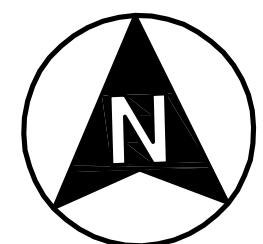




# TOPOGRAPHIC SURVEY & DEMOLITION PLAN "GLORIA KNOLL"

MS 24-0009  
COUNTY OF CONTRA COSTA  
STATE OF CALIFORNIA



GRAPHIC SCALE  
30 15 0 30  
(IN FEET)  
1 inch = 30 feet

## DEMOLITION KEY LEGEND

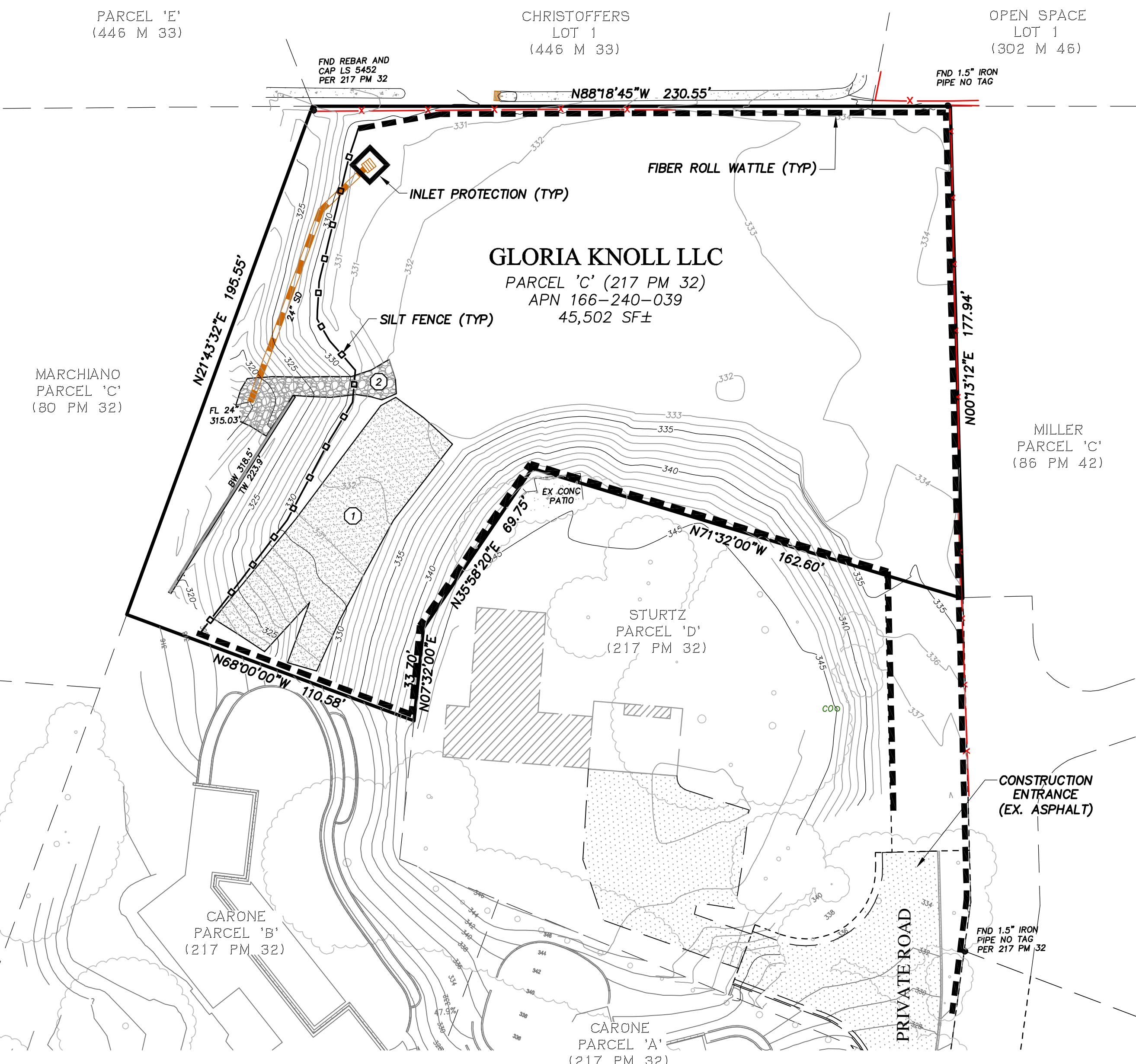
- ① EXISTING GRAVEL AREA TO BE REMOVED
- ② PORTION OF EXISTING ROCK RIP RAP TO BE REMOVED, AS NEEDED

## LEGEND

	EX. ASPHALT DRIVEWAY TO SERVE AS CONSTRUCTION ENTRANCE
	FIBER ROLL WATTLES
	SILT FENCE
	INLET PROTECTION

## TREE PRESERVATION NOTES

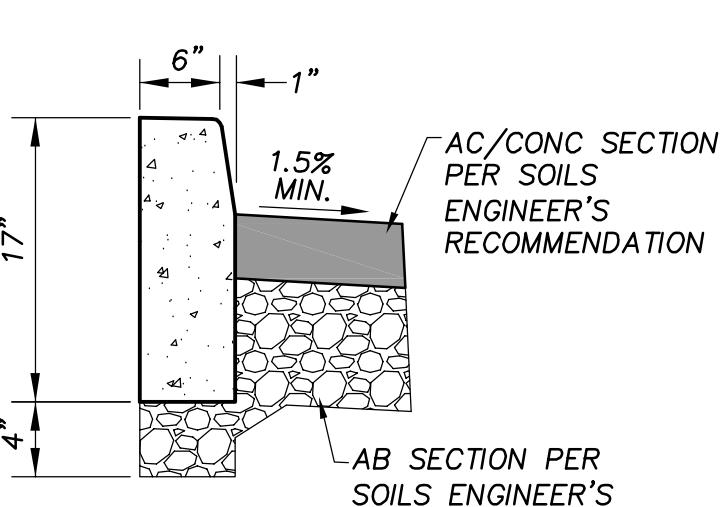
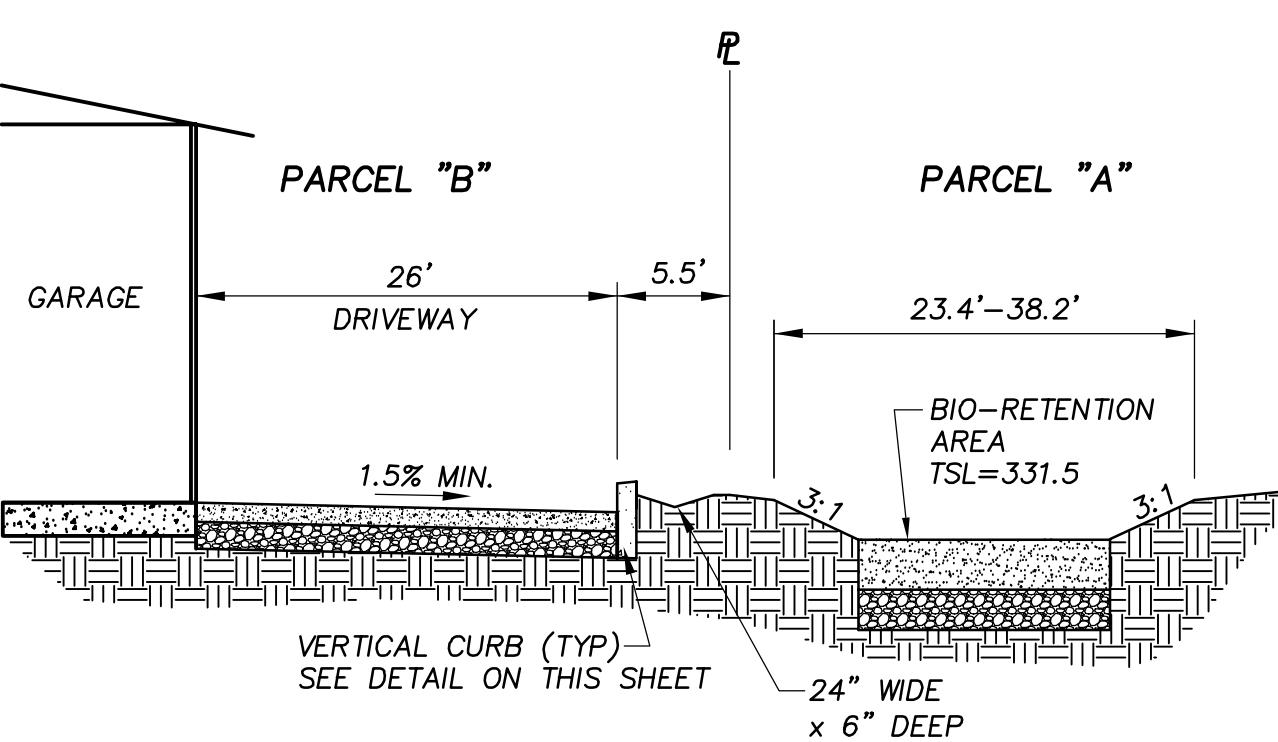
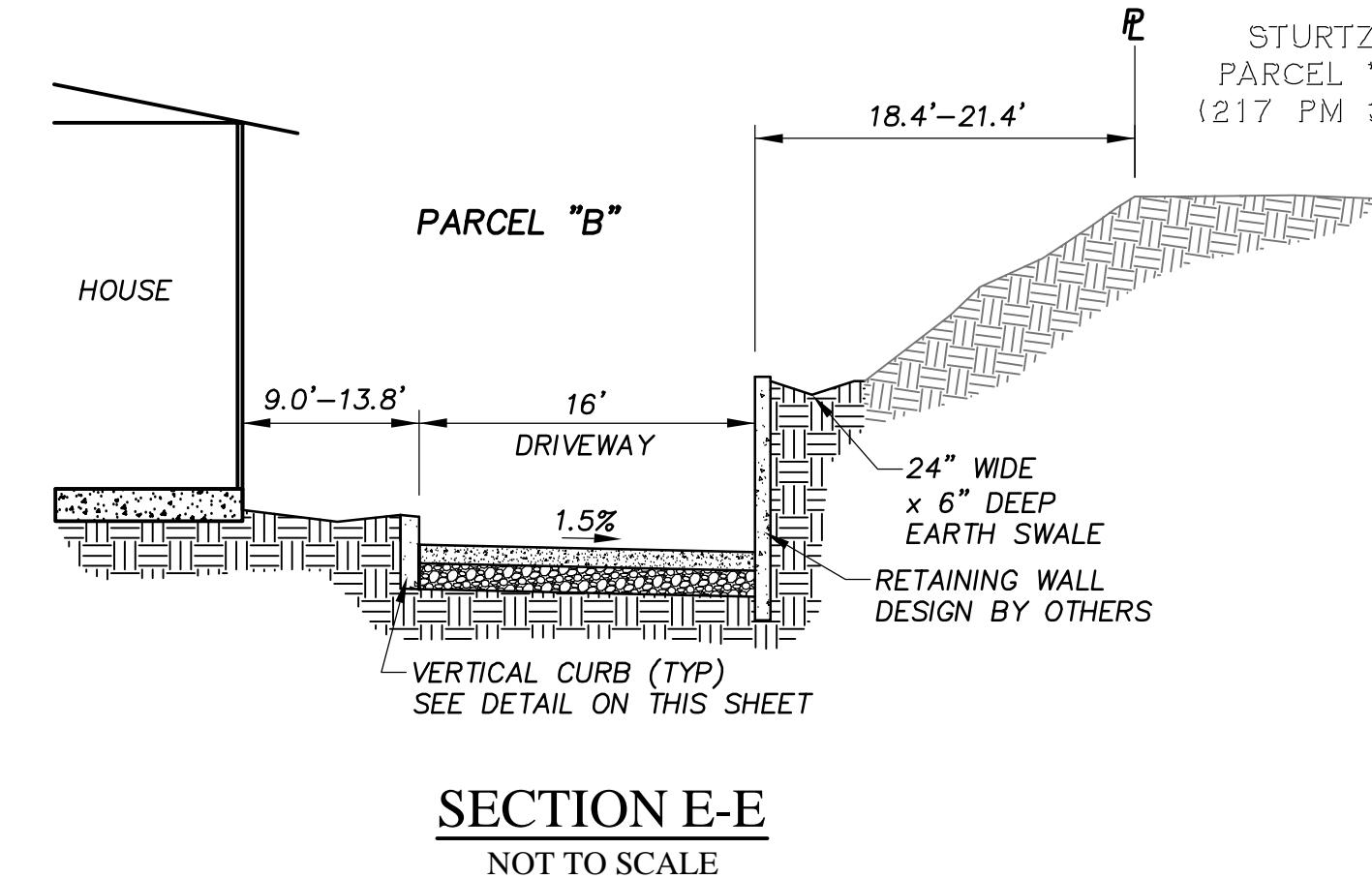
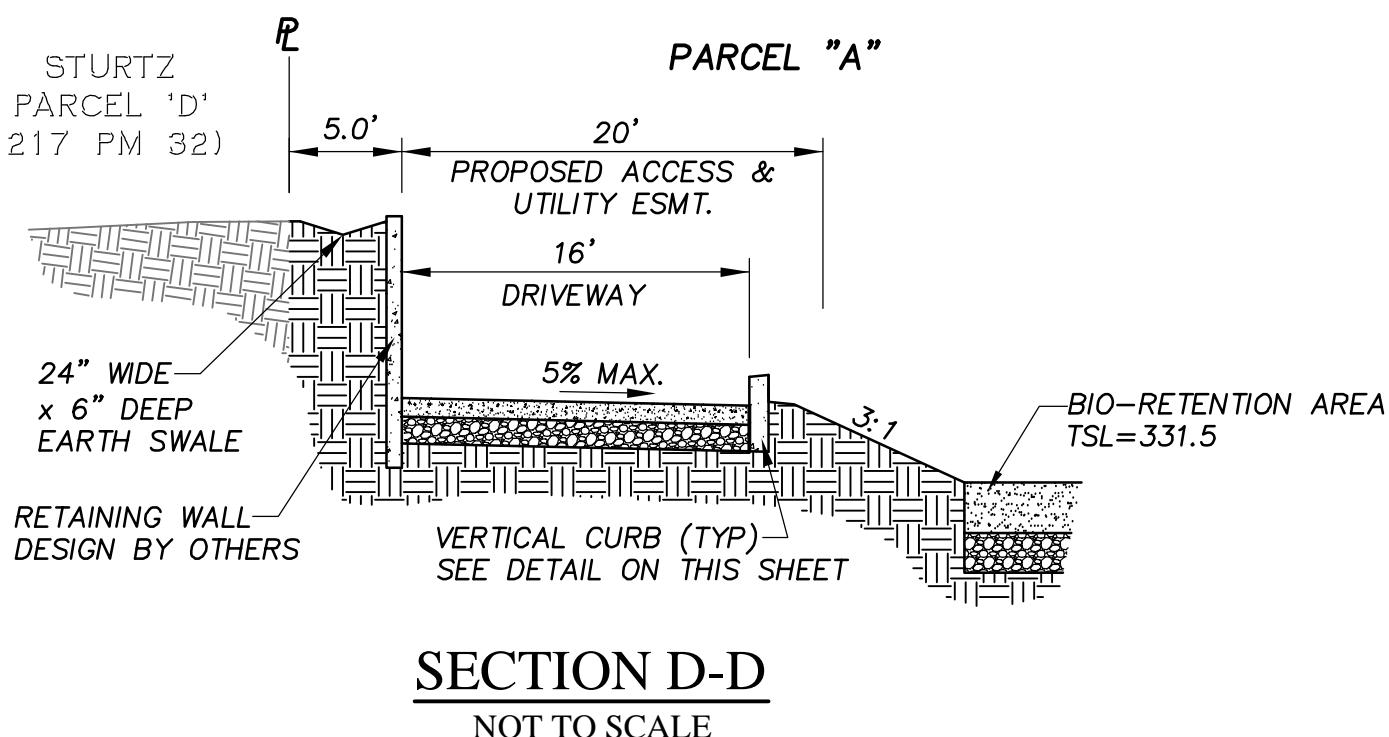
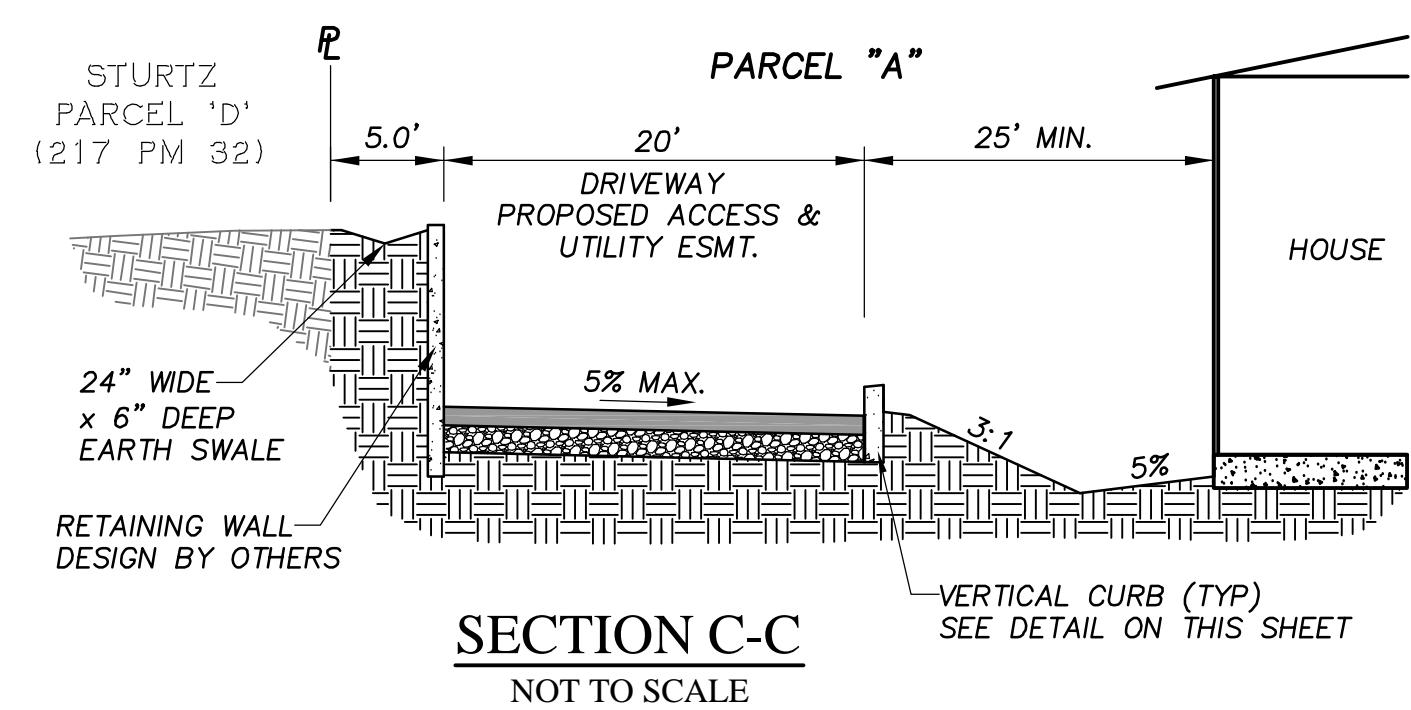
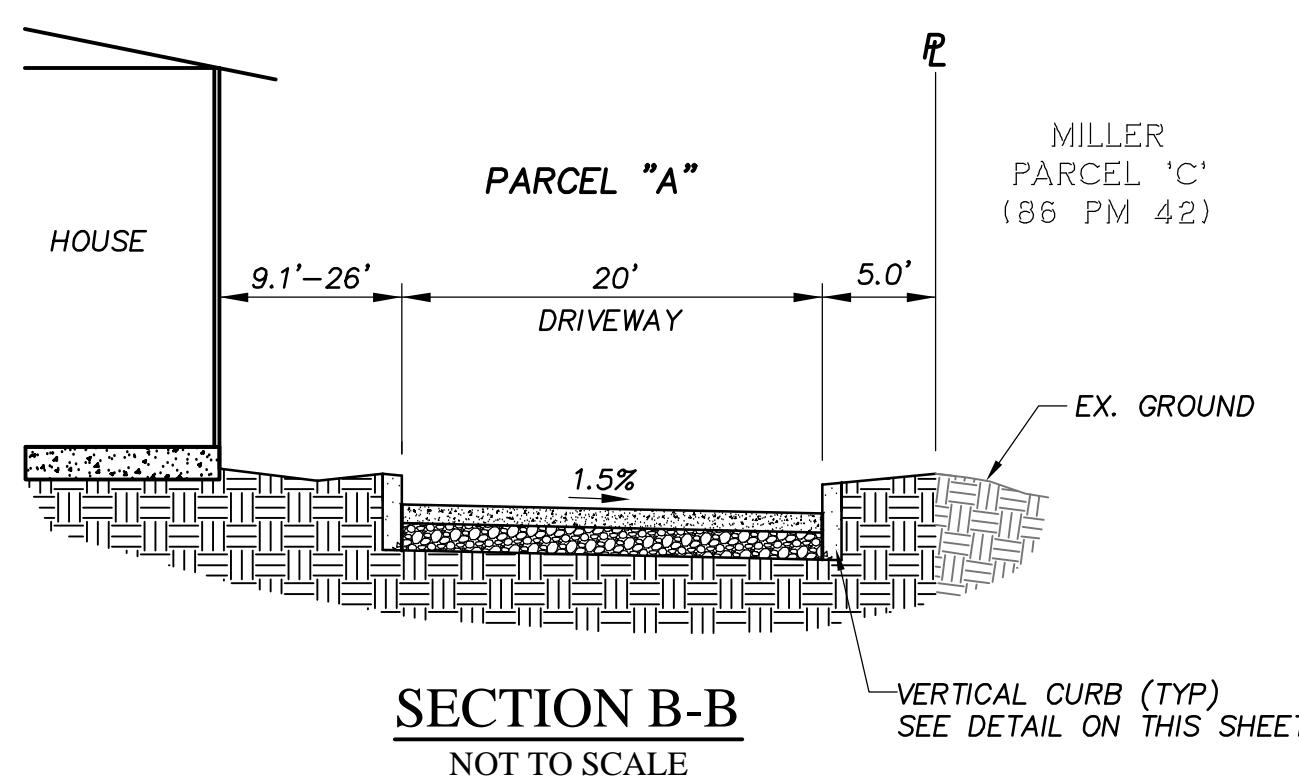
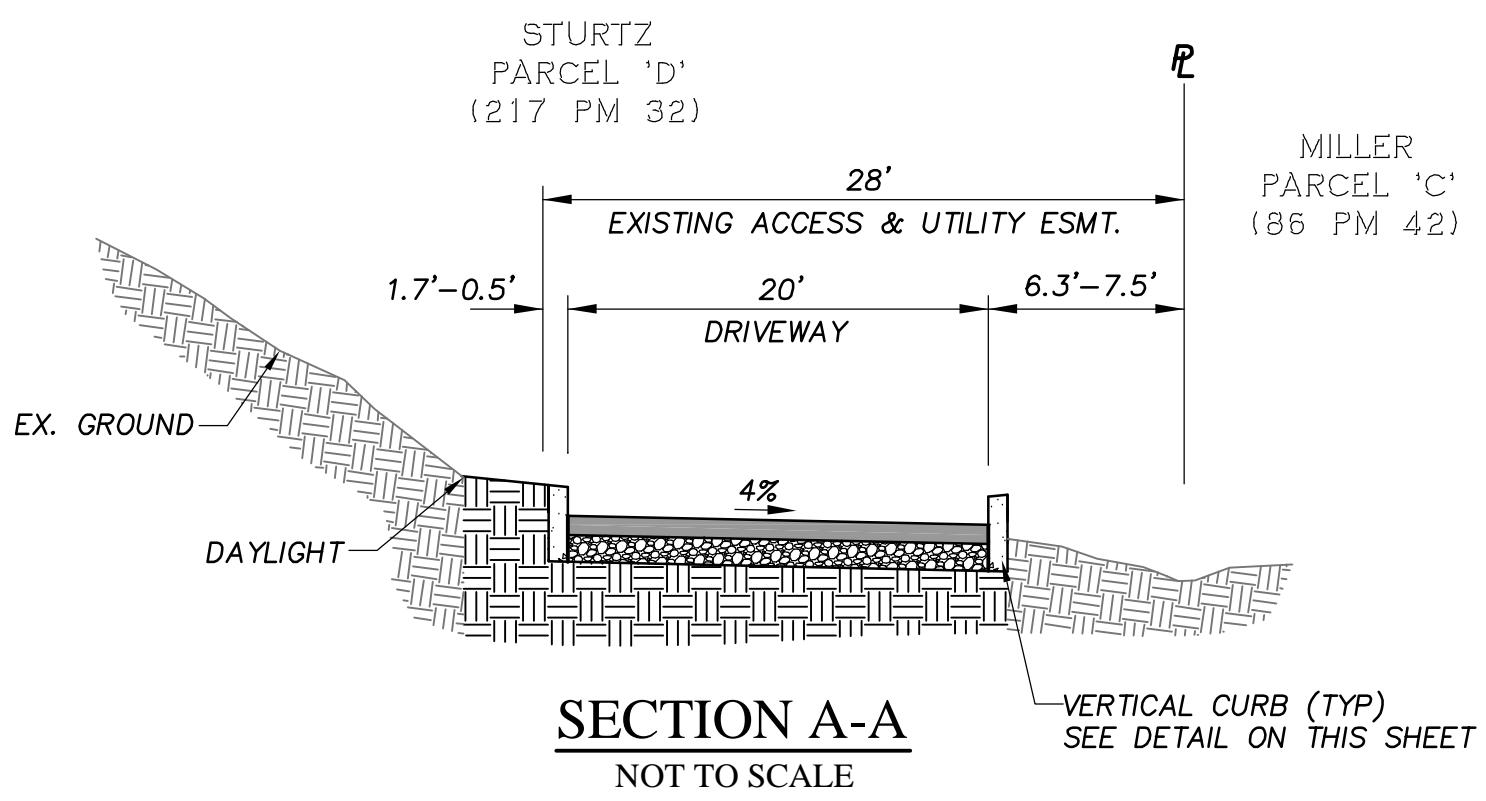
1. ONLY TREES 6.5" OR LARGER ARE INCLUDED IN ARBORIST REPORT AND ARE NUMBERED ON THIS PLAN.
2. THE CONSTRUCTION SUPERINTENDENT SHALL MEET WITH THE PROJECT ARBORIST BEFORE BEGINNING WORK TO DISCUSS WORK PROCEDURES AND TREE PROTECTION.
3. TREE PROTECTION FENCING SHALL BE INSTALLED BEFORE ISSUANCE OF THE SITE DEVELOPMENT PERMIT. FENCING SHALL BE LOCATED OUTSIDE THE LIMITS OF DEMOLITION, GRADING AND PROPOSED WORK. FINAL LOCATION WILL BE SET ON-SITE PRIOR TO CONSTRUCTION, AS ACCEPTABLE TO THE PROJECT ARBORIST FOR BOTH ROOT PROTECTION AND THE GENERAL CONTRACTOR FOR ACCESS. PLACEMENT WILL BE ADJUSTED ACCORDING TO ACCESS REQUIREMENTS AT THE TIME OF DEMOLITION AND CONSTRUCTION AFTER CONVERSATION WITH THE CONTRACTOR. AT NO TIME SHALL THE FENCING BE MOVED OR ALTERED WITHOUT THE PRIOR APPROVAL OF THE PROJECT ARBORIST.
4. FENCE TREES TO ENCLOSE THE TREE PROTECTION ZONE. FENCE SHALL BE A MINIMUM 6' CHAINLINK FENCE SECURELY FASTENED TO STEEL POSTS FIRMLY DRIVEN INTO THE GROUND WITH SPACING NOT TO EXCEED 8'. ATTACH PLASTICIZED SIGNS ON EVERY SECTION OF FENCING READING: "THIS FENCE IS TO BE MOVED ONLY WITH PERMISSION OF THE PROJECT ARBORIST". FENCES ARE TO REMAIN UNTIL ALL GRADING AND CONSTRUCTION IS COMPLETED, AS POSSIBLE.
5. NO GRADING, CONSTRUCTION, DEMOLITION OR OTHER WORK SHALL OCCUR WITHIN THE TREE PROTECTION ZONE WITHOUT BEING MONITORED BY THE PROJECT ARBORIST.
6. ANY ROOT PRUNING REQUIRED FOR CONSTRUCTION PURPOSES SHALL RECEIVE THE PRIOR APPROVAL OF AND BE SUPERVISED BY THE PROJECT ARBORIST.
7. IF INJURY SHOULD OCCUR TO ANY TREE DURING CONSTRUCTION IT SHOULD BE EVALUATED AS SOON AS POSSIBLE BY THE PROJECT ARBORIST SO THAT APPROPRIATE TREATMENTS CAN BE APPLIED.
8. NO EXCESS SOIL, CHEMICALS, DEBRIS, EQUIPMENT OR OTHER MATERIALS SHALL BE DUMPED OR STORED WITHIN THE TREE PROTECTION ZONE.
9. ANY ADDITIONAL TREE PRUNING NEEDED FOR CLEARANCE DURING CONSTRUCTION MUST BE PERFORMED BY A CERTIFIED ARBORIST AND NOT BY CONSTRUCTION PERSONNEL.
10. AS TREES WITHDRAW WATER FROM THE SOIL, EXPANSIVE SOILS MAY SHRINK WITHIN THE ROOT AREA. THEREFORE, FOUNDATIONS, FOOTINGS AND PAVEMENTS ON EXPANSIVE SOILS NEAR TREES SHOULD BE DESIGNED TO WITHSTAND DIFFERENTIAL PLACEMENT.
11. EXCAVATION WITHIN THE DRIPLINE OF ANY TREE TO BE PRESERVED SHALL BE DONE USING HAND TOOLS.
12. SUPPLEMENTAL IRRIGATION SHALL BE APPLIED AS DETERMINED BY THE PROJECT ARBORIST.



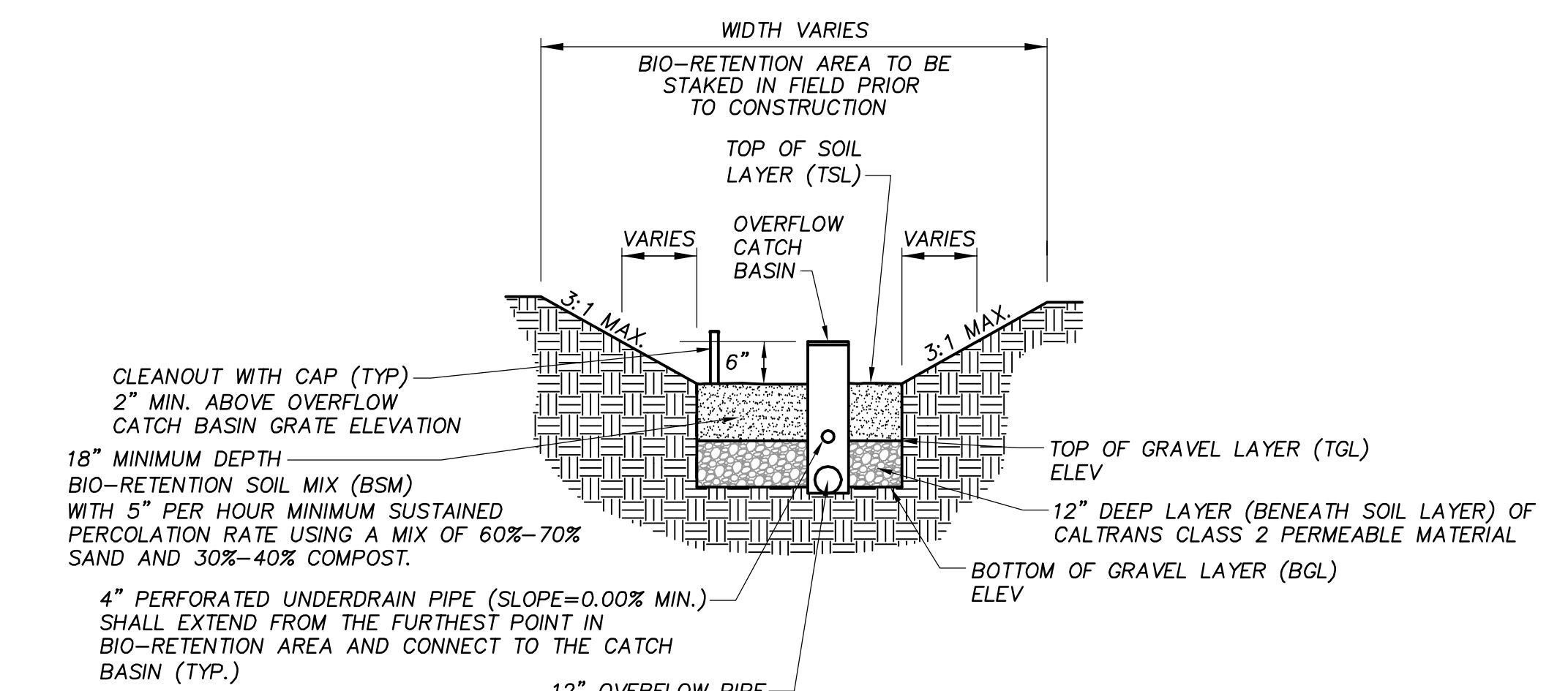
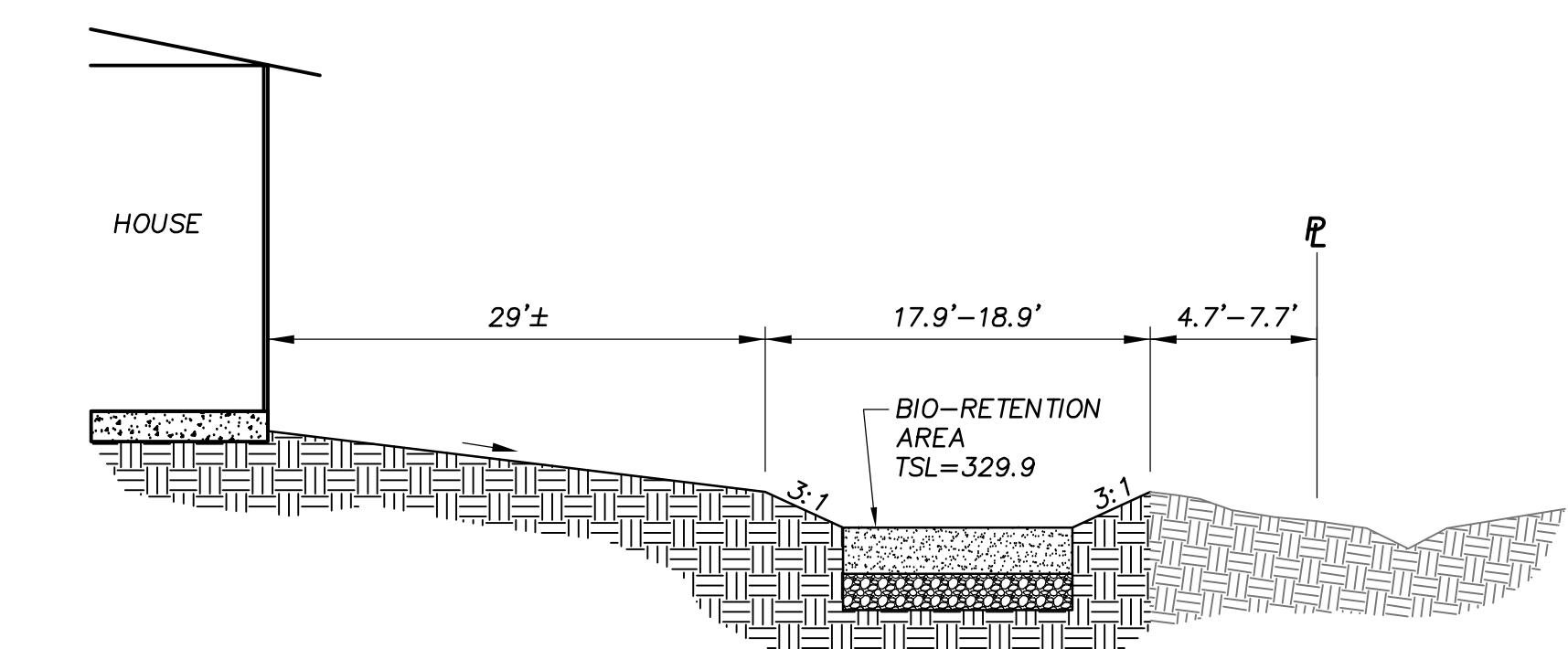
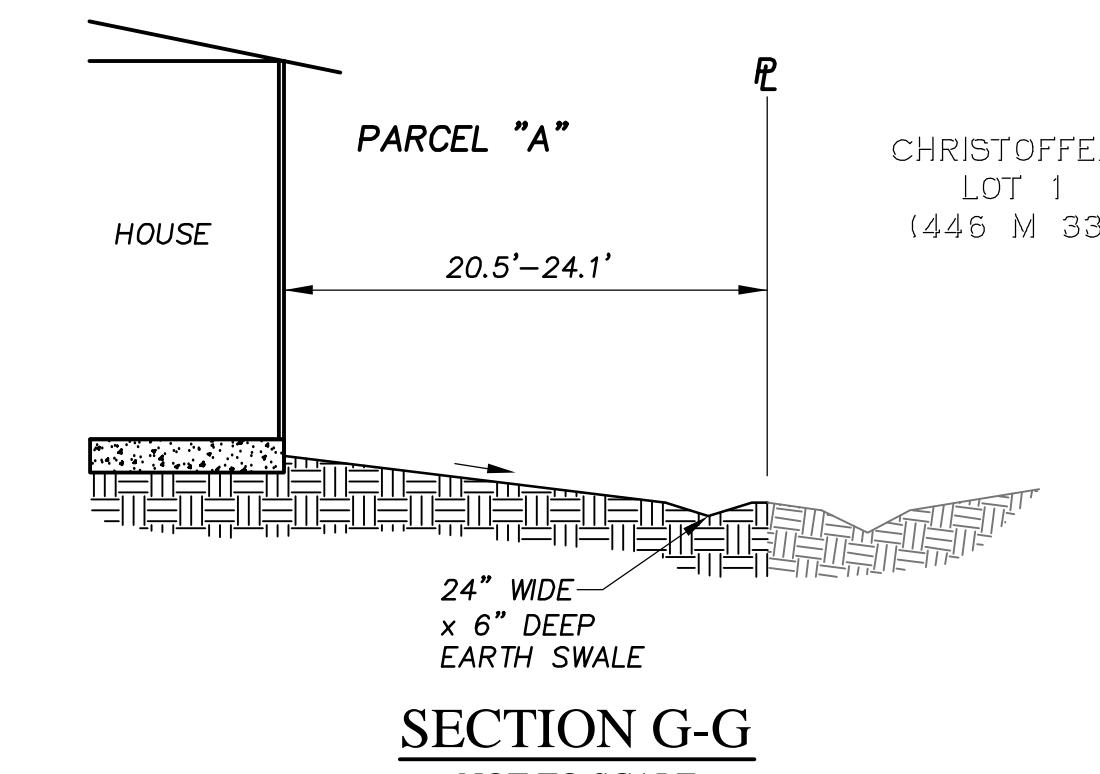
# SECTIONS & DETAILS

## "GLORIA KNOLL"

MS 24-0009  
COUNTY OF CONTRA COSTA  
STATE OF CALIFORNIA

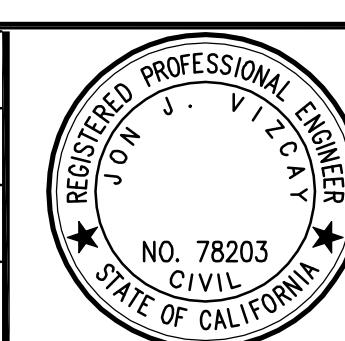


**VERTICAL CURB**  
**DETAIL**  
NOT TO SCALE



**BIO-RETENTION AREA**  
**DETAIL**  
NOT TO SCALE

REVISIONS	NO.	BY	DATE	DESIGN: JV
				DRAWN: STAFF
				CHECKED: JV
				PROJECT #: 23004



817 Arnold Drive, Ste 50  
Martinez, CA 94553  
Ph: (925) 476-8499  
www.apexce.net

GLORIA KNOLL

**TENTATIVE MAP**  
**SECTIONS & DETAILS**  
MS 24-0009

CONTRA COSTA COUNTY, CA

SHEET  
3 OF 5  
DATE  
10-09-2024

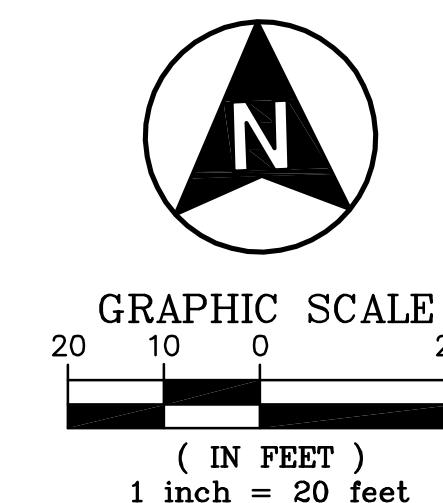
# PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN "GLORIA KNOLL"

MS 24-0009

COUNTY OF CONTRA COSTA  
STATE OF CALIFORNIA



SECTIONS NOTE:  
REFER TO SHEET 3  
FOR ALL SECTIONS  
AND DETAILS



## KEY LEGEND

- ① EXISTING PAVEMENT TO REMAIN
- ② EXISTING FENCE TO REMAIN
- ③ MATCH EX. ASPHALT
- ④ WIDEN EXISTING DRIVEWAY
- ⑤ ASPHALT DRIVEWAY. SECTION PER SOILS ENGINEER'S RECOMMENDATIONS
- ⑥ VERTICAL CURVE PER DETAIL ON SHEET 3
- ⑦ FIRE DISTRICT TURN-AROUND DELINEATION
- ⑧ NEW HOUSE (TYP)
- ⑨ CONCRETE DRIVEWAY (6" CONC/5"AB)
- ⑩ CONCRETE FLATWORK (4" CONC/4"AB)
- ⑪ BEGIN/END CONCRETE RETAINING WALL
- ⑫ CONCRETE RETAINING WALL (TYP). DESIGN BY OTHERS
- ⑬ BIO-RETENTION AREA
- ⑭ DAYLIGHT LINE (TYP)
- ⑮ EXISTING 24" STORM DRAIN LINE TO REMAIN
- ⑯ EXISTING INLET TO REMAIN
- ⑰ 12" HDPE STORM DRAIN LINE @ 0.5% MIN. (TYP)
- ⑱ 18"x18" STORM DRAIN INLET (CHRISTY'S EQUAL)
- ⑲ OVERFLOW INLET, TYPE "J" INLET PER CCCO STD DET CD29
- ⑳ 4" PVC SDR-35 DRAIN PIPE (OR EQUAL) @ 0.5% MIN. (TYP)
- ㉑ 6" PVC SDR-35 DRAIN PIPE (OR EQUAL) @ 0.5% MIN. (TYP)
- ㉒ 6" AREA DRAIN (NDS OR EQUAL)
- ㉓ 4" AREA DRAIN (NDS OR EQUAL)
- ㉔ EXISTING 6" WATER MAIN TO REMAIN
- ㉕ EXISTING FIRE HYDRANT TO REMAIN
- ㉖ CONNECT NEW SERVICE LATERAL TO EX. 6" WATER MAIN
- ㉗ WATER METER PER EBMD
- ㉘ 1.5" WATER SERVICE LATERAL PER EBMD STANDARDS
- ㉙ EXISTING 8" SANITARY SEWER MAIN TO REMAIN
- ㉚ CONNECT NEW SERVICE LATERAL TO EX. 8" SS PER CCCSD STANDARDS
- ㉛ 4" SANITARY SEWER LATERAL PER CCCSD STANDARDS
- ㉜ 4" SANITARY SEWER CLEANOUT PER CCCSD STANDARDS

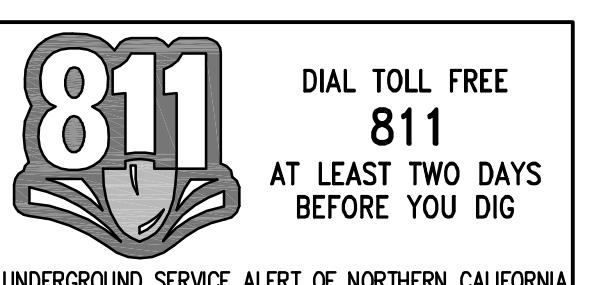
## SD SUMMARY

STRUCTURE #	GRATE/RIM ELEVATION	FLOW LINE ELEVATION
EX.CB	G 330.4	4" FL 328.32 IN 12" FL 320.80 THRU
CB-1	G 330.9	12" FL 326.90 THRU
CB-2	G 332.0	4" FL 329.92 IN 12" FL 328.00 OUT
CB-3	G 334.0	6" FL 258.14 THRU
CB-4	G 332.6	6" FL 258.14 THRU
CB-5	G 333.3	6" FL 258.14 THRU
OUTFALL-1	N/A	4"/6" FL 331.50 IN
OUTFALL-2	N/A	6" FL 329.90 IN
AD-1	G 334.5	6" FL 331.07 THRU
AD-2	G 334.5	6" FL 331.22 THRU
AD-3	G 334.5	6" FL 331.48 THRU
AD-4	G 334.5	6" FL 331.78 THRU
AD-5	G 334.5	4" FL 332.28 OUT
AD-6	G 334.5	4" FL 332.44 THRU
AD-7	G 334.5	4" FL 332.65 THRU
AD-8	G 334.5	4" FL 332.85 THRU
AD-9	G 334.5	4" FL 333.00 THRU
AD-10	G 332.5	6" FL 330.07 THRU
AD-11	G 333.5	6" FL 330.34 THRU
AD-12	G 333.0	6" FL 330.46 THRU
AD-13	G 333.0	6" FL 330.58 THRU
AD-14	G 333.0	6" FL 330.72 THRU
AD-15	G 332.0	4" FL 330.50 OUT

## GRADING QUANTITIES

CUT	4,633 CU. YDS.
FILL	683 CU. YDS.
EXPORT: 3,950 CU. YDS.	

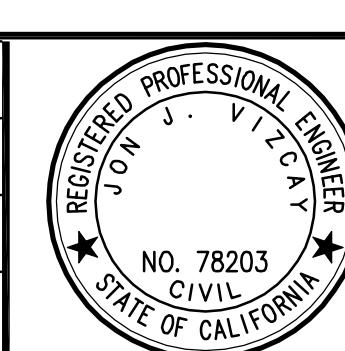
TOTAL DISTURBED AREA: 0.89 ACRES (38,768 SF)



## NOTE:

THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES DURING CONSTRUCTION.

REVISIONS	NO.	BY	DATE
			DESIGN: JV
			DRAWN: STAFF
			CHECKED: JV
			PROJECT #: 23004



817 Arnold Drive, Ste 50  
Martinez, CA 94553  
Ph: (925) 476-8499  
www.apexce.net

TENTATIVE MAP  
PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN  
GLORIA KNOLL  
MS 24-0009  
CONTRA COSTA COUNTY, CA

SHEET  
4 OF 5  
DATE  
10-09-2024

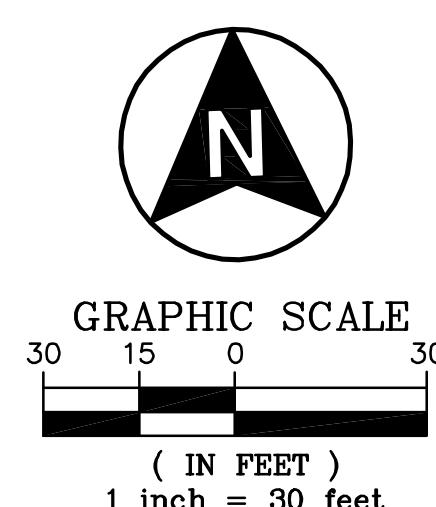
# PRELIMINARY C.3 STORM WATER CONTROL PLAN "GLORIA KNOLL"

MS 24-0009

COUNTY OF CONTRA COSTA  
STATE OF CALIFORNIA

## ABBREVIATIONS

C	CONCRETE
L	LANDSCAPE AREA
OL	OFFSITE LANDSCAPE AREA
OP	OFFSITE ASPHALT/PAVEMENT
P	ASPHALT/PAVEMENT
PL	FLOW-THROUGH PLANTER
R	ROOFTOP
SR	SELF-RETAINING LANDSCAPE AREA
ST	SELF-TREATING LANDSCAPE AREA
UT	UNTREATED AREA



## C.3 COMPLIANCE

REFER TO STORM WATER CONTROL PLAN  
REPORT FOR ADDITIONAL INFORMATION

## AREA BREAKDOWN

ON-SITE PERVIOUS	
LANDSCAPING:	27,206 SF
BIO-RETENTION AREA:	942 SF
TOTAL AREA:	28,148 SF
IMPERVIOUS	
CONCRETE/ASPHALT:	9,308 SF
ROOFS:	8,046 SF
TOTAL AREA:	17,354 SF
TOTAL AREA:	45,502 SF

OFF-SITE PERVIOUS	
LANDSCAPING:	3,744 SF
IMPERVIOUS	
CONCRETE/ASPHALT:	2,059 SF
TOTAL AREA:	5,803 SF



## C.3 STORM WATER CONTROL LEGEND

DRAINAGE MANAGEMENT AREAS (DMA):

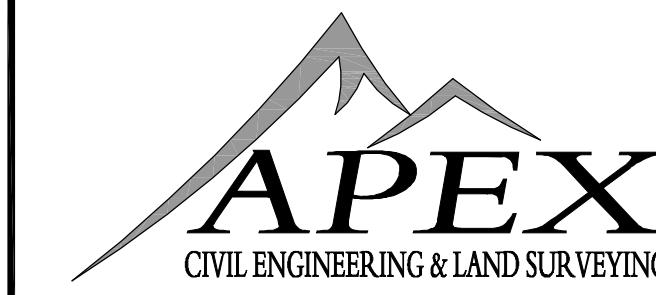
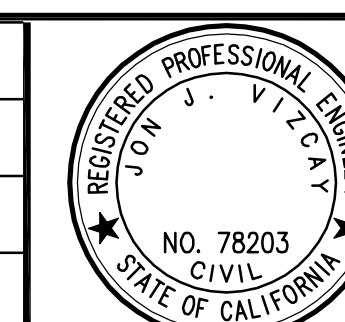
LANDSCAPE AREA	
NEW IMPERVIOUS AREA (PAVEMENT/CONCRETE)	
UNTREATED AREA (CANNOT BE TREATED)	
NEW IMPERVIOUS AREA (ROOFTOP)	
BIO-RETENTION AREA	

BMP TRIBUTARY BOUNDARY:

## PROJECT DATA FORM

PROJECT NAME/NUMBER	"GLORIA KNOLL"
PROJECT LOCATION	PARCEL 'C' OF GLORIA TERRACE, LAFAYETTE, CA
NAME OF DEVELOPER	GLORIA KNOLL LLC
PROJECT TYPE AND DESCRIPTION	2 PARCELS (SINGLE FAMILY RESIDENTIAL)
PROJECT WATERSHED	GRAYSON CREEK WATERSHED
TOTAL PROJECT SITE AREA (ACRES)	1.04 ACRES (45,502 SF)
TOTAL AREA OF LAND DISTURBED (ACRES)	0.89 ACRES (38,641 SF)
TOTAL NEW IMPERVIOUS SURFACE AREA (SQ. FT.)	19,413 SF
TOTAL REPLACED IMPERVIOUS SURFACE AREA	0 SF
TOTAL PRE-PROJECT IMPERVIOUS SURFACE AREA	0 SF
TOTAL POST-PROJECT IMPERVIOUS SURFACE AREA	19,413 SF
RUNOFF REDUCTION MEASURES SELECTED	<input checked="" type="checkbox"/> 1. DISPERSE RUNOFF TO VEGETATED AREA <input type="checkbox"/> 2. PERVIOUS PAVEMENT (PAVERS) <input type="checkbox"/> 3. CISTERNS OR RAIN BARRELS <input checked="" type="checkbox"/> 4. BIO-RETENTION FACILITY OR FLOW-THROUGH PLANTER
50% RULE	N/A
PROJECT DENSITY	1.9 UNITS/AC
APPLICABLE SPECIAL PROJECT CATEGORIES	N/A
PERCENT LID AND NON LID TREATMENT	100% LID
HMP COMPLIANCE	N/A

REVISIONS	NO.	BY	DATE	DESIGN:
				JV
				DRAWN: STAFF
				CHECKED: JV
				PROJECT #: 23004



817 Arnold Drive, Ste 50  
Martinez, CA 94553  
Ph: (925) 476-8499  
www.apexce.net

TENTATIVE MAP  
PRELIMINARY C.3 STORM WATER CONTROL PLAN  
GLORIA KNOLL

MS 24-0009  
CONTRA COSTA COUNTY, CA

SHEET  
5 OF 5  
DATE  
10-09-2024

