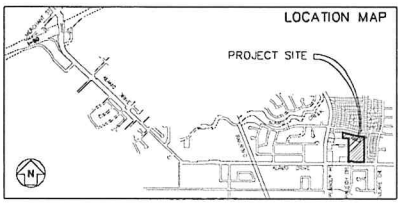
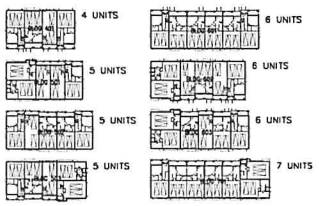
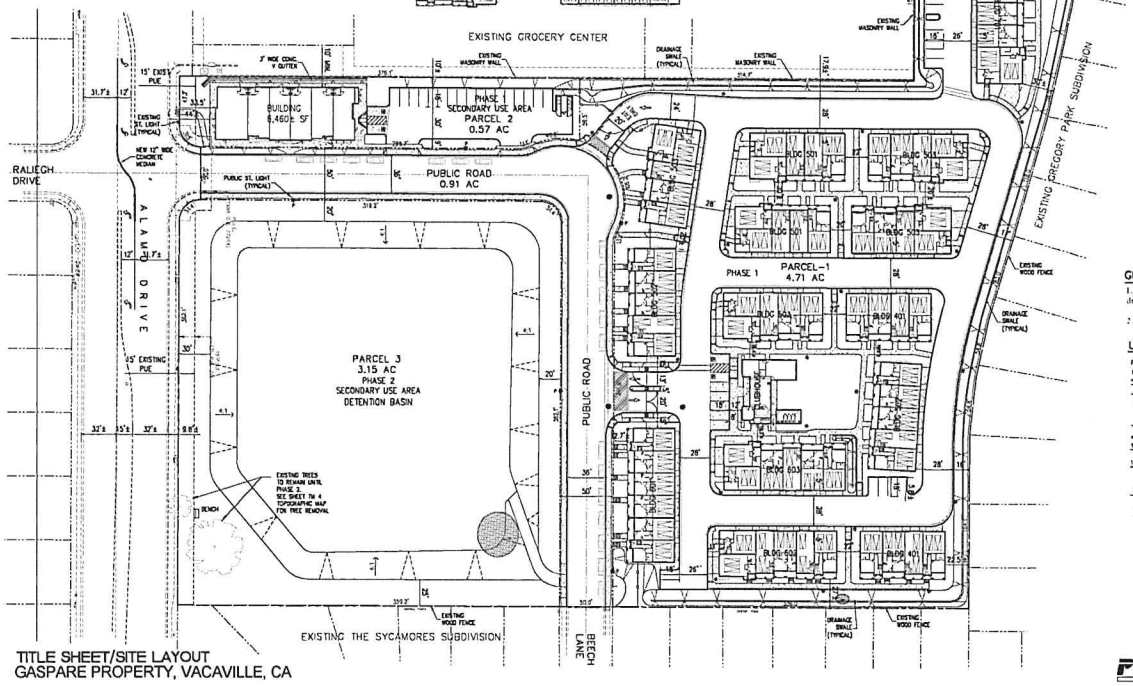
ALAMO MIXED-USE PROJECT
VESTING TENTATIVE MAP
VACAVILLE, CALIFORNIA

SCALE : 1" = 40'



RESIDENTIAL PRODUCT MIX





A.P.N.:
0132-220-170

ZONING:
EXISTING RESIDENTIAL
LOW/MEDIUM DENSITY
PROPOSED MIXED USE

ACREAGE:
GROSS = 9.24 AC

PARCEL 1
RESIDENTIAL – PHASE 1
ACREAGE = 4.71± AC
DWELLING UNITS = 73
PARKING GARAGE = 2 PER UNIT = 146
PRIVATE STREET PARKING = 33 SPACES

PARCEL 2
SECONDARY USE AREA
PHASE 1
ACREAGE = 0.57± AC

PARCEL 3
SECONDARY USE AREA
PHASE 2
ACREAGE = 3.15± AC
BUILDING SIZE TO BE DETERMINED

SHEET INDEX

TM1 TITLE/SITE LAYOUT
TM2 GRADING PLAN
TM3 UTILITY PLAN
TM4 TOPOGRAPHIC MAP (TREES TO BE REMOVED)
TM5 CONTEXTUAL MAP/STAGING AREA
TM6 FIRE TRUCK TURNING TEMPLATE

GENERAL NOTES :

1. All new residential parcels will be served with water, sewer and drainage service by the City of Vacaville
2. All parcels will be served by PG&E, AT&T and Comcast

LEGEND

PROPOSED	EXISTING	
		SANITARY SEWER CLEANOUT
		CURB GUTTER AND SIDEWALK
		DROP INLET
		PUBLIC STREET LIGHT
		PRIVATE STREET LIGHT
TC	TC EX TC	TOP OF CURB GRADE
		FIRE HYDRANT AND VALVE ASSEMBLY
12"ø SS		SANITARY SEWER PIPE AND MANHOLE, SIZE AND SLOPE DIRECTION
18"ø SD		STORM DRAIN PIPE AND MANHOLE, SIZE AND SLOPE DIRECTION
8"ø WM	8"ø WM	WATER MAIN PIPE, SIZE AND VALVE
		TRAFFIC SIGN AS NOTED
		OVERLAND RELEASE ARROW
P		PUBLIC STREET LIGHT
		PRIVATE ON-SITE LIGHT

TITLE SHEET/SITE LAYOUT
GASPARE PROPERTY, VACAVILLE, CA

PHILLIPPI ENGINEERING
CIVIL ENGINEERING • LAND SURVEYING
2780 SPAFFORD STREET, SUITE 1
P.O. BOX 1539
VACAVILLE, CA 95696
OFFICE (707) 451-6300 FAX (707) 451-6305

date
02/19/19

TM1
OF 6

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