



CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Summary

County File Number: CDMS25-00008

File Date: 4/7/2025

Applicant:

Bahadour Zarrin
 Paymun Building & Development
 25 Orinda Way, Suite 200
 Orinda, CA 94563

audean@paymun.com
 (510) 375-0833

Property Owner:

MAJID & ZOHREH KASHANIAN
 25 Orinda Way Suite 200
 Orinda, CA 94563

audean@paymun.com
 (510) 375-0833

Project Description:

Request approval of a Minor Subdivision application to allow a subdivision that will result in 2 lots (Parcel A: 77,478 sq.ft. Parcel B: 62,366 sq.ft.).

Project Location: (Address: 141 DEAN RD, ALAMO, CA 945072753), (APN: 196031009)

Additional APNs:

General Plan Designation(s): RVL

Zoning District(s): R-40

Flood Hazard Areas: X

AP Fault Zone: N/A

60-dBA Noise Control: N/A

MAC/TAC: ALAMO MAC

Sphere of Influence: N/A

Fire District: SAN RAMON VLY FIRE

Sanitary District: CENTRAL SANITARY

Housing Inventory Site: NO

Specific Plan: N/A

Fees:

| Fee Item | Description | Account Code | Total Fee | Paid |
|---------------|--|---------------------------------------|----------------|----------------|
| 048F | Fish & Wildlife Fee (\$75) | 002606-9660-REV-000-5B048F | 75.00 | 75.00 |
| 052B | Notification Fee (\$30) | 002606-9660-REV-000-5B052B | 30.00 | 30.00 |
| 83PW | Planning Application Requiring PW Review and Comment | 000651-9660-REV-000-6L83PW | 1000.00 | 1000.00 |
| HSDR | Environmental Health Fee (\$57) | 002606-9660-REV-000-5BHSDR \$5.00 | 57.00 | 57.00 |
| MSS0034 | Tentative Subdiv Map Rvw-Minor | 000350-9665-000-000-5B0034 | 7500.00 | 7500.00 |
| Total: | | | 8662.00 | 8662.00 |

POR. SE 1/4 SEC. 17, T.1S., R.1W., M.D.B.M.
(POR. ASSESSOR'S MAP OF ALAMO OAKS)

1- 49L.S.M.32 9-19-67

4- 120P.M.37&38 1-30-86

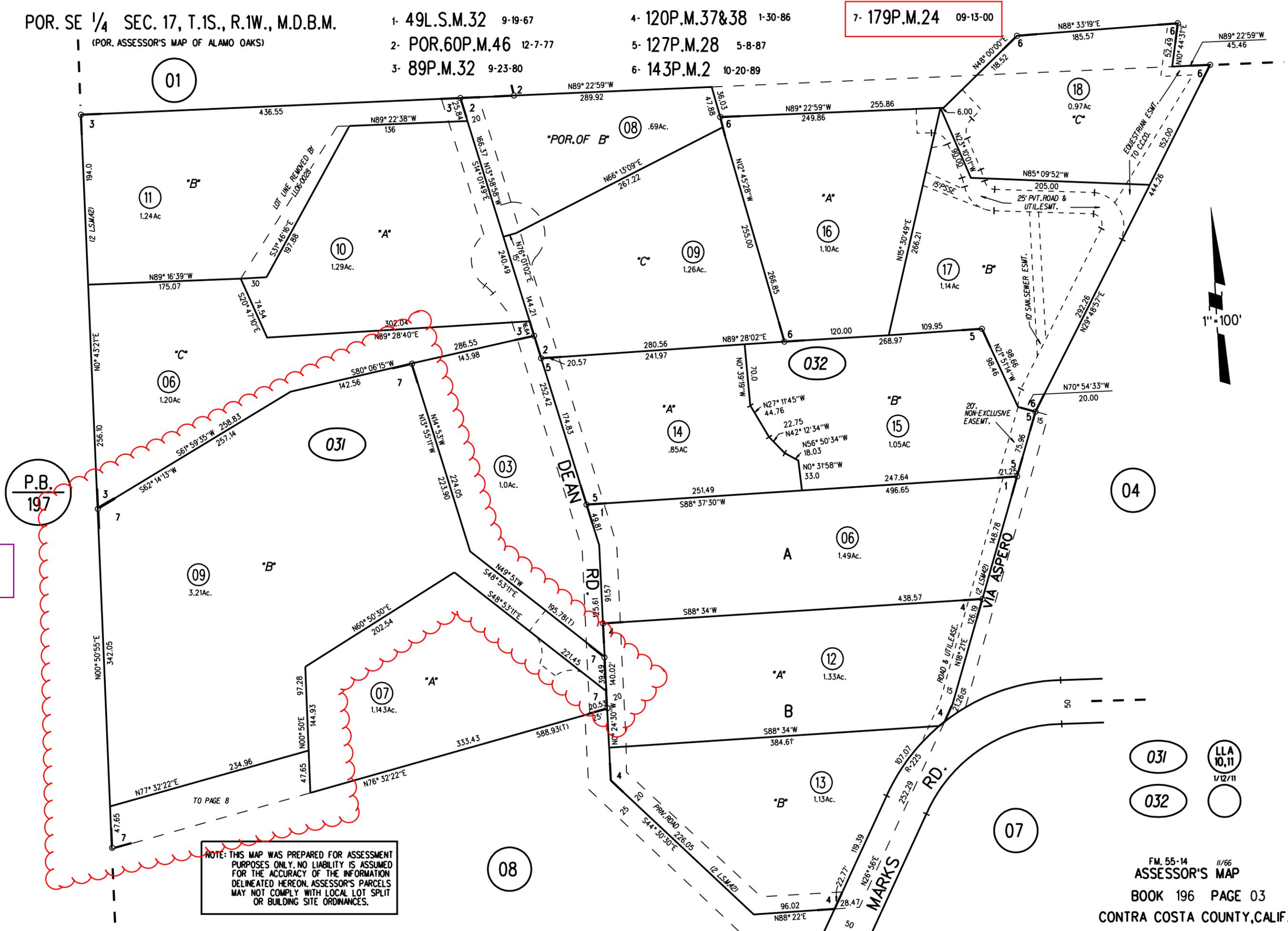
7- 179P.M.24 09-13-00

2- POR.60P.M.46 12-7-77

5- 127P.M.28 5-8-87

3- 89P.M.32 9-23-80

6- 143P.M.2 10-20-89



P.B.
197

MS25-0008
TP22-0001
MS16-0006

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

031
032
LLA 10.11
1/12/11

General Plan: Residential Very Low Density (RVL)

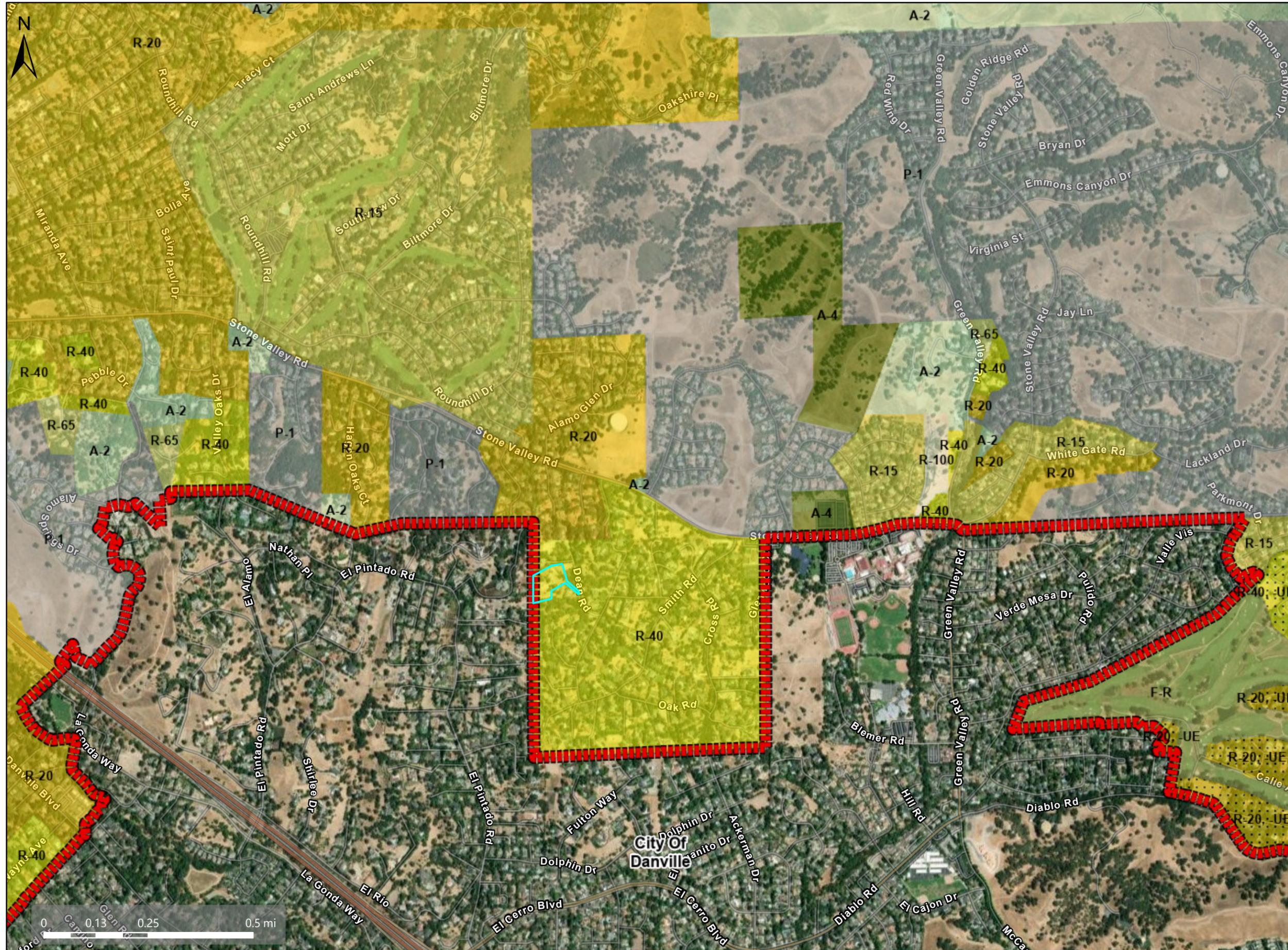


Map Legend

General Plan

- RVL (Residential Very-Low Density) (≤ 1 du/na)
- RL (Residential Low Density) (1-3 du/na)
- RLM (Residential Low-Medium Density) (3-7 du/na)
- PS (Public and Semi-Public)
- CR (Commercial Recreation)
- PR (Park and Recreation)
- RC (Resource Conservation)
- AL (Agricultural Lands) (1 du/10 ac) (1 du/20 ac in DPZ)
- City Limits

Zoning: Single-Family Residential (R-40)



Map Legend

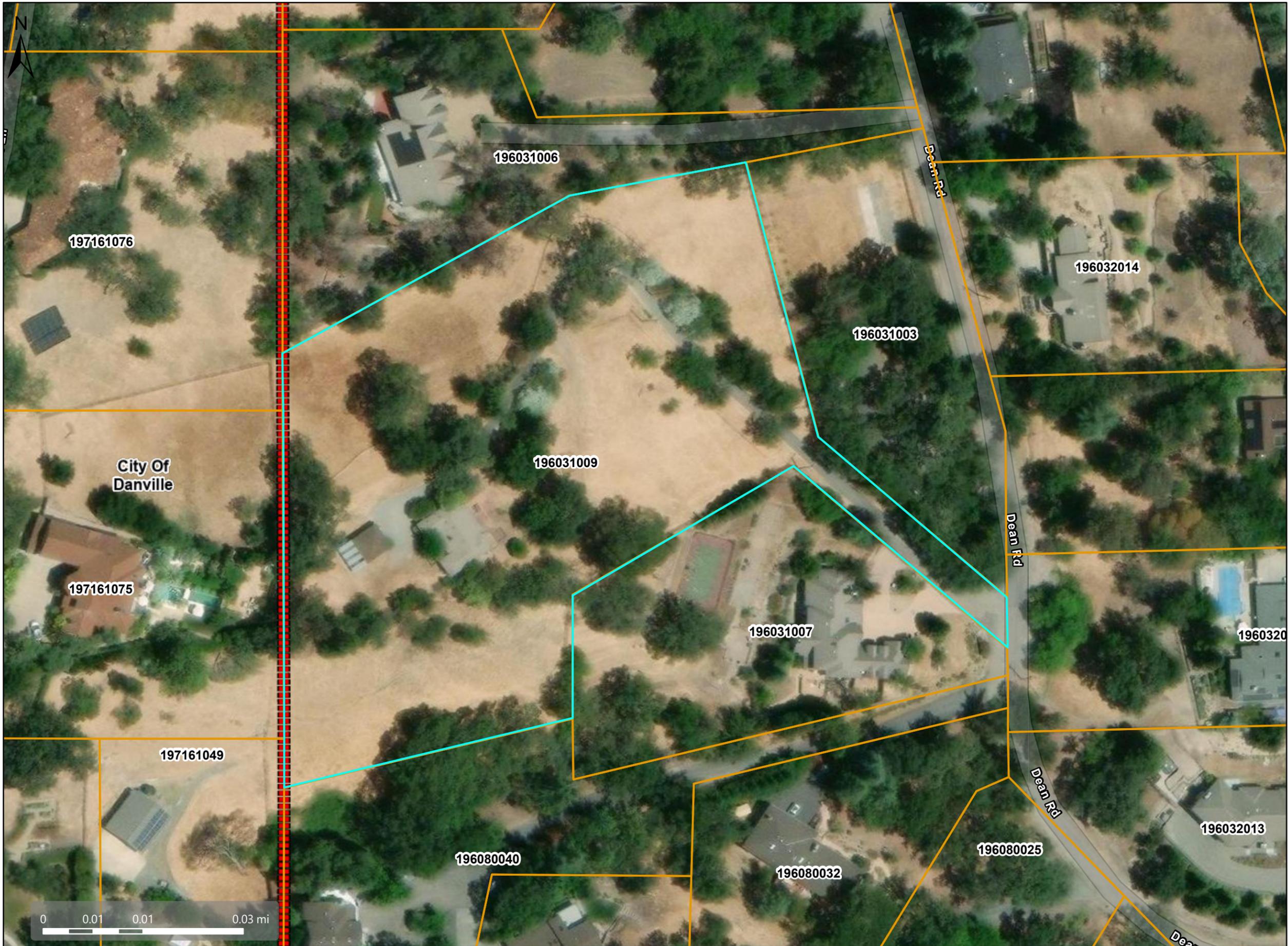
- Zoning
- ZONE_OVER
- R-15 (Single Family Residential)
 - R-20 (Single Family Residential)
 - R-20, -UE (Urban Farm Animal Exclusion)
 - R-40 (Single Family Residential)
 - R-40, -UE (Urban Farm Animal Exclusion)
 - R-65 (Single Family Residential)
 - R-100 (Single Family Residential)
 - F-R (Forestry Recreational)
 - A-2 (General Agriculture)
 - A-4 (Agricultural Preserve)
 - P-1 (Planned Unit)
 - City Limits



This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION. CCMMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMMap application are provided by various Contra Costa County Departments. Please direct all data inquires to the appropriate department.

Spatial Reference
 PCS: WGS 1984 Web Mercator Auxiliary Sphere
 Datum: WGS 1984

Aerial Map



Map Legend

- Assessment Parcels
- City Limits

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OWNER'S STATEMENT

THE UNDERSIGNED, BEING THE ONLY PARTIES HAVING A RECORD TITLE INTEREST IN THE LANDS DELINEATED AND EMBRACED WITHIN THE HEAVY BLACK LINES UPON THIS PARCEL MAP, DO HEREBY CONSENT TO THE MAKING AND RECORDATION OF THE SAME.

THE AREA DESIGNATED AS PRIVATE ACCESS EASEMENT (P.A.E.) IS HEREBY DEDICATED FOR PRIVATE ACCESS AND ROADWAY PURPOSES TO SERVE PARCELS A AND B OF MS 16-0006.

THE AREAS DESIGNATED AS "PRIVATE STORM DRAINAGE EASEMENT" (P.S.D.E.) ARE NOT OFFERED FOR DEDICATION TO THE PUBLIC. THE CERTAIN DRAINAGE FACILITIES CONSTRUCTED IN THESE AREAS ARE TO BE MAINTAINED BY THE INDIVIDUAL OWNER(S) OF PARCELS A AND B OF SUBDIVISION MS 16-0006 IN ACCORDANCE WITH THE "STORMWATER MANAGEMENT FACILITY OPERATIONS AND MAINTENANCE AGREEMENT INCLUDING CLEARING OF OBSTRUCTIONS, AND RIGHT OF ENTRY AGREEMENT" RECORDED BY SEPARATE DOCUMENT FOR EACH PARCEL.

THE AREAS DESIGNATED AS SANITARY SEWER EASEMENT ("S.S.E.") ARE OFFERED FOR DEDICATION TO THE CENTRAL CONTRA COSTA SANITARY DISTRICT (C.C.C.S.D.), OR ITS SUCCESSORS OR ASSIGNS IN GROSS, AS AN EXCLUSIVE SUBSURFACE EASEMENT (OR AS A NONEXCLUSIVE SUBSURFACE EASEMENT, WHERE INDICATED) AND NONEXCLUSIVE SURFACE EASEMENT FOR THE RIGHT TO CONSTRUCT, RECONSTRUCT, RENEW, ALTER, OPERATE, MAINTAIN, REPLACE (WITH THE INITIAL OR OTHER SIZE) AND REPAIR SUCH SEWER LINE OR LINES AS C.C.C.S.D. SHALL FROM TIME TO TIME ELECT FOR CONVEYING SEWAGE OR RECYCLED WATER, AND ALL NECESSARY MAINTENANCE ACCESS STRUCTURES, LATERALS AND APPURTENANCES THERETO, OVER AND WITHIN SUCH EASEMENT AREA, TOGETHER WITH THE FREE RIGHT OF INGRESS, EGRESS AND EMERGENCY ACCESS TO SAID EASEMENT OVER AND ACROSS THE REMAINING PORTION OF THE OWNER'S PROPERTY, PROVIDED THAT SAID RIGHTS OF INGRESS, EGRESS AND EMERGENCY ACCESS SHALL BE LIMITED TO ESTABLISHED ROADWAYS, PATHWAYS, AVENUES OR OTHER ROUTES TO THE EXTENT POSSIBLE AND AS REASONABLY NECESSARY FOR THE PROPER USE OF THE RIGHTS GRANTED HEREIN. THIS OFFER OF DEDICATION ALSO INCLUDES THE RIGHT TO CLEAR OBSTRUCTIONS AND VEGETATION FROM THE EASEMENT AS MAY BE REQUIRED FOR THE PROPER USE OF THE OTHER RIGHTS GRANTED HEREIN.

THE OWNER RESERVES THE RIGHT TO LANDSCAPE OR MAKE SUCH OTHER USE OF THE LANDS INCLUDED WITHIN THE EASEMENTS WHICH ARE CONSISTENT WITH CCCSD'S USE; HOWEVER, SUCH USE BY THE OWNER SHALL NOT INCLUDE THE PLANTING OF TREES OR CONSTRUCTION OF PERMANENT STRUCTURES, INCLUDING BUT NOT LIMITED TO HOUSES, GARAGES, OUTBUILDINGS, SWIMMING POOLS, TENNIS COURTS, RETAINING WALLS, DECKS, PATIOS, ENGINEERED DRAINAGE FACILITIES (BIO-SWALES) OR OTHER ACTIVITY WHICH MAY INTERFERE WITH CCCSD'S ENJOYMENT OF THE EASEMENT RIGHTS GRANTED HEREIN.

MAINTENANCE ACCESS STRUCTURES (MANHOLES, RODDING INLETS, ETC.) CONSTRUCTED WITHIN THE EASEMENT SHALL NOT BE COVERED BY EARTH OR OTHER MATERIAL AND SHALL REMAIN IN AN EXPOSED AND ACCESSIBLE CONDITION AT ALL TIMES FOR ROUTINE AND/OR EMERGENCY MAINTENANCE THAT MAY BE DEEMED NECESSARY BY CCCSD FROM TIME TO TIME.

CCCSD, AND ITS SUCCESSORS OR ASSIGNS, SHALL INCUR NO LIABILITY WITH RESPECT TO SUCH OFFER OF DEDICATION, AND SHALL NOT ASSUME ANY RESPONSIBILITY FOR THE OFFERED EASEMENTS OR ANY IMPROVEMENTS THEREON OR THEREIN, UNTIL SUCH OFFER HAS BEEN ACCEPTED BY THE APPROPRIATE ACTION OF CCCSD, OR ITS SUCCESSORS OR ASSIGNS. FURTHER, THE OWNER SHALL INDEMNIFY, DEFEND, SAVE AND HOLD HARMLESS CCCSD FROM ANY LIABILITY WITH RESPECT TO THE EASEMENTS, PRIOR TO THE FORMAL ACCEPTANCE OF SAID EASEMENTS BY APPROPRIATE ACTION OF CCCSD.

THE AREA MARKED "PUBLIC UTILITY EASEMENT" (P.U.E.) IS DEDICATED TO THE PUBLIC FOR PUBLIC USE FOR PUBLIC UTILITIES UNDER, ON, AND OVER THOSE CERTAIN STRIPS OF LAND AS SHOWN ON SAID MAP WITHIN SAID SUBDIVISION.

THE AREA MARKED EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.E.) IS DEDICATED TO THE PUBLIC FOR THE PURPOSE OF INGRESS AND EGRESS OF PUBLIC SAFETY VEHICLES AND EMERGENCY EQUIPMENT.

THE AREAS DESIGNATED AS "WATER LINE EASEMENT" (W.L.E.) ARE NOT OFFERED FOR DEDICATION TO THE PUBLIC. THE CERTAIN WATER LINE FACILITIES CONSTRUCTED IN THESE AREAS ARE TO BE MAINTAINED BY THE INDIVIDUAL OWNER(S) OF PARCELS A AND B OF SUBDIVISION MS 16-0006

THIS MAP SHOWS ALL THE EASEMENTS ON THE PREMISES OR OF RECORD.

BY: _____ DATE: _____
MAJID KASHANIAN

BY: _____ DATE: _____
ZOHREH ARA KASHANIAN

OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF _____ } S.S.

ON _____, 2023, BEFORE ME, _____ PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND, _____
NAME (PRINTED) _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
PRINCIPAL COUNTY OF BUSINESS: _____

TRUSTEE'S STATEMENT

A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS RECORDED APRIL 21, 2022 AS/IN INSTRUMENT NO. 2022-0069537 OF OFFICIAL RECORDS.
DATED: APRIL 4, 2022
TRUSTOR: MAJID KASHANIAN AND ZOHREH ARA KASHANIAN, HUSBAND AND WIFE, AS JOINT TENANTS
TRUSTEE: DAVIS E. FENNELL, ESQ., NORTHWEST TRUSTEE SERVICES
BENEFICIARY: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR
LENDER: BETTER RATE MORTGAGE, INC.

TRUSTEE'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF _____ } S.S.

ON _____, 2023, BEFORE ME, _____ PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND, _____
NAME (PRINTED) _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
PRINCIPAL COUNTY OF BUSINESS: _____

PARCEL MAP
SUBDIVISION MS 16-0006
A PORTION OF THE SOUTHEAST ¼ OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, CONTRA COSTA COUNTY, CALIFORNIA



3021 Citrus Circle, Suite 150
Walnut Creek, California 94598-2635
TEL (925) 210-9300
SEPTEMBER, 2024

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER BY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE PER THE REQUEST OF MAJID KASHANIAN AND ZOHREH ARA KASHANIAN IN NOVEMBER 2024. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR WILL BE SET AS SHOWN ON OR BEFORE SEPTEMBER 2025, AND SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

RAZMIK AVEDIAN, PE, PLS
LICENSE NO. L.S. 9221
DATE _____

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 202____, AT _____ M.
IN BOOK _____ OF PARCEL MAPS, AT PAGE _____, AT THE
REQUEST OF CHICAGO TITLE COMPANY.

DEBORAH COOPER
COUNTY RECORDER IN AND FOR THE COUNTY
OF CONTRA COSTA, STATE OF CALIFORNIA
BY: _____
DEPUTY COUNTY RECORDER

**PARCEL MAP
SUBDIVISION MS 16-0006**

**A PORTION OF THE SOUTHEAST ¼ OF SECTION
17, TOWNSHIP 1 SOUTH, RANGE 1 WEST,
MOUNT DIABLO BASE AND MERIDIAN,
CONTRA COSTA COUNTY, CALIFORNIA**



3021 Citrus Circle, Suite 150
Walnut Creek, California 94598-2635

TEL (925) 210-9300
SEPTEMBER, 2024

COUNTY SURVEYOR'S STATEMENT

I HAVE EXAMINED THIS PARCEL MAP AND THIS SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP. ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

I AM SATISFIED THAT THIS PARCEL MAP IS TECHNICALLY CORRECT.

DATED: _____ BY: _____
DANA M. TREZISE (BAUMANN)
PLS NO. 7438
COUNTY SURVEYOR

CLERK OF THE BOARD OF SUPERVISORS CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA) SS

I, MONICA NINO, CLERK OF THE BOARD OF SUPERVISORS AND COUNTY ADMINISTRATOR OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PARCEL MAP ENTITLED "PARCEL MAP SUBDIVISION MS 15-0009" WAS PRESENTED TO SAID BOARD OF SUPERVISORS, AS PROVIDED BY LAW, AT A REGULAR MEETING THEROF HELD ON THE _____ DAY OF _____, 20____, AND THAT SAID BOARD OF SUPERVISORS DID THEREUPON BY RESOLUTION DULY PASSED AND ADOPTED AT SAID MEETING, APPROVED SAID MAP, AND DID ACCEPT SUBJECT TO INSTALLATION AND ACCEPTANCE OF IMPROVEMENTS, THE AREA DEDICATED FOR ROADWAY PURPOSES.

I FURTHER CERTIFY THAT ALL TAX LIENS HAVE BEEN SATISFIED AND THAT ALL BONDS AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP HAVE BEEN APPROVED BY THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, AND FILED IN MY OFFICE.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS DAY _____ OF _____ 20____.

MONICA NINO
CLERK OF THE BOARD OF SUPERVISORS
AND COUNTY ADMINISTRATOR
CONTRA COSTA COUNTY
STATE OF CALIFORNIA

BY: _____
DEPUTY CLERK

PARCEL MAP

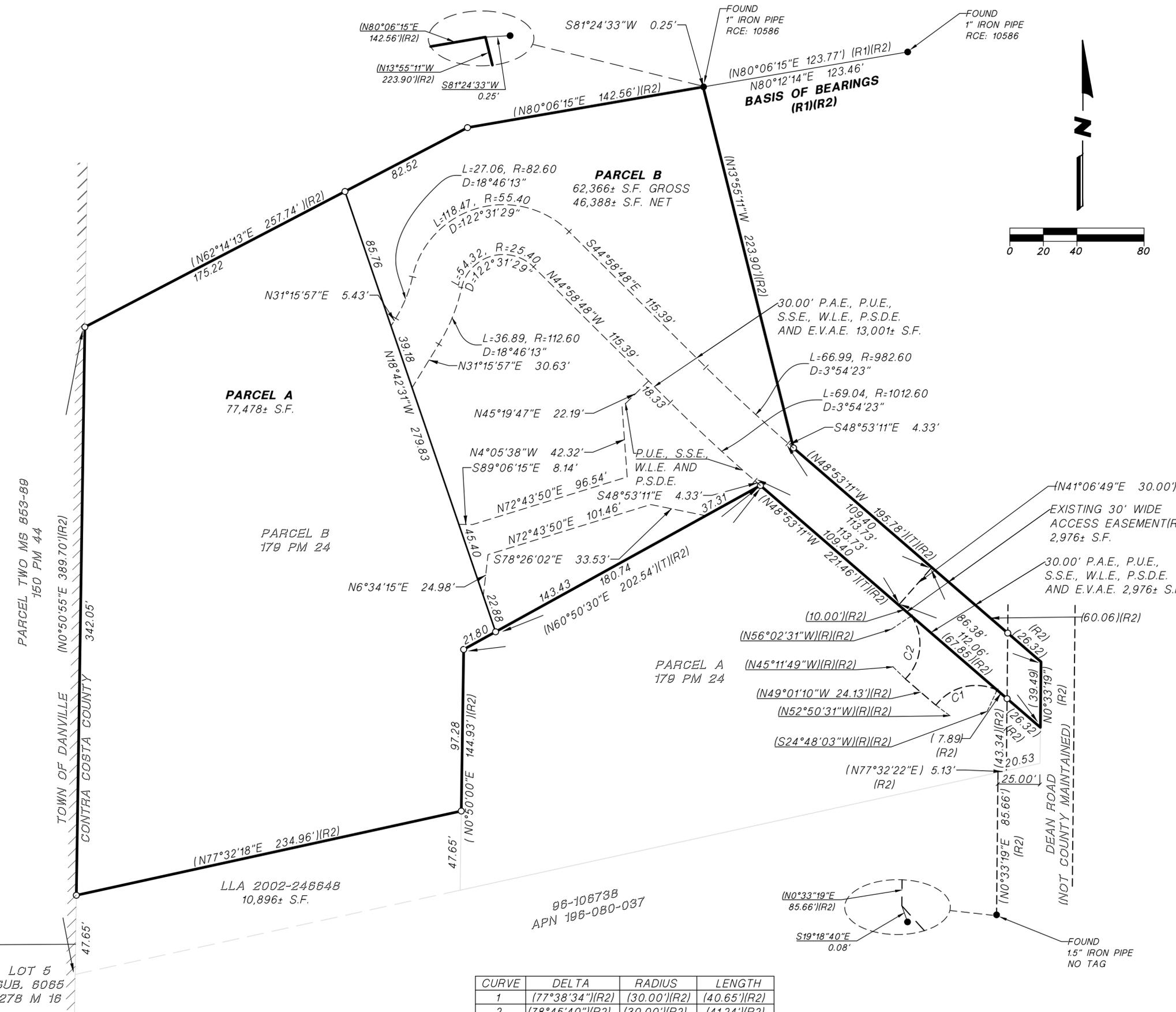
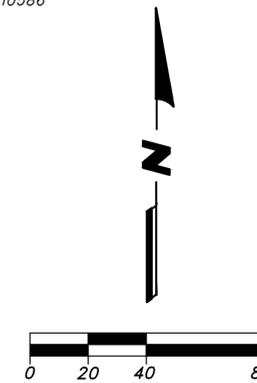
SUBDIVISION MS 16-0006

A PORTION OF THE SOUTHEAST ¼ OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, CONTRA COSTA COUNTY, CALIFORNIA

PA Design Resources, Inc.
 Planning ■ Engineering ■ Surveying

3021 Citrus Circle, Suite 150
 Walnut Creek, California 94598-2635
 SCALE: 1"=40'

TEL (925) 210-9300
 SEPTEMBER, 2024



BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON FOUND MONUMENTS ALONG THE SOUTHERLY LINE OF PARCEL C AS SHOWN ON THE MAP OF SUBDIVISION MS 179-78 (89 PM 32) BEING NORTH 80°06'15" EAST.

LEGEND

- FOUND IRON PIPE AS NOTED
- SET 5/8" REBAR & TAG LS 9221
- (R1) RECORD DATE PER (89 PM 32)
- (R2) RECORD DATE PER (179 PM 24)
- (R) RADIAL
- (T) TOTAL
- P.A.E. PRIVATE ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- S.S.E. PUBLIC SANITARY SEWER EASEMENT
- W.L.E. PRIVATE WATER LINE EASEMENT
- P.S.D.E. PRIVATE STORM DRAIN EASEMENT
- E.V.A.E. EMERGENCY VEHICULAR ACCESS EASEMENT
- CITY OF DANVILLE LIMIT LINE

LEGAL ACCESS EASEMENT (DEAN ROAD)

A NON-EXCLUSIVE EASEMENT AND RIGHT OF USE THE ROADS FOR VEHICLES, WATER, PEDESTRIANS, GAS, SEWER, ELECTRIC LIGHT, AND POWER AND TELEPHONE SERVICE LINES, AS SAID ROADS ARE SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 2, LICENSED SURVEY MAPS AT PAGE 42, CONTRA COSTA COUNTY RECORDERS, AS GRANTED BY FRANK J. BYINGTON AND AGDA M. BYINGTON AND E.G. FAGAN AND ELIZABETH J. FAGAN BY GRANT DEED RECORDED JANUARY 16, 1939, BOOK 488, AT PAGE 436, CONTRA COSTA COUNTY OFFICIAL RECORDS AND AS GRANTED BY FRANK J. BYINGTON AND AGDA M. BYINGTON AND E.G. FAGAN AND ELIZABETH J. FAGAN BY GRANT DEED RECORDED APRIL 27, 1940, BOOK 544, AT PAGE 327, CONTRA COSTA COUNTY OFFICIAL RECORDS.

| CURVE | DELTA | RADIUS | LENGTH |
|-------|------------------|---------------|---------------|
| 1 | (77°38'34")(R2) | (30.00')(R2) | (40.65')(R2) |
| 2 | (78°45'40")(R2) | (30.00')(R2) | (41.24')(R2) |

MINOR SUBDIVISION MS 16-0006 - 141 DEAN ROAD

RECEIVED on 04/07/2025 CDM525-00008
By Contra Costa County
Department of Conservation and Development

SINGLE FAMILY DETACHED RESIDENTIAL GRADING AND IMPROVEMENT PLANS ALAMO, CONTRA COSTA COUNTY, CALIFORNIA

DATE: DECEMBER 9, 2024

(APN: 196-031-002)

GENERAL NOTES

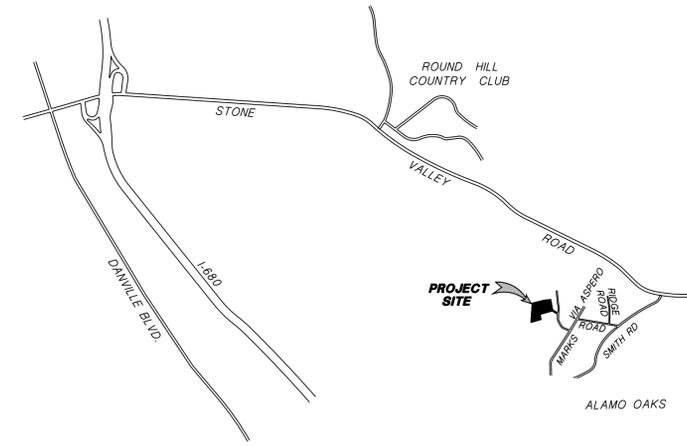
- FIELD CONFLICTS:** THESE PLANS SHOW EXISTING FEATURES INCLUDING BUT NOT LIMITED TO TREES, UTILITIES, AND STRUCTURES THAT MAY BE AFFECTED BY THE CONSTRUCTION OR PLACEMENT OF THE PROPOSED ENGINEERED IMPROVEMENTS. THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE ENGINEER IF THERE ARE ANY EXISTING FEATURES, WHETHER SHOWN OR NOT 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.
- 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 **P/A DESIGN RESOURCES, INC. AT 925-210-9300** FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
- BASIS OF ELEVATION DATUM:** ELEVATIONS SHOWN HEREON ARE BASED ON ASSUMED DATUM. RAISE ELEVATIONS SHOWN HEREON 369.29' TO MATCH THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). A TEMPORARY BENCHMARK HAS BEEN SET ON SITE, BEING MAG NAIL 20029 IN THE NORTHERLY PAVEMENT OF THE HAIRPIN BEND IN THE DRIVEWAY. ELEVATION = 157.55 (ASSUMED) - 526.84 (MAVD88)
BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON FOUND MONUMENTS ALONG THE SOUTHERLY LINE OF PARCEL C AS SHOWN ON THE MAP OF SUBDIVISION MS 179-78 (89 PM 32) BEING NORTH 80° 06' 15" EAST.
NAD83 NOTE: THE LOCATION OF THE SITE RELATIVE TO NAD83(2011) (EPOCH 2010) WAS ESTABLISHED BY OPUS SOLUTION BASED ON A 4-HOUR STATIC OBSERVATION OF MAG NAIL 20029. CALIFORNIA STATE PLANE, ZONE 3 (0403 CA 3) COORDINATES FOR MAG NAIL 20029 ARE NORTING: 2,133,081.584, EASTING: 6,129,678.272 THE CONVERGENCE ANGLE AT MAG NAIL 20029 IS -00°54'57" DISTANCE SHOWN HEREON ARE GROUND DISTANCES, MULTIPLY DISTANCES SHOWN HEREON BY 0.99991032 TO OBTAIN GRID DISTANCES.
- 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 TO 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.
- QUALITY CONTROL PLAN:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING THE QUALITY OF MATERIAL ENTERING THE WORK AND THE WORK PERFORMED, AND SHALL PERFORM TESTING TO ENSURE CONTROL PRIOR TO 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.
- 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.
- EXCAVATION:** THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT 811 OR (800) 227-2600 TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION. THE USA AUTHORIZATION NUMBER SHALL BE KEPT AT THE JOB SITE.
- ALL UTILITY DISTRIBUTION SERVICES SHALL BE PLACED UNDERGROUND.
- 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.
- 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.
- 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.

- RETAINING WALLS:** RETAINING WALLS WITHIN PUBLIC ROAD RIGHTS OF WAY WILL BE INSPECTED BY THE PUBLIC WORKS DEPARTMENT.
 - 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.
 - RETAINING WALLS UNDER 4 FEET HIGH (3 FEET HIGH WITH SURCHARGE) SHOWN ON THE IMPROVEMENT PLAN TO BE OUTSIDE OF PUBLIC ROAD RIGHT OF WAY, WILL BE INSPECTED BY **ADVANCED ENGINEERING**. 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.
- 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.
- 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 DEPARTMENT OF CONSERVATION AND DEVELOPMENT. 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 DEPARTMENT OF CONSERVATION AND DEVELOPMENT.
- GRADES LESS THAN 1 PERCENT:** WATER TESTING IS REQUIRED FOR ALL CURB GRADES LESS THAN ONE PERCENT.
- 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.
- 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.
- 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 DIVISION.
- 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.
- PAVEMENT STRIPING:** ALL TRAFFIC STRIPING AND MARKINGS SHALL BE THERMOPLASTIC UNLESS THESE PLANS DESIGNATE THE USE OF TRAFFIC PAINT.
- 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.
- 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.
- 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.

- 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 PROJECT ENGINEER/SURVEYOR, PRIOR TO DISTURBANCE OR REMOVAL OF EXISTING MONUMENTS. PROJECT ENGINEER/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.
- ANY MATERIAL IMPORTED FOR THE CONSTRUCTION OF EMBANKMENTS OR AS BACKFILL FOR STRUCTURES, CULVERTS AND OTHER FACILITIES SHALL MEET THE FOLLOWING REQUIREMENTS:
- 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) 374-2136.
- 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.

| | |
|--------------------------|----------------|
| 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



VICINITY MAP
NOT TO SCALE

THESE PLANS IDENTIFIED AS "141 DEAN ROAD SUBDIVISION MS 16-0006, SINGLE FAMILY DETACHED RESIDENTIAL, GRADING AND IMPROVEMENT PLANS, ALAMO, CONTRA COSTA COUNTY, CALIFORNIA, DATED SEPTEMBER 13, 2024, SHEETS 1 THROUGH 14 AS LISTED IN SHEET INDEX, HAVE BEEN PREPARED UNDER THE DIRECTION OF AND APPROVED BY:



RAZMIK AVEDIAN DATE
R.C.E. 53063 EXPIRES 6/30/25
P/A DESIGN RESOURCES, INC.

REVIEWED BY:

SAN RAMON VALLEY FIRE PROTECTION DISTRICT (SRVFPS) DATE

BASED ON MY REVIEW OF THE GEOTECHNICAL ASPECTS OF THESE PLANS, IT IS MY OPINION THAT THESE PLANS WERE PREPARED IN SUBSTANTIAL CONFORMANCE WITH THE FOLLOWING REPORT: THE SOILS REPORT TITLED "GEOTECHNICAL STUDY PROPOSED SINGLE FAMILY RESIDENCE AND POOL AT 141 DEAN ROAD, ALAMO, CALIFORNIA" DATED, FEBRUARY 8, 2022, PREPARED FOR: PAYMUN BUILDING & DEVELOPMENT, INC. PREPARED BY: GEOTECHNIA CONSULTING GEOTECHNICAL ENGINEERS, PROJECT NUMBER: 213587.

LUIS E. MOURA, C.E., G.E., F.ASCE DATE
G.E. 2130
GEOTECNIA, CONSULTING GEOTECHNICAL ENGINEERS

SHEET INDEX

| | | |
|-------|--|---------------|
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| 4 | STORM DRAIN NOTES, DETAILS SECTIONS AND SYSTEM MAP | D2 |
| 5 | STANDARD DETAILS | D3 |
| 6 | EXISTING CONDITION AND DEMOLITION PLAN | DM-01 |
| 7 | GRADING PLANS | GR-01 |
| 8-9 | ACCESS DRIVEWAY IMPROVEMENT PLANS | IP-01-02 |
| 10-12 | CROSS COUNTRY STORM DRAIN IMPROVEMENT PLANS | IP CCSD-01-XX |
| 13 | SIGNAGE AND STRIPING PLAN | SP-01 |
| 14 | STORMWATER CONTROL PLAN | SWCP-01 |

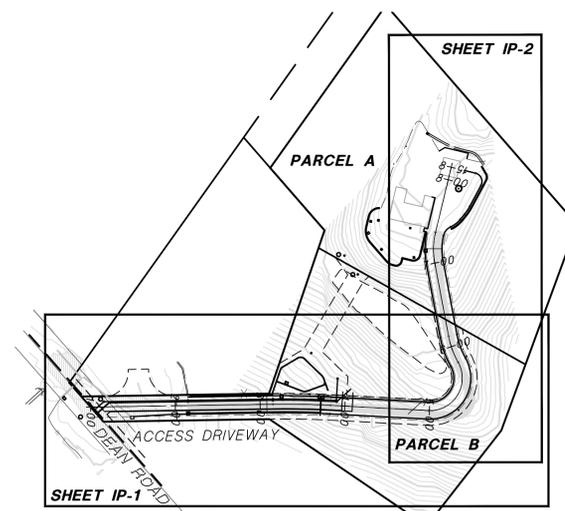
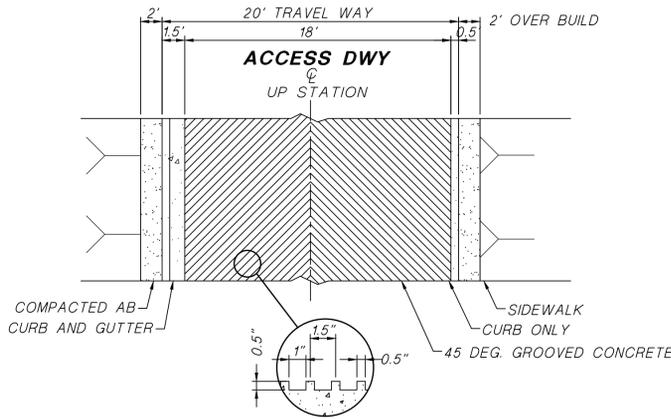
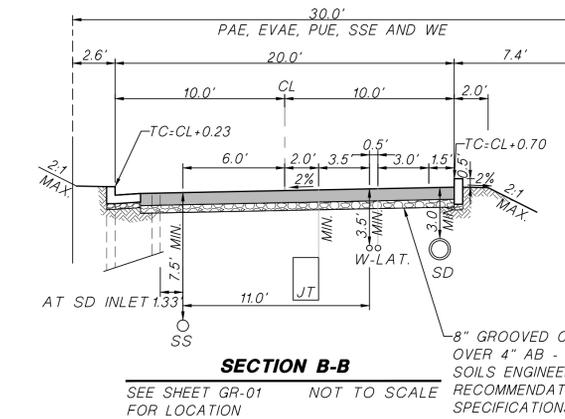
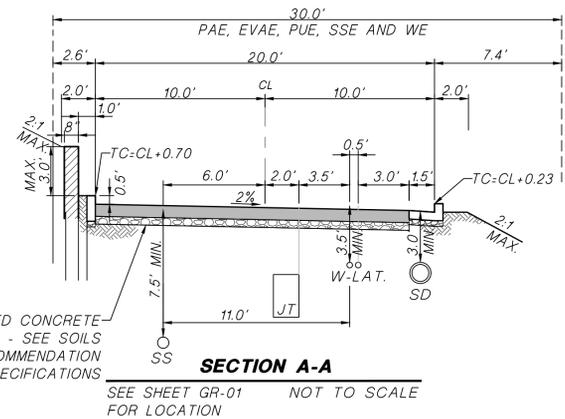
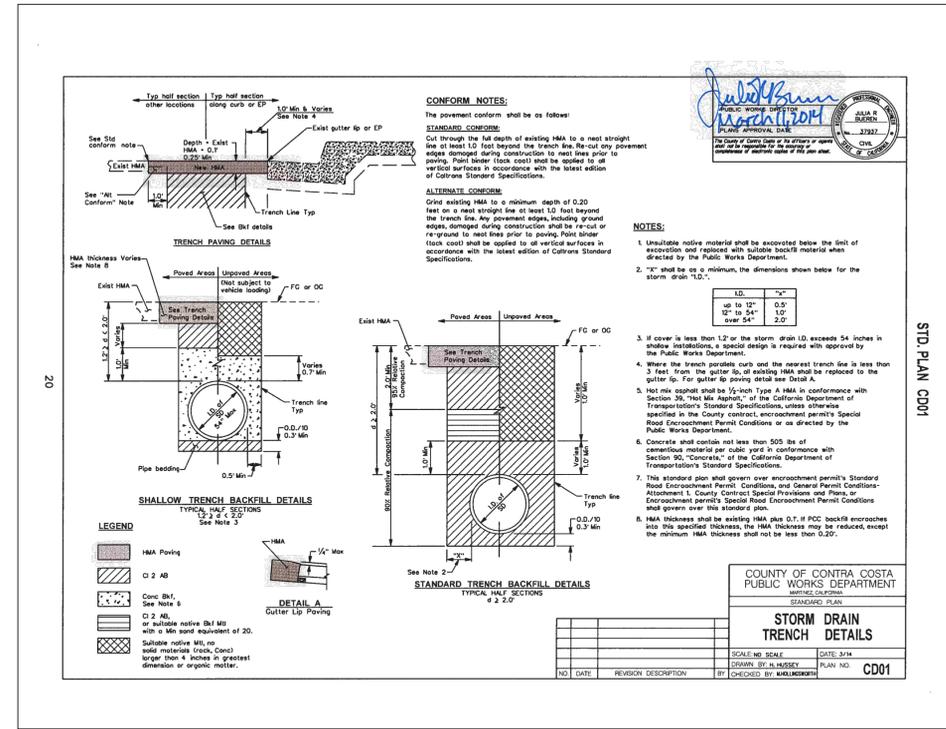
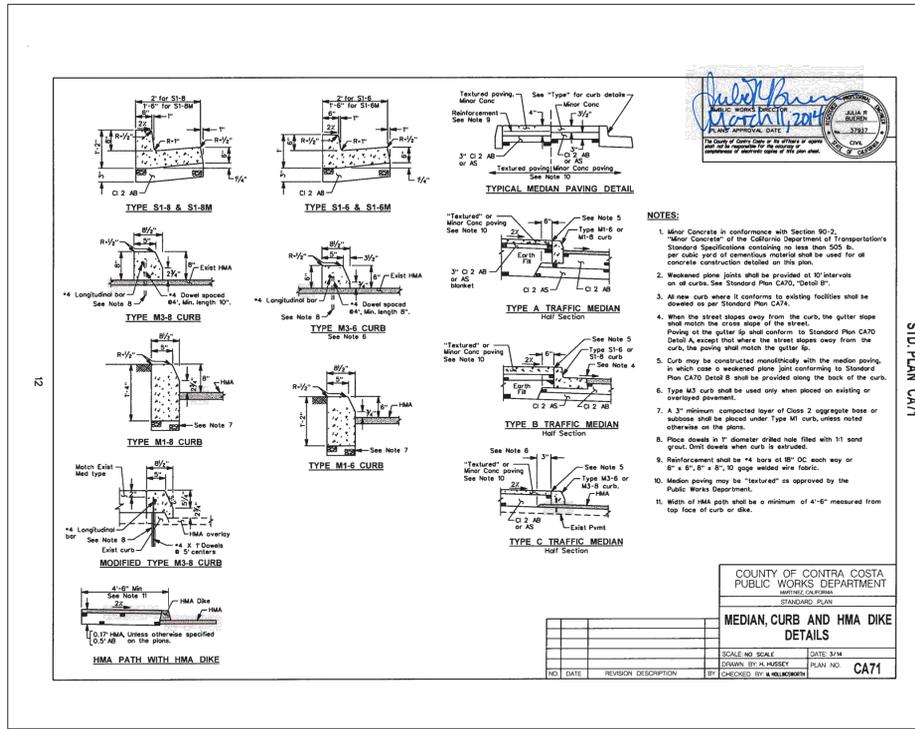
SUBDIVISION MS 16-0006
141 DEAN ROAD
GENERAL NOTES

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SHEET
N1
1 OF 14 SHEETS
PROJ. NO. 22024-20

LEGEND

| PROPOSED | ITEM | EXISTING |
|----------|--------------------------------------|----------|
| | STORM DRAIN W/CATCH BASIN | |
| | STORM DRAIN W/MANHOLE | |
| | SANITARY SEWER | |
| | SANITARY SEWER WITH MAN HOLE | |
| | WATER LINE | |
| | GATE VALVE | |
| | SUBDIVISION BOUNDARY | |
| | LOT LINE | |
| | CENTER LINE | |
| | RETAINING WALL | |
| | FIRE HYDRANT | |
| | ELECTROLIER | |
| | MONUMENT | |
| | CURVE NUMBER | |
| | AGGREGATE BASE | |
| | ASPHALTIC CONCRETE | |
| | BACK OF WALK | |
| | BEGIN CURVE | |
| | BEGIN VERTICAL CURVE | |
| | BOTTOM OF WALL | |
| | CENTER LINE | |
| | CONSTRUCT | |
| | CONCRETE | |
| | DRIVEWAY | |
| | MIDDLE ORDINATE | |
| | END CURVE | |
| | EASEMENT | |
| | EMERGENCY VEHICLE ACCESS EASEMENT | |
| | END VERTICAL CURVE | |
| | EXISTING | |
| | FACE OF CURB | |
| | FIRE HYDRANT | |
| | FLOW LINE | |
| | GRADE BRAKE | |
| | HYDRAULIC GRADE LINE | |
| | HIGH POINT | |
| | LINEAR FEET | |
| | LOT LINE | |
| | LOW POINT | |
| | LEFT | |
| | MAN HOLE | |
| | MINIMUM | |
| | ON CENTER | |
| | PROPERTY LINE | |
| | PRIVATE ACCESS EASEMENT | |
| | PAVEMENT | |
| | POINT OF COMPOUND CURVE | |
| | POINT ON CURVE | |
| | POINT OF REVERSE CURVE | |
| | PRIVATE STORM DRAIN EASEMENT | |
| | PUBLIC UTILITIES EASEMENT | |
| | POLY VINYL CHLORIDE | |
| | POINT OF VERTICAL CURVE INTERSECTION | |
| | REINFORCED CONCRETE PIPE | |
| | RIGHT OF WAY | |
| | RADIAL POINT | |
| | RIGHT | |
| | SIDEWALK | |
| | STORM DRAIN | |
| | SIDE OPENING | |
| | SANITARY SEWER | |
| | SANITARY SEWER LATERAL | |
| | SANITARY SEWER EASEMENT | |
| | STRUCTURE | |
| | TOP OF CURB | |
| | TRANSITION | |
| | TOP OF WALL | |
| | VERTICAL | |
| | VERTICAL CURVE | |
| | WATER LINE EASEMENT | |
| | WATER LATERAL | |
| | SPOT ELEVATION | |



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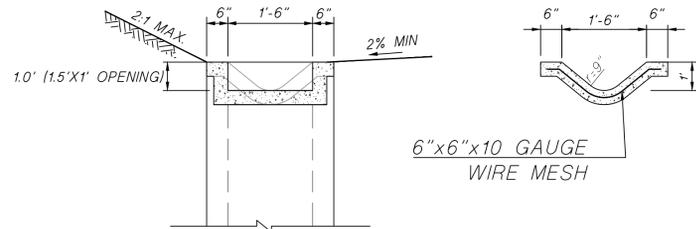
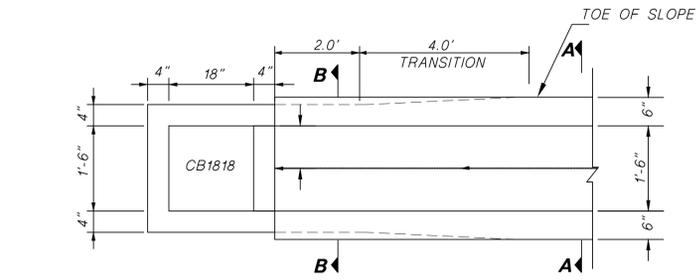
TEL (925) 210-9300

SUBDIVISION MS 16-0006
141 DEAN ROAD
LEGEND, INDEX MAP & DETAILS

DATE: 12/09/2024
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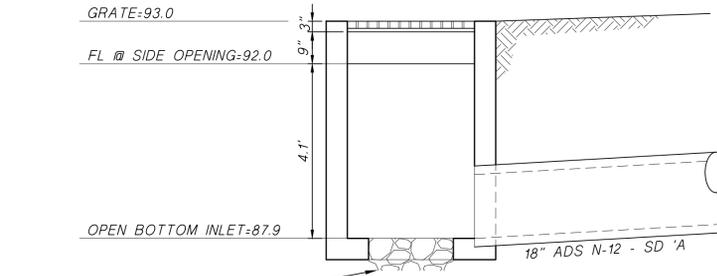
D1
 3 OF 14 SHEETS
 PROJ. NO. 20204-20

REVISIONS
 NO. BY DATE
 CALIFORNIA
 ALAMO

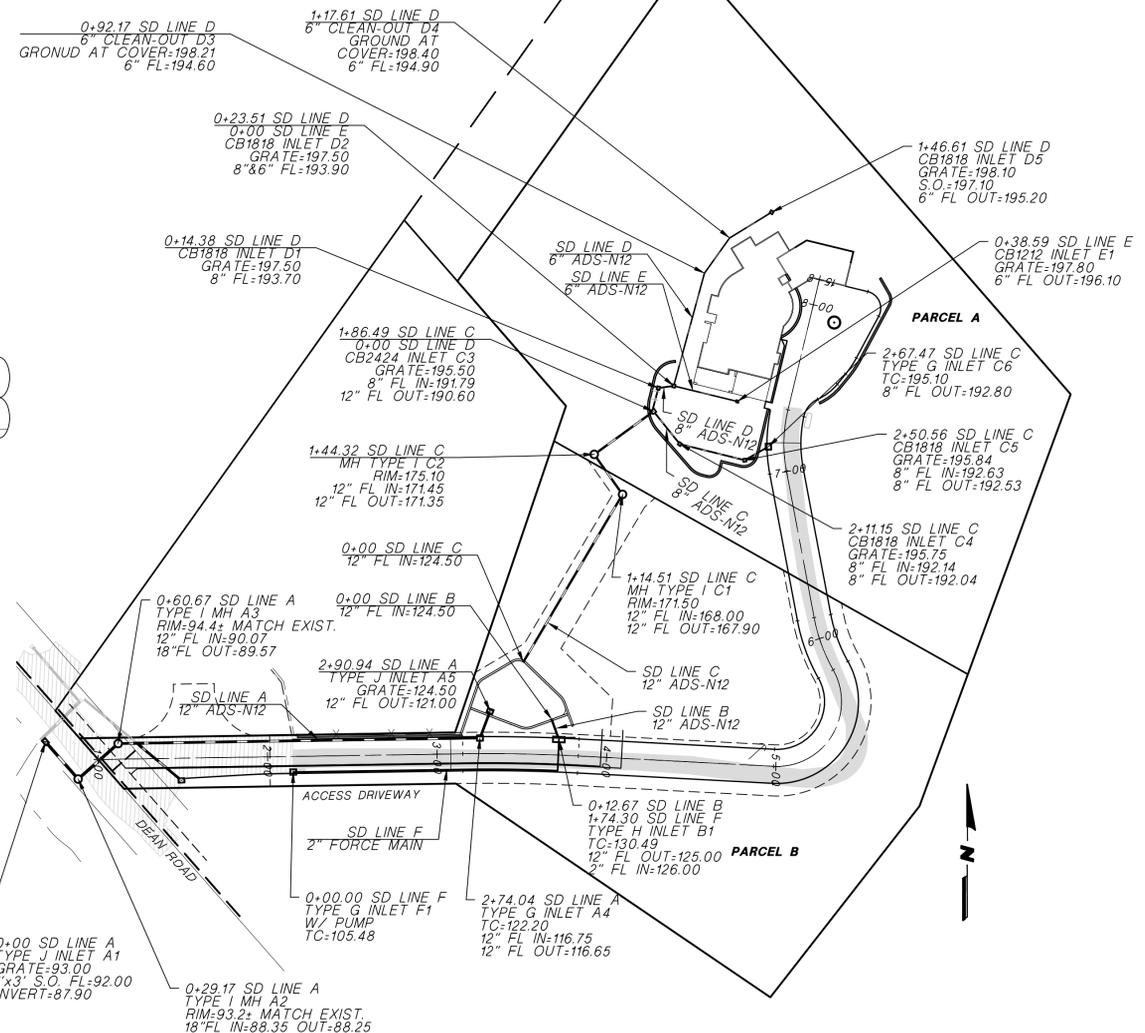


SECTION B-B
NTS
TRANSITION BETWEEN PROPOSED CONCRETE DITCH AND CB1818 INLET
DETAIL A

SECTION A-A
NTS

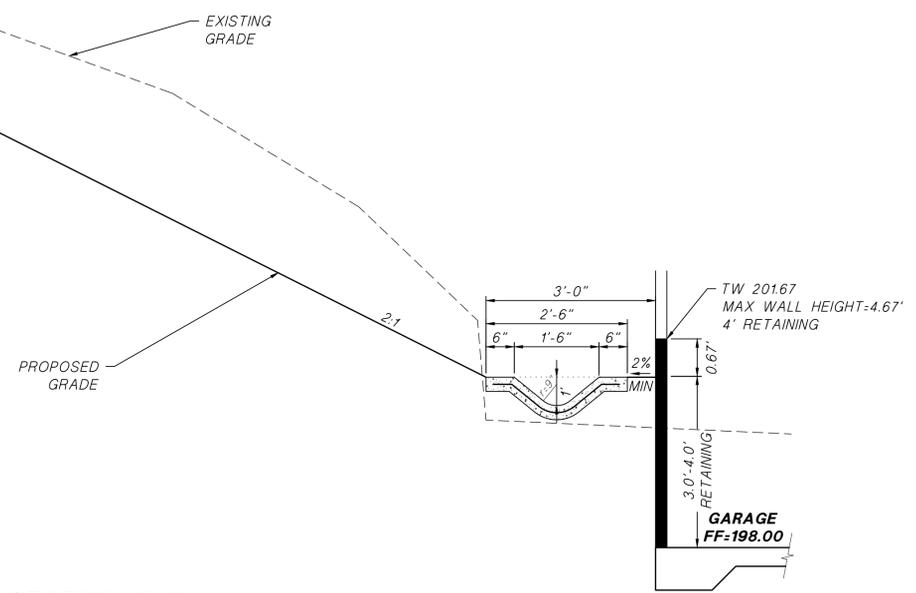


OPEN BOTTOM TYPE J OUTLET STR. 'A1'
BOTTOM OPENING DIMENSIONS: 2'x1'
SCALE: 1"=50'



STORM DRAIN SYSTEM MAP
SCALE: 1"=50'

| SD STR | TYPE | LINE | SHEET | REMARKS |
|--------|-------------------|------|-----------------|---------------------------------------|
| A1 | TYPE J INLET | A | IP-01 & CCSD-01 | WITH 1'x3" SIDE OPENING (SOUTHWEST) |
| A2 | MH-W/ TYPE I BASE | A | IP-01 | |
| A3 | MH-W/ TYPE I BASE | A | IP-01 | |
| A4 | TYPE G INLET | A | IP-01 | |
| A5 | TYPE J INLET | A | IP-01 & CCSD-01 | |
| B1 | TYPE H INLET | B | IP-01 & CCSD-01 | |
| C1 | MH-W/ TYPE I BASE | C | CCSD-02 | |
| C2 | MH-W/ TYPE I BASE | C | CCSD-02 | |
| C3 | CB2424 | C | CCSD-02 | |
| C4 | CB1818 | C | CCSD-02 | |
| C5 | CB1818 | C | CCSD-02 | |
| C6 | TYPE G INLET | C | IP-02 & CCSD-02 | |
| D1 | CB1818 | D | CCSD-03 | |
| D2 | CB1818 | D | CCSD-03 | |
| D3 | 6" CLEAN-OUT | D | CCSD-03 | |
| D4 | 6" CLEAN-OUT | D | CCSD-03 | |
| D5 | CB1818 | D | CCSD-03 | WITH 1'x1.5" SIDE OPENING (SOUTHEAST) |
| E1 | CB1212 | E | CCSD-03 | |
| F1 | TYPE G INLET | F | IP-01 | PROVIDE PUMP FOR FORCE MAIN |



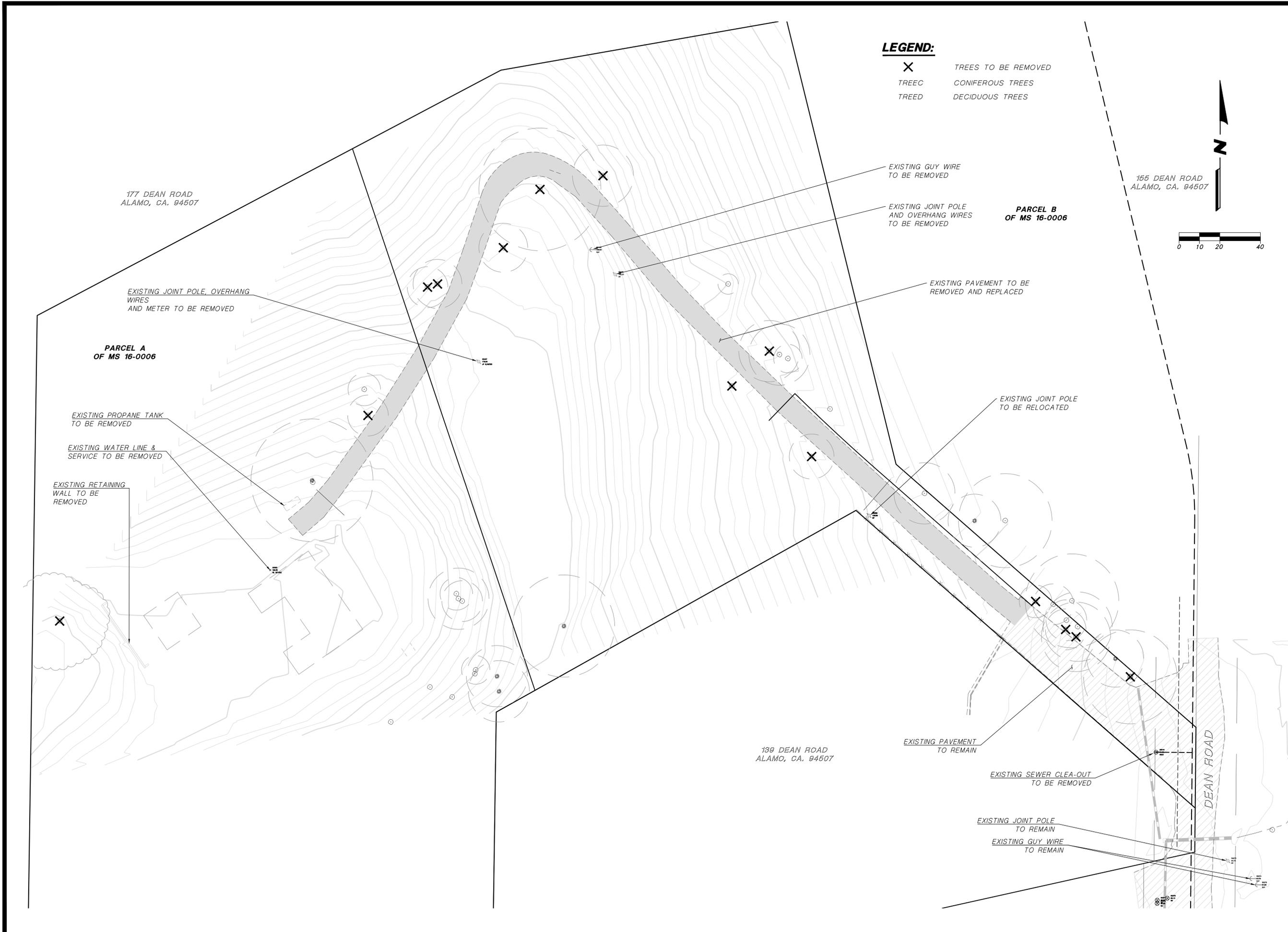
SECTION C-C
SEE SHEET GR-01 FOR LOCATION
NOT TO SCALE

| NO | BY | DATE | REVISIONS |
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SUBDIVISION MS 16-0006
141 DEAN ROAD
STORM DRAIN NOTES, DETAILS
AND SYSTEM MAP
ALAMO CALIFORNIA

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D2
4 OF 14 SHEETS
PROJ. NO. 20204-20



LEGEND:
 X TREES TO BE REMOVED
 TREEC CONIFEROUS TREES
 TREED DECIDUOUS TREES



| NO | BY | DATE | REVISIONS |
|----|----|------|-----------|
| | | | |
| | | | |
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SUBDIVISION MS 16-0006
141 DEAN ROAD
EXISTING CONDITIONS, DEMOLITION
AND TREE PROTECTION PLAN
ALAMO CALIFORNIA

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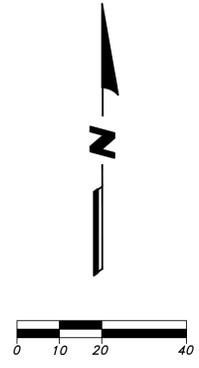
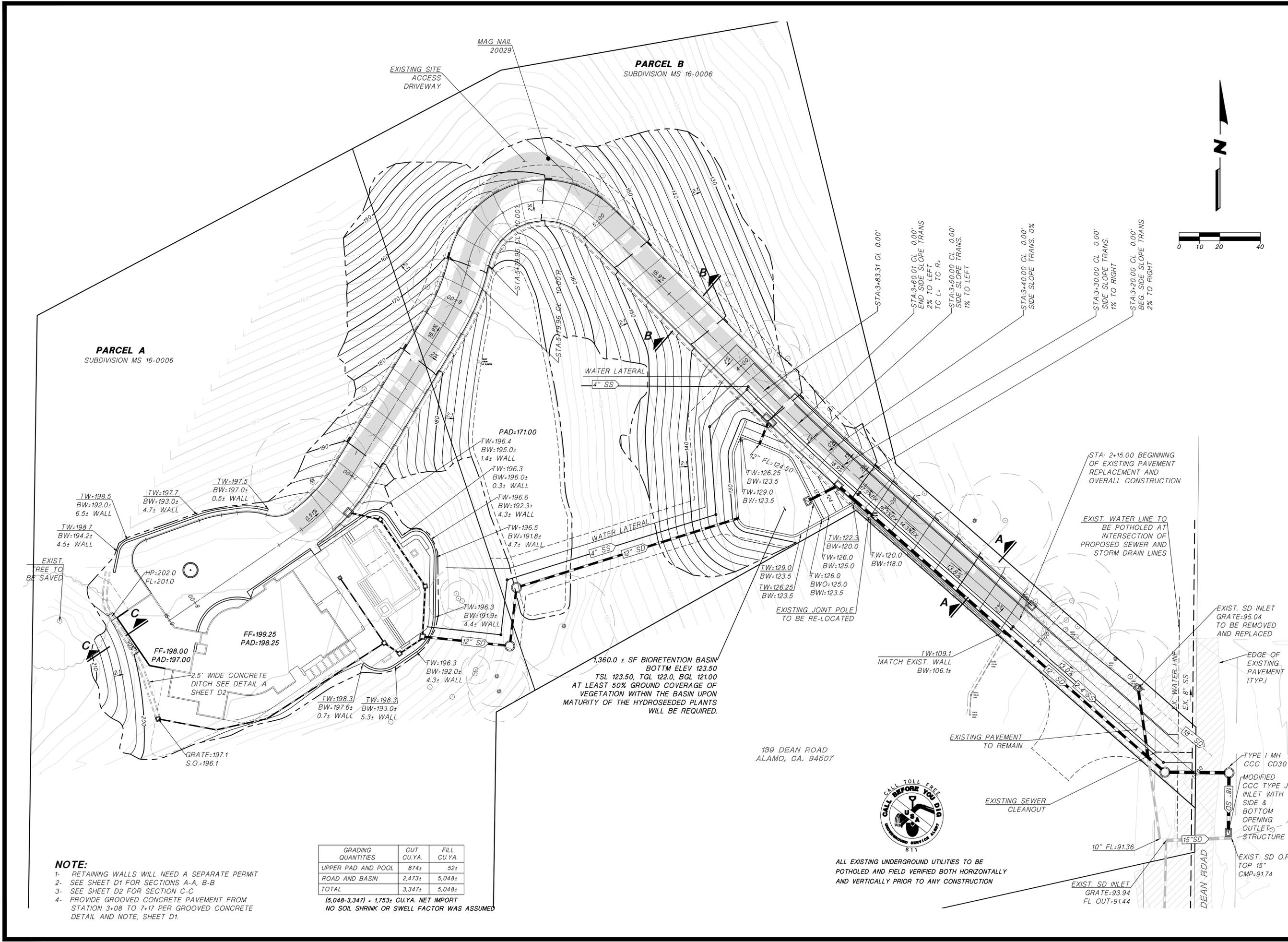
DATE: 12/09/2024
 SCALE: HORIZ. 1"=20'
 VERT. 1"=10'
 DESIGN:
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 SHEET
DM-01
 6 OF 14 SHEETS
 PROJ. NO. 22024-20

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SUBDIVISION MS 16-0006
141 DEAN ROAD
GRADING AND DRAINAGE PLAN
 CALIFORNIA
 ALAMO.

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 SHEET
GR-01
 7 OF 14 SHEETS
 PROJ. NO. 22024-20



- NOTE:**
- 1- RETAINING WALLS WILL NEED A SEPARATE PERMIT
 - 2- SEE SHEET D1 FOR SECTIONS A-A, B-B
 - 3- SEE SHEET D2 FOR SECTION C-C
 - 4- PROVIDE GROOVED CONCRETE PAVEMENT FROM STATION 3+08 TO 7+17 PER GROOVED CONCRETE DETAIL AND NOTE, SHEET D1.

| GRADING QUANTITIES | CUT CU.YA. | FILL CU.YA. |
|--------------------|------------|-------------|
| UPPER PAD AND POOL | 874± | 52± |
| ROAD AND BASIN | 2,473± | 5,048± |
| TOTAL | 3,347± | 5,048± |

(5,048-3,347) = 1,753± CUYA. NET IMPORT
 NO SOIL SHRINK OR SWELL FACTOR WAS ASSUMED



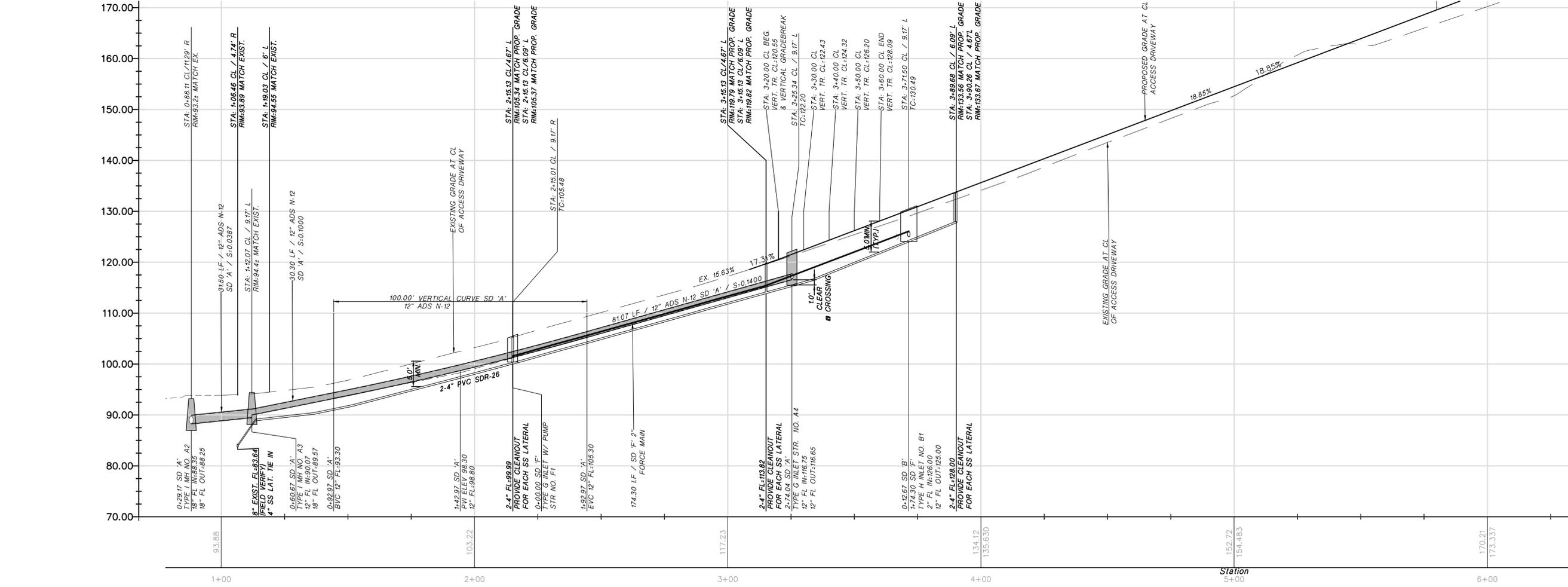
ALL EXISTING UNDERGROUND UTILITIES TO BE POTHOLED AND FIELD VERIFIED BOTH HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION



ALL EXISTING UNDERGROUND UTILITIES TO BE POTHOLED AND FIELD VERIFIED BOTH HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION

| CURVE | DELTA | RADIUS | LENGTH | NOTE |
|-------|------------|-----------|---------|------|
| 12 | 18°46'13" | 90.00' | 29.48' | FC |
| 11 | 18°46'13" | 110.00' | 36.04' | FC |
| 10 | 18°46'13" | 100.00' | 32.76' | FC |
| 9 | 122°31'29" | 48.00' | 102.65' | CL |
| 8 | 122°31'29" | 28.00' | 59.88' | CL |
| 7 | 122°31'29" | 38.00' | 81.26' | CL |
| 6 | 00°35'06" | 1009.16' | 10.30' | SD |
| 5 | 03°54'23" | 990.00' | 67.50' | FC |
| 4 | 03°54'23" | 1,010.00' | 68.86' | FC |
| 3 | 03°54'23" | 1,000.00' | 68.18' | CL |
| 2 | 02°22'51" | 400.00' | 16.62' | CL |
| 1 | OMITTED | | | |

CURVE DATA



SD LINE 'A' AND SS LINE 'A'
SCALE: H=1"=20' V=1"=10'

NOTE:
 1- PROVIDE GROOVED CONCRETE PAVEMENT FROM STATION 3+08 TO 7+17 PER GROOVED CONCRETE DETAIL AND NOTE, SHEET D1.
 2- POT HOLE EXISTING UTILITIES (SEWER, WATER, GAS AND ANY CABLE OR COMMUNICATION LINES) AT THE PROPOSED STORM DRAIN & SEWER LINES CROSSING AT DEAN ROAD.



| NO | BY | DATE | REVISIONS |
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SUBDIVISION MS 16-0006
141 DEAN ROAD
ACCESS DRIVEWAY PLAN
AND PROFILE

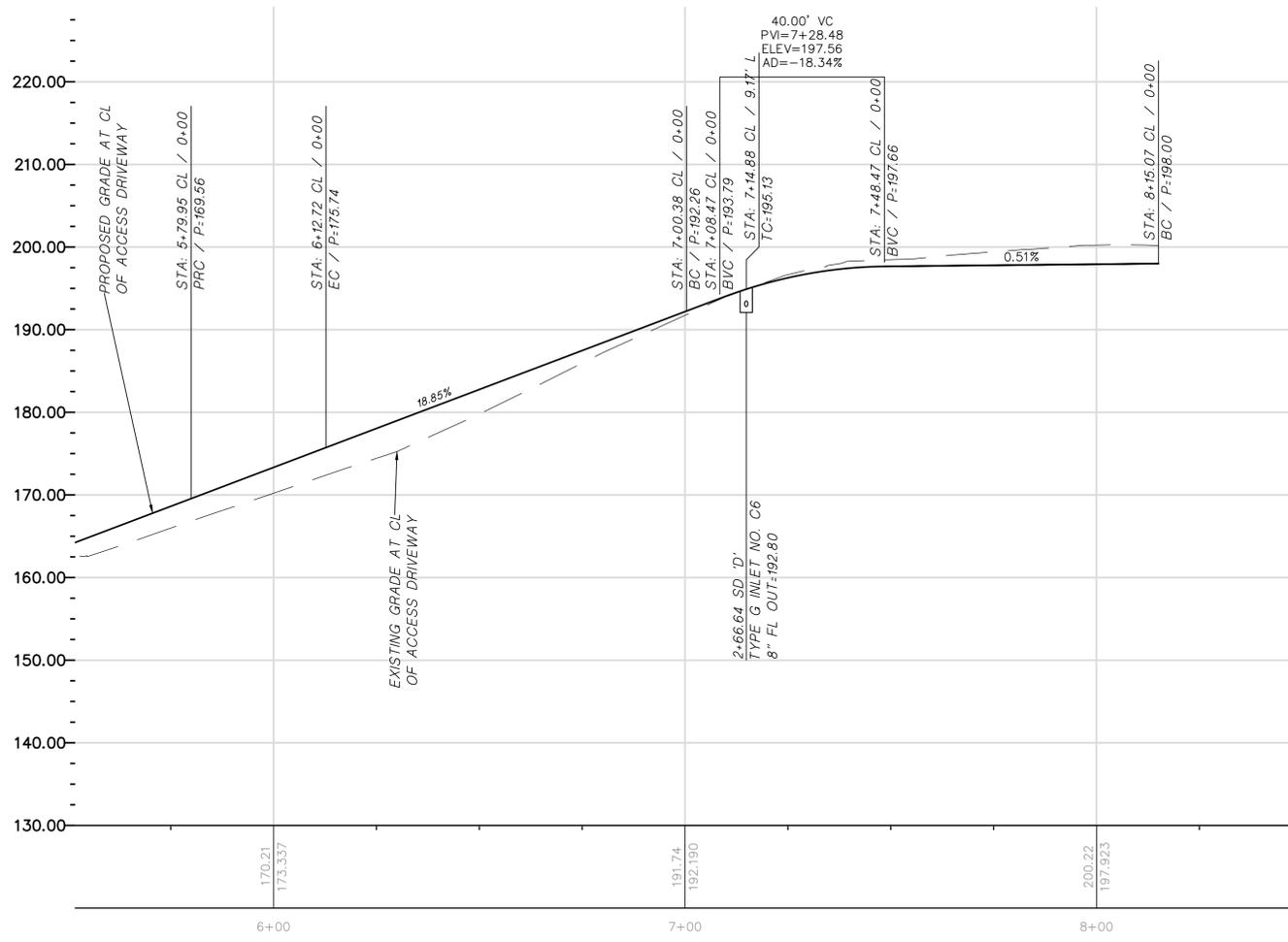
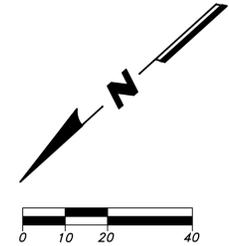
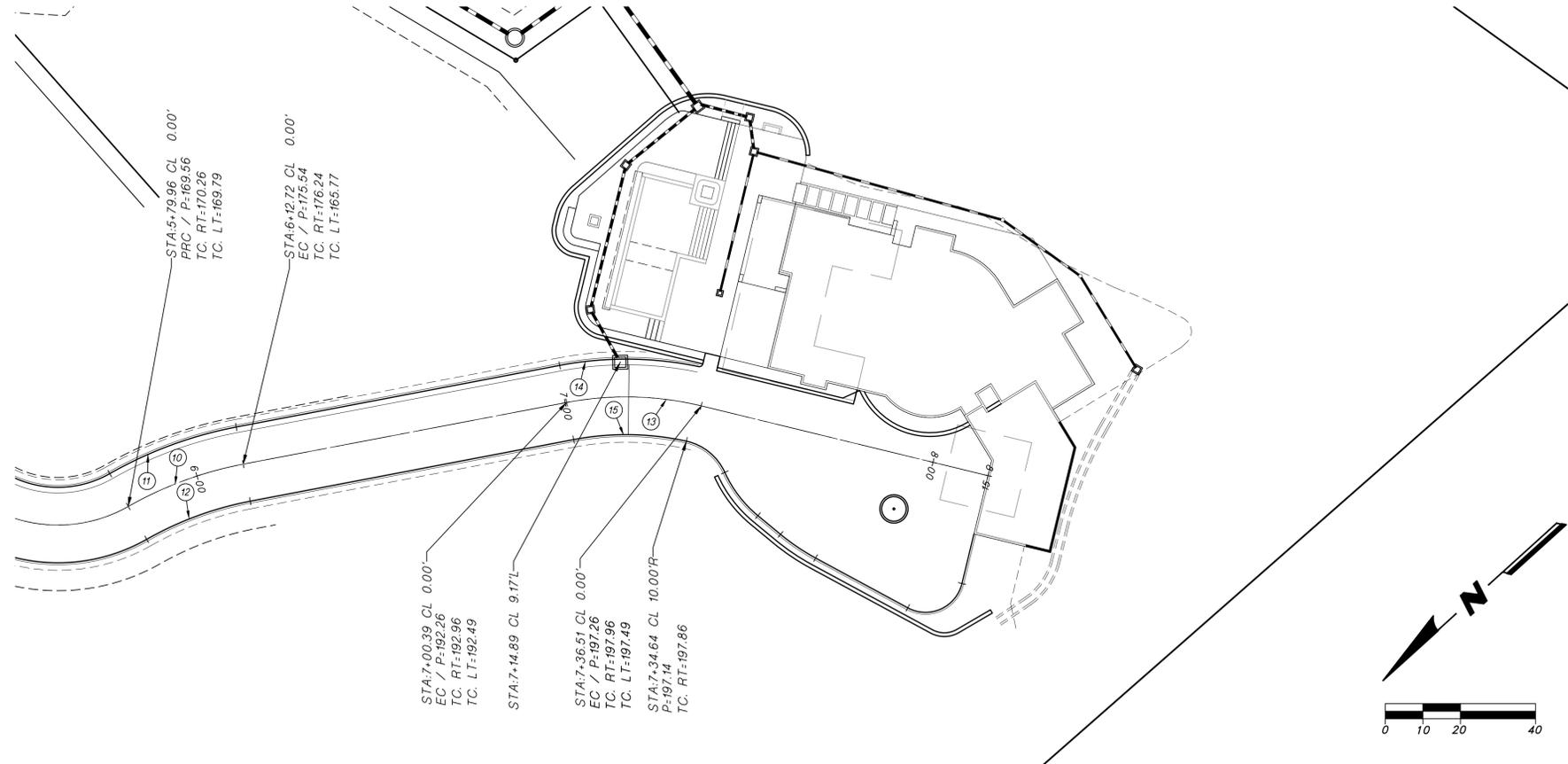
ALAMO
CALIFORNIA

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 Planning ■ Engineering ■ Surveying
 3021 Citrus Circle, Suite 150
 Walnut Creek, California 94598-2635
 TEL (925) 210-9300

DATE: 12/09/2024
 SCALE: HORIZ. 1"=20'
 VERT.
 DESIGN:
 CHECKED:
 SHEET
IP-01
 8 OF 14 SHEETS
 PROJ. NO. 202024-20

| CURVE | DELTA | RADIUS | LENGTH | NOTE |
|-------|-----------|---------|--------|------|
| 15 | 24°20'54" | 75.00' | 30.22' | FC |
| 14 | 24°20'54" | 95.00' | 37.19' | FC |
| 13 | 24°20'54" | 85.00' | 36.12' | CL |
| 12 | 18°46'13" | 90.00' | 29.48' | FC |
| 11 | 18°46'13" | 110.00' | 36.04' | FC |
| 10 | 18°46'13" | 100.00' | 32.76' | CL |

NOTE:
 1- PROVIDE GROOVED CONCRETE PAVEMENT FROM STATION 3+08 TO 7+17 PER GROOVED CONCRETE DETAIL AND NOTE, SHEET D1.



| NO | BY | DATE | REVISIONS |
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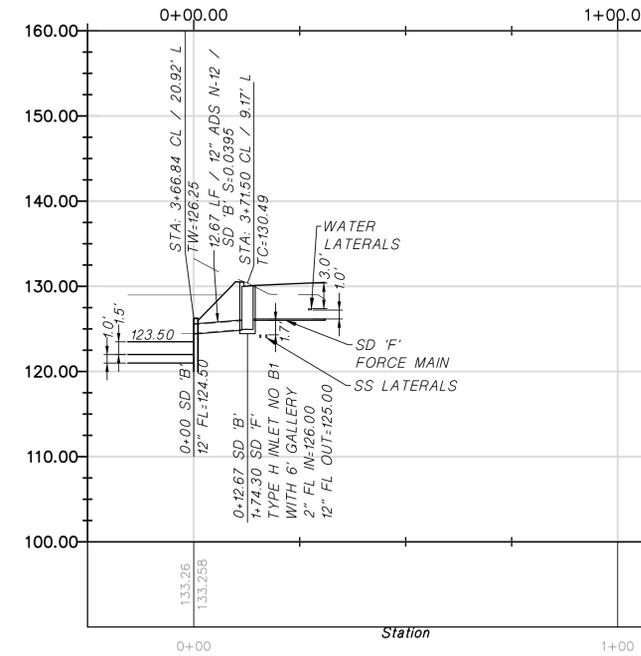
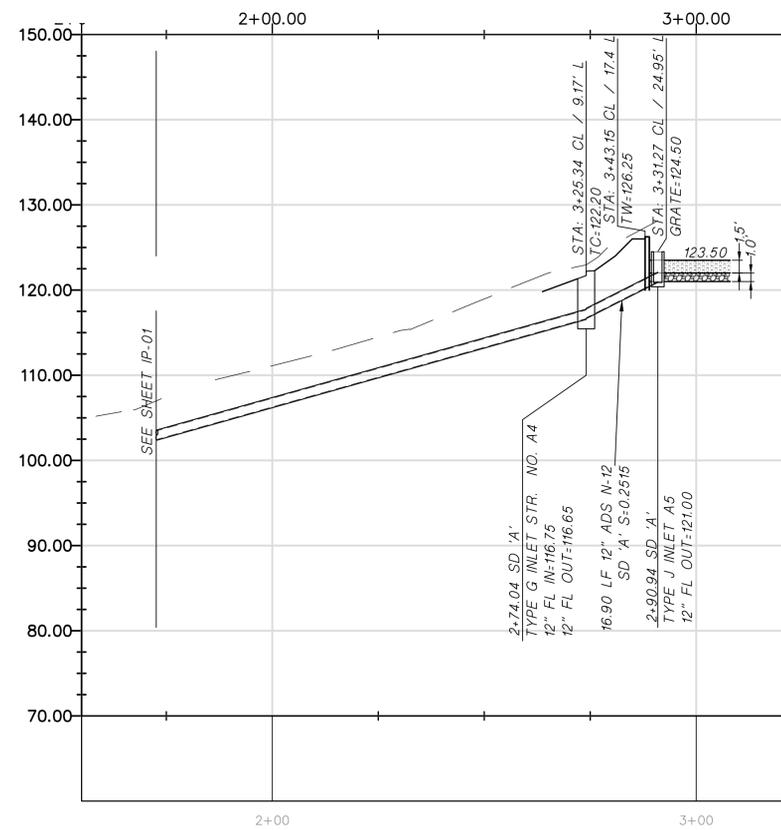
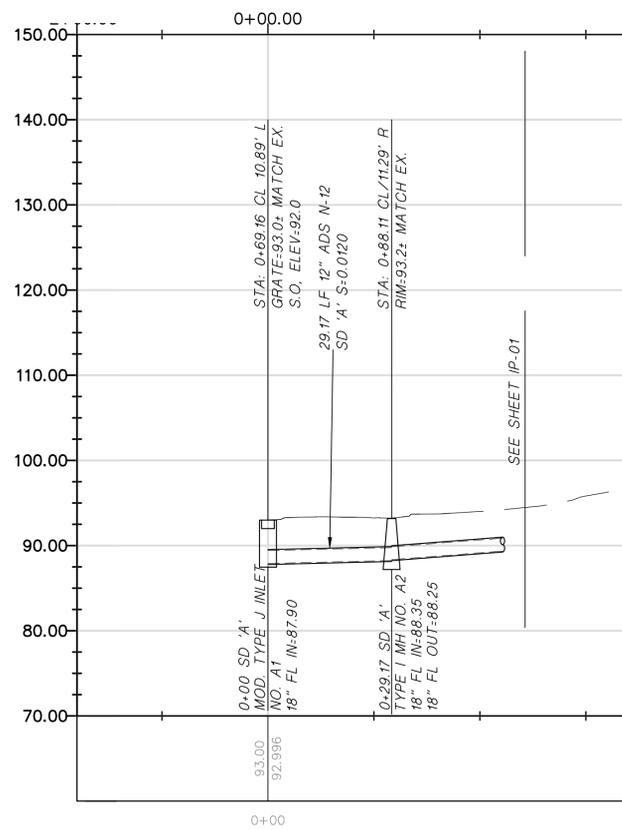
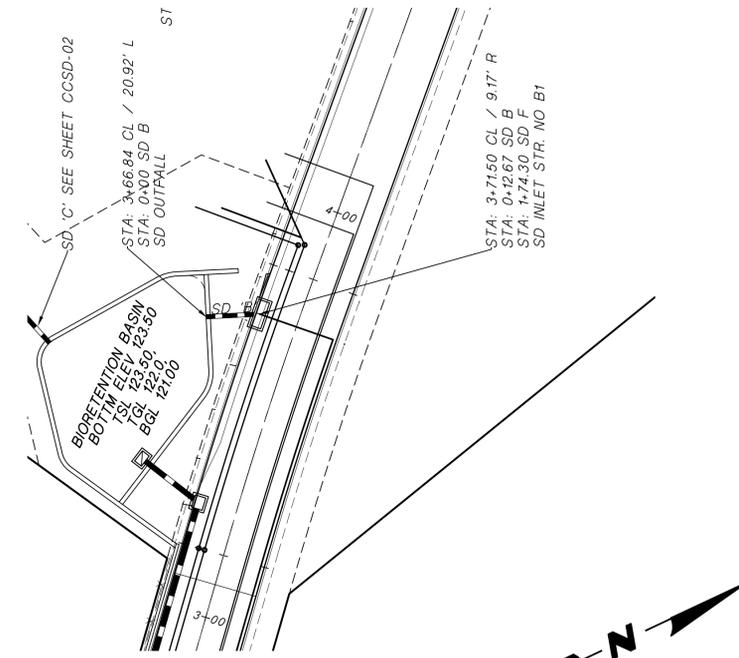
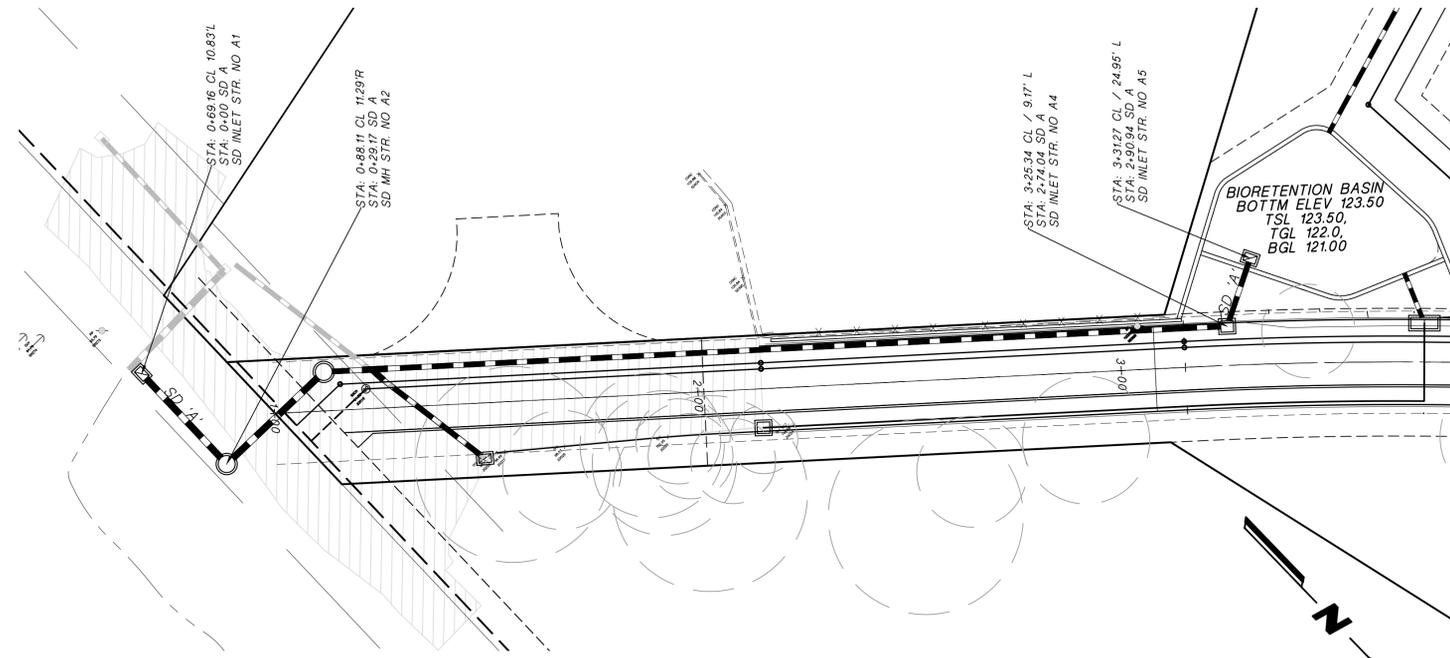
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141 DEAN ROAD
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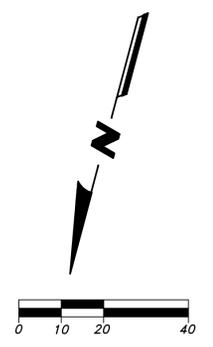
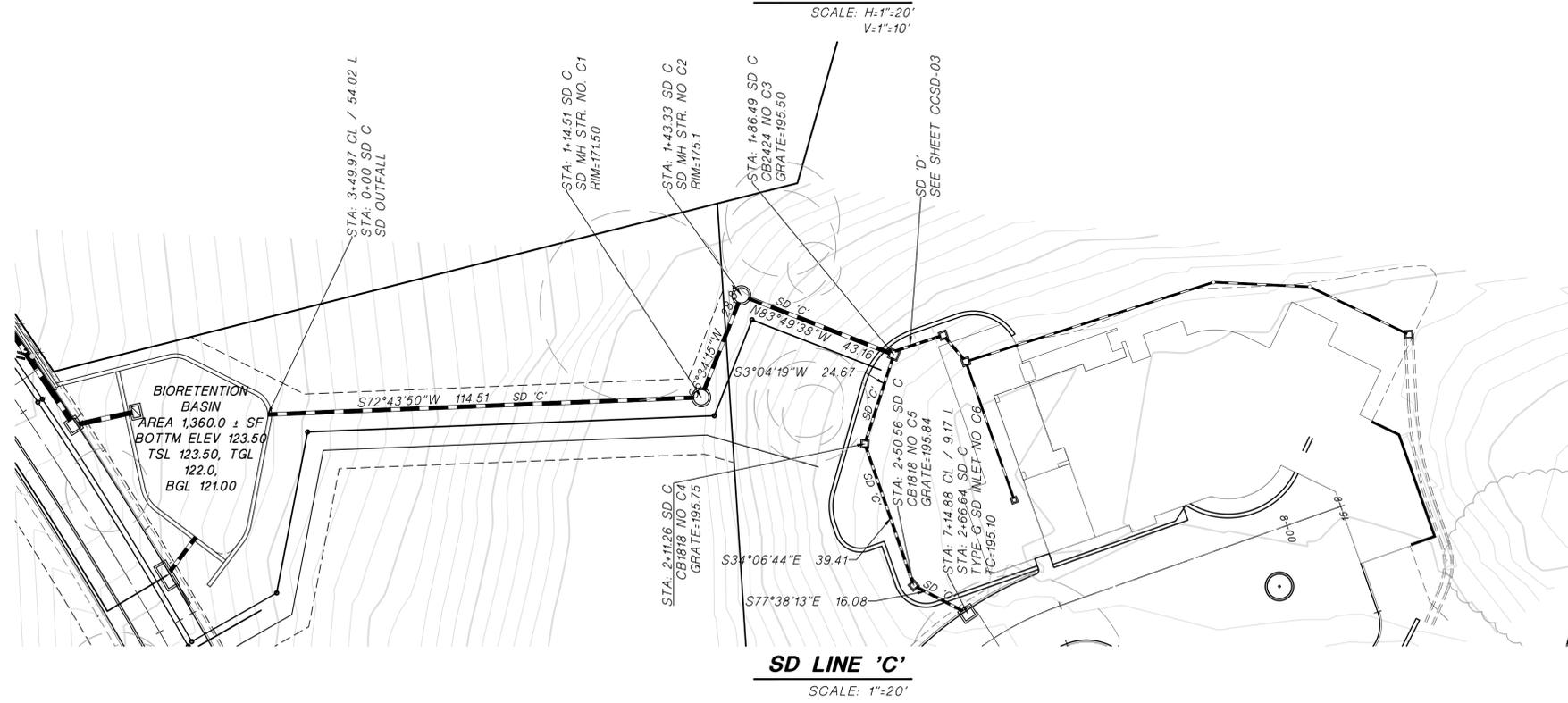
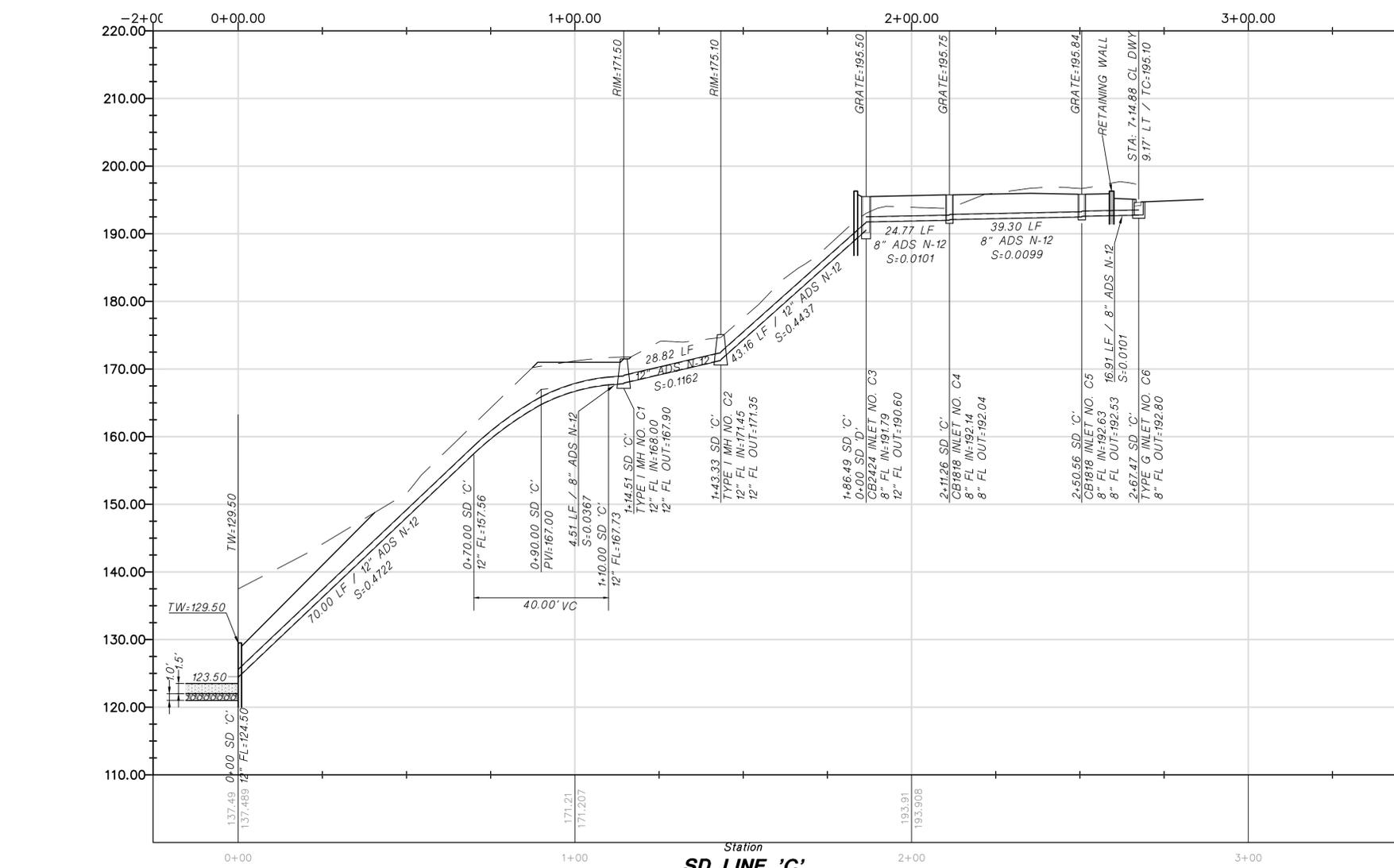
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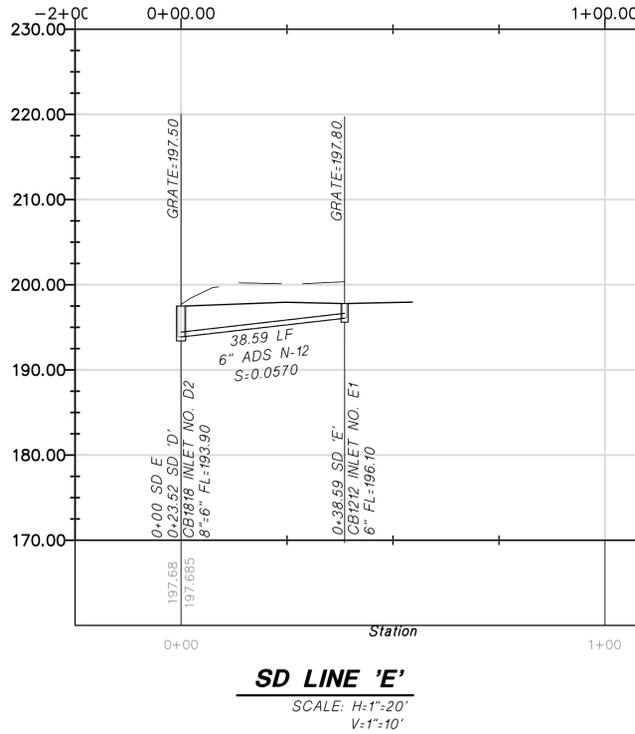
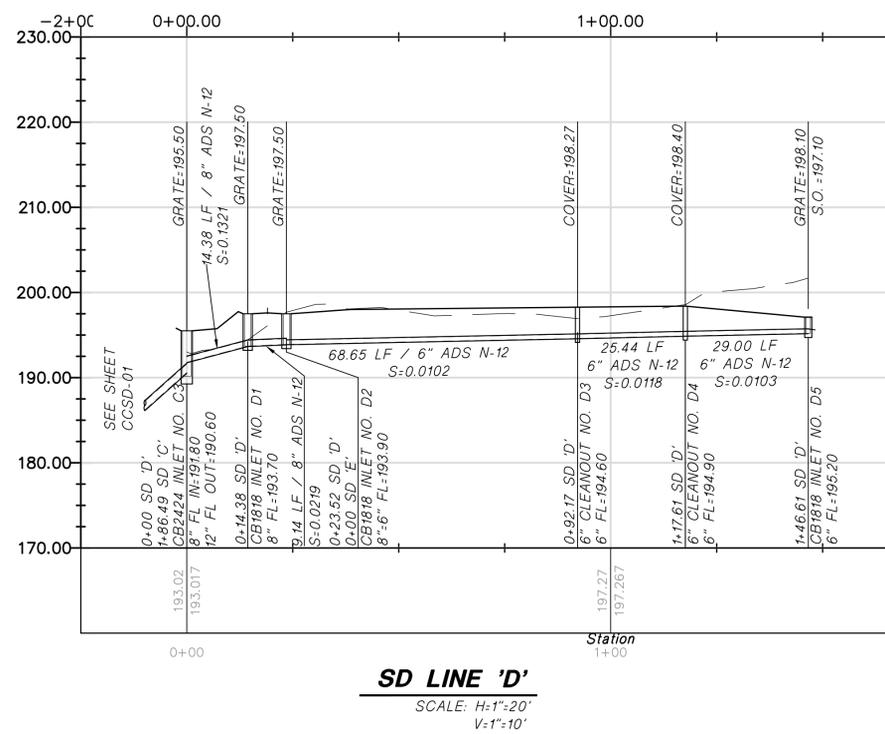
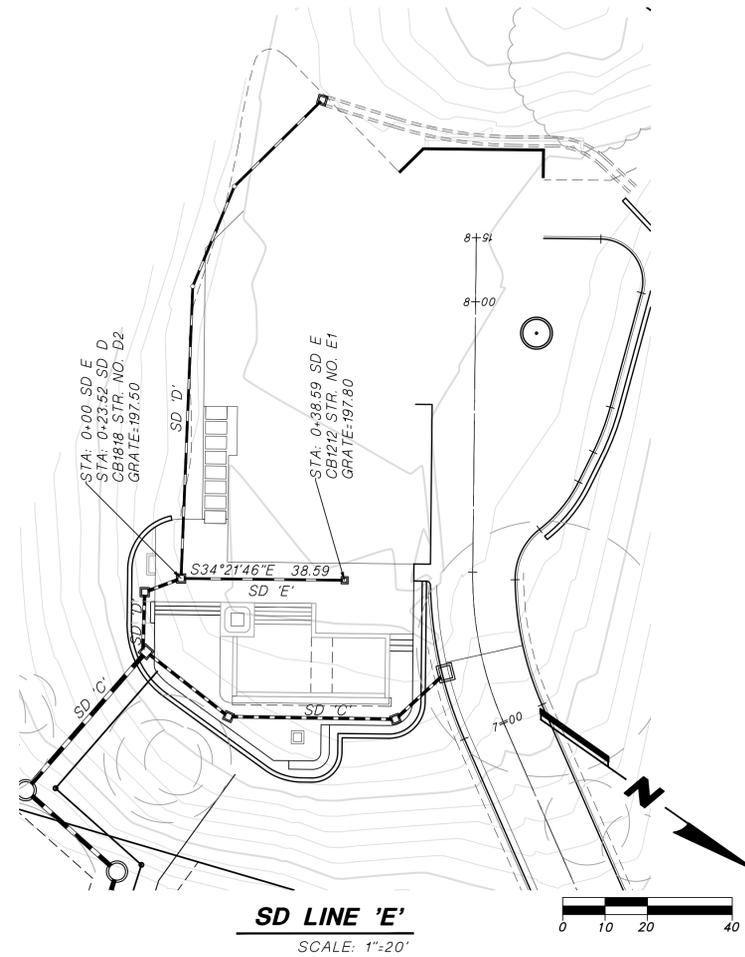
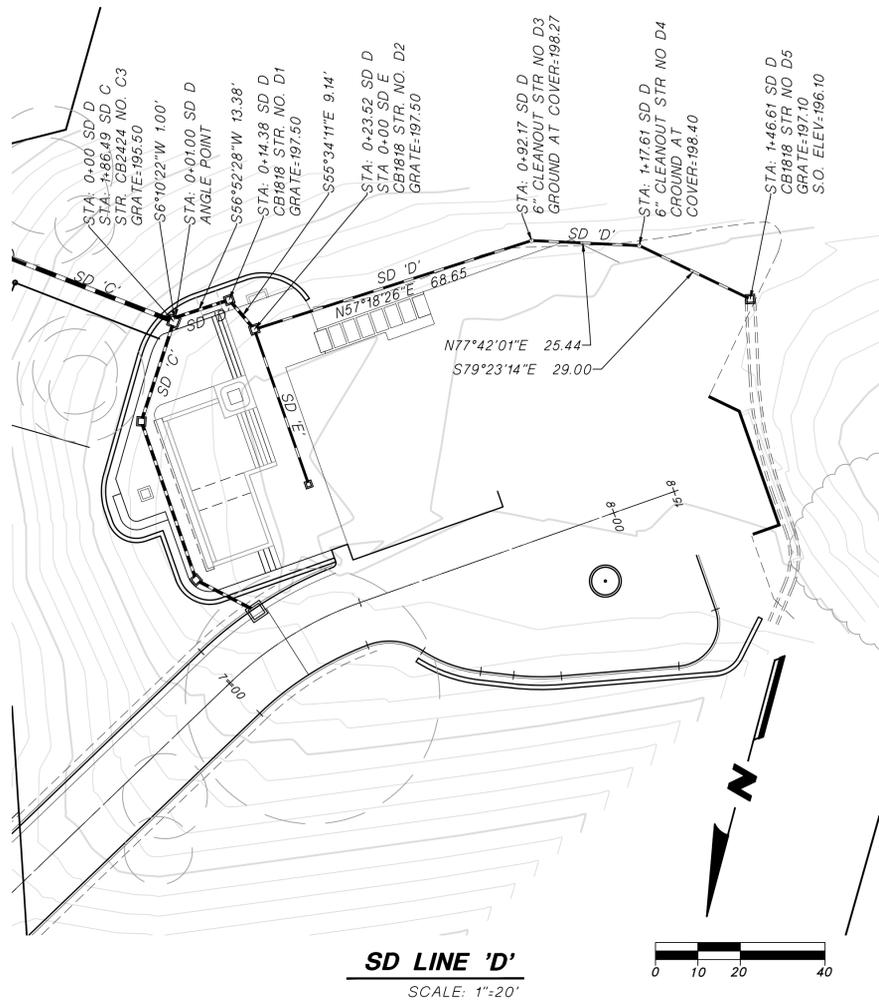


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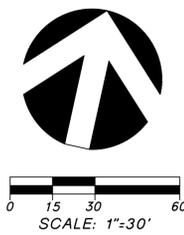


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LEGEND

- DMA BOUNDARY
- ROOF
- PAVEMENT
- BIORETENTION BASIN

Project Name: MS16-0006 - 141 Dean Road
 Project Type: Standard LID WQ Treatment
 APN: 196-031-009
 Drainage Area: 136,958 sq ft
 Mean Annual Precipitation: 20.0 inches

Self-Treating DMAs

| DMA Name | Area (sq ft) |
|----------|--------------|
| DMA5 | 28,772.0 |
| DMA6 | 49,402.0 |
| DMA7 | 686.0 |

IV. Areas Draining to IMPs

IMP Name: IMP1
 IMP Type: Bioretention Facility
 Soil Group: D

| DMA Name | Area (sq ft) | Post Project Surface Type | DMA Runoff Factor | DMA Area x Runoff Factor |
|--------------|--------------|---------------------------|-------------------|--------------------------|
| DMA1 | 4,970 | Conventional Roof | 1.00 | 4,970 |
| DMA2 | 17,453 | Concrete or Asphalt | 1.00 | 17,453 |
| DMA3 | 29,315 | Landscape | 0.10 | 2,932 |
| DMA4 | 5,000 | Conventional Roof | 1.00 | 5,000 |
| Total | | | | 30,355 |

| Area | IMP Sizing Factor | Minimum | Proposed |
|------|-------------------|-------------|-------------|
| | 0.040 | 1,214 sq ft | 1,360 sq ft |

UNTREATED AREA

DMA8: 2,905 SF EXISTING UNDISTURBED PAVEMENT

| NO | BY | DATE | REVISIONS |
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SUBDIVISION MS 16-0006
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STORMWATER CONTROL PLAN
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