

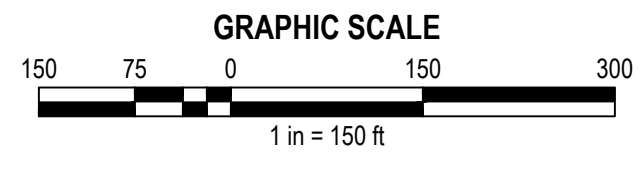
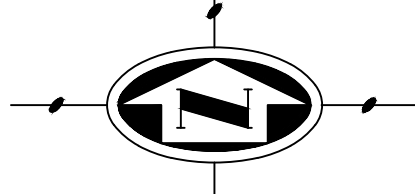
THE CAMPUS-EXISTING CONDITIONS PLAN NORTHEAST QUADRANT SPECIFIC PLAN (NEQSP)

FEBRUARY 20, 2025 - SHEET 1 OF 3

LEGEND

EXISTING RIGHT-OF-WAY
OR I.O.D. FOR ROADWAY

EXISTING EASEMENT
OR I.O.D. FOR P.S.E.



INTERSTATE 80 (I-80)

12
TECH PARK
37.23 ACRE

PEDRICK ROAD

Existing Property
209.38 ACRE

NW 1/4 SECTION 12 T7N, R1E, MDM

DRIVE

RESULTANT PARCEL 5
DOC. NO. 201800004980

RESULTANT PARCEL 3-B
DOC. NO. 202000035613

RESULTANT PARCEL 5
DOC. NO. 202000035613

PARCEL 2
42 PM 56

PARCEL 1
42 PM 56

DOC. NO. 201800024130

DOC. NO. 201700043820

DOC. NO. 201900001989

PARCEL MAP
40 PM 38

VAUGHN ROAD

VAUGHN ROAD

THE CAMPUS-VESTING LARGE LOT TENTATIVE PLAN NORTHEAST QUADRANT SPECIFIC PLAN (NEQSP)

FEBRUARY 20, 2025 - SHEET 2 OF 3

SITE ADDRESS:

FEDRICK ROAD
DIXON, CA 95620

PROPOSED PARCELS

23 PARCELS

OWNER:

DIXON VENTURE, LLC
401 WATT AVENUE
SACRAMENTO, CA 95864
PHONE:
EMAIL:

CITY OF DIXON

STORM DRAINAGE
SANITARY SEWER
WATER
ELECTRICITY
RECYCLED WATER
FIRE PROTECTION
POLICE PROTECTION
SOLID WASTE

PLANNER/ENGINEER

MORTON & PITALO, INC.
600 COOLIDGE DR, SUITE 140
FOLSOM, CA 95630
PHONE:
CONTACTS: GREG BARDINI
EMAIL: GBARDINI@MPENGR.COM

ZONING

LIGHT INDUSTRIAL (ML)
PLANNED UNIT DEVELOPMENT (PUD)

APN

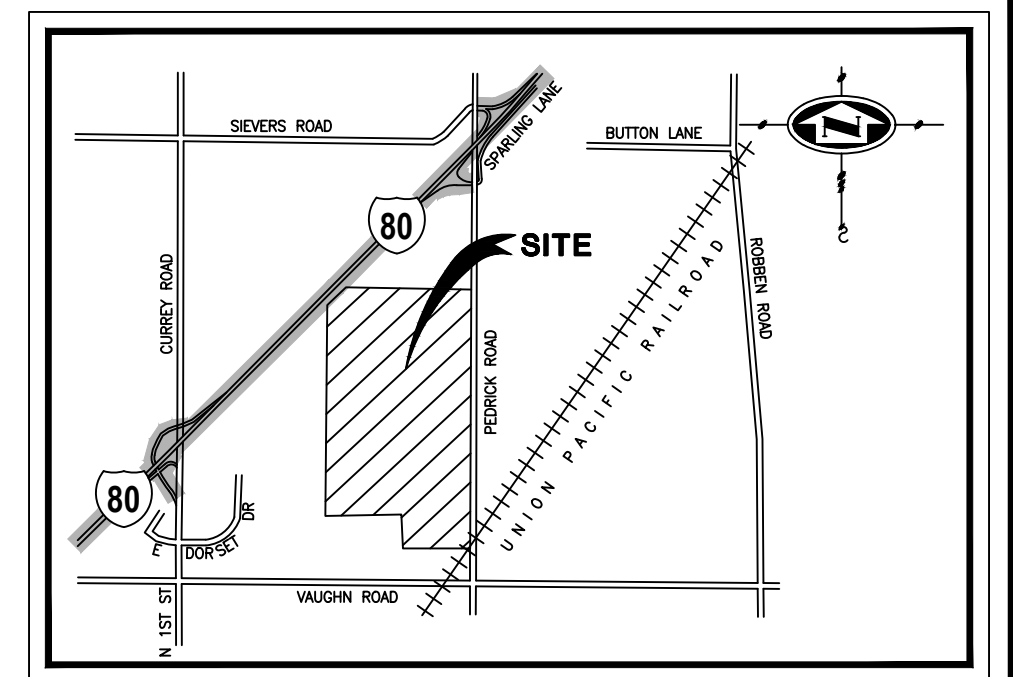
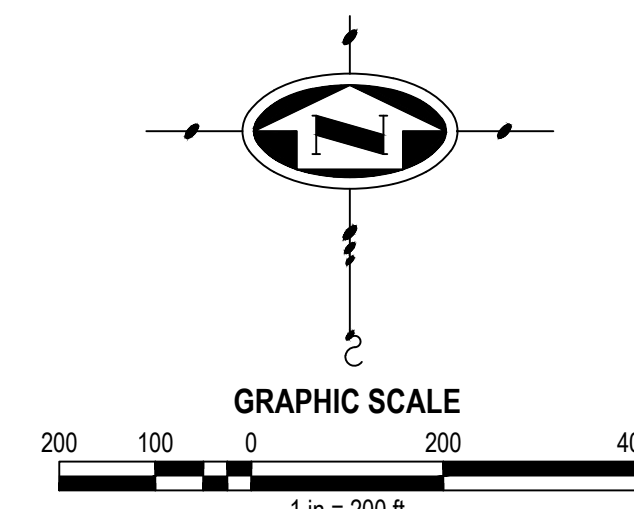
0111-040-010, 020, 030, 040
0111-080-050

AREA

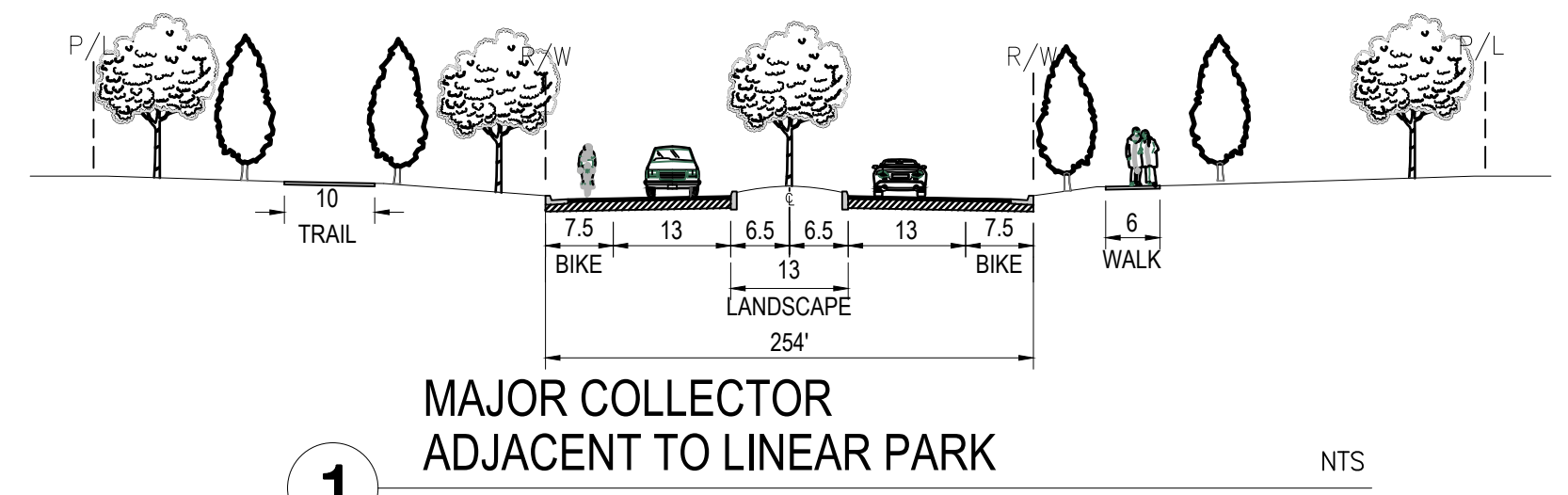
259± AC.

1. LOT LINES MAY BE ADJUSTED AT THE TIME OF THE FINAL MAP PROVIDED THE GENERAL LOTTING SCHEME IS PRESERVED AND NO NEW ADDITIONAL LOTS ARE CREATED, SUBJECT TO THE APPROVAL OF THE CITY OF DIXON.
2. PURSUANT TO GOVERNMENT CODE SECTION 66456.1 THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BASED UPON THIS TENTATIVE MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS TENTATIVE MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE MAP, INCLUDING THE AUTHORITY OF THE LOCAL AGENCY TO IMPOSE REASONABLE CONDITIONS RELATING TO THE FILING OF MULTIPLE FINAL MAPS.
3. LOTS MAY BE DEVELOPED IN ANY SEQUENCE PROVIDED PUBLIC SAFETY ISSUES ARE ADDRESSED, SUBJECT TO THE APPROVAL OF THE CITY OF DIXON, MODIFICATIONS TO UTILITY SERVICE, ACCESS, AND THE PARCELIZATION SCHEME ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF DIXON COMMUNITY DEVELOPMENT DEPARTMENT.
4. MINOR ADJUSTMENT TO THE DEPICTED LOT AND STREET PATTERN IS PERMITTED PROVIDED THE OVERALL DEVELOPMENT PATTERN REMAINS SUBSTANTIALLY THE SAME, SUBJECT TO THE APPROVAL OF THE CITY OF DIXON.
5. COMMON AREA LOTS ARE TO BE CONVEYED TO, AND MAINTAINED BY, THE CITY OF DIXON.
 - 5.1. LOT 20 IS LANDSCAPE/DRAINAGE LOT TO BE DEDICATED TO THE CITY OF DIXON FOR LANDSCAPE AND DRAINAGE PURPOSES
 - 5.2. LOTS 15 THRU 19 ARE LANDSCAPE LOT TO BE DEDICATED TO THE CITY OF DIXON FOR PARK PURPOSES
 - 5.3. LOT 10 IS A DRAINAGE BASIN TO BE DEDICATED TO THE CITY OF DIXON FOR DRAINAGE PURPOSES
6. PROPOSED EASEMENT WIDTHS AND ALIGNMENTS SHOWN ARE SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN, AND SUBJECT TO THE APPROVAL OF THE CITY OF DIXON.
7. PURSUANT TO SECTION 66445 (4) OF THE GOVERNMENT CODE, THE FOLLOWING EASEMENTS ARE PROPOSED TO BE ABANDONED.
 - 7.1. 20' PG&E PIPELINE EASEMENT PER INST. NO. 91-2828
 - 7.2. PG&E POLELINE EASEMENT PER 207 DEEDS 489

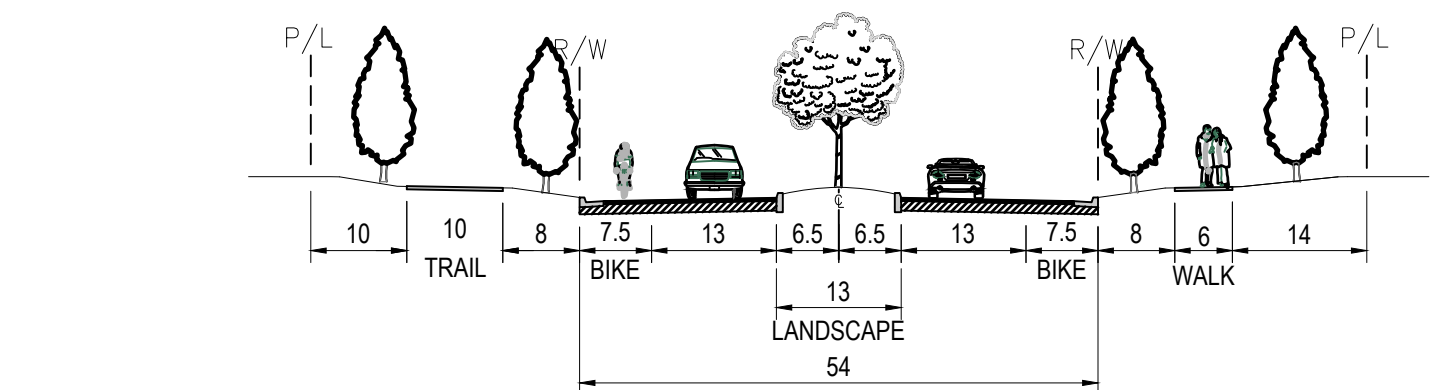
TENTATIVE MAP NOTES



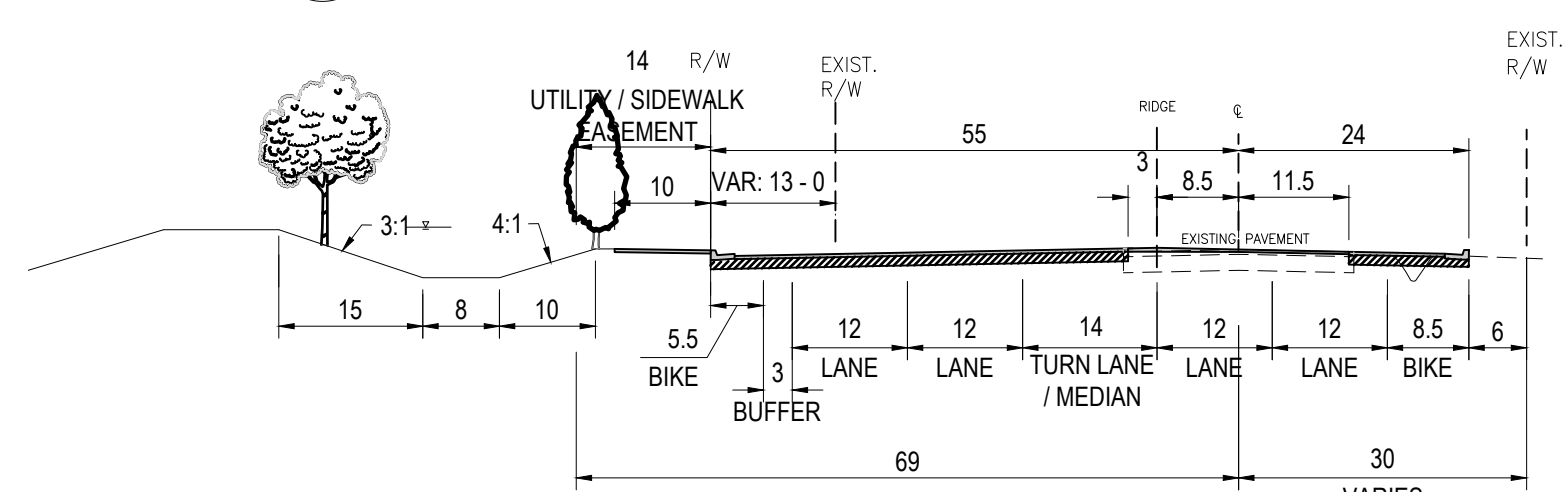
VICINITY MAP
N.T.S.



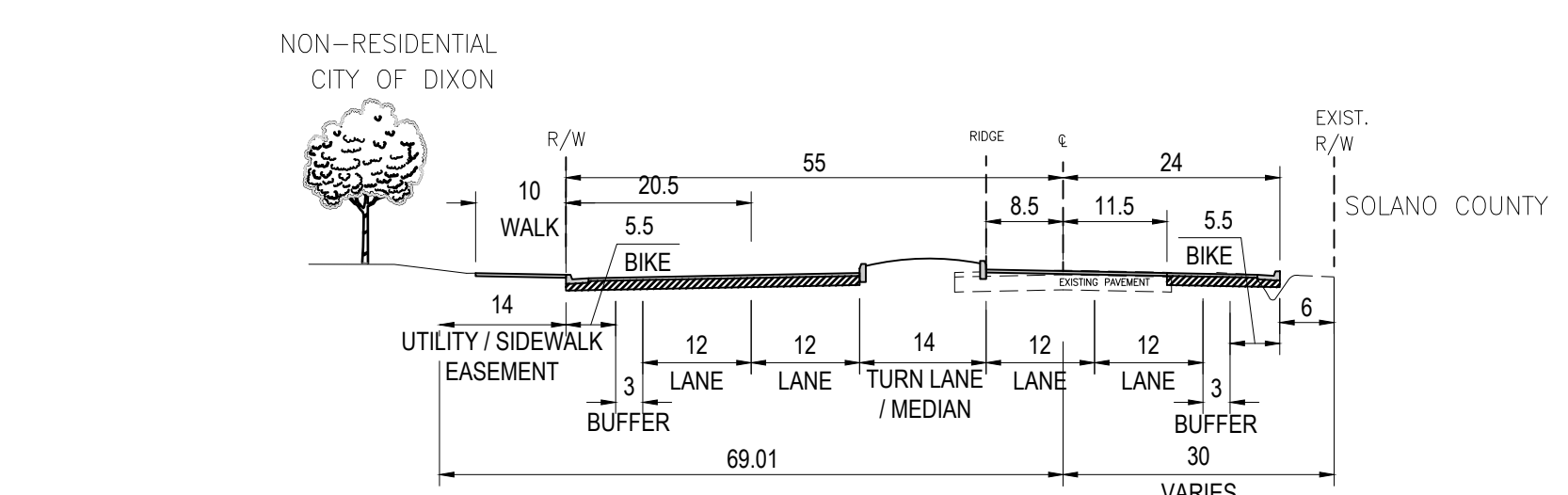
1 MAJOR COLLECTOR ADJACENT TO LINEAR PARK N.T.S.



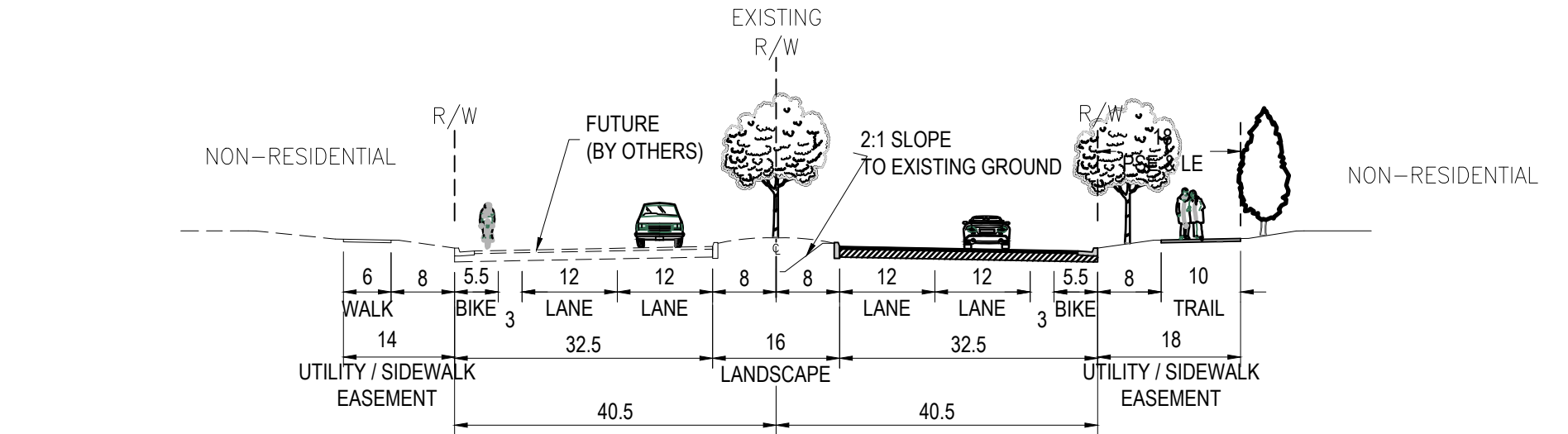
2 MAJOR COLLECTOR LANDSCAPING BOTH SIDES N.T.S.



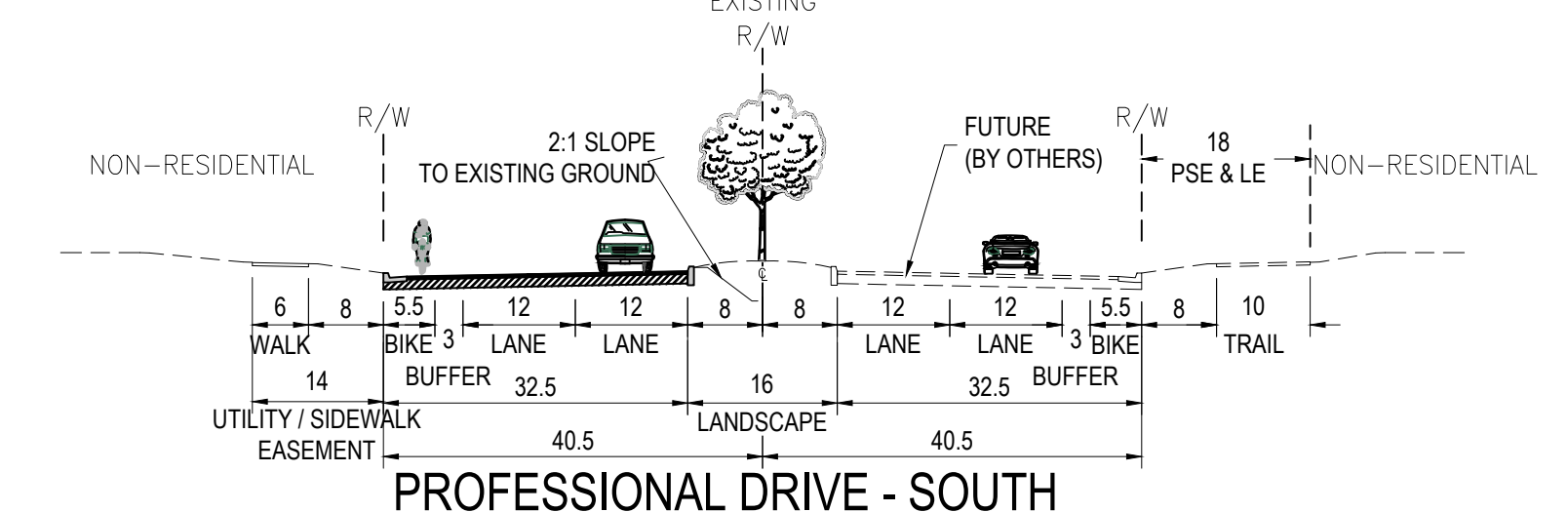
3b PEDRICK ROAD MODIFIED ARTERIAL TO EXISTING N.T.S.



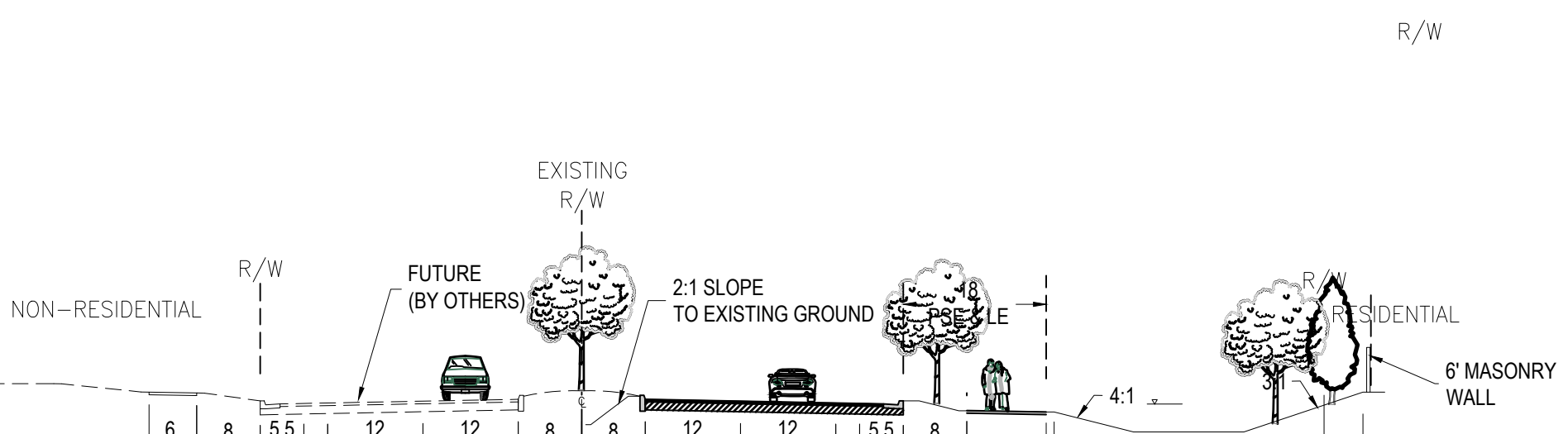
3c PEDRICK ROAD MODIFIED ARTERIAL TO EXISTING N.T.S.



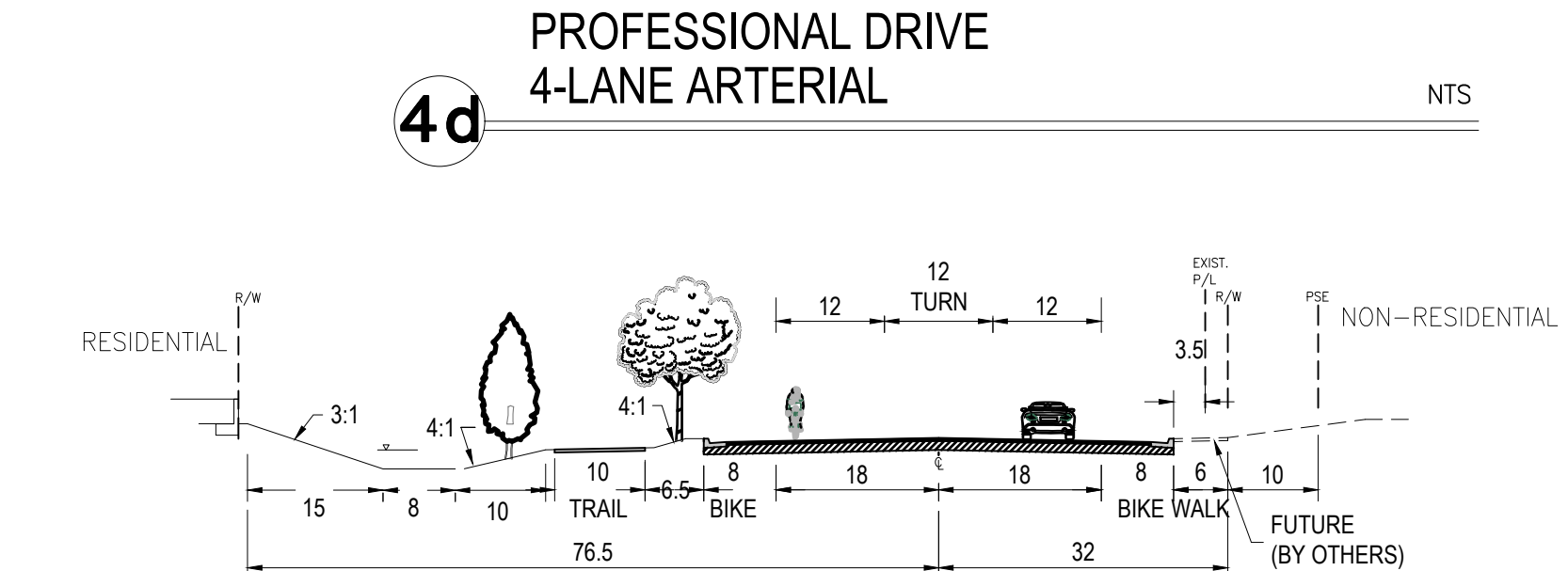
4a PROFESSIONAL DRIVE 4-LANE ARTERIAL N.T.S.



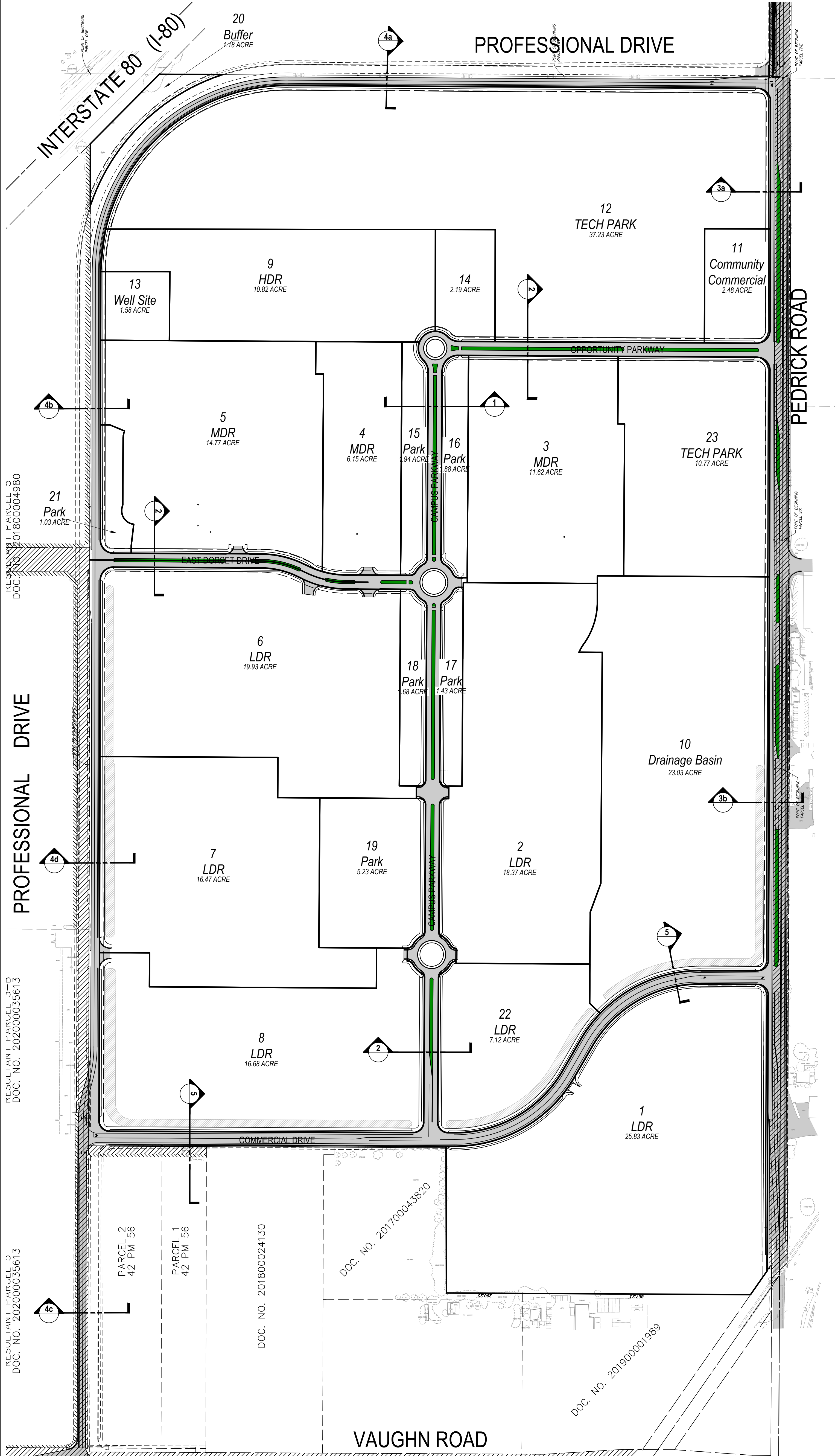
4c PROFESSIONAL DRIVE - SOUTH 4-LANE ARTERIAL N.T.S.



4d PROFESSIONAL DRIVE 4-LANE ARTERIAL N.T.S.



5 COMMERCIAL DRIVE COLLECTOR ROADWAY N.T.S.



NOTES:
THIS MAP MAY BE RECORDED IN PHASES.
ROADWAY DEDICATIONS SHALL BE PROVIDED AS AN IRREVOCABLE OFFER OF DEDICATION (I.O.D.) CITY ACCEPTANCE UPON COMPLETION AND ACCEPTANCE OF ROADWAY IMPROVEMENTS.



