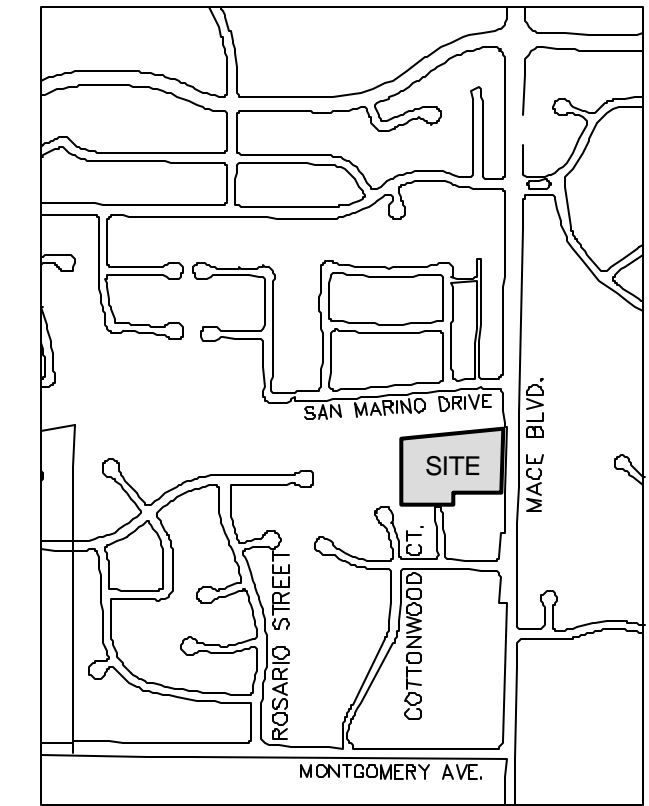
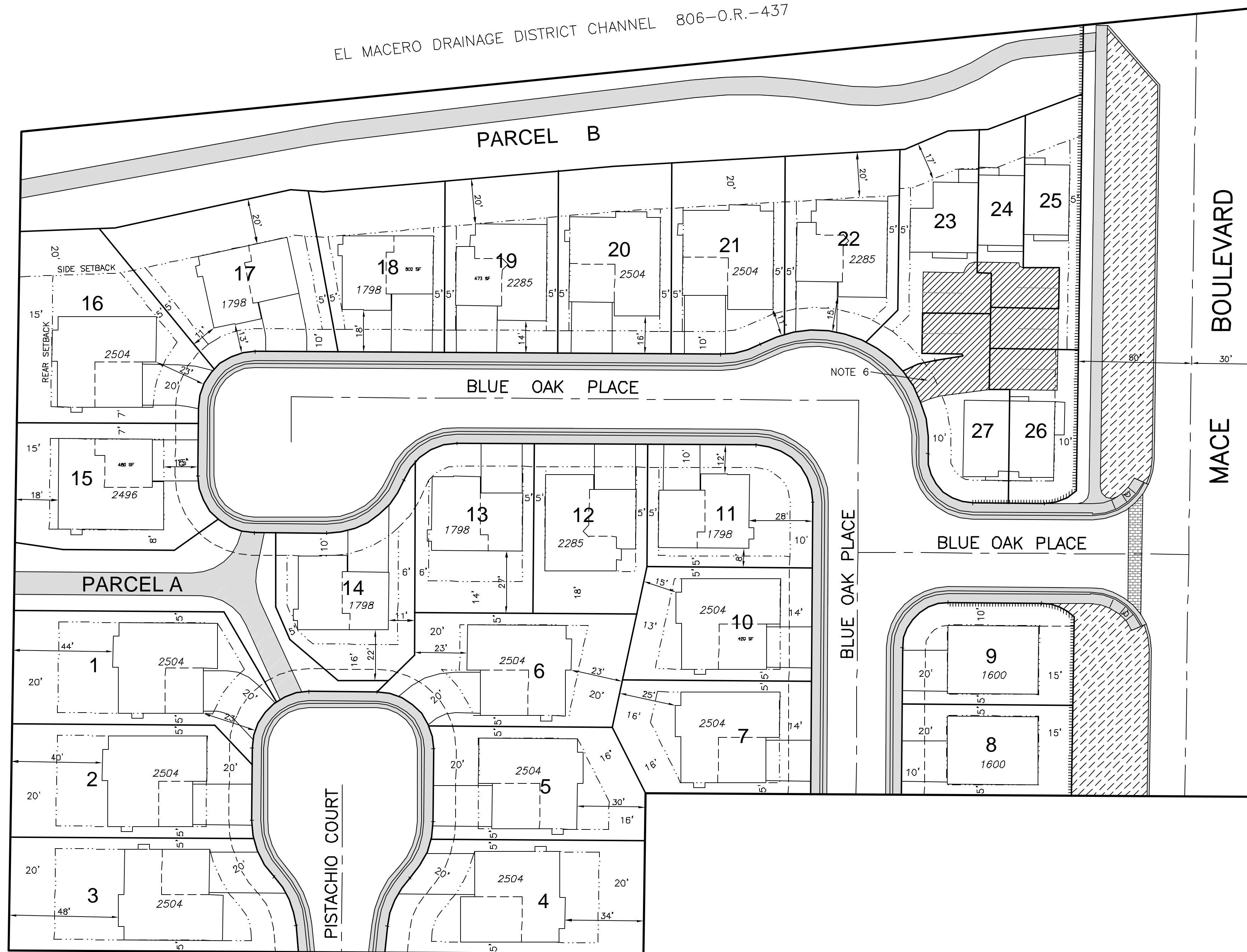


SCALE: 1"=30'

EL MACERO DRAINAGE DISTRICT CHANNEL 806-O.R.-437



VICINITY MAP

LEGAL DESCRIPTION:
SEE TITLE REPORT

OWNER/SUBDIVIDER:
BRIX & MORTAR PARTNERS LLC
c/o J. DAVID TAORMINO
505 SECOND STREET
DAVIS, CA. 95616

ENGINEER:
RICHARD CHAMBERS, RCE 24608
NK ENGINEERING & SURVEYING
724 "G" STREET
DAVIS, CA. 95616
(530) 758-6490
nkengineers@sbcglobal.net

NO. OF LOTS:
27 LOTS AND 2 PARCELS

FLOOD ZONE:
X per FEMA 0604240037C

AREA: 4.48 ACRES

LAND USE:
EXISTING IS ONE LOT, PROPOSED
IS 27 LOTS AND 2 PARCELS

ZONING:
EXISTING IS PD 4-92, PROPOSED IS
A NEW PD (XX-09)

A.P.N. 069-490-035

— AREA TABLE —

LOT NO.	LOT AREA (SQ. FEET)	MAX. COVERAGE (PERCENT)	MAX. F.A.R. (PERCENT)	MIN. OPEN SPACE (PERCENT)	MAX. IMP. SURF.* (PERCENT)	DRIVEWAY WIDTH (FEET)	MIN. LOT WIDTH AT STREET (FEET)
1	5450	40	50	20	51	18	30
2	5167	40	50	20	48	18	32
3	5996	40	50	20	36	18	50
4	5326	40	50	20	36	18	50
5	4475	40	50	20	42	18	50
6	4771	40	50	20	40	18	27
7	4126	44	52	20	44	18	50
8	3007	44	55	20	46	18	40
9	3288	38	52	20	46	18	45
10	3909	46	56	20	44	18	50
11	3908	34	38	20	34	18	73
12	3700	42	52	20	45	18	50
13	3877	34	37	20	46	18	50
14	3928	32	37	20	36	18	60
15	4508	42	48	20	38	18	43
16	5695	32	40	20	49	18	24
17	5144	27	29	20	39	18	55
18	3917	34	37	20	45	18	46
19	3910	42	50	20	45	18	50
20	4125	44	54	20	43	18	50
21	4196	43	54	20	46	18	50
22	3941	42	49	20	44	18	56
23	3293	29	43	N/A	N/A	N/A	N/A
24	1827	40	74	N/A	N/A	N/A	N/A
25	2656	28	52	N/A	N/A	N/A	N/A
26	2178	32	58	N/A	N/A	N/A	N/A
27	2771	26	57	N/A	N/A	N/A	N/A
PCL.A	4558	N/A	N/A	N/A	N/A	N/A	N/A
PCL.B	16695	N/A	N/A	N/A	N/A	N/A	N/A

— SETBACK TABLE —

LOT NO.	FRONT (FEET)	SIDE (FEET)	REAR (FEET)
1	20	5	20
2	20	5	20
3	20	5	20
4	20	5	20
5	20	5	16
6	20	5	20
7	14	5	16
8	10	5	15
9	10	5	15
10	14	5	13
11	10	5-10	5
12	10	5	18
13	10	5-6	14
14	10	5-6	16
15	15	7-8	15
16	20	5-20	15
17	10	5	20
18	10	5	20
19	10	5	20
20	10	5	20
21	10	5	20
22	10	5	22
23	10	0-5	17
24	10	0	17
25	10	0-5	17
26	10	0-10	5
27	10	0-10	5

NOTES:

- LOTS 23-27 ARE LOW INCOME AFFORDABLE UNITS.
- THE NUMBER IN ITALICS ON EACH LOT REFERS TO THE BUILDING FLOOR PLAN.
- ALL UNITS ARE 2-STORY WITH A MAXIMUM BUILDING HEIGHT OF 35 FEET.
- NONE OF THE PROPOSED UNITS CAN ACCOMMODATE A MINISTERIAL SECOND DWELLING UNIT OR GUEST HOUSE.
- ALL UNITS HAVE A MINIMUM OF 2 PARKING SPACES.
- HATCHED AREA INDICATES COMMON ACCESS AND UTILITY EASEMENT FOR LOTS 23-27.
- SEE THE TENTATIVE MAP AND THE CONCEPTUAL GRADING PLAN FOR ADDITIONAL DETAILS.

* PERCENTAGE OF AREA BETWEEN UNIT AND FRONT LOT LINE, COVERED BY IMPERVIOUS SURFACING.

NK
ENGINEERING AND SURVEYING CO., INC.
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(530) 758-6490 FAX: (530) 758-5560

WILLOWBANK PARK
FINAL PD MAP

DESIGNED BY: RWC DRAWN BY: ELM	SCALE: 1" = 30' REV.
DATE: 2/11/2010 SHEET: 1 OF 1	APPROVED: R. CHAMBERS RCE 24608 DRAWING NO.