

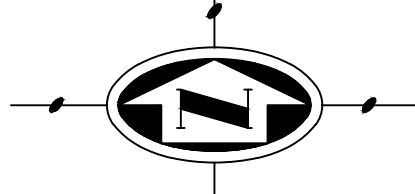
# THE CAMPUS-EXISTING CONDITIONS PLAN NORTHEAST QUADRANT SPECIFIC PLAN (NEQSP)

JULY 6, 2023 - SHEET 1 OF 3

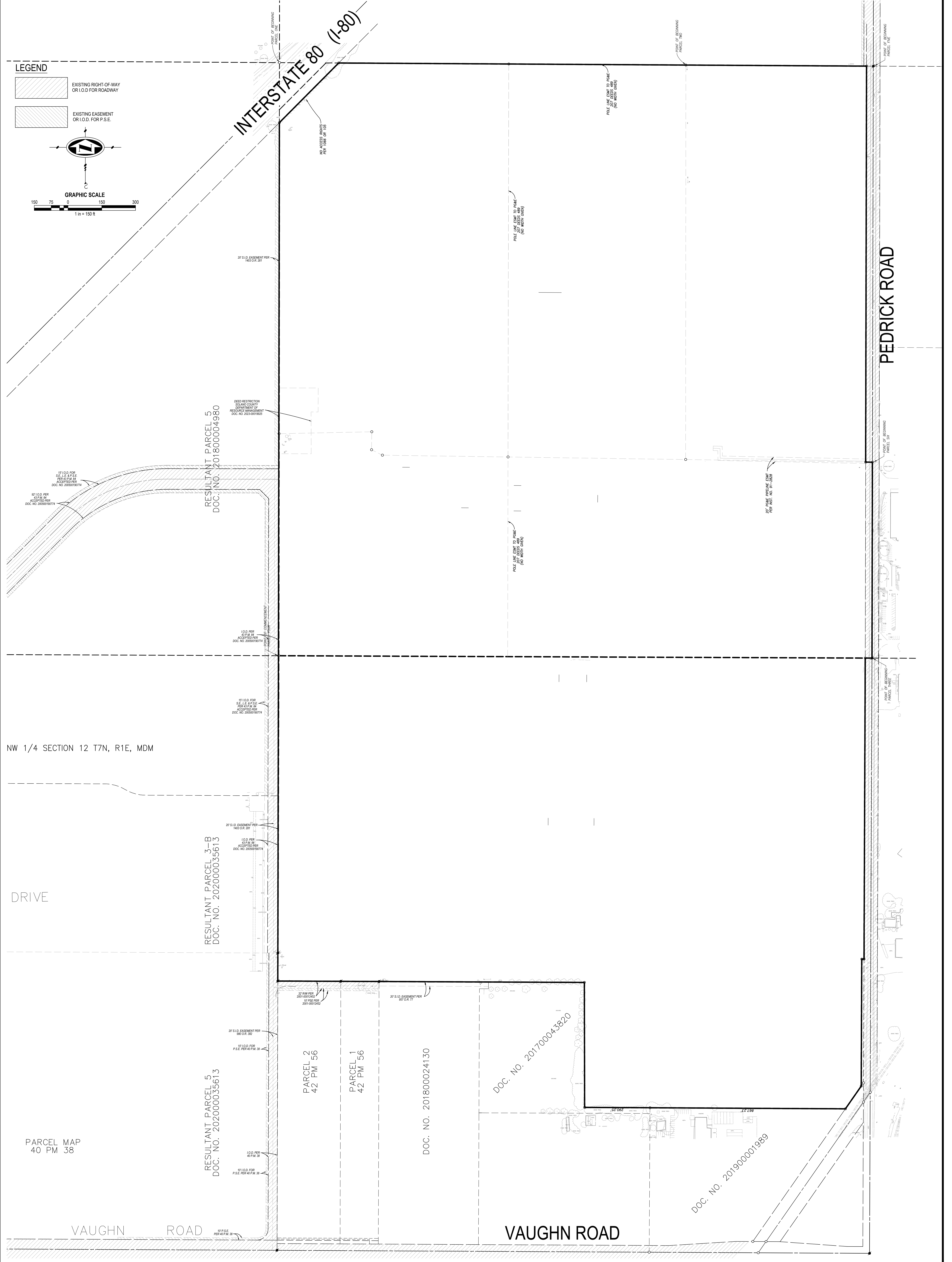
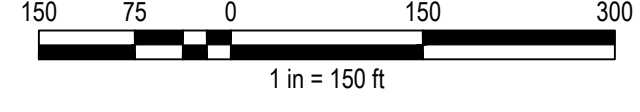
## LEGEND

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

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



GRAPHIC SCALE



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

PEDRICK ROAD

INTERSTATE 80 (I-80)

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

JULY 6, 2023 - SHEET 2 OF 3

## SITE ADDRESS:

FEDRICK ROAD  
DIXON, CA 95620

## PROPOSED PARCELS

20 PARCELS

## OWNER:

DIXON VENTURE, LLC  
401 WATT AVENUE  
SACRAMENTO, CA 95864  
PHONE: (916) 984-7621  
EMAIL: GREG.BARDINI@MPENGR.COM

## 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: (916) 984-7621  
CONTACTS: GREG BARDINI  
EMAIL: GBARDINI@MPENGR.COM

## ZONING

LIGHT INDUSTRIAL (ML)  
PLANNED UNIT DEVELOPMENT (PUD)

## APN

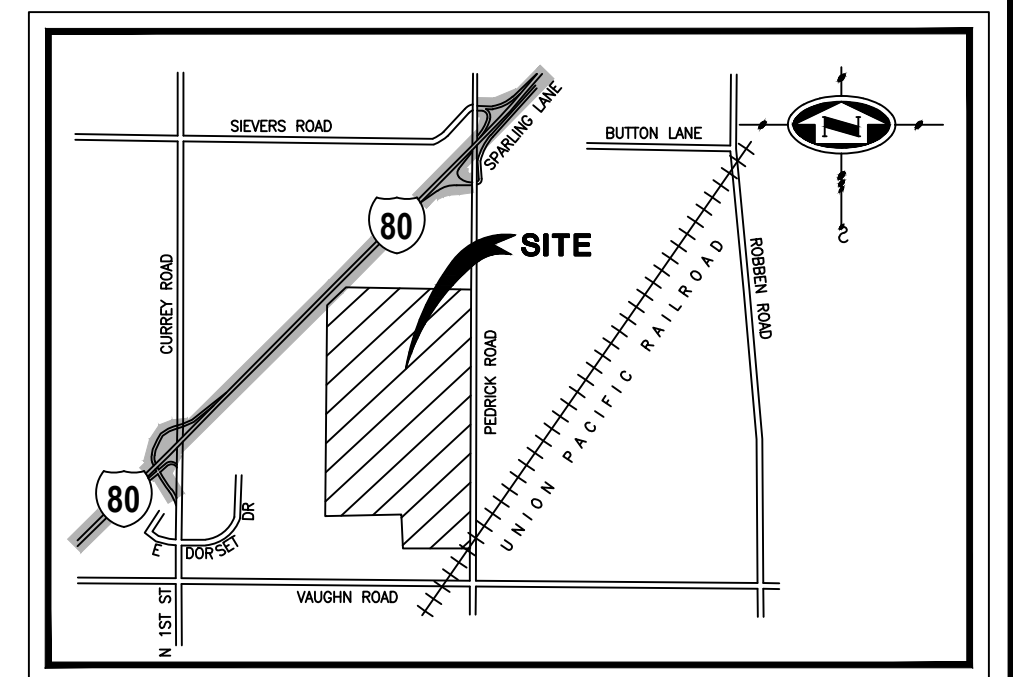
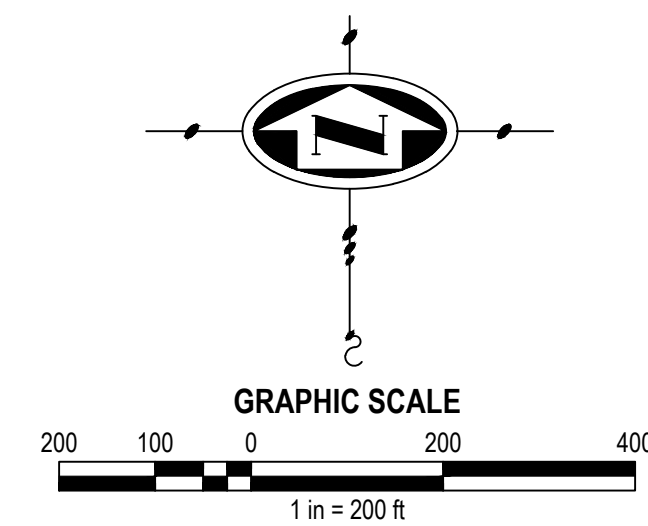
0111-040-010, 020, 030, 040  
0111-080-050

## UTILITY PROVIDERS

GAS: PACIFIC GAS & ELECTRIC  
ELECTRIC: PACIFIC GAS & ELECTRIC  
TELEPHONE: AT&T  
CABLE TV: WAVE

## AREA

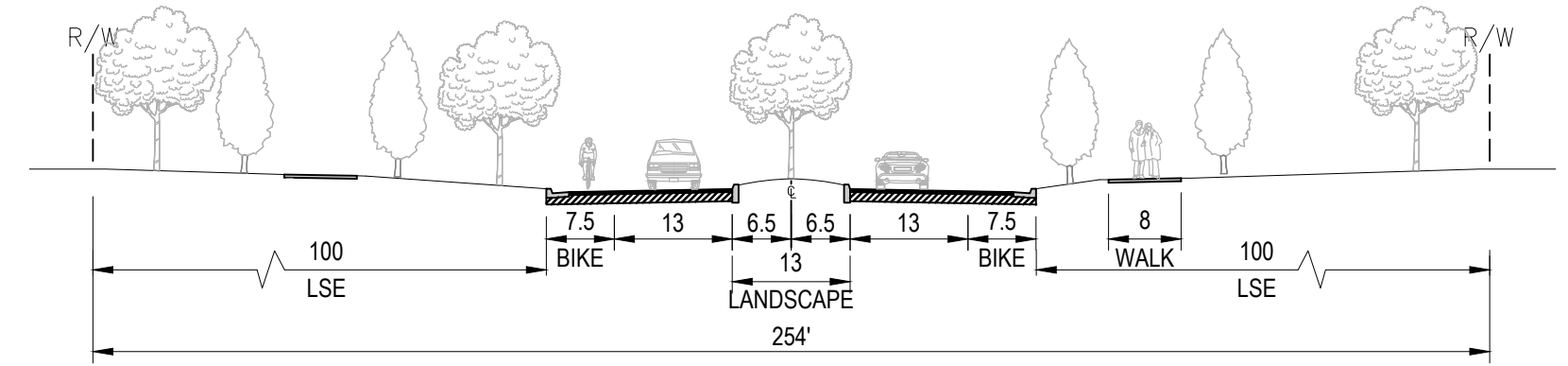
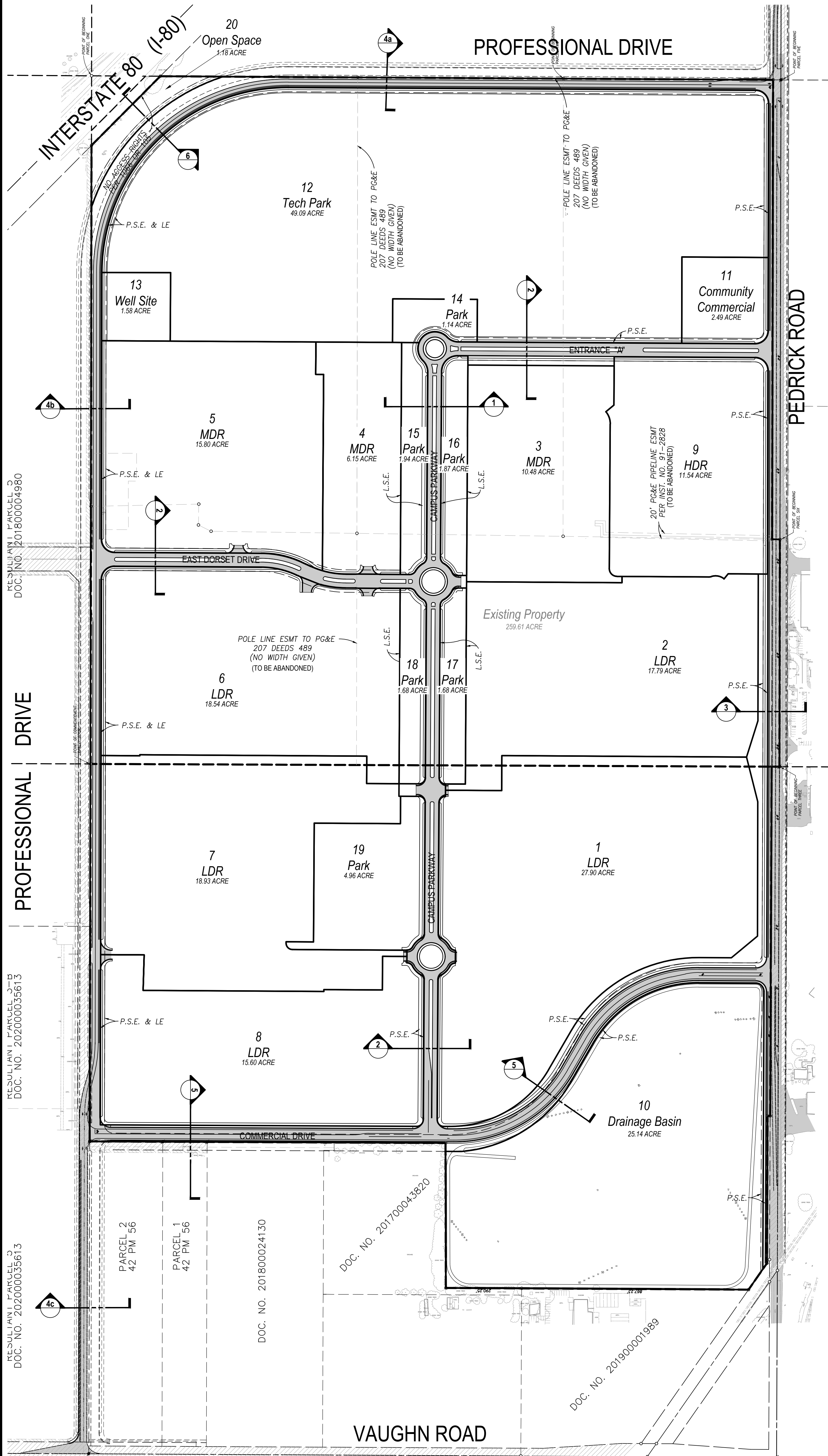
259± AC.



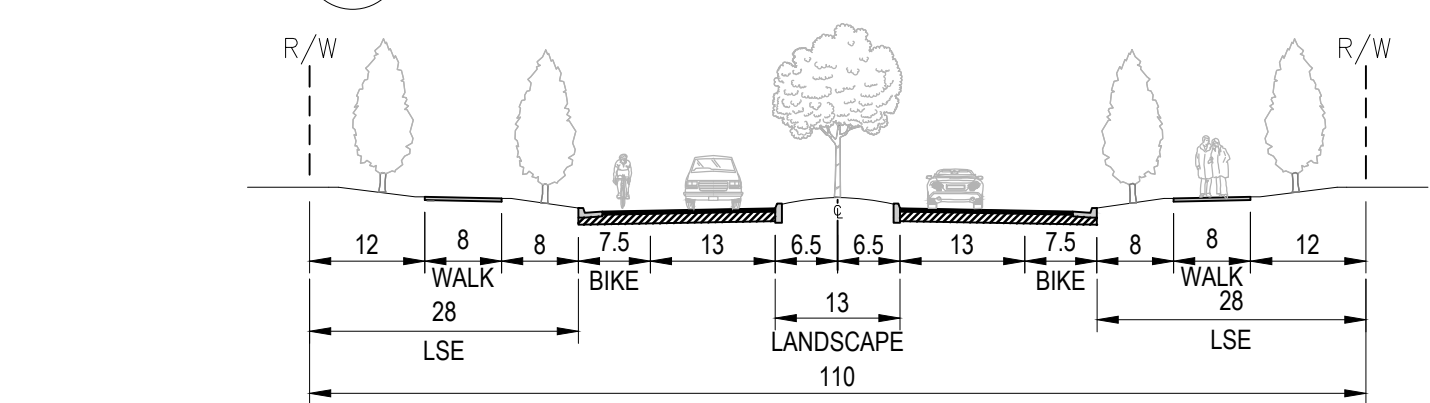
VICINITY MAP  
N.T.S.

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 66455.1 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 DEPICED 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 OF 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 (J) 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

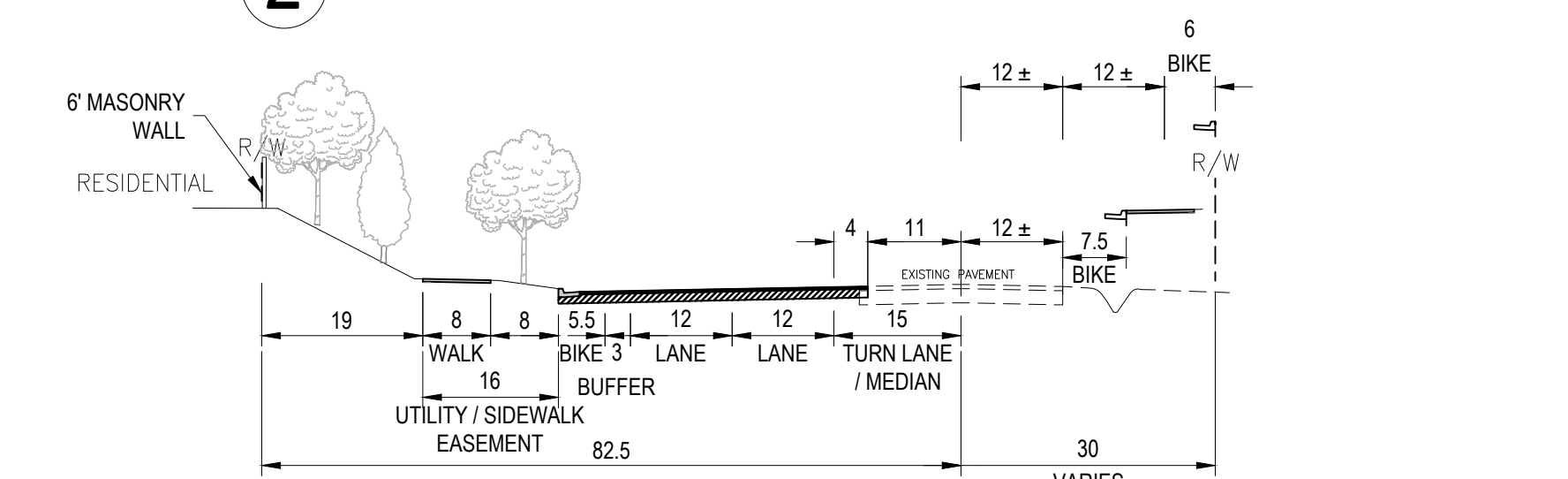
## TENTATIVE MAP NOTES



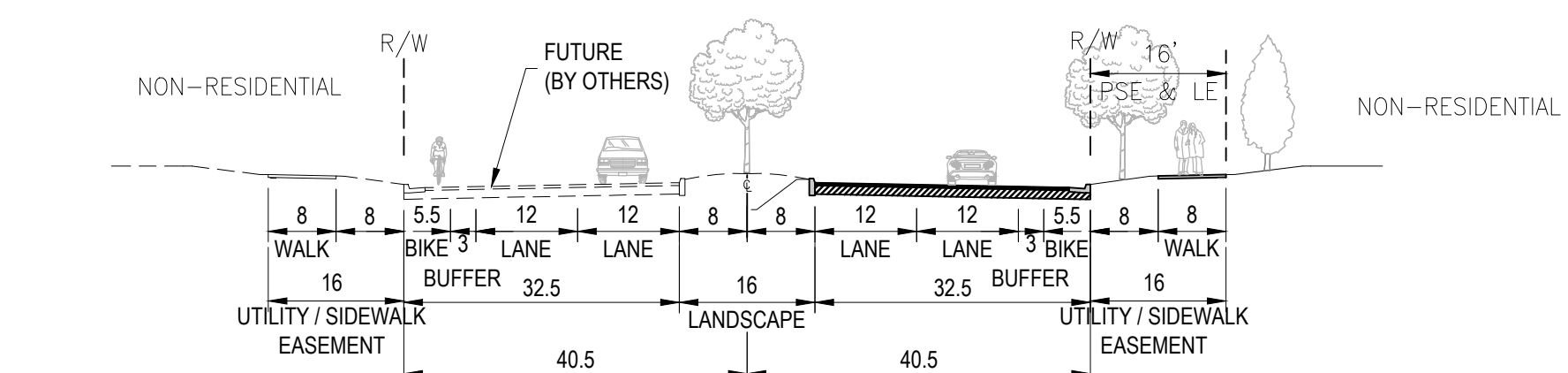
1 MAJOR COLLECTOR  
ADJACENT TO LINEAR PARK  
N.T.S.



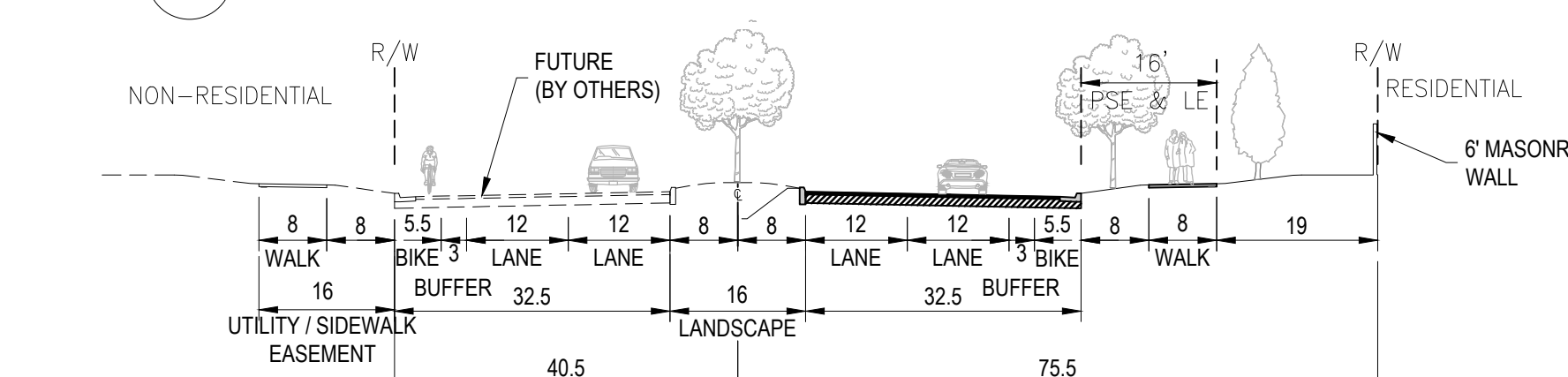
2 MAJOR COLLECTOR  
LANDSCAPING BOTH SIDES  
N.T.S.



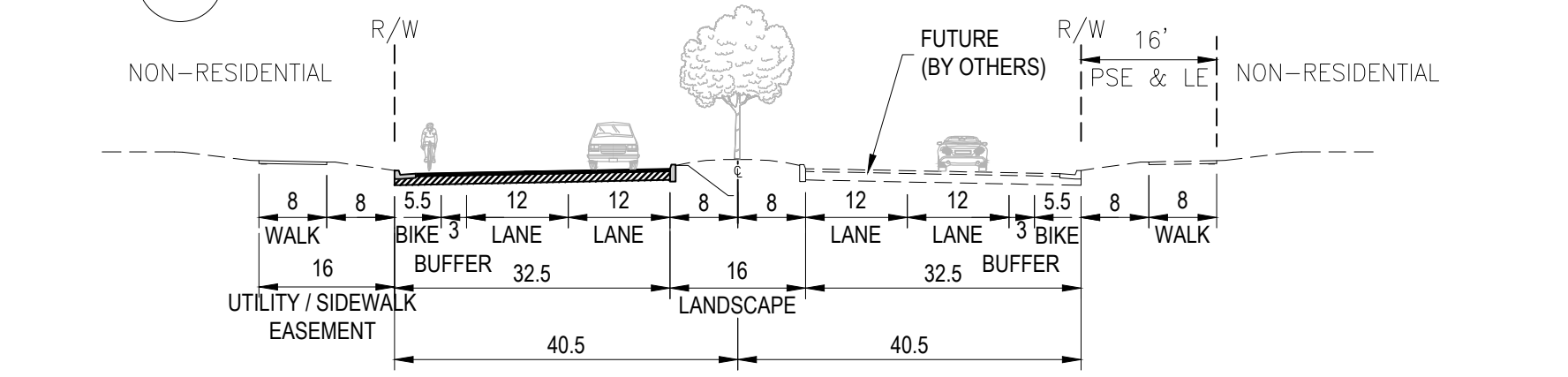
3 PEDRICK ROAD  
MODIFIED ARTERIAL TO EXISTING  
N.T.S.



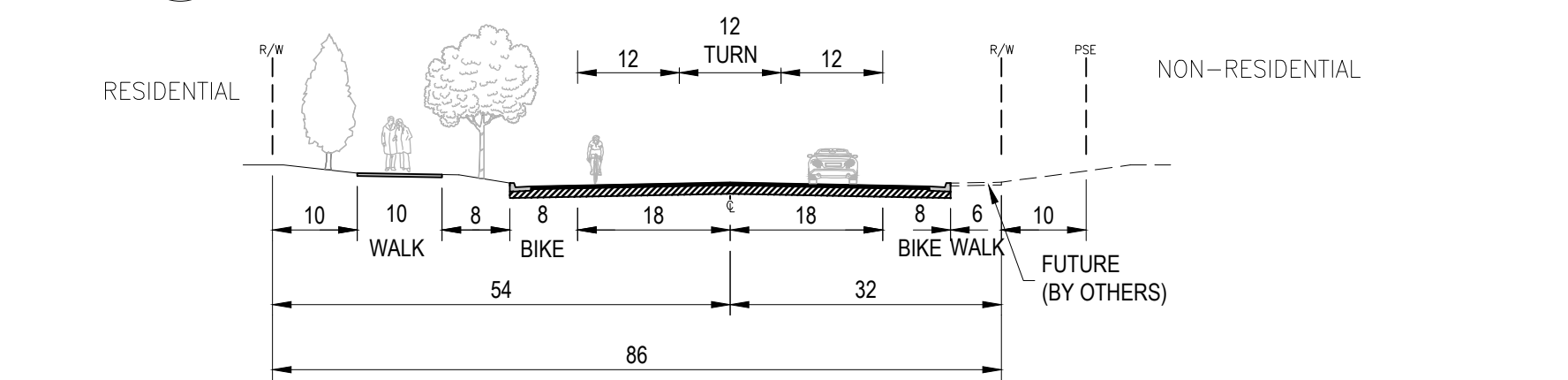
4a PROFESSIONAL DRIVE  
4-LANE ARTERIAL  
N.T.S.



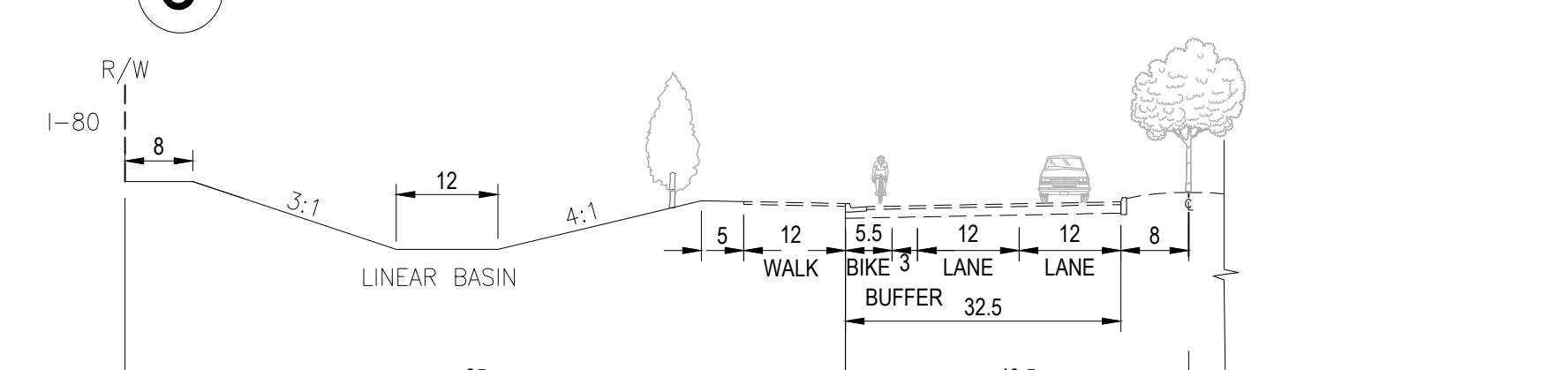
4b PROFESSIONAL DRIVE  
4-LANE ARTERIAL  
N.T.S.



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



5 COMMERCIAL DRIVE  
COLLECTOR ROADWAY  
N.T.S.



6 PROFESSIONAL DRIVE  
4-LANE ARTERIAL AT LINEAR BASIN  
N.T.S.

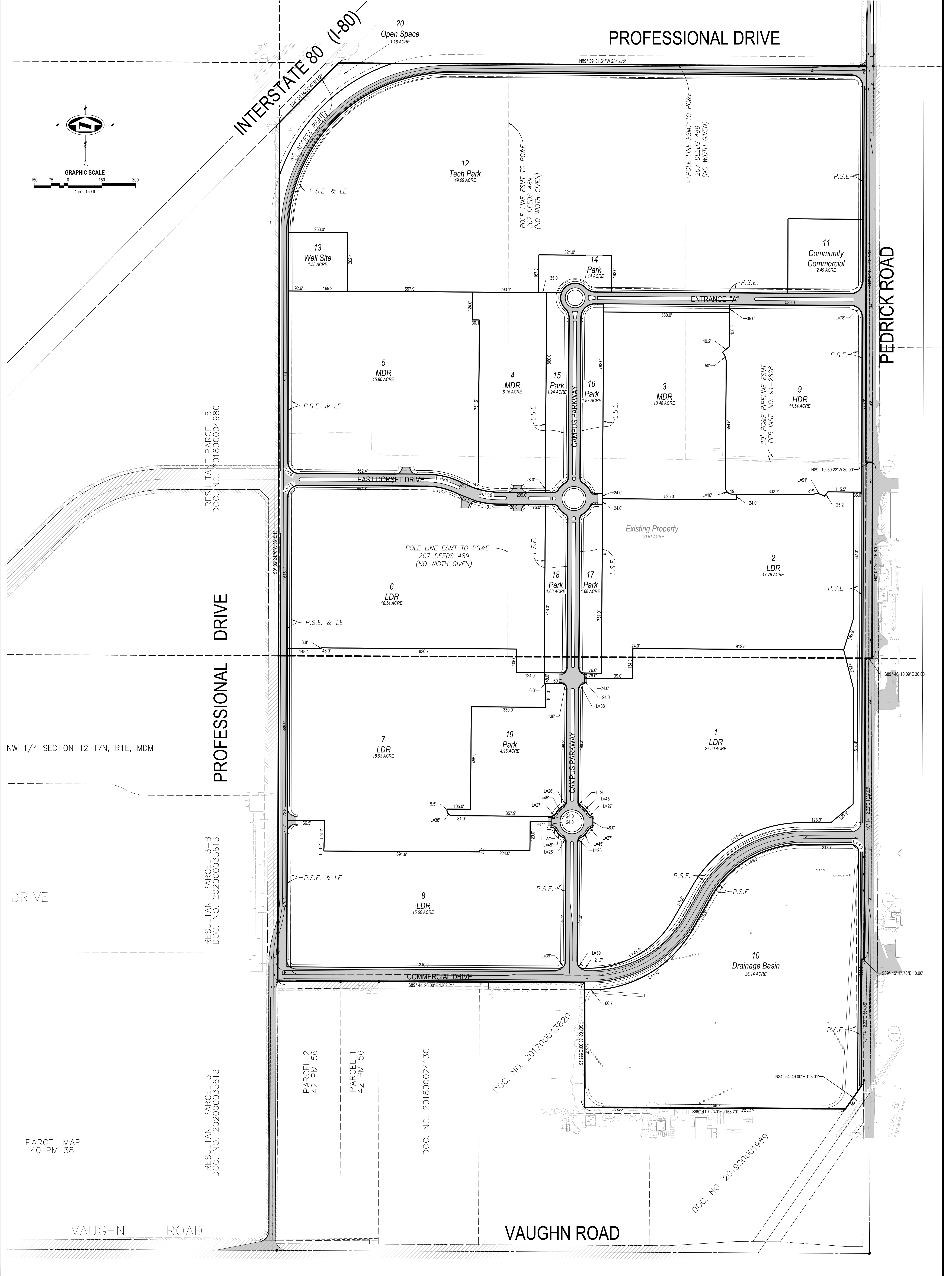
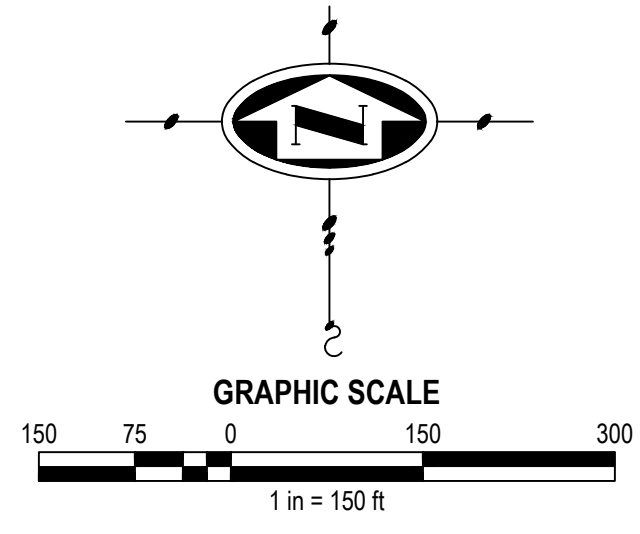
### NOTES:

THIS MAP MAY BE RECORDED IN PHASES.

ROADWAY DEDICATIONS SHALL BE PROVIDED AS AN IRREVOCABLE OFFER OF DEDICATION (O.D.) CITY ACCEPTANCE UPON COMPLETION AND ACCEPTANCE OF ROADWAY IMPROVEMENTS.

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

JULY 6, 2023 - SHEET 3 OF 3



RESULTANT PARCEL 5  
DOC. NO. 201800004980

PROFESSIONAL DRIVE

RESULTANT PARCEL 3-B  
DOC. NO. 202000035613

NW 1/4 SECTION 12 T7N, R1E, MDM

DRIVE

RESULTANT PARCEL 5  
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PARCEL 2  
42 PM 56

PARCEL 1  
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DOC. NO. 201800024130

DOC. NO. 201700043820

DOC. NO. 201900001989

PARCEL MAP  
40 PM 38

VAUGHN ROAD

VAUGHN ROAD

PROFESSIONAL DRIVE

PEDRICK ROAD

INTERSTATE 80 (I-80)