

# CHURCH LANE APARTMENTS SITE DEVELOPMENT

2424 CHURCH LANE  
SAN PABLO, CALIFORNIA 94806



## PROJECT DIRECTORY

OWNER  
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PHONE: 209.601.4538  
EMAIL: MATT@HARMONYCOM.COM

CIVIL ENGINEER  
RIDGELINE ENGINEERING  
2769 BOEING WAY  
STOCKTON, CA 95206  
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## 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

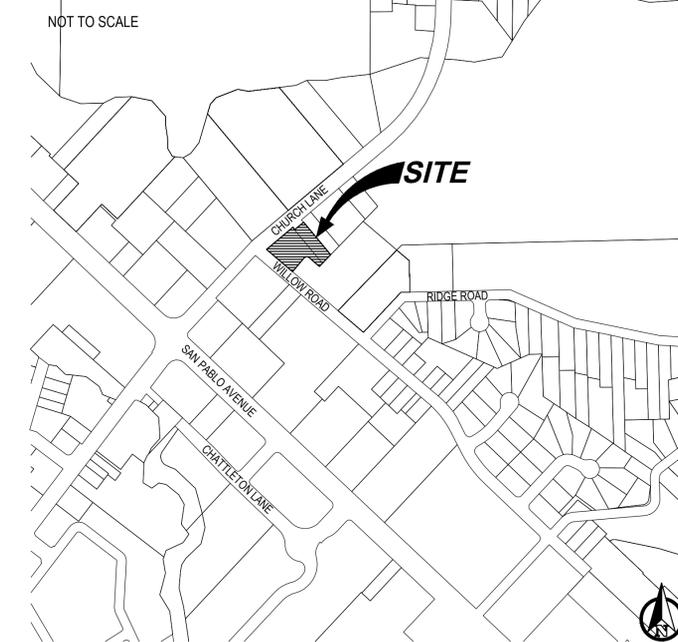
WATER: EAST BAY MUNICIPAL UTILITY DISTRICT  
FIRE: CONTRA COSTA FIRE PROTECTION DISTRICT  
SEWER: WEST COUNTY WASTE WATER DISTRICT  
STORM: EAST BAY MUNICIPAL UTILITY DISTRICT  
ELECTRICITY: PACIFIC GAS & ELECTRIC  
TELEPHONE: AT&T  
GAS: PACIFIC GAS & ELECTRIC

**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	GYPSPUM BOARD	SF	SQUARE FOOT(FEET)
ARCH	ARCHITECTURAL	HB	HOSE BIB	SIM	SIMILAR
BC	BACK OF CURB	HORIZ	HORIZONTAL	SPECS	SPECIFICATIONS
BRD	BOARD	HR	HOUR	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 OTHERWISE
CO	CLEAN-OUT	LF	LINEAR FEET	VERT	VERTICAL
COL	COLUMN	MAX	MAXIMUM	VIF	VERIFY IN FIELD
CONT	CONTINUOUS	MECH	MECHANICAL	W/	WITH
DBL	DOUBLE	MTL	METAL	W/O	WITHOUT
DET	DETAIL	MFR	MANUFACTURER	WD	WOOD
DIA	DIAMETER	MH	MANHOLE	WWF	WELDED WIRE FABRIC
DIM	DIMENSION	MIN	MINIMUM		
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		

PRELIMINARY

NOT FOR  
CONSTRUCTION

CHURCH LANE APARTMENTS  
SITE DEVELOPMENT

COVER SHEET

2424 CHURCH LANE  
SAN PABLO, CA 94806

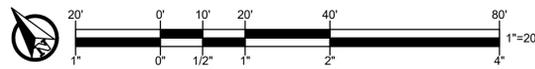
NO.	DATE	DESCRIPTION

PROJECT NO.: 24E-007  
DRAWN BY: NH/MA  
CHECKED BY: JB/RW  
DATE: 7/8/2025

SHEET NO.:

**C0.0**

SHEET: 1 OF 5



**LEGEND**

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

**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**

- CONTRACTOR TO FIELD LOCATE EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY SIGNIFICANT DISCREPANCIES.
- 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.
- EXCAVATE AND REMOVE TREE STUMPS AND ORGANICS WITHIN PROPOSED PAD AND ROAD AREAS.
- 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.



**PRELIMINARY**  
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**CHURCH LANE APARTMENTS**  
SITE DEVELOPMENT  
**EXISTING CONDITIONS AND DEMOLITION PLAN**

2424 CHURCH LANE  
SAN PABLO, CA 94806

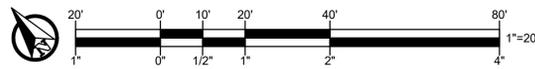
NO.	DATE	DESCRIPTION

PROJECT NO.: 24E-007  
DRAWN BY: NH/MA  
CHECKED BY: JB/RW  
DATE: 7/23/2024  
SHEET NO.:

**C0.1**

SHEET: 2 OF 5





**LEGEND**

- |  |                       |  |                        |
|--|-----------------------|--|------------------------|
|  | BUILDING              |  | TRAFFIC FLOW DIRECTION |
|  | ASPHALT               |  | STORM WATER FLOW ARROW |
|  | CONCRETE              |  | SITE LIGHT, SINGLE     |
|  | LANDSCAPING           |  | SITE LIGHT, DOUBLE     |
|  | BIORETENTION          |  | STUB                   |
|  | PROPERTY LINE         |  | SANITARY SEWER MANHOLE |
|  | RIGHT OF WAY          |  | STORM INLET            |
|  | EASEMENT              |  | STORM MANHOLE          |
|  | BUILDING SETBACK LINE |  | OUTFALL AND HEADWALL   |
|  | PROPOSED CONTOUR, 10' |  | OVERFLOW RISER         |
|  | PROPOSED CONTOUR, 2'  |  | BACKFLOW PREVENTER     |
|  | GRADE BREAK           |  | DCDA                   |
|  | FENCE                 |  | WATER METER            |
|  | FENCE - CHAIN LINK    |  | GATE VALVE             |
|  | CMU WALL              |  | FIRE HYDRANT           |
|  | ELECTRICAL            |  |                        |
|  | STORM, 2% MIN SLOPE   |  |                        |
|  | SEWER, 2% MIN SLOPE   |  |                        |
|  | WATER                 |  |                        |

**NOTES**

- 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.
- 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.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONS, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
- CUT SLOPES SHALL BE NO STEEPER THAN 2:1 (HORIZONTAL TO VERTICAL); FILL SLOPES SHALL BE NO STEEPER THAN 2: 1 (HORIZONTAL TO VERTICAL).
- 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.
- SURVEY MONUMENTS SHALL BE RE-ESTABLISHED BY A LICENSED SURVEYOR IF DISTURBED DURING CONSTRUCTION.
- THIS GRADING PLAN IS TO BE USED IN CONJUNCTION WITH THE FOLLOWING:
  - SOILS REPORTS PREPARED BY -----
  - THE SOILS ENGINEER TO TEST AND OBSERVE GRADING FOR THIS PROJECT IS -----
  - (GOVERNING JURISDICTION STANDARDS AND SPECIFICATIONS, LATEST EDITION)
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- CONTRACTOR TO COORDINATE WITH THE INSPECTOR AND DEVELOPER, THE LOCATION OF THE BORROW OR SPOILS PRIOR TO CONSTRUCTION.



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**CHURCH LANE APARTMENTS**  
SITE DEVELOPMENT  
**GRADING AND DRAINAGE**

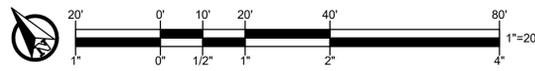
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REVISIONS	
NO.	DESCRIPTION

PROJECT NO.: 24E-007  
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DATE: 7/23/2024

SHEET NO.:  
**C2.0**  
SHEET: 4 OF 5



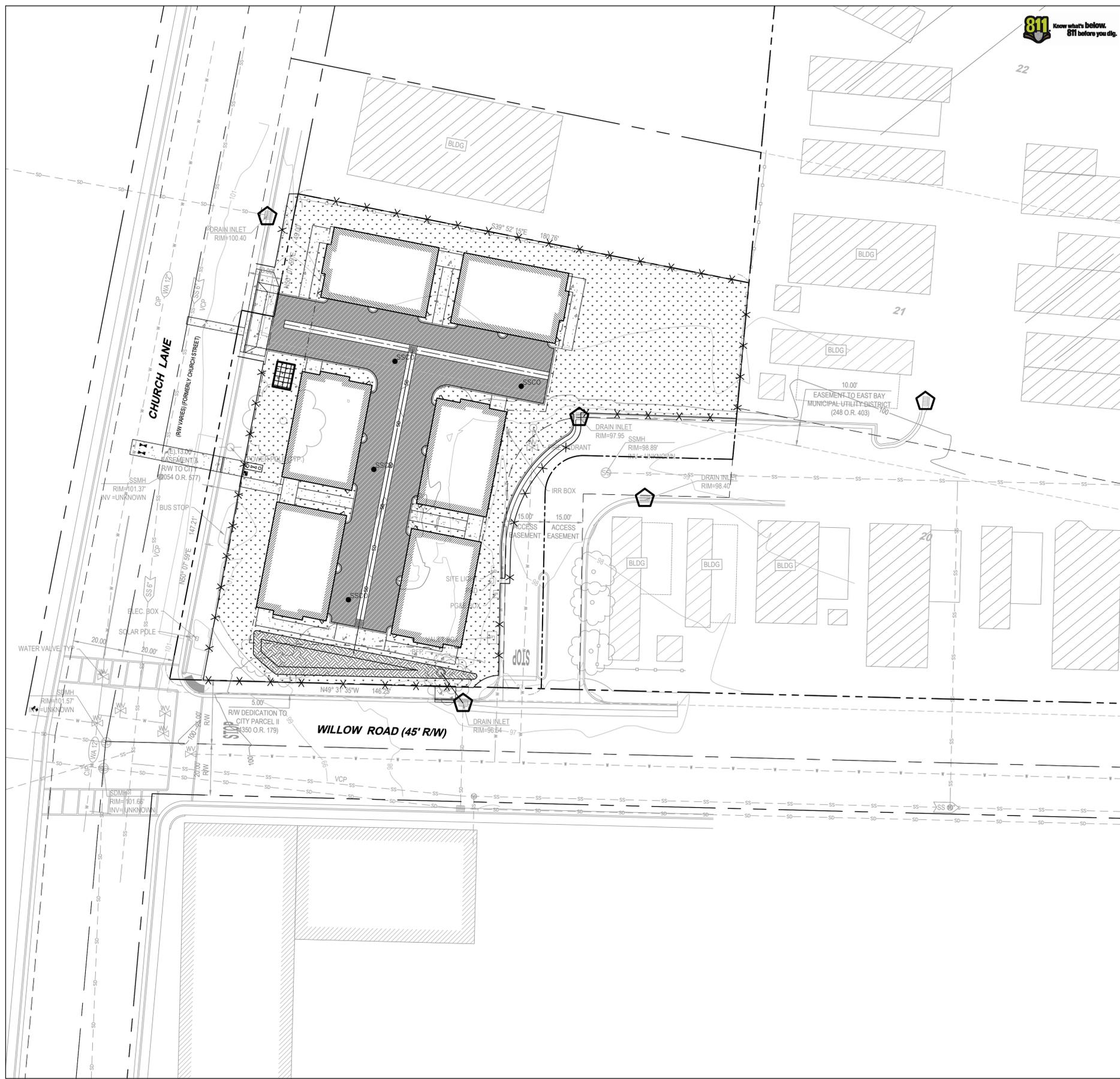


**LEGEND**

- 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.



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SHEET: 6 OF 5