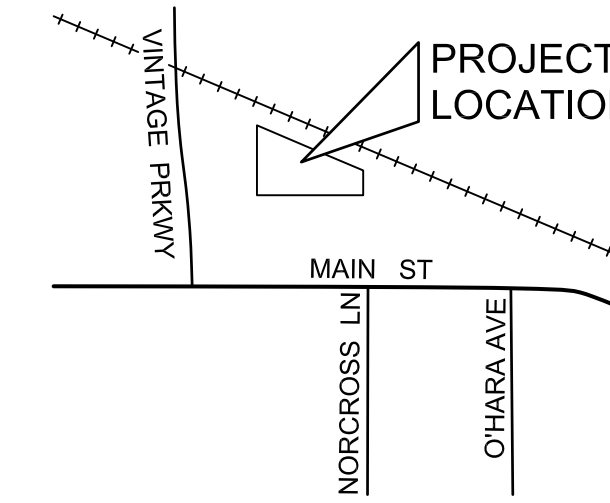


# DELTA POINTE PLAZA

LOT 1 - DOWNTOWN OAKLEY PARKING  
A.P.N. 037-160-018 (portion)

CITY OF OAKLEY



VICINITY MAP  
NOT TO SCALE

**LOT DATA:**

A.P.N.:	PORTION OF 037-160-018
TOTAL ACREAGE:	39,466 SF (0.91 AC)
EXISTING PARCELS:	1
PROPOSED PARCELS:	1
EXISTING ZONE:	C GENERAL COMMERCIAL
PROPOSED ZONE:	SAME
EXISTING USE:	VACANT - UNDEVELOPED
PROPOSED USE:	RETAIL / APARTMENT MIXED USE BUILDING

**PROPERTY DESCRIPTION**

REAL PROPERTY IN THE CITY OF OAKLEY, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

A PORTION OF THAT CERTAIN MAP ENTITLED "CAROL PARK M.B. 32-43, A PORTION OF THE SOUTHWEST 1/4 OF SECTION 23, T. 2 N., R. 2 E., M.D.B.&M. FILED IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COUNTY.

**SITE COVERAGE**

STRUCTURE:	7,700 SF (19.5%)
LANDSCAPE AREA:	10,830 SF (14.9%)
PAVED SURFACE AREA:	20,936 SF (65.6%)

**PARKING DATA:**

**REQUIRED:**

1ST FLOOR: 7,700 SF	
BAKERY (1,400 SF)	6
(1 SPACE PER 250 SF)	
BUTCHER SHOP (2,200 SF)	9
(1 SPACE PER 250 SF)	
RETAIL SPACE (800 SF)	4
(1 SPACE PER 250 SF)	
RESTAURANT (2,400 SF)	16
(1 SPACE PER 150 SF)	
1-BEDROOM ADA UNIT (900 SF)	1.5
(1.5 SPACE PER UNIT)	

GUESS PARKING (8 TOTAL UNITS)  
(1/4 SPACE PER UNIT)

2ND FLOOR (7,700 SF)	
1-BEDROOM UNIT (7 UNITS)	10.5
(1.5 SPACE PER UNIT)	
REQUIRED:	49

**PROVIDED:**

STANDARD SPACE (9' x 19')	27
COMPACT SPACE (7.5' x 16')	8
COVERED SPACE (9'X19')	(6)
ACCESSIBLE PARKING (9'X18')	2
GUESS PARKING	2
RECIPROCAL SPACES (ALONG SOUTH PARKING LOT)	10

PROVIDED: 49

**CONSTRUCTION NOTES**

- 1 NEW ASPHALT CONCRETE PAVEMENT
- 2 NEW PORTLAND CEMENT CONCRETE SIDEWALK
- 3 NEW COVERED TRASH ENCLOSURE
- 4 NEW LANDSCAPE AREA
- 5 NEW OVERHEAD CANOPY
- 6 NEW TRANSFORMER PAD
- 7 NEW BICYCLE RACK PER CITY STDS.
- 8 OUTDOOR SEATING AREA
- 9 RETAINING WALL (BY OTHERS)

**SITE UTILITIES**

SEWAGE DISPOSAL:	CITY
WATER SUPPLY:	CITY
DRAINAGE:	CITY

**APPLICANT**

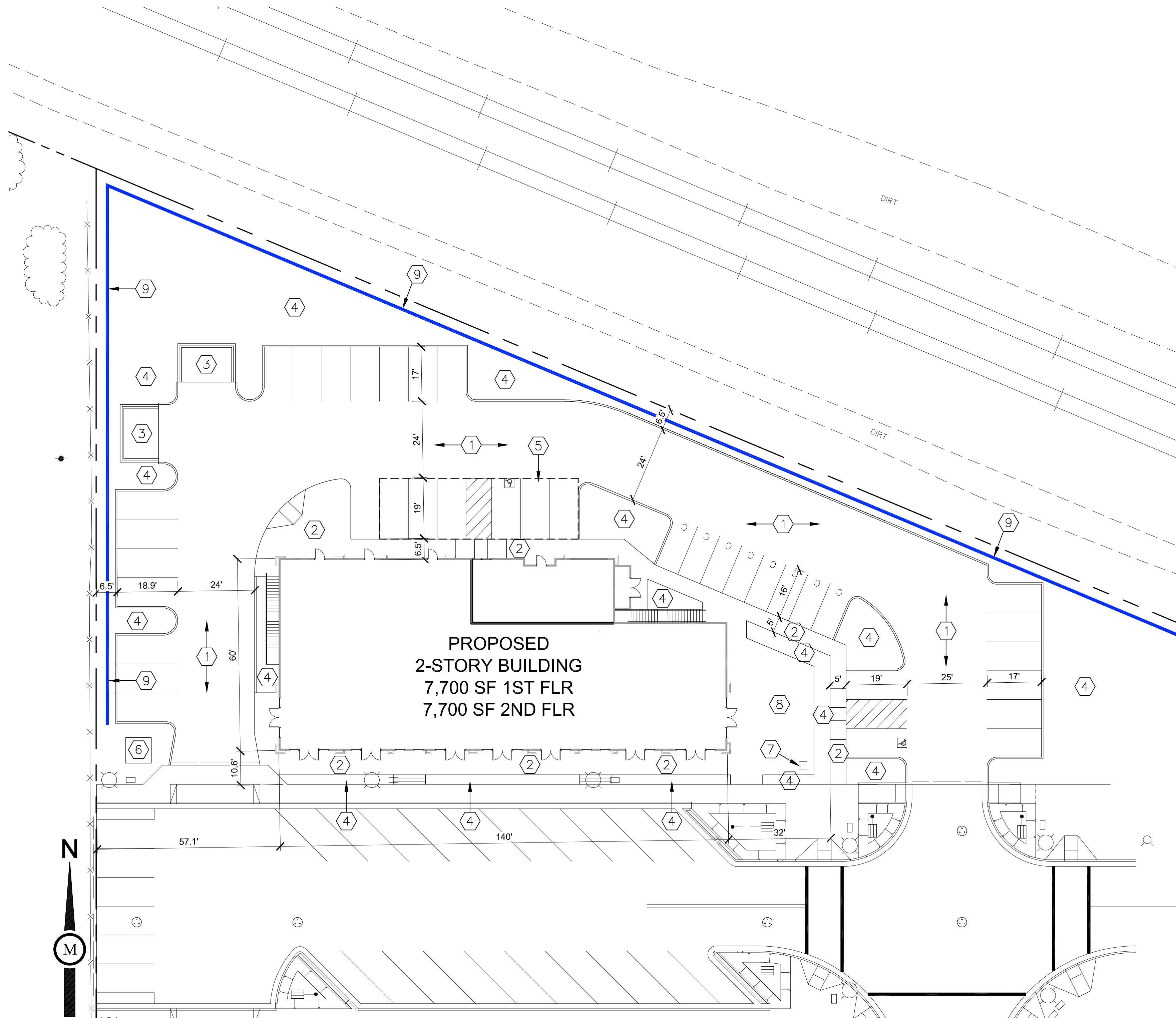
RAUL MELENDEZ  
619 1/2 MAIN STREET  
WOODLAND, CA 95695  
PH: 530-219-2070  
raulm@rrpaccon.com

**DESIGN FIRM**

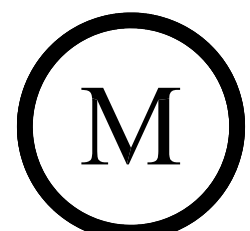
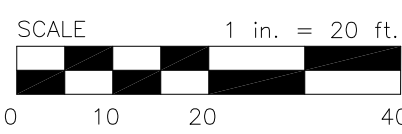
MILESTONE ASSOCIATES  
1000 LINCOLN ROAD, STE. H202  
YUBA CITY, CA 95991  
PH: 530-755-4700  
ATTN: JULIO J. TINAJERO  
julio@milestone-ae.com

**SHEET INDEX**

1	SITE PLAN / PROJECT DATA
1.1	SITE AMENITIES AND FURNISHING PACKAGE
2	SITE PHOTOGRAPHS
3	LANDSCAPE CONCEPT PLAN
4	PHOTOMETRIC PLAN
5	1ST FLOOR PLAN - MIXED USE
6	2ND FLOOR PLAN - APARTMENT UNITS
7	EXTERIOR ELEVATIONS
8	EXTERIOR ELEVATIONS
9	TRASH ENCLOSURE



SITE PLAN  
1" = 20'



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1000 Lincoln Road, Suite H202, Yuba City, CA 95991  
(530) 755-4700

DELTA POINTE PLAZA  
LOT 1 - DOWNTOWN OAKLEY PARKING

SITE PLAN /  
PROJECT DATA

1

10-16-23

### SHORT TERM BIKE RACK

#### U BIKE RACK Submittal Sheet

**CAPACITY** 2 Bikes

**MATERIALS**

- Standard**  
1.5" schedule 40 pipe (8.9" OD)
- Lightweight**  
1.5" schedule 10 pipe (8.9" OD)

**FINISHES**

- Galvanized**  
An ultra fabrication hot dipped galvanized finish is our standard option.
- Powder Coat**  
Our powder coat finish assures a high level of adhesion and durability by following these steps:  
1. Sandblast  
2. Epoxy primer electrostatically applied  
3. Final track TGIC polyester powder coat
- Thermoplastic**  
In addition to an increased thickness (8-10mil), the thermoplastic finish covers a galvanized layer and offers superior impact resistance over powder coating.
- PVC Dip (plastic)**  
Other colors available by special order (minimum orders apply).
- Stainless**  
Stainless Steel, 304 grade stainless steel material finished in either a high polished shine or a satin finish.

**MOUNT OPTIONS**

- In-ground**  
In ground mount is embedded into concrete base. Specify in ground mount for this option.
- Surface**  
Foot Mount has two 2.5" x 5" x .25" feet with two anchors per foot. Specify foot mount for this option.
- Rail**  
Rail Mounted Racks are bolted to two parallel rails which can be left freestanding or anchored to the ground. Rails are heavy duty 2" x 4" x .50" thick galvanized mounting rails. Specify rail mount for this option.

**the park LAND FACILITIES CATALOG** www.theparkcatalog.com | 1-800-695-3503

### LONG TERM BIKE LOCKER

**Standard Specifications** Model: 537-1052

**Standard Anchoring Information** Model: 537-1052

**NOTE:** Hole position is only approximate and not critical.

**the park LAND FACILITIES CATALOG**

\*Subject to change without notice



### PLANTERS

### Courtyard Trash Can - Flat Lid, 36 Gallon, Black

An attractive, vandal-proof hideaway for trash.

- For parks, offices and city streets.
- Slatted steel bars deter vandalism.
- Weather and rust-resistant, powder-coated finish.
- Includes Black Plastic Liner and Anchor Kit.
- Use recommended [Clear](#) and [Black Liners](#).

MODEL NO.	DESCRIPTION	CAPACITY (GAL)	SIZE DIAM. x H	WT. (LBS.)
H-2865BL	Flat Lid	36	28 x 36"	93

**SPECIFY COLOR:**

Seat Height 17" Overall Height 31"

Heavy Duty commercial bench is ideal for train stations, park facilities, shopping areas or any outdoor environment requiring seating. Finished in outdoor powder coating, this durable bench can withstand even the harshest outdoor climates. Pre-drilled mounting holes allow the option to mount to any surface. Ships fully assembled.

**Product Details**

Mounting Location	Surface
Assembly Required	No
Top Finish	Powder Coating
Type	Backed Bench w/ Arms
Frame Color Family	Black
Brand	Global Industrial
Material	Steel
Style	Steel Slat
Manufacturers Part Number	694854BK
Color Family	Black
Frame Material	Steel

### UCO-30196 Columbus Shepherds Crook

41w COB 2182 Lumens  
IP55 - Suitable For Wet Locations  
IK08 - Impact Resistant (Vandal Resistant)  
Weight 20 lbs

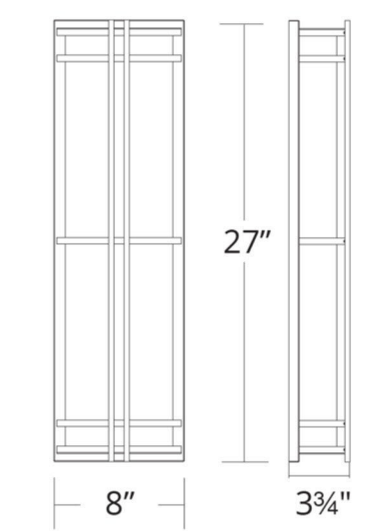
**Mounting Detail**



Project: \_\_\_\_\_  
Location: \_\_\_\_\_  
Fixture Type: \_\_\_\_\_  
Catalog Number: \_\_\_\_\_

**AVAILABLE FINISHES:**

**Skyscraper**  
WS-W68627





**PRELIMINARY PROJECT LANDSCAPE NOTES:**

**TREE PLANTING**

1. PLANTINGS WILL BE HYDRO-ZONED IN GROUPS OF LIKE WATER USAGE FOR MAXIMUM IRRIGATION EFFICIENCY AND WATER CONSERVATION. LANDSCAPE WILL PROVIDE A VISUALLY PLEASING DEVELOPMENT, PROVIDE A UNIFIED DEVELOPMENT SCHEME THROUGHOUT THE PROJECT, PROVIDE PEDESTRIAN COMFORT, AND ENHANCE VIEWS OF THE SITE BY SCREENING POTENTIALLY UNATTRACTIVE ELEMENTS. LANDSCAPE WILL INCORPORATE THE THREE-TIERED SYSTEM: 1) GROUND COVERS (INCLUDING FLOWERING PLANTS - ANNUALS AND PERENNIALS), 2) SHRUBS AND VINES, AND 3) TREES.
2. TREES MUST HAVE AN UN-CUT LEADER AND MEET AT LEAST NORMAL CALIPER/HEIGHT FOR CONTAINER SIZE. OVERGROWN TREES ARE NOT ACCEPTABLE.
3. TREES SHALL BE 3'-0" MIN. CLEAR OF ALL PEDESTRIAN PATHWAYS AND RIGID SURFACES.
4. ALL TREES TO BE PLANTED 6' OR GREATER FROM UNDERGROUND UTILITIES.

**DOWNTOWN SPECIFIC PLAN: (MAR 2010, REVISED 2017):**

- A. PARKING LOCATION:** THE VISUAL IMPACT OF PARKING AREAS SHOULD BE MINIMIZED THROUGHOUT THE DOWNTOWN SPECIFIC PLAN AREA.
1. **COMMERCIAL - PARKING AREAS** SHALL BE LOCATED TO THE REAR OR SIDE OF COMMERCIAL BUILDINGS, NOT BETWEEN BUILDINGS AND THE STREET FRONTAGE. SUBSURFACE/BELOW GRADE PARKING IS STRONGLY RECOMMENDED WHERE FEASIBLE.
  2. **LANDSCAPING IN SURFACE PARKING LOTS:** SHOULD UTILIZE A SIGNIFICANT AMOUNT OF SITE AREA AND BE AN INTEGRAL FEATURE OF THE OVERALL SITE DEVELOPMENT PLAN.
    1. **PARKING AREAS SHALL BE PLANTED:** WITH SHADE TREES AT A MIN. RATIO OF 1 TREE FOR EVERY 4 PARKING STALLS; HIGHER RATIOS DESIRED.
    2. **"ORCHARD" TREE ARRANGEMENT:** SHADE TREES SHOULD BE DISTRIBUTED EVENLY THROUGHOUT PARKING LOTS TO PROVIDE SHADE, ENHANCE VISUAL APPEARANCE, PARTICULARLY AS SEEN FROM ADJACENT STREETS, AND SCREEN VIEWS FROM NEARBY BUILDINGS. ARRANGE FOR EVEN DISTRIBUTION OF VEGETATION AND SHADE THROUGHOUT THE PARKING AREA.
    3. **OTHER NON-TYPICAL PLANTING APPROACHES:** COULD UTILIZE TRELLISES, COLUMNS, WALLS, AND/OR ARBORS WITH VINES, HEDGEROWS, WIND ROWS, OR OTHER ELEMENTS THAT REDUCE THE SCALE & VISUAL IMPACT OF PARKING AREAS. THESE ELEMENTS SHOULD BE CONSISTENT IN DESIGN & MATERIALS WITH PRINCIPAL BUILDINGS & OTHER FEATURES, & COMPLEMENTARY WITH PARKING AREA LIGHTING.
    4. **THE PERIMETER OF PARKING AREAS:** ADJACENT TO STREETS & SIDEWALKS SHALL BE SCREENED WITH AN ATTRACTIVE LOW WALL, FENCE A MIN. OF 32" AND A MAX. OF 48" IN HEIGHT. (SEE "SITE IMPROVEMENTS AND LANDSCAPING" FOR DESIGN OF WALLS AND FENCES.)
    5. **ALONG THE BNSF RAILROAD:** "WIND ROW" PLANTINGS OF POPLARS OR OTHER DENSE COLUMNAR TREES ARE RECOMMENDED ALONG PARKING LOTS AND REAR PROPERTY LINES TO DEFINE THE DOWNTOWN AREA VISUALLY AND SCREEN THE RAILROAD.
    6. **TRASH AND SERVICE EQUIPMENT:** SHALL BE SCREENED BY LANDSCAPING, FENCING OR OTHER ARCHITECTURAL MEANS.
  3. **PLANT MATERIALS**
    1. **ALONG MAIN STREET:** DECIDUOUS SHADE TREES SHOULD BE THE PREDOMINANT LARGE PLANT MATERIAL USED. THEY SHOULD BE USED AS STREET TREES WITHIN PARKING AREAS TO PROVIDE SHADE IN SUMMER AND ALLOW SUN IN WINTER. SPECIES SHOULD BE SELECTED THAT HAVE AN OPEN BRANCHING HABIT AND MINIMAL LITTER AND/OR OTHER MAINTENANCE ISSUES.
    2. **PARKING LOTS:** IN ADDITION TO SHADE TREES, PARKING LOTS SHOULD HAVE A SIMPLE PALETTE OF PLANT SPECIES.
    3. **FLOWERING/SEASONAL COLOR PLANTS:** ARE RECOMMENDED TO HIGHLIGHT SPECIAL LOCATIONS, SUCH AS MAIN BUILDING ENTRANCES AND ENTRANCE WALKS.
      - A. **FLOWERING SHRUBS AND TREES:** SHOULD BE USED WHERE THEY CAN BE MOST APPRECIATED, ADJACENT TO WALKS AND OPEN SPACE AREAS, AND WALKS.
      - B. **FLOWERS WITH ANNUAL OR SEASONAL COLOR:** TO HIGHLIGHT SPECIAL LOCATIONS, SUCH AS BUILDING ENTRANCES, OR ACCESS DRIVES.
      - C. **EVERGREEN SHRUBS AND TREES:** USED AS SCREENING DEVICES ALONG PROPERTY LINES (NOT DIRECTLY ADJACENT TO RESIDENCES), AROUND MECHANICAL APPURTENANCES, AND TO OBSCURE GRILLWORK AND FENCING ASSOCIATED WITH SUBSURFACE PARKING GARAGES.

**PRELIMINARY PLANTING PALETTE**

TREE SPECIES SYM	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER DEMAND
	QUERCUS LOBATA	VALLEY OAK	15 GAL	9	V. LOW
	PISTACIA CHINENSIS 'KEITH DAVEY'	CHINESE PISTACHE	15 GAL	10	LOW
	LAGERSTROEMIA H. 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	15 GAL	6	LOW
SHRUB SPECIES					
BOTANICAL NAME	COMMON NAME	SIZE	WATER USAGE		
ARCTOSTAPHYLOS 'JOHN DOURLEY'	LOW GROWING MANZANITA	5 GAL	LOW		
FEUJOA SELLOWIANA	PINEAPPLE GUAVA	5 GAL	LOW		
HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	LOW		
LAVANDULA S. 'OTTO QUAST'	SPANISH LAVENDER	5 GAL	LOW		
NANDINA D. 'NANA'	DWARF HEAVENLY BAMBOO	5 GAL	LOW		
RHAPHIOLEPIS I. 'CLARA'	WHITE INDIAN HAWTORN	5 GAL	LOW		
ROSMARINUS OFFICINALIS 'COLLINGWOOD INGRAM'	DWARF ROSEMARY	5 GAL	LOW		
GROUND COVER SPECIES					
BOTANICAL NAME	COMMON NAME	SIZE	WATER USAGE		
MYOPORUM PARVIFOLIUM 'PUTAH CREEK'	CREEPING MYOPORUM	1 GAL	LOW		

**DOWNTOWN SPECIFIC PLAN: (MAR 2010, REVISED 2017):**

**WATER EFFICIENT LANDSCAPE REQUIREMENTS**

**4.31.102 APPLICABILITY.**

THE "MODEL WATER EFFICIENT LANDSCAPE ORDINANCE" OF THE STATE OF CALIFORNIA, AS CONTAINED IN CALIFORNIA CODE OF REGULATIONS TITLE 23, WATERS, DIVISION 2, DEPARTMENT OF WATER RESOURCES, CHAPTER 2.7, MODEL WATER EFFICIENT LANDSCAPE ORDINANCE, SECTION 490 ET SEQ., IS HEREBY ADOPTED BY REFERENCE AS THE WATER EFFICIENT LANDSCAPE ORDINANCE OF THE CITY OF OAKLEY, AS THE SAME MAY BE AMENDED FROM TIME TO TIME, AS IF SET OUT IN FULL IN THIS CHAPTER. IN ADDITION TO COMPLIANCE WITH THE STATE'S MWELD, NEW INSTALLATION OF "NON-FUNCTIONAL TURF" IS PROHIBITED FOR APPLICABLE PROJECTS.

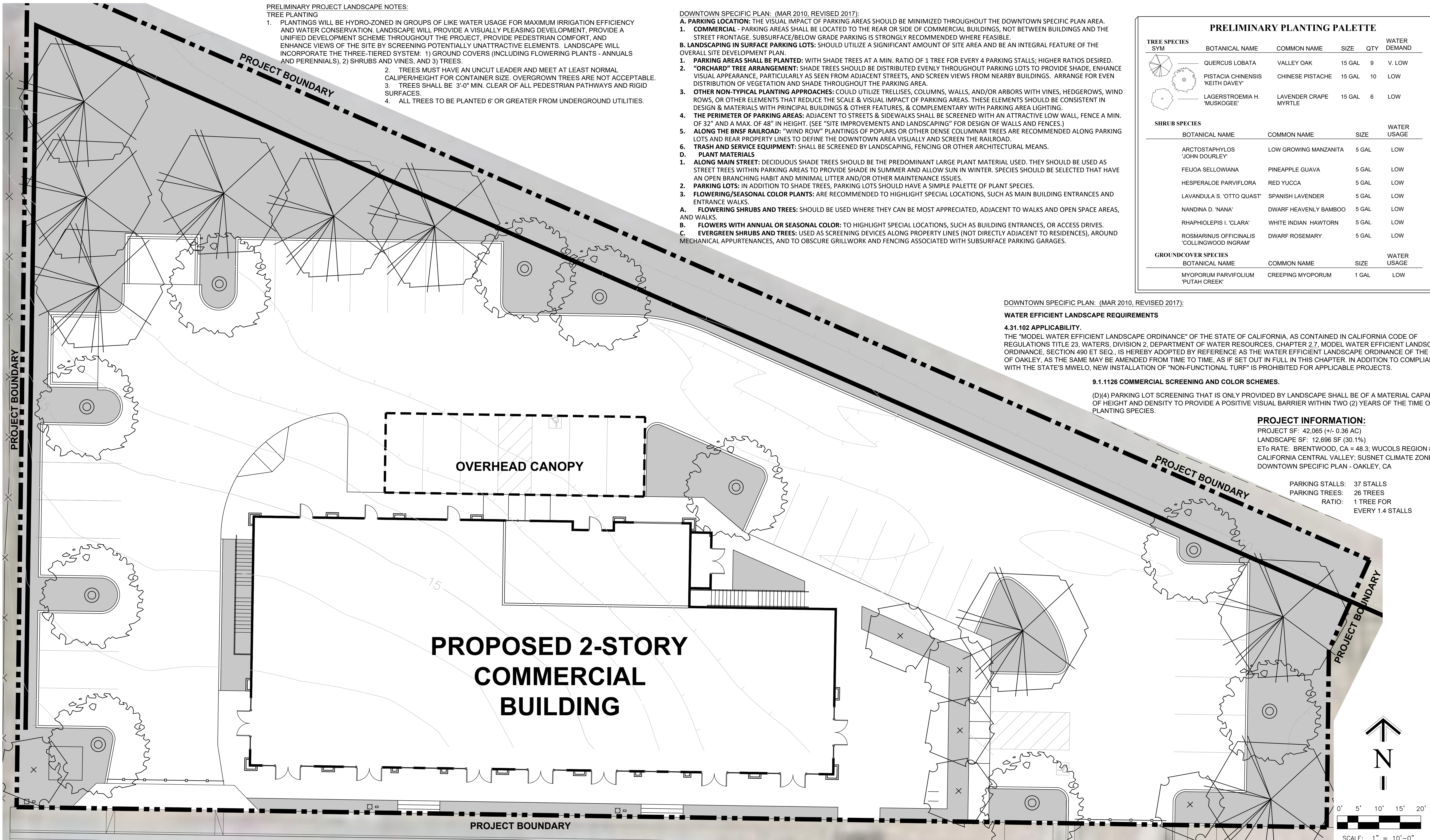
**9.1.1126 COMMERCIAL SCREENING AND COLOR SCHEMES.**

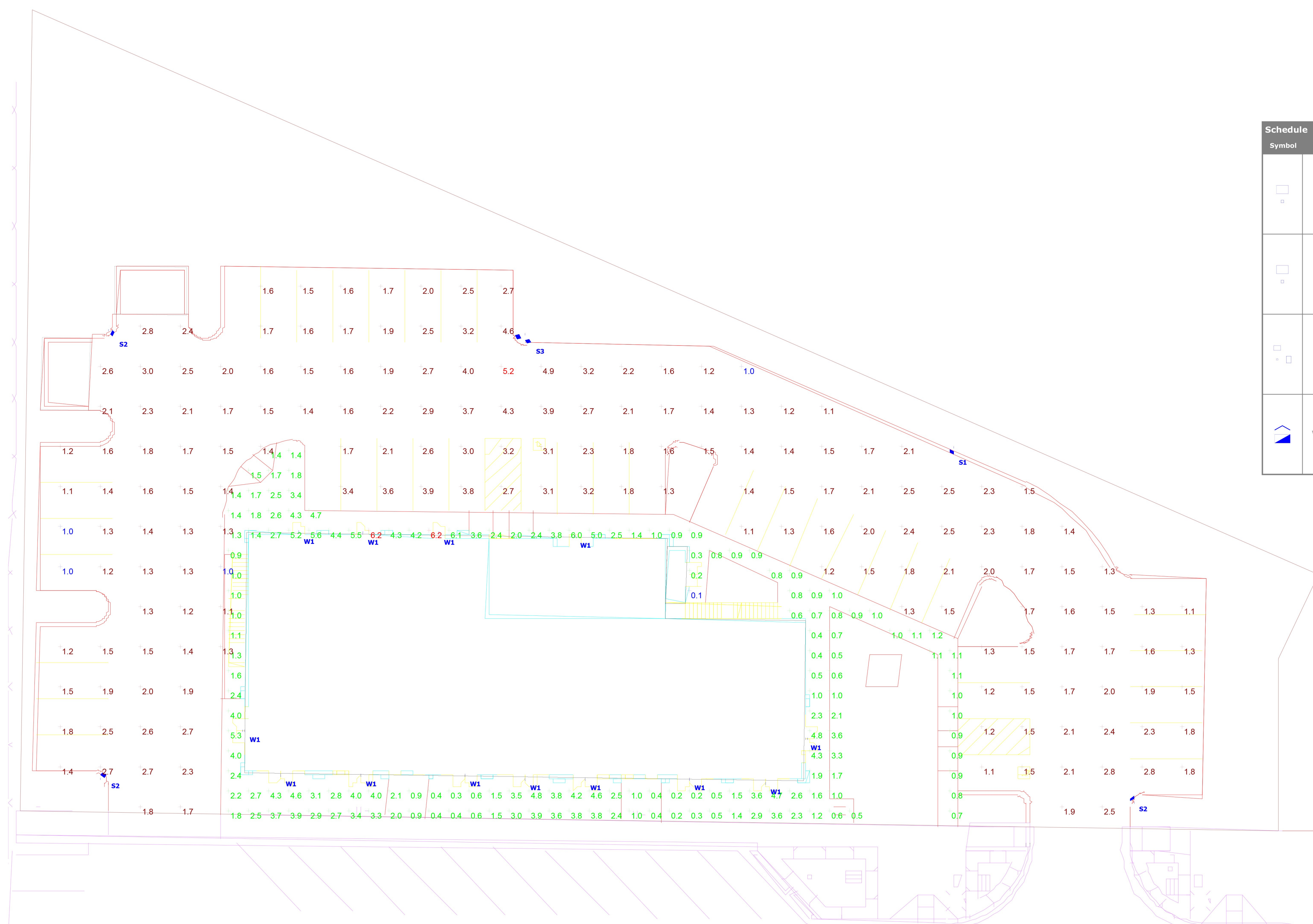
(D)(4) PARKING LOT SCREENING THAT IS ONLY PROVIDED BY LANDSCAPE SHALL BE OF A MATERIAL CAPABLE OF HEIGHT AND DENSITY TO PROVIDE A POSITIVE VISUAL BARRIER WITHIN TWO (2) YEARS OF THE TIME OF PLANTING SPECIES.

**PROJECT INFORMATION:**

PROJECT SF: 42,065 (+/- 0.36 AC)  
 LANDSCAPE SF: 12,696 SF (30.1%)  
 ETO RATE: BRENTWOOD, CA = 48.3; WUCOLS REGION #2;  
 CALIFORNIA CENTRAL VALLEY; SUSNET CLIMATE ZONE 14.  
 DOWNTOWN SPECIFIC PLAN - OAKLEY, CA

PARKING STALLS: 37 STALLS  
 PARKING TREES: 26 TREES  
 RATIO: 1 TREE FOR EVERY 1.4 STALLS



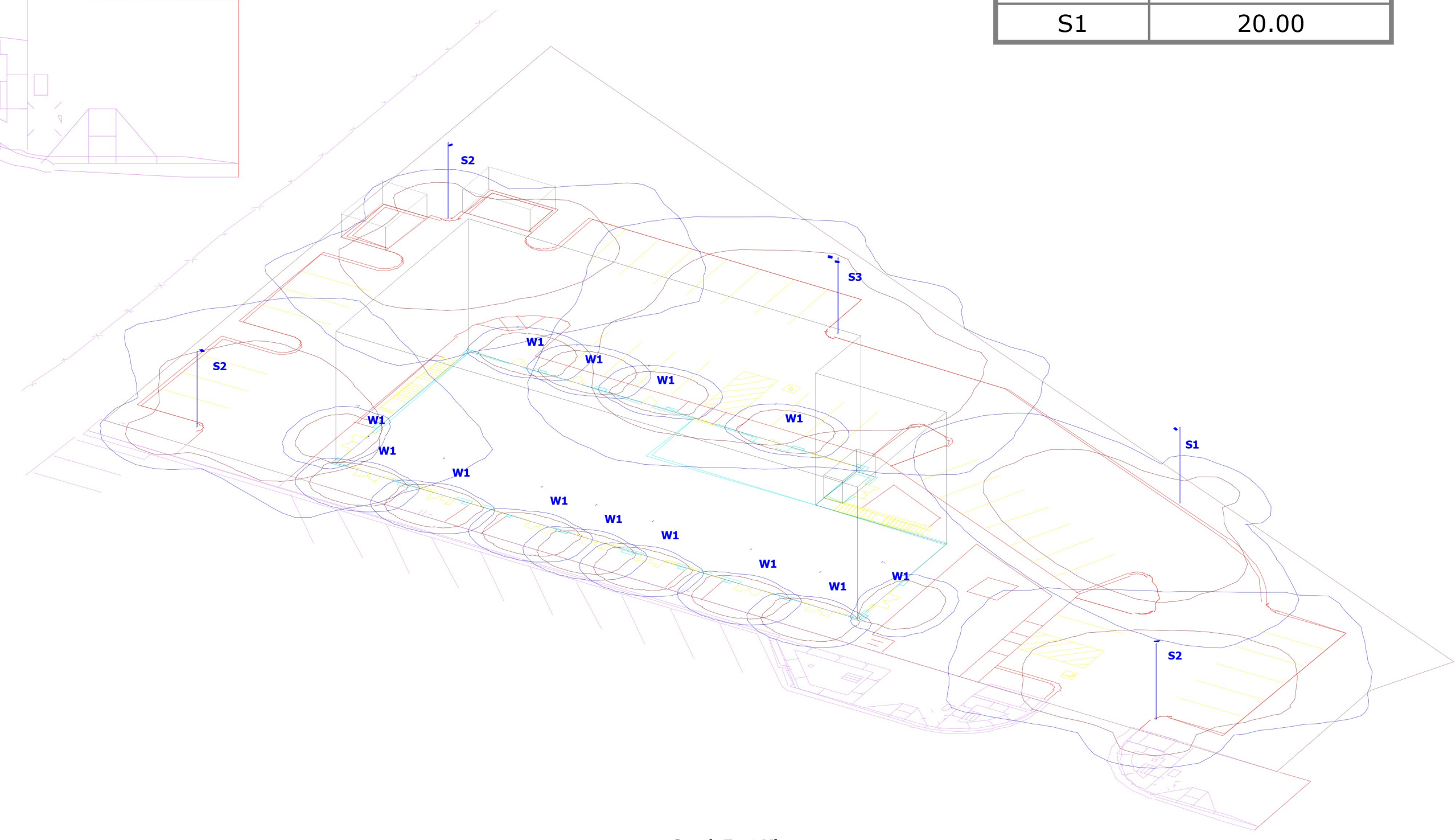


Plan View  
Scale - 1" = 16ft

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	S1		1	Lithonia Lighting	DSXO LED P5 40K 80CRI T3M	D-Series Size 0 Area Luminaire P5 Performance Package 4000K CCT 80 CRI Type 3 Medium	1	11094	0.9	90.12	
	S2		3	Lithonia Lighting	DSXO LED P5 40K 80CRI TFTM	D-Series Size 0 Area Luminaire P5 Performance Package 4000K CCT 80 CRI Forward Throw	1	11337	0.9	90.12	
	S3		1	Lithonia Lighting	DSXO LED P5 40K 80CRI TFTM	D-Series Size 0 Area Luminaire P5 Performance Package 4000K CCT 80 CRI Forward Throw	1	11337	0.9	180.24	
	W1		13	Lithonia Lighting	WDGE1 LED P1 40K 80CRI VF	WDGE1 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC, E4WH Emergency battery backup, Certified in CA Title 20 MAEDBS	1	1227	0.9	10.0002	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SIDEWALKS	+	2.1 fc	6.2 fc	0.1 fc	62.0:1	21.0:1
DRIVE / PARKING	+	2.0 fc	5.2 fc	1.0 fc	5.2:1	2.0:1

Luminaire Locations	
Label	MH
S2	20.00
S3	20.00
W1	10.00
S1	20.00



South East View

Disclaimer  
Photometric analyses performed by CJS Lighting are intended for informational and/or estimation purposes only. Using industry-recognized software, calculations correspond to the information provided to CJS Lighting, and are subject to the limitations of the software. Assumptions may be made for information that is not provided or available. It is the responsibility of the client to verify that the input data is consistent with actual field conditions.  
Due to the above considerations, CJS Lighting does not guarantee that actual light levels measured in the field will match initial calculations, and recommend that drawings be submitted to a certified electrical engineer for verification.



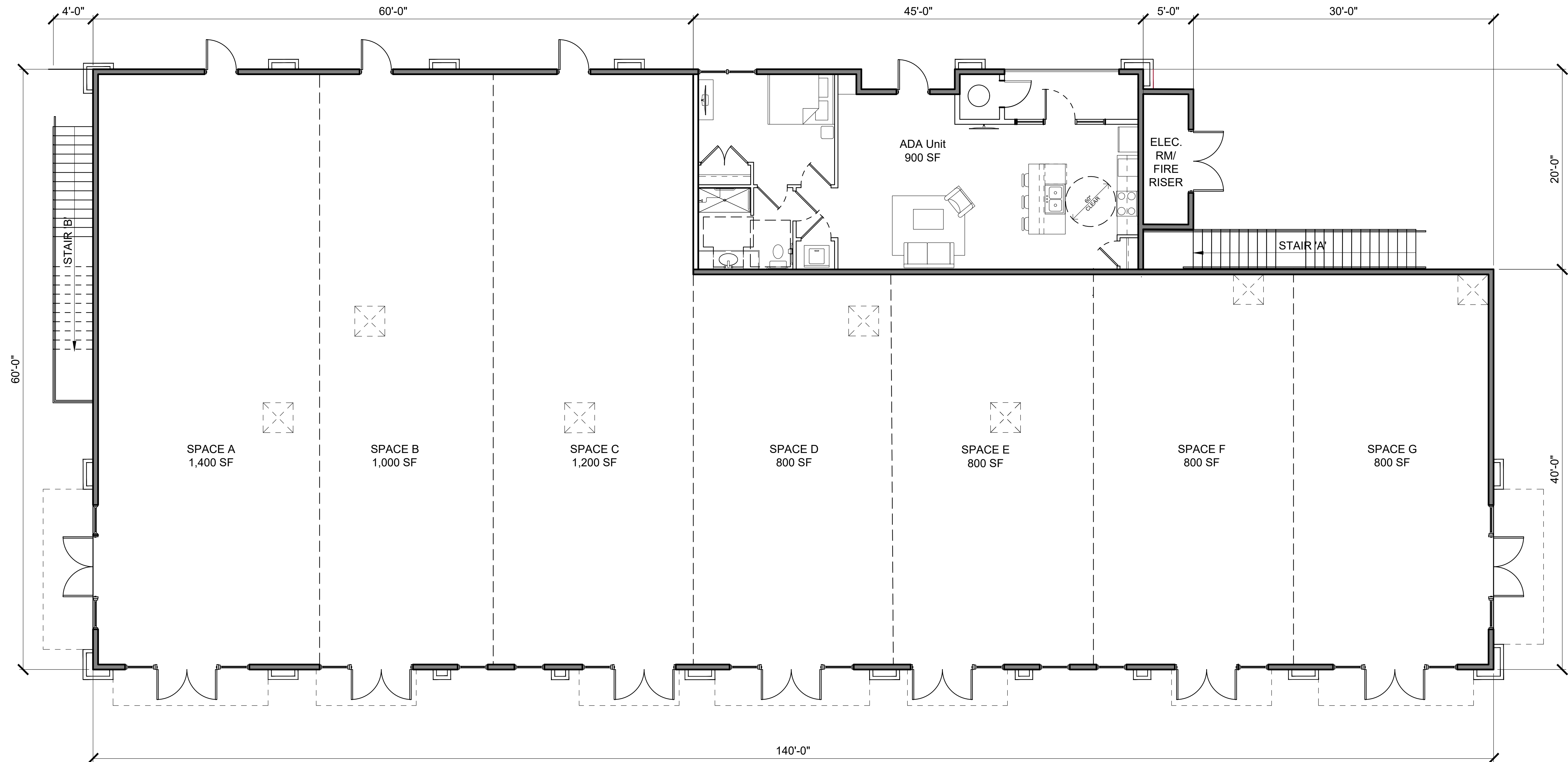
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1000 Lincoln Road, Suite H202, Yuba City, CA 95991  
(530) 755-4700

DELTA POINTE PLAZA  
LOT 1 - DOWNTOWN OAKLEY PARKING

PHOTOMETRIC PLAN

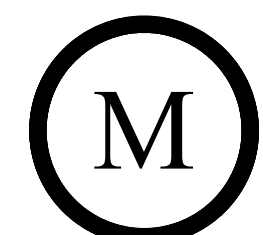
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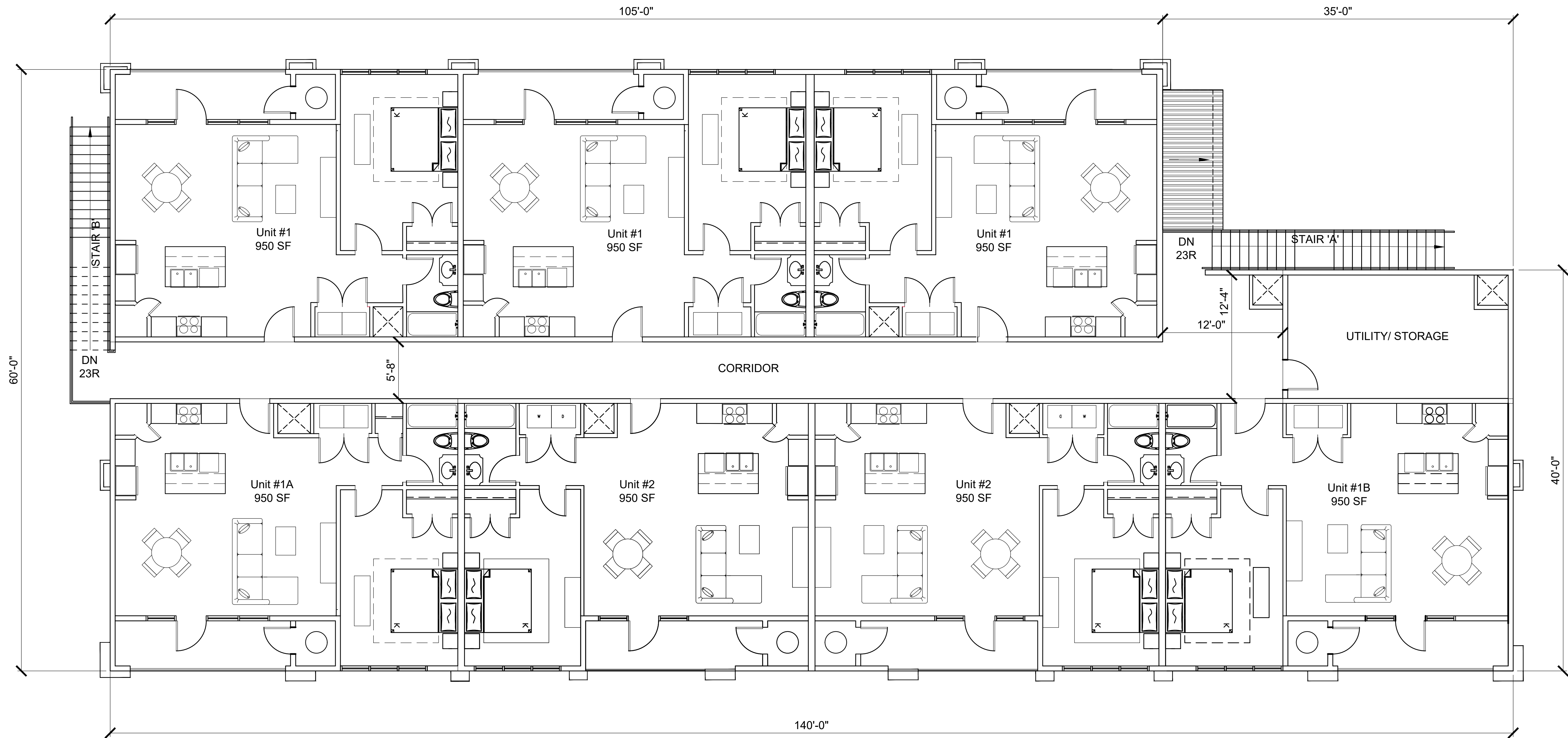
9-15-23



Ground Floor Plan  
3/16" = 1'-0"

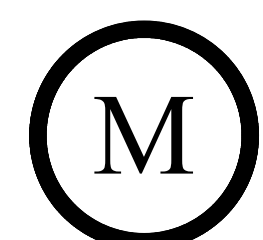
7 COMMERCIAL SPACES AND 1 ADA APARTMENT UNIT  
 SPACE 'A' 1,400 SF, SPACE 'B' 1,000 SF, SPACE 'C' 1200 SF  
 SPACE 'D' 800 SF, SPACE 'E' 800 SF, SPACE 'F' 800 SF  
 SPACE 'G' 800 SF, ADA UNIT- 900 SF  
 TOTAL SQUARE FOOTAGE AT 1ST FLOOR= 7,700 SF





Second Floor Plan  
3/16" = 1'-0"

7 APARTMENT UNIT  
ALL UNIT SPACES ARE 950 SF, (7 X 950 = 6,650 SF)  
UTILITY/ STORAGE 300 SF  
CORRIDOR 750 SF  
TOTAL SQUARE FOOTAGE AT 2ND FLOOR= 7,700 SF



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(530) 755-4700

DELTA POINTE PLAZA  
LOT 1 - DOWNTOWN OAKLEY PARKING

2ND FLOOR PLAN-  
APARTMENT UNITS

6

9-15-23



FRONT ELEVATION (SOUTH)

3/16" = 1'-0"

GENERAL NOTES:

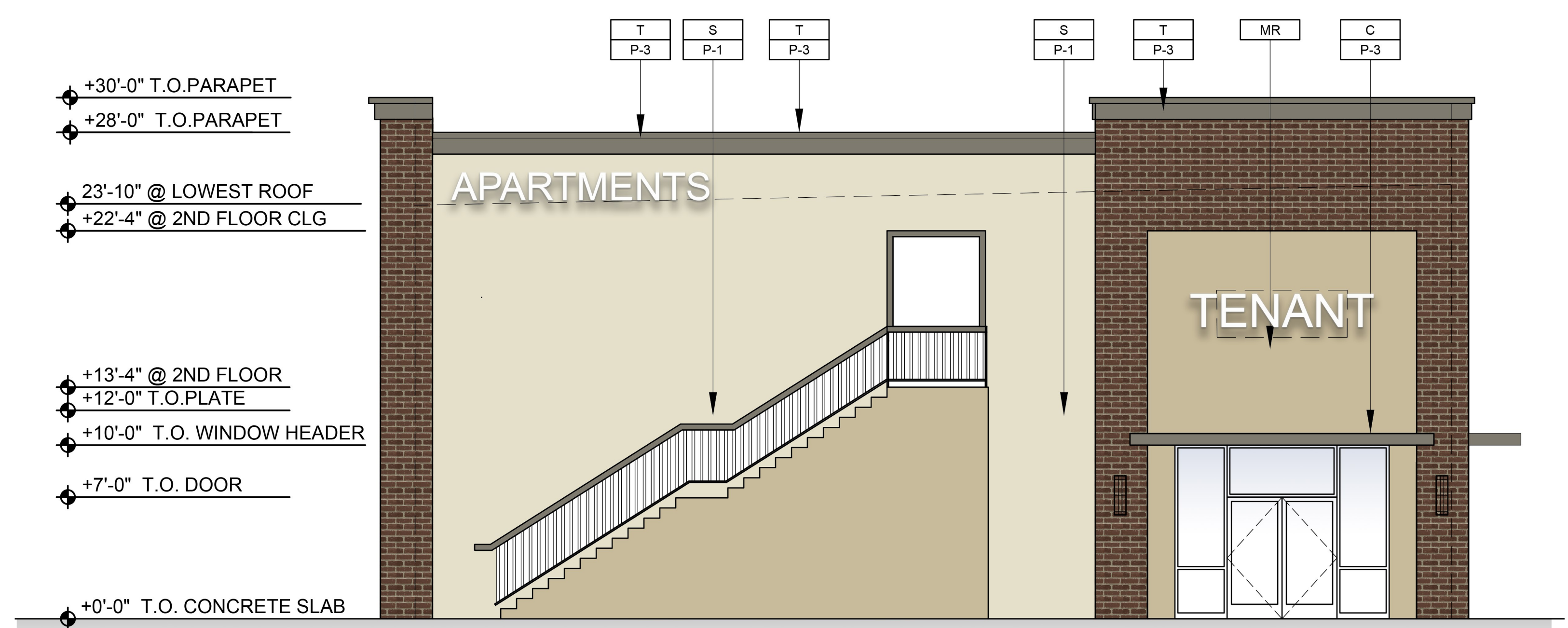
- A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.

MATERIAL LEGEND:

- C CANOPY
- S STUCCO; 7/8" CEMENT PLASTER  
TEXTURE: FINE SAND FINISH
- MA METAL AWNING
- T TRIM AND CORNICE
- MR METAL RAILING

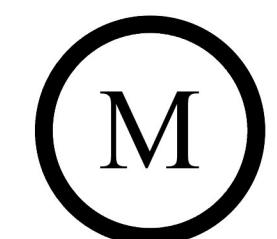
COLOR LEGEND:

- P-1 SHERWIN WILLIAMS  
SW6133 COLOR: MUSLIN
- P-2 SHERWIN WILLIAMS  
SW9120 COLOR: TUMBLIN TUMBLEWEED
- P-3 SHERWIN WILLIAMS  
SW7046 COLOR: ANONYMOUS
- FS-1 VINTAGE BRICK  
NICHIIA  
ALEXANDRIA BUFF
- FS-3 VINTAGE BRICK  
NICHIIA- ROUGHSAWN  
SMOKE



SIDE ELEVATION (WEST)

3/16" = 1'-0"



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DELTA POINTE PLAZA  
LOT 1 - DOWNTOWN OAKLEY PARKING

EXTERIOR ELEVATIONS

7

9-15-23





REAR ELEVATION (NORTH)

3/16" = 1'-0"

GENERAL NOTES:

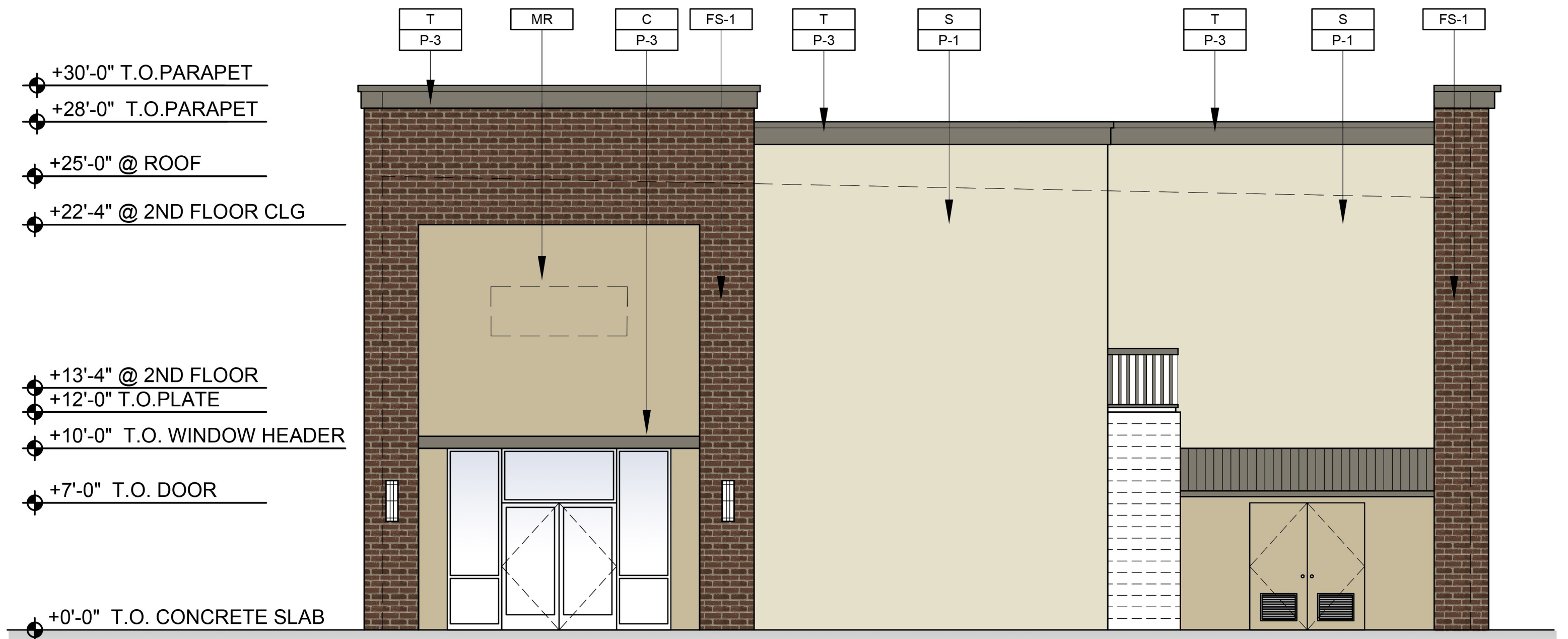
- A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.

MATERIAL LEGEND:

- C CANOPY
- S STUCCO; 7/8" CEMENT PLASTER TEXTURE: FINE SAND FINISH
- MA METAL AWNING
- T TRIM AND CORNICE
- MR METAL RAILING

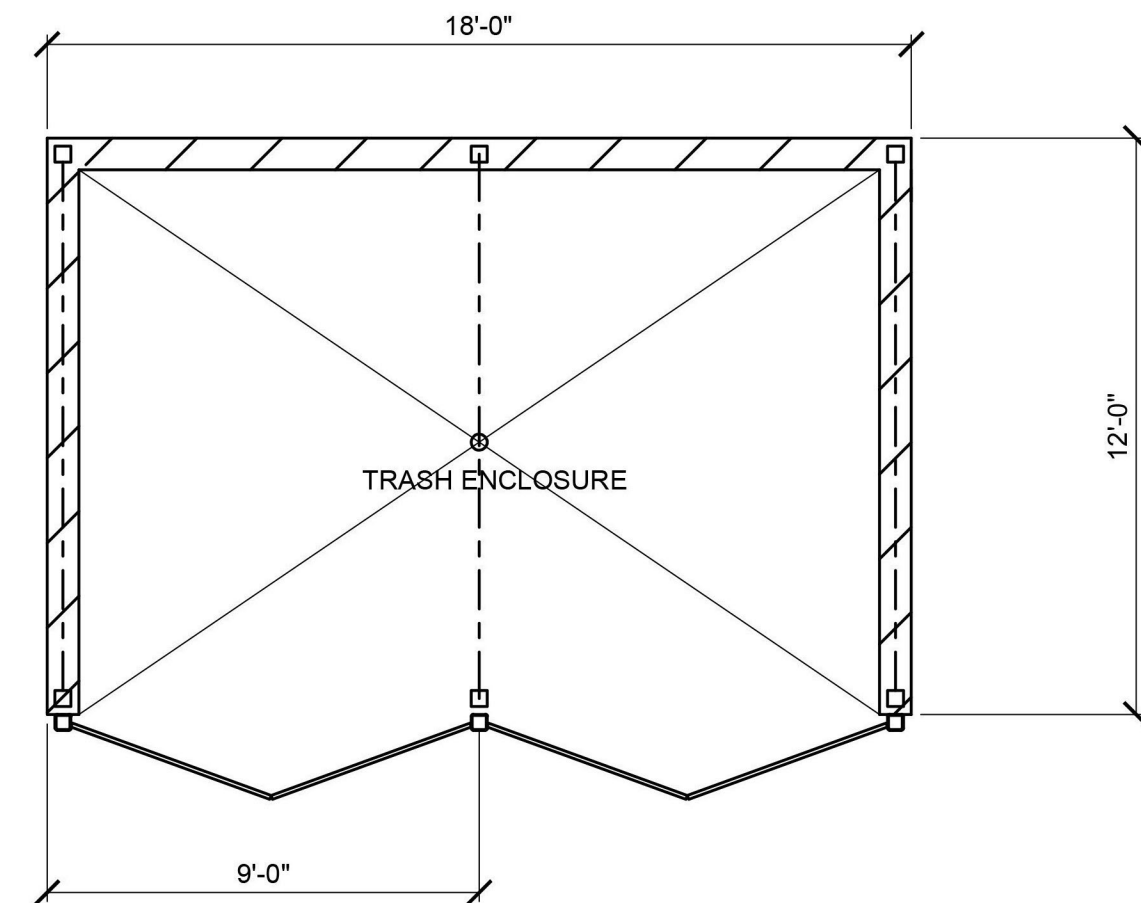
COLOR LEGEND:

- P-1 SHERWIN WILLIAMS SW6133 COLOR: MUSLIN
- P-2 SHERWIN WILLIAMS SW9120 COLOR: TUMBLIN TUMBLEWEED
- P-3 SHERWIN WILLIAMS SW7046 COLOR: ANONYMOUS
- FS-1 VINTAGE BRICK NICHIIA ALEXANDRIA BUFF
- FS-3 VINTAGE BRICK NICHIIA- ROUGHSAWN SMOKE



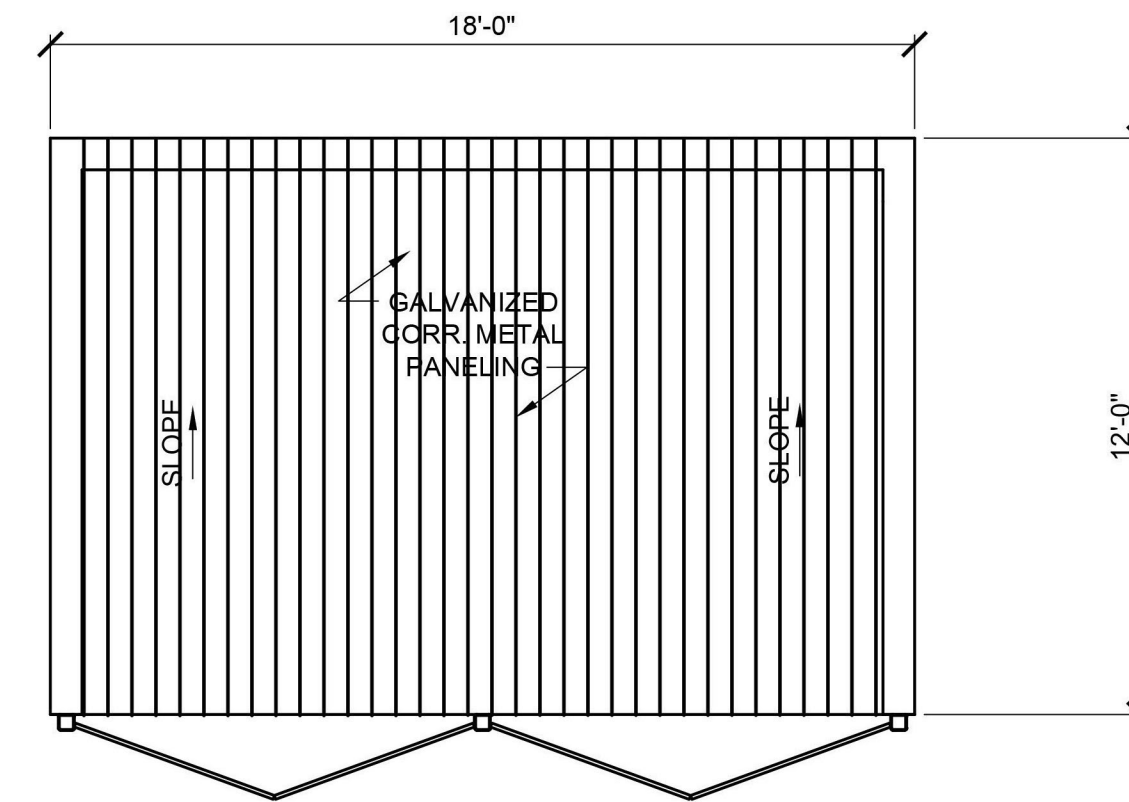
SIDE ELEVATION (EAST)

3/16" = 1'-0"



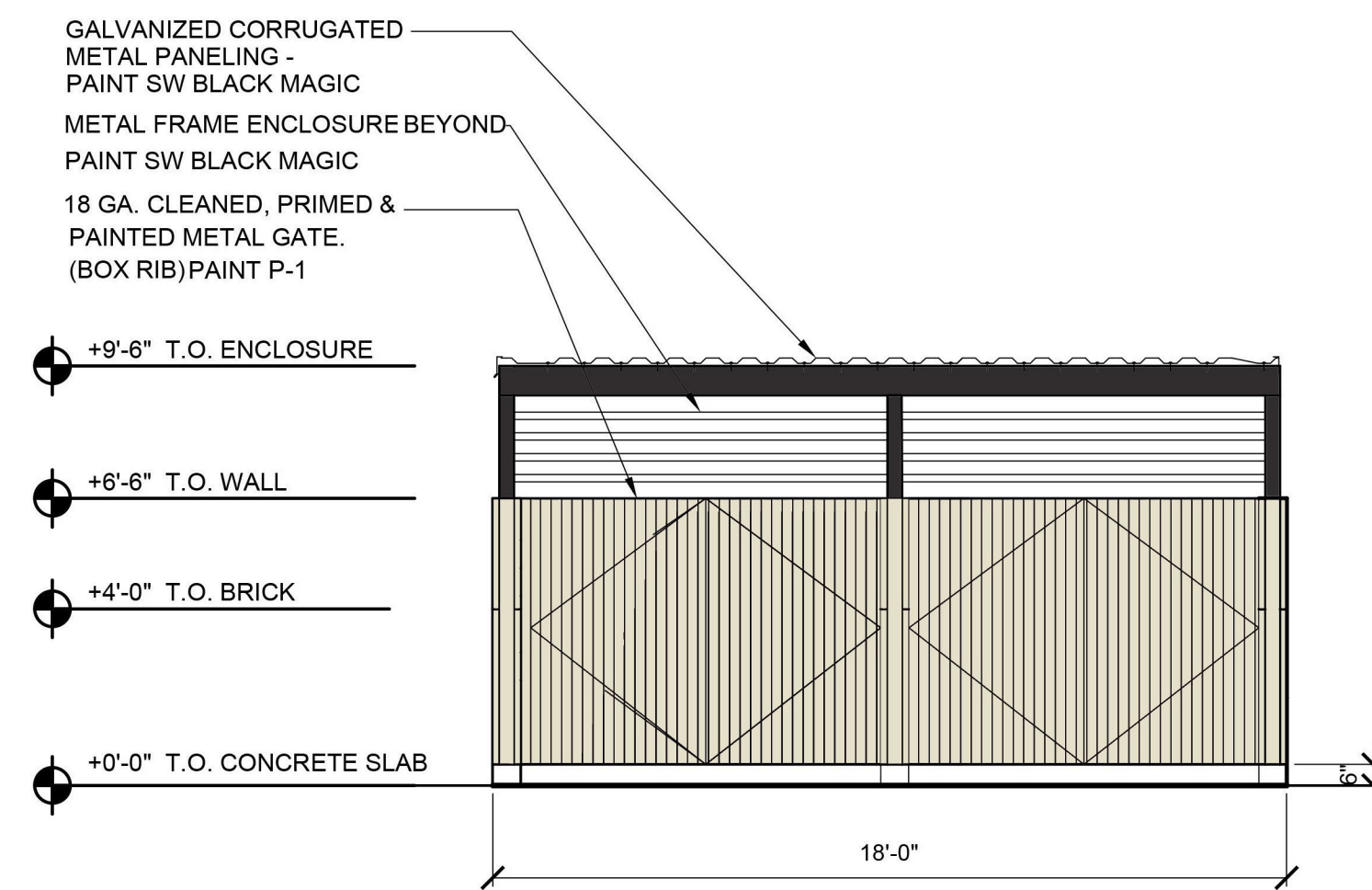
TRASH ENCLOSURE PLAN

1/4" = 1'-0"



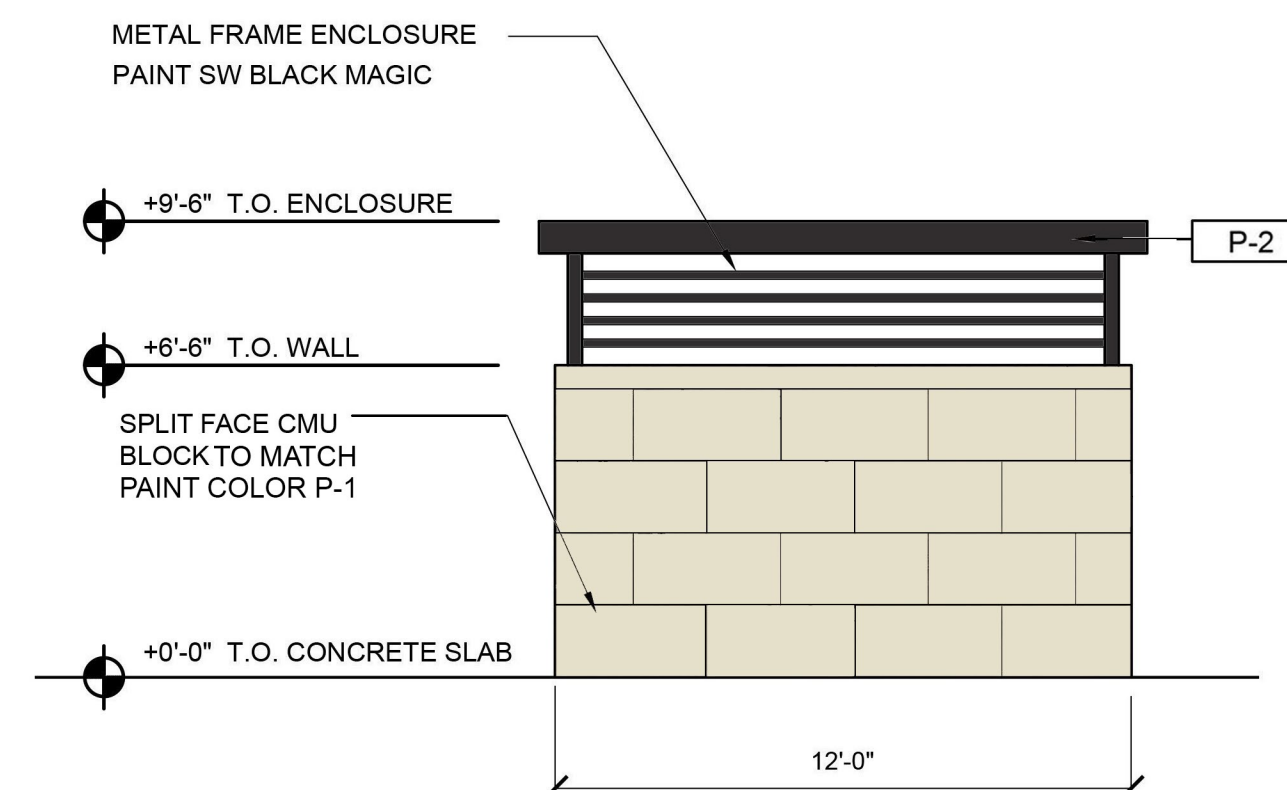
TRASH ENCLOSURE PLAN

1/4" = 1'-0"



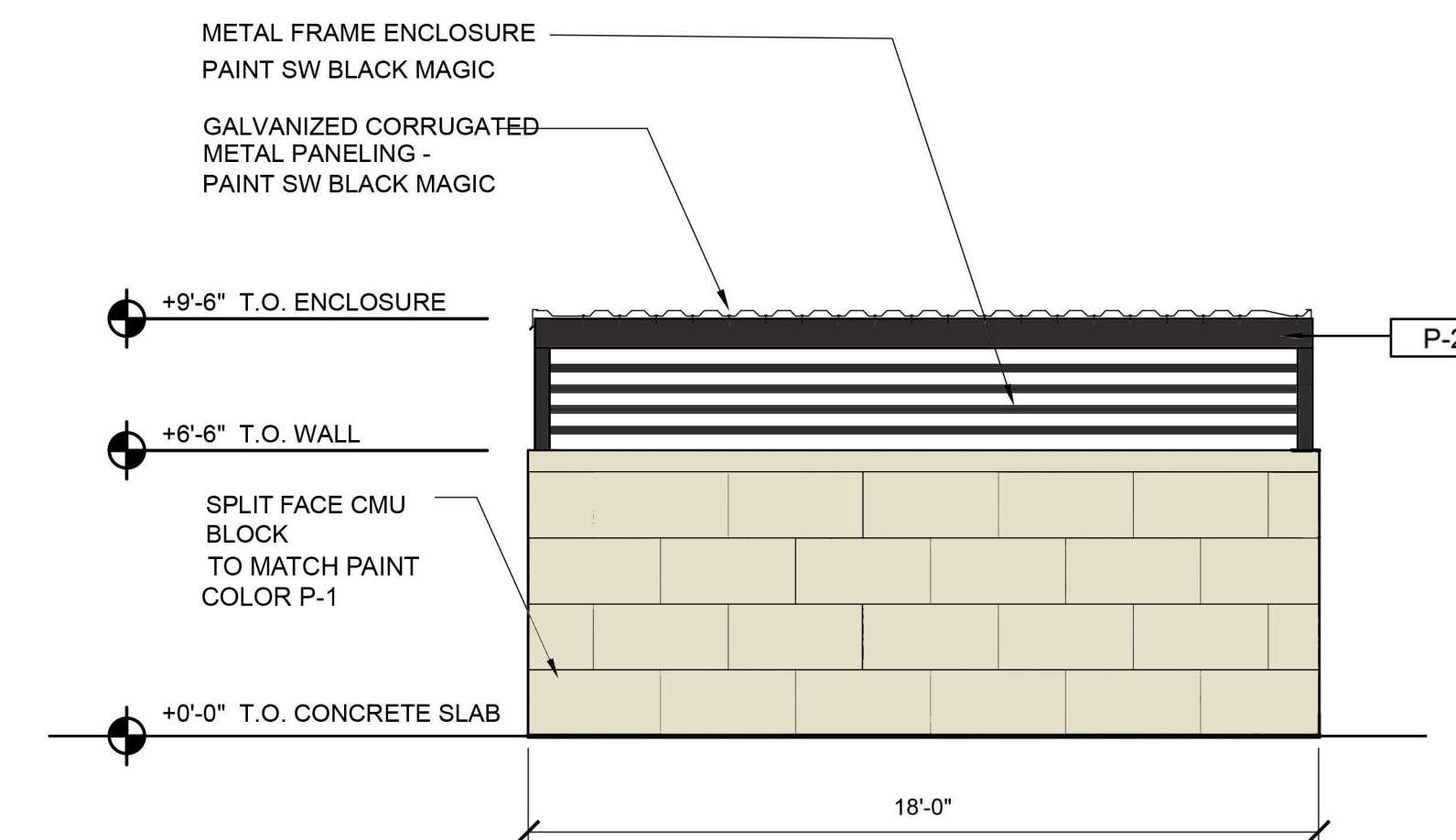
FRONT ELEVATION

1/4" = 1'-0"



SIDE ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

GENERAL NOTES:

- A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.

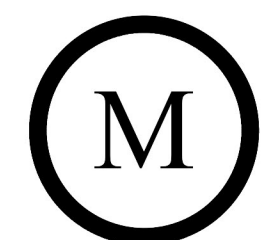
COLOR LEGEND:

P-1	SHERWIN WILLIAMS SW 7043 COLOR: WORDILY GRAY
P-2	SHERWIN WILLIAMS SW 6991 COLOR: BLACK MAGIC

MATERIAL LEGEND:

C	METAL CANOPY, MATCH SW6991 BLACK MAGIC
S	STUCCO; 7/8" CEMENT PLASTER





Milestone Associates Imagineering, Inc.  
1000 Lincoln Road, Suite H202, Yuba City, CA 95991  
(530) 755-4700

DELTA POINTE PLAZA  
LOT 1 - DOWNTOWN OAKLEY PARKING

RENDERING

10

9-15-23

# DELTA POINTE PLAZA - LOT 1 DOWNTOWN OAKLEY PARKING

## SITE IMPROVEMENT PLANS

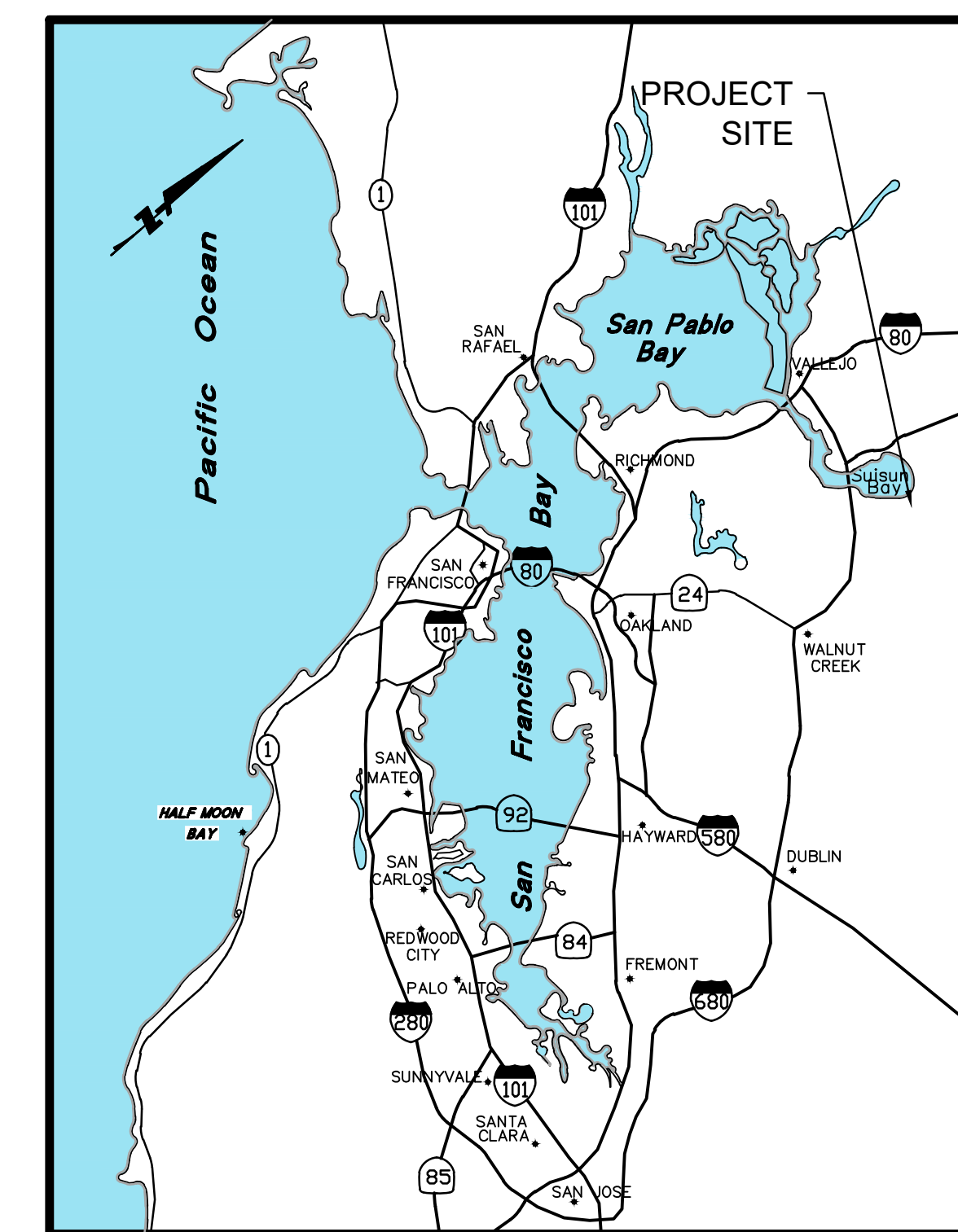
A.P.N. 037-160-018

### SHEET INDEX

NUMBER	SHEET	DESCRIPTION
1	C-100	TITLE SHEET & GENERAL NOTES
2	C-200	EXISTING CONDITIONS & DEMOLITION PLAN
3	C-300	HORIZONTAL CONTROL PLAN
4	C-400	GRADING PLAN
5	C-500	UTILITY PLAN
6	C-600	CONSTRUCTION DETAILS
7	C-601	CONSTRUCTION DETAILS
8	C-700	EROSION CONTROL PLAN
9	C-701	EROSION CONTROL PLAN NOTES & DETAILS
10	C-800	STORMWATER CONTROL PLAN



VICINITY MAP  
NTS



LOCATION MAP  
NTS

### CIVIL NOTES

#### A. GENERAL NOTES

- THE ENGINEER OF RECORD'S (EOR) SIGNATURE AND/OR SEAL ON THESE CONSTRUCTION DOCUMENTS DO NOT NECESSARILY CONSTITUTE DOCUMENTS THAT HAVE BEEN OFFICIALLY PERMITTED BY THE GOVERNING AGENCY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM WITH THE EOR AND/OR THE GOVERNING AGENCY ISSUING THE CONSTRUCTION PERMIT THAT THE VERSION OF THE DOCUMENTS THEY INTEND TO UTILIZE FOR CONSTRUCTION REPRESENT THE OFFICIAL PERMITTED DOCUMENTS, IRRESPECTIVE OF WHETHER THE DOCUMENTS CONTAIN THE EOR'S STAMP AND/OR SIGNATURE. EOR IS NOT RESPONSIBLE FOR ANY CONSTRUCTION PERFORMED BY THE CONTRACTOR USING DOCUMENTS NOT OFFICIALLY PERMITTED BY THE GOVERNING AGENCY.
- ALL WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF OAKLEY STANDARD SPECIFICATIONS. ON-SITE PRIVATE IMPROVEMENTS SHALL BE PERFORMED IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND CLAY CAP CLOSURE PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED INSPECTIONS AND SHALL NOTIFY THE APPROPRIATE INDIVIDUAL OR AGENCY TWO (2) WORKING DAYS PRIOR TO THE TIME THAT THE CONTRACTOR WISHES THE INSPECTION TO BE MADE. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER TWO (2) WORKING DAYS PRIOR TO REQUIRED INSPECTION.
- THESE PLANS AND SPECIFICATIONS, INCLUDING GRADES AND STREET DRAINAGE ARE SUBJECT TO MODIFICATION DURING CONSTRUCTION SHOULD CONDITIONS APPEAR THAT WERE NOT APPARENT DURING DESIGN, ANY SUCH MODIFICATION SHALL BE APPROVED BY THE CITY ENGINEER.
- CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT WRITTEN AUTHORIZATION FROM THE LOCAL AGENCY ENGINEER AND BKF ENGINEERS. ANY DEVIATIONS OR CHANGES IN THESE PLANS WITHOUT OFFICIAL APPROVAL OF THE DESIGN ENGINEER SHALL ABSOLVE THE DESIGN ENGINEER OF ANY AND ALL RESPONSIBILITY OF SAID DEVIATION OR CHANGE.
- CONTRACTOR SHALL NOT DESTROY OR ALTER ANY PERMANENT SURVEY POINTS WITHOUT THE CONSENT OF THE CITY ENGINEER. ANY PERMANENT MONUMENTS OR POINTS DESTROYED SHALL BE REPLACED BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING STREETS, SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN GRADING AND TO AVOID ANY ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.
- CONTRACTOR SHALL ADEQUATELY SHORE EXCAVATIONS TO PREVENT EARTH FROM SLIDING OR SETTLING AND AVOID DAMAGE TO EXISTING ADJACENT IMPROVEMENTS. DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING SHALL BE THE CONTRACTOR'S RESPONSIBILITY. PROVIDE SHORING IN CONFORMANCE WITH APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY AND OSHA WHERE EXCAVATIONS ARE 4 FEET OR MORE IN DEPTH.
- CONTRACTOR SHALL PROVIDE DUST CONTROL FOR THE ENTIRE PROJECT SITE AT ALL TIMES. THE SITE SHALL BE SPRINKLED WITH WATER AS NECESSARY TO PREVENT DUST NUISANCE.
- CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGGERS OR OTHER DEVICES NECESSARY TO PROVIDE FOR SAFETY. THE CONTRACTOR SHALL SUBMIT AND OBTAIN APPROVAL OF TRAFFIC CONTROL PLANS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS FOR POLICE, FIRE, AMBULANCE AND THOSE AGENCIES RESPONSIBLE FOR MAINTENANCE OF UTILITIES IN THE VICINITY OF JOB SITE PRIOR TO THE START OF WORK.
- CONSTRUCTION STAKING SHALL BE DONE BY A CIVIL ENGINEER OR LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA.
- BKF ENGINEERS DOES NOT SPECIFY NOR RECOMMEND THE USE OR INSTALLATION OF ANY MATERIAL OR EQUIPMENT WHICH IS MADE FROM, OR WHICH CONTAINS ASBESTOS FOR USE IN THE CONSTRUCTION OF THESE IMPROVEMENTS. ANY PARTY INSTALLING OR USING SUCH MATERIALS OR EQUIPMENT SHALL BE SOLELY RESPONSIBLE FOR ALL INJURIES, DAMAGES, OR LIABILITIES OF ANY KIND, CAUSED BY THE USE OF SUCH MATERIALS OR EQUIPMENT. THE PROVISIONS OF THIS NOTE SHALL APPLY UNLESS THEY ARE EXPRESSLY WAIVED IN WRITING BY BKF ENGINEERS.
- THIS PROJECT IS ANTICIPATED TO BE RISK LEVEL 1. CONTRACTOR SHALL ENSURE THAT ALL BMP'S REQUIRED ARE IMPLEMENTED BY A QUALIFIED SWPPP PRACTITIONER (QSP) IN ACCORDANCE WITH THE MOST RECENT STORMWATER GENERAL PERMIT.
- CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND MONITORING PROGRAM FOR THE SITE. THE CONTRACTOR SHALL MAINTAIN AND MANAGE CONSTRUCTION MATERIALS, EQUIPMENT AND VEHICLES AT THE CONSTRUCTION SITE IN ACCORDANCE WITH THE SWPPP.
- THE GENERAL CONTRACTOR SHALL PROVIDE A QUALIFIED SUPERVISOR ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY THE CITY OF OAKLEY OR WITH OTHER AGENCIES AS REQUIRED FOR HAULING ON LOCAL STREETS.
- UPON SATISFACTORY COMPLETION OF THE WORK, THE ENTIRE WORK SITE SHALL BE CLEANED UP AND LEFT WITH A SMOOTH AND NEATLY GRADED SURFACE FREE OF CONSTRUCTION WASTE AND RUBBISH OF ANY NATURE BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY ENGINEER.
- CONTRACTOR TO INSTALL ALL WEATHER ACCESS ROAD TO ENSURE ADEQUATE EMERGENCY VEHICULAR ACCESS AT ALL TIMES DURING CONSTRUCTION AND PRIOR TO DELIVERY OF COMBUSTIBLE MATERIALS ON SITE. CONTRACTOR TO COORDINATE WITH CITY OF OAKLEY FIRE DEPARTMENT.

#### B. EXISTING CONDITIONS

- ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- TOPOGRAPHIC INFORMATION IS BASED ON AERIAL AND SUPPLEMENTAL GROUND SURVEY PERFORMED BY BKF ENGINEERS.
- EXISTING AND FUTURE SUBSURFACE IMPROVEMENTS AND UTILITIES SHOWN ON THESE PLANS WERE TAKEN FROM THE BEFORE-MENTIONED SURVEYS AND FUTURE DESIGN DESCRIBED IN NOTE 1. THESE PLANS ARE NOT MEANT TO BE A FULL CATALOG OF EXISTING SUBSURFACE CONDITIONS. CONTRACTOR SHALL CONDUCT FIELD INVESTIGATION TO VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING SUBSURFACE IMPROVEMENTS AND UTILITIES, WHETHER SHOWN ON PLANS OR NOT, PRIOR TO START OF EXCAVATION. IF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THESE PLANS ARE DISCOVERED, NOTIFY THE DESIGN ENGINEER IMMEDIATELY AND REQUEST DISCREPANCY BE RESOLVED.
- IF CONTRACTOR FAILS TO INVESTIGATE KNOWN AND UNKNOWN EXISTING SUBSURFACE IMPROVEMENTS PRIOR TO ANY CONSTRUCTION ACTIVITIES AND UNFORESEEN CONDITIONS ARISE, ALL COSTS AND SCHEDULE IMPACTS WILL BE BORNE BY THE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE INGRESS AND EGRESS FOR PRIVATE PROPERTIES ADJACENT TO CONSTRUCTION AREAS THROUGHOUT CONSTRUCTION PERIOD.
- CONTRACTOR SHALL CONTACT USA (UNDERGROUND SERVICES ALERT) AT 1-800-642-2444, AND AFFECTED UTILITY COMPANIES A MINIMUM OF 2 WORKING DAYS PRIOR TO STARTING WORK TO REQUEST UTILITIES BE MARKED.

#### C. DEMOLITION

- PRIOR TO COMMENCING DEMOLITION, CONTRACTOR SHALL OBTAIN A PERMIT FROM THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT (BAAQMD) AND REQUIRED SIGN-OFFS FROM THE WATER, SEWER, PLANNING AND RECYCLING DEPARTMENTS. THE PINK DEMOLITION PERMIT APPLICATION IS TO BE COMPLETED PRIOR TO BUILDING DEPARTMENT APPROVAL AND THE START OF WORK. CONTRACTOR MAY CALL BAAQMD FOR QUESTIONS CONCERNING OBTAINING A PERMIT FROM BAAQMD, PHONE NUMBER 415-749-4979 OR EMAIL AT [www.baaqmd.gov](mailto:www.baaqmd.gov)
- CONTRACTOR SHALL REMOVE FROM SITE AND DISPOSE OF IN A LAWFUL MANNER EXISTING STRUCTURES, UTILITIES, AND OTHER FEATURES AS INDICATED ON PLANS.
- CONTRACTOR TO COORDINATE WORK WITH GOVERNING AGENCIES FOR EXISTING FIRE AND DOMESTIC LINES AND STRUCTURES WITHIN LIMIT OF WORK

#### D. EARTHWORK AND GRADING

- THE CONTRACTOR SHALL BE RESPONSIBLE TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE, PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY BKF ENGINEERS IN WRITING IMMEDIATELY OF ANY DIFFERENCES IN TOPOGRAPHY FROM THAT SHOWN IN THIS PLAN, WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT EARTHWORK QUANTITIES.
- THE CONTRACTOR MAY UNDERCUT THE STREET SUBGRADE DURING ROUGH GRADING IN ORDER THAT THE TRENCH SPOILS MAY BE LEFT IN THE STREET AREA AND COMPACTED DURING FINAL SUBGRADE PRIOR TO PLACEMENT OF BASE ROCK. THE UNDERCUT SHOULD BE ADEQUATE TO ACCEPT ALL TRENCH SPOILS, INCLUDING JOINT TRENCH SPOILS.
- ALL GRADING, EARTHWORK, AND SITE PREPARATION OPERATIONS ARE TO CONFORM WITH THE GUIDELINES AND REQUIREMENTS CONTAINED IN THE PROJECT, ALONG WITH ANY ASSOCIATED SUPPLEMENTAL DOCUMENTS. ALL GRADING SHOULD ADDITIONALLY BE IN ACCORDANCE WITH THE CLAY CAP CLOSURE PLANS.
- FILL SHOULD CONSIST OF ONSITE OR IMPORTED SOIL THAT IS NON-CORROSIVE, NON-HAZARDOUS, FREE OF ORGANIC MATTER OR OTHER DELETERIOUS MATERIAL CONTAINS NO ROCK OR LUMPS LARGER THAN FOUR INCHES IN GREATEST DIMENSION, HAS A LIQUID LIMIT OF LESS THAN 40 AND A PLASTICITY INDEX LOWER THAN 12 IS APPROVED, AND COMPACTION SHALL BE IN ACCORDANCE WITH THE SPECIFIED STANDARDS.

#### E. UTILITIES

- THE CONTRACTOR SHALL COORDINATE UTILITY RELOCATION WORK WITH RESPONSIBLE AGENCIES.
- GRAVITY FLOW UTILITIES SHALL BE CONSTRUCTED FROM DOWNSTREAM CONNECTION POINT TO UPSTREAM TERMINUS.
- PROVIDE MINIMUM 12-INCH VERTICAL CLEARANCE BETWEEN ADJACENT UTILITY PIPES AT UTILITY CROSSINGS UNLESS OTHERWISE NOTED ON PLANS.
- THE CONTRACTOR SHALL NOTIFY UTILITY PROVIDER MINIMUM 2 WORKING DAYS PRIOR TO COMMENCING WORK OR CONNECTION TO EXISTING UTILITIES. IF EXISTING WATER, STORM DRAIN, SEWER, GAS OR OTHER UTILITY SERVICES ARE DISTURBED OR DAMAGED DURING CONSTRUCTION, NOTIFY UTILITY OWNER IMMEDIATELY.
- EXISTING UTILITIES TO REMAIN SHALL BE PROTECTED FROM DAMAGE CAUSED BY CONTRACTOR'S WORK.
- UTILITY STRUCTURES IN PAVED AREAS SHALL BE PROVIDED WITH MATERIALS SUITABLE FOR H-20 LOADING.
- PIPE LENGTHS SHOWN ON PLANS ARE FOR ENGINEERING CALCULATIONS ONLY AND ARE NOT INTENDED AS BID QUANTITIES OR FOR ORDERING MATERIALS.

- ALL UNDERGROUND UTILITY WORK SHALL BE DONE TO THE CITY'S SATISFACTION. ALL UNDERGROUND UTILITY WORK SHALL BE INSPECTED BY THE PUBLIC WORKS DEPARTMENT. WATER UTILITY WORK SHALL BE INSPECTED BY FIRE AND PUBLIC WORKS DEPARTMENTS.

#### F. AS-BUILT DRAWINGS

- THE CONTRACTOR SHALL KEEP ACCURATE RECORD OF FINAL LOCATION, ELEVATION AND DESCRIPTION OF WORK ON A COPY OF FINAL APPROVED CONSTRUCTION DOCUMENTS. NOTE THE LOCATIONS AND ELEVATIONS OF EXISTING IMPROVEMENTS ENCOUNTERED THAT VARY FROM THE LOCATIONS SHOWN ON THE IMPROVEMENT PLANS. THE CONTRACTOR SHALL PROVIDE COPY OF AS-BUILT INFORMATION TO OWNER AT COMPLETION OF PROJECT AND TO CITY PUBLIC WORKS.

#### G. STATEMENT OF RESPONSIBILITY

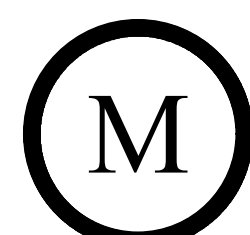
- CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE CITY, ITS AGENTS, OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXEMPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE ENGINEER.

#### H. UNAUTHORIZED CHANGES AND USES

- THE DESIGN ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND REQUIRE WRITTEN APPROVAL FROM BKF ENGINEERS.

#### I. SEDIMENTATION AND POLLUTION CONTROL

- CONTRACTOR TO IMPLEMENT ALL SEDIMENTATION AND POLLUTION CONTROL MEASURES SHOWN ON THE EROSION CONTROL PLANS AND DETAILS INCLUDED IN THESE IMPROVEMENT PLANS.
- WORK SHALL BE DONE IN COMPLIANCE WITH THE NPDES GENERAL PERMIT FOR STORM WATER DISCHARGE. EROSION AND DUST CONTROL MEASURES SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND MONITORING PROGRAM USING BEST MANAGEMENT PRACTICE GUIDELINES.
- CONTRACTOR TO COORDINATE WITH THE CITY OF OAKLEY PUBLIC WORKS DEPARTMENT ON THE SCHEDULING OF DUST CONTROL METHODS AND LIMITED WATER USE AS REQUIRED BY THE CITY'S WATER CONSERVATION ORDINANCE.
- CONTRACTOR TO FOLLOW REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) THAT WILL BE PREPARED BY BKF ENGINEERS. CONTRACTOR TO COMPLETE THE PROJECT INFORMATION SECTION AND SUBMIT A COPY TO THE ENGINEER PRIOR TO BEGINNING OF WORK. CONTRACTOR AND OSP SHALL UPDATE THE SWPPP AS NECESSARY AND THE PROJECT SMARTS WEBSITE. A COPY OF THE SWPPP SHALL REMAIN ON-SITE THROUGHOUT CONSTRUCTION.
- TRUCKS TRANSPORTING FILL MATERIAL TO BE COVERED OR PROTECTED IN SUCH A WAY AS TO PREVENT SLOUGHING AND/OR SPILLAGE.
- CONTRACTOR TO BE RESPONSIBLE FOR DUST CONTROL REQUIRED IN THE PROJECT SPECIFICATIONS.
- CONTRACTOR TO BE RESPONSIBLE FOR OFF-SITE DAMAGE RESULTING FROM THE LACK OF DUST CONTROL AND TO PROVIDE MITIGATION MEASURES, AT HIS SOLE EXPENSE, AS DIRECTED BY THE COUNTY AND/OR ADJACENT CITY(S).
- EROSION AND SEDIMENT CONTROL MEASURES TO BE IMPLEMENTED DURING AND AFTER FINAL GRADING. SLOPE PROTECTIVE MATS, SEDIMENT TRAPS, AND/OR DESILTING BASINS TO BE INSTALLED TO CONTROL SEDIMENT TRANSPORTATION. SILT FENCE TO BE PLACED AROUND THE PERIMETER OF THE SITE AND WATERING OF THE SITE TO BE APPLIED CONTINUOUSLY DURING THE GRADING OPERATION IN A MANNER THAT MINIMIZES DUST PROBLEMS DURING AND AFTER CONSTRUCTION HOURS.
- ALL EXISTING INLETS IN THE VICINITY THAT MAY BE IMPACTED IS TO BE PROTECTED BY INSTALLING SEDIMENT CONTROL MEASURES. MEASURES TO BE MAINTAINED UNTIL GRADING OPERATIONS ARE COMPLETE AND ON-SITE EROSION AND SEDIMENT CONTROL MEASURES ARE FUNCTIONAL. CONTRACTOR TO REMOVE ALL SILT WHICH ENTERS THE CITY MAINTAINED STORM DRAIN SYSTEM IMMEDIATELY AND TO REIMBURSE THE CITY ITS FULL COST ASSOCIATED WITH THE INSPECTION AND REMOVAL OF SUCH SILT. IN THE CASE OF ANY DISPUTE, CONTRACTOR TO BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH TV INSPECTION AND REEVALUATION.



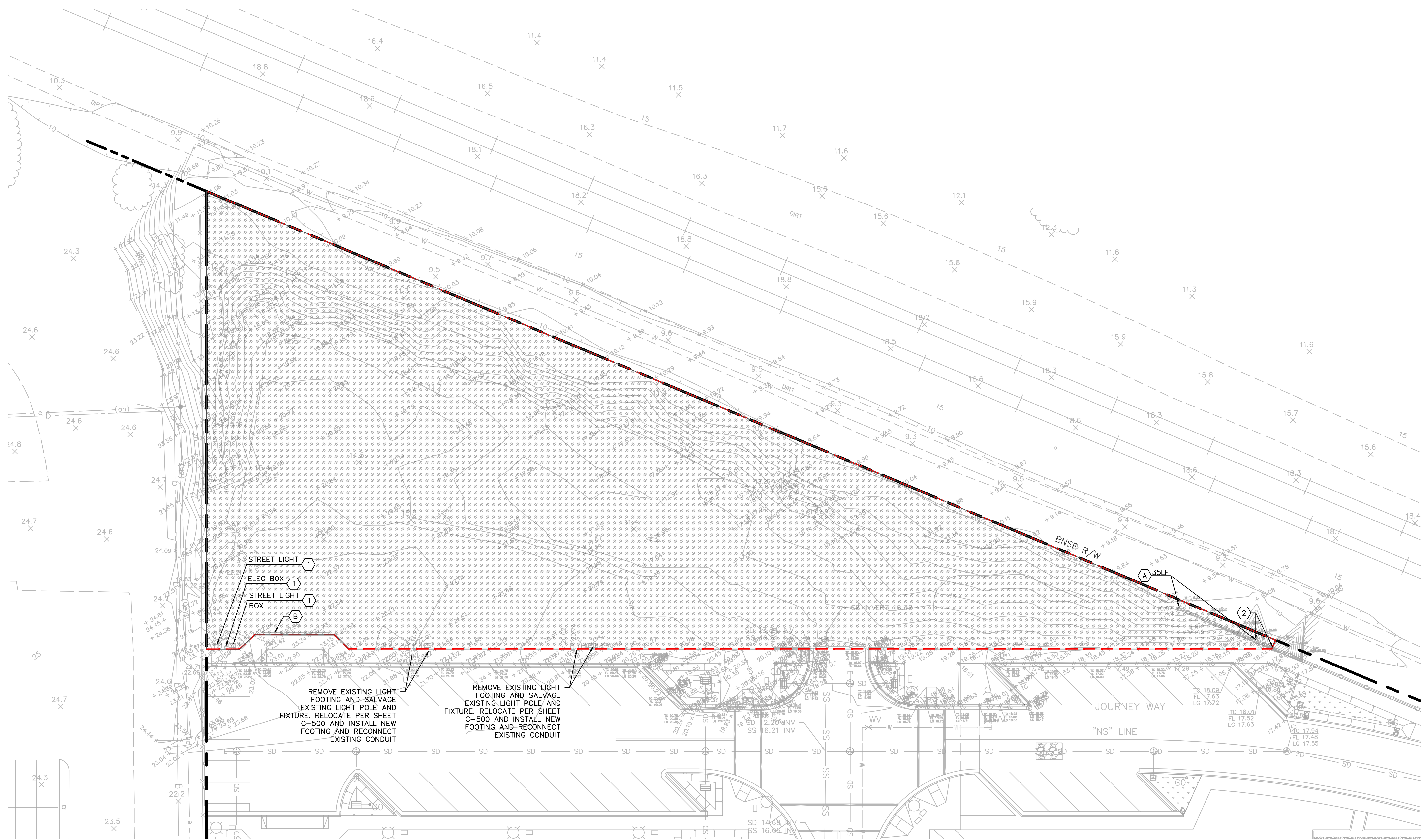
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**DELTA POINTE PLAZA**  
**LOT 1 - DOWNTOWN OAKLEY PARKING**

**C-100**  
**TITLE SHEET & GENERAL**  
**NOTES**



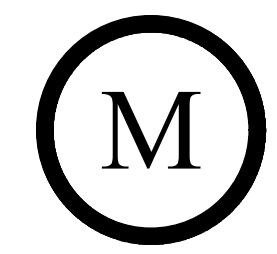
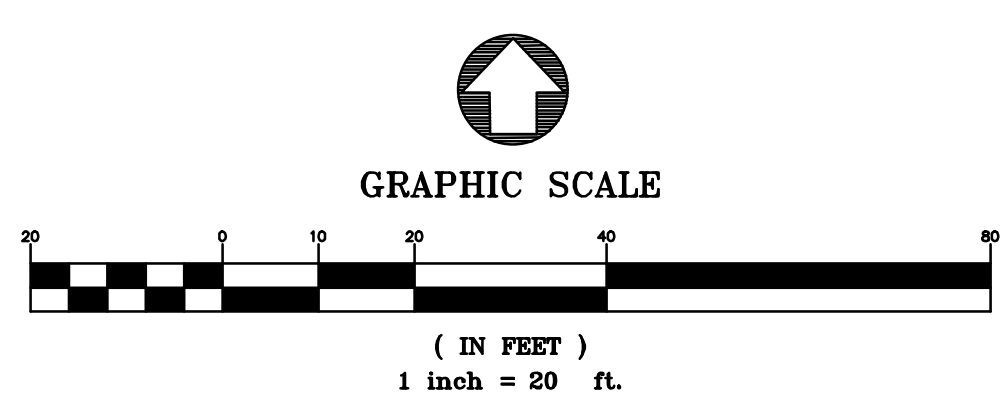


- LEGEND**
- PROPERTY LINE
  - LIMIT OF WORK
  - CLEAR AND GRUB

- PROTECTION KEYNOTES**
- ① PROTECT EXISTING UTILITY
  - ② PROTECT EXISTING RETAINING WALL
- DEMOLITION KEYNOTES**
- Ⓐ REMOVE EXISTING RETAINING WALL
  - Ⓑ REMOVE EXISTING FENCE

REMOVE EXISTING LIGHT FOOTING AND SALVAGE EXISTING LIGHT POLE AND FIXTURE. RELOCATE PER SHEET C-500 AND INSTALL NEW FOOTING AND RECONNECT EXISTING CONDUIT

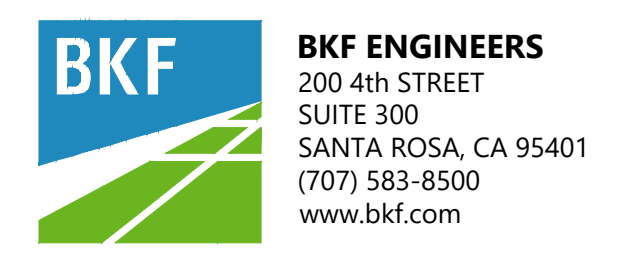
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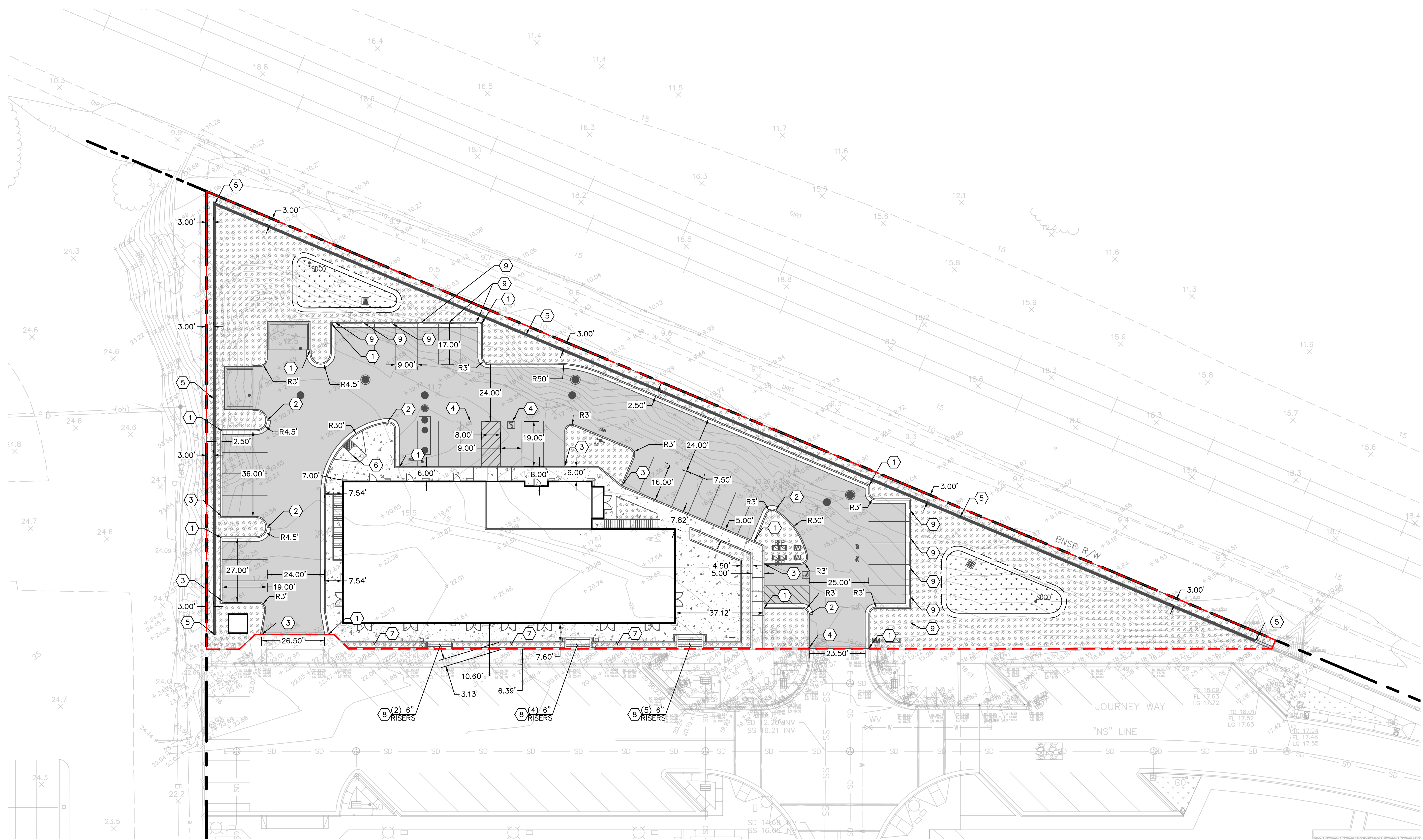


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**DELTA POINTE PLAZA  
 LOT 1 - DOWNTOWN OAKLEY PARKING**

**C-200  
 EXISTING CONDITIONS &  
 DEMOLITION PLAN**





**LEGEND**

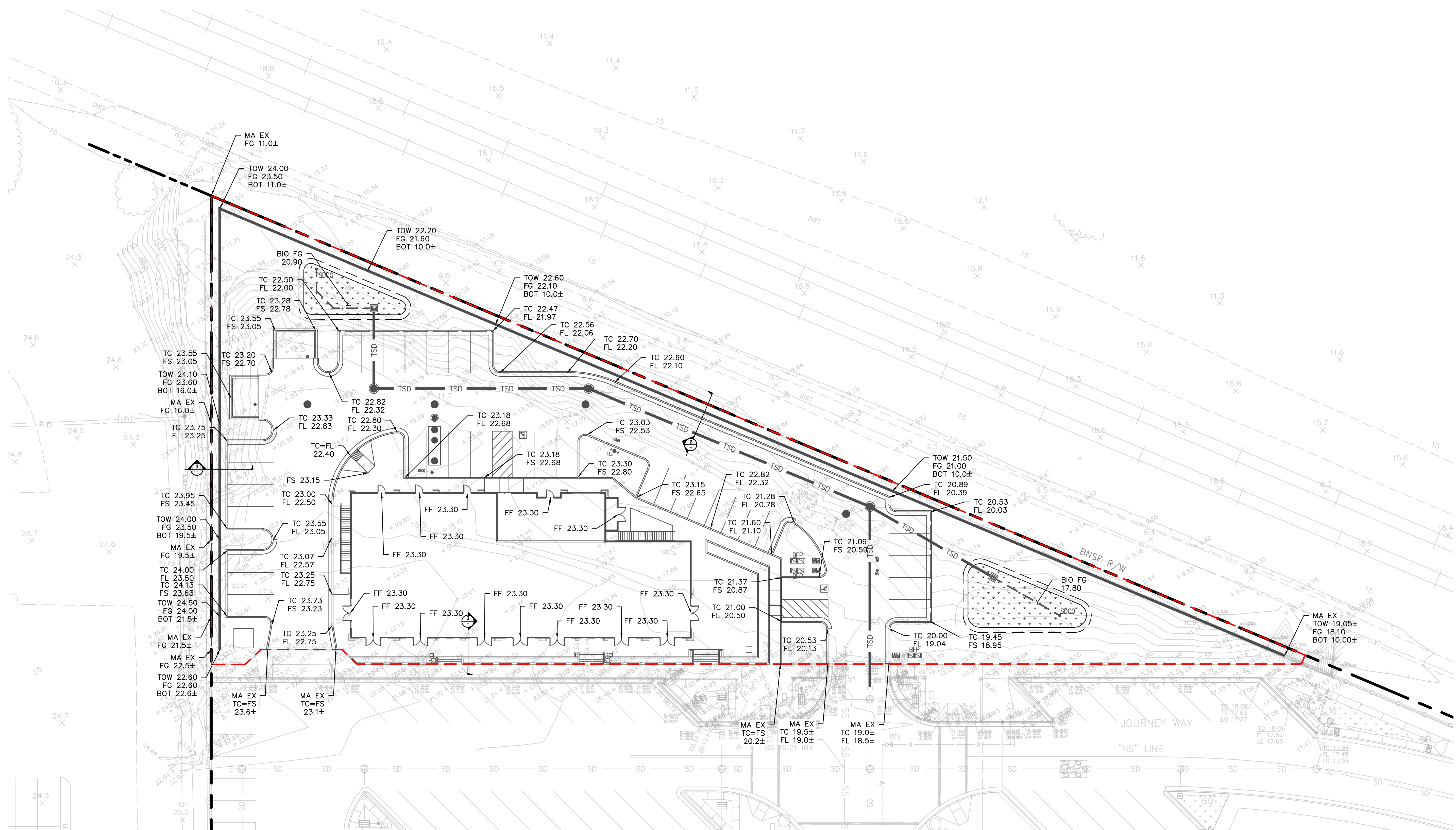
- PROPERTY LINE
- LIMIT OF WORK
- NON-STRUCTURAL BIORETENTION AREA
- LANDSCAPE, SEE LANDSCAPE PLANS
- CONCRETE
- AC PAVEMENT

**KEYNOTES**

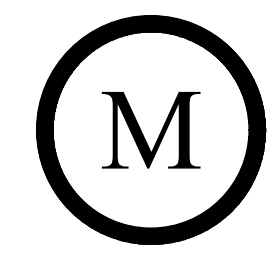
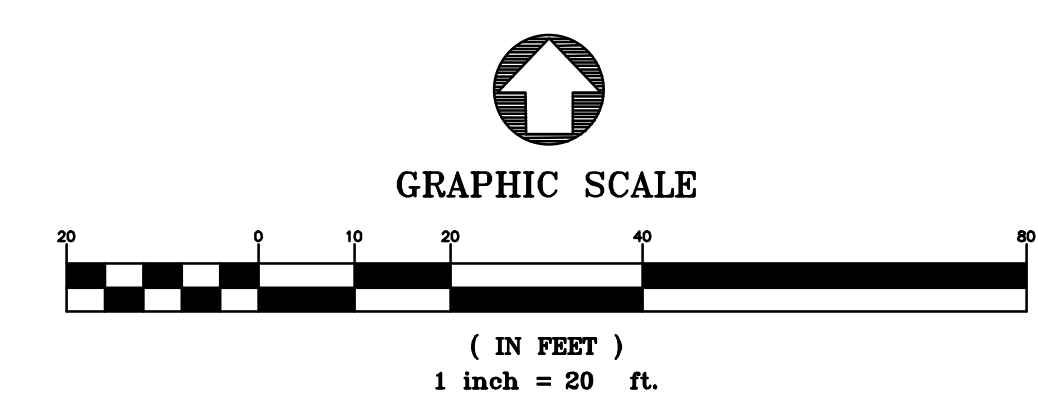
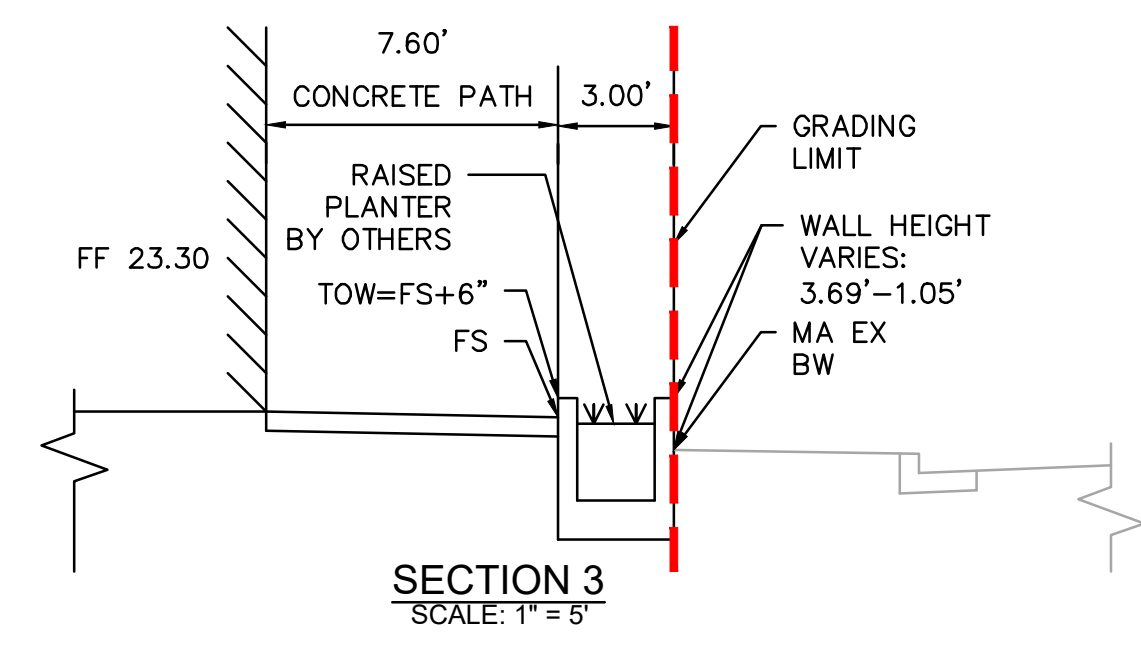
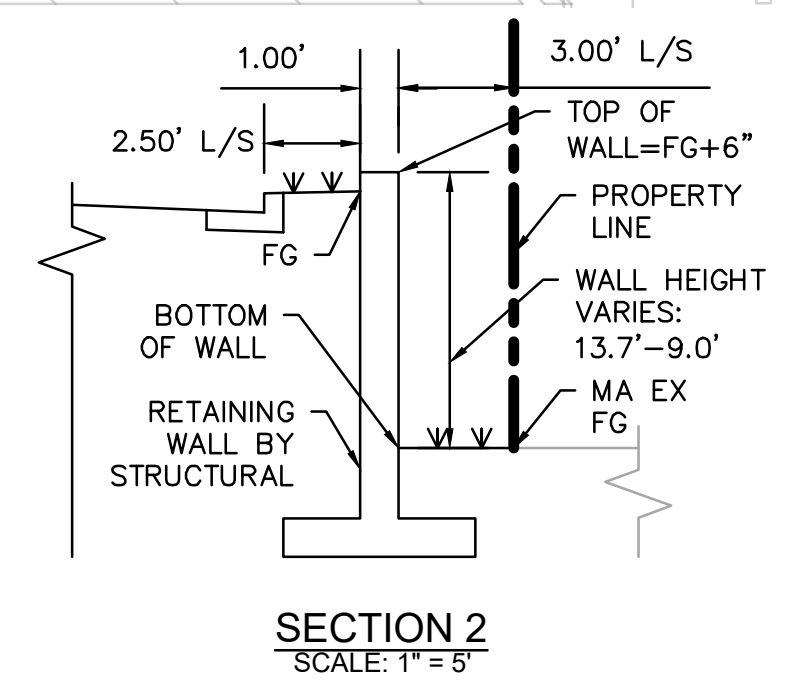
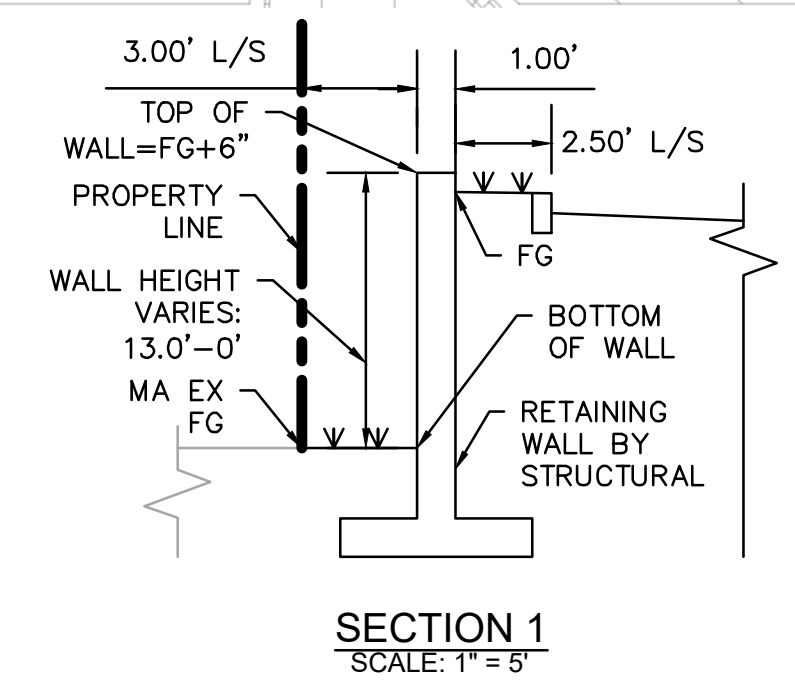
- CURB AND GUTTER
- CURB AND GUTTER - SPILL
- VERTICAL CURB
- ADA PARKING STALL
- RETAINING WALL, SEE STRUCTURAL PLANS
- CURB RAMP
- RAISED PLANTER
- 6" RISERS WITH HANDRAILS
- 2' CURB CUT

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.



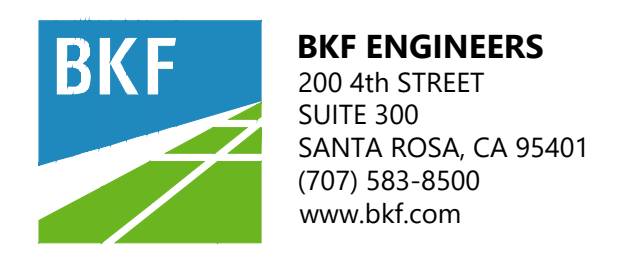
**LEGEND**  
 - - - - - PROPERTY LINE  
 - - - - - GRADING LIMIT

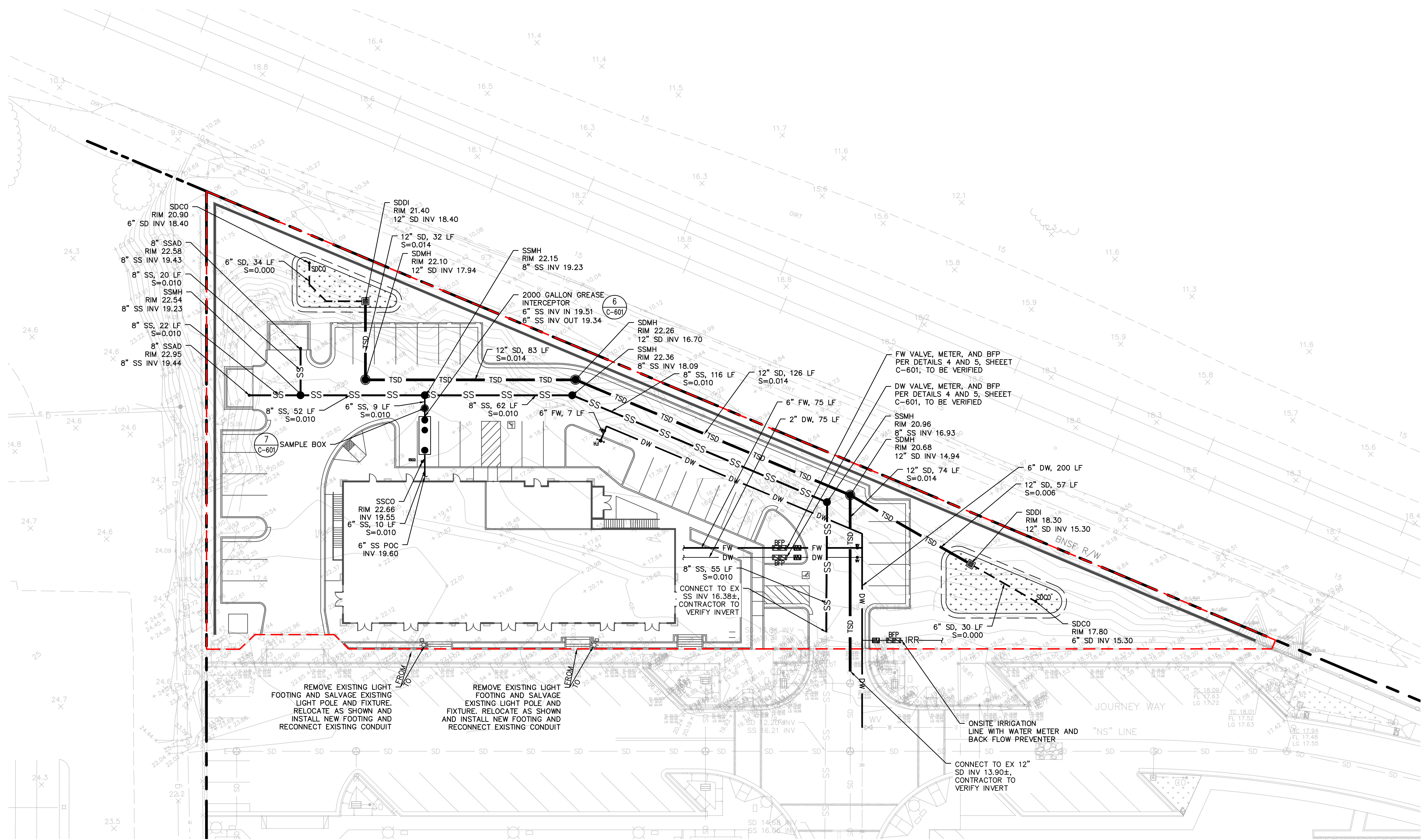


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**DELTA POINTE PLAZA**  
**LOT 1 - DOWNTOWN OAKLEY PARKING**

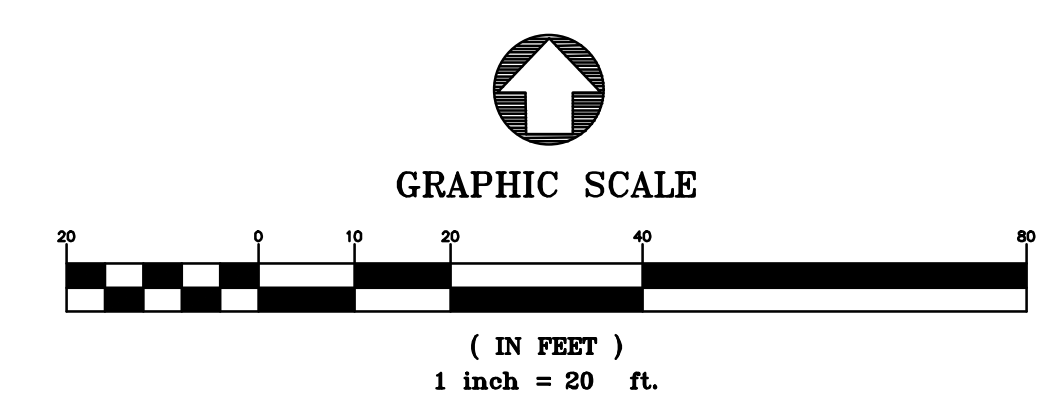
**C-400**  
**GRADING & DRAINAGE**  
**PLAN**





**LEGEND**

- PROPERTY LINE
- LIMIT OF WORK
- STORM DRAIN LINE HDPE DR 11, SEE PLAN FOR SIZE
- SANITARY SEWER LINE PVC SDR 26, SEE PLAN FOR SIZE
- DOMESTIC WATER LINE PVC C900, SEE PLAN FOR SIZE
- FIRE WATER LINE PVC C900, SEE PLAN FOR SIZE
- SANITARY SEWER/ STORM DRAIN MANHOLE (1 C-601)
- SANITARY SEWER AREA DRAIN (2 C-601)
- 18"x 18" STORM DRAIN DROP INLET (3 C-601)
- WATER VALVE
- WATER METER
- BACKFLOW PREVENTER (4 C-601)
- FIRE HYDRANT
- SANITARY SEWER/ STORM DRAIN CLEANOUT (5 C-601)
- 6" STORM DRAIN PERFORATED PIPE



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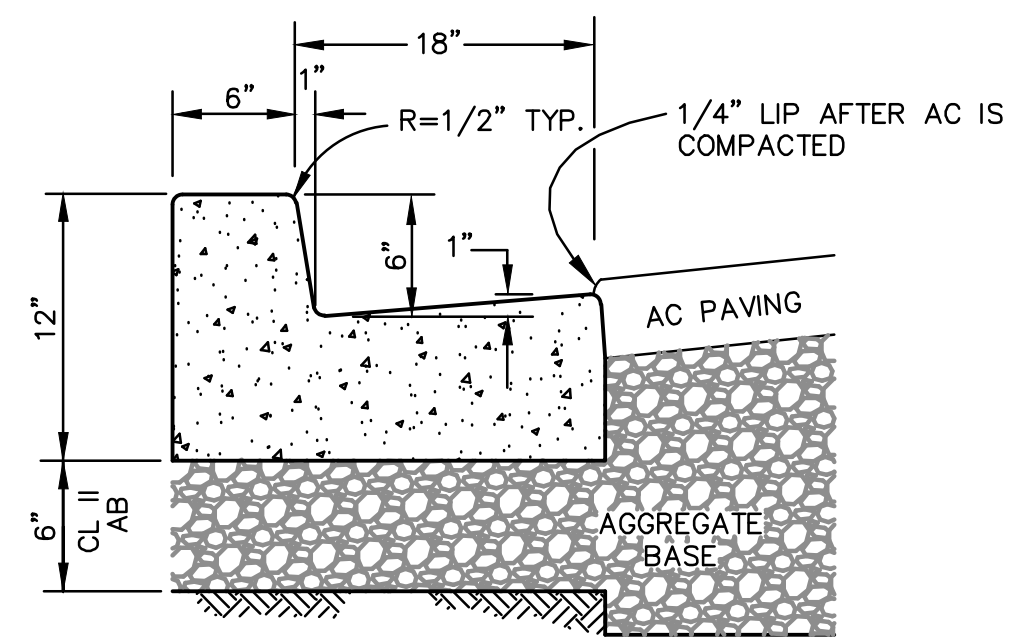
**DELTA POINTE PLAZA  
 LOT 1 - DOWNTOWN OAKLEY PARKING**

**C-500  
 UTILITY PLAN**

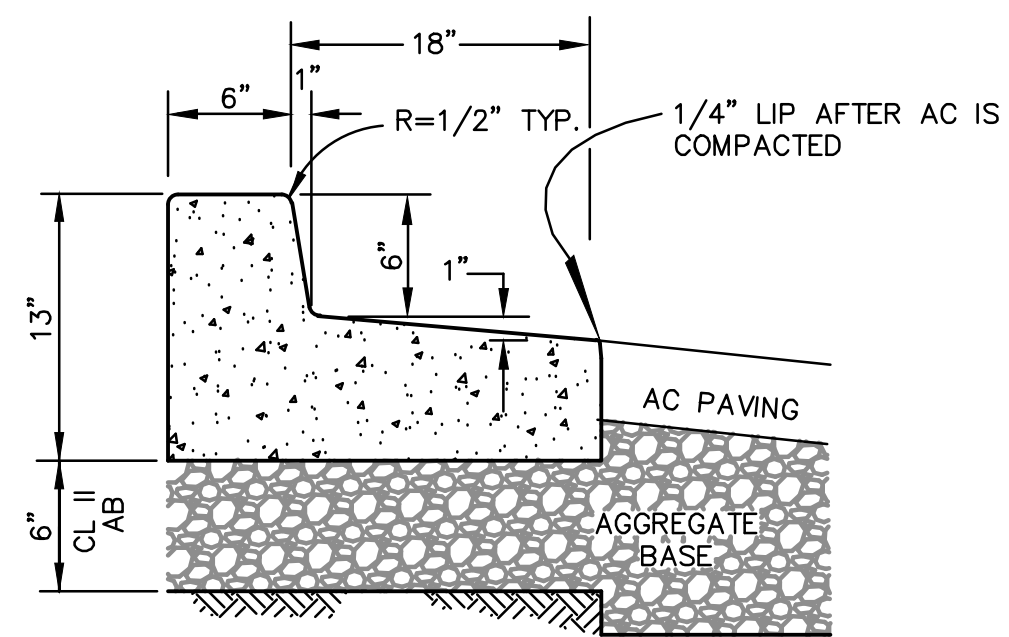
**BKF ENGINEERS**  
 200 4th STREET  
 SUITE 300  
 SANTA ROSA, CA 95401  
 (707) 583-8500  
 www.bkf.com

10-20-23

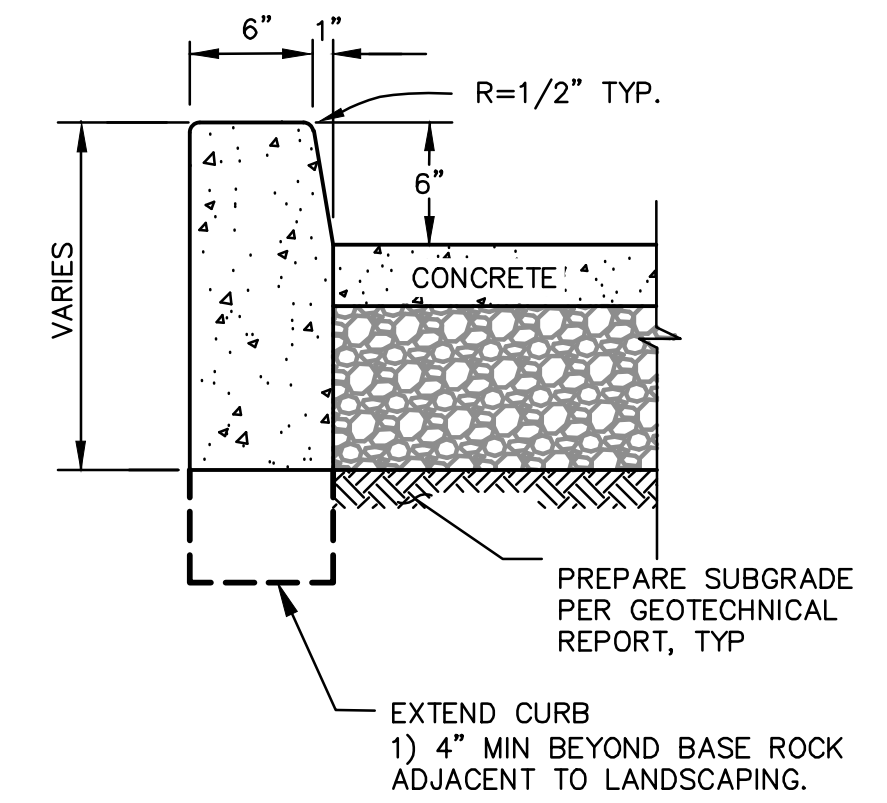




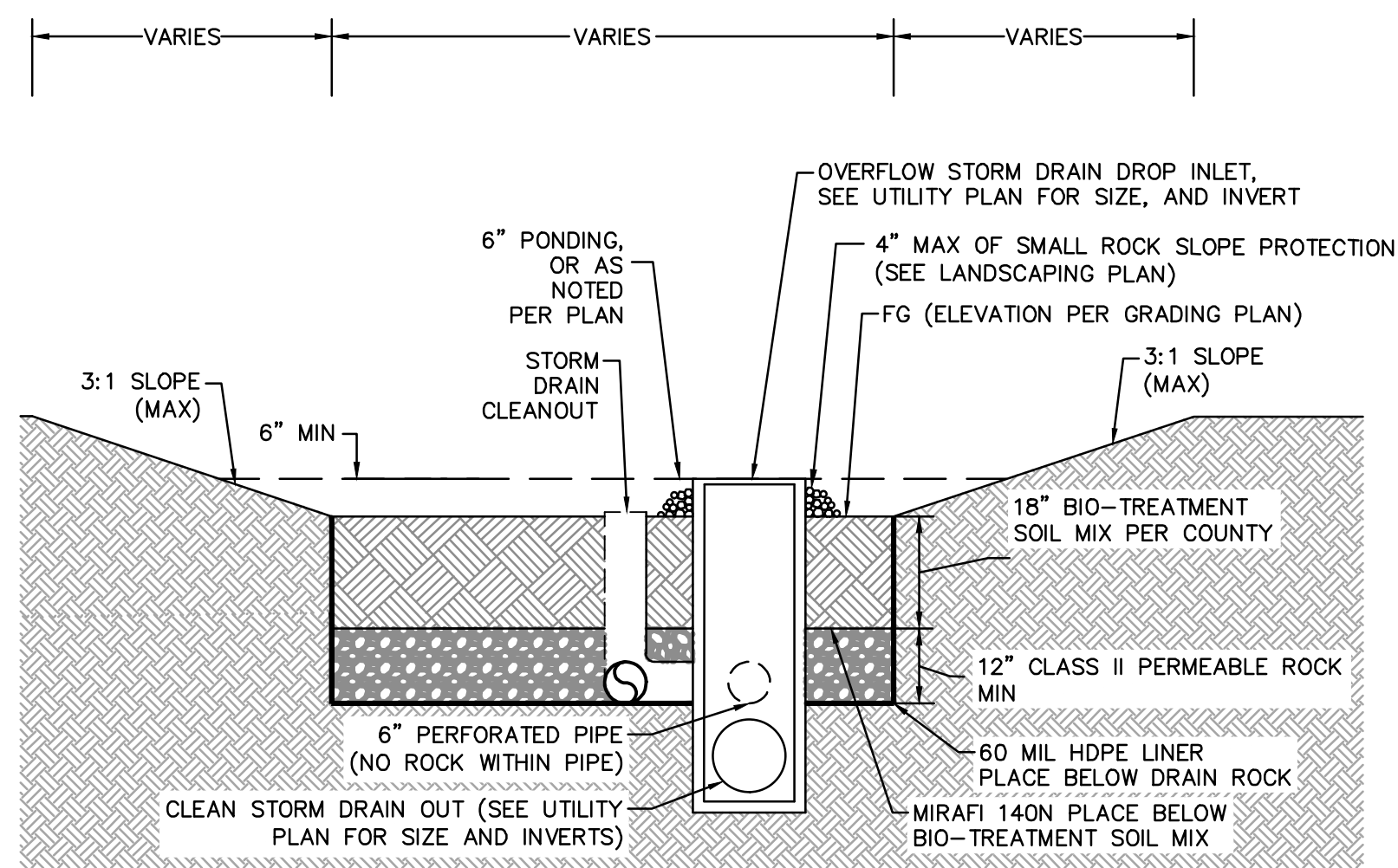
1 CURB AND GUTTER  
NTS



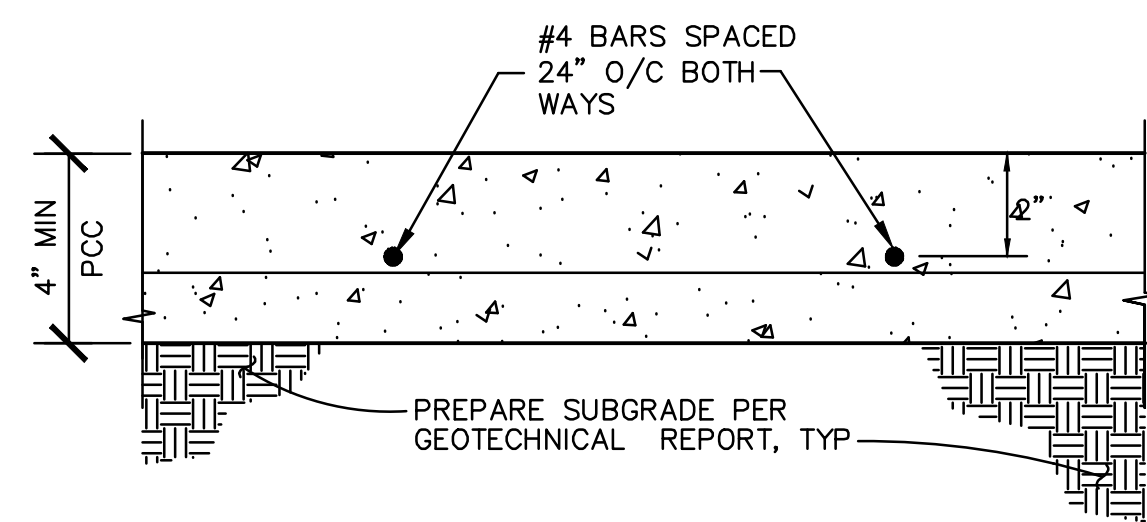
2 CURB AND GUTTER - SPILL  
NTS



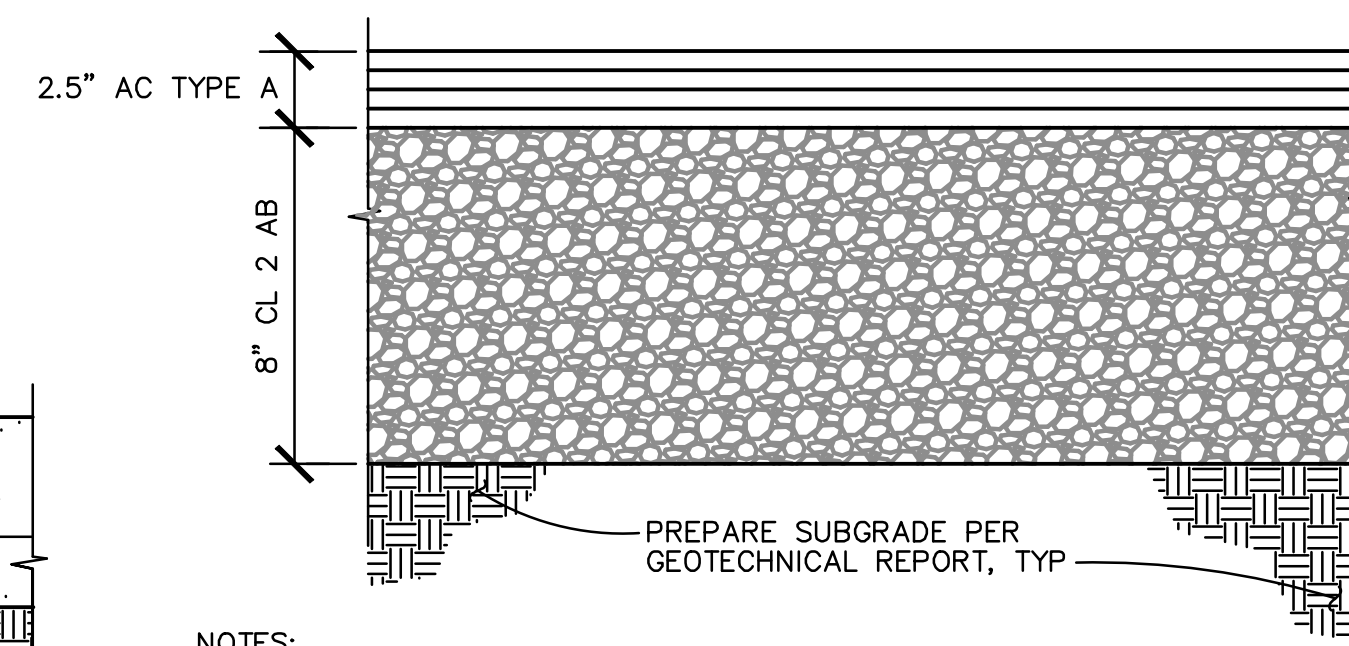
3 VERTICAL CURB  
NTS



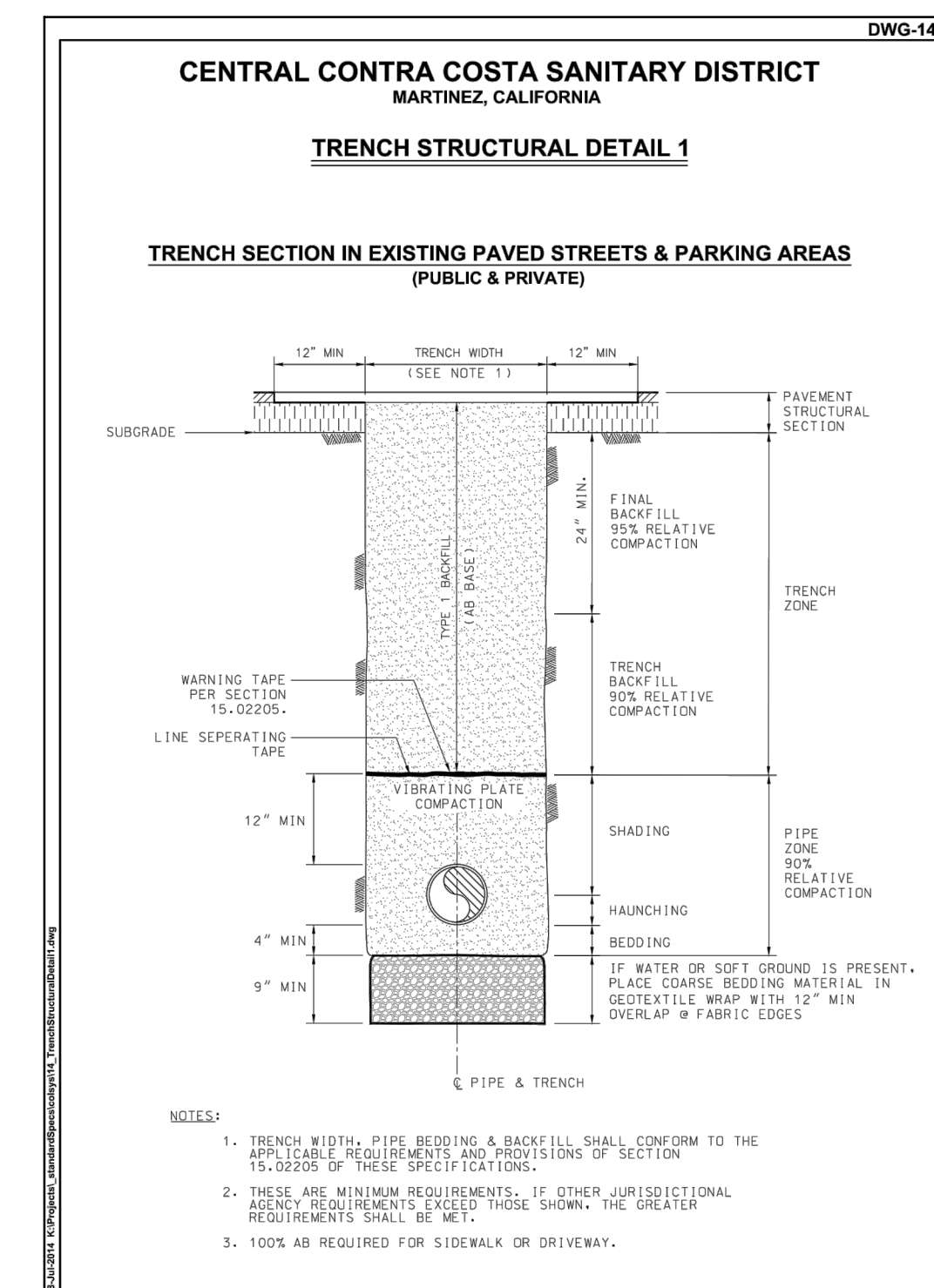
4 NON-STRUCTURAL BIORETENTION AREA  
NTS



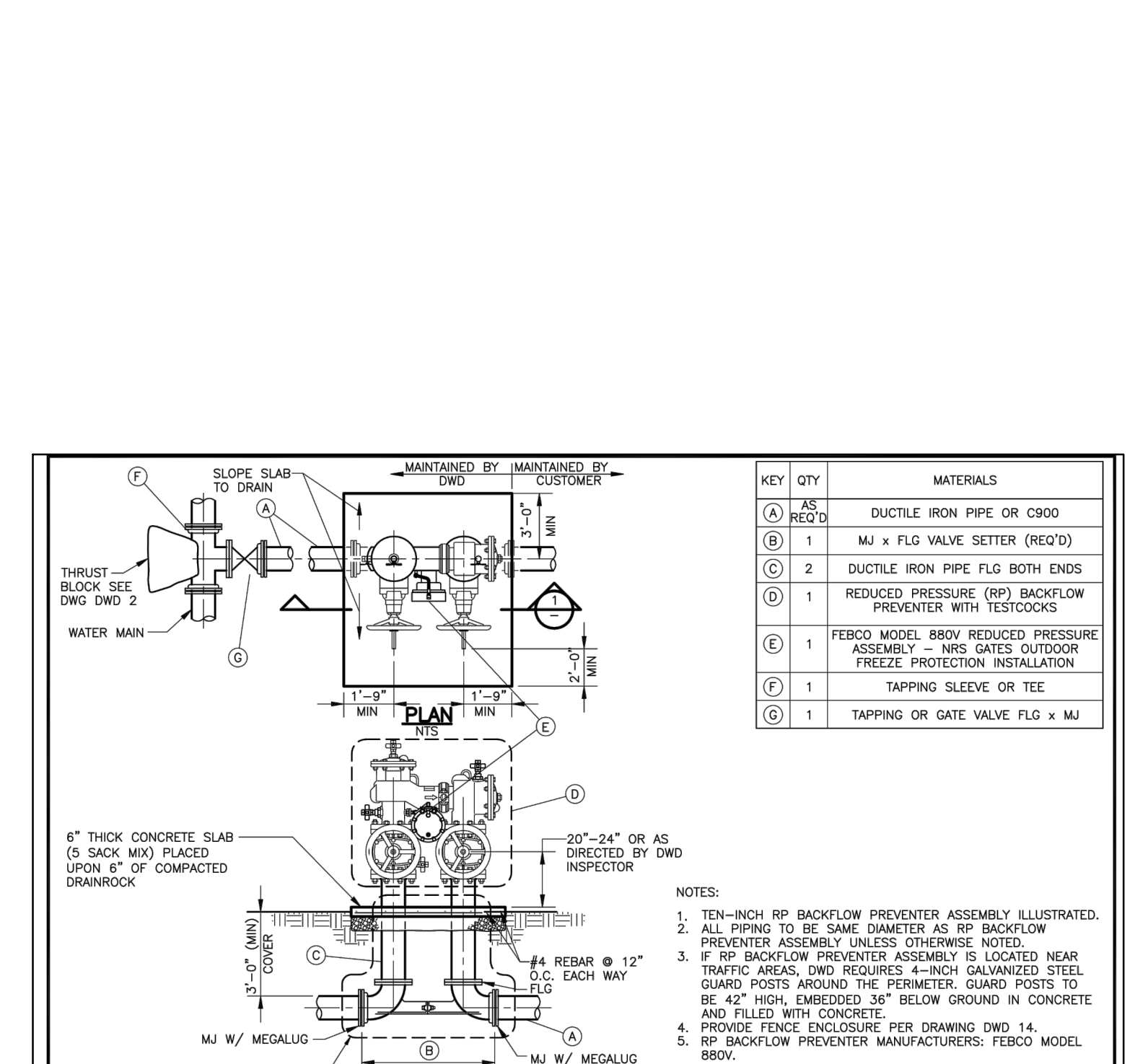
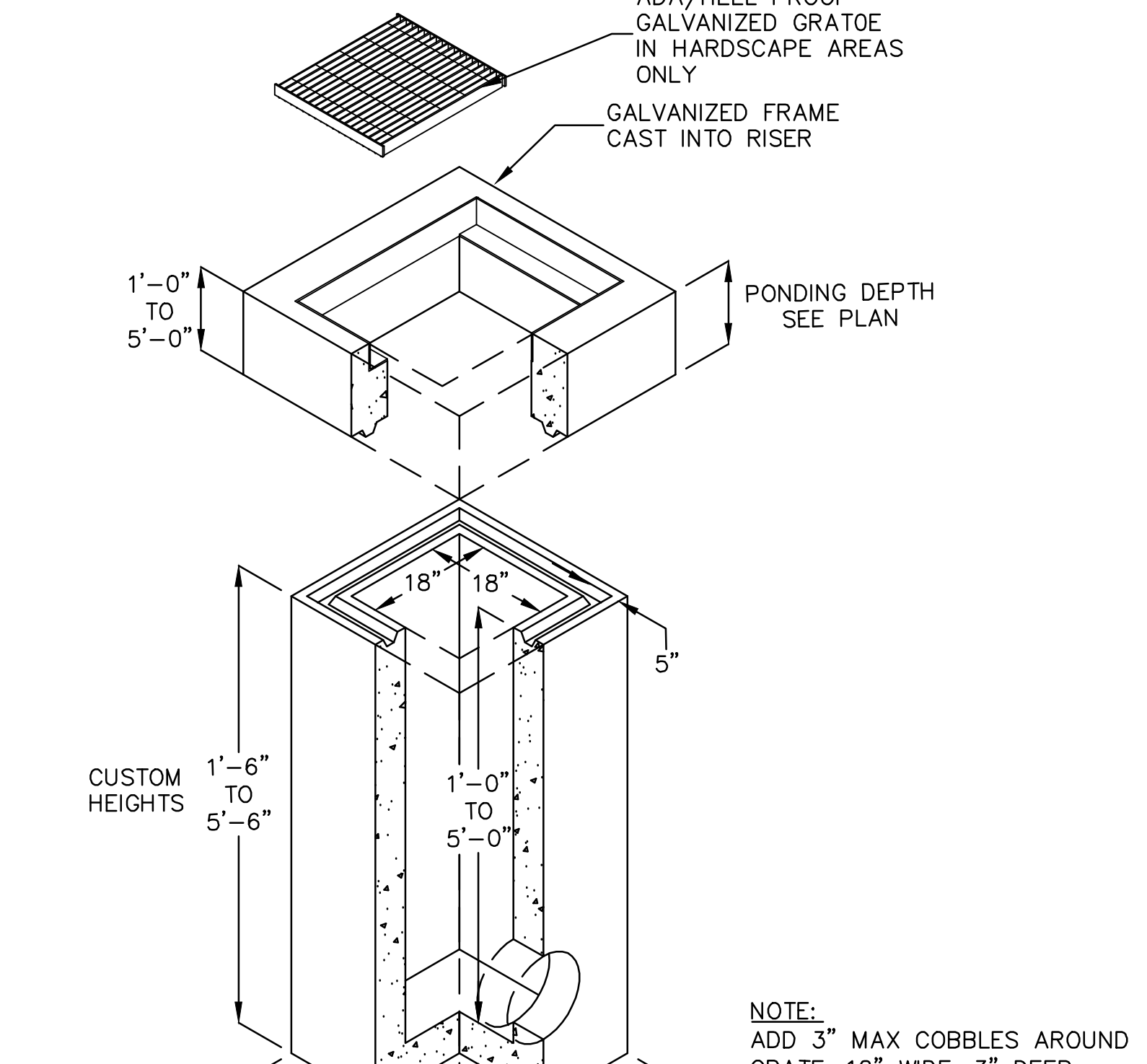
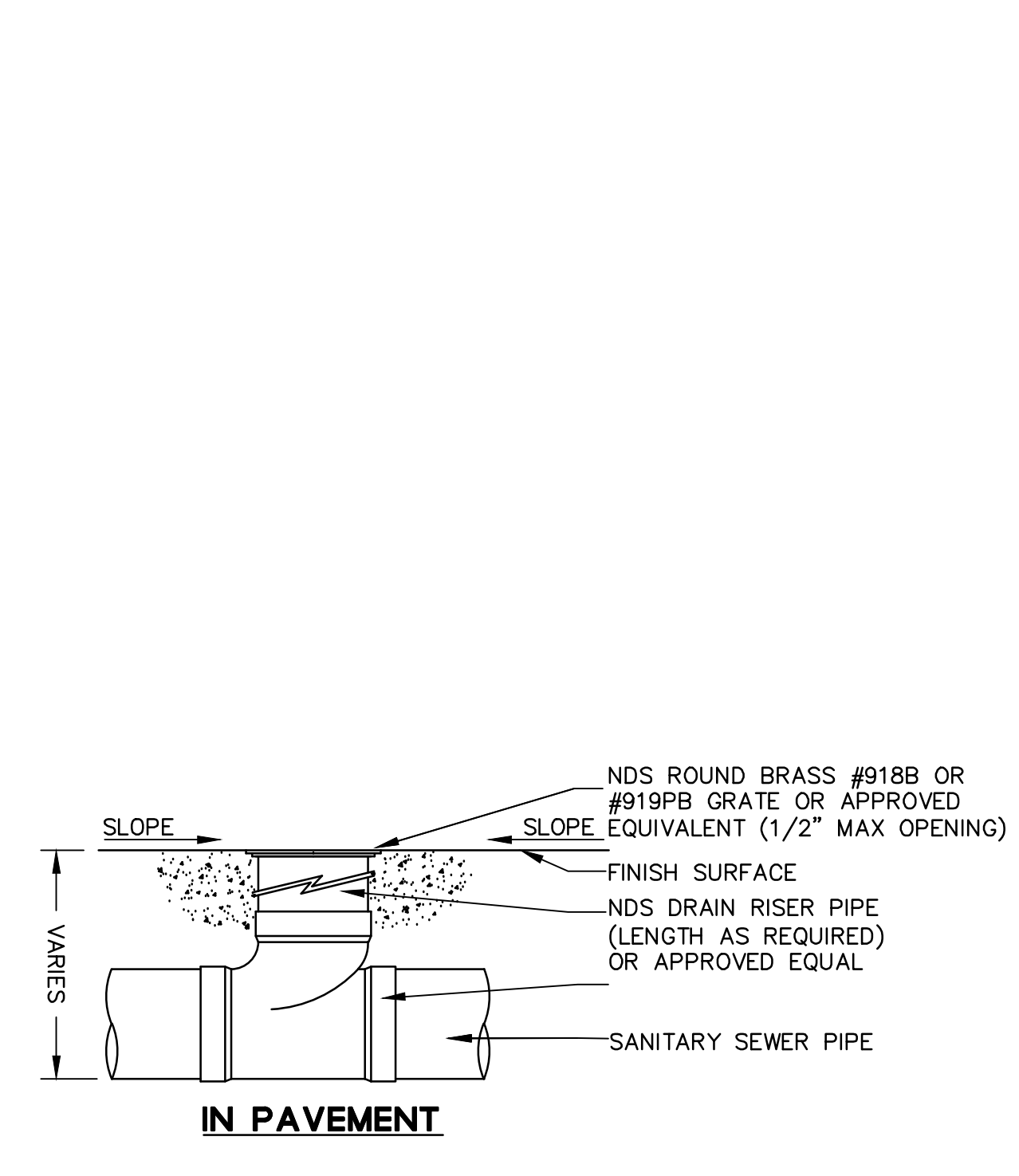
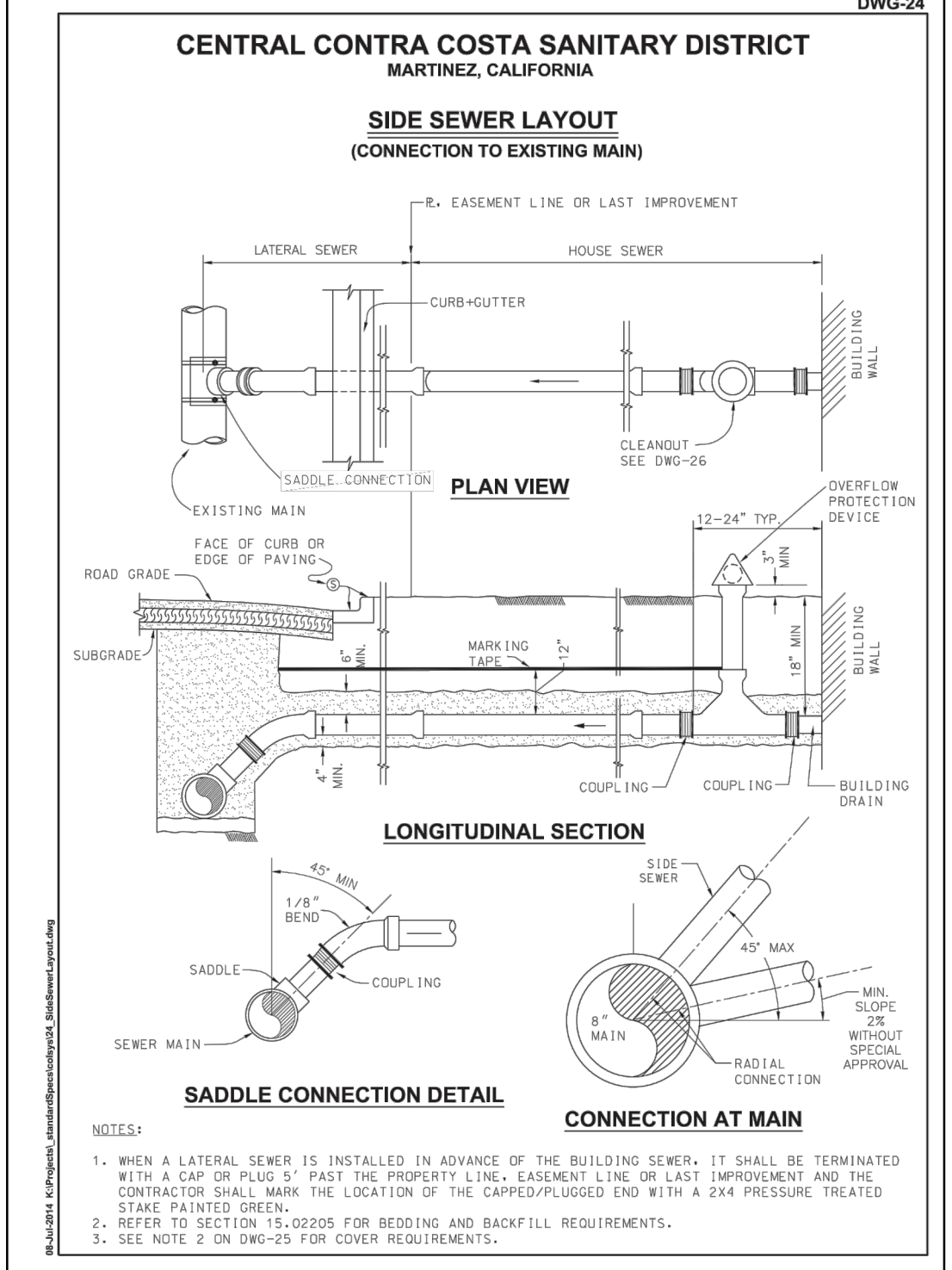
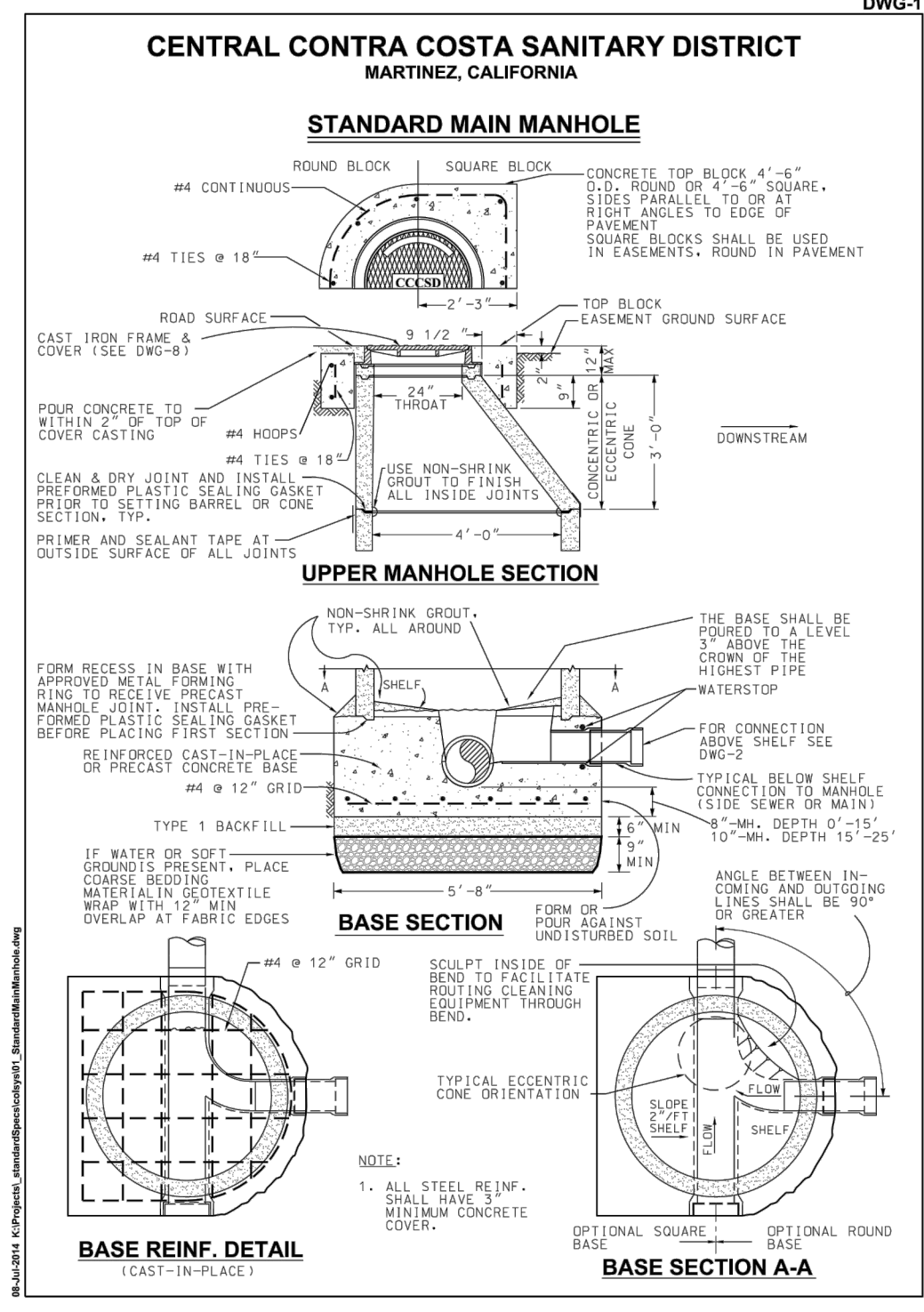
5 CONCRETE PAVEMENT  
NTS



6 ASPHALT CONCRETE SECTION  
NTS



7 UTILITY TRENCH  
NTS

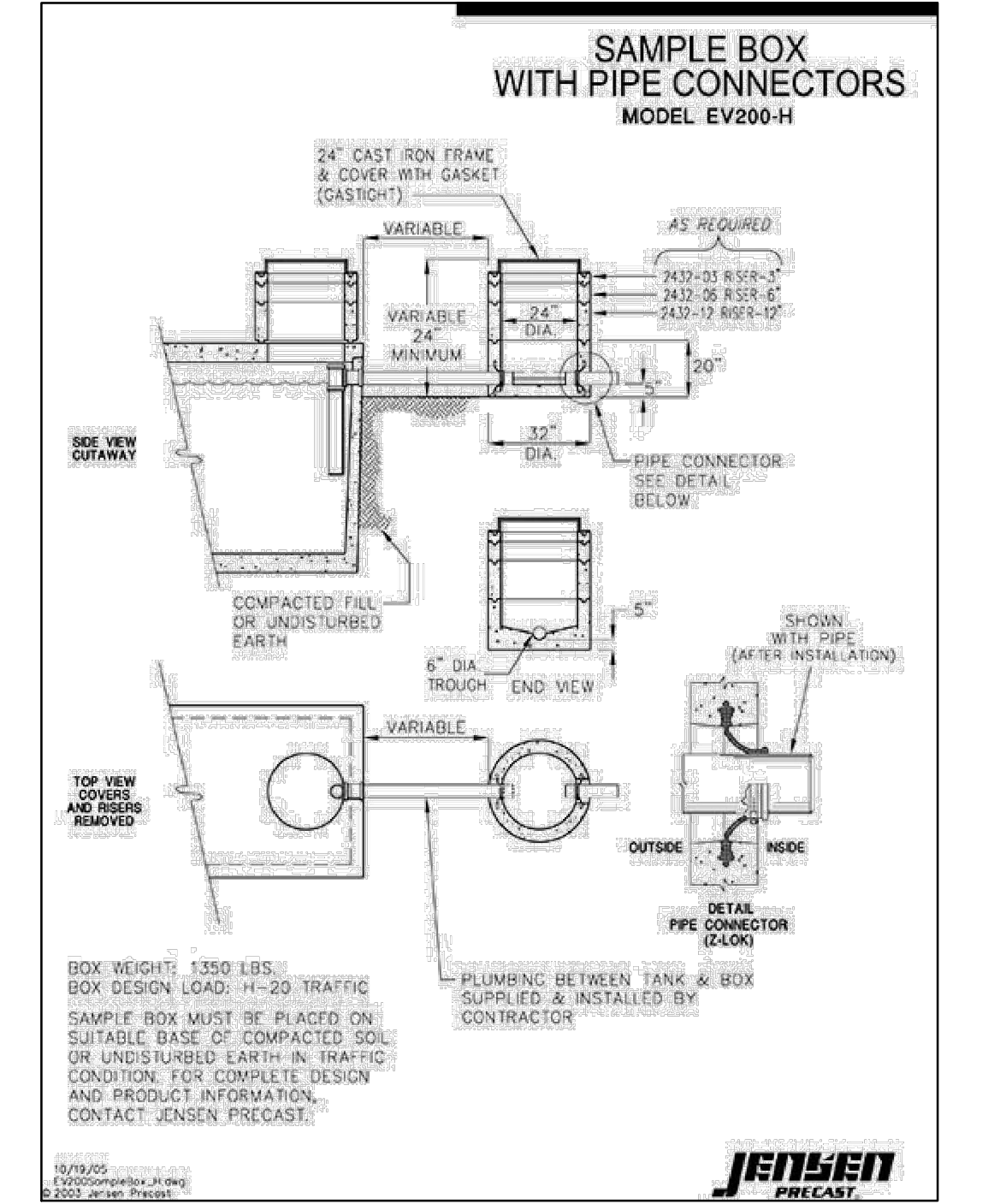
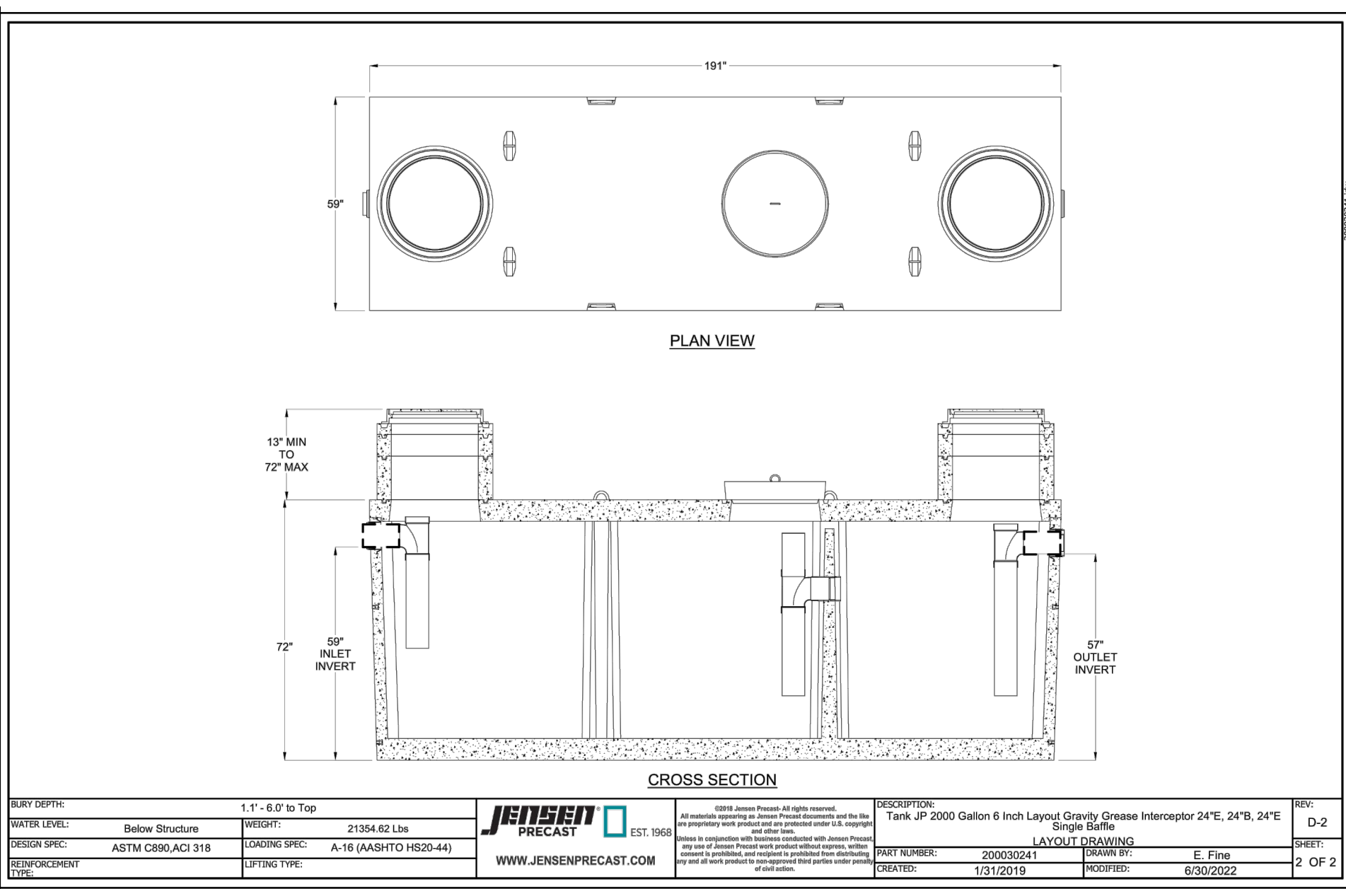
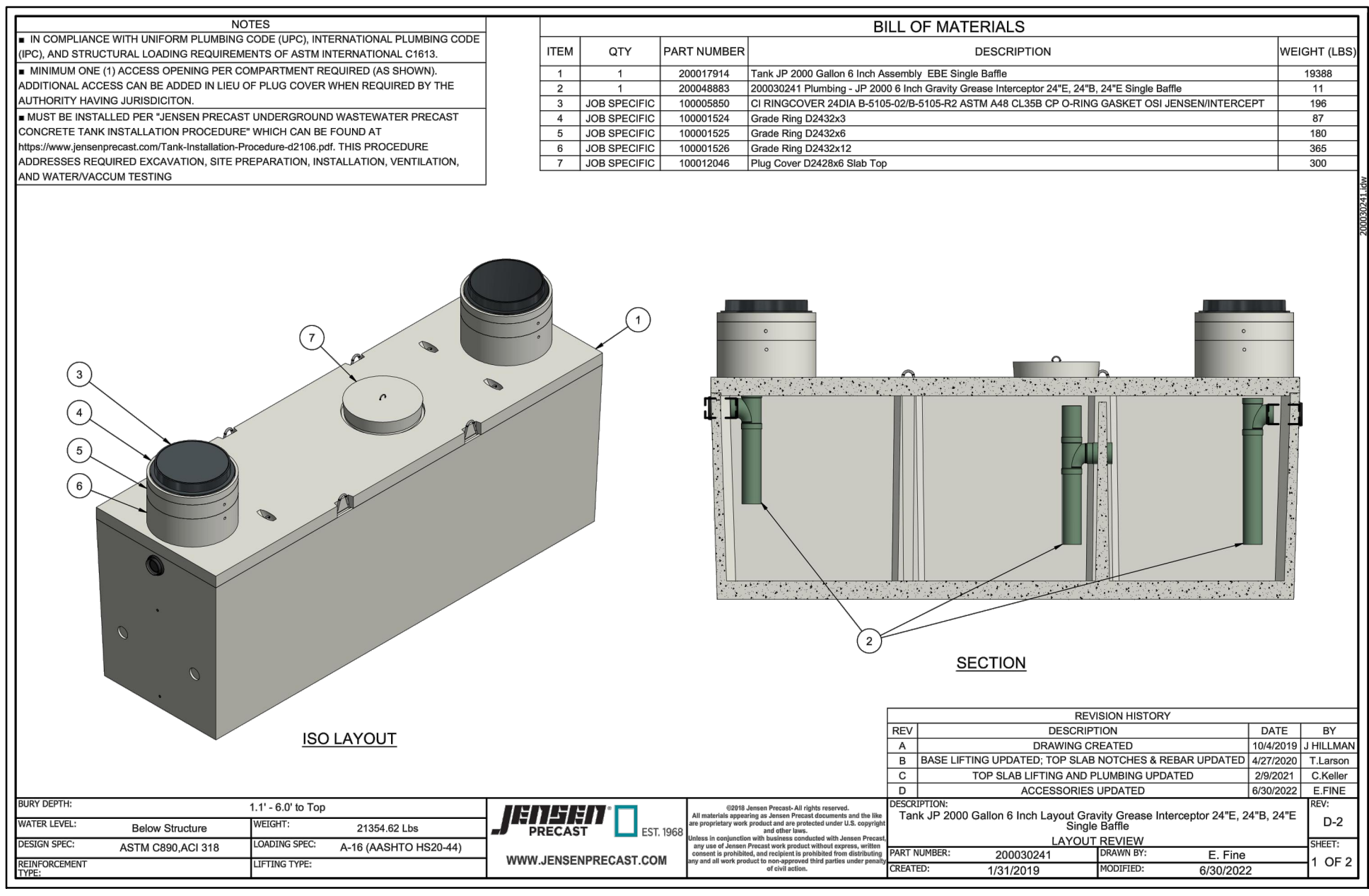
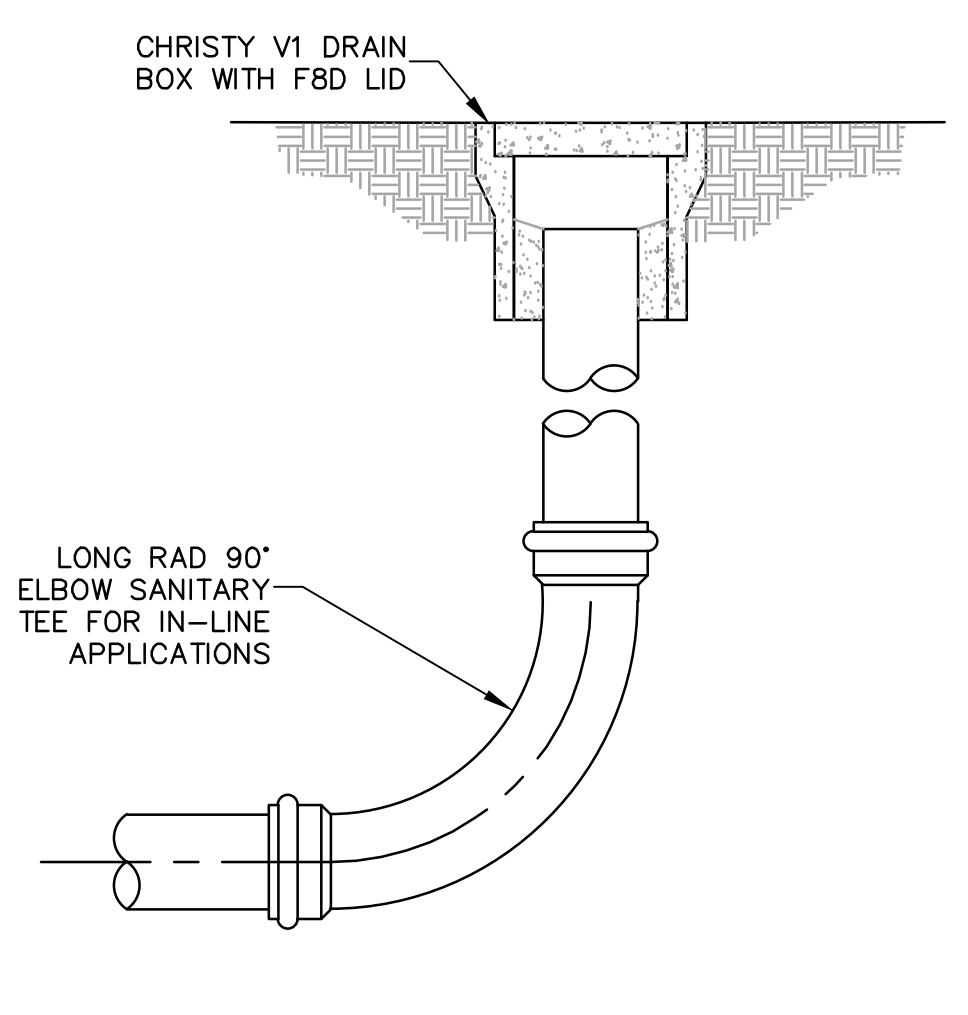


1 SANITARY SEWER/STORM DRAIN MANHOLE NTS

2 SANITARY SEWER AREA DRAIN NTS

3 18"x18" STORM DRAIN DROP INLET NTS

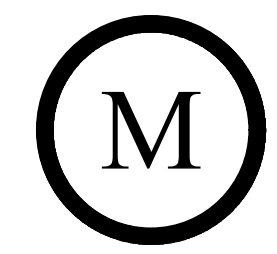
4 BACKFLOW PREVENTER NTS



5 SANITARY SEWER/STORM DRAIN CLEANOUT NTS

6 JENSEN PRECAST 2,000 GALLON CAPACITY GREASE INTERCEPTOR NTS

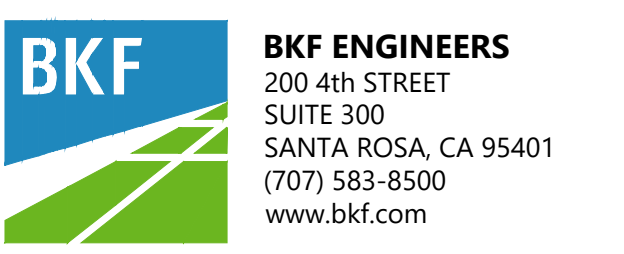
7 JENSEN PRECAST SAMPLE BOX NTS



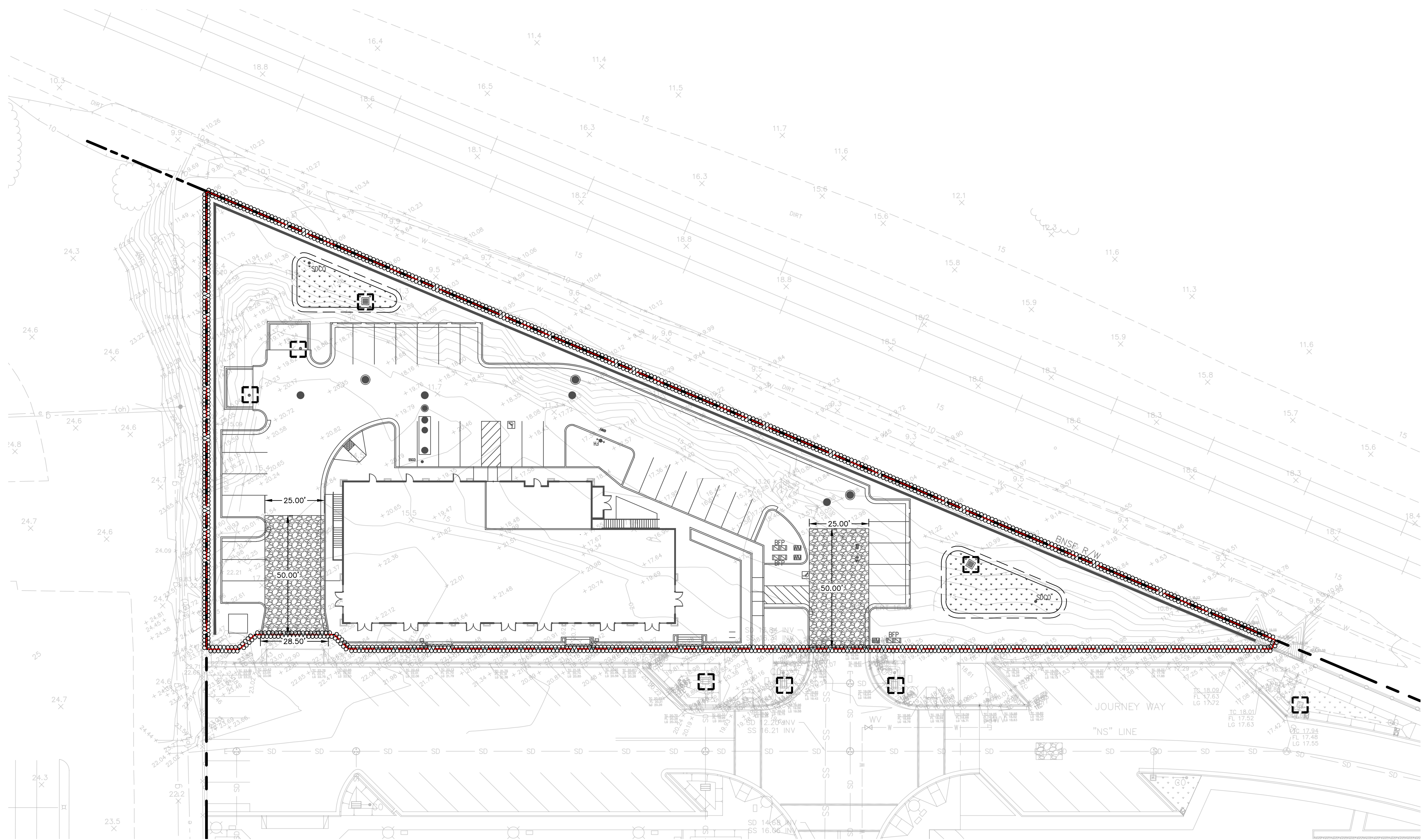
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**DELTA POINTE PLAZA**  
LOT 1 - DOWNTOWN OAKLEY PARKING

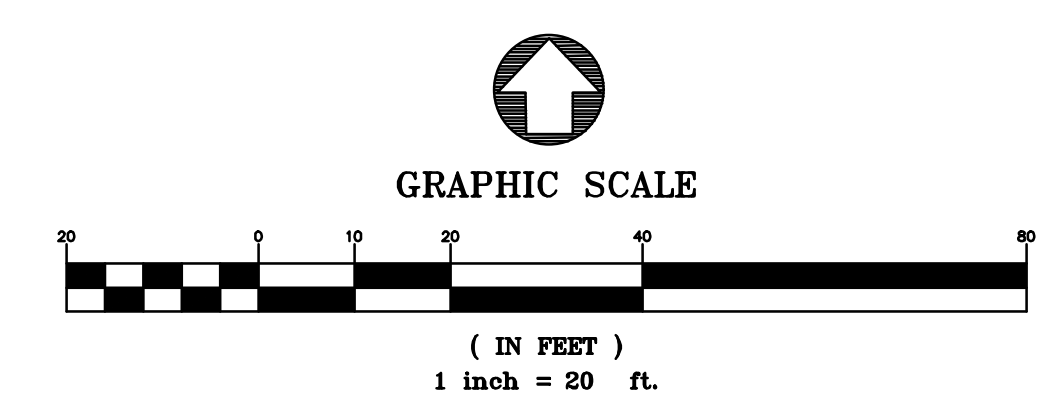
**C-601**  
**CONSTRUCTION DETAILS**



10-20-23



- LEGEND**
- PROPERTY LINE
  - LIMIT OF WORK
  - STORM DRAIN INLET PROTECTION (1) C-701
  - FIBER ROLL (2) C-701
  - STABILIZED CONSTRUCTION ENTRANCE (3) C-701



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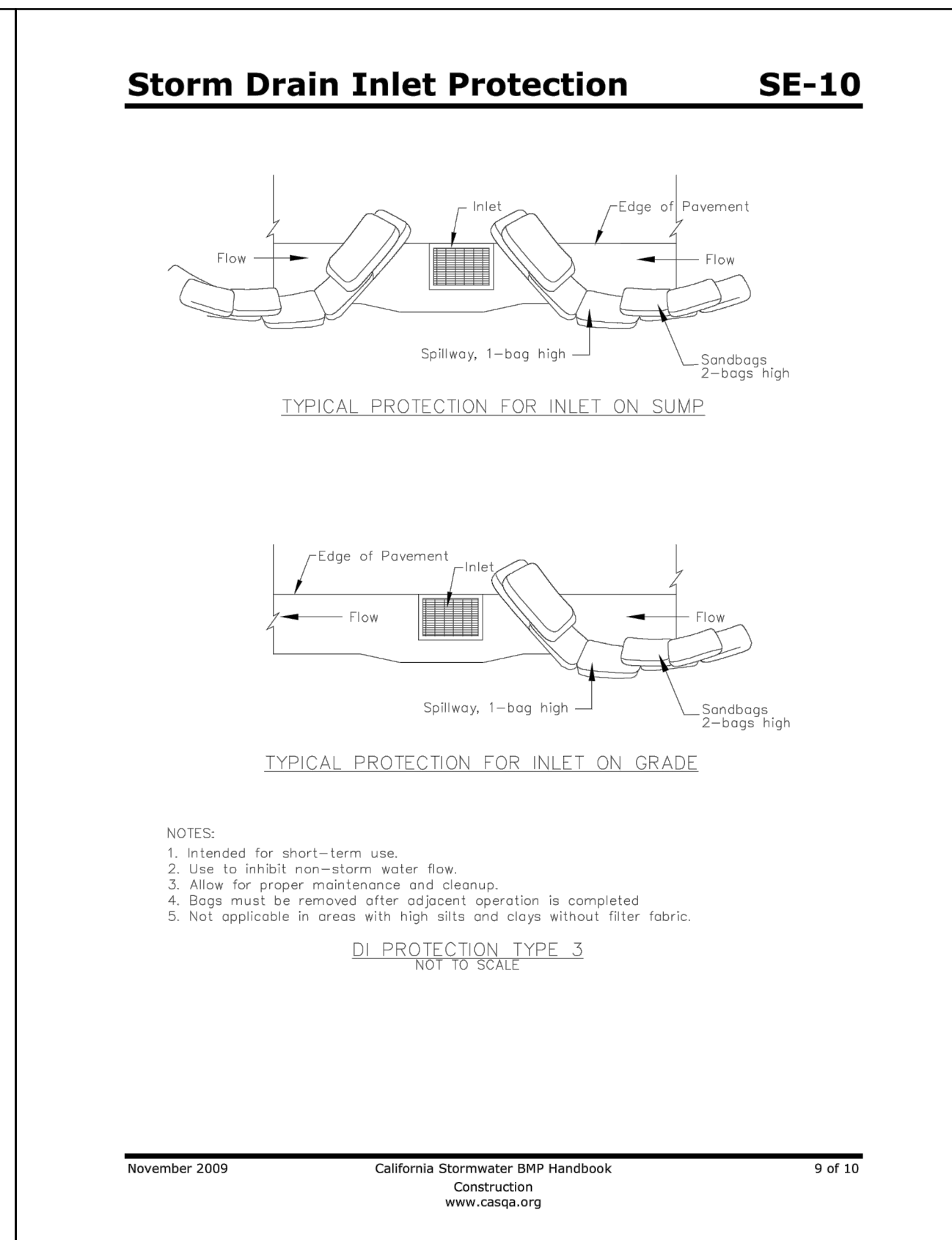
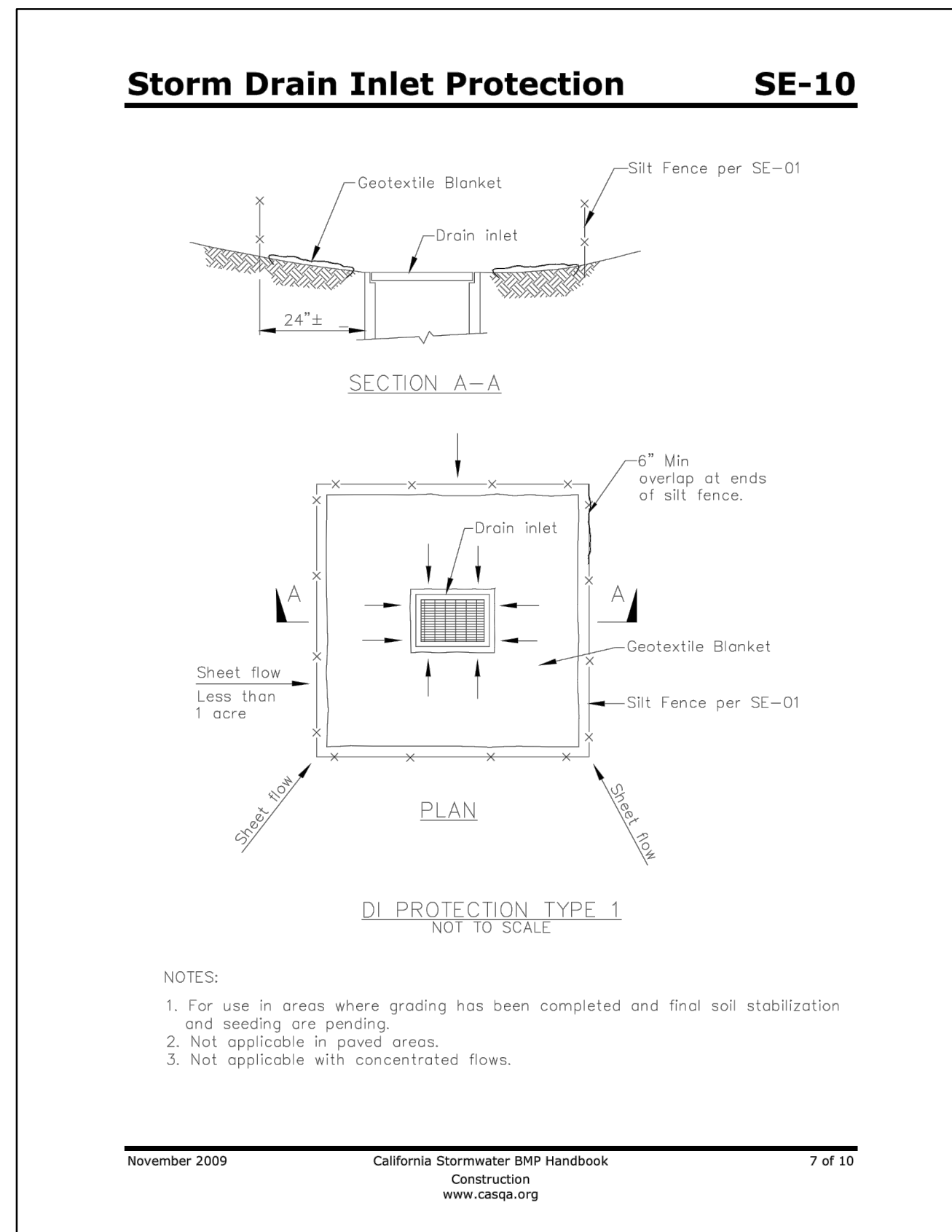
**DELTA POINTE PLAZA  
 LOT 1 - DOWNTOWN OAKLEY PARKING**

**C-700  
 EROSION CONTROL PLAN** **BKF ENGINEERS**  
 200 4th STREET  
 SUITE 300  
 SANTA ROSA, CA 95401  
 (707) 583-8500  
 www.bkf.com

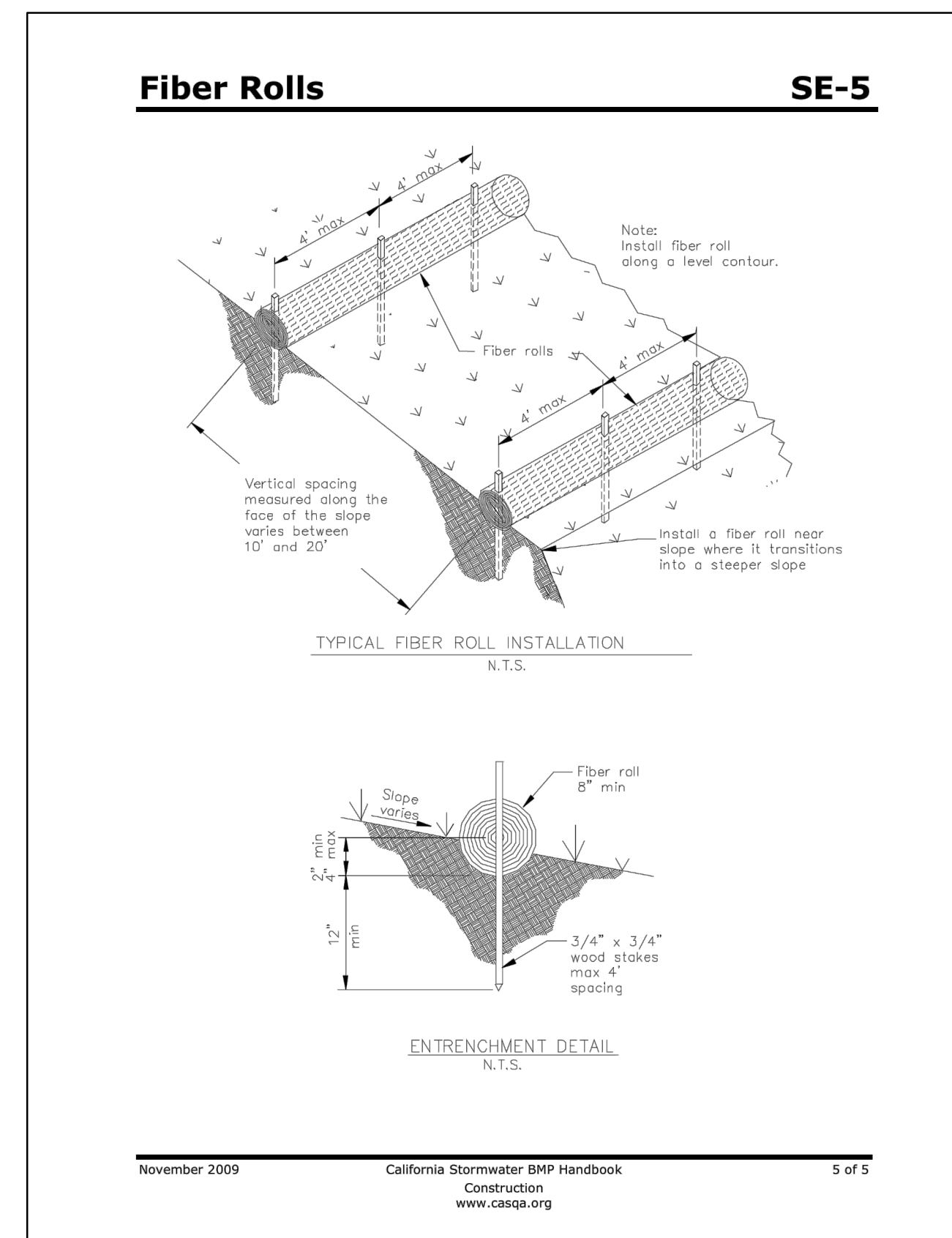
**EROSION CONTROL NOTES:**

1. REFERENCE: "CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICE (BMP) HANDBOOK", LATEST EDITION.
2. CONSTRUCTION AREAS SHOWN ARE CONCEPTUAL. ACTUAL PLACEMENT TO BE DETERMINED BY CONTRACTOR BASED ON CURRENT BEST MANAGEMENT PRACTICES. CONTRACTOR SHALL SUBMIT A CONSTRUCTION STAGING PLAN.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT AND MAINTAINED BY THE CONTRACTOR ON A YEAR-ROUND BASIS UNTIL ALL DISTURBED AREAS ARE STABILIZED UNLESS OTHERWISE PERMITTED BY THE CITY INSPECTOR.
4. AS PART OF THE GRADING OPERATIONS, THE CONTRACTOR SHALL ENSURE THAT THE SITE IS WATERED PRIOR TO THE COMMENCEMENT OF GRADING.
5. ALL INLETS RECEIVING STORM WATER RUNOFF FROM THE PROJECT AREA MUST BE EQUIPPED WITH REQUIRED INLET PROTECTION.
6. ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF ENTERING THE STORM DRAIN SYSTEM.
7. ALL CONCRETE SLURRY SHALL BE CONTAINED IN CONCRETE WASH-OUT AREAS DESIGNATED ON-SITE.
8. STOCKPILED EARTHEN MATERIAL SHALL BE EITHER COVERED WITH A TARP OR WATERED SUFFICIENTLY TO ELIMINATE DUST.
9. TEMPORARY EROSION CONTROLS TO STABILIZE ALL DENUDED AREAS UNTIL PERMANENT EROSION CONTROLS ARE ESTABLISHED.
10. DELINEATE WITH FIELD MARKERS CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES, AND DRAINAGE COURSES.
11. PERFORM CLEARING AND EARTH MOVING ACTIVITIES ONLY DURING DRY WEATHER.
12. USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING AND OBTAIN ALL NECESSARY PERMITS.
13. PROTECT ALL STORM DRAIN INLETS IN VICINITY OF SITE USING SEDIMENT CONTROLS SUCH AS BERMS, FIBER ROLLS, OR FILTERS.
14. TRAP SEDIMENT ON-SITE, USING BMPS SUCH AS SEDIMENT BASINS OR TRAPS, EARTHEN DIKES OR BERMS, SILT FENCES, CHECK DAMS, SOIL BLANKETS OR MATS, COVERS FOR SOIL STOCK PILES, ETC.
15. DIVERT ON-SITE RUNOFF AROUND EXPOSED AREAS; DIVERT OFF-SITE RUNOFF AROUND THE SITE (E.G., SWALES AND DIKES).

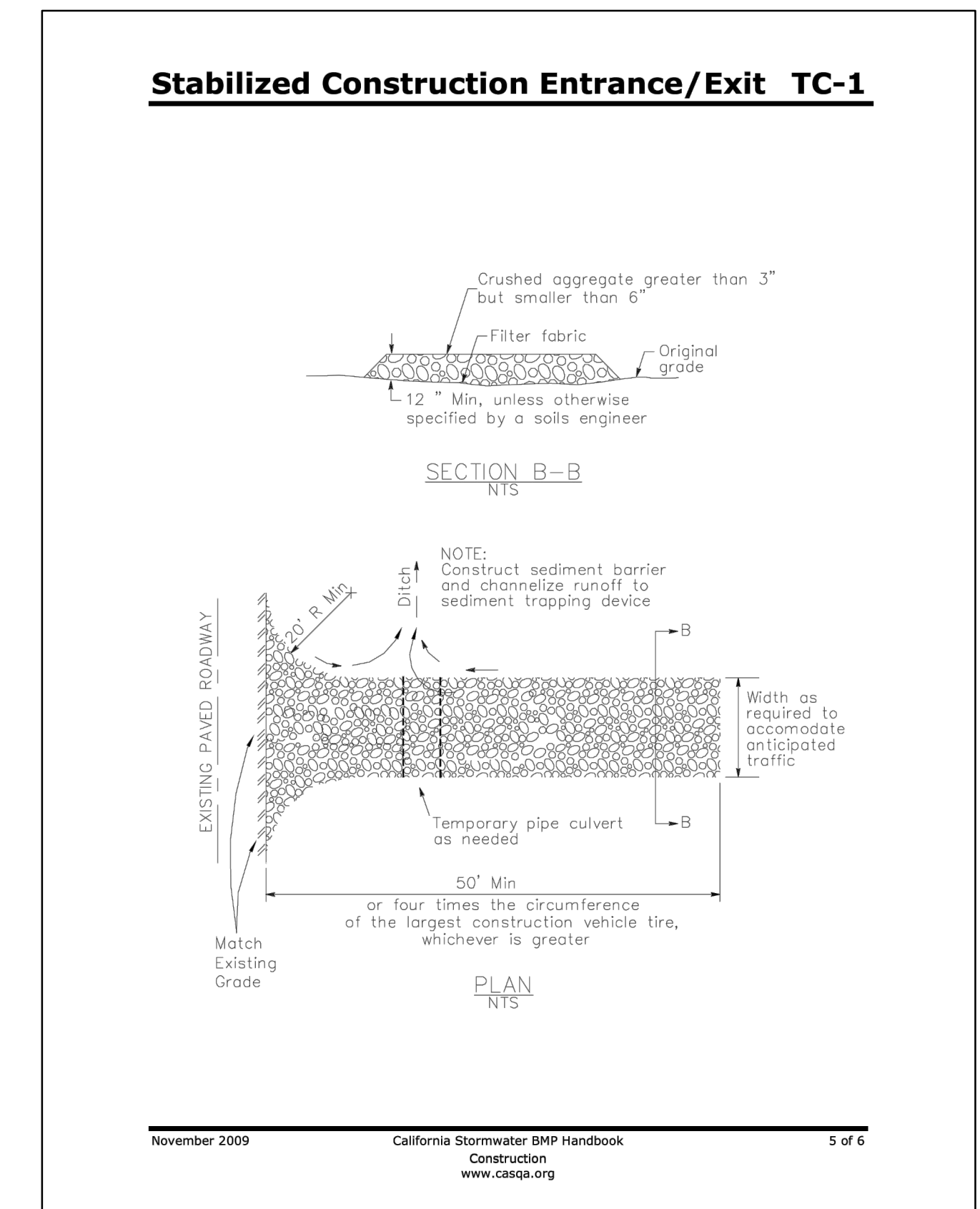
16. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.
  17. LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.
  18. NO CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASHWATER IS CONTAINED AND TREATED.
  19. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS/WASTES PROPERLY TO PREVENT CONTACT WITH STORMWATER.
  20. CONTRACTOR SHALL TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES/SUBCONTRACTORS RE: CONSTRUCTION BMPS.
  21. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASHWATER OR SEDIMENTS, RINSE WATER FROM ARCHITECTURAL COPPER, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
  22. CONTRACTOR SHALL PROVIDE INLET PROTECTION AT THE NEAREST DOWNSTREAM STORM DRAIN ALONG PROJECT SITE.
- LOCATION OF CONSTRUCTION ACTIVITIES IS PRELIMINARY AND SHALL BE SUPERSEDED BY FINALIZED CONSTRUCTION ACTIVITY LOCATIONS, SHOWN/UPDATED BY CONTRACTOR.



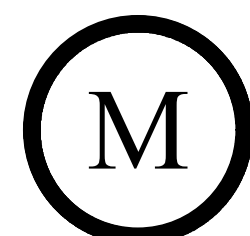
1 STORM DRAIN INLET PROTECTION NTS



2 FIBER ROLL NTS



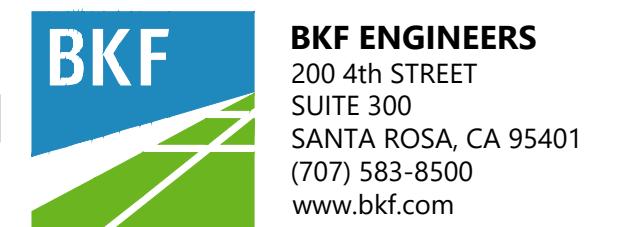
3 STABILIZED CONSTRUCTION ENTRANCE NTS

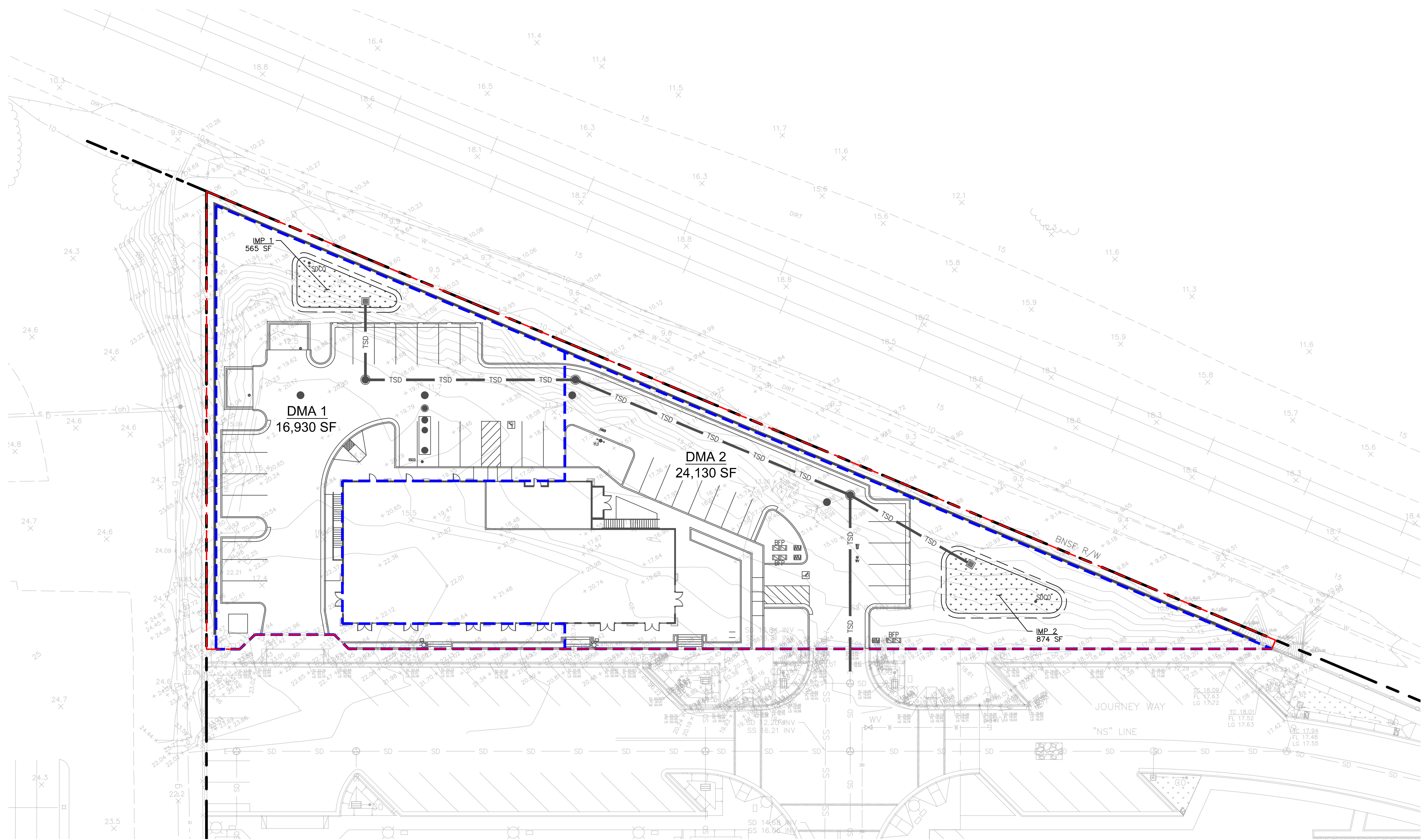


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**DELTA POINTE PLAZA**  
**LOT 1 - DOWNTOWN OAKLEY PARKING**

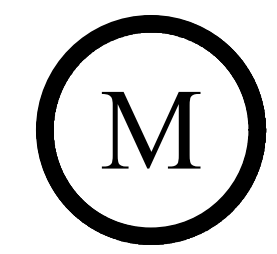
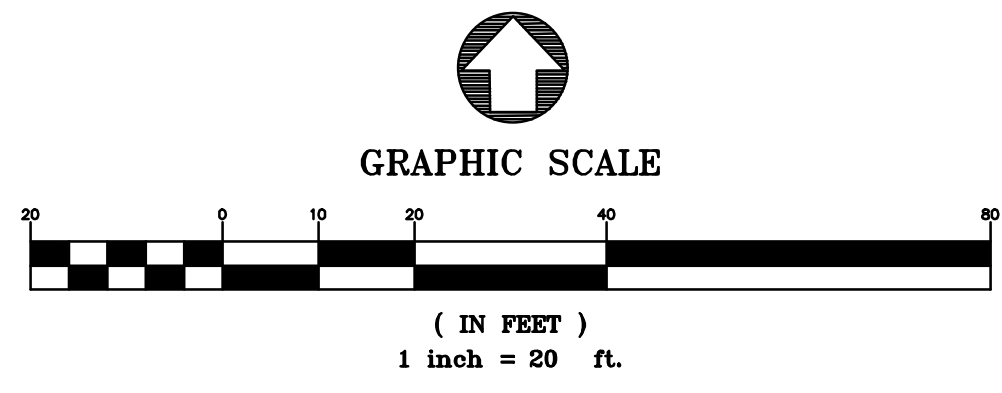
**C-701**  
**EROSION CONTROL PLAN**  
**NOTES & DETAILS**





- LEGEND**
- PROPERTY LINE
  - LIMIT OF WORK
  - DRAINAGE MANAGEMENT AREA (DMA)
  - NON-STRUCTURAL BIORETENTION AREA

DMA #	TOTAL IMPERVIOUS AREA (SF)	TOTAL PERVIOUS AREA (SF)	TOTAL TRIBUTARY AREA (SF)	TREATED IN IMP #	BIORETENTION AREA REQUIRED (SF)	BIORETENTION AREA PROVIDED (SF)
1	12,510	3,855	16,930	1	558	565
2	17,345	5,911	24,130	2	781	874
<b>TOTAL</b>	<b>17,345</b>	<b>5,911</b>	<b>24,130</b>			



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**DELTA POINTE PLAZA**  
**LOT 1 - DOWNTOWN OAKLEY PARKING**

**C-800**  
**STORMWATER CONTROL**  
**PLAN**

