

CONTACTS:

- OWNER/DEVELOPER: NORTHPOINT DEVELOPMENT
12977 NORTH FORTY DRIVE, SUITE 203
ST. LOUIS, MO 63141
(816) 384-2293
JED MORMONT
- ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583
(925) 866-0322
ANDREA BELLANCA, RCE 61806

GENERAL NOTES:

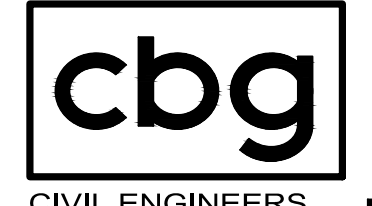
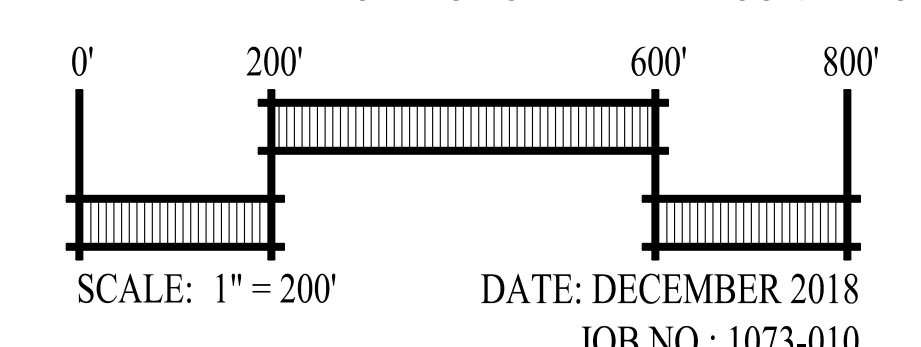
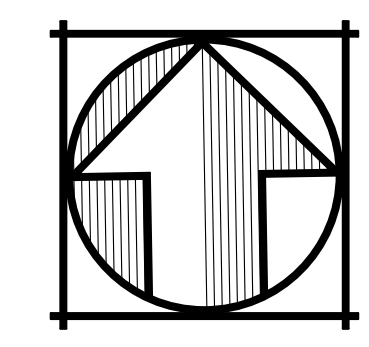
- ASSESSORS PARCEL NO. 037-020-008, 037-020-009, 037-020-010, 037-020-014, 037-020-015, 037-020-016, 037-020-017, 037-020-018, 037-020-019, 037-020-020, 037-020-021, 037-020-022
- SITE AREA: GROSS: 375.74 ACRES
DEVELOPMENT FOOTPRINT: 158.54 ACRES
- LOTS: LIGHT INDUSTRIAL: 7
OPEN SPACE: 4 (PARCELS A, B, C, D)
- BUILDING FOOTPRINT: BUILDING 1 - 415,480 SF±
BUILDING 2 - 567,840 SF±
BUILDING 3 - 439,920 SF±
BUILDING 4 - 230,184 SF±
BUILDING 5 - 484,360 SF±
BUILDING 6 - 47,460 SF±
BUILDING 7 - 84,300 SF±
TOTAL - 2,249,544 SF±
- EXISTING GENERAL PLAN: BUSINESS PARK/LIGHT INDUSTRIAL/UTILITY
ENERGY/DELTA RECREATION
PROPOSED GENERAL PLAN: LIGHT INDUSTRIAL/DELTA RECREATION
- EXISTING ZONING: SPECIFIC PLAN AREA 3 (PENDING)
PROPOSED ZONING: LIGHT INDUSTRIAL/DELTA RECREATION
- EXISTING LAND USE: ABANDONED INDUSTRIAL/DELTA RECREATION
PROPOSED LAND USE: LIGHT INDUSTRIAL/DELTA RECREATION
- BENCHMARK: BEING A BRASS DISK IN A MONUMENT WELL STAMPED 04-HK 1993, NGS DESIGNATION HPGN D CA 04 HK, PG 443821, HAVING AN NAVD88 PUBLISHED ELEVATION OF 16.0 FEET.
- BASES OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN FOUND NGS MONUMENTS, HAVING PG. NO. AA3821 AND J54835, EPOCH 2010, THE BEARING BEING N70°45'54"E (CALCULATED AND MEASURED)
- FLOOD ZONE: ZONE AE: SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATIONS DETERMINED (9 FEET).
ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP, MAP NUMBER 96013C0163G AND 06013C0144G DATED: SEPTEMBER 30, 2015
- UTILITIES: WATER: DIABLO WATER DISTRICT
SEWER: IRONHOUSE SANITARY DISTRICT
STORM DRAIN: CITY OF OAKLEY
GAS & ELECTRIC: PG&E
TELEPHONE: AT&T
- DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL MAP
- GRADING: GRADING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN. PAD GRADES SHOWN ON SITE DEVELOPMENT PERMIT PLANS MUST BE IN SUBSTANTIAL CONFORMANCE WITH THOSE DEPICTED ON THE APPROVED TENTATIVE MAP.
- PHASING: PROJECT MAY BE CONSTRUCTED IN PHASES
- FINAL MAP: THIS PROJECT MAY BE PHASED. MULTIPLE FINAL MAPS MAY BE FILED UPON APPROVAL OF THE VESTING TENTATIVE MAP.

LEGEND

- PROJECT BOUNDARY LINE
- RIGHT OF WAY LINE
- PROPOSED LOT LINE
- CENTERLINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJACENT PROPERTY LINE

**OAKLEY LOGISTICS CENTER
VESTING TENTATIVE MAP
PRELIMINARY DEVELOPMENT PLAN**

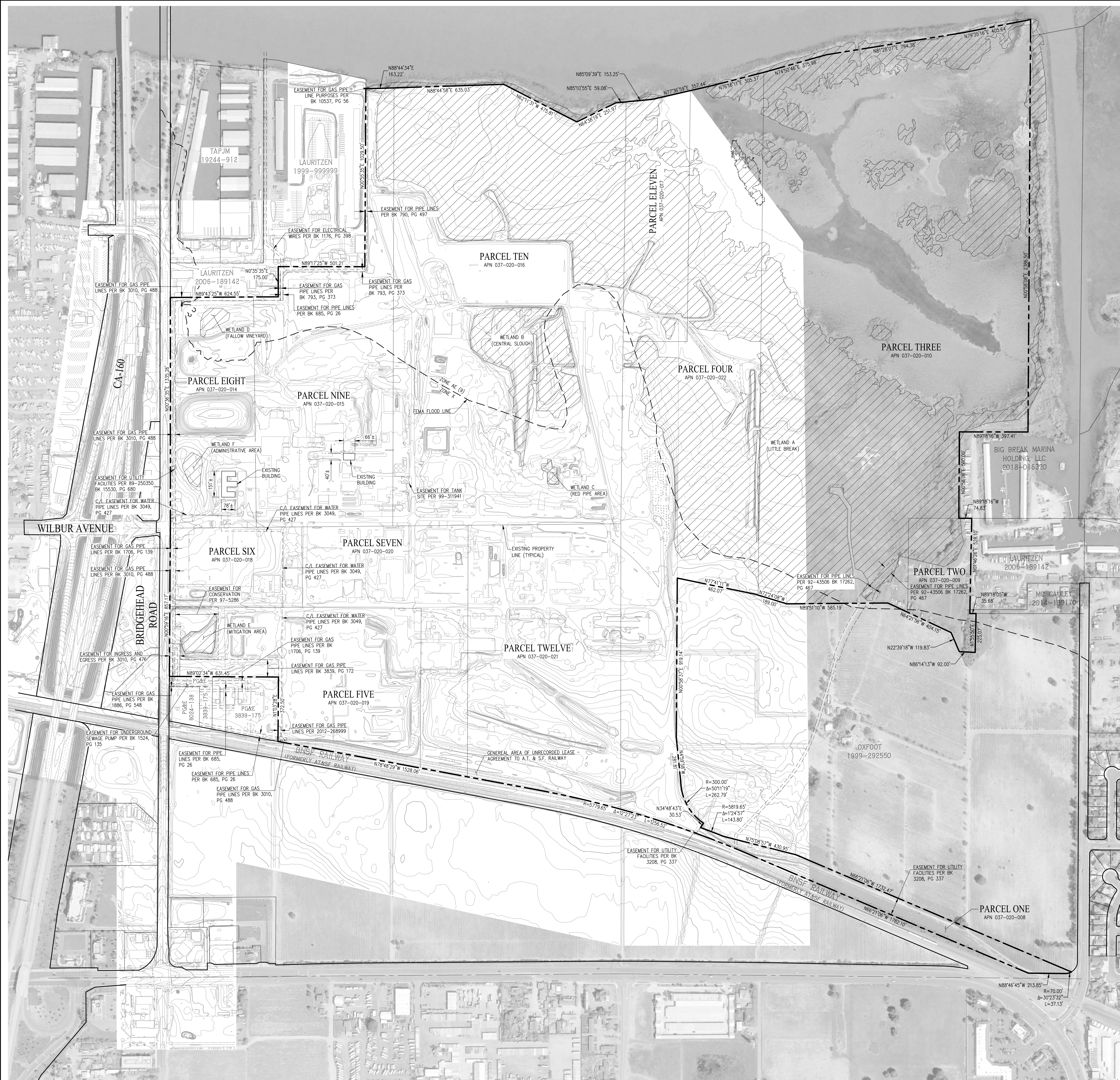
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SHEET NO.
1
OF 5 SHEETS

DATE: DECEMBER 2018
JOB NO.: 1073-010

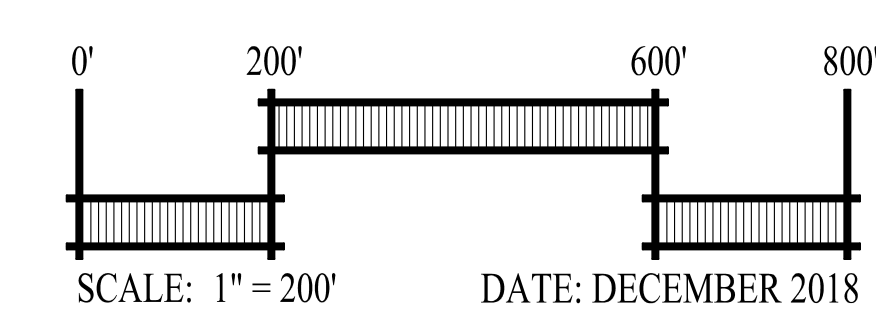
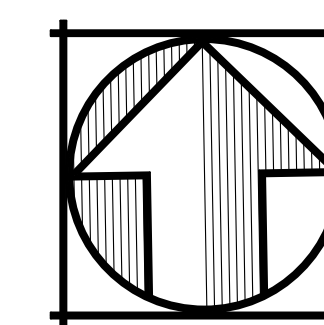


LEGEND

- PROJECT BOUNDARY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING LOT LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT LINE
- ADJACENT PROPERTY LINE
- APPROXIMATE FLOOD ZONE LIMIT
- EXISTING WETLANDS

**OAKLEY LOGISTICS CENTER
EXISTING CONDITIONS
PRELIMINARY DEVELOPMENT PLAN**

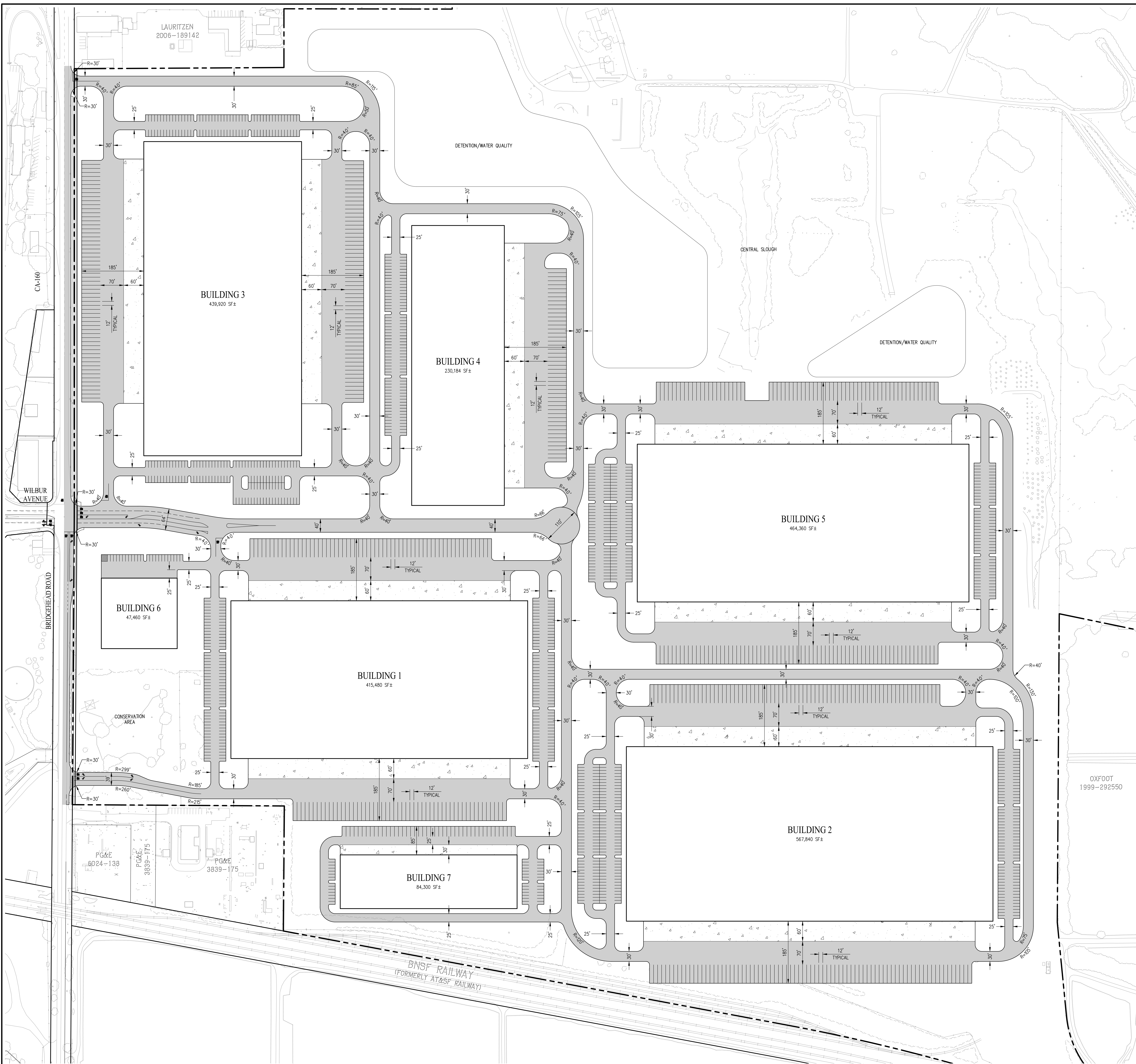
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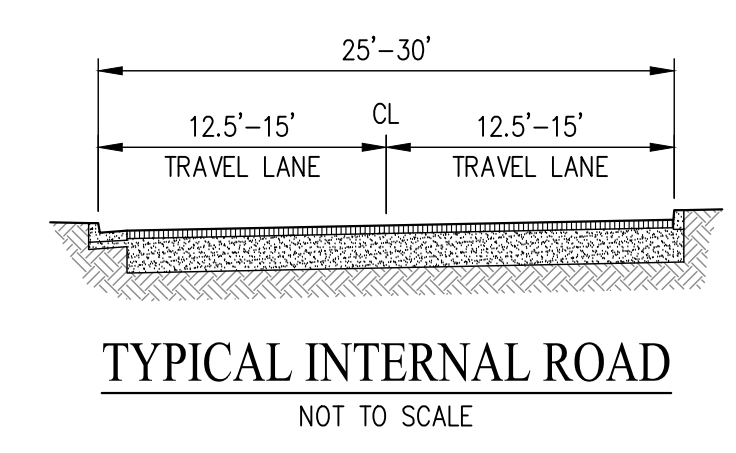
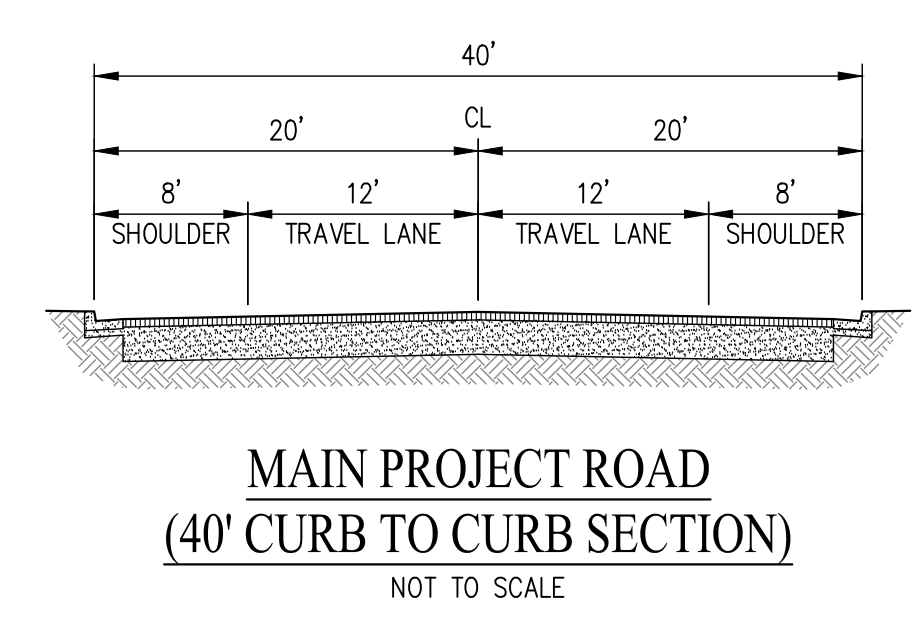
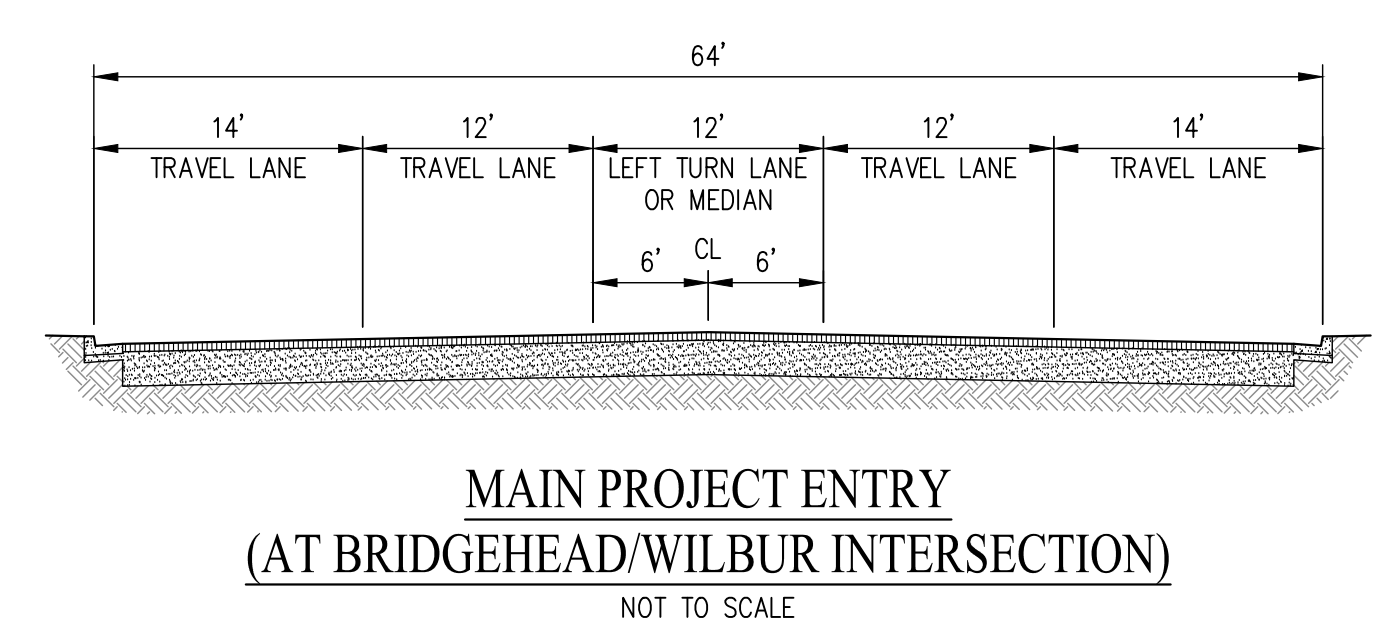
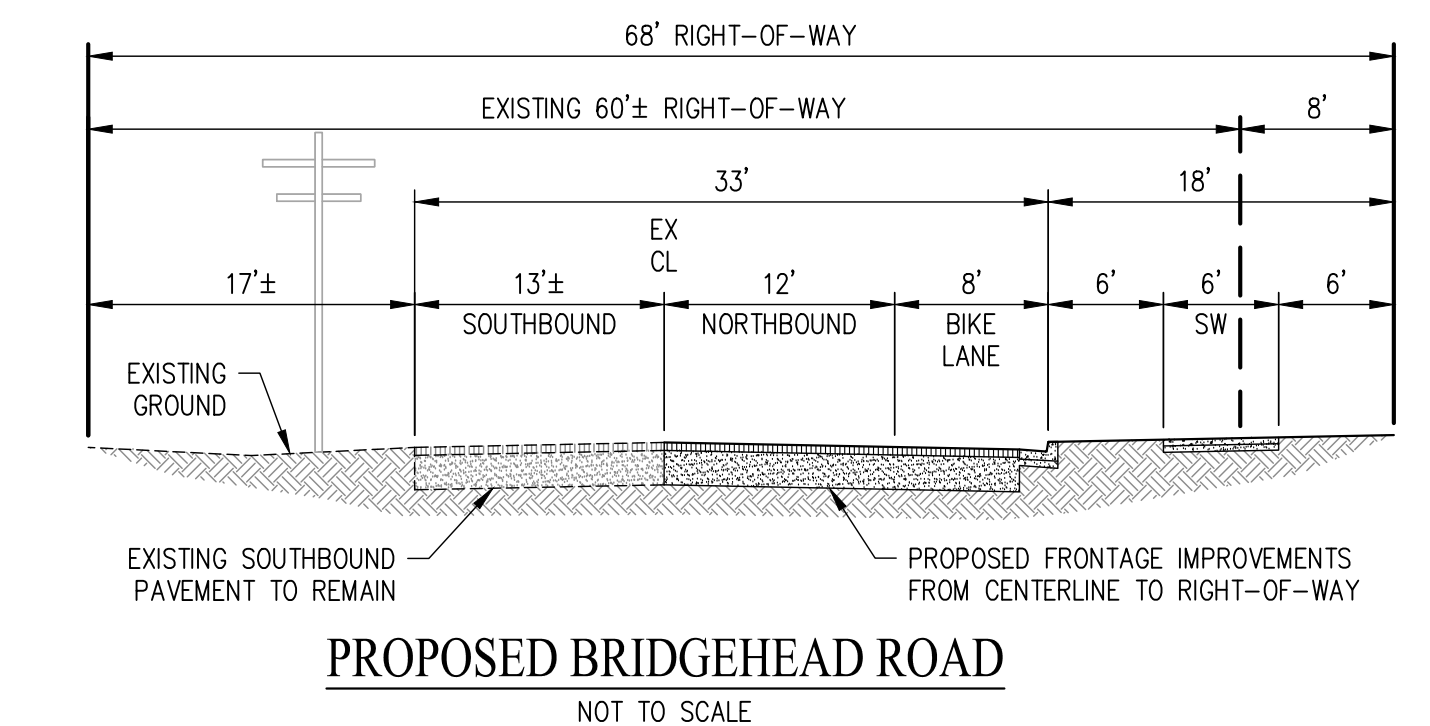
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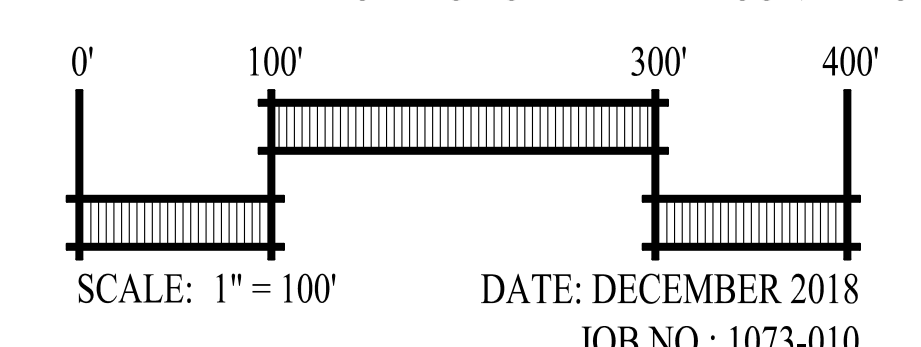
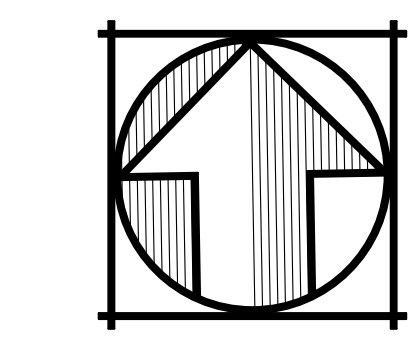
PARKING SUMMARY			
BUILDING NO.	BUILDING FOOTPRINT	PARKING STALLS PROVIDED	PARKING RATIO
BUILDING 1	415,480 SF±	208	1:2,000 SF
BUILDING 2	567,840 SF±	284	1:2,000 SF
BUILDING 3	439,920 SF±	220	1:2,000 SF
BUILDING 4	230,184 SF±	116	1:2,000 SF
BUILDING 5	464,360 SF±	234	1:2,000 SF
BUILDING 6	47,460 SF±	24	1:2,000 SF
BUILDING 7	84,300 SF±	42	1:2,000 SF
TOTAL	2,249,544 SF±	1128	1:2,000 SF

- PARKING NOTES:**
- PARKING STALLS ARE SHOWN AT 9' WIDE BY 20' DEEP. DIMENSIONS MAY BE REDUCED TO 9' WIDE BY 19' DEEP PER CITY OF OAKLEY MUNICIPAL CODE SECTION 9.1.1402 FOR FINAL DESIGN.
 - MANEUVERING AISLES BETWEEN PARKING STALLS ARE SHOWN AT 25' WIDE. AISLES MAY BE REDUCED TO 24' WIDE PER CITY OF OAKLEY MUNICIPAL CODE SECTION 9.1.1402 FOR FINAL DESIGN.



OAKLEY LOGISTICS CENTER DIMENSIONED SITE PLAN PRELIMINARY DEVELOPMENT PLAN

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA



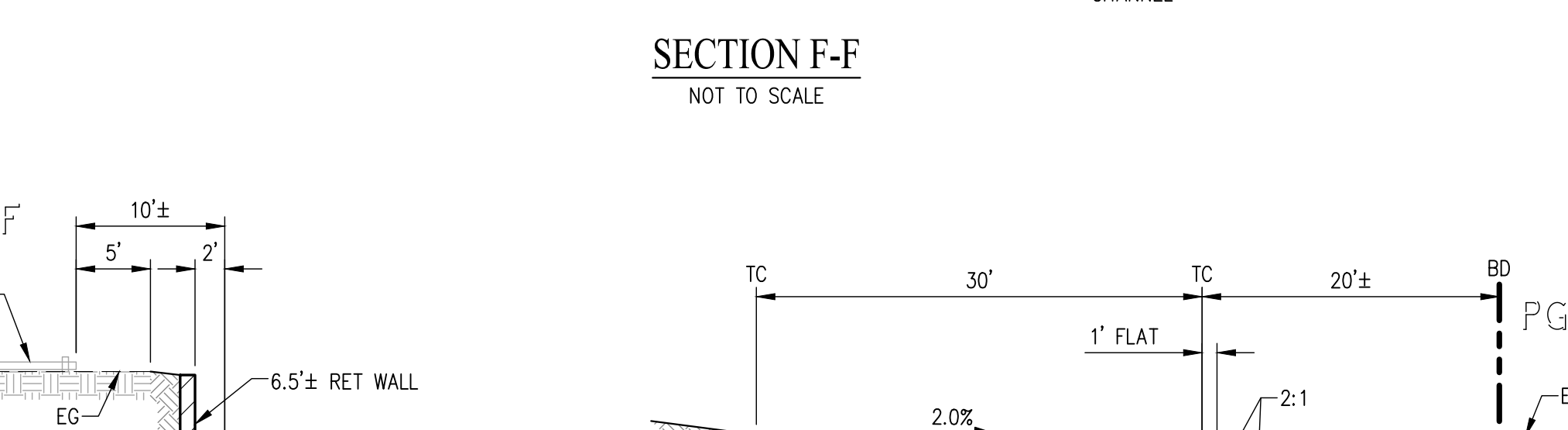
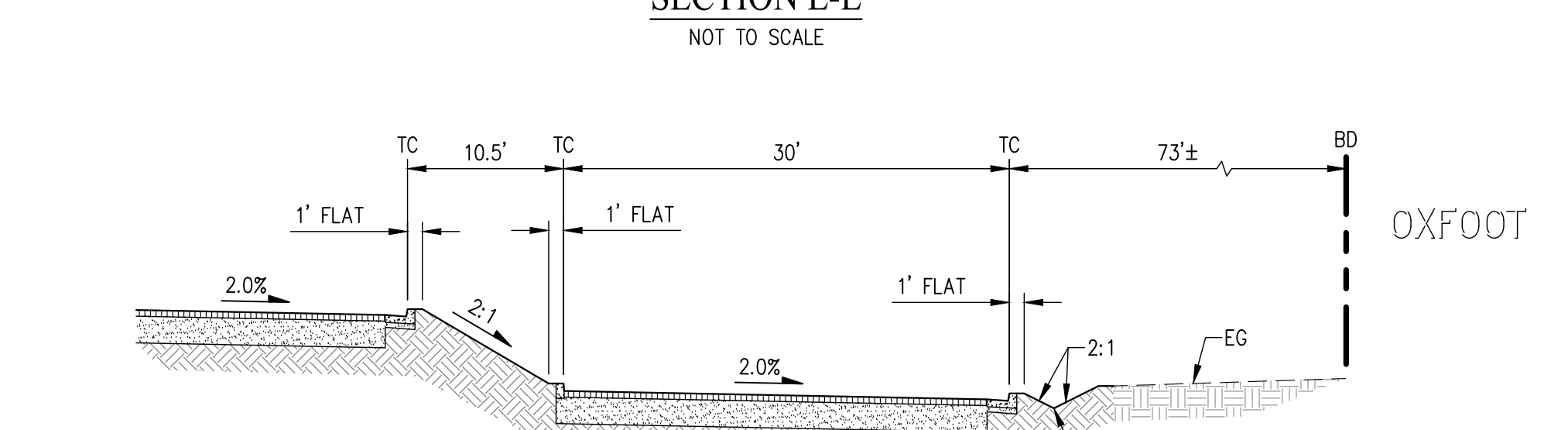
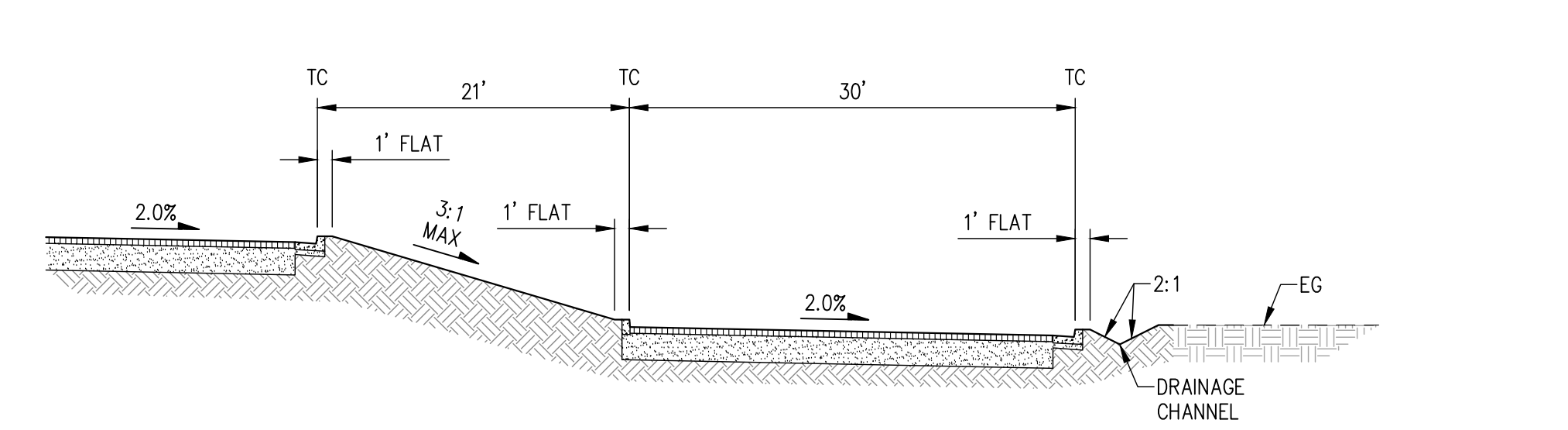
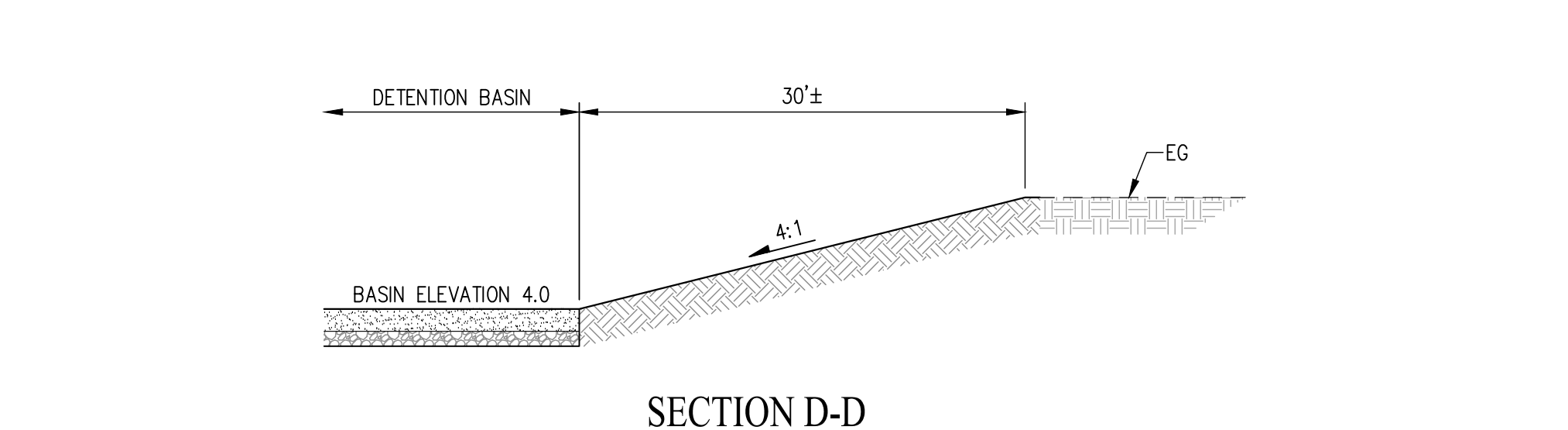
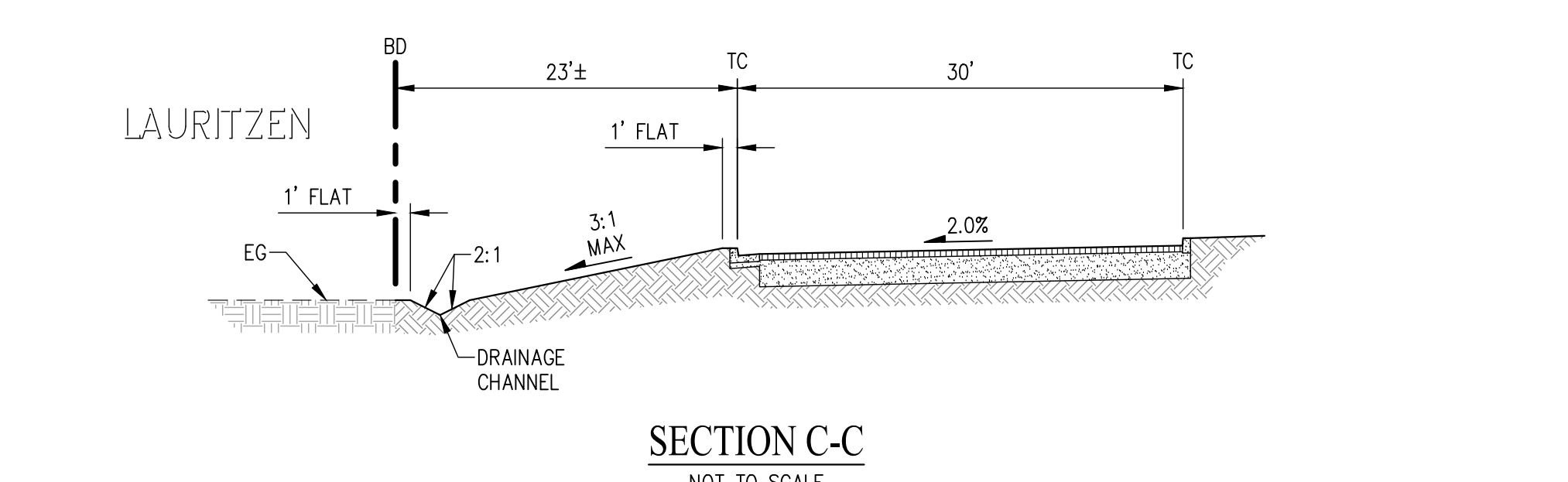
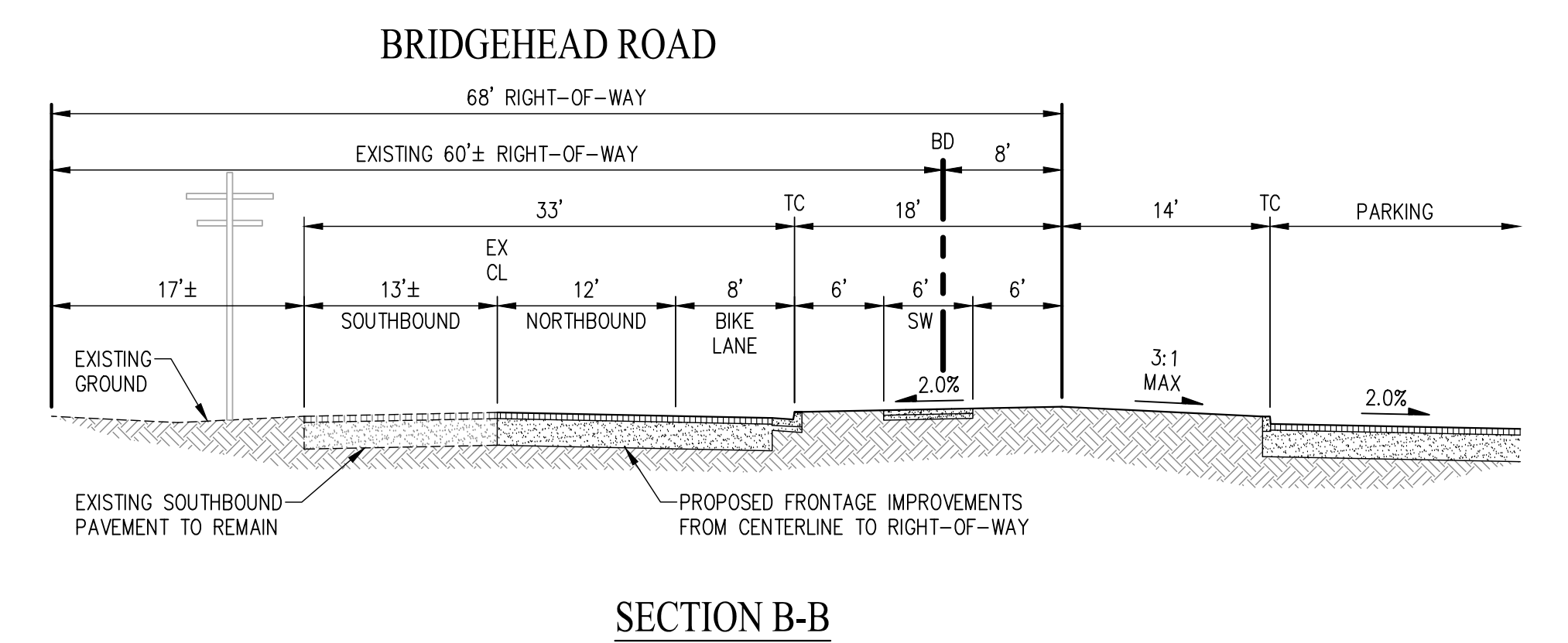
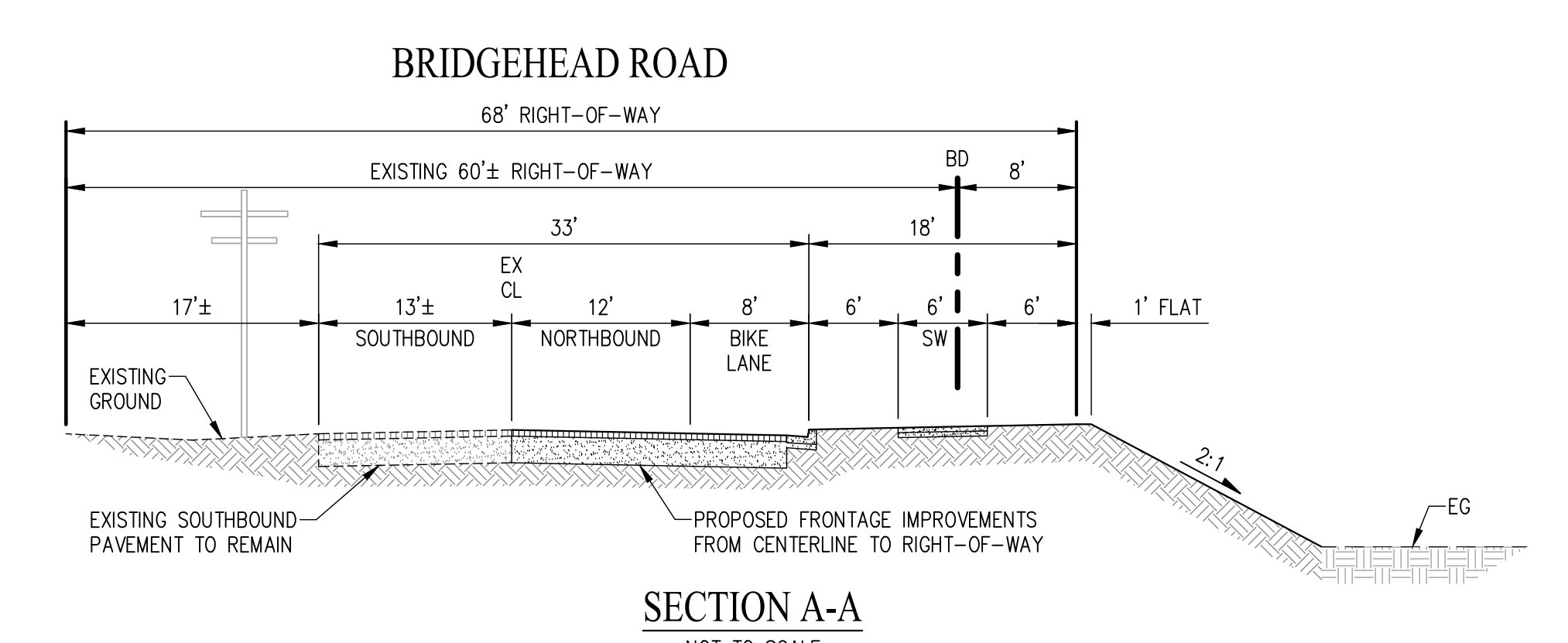
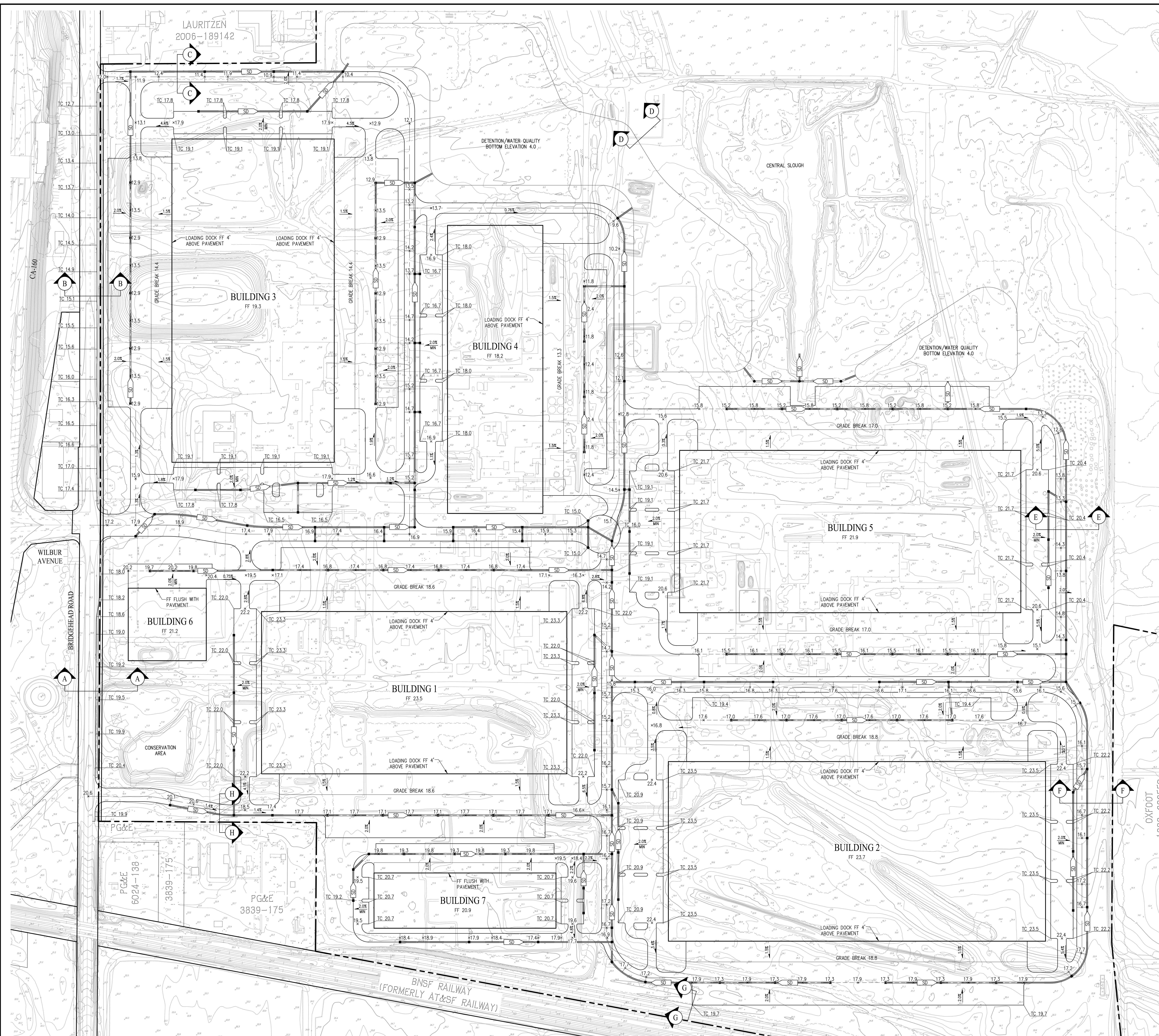
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3
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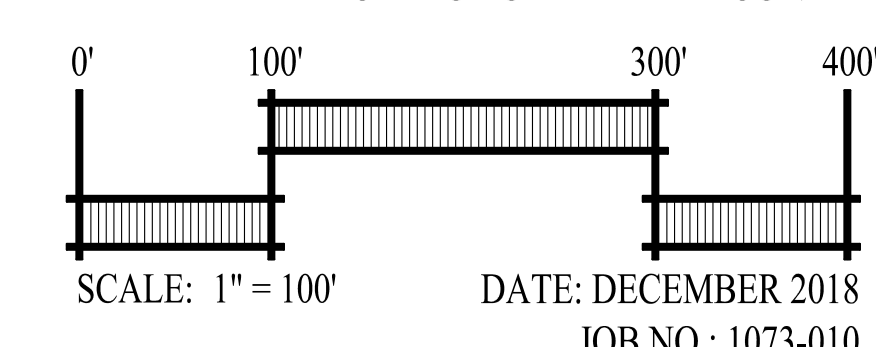
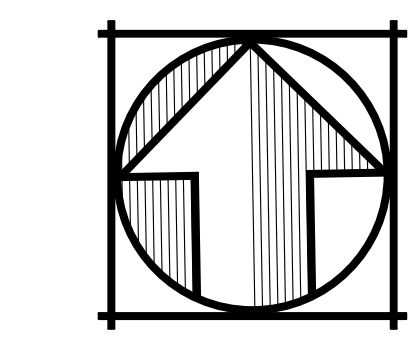
DATE: DECEMBER 2018
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**OAKLEY LOGISTICS CENTER
PRELIMINARY GRADING PLAN
PRELIMINARY DEVELOPMENT PLAN**

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

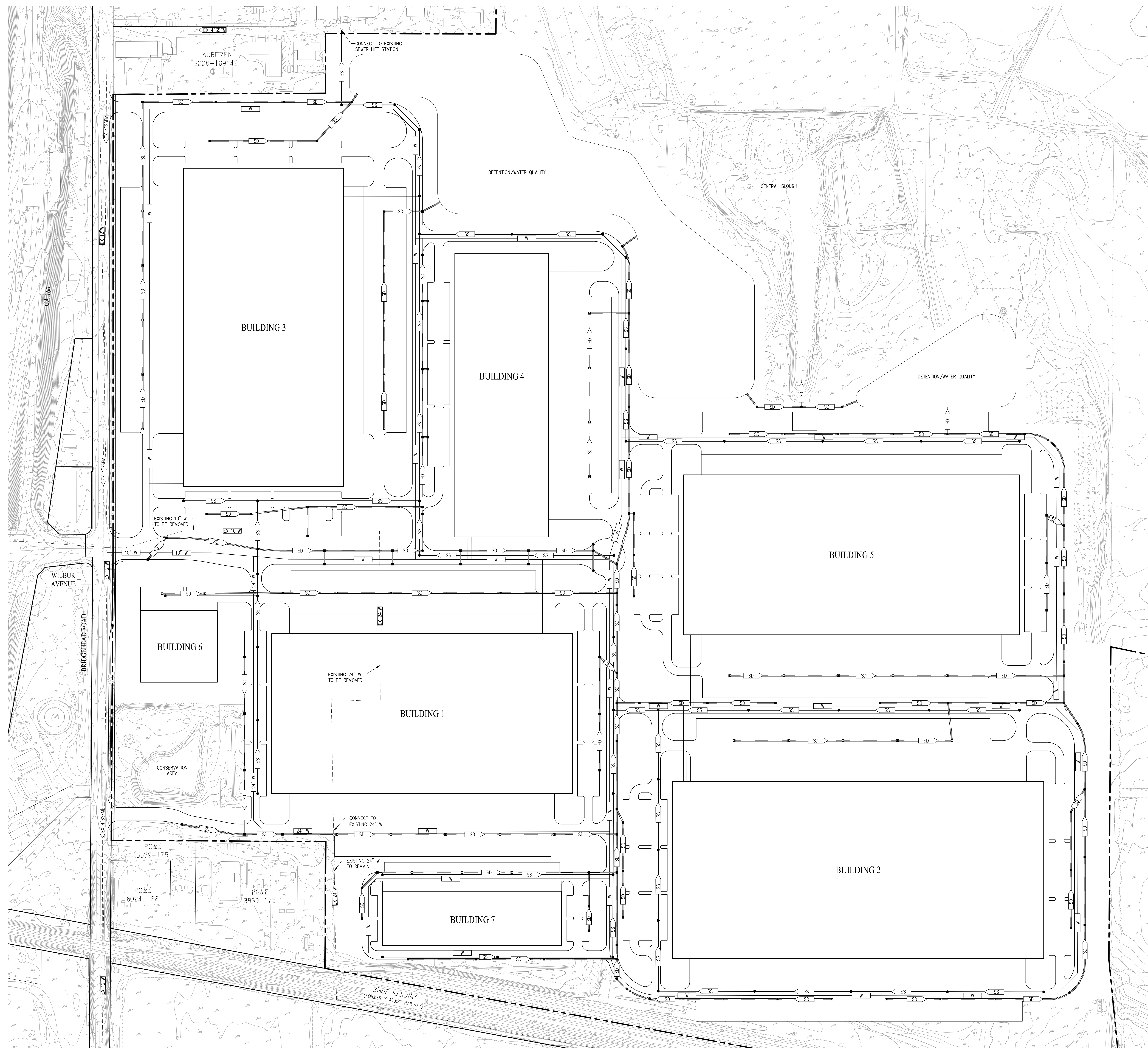


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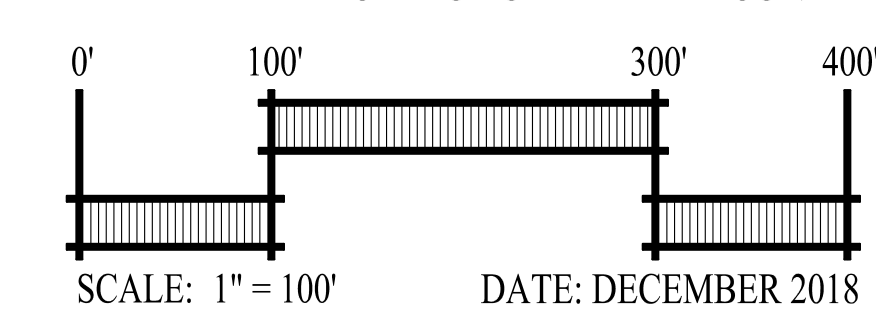
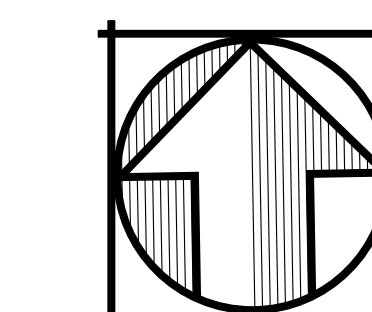
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DATE: DECEMBER 2018
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OAKLEY LOGISTICS CENTER
PRELIMINARY UTILITY PLAN
 PRELIMINARY DEVELOPMENT PLAN

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

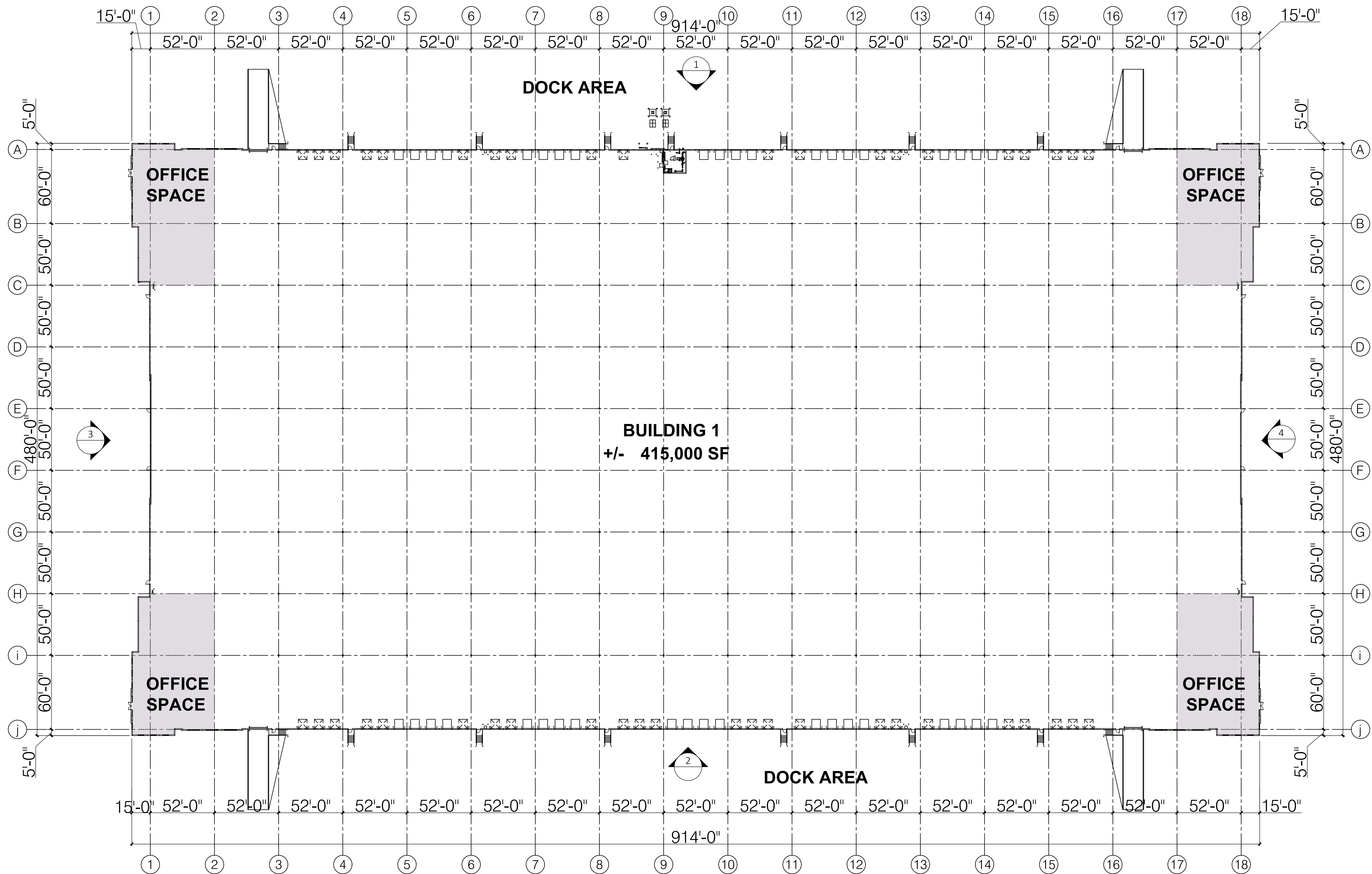


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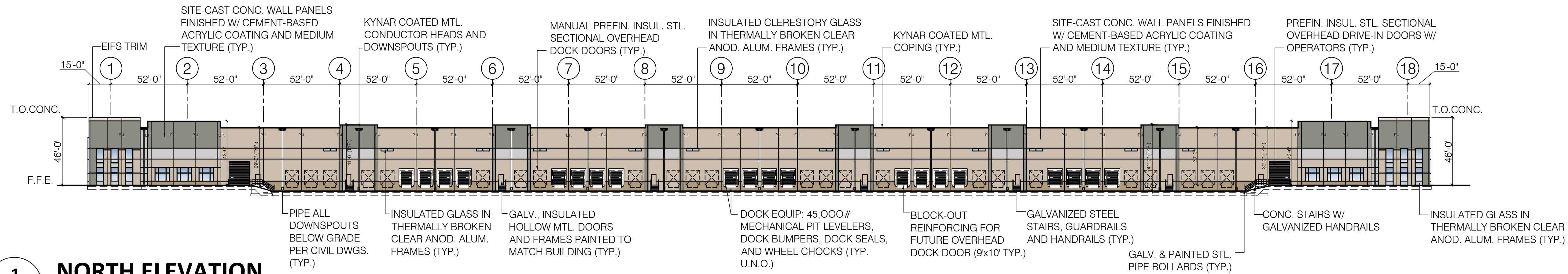
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SHEET NO.
5
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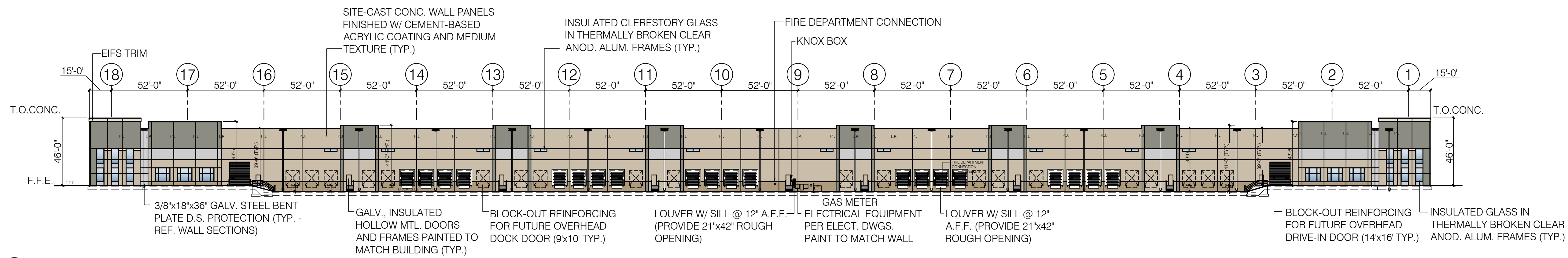


1 OVERALL FLOOR PLAN
SCALE 1:40



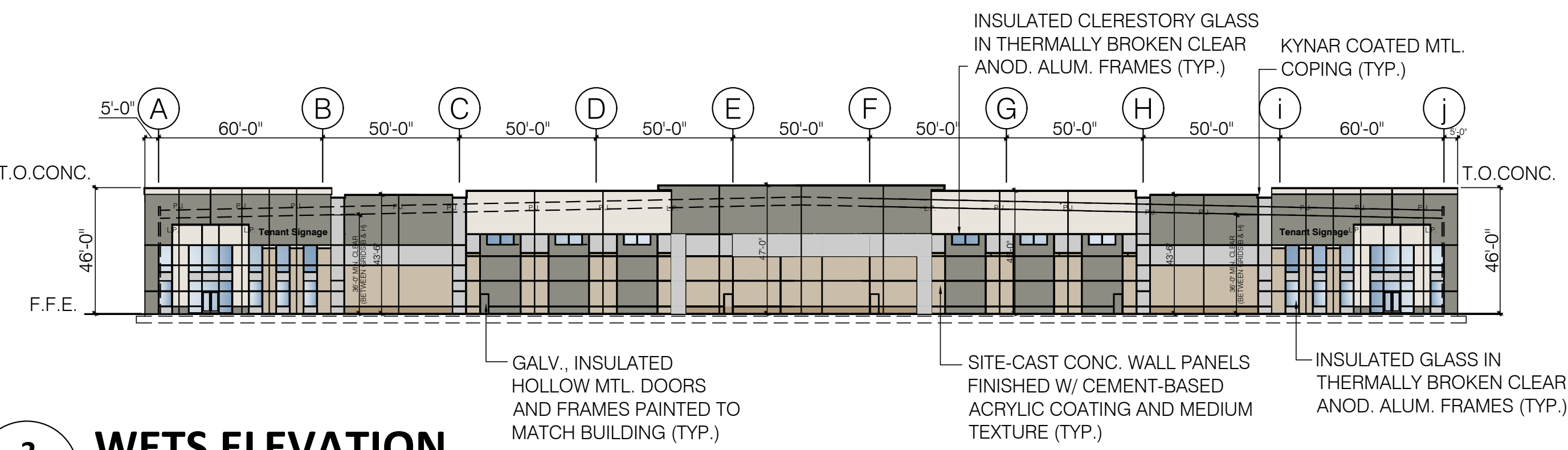
1 NORTH ELEVATION

SCALE 1:40



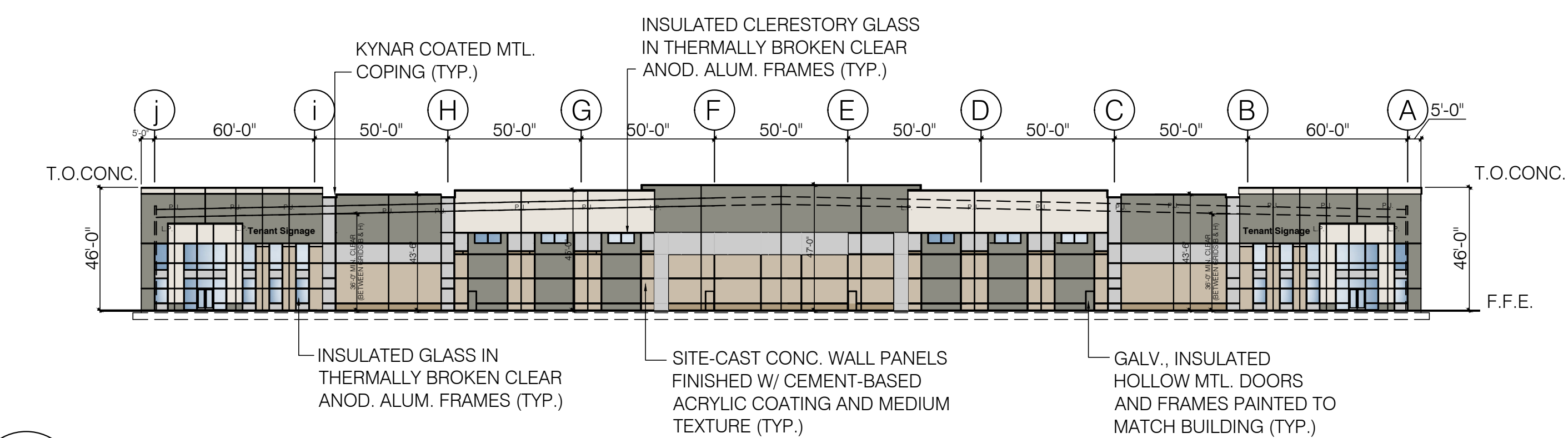
2 SOUTH ELEVATION

SCALE 1:40



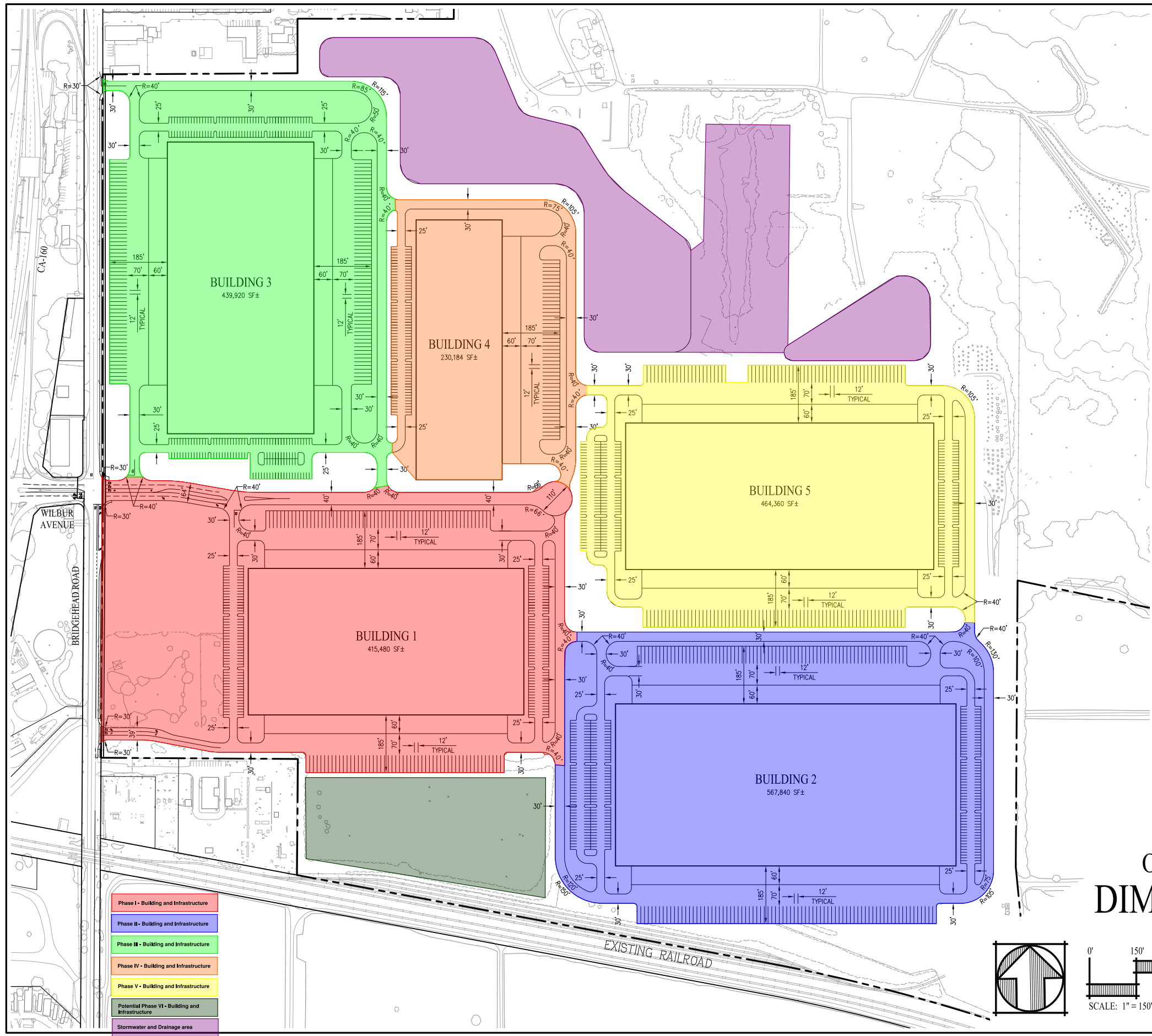
3 WETS ELEVATION

SCALE 1:40

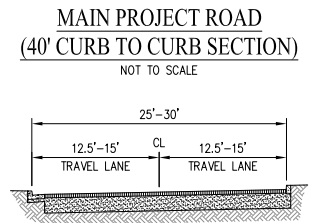
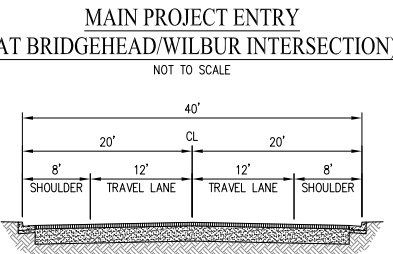
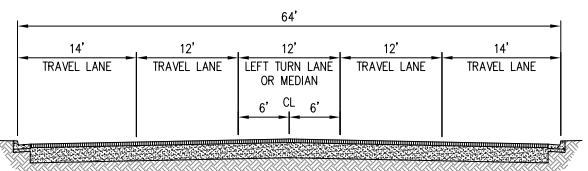
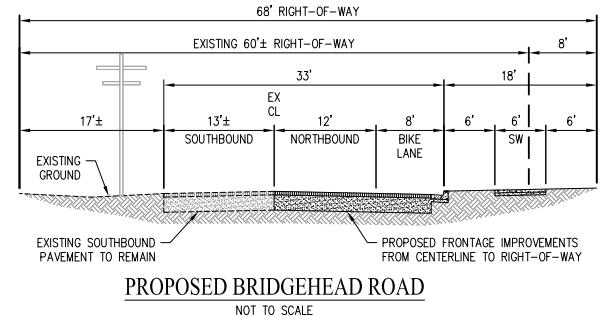


4 EAST ELEVATION

SCALE 1:40



- Phase I - Building and Infrastructure
- Phase II - Building and Infrastructure
- Phase III - Building and Infrastructure
- Phase IV - Building and Infrastructure
- Phase V - Building and Infrastructure
- Potential Phase VI - Building and Infrastructure
- Stormwater and Drainage area

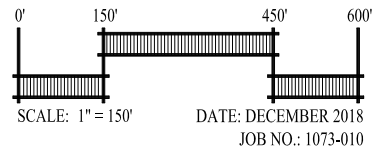
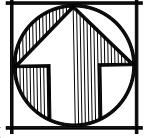


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OAKLEY LOGISTICS CENTER DIMENSIONED SITE PLAN

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