OWNER/DEVELOPER
VANDEN II
PO BOX 1999
NOVATO, CA 94948

ENGINEER
PHILLIPPI ENGINEERING
425 MERCHANT STREET
VACAVILLE, CA 95668

CITY OF VACAVILLE
SEWER AND WATER

EXISTING ZONING:
RL–6
(3.1–5.0 UNITS/ACRE)

INDEX OF SHEETS
1. SITE LAYOUT
2. UTILITY PLAN
3. GRADING PLAN
4. TOPO AND BOUNDARY

PROJECT SUMMARY:

APN: 0137–030–050

ACREAGE: 9.7± AC

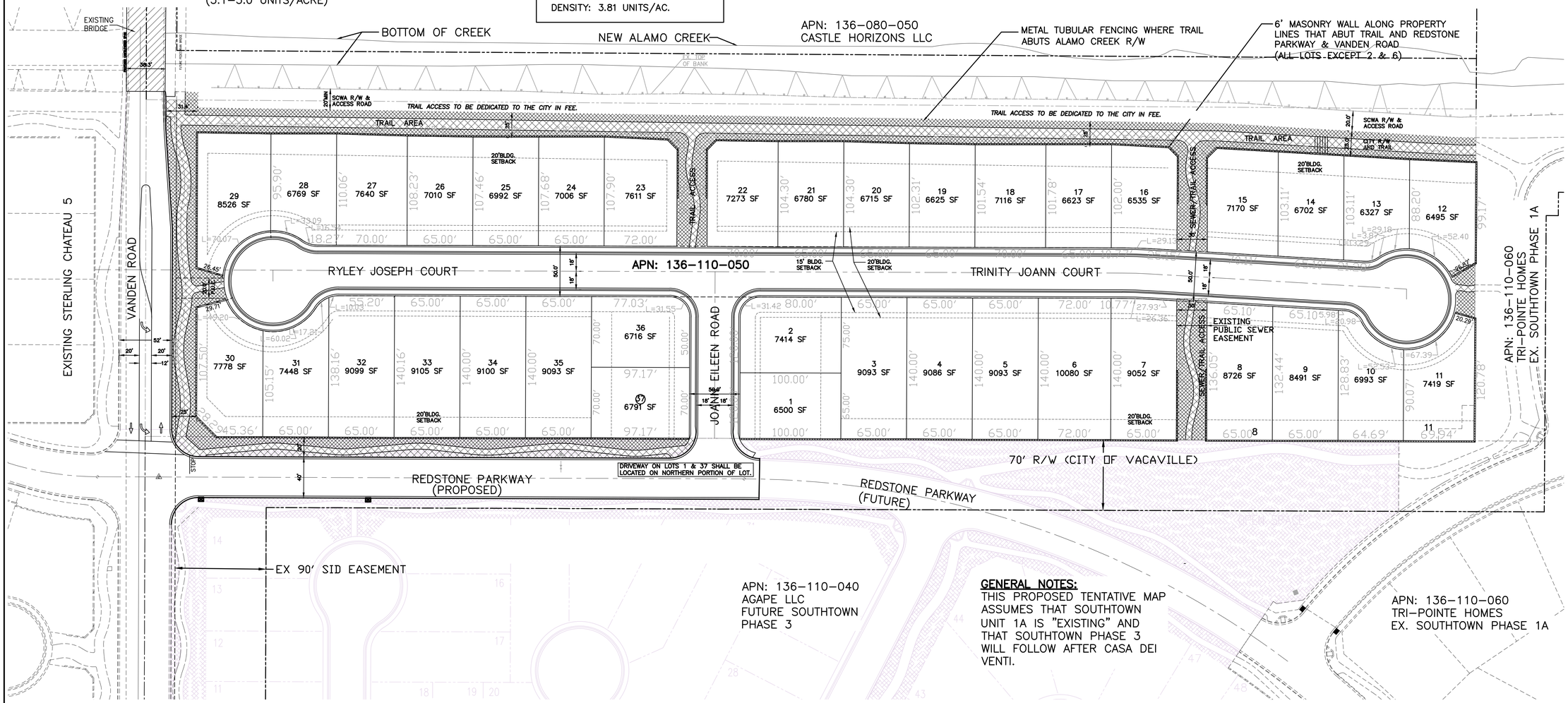
NUMBER OF UNITS: 37

MIN PARCEL SIZE: 6,326 SF

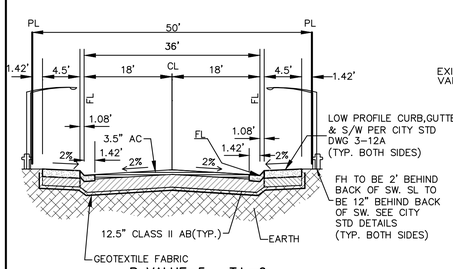
AVERAGE PARCEL SIZE: 7,631 SF

DENSITY: 3.81 UNITS/AC.

TENTATIVE MAP
CASA DEI VENTI SUBDIVISION
VACAVILLE, CA.



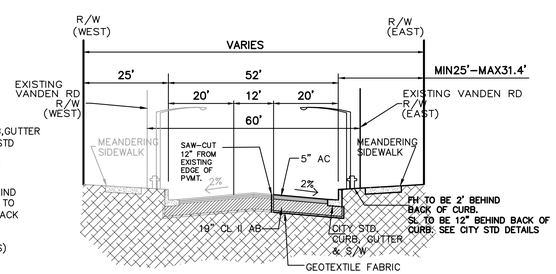
GENERAL NOTES:
THIS PROPOSED TENTATIVE MAP ASSUMES THAT SOUTHTOWN UNIT 1A IS "EXISTING" AND THAT SOUTHTOWN PHASE 3 WILL FOLLOW AFTER CASA DEI VENTI.



R VALUE=5 T.I.=6

TYP STREET SECTION ('B',&'C')

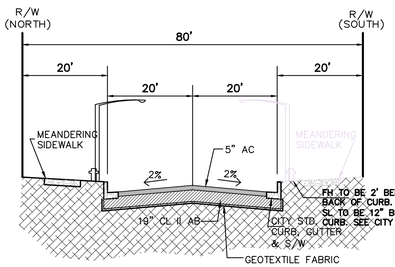
NOT TO SCALE



R VALUE=5 T.I.=8

TYP STREET SECTION (VANDEN RD)

NOT TO SCALE



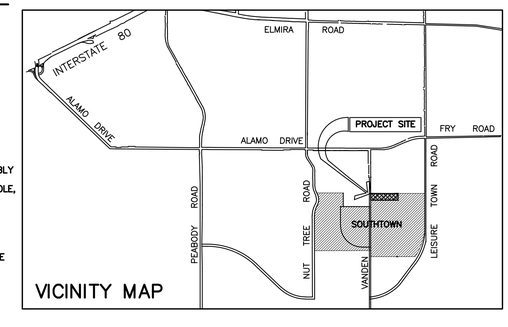
R VALUE=5 T.I.=8

TYP STREET SECTION (REDSTONE PARKWAY)

NOT TO SCALE

LEGEND / ABBREVIATIONS

PROPOSED	EXISTING	
		AIR RELEASE VALVE
		BLOW OFF VALVE
		CITY STANDARD MONUMENT
		SANITARY SEWER CLEANOUT
		CURB GUTTER AND SIDEWALK
		DROP INLET
		ELECTROLIER
FG	EX.FG	FINISHED GRADE
		FIRE HYDRANT AND VALVE ASSEMBLY
12"SS	12"ø SS	SANITARY SEWER PIPE AND MANHOLE, SIZE AND SLOPE DIRECTION
18"SD	18"ø SD	STORM DRAIN PIPE AND MANHOLE, SIZE AND SLOPE DIRECTION
		TRAFFIC SIGN AS NOTED
8"WM	8"ø WM	WATER MAIN PIPE, SIZE AND VALVE
		PROPERTY LINE
		BOUNDARY LINE
		TRAIL AREA
		OVERLAND RELEASE



VICINITY MAP

© PHILLIPPI ENGINEERING INC. 2007

SCALE: 1"=50'

APPROVED BY: CITY ENGINEER RCE NO.: DATE OF APPROVAL

PHILLIPPI ENGINEERING
CIVIL ENGINEERING · LAND SURVEYING
425 MERCHANT STREET VACAVILLE, CA 95688
OFFICE (707) 451-6556 FAX (707) 451-6555

DESIGNED BY: N.W.L.
DRAFTED BY: N.W.L.
CHECKED BY: R.W.B.

PRELIMINARY

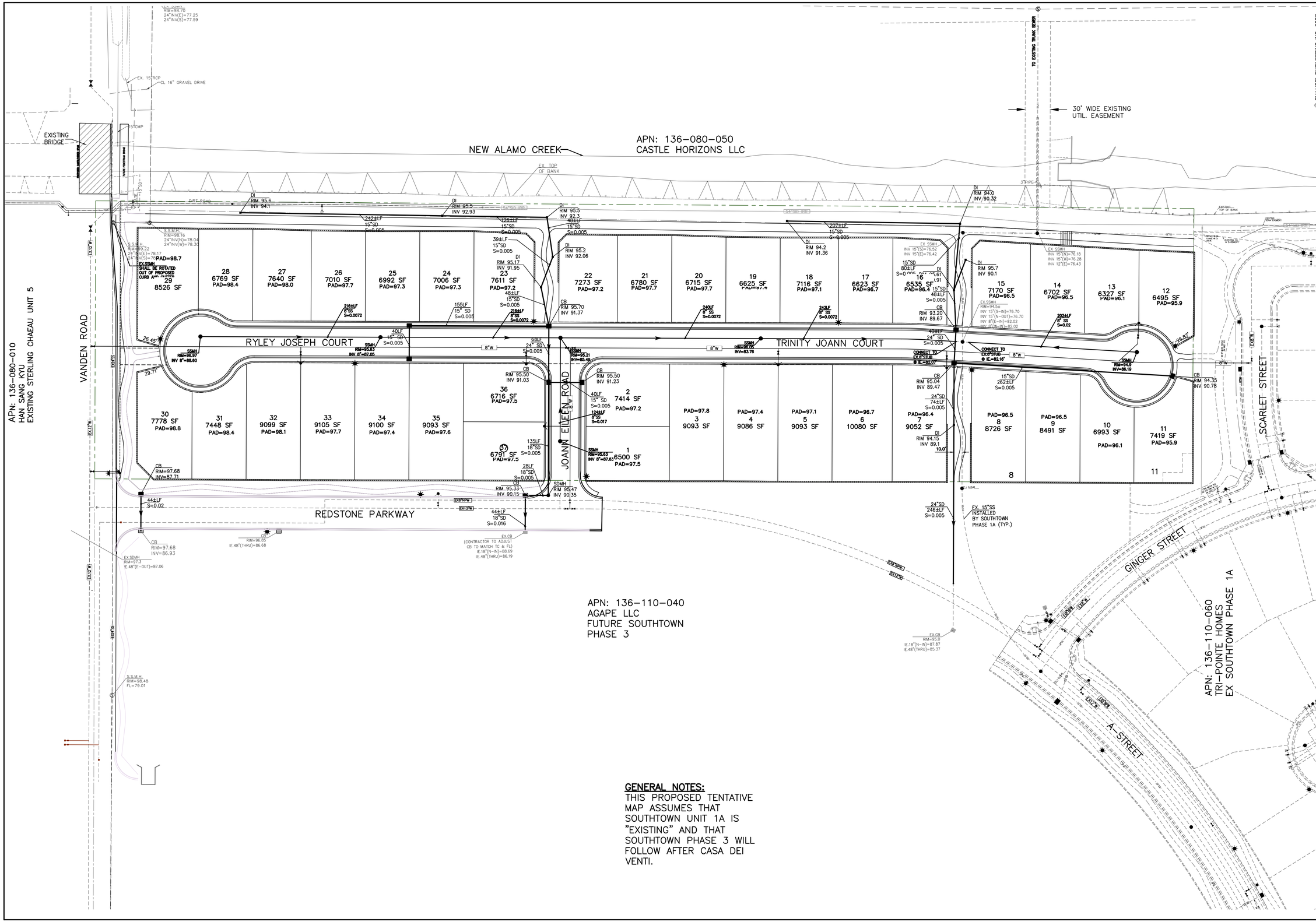
PROJECT NAME/LOCATION: CASA DEI VENTI SUBDIVISION, VACAVILLE, CALIFORNIA

DRAWING TITLE: TENTATIVE MAP SITE LAYOUT

REVISIONS: NO.	DESCRIPTION	DATE

DRAWING FILE: 20130340tm01
XR: 240570M, T

ISSUE DATE: 6/30/2014
PROJECT NO.: 20130340
SHEET NO.: 1 OF 4



GENERAL NOTES:
THIS PROPOSED TENTATIVE MAP ASSUMES THAT SOUTHTOWN UNIT 1A IS "EXISTING" AND THAT SOUTHTOWN PHASE 3 WILL FOLLOW AFTER CASA DEI VENTI.

© PHILLIPPI ENGINEERING INC. 2007

SCALE: 1"=50'

CALL BEFORE YOU DIG 800.642.2444

REGISTERED PROFESSIONAL ENGINEER THOMAS E. PHILLIPPI No. 32967 Exp. 12-31-14 CIVIL STATE OF CALIFORNIA

APPROVED BY:
CITY ENGINEER — RCE NO.:
DATE OF APPROVAL

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FAIRFIELD OFFICE FAX (707) 451-8555
OFFICE (707) 451-8556

DESIGNED BY: N.W.L.
DRAFTED BY: N.W.L.
CHECKED BY: R.M.B.

PRELIMINARY

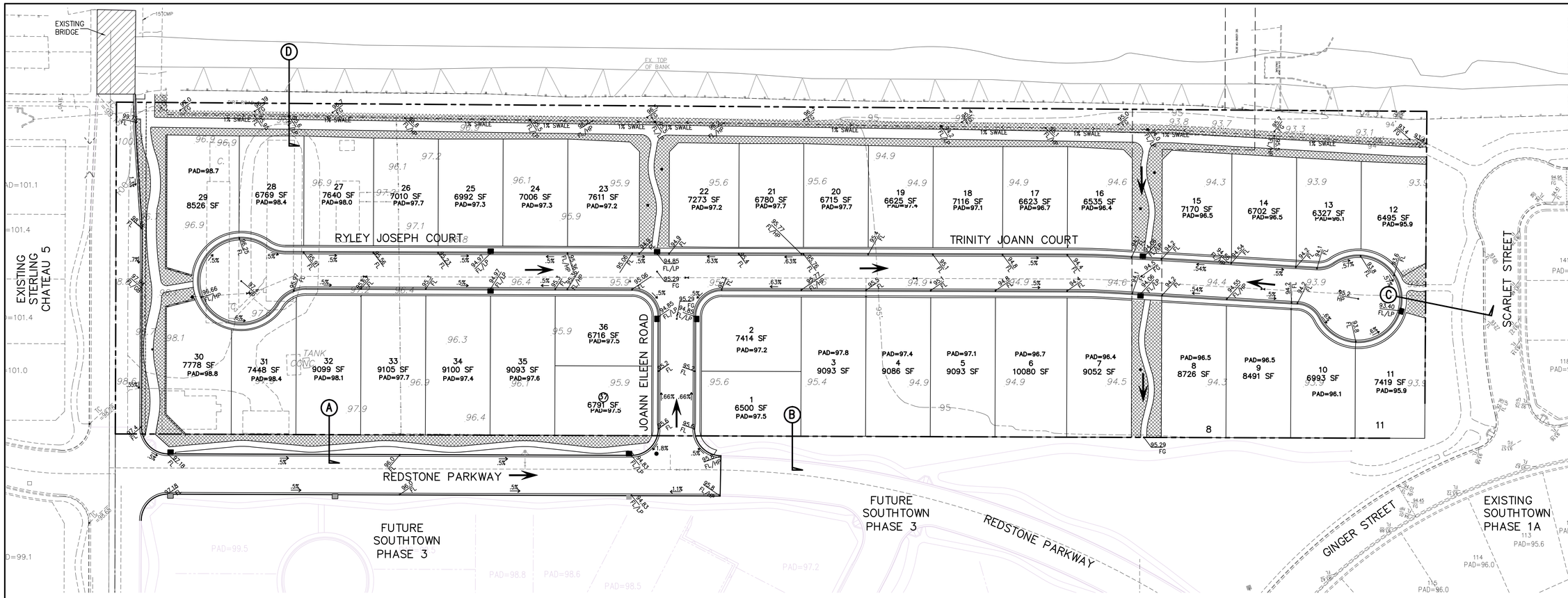
PROJECT NAME/LOCATION:
CASA DEI VENTI SUBDIVISION
VACAVILLE CALIFORNIA

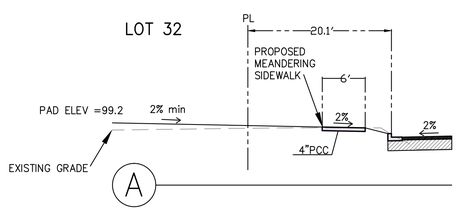
DRAWING TITLE:
TENTATIVE MAP
UTILITY PLAN

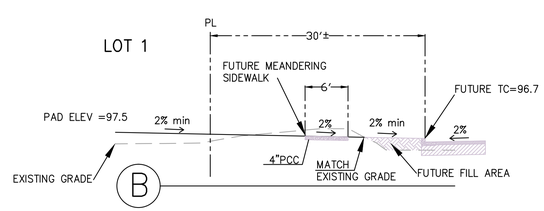
REVISIONS: NO.	DESCRIPTION	DATE

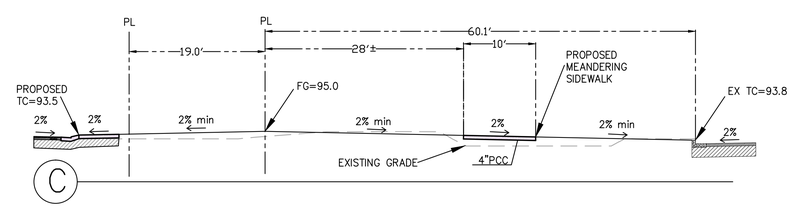
DRAWING FILE: 240570tm01
XR: 240570M, T

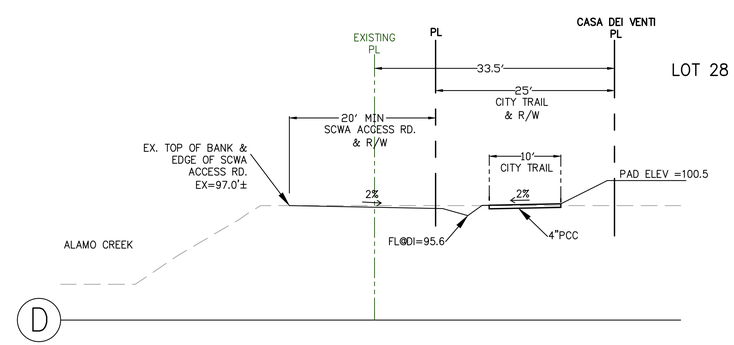
ISSUE DATE: 6/30/2014
PROJECT NO.: 20130340
SHEET NO.: 2 OF 4











GENERAL NOTES:
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SCALE: 1"=50'

CALL BEFORE YOU DIG 800.642.2444

REGISTERED PROFESSIONAL ENGINEER THOMAS F. PHILLIPPI No. 32067 Exp. 12-31-14 CIVIL STATE OF CALIFORNIA

APPROVED BY: CITY ENGINEER RCE NO.: DATE OF APPROVAL

PHILLIPPI ENGINEERING
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FAX (707) 451-8555 OFFICE (707) 451-8556

PRELIMINARY

DESIGNED BY: N.W.L.
DRAFTED BY: N.W.L.
CHECKED BY: R.M.B.

PROJECT NAME/LOCATION:
CASA DEI VENTI SUBDIVISION
VACAVILLE CALIFORNIA

DRAWING TITLE:
TENTATIVE MAP GRADING PLAN

REVISIONS: NO. | DESCRIPTION | DATE

DRAWING FILE: 240570tm01
XR: 240570M, T

ISSUE DATE: 6/30/2014
PROJECT NO.: 20130340
SHEET NO.: 3 OF 4

GENERAL NOTES:
THIS PROPOSED TENTATIVE MAP ASSUMES THAT SOUTHTOWN UNIT 1A IS "EXISTING" AND THAT SOUTHTOWN PHASE 3 WILL FOLLOW AFTER CASA DEI VENTI.

LINE DATA TABLE		
L10	N00°11'37"E	12.00'
L11	N89°48'23"W	23.17'
L12	N00°22'23"E	23.17'
L13	N89°37'37"W	12.00'

NOTES:

1. ALL EXISTING STRUCTURES AND APPURTENANCES TO BE REMOVED. WELL AND SEPTIC TANK TO BE REMOVED PER SOLANO COUNTY STANDARDS.

2. ALL TREES TO BE REMOVED FROM SITE.

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N

SCALE: 1"=50'

CALL BEFORE YOU DIG 800.642.2444

PROFESSIONAL ENGINEER THOMAS F. PHILLIPPI No. 32967 Exp. 12-31-14 CIVIL STATE OF CALIFORNIA

APPROVED BY:
CITY ENGINEER — RCE NO.:
DATE OF APPROVAL

PHILLIPPI ENGINEERING
CIVIL ENGINEERING - LAND SURVEYING
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MAILING ADDRESS: P.O. BOX 1669
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PRELIMINARY

DESIGNED BY: N.W.L.
DRAFTED BY: N.W.L.
CHECKED BY: R.M.B.

PROJECT NAME/LOCATION:
CASA DEI VENTI SUBDIVISION
VACAVILLE CALIFORNIA

DRAWING TITLE:
VESTING TENTATIVE MAP
TOPO AND BOUNDARY

REVISIONS:

NO.	DESCRIPTION	DATE

DRAWING FILE:
240570tm01
XR: 240570M, T

ISSUE DATE: 6/30/2014
PROJECT NO.: 20130340
SHEET NO.: 4 OF 4