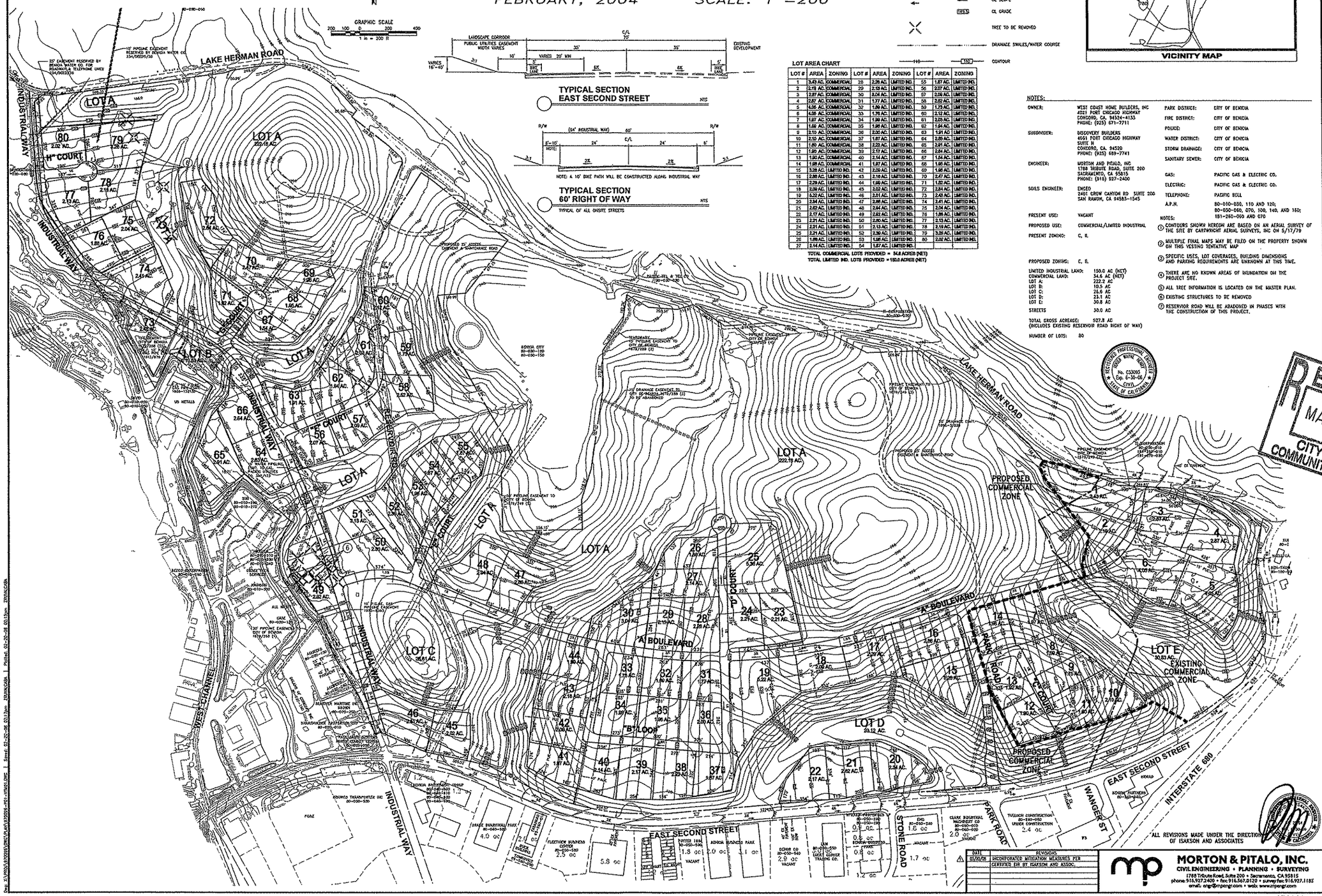
VESTING TENTATIVE MAP

BENICIA BUSINESS PARK

CITY OF BENICIA, CA

FEBRUARY, 2004 SCALE: 1"=200'



NOTED: A 10' BIKE PATH WILL BE CONSTRUCTED ALONG INDUSTRIAL WAY

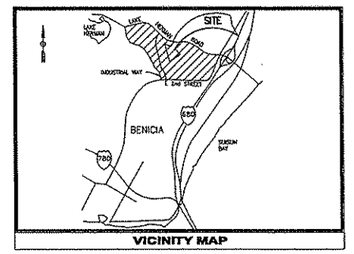
UTILITY LEGEND

EXISTING	PROPOSED	DESCRIPTION
		CL SLOPE
		CL GRADE
		TREE TO BE REMOVED
		DRAINAGE SWALES/WATER COURSE
		CONTOUR

LOT AREA CHART

LOT #	AREA	ZONING	LOT #	AREA	ZONING	LOT #	AREA	ZONING
1	3.43 AC.	COMMERCIAL	28	2.26 AC.	LIMITED IND.	55	1.87 AC.	LIMITED IND.
2	2.13 AC.	COMMERCIAL	29	2.28 AC.	LIMITED IND.	56	2.07 AC.	LIMITED IND.
3	2.87 AC.	COMMERCIAL	30	3.04 AC.	LIMITED IND.	57	2.06 AC.	LIMITED IND.
4	2.87 AC.	COMMERCIAL	31	1.77 AC.	LIMITED IND.	58	2.82 AC.	LIMITED IND.
5	4.56 AC.	COMMERCIAL	32	1.90 AC.	LIMITED IND.	59	1.79 AC.	LIMITED IND.
6	4.68 AC.	COMMERCIAL	33	1.76 AC.	LIMITED IND.	60	2.12 AC.	LIMITED IND.
7	1.87 AC.	COMMERCIAL	34	1.98 AC.	LIMITED IND.	61	2.03 AC.	LIMITED IND.
8	1.66 AC.	COMMERCIAL	35	1.98 AC.	LIMITED IND.	62	1.94 AC.	LIMITED IND.
9	2.10 AC.	COMMERCIAL	36	2.00 AC.	LIMITED IND.	63	1.91 AC.	LIMITED IND.
10	2.10 AC.	COMMERCIAL	37	1.87 AC.	LIMITED IND.	64	2.09 AC.	LIMITED IND.
11	1.80 AC.	COMMERCIAL	38	2.22 AC.	LIMITED IND.	65	2.91 AC.	LIMITED IND.
12	1.69 AC.	COMMERCIAL	39	2.17 AC.	LIMITED IND.	66	2.64 AC.	LIMITED IND.
13	1.50 AC.	COMMERCIAL	40	2.14 AC.	LIMITED IND.	67	1.54 AC.	LIMITED IND.
14	1.98 AC.	COMMERCIAL	41	1.87 AC.	LIMITED IND.	68	1.86 AC.	LIMITED IND.
15	3.39 AC.	LIMITED IND.	42	2.50 AC.	LIMITED IND.	69	1.98 AC.	LIMITED IND.
16	2.86 AC.	LIMITED IND.	43	2.19 AC.	LIMITED IND.	70	2.47 AC.	LIMITED IND.
17	2.29 AC.	LIMITED IND.	44	1.99 AC.	LIMITED IND.	71	1.82 AC.	LIMITED IND.
18	2.06 AC.	LIMITED IND.	45	2.02 AC.	LIMITED IND.	72	2.04 AC.	LIMITED IND.
19	3.22 AC.	LIMITED IND.	46	2.21 AC.	LIMITED IND.	73	2.45 AC.	LIMITED IND.
20	2.34 AC.	LIMITED IND.	47	2.98 AC.	LIMITED IND.	74	2.41 AC.	LIMITED IND.
21	2.62 AC.	LIMITED IND.	48	2.94 AC.	LIMITED IND.	75	2.04 AC.	LIMITED IND.
22	2.17 AC.	LIMITED IND.	49	2.82 AC.	LIMITED IND.	76	1.88 AC.	LIMITED IND.
23	2.21 AC.	LIMITED IND.	50	2.30 AC.	LIMITED IND.	77	2.13 AC.	LIMITED IND.
24	2.21 AC.	LIMITED IND.	51	2.13 AC.	LIMITED IND.	78	2.19 AC.	LIMITED IND.
25	3.21 AC.	LIMITED IND.	52	2.30 AC.	LIMITED IND.	79	3.26 AC.	LIMITED IND.
26	1.89 AC.	LIMITED IND.	53	1.98 AC.	LIMITED IND.	80	2.02 AC.	LIMITED IND.
27	2.14 AC.	LIMITED IND.	54	1.87 AC.	LIMITED IND.			

TOTAL COMMERCIAL LOTS PROVIDED = 54.8 ACRES (NET)
TOTAL LIMITED IND. LOTS PROVIDED = 150.0 ACRES (NET)



NOTES:

OWNER: WEST COAST HOME BUILDERS, INC
4021 PORT CHICAGO HIGHWAY
CONCORD, CA. 94524-4155
PHONE: (925) 671-7711

SUBDIVIDER: DISCOVERY BUILDERS
4061 PORT CHICAGO HIGHWAY
SUITE N
CONCORD, CA. 94520
PHONE: (925) 689-7741

ENGINEER: MORTON AND PITALO, INC
1768 TRIBUTE ROAD, SUITE 200
SACRAMENTO, CA 95815
PHONE: (916) 927-2400

SOILS ENGINEER: ENGEO
2401 CROW CANYON RD SUITE 200
SAN RAMON, CA 94583-1545

PRESENT USE: VACANT

PROPOSED USE: COMMERCIAL/LIMITED INDUSTRIAL

PRESENT ZONING: C, IL

PROPOSED ZONING: C, IL

LIMITED INDUSTRIAL LAND: 150.0 AC (NET)
COMMERCIAL LAND: 54.8 AC (NET)
LOT A: 222.2 AC
LOT B: 10.5 AC
LOT C: 26.6 AC
LOT D: 23.1 AC
LOT E: 30.8 AC

STREETS 30.0 AC

TOTAL GROSS ACREAGE: 527.8 AC
(INCLUDES EXISTING RESERVOIR ROAD RIGHT OF WAY)

NUMBER OF LOTS: 80

PARK DISTRICT: CITY OF BENICIA
FIRE DISTRICT: CITY OF BENICIA
POLICE: CITY OF BENICIA
WATER DISTRICT: CITY OF BENICIA
STORM DRAINAGE: CITY OF BENICIA
SANITARY SEWER: CITY OF BENICIA
GAS: PACIFIC GAS & ELECTRIC CO.
ELECTRIC: PACIFIC GAS & ELECTRIC CO.
TELEPHONE: PACIFIC BELL
A.P.N. 80-010-030, 110 AND 120;
80-050-060, 070, 100, 140, AND 160;
151-260-050 AND 070

NOTES:
1. CONTOURS SHOWN HEREON ARE BASED ON AN AERIAL SURVEY OF THE SITE BY CARTWRIGHT AERIAL SURVEYS, INC ON 5/17/79
2. MULTIPLE FINAL MAPS MAY BE FILED ON THE PROPERTY SHOWN ON THIS VESTING TENTATIVE MAP
3. SPECIFIC USES, LOT COVERAGES, BUILDING DIMENSIONS AND PARKING REQUIREMENTS ARE UNKNOWN AT THIS TIME.
4. THERE ARE NO KNOWN AREAS OF INUNDATION ON THE PROJECT SITE.
5. ALL TREE INFORMATION IS LOCATED ON THE MASTER PLAN.
6. EXISTING STRUCTURES TO BE REMOVED
7. RESERVOIR ROAD WILL BE ABANDONED IN PHASES WITH THE CONSTRUCTION OF THIS PROJECT.

REGISTERED PROFESSIONAL ENGINEER — JAMES WAYNE MORTON — No. C33093 Exp. 6-30-06 — CIVIL — STATE OF CALIFORNIA

RECEIVED
MAR 21 2008
CITY OF BENICIA
COMMUNITY DEVELOPMENT

ALL REVISIONS MADE UNDER THE DIRECTION OF ISAKSON AND ASSOCIATES

DATE	REVISIONS
05/05/08	INCORPORATED MITIGATION MEASURES PER CERTIFIED EIR BY ISAKSON AND ASSOC.

MORTON & PITALO, INC.
CIVIL ENGINEERING • PLANNING • SURVEYING
1768 Tribute Road, Suite 200 • Sacramento, CA 95815
phone: 916.927.2400 • fax: 916.567.0129 • survey fax: 916.927.1185
email: engr@mpengr.com • web: www.mpengr.com

JOB NO. 970096

PRELIMINARY DRAINAGE PLAN FOR

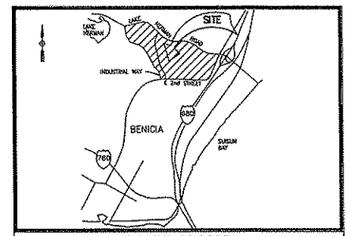
BENICIA BUSINESS PARK

CITY OF BENICIA, CA

FEBRUARY, 2004 SCALE: 1"=200'

UTILITY LEGEND

EXISTING	PROPOSED	DESCRIPTION
120	120	STORM DRAIN PIPE & SIZE
○	●	MANHOLE
630	635	CONTOUR
		DRAINAGE SWALES/WATER COURSE



VICINITY MAP

GRAPHIC SCALE
200 100 0 200 400
1 in. = 200 ft

EX 5'x2' BOX CULVERT
FL=109.75 N

2 EX 42" SD
FL=120.61 N
FL=118.00 S

EX 6'x6' BOX CULVERT
FL=146.8 N
FL=138.5 S

EX 48"SD
FL=160.32 N
FL=154.63 S

EX 36" STORM DRAIN

EX 18" STORM DRAIN

EX 48" STORM DRAIN

EX 48" STORM DRAIN
S=0.065

EX 38"x60"SD
BOX CULVERT
FL=18.35

EX 30" CMP
FL=21.30

LOT A
222.18 AC.

LOT B
LOT C
26.61 AC.

LOT D
24.42 AC.

LOT E
90.80 AC.

ALL REVISIONS MADE UNDER THE DIRECTION OF ISAKSON AND ASSOCIATES

DATE	REVISIONS
05/05/08	INCORPORATED MITIGATION MEASURES PER CERTIFIED EIR BY ISAKSON AND ASSOC.

MORTON & PITALO, INC.
CIVIL ENGINEERING • PLANNING • SURVEYING
1768 Tributa Road, Suite 200 • Sacramento, CA 95815
phone: 916.927.2400 • fax: 916.567.0120 • survey fax: 916.927.1185
email: eng@mpengr.com • web: www.mpengr.com

JOB NO. 970096

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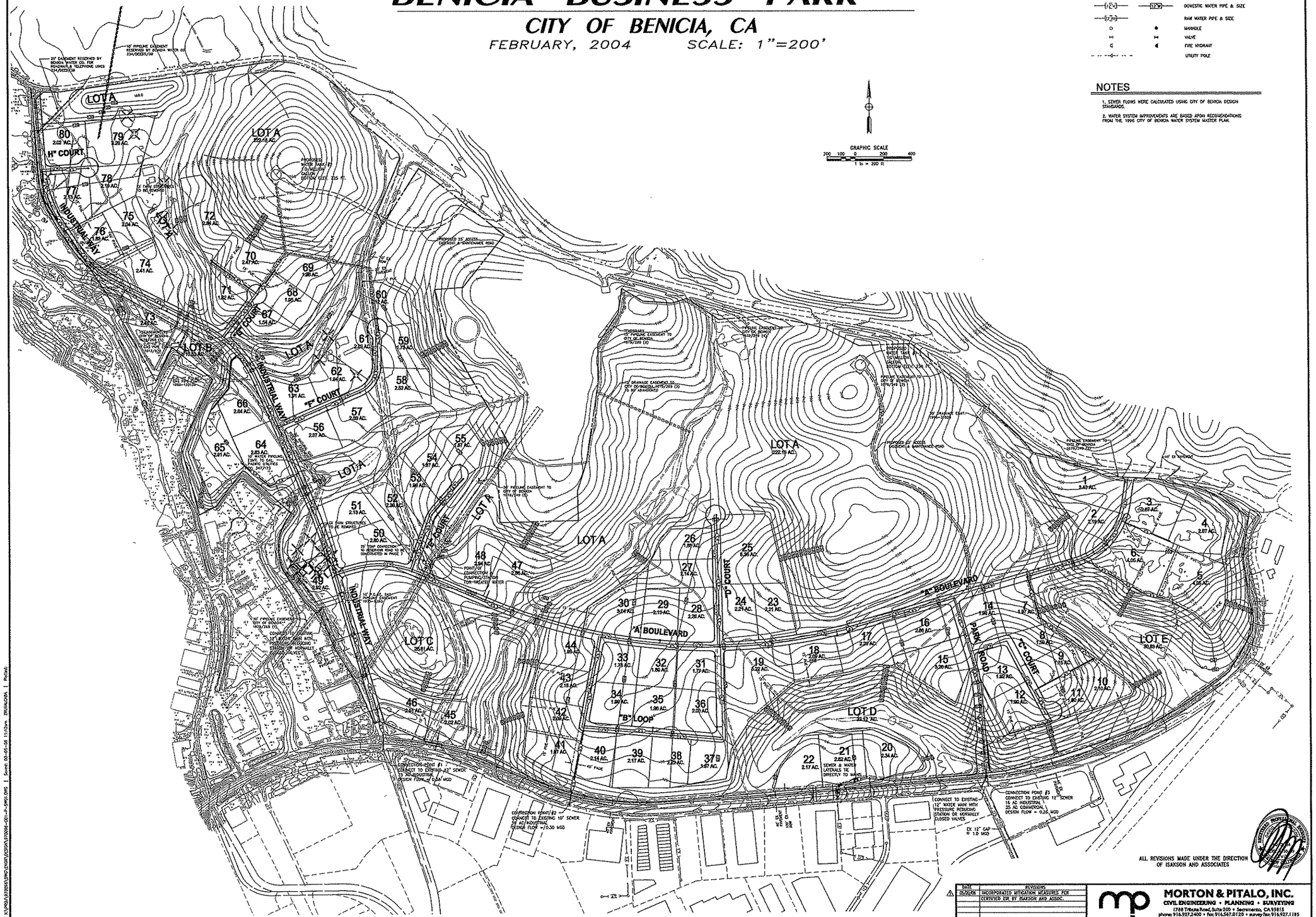
PRELIMINARY SEWER AND WATER PLAN FOR

BENICIA BUSINESS PARK

CITY OF BENICIA, CA

FEBRUARY, 2004 SCALE: 1"=200'



UTILITY LEGEND

EXISTING	PROPOSED	DESCRIPTION
8"S	8"S	SANITARY SEWER PIPE & SIZE
12"W	12"W	DOMESTIC WATER PIPE & SIZE
12"RW		RAW WATER PIPE & SIZE
○	●	MANHOLE
⋈	⋈	VALVE
⊄	◀	FIRE HYDRANT
		UTILITY POLE

NOTES

1. SEWER FLOWS WERE CALCULATED USING CITY OF BENICIA DESIGN STANDARDS.
2. WATER SYSTEM IMPROVEMENTS ARE BASED UPON RECOMMENDATIONS FROM THE 1996 CITY OF BENICIA WATER SYSTEM MASTER PLAN.

ALL REVISIONS MADE UNDER THE DIRECTION OF ISAKSON AND ASSOCIATES

DATE	REVISIONS
05/05/05	INCORPORATED MITIGATION MEASURES PER CERTIFIED EIR BY ISAKSON AND ASSOC.

MORTON & PITALO, INC.
CIVIL ENGINEERING • PLANNING • SURVEYING
1708 Tribute Road, Suite 200 • Sacramento, CA 95815
phone: 916/927.2400 • fax: 916/567.0120 • survey fax: 916/927.1185
email: eng@mpengr.com • web: www.mpengr.com

JOB NO. 970096

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PHASING MAP

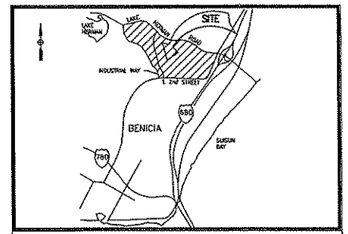
BENICIA BUSINESS PARK

CITY OF BENICIA, CA

FEBRUARY, 2004 SCALE: 1"=200'

UTILITY LEGEND

EXISTING	PROPOSED	DESCRIPTION
	CL	CL SLOPE
	CL	CL GRADE
X		TREE TO BE REMOVED
		DRAINAGE SWALES/WATER COURSE
116	110	CONTOUR



VICINITY MAP

NOTES:

OWNER:	WEST COAST HOME BUILDERS, INC 4021 PORT CHICAGO HIGHWAY CONCORD, CA. 94524-4133 PHONE: (925) 671-7711
SUBDIVIDER:	DISCOVERY BUILDERS 4051 PORT CHICAGO HIGHWAY SUITE H CONCORD, CA. 94520 PHONE: (925) 689-7741
ENGINEER:	MORTON AND PITALO, INC 1788 TRIBUTE ROAD, SUITE 200 SACRAMENTO, CA 95815 PHONE: (916) 927-2400
SOILS ENGINEER:	ENGEO 2401 CROW CANYON RD SUITE 200 SAN RAMON, CA 94583-1545
PRESENT USE:	VACANT
PROPOSED USE:	COMMERCIAL/LIMITED INDUSTRIAL
PRESENT ZONING:	C, IL
PROPOSED ZONING:	C, IL
LIMITED INDUSTRIAL LAND:	150.0 AC (NET)
COMMERCIAL LAND:	34.8 AC (NET)
LOT A:	222.2 AC
LOT B:	10.5 AC
LOT C:	26.6 AC
LOT D:	25.1 AC
LOT E:	30.8 AC
STREETS	30.0 AC
TOTAL GROSS ACREAGE: (INCLUDES EXISTING RESERVOIR ROAD RIGHT OF WAY)	527.8 AC
NUMBER OF LOTS:	80

PARK DISTRICT:	CITY OF BENICIA
FIRE DISTRICT:	CITY OF BENICIA
POLICE:	CITY OF BENICIA
WATER DISTRICT:	CITY OF BENICIA
STORM DRAINAGE:	CITY OF BENICIA
SANITARY SEWER:	CITY OF BENICIA
GAS:	PACIFIC GAS & ELECTRIC CO.
ELECTRIC:	PACIFIC GAS & ELECTRIC CO.
TELEPHONE:	PACIFIC BELL
A.P.N.	80-010-030, 110 AND 120; 80-030-060, 070, 100, 140, AND 160; 181-260-060 AND 070

NOTES:

1. CONTOURS SHOWN HEREON ARE BASED ON AN AERIAL SURVEY OF THE SITE BY CARTWRIGHT AERIAL SURVEYS, INC ON 5/17/79
2. MULTIPLE FINAL MAPS MAY BE FILED ON THE PROPERTY SHOWN ON THIS VESTING TENTATIVE MAP
3. SPECIFIC USES, LOT COVERAGES, BUILDING DIMENSIONS AND PARKING REQUIREMENTS ARE UNKNOWN AT THIS TIME.
4. THERE ARE NO KNOWN AREAS OF INUNDATION ON THE PROJECT SITE.
5. ALL TREE INFORMATION IS LOCATED ON THE MASTER PLAN.
6. EXISTING STRUCTURES TO BE REMOVED
7. RESERVOIR ROAD WILL BE ABADONED IN PHASES WITH THE CONSTRUCTION OF THIS PROJECT.

REGISTERED PROFESSIONAL ENGINEER
ROGER WAYNE HENDY
No. C33093
Exp. 6-30-06
CIVIL
STATE OF CALIFORNIA

ALL REVISIONS MADE UNDER THE DIRECTION OF ISAKSON AND ASSOCIATES

DATE	REVISIONS
03/20/08	INCORPORATED MITIGATION MEASURES PER CERTIFIED EIR BY ISAKSON AND ASSOC.

MORTON & PITALO, INC.
CIVIL ENGINEERING • PLANNING • SURVEYING
1788 Tribute Road, Suite 200 • Sacramento, CA 95815
phone: 916.927.2400 • fax: 916.567.0120 • survey fax: 916.927.1185
email: engr@mpengr.com • web: www.mpengr.com

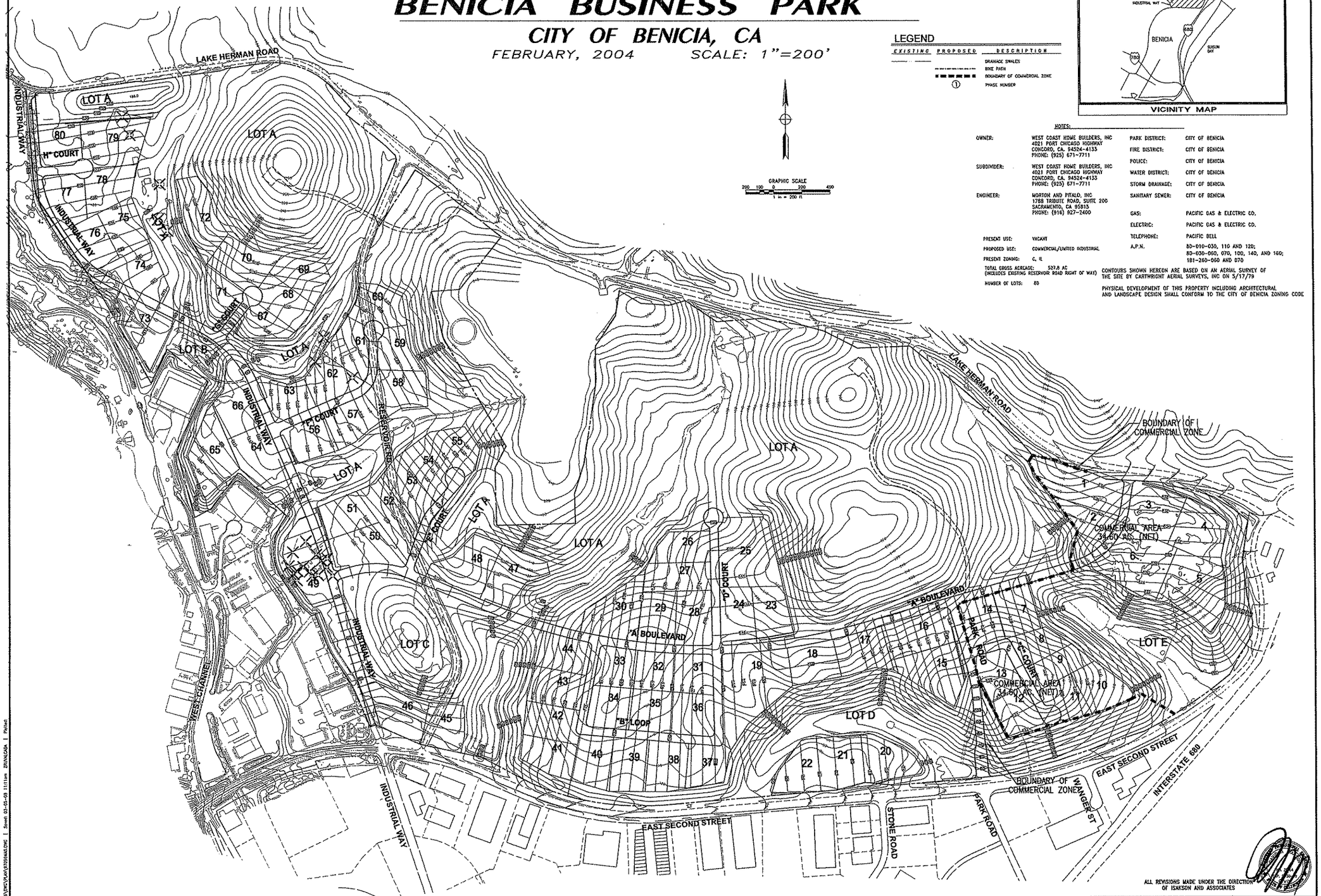
JOB NO. 970096

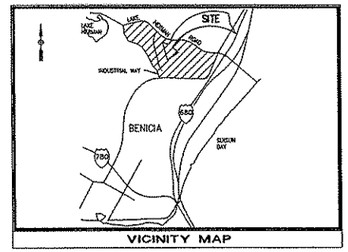
MASTER PLAN

BENICIA BUSINESS PARK

CITY OF BENICIA, CA

FEBRUARY, 2004 SCALE: 1"=200'





VICINITY MAP

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		DRAINAGE SWALES
		BIKE PATH
		BOUNDARY OF COMMERCIAL ZONE
	①	PHASE NUMBER

NOTES:

OWNER:	WEST COAST HOME BUILDERS, INC 4021 PORT CHICAGO HIGHWAY CONCORD, CA. 94524-4133 PHONE: (925) 671-7711	PARK DISTRICT:	CITY OF BENICIA
		FIRE DISTRICT:	CITY OF BENICIA
SUBDIVIDER:	WEST COAST HOME BUILDERS, INC 4021 PORT CHICAGO HIGHWAY CONCORD, CA. 94524-4133 PHONE: (925) 671-7711	POLICE:	CITY OF BENICIA
		WATER DISTRICT:	CITY OF BENICIA
		STORM DRAINAGE:	CITY OF BENICIA
ENGINEER:	MORTON AND PITALO, INC 1788 TRIBUTE ROAD, SUITE 200 SACRAMENTO, CA 95815 PHONE: (916) 927-2400	SANITARY SEWER:	CITY OF BENICIA
		GAS:	PACIFIC GAS & ELECTRIC CO.
		ELECTRIC:	PACIFIC GAS & ELECTRIC CO.
		TELEPHONE:	PACIFIC BELL
PRESENT USE:	VACANT	A.P.N.	80-010-030, 110 AND 120; 80-030-060, 070, 100, 140, AND 160; 181-260-060 AND 070
PROPOSED USE:	COMMERCIAL/LIMITED INDUSTRIAL		
PRESENT ZONING:	C, IL		
TOTAL GROSS ACREAGE: (INCLUDES EXISTING RESERVOIR ROAD RIGHT OF WAY)	527.8 AC		
NUMBER OF LOTS:	80		

CONTOURS SHOWN HEREON ARE BASED ON AN AERIAL SURVEY OF THE SITE BY CARTWRIGHT AERIAL SURVEYS, INC ON 5/17/79

PHYSICAL DEVELOPMENT OF THIS PROPERTY INCLUDING ARCHITECTURAL AND LANDSCAPE DESIGN SHALL CONFORM TO THE CITY OF BENICIA ZONING CODE

ALL REVISIONS MADE UNDER THE DIRECTION OF ISAKSON AND ASSOCIATES

	DATE	REVISIONS
1	05/20/08	INCORPORATED MITIGATION MEASURES PER CERTIFIED EIR BY ISAKSON AND ASSOC.

MORTON & PITALO, INC.
CIVIL ENGINEERING • PLANNING • SURVEYING
1788 TRIBUTE ROAD, SUITE 200, SACRAMENTO, CA 95815
PHONE: 916/927-2400 FAX: 916/567-0120

JOB NO. 970096