

# CHURCH LANE APARTMENTS SITE DEVELOPMENT

2424 CHURCH LANE  
SAN PABLO, CALIFORNIA 94806

## PROJECT DIRECTORY

OWNER  
CONTACT: MATT DAVIES, HARMONY COMMUNITIES  
PHONE: 209.601.4538  
EMAIL: MATT@HARMONYCOM.COM

CIVIL ENGINEER  
RIDGELINE ENGINEERING  
2769 BOEING WAY  
STOCKTON, CA 95206  
CONTACT: JORDAN BALDWIN  
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EMAIL: JORDAN@RLE.US

## SCOPE OF WORK

SITE WORK:  
1. ROUGH AND FINISH GRADING  
2. DRAINAGE MANAGEMENT  
3. UTILITY LAYOUT  
4. PARKING LOT PAVING

## PROJECT DATA

SITE ADDRESS: 2424 CHURCH LANE  
SAN PABLO, CALIFORNIA 94806

ASSESSOR'S PARCEL NUMBER (APN): 417-090-024  
PARCEL AREA: 0.67 ACRES  
ZONING: R-3

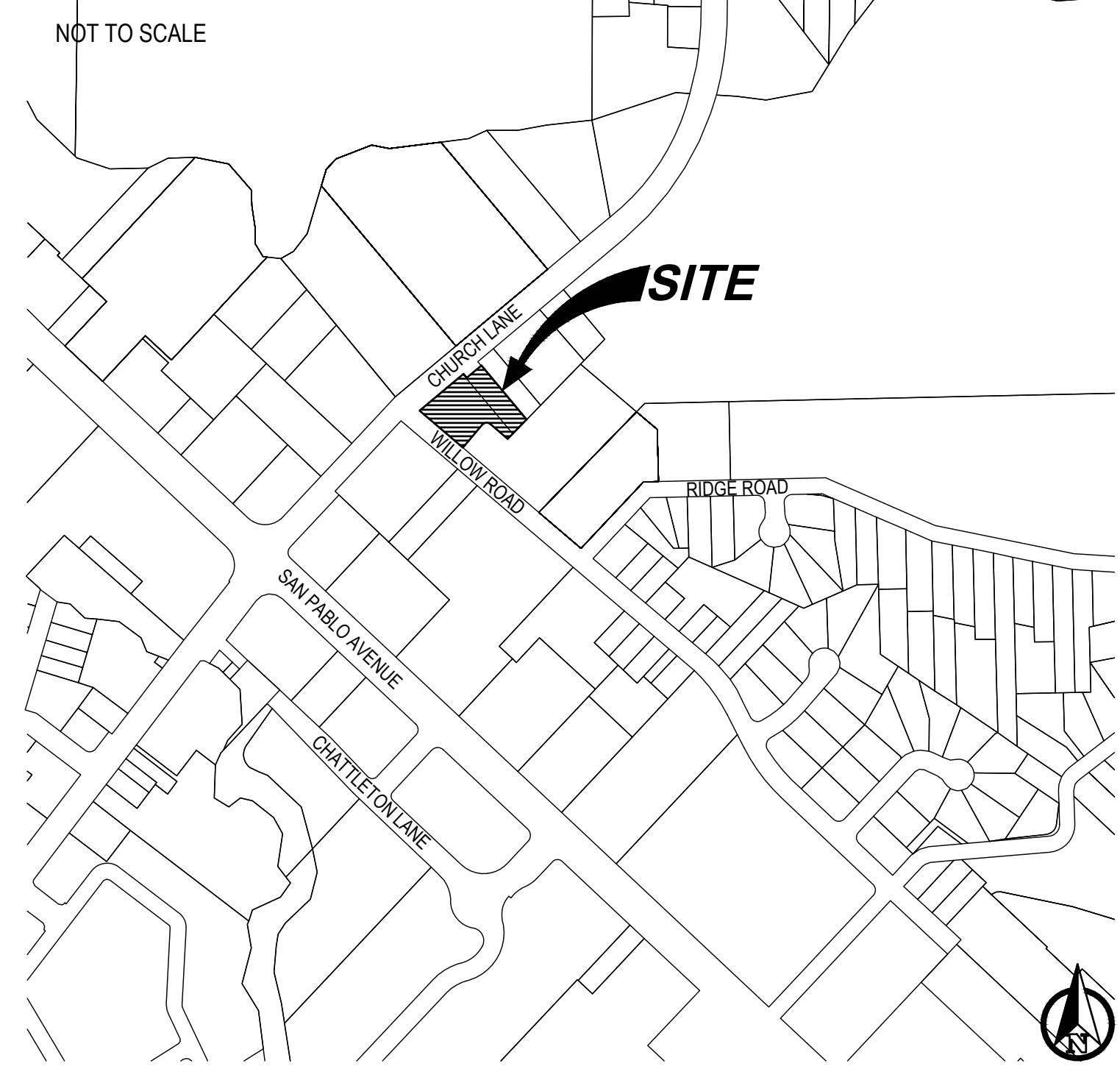
WATER: EAST BAY MUNICIPAL UTILITY DISTRICT  
FIRE: CONTRA COSTA FIRE PROTECTION DISTRICT  
SEWER: WEST COUNTY WASTE WATER DISTRICT  
STORM: EAST BAY MUNICIPAL UTILITY DISTRICT  
ELECTRICITY: PACIFIC GAS & ELECTRIC  
TELEPHONE: AT&T  
GAS: PACIFIC GAS & ELECTRIC

**BUILDING CODES:**  
2022 CALIFORNIA BUILDING CODE  
2022 CALIFORNIA BUILDING STANDARDS ADMINISTRATION CODE  
2022 CALIFORNIA MECHANICAL CODE  
2022 CALIFORNIA PLUMBING CODE  
2022 CALIFORNIA ELECTRICAL CODE  
2022 CALIFORNIA ENERGY CODE  
2022 CALIFORNIA FIRE CODE  
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN CODE)  
2022 CALIFORNIA REFERENCE STANDARDS CODE

## GENERAL NOTES

- ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR AND ANY DISCREPANCIES SHOULD BE BROUGHT, IN WRITING, TO THE ATTENTION OF THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.
- WORK IS TO BE PERFORMED IN ACCORDANCE TO ALL APPLICABLE LAWS, CODES AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION OVER WORK DESCRIBED IN THESE PLANS.
- ALL PERMITS WILL BE SECURED BY THE GENERAL CONTRACTOR AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH THE CONDITIONS AND REQUIREMENTS OF THE PERMITS.
- FINISH MATERIALS INCLUDING BUT NOT LIMITED TO: ADHESIVES, SEALANTS, PAINTS, COATINGS, FLOORING SYSTEMS, COMPOSITE WOOD PRODUCTS, ETC. SHALL COMPLY WITH 2022 CALIFORNIA GREEN CODE POLLUTION CONTROLS (SECTIONS 5.504).
- CONTRACTOR SHALL INSTALL ALL MATERIALS AND EQUIPMENT IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. IN THE EVENT THAT MANUFACTURERS SPECIFICATIONS CONFLICT WITH THE DRAWINGS, MANUFACTURERS SPECIFICATIONS PREVAIL.
- CONTRACTOR SHALL NOT SCALE THE DRAWINGS BUT SHALL RELY ON THE WRITTEN DIMENSIONS GIVEN. IF A DISCREPANCY OCCURS OR DIMENSIONS ARE NOT GIVEN WHERE NEEDED, THE CONTRACTOR SHALL NOTIFY THE DESIGN FOR WRITTEN CLARIFICATION BEFORE PROCEEDING.
- ALL DIMENSIONS ARE TO FACE OF FINISH, UNO.
- PRIOR TO DEMOLITION, VERIFY THAT ALL ACTIVE MECHANICAL, ELECTRICAL AND TELEPHONE SERVICES CAN BE TURNED OFF WITHOUT DISRUPTING OTHER ADJACENT AREAS OF THE BUILDING.
- ALL PATCHING, REPAIRING AND REPLACING OF MATERIALS AND SURFACES CUT OR DAMAGED IN EXECUTION OF WORK SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL MATCH SURROUNDING SIMILAR SURFACES UPON COMPLETION.

## VICINITY MAP



## SHEET INDEX

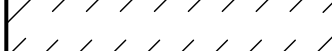





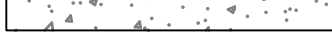



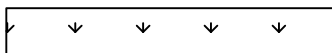

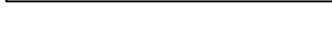











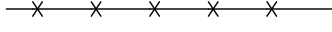








PG#	DESC	TITLE
1	C0.0	COVER SHEET
2	C0.1	EXISTING CONDITIONS AND DEMOLITION PLAN
3	C1.0	SITE PLAN
4	C2.0	GRADING AND DRAINAGE
5	C3.0	UTILITY PLAN
6	C4.0	EROSION CONTROL PLAN

## ABBREVIATIONS

@	AT	GAL	GAUGE	RE	REFERENCE
AB	ANCHOR BOLT	GAL	GALLON	REQ'D	REQUIRED
ADA	AMERICANS WITH DISABILITIES ACT	GALV	GALVANIZED	R/W	RIGHT OF WAY
AFF	ABOVE FINISH FLOOR	GC	GENERAL CONTRACTOR	RM	ROOM
AFG	ABOVE FINISH GRADE	GI	GALVANIZED IRON (STEEL)	SCHED	SCHEDULE
ALT	ALTERNATE	GLB	GLULAM BEAM	SD	STORM DRAIN
APPROX	APPROXIMATELY	GYPBRD	GYPSUM BOARD	SF	SQUARE FOOT(FEET)
ARCH	ARCHITECTURAL	HB	HOSE BIB	SIM	SIMILAR
BC	BACK OF CURB	HORIZ	HORIZONTAL	SPECS	SPECIFICATIONS
BRD	BOARD	HR	HOSE	SQ	SQUARE
BLDG	BUILDING	HT	HEIGHT	STD	STANDARD
BOT	BOTTOM	IN	INCH	STL	STEEL
CIP	CAST IN PLACE	INSUL	INSULATION	T&G	TONGUE & GROOVE
CJ	CONTROL JOINT	INT	INTERIOR	TEL	TELEPHONE
CLG	CEILING	INV	INVERT	THK	THICKNESS
CLR	CLEAR	LAV	LAVATORY	TYP	TYPICAL
CMU	CONCRETE MASONRY UNIT	LBS	POUNDS	UNO	UNLESS NOTED
CO	CLEAN-OUT	LF	LINEAR FEET		OTHERWISE
COL	COLUMN	MAX	MAXIMUM	VERT	VERTICAL
CONT	CONTINUOUS	MECH	MECHANICAL	VIF	VERIFY IN FIELD
DBL	DOUBLE	MTL	METAL	W/	WITH
DET	DETAIL	MFR	MANUFACTURER	W/O	WITHOUT
DIA	DIAMETER	MH	MANHOLE	WD	WOOD
DIM	DIMENSION	MIN	MINIMUM	WWF	WELDED WIRE FABRIC
DWG	DRAWING	MISC	MISCELLANEOUS		
EA	EACH	NO OR #	NUMBER		
EJ	EXPANSION JOINT	NTS	NOT TO SCALE		
EL	ELEVATION	OC	ON CENTER(S)		
EQ	EQUAL	OCC	OCCUPANT(S)		
EQP	EQUIPMENT	O/H	OVER HEAD		
EW	EACH WAY	OH	OVERHANG		
EXH	EXHAUST	OL	OCCUPANT LOAD		
(E)	EXISTING	OPP	OPPOSITE		
EXP	EXPANSION	PL	PROPERTY LINE		
EXT	EXTERIOR	PLYWD	PLYWOOD		
FD	FLOOR DRAIN	PSF	POUNDS PER SQUARE FOOT		
FE	FIRE EXTINGUISHER	PSI	POUNDS PER SQUARE INCH		
FF	FINISHED FLOOR	PT	PRESSURE TREATED		
FH	FIRE HYDRANT	PVC	POLYVINYL CHLORIDE		
FLR	FLOOR	PVMT	PAVEMENT		
FT	FOOT OR FEET	R	RADIUS		
FTG	FOOTING	RD	ROOF DRAIN		

REVISIONS		DESCRIPTION	
NO.	DATE	DESCRIPTION	
PROJECT NO.: 24E-007			
DRAWN BY: NH/MA			
CHECKED BY: JB/RW			
DATE: 11/24/2025			
SHEET NO.:			
C0.0			
SHEET: 1 OF 5			



- |   |                        |   |                        |
|---|------------------------|---|------------------------|
|  | BUILDING               |  | SIGN                   |
|  | ASPHALT                |  | ELECTRICAL BOX         |
|  | CONCRETE               |  | POWER POLE             |
|  | DIRT/UNPAVED           |  | SITE LIGHT, SINGLE     |
|  | VEGETATION/LANDSCAPING |  | SITE LIGHT, DOUBLE     |
|  |                        |  | STUB                   |
|  | PROPERTY LINE          |  | SANITARY SEWER MANHOLE |
|  | RIGHT OF WAY           |  | SEPTIC TANK            |
|  | EASEMENT               |  | STORM INLET            |
|  | CONTOUR, 10'           |  | BACKFLOW PREVENTER     |
|  | CONTOUR, 2'            |  | DCDA                   |
|  | FENCE                  |  | WATER METER            |
|  | FENCE - CHAIN LINK     |  | GATE VALVE             |
|  | STORM                  |  | FIRE HYDRANT           |
|  | SEWER                  |  | TREE                   |
|  | WATER                  |   |                        |
|  | DEMOLISH/REMOVE        |   |                        |
|  | WORK AREA LIMITS       |   |                        |

## SURVEY NOTES

**BENCHMARK:**

BENCHMARK BASED OFF AN ASSUMED DATUM

**SURVEYOR'S NOTES:**

THIS TOPOGRAPHIC SURVEY WAS PREPARED TO DOCUMENT SURFACE FEATURES AND ELEVATIONS, THEREFORE, THE FOCUS OF THE SURVEY WAS ON EXISTING SURFACE FEATURES AND SURFACE IMPROVEMENTS.

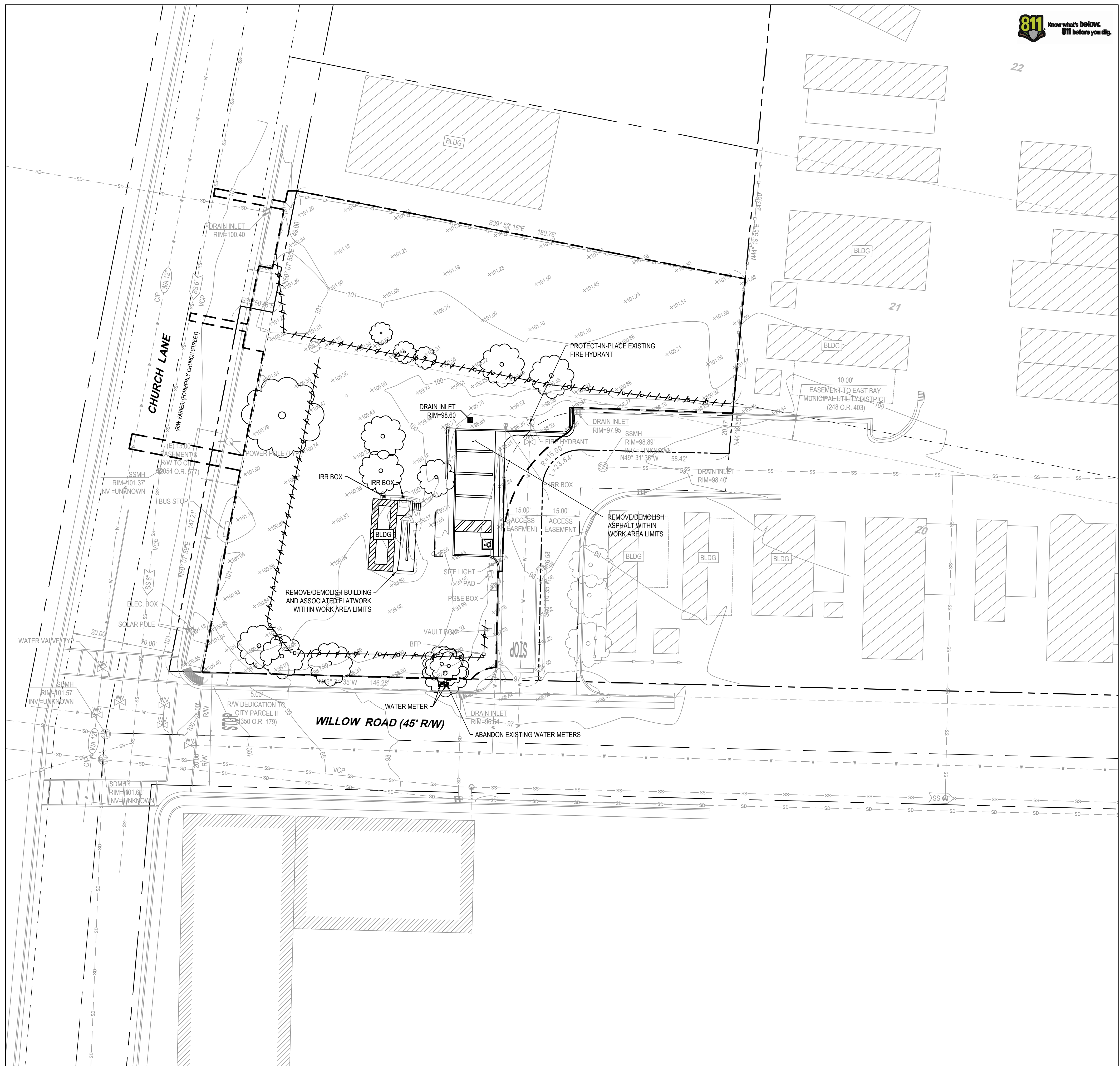
THE TOPOGRAPHIC DATA SHOWN HEREON IS BASED UPON A CONVENTIONAL FIELD SURVEY COMPLETED IN JUNE 2022 AND COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.

EASEMENT RIGHTS ARE UNKNOWN AND A PRELIMINARY TITLE REPORT WAS NOT REVIEWED AS PART OF THIS SURVEY.

THE USER OF THIS INFORMATION SHALL REVIEW ALL RESULTS FOR CONSISTENCY AND ACCURACY, DISCREPANCIES OR CONCERNS SHALL BE BROUGHT TO THE ATTENTION OF RIDGELINE ENGINEERING IMMEDIATELY. THE USER OF THIS INFORMATION ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR ITS PROPER USE, EVALUATION AND ANY SUBSEQUENT ACTIONS RESULTING FROM THE USE THEREOF.

## DEMOLITION NOTES

1. CONTRACTOR TO FIELD LOCATE EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY SIGNIFICANT DISCREPANCIES.
2. EXISTING UTILITIES WITHIN CONSTRUCTION LIMITS TO BE PROTECTED-IN-PLACE UNLESS OTHERWISE NOTED. UTILITIES TO BE REMOVED: IF REMOVAL IS NOT FEASIBLE UTILITIES MAY BE CAPPED AND ABANDONED IN PLACE. CONTRACTOR TO COORDINATE WITH ENGINEER AND OWNER ON REMOVAL/ABANDONMENT OF ANY EXISTING UTILITIES FOUND IN FIELD/NOT SHOWN ON THESE PLANS.
3. EXCAVATE AND REMOVE TREE STUMPS AND ORGANICS WITHIN PROPOSED PAD AND ROAD AREAS.
4. ALL MATERIAL DEMOLISHED AND UNSUITABLE CLEARED OR GRUBBED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE THEIR SOLE RESPONSIBILITY FOR REMOVAL AND OFF-SITE DISPOSAL.



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**PRELIMINARY**

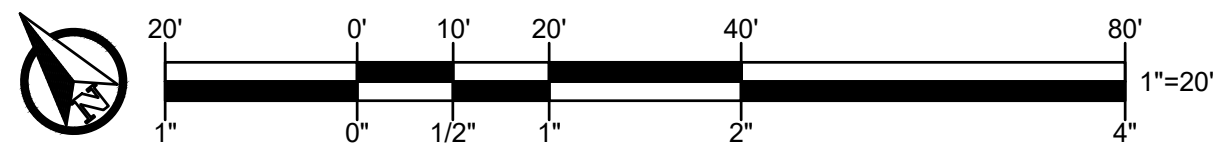
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**NOT FOR  
CONSTRUCTION**

# CHURCH LANE APARTMENTS SITE DEVELOPMENT EXISTING CONDITIONS AND DEMOLITION PLAN

2424 CHURCH LANE  
SAN PABLO, CA 94806

REVISIONS		DESCRIPTION													
NO.	DATE														
PROJECT NO.:		24E-007													
DRAWN BY:		NH/MA													
CHECKED BY:		JB/RW													
DATE:		11/24/2025													
SHEET NO.:															
<b>C0.1</b>															
SHEET:		2		OF		5									



LEGEND

- BUILDING

ASPHALT

CONCRETE

LANDSCAPING

BIORETENTION

PROPERTY LINE

RIGHT OF WAY

EASEMENT

BUILDING SETBACK LINE

FENCE

FENCE - CHAIN LINK

CMU WALL

ELECTRICAL

STORM, 2% MIN SLOPE

SEWER, 2% MIN SLOPE

WATER
- TRAFFIC FLOW DIRECTION

STORM WATER FLOW ARROW

SITE LIGHT, SINGLE

SITE LIGHT, DOUBLE

STUB

SANITARY SEWER MANHOLE

STORM INLET

STORM MANHOLE

OUTFALL AND HEADWALL

OVERFLOW RISER

BACKFLOW PREVENTER

DCDA

WATER METER

GATE VALVE

FIRE HYDRANT

GENERAL NOTES

1. THESE PLANS SHOW EXISTING FEATURES INCLUDING BUT NOT LIMITED TO TREES, UTILITIES, AND STRUCTURES THAT MAY BE AFFECTED BY THE CONSTRUCTION OR PLACEMENT OF THE PROPOSED ENGINEERED IMPROVEMENTS. THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE ENGINEER IF THERE ARE ANY EXISTING FEATURES, WHETHER SHOWN OR NOT SHOWN ON THESE PLANS, THAT COULD IN ANY WAY BE IN POTENTIAL CONFLICT WITH THE DESIGN OF THESE PLANS. ALL WORK WITHIN THE VICINITY OF A POTENTIAL CONFLICT SHALL CEASE UNTIL AN ADEQUATE AND APPROPRIATE SOLUTION IS DETERMINED BY THE ENGINEER AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.

2. SHOULD IT APPEAR THAT THE WORK TO BE DONE, OR ANY MATTER RELATIVE THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE QUALITY ENGINEER, FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.

3. QUALITY CONTROL PLAN: THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING THE QUALITY OF MATERIAL ENTERING THE WORK AND THE WORK PERFORMED, AND SHALL PERFORM TESTING TO ENSURE CONTROL. PRIOR TO THE START OF WORK THE CONTRACTOR SHALL SUBMIT A QUALITY CONTROL PLAN THAT MUST DESCRIBE THE METHODS AND FREQUENCY OF TESTING, IMPLEMENTATION OF CORRECTIVE ACTIONS AS NECESSARY, AND REPORTING OF TEST RESULTS, SPECIFIC TO EACH MATERIAL TO BE USED.

4. ALL REVISIONS TO THIS PLAN MUST BE REVIEWED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON REVISED PLANS, STAMPED AND DISTRIBUTED BY THE ENGINEERING SERVICES DIVISION, PRIOR TO ACCEPTANCE OF THE WORK AS COMPLETE.

5. NO TREES SHALL BE REMOVED UNLESS THEY ARE SHOWN AND NOTED TO BE REMOVED ON THE IMPROVEMENT PLANS. IF ANY TREES ARE TO BE REMOVED, THE IMPROVEMENT PLANS MUST BE REVIEWED AND ACKNOWLEDGED BY THE COMMUNITY DEVELOPMENT DEPARTMENT. ALL TREES CONFLICTING WITH GRADING, UTILITIES, OR OTHER IMPROVEMENTS, OR OVERHANGING THE SIDEWALK OR PAVEMENT SO AS TO FORM A NUISANCE OR HAZARD, SHALL BE TRIMMED, PROPERLY TREATED AND SEALED. A TREE PERMIT MAY BE NECESSARY AND CAN BE OBTAINED FROM THE COMMUNITY DEVELOPMENT DEPARTMENT.

6. COMPACTION REQUIREMENTS (RELATIVE DENSITY PER ASTM D-1557):

A. EXISTING SUBGRADE: 90% IN THE TOP 12" FROM NATIVE OR CUT SURFACE

B. TRENCH BACKFILL:

1. IN PUBLIC RIGHT-OF-WAY: PER CITY STANDARDS

2. IN LANDSCAPED AREAS: 85% IN THE TOP 12" FROM FINISHED GRADE, 90% BELOW 12" FROM FINISHED GRADE.

3. IN BUILDING PADS: 90% FULL DEPT

C. ROAD RIGHT-OF-WAYS:

1. PER CITY STANDARDS

2. IN PARKWAYS: 90% MIN. IN THE TOP 6" FROM FINISH GRADE, 85% BELOW 6" FROM FINISH GRADE.

7. APPLICABLE FEES TO BE PAID AND PERMITS REQUIRED SHALL BE OBTAINED BY THE CONTRACTOR BEFORE THE COMMENCEMENT OF CONSTRUCTION.

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

9. PRIOR TO ANY CORRECTIVE ACTION BY THE CONTRACTOR WHICH IS NECESSARY TO ALLEGED STAKING ERROR, THE CONTRACTOR SHALL NOTIFY RIDGELINE ENGINEERING FOR RE-STAKING AND VERIFICATION OF PREVIOUS STAKING. SHOULD ANY CORRECTIVE WORK BE DONE PRIOR TO NOTIFICATION, OR IF THE ORIGINAL STAKING IS DONE BY OTHERS, RIDGELINE ENGINEERING ASSUMES NO LIABILITIES FOR THE COSTS INCURRED FOR THIS WORK. WHERE IT HAS BEEN DETERMINED THAT ANY CORRECTIVE ACTION WILL REQUIRE FINANCIAL PARTICIPATION BY RIDGELINE ENGINEERING, THAT AMOUNT SHALL BE AGREED TO BY RIDGELINE ENGINEERING IN WRITING PRIOR TO TAKING CORRECTIVE ACTION. FAILURE TO OBTAIN WRITTEN ACCEPTANCE BY RIDGELINE ENGINEERING WILL NEGATE ALL REQUIREMENTS OF OUR FINANCIAL ASSISTANCE.

10. RIDGELINE ENGINEERING HAS EXERCISED A REASONABLE AND ACCEPTABLE STANDARD OF CARE IN THE PREPARATION OF THESE PLANS. HOWEVER, THE DESIGN PROCESS INCLUDES ACTIVITIES OCCURRING AFTER PLAN SIGNATURE. THESE ACTIVITIES INCLUDE CALCULATION, PLAN CHECK AND VERIFICATIONS DURING CONSTRUCTION. SHOULD PERSONS OTHER THAN RIDGELINE ENGINEERING PERFORM THE CONSTRUCTION STAKING OPERATIONS, THEY SHALL INDEMNIFY RIDGELINE ENGINEERING FROM ANY DAMAGES RESULTING FROM FAILURE TO PERFORM THESE TASKS OR ANY EXPENSE OR DAMAGE RESULTING FROM OMISSION OR ERROR CONTAINED IN THE PLANS WHICH WOULD REASONABLY HAVE BEEN DISCOVERED AND CORRECTED BY RIDGELINE ENGINEERING.

11. ALL APPLICABLE, CLEANOUTS, VALVE BOXES, PULL BOXES AND RELATED APPURTENANCE SUBJECT TO VEHICULAR WHEEL LOADING SHALL BE CONSTRUCTED WITH A TRAFFIC (H20) LOAD RATING.

12. THE CONTRACTOR SHALL IMPLEMENT B.M.P. TO CONTROL ALL SOIL AND DUST FROM LEAVING THE SITE.

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KEY NOTES

1. (P) DUPLEX PER ARCHITECTURAL PLANS

2. (E) 30' WIDE ACCESS ROAD, UTILITIES AND ROAD TO BE PROTECTED IN PLACE UNLESS OTHERWISE NOTED

3. (P) 22' WIDE DRIVE WAY APPROACH

4. (E) POWER POLE, PROTECT-IN-PLACE

5. (E) FIRE HYDRANT AND VALVE, PROTECT-IN-PALCE

6. (P) VALLEY GUTTER

7. (P) 4' WIDE SIDEWALK

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PRELIMINARY

NOT FOR  
CONSTRUCTION

CHURCH LANE APARTMENTS

SITE DEVELOPMENT

SITE PLAN

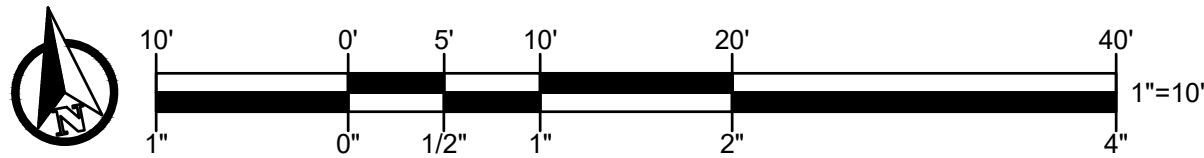
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PROJECT NO.: 24E-007							
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DATE: 11/24/2025							
SHEET NO.:							
C1.0							
SHEET: 3 OF 5							

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ARCH D 24X36

PLOTTED ON: 11/24/2025, PLOTTED BY: MARISOL ALDON



LEGEND

- BUILDING

ASPHALT

CONCRETE

LANDSCAPING

BIORETENTION

PROPERTY LINE

RIGHT OF WAY

EASEMENT

BUILDING SETBACK LINE

PROPOSED CONTOUR, 10'

PROPOSED CONTOUR, 2'

GRADE BREAK

FENCE

FENCE - CHAIN LINK

CMU WALL

E ELECTRICAL

SD STORM, 2% MIN SLOPE

SS SEWER, 2% MIN SLOPE

W WATER
- TRAFFIC FLOW DIRECTION

STORM WATER FLOW ARROW

SITE LIGHT, SINGLE

SITE LIGHT, DOUBLE

STUB

SANITARY SEWER MANHOLE

STORM INLET

STORM MANHOLE

OUTFALL AND HEADWALL

OVERFLOW RISER

BACKFLOW PREVENTER

DCDA

WATER METER

GATE VALVE

FIRE HYDRANT

NOTES

1.

CONTRACTOR TO CALL CALL BEFORE YOU DIG @ 811 AT LEAST TWO WORKING DAYS PRIOR TO THE START OF EXCAVATION/CONSTRUCTION TO MARK THE LOCATIONS OF EXISTING UTILITY LINES.
2.

THE LOCATIONS OF EXISTING UTILITIES AND UNDERGROUND PIPELINES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OR EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
3.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONS, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
4.

CUT SLOPES SHALL BE NO STEEPER THAN 2:1 (HORIZONTAL TO VERTICAL); FILL SLOPES SHALL BE NO STEEPER THAN 2: 1 (HORIZONTAL TO VERTICAL).
5.

CONTRACTOR SHALL KEEP ADJOINING PUBLIC STREETS FREE OF DIRT, MUD, AND OTHER PROJECT RELATED DEBRIS THROUGHOUT CONSTRUCTION. ANY DAMAGE TO PUBLIC STREETS OR ROADWAYS SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTORS EXPENSE.
6.

SURVEY MONUMENTS SHALL BE RE-ESTABLISHED BY A LICENSED SURVEYOR IF DISTURBED DURING CONSTRUCTION.
7.

THIS GRADING PLAN IS TO BE USED IN CONJUNCTION WITH THE FOLLOWING:

a.

SOILS REPORTS PREPARED BY -----

b.

THE SOILS ENGINEER TO TEST AND OBSERVE GRADING FOR THIS PROJECT IS -----

c.

(GOVERNING JURISDICTION STANDARDS AND SPECIFICATIONS, LATEST EDITION)
8.

ALL QUANTITIES SHOWN ON THIS PLAN ARE APPROXIMATE: CALCULATED EXCESS AND SHORTAGE ARE TO FINISHED GRADE AND EXISTING GROUND. THE ACTUAL AMOUNT OF EARTH MOVED IS VARIABLE DEPENDENT ON COMPACTION, CONSOLIDATION, STRIPPING REQUIREMENTS, AND THE CONTRACTOR'S METHOD APPROVED BY THE ENGINEER.
9.

NO TREES SHALL BE REMOVED UNLESS THEY ARE SHOWN AND NOTED TO BE REMOVED ON THE IMPROVEMENT PLANS. ALL TREES CONFLICTING WITH GRADING, UTILITIES, OR OTHER IMPROVEMENTS, OR OVERHANGING THE SIDEWALK OR PAVEMENT SO AS TO FORM A NUISANCE OR HAZARD, SHALL BE TRIMMED AND PROPERLY GRADED AND SEALED. THE DRIP LINE OF TREES TO BE SAVED WILL BE FENCED, AND NO GRADING SHALL TAKE PLACE WITHIN THIS FENCED AREA.
10.

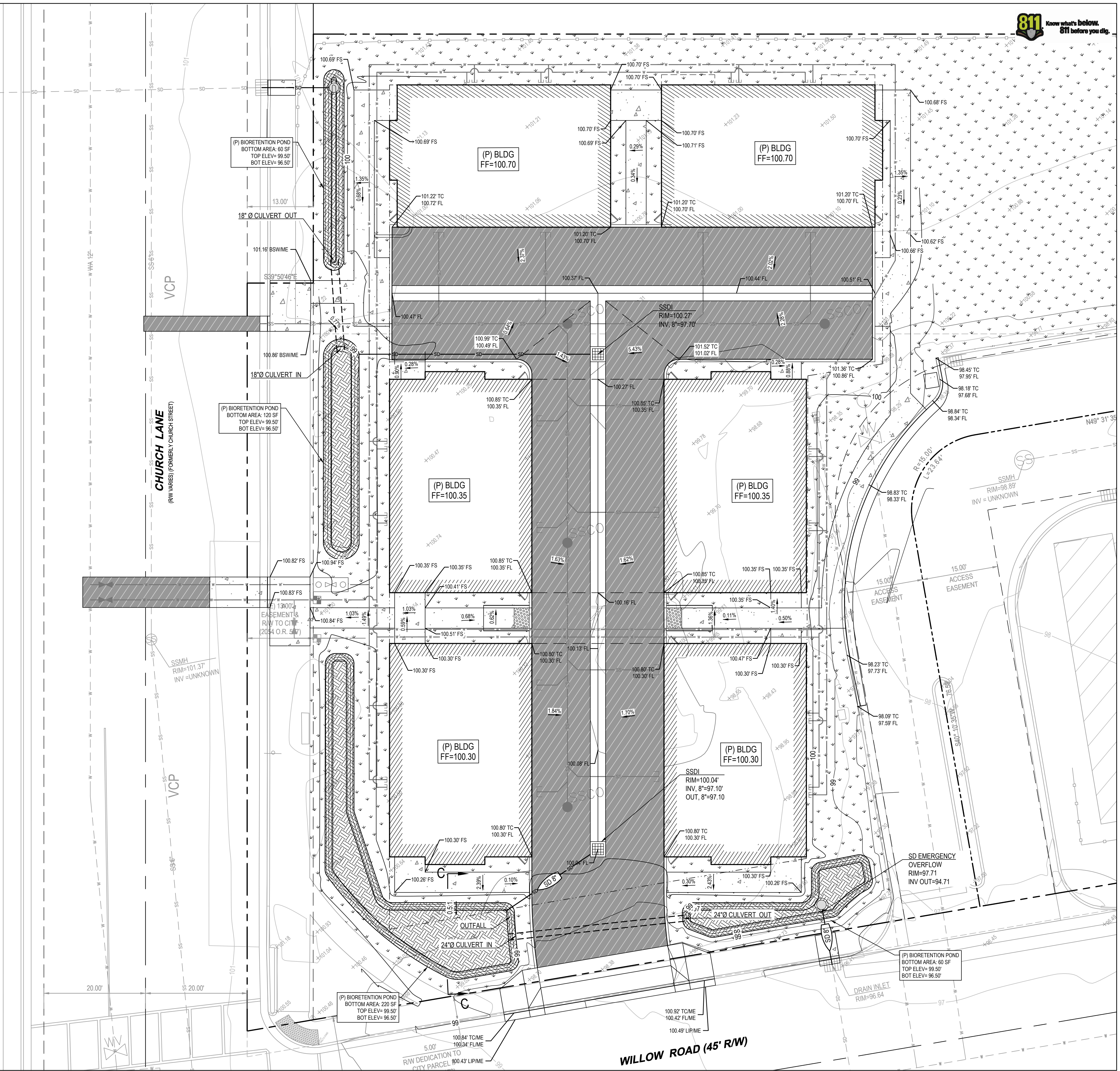
ALL EXCESS MATERIAL FROM DEMOLITION, CLEARING & GRUBBING, AND GRADING INCLUDING ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
11.

GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA COMPLIANCE ISSUES.
12.

ALL EXISTING IMPROVEMENTS THAT ARE REMOVED, DAMAGED, OR UNDERCUT SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE CITY ENGINEER, AT THE CONTRACTOR'S EXPENSE.
13.

GRADING WORK SHALL BE DONE IN A MANNER TO PREVENT STORM DAMAGE TO PUBLIC OR PRIVATE PROPERTY OF OTHERS BY FLOWING, EROSION, DEPOSITION, DEBRIS, OR ANY OTHER DAMAGE RESULTING FROM THE GRADING WORK.
14.

CONTRACTOR TO COORDINATE WITH THE INSPECTOR AND DEVELOPER, THE LOCATION OF THE BORROW OR SPOILS PRIOR TO CONSTRUCTION.

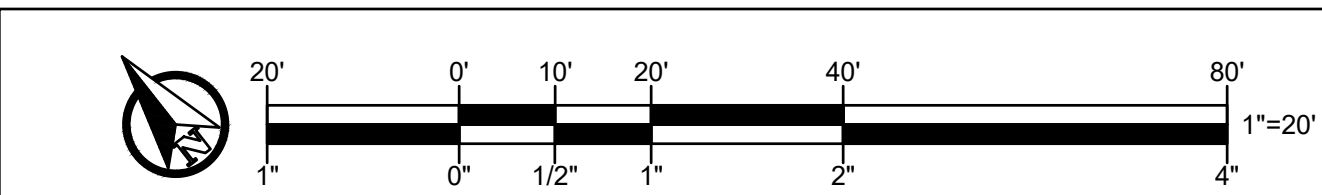


PRELIMINARY  
NOT FOR  
CONSTRUCTION

CHURCH LANE APARTMENTS  
SITE DEVELOPMENT  
GRADING AND DRAINAGE

2424 CHURCH LANE  
SAN PABLO, CA 94806

REVISIONS		DESCRIPTION	
NO.	DATE		
PROJECT NO.: 24E-007			
DRAWN BY: NH/MA			
CHECKED BY: JB/RW			
DATE: 07/25/2025			
SHEET NO.:			
C2.0			
SHEET: 4 OF 5			



LEGEND

BUILDING

ASPHALT

CONCRETE

LANDSCAPING

BIORETENTION

PROPERTY LINE

RIGHT OF WAY

EASEMENT

BUILDING SETBACK LINE

FENCE

FENCE - CHAIN LINK

CMU WALL

ELECTRICAL

SD

STORM, 2% MIN SLOPE

SS

SEWER, 2% MIN SLOPE

W

WATER

TRAFFIC FLOW DIRECTION

STORM WATER FLOW ARROW

SITE LIGHT, SINGLE

SITE LIGHT, DOUBLE

STUB

SANITARY SEWER MANHOLE

STORM INLET

STORM MANHOLE

OUTFALL AND HEADWALL

OVERFLOW RISER

BACKFLOW PREVENTER

DCDA

WATER METER

GATE VALVE

FIRE HYDRANT

UTILITY NOTES

- ALL UTILITIES SHALL BE CONSTRUCTED PER CONTRA COSTA COUNTY STANDARDS AND SHALL BE DONE IN COORDINATION WITH ALL REGULATIONS OF THE FOLLOWING:
  - PG&E (ELECTRICITY)
  - CONTRA COSTA COUNTY ENVIRONMENTAL HEALTH (SEWER AND WATER)
  - CALIFORNIA BUILDING STANDARDS CODE (LATEST ED.)
  - CALIFORNIA PLUMBING CODE (LATEST ED.)
  - CALIFORNIA ELECTRICAL CODE (LATEST ED.)
- PRIOR TO ANY DIGGING, CONTRACTORS ARE TO CALL UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA (1-800-642-2444) EXCAVATORS MUST NOTIFY ALL PERTINENT COMPANIES OR AGENCIES WITH UNDERGROUND UTILITIES IN THE PROJECT AREA AT LEAST 48 BUSINESS-DAY HOURS, BUT NOT MORE THAN 10 BUSINESS DAYS PRIOR TO COMMENCING EXCAVATION, SO UTILITIES MAY BE ACCURATELY LOCATED.
- THE LOCATION OF (E) UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. CONTRACTOR SHALL VERIFY ELEVATIONS, PIPE SIZE AND MATERIAL TYPES OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WITH CONSTRUCTION AND SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF RIDGELINE ENGINEERING (ENGINEERS) 72 HOURS PRIOR TO STARTING CONSTRUCTION TO PREVENT GREAT ALIGNMENT CONFLICTS.
- BEFORE BACKFILLING ANY SUBGRADE UTILITY IMPROVEMENTS CONTRACTED TO SURVEY AND RECORD MEASUREMENTS OF EXACT LOCATION AND DEPTH.
- CONTRACTOR SHALL ADJUST ALL (E) OR NEW FLEXIBLE UTILITIES (WATER, GAS, TV, TELEPHONE, ELECTRIC, ETC.) TO CLEAR ANY (E) OR NEW GRAVITY DRAIN UTILITIES IF CONFLICT EXISTS OR OCCURS.
- ALL PRIVATE WATER AND PRESSURE FITTINGS SHALL BE PROPERLY RESTRAINED WITH THRUST BLOCKING OR OTHER APPROVED METHODS.
- WHERE CONNECTING TO AN (E) PIPE, THE CONTRACTOR SHALL EXPOSE THE END OF THE (E) PIPE AND ALLOW THE ENGINEER TO VERIFY EXACT LOCATION AND ELEVATION BEFORE LAYING ANY NEW PIPE ON THAT SYSTEM.
- WATER MAINS SHALL CROSS OVER SANITARY SEWERS WITH AN 18 INCH MINIMUM CLEARANCE BETWEEN THE OUTSIDE DIAMETERS OF THE PIPES WITH ALL PIPE JOINTS EQUIDISTANT FROM CROSSING. HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWERS IN PARALLEL INSTALLATIONS SHALL BE 10 FEET.
- ALL WATER SYSTEM IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICAN PUBLIC WORKS ASSOCIATION'S STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).
- WATER MAINS AND SERVICE LINES SHALL BE DISINFECTED AND PRESSURE TESTED FOR A MINIMUM OF ONE HOUR AND PER AWWA STANDARDS PRIOR TO ACCEPTANCE. THE LINES SHALL BE FLUSHED UNTIL AN ACCEPTABLE BACTERIOLOGICAL TEST IS ACHIEVED BY A LICENSED LABORATORY PER AWWA C 601. THE
- CONTRACTOR SHALL FURNISH A REPORT DETAILING TEST LOCATIONS, LINE SECTIONS TESTED, AND READINGS.
- THRUST BLOCKS ARE REQUIRED ALONG WATER LINE FOR ALL CONNECTIONS 3" OR LARGER
- FIRE LINE SHALL BE INSPECTED BY FIRE DEPARTMENT.
- ALL ON-SITE UNDERGROUND FIRE MAINS SHALL BE INSTALLED AND TESTED PER NFPA 24, PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES
- FIRE HYDRANT VALVES SHALL BE INSTALLED WITHIN 20 FEET OF THE HYDRANT
- FIRE MAIN PIPE
  - CPVC PIPE WITH A MINIMUM RATING OF A.W.W.A. C900 CLASS 150
  - DEPTH TO TOP OF ALL FIRE MAINS SHALL BE A MINIMUM OF 36 INCHES IN DRIVEWAYS AND A MINIMUM OF 30 INCHES IN LANDSCAPE AREAS
- THE UNDERGROUND CONTRACTOR SHALL SUBMIT TO THE FIRE INSPECTOR A RECORD-OF-COMPLETION FORM IN ACCORDANCE WITH NFPA 24, AFTER THE ENTIRE FIRE UNDERGROUND SYSTEM HAS BEEN INSPECTED AND TESTED TO MEET THE MINIMUM SITE REQUIREMENTS.
- ALL CONTROL VALVES ON THE FIRE UNDERGROUND SYSTEM (INCLUDING THE BACKFLOW PREVENTERS) SHALL HAVE TAMPER SWITCHES THAT ARE MONITORED BY AN APPROVED FIRE ALARM CENTRAL STATION. PROVIDE THE NECESSARY UNDERGROUND CONDUIT, AND COORDINATE THE INSTALLATION WITH THE LOCATIONS OF THE FIRE ALARM PANEL.



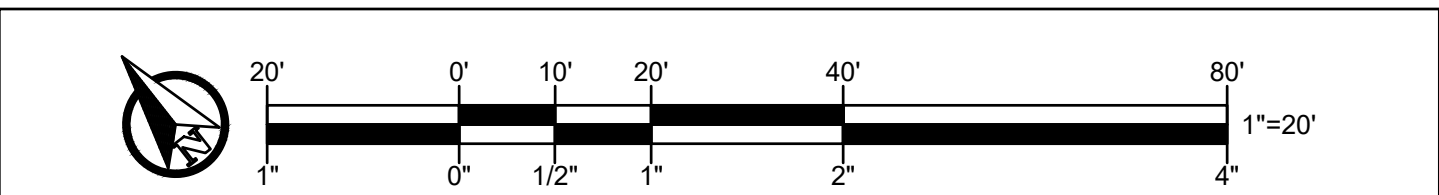
**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

**CHURCH LANE APARTMENTS**  
SITE DEVELOPMENT

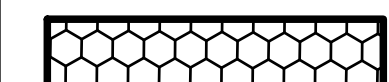


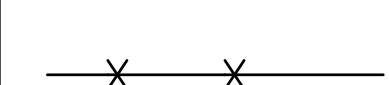

**UTILITY PLAN**

2424 CHURCH LANE  
SAN PABLO, CA 94806

REVISIONS		DESCRIPTION	
NO.	DATE	DESCRIPTION	
PROJECT NO.: 24E-007			
DRAWN BY: NH/MA			
CHECKED BY: JB/RW			
DATE: 11/24/2025			
SHEET NO.:			
<b>C3.0</b>			
SHEET: 5 OF 5			

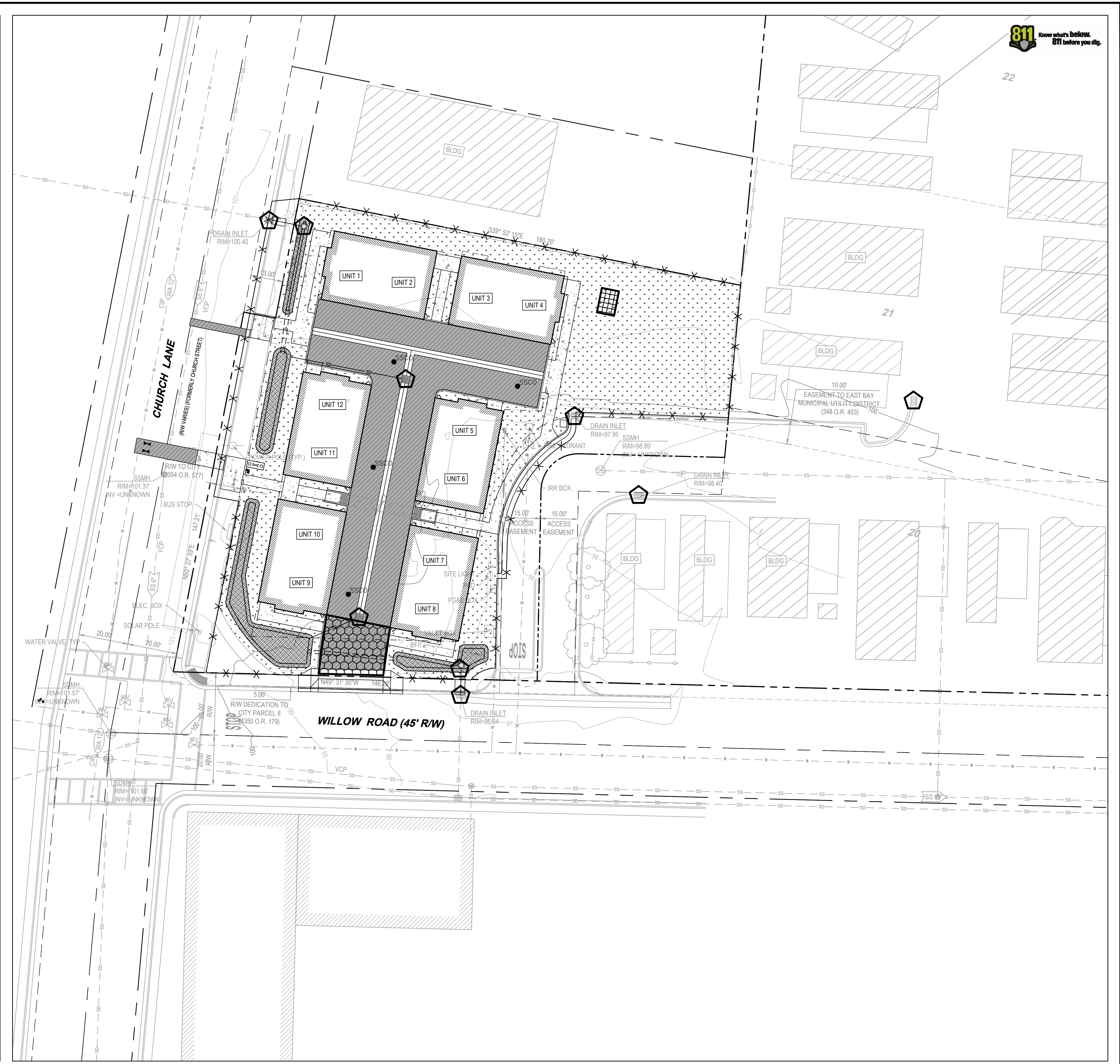


LEGEND

-  STABILIZED CONSTRUCTION ENTRANCE
-  CONCRETE WASHOUT
-  FR FIBER ROLLS
-  SILT FENCING
-  DRAINAGE INLET PROTECTION AND SAND BAGS

CONSTRUCTION SITE MAINTENANCE NOTES

1. GATHER ALL CONSTRUCTION DEBRIS ON A REGULAR BASIS AND PLACE THEM IN A DUMPSTER OR OTHER CONTAINER WHICH IS EMPTIED OR REMOVED ON A WEEKLY BASIS. WHEN APPROPRIATE, USE TARPS ON THE GROUND TO COLLECT FALLEN DEBRIS OR SPLATTERS THAT COULD CONTRIBUTE TO STORM WATER POLLUTION.
2. REMOVE ALL DIRT, GRAVEL, RUBBISH, REFUSE AND GREEN WASTE FROM THE STREET PAVEMENT, AND STORM DRAINS ADJOINING THE PROJECT SITE DURING WET WEATHER. AVOID DRIVING VEHICLES OFF PAVED AREAS.
3. BROOM SWEEP THE PUBLIC STREET PAVEMENT ADJOINING THE PROJECT ON A DAILY BASIS. CAKED-ON MUD OR DIRT SHALL BE SCRAPPED FROM THESE AREAS BEFORE SWEEPING.
4. CREATE A CONTAINED AND COVERED AREA ON THE SITE FOR THE PESTICIDES, OR ANY OTHER MATERIALS USED ON THE PROJECT SITE STORAGE OF BAGS, CEMENT, PAINTS, FLAMMABLE OILS, FERTILIZERS, THAT HAVE THE POTENTIAL FOR BEING DISCHARGED TO THE STORM DRAIN SYSTEM THROUGH BEING WINDBLOWN OR IN THE EVENT OF A MATERIAL SPILL.
5. NEVER CLEAN MACHINERY, TOOLS, BRUSHES, ETC. OR RINSE CONTAINERS INTO A STREET, GUTTER OR STORM DRAIN. REFUEL ALL CONSTRUCTION VEHICLES IN ONE LOCATION AND CLEAN UP LEAKS, DRIPS AND SPILLS IMMEDIATELY.
6. ENSURE THAT CONCRETE/GUNITE SUPPLY TRUCKS OR CONCRETE/PLASTERERS OPERATIONS DO NOT DISCHARGE WASH WATER INTO STREET GUTTERS OR DRAINS.
7. THE CONTRACTOR SHALL MEET AND FOLLOW ALL NPDES REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION.
8. THE CONTRACTOR AND/OR HIS SUBCONTRACTORS SHALL PREVENT THE FORMATION OF ANY AIRBORNE DUST NUISANCE AT ALL TIMES. THEY SHALL DO SO BY WATERING AND/OR TREATING THE SITE OF WORK, AND SHALL MAINTAIN DUST CONTROL EQUIPMENT ON THE SITE AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION. THEY WILL BE RESPONSIBLE FOR ANY DAMAGE DONE BY DUST FROM THEIR CONSTRUCTION ACTIVITIES IN PERFORMING THE WORK UNDER THIS CONTRACT. THE PRICES FOR THE VARIOUS ITEMS OF WORK SHALL INCLUDE PROVIDED ADEQUATE DUST CONTROL, AS REQUIRED BY THE LOCAL AGENCY.
9. SAND BAGS OR EQUAL ARE TO BE PLACED ON THE DOWNSTREAM SIDE OF THE CURB, GUTTER AND SIDEWALK .



PRELIMINARY  
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CHURCH LANE APARTMENTS  
SITE DEVELOPMENT  
EROSION CONTROL PLAN  
2424 CHURCH LANE  
SAN PABLO, CA 94806

REVISIONS		DESCRIPTION	
NO.	DATE		
PROJECT NO.: 24E-007			
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DATE: 11/24/2025			
SHEET NO.:			
C4.0			
SHEET: 6 OF 5			