

# SOUTHTOWN COMMONS DEVELOPMENT PLAN VACAVILLE, CA



**SETBACKS:**  
**FRONT YARD:**  
 10' MINIMUM TO FRONT PORCH  
 15' MINIMUM TO FRONT LIVING SPACE  
 20' MINIMUM TO FRONT LOADING GARAGE  
**REAR YARD:**  
 15' MINIMUM TO BUILDING  
**SIDE YARD:**  
 5' MINIMUM ONE SIDE  
 10' MINIMUM BETWEEN BUILDINGS  
**CORNER LOTS:**  
 10' MINIMUM SETBACK TO SECONDARY FRONTAGE  
 FRONT CORNER TO MEET CITY STANDARD SIGHT DISTANCE REQUIREMENTS  
 10' MINIMUM SETBACK @ INTERSECTION RIGHT OF WAY CHAMFER TO LIVING SPACE  
**SETBACKS FROM MAJOR STREETS:**  
 50' FROM THE FACE OF CURB OF AN ARTERIAL  
**MIX:**  
 PLAN 1 - SINGLE STORY: 22/216 = 10.2%  
 PLAN 2 - TWO STORY: 43/216 = 19.9%  
 PLAN 3 - TWO STORY: 22/216 = 10.2%  
 PLAN 4 - TWO STORY: 42/216 = 19.4%  
 PLAN 5 - TWO STORY: 43/216 = 19.9%  
 PLAN 6 - TWO STORY: 44/216 = 20.4%  
**TOTAL: 216 LOTS**



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SCALE: 1"=60'

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APPROVED BY: [Signature]

CITY ENGINEER: [Signature]

DATE OF APPROVAL: [Date]

PROJECT: SOUTH TOWN COMMONS DEVELOPMENT PLAN

SHEET NO. DP-1 OF 1

DATE: 03/20/14

PROJECT NO. 20130240