Appendix C
Arborist Report

TREE
ASSOCIATES

February 4, 2022

Andi Panagopoulos
Project Planning Manager
Cunningham Engineering Corporation

RE: Arborist Report, CommuniCare, 2051 John Jones Road, Davis

Andi,

Attached is an Arborist Report for the CommuniCare project. Please do not hesitate to contact me should you have questions regarding this report.

Sincerely,

John M. Lichter, M.S.
ASCA Registered Consulting Arborist #375
ISA Certified Arborist #863
ISA Qualified Tree Risk Assessor
ASCA Qualified Tree and Plant Appraiser

Tree Associates, Inc.
1729 Mariposa Circle, Davis, California, 95618
www.treeassociates.net





ARBORIST REPORT
COMMUNICARE
2051 JOHN JONES ROAD, DAVIS, CALIFORNIA

Prepared for
CUNNINGHAM ENGINEERING CORPORATION
Davis, California

Prepared by
TREE ASSOCIATES
John M. Lichter, M.S.
ASCA Registered Consulting Arborist #375
ISA Certified Arborist #863
ISA Qualified Tree Risk Assessor
ASCA Qualified Tree and Plant Appraiser

February 4, 2022

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Assignment

Andi Panagopoulos, Project Planning Manager with Cunningham Engineering Corporation, contracted with Tree Associates, Inc. to provide an Arborist Report concerning specified trees at 2051 John Jones Road in Davis (Figure 1). A CommuniCare Health Center is located at this address. It is my understanding that a new building is to be built on the property.

This Arborist Report includes 1) a tree evaluation, 2) an appraisal of tree values, and 3) general tree preservation guidelines.

Limits of the Assignment

- This evaluation reports on the condition of the subject trees at the time of my site visit. Tree conditions change over time and, as they change, this report may need to be revised.
- The result of the evaluations for trees for which more detailed examination and/or testing and risk assessment is recommended (including aerial inspection, decay mapping and/or root examination) is provisional, pending the outcome of these studies.
- This evaluation was based on a visual inspection from the ground.



Figure 1. Aerial view of project site with trees indicated for evaluation shaded blue (north toward top of image).

Tree Evaluation Methods and Included Data

I identified, tagged in the field, measured, and evaluated the ordinance-protected trees (those with trunk diameters equal to or larger than 5 inches) within the blue shaded area in Figure 1 on January 31, 2022.[1] For each of these trees, the following data were collected.

- Tree Number – corresponds to a round aluminum tag affixed to each protected tree on site (I used tags 670-686).
- Species – common and scientific name of the tree.
- Trunk Diameter (Dia.) – the diameter(s) of the tree's trunk(s), in inches, at 4.5' above grade, unless measurement at another (indicated) location between 1 and 5 feet above grade provided a more accurate reflection of the size of the tree. For trees with multiple trunks, I used the sum of the diameter of largest trunk and half of the diameter of the other trunks. In certain cases, I have adjusted the diameter to correspond to a typical diameter for a tree with a similar sized canopy (indicated with "adj.").
- Maximum Dripline Radius (Max Drip.) – the maximum distance from the trunk to the edge of the branches (dripline), in feet; measured with a Bosch digital measuring device.
- Tree Protection Zone (TPZ) – the radius in feet of a circular tree protection zone (centered at the trunk) recommended by the author; typically, one foot per inch trunk diameter (see above).
- Comments – comments regarding tree and landscape features that influenced health, structure, and overall condition ratings.
- Health and Structure – Ratings of health and structure between Poor to Good. A rating of fair-good indicates no significant concerns.
- Overall Condition Rating – a percentage rating of the overall condition of the tree considering its health and structure, which is utilized in appraisal calculations (see ahead).
- Recommendations – recommendations for tree work or treatments designed to improve tree structure or health or for further evaluation, where necessary.

Exhibit 1, entitled "Tree Evaluation Data" summarizes the results of the tree evaluation. The locations of the trees can be found on an attached copy of the May 18, 2021, boundary, and topographic survey for the site, prepared by Morrow Surveying.

[1] Protected trees are those with trunk diameters of five inches or greater (defined as trees of significance in the City of Davis Code). I included multiple trunked trees if the sum of their largest diameter stem plus half the diameter of the remaining stems was equal to five inches or greater.

Summary of Tree Evaluation

Location, Number of Trees, Species Makeup, Size, Age:
The subject trees were in the landscape near the northern boundary of the property, either north of the CommuniCare clinic or the parking lot. There were 17 protected trees on site: six Chinese tallow, five Chinese pistache, three southern live oak, one deodar cedar, one callery pear and one London plane.

The trees ranged in size from 6 to 19 inches in diameter. The trees had been planted from nursery stock. Reviewing Google Earth images, I estimated the trees to be approximately 20 years old.

I saw evidence of irrigation systems (bubblers), however, I do not know if the trees were being irrigated. Most of the soil was covered with mulch.

Tree Condition, Recommendations to Improve Tree Condition and Removal Recommendations:
Nearly half (47%) of the trees were in fair/good or good health with no significant health concerns. Twenty four percent (or four) of the trees were in fair health while five trees (30 percent of the total) were in poor/fair or poor health. The drought and possibly insufficient irrigation as well as disease may have impacted the health of the trees.

Only one tree had fair/good structure. Ten of the trees (59% of the total) had fair structure, while six of the trees (36% of the total) were rated as having poor/fair or poor structure. A lack of structural pruning since the trees were planted along with typical species architecture influenced the structural ratings. I have provided pruning recommendations for many of the trees which would improve their structure (see exhibit 1).

One of the trees (callery pear #680) had a severe lean with exposed roots on the side opposite the lean (it appears to have been in this condition for some time). It also was in poor/fair health. I recommended that this tree be removed for these reasons.

I also recommended that tree 683, a southern live oak, be removed. This tree had apparently been cut down and it was now comprised of many trunks originating from the stump. I recommended that removal be considered for tree 672 due to its poor health and poor/fair structure.

Appraisal

I appraised the monetary value of the trees. I used Arborist-standard methods found in the Guide for Plant Appraisal, 10th Edition, authored by the Council of Tree and Landscape Appraisers. My appraisal calculations are attached in Exhibit 2, entitled “Tree Appraisal Calculations.”

Tree Preservation Guidelines

The guidelines presented below should be followed for all trees to be preserved to ensure the least impact to the trees considering the existing plans.

- Tree preservation measures should be indicated on construction plans.
- Indicate surveyed trunk locations and tree protection zones (TPZ's) as described in the attached table on all construction plans for trees to be preserved. Note, where infrastructure is located within protection zones, indicate modified tree protection zones (MTPZ's) and tree protection fencing as close to infrastructure as possible (minimize overbuild).
- Engage the Consulting Arborist to prepare a tree development impact assessment (including development impact ratings; possible design modifications and construction methodologies and tree preservation specifications) as construction plans are prepared. The impact assessment should be updated as construction plans are revised.
- Conduct a meeting to discuss tree preservation guidelines with the Consulting Arborist and all contractors, subcontractors and project managers prior to the initiation of demolition and construction.
- Prior to any demolition activity, identify (tagged) trees to be preserved and install tree protection fencing as indicated on construction plans.
- Tree protection fences should be made of chain link. These fences are not to be removed or moved until construction is complete except under Arborist supervision.
- Any pruning required for construction or recommended in this report should be performed prior to demolition by an ISA Certified Arborist or Tree Worker. Pruning for necessary clearance should be the minimum required to clear buildings and/or scaffolding and construction vehicles and vehicles driving on the project after it is complete, where necessary.
- Avoid grading, compaction, trenching, rototilling, vehicle traffic, material storage, spoil, waste or washout or any other disturbance within TPZ's/MTPZ's.
- Any work that is to occur within the protection zones of the trees should be monitored by the Consulting Arborist.
- Prior to trenching or grading within the protection zone of trees, carefully excavate, expose and mark roots >/= 2" diameter and preserve if possible or cut cleanly with a sharp saw under Arborist supervision.
- If roots >/= 2 inches or limbs larger than 3 inches in diameter are cut or damaged during construction, contact Consulting Arborist as soon as possible to inspect and recommend appropriate remedial treatments.
- All trees to be preserved should be irrigated once every week during non-Winter months to uniformly wet the soil to a depth of at least 18 inches under and beyond their canopies.

Arborist Disclosure Statement

The following statement pertains to my work and this report.

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the Arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning and removal of trees may involve considerations beyond the scope of the Arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the Arborist. An Arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

Glossary[2]

Bow – the gradual curve of a branch or stem.

Callus – growth resulting from and found at the margin of wounds.

Canker – a localized area of dead tissue on a stem or branch, caused by fungal or bacterial organisms.

Central Leader – the main stem of the tree.

Chlorotic – yellow.

Codominant – equal in size and relative importance.

Crown – parts of the tree above the trunk.

Crown Clean – the removal of dead, dying, diseased, broken, and weakly attached branches and watersprouts from a tree's crown.

Decay – process of degradation of woody tissues by fungi and bacteria.

Dieback – death of shoots and branches, generally from tip to base.

Dropcrotch – the process of shortening trunks or limbs by pruning back to dominant lateral limbs.

End Weight – the concentration of foliage at the distal ends of branches.

Epicormic – shoots which result from adventitious or latent buds; often indicates poor vigor.

Included bark – pattern of development at branch junctions where bark is turned inward rather than pushed out.

Primary limb – limb attached directly to the trunk.

Reduction cut – shortening the length of a branch or stem by cutting it back to a lateral branch of at least one-third the diameter of the cut stem.

Root crown – area at the base of a tree where the roots and stem merge.

Secondary limb – limb attached directly to a primary limb.

Sound wood – undecayed wood.

Suppressed – trees which have been overtopped and whose crown development is restricted from above.

Target – people or property potentially affected by tree failure.

Topped – Pruned to reduce height by cutting large branches back to stubs.

Train – to prune a young tree to establish a strong structure.

Vigor – overall health.

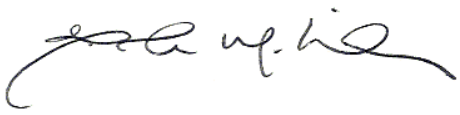
Watersprouts – vigorous, upright, epicormic shoots that grow from latent buds in older wood.

2 Definitions from author or Matheny and Clark, Evaluation of Hazard Trees in Urban Areas, 2nd Edition c 1994, ISA.

Certification of Performance

I, John M. Lichter, certify:

- That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and the Terms and Conditions;
- That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions and conclusions stated herein are my own, and are based on current scientific procedures and facts;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events;
- That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;
- That no one provided significant professional assistance to the consultant, except as indicated within the report.



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ASSUMPTIONS AND LIMITING CONDITIONS: TREE ASSOCIATES, INC.

1. Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes or other governmental regulations.

3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.

4. The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.

5. Unless required by law otherwise, possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.

6. Unless required by law otherwise, neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant/appraiser -- particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant/appraiser as stated in his qualifications.

7. This report and any values expressed herein represent the opinion of the consultant/appraiser, and the consultant's/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

8. Sketches, drawings, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys unless expressed otherwise. The reproduction of any information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is for the express purpose or coordination and ease of reference only. Inclusion of said information on any drawings or other documents does not constitute a representation by John M. Lichter or TREE ASSOCIATES as to the sufficiency or accuracy of said information.

9. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.

10. Loss or alteration of any part of this report invalidates the entire report.

Exhibit 1.

Tree Evaluation Data
CommuniCare Project

To Accompany
2/4/22 Tree Associates Report

Tree #	Species	Dia. (in.)	Max Drip (in.)	TPZ (ft.)	Comments	Health	Structure	Recommendations
670	Chinese pistache (*Pistacia chinensis*)	14	18	14	low vigor; trunk wound; codominant trunks with included bark; limb dieback	fair	fair	crown clean. supress one trunk using reduction cuts over several prunings.
671	Chinese tallow (*Sapium sebiferum*)	19	21	19	multiple trunks; overextended primary limbs; limb breaks	fair-good	fair	use reduction cuts to remove 25% of the foliage of primary limbs > 1/3 the trunk diameter at their attachment.
672	Chinese tallow (*Sapium sebiferum*)	8	8	8	low vigor; declining health; limb dieback	poor	poor-fair	consider removal. crown clean.
673	Chinese tallow (*Sapium sebiferum*)	9	12	9	trunk wound; limb dieback; low vigor	poor-fair	poor-fair	crown clean.
674	Chinese tallow (*Sapium sebiferum*)	9	11	9	low vigor; trunk wounds; limb dieback; codominant trunks	poor-fair	fair	crown clean.
675	Chinese tallow (*Sapium sebiferum*)	13	15	13	codominant trunks; overextended primary limbs	fair-good	fair	
676	Chinese tallow (*Sapium sebiferum*)	9	14	9	low vigor; limb dieback; sparse canopy	fair	poor-fair	crown clean. select leader, drop crotch competing trunks or primary limbs.
677	deodar cedar (*Cedrus deodara*)	13	19	13	lost very top of tree; corrected trunk lean	good	fair	
678	Chinese pistache (*Pistacia chinensis*)	13	26	13	codominant trunks; overextended primary limbs; broad spreading crown; deadwood to 2 inches	good	fair	use reduction cuts to remove 25% of the foliage of primary limbs > 1/3 the trunk diameter at their attachment. select leader, drop crotch competing trunks or primary limbs.

Exhibit 1.

Tree Evaluation Data
CommuniCare Project

To Accompany
2/4/22 Tree Associates Report

Tree #	Species	Dia. (in.)	Max Drip (in.)	TPZ (ft.)	Comments	Health	Structure	Recommendations
679	Chinese pistache (*Pistacia chinensis*)	9	17	9	codominant trunks; unbalanced crown; overextended primary limbs	good	fair	use reduction cuts to remove 25% of the foliage of primary limbs > 1/3 the trunk diameter at their attachment. select leader, drop crotch competing trunks or primary limbs.
680	callery pear (*Pyrus calleryana*)	9	17	9	trunk lean; poor root anchorage with roots exposed above ground on side opposite lean; dead roots; root wounds; fireblight likely; mistletoe; low vigor	poor-fair	poor	remove tree.
681	Chinese pistache (*Pistacia chinensis*)	6	12	6	low vigor; limb dieback; codominant trunks	poor-fair	poor-fair	poor suitability for preservation; consider removal.
682	Chinese pistache (*Pistacia chinensis*)	11	16	11	low vigor; codominant trunks	fair	fair-good	select leader, drop crotch competing trunks or primary limbs.
683	southern live oak (*Quercus virginana*)	6	7	6	multiple trunks from base with included bark (diameter adjusted as if single trunked tree); likely stump sprouts; under canopy of 682	fair	poor	remove tree.
684	southern live oak (*Quercus virginana*)	10	17	10	multiple trunks; yellow foliage	fair-good	fair	use reduction cuts to remove 25% of the foliage of primary limbs > 1/3 the trunk diameter at their attachment. select leader, drop crotch competing trunks or primary limbs.
685	southern live oak (*Quercus virginana*)	7	12	7	codominant trunks; unbalanced crown	fair-good	fair	select leader, drop crotch competing trunks or primary limbs.

Exhibit 1.

Tree Evaluation Data
CommuniCare Project

To Accompany
2/4/22 Tree Associates Report

Tree #	Species	Dia. (in.)	Max Drip (in.)	TPZ (ft.)	Comments	Health	Structure	Recommendations
686	London plane (*Platanus* X *acerifolia*)	16	26	16	overextended primary limbs; codominant trunks; slightly low vigor	fair-good	fair	use reduction cuts to remove 25% of the foliage of primary limbs > 1/3 the trunk diameter at their attachment. select leader, drop crotch competing trunks or primary limbs.

Exhibit 2.

Tree Appraisal Calculations
CommuniCare Project

To Accompany
2/4/22 Tree Associates Report

Tree #	Species	Dia.	Area of Trunk (sq. in.)	Unit Cost of Nursery Tree ($/sq. in.)	Basic Cost (area X unit cost)	Overall Condition Rating	Functional Limitation Rating	External Limitation Rating	Depreciated Cost	Appraised Value (rounded)
670	Chinese pistache (*Pistacia chinensis*)	14	154	$ 82.59	$12,718.75	60%	80%	100%	$ 6,105.00	$ 6,100.00
671	Chinese tallow (*Sapium sebiferum*)	19	283	$ 82.59	$23,372.77	70%	80%	100%	$ 13,088.75	$13,000.00
672	Chinese tallow (*Sapium sebiferum*)	8	50	$ 82.59	$ 4,129.46	25%	60%	100%	$ 619.42	$ 620.00
673	Chinese tallow (*Sapium sebiferum*)	9	64	$ 82.59	$ 5,285.71	40%	80%	100%	$ 1,691.43	$ 1,700.00
674	Chinese tallow (*Sapium sebiferum*)	9	64	$ 82.59	$ 5,285.71	40%	60%	100%	$ 1,268.57	$ 1,300.00
675	Chinese tallow (*Sapium sebiferum*)	13	133	$ 82.59	$10,984.38	70%	80%	100%	$ 6,151.25	$ 6,200.00

Exhibit 2.

Tree Appraisal Calculations
CommuniCare Project

To Accompany
2/4/22 Tree Associates Report

Tree #	Species	Dia.	Area of Trunk (sq. in.)	Unit Cost of Nursery Tree ($/sq. in.)	Basic Cost (area X unit cost)	Overall Condition Rating	Functional Limitation Rating	External Limitation Rating	Depreciated Cost	Appraised Value (rounded)
676	Chinese tallow (*Sapium sebiferum*)	9	64	$ 82.59	$ 5,285.71	50%	60%	100%	$ 1,585.71	$ 1,600.00
677	deodar cedar (*Cedrus deodara*)	13	133	$ 48.68	$ 6,475.00	70%	80%	100%	$ 3,626.00	$ 3,600.00
678	Chinese pistache (*Pistacia chinensis*)	13	133	$ 82.59	$10,984.38	75%	80%	100%	$ 6,590.63	$ 6,600.00
679	Chinese pistache (*Pistacia chinensis*)	9	64	$ 82.59	$ 5,285.71	70%	60%	100%	$ 2,220.00	$ 2,200.00
680	callery pear (*Pyrus calleryana*)	9	64	$ 82.59	$ 5,285.71	0%	50%	100%	$ -	$ -
681	Chinese pistache (*Pistacia chinensis*)	6	28	$ 82.59	$ 2,312.50	30%	80%	100%	$ 555.00	$ 560.00

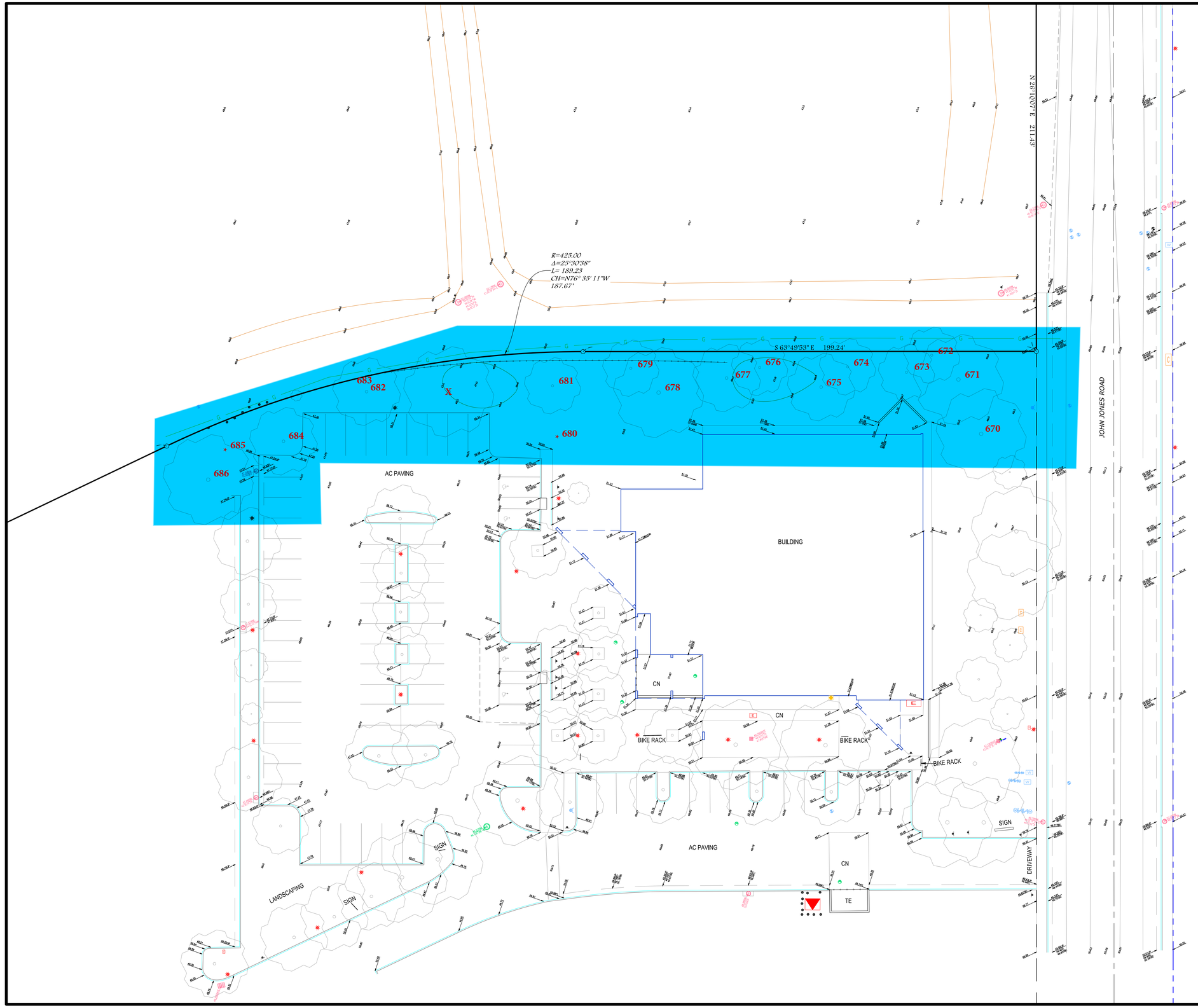
Exhibit 2.

Tree Appraisal Calculations
CommuniCare Project

To Accompany
2/4/22 Tree Associates Report

Tree #	Species	Dia.	Area of Trunk (sq. in.)	Unit Cost of Nursery Tree ($/sq. in.)	Basic Cost (area X unit cost)	Overall Condition Rating	Functional Limitation Rating	External Limitation Rating	Depreciated Cost	Appraised Value (rounded)
682	Chinese pistache (*Pistacia chinensis*)	11	95	$ 82.59	$ 7,845.98	50%	80%	100%	$ 3,138.39	$ 3,100.00
683	southern live oak (*Quercus virginana*)	6	28	$ 82.59	$ 2,312.50	25%	40%	100%	$ 231.25	$ 230.00
684	southern live oak (*Quercus virginana*)	10	79	$ 82.59	$ 6,524.55	70%	70%	100%	$ 3,197.03	$ 3,200.00
685	southern live oak (*Quercus virginana*)	7	38	$ 82.59	$ 3,138.39	60%	50%	100%	$ 941.52	$ 940.00
686	London plane (*Platanus* X *acerifolia*)	16	201	$ 48.68	$ 9,785.53	70%	80%	100%	$ 5,479.89	$ 5,500.00

SEE SHEET 2



LEGEND

- ....FOUND MONUMENT AS DESCRIBED
- ....FOUND MONUMENT IN WELL AS DESCRIBED
- ....FOUND CUT "X" AS DESCRIBED
- ....DIMENSION POINT-NOTHING FOUND OR SET
- ....STORM DRAIN MANHOLE
- ....STORM DRAIN INLET
- ....STORM DRAIN CLEAN OUT
- ....SEWER MANHOLE
- ....SEWER CLEAN OUT
- ....FIRE HYDRANT
- ....FIRE DEPARTMENT CONNECTION
- ....WATER VALVE
- ....WATER BOX OR METER
- ....WATER VALVE ASSEMBLY
- ....WATER MANHOLE
- ....GROUND WATER MONITORING WELL
- ....ELECTRIC BOX OR VAULT
- ....PULL BOX
- ....TRANSFORMER
- ....UTILITY POLE
- ....LIGHT
- ....TRAFFIC SIGNAL
- ....ELECTRIC MANHOLE
- ....TELEPHONE\COMMUNICATION BOX
- ....TELEPHONE MANHOLE
- ....TELEVISION BOX
- ....TELEVISION MANHOLE
- ....GAS VALVE
- ....GAS METER
- ....SIGN
- ....ACCESSIBLE PARKING OR RAMP
- ....PARKING METER
- ....VAULT\BOX UNKNOWN
- ....MANHOLE UNKNOWN
- ....BOLLARD

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
BK	BOOK
CL	CENTERLINE
CN	CONCRETE
DI	DRAIN INLET
FC	FACE OF CURB
FL	FLOW LINE
LA	LANDSCAPE AREA
O.R.	OFFICIAL RECORDS
PG	PAGE
P.O.B.	POINT OF BEGINNING
PL	PROPERTY LINE
PLN	PLANTER
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
TBC	TOP BACK OF CURB
TBRC	TOP BACK ROLLED CURB
TE	TRASH ENCLOSURE
TYP	TYPICAL

LINE TYPES

- PROPERTY LINE
- RIGHT-OF-WAY
- CENTERLINE
- LOT LINE
- EASEMENT
- FENCE-CYCLONE
- FENCE-WOOD
- CURB & GUTTER
- EDGE OF PAVEMENT

LINE TYPES UTILITIES

- UG-SD
- UG-SS
- UG-H2O
- UG-GAS
- UG-TV
- UG-TEL
- UG-E
- UNKNOWN
- OVERHEAD

0 10 20 40 60
SCALE IN FEET

NO.	DATE	REVISION
1.		

BENCHMARK:

TOP OF MONUMENT IN WELL AT THE INTERSECTION OF W. COVELL & LAKE.

EL=52.23' (NAVD88)

BASIS OF BEARINGS:

2003 BM 43

DATE: 2021-05-18
SCALE: 1" = 20'
FIELD BOOK: DB
DRAWING NO. : 1100-550
DRAWN BY: A. ZARFOS

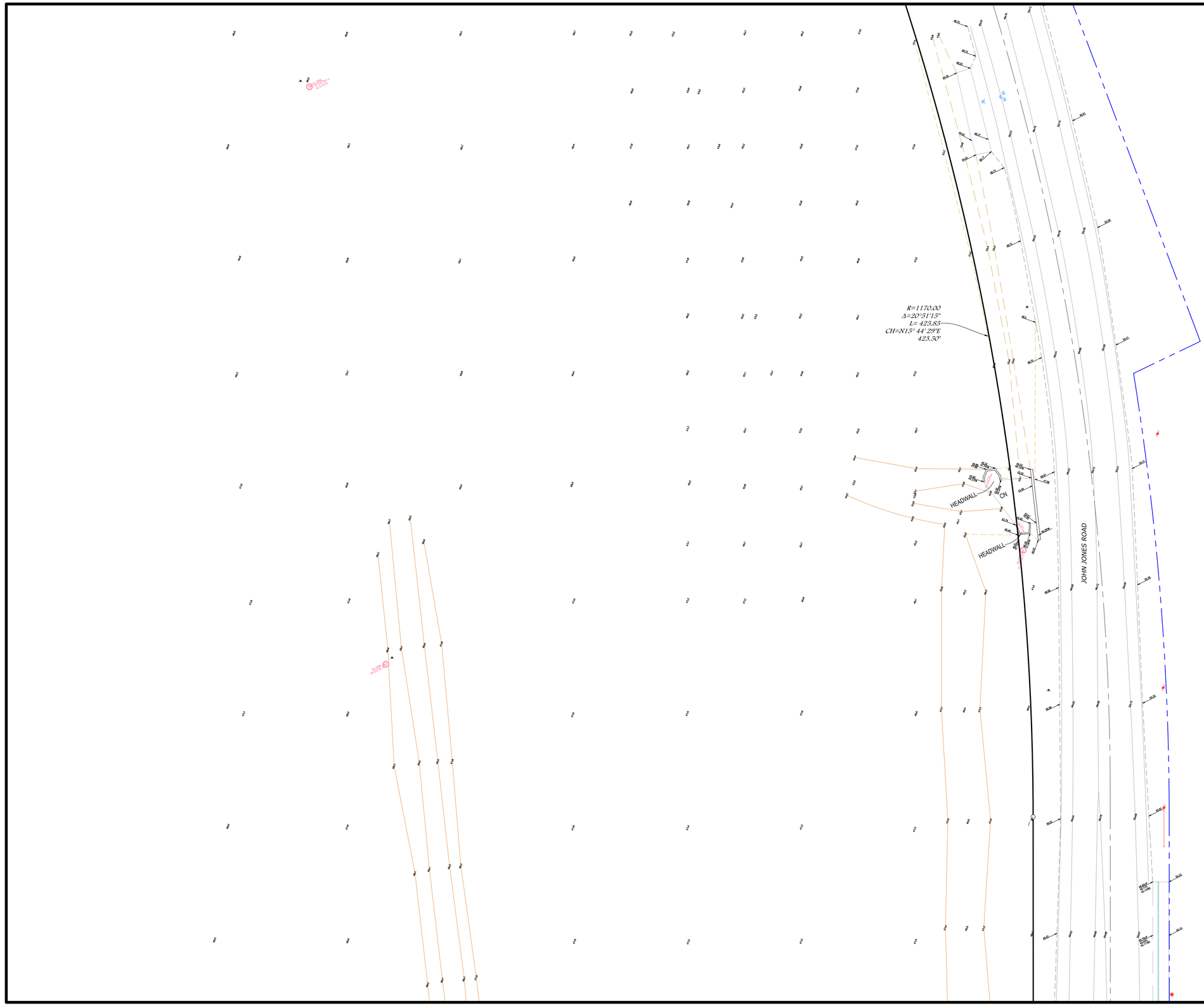
BOUNDARY & TOPOGRAPHIC SURVEY

COMMUNICARE

City of Davis County of Yolo California

Morrow Surveying
LAND SURVEYORS

1255 Starboard Drive
West Sacramento ~ CA ~ 95691
Phone: 916-372-8124
Email: info@morrowsurveying.com
www.morrowsurveying.com



LEGEND

- .....FOUND MONUMENT AS DESCRIBED
- .....FOUND MONUMENT IN WELL AS DESCRIBED
- .....FOUND CUT "X" AS DESCRIBED
- .....DIMENSION POINT-NOTHING FOUND OR SET
- .....STORM DRAIN MANHOLE
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- .....TRAFFIC SIGNAL
- .....ELECTRIC MANHOLE
- .....TELEPHONE\COMMUNICATION BOX
- .....TELEPHONE MANHOLE
- .....TELEVISION BOX
- .....TELEVISION MANHOLE
- .....GAS VALVE
- .....GAS METER
- .....SIGN
- .....ACCESSIBLE PARKING OR RAMP
- .....PARKING METER
- .....VAULT\BOX UNKNOWN
- .....MANHOLE UNKNOWN
- .....BOLLARD

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
BK	BOOK
CL	CENTERLINE
CN	CONCRETE
DI	DRAIN INLET
FC	FACE OF CURB
FL	FLOW LINE
LA	LANDSCAPE AREA
O.R.	OFFICIAL RECORDS
PG	PAGE
P.O.B.	POINT OF BEGINNING
PL	PROPERTY LINE
PLN	PLANTER
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
TBC	TOP BACK OF CURB
TBRC	TOP BACK ROLLED CURB
TE	TRASH ENCLOSURE
TYP	TYPICAL

LINE TYPES

- PROPERTY LINE
- RIGHT-OF-WAY
- CENTERLINE
- LOT LINE
- EASEMENT
- FENCE-CYCLONE
- FENCE-WOOD
- CURB & GUTTER
- EDGE OF PAVEMENT

LINE TYPES UTILITIES

- UG-SD — SD
- UG-SS — SS — SS
- UG-H2O — W
- UG-GAS — G
- UG-TV — TV
- UG-TEL — COM
- UG-E — E
- UNKNOWN
- OVERHEAD — OHW

0 10 20 40 60

SCALE IN FEET

NO.	DATE	REVISION
1.		

BENCHMARK:

TOP OF MONUMENT IN WELL AT THE INTERSECTION OF W. COVELL & LAKE.

EL=52.23' (NAVD88)

BASIS OF BEARINGS:

2003 BM 43

DATE: 2021-05-18
SCALE: 1" = 20'
FIELD BOOK: DB
DRAWING NO. : 1100-550
DRAWN BY: A. ZARFOS

BOUNDARY & TOPOGRAPHIC SURVEY

COMMUNICARE

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