

FARMSTEAD AT NORTH ORCHARD SUBDIVISION VESTING TENTATIVE MAP

PHASING NOTE

THIS DEVELOPMENT RESERVES THE RIGHT TO FILE PHASED FINAL MAPS. IF SAID MAPS ARE PHASED, THE TOTAL COLLECTIVE MAPS WILL CREATE THE NUMBERED PARCELS DENOTED ON THIS MAP. DEVELOPER SHALL SUBMIT PROPOSED PHASING FOR REVIEW AND APPROVAL BY THE PUBLIC WORKS DIRECTOR, FOR DETERMINATION OF REQUIRED PHASES, AND CITY ENGINEER AND UTILITY PHASING. PHASING OF SUBMITTALS AND UTILITY PHASING IMPROVEMENT PLANS OR PHASED FINAL MAP.

UTILITY OWNERSHIP

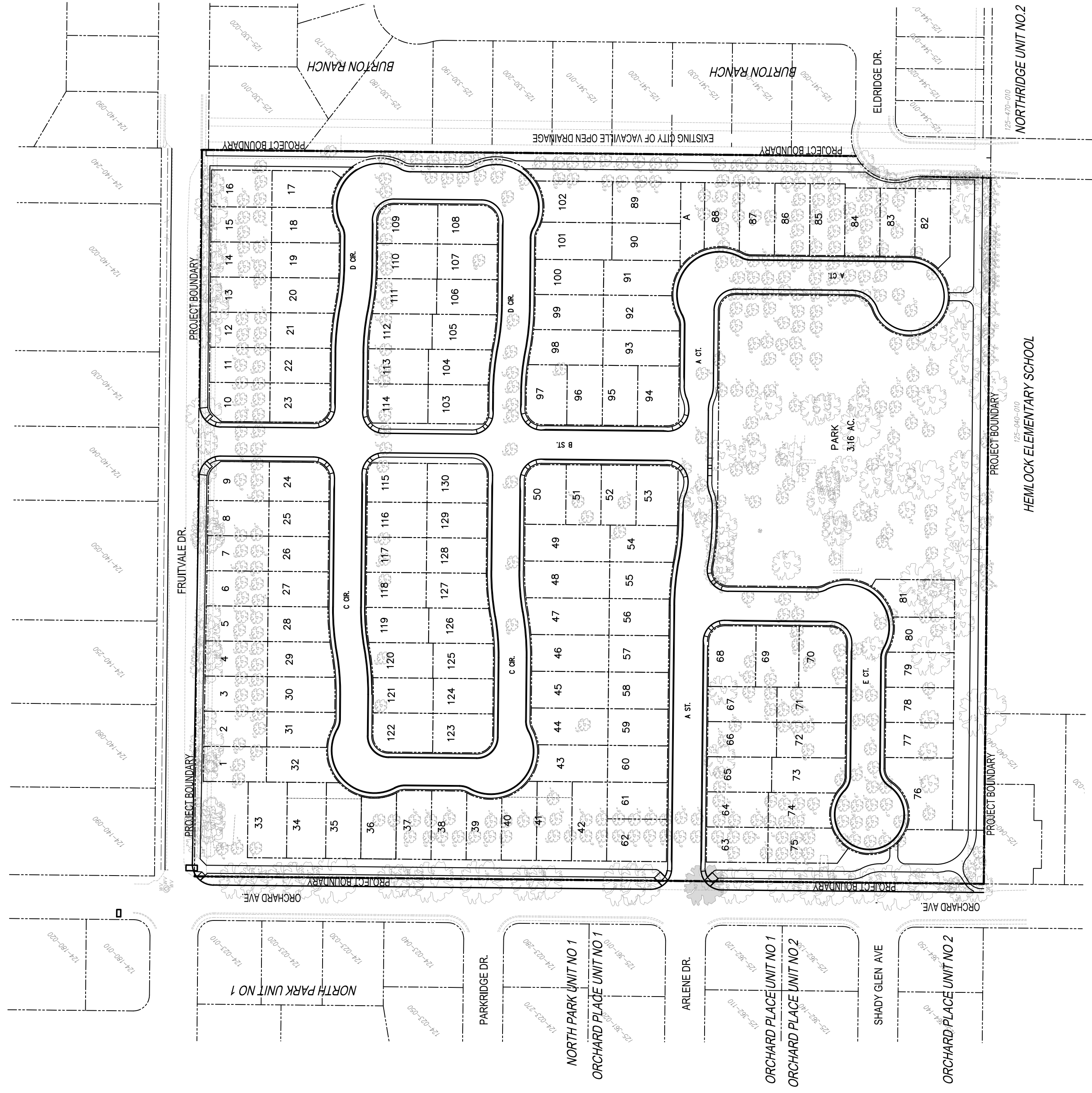
UTILITY OWNERSHIP
 SANITARY SEWER CITY OF VACAVILLE
 POTABLE WATER CITY OF VACAVILLE
 STORM DRAIN PG&E
 ELECTRIC PG&E
 PHONE AT&T
 CABLE COMCAST

OWNER

ALCO WIP, VACAVILLE, LLC
 38 MILLER AVE #282
 MILL VALLEY, CA 94941

CIVIL ENGINEER

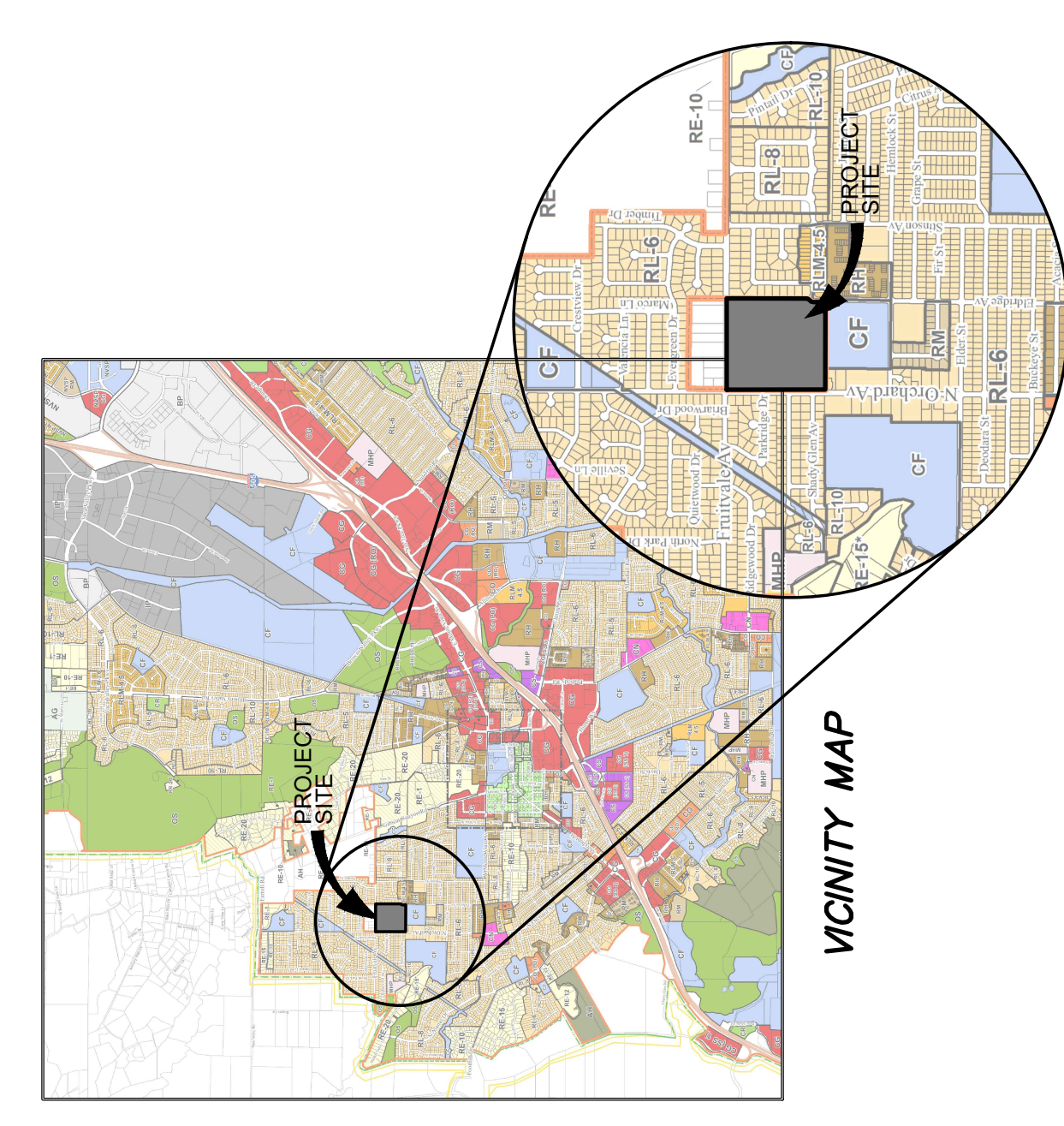
HADDIX CONSULTING ENGINEERS, INC.
 190 S. ORCHARD AVE.
 SUITE C120-D
 VACAVILLE, CA 95688



PROPOSED LAND USE SUMMARY	
TOTAL PROJECT AREA	20.57
AREA DEVELOPED	15.82
NUMBER OF LOTS	130
DENSITY	8.22 UNITS/ACRE
GENERAL PLAN LAND USE	RM
GP DENSITY RANGE	8.1-14.0 UNITS/ACRE
PROPOSED ZONING	RM
ZONING DENSITY RANGE	8.1-14.0 UNITS/ACRE
AREA PARK & TRAIL	3.96

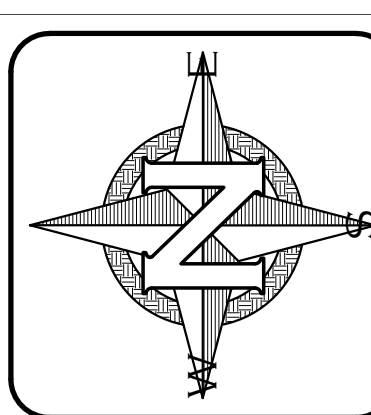
NOTE:
 EXISTING TREES WITHIN ORCHARD AVE, TRAIL ALONG SOUTHERN BOUNDARY, AND PARK AREA TO BE PRESERVED AS FEASIBLE BASED ON BORST STREETOR AND COORDINATION WITH COMMUNITY SERVICES. ALL OTHER TREES NOT INCLUDED IN AREAS ABOVE SHALL BE REMOVED.

- SHEET INDEX**
- T1 COVER SHEET
 - C1 TENTATIVE MAP & TYPICAL SECTIONS
 - G1 PRELIMINARY GRADING PLAN
 - U1 PRELIMINARY UTILITY PLAN
 - B1 BOUNDARY & TOPOGRAPHIC MAP

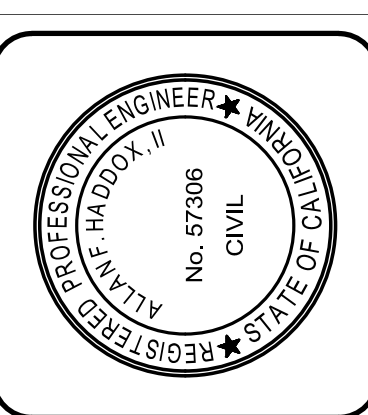


- ABBREVIATIONS**
- AB - AGGREGATE BASE
 - AC - ASPHALT CONCRETE
 - AD - ASPHALT DRIVE
 - ARV - ARROW VALVE
 - BA - BACK OF BANK
 - BOV - BLOW OFF VALVE
 - BO - BLOW OFF
 - CB - CATCH BASIN
 - CL - CENTER LINE CLASS CONC.
 - DI - DRAIN INLET
 - DM - DRAIN MANHOLE
 - DVA - DRAWING
 - E - EAST
 - EPV - EDGE OF PAVEMENT
 - ESMT - EASEMENT
 - EXST/EX - EXISTING
 - CONNECTION - CONNECTION
 - FES - FLARED END SECTION
 - FL - FLOWLINE
 - FG - FINISH GRADE
 - GR - GRADE BREAK
 - HORIZ - HORIZONTAL
 - IE - INVERT ELEVATION
 - IRR - IRRIGATION
 - JT - JOINT TRENCH
 - LP - LOW POINT
 - LT - LEFT
 - MA - MANHOLE
 - MIN - MINIMUM
 - MON - MONUMENT
 - N - NORTH
 - NW - NON POTABLE WATER
 - NTS - NOT TO SCALE
 - OLF - OVERLAND RELEASE
 - PUE - PUBLIC UTILITY EASEMENT
 - PVC - POLYVINYL CHLORIDE
 - W - WEST
 - R/W - RIGHT OF WAY
 - SD - SANITARY DRAIN
 - SS - SANITARY SEWER
 - SO - STORM DRAIN
 - SL - SOLAND IRRIGATION DISTRICT
 - STW - STORM WATER
 - TB - TOP OF BANK
 - TC - TOP OF CURB
 - VERT - VERTICAL
 - WM - WATER MAIN

- LEGEND**
- FUTURE**
 - Proposed Street
 - Proposed Sidewalk
 - Proposed Storm Drain
 - Proposed Sanitary Sewer
 - Proposed Water Main
 - Proposed Gas
 - Proposed Electric
 - Proposed Cable
 - Proposed Telephone
 - Proposed Fiber Optic
 - Proposed Irrigation
 - Proposed Easement
 - Proposed Right of Way
 - Proposed Boundary
 - EXISTING**
 - Existing Street
 - Existing Sidewalk
 - Existing Storm Drain
 - Existing Sanitary Sewer
 - Existing Water Main
 - Existing Gas
 - Existing Electric
 - Existing Cable
 - Existing Telephone
 - Existing Fiber Optic
 - Existing Irrigation
 - Existing Easement
 - Existing Right of Way
 - Existing Boundary
 - Other Symbols:**
 - Catch Basin
 - Manhole
 - Drain Inlet
 - Valve
 - Water Main Valve
 - Storm Drain Valve
 - Sanitary Sewer Valve
 - Gas Valve
 - Electric Valve
 - Telephone Valve
 - Fiber Optic Valve
 - Irrigation Valve
 - Property Line
 - Phase Line
 - Project Boundary



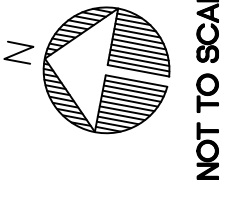
SCALE: 1" = 100'



HADDIX CONSULTING ENGINEERS
 Civil Engineering • Land Surveying • Planning

FARMSTEAD AT NORTH ORCHARD
 TENTATIVE MAP
 COVER SHEET

PLAN STATUS	PRELIMINARY	
CITY ENGINEER:		
APPROVAL DATE:		
REVISION STATUS		
DESCRIPTION	INITIALS	APP DATE
ISSUE DATE:	04/25/18	
SHEET NO.:	TM1	OF 5
PROJECT NO.:	170689	



NOT TO SCALE

SCHEMATIC PLAN: TRAILS AND OPEN SPACE

FARMSTEAD, VACAVILLE CA
 APRIL 23, 2018



OAK WOODLAND PLANTING AT PARK PERIMETERS:
COFFEE BERRY, PITCHER SAGE, PHLOMIS



BUNCH GRASS PLANTING:
PINK MUHLY GRASS, BASKET RUSH, BLUE OAT GRASS



CENTRAL MEADOW, LOW WATER USE TURF ALTERNATIVES:
CAREX LA PANSA, NATIVE NO-MOW MIX
OCCASIONAL ROCK OUTCROPS PAIRED WITH EXISTING TREES
STEEL MOW STRIP AT OUTER EDGES



EX. MULTI-TRUNK REDWOOD NEAR CENTER LINE OF ENTRY FROM FRUITVALE

NATIVE GRASSLAND INTERPRETIVE STATION WITH STONE RING

SINGLE BENCH ON CONC. PAD

GROUP USE / PICNIC GROVE COORD. WITH EX. TREES

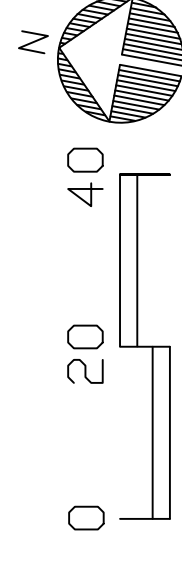
6 FT. CRUSHED ROCK SECONDARY WALKS

LOW MOUND, BOULDER SEAT WALL AT VIEW POINT NORTH TOWARD BUCKTOWN AND ULATIS CREEK

TYPICAL EXISTING TREES TO REMAIN (NUMBERED)

ASPHALT TRAIL OVER SID EASEMENT TO NORTH ORCHARD AVE.

STONE RING AND LOW BERM, REINFORCE EXISTING TREE PATTERN TO CREATE INFORMAL SEATING AREA



1 INCH = 20 FT. ON 24" X 36" SHEET

SCHEMATIC PLAN: COMMUNITY PARK

FARMSTEAD, VACAVILLE CA

APRIL 23, 2018