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COMMON AREA
SUBD 4456

AURORA GREENS CONDOMINIUMS
13517
AURORA DR.
(NOT SURVEYED)

EXIST. HOUSE

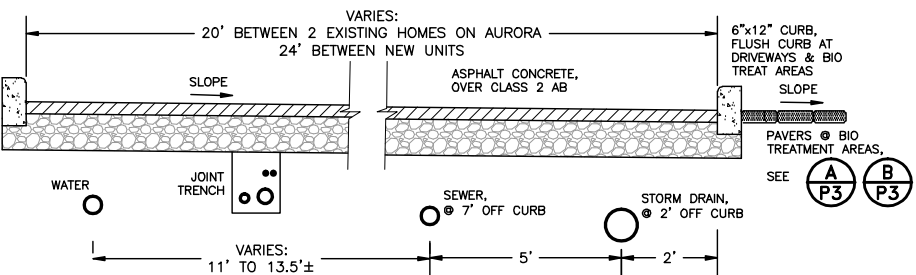
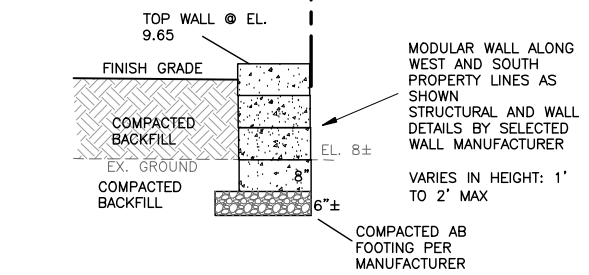
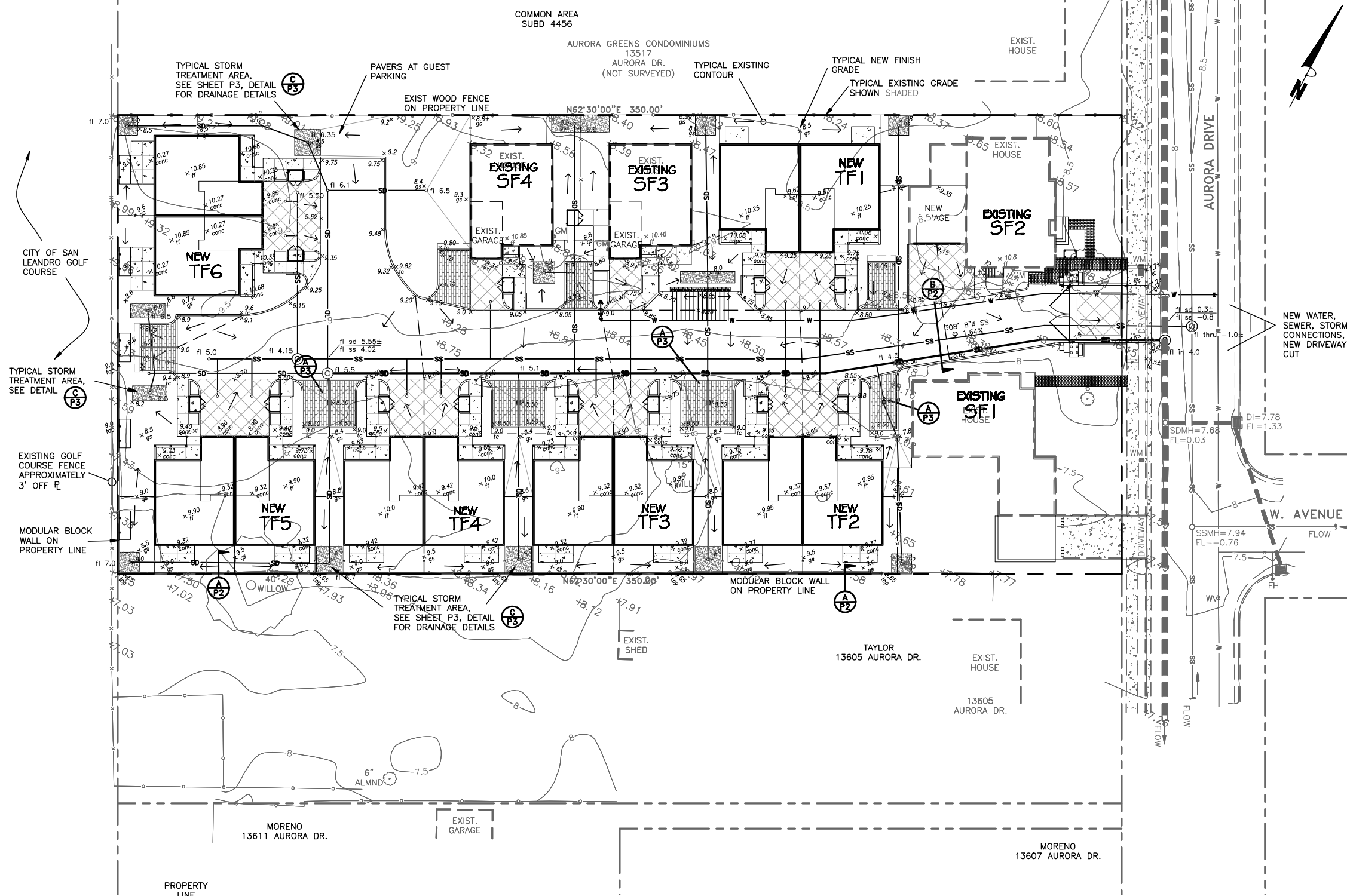


LEGEND

- NEW PRIVATE ASPHALT DRIVE
- CONCRETE DRIVEWAY w/ 1/4" SCORE MARKS @ 4" ON CENTER, EACH WAY, 6" CONCRETE, OVER 4" CL 2 AB, WITH 6"x6" WIRE MESH
- PERMEABLE PAVERS, STORM TREATMENT AREA w/ SUBDRAINS, STORM INLET, PIPE OUT SEE DETAILS, SHEET 3
- CONCRETE WALK TO UNIT, w/ SCORE MARKS, 4" CONC, OVER 4" CL 2 AB
- DRAINAGE HI POINT
- DIRECTION OF DRAINAGE
- NEW STORM LINE
- NEW SEWER LINE w/ SEWER LATERAL, CLEANOUT TO UNIT
- NEW WATER LINE w/ SERVICE LATERAL AND METER BANK

NOTES:

1. ELEVATIONS BASED UPON CITY OF SAN LEANDRO BENCH MARK, NAIL IN TOP OF CURB AT CATCH BASIN, SOUTHEAST CORNER OF AURORA DR. & W. AVE 136th, CONVERTED TO NAVD 1988. THIS PROPERTY IS OUTSIDE 1% CHANCE FLOOD PLAIN.
2. BOUNDARY HEREON IS BASED UPON MONUMENT LINE IN AURORA DR. PER MAP 120, PG. 87, ALAMEDA COUNTY RECORDS. THIS PROPERTY CONSISTS OF 3 EXISTING PARCELS. UPON APPROVAL OF THIS PROJECT, ALL PARCELS WILL BE MERGED INTO 1.
3. GRADES AND UTILITIES SHOWN HEREON ARE PRELIMINARY. SUBJECT TO CHANGE AS FINAL WORKING DRAWING ARE PREPARED.



A MODULAR BLOCK WALL DETAIL
NTS

B PRIVATE STREET SECTION
NTS

REV	DATE	DESCRIPTION	BY

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AURORA COTTAGE
PRELIMINARY GRADING, DRAINAGE, AND UTILITY PLAN
 SAN LEANDRO, CALIFORNIA
 PREPARED FOR: FOOD SPECIALISTS, INC.

SCALE: 1"=20'
 DATE: 11-13-12
 DESIGN BY: DC
 DRAWN BY: DC
 CHECKED BY: DC
 FIELD BOOK:
 SHEET NUMBER:

P2
 OF 3 SHEETS
 PROJECT # 12228

11-13-12
 PRELIMINARY,
 INCOMPLETE,
 PROGRESS PRINT