

APPENDIX B

Preliminary Improvement Plans

BI'DU KHAALE PHASE 2

HOUSING AND WELLNESS

PRELIMINARY IMPROVEMENT PLANS

CLOVERDALE, CA

PREPARED FOR:

DRY CREEK RANCHERIA BAND OF POMO INDIANS
1450 AIRPORT BLVD, SUITE 200B
SANTA ROSA, CA 95403
APN: 117-040-107
(FORMERLY 117-040-074)

NOVEMBER 2025
REVISED
JANUARY 30, 2026

PROJECT SCOPE:

IMPROVEMENT PLANS FOR A CULTURAL WELLNESS CENTER AND AFFORDABLE HOUSING APARTMENT BUILDINGS (FIVE BUILDINGS TOTAL). THIS INCLUDES A PRIVATE ROAD, PARKING LOTS, PEDESTRIAN WALKWAYS, A PLAY AREA, A BASKETBALL COURT, WET AND DRY UTILITIES, STORM DRAIN, AND BIORETENTION AREAS.

SURVEY INFORMATION:

BOUNDARY LINES SHOWN ON THIS MAP DERIVED FROM FOUND MONUMENTS AND RECORD DATA PER BOOK 841 OF MAPS, PAGE 30, SONOMA COUNTY RECORDS.

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988(NAVD88), GEOID 18, DERIVED FROM STATIC GPS OCCUPATION POST PROCESSED USING NGS CORS STATIONS. SITE BENCHMARK WAS ESTABLISHED AT CONTROL POINT NO. 56, EL. 365.06', SHOWN HEREON.

CONTOUR INTERVAL IS ONE FOOT FOR MINOR CONTOURS AND 5 FEET FOR MAJOR CONTOURS.

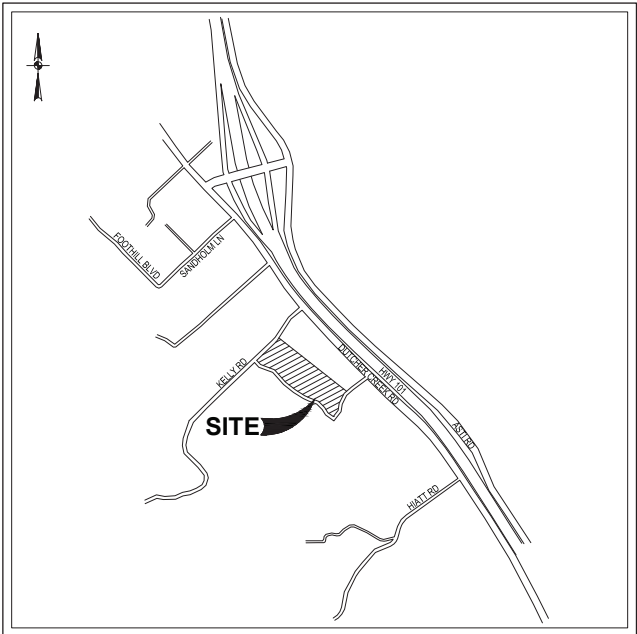
CONTOURS AND TOPOGRAPHIC DATA WERE DERIVED FROM A DRONE FLIGHT SURVEY CONDUCTED BY LACO ASSOCIATES MARCH 28, 2025 WITH ADDITIONAL TOPO MAPPING DONE ON 9/19/25, ONLY CONDITIONS EXISTING AT THAT TIME ARE REFLECTED ON THIS MAP

BASIS OF BEARINGS
BOOK 841 OF MAPS, PAGE 30, SONOMA COUNTY RECORDS

UNDERGROUND UTILITIES AND SUBSURFACE CONDITIONS NOT SURVEYED.

PROJECT TEAM CONTACT INFORMATION:

CLIENT:	DRY CREEK RANCHERIA BAND OF POMO INDIANS		
	CONTACT:	DAVE CADE	
ENGINEER:	TITLE:	PROJECT MANAGER	
	ADDRESS:	1450 AIRPORT BLVD, SUITE 200B, SANTA ROSA, CA 95403	
	PHONE:	707-414-4150	
	EMAIL:	DAVIDC@DRYCREEKRANCHERIA.COM	
SURVEYOR:	LACO ASSOCIATES		
	CONTACT:	RODNEY L. WILBURN	
	TITLE:	PRINCIPAL CIVIL ENGINEER	
	ADDRESS:	1072 N STATE ST, UTAH, CA 95482	
OWNER REPRESENTATIVES:	MOSAIC		
	CONTACT:	LIHIN SHAO	
	TITLE:	PRINCIPAL	
	ADDRESS:	281 17TH ST, STE 208, OAKLAND, CA 94612	
ARCHITECTS:	PIYATOK ARCHITECTS, INC.		
	CONTACT:	PETER WALLER	
	TITLE:	PRINCIPAL	
	ADDRESS:	360 22ND ST, STE 600, OAKLAND, CA 94612	
LANDSCAPE ARCHITECT:	COSTELLO KENNEDY		
	CONTACT:	MATT KENNEDY	
	TITLE:	LANDSCAPE ARCHITECT	
	ADDRESS:	526 3RD ST, SAN RAFAEL, CA 94901	
GRAND RIVER COMMUNITY DEVELOPMENT:	NITUMIGAABOW CHAMPAGNE		
	CONTACT:	EXECUTIVE DIRECTOR	
	ADDRESS:	901 S 70TH ST, 632 S 62ND, MILWAUKEE, WI 53214	
	PHONE:	414-429-6906	
AKINPAZ:	KRISTIAN AKIN & LORENA AKIN-PAZ		
	CONTACT:	PRINCIPAL ARCHITECT	
	ADDRESS:	2601 TINDALL RANCH RD, UTAH, CA 95482	
	PHONE:	707-234-5152	



LOCATION MAP
NOT-TO-SCALE

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C0.0	COVER SHEET
C0.1	GENERAL NOTES
C1.0	EXISTING CONDITIONS & DEMOLITION PLAN
C2.0	OVERALL SITE LAYOUT & SHEET KEY
C2.1	CIVIL SITE PLAN
C3.0	OVERALL GRADING & DRAINAGE PLAN
C3.1	GRADING & DRAINAGE PLAN
C3.2	GRADING & DRAINAGE PLAN
C3.3	GRADING & DRAINAGE PLAN
C3.4	GRADING & DRAINAGE PLAN
C4.0	UTILITY PLAN
C4.1	UTILITY PLAN
C5.0	OFFSITE SEWER PLAN & PROFILE
C5.1	OFFSITE SEWER PLAN & PROFILE
C6.0	DETAILS

BI'DU KHAALE PHASE 2
HOUSING AND WELLNESS
PRELIMINARY IMPROVEMENT PLANS
COVER SHEET

JOB NO. 8267.31
DATE NOVEMBER 2025
DESIGNER KD
CHECKED KD DRAWN CLM
SHEET C0.0

70% DESIGN DEVELOPMENT

	SUBDIVISION GENERAL NOTES				STD. NO. 100
	SCALE: NONE	DRAWN: CLG	CHK: JHG	APPVD:	DATE: APR. 2004

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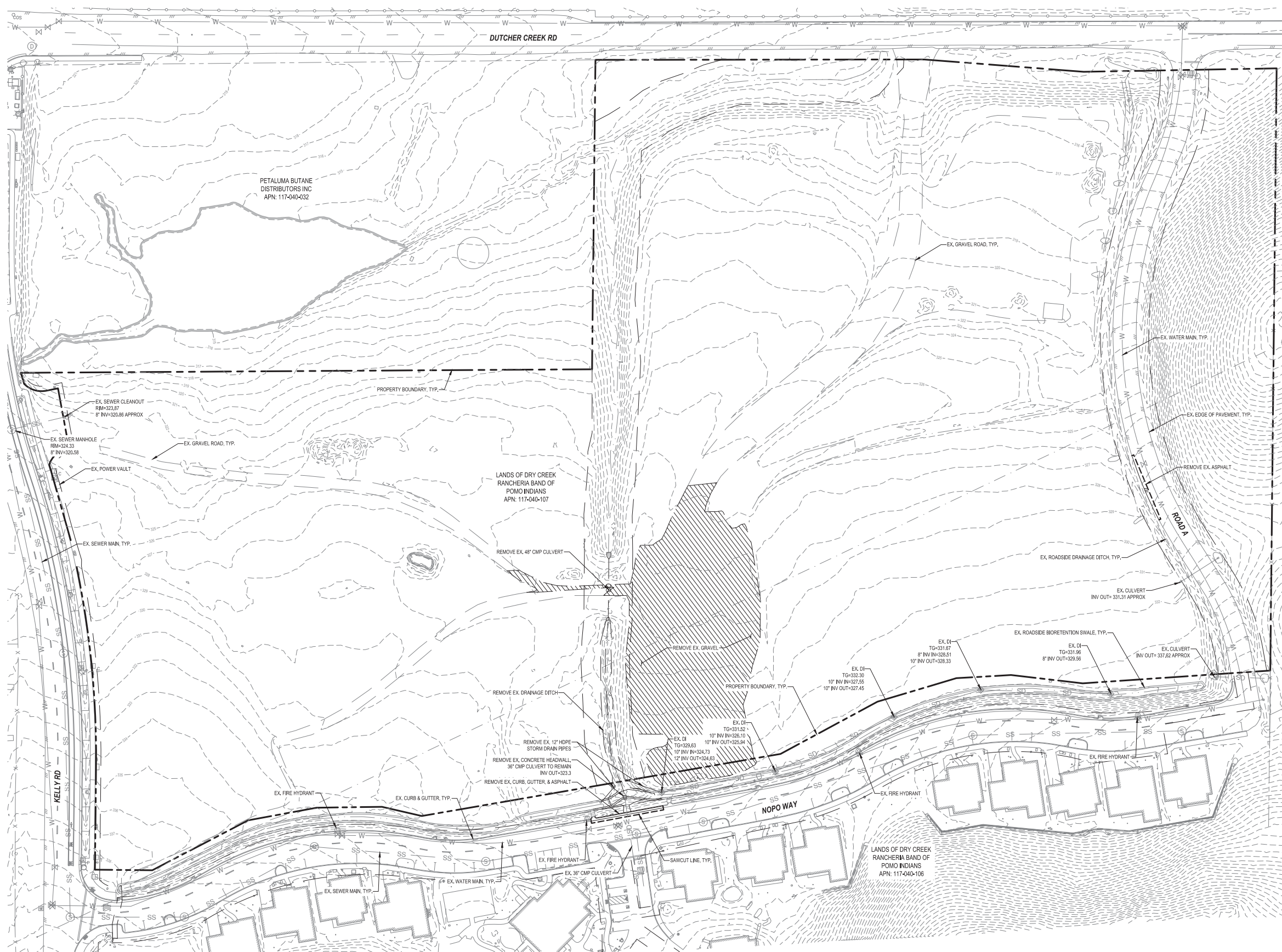
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BI'DU KHA'ALE PHASE 2

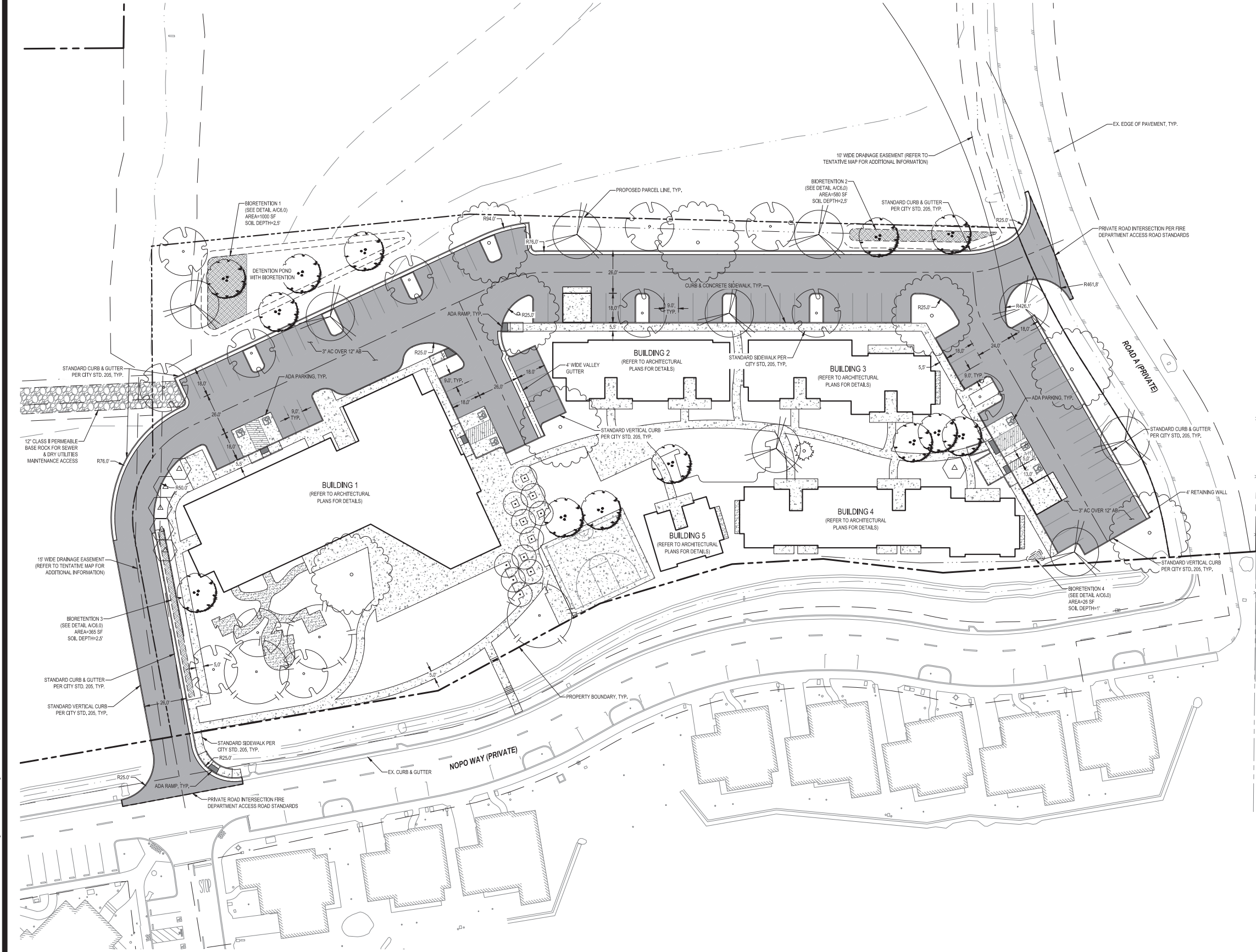
HOUSING AND WELLNESS PRELIMINARY IMPROVEMENT PLANS

GENERAL NOTES

JOB NO. 8267.31
DATE NOVEMBER 2025
DESIGNER KD
CHECKED KD DRAWN CLM
SHEET **C0.1**



Date: Feb 04, 2025, 11:36am User: ID: jromero
File: J:\Shared\Projects\250052073 B'DU Khaalé Cultural Wellness Center and Affordable Housing\CD\DWG\2073 SITE.dwg



LEGEND

EXISTING PROPERTY BOUNDARY	---
PROPOSED PARCEL LINE	---
EASEMENT	---
EXISTING EDGE OF PAVEMENT	---
AC PAVEMENT	---
CONCRETE SIDEWALK	---
DECOMPOSED GRANITE	---
BIORETENTION AREA	---

NOTES:

- SEE ARCHITECTURAL PLAN SHEET A1.01 FOR BUILDING SETBACK INFORMATION.
- TREES SHOWN FOR REFERENCE, REFER TO LANDSCAPE PLAN SHEET L200 FOR PLANTING INFORMATION.

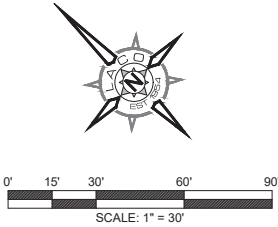
B'DU KHAALÉ PHASE 2 HOUSING AND WELLNESS PRELIMINARY IMPROVEMENT PLANS CIVIL SITE PLAN

JOB NO. 8267.31
DATE NOVEMBER 2025
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SHEET C2.1

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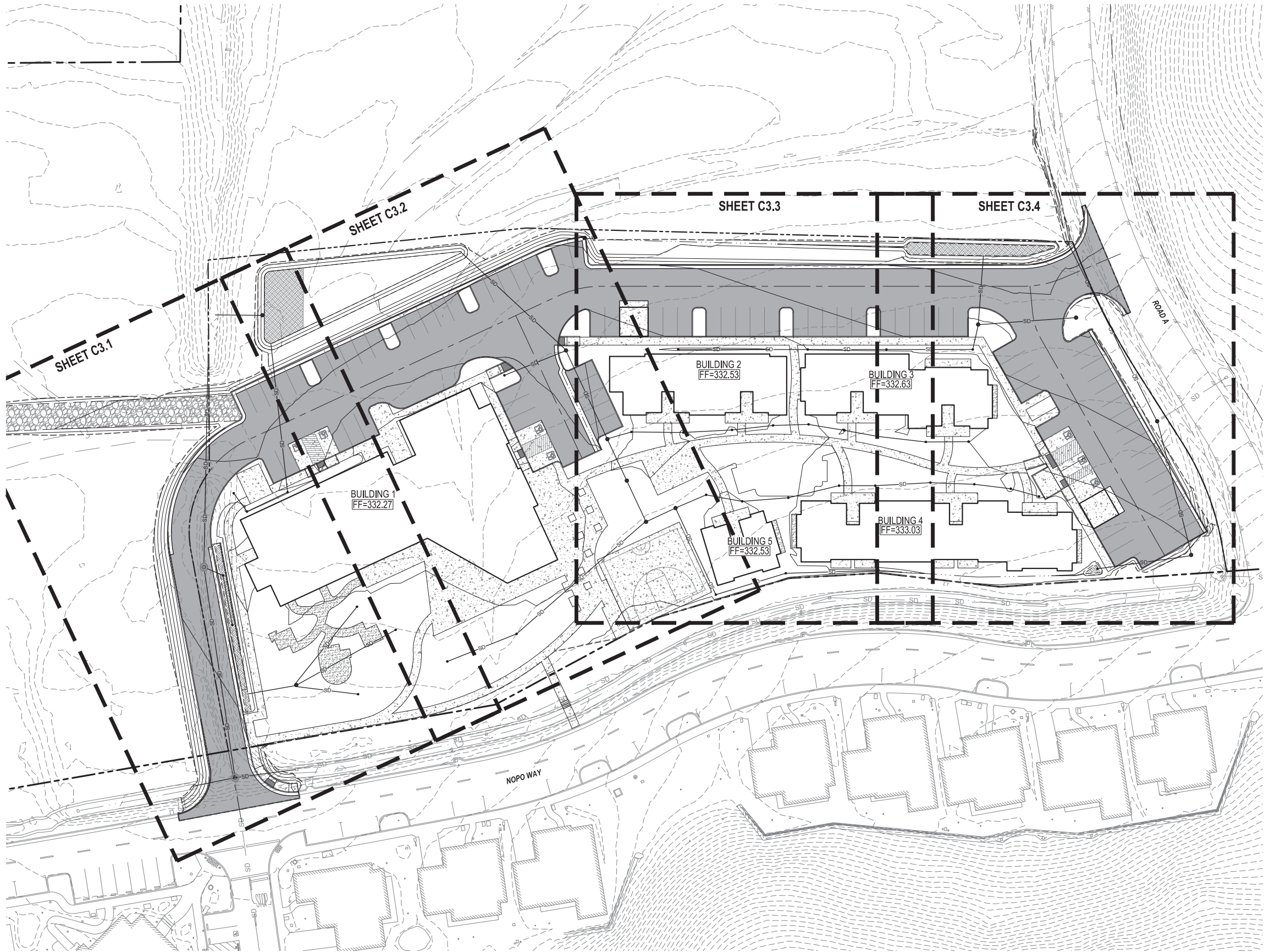


NO.	REVISION	DATE



Date: Feb 04, 2025, 11:36am User ID: jacobg
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LEGEND

EXISTING PROPERTY BOUNDARY	---
PROPOSED PARCEL LINE	---
EASEMENT	---
EXISTING MAJOR CONTOUR	-80-
EXISTING MINOR CONTOUR	-78-
PROPOSED MAJOR CONTOUR	-80-
PROPOSED MINOR CONTOUR	-78-
EXISTING EDGE OF PAVEMENT	---
AC PAVEMENT	---
CONCRETE SIDEWALK	---
BIORETENTION AREA	---
FLOWLINE	---
APPROX. LIMITS OF DISTURBANCE	---
GRADE BREAK	---
EXISTING STORM DRAIN PIPE	SD
STORM DRAIN PIPE	SD
STORM DRAIN INLET	---
STORM DRAIN MANHOLE	---
YARD DRAIN	---

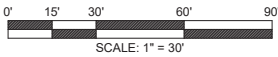
GRADING ABBREVIATIONS

AC	ASPHALT CONCRETE
BOW	BACK OF WALK
CL	CENTER LINE
CONC	CONCRETE
EP	EDGE OF PAVEMENT
(EX)	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GROUND
FL	FLOW LINE
GB	GRADE BREAK
TC	TOP OF CURB
TG	TOP OF GRATE

EARTHWORK SUMMARY

	CUT	FILL	NET
EARTHWORK*	990 CY	11,770 CY	10,780 CY (FILL)
AREA OF DISTURBANCE (LIMITS OF GRADING)		±3.47 AC	
TREE REMOVAL		0 TREES	

*EARTHWORK NUMBERS ARE PRELIMINARY ONLY AND SUBJECT TO CHANGE. THEY DO NOT ACCOUNT FOR UTILITY TRENCHING OR OVER EXCAVATION FOR PAVEMENT AND BASE ROCK, SWELLING, SHRINKAGE OR LOSS FACTORS ARE NOT INCLUDED.



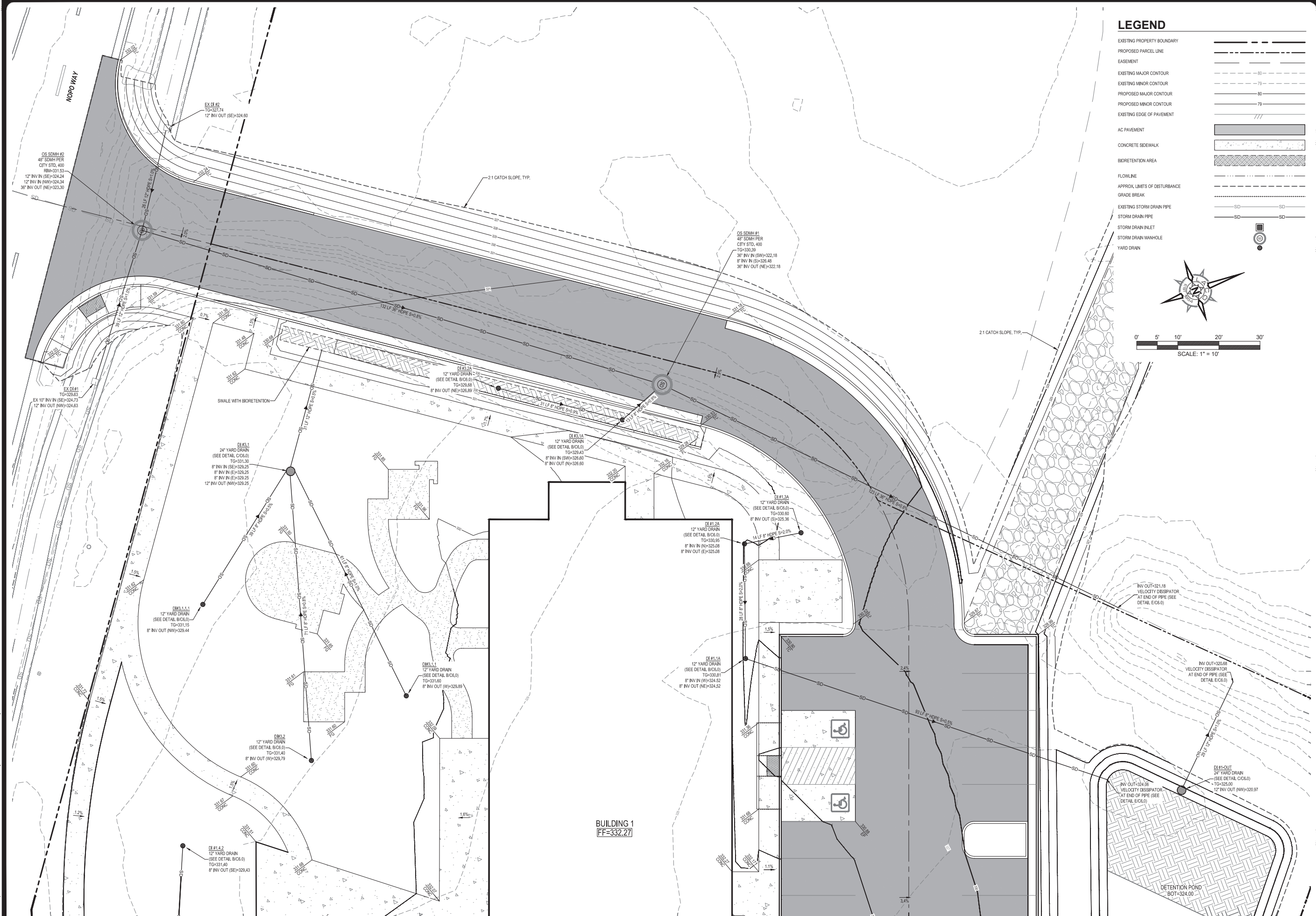
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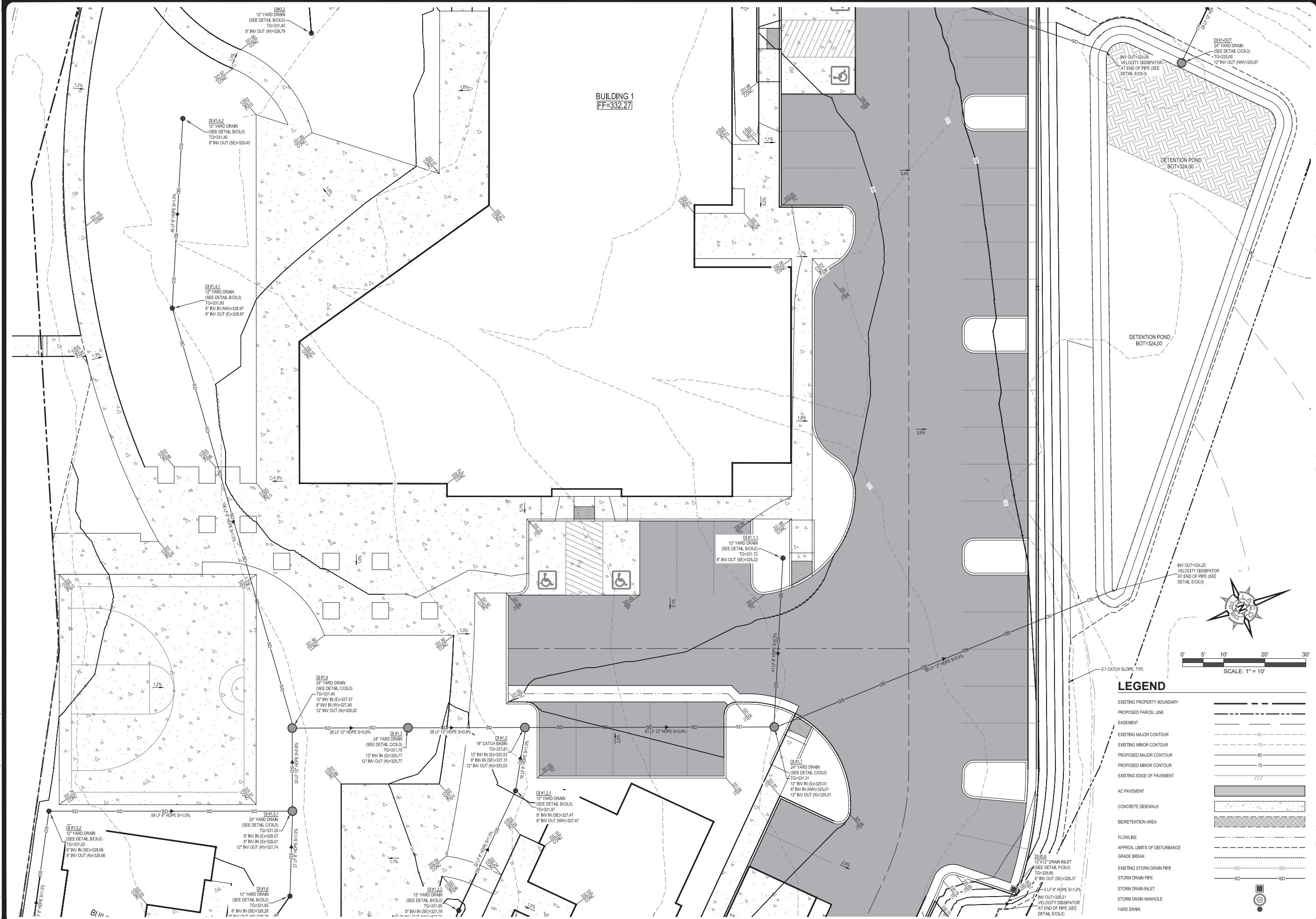
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B'IDU KHAALE PHASE 2
HOUSING AND WELLNESS
PRELIMINARY IMPROVEMENT PLANS
OVERALL GRADING & DRAINAGE PLAN

JOB NO.	8267.31
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SHEET	C3.0

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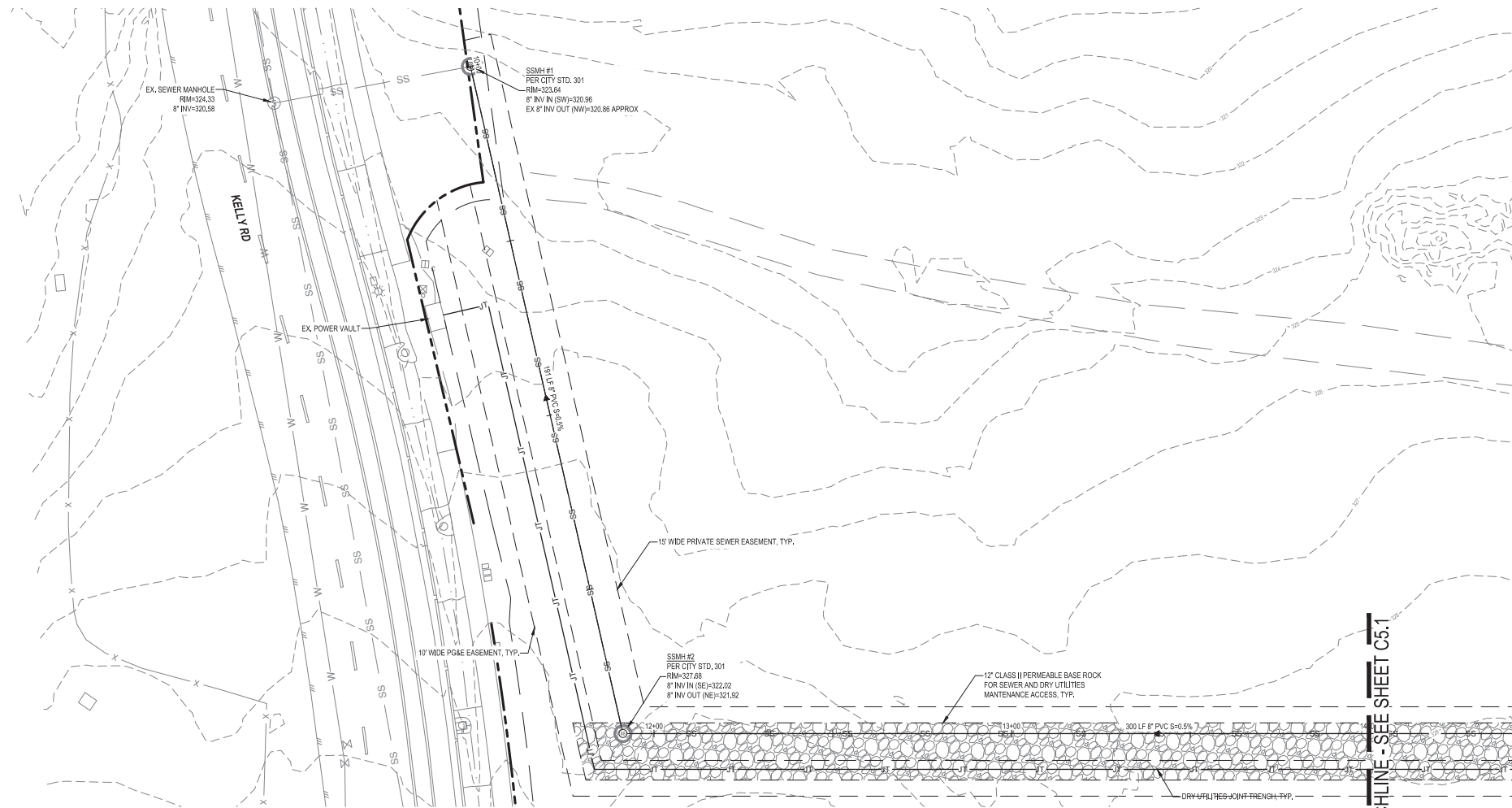


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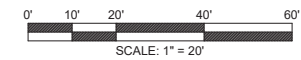
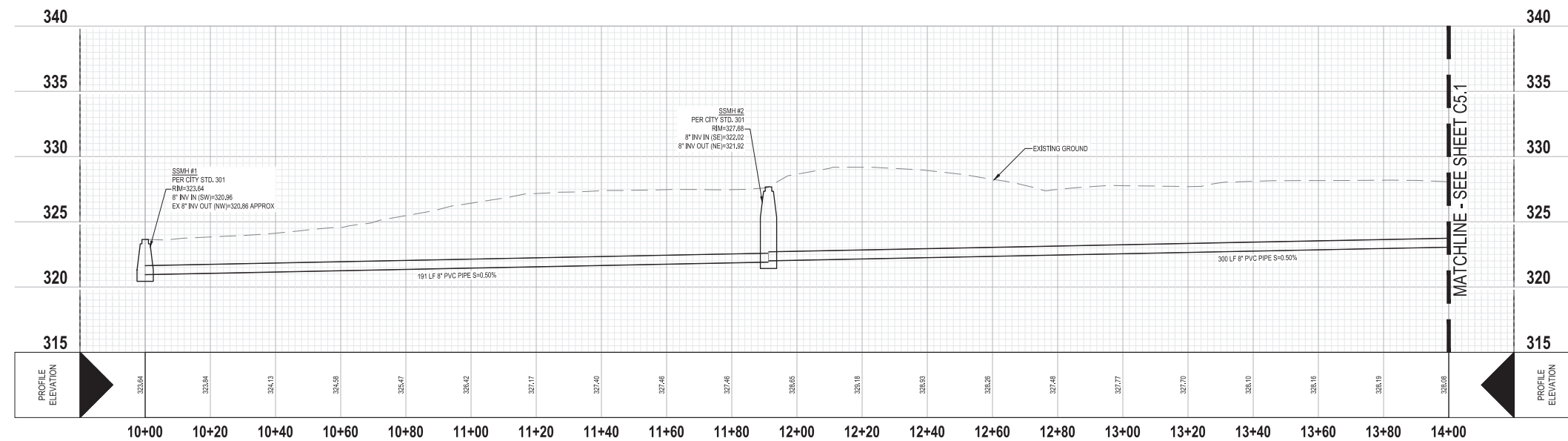


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EXISTING PROPERTY BOUNDARY
PROPOSED PARCEL LINE
EASEMENT
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR
EXISTING EDGE OF PAVEMENT

AC PAVEMENT
CONCRETE SIDEWALK
FLOWLINE
APPROX. LIMITS OF DISTURBANCE
GRADE BREAK
EXISTING WATER LINE
EXISTING SEWER LINE
EXISTING STORM DRAIN LINE
STORM DRAIN PIPE
SANITARY SEWER PIPE
WATER PIPE
DRY UTILITIES JOINT TRENCH
SEWER MANHOLE



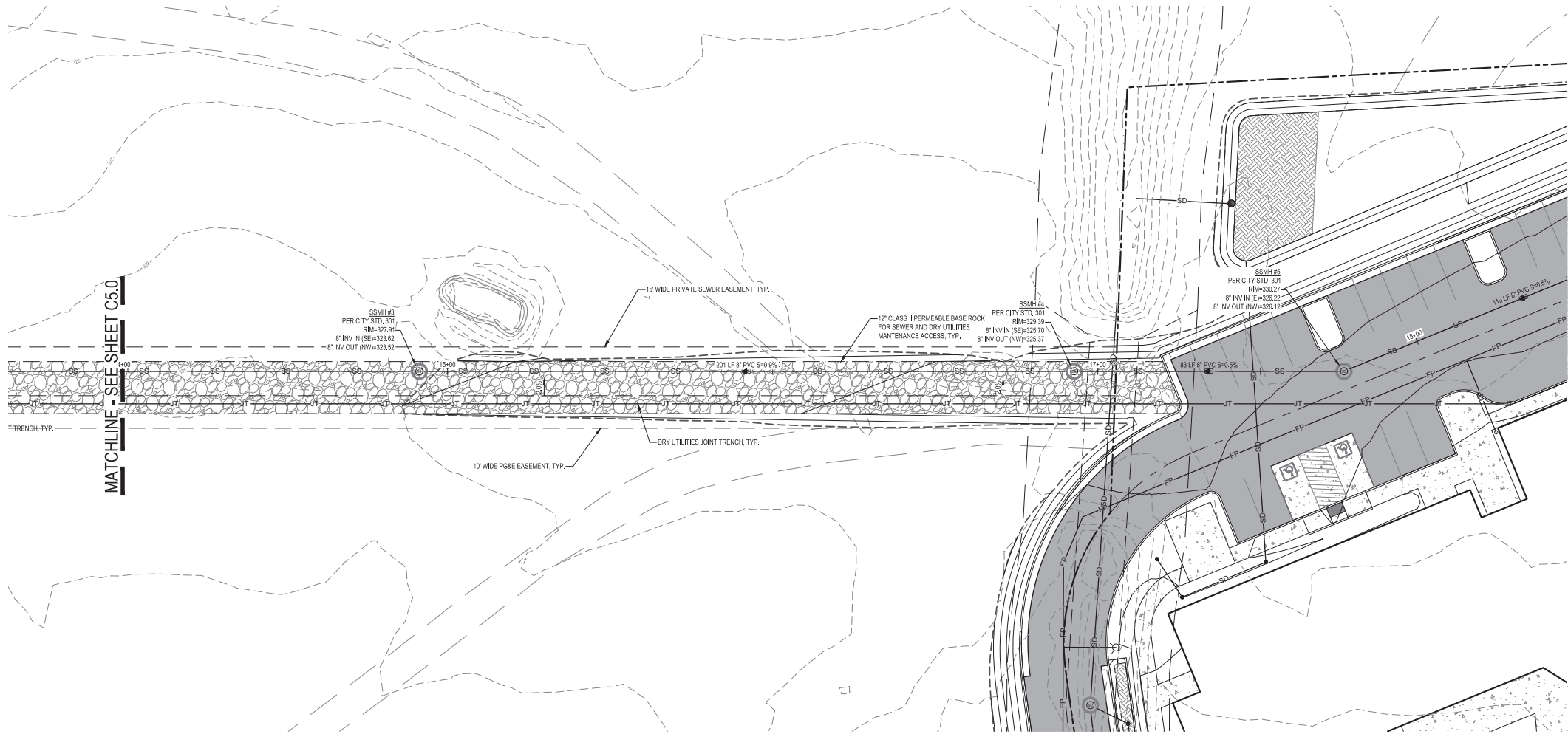
BI'DU KHAAL PHASE 2 HOUSING AND WELLNESS PRELIMINARY IMPROVEMENT PLANS OFFSITE SEWER PLAN & PROFILE

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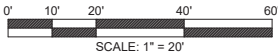
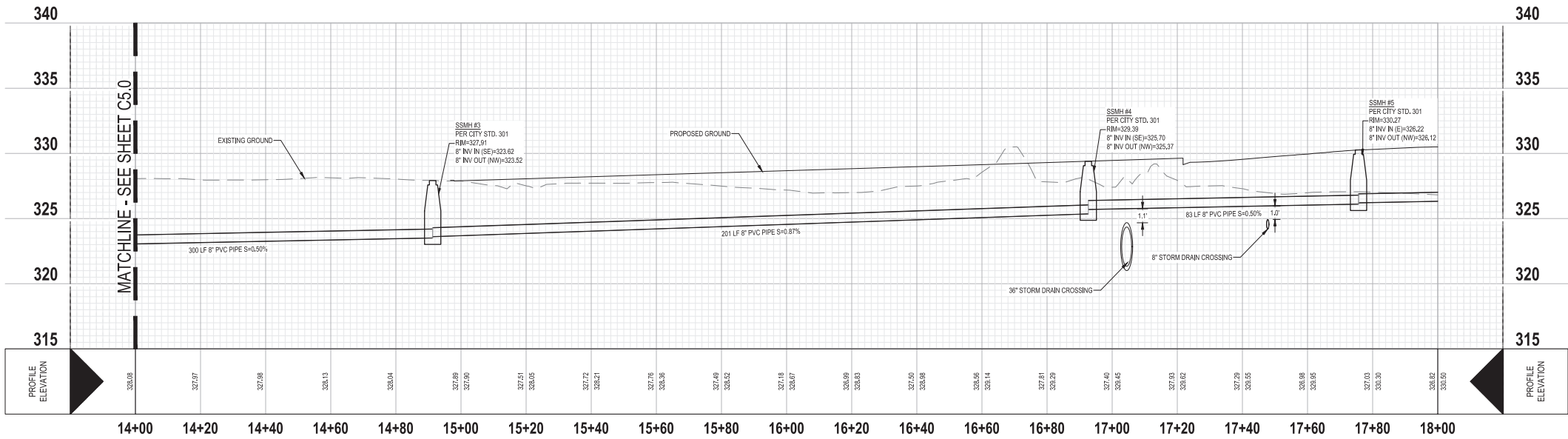
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LEGEND

EXISTING PROPERTY BOUNDARY	---
PROPOSED PARCEL LINE	---
EASEMENT	---
EXISTING MAJOR CONTOUR	---
EXISTING MINOR CONTOUR	---
PROPOSED MAJOR CONTOUR	---
PROPOSED MINOR CONTOUR	---
EXISTING EDGE OF PAVEMENT	---
AC PAVEMENT	---
CONCRETE SIDEWALK	---
FLOWLINE	---
APPROX. LIMITS OF DISTURBANCE	---
GRADE BREAK	---
EXISTING WATER LINE	W
EXISTING SEWER LINE	SS
EXISTING STORM DRAIN LINE	SD
STORM DRAIN PIPE	SD
SANITARY SEWER PIPE	SS
WATER PIPE	W
DRY UTILITIES JOINT TRENCH	JT
SEWER MANHOLE	SSMH
STORM DRAIN INLET	SDI
STORM DRAIN MANHOLE	SDM
YARD DRAIN	YD



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BI'DU KHAALE PHASE 2
HOUSING AND WELLNESS
PRELIMINARY IMPROVEMENT PLANS
OFFSITE SEWER PLAN & PROFILE

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