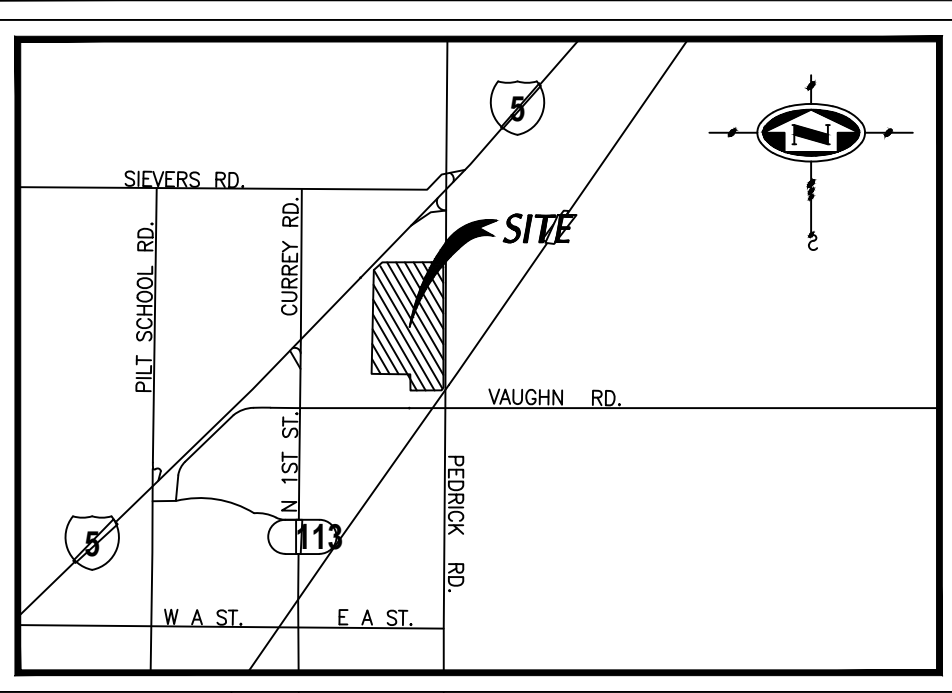


THE CAMPUS

SMALL LOT TENTATIVE MAP

SHEET 1 of 11
FEBRUARY 20, 2025

COVER SHEET



VICINITY MAP
N.T.S.

OWNER / APPLICANT **PLANNER / ENGINEER**

OWNER / APPLICANT:
THE GIDARO GROUP
401 WATT AVE, SUITE # 4
SACRAMENTO, CA 95864
CONTACT: XXX
PHONE: (916) 929-2900

PLANNER / ENGINEER:
MORTON PITALO, INC.
600 COOLIDGE DR., SUITE #140
FOLSOM, CA 95630
CONTACT: GREG BARDINI
PHONE: (916) 446-9761
EMAIL: GBARDINI@MPENGR.COM

UTILITY PROVIDERS

WATER: CALIFORNIA WATER SERVICE AND THE CITY OF DIXON
GAS: PG&E
ELECTRIC: PG&E
TELEPHONE: PG&E
CABLE TV: COMCAST

SERVICE PROVIDERS

SCHOOL DISTRICT: DIXON UNIFIED SCHOOL DISTRICT
FIRE PROTECTION: CITY OF DIXON
POLICE PROTECTION: CITY OF DIXON
STORM DRAINAGE: CITY OF DIXON
SOLID WASTE: RECOLOGY DIXON

PROJECT INFORMATION

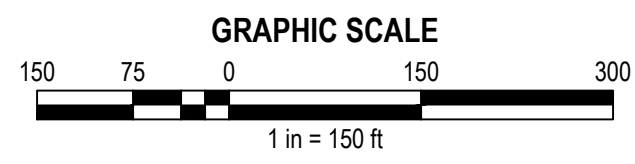
ASSESSOR PARCEL NUMBERS: 0111-040-010, 020, 030, 040, & 0111-080-050
USE: VACANT
EXISTING ZONING: PAO, ML, CN
PROPOSED ZONING: CAMU-PD
EXISTING GENERAL PLAN: CAMPUS MIXED USE AREA
PROPOSED GENERAL PLAN: CAMPUS MIXED USE AREA

EXISTING	#	ACRES
EXISTING NUMBER OF PARCELS	6	259.7 ± AC
PROPOSED	#	TYPE
PROPOSED NUMBER OF LOTS	9	LARGE LOTS
PROPOSED NUMBER OF RESIDENTIAL LOTS	816	RESIDENTIAL LOTS

PROJECT INFORMATION

SHEET	DESCRIPTION
SHEET 1	COVER SHEET / OVERALL
SHEET 2	STREET SECTIONS
SHEETS 3 & 4	VILLAGE 1 (127 LOTS)
SHEET 5	VILLAGE 2 (95 LOTS)
SHEET 6	VILLAGE 3 (105 LOTS)
SHEET 7	VILLAGE 4 & 5 (60 LOTS)
SHEET 8	VILLAGE 6 (133 LOTS)
SHEET 9	VILLAGE 7 (92 LOTS)
SHEET 10	VILLAGE 8 (85 LOTS)

INDEX



NOTES

- THIS EXHIBIT IS FOR TENTATIVE PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
- MINOR MODIFICATIONS MAY BE MADE TO LOT LINES AT FINAL MAP.
- FOR PRELIMINARY PLANNING PURPOSES ONLY. BOUNDARY, TOPO, EASEMENTS AND SITE CONDITIONS TO BE VERIFIED PRIOR TO FINAL MAP AND ENGINEERING.
- PURSUANT TO GOVERNMENT CODE SECTION 66456.1 THE SUBDIVISION 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.
- ALL UTILITY SYSTEMS ILLUSTRATED ON THE TENTATIVE MAP ARE SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
- GRADING SHOWN ON THIS TENTATIVE MAP ILLUSTRATES A GENERAL GRADING CONCEPT AND IS SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
- PUBLIC SERVICE EASEMENTS OVER, ON, UNDER AND ACROSS THE LAND DESIGNATED ON THESE PLANS AS "PSE" ARE FOR THE INSTALLATION AND MAINTENANCE OF ANY AND ALL UTILITY SERVICE FACILITIES INCLUDING BUT NOT LIMITED TO POLES, WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE, TELEVISION, GAS, SANITARY AND WATER SERVICES, AND ALL APPURTENANCES THERE TO TOGETHER WITH THE RIGHT TO CONSTRUCT, PLACE TRAFFIC CONTROL AND TRIM AND REMOVE TREES AND VEGETATION.
- ALL PUBLIC ROADS SHALL BE DEDICATED TO THE CITY AS AN IOD IN FEE.
- LANDSCAPE LOTS SHALL HAVE A PUBLIC SERVICE EASEMENT (PSE) AND PEDESTRIAN EASEMENT (P.E.) OVER THE LANDSCAPE LOTS.

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

INTERSTATE 80 (I-80)

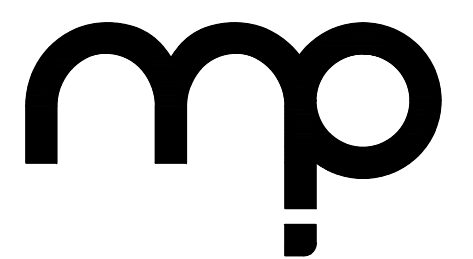
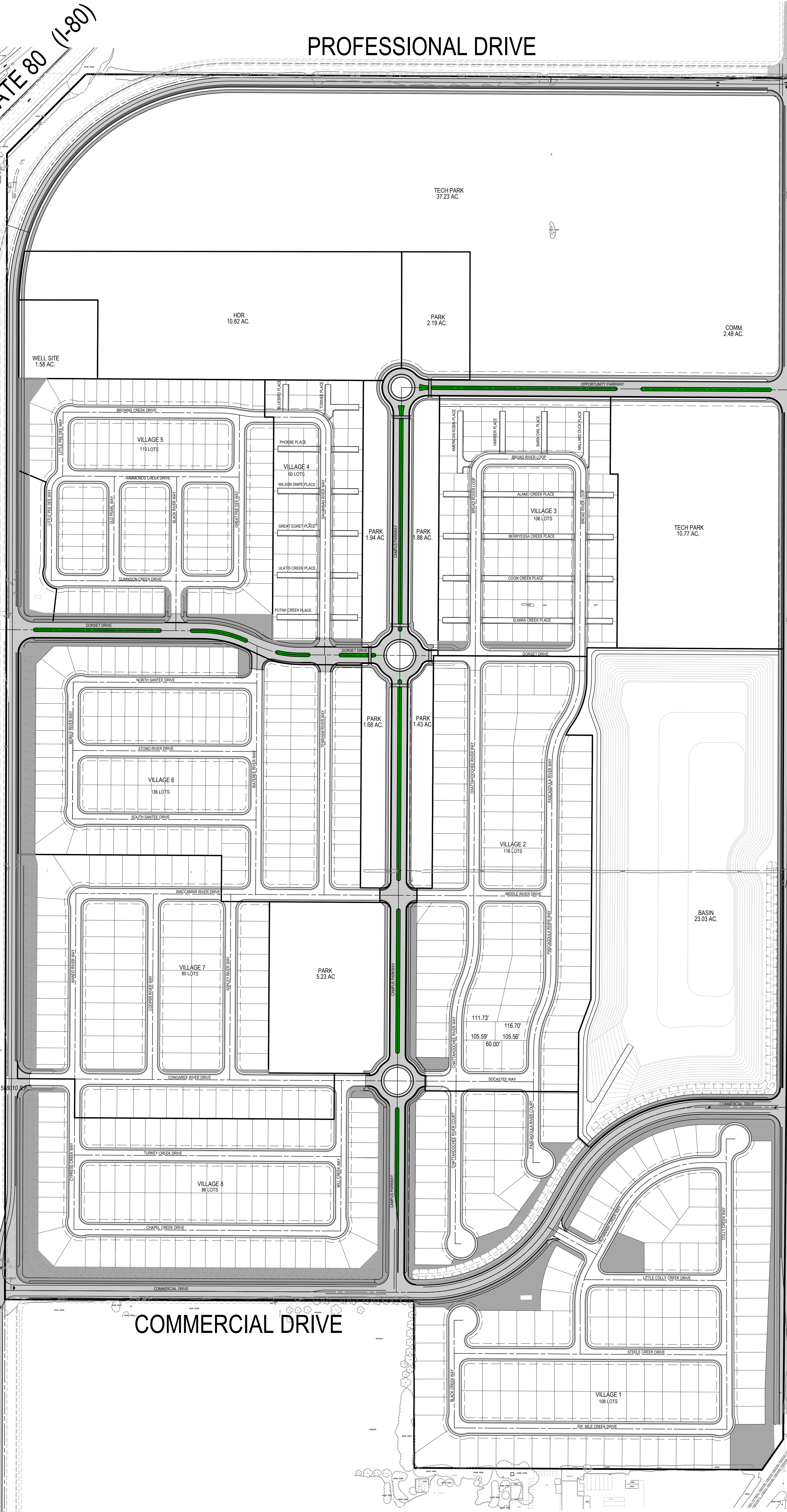
PROFESSIONAL DRIVE

PEDRICK ROAD

PROFESSIONAL DRIVE

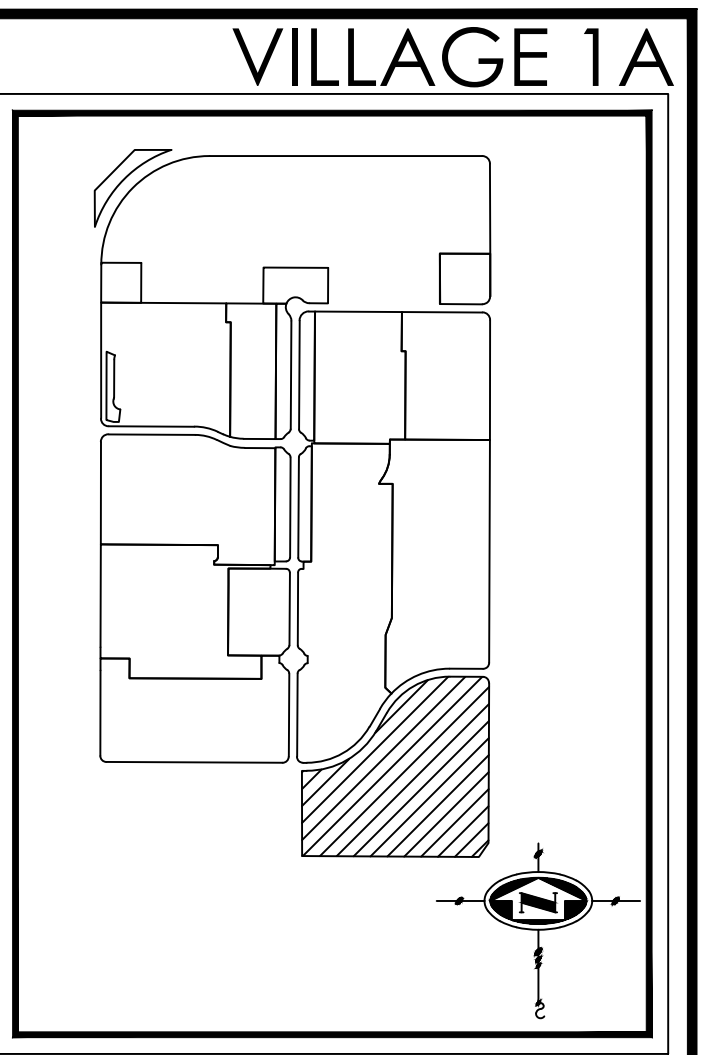
COMMERCIAL DRIVE

VAUGHN ROAD



MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom • Fresno
600 Coolidge Dr., Suite #140
Folsom, CA 95630
phone: (916) 984-7621
web: www.mpengr.com

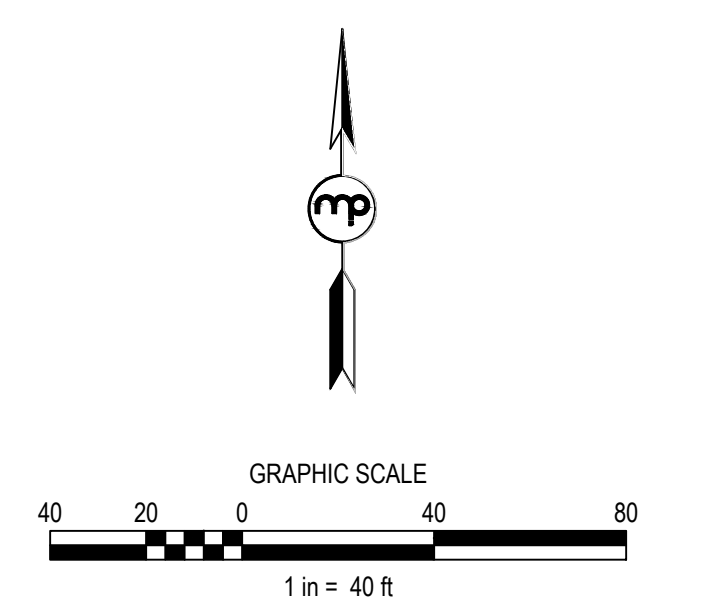
THE CAMPUS
 SMALL LOT TENTATIVE MAP
 SHEET 3 of 11
 FEBRUARY 20, 2025



KEY MAP
N.T.S.

VILLAGE 1
 108 NUMBERED LOTS
 4 LETTERED LOTS
 25.83 AC
 60'x100'

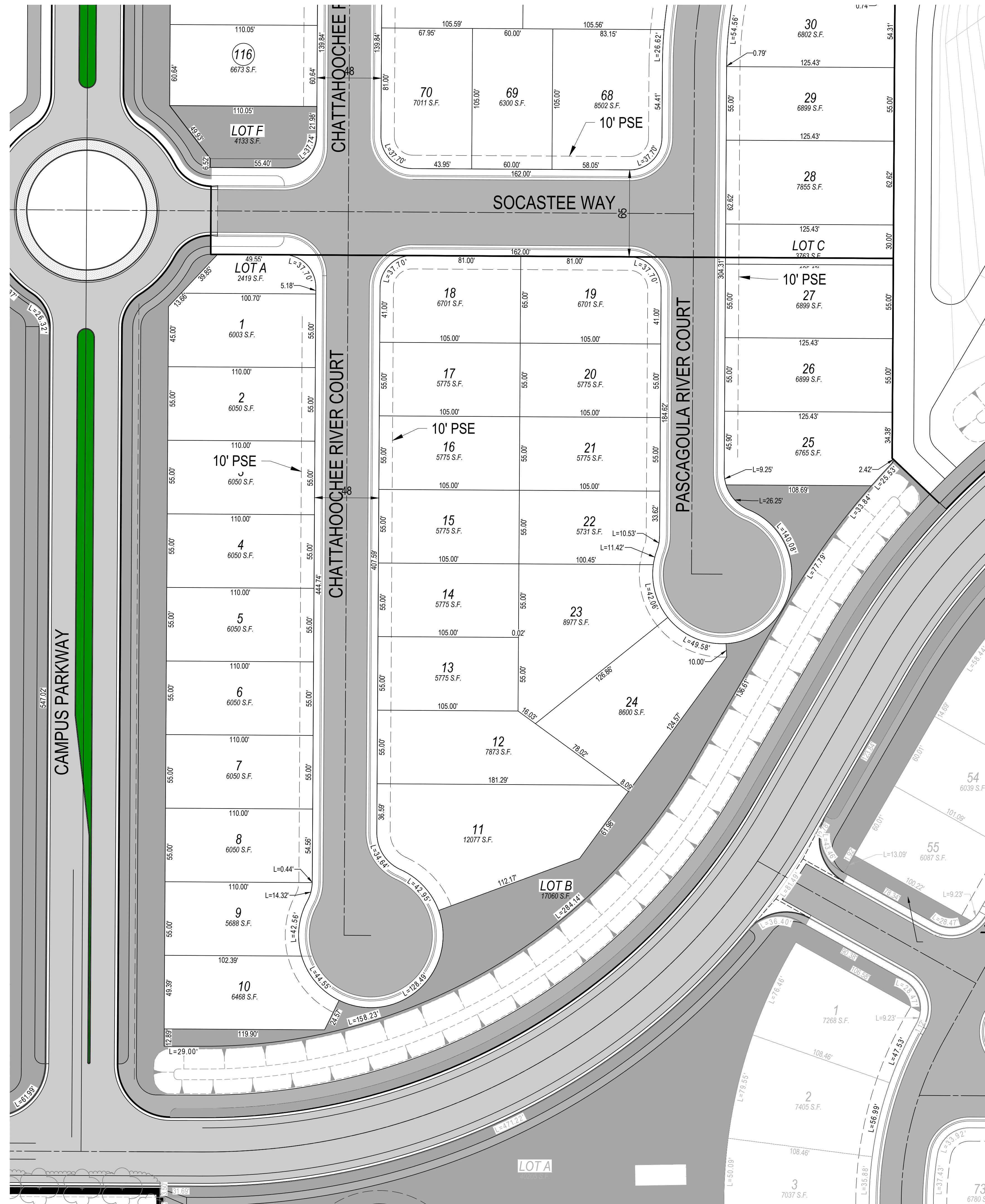
VILLAGE 1
 SEE SHEET 4



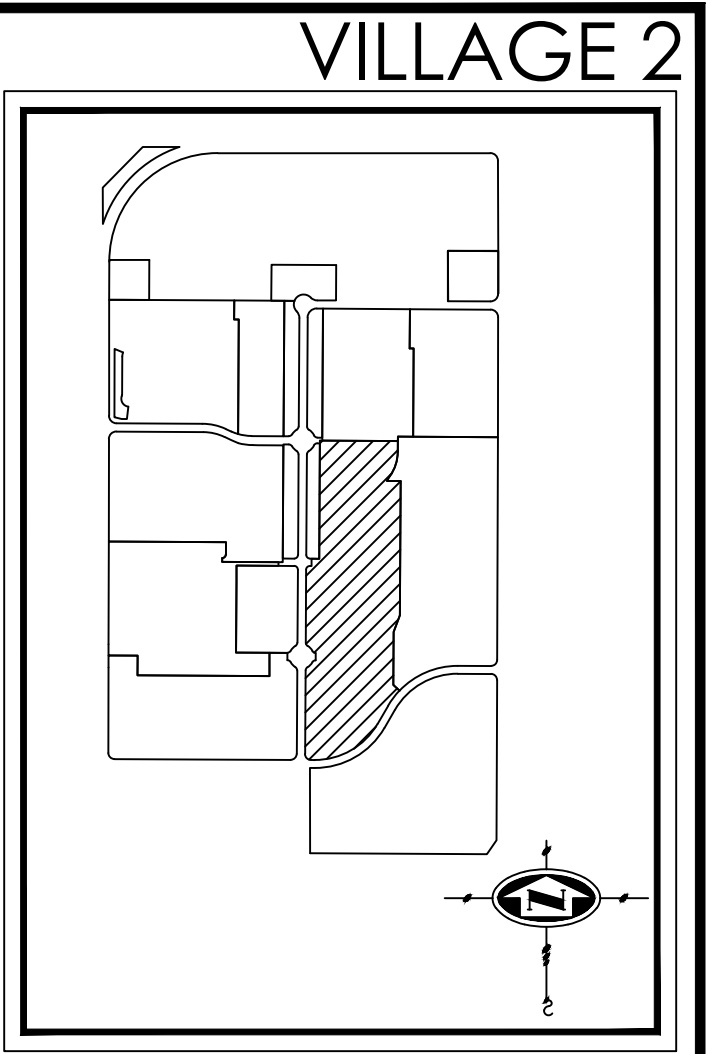
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THE CAMPUS
 SMALL LOT TENTATIVE MAP
 SHEET 5 of 11
 FEBRUARY 20, 2025

VILLAGE 2
 SEE SHEET 6

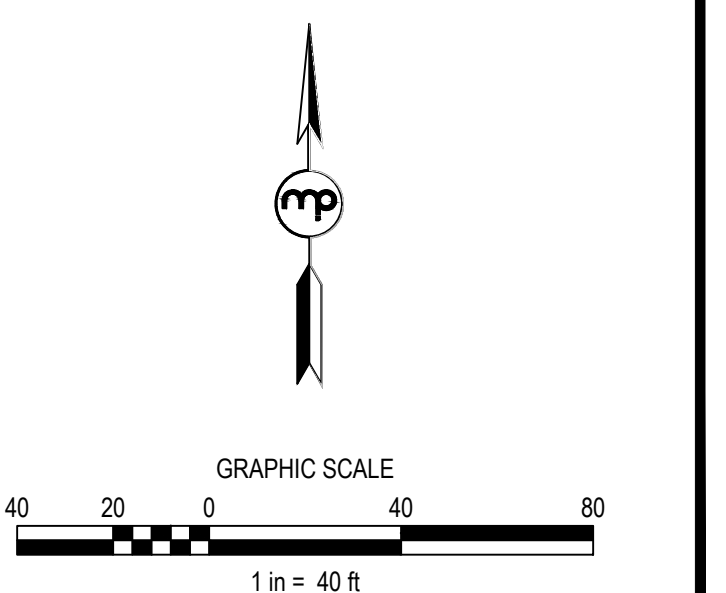


VILLAGE 1
 SEE SHEET 4



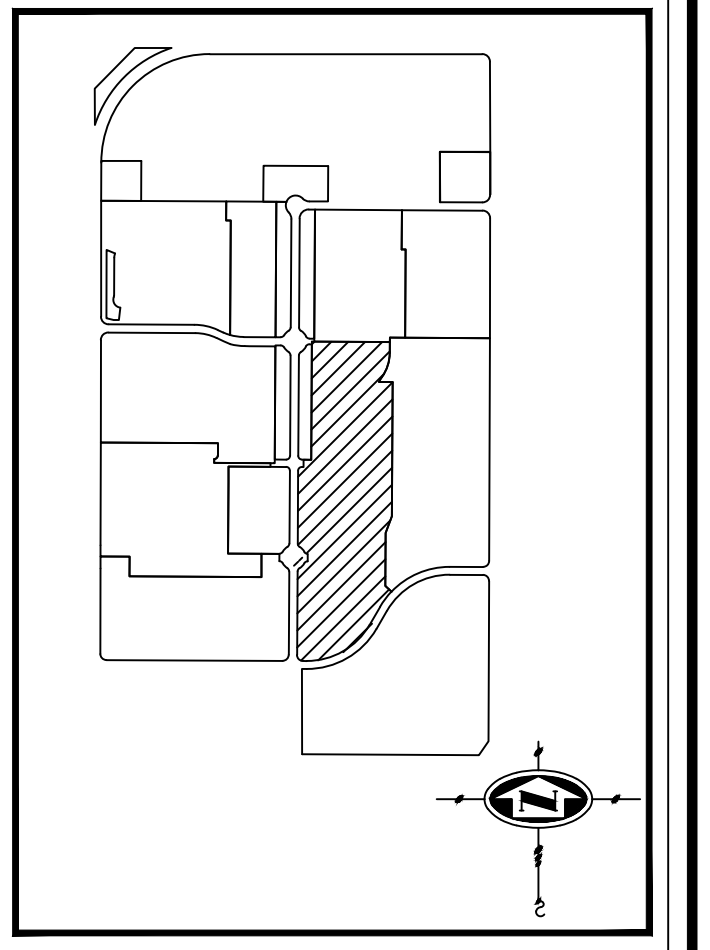
KEY MAP
 N.T.S.

VILLAGE 2
 116 NUMBERED LOTS
 6 LETTERED LOTS
 25.48 AC
 55'x105'



THE CAMPUS
 SMALL LOT TENTATIVE MAP
 SHEET 6 of 11
 FEBRUARY 20, 2025

VILLAGE 2



KEY MAP
 N.T.S.

VILLAGE 2
 116 NUMBERED LOTS
 6 LETTERED LOTS
 25.48 AC
 55'x105'

SEE RIGHT

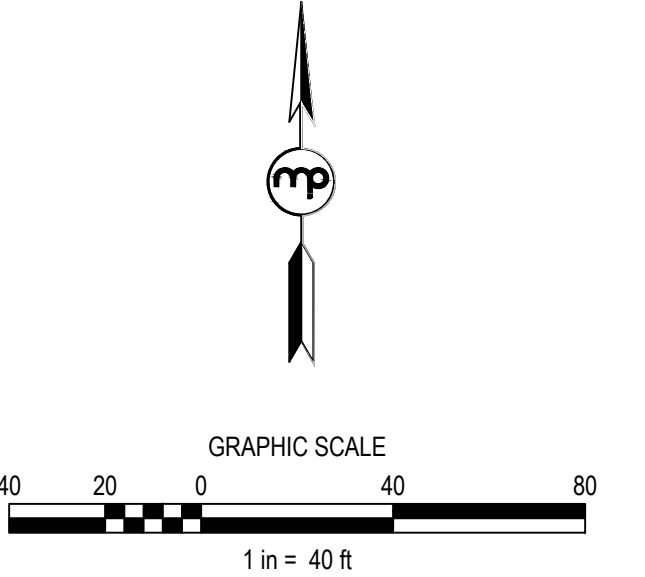


VILLAGE 2
 SEE SHEET 5

VILLAGE 3
 SEE SHEET 7



SEE LEFT



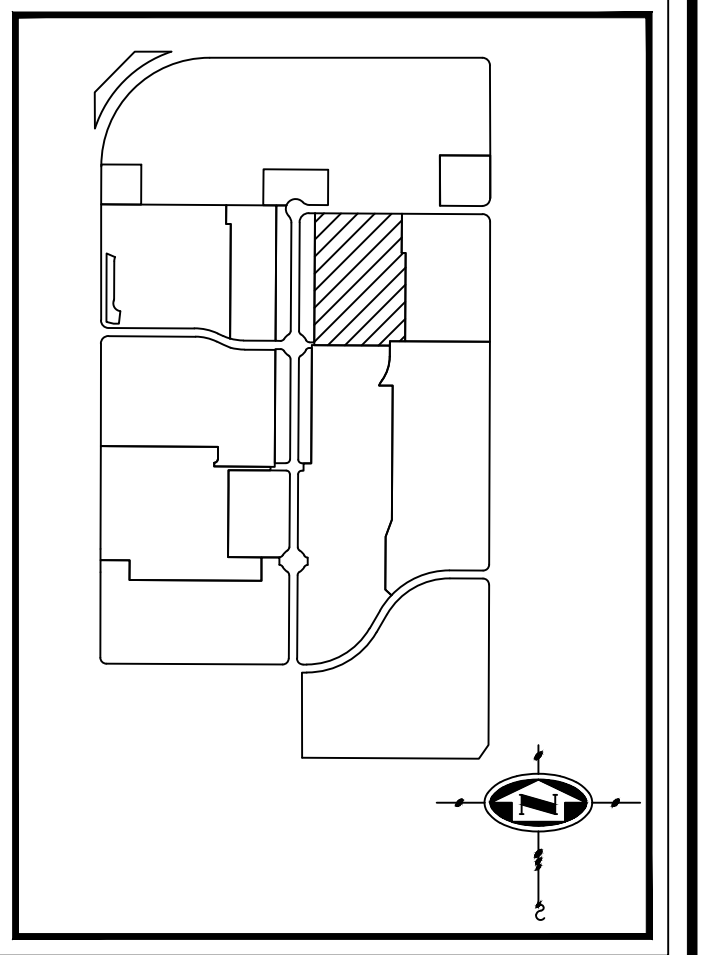
PROCESSED BY: W&A ENGINEERING, INC. | 10000 WOODLAND AVENUE, SUITE 100, WOODLAND, MISSISSIPPI 39077 | PHONE: 662-867-1111 | FAX: 662-867-1112 | WWW.WANDENGINEERING.COM

THE CAMPUS

SMALL LOT TENTATIVE MAP

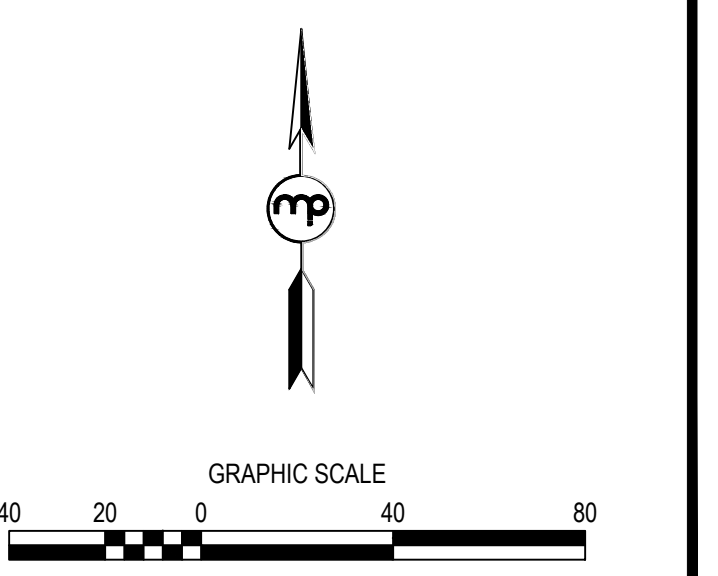
SHEET 7 of 11
FEBRUARY 20, 2025

VILLAGE 3



KEY MAP
N.T.S.

VILLAGE 3
106 NUMBERED LOTS
4 LETTERED LOTS
11.68 AC
50'x60'

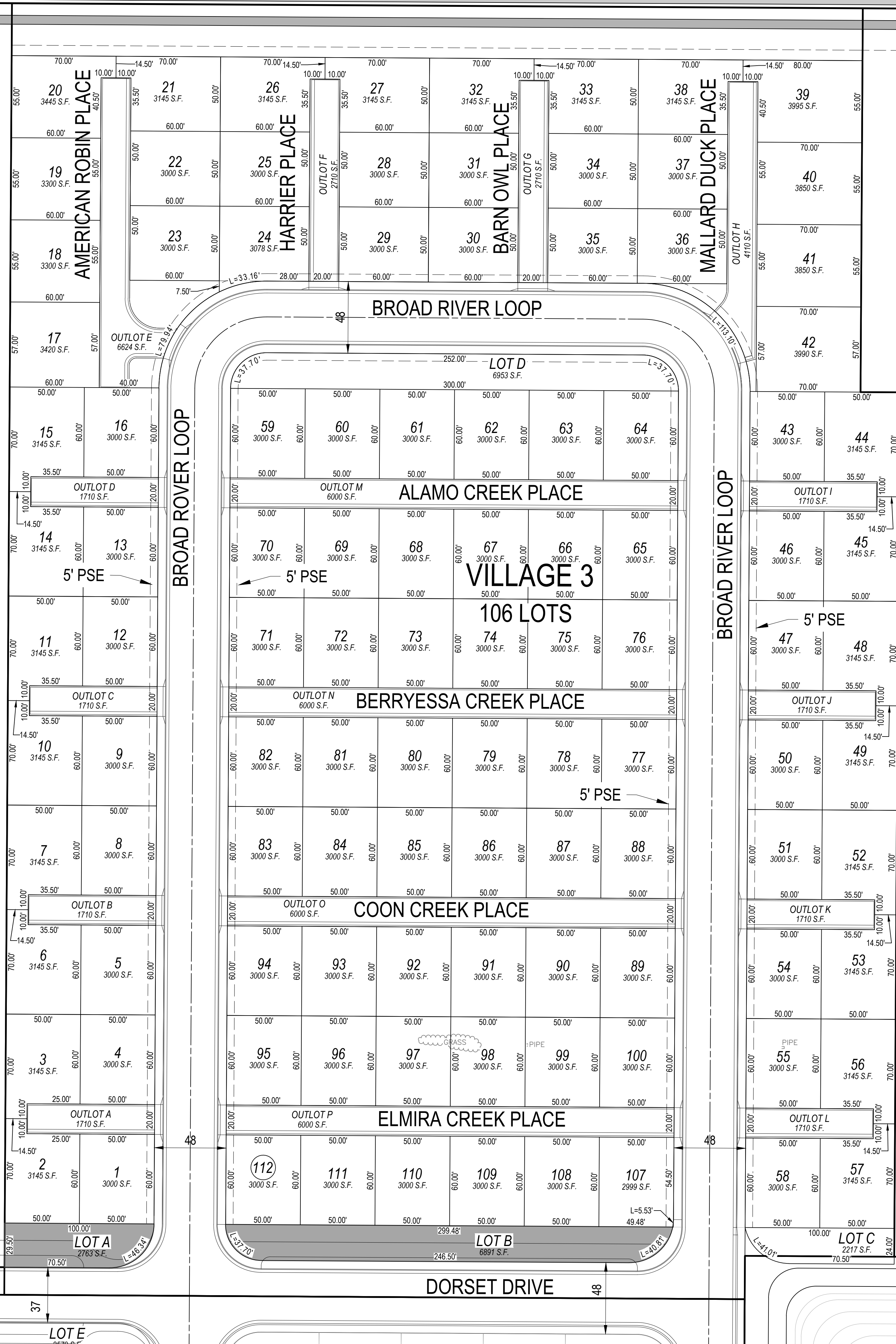


OPPORTUNITY PARKWAY

CAMPUS PARKWAY

PARK
1.88 AC.

TECH PARK
10.77 AC.



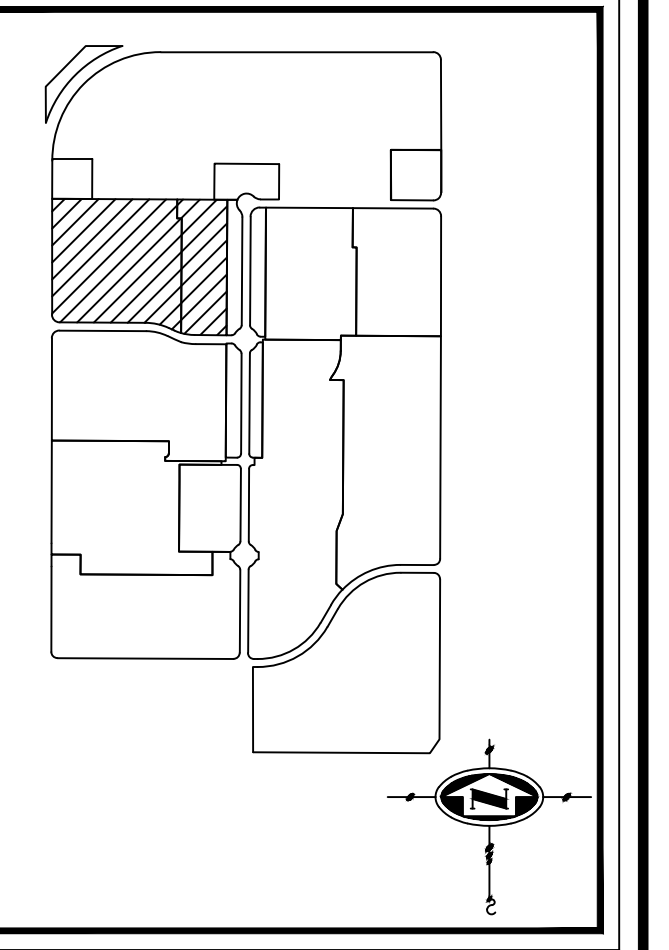
VILLAGE 2
SEE SHEET 6

THE CAMPUS

SMALL LOT TENTATIVE MAP

SHEET 8 of 11
FEBRUARY 20, 2025

VILLAGES 4 & 5



KEY MAP
N.T.S.

VILLAGE 4
60 NUMBERED LOTS
2 LETTERED LOTS
6.15 AC
50'x60'

VILLAGE 5
119 NUMBERED LOTS
3 LETTERED LOTS
15.21 AC
40'x80'

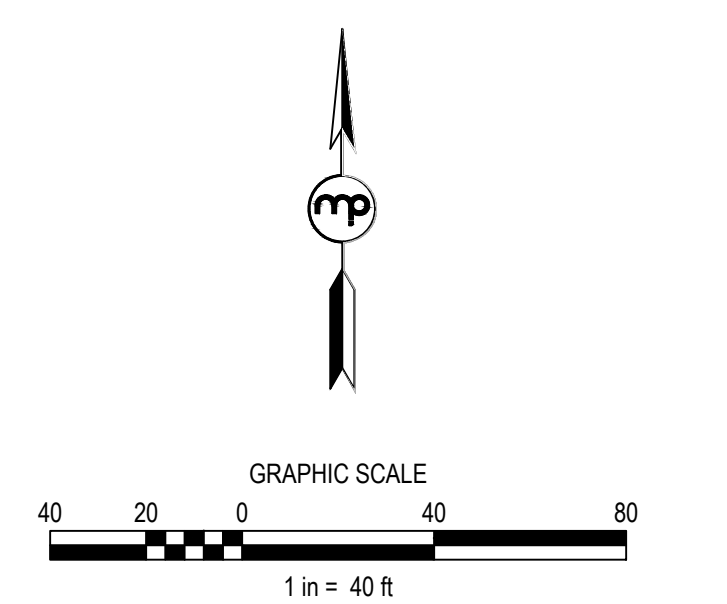
PARK
1.94 AC



DEED RESTRICTION, SOLANO COUNTY
RESOURCE MANAGEMENT
DOC. NO. 2023-00019925

mp **MORTON & PITALO, INC.**
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom • FRESNO
600 Coolidge Dr., Suite #140
Folsom, CA 95630
phone: (916) 984-7621
web: www.mpeinc.com

VILLAGE 6
SEE SHEET 9



THE CAMPUS

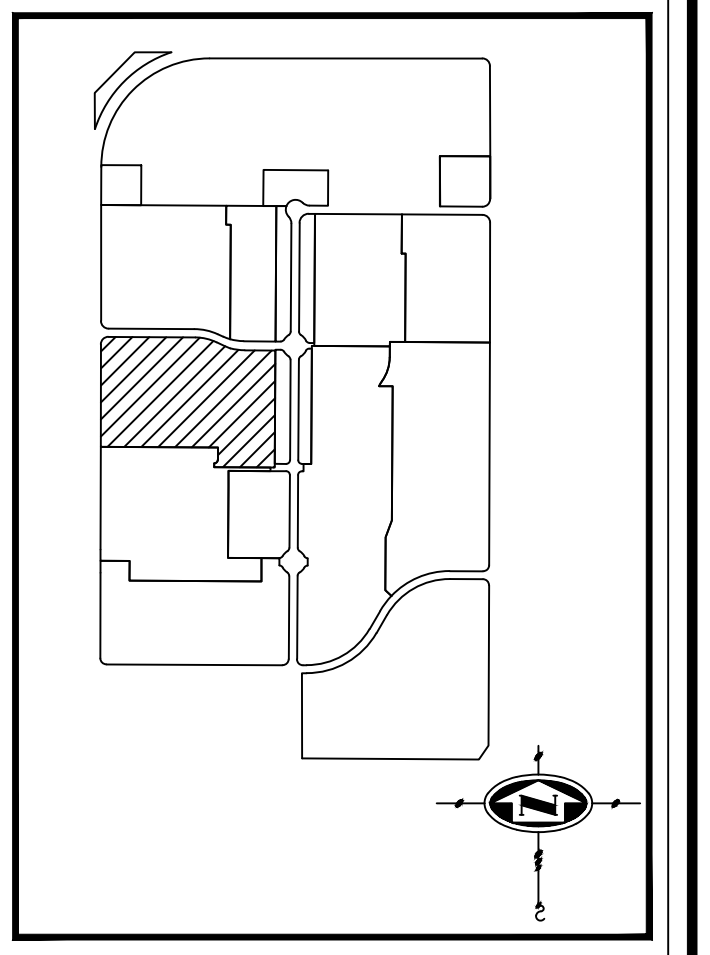
SMALL LOT TENTATIVE MAP

SHEET 9 of 11

FEBRUARY 20, 2025

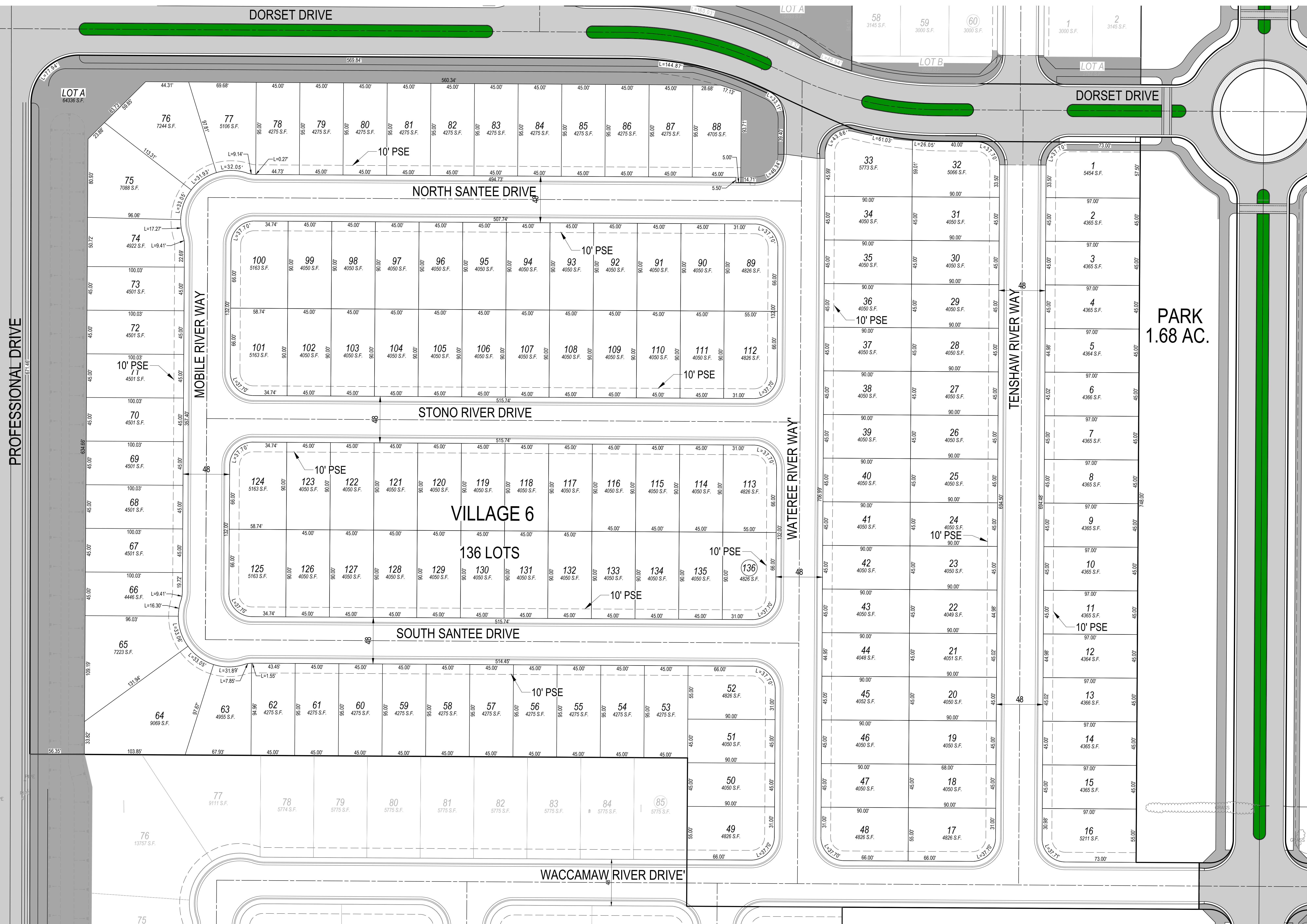
VILLAGE 5 & 4
SEE SHEET 8

VILLAGE 6



KEY MAP
N.T.S.

VILLAGE 6
136 NUMBERED LOTS
1 LETTERED LOTS
19.44 AC
45'x90'



VILLAGE 7
SEE SHEET 10

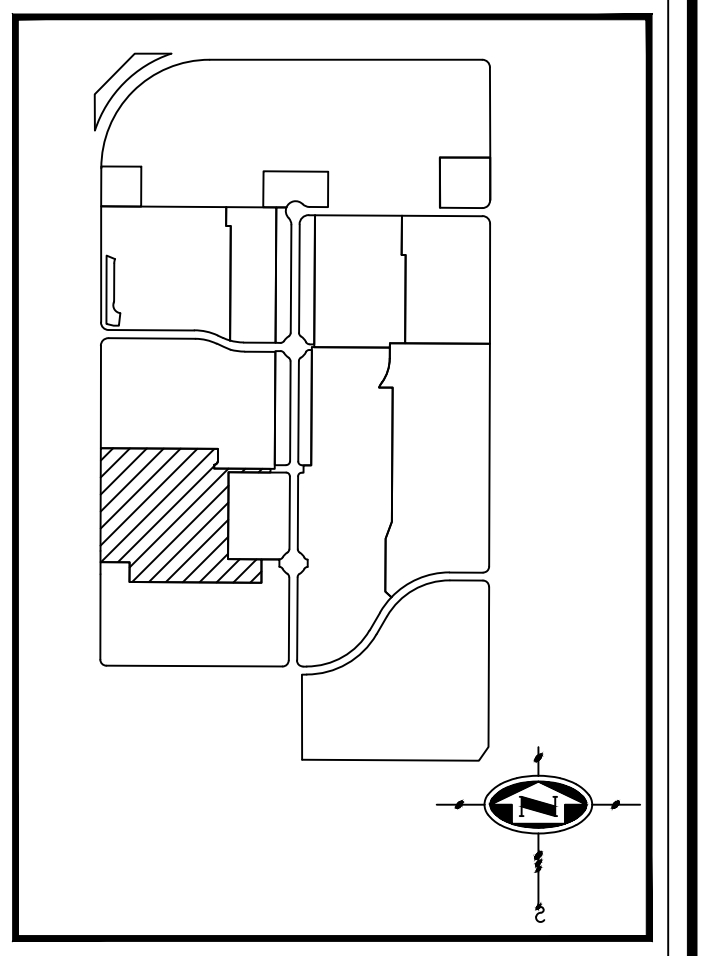
THE CAMPUS

SMALL LOT TENTATIVE MAP

SHEET 10 of 11
FEBRUARY 20, 2025

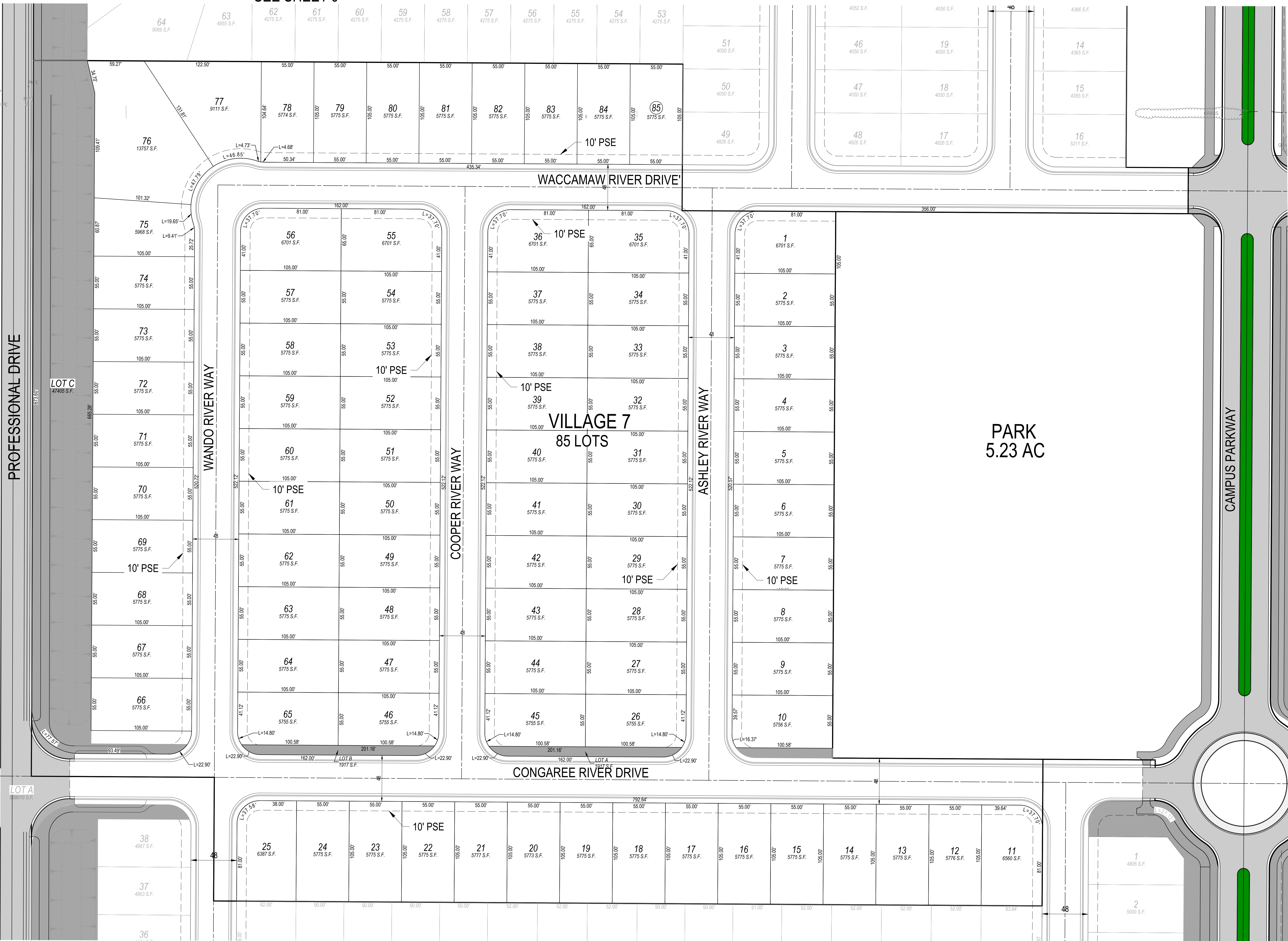
VILLAGE 7

VILLAGE 6
SEE SHEET 9

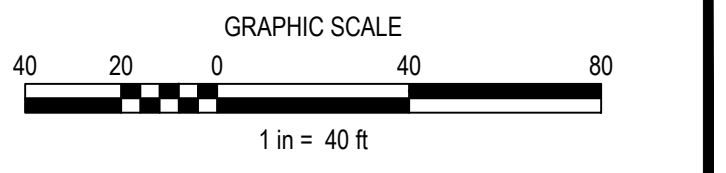


KEY MAP
N.T.S.

VILLAGE 7
85 NUMBERED LOTS
3 LETTERED LOTS
16.75 AC
55'x105'



VILLAGE 8
SEE SHEET 11



PREPARED BY: [unreadable] DATE: [unreadable] SCALE: [unreadable]

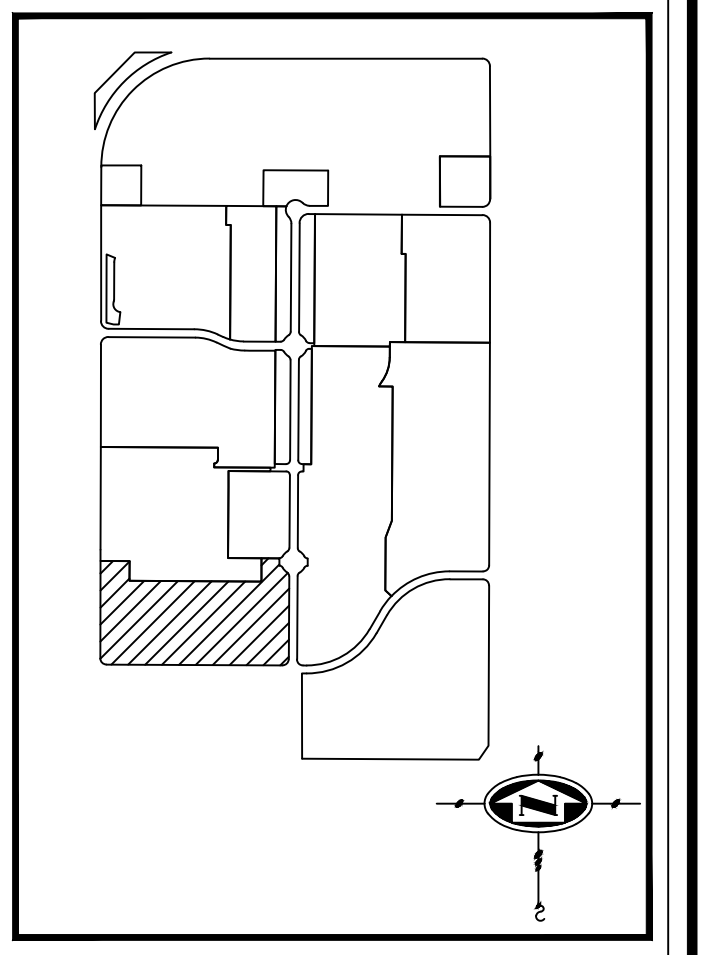
THE CAMPUS

SMALL LOT TENTATIVE MAP

SHEET 11 of 11

FEBRUARY 20, 2025

VILLAGE 8



VILLAGE 7
SEE SHEET 10

KEY MAP

VILLAGE 8
86 NUMBERED LOTS
3 LETTERED LOTS
16.68 AC
50'x100'

CONGAREE RIVER DRIVE

TURKEY CREEK DRIVE

CHAPEL CREEK DRIVE

COMMERCIAL DRIVE

LOT A
58810 S.F.

PROFESSIONAL DRIVE

CYPRESS CREEK WAY

MILL CREEK WAY

CAMPUS PARKWAY

VILLAGE 8
86 LOTS

