










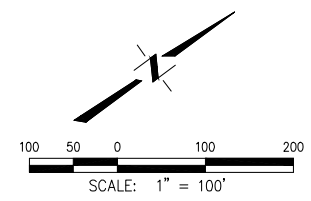
**LEGEND**

-  49.16 FG PROPOSED ELEVATION
-  52.5 PROPOSED FINISH FLOOR ELEVATION
-  PROPOSED MANHOLE
-  PROPOSED STORM DRAIN PIPE
-  PROPOSED RIDGE LINE
-  PROPOSED LIMITS OF GRADING
-  PROPOSED UTILITY POLE
-  PROPOSED SURFACE DRAINAGE FLOW
-  OVERLAND RELEASE ARROW
-  EXISTING TREE TO BE REMOVED

**NOTES**

1. PRELIMINARY DESIGN OF STORM DRAIN IS BASED ON 6" PIPES UNLESS NOTED OTHERWISE.

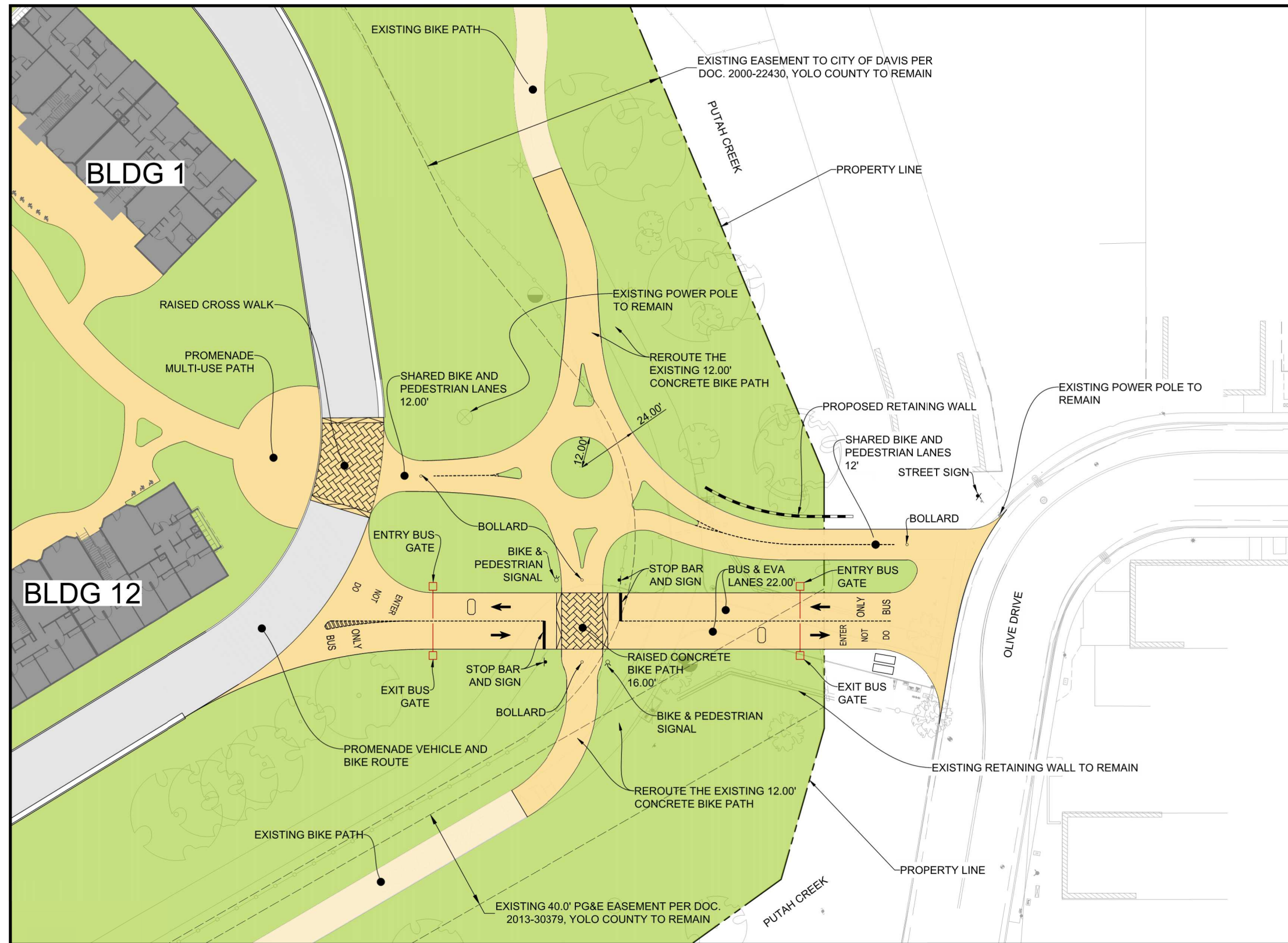
ELEVATIONS ARE NAVD 88 ORTHOMETRIC HEIGHTS BASED ON THE VALUES SHOWN HEREON FOR UC DAVIS CONTROL POINTS.



Sheet Title:  
**SITE GRADING  
& DRAINAGE  
EXHIBIT**

Job No. 22004  
Date: 05/12/2023  
Scale: 1" = 100'  
Drawn By: AB

Sheet No:  
**C1.00**



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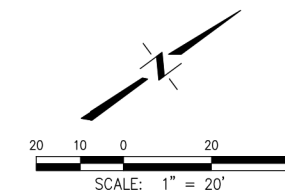
Davis Gateway  
3500 Anderson Road  
Davis, CA 95616

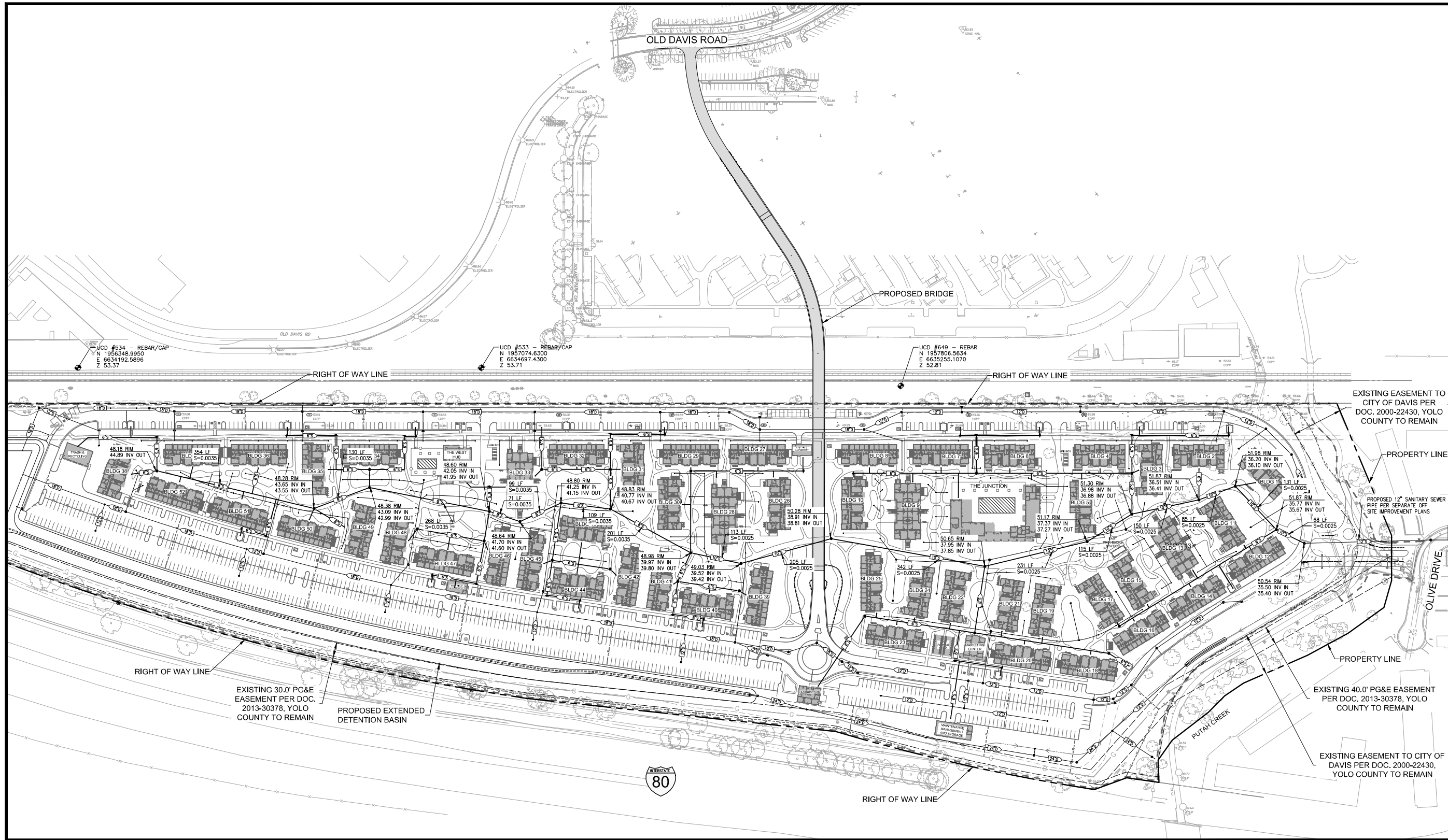
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**OLIVE DRIVE  
CONNECTION  
EXHIBIT**

Job No. 22004  
 Date: 05/12/2023  
 Scale: 1" = 20'  
 Drawn By: AB




Sheet No:

**C1.01**





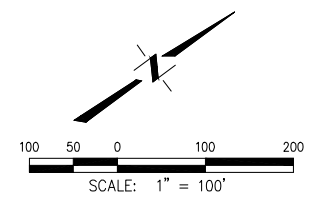
**LEGEND**

-  PROPOSED SANITARY SEWER PIPE
-  PROPOSED SANITARY SEWER MANHOLE
-  EXISTING SANITARY SEWER PIPE

**NOTES**

1. SEE SHEET C1.00 FOR DRAINAGE IMPROVEMENTS SHOWN ON THIS SHEET.

ELEVATIONS ARE NAVD 88 ORTHOMETRIC HEIGHTS BASED ON THE VALUES SHOWN HEREON FOR UC DAVIS CONTROL POINTS.



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Sheet Title:  
**SITE SEWER EXHIBIT**

Job No. 22004  
Date: 05/12/2023  
Scale: 1" = 100'  
Drawn By: AB

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**C2.00**



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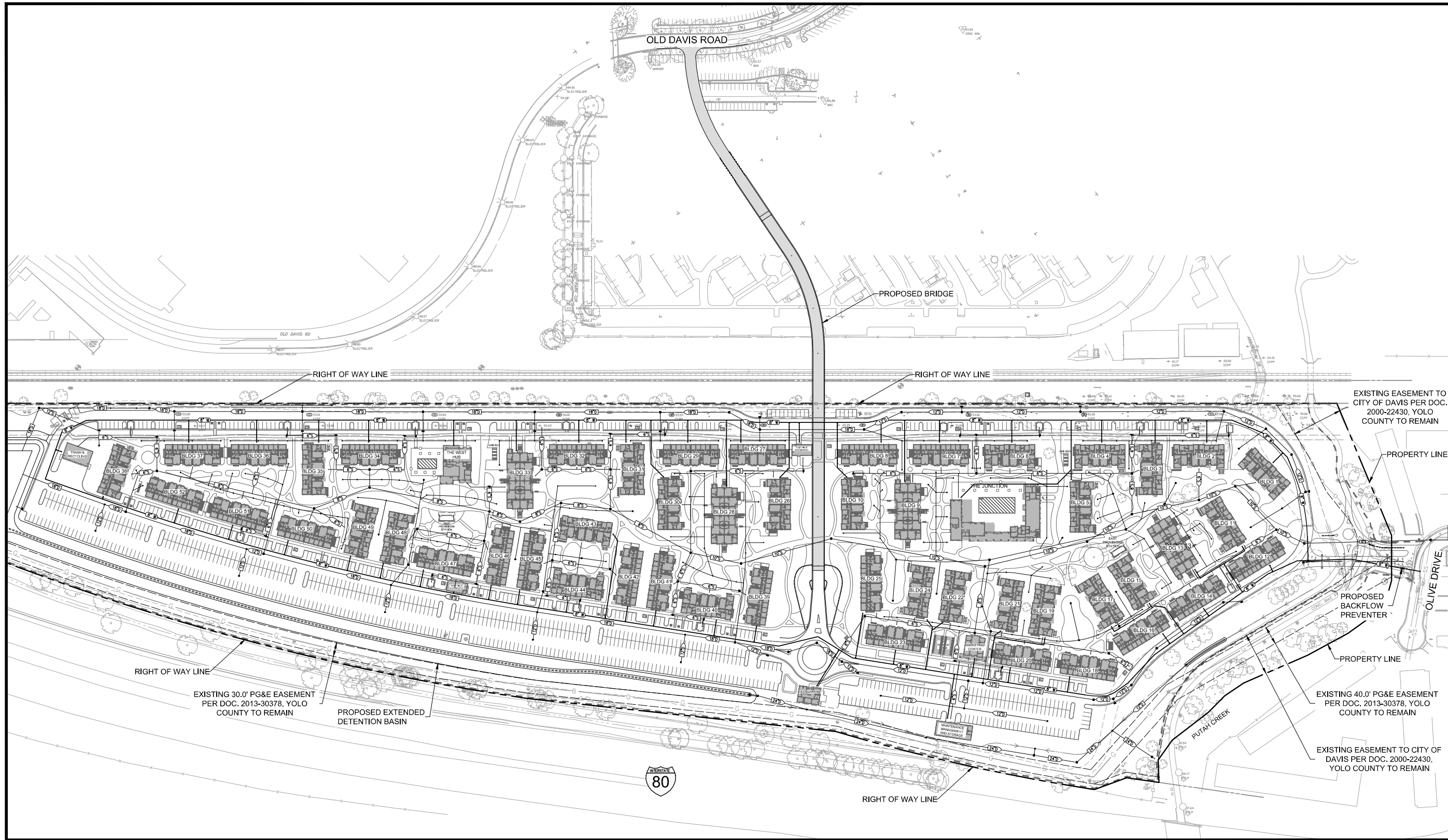
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Sheet Title:  
SITE DOMESTIC  
WATER EXHIBIT

Job No. 22004  
Date: 05/12/2023  
Scale: 1" = 100'  
Drawn By: AB

Sheet No:

C3.00

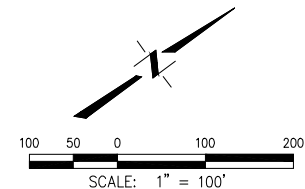


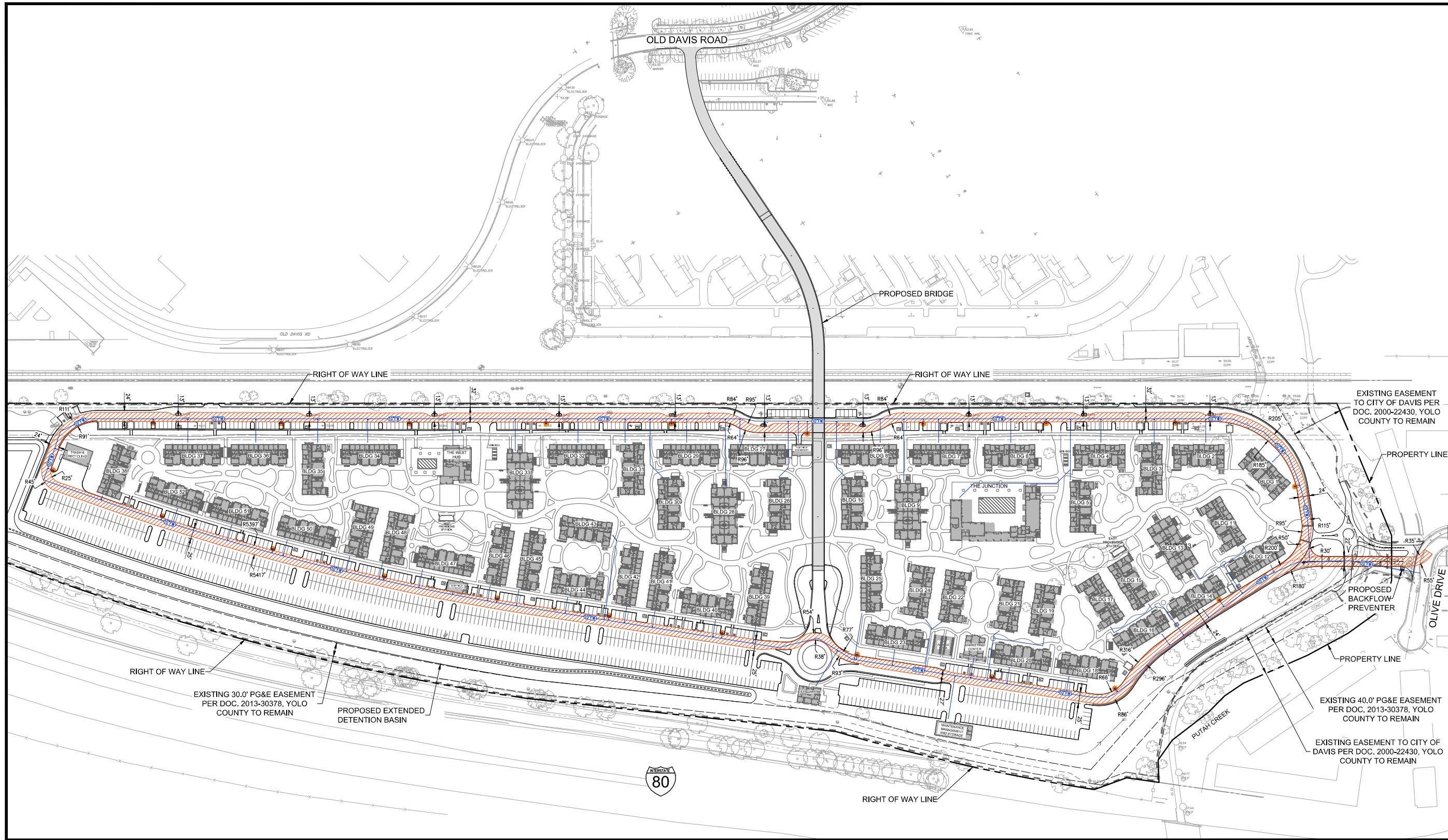
**LEGEND**

- PROPOSED DOMESTIC WATER LINE
- EXISTING WATER MAIN




**NOTES**

1. SEE SHEET C1.00 FOR DRAINAGE IMPROVEMENTS SHOWN ON THIS SHEET.
2. SEE SHEET C2.00 FOR SANITARY SEWER IMPROVEMENTS SHOWN ON THIS SHEET.



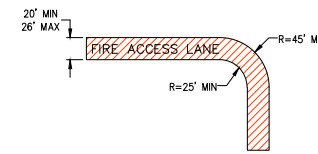


**LEGEND**

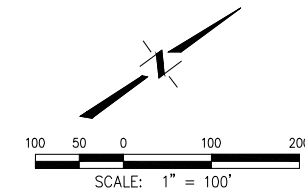
-  PROPOSED FIRE WATER LINE
-  PROPOSED FIRE HYDRANT LOCATION
-  FIRE APPARATUS ROUTE (SEE NOTE #1)

**NOTES**

1. THE MINIMUM ALLOWABLE WIDTH AND HEIGHT OF AN APPARATUS ACCESS ROADWAY IS 20 FEET AND 13 FEET 6 INCHES RESPECTIVELY.
2. THE MINIMUM INSIDE AND OUTSIDE TURNING RADIUS OF AN APPARATUS ACCESS ROADWAY IS 25 FEET AND 45 FEET RESPECTIVELY.
3. FIRE SPRINKLER SERVICE CONNECTIONS TO BUILDING ARE NOT SHOWN.



**FIRE ACCESS ROADWAY**  
NTS



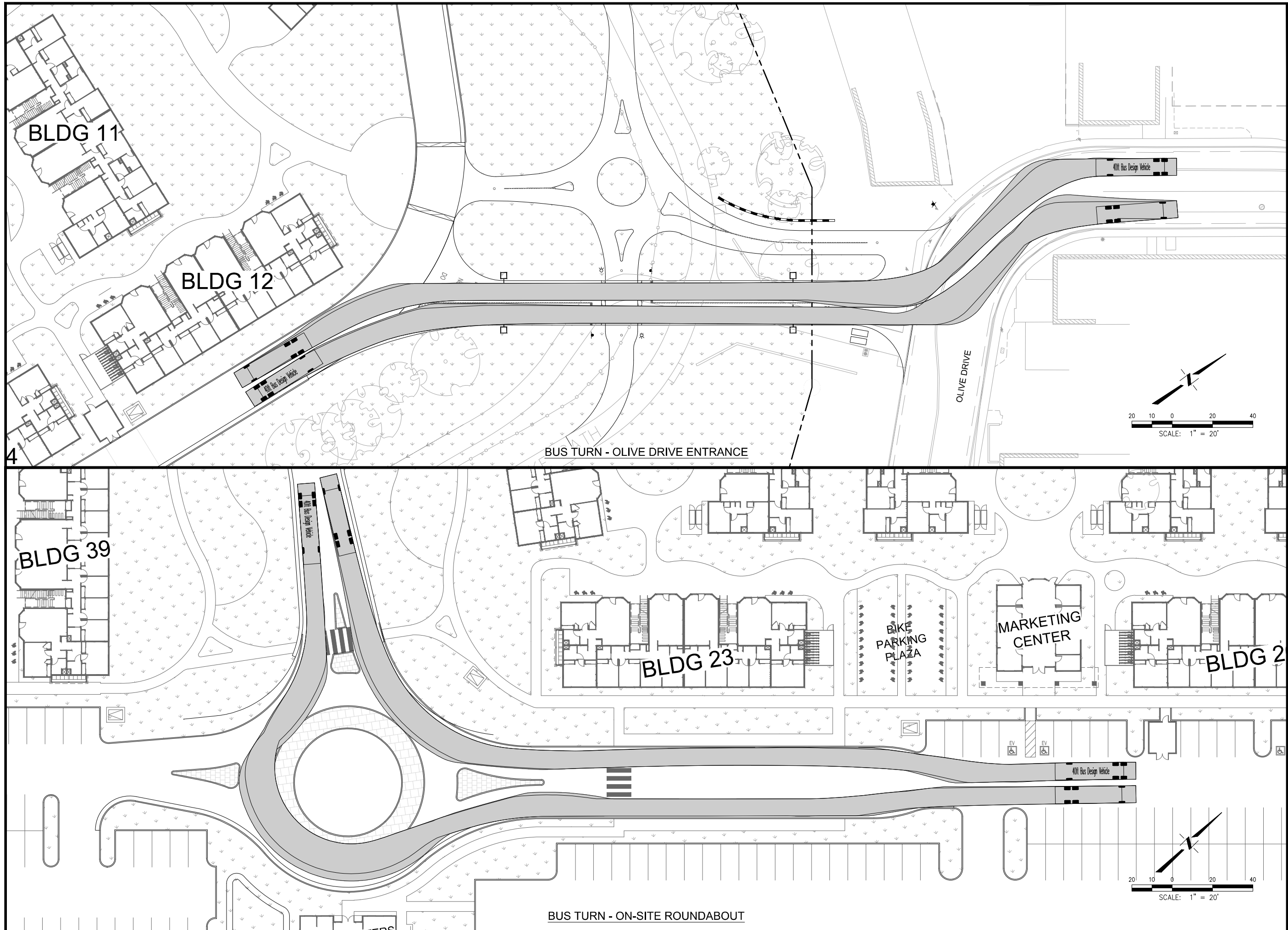
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Sheet Title:  
**SITE FIRE WATER AND ACCESS EXHIBIT**

Job No. 22004  
Date: 05/12/2023  
Scale: 1" = 100'  
Drawn By: AB

Sheet No:  
**C4.00**



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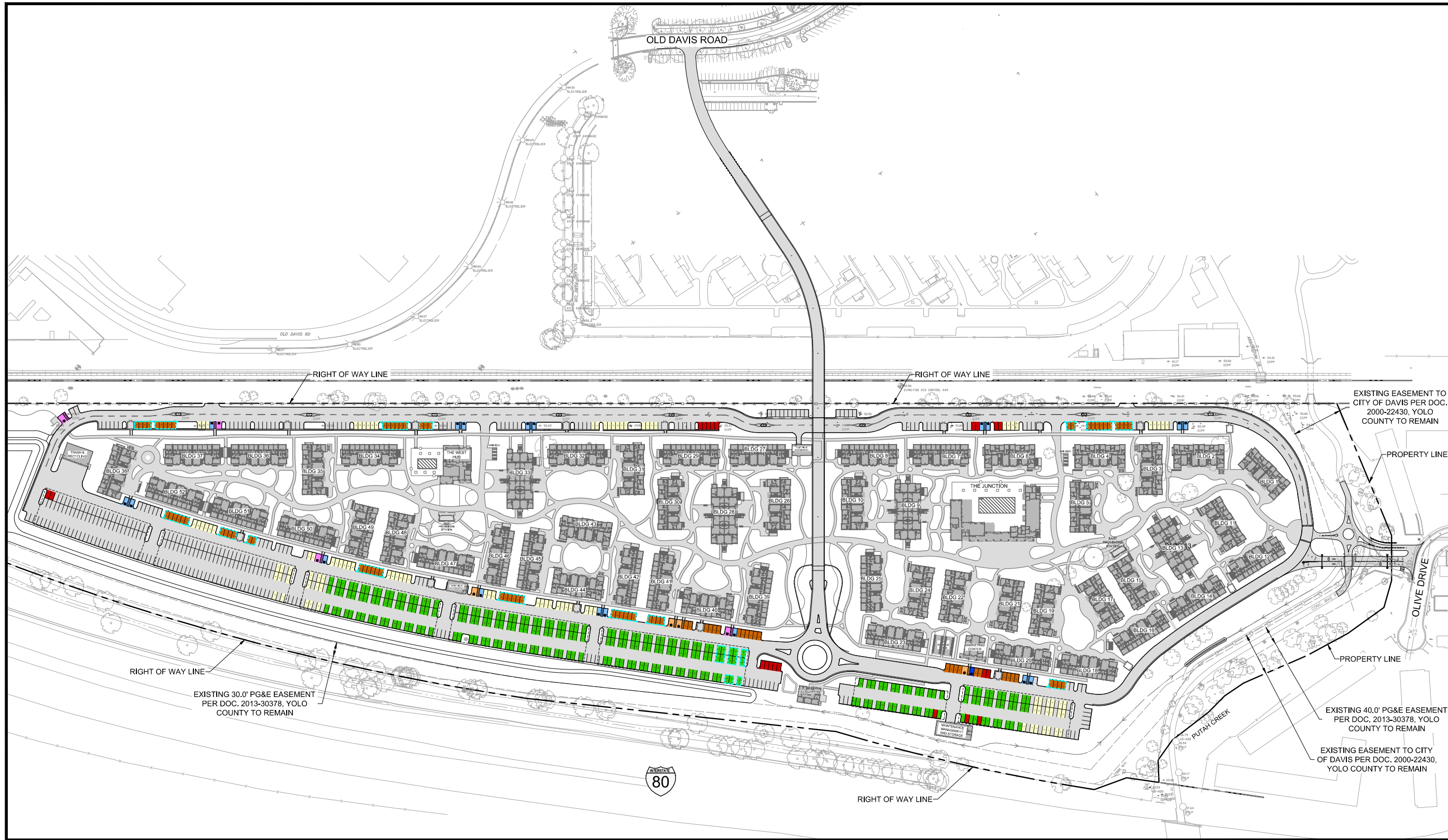
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Sheet Title:  
**SITE BUS TURN EXHIBIT**

Job No. 22004  
 Date: 05/12/2023  
 Scale: 1" = 20'  
 Drawn By: AB

Sheet No:  
**C5.00**

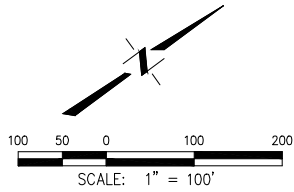


**LEGEND**

-  PROVIDE ACCESSIBLE PARKING SPACE
-  PROVIDE ACCESSIBLE ELECTRIC VEHICLE PARKING SPACE
-  PROVIDE VAN ACCESSIBLE PARKING SPACE
-  PROVIDE VAN ACCESSIBLE ELECTRIC VEHICLE PARKING SPACE
-  PROVIDE ELECTRIC VEHICLE READY PARKING SPACE
-  PROVIDE ELECTRIC VEHICLE SE PARKING SPACE
-  PROVIDE ELECTRIC VEHICLE CAPABLE PARKING SPACE
-  PROVIDE CLEAN AIR PARKING SPACE
-  PROVIDE DAVIS GATEWAY STAFF PARKING SPACE
-  PROVIDE STANDARD PARKING SPACE

**SITE PARKING COUNT**

- STANDARD ACCESSIBLE PARKING SPACES:					
RESIDENTIAL:	13				
GUEST:	5		18		
- VAN ACCESSIBLE PARKING SPACES:					
RESIDENTIAL:	2				
GUEST:	1		3		
- STANDARD ACCESSIBLE ELECTRIC VEHICLE EQUIPPED (40 AMP) PARKING SPACES:					
RESIDENTIAL:	0				
GUEST:	1		1		
- VAN ACCESSIBLE ELECTRIC VEHICLE EQUIPPED (40 AMP) PARKING SPACES:					
RESIDENTIAL:	3				
GUEST:	1		4		
- ELECTRIC VEHICLE CAPABLE (FUTURE) PARKING SPACES:					
RESIDENTIAL:	36				
GUEST:	64		100		
- ELECTRIC VEHICLE READY (20 AMP) PARKING SPACES:					
RESIDENTIAL (13 CLEAN AIR):	247				
GUEST:	0		247		
- ELECTRIC VEHICLE EQUIPPED (40 AMP) PARKING SPACES:					
RESIDENTIAL (61 CLEAN AIR):	68				
GUEST:	22		90		
- STANDARD PARKING SPACES:					
RESIDENTIAL:	331				
ONSITE RESIDENTIAL MANAGER:	4				
STAFF:	20				
GUEST:	97		452		
TOTAL RESIDENTIAL PARKING SPACES:			700		
TOTAL ONSITE RESIDENTIAL MANAGER SPACES:			4		
TOTAL DAILY STAFF PARKING SPACES:			20		
TOTAL GUEST PARKING SPACES:			191		
TOTAL SITE PARKING SPACES:			915		



Sheet Title:  
**SITE PARKING EXHIBIT**

Job No. 22004  
Date: 05/12/2023  
Scale: 1" = 100'  
Drawn By: AB

Sheet No:  
**C6.00**

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Sheet Title:  
VEHICULAR  
PARKING TABLE

Job No. 22004  
Date: 05/12/2023  
Scale: NONE  
Drawn By: AB

Sheet No:

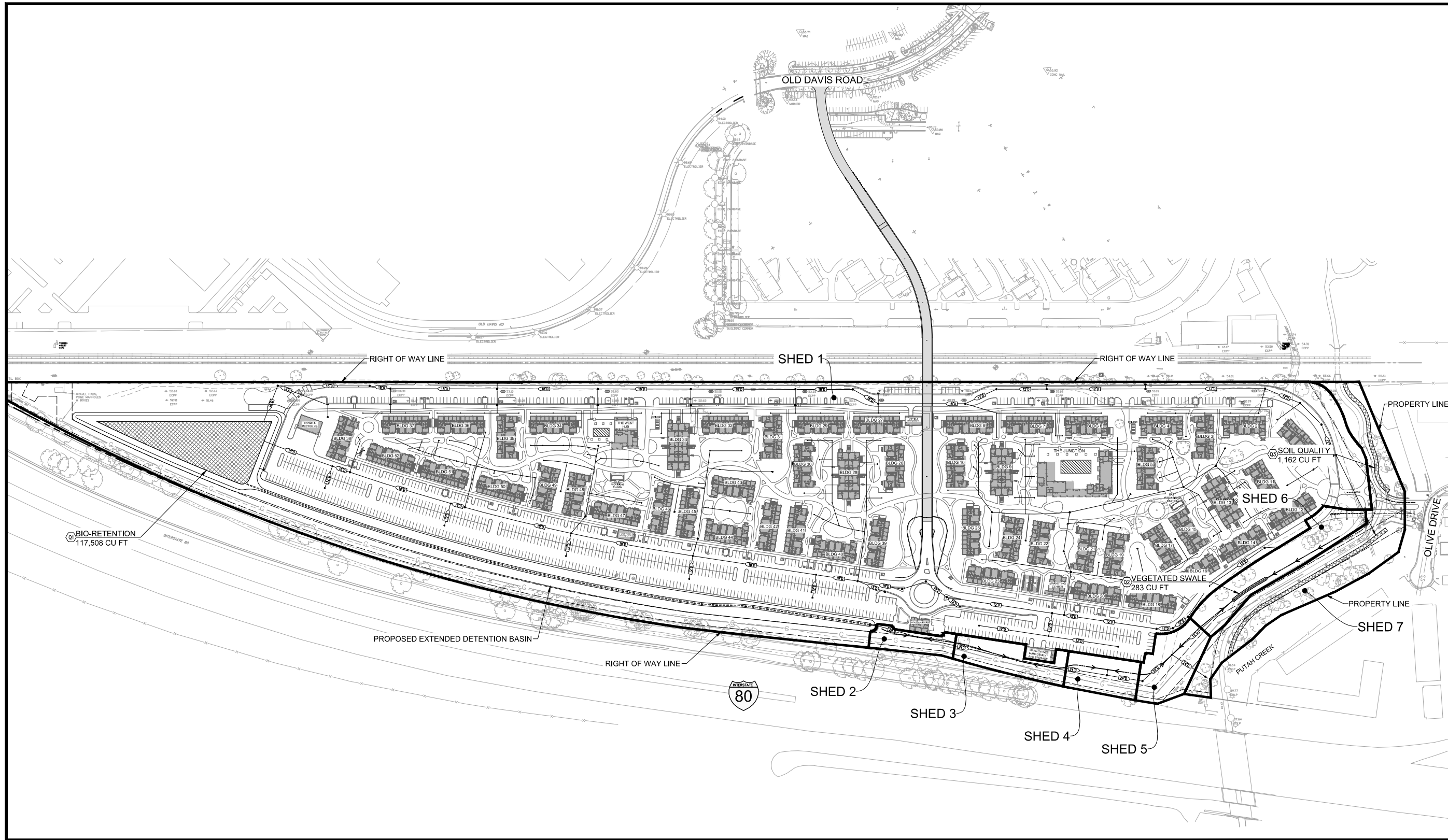
C6.01

		PARKING RATIO	PARKING REQUIRE	PARKING PROVIDED	CODE
RESIDENTIAL		1 STALL / UNIT	700	700	Per Development Agreement
ONSITE RESIDENTIAL MANAGER			4	4	Per Development Agreement - Parking for On-Site Management
GUEST	common-use	FLEXIBLE	191	191	Required common-use GUEST parking %, if any, to be confirmed with Planning Dept.
EMPLOYEE		1 STALL / PER STAFF	20	20	Required common-use parking to be confirmed with Planning Dept.
<b>VEHICULAR PARKING TOTAL (all types)</b>			<b>915</b>	<b>915</b>	
<b>RESIDENTIAL</b>			<b>704</b>	<b>704</b>	
<b>EV PARKING CALCULATION</b>					
RESIDENTIAL (700+4 manager units)		1 STALL / UNIT	704	704	Per Development Agreement
NON-EV STANDARD (W/O ADA STALLS)			335	335	
EV CAPABLE (conduit for future)	(provide conduit)	5% See Exception Reduction	36	36	CalGreen 4.106.2.2.2 Ten (10) percent of the total number of parking. Exception: When EVSE installed in a number greater than 5% then the number of EV capable reduced by that amount
EV READY (20 amp receptacles)		35%	247	247	CalGreen Tier 1 - A4.106.8.2.1 Thirty-five (35) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles.
EVSE (40 amp chargers)		10%	71	71	CalGreen Tier 1 - A4.106.8.2.1 EV Chargers for projects with 20 or more dwelling units, sleeping units or guest rooms. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EVSE.
EV ACCESSIBLE (40 amp chargers)		1/25 Van Accessible Assigned	3	3	CalGreen 4.106.4.2.2.1 One in every 25 charging spaces, but not less than one, shall also have an 8-foot wide aisle. A 5-foot wide aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).
GUEST residential use		FLEXIBLE	0	0	Required common-use GUEST parking %, if any, to be confirmed with Planning Dept.
EV CAPABLE		5% See Exception Reduction	0	0	CalGreen 4.106.2.2.2 Ten (10) percent of the total number of parking. Exception: When EVSE installed in a number greater than 5% then the number of EV capable reduced by that amount
EV READY		35%	0	0	CalGreen Tier 1 - A4.106.8.2.1 Thirty-five (35) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles.
EVSE		10%	0	0	CalGreen Tier 1 - A4.106.8.2.1 EV Chargers for projects with 20 or more dwelling units, sleeping units or guest rooms. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EVSE.
EV ACCESSIBLE		1/25 Unassigned	0	0	CalGreen 4.106.4.2.2.1 One in every 25 charging spaces, but not less than one, shall also have an 8-foot wide aisle. A 5-foot wide aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).
<b>ADA PARKING CALCULATION</b>					
ADJUSTED RESIDENTIAL PARKING TOTAL		Residents + Manager	633	633	Adjusted parking total = parking total - total EVSE being provided
Accessible stalls		2% Accessible(Assigned) for resident	15	15	1109A.4 Assigned Accessible Parking Spaces (2%) Signage Not Required
		Standard Accessible	13	13	
		Van Accessible	2	2	1109A.8.6 Van Accessible Parking Space ( 1 in 8 to be Van)
ADJUSTED UNASSIGNED PARKING TOTAL		Guest	0	0	Adjusted parking total = parking total - total EVSE being provided
Accessible stalls		5% Accessible for Unassigned & Visitor Parking	0	0	1109A.5 (5%) Accessible for Guest w/signage required
		Standard Accessible	0	0	
		Van Accessible	0	0	1109A.8.6 Van Accessible Parking Space ( 1 in 8 to be Van)
<b>NON-RESIDENTIAL</b>			<b>211</b>	<b>211</b>	
<b>EV PARKING CALCULATION</b>					
EMPLOYEE			20	20	
GUEST	common-use		191	191	Required common-use GUEST parking %, if any, to be confirmed with Planning Dept.
DESIGNATED CLEAN AIR VEHICLE		35% OF PARKING TOTAL	74	74	CalGreen Tier 1 - A5.106.5.1.1 Provide painted ground markings (CLEAN AIR/VANPOOL/EV)
EV CAPABLE (provide conduit)		30% OF PARKING TOTAL	64	64	CalGreen Tier 1 - A5.106.5.3.1 Number of EV Capable spaces can be reduced by number of EVSE bing provided.
EVSE (40 amp chargers)		33% OF EV CAPABLE SPACES	22	22	CalGreen Tier 1 - A5.106.5.3.1 Number of EVCS (EV Capable equipped with EVSE) spaces count towards total number of required EV Capable spaces.
EV ACCESSIBLE		Standard Accessible	1	1	per Table 11B-228.3.2.1 ISA signage <u>not</u> required for standard accessible EVCS (11b-812.8.2)
		Van Accessible	1	1	per Table 11B-228.3.2.1 ISA signage required for van accessible EVCS (11b-812.8.2)
		Ambulatory	0	0	per Table 11B-228.3.2.1 ISA signage required for van accessible EVCS (11b-812.8.2)
<b>ADA PARKING CALCULATION</b>					
ADJUSTED PARKING TOTAL			189	189	
Accessible stalls		Standard Accessible	5	5	per Table 11B-208.2 w/signage required ( 1 in 6 to be Van)
		Van Accessible	1	1	per Table 11B-208.2 w/signage required




NOTE

VEHICLE PARKING SUMMARY TABLE DEVELOPED BY STUDIO T SQUARE & WALKER CONSULTANTS





**LEGEND**

-  SHED BOUNDARY
-  PROPOSED GRASS SWALE
-  PROPOSED BIO-RETENTION OR VEGETATED SWALE AREA

**STORMWATER QUALITY KEYNOTES**

- Ⓚ1 CONSTRUCT BIO-RETENTION PLANTER. SEE SIZING CHART HEREON FOR PLANTER SIZE REQUIREMENTS.
- Ⓚ2 CONSTRUCT VEGETATED SWALE. SEE SIZING CHART HEREON FOR SWALE SIZE REQUIREMENTS.
- Ⓚ3 PROPOSED SOIL QUALITY IMPROVEMENTS. SEE SIZING CHART HEREON FOR SIZE REQUIREMENTS.

**SITE DESIGN MEASURES IMPLEMENTED**

TREE PLANTING AND PRESERVATION  
NEW TREES WILL BE PLANTED ON THE SITE, SEE LANDSCAPE PLANTING PLAN.

**NOTES**

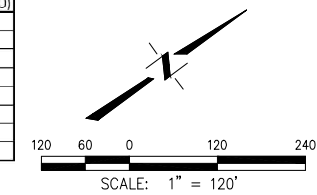
1. SEE SHEET C1.00 FOR DRAINAGE IMPROVEMENTS SHOWN ON THIS SHEET.

**POST-CONSTRUCTION RUNOFF VOLUME CALCULATION**

Shed No.	DRAINAGE SHED CHARACTERISTICS							BMP CHARACTERISTICS						CHECK Provided > or = Required (YES/NO)	
	Shed Area (AC)	Rooftop Impervious Area (AC)	Non-rooftop Impervious Area (AC)	Pervious Area (AC)	Proposed Evergreen Trees #	Proposed Deciduous Trees #	Bio-retention Volume Required (1) (CF)	BMP Type	BMP Bot Area (SF)	BMP Top Area (SF)	Ponding Depth (FT)	Bio-soil Mix Depth (FT)	Permeable Material Depth (FT)		Bio-retention Volume Provided (CF)
1	42.06	7.23	15.43	19.40	373	530	48,533	Det Basin	40520	40520	2.20	2.00	1.00	117,508	YES
2	0.29	0.00	0.00	0.29	0	0	0	-	0	0	0.00	0.00	0.00	0	YES
3	0.49	0.00	0.00	0.49	0	0	0	-	0	0	0.00	0.00	0.00	0	YES
4	0.43	0.00	0.00	0.43	0	0	0	-	0	0	0.00	0.00	0.00	0	YES
5	0.60	0.00	0.00	0.60	0	0	0	-	0	0	0.00	0.00	0.00	0	YES
6	0.91	0.00	0.10	0.81	0	13	190	Vegetated Swale	200	850	0.50	0.50	0.00	283	YES
7	2.11	0.00	0.65	1.46	0	10	1,083	Soil Quality	8712	8712	0.00	0.67	0.00	1,162	YES
Total	46.90	7.23	16.18	23.49	373	553	49806							117,791	YES

**Notes:**

- 1 As determined by the SMARTS Post-Construction Calculator using Drainage Shed Characteristics listed hereon (copies available upon request).



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Sheet Title:  
**STORMWATER QUALITY EXHIBIT**

Job No. 22004  
Date: 05/12/2023  
Scale: 1" = 120'  
Drawn By: AB

Sheet No:

**C7.00**



**LEGEND**

- NEW VEHICLE ROUTE
- NEW EVA AND BUS CONNECTION
- - - EXISTING VEHICLE ROUTE



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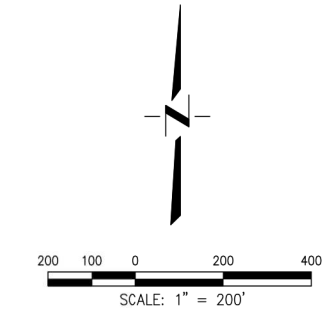
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Sheet Title:  
**VEHICLE MOBILITY  
EXHIBIT**

Job No. 22004  
Date: 05/12/2023  
Scale: 1" = 200'  
Drawn By: AB

Sheet No:  
**C8.00**



**NOTES:**  
1. SITE AERIAL IMAGERY TAKEN IN APRIL 2022 AND WAS ACQUIRED SEPTEMBER 26, 2022 FROM GOOGLE EARTH PRO. COPYRIGHT GOOGLE, 2015.  
2. CONCEPTS SHOWN ON THIS EXHIBIT ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN.



**LEGEND**

- NEW MULTI-USE PATH
- NEW PEDESTRIAN ROUTE
- NEW BIKE ROUTE
- - - EXISTING MULTI-USE PATH
- - - EXISTING PEDESTRIAN ROUTE
- - - EXISTING BIKE ROUTE



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**The Promenade**  
Davis, CA

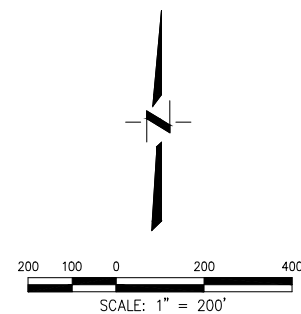
**Davis Gateway**  
3500 Anderson Road  
Davis, CA 95616

Sheet Title:  
**BIKE & PEDESTRIAN  
MOBILITY EXHIBIT**

Job No. 22004  
Date: 05/12/2023  
Scale: 1" = 200'  
Drawn By: AB

Sheet No:

**C9.00**



**NOTES:**

1. SITE AERIAL IMAGERY TAKEN IN APRIL 2022 AND WAS ACQUIRED SEPTEMBER 26, 2022 FROM GOOGLE EARTH PRO. COPYRIGHT GOOGLE, 2015.
2. CONCEPTS SHOWN ON THIS EXHIBIT ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN.