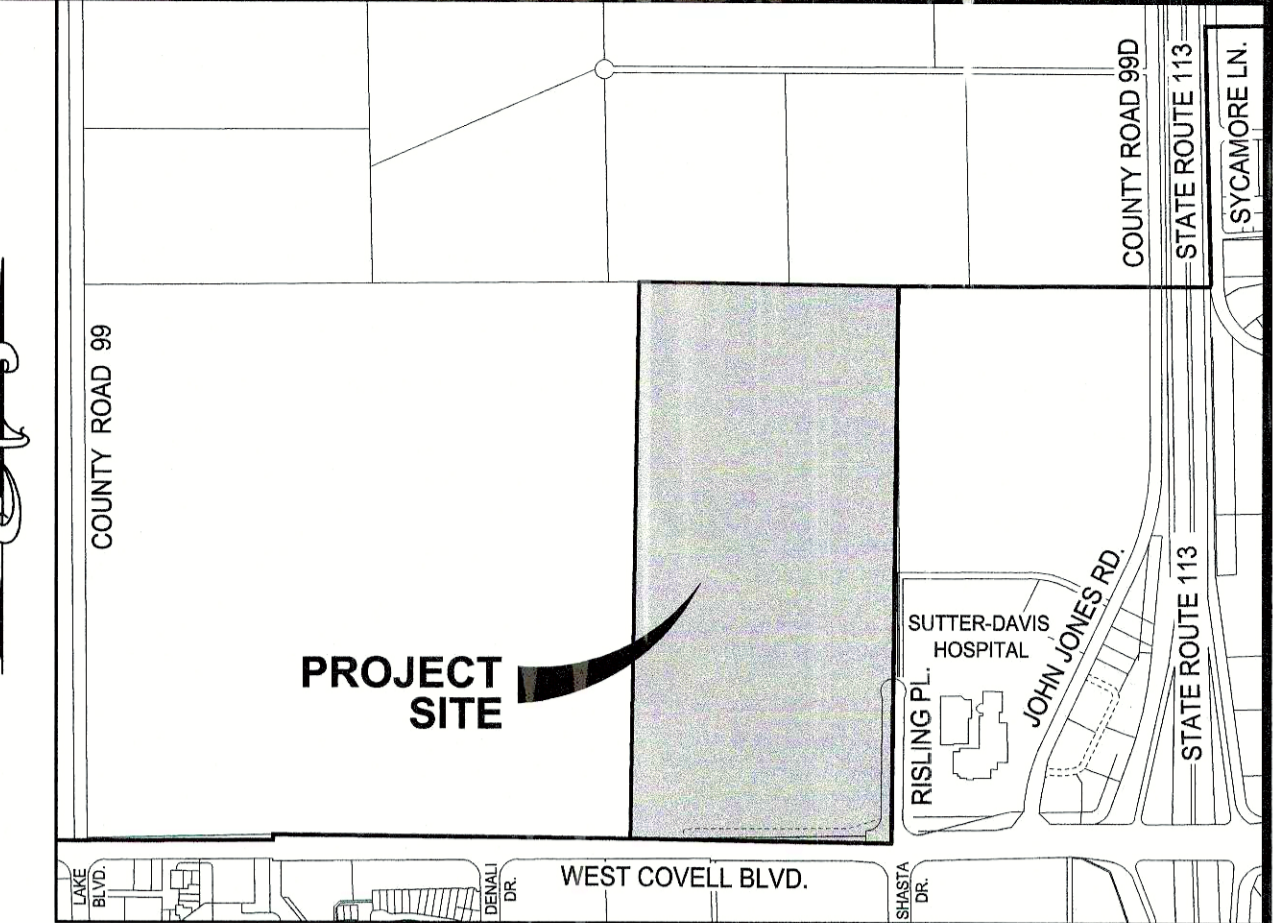


# BRETTON WOODS TENTATIVE MAP NO. 5165

A LARGE LOT SUBDIVISION  
CITY OF DAVIS COUNTY OF YOLO CALIFORNIA  
CUNNINGHAM ENGINEERING  
JUNE 2019



VICINITY MAP  
NTS

**OWNER:**  
BINNING RANCH HOLDING COMPANY, LLC  
33 RUSSELL BLVD  
DAVIS, CA 95618

**DEVELOPER:**  
BRETTON WOODS, LLC  
280 RUSSELL BOULEVARD  
DAVIS, CALIFORNIA 95618  
(530) 564-4444

**CIVIL ENGINEER:**  
CUNNINGHAM ENGINEERING  
2840 SPAFFORD STREET, SUITE 200  
DAVIS, CALIFORNIA 95618  
(530) 758-2026

**GEOTECHNICAL ENGINEER:**  
GEOCON CONSULTANTS, INC.  
3160 GOLD VALLEY DRIVE, SUITE 800  
RANCHO CORDOVA, CALIFORNIA 95742  
(916) 852-9118

**ASSESSORS PARCEL NUMBER:**  
036-060-005

**AREA:**  
74.49± ACRES

**EXISTING ZONING:**  
PD 03-16

**FLOOD ZONE**  
06113C0584G, 06113C0592G - ZONE A, JUNE 19, 2010

**LEGAL DESCRIPTION**  
THE WEST 76 ACRES OF THE SOUTHEAST  
QUARTER OF SECTION 5, TOWNSHIP 8  
NORTH, RANGE 2 EAST, M. D. B. & M.

**SHEET INDEX:**  
1 ONSITE PROPERTY LAYOUT  
2 OFFSITE EASEMENT

**LEGEND**

- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- - - IRREVOCABLE OFFER OF DEDICATION
- - - AGRICULTURAL BUFFER AND FUTURE DRAINAGE CHANNEL
- - - CONTOUR LINES
- - - FUTURE LOT LINES
- - - FUTURE OFFSITE STORM DRAIN DETENTION AREA

**SERVICE PROVIDERS:**

- GAS  
PACIFIC GAS AND ELECTRIC (PG&E)  
(900) 745-5000
- ELECTRICITY  
PACIFIC GAS AND ELECTRIC (PG&E)  
(900) 745-5000
- CABLE TELEVISION  
COMCAST  
(900) 824-2000
- WATER  
CITY OF DAVIS PUBLIC WORKS DEPT  
(530) 757-5686
- SEWAGE  
CITY OF DAVIS PUBLIC WORKS DEPT  
(530) 757-5686
- STORM DRAIN  
CITY OF DAVIS PUBLIC WORKS DEPT  
(530) 757-5686
- TELEPHONE  
AT&T  
(800) 222-0300
- FIRE DEPARTMENT  
CITY OF DAVIS FIRE DEPT  
(530) 757-5684
- U.S.A.  
(800) 227-2600
- GARbage & RECYCLING  
DAVIS WASTE REMOVAL  
(530) 758-4646

**ABBREVIATIONS:**

- BLVD..... BOULEVARD
- CL..... CENTERLINE
- E..... EAST
- EP..... EDGE OF PAVEMENT
- ESMT..... EASEMENT
- N..... NORTH
- NTS..... NOT TO SCALE
- IOD..... IRREVOCABLE OFFER OF DEDICATION
- S..... SOUTH
- W..... WEST

**NOTES:**

1. THIS MAP WAS PREPARED UNDER THE DIRECTION OF CHARLES W. CUNNINGHAM, RCE 30339.
2. ALL INFORMATION ON THIS MAP IS DEEMED TO BE OF A PRELIMINARY NATURE AND IS NOT TO BE RELIED ON FOR SURVEY OR PROPERTY LINE INFORMATION.
3. THE EXISTING TOPOGRAPHY (SHOWN SCREENED) IS BASED ON AN AERIAL SURVEY PERFORMED BY MORROW SURVEYING, INC., DATED 8-30-2018. CONTOUR INTERVAL = 1 FOOT.
4. OWNER RESERVES THE RIGHT TO FILE FINAL MAPS IN PHASES.

**PROPERTY DESCRIPTION:**

THAT CERTAIN PROPERTY WITHIN TOWNSHIP 8 NORTH, RANGE 2 EAST, SECTION 5, M.D.B. & M., YOLO COUNTY, CALIFORNIA, BEING THE "DANIEL K. DOWLING 1711 OR 273" PROPERTY AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 13 OF MAPS & SURVEYS AT PAGE 8, YOLO COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT THE CENTER ONE-QUARTER CORNER OF SAID SECTION 5; THENCE THE FOLLOWING FOUR (4) COURSES:
- 1) SOUTH 89°11'53" EAST, 1,226.93 FEET;
  - 2) THENCE SOUTH 00°39'49" WEST, 2,638.55 FEET;
  - 3) THENCE NORTH 89°01'12" WEST, 1,236.27 FEET;
  - 4) THENCE NORTH 00°52'07" EAST, 2,632.64 FEET TO THE POINT OF BEGINNING.

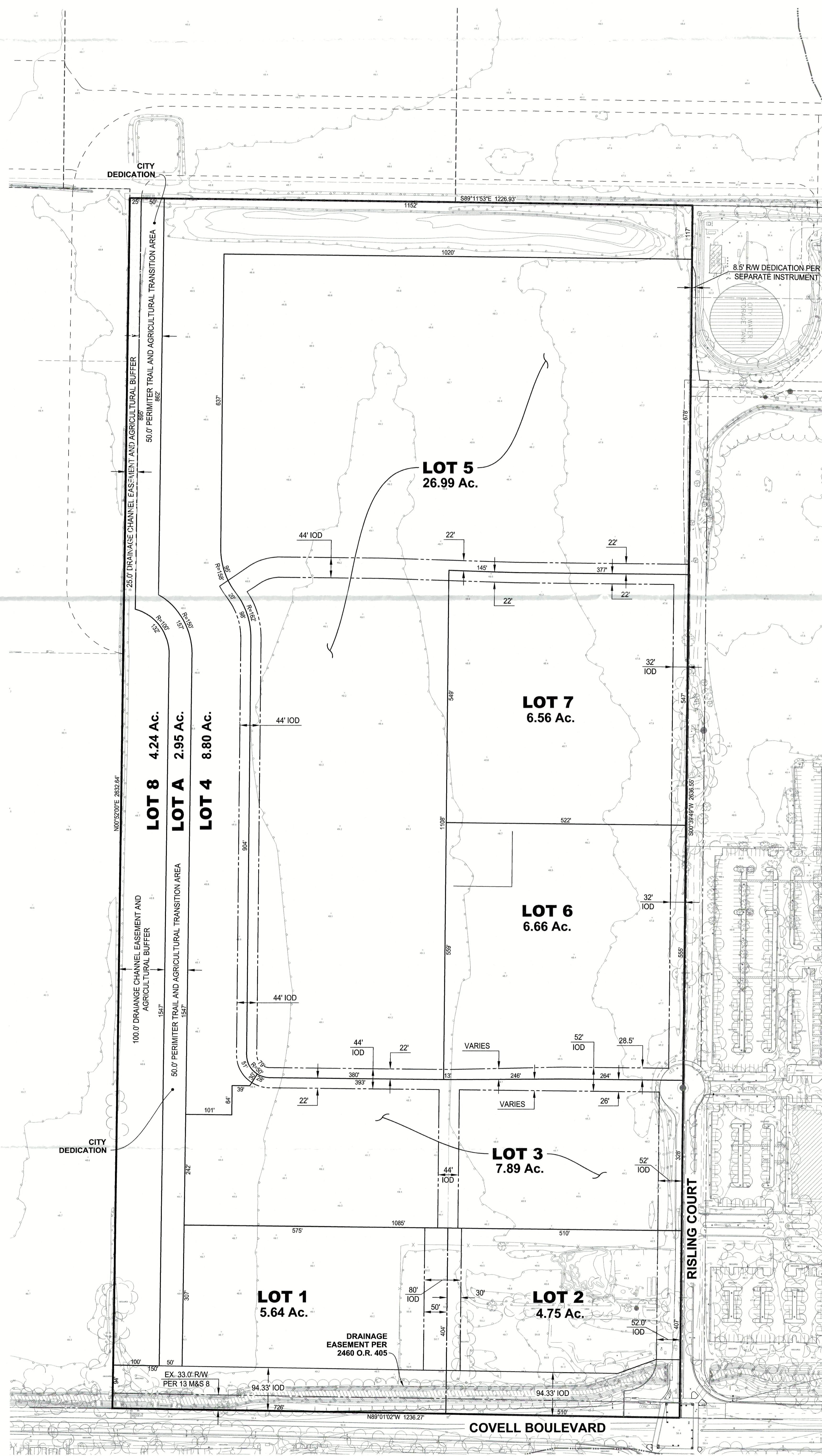
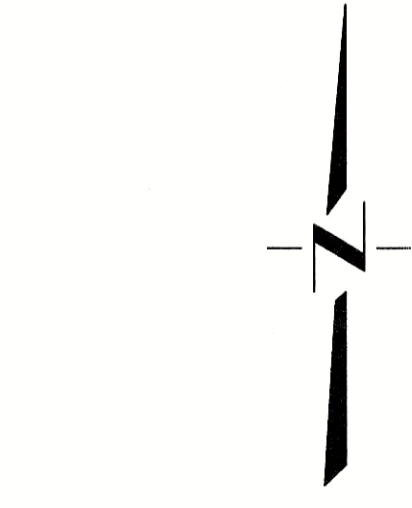


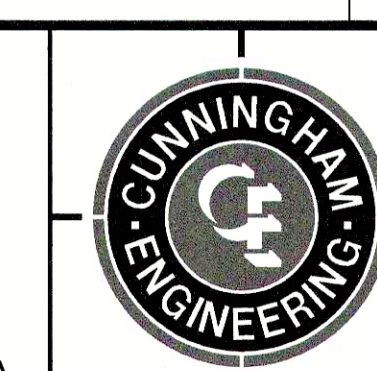
Exhibit  
Entitlements, PA #19-12; TM #1-19  
Officially Approved by  
Planning Commission  
Date: July 10, 2019  
Officially Approved  
by City Council  
Date: 10/8/19  
Authorized Signature & Date



APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY OF DAVIS COMMUNITY DEVELOPMENT DEPARTMENT

DESIGNED BY	EF
DRAWN BY	JE
CHECKED BY	SG
SCALE	
AS SHOWN	

## TENTATIVE MAP NO. 5165 BRETTON WOODS ONSITE PROPERTY LAYOUT

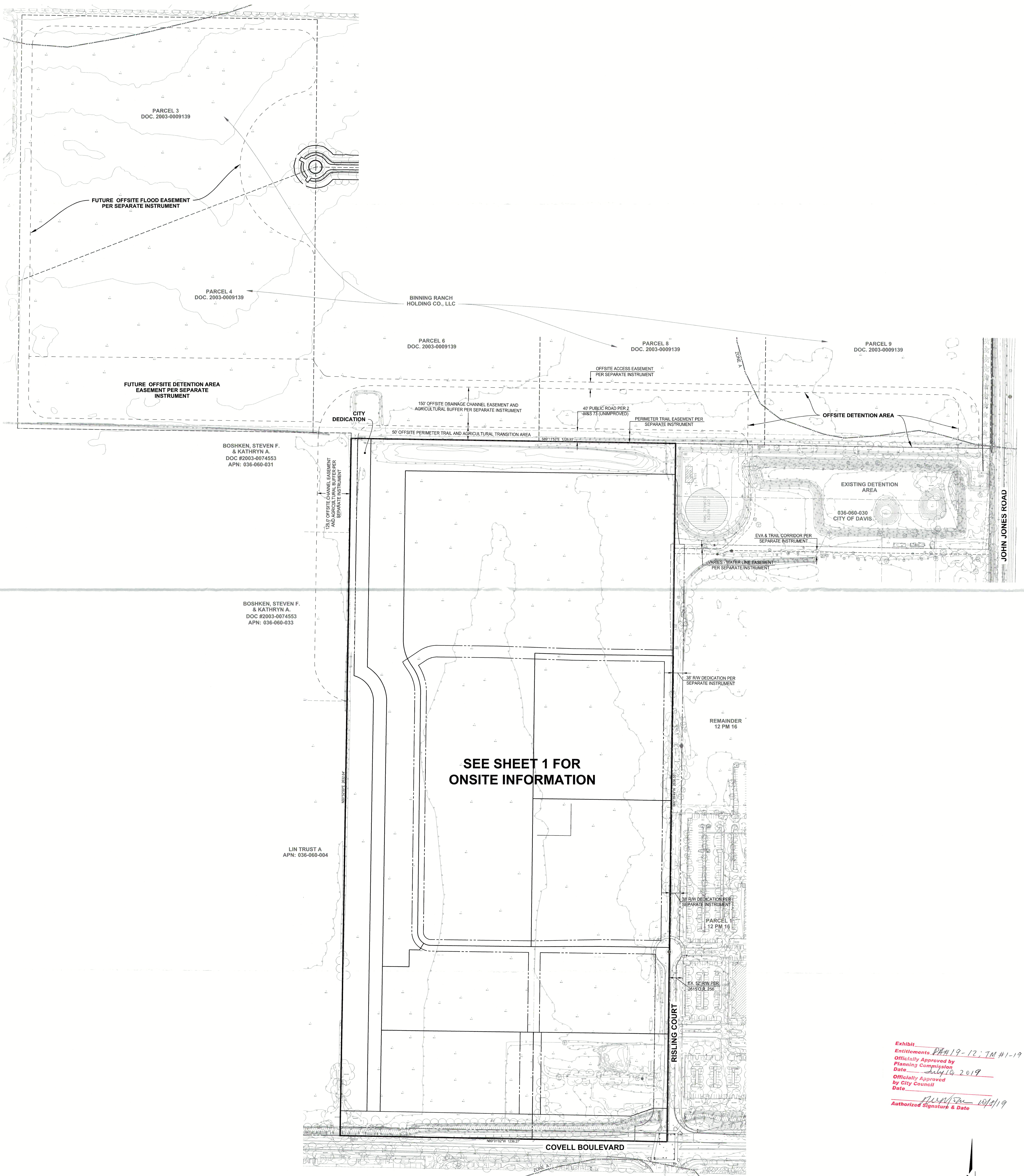


CECWEST.COM  
Project Planning • Civil Engineering • Landscape Architecture  
Sacramento Office: 2120 20th Street, Suite Three, Sacramento, CA 95818 (916) 455-2026  
Davis Office: 2840 Spafford Street, Suite 200, Davis, CA 95618 (530) 758-2026

NO.	DATE	REVISIONS	BY	APPR.

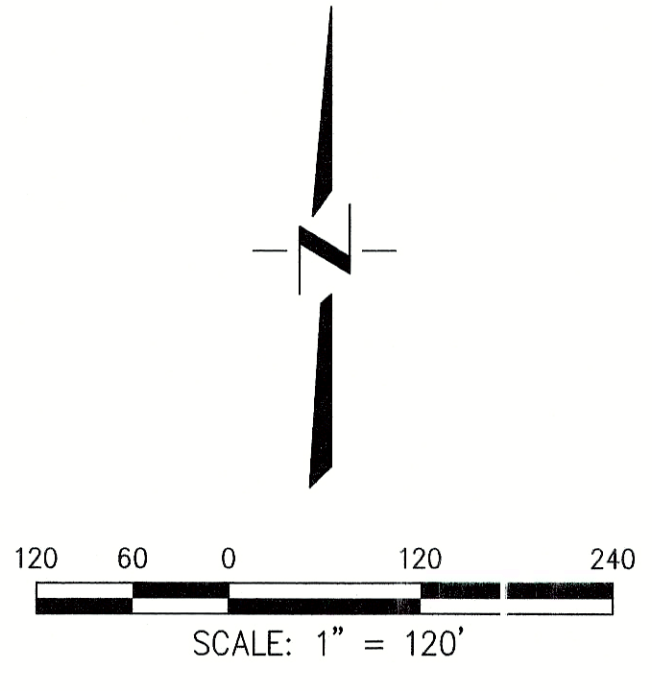
SHEET 1 OF 3  
DATE: 06/28/2019  
JOB NO: 1504.01.06

S:\Projects\5165\114 - West Covell Active Adult Community\AutoCAD\1504-01-06 LARGE LOT TM\GEE\TSV-1504-01-06 LARGE LOT TITL.dwg - TMAP (DWG) 10/07/2019 - 2:09PM Plotted by: Lz



SEE SHEET 1 FOR  
ONSITE INFORMATION

Exhibit  
Entitlements PH#19-12, TM#1-19  
Officially Approved by  
Planning Commission  
Date July 10, 2019  
Officially Approved  
by City Council  
Date  
Authorized Signature & Date



DESIGNED BY	BE
DRAWN BY	LE
CHECKED BY	SG
AS SHOWN	SC
DAVIS	

**TENTATIVE MAP NO. 5165  
BRETTON WOODS  
OFFSITE EASEMENT**

**CUNNINGHAM ENGINEERING**  
Project Planning • Civil Engineering • Landscape Architecture  
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2120 20th Street, Suite Three • 2940 Spafford Street, Suite 200  
Sacramento, CA 95818 • Davis, CA 95618  
(916) 455-2025 • (530) 756-2026

NO.	DATE	REVISIONS	BY	APP'D.

DATE: 08/28/2019  
JOB NO: 1594.01.06

**Conditions of Approval**

**PROJECT APPROVAL**

1. This approved tentative map for Bretton Woods Tentative Large Lot Subdivision Map PAZ19-12 shall expire 24 months after the effective approval by the Planning Commission, unless the time frames contained in City of Davis Ordinance 2534 are found to apply or the state of California Subdivision Map Act. If not, extensions may be granted in accordance with Section 66452.6 of the Subdivision Map Act. The approval is for nine (9) steps lots.
2. The applicant shall defend, indemnify, and hold harmless the City of Davis, its officers, employees, or agents to attack, set aside, void, or annul any approval or condition of approval of the City of Davis concerning this approval, including but not limited to, approval of a condition by the Planning Commission. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officers, employees and agents in the defense of the matter.
3. The approved Tentative Map Exhibit shall govern the design and construction of the project. When exhibits and/or written conditions of approval are in conflict, the written conditions shall prevail, unless specifically stated in the conditions of approval. The fact that exhibits were included with City Staff Reports, or not appropriately corrected when signed by the department does not override and invalidate the approved written conditions of approval. All other plans, specifications, and information contained within the approved Exhibit shall be specifically applicable to the project and shall be construed as if directly stated within the conditions of approval. Unless otherwise expressly stated, the developer shall be solely responsible for satisfying each condition and each condition must be satisfied at the time listed in the condition. The agency and/or city department responsible for ensuring implementation of each condition is indicated within each condition.
4. The final map incorporating all conditions of approval for this project shall be coordinated and submitted to the Public Works Department. All plans, including final map, shall be coordinated for consistency prior to approval of the final map.
5. Prior to approval of the recreation of the final map, all Conditions of Approval shall be completed to the satisfaction of the City of Davis Public Works Department or any other city departments or outside agencies as applicable.
6. No development or improvement, including but not limited to grading, utilities, drainage, road improvements, is approved with this tentative subdivision map (TSM).

**SUBDIVISION MAP**

7. The developer shall provide a drainage access and maintenance easement and a perimeter agricultural buffer easement to the City of Davis for the improvements to be constructed on Lots A, 8 and any other related portions of the minimum 100-foot wide portion of the agricultural buffer that occurs in Yolo County as shown on the approved Exhibit. Said easements will be for the purpose of ensuring compliance with Project requirements and maintaining functionality of the drainage corridor and Agricultural Buffer. Public access shall be discouraged in this area.
8. Prior to recreation of the Final Map:
  - a. Lot A and the 50-foot-wide area located immediately north of the northern property line within Yolo County (labeled 50' Offsite Perimeter Trail and Agricultural Transition Area on the approved Exhibit), shall be offered as an IOD to the City of Davis, by separate instrument.
  - b. The 12-foot-wide area located on portions of the property immediately west of the west property line within Yolo County (labeled 12' Offsite Channel Easement and Agricultural Buffer on the approved Exhibit), shall be offered as a conservation easement and a drainage and maintenance easement to the City of Davis on, or by separate instrument.
  - c. The 50-foot-wide area located immediately north of the 50-foot-wide area for the Offsite Perimeter Trail and Agricultural Transition Area noted above within Yolo County (labeled 150' Offsite Channel Easement and Agricultural Buffer on the approved Exhibit), shall be offered as a conservation easement and a drainage and maintenance easement to the City of Davis on, or by separate instrument.
  - d. The 2.3 acre off-site detention basin and the adjoining 27.75 acres, both located northwest of the property, as shown on the approved Exhibit, shall be offered as a flood easement and a drainage and maintenance easement to the City of Davis, on or by separate instrument.
  - e. The additional right of way on Cover Blvd and all backlot road right of way labeled with IOD, as shown on Sheet 1 of Tentative Subdivision Map 5165, shall be offered concurrently with the final subdivision map. All rights of way shall be offered by means of an Irrevocable Offer of Dedication (IOD).
  - f. The 38-foot-wide right-of-way extension of Rising Court on the Sutter Hospital property immediately east of the east property line and north of the existing Rising Court right of way shall be offered as an IOD by separate instrument.
9. Any land to be dedicated to the City shall be free of toxic contamination. The developer shall disclose any information related to the property pertaining to any possible contaminant exposure of the site prior to acceptance of the property.

**Homeowner's Association**

1. Prior to or concurrent with the recreation of the final map, the developer shall record a deed restriction mandating association into a future Homeowner's Association and associated payment of fees to maintain all common areas, common landscaping, common facilities created by the subdivision. This provision shall not apply to any parcel used exclusively for affordable housing.

Exhibit  
 Entitlements PAZ19-12, TMH1-19  
 Officially Approved by  
 Planning Commission  
 Date July 15, 2019  
 Officially Approved  
 by City Council  
 Date  
 [Signature] 10/8/19  
 Authorized Signature & Date

DESIGNED BY: JHE  
 DRAWN BY: JHE  
 CHECKED BY: SHG  
 AS SHOWN  
 DAVIS

**TENTATIVE MAP NO. 5165  
 BRETTON WOODS  
 CONDITIONS OF APPROVAL**

**CUNNINGHAM ENGINEERING**  
 Project Planning • Civil Engineering • Landscape Architecture  
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NO.	DATE	REVISIONS	BY	APPR.	SHEET
					3
					OF
					3
					DATE: 06/28/2019
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