

AB AGGREGATE BASE
AC ASPHALT CONCRETE
BB BUBBLER BOX
BK BOOK
BLDG BUILDING
BSL BUILDING SETBACK LINE
CED COBBLE ROCK ENERGY DISSIPATOR
CG CURB & GUTTER
CL CENTERLINE
CSD COUNTY STANDARD DETAIL
CSD CONC
CSD COUNTY STANDARD DETAIL
DS DOWNSPOUT
DWN DRIVEWAY
EA EASEMENT
ELEV ELEVATION
EM ELECTRIC METER
E(OH) ELECTRIC OVERHEAD
E(UG) ELECTRIC UNDERGROUND
EP EDGE OF PAVEMENT
EX EXISTING
FD FOUND
FF FINISH ELEVATION OF SUBFLOOR

FG GROUND FINISH GRADE
FH FIRE HYDRANT
FL FLOW LINE
G GARAGE SLAB ELEVATION
GM GAS METER
HP HIGHT POINT
INV INVERT
UP UP OF GUTTER
SD STORM DRAIN
SS SANITARY SEWER/LATERAL
STA STATION
SW SIDEWALK
TC TOP OF CURB
TG TOP OF GRATE
TYP TYPICAL
W WATER
WL WALKWAY
WM WATER METER
WV WATER VALVE

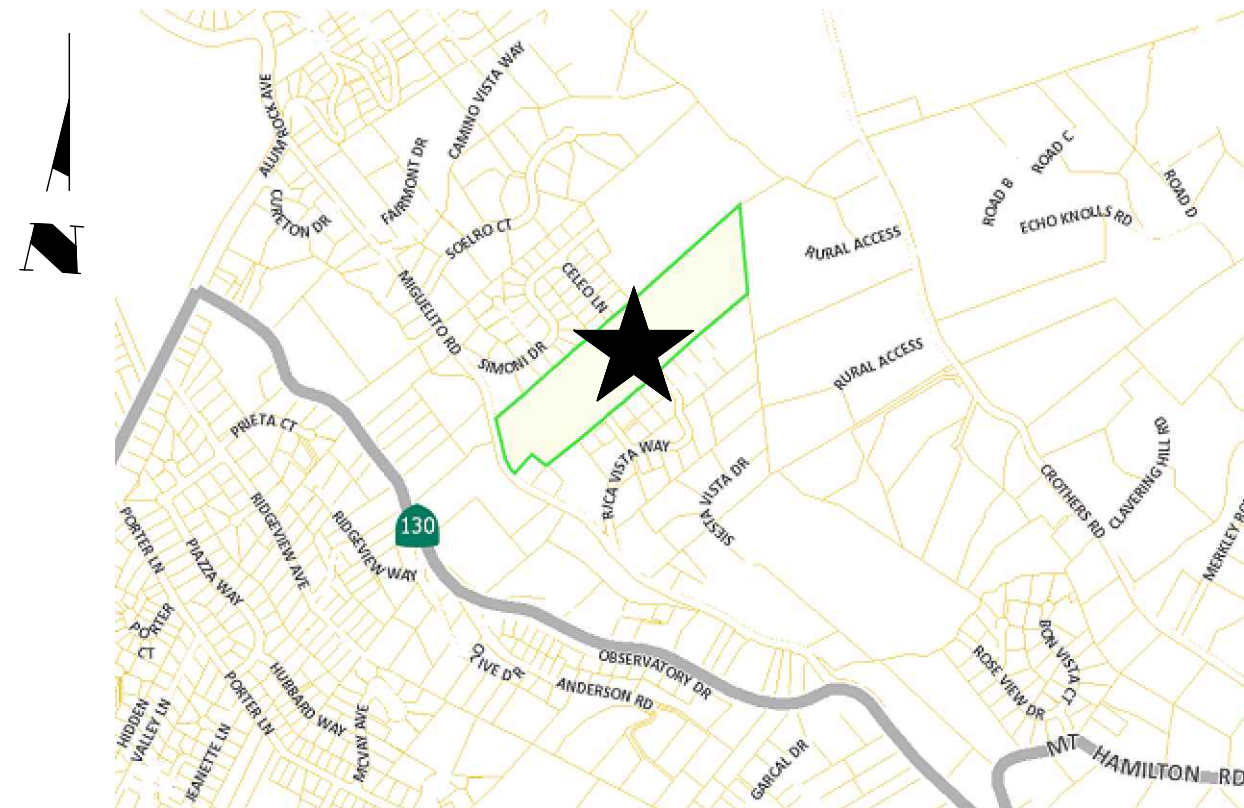
PVC POLYVINYL CHLORIDE
R RADIUS
RT RIGHT
R/W RIGHT OF WAY
SCSD SANTA CLARA COUNTY
SD STANDARD DETAIL
SCLV SANTA CLARA VALLEY
SD WATER DISTRICT
SS SANITARY SEWER/LATERAL
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COBBLE ROCK
ENERGY DISSIPATOR
CONCRETE
550 CONTOUR: EXISTING
550 CONTOUR: PROPOSED
OR NEW
100.46 DESIGN GRADE
DOWNSPOUT WITH
SPLASHBLOCK
DIVERSION VALVE
BACKWATER VALVE
(SEE PROJECT NOTES)
DRAINAGE SWALE
EASEMENT LINE
EXISTING ELEVATION
OR (101.70)
EXISTING FENCE
EXISTING TREE TO
BE REMOVED

EXISTING TREE
TO REMAIN
FOUND IRON PIPE
AT PROPERTY CORNER
FILTER FABRIC ROLLS
GAS METER
FIRE HYDRANT
INLET
JOINT POLE
LIGHTING
LIGHTING POLE
MONUMENT WELL
OVERLAND FLOW
DIRECTION
PGE BOX
PROJECT SITE
RIGHT OF WAY

SANITARY SEWER
CLEAN OUT MANHOLE
SANITARY SEWER MANHOLE
STORM DRAIN MANHOLE
UTILITY: EXISTING
UTILITY: PROPOSED
WATER METER
WATER VALVE
WELL
TREE PROTECTION FENCE
ABANDON UTILITY LINE

LEGEND & ABBREVIATIONS



VICINITY MAP
NTS

SLOPE AVERAGE CALCULATION

AVERAGE SLOPE:

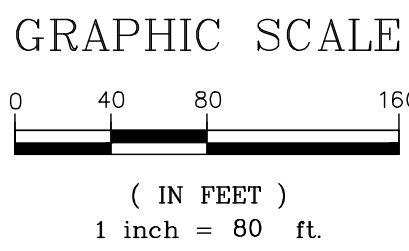
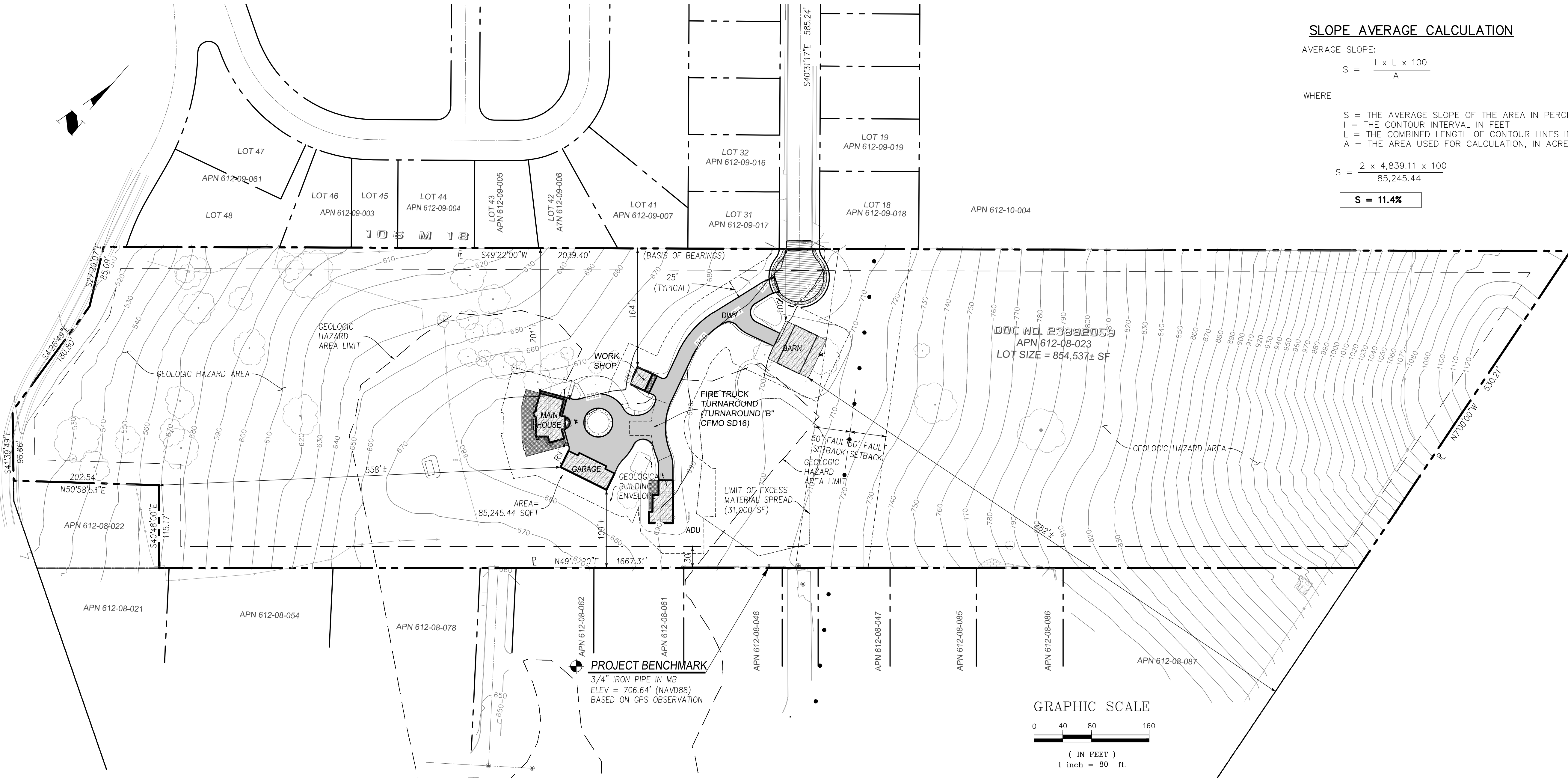
$$S = \frac{I \times L \times 100}{A}$$

WHERE

S = THE AVERAGE SLOPE OF THE AREA IN PERCENT
I = THE CONTOUR INTERVAL IN FEET
L = THE COMBINED LENGTH OF CONTOUR LINES IN FEET
A = THE AREA USED FOR CALCULATION, IN ACRES

$$S = \frac{2 \times 4,839.11 \times 100}{85,245.44}$$

S = 11.4%



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598 E Santa Clara St #270
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AVERAGE SLOPE CALCULATIONS
LANDS OF GORDON
RICA VISTA WAY
APN 612-08-023
San Jose
California

FILE NO.	CONTRACT NO.	PROJECT NO.	DATE	BY	DATE	APPROVED	REVISIONS	NO.
1	OF 1		07/16/21		07/16/21			
1	OF 1		07/16/21		07/16/21			
1	OF 1		07/16/21		07/16/21			
1	OF 1		07/16/21		07/16/21			
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SD UP OF GUTTER
LS LANDSCAPED AREA
LT LEFT
MAX MAXIMUM
MH MANHOLE
MIN MINIMUM
NTS NOT TO SCALE
OH OVERHEAD
OG ORIGINAL GROUND
P PAVEMENT FINISH GRADE
PAD PAD ELEVATION
PG PAGE
PL PROPERTY LINE
PP POWER POLE PROP. PROPOSED
PSE PUBLIC SERVICE EASEMENT
PMT PAVEMENT

PVC POLYVINYL CHLORIDE
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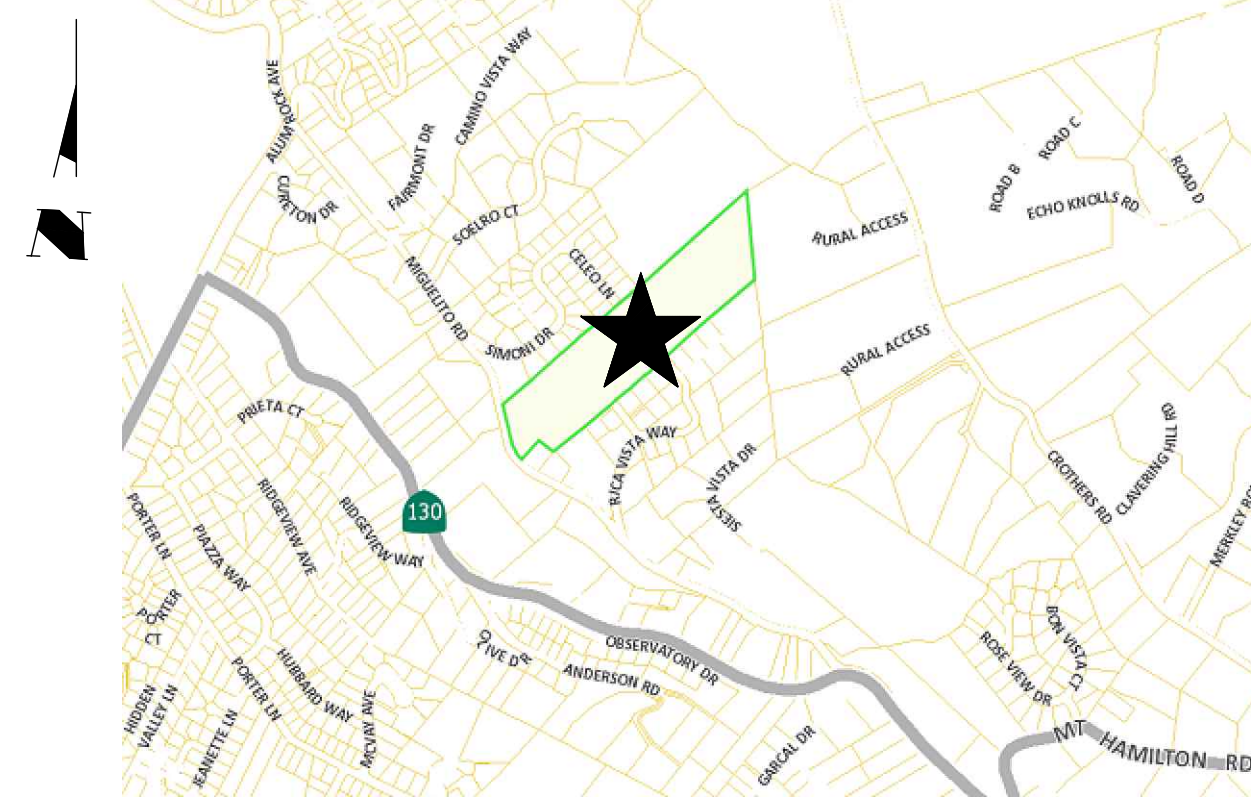
DISTURBED AREAS

NO.	DESCRIPTION	AREA (SQUARE FEET)
1.	TEMPORARY	9,850
2.	PERMANENT	32,930
	TOTAL AREA	42,780

PROJECT DATA

- APN: 612-08-023
- SITE ADDRESS: RICA VISTA WAY, SAN JOSE, CA 95127
- LOT SIZE: 854,537± SQ. FT. / 19.2± ACRES
- ZONING: HS-D1 (100%)
- FIRE PROTECTION DISTRICT: SOUTH SANTA CLARA COUNTY
FIRE PROTECTION DISTRICT
- GEOHAZARD: COUNTY FAULT RUPTURE HAZARD ZONE
- GEOHAZARD: COUNTY LIQUEFACTION HAZARD ZONE
- GEOHAZARD: STATE SEISMIC HAZARD ZONE (EARTHQUAKE INDUCED LANDSLIDES)
- HISTORIC PARCEL: NO
- FEMA FLOOD ZONE: D (100%)
- WATERSHED: SAN FRANCISCO BAY
- RAIN ISOHYET: 15 INCHES
- IMPERVIOUS AREA:
 - A. BUILDING: 2,236 SF
 - B. PATIO: 2,494 SF
 - C. WALKWAY: 224 SF
 - D. GARAGE: 1,991 SF
 - E. ADU: 2,798 SF
 - F. PATIO: 390 SF
 - F. WORKSHOP: 782 SF
 - G. BARN: 3,629 SF
 - H. DRIVEWAY: 18,386 SF

TOTAL: 32,930 SF



VICINITY MAP
NTS

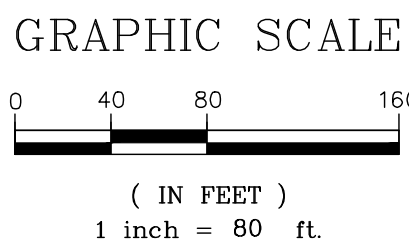
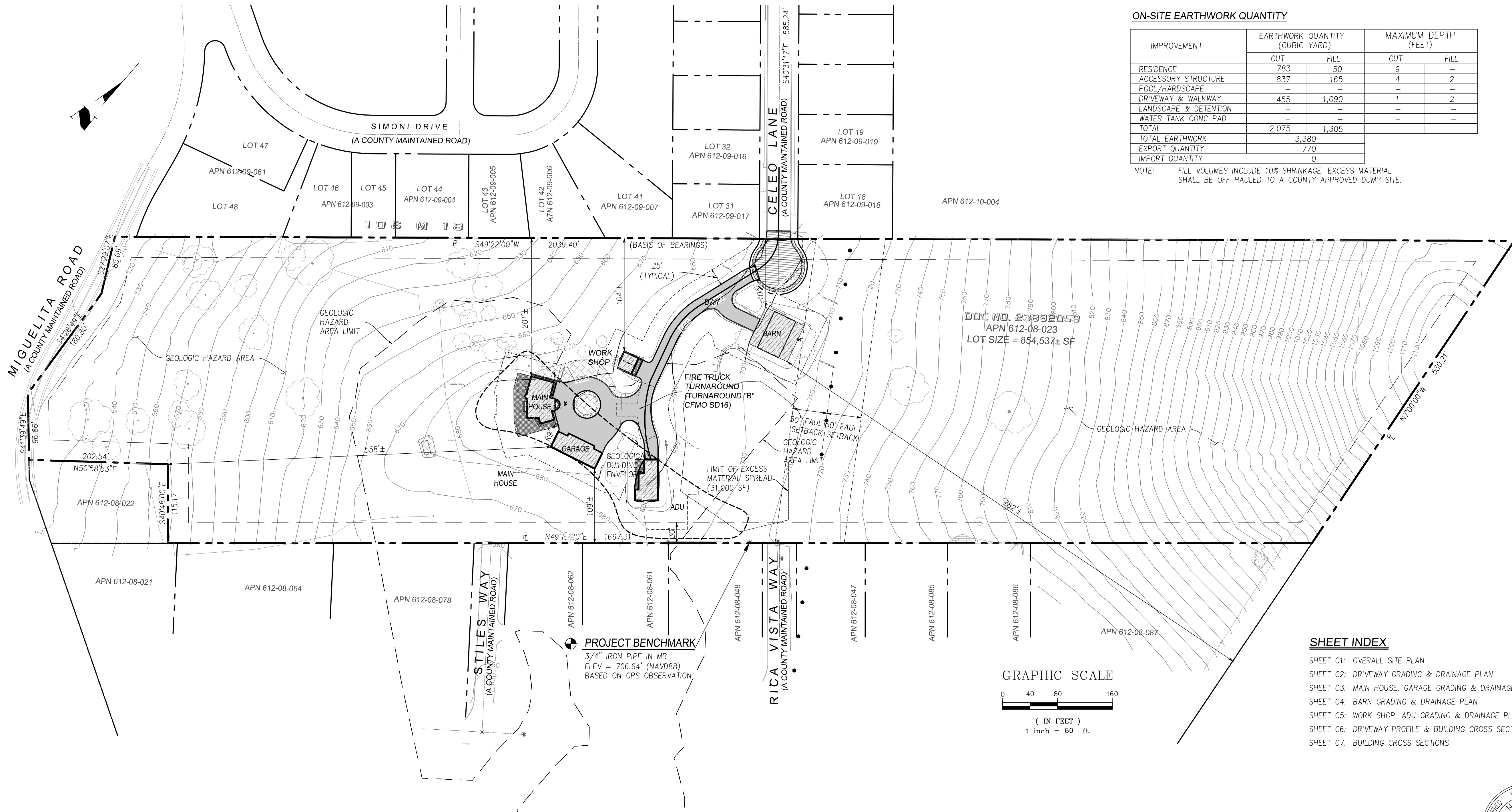
BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS MAP
ARE BASED ON THE PROPERTY LINE
AS N49°22'00"E SHOWN ON THIS MAP

ON-SITE EARTHWORK QUANTITY

IMPROVEMENT	EARTHWORK QUANTITY (CUBIC YARD)		MAXIMUM DEPTH (FEET)	
	CUT	FILL	CUT	FILL
RESIDENCE	783	50	9	-
ACCESSORY STRUCTURE	837	165	4	2
POOL/HARDSCAPE	-	-	-	-
DRIVEWAY & WALKWAY	455	1,090	1	2
LANDSCAPE & DETENTION	-	-	-	-
WATER TANK CONC PAD	-	-	-	-
TOTAL	2,075	1,305	-	-
TOTAL EARTHWORK	3,380			
EXPORT QUANTITY	770			
IMPORT QUANTITY	0			

NOTE: FILL VOLUMES INCLUDE 10% SHRINKAGE. EXCESS MATERIAL
SHALL BE OFF HAULED TO A COUNTY APPROVED DUMP SITE.



SHEET INDEX

- SHEET C1: OVERALL SITE PLAN
SHEET C2: DRIVEWAY GRADING & DRAINAGE PLAN
SHEET C3: MAIN HOUSE, GARAGE GRADING & DRAINAGE PLAN
SHEET C4: BARN GRADING & DRAINAGE PLAN
SHEET C5: WORK SHOP, ADU GRADING & DRAINAGE PLAN
SHEET C6: DRIVEWAY PROFILE & BUILDING CROSS SECTIONS
SHEET C7: BUILDING CROSS SECTIONS

NOTES:

- THICKNESS OF DRIVEWAY WILL BE DETERMINED BY GEOTECHNICAL ENGINEER.
- DRIVEWAY WILL BE MADE OF AN "ALL WEATHER" MATERIAL CAPABLE OF HOLDING 75,000 POUNDS



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OVERALL SITE PLAN
LANDS OF GORDON
RICA VISTA WAY
APN 612-08-023

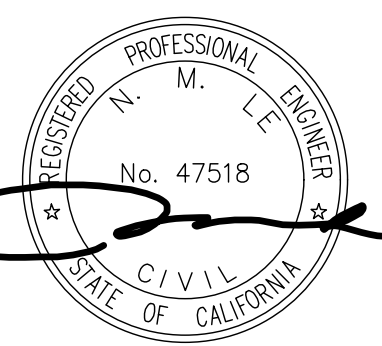
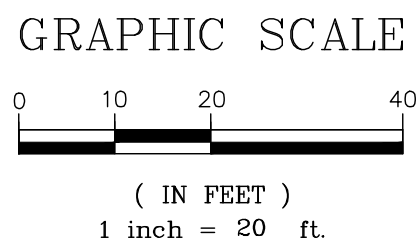
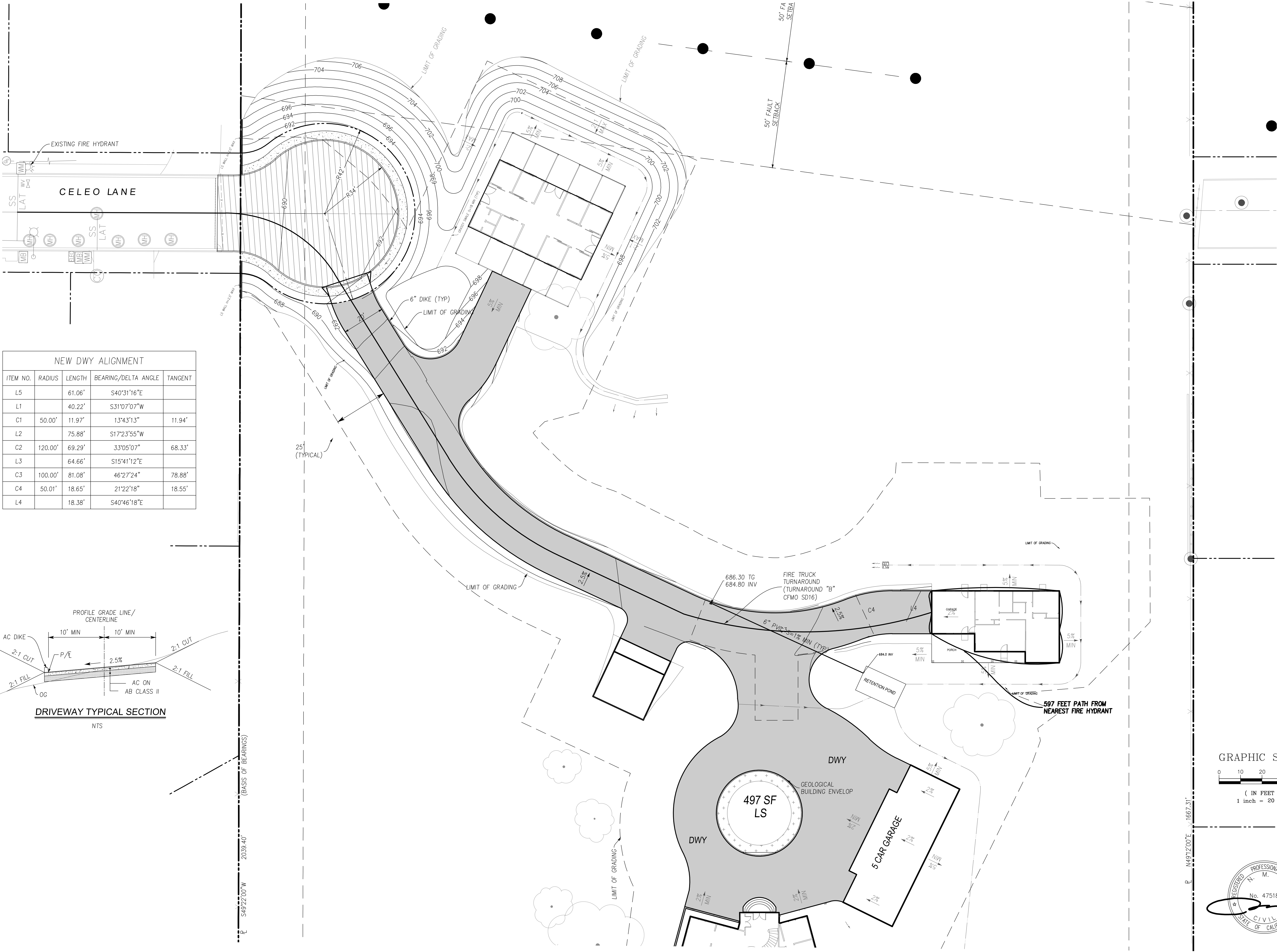
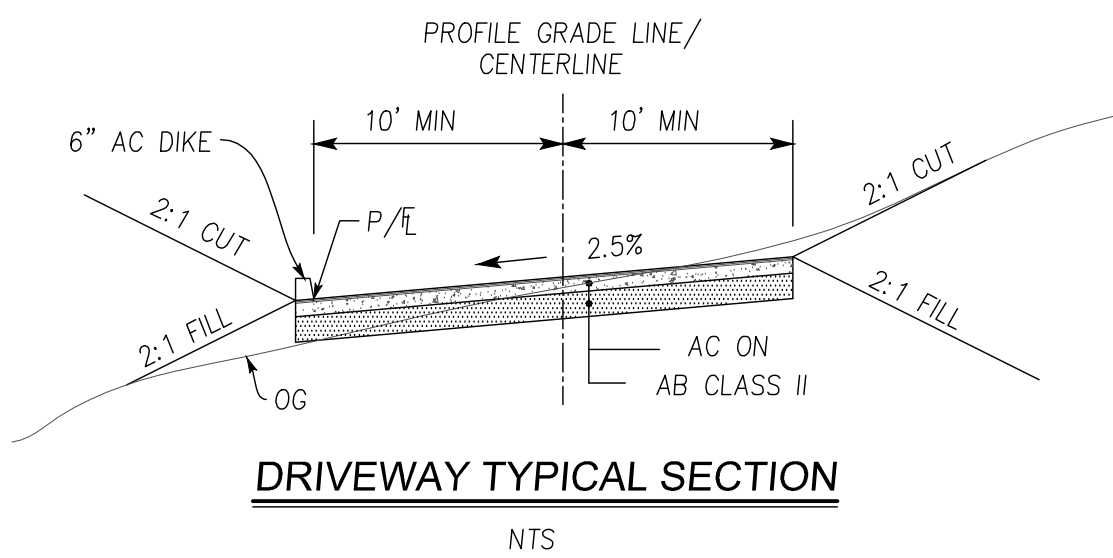
San Jose

C1
1 OF 7
FILE NO.

PT	DESIGNED	DATE	PT	DRAWN	DATE	PT	CHECKED	DATE
		07/07/21			07/07/21			07/07/21

BY	DATE	APP'D	REVISIONS	NO.

NEW DWY ALIGNMENT				
ITEM NO.	RADIUS	LENGTH	BEARING/DELTA ANGLE	TANGENT
L5		61.06'	S40°31'16"E	
L1		40.22'	S31°07'07"W	
C1	50.00'	11.97'	13°43'13"	11.94'
L2		75.88'	S17°23'55"W	
C2	120.00'	69.29'	33°05'07"	68.33'
L3		64.66'	S15°41'12"E	
C3	100.00'	81.08'	46°27'24"	78.88'
C4	50.01'	18.65'	21°22'18"	18.55'
L4		18.38'	S40°46'18"E	



DRIVEWAY GRADING & DRAINAGE PLAN

LANDS OF GORDON

RICA VISTA WAY

APN 612-08-023

San Jose

California

C2

2 OF 7

FILE NO.

DRAWING NO.

CONTRACT NO.

PROJECT NO.

DESIGNED

DATE

07/07/21

DRAWN

DATE

07/07/21

CHECKED

DATE

07/07/21

BY

DATE

APP'D

REVISIONS

NO.

PT

DESIGNED

DATE

07/07/21

PT

DRAWN

DATE

07/07/21

NL

CHECKED

DATE

07/07/21

SCALE

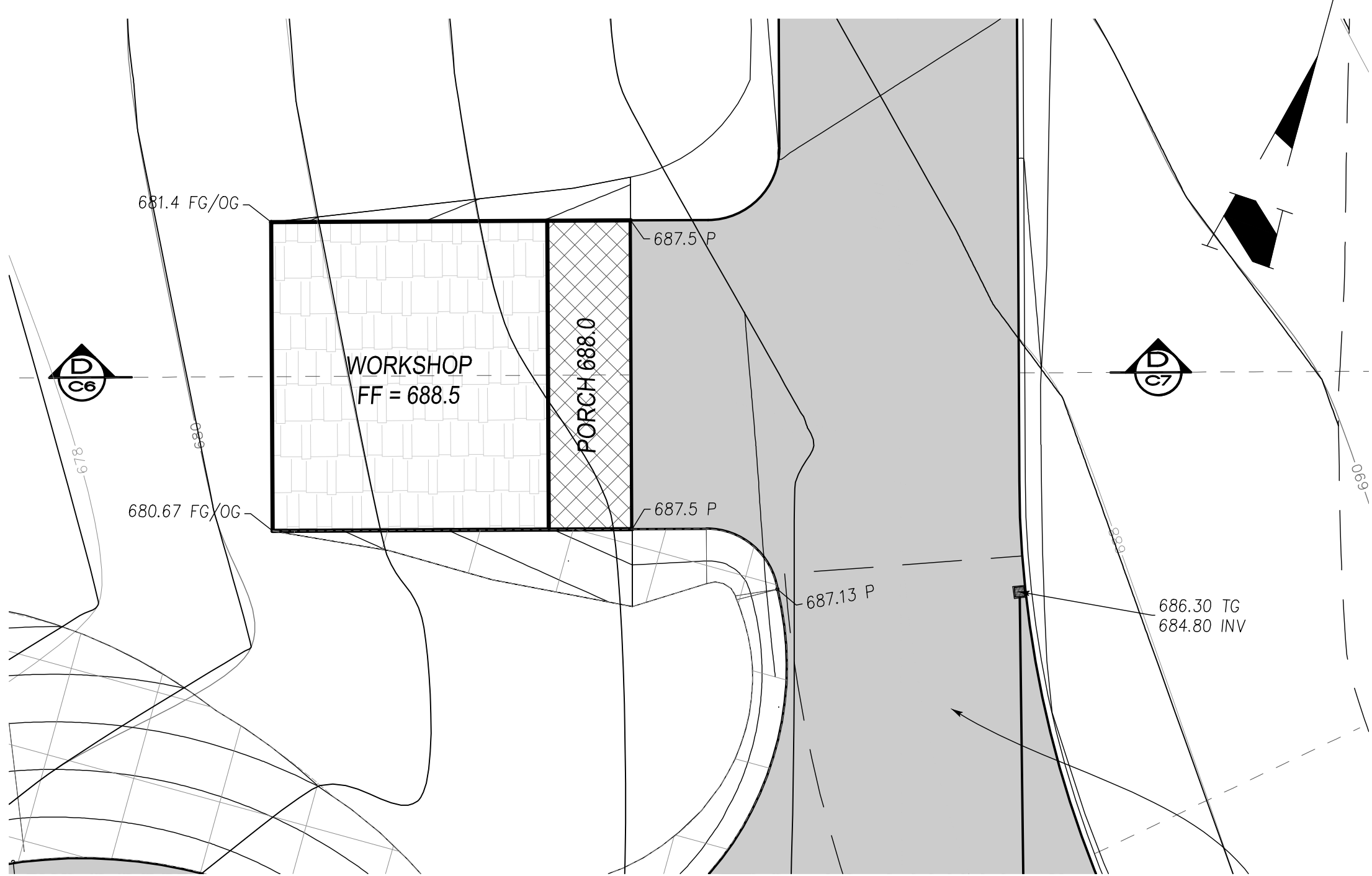
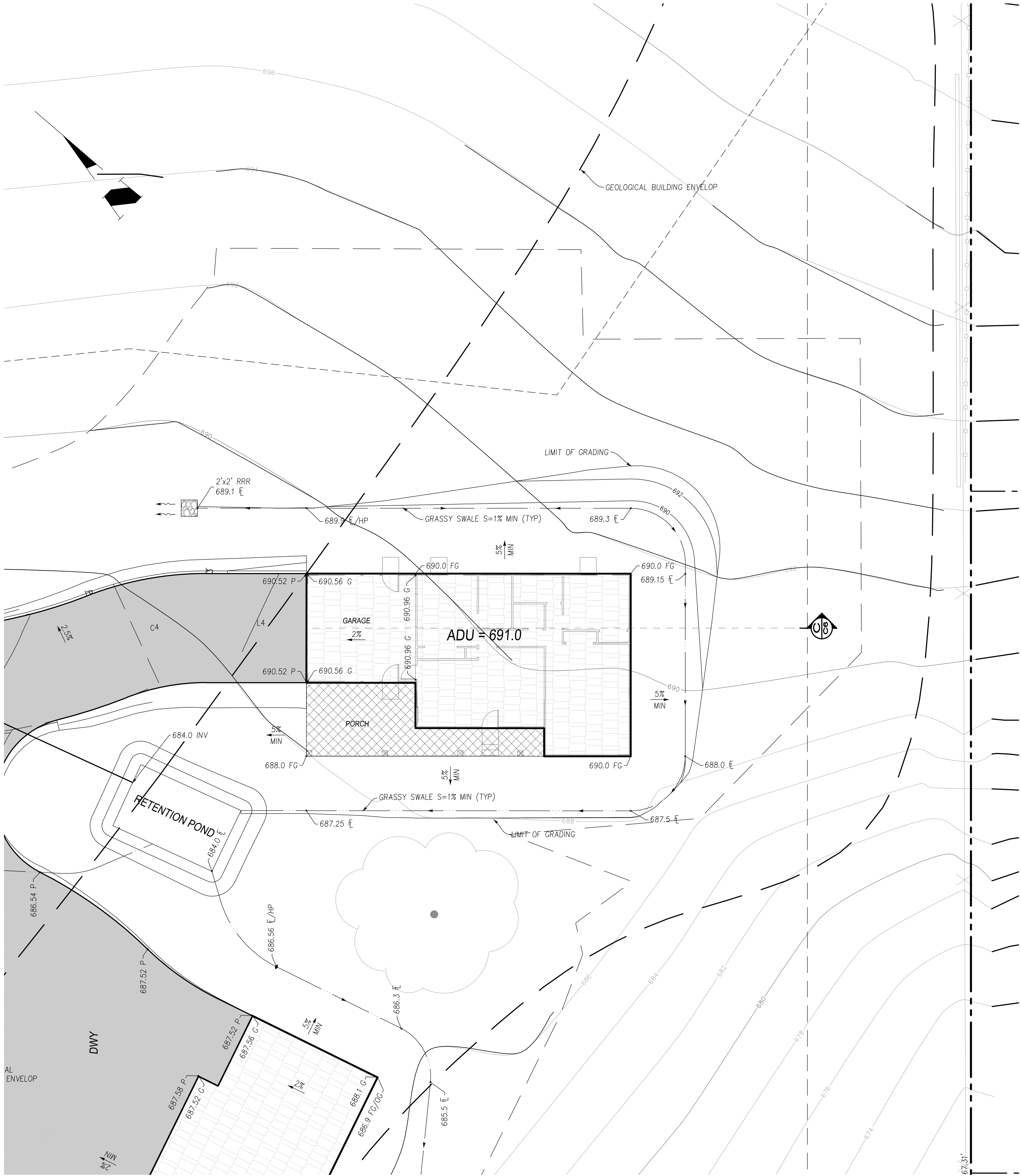
1" = 20'

REVISIONS

NO.

APPLICANT : GORDON

ROAD NAME : RICA VISTA WAY



APPLICANT : GORDON

ROAD NAME : RICA VISTA WAY

DRAWING NO.		WORK SHOP, ADU GRADING & DRAINAGE PLAN				PROJECT NO.		NO.	
G5		LANDS OF GORDON							
		RICA VISTA WAY							
		APN 612-08-023							
SHEET NO.		San Jose				CONTRACT NO.			
5		California				FILE NO.			
OF 7									
		DESIGNED		DATE		BY		DATE	
		PT		07/07/21					
		DRAWN		DATE		APP'D		REVISIONS	
		PT		07/07/21					
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		SCALE							
		NL		07/07/21					
		CHECKED		DATE					

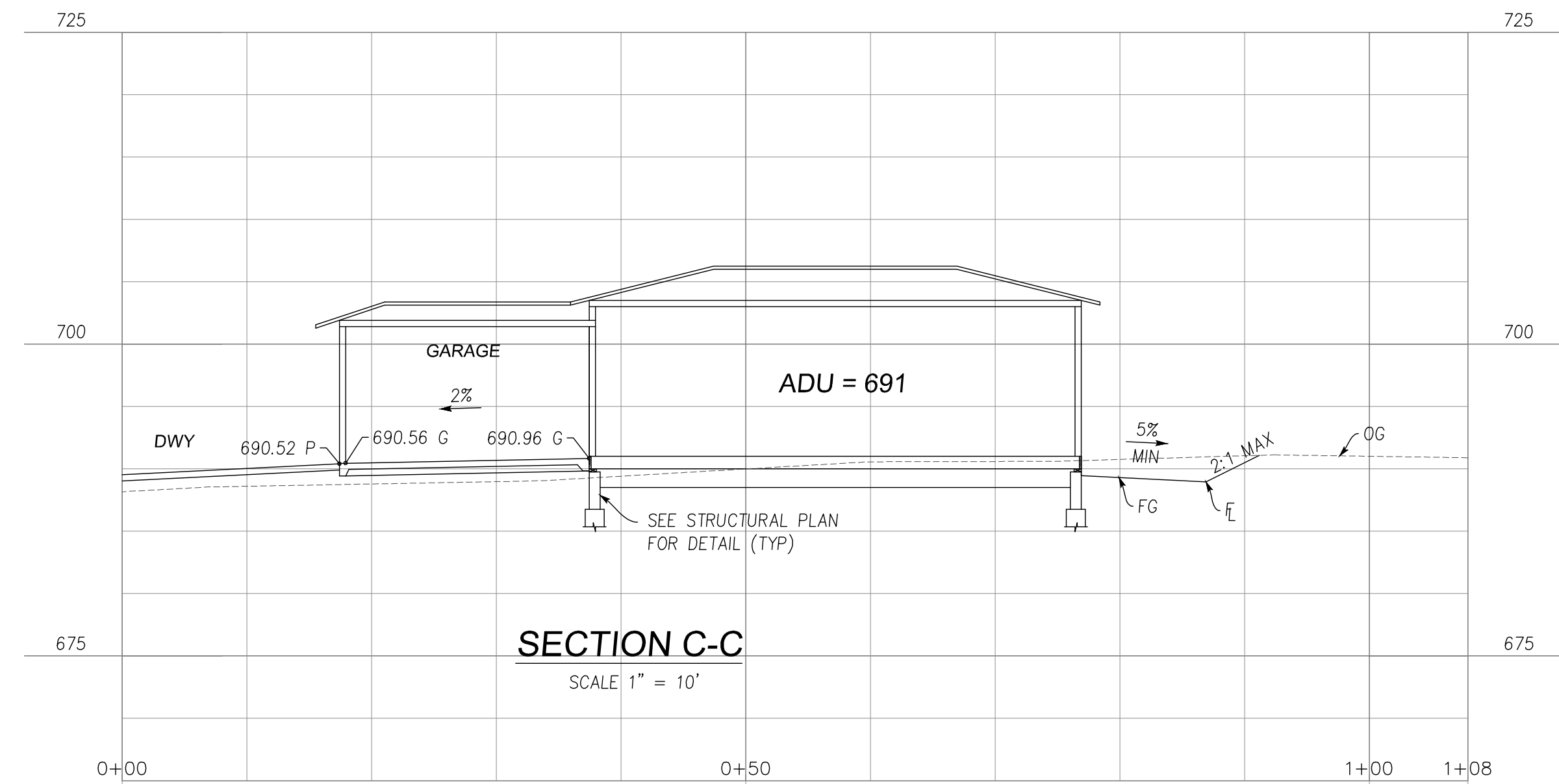


598 E Santa Clara St #270

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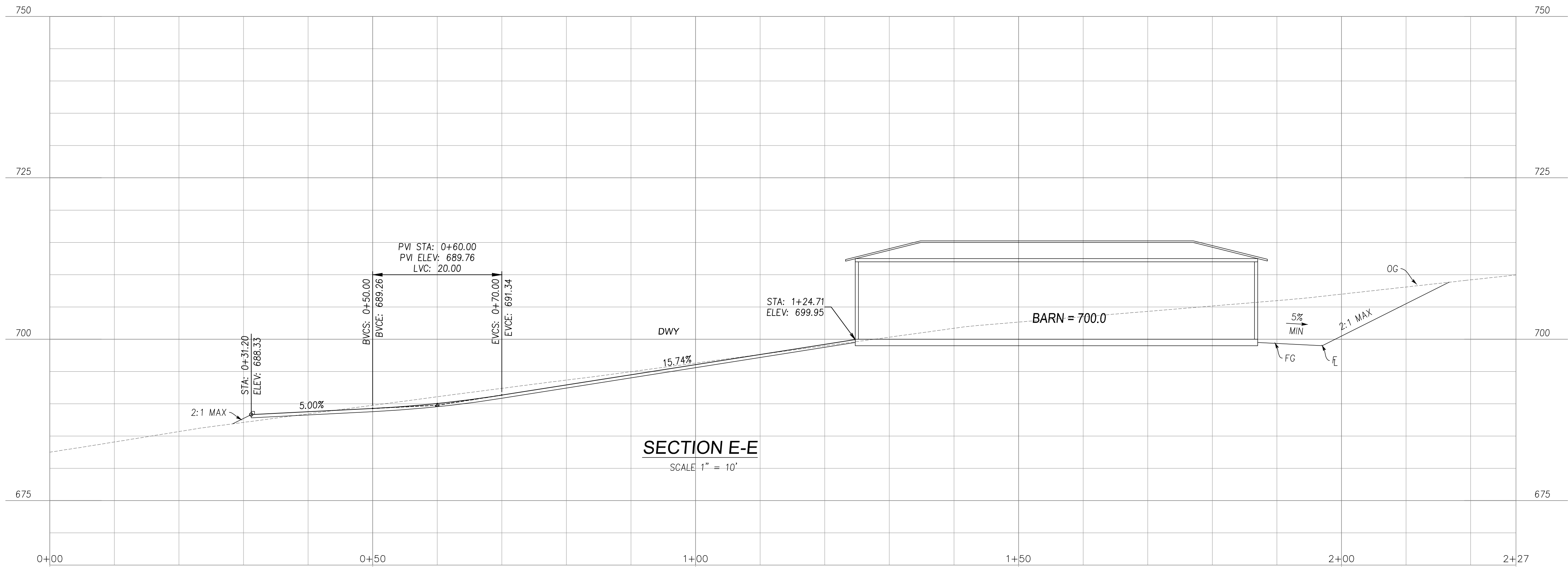
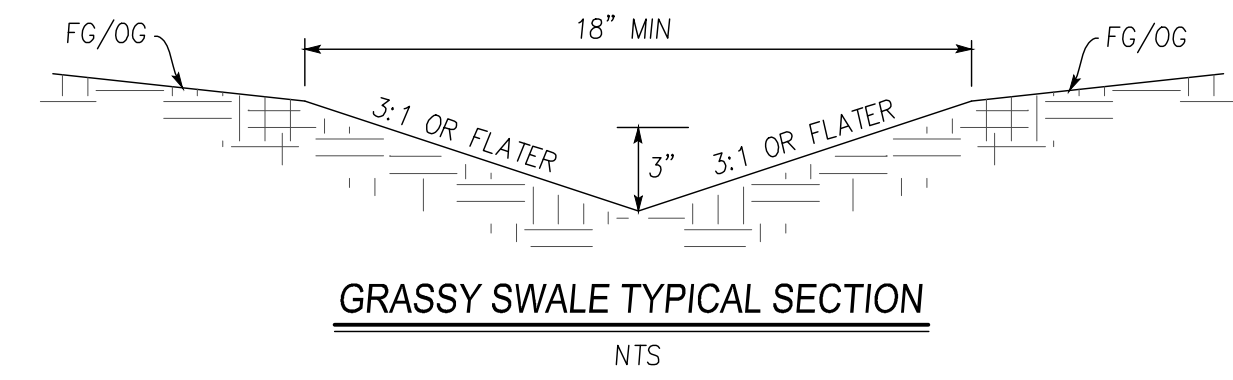
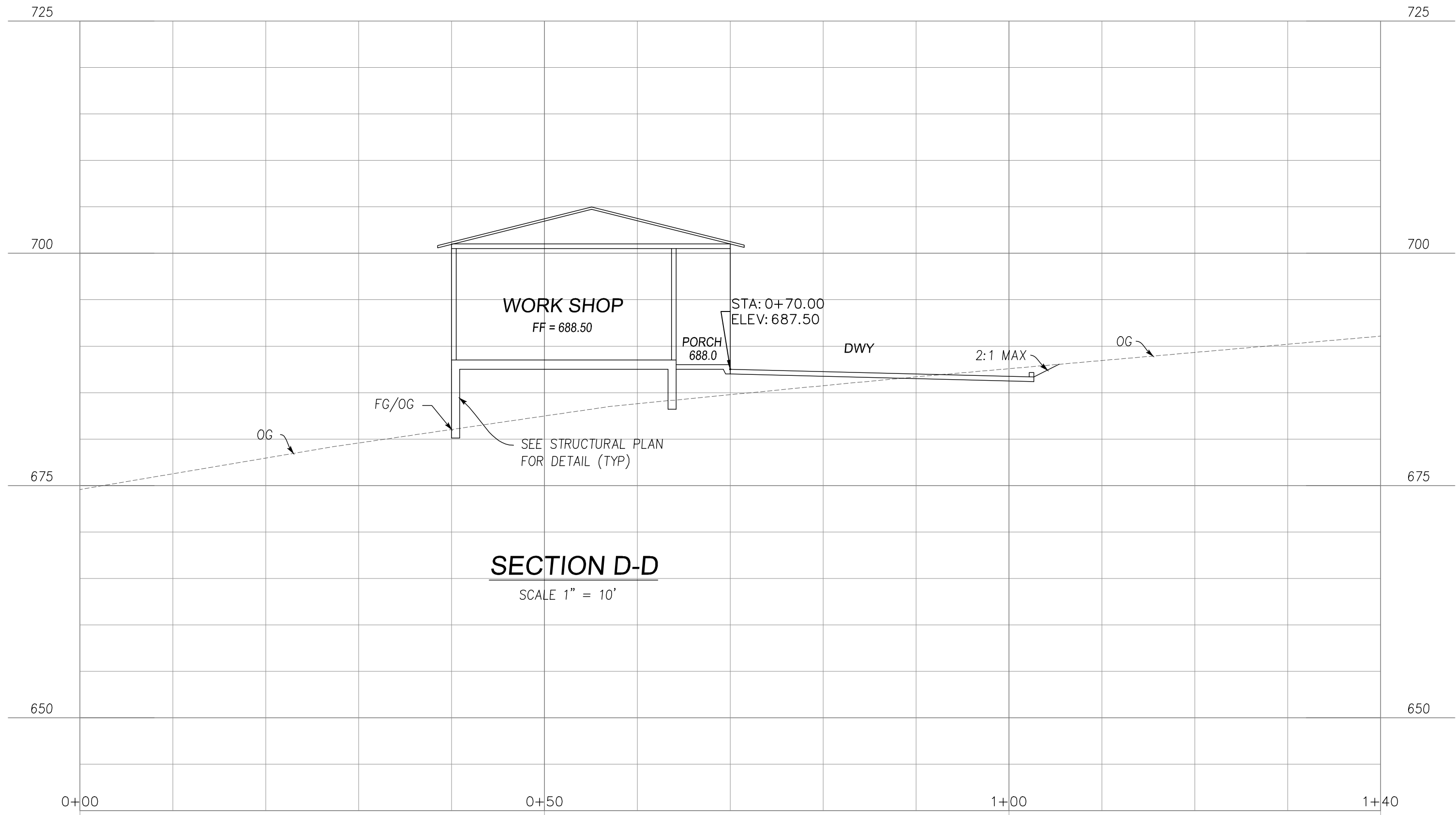
Phone: (408) 806-7187

Fax: (408) 583-4006



ROAD NAME : RICA VISTA WAY

DRIVEWAY PROFILE & BLDG CROSS SECTIONS		PROJECT NO.	
LANDS OF GORDON		CONTRACT NO.	
RICA VISTA WAY		San Jose	
APN 612-08-023		California	
C6		FILE NO.	
SHEET NO.		NO.	
6		6	
of 7		of 7	



DRAWING NO.		PROJECT NO.		CONTRACT NO.		FILE NO.	
C7		7 OF 7		San Jose		California	
BLDG CROSS SECTIONS		LANDS OF GORDON		RICA VISTA WAY		APN 612-08-023	
DESIGNED		DRAWN		BY		REVISIONS	
PT		PT		PT		PT	
DATE		DATE		DATE		DATE	
07/07/21		07/07/21		07/07/21		07/07/21	
SCALE		SCALE		SCALE		SCALE	
1" = 10'		1" = 10'		1" = 10'		1" = 10'	
CHECKED		CHECKED		CHECKED		CHECKED	
NL		NL		NL		NL	
APP'D		APP'D		APP'D		APP'D	
DATE		DATE		DATE		DATE	
07/07/21		07/07/21		07/07/21		07/07/21	
NO.		NO.		NO.		NO.	

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