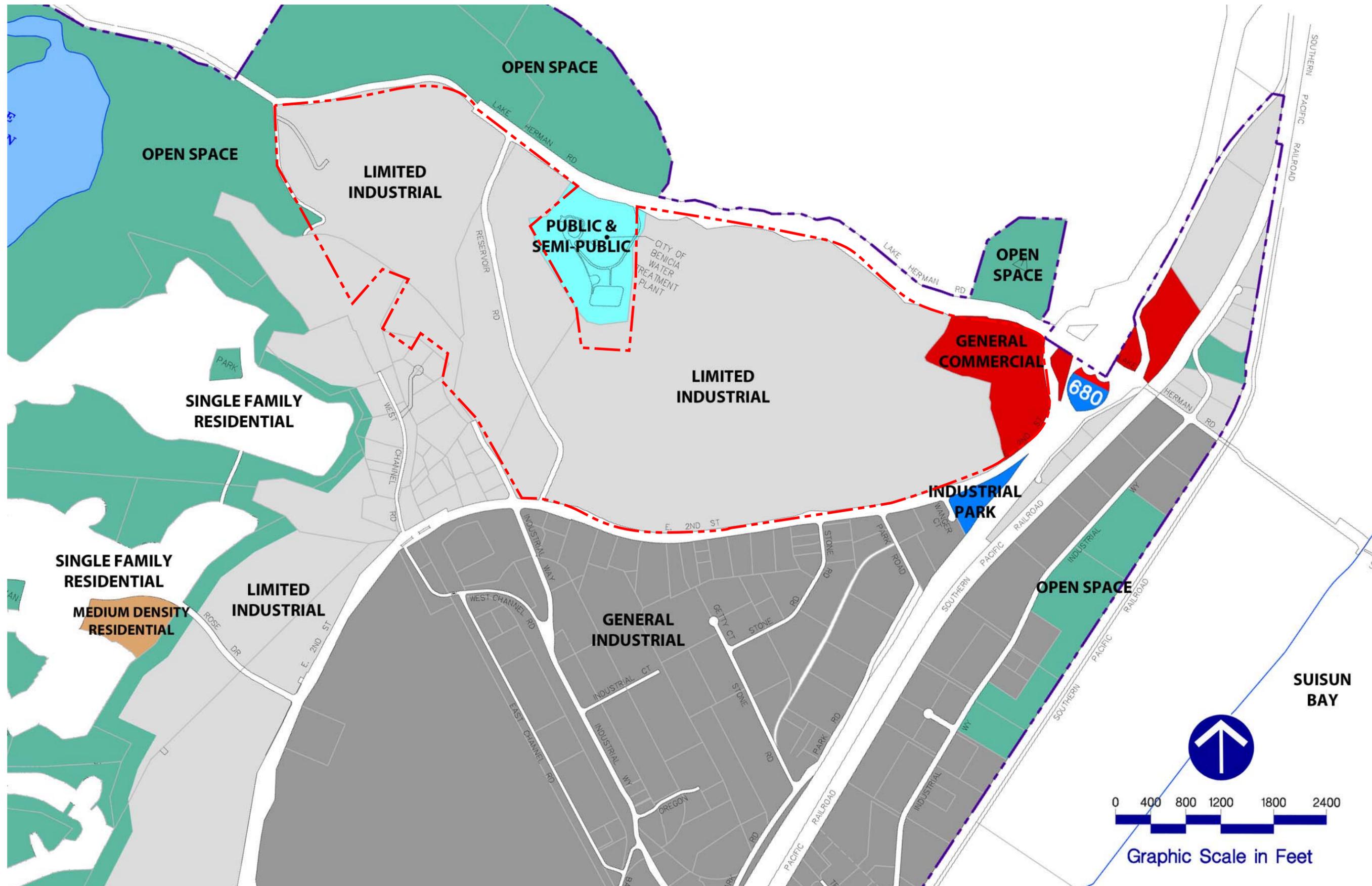


BENICIA BUSINESS PARK

BENICIA, CALIFORNIA

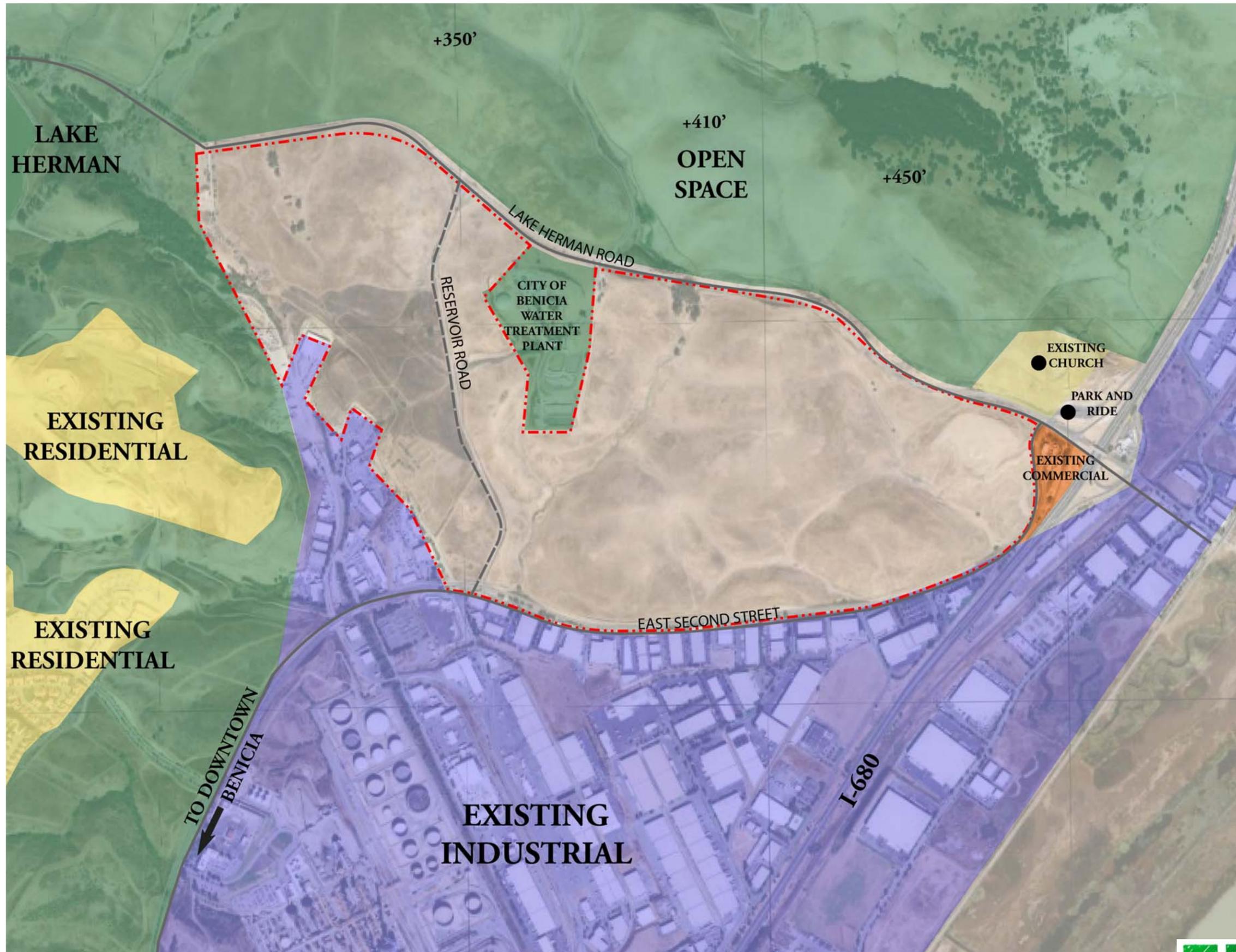
FIGURE 1 - BENICIA GENERAL PLAN
LAND USE DIAGRAM



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FIGURE 2 - BENICIA ZONING MAP



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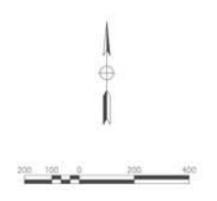


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FIGURE 3 - MASTER PLAN BOUNDARIES



- Existing Vegetation
- Existing Structures



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FIGURE 4 - MASTER PLAN AREA

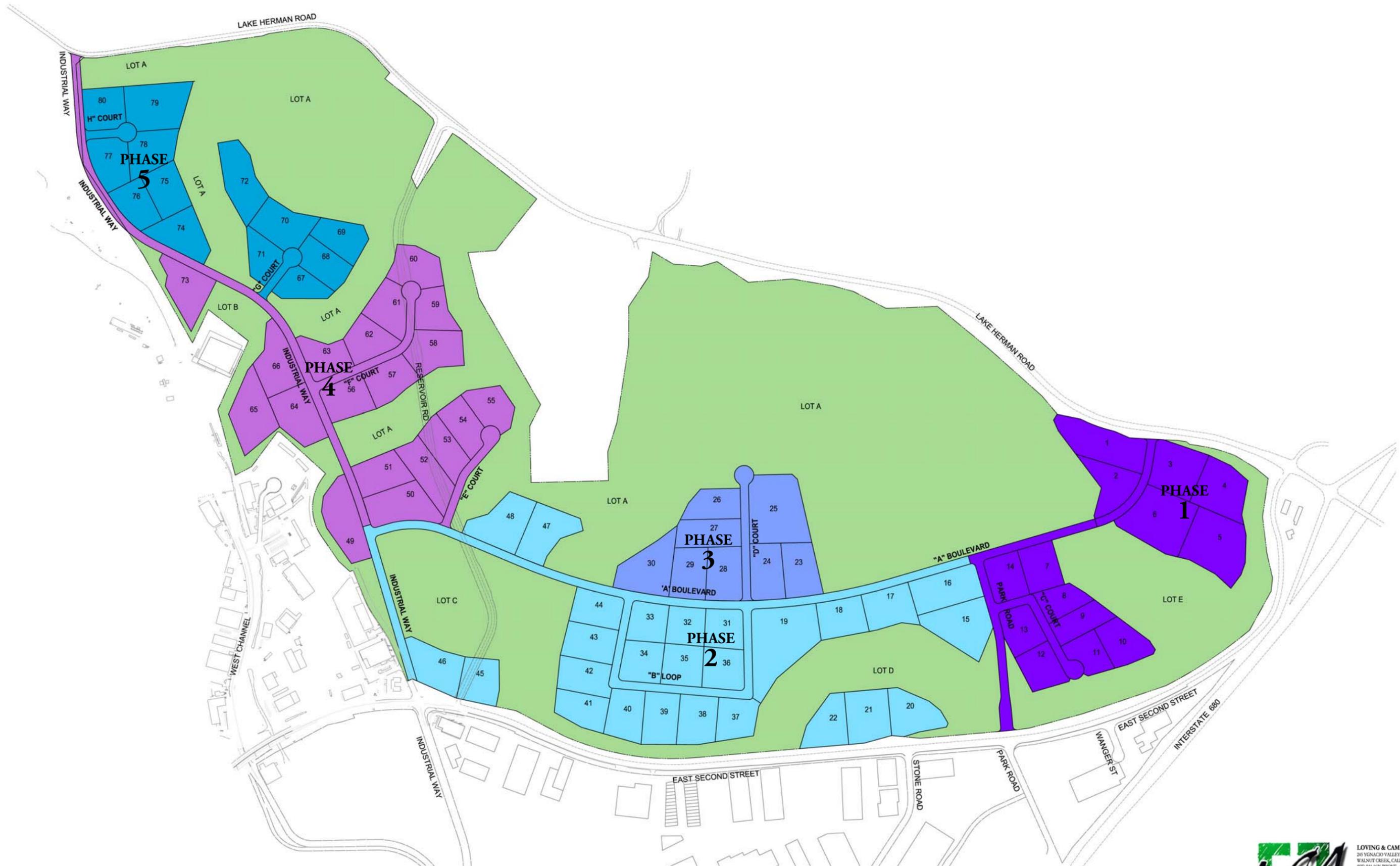


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FIGURE 5 - SITE PLAN



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FIGURE 6 - PHASING PLAN



 Commercial	34.6 acres
 Industrial	150.0 acres
 Major Roads	30.0 acres
Sub-Total	214.6 acres (41%)
 Vacant Property	313.2 acres (59%)
Total	527.8 acres

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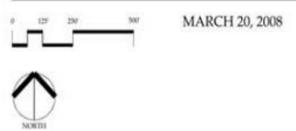
FIGURE 7 - RENDERED MITIGATED PROJECT SITE PLAN



Plant List

Species	Quantity
Trees	
Cercis canadensis	Eastern Redbud 15 gallon
Lagerstroemia i. 'Fuscaria'	Crape Myrtle 15 gallon
Platanus acerifolia 'Columbia'	London Plane Tree 15 gallon
Pyrus s. 'Aristocrata'	Arctic Pear 15 gallon
Quercus agrifolia	Coast Live Oak 15 gallon
Quercus lobata	Valley Oak 15 gallon
Salix goodingii	Goodings Willow 15 gallon
Shrubs	
Arctostaphylos sp.	Manzanita 5 gallon
Lavatera thuringica 'Rosea'	Tree Malow 5 gallon
Myrica californica	Pacific Coast Wax Myrtle 5 gallon
Rhamnus californica 'Eve Case'	Coffeeberry 5 gallon
Rhaphtolepis i. 'Jack Evans'	Indian Hawthorn 5 gallon
Rhaphtolepis i. 'Springtime'	Indian Hawthorn 5 gallon
Groundcovers	
Arctostaphylos uva-ursi 'Point Reyes'	Bearberry 1 gallon, 24" O.C.
Carex sp.	Sedge 1 gallon, 12" O.C.
Cotoneaster 'Low-fat'	Lowfat Cotoneaster 1 gallon, 36" O.C.
Crocosmia ladanifer	Crocosmia 1 gallon
Festuca sp.	Fescue 1 gallon, 18" O.C.
Juncus sp.	Rush 1 gallon
Rosa 'Flower Carpet'	Flower Carpet Roses 1 gallon

- PLANTING NOTES**
- All work shall be performed by persons familiar with planting work and under the supervision of a qualified planting foreman.
 - Plant material locations shown are diagrammatic and may be subject to change in the field by the Landscape Architect.
 - Plant locations are to be adjusted in the field as necessary, to access utilities nor impede access.
 - The Landscape Architect reserves the right to make substitutions, additions, and deletions in the planting scheme as they feel necessary while work is in progress. Such changes are to be accompanied by equitable adjustments in the contract price if when necessary.
 - Branching height of trees shall be a 6'-0" minimum above finish grade.
 - All trees in a formal group planting shall be matching in size and shape.
 - Landscape contractor shall hire an accredited soils analysis firm to test soil and abide by recommendations contained within for proper plant growth.
 - On grade planting backfill mix shall consist of 50% imported topsoil, 50% native soil (with no rocks larger than 2" diameter).
 - All on-grade planting areas are to receive iron and nitrogen stabilized redwood soil conditioner at the rate of 6 cubic yards/1000 square feet, evenly filled 6" deep into the soil to finish grade.
 - All planting areas shall be top-dressed with 2" layer of fir bark chips having a maximum size of 1" diameter.
 - All street trees to be installed in accordance with the standards and specifications of the City of Benicia.
 - All trees within 4' of paving areas shall have deep root barriers installed. Deep root barrier Model No. UB.24.2. (415) 344.1464.
 - All slopes greater than 2.5:1 shall be covered with jute netting per the manufacturer's specifications. Overlap all edges a minimum of 2" and secure as required with metal staples.
 - All lime treated soil shall be excavated from planting areas.



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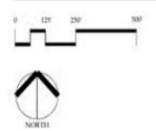
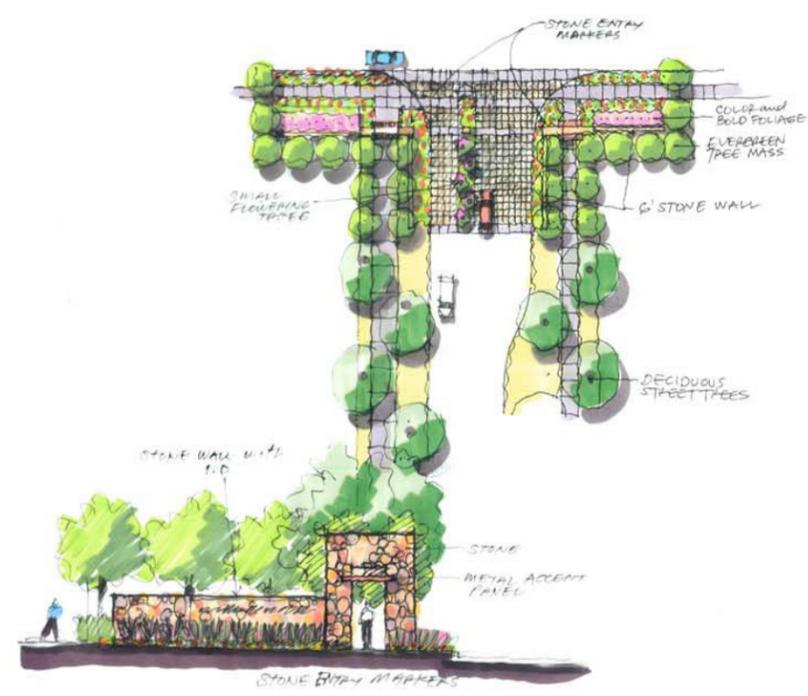
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L-1
FIGURE - 8



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L-2
FIGURE - 9



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