



**CITY OF CAMPBELL**  
**Community Development Department**

February 26, 2021

**NOTICE OF PUBLIC HEARING**  
**THIS MEETING WILL BE CONDUCTED ON-LINE USING ZOOM**

Notice is hereby given that the Planning Commission of the City of Campbell has set the time of 7:30 p.m., or shortly thereafter, on Tuesday, **March 9, 2021**, for a Public Hearing to consider the application of Akbar Abdollahi for a Planned Development Permit (PLN-2018-225) to allow the construction of nine (9) single family residences, a new private street, and associated site and landscaping improvements; a Tentative Subdivision Map to subdivide the site into nine (9) single-family lots with one (1) common lot; a Parking Modification Permit to allow a reduction in the number of required parking spaces; a Tree Removal Permit to allow the removal of one (1) fruitless mulberry tree; and a Variance to allow the retention of existing overhead utility lines and/or the placement of new poles for property located at **202 W. Rincon Avenue**. Staff is recommending that this item be deemed Categorically Exempt under CEQA.

While members of the public will not be able to attend the meeting of the Campbell City Planning Commission physically, the meeting will be live-streamed on YouTube at (<https://www.youtube.com/user/CityofCampbell>).

Interested persons may register to electronically participate in this Zoom PC meeting at [https://us02web.zoom.us/webinar/register/WN\\_QRq7\\_Ld6R5mPvs3hsgTtPQ](https://us02web.zoom.us/webinar/register/WN_QRq7_Ld6R5mPvs3hsgTtPQ). After registering, you will receive a confirmation email containing information about joining the webinar. The complete agenda packet will be posted by Friday, March 5<sup>th</sup>, on the website at <https://www.ci.campbell.ca.us/AgendaCenter/Planning-Commission-6>, and will include all materials for this meeting. Please be advised that if you challenge the nature of the above project in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice, or in written correspondence delivered to the City of Campbell Planning Commission at, or prior to, the Public Hearing by email to [planning@campbellca.gov](mailto:planning@campbellca.gov). Questions may be addressed to the Community Development Department at (408) 866-2140. Plans and architectural drawings may be viewed by Friday, February 26<sup>th</sup>, on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Planning Commission'.

In compliance with the Americans with Disabilities Act, the City of Campbell will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the public hearings, including qualified sign language interpreters, listening assistive devices, and other ways of making information and communications accessible to people who have speech, hearing, or vision impairments. Anyone who requires auxiliary aid or service for effective communication should contact the City Clerk's Office at 70 N. First Street, Campbell, CA 95008, (408) 866-2117 or [ClerksOffice@campbellca.gov](mailto:ClerksOffice@campbellca.gov) at least on week prior to the meeting. Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Service (CRS) or by telephoning any other service providers' CRS telephone number.

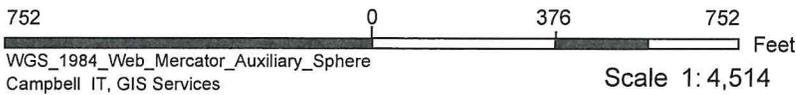
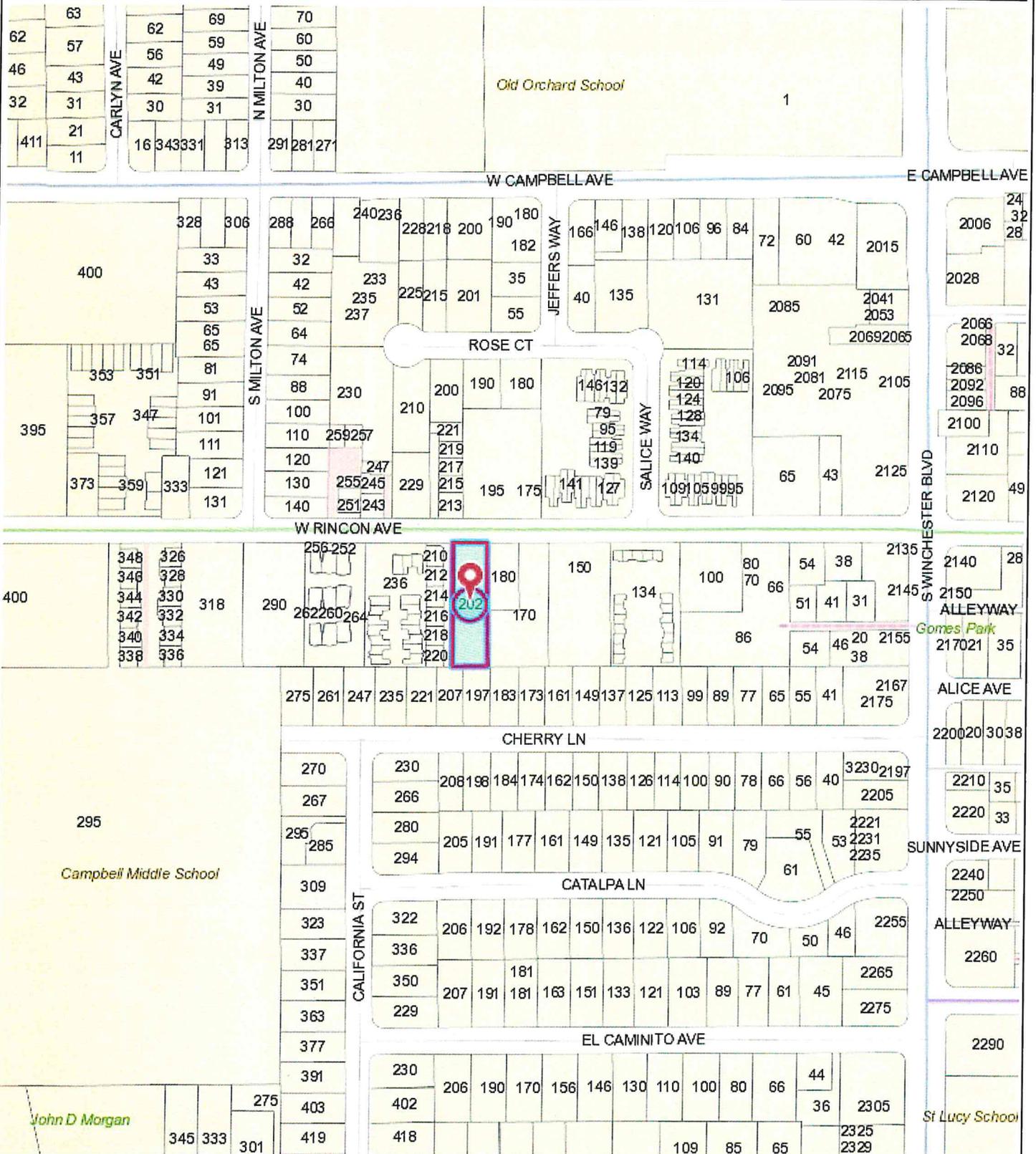
PLANNING COMMISSION  
CITY OF CAMPBELL  
PAUL KERMOYAN  
SECRETARY

PLEASE NOTE:

When calling on this Notice, refer to **202 W Rincon Ave**



# Location Map - 202 W Rincon Ave



This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.

# PROPOSED RESIDENTIAL PROJECT AT: 202 WEST RINCON AVENUE, CAMPBELL, CA

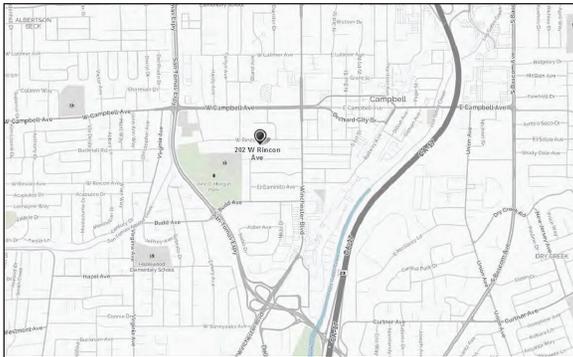
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2-9-2021	



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**Architecture**  
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408.674.9077

PARCELS	AREA SQ. FT.	AREA AC.
LOT 1	1,978	0.045
LOT 2	1,162	0.027
LOT 3	1,271	0.029
LOT 4	1,271	0.029
LOT 5	1,122	0.026
LOT 6	1,122	0.026
LOT 7	1,272	0.029
LOT 8	1,272	0.029
LOT 9	2,174	0.050
LOT A COMMON AREA	6,020	0.230
TOTAL	22,674	0.521

SEE SHEET C-1 FOR IMPERVIOUS AND LANDSCAPE AREAS CALCULATIONS



VICINITY MAP

202 W. RINCON AVE.  
CAMPBELL, CA 95008

A2 LAND INVESTMENT, LLC  
MR. AKBAR ABDULLAHI  
(408) 202-1100

APN # 305-33-007  
ZONING : P-D (PLANNED DEVELOPMENT)  
OCCUPANCY TYPE: R-3/U  
CONSTRUCTION TYPE: V-B  
LOT AREA: 22,674 S.F. / GROSS 25,074 S.F. TO CENTER LINE OF STREET

**PROJECT SCOPE:**  
DEMOLISH EXISTING HOUSE AND CONSTRUCT  
8 SINGLE FAMILY 3 STORY HOMES WITH ATTACHED 2 CARS GARAGE EACH  
AND 1 SINGLE FAMILY 2 STORY HOME WITH ATTACHED 2 CARS GARAGE  
  
THE PROVISION OF TWO FUTURE (2) INTERIOR ACCESSORY DWELLING UNITS  
IN ACCORDANCE WITH CMC 21.23.090  
THE FUTURE UNITS WILL BE LOCATED IN THE FIRST FLOOR OF UNITS 5 & 6

PARKING PROVIDED: 26 CARS  
2 COVERED IN EACH GARAGE = 18 CARS  
PLUS 8 GUEST PARKING

SQUARE FOOTAGE SUMMARY FOR THE PROJECT	
TOTAL LIVING AREA	17,020 SQ. FT.
GARAGES AREA	3,240 SQ. FT.
TOTAL AREA	20,260 SQ. FT.
FAR	89% (OF NET)
LOT COVERAGE (7,180 S.F.)	31.7 %

DEVELOPMENT DATA			
SQUARE FOOTAGE SUMMARY FOR EACH UNIT:			
	LIVING AREA	GARAGE	TOTAL
LOT 1 TO 8	1,910 SQ. FT.	360 SQ.FT.	2,270 SQ.FT.
LOT 9	1,740 SQ. FT.	360 SQ.FT.	2,100 SQ.FT.
TOTAL S.F.	-	-	20,260 SQ.FT.

**SHEET INDEX**

- A1.0 PROJECT DATA
- A1.1 SITE PLAN
- A1.2 EXISTING SITE PLAN
- A1.3 CONSTRUCTION STAGING PLAN
- L1.1 CONCEPTUAL LANDSCAPE PLAN

- A2.1 FLOOR PLANS LOTS 1 TO 8
- A2.2 FLOOR PLANS LOT 9

- A3.1 EXTERIOR ELEVATIONS
- A3.2 EXTERIOR ELEVATIONS
- A3.3 EXTERIOR ELEVATIONS LOT 9

- A4.0 STREETScape / SECTIONS
- A4.1 STREETScape / SECTIONS
- A5 ROOF PLANS

- C-1 COVER SHEET / DETAILS / NOTES
- C-2 PRELIMINARY GRADING PLAN
- C-3 STORM WATER CONTROL PLAN / DETAILS
- C-4 PRELIMINARY UTILITY
- TM TENTATIVE MAP

- E1-1 DRIVEWAY LIGHTING PLAN AND SCHEDULES
- E1-2 DRIVEWAY PHOTOMETRIC PLAN
- E1-3 LIGHTING SCHEDULES AND DETAILS

AUTOMATIC RESIDENTIAL FIRE SPRINKLERS TO BE  
INSTALLED UNDER SEPARATE PERMIT

**PROJECT SUMMARY**

**SHEET INDEX**

**“Rough Framing and Final Inspection Required by Planning”  
“Front yard landscaping shall be installed prior to final inspection”**

**ALL EXISTING AND NEW UTILITIES SHALL BE PLACED UNDERGROUND WITHOUT EXCEPTION**

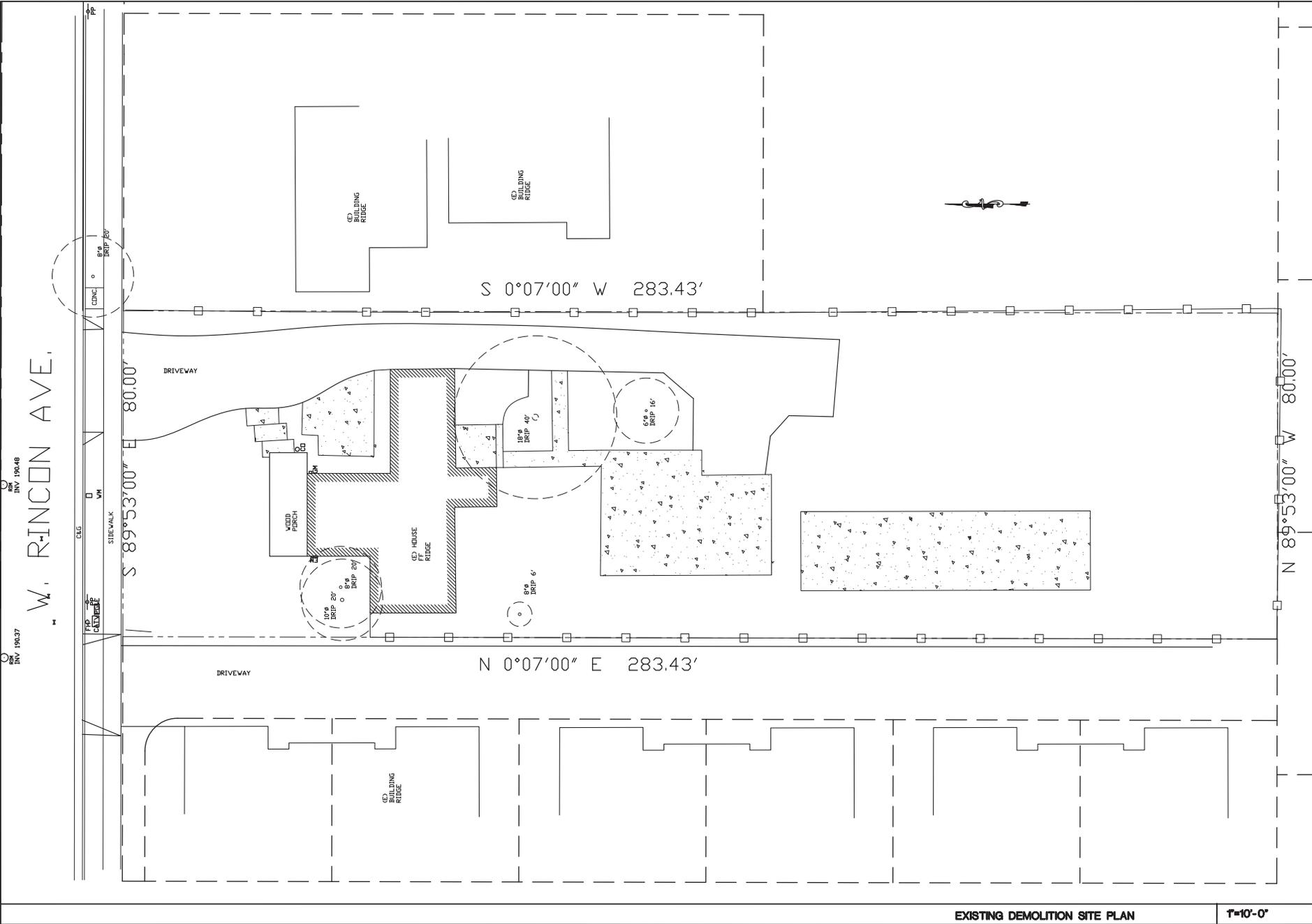
**PROJECT SUMMARY**

**A2 LAND INVESTMENT, LLC  
202 W. RINCON AVE.  
CAMPBELL, CA**

DATE:	8-20-2020
SCALE:	-
DRAWN:	CB
JOB NO.	
SHEET NO.	<b>A1.0</b>
OF SHEETS	

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W. RINCON AVE.

INV 19637  
INV 19646

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**Architecture**  
916.435.0605  
408.674.9077



**EXISTING SITE PLAN**

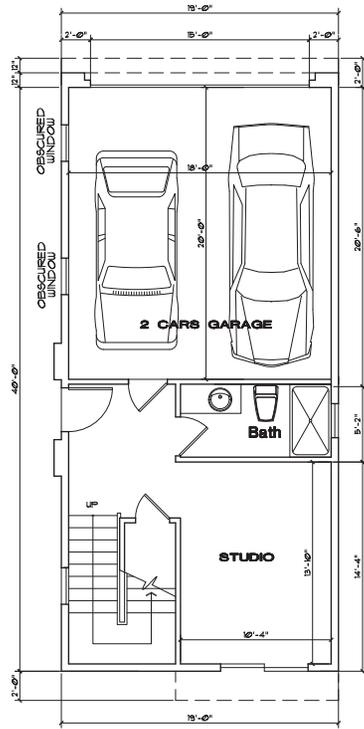
**A2 LAND INVESTMENT, LLC**  
**202 W. RINCON AVE**  
**CAMPBELL, CA**

DATE: 8-20-2020  
SCALE: 1"=10'-0"  
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JOB NO:  

SHEET NO.  
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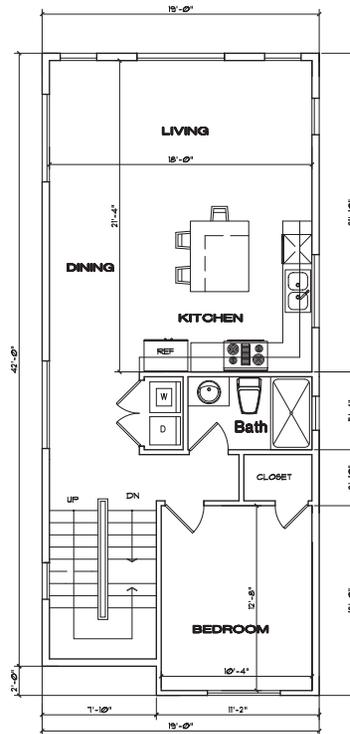
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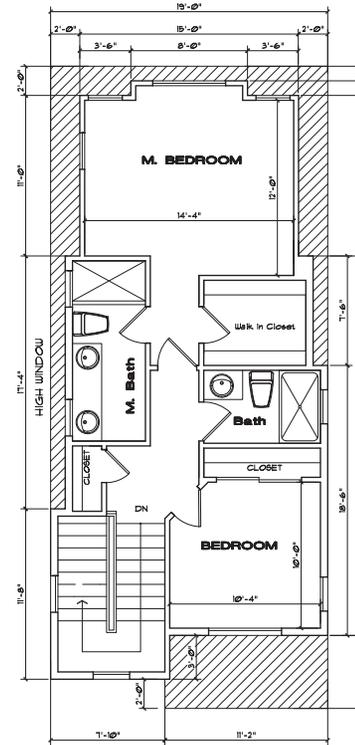


LIVING AREA: 400 S.F.  
GARAGE: 360 S.F.

FIRST FLOOR: 760 S.F.



SECOND FLOOR: 820 S.F.



THIRD FLOOR: 690 S.F.

TOTAL AREA: 2,270 SQ.FT.  
LOTS 1 TO 8

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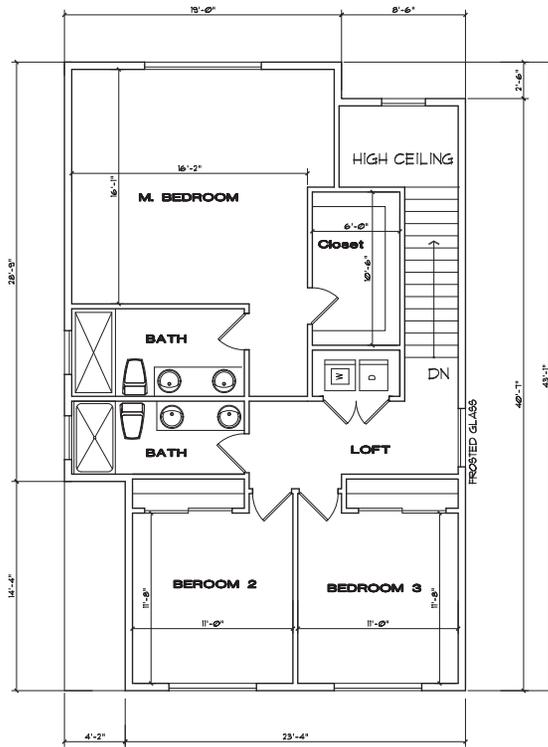
FLOOR PLANS  
LOTS 1 TO 8

A2 LAND INVESTMENT, LLC  
202 W. FINCON AVE  
CAMPBELL, CA

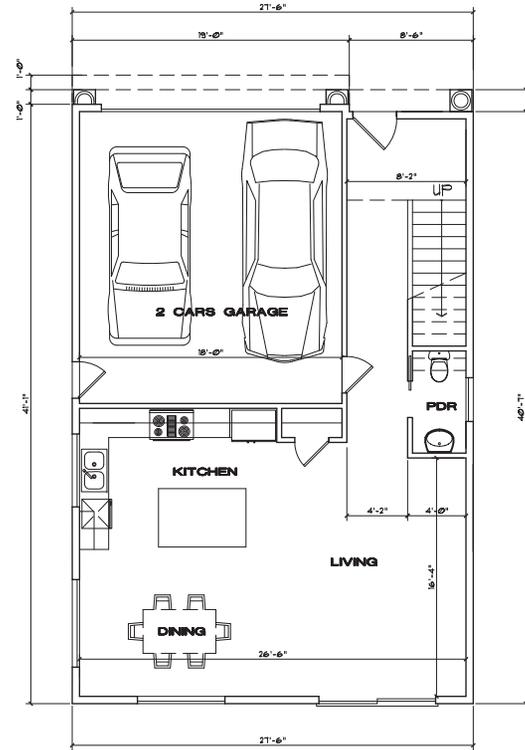
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SECOND FLOOR: 1,000 S.F.



LIVING AREA: 740 S.F.  
GARAGE: 360 S.F.

FIRST FLOOR: 1,100 S.F.

LOT 9 TOTAL AREA: 2,100 SQ.FT.

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FLOOR PLANS  
LOT 9

A2 LAND INVESTMENT, LLC  
202 W. RINCON AVE  
CAMPBELL, CA

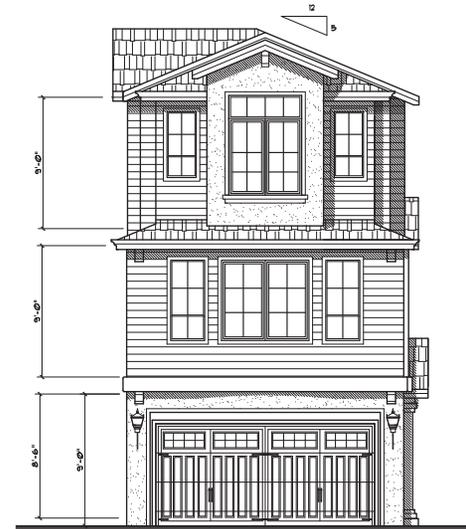
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**SIDE ELEVATION**



**FRONT ELEVATION**

**TYPICAL FINISHES:**  
 ROOF: COMPOSITION ROOF SHINGLES  
 MISSION STYLE ROOF TILES  
 3/4" TYPE 36 FELT UNDERLAYMENT,  
 INSTALLED PER MANUF.  
 EXTERIOR: HORIZONTAL SIDING / STUCCO FINISH  
 TRIM: 4" DETAILS, PAINTED WOOD TRIM



**SIDE ELEVATION**



**REAR ELEVATION**

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**EXTERIOR ELEVATIONS**  
**LOTS 1 - 3 - 5 - 6 - 8**

**A2 LAND INVESTMENT, LLC**  
 202 W. RINCON AVE  
 CAMPBELL, CA

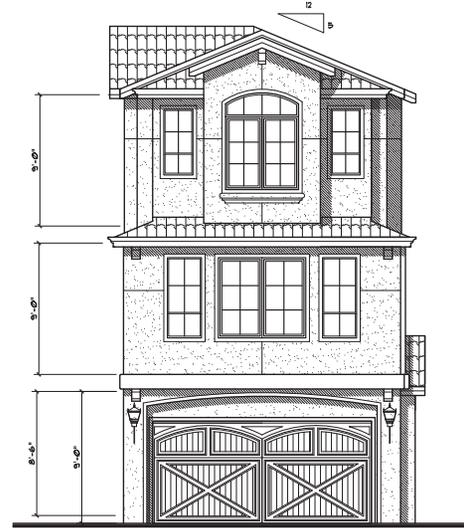
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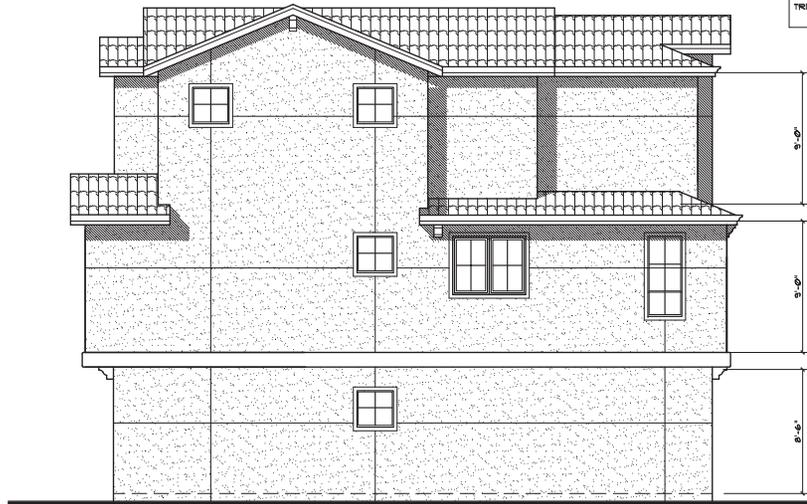


SIDE ELEVATION



FRONT ELEVATION

TYPICAL FINISHES:  
 ROOF: COMPOSITION ROOF SHINGLES 0/ TYPE 30 FELT UNDERLAYMENT, INSTALLED PER MANUF.  
 EXTERIOR: HORIZONTAL SIDING / STUCCO FINISH  
 TRIMS & DETAILS: PAINTED WOOD TRIM



SIDE ELEVATION



REAR ELEVATION

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EXTERIOR ELEVATIONS  
 LOTS 2 - 4 - 7

A2 LAND INVESTMENT, LLC  
 202 W. FINCON AVE  
 CAMPBELL, CA

DATE: 8-20-2020  
 SCALE: NOTED  
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 JOB NO: -

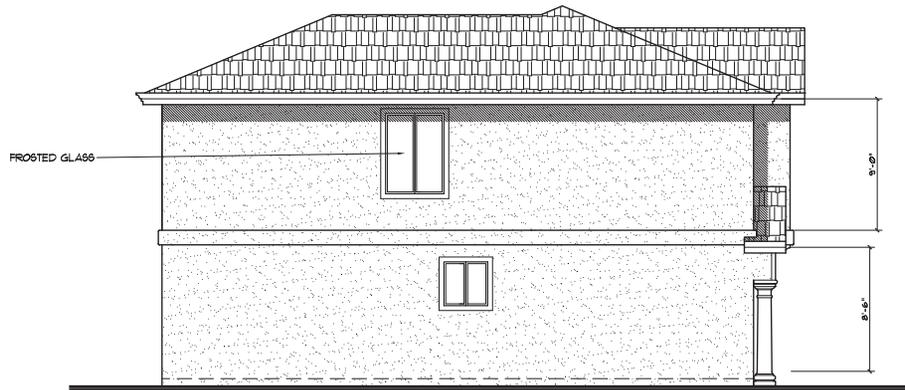
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EXTERIOR ELEVATIONS

1/4"=1'-0"

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LEFT SIDE ELEVATION

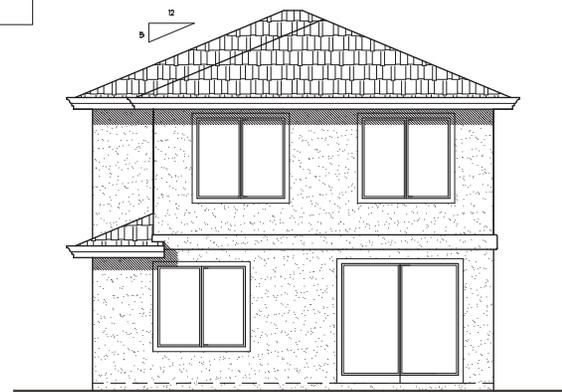


FRONT ELEVATION

TYPICAL FINISHES:  
 ROOF: COMPOSITION ROOF SHINGLES  
 MISSION STYLE ROOF TILES  
 O/ TYPE 30 FELT UNDERLAYMENT,  
 INSTALLED PER MANUF.  
 EXTERIOR: HORIZONTAL SIDING / STUCCO FINISH  
 TRIMS & DETAILS: PAINTED WOOD TRIM



RIGHT SIDE ELEVATION



REAR ELEVATION

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EXTERIOR ELEVATIONS  
 LOT 5

A2 LAND INVESTMENT, LLC  
 202 W. FINCON AVE  
 CAMPBELL, CA

DATE: 5-20-2020  
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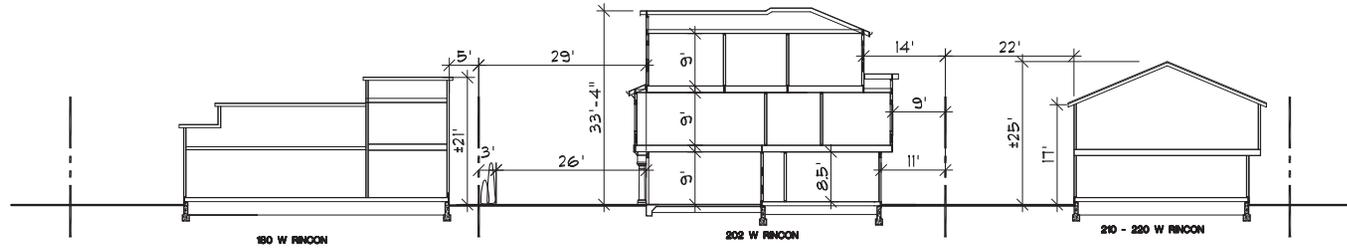
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EXTERIOR ELEVATIONS

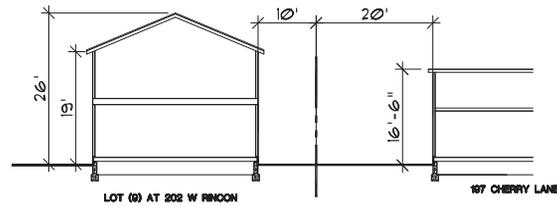
1/4"=1'-0"

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ADJACENT PROPERTIES SECTION (EAST - WEST)



SECTION THROUGH ADJACENT PROPERTY TO THE SOUTH



NORTH ELEVATION (202 W RINCON)



STREETSCAPE / SECTION

1"=10'-0"

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STREETSCAPE / SECTION

A2 LAND INVESTMENT, LLC  
 202 W. RINCON AVE  
 CAMPBELL, CA

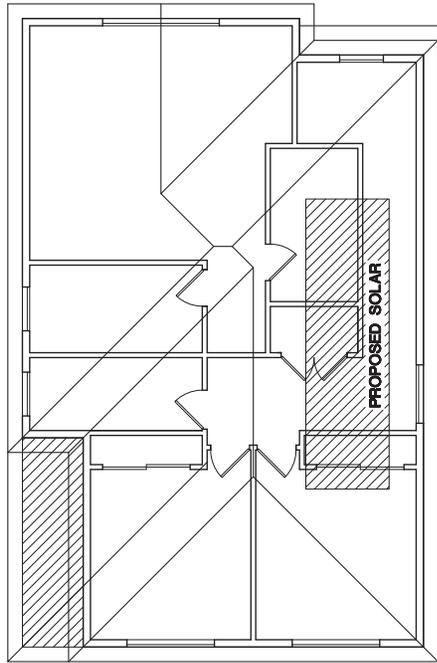
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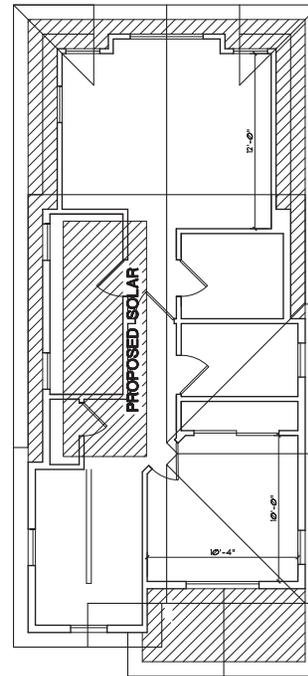
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ROOF PLAN LOT 9



ROOF PLAN LOTS 1 TO 8

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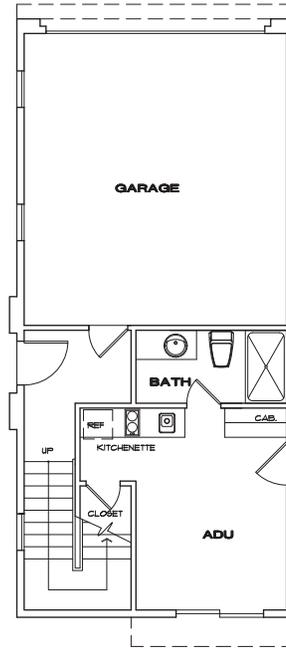
**ROOF PLANS**

**A2 LAND INVESTMENT, LLC**  
**202 W. RINCON AVE**  
**CAMPBELL, CA**

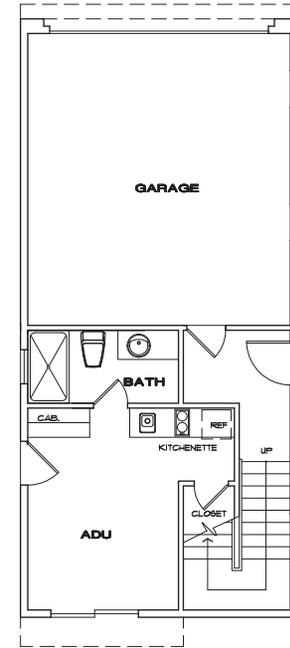
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UNIT ⑤  
FIRST FLOOR LEVEL  
250 S.F.



UNIT ⑥  
FIRST FLOOR LEVEL  
250 S.F.

UNITS 5 & 6 PROPOSED CONVERSION  
OF THE LOWER FLOOR TO A.D.U.

REVISIONS	BY

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**Architecture**  
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 408.674.9077

ADU PROPOSED  
FLOOR PLANS  
FOR UNITS 5 & 6

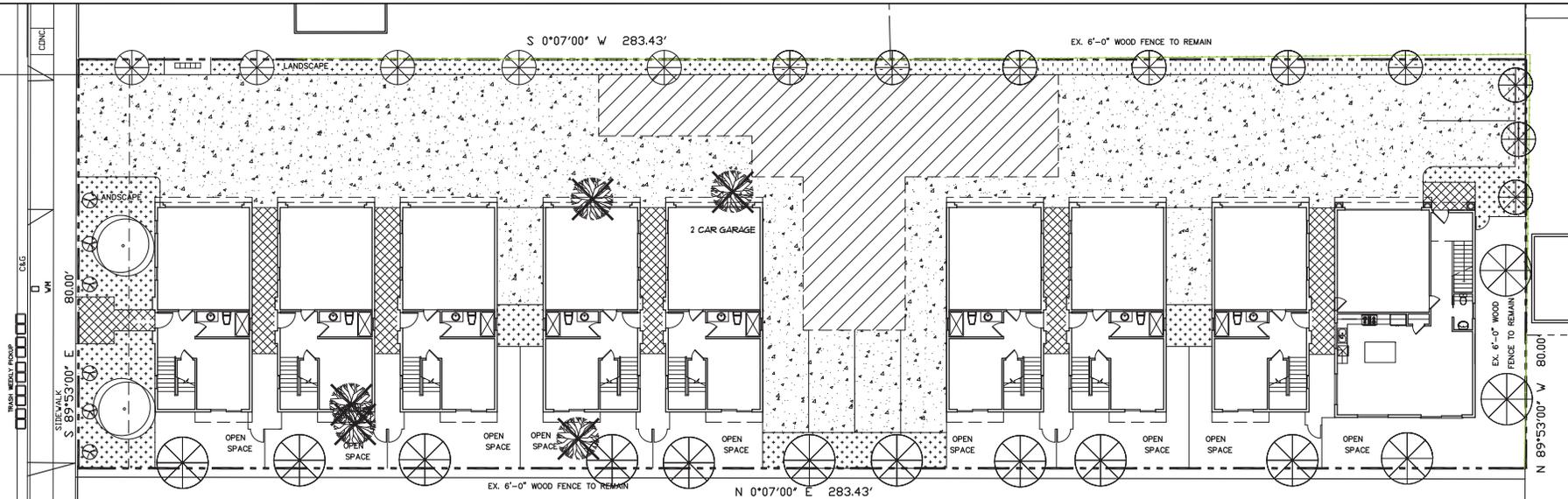
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 202 W. RINCON AVE  
 CAMPBELL, CA

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W. RINCON AVE.



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2-9-2021	

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**Architecture**  
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PRELIMINARY LANDSCAPE PLAN

A2 LAND INVESTMENT, LLC  
 202 W. RINCON AVE  
 CAMPBELL, CA

DATE: 8-26-2020  
 SCALE: 1"=10'-0"  
 DRAWN: CB  
 JOB NO:  
 SHEET NO.  
**L11**  
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LANDSCAPING AND IRRIGATION PLANS PREPARED IN COMPLIANCE WITH THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE

- LOCATION, SIZE AND NAME OF ALL PLANTINGS, INCLUDING TREES, BARRIERS, GROUNDCOVER, ETC.
- LOCATION, SIZE (DBH) AND DRAINAGE CAPACITY OF EXISTING TREES TO REMAIN OR REMOVE
- ALL IMPERVIOUS SURFACES, INCLUDING DRIVEWAYS, WALKWAYS, PATIOS, ETC.
- IRRIGATION DETAILS, INCLUDING LINEA TYPERS, BACKFLOW, ETC.
- DOCUMENTED SQUARE FOOTAGE OF ALL LANDSCAPED AREAS
- PLANT PALETTE (PHOTOGRAPHIC DEPICTIONS OF ALL PROPOSED PLANTINGS)

FORMERLY TREATED AREAS SHALL BE PLANTED WITH LANDSCAPING COMPATIBLE WITH ARTICLE 15.0 OF THE C3 SUDWATER ORDINANCE. ALL NEWLY TREATED AREAS SHALL BE PLANTED WITH THE SANTA CLARA VALLEY SUDWATER POLLUTION PREVENTION PROGRAM.

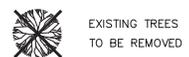
THE PROJECT LANDSCAPING PLANS SHALL COMPLY WITH MUELO.

- NOTES:**
- PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (2' MIN).
  - ENTIRE SITE IS TO BE ROUGH GRADED BY THE GRADING CONTRACTOR TO WITHIN 1/8" FOOT OF FINISH GRADE. LANDSCAPE CONTRACTOR IS TO FINE GRADE ALL LANDSCAPE AREAS.
  - ALL SITE UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION.
  - REFER TO CIVIL ENGINEER'S PLANS FOR OVERALL SITE GRADING AND DRAINAGE.
  - 600 LAIN SHALL BE DUALF PEEBLE BLEND.
  - PROVIDE 3" OF MEDIUM BARK THROUGHOUT SITE.
  - PROVIDE WATER - EFFICIENT LANDSCAPE UNDERGROUND SERVICE ALERT -
  - BEFORE TO ANY DIGGING OR TREBUCHING, CALL 18003313600

- Tree Protection Fencing (if necessary):**
- Shall be installed as shown on the landscape plan.
  - Shall be established prior to the arrival of construction equipment or materials on site.
  - Shall be comprised of six-foot high chain link fencing mounted on eight-foot tall, 2-inch diameter galvanized posts, driven 24 inches into the ground and spaced no more than 10 feet apart.
  - Shall be posted with signs saying "TREE PROTECTION FENCE - DO NOT REMOVE WITHOUT APPROVAL FROM CITY ARBORIST."
  - Call City Arborist for an inspection of tree protection fencing once it has been installed. This is required prior to obtaining building division permits.
  - Tree protection fencing shall remain undisturbed throughout the construction until final inspection. If contractor feels that work must be done inside the fenced area, call City Arborist to arrange a field meeting.

SYM.	Count	SIZE	COMMON NAME
		15 GA.	AGAPANTHUS 'TINKERBELL' LILY-OF-THE-NILE
	14	10 GA.	ESCALLONIA FRADESII ESCALLONIA
	2	36" BOX	NEW TREES FLOWERING PLUM MULTI-TRUNK
	13	24" BOX	NEW TREES ITALIAN CYPRESS
			LANDSCAPED AREA TRAILING LANTANA @ 24"O.C.
			PRIVATE YARDS LANDSCAPE WILL BE TURF GRASS
			PAVED AREAS USE PERMEABLE INTERLOCKING CONCRETE PAVERS - TYPICAL
			FIRE TRUCK TURNAROUND SAME PAVERS AS DRIVEWAY

- Landscaping shall be installed prior to final inspection.
- The project shall comply with the Water Efficiency Landscape Ordinance

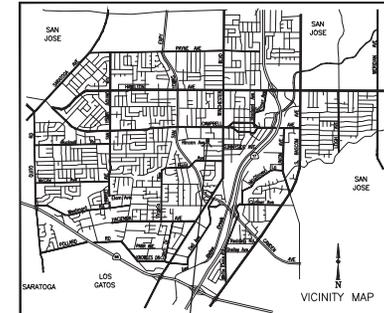


PRELIMINARY LANDSCAPE PLAN 1"=10'-0"

ABBREVIATIONS			
DESCRIPTION	DESCRIPTION	DESCRIPTION	
AB	AGGREGATE BASE	LANDG	LANDING
AC	ASPHALT CONCRETE	LP	LOW POINT
AD	AREA DRAIN	L/S	LANDSCAPE
BC	BACK OF CURB	MON	MONUMENT
BEL	BACKFLOW PREVENTOR	N	NORMAL GROUND
BM	BOTTOM OF WALL	OC	POOL BOX
C&C	CURB AND CUTTER	PG	PG&E VAULT
C/L	CENTERLINE	PGL	PROPERTY LINE
C/SW	CENTERLINE SWALE	PP	POWER POLE
CD	CLEANOUT	PPP	PLASTIC PERFORATED PIPE
CP	CONTROL POINT	PS	PUBLIC SERVICE ASSESSMENT
CP	DROP INLET	PVC	POLYVINYL CHLORIDE
D-S	DOWN-SPOUT	R/W	RIGHT OF WAY
D/W	DRIVEWAY	RCP	REINFORCED CONCRETE PIPE
ELECT	ELECTRIC	SD	STORM DRAIN CLEANOUT
EP	EDGE OF PAVEMENT ELEVATION	SDM	STORM DRAIN MANHOLE
EUC	EUCALYPTUS TREE	STD	STANDARD
EXIST	EXISTING	SS	SANITARY SEWER
FF	FINISH FLOOR	SSM	SANITARY SEWER MANHOLE
FG	FINISH GRADE	SSW	SIDEWALK
FFH	FIRE HYDRANT	TC	TOP OF CURB
FL	FLOWLINE	TE	TOP OF FOUNDATION
FV	FENCE	TG	TOP OF GRADE
FOC	FACE OF CURB	TS	TOP OF SLAB
GB	GRADE BREAK	TP	TOP OF PAVEMENT
GUY WRE	GUY WIRE	TP	TOP OF WALL
HP	HIGH POINT	(TYP)	TYPICAL
DIP	DUCTILE IRON PIPE	VCP	VITRIFIED CLAY PIPE
INVT	INVERT	W	WHITE LINE STRIPE
JP	JOINT POLE	WM	WATER METER
JB	JUNCTION BOX (UTILITY)	WV	WATER VALVE
LOP	LOP OF CUTTER		

# PRELIMINARY IMPROVEMENT PLANS

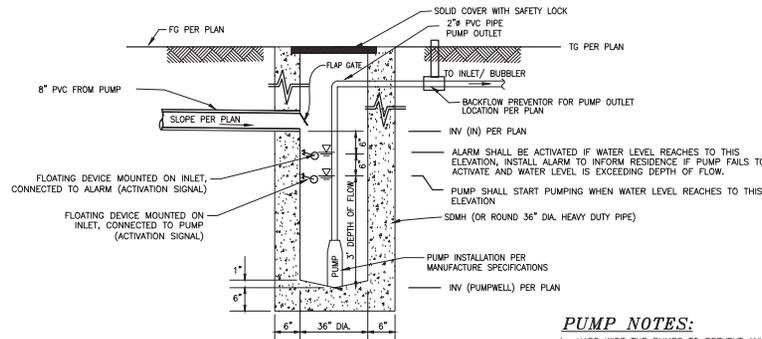
TEN LOT SUBDIVISION  
202 WEST RINCON AVENUE, CAMPBELL, CA  
APN: 305-33-007



PRE-CONSTRUCTION VS. POST-CONSTRUCTION IMPERVIOUS AREA COMPARISON				
PRE-CONSTRUCTION IMPERVIOUS AREA CALCULATION				
DESCRIPTION	AREA (SQFT.)	AREA (ACRES)	PERCENTAGE	MATERIAL
HOUSE	2,497	0.057	11.0%	ROOFING
CONC. PAD	1,415	0.032	6.2%	CONCRETE
AC DWY	2,962	0.068	13.1%	AC
WALKWAYS, PORCH, PATIOS	802	0.018	3.5%	CONCRETE
<b>TOTAL PROJECT IMPERVIOUS AREA</b>	<b>7,676</b>	<b>0.176</b>	<b>33.9%</b>	<b>IMPERVIOUS</b>
<b>TOTAL PROJECT PERVIOUS AREA</b>	<b>14,998</b>	<b>0.344</b>	<b>66.1%</b>	<b>PERVIOUS</b>
<b>TOTAL SITE AREA</b>	<b>22,674</b>	<b>0.521</b>	<b>100.0%</b>	
POST-CONSTRUCTION IMPERVIOUS AREA CALCULATION				
DESCRIPTION	AREA (SQFT.)	AREA (ACRES)	PERCENTAGE	MATERIAL
LOT 1 HOUSE FOOTPRINT	755	0.017	3.3%	ROOFING
LOT 2 HOUSE FOOTPRINT	755	0.017	3.3%	ROOFING
LOT 3 HOUSE FOOTPRINT	755	0.017	3.3%	ROOFING
LOT 4 HOUSE FOOTPRINT	755	0.017	3.3%	ROOFING
LOT 5 HOUSE FOOTPRINT	755	0.017	3.3%	ROOFING
LOT 6 HOUSE FOOTPRINT	755	0.017	3.3%	ROOFING
LOT 7 HOUSE FOOTPRINT	755	0.017	3.3%	ROOFING
LOT 8 HOUSE FOOTPRINT	755	0.017	3.3%	ROOFING
LOT 9 HOUSE FOOTPRINT	1,106	0.025	4.9%	ROOFING
LOT A WALKWAY, DRIVEWAY & PARKING	1,443	0.033	6.4%	CONCRETE
LOT 1 TO 9, PORCHES, WALKWAY, DRIVEWAY	1,366	0.031	6.0%	CONCRETE
<b>TOTAL PROJECT IMPERVIOUS AREA</b>	<b>9,956</b>	<b>0.229</b>	<b>43.9%</b>	<b>IMPERVIOUS</b>
LOT A PERVIOUS PAVERS DRIVEWAY, STALLS	7,066	0.162	31.2%	POROUS AC
PROJECT LANDSCAPE/ GROUND	5,653	0.130	24.9%	LANDSCAPE
<b>TOTAL PROJECT PERVIOUS AREA</b>	<b>12,719</b>	<b>0.292</b>	<b>56.1%</b>	<b>PERVIOUS</b>
<b>TOTAL SITE AREA</b>	<b>22,674</b>	<b>0.521</b>	<b>100.0%</b>	
PRE VS. POST COMPARISON				
DESCRIPTION	AREA (SQFT.)	AREA (ACRES)	PERCENTAGE	
<b>PROJECT IMPERVIOUS AREA INCREASE</b>	<b>2,279</b>	<b>0.052</b>	<b>10.1%</b>	

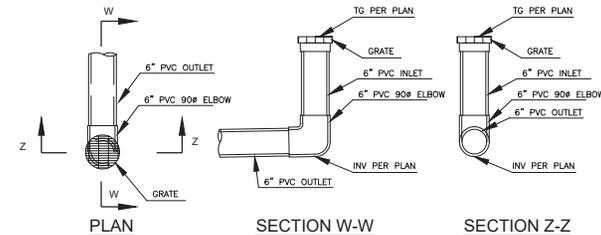
## LEGEND

EXISTING	PROPOSED	DESCRIPTION	
---	---	PROPERTY LINE	
---	---	FILL AREA LIMIT	
---	---	CUT AREA LIMIT	
---	---	CONTOUR	
---	---	WATER LINE	
---	---	SD	STORM DRAIN PIPE (SOLID)
---	---	SS	SANITARY SEWER PIPE
---	---	SSD	SUBDRAN PIPE (PERFORATED)
---	---	OH s.T.V	OVERHEAD UTILITIES WITH POLE
---	---	G	Gas LINE
---	---	E	ELECTRIC LINE (UNDERGROUND)
---	---	JT	JOINT TRENCH (UNDERGROUND)
---	---	SLV	STREET LIGHT VAULT
---	---	SSCO	SANITARY SEWER CLEANOUT
---	---	SMH	SANITARY SEWER MANHOLE
---	---	SDM	STORM DRAIN MANHOLE
---	---	SCM	SURVEY CITY MONUMENT
---	---	ELECTROLER	ELECTROLER
---	---	WM	WATER METER
---	---	---	TREE WITH TRUNK
---	---	---	STREET TREE
---	---	---	6" WOODEN FENCE
---	---	---	TREE PROTECTION FENCE 5" TALL CHAIN LINK
---	---	---	EARTHSWALE
---	---	---	CONCRETE SWALE
---	---	---	EASEMENT
---	---	---	AREA DRAIN/ INLET
---	---	---	OVERLAND RELEASE PATH
---	---	---	DRAINAGE PATH
---	---	---	(E) TREE TO BE REMOVE
---	---	---	DOWN-SPOUT
---	---	---	POP-UP EMITTER



### PUMP NOTES:

- HARD WIRE THE PUMPS TO PREVENT ANY UNPLUGGING.
- PUMPS TO BE CONNECTED TO BACKUP BATTERY OPERATED PUMPS, TO PREVENT FLOODING IN CASE OF BACKOUT.
- PROVIDE BACK FLOW PREVENTOR VALVE FOR PUMP OUTLET.
- PROVIDE RESERVE PUMP (BATTERY OPERATED) FOR EACH PUMP WELL.
- PROVIDE FLOATING DEVICE, CONNECTED TO SOUND/ LIGHT ALARM, TO NOTIFY RESIDENTS OF POSSIBLE RISE OF WATER IN PUMPWELL.



### STORM DRAIN AREA DRAIN

NTS

PRELIMINARY PLANS  
NOT APPROVED FOR CONSTRUCTION

PRELIMINARY IMPROVEMENT PLANS  
TEN LOT SUBDIVISION  
202 W. RINCON AVENUE  
CAMPBELL, CALIFORNIA  
UTILITY, GRADING AND DRAINAGE PLAN  
PRELIMINARY IMPROVEMENT PLAN

Revisions:

Date: 08/19/2020  
Scale: AS SHOWN  
Designed by: S.P.  
Checked by: S.R.  
Job #: 218042



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CIVIL ENGINEERS

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TEL: (650) 941-8055  
FAX: (650) 941-8755  
E-MAIL: SRAZAW@ENGINEERS.COM

OWNER:

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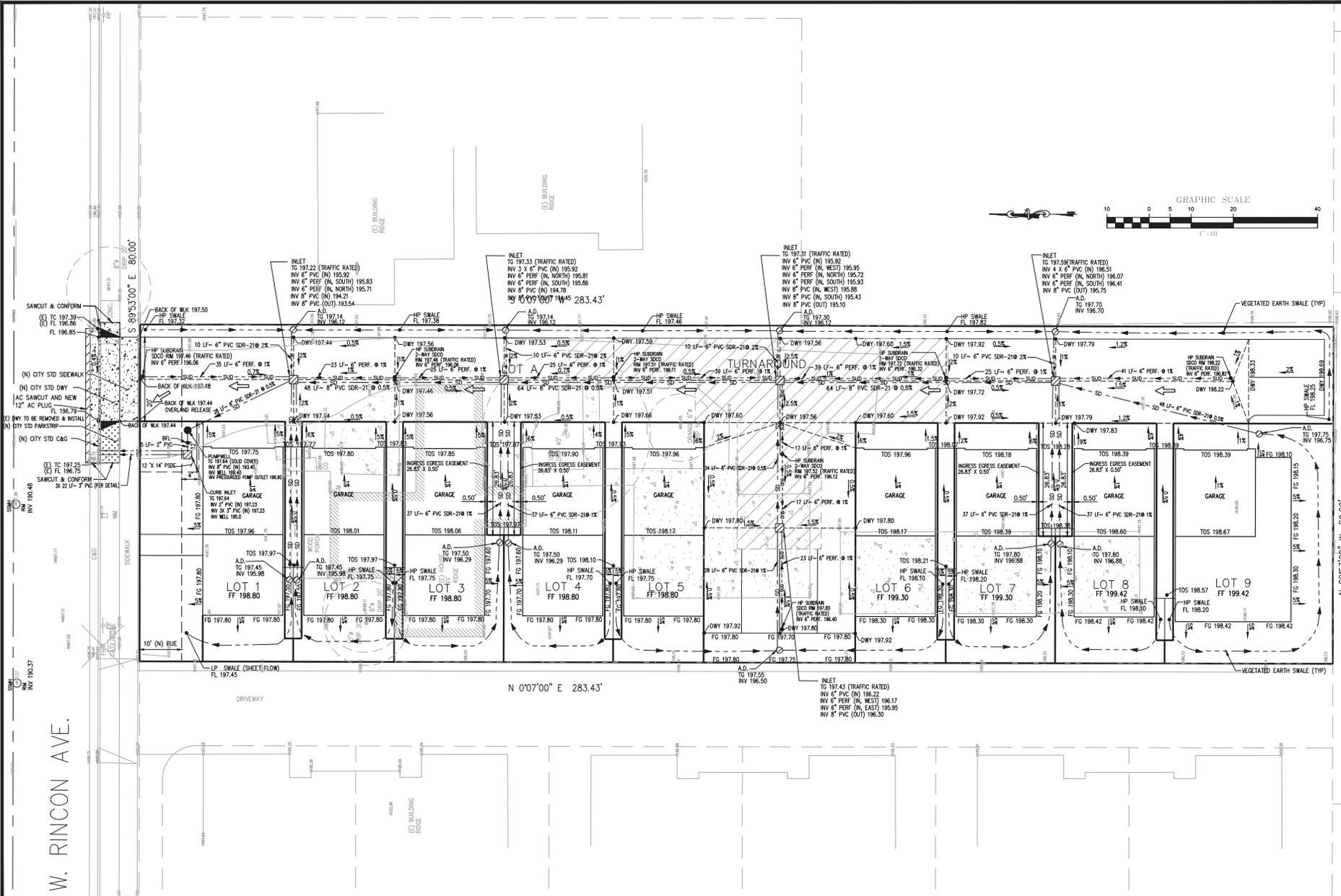
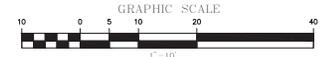
PRELIMINARY IMPROVEMENT PLANS  
TEN LOT SUBDIVISION  
202 W. RINCON AVENUE  
CAMPBELL, CALIFORNIA  
GRADING AND DRAINAGE PLAN  
PRELIMINARY IMPROVEMENT PLAN

Revisions:

Date: 08/19/2020  
Scale: 1" = 10'  
Designed by: S.P.  
Checked by: S.R.  
Job #: 218042

2 OF 4  
C-2

PRELIMINARY PLANS  
NOT APPROVED FOR CONSTRUCTION

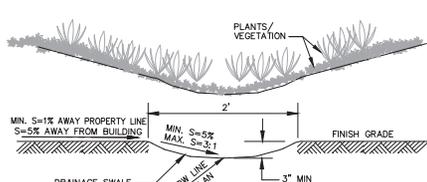


W. RINCON AVE.

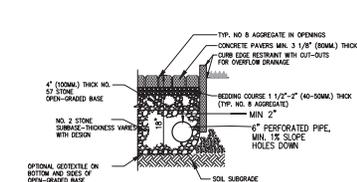
N 89°53'00" W 80.00'

N 0°07'00" E 283.43'

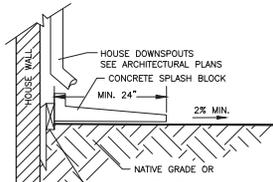
S 89°53'00" E 80.00'



**GRASSY-SWALE DETAIL**  
N.T.S.

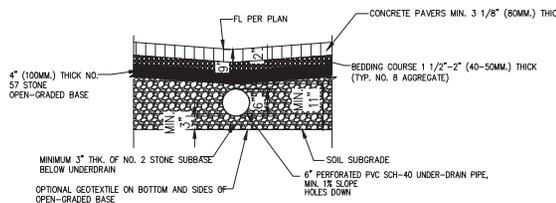


**TYPICAL PERMEABLE INTERLOCKING CONCRETE PAVERS**  
N.T.S.

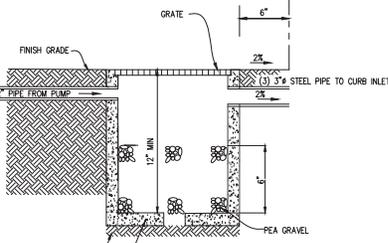


**SPLASH BLOCK**  
N.T.S.

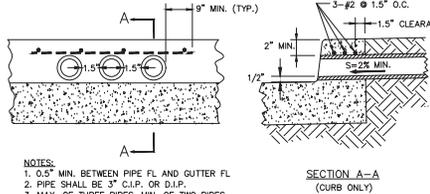
**PARKING LOT AC PAVEMENT NOTES:**  
1- INSTALL FILTER FABRIC TO ENCLOSE OPEN GRADED BASE. PROVIDE MIN. 8" OVERLAP AT SEAMS.  
2- THICKNESS OF NO. 2 STONE SHALL BE MIN. 12".



**PERVIOUS CONCRETE PAVERS DRIVEWAY & UNDER-DRAIN DETAIL**  
N.T.S.

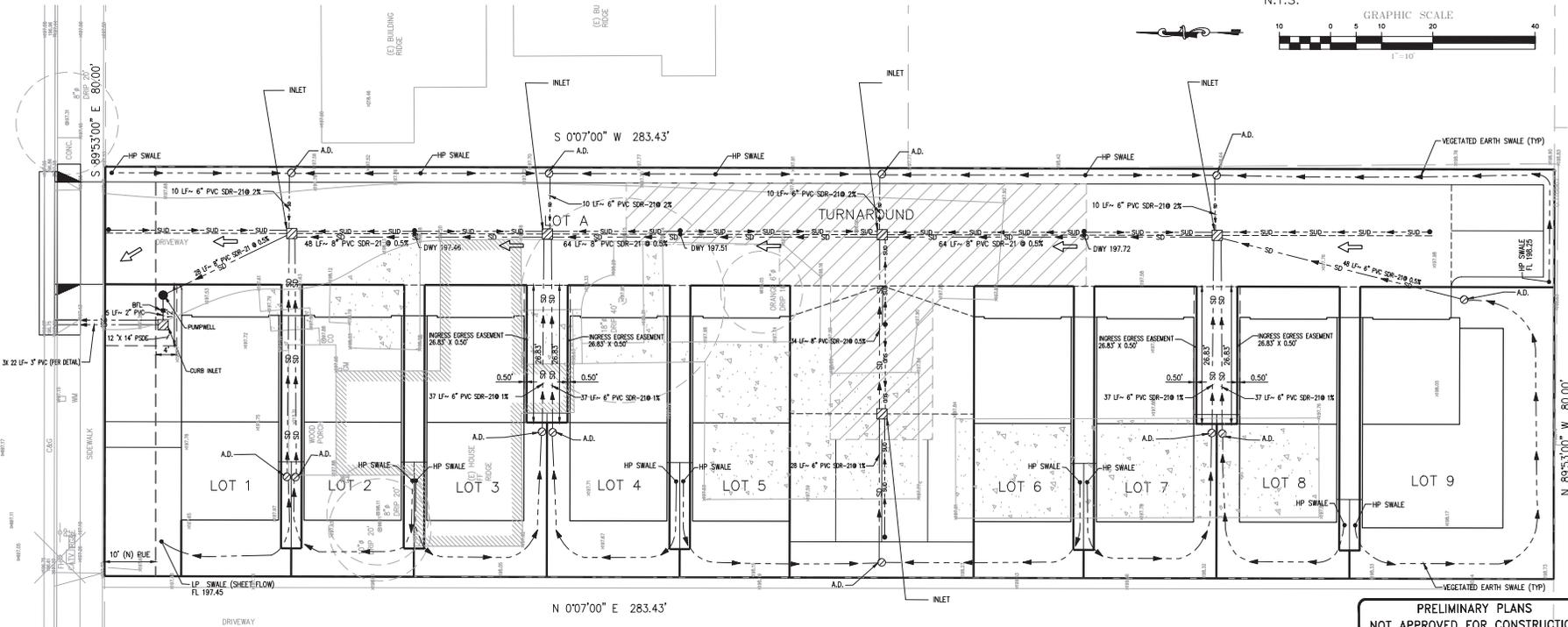


**CURB INLET DETAIL**



**NOTES:**  
1. 0.5" MIN. BETWEEN PIPE FL AND GUTTER FL  
2. PIPE SHALL BE 3" C.I.P. OR D.I.P.  
3. MAX. OF THREE PIPES, MIN. OF TWO PIPES

- Compliance with NPDES Permit Provision C.3:**  
The San Francisco Bay Regional Water Quality Control Board (SFRWQCB) incorporated updated requirements into Santa Clara County's National Pollution Discharge Elimination System (NPDES) Permit in August 06. These updated stormwater quality control requirements are predominantly in the category of new development discharge controls. The Permit requires that permanent, post-construction stormwater quality control measures be implemented as part of development projects.
- Updated stormwater quality control measures include:  
- Source Control Measures  
- Site Design Measures  
- Treatment Control Measures
- Beginning August 15, 2006, all projects creating or replacing 10,000 sq. ft. or more of impervious surface area must design and install a permanent post-construction stormwater treatment facility on the site. The system must be designed and installed according to numeric sizing criteria.
- All projects, regardless of size that create or replace impervious surface may be required to install stormwater quality controls to the maximum extent practicable.
- This project proposes to implement appropriate source control and site design measures. The project creates/replaces LESS THAN 10,000 SQFT of impervious surface area, therefore, it is not required to provide stormwater treatment facilities based on numeric sizing criteria. However, the project proposes to implement stormwater treatment measures to maximize the removal of pollutants to the maximum extent practicable.
- ① **Source Control Measures:**  
- Covered material storage and Garage.
  - ② **Site Design Measures:**  
- Pervious power driveway with underdrain  
- Extensive landscaping areas to promote on-site infiltration as much as possible.  
- Roof downspout splash blocks that deflect the water away from the building and flow to on-site landscaped areas, or vegetated/grassed swales.
  - ③ **Stormwater Treatment Measures:**  
NOT APPLICABLE



**PRELIMINARY PLANS**  
NOT APPROVED FOR CONSTRUCTION



**PRELIMINARY IMPROVEMENT PLANS**  
TEN LOT SUBDIVISION  
202 W. RINCON AVENUE  
CAMPBELL, CALIFORNIA

**STORMWATER PLAN**  
PRELIMINARY IMPROVEMENT PLAN

OWNER:  
SMP ENGINEERS  
CIVIL ENGINEERS

GRAPHIC SCALE  
1" = 10'

DATE: 08/19/2020  
SCALE: 1" = 10'  
DESIGNED BY: S.P.  
CHECKED BY: S.R.  
JOB #: 218042



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CIVIL ENGINEERS

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OWNER:

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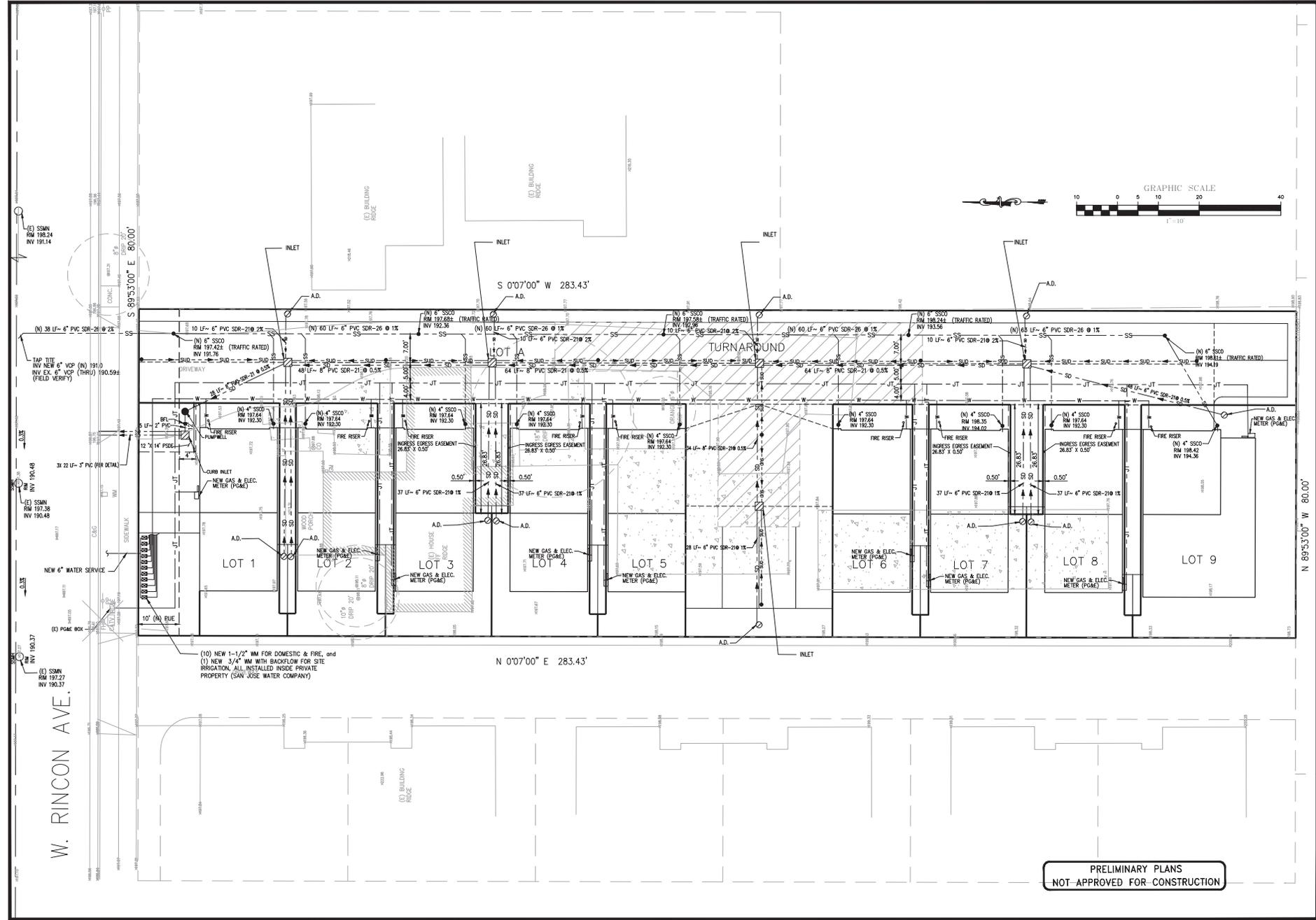
PRELIMINARY IMPROVEMENT PLANS  
TEN LOT SUBDIVISION  
202 W. RINCON AVENUE  
CAMPBELL, CALIFORNIA

UTILITY PLAN  
PRELIMINARY IMPROVEMENT PLAN

Revisions:

Date: 08/19/2020  
Scale: 1" = 10'  
Designed by: S.P.  
Checked by: S.R.  
Job #: 218042

4 OF 4  
C-4



PRELIMINARY PLANS  
NOT APPROVED FOR CONSTRUCTION

W. RINCON AVE.

S 89°53'00" E 80.00'

S 0°07'00" W 283.43'

N 0°07'00" E 283.43'

N 89°53'00" W 80.00'

(1) SSIN RM 198.24 INV 191.14

(1) SSIN RM 197.38 INV 190.48

(1) SSIN RM 197.27 INV 190.37

(1) NEW 1-1/2" NM FOR DOMESTIC & FIRE, and  
(1) NEW 3/4" NM WITH BACKFLOW FOR SITE  
IRRIGATION, ALL INSTALLED INSIDE PRIVATE  
PROPERTY (SAN JOSE WATER COMPANY)

PRELIMINARY PLANS  
NOT APPROVED FOR CONSTRUCTION

**GENERAL NOTES**

- OWNER AND DEVELOPER:  
AKBAR ABDOLLAHI  
3131 S. BASCOM AVE.  
SUITE 101  
CAMPBELL, CA 95008
- CIVIL ENGINEER  
SMP ENGINEERS  
1534 CAROB LN.  
LOS ALTOS, CA 94024  
TEL: (650) 941-8055  
FAX: (650) 941-8755
- EXISTING ZONING: P-D
- EXISTING APN: 305-33-007
- EXISTING USE: RESIDENTIAL
- PROPOSED USE: NINE TOWNHOUSE SINGLE FAMILY DWELLINGS
- EXISTING BUILDING: SINGLE FAMILY RESIDENCE.
- GENERAL PLAN: LOW DENSITY RESIDENTIAL
- STREETS: ALL PROPOSED STREET MODIFICATIONS WILL BE IMPROVED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS
- EXISTING USE OF ADJACENT PROPERTIES: RESIDENTIAL
- WATER: SAN JOSE WATER COMPANY
- FIRE PROTECTION: SANTA CLARA COUNTY FIRE DEPARTMENT
- SANITARY SEWER: WEST VALLEY SANITATION
- POWER AND GAS: PACIFIC GAS AND ELECTRIC
- TELEPHONE: AT&T
- CABLE: COMCAST
- SCHOOL DISTRICT: CAMPBELL UNIFIED SCHOOL DISTRICT
- STREET TREES: ANY NEW STREET TREES IN PUBLIC RIGHT-OF-WAY TO BE PLANTED IN ACCORDANCE WITH THE CITY OF CAMPBELL ORDINANCES.
- AREA TO BE SUBDIVIDED: 22,674.4 SQUARE FEET
- NEW EASEMENT FOR PRIVATE INGRESS, PRIVATE EGRESS, PRIVATE UTILITIES, PRIVATE STORM DRAIN AND PRIVATE SANITARY SEWER AS SHOWN.
- CONTOUR ELEVATION: CITY OF CAMPBELL BENCHMARK
- ALL DIMENSIONS ARE IN FEET AND DECIMAL THEREOF.
- EXISTING WELLS: NONE
- NO NEW STREET NAME.

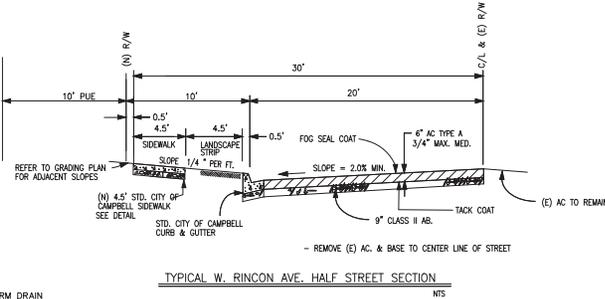
**TENTATIVE MAP  
TEN LOT SUBDIVISION**

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF SANTA CLARA, CITY OF CAMPBELL, STATE OF CALIFORNIA, AND INCLUDES PARCEL WITH APN 305-33-007

CITY OF CAMPBELL COUNTY OF SANTA CLARA CALIFORNIA  
SCALE: 1"=10' AUGUST 2020

**SMP ENGINEERS  
CIVIL ENGINEERS**

1534 CAROB LANE  
LOS ALTOS, CA 94024

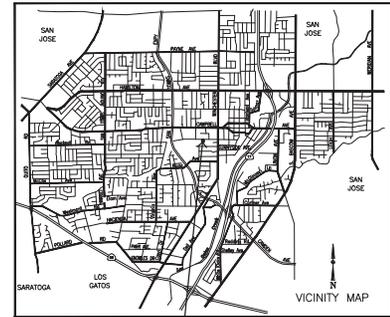


**LEGEND AND ABBREVIATIONS**

- STREET CENTER LINE
- DISTINCTIVE BORDER LINE
- - - (E) PROPERTY LINE
- EASEMENT
- PSE PUBLIC SERVICE EASEMENT
- PRUE PRIVATE UTILITY EASEMENT
- PSDE PRIVATE STORM DRAINAGE EASEMENT
- PSSE PRIVATE SANITARY SWEAR EASEMENT
- PIEE PRIVATE INGRESS/ EGRESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT

**LOT AREA TABLE**

DESCRIPTION	AREA (SQFT)	AREA (ACRE)
LOT 1	1,978	0.045
LOT 2	1,162	0.027
LOT 3	1,271	0.029
LOT 4	1,271	0.029
LOT 5	1,122	0.026
LOT 6	1,122	0.026
LOT 7	1,272	0.029
LOT 8	1,272	0.029
LOT 9	2,174	0.050
LOT A	10,030	0.230
TOTAL	22,674	0.521

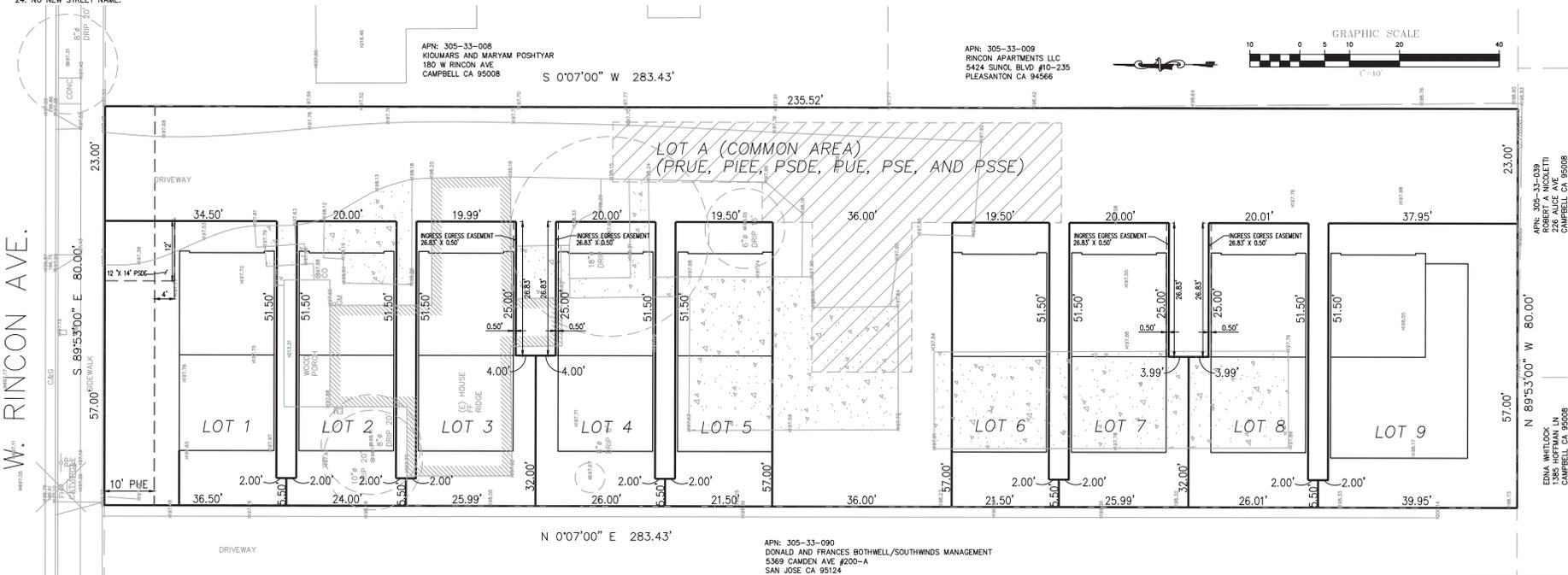


**BASIS OF BEARINGS:**

THE BEARING S 89°53'00" E OF CENTERLINE OF W. RINCON AVE. AS SHOWN ON THAT CERTAIN TRACT NO. 6487, RECORDED IN BOOK 452 OF MAPS AT PAGE 15, SANTA CLARA COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP

**PROJECT BENCHMARK:**

REFERENCED CITY OF CAMPBELL BENCHMARK:  
BM# 38 EL: 199.81' (NAVD88)



**SMP ENGINEERS CIVIL ENGINEERS**

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LOS ALTOS, CA 94024  
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FAX: (650) 941-8755  
E-MAIL: SRAZAMB@SMPENGINEERS.COM

OWNER:

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**TENTATIVE MAP  
TEN LOT SUBDIVISION  
202 W. RINCON AVENUE  
CAMPBELL, CALIFORNIA**

APN: 305-33-007

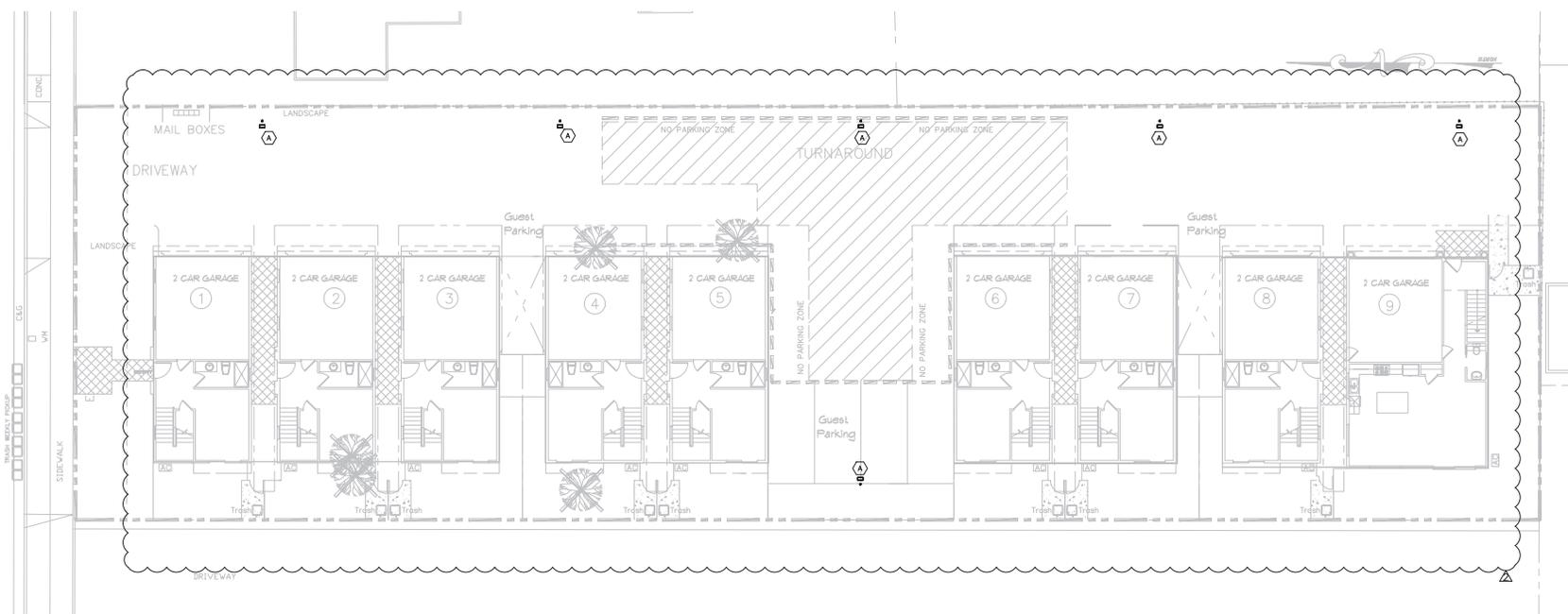
APN: 305-33-009  
RINCON APARTMENTS LLC  
5424 SUNOL BLVD #10-235  
PLEASANTON CA 94566

EDNA WATLOCK  
1385 HOFFMAN LN  
CAMPBELL CA 95008

APN: 305-33-009  
RINCON APARTMENTS LLC  
5424 SUNOL BLVD #10-235  
PLEASANTON CA 94566

Revisions:

Date: 08/19/2020  
Scale: 1"=10'  
Designed by: S.P.  
Checked by: S.R.  
Job #: 218042



1 DRIVELAY LIGHTING PLAN  
SCALE: 3/32"=1'-0"

LIGHTING FIXTURE SCHEDULE									
FIXTURE	SYMBOL	DESCRIPTION	MANUFACTURER & MODEL	VOLTS	LAMPS	VA	MOUNTING	DRIVER	REMARKS
A	□	POLE MOUNTED AREA LED LIGHT WEATHER PROOF	GENERAL ELECTRIC EVOLVE SERIES	120VOLT	LED	62	POLE MOUNTED	ELECTRONIC DIMMABLE	WITH PHOTOCELL AND BACK SHIELD

2 LIGHTING SCHEDULE  
SCALE: NOT TO SCALE

**I & A ENGINEERING**  
1610 BLOSSOM HILL ROAD, SUITE "A"  
SAN JOSE, CALIFORNIA 95124  
TEL: (408) 288-8337  
FAX: (408) 288-1135

202 WEST PINACON AVE  
CAMPBELL, CA 95008

PROJECT: RESIDENTIAL - PROJECT  
DRAWING TITLE: DRIVELAY LIGHTING PLAN  
AND LIGHTING SCHEDULE

REV	DATE	DESCRIPTION
1	11/21/18	FLOOR CHECK COMMENTS
2	09/19/18	FLOOR PLAN CHANGES

JOB NO.: 18-101  
CAD FILE:  
DESIGN'D BY: I. R. DRAWN BY: M. A.  
CHK'D BY: I. R. APP'D BY: I. R.  
DATE: 09/01/18 SCALE: AS NOTED  
DRAWING NO.:

EI-1  
SHEET \* OF \*



PROJECT:

REV	DATE	DESCRIPTION
1	11/22/18	PLAN CHECK COMMENTS
2	09/21/18	FLOOR PLAN CHANGES

JOB NO.: 18-101

CAD FILE:

DESIGN'D BY: I. R. DRAWN BY: M. A.

CHK'D BY: I. R. APP'D BY: I. R.

DATE: 09/01/18 SCALE: AS NOTED

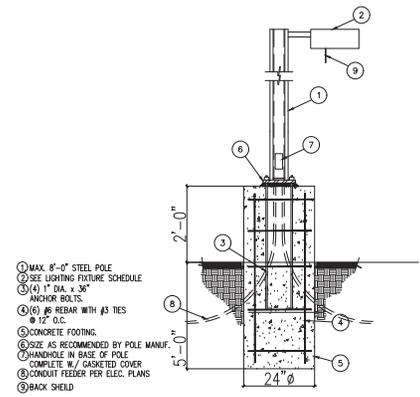
DRAWING NO.:

**E1-3**

SHEET \* OF \*

**NOTES:**

1. ALL ELECTROLIERS SHALL BE ANCHORED TO A CONCRETE FOOTING AND MUST COMPLY WITH THE COUNTY'S GROUNDING REQUIREMENT.
2. LIGHT POLES SHALL BE GROUNDED PER NEC REQUIREMENTS.



**SINGLE LIGHT FIXTURE**  
 SCALE: N.T.S.

**1 TYPICAL LIGHT POLE FOOTING DETAIL**  
 SCALE: N.T.S.

Symbol	Label	QTY	Manufactur er	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per lamp	LLF	Wattage
	A	6	IGE LIGHTING SOLUTIONS	EASC_B2FS4 0 WITH ELS- EASX-ABL- BLCK	Evolve LED Area Light - Scalable - EASC	LED	1	EASC_B2FS4 0 - ELS-EASX- ABL- BLCK.ies	\$199	0.95	62

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Drive Way	+	4.0 fc	26.6 fc	0.1 fc	266.0:1	40.0:1
Property Line	+	0.3 fc	0.7 fc	0.0 fc	N/A	N/A