Exhibit B

Crystal School/Parcel 14 Project
Vesting Tentative Subdivision Map Exhibits

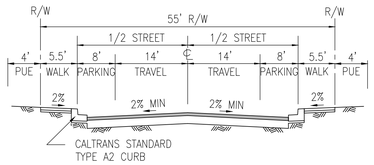
- Vesting Tentative Subdivision Map
- Preliminary Grading Plan
- Preliminary Utility Plan
- Stormwater Control Plan
- Turning Radii Movement Exhibit
- Cordelia Street Corridor Plan

VESTING TENTATIVE SUBDIVISION MAP

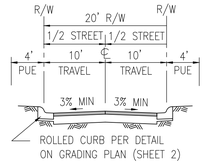
CRYSTAL SCHOOL SITE
DOWNTOWN/WATERFRONT SPECIFIC PLAN AREA
CITY OF SUISUN CITY
SOLANO COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA

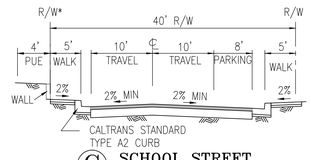
SEPTEMBER 29, 2016 SCALE: 1"=40'
UPDATE: JULY 26, 2017



(A) PUBLIC RESIDENTIAL STREET (55' R/W)
(NOT TO SCALE)

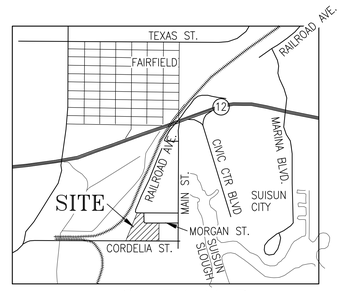


(B) PRIVATE RESIDENTIAL STREET (20' R/W)
(NOT TO SCALE)

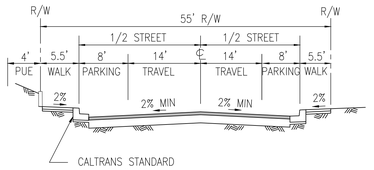


(C) SCHOOL STREET
(NOT TO SCALE)

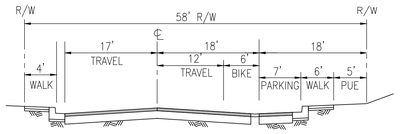
* RIGHT-OF-WAY ALONG THE WEST SIDE OF SCHOOL STREET IS UNDETERMINED AT THE TIME OF MAP SUBMITTAL. IT IS THE INTENT OF ALL PARTIES THAT THE ULTIMATE LOCATION OF THE SCHOOL STREET WESTERLY RIGHT-OF-WAY LINE BE LOCATED AS SHOWN. RIGHT-OF-WAY DEDICATION AND/OR RIGHT-OF-WAY ABANDONMENT MAY BE REQUIRED TO ACHIEVE THIS INTENT.



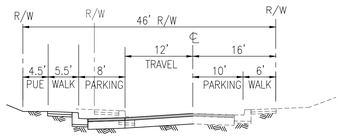
VICINITY MAP
NO SCALE



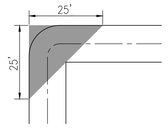
(D) WEST STREET IMPROVEMENTS (55' R/W)
(NOT TO SCALE)



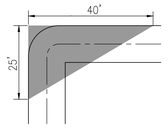
(E) CORDELIA STREET INTERIM CORRIDOR
(NOT TO SCALE)



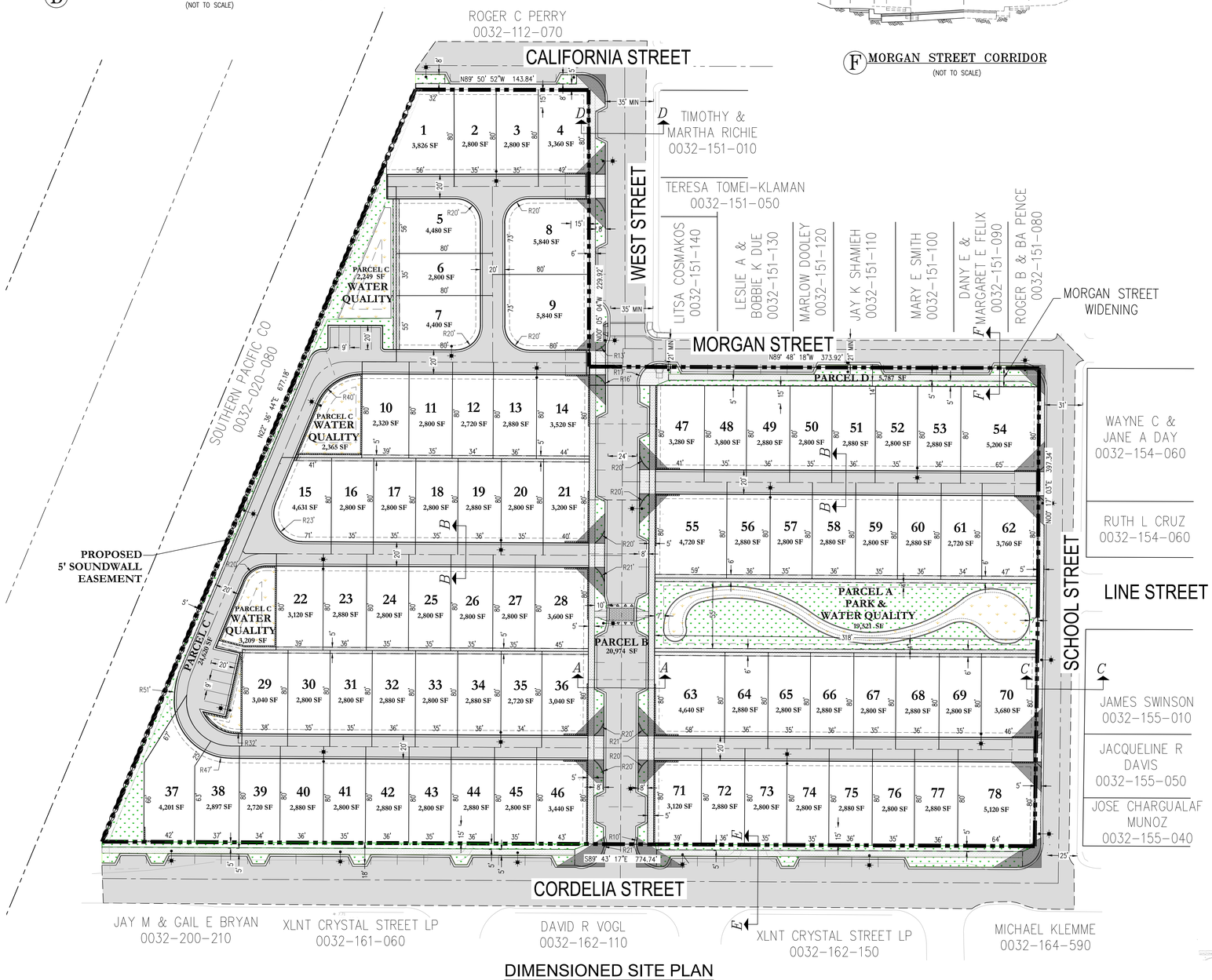
(F) MORGAN STREET CORRIDOR
(NOT TO SCALE)



SIGHT TRIANGLE DIMENSIONS (TYP)
(NOT TO SCALE)



CORDELIA STREET
SIGHT TRIANGLE DIMENSIONS (TYP)
(NOT TO SCALE)



DIMENSIONED SITE PLAN

GENERAL NOTES:

OWNER:	MAIN STREET WEST PARTNERS, LLC. 710 KELLOGG STREET, SUISUN, CA 94585 707-208-5695
ENGINEER:	BELLECCI & ASSOCIATES, INC. 2290 DIAMOND BLVD., SUITE 100 CONCORD, CALIFORNIA 94520 925-685-4569
A.P.N.:	0032-152-180
SUBDIVISON BOUNDARY AREA:	GROSS AREA = 7.24 ACRES NET AREA = 6.13 ACRES NET AREA = GROSS AREA LESS PARCELS A, B & WATER QUALITY BASINS
EXISTING ZONING:	P/OS - PUBLIC FACILITIES/OPEN SPACE
PROPOSED ZONING:	MR (MEDIUM-DENSITY RESIDENTIAL)
EXISTING USE:	VACANT
PROPOSED USE:	RESIDENTIAL - 78 SINGLE-FAMILY LOTS
LOT SIZES:	MINIMUM: 2,720 SF MAXIMUM: 5,840 SF AVERAGE: 3,189 SF DENSITY: 12.7 LOTS/ACRE = # OF LOTS/NET AREA
PARKING LOT COUNT:	REQUIRED SPACES: 78 LOTS x 0.3 = 23 32 ON-SITE, ON-STREET SPACES 28 OFF-SITE, ON-STREET SPACES
PROPOSED BUILT UPON AREA:	151,560 SF = 3.48 AC PERCENTAGE OF TOTAL AREA PROPOSED FOR BUILDING = 48%
SERVICES:	WATER - CITY OF SUISUN CITY SEWER - FAIRFIELD SUISUN SEWER DISTRICT GAS & ELECTRIC - PACIFIC GAS & ELECTRIC CO. TELEPHONE - A.T.& T.
FLOODING:	ZONE AE. THIS AREA IS A SPECIAL FLOOD HAZARD AREA WITH A BASE FLOOD ELEV. OF 10 PER FIRM PANEL 06095C 0456F REVISED 8/03/2016.
TOPOGRAPHY:	TOPOGRAPHY PER FIELD SURVEY BY BELLECCI & ASSOCIATES, INC. PERFORMED ON SEPTEMBER 18, 2016.
BOUNDARY & EASEMENTS:	BOUNDARY AND EASEMENTS BASED ON RECORD DATA AND A PRELIMINARY TITLE REPORT PREPARED BY PLACER TITLE CO.; ORDER NO. P-14835 DATED MAY 5, 2016 THIS PROJECT MAY BE CONSTRUCTED IN PHASES AND MULTIPLE FINAL MAPS MAY BE FILED.

SHEET INDEX

SHEET 1 - COVER & DIMENSIONED SITE PLAN
SHEET 2 - PRELIMINARY GRADING & DRAINAGE PLAN
SHEET 3 - UTILITY PLAN

LEGEND:

- SUBDIVISION BOUNDARY LINE
- LOT LINE/RIGHT OF WAY
- CURB
- EXISTING CONTOURS
- STREET CENTER LINE
- SANITARY SEWER LINE (NEW)
- STORM DRAIN LINE (NEW)
- WATER LINE (NEW)
- RETAINING WALL (24" MAX. - SEE SHT. 2 FOR LOCATIONS)
- 4' PUE
- SOUND/RETAINING WALL
- ASPHALT CONCRETE PAVEMENT
- SIDEWALK
- LANDSCAPE
- BIORETENTION FACILITY
- WATER VALVE
- STORM DRAIN INLET
- ATRIUM GRATE
- MANHOLE
- FIRE HYDRANT
- EXISTING TREE
- STREET LIGHT

N

40 20 0 40 80 120
SCALE IN FEET

BELLECCI PROJECT NO. 16123

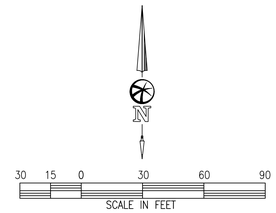
TENTATIVE SUBDIVISION MAP and PRELIMINARY GRADING PLAN

MILLER SORG GROUP

BELLECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA

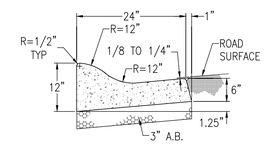
SEPTEMBER 29, 2016 SCALE: 1"=30'
UPDATED: JULY 26, 2017

PRELIMINARY GRADING AND DRAINAGE PLAN



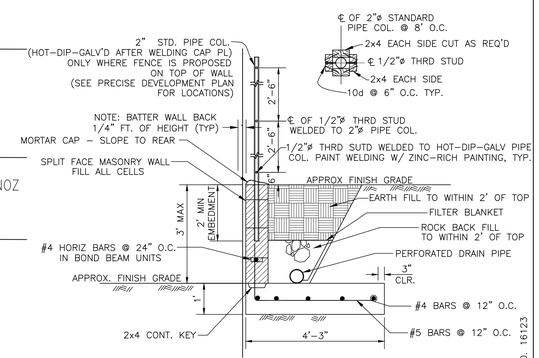
LEGEND:

- SUBDIVISION BOUNDARY LINE
- LOT LINE/RIGHT OF WAY
- CURB
- EXISTING CONTOURS
- STREET CENTER LINE
- STORM DRAIN LINE (NEW)
- 4" PERFORATED STORM DRAIN LINE (NEW)
- RETAINING WALL (24" MAX.)
- 4' PUE
- SOUND/RETAINING WALL
- SIDEWALK
- LANDSCAPE
- BIORETENTION FACILITY
- STORM DRAIN INLET
- MANHOLE
- EXISTING TREE
- CLEAN OUT



TYPICAL ROLLED CURB

NOT TO SCALE



RETAINING WALL (TYP)

NOT TO SCALE

BELLECCI PROJECT NO. 16123

TENTATIVE SUBDIVISION MAP and PRELIMINARY UTILITY PLAN

MILLER SORG GROUP

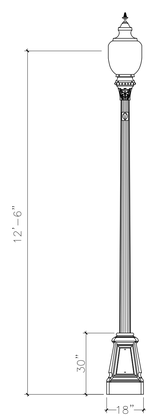
BELLECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA

SEPTEMBER 29, 2016 SCALE: 1"=30'
UPDATED: JULY 26, 2017

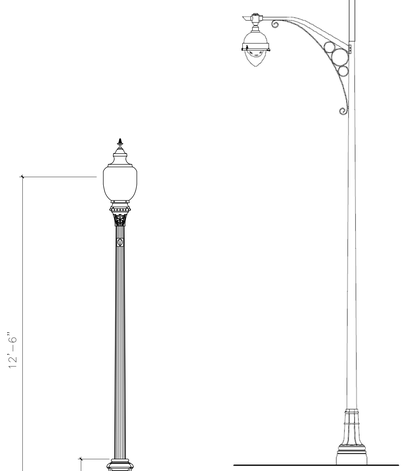
PRELIMINARY UTILITY PLAN

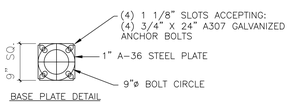
LEGEND:

- SUBDIVISION BOUNDARY LINE
- LOT LINE/RIGHT OF WAY
- CURB
- EXISTING CONTOURS
- STREET CENTER LINE
- SANITARY SEWER LINE (NEW)
- STORM DRAIN LINE (NEW)
- WATER LINE (NEW)
- 4" PERFORATED STORM DRAIN PIPE (NEW)
- RETAINING WALL (24" MAX.)
- 4' PUE
- SOUND/RETAINING WALL
- ASPHALT CONCRETE PAVEMENT
- SIDEWALK
- LANDSCAPE
- BIORETENTION FACILITY
- WATER VALVE
- STORM DRAIN INLET
- ATRIUM GRATE
- MANHOLE
- FIRE HYDRANT
- EXISTING TREE
- STREET LIGHT



TYPICAL ACORN STREET LIGHT OVERHEAD POWER POLE DETAIL
MORGAN STREET ONLY
NTS





TYPICAL ACORN STREET LIGHT DETAIL
NTS

NOTE:

1. PROPOSED LOCATION OF STREET LIGHTS SHOWN ON THE SITE PLAN. FINAL LOCATION AND SPACING WILL BE DETERMINED BY ISO CALCULATIONS DURING FINAL DESIGN.

2. STREET LIGHTS ALONG MORGAN STREET WILL BE CONNECTED TO OVERHEAD POWER POLES AND WILL FEED THE EXISTING HOUSES UTILIZING OVERHEAD POWER.

3. SEE LANDSCAPE PLANS FOR DESIGN OPTIONS.

BELLECCI PROJECT NO. 16123

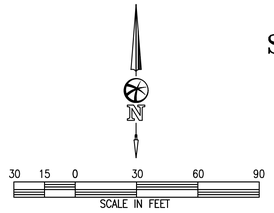
STORMWATER CONTROL PLAN
CRYSTAL SCHOOL DEVELOPMENT

MAIN STREET WEST PARTNERS, LLC.

BELLECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA

SEPTEMBER 29, 2016 SCALE: 1"=30'
UPDATED: APRIL 06, 2017

STORMWATER CONTROL PLAN



LEGEND:

- SUBDIVISION BOUNDARY LINE
- LOT LINE/RIGHT OF WAY
- CURB
- EXISTING CONTOURS
- STREET CENTER LINE
- STORM DRAIN LINE (NEW)
- 4" PERFORATED STORM DRAIN LINE (NEW)
- IMPERVIOUS DMA
- SELF-RETAINING LANDSCAPE
- IMPERVIOUS LANDSCAPE THAT DRAINS TO SELF-RETAINING LANDSCAPE
- SELF-TREATING LANDSCAPE
- BIORETENTION FACILITY
- STORM DRAIN INLET
- MANHOLE
- ATRIUM GRATE
- DIRECTION OF FLOW ARROW

SELF-TREATING DMAs:

DMA NAME	AREA (SF)
DMA 10	6,231
DMA 24	128
DMA 25	129
DMA 30	182
DMA 31	177
DMA 32	253
DMA 33	253
DMA 36	12,851
DMA 37	111
DMA 38	112
DMA 40	105
DMA 41	257
DMA 42	254
DMA 43	253
DMA 45	182
DMA 51	548
DMA 52	126
DMA 53	234

SELF-RETAINING DMAs:

DMA NAME	AREA (SF)
DMA 1	171
DMA 3	109
DMA 22	1,791
DMA 27	1,388
DMA 50	1,386

DMAs DRAINING TO SELF-RETAINING DMAs:

DMA NAME	AREA (SF)	SURFACE TYPE	RUNOFF FACTOR	PRODUCT (AREA*RF) [A]	RECEIVING S-R DMA	RECEIVING S-R DMA AREA [B]	RATIO [A]/[B]
DMA 2	1,021	LANDSCAPE	0.1	102.1	DMA 1	171	0.6
DMA 4	1,207	LANDSCAPE	0.1	120.7	DMA 3	109	1.11
DMA 21	5,466	LANDSCAPE	0.1	546.6	DMA 22	1,791	0.31
DMA 28	4,747	LANDSCAPE	0.1	474.7	DMA 27	1,388	0.34
DMA 48	4,788	LANDSCAPE	0.1	478.8	DMA 50	1,386	0.35
DMA 49	1,985	CONCRETE	1.0	1985.0	DMA 50	1,386	1.43

DMAs DRAINING TO IMP 1:

DMA NAME	AREA (SF)	POST PROJ. SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA* RUNOFF FACTOR	IMP SIZING			
DMA 5	8,843	CONV. ROOF	1.0	8,843				
DMA 6	9,945	ASPHALT	1.0	9,945				
DMA 7	8,797	CONV. ROOF	1.0	8,797				
DMA 8	6,550	CONV. ROOF	1.0	6,550	IMP SIZING FACTOR	RAIN ADJ. FACT.	MIN. AREA	PROP. AREA
DMA 9	1,882	LANDSCAPE	0.1	188				
			TOTAL	50,855				
				AREA	0.04	1.0	2,034	2,249

DMAs DRAINING TO IMP 2:

DMA NAME	AREA (SF)	POST PROJ. SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA* RUNOFF FACTOR	IMP SIZING			
DMA 11	13,168	CONV. ROOF	1.0	13,168				
DMA 12	9,167	ASPHALT	1.0	9,167				
DMA 13	17,821	ASPHALT	1.0	17,821	IMP SIZING FACTOR	RAIN ADJ. FACT.	MIN. AREA	PROP. AREA
			TOTAL	40,156				
				AREA	0.04	1.0	1,606	2,365

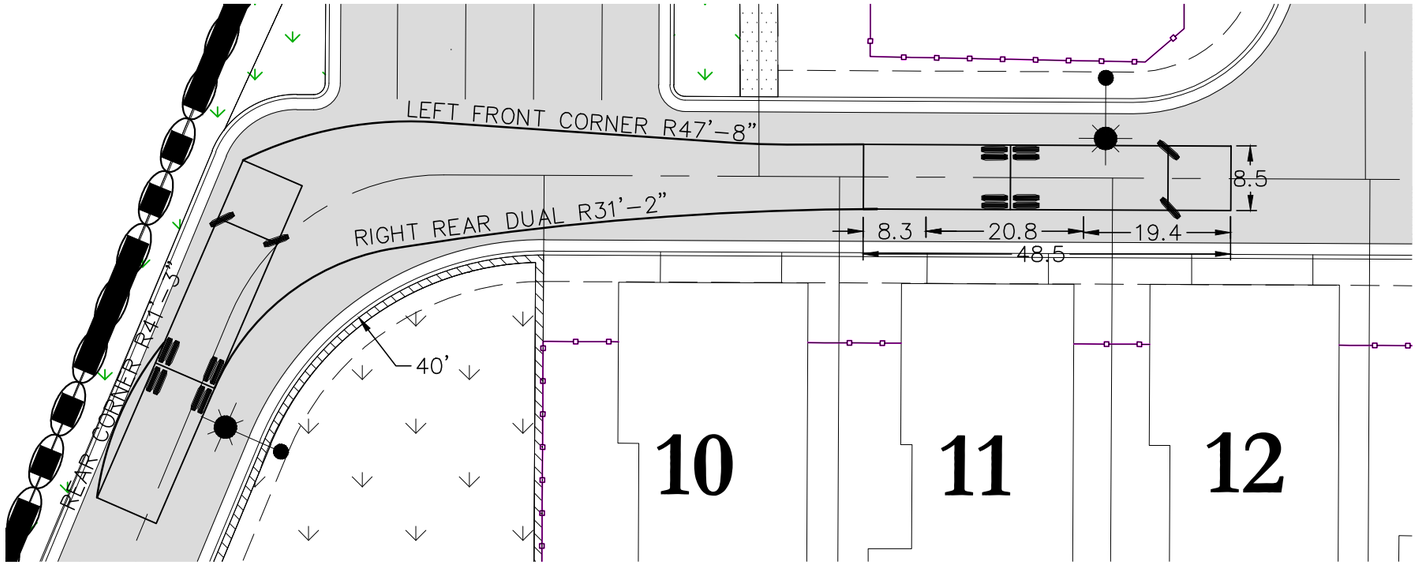
DMAs DRAINING TO IMP 3:

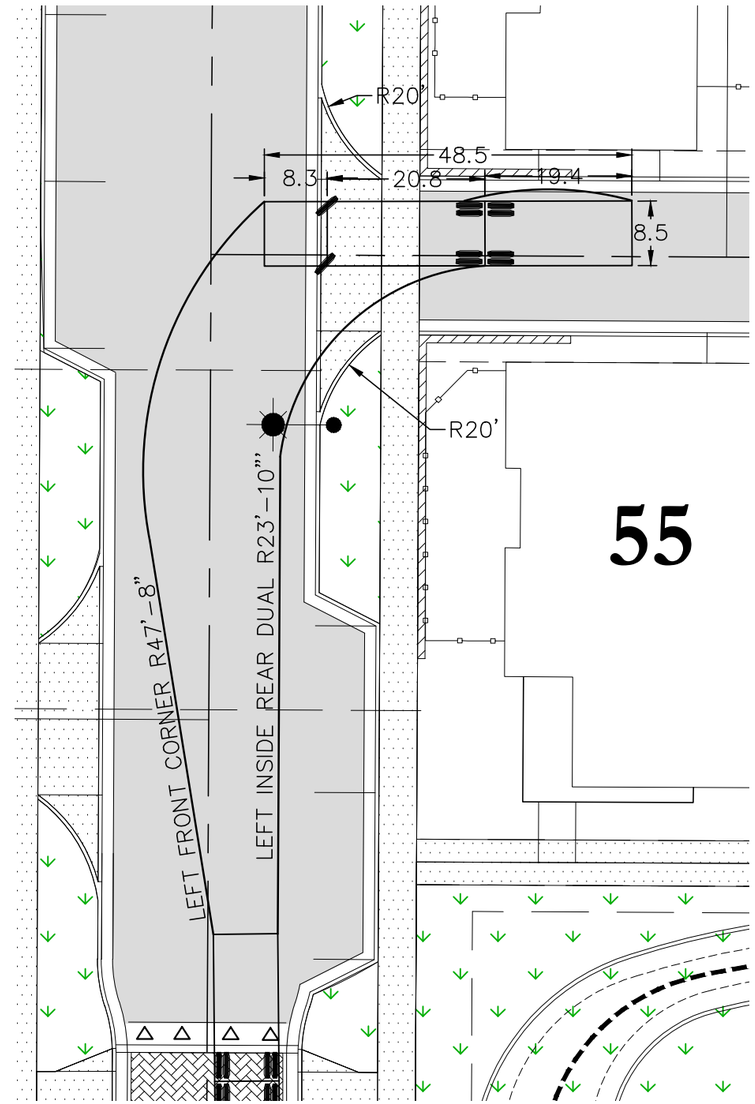
DMA NAME	AREA (SF)	POST PROJ. SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA* RUNOFF FACTOR	IMP SIZING			
DMA 15	7,883	ASPHALT	1.0	7,883				
DMA 16	18,035	CONV. ROOF	1.0	18,035				
DMA 17	6,658	CONV. ROOF	1.0	6,658				
DMA 18	19,982	CONV. ROOF	1.0	19,982	IMP SIZING FACTOR	RAIN ADJ. FACT.	MIN. AREA	PROP. AREA
DMA 20	21,137	CONV. ROOF	1.0	21,137				
			TOTAL	73,695				
				AREA	0.04	1.0	2,948	3,209

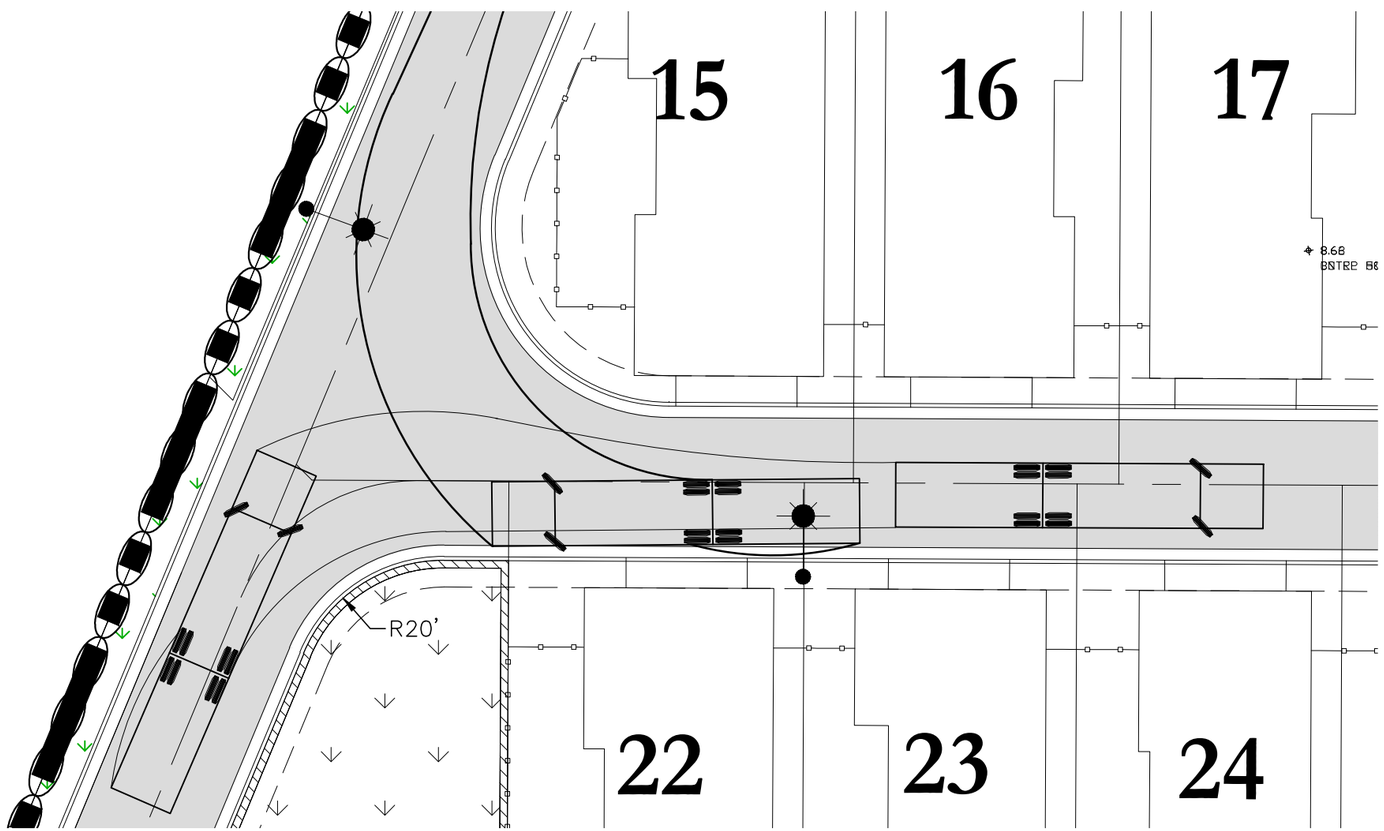
DMAs DRAINING TO IMP 4:

DMA NAME	AREA (SF)	POST PROJ. SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA* RUNOFF FACTOR	IMP SIZING			
DMA 14	739	CONCRETE	1.0	739				
DMA 19	769	CONCRETE	1.0	769				
DMA 23	348	CONCRETE	1.0	348				
DMA 26	348	CONCRETE	1.0	348				
DMA 29	17,268	CONV. ROOF	1.0	17,268				
DMA 34	28,662	CONV. ROOF	1.0	28,662				
DMA 35	22,280	CONV. ROOF	1.0	22,280				
DMA 39	1,074	CONCRETE	1.0	1,074				
DMA 44	22,891	CONV. ROOF	1.0	22,891				
DMA 46	347	CONCRETE	1.0	347	IMP SIZING FACTOR	RAIN ADJ. FACT.	MIN. AREA	PROP. AREA
DMA 47	17,411	CONV. ROOF	1.0	17,411				
			TOTAL	112,137				
				AREA	0.04	1.0	4,485	5,083

BELLECCI PROJECT NO. 16123







SUISUN CITY FIRE DEPARTMENT
FERRARA 100' MID MOUNT PLATFORM LADDER TRUCK 47

TURNING RADIUS: 47'-8" BUMPER SWING
OVERALL LENGTH: 48'-6"
OVERALL WIDTH: 102" (8.5')
WHEELBASE: 250" (20.8')

APPROXIMATE INSIDE DIAMETER AT REAR DUALS:
RIGHT TURN = D50'
LEFT TURN = D57'

N

20 10 20
SCALE IN FEET

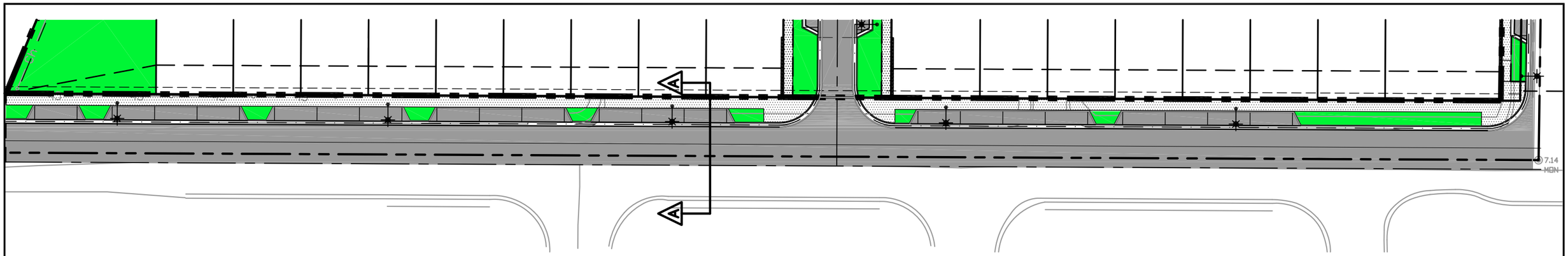
Bellecci & Associates, inc.
CivilEngineering • LandSurveying
2290 Diamond Boulevard, Suite 100 Concord, CA 94520
Phone (925) 685-4569 Fax (925) 685-4838

MAIN STREET WEST PARTNERS, LLC CRYSTAL SCHOOL

TURNING RADII MOVEMENT EXHIBIT

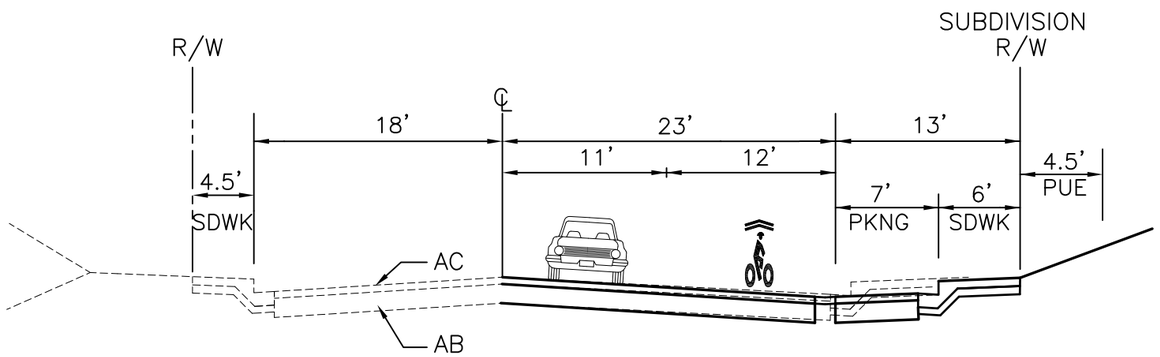
SUISUN CITY, SOLANO COUNTY, CALIFORNIA

SHEET: 1 OF 1
SCALE: 1"=20'
DATE: 04/13/17
JOB#: 16123



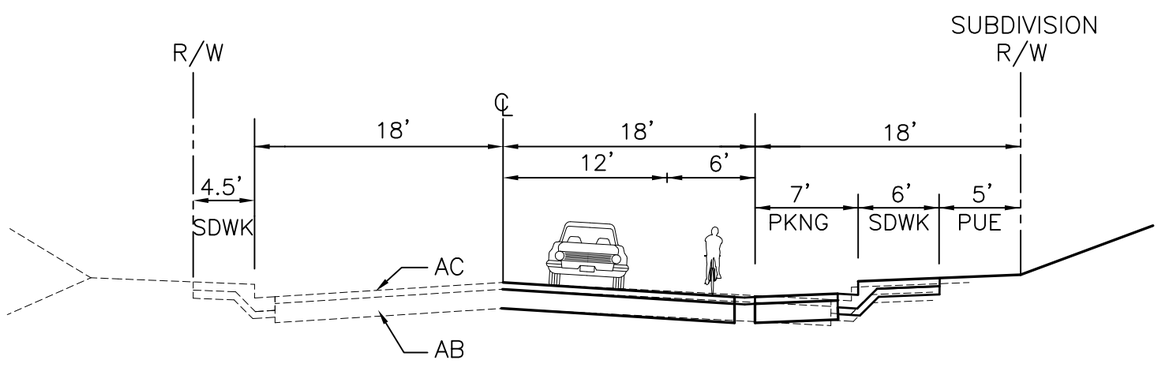
CORDELIA STREET – ULTIMATE CORRIDOR

1" = 30'



SECTION A: ULTIMATE CORRIDOR SECTION

NTS



INTERIM CORRIDOR SECTION

NTS

LEGEND:

- PROPERTY LINE
- SUBDIVISION BOUNDARY
- CENTER LINE
- LANE STRIPE
- VALLEY GUTTER
- PUE BOUNDARY
- HINGE POINT
- ASPHALT
- LANDSCAPE
- SIDEWALK

N

30 15 0 30 60 90

SCALE IN FEET

CRYSTAL SCHOOL DEVELOPMENT
SUISUN CITY
SOLANO COUNTY

Bellecci & Associates, inc.
Civil Engineering • Land Surveying
2290 Diamond Boulevard, Suite 100 Concord, CA 94520
Phone (925) 685-4569 Fax (925) 685-4838

DATE: 1/12/2017	SCALE: 1"=30'	SHEETS: 1
PROJECT NO.: 16123	FILE NAME: CORDELIA-SEC.DWG	

CORDELIA STREET CORRIDOR PLAN