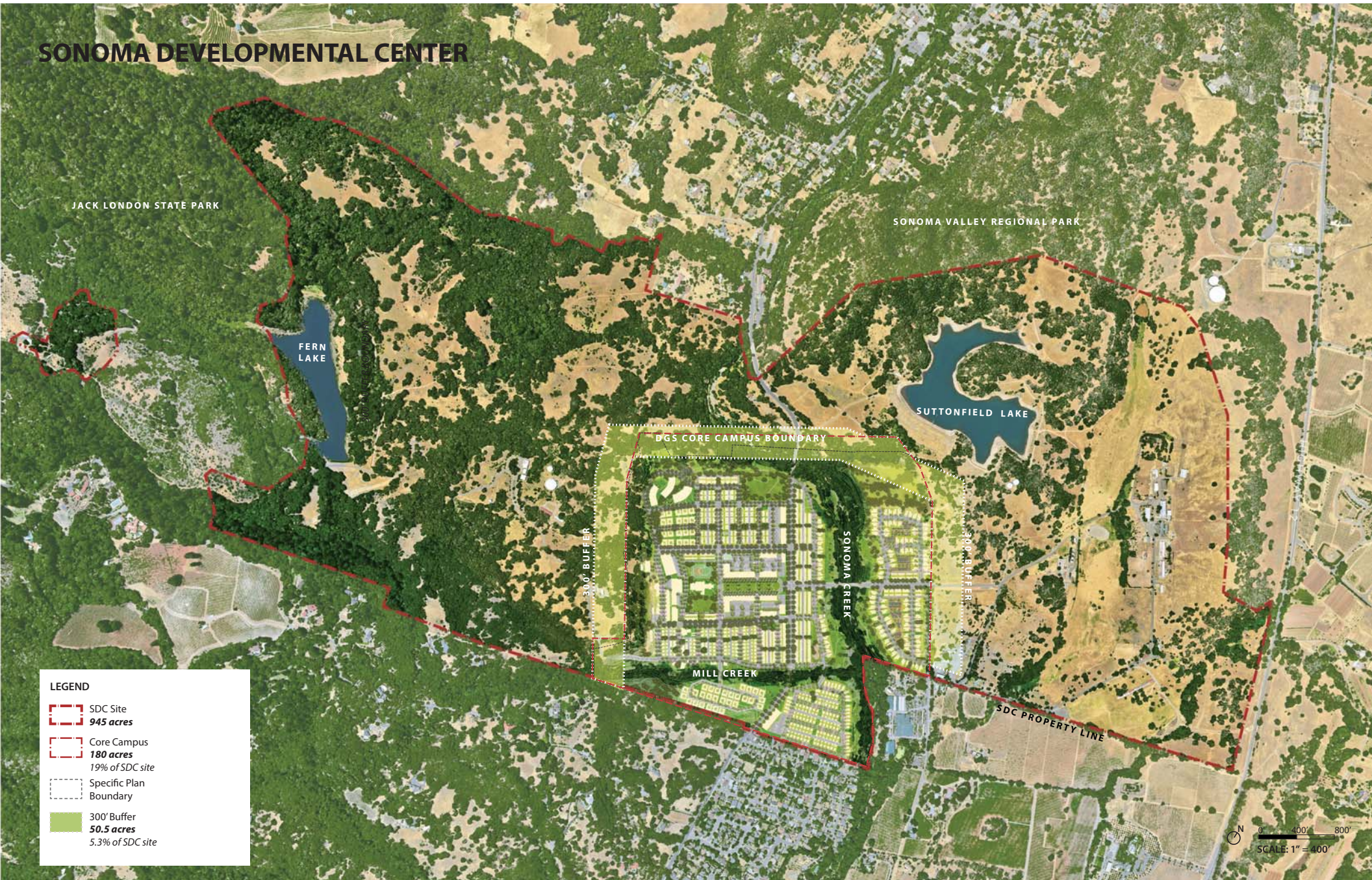






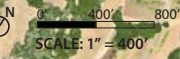
PJR 078 | 2 - TENTATIVE MAP REQUIREMENTS - SUPPORTING CONTENT

SONOMA DEVELOPMENTAL CENTER



LEGEND

-  SDC Site
945 acres
-  Core Campus
180 acres
19% of SDC site
-  Specific Plan
Boundary
-  300' Buffer
50.5 acres
5.3% of SDC site



Names and addresses of applicant

Eldridge Renewal LLC

3255 West March Lane, Suite 400

Stockton, CA 95219

Property owner of record

State of California

707 3rd Street, 5th Floor

West Sacramento, CA 95605






Surveyor

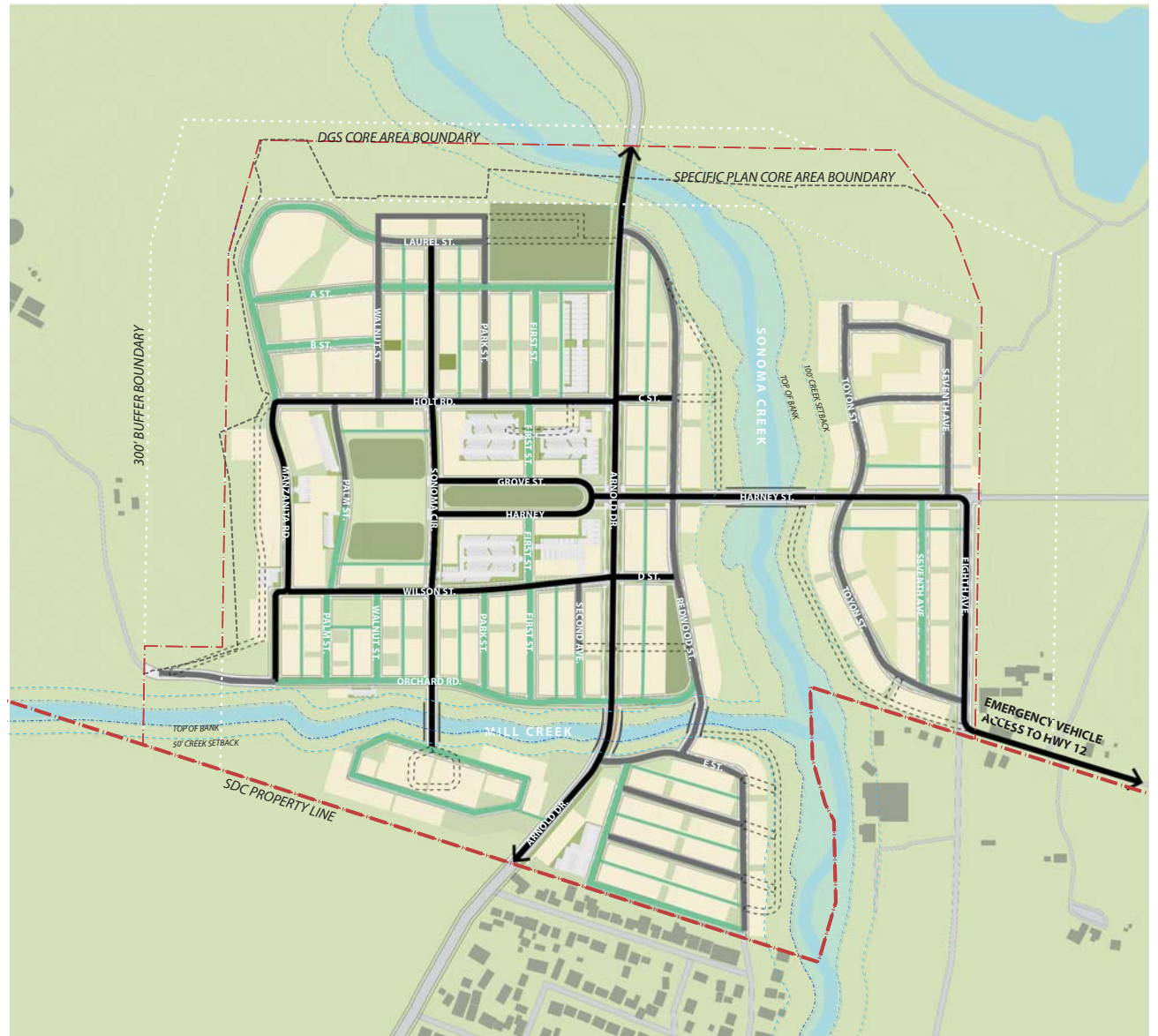
Albion Surveys



1113 Hunt Avenue

St. Helena, CA 94574

ROADS

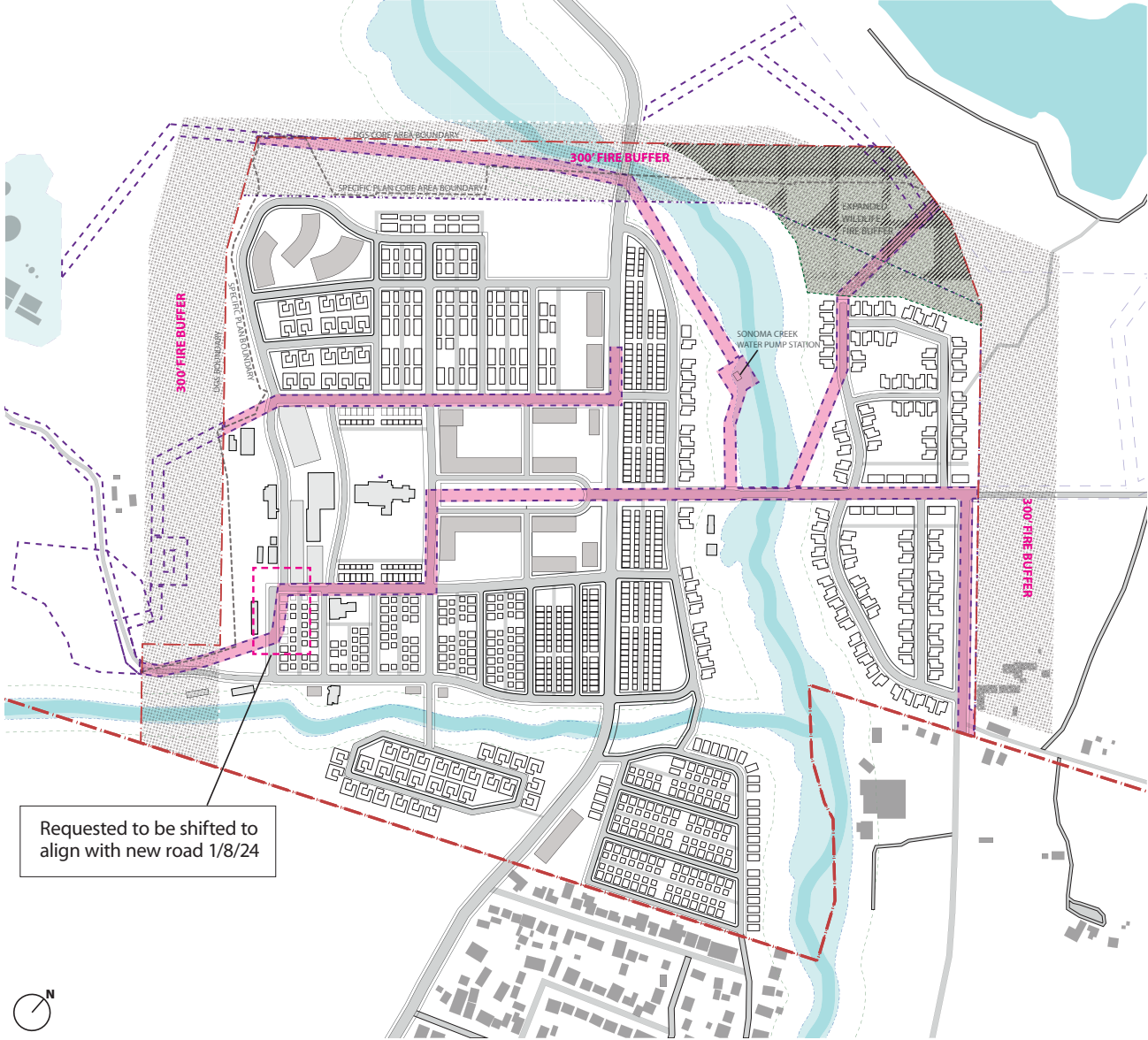
-  Existing Core Campus Roads
-  Realigned Roads
-  New Roads
-  New Alleys
-  Removed Roads





 SCALE: 1" = 200'

PREPARED BY: OLIN, Landscape Architects

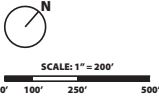
EASEMENTS, BUILDING ENVELOPES & COVENANTS



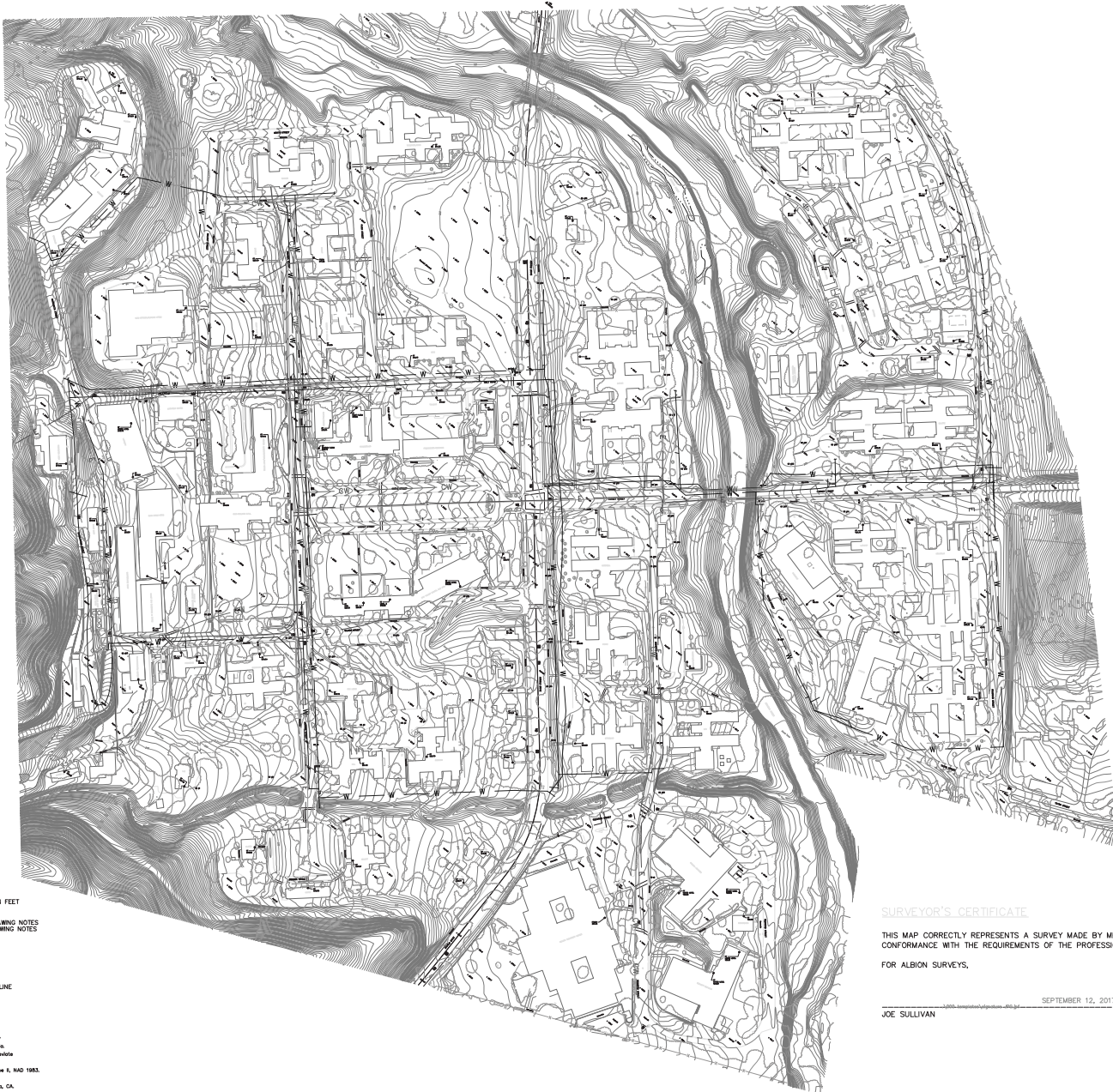
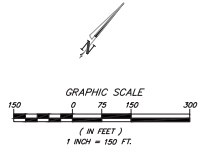
LAND USE

--- Core Campus Boundary received from DGS 12/8/23

■ Road & Utility Easements received from DGS 12/8/23



PREPARED BY: WILLIAM RAWN ASSOCIATES, Architects, Inc.



LEGEND:

CONC	CONCRETE
DI	DRAINAGE INLET
ELEC	ELECTRIC
FF	FINISHED FLOOR
FH	FIRE HYDRANT
GUY	GUY WIRE
HE	HOSE BIB
ICVB	IRRIGATION CONTROL VALVE BOX
INVT	INVERT
JP	JUNCTION POLE
CP	CORNER POLE
SSCO	SANITARY SEWER CLEAN OUT
SSM	SANITARY SEWER MAN HOLE
TC	TOP OF CONCRETE/TOP OF CURB
TW	TOP OF WALL
WM	WATER METER
WV	WATER VALVE
BO	BLOSSOM OAK
LO	LIVE OAK
MAD	MADROSE
MANZ	MANZANITA
WAL	WALNUT
WO	WHITE OAK
WELL	WELL
12/25	THREE TRUNK DIA. IN INCHES/DRIPLINE IN FEET
1'	1' CONTOUR
5'	5' CONTOUR
---	BOUNDARY LINE; SEE DRAWING NOTES
- - - -	APPROXIMATE EASEMENT LINE; SEE DRAWING NOTES
=====	BUILDING LINE
-----	EDGE OF CONC
-----	EDGE OF DIRT ROAD
-----	EDGE OF PAVEMENT
-----	EDGE OF GRAVEL ROAD
-----	FENCE
-----	FLOW LINE
-----	GRADE BREAK
-----	OVERHEAD POWER AND/OR TELEPHONE LINE
-----	PATH
-----	WALL
-----	VINEYARD ROW

NOTE:
 This map was prepared using photogrammetric methods by Terra Tech Geomatics Technologies in Lafayette, California. In areas of dense vegetation, accuracy of contours may deviate from accepted accuracy standards.
 The grid is based on the California Coordinate System, Zone 1, NAD 1983. Elevations are based on NAVD 88.
 Control survey performed by Albion Surveys, St. Helena, CA.



SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS ACT.

FOR ALBION SURVEYS,

JOE SULLIVAN
 SEPTEMBER 12, 2017



ALBION SURVEYS
 CONSULTING LAND SURVEYORS
 1113 HUNT AVENUE
 ST. HELENA, CA 94574
 (707) 963-1217
 www.albionsurveys.com

DRAWING NOTES

THIS MAP IS NOT A BOUNDARY SURVEY. IT IS PROVIDED TO LOCATE THE SUBJECT PROPERTY IN RELATION TO ADJOINING LOTS, HIGHWAYS, ROADS, STREETS AND NOT TO GUARANTEE ANY FIELD DIMENSION, AREA OR EASEMENT LOCATIONS. A FIELD SURVEY SHOULD BE REFERRED PRIOR TO ANY CRITICAL DESIGN WORK, CONSTRUCTION OR CONVEYANCE. EASEMENTS MAY AFFECT THIS PROPERTY. THIS SURVEYOR HAS NOT PROVIDED ANY INFORMATION REGARDING EASEMENTS BY THE OWNER.

SITE INFORMATION

APN:
 ADDRESS: 15000 ARNOLD DRIVE
 ELDRIDGE, CA 95431

MAP OF TOPOGRAPHY
 OF A PORTION OF THE LANDS OF
SONOMA DEVELOPMENTAL CENTER
 COUNTY OF SONOMA STATE OF CALIFORNIA

REVISIONS & ADDITIONS

DATE	BY	PG
8-5-2017	FB	PG
DRIVER: AL HOSSE		
DATE:	FB:	PG:
DATE:	FB:	PG:
DATE:	FB:	PG:
DATE:	FB:	PG:
DATE:	FB:	PG:
DATE:	FB:	PG:

ALBION REFERENCES

PROJECT NO: 3805
 PROJECT MANAGER: J. SULLIVAN
 DATE OF SURVEY:

CONTOUR INTERVAL = 1'




VERTICAL DATUM BASED ON NAD '83

HORIZONTAL DATUM BASED ON NAD '83





PER TRIMBLE GPS OBSERVATIONS USING CRUS SOLUTION
 SHEET 1 OF 13
 CSD PROJECT 3805
 3805-ADR LABELD SENT 09-12-2017.dwg

RESIDENTIAL PARCELS





DETACHED HOMES

-  TYPE A - Courtyard
-  TYPE B - Detached
-  TYPE C - Detached

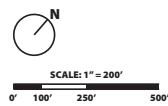
ATTACHED HOMES

-  TYPE D - Duet
-  TYPE E - Triplet
-  TYPE F1 - Townhome
-  TYPE F2 - Townhome

OTHER HOUSING TYPES

-  TYPE G1 - Apartment
-  TYPE G2 - Mixed Use
-  TYPE H - Co-housing
-  TYPE I - Independent Living

 **NON-RESIDENTIAL**



PREPARED BY: WILLIAM RAWN ASSOCIATES, Architects, Inc.

PARCEL TABLES

RESIDENTIAL LOTS

Detached			
PARCEL	65'x70'	45'x75'	35'x65'
TYPE	Type A Courtyard	Type B Detached	Type C Detached
	49	124	169
	342		

Attached				
PARCEL	53' x 65'	74'x65'	22' x 65'	22'x60'
TYPE	Type D Duet	Type E Triplet	Type F1 Townhome	Type F2 Townhome
	56	84	144	45
	329			

Other				
PARCEL	n/a	n/a	n/a	n/a
TYPE	Type G1 Apartment	Type G2 Mixed Use	Type H Cohousing	Type I Independent
	174	74	6	5
	259			

SITE ACREAGE

SDC Site	945 Acres
Core Campus	180 Acres

NON-RESIDENTIAL BUILDINGS, LOTS TO BE DEVELOPED

SMALL BUSINESS + INNOVATION CENTER
Building
Laundry / Property*
Carpenter Shop*
Carpenter Storage*
Paint Shop*
Maintenance Shop*
Main Store Room*
Plumber Motorpool Storage*
Glass & Signage Shop*
Plan Ops Warehouse*
Transportation Garages*

TOWN CENTER
Building
Main Building P.E.C. *
Firehouse*
Mixed Use North Building
Mixed Use South Building
Community Facilities

INSTITUTIONAL
Building
Sonoma House*
Acacia Court II*
Acacia Court Garages*
Research Building - A
Research Building - B
Research Building - C

HOTEL
Building
Hotel/Conference Center - Building A
Hotel - Building B
Hotel - Building C

OTHER
Building
Fire Station
Substation 1*
Main Substation*
Sonoma Creek Water Pump*
Emergency Generators*

*BUILDING PROPOSED TO BE ADAPTIVELY REUSED

