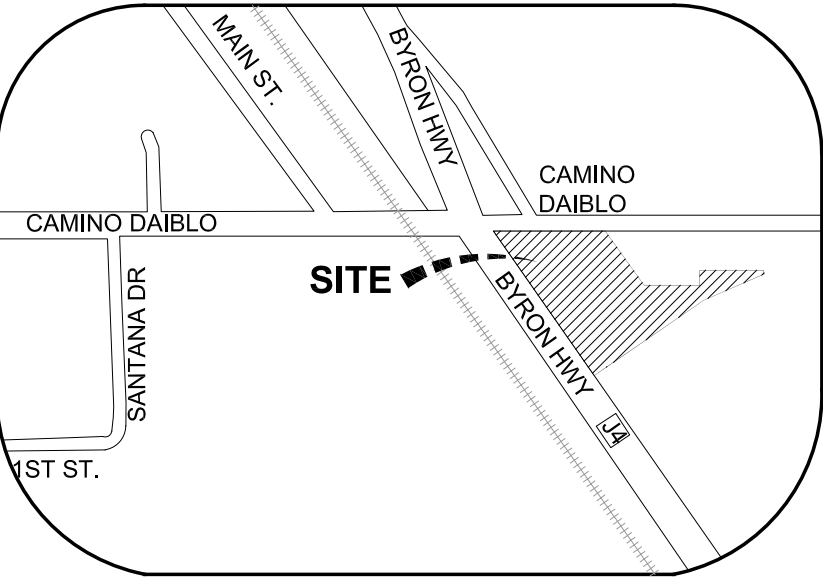
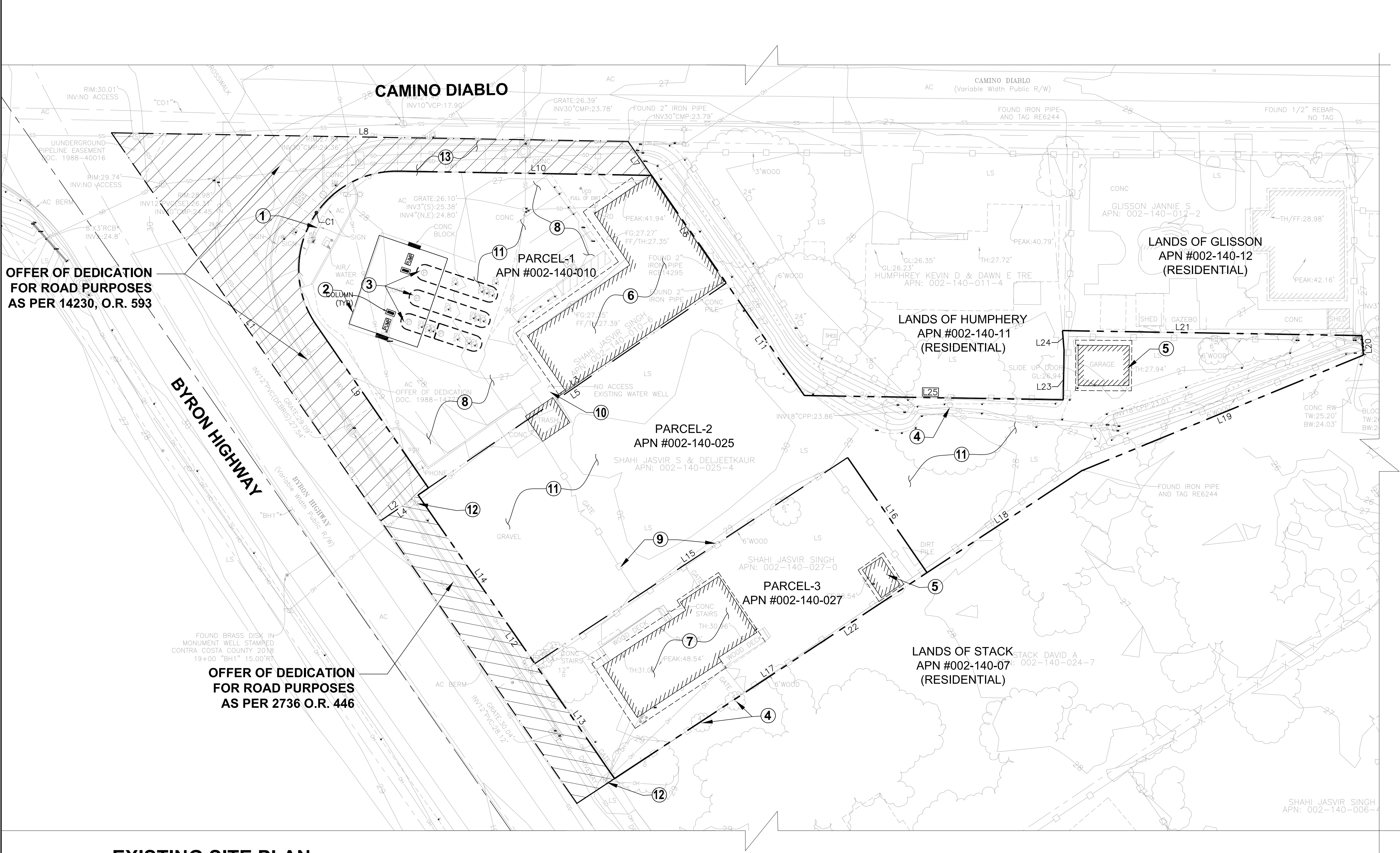




VICINITY MAP
N.T.S

LEGEND

---	PROPERTY LINE
---	ROAD CENTER LINE
---	(E) PROPERTY LINE
---	PARCEL LINE
---	EXISTING GRADE BREAK LINE
---	EXISTING PROPERTY BOUNDARY
---	EXISTING RIGHT-OF-WAY LINE
---	EXISTING STREET CENTERLINE
---	OVERHEAD UTILITY LINE
---	UNDERGROUND UTILITY LINE AS NOTED
---	EXISTING BUILDING LINE AT GROUND LEVEL
---	EXISTING BUILDING OVERHANG
---	EXISTING FENCE LINE
---	EXISTING WOOD FENCE
---	EXISTING PAINT LINE
---	EXISTING RETAINING WALL AS NOTED
---	EXISTING MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
---	ASPHALTIC CONCRETE
---	CONCRETE
---	CURB INLET W/ CATCH BASIN
---	CORRUGATED METAL PIPE
---	CORRUGATED PLASTIC PIPE
---	DRAINAGE INLET
---	DRIVEWAY
---	ELECTRIC
---	FINISHED FLOOR
---	FLOW LINE
---	FLOW LINE
---	FINISHED GRADE
---	GRADE BREAK
---	GARAGE LIP
---	HIGH DENSITY POLY ETHYLENE
---	LIP OF GUTTER
---	LANDSCAPING
---	ON GRADE
---	REINFORCED CONCRETE BOX
---	RIGHT OF WAY
---	RETAINING WALL
---	STORM DRAIN
---	SANITARY SEWER
---	SIDEWALK
---	TELECOMMUNICATION
---	TOP BACK OF CURB
---	TOP OF CURB
---	THRESHOLD
---	TRAFFIC SIGNAL
---	UNIDENTIFIED UTILITY VAULT
---	WATER
---	BOLLARD
---	DRAIN CLEAN OUT
---	ELECTRIC GROUND
---	ELECTRIC MANHOLE
---	ELECTRIC METER
---	FOUND SURVEY MONUMENT
---	SURVEY CONTROL POINT AS NOTED
---	GAS METER
---	GAS VALVE
---	GUY WIRE
---	IRRIGATION CONTROL VALVE
---	PETROLEUM MANHOLE
---	SANITARY SEWER CLEAN OUT
---	SANITARY SEWER MANHOLE
---	SIGN
---	STREET LIGHT W/MAST
---	STORM DRAIN MANHOLE
---	TELECOMMUNICATION MANHOLE
---	TRAFFIC SIGNAL VAULT
---	UTILITY POLE
---	UTILITY VAULT AS NOTED
---	WATER METER
---	WATER VALVE
---	CONTOUR ELEVATION
---	SPOT ELEVATION
---	BYRON HIGHWAY IMPROVEMENT PLANS
---	TREE W/ TRUNK Ø

Parcel Table			
Line #/ Curve #	Length	Direction/Delta	Radius
C1	76.80'	125°43'14"	35.00'
L1	168.81'	S34° 46' 03"E	
L2	20.99'	N55° 28' 57"E	
L3	128.95'	N55° 28' 57"E	
L4	16.20'	S55° 28' 57"W	
L5	133.73'	N55° 28' 57"E	
L6	46.84'	N34° 46' 03"W	
L7	14.78'	N34° 46' 03"W	
L8	184.69'	N89° 02' 27"W	
L9	70.74'	N34° 45' 42"W	
L10	90.54'	S89° 02' 27"E	
L11	48.93'	S34° 46' 03"E	
L12	123.29'	S34° 45' 55"E	
L13	50.00'	N34° 46' 03"W	
L14	73.29'	N34° 45' 50"W	
L15	133.80'	N56° 37' 00"E	
L16	50.00'	S34° 38' 00"E	
L17	133.68'	S56° 37' 04"W	
L18	66.12'	N56° 36' 52"E	
L19	108.95'	N67° 40' 10"E	
L20	6.98'	N04° 39' 27"W	
L21	107.03'	N89° 02' 27"W	
L22	199.80'	N56° 37' 00"E	
L23	17.80'	N00° 57' 33"E	
L24	6.98'	S04° 39' 27"E	
L25	92.48'	S89° 02' 27"E	

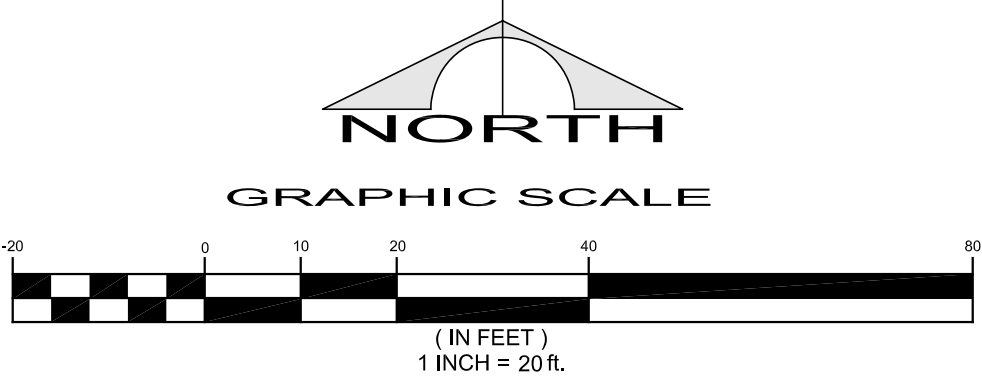
1 EXISTING SITE PLAN

CONSTRUCTION NOTES:

- SIGN TO BE REPLACED UNDER SEPARATE PERMIT
- GAS CANOPY TO BE DEMOLISHED & DISPENSERS TO BE REMOVED
- UNDERGROUND STORAGE TANKS : 10K GALLONS GAS (REGULAR), 10K GALLONS DSL, 15K (10+5) GALLONS GAS (PREMIUM) TO REMAIN
- REMOVE EXISTING TREE
- STORAGE BUILDING TO BE DEMOLISHED
- C-STORE BUILDING TO BE DEMOLISHED AND REBUILD
- EX. RESIDENCE TO BE DEMOLISHED
- EXISTING PARKING TO BE RELOCATED & REDESIGNED
- FENCE TO BE REMOVED
- WATER WELL TO BE ABANDONED
- SITE IMPROVEMENTS PER PLAN
- POWER POLE TO REMAIN
- DRIVEWAY TO REMAIN

TOPOGRAPHIC SURVEY NOTE:

INFORMATION SHOWN ON THIS PLAN IS BASED ON TOPOGRAPHIC SURVEY DATED 05/03/2021 PREPARED BY SLS AND SHOWN ON SHEET C2.0, C2.1.1 & C2.1.2.



REVISIONS:

REVISION	ISSUE	DATED

TITLE

EXISTING SITE & DEMOLITION PLAN

PROJECT

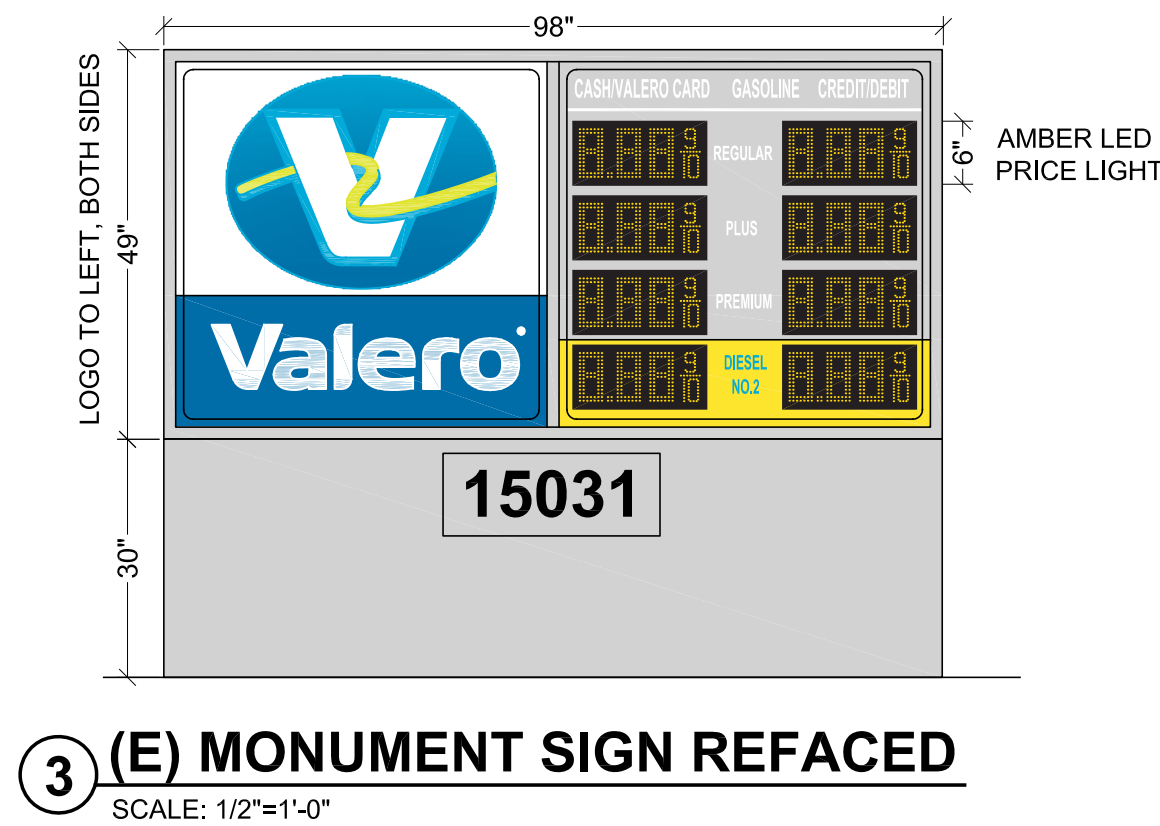
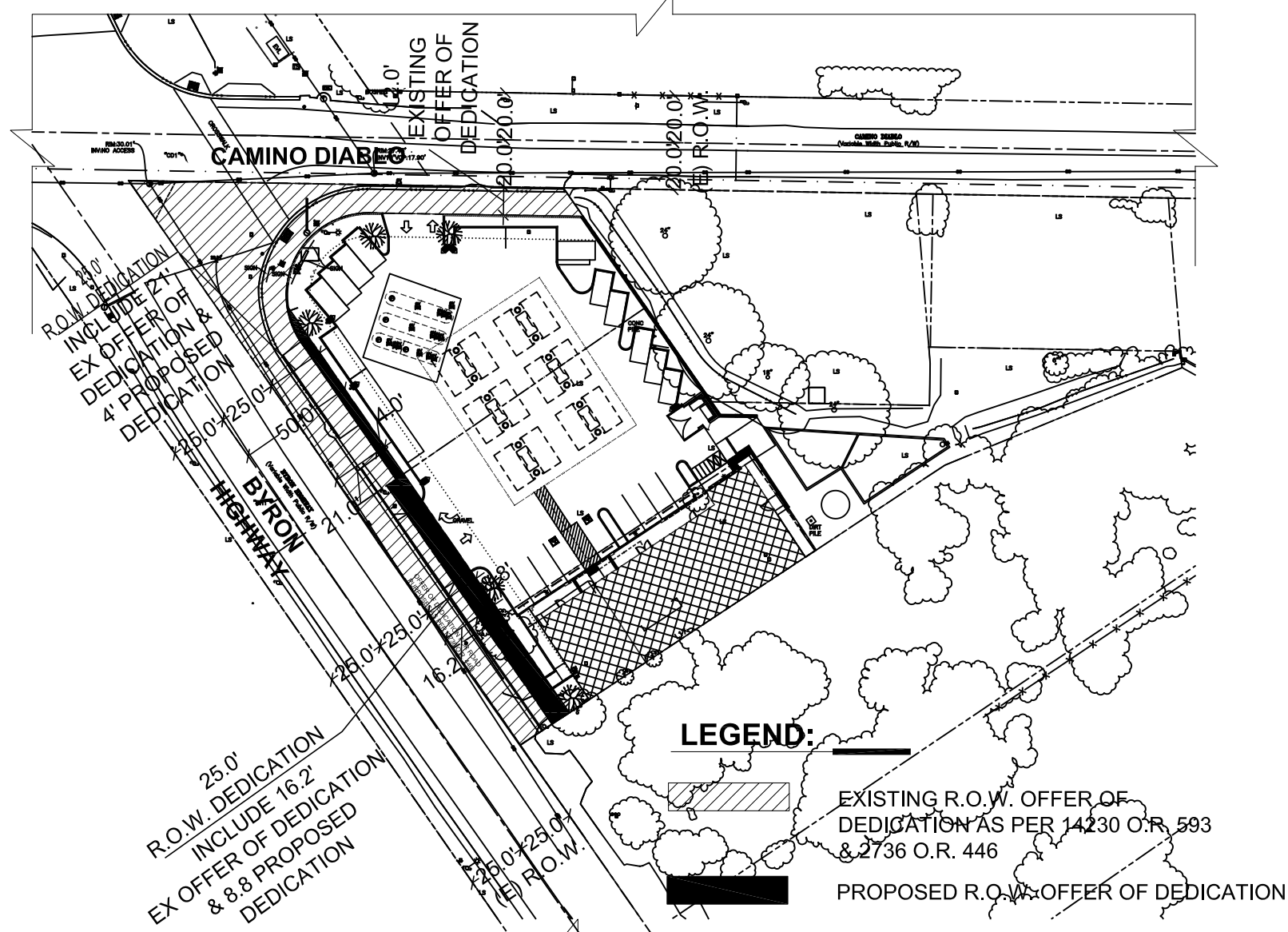
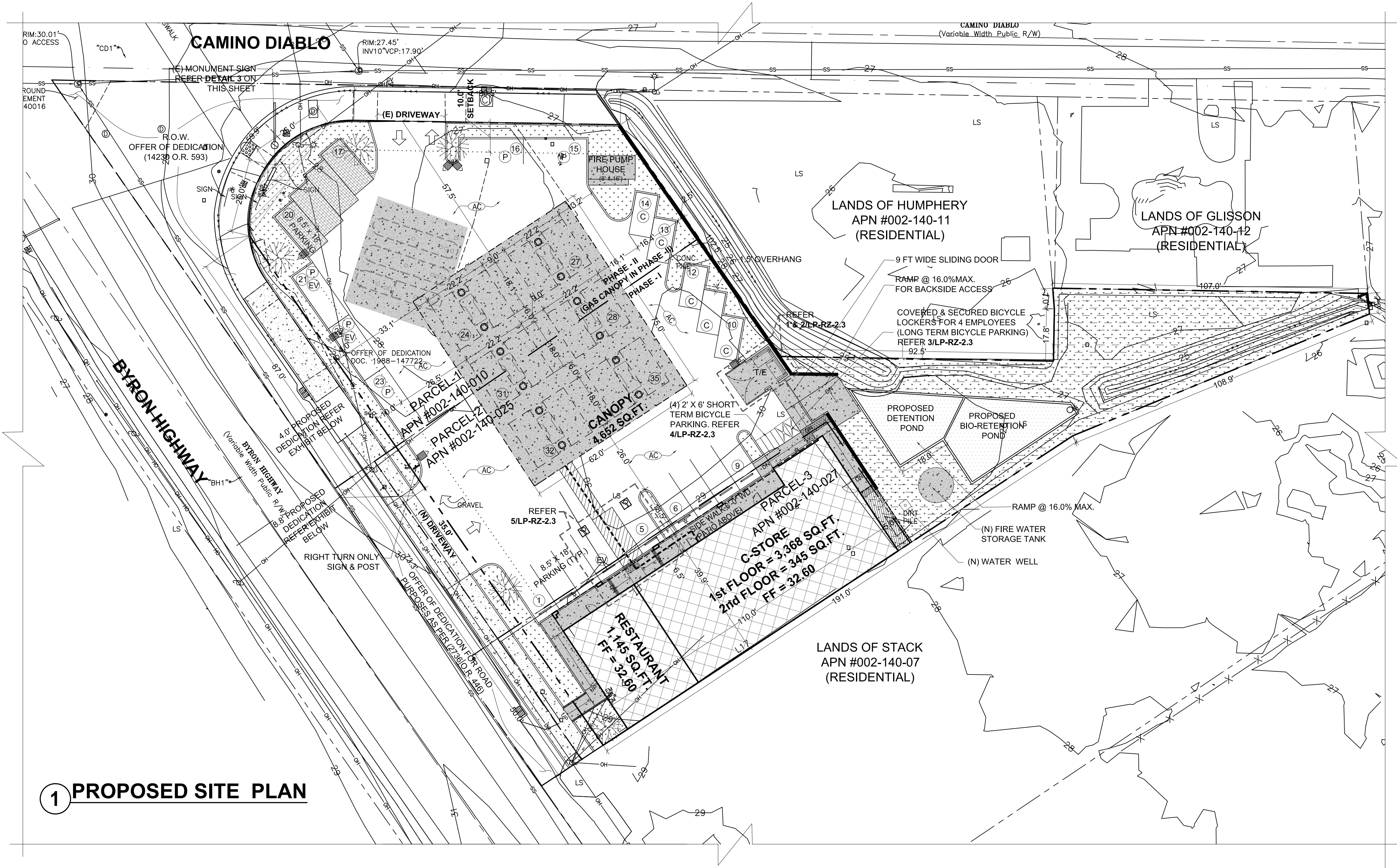
C-STORE & GAS STATION EXPANSION (RAISE & RE-BUILD)
15031, 15045 & 15057 BYORN HWY
BYRON, CONTRA COSTA COUNTY, CA 94514

CONTINENTAL DEVELOPMENT CONSULTANTS, INC.

Las Vegas, NV
Woodland, CA
Phone (702)347-6137; (530)405-3780 • FAX (702)664-6237
Email: Contact@continentaldc.com
Civil Engineering • Land Planning and Zoning Entitlements •
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DATE: 07/12/2021
JOB : JSS-BR-01
DWG BY: DV
CHK BY: SPK

LP-RZ-2.0



MONUMENT SIGN SPECIFICATION

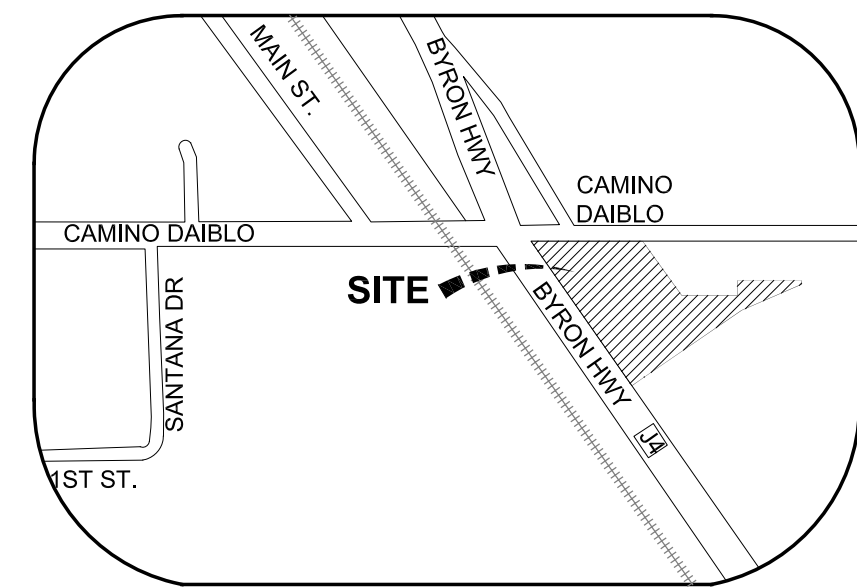
CABINET CONSTRUCTION: ALUMINIUM

ILLUMINATION: ELECTRICAL: STANDARD FLOURESCENT COOL WHITE HIGH OUTPUT INTERNAL ILLUMINATION, INTERNAL MAGNTEK BALLASTS (OR EQUAL), UL LABEL & VISIBLE DISCONNECT SWITCH ALL ELECTRICAL COMPONENTS TO BE UL LISTED & APPROVED.

FACE MATERIAL: MOLDED POLYCARBONATE CLEAR FACES W/ TRANSLUCENT 3M VINYL SECOND SURFACE DECORATION

FINISH SPECIFICATIONS: SHERWINN WILLIAMS PAINTED, RETAINERS, DIVIDER BARS, POLE & BASE TO MATCH VALERO LIGHT GRAY.

GENERAL NOTE: ALL SIGNAGES TO BE MANUFACTURED & INSTALLED ACCORDING TO LOCAL & NATIONAL BUILDING & ELECTRICAL CODES.



VICINITY MAP
N.T.S.

LEGEND:

- PROPOSED PROPERTY LINE
- ROAD CENTER LINE
- (E) PROPERTY LINE
- PARCEL LINE
- SETBACK LINE
- PROPOSED BUILDING
- CONCRETE PAVING
- ASPHALT CONCRETE PAVING
- LANDSCAPING
- POROUS ASPHALT PAVING. REFER POROUS CALCS ON THIS SHEET.
- BLOCK MASONRY WALL
- RETAINING WALL. REFER CIVIL PLANS FOR DETAILS
- SITE VISIBILITY ZONE
- PROPOSED 10' WIDE R.O.W. DEDICATION
- (E) DIRT TO BE CLEARED OF VEGETATION
- PROPOSED RETENTION/ DETENTION POND
- ACCESSIBLE AISLE AND PATH
- PARKING NUMBER
- ACCESSIBLE PARKING (9.0' x 19.0')
- COMPACT PARKING (7.5' x 16.0')
- PARALLEL PARKING (8.5' x 21.0')
- ELECTRIC VEHICLE CHARGING PARKING
- SITE LIGHTING. REFER ELECTRICAL PLANS FOR DETAILS
- WROUGHT IRON FENCE
- 34" HIGH GUARD RAIL

CONTRA COSTA ENVIRONMENTAL HEALTH DIVISION (CCEHD) NOTES:

- A PERMIT FROM CCEHD IS REQUIRED FOR ANY WELL OR SOIL BORING PRIOR TO COMMENCING DRILLING ACTIVITIES, INCLUDING THOSE ASSOCIATED WITH WATER SUPPLY, ENVIRONMENTAL INVESTIGATION AND CLEANUP, OR GEOTECHNICAL INVESTIGATION.
- ANY ABANDONED WELLS (WATER, ENVIRONMENTAL, OR GEOTECHNICAL) AND SEPTIC TANKS MUST BE DESTROYED UNDER PERMIT FROM CCEHD. IF THE EXISTENCE OF SUCH WELLS OR SEPTIC TANKS ARE KNOWN IN ADVANCE OR DISCOVERED DURING CONSTRUCTION OR OTHER ACTIVITIES, THESE MUST BE CLEARLY MARKED, KEPT SECURE, AND DESTROYED PURSUANT TO CCEHD REQUIREMENTS.
- DEBRIS FROM CONSTRUCTION OR DEMOLITION ACTIVITY TO GO TO A SOLID WASTE OR RECYCLING FACILITY THAT COMPLIES WITH THE APPLICABLE REQUIREMENTS AND CAN LAWFULLY ACCEPT THE MATERIAL (e.g., SOLID WASTE PERMIT, EA NOTIFICATION, etc.). THE DEBRIS MUST BE TRANSPORTED BY A HAULER THAT CAN LAWFULLY TRANSPORT THE MATERIAL. DEBRIS BIN OR BOXES OF ONE CUBIC YARD OR MORE OWNED BY THE COLLECTION SERVICE OPERATOR SHALL BE IDENTIFIED WITH THE NAME AND TELEPHONE NUMBER OF THE AGENT SERVING THE CONTAINER.

CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT NOTES:

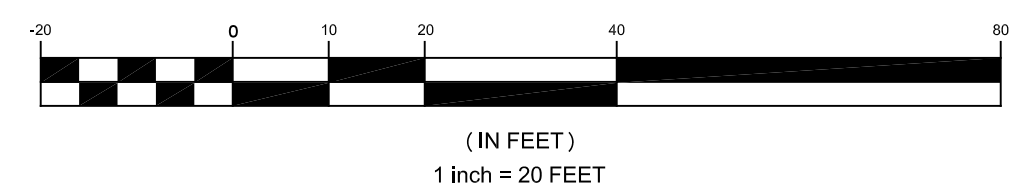
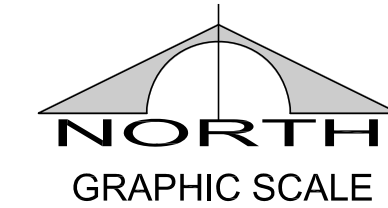
- EMERGENCY APPARATUS ACCESS ROADWAYS AND HYDRANT TO BE INSTALLED, IN SERVICE, AND INSPECTED BY THE FIRE DISTRICT PRIOR TO CONSTRUCTION OR COMBUSTIBLE STORAGE ON SITE (501.4) CFC. A TEMPORARY AGGREGATE BASE OR ASPHALT GRINDINGS ROADWAY IS NOT CONSIDERED AN ALL-WEATHER SURFACE FOR EMERGENCY APPARATUS ACCESS. THE FIRST LIFT OF ASPHALT CONCRETE PAVING TO BE INSTALLED AS THE MINIMUM ROADWAY MATERIAL AND MUST BE ENGINEERED TO SUPPORT THE DESIGNATED GROSS VEHICLE WEIGHT OF 22/37 TONS.
- FIRE FLOW REQUIREMENTS: MIN. 1500 GPM FOR 120 MINUTES DURATION AT MIN. 20 LBS RESIDUAL PRESSURE.
- FLAMMABLE OR COMBUSTIBLE LIQUID STORAGE TANKS NOT TO BE LOCATED ON THE SITE WITHOUT OBTAINING APPROVAL AND NECESSARY PERMITS FROM THE FIRE DISTRICT (3401.4 CFC)
- APPROVALS, LISTED BELOW ARE REQUIRED PRIOR TO CONSTRUCTION:
 - PRIVATE UNDERGROUND FIRE SERVICE WATER MAINS.
 - FIRE SPRINKLERS
 - FIRE ALARM/ FIRE SPRINKLER MONITORING SYSTEM.
 - ABOVE GROUND/ UNDERGROUND FLAMMABLE/ COMBUSTIBLE LIQUID STORAGE TANKS
 - COMMERCIAL KITCHEN HOOD EXTINGUISHING SYSTEMS
 - SPECIAL SUPPRESSION SYSTEMS.

PERVIOUS AREA ANALYSIS

A) TOTAL SITE AREA:	33,009 SQ.FT
B) PARKING SURFACE AREA (INCL. GAS CANOPY CAR PARKING)	
• 5 SPACES (7.5' X 16.0')	600 SQ.FT.
• 24 SPACES (8.5' X 18.0')	3,672 SQ.FT.
• 2 SPACES (9.0' X 19.0')	342 SQ.FT.
• 4 SPACES (8.5' X 21.0')	714 SQ.FT.
TOTAL	5,328 SQ.FT

C) LANDSCAPING IN PARKING SURFACE AREA (SEC. 82-16.404(C)(3))	
• REQUIRED	MIN. 5% OF 5,328 SQ.FT. = 266.4 SQ.FT.
• PROVIDED	1436 SQ.FT. (26.9%) (LANDSCAPE ISLANDS IN PARKING AREA ONLY)

D) POROUS ASPHALT AREA IN PARKING (SEC. 82-16.404(a)(5))	
• REQUIRED	MIN. 10% OF 5,328 SQ.FT. = 532.8 SQ.FT.
• PROVIDED	614 SQ.FT. (11.5%)



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Continental Development Consultants, Inc.

Las Vegas, NV
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Phone (702)347-6137; (530)405-3780 • FAX (702)664-6237
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PROPOSED SITE PLAN

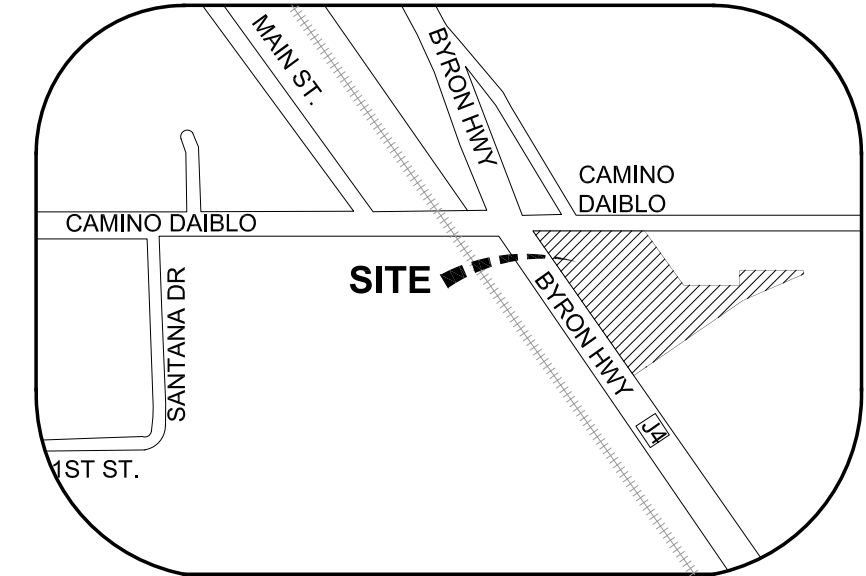
C-STORE & GAS STATION EXPANSION (RAISE & RE-BUILD)

15031, 15045 & 15057 BYORN HWY

BYRON, CONTRA COSTA COUNTY, CA 94514

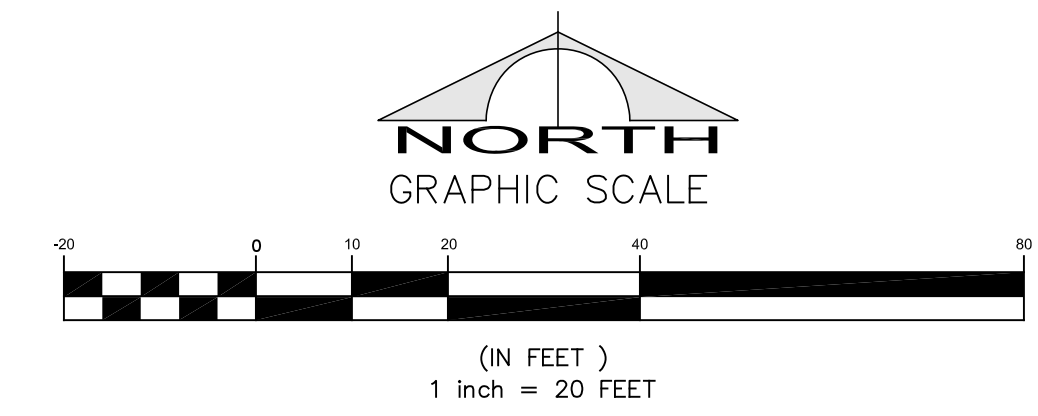
DATE: 07/12/2021
JOB: JSS-BR-01
DWG BY: DV
CHK BY: SPK

LP-RZ-2.1



VICINITY MAP
N.T.S.

- LEGEND:**
- PROPOSED PROPERTY LINE
 - [Blue Hatched] FUEL TRUCK ROUTE (DOUBLE TANKER (WB-40))
 - [Green Hatched] 20' WIDE FIRE TRUCK ROUTE
 - [Pink Hatched] 5.0' WIDE PEDESTRIAN ACCESS ROUTE
 - [Dashed Blue] BICYCLE ACCESS ROUTE
 - [Purple Hatched] TRASH TRUCK ROUTE
 - [Yellow Arrow] ONSITE CIRCULATION FOR GAS DISPENSERS
 - [Blue Dot] UST'S UNDERGROUND FUEL STORAGE TANKS



1 ON-SITE CIRCULATION PLAN

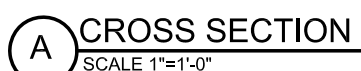
REVISIONS:	
REVISION	ISSUE

PROJECT	ON-SITE CIRCULATION PLAN	
	C-STORE & GAS STATION EXPANSION (RAISE & RE-BUILD) 15031, 15045 & 15057 BYORN HWY BYRON, CONTRA COSTA COUNTY, CA 94514	
DATE:	07/12/2021	
JOB:	JSS-BR-01	
DWG BY:	DV	
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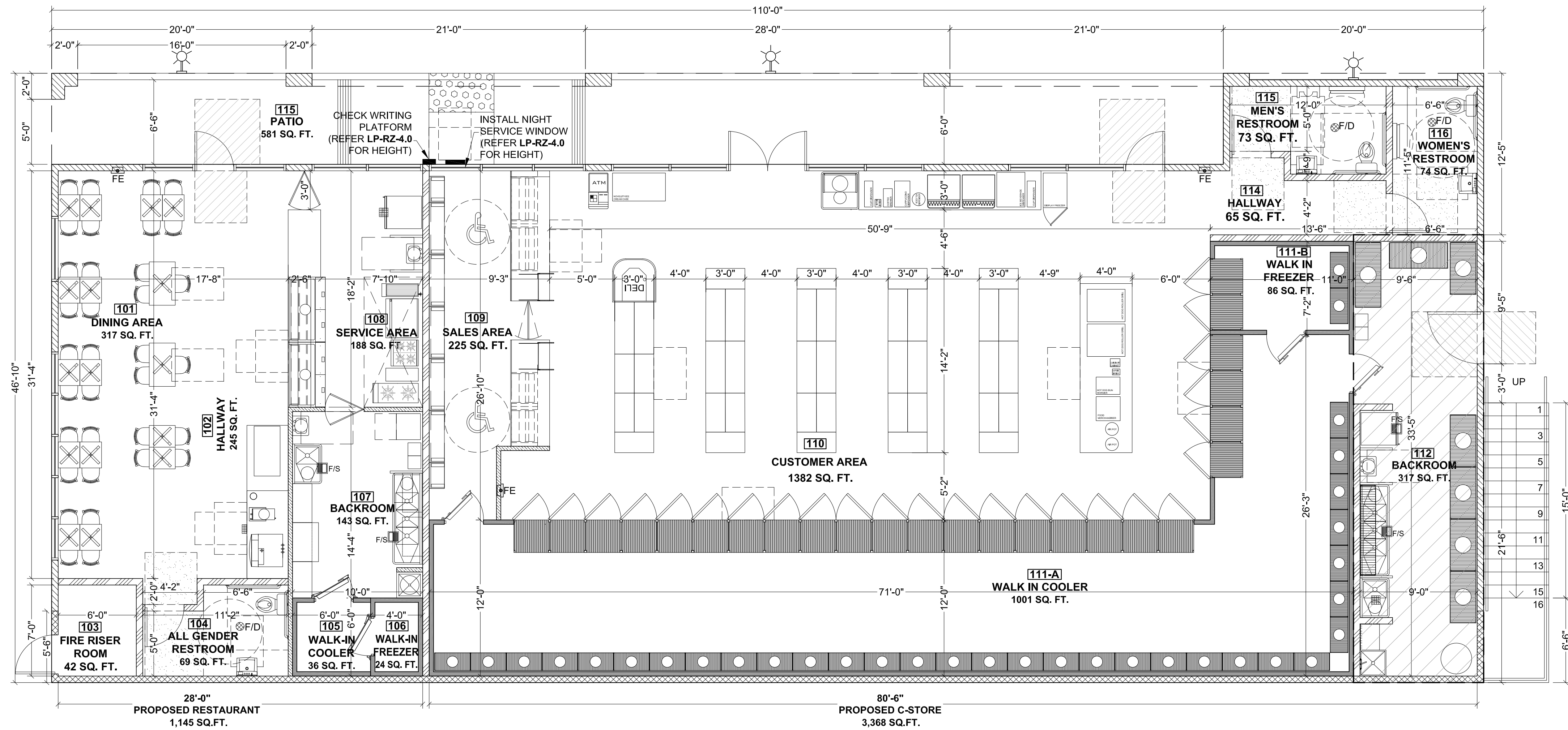
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SITE DETAILS	
TITLE	
PROJECT	C-STORE & GAS STATION EXPANSION (RAISE & RE-BUILD) 15031, 15045 & 15057 BYORN HWY BYRON, CONTRA COSTA COUNTY, CA 94514

DATE: 05/18/2021
JOB : JSS-BR-01
DWG BY: HPS
CHK BY: SPK

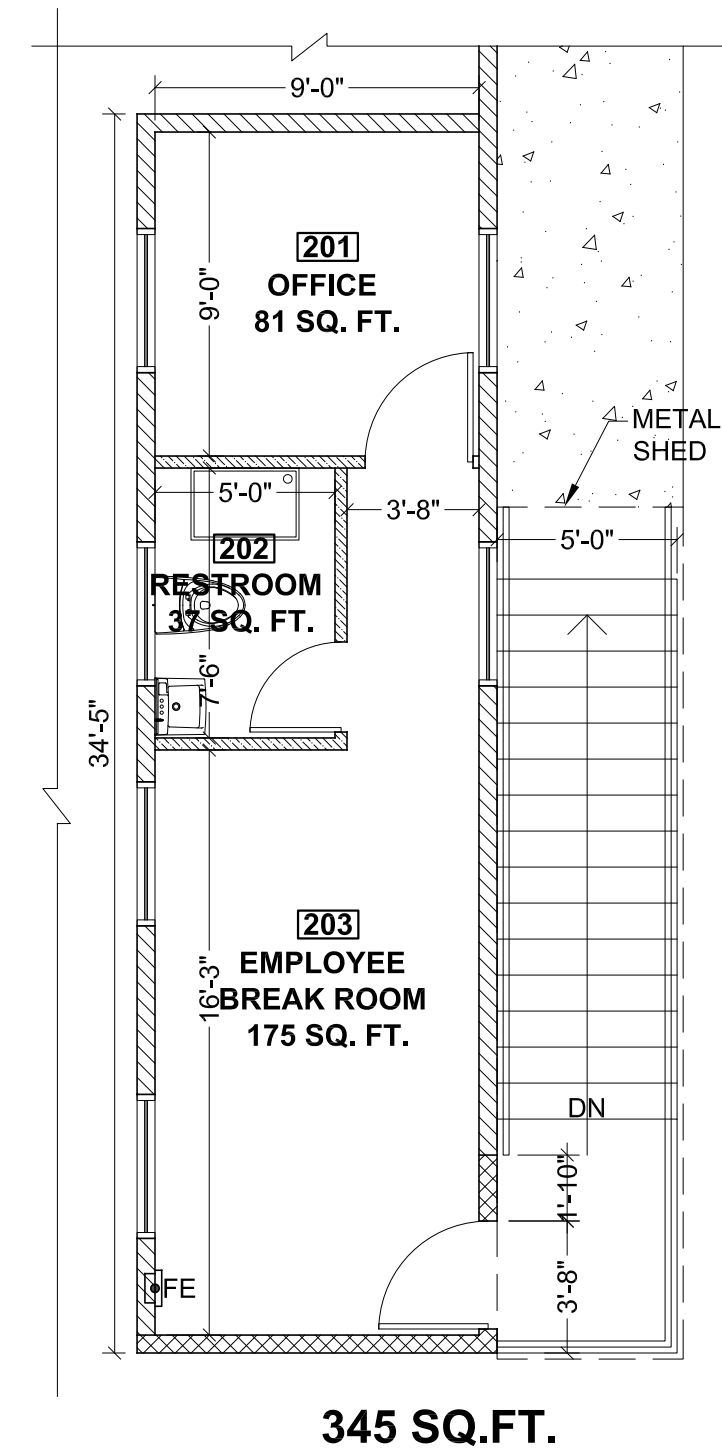
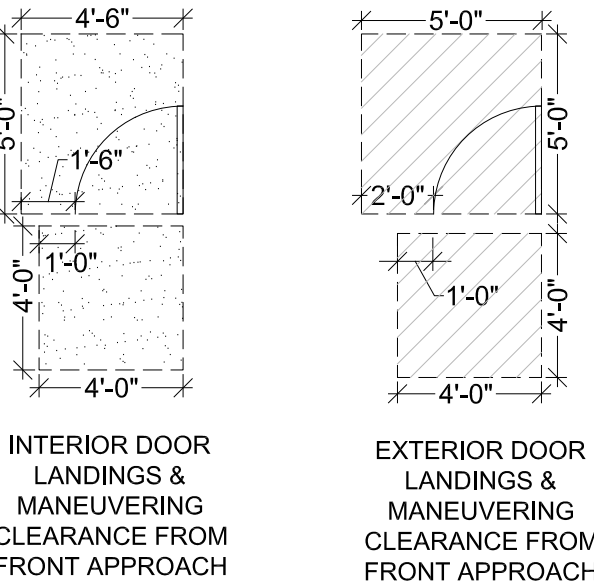
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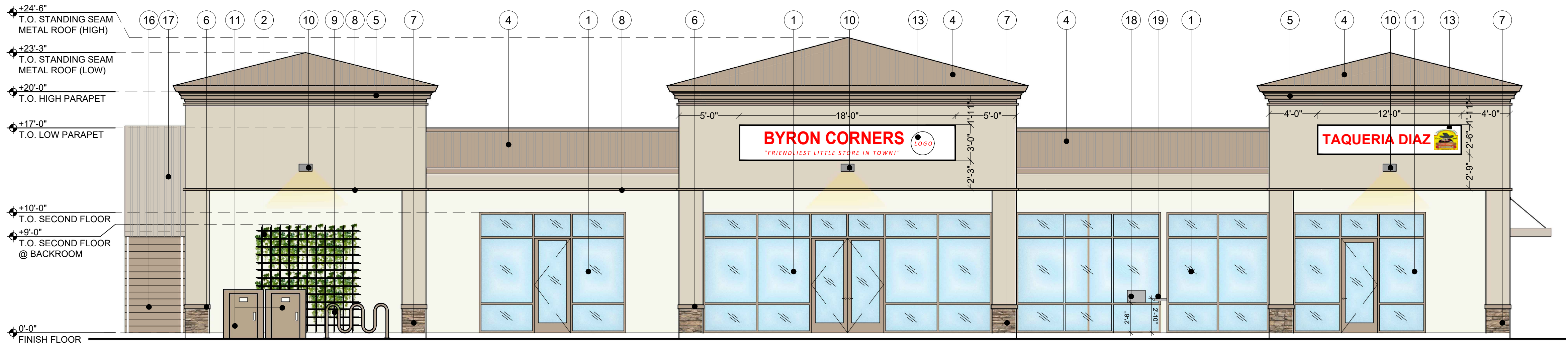
1 PROPOSED FLOOR PLAN
SCALE: 1'-0" = 3/16"

LEGEND

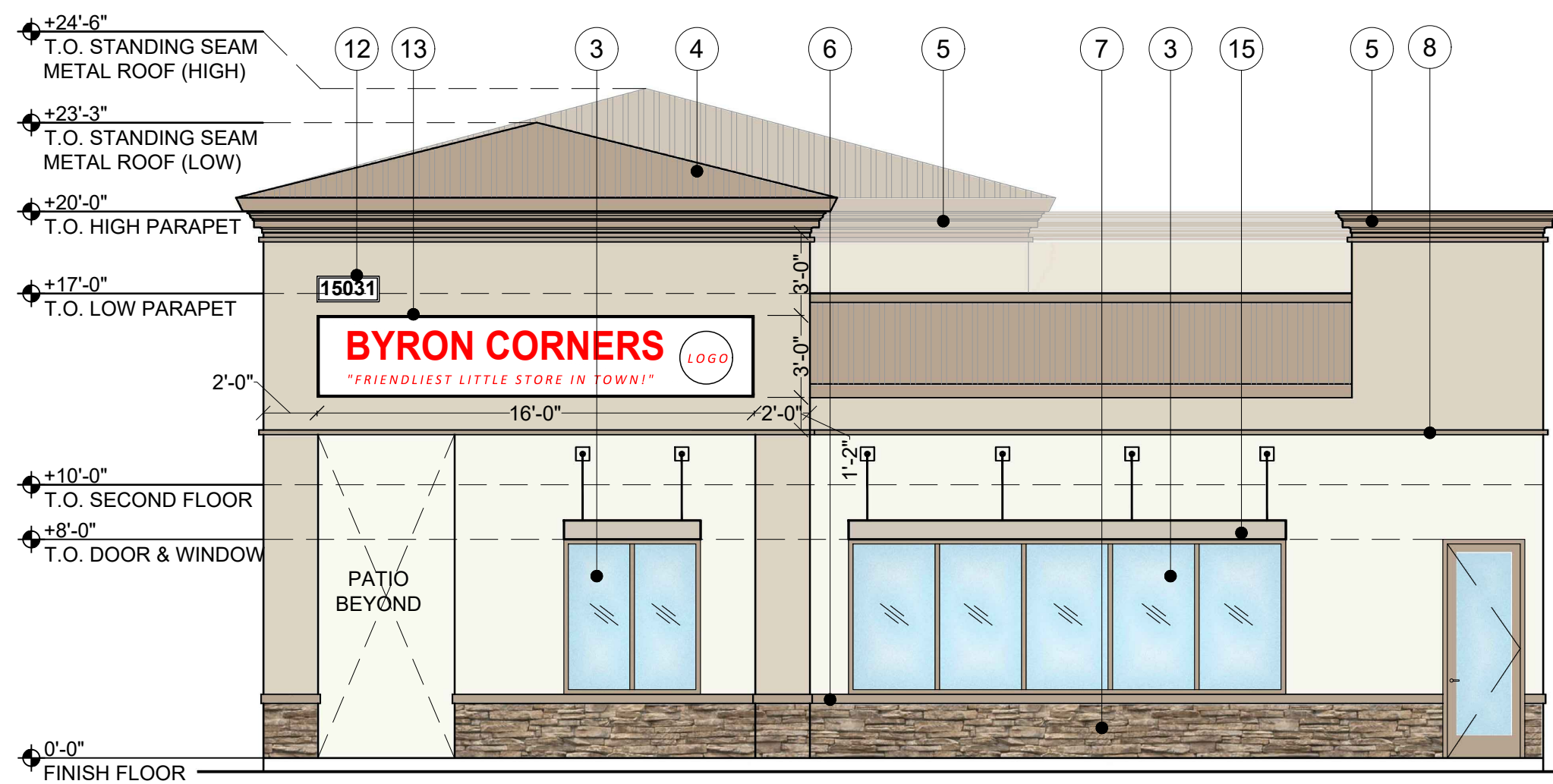
- 4 HR. RATED MASONRY BLOCK WALL
- 2 x 6 EXTERIOR WOOD STUD WALL @ 16" O.C. W/ STUCCO OUTSIDE & 1/2" GYP. BOARD ON INSIDE
- 2 x 6 INTERIOR WOOD STUD FULL HEIGHT WALL @ 16" O.C. W/ 1/2" GYP BOARD BOTH SIDES
- 2 x 4 INTERIOR WOOD STUD FULL HEIGHT WALL @ 16" O.C. W/ 1/2" GYP BOARD BOTH SIDES
- STEEL PANEL @ WALK-INS
- UPPER MEZZANINE FLOOR LINE
- STOREFRONT
- F/D FLOOR DRAIN
- F/S FLOOR SINK
- FE FIRE EXTINGUISHER
- WALL MOUNTED LED LIGHT
- 30" x 48" KNEE & TOE CLEARANCE



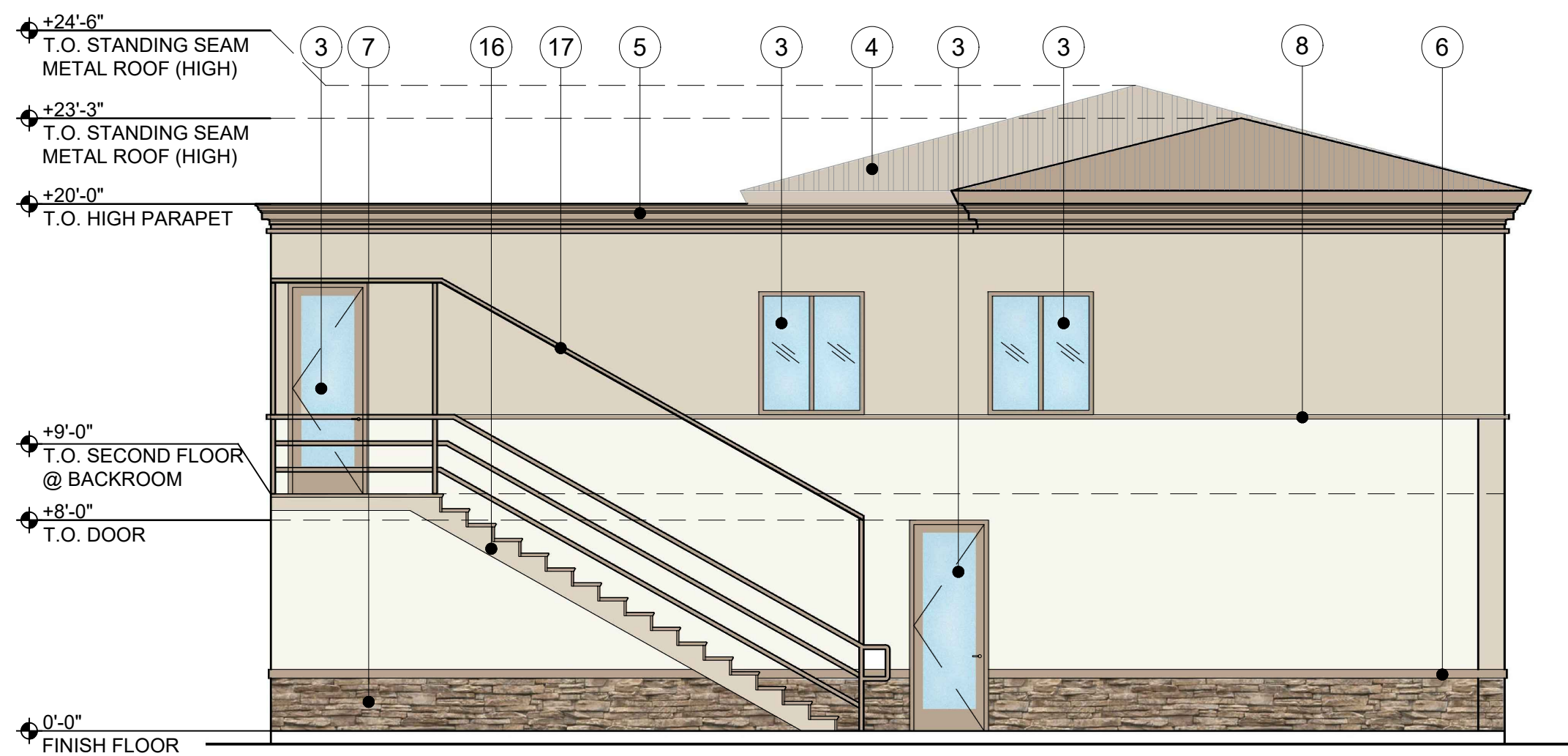
1 PROPOSED SECOND FLOOR PLAN (345 SQ. FT.)
SCALE: 1'-0" = 3/16"



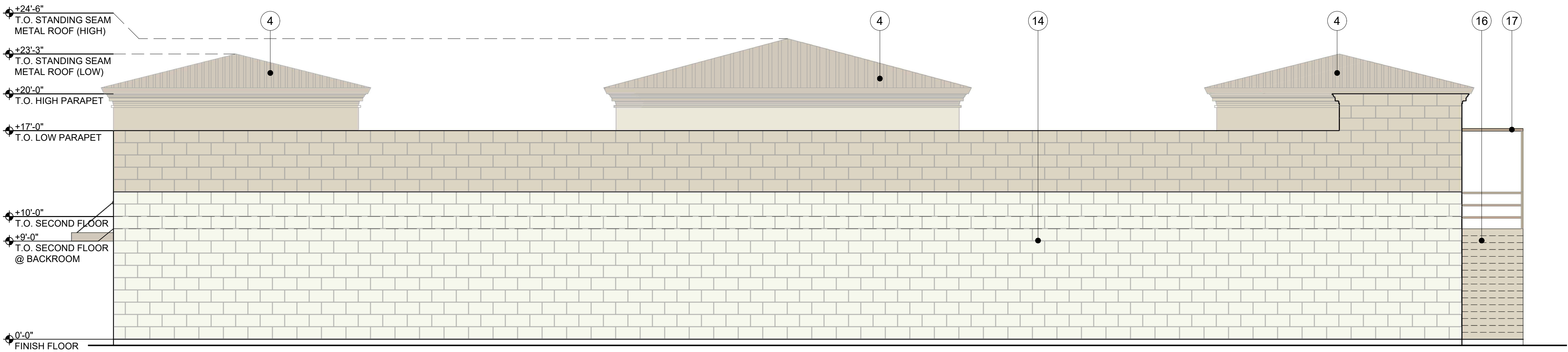
1 FRONT (NORTH-WEST) ELEVATION
SCALE: 3/16"=1'



2 STREET SIDE (SOUTH-WEST) ELEVATION
SCALE: 3/16"=1'



3 INTERIOR SITE SIDE (NORTH-EAST) ELEVATION
SCALE: 3/16"=1'



4 REAR (SOUTH-EAST) ELEVATION
SCALE: 3/16"=1'

ELEVATION KEY NOTES:

1	STOREFRONT SYSTEM
2	METAL LATTICE
3	WINDOW/DOOR SYSTEM
4	STANDING SEAM METAL ROOF
5	FOAM CORNICE
6	ACCENT STRIPE
7	STONE WAINSCOT
8	STUCCO TRIM
9	(4) 2' X 6' SHORT TERM BICYCLE PARKING.
10	WALL MOUNTED LED LIGHT
11	COVERED & SECURED BICYCLE LOCKERS FOR 4 EMPLOYEES
12	BUILDING ADDRESS
13	SIGNAGE
14	CMU BLOCK WALL W/ PAINTED FINISH
15	METAL AWNING
16	STAIRS
17	METAL SHED
18	NIGHT SERVICE WINDOW
19	CHECK WRITING PLATFORM

EXTERIOR COLOR SCHEDULE

MATERIAL	LEGEND	COLOR OR TYPE	DESCRIPTION & ITEM CODES
STONE WAINSCOT	BASE	GOLDEN SAND	MANUFACTURER-CORONADO VIRGINIA LEDGE
SEMI-GLOSS PAINT	ACCENT-I	DELLWOOD SAND	BENJAMIN MOORE 1019
SEMI-GLOSS PAINT	BODY-I	DUSTY ROAD	BENJAMIN MOORE 1017
SEMI-GLOSS PAINT	BODY-II	SIMPLY WHITE	BENJAMIN MOORE 2143-70

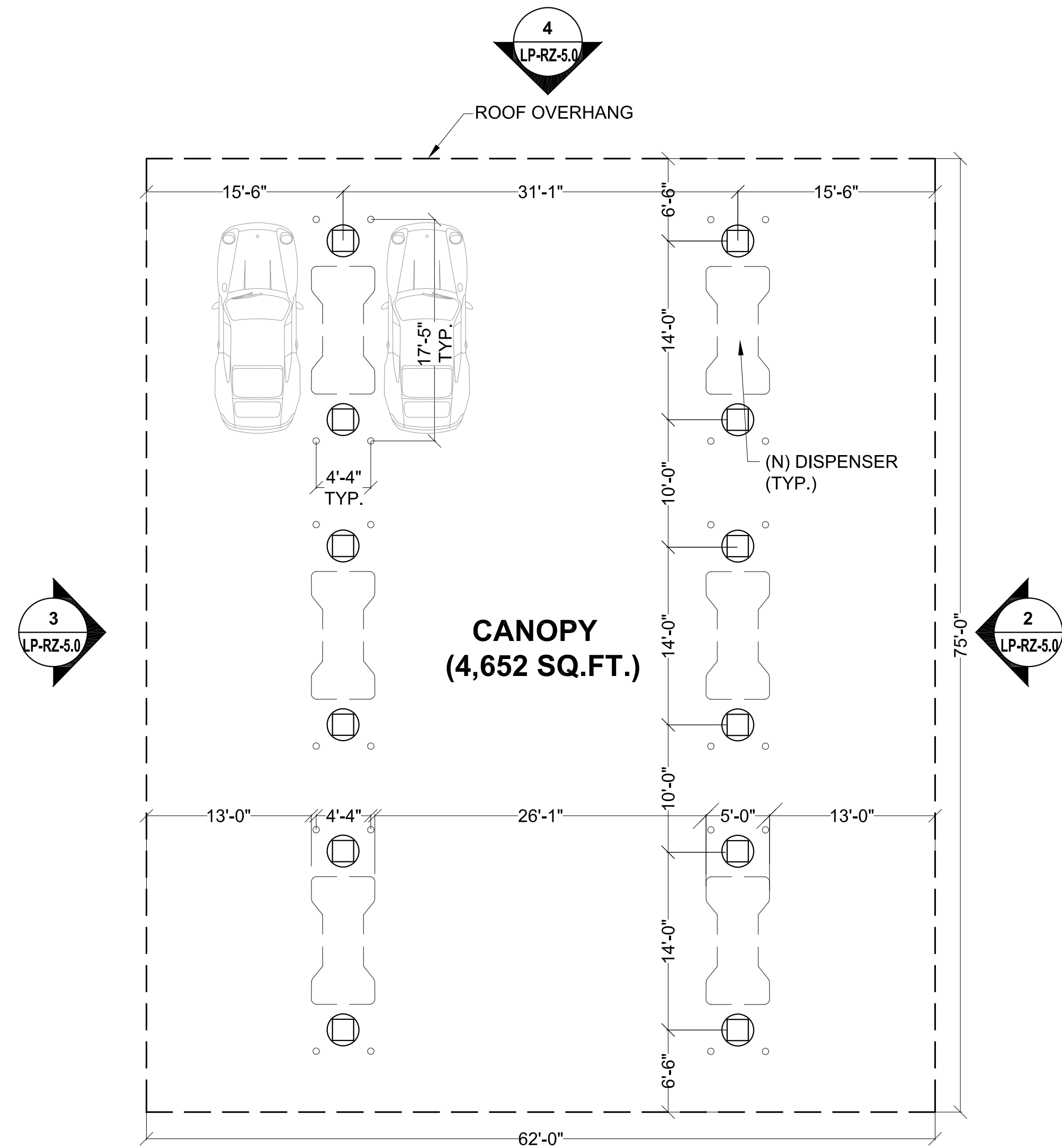
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PROPOSED BUILDING ELEVATIONS
PROJECT
C-STORE & GAS STATION EXPANSION (RAISE & RE-BUILD)
15031, 15045 & 15057 BYORN HWY
BYRON, CONTRA COSTA COUNTY, CA 94514

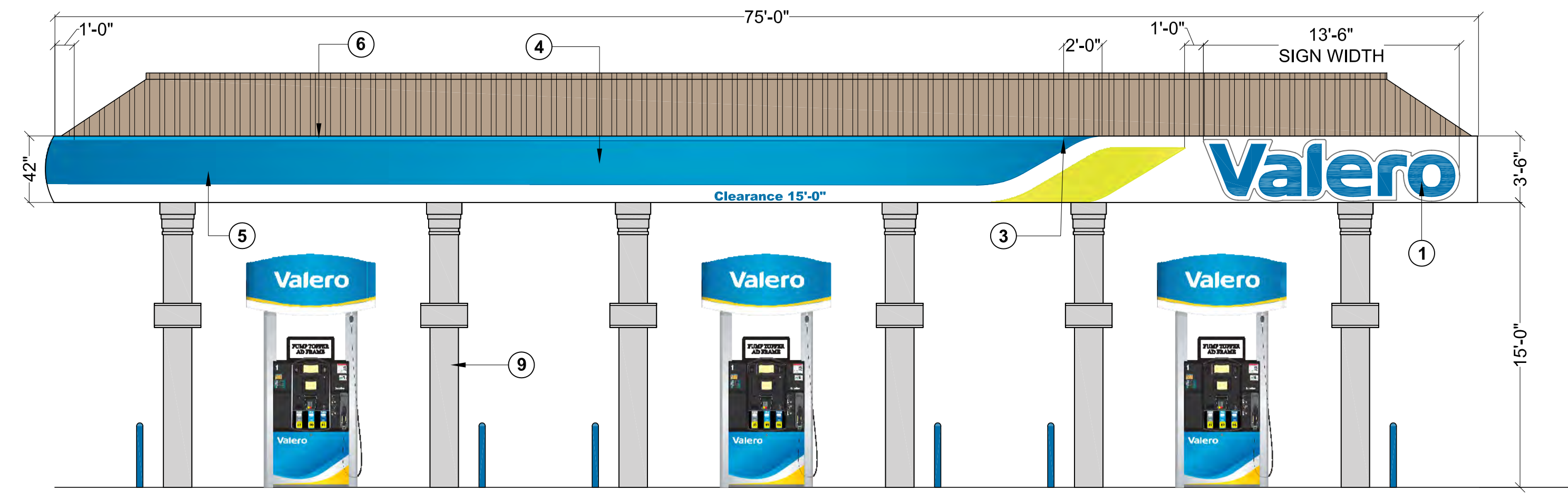
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LP-RZ-4.0

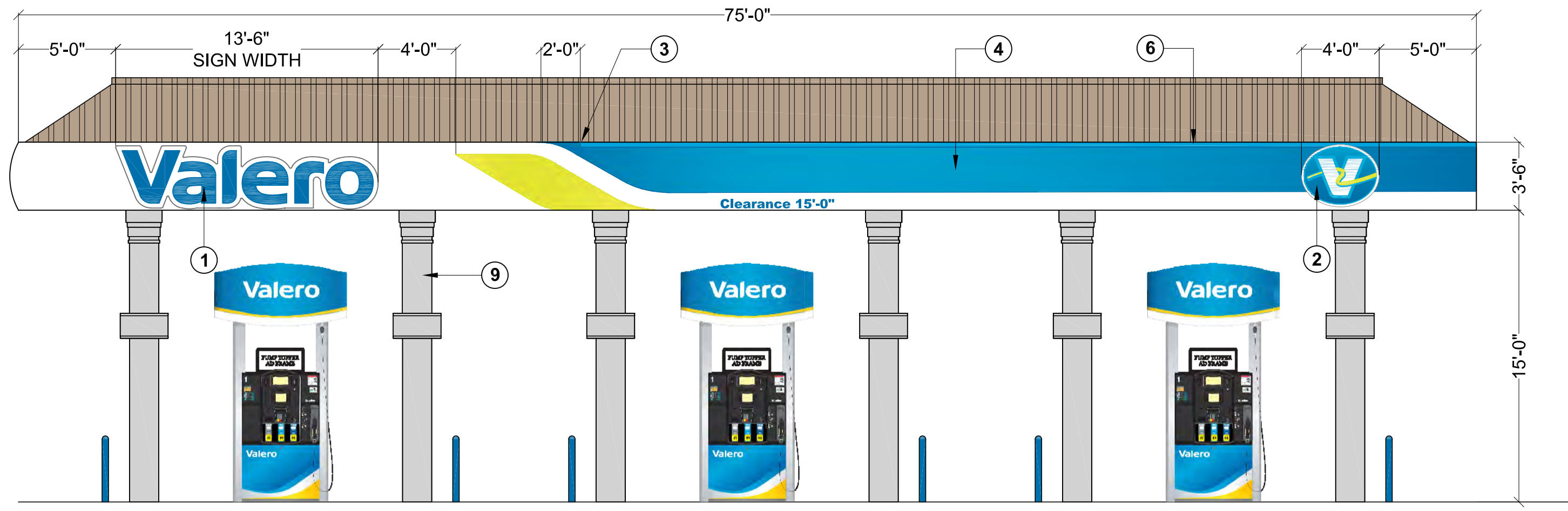


1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

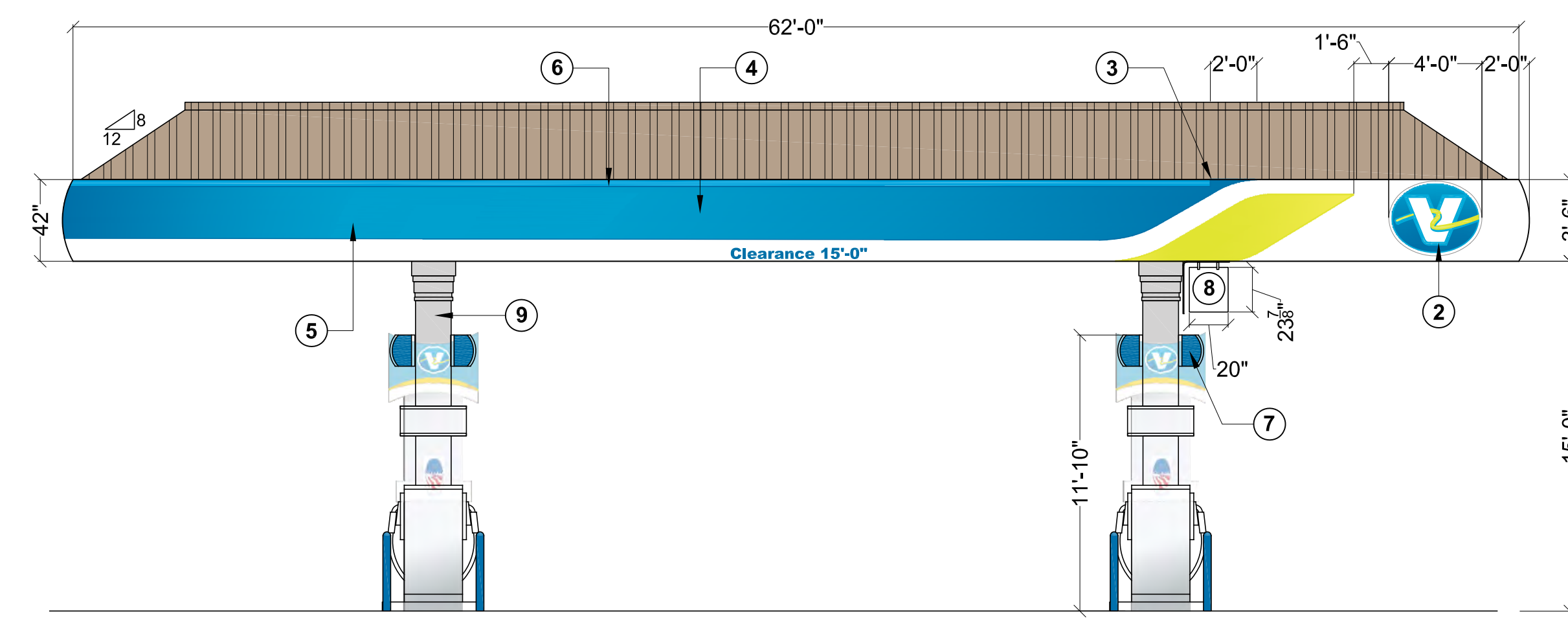
- LEGEND**
- DISPENSER ON 6" HIGH CONCRETE PEDESTAL (REFER MANUFACTURER SPECIFICATIONS ALSO)
 - STR. COLUMNS WRAPPED PER VALERO



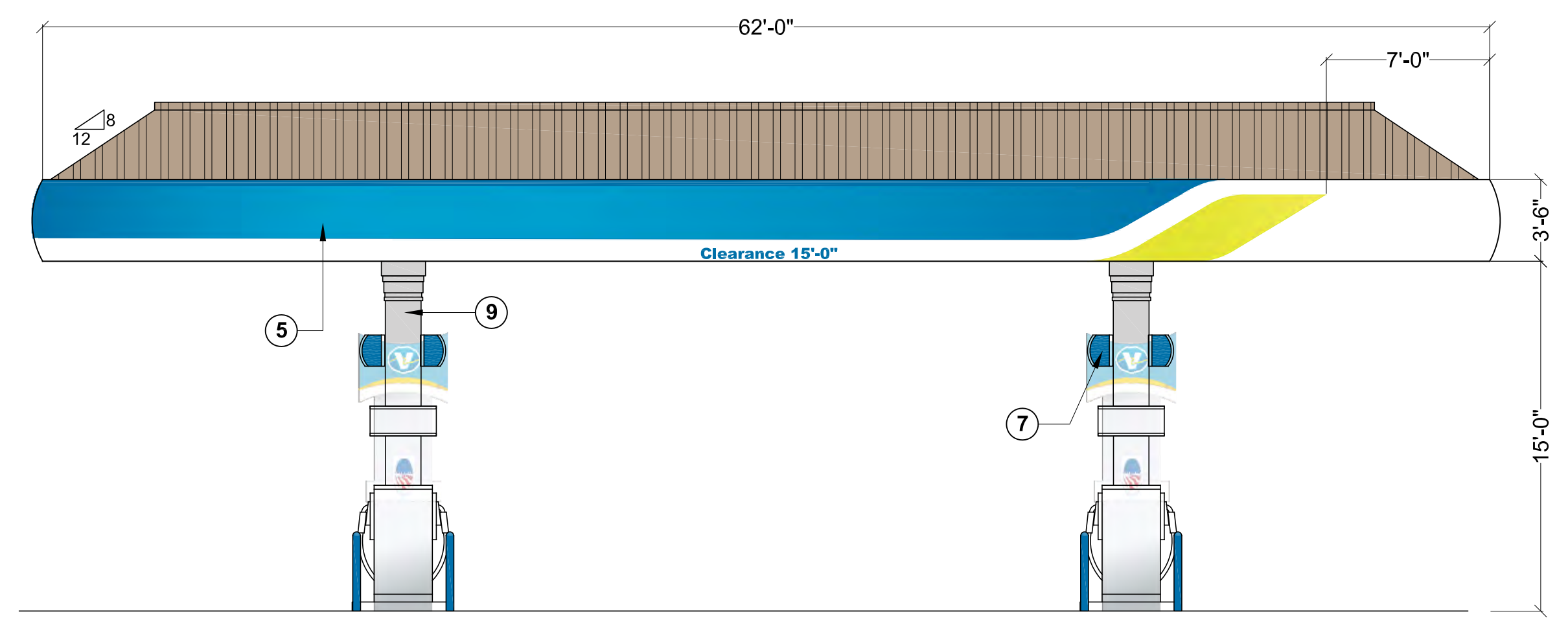
2 ELEVATION (NORTH-EAST)
SCALE: 3/16"=1'-0"



3 ELEVATION (SOUTH-WEST) - FACING BYRON HWY.
SCALE: 3/16"=1'-0"



4 ELEVATION (NORTH-WEST) - FACING CAMINO DIABLO
SCALE: 3/16"=1'-0"



5 ELEVATION (SOUTH-EAST) - FACING C-STORE
SCALE: 3/16"=1'-0"

KEYNOTES

- ILLUMINATED VALERO LED WORD MARK SIGN.
- ILLUMINATED VALERO LOGO.
- STOP LIGHT BAR BEFORE END OF BLUE GRAPHIC AS SHOWN.
- RADIUS FASCIA W/ ILLUMINATED LIGHT BAR
- SILK-SCREENED DECORATION GRAPHIC WRAPS AROUND CORNER.
- LED LIGHT BAR APPLIED TO FASCIA, ALIGN W/ TOP BAR HOUSING VALERO BLUE W/ BLUE LED LIGHT.
- BLADE SIGN WHITE LETTERING W/ BLUE BACKGROUND.
- INSTALL FLEET SIGN TO LIGHT STANDARD TOWARD STREET.
- PAINTED COLUMN W/ VALERO LIGHT GRAY.

NOTE: REFER ELECTRICAL FOR CEILING PLAN.

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REVISION	ISSUE		

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CANOPY - PLANS & ELEVATIONS

PROJECT
C-STORE & GAS STATION EXPANSION (RAISE & RE-BUILD)
15031, 15045 & 15057 BYORN HWY
BYRON, CONTRA COSTA COUNTY, CA 94514

DATE: 06/03/2021
JOB : JSS-BR-01
DWG BY: DV
CHK BY: SPK

LP-RZ-5.0

ONSITE GRADING AND DRAINAGE IMPROVEMENTS
GAS STATION EXPANSION (RAISE & REBUILD)
15031, 15045 & 15507 BYRON HWY.
BYRON, CA 95514
COUNTY OF CONTRA COSTA
APN: 002-140-010-6, 002-140-025-4,
002-140-027-0
GROSS PROJECT AREA: 0.98 ACRE
NET AREA AFTER DEDICATION: 0.75 ACRE
DISTURBED AREA: 0.85 ACRE

EASEMENT NOTE:

ALL EASEMENTS SHOWN PER TITLE REPORT
SUPPLIED BY WESTMINSTER TITLE COMPANY,INC.
ORDER NO. 15066331--PD-115
DATED JULY 5,2011
(APN: 002-140-009)/
(APN: 002-140-025)(NEW)
AND
ORDER NO. 15066326--PD-115
DATED JUNE 30,2011
(APN: 002-140-010)

TOPOGRAPHIC SURVEY NOTE:

INFORMATION SHOWN ON THIS PLAN IS BASED ON TOPOGRAPHIC SURVEY
DATED 05/03/2021 PREPARED BY SLS AND SHOWN ON SHEET C2.0, C2.1.1 &
C2.1.2.

FLOOD ZONE INFORMATION

(FEMA MAP #06013C0525F)
PROJECT FALLS UNDER OTHER AREAS OF FLOOD HAZARD IN WHICH 0.2% ANNUAL CHANCE
FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN
ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE (ZONE X).

EARTHWORK QUANTITIES:

FOR EARTHWORK QUANTITIES REFER SHEET C3.0
GRADING AND DRAINAGE PLAN

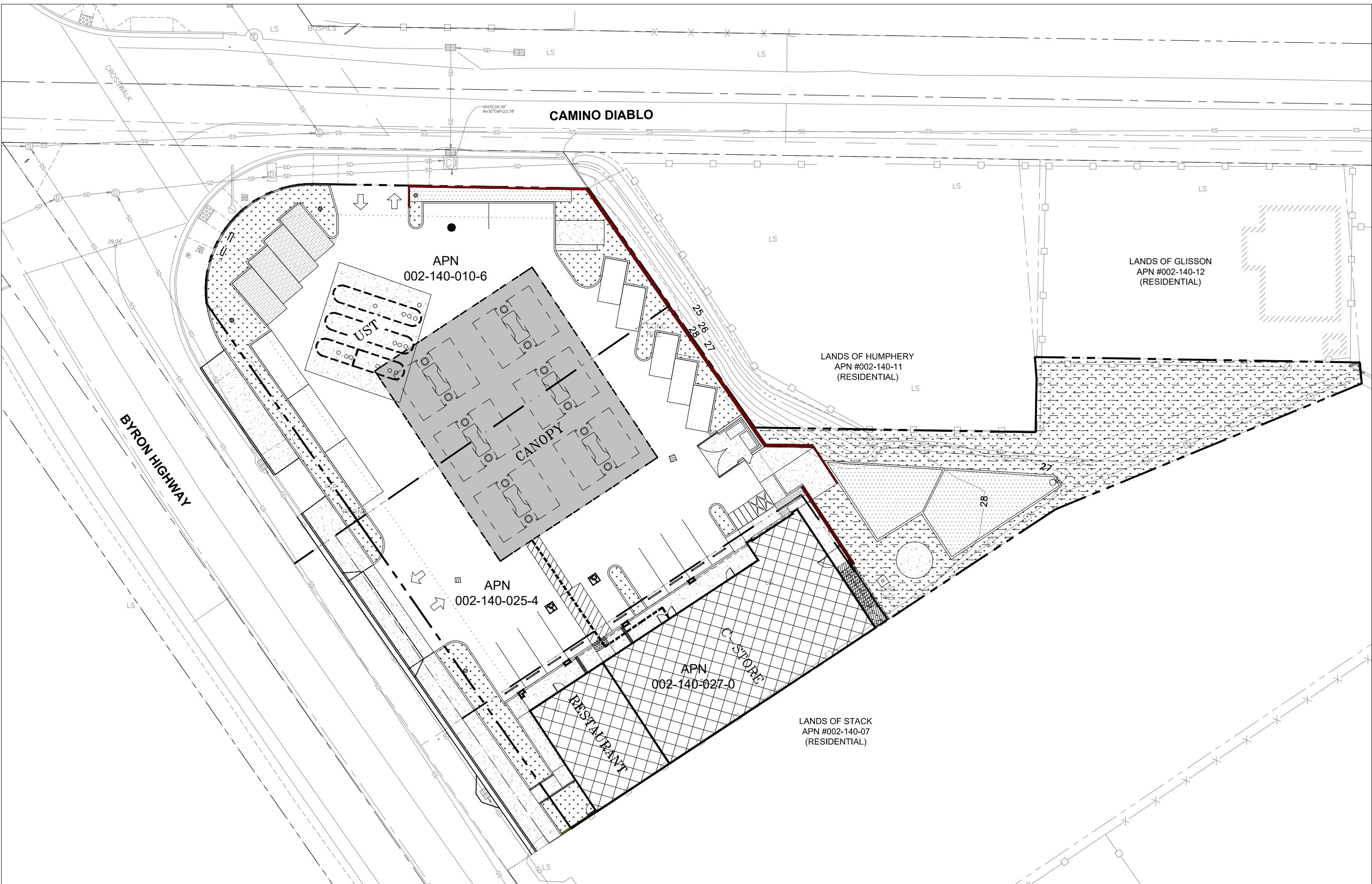
OWNER/DEVELOPER/ CONTACT:-

JASVIR SINGH SHAHI
15031 BYRON HWY
BYRON, CA 95514
CONTACT:-
JASVIR SINGH SHAHI
PHONE:- (925)759-8174
Email:- jasvirshahi@att.net

DESIGN CONSULTANTS :-

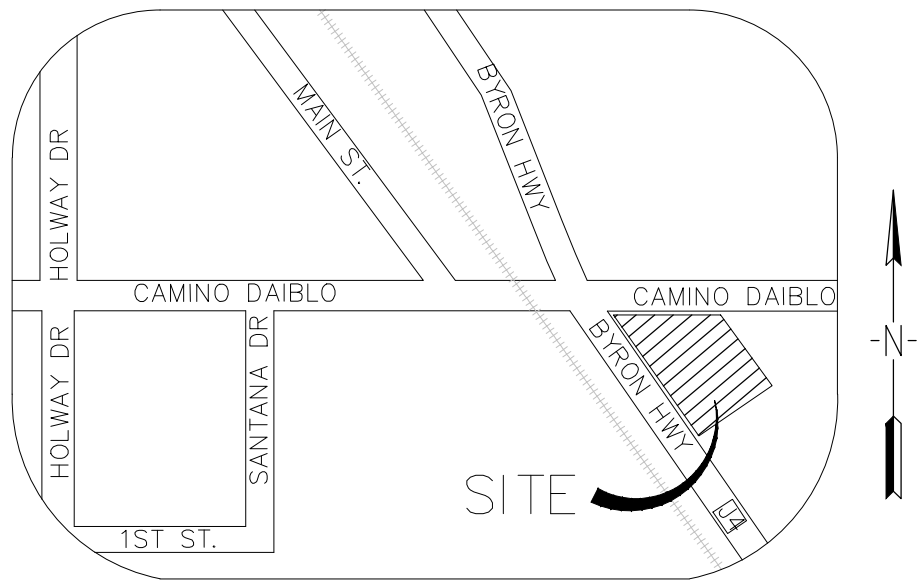
CONTINENTAL DEVELOPMENT CONSULTANTS, INC.
P.O. BOX 1924
WOODLAND CA 95776

CONTACT:-
HARSEV SINGH, PROJECT ENGINEER
PHONE:- (530) 848-9819, (530) 341-2558
Email:- singh.harsev@continentaldc.com



SHEET INDEX

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19.	C10.0	DRAINAGE MANAGEMENT AREA

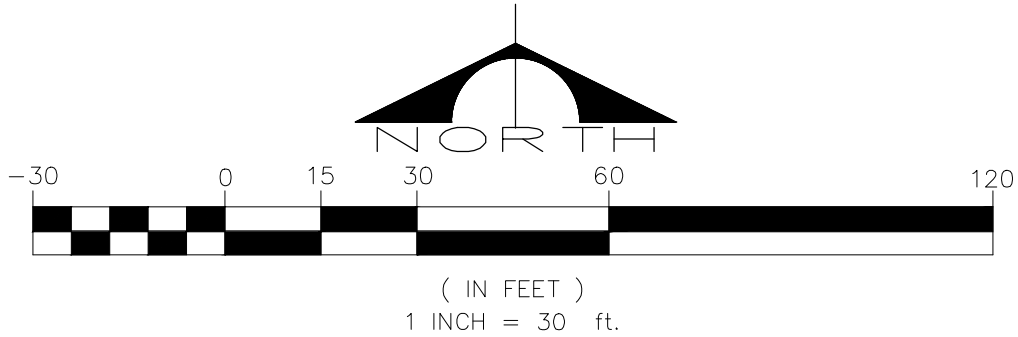


VICINITY MAP

SCALE: - N.T.S.

LEGEND:

---	PROPOSED PROPERTY LINE
---	PARKING STRIPS
---	BLDG LINE
---	SETBACK LINE
---	BLOCK RETAINING WALL
---	CONCRETE RETAINING WALL
---	(E) TREE & DRIP LINE
---	#
---	OVERHEAD BUILDING LINE
---	CABLE TV OVERHEAD LINE
---	ELECTRICAL OVERHEAD LINE
---	ELECTRICAL/TELEPHONE/
---	CABLE TV OVERHEAD LINE
---	FENCE LINE
---	FLOW LINE
---	HVE
---	SS
---	TC
---	CMP
---	CPP
---	CYP
---	DW
---	EL
---	FF
---	FL
---	INV
---	PVC
---	TC
---	TOS
---	AD
---	CO
---	EM
---	GV
---	GUY ANCHOR
---	ICB
---	JOINT POLE
---	RD
---	SSCO
---	SSMH
---	SIGN
---	UV
---	WM
---	BENCHMARK
---	DRIPLINE
---	TREE: TYPE AND SIZE AS NOTED



REVISIONS:	DATED
REVISION	ISSUE

Continental Development Consultants, Inc.
Woodland, CA
Las Vegas, NV
Phone (702)347-46137; (530)405-3780 • FAX (702)664-6237
Email: Contact @ continentaldc.com
Civil Engineering • Land Planning and Zoning Entitlements •
Building Design and Improvements • Construction Consulting

COVER SHEET

PROJECT LP13-2025
C-STORE & GAS STATION EXPANSION (RAISE & RE-BUILD)
15031, 15045 & 15057 BYRON HWY
BYRON, CONTRA COSTA COUNTY, CA 94514



DATE: 07/11/2021
JOB :JSS-BR-01
DSN BY: NS
DWG BY: NS
CHK BY: HS

C1.0

CONTRA COSTA COUNTY GENERAL NOTES

1. FIELD CONFLICTS: 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 HARSEV SINGH (PROFESSIONAL ENGINEER) , FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
3. BASIS OF BEARING:THE BEARINGS SHOWN ON THIS SURVEY BASED UPON NAD83 CALIFORNIA STATE PLANE ZONE 3. DATUM:THE ELEVATIONS SHOWN ON THIS SURVEY NAVD88 BASED ON NGS BENCHMARK HS3648. THAT ELEVATION WAS TAKEN AS 30.1'.
4. ALL STREET IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF TITLE 9 OF THE CURRENT COUNTY ORDINANCE CODE, COUNTY STANDARD SPECIFICATIONS AND STANDARD PLANS. ALL PEDESTRIAN IMPROVEMENTS SHALL CONFORM WITH THE REQUIREMENTS OF TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS AND THE AMERICANS WITH DISABILITIES ACT. THE IMPROVEMENTS ARE SUBJECT TO THE INSPECTION AND APPROVAL OF THE PUBLIC WORKS DEPARTMENT. CONTACT THE PUBLIC WORKS DESIGN / CONSTRUCTION DIVISION AT (925) 313-2320, AT LEAST 48 HOURS PRIOR TO THE START OF ANY WORK, TO ARRANGE FOR INSPECTION. ANY WORK PERFORMED WITHOUT PROVIDING THIS ADVANCED NOTICE WILL BE REJECTED AND THE DEVELOPER/CONTRACTOR MAY BE REQUIRED TO REMOVE THE IMPROVEMENTS AND MAY BE SUBJECT TO PAYMENT OF FINES AS DETERMINED BY THE PUBLIC WORKS DIRECTOR.
5. QUALITY CONTROL PLAN: THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING THE QUALITY OF MATERIAL ENTERING THE WORK SITE AND THE WORK PERFORMED, AND SHALL PERFORM TESTING TO ENSURE CONTROL. PRIOR TO 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.
6. PLAN REVISIONS: 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.
7. EXCAVATION: THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT 811 OR (800) 227-2600 TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION. THE USA AUTHORIZING NUMBER SHALL BE KEPT AT THE JOB SITE.
8. ALL UTILITY DISTRIBUTION SERVICES SHALL BE PLACED UNDERGROUND.
9. UTILITY CLEARANCE: PRIOR TO PLACING CURB, SIDEWALK, ASPHALT CONCRETE, SUBBASE OR BASE MATERIAL, ALL UNDERGROUND UTILITIES WITHIN THE RIGHT OF WAY SHALL BE INSTALLED, BACKFILL COMPLETED AND THE PUBLIC WORKS DEPARTMENT'S CONSTRUCTION DIVISION NOTIFIED, BY EACH OF THE UTILITY COMPANIES HAVING FACILITIES WITHIN THE WORK AREA, THAT THE UTILITY INSTALLATION HAS SATISFACTORILY PASSED ACCEPTANCE TESTS.
10. ALL MANHOLES OR INLETS OVER 4 FEET IN DEPTH SHALL BE PROVIDED WITH LADDER STEPS. LADDER STEPS SHALL BE INTEGRALLY CAST INTO THE WALLS OF THE MANHOLE OR INLET WHETHER PRECAST OR FIELD CAST IN ACCORDANCE WITH COUNTY SPECIFICATIONS. LADDER STEPS SHALL BE STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC OR EQUIVALENT.
11. PAVEMENT WIDENING: WHEN WIDENING THE PAVEMENT ON AN EXISTING ROAD, THE EXISTING PAVEMENT SHALL BE CUT TO A NEAT LINE AND REMOVED TO AN EXISTING ADEQUATE STRUCTURAL SECTION. AN EXPLORATORY TRENCH, OR POTHOLING, MAY BE REQUIRED TO DETERMINE THE LIMITS OF PAVEMENT REMOVAL.
12. RETAINING WALLS: RETAINING WALLS WITHIN PUBLIC ROAD RIGHTS OF WAY WILL BE INSPECTED BY THE PUBLIC WORKS DEPARTMENT.

a. A BUILDING PERMIT WILL BE REQUIRED FOR RETAINING WALLS, OUTSIDE PUBLIC ROAD RIGHTS OF WAY, THAT ARE 4 FEET OR HIGHER, OR THAT ARE 3 FEET OR HIGHER WITH SURCHARGE. PRIOR TO ACCEPTANCE OF THE IMPROVEMENTS AS COMPLETE, VERIFICATION THAT THE BUILDING INSPECTION DEPARTMENT HAS SIGNED OFF ON THE PERMIT SHALL BE PROVIDED TO THE CONSTRUCTION INSPECTOR.

b. RETAINING WALLS UNDER 4 FEET HIGH (3 FEET HIGH WITH SURCHARGE) SHOWN ON THE IMPROVEMENT PLAN TO BE OUTSIDE OF PUBLIC RIGHT OF WAY, WILL BE INSPECTED BY CONTINENTAL DEVELOPMENT CONSULTANTS. A LETTER STATING THAT ALL WALLS WERE CONSTRUCTED IN ACCORDANCE WITH THE STRUCTURAL AND/OR GEOTECHNICAL ENGINEERS' RECOMMENDATIONS MUST BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT, PRIOR TO ACCEPTANCE OF IMPROVEMENTS AS COMPLETE.
13. REPRODUCIBLE 610MM X 920MM (24"x 36") MYLAR "AS BUILT"RECORD DRAWINGS ARE REQUIRED FOR ENGINEERED STRUCTURES WITHIN PUBLIC RIGHTS OF WAY OR EASEMENTS. STRUCTURES INCLUDE: BRIDGES, RETAINING WALLS, TIE BACKS, SUBDRAINS, ETC.
14. TREES: 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.
15. GRADES LESS THAN 1 PERCENT: WATER TESTING IS REQUIRED FOR ALL CURB GRADES LESS THAN ONE PERCENT.
16. ALL ASPHALT CONCRETE PAVING OF PUBLIC ROADS IS SUBJECT TO TESTS REQUIRED BY AMENDED SECTION 39-HOT MIX ASPHALT OF THE CONTRA COSTA COUNTY STANDARD SPECIFICATIONS DATED OCTOBER 16, 2014. BASED ON THESE TESTS, ADDITIONAL PAVEMENT TREATMENT MAY BE NECESSARY.
17. EXISTING CURB AND SIDEWALK WITHIN THE PROJECT LIMITS THAT ARE DAMAGED OR DISPLACED, EVEN THOUGH NOT PROPOSED TO BE REMOVED, SHALL BE REPAIRED OR REPLACED, EVEN IF DAMAGE OR DISPLACEMENT OCCURRED PRIOR TO ANY WORK PERFORMED BY THE CONTRACTOR.
18. EROSION CONTROL: IF PAVING AND STORM DRAIN IMPROVEMENTS ARE NOT COMPLETED BY OCTOBER 1ST, TEMPORARY SILT AND DRAINAGE CONTROL FACILITIES SHALL BE INSTALLED TO CONTROL AND CONTAIN EROSION-CAUSED SILT DEPOSITS AND TO PROVIDE FOR THE SAFE DISCHARGE OF STORM WATERS INTO EXISTING STORM WATER FACILITIES. DESIGN OF THESE FACILITIES MUST BE APPROVED BY THE BUILDING INSPECTION DEPARTMENT.
19. PAVEMENT STRUCTURAL SECTION: THE THICKNESS OF SUB-BASE, BASE AND SURFACING WILL BE DETERMINED BY THE COUNTY PUBLIC WORKS DEPARTMENT BASED ON THE TRAFFIC INDEX AND SOILS TESTS FOR "R" VALUE.
20. PAVEMENT STRIPING: ALL TRAFFIC STRIPING AND MARKINGS SHALL BE THERMOPLASTIC UNLESS THESE PLANS DESIGNATE THE USE OF TRAFFIC PAINT.
21. ALL STRIPING ON MAJOR ROADS SHALL BE CAT TRACKED PRIOR TO FINAL INSTALLATION. FINAL INSTALLATION OF STRIPING WILL BE ALLOWED ONLY AFTER APPROVAL OF THE STRIPING LAYOUT BY THE CONSTRUCTION INSPECTOR.
22. ALL SUBDIVISION STREETS THAT ARE STUBBED OUT FOR FUTURE USE SHALL HAVE A SIGN POSTED AT THE END OF THE DEAD END STREET THAT READS: "THIS STREET PLANNED TO BE EXTENDED." THE SIGN SHALL BE REFLECTORIZED WITH BLACK 2-INCH CAPITAL SERIES "E" LETTERS ON A WHITE BACKGROUND, MEASURING 18 INCHES HIGH BY 36 INCHES WIDE. INSTALL WITH W31 ("END") SIGN BEHIND STANDARD END OF STREET BARRICADE. SEE COUNTY STANDARD PLAN CA 30.
23. THE CONTRACTOR SHALL COMPLY WITH ALL RULES, REGULATIONS AND PROCEDURES OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) FOR MUNICIPAL CONSTRUCTION AND INDUSTRIAL ACTIVITIES AS PROMULGATED BY THE CALIFORNIA STATE WATER RESOURCE CONTROL BOARD OR ANY OF ITS REGIONAL WATER QUALITY CONTROL BOARDS.

24. THE CONTRACTOR IS RESPONSIBLE FOR PRESERVATION AND/OR PERPETUATION OF ALL EXISTING MONUMENTS (THAT CONTROL SUBDIVISIONS, TRACTS, STREETS OR HIGHWAYS, OR PROVIDE SURVEY CONTROL) WHICH WILL BE DISTURBED OR REMOVED DUE TO CONTRACTOR'S WORK. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 10 WORKING DAYS NOTICE, TO SURVEYOR ENGAGED BY THE CONTRACTOR, TO IDENTIFY NEARBY SURVEY MONUMENTS AND TO COORDINATE WITH CONTRACTOR REGARDING POTENTIAL DISTURBANCE OF THE MONUMENTS, PRIOR TO DISTURBANCE OR REMOVAL OF EXISTING MONUMENTS. SURVEYOR SHALL COORDINATE WITH THE CONTRACTOR TO RESET MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEYOR, PER BUSINESS AND PROFESSIONS CODE SECTION 8771.
25. ANY MATERIAL IMPORTED FOR THE CONSTRUCTION OF EMBANKMENTS OR AS BACKFILL FOR STRUCTURES, CULVERTS AND OTHER FACILITIES SHALL MEET THE FOLLOWING REQUIREMENTS:

PH*	>5.5(>7.3**)
WATER SOLUBLE SULFATE***	<0.2%
RESISTIVITY(R)*	>3000 OHM/CM**

* PER CALIFORNIA TEST 532 & 643. ** FOR BACKFILL AROUND METAL PIPE/CONDUIT. *** REPORTED AS SO4
26. ENCROACHMENT PERMIT: THE CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FOR ALL WORK WITHIN EXISTING COUNTY ROAD RIGHTS OF WAY. APPLICATIONS FOR ENCROACHMENT PERMIT, SUBMITTED MORE THAN 120 DAYS PAST THE PUBLIC WORKS "REVIEWED" DATE STAMP, MAY REQUIRE UP TO FOUR WEEKS TO PROCESS. FOR FURTHER PERMIT INFORMATION, CONTACT THE APPLICATION AND PERMIT CENTER AT (925) 674-7744.
27. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE COUNTY AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

EXAMPLE OF A PAVEMENT DESIGN CHART						
ROAD	LIMITS		DESIGN CRITERIA		PAVEMENT SECTION	
	FROM	TO	TI	R	AC	AB AS

CENTRAL CONTRA COSTA SANITARY DISTRICT- SEWER NOTES

MATERIALS AND CONSTRUCTION

MATERIALS AND CONSTRUCTION OF SANITARY SEWERS SHALL CONFORM TO THE CENTRAL CONTRA COSTA SANITARY DISTRICT STANDARD SPECIFICATIONS (LATEST EDITION).

COMPACTION TESTING

COMPACTION TESTING OF BEDDING AND BACKFILL, CONDUCTED UNDER THE DIRECTION OF A CIVIL OR GEOTECHNICAL ENGINEER LICENSED BY THE STATE OF CALIFORNIA IS REQUIRED ON THIS JOB. AS A CONDITION OF CCCSD'S ACCEPTANCE OF COMPLETE WORK, THE ENGINEER IN CHARGE OF THE COMPACTION TESTING SHALL SUBMIT A CERTIFICATION REPORT INDICATING THAT COMPACTION RESULTS MEET OR EXCEED THE REQUIREMENTS OF THE CCCSD STANDARD SPECIFICATIONS. COMPACTION TESTING AND THE SUBMITTAL OF THE CERTIFICATION REPORT SHALL BE COMPLETED PRIOR TO ACCEPTANCE TELEVISING OF THE SEWER AND INSTALLATION OF FINAL PAVING.

UNDERGROUND UTILITIES

PRIOR TO ANY EXCAVATION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION OF ALL UTILITY INSTALLATIONS INCLUDING, WITHOUT LIMITATION, PIPES, CONDUCTORS AND CONDUITS FOR ELECTRICITY, GAS, WATER, TELEPHONE, CABLE TV, SEWAGE, AND STORM DRAINAGE THAT COULD BE ENCOUNTERED DURING EXCAVATION. AT LEAST 48 HOURS PRIOR TO COMMENCING ANY EXCAVATION, THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICES ALERT (USA) BY CALLING 1-800-227-2600, OR 811, IN ACCORDANCE WITH CALIFORNIA STATE LAW.

NOTIFICATION OF PROPERTY OWNERS

THE CONTRACTOR OR JOB OWNER SHALL PROVIDE WRITTEN NOTICE THAT SEWER IMPROVEMENTS ARE GOING TO BE INSTALLED AND THE TENTATIVE SCHEDULE FOR THE WORK TO PROPERTY OWNER(S) AND/OR RESIDENTS WHO MAY BE IMPACTED BY THE CONSTRUCTION ACTIVITIES. THIS NOTIFICATION SHALL BE MADE 7 CALENDAR DAYS BEFORE COMMENCEMENT OF SEWER CONSTRUCTION WORK.

EASEMENT STAKING

SURVEY STAKING OF ALL PUBLIC AND PRIVATE EASEMENTS IS REQUIRED FOR THIS JOB. THESE SURVEY STAKES SHALL BE SET AT THE SAME TIME AS THE SEWER CUT STAKES TO CONFIRM THAT THE PROPOSED SANITARY SEWER WILL BE CONSTRUCTED WITHIN THE EASEMENT. SURVEY STAKES SHALL BE PLACED AT MAXIMUM FIFTY (50) FOOT INTERVALS, AT ALL ANGLE POINTS, AND AT THE BEGINNING, MIDPOINT AND END OF BOTH HORIZONTAL AND VERTICAL CURVES. ALL EASEMENT STAKING AND SEWER CUT STAKES SHALL BE AVAILABLE FOR PRECONSTRUCTION INSPECTION BY CCCSD PRIOR TO ACCEPTANCE OF THE FINAL CONSTRUCTION PLANS.

MANHOLES

STANDARD MANHOLES FOR NEW CONSTRUCTION SHALL BE CONSTRUCTED WITH PRE-CAST MANHOLE BASES EXCEPT FOR MANHOLES TO BE CONSTRUCTED AT THE CONNECTION POINT FOR EXISTING SEWER MAINS. ALL PRE-CAST MANHOLES SHALL HAVE COMPLETE SHOP DRAWINGS FROM THE MANUFACTURER AND RECEIVE FAVORABLE REVIEW BY CCCSD PRIOR TO ORDERING THE BASES.

PAVEMENT RESTORATION

PAVEMENT CUT FOR TRENCHING AND/OR DAMAGES CAUSED DURING THE WORK MUST BE RESTORED WITH A CROSS SECTION EQUAL TO THAT OF THE EXISTING ROAD, OR A MINIMUM OF TWO AND ONE-HALF (2-1/2) INCHES OF ASPHALT OVER SIX (6) INCHES OF AGGREGATE BASE (WHICHEVER IS GREATER). THE LIMITS OF THE PAVEMENT RESTORATION MUST EXTEND TO COMPETENT EXISTING PAVEMENT, AND SHALL BE "T-CUT" WITH A MINIMUM WIDTH EQUAL TO THE TRENCH WIDTH PLUS TWELVE (12) INCHES ON EACH SIDE OF THE TRENCH. WHERE THE EDGE OF THE "T-CUT" IS WITHIN TWENTY-FOUR (24) INCHES OF THE EDGE OF THE EXISTING PAVING, RESTORATION IN THAT AREA MUST EXTEND TO THE EDGE OF THE ROAD. MORE STRINGENT REQUIREMENTS IMPOSED BY THE LOCAL JURISDICTION WILL SUPERSEDE CCCSD REQUIREMENTS FOR PAVEMENT RESTORATION.

CONNECTIONS OF BUILDINGS

THIS JOB IS FOR THE CONSTRUCTION OF THE MAIN SEWER LINE AND LATERAL SEWERS ONLY. BUILDINGS SHALL NOT BE CONNECTED TO THE SANITARY SEWER UNTIL:

THE MAIN SEWER EXTENSION IS COMPLETED AND ACCEPTED FOR USE BY CCCSD.

- THE BUILDING ROUGH PLUMBING IS COMPLETE AND APPROVED BY THE PROPER AUTHORITY.
- APPLICABLE CONNECTION FEES ARE PAID TO CCCSD.
- A REGISTERED SEWER CONTRACTOR OBTAINS A CONNECTION PERMIT FROM CCCSD.

PROTECTION OF SURVEY MONUMENTS

IF SURVEY MONUMENTS ARE DISTURBED OR DESTROYED, THE CONTRACTOR SHALL ENGAGE A LICENSED LAND SURVEYOR IN THE STATE OF CALIFORNIA TO RESET THE MONUMENTS AND FILE A CORNER RECORD OR RECORD OF SURVEY (ROS) AS REQUIRED BY THE LAW. COPIES OF FILED CORNER RECORDS OR ROS SHALL BE SUBMITTED TO CCCSD. TREE PROTECTION

CONTRACTOR SHALL PROTECT ALL TREES AND SHRUBS THAT ARE WITHIN OR ADJACENT TO THE CONSTRUCTION AREA PER CCCSD STANDARD SPECIFICATION SECTION 15.02900. REFER TO ARBORIST REPORT PREPARED BY _____, DATED _____ (LAST SENTENCE IS OPTIONAL IF PIPELINE WORKS WILL BE UNDER DRIP LINE OF PROTECTED TREES.)

EROSION CONTROL

THE CONSTRUCTION SITE OPERATOR SHALL FILE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WITH THE REGIONAL WATER BOARD IF THE PROJECT DISTURBS ONE OR MORE ACRES OF SOIL OR IF THE PROJECT DISTURBS LESS THAN ONE ACRE BUT IS PART OF A LARGER PLAN OF DEVELOPMENT THAT TOTALS TO ONE OR MORE ACRES.

CONTINENTAL DEVELOPMENT CONSULTANTS, INC.

Las Vegas, NVWoodland, CA

Phone (702)347-46137; (530)405-3780 • FAX (702)664-6237Email: Contact @ continentalcdc.comCivil Engineering•Land Planning and Zoning Entitlements • Building Design and Improvements• Construction Consulting

NOTES

PROJECT LP13-2025C-STORE & GAS STATION EXPANSION (RAISE & RE-BUILD) 15031, 15045 & 15057 BYRON HWY BYRON, CONTRA COSTA COUNTY, CA 94514

REGISTERED PROFESSIONAL ENGINEER

HARSEV SINGHNo. 89917CivilExp. 6/30/2023STATE OF CALIFORNIA

DATE: 06/10/2021JOB :JSS-BR-01DSN BY: NSDWG BY:RPHCHK BY: HS

C1.1

SURVEYOR NOTES

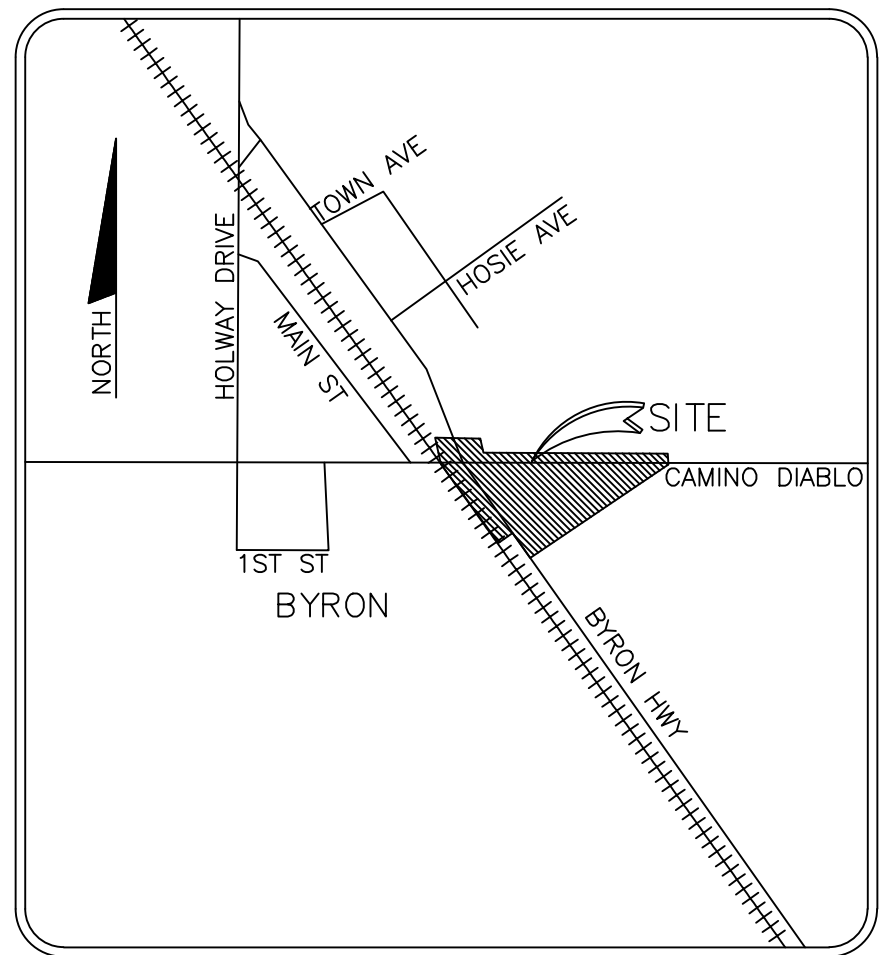
1. All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments, are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
2. Utilities shown have been located from visible above-ground, on-site observation only. Therefore the surveyor assumes no liability for the location and or existence of any utilities that may have been concealed at the time of this survey. The locations of underground utilities have not been located and are not included as a portion of this survey. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned.
3. Areas outside of property boundary and roadways are surveyed via aerial observation only.

BASIS OF BEARINGS NOTE

The bearings shown on this survey are based upon NAD83 California State Plane Zone 3

DATUM NOTE

The elevations shown on this survey NAVD88 based on NGS Benchmark HS3648. That elevation was taken as 30.1'



VICINITY MAP
NO SCALE

TITLE DESCRIPTION

The legal description for the property surveyed hereon is taken from the condition of title guarantee dated March 26, 2021, prepared by Old Republic Title Company, under Guarantee Number A04008-CTG-310993

Portion of the Northwest ¼ of Section 10, Township 1 South, Range 1 East, Mount Diablo Base and Meridian, described as follows:

Beginning at the intersection of the South line of Diablo Road (which road runs along the North line of said Section 10), with the East line of the highway leading from Byron to Bethany; thence from said point of beginning, South 35° 45' East along the East line of said Byron-Bethany Highway, 170 feet to a stake; thence leaving said highway North 54° 30' East, 150 feet to a fence post; thence North 35° 45' West, 66.75 feet to the South line of said Diablo Road; thence South 67° 55' West along said South line, 173 feet to the point of beginning.

Excepting Therefrom:

A strip of land 2 feet in width, the Northwest line of which is parallel with and 2 feet Northwesterly, at right angles, from the Southeast line thereof and which Southeast line is the entire Southeast line of the parcel of land above described.

APN: 002-140-010

TITLE EXCEPTIONS AND EXCLUSIONS

The exceptions and exclusions listed in said condition of title guarantee for APN 002-140-010 are as follows:

Items 1-3: Property taxes and the lien of supplemental taxes, if any. Not addressed hereon, refer to the title report for particulars.

Item 4: A perpetual easement or right of way for the purposes of constructing, operating, and maintaining an underground pipeline and/or conduit and all other appurtenant structures. Recorded March 9, 1988 in Book 14209 of Official Records, at Page 399 under Recorder's Serial number 1988-40016. This item affects the survey area and is shown hereon.

Item 5: Offer of Dedication - Road Purposes, to Contra Costa County, Recorded March 23, 1988 in Book 14230 of Official Records, at Page 593 under Recorder's Serial Number 1988-47722. This item affects the survey area and is shown hereon.

Item 6: Deed of trust, this item is not survey related and is not addressed hereon.

TITLE DESCRIPTION

The legal description for the property surveyed hereon is taken from the condition of title guarantee dated March 26, 2021, prepared by Old Republic Title Company, under Guarantee Number A04008-CTG-311172

Portion of the Northwest ¼ of Section 10, Township 1 South, Range 3 East, Mount Diablo Base and Meridian, described as follows:

Beginning at the Northeast line of the State Highway leading from Byron to Tracy, at the Southeast line of the parcel of land conveyed in the Deed to Oliver P. Wisler, et ux, recorded March 25, 1946, Book 903, Official Records, Page 83; thence from said point of beginning North 54° 30' East, along said Southeast line, 150 feet to the Southwest line of the parcel of land described in the Deed from Everett L. Hammond, et ux, recorded August 22, 1949, Book 1428, Official Records, Page 108; thence along the exterior line of said Hammond parcel, as follows: South 35° 45' East, 43.80 feet to the Southwest corner thereof; North 89° 45' East, 78.72 feet to the Southeast corner thereof; North 0° 15' West, 18.06 feet and North 5° 22' West, to the South line of the parcel of land described in the Deed to Floyd D. Wetzel, et ux, recorded March 30, 1956 in Book 2736, Official Records, Page 446; thence along the Northwest line of said Wetzel parcel, South 66° 33' 10" West, 108.72 feet and South 55° 30' West, 66 feet to the Northeast line of the parcel of land described in the Deed to Mabel Wills Harley, et al, recorded March 12, 1958, Book 3134, Official Records, Page 7; thence along the exterior line of said Harley parcel, North 35° 45' West, 50 feet, and South 55° 30' West, 150 feet to the Northeast line of said State Highway leading from Byron to Tracy; thence North 35° 45' West, along said Northeast line, 72.97 feet to the point of beginning.

Excepting therefrom that portion conveyed to Contra Costa County by deed recorded May 20, 2016 in Official Records, as Instrument No. 2016-0095946, being a portion of the Northwest one-quarter of Section 10, Township 1 South, Range 3 East, Mount Diablo Meridian, also being a portion of the property described in the deed to Jasvir S. Shahi, et ux, recorded September 30, 2009 in Recorder's Series Number 2009-0230547, Contra Costa County records, described as follows:

Beginning at the South corner of said Shahi parcel (2009-0230547), said point being on the Northeasterly right of way of Byron Highway; thence from said point of beginning along said Northeasterly right of way North 34° 46' 34" West, 72.97 feet to the West corner of said Shahi parcel; thence leaving said right of way, along the Northwesterly line of said Shahi parcel North 55° 28' 26" East, 16.20 feet; thence leaving said Northwesterly line South 34° 46' 34" East, 73.25 feet to the Southeasterly line of said Shahi parcel; thence along said Southeasterly line South 56° 28' 26" West, 16.20 feet to the point of beginning.

APN: 002-140-025

TITLE EXCEPTIONS AND EXCLUSIONS

The exceptions and exclusions listed in said condition of title guarantee for APN 002-140-025 are as follows:

Items 1-4: Property taxes, lien of supplemental taxes, and assessments, if any. Not addressed hereon, refer to the title report for particulars.

Item 5: Water rights, claims or title to water, whether or not shown by the public records. This item is not survey related and is not addressed hereon, refer to the title report for particulars.

Item 6: Notice of Violation, by Contra Costa County Building Inspection Department, this item is not survey related and is not addressed hereon, refer to the title report for particulars.

Item 7: Grant Deed executed by Richard T. Bennett, recorded September 30, 2009 in Official Records under Recorder's Serial Number 2009-0230547.

TITLE DESCRIPTION

The legal description for the property surveyed hereon is taken from the condition of title guarantee dated April 9, 2021, prepared by Old Republic Title Company, under Guarantee Number A04008-CTG-311178

A portion of the Northwest ¼ of Section 10, Township 1 South, Range 3 East, Mount Diablo Base and Meridian, described as follows:

Beginning on the Northeast line of the State Highway leading from Byron to Tracy at the Western corner of the parcel of land described in the Deed to Floyd D. Wetzel, et ux, recorded March 30, 1956 in Book 2736, Official Records at Page 446; thence from said point of beginning North 35° 45' West along the Northeast line of said State Highway, 50 feet; thence North 55° 30' East, 150 feet; thence South 35° 45' East, 50 feet to the Northwestern line of said Wetzel parcel; thence South 55° 30' West along said Northwestern line, 150 feet to the point of beginning.

Excepting therefrom that portion conveyed to Contra Costa County by deed recorded December 28, 2018 in Official Records, as Instrument No. 2018-0207392, being a portion of the Northwest one-quarter of Section 10, Township 1 South, Range 3 East, Mount Diablo Meridian, also being a portion of the property described in the deed to Jasvir S. Shahi, et ux, recorded January 31, 2014 in Recorder's Series Number 2014-0016463, Contra Costa County Records, described as follows:

Beginning at the South corner of said Shahi parcel (2014-0016463), said point being on the Northeasterly right of way of Byron Highway; thence from said point of beginning along said Northeasterly right of way North 34° 46' 34" West, 50.00 feet to the West corner of said Shahi parcel; thence leaving said right of way, along the Northwesterly line of said Shahi parcel North 56° 28' 26" East, 16.20 feet; thence leaving said Northwesterly line South 34° 46' 34" East, 50.00 feet to the Southeasterly line of said Shahi parcel; thence along said Southeasterly line South 56° 28' 26" West, 16.20 feet to the point of beginning.

APN: 002-140-027

TITLE EXCEPTIONS AND EXCLUSIONS

The exceptions and exclusions listed in said condition of title guarantee for APN 002-140-027 are as follows:

Items 1-4: Property taxes, lien of supplemental taxes, and assessments, if any. Not addressed hereon, refer to the title report for particulars.

Item 5: Water rights, claims or title to water, whether or not shown by the public records. This item is not survey related and is not addressed hereon, refer to the title report for particulars.

Item 6: Any adverse lien or charge upon title that has attached to title upon its recording in the public records, this item is not survey related and is not addressed hereon, refer to the title report for particulars.

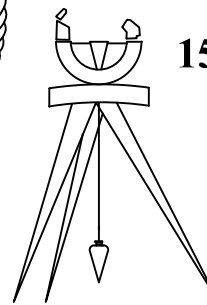
Item 6: Grant Deed executed by the Bankruptcy Estate of Edward Lyle James and Julie Lynn James, recorded January 31, 2014 in Official Records under Recorder's Serial Number 2014-0016463.

CERTIFICATION

This map has been prepared for the sole purpose of showing the location of existing above ground improvements and surface elevations of the subject parcel. All other information shown hereon is for informational purposes only.

Brian L. Sousa
Brian L. Sousa, L.S. 7917

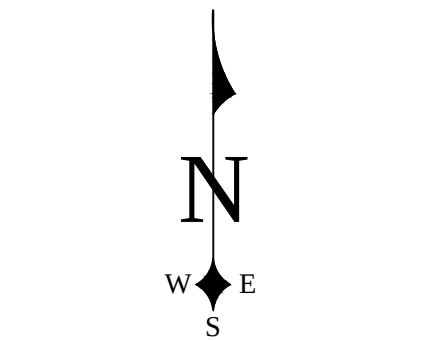
Date: 05/3/2021



Topographic Survey
of
15031, 15045, and 15057 Byron Hwy
City of Byron, County of Contra Costa,
State of California
Field Survey Date: April 05, 2021

Sousa Land Surveys

tel 707.425.4300 fax 707.425.4300
1650 N. Lincoln St. Dixon, California 95620
Sheet 1 of 3

CONTOUR INTERVAL NOTEContours shown on this survey
are plotted at a 1 foot interval.

SCALE: 1" = 20'

20' 10' 0' 20'

IF PHYSICAL DISTANCE ACROSS SCALE
BAR IS NOT EXACTLY TWO (2) INCHES,
ADJUST SCALE ACCORDINGLY.

LEGEND

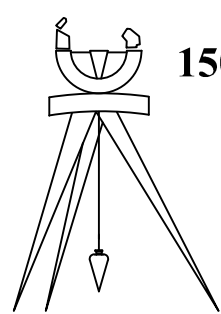
- Existing grade break line
- Existing property boundary
- Existing parcel lines of adjacent properties
- Existing right-of-way line
- Existing street centerline
- Overhead utility line
- Underground utility line as noted
- Existing building line at ground level
- Existing building overhang
- Existing fence line
- Existing wood fence
- Existing point line
- Existing retaining wall as noted
- Existing minor contour
- Existing major contour
- Asphaltic concrete
- Concrete
- Curb inlet w/ catch basin
- Corrugated metal pipe
- Corrugated plastic pipe
- Drainage inlet
- Driveway
- Electric
- Finished Floor
- Flow line
- Flow line
- Finished Grade
- Grade Break
- Garage Lip
- High Density Poly Ethylene
- Lip of Gutter
- Landscaping
- On Grade
- Reinforced concrete box
- Right of way
- Retaining Wall
- Storm Drain
- Sanitary Sewer
- Sidewalk
- Telecommunication
- Top Back of Curb
- Top of Curb
- Threshold
- Traffic signal
- Unidentified utility vault
- Water
- Solid
- Drain clean out
- Electric ground
- Electric manhole
- Electric meter
- Found survey monument
- Survey control point as noted
- Gas meter
- Gas valve
- Guy wire
- Irrigation control valve
- Petroleum manhole
- Sanitary sewer clean out
- Sanitary sewer manhole
- Sign
- Street light w/mast
- Storm drain manhole
- Telecommunication manhole
- Traffic signal vault
- Utility pole
- Utility vault as noted
- Water meter
- Water valve
- Contour elevation
- Spot elevation
- Byron Highway Improvement plans
- Tree w/ trunk

Line #/Curve #	Length	Direction/Delta	Radius
C1	76.80'	125°43'14"	35.00'
L1	168.81'	S34° 46' 03"E	
L2	20.99'	N55° 28' 57"E	
L3	128.95'	N55° 28' 57"E	
L4	16.20'	S55° 28' 57"W	
L5	133.73'	N55° 28' 57"E	
L6	46.84'	N34° 46' 03"W	
L7	14.78'	N34° 46' 03"W	
L8	184.69'	N89° 02' 27"W	
L9	70.74'	N34° 45' 42"W	
L10	90.54'	S89° 02' 27"E	
L11	48.93'	S34° 46' 03"E	
L12	123.29'	S34° 45' 55"E	
L13	50.00'	N34° 46' 03"W	
L14	73.29'	N34° 45' 50"W	
L15	133.80'	N56° 37' 00"E	
L16	50.00'	S34° 38' 00"E	
L17	133.68'	S56° 37' 04"W	
L18	66.12'	N56° 36' 52"E	
L19	108.95'	N67° 40' 10"E	
L20	6.98'	N04° 39' 27"W	
L21	107.03'	N89° 02' 27"W	
L22	199.80'	N56° 37' 00"E	
L23	17.80'	N00° 57' 33"E	
L24	6.98'	S04° 39' 27"E	
L25	92.48'	S89° 02' 27"E	

See Sheet 3

See Sheet 3

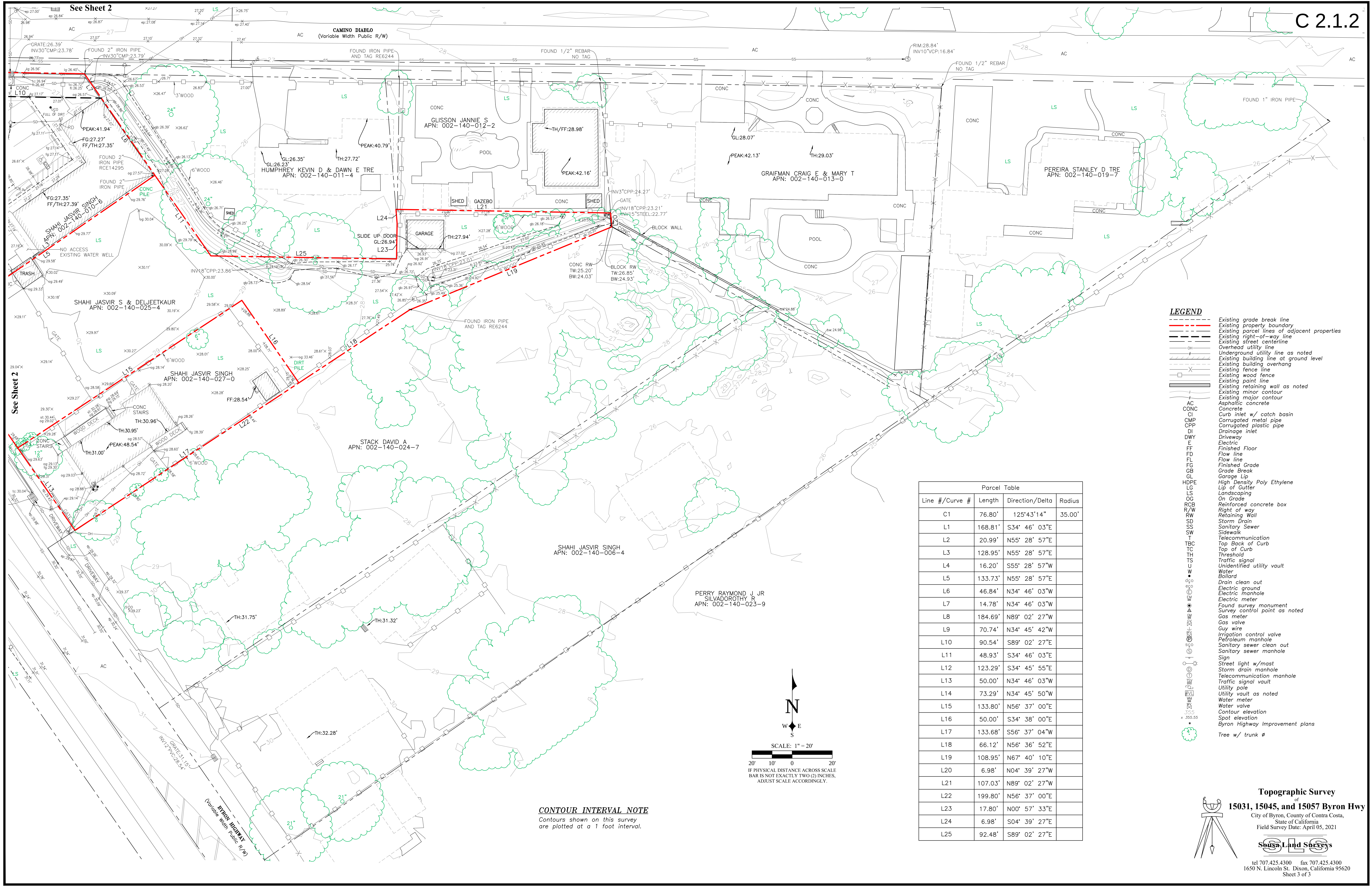
See Sheet 3



Topographic Survey
of
15031, 15045, and 15057 Byron Hwy
City of Byron, County of Contra Costa,
State of California
Field Survey Date: April 05, 2021

Sosa Land Surveys

tel 707.425.4300 fax 707.425.4300
1650 N. Lincoln St. Dixon, California 95620
Sheet 2 of 3



LEGEND

- Existing grade break line
- Existing property boundary
- Existing parcel lines of adjacent properties
- Existing right-of-way line
- Existing street centerline
- Overhead utility line
- Underground utility line as noted
- Existing building line at ground level
- Existing building overhang
- Existing fence line
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- Existing paint line
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- Existing minor contour
- Existing major contour
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- Corrugated plastic pipe
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- Utility vault as noted
- Water meter
- Water valve
- Contour elevation
- Spot elevation
- Byron Highway Improvement plans
- Tree w/ trunk Ø

Parcel Table				
Line #/Curve #	Length	Direction/Delta	Radius	
C1	76.80'	125°43'14"	35.00'	
L1	168.81'	S34° 46' 03"E		
L2	20.99'	N55° 28' 57"E		
L3	128.95'	N55° 28' 57"E		
L4	16.20'	S55° 28' 57"W		
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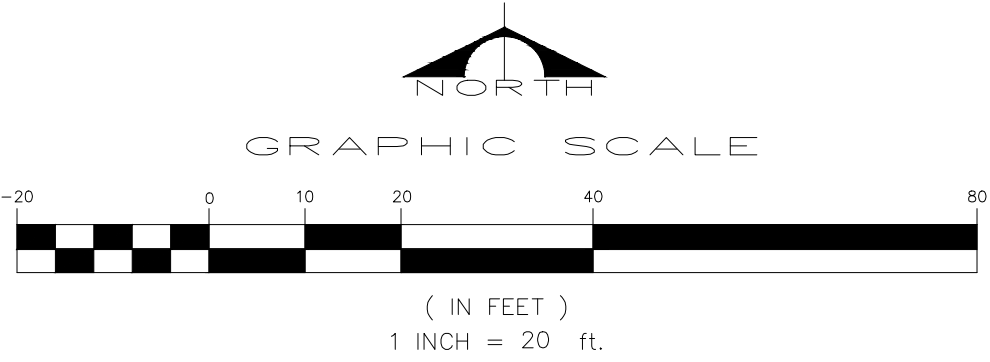
CONTOUR INTERVAL NOTE
Contours shown on this survey
are plotted at a 1 foot interval.

Topographic Survey
of
15031, 15045, and 15057 Byron Hwy
City of Byron, County of Contra Costa,
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Field Survey Date: April 05, 2021

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tel 707.425.4300 fax 707.425.4300
1650 N. Lincoln St. Dixon, California 95620
Sheet 3 of 3



- LEGEND**
- BUILDINGS TO BE REMOVED (3742.08 SQ. FT.)
 - ASPHALT PAVING TO BE REMOVED (4643.09 SQ. FT.)
 - CONCRETE PAVING TO BE REMOVED (4007.54 SQ. FT.)
 - EXISTING VEGETATION, GRAVEL AND DIRT TO BE REMOVED (18,157 SQ. FT.)
 - EXISTING VEGETATION TO REMAIN (3,598 SQ. FT.)
 - WOOD FLOORING TO BE REMOVED (210.99 SQ. FT.)



REVISIONS:	REVISION	ISSUE	DATED

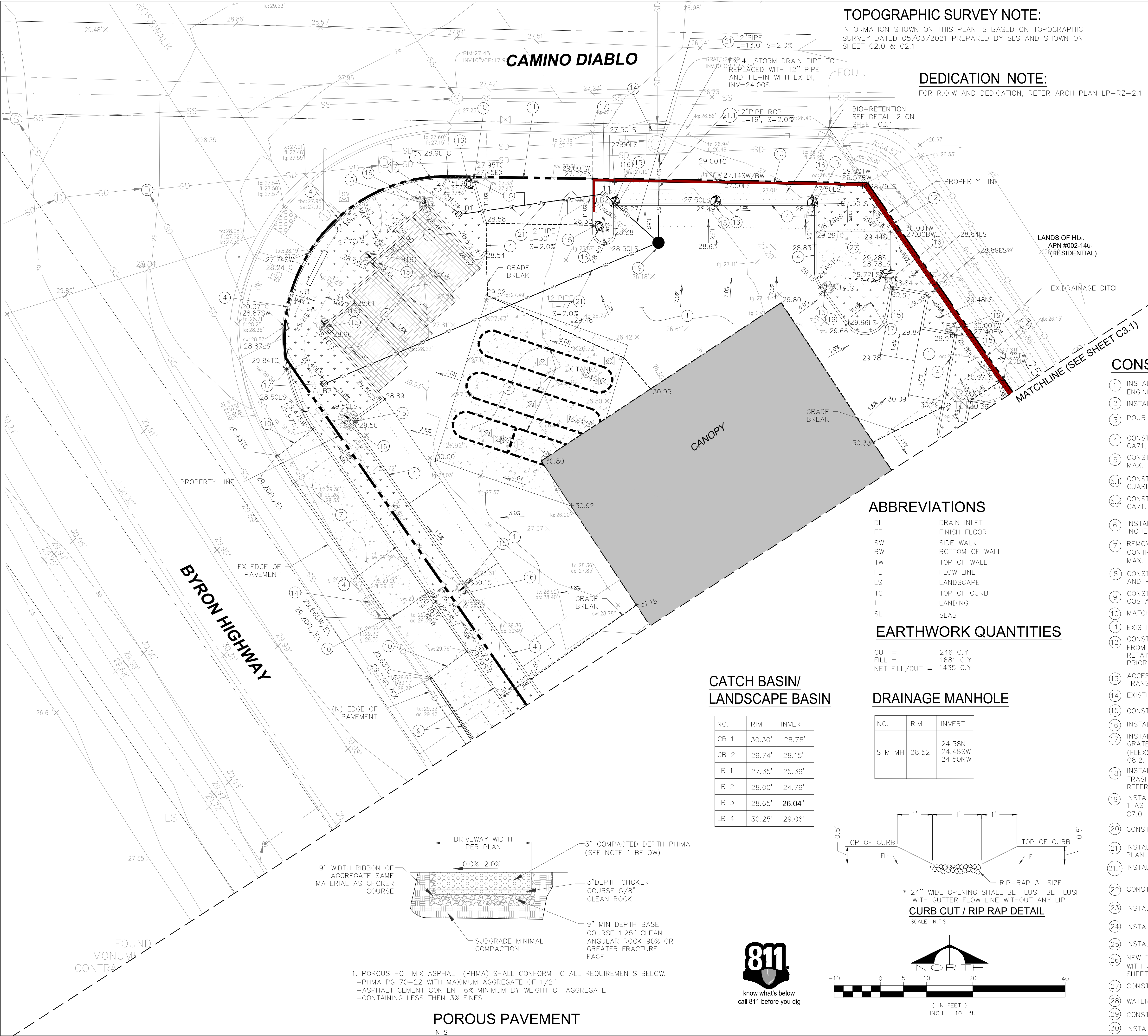
**Continental Development Consultants, Inc.**
Las Vegas, NV
Woodland, CA
Phone (702)347-46137 / (530)405-3780 • FAX (702)664-6237
Email: Contact @ continentaldc.com
Civil Engineering • Land Planning and Zoning Entitlements •
Building Design and Improvements • Construction Consulting

DEMOLITION PLAN
PROJECT LP13-2025
C-STORE & GAS STATION EXPANSION (RAISE & RE-BUILD)
15031, 15045 & 15057 BYRON HWY
BYRON, CONTRA COSTA COUNTY, CA 94514



DATE: 07/11/2021
JOB :JSS-BR-01
DSN BY: NS
DWG BY: NS
CHK BY: HS

C2.2



Continental Development Consultants, Inc.

Woodland, CA

Las Vegas, NV

Phone (702)347-46137; (530)405-3780 • FAX (702)664-6237

Email: Contact @ continentalcdc.com

Civil Engineering • Land Planning and Zoning Entitlements • Building Design and Improvements • Construction Consulting

PROJECT LP13-2025

C-STORE & GAS STATION EXPANSION (RAISE & RE-BUILD)
15031, 15045 & 15057 BYRON HWY
BYRON, CONTRA COSTA COUNTY, CA 94514

DATE: 06/14/2021
JOB :JSS-BR-01
DSN BY: NS
DWG BY: NS
CHK BY: HS

C3.0

INFORMATION SHOWN ON THIS PLAN IS BASED ON TOPOGRAPHIC
SURVEY DATED 05/03/2021 PREPARED BY SLS AND SHOWN ON
SHEET C2.0 & C2.1.

NO.	RIM	INVERT
CB 1	30.30'	28.78'
CB 2	29.74'	28.15'
LB 1	27.35'	25.36'
LB 2	28.00'	24.76'
LB 3	28.65'	26.04'
LB 4	30.25'	29.06'

FF	FINISH FLOOR
SW	SIDE WALK
BW	BOTTOM OF WALL
TW	TOP OF WALL
FL	FLOW LINE
LS	LANDSCAPE
TC	TOP OF CURB
L	LANDING
SL	SLAB
RP	RAMP
MT	MEET

SEE SHEET C3.0

- (1) INSTALL 3 INCHES A.C. OVER 10 INCHES OF CLASS 2 A.B. PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
- (2) INSTALL POROUS PAVEMENT. REFER DETAIL ON SHEET C3.0.
- (3) POUR (N) CONCRETE ON TOP OF EX. UST'S AND MATCH TO ADJACENT NEW PAVING.
- (4) CONSTRUCT ONSITE 6 INCHES CURB PER COUNTY OF CONTRA COSTA STANDARD DETAIL CA71, TYPE M1-6 ON SHEET C7.0.
- (5) CONSTRUCT 7 FT. WIDE CONCRETE SIDEWALK WITH 2.0% MAX. CROSS SLOPE AND 5.0% MAX. LONGITUDINAL SLOPE.
- (5.1) CONSTRUCT RAMP, SLOPE AND GRADES PER PLAN. INSTALL MINIMUM 36 INCHES HIGH GUARD RAIL WHERE SLOPE EXCEEDS 5.0%. FOR DETAIL REFER ARCH PLAN.
- (5.2) CONSTRUCT WHEEL STOP PER PER COUNTY OF CONTRA COSTA STANDARD DETAIL CA71, TYPE M3-6 ON SHEET C7.0.
- (6) INSTALL DEPRESSED CURB & TRUNCATED DOMES/ DETECTABLE WARNINGS MIN. 3 INCHES DEEP.
- (7) REMOVE EX DRIVEWAY AND CONSTRUCT (N) 10FT SIDEWALK & CURB AS PER CENTRAL CONTRA COSTA STANDARD DETAIL CA70, SEE SHEET C7.0 FOR DETAIL. (MAINTAIN 5.0% MAX. LONGITUDINAL SLOPE AND 2.0% MAX. TRANSVERSE SLOPE).
- (8) CONSTRUCT 35 FT NEW DRIVEWAY PER COUNTY OF CONTRA COSTA STANDARD DETAIL CA72 AND PROFILE PER CA20. SEE SHEET C7.0 FOR DETAIL.
- (9) CONSTRUCT NEW CURB, GUTTER AND 10FT WIDE SIDEWALK AS PER CENTRAL CONTRA COSTA STANDARD DETAIL CA70. SEE SHEET C7.0 FOR DETAIL AND C5.0 FOR GRADING.
- (10) MATCH TO EXISTING.
- (11) EXISTING CONCRETE DRIVEWAY TO REMAIN.
- (12) CONSTRUCT CONCRETE RETAINING WALL. MAX HEIGHT 4.5FT. RETAINING WALL TO BE 0.5 FT. HIGH FROM PROPOSED GRADE. INSTALL 6 FT HIGH W/ MASONRY BLOCK WALL FENCE AT TOP OF RETAINING WALL AS PER ARCH PLANS. CONTRACTOR TO CHECK THE EX BOTTOM OF WALL GRADES PRIOR TO CONSTRUCTION.
- (13) ACCESSIBLE PATH OF TRAVEL WITH 5.0% MAX. LONGITUDINAL SLOPE AND 2.0% MAX. TRANSVERSE SLOPE.
- (14) EXISTING STORM DRAINAGE INLET TO REMAIN.
- (15) CONSTRUCT 1 FT WIDE CURB CUT. SEE DETAIL ON SHEET C3.0.
- (16) INSTALL D50 6 INCHES ANGULAR ROCKS.
- (17) INSTALL ADS 18 INCHES LANDSCAPE BASIN W/ PEDESTRIAN RATED GRATE IN LANDSCAPE AREA. GRATES AS PER NYLOPLAST GRATE INLET CAPACITY CHART. INCLUDE FULL TRASH CAPTURE DEVICE (FLEXSTORM FULL TRASH CAPTURE (FTC) INSERTS (ADS:62HD18FTC). REFER DETAIL 1 ON SHEET C8.2.
- (18) INSTALL NYLOPLAST 2 FT X 2 FT ROAD & HIGHWAY GRATE INLET OR EQUIVALENT. INCLUDE FULL TRASH CAPTURE DEVICE (FLEXSTORM FULL TRASH CAPTURE (FTC) INSERTS (ADS:62HD24FTC), REFER DETAIL 1 ON SHEET C8.2.
- (19) INSTALL (N) STANDARD PRECAST CONCRETE DRAINAGE MANHOLE W/ TRAFFIC RATED COVER, TYPE 1 AS PER COUNTY OF CONTRA COSTA PUBLIC WORK DEPARTMENT, REFER DETAIL CD30 ON SHEET C7.0. REFER TABLE ON THIS SHEET FOR RIM/INVERTS.
- (20) CONSTRUCT FIRE WATER STORAGE TANK. SLAB PER STRUCTURAL ENGINEER.
- (21) INSTALL N-12 DUAL WALL HDPE STORM DRAIN PIPE OR EQUAL. SIZE, LENGTH AND SLOPE PER PLAN.
- (21.1) INSTALL RCP STORM DRAIN PIPE OR EQUAL. SIZE, LENGTH AND SLOPE PER PLAN.
- (22) CONSTRUCT 4 FT WIDE VALLEY GUTTER REFER DETAIL ON THIS SHEET.
- (23) INSTALL BIO-RETENTION/DETENTION BASIN. SEE DETAIL 1 AND 2 ON THIS SHEET.
- (24) INSTALL (N) 5 FT HIGH EXPANDED METAL FENCE.
- (25) INSTALL 6 FT HIGH WOOD FENCE. EXISTING DRAINAGE DITCH FLOWS TO REMAIN UNDISTURBED.
- (26) NEW TRASH ENCLOSURE, REFER ARCHITECTURAL PLANS FOR DETAILS. DUMPSTER WILL BE MARKED WITH A "DO NOT PUMP HAZARDOUS MATERIALS HERE". FOR TRASH ENCLOSURE DRAINAGE SEE SHEET C8.0.
- (27) CONSTRUCT PUMP HOUSE CONCRETE SLAB PER STRUCTURAL ENGINEER.
- (28) WATER WELL TO BE INSTALLED BY OTHERS.
- (28) CONSTRUCT CMU BLOCK WALL. MAX HEIGHT 3FT.
- (30) INSTALL SIDEWALK END BARRICADE. SEE SHEET C5.0 FOR DETAIL.

STORE & GAS STATION EXPANSION (RAISE & RE-BUILD)
15031, 15045 & 15057 BYRON HWY
BYRON, CONTRA COSTA COUNTY, CA 94514

 Continental Development Consultants, Inc.
Las Vegas, NV Woodland, CA

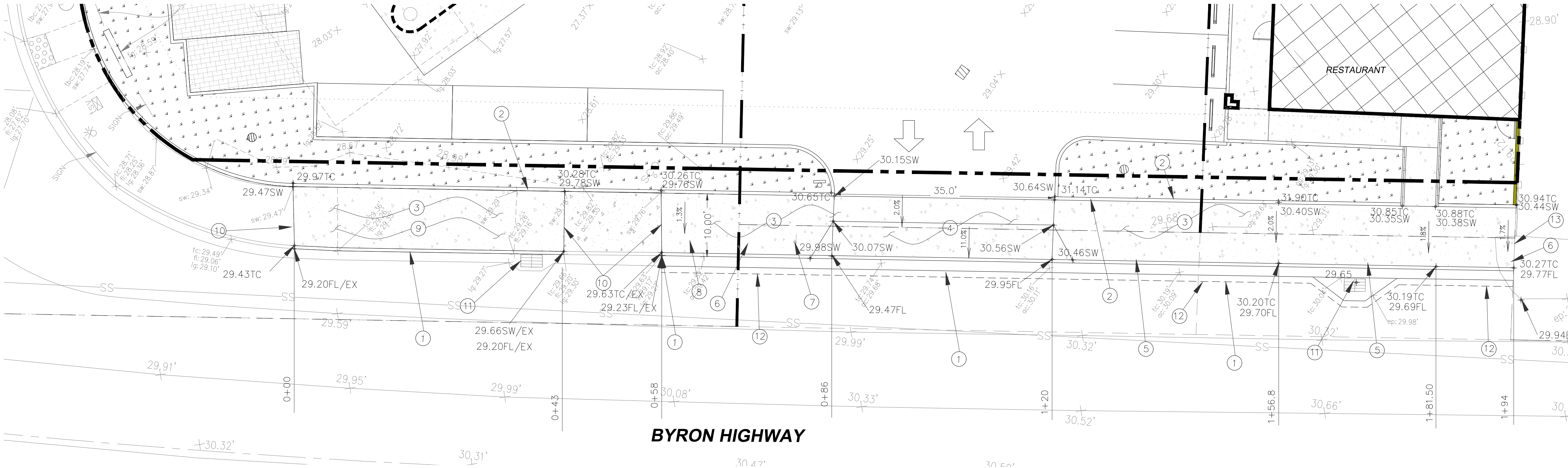
VISION ISSUE

REVISION	REVISION ISSUE	DATED



DATE: 06/14/2021
JOB : JSS-BR-01
OSN BY: NS
DWG BY: NS
CHK BY: HS

C3.1



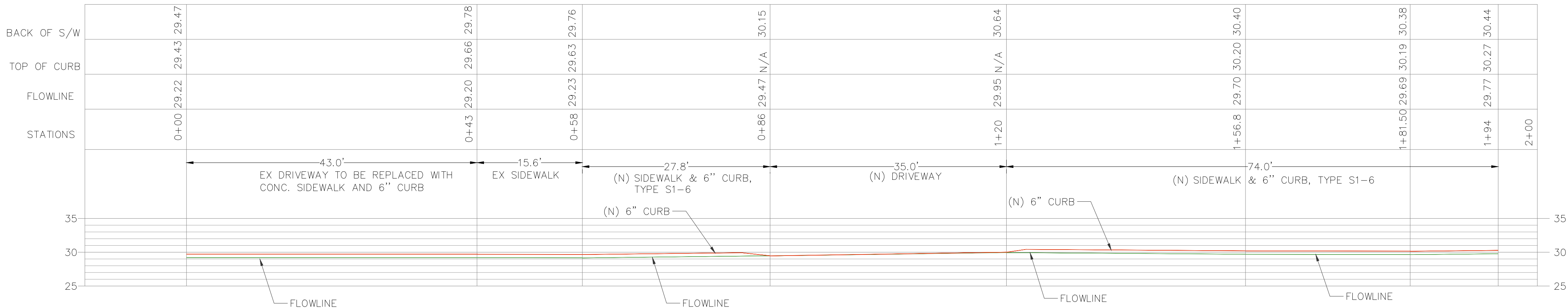
LEGEND

---	PROPERTY LINE
[Pattern]	PROPOSED SIDEWALK CONCRETE
[Pattern]	EXISTING SIDEWALK CONCRETE

ABBREVIATIONS

FL	FLOW LINE
FF	FINISH FLOOR
SW	SIDEWALK
EX.	EXISTING
(N)	NEW
TC	TOP OF CURB
EP	EDGE OF PAVEMENT

NOTE:
EXISTING IMPROVEMENTS ALONG CAMINO DIABLO TO REMAIN.



LEGEND

[Line]	TOP OF CURB
[Line]	FLOWLINE

STREET IMPROVEMENT NOTES

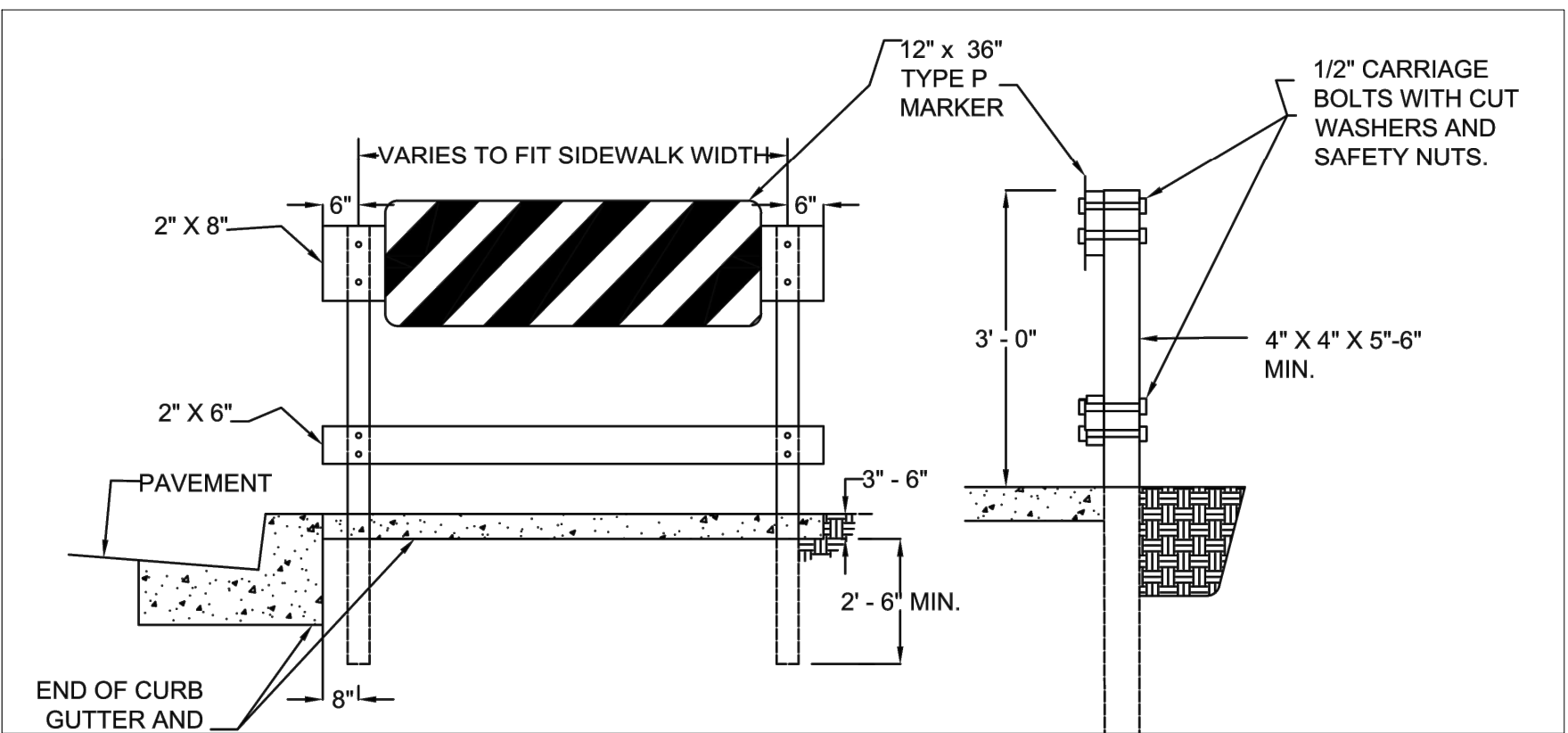
- MATCH TO EXISTING GRADES.
- CONSTRUCT 6 INCHES CURB BEHIND SIDEWALK PER COUNTY OF CONTRA COSTA STANDARD DETAIL CA71, TYPE M1-6 ON SHEET C7.0.
- CONSTRUCT NEW CURB, GUTTER AND SIDEWALK AS PER CENTRAL CONTRA COSTA STANDARD DETAIL CA70. SEE SHEET C7.0 FOR DETAIL.
- CONSTRUCT 35 FT NEW DRIVEWAY PER COUNTY OF CONTRA COSTA STANDARD DETAIL CA72 AND PROFILE PER CA20. SEE SHEET C7.0 FOR DETAIL. WIDTH PER PLAN.
- CONSTRUCT 6 INCHES CURB PER COUNTY OF CONTRA COSTA STANDARD DETAIL CA71, TYPE S1-6 ON SHEET C7.0.
- EXISTING POWER POLE PROTECT IN PLACE.
- EXISTING SIGN BOARD PROTECT IN PLACE.
- EXISTING GUY WIRE PROTECT IN PLACE.
- EXISTING DRIVEWAY TO BE REPLACED WITH NEW SIDEWALK AND CURB .
- INSTALL DOWEL CONNECTIONS WHERE REQUIRED, PER COUNTY OF CONTRA COSTA STANDARD DETAIL CA74. FOR DETAIL SEE SHEET C7.0.
- EXISTING DRAINAGE BASIN PROTECT IN PLACE.
- SAW CUT LINE, MIN. 1 FT. TIE IN BETWEEN PROPOSED PAVEMENT AND NEW PAVEMENT. MAINTAIN EXISTING GRADES FOR PROPOSED EDGE OF PAVEMENT
- INSTALL SIDEWALK END BARRICADE SEE DETAIL ON THIS SHEET.

DEDICATION NOTE:

FOR R.O.W AND DEDICATION, REFER ARCH PLAN LP-RZ-2.1

TOPOGRAPHIC SURVEY NOTE:

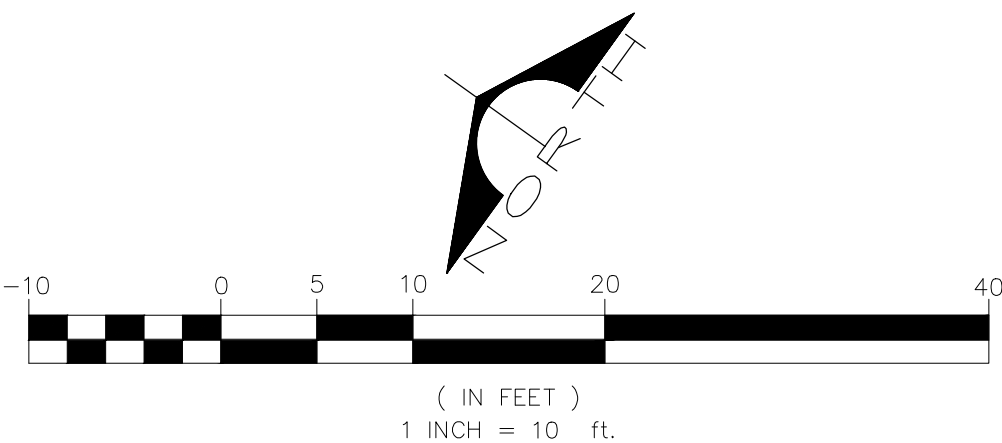
INFORMATION SHOWN ON THIS PLAN IS BASED ON TOPOGRAPHIC SURVEY DATED 05/03/2021 PREPARED BY SLS AND SHOWN ON SHEET C2.0 & C2.1.



SIDEWALK END BARRICADE

NOTES

- SIDEWALK BARRICADE TO BE ERECTED AT EACH LOCATION WHERE SATISFACTORY PROVISION CANNOT BE MADE FOR PEDESTRIANS TO CONTINUE BEYOND THE TERMINUS OF A SIDEWALK.
- ALL EXPOSED SURFACES TO BE PAINTED WITH TWO (2) COATS OF WHITE PAINT. ALL PAINT TO CONFORM TO SEC. 91-3.02 OF CALTRANS STANDARDS SPECIFICATIONS.
- ALL MATERIALS USED IN THE CONSTRUCTION OF BARRICADE SHALL BE TREATED DOUGLAS FIR IN CONFORMANCE WITH SEC 56-2.02 OF CALTRANS STANDARD SPECIFICATIONS.



STREET IMPROVEMENTS PLAN



DATE:07/11/2021
JOB :JSS-BR-01
DSN BY: NS
DWG BY:NS
CHK BY: HS

C5.0

C-STORE & GAS STATION EXPANSION (RAISE & RE-BUILD)
15031, 15045 & 15057 BYRON HWY
BYRON, CONTRA COSTA COUNTY, CA 94514

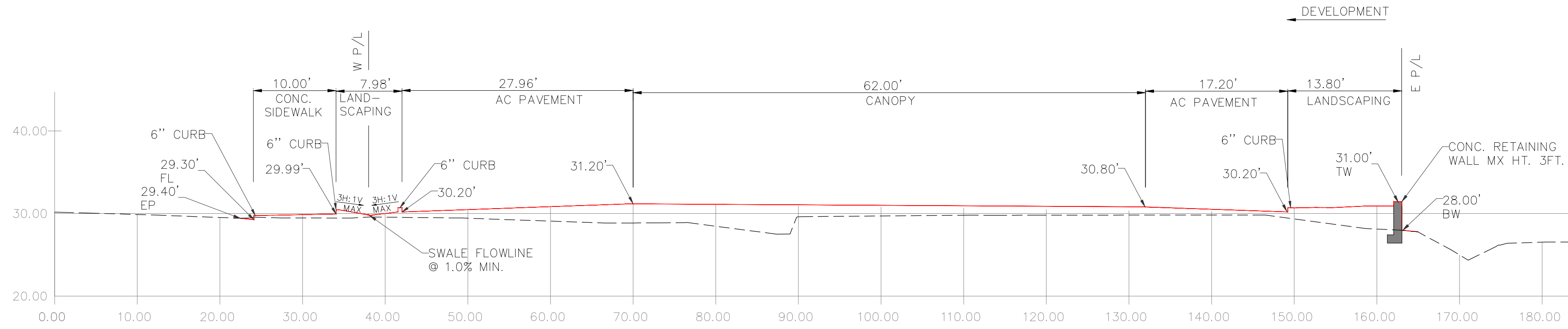
PROJECT LP13-2025



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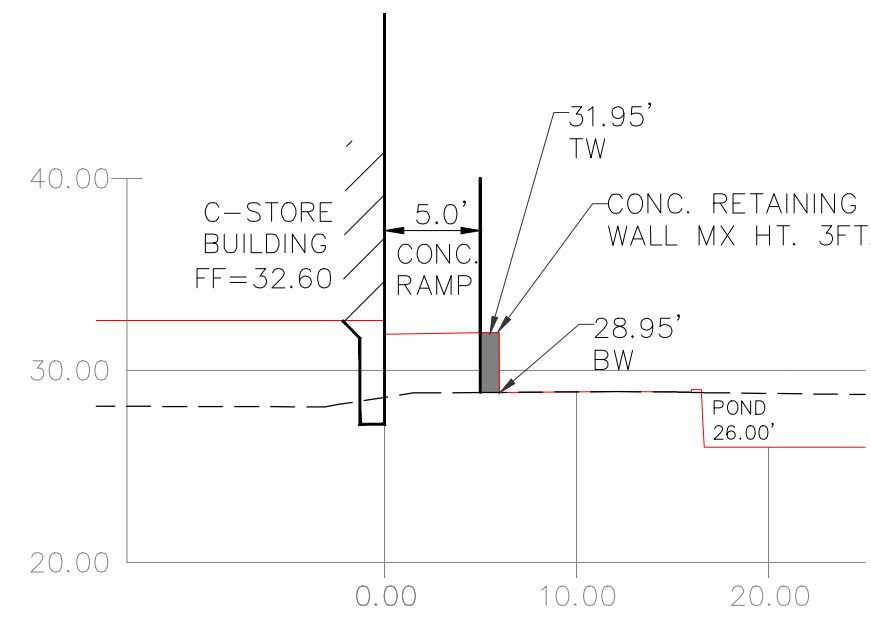
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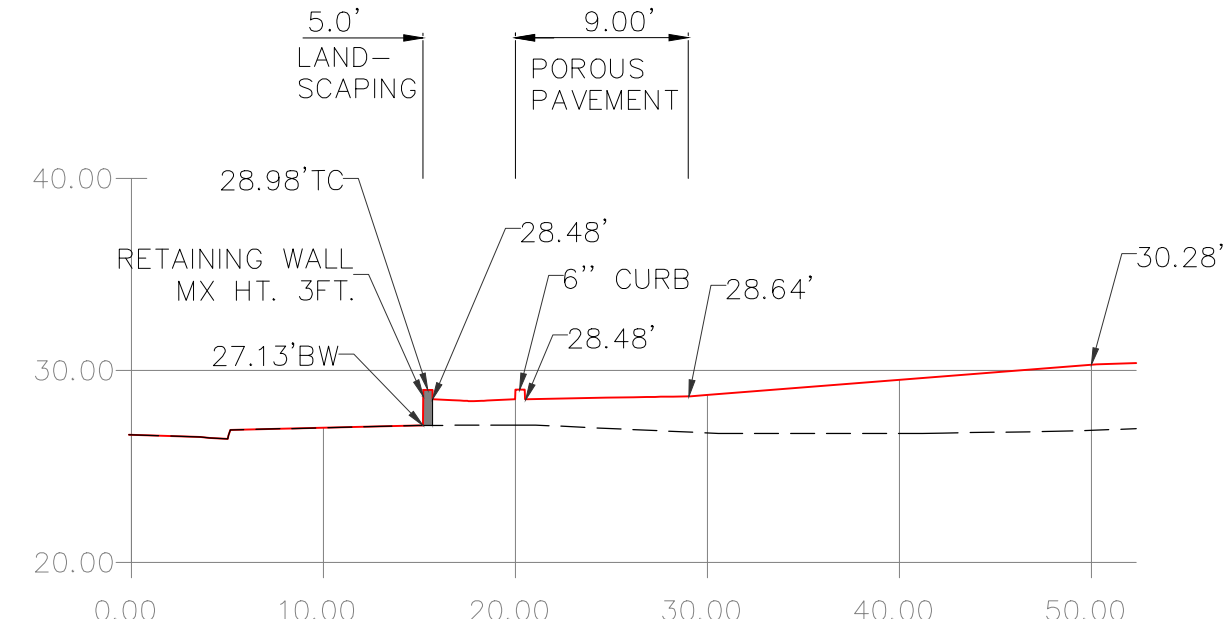
SECTION A-A

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VERT: 1"=10'



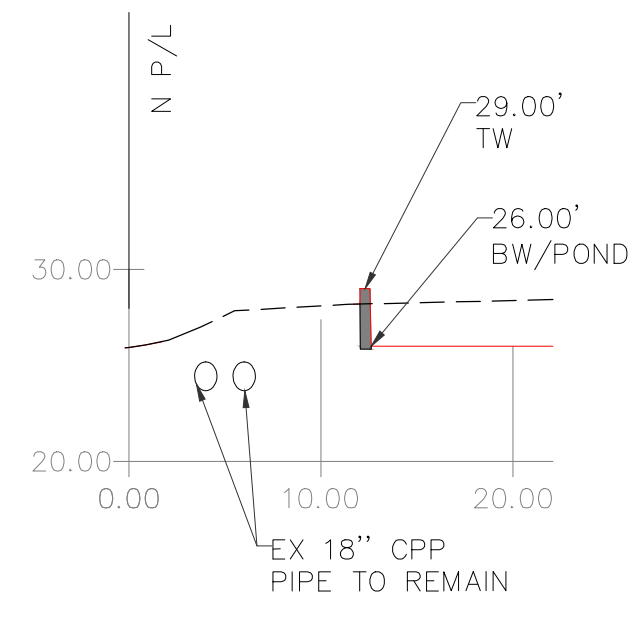
SECTION B-B

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VERT: 1"=10'



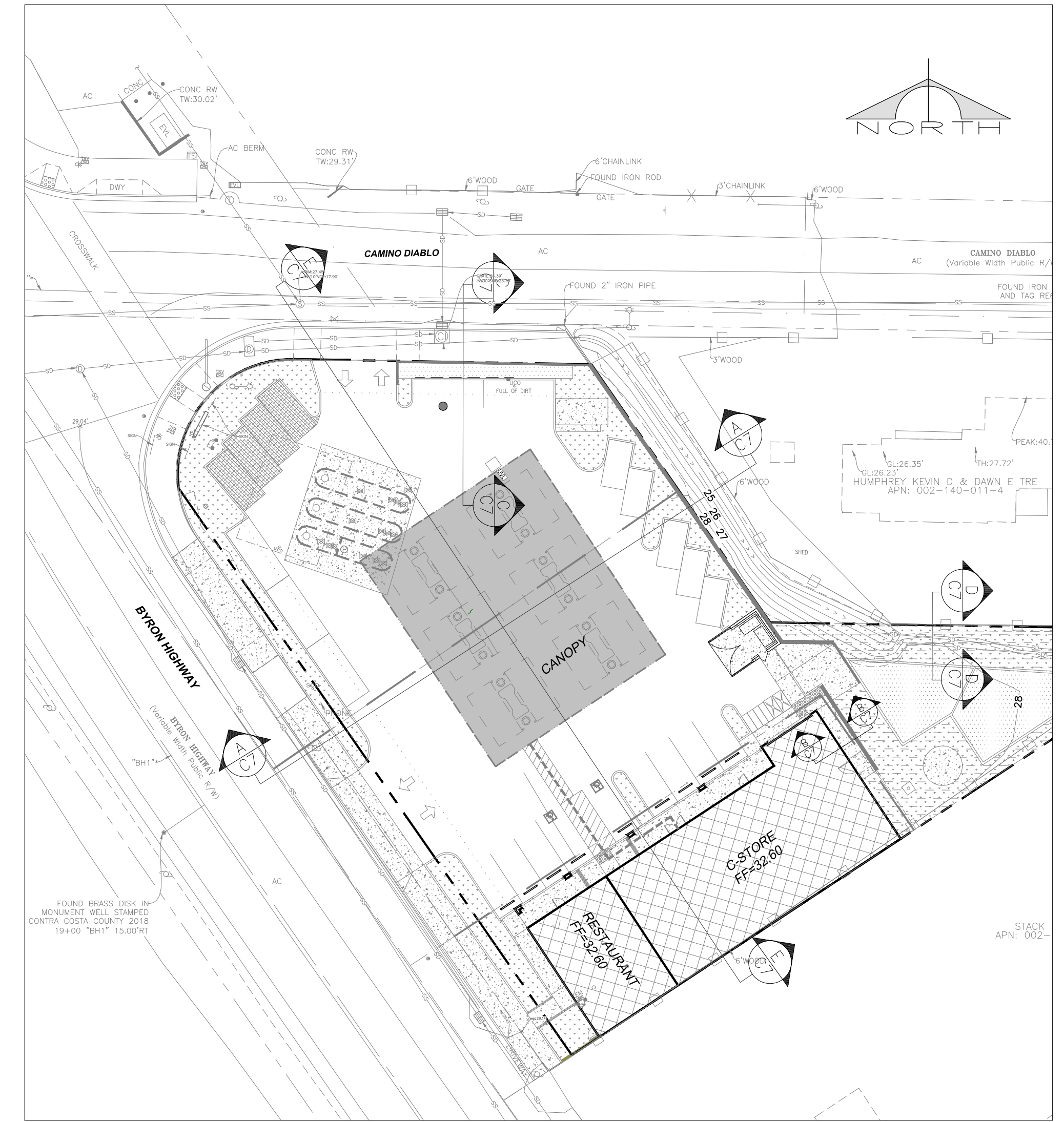
SECTION C-C

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VERT: 1"=10'



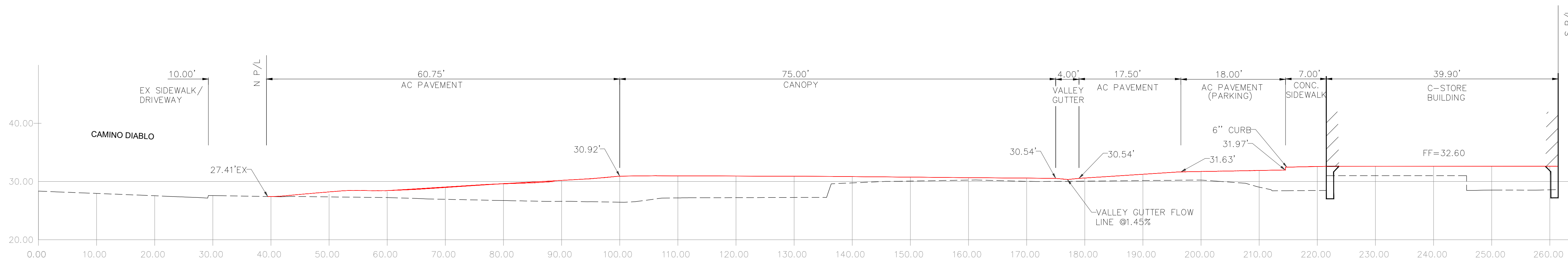
SECTION D-D

HRTZ: 1"=10'
VERT: 1"=10'



KEY PLAN

SCALE: 1"=30'



SECTION E-E

HRTZ: 1"=10'
VERT: 1"=10'

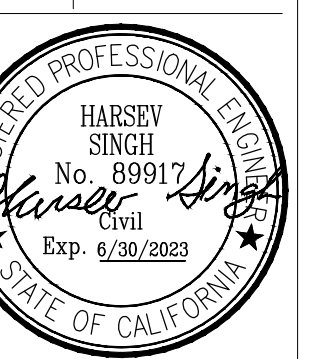
ABBREVIATIONS

SW	SIDEWALK
EX	EXISTING
CC	CEMENT CONCRETE
TW	TOP OF WALL
BW	BOTTOM OF WALL
LS	LANDSCAPING
FL	FLOW LINE
—	PROPOSED SURFACE
- - -	EXISTING SURFACE

SITE SECTIONS

PROJECT LP13-2025
C-STORE & GAS STATION EXPANSION (RAISE & RE-BUILD)
15031, 15045 & 15057 BYRON HWY
BYRON, CONTRA COSTA COUNTY, CA 94514

TITLE



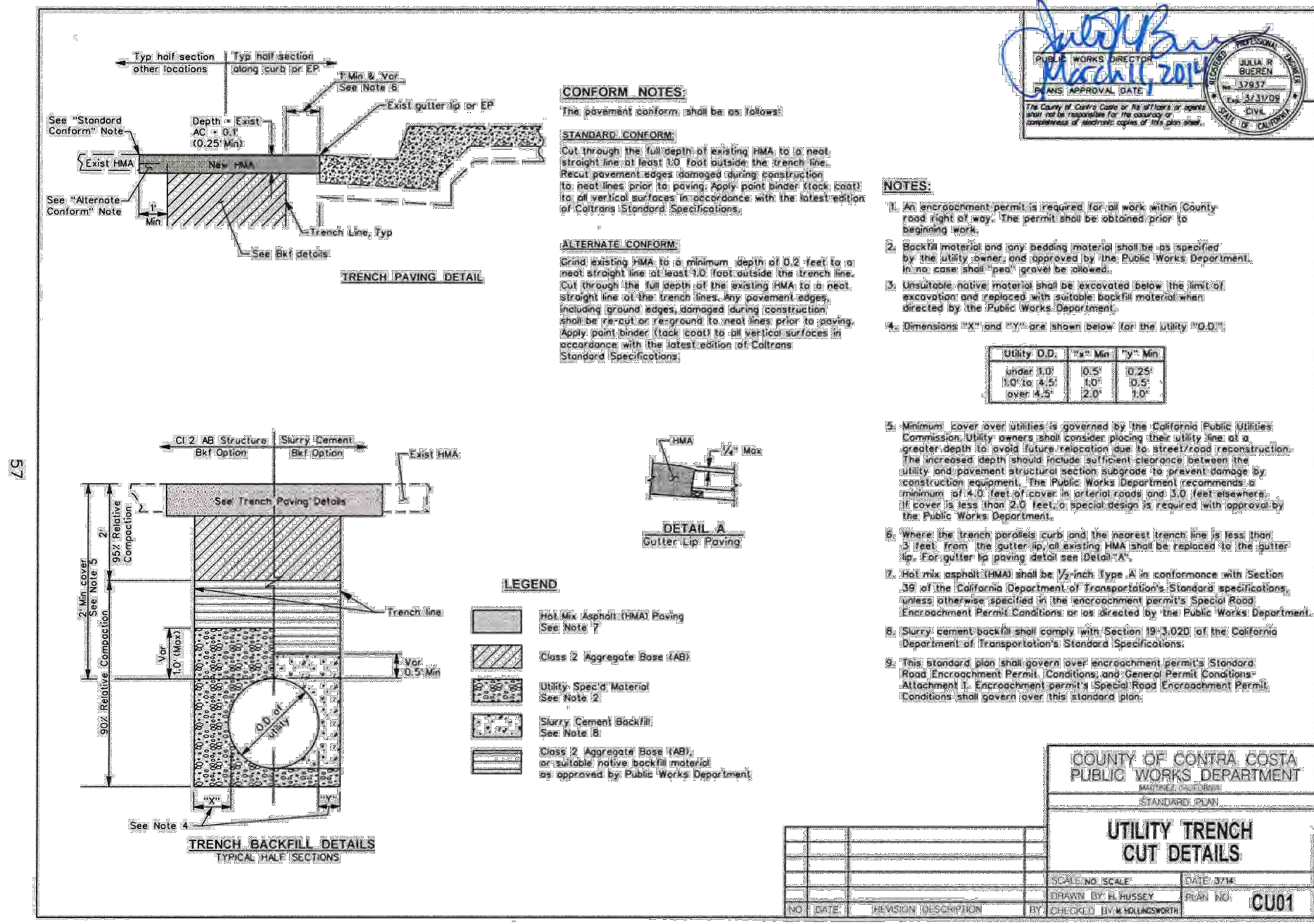
DATE: 06/11/2021
JOB :JSS-BR-01
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C6.0

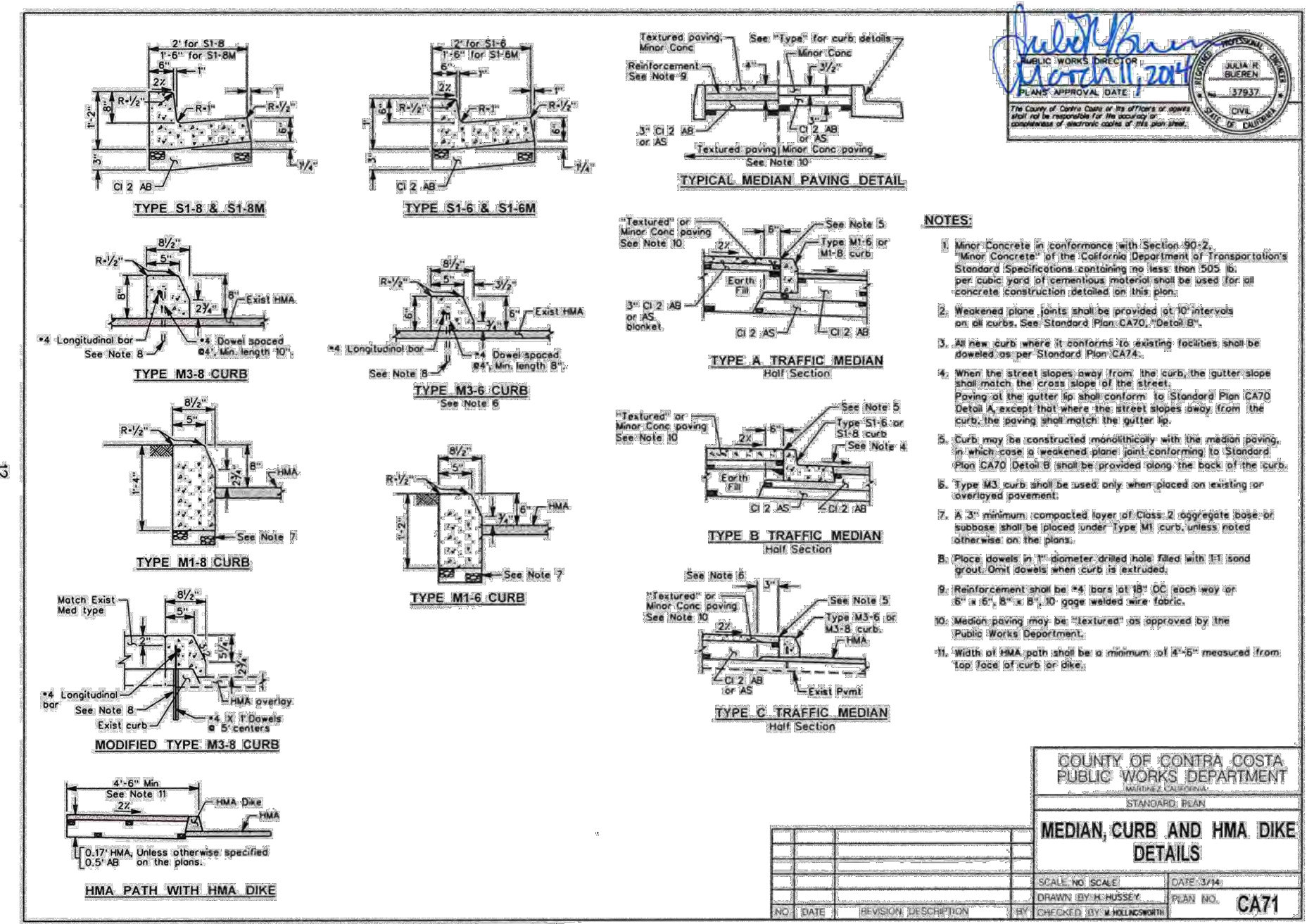
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Woodland, CA

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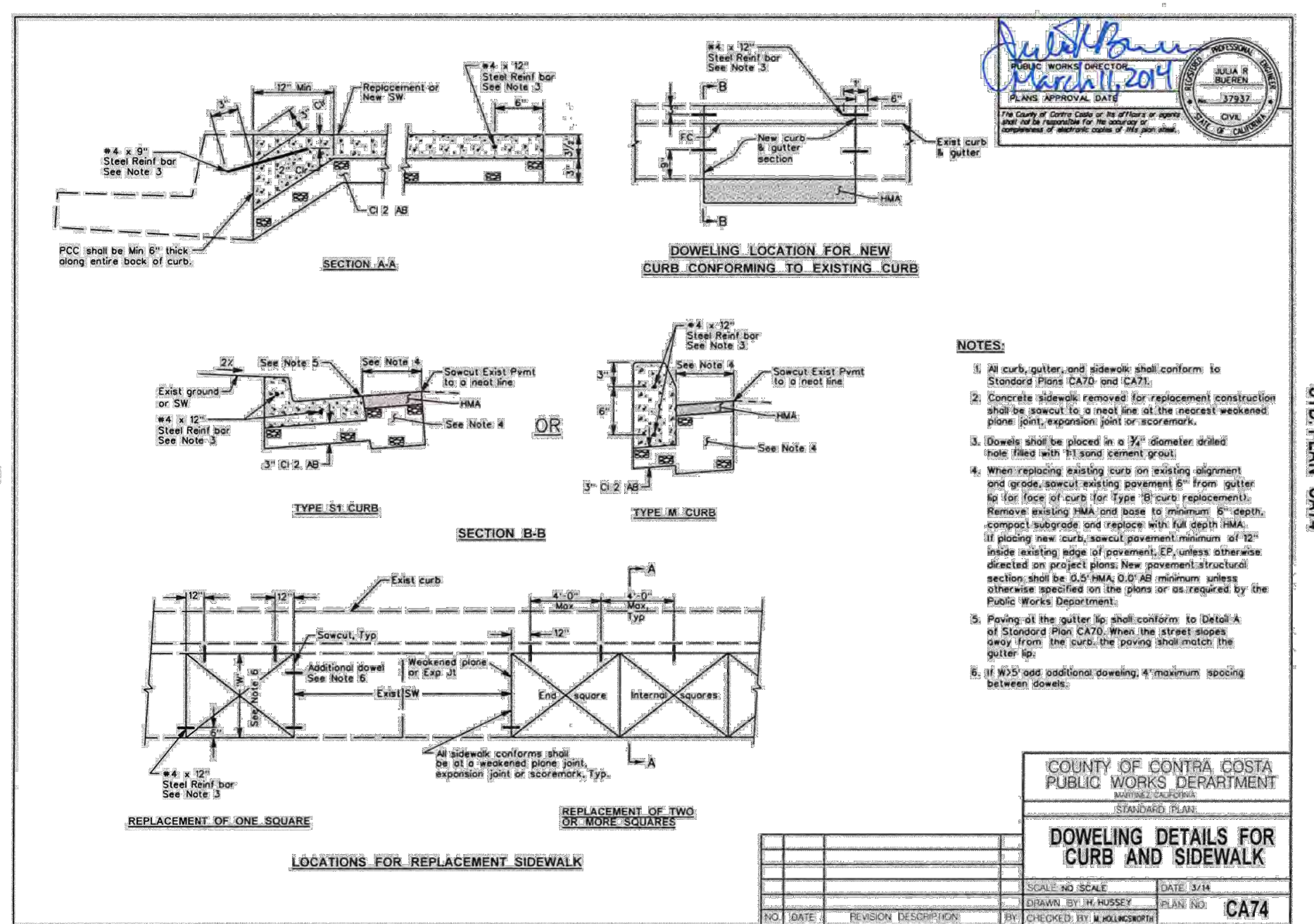
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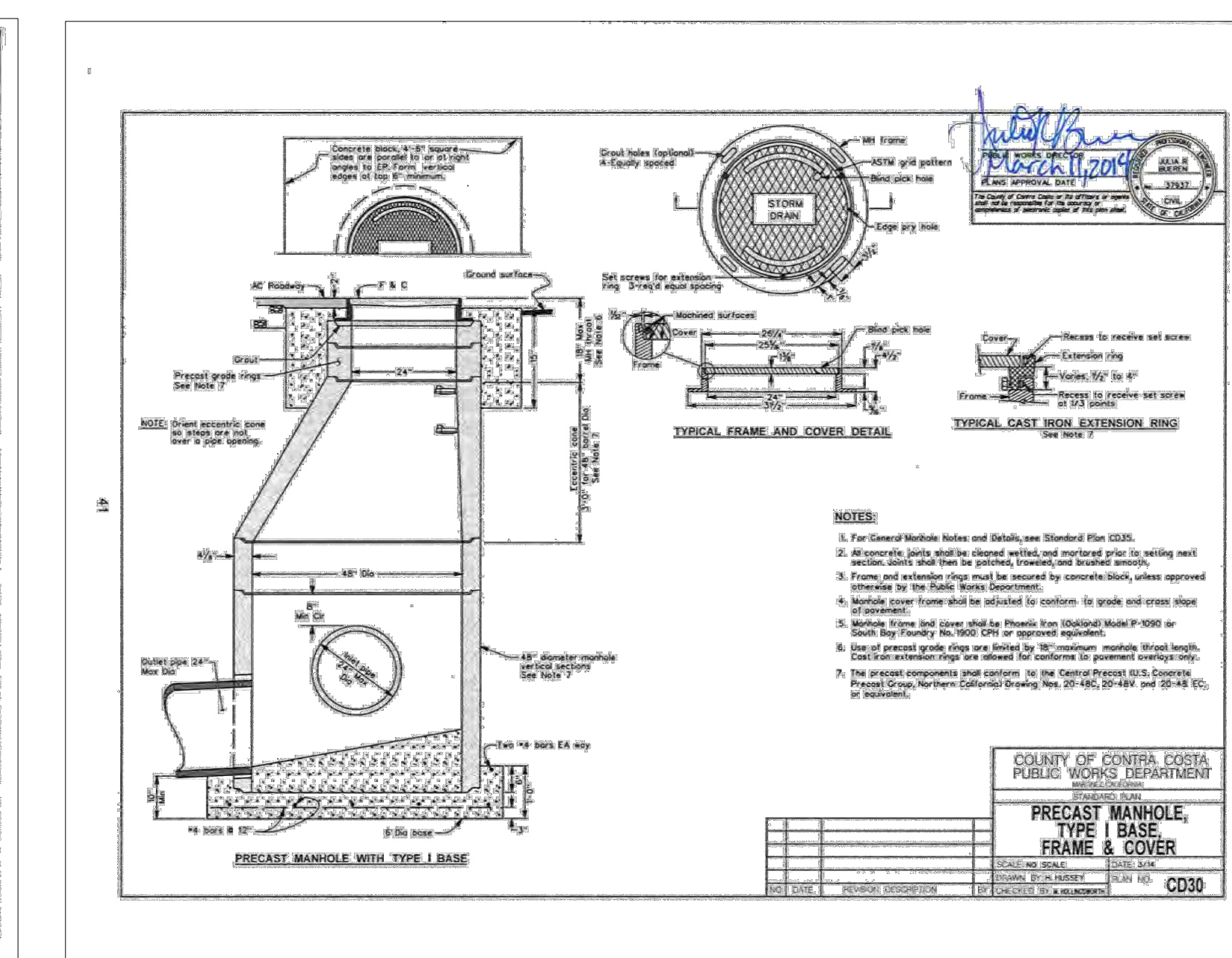
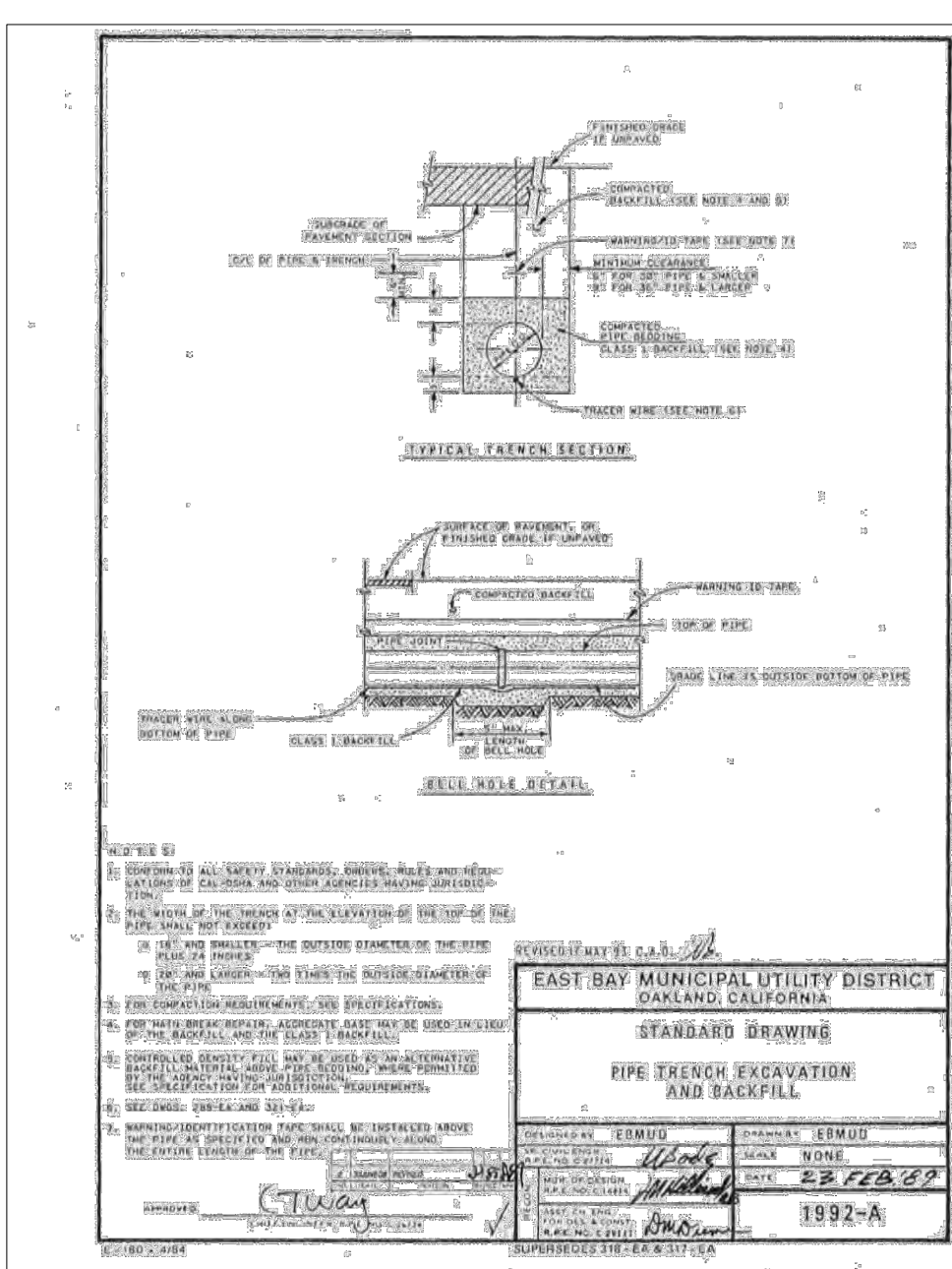
STD PLAN C001



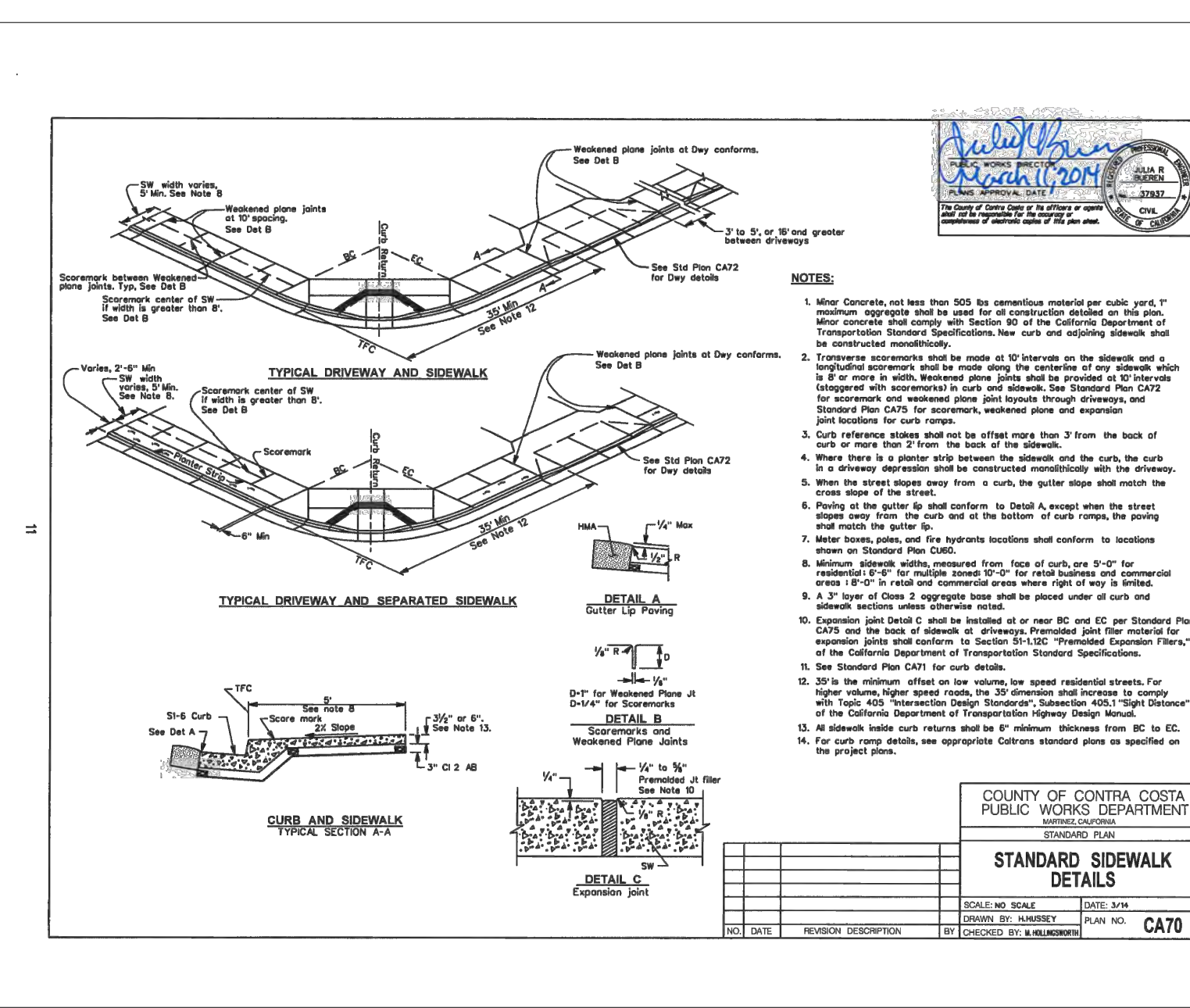
STD PLAN C011



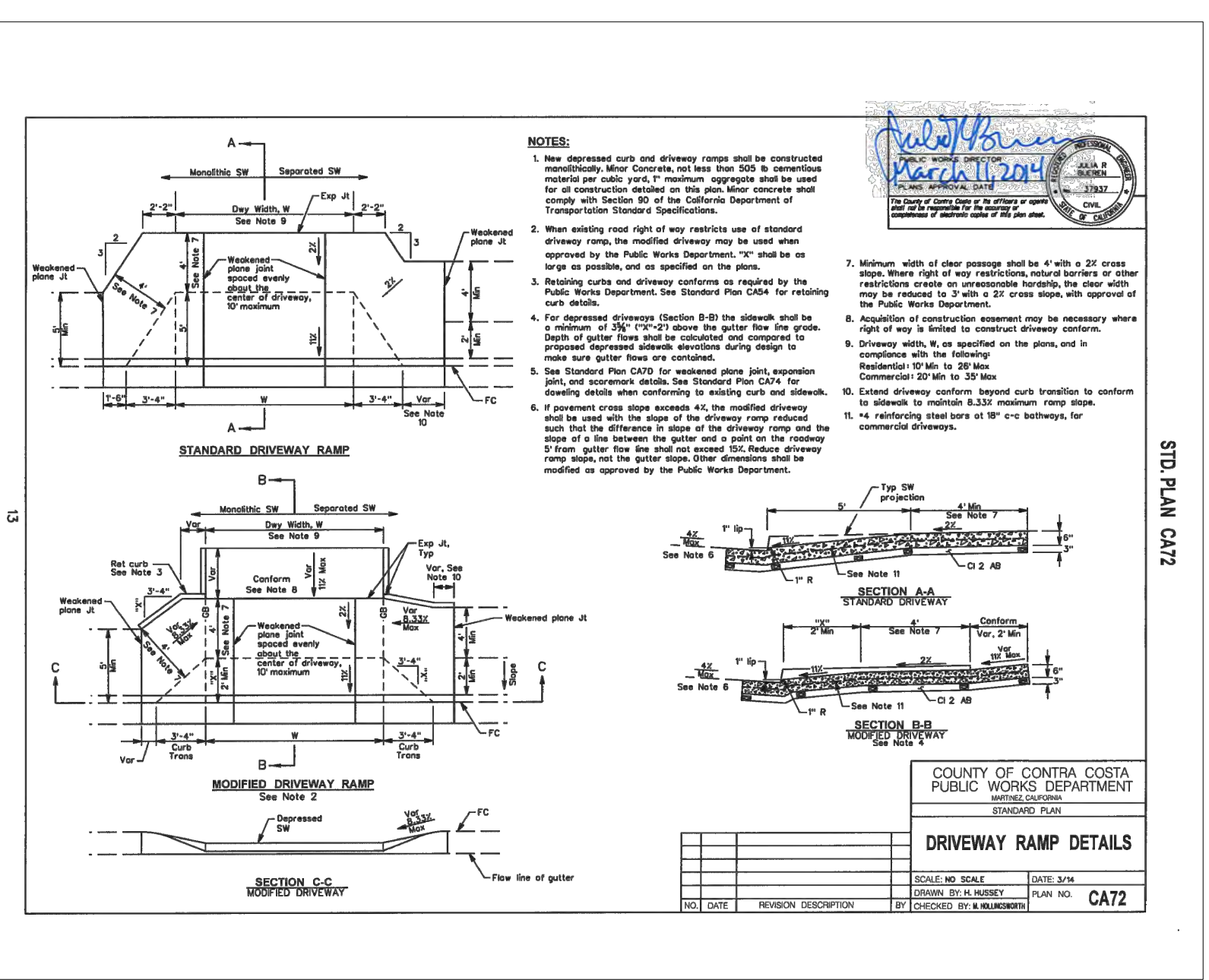
STD PLAN C012



STD PLAN C030



STD PLAN C070



STD PLAN C072

AGENCY DETAILS

PROJECT: LP13-0525

C-STORE & GAS STATION EXPANSION (RAISE & RE-BUILD)

15031, 15045 & 15057 BYRON HWY

BYRON, CONTRA COSTA COUNTY, CA 94514

REVISIONS:

NO.	REVISION	DATE
1	ISSUE	

DATE: 06/01/2021

JOB: JSS-BR-01

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Woodland, CA

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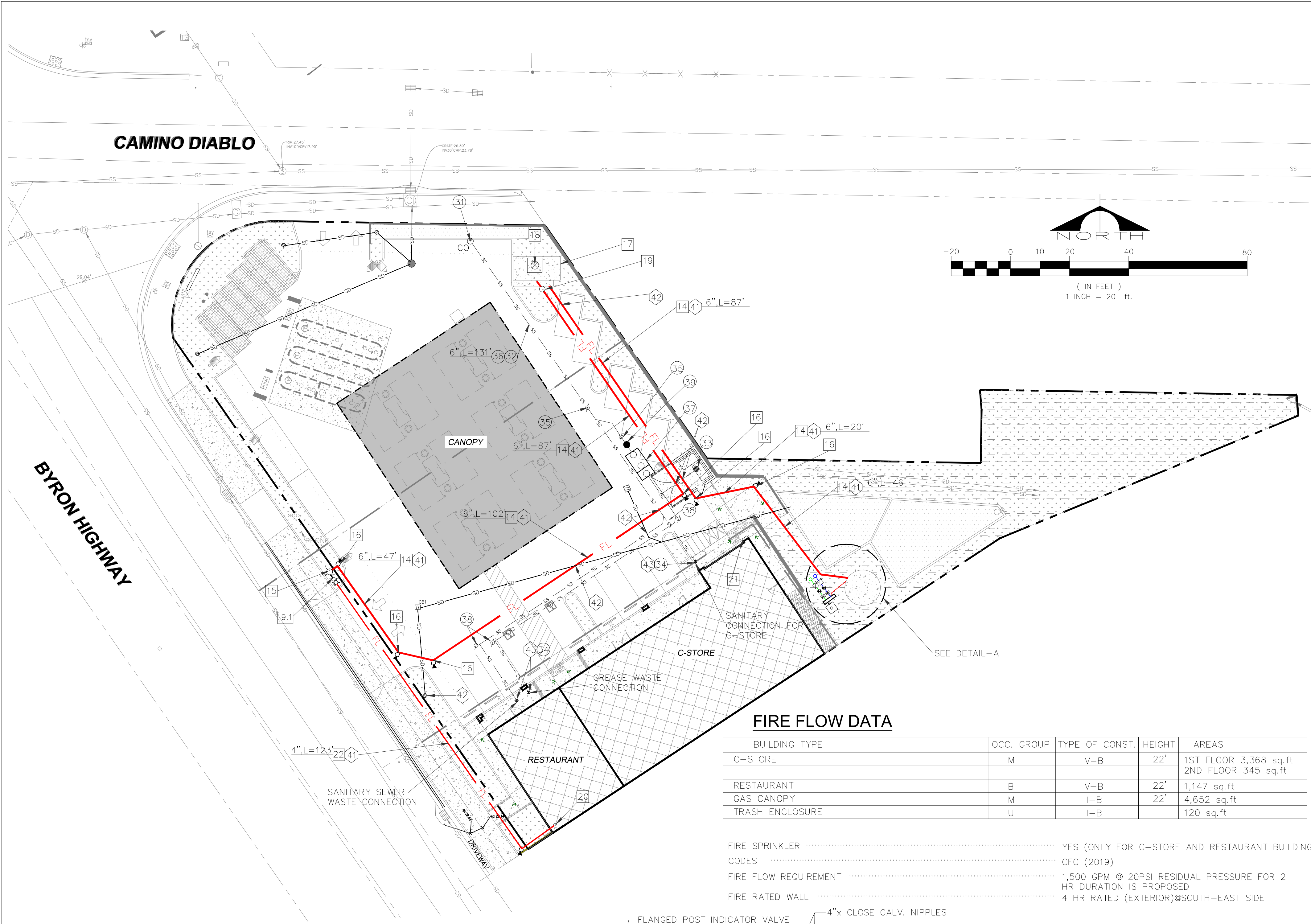
HARVEY SINGH

No. 89917

Civil

Exp. 6/30/2023

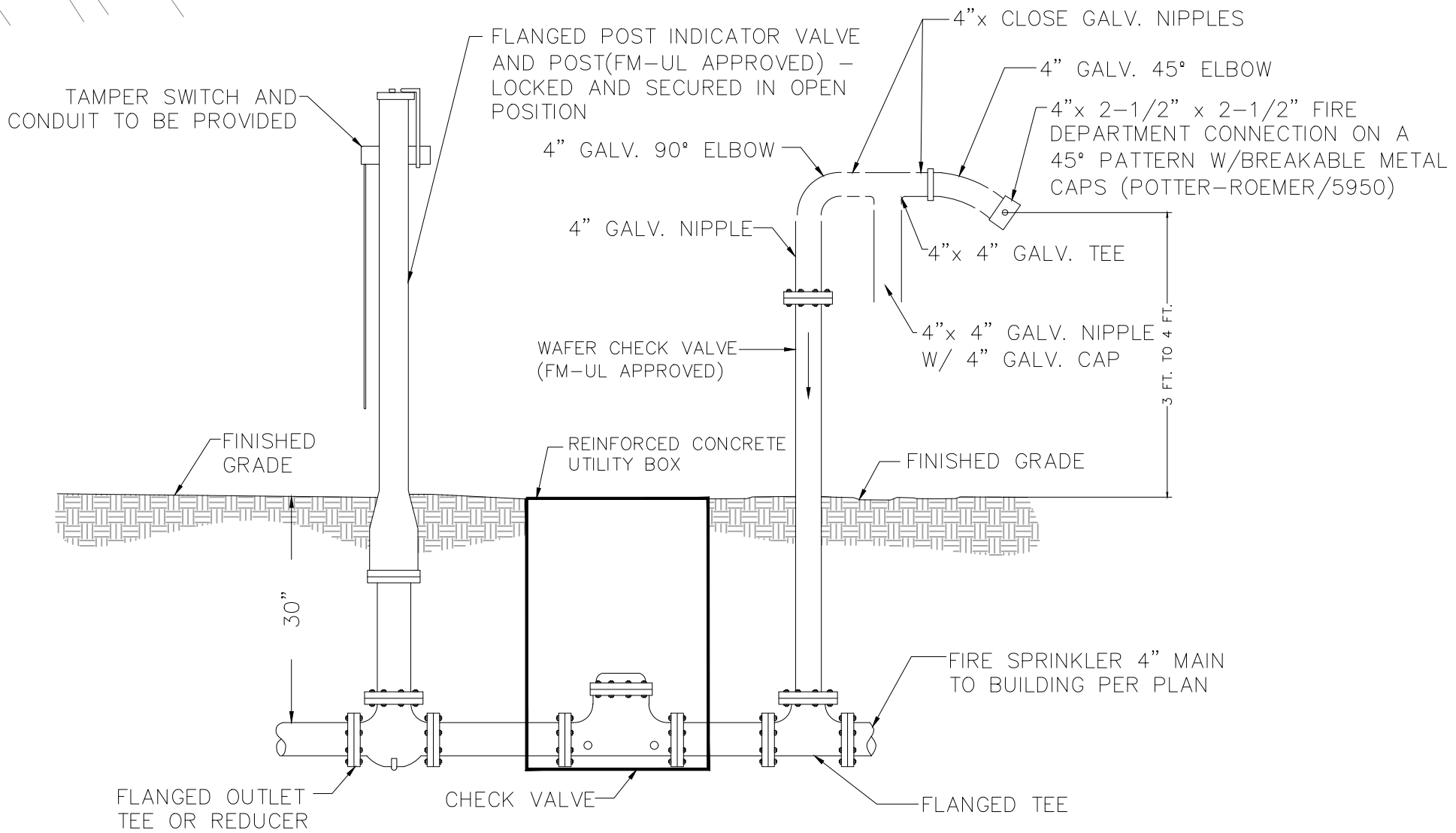
STATE OF CALIFORNIA



FIRE FLOW DATA

BUILDING TYPE	OCC. GROUP	TYPE OF CONST.	HEIGHT	AREAS
C-STORE	M	V-B	22'	1ST FLOOR 3,368 sq.ft 2ND FLOOR 345 sq.ft
RESTAURANT	B	V-B	22'	1,147 sq.ft
GAS CANOPY	M	II-B	22'	4,652 sq.ft
TRASH ENCLOSURE	U	II-B		120 sq.ft

FIRE SPRINKLER YES (ONLY FOR C-STORE AND RESTAURANT BUILDING)
CODES CFC (2019)
FIRE FLOW REQUIREMENT 1,500 GPM @ 20PSI RESIDUAL PRESSURE FOR 2
HR DURATION IS PROPOSED
FIRE RATED WALL 4 HR RATED (EXTERIOR)@SOUTH-EAST SIDE



NOTE:
1. GC TO INSTALL LISTED ASSEMBLIES. MANUFACTURER SPECIFICATION SHEETS TO BE PROVIDED TO THE FIRE INSPECTOR FOR REVIEW AND APPROVAL PRIOR TO ORDERING THE FIRE PROTECTION APPURTENANCES
2. GC TO INSTALL FDC & PIV AT MINIMUM OF 2 FT BACK OF CURBS.

TYPICAL FIRE DEPARTMENT CONNECTION, POST INDICATOR VALVE AND CHECK VALVE
SCALE: N.T.S.

LEGEND

- FL FIRE LINE
- 2"W DOMESTIC WATER LINE
- 1"W IRRIGATION WATER LINE
- 6" MANIFOLD
- WATER METER
- GATE VALVE
- DOUBLE CHECK DETECTOR ASSEMBLY
- DRAFT CONNECTION
- FIRE PUMP
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- THRUST BLOCK
- SANITARY SEWER PIPE
- EXISTING SANITARY CLEANOUT
- FLOOR DRAIN (FOR SANITARY)
- OIL AND WATER SEPARATOR
- STORM DRAIN PIPE
- PROPOSED CATCH BASIN
- PROPOSED LANDSCAPING BASIN

ABBREVIATIONS

- FDC FIRE DEPARTMENT CONNECTION
- FH FIRE HYDRANT
- FL FIRE LINE
- (N) NEW
- EX EXISTING

CONSTRUCTION NOTES

WATER :

- INSTALL (N) WATER WELL UNDER SEPARATE PERMIT BY OTHERS .
- INSTALL 6" PVC SCH 80 NSF APPROVED MANIFOLD FOR DOMESTIC, IRRIGATION AND FIRE CONNECTIONS.
- INSTALL 2" DOMESTIC WATER METER.
- INSTALL GATE VALVE & VALVE BOX ASSEMBLY.
- INSTALL 2" REDUCED PRESSURE BACKFLOW PREVENTER AND PRV ASSEMBLY.
- INSTALL 1" IRRIGATION WATER METER.
- INSTALL 1" REDUCED PRESSURE BACKFLOW PREVENTER FOR IRRIGATION CONNECTION.
- DOMESTIC POINT OF CONNECTION (P.O.C). REFER PLUMBING PLANS FOR CONTINUATION.
- IRRIGATION POINT OF CONNECTION (P.O.C). REFER IRRIGATION PLANS FOR CONTINUATION.
- INSTALL 2" SCHEDULE 80 NSF APPROVED SAFE DOMESTIC WATER LINE CONNECTIONS WITH CORROSION RESISTANCE AND NSF POTABLE DRINKING WATER APPROVED. .
- INSTALL 1" SCHEDULE 80 NSF APPROVED IRRIGATION LINE CONNECTIONS.
- INSTALL 6" SCHEDULE 80 NSF APPROVED FIRE LINE TO STORAGE TANK.
- INSTALL 15,000 GALLONS FIRE DEPARTMENT APPROVED WATER STORAGE TANK. FOUNDATION PER STRUCTURAL PLAN.
- INSTALL 6" PVC CLASS 150-C900 FIRE LINE TO PUMP HOUSE AND FIRE HYDRANT, LENGTH PER PLAN.
- INSTALL FIRE DEPARTMENT APPROVED FIRE HYDRANT AS PER EAST BAY MUD DETAIL 9496-GB ON SHEET C8.2.
- INSTALL PVC BEND AND THRUST BLOCKS REFER CONTRA COSTA COUNTY WATER DISTRICT STANDARD DETAIL NO. SD-1 ON SHEET C8.2.
- INSTALL FIRE PUMP HOUSE PER MANUFACTURER SPECIFICATIONS SLAB PER STRUCTURAL SPECIFICATIONS.
- INSTALL FIRE PUMP (1000 GPM @ 80 PSI CAPACITY).
- INSTALL FIRE DEPARTMENT CONNECTION (FDC) FOR FIRE DEPARTMENT ACCESS IN CASE OF FIRE PUMP FAILURE.
- INSTALL FIRE DEPARTMENT CONNECTION (FDC) AND POST INDICATOR VALVE AS PER DETAIL ON THIS SHEET.
- IN-BUILDING FIRE RISER CONNECTION WITHOUT MECHANICAL JOINTS WITH FLANGE OUTLET 12" A.F.F. FIRE SPRINKLER CONTRACTOR TO TIE INTO THIS CONNECTION. REFER DETAIL 2 ON SHEET C8.2 FOR CLEARANCE & ONE-PIECE IN BUILDING RISER ASSEMBLY
- INSTALL KNOX BOX FOR PUMP HOUSE KEY.
- INSTALL 4" PVC CLASS 150-C900 FIRE LINE TO FIRE RISER ROOM, LENGTH PER PLAN.

SANITARY :

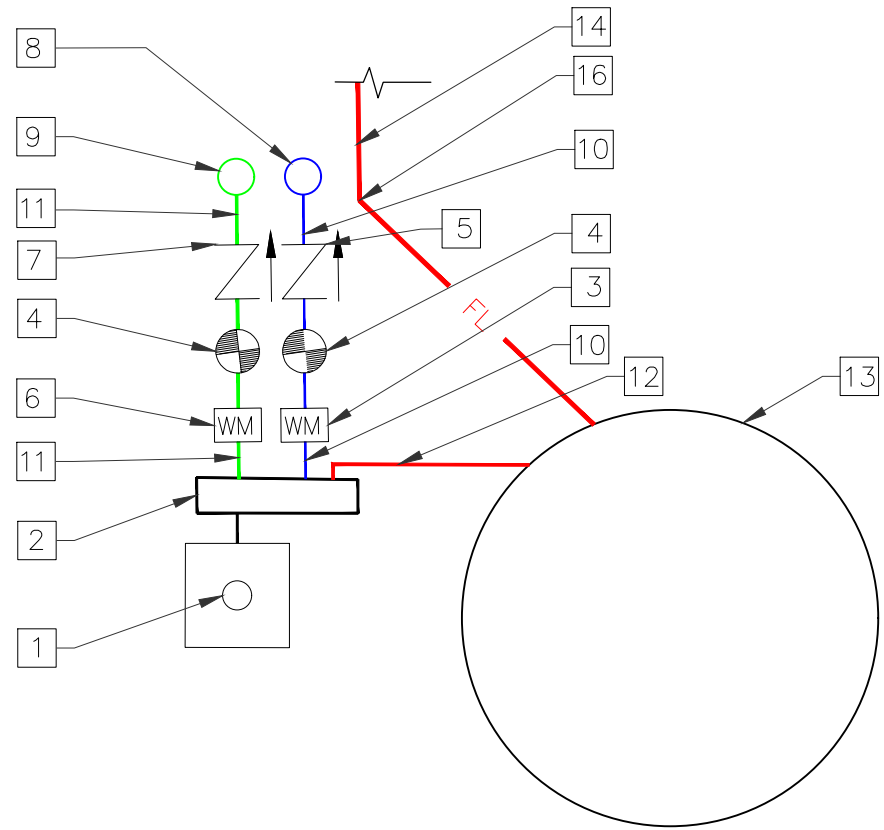
- TIE-IN TO EXISTING SANITARY SEWER CLEAN OUT. CONTRACTOR TO VERIFY INVERT OF EXISTING SANITARY SEWER PIPE AT TIE-IN LOCATION.
- INSTALL 6 INCH PVC SCHEDULE C900 DR25 SANITARY SEWER PIPE, LENGTH PER PLAN.
- TRASH ENCLOSURE, FLOOR DRAIN CONNECT TO SEWER. DUMPSTER WILL BE MARKED WITH A "DO NOT DUMP HAZARDOUS MATERIALS HERE".
- SANITARY POINT OF CONNECTION (P.O.C). REFER PLUMBING PLANS FOR CONTINUATION.
- INSTALL SANITARY TWIN CLEANOUT AS PER CONTRA COSTA SANITARY DISTRICT DWG NO. 22-07. REFER SHEET C8.2 FOR DETAIL
- TRENCH AND BACKFILL REFER COUNTY OF CONTRA COSTA STANDARD DETAIL CU01.
- INSTALL 1000 GALLONS GREASE INTERCEPTOR PER CENTRAL CONTRA COSTA SANITARY DISTRICT STANDARD DETAIL (2020 EDITION) DWG 23-02 SEE DETAIL ON SHEET C8.2.
- INSTALL SANITARY IN LINE RISER CLEANOUT AS PER CONTRA COSTA SANITARY DISTRICT DWG NO. 22-07. REFER SHEET C8.2 FOR DETAIL.
- INSTALL SAMPLING MANHOLE BOX PER CENTRAL CONTRA COSTA SANITARY DISTRICT STANDARD DETAIL (2020 EDITION) DWG 23-05. REFER SHEET C8.2 FOR DETAIL.

STORM

FOR STORM SYSTEM, SEE SHEET NO-C3.0

GENERAL NOTES

- TRENCH AND BACKFILL REFER EAST BAY MUNICIPAL UTILITY DISTRICT STANDARD DETAIL NO. 1992-A ON SHEET C8.2.
- WATER MAINS AND SERVICES, INCLUDING THE METERS, MUST BE LOCATED AT LEAST 10 FT HORIZONTALLY FROM AND 1 FT VERTICALLY ABOVE ANY PARALLEL PIPELINE CONVEYING UNTREATED SEWAGE (INCLUDING SANITARY SEWER LATERALS), AND AT LEAST 4 FT FROM AND ONE FOOT VERTICALLY ABOVE ANY PARALLEL PIPELINE CONVEYING STORM DRAINAGE. IF THE WATER AND SEWER/STORM LINES CROSS AND THE VERTICAL SEPARATION IS LESS THAN 2 FT, A 6 INCH CONCRETE ENCASEMENT OF THE SEWER/STORM MAIN IS REQUIRED FOR A DISTANCE OF 10 FT ON EACH SIDE OF THE CROSSING.
- CAP UTILITY LINE WITHIN 5 FT. OF PROPOSED BUILDING. CONTRACTOR TO MARK STUB OUT LOCATION WITH WOODEN 2 FT. X 4 FT. AND MARK UTILITY AS APPLICABLE.



MANIFOLD ENLARGED DETAIL-A
SCALE:N.T.S

REVISIONS:	DATE
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UTILITY PLAN

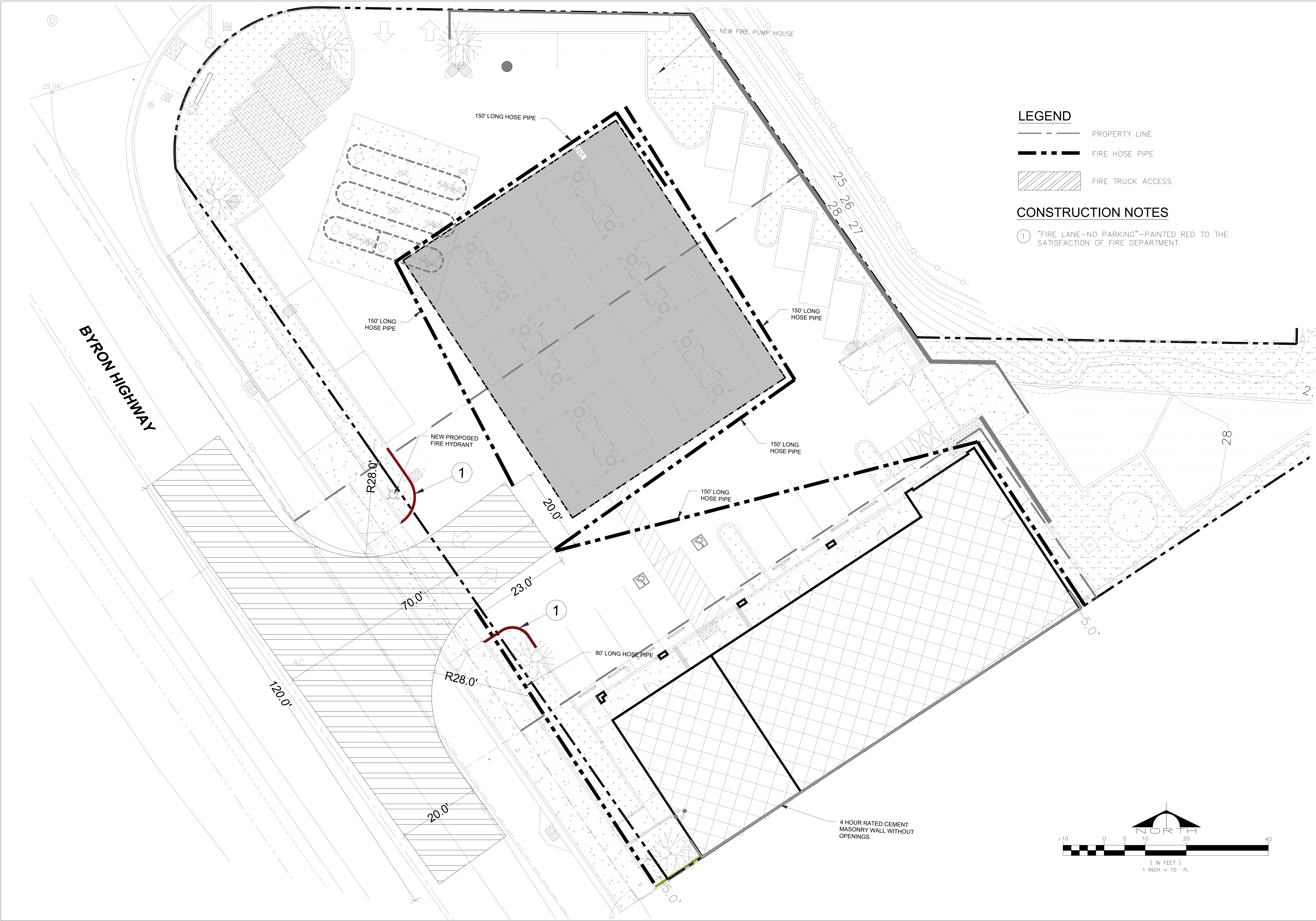
PROJECT LP13-2025
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BYRON, CONTRA COSTA COUNTY, CA 94514

REGISTERED PROFESSIONAL ENGINEER
HARSHV SINGH
No. 89917
Civil
Exp. 6/30/2023
STATE OF CALIFORNIA

DATE:06/14/2021
JOB :JSS-BR-01
DSN BY: NS
DWG BY: NS
CHK BY: HS

C8.0





LEGEND

- PROPERTY LINE
- FIRE HOSE PIPE
- FIRE TRUCK ACCESS

CONSTRUCTION NOTES

1 "FIRE LANE-NO PARKING"-PAINTED RED TO THE SATISFACTION OF FIRE DEPARTMENT.

REVISIONS:

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Las Vegas, NV

Woodland, CA

Phone (702)347-46137 • (530)405-3780 • FAX (702)664-6237

Email: Contact @ continentalcdc.com

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FIRE TRUCK ACCESS

PROJECT LP13-2025

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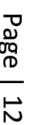
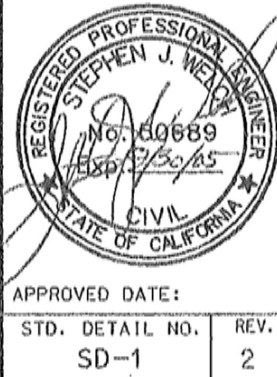
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C8.1



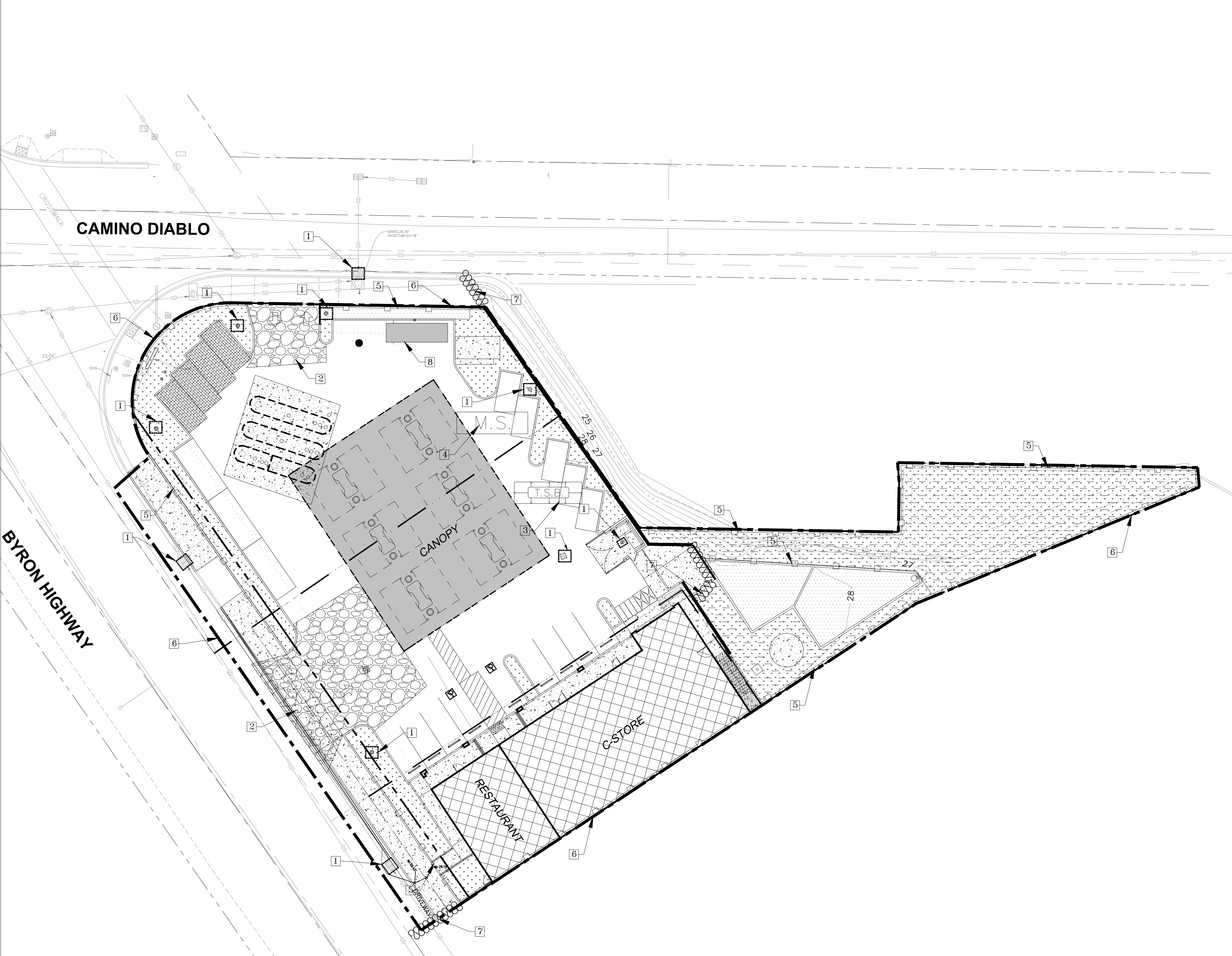
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DWG BY: RP
CHK BY: HS

C8.2



DISTURBED AREA DETAILS
TOTAL DISTURBED AREA – 0.85 ACRE

LEGEND

- 1 [Symbol] INLET SEDIMENT CONTROL REFER DETAIL ON SHEET ERCP2 AS PER CASQA MANUAL.
- 2 [Symbol] STABILIZED CONSTRUCTION ENTRANCE/EXIT REFER DETAIL ON SHEET ERCP2 AS PER CASQA MANUAL.
- 3 [Symbol] CONCRETE WASHOUT AREA REFER DETAIL ON SHEET ERCP2 AS PER CASQA MANUAL.
- 4 [Symbol] M.S. LOCATION OF EQUIPMENT/MATERIAL STORAGE.
- 5 [Symbol] SILT FENCE (AROUND PROPERTY LINE EXCEPT DRIVEWAYS) REFER DETAIL ON SHEET ERCP2 AS PER CASQA MANUAL.
- 6 [Symbol] LIMITS OF DISTURBED AREAS.
- 7 [Symbol] FIBER ROLLS REFER DETAIL ON SHEET ERCP2 AS PER CASQA MANUAL.
- 8 [Symbol] VEHICLE AND EQUIPMENT CLEANING/ VEHICLE AND EQUIPMENT MAINTENANCE

BMPS	MAINTENANCE
INLET SEDIMENT CONTROL	1. DISCHARGE OF SEDIMENT, WATER, TRASH, FLUIDS OF ANY KIND OFF THE PROPERTY, OR POSING A RISK FOR RELEASE OFF THE PROPERTY SHALL BE PROHIBITED AND ABATED IMMEDIATELY UPON DISCOVERY. 2. DISCHARGE OFF THE PROPERTY IS A VIOLATION OF FEDERAL, STATE AND LOCAL LAW PUNISHABLE BY IMMEDIATE CITATION AND FORMAL ENFORCEMENT UP TO \$20,000 PER VIOLATION PER DAY. 3. BIOFILTER BAGS EXPOSED TO SUNLIGHT WILL NEED TO BE REPLACED EVERY TWO TO THREE MONTHS DUE TO DEGRADING OF THE BAGS. 4. SEDIMENT THAT IS RETAINED BY THE BMP SHOULD BE PERIODICALLY REMOVED IN ORDER TO MAINTAIN BMP EFFECTIVENESS.
VEHICLE AND EQUIPMENT CLEANING/MAINTENANCE AREA	1. INSPECTION AND MAINTENANCE IS MINIMAL, ALTHOUGH SOME BERM REPAIR MAY BE NECESSARY. 2. INSPECT SUMP REGULARLY AND REMOVE LIQUIDS AND SEDIMENT AS NEEDED. 3. VEHICLES AND EQUIPMENT SHOULD BE INSPECTED ON EACH DAY OF USE. LEAKS SHOULD BE REPAIRED IMMEDIATELY OR THE PROBLEM VEHICLE(S) OR EQUIPMENT SHOULD BE REMOVED FROM THE PROJECT SITE. 4. KEEP STORAGE AREA CLEAN AND WELL ORGANIZED, INCLUDING A CURRENT LIST OF ALL MATERIALS ONSITE.
FIBER ROLL	1. REPAIR OR REPLACE SPLIT, TORN, UNRAVELING, OR SLUMPING FIBER ROLLS. 2. IF THE FIBER ROLL IS USED AS A SEDIMENT CAPTURE DEVICE, OR AS AN EROSION CONTROL DEVICE TO MAINTAIN SHEET FLOWS, SEDIMENT THAT ACCUMULATES IN THE BMP SHOULD BE PERIODICALLY REMOVED IN ORDER TO MAINTAIN BMP EFFECTIVENESS.SEDIMENT SHOULD BE REMOVED WHEN SEDIMENT ACCUMULATION REACHES ONE–THIRD THE DESIGNATED STORAGE DEPTH. 3. IF FIBER ROLLS ARE USED FOR EROSION CONTROL, SUCH AS IN A CHECK DAM, SEDIMENT REMOVAL SHOULD NOT BE REQUIRED AS LONG AS THE SYSTEM CONTINUES TO CONTROL THE GRADE. SEDIMENT CONTROL BMPS WILL LIKELY BE REQUIRED IN CONJUNCTION WITH THIS TYPE OF APPLICATION .
CONCRETE WASHOUTS	1. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE MAINTAINED TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM FREEBOARD OF 4IN. FOR ABOVE GRADE FACILITIES. MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD INCLUDE REMOVING AND DISPOSING OF HARDENED CONCRETE AND RETURNING THE FACILITIES TO A FUNCTIONAL CONDITION. HARDENED CONCRETE MATERIALS SHOULD BE REMOVED AND PROPERLY DISPOSED OR RECYCLED IN ACCORDANCE WITH FEDERAL, STATE OR LOCAL REGULATIONS. 2. CONCRETE WASHOUTS SHALL BE CLEANED WHEN THE WASTE VOLUME IN THE WASHOUT REACHES 75 PERCENT OF CAPACITY. 3. INSPECT WASHOUT FACILITIES FOR DAMAGE (E.G. TORN LINER, EVIDENCE OF LEAKS, ETC.). REPAIR ALL IDENTIFIED DAMAGE.
MATERIAL & WASTE DISPOSAL LOCATION	INSPECT SITE ON A WEEKLY BASIS TO EXAMINE CONSTRUCTION MATERIALS ARE PROPERLY STORED AND WASTE IS PROPERLY DISPOSED TO PREVENT WATER POLLUTION.
STABILIZED CONSTRUCTION ACCESS	1. INSPECT STABILIZED CONSTRUCTION ACCESS DAILY FOR DAMAGE AND EFFECTIVENESS OF PREVENTING SOIL, SEDIMENT, AND CONSTRUCTION DEBRIS FROM BEING TRACKED ONTO PUBLIC STREETS. STREETS ADJACENT TO STABILIZED CONSTRUCTION ACCESS AREAS SHALL BE SWEEP DAILY TO REMOVE LOOSE MATERIALS. 2. REMOVE AGGREGATE, SEPARATE, AND DISPOSED OF SEDIMENT IF CONSTRUCTION ACCESS IS CLOGGED WITH SEDIMENT OR AS DIRECTED BY THE COUNTY INSPECTOR.
SILT FENCE	1. INSPECT SILT FENCES WHEN RAIN IS FORECAST AND AGAIN AFTER RAINFALL EVENTS. 2. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN SEDIMENT ACCUMULATION IS 1/3 THE HEIGHT OF THE BARRIER OR WHEN SEDIMENT ACCUMULATION IS CAUSING THE SILT FENCE TO FAIL.

SEDIMENT CONTROL	REFERENCE ID
SILT FENCE	SE–1
FIBER ROLLS	SE–5
INLET SEDIMENT CONTROL	SE–10

WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL	REFERENCE ID
CONCRETE WASHOUT AREA	WM–8

TEMPORARY TRACKING CONTROL	REFERENCE ID
STABILIZED CONSTRUCTION ENTRANCE/EXIT	TC–1

NON-STORMWATER MANAGEMENT CONTROL	REFERENCE ID
VEHICLE AND EQUIPMENT CLEANING	NS–8
VEHICLE AND EQUIPMENT MAINTENANCE	NS–10

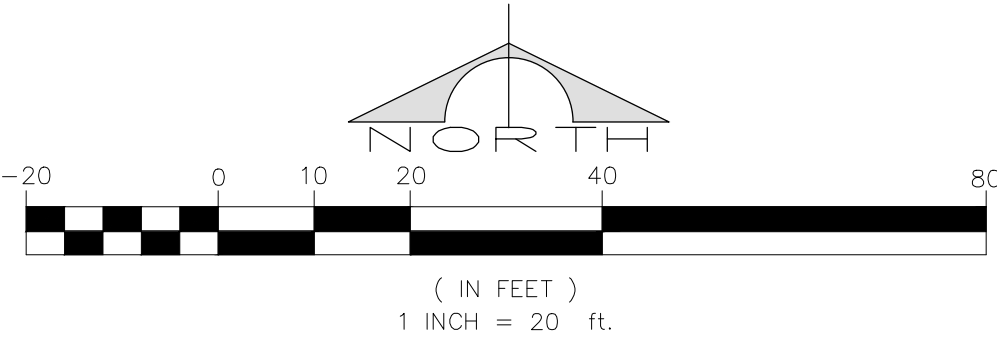
NOTE:
ALL ABOVE DETAILS (SE–1, SE–5, SE–10, TC–1, WM–8, NS–8, AND NS–10) REFER TO THE CASQA BMP MANUAL GUIDANCE AND REFERENCE DOCUMENT DESIGNATIONS.

NOTE:

* BMPs MUST BE IMPLEMENTED IN ACCORDANCE WITH CONSTRUCTION GENERAL PERMIT, MUNICIPAL REGIONAL GENERAL PERMIT, AND GENERAL DUTY REQUIREMENTS FOR THE ASSOCIATED PROJECT TYPE, ACTIVITY AND RISK LEVEL. ON A PROJECT OF THIS SCOPE IT IS RECOMMENDED THAT AT A MINIMUM BMPs BE INSPECTED DAILY, AND ALSO PRIOR TO FORECASTED RAIN EVENTS, DAILY DURING EXTENDED RAIN EVENTS, AND AFTER THE CONCLUSION OF RAIN EVENTS.

* THE PROPERTY OWNER AND/OR APPLICANT IS RESPONSIBLE FOR CLEANING STORM DRAINS AND CATCH BASINS THAT ARE LOCATED ON PRIVATE PROPERTY AT LEAST THREE TIMES EACH YEAR, ONCE PRIOR TO THE RAINY SEASON (BEFORE OCTOBER 1ST), ONCE IN JANUARY, AND ONCE IN MAY. THE PUBLIC WORKS DEPARTMENT MAY REQUIRE ADDITIONAL CLEANING AS WARRANTED. MAINTENANCE AND CLEANING RECORDS SHALL BE MAINTAINED AT THE SITE.

* SIDEWALKS, PARKING LOTS, DRIVEWAYS, STREETS, GUTTER AND OTHER PAVED AREAS UNDER PRIVATE OWNERSHIP/MANAGEMENT SHALL BE REGULARLY SWEEPED TO PREVENT THE ACCUMULATION OF LITTER AND DEBRIS. IF WATER IS USED, IT SHALL BE COLLECTED, ALONG WITH ANY DEBRIS BEFORE ENTERING THE STORM DRAIN SYSTEM.



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Las Vegas, NV
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EROSION AND SEDIMENT CONTROL PLAN
PROJECT LP13-2025
C-STORE & GAS STATION EXPANSION (RAISE & RE-BUILD)
15031, 15045 & 15057 BYRON HWY
BYRON, CONTRA COSTA COUNTY, CA 94514



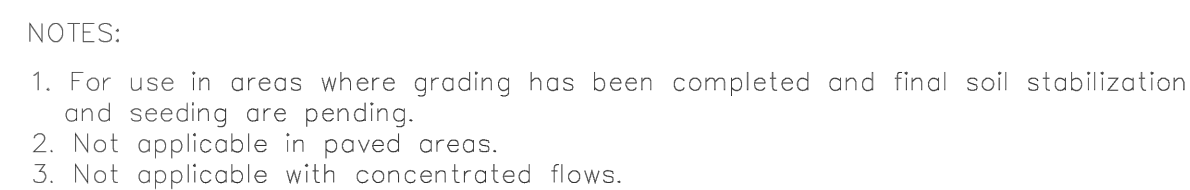
DATE: 06/14/2021
JOB :JSS-BR-01
DSN BY: NS
DWG BY: HS
CHK BY: HS

C9.0

SE-1



SE-10



SE-1



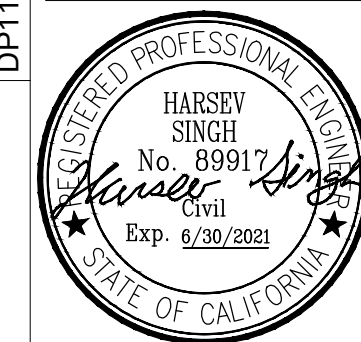
TC-1

**SE-5****WM-8**

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Las Vegas, NV Woodland, CA
Phone (702)347-6137; (530)405-3780 • FAX (702)664-6237
Email: Contact@continentaldc.com
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Building Design and Improvements • Construction Consulting



3013
TITLE
EROSION AND SEDIMENT CONTROL DETAILS
PROJECT
C-STORE & GAS STATION EXPANSION (RAISE & RE-BUILD)
15031, 15045 & 15057 BYRON HWY
BYRON, CONTRA COSTA COUNTY, CA 94514



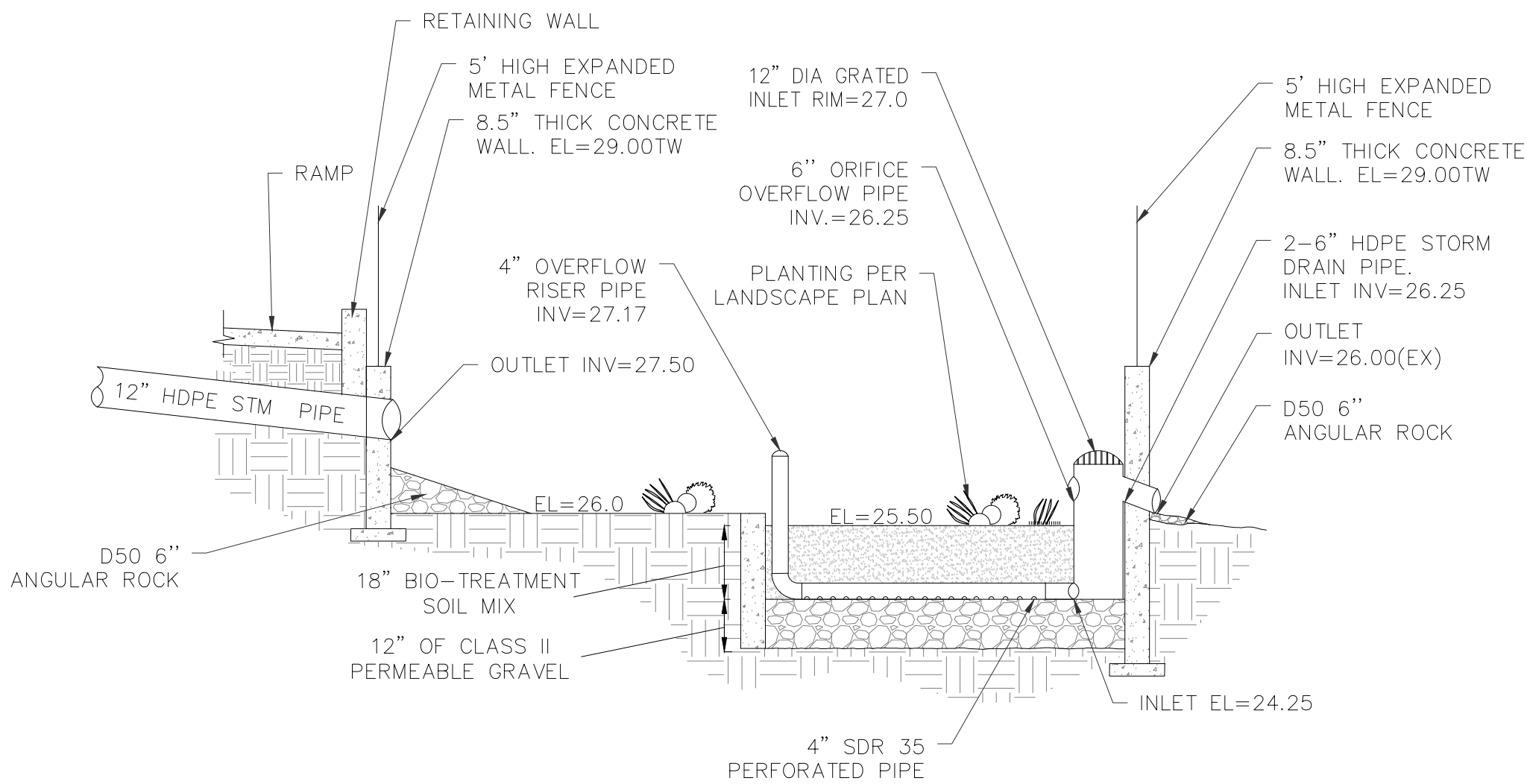
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JOB :JSS-BR-01
DSN BY: NS
DWG BY: NS
CHK BY: HS

C9.1



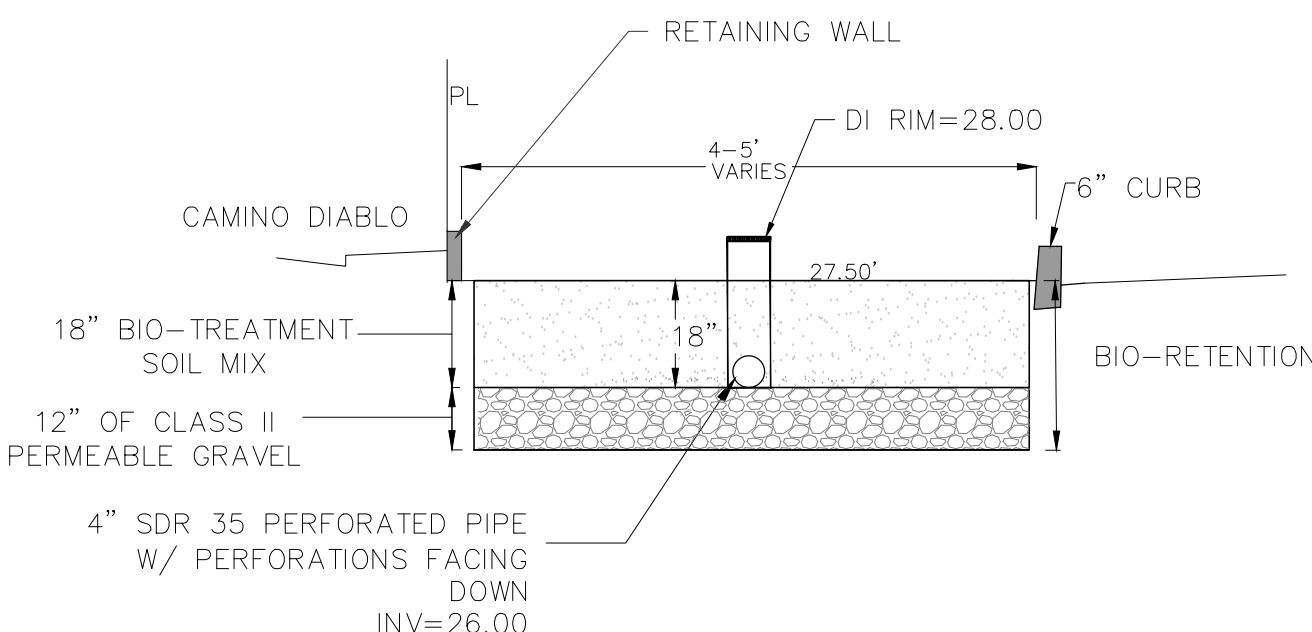
DRAINAGE AREA/TYPE

NO.	AREA (sq.ft)	TYPE
DMA 1	3367	BUILDING
DMA 2	1151	BUILDING
DMA 3	201	PAVEMENT
DMA 4	244	PAVEMENT
DMA 5	525	SELF RETAINING AREA-1
DMA 6	2403	PAVEMENT
DMA 7	338	PAVEMENT
DMA 8	1314	PAVEMENT
DMA 9	68	SELF RETAINING AREA-2
DMA 10	43	SELF RETAINING AREA-3
DMA 11	169	SELF TREATING AREA-1
DMA 12	3506	PAVEMENT
DMA 13	2389	BUILDING
DMA 14	2263	BUILDING
DMA 15	532	LANDSCAPE
DMA 16	5445	SELF TREATING AREA-2
DMA 17	238	LANDSCAPE
DMA 18	497	LANDSCAPE
DMA 19	2791	PAVEMENT
DMA 20	32	LANDSCAPE
DMA 21	243	PAVEMENT
DMA 22	1423	SELF RETAINING AREA - 4
DMA 23	615	SELF RETAINING AREA - 5
DMA 24	1229	PAVEMENT
DMA 25	1600	PAVEMENT
IMP 1	700	BIO-RETENTION AREA
IMP 2	230	BIO-RETENTION AREA



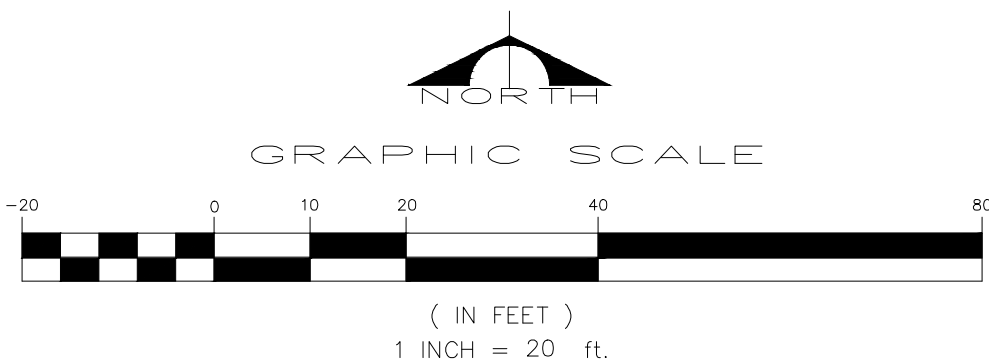
BIO RETENTION/ DETENTION BASIN DETAIL-1

NTS



BIO RETENTION/ DETENTION BASIN DETAIL-2

NTS



TITLE
DRAINAGE MANAGEMENT AREAS
PROJECT
LP13-2025
C-STORE & GAS STATION EXPANSION (RAISE & RE-BUILD)
15031, 15045 & 15057 BYRON HWY
BYRON, CONTRA COSTA COUNTY, CA 94514



DATE:06/14/2020
JOB :JSS-BR-01
DSN BY: NS
DWG BY: NS
CHK BY: HS

C10.0

Continental Development Consultants, Inc.
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Woodland, CA
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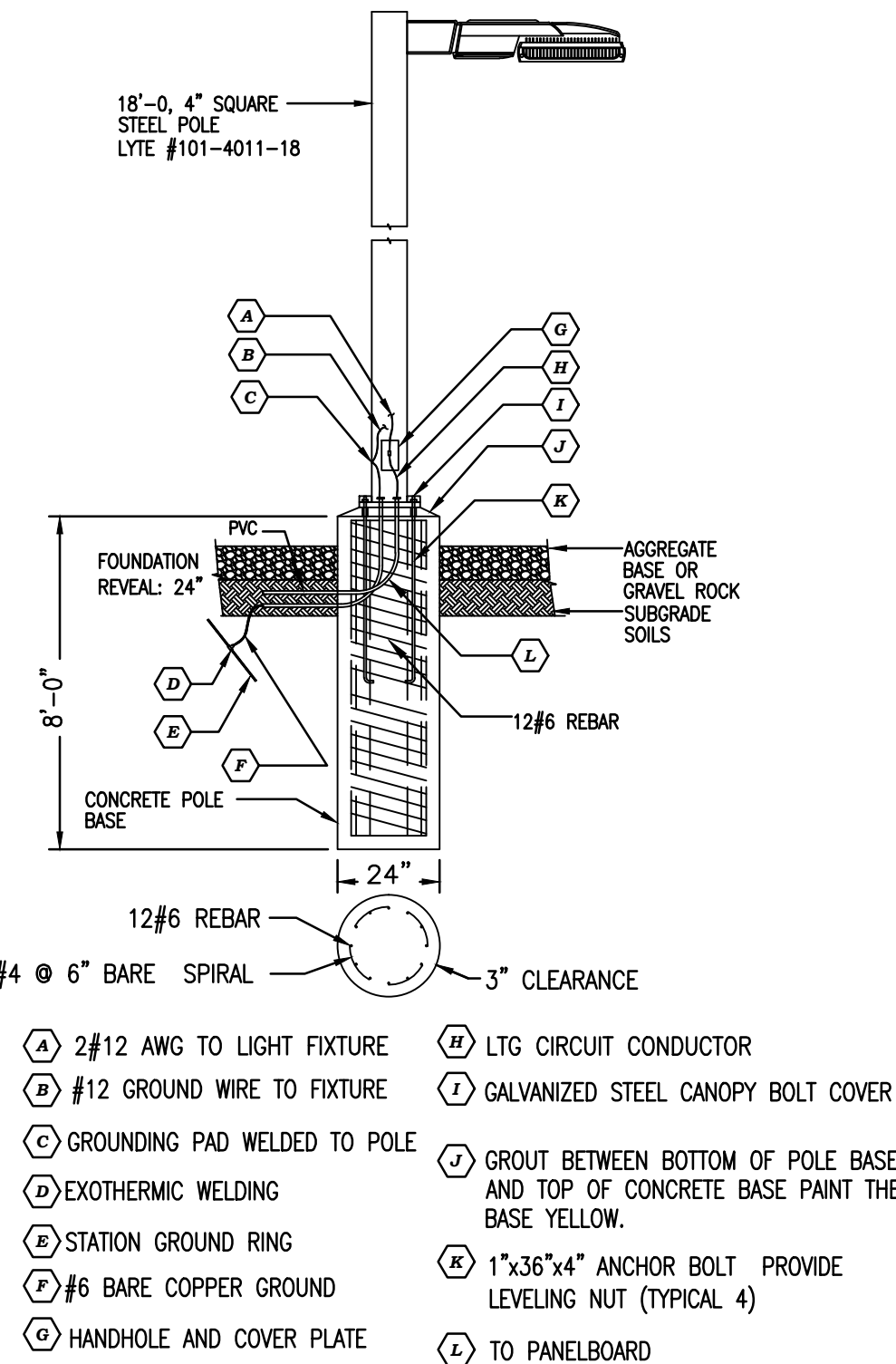
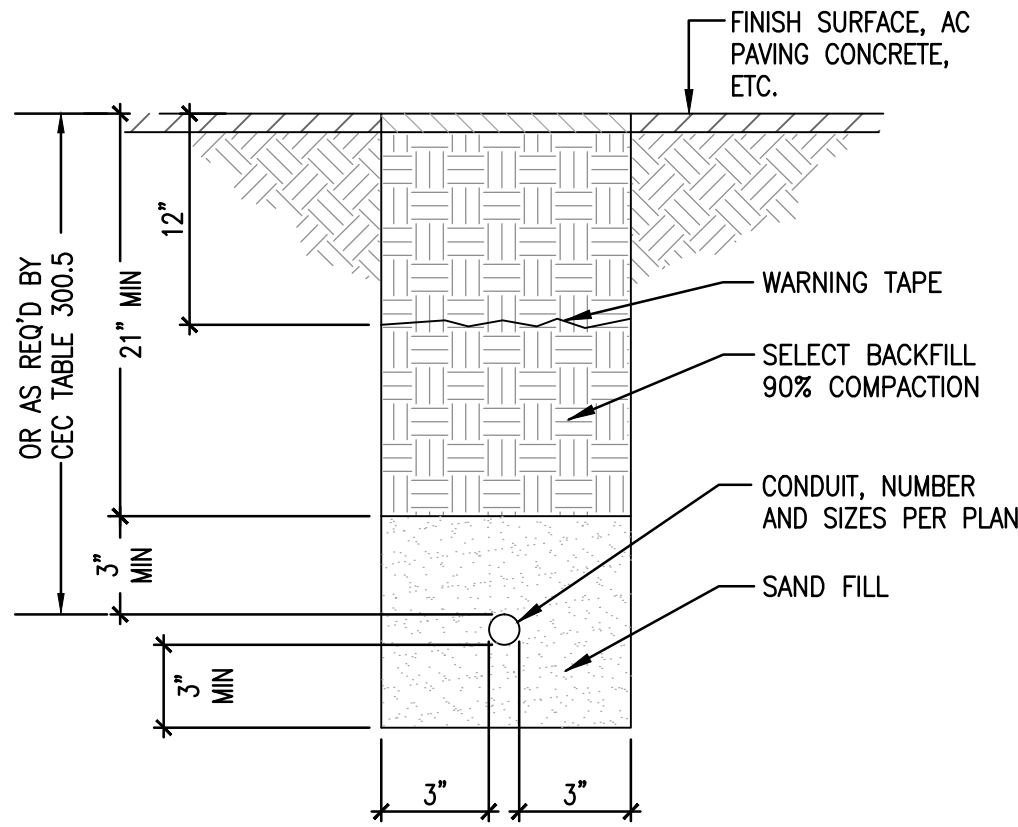
REVISIONS:	REVISION	ISSUE	DATED

LIGHTING SYMBOLS LEGEND	
	SURFACE-MOUNTED FIXTURE, TYPE PER LIGHT FIXTURE SCHEDULE
	EXTERIOR WALL-MTD. LIGHT FIXTURE
	EXTERIOR POLE-MTD. LIGHT FIXTURE, POLE HT. AS INDICATED IN FIXTURE SCHEDULE

ELECTRICAL ABBREVIATIONS

A, AMP	AMPERES
AL	ALUMINUM
C	CONDUIT, CONDUCTOR
CKT	CIRCUIT
CU	COPPER
DWG	DRAWING
G, GND	GROUND
HH	HEAD HEIGHT (WINDOW)
HVAC	HEATING, VENTILATING, AIR CONDITIONING
JB	JUNCTION BOX
LTG	LIGHTING
MAX	MAXIMUM
MIN	MINIMUM
MLO	MAIN LUGS ONLY
N	NEUTRAL
NTS	NOT TO SCALE
PB	PULL BOX
PH, Ø	PHASE
PVC	POLYVINYL CHLORIDE
RECP	RECEPTACLE
RCS	RIGID GALVANIZED STEEL CONDUIT
SER	SERVICE ENTRANCE CABLE, TYPE R
SW	SWITCH
TEL	TELEPHONE
TYP	TYPICAL
UG	UNDERGROUND
UN	UNLESS OTHERWISE NOTED
W	WATTS, WINDOW (DAYLIGHT PLANS)

RACEWAY LEGEND	
	CONDUIT CONCEALED IN WALLS OR CEILING
	UNDERGROUND CONDUIT
	OVERHEAD SERVICE CONDUCTORS
	EXPOSED CONDUIT
	DETAIL CALL-OUT; DETAIL No. AND ASSOCIATED SHEET SHOWN



UG CONDUIT TRENCH DETAIL 5 SITE LIGHT FIXTURE DETAIL 4

CPY Series - Version B

CPY250® LED Canopy/Soffit Luminaire

Product Description

The CPY250® LED Canopy/Soffit Luminaire has an extremely thin profile constructed of rugged cast aluminum. It can be surface mounted easily from below the canopy deck and can be pendant mounted. Direct imaging of the LEDs is eliminated with a highly efficient patented air or 0.91" (23mm) drop glass lens.

Applications: Petroleum canopies, CNG fueling stations, airports

Performance Summary

Assembled in the U.S.A. of U.S. and imported parts

Initial Delivered Lumens: Up to 20,800

Efficacy: Up to 151 LPW

CRB: Minimum 70 CRI

CCT: 3000K (+/- 300K), 4000K (+/- 300K), 5700K (+/- 500K)

Limited Warranty: 10 years on luminaire/10 years on ColorStar DeltaGuard® finish

[IP65 Rated (Direct Mount only)]

Class I, Division 2 Hazardous Location for select models

See key for drawing conventions for wiring terms

Accessories

Flat Lens	Pendant Mount
Direct Mount Luminaires Canopy Upgrade Kits (18 ga. steel, except where noted) CPY-AP24* - for use with Clear Lighting CAN-30A luminaires, 16 ga. 5052 aluminum KA-BCC20W - for use with J&P-Phillips, 21.60" (549mm) square, white KA-BCC20W - for use with Elite Franklin, 22.26" (565mm) square, white KA-BCC20W - for use with LSI Dakota or Master's, 22.50" (571mm) square, white KA-BCC20W - for use with WhiteWay Riviera or Rig-A-Lee, 20.60" (523mm) square, white KA-BCC20W - for use with Elite Martin, 18.50" (469mm) square, white KA-BCC20W - for use with LSI Richmond or WhiteWay Cine, 23.00" (584mm) L x 18.50" (469mm) W, white Direct Mount Junction Box/Strap Kit KA-BCC20J - 6.0" (152mm) H x 3.4" (86mm) NPT Stem - 4000K - Rated for feed through 8 ft. 4 in. 4 out #12 AWG conductors	Pendant Mount Luminaires Pendant Mount Kits KA-PS180T* - 11" (279mm) pendant KA-PS220T* - 15" (381mm) pendant KA-BCC20W - for use with Elite Franklin, 22.26" (565mm) square, white KA-BCC20W - for use with LSI Dakota or Master's, 22.50" (571mm) square, white Hand-Held Remote KA-SENSEW - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

*Actual height of 34" (Black), 32" (Silver), 31" (White) or 31" (White)

Example: CPY250-B-DM-34-UL-SV

Product	Version	Mounting	Optic	Lumen Package/ Input Power Designator	Voltage	Color Options	CCT	Options
CPY250	B	DM Direct H Ask & Conf PO Pendart	0.91" (23mm) Drop Lens	A 40W UL Universal 120-277V UMR Universal 347-480V B 40W UL Universal 120-277V UMR Universal 347-480V C 40W UL Universal 120-277V UMR Universal 347-480V D 40W UL Universal 120-277V UMR Universal 347-480V E 40W UL Universal 120-277V UMR Universal 347-480V F 65W UL Universal 120-277V UMR Universal 347-480V	UL Universal 120-277V UMR Universal 347-480V UL Universal 			

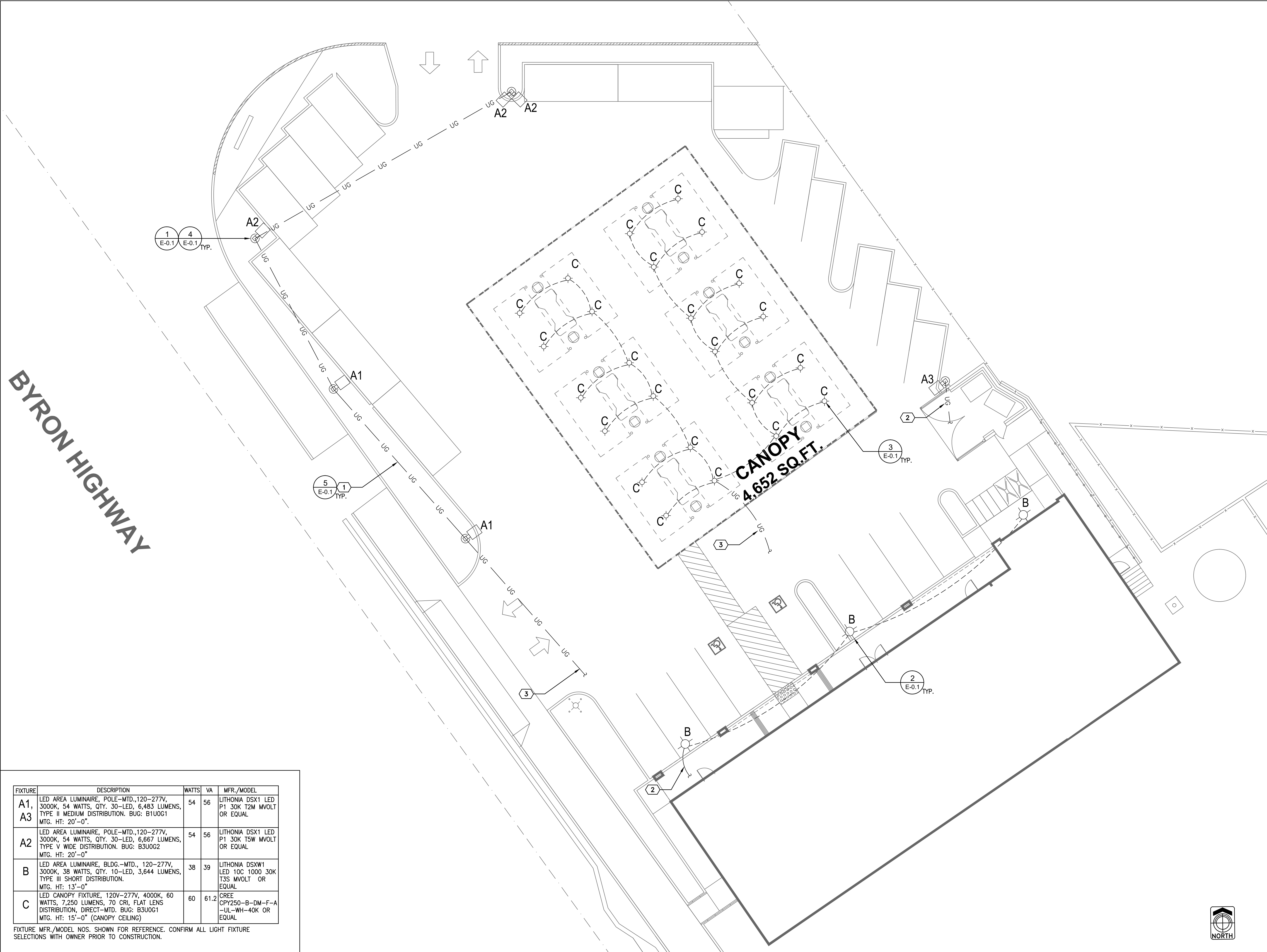
BYRON HIGHWAY

FIXTURE	DESCRIPTION	WATTS	VA	MFR./MODEL
A1, A3	LED AREA LUMINAIRE, POLE-MTD., 120-277V, 3000K, 54 WATTS, QTY. 30-LED, 6,483 LUMENS, TYPE II MEDIUM DISTRIBUTION. BUG: B1U0G1 MTG. HT: 20'-0".	54	56	LITHONIA DSX1 LED P1 30K T2M MVOLT OR EQUAL
A2	LED AREA LUMINAIRE, POLE-MTD., 120-277V, 3000K, 54 WATTS, QTY. 30-LED, 6,667 LUMENS, TYPE V WIDE DISTRIBUTION. BUG: B3U0G2 MTG. HT: 20'-0".	54	56	LITHONIA DSX1 LED P1 30K T5W MVOLT OR EQUAL
B	LED AREA LUMINAIRE, BLDG.-MTD., 120-277V, 3000K, 38 WATTS, QTY. 10-LED, 3,644 LUMENS, TYPE III SHORT DISTRIBUTION. MTG. HT: 13'-0".	38	39	LITHONIA DSXW1 LED 10C 1000 30K T3S MVOLT OR EQUAL
C	LED CANOPY FIXTURE, 120V-277V, 4000K, 60 WATTS, 7,250 LUMENS, 70 CRI, FLAT LENS DISTRIBUTION, DIRECT-MTD. BUG: B3U0G1 MTG. HT: 15'-0" (CANOPY CEILING)	60	61.2	CREE CPY250-B-DM-F-A -UL-WH-40K OR EQUAL

FIXTURE MFR./MODEL NOS. SHOWN FOR REFERENCE. CONFIRM ALL LIGHT FIXTURE SELECTIONS WITH OWNER PRIOR TO CONSTRUCTION.

LIGHT FIXTURE SCHEDULE

2



KEYNOTES		
1	CONDUIT ROUTINGS SHOWN ARE DIAGRAMMATIC. INSTALLER'S DISCRETION ON FIELD-ROUTING OF SIGHT LIGHTING RACEWAYS BASED ON FIELD CONDITIONS AND IN COORDINATION WITH OTHER UTILITIES.	
2	3/4" SCH 40 PVC. W/ 2#12 & 1#12 GND TO BLDG. ELECTRICAL PANEL VIA LIGHTING CONTROL PANEL (PANELS BY OTHERS UNDER SEPARATE PROJECT).	
3	1" SCH 40 PVC. W/ 2#8 & 1#12 GND TO BLDG. ELECTRICAL PANEL VIA LIGHTING CONTROL PANEL (PANELS BY OTHERS UNDER SEPARATE PROJECT).	
4	ALL AREA LIGHTING SHOWN SHALL BE CONTROLLED PER THE REQUIREMENTS OF TITLE 24, PART 6, CALIFORNIA ENERGY CODE SECTION 130.2	

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TITLE

SITE LIGHTING PLAN

PROJECT

C-STORE & GAS STATION EXPANSION (RAISE & RE-BUILD)
15031, 15045 & 15057 BYORN HWY
BYRON, CONTRA COSTA COUNTY, CA 94514

DATE: 08/31/2020

JOB : JSS-BR-01

DWG BY: TB

CHK BY: SS

E-1.0

SITE LIGHTING PLAN

1" = 1'-0"

1

BYRON HIGHWAY

PHOTOMETRIC ILLUMINANCE
VALUE (FOOTCANDLES),TYP.



SITE PHOTOMETRIC SUMMARY					
AREA	AVE.	MAX.	MIN.	MAX:MIN	AVE:MIN
CANOPY (SITE OFF)	26.2	39.1	11.5	3.4:1	2.3:1
SITE (CANOPY OFF)	4.0	11.1	0.7	16:1	5.7:1
SITE (ALL ON)	10.8	39	1.6	24.4:1	6.8:1

REVISIONS:		DATED
REVISION	ISSUE	

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TITLE
SITE LIGHTING PHOTOMETRIC PLAN

PROJECT
C-STORE & GAS STATION EXPANSION (RAISE & RE-BUILD)
15031, 15045 & 15057 BYORN HWY
BYRON, CONTRA COSTA COUNTY, CA 94514



DATE: 08/31/2020
JOB : JSS-BR-01
DWG BY: TB
CHK BY: SS

E-1.1

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E (Created 11/19)
CERTIFICATE OF COMPLIANCE
This document is used to demonstrate compliance with requirements in §110.9, §130.0, §130.2, §140.7, and §141.0(b)(2) for outdoor lighting scopes using the prescriptive path.
Project Name: C-Store and Gas Station Expansion
Project Address: 15031, 15045, and 15057 Byron Hwy, Byron CA
Report Page: Page 1 of 7
Date Prepared: 4/27/20

CALIFORNIA ENERGY COMMISSION
NRCC-LTO-E

01 Project Location (city)

Byron

04 Total Illuminated Hardscape Area (ft²)

28,815.6

02 Climate Zone

12

03 Outdoor Lighting Zone per Title 24, Part 1 §10-114 or as designated by Authority Having Jurisdiction (AHJ):

☐ LZ-0: Very Low - Undeveloped Parkland

☐ LZ-2: Moderate - Rural Areas

☐ LZ-4: High - Must be reviewed by CA Energy Commission for Approval

☐ LZ-1: Low - Developed Parkland

☒ LZ-3: Moderately High - Urban Areas

B. PROJECT SCOPE

Table Instructions: Include any outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.7 or §141.0(b)(2) for alterations.
My project consists of:

01

☒ New Lighting System

☐ Altered Lighting System

Must Comply with Allowances from §140.7.
Is your alteration increasing the connected lighting load (Watts)?

02

☐ Yes

☐ No

03

% of Existing Luminaires Being Altered¹

Sum Total of Luminaires Being Added or Altered

05

Calculation Method

¹ FOOTNOTES: % of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100

C. COMPLIANCE RESULTS

Table Instructions: If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D. for guidance.

Calculation of Total Allowed Lighting Power (Watts) §140.7 or §141.0(b)(2)

Compliance Results

01

General Hardscape Allowance §140.7(d)(1)
(See Table I)

02

Per Application §140.7(d)(2)
(See Table J)

03

Sales Frontage §140.7(d)(2)
(See Table K)

04

Ornamental §140.7(d)(2)
(See Table L)

05

Per Specific Area §140.7(d)(2)
(See Table M)

06

Existing Power §141.0(b)(2) L

07

Total Allowed (Watts)

08

Total Actual (Watts)

09

07 Must be ≥ 08

1,311.825

+

+

+

+

OR

=

2,751.825

≥

1,881

COMPLIES

Cutoff Compliance (See Table G for Details)

COMPLIES

Controls Compliance (See Table H for Details)

COMPLIES

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards>
November 2019

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E (Created 11/19)
CERTIFICATE OF COMPLIANCE
Project Name: C-Store and Gas Station Expansion
Project Address: 15031, 15045, and 15057 Byron Hwy, Byron CA
Report Page: Page 2 of 7
Date Prepared: 4/27/20

CALIFORNIA ENERGY COMMISSION
NRCC-LTO-E

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

Total Hardscape Area in Table A does not match the areas entered in Table I. Please review for compliance.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

Table Instructions: For new or altered lighting systems demonstrating compliance with §140.7 (ie Table I has expanded for input), include all luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application in the Table below. For altered lighting systems using the Existing Power method per §141.0(b)(2) (ie Table N has expanded for input), include only new luminaires being installed and replacement luminaires being installed as part of the project scope (ie, do not include existing luminaires remaining or existing luminaires being moved).

Designed Wattage:

01

02

03

04

05

06

07

08

09

10

Name or Item Tag

Complete Luminaire Description

Watts per luminaire¹²

How Wattage is determined

Total number luminaires²

Luminaire Status³

Excluded per §140.7(a)

Design Watts

Cutoff Req. ≥ 6,200 initial lumen output §130.2(b)⁴

Field Inspector

A1

Pole-mounted AreaLED

☐ Linear

54

Mfr. Spec¹

2

New

☐

108

Yes

☐

☐

A2

Pole-mounted AreaLED

☐ Linear

54

Mfr. Spec¹

3

New

☐

162

Yes

☐

☐

A3

Pole-mounted AreaLED

☐ Linear

54

Mfr. Spec¹

1

New

☐

54

Yes

☐

☐

B

Bldg.-mtd. Area LED

☐ Linear

39

Mfr. Spec¹

3

New

☐

117

NA: <6,200 lumens

☐

☐

C

Canopy LED

☐ Linear

60

Mfr. Spec¹

24

New

☐

1,440

Yes

☐

☐

Total Designed Watts:

1,881

¹ NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
EX: Luminaire is lighting a statue; EXCEPTION 2 to §130.2(b).

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards>
November 2019

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E (Created 11/19)
CERTIFICATE OF COMPLIANCE
Project Name: C-Store and Gas Station Expansion
Project Address: 15031, 15045, and 15057 Byron Hwy, Byron CA
Report Page: Page 3 of 7
Date Prepared: 4/27/20

CALIFORNIA ENERGY COMMISSION
NRCC-LTO-E

¹ FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per §130.0(c)
² For linear luminaires, wattage should be indicated as W/lf instead of Watts/luminaire. Total linear feet for the luminaire should be indicated in column 05 instead of number of luminaires.
³ Select "New" for new luminaires in a new outdoor lighting project or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope
⁴ Compliance with mandatory cutoff requirements is required for luminaires with initial lumen output ≥ 6,200 unless exempted by §130.2(b).

G. CUTOFF REQUIREMENTS (BUG)

Table Instructions: Complete this table for fixtures of ≥ 6,200 initial luminaire lumens indicated on Table F as needing to comply with Cutoff Requirements. Maximum lumens can be found in Title 24, Part 11, Section 5.106.8.

01

02

03

04

05

06

07

08

09

10

11

12

Name or Item Tag

Complete Luminaire Description

Backlight Rating²

Uplight Rating²

Glare Rating²

Field Inspector

Mounting Height from Property Line¹

Max Allowable Backlight Rating³

Backlight Rating Per Design

Lighting Type

Max Allowable Backlight Rating³

Uplight Rating Per Design

Mounting Height from Property Line¹

Max Allowable Glare Rating²

Glare Rating Per Design

Pass

Fail

A1

Pole-mounted

Back hemisphere 1-2 MH from prop line

B4

B1

Area Lighting

U0

U0

> 2 MH from property line

G3

G1

☐

☐

A2

Pole-mounted

Back hemisphere 1-2 MH from prop line

B4

B3

Area Lighting

U0

U0

> 2 MH from property line

G3

G2

☐

☐

C

Canopy LED

> 2 MH from property line

No Limit

B3

Area Lighting

U0

U0

> 2 MH from property line

G3

G1

☐

☐

A3

Pole-mounted

Back hemisphere < 0.5 MH from prop line

B1

B1

Area Lighting

U0

U0

> 2 MH from property line

G3

G1

☐

☐

¹ FOOTNOTES: Mounting Height is labeled MH in this table
² Authority having jurisdiction may ask for luminaire cut sheets or other documentation to confirm luminaire type, uplight ratings and glare ratings used for compliance per §130.2(b).
³ BUG ratings with a lower number than the 'Max Allowable' are compliant. Ex. If Max Allowable is Bug Rating is B4, then B0, B1, B2, B3 and B4 are all compliant.

H. OUTDOOR LIGHTING CONTROLS

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E (Created 11/19)
CERTIFICATE OF COMPLIANCE
Project Name: C-Store and Gas Station Expansion
Project Address: 15031, 15045, and 15057 Byron Hwy, Byron CA
Report Page: Page 6 of 7
Date Prepared: 4/27/20

CALIFORNIA ENERGY COMMISSION
NRCC-LTO-E

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCC/

YES

NO

Form/Title

Field Inspector

☒

☐

NRCC-LTO-01-E - Must be submitted for all buildings.

☐

☐

☒

☐

NRCC-LTO-02-E - Must be submitted for a lighting control system; or for an Energy Management Control System (EMCS), to be recognized for compliance.

☐

☐

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: <http://www.energy.ca.gov/title24/attcp/providers.html>

YES

NO

Form/Title

Field Inspector

☒

☐

NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls area added to ≤ 20 luminaires.

☐

☐

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards>
November 2019

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E (Created 11/19)
CERTIFICATE OF COMPLIANCE
Project Name: C-Store and Gas Station Expansion
Project Address: 15031, 15045, and 15057 Byron Hwy, Byron CA
Report Page: Page 7 of 7
Date Prepared: 4/27/20

CALIFORNIA ENERGY COMMISSION
NRCC-LTO-E

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete

Documentation Author Name: Thomas A. Byerly, P.E.

Documentation Author Signature:

Company: 9467 Havenview Way

Signature Date: 4/27/2020

Address: Elk Grove CA 95624

CEA/ HERS Certification Identification (if applicable):

City/State/Zip: (916) 206-1566

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.

2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)

3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.

4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the building provides to the building owner at occupancy.

Responsible Designer Name: Thomas A. Byerly, P.E.

Responsible Designer Signature:

Company: 9467 Havenview Way

Date Signed: 4/27/2020

Address: Elk Grove CA 95624

License: #14644

City/State/Zip: (916) 206-1566

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards>
November 2019

GENERAL HARDSCAPE AREA

1" = 50'-0"

2

T24 OUTDOOR LIGHTING FORMS NRCC-LTO-E

1

REVISIONS:	REVISION	ISSUE	DATED

CONTINENTAL DEVELOPMENT CONSULTANTS, INC.

Woodland, CA

Las Vegas, NV

Phone (702)347-6137 • (530)405-3780 • FAX (702)664-6237

Email: Contact @ continentaldc.com

Civil Engineering • Land Planning and Zoning Entitlements • Building Design and Improvements • Construction Consulting

T24 OUTDOOR LIGHTING NRCC-LTO-E

PROJECT

C-STORE & GAS STATION EXPANSION (RAISE & RE-BUILD)

15031, 15045 & 15057 BYORN HWY

BYRON, CONTRA COSTA COUNTY, CA 94514

DATE: 08/31/2020

JOB : JSS-BR-01

DWG BY: TB

CHK BY: SS

E-2.0