

# TENTATIVE MAP

## UC MBEST CENTER

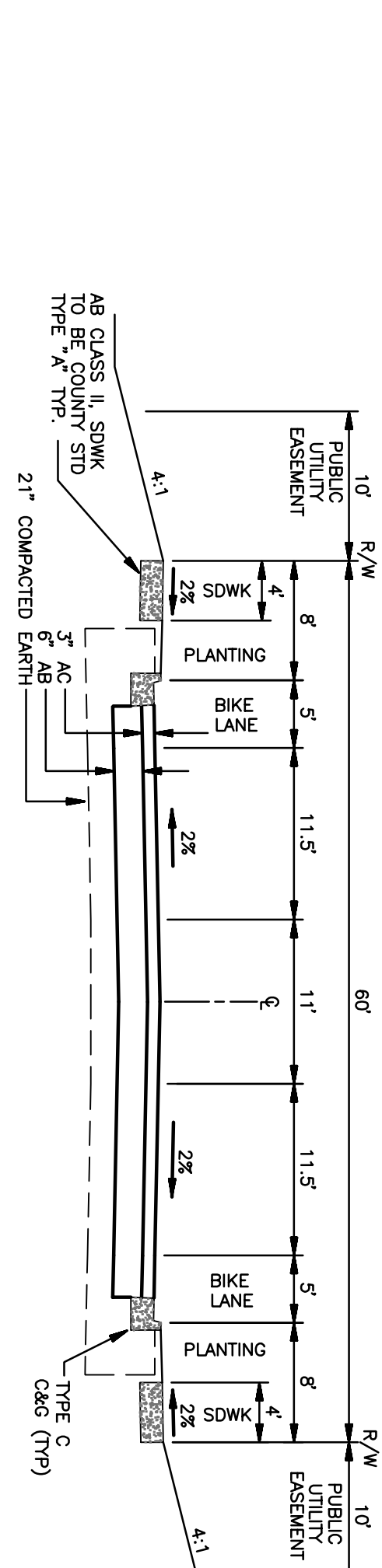
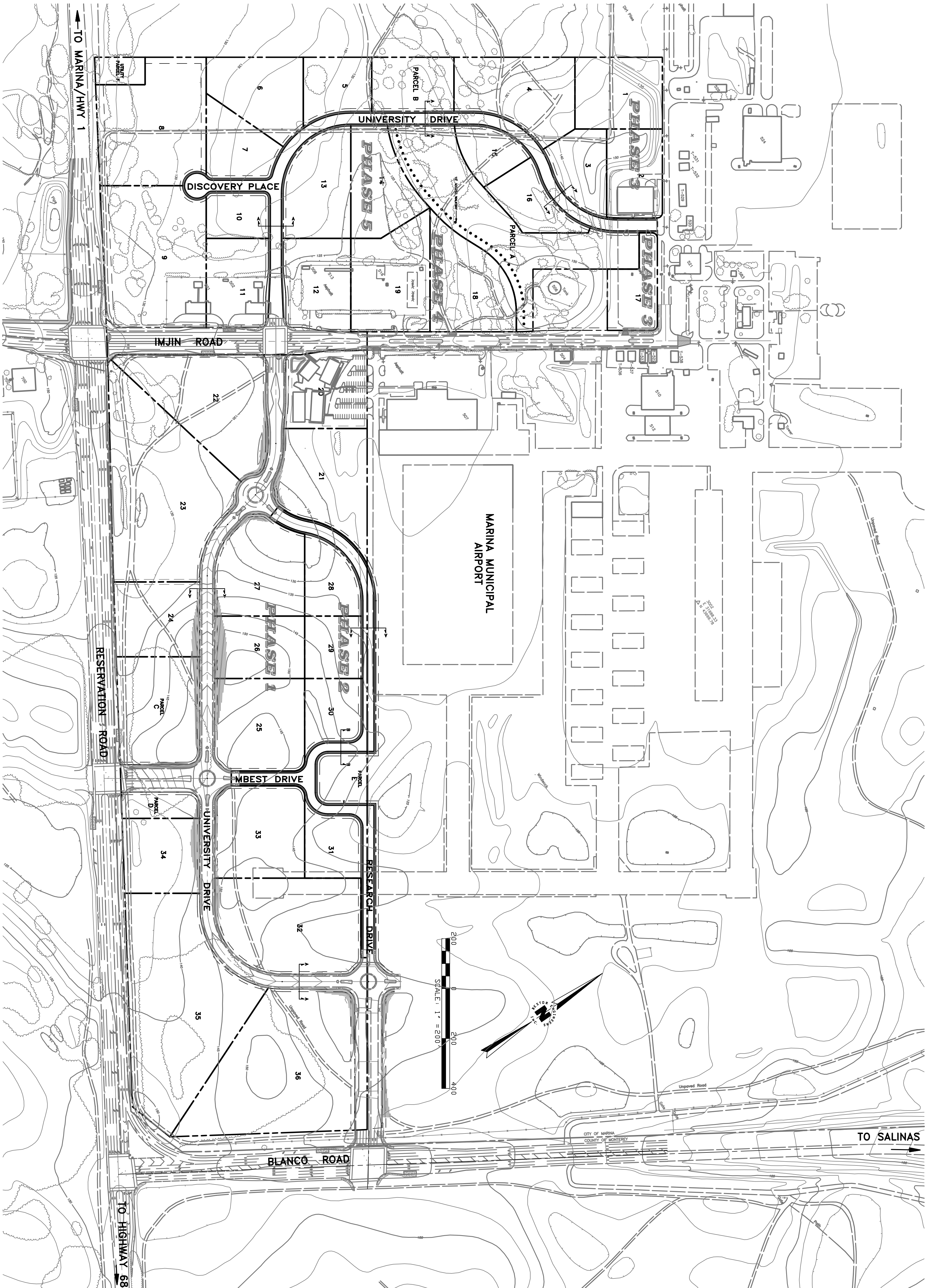
MONTEREY BAY EDUCATION, SCIENCE, AND TECHNOLOGY CENTER OF THE UNIVERSITY OF CALIFORNIA, SANTA CRUZ

### GENERAL NOTES:

- OWNER & SUBOWNER: REGENTS OF THE UNIVERSITY OF CALIFORNIA, UNIVERSITY CENTER, 3180 MAIN ROAD, SUITE 102, MARINA, CALIFORNIA 93933, PH: 831-582-1020
- PREPARED BY: BESTOR ENGINEERS, INC., 9701 BLUE LARKSPUR LANE, MONTEREY, CA 93940, PH: 831-373-2941, FX: 831-699-4119
- PROPOSED ZONING: "BUSINESS PARK"
- PROPOSED ZONING: IT IS PROPOSED THAT THE MARINA ZONING ORDINANCE BE REVISED TO BE CONSISTENT FOR THE UC MBEST CENTER.
- TOTAL NO. OF LOTS: 36 PARCELS (LOTS PLUS 5 OPEN SPACE LOTS AND 1 UTILITY LOT)
- RANGE OF LOT SIZES: 1.028 AC. TO 6.748 AC.
- GROSS SITE AREA: 120.51 ACRES
- UTILITIES: PACIFIC GAS & ELECTRIC CO., CONDUITS OWNED BY UC MARINA COAST WATER DISTRICT ARE TO BE INSTALLED BY DEVELOPER OR MARINA. ALL OTHER UTILITIES TO BE INSTALLED BY DEVELOPER OR MARINA.
- ASSESSORS PARCEL NUMBERS: APN 031-111-027, APN 031-111-032, APN 031-111-033
- THE OWNER RESERVES THE RIGHT TO MAKE CHANGES IN THE FINAL DESIGN THAT ARE IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP. THIS INCLUDES, BUT IS NOT LIMITED TO, LOT DIMENSIONS, PATTERNS AND LIMITS OF GRADING, ANY MAJOR CHANGES TO THE GENERAL LAYOUT OF THE PROJECT, AND ANY CHANGES TO THE DIRECTION OF PLANNING AND/OR PUBLIC WORKS.
- THE OWNER CURRENTLY INTENDS TO FILE THE FINAL MAPS CORRESPONDING TO THE PROPOSED DEVELOPMENT SHOWN ON THE TENTATIVE MAP. THE OWNER RESERVES THE RIGHT TO RECORD MORE OR FEWER THAN FIVE FINAL MAPS IF DETERMINED TO BE IMPORTANT TO THE DEVELOPMENT OF THE SITE.
- STREETS, LANDSCAPE AREAS, SIDEWALKS, STREET LIGHTS AND THE STORM DRAIN SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MARINA EXISTENT FOR THE MAINTENANCE AND OPERATION OF PERCOLATION BASINS SERVING PUBLIC STREETS.
- A GEOTECHNICAL REPORT INCLUDING A GEOLOGIC INVESTIGATION AND SOILS INVESTIGATION IS INCLUDED WITH THE TENTATIVE MAP SUBMITTAL. THIS REPORT BY STEVEN RAAS & ASSOCIATES ON THE DEVELOPMENT OF THE VARIOUS PHASES OF THE PROJECT. (PARCELS 30&31, 25, 11, 19, 21, 24, 26, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37)
- THE DEVELOPER SHALL INSTALL PERCOLATION BASINS SERVING PUBLIC ROADS AND SERVING PUBLIC ROADS. THE PROPERTY OWNER SHALL FURNISH TO THE CITY OF MARINA AN EASEMENT FOR ACCESS TO ALL PERCOLATION BASINS SERVING PUBLIC ROADS.
- THE OWNER SHALL BE RESPONSIBLE FOR DESIGNING, FINISHING, AND INSTALLING AN ENTRY SIGN WITHIN THE PUBLIC RIGHT-OF-WAY OF THE THREE DRIVE ROADS TO THE ROAD AND RESEARCH DRIVE AT BLANCO ROAD.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR FINISHING, INSTALLING AND MAINTAINING AN BRIGATION AND LANDSCAPE PLAN WITHIN THE PUBLIC ROAD RIGHT-OF-WAY OF UNIVERSITY DRIVE, RESEARCH DRIVE AND DISCOVERY PLACE THAT IS CONSISTENT WITH THE UC MBEST CENTER MASTER PLAN GUIDELINES.
- THE DEVELOPER SHALL FINISH AND INSTALL A SIDEWALK ON ONE SIDE OF ALL NEW STREETS WITHIN A GRASS PHASE STARTING TO THE END OF A FINAL MAP. AS EACH LOT IS SUBMITTED TO THE CITY OF MARINA, THE DEVELOPER SHALL FURNISH AND INSTALL A SIDEWALK TO SERVE THAT LOT PER THE ADOPTED STREET SECTION.
- MBEST DRIVE CURRENTLY FORMS A "U" SHAPE. ULTIMATELY, THE ROAD WILL BECOME A LOOP ROAD WHEN DEVELOPMENT TAKES PLACE ON CITY OF MARINA LANDS TO THE NORTH.
- THE DEVELOPER'S FINANCIAL RESPONSIBILITY FOR CONSTRUCTING RESEARCH DRIVE WILL BE PROPORTIONATE TO THE PORTION OF THE ROADWAY LOCATED WITHIN THE PROPERTY TO BE SUBMITTED.
- ALL REMAINING IMPROVEMENTS ON PARCELS 9, 11, 12 & 19, INCLUDING TWO SMALL CONCRETE PAVEMENT DRIVEWAYS, SHALL BE INSTALLED BY THE DEVELOPER PRIOR TO DEVELOPMENT.
- THE EXISTING SEWERAGE ALONG UNIVERSITY DRIVE, MBEST DRIVE, AND RESEARCH DRIVE ARE SHOWN AS BEING FOUR FEET WIDE BASED ON THE UC MBEST CENTER MASTER PLAN. IT IS NOT FEASIBLE TO WIDEN THESE BY ONE FOOT NOW. HOWEVER, ALL FUTURE SIDE-WALKS WILL BE 5 FEET WIDE.

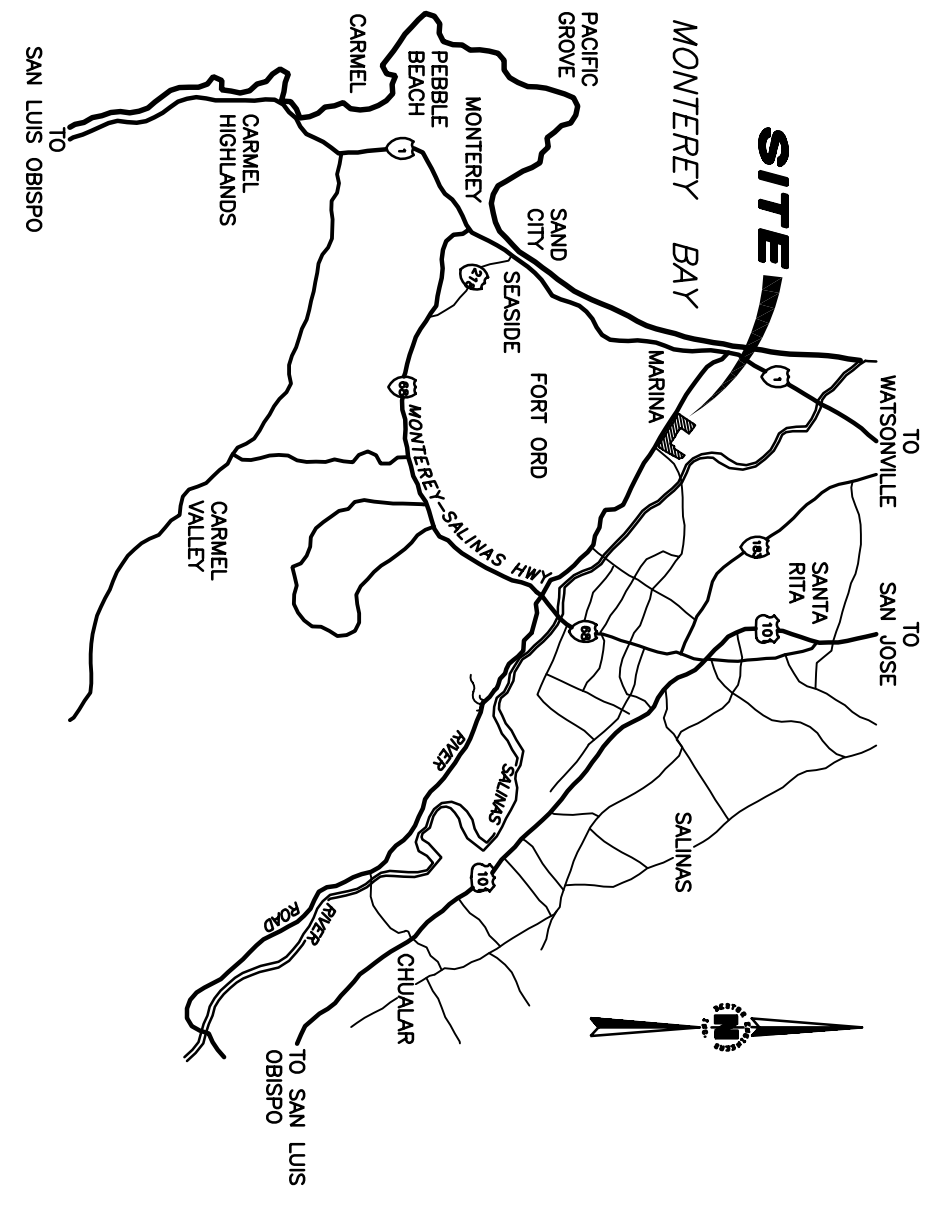
### PHASE TABLE

AREA	LOTS
PHASE 1	20 - 27
PHASE 2	32 - 36
PHASE 3	28 - 31
PHASE 4	1, 2, 17
PHASE 5	18, 19
PHASE 6	3 - 16
TOTAL	36



### AREAS

AREA	ACRES
ROADS	17.65
LOTS 1 - 36	100.60
PARCEL A	5.26
PARCEL B	1.63
PARCEL C	3.22
PARCEL D	0.74
PARCEL E	0.90
UTILITY PARCEL F	0.51
TOTAL	130.51



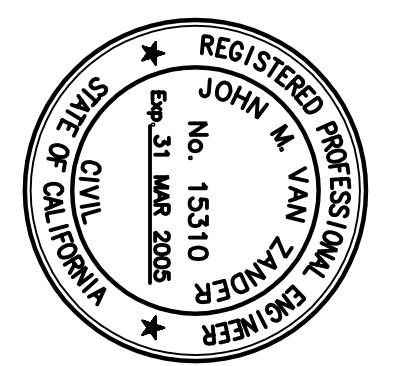
### LEGEND

- |     |     |     |                   |
|-----|-----|-----|-------------------|
| (N) | PRO | (E) | PERMANENT BLOWOFF |
| (N) | MH  | (O) | MANHOLE           |
| (N) | CB  | (D) | CATCH BASIN       |
| (N) | WV  | (V) | WATER VALVE       |
| (N) | TH  | (F) | FIRE HYDRANT      |
| (N) | SL  | (S) | STREET LIGHT      |
| (N) | AD  | (X) | STREET NAME SIGN  |
| (N) | AO  | (O) | AREA DRAIN        |
| (N) | SS  | (S) | LATERALS          |
| (N) | W   | (S) | STUB              |
| (N) | -F  | (S) | CURB DRAIN        |
| (N) |     | (S) | SLEEVES           |
| (N) |     | (S) | (N)SD             |
| (N) |     | (S) | (E)SD             |
| (N) |     | (S) | (N)SS             |
| (N) |     | (S) | (E)SS             |
| (N) |     | (S) | (N)W              |
| (N) |     | (S) | (E)W              |

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 W.D. 5689.02