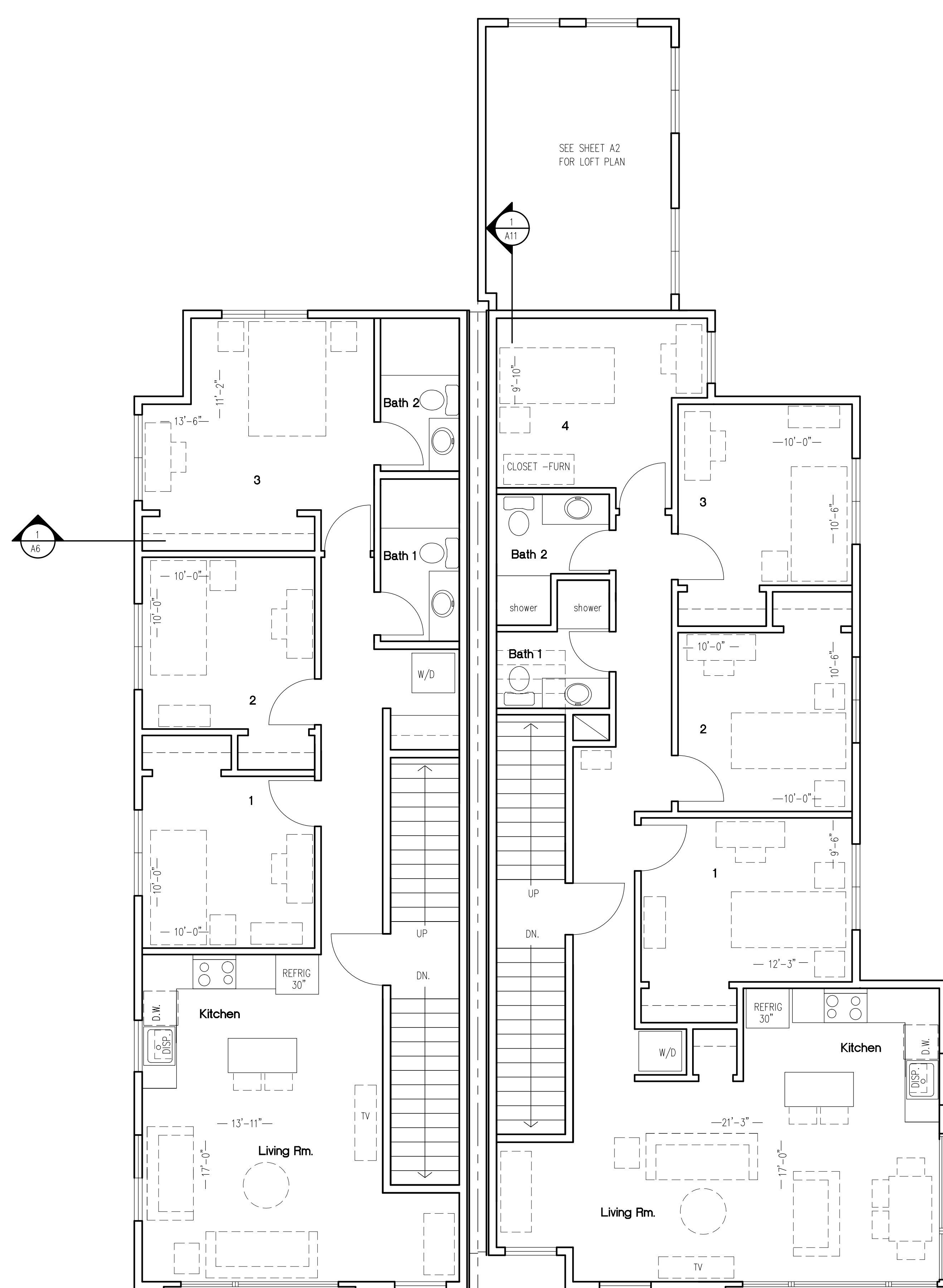


A2



2ND FLOOR PLAN
PARCEL 1

2ND FLOOR PLAN
PARCEL 2



2ND FLOOR PLAN
PARCEL 3

2ND FLOOR PLAN
PARCEL 4

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724, 730 G Street Parcels 1,2,3,4

DAVIS CA

SCALE 1/4" = 1'-0"

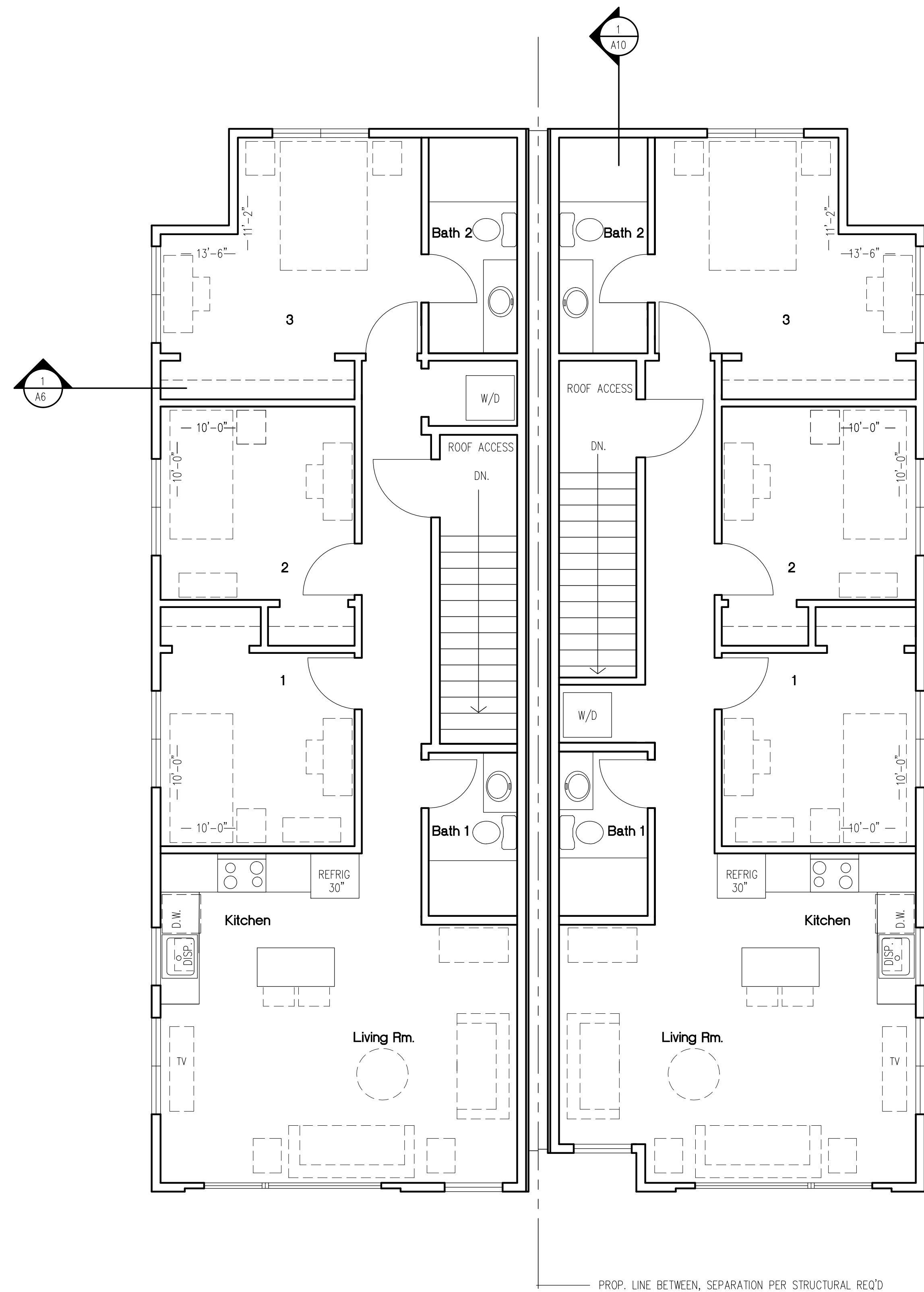
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DRAWING 2ND FLOOR PLANS

SHEET

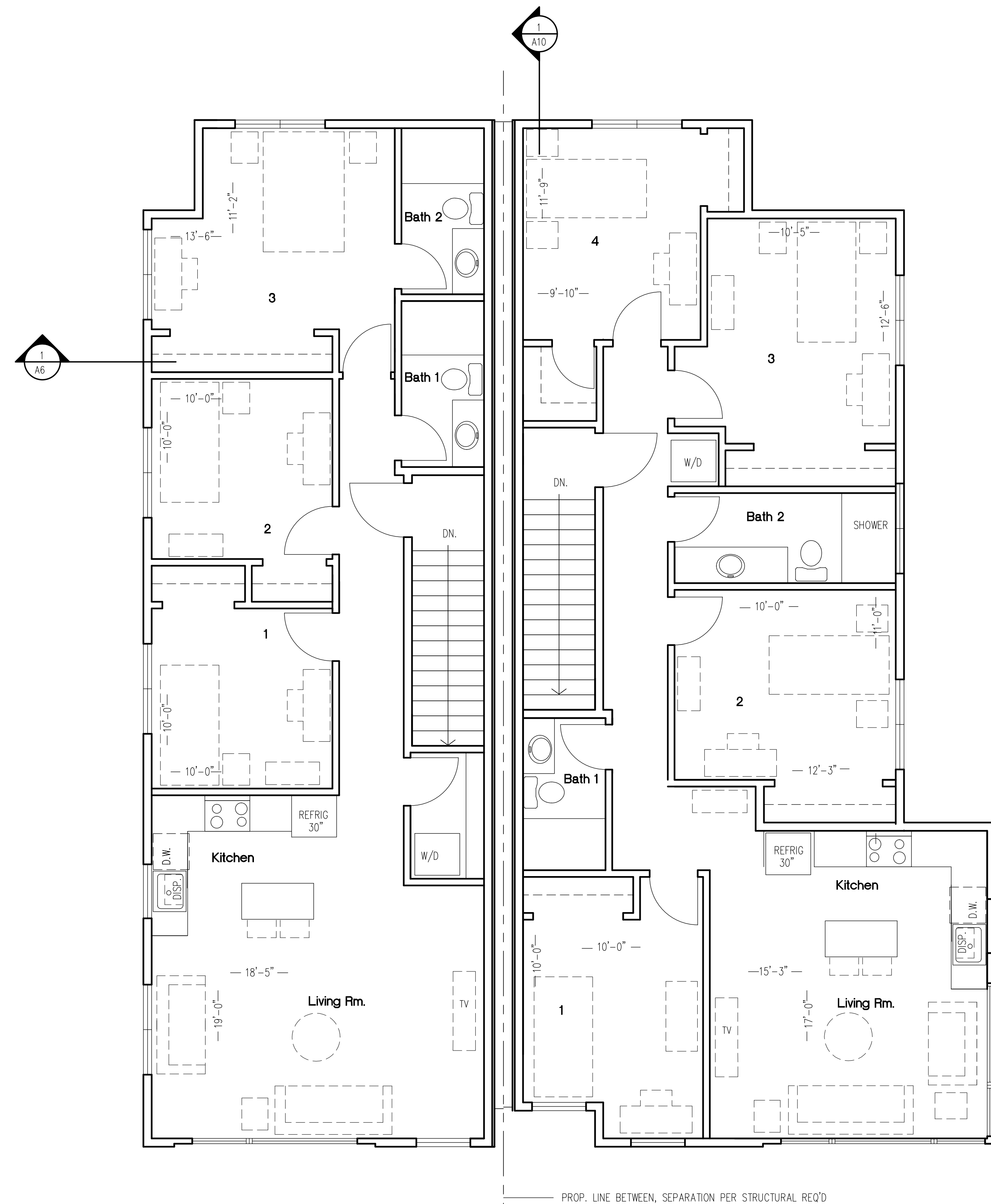
PLAN NORTH

A3



3RD FLOOR PLAN
PARCEL 1

3RD FLOOR PLAN
PARCEL 2



3RD FLOOR PLAN
PARCEL 3

3RD FLOOR PLAN
PARCEL 4

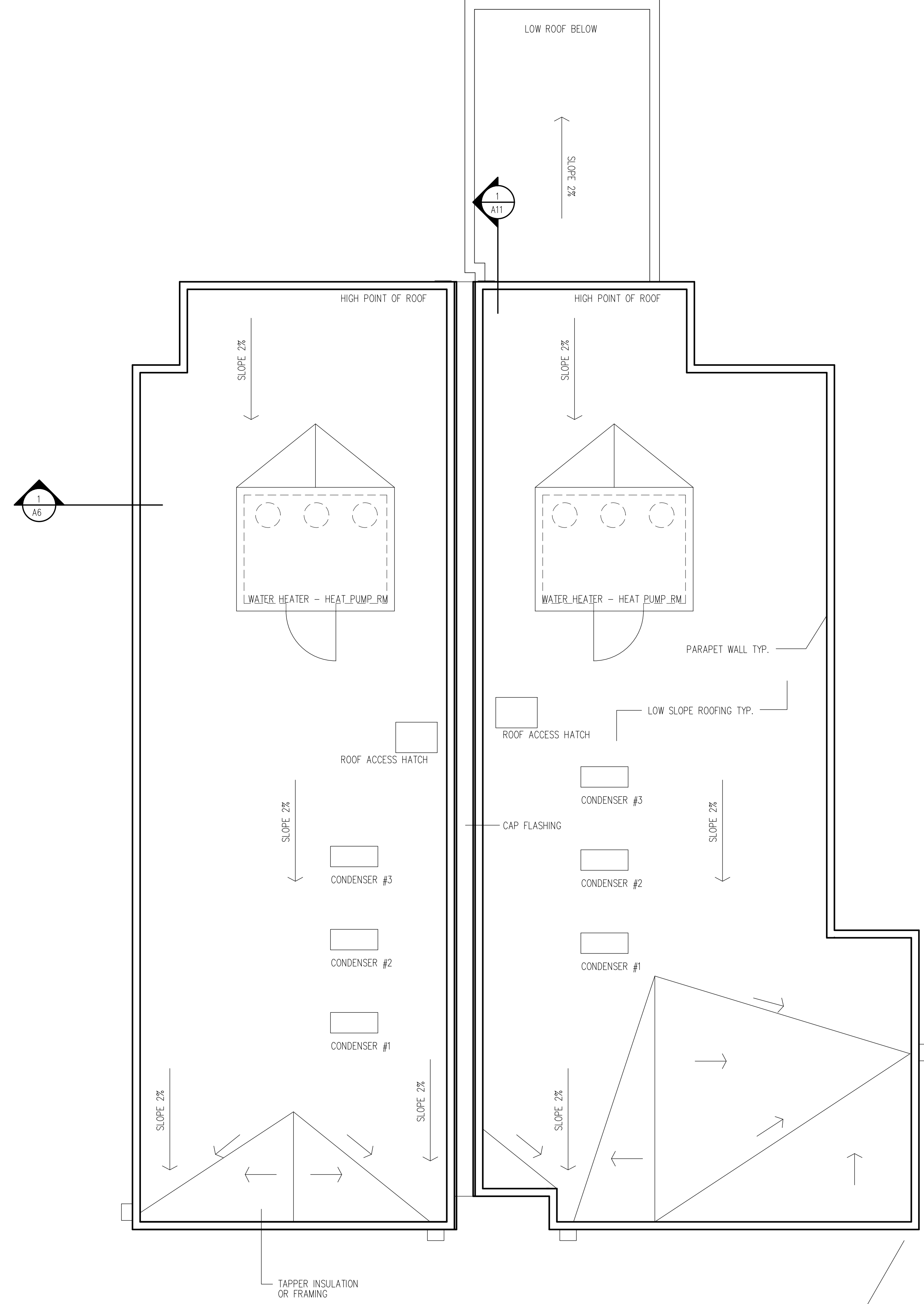
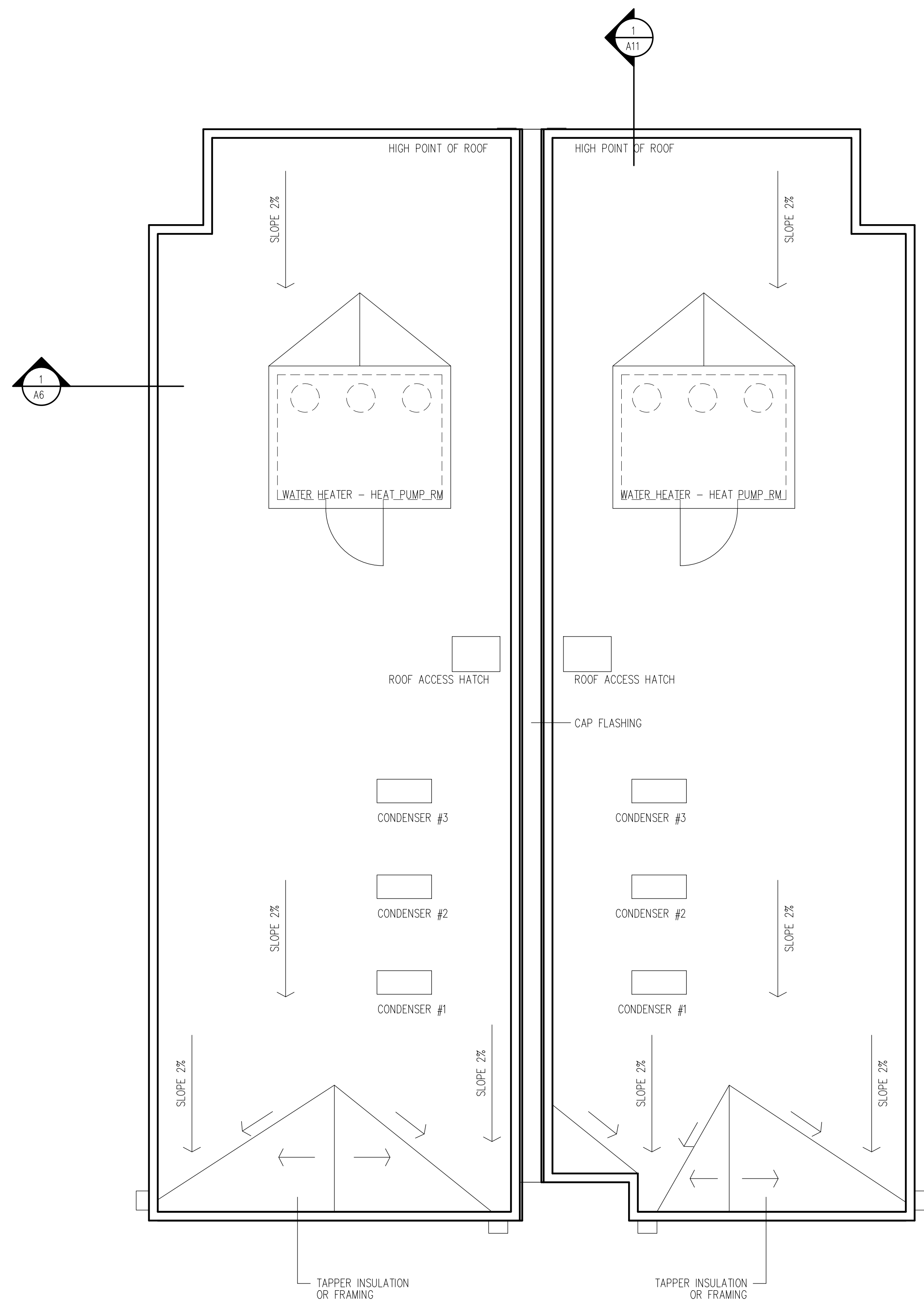
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724, 730 G Street Parcels 1,2,3,4
DAVIS CA

SCALE 1/4" = 1'-0"
DATE 7-30-24
DRAWING 3RD FLOOR PLANS
SHEET

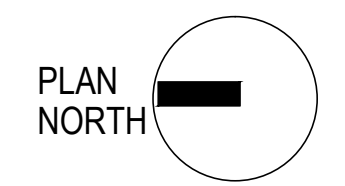
PLAN NORTH

A4

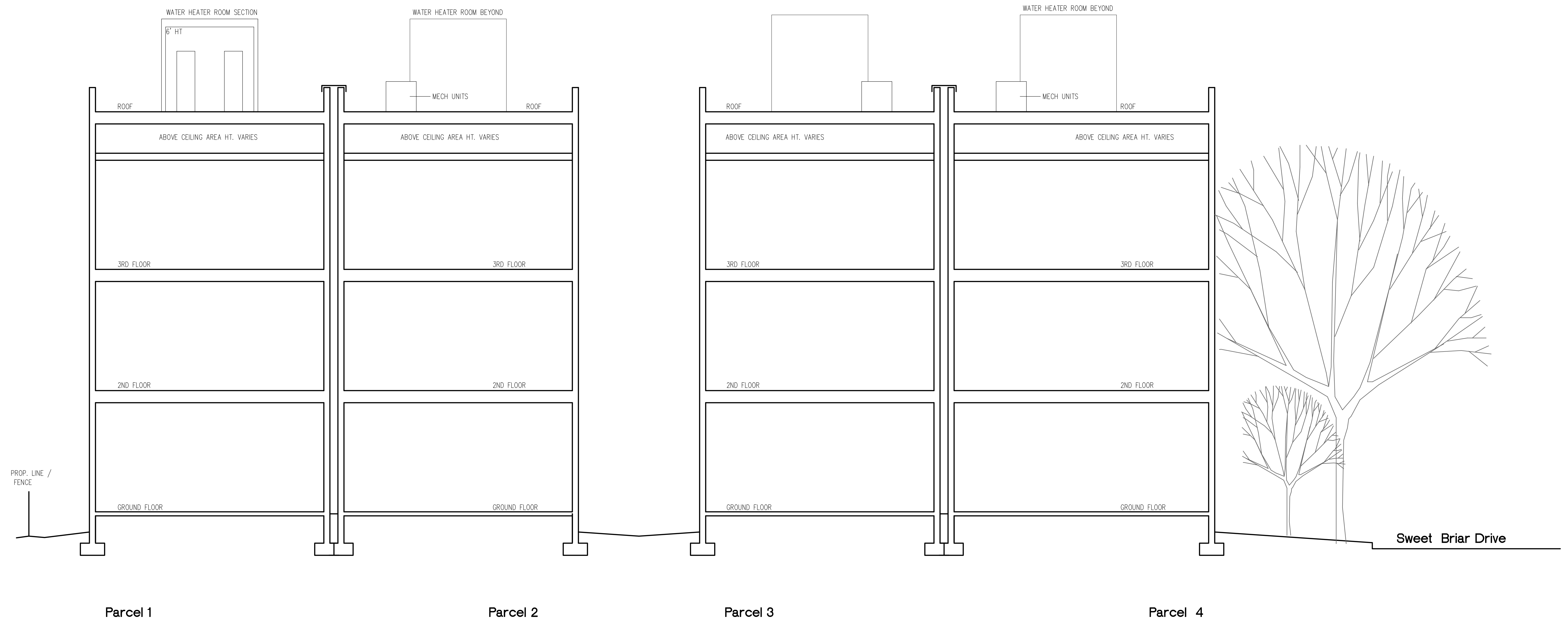


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724, 730 G Street Parcels 1,2,3,4
 DAVIS CA
 SCALE 1/4" = 1'-0"
 DATE 7-30-24
 DRAWING ROOF PLANS
 SHEET



A5



724, 730 G Street Parcels a,b,c,d
 DAVIS CA
 SCALE 1/4" = 1'-0"
 DATE 7-30-24
 DRAWING TRANSVERSE BUILDING SECTIONS
 SHEET

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A6



Elevation G Street

<p>Color 1 BENJAMIN MOORE HC-168 CHELSEA GRAY</p> 	<p>Color 2 OMEGA - STUCCO CO.</p>  <p>9211 Quake</p>	<p>Color 3 ACCENT COLOR BENJAMIN MOORE ES-60 COLOR NAME: MAHAGANY</p> 	<p>Color 4 PAINT BOARD AND BATTEN BENJAMIN MOORE 1537 COLOR NAME: RIVER GORGE GRAY</p> 	<p>Color 5 WINDOW AND DOOR FRAMES PAINT TO MATCH OR DARK ANOD. ALUM</p> 	<p>METAL AWNING - PAINT BENJAMIN MOORE 2124-10 COLOR NAME: WROUGHT IRON</p> 
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724, 730 G Street Parcels 1,2,3,4
 DAVIS CA
 SCALE 1/4" = 1'-0"
 DATE 7-30-24
 DRAWING EAST ELEVATIONS
 SHEET

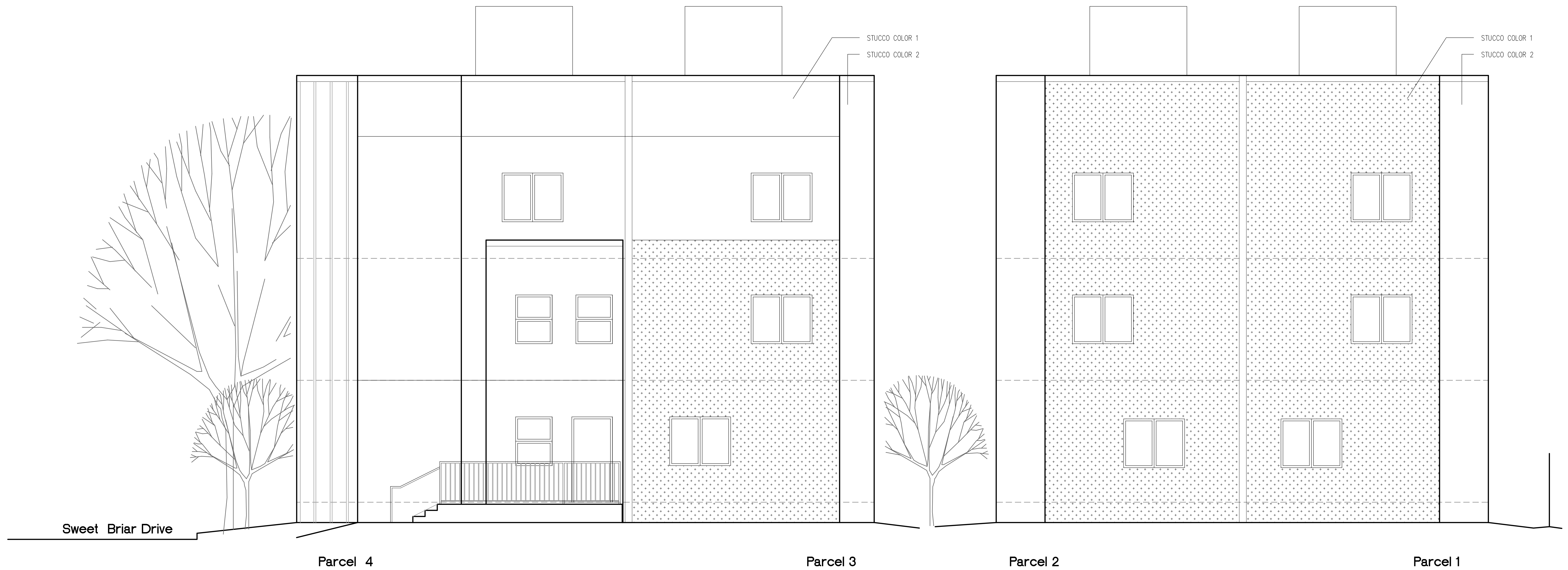
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South Elevation / SWEET BRIAR DRIVE

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724, 730 G Street Parcels 1,2,3,4
 DAVIS CA
 SCALE 1/4" = 1'-0"
 DATE 7-30-24
 DRAWING ELEVATIONS
 SHEET



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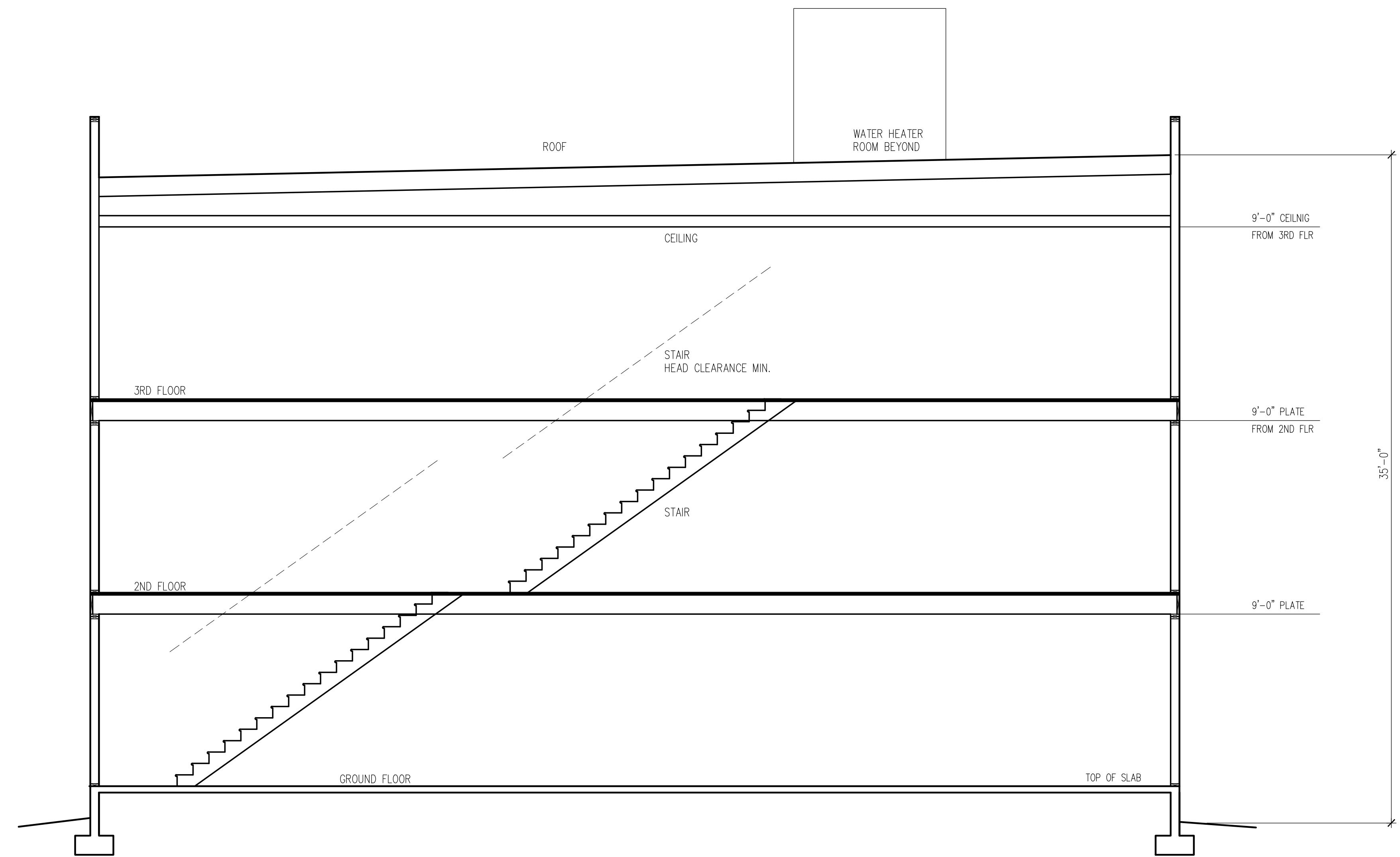
724, 730 G Street Parcels 1,2,3,4
 DAVIS CA
 SCALE 1/4" = 1'-0"
 DATE 7-30-24
 DRAWING ELEVATIONS
 SHEET REAR / WEST



Side / North Elevations Typ

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 530-401-3390

724, 730 G Street Parcels 1,2,3,4
 DAVIS CA
 SCALE 1/4" = 1'-0"
 DATE 7-30-24
 DRAWING ELEVATIONS
 SHEET REAR / WEST

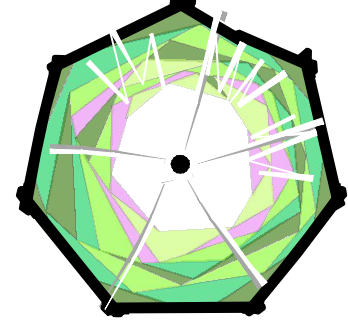


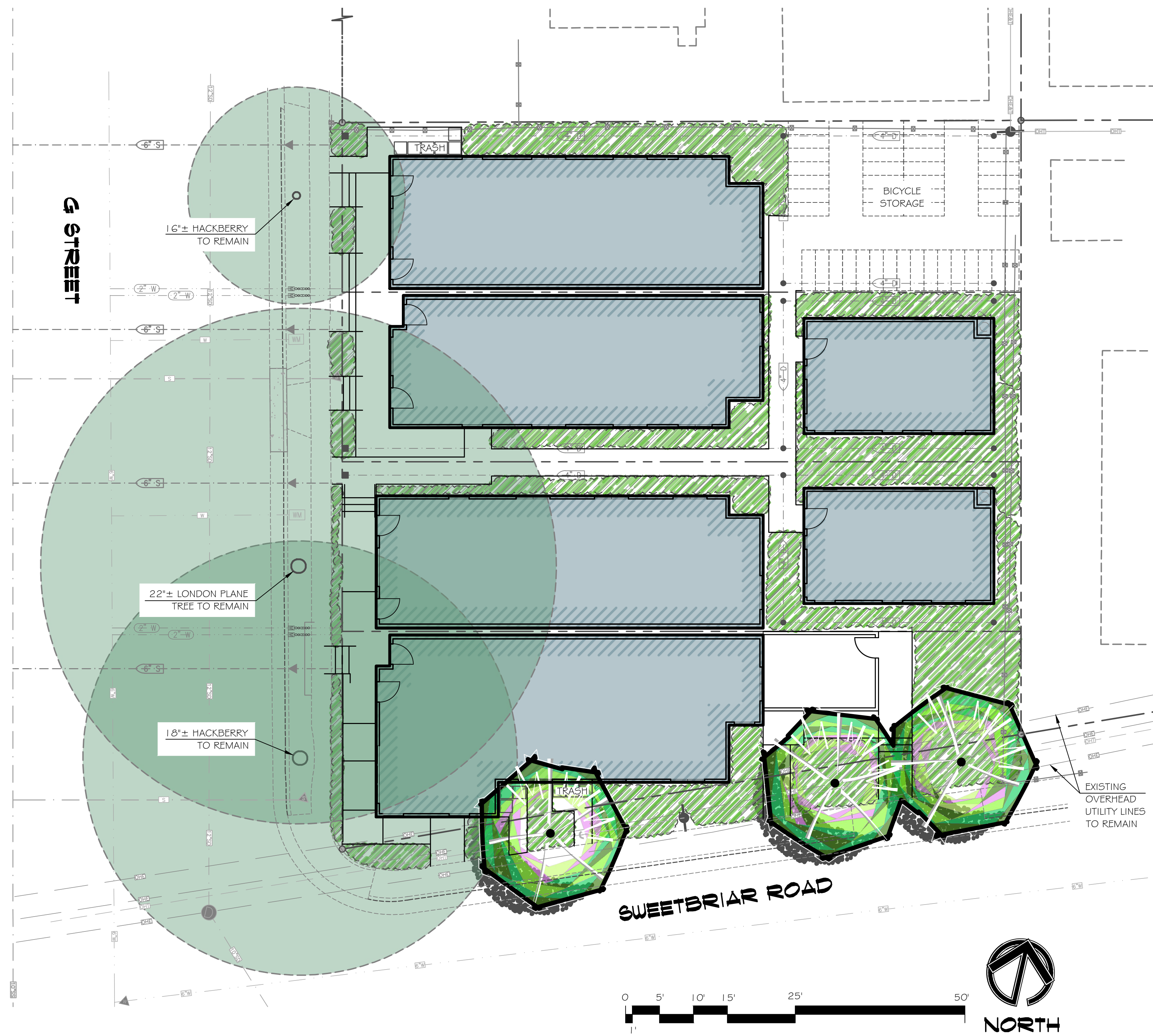
LONGITUDINAL BUILDING SECTIONS

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 ARCHITECT INC
 P.O. BOX 2106
 SHINGLE SPRINGS,
 CA 95682
 530-401-3390

724, 730 G Street Parcels 1,2,3,4
 DAVIS CA
 SCALE 1/4" = 1'-0"
 DATE 7-30-24
 DRAWING ELEVATIONS
 SHEET

PLANT LIST & LEGEND

SYMBOL	BOTANIC NAME/COMMON NAME	SIZE	QUANTITY
	CERCIS RENIFORMIS 'OKLAHOMA'/REDBUD	15 GALLON	3
	SHRUB & GROUND COVER AREA:		
	BUDDLEIA D. NANHOENSIS 'BLUE'/BUTTERFLY BUSH	5 GALLON	
	BULBINE FRUTESCENS (YELLOW)/CAPE BALSAM	1 GALLON	
	CHONDROPETALUM TECTORUM/DWF. CAPE RUSH	5 GALLON	
	CAREX DIVULSA/EURASIAN GRAY SEDGE	1 GALLON	
	CAREX OSHIMENSIS 'EVEREST'/VARIEGATED JAPANESE SEDGE	1 GALLON	
	CYRTOMIUM FALCATUM/JAPANESE HOLLY FERN	1 GALLON	
	DIETES VEGETA/FORTNIGHT LILY	1 GALLON	
	DIANELLA REVOLUTA 'BABY BLISS'/BLACK FLAX LILY	1 GALLON	
	DIANELLA REVOLUTA 'ALLYN-CITATION'/COOLVISTA FLAX LILY	1 GALLON	
	ERIGERON KARVINSKIANUS/FLEABANE	1 GALLON	
	GERANIUM X. CANTABRIGIENSE 'BIOKOVO'/BIOKOVO CRANESBILL	1 GALLON	
	HELLEBORUS ARGUTOLIUS 'PACIFIC FROST'/CORSICAN HELLEBORE	1 GALLON	
	IRIS DOUGLASIANA/DOUGLAS IRIS	1 GALLON	
	LOMANDRA LONGIFOLIA 'LOMLON'/LIME TUFF MAT RUSH	1 GALLON	
	MAHONIA A. 'COMFACTA'/COMPACT OREGON GRAPE	5 GALLON	
	MAHONIA REPENS/CREeping OREGON GRAPE	1 GALLON	
	MAHONIA X. MEDIA 'MARVEL'/MARVEL MAHONIA	5 GALLON	
	NANDINA DOMESTICA 'GULF STREAM'/DWF. HEAVENLY BAMBOO	5 GALLON	
	PENSTEMON HETEROPHYLLUS 'MARGARITA B.O.P.)/BEARD TONGUE	1 GALLON	
	ROSA X. HYBRIDA 'MEIRADENA'/CECAP ROSE	5 GALLON	
	ROSA X. 'MEIJOCOS'/PINK DRIFT ROSE	1 GALLON	
	TEUCRIUM CHAMAEDRY'S/DWARF GERMANDER	1 GALLON	



Garth Ruffner
Landscape Architect
(916) 797-2576

4120 Douglas Blvd. #306-301, Roseville, California 95746
GarthRuffner.com CA Landscape Architect #2808

Project:

**SWEETBRIAR
TOWNHOMES**

724 & 730 G STREET
CITY OF DAVIS
CALIFORNIA

SWEETBRIAR & G INVESTMENTS, LLC

Sheet Title:

**PRELIMINARY
LANDSCAPE
PLAN**

Date: JULY 30, 2024

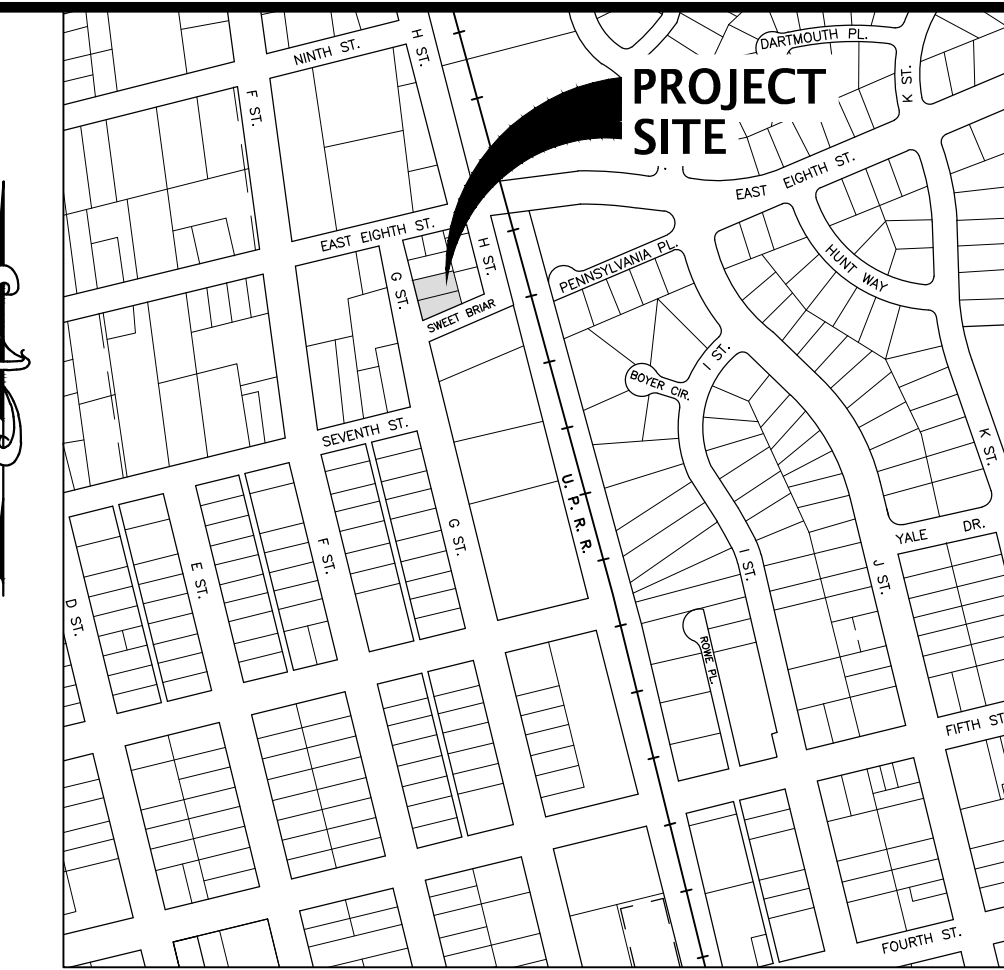
Scale: 1"= 10'-0"

Job Number: 44017

Sheet Number: LA of 1

SWEETBRIAR TOWNHOMES TENTATIVE PARCEL MAP NO. 5252

CITY OF DAVIS COUNTY OF YOLO CALIFORNIA
CUNNINGHAM ENGINEERING CORPORATION
JULY 2024

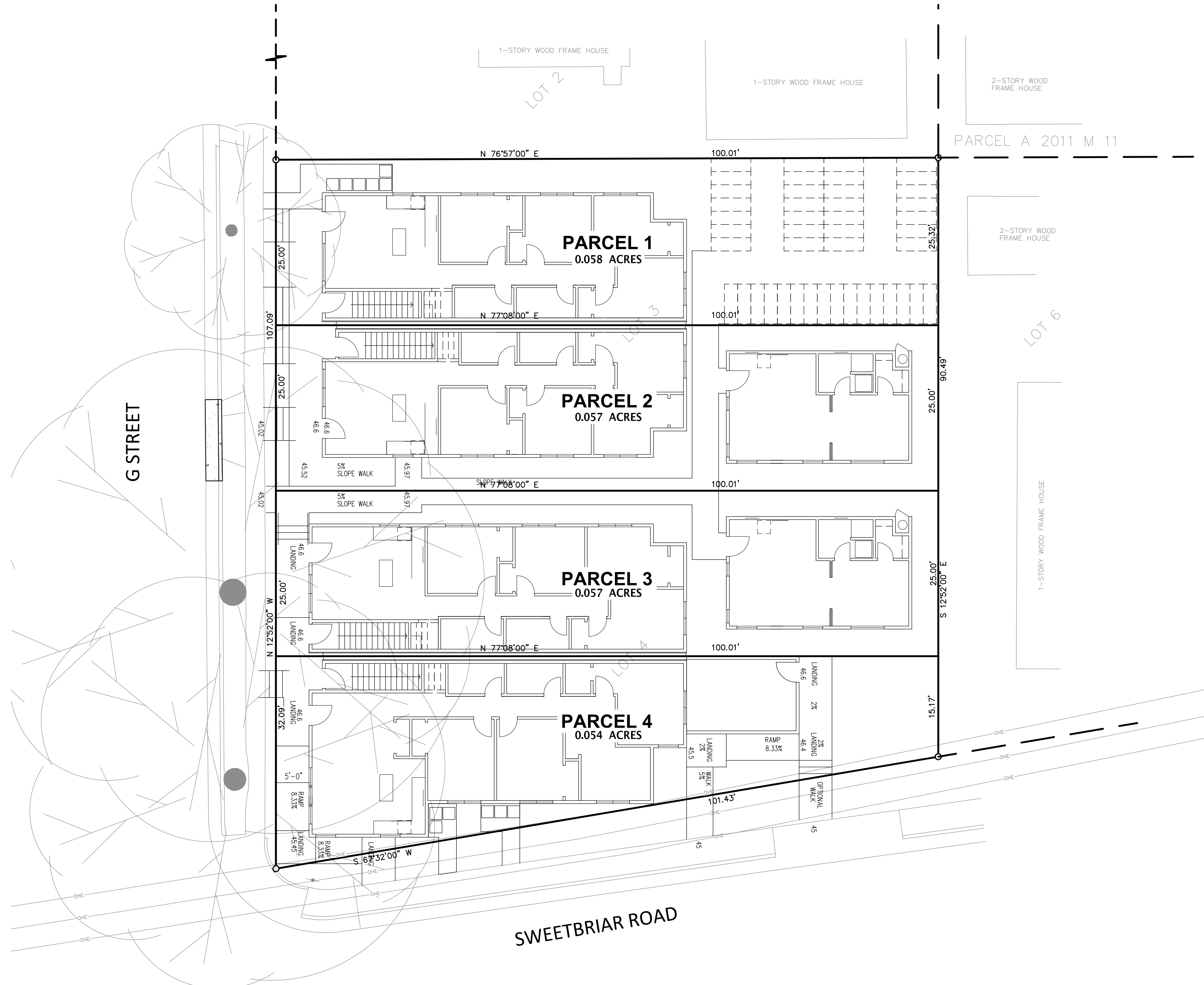


VICINITY MAP
-NO SCALE-

NO.	DATE	REVISIONS	BY	APPD.	DESIGNED BY	RT	DRAWN BY	RT	CHECKED BY	DF	SCALE
											1" = 10'

LEGEND

- EXISTING SANITARY SEWER
- EXISTING STORM DRAIN
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAIN
- PROPOSED WATER
- PROPOSED FIRE WATER
- PROPOSED PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED WATER METER
- PROPOSED BACKFLOW DEVICE
- EXISTING DRAIN INLET
- PROPOSED DRAIN INLET
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- EXISTING ELEVATION
- PROPOSED ELEVATION
- EXISTING TREE
- PROPOSED BIORETENTION BASIN



- ### SHEET INDEX:
- C-1 TITLE SHEET
 - C-2 PRELIMINARY GRADING PLAN
 - C-3 PRELIMINARY UTILITY PLAN
 - C-4 PRELIMINARY STORMWATER QUALITY CONTROL PLAN

OWNERS
SWEETBRIAR AND G INVESTMENTS 1, LLC
2800 5TH STREET, STE 110
DAVIS, CALIFORNIA 95618
(530) 746-7848

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

ARCHITECT
BRIAN WICKERT ARCHITECT INC.
P.O. BOX 2106
SHINGLE SPRINGS, CALIFORNIA 95682
(530) 401-3390

GEOTECHNICAL ENGINEER
RANEY GEOTECHNICAL INC.
3140 BEACON BOULEVARD
WEST SACRAMENTO, CALIFORNIA 95691
(916) 371-1809

ASSESSORS PARCEL NUMBERS
070-163-001 AND 070-163-002

AREA
0.227 ACRES

LAND USE
EXISTING: CORE AREA SPECIFIC PLAN
PROPOSED: CORE AREA SPECIFIC PLAN

ZONING
EXISTING: M-N(3): NEIGHBORHOOD-MEDIUM ZONE
PROPOSED: M-N(3): NEIGHBORHOOD-MEDIUM ZONE

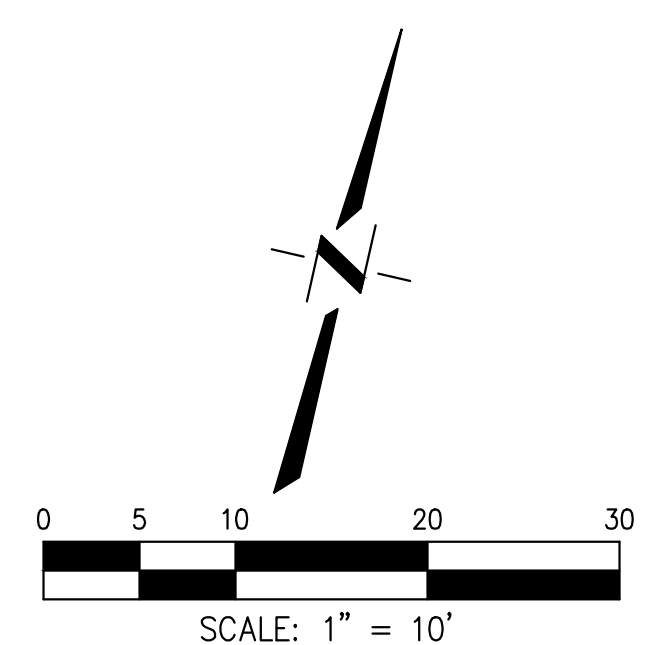
GENERAL PLAN
EXISTING: CORE AREA SPECIFIC PLAN
PROPOSED: CORE AREA SPECIFIC PLAN

FLOOD ZONE
06113C0611G (JUNE 18, 2010) - ZONE X

LEGAL DESCRIPTION
PARCELS 3 AND 4 PER 5 M&S 23, YOLO COUNTY RECORDS.

- 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) 310-2355
 - FIRE DEPARTMENT
CITY OF DAVIS FIRE DEPT
(530) 757-5684
 - U.S.A.
(800) 227-2600
 - GARBAGE & RECYCLING
RECOLOGY DAVIS
(530) 756-4646

- NOTES:**
1. THIS MAP WAS PREPARED UNDER THE DIRECTION OF DANIEL A. FENOCCHIO, RCE 51484.
 2. 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.
 3. THE EXISTING TOPOGRAPHY (SHOWN SCREENED) IS BASED ON A FIELD SURVEY PERFORMED BY FRAME SURVEYING & MAPPING, DATED JUNE 2023, REVISED 1/18/24.
 4. THIS SUBDIVISION IS A SUBDIVISION OF PARCELS 3 AND 4 PER 5 M&S 23, YOLO COUNTY RECORDS.
 5. NO SIGNIFICANT EROSION IS ANTICIPATED. APPROPRIATE EROSION CONTROL MEASURES ARE TO BE EMPLOYED DURING CONSTRUCTION.
 6. PROPOSED IMPROVEMENTS SHOWN HEREON ARE BASED ON A SITE PLAN PREPARED BY BRIAN WICKERT ARCHITECT INC. DATED 3/20/24.



APPROVED BY: _____
CITY OF DAVIS COMMUNITY DEVELOPMENT DEPARTMENT DATE _____

CALIFORNIA

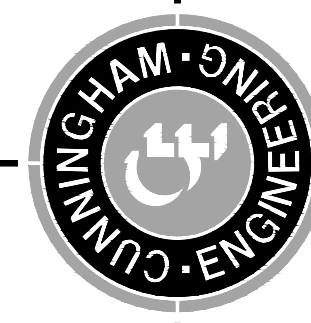
DAVIS

**SWEETBRIAR TOWNHOMES
TENTATIVE PARCEL MAP NO. 5252
TITLE SHEET**

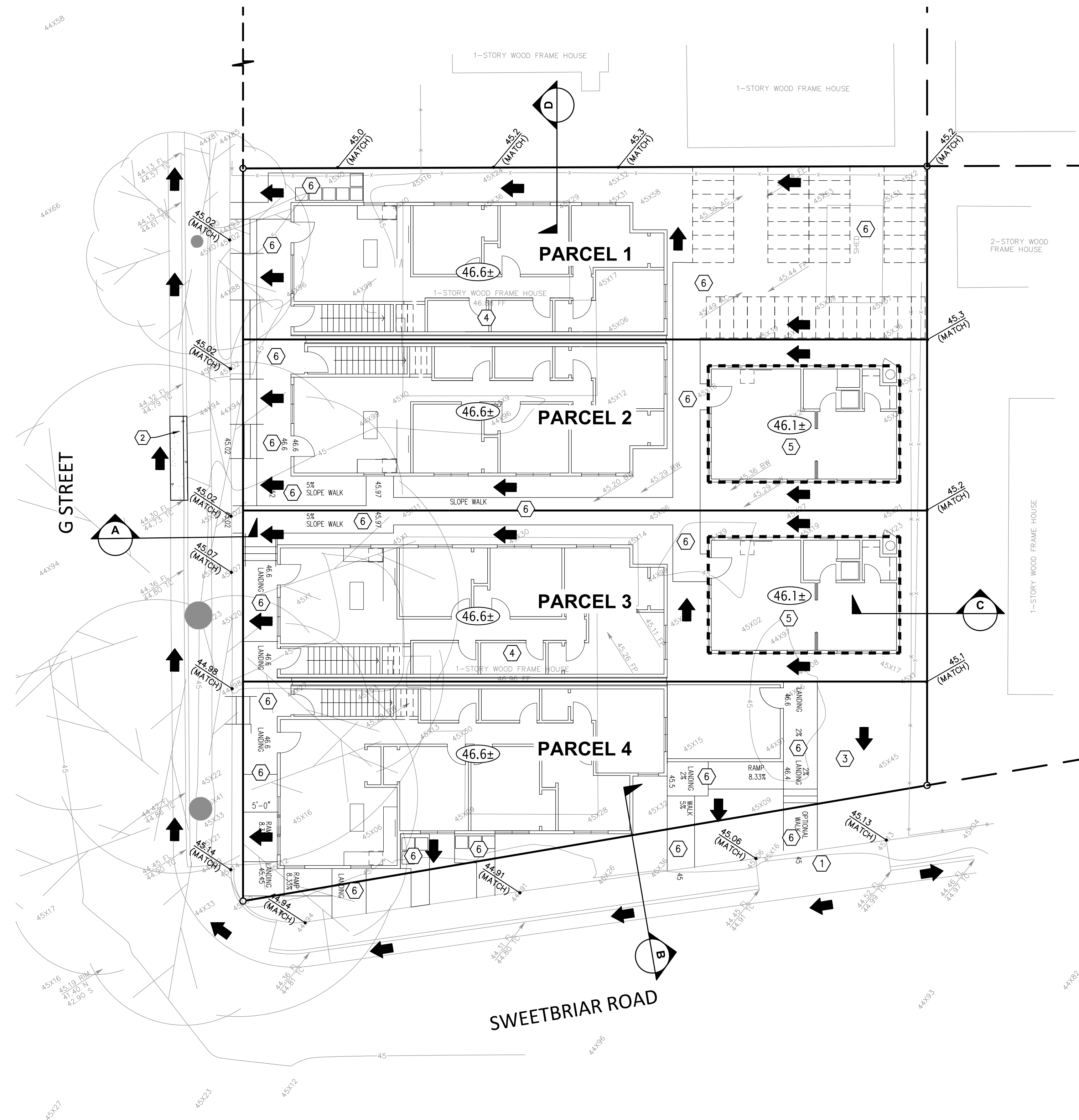
SHEET
OF
4

DATE: 7/25/2024

JOB NO: 2035.00.01

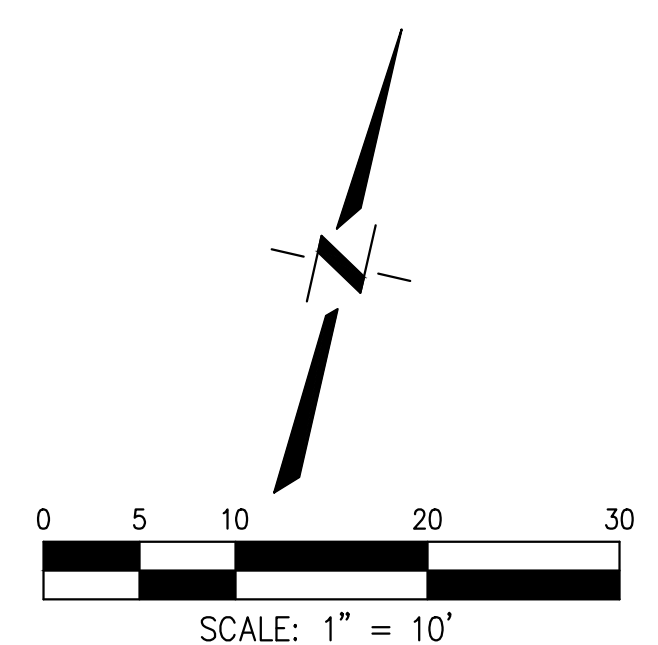
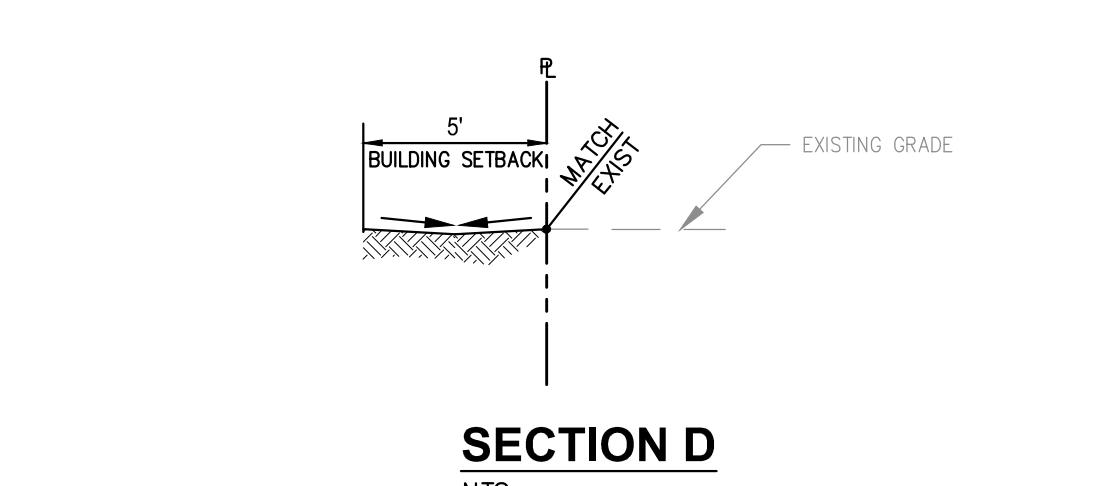
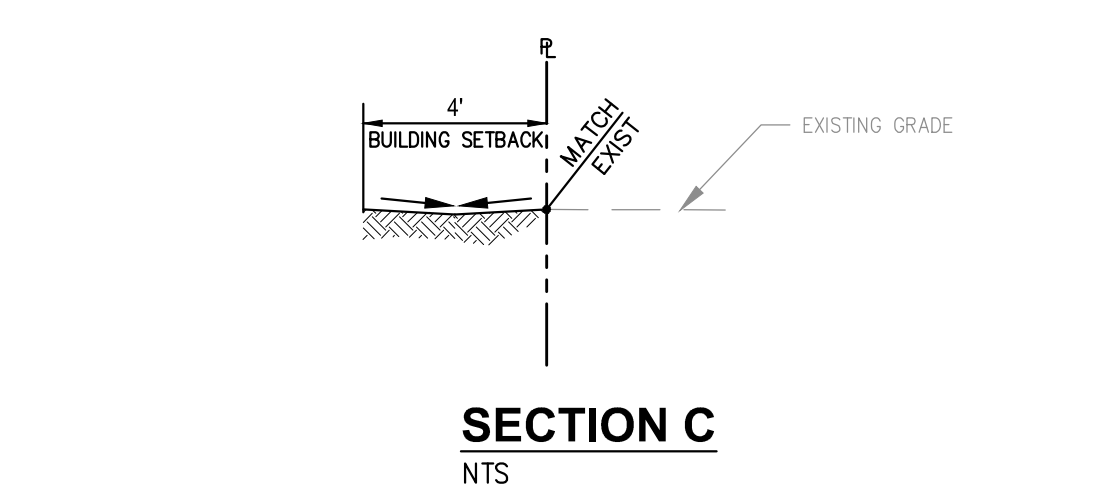
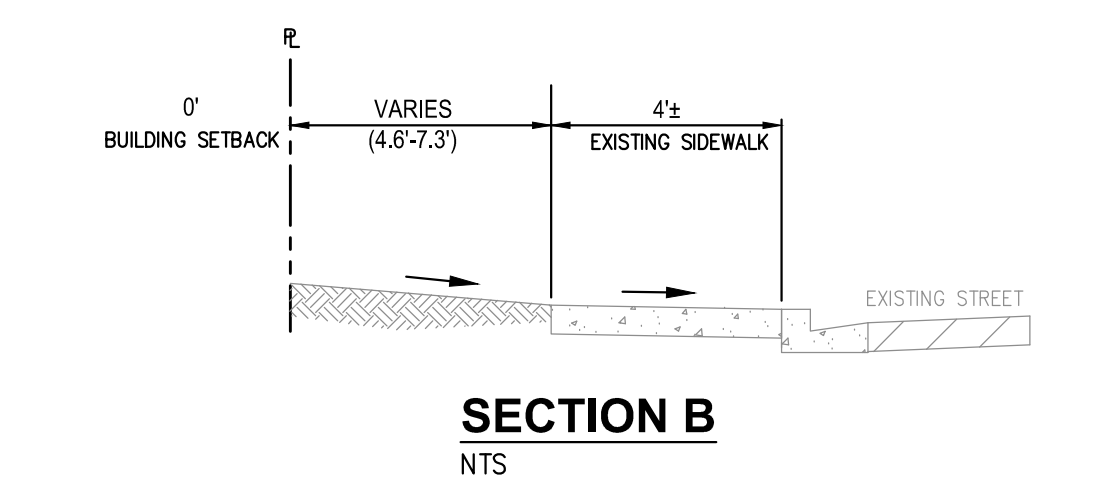
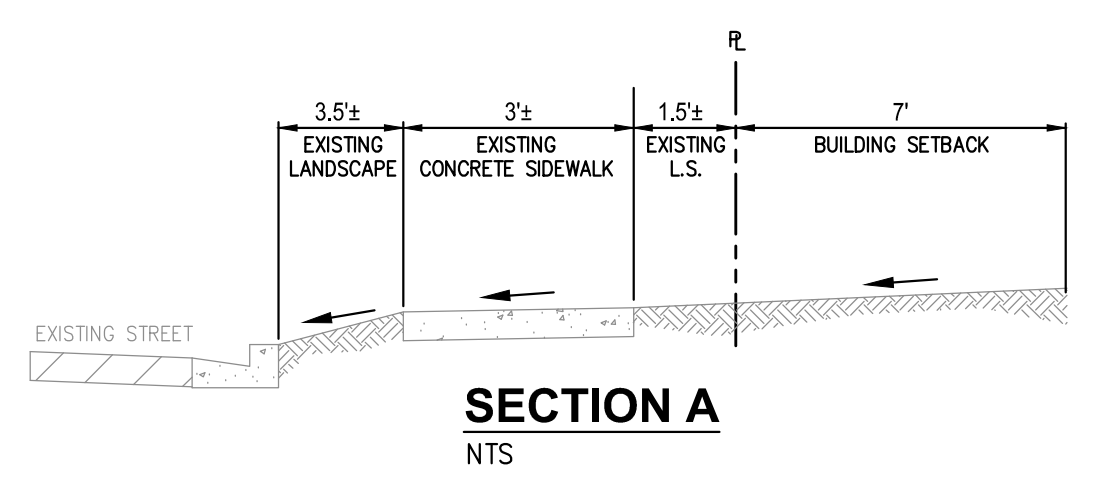


CECWEST.COM
Project Planning - Civil Engineering - Landscape Architecture
Davis Office
2840 Spafford Street, Suite 200
Davis, CA 95618
(530) 758-2026
Sacramento Office
2120 20th Street, Suite Three
Sacramento, CA 95818
(916) 455-2026



- LEGEND**
- EXISTING TREE TO REMAIN
 - 100 YEAR OVERLAND RELEASE FLOW PATH
 - 31.8± PROPOSED FINISH FLOOR ELEVATION

- KEYNOTES**
- 1 EXISTING DRIVEWAY TO REMAIN.
 - 2 REMOVE EXISTING DRIVEWAY AND CONSTRUCT STANDARD CITY CURB & GUTTER.
 - 3 SHEET DRAIN LOT TO STREET.
 - 4 EXISTING BUILDINGS TO BE DEMOLISHED PRIOR TO RECORDATION OF FINAL MAP.
 - 5 ADU'S ARE CURRENTLY UNDER CONSTRUCTION PER SEPARATE PERMIT.
 - 6 PROPOSED PERVIOUS PAVEMENT AREAS.



APPROVED BY: _____
 CITY OF DAVIS COMMUNITY DEVELOPMENT DEPARTMENT DATE

DESIGNED BY	RT	APPD.		REVISIONS			
DRAWN BY	RT	BY		NO.	DATE	NO.	DATE
CHECKED BY	DF						
SCALE	1" = 10'						

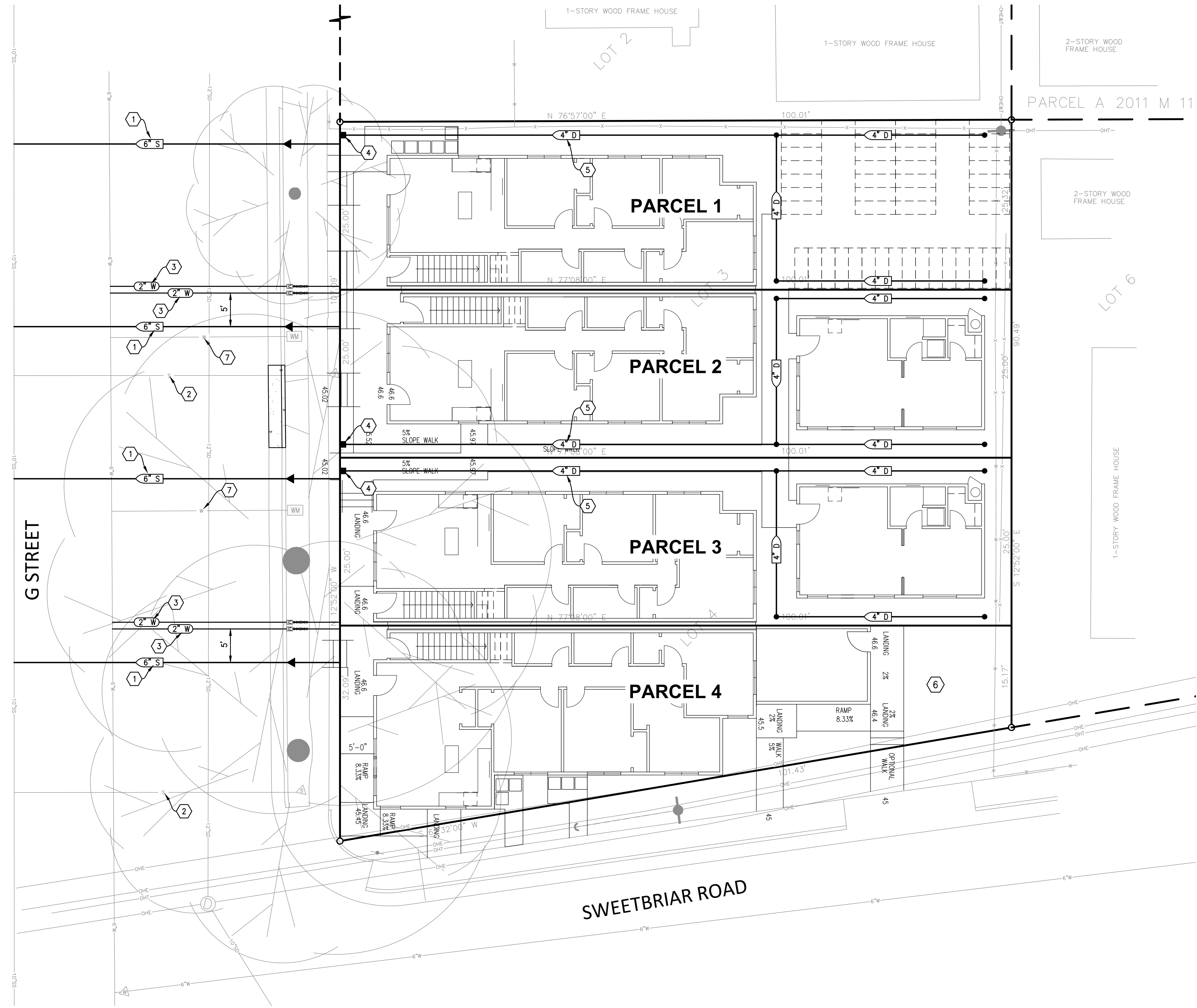
CECWEST.COM
 Project Planning - Civil Engineering - Landscape Architecture
 Davis Office
 2840 Spafford Street, Suite 200
 Davis, CA 95618
 (530) 758-2026

SWEETBRIAR TOWNHOMES
TENTATIVE PARCEL MAP NO. 5252
PRELIMINARY GRADING PLAN

DAVIS CALIFORNIA

SHEET C2	DATE: 7/25/2024
OF 4	JOB NO: 2035.00.01

S:\Projects\20035 G Street and Sweetbriar, Davis\AutoCAD\2035-01 Preliminary Engineering\Sheets\2035-01-C2-GRAD.dwg - C2 7/25/2024 - 7:47AM Plotted by: Robb

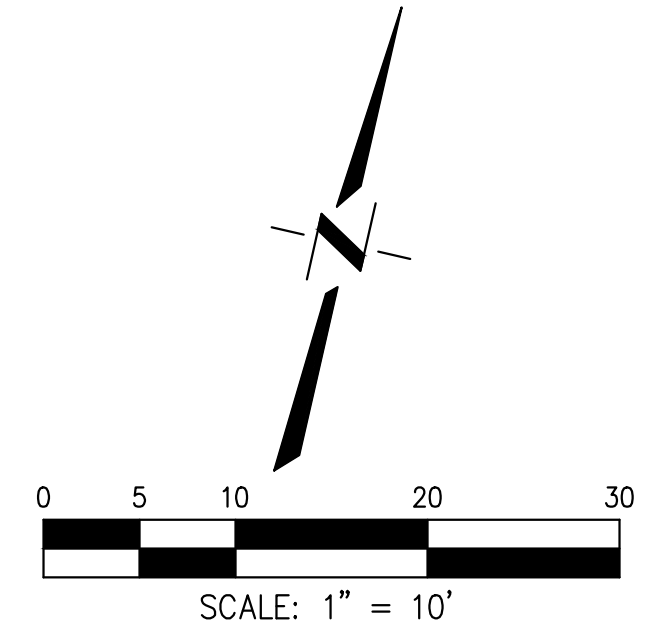


KEYNOTES


- ① INSTALL 6" SEWER SERVICE WITH CLEANOUT AT BACK OF CURB.
- ② ABANDON EXISTING SEWER SERVICE PER CITY REQUIREMENTS.
- ③ INSTALL 2" WATER SERVICE WITH 2" METER AND 2" R.P. BACKFLOW ASSEMBLY BEHIND CURB.
- ④ INSTALL "BUBBLE-UP" DRAIN OUTLET BEHIND SIDEWALK.
- ⑤ INSTALL LOT DRAINAGE SYSTEM WITH AREA DRAINS AND ROOF DRAINS DIRECTLY CONNECTED TO PIPES.
- ⑥ SHEET DRAIN LOT TO STREET.
- ⑦ ABANDON EXISTING WATER SERVICE PER CITY REQUIREMENTS.

NOTES:

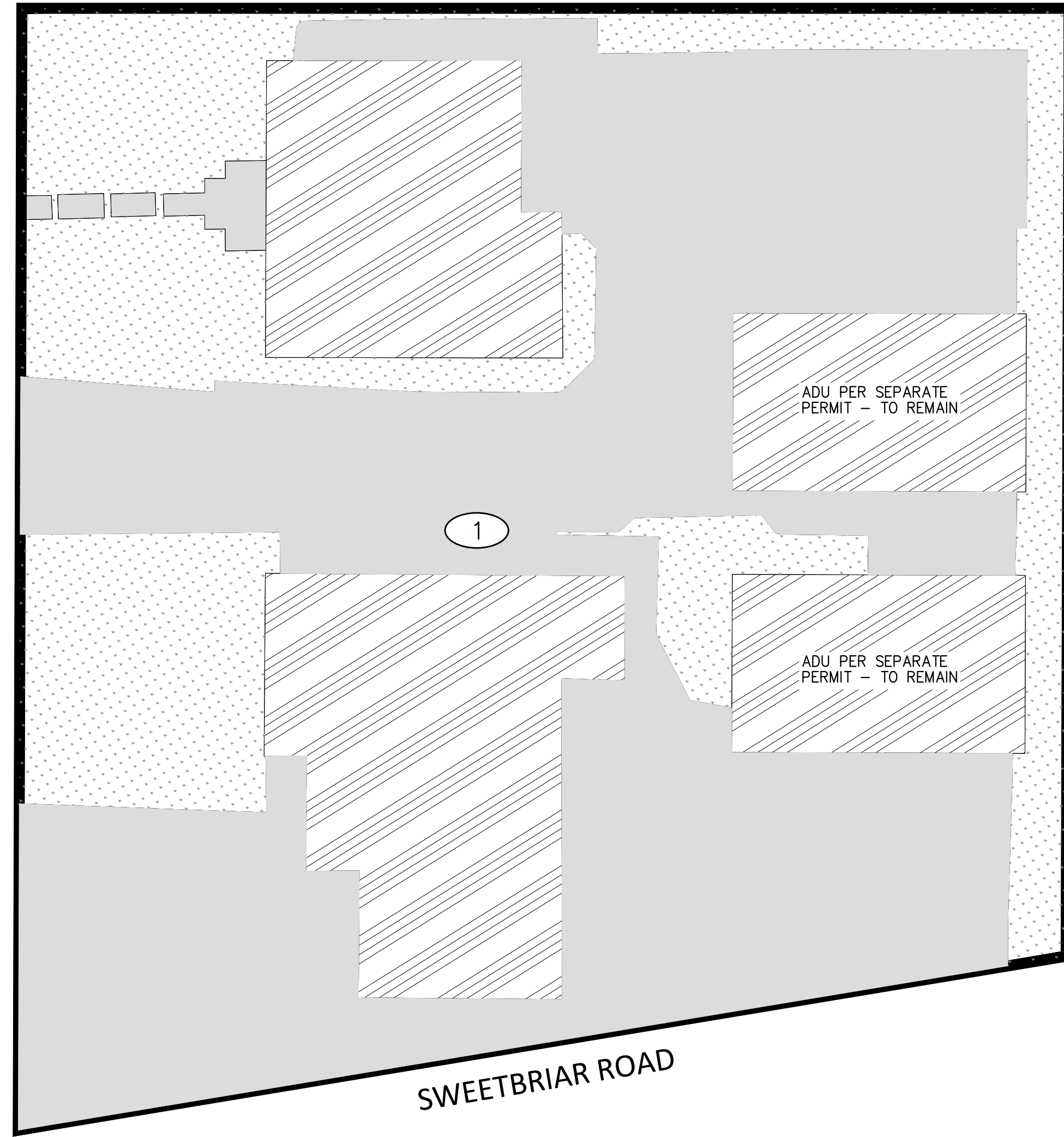
- 1. ON-SITE WATER SHALL BE PRIVATELY OWNED AND MAINTAINED. INDIVIDUAL DOMESTIC WATER METERS WILL BE PROVIDED FOR EACH PARCEL.
- 2. ON-SITE SEWER SHALL BE PRIVATELY OWNED AND MAINTAINED.
- 3. ON-SITE STORM DRAIN SHALL BE PRIVATELY OWNED AND MAINTAINED.
- 4. SITE IRRIGATION SYSTEM LAYOUT TO BE DETERMINED DURING DESIGN PHASE.



APPROVED BY: _____
 CITY OF DAVIS COMMUNITY DEVELOPMENT DEPARTMENT DATE

 CUNNINGHAM ENGINEERING	CECWEST.COM Project Planning • Civil Engineering • Landscape Architecture Sacramento Office 2120 20th Street, Suite Three Sacramento, CA 95818 (916) 455-2026	Davis Office 2840 Spafford Street, Suite 200 Davis, CA 95618 (530) 758-2026	DESIGNED BY: RT DRAWN BY: RT CHECKED BY: DF SCALE: 1" = 10'
SWEETBRIAR TOWNHOMES TENTATIVE PARCEL MAP NO. 5252 PRELIMINARY UTILITY PLAN	CALIFORNIA		
SHEET 03 OF 4	DATE: 7/25/2024		
APPROVED BY: _____ CITY OF DAVIS COMMUNITY DEVELOPMENT DEPARTMENT DATE		JOB NO: 2035.00.01	

G STREET



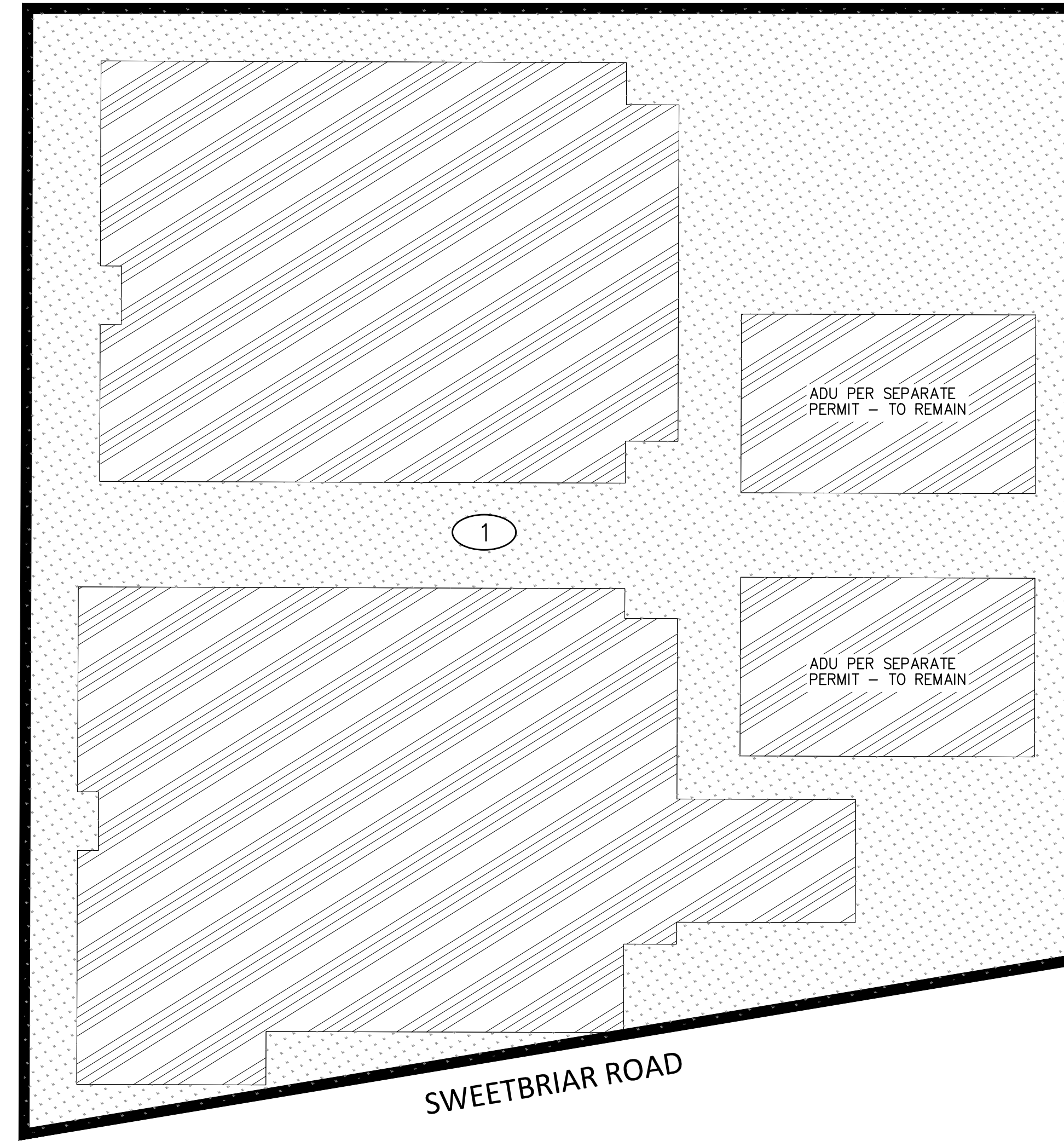
SITE PLAN - EXISTING CONDITION

1"=10'

EXISTING AREA SUMMARY:

EXISTING SHED AREA SUMMARY (SF)							
SHED NO.	BLDG. IMPERV. AREA	NON-BLDG IMPERV. AREA	TOTAL IMPERV. AREA	PERV. AREA	TOTAL AREA	EX. TREE AREA	PERV.PAVE. AREA
1	2,754	4,771	7,525	2,355	9,880	0	0
TOTAL	2,754	4,771	7,525	2,355	9,880	0	0

G STREET



SITE PLAN - PROPOSED CONDITION

1"=10'

PROPOSED AREA SUMMARY:

PROPOSED SHED AREA SUMMARY (SF)								
SHED NO.	NEW BLDG. IMPERV. AREA	ADU IMPERV. AREA TO REMAIN	NON-BLDG IMPERV. AREA	TOTAL IMPERV. AREA	PERV. AREA	TOTAL AREA	EX. TREE AREA	PERV.PAVE. AREA
1	4,780	952	0	5,732	4,148	9,880	0	0
TOTAL	4,780	952	0	5,732	4,148	9,880	0	0

IMPERVIOUS AREA REDUCTION CREDIT:

City of Davis Stormwater Phase II General Permit Design Standard Guidance Document – July 2015

Section 3 Standards for Regulated Projects

For projects that create or replace 5,000 s.f. or more, but less than 1-acre of impervious surface.

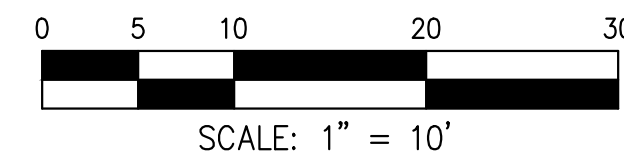
For projects that create or replace 5,000 or more square feet, but less than 1 acre of impervious surface (Regulated Project), to achieve compliance with the Permit, the Developer follow the steps outlined below including providing the performance measures.

For the purpose of determining how much impervious surfacing a project generates use the following. Net Impervious Area is the total (including new and replaced) post-project impervious areas, minus any reduction in total imperviousness from the pre-project to post-project condition: Net Impervious Area = (New and Replaced Impervious Area) - (Reduced Impervious Area Credit), where Reduced Impervious Area Credit is the total pre-project to post-project reduction in impervious area, if any.

REDUCTION CREDIT				
SHED NO.	EXISTING IMPERV. AREA	TOTAL PROJECT IMPERV. AREA	ADU IMPERV. AREA TO REMAIN	NET IMPERV. AREA
1	7,525	5,732	952	4,780
TOTAL	7,525	5,732	952	4,780

LEGEND:

- SHED BOUNDARIES
- SHED NUMBERS
- NON-BUILDING IMPERVIOUS AREAS
- PERVIOUS AREAS
- BUILDING IMPERVIOUS AREAS



PROJECT INFORMATION:

PROJECT NAME: SWEETBRIAR TOWNHOMES
 ADDRESS: 124-130 G STREET
 APPLICANT: SWEETBRIAR AND G INVESTMENTS 1, LLC
 APN#: 070-163-001 AND 070-163-002

PROJECT NARRATIVE:

STORMWATER FROM THE ROOF OF THE BUILDING WILL BE COLLECTED IN ROOF GUTTERS AND DOWNSPOUTS WHERE IT WILL BE PIPED DIRECTLY TO BUBBLE-UP OUTLETS LOCATED DIRECTLY BEHIND THE CITY SIDEWALK.

SITE DESIGN & RUNOFF REDUCTION MEASURES:

TREE PLANTING AND PRESERVATION
 NEW TREES WILL BE PLANTED ON THE SITE AS REQUIRED.

POST-CONSTRUCTION STORMWATER KEYNOTES:

POST CONSTRUCTION MEASURES (BIO-RETENTION) IS NOT REQUIRED AS THE TOTAL NET IMPERVIOUS SURFACE AREA OF THE SITE IS LESS THAN 5,000 SF.

STATEMENT OF COMPLIANCE

STORM WATER QUALITY TREATMENT PERFORMANCE REQUIREMENTS HAVE BEEN MET ON-SITE PER E.12 REQUIREMENTS.

STATEMENT OF HYDROMODIFICATION COMPLIANCE

THIS PROJECT DOES NOT CREATE AND/OR REPLACE ONE ACRE OR MORE OF IMPERVIOUS SURFACE AND THEREFORE IS NOT SUBJECT TO HYDROMODIFICATION MANAGEMENT (PER SECTION E.12.F.(1) OF THE GENERAL PERMIT).

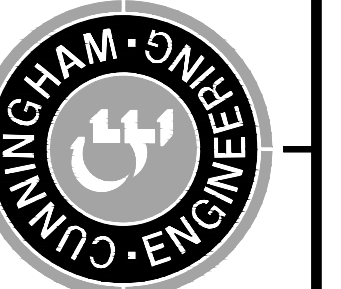
SWEETBRIAR TOWNHOMES
TENTATIVE PARCEL MAP NO. 5252
PRELIMINARY STORMWATER QUALITY CONTROL PLAN
 DAVIS CALIFORNIA

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 (916) 455-2026



NO.	DATE	REVISIONS	BY	APPD.	DESIGNED BY	RT	DRAWN BY	RT	CHECKED BY	DF	SCALE
											1" = 10'