



LANDS OF COVELL CENTER PARTNERS
 APN 37-970-33
 PARCEL 1
 9 M.S. 99

SUB AREA SUMMARY				
SUB AREA	DESIGNATION	GROSS ACRES	NET ACRES	UNITS
A	THE PARK HOMES	15.18	10.99	87
B	CANNERY VILLAGE	2.36	1.88	16
C	THE COTTAGES	10.29	6.35	76
D	THE BUNGALOW ALLEYS	5.73	3.39	44
E	THE COURTS	7.91	4.69	72
F	THE BROWNSTONES	4.59	2.27	72
G	THE UNIVERSITY FLATS	5.16	3.08	96
H	THE CANNERY LOFTS	2.65	1.69	60
I	NEIGHBORHOOD MIXED USE	15.06	12.00	24
J	NEIGHBORHOOD GREENBELT	5.74	5.60	-
K	CLUBHOUSE	1.10	0.89	-
L	PARK	7.10	5.74	-
M	AG BUFFER/ URBAN FARM/ OPEN SPACE	7.41	7.41	-
N	AG BUFFER/ DETENTION BASIN	6.01	6.01	-
O	AG BUFFER/ DETENTION BASIN	1.46	1.46	-
P	WELL SITE	0.23	0.23	-
Q	FUTURE WELL EXPANSION SITE	0.39	0.39	-
R	EAST COVELL BOULEVARD	1.72	1.72	-
NEIGHBORHOOD STREETS		-	24.30	-
TOTAL		100.1±	75.8±	547
GROSS RESIDENTIAL AREA		53.87±	-	-

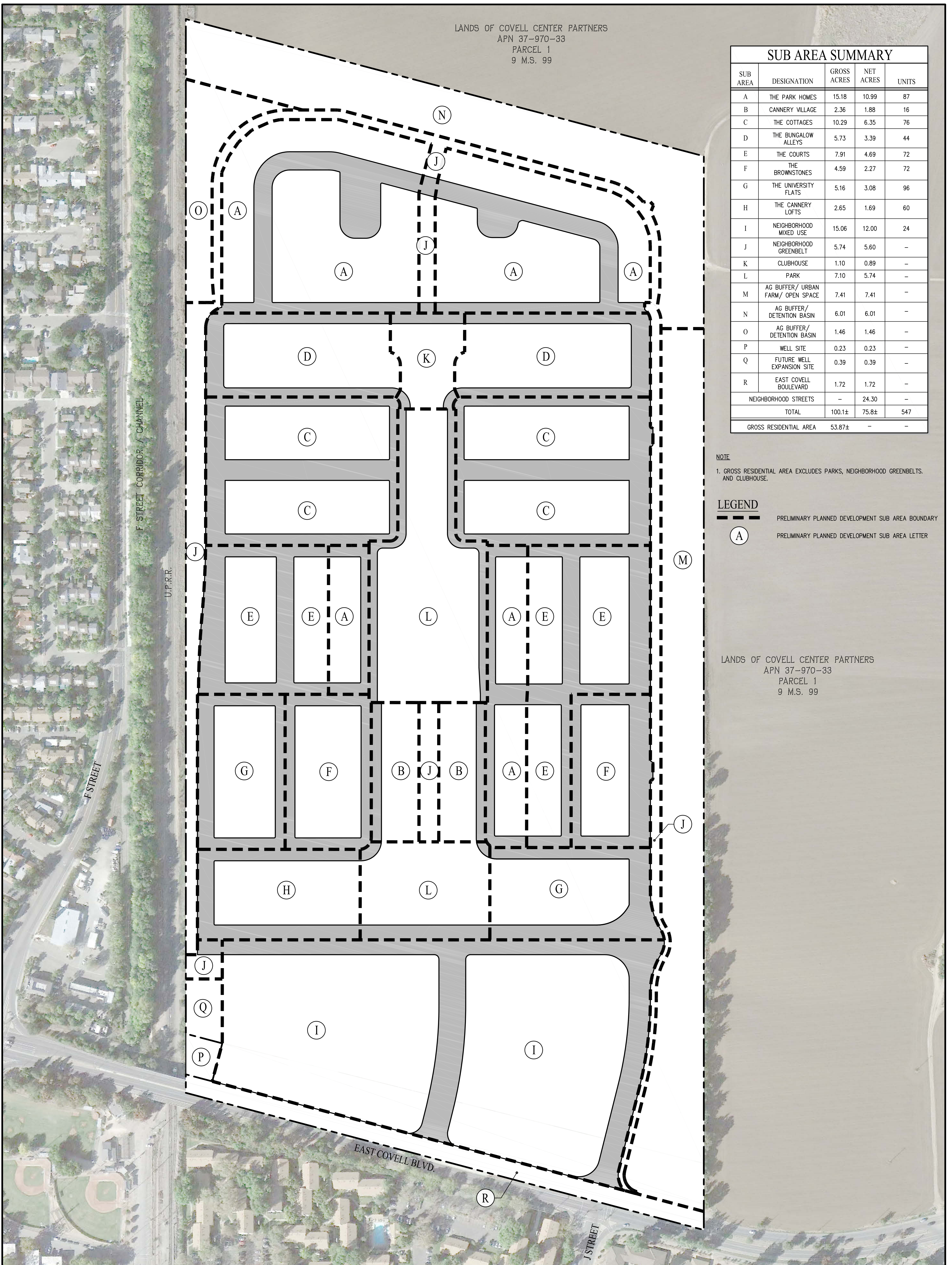
NOTE

1. GROSS RESIDENTIAL AREA EXCLUDES PARKS, NEIGHBORHOOD GREENBELTS, AND CLUBHOUSE.

LEGEND

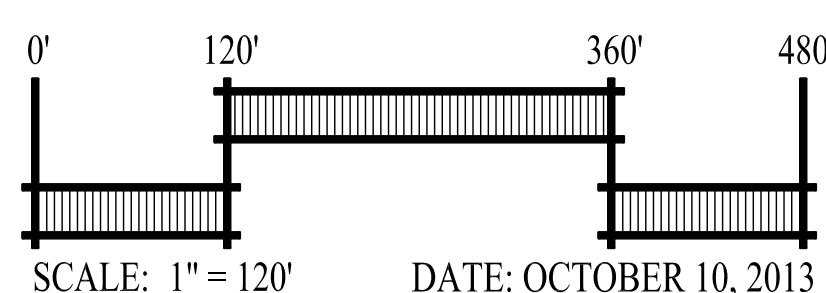
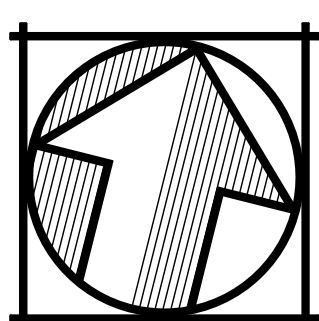
-  PRELIMINARY PLANNED DEVELOPMENT SUB AREA BOUNDARY
-  PRELIMINARY PLANNED DEVELOPMENT SUB AREA LETTER

LANDS OF COVELL CENTER PARTNERS
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 PARCEL 1
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THE CANNERY
FINAL PLANNED DEVELOPMENT
SUPPLEMENTAL EXHIBIT
SUB AREAS MAP

CITY OF DAVIS YOLO COUNTY CALIFORNIA



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SHEET NO.
1
 OF 13 SHEETS

LANDS OF COVELL CENTER PARTNERS
 APN 37-970-33
 PARCEL 1
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LAND USE LEGEND			
TYPE	DESCRIPTION	GROSS ACRES	NET ACRES
OS	AG BUFFER/DETENTION BASIN/URBAN FARM	14.9± AC	14.9± AC
P	NEIGHBORHOOD PARK	7.1± AC	5.7± AC
GB	GREENBELTS	5.7± AC	5.6± AC
TOTAL:		27.7± AC	26.2± AC

NOTE:
 INDIVIDUAL AREAS SHOWN ON MAP REPRESENT NET AREAS.

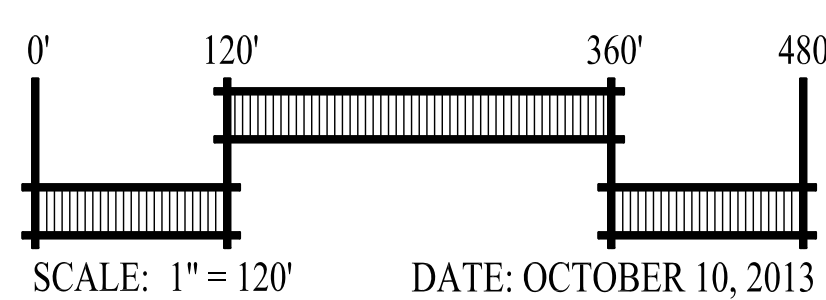
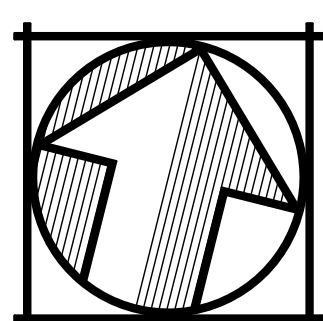


LANDS OF COVELL CENTER PARTNERS
 APN 37-970-33
 PARCEL 1
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OPEN SPACE/
 GREENBELT
 1.4± AC

THE CANNERY FINAL PLANNED DEVELOPMENT SUPPLEMENTAL EXHIBIT PARKS AND OPEN SPACE MAP

CITY OF DAVIS YOLO COUNTY CALIFORNIA





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SHEET NO.
2
 OF 13 SHEETS

LANDS OF COVELL CENTER PARTNERS
 APN 37-970-33
 PARCEL 1
 9 M.S. 99

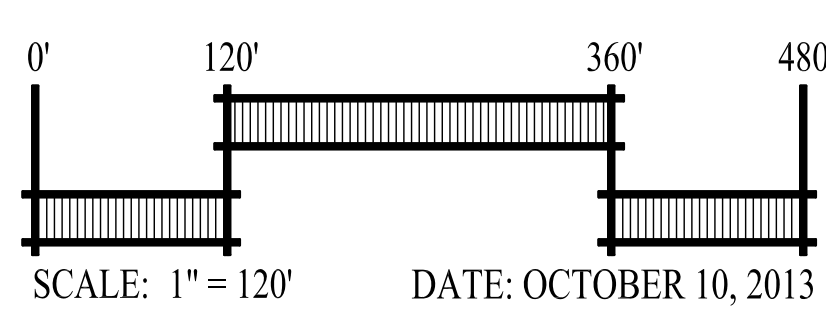
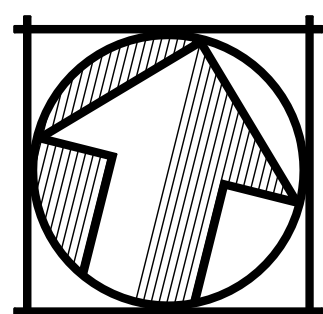
OWNERSHIP & MAINTENANCE LEGEND			
TYPE	DESCRIPTION	GROSS ACRES	NET ACRES
	PUBLICLY OWNED & PRIVATELY MAINTAINED	7.4± AC	7.4± AC
	PUBLICLY OWNED AND MAINTAINED	20.3± AC	18.8± AC
TOTAL:		27.7± AC	26.2± AC



LANDS OF COVELL CENTER PARTNERS
 APN 37-970-33
 PARCEL 1
 9 M.S. 99

THE CANNERY
 FINAL PLANNED DEVELOPMENT
 SUPPLEMENTAL EXHIBIT
 PARKS AND OPEN SPACE
 OWNERSHIP AND MAINTENANCE MAP

CITY OF DAVIS YOLO COUNTY CALIFORNIA



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SHEET NO.
3
 OF 13 SHEETS

LANDS OF COVELL CENTER PARTNERS
 APN 37-970-33
 PARCEL 1
 9 M.S. 99

AG BUFFER /
 DETENTION BASIN

F STREET CORRIDOR / CHANNEL

U.P.R.R.

F STREET

PARK

URBAN FARM / AG BUFFER

LANDS OF COVELL CENTER PARTNERS
 APN 37-970-33
 PARCEL 1
 9 M.S. 99

FUTURE WELL
 EXPANSION SITE

EXISTING
 WELL SITE

MIXED USE

MIXED USE

PARK


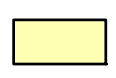
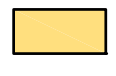


EAST COVELL BLVD.

THE CANNERY

FINAL PLANNED DEVELOPMENT SUPPLEMENTAL EXHIBIT PUBLIC AND PRIVATE MAINTENANCE AREAS

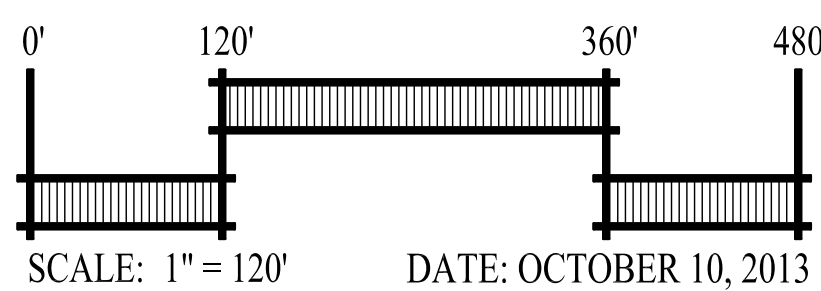
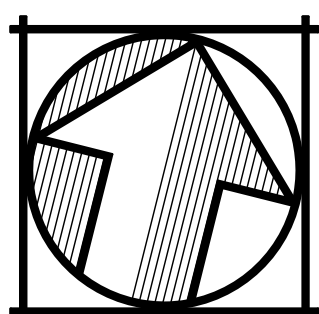
CITY OF DAVIS YOLO COUNTY CALIFORNIA

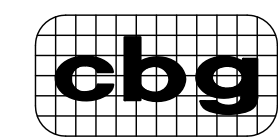
LEGEND

-  PUBLIC STREET/ RIGHT-OF-WAY (CITY MAINTAINED)
-  PUBLIC PARK, OPEN SPACE OR GREEN BELT (CITY MAINTAINED)
-  PRIVATE STREET RIGHT-OF-WAY (PRIVATELY MAINTAINED)
-  CLUB HOUSE (PRIVATELY MAINTAINED)
-  URBAN FARM / AG BUFFER
PUBLICLY OWNED/ PRIVATELY MAINTAINED

NOTES:

1. ALL UTILITIES WITHIN THE PUBLIC STREET RIGHTS-OF-WAY OR PUBLIC LANDS WILL BE PUBLICLY OWNED AND MAINTAINED.
2. ALL UTILITIES WITHIN THE PRIVATE STREET RIGHTS-OF-WAY OR PRIVATE LANDS WILL BE PRIVATELY OWNED AND MAINTAINED.





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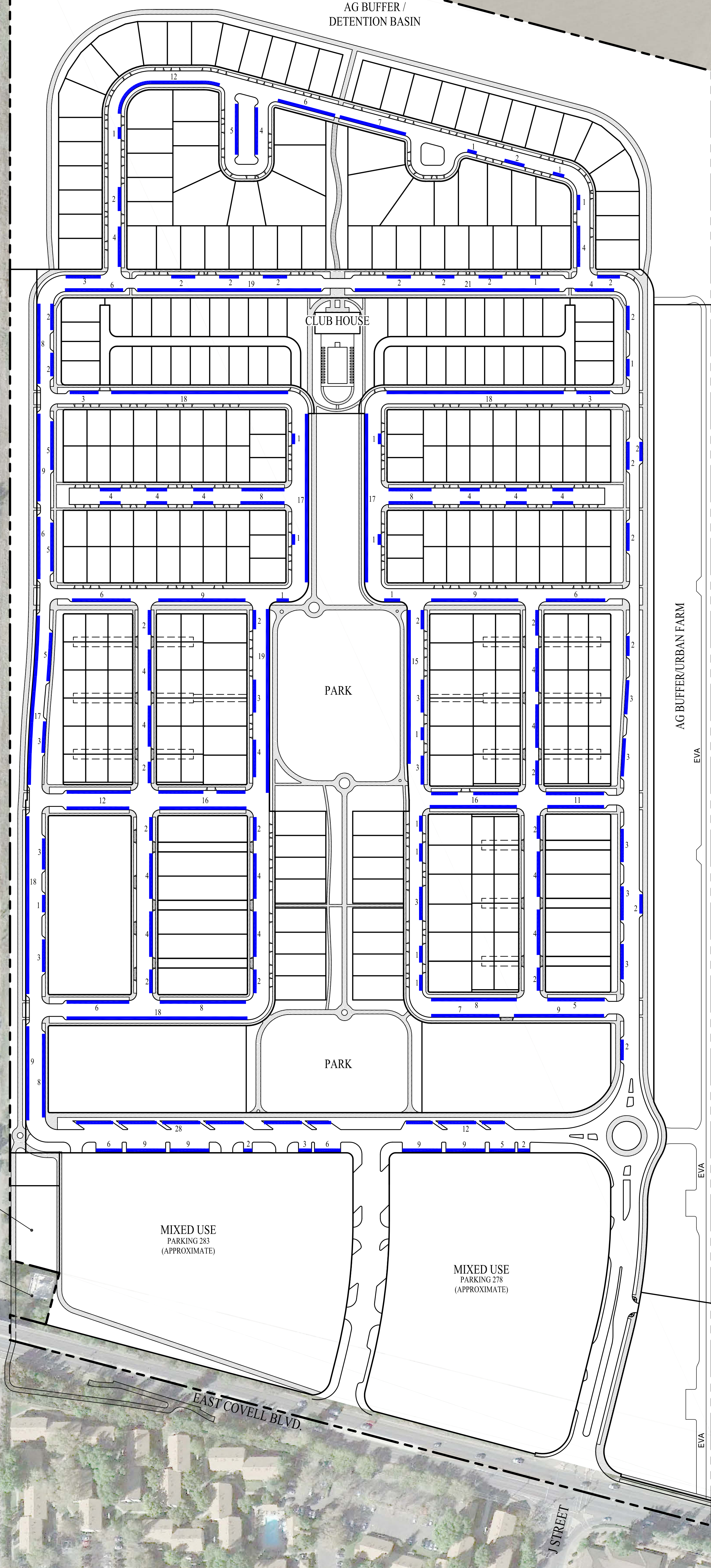
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SHEET NO.
4
 OF 13 SHEETS

LANDS OF COVELL CENTER PARTNERS
 APN 37-970-33
 PARCEL 1
 9 M.S. 99

PARKING SUMMARY	
ON-STREET PARKING	739
MIXED USE PARKING	561
TOTAL	1,300

NOTE:
 PARKING COUNT DOES NOT INCLUDE PRIVATE RESIDENCE
 PARKING.



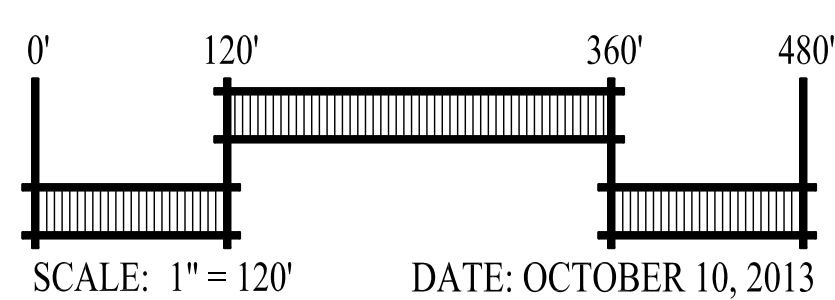
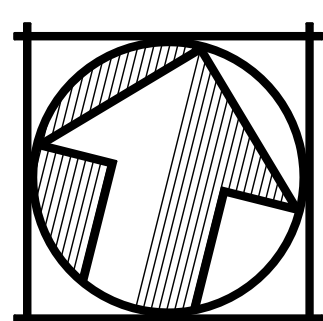
LANDS OF COVELL CENTER PARTNERS
 APN 37-970-33
 PARCEL 1
 9 M.S. 99

LEGEND

- 1 NUMBER OF PARKING SPACES
- ON-STREET PARKING

**THE CANNERY
 FINAL PLANNED DEVELOPMENT
 SUPPLEMENTAL EXHIBIT
 PARKING PLAN**

CITY OF DAVIS YOLO COUNTY CALIFORNIA

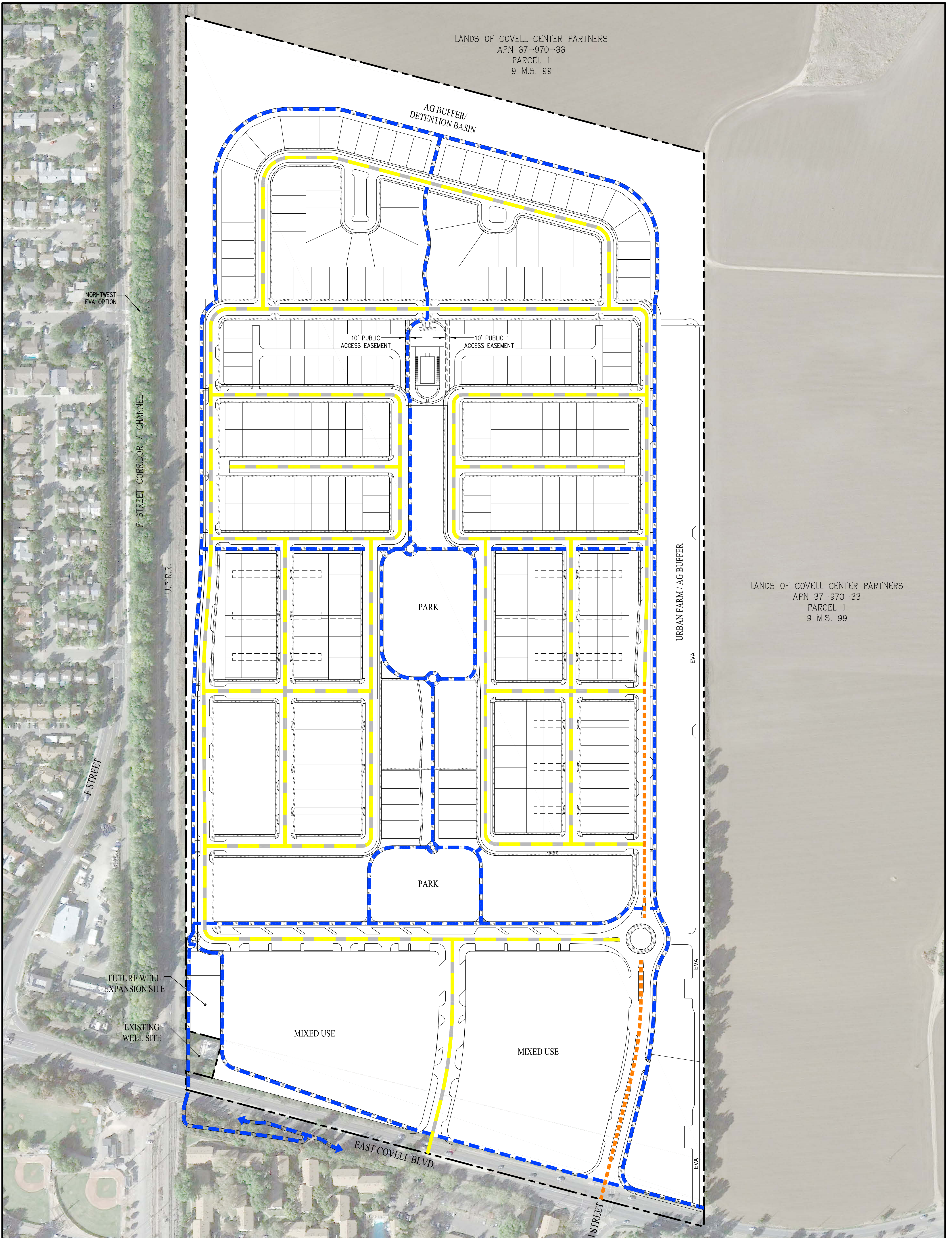


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SHEET NO.
5
 OF 13 SHEETS

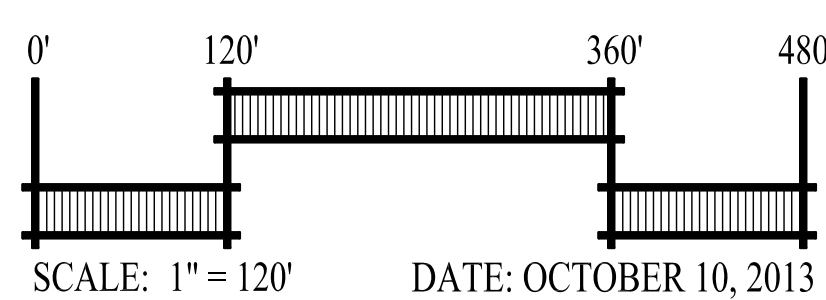
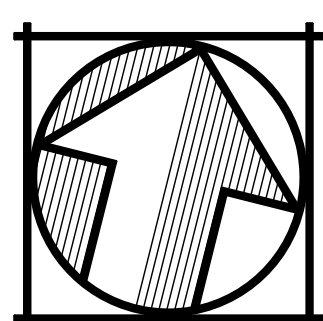
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 9 M.S. 99



LEGEND

- — — CLASS 1 BIKEWAYS - BIKE PATH/MULTI-USE TRAIL
- — — CLASS 2 BIKEWAYS - BIKE LANES
- — — CLASS 3 BIKEWAYS - BIKE ROUTES

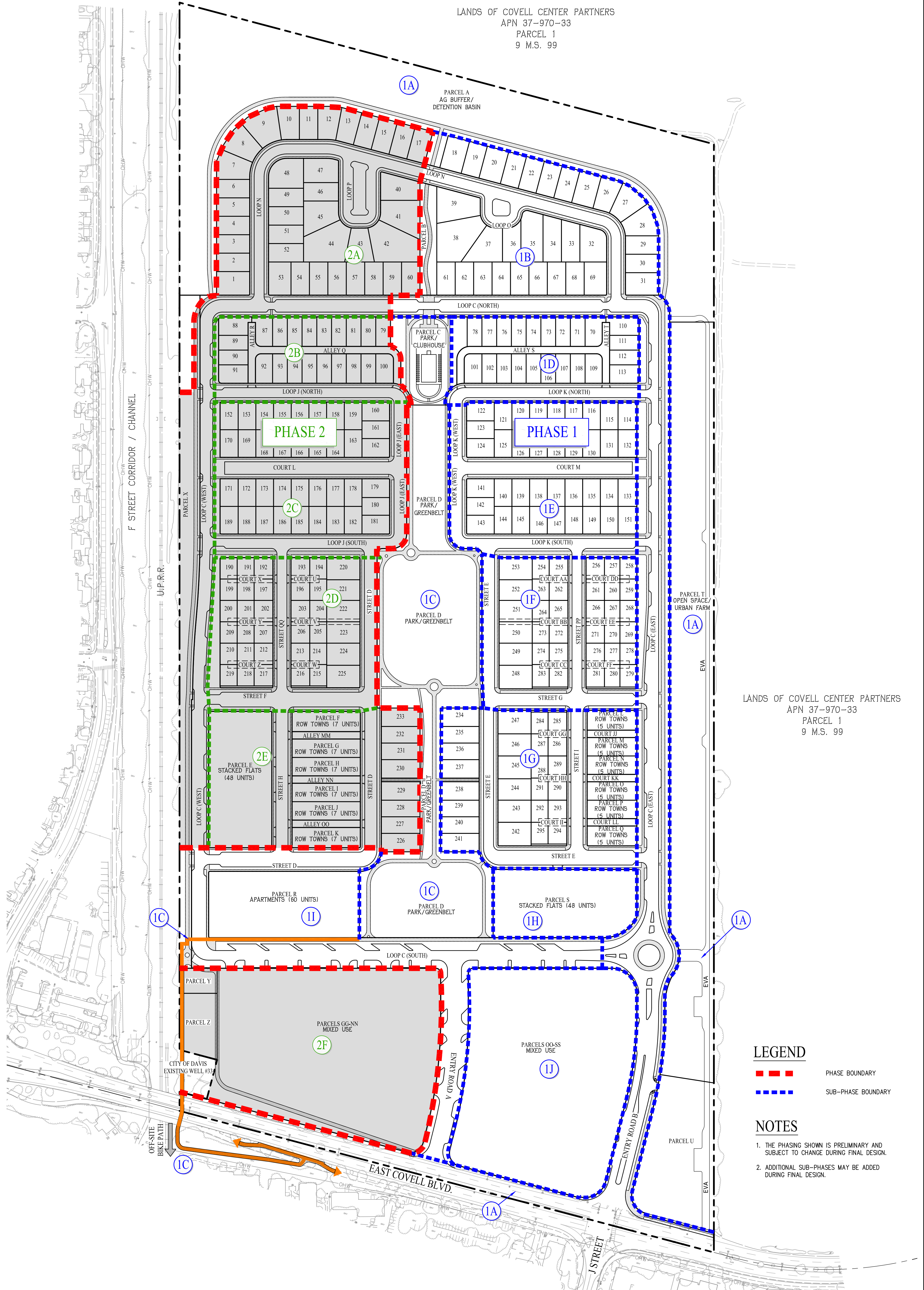


THE CANNERY
PRELIMINARY PLANNED DEVELOPMENT
SUPPLEMENTAL EXHIBIT
BICYCLE AND PEDESETIAN
FACILITIES PLAN

CITY OF DAVIS YOLO COUNTY CALIFORNIA

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SHEET NO.
6
OF 13 SHEETS



LANDS OF COVELL CENTER PARTNERS
 APN 37-970-33
 PARCEL 1
 9 M.S. 99

LEGEND

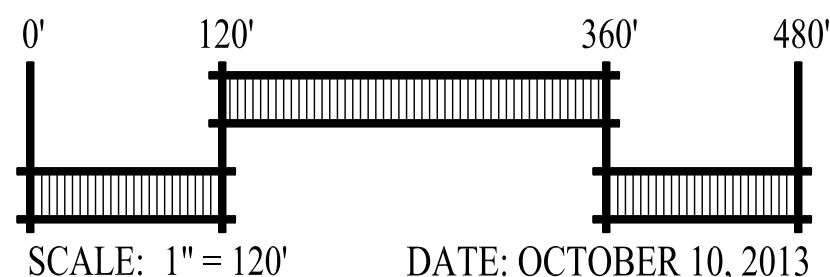
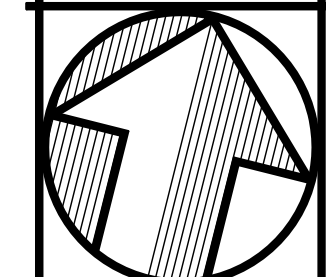
- - - - PHASE BOUNDARY
- - - - SUB-PHASE BOUNDARY

NOTES

1. THE PHASING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
2. ADDITIONAL SUB-PHASES MAY BE ADDED DURING FINAL DESIGN.

THE CANNERY
FINAL PLANNED DEVELOPMENT
SUPPLEMENTAL EXHIBIT
PHASING PLAN

CITY OF DAVIS YOLO COUNTY CALIFORNIA

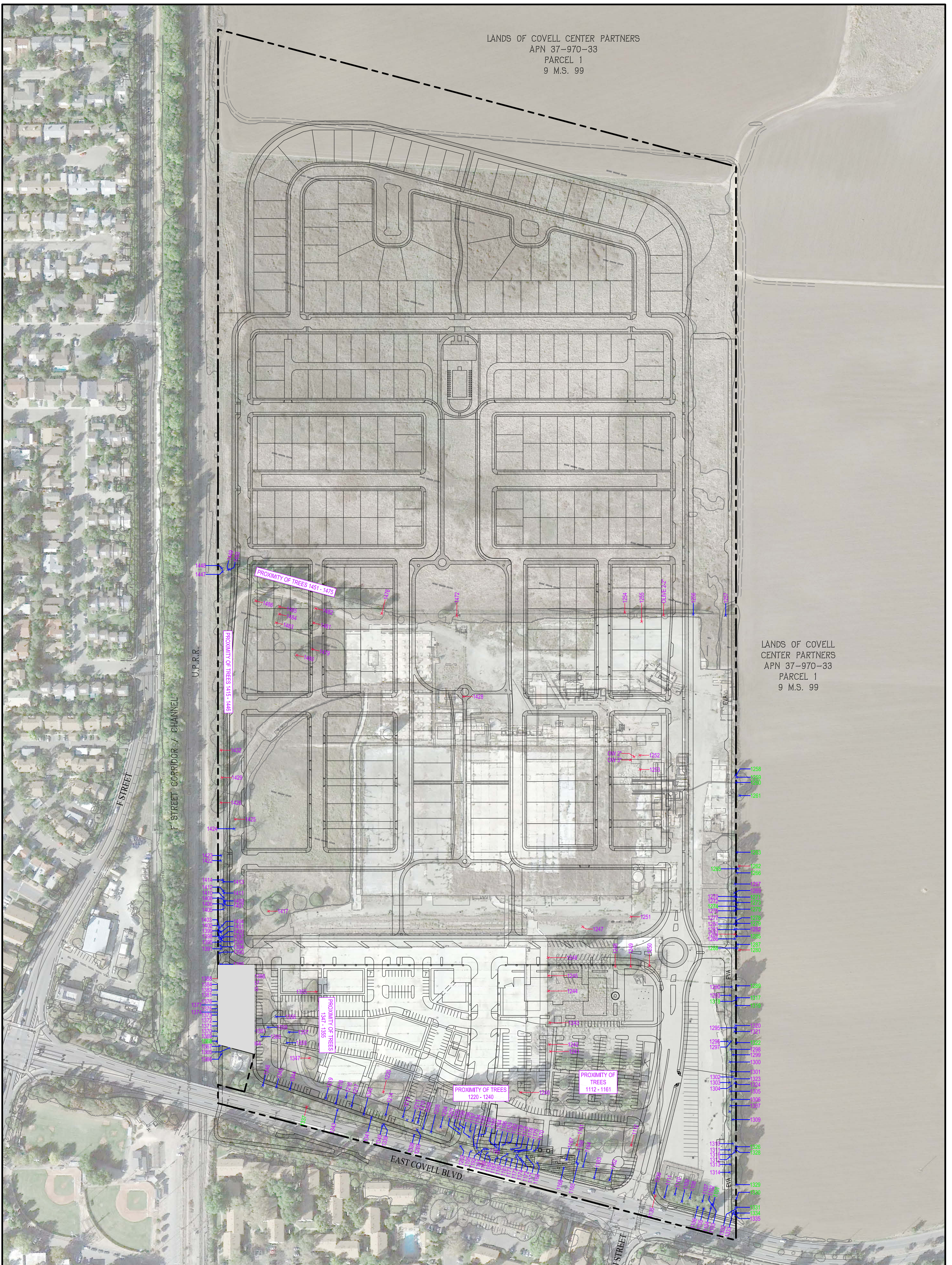


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SHEET NO.
7
 OF 13 SHEETS

LANDS OF COVELL CENTER PARTNERS
APN 37-970-33
PARCEL 1
9 M.S. 99

LANDS OF COVELL
CENTER PARTNERS
APN 37-970-33
PARCEL 1
9 M.S. 99



LEGEND

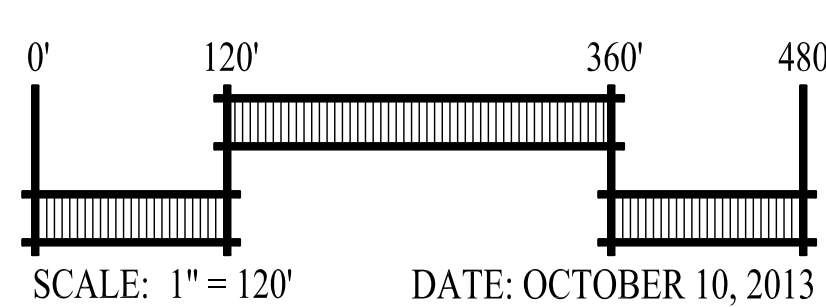
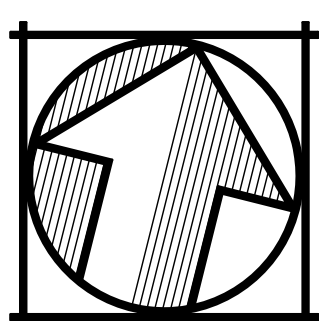
- SURVEYED TREE LOCATION
- APPROXIMATE TREE LOCATION
- 1341 CORRESPONDING ARBORIST TAG NUMBER (REMOVE EX TREE)
- 1340 CORRESPONDING ARBORIST TAG NUMBER (PRESERVE EX TREE)

NOTES

1. SEE SHEET 14, TREE SURVEY SUMMARY FOR INDIVIDUAL TREE INFORMATION.
2. TOTAL BEING SAVED = 32

**THE CANNERY
FINAL PLANNED DEVELOPMENT
SUPPLEMENTAL EXHIBIT
TREE SURVEY MAP**

CITY OF DAVIS YOLO COUNTY CALIFORNIA



DATE: OCTOBER 10, 2013

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SHEET NO.
8
OF 13 SHEETS

TREE NO.	COMMON NAME	MULTI-STEMS (IN)	TOTAL DBH (IN)	DLR (FT)	STRUCTURE	VIGOR	REMOVE
1101	VALLEY OAK	--	12	17	FAIR	FAIR	NO
1102	PRUNUS SPECIES	"2,3,5"	10	10	FAIR	FAIR	YES
1103	PRUNUS SPECIES	"3,3,5"	11	10	POOR TO FAIR	FAIR	YES
1104	BLACK ACACIA	--	22	16	POOR	FAIR	YES
1105	BLACK ACACIA	--	17	19	POOR	FAIR	YES
1106	FRUITLESS MULBERRY	--	17	21	POOR TO FAIR	FAIR	YES
1107	FRUITLESS MULBERRY	--	18	23	POOR TO FAIR	FAIR	YES
1108	FRUITLESS MULBERRY	--	19	27	POOR TO FAIR	FAIR	YES
1109	FRUITLESS MULBERRY	--	16	20	POOR TO FAIR	FAIR	YES
1110	FRUITLESS MULBERRY	--	22	25	POOR TO FAIR	FAIR	YES
1111	BLACK ACACIA	--	17	18	POOR TO FAIR	FAIR	YES
1112	EUCALYPTUS SP	--	19	32	POOR TO FAIR	FAIR	YES
1113	FRUITLESS MULBERRY	"7,8"	15	10	POOR TO FAIR	FAIR	YES
1114	EUCALYPTUS SP	--	22	29	FAIR	FAIR	YES
1115	FRUITLESS MULBERRY	--	11	17	FAIR	FAIR	YES
1116	FRUITLESS MULBERRY	--	9	8	POOR	FAIR	YES
1117	BAILEY ACACIA	--	7	18	POOR TO FAIR	FAIR	YES
1118	FRUITLESS MULBERRY	--	13	20	FAIR	FAIR	YES
1119	FRUITLESS MULBERRY	--	18	21	POOR TO FAIR	FAIR	YES
1120	FRUITLESS MULBERRY	--	15	23	POOR TO FAIR	FAIR	YES
1121	EUCALYPTUS SP	--	23	26	POOR	FAIR	YES
1122	TAG NOT USED	--	--	--	--	FAIR	YES
1123	TAG NOT USED	--	--	--	--	FAIR	YES
1124	FRUITLESS MULBERRY	--	7	10	FAIR	FAIR	YES
1125	FRUITLESS MULBERRY	--	13	14	POOR TO FAIR	FAIR	YES
1126	FRUITLESS MULBERRY	--	17	24	POOR TO FAIR	FAIR	YES
1127	FRUITLESS MULBERRY	--	14	21	POOR TO FAIR	FAIR	YES
1128	FRUITLESS MULBERRY	--	18	21	POOR TO FAIR	FAIR	YES
1129	ALMOND	"8,9"	17	17	FAIR	FAIR	YES
1130	EUCALYPTUS SP	--	28	24	POOR TO FAIR	FAIR	YES
1131	ALMOND	--	--	16	FAIR	FAIR	YES
1132	EUCALYPTUS SP	--	32	30	POOR	FAIR	YES
1133	FRUITLESS MULBERRY	--	11	16	FAIR	FAIR	YES
1134	FRUITLESS MULBERRY	--	12	16	FAIR	FAIR	YES
1135	FRUITLESS MULBERRY	--	10	14	POOR	FAIR	YES
1136	FRUITLESS MULBERRY	--	14	18	POOR TO FAIR	FAIR	YES
1137	FRUITLESS MULBERRY	--	11	13	POOR TO FAIR	FAIR	YES
1138	FRUITLESS MULBERRY	--	11	16	POOR TO FAIR	FAIR	YES
1139	FRUITLESS MULBERRY	--	10	14	POOR TO FAIR	FAIR	YES
1140	FRUITLESS MULBERRY	--	11	16	POOR TO FAIR	FAIR	YES
1141	FRUITLESS MULBERRY	--	12	17	POOR TO FAIR	FAIR	YES
1142	VALLEY OAK	--	13	22	FAIR	FAIR	YES
1143	FRUITLESS MULBERRY	--	12	17	POOR TO FAIR	FAIR	YES
1144	FRUITLESS MULBERRY	--	14	17	POOR TO FAIR	FAIR	YES
1145	FRUITLESS MULBERRY	"3,5"	8	9	FAIR	FAIR	YES
1146	FRUITLESS MULBERRY	--	8	10	POOR TO FAIR	FAIR	YES
1147	FRUITLESS MULBERRY	--	6	8	FAIR	FAIR	YES
1148	FRUITLESS MULBERRY	--	14	22	FAIR	FAIR	YES
1149	FRUITLESS MULBERRY	--	14	20	POOR TO FAIR	FAIR	YES
1150	FRUITLESS MULBERRY	--	17	23	FAIR	FAIR	YES
1151	FRUITLESS MULBERRY	--	12	17	POOR TO FAIR	FAIR	YES
1152	FRUITLESS MULBERRY	"3,3,4"	10	8	POOR TO FAIR	FAIR	YES
1153	EUCALYPTUS SP	--	35	32	POOR TO FAIR	FAIR	YES
1154	FRUITLESS MULBERRY	"3,4"	7	8	FAIR	FAIR	YES
1155	FRUITLESS MULBERRY	--	9	13	FAIR	FAIR	YES
1156	EUCALYPTUS SP	--	18	18	POOR	FAIR	YES
1157	FRUITLESS MULBERRY	"4,7"	11	15	POOR TO FAIR	FAIR	YES
1158	FRUITLESS MULBERRY	--	5	10	FAIR	FAIR	YES
1159	FRUITLESS MULBERRY	"3,4"	7	9	FAIR	FAIR	YES
1160	FRUITLESS MULBERRY	--	11	17	POOR TO FAIR	FAIR	YES
1161	FRUITLESS MULBERRY	--	5	7	POOR TO FAIR	FAIR	YES
1162	BLACK ACACIA	--	13	20	POOR	FAIR	YES
1163	FRUITLESS MULBERRY	--	15	21	POOR TO FAIR	FAIR	YES
1164	FRUITLESS MULBERRY	--	21	24	POOR TO FAIR	FAIR	YES
1165	VALLEY OAK	--	5	8	FAIR	FAIR	YES
1166	ALMOND	"6,7"	13	15	FAIR	FAIR	YES
1167	VALLEY OAK	--	13	25	FAIR	FAIR	YES
1168	MODESTO ASH	--	18	16	POOR TO FAIR	POOR	YES
1169	MODESTO ASH	--	17	17	POOR TO FAIR	FAIR	YES
1170	FRUITLESS MULBERRY	--	21	25	POOR TO FAIR	FAIR	YES
1171	FRUITLESS MULBERRY	--	17	25	POOR TO FAIR	FAIR	YES
1172	BLACK ACACIA	--	5	6	FAIR	FAIR	YES
1173	VALLEY OAK	"2,4"	6	17	POOR TO FAIR	FAIR	YES
1174	BLACK ACACIA	"6,9"	5	18	POOR TO FAIR	FAIR	YES
1175	BLACK ACACIA	--	5	6	FAIR	FAIR	YES
1176	BLACK ACACIA	--	11	11	FAIR	FAIR	YES
1177	CA BLACK WALNUT	5	--	12	FAIR	FAIR	YES
1178	CHINESE PISTACHE	"7,8"	15	15	FAIR	FAIR	YES
1179	FRUITLESS MULBERRY	--	18	22	POOR	FAIR	YES
1180	CAROB	"3,4,5"	12	16	POOR	FAIR	YES
1181	CA BLACK WALNUT	"2,4"	6	11	FAIR	FAIR	YES
1182	VALLEY OAK	--	12	16	FAIR	FAIR	YES
1183	VALLEY OAK	--	16	18	FAIR	FAIR	YES
1184	VALLEY OAK	--	15	21	FAIR	FAIR	YES
1185	VALLEY OAK	"12,13"	25	24	POOR TO FAIR	FAIR	YES
1186	VALLEY OAK	--	9	27	POOR TO FAIR	FAIR	YES
1187	FRUITLESS MULBERRY	--	19	25	POOR	FAIR	YES
1188	VALLEY OAK	--	11	17	POOR TO FAIR	FAIR	YES
1189	VALLEY OAK	--	11	17	FAIR	FAIR	YES
1190	CANARY ISLAND PINE	--	12	13	FAIR	FAIR	YES
1191	VALLEY OAK	--	12	17	FAIR	FAIR	YES
1192	VALLEY OAK	--	6	15	POOR TO FAIR	FAIR	YES
1193	VALLEY OAK	"8,10"	18	21	POOR TO FAIR	FAIR	YES
1194	CANARY ISLAND PINE	--	14	14	FAIR	FAIR	YES
1195	VALLEY OAK	--	10	17	POOR TO FAIR	FAIR	YES
1196	VALLEY OAK	--	20	26	FAIR	FAIR	YES
1197	VALLEY OAK	--	12	16	FAIR	FAIR	YES
1198	FRUITLESS MULBERRY	"10,11,11"	32	20	POOR TO FAIR	FAIR	YES
1199	VALLEY OAK	--	15	21	FAIR	FAIR	YES
1200	VALLEY OAK	--	14	27	POOR TO FAIR	FAIR	YES
1201	FRUITLESS MULBERRY	--	19	21	POOR	FAIR	YES
1202	COAST LIVE OAK	--	10	15	FAIR	FAIR	YES
1203	EUCALYPTUS SP	--	20	25	POOR TO FAIR	FAIR	YES
1204	FLOWERING PLUM	--	10	13	FAIR	FAIR	YES
1205	CANARY ISLAND PINE	--	19	15	FAIR	FAIR	YES
1206	EUCALYPTUS SP	--	35	29	FAIR	FAIR	YES
1207	VALLEY OAK	--	13	16	FAIR	FAIR	YES
1208	VALLEY OAK	--	5	11	FAIR	FAIR	YES
1209	FLOWERING PLUM	--	7	9	FAIR	FAIR	YES
1210	PLUM	"2,3,5"	10	8	POOR TO FAIR	FAIR	YES
1211	VALLEY OAK	--	18	23	FAIR	FAIR	YES
1212	CAROB	"2,4"	6	9	POOR	FAIR	YES
1213	VALLEY OAK	--	18	25	FAIR	FAIR	YES
1214	CANARY ISLAND PINE	--	17	11	FAIR	FAIR	YES
1215	EUCALYPTUS SP	--	19	16	POOR TO FAIR	FAIR	YES
1216	FRUITLESS MULBERRY	--	21	24	POOR TO FAIR	FAIR	YES
1217	FRUITLESS MULBERRY	--	20	18	POOR TO FAIR	FAIR	YES
1218	FRUITLESS MULBERRY	--	19	22	POOR TO FAIR	FAIR	YES
1219	VALLEY OAK	--	11	16	POOR TO FAIR	FAIR	YES
1220	VALLEY OAK	--	27	34	FAIR	FAIR	YES
1221	VALLEY OAK	--	19	19	FAIR	FAIR	YES
1222	VALLEY OAK	--	16	18	FAIR	FAIR	YES
1223	VALLEY OAK	--	21	26	FAIR	FAIR	YES
1224	BLACK LOCUST	--	21	18	POOR TO FAIR	FAIR	YES
1225	VALLEY OAK	--	13	20	POOR TO FAIR	FAIR	YES
1226	VALLEY OAK	--	13	21	FAIR	FAIR	YES
1227	BLACK ACACIA	--	16	16	POOR TO FAIR	FAIR	YES
1228	PLUM	--	6	8	FAIR	FAIR	YES
1229	VALLEY OAK	--	10	14	FAIR	FAIR	YES

TREE NO.	COMMON NAME	MULTI-STEMS (IN)	TOTAL DBH (IN)	DLR (FT)	STRUCTURE	VIGOR	REMOVE
1230	VALLEY OAK	--	19	27	FAIR	FAIR	YES
1231	VALLEY OAK	--	11	18	POOR TO FAIR	FAIR	YES
1232	VALLEY OAK	--	7	8	FAIR	FAIR	YES
1233	EVERGREEN PEAR	--	10	9	POOR	FAIR	YES
1234	VALLEY OAK	--	12	24	POOR TO FAIR	FAIR	YES
1235	VALLEY OAK	--	21	26	FAIR	FAIR	YES
1236	CA BLACK WALNUT	--	19	16	POOR	FAIR	YES
1237	BLACK ACACIA	--	18	9	POOR	FAIR	YES
1238	BLACK ACACIA	--	6	7	FAIR	FAIR	YES
1239	VALLEY OAK	--	23	29	FAIR	FAIR	YES
1240	VALLEY OAK	"15,19"	34	32	FAIR	FAIR	YES
1241	TREE OF HEAVEN	"2,3,4"	9	8	POOR TO FAIR	FAIR	YES
1242	VALLEY OAK	"2,3,4"	9	9	FAIR	FAIR	YES
1243	VALLEY OAK	"3,4"	7	8	FAIR	FAIR	YES
1244	VALLEY OAK	"3,3"	6	6	FAIR	FAIR	YES
1245	VALLEY OAK	"2,6"	8	6	FAIR	FAIR	YES
1246	VALLEY OAK	"2,3,4"	9	6	FAIR	FAIR	YES
1247	VALLEY OAK	--	21	28	FAIR	FAIR	YES
1248	FRUITLESS MULBERRY	--	17	21	POOR TO FAIR	FAIR	YES
1249	FRUITLESS MULBERRY	--	23	26	POOR TO FAIR	FAIR	YES
1250	AMERICAN ELM	--	17	20	POOR TO FAIR	FAIR	YES
1251	VALLEY OAK	"4,4"	8	12	FAIR	FAIR	YES
1252	COTTONWOOD	"2,3"	5	6	FAIR	FAIR	YES
1253	COTTONWOOD	"2,4"	6	5	FAIR	FAIR	YES
1254	OLIVE	"2,3,5"	10	9	FAIR	FAIR	YES
1255	OLIVE	"2,2,3,3"	10	10	FAIR	FAIR	YES
1256	BRAZILIAN PEPPER	"3,3,4,6"	16	12	POOR TO FAIR	FAIR	YES
1257	BRAZILIAN PEPPER	--	6	8	FAIR	FAIR	YES
1258	VALLEY OAK	"5,5"	10	10	POOR TO FAIR	FAIR	NO
1259	COAST LIVE OAK	--	7	8	POOR TO FAIR	FAIR	NO
1260	PACIFIC WILLOW	"3,4,4"	11	11	POOR TO FAIR	FAIR	NO
1261	VALLEY OAK	--	18	23	POOR TO FAIR	FAIR	NO
1262	CHINESE PISTACHE	--	11	15	FAIR	FAIR	NO
1263	VALLEY OAK	--	20	23	FAIR	FAIR	NO
1264	HOLLYWOOD JUNIPER	--	14	12	FAIR	POOR TO FAIR	YES
1265	VALLEY OAK	--	14	21	FAIR	FAIR	NO
1266	VALLEY OAK	--	11	19	POOR TO FAIR	FAIR	NO
1267	OLIVE	"3,4"	7	10	FAIR	FAIR	YES
1268	ARIZONA CYPRESS	"9,17"	26	17	FAIR	FAIR	YES
1269	ARIZONA CYPRESS	--	6	6	FAIR	FAIR	YES
1270	CHINESE PISTACHE	"3,4,5"	12	9	FAIR	FAIR	YES
1271	VALLEY OAK	--	6	15	POOR TO FAIR	FAIR	NO
1272	CHINESE PISTACHE	"6,7,9"	22	14	POOR TO FAIR	FAIR	YES
1273	VALLEY OAK	--	11	17	POOR TO FAIR	FAIR	NO
1274	OLIVE	"5,5,6"	16	13	FAIR	FAIR	NO
1275	BLACK ACACIA	--	20	21	FAIR	FAIR	NO
1276	BLACK ACACIA	--	7	11	FAIR	FAIR	YES
1277	BLACK ACACIA	"6,7,9"	22	17	FAIR	FAIR	YES
1278	BLACK ACACIA	"6,7,7,8,8,9"	45	26	POOR TO FAIR	FAIR	NO
1279	BLACK ACACIA	"7,8,9"	31	20	POOR TO FAIR	FAIR	NO
1280	BLACK ACACIA	"3,5,5"	13	11	POOR TO FAIR	FAIR	NO
1281	CHINESE PISTACHE	"4,4,5"	13	12	POOR TO FAIR	FAIR	YES
1282	BLACK ACACIA	"6,8"	14	12	FAIR	FAIR	YES
1283	VALLEY OAK	--	6	7	FAIR	FAIR	YES
1284	DEODORA CEDAR	--	19	21	POOR TO FAIR	FAIR	YES
1285	VALLEY OAK	--	15	27	POOR TO FAIR	FAIR	NO
1286	CHINESE PISTACHE	"7,16"	23	17	FAIR	FAIR	YES
1287	VALLEY OAK	"10,12"	22	28	POOR TO FAIR	FAIR	NO
1288	ALMOND	"6,7,7"	20				

LANDS OF COVELL CENTER PARTNERS
APN 37-970-33
PARCEL 1
9 M.S. 99

AG BUFFER /
DETENTION BASIN

LANDS OF COVELL CENTER PARTNERS
APN 37-970-33
PARCEL 1
9 M.S. 99

F STREET CORRIDOR / CHANNEL

U.P.R.R.

F STREET

AG BUFFER/URBAN FARM
EVA

FUTURE WELL
EXPANSION SITE
EXISTING WELL SITE

PARK

PARK

MIXED USE

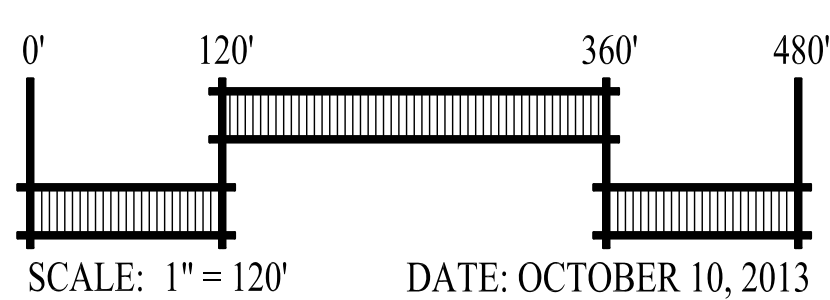
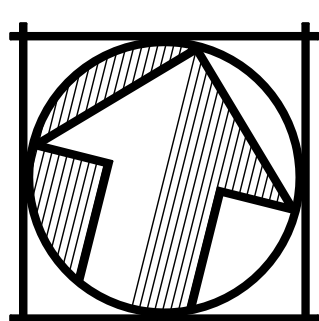
MIXED USE

EAST COVELL BLVD

J STREET

THE CANNERY FINAL PLANNED DEVELOPMENT SUPPLEMENTAL EXHIBIT CONTEXTUAL MAP

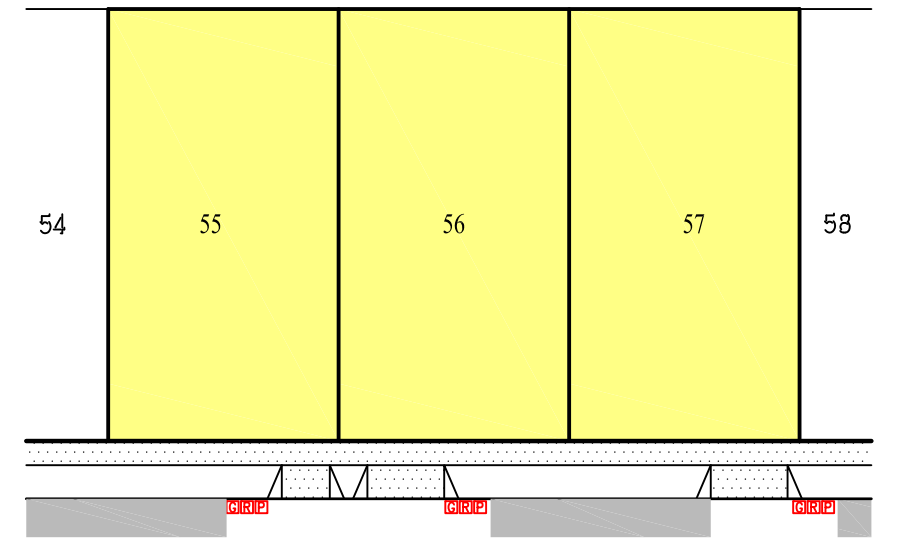
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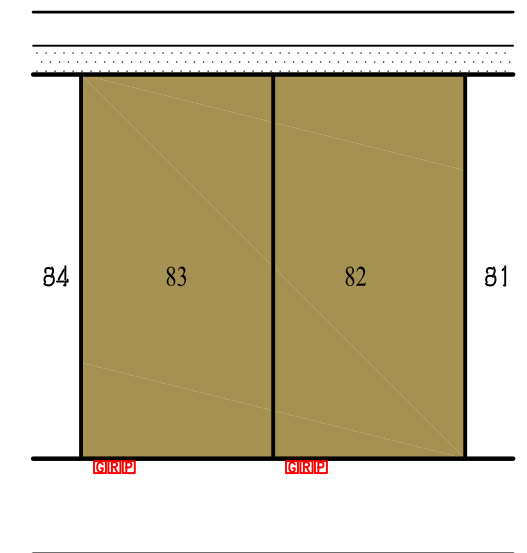
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OF 13 SHEETS



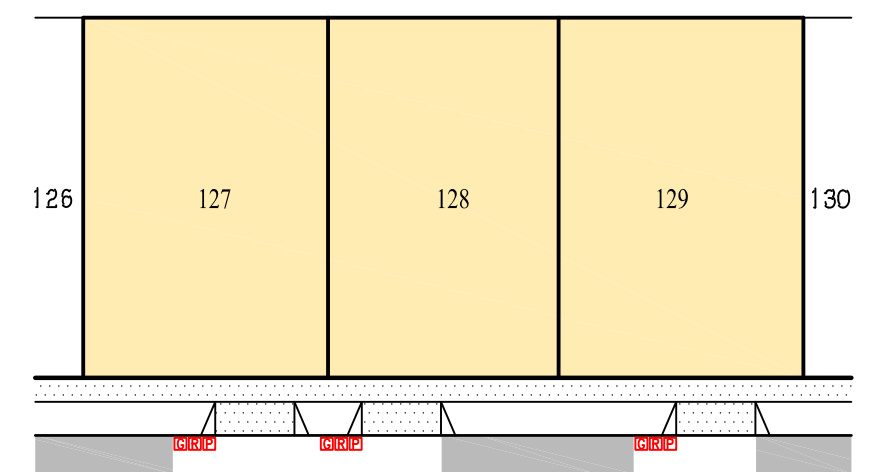
DETAIL A - LOW DENSITY 48'-60' x 90' LOTS

SCALE 1"=40'



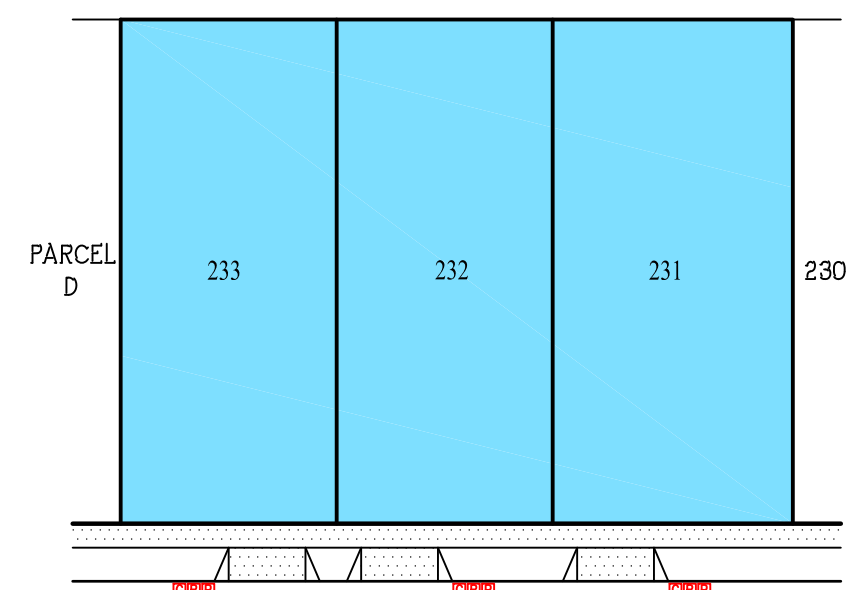
DETAIL B - MEDIUM DENSITY 40' x 80' LOTS

SCALE 1"=40'



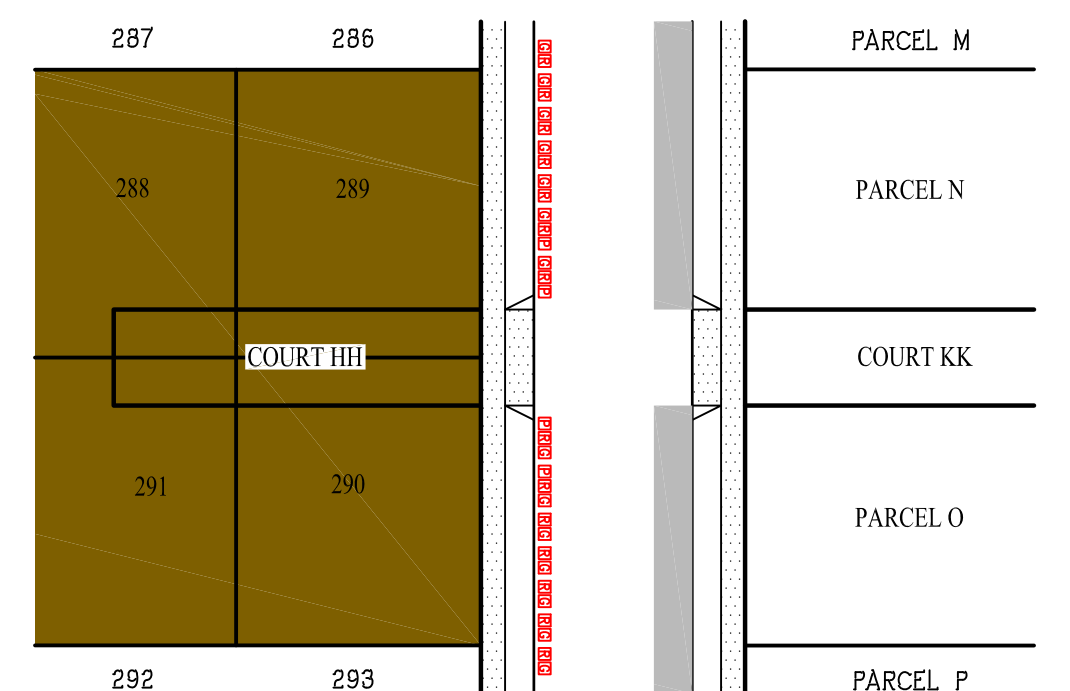
DETAIL C - MEDIUM DENSITY 48' x 75' LOTS

SCALE 1"=40'



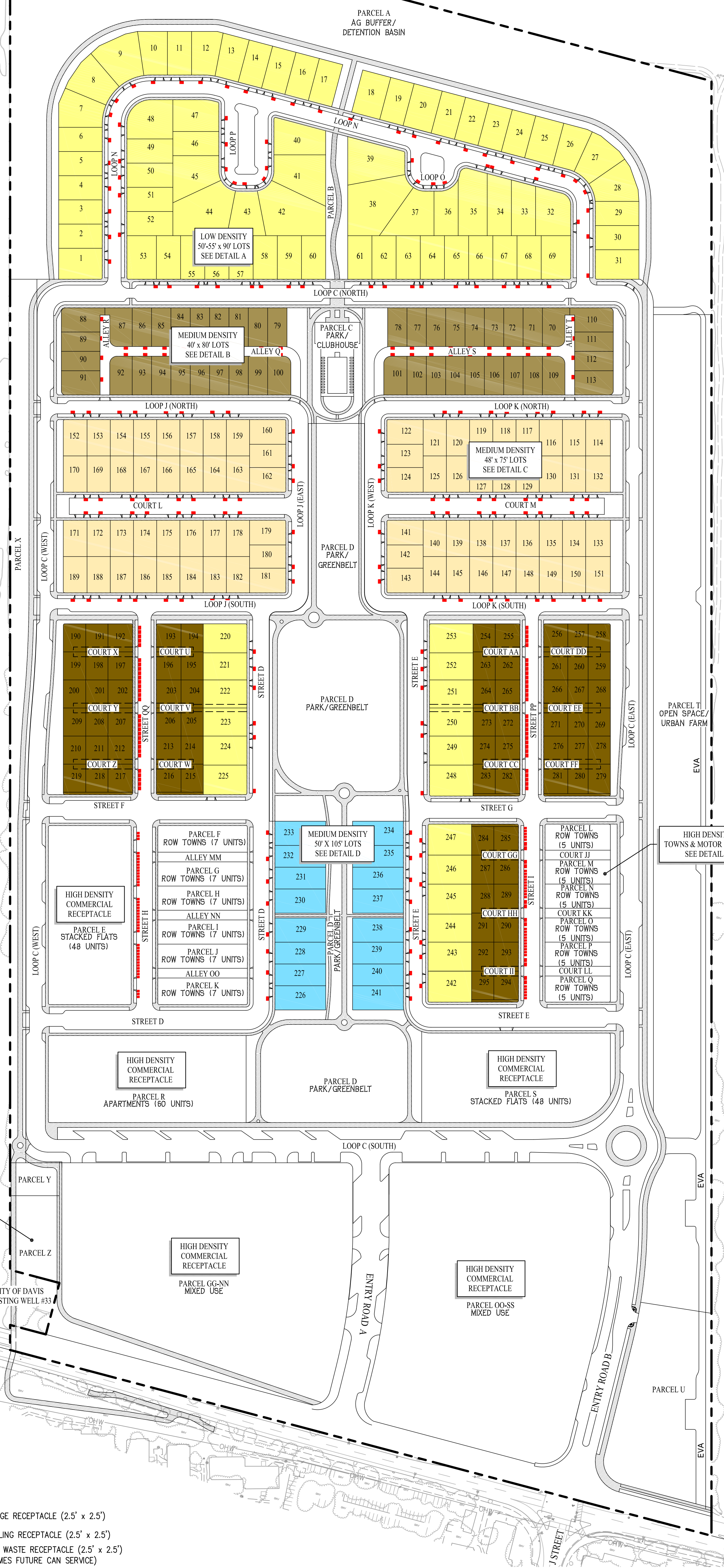
DETAIL D - MEDIUM DENSITY 50' x 105' LOTS

SCALE 1"=40'



DETAIL E - HIGH DENSITY ROW TOWNS & MEDIUM DENSITY 4 & 6 UNIT MOTOR COURTS

SCALE 1"=40'

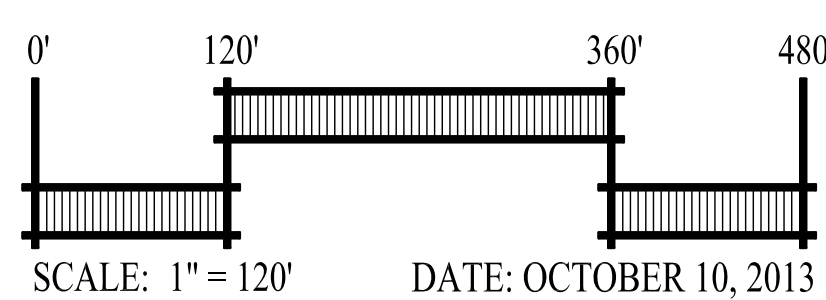
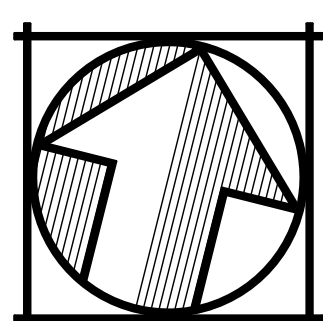


LEGEND

- GARBAGE RECEPTACLE (2.5' x 2.5')
- RECYCLING RECEPTACLE (2.5' x 2.5')
- GREEN WASTE RECEPTACLE (2.5' x 2.5') (ASSUMES FUTURE CAN SERVICE)
- PROPOSED RIGHT OF WAY
- PROPOSED SIDEWALK
- PARKING
- PROPOSED TOP OF CURB
- 2 RECEPTACLES
- 3 RECEPTACLES

NOTES

1. RECEPTACLES ARE ASSUMED TO BE A MAXIMUM OF 2.5' x 2.5'.
2. DRIVEWAYS SHOWN ARE FOR PLANNING PURPOSES ONLY.
3. ROW TOWN HOUSES ARE ASSUMED TO REQUIRE ONLY TWO RECEPTACLE BINS. (NO GREEN WASTE)

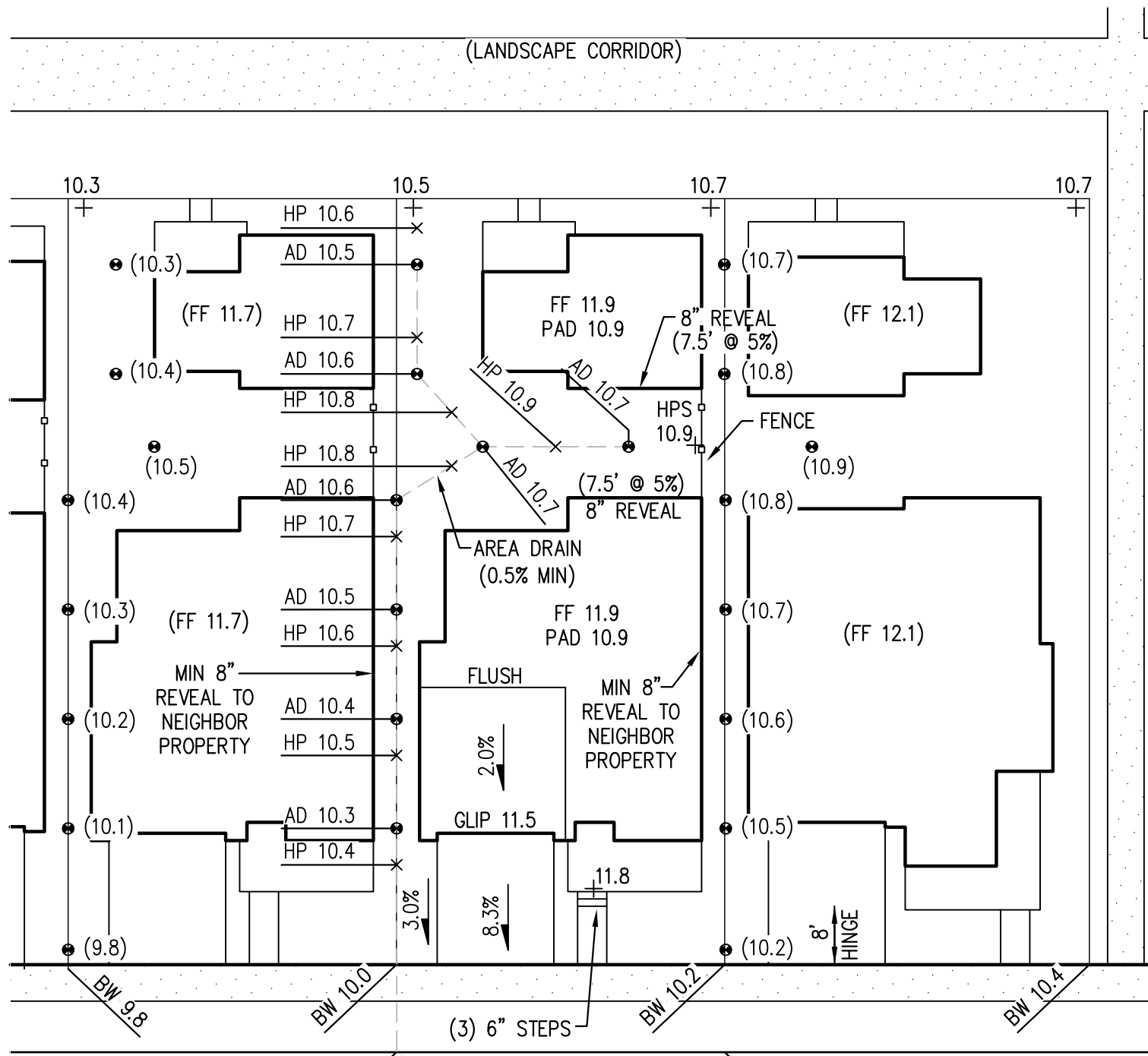


THE CANNERY
 FINAL PLANNED DEVELOPMENT
 SUPPLEMENTAL EXHIBIT
GARBAGE TRUCK SERVICE PLAN

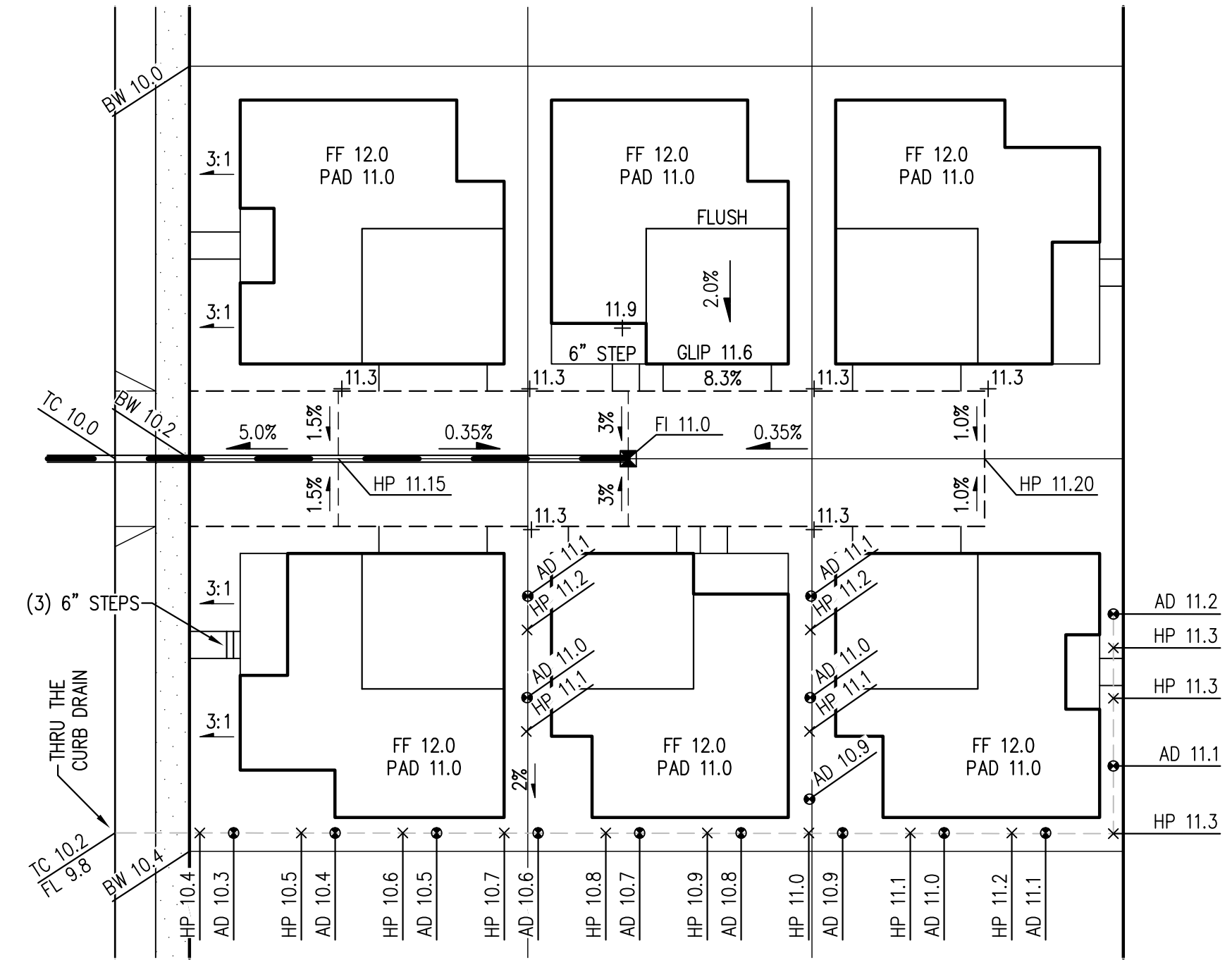
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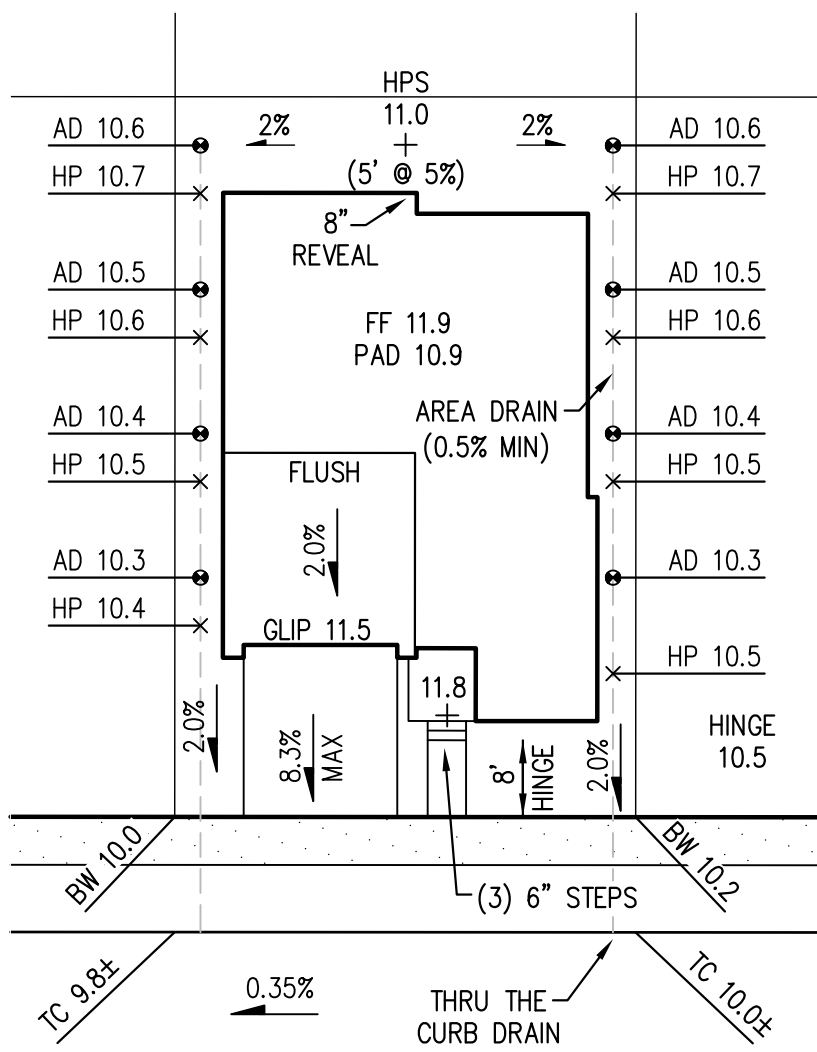
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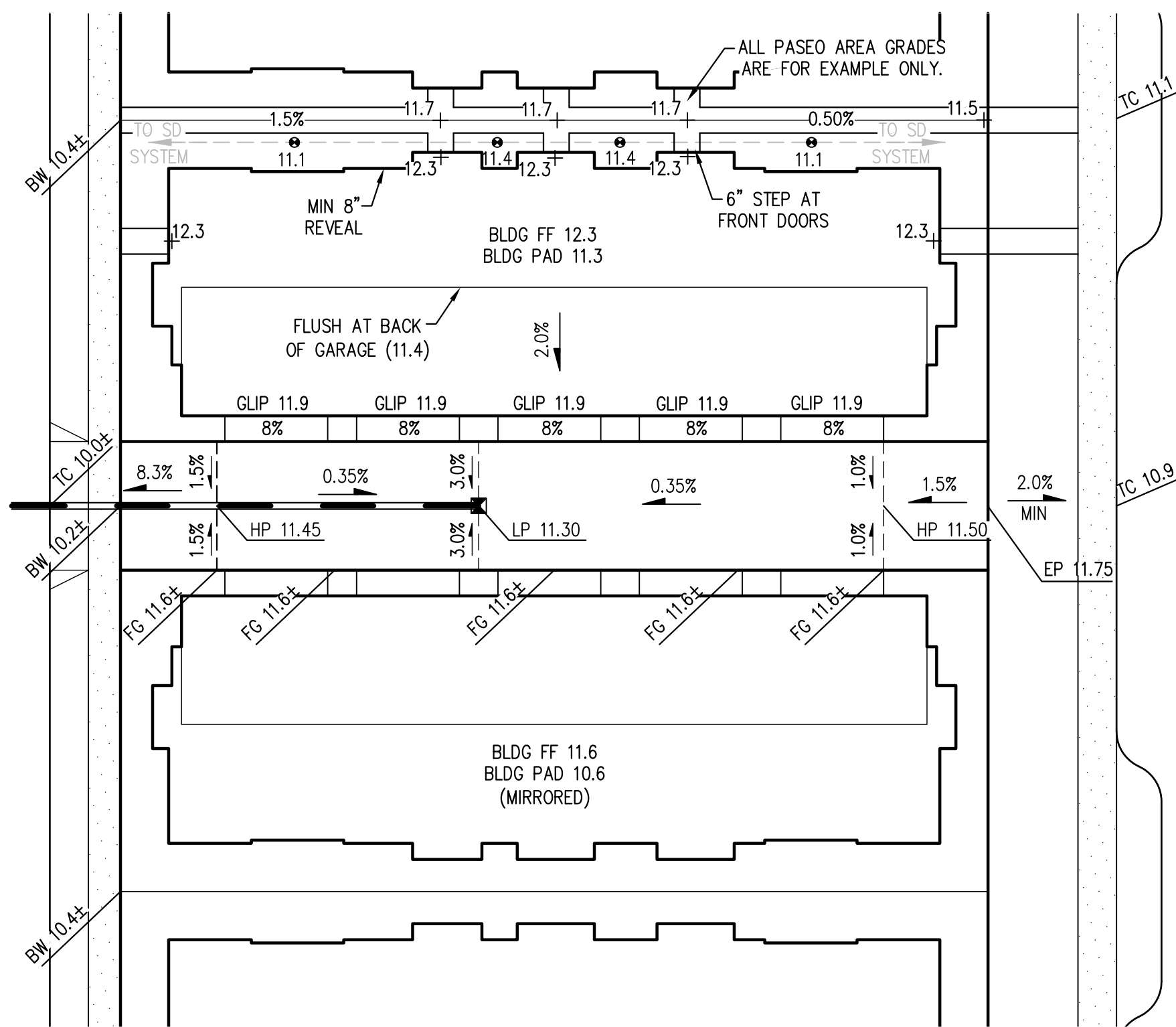
SINGLE FAMILY W/ COTTAGE (ALL PLANS)
TYP. LOT GRADING
SCALE: 1"=20'



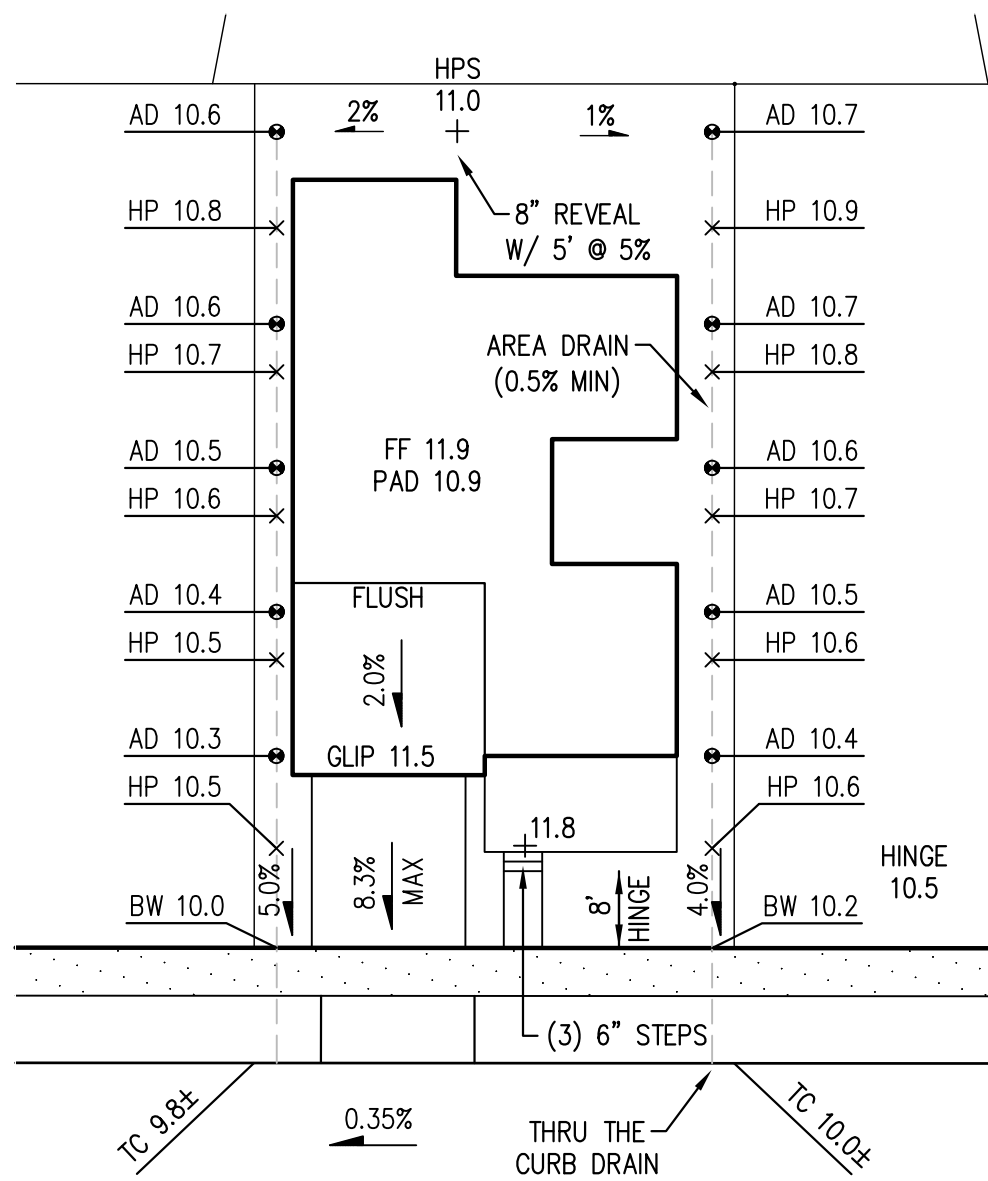
COURT HOMES (ALL PLANS)
TYP. LOT GRADING
SCALE: 1"=20'



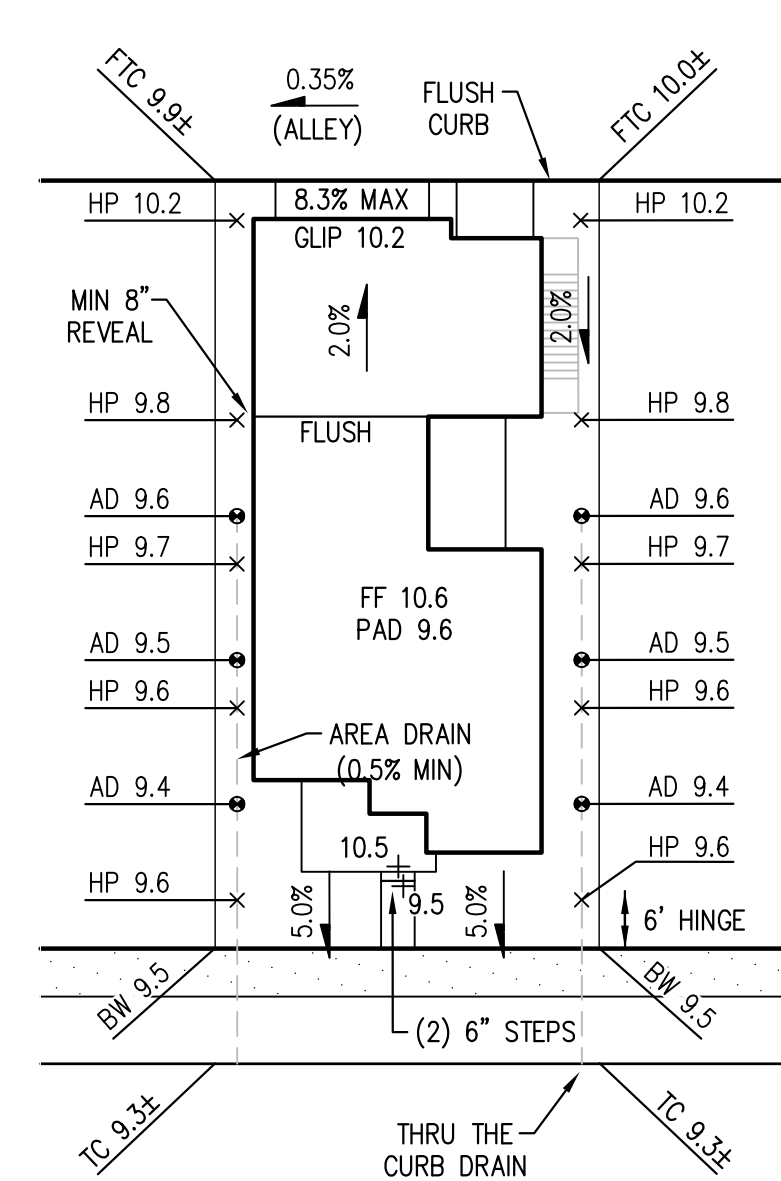
SINGLE FAMILY (48' x 75') - ALL PLANS
TYP. LOT GRADING
SCALE: 1"=20'



ROW HOUSES (5 & 8 PLEX)
TYP. LOT GRADING
SCALE: 1"=20'



SINGLE FAMILY (50' x 90') - PLAN 4
TYP. LOT GRADING
SCALE: 1"=20'



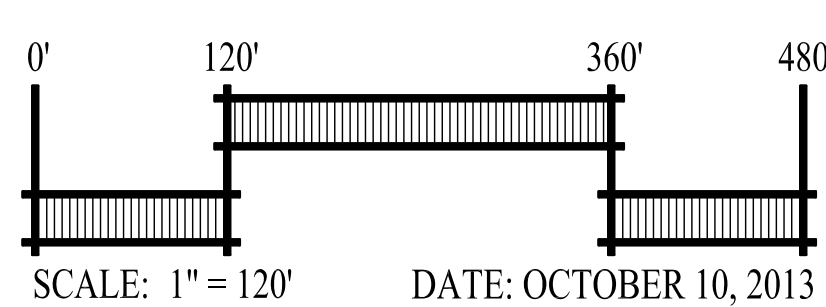
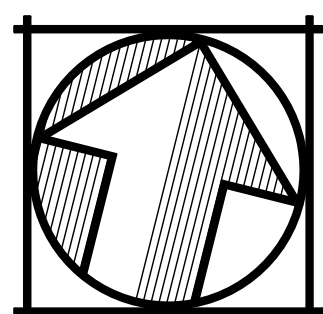
ALLEY HOMES - ALL PLANS
TYP. LOT GRADING
SCALE: 1"=20'

LEGEND

- PROPOSED RIGHT OF WAY
- PROPOSED SIDEWALK
- PROPOSED TOP OF CURB

THE CANNERY
FINAL PLANNED DEVELOPMENT
SUPPLEMENTAL EXHIBIT
TYPICAL LOT GRADING PLAN

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SHEET NO.
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SINGLE FAMILY DETACHED HOUSING													
PRODUCT TYPE	SUB AREA	CATEGORY	MINIMUM LOT SIZE	MINIMUM LOT AREA	MINIMUM SETBACKS						MAX HEIGHT	OPEN SPACE	LOT COVERAGE
					FRONT (LIVING)	FRONT (PORCH)	REAR	GARAGE	SIDE (INTERIOR)	SIDE (STREET)			
COURTS	E	MDR	42'W X 56'D	2,350 SF	4'-0"		5'-0"	4'-0"	3'-6"	7'-6"	35'-0" (2 STORIES)	225 SF	60%
BUNGALOW ALLEYS	D	MDR	40'W X 80'D	3,200 SF	10'0"	7'-6"	4'-0"	4'-0"	4'-0"	8'-0"	35'-0" (2 STORIES)	225 SF	60%
THE COTTAGES	C	MDR	48'W X 75'D	3,600 SF	10'-0"	7'-6"	8'-0"	18'-0"	4'-0"	8'-0"	35'-0" (2 STORIES)	300 SF	60%
CANNERY VILLAGE (MAIN RESIDENCE)	B	MDR	45'W X 105'D	4,725 SF	10'-0"	5'-6"	15'-0" (WITHOUT ADU)	18'-0"	3'-2"	5'-0"	35'-0" (2 STORIES)	375 SF	60%
CANNERY VILLAGE (ADU)	B	ADU	—	—	5'-0" (PASEO)	3'-0" (PASEO)	—	—	10'-0"/ 3'-0"	—	35'-0" (1.5 STORIES)	—	—
PARK HOMES	A	LDR	50'W X 90'D	4,500 SF	10'-0"	7'-6"	10'-0" MIN/ 18'-6" AVG. (7' AT CASITA & DEEP RECESSED GARAGE)	18'-0"	4'-0"	8'-0"	35'-0" (2 STORIES)	375 SF	55%

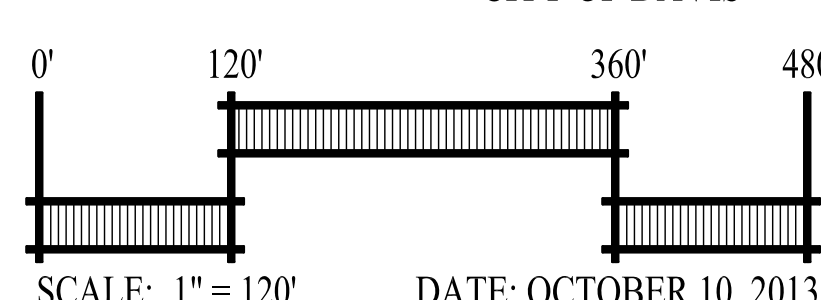
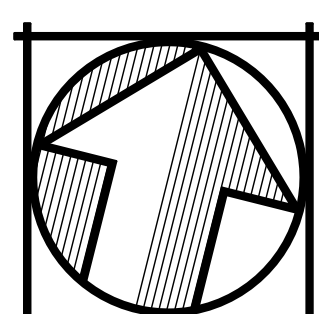
MULTIFAMILY HOUSING												
PRODUCT TYPE	SUB AREA	CATEGORY	MINIMUM LOT AREA	MINIMUM SETBACKS				MINIMUM RESIDENT PARKING	MAXIMUM HEIGHT	OPEN SPACE	LOT COVERAGE	
				PUBLIC STREET/ PROPERTY LINE	INTERIOR STREET/ PRIVATE DRIVE	BETWEEN BUILDINGS	GARAGE SETBACK BETWEEN BUILDINGS/ AT ALLEY					
UNIVERSITY FLATS	G	HDR	7,500 SF	10'-0"	4'-0"	20'-0"	28'-0"	1 COVERED/UNIT	45'-0" (4 STORIES)	200 SF/UNIT	65%	
CANNERY ROW HOMES	F	HDR	1,000 SF	7'-6"/0' AT COMMON WALLS	4'-0"	15'-0"	28'-0"/ 4'-0"	1 COVERED/UNIT	40'-0" (3 STORIES)	200 SF/UNIT	75%	
CANNERY LOFTS	H	HDR	7,500 SF	10'-0"	5'-0"	15'-0" (1-2 STORY) 20'-0" (3-STORY)	28'-0"/ 4'-0"	1 SPACE (1-2 BEDROOMS) 2 SPACES (3+ BEDROOMS)	40'-0" (3 STORIES)	48 SF/UNIT (PRIVATE) 100 SF/UNIT (COMMON) ①	55%	

NOTES:

① PRIVATE AND COMMON USEABLE OPEN SPACE FOR THE CANNERY LOFTS IS SUBJECT TO CITY REVIEW AND APPROVAL FOR ADEQUACY OF BOTH SIZE AND CONFIGURATION AT TIME OF PROJECT DESIGN REVIEW.

THE CANNERY
FINAL PLANNED DEVELOPMENT
SUPPLEMENTAL EXHIBIT
TYPICAL LOT INFORMATION

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