

REVISIONS	BY

PHASED TENTATIVE MAP
RIVERFRONT
500 HOPPER STREET
PETALUMA, CALIFORNIA

STEVEN J. LAFRANCHI & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
 140 SECOND STREET, SUITE 312
 Petaluma, California 94952
 (707) 762-3122 FAX (707) 762-3239

DATE: 2013.02.01
 SCALE: 1"=60'
 DESIGN: S.J.L.
 DRAWING: ADP HSM
 CHECK: S.J.L.
 JOB: RIVERFRONT 2010
 EXP. 12-31-12
 JOB NO: 091358
 SHEET
TM-8
 OF 17 SHEETS

LOT DATA					LOT DATA				
LOT	DEVELOPMENT TYPE	PHASE #	GROSS AREA	NET AREA	LOT	DEVELOPMENT TYPE	PHASE #	GROSS AREA	NET AREA
LOT 46	SFR	Light Blue	4,426 S.F.	N/A	LOT 96	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 47	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 97	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 48	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 98	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 49	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 99	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 50	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 100	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 51	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 101	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 52	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 102	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 53	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 103	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 54	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 104	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 55	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 105	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 56	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 106	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 57	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 107	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 58	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 108	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 59	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 109	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 60	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 110	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 61	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 111	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 62	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 112	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 63	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 113	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 64	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 114	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 65	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 115	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 66	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 116	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 67	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 117	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 68	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 118	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 69	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 119	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 70	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 120	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 71	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 121	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 72	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 122	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 73	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 123	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 74	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 124	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 75	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 125	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 76	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 126	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 77	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 127	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 78	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 128	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 79	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 129	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 80	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 130	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 81	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 131	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 82	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 132	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 83	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 133	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 84	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 134	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 85	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 135	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 86	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 136	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 87	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 137	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 88	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 138	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 89	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 139	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 90	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 140	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 91	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 141	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 92	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 142	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 93	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 143	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 94	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 144	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 95	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 145	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 96	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 146	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 97	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 147	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 98	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 148	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 99	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 149	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 100	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 150	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 101	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 151	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 102	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 152	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 103	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 153	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 104	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 154	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 105	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 155	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 106	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 156	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 107	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 157	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 108	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 158	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 109	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 159	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 110	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 160	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 111	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 161	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 112	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 162	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 113	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 163	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 114	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 164	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 115	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 165	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 116	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 166	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 117	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 167	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 118	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 168	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 119	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 169	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 120	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 170	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 121	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 171	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 122	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 172	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 123	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 173	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 124	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 174	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 125	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 175	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 126	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 176	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 127	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 177	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 128	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 178	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 129	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 179	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 130	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 180	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 131	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 181	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 132	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 182	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 133	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 183	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 134	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 184	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 135	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 185	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 136	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 186	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 137	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 187	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 138	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 188	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 139	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 189	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 140	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 190	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 141	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 191	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 142	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 192	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 143	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 193	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 144	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 194	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 145	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 195	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 146	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 196	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 147	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 197	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 148	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 198	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 149	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 199	SFR	Light Blue	3,500 S.F.	3,134 S.F.
LOT 150	SFR	Light Blue	3,500 S.F.	3,134 S.F.	LOT 200	SFR	Light Blue	3,500 S.F.	3,134 S.F.

LEGEND

EXISTING EASEMENT
 PROPOSED EASEMENT
 RESTRICTED ACCESS
 KEYNOTE

ABBREVIATIONS

EE EXISTING EASEMENT
 PE PROPOSED EASEMENT
 DN DEDICATION
 S.F. SQUARE FEET
 N/A NOT APPLICABLE
 S.F.R. SINGLE FAMILY RESIDENCE

EXISTING EASEMENT DESIGNATIONS

- EE1 RESOLUTION BETWEEN PARTIES FOR CHANNEL IMPROVEMENTS BY THE GOVERNMENT OF THE UNITED STATES INCLUDING DREDGING, PER 365 DEEDS 458, SCR.
- EE2 EASEMENT FOR A LINE OF POLES FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY FBO PACIFIC GAS AND ELECTRIC COMPANY, PER 242 OR 280, SCR, EXACT LOCATION NOT SHOWN.
- EE3 EASEMENT FOR ALTERATIONS OR IMPROVEMENTS TO NAVIGABLE CHANNEL OF PETALUMA CREEK, PER 411 OR 285, SCR.
- EE4 RELINQUISHMENT OF ADJUTER'S RIGHTS, PER 1187 OR 585, SCR.
- EE5 75 FOOT WIDE EASEMENT FOR MAINTAINING AND OPERATING CERTAIN EXISTING CEMENT BATCH PLANT IMPROVEMENTS, FBO POMEROY CORPORATION PER DN 2001-118293, SCR. SEE NOTE B.
- EE6 10 FOOT WIDE EASEMENT FOR UNDERGROUND ELECTRICAL PURPOSES, FBO POMEROY CORPORATION PER DN 2001-118294, SCR.
- EE7 30 FOOT WIDE EASEMENT FOR SEWER CONSTRUCTION AND MAINTENANCE, FBO CITY OF PETALUMA PER 2744 OR 635, SCR.
- EE8 CENTERLINE 30 FOOT WIDE EASEMENT FOR SANITARY SEWER PURPOSES, FBO CITY OF PETALUMA, PER 444 OR 8, SCR, EASEMENT LOCATION HAS BEEN PLOTTED PER 434 MAPS 17, SCR.
- EE9 30 FOOT WIDE EASEMENT FOR ROAD AND SANITARY SEWER PIPELINE, FBO CITY OF PETALUMA, PER 457 OR 208, SCR.
- EE10 25 FOOT WIDE LANDSCAPE EASEMENT, PER DN 2001-118295, PARCEL THREE PER TITLE REPORT.
- EE11 25 FOOT WIDE STORM DRAIN EASEMENT, PER DN 2001-118296, PARCEL FOUR PER TITLE REPORT.
- EE12 EX. 30 FOOT CONSTRUCTION EASEMENT FBO CITY OF PETALUMA PER 2744 OR 635, SCR.
- EE13 EASEMENT FOR GENERAL PUBLIC VEHICULAR, PEDESTRIAN AND BICYCLE ACCESS PER DN 2007-028057, SCR.
- EE14 CENTERLINE 10' WIDE STRIP ELECTRIC OVERHEAD EASEMENT FBO PG&E PER DN 2008-103471.
- EE15 10' WIDE ELECTRIC OVERHEAD EASEMENT FBO PG&E AS SHOWN ON DN 2008-103474, SCR. REFERENCES L02405-07-0813 DATED SEPTEMBER 11, 1974.
- EE16 EMERGENCY VEHICLE ACCESS EASEMENT PER DN 2012-014392, WIDTH VARIES.

PROPOSED EASEMENT DESIGNATIONS

- PE1 20' WIDE PRIVATE ACCESS AND UTILITIES (PUBLIC/PRIVATE) EASEMENT
- PE2 10' WIDE PEDESTRIAN ACCESS EASEMENT DEDICATED TO THE CITY OF PETALUMA
- PE3 PRIVATE ACCESS AND UTILITIES (PUBLIC/PRIVATE) EASEMENT, WIDTH VARIES

KEYNOTES

- A PROPOSED PUBLIC STREET TO BE DEDICATED TO THE CITY OF PETALUMA. SEE TM-7 FOR STREET KEY