TENTATIVE MAP

UC MBEST CENTER

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

GENERAL NOTES:

1. OWNER & SUBDIVIDER:	REGENTS OF THE UNIVERSITY OF CALIFORNIA C/O UC MBEST CENTER 3180 IMJIN ROAD, SUITE 102 MARINA, CALIFORNIA 93933 PH: 831-582-1020
2. PREPARED BY	BESTOR ENGINEERS, INC. 9701 BLUE LARKSPUR LN. MONTEREY, CA 93940 PH: 831-373-2941 FX: 831-649-4118
3. PRESENT ZONING	"BUSINESS PARK"
4. PROPOSED ZONING	IT IS PROPOSED THAT THE MARINA ZONING ORDINANCE BE REVISED TO BE CONSISTENT WITH THE CURRENT GENERAL PLAN DESIGNATIONS FOR THE UC MBEST CENTER.
5. TOTAL NO. OF LOTS	36 BUILDABLE LOTS PLUS 5 OPEN SPACE LOTS AND 1 UTILITY LOT.
6. RANGE OF LOT SIZES	1.03± AC. TO 6.74± Ac.
7. GROSS SITE AREA	130.51 ACRES
8. UTILITIES – GAS – TELEPHONE. – WATER – SANITARY SEWER – CABLE TV – STREET LIGHTS	PACIFIC GAS & ELECTRIC CO. CONDUITS OWNED BY UC MARINA COAST WATER DISTRICT MARINA COAST WATER DISTRICT NOT DETERMINED AT THIS TIME TO BE INSTALLED BY DEVELOPER. OWNED AND MAINTAINED BY CITY OF MARINA.
9. ASSESSORS PARCEL NUMBERS	APN 031-111-027 APN 031-111-032 APN 031-111-011

10. 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, SIZES AND LIMITS OF GRADING. ANY MINOR CHANGES TO THE APPROVED TENTATIVE MAP WILL BE SUBJECT TO THE ADMINISTRATIVE APPROVAL OF THE DIRECTOR OF PLANNING AND/OR PUBLIC WORKS.

11. THE OWNER CURRENTLY INTENDS TO FILE FIVE 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 DEVELOPMENT OF THE SITE.

12. STREETS, LANDSCAPE AREAS, SIDEWALKS, STREET LIGHTS AND THE STORM DRAIN IMPROVEMENTS SERVING ALL PUBLIC STREETS ARE TO BE OWNED AND MAINTAINED BY THE CITY OF MARINA. THE OWNER WILL GRANT TO THE CITY OF MARINA AN EASEMENT FOR MAINTENANCE AND OPERATION OF PERCOLATION BASINS SERVING PUBLIC STREETS.

13. A GEOTECHNICAL REPORT INCLUDING A GEOLOGIC INVESTIGATION AND SOILS INVESTIGATION IS INCLUDED WITH THE TENTATIVE MAP SUBMITTAL. THIS REPORT BY STEVEN RAAS & ASSOCIATES FOR THE DEVELOPMENT OF THE VARIOUS PHASES OF THE PROJECT. (PROJECT 9506-M233-021, DATED MARCH 2,1995).

14. THE DEVELOPER SHALL INSTALL PERCOLATION BASINS SERVING PUBLIC ROADWAYS AND SHALL PROVIDE PHYSICAL IMPROVEMENTS NEEDED FOR ACCESS TO THE PERCOLATION BASINS SERVING PUBLIC ROADWAYS. THE PROPERTY OWNER SHALL FURNISH TO THE CITY OF MARINA AN EASEMENT FOR ACCESS TO ALL PERCOLATION BASINS SERVING PUBLIC ROADWAYS.

15. THE OWNER SHALL BE RESPONSIBLE FOR DESIGNING, FURNISHING, AND INSTALLING AN ENTRY SIGN WITHIN THE PUBLIC RIGHT OF WAY OF THE THREE ENTRY ROADS TO THE SUBDIVISION, NAMELY IMJIN ROAD AT RESERVATION ROAD, MBEST DRIVE AT RESERVATION ROAD, AND RESEARCH DRIVE AT BLANCO ROAD.

16. THE DEVELOPER SHALL BE RESPONSIBLE FOR FURNISHING, INSTALLING AND MAINTAINING AN IRRIGATION AND LANDSCAPE PLAN WITHIN THE PUBLIC ROAD RIGHT OF WAY OF UNIVERSITY DRIVE, MBEST DRIVE, RESEARCH DRIVE AND DISCOVERY PLACE THAT IS CONSISTENT WITH THE UC MBEST CENTER MASTER PLAN GUIDELINES.

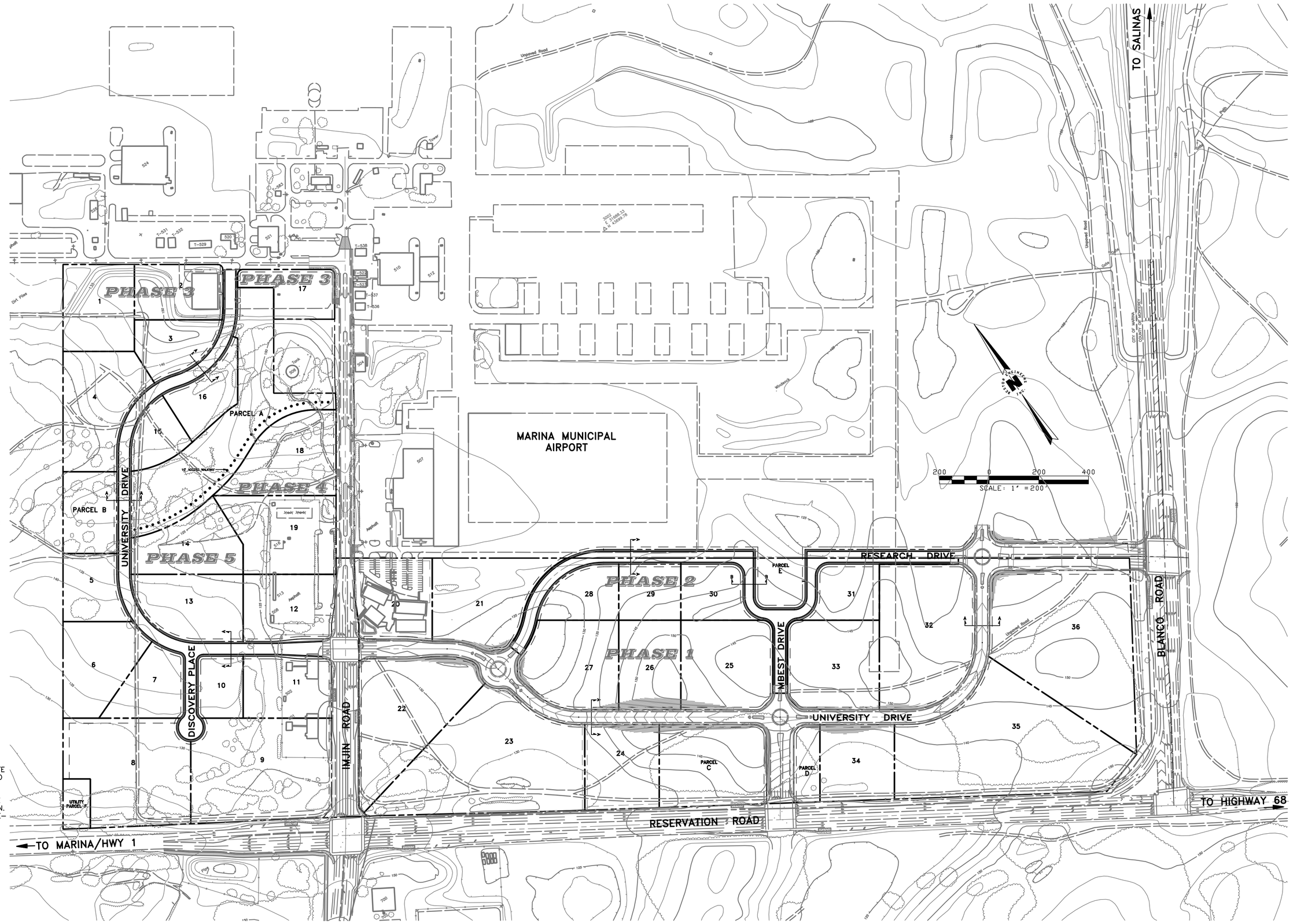
17. THE DEVELOPER SHALL FURNISH AND INSTALL A SIDEWALK ON ONE SIDE OF ALL NEW STREETS WITHIN A GIVEN PHASE PRIOR TO THE FILING OF A FINAL MAP. AS EACH LOT IS DEVELOPED ON THE SIDE OF A STREET THAT DOES NOT HAVE A SIDEWALK, THE DEVELOPER SHALL FURNISH AND INSTALL A SIDEWALK TO SERVE THAT LOT PER THE ADOPTED STREET SECTION.

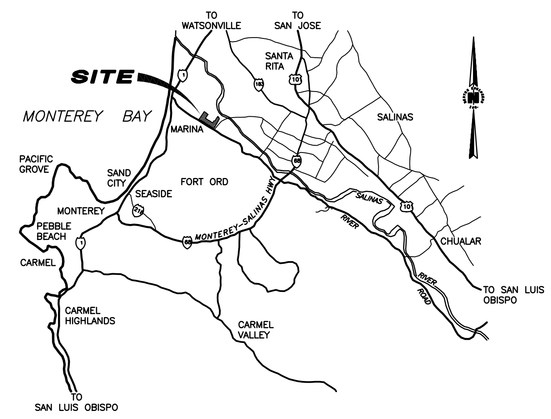
18. MBEST DRIVE CURRENTLY FORMS A "U" SHAPE. ULTIMATELY THE ROAD WILL BECOME A LOOP ROAD WHEN DEVELOPMENT TAKES PLACE ON CITY OF MARINA LANDS TO THE NORTH.

19. THE DEVELOPER'S FINANCIAL RESPONSIBILITY FOR CONSTRUCTING RESEARCH DRIVE WILL BE PROPORTIONATE TO THE PORTION OF THE ROADWAY LOCATED WITHIN THE PROPERTY TO BE SUBDIVIDED.

20. ALL REMAINING IMPROVEMENTS ON PARCELS 9,11,12 & 19, INCLUDING TWO SMALL CONCRETE BLOCK BUILDINGS AND AN ABANDONED WASTEWATER LIFT STATION WILL BE REMOVED PRIOR TO DEVELOPMENT.

21. THE EXISTING SIDEWALKS 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 PRACTICAL TO WIDEN THESE BY ONE FOOT NOW. HOWEVER, ALL FUTURE SIDEWALKS WILL BE 5 FEET WIDE.





VICINITY MAP

NTS

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

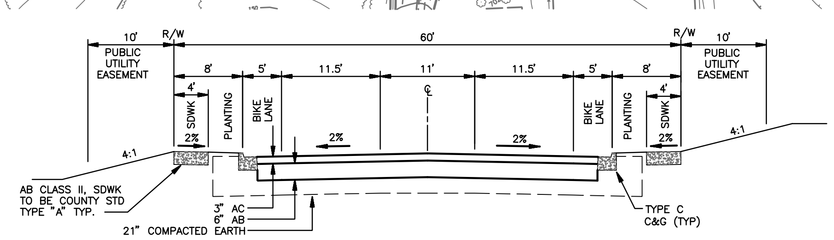
PHASE TABLE

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

LEGEND

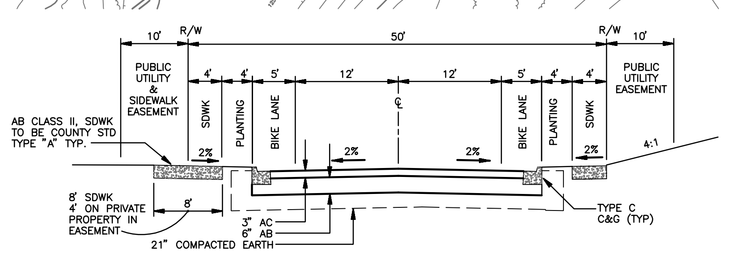
(N)	NEW
(E)	EXISTING
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
C&G	CURB & GUTTER
PVC	POLYVINYL CHLORIDE
SD	STORM DRAIN
SS	SANITERY SEWER
SW	SIDEWALK
STD	STANDARD
TYP	TYPICAL
W	WATER

(N)	(E)	
•	PBO	PERMANENT BLOWOFF
●	MH ○	MANHOLE
■	CB □	CATCH BASIN
⋈	WV ⋈	WATER VALVE
	FH	FIRE HYDRANT
	SL	STREET LIGHT
	SNS	STREET NAME SIGN
•	AD ○	AREA DRAIN
	SS	LATERALS
	W	
		STUB
		CURB DRAIN
		SLEEVES
	(N)SD	
	(E)SD	
	(N)SS	
	(E)SS	
	(N)W	
	(E)W	



UNIVERSITY & MBEST DRIVE (A-A)

NTS



MBEST DRIVE @ QUADRANGLE (B-B)

NTS

GEOTECHNICAL ENGINEER

STEVEN RAAS & ASSOCIATES, INC
444 AIRPORT BOULEVARD, SUITE 106
WATSONVILLE, CA 95076
TEL 831-722-9446

OWNER/DEVELOPER

UNIVERSITY OF CALIFORNIA, SANTA CRUZ
3180 IMJIN ROAD, SUITE 102
MARINA, CA 93933
TEL 831-582-1020

CIVIL ENGINEER

BESTOR ENGINEERS, INC.
9701 BLUE LARKSPUR LANE
MONTEREY, CA 93940
TEL 831-373-2941

REGISTERED PROFESSIONAL ENGINEER
JOHN M. VAN ZANDER
No. 15310
Exp. 31 MAR 2005
CIVIL
STATE OF CALIFORNIA

BESTOR ENGINEERS, INC.
CIVIL ENGINEERING – SURVEYING – LAND PLANNING
9701 BLUE LARKSPUR LANE, MONTEREY, CALIFORNIA 93940

SCALE: AS SHOWN DATE: 10/29/02 W.O: 5689.02

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