


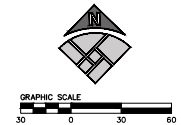


- LEGEND:**
-  PROPOSED BUILDING
  -  EXISTING BUILDING TO REMAIN
  -  PROPERTY LINE



Client  
 Company Brixmor Property Group  
 Address: 450 Lexington Ave, Floor 13  
 New York, NY 10017  
 Phone No. 212-869-3000

# THE DAVIS COLLECTION

737-885 RUSSELL BLVD  
 DAVIS, CA 95616

ADC Project No: 21089  
 Project Contact: Hunter Wells  
 Email: hwells@adcollaborative.com  
 Principal: Craig Chinn  
 Project Manager: Ryan McAndrew  
 No. Date Description



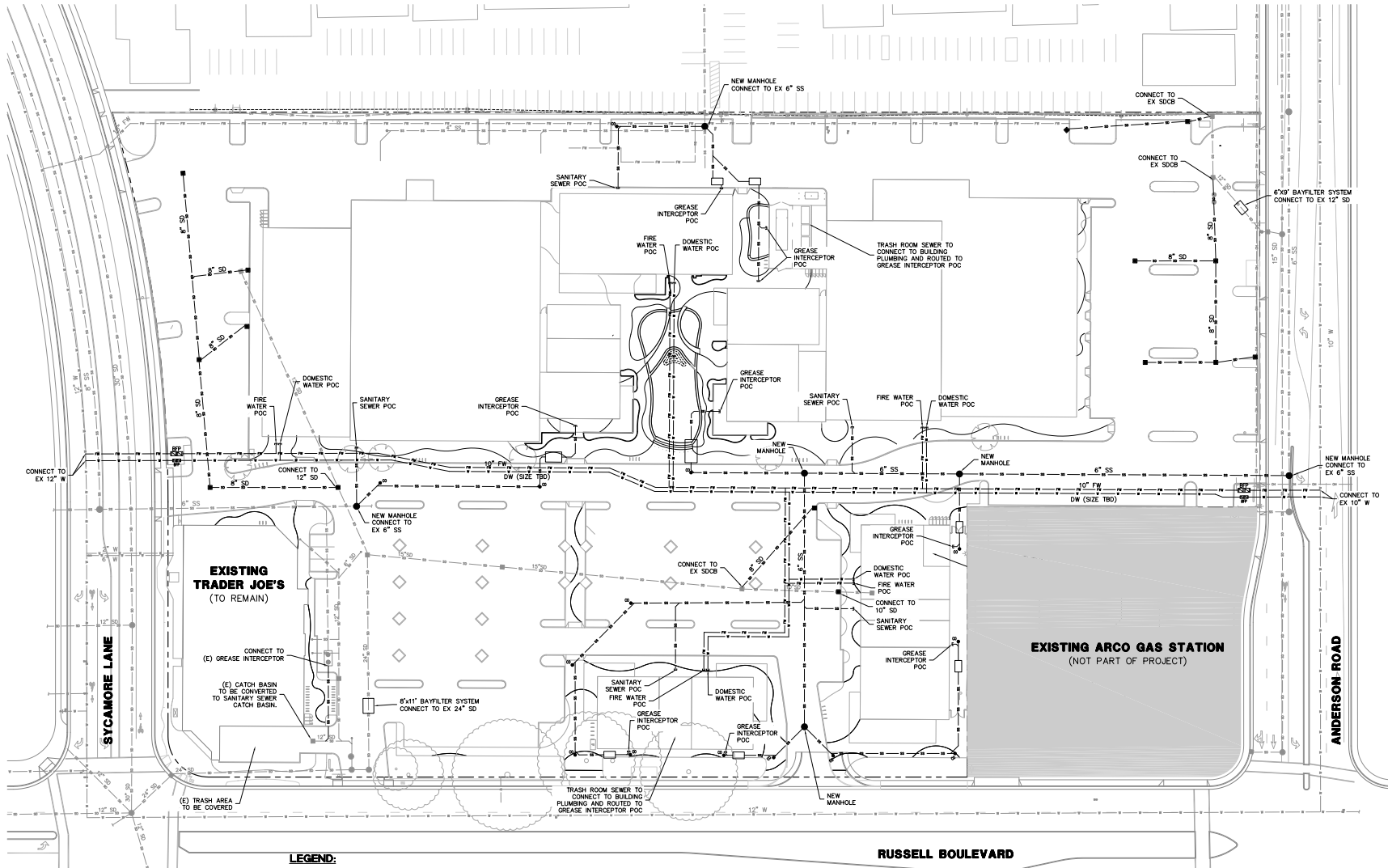
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ISSUED FOR: ENTITLEMENT SUBMITTAL

PRELIMINARY  
 GRADING PLAN

C01

2022-12-14



**ABBREVIATIONS:**

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ATD	ATRIUM DRAIN
BFD	BACK FLOW PREVENTION DEVICE
BVD	BLOW-OFF VALVE
BSTD	BRICKSLOT TRENCH DRAIN
BW	BOTTOM OF WALL ELEVATION
CB	CATCH BASIN
CDP	CONTROLLED DENSITY FILL
CL	CENTER LINE
CS	CRAWL SPACE ELEVATION
CC	CAST IRON PIPE
CONC	CONCRETE
SD	SEWER DRAIN
DDCV	DOUBLE DETECTOR CHECK VALVE
DP	DUCTILE IRON PIPE
DS	ROOF DOWN SPOUT
DW	DOMESTIC WATER LINE
DML	DRIVEWAY
DWY	EXISTING
EG	EXISTING GRADE
ELEC	ELECTRICAL
EM	ELECTRICAL METER
EP	EDGE OF PAVEMENT
EV	ELECTRIC VALVE ELEVATION
FC	FACE OF CURB ELEVATION
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GROUND ELEVATION
FL	FLOW LINE ELEVATION
FM	FORCE MAIN LINE
FS	FIBER OPTIC
FS	FINISHED SURFACE ELEVATION
FP	FINISHED PAVEMENT ELEVATION
FW	FIRE WATER LINE
GB	GAS BREAK
GM	GAS METER
GRV	GRATE ELEVATION
GV	GATE VALVE
HP	HIGH POINT
HW	INVERT ELEVATION
HW	JOINT TRENCH
JK	JOINT KOLE
LD	LANDSCAPE DRAIN
LF	LINEAR FEET
LP	LOW POINT
N	NEW
PIV	POST INDICATOR VALVE
PWD	PARKING
POC	POINT OF CONNECTION
RET	RETAINING WALL
RM	ROOM ELEVATION
S	SLOPE
SAP	SEE ARCHITECTURAL PLANS
SBD	STORM SUB DRAIN
SBD	STORM SUB DRAIN CLEANOUT
SD	STORM DRAIN
SDD	STORM DRAIN CLEANOUT
SOR	SEE GEOTECHNICAL REPORT
SI	SEE INLET CATCH BASIN
SJTP	SEE JOINT TRENCH PLANS
SJTP	SEE LANDSCAPE PLANS
SPP	SEE PLUMBING PLANS
SS	SANITARY SEWER
SSO	SANITARY SEWER CLEANOUT
SSP	SEE STRUCTURAL PLANS
TH	TEMPORARY OVERHEAD LINES
TW	TOP OF WALL ELEVATION
TYP	TYPICAL
UD	UNDERDRAIN
VD	PREF. VERTICAL DROP
W	DOMESTIC WATER LINE
WM	WATER METER

**LEGEND:**

---	EXISTING	---	PROPOSED	---	BOUNDARY	---	LIMIT OF WORK
---	SS	---	SS	---	SANITARY SEWER	---	SANITARY SEWER
---	SD	---	SD	---	SOLID STORM DRAIN	---	SOLID STORM DRAIN
---	8" SD	---	8" SD	---	PERFORATED SUB DRAIN	---	PERFORATED SUB DRAIN
---	10" FW	---	10" FW	---	FIRE SERVICE	---	FIRE SERVICE
---	2" W	---	2" W	---	DOMESTIC WATER SERVICE	---	DOMESTIC WATER SERVICE
---	AT&T	---	AT&T	---	NATURAL GAS	---	NATURAL GAS
---	TV	---	TV	---	AT&T TELECOMMUNICATION	---	AT&T TELECOMMUNICATION
---	---	---	---	---	TV/CABLE TV	---	TV/CABLE TV
---	---	---	---	---	COMCAST TELECOMMUNICATION	---	COMCAST TELECOMMUNICATION
---	---	---	---	---	TELEPHONE/TELECOMMUNICATION	---	TELEPHONE/TELECOMMUNICATION
---	---	---	---	---	ELECTRIC	---	ELECTRIC
---	---	---	---	---	OVERHEAD WIRES	---	OVERHEAD WIRES
---	---	---	---	---	FENCE	---	FENCE
---	---	---	---	---	CLEAN OUT TO GRADE	---	CLEAN OUT TO GRADE
---	---	---	---	---	FOUND MANHOLE	---	FOUND MANHOLE
---	---	---	---	---	DOUBLE DETECTOR CHECK VALVE	---	DOUBLE DETECTOR CHECK VALVE
---	---	---	---	---	WATER BACKFLOW PREVENTOR	---	WATER BACKFLOW PREVENTOR
---	---	---	---	---	POST INDICATOR VALVE	---	POST INDICATOR VALVE
---	---	---	---	---	VALVE	---	VALVE
---	---	---	---	---	METER BOX	---	METER BOX
---	---	---	---	---	STREET LIGHT	---	STREET LIGHT
---	---	---	---	---	DRAIN	---	DRAIN
---	---	---	---	---	CATCH BASIN	---	CATCH BASIN
---	---	---	---	---	FIRE HYDRANT	---	FIRE HYDRANT
---	---	---	---	---	FIRE DEPARTMENT CONNECTION	---	FIRE DEPARTMENT CONNECTION
---	---	---	---	---	BENCHMARK	---	BENCHMARK
---	---	---	---	---	MANHOLE	---	MANHOLE
---	---	---	---	---	SIGN	---	SIGN



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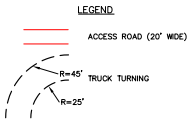
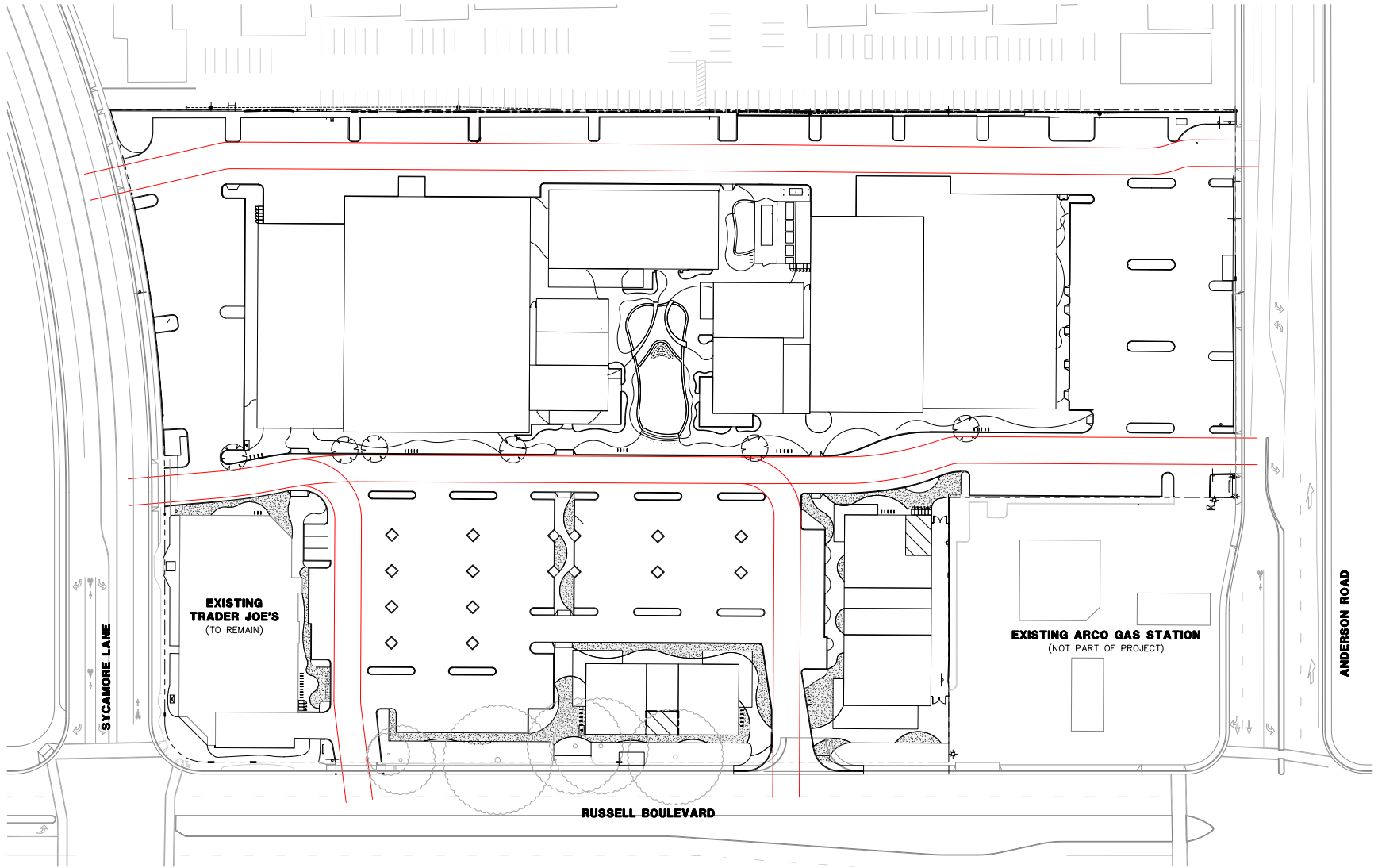
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PRELIMINARY  
 UTILITY PLAN

**C02**

2022-12-14



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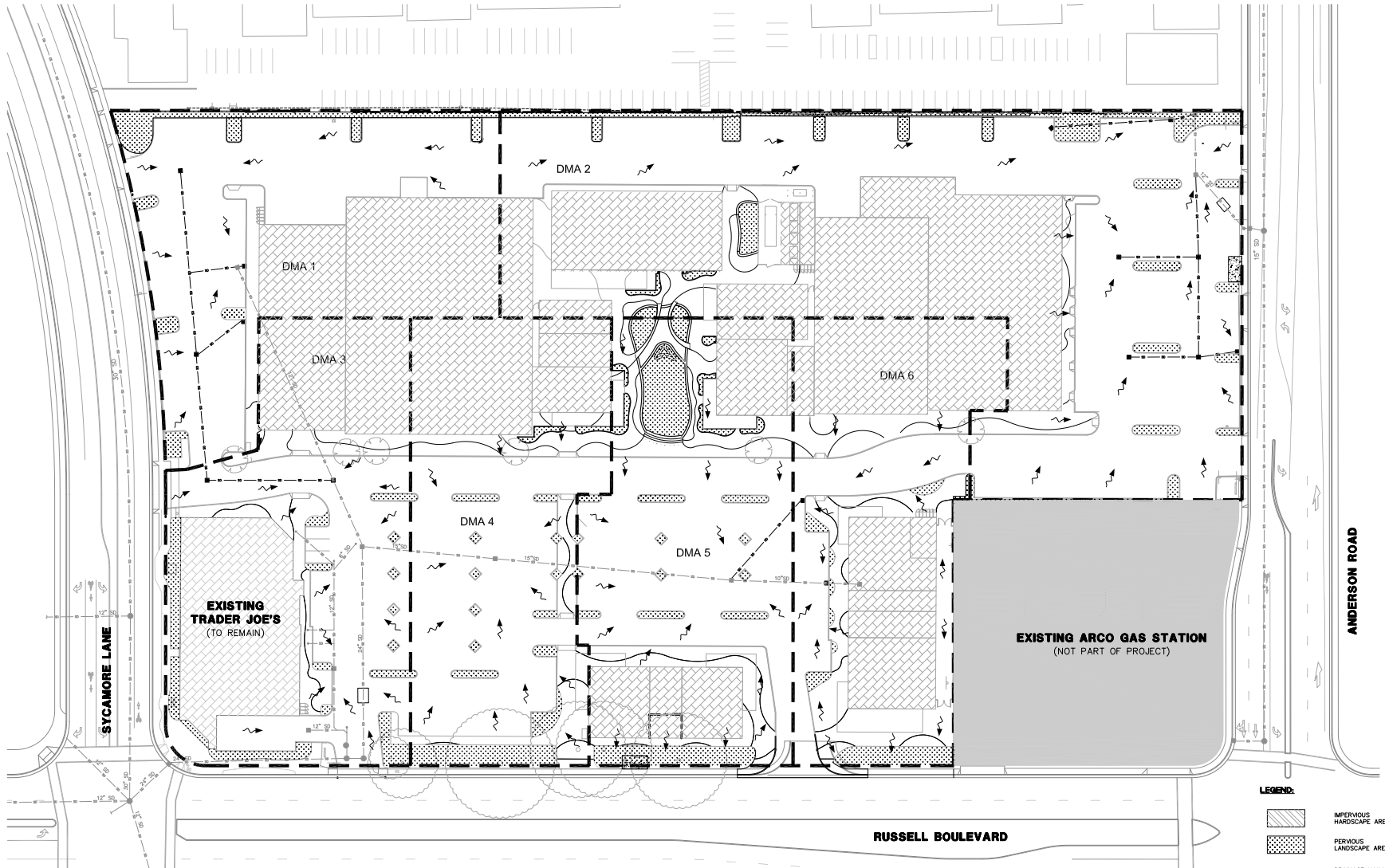


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**FIRE ACCESS PLAN**

**C03**

2022-12-14



**RUNOFF REDUCTION**

	RUNOFF COEFFICIENT	AREA (SQ FT)	WEIGHTED AREA (SQ FT)	POST	REDUCTION
PAVING & ROOF	0.9	328,188	295,306	299,323	
PLANTING AREA	0.2	27,396	23,003	4,661	
DECOMPOSED GRANITE	0.4	-	-	-	
<b>TOTAL</b>		<b>355,584</b>	<b>355,584</b>	<b>303,924</b>	<b>+1.1%</b>

**PROJECT AREA SUMMARY:**

TOTAL AREA = 355,584 SF  
 PRE-PROJECT:  
 • PERVIOUS: 27,396 SF  
 • IMPERVIOUS: 328,188 SF  
 POST-PROJECT:  
 • PERVIOUS: 23,003 SF  
 • IMPERVIOUS: 332,581 SF

**PRE VS POST RUNOFF:**

Q (PEAK FLOW) = C x I x A (CFS, CUBIC FEET PER SECOND)  
 I (RAINFALL INTENSITY) = 0.1 INCH/HR (CALIF. BMP HANDBOOK, SACRAMENTO 55E-7633)  
 C x A = WEIGHTED AREA (A, DRAINAGE AREA, ACRES)  
 PRE-DEVELOPMENT:  
 • Q = 0.696 CFS  
 POST-DEVELOPMENT:  
 • Q = 0.704 CFS

**STORMWATER MANAGEMENT:**

AREA 24-HR PRECIPITATION:  
 85TH PERCENTILE = 0.65 INCH  
 BAYFILTER-545 CARTRIDGE  
 • TREATMENT VOLUME = 2500 CF (CUBIC FEET)  
 STORM WATER QUALITY TREATMENT VOLUMES  
 TOTAL SITE = 355,584 SF  
 WEST (DMA 1, 3, 4, 5 & 6) = 243,693 SF  
 85TH PERCENTILE VOLUME = 13,200 CF  
 NUMBER OF CARTRIDGES = 6  
 EAST (DMA 2) = 111,891 SF  
 85TH PERCENTILE VOLUME = 6,061 CF  
 NUMBER OF CARTRIDGES = 3

**CRITERIA:**

CITY OF DAVIS, "LOW IMPACT DEVELOPMENT (LID) TREATMENT SYSTEMS DESIGNED TO RETAIN STORMWATER RUNOFF GENERATED BY THE 85TH PERCENTILE 24-HOUR STORM."

**APPROACH:**

THE EXISTING SITE IS DIVIDED INTO SIX WATERSHEDS: ROOF AND HARDSCAPE RUNOFF WILL BE COLLECTED AND CONVEYED TO A SERIES OF SUBSURFACE FILTRATION CARTRIDGE SYSTEMS (BAYFILTER 545 OR EQUAL). THESE SYSTEMS WILL BE SIZED TO RETAIN AND FILTER THE 85TH PERCENTILE, 24-HOUR STORM EVENT (CITY OF DAVIS REQUIREMENT). LARGER EVENTS WILL FLOW THROUGH THE WEIR BYPASS FOR DIRECT DISCHARGE TO THE CITY SYSTEM. THE SURFACE PARKING AREA WILL ALSO INCLUDE CATCH BASIN INSERT FILTERS TO PRE-TREAT THE PAVEMENT RUNOFF BEFORE ENTERING THE FILTRATION CHAMBERS. DRAFT GEOTECHNICAL INVESTIGATION FOR SITE BY MTA SHOWED POOR INFILTRATION RATES.

**LEGEND:**

- IMPERVIOUS HARDSCAPE AREA
- IMPERVIOUS ROOF AREA
- PERVIOUS LANDSCAPE AREA
- IMPERVIOUS PAVING AREA
- DRAINAGE MANAGEMENT AREA
- SURFACE FLOW ARROW



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**PRELIMINARY STORM WATER QUALITY PLAN**

**C04**