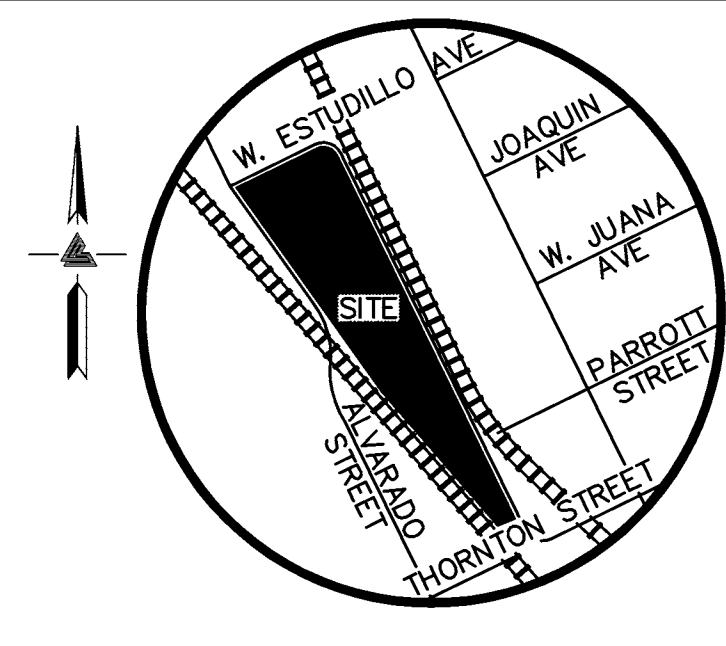
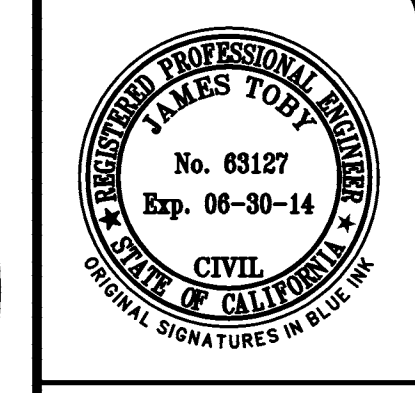


# CONCEPTUAL SITE & UTILITY PLAN SAN LEANDRO, CALIFORNIA



VICINITY MAP  
NO SCALE

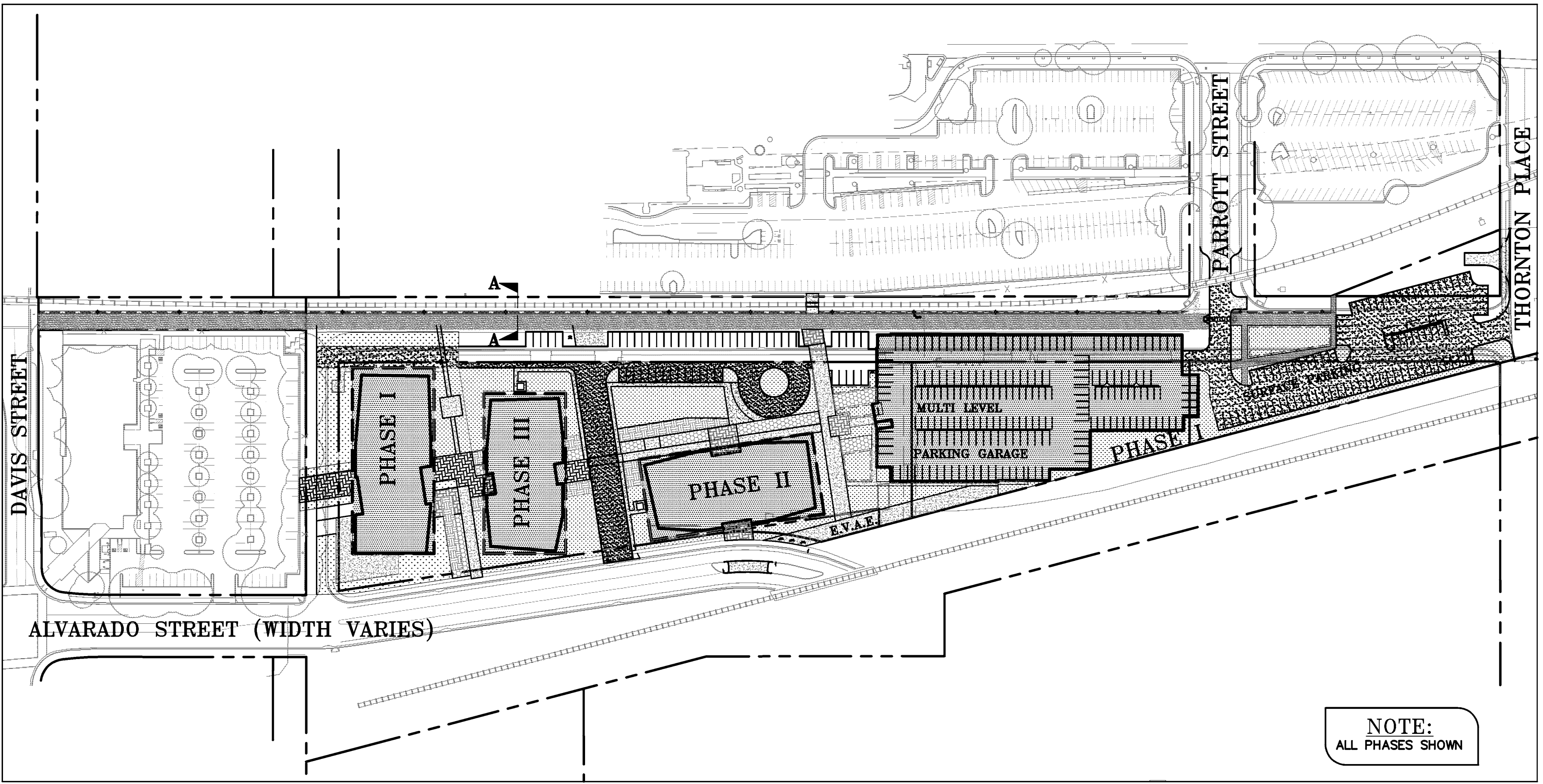


**LEA & BRAZE ENGINEERING, INC.**  
CIVIL ENGINEERS • LAND SURVEYORS  
BAY AREA REGION OFFICE  
250 S. EL CAMINO, WEST  
SAN LEANDRO, CALIFORNIA 94608  
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WWW.LEABRAZE.COM

**MARTINEZ STREET  
SAN LEANDRO,  
CALIFORNIA**  
ALAMEDA COUNTY

## LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY
---	---	PROPERTY LINE
---	---	RETAINING WALL
---	---	LANDSCAPE RETAINING WALL
---	--- RW --- RW	RAINWATER TIGHTLINE
---	---	SUBDRAIN LINE
---	---	TIGHTLINE
---	---	STORM DRAIN LINE
---	---	SANITARY SEWER LINE
---	---	WATER LINE
---	---	GAS LINE
---	---	PRESSURE LINE
---	---	JOINT TRENCH
---	---	SET BACK LINE
---	---	CONCRETE VALLEY GUTTER
---	---	EARTHEN SWALE
CB	CB	CATCH BASIN
JB	JB	JUNCTION BOX
AD	AD	AREA DRAIN
SDMH	SDMH	STORM DRAIN MANHOLE
SSMH	SSMH	SANITARY SEWER MANHOLE
222.57 INV	222.57 INV	SPOT ELEVATION
→	→	FLOW DIRECTION
⊘	⊘	DEMOLISH/REMOVE
⊕	⊕	BENCHMARK
○	○	CONTOURS
XX	XX	TREE TO BE REMOVED



**NOTE:**  
ALL PHASES SHOWN

## OWNER'S INFORMATION

OWNER: WESTLAKE DEVELOPMENT CO.  
520 S. EL CAMINO REAL, 9TH FLOOR  
SAN MATEO, CA  
APN: 075-0047-003-02  
075-0047-007

## REFERENCES

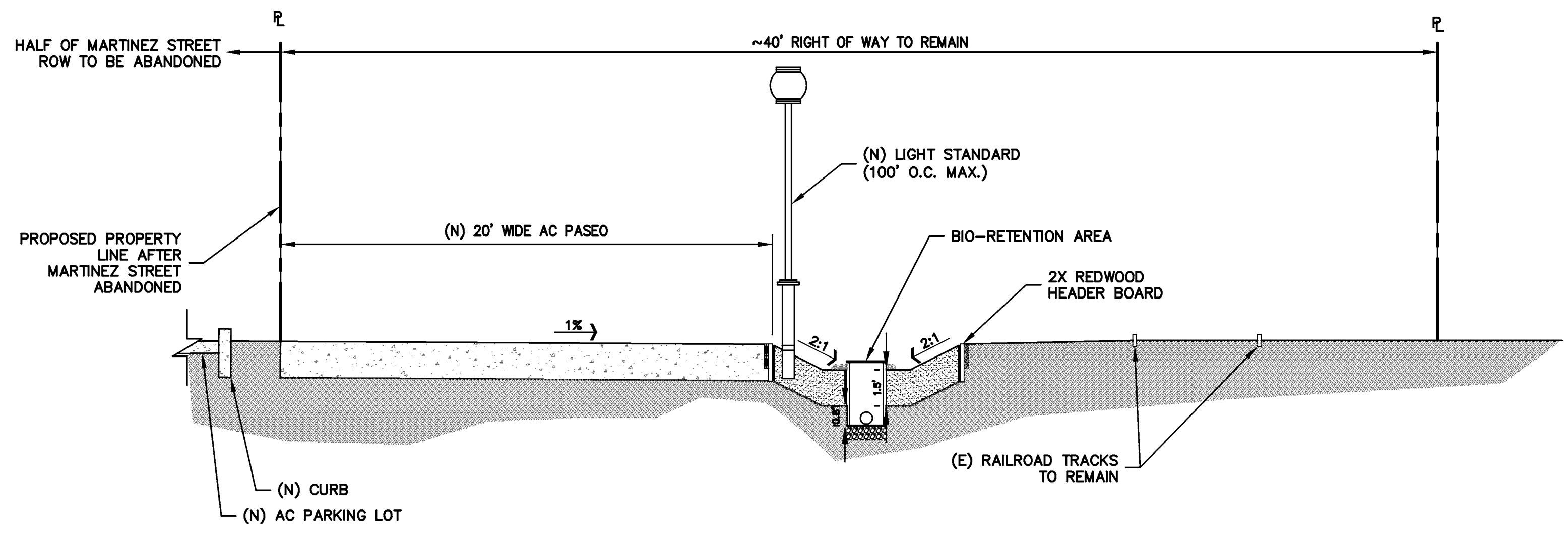
THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:  
1) TOPOGRAPHIC SURVEY BY LEA & BRAZE ENGINEERING, INC.,  
ENTITLED:  
"ALTA/ACSM"  
LAND TITLE SURVEY  
SAN LEANDRO, CA  
DATED: 7-30-07  
JOB# 2070219  
THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

## ABBREVIATIONS

AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BC	BEGINNING OF CURVE	MON.	MONUMENT
B & D	BEARING & DISTANCE	(N)	NEW
BM	BENCHMARK	NO.	NUMBER
BW/FG	BOTTOM OF WALL/FINISH	NTS	NOT TO SCALE
GRADE		O.C.	ON CENTER
CB	CATCH BASIN	O/V	OVER
C & G	CURB AND GUTTER	(PA)	PLANTING AREA
CL	CENTER LINE	PED	PEDESTRIAN
CP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PIV	POST INDICATOR VALVE
CO	CLEANOUT	PSS	PUBLIC SERVICES EASEMENT
COTG	CLEANOUT TO GRADE	R	PROPERTY LINE
CONC	CONCRETE	PP	POWER POLE
CONST	CONSTRUCT or -TION	PUE	PUBLIC UTILITY EASEMENT
CONC COR	CONCRETE CORNER	PVC	POLYVINYL CHLORIDE
CY	CUBIC YARD	R	RADIUS
D	DIAMETER	RCP	REINFORCED CONCRETE PIPE
DI	DROP INLET	RIM	RIM ELEVATION
DIP	DUCTILE IRON PIPE	RW	RAINWATER
EA	EACH	R/W	RIGHT OF WAY
EC	END OF CURVE	S	SLOPE
EG	EXISTING GRADE	S.A.D.	SEE ARCHITECTURAL
EL	ELEVATIONS	SAN	SANITARY
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
EQ	EQUIPMENT	SDMH	STORM DRAIN MANHOLE
EW	EACH WAY	SHT	SHEET
(E)	EXISTING	S.L.D.	SEE LANDSCAPE DRAWINGS SPECIFICATION
FC	FACE OF CURB	SS	SANITARY SEWER
FF	FINISHED FLOOR	SSCO	SANITARY SEWER CLEANOUT
FG	FINISHED GRADE	SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT	ST.	STREET
FL	FLOW LINE	STA	STATION
FS	FINISHED SURFACE	STD	STANDARD
G	GAS	STRUCT	STRUCTURAL
GA	GAGE OR GAUGE	T	TELEPHONE
GB	GRADE BREAK	TC	TOP OF CURB
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	TEMP	TEMPORARY
HORIZ	HORIZONTAL	TP	TOP OF PAVEMENT
HI PT	HIGH POINT	TW/FG	TOP OF WALL/FINISH GRADE
H&T	HUB & TACK	TYP	TYPICAL
ID	INSIDE DIAMETER	VC	VERTICAL CURVE
INV	INVERT ELEVATION	VCP	VITRIFIED CLAY PIPE
JB	JUNCTION BOX	VERT	VERTICAL
JT	JOINT TRENCH	W	WITH
JP	JOINT UTILITY POLE	W, WL	WATER LINE
L	LENGTH	WM	WATER METER
LNDR	LANDING	WWF	WELDED WIRE FABRIC

## KEY MAP

1" = 100'



**TYPICAL BIKE PATH SECTION A-A**  
NTS

## SHEET INDEX

C-1	TITLE SHEET
C-2	OVERALL SITE PLAN - SHOWING PHASE I
C-3	PRELIMINARY SITE PLAN - PHASE I
C-4	PRELIMINARY SITE PLAN - PHASE I
C-5	PRELIMINARY SITE PLAN - PHASE I
C-6	PRELIMINARY SITE PLAN - PHASE II
C-7	PRELIMINARY SITE PLAN - PHASE III

## NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.  
UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE UNLESS OTHERWISE NOTED.

## EASEMENTS

ALL EASEMENTS SHOWN ARE PER TITLE REPORT PROVIDED BY LANDAMERICA COMMONWEALTH ORDER NO. SLC07010050 DATED: FEBRUARY 27, 2007

## SITE BENCHMARK

SURVEY CONTROL  
SET MAG NAIL W/ WASHER  
ELEV= 44.33

## BENCHMARK

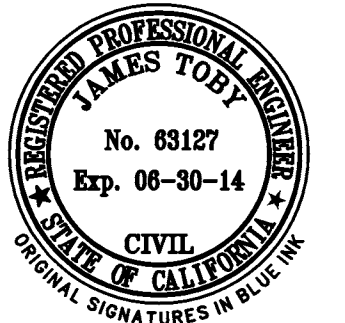
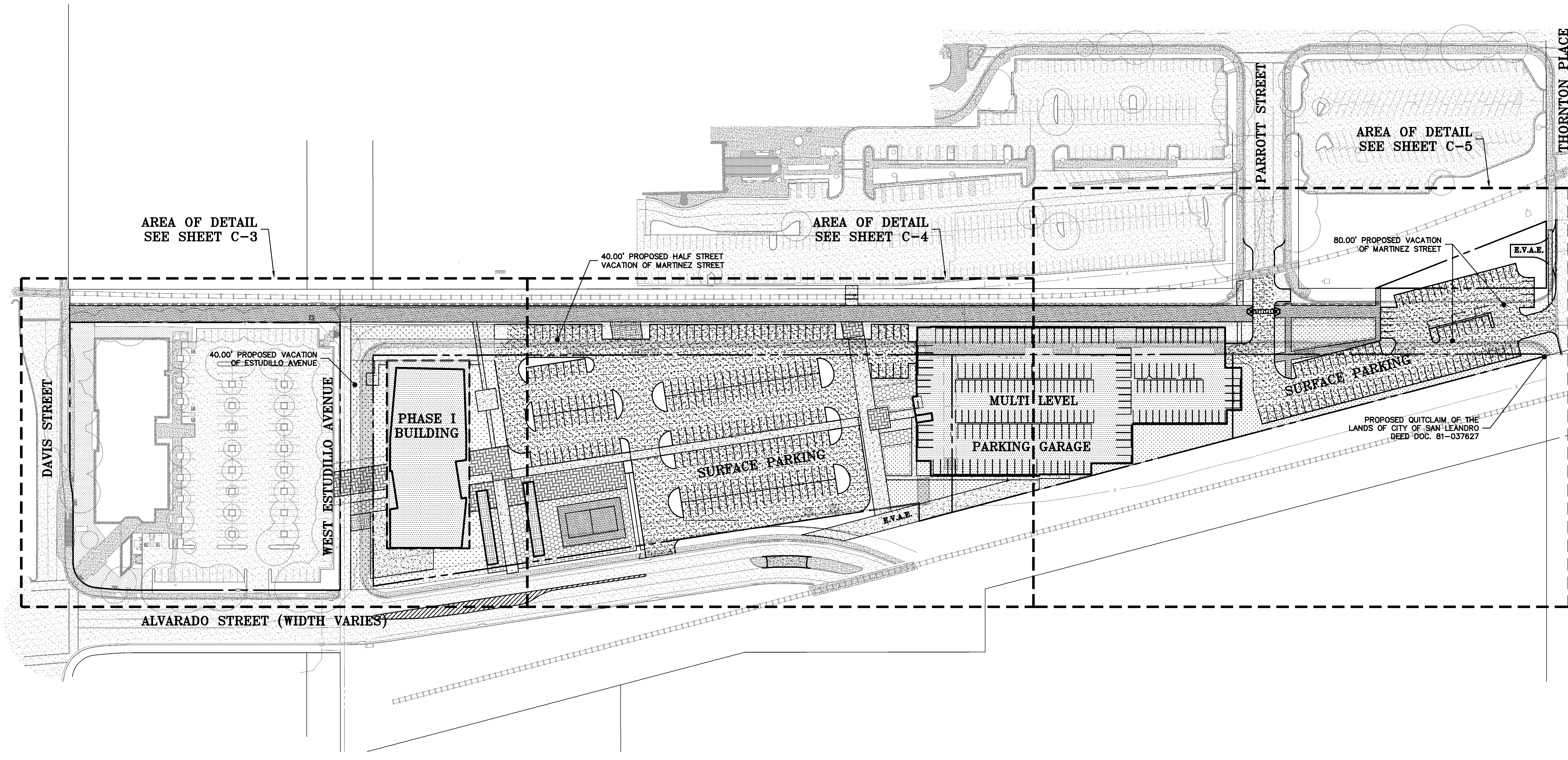
CITY OF SAN LEANDRO BENCHMARK  
DISK MONUMENT LOCATED AT THE SOUTHEAST CORNER OF ESTUDILLO STREET AND SANTA ROSA STREET  
ELEV= 58.499 N29

PRELIMINARY - NOT FOR CONSTRUCTION

TITLE SHEET

REVISIONS	BY





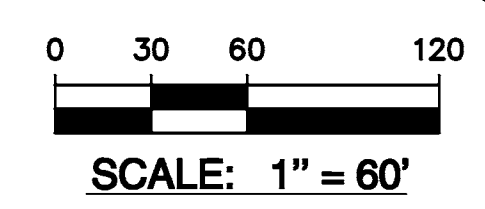
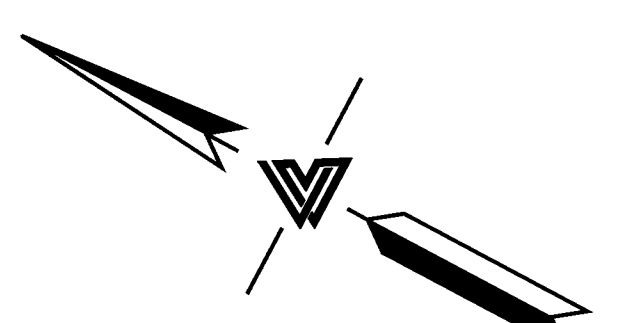
**LEA & BRAZE ENGINEERING, INC.**  
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 SACRAMENTO, CALIFORNIA 95821  
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**MARTINEZ STREET  
 SAN LEANDRO,  
 CALIFORNIA**  
 ALAMEDA COUNTY  
 APN: 075-0047-003-02  
 075-0047-007

**OVERALL SITE PLAN**

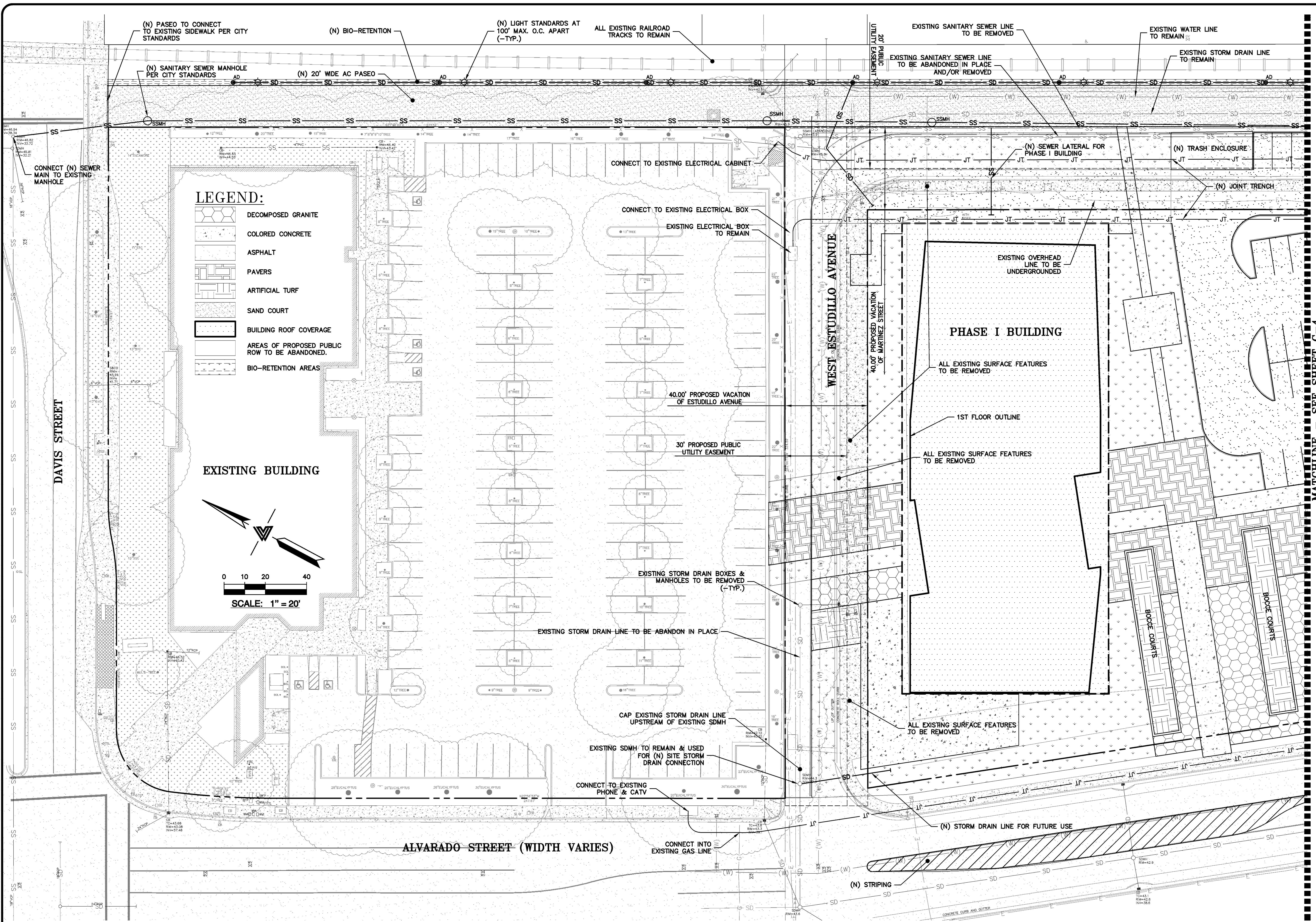
REVISIONS	BY

JOB NO: 2140132  
 DATE: 4-4-14  
 SCALE: 1" = 60'  
 DESIGN BY: JT  
 DRAWN BY: NT  
 SHEET NO:



PHASE I SHOWN ABOVE. SEE SHEETS C-6 & C-7 FOR PHASE'S II & III

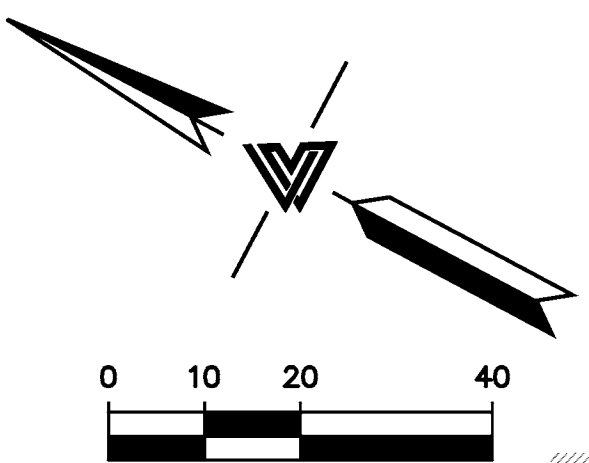




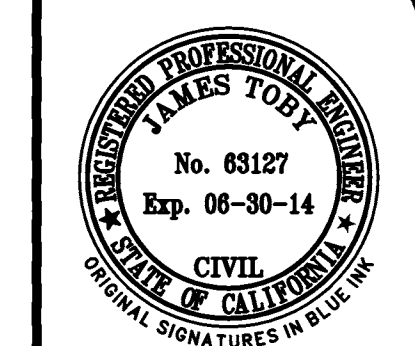
**LEGEND:**

- DECOMPOSED GRANITE
- COLORED CONCRETE
- ASPHALT
- PAVERS
- ARTIFICIAL TURF
- SAND COURT
- BUILDING ROOF COVERAGE
- AREAS OF PROPOSED PUBLIC ROW TO BE ABANDONED.
- BIO-RETENTION AREAS

**EXISTING BUILDING**



SCALE: 1" = 20'



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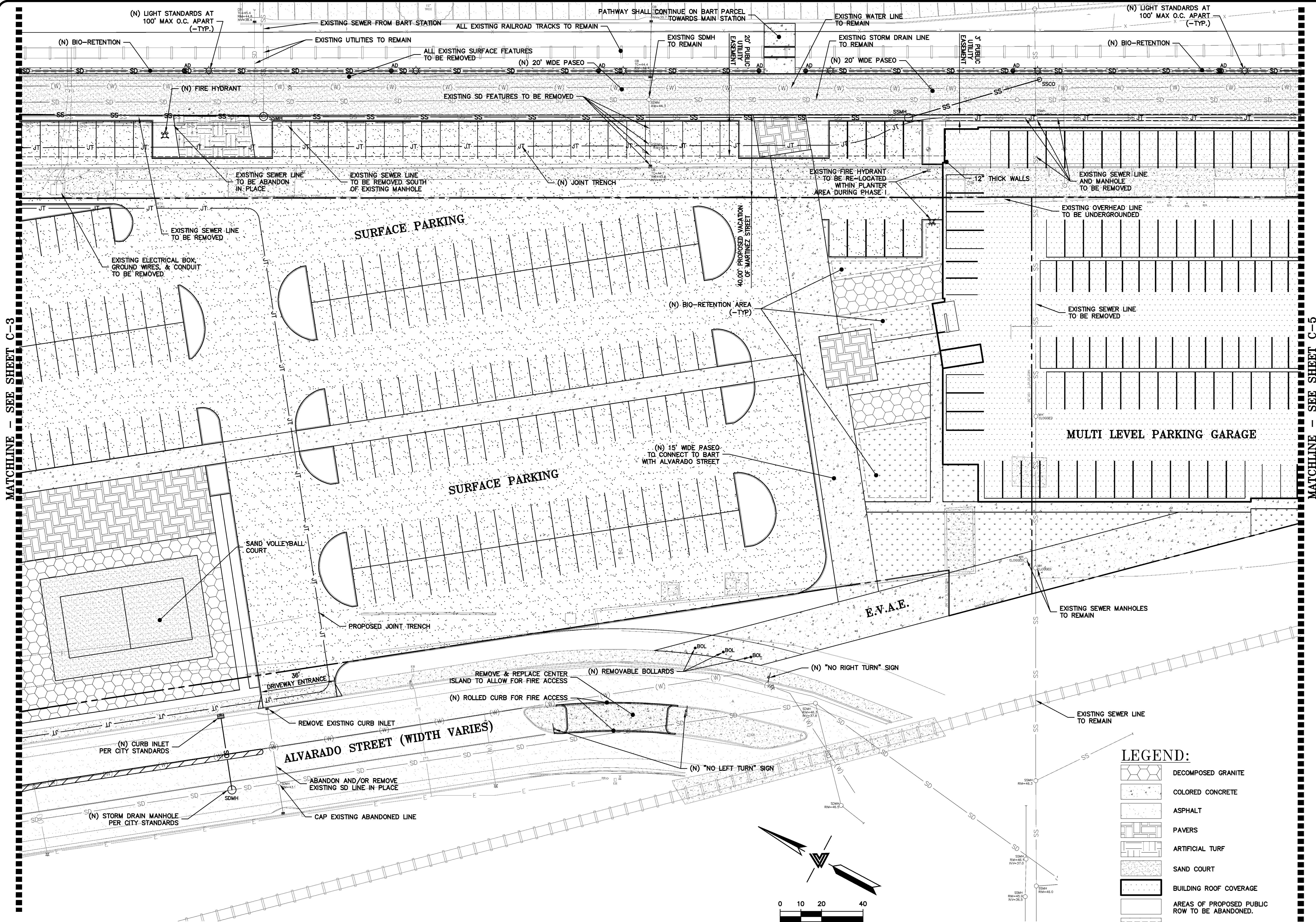
**MARTINEZ STREET  
 SAN LEANDRO,  
 CALIFORNIA**

**PHASE I  
 PRELIMINARY  
 SITE PLAN**

REVISIONS	BY

JOB NO: 2140132  
 DATE: 4-4-14  
 SCALE: 1" = 20'  
 DESIGN BY: JT  
 DRAWN BY: NT  
 SHEET NO:



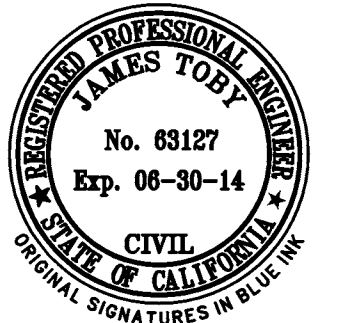
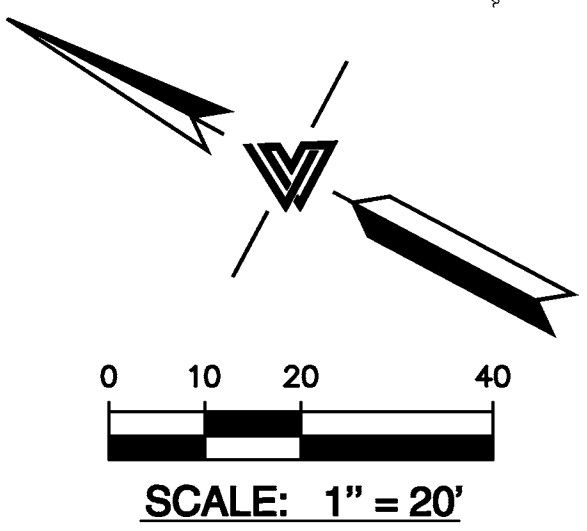


MATCHLINE - SEE SHEET C-3

MATCHLINE - SEE SHEET C-5

**LEGEND:**

- DECOMPOSED GRANITE
- COLORED CONCRETE
- ASPHALT
- PAVERS
- ARTIFICIAL TURF
- SAND COURT
- BUILDING ROOF COVERAGE
- AREAS OF PROPOSED PUBLIC ROW TO BE ABANDONED.
- BIO-RETENTION AREAS



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 (F) (916) 966-1338  
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MARTINEZ STREET  
 SAN LEANDRO,  
 CALIFORNIA

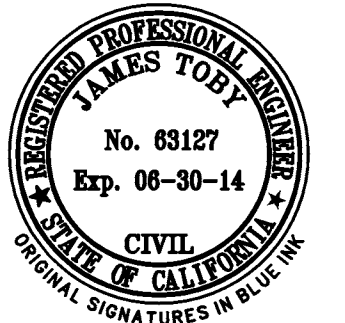
**PHASE I  
 PRELIMINARY  
 SITE PLAN**

REVISIONS		BY

JOB NO: 2140132  
 DATE: 4-4-14  
 SCALE: 1" = 20'  
 DESIGN BY: JT  
 DRAWN BY: NT  
 SHEET NO:

PRELIMINARY - NOT FOR CONSTRUCTION





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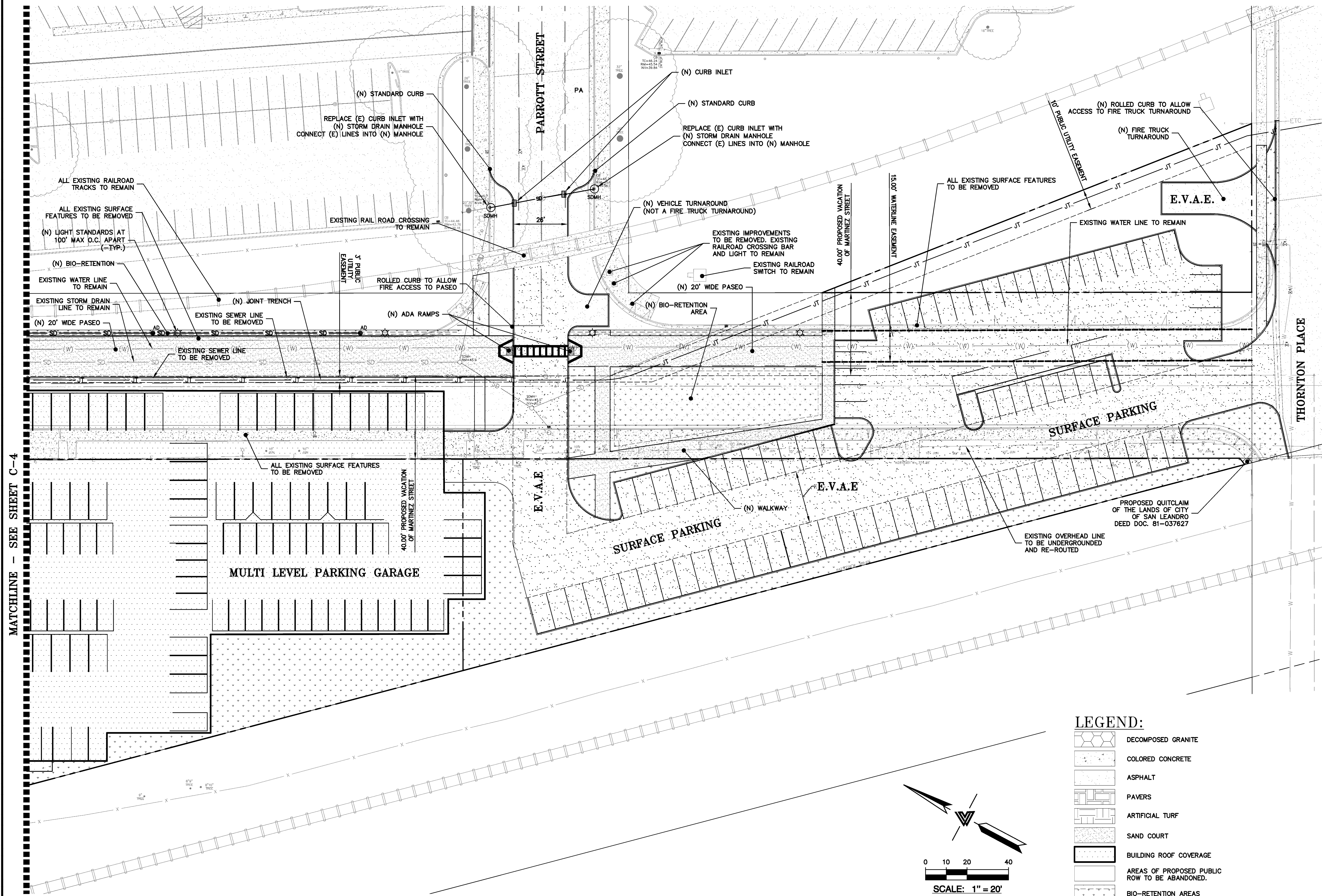
**MARTINEZ STREET  
 SAN LEANDRO,  
 CALIFORNIA**

**PHASE I  
 PRELIMINARY  
 SITE PLAN**

REVISIONS	BY

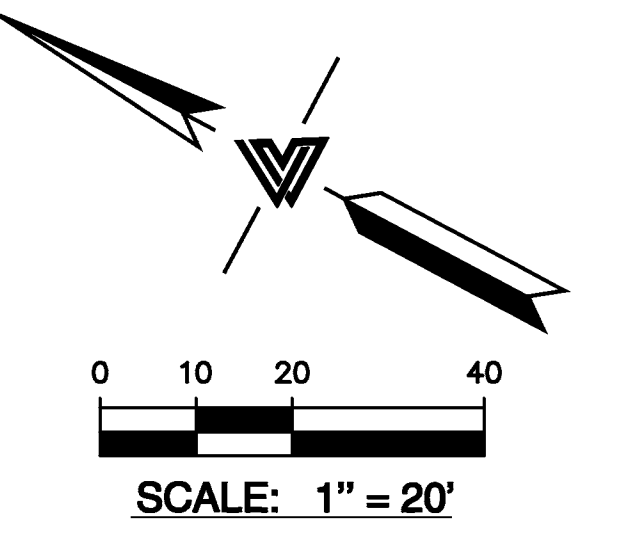
JOB NO: 2140132  
 DATE: 4-4-14  
 SCALE: 1" = 20'  
 DESIGN BY: JT  
 DRAWN BY: NT  
 SHEET NO:

**C-5**



**LEGEND:**

[Pattern]	DECOMPOSED GRANITE
[Pattern]	COLORLED CONCRETE
[Pattern]	ASPHALT
[Pattern]	PAVERS
[Pattern]	ARTIFICIAL TURF
[Pattern]	SAND COURT
[Pattern]	BUILDING ROOF COVERAGE
[Pattern]	AREAS OF PROPOSED PUBLIC ROW TO BE ABANDONED.
[Pattern]	BIO-RETENTION AREAS



MATCHLINE - SEE SHEET C-4

PRELIMINARY - NOT FOR CONSTRUCTION

5 OF 7 SHEETS



**LEGEND:**

	DECOMPOSED GRANITE
	COLORED CONCRETE
	ASPHALT
	PAVERS
	ARTIFICIAL TURF
	SAND COURT
	BUILDING ROOF COVERAGE
	AREAS OF PROPOSED PUBLIC ROW TO BE ABANDONED
	BIO-RETENTION AREAS

**NOTE:**  
SEE PHASE I FOR REMOVAL, RELOCATION, & (N) UTILITIES THROUGHOUT SITE THAT ARE NOT ADDRESSED IN PHASE II & III.

0 10 20 40  
SCALE: 1" = 20'

NO CHANGES FOR PHASE II OCCUR NORTH OF PHASE I BUILDING

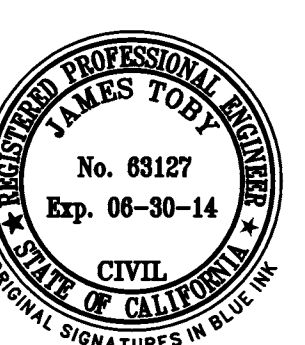
PHASE I BUILDING

NO CHANGES FOR PHASE II OCCUR SOUTH OF PASEO. SEE PHASE I

PHASE II  
PRELIMINARY  
SITE PLAN

MARTINEZ STREET  
SAN LEANDRO,  
CALIFORNIA

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CIVIL ENGINEERS • LAND SURVEYORS  
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BAY AREA REGION  
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ROSELLE, CALIFORNIA 94566 # 3061  
HAYWARD, CALIFORNIA 94645  
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(P) (510) 887-3019 (F) (916) 797-7353  
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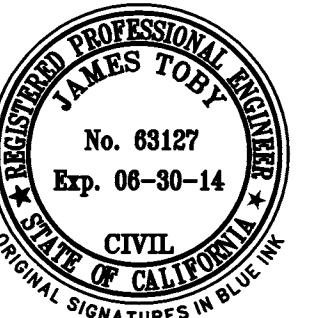
ALAMEDA COUNTY

APN: 075-0047-003-02  
075-0047-007

REVISIONS	BY

JOB NO: 2140132  
DATE: 4-4-14  
SCALE: 1" = 20'  
DESIGN BY: JT  
DRAWN BY: NT  
SHEET NO:





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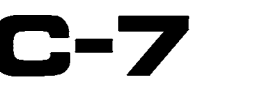
MARTINEZ STREET  
 SAN LEANDRO,  
 CALIFORNIA

ALAMEDA COUNTY  
 APN: 075-0047-003-02  
 075-0047-007

PHASE III  
 PRELIMINARY  
 SITE PLAN

REVISIONS	BY

JOB NO: 2140132  
 DATE: 4-4-14  
 SCALE: 1" = 20'  
 DESIGN BY: JT  
 DRAWN BY: NT  
 SHEET NO:



7 OF 7 SHEETS

NO CHANGES NORTH OF PHASE I BUILDING

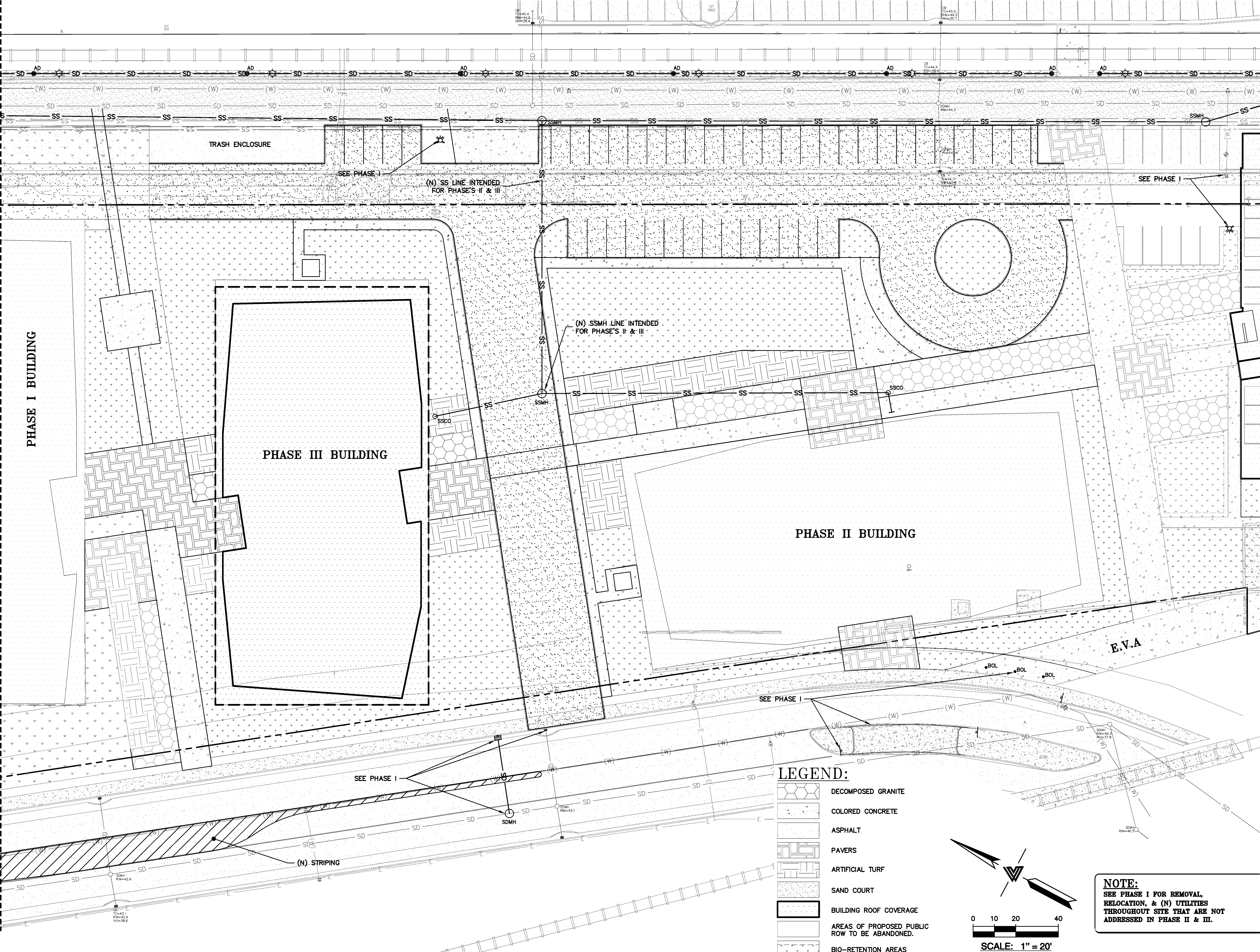
PHASE I BUILDING

TRASH ENCLOSURE

PHASE III BUILDING

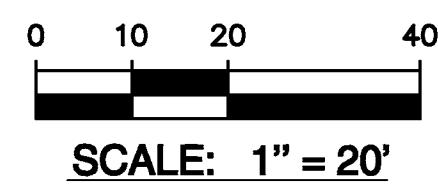
PHASE II BUILDING

NO CHANGES TO PARKING AREA SOUTH OF PASEO



**LEGEND:**

- DECOMPOSED GRANITE
- COLORED CONCRETE
- ASPHALT
- PAVERS
- ARTIFICIAL TURF
- SAND COURT
- BUILDING ROOF COVERAGE
- AREAS OF PROPOSED PUBLIC ROW TO BE ABANDONED.
- BIO-RETENTION AREAS



**NOTE:**  
 SEE PHASE I FOR REMOVAL,  
 RELOCATION, & (N) UTILITIES  
 THROUGHOUT SITE THAT ARE NOT  
 ADDRESSED IN PHASE II & III.

PRELIMINARY - NOT FOR CONSTRUCTION