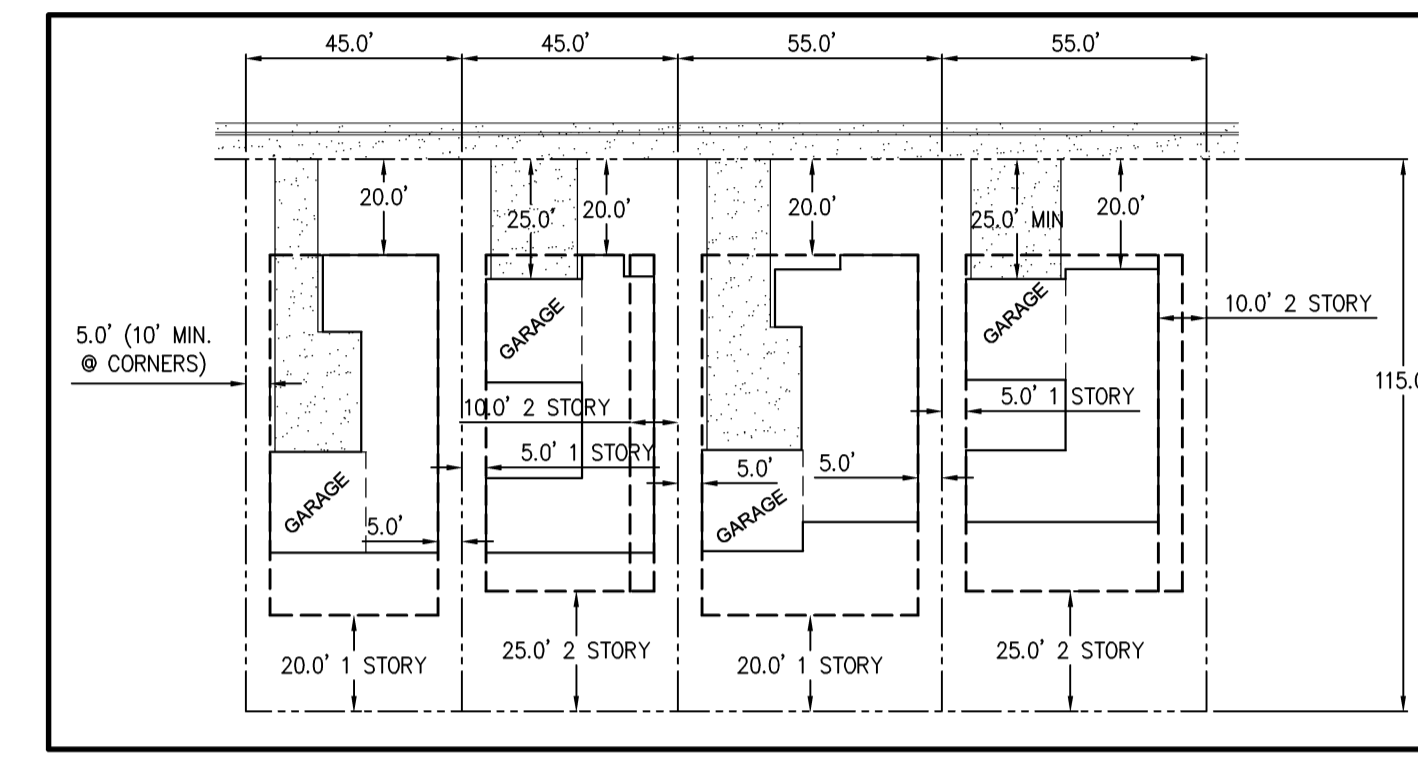




**SINGLE FAMILY DETACHED
PLANNED DEVELOPMENT STANDARDS (SEE DETAIL A)**

FEATURES	PROPOSED
Min. lot area	4,500 sq. ft.
Min. width at Setback	45'
Lot coverage (max)	40%
Front setback (min)	20'
Corner side street setback (Lot 9)	15'
Interior side setback 1 story (min)	5'
Interior side setback 2 story (min)	10'
Rear setback 1 story (min)	20'
Rear setback 2 story (min)	25'
Height (max)	30'
Usable open space (min)	20%
Floor Area Ratio (max)	40%

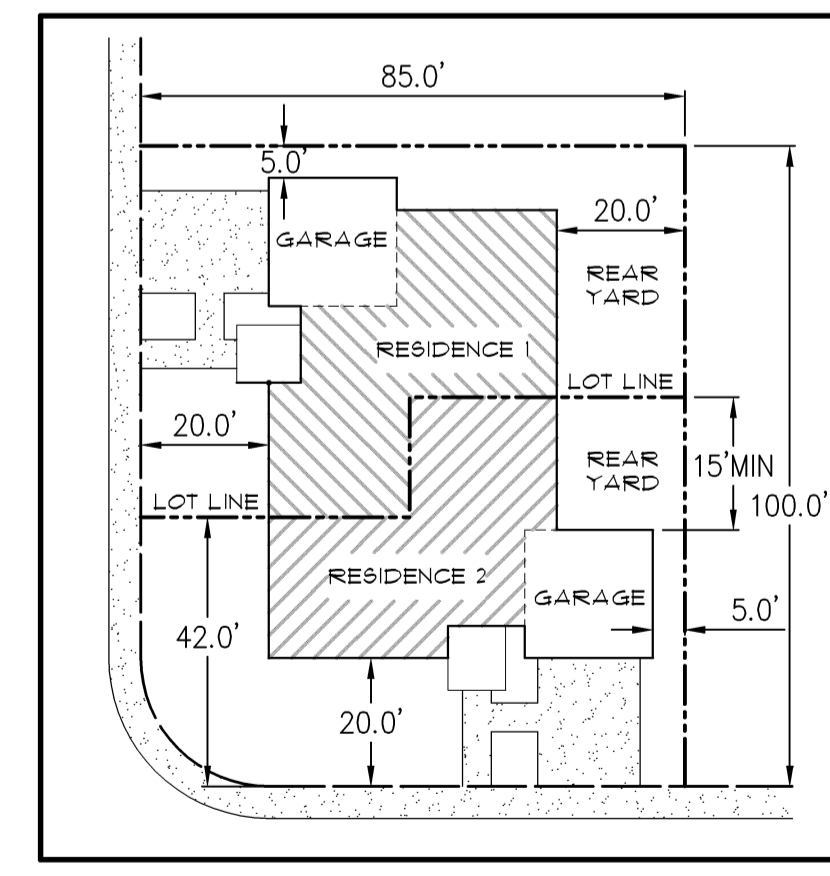


A TYPICAL CONCEPTUAL SINGLE FAMILY DETACHED UNIT BUILDING SETBACKS
N.T.S.

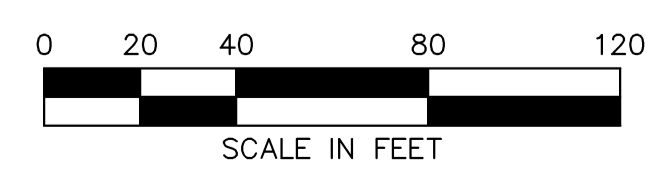
**SINGLE FAMILY ATTACHED (HALFPLEX)
PLANNED DEVELOPMENT STANDARDS (SEE DETAIL B)**

FEATURES	PROPOSED
Min. lot area	4,100 sq. ft.
Min. width at setback	35'
Min. corner lot width	35'
Lot coverage (max %)	50%
Front setback (min)	20'
Corner side setback (min)	5'
Interior side setback 1st story (min)	0'
Interior side setback 2nd story (min)	10'
Rear setback (min)	20'*
Height (max)	30'
Usable open space	7%
Floor Area Ratio	50%

*EXCEPTION AT GARAGE - 15'



B TYPICAL CONCEPTUAL SINGLE FAMILY ATTACHED (HALFPLEX) UNIT BUILDING SETBACKS
N.T.S.



AFFORDABLE HOUSING LEGEND

HOUSING TYPE	# UNITS	SYMBOL
LOW-MODERATE	8	* (asterisk)
MIDDLE INCOME	6	▲ (triangle)

APPROVED BY: _____
CITY OF DAVIS PLANNING DEPARTMENT DATE _____

DESIGNED BY: MR. SM. DRAWN BY: MR. SM. CHECKED BY: MR. SM. SCALE: 1" = 40'

REVISIONS: BY: DATE: NO.:

CECWEST.COM
Project Planning • Civil Engineering • Landscape Architecture
Sacramento Office: 2120 20th Street, Suite Three, Sacramento, CA 95818 (916) 455-2026
Corporate Office: 2940 Spafford Street, Suite 200, Davis, CA 95618 (530) 756-2026

CUMMINGS ENGINEERS

CITY OF DAVIS CALIFORNIA

VESTING TENTATIVE SUBDIVISION MAP
DAVIS JOINT UNIFIED SCHOOL DISTRICT
GRANDE - SUBDIVISION MAP NO. 4945
PLANNED DEVELOPMENT EXHIBIT

SHEET 1 OF 1
DATE: 9/12/08
JOB NO: 931.04