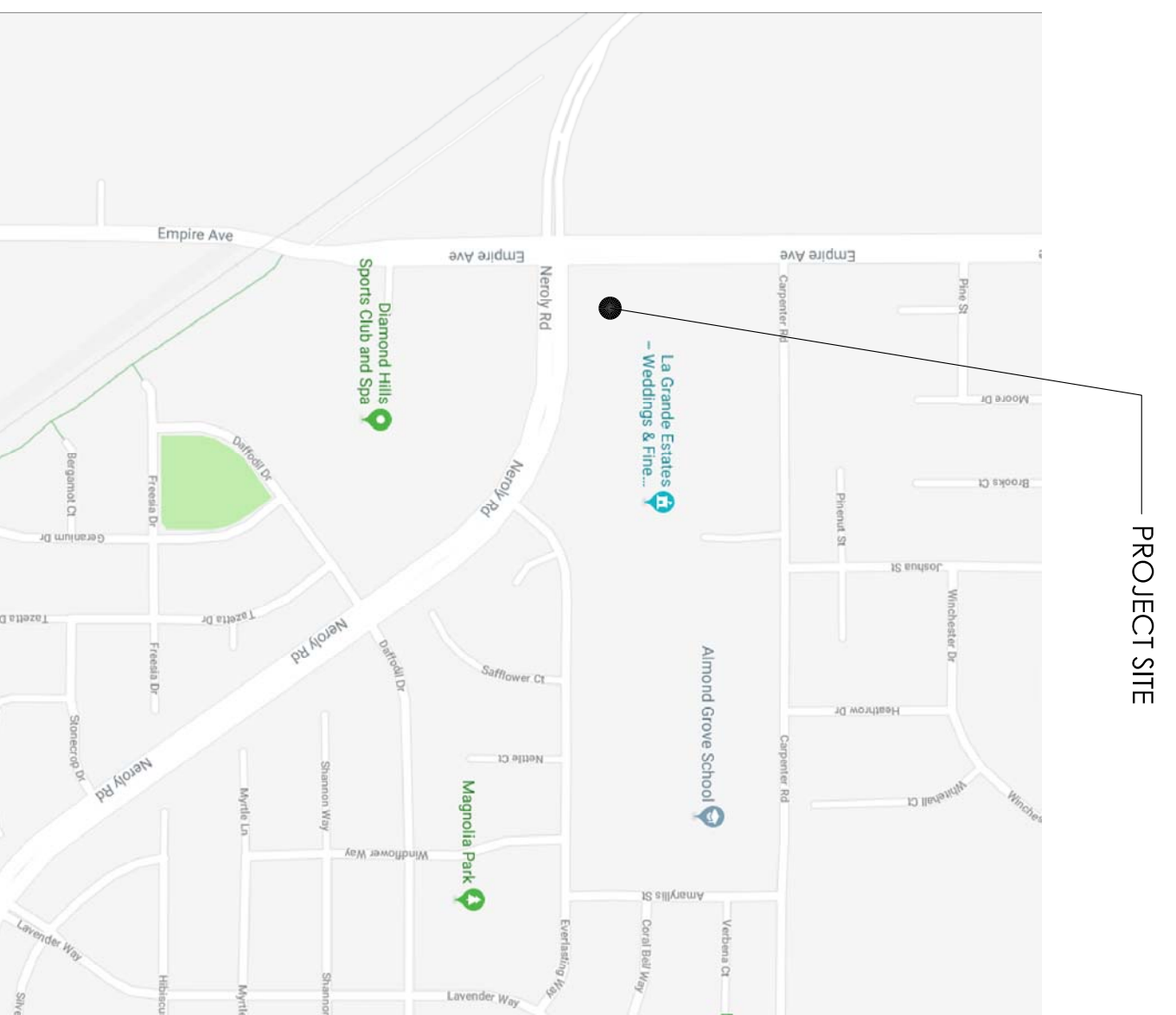


THACH EMPIRE PLAZA

OAKLEY, CALIFORNIA

VICINITY MAP



PROJECT DATA

APN #: 034-030-005
 LOCATION: 3410 EMPIRE AVENUE, OAKLEY, CA 94561
 GENERAL PLAN: (CO) COMMERCIAL
 ZONING: (C) GENERAL COMMERCIAL
 EXISTING USE: ONE SINGLE FAMILY STRUCTURE
 + ONE SHOP BUILDING
 PROPOSED USE: COMMERCIAL-MIXED USE
 TOTAL LOT AREA: 94,322 SF (2.14 ACRES)
 PROPOSED RETAIL BUILDING: 11,915 SF
 (PHASE 1)
 TOTAL PARKING PROVIDED: 104 SPACES
 HANDICAP/VAN ACCESSIBLE PARKING: 4 SPACES

PROJECT TEAM

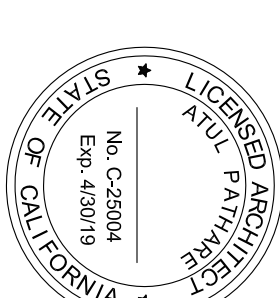
APPLICANT	PHUONG THACH	4330 EL DORADO STREET OAKLEY, CA 94561 CELL 925-826-6396 EMAIL: phuongthach101@gmail.com
ARCHITECT	TEAM2 ARCHITECTURE + DESIGN	540 LENNON LANE, SUITE 5 WALNUT CREEK, CA 94598 TEL 925-676-9879 CELL 925-518-7284 EMAIL: shilpa@t2arch.com CONTACT: SHILPA PATHARE
PROJECT CONSULTANT	CONSTRUCTION ENGINEERING SERVICES	348 CHARDONNAY CIRCLE CLAYTON, CA 94517 CELL 925-518-7284 EMAIL: jimleo348@gmail.com CONTACT: JIM LEONARD
CIVIL	MILANI & ASSOCIATES	2655 STANWELL DRIVE, SUITE 105 CONCORD, CA 94520 TEL 925-674-9082 CELL 925-260-4447 EMAIL: mmilani@milani-eng.com CONTACT: MIKE MILANI
LANDSCAPE	THOMAS BAAK & ASSOCIATES LLP.	1620 NORTH MAIN STREET, SUITE 4 WALNUT CREEK, CA 94596 TEL 925-933-2583 CONTACT: RICK STOVER

SHEET INDEX

- COVER SHEET
- ARCHITECTURAL
 - A1 CONCEPTUAL SITE PLAN
 - A2 CONCEPTUAL DESIGN
- CIVIL
 - 1 COVER SHEET
 - 2 EXISTING CONDITIONS
 - 3 DEMOLITION PLAN
 - 4 BOUNDARY & EASEMENTS
 - 5 COMPOSITE SITE PLAN
 - 6 FINE GRADE & DRAINAGE
 - 7 MASTER UTILITY PLAN
 - 8 TENTATIVE PARCEL MAP
 - 9 C3 COMPLIANCE EXHIBIT
 - 10 TYPICAL CROSS SECTION
- LANDSCAPE
 - L1 EXISTING TREE PLAN
 - L2 PRELIMINARY LANDSCAPE PLAN
 - L3 PRELIMINARY SITE AMENITIES
 - L4 PLANT IMAGES

THACH EMPIRE PLAZA

3410 EMPIRE AVENUE, OAKLEY, CA

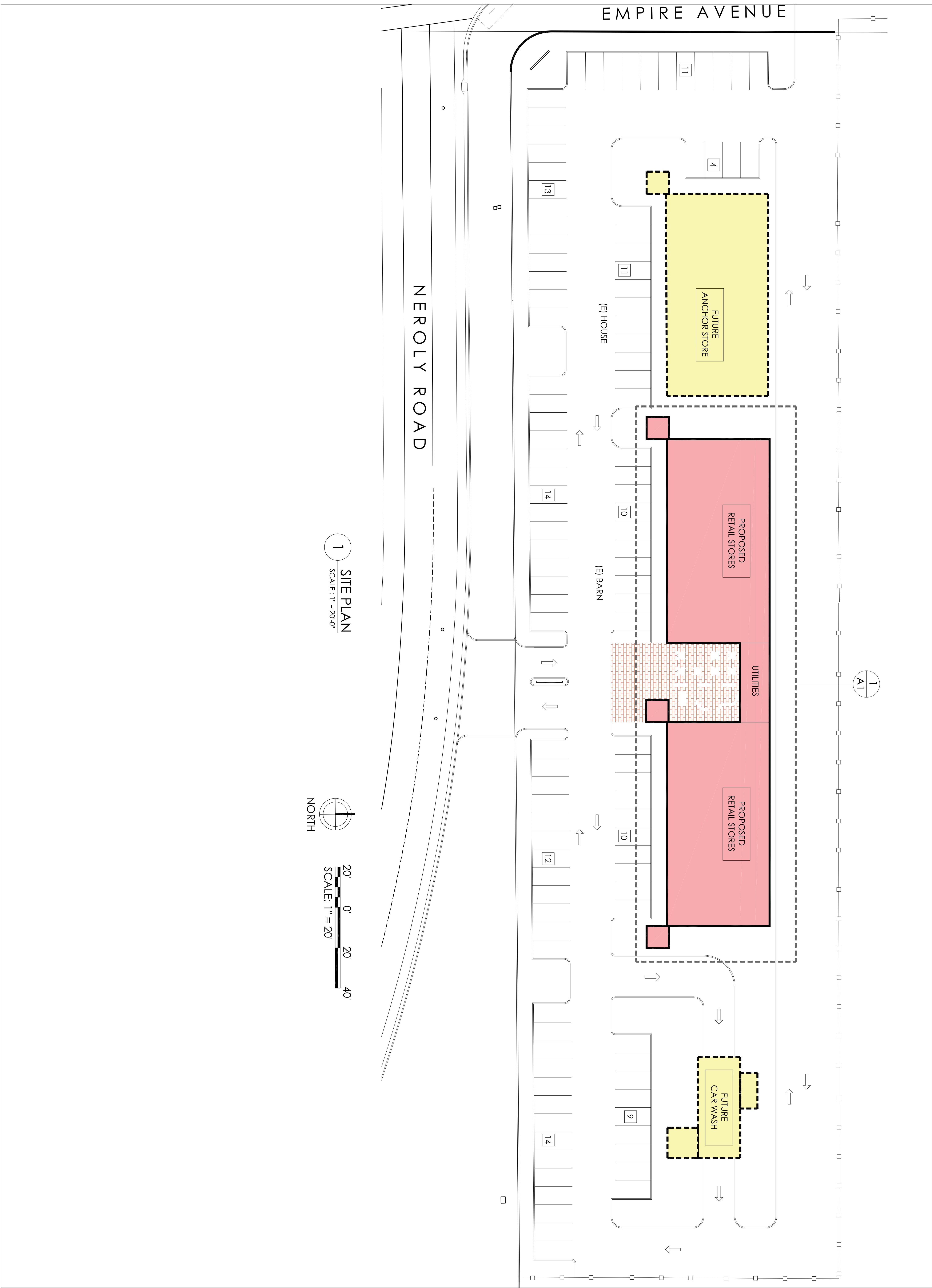


team2
architecture + design

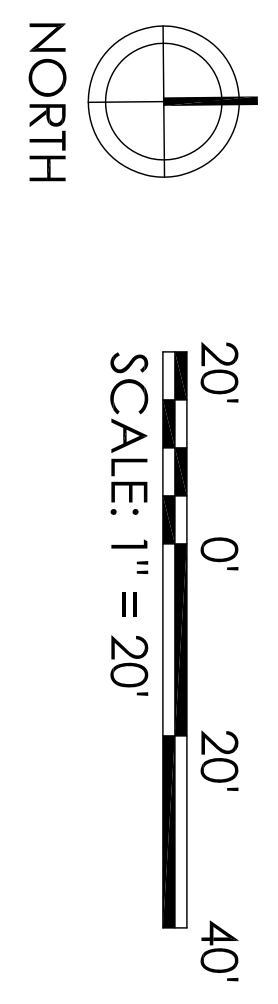
540 LENNON LANE, WALNUT CREEK, CA 94598
T. 925.676.9879
WWW.T2ARCH.COM

COVER SHEET

SCALE: AS NOTED
 DATE: 01-07-2019
 REVISIONS
 LUP APPLICATION 03-20-2019
 DATE
 PROJECT NO. 2017-012



1 SITE PLAN
SCALE: 1" = 20'-0"



team2
architecture + design

540 LENNON LANE, WALNUT CREEK, CA 94598
T. 925.676.9879
WWW.T2ARCH.COM



THACH EMPIRE PLAZA
3410 EMPIRE AVENUE, OAKLEY, CA

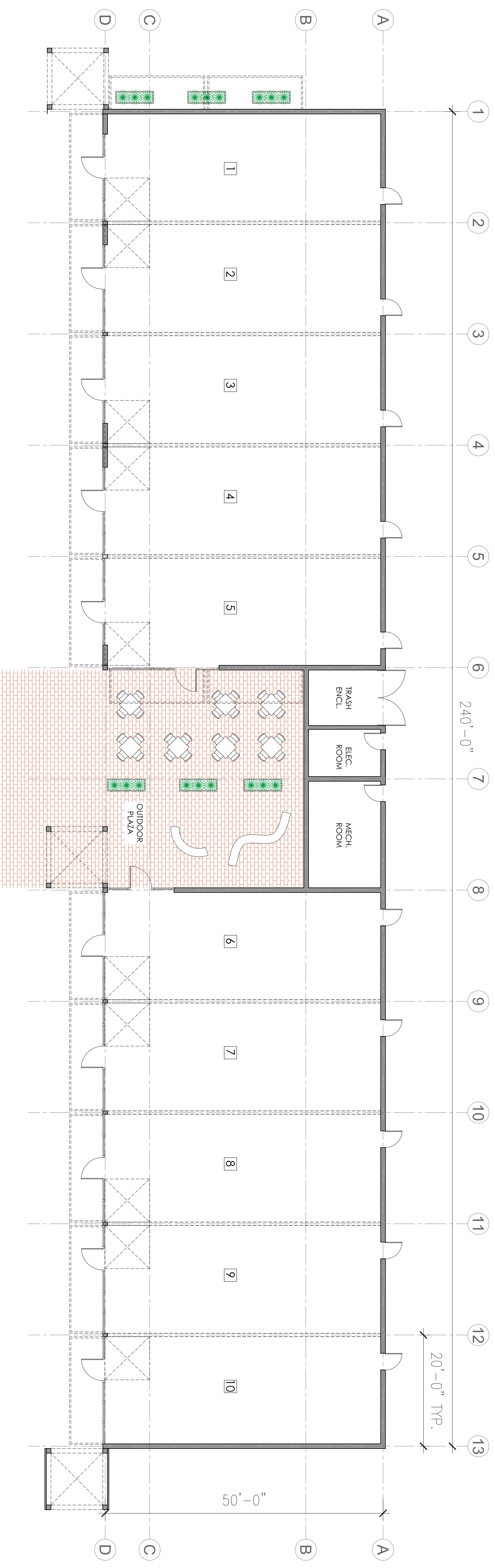
CONCEPTUAL
SITE PLAN

SCALE: AS NOTED
DATE: 01-07-2019
REVISIONS
DATE
DATE

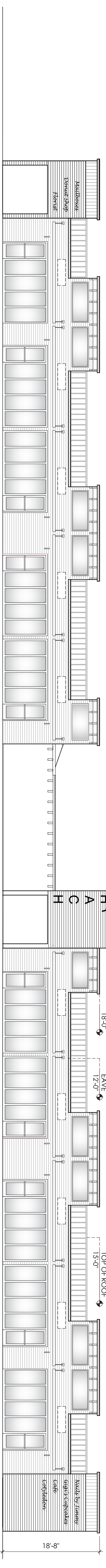
PROJECT NO. 2017-012

A0

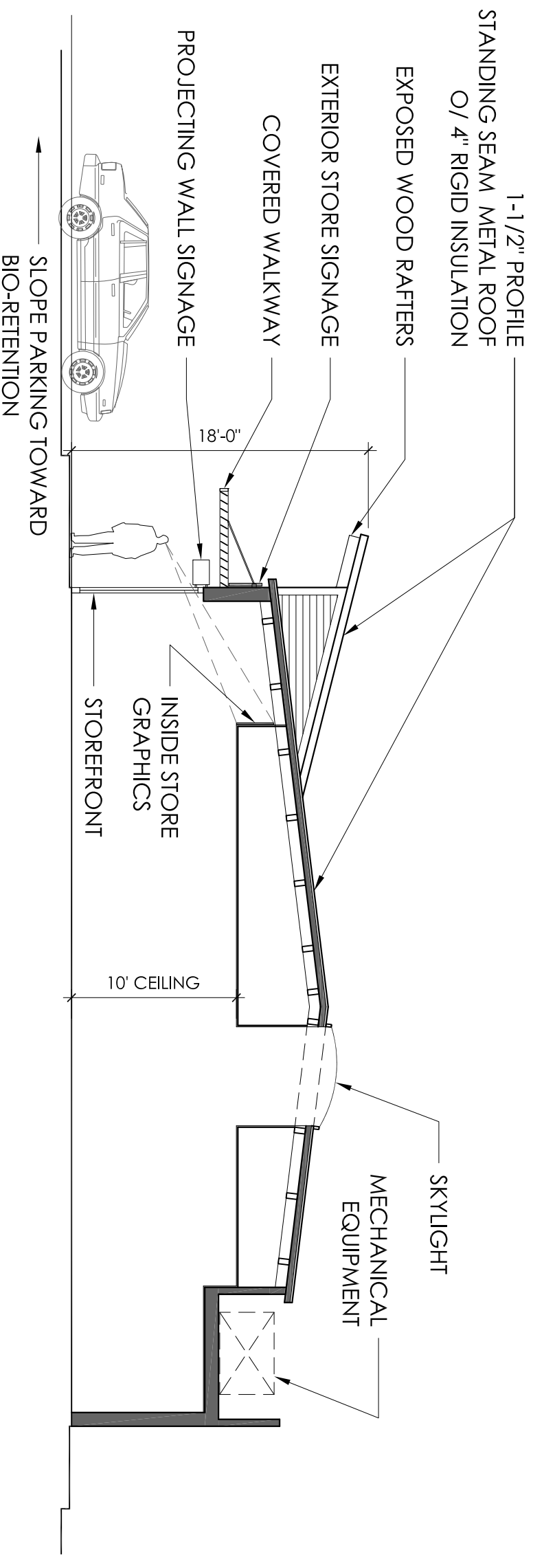
SHEET 1 OF 2



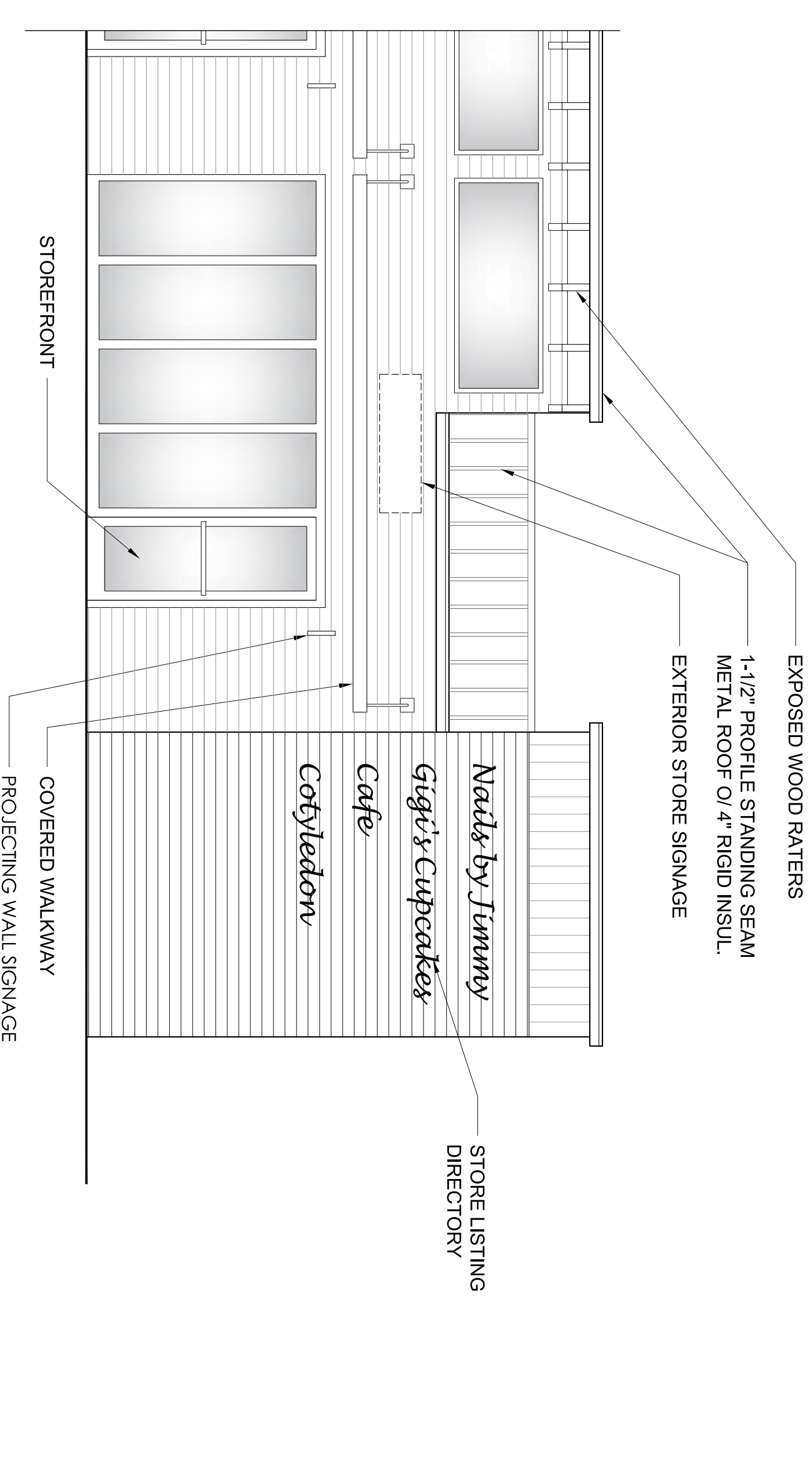
1 FIRST FLOOR PLAN
SCALE: 1" = 10'-0"



2 FRONT ELEVATION
SCALE: 1" = 10'-0"



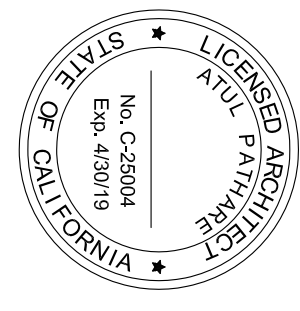
3 TYP. SECTION THRU BUILDING
SCALE: 1/8" = 1'-0"



4 ENLARGED ELEVATION (PARTIAL)
SCALE: 1/4" = 1'-0"

CONCEPTUAL DESIGN

THACH EMPIRE PLAZA
3410 EMPIRE AVENUE, OAKLEY, CA



team2
architecture + design

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T. 925.676.9879
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SCALE: AS NOTED	DATE: 01-07-2019
REVISIONS	DATE
EDP APPLICATION	03-20-2019
PROJECT NO.	2017-012
A1	
SHEET 2 OF 2	

USE PERMIT EXHIBIT - TENTATIVE PARCEL MAP

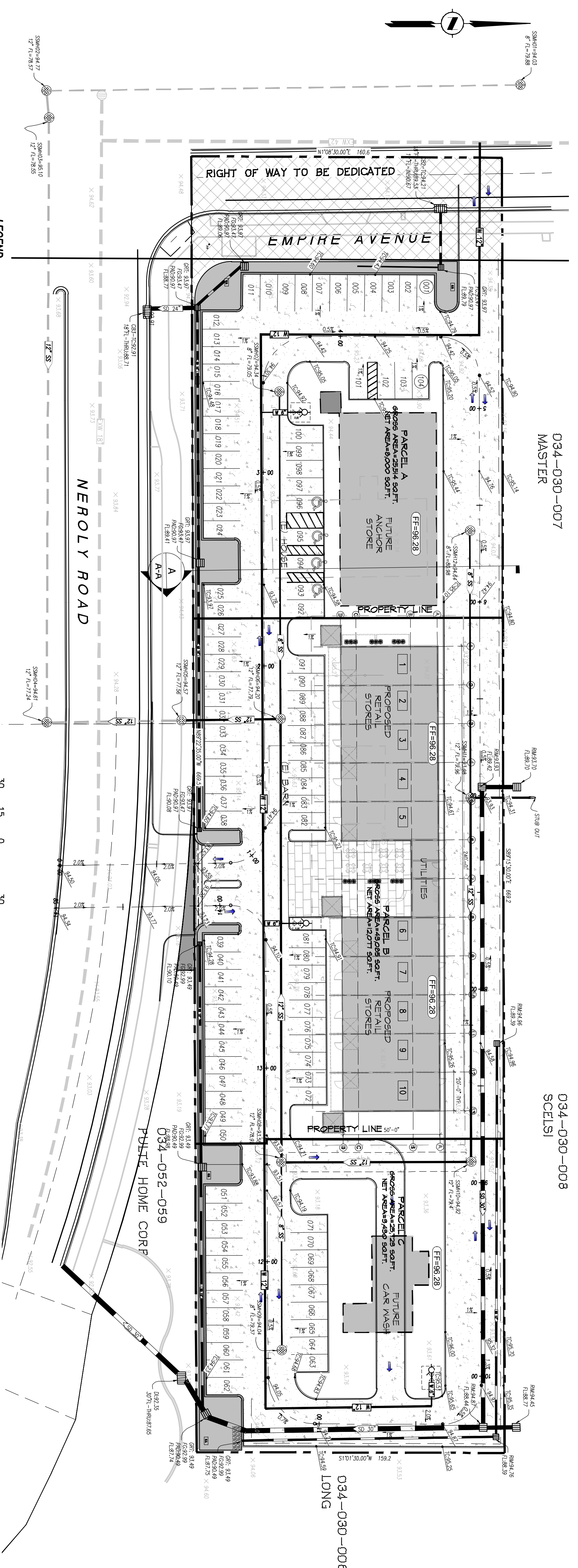
THACH PROPERTY

CITY OF OAKLEY, CONTRA COSTA COUNTY, CALIFORNIA

034-030-007
MASTER

034-030-008
SCELSI

034-030-006
LONG

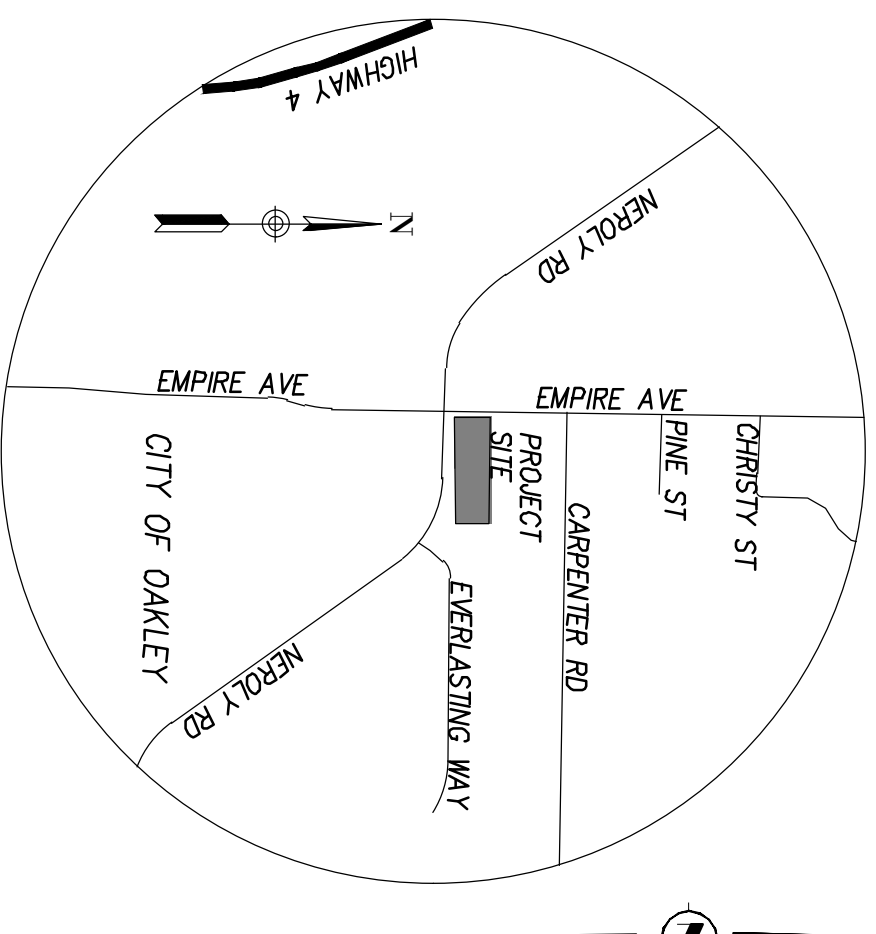


EXISTING	PROPOSED
MAJOR CONTOUR -420-	MAJOR CONTOUR -420-
MINOR CONTOUR -419-	MINOR CONTOUR -419-
BOUNDARY LINE ---	BOUNDARY LINE ---
CENTERLINE ---	CENTERLINE ---
EASEMENT LINE ---	EASEMENT LINE ---
CONCRETE CURB & GUTTER ---	CONCRETE CURB & GUTTER ---
GOOD NEIGHBOR FENCE ---	GOOD NEIGHBOR FENCE ---
CHAINLINK FENCE ---	CHAINLINK FENCE ---
CONCRETE SIDEWALK ---	CONCRETE SIDEWALK ---
SCREEN WALL ---	SCREEN WALL ---
GAS LINE ---	GAS LINE ---
UNDERGROUND/OVERHEAD UTILITY ---	UNDERGROUND/OVERHEAD UTILITY ---
PERFORATED PIPE ---	PERFORATED PIPE ---
SANITARY SEWER ---	SANITARY SEWER ---
STORM DRAIN ---	STORM DRAIN ---
WATER LINE ---	WATER LINE ---
CURVE NUMBER ---	CURVE NUMBER ---
GRADE PERCENT ---	GRADE PERCENT ---
RIP RAP ---	RIP RAP ---
STREET LIGHT ---	STREET LIGHT ---
STORM DRAIN AREA DRAIN ---	STORM DRAIN AREA DRAIN ---
BLOW OFF ---	BLOW OFF ---
PRE HYDRANT ---	PRE HYDRANT ---
GATE VALVE ---	GATE VALVE ---
MANHOLE ---	MANHOLE ---
SANITARY SEWER CLEANOUT ---	SANITARY SEWER CLEANOUT ---
STORM DRAIN INLET ---	STORM DRAIN INLET ---
WATER METER ---	WATER METER ---
RIGHT OF WAY DEDICATED ---	RIGHT OF WAY DEDICATED ---
LANDSCAPE AREA ---	LANDSCAPE AREA ---
EASEMENT ---	EASEMENT ---

SHEET NUMBER	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS
3	DEMOLITION PLAN
4	BOUNDARY & TOPO EXHIBIT
5	COMPOSITE SITE PLAN
6	FINE GRADE AND DRAINAGE PLAN
7	MASTER UTILITY PLAN
8	TENTATIVE PARCEL MAP - LOTTING EXHIBIT
9	C.3 COMPLIANCE EXHIBIT
10	TYPICAL CROSS SECTION

PARKING INDEX	NO.
NUMBER OF PARKING	100
HANDICAP/VAN ACCESSIBLE PARKING	4
TOTAL NUMBER OF PARKING	104

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AGENCY/CITY/CLIENT APPROVAL OF MAPS



PROJECT TEAM:

OWNER/DEVELOPER:
PHUNG HOANG THACH
4330 EL DORADO STREET
OAKLEY, CA 94561
CONTACT: PHUNG HOANG THACH

ARCHITECT:
TEAM 2 ARCHITECTURE + DESIGN
540 LEMON LANE, SUITE 5
WALNUT CREEK, CA 94598
CONTACT: SHEILA PARIHARE

CIVIL ENGINEER:
MILANI AND ASSOCIATES
2655 STANNWELL DRIVE, SUITE 105
CONCORD, CA 94520
PHONE: (925) 674-9082
CONTACT: MICHAEL MILANI
RCE 35121 EXP 09-30-2019
LS 5311 EXP 12-31-2019

SITE ADDRESS:
3410 EMPIRE AVENUE
OAKLEY, CA 94561

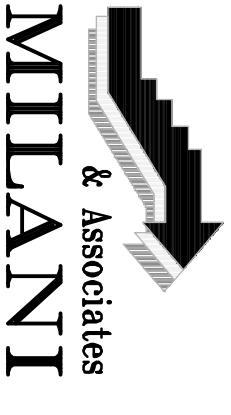
APN: 034-030-005
GENERAL PLAN: (CO) COMMERCIAL
ZONING: (C) GENERAL COMMERCIAL
EXISTING USE: ONE SINGLE FAMILY STRUCTURE AND ONE SHOP BUILDING
PROPOSED USE: COMMERCIAL - MIXED USE

UTILITIES:
WATER: DABLO WATER DISTRICT
SEWER: IRON HOUSE SANITARY DISTRICT
STORM DRAINAGE: CITY OF OAKLEY
POLICE: CITY OF OAKLEY
FIRE: CONTRA COSTA COUNTY CONSOLIDATED FIRE DISTRICT
POWER & GAS: PG&E

BENCHMARK:
CONTRA COSTA COUNTY BENCH MARK NO. 1954, CHISED
OF 1/4 SECTION 16, T12N, R12E, S10W, 1/4 SEC 16, T12N, R12E, S10W
ELEVATION 801.14, NAD 83, 1929 MEAN SEA LEVEL.

BASIS OF BEARING:
BETWEEN TWO EXISTING STREET MONUMENTS ON
SECTION 16, T12N, R12E, S10W, 1/4 SEC 16, T12N, R12E, S10W
AS TAKEN AS SHOWN IN BOOK 209 OF PARCEL MAPS AT PAGE
20. TAKEN AS N89° 22' 22" S5° W.

Storm Water Monitoring & Reporting
Land Development Engineering
Environmental Engineering
Municipal Engineering
Surveying & Mapping
Construction Staking



2655 Stannwell Drive, Suite 105
Concord, CA 94520
Phone: (925) 674-9082
Fax: (925) 674-9279

APN 034-030-005
CITY OF OAKLEY

COVER SHEET
LAND USE PERMIT EXHIBIT
TENTATIVE PARCEL MAP
CONTRA COSTA COUNTY

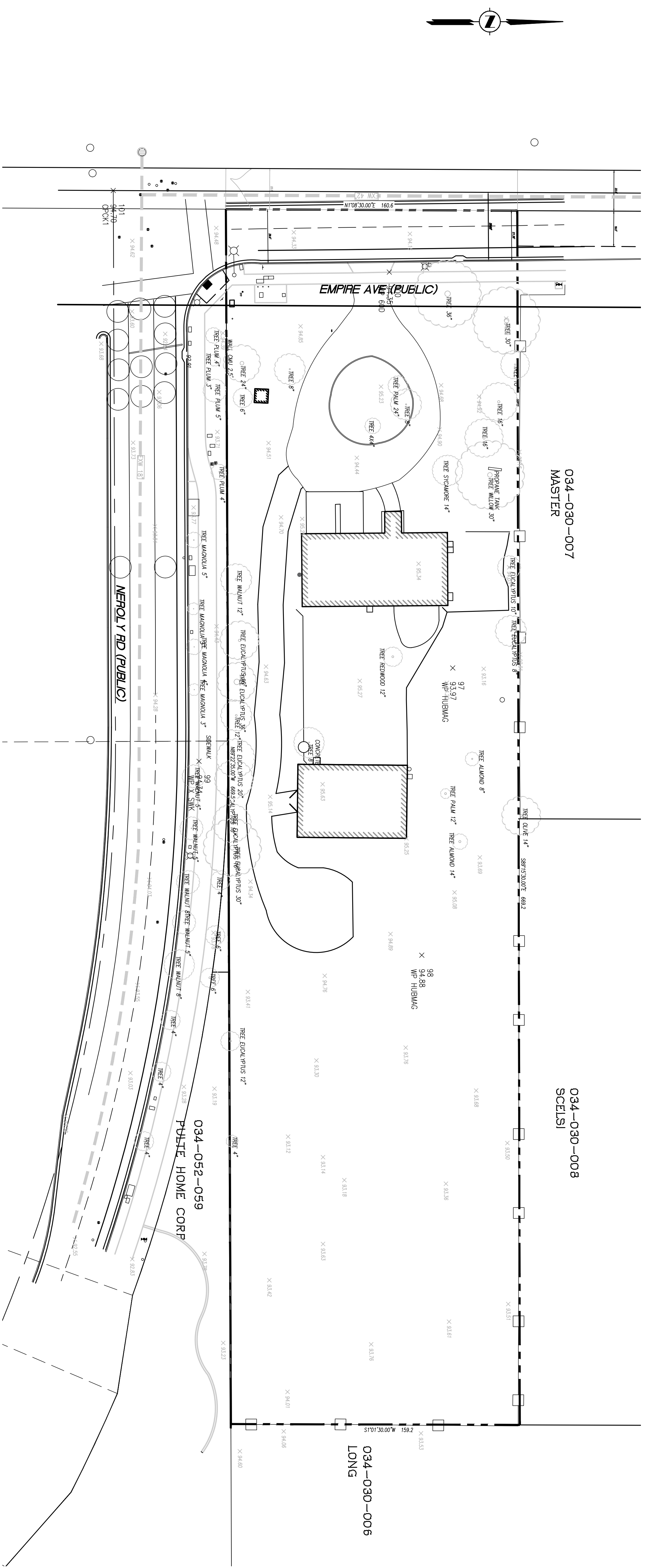
3410 EMPIRE ROAD
CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:

NAME	DATE
MICHAEL E. MILANI	03/20/19
R.C.E. NO. 35121 REGISTRATION EXPIRES 09-30-19	
DESIGN: YH	JOB NO.: 1127
DRAWN: YH	DATE: MARCH 2019
CHECKED: MEM	SCALE: AS SHOWN



NO.	REVISIONS	BY	APP.	DATE	SHEET
1					10



LEGEND

EXISTING	DESCRIPTION
---	BOUNDARY LINE
---	CENTRALLINE
---	EASEMENT LINE
---	CONCRETE CURB & GUTTER
---	GOOD NEIGHBOR FENCE
---	CHAINLINK FENCE
---	CONCRETE SIDEWALK
---	STREET LIGHT
---	FIRE HYDRANT
---	GATE VALVE
---	MANHOLE
---	SANITARY SEWER CLEANOUT
---	STORM DRAIN INLET
---	WATER METER
---	TREE

BENCHMARK:
 CONTRA COSTA COUNTY BENCH MARK NO. 1954, CHISELED
 "T" IN THE NORTHEAST CORNER OF THE EAST HEADWALL
 OF CIV CANAL CROSSING OF EMPIRE ROAD
 ELEVATION 80.114 NGVD 1929 MEAN SEA LEVEL.

BASIS OF BEARING:
 BETWEEN TWO FOUND EXISTING STREET MONUMENTS ON
 NEROLY ROAD AS SHOWN ON THE PARCEL MAP FOR SUBDIVISION
 MS 14-4379 FILED IN BOOK 209 OF PARCEL MAPS AT PAGE
 20. TAKEN AS N89° 22' 35"W.



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 Municipal Engineering
 Surveying & Mapping
 Construction Staking



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 Fax: (925) 674-9279

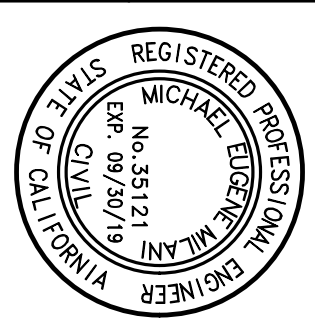
APN 034-030-005
 CITY OF OAKLEY

EXISTING CONDITIONS
LAND USE PERMIT EXHIBIT
TENTATIVE PARCEL MAP
 CONTRA COSTA COUNTY

3410 EMPIRE ROAD
 CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:
 MICHAEL E. MILANI
 R.C.E. No. 35121 REGISTRATION EXPIRES 09-30-19
 DESIGN: YH
 DRAWN: YH
 CHECKED: MEM

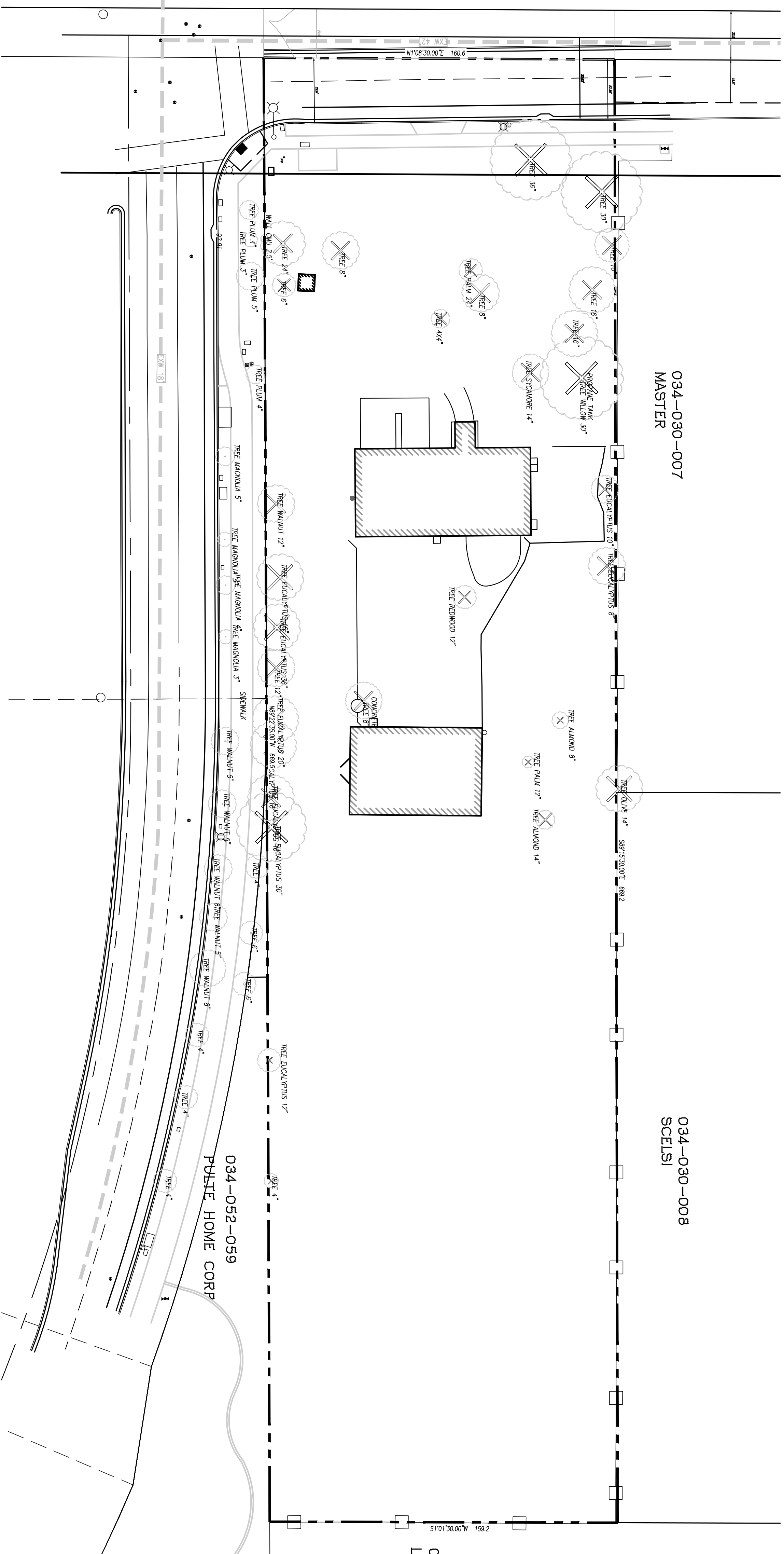
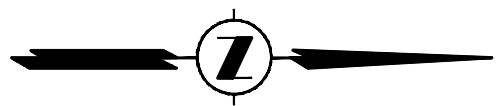
03/20/19
 DATE
 JOB NO.: 1127
 DATE: MARCH 2019
 SCALE: AS SHOWN



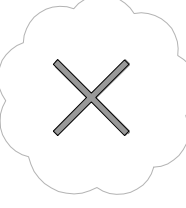
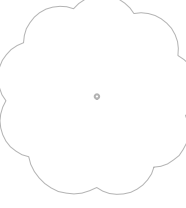
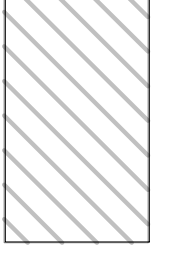
NO.	REVISIONS	BY	APP.	DATE

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 COMPLETION OF MAP AND UPON
 AGENCY/CLIENT APPROVAL OF MAP


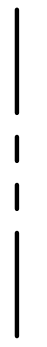

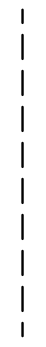











SHEET **2**
 OF **10** SHEETS



DEMOLITION LEGEND

-  EXISTING TREE TO BE REMOVED
-  EXISTING TREE DRIP LINE AREA
-  EXISTING BUILDING TO BE RELOCATED

LEGEND

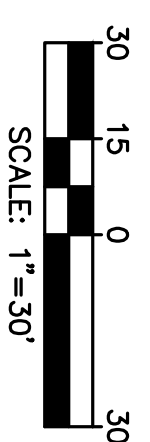
-  EXISTING BOUNDARY LINE
-  CENTERLINE
-  EASEMENT LINE
-  CONCRETE CURB & GUTTER
-  GOOD NEIGHBOR FENCE
-  CHAINLINK FENCE
-  CONCRETE SIDEWALK
-  STREET LIGHT
-  FIRE HYDRANT
-  GATE VALVE
-  MANHOLE
-  SANITARY SEWER CLEANOUT
-  STORM DRAIN INLET
-  WATER METER
-  TREE

BENCHMARK:

CONTRA COSTA COUNTY BENCH MARK NO. 1054, CHECKED
 IN THE NORTHEAST CORNER OF THE EAST HEADWALK
 OF CIVILIAN CROSSING OF EMPIRE ROAD
 ELEVATION 80.114 NGVD 1929 MEAN SEA LEVEL.

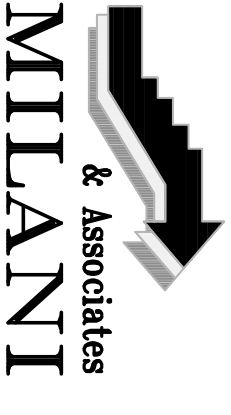
BASIS OF BEARING:

BETWEEN TWO FOUND EXISTING STREET MONUMENTS ON
 NEROLY ROAD AS SHOWN ON THE PARCEL MAP FOR SUBDIVISION
 MS 14-479 FILED IN BOOK 209 OF PARCEL MAPS AT PAGE
 20. TAKEN AS N89° 22' 35" W.



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 THE USER OF THIS PLAN
 ASSUMES ALL RISK AND LIABILITY
 ARISING FROM ANY OMISSIONS OR
 ERRORS IN THIS PLAN.

Storm Water Monitoring & Reporting
 Land Development Engineering
 Environmental Engineering
 Municipal Engineering
 Surveying & Mapping
 Construction Staking

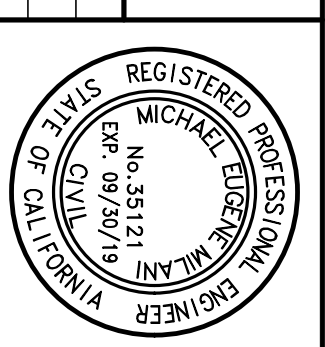


2655 Stonwell Drive, Suite 105
 Concord, CA 94520
 Phone: (925) 674-9082
 Fax: (925) 674-9279

APN 034-030-005
DEMOLITION PLAN
LAND USE PERMIT EXHIBIT
TENTATIVE PARCEL MAP
 CITY OF OAKLEY
 3410 EMPIRE ROAD
 CALIFORNIA

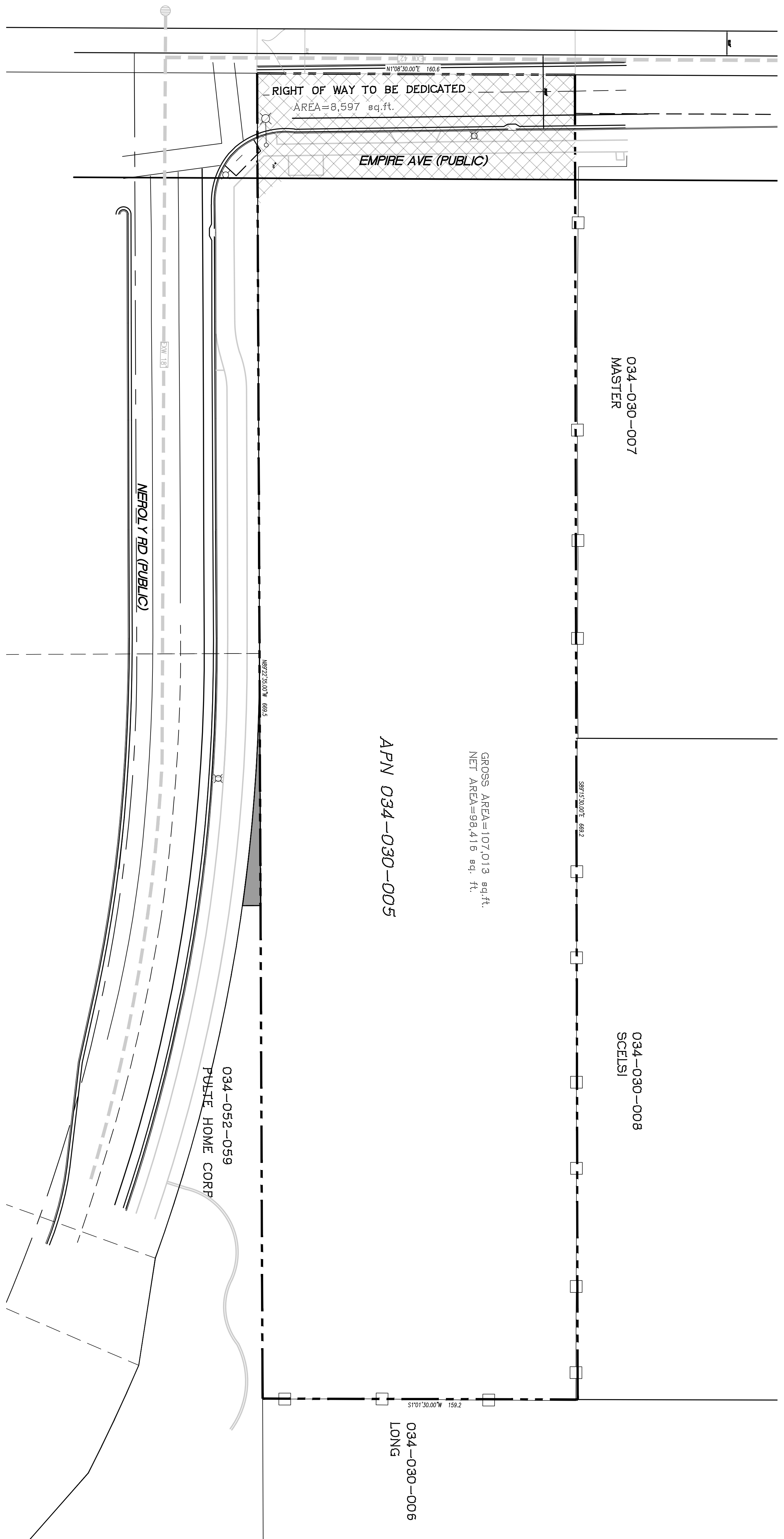
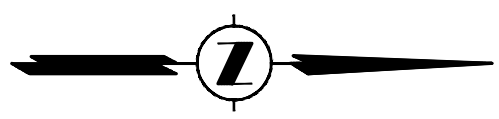
DESIGNED UNDER THE DIRECTION OF:

MICHAEL E. MILANI R.C.E. No. 38121 REGISTRATION EXPIRES 09-30-19	03/20/19 DATE
DESIGN: YH	JOB NO.: 1127
DRAWN: YH	DATE: MARCH 2019
CHECKED: MEM	SCALE: AS SHOWN



NO.	REVISIONS	BY	APP	DATE

SHEET **3** OF **10** SHEETS



GROSS AREA=107,013 sq.ft.
NET AREA=98,416 sq. ft.

APN 034-030-005

034-052-059
PULTE HOME CORP



LEGEND

- | EXISTING | DESCRIPTION |
|----------|-------------------------|
| --- | BOUNDARY LINE |
| --- | CENTERLINE |
| --- | EASEMENT LINE |
| --- | CONCRETE CURB & GUTTER |
| --- | WOOD NEIGHBOR FENCE |
| --- | CHAINLINK FENCE |
| --- | CONCRETE SIDEWALK |
| --- | STREET LIGHT |
| --- | FIRE HYDRANT |
| --- | GATE VALVE |
| --- | MANHOLE |
| --- | SANITARY SEWER CLEANOUT |
| --- | STORM DRAIN INLET |
| --- | WATER METER |
| --- | TREE |

BENCHMARK:
CONTRA COSTA COUNTY BENCH MARK NO. 1954, CHISELED "T" IN THE NORTHEAST CORNER OF THE EAST HEADWALL OF C.V. CANAL, CROSSING OF EMPIRE ROAD ELEVATION 80.114 NGVD 1929 MEAN SEA LEVEL.

BASIS OF BEARING:
BETWEEN TWO FOUND EXISTING STREET MONUMENTS ON NEROLY ROAD AS SHOWN ON THE PARCEL MAP FOR SUBDIVISION MS 14-979 FILED IN BOOK 209 OF PARCEL MAPS AT PAGE 20. TAKEN AS N89° 22' 35"W.

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AGENCY/CLIENT APPROVAL OF MAP

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Land Development Engineering
Environmental Engineering
Municipal Engineering
Surveying & Mapping
Construction Staking

MILANI & Associates

2655 Stonwell Drive, Suite 105
Concord, CA 94520
Phone: (925) 674-9092
Fax: (925) 674-9279

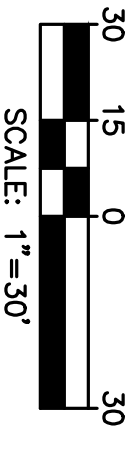
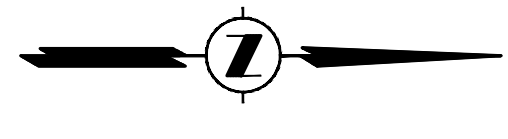
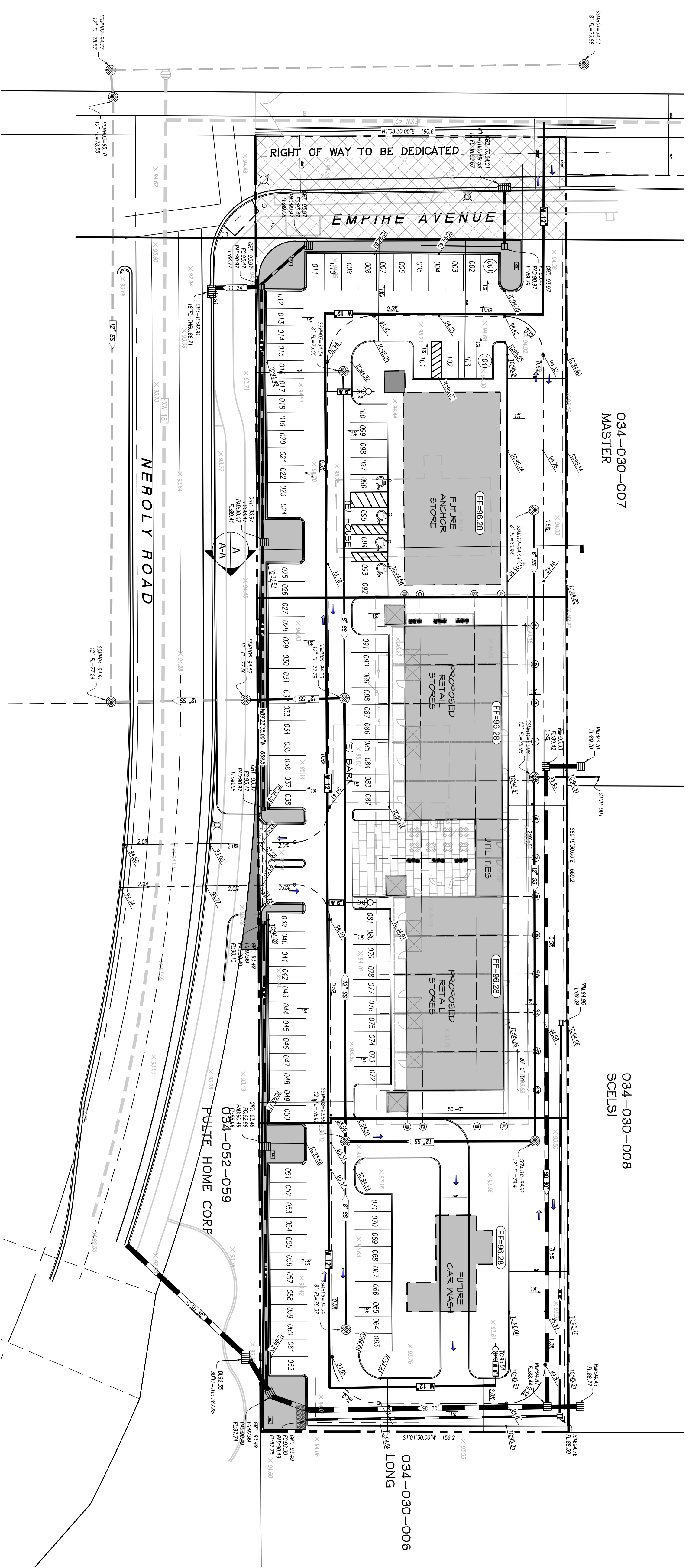
APN 034-030-005 **BOUNDARY AND EASEMENTS** 3410 EMPIRE ROAD
LAND USE PERMIT EXHIBIT
TENTATIVE PARCEL MAP
CITY OF OAKLEY CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:

MICHAEL E. MILANI R.C.E. No. 38121 REGISTRATION EXPIRES 09-30-19	03/20/19 DATE
DESIGN: YH	JOB NO.: 1127
DRAWN: YH	DATE: MARCH 2019
CHECKED: MEM	SCALE: AS SHOWN



NO.	REVISIONS	BY	APP.	DATE	SHEET
					4
					10



LEGEND

EXISTING	DESCRIPTION
---	BOUNDARY LINE
- - - -	CENTERLINE
---	EASEMENT LINE
---	CONCRETE CURB & GUTTER
---	GOOD NEIGHBOR FENCE
---	CHAINLINK FENCE
---	CONCRETE SIDEWALK
---	STREET LIGHT
---	FIRE HYDRANT
---	GATE VALVE
---	MANHOLE
---	SAINTARY SEWER CLEANOUT
---	STORM DRAIN INLET
---	WATER METER
---	TREE
---	EASEMENT

BENCHMARK:
 CONTRA COSTA COUNTY BENCH MARK NO. 1954, CHISELED
 IN THE NORTHWEST CORNER OF THE EAST HEADWALL
 OF CAL. CANAL CROSSING OF EMPIRE ROAD
 ELEVATION 80.114 NGVD 1929 MEAN SEA LEVEL.

BASIS OF BEARING:
 BETWEEN TWO FOUND EXISTING STREET MONUMENTS ON
 NEROLY ROAD AS SHOWN ON THE PARCEL MAP ON SUBDIVISION
 NO. 1443 DATED 03/20/19 AND A PORTION OF PARCEL MAPS AT PAGE
 20 TAKEN AS 1989 22 55%.

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 AGENCY/CLIENT APPROVAL OF MAP

Storm Water Monitoring & Reporting
 Land Development Engineering
 Environmental Engineering
 Municipal Engineering
 Surveying & Mapping
 Construction Staking

MILANI & Associates

2655 Stonwell Drive, Suite 105
 Concord, CA 94520
 Phone: (925) 674-9092
 Fax: (925) 674-9279

APN 034-030-005

COMPOSITE SITE PLAN

LAND USE PERMIT EXHIBIT

TENTATIVE PARCEL MAP

CITY OF OAKLEY

3410 EMPIRE ROAD

DESIGNED UNDER THE DIRECTION OF:

03/20/19

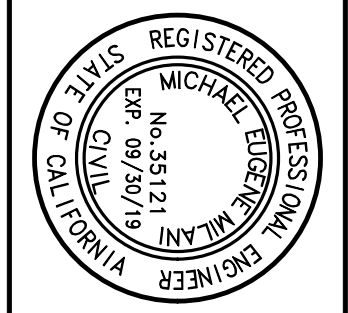
DATE

11/27

DATE

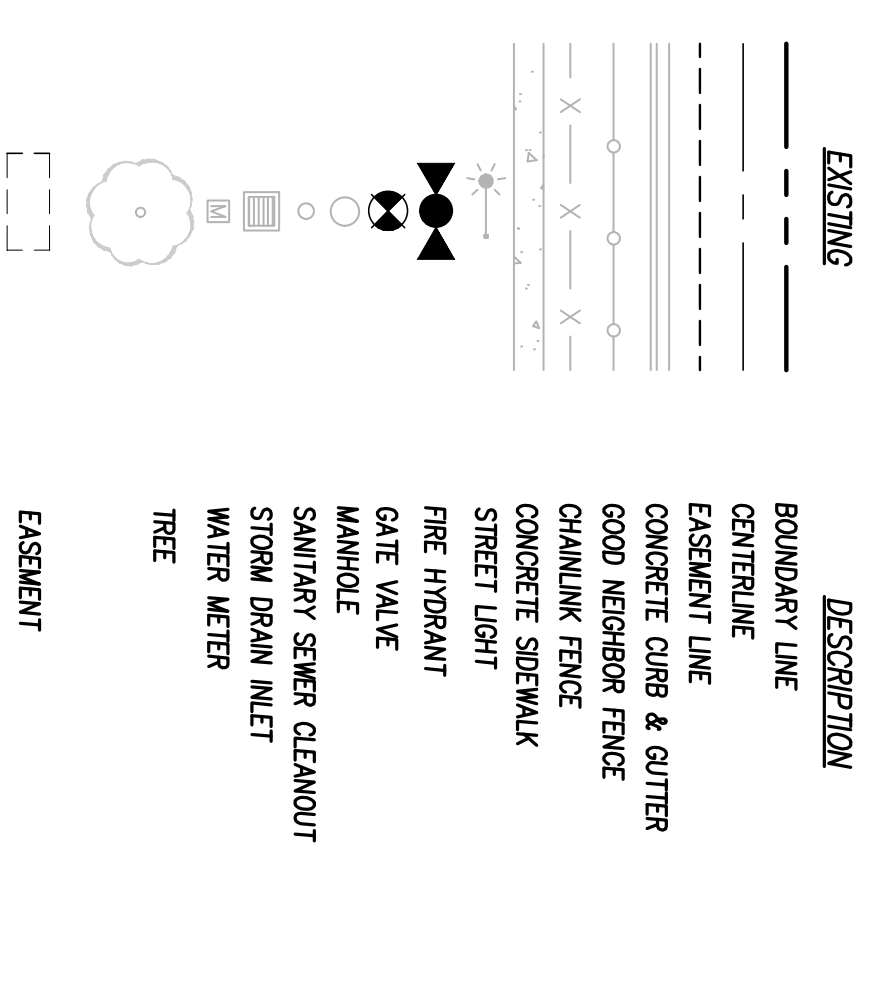
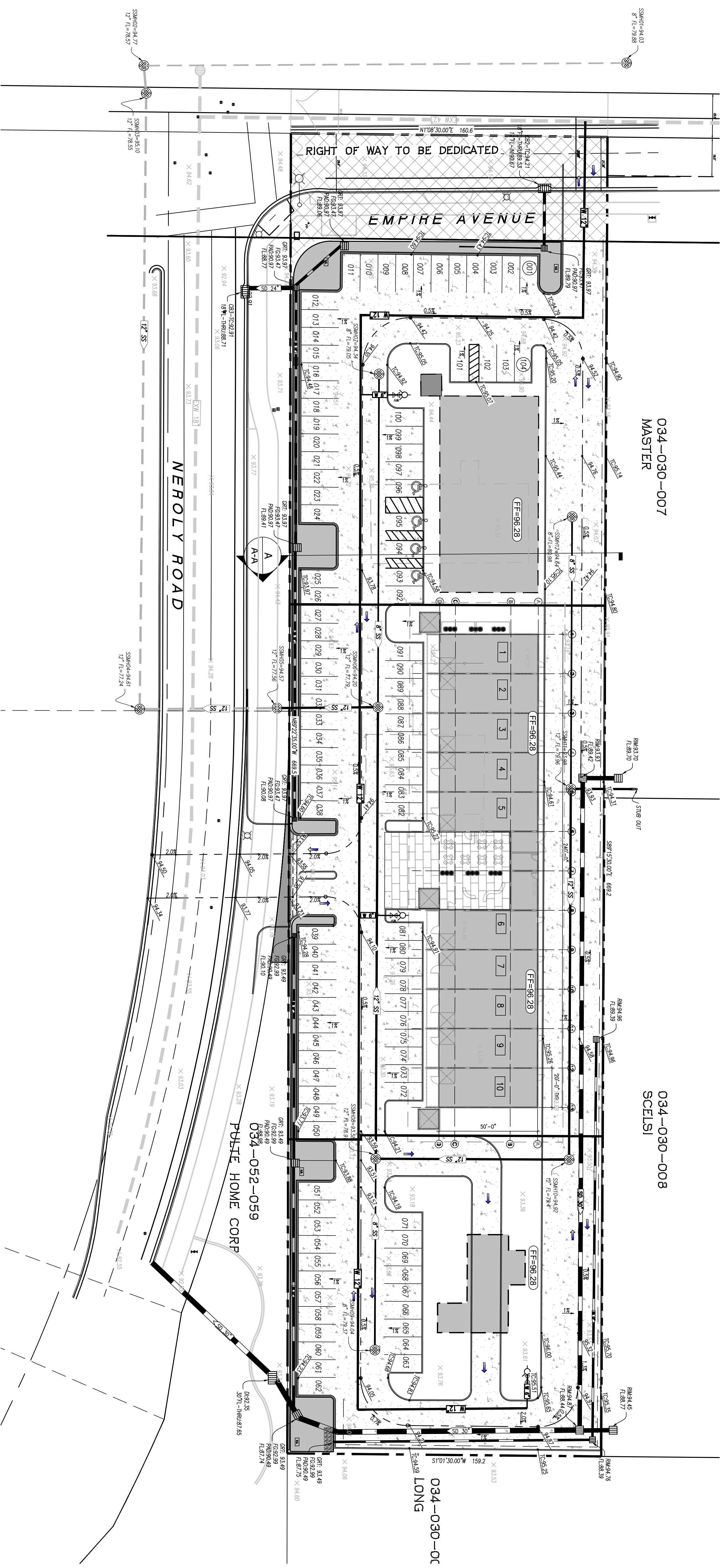
MARCH 2019

SCALE: AS SHOWN



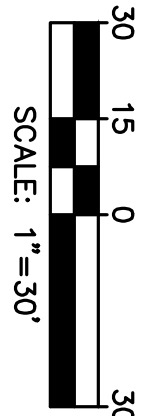
NO.	REVISIONS	BY	APP.	DATE
5				

SHEET 5 OF 10 SHEETS



LEGEND

DESCRIPTION



BENCHMARK:

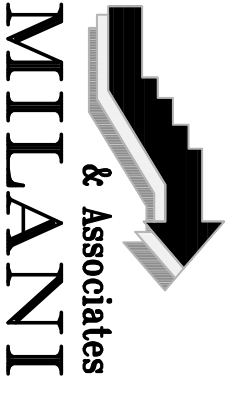
CONTRA COSTA COUNTY BENCH MARK NO. 1954, CHISELED "T" IN THE NORTHEAST CORNER OF THE EAST HEADWALL OF C.V. CANAL CROSSING OF EMPIRE ROAD ELEVATION 80.114 NGVD 1929 MEAN SEA LEVEL.

BASIS OF BEARING:

BETWEEN TWO FOUND EXISTING STREET MONUMENTS ON NEROLY ROAD AS SHOWN ON THE PARCEL MAP FOR SUBDIVISION MS 14-979 FILED IN BOOK 209 OF PARCEL MAPS AT PAGE 20. TAKEN AS N89° 22' 35"W.

REVIEW COPY
SUBJECT TO REVISION
NOT FINAL
THIS NOTICE TO BE REMOVED UPON
COMPLETION OF MAP AND UPON
ASSISTANT/CITY/CLIENT APPROVAL OF MAP

Storm Water Monitoring & Reporting
Land Development Engineering
Environmental Engineering
Municipal Engineering
Surveying & Mapping
Construction Staking



2655 Stonewall Drive, Suite 105
Concord, CA 94520
Phone: (925) 674-9092
Fax: (925) 674-9279

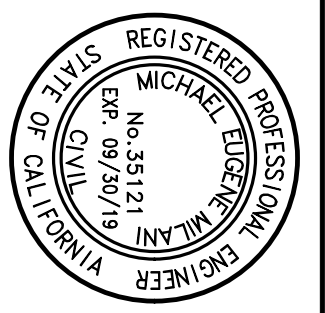
APN 034-030-005
CITY OF OAKLEY

FINE GRADE AND DRAINAGE
LAND USE PERMIT EXHIBIT
TENTATIVE PARCEL MAP

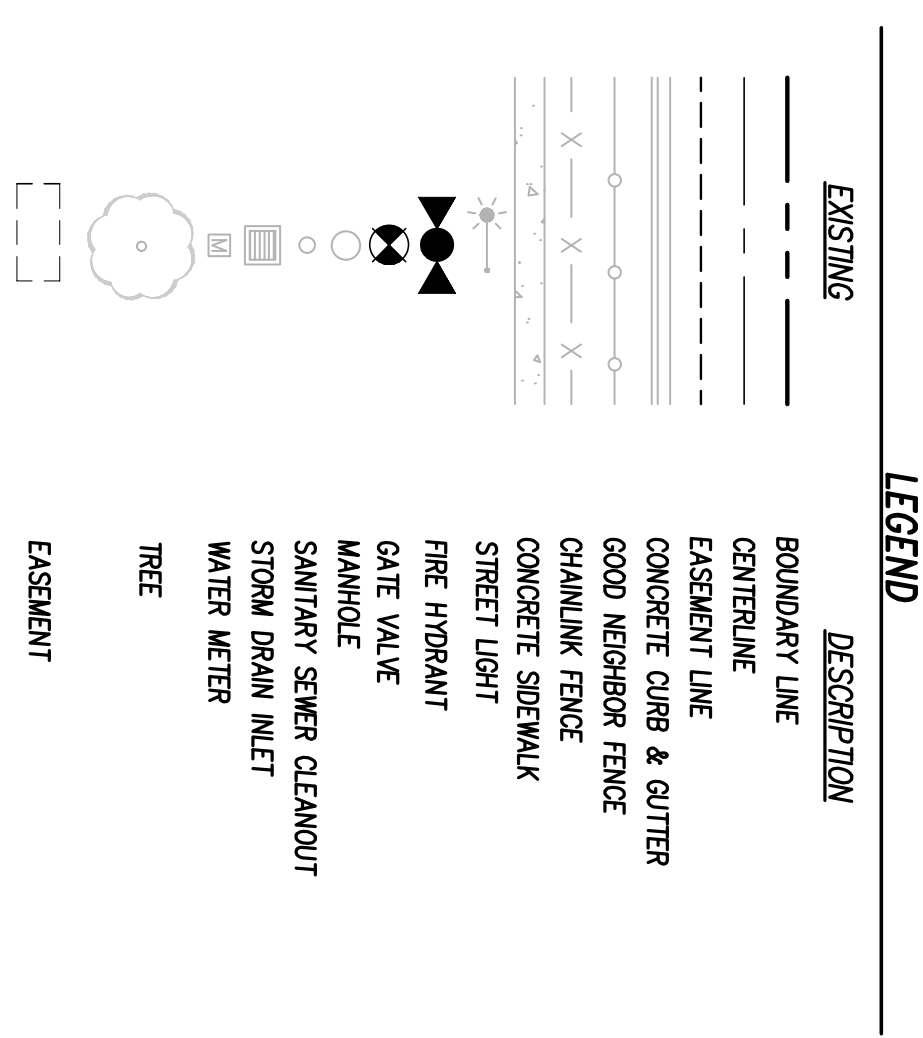
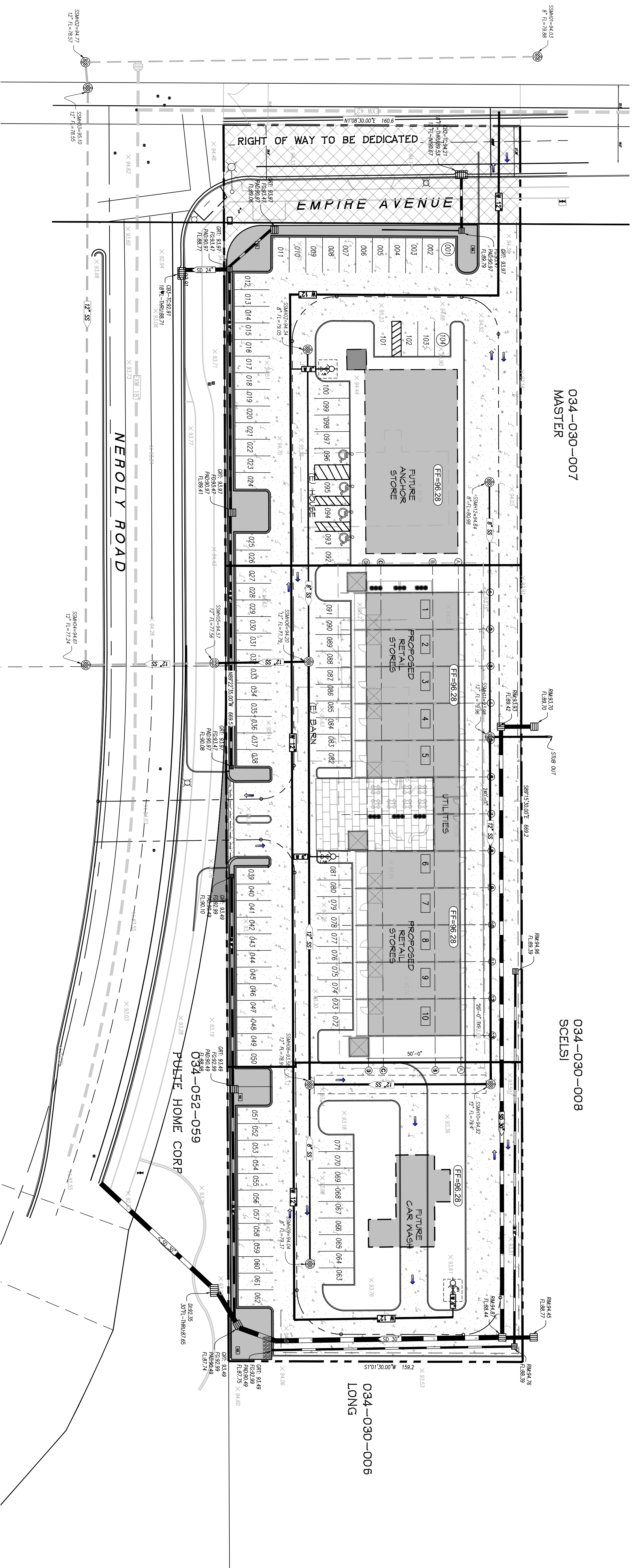
3410 EMPIRE ROAD
CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:

MICHAEL E. MILANI R.C.E. No. 35121 REGISTRATION EXPIRES 09-30-19	DATE 03/20/19
DESIGN: YH	JOB NO.: 1127
DRAWN: YH	DATE: MARCH 2019
CHECKED: MEM	SCALE: AS SHOWN



NO.	REVISIONS	BY	APP.	DATE	SHEET
					6
					OF 10 SHEETS



BENCHMARK:
 CONTRA COSTA COUNTY BENCH MARK NO. 1954, CHISELED "T" IN THE NORTHEAST CORNER OF THE EAST HEADWALL OF C.V. CANAL CROSSING OF EMPIRE ROAD ELEVATION 80.114 NGD 1929 MEAN SEA LEVEL.

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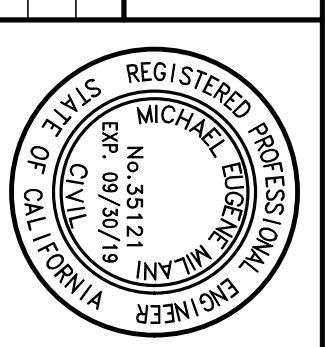
MILANI & Associates

2655 Stonwell Drive, Suite 105
 Concord, CA 94520
 Phone: (925) 674-9082
 Fax: (925) 674-9279

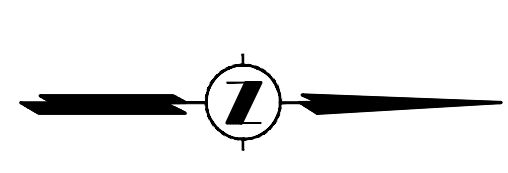
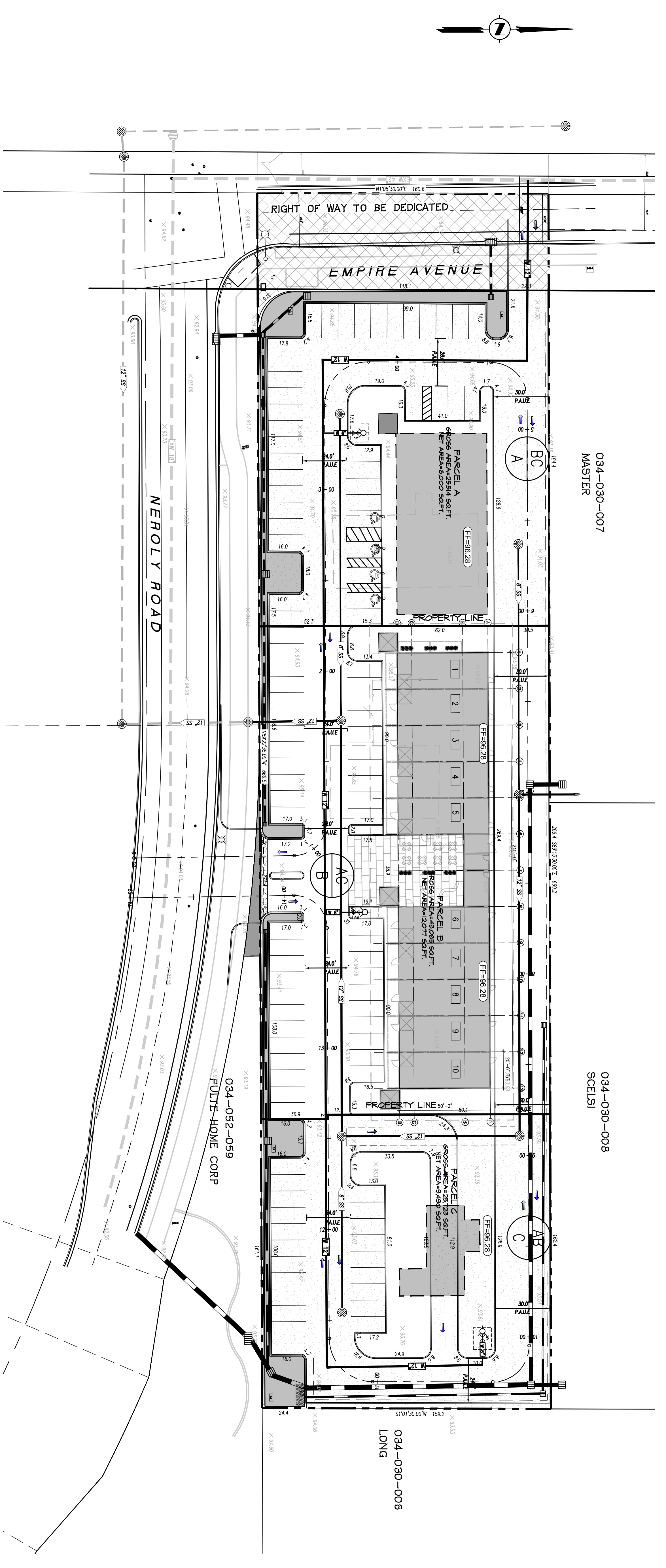
APN 034-030-005
MASTER UTILITY PLAN
 3410 EMPIRE ROAD
LAND USE PERMIT EXHIBIT
TENTATIVE PARCEL MAP
 CONTRA COSTA COUNTY
 CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:

MICHAEL E. MILANI	DATE: 03/20/19
R.C.E. No. 38121 REGISTRATION EXPIRES 09-30-19	
DESIGN: YH	JOB NO.: 1127
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CHECKED: MEM	SCALE: AS SHOWN



NO.	REVISIONS	BY	APP.	DATE	SHEET
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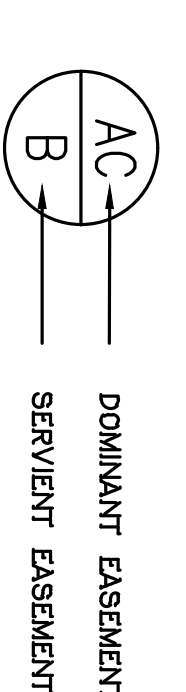


LEGEND

EXISTING	DESCRIPTION
---	BOUNDARY LINE
---	CENTERLINE
---	EASEMENT LINE
---	CONCRETE CURB & GUTTER
---	GOOD NEIGHBOR FENCE
---	CHAINLINK FENCE
---	CONCRETE SIDEWALK
---	STREET LIGHT
---	FIRE HYDRANT
---	GATE VALVE
---	MANHOLE
---	SANITARY SEWER CLEANOUT
---	STORM DRAIN INLET
---	WATER METER
---	TREE
---	PRIVATE ACCESS CORRIDOR
---	EASEMENT

BENCHMARK:
CONTRA COSTA COUNTY BENCH MARK NO. 1954, CHISELED "T" IN THE NORTHEAST CORNER OF THE EAST HEADWALL OF C.V. CANAL CROSSING OF EMPIRE ROAD ELEVATION 80.114 NVD 1929 MEAN SEA LEVEL.

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NOTE: PRIVATE ACCESS & UTILITY EASEMENT (PAUE)

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Concord, CA 94520
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Fax: (925) 674-9279

APN 034-030-005

TENTATIVE PARCEL MAP

LAND USE PERMIT EXHIBIT

TENTATIVE PARCEL MAP

CITY OF OAKLEY

3410 EMPIRE ROAD

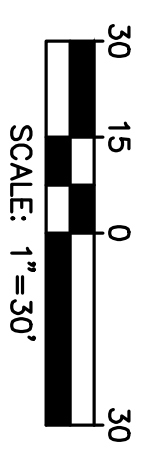
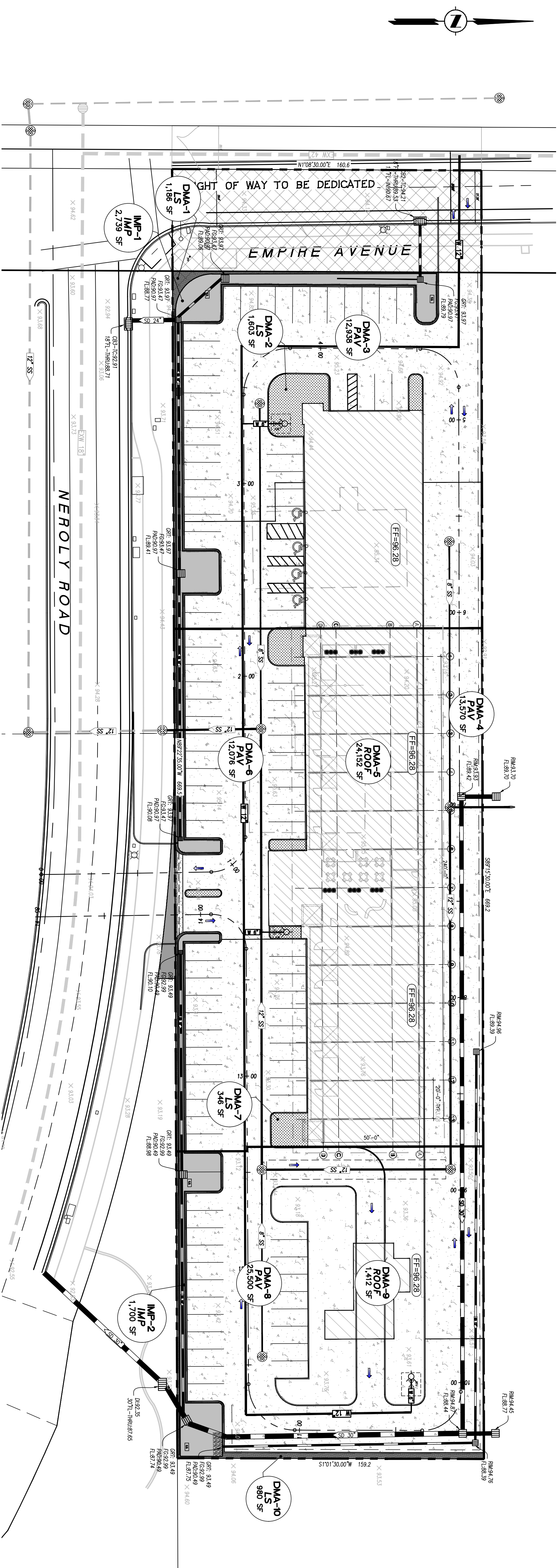
CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:

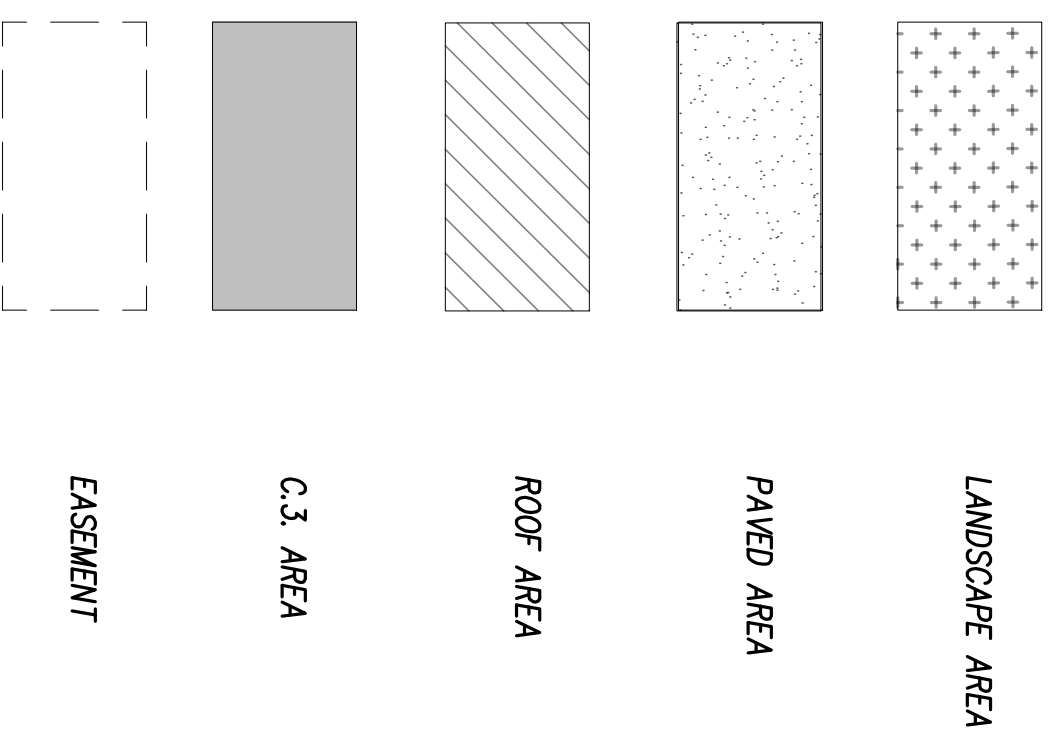
MICHAEL E. MILANI	03/20/19
R.C.E. No. 35121 REGISTRATION EXPIRES 09-30-19	DATE
DESIGN: YH	JOB NO.: 1127
DRAWN: YH	DATE: MARCH 2019
CHECKED: MEM	SCALE: AS SHOWN

NO.	REVISIONS	BY	APP	DATE

SHEET **8** OF **10** SHEETS



LEGEND



BENCHMARK:

CONTRA COSTA COUNTY BENCHMARK NO. 1954, CHISELED "T" IN THE NORTHEAST CORNER OF THE EAST HEADWALL OF C.V. CANAL CROSSING OF EMPIRE ROAD ELEVATION 80.114 NGVD 1929 MEAN SEA LEVEL.

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Software Tool Warnings
No warnings to report.

Report generated on 3/7/2019 12:00:00 AM by the Contra Costa County Water Division IMP Sizing Tool Software (Version 1.3.1.0).

IMP Name: IMP1 (Soil Type: D)
IMP Type: Impoundment Facility
Soil Type: D

DMA Name (feet ft)	Post-Project Surface Area (sq ft)	DMA Area (sq ft)	Factor	Runoff	IMP Sizing	Proposed Sizing Area or Volume
DMA1 1,186	Landscape	0.10	119			
DMA2 1,200	Conventional Floor	0.10	120			
DMA3 24,152	Conventional Floor	1.00	24,152			
DMA6 12,206	Concrete or Asphalt	1.00	12,206			
Total		48,575				

IMP Name: IMP2 (Soil Type: D)
IMP Type: Flow-through Planter
Soil Type: D

DMA Name (sq ft)	Post-Project Type	DMA Area (sq ft)	Factor	Runoff	IMP Sizing	Proposed Sizing Area or Volume
DMA4 1,320	Concrete or Asphalt	1.00	1,320			
DMA7 346	Landscape	0.10	35			
DMA8 25,500	Concrete or Asphalt	1.00	25,500			
DMA9 1,413	Conventional Floor	1.00	1,413			
DMA10 960	Landscape	0.10	96			
Total		40,339				

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Phone: (925) 674-9082
Fax: (925) 674-9279

APN 034-030-005

C.3 COMPLIANCE EXHIBIT

LAND USE PERMIT EXHIBIT

TENTATIVE PARCEL MAP

CITY OF OAKLEY

3410 EMPIRE ROAD

CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:

03/20/19

MICHAEL E. MILANI
R.C.E. No. 38121 REGISTRATION EXPIRES 09-30-19

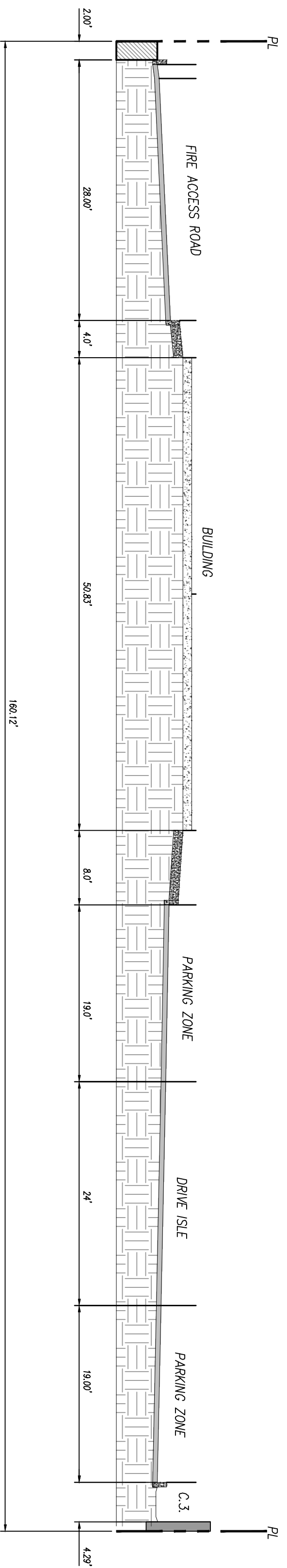
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DRAWN: YH

JOB NO.: 1127
DATE: MARCH 2019

CHECKED: MEM

SCALE: AS SHOWN

NO.	REVISIONS	BY	APP.	DATE	SHEET
					9
					10



TYPICAL CROSS SECTION A-A
NOT TO SCALE

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AGENCY/CUSTOMER APPROVAL OF MAP

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Municipal Engineering
Surveying & Mapping
Construction Staking

MILANI
& Associates

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Concord, CA 94520
Phone: (925) 674-9982
Fax: (925) 674-9279

APN 034-030-005
CITY OF OAKLEY

TYPICAL CROSS SECTION
LAND USE PERMIT EXHIBIT
TENTATIVE PARCEL MAP
CONTRA COSTA COUNTY

3410 EMPIRE ROAD
CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:

03/20/19
DATE

MICHAEL E. MILANI
R.C.E. No. 38121 REGISTRATION EXPIRES 09-30-19

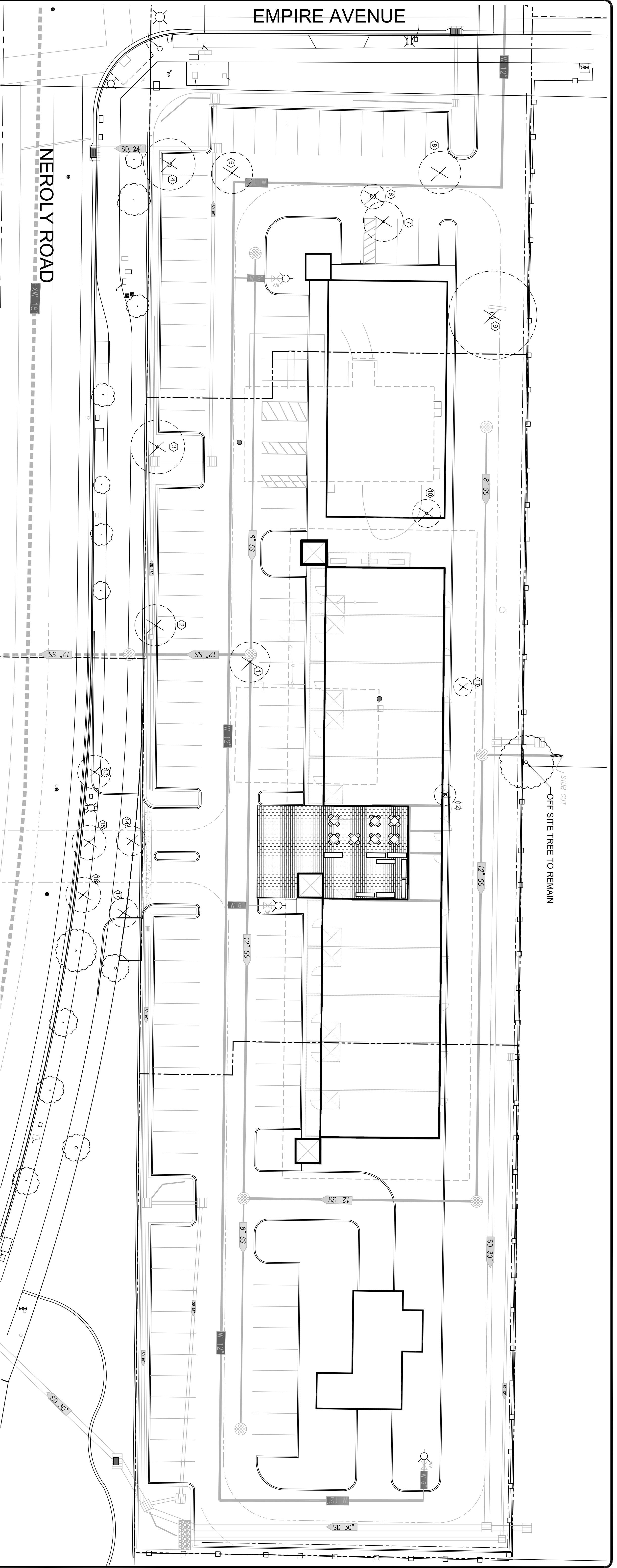
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CHECKED: MEM

JOB NO.: 1127
DATE: MARCH 2019
SCALE: AS SHOWN



NO.	REVISIONS	BY	APP	DATE

SHEET
10
OF
10
SHEETS

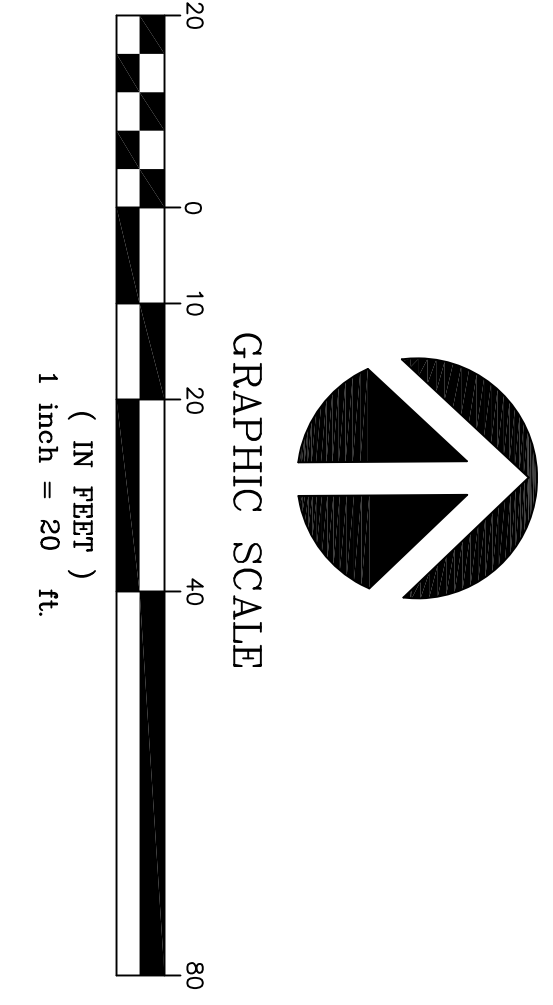


EXISTING TREE INVENTORY:

TREES TO REMAIN =

TREES TO BE REMOVED =

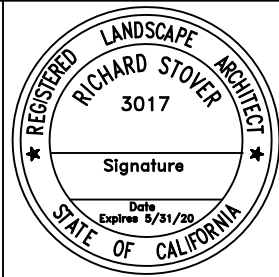
SYMBOL	SPECIES (COMMON NAME)	CALIPER (D.B.H.)	STATUS
1	ULMUS PARVIFOLIUS (CHINESE ELM)	10"	REMOVE
2	MALUS FLORIBUNDA (CRABAPPLE)	3"	REMOVE
3	PISTACIA CHINENSIS (CHINESE PICTACHE)	11"	REMOVE
4	ACER PALMATUM (JAPANESE MAPLE)	5"	REMOVE
5	PLATANUS ACERIFOLIA (LONDON PLANE)	3"	REMOVE
6	WASHINGTONIA FILIFERA (FAN PALM)	24"	REMOVE
7	ACACIA (MIMOSA)	11"	REMOVE
8	PRUNUS CERASIFERA (PLUM TREE)	5"	REMOVE
9	PLATANUS ACERIFOLIA (LONDON PLANE)	18"	REMOVE
10	PRUNUS DULCI (ALMOND TREE)	MULTI	REMOVE
11	PRUNUS DULCI (ALMOND TREE)	MULTI	REMOVE
12	PRUNUS DULCI (ALMOND TREE)	MULTI	REMOVE
13	ULMUS PARVIFOLIUS (CHINESE ELM)	10"	REMOVE
14	ULMUS PARVIFOLIUS (CHINESE ELM)	10"	REMOVE
15	ULMUS PARVIFOLIUS (CHINESE ELM)	10"	REMOVE
16	ULMUS PARVIFOLIUS (CHINESE ELM)	10"	REMOVE
17	PYRUS CALLERYANA (PEAR TREE)	4"	REMOVE



SHEET L1	EXISTING TREE PLAN	THACH PROPERTY 3410 EMPIRE ROAD OAKLEY, CALIFORNIA		Thomas Baak & Associates, LLP. Landscape Architects 1620 North Main Street, Suite 4 Walnut Creek, CA 94596 Ph: 925.933.2583	<table border="1" style="width:100%; border-collapse: collapse;"> <tr><td>REVISIONS</td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>	REVISIONS						
REVISIONS												
DESIGNED: RS	CHECKED: RS	DATE: 03-21-19	SCALE: NOTED	JOB NO.:	SHEET NO.:	TOTAL SHEETS:						

NO.	REVISIONS

Thomas Baak & Associates, L.L.P.
 Landscape Architects
 1620 North Main Street, Suite 4
 Walnut Creek, CA 94596
 Ph: 925.933.2583

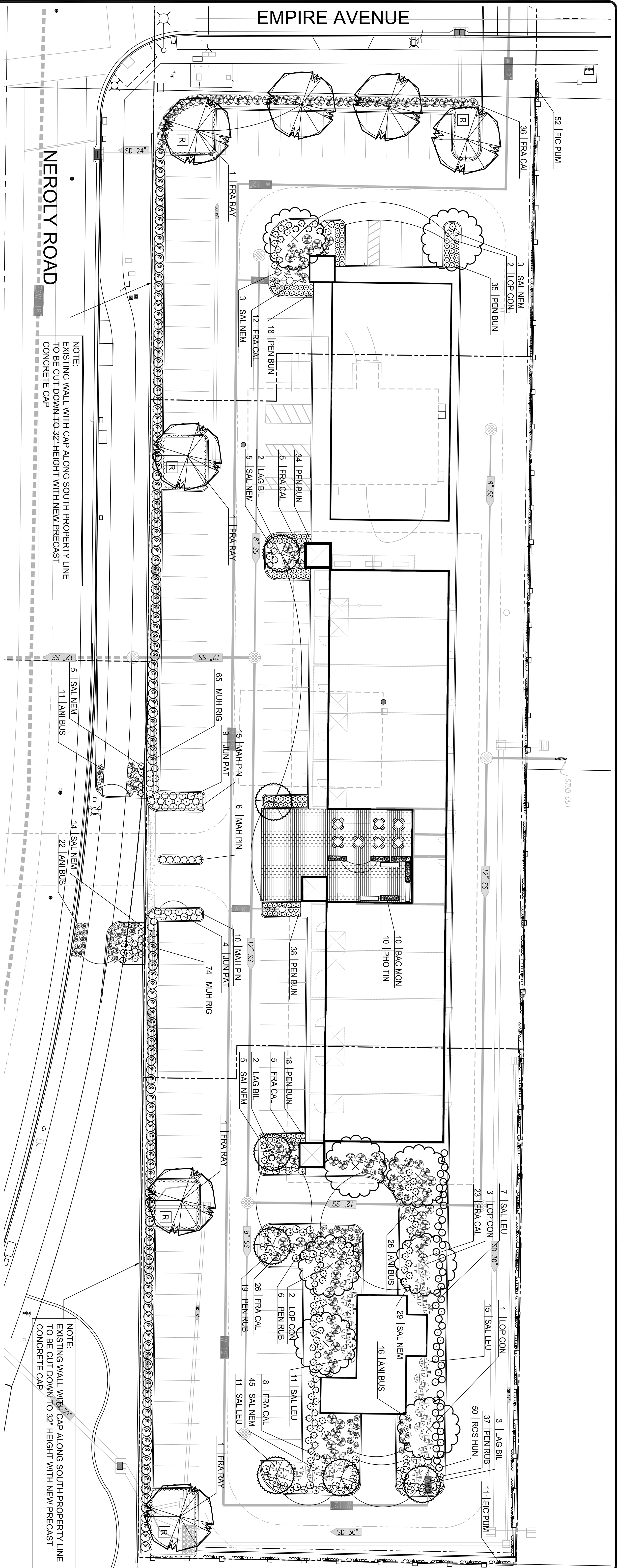


THACH PROPERTY
3410 EMPIRE ROAD
 OAKLEY, CALIFORNIA

PRELIMINARY
LANDSCAPE
PLAN

DESIGNED: RS	DRAWN: NO
CHECKED: 03-21-19	JOB NO:
DATE: 03-21-19	SCALE: NOTED
NOTED:	

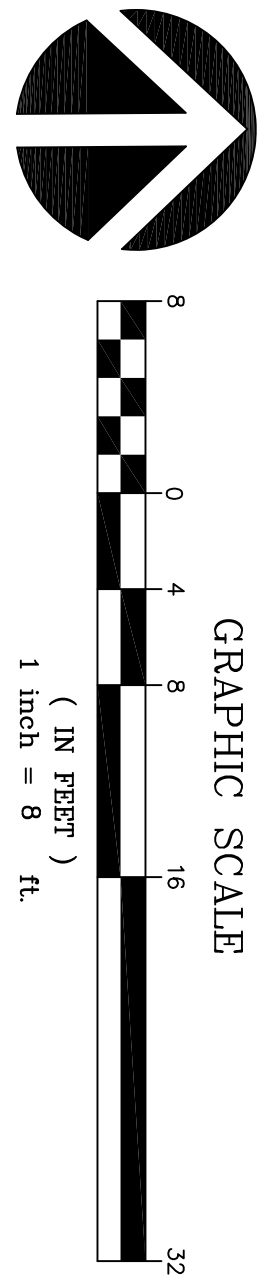
SHEET
L2
 SHEETS



NOTE:
 EXISTING WALL WITH GAP ALONG SOUTH PROPERTY LINE
 TO BE CUT DOWN TO 32" HEIGHT WITH NEW PRECAST
 CONCRETE CAP

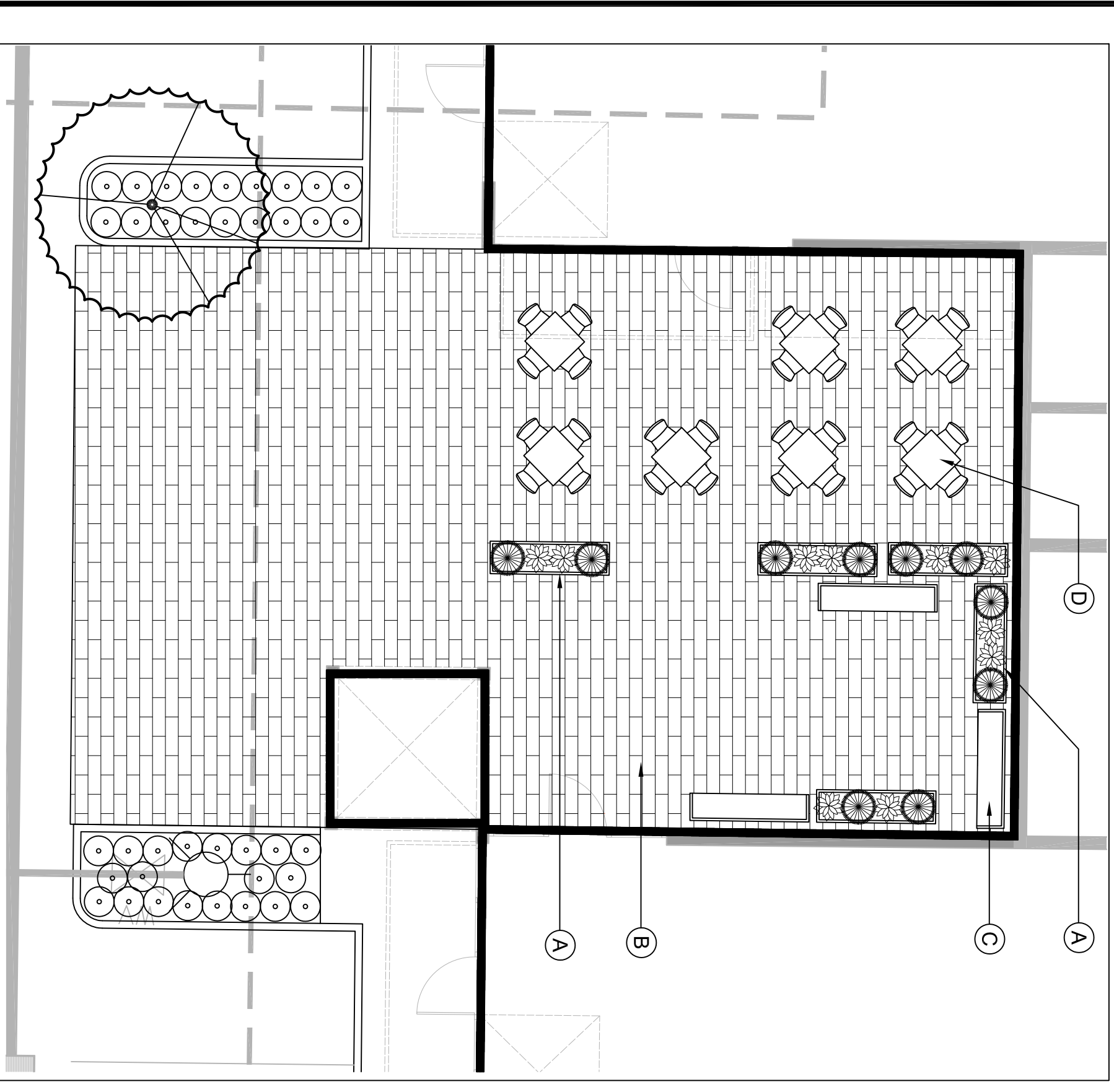
NOTE:
 EXISTING WALL WITH GAP ALONG SOUTH PROPERTY LINE
 TO BE CUT DOWN TO 32" HEIGHT WITH NEW PRECAST
 CONCRETE CAP

- SITE AMENITIES LIST:**
- (A) PLANTERS: 'TOURNESOL SITEMWORKS' WILSHIRE SERIES; BRONZE FINISH 8 FT. LONG PREFABRICATED PLANTER. 'TOURNESOL SITEMWORKS' #WR-962424 FRP (FIBERGLASS) PLANTER DRIP IRRIGATED. PLANTER SPECIFICATIONS NOTED. (SEE IMAGE 1)
 - (B) DECORATIVE PLANK PAVERS SIZE: 6"x24". PRECAST CONCRETE PAVER: WAUSAU TILE INC. 'TECTURA DESIGNS' COLORS TO BE SET ON SAND BED. (SEE IMAGE 2)
 - (C) BENCH SEATING: TYPICAL OF 3(SEE IMAGE 3)
 - (D) MOVABLE TABLES AND CHAIRS



PLANT MATERIALS LIST	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS WATER USE
TREES:	FRA RAY	FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH	24" BOX	LOW
	LAG BIL	LAGERSTROEMIA BILOXI (STANDARD)	GRAPE MYRTLE	24" BOX	LOW
	LOP CON	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	LOW
SHRUBS:	FRA CAL	FRANGULA CALIFORNICA 'EVE CASE'	COFFEEBERRY	5 GA	LOW
	MUH RIG	MULLENBERGIA RIGENS	DEER GRASS	5 GA	LOW
	PHO TIN	PHORNIUM TENAX 'TINY TIGER'	NEW ZEALAND FLAX	5 GA	LOW
	SAL LEU	SALVIA LEUCOPHYLLA	MEXICAN BUSH SAGE	5 GA	LOW
	SAL NEM	SALVIA NEMOROSA	PURPLE SAGE	5 GA	LOW
PERENNIALS:	ANI BUS	ANIGOZANTHOS 'BUSH BABY'	KANGAROO PAW	1 GA	LOW
	BAC MON	BACOPA MONNIERI	WATER HYSSOP	1 GA	LOW
	PEN BUN	PENNISETUM 'BUNNY TAILS'	BUNNY TAILS	1 GA	LOW
	PEN RUB	PENNISETUM SETACEUM 'RUBRUM'	FOUNTAIN GRASS	1 GA	LOW
	ROS HUN	ROSEMARINUS HUNTINGTON CARPET	ROSEMARY	1 GA	LOW
VINES:	FIC PUM	FICUS PUMILA (@ 12" O.C.)	CREeping FIG	5 GA	MED
GROUND COVERS:	ROSE	ROSEMARINUS PROSTRATUS	ROSEMARY	1GA@ 36" O.C.	LOW

- GENERAL NOTES:**
- ALL PLANTING SHALL BE WATERED BY FULLY AUTOMATIC, WATER-CONSERVING IRRIGATION SYSTEM.
 - ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF FIRBARK MULCH DRESSING.



WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE EVAPOTRANSPIRATION (ET₀): 48.3

HYDROZONE / PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS:							
MEDIUM WATER USE	0.5	BUBBLER	0.81	0.6172839	985	608.0246415	18207.8
LOW WATER USE	0.3	BUBBLER	0.81	0.3703703	13713	5078.827262	152982.4
TOTALS:					13713	5079	

SPECIAL LANDSCAPE AREAS:							
REG. AREA	WATER FEATURE 1	WATER FEATURE 2	TOTALS:	ETWU TOTAL:			
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
TOTALS:				0	0	0	0
				ETWU TOTAL:	170.300		
				MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):	184.792		

ETAF CALCULATIONS:

REGULAR LANDSCAPE AREAS:

TOTAL ETAF x AREA	5.079
TOTAL LANDSCAPE AREA	13,713
AVERAGE ETAF	0.37

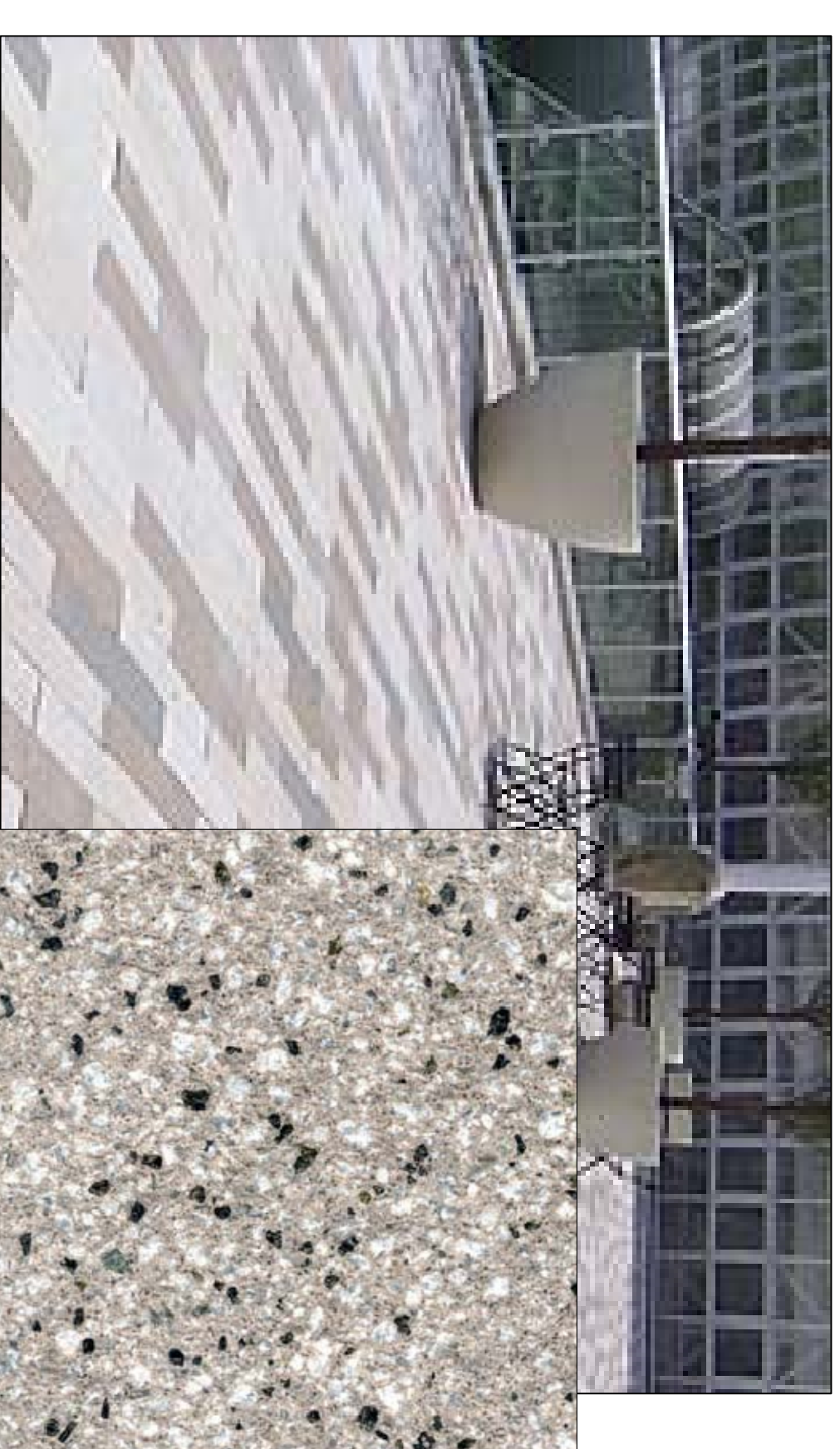
NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.

ALL LANDSCAPE AREAS:

TOTAL ETAF x AREA	5.079
TOTAL LANDSCAPE AREA	13,713
SITEWIDE ETAF	0.37



① TOURNESOL SITEWORKS' WILSHIRE WEATHERING STEEL PLANTER



② DECORATIVE PLANK PAVERS

PAVER COLOR/FINISH (HXP-60): 24" SQ. PAVER

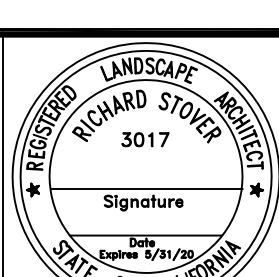


③ BENCHES

REFER TO L4 FOR PLANT IMAGES

REVISIONS

Thomas Baak & Associates, LLP.
 Landscape Architects
 1620 North Main Street, Suite 4
 Walnut Creek, CA 94596
 Ph: 925.933.2583



THACH PROPERTY
3410 EMPIRE ROAD
 OAKLEY, CALIFORNIA

PRELIMINARY
SITE AMENITIES

DESIGNED: RS	DRAWN: KD
CHECKED: JON	JOB NO:
DATE: 03-21-19	SCALE: NOTED

SHEET
L3
 OF SHEETS

