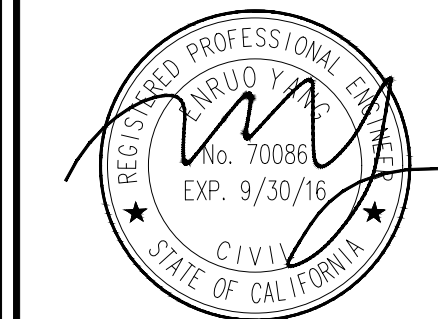




Seal 8/20/2020

REVISION
PLANNING SUBMITAL #1

DATE
05.17.15

MARK

BELSKA PROPERTY
HIGUERA HIGHLAND LANE
SAN JOSE, CA 94507

Project Number
153000

Sheet Name

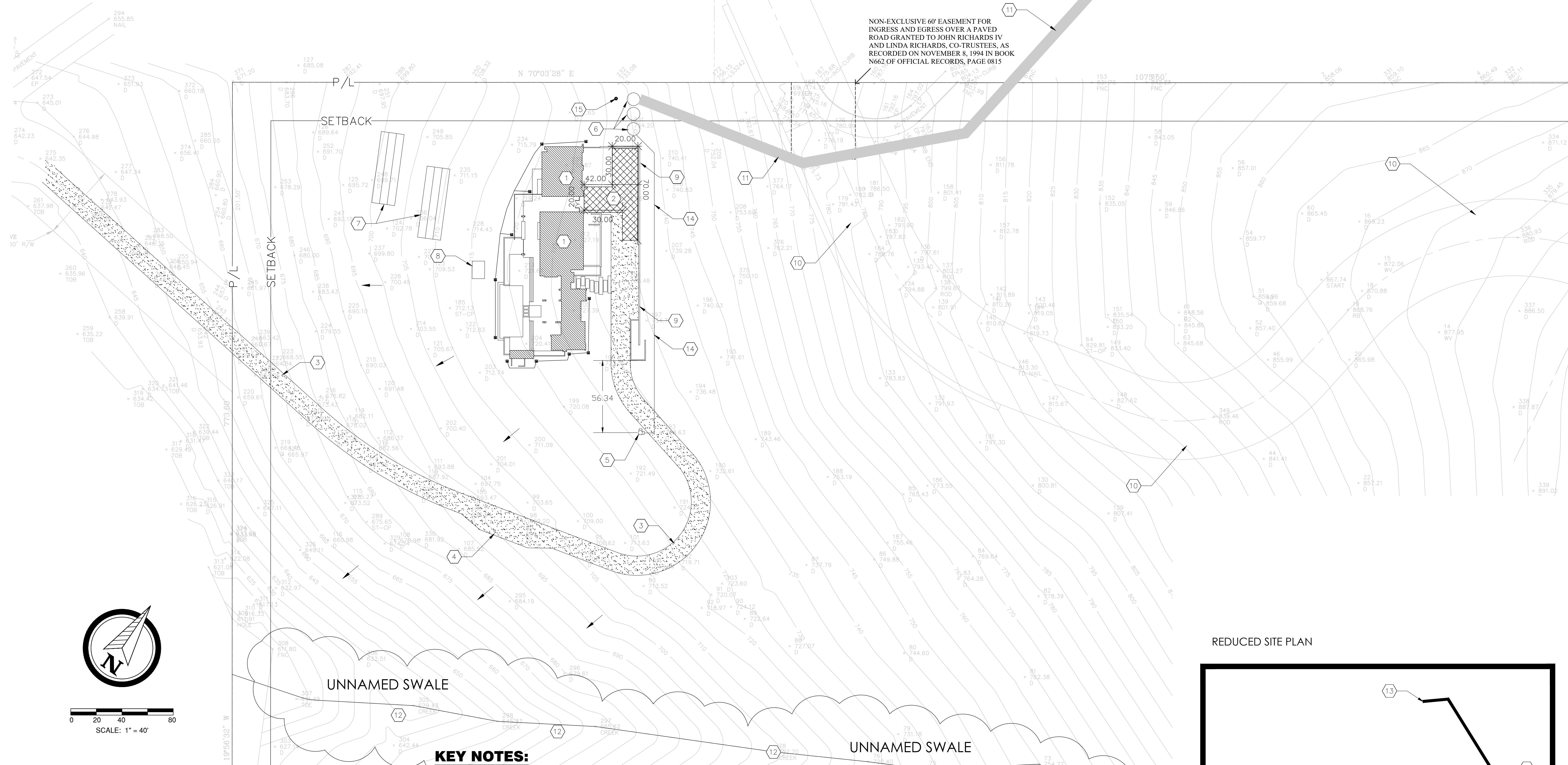
PRELIMINARY
SITE PLAN

Sheet Number

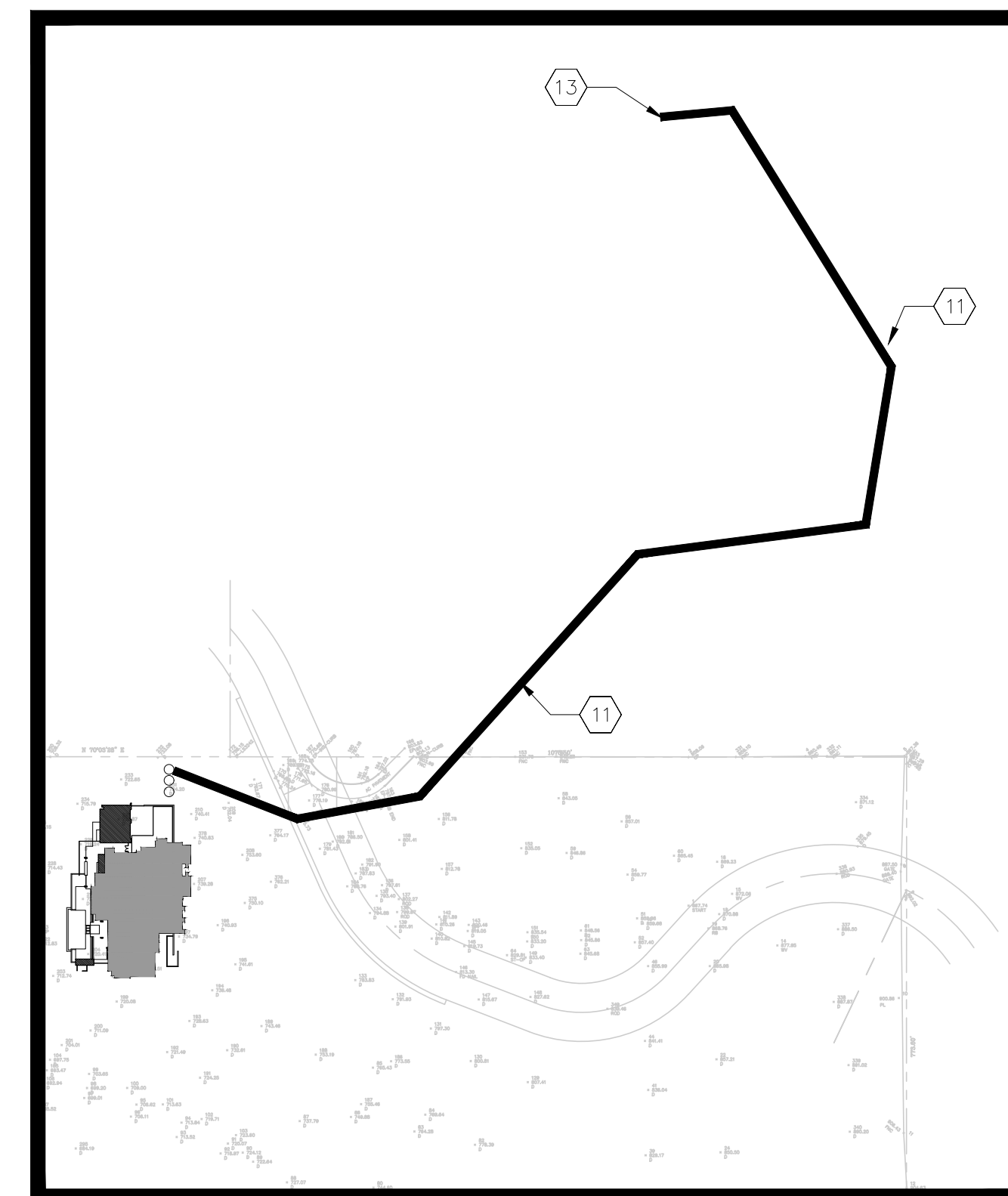
C1

SEE REDUCED SITE PLAN ON THIS SHEET

NON-EXCLUSIVE 60' EASEMENT FOR
INGRESS AND EGRESS OVER A PAVED
ROAD GRANTED TO JOHN RICHARDS IV
AND LINDA RICHARDS, CO-TRUSTEES, AS
RECORDED ON NOVEMBER 8, 1994 IN BOOK
N662 OF OFFICIAL RECORDS, PAGE 0815



REDUCED SITE PLAN



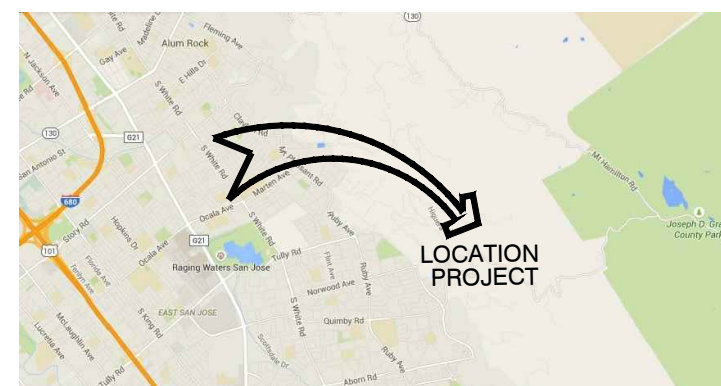
0 75 150 300
SCALE: 1" = 150'

KEY NOTES:

ITEM	DESCRIPTION
①	NEW RESIDENTIAL BUILDING:
②	TURNAROUND TYPE 'B': REFER TO SANTA CLARA COUNTY CFMO SD16.
③	PROPOSED DRIVEWAY:
④	PROPOSED TURNOUT LOCATION:
⑤	PROPOSED WHARF HYDRANT:
⑥	PROPOSED LOCATION FOR (3) 5,000 GALLON WATER TANKS: CONNECT TO EXISTING WELL AT ADJACENT PROPERTY.
⑦	PROPOSED SEPTIC FIELD:
⑧	PROPOSED SEPTIC TANK:
⑨	PROPOSED RETAINING WALLS:
⑩	PROPOSED FUTURE ACCESS ROAD EASEMENT: 60' EASEMENT FOR ROAD, UNDERGROUND UTILITY, AND ABOVE-GROUND UTILITY GRANTED TO TWO TON CATTLE RANCHERS, INC., AS RECORDED FEBRUARY 13, 1995 IN BOOK J245 OF OFFICIAL RECORDS, PAGE 168
⑪	PROPOSED WATER LINE AND 10' WIDE EASEMENT: TOTAL LENGTH 1330'
⑫	(E) TREES AROUND UNNAMED SWALE TO REMAIN:
⑬	TO BE CONNECTED TO EXISTING WELL AT ADJACENT PROPERTY: ACCESS RIGHTS SET FORTH IN WELL PARTNERSHIP AGREEMENT RECORDED DECEMBER 16, 1993 IN BOOK N195, PAGE 0690, SERIES #12264755
⑭	FIRE LATERAL
⑮	PROPOSED FUTURE WELL LOCATION

SITE DATA

GROSS: ± 832,260 S.F. = ± 19.1 ACRE
NEW BUILDING AREA: 4,899 S.F.
DRIVEWAY LENGTH: 935 FT
DRIVEWAY AREA: ±15,630 S.F.



GEOTECHNICAL NOTE

THE GENERAL CONTRACTOR IS TO OBTAIN A COPY OF THE
GEOTECH REPORT, AND BE AWARE OF ALL APPLICABLE
CONDITIONS THEREOF PRIOR TO START OF CONSTRUCTION. IN
CASES WHERE THERE IS A CONFLICT BETWEEN SOIL
PREPARATION AND CONSTRUCTION SPECIFICATIONS IN THE
GEOTECH REPORT AND ON THE STRUCTURAL OR CIVIL
DRAWINGS OF THE APPROVED SET, THE MOST RESTRICTIVE
SPECIFICATION WILL TAKE PRECEDENCE. THE GENERAL
CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE DESIGN
TEAM ARCHITECT OF RECORD TO OBTAIN CLARIFICATION ON
ANY SPECIFICATIONS NOT UNDERSTOOD PRIOR TO START OF
CONSTRUCTION. THE GENERAL CONTRACTOR IS TO REQUEST
SOIL PREPARATION INSPECTIONS ONLY WHEN SPECIFICALLY
REQUIRED IN THE GEOTECH REPORT, OR BY AN AGENCY OF
AUTHORITY, OR ELSEWHERE IN THE APPROVED CONSTRUCTION
DOCUMENTS.

ENGINEER NOTE

- SPRINKLER SYSTEM WILL BE INSTALLED PER CFMO-SP6

LEGEND

- (E) TREES
- R.O.W. RIGHT OF WAY
- P PROPERTY LINE
- (N) NEW
- (E) EXISTING
- # KEY NOTE MARKER
- ↘ DRAINAGE GRADE
- XXX TURNOUT
- ASPHALT CONCRETE PAVING

MARK	DATE	REVISION
	05.17.15	PLANNING SUBMITAL #1

BELSKA PROPERTY
HIGUERA HIGHLAND LANE
SAN JOSE, CA 94507

Project Number
153000

Sheet Name
PRELIMINARY
GRADING AND
DRAINAGE PLAN

Sheet Number
C2

