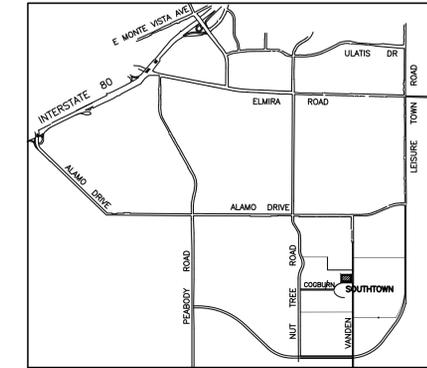


TENTATIVE MAP ASHTON PLACE UNIT-3 VILLAGES AT SOUTHTOWN



LOCATION MAP



ASHTON PLACE UNIT-3

DEVELOPER:
WESTERN PACIFIC HOUSING
1210 CENTRAL BLVD.
BRENTWOOD, CA 94513
(925) 634-6023

ENGINEER:
PHILLIPPI ENGINEERING, INC.
425 MERCHANT ST
P.O. BOX 6556
VACAVILLE, CA 95688
(707)451-6556

A.P.N.:
ASHTON PLACE-3: 136-874-010

ACREAGE/DENSITY:
1.4± AC
NUMBER OF UNITS=15
DENSITY=10.7 UNITS/AC

INDEX OF SHEET

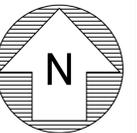
- TITLE SHEET/SUBDIVISION MAP
- SITE LAYOUT
- PARKING AND TOTERS PLAN
- ROAD CLASSIFICATION PLAN
- GRADING PLAN
- UTILITY PLAN
- CONTEXTUAL MAP

GENERAL NOTES

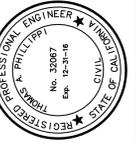
- The owner reserves the right to file multiple final maps.
- All new residential parcels will be served with water, sewer and drainage service by the City of Vacaville.
- All parcels will be served by PG&E, SBC and Comcast.

LEGEND

PROPOSED	EXISTING	
		SANITARY SEWER CLEANOUT
		CURB GUTTER AND SIDEWALK
		DROP INLET
		PUBLIC STREET LIGHT
		PRIVATE STREET LIGHT
		TOP OF CURB GRADE
		FIRE HYDRANT AND VALVE ASSEMBLY
		SANITARY SEWER PIPE AND MANHOLE, SIZE AND SLOPE DIRECTION
		STORM DRAIN PIPE AND MANHOLE, SIZE AND SLOPE DIRECTION
		TRAFFIC SIGN AS NOTED
		WATER MAIN PIPE, SIZE AND VALVE
		WATER MAIN PIPE, SIZE AND VALVE NON POTABLE
		OVERLAND RELEASE ARROW



SCALE:
1"=60'



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

DESIGNED BY: E.T.V.
DRAFTED BY: E.T.V.
CHECKED BY: T.A.P.

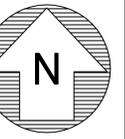
PROJECT NAME/LOCATION:
ASHTON PLACE UNIT 3
VILLAGES AT SOUTHTOWN
VACAVILLE CA
DRAWING TITLE:
TITLE/SUBDIVISION MAP

REVISIONS:	NO.	DATE	DESCRIPTION
		04-22-2015	

DRAWING FILE:
210860/TENTATIVE PLANS

ISSUE DATE:
01/15/2015
PROJECT NO.:
20140210

SHEET NO.:
1
OF 7



SCALE:
1"=20'



PHILLIP ENGINEERING
CIVIL ENGINEERING - LAND SURVEYING
10000 S. HAY STREET
VACAVILLE, CA 95988
OFFICE (707) 451-8556 FAX (707) 451-8555
DESIGNED BY: E.T.V.
DRAFTED BY: E.T.V.
CHECKED BY: T.A.P.

PROJECT NAME/LOCATION:
ASHTON PLACE UNIT 3
VILLAGES AT SOUTHTOWN
VACAVILLE CA
DRAWING TITLE:
PARKING/GARBAGE TOTERS LAYOUT

REVISIONS:	NO.	DATE	DESCRIPTION
		04-22-2015	

DRAWING FILE:
210860/TENTATIVE PLANS

ISSUE DATE:
01/15/2015
PROJECT NO.:
20140210
SHEET NO.:
3
OF 7

WIMBLEDON COURT

VEGA WAY

VANDEN ROAD

COGBURN CIRCLE

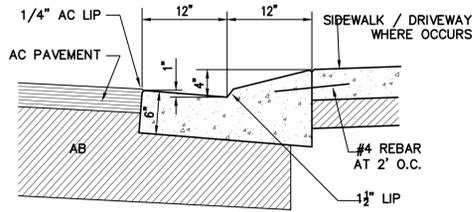
COMMUNITY PARK

PARKING SUMMARY

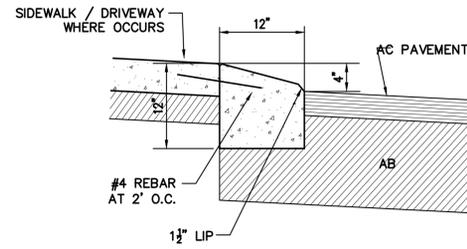
PROVIDED:
15 PARCELS
PUBLIC ROAD - 6
ON-SITE ROAD - 12
GARAGE - 30 (2/UNIT)
TOTAL - 48

REQUIRED:
3 PER 12 UNITS ADJACENT TO
PUBLIC STREET = 36 STALLS
4 PER 3 UNITS FACING PRIVATE ROAD = 12 STALLS
REQUIRED TOTAL = 48

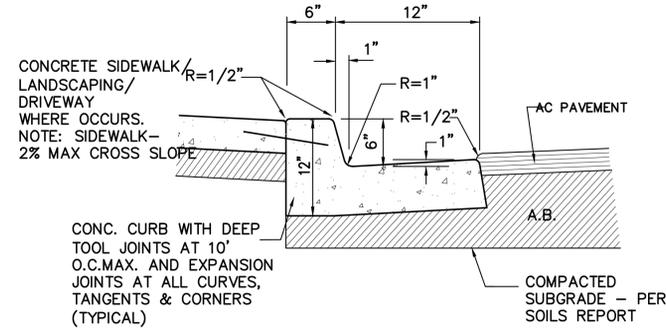




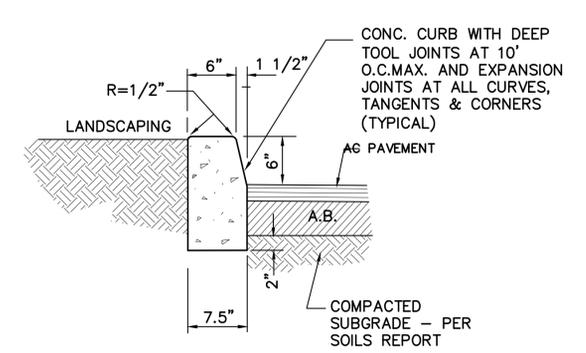
1 LOW PROFILE CURB & GUTTER
NOT TO SCALE



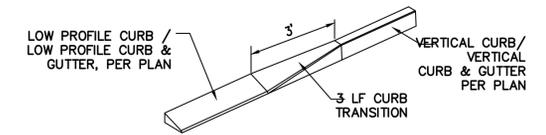
2 LOW PROFILE CURB
NOT TO SCALE



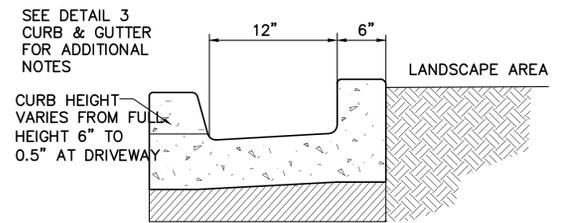
3 CURB & GUTTER @ LANDSCAPING
NOT TO SCALE



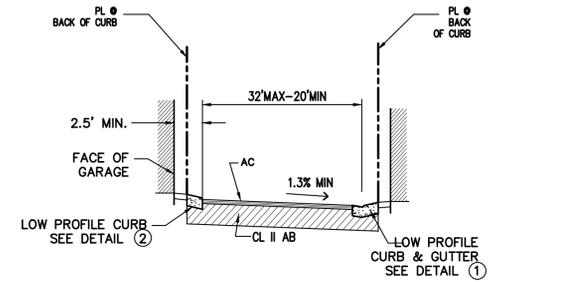
4 VERTICAL CURB
NOT TO SCALE



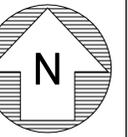
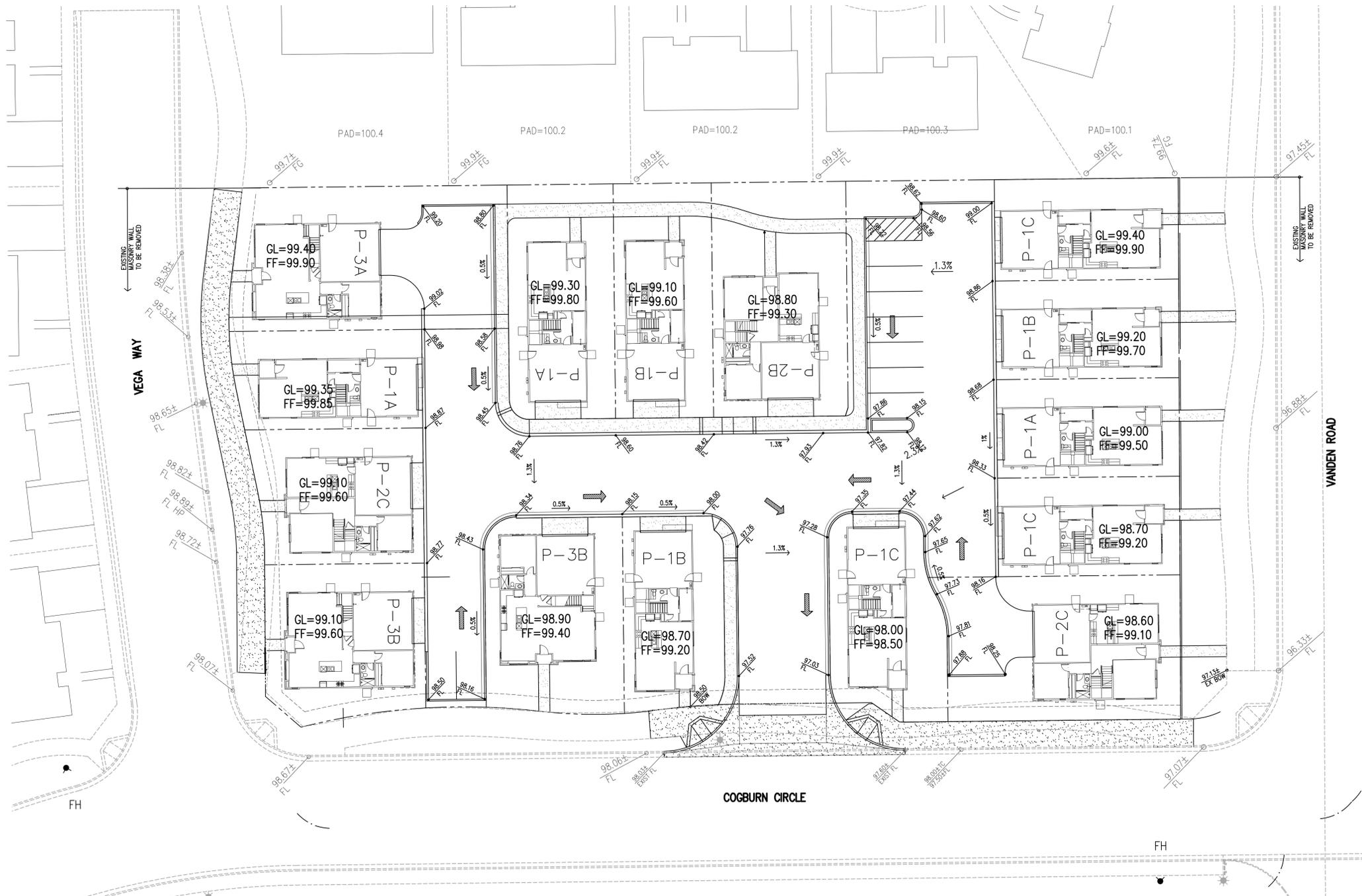
5 LOW PROFILE TO VERTICAL CURB TRANSITION
NOT TO SCALE



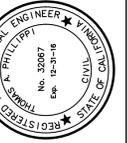
6 DRAIN-THRU GUTTER
NOT TO SCALE



PRIVATE ALLEY AND PRIVE STREET
NOT TO SCALE 3.5" AC 13.0" AB TI=6 R=5



SCALE:
1"=20'



PHILLIP ENGINEERING
CIVIL ENGINEERING - LAND SURVEYING
1000 S. MOUNTAIN STREET
VACAVILLE, CA 95988
OFFICE: (707) 451-8556
DESIGNED BY: E.T.V.
DRAFTED BY: E.T.V.
CHECKED BY: T.A.P.

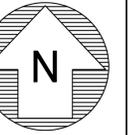
PROJECT NAME/LOCATION:
**ASHTON PLACE UNIT 3
VILLAGES AT SOUTHTOWN**
VACAVILLE
DRAWING TITLE:
GRADING PLAN

DATE: 04-22-2015

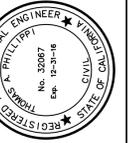
REVISIONS:	NO.	DESCRIPTION

DRAWING FILE:
210860/TENTATIVE PLANS

ISSUE DATE: 01/15/2015
PROJECT NO.: 20140210
SHEET NO.: 5
OF 7



SCALE:
1" = 40'



PHILLIPPI ENGINEERING
 CIVIL ENGINEERING - LAND SURVEYING
 1818 BRYAN STREET
 VACAVILLE, CA 94989
 OFFICE (707) 451-8556 FAX (707) 451-8555

DESIGNED BY: E.T.V.
 DRAFTED BY: E.T.V.
 CHECKED BY: T.A.P.

PROJECT NAME/LOCATION:
ASHTON PLACE UNIT 3
VILLAGES AT SOUTHTOWN
 CA

DRAWING TITLE:
UTILITY PLAN

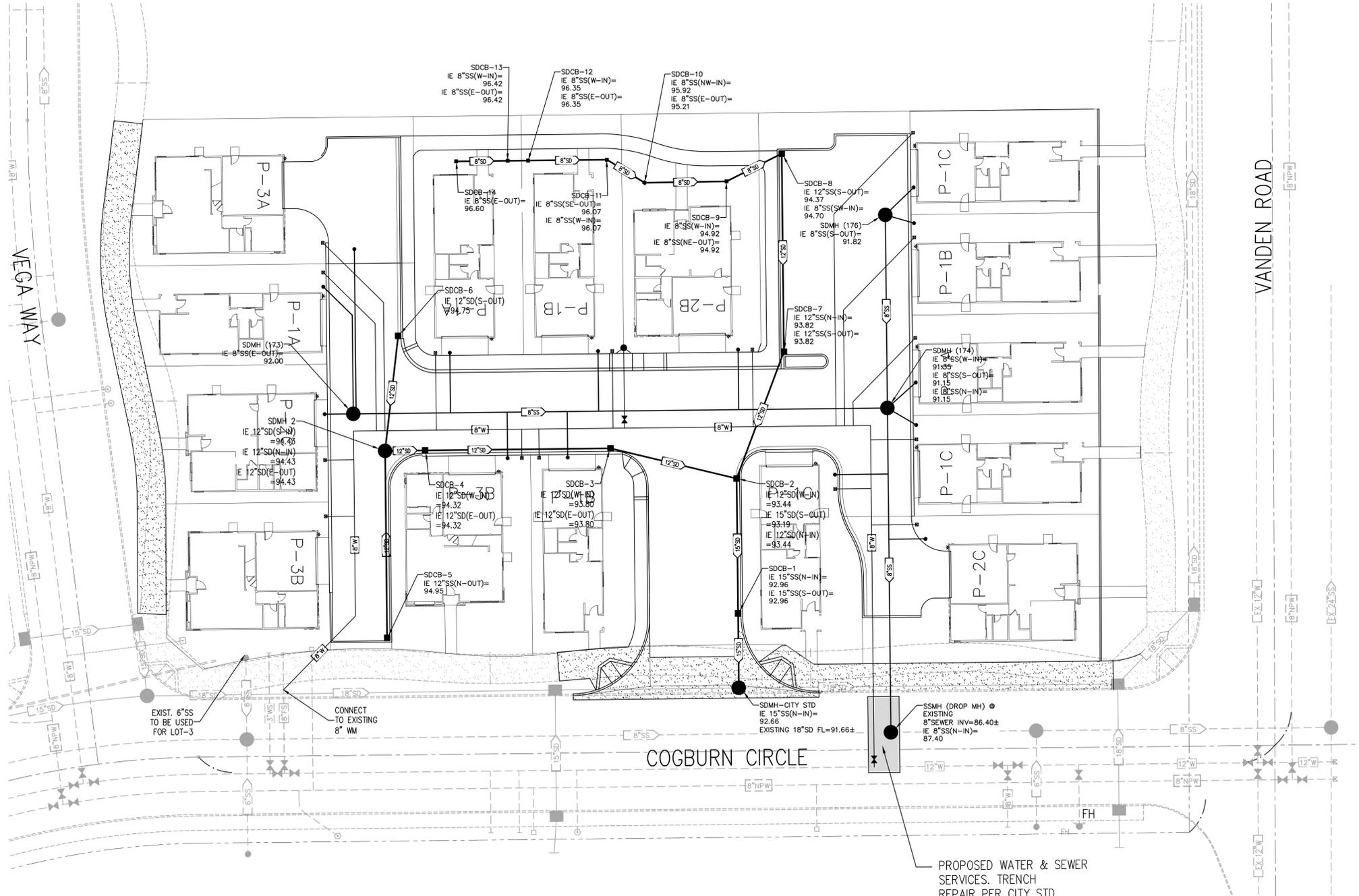
REVISIONS:	NO.	DATE	DESCRIPTION
	1	04-22-2015	

DRAWING FILE:
 210860/TENTATIVE PLANS

ISSUE DATE:
 01/15/2015

PROJECT NO.:
 20140210

SHEET NO.:
6
 OF 7



PROPOSED WATER & SEWER SERVICES. TRENCH REPAIR PER CITY STD DWG. 3-20A (TYPICAL)

PROPOSED ON-SITE 8" WATER MAINS ARE PUBLIC UTILITIES



WIMBLEDON COURT

VEGA WAY

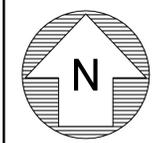
VANDEN ROAD

COGBURN CIRCLE

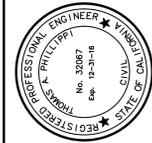
COMMUNITY PARK

FH

FH



SCALE:
1"=20'



PEI PHILLIPPI ENGINEERING
 CIVIL ENGINEERING - LAND SURVEYING
 1000 T STREET VACAVILLE, CA 95688
 OFFICE (707) 451-8556 FAX (707) 451-8555
 DESIGNED BY: E.T.V.
 DRAFTED BY: E.T.V.
 CHECKED BY: T.A.P.

PROJECT NAME/LOCATION:
ASHTON PLACE UNIT 3
VILLAGES AT SOUTHTOWN
VACAVILLE CA
 DRAWING TITLE:
CONTEXTUAL MAP

REVISIONS:	NO.	DESCRIPTION	DATE

DRAWING FILE:
210860/TENTATIVE PLANS

ISSUE DATE:
01/15/2015
PROJECT NO.:
20140210

SHEET NO.:
7
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