

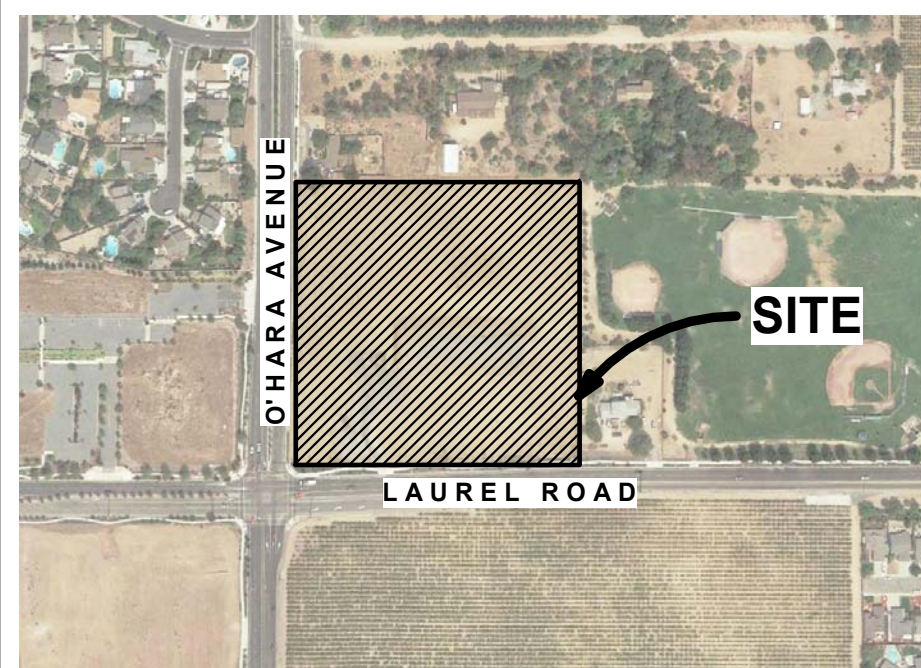


Oakley Shops at Laurel Fields

998 Laurel Road

Oakley, California

Vicinity Map



PHONE: 925.930.9690
 WEB PAGE: WWW.JOHNSONLYMAN.COM
 EMAIL: STAFF@JOHNSONLYMAN.COM

Project Summary

Safeway	Building Area	55,500 SF +/-
Pad 1		7,000 SF +/-
Pad 2		4,680 SF +/-
Pad 3		2,000 SF +/-
Pad 4		2,465 SF +/-
Stores		5,000 SF +/-
Fuel Center		3,085 SF +/-
Total		81,728 SF +/-

Parking Required:	
Retail (67,495 sf)	270 stalls @ 1/250
Food Use (10,865 sf)	
-70% Public Area=7,606 sf	51 stalls @ 1/150
-Food Use Patio=2,120 sf	14 stalls @ 1/150
Fuel Center (3,085 sf)	<u>10 stalls</u>
Total	345 stalls required

Parking Provided = 365 stalls

Zoning Classification: RB Retail Business
 Land Use: Commercial
 Site Area: 8.77 acres +/-
 Lot Coverage: 21.3%
 Landsc Coverage: 46,985 sf (12.5% coverage)

City of Oakley
 Planning Division

MAR 7, 2024

RECEIVED

Project Team

Applicant
 Regency Centers
 1777 Botelho Dr
 Suite 200
 Walnut Creek, CA 94596
 925.279.1801

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 P. O. Box 5664
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 1620 North Main Street
 Walnut Creek, CA 94596
 925.933.2585

Electrical Engineer
 Belden Consulting Engineers
 4457 Willow Rd
 Pleasanton, CA 94588
 925.621.5300

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- A01 Renderings
- A10 Site Plan
- A21 Floor & Roof Plans - Pad 1
- A22 Floor & Roof Plans - Pad 2
- A23 Floor & Roof Plans - Pad 3
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- A26 Floor Plan - Safeway
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- A32 Elevations - Pad 2
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- A34 Elevations - Pad 4
- A35 Elevations - Stores
- A361 Elevations - Safeway
- A362 Elevations - Safeway
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- L-3 Plant Images
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SITE LIGHTING

- SP-1 Site Photometric Plan

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- TM1 Topographic Survey
- TM21 Parcel Map
- TM31 Grading Plan
- TM32 Site Sections
- TM33 Site Sections
- TM41 Utility Plan

A0

1-18-24



Rendering - Shops and Safeway



Rendering - Pads 1, 2 and Shops



Rendering - Pads 3 and 4

Oakley Shops at Laurel Fields

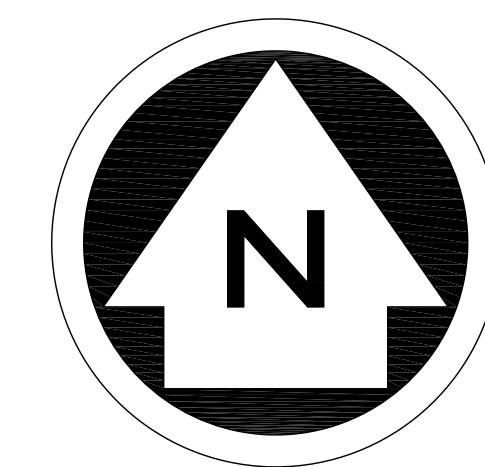
998 Laurel Rd

Oakley, California

Renderings

A0.1

1-18-24



REFERENCE
NORTH

SITE PLAN

SCALE: 1" = 30'

SUMMARY

SAFeway	55,500 SF
SHOPS	5,000 SF
PADS	18,145 SF
C-STORE	3,083 SF
TOTAL	81,728 SF

PARKING REQUIRED		
RETAIL (67,495 SF)		270 STALLS @ 1/250
FOOD USE (10,865 SF)		
-70% PUBLIC AREA=7,606 SF		51 STALLS @ 1/150*
-FOOD USE PATIO = 2,120 SF		14 STALLS @ 1/150*
FUEL CENTER (3,083 SF)		10 STALLS @ 1/400**
		345 STALLS REQUIRED

PARKING PROVIDED: 365 STALLS (STANDARD SIZE)
(223 SF/CAR, 4.48 CARS/1,000 SF)

STANDARD STALLS 9' x 19' WITH 25' BACK-UP
COMPACT STALLS 7.5' X 16' (30% MAX ALLOWED.)
ACCESSIBLE PARKING STALLS - REQUIRED (2%) = 8
PROVIDED = 15

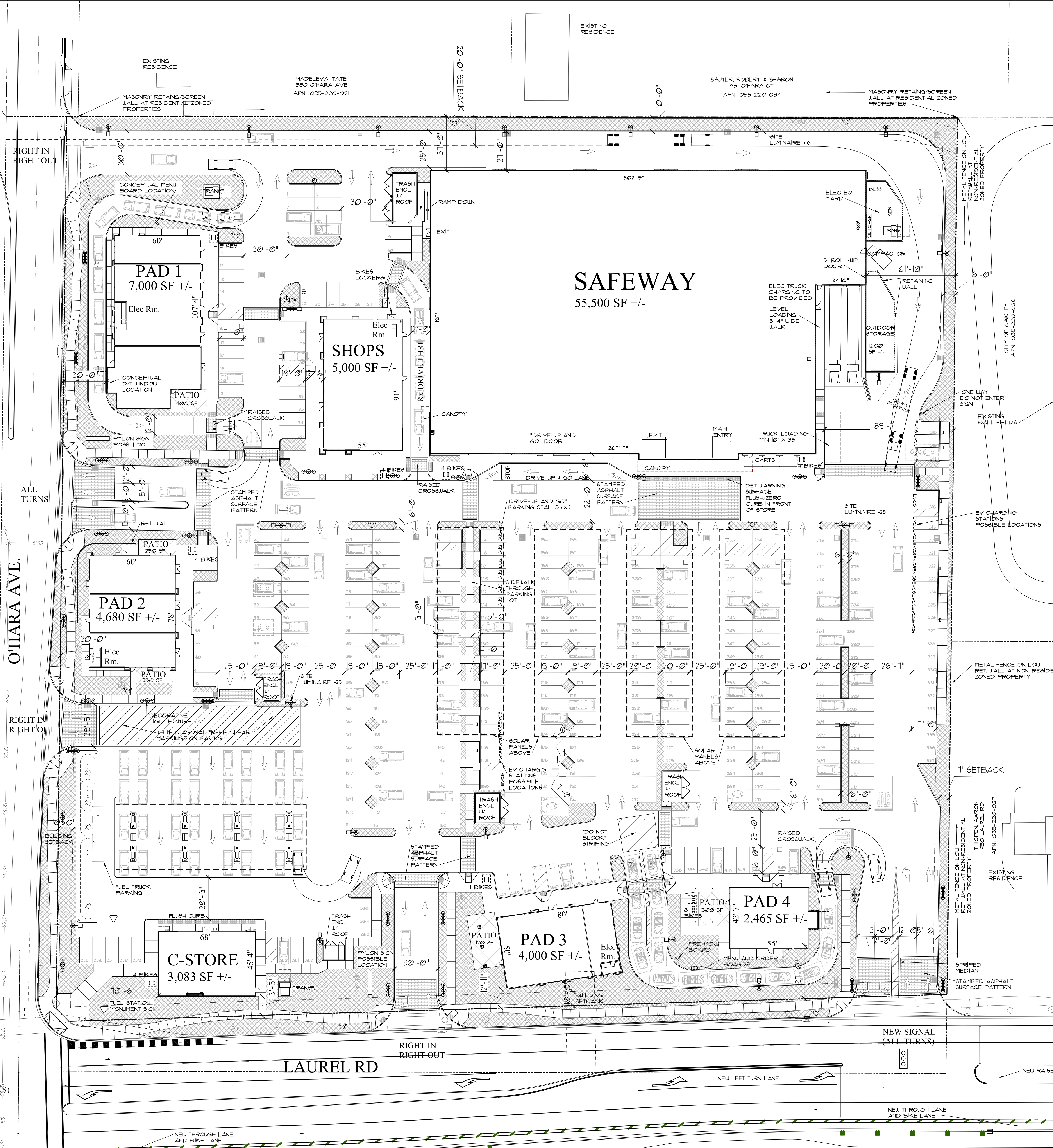
E.V. CAPABLE STALLS (EVC) *** = 55 STALLS
E.V. CHRGING STATION (EVCS) 25% OF 73**** = 18 STALLS
ELEC VEHICLE STALLS (EVC+EVCS) 20% = 73 STALLS

BICYCLE PARKING:
SHORT TERM (5% OF 365) = 19 BIKE RACK CAPACITY
LONG TERM (5% OF 60) = 3 BIKE LOCKERS

ZONING DISTRICT: RETAIL BUSINESS (R-B)
MINIMUM YARD: 10' - FRONT
20' - REAR
10' - SIDE
MAX. BUILDING HEIGHT: 35'

* 1 STALL PER 150 SF OF NET PUBLIC AREA + AREA OF FOOD USE PATIOS
** PLUS 2 STALLS (EMPLOYEE AND AIR/WATER)
*** CODE REQUIRED EVC STALL LOCATIONS TO BE DETERMINED
**** LOCATIONS SHOWN ARE CONCEPTUAL ONLY

Regency Centers.



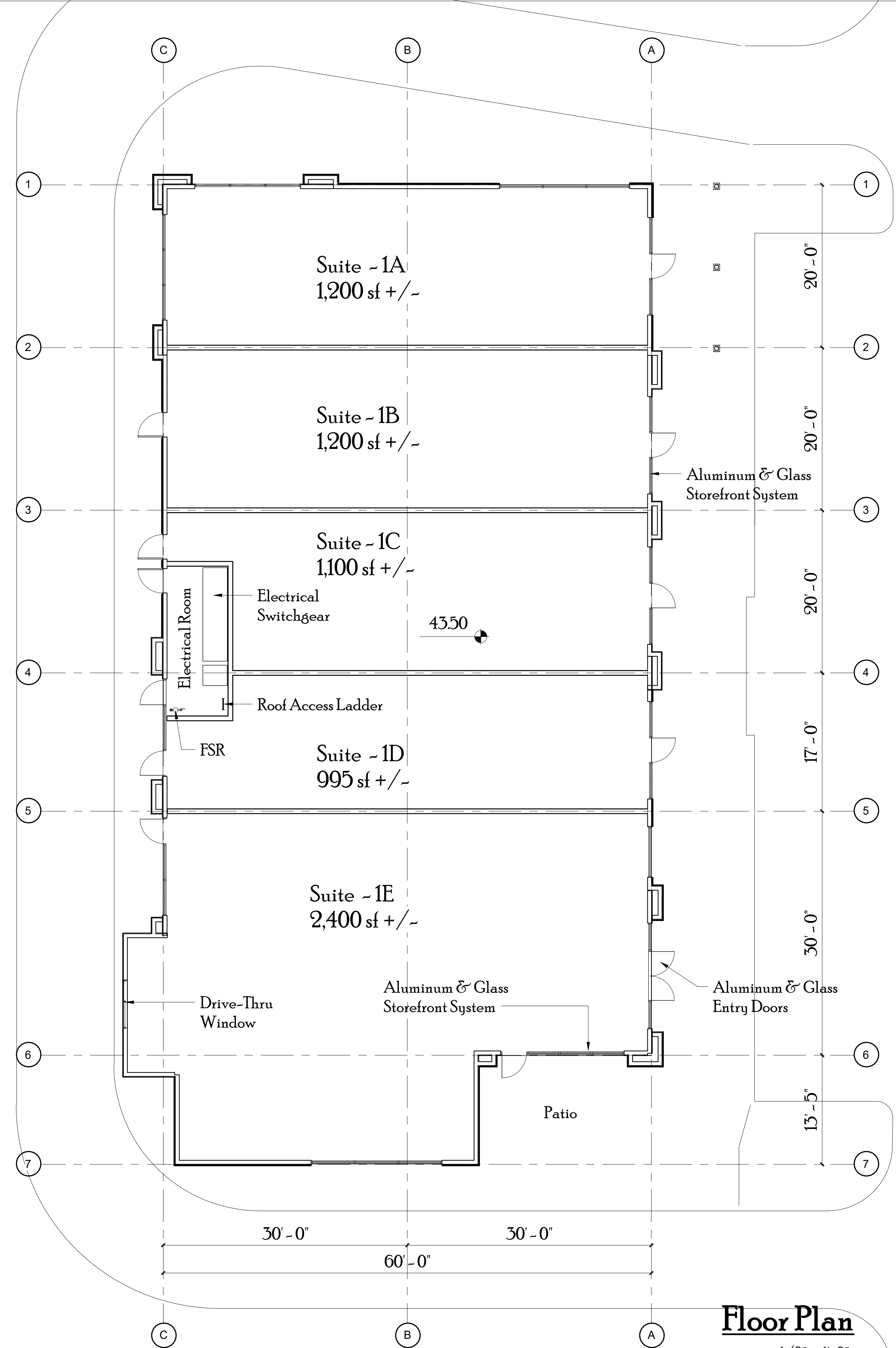
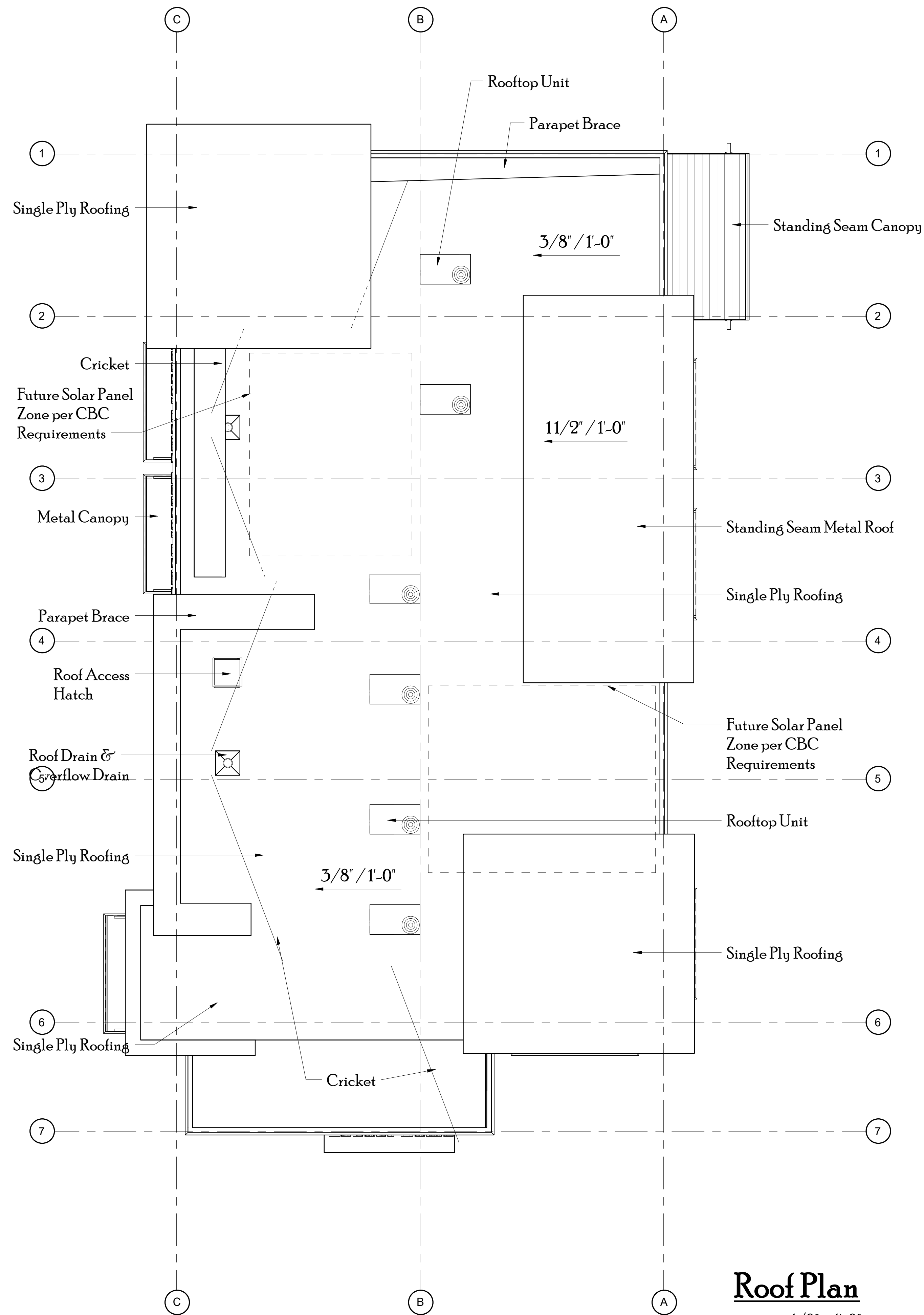
Oakley Shops at Laurel Fields

998 Laurel Rd. Oakley, California

Site Plan

A1.0

1-18-24



Oakley Shops at Laurel Fields

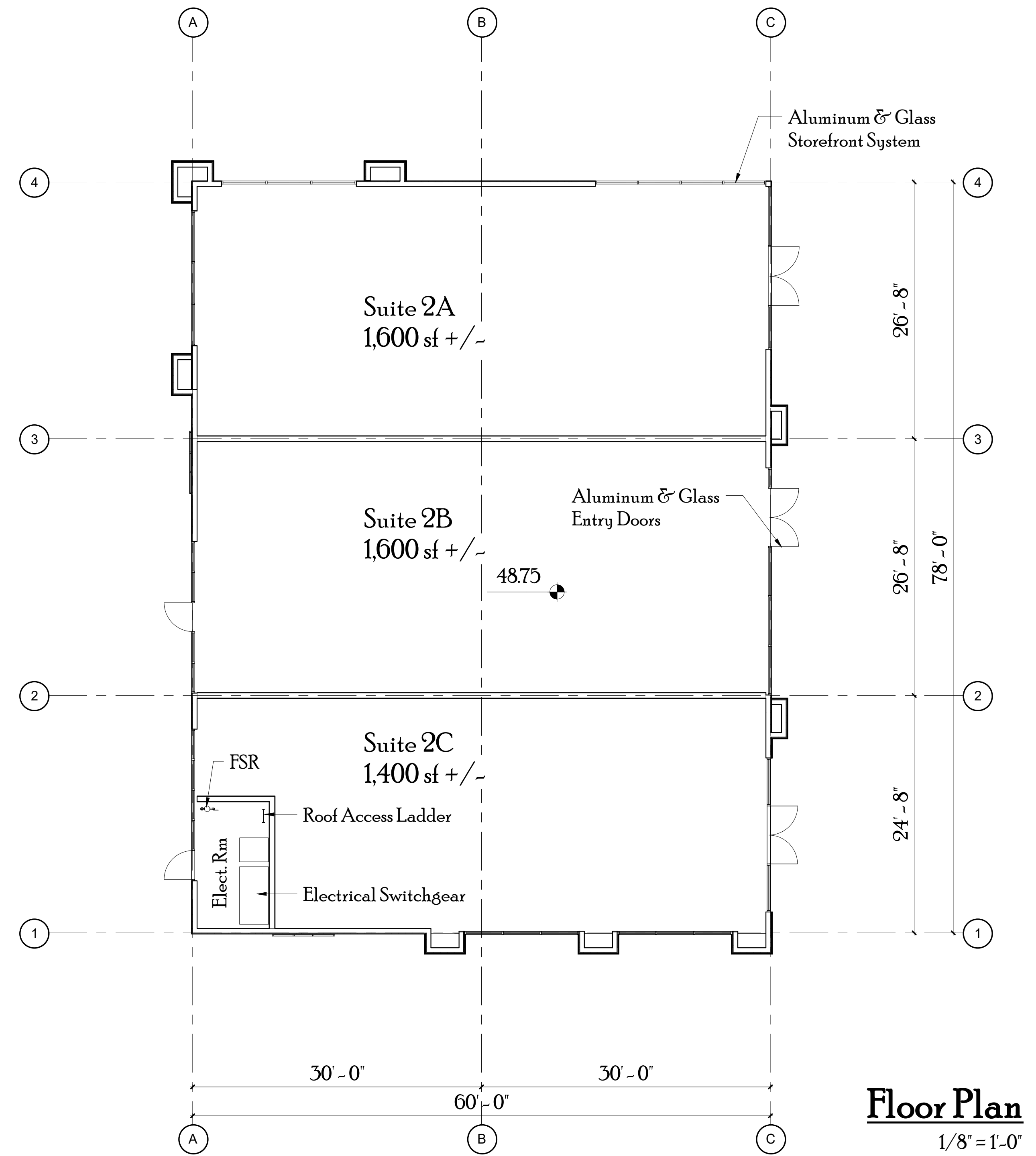
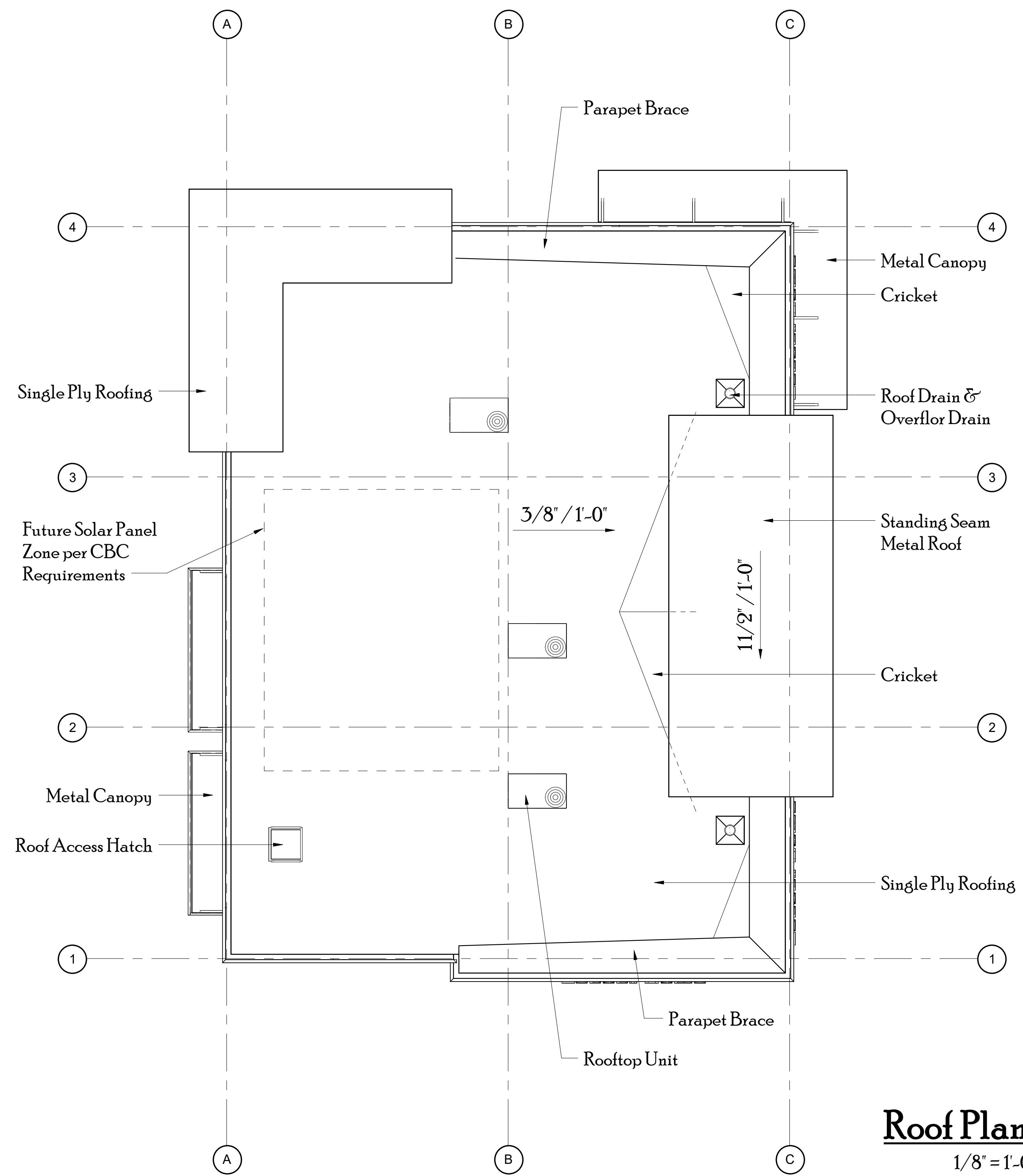
998 Laurel Rd.

Oakley, California

Pad 1 Floor & Roof Plan

A2.1

1-18-24

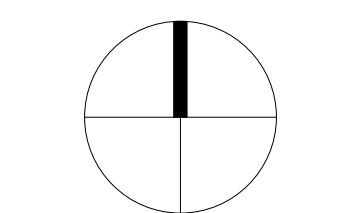


Oakley Shops at Laurel Fields

998 Laurel Rd.

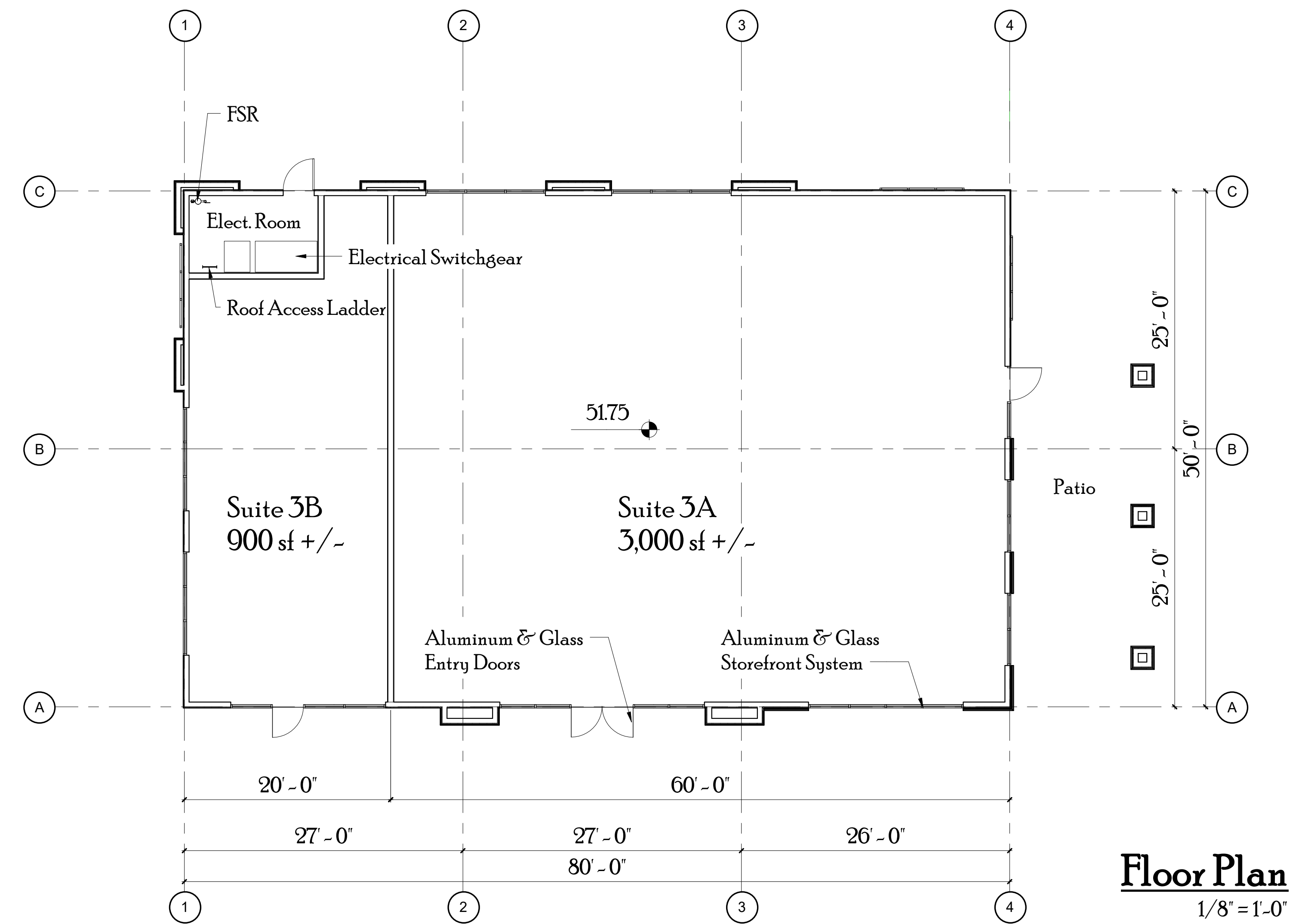
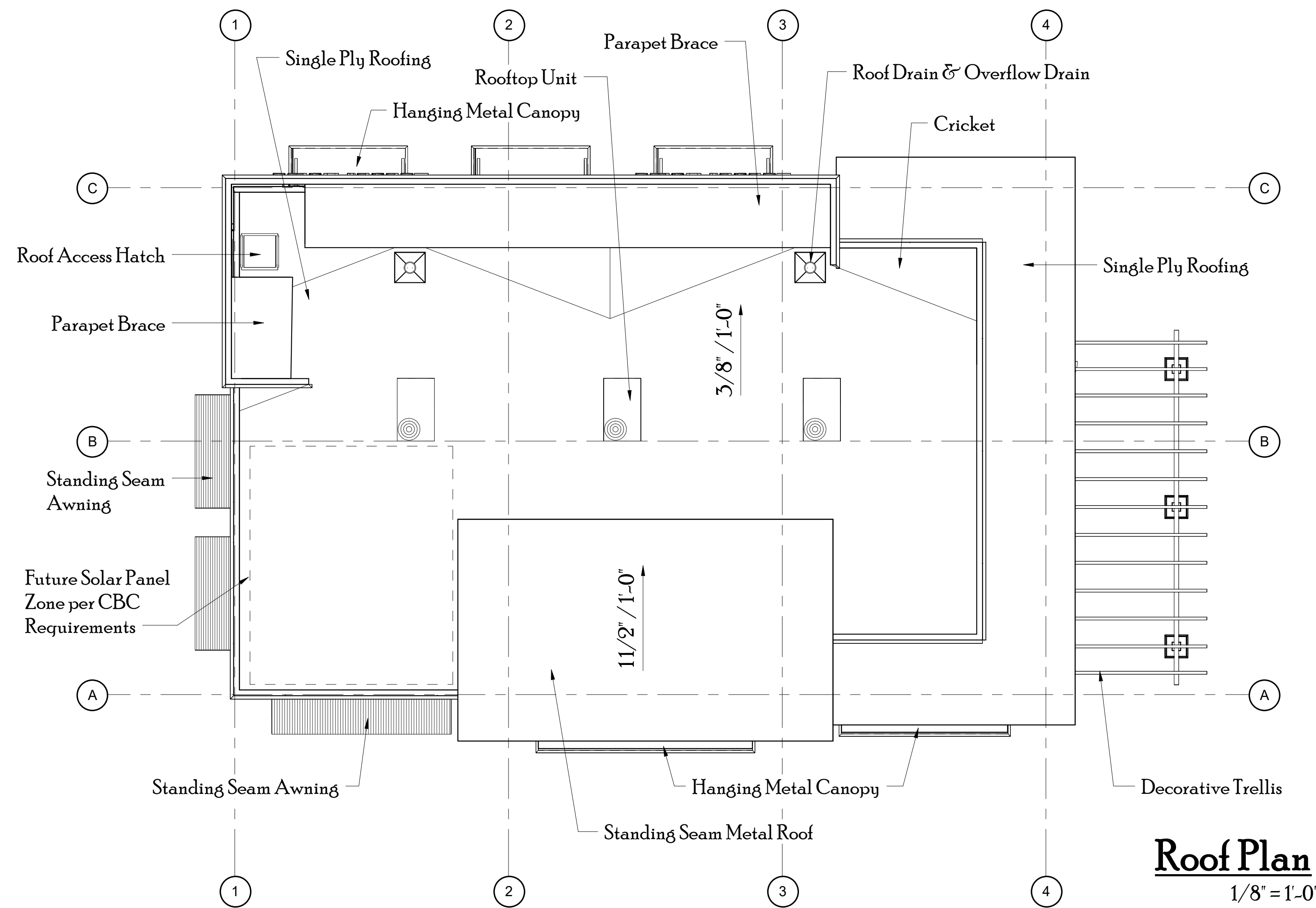
Oakley, California

Pad 2 Floor & Roof Plan



A2.2

1-18-24

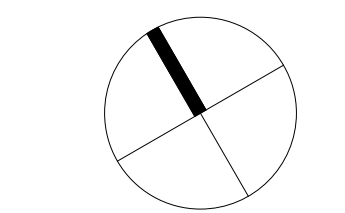


Oakley Shops at Laurel Fields

998 Laurel Rd.

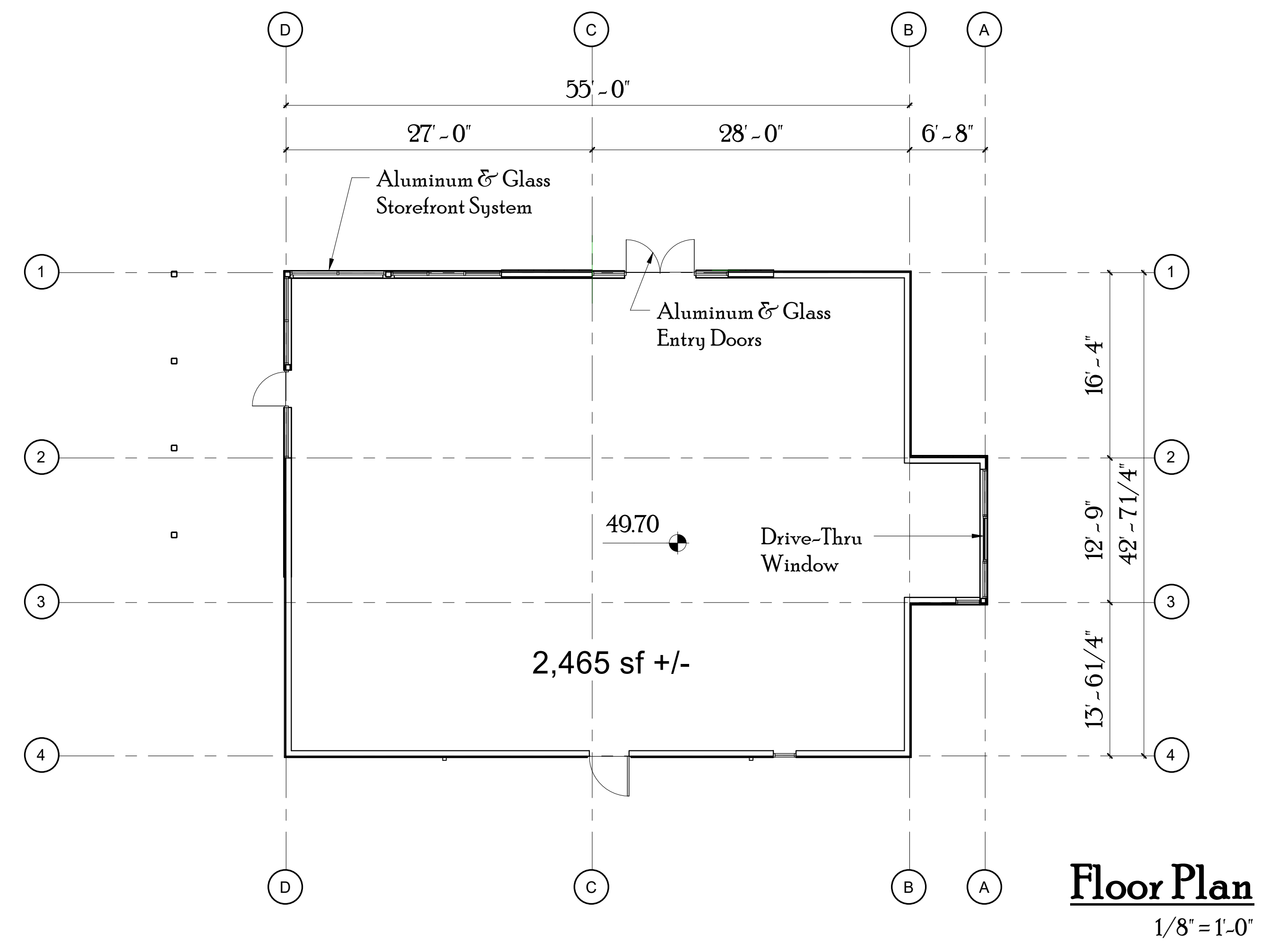
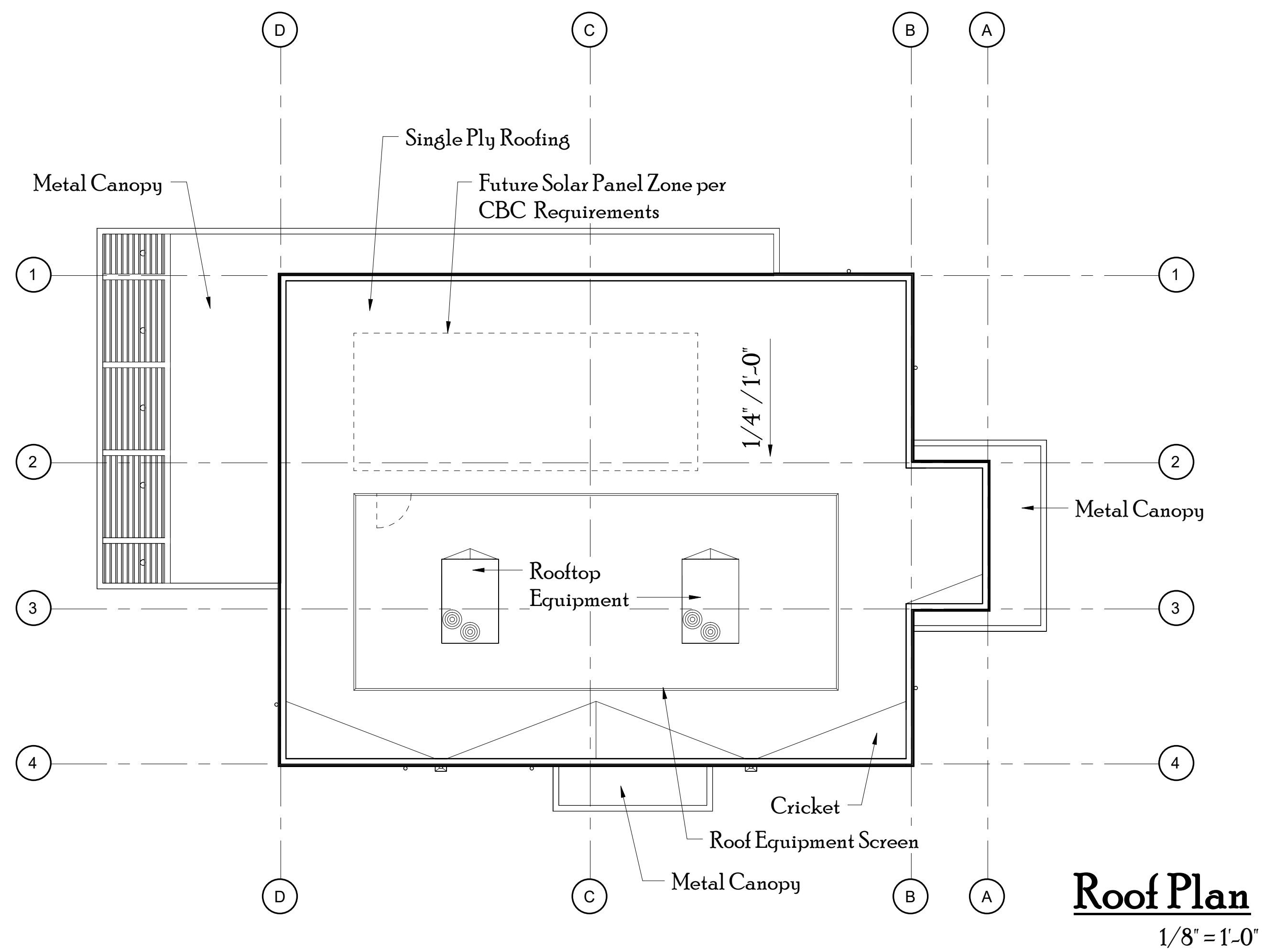
Oakley, California

Pad 3 Floor & Roof Plan



A2.3

1-18-24

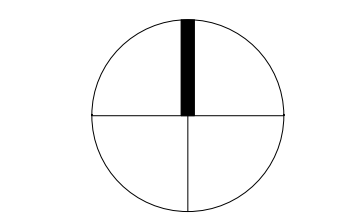


Oakley Shops at Laurel Fields

998 Laurel Rd.

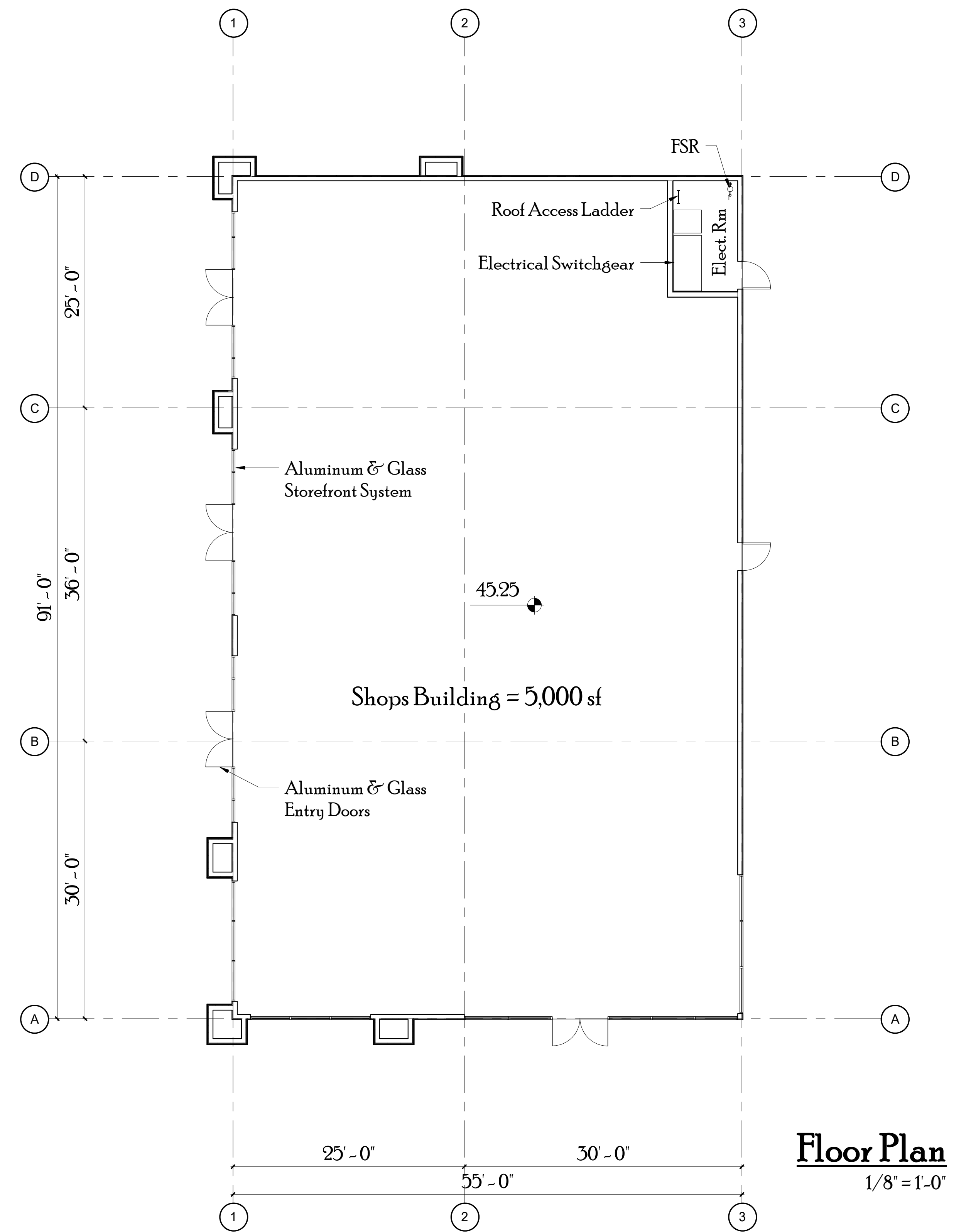
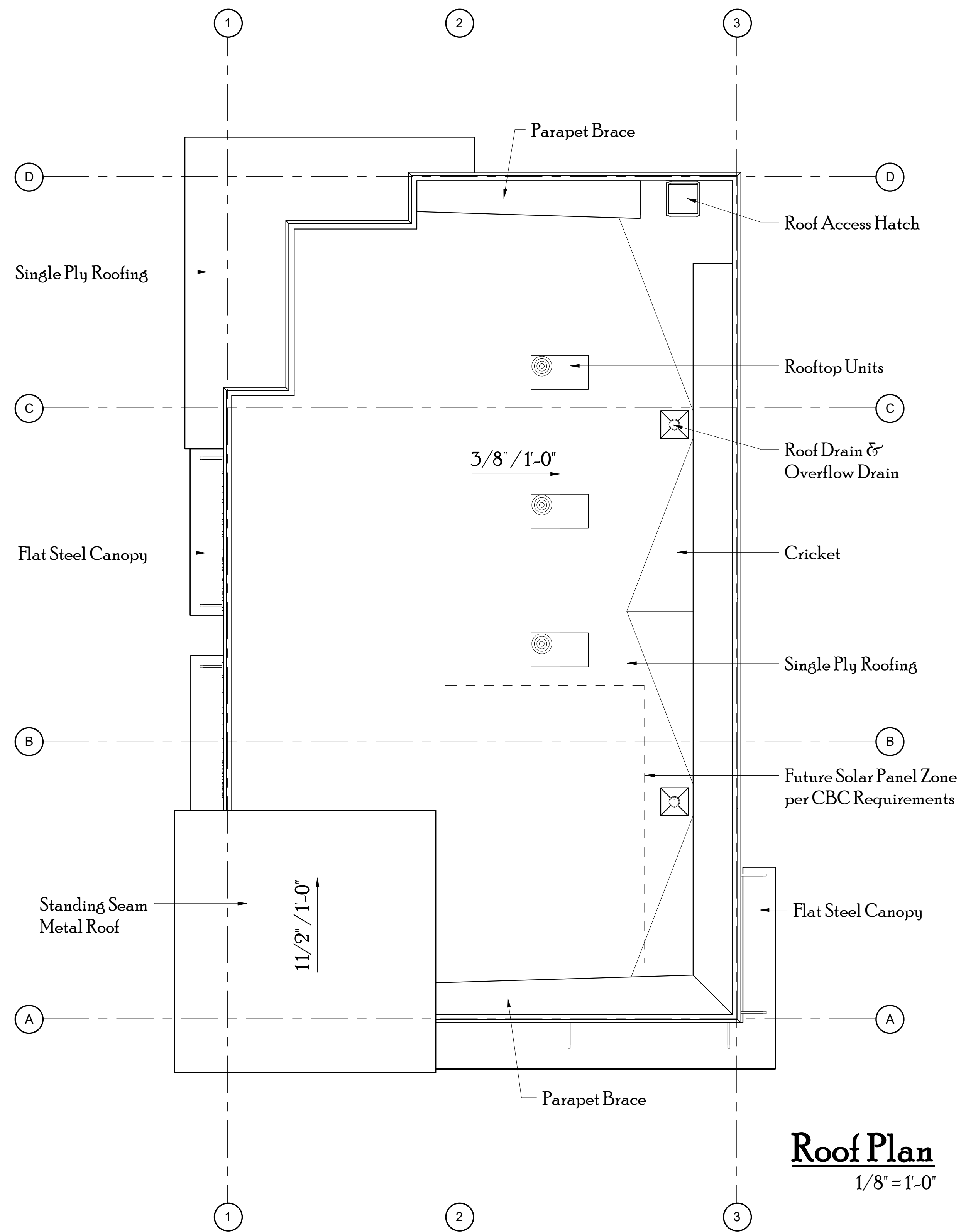
Oakley, California

Pad 4 Floor & Roof Plan



A2.4

1-18-24

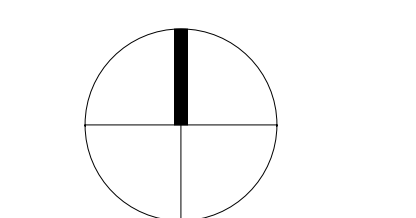


Oakley Shops at Laurel Fields

998 Laurel Rd.

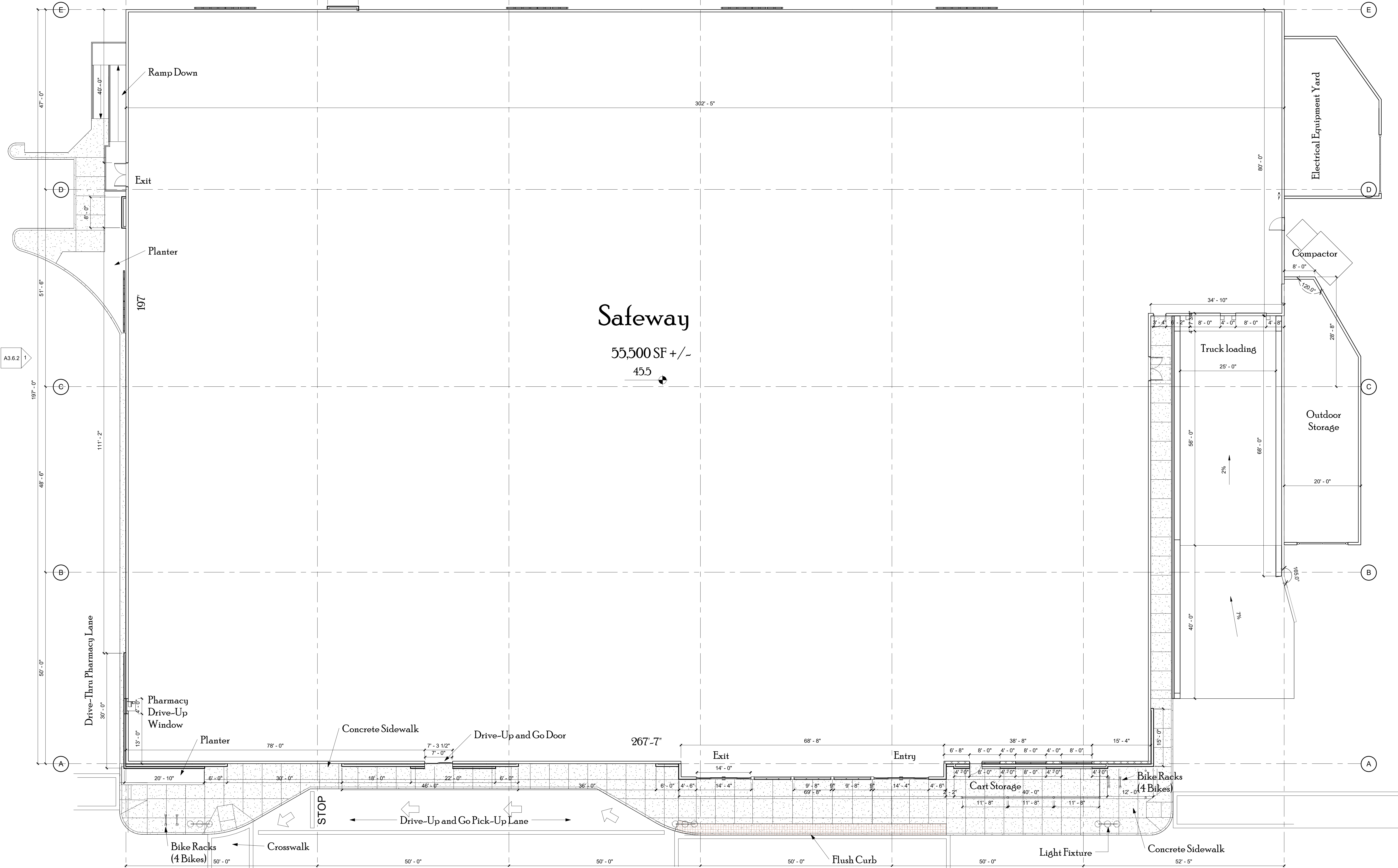
Oakley, California

Shops
Floor & Roof Plan



A2.5

1-18-24



Safeway
55,500 SF +/-
455

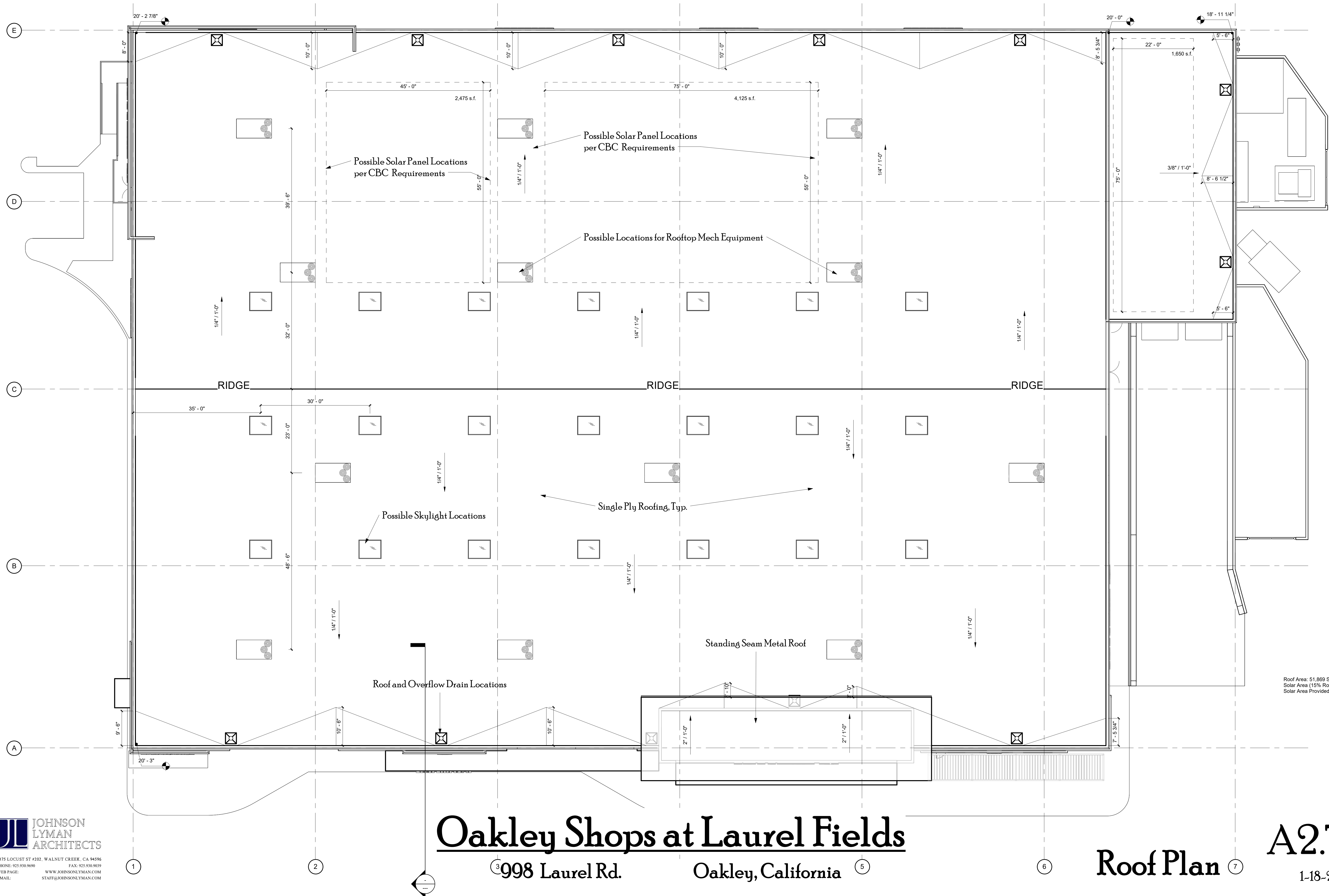
Oakley Shops at Laurel Fields

998 Laurel Rd. Oakley, California

Floor Plan ~ Safeway

A2.6

1-18-24



Roof Area: 51,869 S.F. + 2,690 S.F. =
 Solar Area (15% Roof Area) Required:
 Solar Area Provided: 8,250 S.F.

Oakley Shops at Laurel Fields

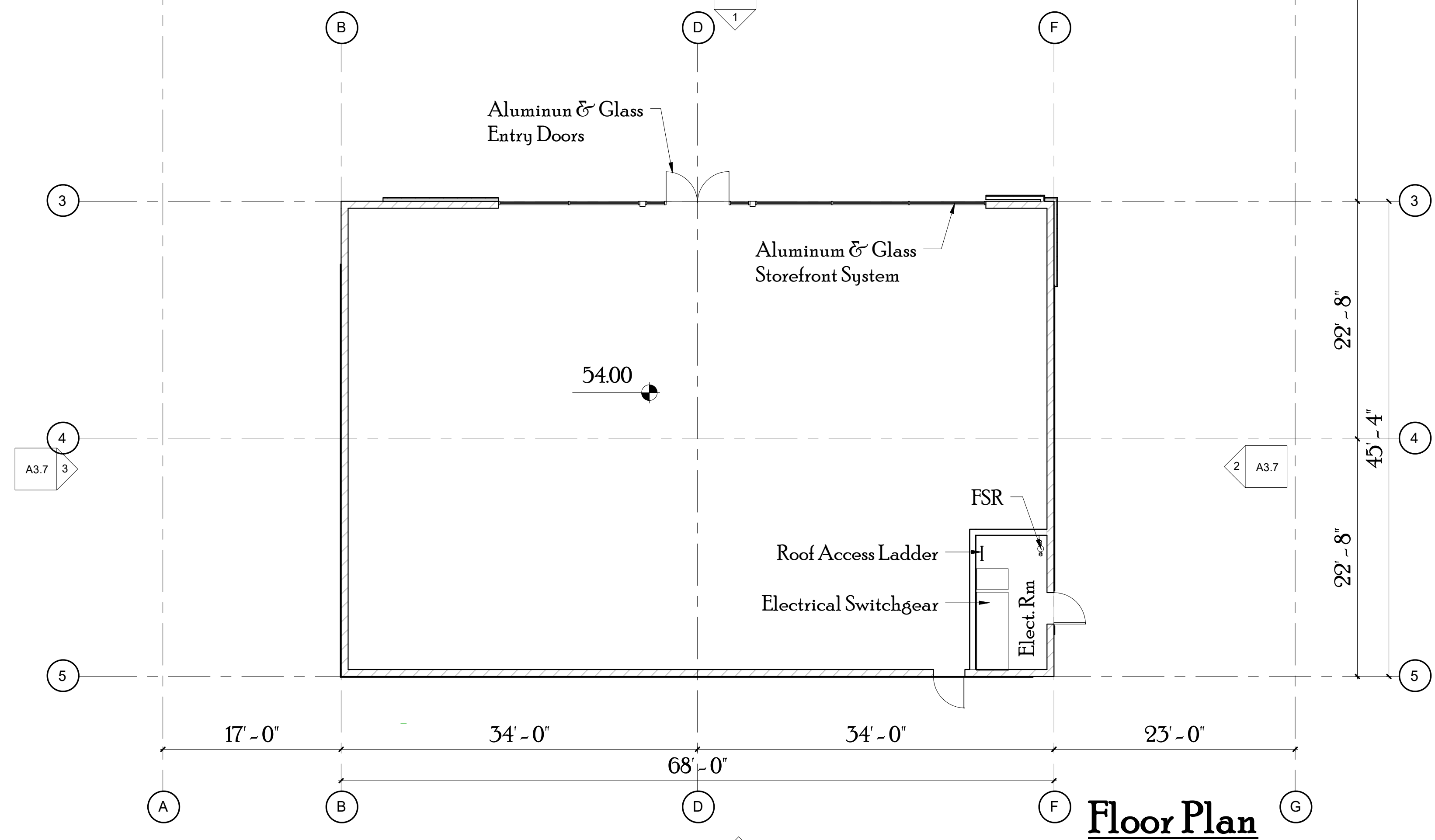
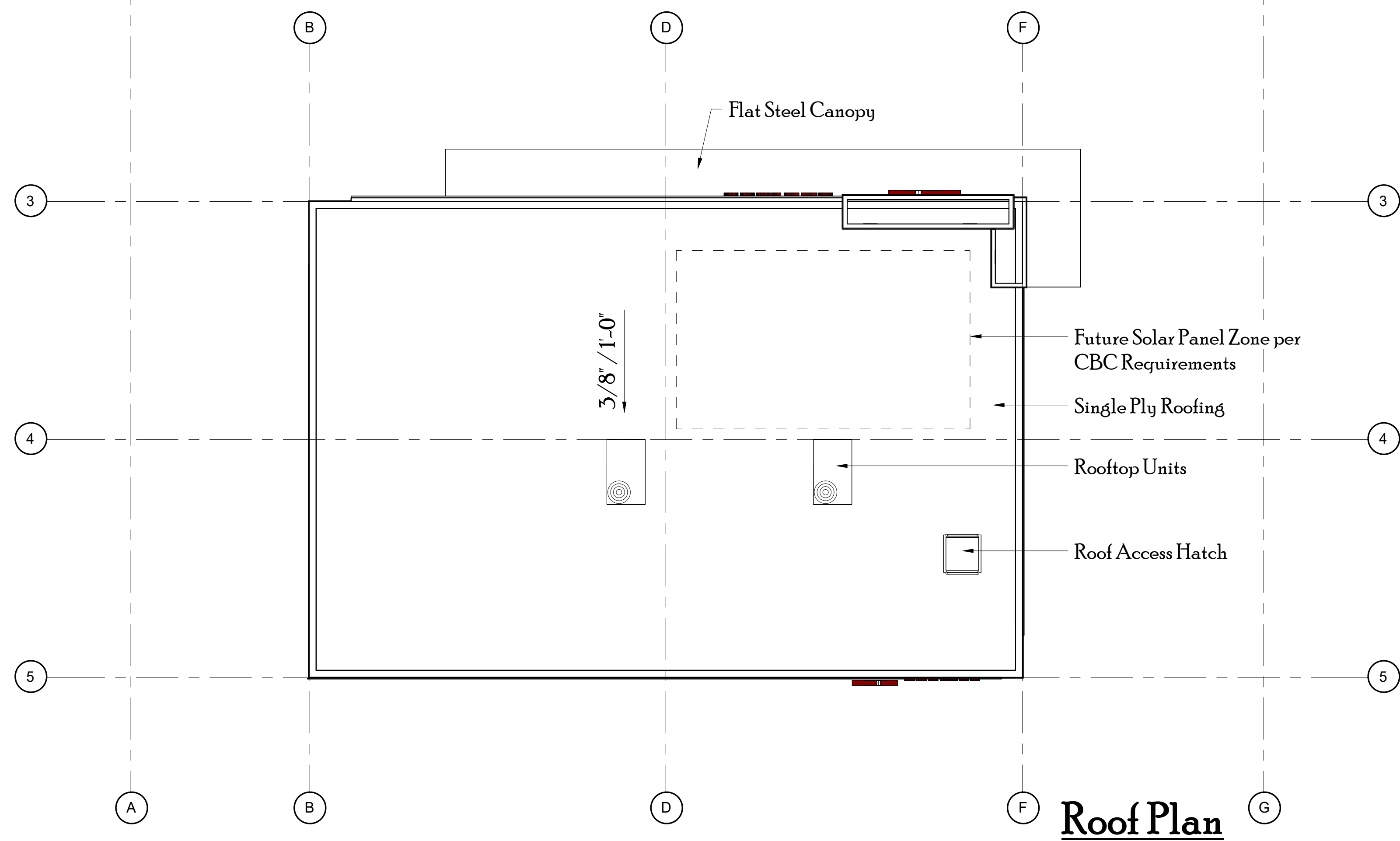
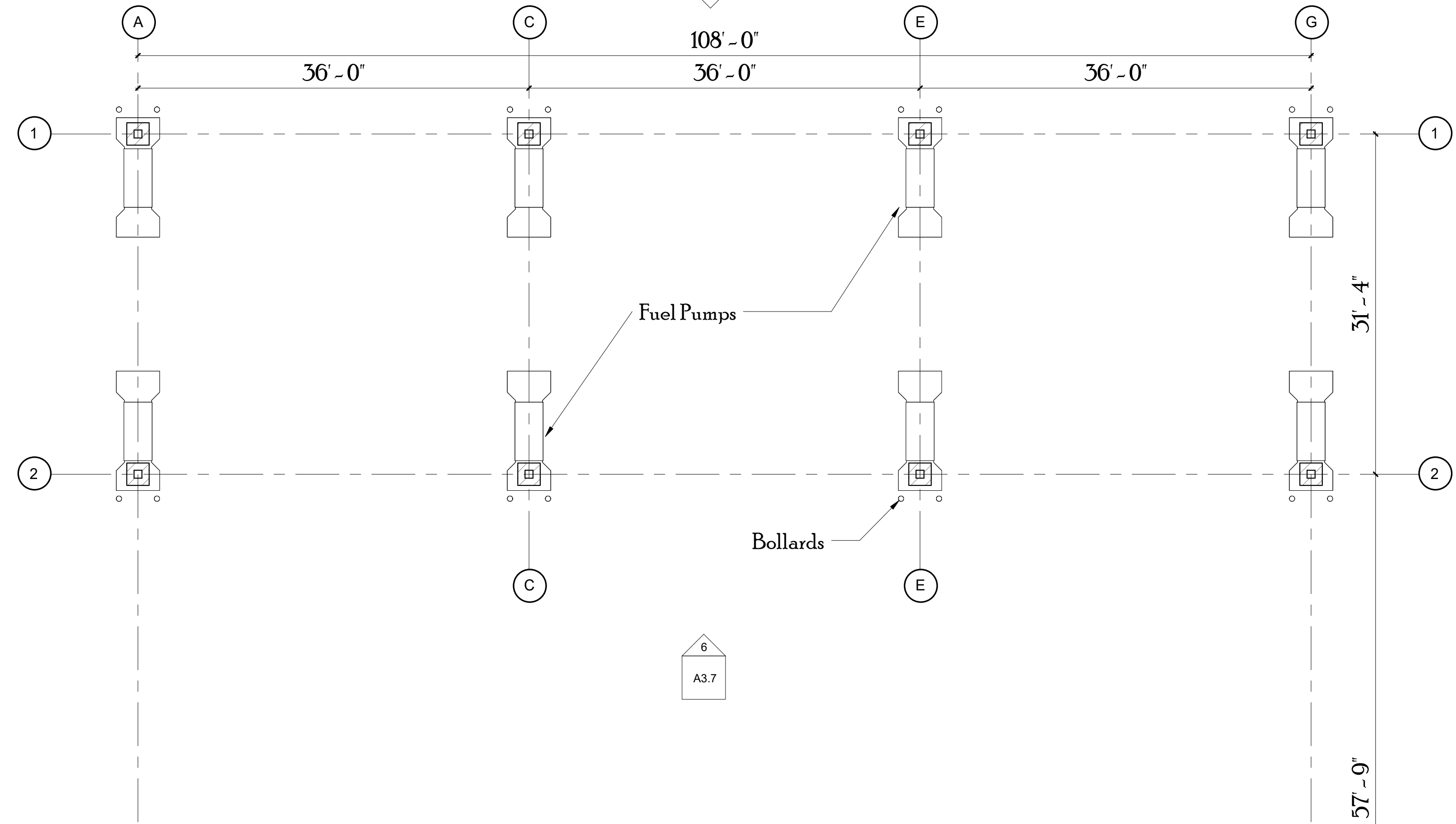
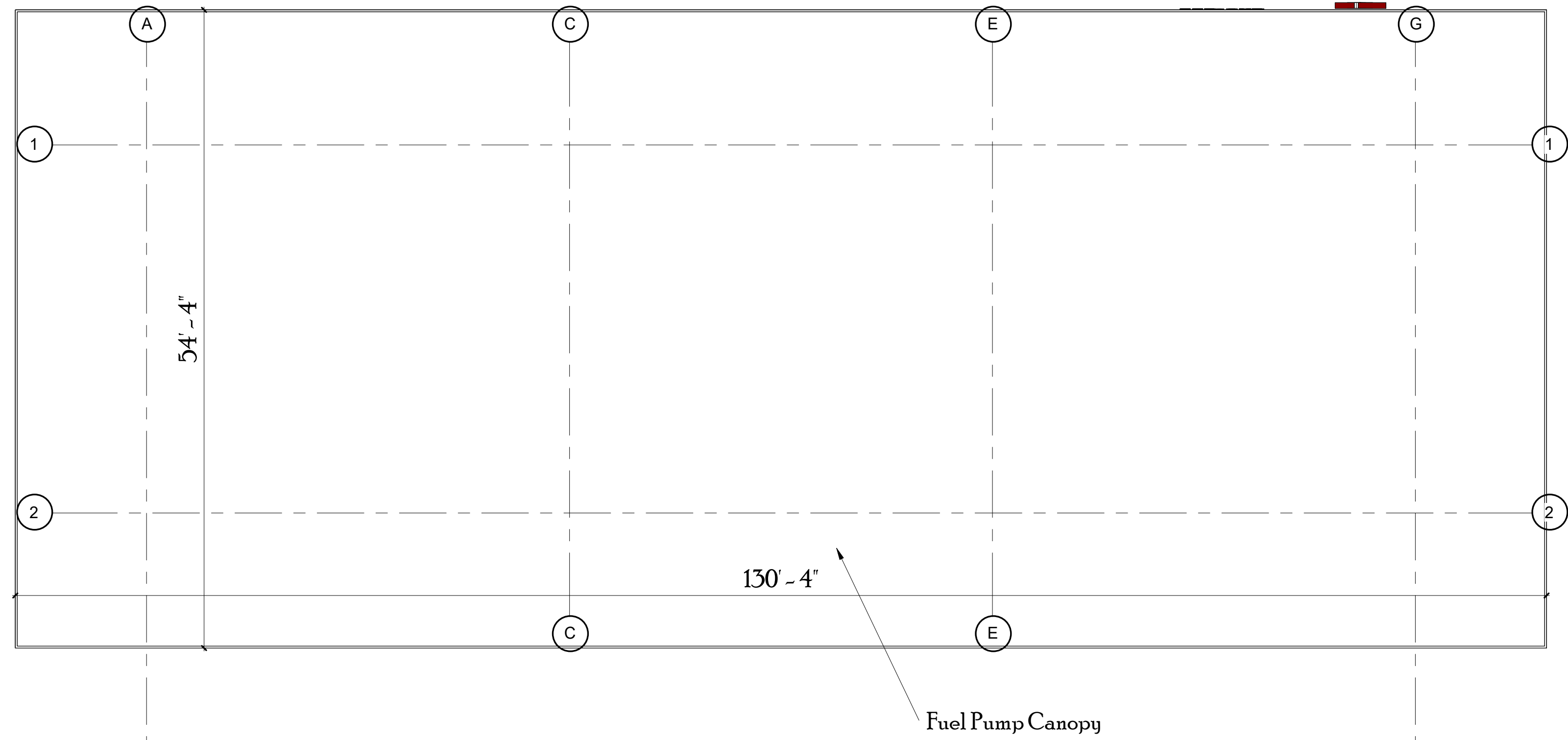
998 Laurel Rd.

Oakley, California

Roof Plan

A2.7

1-18-24



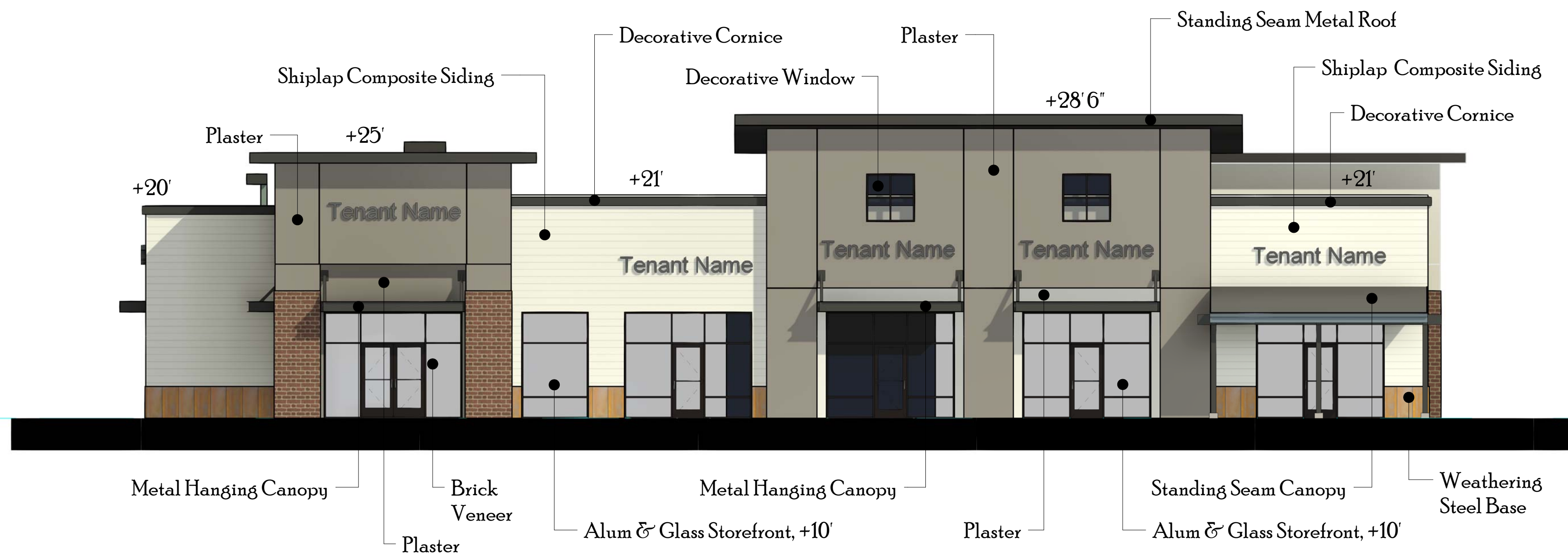
Oakley Shops at Laurel Fields

998 Laurel Rd. Oakley, California

Fuel C-Store Floor & Roof Plan

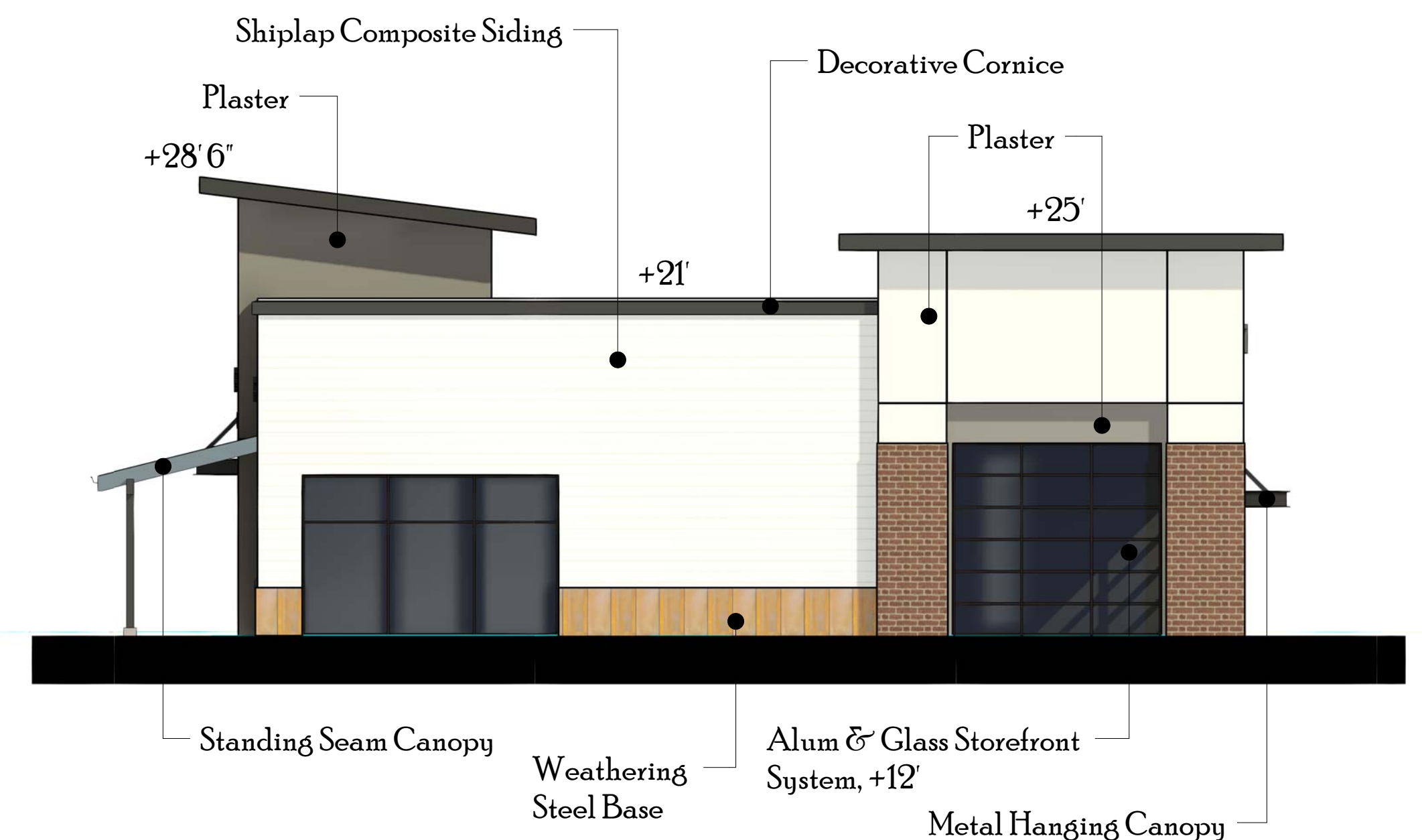
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1-18-24



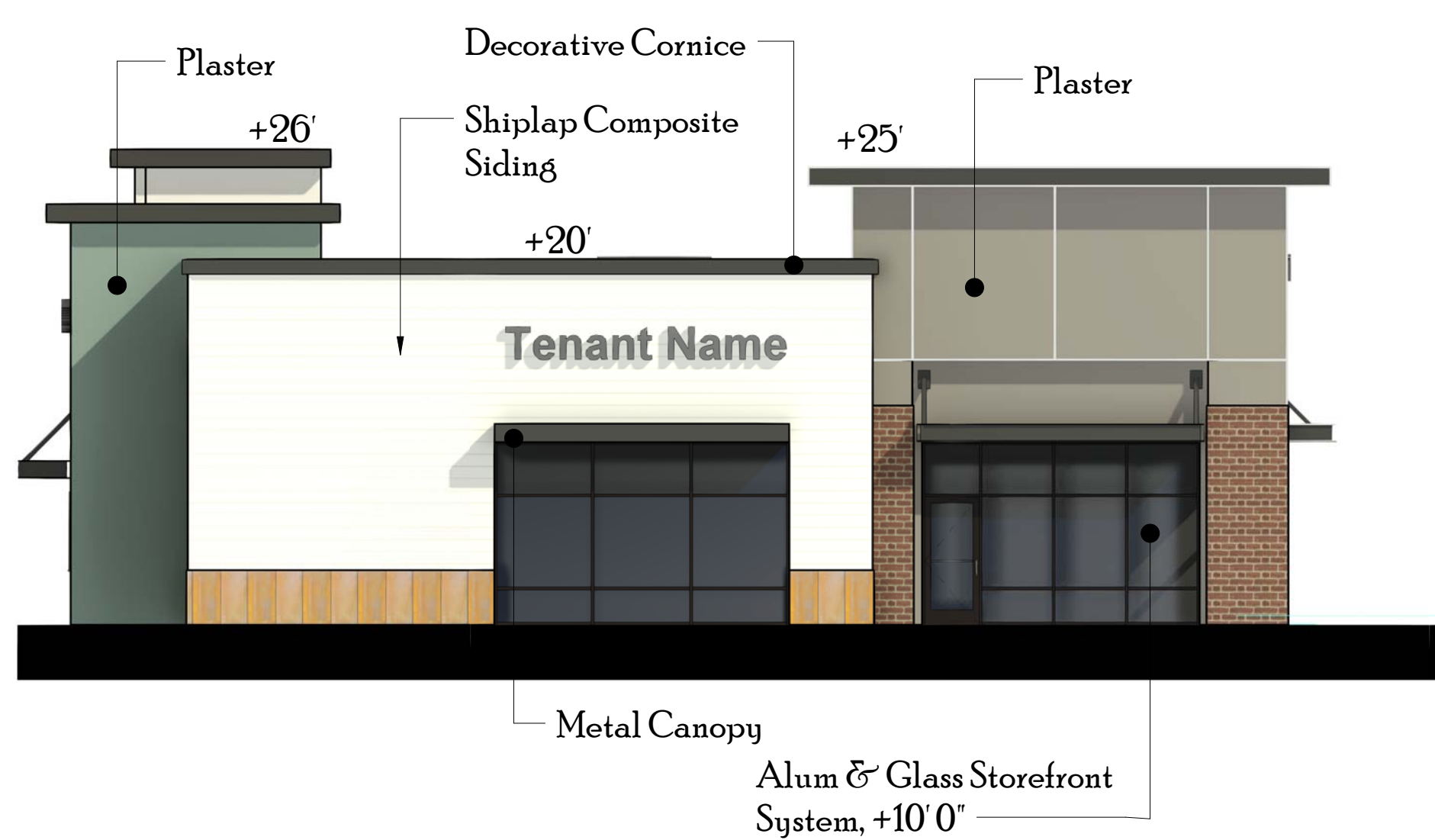
East Elevation ~ Pad 1

1/8" = 1'-0"



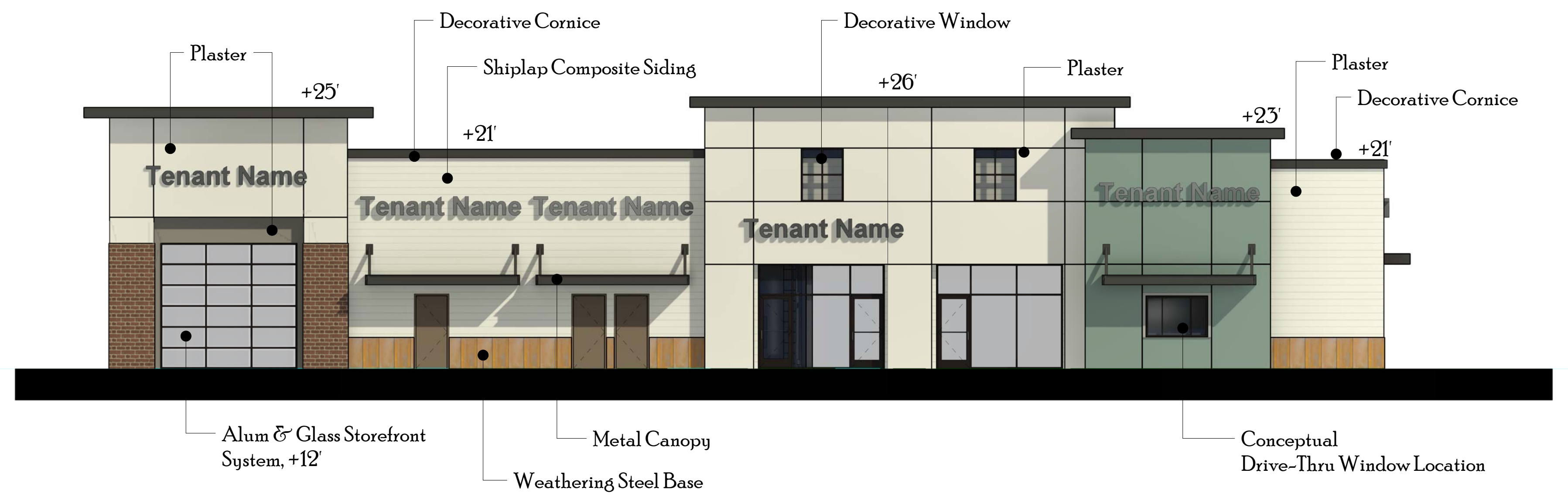
North Elevation ~ Pad 1

1/8" = 1'-0"



South Elevation ~ Pad 1

1/8" = 1'-0"



West Elevation ~ Pad 1

1/8" = 1'-0"

Oakley Shops at Laurel Fields

998 Laurel Rd.

Oakley, California

Elevations ~ Pad 1

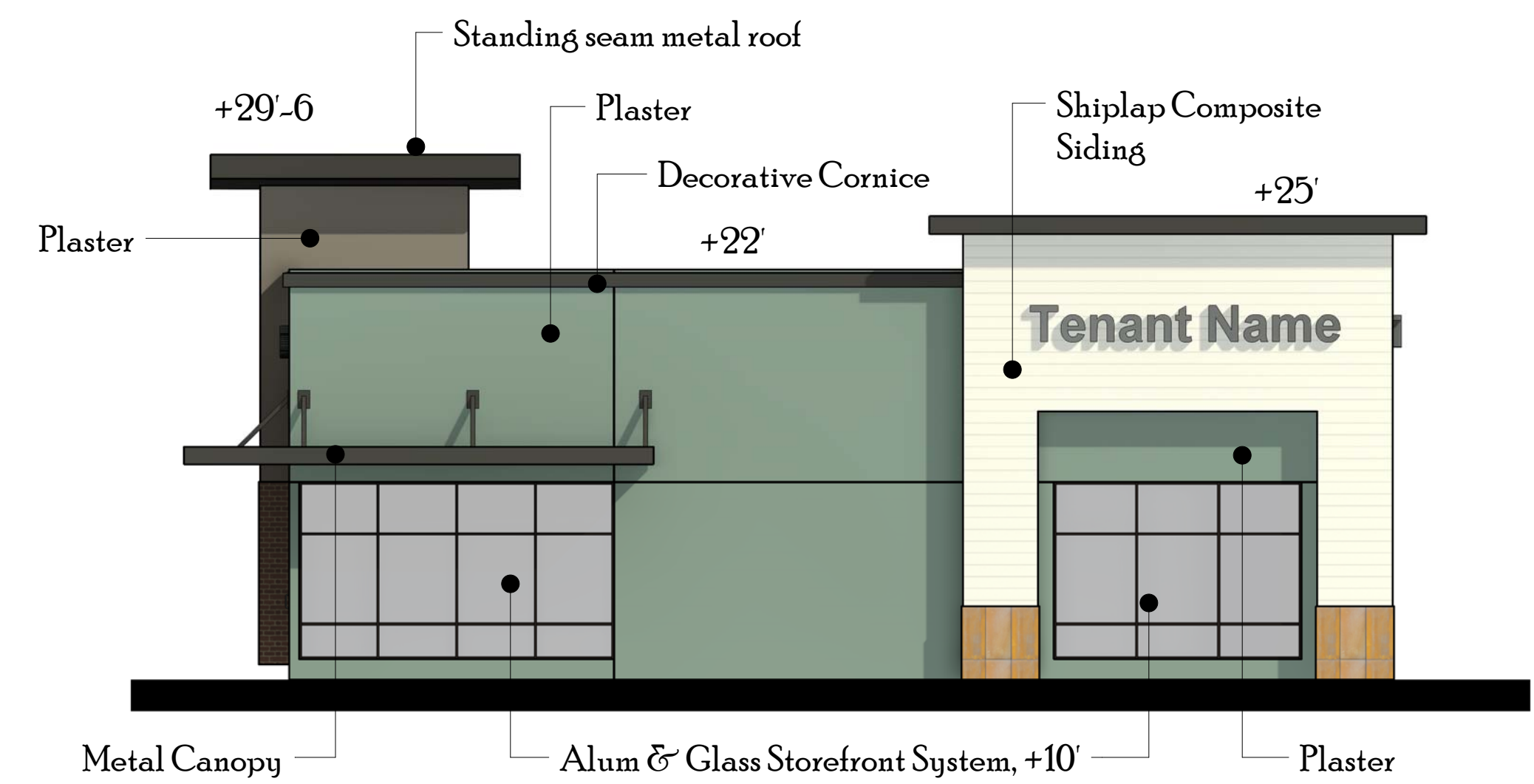
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1-18-24



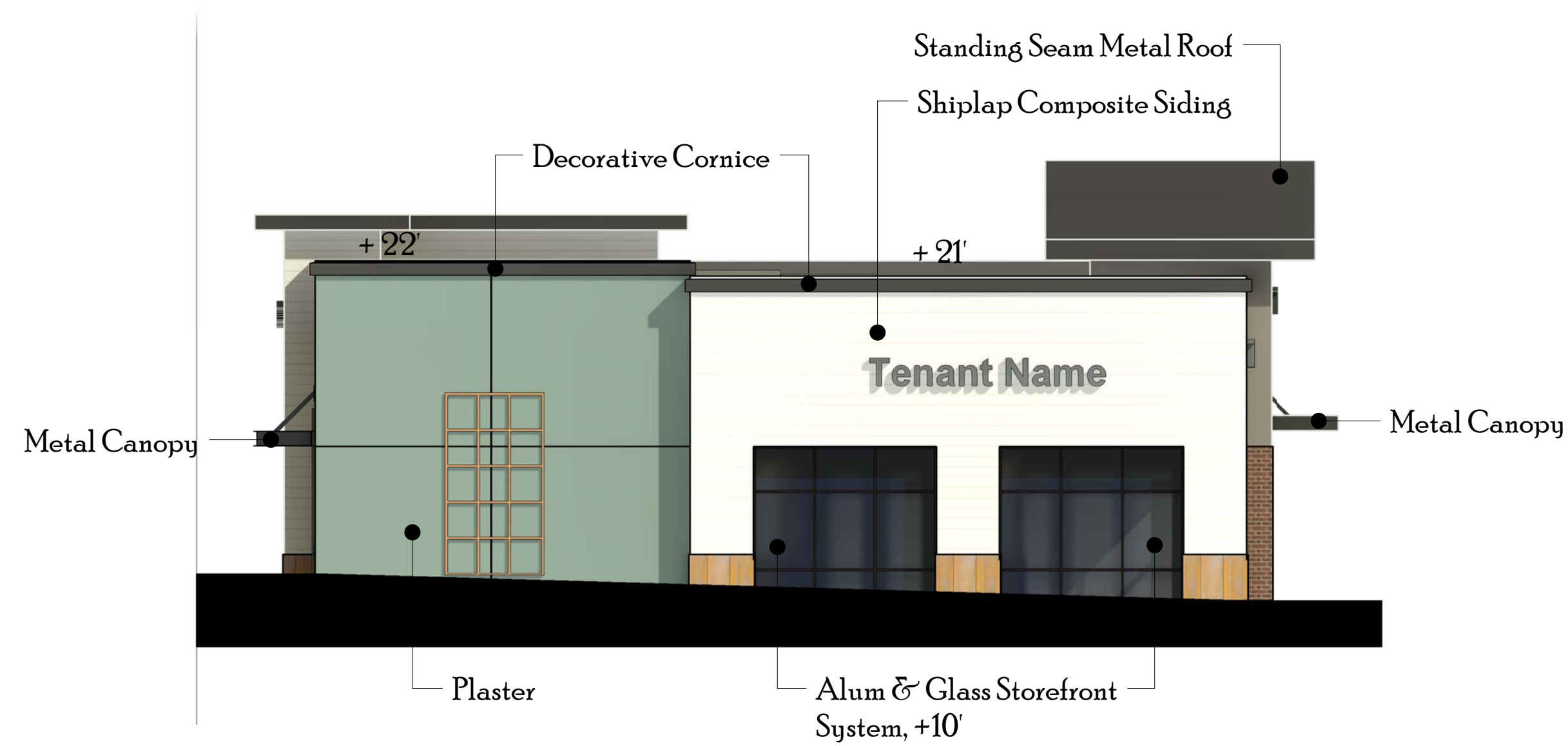
East Elevation ~ Pad 2

1/8" = 1'-0"



North Elevation ~ Pad 2

1/8" = 1'-0"



South Elevation ~ Pad 2

1/8" = 1'-0"



West Elevation ~ Pad 2

1/8" = 1'-0"

Oakley Shops at Laurel Fields

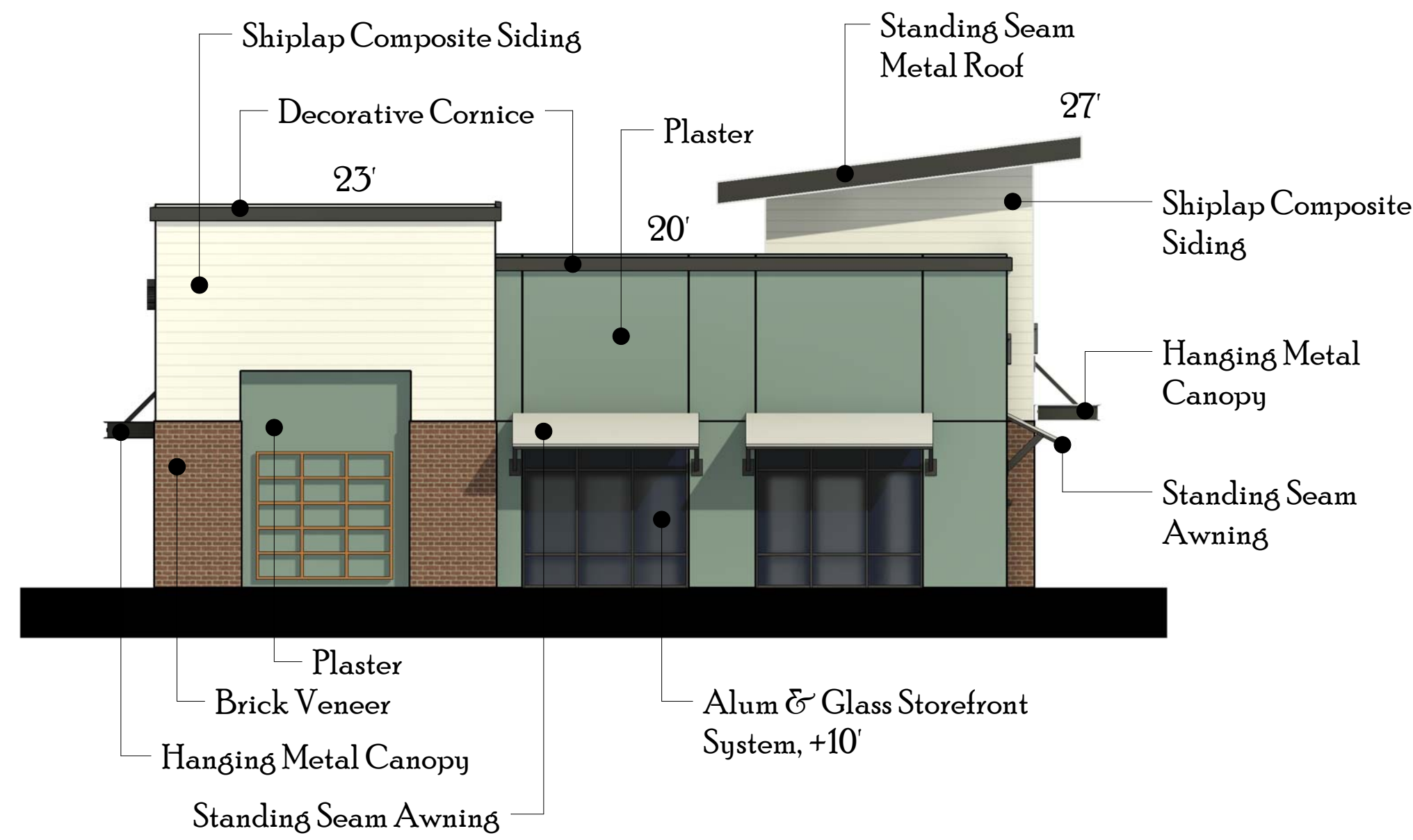
998 Laurel Rd.

Oakley, California

Elevations ~ Pad 2

A3.2

1-18-24



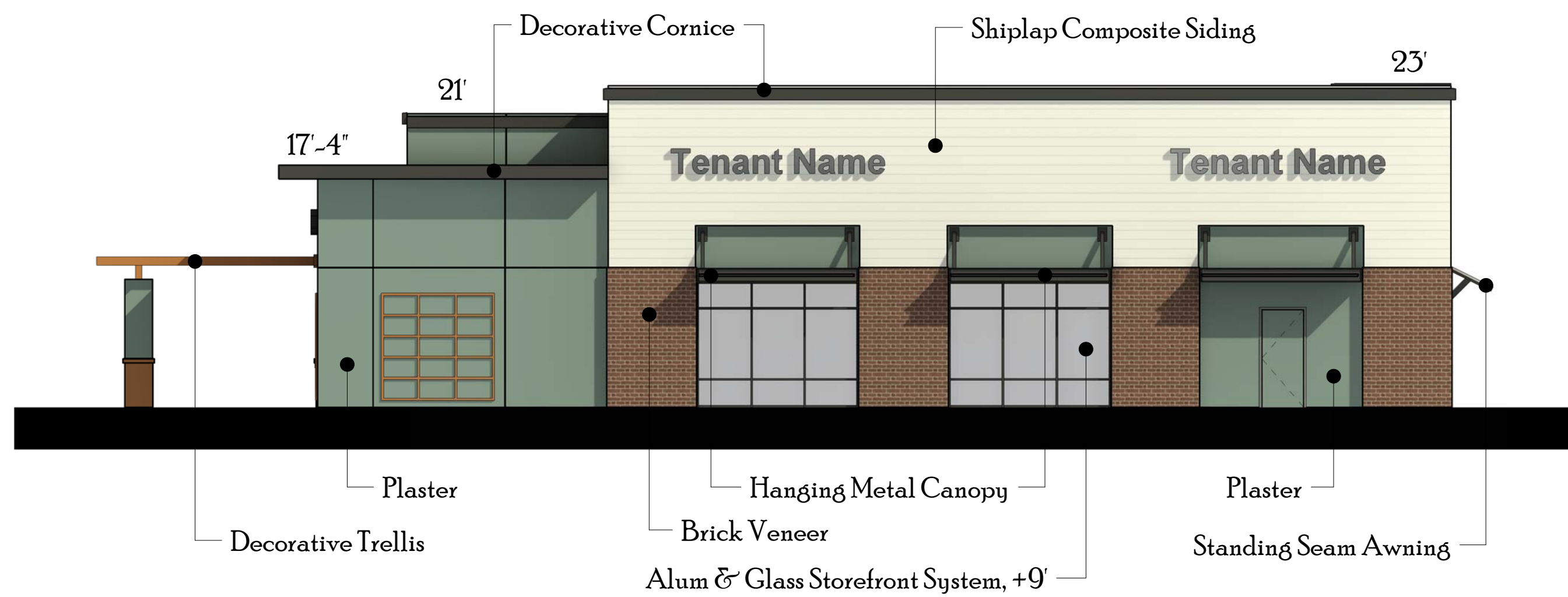
East Elevation ~ Pad 3

1/8" = 1'-0"



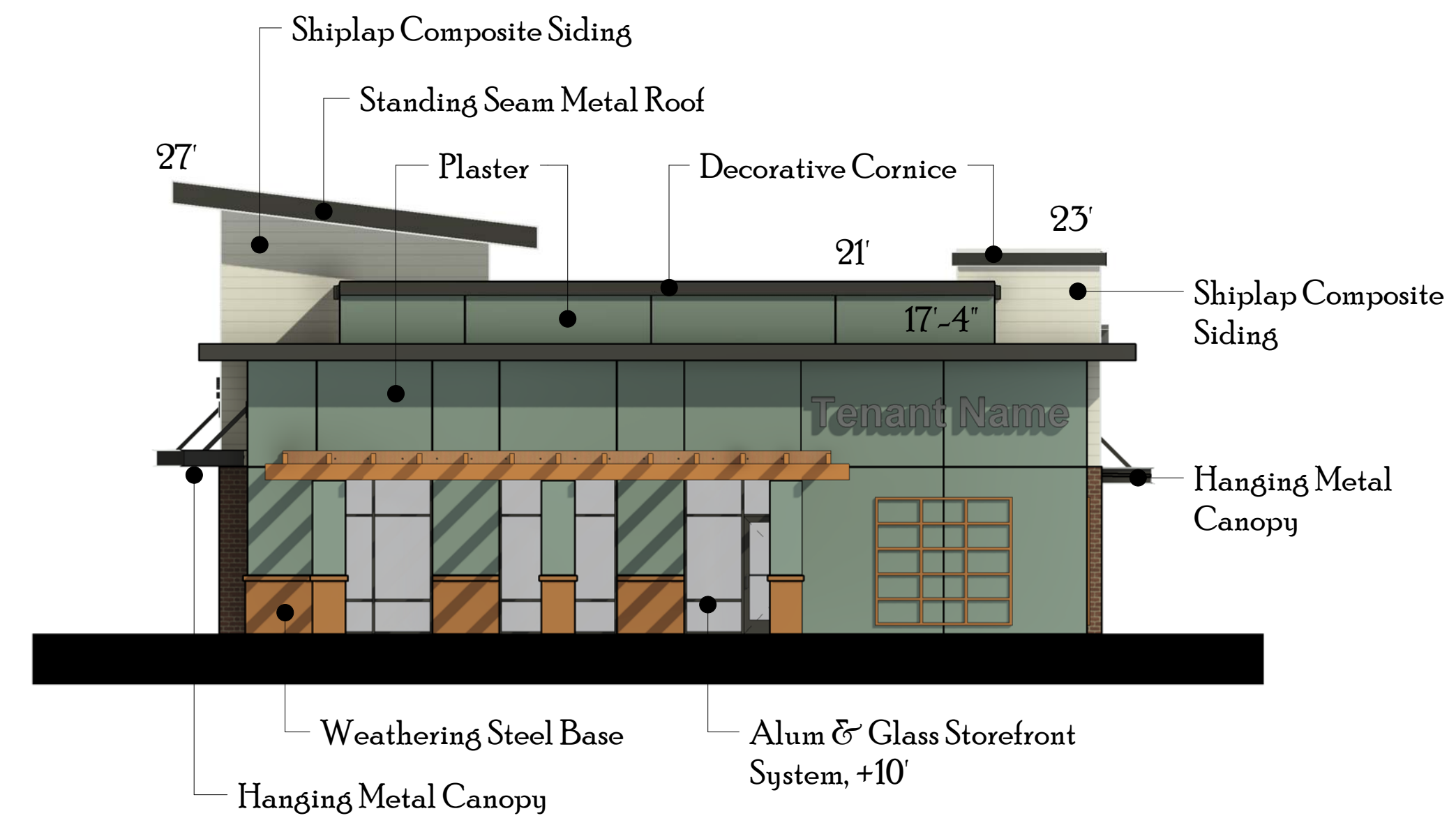
North Elevation ~ Pad 3

1/8" = 1'-0"



South Elevation ~ Pad 3

1/8" = 1'-0"



West Elevation ~ Pad 3

1/8" = 1'-0"

Oakley Shops at Laurel Fields

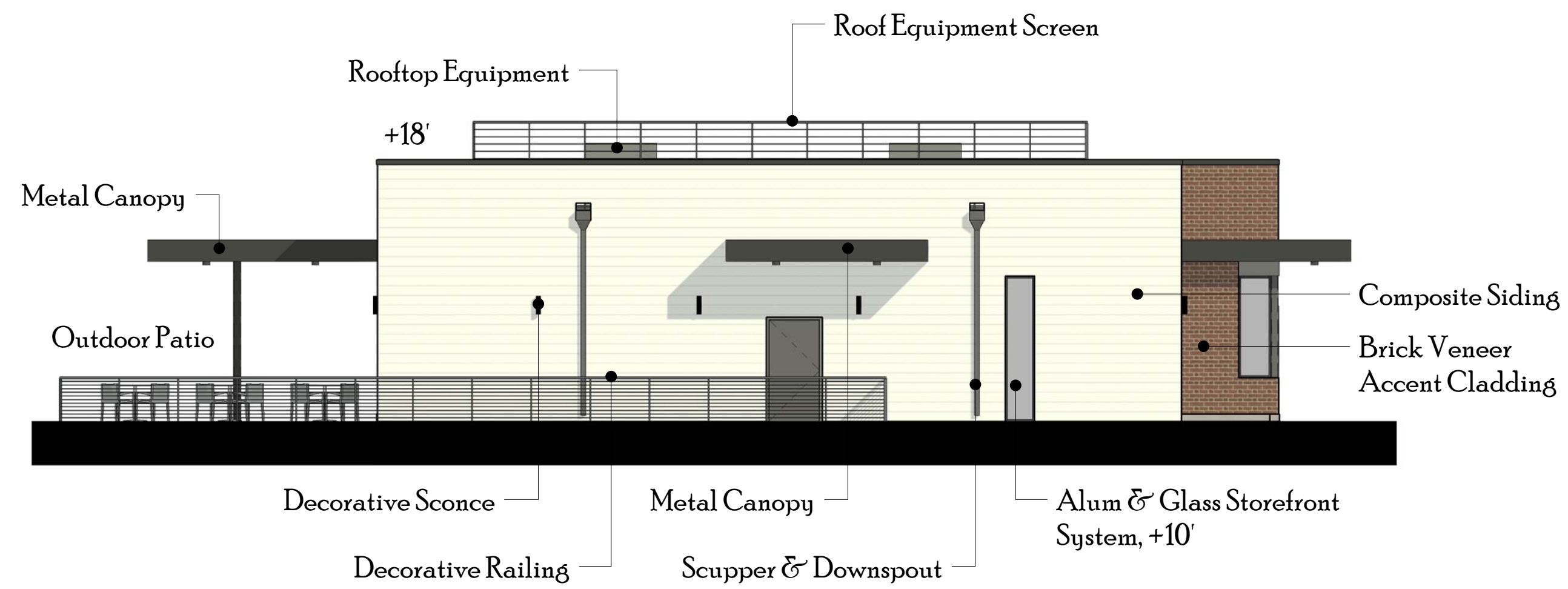
998 Laurel Rd.

Oakley, California

Elevations ~ Pad 3

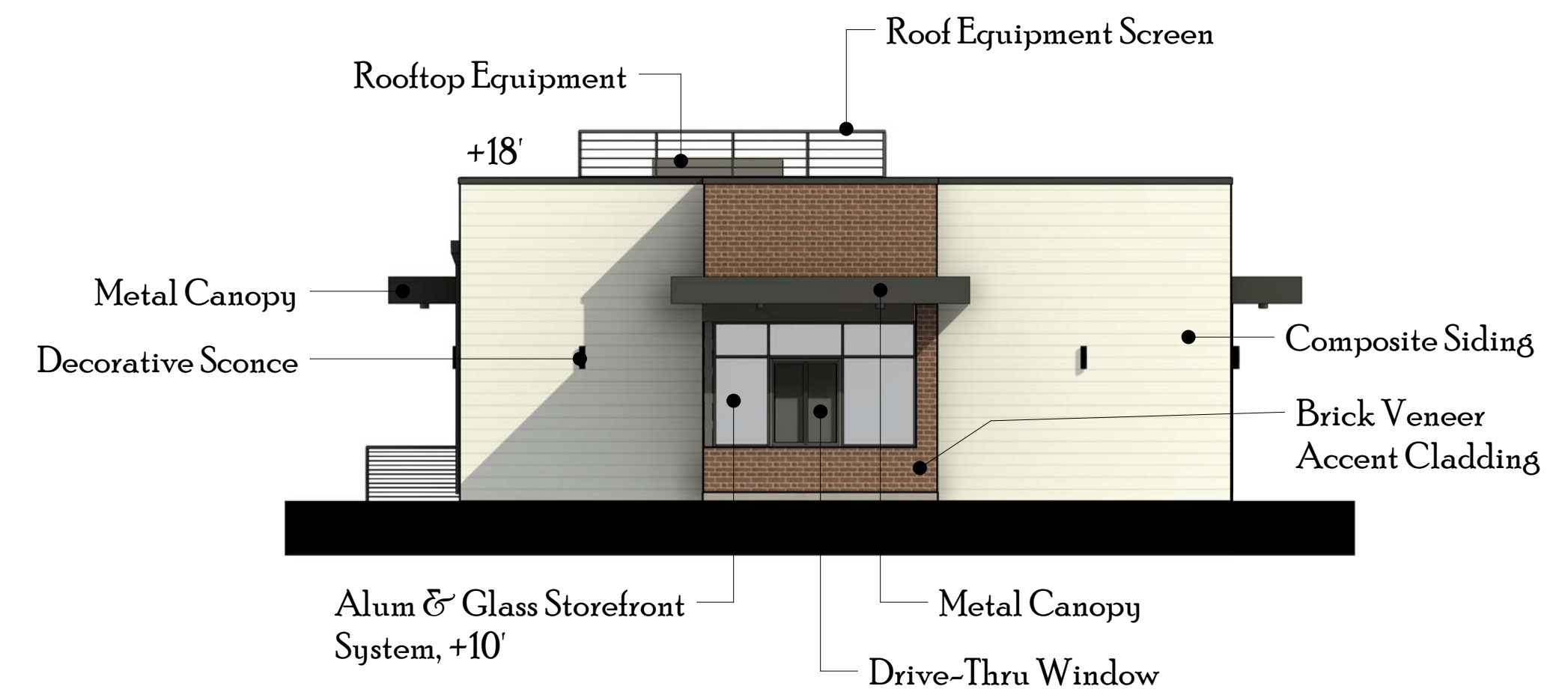
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1-18-24



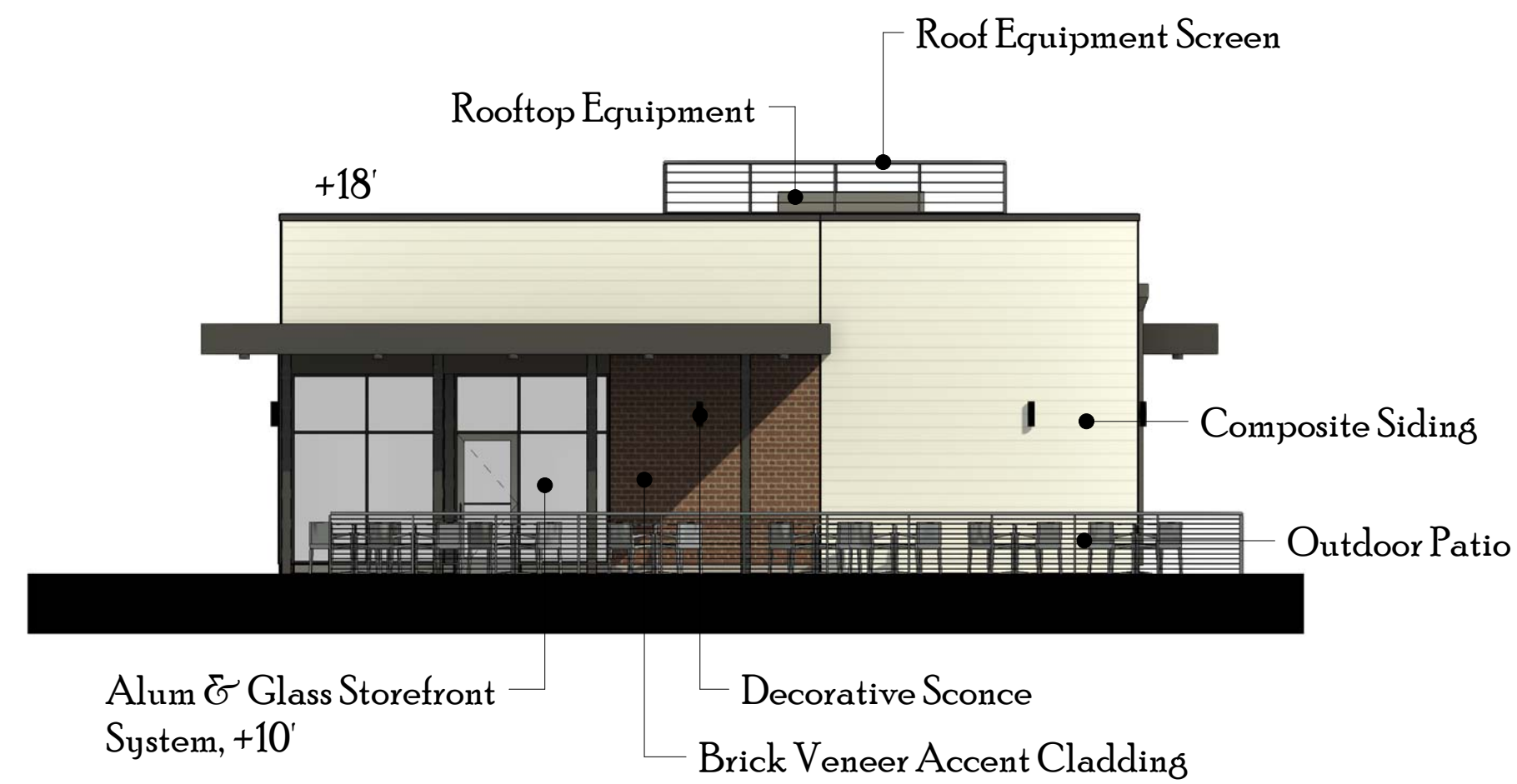
South Elevation ~ Pad 4

1/8" = 1'-0"



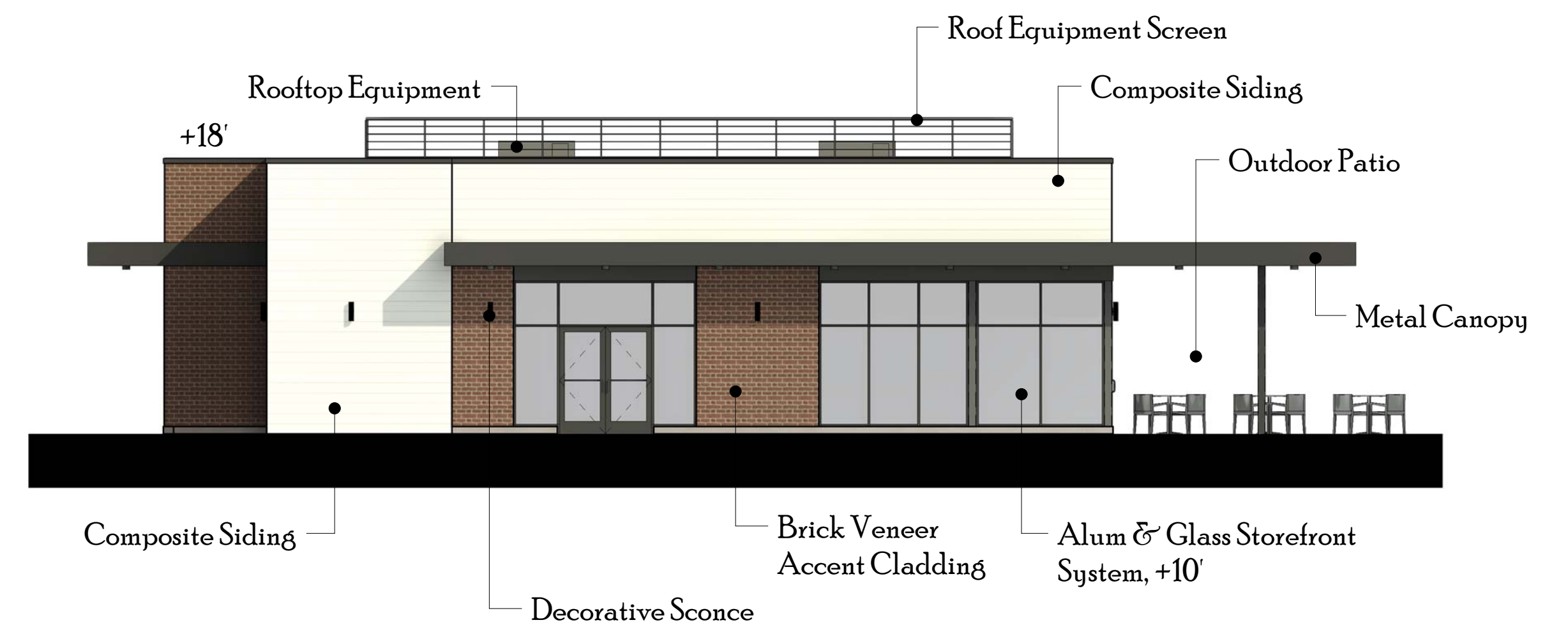
East Elevation ~ Pad 4

1/8" = 1'-0"



West Elevation ~ Pad 4

1/8" = 1'-0"



North Elevation ~ Pad 4

1/8" = 1'-0"

Oakley Shops at Laurel Fields

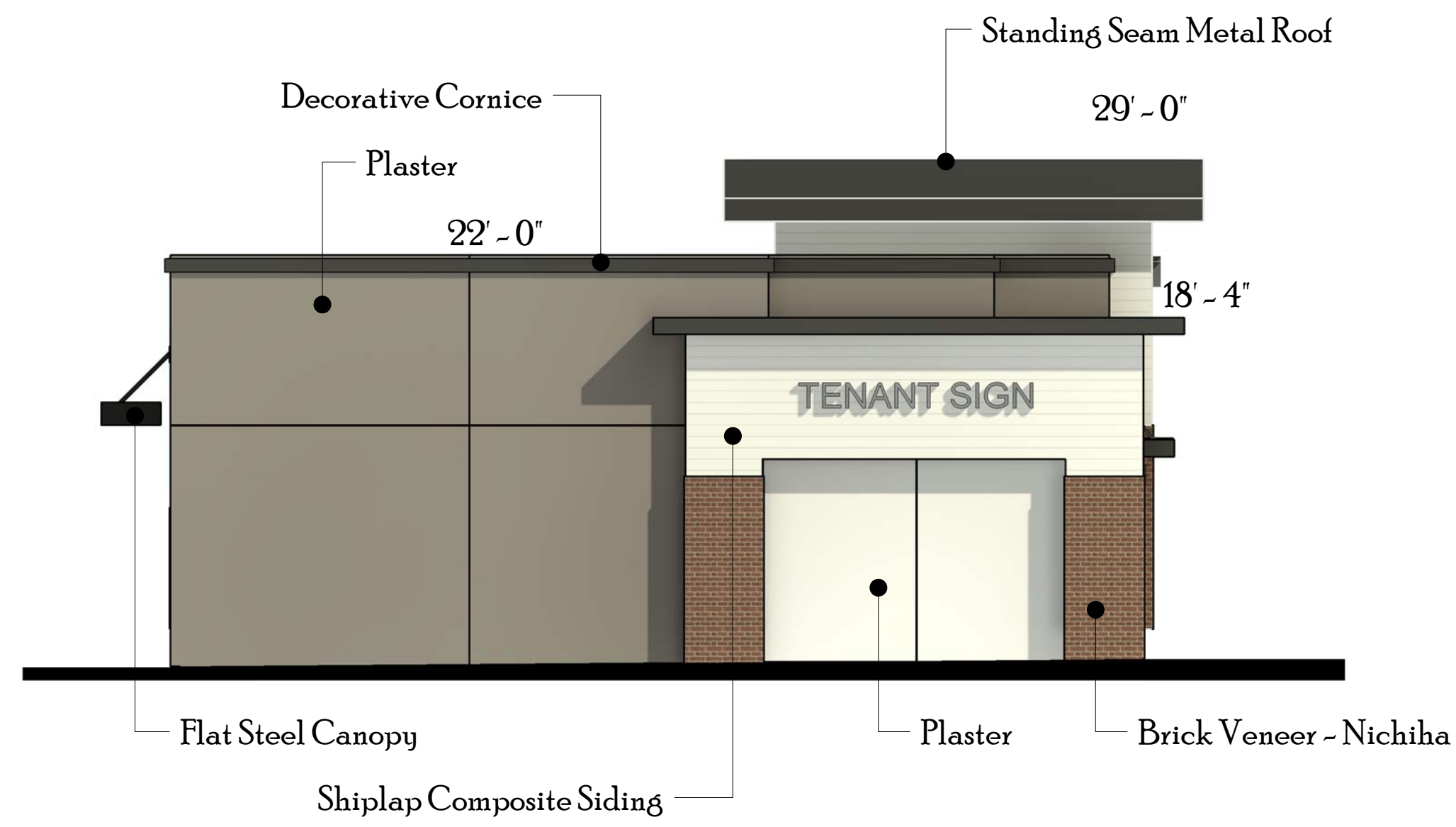
998 Laurel Rd.

Oakley, California

Elevations ~ Pad 4

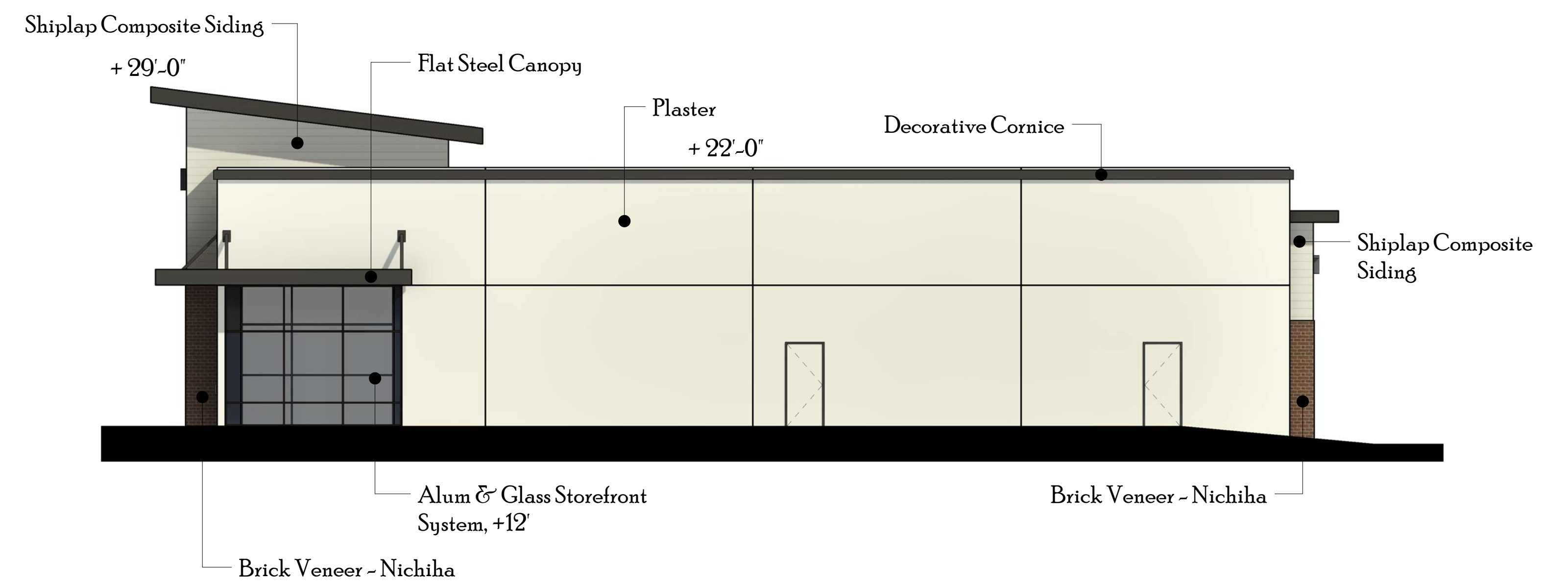
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1-18-24



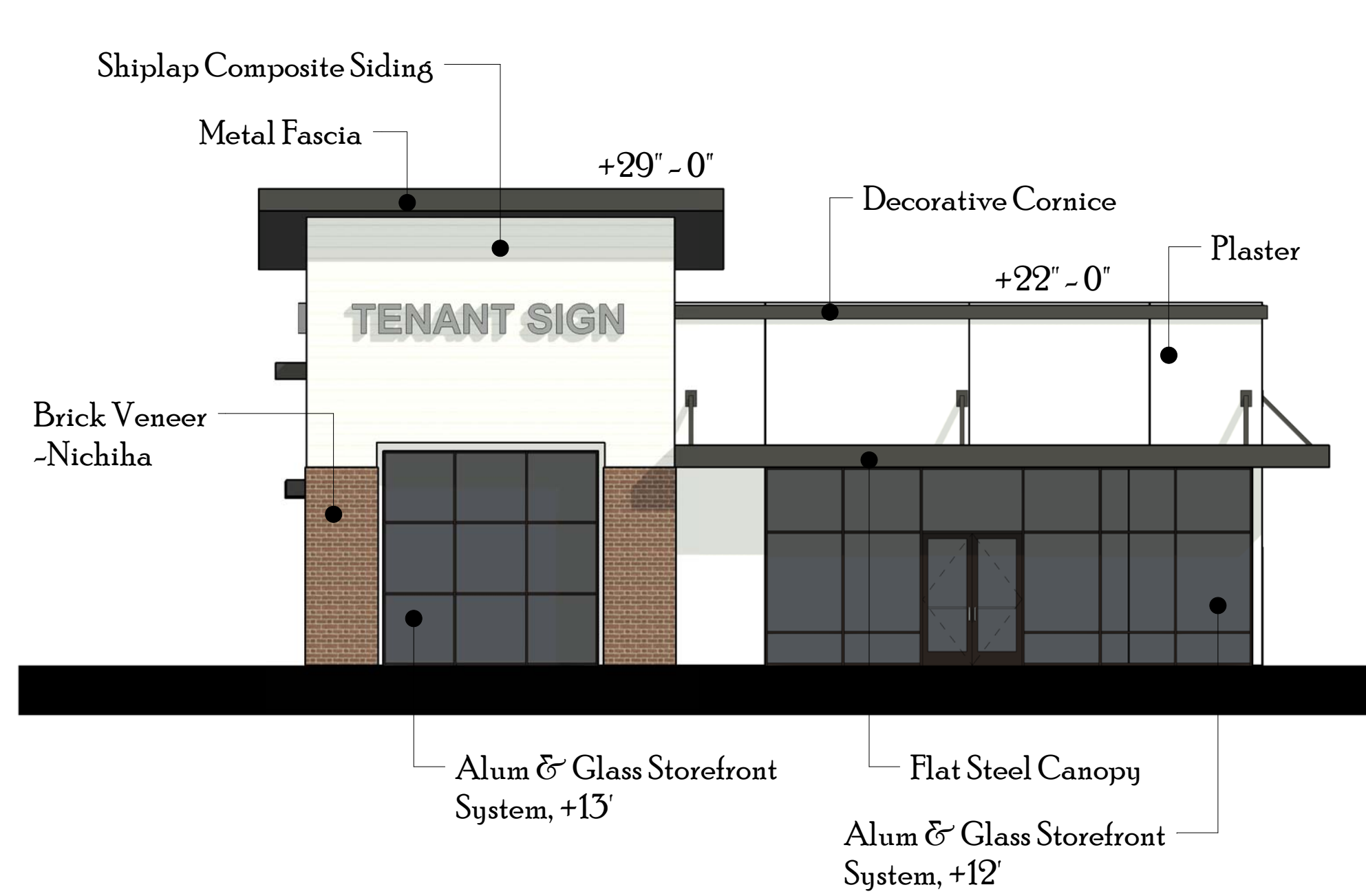
North Elevation ~ Shops

1/8" = 1'-0"



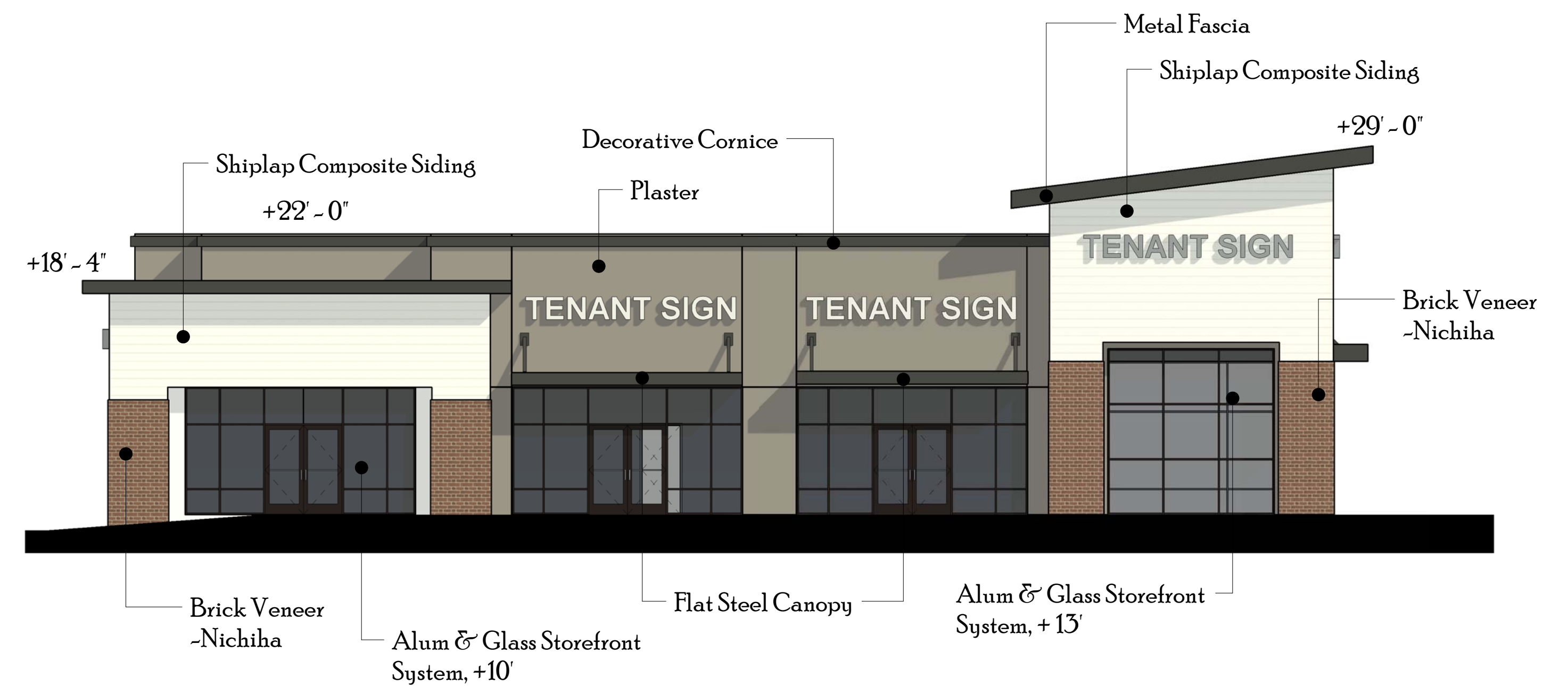
East Elevation ~ Shops

1/8" = 1'-0"



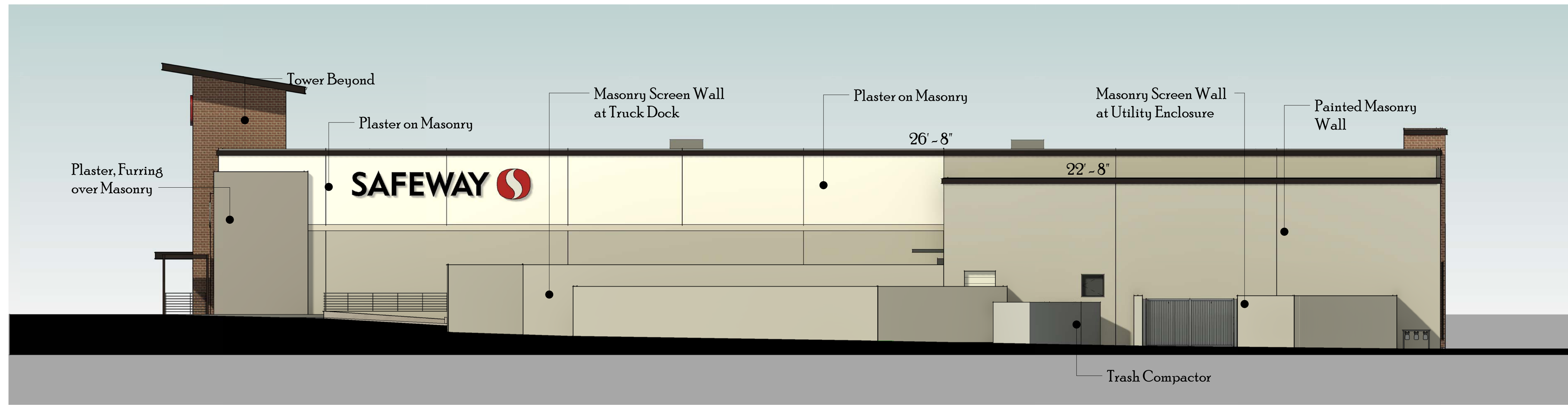
South Elevation ~ Shops

1/8" = 1'-0"



West Elevation ~ Shops

1/8" = 1'-0"



East Elevation ~ Safeway

1" = 10'-0"



South Elevation ~ Safeway

1" = 10'-0"

Oakley Shops at Laurel Fields

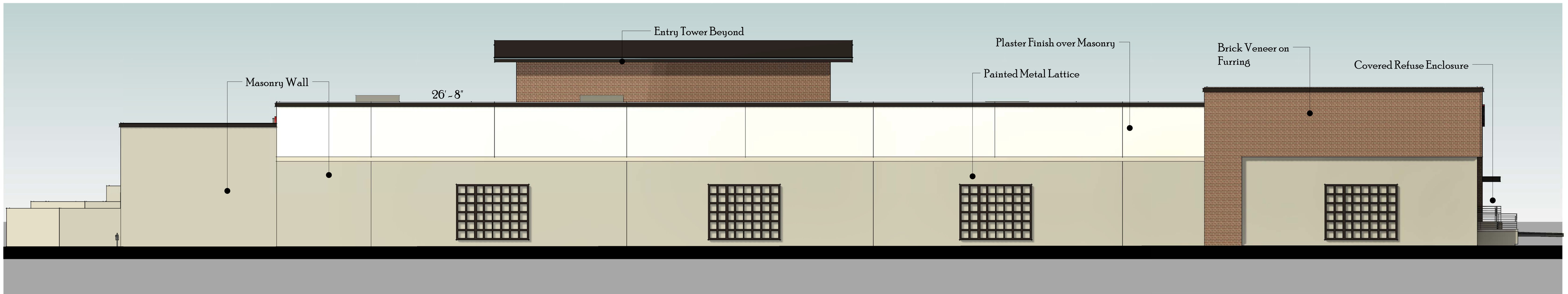
998 Laurel Rd.

Oakley, California

Elevations ~ Safeway

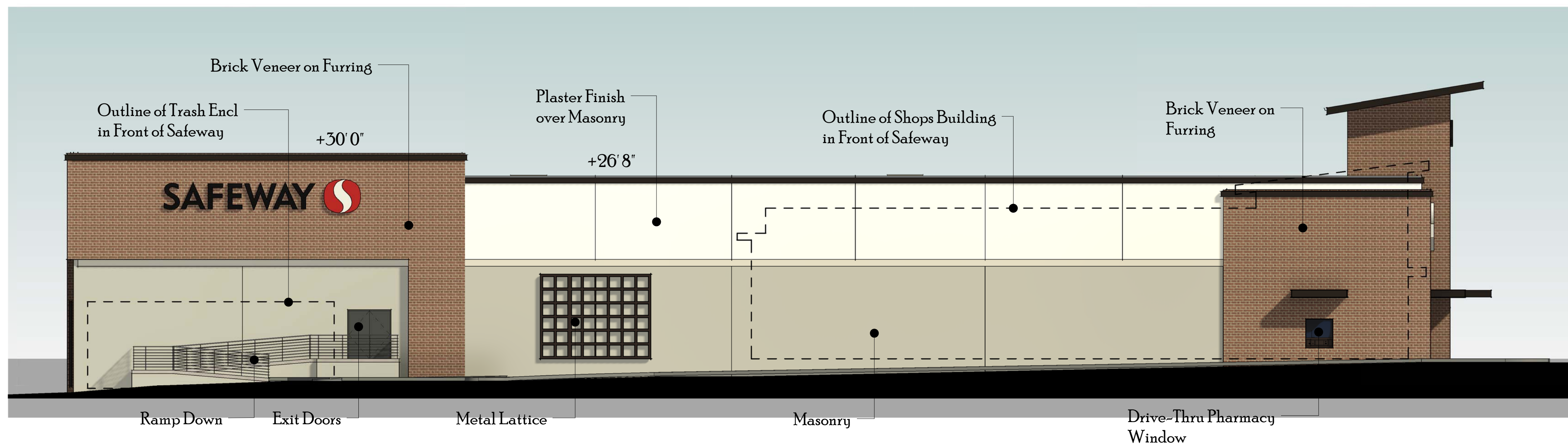
A3.6.1

1-18-24



North Elevation ~ Safeway

1" = 10'-0"



West Elevation ~ Safeway

1" = 10'-0"

Oakley Shops at Laurel Fields

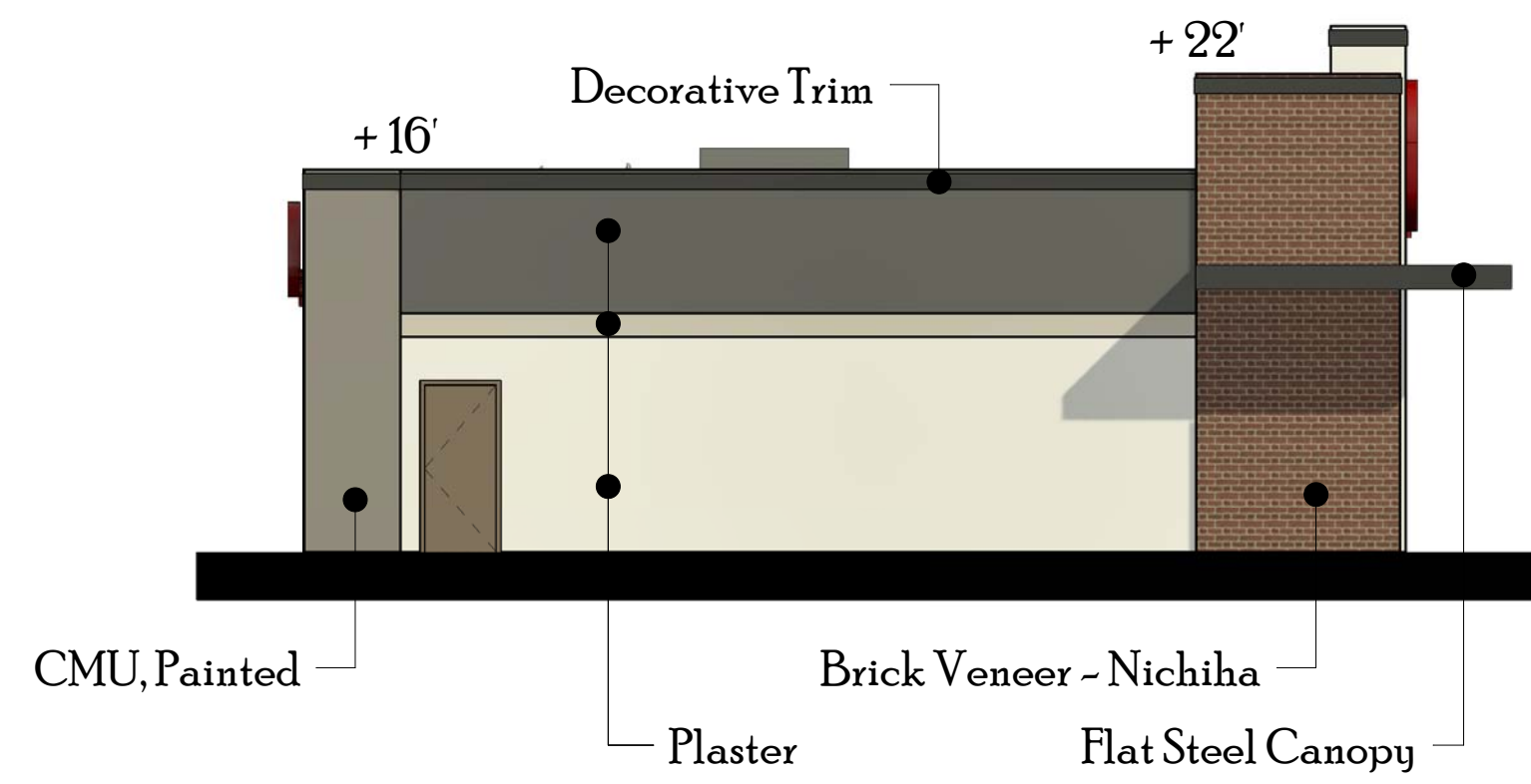
998 Laurel Rd.

Oakley, California

Elevations ~ Safeway

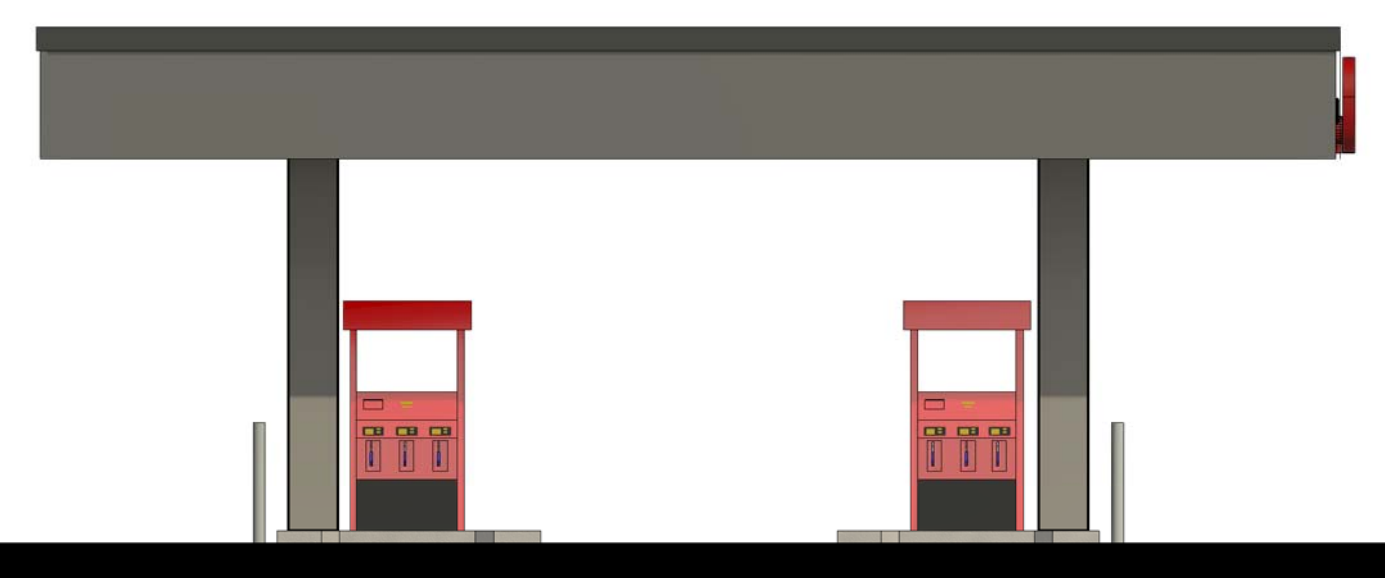
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1-18-24



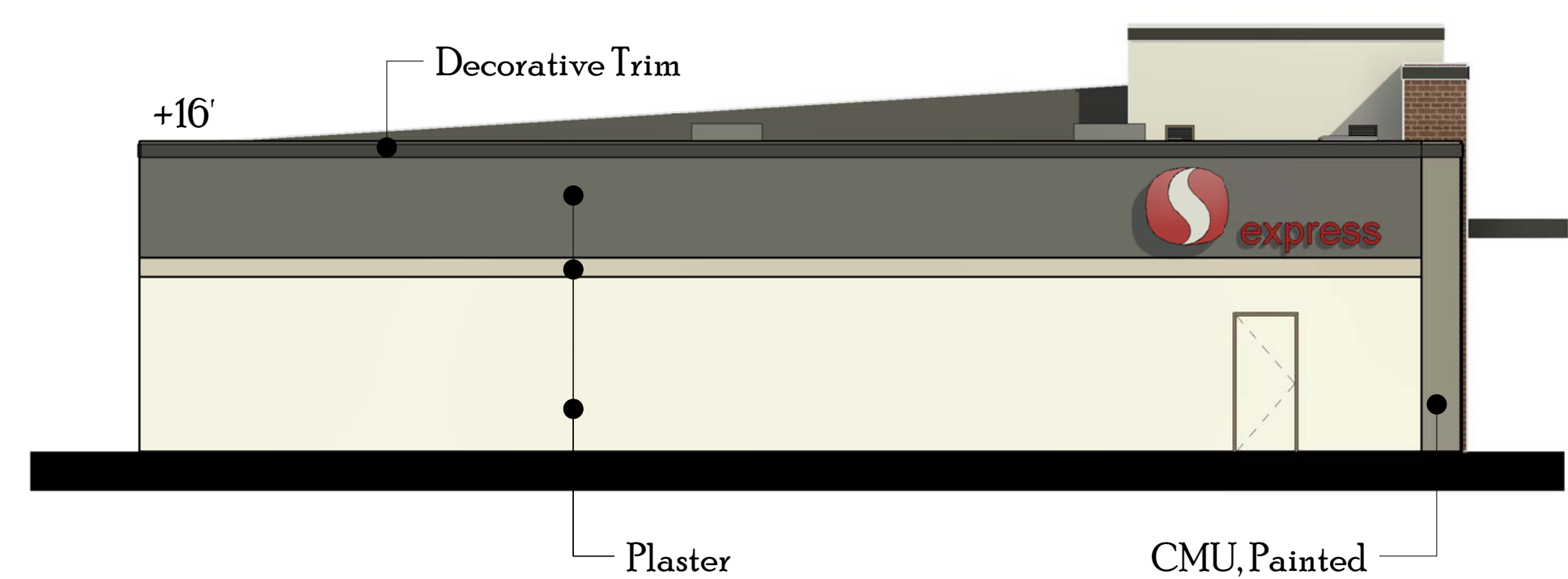
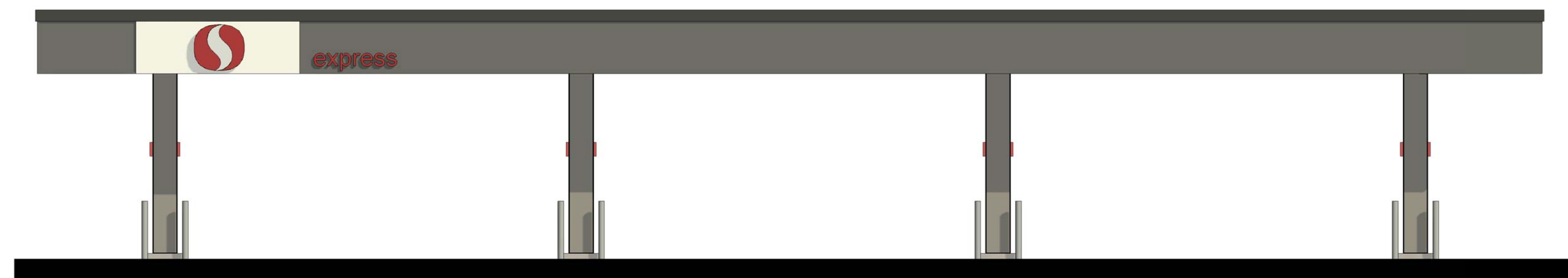
East Elevation ~ Fuel C-Store

1/8" = 1'-0"



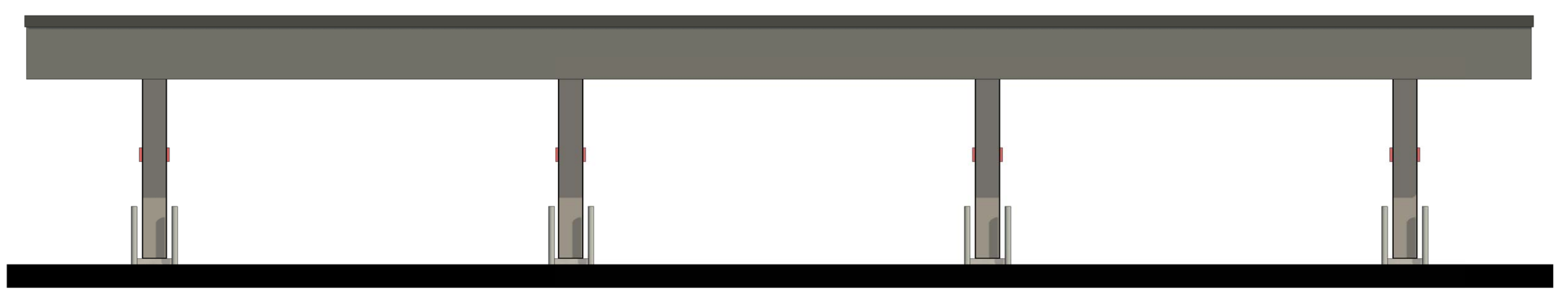
North Elevation ~ Fuel C-Store

1/8" = 1'-0"



South Elevation ~ Fuel C-Store

1/8" = 1'-0"



West Elevation ~ Fuel C-Store

1/8" = 1'-0"

Oakley Shops at Laurel Fields

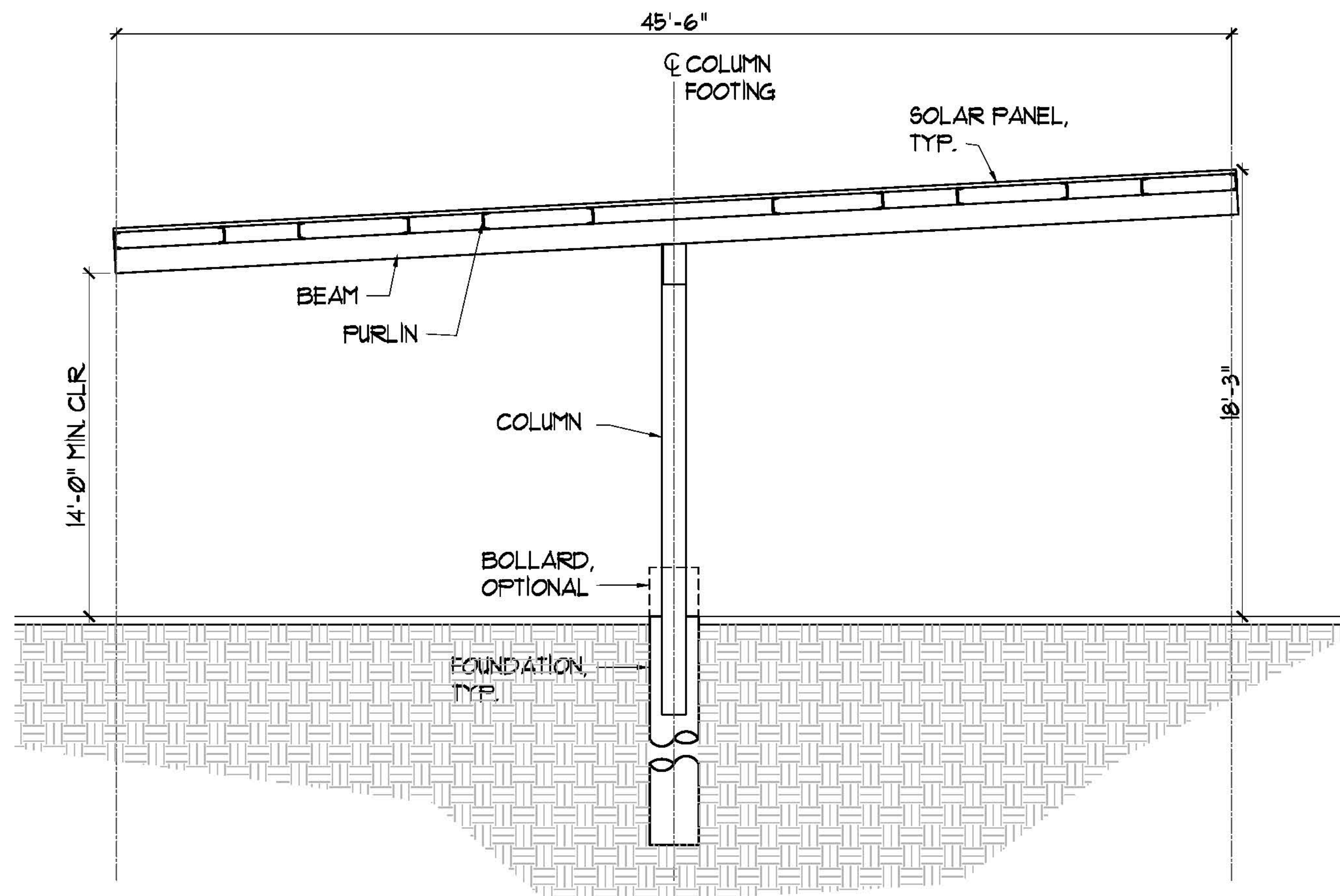
998 Laurel Rd.

Oakley, California

Elevations ~ Fuel C-Store

A3.7

1-18-24



Solar Carport in Main Parking Field



Metal Fence at East Property Line



Masonry Wall at North Property Line

Oakley Shops at Laurel Fields

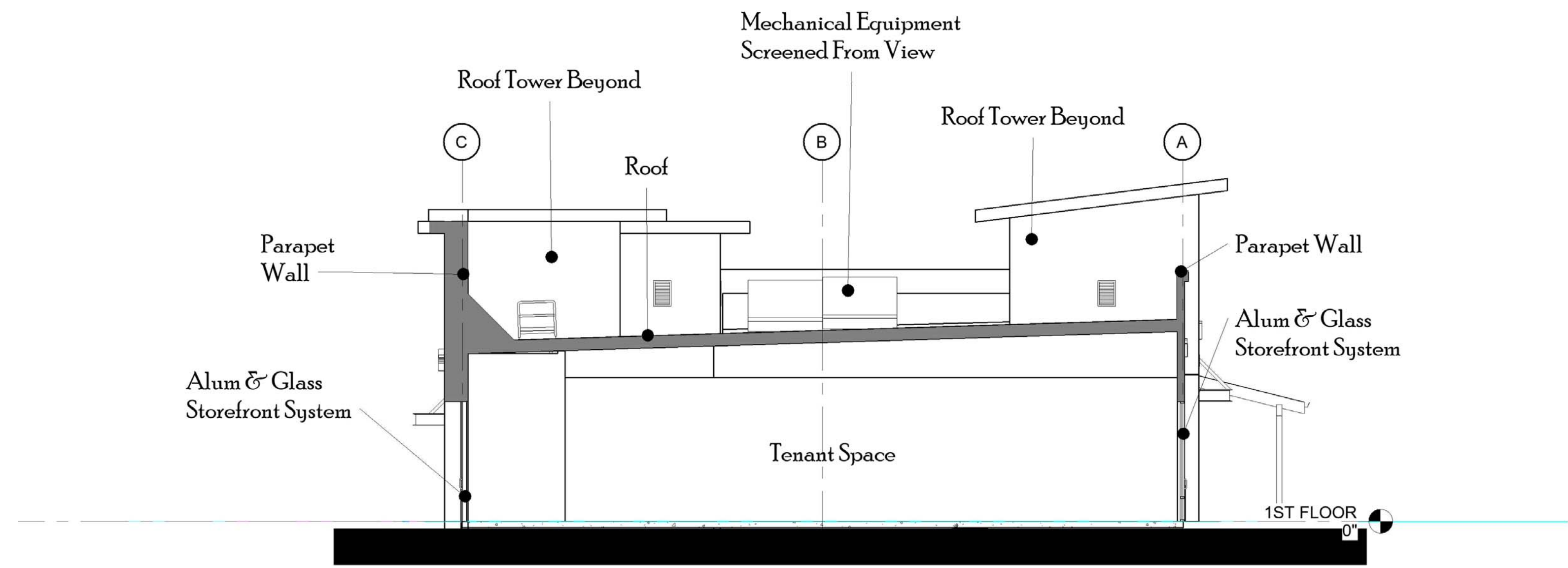
998 Laurel Rd

Oakley, California

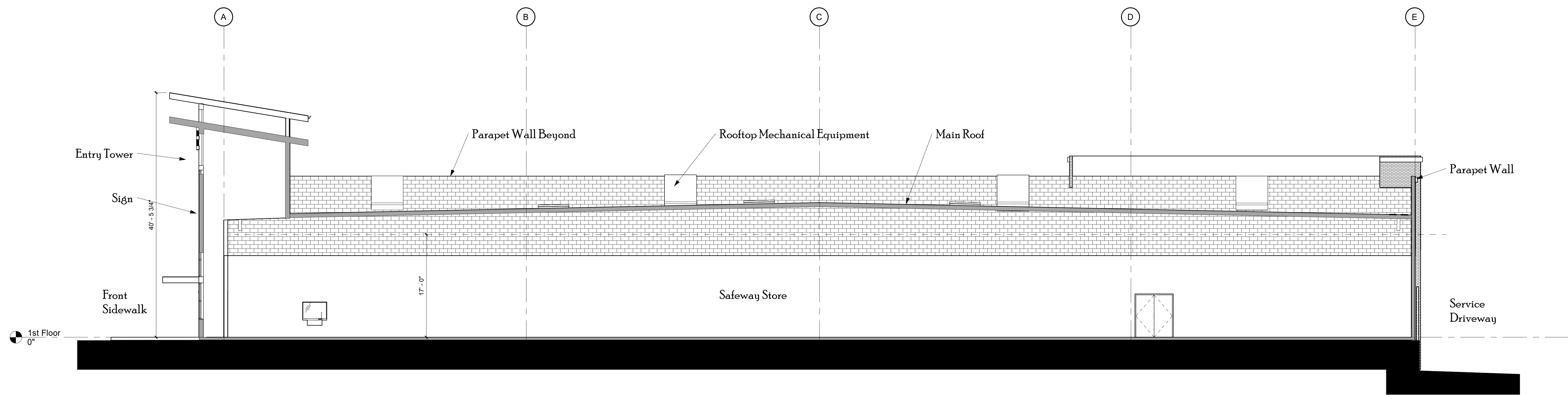
Details

A4.0

1-18-24



Section ~ Pad 1 1/8"=1'-0"

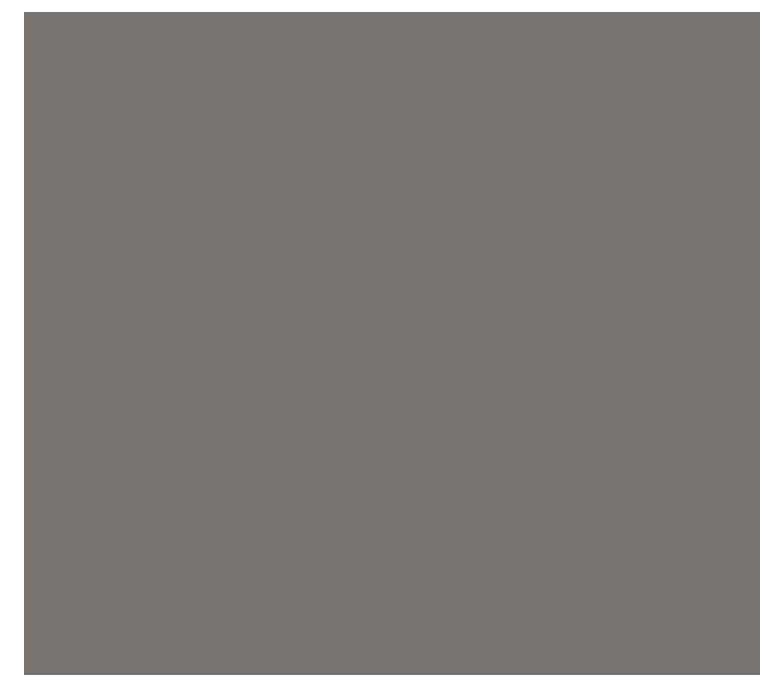


Section ~ Safeway 1/8"=1'-0"

Oakley Shops at Laurel Fields

998 Laurel Rd. Oakley, California

Bldg Sections A4.1
1-18-24



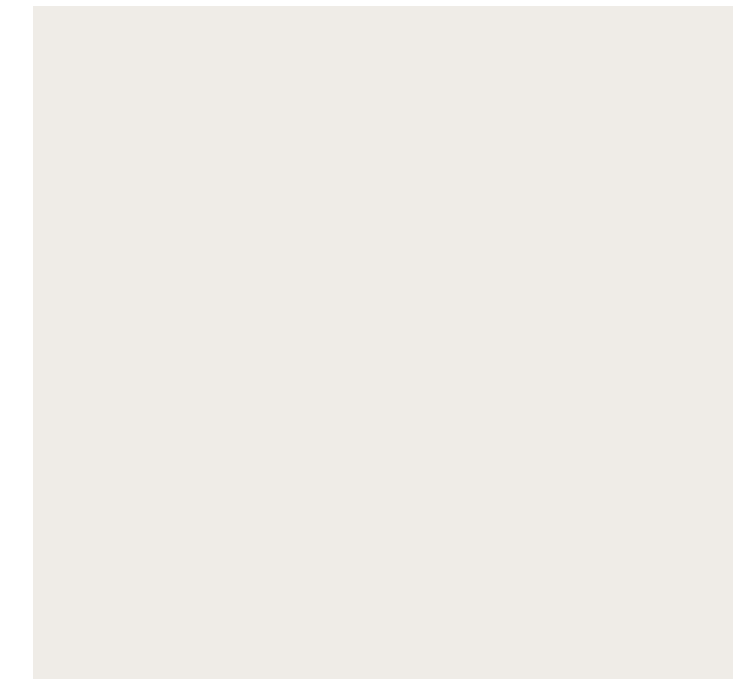
Masonry
Sherwin Williams SW7019
Gauntlet Gray



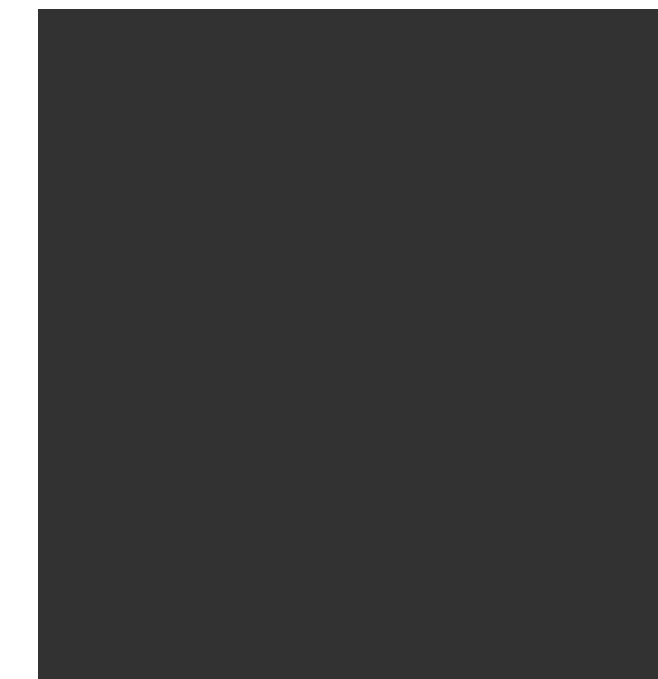
Masonry
Sherwin Williams SW7030
Anew Gray



Masonry
Sherwin Williams SW9170
Acier



Plaster
Sherwin Williams SW7005
Pure White

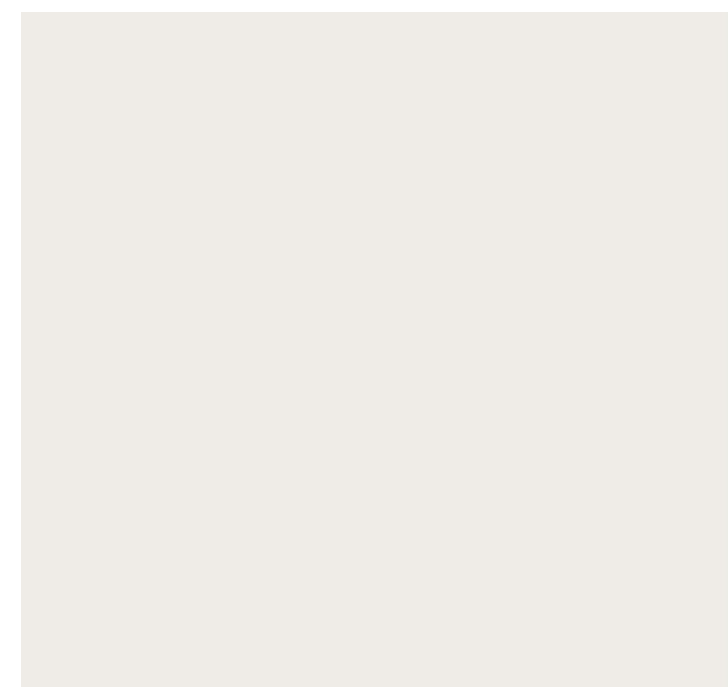


Metal Trim, Storefront
Sherwin Williams SW6991
Black Magic



Brick Veneer
Nichiha
Alexandria Buff

Colors & Materials - Safeway and Fuel Station



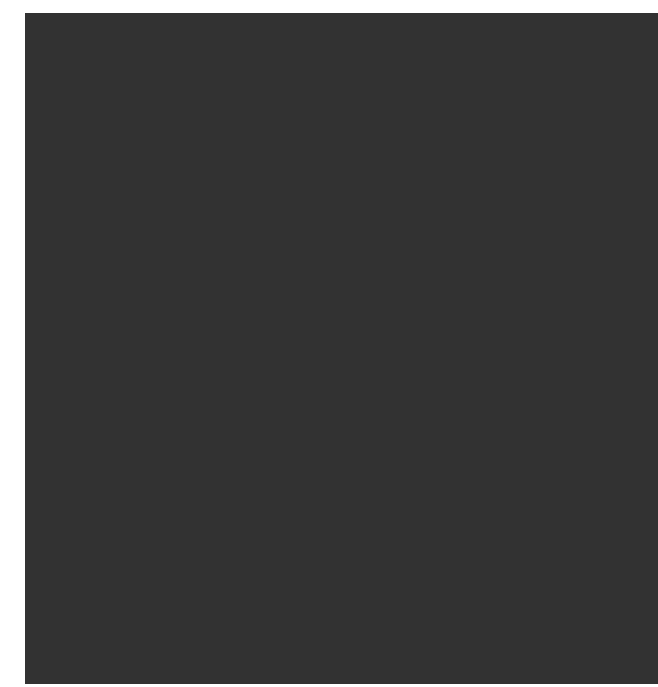
Plaster/Siding Paint Color
Sherwin Williams SW7005
Pure White



Plaster/Siding Paint Color
Sherwin Williams SW7019
Gauntlet Gray



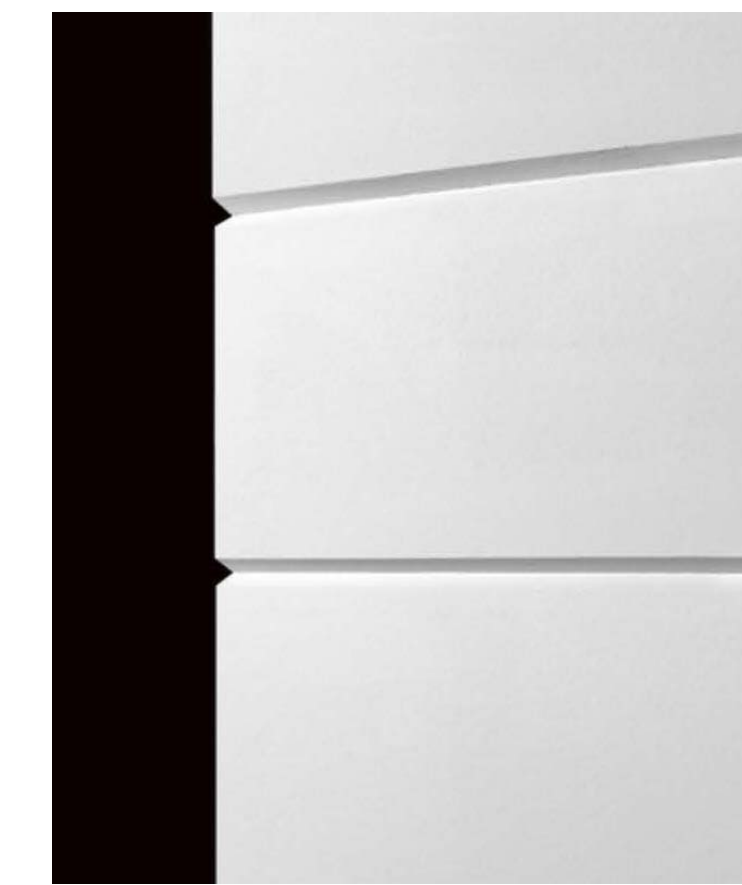
Plaster/Siding Paint Color
Sherwin Williams SW0047
Studio Green



Metal Trim, Storefront
Sherwin Williams SW6991
Black Magic



Brick Veneer
Nichiha
Alexandria Buff



Composite Siding
James Hardie
Architectural Collection
Artisan V-Groove Siding



Corten panels

Colors & Materials - Stores and Pad Buildings

Oakley Shops at Laurel Fields

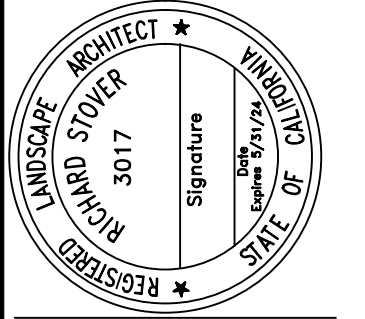
998 Laurel Rd

Oakley, California

Colors & Materials

CB

1-18-24



REVISION:

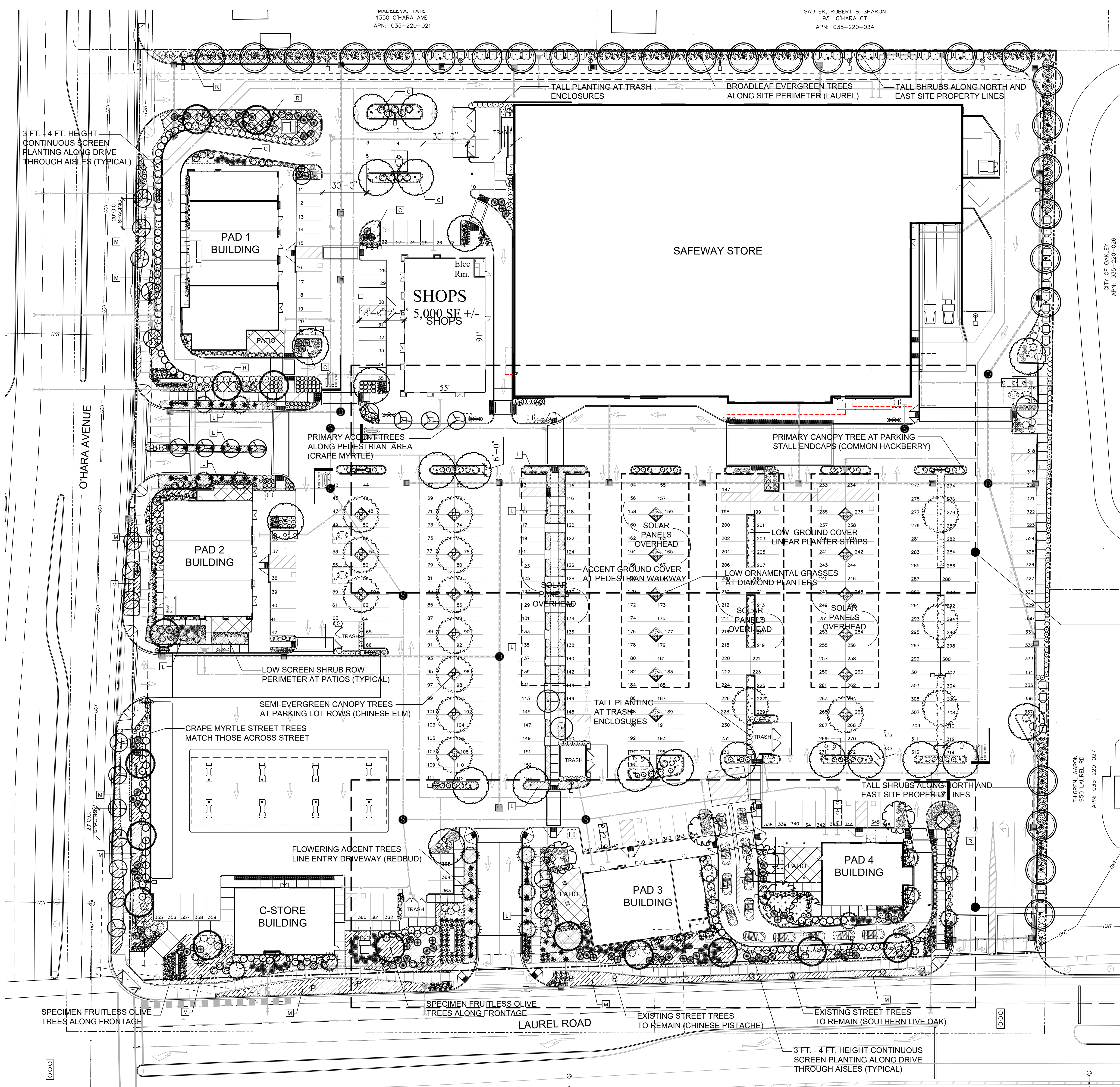
JOB TITLE: **Oakley Shops @ Laurel Fields**
 LAUREL ROAD
 OAKLEY, CA

OWNER: **REGENCY CENTERS**
 1777 Bolafino Drive, Suite 200
 Walnut Creek, CA 94596

SHEET TITLE: **PRELIMINARY LANDSCAPE PLAN**

CHK BY:
 DATE: 1-18-24
 SHEET:

L1



PLANT MATERIALS LIST

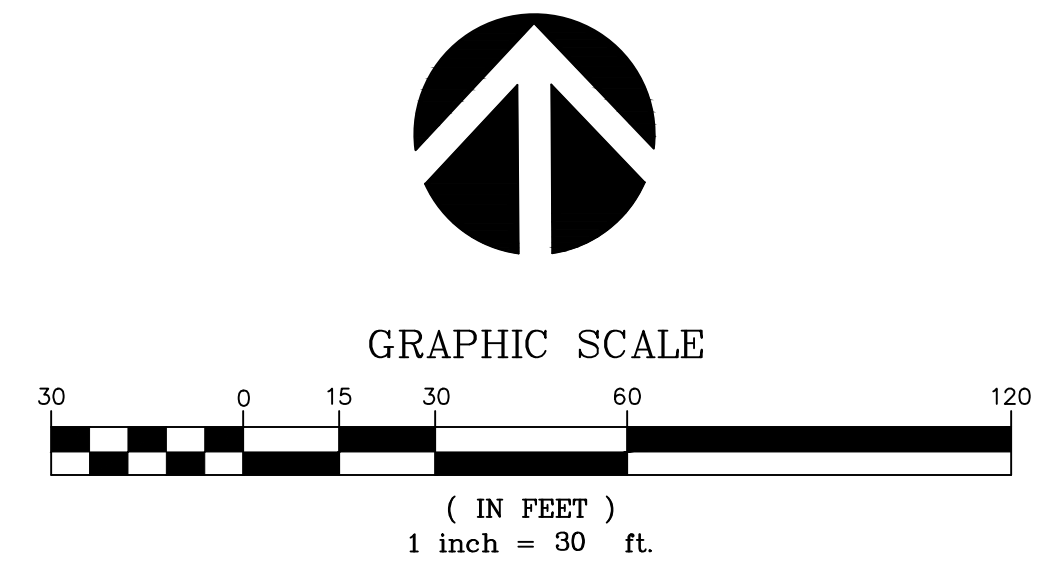
TREES:	BOTANICAL NAME	COMMON NAME	WATER USE	WUCOLS	SIZE	MATURE SIZE	COUNT
●	CELTIS OCCIDENTALIS	COMMON HACKBERRY	MED	15 GAL	30"x30"W		22
○	CERCIS OCCIDENTALIS (STANDARD)	WESTERN REDBUD	LOW	24" BOX	15"x12"W		22
○	LAGERSTROEMIA F. 'TUSCARORA' (STD)	STANDARD CRAPE MYRTLE	LOW	24" BOX	25"x25"W		26
○	LAURUS NOBILIS 'SARATOGA' (STD)	SARATOGA LAUREL	LOW	15 GAL	25"x25"W		28
○	OLEA EUROPAEA 'WILSONII'	FRUITLESS OLIVE	LOW	60" BOX	25"x28"W		15
○	PISTACIA CHINENSIS	CHINESE PISTACHE	LOW	15 GAL	26"x28"W		6
○	PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE-LEAF PLUM	MED	15 GAL	25"x25"W		3
○	ULMUS PARVIFOLIA 'EMERALD VASE'	CHINESE ELM	MED	15 GAL	35"x35"W		15
●	SHRUBS:						
●	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	LOW	5 GA	4"x5"W		103
●	CISTUS SKANBERGII	ROCKROSE	LOW	5 GA	3"x5"W		87
●	ELEAEGNUS PUNGENS	SILVERBERRY	LOW	5 GA	6"x8"W		72
●	FRANGULA CALIFORNICA	COFFEEBERRY	LOW	5 GA	6"x8"W		70
●	MYRSINE AFRICANA	AFRICAN BOXWOOD	LOW	5 GA	4"x3"W		142
●	NANDINA 'COMPACTA'	COMPACT NANDINA	LOW	5 GA	4"x3"W		130
●	NERIUM OLEANDER 'PETITE SALMON'	DWARF OLEANDER	LOW	5 GA	4"x5"W		104
●	RHAPHIOLEPIS 'MAJESTIC BEAUTY' (STD)	MAJESTIC BEAUTY STANDARD	LOW	15 GAL	9"x5"W		14
●	SALVIA 'HOT LIPS'	HOT LIPS SAGE	LOW	5 GA	4"x4"W		87
●	TEUCRIUM F. 'COMPACTUM'	COMPACT GERMANDER	LOW	5 GA	3"x3"W		45
●	WESTRINGIA FRUTICOSA	COAST ROSEMARY	LOW	5 GA	4"x5"W		120
●	XYLOSMA CONGESTUM	SHINY XYLOSMA	LOW	5 GA	8"x8"W		53
●	PERENNIALS & GRASSES:						
●	ANIGONANTHOS 'BUSH BABY'	KANGAROO PAW	LOW	1 GA	2"x2"W		199
●	DIETES BICOLOR	FORTNIGHT LILY	LOW	1 GA	3"x3"W		110
●	LOMANDRA LONGIFOLIA 'SEA BREEZE'	DWARF MAT RUSH	LOW	5 GA	3"x3"W		225
●	PHORMIUM 'YELLOW WAVE'	NEW ZEALAND FLAX	LOW	5 GA	3"x4"W		34
■	GROUND COVERS:						
■	COPROSMA PETRIE 'VERDE VISTA'	CREeping COPROSMA	LOW	1 GA@3' O.C.	2"x6"W		2,478 SF
■	LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	LOW	1 GA@3' O.C.	2"x6"W		3,251 SF
■	MYOPORUM PARVIFOLIUM	MYOPORUM	LOW	1 GA@4' O.C.	8"x8"W		11,174 SF
■	ROSEMARINUS 'HUNTINGTON CARPET'	ROSEMARY	LOW	1 GA@3' O.C.	2"x6"W		2,296 SF

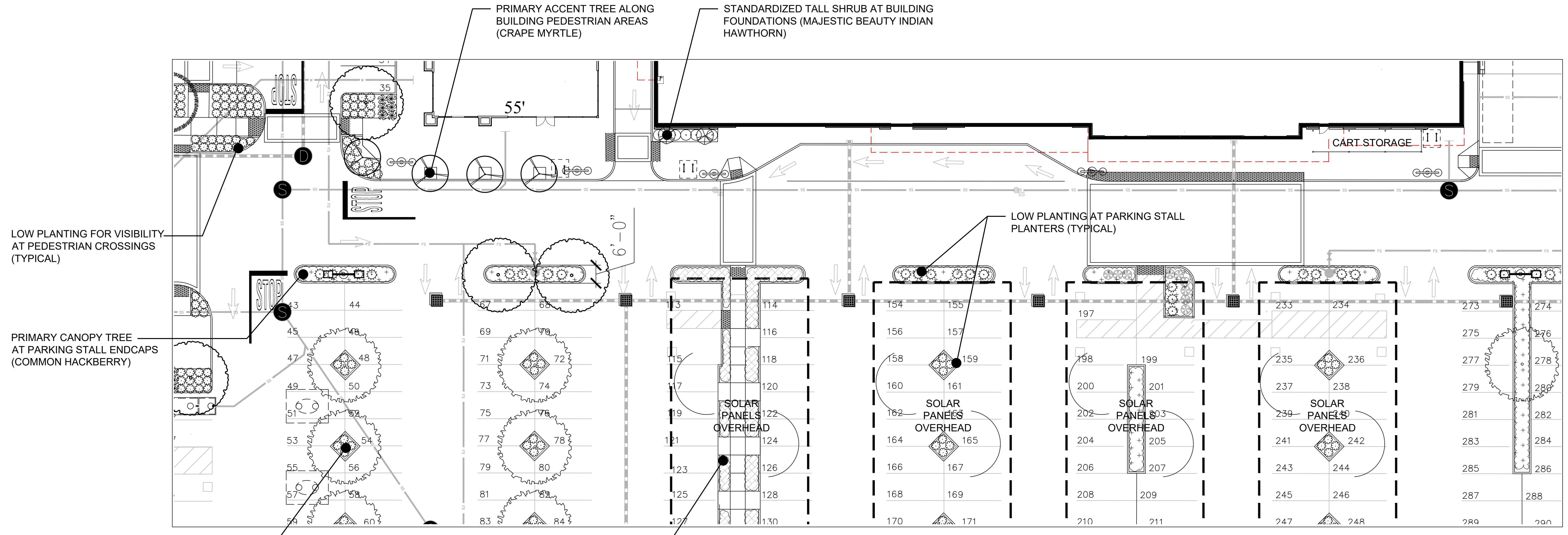
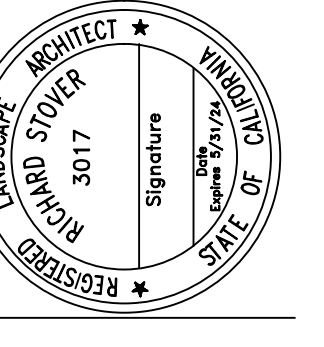
ENLARGEMENT PLAN 'A'
 (REFER TO SHEET L2)

GENERAL NOTES:

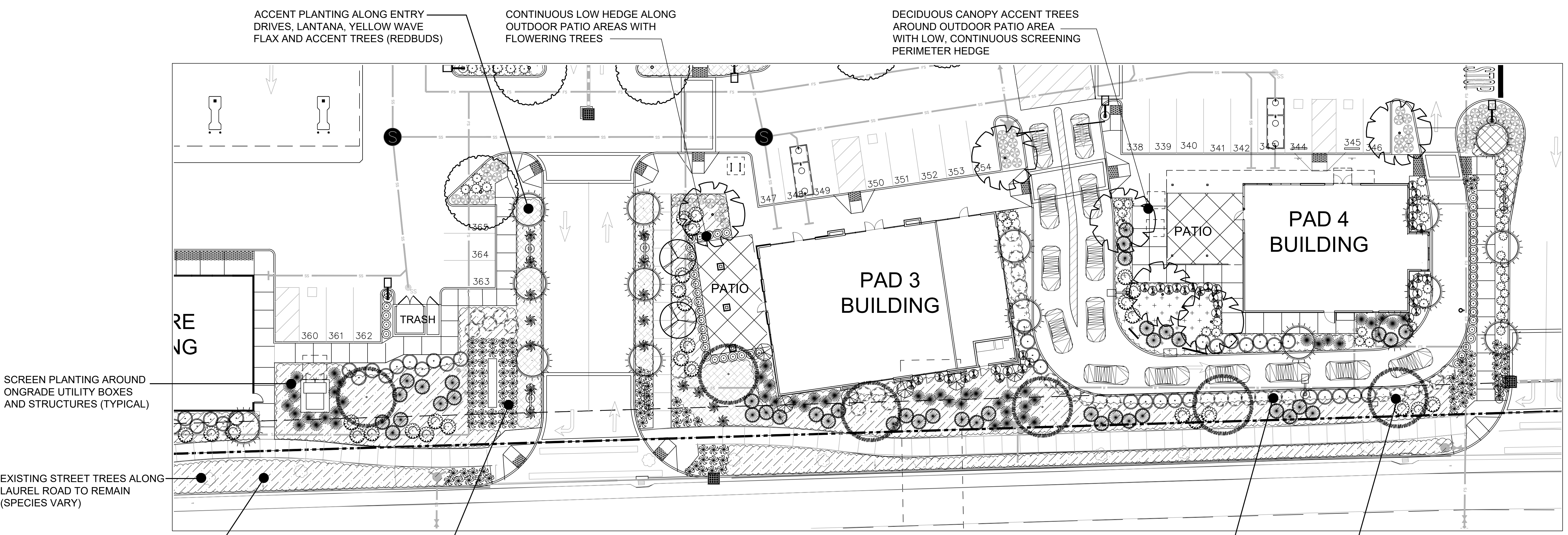
- TOTAL IRRIGATED PLANTING AREA IS 46,985 SQUARE FEET.
- CITY REQUIRES 40% OF TREES TO BE 24" BOX CONTAINER SIZE MINIMUM. 43% OF TREES ARE 24" BOX CONTAINER SIZE, OR LARGER PROVIDED.
- ALL PLANTING AREAS SHALL RECEIVE A 3" MINIMUM DEEP LAYER OF FIR BARK DRESSING.
- ALL PLANTING SHALL BE WATERED BY FULLY AUTOMATIC, WATER-CONSERVING IRRIGATION SYSTEM WITH WEATHER-BASED CONTROLLER OPERATION.

ENLARGEMENT PLAN 'B'
 (REFER TO SHEET L2)

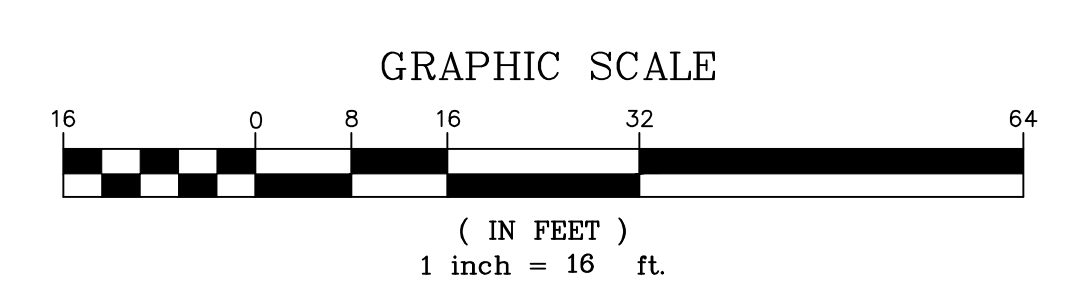
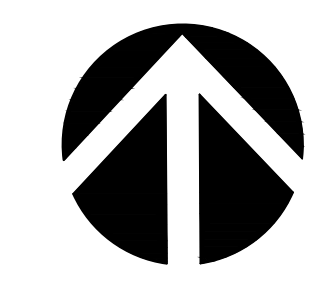




PLAN ENLARGEMENT 'A':



PLAN ENLARGEMENT 'B':



REVISION:

JOB TITLE:
Oakley Shops @ Laurel Fields
 LAUREL ROAD
 OAKLEY, CA

OWNER:
REGENCY CENTERS
 1777 Bolafino Drive, Suite 200
 Walnut Creek, CA 94596

SHEET TITLE
ENLARGEMENT PLANS

CHK BY:
 DATE: 1-18-24
 SHEET:

TREE IMAGES:



FLOWERING ACCENT TREE
Cercis occidentalis
(Western Redbud)



DECIDUOUS CANOPY TREE
Celtis occidentalis
(Common Hackberry)



O'HARA AVENUE STREET TREE
Lagerstroemia 'Tuscarora'
(Crape Myrtle)



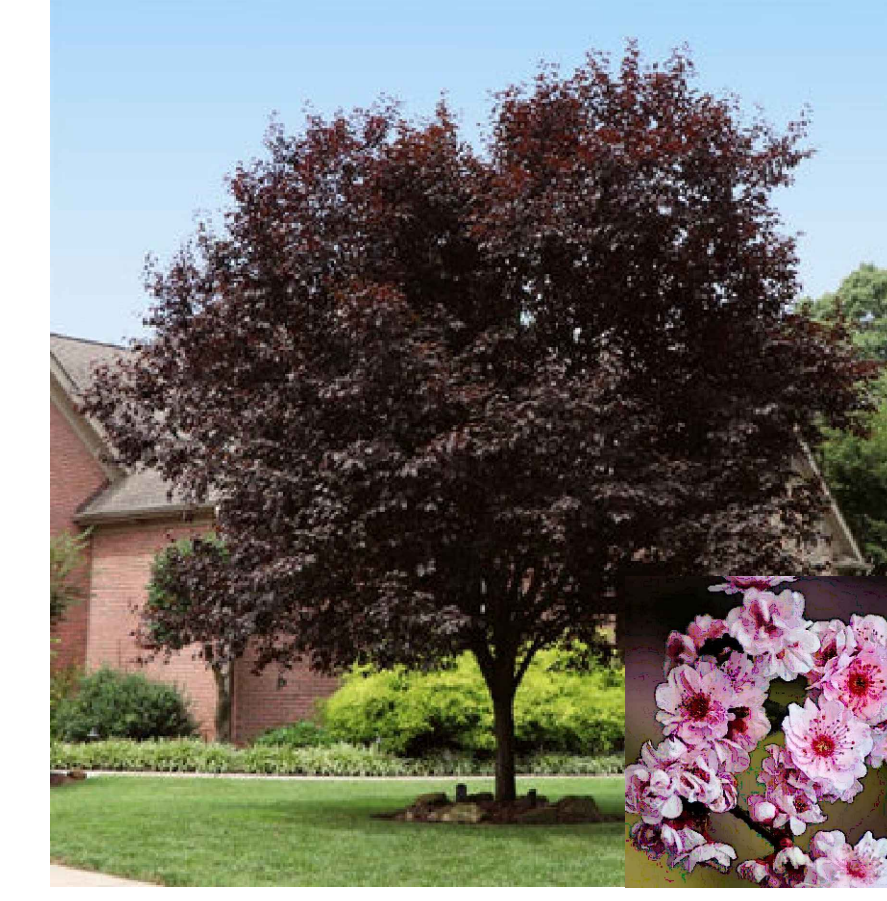
BROADLEAF EVERGREEN TREE
Laurus nobilis 'Saratoga'
(Saratoga Laurel)



SPECIMEN ACCENT TREE
Olea Europaea 'Wilsonii'
(Fruitless Olive, 60" BOX)



SECONDARY DECIDUOUS CANOPY TREE
Pistacia chinensis 'Keith Davey'
(Chinese Pistache)



SECONDARY ACCENT TREE
Prunus cerasifera 'Krauter Vesuvius'
(Purple-Leaf Plum)



SEMI-EVERGREEN CANOPY TREE
Ulmus parvifolia 'Emerald Vase'
(Chinese Elm)

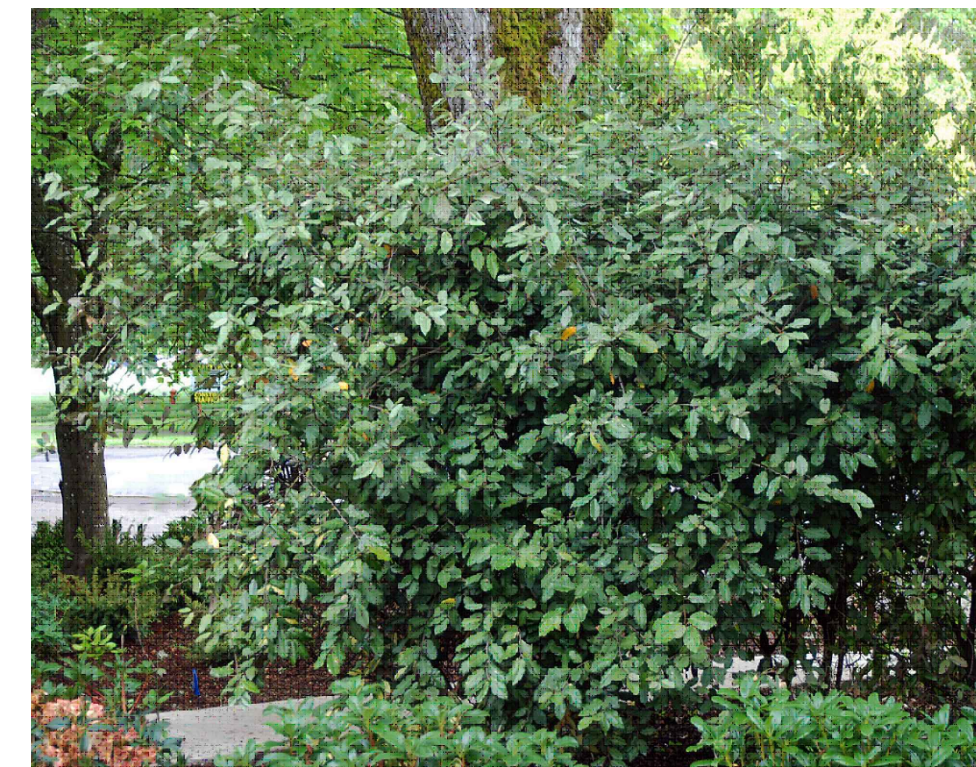
SHRUB IMAGES:



Callistemon 'Little John'
(Dwarf Bottlebrush)



Cistus skanbergii
(Rockrose)



Elaeagnus pungens
(Silverberry)



Frangula californica
(California Coffeeberry)



Myrsine africana
(African Boxwood)



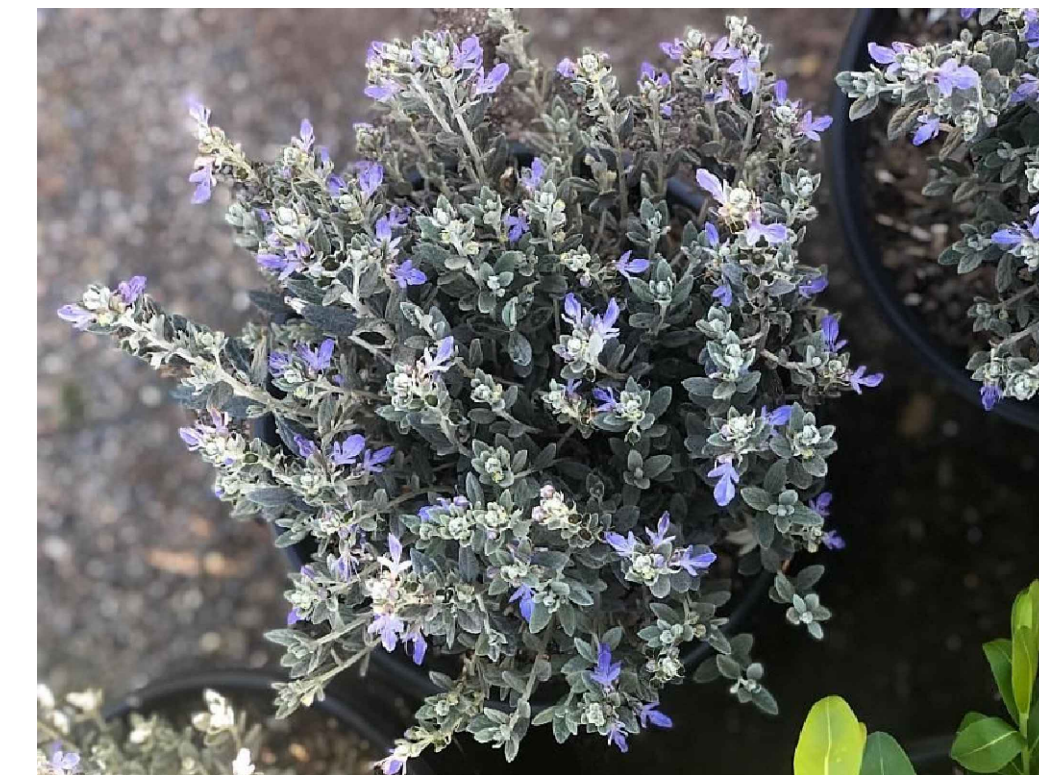
Nerium oleander 'Petite Salmon'
(Dwarf Oleander)



Raphiolepis 'Majestic Beauty' (Standard)
(Majestic Beauty Standard)



Salvia 'Hot Lips'
(Sage)



Teucrium fruitcans 'Compactum'
(Compact Germander)



Westringia fruticosa
(Coast Rosemary)



Xylosma congestum
(Shiny Xylosma)

PERENNIALS AND GROUND COVERS:



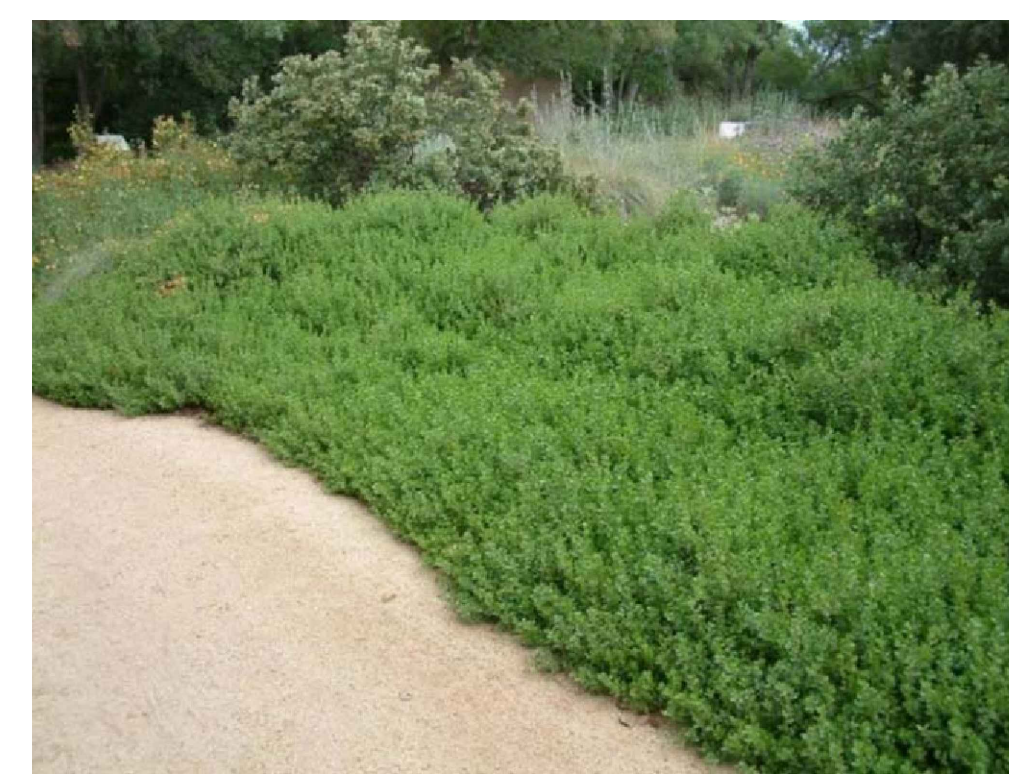
Anigozanthos 'Bush Baby'
(Kangaroo Paw)



Diets bicolor
(Fortnight Lily)



Lomandra longifolia 'Sea Breeze'
(Dwarf Mat Rush)



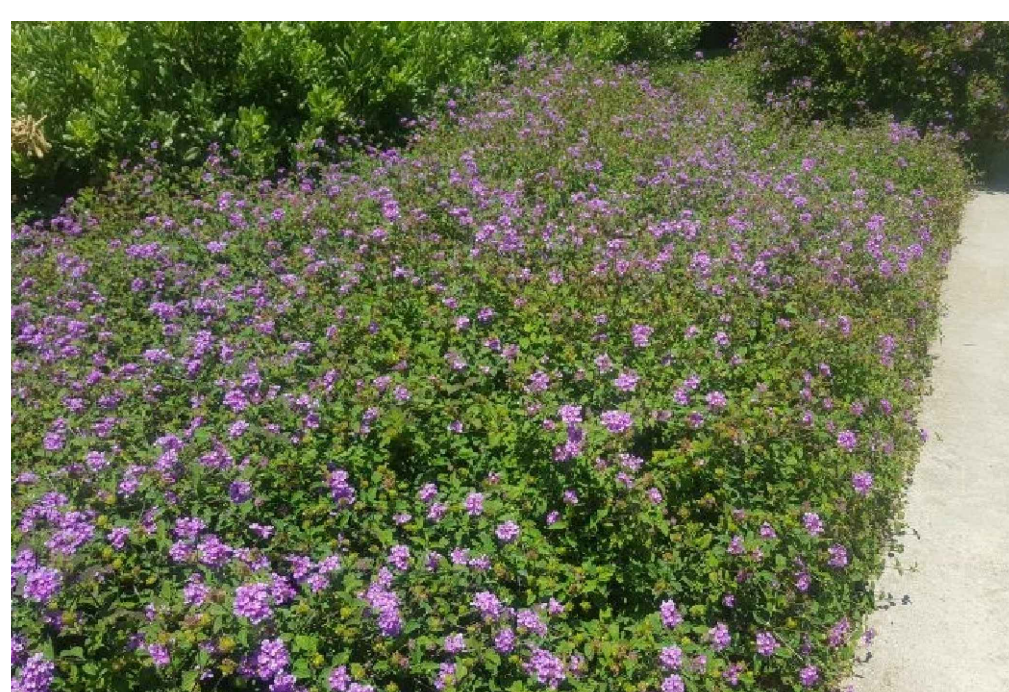
Coprosma petriei 'Verde Vista'
(Creeping Coprosma)



Myoporum parvifolium
(Myoporum)



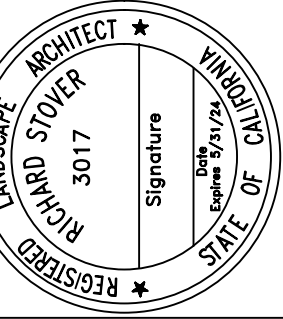
Rosmarinus 'Huntington Carpet'
(Prostrate Rosemary)



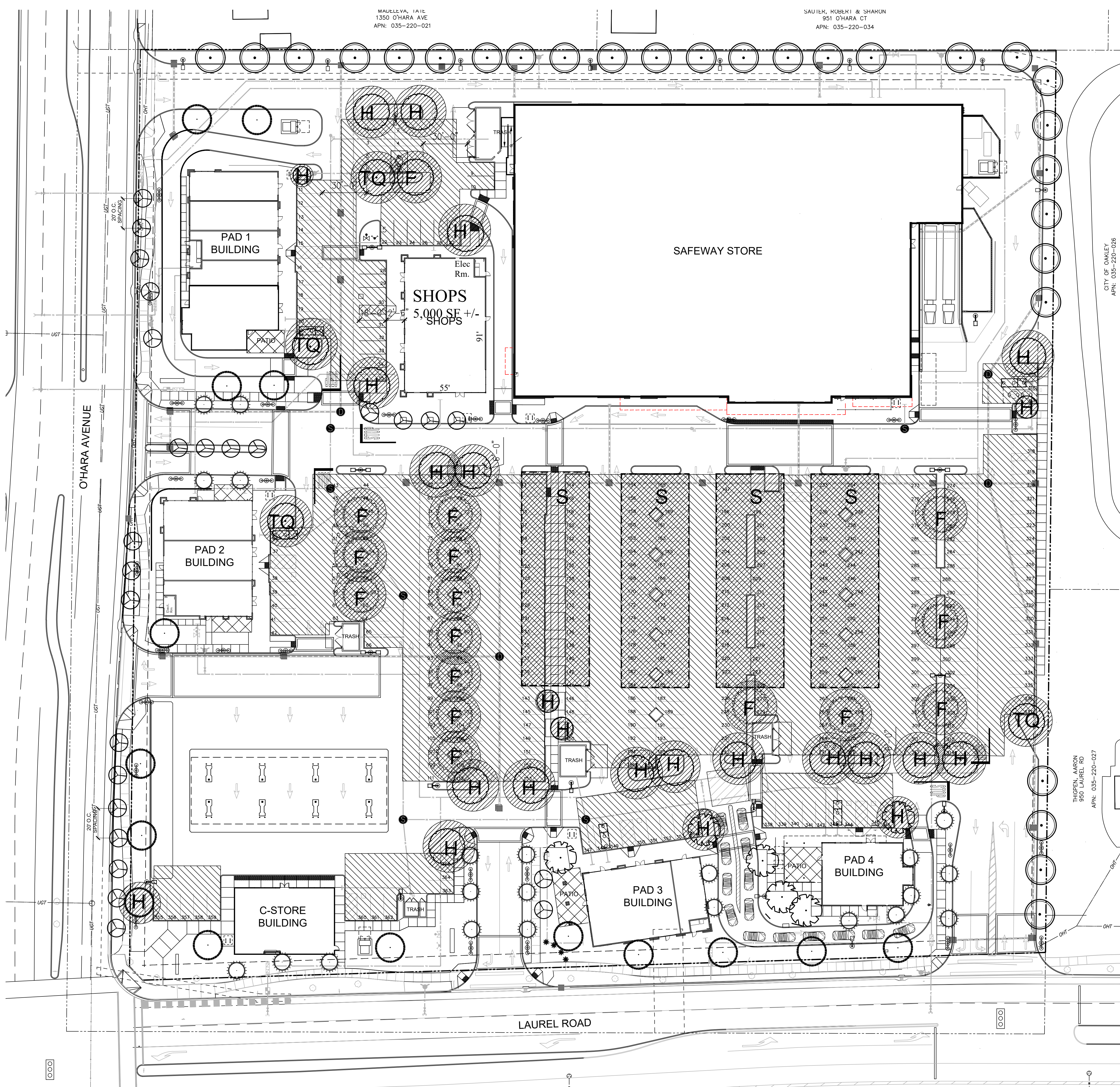
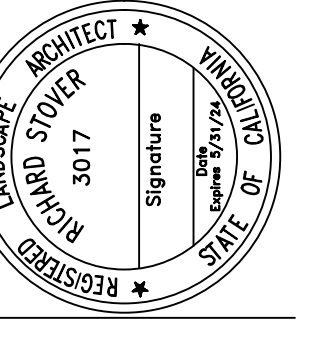
Lantana montevidensis
(Trailing Lantana)



Phormium 'Yellow Wave'
(New Zealand Flax)



REVISION:

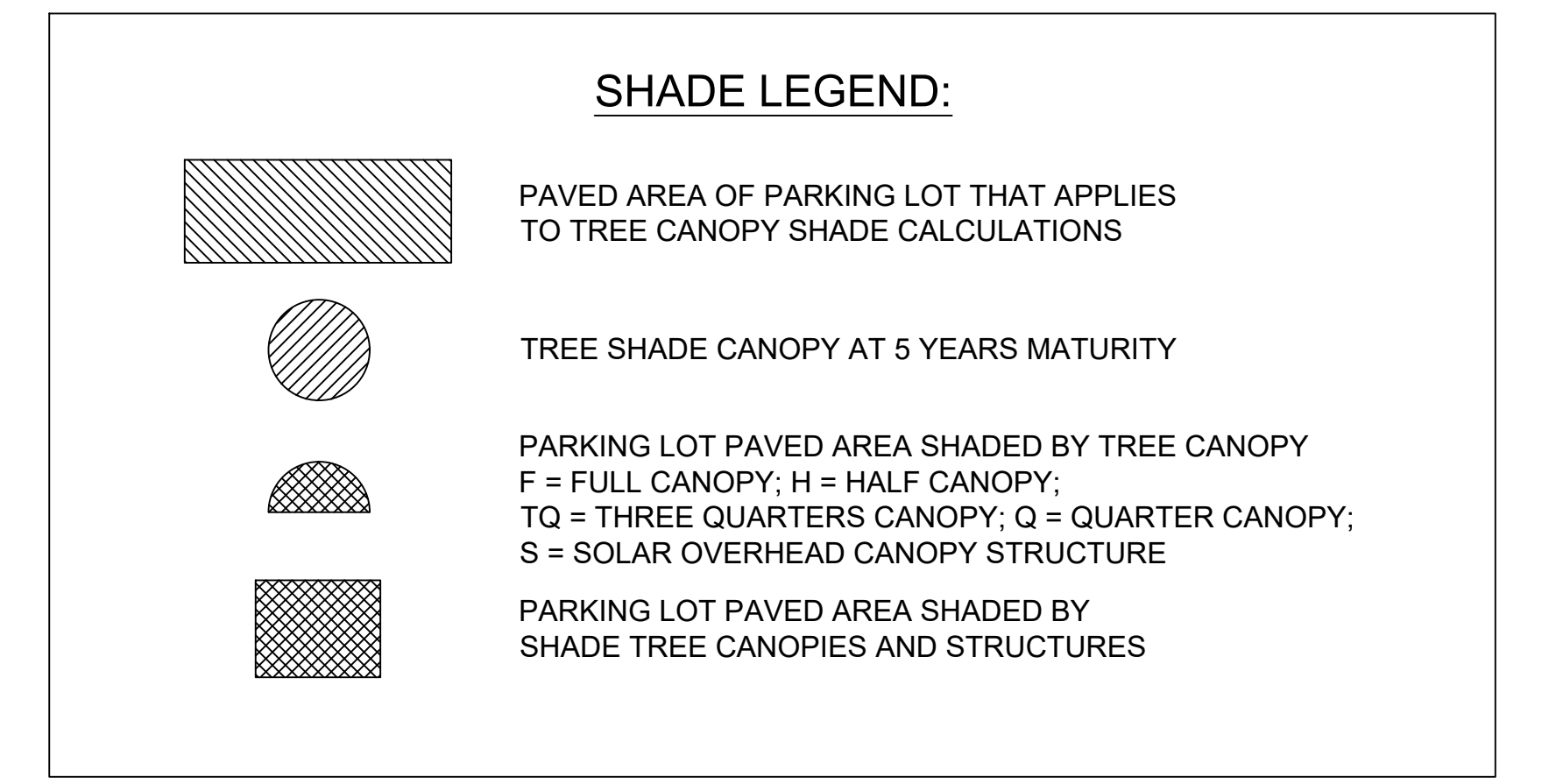


TREE CANOPY SHADE CALCULATIONS

TOTAL PAVED AREA (SQ. FT.):	109,637
MINIMUM REQUIRED AREA TO BE SHADED (50%):	54,819

SHADE COVERAGE	FULL CANOPY	3/4 CANOPY	1/2 CANOPY	1/4 CANOPY	SQ. FT. TOTAL
LARGE TREES	962 SF	722 SF	481 SF	240 SF	26,457
MEDIUM TREES	16	4	17	0	1,062
SMALL TREES	707 SF	530 SF	354 SF	177 SF	628
SOLAR OVERHEADS	0	0	3	0	26,729
	314 SF	181 SF	157 SF	79 SF	
	0	0	4	0	
TOTAL SQ. FT. SHADED:					54,876

SHADE REQUIRED (SQ. FT.):	54,819
SHADE PROVIDED (SQ. FT.):	54,876
PERCENT SHADED:	50.1%



WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE EVAPOTRANSPIRATION (ET₀): 48

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:							
LOW WATER USE	0.3	DRIP	0.81	0.3703703	45,464	16838.51532	50114.2
MEDIUM WATER USE	0.5	BUBBLER	0.81	0.6172839	1,521	938.888119	27941.3
TOTALS:					46985	17777	
SPECIAL LANDSCAPE AREAS:							
REC. AREA				1	0	0	0
WATER FEATURE 1				1	0	0	0
WATER FEATURE 2				1	0	0	0
TOTALS:					0	0	0
ETWU TOTAL:						529,056	
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):						762,059	

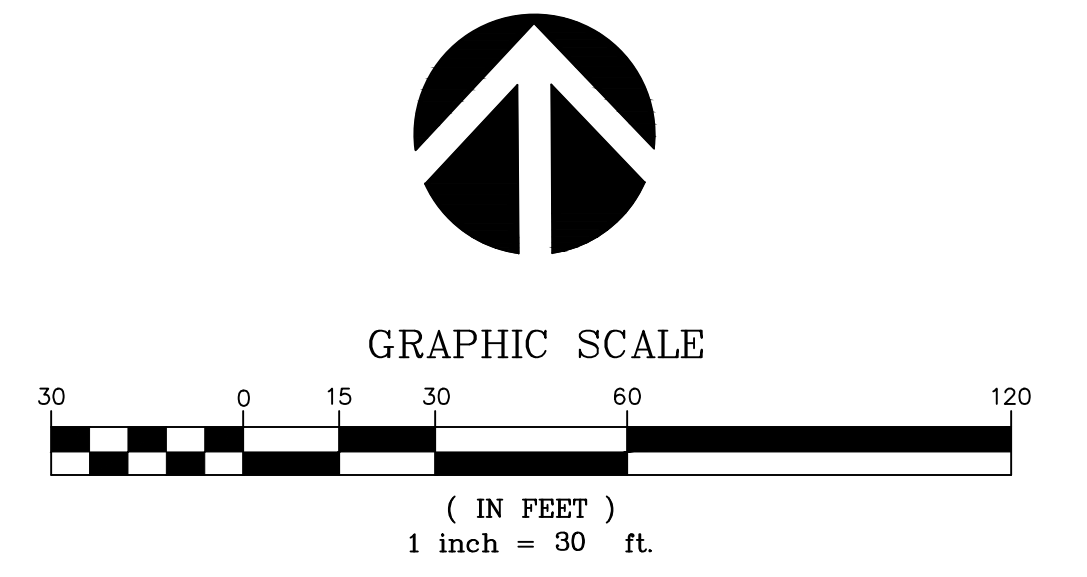
ETAF CALCULATIONS:

TOTAL ETAF x AREA	17,777
TOTAL LANDSCAPE AREA	46,985
AVERAGE ETAF	0.38

ALL LANDSCAPE AREAS:

TOTAL ETAF x AREA	17,777
TOTAL LANDSCAPE AREA	46,985
SITEWIDE ETAF	0.38

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.



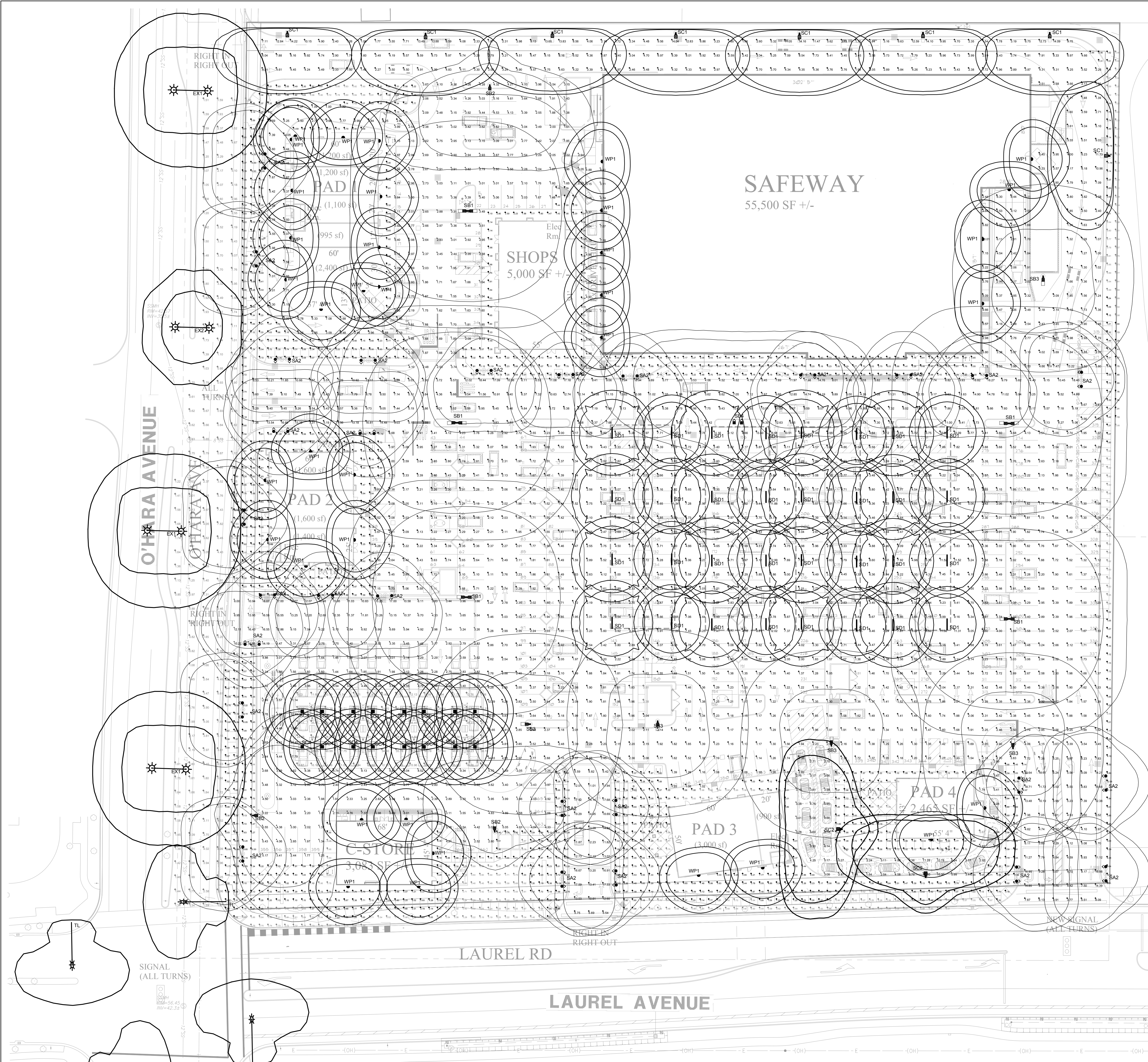
REVISION:

JOB TITLE: **Oakley Shops @ Laurel Fields**
 OAKLEY, CA
 LAUREL ROAD

OWNER: **REGENCY CENTERS**
 1777 Bolafino Drive, Suite 200
 Walnut Creek, CA 94596

SHEET TITLE: **PARKING LOT SHADE PLAN AND WELO**

CHK BY:
 DATE: 1-18-24
 SHEET:



SAFEWAY
55,500 SF +/-

SHOPS
5,000 SF +/-

PAD 3
(3,000 sf)

PAD 4
2,463 SF

C-STORE
3,088 SF

LAUREL RD

LAUREL AVENUE

Luminaire Schedule - LED
Project: SAFEWAY - OAKLEY

Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Luminaire Watts	Description	Filename
	28	SA2	TWIN	0.900	9602	88.9	STERBERG 1521LED-24L40T4-MDL014-FG @ 14'	1521LED-24L40T4-MDL014-FG.IES
	5	SB1	BACK-BACK	0.900	21835	152.556	GARCCO P26-64L-800-NW-G2-5W @ 25'	P26-64L-800-NW-G2-5W.IES
	3	SB2	Single	0.900	20383	152.556	GARCCO P26-64L-800-NW-G2-3 @ 25'	P26-64L-800-NW-G2-3.IES
	5	SB3	Single	0.900	21835	152.556	GARCCO P26-64L-800-NW-G2-5W @ 25'	P26-64L-800-NW-G2-5W.IES
	1	SB4	Twin	0.900	20383	152.556	GARCCO P26-64L-800-NW-G2-3-90/3-270 @ 25' TWIN ROTATED OPTICS	P26-64L-800-NW-G2-3.IES
	6	SC1	SINGLE	0.900	16136	152.556	GARCCO P26-64L-800-NW-G2-8LC @ 16'	P26-64L-800-NW-G2-8LC.IES
	2	SC2	SINGLE	0.900	20383	152.556	GARCCO P26-64L-800-NW-G2-3 @ 16'	P26-64L-800-NW-G2-3.IES
	16	SC4	Single	0.900	16855	117.085	CANOPY LIGHT BY OTHERS @ 12'	701948-4WTWT3-MM150.IES
	32	SD1	Single	0.900	7762	56.3	V3W480L840-UNV-DIM	V3W480L840-UNV-DIM.IES
	36	WP1	SINGLE	0.900	6436	52.2	GARCCO PWS-140L-1150-NW-G2-4-UNV @ 10'	PWS-140L-1150-NW-G2-4-UNV.IES

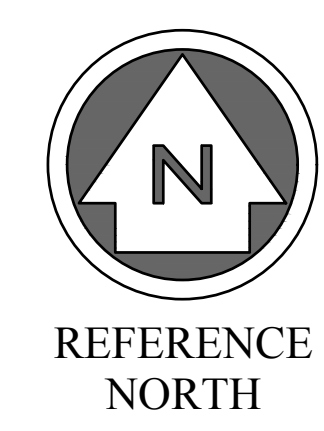
Calculation Summary
Project: SAFEWAY - OAKLEY

Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
LAUREL ROAD ENTRY DRIVE 1	Illuminance	Fc	12.91	19.29	6.42	2.01	3.00
LAUREL ROAD ENTRY DRIVE 2	Illuminance	Fc	7.71	18.71	3.77	2.05	4.96
MAIN PARKING AREAS	Illuminance	Fc	3.31	20.08	0.38	6.71	52.84
MAJOR RETAIL SERVICE DRIVE	Illuminance	Fc	4.48	14.22	1.00	4.48	14.22
O'HARA AVE - PROJECT FRONTAGE	Illuminance	Fc	2.65	15.90	0.61	4.34	26.07
PRIMARY ACCESS DRIVE AND STORE FRONTAGE	Illuminance	Fc	8.50	18.44	3.16	2.67	5.80
UNDER GAS STATION CANOPY	Illuminance	Fc	27.51	51.02	8.34	3.30	6.12
TYPICAL UNDER SOLAR PANEL	Illuminance	Fc	5.09	16.68	1.62	3.14	10.30

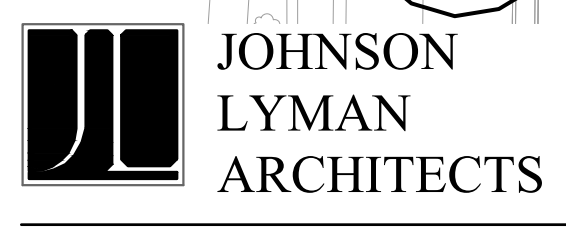
Luminaire Schedule - LED
Project: EXISTING

Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Luminaire Watts	Description	Filename
	3	EX1	Back-Back	0.900	6423	103.8	EXISTING 105W LED COBRAHEAD @ 30' + 6' ARM	GC1-60E-XX-NW-3-XX-S30.IES
	1	EX2	Back-Back	0.900	6515	56	EXISTING 56W LED COBRAHEAD @ 30' + 6' ARM	BXSP-B-xx-3ME-8-8K-LUL-xx-N-Q4_CONFIGURED.IES
	4	TL	Single	0.900	6423	103.8	EXISTING 105W ON TRAFFIC SIGNAL POLE @ 34'-3" + 15' ARM	GC1-60E-XX-NW-3-XX-S30.IES

PHOTOMETRIC - SITE PLAN
SCALE: 1" = 30'-0"



REFERENCE NORTH



1175 LOCUST ST. #202
WALNUT CREEK, CA 94596
PHONE: 925.930.9690
WWW.JOHNSONLYMAN.COM
STAFF@JOHNSONLYMAN.COM



4457 Wilcox Road, Suite 100
Pleasanton, California 94588
phone: (925) 621-5300 fax: (925) 203-5758
belden@beldeninc.com



Oakley Shops at Laurel Fields

998 Laurel Rd.

Oakley, California

PHOTOMETRIC SITE PLAN

SP1

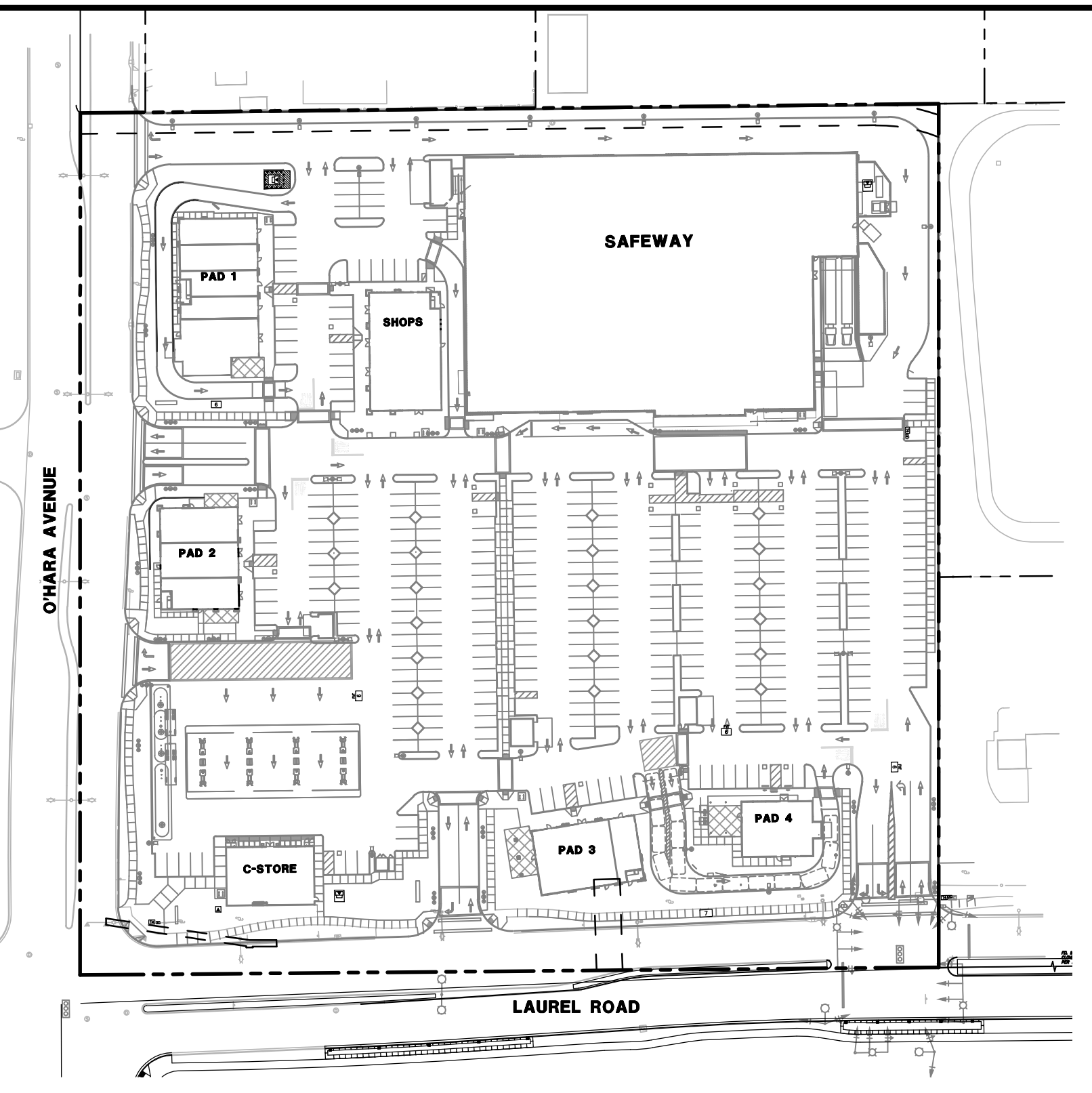
1-30-24

REGENCY CENTERS OAKLEY SHOPS AT LAUREL FIELDS

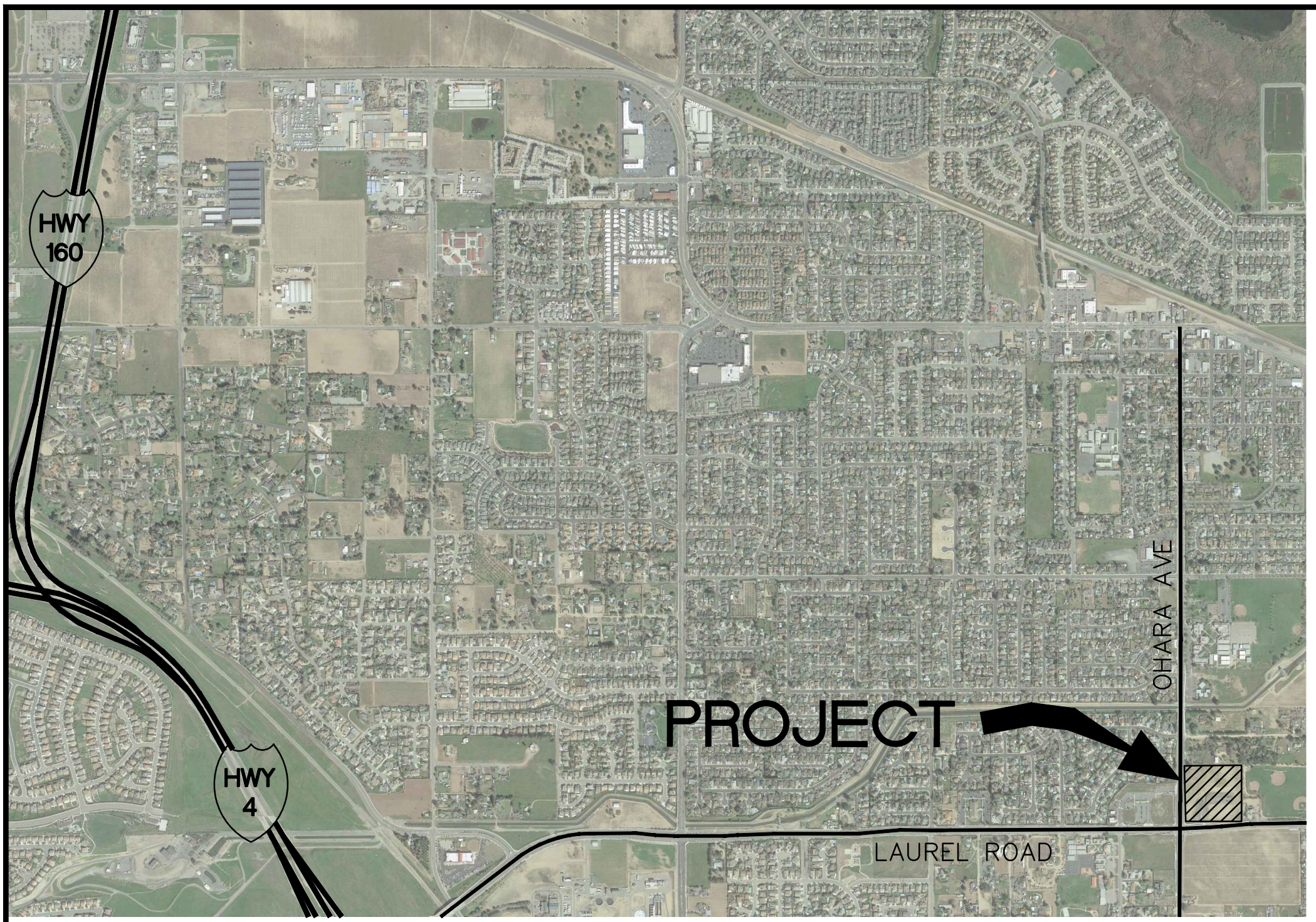
TENTATIVE MAP

998 LAUREL ROAD
OAKLEY, CALIFORNIA

DRAFT PLOT



SITE MAP
1" = 100'



VICINITY MAP
NTS

LEGEND

EXISTING	NEW	
[Symbol]	[Symbol]	CATCH BASIN/DRAINAGE INLET
[Symbol]	[Symbol]	WATER METER
[Symbol]	[Symbol]	GAS METER
[Symbol]	[Symbol]	SANITARY SEWER CLEANOUT
[Symbol]	[Symbol]	FIRE HYDRANT
[Symbol]	[Symbol]	SANITARY SEWER/STORM DRAIN MANHOLE
[Symbol]	[Symbol]	WATER VALVE
[Symbol]	[Symbol]	GAS VALVE
[Symbol]	[Symbol]	WATER LINE
[Symbol]	[Symbol]	FIRE SERVICE LINE
[Symbol]	[Symbol]	GAS LINE
[Symbol]	[Symbol]	SANITARY SEWER LINE
[Symbol]	[Symbol]	STORM DRAIN LINE
[Symbol]	[Symbol]	ELEC
[Symbol]	[Symbol]	ELECTRICAL LINE
[Symbol]	[Symbol]	TELEPHONE LINE
[Symbol]	[Symbol]	JOINT TRENCH
[Symbol]	[Symbol]	CONTOUR
[Symbol]	[Symbol]	ELEVATION
[Symbol]	[Symbol]	BARBED WIRE FENCE
[Symbol]	[Symbol]	CHAIN-LINKED FENCE
[Symbol]	[Symbol]	WOOD FENCE
[Symbol]	[Symbol]	WALL
[Symbol]	[Symbol]	CURB
[Symbol]	[Symbol]	CURB AND GUTTER
[Symbol]	[Symbol]	CONTROLLER CABINET
[Symbol]	[Symbol]	GUY POLE
[Symbol]	[Symbol]	HANDICAP SPACE
[Symbol]	[Symbol]	POWER POLE
[Symbol]	[Symbol]	IRON PIPE
[Symbol]	[Symbol]	RAILROAD SPIKE
[Symbol]	[Symbol]	STANDARD CITY MONUMENT
[Symbol]	[Symbol]	STREET SIGN
[Symbol]	[Symbol]	STREET LIGHT
[Symbol]	[Symbol]	TREE WITH SIZE
[Symbol]	[Symbol]	TRANSFORMER
[Symbol]	[Symbol]	SLOPE
[Symbol]	[Symbol]	DIRECTION OF DRAINAGE
[Symbol]	[Symbol]	TREE TO BE REMOVED, SEE LANDSCAPE PLANS
[Symbol]	[Symbol]	GRADE BREAK
[Symbol]	[Symbol]	RIDGE LINE
[Symbol]	[Symbol]	SWALE
[Symbol]	[Symbol]	SAWCUT LINE

ABBREVIATIONS

AB	AGGREGATE BASE	L	LENGTH
AC	ASPHALT CONCRETE	LF	LINEAR FOOT
AD	AREA DRAIN	LG	LIP OF GUTTER
		LP	LIGHT POLE
		LT	LEFT
BC	BEGIN CURVE	MAX	MAXIMUM
BCR	BEGIN CURB RETURN	MH	MANHOLE
BFP	BACKFLOW PREVENTER	MIN	MINIMUM
BLDG	BUILDING	MW	MONITORING WELL
BM	BENCH MARK		
BVC	BEGIN VERTICAL CURVE	(N)	NEW
BWK	BACK OF WALK	NTS	NOT TO SCALE
		OC	ON CENTER
C&G	CURB & GUTTER	OHE	OVERHEAD ELECTRIC
CB	CATCH BASIN	OHT	OVERHEAD TELEPHONE
CL	CENTERLINE		
CD	CLEANOUT	PAE	PUBLIC ACCESS EASEMENT
CONC	CONCRETE	PB	PULL BOX
		PCC	PORTLAND CEMENT CONCRETE
D	DELTA	PGBE	PACIFIC GAS & ELECTRIC
DDCV	DOUBLE DETECTOR CHECK VALVE	PIV	POST INDICATOR VALVE
DET	DETAIL	PP	POWER POLE
Ø	NOMINAL DIAMETER	PRC	POINT OF REVERSE CURVE
DIA	DIAMETER	PUE	PUBLIC UTILITY EASEMENT
DIP	DUCTILE IRON PIPE	PVC	POLYVINYL CHLORIDE PIPE
DWY	DRIVEWAY		
(E)	EXISTING	R	RADIUS
EB	ELECTRICAL LINE	R/W	RIGHT-OF-WAY
EB	ELECTRIC BOX	RCP	REINFORCED CONCRETE PIPE
EC	END CURVE	REINF	REINFORCED
ECR	END CURB RETURN	RT	RIGHT
EG	EXISTING GRADE	SD	STORM DRAIN
ELEC	ELECTRICAL	SDMH	STORM DRAIN MANHOLE
EP	EDGE OF PAVEMENT	SF	SQUARE FOOT
ESMT	EASEMENT	SS	SANITARY SEWER
ETW	EDGE OF TRAVEL WAY	SSCO	SANITARY SEWER CLEANOUT
EV	END VERTICAL CURVE	SSF	SOUTH SAN FRANCISCO
EX	EXISTING	SSMH	SANITARY SEWER MANHOLE
FDC	FIRE DEPARTMENT CONNECTION	STA	STATION
FF	FINISHED FLOOR	SWK	SIDEWALK
FG	FINISHED GRADE		
FH	FIRE HYDRANT	T	TELEPHONE LINE
FL	FLOWLINE	TC	TOP OF CURB
FS	FINISHED SURFACE	TEL	TELEPHONE
FT	FEET	TEMP	TEMPORARY
G	GAS	TP	TELEPHONE POLE
GB	GRADE BREAK	TS	TRAFFIC SIGNAL
GM	GAS METER	TSB	TRAFFIC SIGNAL BOX
GR	GRATE	TYP	TYPICAL
HCR	HANDICAP RAMP	VCP	VITRIFIED CLAY PIPE
HDPE	HIGH DENSITY POLYETHYLENE	VG	VALLEY GUTTER
INV	INVERT	W	WATER
IRR	IRRIGATION	WL	WATERLINE
JB	JUNCTION BOX	WM	WATER METER
JP	JOINT POLE	WV	WATER VALVE
JT	JOINT TRENCH		

PROJECT CONTACTS

DEVELOPER REGENCY CENTERS 1777 BOTELHO DRIVE, SUITE 200 WALNUT CREEK, CA 94596 ATTN: CRAIG RAMEY	JOINT TRENCH TARRAR UTILITY CONSULTANTS 813 FIRST STREET BRENTWOOD, CA 94513 ATTN: KARA PEDERSON (925) 240-2595	CITY OF OAKLEY PUBLIC WORKS AND ENGINEERING DEPARTMENT 3231 MAIN STREET OAKLEY, CA 94561 ATTN: BILLILEE SAENGCHALERN (925) 625-7000	GAS AND ELECTRIC PG&E
CIVIL ENGINEER SAGE CONSULTING ENGINEERS INC. 12 GEARY STREET, SUITE 407 SAN FRANCISCO, CA 94108 ATTN: KIRSTEN HANSON (415) 890-5250 X02	OFFSITE CIVIL ENGINEER BKF 2100 FRANKLIN ST, SUITE 4C OAKLAND, CA 94612 ATTN: KEVIN WONG (510) 899-7308	FIRE DEPARTMENT 4005 PORT CHICAGO HIGHWAY STE 250 CONCORD, CA 94520 (925) 941-3300	WATER DIABLO WATER DISTRICT 87 CAROL LANE OAKLEY, CA 94561 ATTN: CHRISTINE BELLICI (925) 625-0588
RETAIL ARCHITECT JOHNSON LYMAN ARCHITECTS 1375 LOCUST ST., #202 WALNUT CREEK, CA 94596 ATTN: ROBERT LYMAN (925) 930-9690	GEOTECHNICAL ENGINEER PROFESSIONAL SERVICE INDUSTRIES, INC. 16170 VINEYARD BLVD, SUITE 170 MORGAN HILL, CA 96037 ATTN: RAMSEY ZEIDAN (408) 669-5500	SEWER IRONHOUSE SANITARY DISTRICT 450 WALNUT MEADOWS DRIVE OAKLEY, CA 94561 ATTN: LOUIS SOLANA (925) 809-3005	

SUBDIVIDER'S STATEMENT

OWNER: SAFEWAY INC.

DEVELOPER: REGENCY CENTERS

ENGINEER: SAGE CONSULTING ENGINEERS INC.
12 GEARY STREET, SUITE 605
SAN FRANCISCO, CA 94108

AREA: 8.77 ACRES

ASSESSOR'S PARCEL NO.: 035-220-028

EXISTING/PROPOSED ZONING: RETAIL BUSINESS / RETAIL BUSINESS

EXISTING USE: VACANT

PROPOSED USE: NEIGHBORHOOD RETAIL

UTILITY PROVIDER:

WATER SUPPLY: DIABLO WATER DISTRICT

FIRE PROTECTION: CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

SANITARY: IRONHOUSE SANITAR

STORM DRAIN: CITY OF OAKLEY

GAS: PACIFIC GAS & ELECTRIC

ELECTRIC: PACIFIC GAS & ELECTRIC

TELEPHONE: AT&T

CABLE TELEVISION: COMCAST

CIVIL SHEET INDEX

SHEET	TITLE
TM0.1	TITLE SHEET
TM1.1	TOPOGRAPHIC SURVEY
TM2.1	PARCEL LAYOUT
TM3.1	GRADING PLAN
TM3.2	SITE SECTIONS
TM3.3	SITE SECTIONS
TM4.1	UTILITY PLAN

GENERAL NOTES

- TENTATIVE MAPS:** THIS TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 3, SECTION 66453 AND CHAPTER 4.5 OF THE SUBDIVISION MAP ACT.
- BASIS OF BEARING:** THE CENTERLINE OF O'HARA AVENUE, AS SHOWN ON THE PARCEL MAP 209-71, RECORDED IN BOOK BOOK 32 OF PARCEL MAPS, PAGE 50, TAKEN AS NORTH 00°18'00" EAST, WAS USED AS BASIS OF BEARINGS FOR THIS SURVEY.
- BASIS OF ELEVATION DATUM:** GPS SURVEY FOR LAUREL ROAD AND O'HARA AVENUE WIDENING, DATED MARCH 11, 2003, DAVID ENICE L.S. 4071, NAVD88 DATUM.
- ONSITE BENCHMARK:** TOP OF CURB, NORTH RETURN OF NORTHEASTERLY CORNER OF INTERSECTION OF LAUREL ROAD WITH O'HARA AVENUE, AS SHOWN ON PLANS FOR O'HARA AVENUE ROADWAY IMPROVEMENTS, CIP PROJECT #96.
ELEVATION = 55.48 FEET, CITY DATUM.

ENGINEER'S STATEMENT

THIS TENTATIVE MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

KIRSTEN HANSON, PE, QSP/D
PRINCIPAL
SAGE CONSULTING ENGINEERS

DATE

**Regency
Centers.**

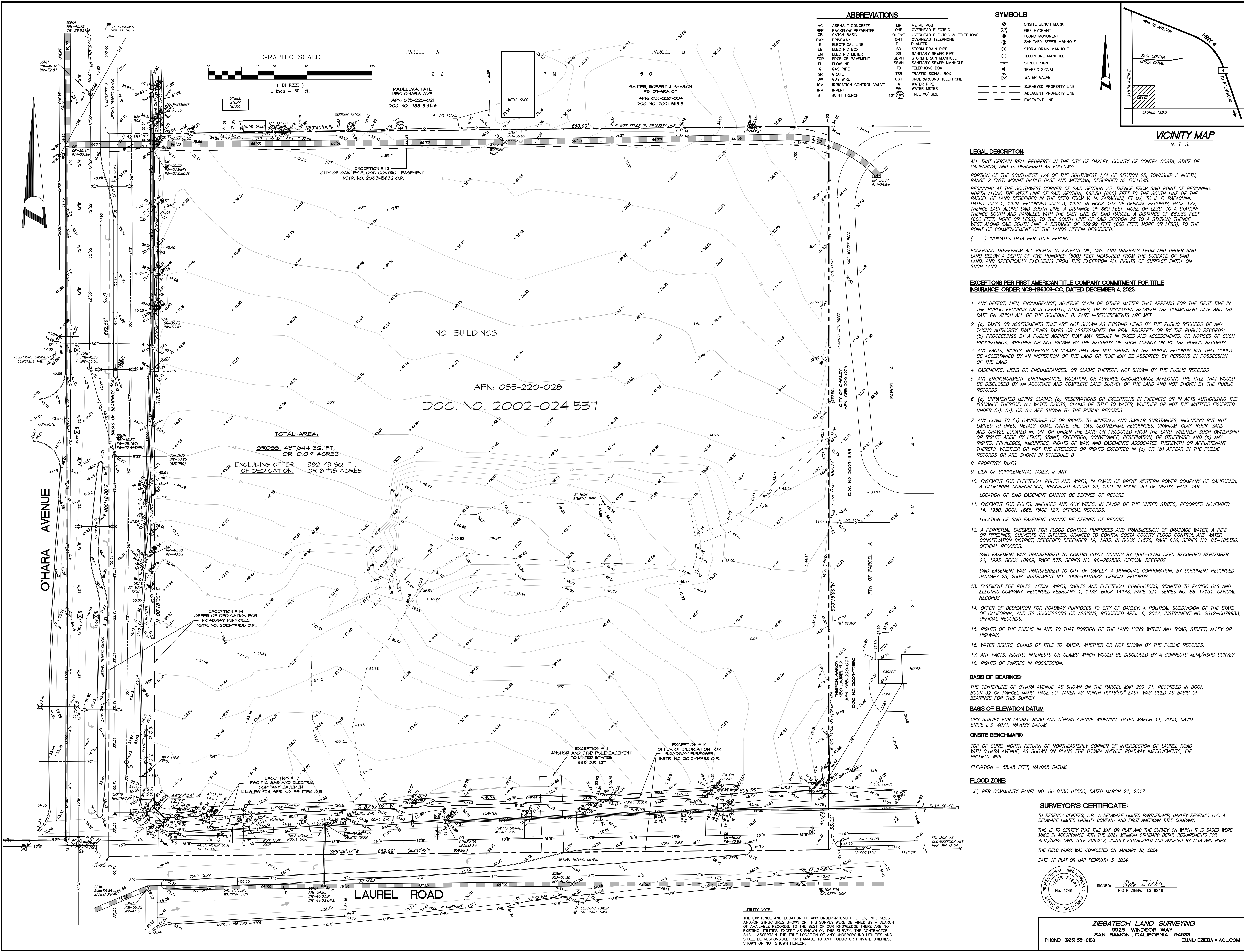
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(415) 890-5250 | www.sage-ce.com

TITLE SHEET
OAKLEY SHOPS AT LAUREL FIELDS
998 LAUREL ROAD
CONTRA COSTA COUNTY
CALIFORNIA

OAKLEY

JOB NO.
J0155
DRAWING NO.

TM0.1
SHEET 1 OF 7

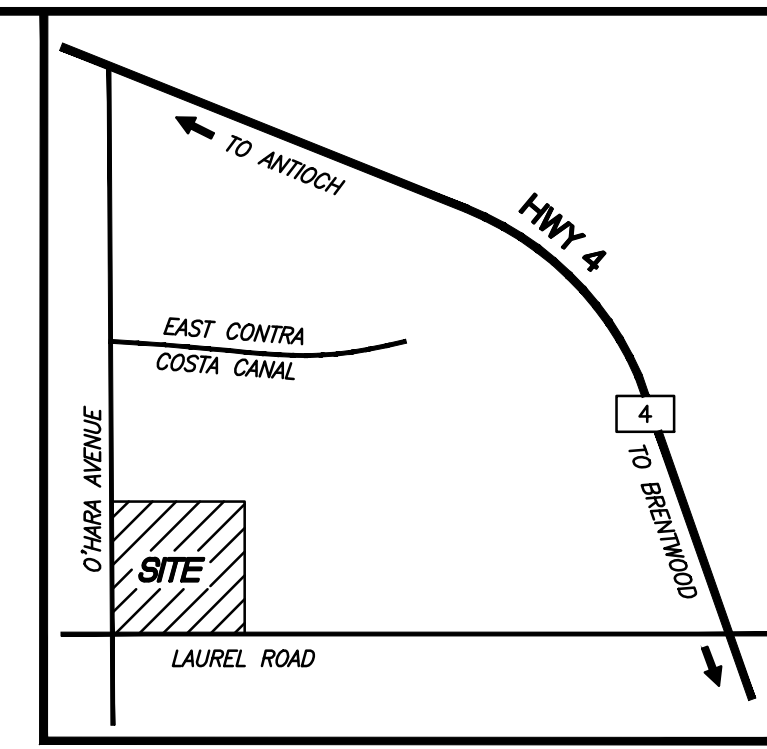


ABBREVIATIONS

AC	ASPHALT CONCRETE	MP	METAL POST
BFP	BACKFLOW PREVENTER	OHE&T	OVERHEAD ELECTRIC & TELEPHONE
CB	CATCH BASIN	OHT	OVERHEAD TELEPHONE
DWY	DRIVEWAY	PL	PLANTER
E	ELECTRICAL LINE	SD	STORM DRAIN PIPE
EB	ELECTRIC BOX	SS	SANITARY SEWER PIPE
EM	ELECTRIC METER	SSM	SANITARY SEWER MANHOLE
EOP	EDGE OF PAVEMENT	STB	STORM DRAIN MANHOLE
FL	FLOWLINE	TB	TELEPHONE BOX
G	GAS PIPE	TSS	TRAFFIC SIGNAL BOX
GR	GRATE	UOT	UNDERGROUND TELEPHONE
GW	GUY WIRE	W	WATER PIPE
ICV	IRRIGATION CONTROL VALVE	WM	WATER METER
INV	INVERT	WT	WATER TOWER
JT	JOINT TRENCH		TREE W/ SIZE

SYMBOLS

⊕	ON SITE BENCH MARK
⊕	FIRE HYDRANT
⊕	FOUND MONUMENT
⊕	SANITARY SEWER MANHOLE
⊕	STORM DRAIN MANHOLE
⊕	TELEPHONE MANHOLE
⊕	STREET SIGN
⊕	TRAFFIC SIGNAL
⊕	WATER VALVE
---	SURVEYED PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE



LEGAL DESCRIPTION
ALL THAT CERTAIN REAL PROPERTY IN THE CITY OF OAKLEY, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 2 EAST, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 25; THENCE FROM SAID POINT OF BEGINNING, NORTH ALONG THE WEST LINE OF SAID SECTION, 662.50 (660) FEET TO THE SOUTH LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED FROM V. M. PARACCHINI, ET UX, TO J. F. PARACCHINI, DATED JULY 1, 1929, RECORDED JULY 3, 1929, IN BOOK 197 OF OFFICIAL RECORDS, PAGE 177; THENCE EAST ALONG SAID SOUTH LINE, A DISTANCE OF 660 FEET, MORE OR LESS, TO A STATION; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID SECTION 25, A DISTANCE OF 663.80 FEET (660 FEET, MORE OR LESS), TO THE SOUTH LINE OF SAID SECTION 25 TO A STATION; THENCE WEST ALONG SAID SOUTH LINE, A DISTANCE OF 659.99 FEET (660 FEET, MORE OR LESS), TO THE FRONT OF COMMENCEMENT OF THE LANDS HEREIN DESCRIBED.
() INDICATES DATA PER TITLE REPORT

EXCEPTING THEREFROM ALL RIGHTS TO EXTRACT OIL, GAS, AND MINERALS FROM AND UNDER SAID LAND BELOW A DEPTH OF FIVE HUNDRED (500) FEET MEASURED FROM THE SURFACE OF SAID LAND, AND SPECIFICALLY EXCLUDING FROM THIS EXCEPTION ALL RIGHTS OF SURFACE ENTRY ON SUCH LAND.

- EXCEPTIONS PER FIRST AMERICAN TITLE COMPANY COMMITMENT FOR TITLE INSURANCE, ORDER NCS-198309-CC, DATED DECEMBER 4, 2023:**
- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET
 - (a) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (b) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES AND ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS
 - ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND
 - EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS
 - ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS
 - (a) UNPATENTED MINING CLAIMS; (b) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (c) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (a), (b), OR (c) ARE SHOWN BY THE PUBLIC RECORDS
 - PROPERTY TAXES
 - LIEN OF SUPPLEMENTAL TAXES, IF ANY
 - EASEMENT FOR ELECTRICAL POLES AND WIRES, IN FAVOR OF GREAT WESTERN POWER COMPANY OF CALIFORNIA, A CALIFORNIA CORPORATION, RECORDED AUGUST 29, 1921 IN BOOK 384 OF DEEDS, PAGE 446. LOCATION OF SAID EASEMENT CANNOT BE DEFINED OF RECORD
 - EASEMENT FOR POLES, ANCHORS AND GUY WIRES, IN FAVOR OF THE UNITED STATES, RECORDED NOVEMBER 14, 1950, BOOK 1668, PAGE 127, OFFICIAL RECORDS. LOCATION OF SAID EASEMENT CANNOT BE DEFINED OF RECORD
 - A PERPETUAL EASEMENT FOR FLOOD CONTROL PURPOSES AND TRANSMISSION OF DRAINAGE WATER, A PIPE OR PIPELINES, CULVERTS OR DITCHES, GRANTED TO CONTRA COSTA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, RECORDED DECEMBER 19, 1983, IN BOOK 11576, PAGE 816, SERIES NO. 83-185356, OFFICIAL RECORDS. SAID EASEMENT WAS TRANSFERRED TO CONTRA COSTA COUNTY BY QUIT-CLAIM DEED RECORDED SEPTEMBER 22, 1993, BOOK 18969, PAGE 575, SERIES NO. 96-26236, OFFICIAL RECORDS. SAID EASEMENT WAS TRANSFERRED TO CITY OF OAKLEY, A MUNICIPAL CORPORATION, BY DOCUMENT RECORDED JANUARY 25, 2008, INSTRUMENT NO. 2008-0015682, OFFICIAL RECORDS.
 - EASEMENT FOR POLES, AERIAL WIRES, CABLES AND ELECTRICAL CONDUCTORS, GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY, RECORDED FEBRUARY 1, 1988, BOOK 14148, PAGE 924, SERIES NO. 88-17154, OFFICIAL RECORDS.
 - OFFER OF DEDICATION FOR ROADWAY PURPOSES TO CITY OF OAKLEY, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, AND ITS SUCCESSORS OR ASSIGNS, RECORDED APRIL 6, 2012, INSTRUMENT NO. 2012-0079930, OFFICIAL RECORDS.
 - RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY.
 - WATER RIGHTS, CLAIMS OF TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
 - ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY A CORRECTS ALTA/NSPS SURVEY
 - RIGHTS OF PARTIES IN POSSESSION.

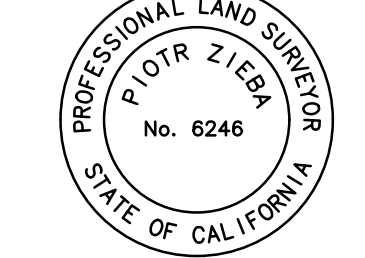
BASIS OF BEARINGS:
THE CENTERLINE OF O'HARA AVENUE, AS SHOWN ON THE PARCEL MAP 209-71, RECORDED IN BOOK 52 OF PARCEL MAPS, PAGE 50, TAKEN AS NORTH 00°18'00" EAST, WAS USED AS BASIS OF BEARINGS FOR THIS SURVEY.

BASIS OF ELEVATION DATUM:
GPS SURVEY FOR LAUREL ROAD AND O'HARA AVENUE WIDENING, DATED MARCH 11, 2003, DAVID ENICE L.S. 4071, NAVD88 DATUM.

ON SITE BENCHMARK:
TOP OF CURB, NORTH RETURN OF NORTHEASTERLY CORNER OF INTERSECTION OF LAUREL ROAD WITH O'HARA AVENUE, AS SHOWN ON PLANS FOR O'HARA AVENUE ROADWAY IMPROVEMENTS, CIP PROJECT #96.
ELEVATION = 55.48 FEET, NAVD88 DATUM.

FLOOD ZONE:
"X", PER COMMUNITY PANEL NO. 06 013C 0355G, DATED MARCH 21, 2017.

SURVEYOR'S CERTIFICATE:
TO REGENCY CENTERS, L.P., A DELAWARE LIMITED PARTNERSHIP, OAKLEY REGENCY, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND FIRST AMERICAN TITLE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON JANUARY 30, 2024.
DATE OF PLAN OR MAP: FEBRUARY 5, 2024.



SIGNED: *Piotr Zieba*
PIOTR ZIEBA, LS 6246

ZIEBATECH LAND SURVEYING
9925 WINDSOR WAY
SAN RAMON, CALIFORNIA 94583
PHONE: (925) 551-0108 EMAIL: EZIEBA@AOL.COM

NO.	DATE	BY	DESCRIPTION
1	2/16/2024		ISSUE: DRAFT PLOT
2	2/16/2024		DATE: 2/16/2024
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5	2/16/2024		DRAWN: DFT
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7	2/16/2024		PROJ. MGR: KMH

OAKLEY SHOPS AT LAUREL FIELDS

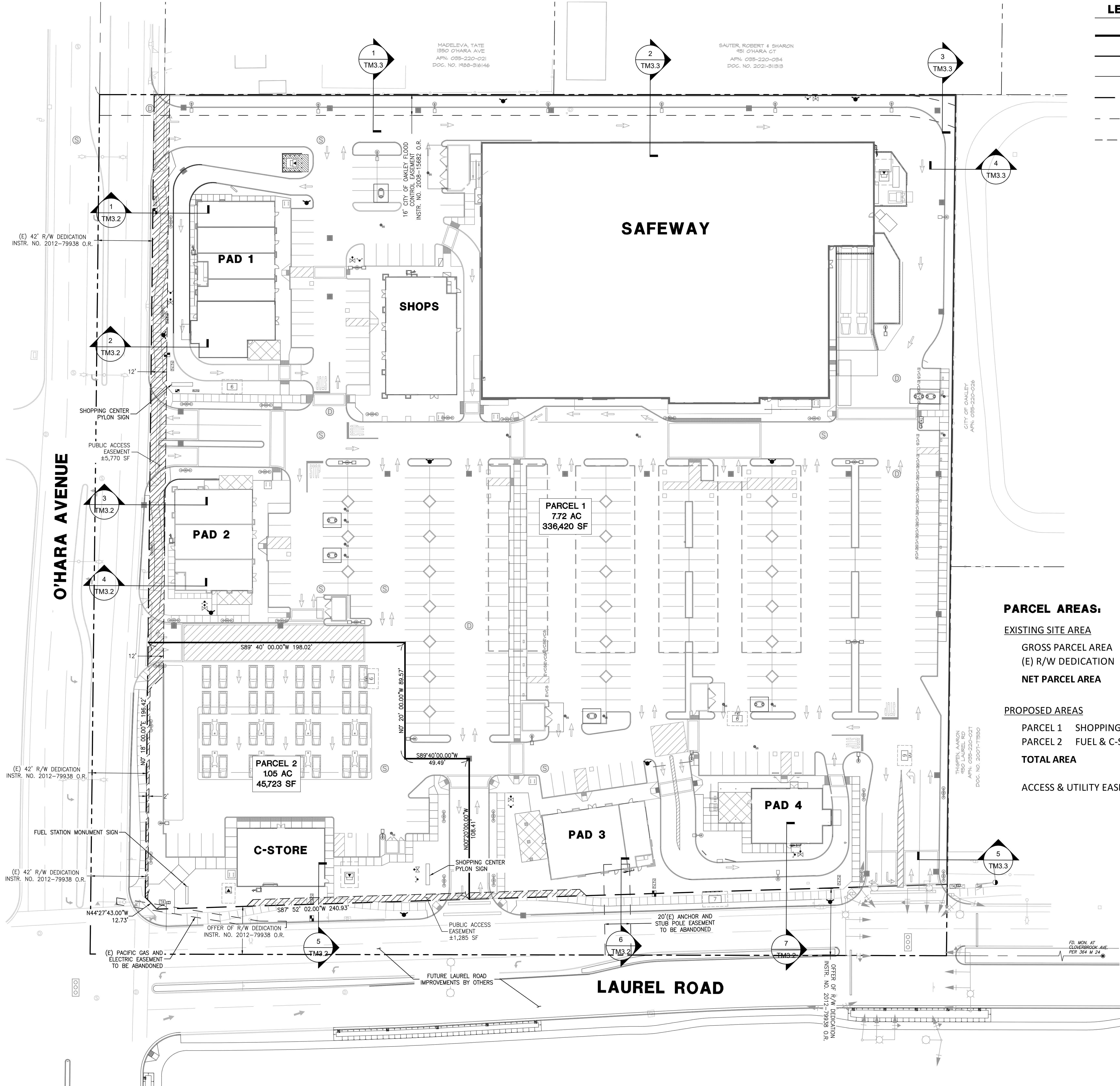
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TOPOGRAPHIC SURVEY
OAKLEY SHOPS AT LAUREL FIELDS
988 LAUREL ROAD
CONTRA COSTA COUNTY
CALIFORNIA

OAKLEY

JOB NO. **J0155**
DRAWING NO. **TM1.1**
SHEET 2 OF 7



LEGEND

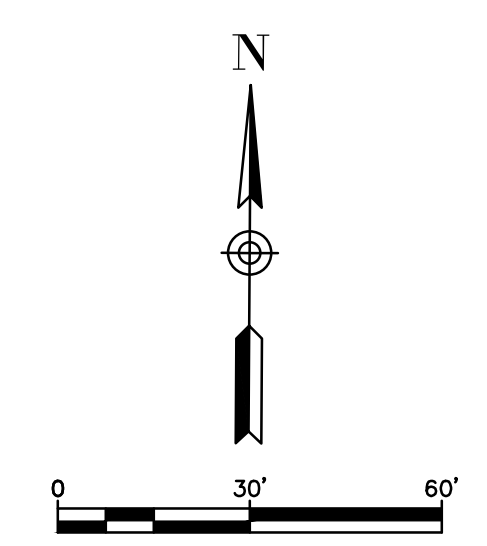
	NEW PARCEL LINE
	EXISTING PARCEL LINE, SUBJECT PARCEL
	EXISTING PARCEL LINE, ADJACENT PARCEL
	EXISTING R/W EASEMENT LINE
	EXISTING UTILITY EASEMENT
	NEW EASEMENT

PARCEL AREAS:

EXISTING SITE AREA		
GROSS PARCEL AREA	437,644 SF	10.05 AC
(E) R/W DEDICATION	55,501 SF	1.27 AC
NET PARCEL AREA	382,143 SF	8.77 AC

PROPOSED AREAS		
PARCEL 1 SHOPPING CENTER	336,420 SF	7.72 AC
PARCEL 2 FUEL & C-STORE	45,723 SF	1.05 AC
TOTAL AREA	382,143 SF	8.77 AC

ACCESS & UTILITY EASEMENT	7,055 SF	0.16 AC
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ISSUE	DRAWN	DATE	BY	DESCRIPTION
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△	△	△	△	
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OAKLEY SHOPS AT LAUREL FIELDS

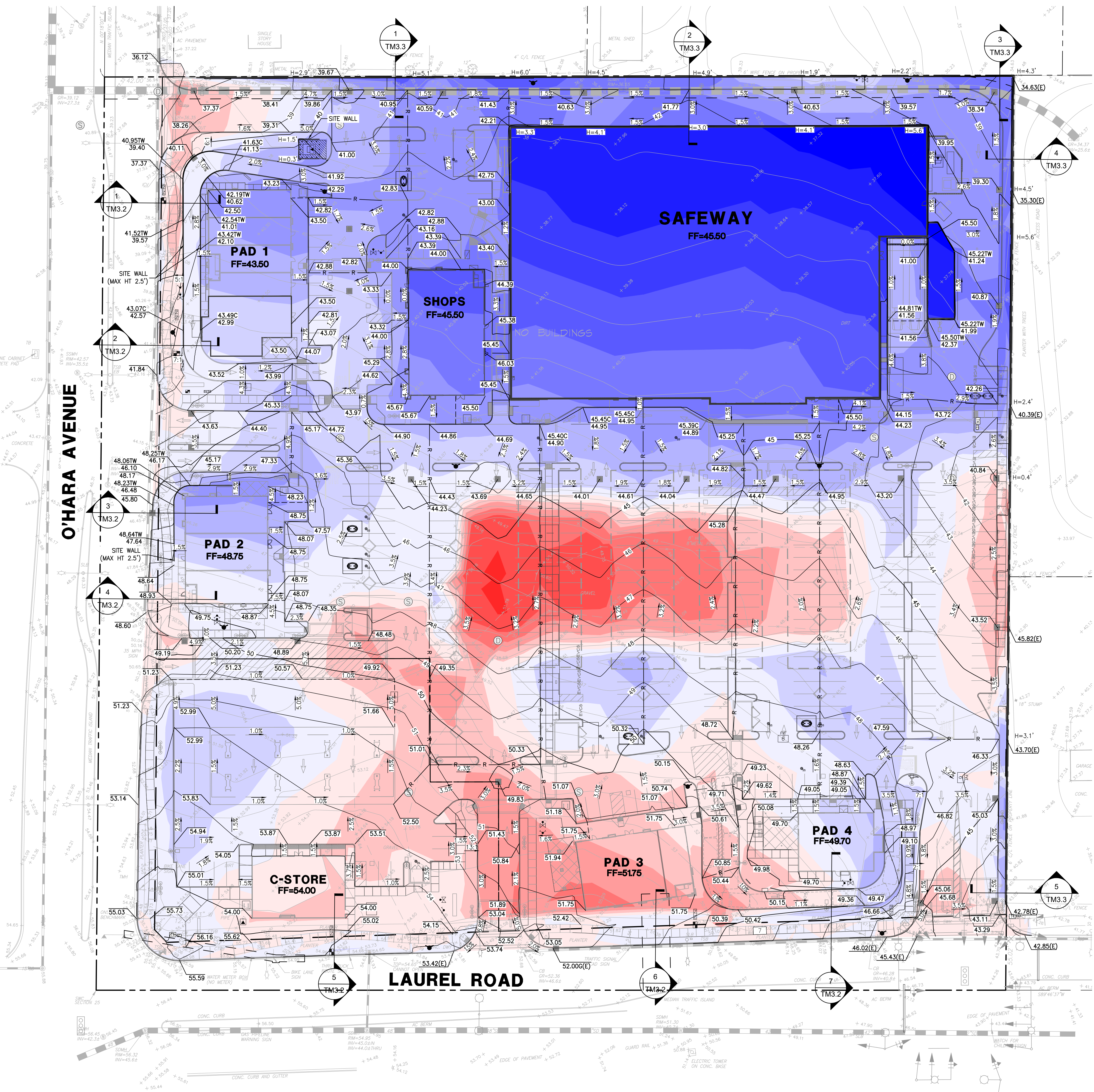
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PARCEL LAYOUT
OAKLEY SHOPS AT LAUREL FIELDS
988 LAUREL ROAD
CONTRA COSTA COUNTY CALIFORNIA

OAKLEY
JOB NO. **J0155**
DRAWING NO. **TM2.1**
SHEET **3** OF **7**

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LEGEND

- GB — GRADE BREAK
- R — RIDGE LINE
- 51 — PROPOSED CONTOUR
- 51 — EXISTING CONTOUR
- 3.0% SLOPE
- 2 — DETAIL NUMBER
- C6.2 — SHEET NUMBER

- XX.XX / FINISHED GRADE ELEVATION
- XX.XXC / TOP OF CURB ELEVATION
- XX.XXG / GUTTER FLOW LINE ELEVATION
- XX.XXTW / TOP OF WALL ELEVATION
- XX.XXBW / BOTTOM OF WALL ELEVATION
- XX.XXCX / CURB OPENING FLOW LINE ELEVATION
- — PATH OF OVERLAND RELEASE

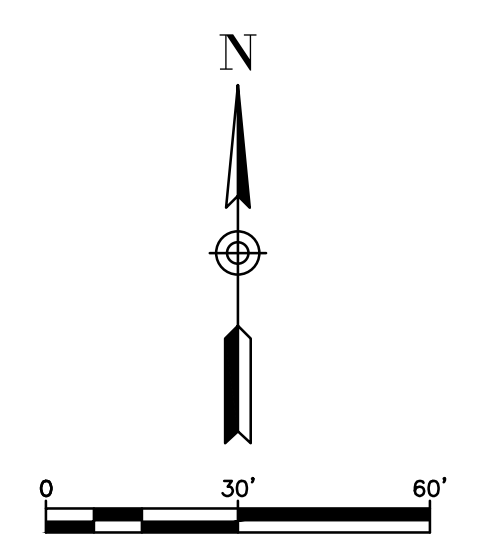
- ### SHEET NOTES
- CURB RAMP SHALL HAVE MAXIMUM SLOPES OF 8.33% IN THE DIRECTION OF TRAVEL, AND MAXIMUM CROSS-SLOPES OF 2.0%. THE CONTRACTOR SHALL VERIFY THAT ALL NEW AND EXISTING CURB RAMP MEET STATE AND FEDERAL REQUIREMENTS FOR ACCESSIBILITY.
 - ADA ACCESSIBLE ROUTES SHALL HAVE MAXIMUM SLOPES OF 5.0% IN THE DIRECTION OF TRAVEL, AND MAXIMUM CROSS-SLOPES OF 2.0%. WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5.0%, PEDESTRIAN RAMPS SHALL BE PROVIDED IN COMPLIANCE WITH THE APPROPRIATE PROVISIONS OF STATE AND FEDERAL BUILDING CODES.
 - THE CONTRACTOR MAY GRIND EXISTING AC PAVEMENT AND REUSE AS BASE FOR NEW PAVEMENT, IF AUTHORIZED BY SOILS ENGINEER PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL SAWCUT AND REMOVE EXISTING AC PAVEMENT, CURB AND GUTTER 12" (MIN.) FROM FACE OF NEW OR EXISTING CURB AND REPLACE WITH FULL DEPTH AC.
 - CONTRACTOR SHALL MATCH NEW CURBS, SIDEWALKS, AND PAVEMENT TO EXISTING AT LIMIT OF WORK.

CUT FILL LEGEND

Number	COLOR	MIN. CUT/FILL	MAX. CUT/FILL	VOL. (CY)
1	Red	-8.00	-6.00	0.00
2	Red	-6.00	-5.00	0.94
3	Red	-5.00	-4.00	109.72
4	Red	-4.00	-3.00	358.24
5	Red	-3.00	-2.00	791.66
6	Red	-2.00	-1.00	1741.01
7	Red	-1.00	0.00	3469.72
8	Light Blue	0.00	1.00	8716.03
9	Light Blue	1.00	2.00	6407.89
10	Light Blue	2.00	3.00	4926.09
11	Light Blue	3.00	4.00	3566.58
12	Light Blue	4.00	5.00	2308.10
13	Light Blue	5.00	6.00	1593.40
14	Light Blue	6.00	7.00	1061.51
15	Light Blue	7.00	8.00	444.22
16	Light Blue	8.00	9.00	40.76

Total Cut	(22,709) cy
Total Fill	29,000 cy
Total Import	6,291 cy

NOTES:
 • EXISTING GRADE IS BASED ON TOPOGRAPHIC SURVEY PREPARED BY ZIEBATECH, RECEIVED ON 12/16/2016.



NO.	DATE	BY	DESCRIPTION

OAKLEY SHOPS AT LAUREL FIELDS

Regency Centers.

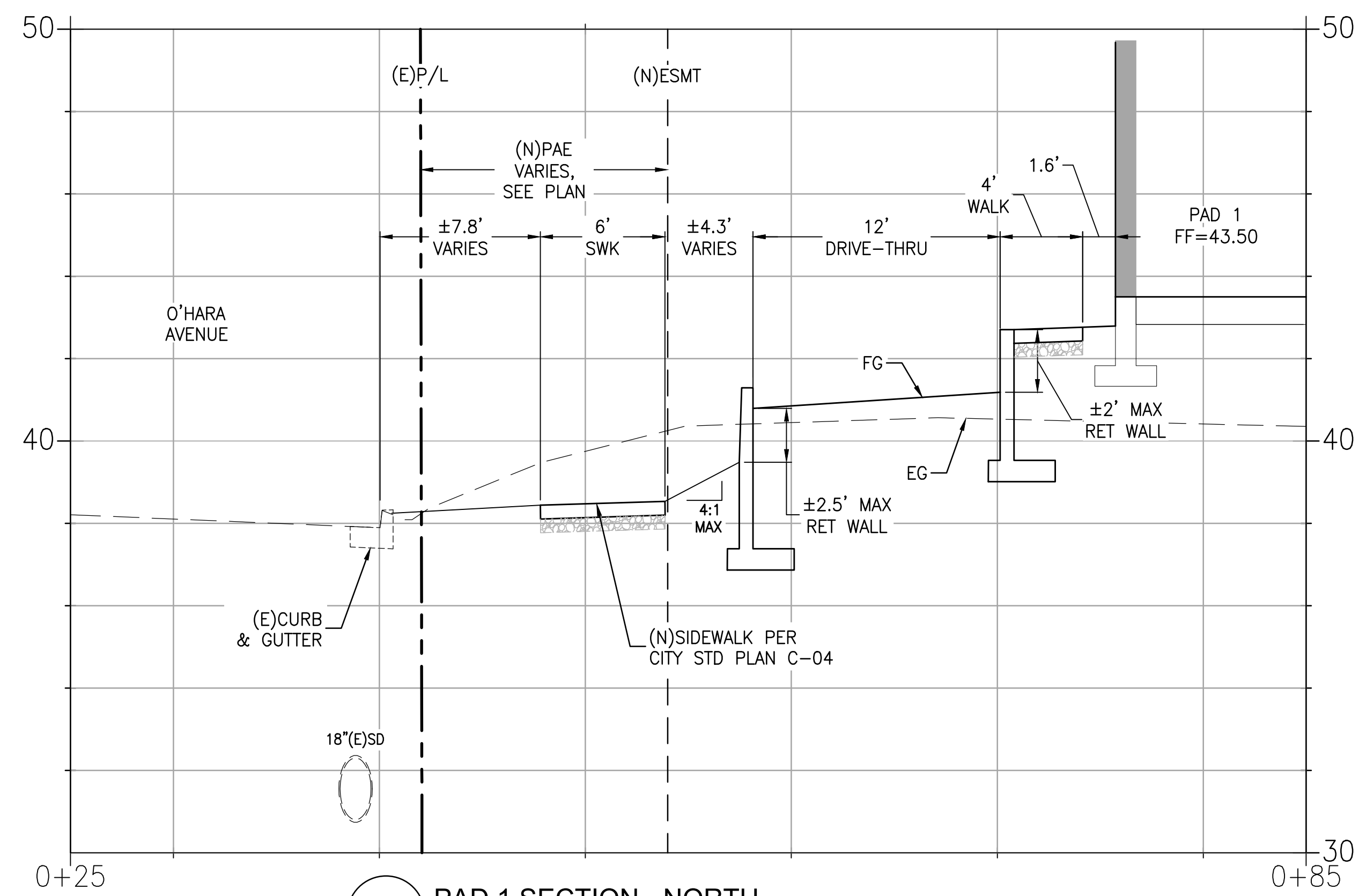
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GRADING PLAN
OAKLEY SHOPS AT LAUREL FIELDS
 988 LAUREL ROAD
 CONTRA COSTA COUNTY CALIFORNIA

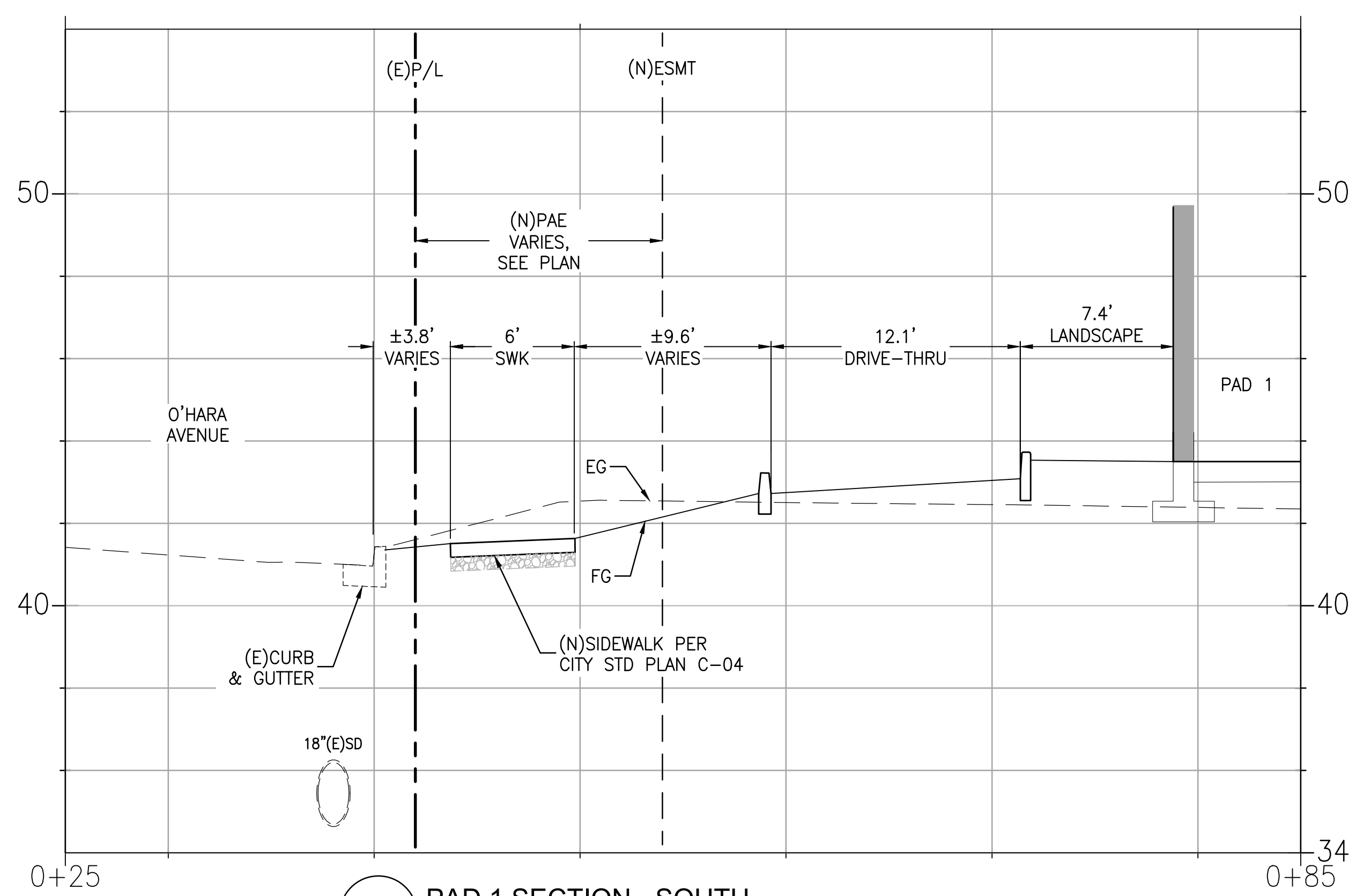
OAKLEY

JOB NO.
J0155
 DRAWING NO.
TM3.1
 SHEET 4 OF 7

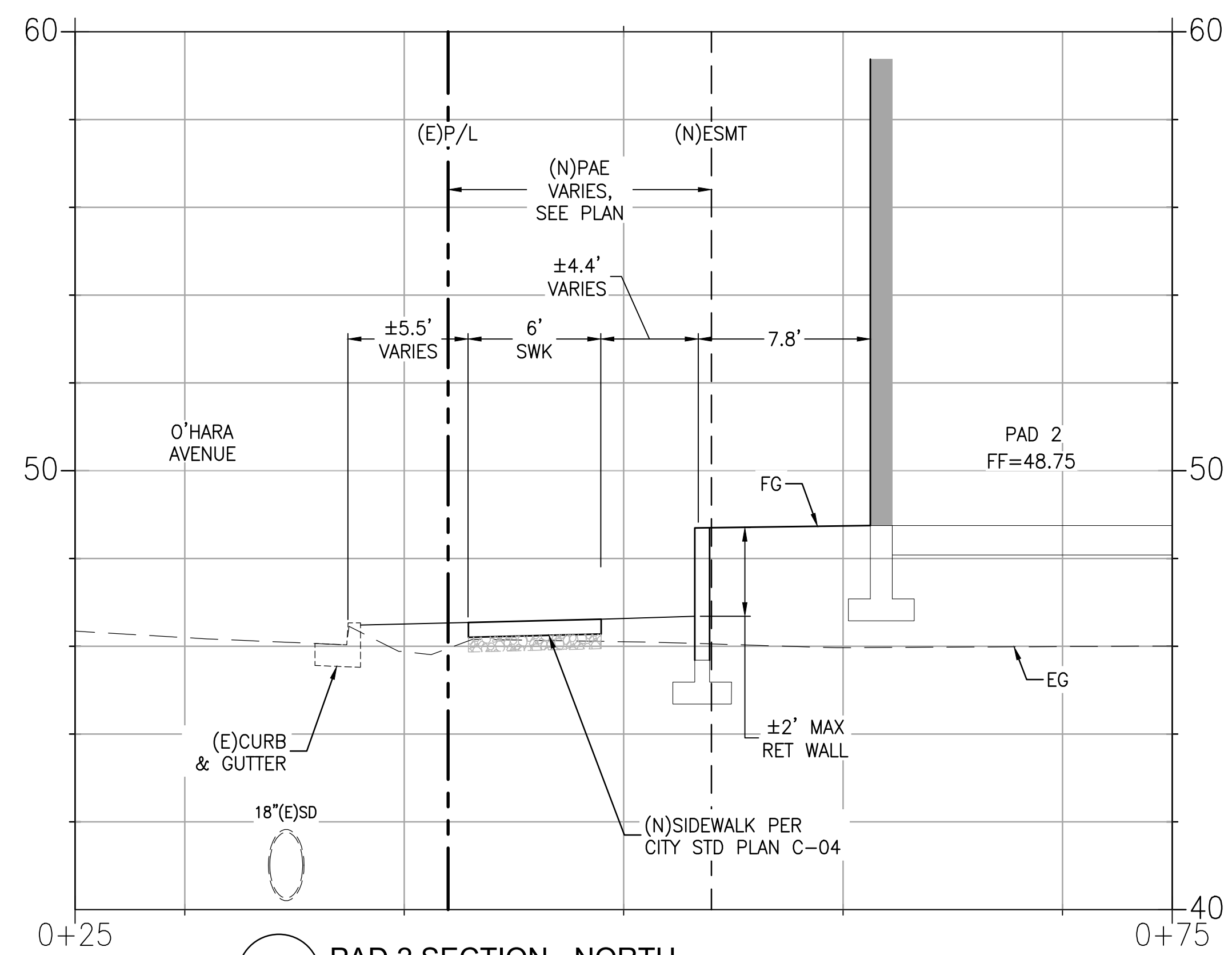
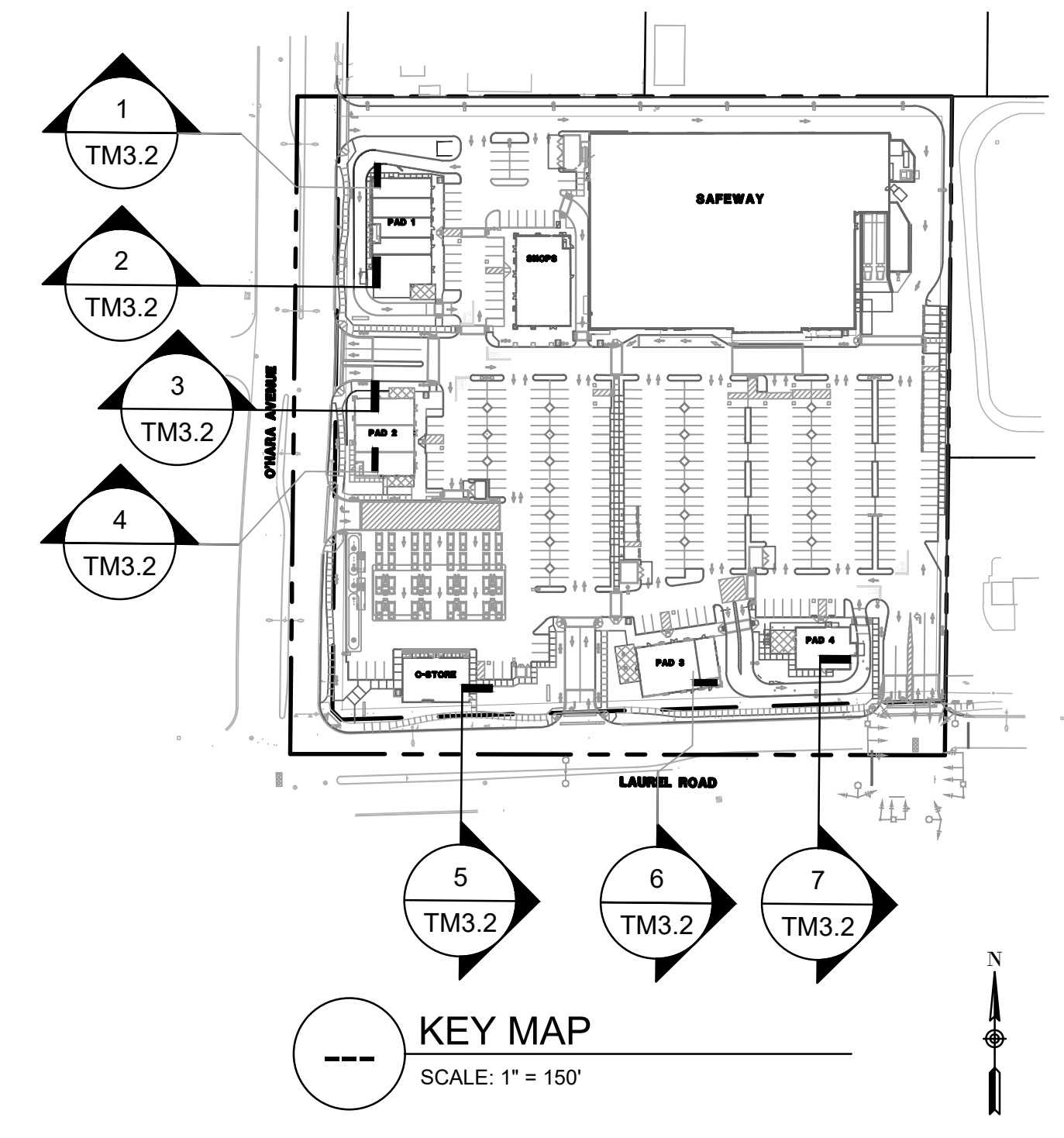
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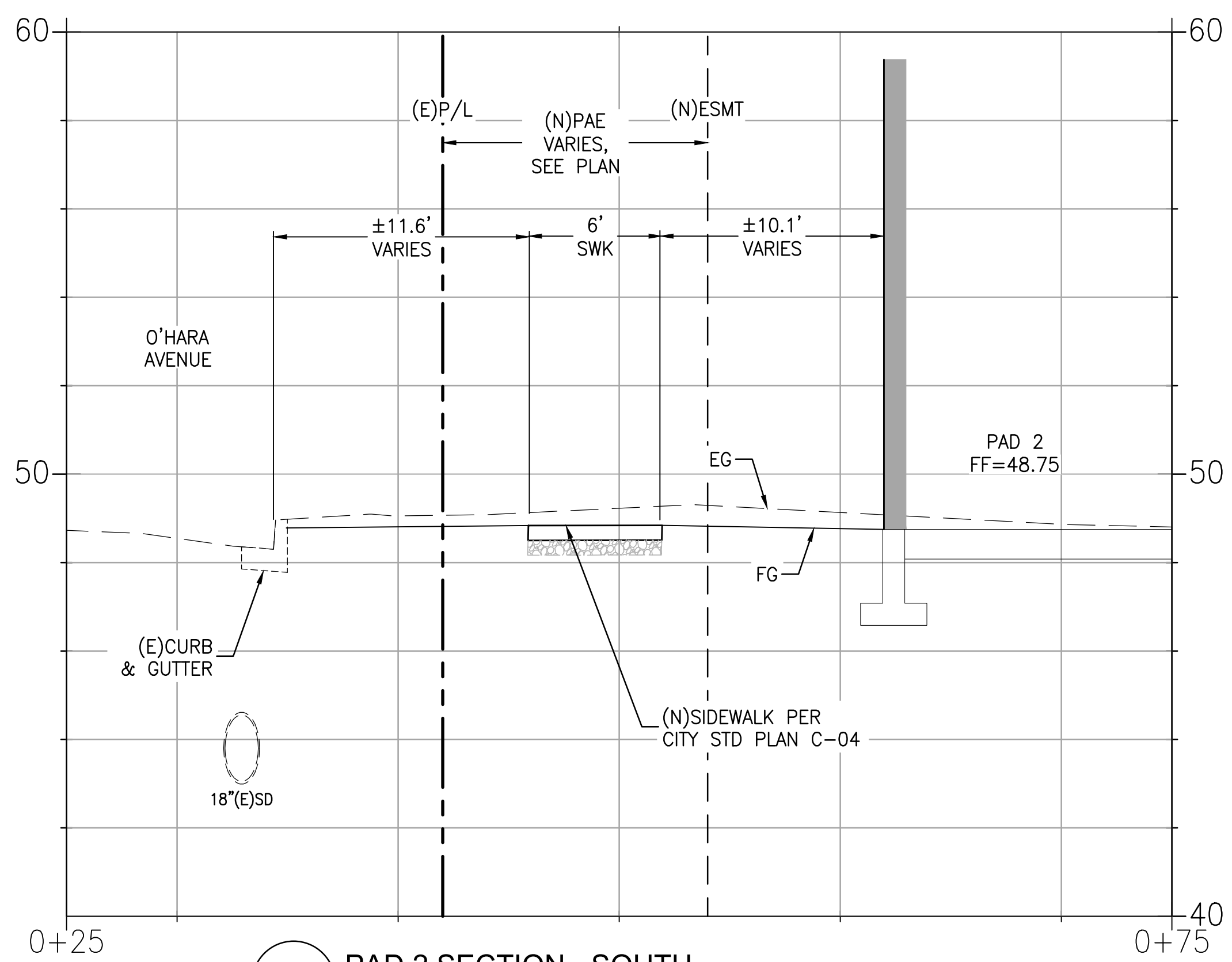
1 PAD 1 SECTION - NORTH
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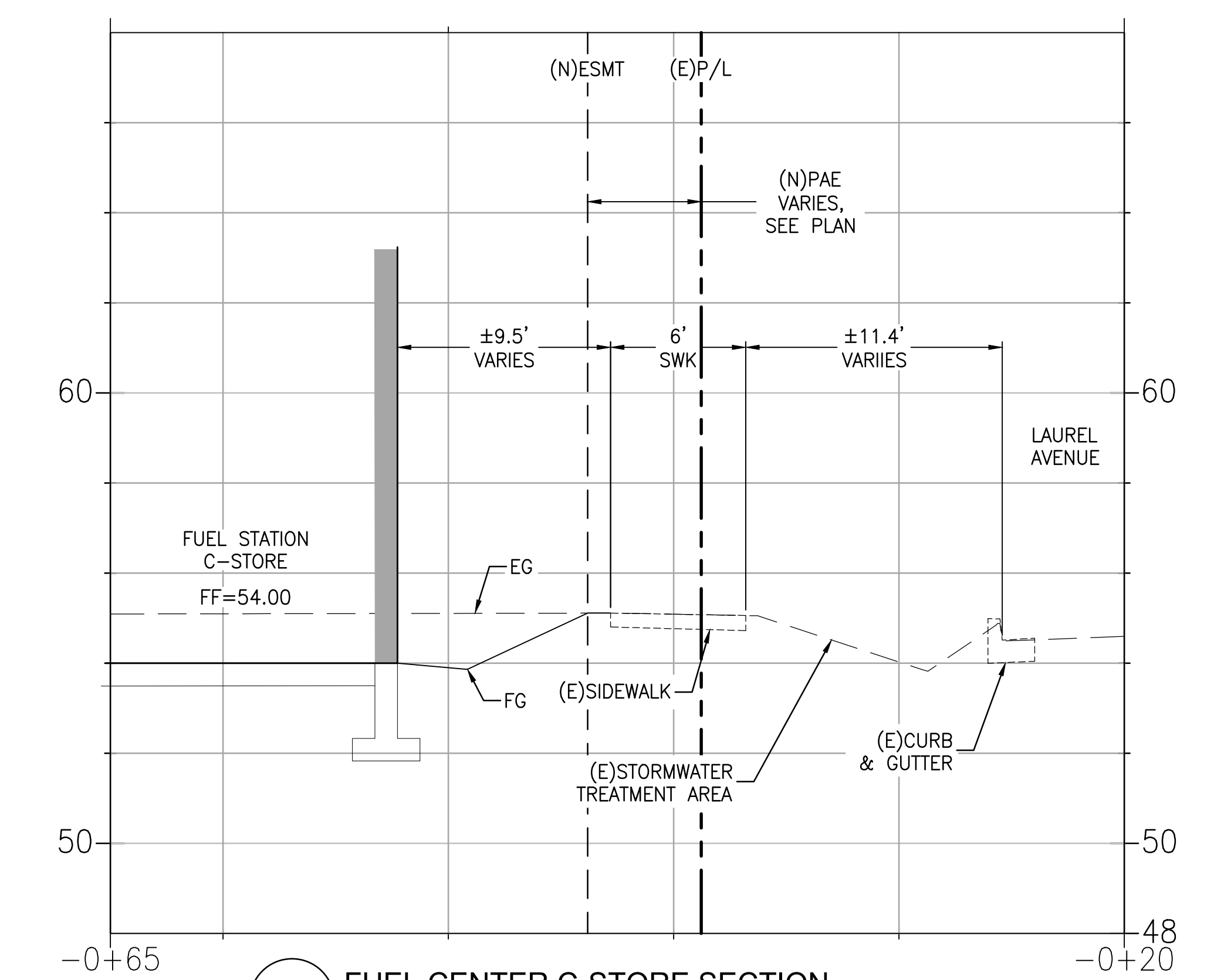
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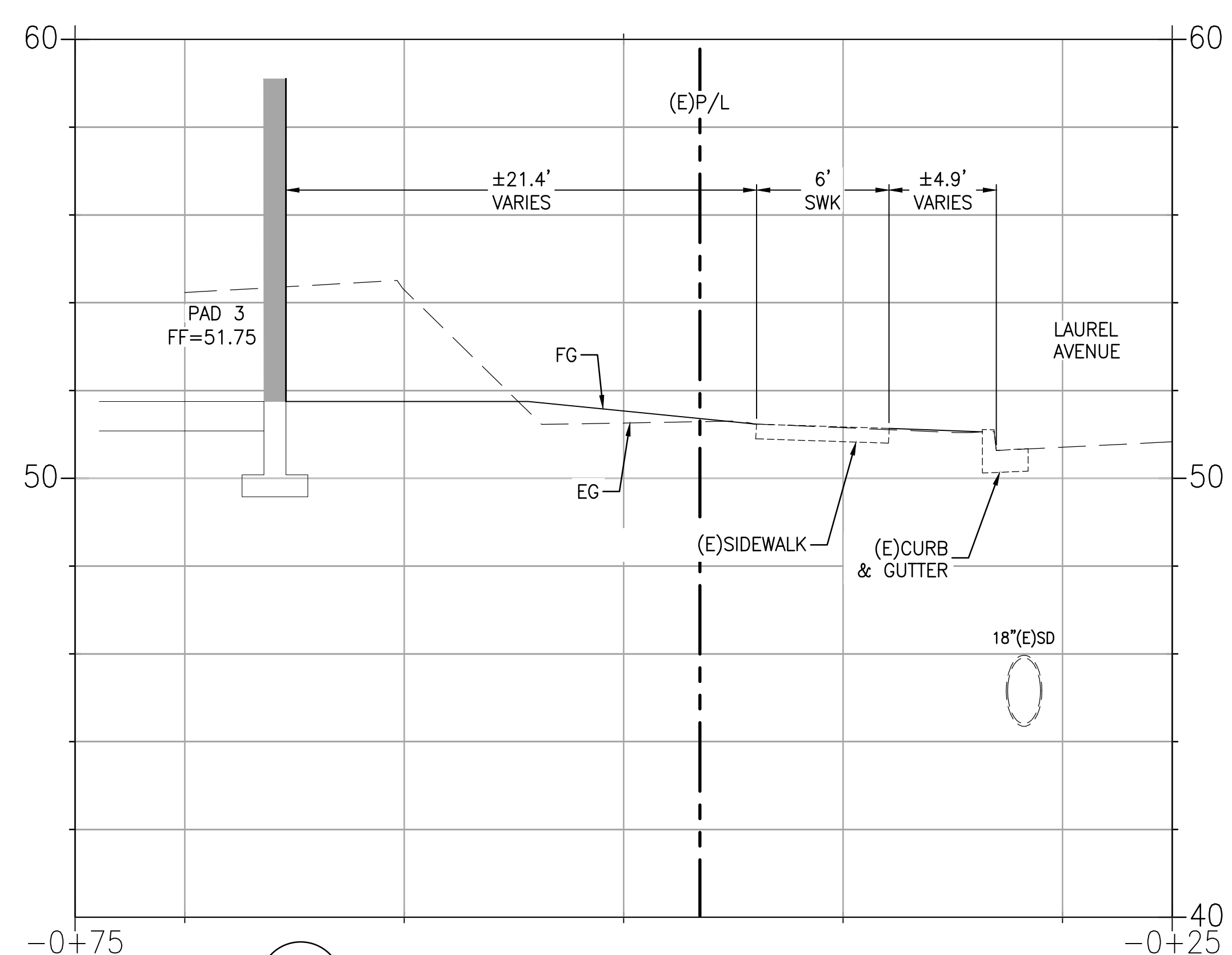
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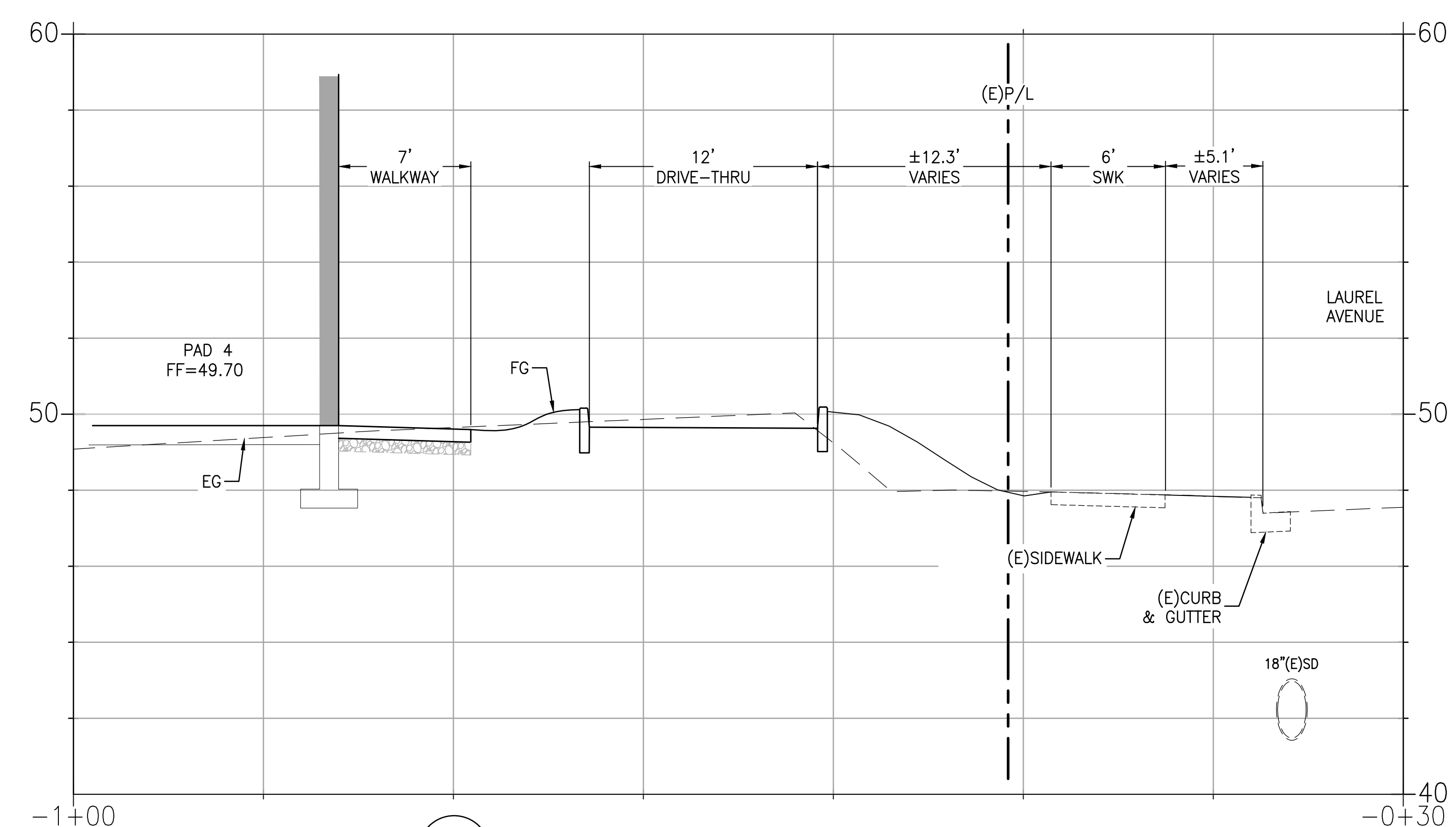
4 PAD 2 SECTION - SOUTH
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5 FUEL CENTER C-STORE SECTION
SCALE: H: 1"=5', V: 1"=2.5'



6 PAD 3 SECTION
SCALE: H: 1"=5', V: 1"=2.5'



7 PAD 4 SECTION
SCALE: H: 1"=5', V: 1"=2.5'

NO.	DATE	BY	DESCRIPTION
1	2/16/2024		ISSUE: DRAFT PLOT
2			DATE: 2/16/2024
3			SCALE: 1"=XX'
4			DESIGNED: DSR
			DRAWN: DFT
			CHECKED: KMH
			PROJ. MGR: KMH

OAKLEY SHOPS AT LAUREL FIELDS

Regency Centers.

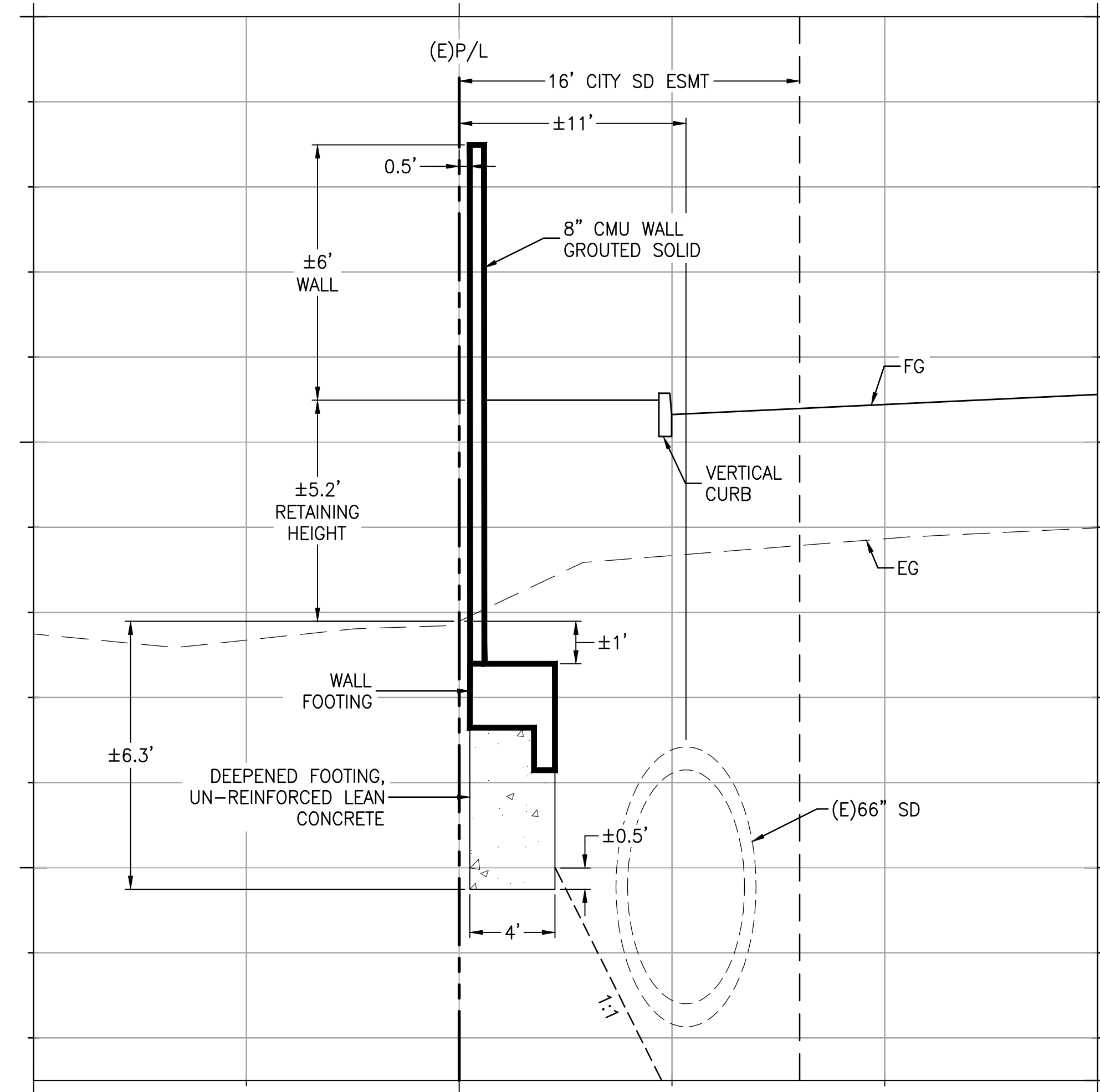
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SITE SECTIONS
OAKLEY SHOPS AT LAUREL FIELDS
988 LAUREL ROAD
CONTRA COSTA COUNTY CALIFORNIA
OAKLEY

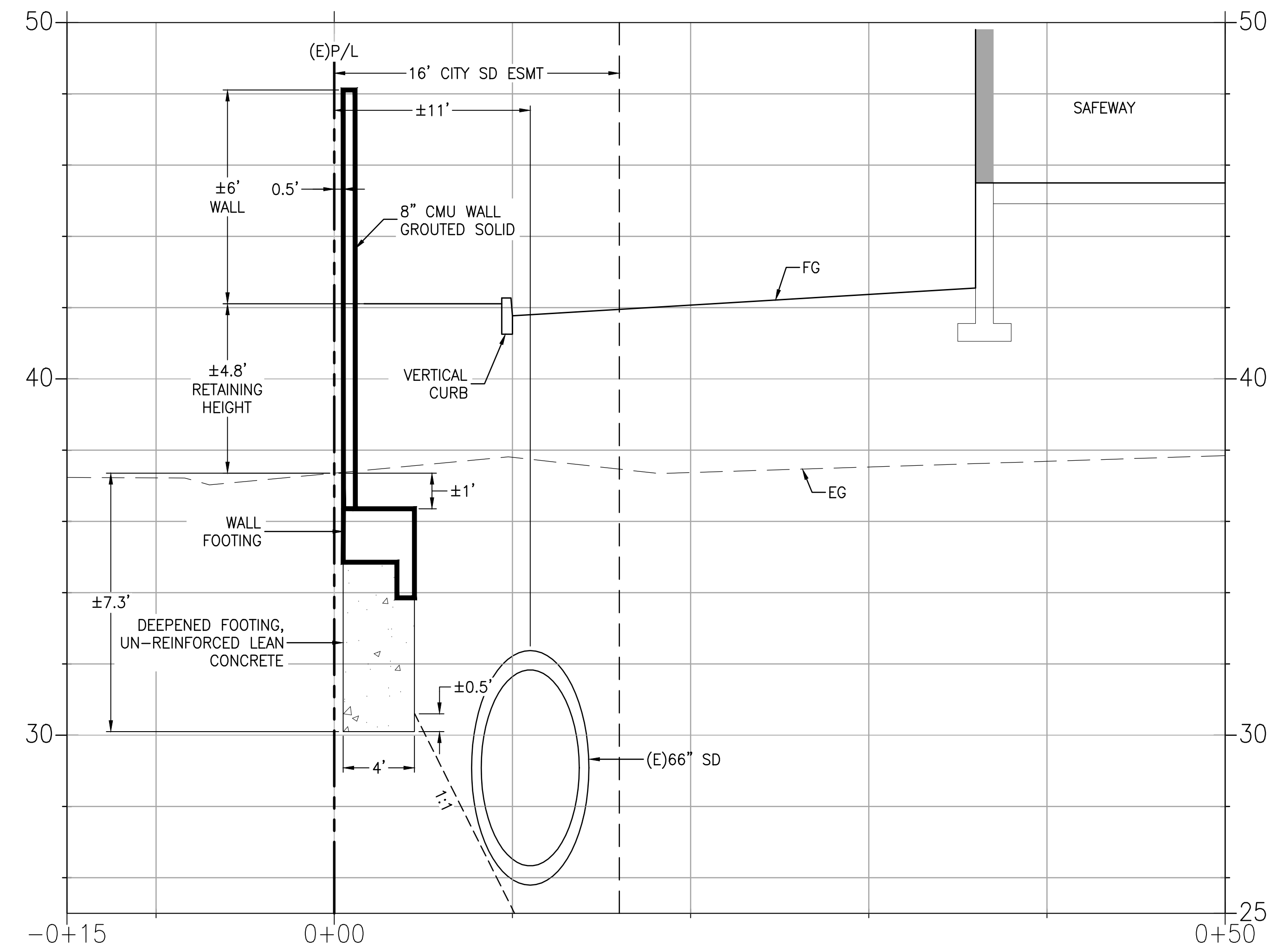
JOB NO:
J0155
DRAWING NO.

TM3.2
SHEET 5 OF 7

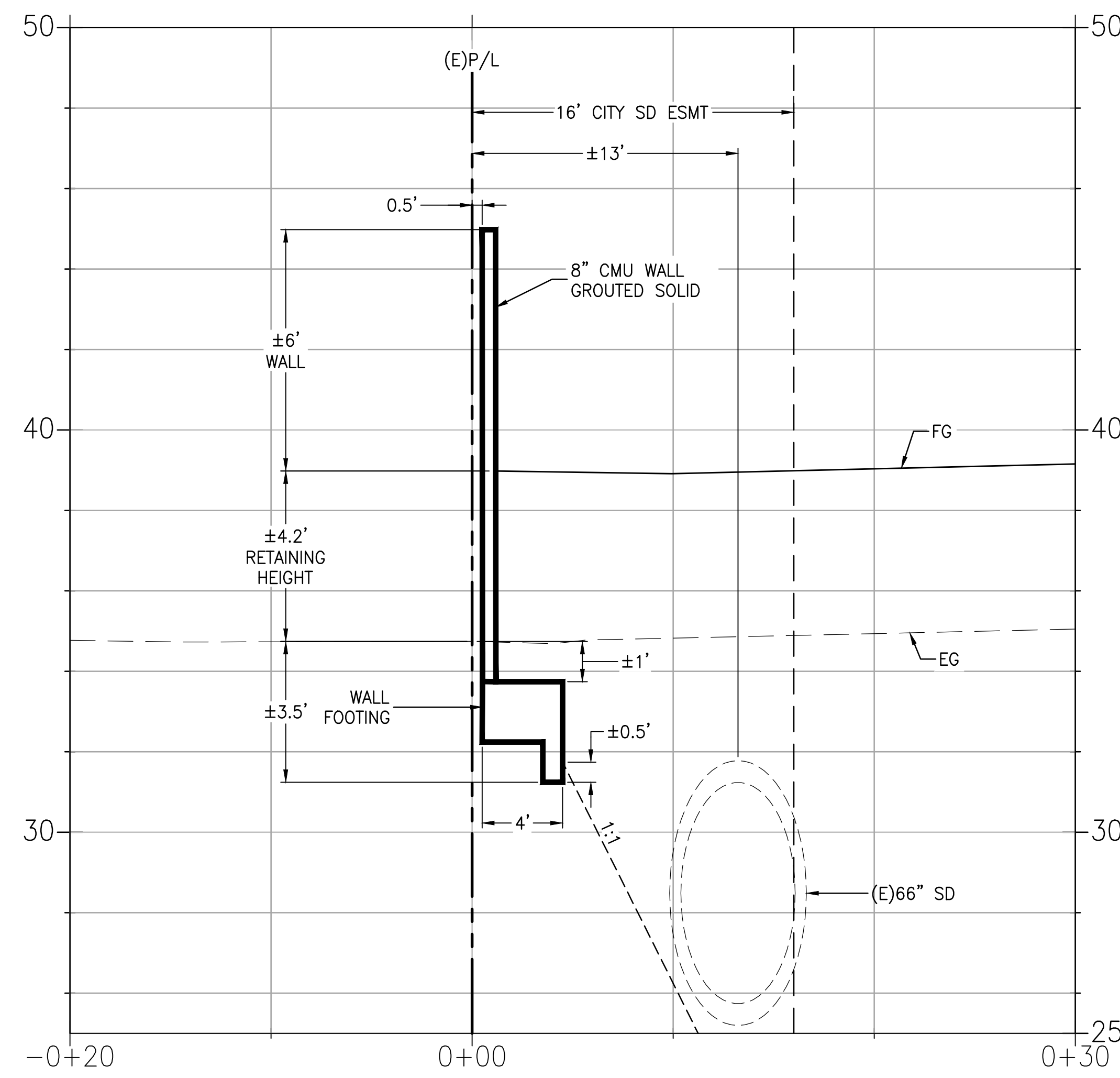
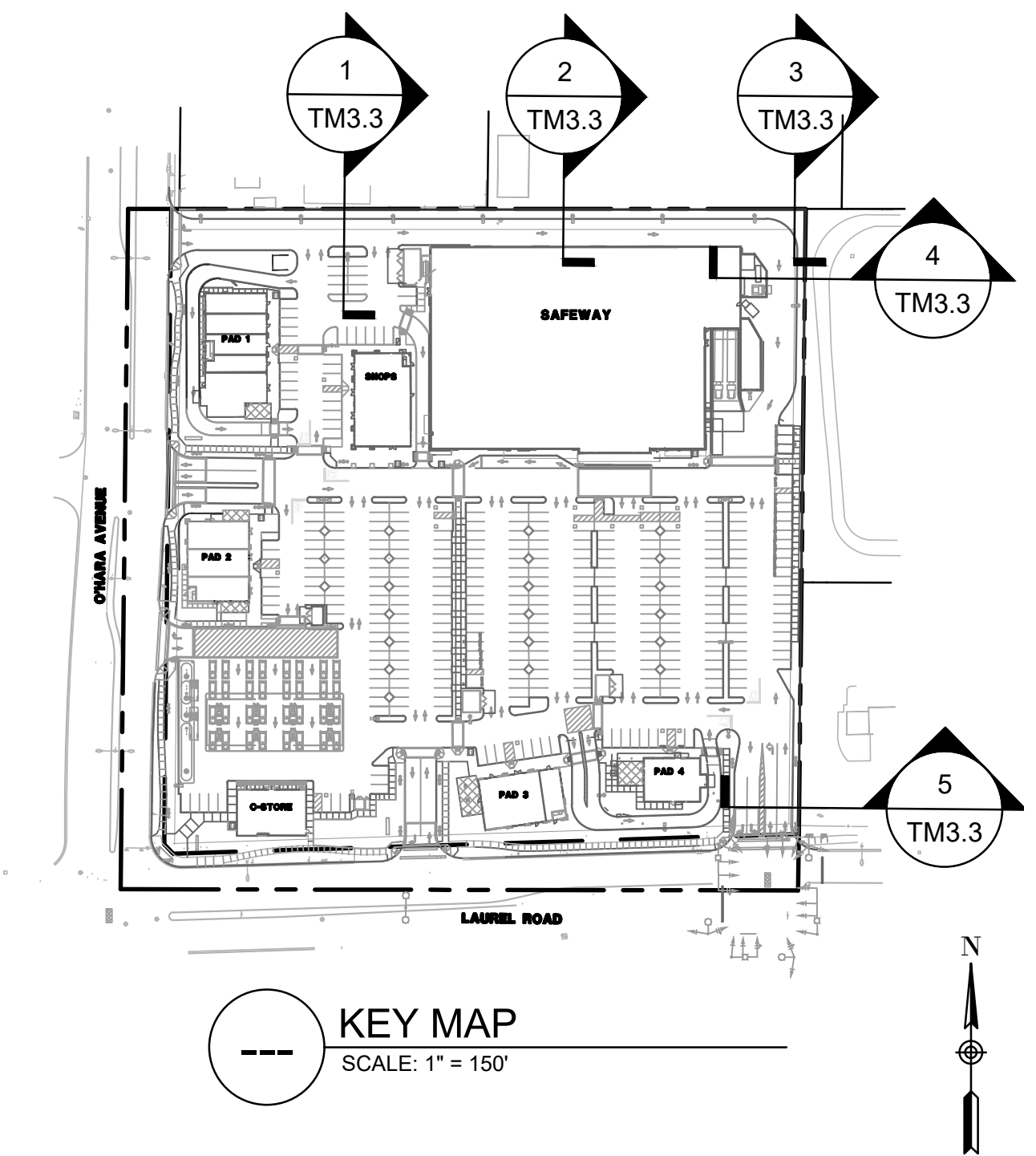
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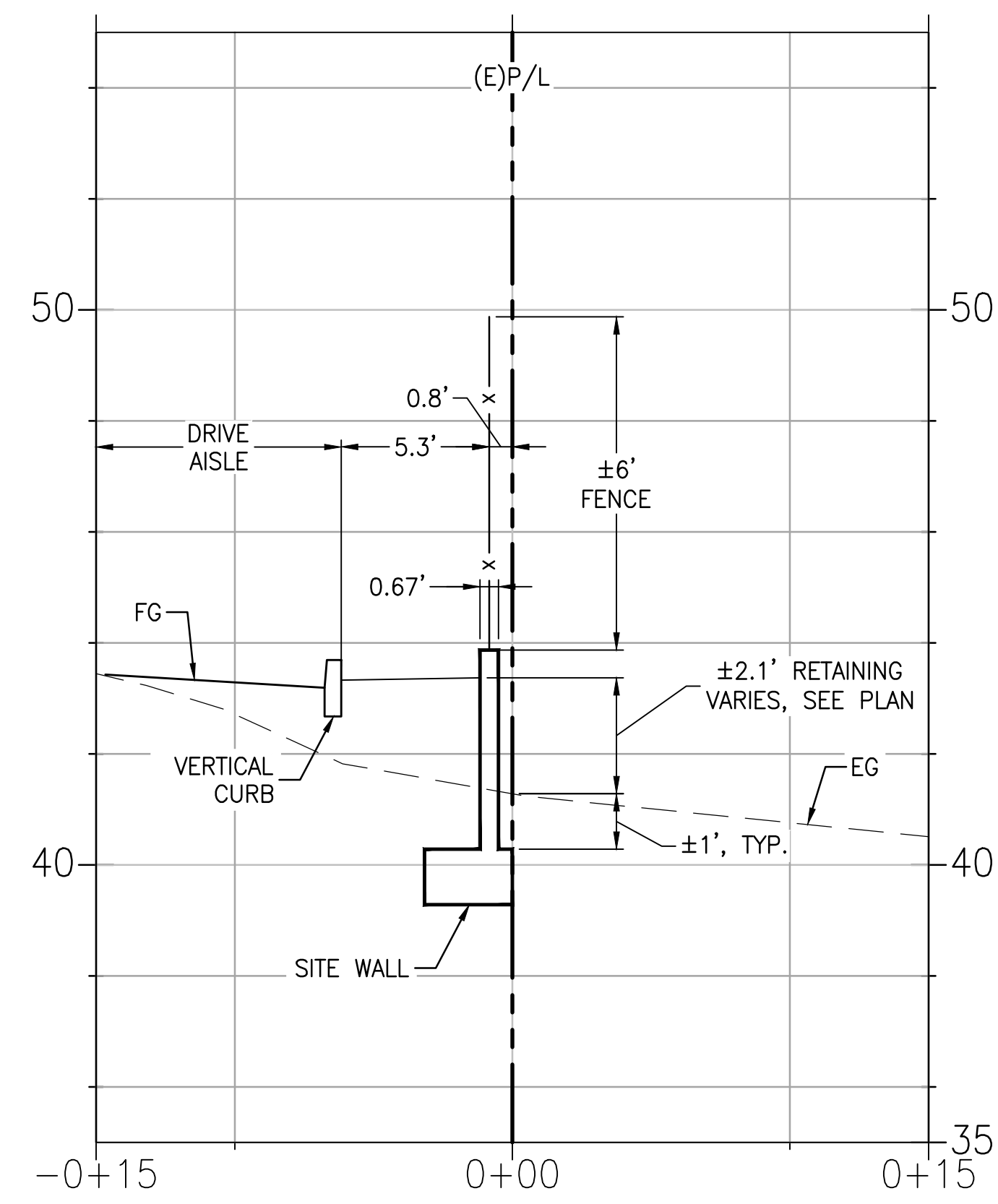
1 NORTH PROPERTY LINE - SECTION 1
SCALE: H: 1"=5', V: 1"=2.5'



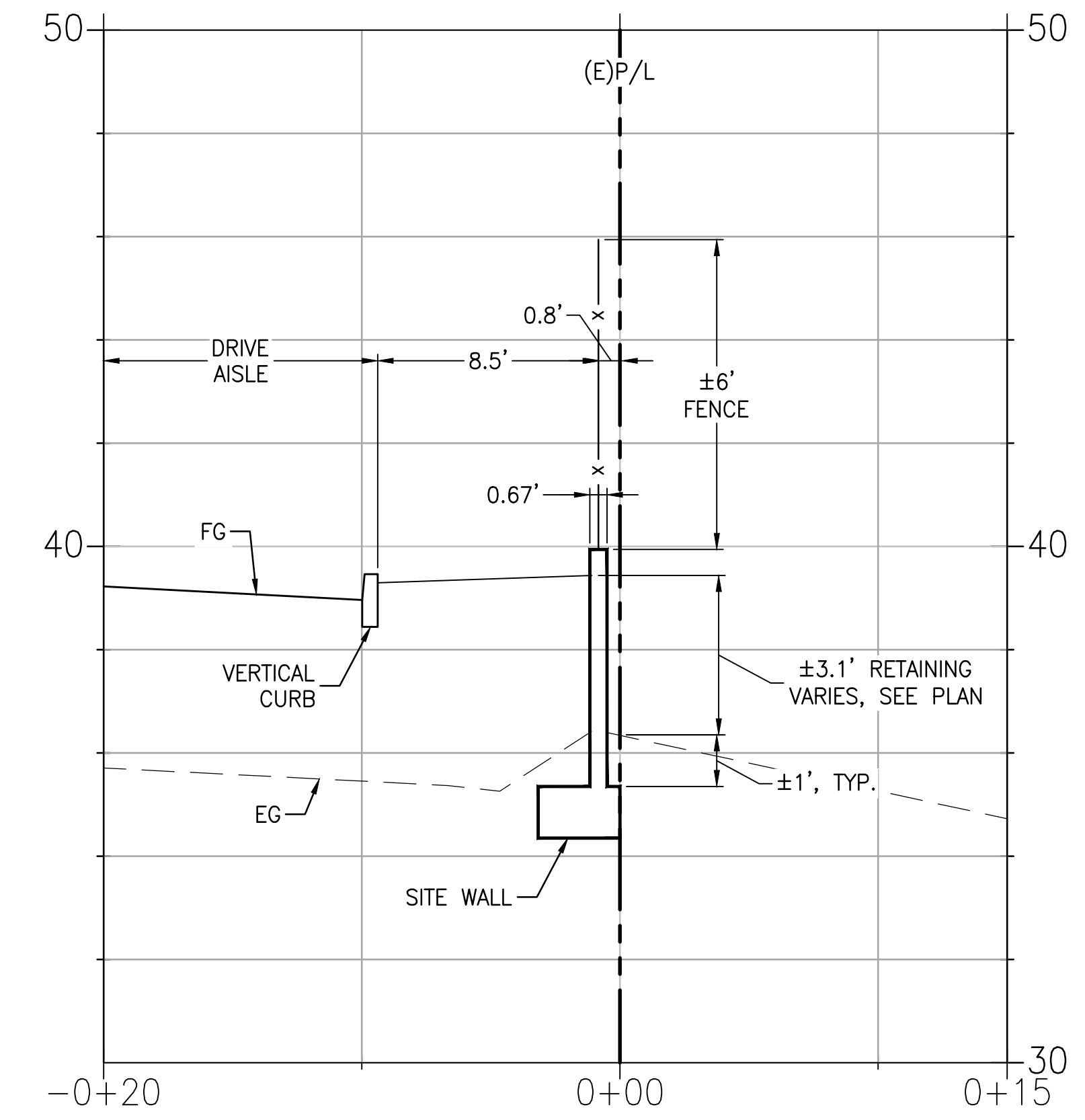
2 NORTH PROPERTY LINE - SECTION 2
SCALE: H: 1"=5', V: 1"=2.5'



3 NORTH PROPERTY LINE - SECTION 3
SCALE: H: 1"=5', V: 1"=2.5'



4 EAST PROPERTY LINE - SECTION 4
SCALE: H: 1"=5', V: 1"=2.5'



5 EAST PROPERTY LINE - SECTION 5
SCALE: H: 1"=5', V: 1"=2.5'

NO.	DATE	BY	DESCRIPTION
1	2/16/2024		ISSUE: DRAFT PLOT
2			SCALE: AS NOTED
3			DESIGNED: DFR
4			DRAWN: DFT
5			CHECKED: KMH
			PROJ. MGR: KMH

OAKLEY SHOPS AT LAUREL FIELDS

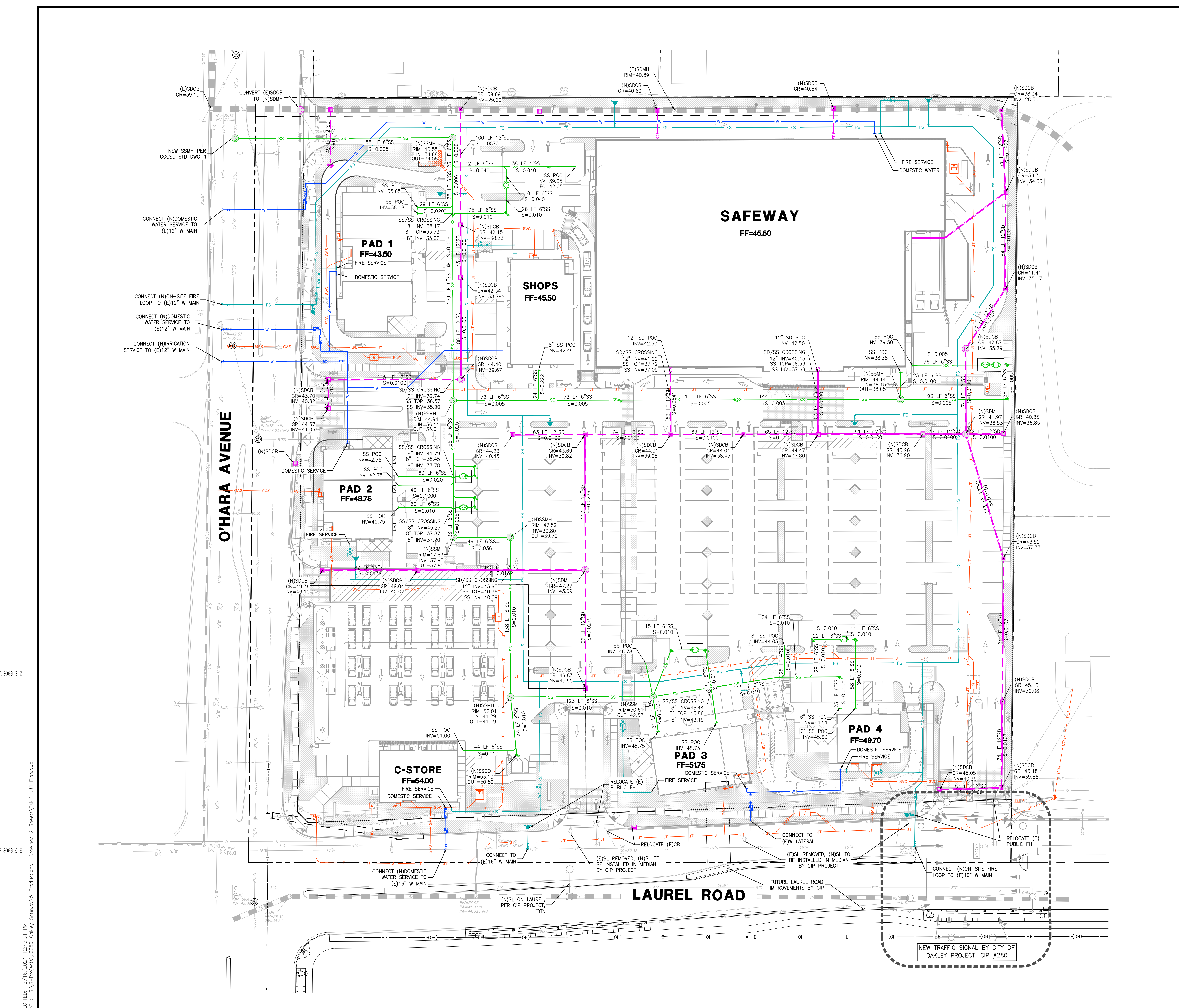
Regency Centers.

S A G E
Consulting Engineers, Inc.
17 Geary Street, Suite 605
San Francisco, CA 94102
(415) 890-9250 | www.sage-ce.com

SITE SECTIONS
OAKLEY SHOPS AT LAUREL FIELDS
988 LAUREL ROAD
CONTRA COSTA COUNTY CALIFORNIA
OAKLEY

JOB NO:
J0155
DRAWING NO:
TM3.3
SHEET **6** OF **7**

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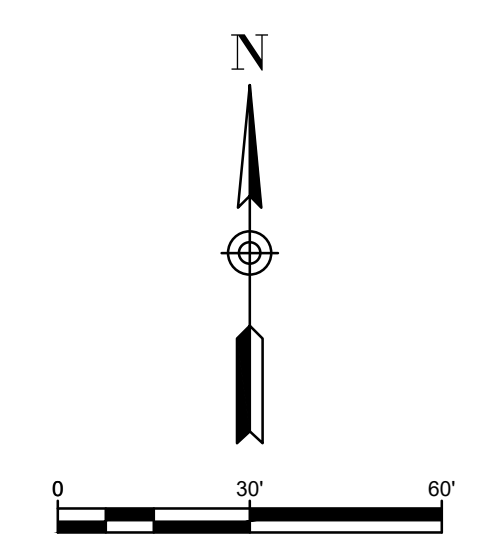
LEGEND

	SS	SANITARY SEWER LINE
	SD	STORM DRAIN LINE
	W	WATER LINE
	FS	FIRE SERVICE LINE/LATERAL
	SS	DDCV FOR FIRE SERVICE PER STD DWG DWD 9B
	W	FIRE HYDRANT PER STD DWG DWD 15
	FS	POST INDICATOR VALVE
	FS	FIRE DEPARTMENT CONNECTION
	W	DOMESTIC WATER/IRRIGATION METER PER STD DWG DWD 8
	W	BFP FOR DOMESTIC WATER/IRRIGATION WATER SERVICE PER STD DWG DWD 10
	SD	NEW SD MANHOLE
	SD	NEW SD CATCH BASIN
	SS	NEW SS MANHOLE
	SS	NEW SS CLEANOUT

- SHEET NOTES**
1. INFORMATION PERTAINING TO EXISTING UNDERGROUND FACILITIES IS BASED ON RECORD INFORMATION AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL FACILITIES PRIOR TO CONSTRUCTION OR EXCAVATION IN ANY AREA.
 2. ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES IN THE PROJECT VICINITY PRIOR TO BEGINNING CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR.
 3. SANITARY SEWER LINES SHALL BE PVC SDR 26.
 7. STORM DRAIN LINES SHALL BE PVC SDR 35 UNLESS NOTED OTHERWISE ON THE PLAN. NOTE THAT THE LINE DISCHARGING INTO THE BIO-RETENTION AREA IS CLASS V RCP.
 8. WATER LINES 4" AND LARGER SHALL BE PVC PRESSURE PIPE, AWWA C900, CLASS 200, DR 18.
 9. DOMESTIC SERVICE LINES 2" AND SMALLER SHALL BE PVC PRESSURE PIPE, SCHEDULE 40.

<p>OAKLEY SHOPS AT LAUREL FIELDS</p>	
<p>Regency Centers.</p>	
<p>SAGE Consulting Engineers, Inc.</p>	
<p>12 Geary Street, Suite 605 San Francisco, CA 94102 (415) 890-8250 • www.sage-ce.com</p>	
<p>UTILITY PLAN</p>	
<p>OAKLEY SHOPS AT LAUREL FIELDS</p>	
<p>988 LAUREL ROAD CONTRA COSTA COUNTY CALIFORNIA</p>	
<p>OAKLEY</p>	
<p>JOB NO. J0155</p>	<p>DESCRIPTION</p>
<p>DRAWING NO. TM4.1</p>	<p>NO. DATE BY</p>
<p>SHEET 7 OF 7</p>	<p>ISSUE DRAFT PLOT</p>
	<p>DATE: 2/16/2024</p>
	<p>SCALE: 1" = 30'</p>
	<p>DESIGNED: DGR</p>
	<p>DRAWN: DFT</p>
	<p>CHECKED: KMH</p>
	<p>PROJ. MGR: RMH</p>

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NEW TRAFFIC SIGNAL BY CITY OF OAKLEY PROJECT, CIP #280

LAUREL ROAD

SAFeway
FF=45.50

PAD 1
FF=43.50

SHOPS
FF=45.50

PAD 2
FF=48.75

PAD 3
FF=51.75

PAD 4
FF=49.70

C-STORE
FF=54.00

O'HARA AVENUE