Conditional Use Permit

for

Service Station and Convenience Store

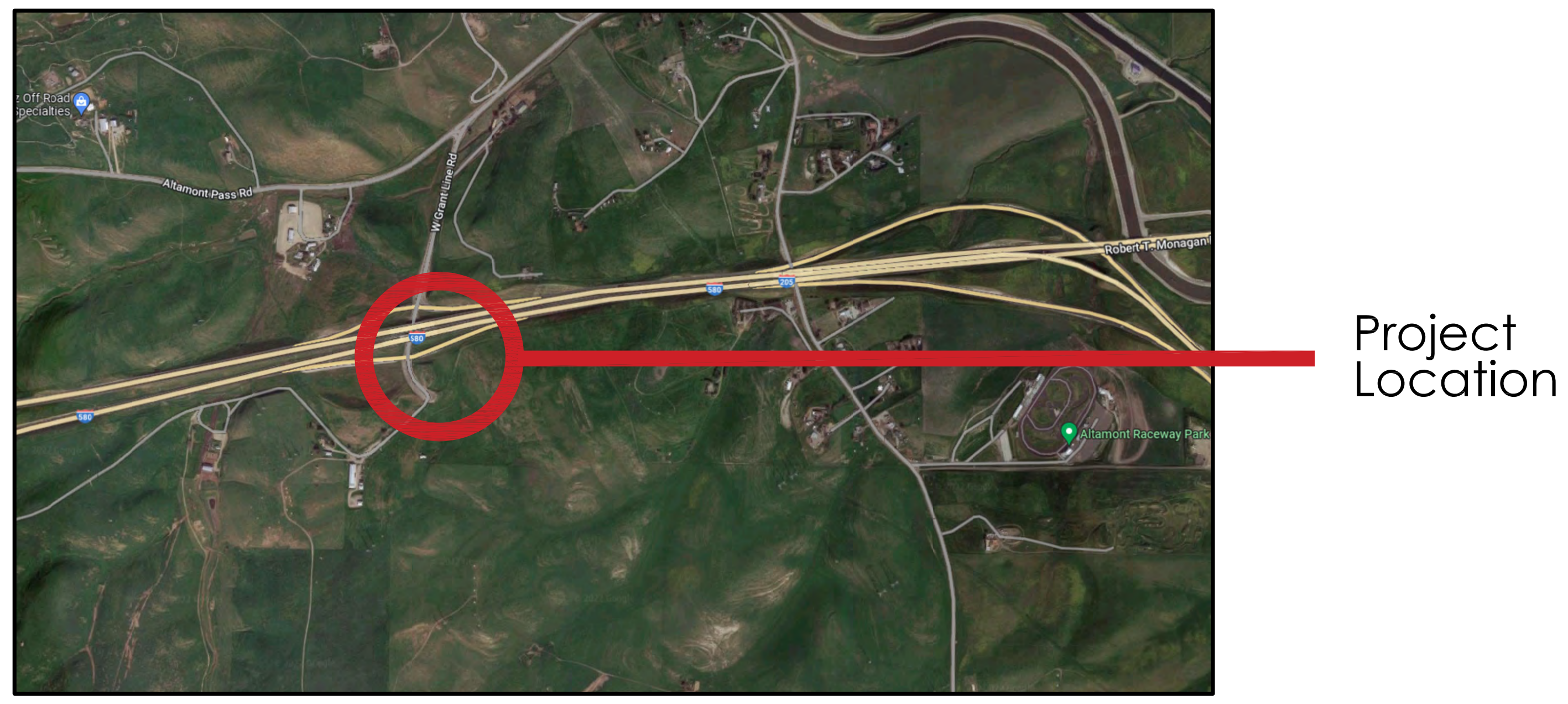
10 Grant Line Road, Livermore, California

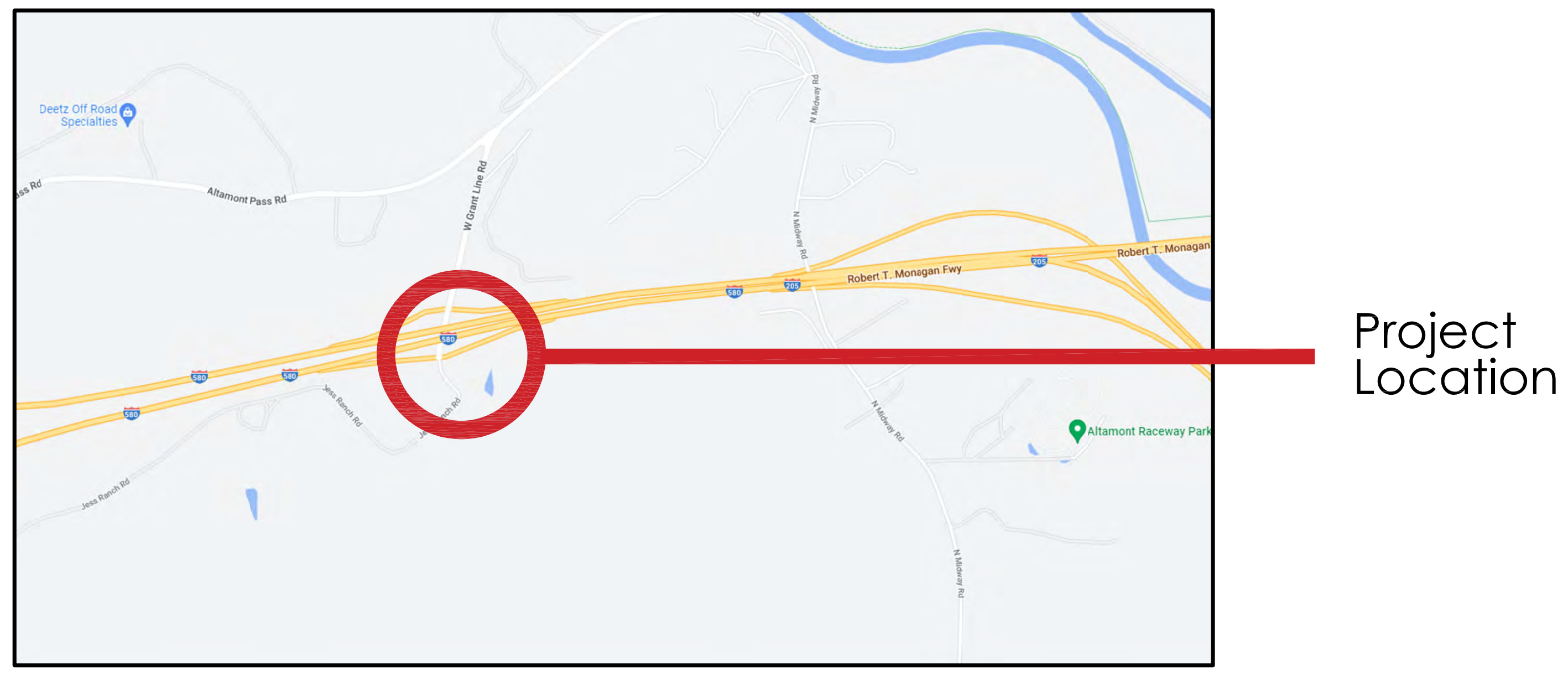
APN: 009B-7700-012-02

Sheet Index

CS	Cover Sheet
SP1	Overall Site Plan
SP2	Site Photos
C1.1	Engineering Cover Sheet
C1.2	Engineering Legend and Abbreviations
C2.1	Topographic and Demolitionj Plan
C3.1	Dimension and Paving Plan
C4.1	Grading and Drainage Plan
C5.1	Water and Composite Utility Plan
C6.1	Stormwater Maintenance Plan
C6.2	Stormwater Maintenance Plan Details
L1	Landscaping Planting Plan
A1	Building First Level Floor Plan
A2	Building Roof Plan
A3	Building Elevations
A4	Car Canopy Plan/Elevations
A5	Truck Canopy Plan/Elevations
	Colored Building Elevations
	Colored Canopy Prototypical Elevations
	3d Daylight Existing Conditions
	3d Daylight with Proposed Building
	3d Nighttime Existing Conditions
	3d Nighttime with Proposed Building

Location Map





Team

Owner:
Global Petroleum
1175 Catalina Drive
Livermore, CA 94550
(209) 321-4134

Architect:
Lee-Jagoe Architecture, Inc.
2291 West March Lane, Suite B200
Stockton, CA 95207
(209) 957-9254

Landscape Design:
Pennino Design Group
1949 W. Kettleman Lane, Suite 200
Lodi, CA 95242
(209) 327-4261

Civil Engineer:
Nothstar Engineering
620 12th Street
Modesto, CA 95354
(209) 534-3525

Service Station and Convenience Store
10 Grant Line Road
Livermore, California

October 18, 2022 Submittal Set

Lee • Jagoe Architecture
Incorporated

Global Petroleum

580
EXISTING RIGHT-OF-WAY
EXISTING SIGN "STOP"
EXISTING SIGN "NO PARKING"
GRANT LINE ROAD
Exisitng Well
Display Sign
Fire Pump Enclosure
and Equipment Shed
Underground
Fire Tank
40' Monument
signage
2-25,000 Gallon Underground
Gasoline Storage Tanks
10'-0"
SRA
28'-0"
5 ROWS PUMPS
21'-0"
18'-0"
Ex10"SD
Ex12"SD
Ex42"SD
71' WIDE NEW DRIVEWAY
2,000 Gallon
Treated Water
4,000 Gallon
Untreated Water
(2) 1,200 Gallon Septic Tanks
Rain water
Bio Retention
Treatment Area
10,000 Gallon Holding Tank
1,000 Gallon Grease Interceptor Tank
GRANT LINE ROAD
EXISTING DRIVEWAY
Proposed
Building
5,812 sf
6'-0"
12'-3 1/2"
14'-0"
14'-0"
12'-0"
40'-0 3/16"
30'-0" SRA
19'-11 7/8"
10'-0"
20'-0"
10'-0"
30'-0" SRA
Refuse Area
New 84' Wide Driveway
TREE
North

Conceptual Site Plan

Sheet SP1

Scale 1/16" = 1'-0"
October 18 , 2022

Land Area Data

APN:	99B-7700-12-2
Jurisduction	Alameda County, California
Zoning:	H-1 District (Highway Frontage)
Gross Area:	45,189 sf
Building Area:	5,812 sf
FAR:	.129 to 1.00
Required Parking: 1/300 sf	20 Spaces
Provided Parking:	16 Spaces 12 Pump Stations

Service Station and Convenience Store

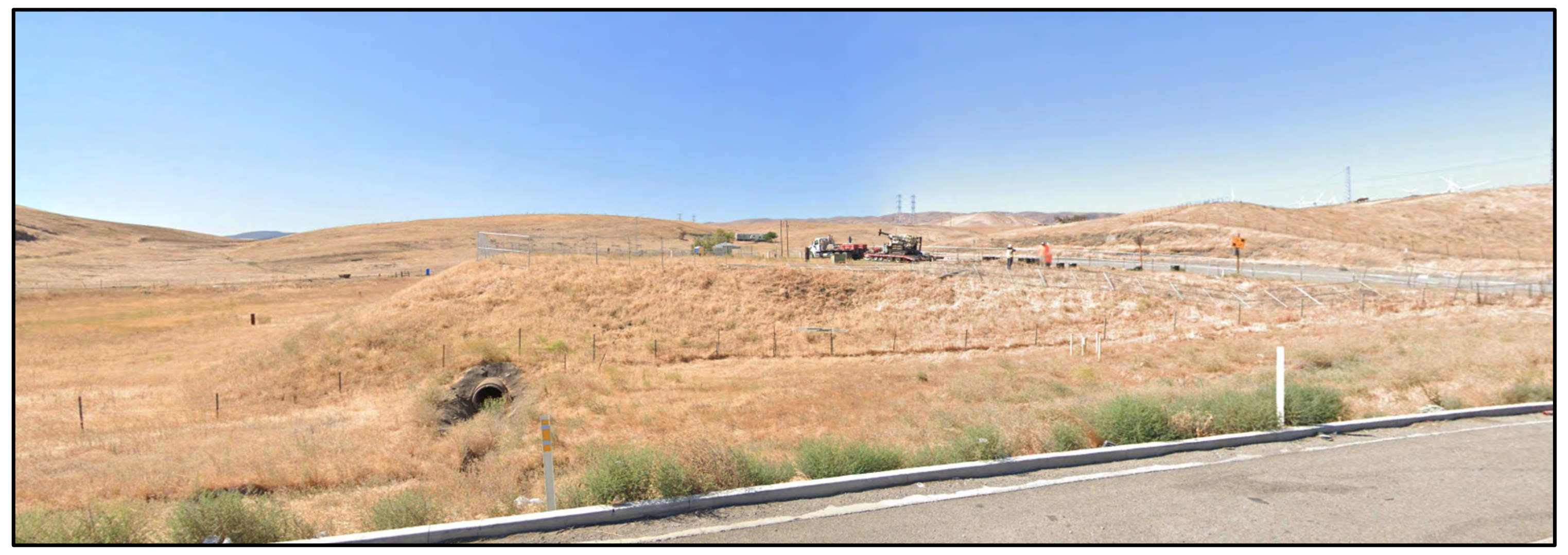
10 Grant Line Road
Livermore, California

LEE • JAGOE ARCHITECTURE
INCORPORATED

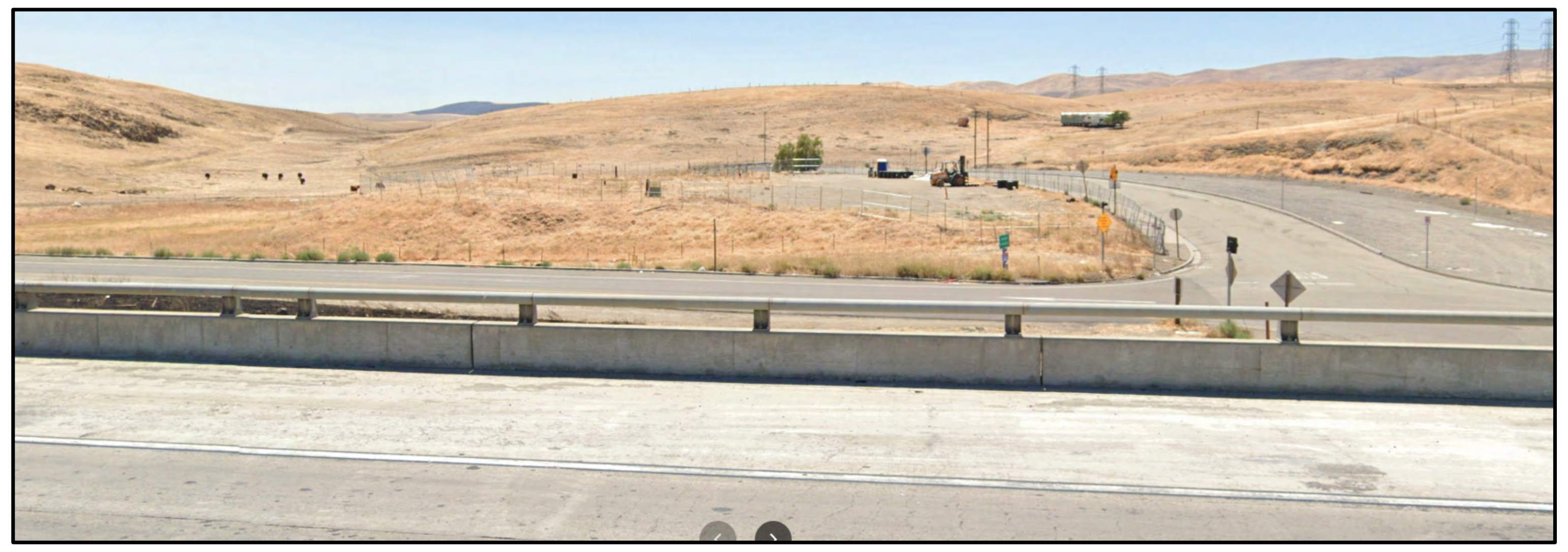
2291 W. MARCH LANE, SUITE B200
STOCKTON, CALIFORNIA 95207
(209) 957-9254 FAX (209) 957-9347
MLEE.LJARCH@GMAIL.COM

Global Petroleum

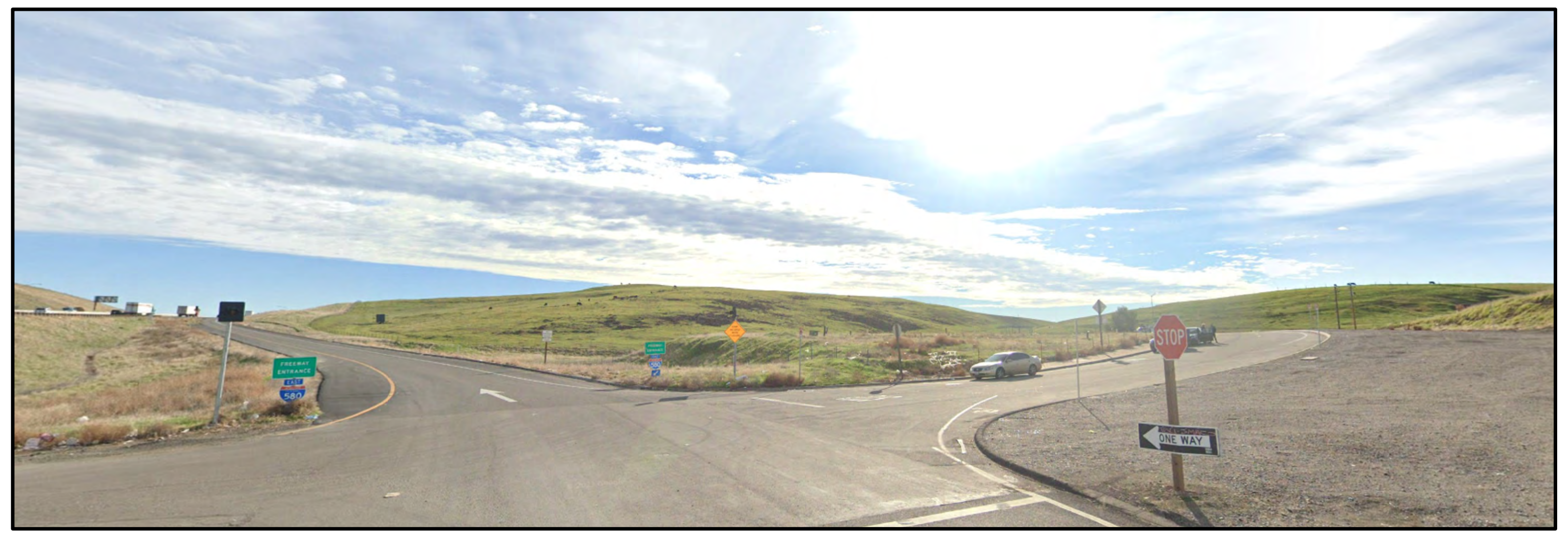
211 WEST FRANKLIN STREET
MONTEREY, CALIFORNIA 93940
(831) 718-8172
MLEE.LJARCH@GMAIL.COM



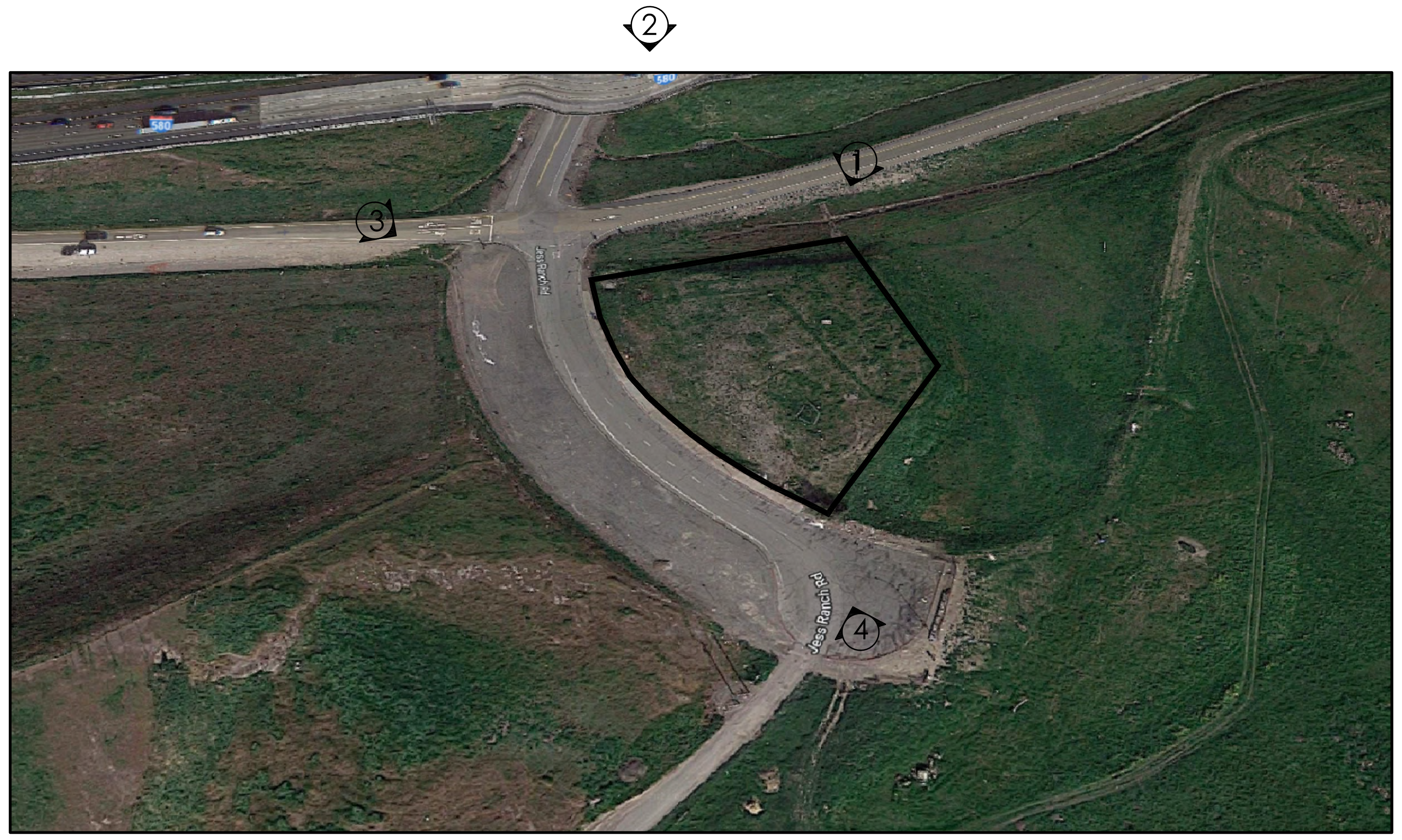
① Freeway On Ramp Looking South



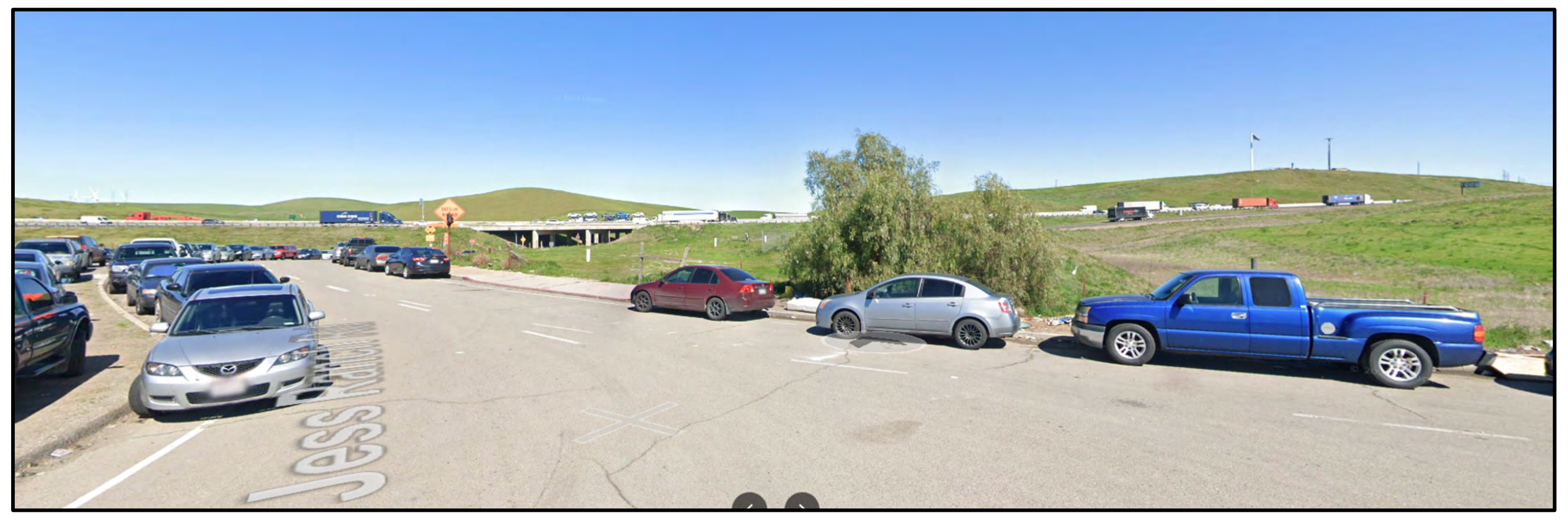
② Freeway Looking South



③ Freeway Off Ramp Looking East



⑤ Aerial Photo of Site



④ Jess Ranch Road Looking North

Sheet SP2
Site Photos
Scale: 3/16"=1'-0"
October 18, 2022

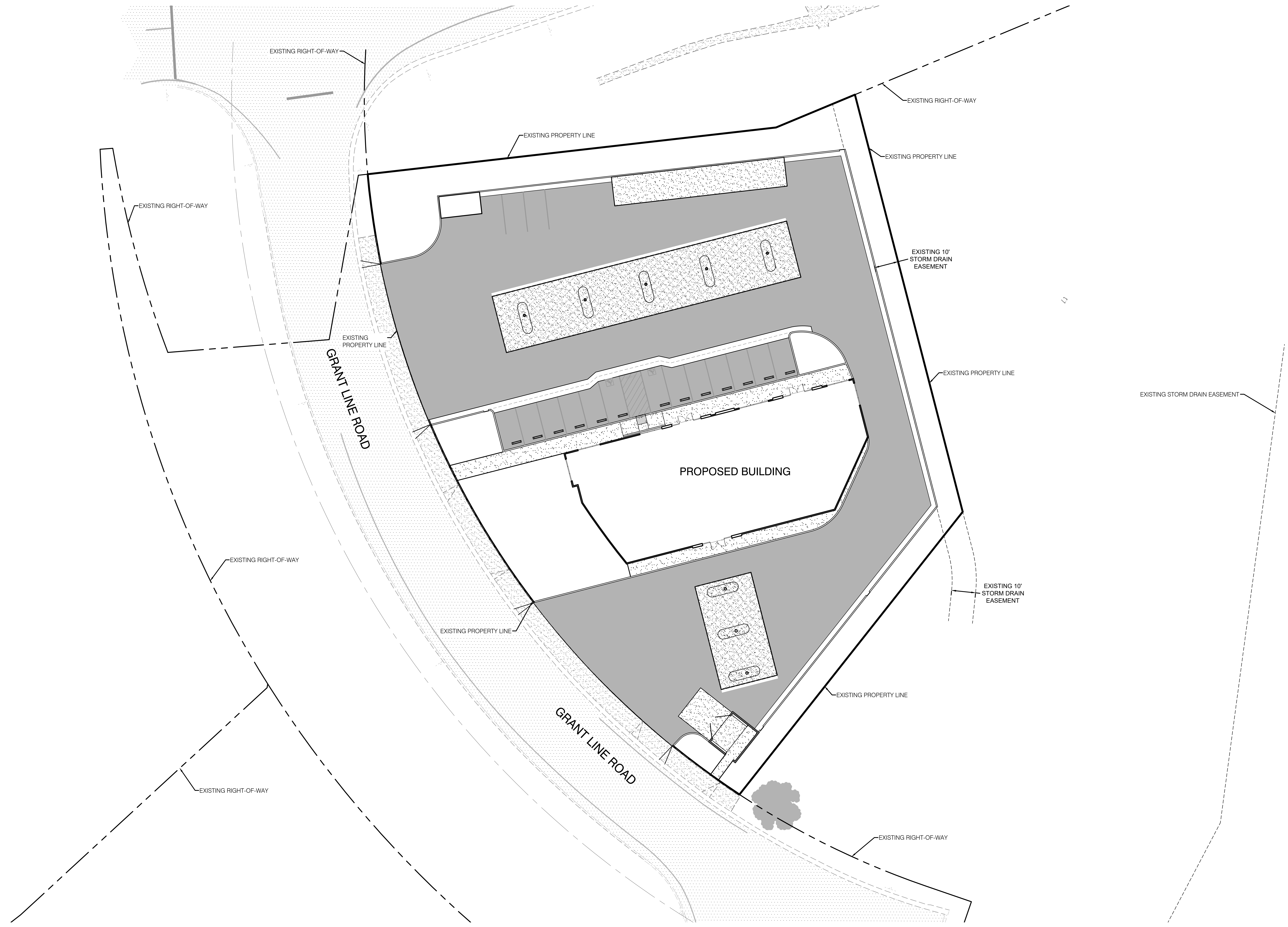
Service Station and Convenience Store

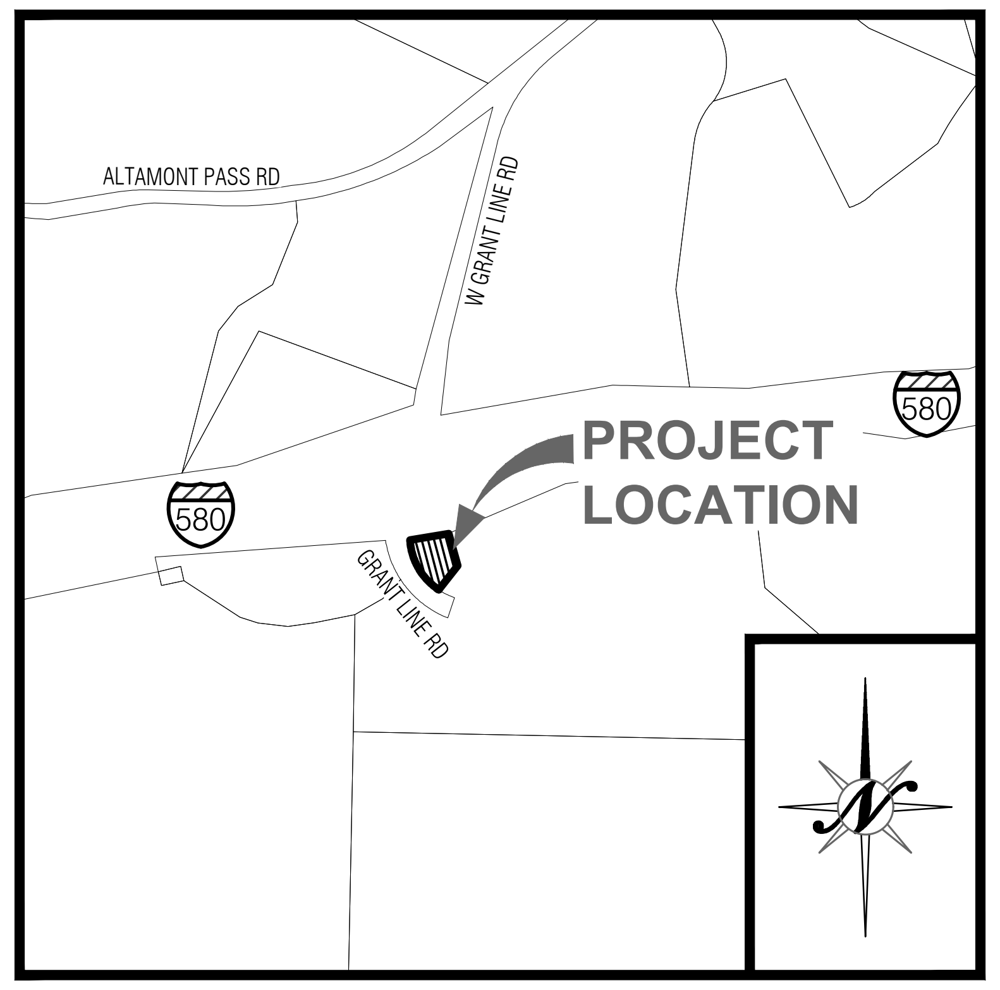
10 Grant Line Road
Livermore, California

LEE • JAGOE ARCHITECTURE
INCORPORATED

Global Petroleum

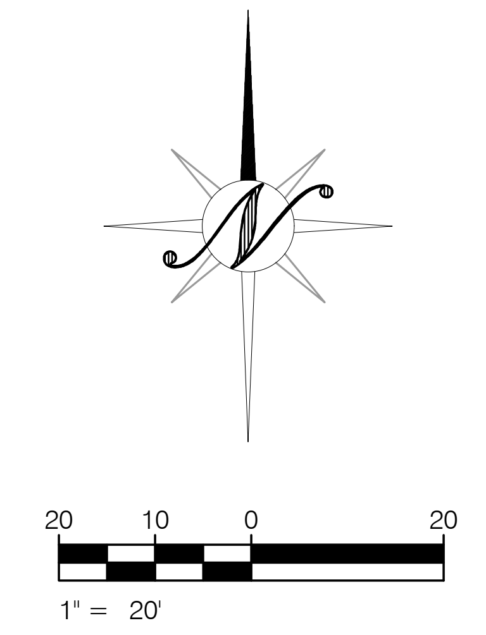
PRELIMINARY CIVIL IMPROVEMENT PLANS FOR
GRANT LINE ROAD CHEVRON
ALAMEDA COUNTY, CALIFORNIA


EXISTING RIGHT-OF-WAY
EXISTING RIGHT-OF-WAY
EXISTING PROPERTY LINE
EXISTING PROPERTY LINE
EXISTING RIGHT-OF-WAY
EXISTING 10' STORM DRAIN EASEMENT
EXISTING PROPERTY LINE
GRANT LINE ROAD
EXISTING PROPERTY LINE
EXISTING STORM DRAIN EASEMENT
PROPOSED BUILDING
EXISTING RIGHT-OF-WAY
EXISTING 10' STORM DRAIN EASEMENT
EXISTING PROPERTY LINE
EXISTING PROPERTY LINE
GRANT LINE ROAD
EXISTING RIGHT-OF-WAY
EXISTING RIGHT-OF-WAY


ALTAMONT PASS RD
W GRANT LINE RD
580
580
PROJECT LOCATION
GRANT LINE RD

VICINITY MAP

NTS


20
10
0
20
1" = 20'

BENCHMARK

ELEVATION: 299.7 (NAVD 88)

BM

1.6 KM (1.00 MI) SW FROM MOUNTAIN HOUSE.0.75 MILES SOUTHWEST ALONG GRANT LINE ROAD FROM THE JUNCTION OF MOUNTAIN HOUSE ROAD IN MOUNTAIN HOUSE, THENCE 0.25 MILE SOUTHWEST ALONG ALTAMONT PASS ROAD, 148 FEET EAST OF THE CENTER OF THE OF A DRIVE LEADING SOUTH TO A HOUSE, 34 FEET NORTH OF THE CENTERLINE OF THE ROAD, IN THE TOP OF A LARGE SANDSTONE OUTCROP WHICH PROJECTS 2 FEET ABOVE THE GROUND ON THE NORTH SIDE, 14.0 FEET NORTH OF THE NORTHEAST CORNER OF THE NORTH CONCRETE HEADWALL OF CONCRETE BOX CULVERT 7.80, 12.6 FEET NORTH OF A FENCE, AND ABOUT 3.5 FEET HIGHER THAN THE ROAD.

CONTACTS

A. REGULATORY AGENCY:	ALAMEDA COUNTY 224 W. WINTON AVENUE, RM 111 HAYWARD, CA 94544 T: (510) 670-5400
B. OWNER/DEVELOPER:	HAMID AMINI 1175 CATALINA DRIVE LIVERMORE, CA 94550 T: (925) 819-2340
C. PROJECT LOCATION:	10 GRANT LINE ROAD LIVERMORE, CA. 94550
D. ENGINEER:	NORTHSTAR ENGINEERING GROUP, INC. 620 12TH STREET MODESTO, CA. 95354 T: (209) 524-3525 F: (209) 524-3526 CONTACT: CASEY WALKER
E. ARCHITECT:	LEE-JAGOE ARCHITECTURE, INC. 2291 W. MARCH LANE. SUITE B200 STOCKTON, CA. 95207 T: (209) 957-9254 F: (209) 957-9347 CONTACT: MARK LEE
F: LANDSCAPE ARCHITECT:	PENNINO DESIGN GROUP 1949 W. KETTLEMAN LANE, SUITE 200 LODI, CA. 95242 T: (209) 327-4261 F: (209) 759-1608 CONTACT: VALERIE PENNINO

SHEET INDEX

GENERAL INFORMATION

1. C1.1 COVER SHEET
2. C1.2 LEGEND AND ABBREVIATIONS

SITE PLANS

3. C2.1 TOPOGRAPHIC AND DEMOLITION PLAN
4. C3.1 DIMENSION AND PAVING PLAN
5. C4.1 GRADING AND DRAINAGE PLAN
6. C5.1 WATER COMPOSITE UTILITY PLAN

STORMWATER MANAGEMENT PLAN

7. C6.1 STORM WATER MANAGEMENT PLAN
8. C6.2 STORM WATER MANAGEMENT PLAN DETAILS AND CROSS SECTION

CALL BEFORE YOU DIG
USA
800-227-2600

CASEY R. WALKER
No. C89547

PRELIMINARY
NOT FOR
CONSTRUCTION

NO.	DESCRIPTIONS	DATE	APPROVED

REVISIONS

COVER SHEET

PRELIMINARY CIVIL IMPROVEMENT PLANS FOR
GRANT LINE ROAD CHEVRON
ALAMEDA COUNTY, CALIFORNIA

NorthStar
Engineering Group, Inc.
• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

JOB #:	22-3086
DATE:	10/03/2022
SCALE:	AS SHOWN
DRAWN:	HNP/FSE
DESIGN:	CRW
CHK'D:	CRW

SHEET NUMBER

C1.1

PLOTTED: 10/03/2022 10:27 PLOTTED BY: Cwalker
DWGNAME: F:\22-3086 Grant Line Road Chevron\Planning\Plans\C1.1 CVR.dwg

LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE		
CENTERLINE		
RIGHT-OF-WAY		
LOT LINE		
SECT		N/A
EASEMENT		
RIGHT-OF-WAY EASEMENT		
SETBACK LINE	N/A	
RESTRICTED ACCESS		
CENTERLINE STATION POINT		
MONUMENT		
PROPERTY CORNER		
BENCHMARK		
TREE		
BOULDER		N/A
STUMP		N/A
CONCRETE		
CURB + GUTTER		
ACCESSIBLE RAMP		
DETECTABLE WARNING SURFACE		
EDGE OF PAVEMENT		
BLDG OH		
RR		
BLDG		
WHEEL STOP		
HANDRAIL		
BOLLARD	N/A	
DOOR		
VALLEY GUTTER		
WALL		
WALL		
RETAINING WALL		
FENCE - CHAINLINK/VINYL/CABLE		
FENCE - WOOD/METAL/STEEL		
FENCE - BARBED WIRE		
FENCE - PICKET		
FENCE - SPLIT RAIL		N/A
FENCE - HOGWIRE		
BARRICADE		
GUARDRAIL		N/A
ROLLING GATE		
SWING GATE		
TRENCH		N/A
SAWCUT		N/A
UTILITY REMOVAL		N/A
CONTOUR - MAJOR	32	32
CONTOUR - MINOR	32	32
DAYLIGHT CUT	N/A	
DAYLIGHT FILL	N/A	
GRADE BREAK		
PAD ELEVATION	10.0	10.0
SLOPE	0.00%	0.00%
ELEVATION TAG	00.00 CC	00.00 CC
TOE OF SLOPE		
HIGH POINT		
SIGN		
SINGLE LINE		
DOUBLE LINE		
STOP BAR/CROSSWALK		
DASHED LINE		
DOUBLE DASHED LINE		
MANHOLE	MH	MH
MAILBOX	MAIL	MAIL
UTILITY STRUCTURE	US	US
WATER VALVE	WV	WV
WATER METER	WM	WM
BLOW OFF VALVE	BO	BO
BACKFLOW PREVENTER	BFP	BFP
DOUBLE CHECK DETECTOR ASSEMBLY	DCDA DCDA	DCDA DCDA
FIRE HYDRANT		
MONITORING WELL	MW1	MW1
AIR RELEASE VALVE	ARV	ARV

	EXISTING	PROPOSED
WATER WELL	W	W
WATER (DOMESTIC)	W Ex8"W	8"W
WATER (NON-POTABLE WATER)	W Ex8"NPW	8"W
WATER (FIRE SERVICE)	W Ex8"FS	8"W
STRUCTURE ID	N/A	FH-1
IRRIGATION MANHOLE	I	I
IRRIGATION METER	IM	IM
BACKFLOW PREVENTER	BFP	BFP
IRRIGATION CONTROL BOX	ICB	ICB
IRRIGATION CONTROL VALVE	ICV	ICV
IRRIGATION LINE	I Ex12"IRR	12"IRR
GAS VALVE	GV	GV
GAS METER	GM	GM
GAS LINE	G Ex4"G	GAS 4"G
ELECTROLIER		
SITE LIGHTING		
TRAFFIC SIGNAL		N/A
TRAFFIC SIGNAL WITH STREET LIGHT		N/A
UTILITY POLE	UP	UP
UTILITY POLE WITH LIGHT	UP	UP
WIRE ANCHOR		N/A
UTILITY BOX	UTL	UTL
TELEPHONE MAINTENANCE HOLE	T	T
ELECTRIC MAINTENANCE HOLE	E	E
CABLE MAINTENANCE HOLE	C	C
TRANSFORMER		
OUTLET		N/A
UTILITY VALVE	UTL	UTL
JOINT TRENCH	JT	JT
OVERHEAD ELECTRICAL	OHE	OHE
TELEVISION/CABLE	TV	TV
UNDERGROUND ELECTRICAL	UG	UG
TELEPHONE	TEL	TEL
ELECTRICAL	E	E
MISCELLANEOUS UTILITY	U	U
SEWER MANHOLE	S	S
ECCENTRIC SEWER MANHOLE		
SEWER CLEAN OUT		
SEPTIC TANK	SEPTIC	SEPTIC
SEWER STRUCTURE ID	N/A	MH-1
SEWER (MAIN)	SS Ex12"SS	12"SS
SEWER (LATERAL)	N/A	
SEWER (FORCE MAIN)	SS Ex12"FM	12"SSFM
STORM DRAIN MANHOLE	SD	SD
DEWATERING MANHOLE	DW	DW
ECC-MH		
STORM DRAIN CLEAN OUT		
CURB INLET		
DRAIN INLET		
DRAIN INLET ON MANHOLE		
SDNN	N/A	SDNN
RAINWATER LEADER	RWL	RWL
RIPRAP		
STORM DRAIN	SD Ex12"SD	12"SD
STORM DRAIN TRENCH DRAIN		
SWALE		
STORM DRAIN (LANDSCAPE SERVICES)	N/A	
ROCK TRENCH		
FRENCH DRAIN	N/A	
CULVERT		

ABBREVIATIONS

±	PLUS OR MINUS (NOT EXACT)
@	AT
Ø	DIAMETER
AB	AGGREGATE BASE
ABDN	ABANDONED
AC OR A.C	ACRE, ASPHALT CONCRETE, ALAMEDA COUNTY
A/C	AIR CONDITIONING
ACP	ASBESTOS CEMENT PIPE
ACM	ASBESTOS CONTAINING MATERIAL
AD	AREA DRAIN
ADA	AMERICANS W/ DISABILITIES ACT
AG	ATRIUM GRATE
AGG	AGGREGATE
ALGN	ALIGNMENT
ALT	ALTERNATE
APN	ASSESSORS PARCEL NUMBER
ARV	AIR RELEASE VALVE
ASB	AGGREGATE SUBBASE
ASPH	ASPHALT
ASR	AUTOMATIC SPRINKLER RISER
BC	BEGIN CURVE
BDRY	BOUNDARY
BFP	BACK FLOW PREVENTOR
BK	BOOK
BLDC	BUILDING CORNER
BLDG	BUILDING
BMP	BEST MANAGEMENT PRACTICES
BM	BENCHMARK
BO	BLOW OFF
BOD	BOTTOM OF DOCK
BOL	BOLLARD
BOW	BACK OF WALK
BSW	BACK OF SIDEWALK
BS	BEGIN STRIPING
BSL	BUILDING SETBACK LINE
BVC	BEGIN VERTICAL CURVE
BW	FINISHED GRADE AT BOTTOM OF WALL
C	CIVIL
CC	CONCRETE
CB	CATCH BASIN
CBL	CABLE
CDS	CONTINUOUS DEFLECTION
CG/C&G	CURB AND GUTTER
CG&S	CURB, GUTTER & SIDEWALK
CI	CAST IRON/CURB INLET
CIP	CAST IRON PIPE
℄ OR CL	CENTER LINE
CLR	CLEAR
CMH	CABLE MAINTENANCE HOLE
CMN	COMMUNICATION
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
COMP.	COMPACTION
CONC OR CC	CONCRETE
CONST	CONSTRUCTION OR CONSTRUCT
CONF	CONFORM TO EXISTING
CR	CURB/CROWN
CT.	COURT/CUBIC
CU	CULVERT
CV	CHECK VALVE
CY	CUBIC YARD
D=	DELTA (CURVE)
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DEMO	DEMOLISH
DEPT	DEPARTMENT
DI	DROP/DRAIN INLET/DUCTILE IRON
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DOM, (DOM)	DOMESTIC
DR	DRIVE
DS	DOWNSPOUT
DTL	DETAIL
DW	DOMESTIC WATER/DRYWELL/DEWATERING
DWG	DRAWING
DWY	DRIVEWAY
DYL	DOUBLE YELLOW LINE
E	EAST/EASTING COORDINATE/ELECTRIC
(E)	EXISTING
EC	END CURVE
EG	EXISTING GRADE
EL, ELEV	ELEVATION
ELB	ELECTRIC BOX
ELC/ELEC	ELECTRICAL
ELV	ELECTRIC VAULT
EM	ELECTRIC METER
EMH	ELECTRIC MAINTENANCE HOLE
EP	EDGE OF PAVEMENT
ES	END STRIPING
ESMT OR EASE	EASEMENT
EVC	END OF VERTICAL CURVE
EX OR EXIST	EXISTING
EVA	EMERGENCY VEHICLE ACCESS
(F)	FUTURE
FA	FIRE ALARM
FAB	FIRE ALARM BOX
FC, F/C	FACE OF CURB
FD	FOUND/FRENCH DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FE	FENCE
FES	FLARED END SECTION
FF	FINISH FLOOR
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FH	FIRE HYDRANT
FIPT	FEMALE IRON PIPE THREAD
FL	FLOW LINE/FLANGE
FLG	FLANGE
FM	FLOWMETER/FORCE MAIN
FOUND	FOUNDATION
FS	FINISHED SURFACE, FIRE SERVICE
FSR	FIRE SPRINKLER RISER
FT	FOOT, FEET
FW	FIRE WATER
G	GAS, GROUND
GB	GRADE BREAK
GE	GROUND ELEVATION
GI	GALVANIZED IRON
GM	GAS METER
GR	GRATE
GRD	GROUND
GS	GROUND SHOT ELEVATION
GUY	GUY/GUIDE LINE
GV	GAS VALVE
H2O	WATER
HB	HOSE BIB
HMA	HOT MIX ASPHALT
HORIZ	HORIZONTAL
HT	HEIGHT
HP	HIGH POINT
HPS	HIGH PRESSURE SODIUM/SYSTEM
HT	HEIGHT
HWY	HIGHWAY
HWL	HIGH WATER LINE
IBX	IRRIGATION BOX
ICB	IRRIGATION CONTROL BOX
ICV	IRRIGATION CONTROL VALVE
IHW	IRRIGATION HEADWALL
IM	IRRIGATION METER
IMH	IRRIGATION MAINTENANCE HOLE
ID	INSIDE DIAMETER
INV	INVERT
INST	INSTALL
IRR	IRRIGATION
ISP	IRRIGATION STAND PIPE
IV	IRRIGATION VALVE
JB	JUNCTION BOX
JP	JUNCTION POLE
JT	JOINT TRENCH
JP	JOINT POLE
L, LT	LEFT
L=	LENGTH (CURVE)
LF	LINEAL/LINEAR FEET
LAT	LATERAL
LIP	LIP OF GUTTER
LN	LANE
LP	LIGHT POLE, LOW POINT
FH	FIRE HYDRANT
LS	LANDSCAPE
LSA	LANDSCAPE ARCHITECT
MA	MEDICAL AIR
MAX	MAXIMUM
MEP	MECHANICAL/ELECTRICAL/PLUMBING
MH	MAN/MAINTENANCE HOLE
MIN	MINIMUM
MIPT	MALE IRON PIPE THREAD
MJ	MECHANICAL JOINT
MPVC	MIDPOINT OF VERTICAL CURVE
MON	MONUMENT
MS	MOW STRIP
MW	MONITORING WELL
N	NORTH, NORTHING COORDINATE
(N)	NEW
NDS	NDS INC. (MANUFACTURER)
NIC	NOT INCLUDED/IN CONTRACT
NO	NUMBER
NSE	NORTHSTAR ENGINEERING
NTS	NOT TO SCALE
OC	ON CENTER
OG	ORIGINAL GROUND / GRADE
OHE	OVERHEAD ELECTRICAL
O.R.	OFFICIAL RECORDS
(P)	PROPOSED
P, PAV	PAVEMENT
PB	PULL BOX
PCC	POINT OF COMPOUND/CONVERSE CURVATURE
PCC	PORTLAND CEMENT CONCRETE
PE	PLAIN END
PED	PEDESTRIAN
PERF	PERFORATED
PG	PAGE
PG&E	PACIFIC GAS AND ELECTRIC
PH	POTHOLE
PID	POINT ID
PIV	POST/PRESSURE INDICATOR VALVE
PL	PROPERTY LINE
PM	PARKING METER, PARCEL MAP
PMH	POWER MANHOLE
PO	PUSH-ON
POC	POINT ON CURVE/POINT OF CONNECTION
POI	POINT OF INTERSECTION
PP	POWER POLE
PRC	POINT OF REVERSE CURVATURE
PROF	PROFILE
PRV	PRESSURE REDUCING VALVE
PRUE	PRIVATE UTILITY EASEMENT
PT	POINT
PT&T	PACIFIC TELEPHONE & TELEGRAPH
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
R	RIGHT
R=	RADIUS
RC	RELATIVE COMPACTION
RCP	REINFORCED CONCRETE PIPE
RD	ROAD, RELATIVE DENSITY
RJ	RESTRAINED JOINT
RP	RADIUS POINT
RPPA	REDUCED PRESSURE PRINCIPLE ASSEMBLY
RSC	RECEIVING AND SUPPORT CENTER
RV	RESISTANCE VALUE
RW	RECYCLED WATER
RW, R/W, ROW	RIGHT-OF-WAY
RWL	RAINWATER LEADER
S	SOUTH, SLOPE
S.A.D.	SEE ARCHITECTURAL DRAWINGS
SBL	SETBACK LINE, SOLID BLACK LINE
SCO	SEWER CLEANOUT
SD	STORM DRAIN
SDB	STORM DRAIN BASIN
SDCB	STORM DRAIN CATCH BASIN
SDCO	STORM DRAIN CLEAN OUT
SDDW	STORM DRAIN DEWATERING
SDI	STORM DRAIN INLET
SDFM	STORM DRAIN FORCE MAIN
SDMH	STORM DRAIN MAINTENANCE HOLE
S.E.D.	SEE ELECTRICAL DRAWINGS
SG	SUB-GRADE
SF	SILT FENCE SG SUBGRADE
SHT	SHEET
SIM	SIMILAR
SL	STREET LIGHT
S.L.D.	SEE LANDSCAPE DRAWINGS
SLB	STREET LIGHT BOX
SMH	SIGNAL MANHOLE
S.M.D.	SEE MECHANICAL DRAWINGS
SNS	STREET NAME SIGN
SP	SERVICE POLE
S.P.D	SEE PLUMBING DRAWINGS
SRL	SOLID RED LINE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSFM	SANITARY SEWER FORCE MAIN
SSMH	SANITARY SEWER MAN/MAINTENANCE HOLE
SSPS	SANITARY SEWER PUMP STATION
ST	STREET, SEPTIC TANK
STA	STATION
STD	STANDARD
STL	STEEL
S/W, SW	SIDEWALK
SWL	SOLID WHITE LINE, SWALE
T	TELEPHONE
TC	TOP OF CURB
TBC	TOP BACK OF CURB
TCP	TEMPORARY CONTROL POINT
TD	TRENCH DRAIN
TEL	TELEPHONE
TELB	TELEPHONE BOX
TELV	TELEPHONE VAULT
TEMP	TEMPORARY
TFC	TOP FACE OF GRATE
TG	TOP OF GRATE
TH	THRESHOLD
THK	THICK
TI	TRAFFIC INDEX
TMH	TELEPHONE MAINTENANCE HOLE
TOD	TOP OF DOCK
TOW	TOP OF WALL
TP	TELEPHONE POLE, TEST PIT
TPE	TREE PLANTING EASEMENT
TS	TRAFFIC SIGNAL
TSB	TRAFFIC SIGNAL BOX
TSCE	TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
TSP	TRAFFIC SIGNAL POLE
TV	TELEVISION
TVR	CABLE TV RISER
TYP	TYPICAL
U/UTIL/UTL	UTILITY
UG, U/G	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
UOS	UNLESS OTHERWISE SPECIFIED
USA-B	WATER (BLUE)
USA-G	SEWER/STORM DRAIN (GREEN)
USA-M	TEMPORARY SURVEY MARKINGS (MAGENTA)
USA-O	COMMUNICATION CATV (ORANGE)
USA-P	RECLAIMED WATER IRR. SLURRY (PURPLE)
USA-R	ELECTRICAL (RED)
USA-W	PROPOSED EXCAVATION (WHITE)
USA-Y	GAS, OIL, STEAM (YELLOW)
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
W	WEST, WATER
W/	WITH
WA	WALL
WB	WATER BOX
WM	WATER METER
WMB	WATER METER BOX
WOA	WASHOUT AREA
WS	WATER SERVICE
WV	WATER VALVE
WW	WATER WELL
WWF	WELDED WIRE FABRIC
WY	WAY
YD	YARD

PLOTTED: 10/03/2022 10:27 PLOTTED BY: Cwalker
DWGNAME: F:\22-3086 Grant Line Road Chevron\Planning\Plans\C1.2 L&A.dwg

CALL BEFORE YOU DIG
USA
800-227-2600

PRELIMINARY NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

NO.	DESCRIPTIONS	DATE	APPROVED
	REVISIONS		

LEGENDS AND ABBREVIATIONS

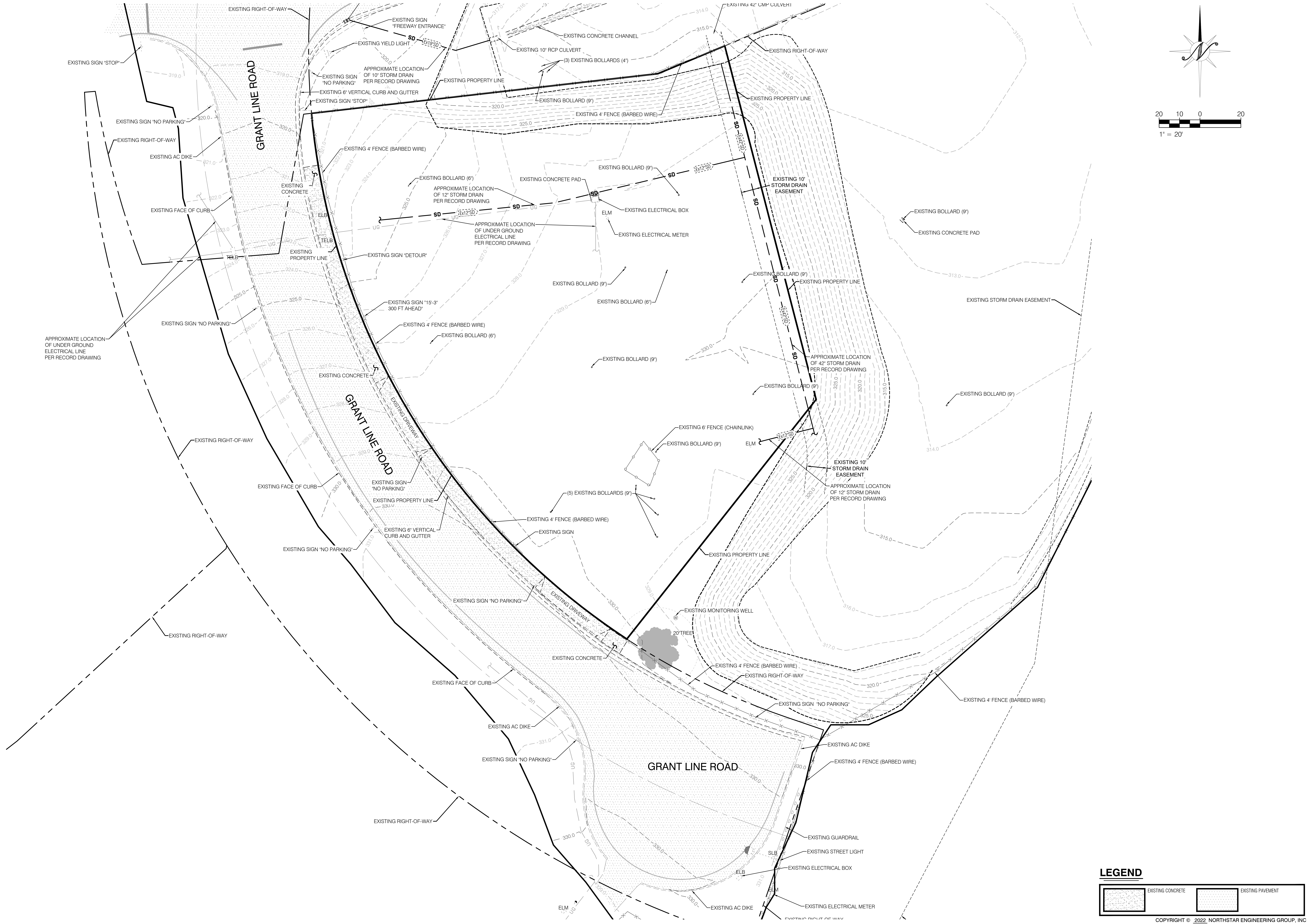
PRELIMINARY CIVIL IMPROVEMENT PLANS FOR
GRANT LINE ROAD CHEVRON
ALAMEDA COUNTY, CALIFORNIA

NorthStar
Engineering Group, Inc.
• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

JOB #:	22-3086
DATE:	10/03/2022
SCALE:	AS SHOWN
DRAWN:	HNP/FSE
DESIGN:	CRW
CHK'D:	CRW

SHEET NUMBER

C1.2


EXISTING RIGHT-OF-WAY
EXISTING SIGN "FREEWAY ENTRANCE"
EXISTING YIELD LIGHT
SD
Ex10"SD
EXISTING SIGN "STOP"
EXISTING SIGN "NO PARKING"
APPROXIMATE LOCATION OF 10" STORM DRAIN PER RECORD DRAWING
EXISTING 6" VERTICAL CURB AND GUTTER
EXISTING SIGN "STOP"
EXISTING PROPERTY LINE
GRANT LINE ROAD
EXISTING SIGN "NO PARKING"
EXISTING RIGHT-OF-WAY
EXISTING AC DIKE
EXISTING 4' FENCE (BARBED WIRE)
EXISTING CONCRETE
EXISTING BOLLARD (6")
APPROXIMATE LOCATION OF 12" STORM DRAIN PER RECORD DRAWING
Ex12"SD
UG
ELB
TELB
EXISTING FACE OF CURB
APPROXIMATE LOCATION OF UNDER GROUND ELECTRICAL LINE PER RECORD DRAWING
EXISTING PROPERTY LINE
EXISTING SIGN "DETOUR"
EXISTING SIGN "15'-3" 300 FT AHEAD"
EXISTING 42" CMP CULVERT
EXISTING CONCRETE CHANNEL
EXISTING 10" RCP CULVERT
(3) EXISTING BOLLARDS (4")
EXISTING RIGHT-OF-WAY
EXISTING PROPERTY LINE
EXISTING BOLLARD (9")
EXISTING 4' FENCE (BARBED WIRE)
Ex42"SD
EXISTING BOLLARD (9")
EXISTING CONCRETE PAD
EXISTING ELECTRICAL BOX
ELM
EXISTING ELECTRICAL METER
EXISTING 10' STORM DRAIN EASEMENT
EXISTING BOLLARD (9")
EXISTING CONCRETE PAD
EXISTING BOLLARD (9")
EXISTING BOLLARD (6")
EXISTING BOLLARD (9")
EXISTING PROPERTY LINE
EXISTING STORM DRAIN EASEMENT
APPROXIMATE LOCATION OF UNDER GROUND ELECTRICAL LINE PER RECORD DRAWING
EXISTING SIGN "NO PARKING"
EXISTING 4' FENCE (BARBED WIRE)
EXISTING BOLLARD (6")
EXISTING BOLLARD (9")
APPROXIMATE LOCATION OF 42" STORM DRAIN PER RECORD DRAWING
EXISTING CONCRETE
EXISTING DRIVEWAY
GRANT LINE ROAD
EXISTING BOLLARD (9")
EXISTING BOLLARD (9")
EXISTING RIGHT-OF-WAY
EXISTING 6' FENCE (CHAINLINK)
EXISTING BOLLARD (9")
ELM
Ex12"SD
EXISTING 10' STORM DRAIN EASEMENT
APPROXIMATE LOCATION OF 12" STORM DRAIN PER RECORD DRAWING
EXISTING FACE OF CURB
EXISTING SIGN "NO PARKING"
EXISTING PROPERTY LINE
(5) EXISTING BOLLARDS (9")
EXISTING 6" VERTICAL CURB AND GUTTER
EXISTING 4' FENCE (BARBED WIRE)
EXISTING SIGN
EXISTING SIGN "NO PARKING"
EXISTING PROPERTY LINE
EXISTING SIGN "NO PARKING"
EXISTING DRIVEWAY
EXISTING MONITORING WELL
20' TREE
EXISTING RIGHT-OF-WAY
EXISTING CONCRETE
EXISTING 4' FENCE (BARBED WIRE)
EXISTING RIGHT-OF-WAY
EXISTING FACE OF CURB
EXISTING SIGN "NO PARKING"
EXISTING 4' FENCE (BARBED WIRE)
EXISTING AC DIKE
EXISTING AC DIKE
EXISTING SIGN "NO PARKING"
GRANT LINE ROAD
EXISTING 4' FENCE (BARBED WIRE)
EXISTING RIGHT-OF-WAY
EXISTING GUARDRAIL
SLB
EXISTING STREET LIGHT
ELB
EXISTING ELECTRICAL BOX
ELM
EXISTING ELECTRICAL METER
EXISTING AC DIKE
ELM
EXISTING RIGHT-OF-WAY
20 10 0 20
1" = 20'

LEGEND

▨	EXISTING CONCRETE
▨	EXISTING PAVEMENT

PLOTTED: 10/03/2022 10:27 PLOTTED BY: Cwalker
DWGNAME: F:\22-3086 Grant Line Road Chevron\Planning\Plans\C2.1 TOPO.dwg

CALL BEFORE YOU DIG
USA
800-227-2600

REGISTERED PROFESSIONAL ENGINEER
CASEY R. WALKER
No. C89541
CIVIL
STATE OF CALIFORNIA
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTIONS	DATE	APPROVED

TOPOGRAPHIC AND DEMOLITION PLAN

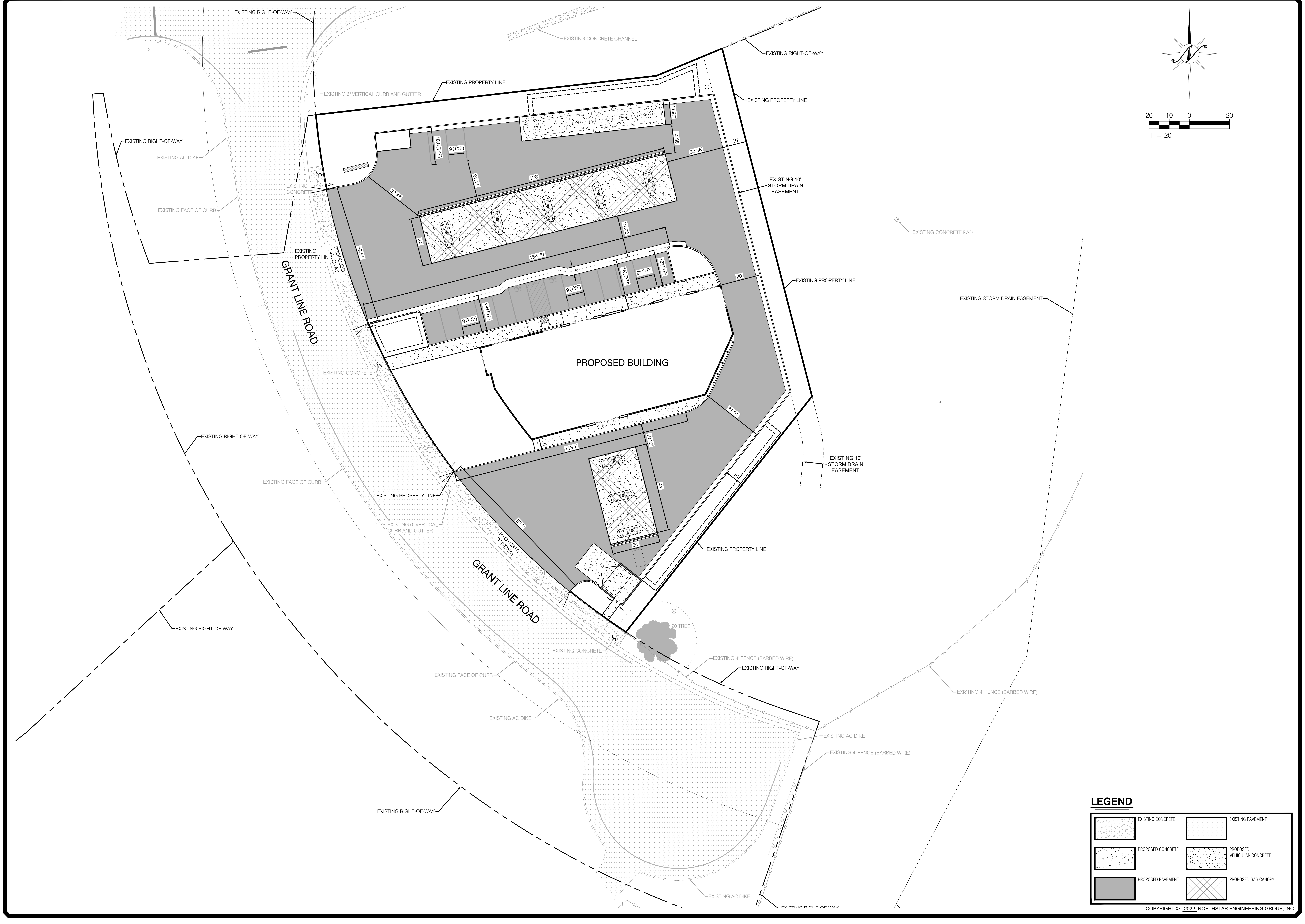
PRELIMINARY CIVIL IMPROVEMENT PLANS FOR
GRANT LINE ROAD CHEVRON
ALAMEDA COUNTY, CALIFORNIA

NorthStar
Engineering Group, Inc.
• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

JOB #:	22-3086
DATE:	10/03/2022
SCALE:	AS SHOWN
DRAWN:	HNP/FSE
DESIGN:	CRW
CHK'D:	CRW

SHEET NUMBER

C2.1


EXISTING RIGHT-OF-WAY
EXISTING CONCRETE CHANNEL
EXISTING RIGHT-OF-WAY
EXISTING PROPERTY LINE
EXISTING 6" VERTICAL CURB AND GUTTER
EXISTING PROPERTY LINE
EXISTING RIGHT-OF-WAY
EXISTING AC DIKE
EXISTING CONCRETE
EXISTING FACE OF CURB
EXISTING 10' STORM DRAIN EASEMENT
EXISTING CONCRETE PAD
EXISTING PROPERTY LINE
EXISTING PROPERTY LINE
PROPOSED DRIVEWAY
GRANT LINE ROAD
EXISTING STORM DRAIN EASEMENT
EXISTING CONCRETE
PROPOSED BUILDING
EXISTING DRIVEWAY
EXISTING RIGHT-OF-WAY
EXISTING 10' STORM DRAIN EASEMENT
EXISTING FACE OF CURB
EXISTING PROPERTY LINE
EXISTING 6" VERTICAL CURB AND GUTTER
PROPOSED DRIVEWAY
EXISTING PROPERTY LINE
GRANT LINE ROAD
EXISTING DRIVEWAY
20"TREE
EXISTING RIGHT-OF-WAY
EXISTING CONCRETE
EXISTING 4' FENCE (BARBED WIRE)
EXISTING RIGHT-OF-WAY
EXISTING 4' FENCE (BARBED WIRE)
EXISTING FACE OF CURB
EXISTING AC DIKE
EXISTING AC DIKE
EXISTING 4' FENCE (BARBED WIRE)
EXISTING RIGHT-OF-WAY
EXISTING AC DIKE
EXISTING RIGHT-OF-WAY
11.97'
14.38'
18.6'(TYP)
9'(TYP)
21.11'
126'
30.58'
10'
32.43'
21.03'
24'
69.51'
154.79'
18'(TYP)
9'(TYP)
18'(TYP)
4'
9'(TYP)
18'(TYP)
9'(TYP)
7.11'
20'
31.91'
5.92'
118.7'
10.22'
44'
10'
82.5'
24'
4'
20 10 0 20
1" = 20'
LEGEND
EXISTING CONCRETE
EXISTING PAVEMENT
PROPOSED CONCRETE
PROPOSED VEHICULAR CONCRETE
PROPOSED PAVEMENT
PROPOSED GAS CANOPY

PLOTTED: 10/03/2022 10:27 PLOTTED BY: Cwalker
DWGNAME: F:\22-3086 Grant Line Road Chevron\Planning\Plans\C3.1 DIM.dwg

CALL BEFORE YOU DIG
USA
800-227-2600

REGISTERED PROFESSIONAL ENGINEER
CASEY R
No. C89545
CIVIL
STATE OF CALIFORNIA
PRELIMINARY NOT FOR CONSTRUCTION

NO.	REVISIONS DESCRIPTIONS	DATE	APPROVED

DIMENSION AND PAVING PLAN

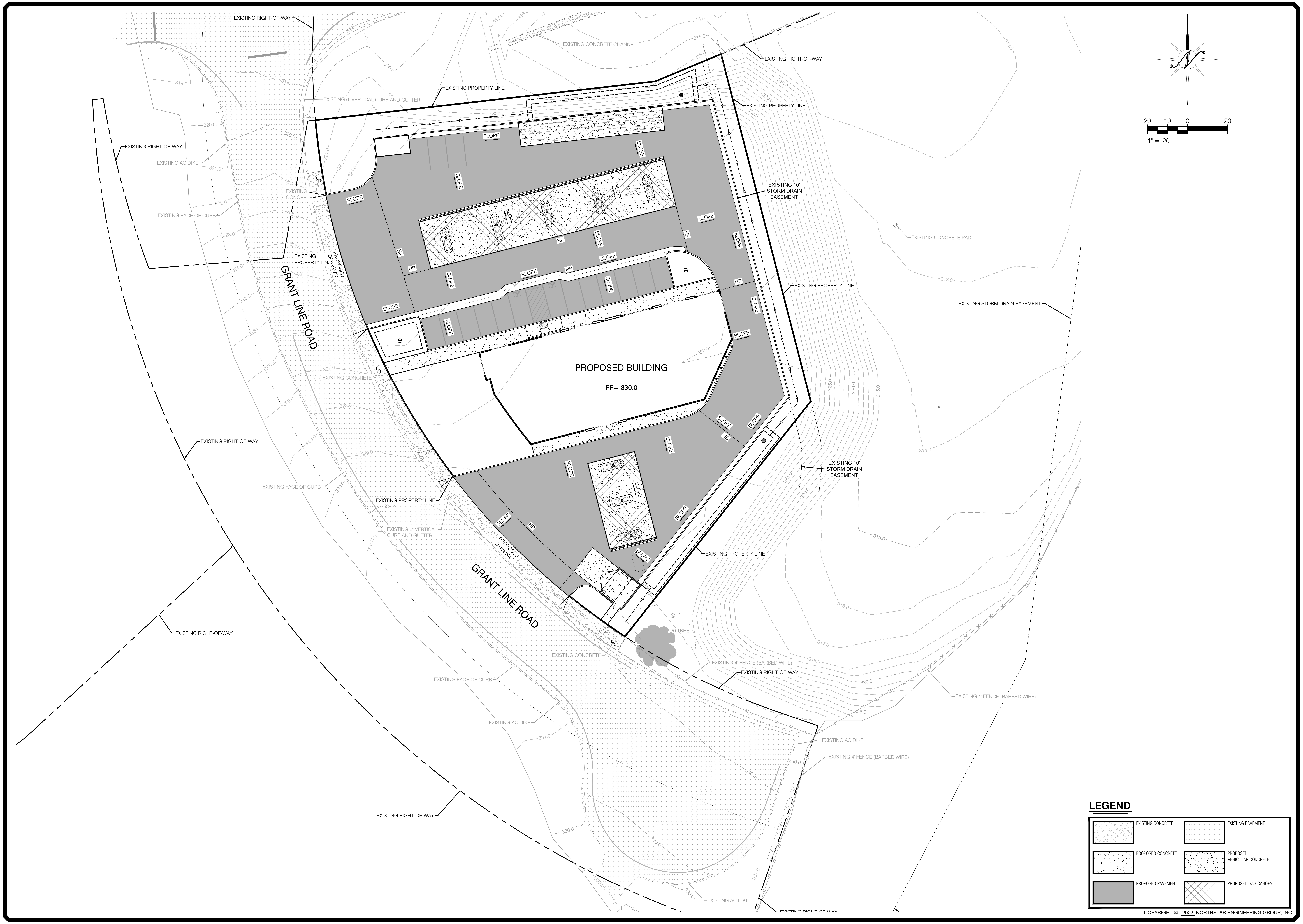
PRELIMINARY CIVIL IMPROVEMENT PLANS FOR
GRANT LINE ROAD CHEVRON
ALAMEDA COUNTY, CALIFORNIA

NorthStar
Engineering Group, Inc.
• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

JOB #:	22-3086
DATE:	10/03/2022
SCALE:	AS SHOWN
DRAWN:	HNP/FSE
DESIGN:	CRW
CHK'D:	CRW

SHEET NUMBER

C3.1


EXISTING RIGHT-OF-WAY
EXISTING CONCRETE CHANNEL
EXISTING RIGHT-OF-WAY
EXISTING PROPERTY LINE
EXISTING 6' VERTICAL CURB AND GUTTER
EXISTING PROPERTY LINE
EXISTING RIGHT-OF-WAY
EXISTING AC DIKE
EXISTING CONCRETE
EXISTING FACE OF CURB
EXISTING PROPERTY LINE
PROPOSED DRIVEWAY
GRANT LINE ROAD
EXISTING 10' STORM DRAIN EASEMENT
EXISTING CONCRETE PAD
EXISTING PROPERTY LINE
EXISTING STORM DRAIN EASEMENT
SLOPE
HP
GB
PROPOSED BUILDING
FF= 330.0
EXISTING CONCRETE
EXISTING RIGHT-OF-WAY
EXISTING DRIVEWAY
EXISTING 10' STORM DRAIN EASEMENT
EXISTING FACE OF CURB
EXISTING PROPERTY LINE
EXISTING 6' VERTICAL CURB AND GUTTER
PROPOSED DRIVEWAY
GRANT LINE ROAD
EXISTING PROPERTY LINE
20' TREE
EXISTING RIGHT-OF-WAY
EXISTING CONCRETE
EXISTING 4' FENCE (BARBED WIRE)
EXISTING RIGHT-OF-WAY
EXISTING FACE OF CURB
EXISTING 4' FENCE (BARBED WIRE)
EXISTING AC DIKE
EXISTING AC DIKE
EXISTING 4' FENCE (BARBED WIRE)
EXISTING RIGHT-OF-WAY
EXISTING AC DIKE
EXISTING RIGHT-OF-WAY
313.0
314.0
315.0
316.0
317.0
318.0
319.0
320.0
321.0
322.0
323.0
324.0
325.0
326.0
327.0
328.0
329.0
330.0
331.0
20
10
0
20
1" = 20'

LEGEND

▨	EXISTING CONCRETE	▨	EXISTING PAVEMENT
▨	PROPOSED CONCRETE	▨	PROPOSED VEHICULAR CONCRETE
▨	PROPOSED PAVEMENT	▨	PROPOSED GAS CANOPY

CALL BEFORE YOU DIG
USA
800-227-2600

REGISTERED PROFESSIONAL ENGINEER
CASEY R. WALKER
No. C89547
CIVIL
STATE OF CALIFORNIA
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTIONS	DATE	APPROVED

GRADING AND DRAINAGE PLAN

PRELIMINARY CIVIL IMPROVEMENT PLANS FOR
GRANT LINE ROAD CHEVRON
ALAMEDA COUNTY, CALIFORNIA

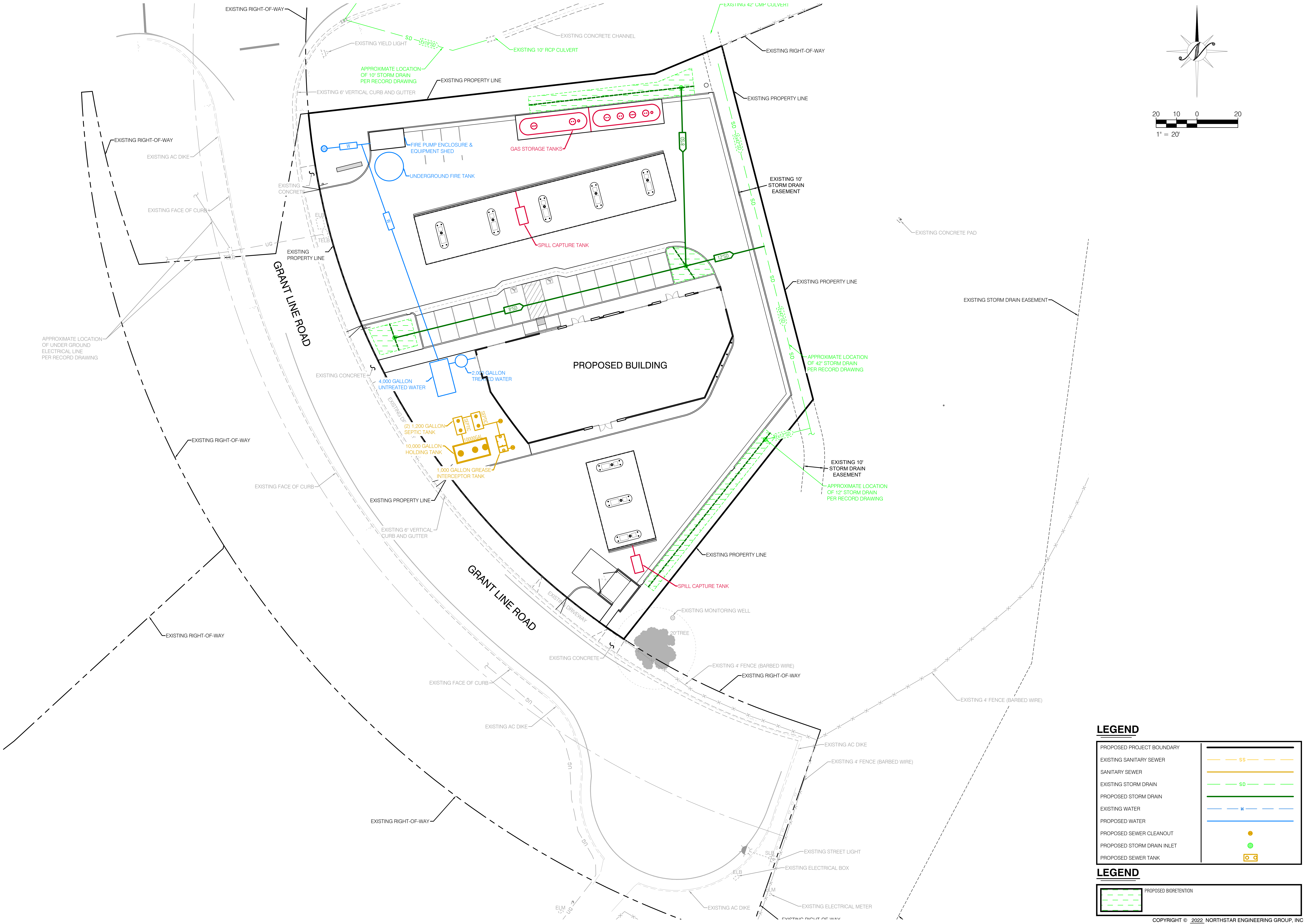
NorthStar
Engineering Group, Inc.
• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

JOB #:	22-3086
DATE:	10/03/2022
SCALE:	AS SHOWN
DRAWN:	HNP/FSE
DESIGN:	CRW
CHK'D:	CRW

SHEET NUMBER

C4.1

PLOTTED: 10/03/2022 10:28 PLOTTED BY: Cwalker
DWGNAME: F:\22-3086 Grant Line Road Chevron\Planning\Plans\C4.1 GRD.dwg


EXISTING RIGHT-OF-WAY
EXISTING CONCRETE CHANNEL
EXISTING 42" CMP CULVERT
EXISTING YIELD LIGHT
SD
EXISTING 10" RCP CULVERT
APPROXIMATE LOCATION OF 10" STORM DRAIN PER RECORD DRAWING
EXISTING PROPERTY LINE
EXISTING 6' VERTICAL CURB AND GUTTER
FIRE PUMP ENCLOSURE & EQUIPMENT SHED
GAS STORAGE TANKS
UNDERGROUND FIRE TANK
EXISTING AC DIKE
EXISTING CONCRETE
EXISTING FACE OF CURB
EXISTING 10' STORM DRAIN EASEMENT
SPILL CAPTURE TANK
EXISTING PROPERTY LINE
EXISTING CONCRETE PAD
EXISTING STORM DRAIN EASEMENT
GRANT LINE ROAD
APPROXIMATE LOCATION OF UNDER GROUND ELECTRICAL LINE PER RECORD DRAWING
12"SD
APPROXIMATE LOCATION OF 48" STORM DRAIN PER RECORD DRAWING
PROPOSED BUILDING
4,000 GALLON UNTREATED WATER
2,000 GALLON TREATED WATER
(2) 1,200 GALLON SEPTIC TANK
10,000 GALLON HOLDING TANK
1,000 GALLON GREASE INTERCEPTOR TANK
EXISTING 10' STORM DRAIN EASEMENT
APPROXIMATE LOCATION OF 12" STORM DRAIN PER RECORD DRAWING
EXISTING 6' VERTICAL CURB AND GUTTER
EXISTING PROPERTY LINE
SPILL CAPTURE TANK
GRANT LINE ROAD
EXISTING DRIVEWAY
EXISTING MONITORING WELL
20' TREE
EXISTING CONCRETE
EXISTING 4' FENCE (BARBED WIRE)
EXISTING FACE OF CURB
EXISTING AC DIKE
EXISTING STREET LIGHT
EXISTING ELECTRICAL BOX
EXISTING ELECTRICAL METER
UG
ELM
SLB
20 10 0 20
1" = 20'

LEGEND

PROPOSED PROJECT BOUNDARY	▬
EXISTING SANITARY SEWER	— SS —
SANITARY SEWER	▬
EXISTING STORM DRAIN	— SD —
PROPOSED STORM DRAIN	▬
EXISTING WATER	— W —
PROPOSED WATER	▬
PROPOSED SEWER CLEANOUT	●
PROPOSED STORM DRAIN INLET	●
PROPOSED SEWER TANK	▭

LEGEND

▨	PROPOSED BIORETENTION

CALL BEFORE YOU DIG
800-227-2600

PRELIMINARY NOT FOR CONSTRUCTION

NO.	DESCRIPTIONS	DATE	APPROVED
	REVISIONS		

WATER AND COMPOSITE UTILITY PLAN

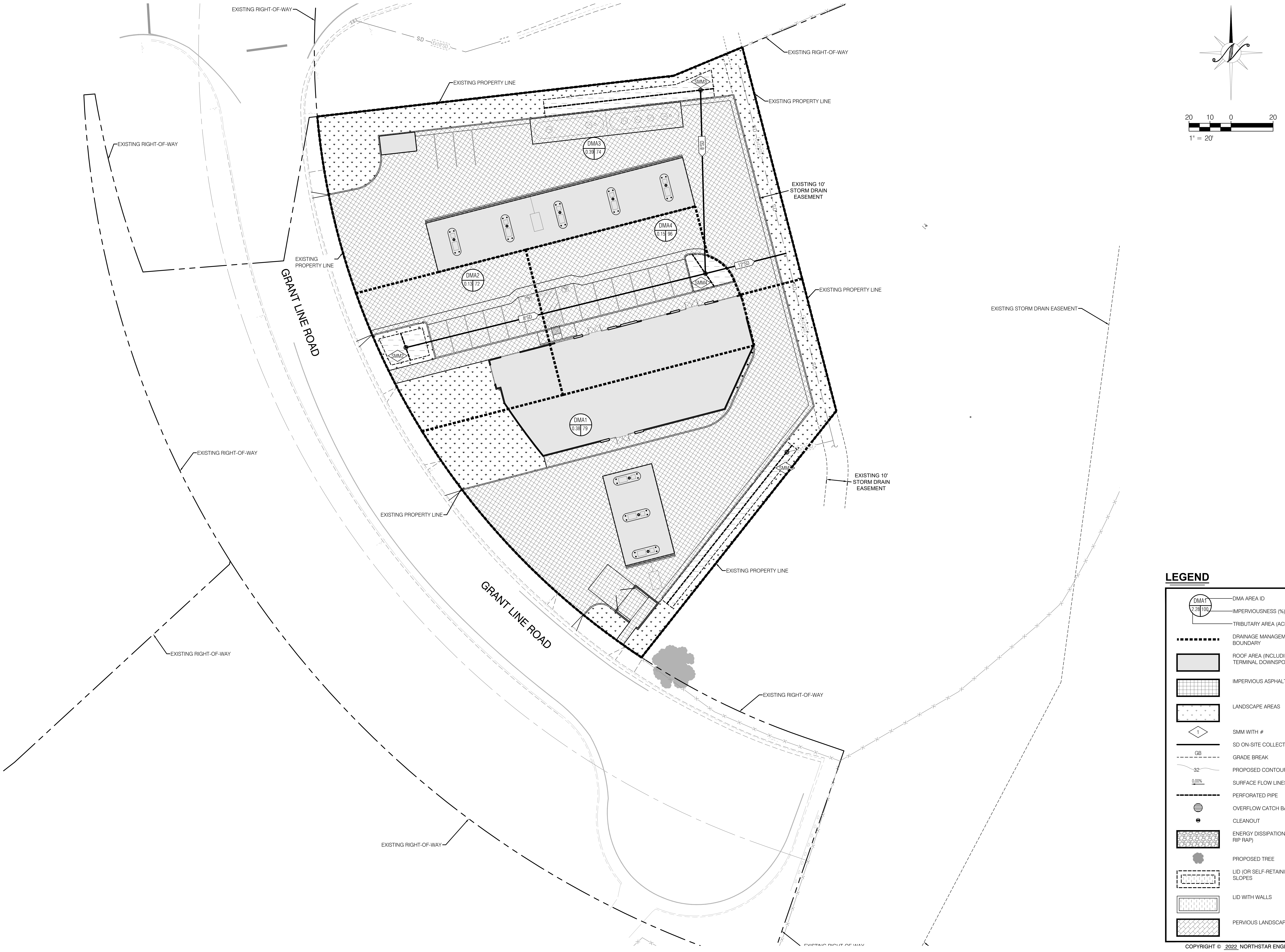
PRELIMINARY CIVIL IMPROVEMENT PLANS FOR
GRANT LINE ROAD CHEVRON
ALAMEDA COUNTY, CALIFORNIA

NorthStar Engineering Group, Inc.
• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

JOB #:	22-3086
DATE:	10/03/2022
SCALE:	AS SHOWN
DRAWN:	HNP/FSE
DESIGN:	CRW
CHK'D:	CRW

SHEET NUMBER

C5.1


EXISTING RIGHT-OF-WAY
SD
EXISTING RIGHT-OF-WAY
EXISTING PROPERTY LINE
SMM3
EXISTING PROPERTY LINE
EXISTING RIGHT-OF-WAY
DMA3
0.39
74
8"SD
EXISTING 10' STORM DRAIN EASEMENT
DMA4
0.15
96
EXISTING PROPERTY LINE
DMA2
0.13
72
12"SD
SMM4
EXISTING PROPERTY LINE
8"SD
EXISTING STORM DRAIN EASEMENT
SMM2
GRANT LINE ROAD
DMA1
0.38
79
Ex12"SD
SMM1
EXISTING 10' STORM DRAIN EASEMENT
EXISTING RIGHT-OF-WAY
EXISTING PROPERTY LINE
EXISTING PROPERTY LINE
GRANT LINE ROAD
EXISTING RIGHT-OF-WAY
EXISTING RIGHT-OF-WAY
EXISTING RIGHT-OF-WAY
EXISTING RIGHT-OF-WAY
N
20
10
0
20
1" = 20'

LEGEND

DMA1 2.28 100	DMA AREA ID IMPERVIOUSNESS (%) TRIBUTARY AREA (ACRES)
▪▪▪▪▪▪	DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY
▭	ROOF AREA (INCLUDING PITCHES AND TERMINAL DOWNSPOUTS)
▦	IMPERVIOUS ASPHALT/CONCRETE AREA
▨	LANDSCAPE AREAS
◇ 1	SMM WITH #
━━━	SD ON-SITE COLLECTION SYSTEM
GB - - - -	GRADE BREAK
32	PROPOSED CONTOURS
0.00% ←	SURFACE FLOW LINES
━ ━ ━	PERFORATED PIPE
⊜	OVERFLOW CATCH BASIN
●	CLEANOUT
▩	ENERGY DISSIPATION (SPLASH BLOCKS, RIP RAP)
●	PROPOSED TREE
⬚	LID (OR SELF-RETAINING) WITH 3:1 SIDE SLOPES
▤	LID WITH WALLS
▧	PERVIOUS LANDSCAPING

CALL BEFORE YOU DIG
USA
800-227-2600

PRELIMINARY
NOT FOR
CONSTRUCTION

NO.	REVISIONS DESCRIPTIONS	DATE	APPROVED

STORM WATER MANAGEMENT PLAN

PRELIMINARY CIVIL IMPROVEMENT PLANS FOR
GRANT LINE ROAD CHEVRON
ALAMEDA COUNTY, CALIFORNIA

NorthStar
Engineering Group, Inc.
• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

JOB #:	22-3086
DATE:	10/03/2022
SCALE:	AS SHOWN
DRAWN:	HNP/FSE
DESIGN:	CRW
CHK'D:	CRW

SHEET NUMBER

C6.1

PLOTTED: 10/03/2022 10:54 PLOTTED BY: Cwalker
DWGNAME: F:\22-3086 Grant Line Road Chevron\Planning\Plans\C6.1 CVR.dwg

Table 1 - Drainage Management Areas (DMAs) & Receiving Landscape Based Management Measures

DMA#	Impervious ft²	Landscape / Pervious ft²	Factored Impervious Area ft²*	Minimum Surface of Treatment Measure ft²	Proposed Surface of Treatment Measure ft²	Proposed Sizing Ratio	Sizing Methodology**	Dimensions (L x W x minimum ponding depth***)	Type of management measure****	SMM#	Corresponding Detail(s)
1	12,966	2,939	13,260	530	601	4.53%	4%	96' length, 6.25' width, 6" depth	Bioretention (lined)	SMM 1	2
2	3,995	1,260	4,121	165	271	6.58%	4%	20' length, 13.5' width, 6" depth	Bioretention (lined)	SMM 2	1
3	12,638	3,500	12,988	520	689	5.30%	4%	81' length, 8' width, 6" depth	Bioretention (lined)	SMM 3	2
4	6,076	0	6,076	243	267	4.39%	4%	length and width varies, 6" depth	Bioretention (lined)	SMM 4	3
TOTAL	35,675	7,699	36,445	1,458	1,828						
* Impervious area + 0.1xLandscape/Pervious area											

** 4% = C.3.d.i.2; Volume = C.3.d.i.1; Combo = C.3.d.i.3; 2:1 for self-retaining

*** Account for void space in materials if applicable (e.g. pervious pavement)

****Select from following management measure types:

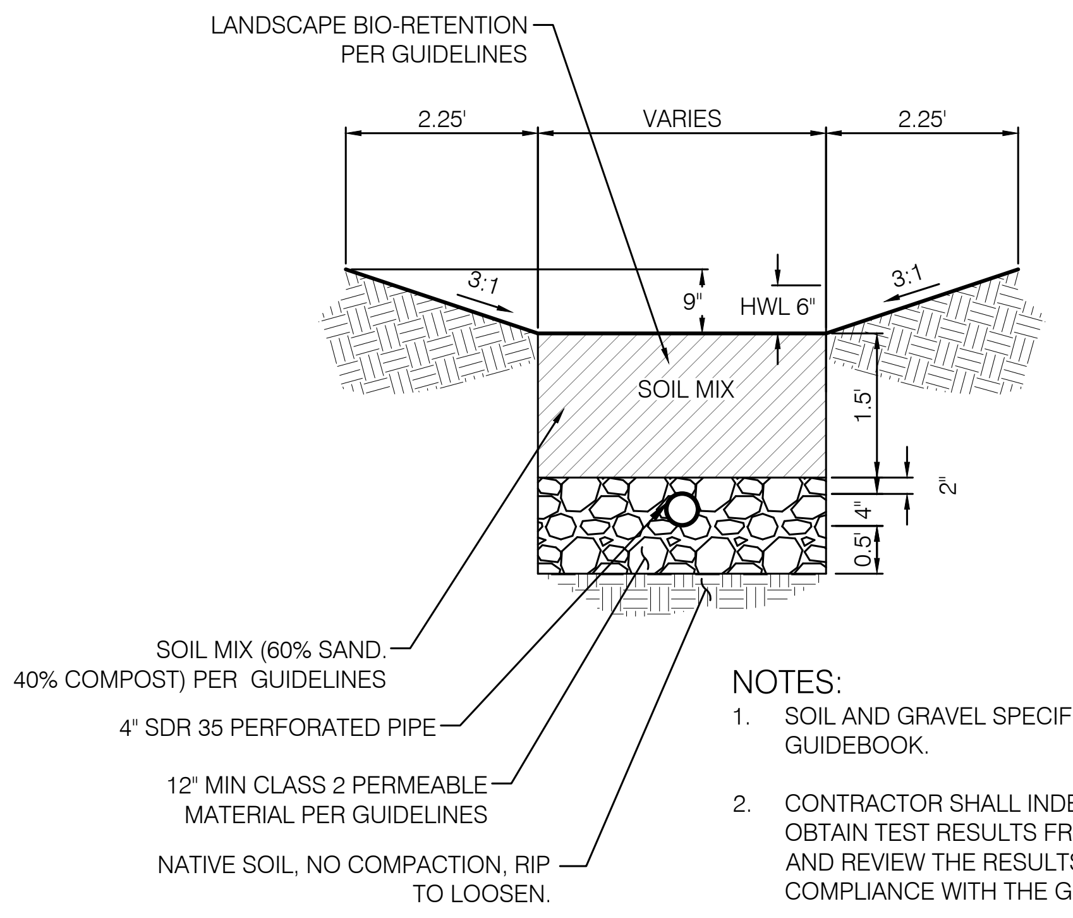
Bioretention Area/Flow-Through Planter

Infiltration Facility

Self-Retaining

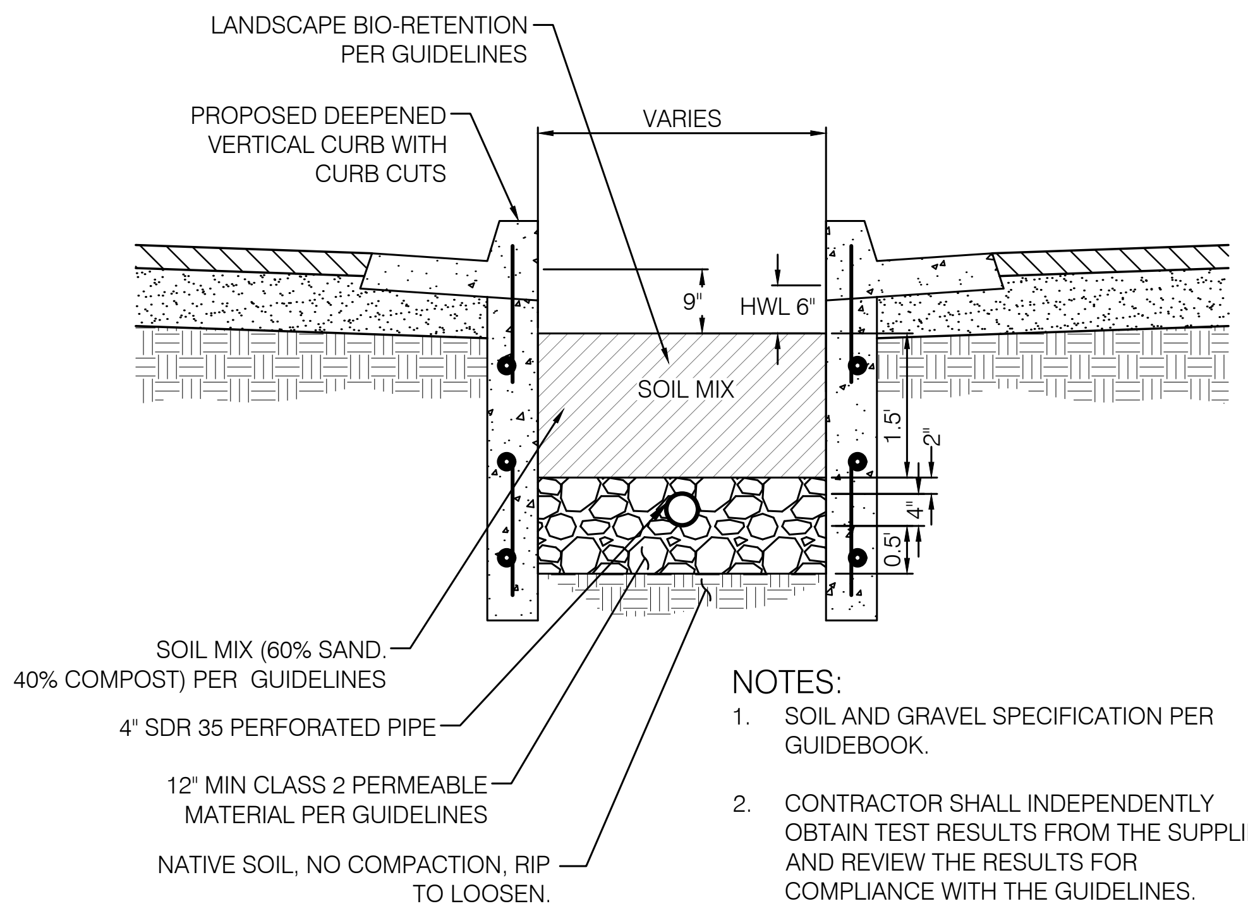
Pervious Landscaping

Tree Well Filter


LANDSCAPE BIO-RETENTION PER GUIDELINES
2.25'
VARIES
2.25'
3:1
3:1
9"
HWL 6"
SOIL MIX
1.5'
2'
4"
0.5'
SOIL MIX (60% SAND, 40% COMPOST) PER GUIDELINES
4" SDR 35 PERFORATED PIPE
12" MIN CLASS 2 PERMEABLE MATERIAL PER GUIDELINES
NATIVE SOIL, NO COMPACTION, RIP TO LOOSEN.

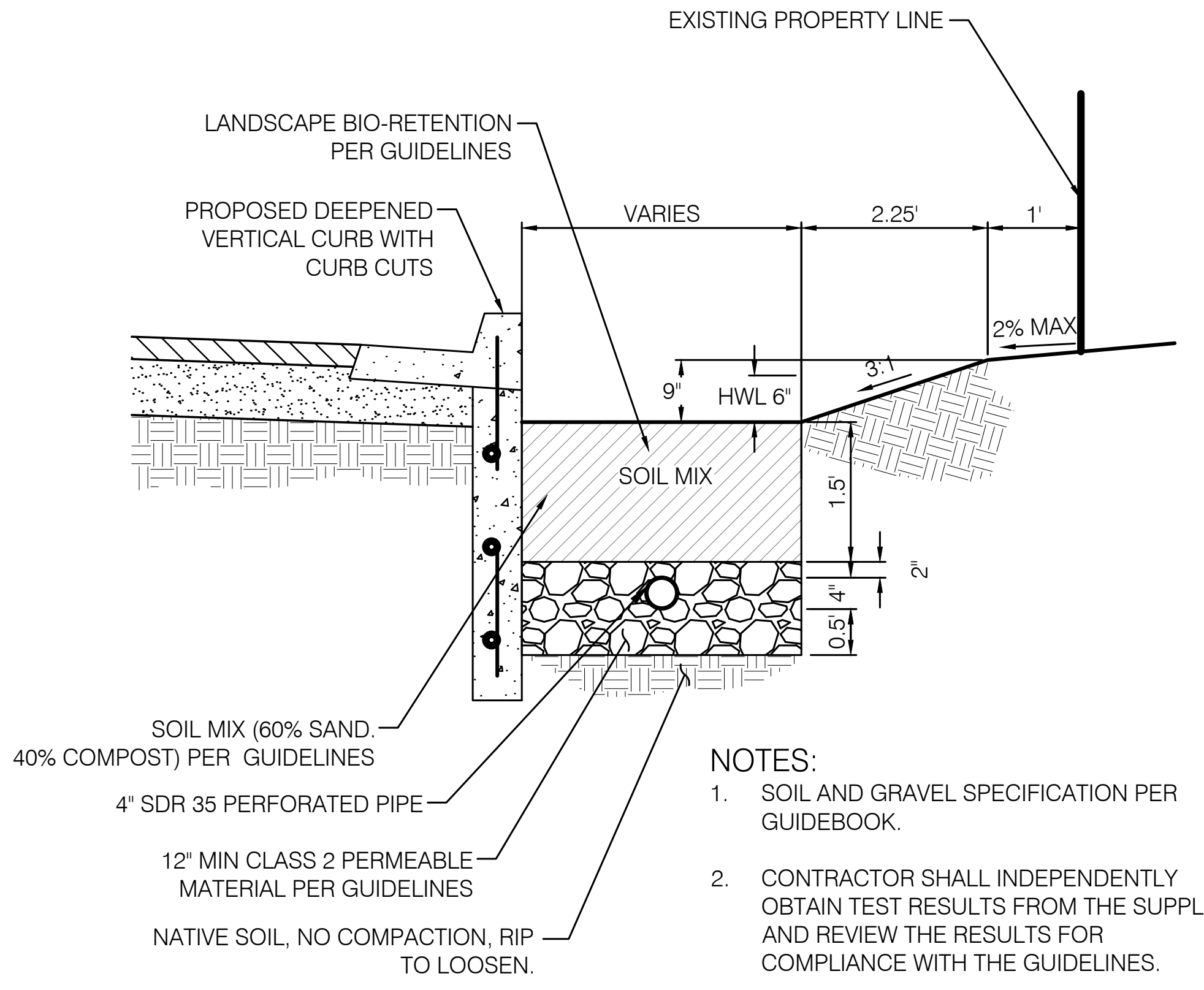
NOTES:
1. SOIL AND GRAVEL SPECIFICATION PER GUIDEBOOK.
2. CONTRACTOR SHALL INDEPENDENTLY OBTAIN TEST RESULTS FROM THE SUPPLIER AND REVIEW THE RESULTS FOR COMPLIANCE WITH THE GUIDELINES.

1 BIO-RETENTION DETAIL


LANDSCAPE BIO-RETENTION PER GUIDELINES
PROPOSED DEEPENED VERTICAL CURB WITH CURB CUTS
VARIES
9"
HWL 6"
SOIL MIX
1.5'
2'
4"
0.5'
SOIL MIX (60% SAND, 40% COMPOST) PER GUIDELINES
4" SDR 35 PERFORATED PIPE
12" MIN CLASS 2 PERMEABLE MATERIAL PER GUIDELINES
NATIVE SOIL, NO COMPACTION, RIP TO LOOSEN.

NOTES:
1. SOIL AND GRAVEL SPECIFICATION PER GUIDEBOOK.
2. CONTRACTOR SHALL INDEPENDENTLY OBTAIN TEST RESULTS FROM THE SUPPLIER AND REVIEW THE RESULTS FOR COMPLIANCE WITH THE GUIDELINES.

3 BIO-RETENTION DETAIL


EXISTING PROPERTY LINE
LANDSCAPE BIO-RETENTION PER GUIDELINES
PROPOSED DEEPENED VERTICAL CURB WITH CURB CUTS
VARIES
2.25'
1'
2% MAX
3:1
9"
HWL 6"
SOIL MIX
1.5'
2'
4"
0.5'
SOIL MIX (60% SAND, 40% COMPOST) PER GUIDELINES
4" SDR 35 PERFORATED PIPE
12" MIN CLASS 2 PERMEABLE MATERIAL PER GUIDELINES
NATIVE SOIL, NO COMPACTION, RIP TO LOOSEN.

NOTES:
1. SOIL AND GRAVEL SPECIFICATION PER GUIDEBOOK.
2. CONTRACTOR SHALL INDEPENDENTLY OBTAIN TEST RESULTS FROM THE SUPPLIER AND REVIEW THE RESULTS FOR COMPLIANCE WITH THE GUIDELINES.

2 BIO-RETENTION DETAIL

CALL BEFORE YOU DIG
USA
800-227-2600

PRELIMINARY NOT FOR CONSTRUCTION

NO.	DESCRIPTIONS	DATE	APPROVED
REVISIONS			

STORM WATER MANAGEMENT PLAN
DETAILS AND CROSS SECTIONS

PRELIMINARY CIVIL IMPROVEMENT PLANS FOR
GRANT LINE ROAD CHEVRON
ALAMEDA COUNTY, CALIFORNIA

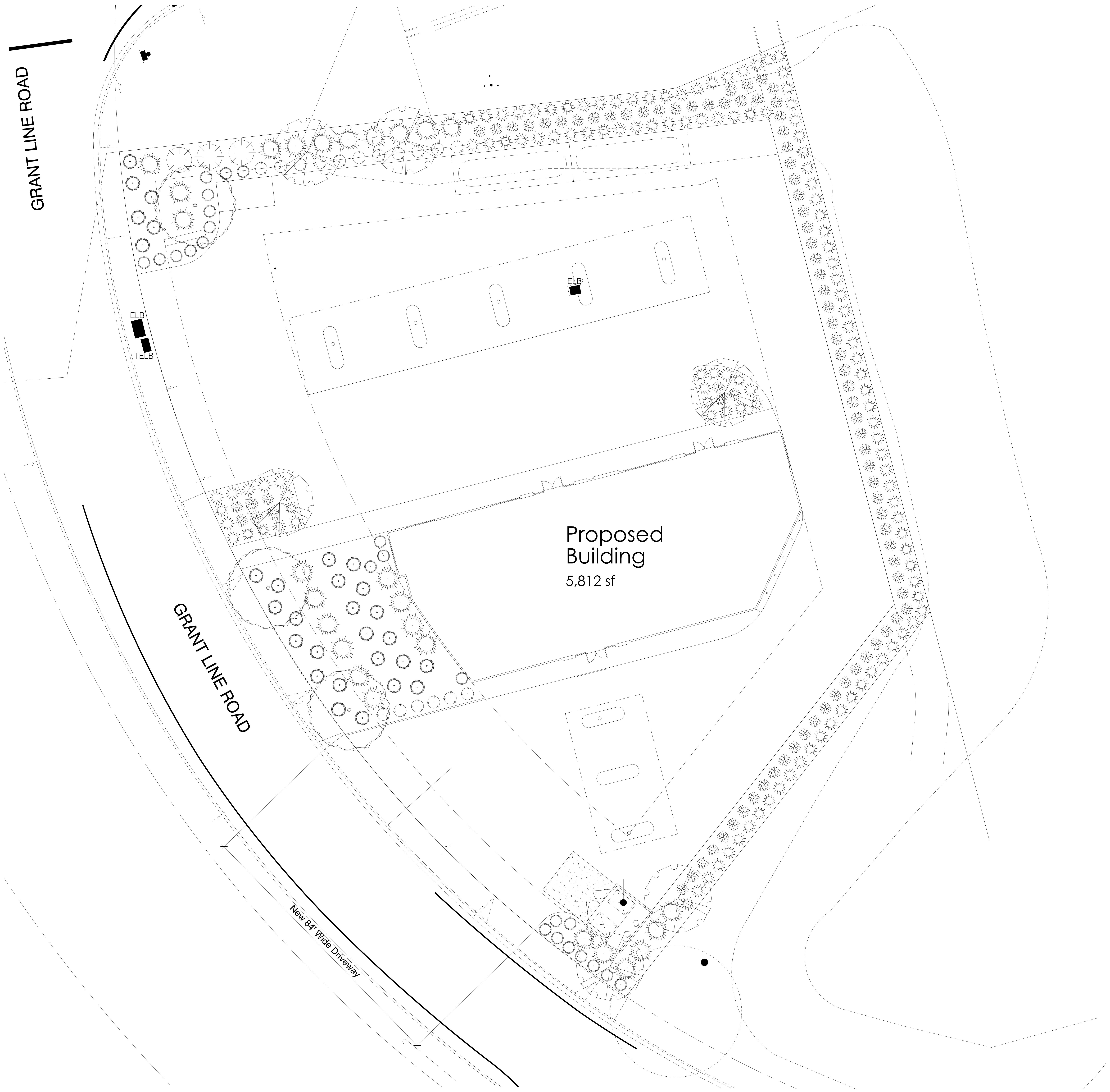
NorthStar Engineering Group, Inc.
• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

JOB #:	22-3086
DATE:	10/03/2022
SCALE:	AS SHOWN
DRAWN:	HNP/FSE
DESIGN:	CRW
CHK'D:	CRW

SHEET NUMBER

C6.2

PLOTTED: 10/03/2022 10:28 PLOTTED BY: Cwalker
DWGNAME: F:\22-3086 Grant Line Road Chevron\Planning\Plans\C6.2 TABLE.dwg



PRELIMINARY PLANT LEGEND

LARGE SHADE TREES

SMALL ACCENT TREES

LARGE SHRUBS

MEDIUM SHRUBS

GROUNDCOVERS, GRASSES AND ACCENTS

PDG
PENNINO
DESIGN GROUP
LANDSCAPE ARCHITECTURE
1949 W. KETTLEMAN LANE
SUITE 200
LODI, CA 95242
(OFFICE)
PO BOX 1566
LODI, CA 95241
(MAILING)
209.327.4261
vpennino@penninogroup.com
CRLA 4978

PRELIMINARY PLANTING PLAN

GRANTLINE SERVICE STATION AND STORE
10 GRANTLINE ROAD
TRACY, CA

Drawn By:
VP

Date:
10.10.22

Scale:
1"=16'

Job No.
122.23

Revisions:

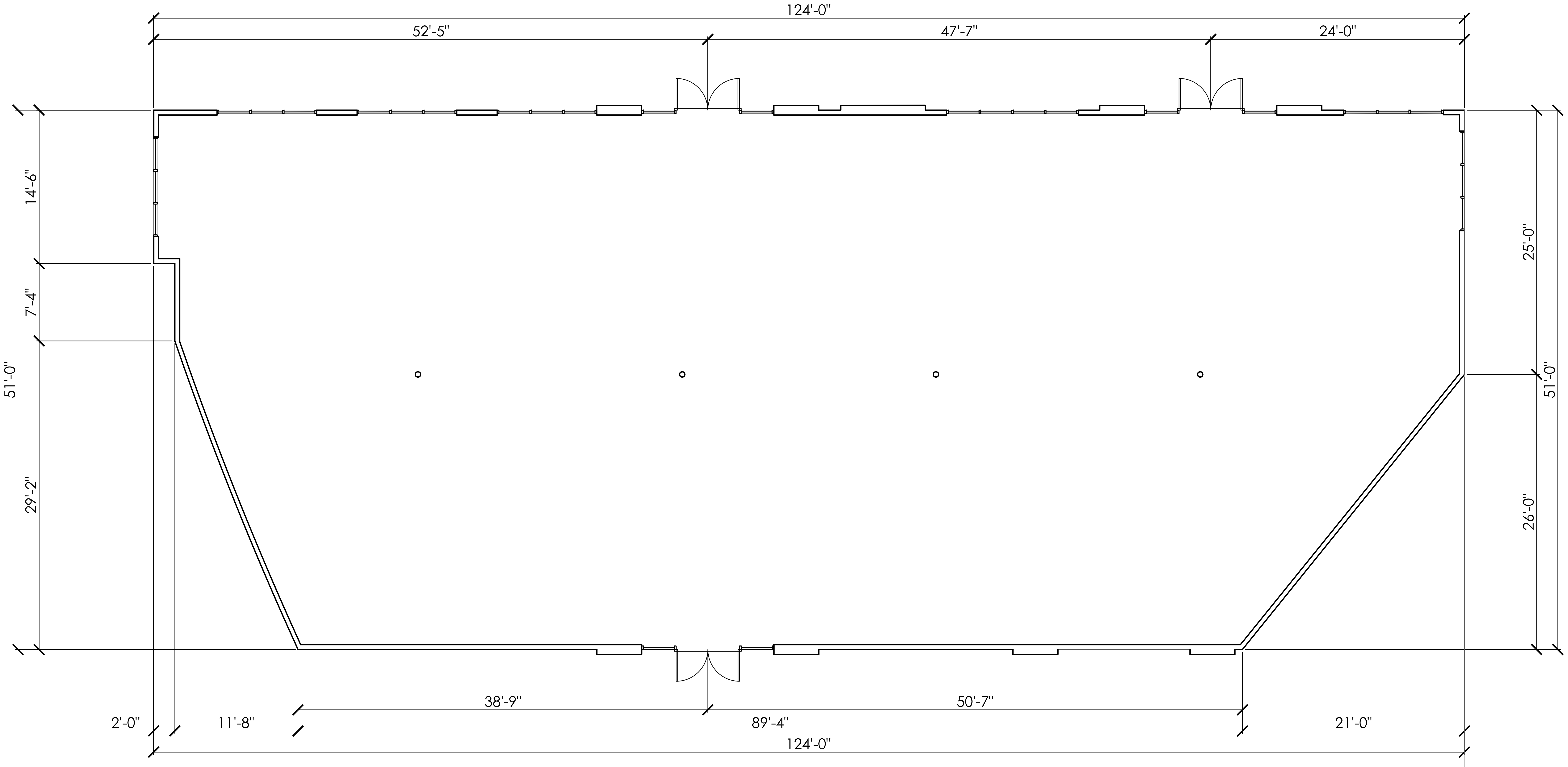
No. 4978
Valerie A. Pennino
Signature
October 31, 2023
Expiration Date
Date

This drawing is not final and shall not be used for construction work until it has been signed by the Landscape Architect

Sheet Number:

Of 2 Sheets

PDG, Pennino Design Group Landscape Architecture. These plans are not to be reproduced, changed or copied without the permission of PDG, Pennino Design Group, Landscape Architecture


124'-0"
52'-5"
47'-7"
24'-0"
14'-6"
7'-4"
51'-0"
29'-2"
25'-0"
51'-0"
26'-0"
38'-9"
50'-7"
2'-0"
11'-8"
89'-4"
21'-0"
124'-0"

Sheet A.1
Building Floor Plan

Scale: 3/16"=1'-0"
October 18, 2022
5,812 Sq. Ft.

Service Station and Convenience Store

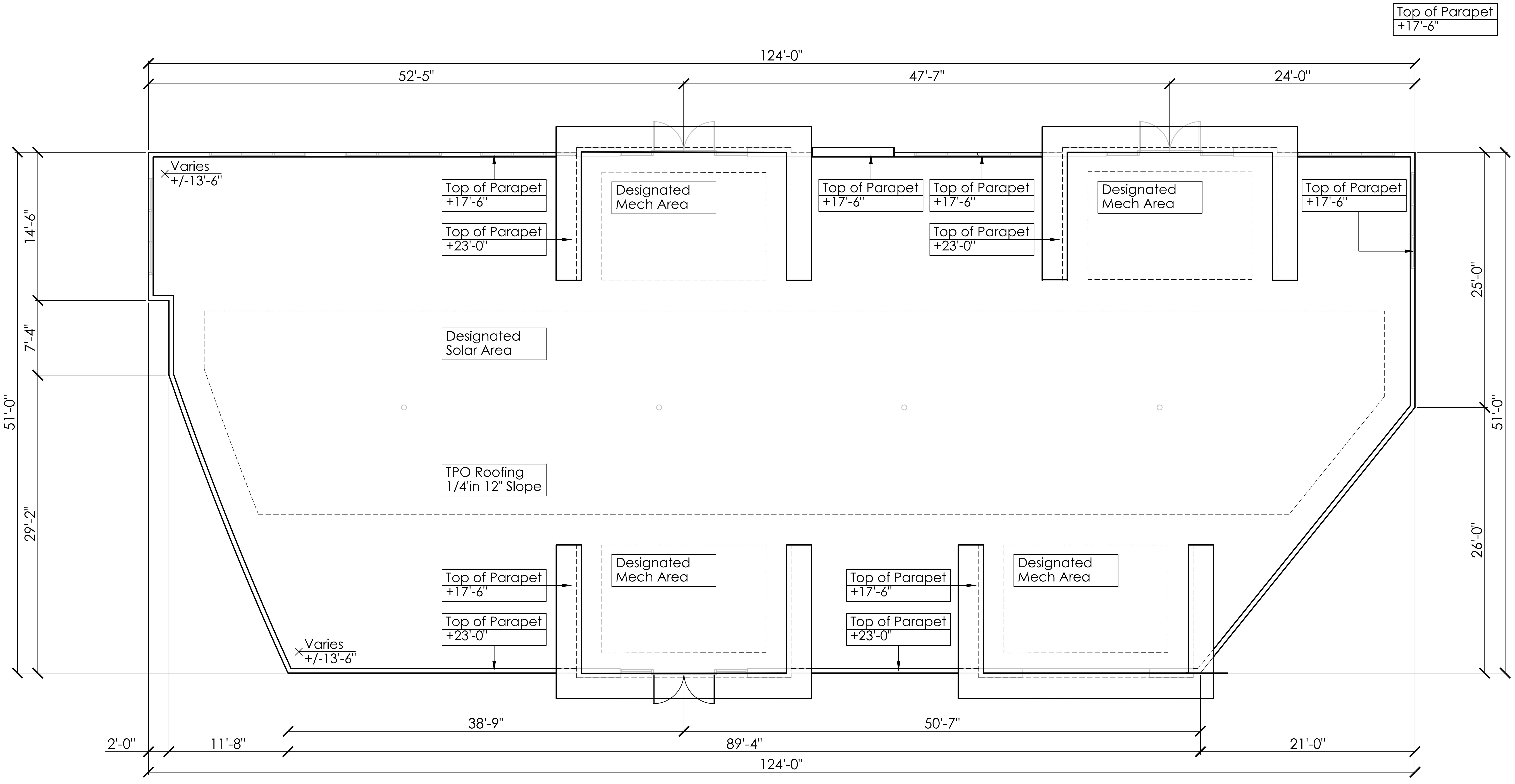
10 Grant Line Road
Livermore, California

Lee • Jagoe Architecture
Incorporated

Global Petroleum

2291 W. March Lane, Suite B200
Stockton, California 95207
(209) 957-9254 Fax (209) 957-9347
mlee.ljarch@gmail.com

211 West Franklin Street
Monterey, California 93940
(831) 718-8172
mlee.ljarch@gmail.com


Top of Parapet
+17'-6"
124'-0"
52'-5"
47'-7"
24'-0"
Varies
+/-13'-6"
Top of Parapet
+17'-6"
Top of Parapet
+23'-0"
Designated
Mech Area
Top of Parapet
+17'-6"
Top of Parapet
+17'-6"
Top of Parapet
+23'-0"
Designated
Mech Area
Top of Parapet
+17'-6"
14'-6"
7'-4"
51'-0"
29'-2"
25'-0"
51'-0"
26'-0"
Designated
Solar Area
TPO Roofing
1/4'in 12" Slope
Top of Parapet
+17'-6"
Top of Parapet
+23'-0"
Designated
Mech Area
Top of Parapet
+17'-6"
Top of Parapet
+23'-0"
Designated
Mech Area
Varies
+/-13'-6"
38'-9"
50'-7"
2'-0"
11'-8"
89'-4"
21'-0"
124'-0"

Sheet A.12
Building Roof Plan

Scale: 3/16"=1'-0"
October 18, 2022
5,812 Sq. Ft.

Service Station and Convenience Store

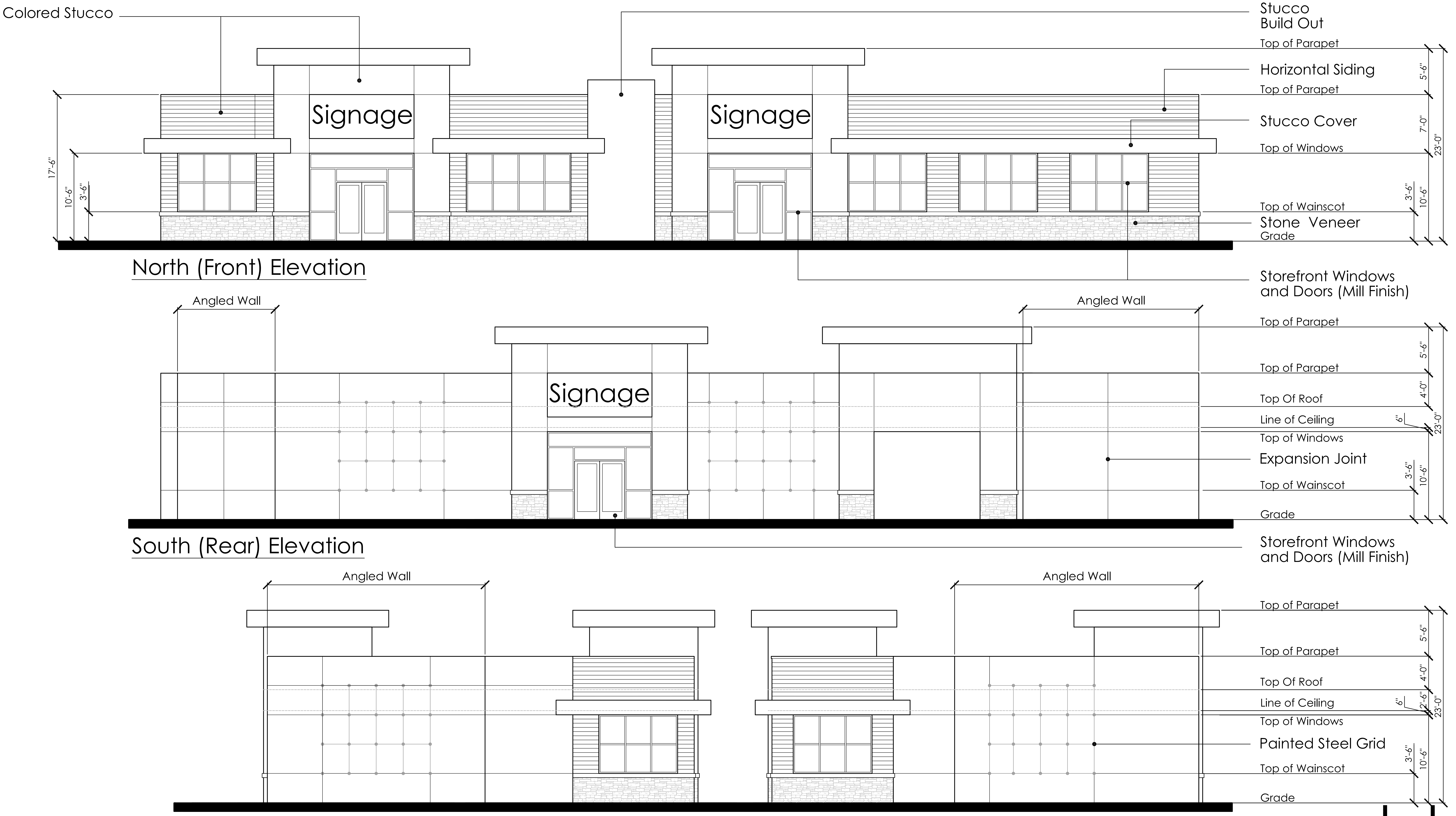
10 Grant Line Road
Livermore, California

LEE • JAGOE ARCHITECTURE
INCORPORATED

2291 W. MARCH LANE, SUITE B200
STOCKTON, CALIFORNIA 95207
(209) 957-9254 FAX (209) 957-9347
MLEE.LJARCH@GMAIL.COM

Global Petroleum

211 WEST FRANKLIN STREET
MONTEREY, CALIFORNIA 93940
(831) 718-8172
MLEE.LJARCH@GMAIL.COM


Colored Stucco
Stucco
Build Out
Top of Parapet
Horizontal Siding
Top of Parapet
Stucco Cover
Top of Windows
Top of Wainscot
Stone Veneer
Grade
Signage
Signage
17'-6"
10'-6"
3'-6"
5'-6"
7'-0"
23'-0"
3'-6"
10'-6"
Storefront Windows
and Doors (Mill Finish)
Angled Wall
Angled Wall
Signage
Top of Parapet
Top of Parapet
Top Of Roof
Line of Ceiling
Top of Windows
Expansion Joint
Top of Wainscot
Grade
5'-6"
4'-0"
6"
23'-0"
3'-6"
10'-6"
Storefront Windows
and Doors (Mill Finish)
Angled Wall
Angled Wall
Top of Parapet
Top of Parapet
Top Of Roof
Line of Ceiling
Top of Windows
Painted Steel Grid
Top of Wainscot
Grade
5'-6"
4'-0"
6"
2'-6"
23'-0"
3'-6"
10'-6"

North (Front) Elevation

South (Rear) Elevation

East Elevation

West (Grant Line Road) Elevation

Sheet A.3
Conceptual Elevations

Scale: 3/16"=1'-0"
October 18, 2022

Service Station and Convenience Store

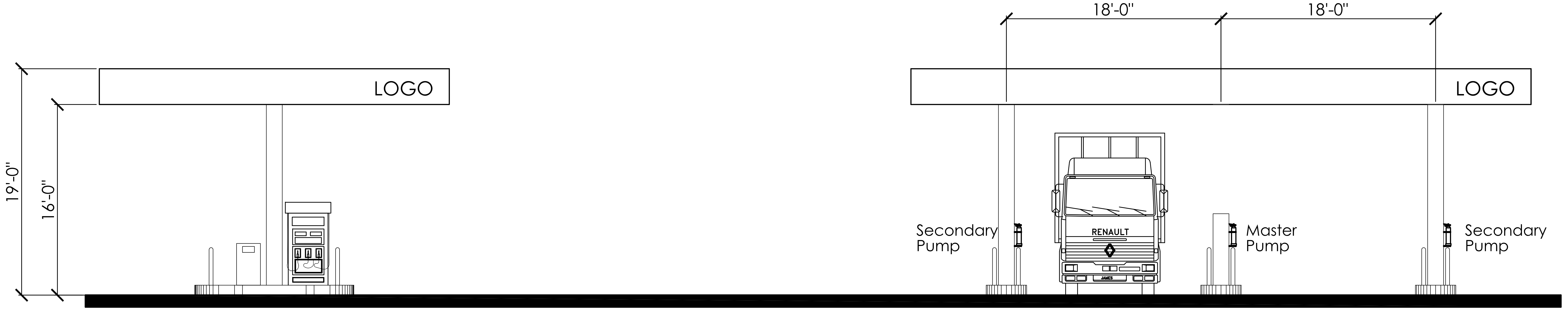
10 Grant Line Road
Livermore, California

LEE • JAGOE ARCHITECTURE
INCORPORATED

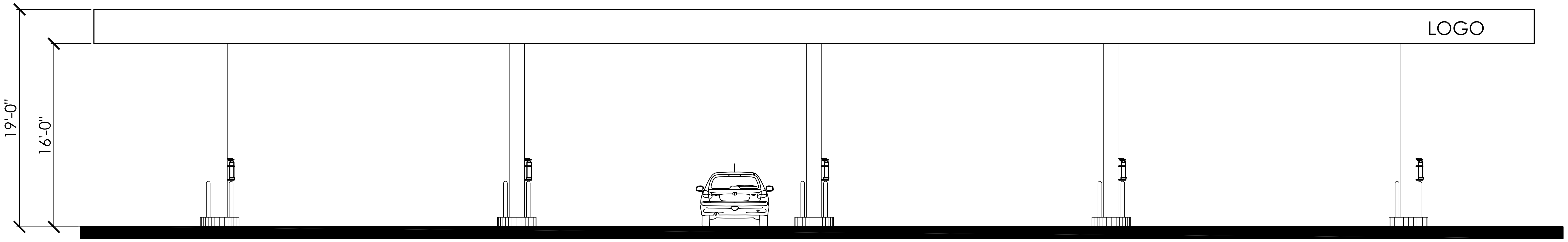
2291 W. MARCH LANE, SUITE B200
STOCKTON, CALIFORNIA 95207
(209) 957-9254 FAX (209) 957-9347
MLEE.LJARCH@GMAIL.COM

Global Petroleum

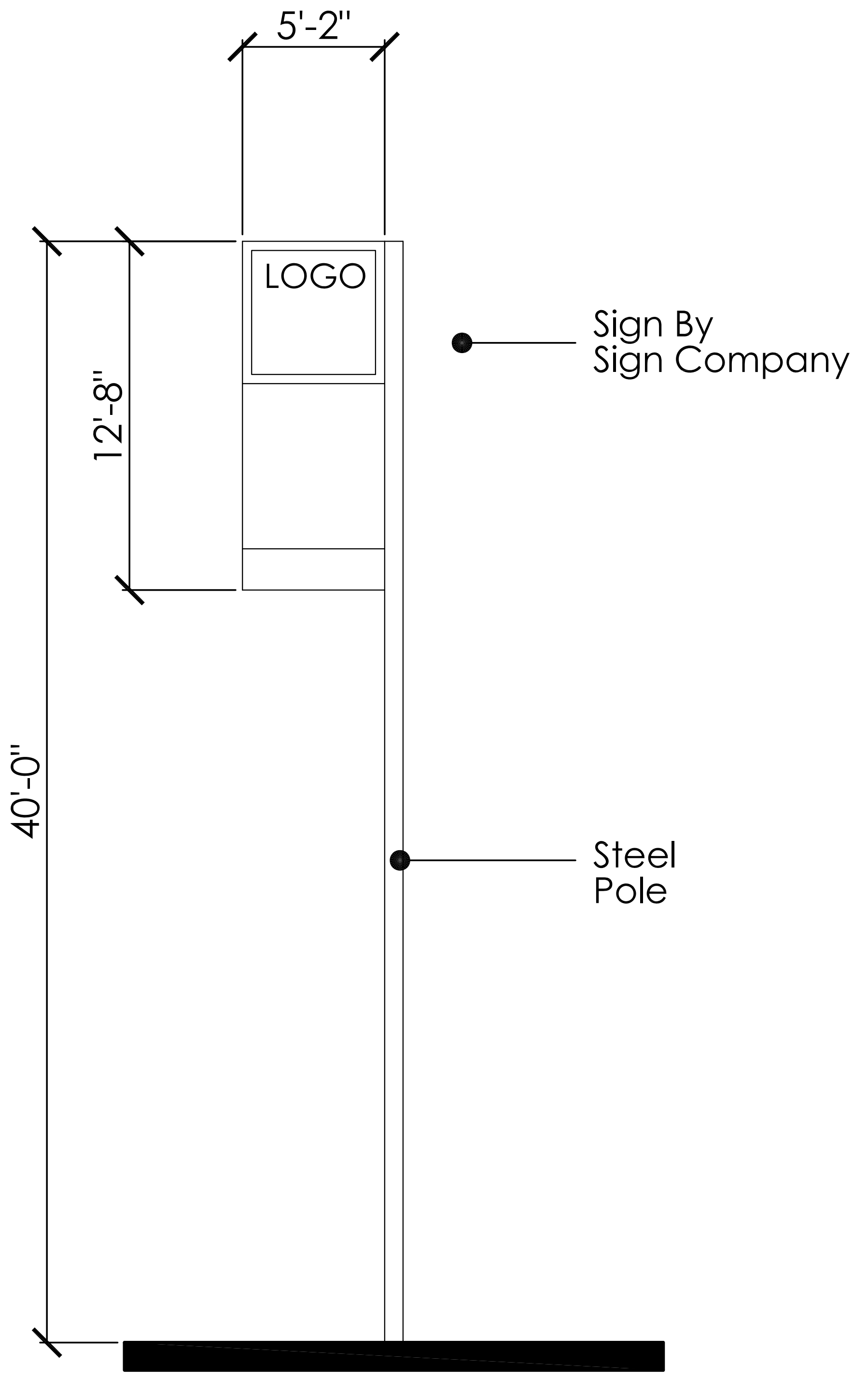
211 WEST FRANKLIN STREET
MONTEREY, CALIFORNIA 93940
(831) 718-8172
MLEE.LJARCH@GMAIL.COM


18'-0"
18'-0"
LOGO
LOGO
19'-0"
16'-0"
Secondary Pump
RENAULT
Master Pump
Secondary Pump

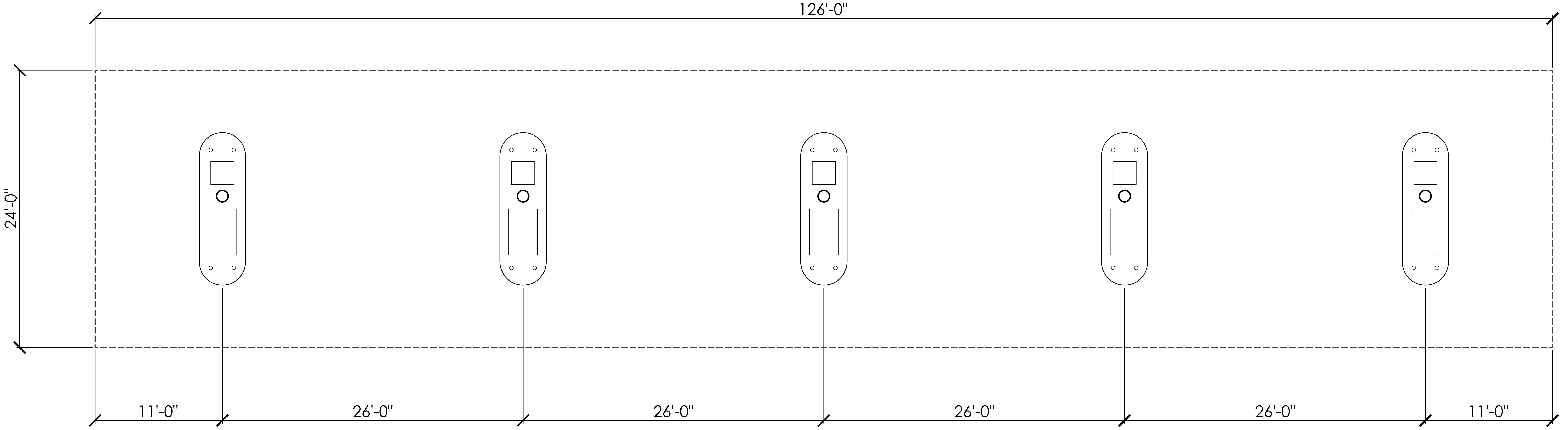
West (Side) Elevation

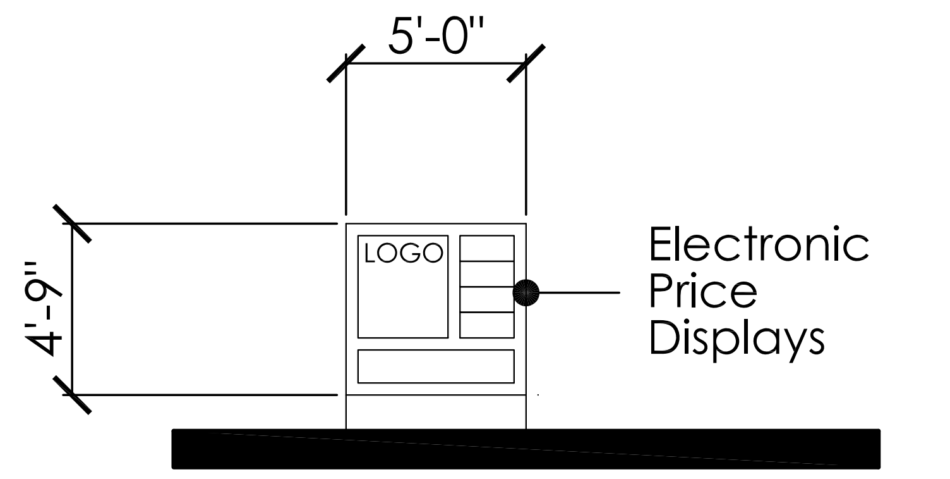

LOGO
19'-0"
16'-0"

North (Front) Elevation


5'-2"
LOGO
12'-8"
40'-0"
Sign By Sign Company
Steel Pole

Road-Side Signage


126'-0"
24'-0"
11'-0"
26'-0"
26'-0"
26'-0"
26'-0"
11'-0"


5'-0"
4'-9"
LOGO
Electronic Price Displays

Price Display Signage

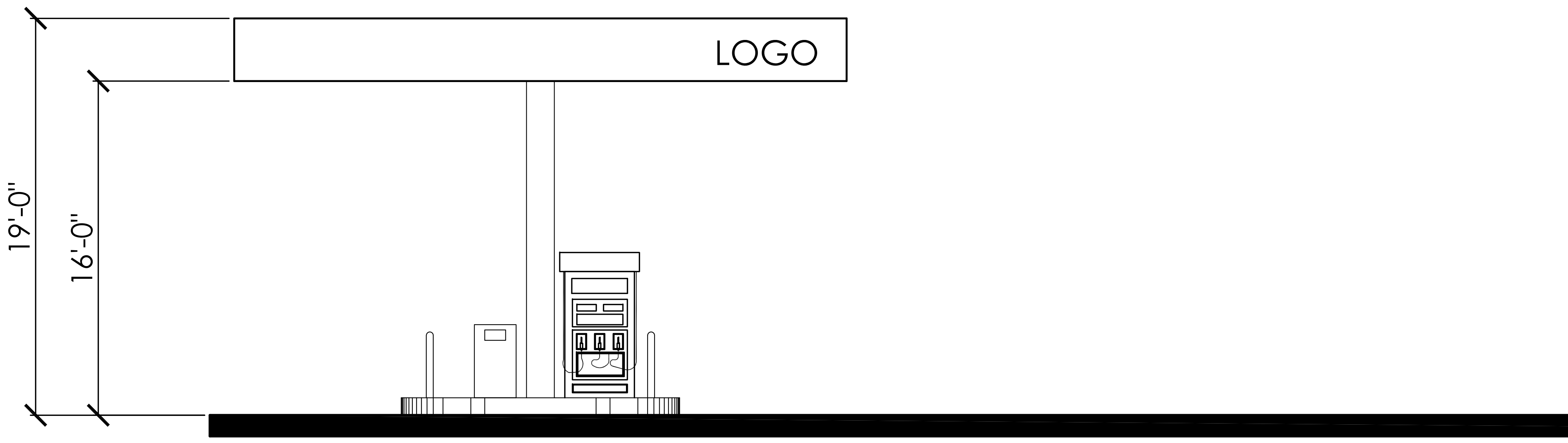
Sheet A.4
Conceptual Auto Canopy

Scale: 3/16"=1'-0"
October 18, 2022

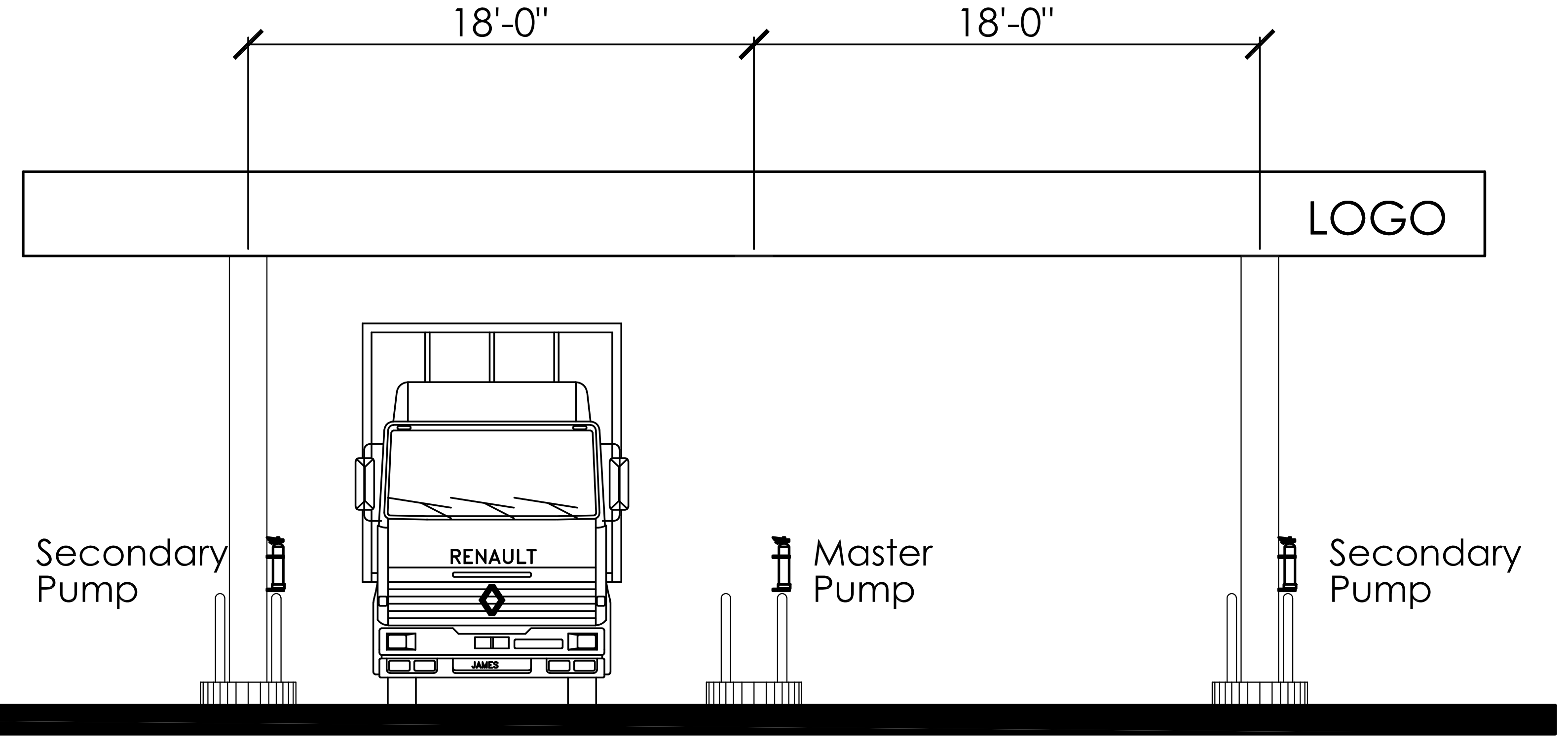
Service Station and Convenience Store

10 Grant Line Road
Livermore, California

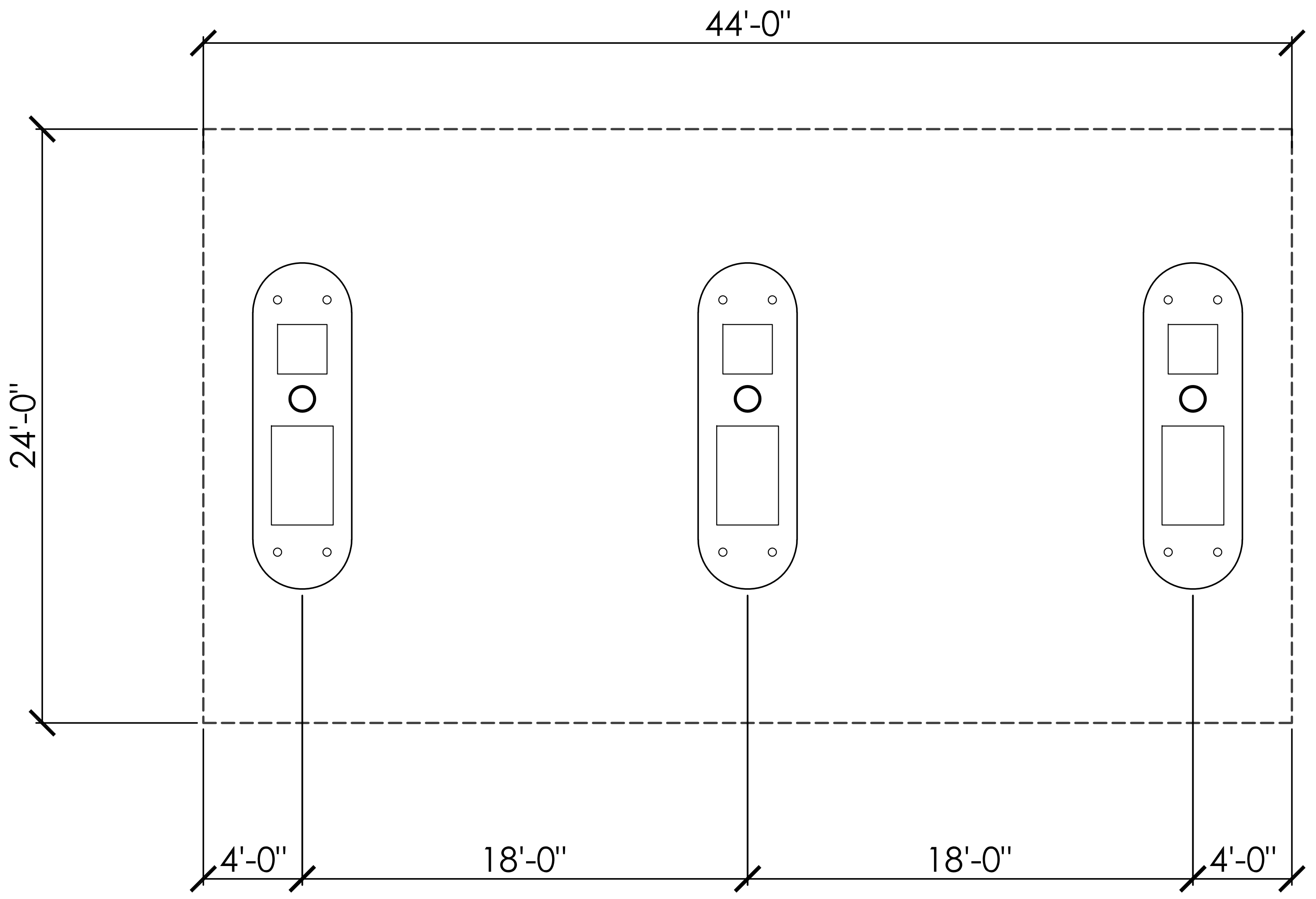
LEE • JAGOE ARCHITECTURE
INCORPORATED


LOGO
19'-0"
16'-0"

North/South (Side) Elevation


18'-0"
18'-0"
LOGO
Secondary Pump
RENAULT
Master Pump
Secondary Pump

West (Front/Rear) Elevation


44'-0"
24'-0"
4'-0"
18'-0"
18'-0"
4'-0"

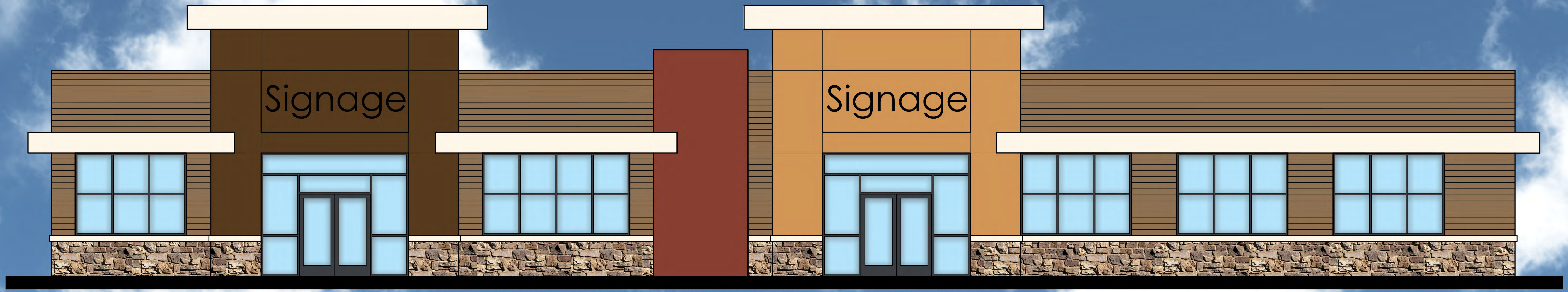
Sheet A.5
Conceptual Truck Canopy

Scale: 3/16"=1'-0"
October 18, 2022

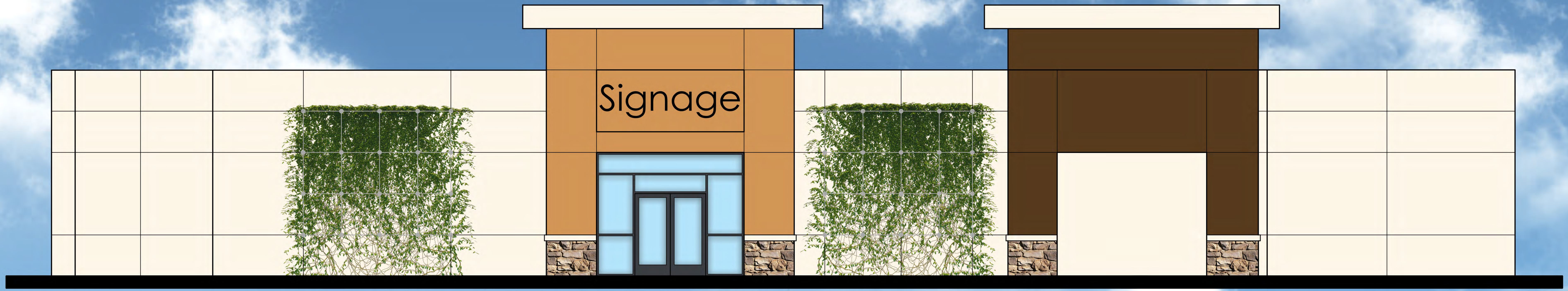
Service Station and Convenience Store

10 Grant Line Road
Livermore, California

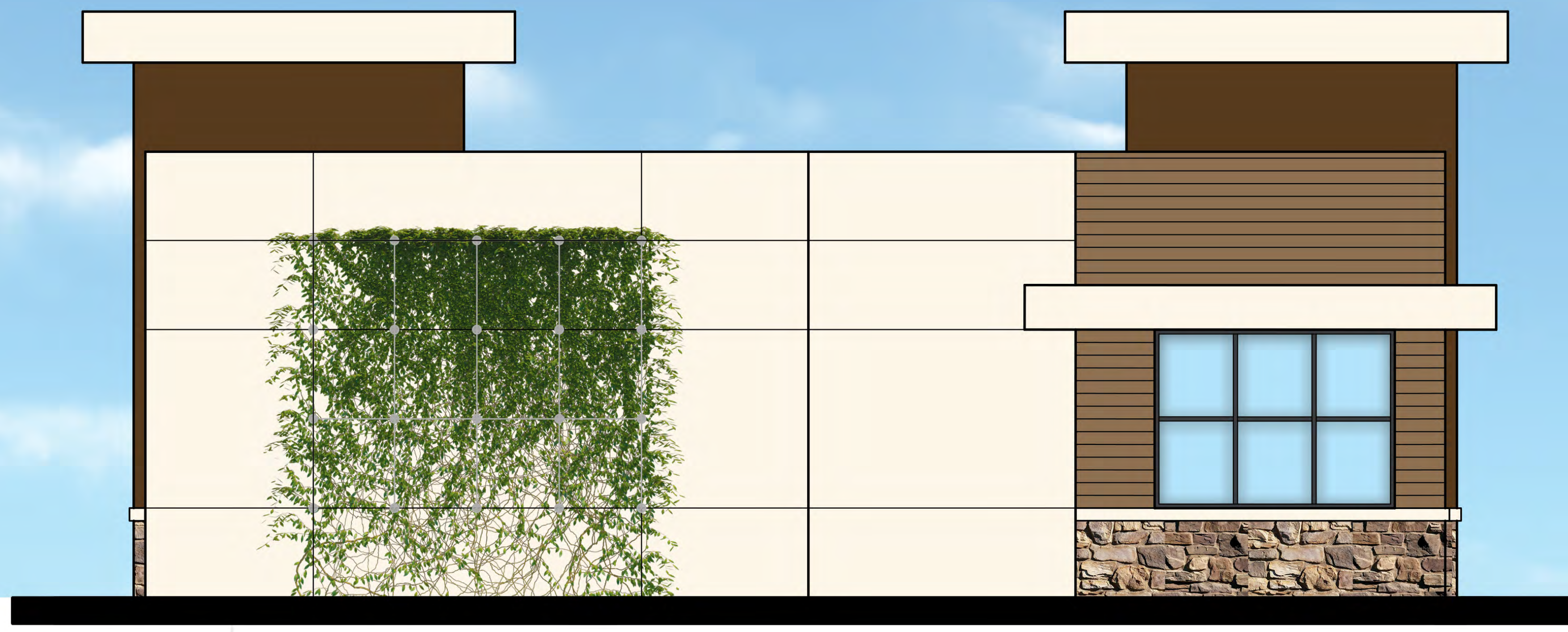
LEE • JAGOE ARCHITECTURE
INCORPORATED



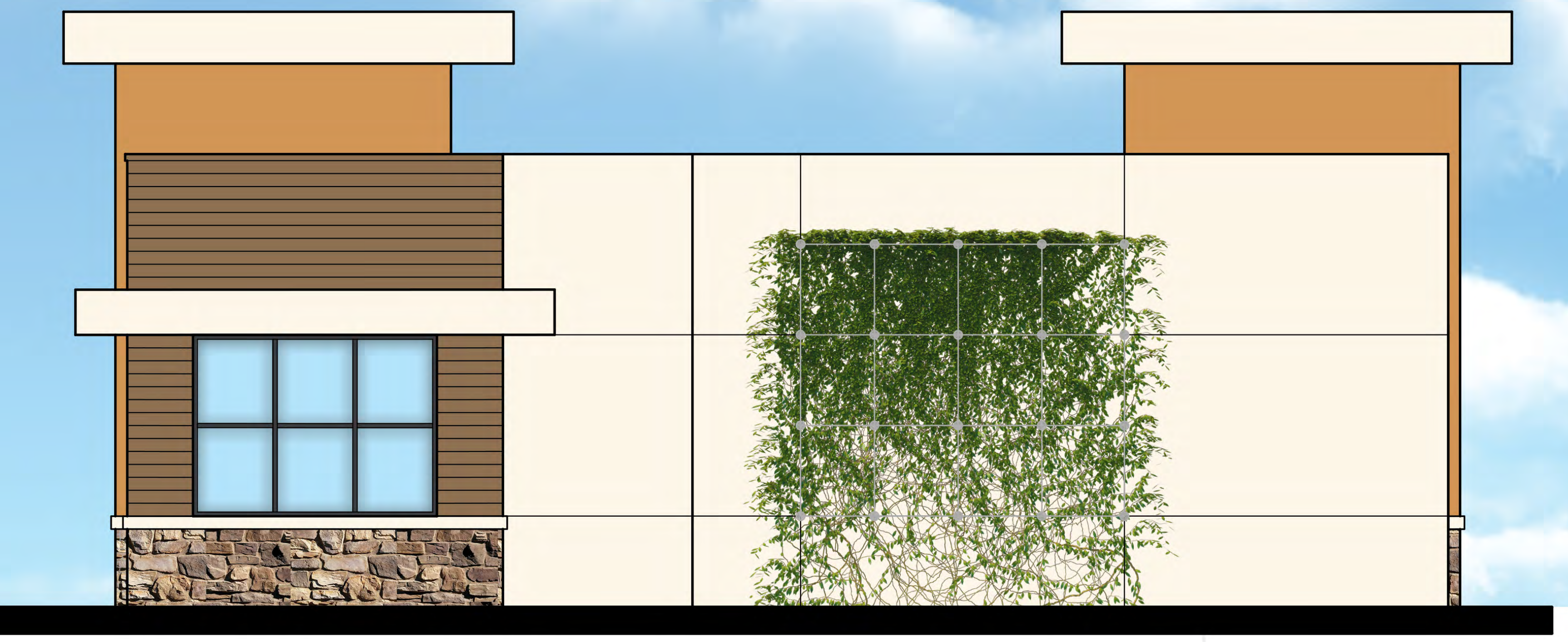
North (Front) Elevation



South (Rear) Elevation



East Elevation



West (Grant Line Road) Elevation

Sheet A.2
Conceptual Elevations
Scale: 3/16"=1'-0"
September 23, 2022

Service Station and Convenience Store

10 Grant Line Road
Livermore, California

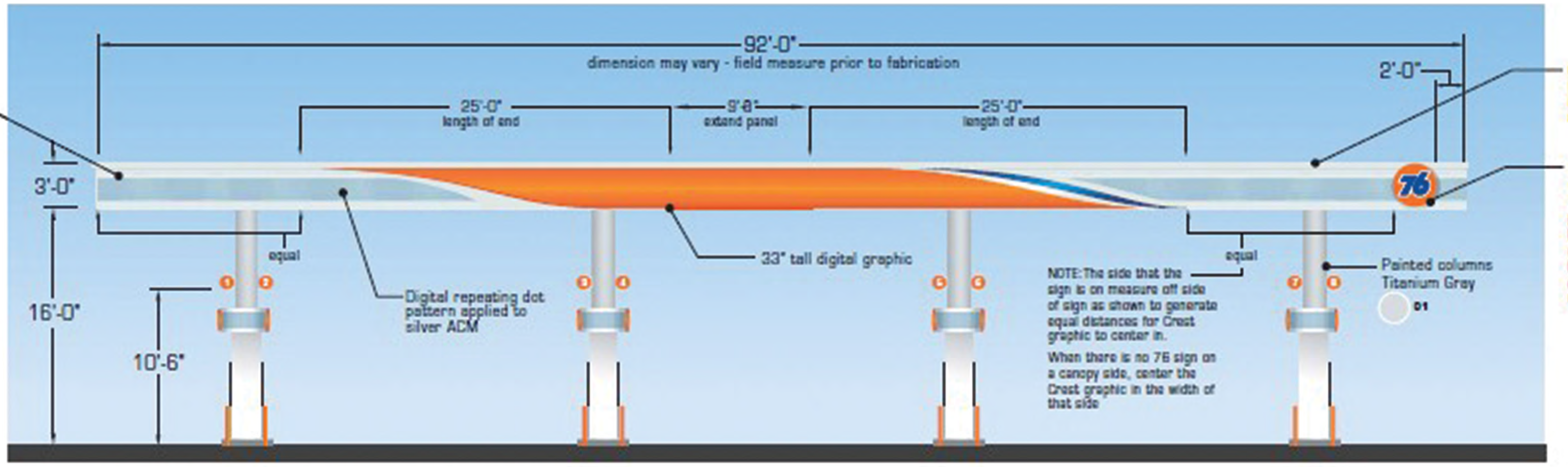
Lee • Jagoe Architecture
Incorporated

2291 W. March Lane, Suite B200
Stockton, California 95207
(209) 957-9254 Fax (209) 957-9347
MLEE.LJARCH@GMAIL.COM

Global Petroleum

211 West Franklin Street
Monterey, California 93940
(831) 718-8172
MLEE.LJARCH@GMAIL.COM

At corners
Trim ACM panels
as needed. maintain
consistent dot pattern
around corner


92'-0"
dimension may vary - field measure prior to fabrication
25'-0"
length of end
9'-8"
extend panel
25'-0"
length of end
2'-0"
3'-0"
16'-0"
10'-6"
equal
equal
76
01

Digital repeating dot pattern applied to silver ACM

33" tall digital graphic

NOTE: The side that the sign is on measure off side of sign as shown to generate equal distances for Crest graphic to center in.

When there is no 76 sign on a canopy side, center the Crest graphic in the width of that side

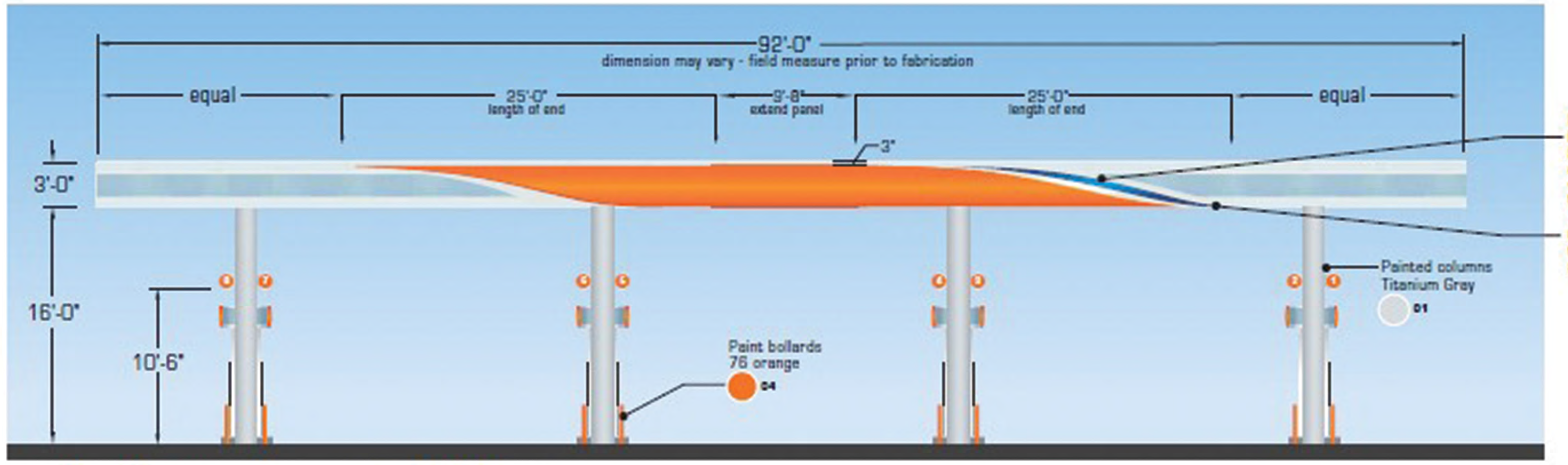
Painted columns Titanium Grey

Customer funded 3" tall LED light bar shown - Light bar not included in reimage package

33" dia 76 LED canopy logo- center on fascia vertically

NOTE: 76 canopy logo can be positioned on either side of Crest graphic. Placement dimensions mirror this example shown on right side

(A) Front Elevation - Startergate 4 - 36" Fascia


92'-0"
dimension may vary - field measure prior to fabrication
equal
25'-0"
length of end
3'-8"
extend panel
25'-0"
length of end
equal
3"
3'-0"
16'-0"
10'-6"
01
04

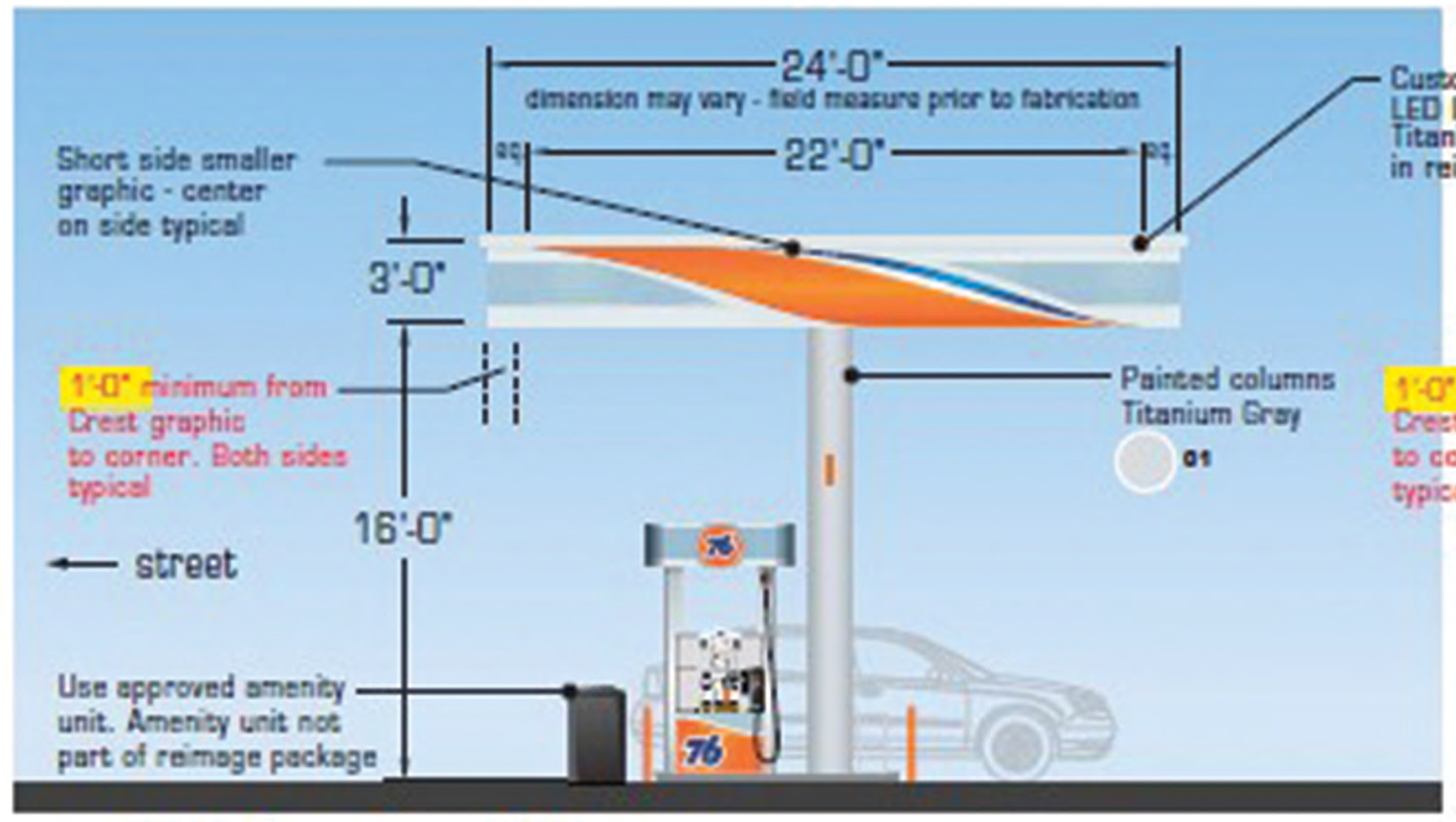
Painted columns Titanium Grey

Paint bollards 76 orange

REAR SIDE OF CANOPY:
Full graphic treatment shown for example only. See canopy decoration guidelines for rules defining levels of graphic treatment for all sides of canopy

Graphics base align to bottom of fascia as shown

(B) Rear Elevation - Startergate 4 - 36" Fascia


24'-0"
dimension may vary - field measure prior to fabrication
eq
22'-0"
eq
3'-0"
16'-0"
street
01
76

Short side smaller graphic - center on side typical

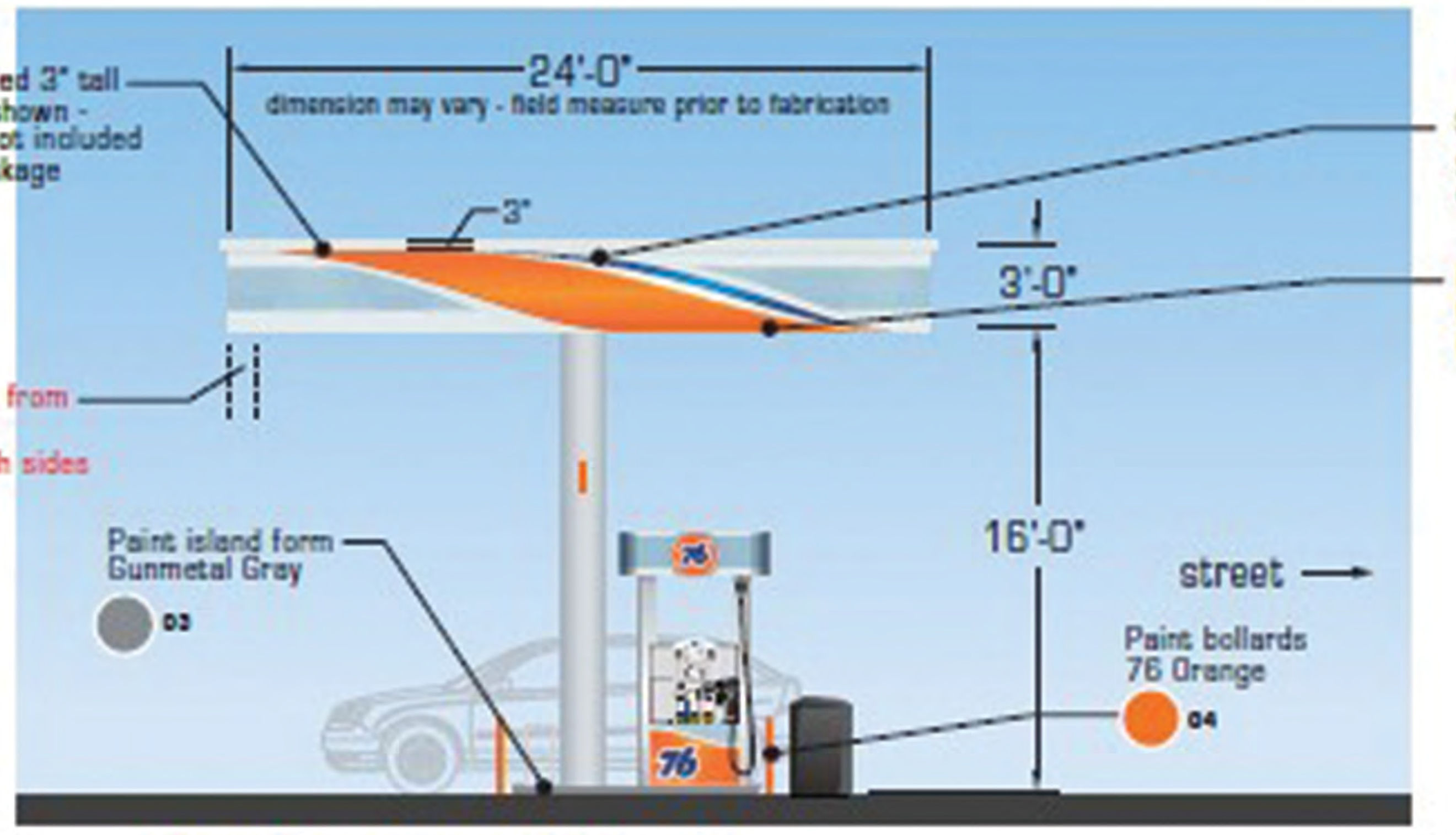
1'-0" minimum from Crest graphic to corner. Both sides typical

Use approved amenity unit. Amenity unit not part of reimage package

Painted columns Titanium Grey

Customer funded 3" tall LED light bar shown - Titanium bar not included in reimage package

(C) Side Elevation - 36" Fascia


24'-0"
dimension may vary - field measure prior to fabrication
3"
3'-0"
16'-0"
street
03
04
76

1'-0" minimum from Crest graphic to corner. Both sides typical

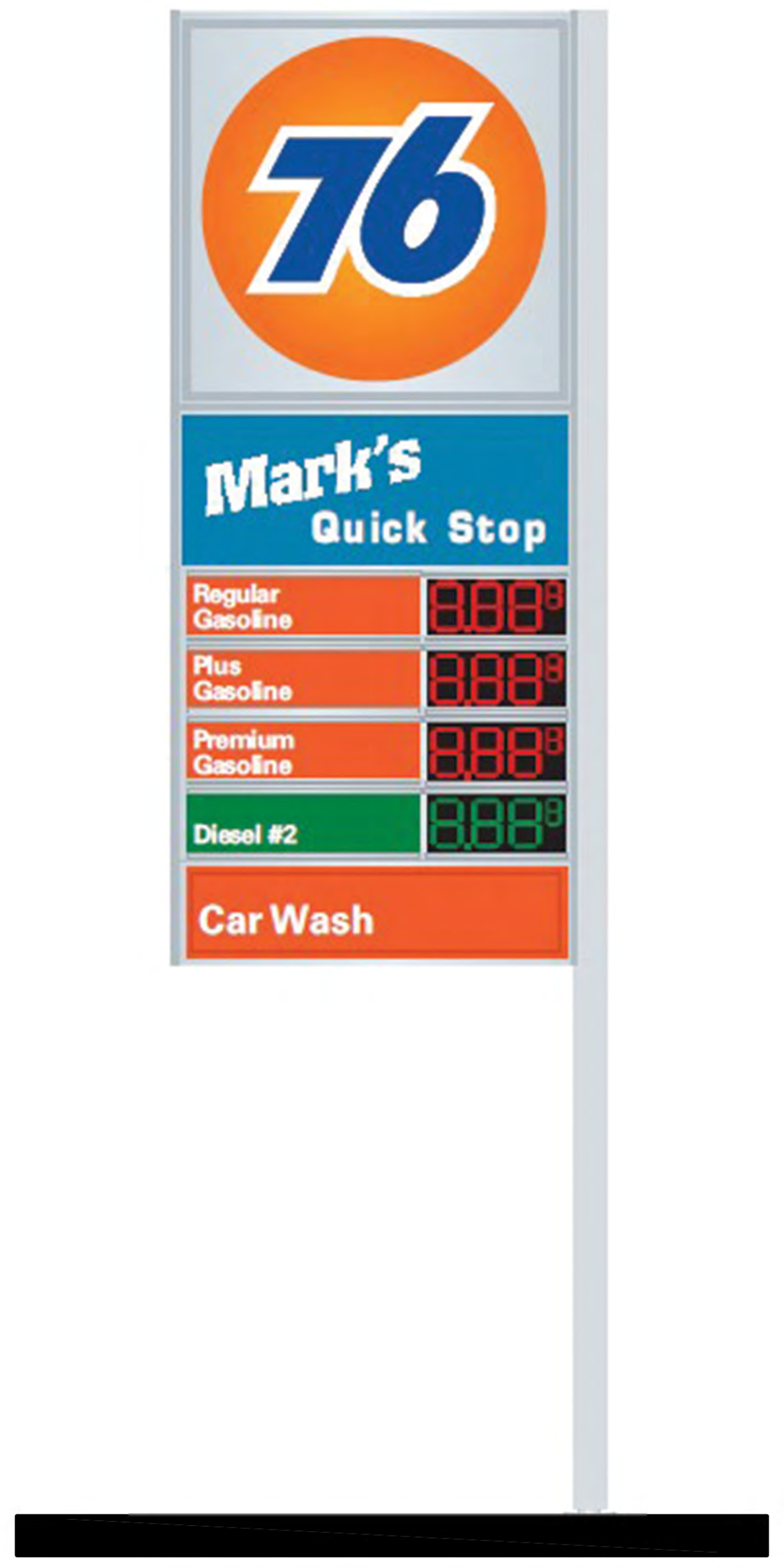
Paint island form Gunmetal Grey

Short side smaller graphic - center on side typical

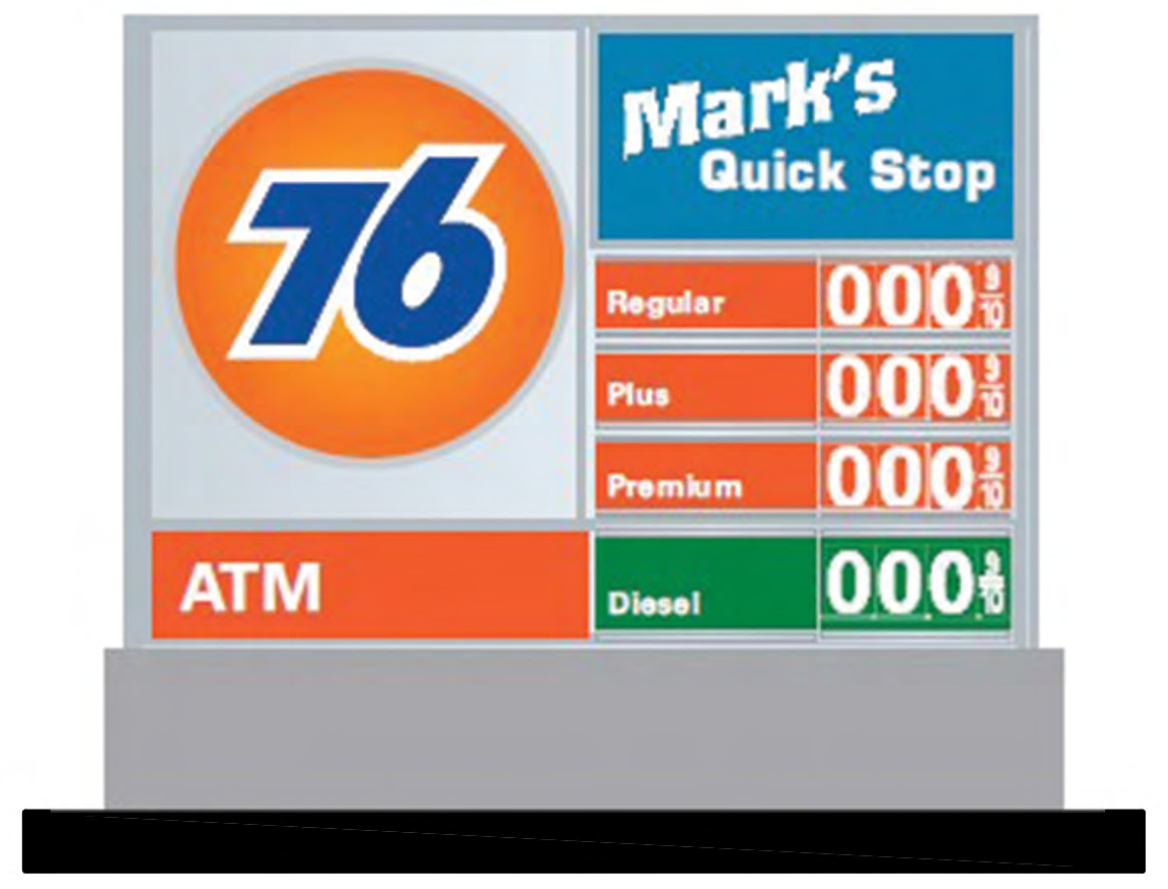
Graphics base align to bottom of fascia as shown

Paint bollards 76 Orange

(D) Side Elevation - 36" Fascia


76
Mark's
Quick Stop
Regular Gasoline
Plus Gasoline
Premium Gasoline
Diesel #2
Car Wash

Road-Side Signage


76
Mark's
Quick Stop
Regular
000
Plus
000
Premium
000
ATM
Diesel
000

Price Display Signage

Sheet A.3
Conceptual Auto Canopy

Scale: 3/16"=1'-0"
September 23, 2022

Service Station and Convenience Store

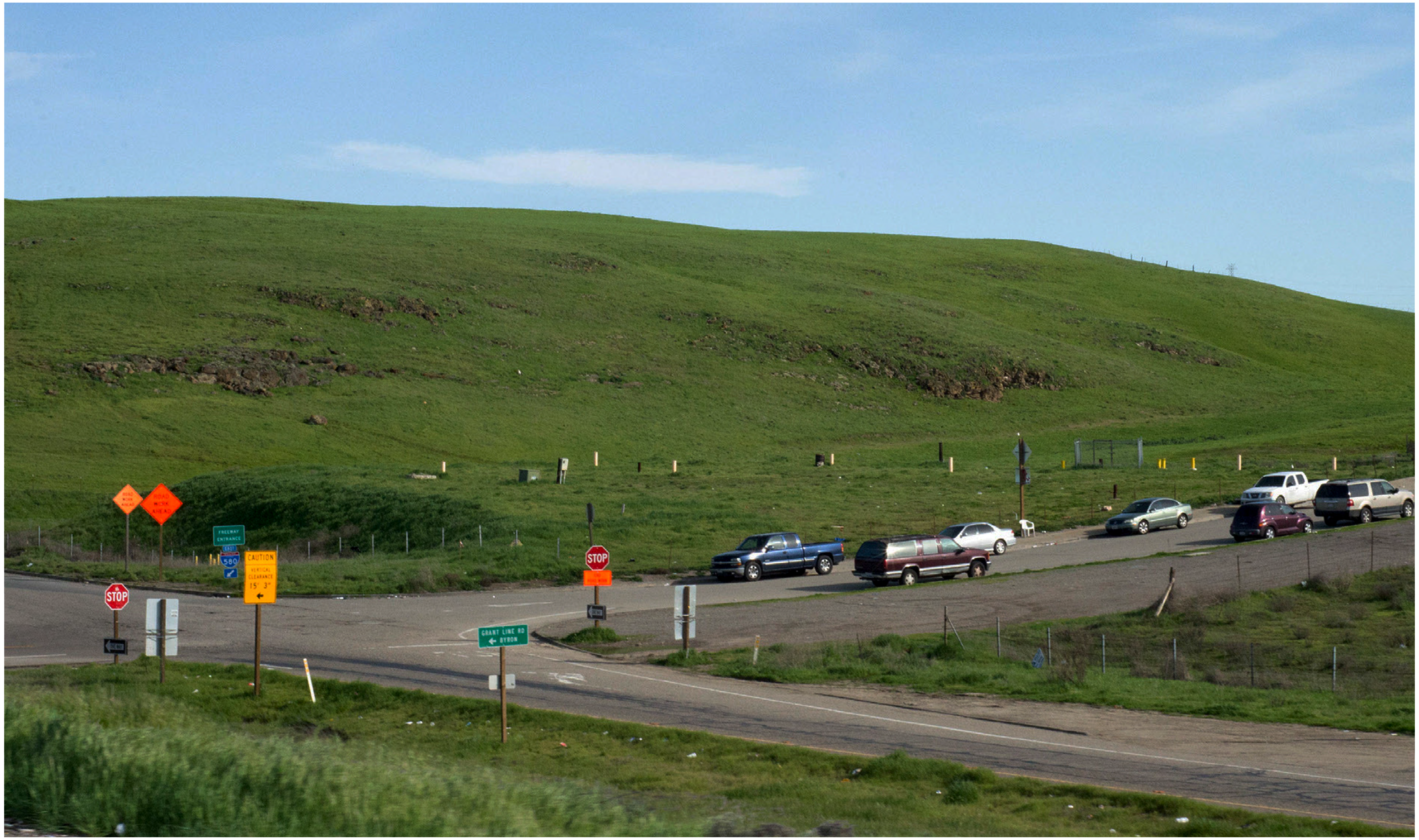
10 Grant Line Road
Livermore, California

LEE • JAGOE ARCHITECTURE
INCORPORATED

2291 W. MARCH LANE, SUITE B200
STOCKTON, CALIFORNIA 95207
(209) 957-9254 FAX (209) 957-9347
MLEE.LJARCH@GMAIL.COM

Global Petroleum

211 WEST FRANKLIN STREET
MONTEREY, CALIFORNIA 93940
(831) 718-8172
MLEE.LJARCH@GMAIL.COM


STOP
FREEWAY ENTRANCE
580
CAUTION
VERTICAL CLEARANCE
15' 3"
STOP
GRANT LINE RD
← BYRON

Service Station and Convenience Store

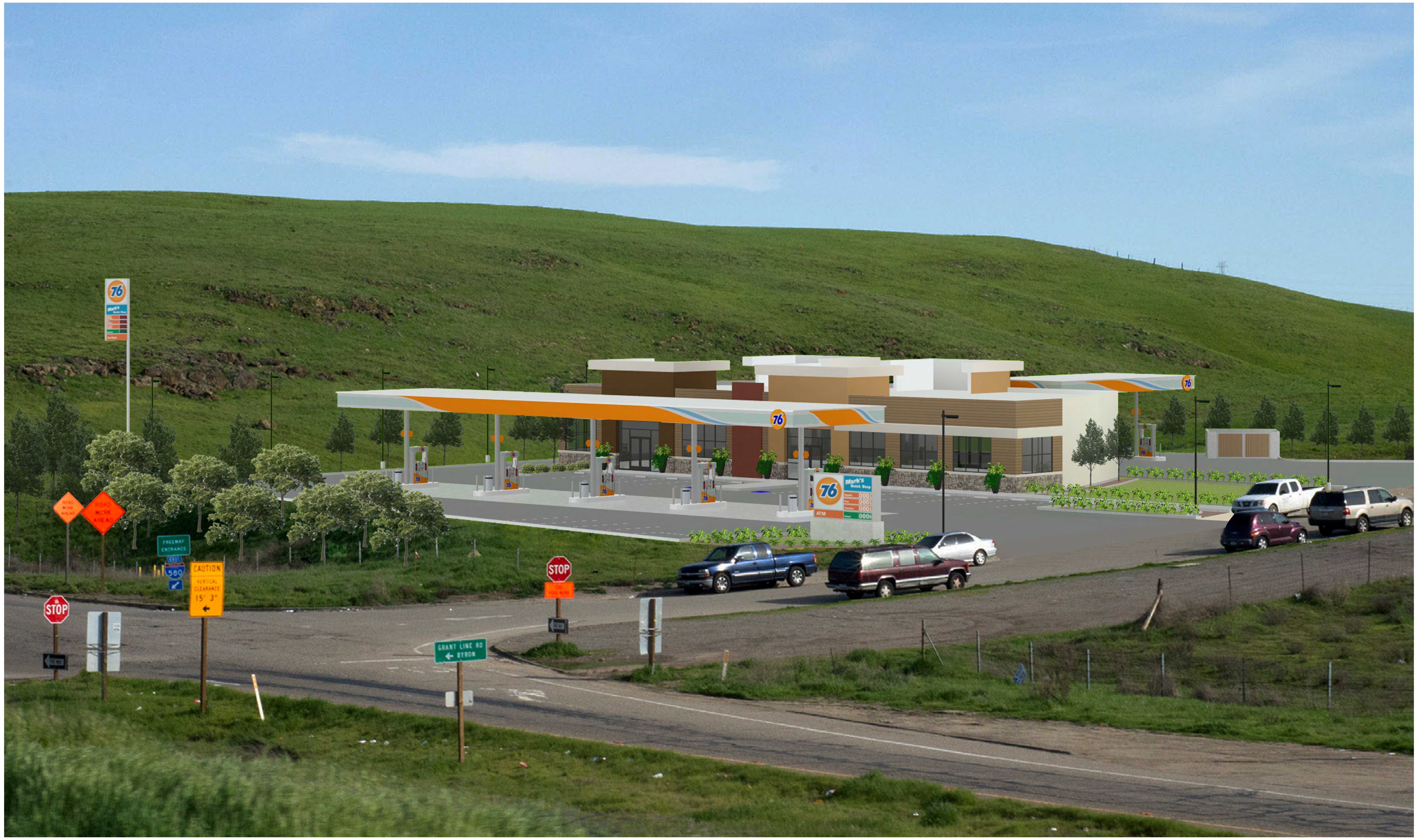
10 Grant Line Road
Livermore, California

LEE • JAGOE ARCHITECTURE
INCORPORATED

2291 W. MARCH LANE, SUITE B200
STOCKTON, CALIFORNIA 95207
(209) 957-9254 FAX (209) 957-9347
MLEE.LJARCH@GMAIL.COM

Global Petroleum

211 WEST FRANKLIN STREET
MONTEREY, CALIFORNIA 93940
(831) 718-8172
MLEE.LJARCH@GMAIL.COM


76
Mark's
ATM
STOP
FREEWAY ENTRANCE
580
CAUTION
VERTICAL CLEARANCE
15' 3"
GRANT LINE RD
BYRON

Service Station and Convenience Store

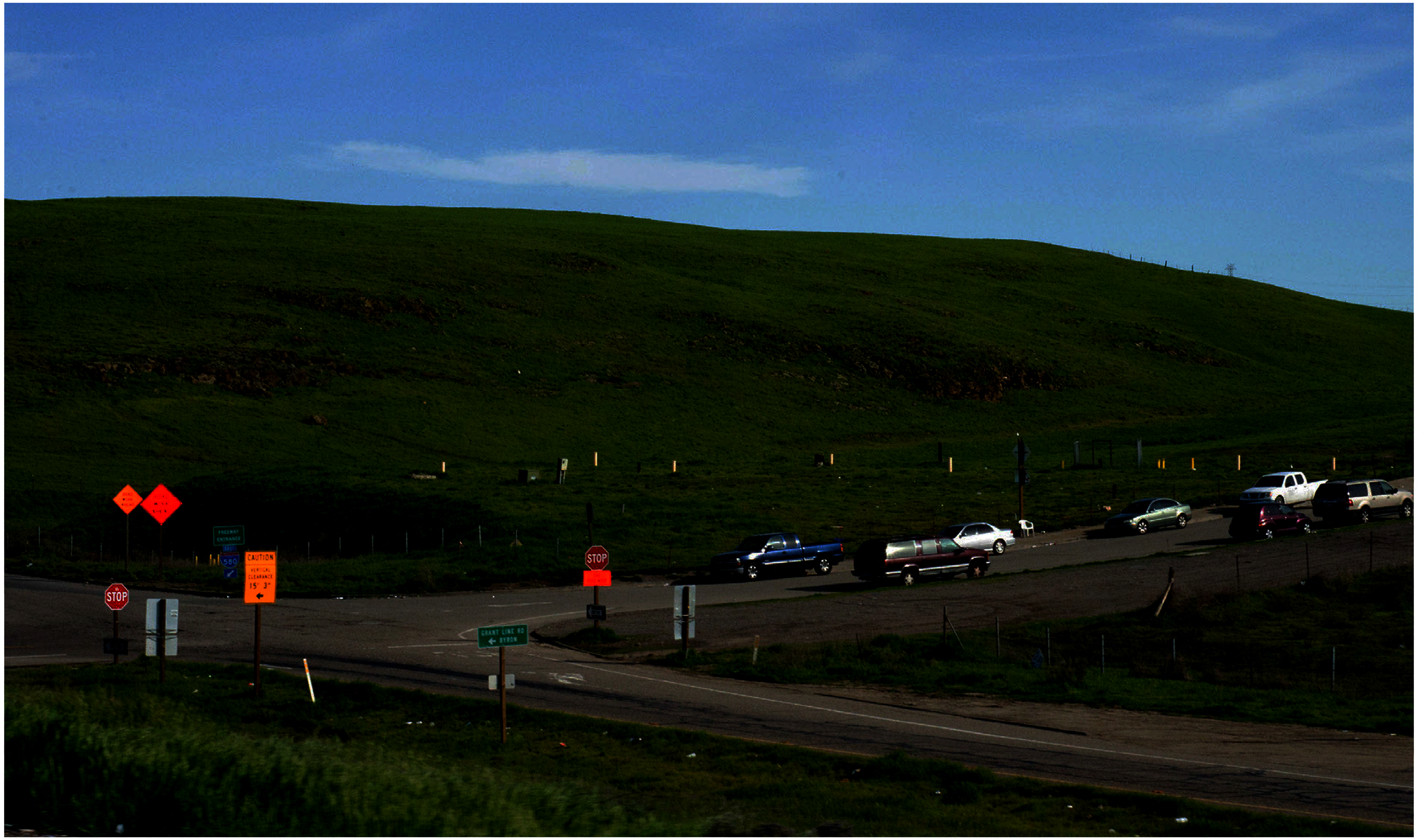
10 Grant Line Road
Livermore, California

LEE • JAGOE ARCHITECTURE
INCORPORATED

2291 W. MARCH LANE, SUITE B200
STOCKTON, CALIFORNIA 95207
(209) 957-9254 FAX (209) 957-9347
MLEE.LJARCH@GMAIL.COM

Global Petroleum

211 WEST FRANKLIN STREET
MONTEREY, CALIFORNIA 93940
(831) 718-8172
MLEE.LJARCH@GMAIL.COM

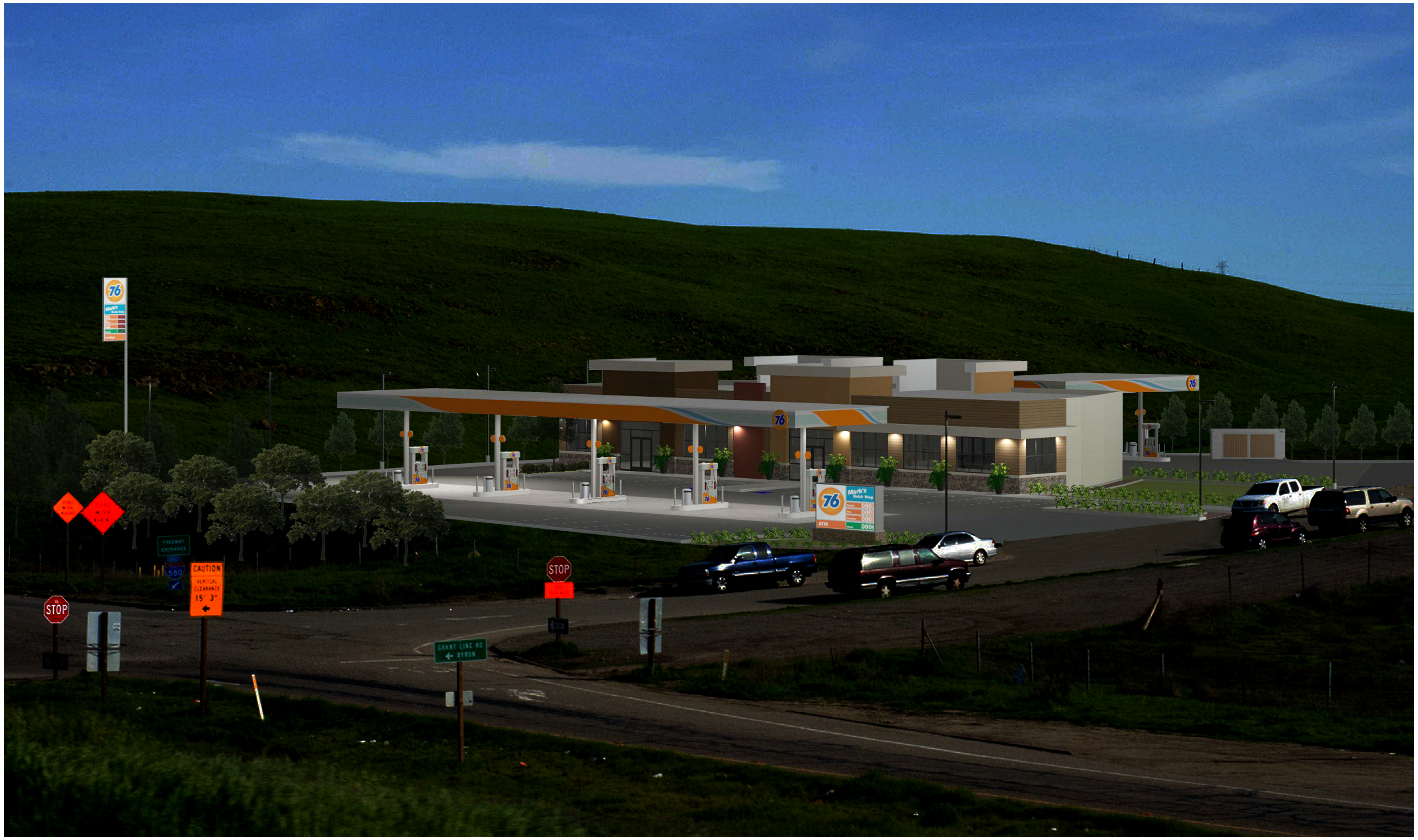

STOP
CAUTION
VERTICAL CLEARANCE
15' 3"
580
STOP
GRANT LINE RD
← BYRON

Service Station and Convenience Store

10 Grant Line Road
Livermore, California

LEE • JAGOE ARCHITECTURE
INCORPORATED

Global Petroleum



Service Station and Convenience Store

10 Grant Line Road
Livermore, California

LEE • JAGOE ARCHITECTURE
INCORPORATED

2291 W. MARCH LANE, SUITE B200
STOCKTON, CALIFORNIA 95207
(209) 957-9254 FAX (209) 957-9347
MLEE.LJARCH@GMAIL.COM

Global Petroleum

211 WEST FRANKLIN STREET
MONTEREY, CALIFORNIA 93940
(831) 718-8172
MLEE.LJARCH@GMAIL.COM