RECEIVED
October 3, 2023
CITY OF BRENTWOOD
COMMUNITY DEVELOPMENT DEPT

Vineyard Academy 1770 Adams Lane Brentwood, CA 94513 Office: (209)715-0014

Vineyard Academy Christian is a PreK-8th grade school currently in its fourth year of education. We have just begun our second semester of our 2023-2024 school year serving the children of Brentwood. Our school launched at Campos Family Vineyards in Byron for the 2020-2021 school year. The following school year, 2021-2022 we moved to The Rock Church in Brentwood where we have operated for the past three years. We have been surprised and blessed to encounter so many families that are looking for an excellent and alternative educational experience for their children.

We are in the process of finalizing the conditions of approval for the three added portable classroom buildings east of the existing church building. This will allow us to use an added total of 3,260 sqft of classroom space. The portable buildings include six classrooms, each with a dedicated restroom. We have also installed a 1491 sqft wood deck and related landscape improvements. The school will soon occupy both the existing main church building and the portable classrooms. We are currently housing four classrooms in a shared sanctuary space divided by pipe and drape walls. We also had to use the church's foyer for an additional classroom. The new portables will allow us to put students in individual classrooms to better educate and appropriately accommodate our existing students.

For the 2024-2025 school year, these portable classrooms will allow us to add students to grow to a maximum of 230 students. The higher enrollment will allow the school to accommodate many Brentwood families that patiently wait on a waiting list for enrollment. Increasing our enrollment for this coming school year will also allow us the budgetary means to save toward our long-term goal of a permanent building replacing these temporary portable buildings.

In order to avoid a traffic conflict with Marsh Creek Elementary, we purposefully tailored our school hours to work in conjunction with Marsh Creek's drop off and pick up times. The hours of operation for Vineyard Academy are:

Monday - Friday
8:10AM - 2:25PM (Middle School, 6-8th Grade)
9:00AM - 2:00PM (K-5th, Grade)
Our pickup and drop off times run 15 minutes before and after school.
Our school starts the second week of August and ends the third week in May before Memorial Day.

Our expanded day for Middle School eased the number of cars picking up and dropping off at one time. It also allows us to add elective classes for our student's enrichment. We have added Leadership, Journalism, Yearbook, Home Economics, Art and Music.

Our preschool is contained in one classroom in the main church building. This pre-school program runs two days a week for three year olds and three days a week for four year olds. Per CA state licensing requirements, the classroom is only allowed 10 students per session and does not reflect the need for increased enrollment in our K-8th program.

Preschool hours:
8:00AM - 10:30AM and 10:40AM - 1:10PM M/W/F (4 year olds)
8:00AM - 10:30AM and 10:40AM - 1:10PM T/TH (3 year olds)
With the pre-school only adding 10 students on campus at any given time our pickup and drop off times are not negatively impacted.

<u>VA Drop off schedule:</u>
Current Drop off times:
7:55AM - 8:05AM Middle school
8:45AM - 9:00AM Lower Elementary

<u>VA Pick Up times:</u>
2:00PM - 2:15PM Lower Elementary
2:25PM - 2:35PM Middle School

Vineyard Academy will continue to occupy the existing main church building and we also utilize the new portable classrooms. The portables are located on approximately 20,000 square feet directly west of the rear parking lot. There are 87 full size parking spaces on site and 6 handicap accessible spaces. Section 17.620.012 of the Brentwood Municipal Code requires

schools to have two and one-half parking spaces for each classroom. With a projected total of 10 classrooms, we have ample parking spaces required.

Vehicular access is provided via the existing driveway on Adams Lane, along the southwest edge of the project site. The Adams Lane driveway was designed to line up with the exit only driveway from one of Marsh Creek Elementary school's parking lots on the west side of Adams lane, as envisioned by Commercial and Industrial Design Guideline 11(a).

Vineyard Academy Christian School has purposely staggered its school hours to have K-5 (most of our student body) to begin approximately 1 hour later and dismiss earlier than Marsh Creek Elementary school across Adams Lane. We also implemented a traffic circulation plan within the on-site parking lot at The Rock Church. As a part of the circulation plan Vineyard Academy Christian School staff members directs and facilitates the flow of vehicles entering and exiting the parking lot during school pick up and drop off times.

In addition to the existing access to Adams Lane, we are proposing to add a new approach onto Grant Street as shown by plans completed by our Civil Engineer at Bellicci Civil Engineers. The new approach onto Grant will ensure that any increase in enrollment will never negatively impact traffic on Adams Lane. See attached traffic flow maps for each pickup and drop off time for our preschool class, and our current elementary and middle school.

These 2023-2024 changes in school pick up and drop off times and the proposed access onto Grant Street will allow Vineyard Academy to continue to serve the Brentwood Families that seek an alternative educational opportunity for their children.

RECEIVED
October 3, 2023

CITY OF BRENTWOOD
COMMUNITY DEVELOPMENT DEPT

SITE IMPROVEMENT PLAN
VINEYARD ACADEMY– SECONDARY ENTRANCE

CITY OF BRENTWOOD
CONTRA COSTA COUNTY, CALIFORNIA

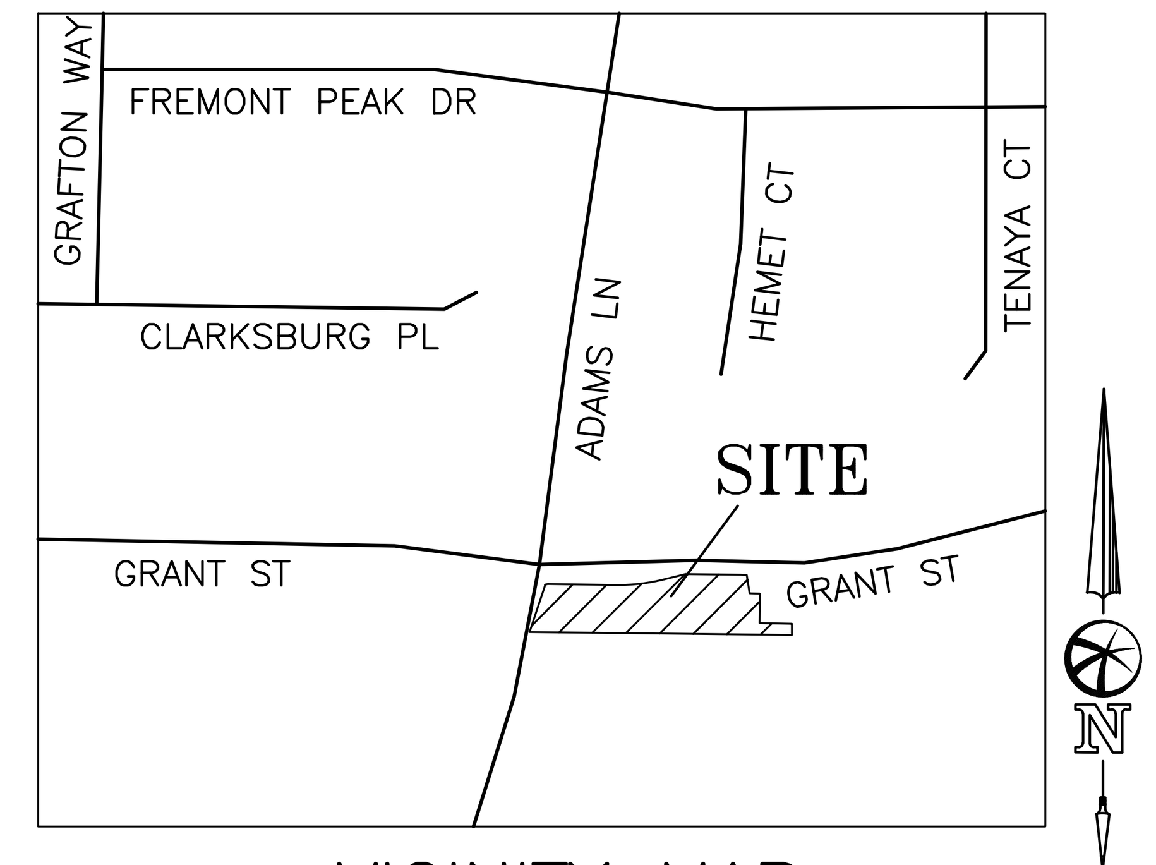
BELLECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA

JULY 28, 2023 SCALE: 1"=40'
REVISED: OCT. 5, 2023

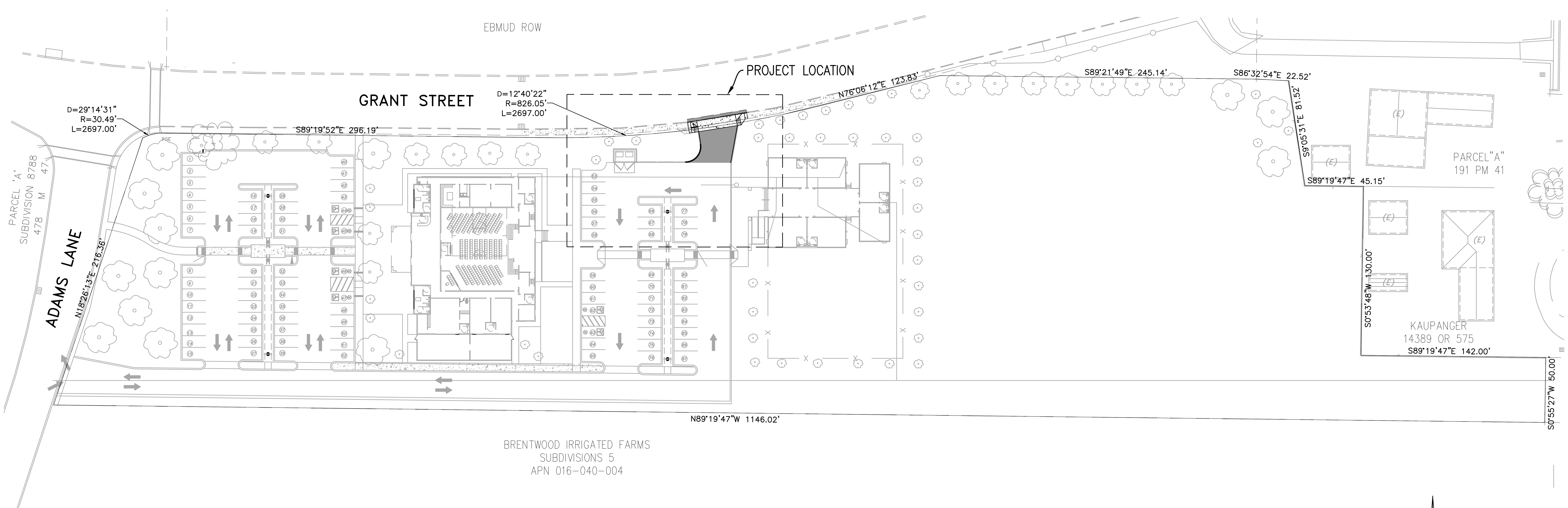
SHEET INDEX

LEGEND

- PROJECT BOUNDARY
- NEW DRIVEWAY, CURB, GUTTER, AND SIDEWALK
- EXISTING BUILDING, DRIVEWAY, CURB, GUTTER, AND SIDEWALK



VICINITY MAP
NO SCALE



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SCALE IN FEET

PRELIMINARY
1ST SUBMITTAL - JULY 28, 2023

NO.	DESCRIPTION	BY	DATE

Bellecci
40th ANNIVERSARY 1983–2023
925 • 685 • 4569 bellecci.com

DATE 07/25/2023
PI
DRAWN BY AFH
CHECKED BY

SITE IMPROVEMENTS
VINEYAED ACADEMY -SECONDARY ENTRANCE
COVER
BRENTWOOD
CONTRA COSTA COUNTY
CALIFORNIA

SHEET: C1
7

JOB NO.
230096

CITY OF **BRENTWOOD** GENERAL NOTES:

1. CONTRACTOR SHALL CONTACT PUBLIC WORKS INSPECTOR AT LEAST 3 DAYS PRIOR TO DESIRED START OF WORK DATE TO SCHEDULE A PRE-CONSTRUCTION MEETING AT THE JOB SITE. THE FOLLOWING SHALL BE PRESENT AT THE MEETING: OWNER, CONTRACTOR, CIVIL ENGINEER, SOILS ENGINEER, AND PUBLIC WORKS INSPECTOR.

2. ALL WORK SHALL BE PERFORMED BETWEEN THE NORMAL WORKING HOURS OF 8 A.M. AND 5 P.M., MONDAY THROUGH FRIDAY, EXCLUDING SATURDAY AND SUNDAY AND CITY HOLIDAYS, EXCEPT AS APPROVED OTHERWISE BY THE CITY ENGINEER IN WRITING. THIS WORK INCLUDES HAULING.

3. NO WORK SHALL BE PERFORMED WITHOUT INSPECTION BY THE CITY. IF ANY WORK THAT REQUIRES INSPECTION MUST BE PERFORMED OUTSIDE OF NORMAL WORKING HOURS, CONTRACTOR SHALL SUBMIT WRITTEN REQUEST AT LEAST TWO (2) WORKING DAYS PRIOR TO THE DATE SUCH SERVICES WILL BE REQUIRED.

4. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF **BRENTWOOD** CONSTRUCTION DETAILS, AND CALTRANS STANDARD PLANS AND SPECIFICATIONS.

5. NO TREES SHALL BE REMOVED UNLESS THEY ARE SHOWN AND NOTED TO BE REMOVED ON THE GRADING OR IMPROVEMENT PLANS. IF ANY TREES ARE TO BE REMOVED, THE PLANS SHALL BE REVIEWED AND WRITTEN APPROVAL PROVIDED BY THE CITY 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 OR SEALED.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AIRBORNE DUST NUISANCE FROM THE CONSTRUCTION SITE BY WATERING AND/OR TREATING THE SITE IN SUCH MANNER TO CONFINE DUST PARTICLES TO THE IMMEDIATE SURFACE OF WORK.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE SITE OR SURROUNDING AREA DUE TO DUST OR EROSION, RESULTING FROM WORK DONE BY THE CONTRACTOR.

8. STANDARD DUST CONTROL MEASURES SHALL BE USED TO STABILIZE THE DUST GENERATED BY CONSTRUCTION ACTIVITIES.

9. CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF EROSION CONTROL AND SHALL INSTALL AND MAINTAIN PER ABAG/NPDES ANY DEVICES AND MEASURES NECESSARY TO THE SATISFACTION OF THE CITY ENGINEER. SILT, SEDIMENT AND EROSION CONTROL PLANS AND BMP'S REQUIRED YEAR ROUND.

10. ANY EXISTING UNDERGROUND STRUCTURE REQUIRING REMOVAL OR MODIFICATION SHALL BE DONE AS DIRECTED BY THE SOILS ENGINEER AND WITH THE APPROVAL OF THE CITY OF **BRENTWOOD**.

11. PRIOR TO COMMENCEMENT OF ANY WORK ON ADJACENT PROPERTIES, WRITTEN PERMISSION SHALL BE OBTAINED FROM AFFECTED PROPERTY OWNER(S) AND/OR EASEMENT HOLDER(S), AND A COPY OF WRITTEN PERMISSION SHALL BE SUBMITTED TO CITY ENGINEER.

12. CONTRACTOR SHALL EXPOSE AND VERIFY INVERT ELEVATIONS AND SIZE OF EXISTING SANITARY AND STORM SEWERS, AND CLEARANCES OF KNOWN UTILITY CROSSINGS, PRIOR TO CONSTRUCTING UTILITIES. ALL SANITARY SEWER AND STORM DRAIN CONSTRUCTION SHALL PROCEED FROM THE DOWNSTREAM CONNECTION TO THE UPSTREAM TERMINUS.

13. CONTRACTOR IS RESPONSIBLE FOR COORDINATING HIS WORK TO AVOID CONFLICTS BETWEEN SANITARY SEWER LATERALS, STORM DRAINS AND WATER MAINS.

14. PRIOR TO THE PLACEMENT OF CURBS, GUTTERS, SIDEWALKS, SUB-BASE OR BASE MATERIAL, OR ASPHALTIC CONCRETE, ALL UNDERGROUND UTILITIES, INCLUDING ALL ELECTRICAL AND GAS UTILITIES PROVIDED BY PG&E, SHALL BE INSTALLED, BACKFILL COMPLETED, AND SATISFACTORILY PASSED ACCEPTANCE TESTS. CURB AND GUTTER SHALL BE COMPLETED PRIOR TO PLACEMENT OF BASE ROCK.

15. CENTERLINE TOP OF PAVEMENT SHALL BE EQUAL TO TOP OF CURB GRADE UNLESS OTHERWISE NOTED.

16. DIMENSIONS LOCATING CURB AND GUTTER ARE TO FACE OF CURB, AND STATIONING REFERS TO INDICATED CENTERLINE, UNLESS OTHERWISE NOTED ON PLANS.

17. ALL FACE OF CURB RADII AT CURB RETURNS SHALL BE 30 FEET (30'), UNLESS OTHERWISE NOTED ON PLANS.

18. CONTRACTOR SHALL BE RESPONSIBLE FOR MATCHING EXISTING STREETS, SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, CURBS, GUTTERS, ETC., TO AVOID ANY ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.

19. EXISTING CURBS, GUTTERS, SIDEWALKS AND/OR UTILITIES THAT ARE DAMAGED OR DISPLACED, WHETHER SHOWN TO BE REMOVED OR NOT, WHETHER OR NOT DAMAGE OR DISPLACEMENT OCCURRED PRIOR TO ANY WORK PERFORMED BY CONTRACTOR, SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE CITY ENGINEER.

20. CITY OF **BRENTWOOD** STANDARD MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF THE SUBDIVISION MAP ACT, LAND SURVEYOR'S ACT, AND CITY SUBDIVISION ORDINANCE AT THE LOCATIONS SHOWN ON THE FINAL MAP AFTER COMPLETION OF STREET CONSTRUCTION AND BEFORE ACCEPTANCE OF THE SUBDIVISION. THE DEVELOPER'S ENGINEER SHALL FURNISH ONE SET OF ELEVATIONS FOR SUCH MONUMENTS TO THE CITY ENGINEER.

21. PEDESTRIAN RAMPS FOR THE HANDICAPPED SHALL BE CONSTRUCTED AT ALL SIDEWALK CURB RETURNS IN ACCORDANCE WITH CURRENT ADA REQUIREMENTS.

22. SUBGRADE FOR ALL STREET, CURB, GUTTER AND SIDEWALK SHALL BE COMPACTED TO 95% RELATIVE COMPACTION.

23. ELECTROLIERS SHOWN FOR INFORMATION PURPOSES ONLY. REFER TO JOINT TRENCH PLANS FOR FINAL LOCATIONS AND DETAILS.

24. FIRE HYDRANTS SHALL BE INSTALLED AND IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.

25. NO FOUNDATIONS TO BE CONSTRUCTED OR COMBUSTIBLE MATERIALS BROUGHT ON SITE UNTIL THE FIRST LIFT OF ASPHALTIC CONCRETE HAS BEEN PLACED, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

26. BLUE REFLECTIVE MARKERS, 5 FOOT OFFSET THE CENTERLINE, SHALL BE INSTALLED OPPOSITE EACH FIRE HYDRANT.

27. PRIOR TO ACCEPTANCE BY CITY OF ANY IMPROVEMENTS, ALL FIRE HYDRANTS SHALL BE TESTED TO ENSURE ACTUAL FLOWS MEET OR EXCEED FIRE DISTRICT STANDARDS.

28. ALL "CAT-TRACKING" SHALL BE APPROVED BY THE CITY INSPECTOR PRIOR TO ANY PERMANENT STRIPING PLACEMENT.

29. ALL PAVEMENT MARKINGS IN THE PUBLIC RIGHT-OF-WAY SHALL BE THERMOPLASTIC.

30. MANHOLE, VALVE AND METER BOX RIM ELEVATIONS, IF SHOWN, ARE APPROXIMATE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE RIMS AND COVERS TO THE FINISHED PAVEMENT GRADE. IN UNIMPROVED STREETS, THE RIMS SHALL BE SET AT THE ELEVATION SHOWN.

31. SUBGRADE SHALL BE BROUGHT TO GRADE PRIOR TO INSTALLATION OF WATER MAIN.

32. CONCRETE ANCHORS OR THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, VALVES, AND BEHIND ALL TEES, FIRE HYDRANTS AND CROSSES.

PRELIMINARY

GRADING AND SITE PREPARATION NOTES

1. ALL AREAS TO RECEIVE FILL SHALL BE STRIPPED TO A DEPTH TO BE DETERMINED BY THE SOILS ENGINEER. ANY AC OR PCC PAVING SHALL BE SCARIFIED AND REMOVED, SUBGRADE PREPARED AND COMPACTED PER SOIL ENGINEER'S RECOMMENDATION PRIOR TO ANY FILLING.
2. ALL MATERIAL TO BE USED AS FILL WITHIN BUILDING PAD AREAS, PARKING, AND/OR DRIVEWAY AREAS TO BE FREE OF ALL VEGETATION AND FOREIGN MATTER, AND SHALL BE APPROVED BY SOILS ENGINEER.
3. ALL BUILDING PADS TO BE COMPACTED TO 90% RELATIVE COMPACTION; DRIVEWAY AND STREET AREAS TO BE COMPACTED TO 95% RELATIVE COMPACTION, AS PER ASTM D1557–91.
4. BUILDING PAD TO BE LEVEL SIDE–TO–SIDE AND FRONT–TO–REAR, UNLESS OTHERWISE SHOWN.
5. STRIPPING MAY BE PLACED IN PLANTING AREA OR BURIED IN DESIGNATED PARK AREAS. ALL EXCESS STRIPPING SHALL BE HAULED AWAY. PAVING DEBRIS SHALL BE HAULED AWAY TO AN APPROVED DISPOSAL SITE.
6. ALL WORK SHOWN OR NOTE ON THESE PLANS SHALL BE DONE IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS ENGINEER; ALL LOCAL, STATE, AND FEDERAL MINIMUM STANDARDS; AND THE LATEST EDITION OF THE UNIFORM BUILDING CODE. NOTIFY SOILS ENGINEER 2 WORKING DAYS PRIOR TO BEGINNING OF ANY GRADING.
7. CONNECTIONS TO EXISTING PUBLIC UTILITIES SHALL BE DONE WITH APPROVAL AND IN ACCORDANCE WITH THE UTILITY COMPANY'S REQUIREMENTS.
8. CONTRACTORS SHALL PROTECT ALL EXISTING SITE IMPROVEMENTS NOT SCHEDULED FOR REMOVAL DURING CONSTRUCTION. THEY SHALL REPAIR ANY DAMAGE TO NEW CONDITION AT THEIR EXPENSE.
9. VERIFY ALL EXISTING SITE CONDITIONS, SITE DIMENSIONS, AND GRADING PRIOR TO START OF WORK.
10. CONFORM TO THE RECOMMENDATIONS OF THE DRAWINGS, DETAILS, AND SITE SOILS REPORT FOR COMPACTION, STRIPPING, GRADING, PAVING, AND UTILITY TRENCHES.
11. SOIL COMPACTION TESTS SHALL BE PAID FOR BY THE OWNER/DEVELOPER, AS PER NOTE 3.
12. ALL GRADING AND RELATED WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF BRENTWOOD AND THE RECOMMENDATION OF THE SOILS ENGINEER.
13. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING SERVICES AND UNDERGROUND UTILITIES AND SEWERS. LOCATIONS SHOWN ON THE PLAN ARE APPROXIMATE AND SHOWN FOR GENERAL INFORMATION ONLY. CONTRACTOR SHALL CALL U.S.A. AT 800–642–2444, 48 HOURS PRIOR TO UNDERGROUND WORK FOR FIELD LOCATOR SERVICE.
14. CONTRACTOR SHALL VERIFY THE LOCATIONS OF THE BUILDING AND PARKING IMPROVEMENTS FROM THE ARCHITECT'S DIMENSIONED DRAWINGS.
15. FOUNDATIONS AND FOOTING DETAILS SHOWN ARE FOR GRADING RELATIONSHIPS ONLY. CONTRACTOR SHALL REFER TO DIMENSIONED STRUCTURAL PLANS FOR ACTUAL DIMENSIONED DETAILS.
16. ANY VOIDS CREATED BY STRUCTURE REMOVAL, TREE REMOVAL, SEPTIC TANK AND LEECH LINE REMOVAL MUST BE BACKFILLED WITH PROPERLY COMPACTED NATIVE SOILS THAT ARE FREE OF ORGANICS AND OTHER DELETERIOUS MATERIALS OF WITH APPROVED IMPORT FILL AND COMPACTED TO THE SOILS ENGINEER'S RECOMMENDATIONS.

GENERAL SIGNING & STRIPING NOTES

1. ALL STRIPING, PAVEMENT DELINEATION AND TRAFFIC SIGNING WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE CALTRANS STANDARD PLANS AND SPECIFICATIONS (CALTRANS), THE CA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD), AND THE CITY OF BRENTWOOD STANDARDS.
2. THE CONTRACTOR SHALL REMOVE ALL EXISTING STRIPING, PAVEMENT MARKINGS, AND RAISED PAVEMENT MARKERS WHICH CONFLICT WITH WORK SHOWN ON THE SIGNING & STRIPING PLAN.
3. THE REMOVAL OF ALL EXISTING STRIPING AND PAVEMENT MARKINGS SHALL BE DONE BY WET SANDBLASTING OR OTHER METHOD APPROVED BY THE CITY ENGINEER. REMOVAL OF PAVEMENT MARKING ARROWS AND LEGENDS SHALL CONSIST OF GRINDING OUT A RECTANGLE OVER EXISTING ARROW/LEGEND.
4. ALL REMOVED PAVEMENT STRIPES AND MARKING AND EXCESS MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN A LEGAL AND PROPER MANNER. REMOVAL AND DISPOSAL OF EXISTING TRAFFIC MARKING AND EXCESS MATERIAL SHALL CONFORM TO SECTION 15 OF THE STATE STANDARD SPECIFICATIONS AND AS SPECIFIED HEREIN.
5. ALL CONSTRUCTION MATERIALS, SIGNS, STRIPING, PAVEMENT MARKING, AND PAVEMENT MARKERS SHALL BE FURNISHED AND INSTALL BY THE CONTRACTOR.
6. THE EXACT LOCATION OF ALL NEW OR RELOCATED SIGNS, STRIPING, AND PAVEMENT MARKINGS SHALL BE MARKED IN THE FIELD BY THE CONTRACTOR AND SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO INSTALLATION.
7. ALL LANE LINE TRAFFIC STRIPES AND PAVEMENT MARKINGS WITHIN THE CITY RIGHT OF WAY SHALL BE THERMOPLASTIC. ALL PAVEMENT TRAFFIC STRIPING SHALL CONFORM TO CALTRANS STANDARD PLAN A20 (A–D).
8. ALL ONSITE PAINT FOR PAVEMENT STRIPES AND MARKINGS SHALL CONFORM TO SECTION 84–3. "PAINTED TRAFFIC STRIPES AND PAVEMENT MARKING," OF THE STATE STANDARD SPECIFICATIONS.
9. PAVEMENT MARKERS SHALL CONFORM TO SECTION 85, "PAVEMENT MARKERS," OF THE STATE STANDARD SPECIFICATIONS AND AS SPECIFIED HEREIN.
10. ALL NEW CROSSWALK STRIPING SHALL HAVE AND INSIDE DIMENSION OF 10'.

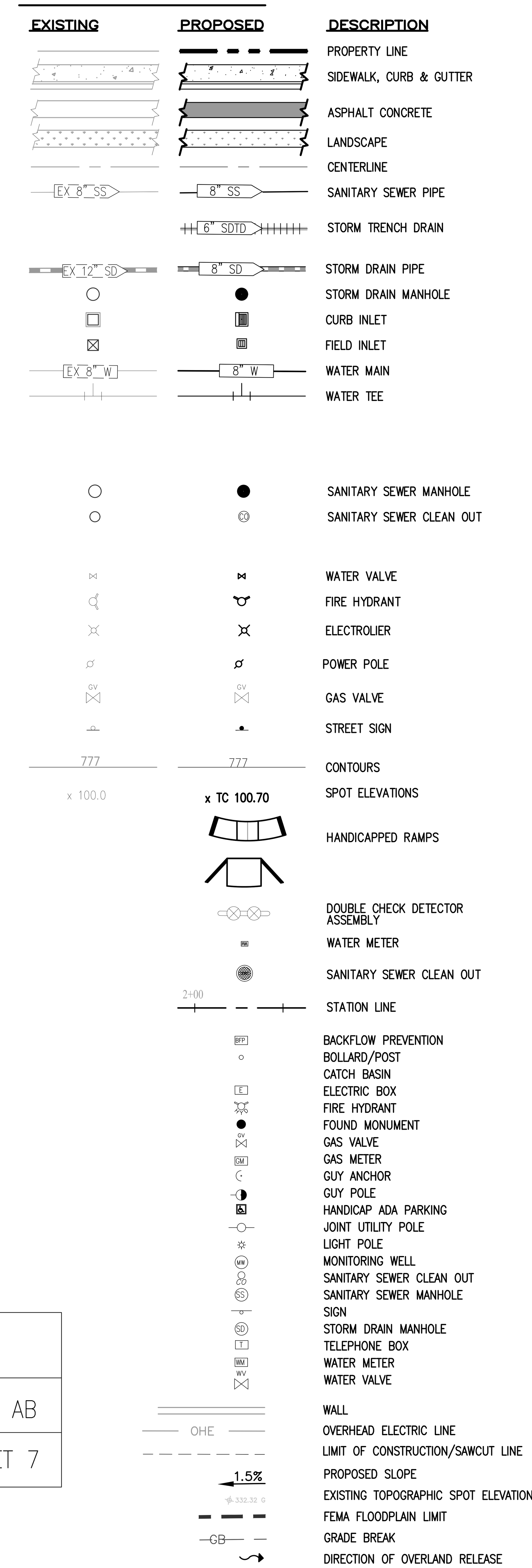
CITY OF BRENTWOOD STANDARD

ST–8 INDUSTRIAL/COMMERCIAL DRIVEWAY
ST–23 SIDEWALK, CURB AND GUTTER

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
ATT	AT&T OVERHEAD LINES
ARV	AIR RELEASE VALVE
BC	BEGIN CURVE
BFP	BACKFLOW PREVENTION DEVICE
BM	BENCH MARK
BO	BLOW OFF
BW	BACK OF WALK
CB	CATCH BASIN
CL	CENTERLINE
CONST	CONSTRUCTION
CR	CURB RETURN
DCV	DETECTOR CHECK VALVE
DW	DRIVEWAY
EA	EACH
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT
EC	END CURVE
EL	ELEVATION
EP	EDGE OF PAVEMENT
EX	EXISTING
EXBW	EXISTING BACK OF WALK
EXTC	EXISTING TOP OF CURB
EXSW	EXISTING SIDEWALK
FC	FACE OF CURB
FDAC	FULL DEPTH OF ASPHALT CONCRETE
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
GB	GRADE BREAK
GR	GRATE ELEVATION
GV	GATE VALVE
HCR	ADA CURB RAMP
HP	HIGH POINT
INV	INVERT ELEVATION
L	LENGTH
LF	LINEAR FEET
LP	LOW POINT
LT	LEFT
MAX	MAXIMUM
MIN	MINIMUM
NTS	NOT TO SCALE
OHE	OVERHEAD ELECTRIC
P	PAVEMENT GRADE
PCC	PORTLAND CEMENT CONCRETE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PRC	PT OF REVERSE CURVE
PT	POINT
PSE	PUBLIC SERVICE EASEMENT
PRV	PRESSURE REDUCING VALVE
R	RADIUS
RIM	RIM ELEVATION
ROW	RIGHT–OF–WAY
RT	RIGHT
RW	RETAINING WALL
S	SLOPE
SCM	STORMWATER CONTROL MEASURE
SD	STORM DRAIN
SDCO	STORM DRAIN CLEAN OUT
SDCB	STORM DRAIN CATCH BASIN
SDFD	STORM DRAIN FOUNDATION DRAIN
SDMH	STORM DRAIN MANHOLE
SDSD	STORM DRAIN SLOTTED DRAIN
SDTD	STORM DRAIN TRENCH DRAIN
SHT	SHEET
SL	STREET LIGHT
SNS	STREET NAME SIGN
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSL	SANITARY SEWER LATERAL
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
SUB	SUBDIVISION
SWK	SIDEWALK
TC	TOP OF CURB
TEMP	TEMPORARY
TG	TOP OF GRATE
TI	TRAFFIC INDEX
TOP	TOP OF PIPE
TYP	TYPICAL
W	WATER LINE
WM	WATER METER
WV	WATER VALVE

LEGEND



PAVEMENT SECTIONS	
DRIVE AISLES	MIN 3" AC ON 9" AB
GRANT STREET	SEE DETAIL SHEET 7

SECTIONS ARE MINIMUM PAVEMENT SECTIONS, ACTUAL SECTIONS TO BE DETERMINED BY SOILS ENGINEER

NO.	DESCRIPTION	BY	DATE

40th Bellecci ANNIVERSARY 1983–2023
925 • 685 • 4569 bellecci.com

07/25/2023 DATE
PI
DRAWN BY AFH
CHECKED BY

REGISTERED PROFESSIONAL ENGINEER ALEXANDER FARROS-HOEPPNER No. 91247 CIVIL STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

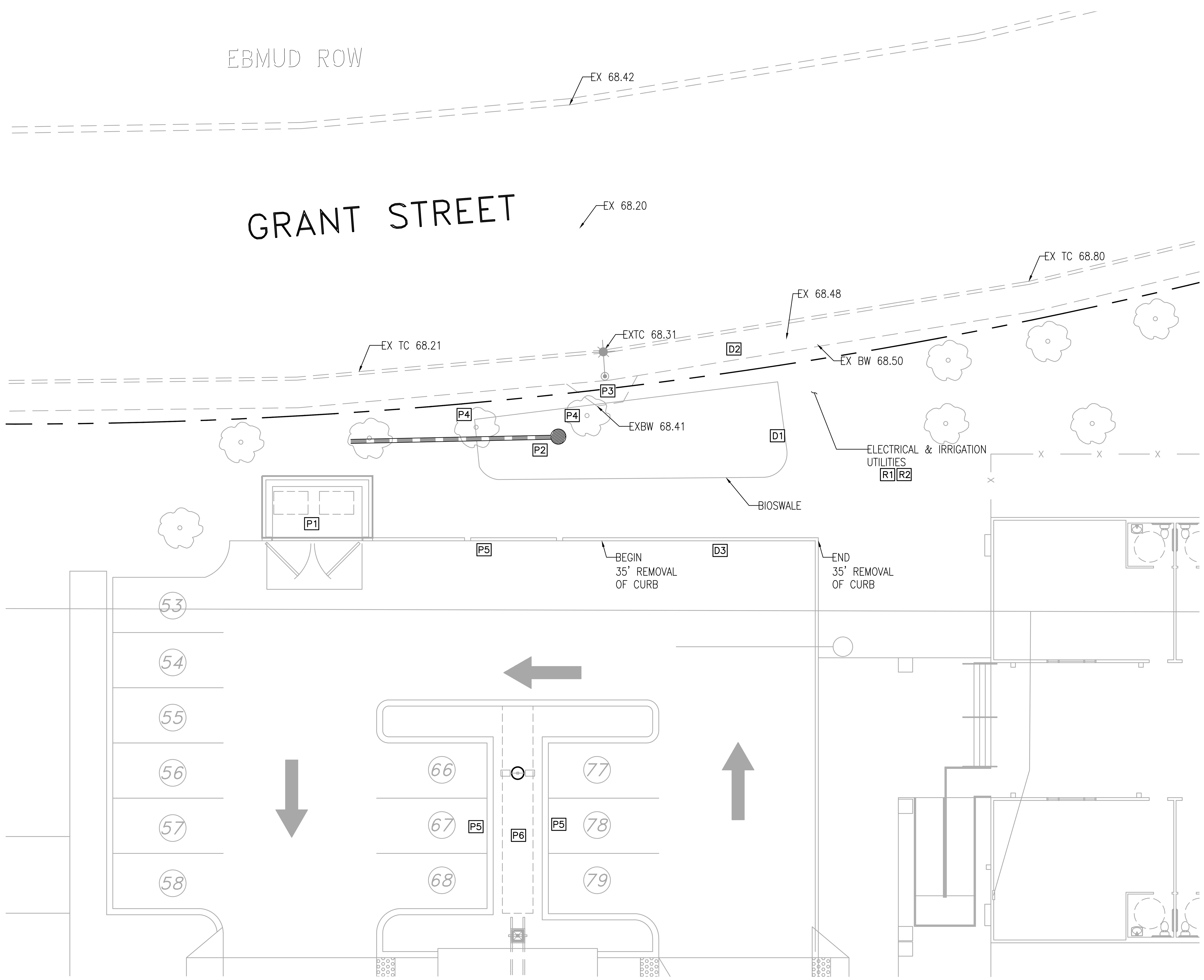
VINEYAED ACADEMY -SECONDARY ENTRANCE **SITE IMPROVEMENTS**

NOTES, LEDGEND, AND ABBREVIATIONS

BRENTWOOD CONTRA COSTA COUNTY CALIFORNIA

SHEET: C2
7

JOB NO. 230096



LEGEND

PROJECT BOUNDARY

EXISTING BUILDING, DRIVEWAY, CURB, GUTTER, AND SIDEWALK

PROTECT IN PLACE NOTES:

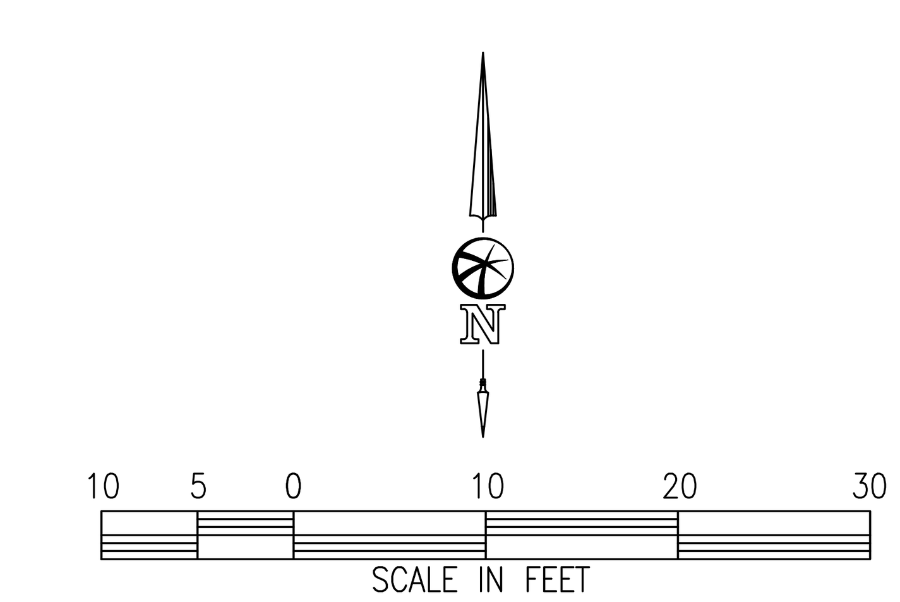
- P1 PROTECT IN PLACE TRASH ENCLOSURE STRUCTURE.
- P2 PROTECT IN PLACE OVERFLOW DRAIN AND DRAINAGE SYSTEM.
- P3 PROTECT IN PLACE STREET LIGHT AND SIDEWALK.
- P4 PROTECT IN PLACE HEDGE.
- P5 PROTECT IN PLACE CURB CUTS.
- P6 PROTECT IN PLACE BIORETENTION FACILITY.

DEMO NOTES:

- D1 REMOVE PORTION OF BIOSWALE FOR INSTALLATION OF NEW DRIVEWAY.
- D2 REMOVE PORTION OF SIDEWALK FOR DRIVEWAY APRON.
- D3 REMOVE 35' OF CURB TO INSTALL DRIVEWAY.

REMOVE & REPLACE NOTES:

- R1 REMOVE AND RELOCATE ELECTRICAL BOX OUT OF DRIVEWAY.
- R2 REMOVE AND RELOCATE IRRIGATION CONTROLS OUT OF DRIVEWAY.



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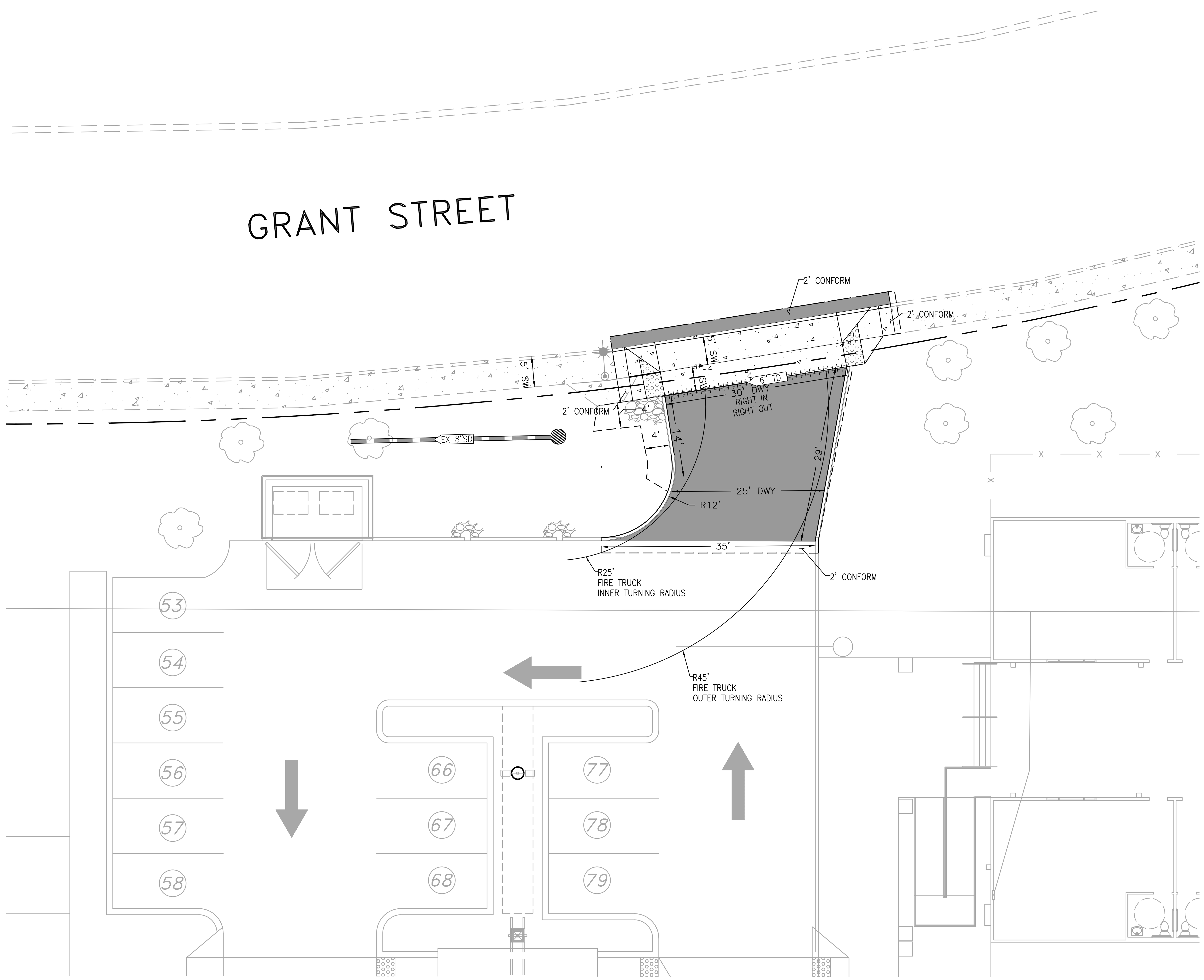
REGISTERED PROFESSIONAL ENGINEER ALEXANDER FARROS-HOEPPNER No. 91207 CIVIL STATE OF CALIFORNIA

SITE IMPROVEMENTS
VINEYAED ACADEMY -SECONDARY ENTRANCE
EXISTING CONDITIONS & DEMO PLAN
BRENTWOOD CONTRA COSTA COUNTY CALIFORNIA

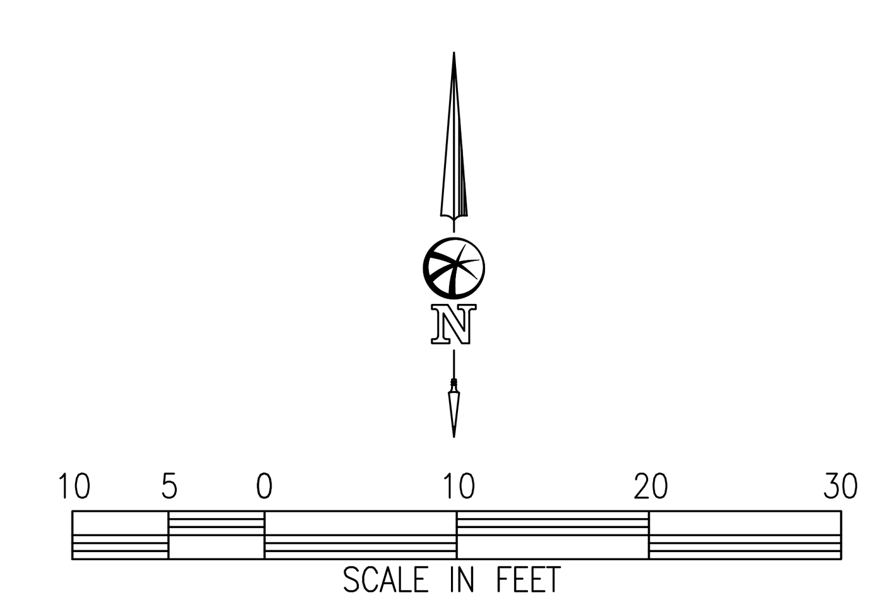
SHEET: C3 / 7

JOB NO. 230096



LEGEND

- PROJECT BOUNDARY
- NEW DRIVEWAY, CURB, GUTTER, AND SIDEWALK
- EXISTING BUILDING, DRIVEWAY, CURB, GUTTER, AND SIDEWALK
- NEW AC PAVEMENT DRIVEWAY
- NEW CONC SIDEWALK
- EX CONC SIDEWALK
- TRUNCATED DOMES
- RIP RAP
- EX STORM TRAIN
- NEW TRENCH DRAIN
- CONSTRUCTION LIMIT LINE



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VINEYAED ACADEMY -SECONDARY ENTRANCE

SITE IMPROVEMENTS

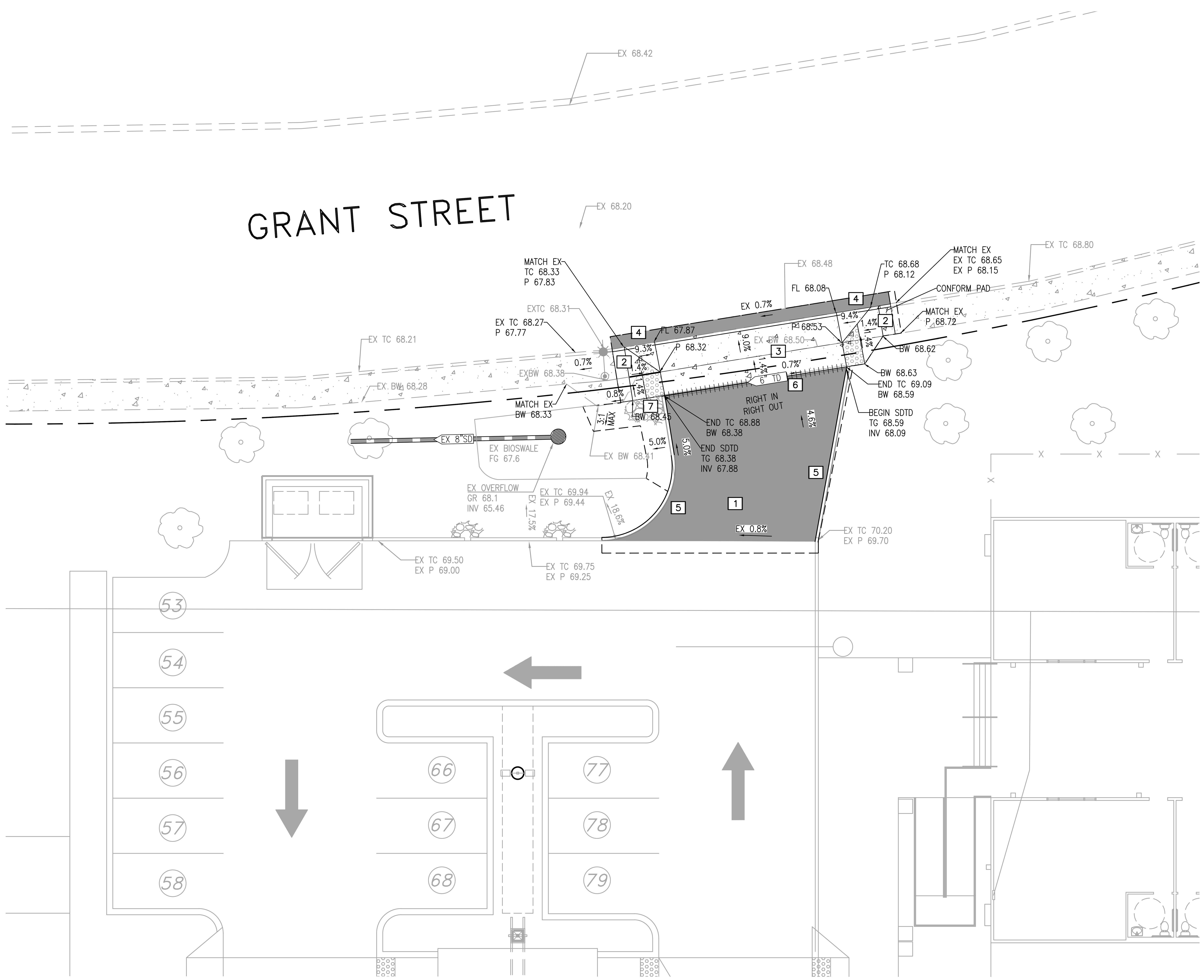
DIMENSIONED SITE PLAN

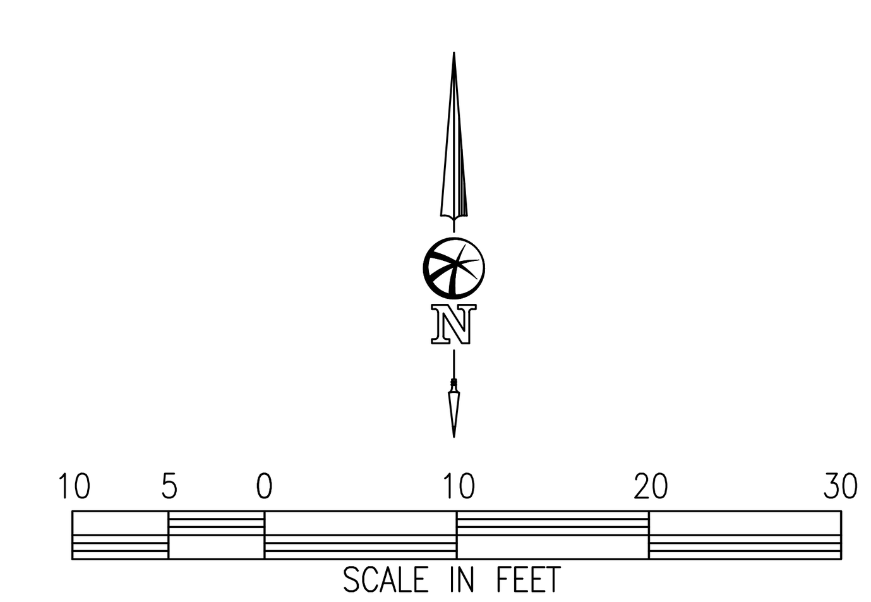
BRENTWOOD
CONTRA COSTA COUNTY
CALIFORNIA

SHEET: C4

7

JOB NO.
230096





LEGEND

- PROJECT BOUNDARY
- NEW DRIVEWAY, CURB, GUTTER, AND SIDEWALK
- EXISTING BUILDING, DRIVEWAY, CURB, GUTTER, AND SIDEWALK
- NEW AC PAVEMENT DRIVEWAY
- NEW CONC SIDEWALK
- EX CONC SIDEWALK
- TRUNCATED DOMES
- RIP RAP
- EX STORM TRAIN
- NEW TRENCH DRAIN
- CONSTRUCTION LIMIT LINE

CONSTRICTION NOTES:

1. AC PAVEMENT SEE DETAIL C/7
2. SIDEWALK SEE DETAIL ST-23/7
3. DRIVEWAY SEE DETAIL ST-8/7
4. TYPE A CURB AND GUTTER SEE DETAIL ST-23/7
5. TYPE C CURB SEE DETAIL ST-23/7
6. 6" TRENCH DRAIN SEE DETAIL A/7
7. INSTALL 6" RIP RAP 3' WIDE MIN.
8. SAWCUT AND AC PLUG SEE DETAIL B/7

PRELIMINARY

NO.	DESCRIPTION	BY	DATE

40th Bellecci ANNIVERSARY 1983-2023
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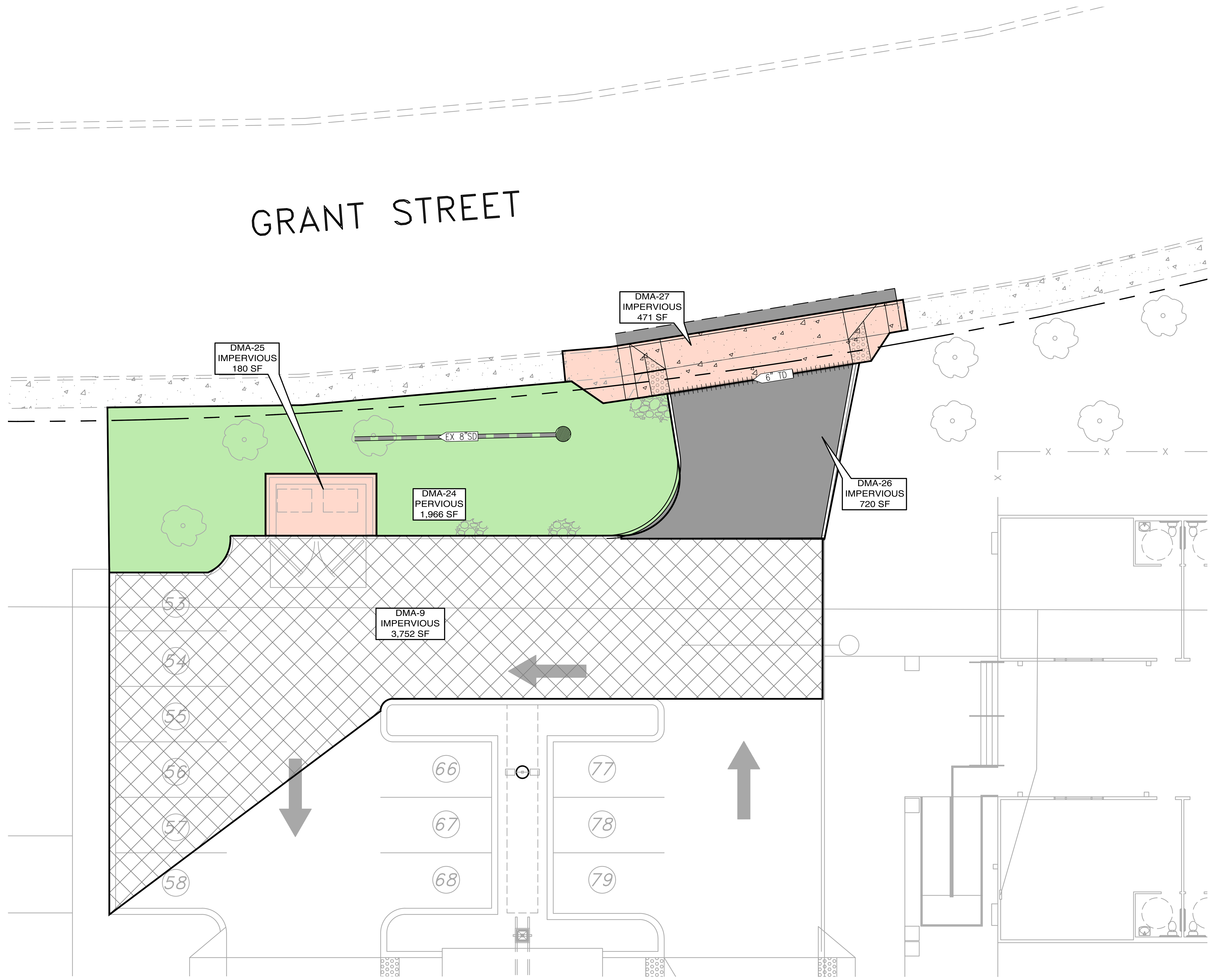
VINEYAED ACADEMY -SECONDARY ENTRANCE
SITE IMPROVEMENTS
PRELIMINARY GRADING, DRAINAGE, & UTILITY
BRENTWOOD
CONTRA COSTA COUNTY
CALIFORNIA

SHEET: C5
7
JOB NO. 230096



LEGEND

- PROJECT BOUNDARY
- DMA BOUNDARY
- IMPERVIOUS DMA – CONCRETE
- IMPERVIOUS DMA – AC DRIVEWAY
- PERVIOUS DMA – LANDSCAPE
- IMPERVIOUS DMA – CONCRETE SIDEWALK
- EXISTING DMA9 – IMPERVIOUS
- RIP RAP OR SPLASH BLOCK
- EXISTING CONC SIDEWALK

NOTE:

SWCP DATED 8/19/2014:

- DMA–9 (3,845 SF IMPERVIOUS AC) WAS TREATED BY IMP 8 (610 SF BIOSWALE).
- DMA–24 (2,645 SF PERVIOUS LANDSCAPE) INCLUDED THE IMPERVIOUS TRASH INCLOSURE.

NEW SWCP DESIGN:

- DMA–9 (3,845 SF IMPERVIOUS AC) RETAINS THE SAME DRAINAGE PATTERN.
- IMP 8 BIOSWALE IS REMOVED.
- DMA–24 (1,966 SF PERVIOUS LANDSCAPE) IS A SELF–RETAINING PLANTER.
- DMA–24 TREATS EXISTING (UNTOUCHED) DMA–9 AND NEW DMA–25 (TRASH ENCLOSURE ROOF.)
- DMA–26 IS THE NEW 720 SF IMPERVIOUS AC DRIVEWAY.
- DMA–27 IS THE REPLACED 471 SF IMPERVIOUS CONCRETE DRIVEWAY APRON AND SIDEWALK.
- TOTAL NEW/REPLACED IMPERVIOUS AREA=1,191 SF

SMALL PROJECT RESIDENTIAL REQUIREMENTS: MIN=2,500 SF, MAX=10,000 SF PER THE CONTRA COSTA COUNTY C.3 GUIDEBOOK, 8TH EDITION, IF THE NEW PROJECT RESULTS IN AN ALTERATION OF LESS THAN 50% OF THE IMPERVIOUS SURFACE OF A PREVIOUSLY EXISTING DEVELOPMENT, AND THE EXISTING DEVELOPMENT WAS NOT SUBJECT TO STORMWATER TREATMENT MEASURES, THEN ONLY NEW AND REPLACED IMPERVIOUS SURFACE MUST BE INCLUDED IN THE TREATMENT DESIGN.

THE NEW PROJECT REPLACES LESS THAN 50% OF THE PREVIOUS IMPERVIOUS AREA AND THE PREVIOUS PROJECT WAS SUBJECT TO STORMWATER TREATMENT MEASURES. AS SUCH, THE NEW REPLACED AREA DOES NOT FALL WITHIN THE 50% RULE, DOES NOT MEET A C.3 REGULATED PROJECT REQUIREMENT, AND DOES NOT MEET THE REQUIREMENTS OF A NON–REGULATED SMALL PROJECT. AS SUCH, NEW DMA–26 & 27 DO NOT REQUIRE TREATMENT. HOWEVER, DMA–26 (NEW DRIVEWAY) RUNOFF IS CAPTURED THROUGH A TRENCH DRAIN AND DIRECTED TOWARDS SELF–RETAINING DMA–24.

II. Self-Retaining Areas

Self-Retaining DMA	
DMA Name	**Area (sq ft)**
DMA-24	1,966

III. Areas Draining to Self-Retaining Areas

DMA Name	Area (sq ft)	Surface Type	Runoff Factor	Product (Area x Runoff Factor) [A]	Receiving Self Retaining DMA	Receiving Self-Retaing DMA Area (sq ft) [B]	Ratio [A]/[B]
DMA-9	3752	Concrete or Asphalt	1.0	3,752.0	DMA-24	1,966	1.91
DMA-25	180	Conventional Roof	1.0	180.0	DMA-24	1,966	0.09

PRELIMINARY

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SCALE IN FEET

NO.	DESCRIPTION	BY	DATE

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DATE 07/25/2023
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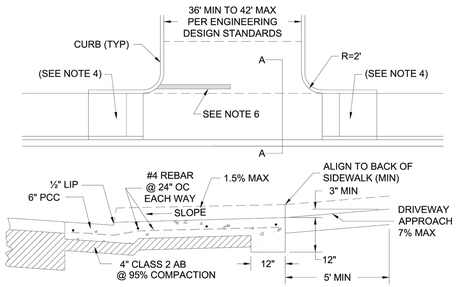
SITE IMPROVEMENTS
VINEYAED ACADEMY -SECONDARY ENTRANCE
STORM WATER CONTROL PLAN
CONTRA COSTA COUNTY CALIFORNIA
BRENTWOOD

SHEET: C6
7
JOB NO. 230096



SECTION A-A

NOTES:

1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 P.S.I. WITH 1½ LBS. FIBRILLATED POLYPROPYLENE FIBERS PER CUBIC YARD.
2. BROOM FINISH WALK AT RIGHT ANGLES TO CURB; CURB AND GUTTER PARALLEL TO STREET.
3. ALL CONCRETE SHALL HAVE A MINIMUM OF 4" CLASS 2 A.B. @ 95% RELATIVE COMPACTION ON SUBGRADE @ 95% RELATIVE COMPACTION. THE USE OF RECYCLED A.B. SHALL NOT BE ALLOWED.
4. APPLY RAMP TYPE "C" FROM ST-21b. FOR ON-SITE SIDEWALK RAMP ADJACENT TO DRIVEWAY, INCREASE LANDING AREA TO ACCOMMODATE BOTH RAMPS.
5. REFER TO ST-11a AND ST-11b FOR VISIBILITY REQUIREMENTS.
6. PROVIDE THERMOPLASTIC PAVEMENT MARKING FOR CROSSWALKS APPROPRIATE FOR THE PEDESTRIAN PATH(S) OF TRAVEL AND SELECTED RAMP TYPE(S). STOP SIGN & STOP LEGEND TO BE LOCATED BEHIND THE CROSSWALK.
7. SPECIAL AGREEMENT WILL BE REQUIRED FOR DECORATIVE TREATMENTS.

(Not To Scale)

REGISTERED PROFESSIONAL ENGINEER ALLEN S. BAQUILAR No. 85399 CIVIL STATE OF CALIFORNIA

PUBLIC WORKS DEPARTMENT

THE CITY OF BRENTWOOD

INDUSTRIAL/COMMERCIAL DRIVEWAY TYPE A

ALLEN S. BAQUILAR, INTERIM CITY ENGINEER

DATE: FEBRUARY 1, 2019
REVISED:

SHEET No. **ST-8a**

City of Brentwood
Standard Plans and Specifications

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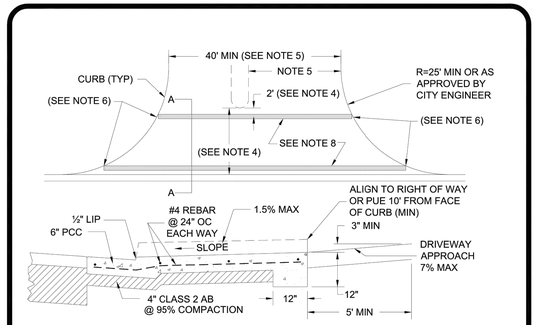

SECTION A-A

NOTES:

1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 P.S.I. WITH 1½ LBS. FIBRILLATED POLYPROPYLENE FIBERS PER CUBIC YARD.
2. BROOM FINISH WALK AT RIGHT ANGLES TO CURB; CURB AND GUTTER PARALLEL TO STREET.
3. ALL CONCRETE SHALL HAVE A MINIMUM OF 4" CLASS 2 A.B. @ 95% RELATIVE COMPACTION ON SUBGRADE @ 95% RELATIVE COMPACTION. THE USE OF RECYCLED A.B. SHALL NOT BE ALLOWED.
4. THE NOSE OF THE MEDIAN SHALL BE LOCATED 2 FEET FROM THE INNER CROSSWALK STRIPE.
5. FOR DRIVEWAYS WITH MEDIAN ISLAND, A 25 FOOT CLEARANCE SHALL BE PROVIDED FOR INGRESS.
6. APPLY A RAMP TYPE FROM ST-21a OR ST-21b THAT IS APPROPRIATE FOR THE SITE PLAN, DRIVEWAY GEOMETRY, AND PEDESTRIAN PATHS OF TRAVEL, TO THE SATISFACTION OF THE CITY ENGINEER.
7. REFER TO ST-11a AND ST-11b FOR VISIBILITY REQUIREMENTS.
8. PROVIDE THERMOPLASTIC PAVEMENT MARKING FOR CROSSWALKS APPROPRIATE FOR THE PEDESTRIAN PATH(S) OF TRAVEL AND SELECTED RAMP TYPE(S). STOP SIGN & STOP LEGEND TO BE LOCATED BEHIND THE CROSSWALK.
9. SPECIAL AGREEMENT WILL BE REQUIRED FOR DECORATIVE TREATMENTS.

(Not To Scale)

REGISTERED PROFESSIONAL ENGINEER ALLEN S. BAQUILAR No. 85399 CIVIL STATE OF CALIFORNIA

PUBLIC WORKS DEPARTMENT

THE CITY OF BRENTWOOD

INDUSTRIAL/COMMERCIAL DRIVEWAY TYPE B

ALLEN S. BAQUILAR, INTERIM CITY ENGINEER

DATE: FEBRUARY 1, 2019
REVISED:

SHEET No. **ST-8b**

City of Brentwood
Standard Plans and Specifications

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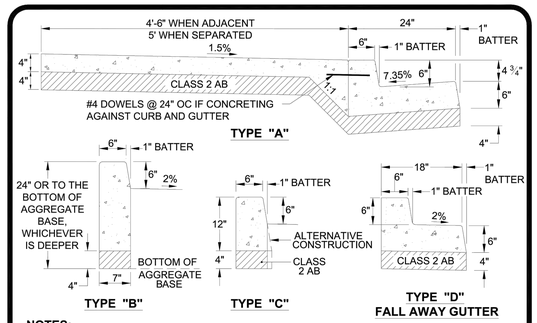

NOTES:

1. ALL CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 2,500 P.S.I., WITH 1½ LBS FIBRILLATED POLYPROPYLENE FIBERS PER CUBIC YARD.
2. A PERFORATED DRAIN PIPE SHALL BE INSTALLED ON TYPES "A", "C" AND "D" PER CITY STANDARD ST-24.
3. ALL CURB TYPES AND SIDEWALK SHALL HAVE A 1" MIN. DEEP SCORE MARK EVERY 10'. IN ADDITION, SIDEWALK SHALL HAVE A ¼" x ¼" SHALLOW SCORE MARK 5' O.C. FROM THE DEEP SCORE MARK.
4. BROOM FINISH WALK AT RIGHT ANGLES TO CURB; CURB AND GUTTER PARALLEL TO STREET.
5. INSCRIBE A 3" HIGH "W" OR "S" ON TOP OF THE CURB DIRECTLY ABOVE THE WATER OR SANITARY SEWER SERVICE.
6. ALL CONCRETE SHALL HAVE A MINIMUM OF 4" CLASS 2 A.B. @ 95% RELATIVE COMPACTION ON SUBGRADE @ 95% RELATIVE COMPACTION. THE USE OF RECYCLED A.B. SHALL NOT BE ALLOWED.
7. ALL CORNERS SHALL BE FINISHED WITH A ½" RADIUS.

(Not To Scale)

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PUBLIC WORKS DEPARTMENT

THE CITY OF BRENTWOOD

SIDEWALK, CURB AND GUTTER

ALLEN S. BAQUILAR, INTERIM CITY ENGINEER

DATE: FEBRUARY 1, 2019
REVISED:

SHEET No. **ST-23**

City of Brentwood
Standard Plans and Specifications

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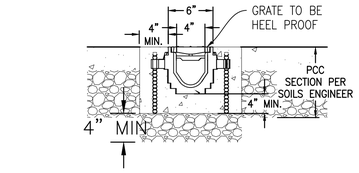
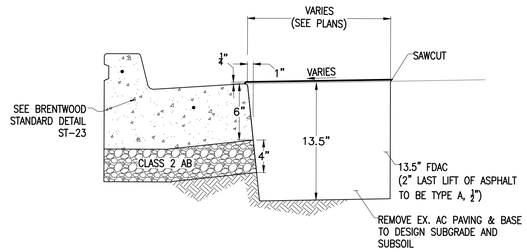
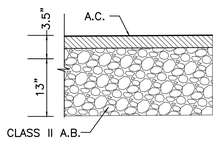


A — TRENCH DRAIN DETAIL
NOT TO SCALE



B — SAWCUT & AC PLUG DETAIL
NOT TO SCALE



C — TYPICAL AC ROADWAY SECTION
NTS

PRELIMINARY

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REGISTERED PROFESSIONAL ENGINEER ALLEN S. BAQUILAR No. 91248 CIVIL STATE OF CALIFORNIA

SITE IMPROVEMENTS

VINEYAED ACADEMY -SECONDARY ENTRANCE

CIVIL DETAILS

BRENTWOOD CONTRA COSTA COUNTY CALIFORNIA

SHEET: C7
7

JOB NO. 230096