



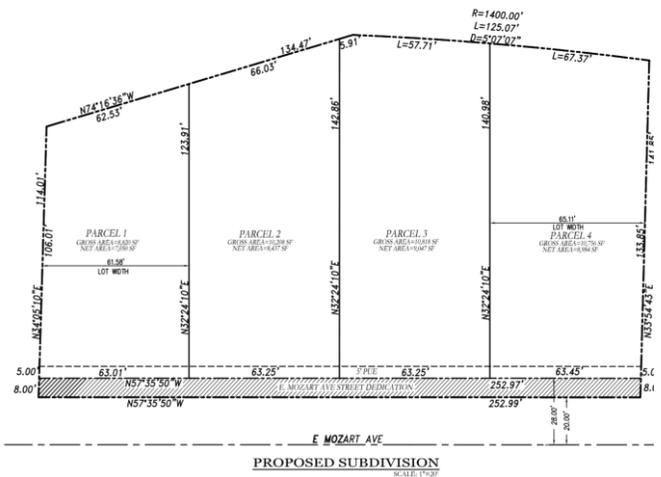
CITY OF CAMPBELL
Community Development Department

January 11, 2022

NOTICE OF ADMINISTRATIVE ACTION

Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for the following project proposal:

Project Address: 16160 E. Mozart Ave.
Zoning | Area Plan: R-1 | N/A
Neighborhood Association(s): None
File No.: PLN-2021-192
APN: 424-06-130
Applicant: Sterling Consultants
Property Owner: Terrence G Myers
Application Type: Tentative Parcel Map
Project Description: 4-lot conforming single-family residential subdivision.



This project will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The ten-day comment period for this application begins on January 12, 2022 and ends on January 24, 2022. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **January 24, 2022**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided. Please contact the project planner in a timely manner to determine what decision was reached.

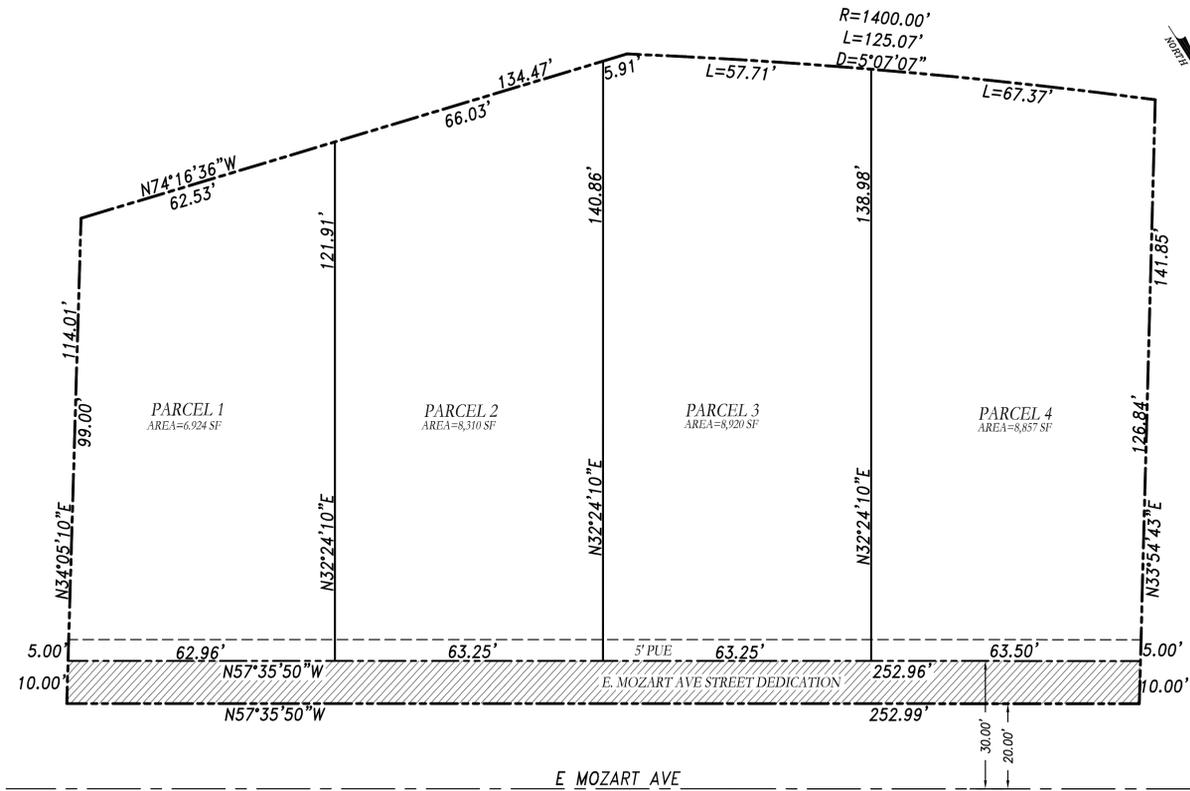
Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing at the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be accompanied with the required \$200 appeal filing fee. Plans and architectural drawings may be viewed at the Planning Division office with an appointment during normal business hours (8:00 AM – 5:00 PM) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions' or by contacting the project planner. Questions or comments regarding this application may be addressed to Daniel Fama, Senior Planner, in the Community Development Department, at (408) 866-2193 or by email at danielf@campbellca.gov.

LEGEND

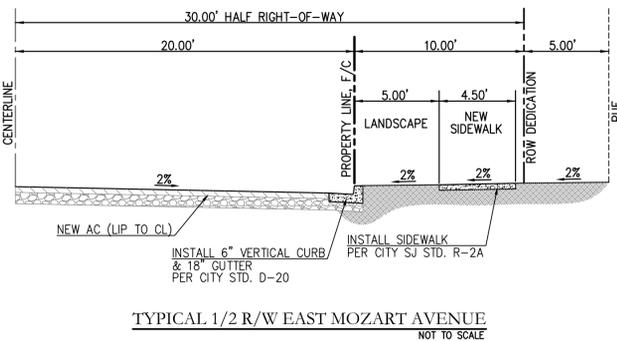
SYMBOL	DESCRIPTION
	EXISTING PROPERTY LINE / BOUNDARY / RIGHT-OF-WAY
	PROPOSED PROPERTY LINE / BOUNDARY / RIGHT-OF-WAY
	HINGE LINE/TOP/TOE
	CONCRETE V-DITCH
	GRADED SWALE
	CONTOUR LINES
	DAYLIGHT LINE/LIMIT OF GRADING
	EASEMENT LINE
	CENTERLINE (CL)
	FENCE (CHAIN LINK)
	DRIVEWAY
	CURB, GUTTER & SIDEWALK
	RETAINING WALL (AS DESCRIBED) w/ SUB-DRAIN
	CITY STANDARD BARRICADE
	WATER LINE AND VALVE
	SANITARY SEWER LINE AND MANHOLE OR CLEANOUT
	STORM DRAIN LINE AND MANHOLE
	SOLID SUBDRAIN WITH CLEANOUTS
	WATER LATERAL / METER
	SANITARY SEWER CLEANOUT (SSCO)
	AREA DRAIN WITH SUMP BOTTOM (NDS 1212 OR APPROVED EQUAL)
	FLAT DRAIN INLET AS SPECIFIED
	FIRE HYDRANT
	STREETLIGHT STANDARD WITH MAST ARM AND LUMINAIRE (ELECTROLIER)
	RELOCATED STREETLIGHT STANDARD WITH MAST ARM AND LUMINAIRE (ELECTROLIER)
	PULL BOX (AS NOTED)
	ELECTRICAL CONDUIT
	GAS MAIN
	TELEPHONE CONDUIT
	STREET MONUMENT
	BOLLARD
	JOINT POLE w/ GUY ANCHOR
	PERCENT GRADE
	VERTICAL GRADE BREAK (PROFILE)
	BIO-RETENTION AREA NUMBER
	TREE

ABBREVIATIONS

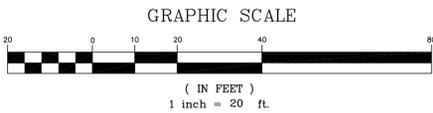
AB	AGGREGATE BASE	N/B	NORTH BOUND
AC	ASPHALT CONCRETE	P	PAD
AD	AREA DRAIN	PA	PLANTER AREA
BC	BEGIN CURVE	PL, P/L	PROPERTY LINE
BM	BENCHMARK	PCC	POINT OF COMPOUND CURVATURE
BMP	BEST MANAGEMENT PRACTICE	PERF.	PERFORATED
BOT.	BOTTOM	PIE	PRIVATE INGRESS & EGRESS EASEMENT
BSW	BACK OF SIDEWALK	PRC	POINT OF REVERSE CURVATURE
BVC	BEGIN VERTICAL CURVE	PROJ.	PROJECTED
BW	BOTTOM OF WALL (EXPOSED)	PSDE	PRIVATE STORM DRAIN EASEMENT
CL	CENTER LINE	PUE	PUBLIC UTILITY EASEMENT
CB	CATCH BASIN	PV	PAVEMENT/ASPHALT GRADE
CO	CLEAN OUT	PVI	POINT OF VERTICAL INTERSECTION
CR	CURB RETURN	R=	RADIUS OF CURVE
DI	DRAIN INLET	Δ=	INCLUDED ANGLE OF CURVE
DS	ROOF DOWN SPOUT	L=	ARC LENGTH OF CURVE
EC	END CURVE	RCP	REINFORCED CONCRETE PIPE
EL	ELEVATION	RIM	RIM ELEVATION
EP	EDGE OF PAVEMENT	R/W	RIGHT OF WAY
EVC	END VERTICAL CURVE	S	SLOPE
EX	EXISTING	S/B	SOUTH BOUND
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	SD	STORM DRAIN
FC, F/C	FACE OF CURB	SDCO	STORM DRAIN CLEANOUT
FDC	FIRE DEPARTMENT CONNECTION	SDE	STORM DRAIN EASEMENT
FF	FINISHED FLOOR	SDMH	STORM DRAIN MANHOLE
FG	FINISHED GRADE	SE	SIDEWALK EASEMENT
FH	FIRE HYDRANT	SF	SQUARE FEET
FL	FLOW LINE	S.O.	SIDE OPENING
FOGLN	FOG LINE (WHITE STRIPE)	SS	SANITARY SEWER
GB	GRADE BREAK	SSE	SANITARY SEWER EASEMENT
GI	GREASE INTERCEPTOR	SSCO	SANITARY SEWER CLEANOUT
GM	GAS METER	SSMH	SANITARY SEWER MANHOLE
GR	GRATE ELEVATION	STD	STANDARD
HP	HIGH POINT	TB	TOP OF BERM
IRR	IRRIGATION	TC	TOP OF CURB
JT	JOINT TRENCH	TCM	TREATMENT CONTROL MEASURE
LF	LINEAL FEET	TW	TOP OF WALL
LIP	LIP OF GUTTER	TYP	TYPICAL
LP	LOW POINT	VC	VERTICAL CURVE
MAX	MAXIMUM	W	WATER LINE
MH	MANHOLE	WM	WATER METER



PROPOSED SUBDIVISION
SCALE: 1"=20'



TYPICAL 1/2 R/W EAST MOZART AVENUE
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

SHEET INDEX

SHEET NO.	DESCRIPTION
TM-1	PROPOSED SITE & SUBDIVISION PLAN, NOTES & TYPICAL DETAILS
TM-2	SITE PHOTOGRAPHS
TM-3	EXISTING CONDITION MAP & PRELIMINARY DEMOLITION PLAN
TM-4	PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
TM-5	PRELIMINARY STORM WATER CONTROL PLAN

PROJECT GENERAL NOTES:

- OWNER: TERRENCE G MEYERS & THOMAS G MEYERS III
8530 HOLLOWAY DR APT. 301
WEST HOLLYWOOD, CA 90069
- APPLICANT/DEVELOPER: HARVEY HWANG
20542 WARDELL ROAD
SARATOGA, CA 95070
TEL: 916-275-9009
- CIVIL ENGINEER: STERLING CONSULTANTS
46560 FREMONT BLVD, SUITE 205
FREMONT, CA 94538
CONTACT: DILIP S. KISHNANI, P.E., QSD
TEL: 925-705-3633
- LANDSCAPE ARCHITECT: WILSON AND ASSOCIATES
815 SAN DIEGO ROAD
BERKELEY, CA 94707
CONTACT: CHARLES WILSON, LA
TEL: 510-644-9602
- SOILS ENGINEER: ACHIEVE ENGINEERING, INC.
2455 AUTUMNVALE DR, SUITE E
SAN JOSE, CA 95131
CONTACT: ARASH FIROUZJAEI
TEL: 408-623-7660
- APNs: 424-06-130
- EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL/VACANT
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
- SITE AREA: 35,540 SF (0.8159 ACRES)
- NUMBER OF LOTS: 4 FOR SALE LOTS
- LOT AREAS: MINIMUM=6,924 SF; MAXIMUM=8,920 SF
- GENERAL PLAN: LOW DENSITY RESIDENTIAL (LESS THAN 6 UNITS/GROSS ACRE)
- EXISTING ZONING: R-1-6-SINGLE FAMILY RESIDENTIAL
- PROPOSED ZONING: R-1-6-SINGLE FAMILY RESIDENTIAL
- MINIMUM SETBACKS: FRONT=20'; BACK=20'; SIDES=5'
- DENSITY: 4.88 DU / ACRE
- WATER SYSTEM: SAN JOSE WATER COMPANY
- SEWER SYSTEM: WEST VALLEY SANITATION DISTRICT
- STORM DRAIN SYSTEM: CITY OF CAMPBELL
- GAS & ELECTRIC: PACIFIC GAS & ELECTRIC (P.G.&E.)
- CABLE: COMCAST CABLE
- TOPOGRAPHY: EXISTING TOPOGRAPHY IS BASED ON A FIELD SURVEY DONE BY STERLING CONSULTANTS IN AUGUST 2021.
- BOUNDARY: BOUNDARY AS SHOWN IS BASED ON A FIELD SURVEY DONE BY STERLING CONSULTANTS IN AUGUST 2021.
- STREETS: ACCESS TO THE PROPOSED LOTS IS THROUGH EAST MOZART AVENUE.
- FLOOD ZONE: ZONE D; PANEL NO. 0239H
- GRADING: TENTATIVE GRADES FOR THE PROPOSED SUBDIVISION ARE SHOWN ON SHEET TM-3 & TM-4.
- DIMENSIONS: LOT DIMENSIONS (SHOWN TO NEAREST TENTH OF A FOOT) AND AREAS SHOWN HEREIN ARE APPROXIMATE AND SUBJECT TO MINOR CHANGES DURING FINAL DESIGN.
- UTILITIES: ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND. ALL STORM DRAINS, SANITARY SEWERS AND WATER MAINS SHALL ADHERE TO MINIMUM SIZES & SLOPES PER THE GOVERNING AGENCIES.
- STORMWATER: STORMWATER COMPLIANCE WILL BE ACHIEVED THROUGH MULTIPLE AT-GRADE BIO-RETENTION PLANTERS FOR EACH LOT.
- DRIVEWAYS: DRIVEWAYS ARE CONCEPTUAL AND SUBJECT TO CHANGE BASED ON FINAL ARCHITECTURAL DESIGN.
- MONUMENTS: DEVELOPER SHALL INSTALL IRON PIPES AT PROPERTY CORNERS PER APPROVED FINAL MAP TO THE SATISFACTION OF THE CITY ENGINEER.
- FIRE SPRINKLERS: FIRE SPRINKLER SYSTEM WILL BE PROVIDED AND INSTALLED PER NFPA 13D 2016 EDITION STANDARD.

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OCTOBER 8, 2021	AS NOTED	KT/MM/DSK	KT/ MM/DSK	DSK	DSK
NO.	BY	DATE	REVISIONS	CITY APPR	DATE

PREPARED BY OR UNDER THE DIRECTION OF:

DILIP S. KISHNANI
REGISTERED PROFESSIONAL ENGINEER
C 51620
STATE OF CALIFORNIA
NOT APPROVED FOR CONSTRUCTION

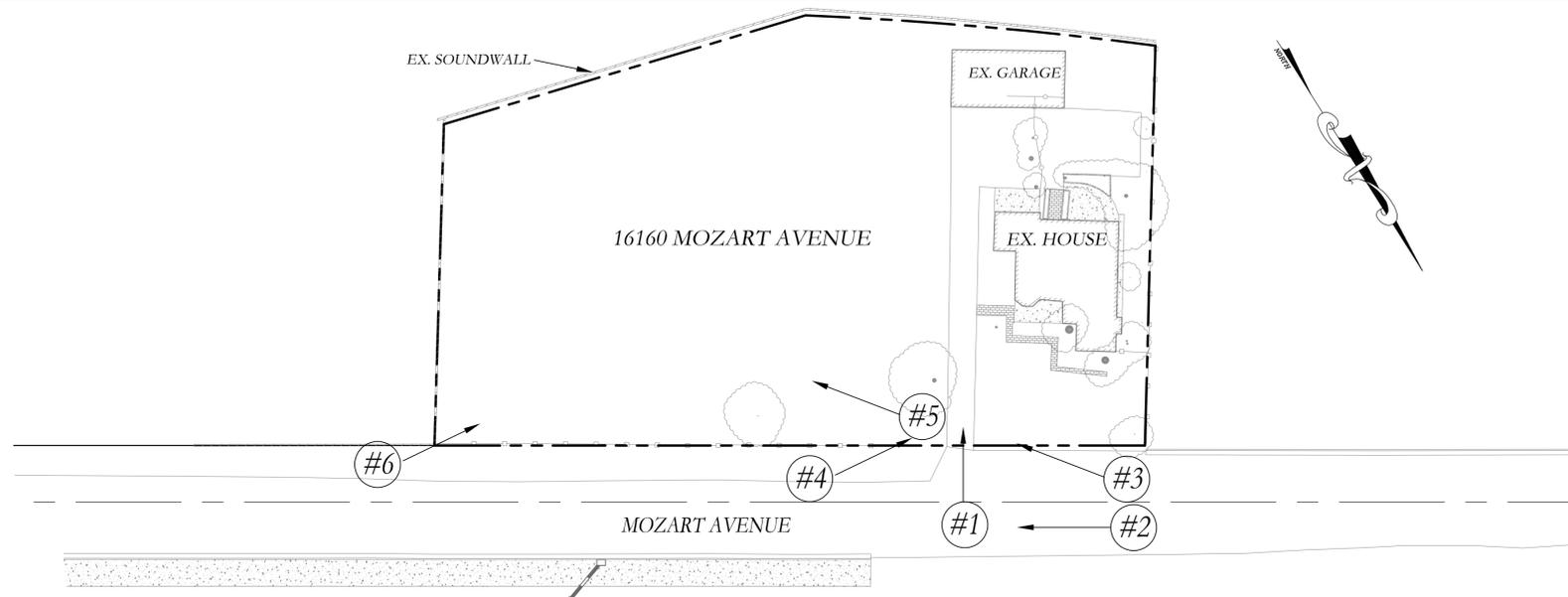
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APN: 424-06-130
16160 EAST MOZART AVENUE
16160 EAST MOZART HOMES
PROPOSED SITE & SUBDIVISION PLAN, NOTES & TYPICAL DETAILS
CITY OF CAMPBELL
SANTA CLARA COUNTY
CALIFORNIA

SHEET NO.
TM-1
1 OF 5 SHEETS
JOB NO.
2021-86



PROJECT SITE PLAN - EXISTING CONDITION
SCALE: 1"=30'



PHOTOGRAPH #1



PHOTOGRAPH #2



PHOTOGRAPH #3



PHOTOGRAPH #4

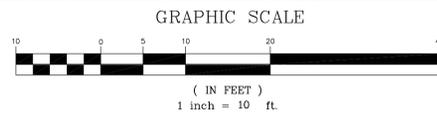


PHOTOGRAPH #5



PHOTOGRAPH #6

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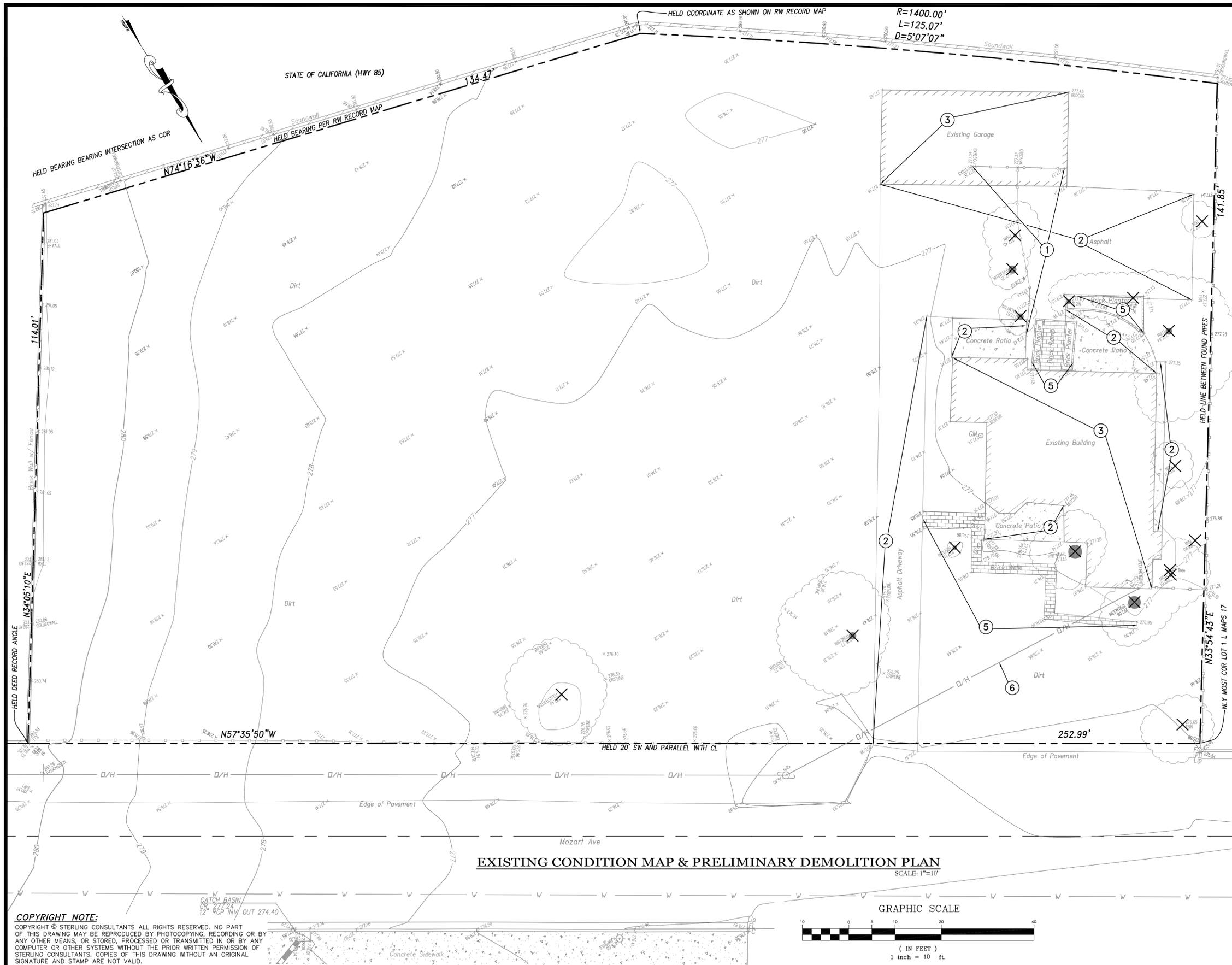
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APN: 424-06-130
16160 EAST MOZART HOMES
SITE PHOTOGRAPHS
CITY OF CAMPBELL
SANTA CLARA COUNTY
CALIFORNIA

SHEET NO.
TM-2
2 OF 5 SHEETS
JOB NO.
2021-86



- DEMOLITION LEGEND**
- PROPERTY LINE
 - SAWCUT LINE
 - 183.45
27' DIA + TAG 3 EX. TREE WITH GROUND ELEV., DBH.
 - ✕ REMOVE EXISTING TREE
 - ▨ REMOVE EXISTING AC/CONC./BUILDING

- REMOVAL NOTES**
- ① REMOVE EXISTING FENCE
 - ② REMOVE EXISTING CONCRETE
 - ③ REMOVE EXISTING BUILDING
 - ④ REMOVE EXISTING ASPHALT
 - ⑤ REMOVE EXISTING BRICK
 - ⑥ REMOVE EXISTING OVERHEAD WIRE

- DEMOLITION NOTES**
1. DEVELOPER'S CONTRACTOR SHALL OBTAIN A DEMOLITION PERMIT FROM CITY OF CAMPBELL'S BUILDING DEPARTMENT PRIOR TO START OF DEMOLITION.
 2. THE PROPERTY LINE SHALL BE THE LIMITS OF DEMOLITION UNDER THE GRADING PERMIT.
 3. CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTIONS WITH THE RESPECTIVE UTILITY AGENCIES PRIOR TO START OF DEMOLITION ON THE SITE.
 4. UTILITIES TO BE ABANDONED WITHIN THE AREAS OF PROPOSED IMPROVEMENTS SHALL BE REMOVED IN THEIR ENTIRETY OR ABANDONED IN PLACE PER RECOMMENDATIONS OF THE PROJECT SOILS REPORT.

BENCH MARK:
 NAVD 88. HELD ELEVATION OF 244.04' AT HE CITY OF CAMPBELL BM #90, BEING A DISK IN THE TOP OF CURB, NORTH SIDE OF REDDING AVE, 200' EAST OF WHITE OAKS AVE.

BASIS OF BEARINGS:
 CALCULATED BEARING OF S 42°29'00" E BETWEEN THE MONUMENT SHOWN AS 2" IP WITH COORDINATES OF Y278618.18 AND X1577634.89 WITH MONUMENT L-779 AS SHOWN ON THE STATE OF CALIFORNIA RIGHT OF WAY MAP, ROUTE 85, PM 10.2, DRAWING NO. S-366.22, DATED FEB. 26, 1997. BEARINGS ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1927(NAD 27) ZONE III.

UTILITY NOTE:
 THE UTILITIES SHOWN ON THIS PLAN ARE DERIVED FROM SURFACE OBSERVATION AND SURFACE USA PAINT MARKS. ACTUAL LOCATION AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN, SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR DURING CONSTRUCTION.

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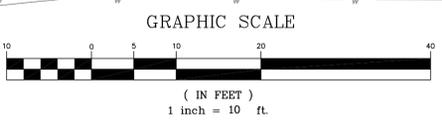
SURVEYOR'S STATEMENT
 THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION.



HELMUT R. KORSTICK, PLS
 PROFESSIONAL LAND SURVEYOR
 LICENSE NUMBER 7739

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EXISTING CONDITION MAP & PRELIMINARY DEMOLITION PLAN
 SCALE: 1"=10'



DATE: OCTOBER 8, 2021					
SCALE: AS NOTED					
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MANAGER: DSK					
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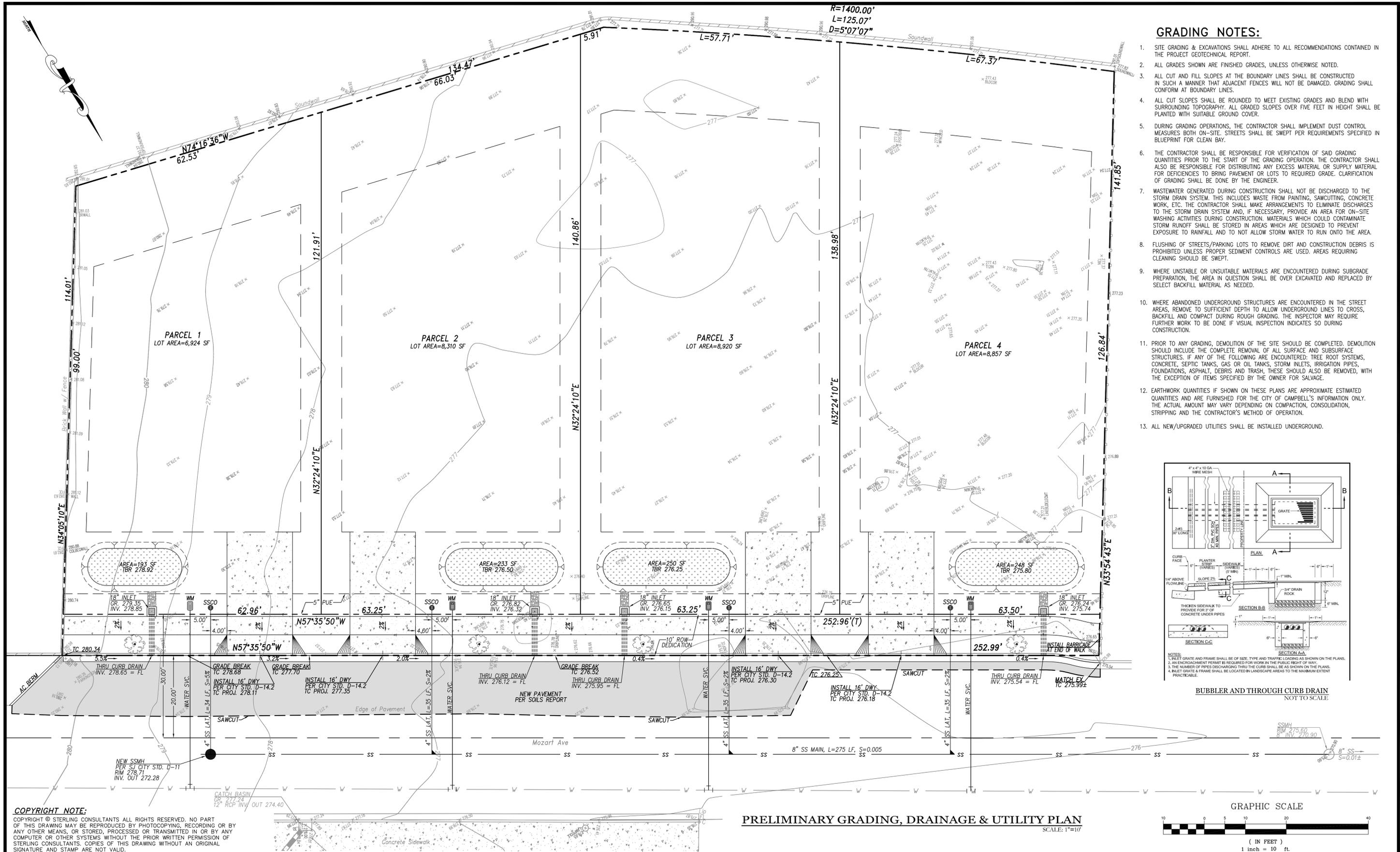
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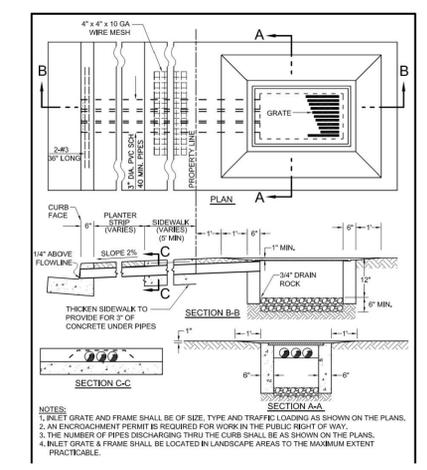
APN: 424-06-130
 16160 EAST MOZART HOMES
 EXISTING CONDITION MAP & PRELIMINARY DEMOLITION PLAN
 CITY OF CAMPBELL SANTA CLARA COUNTY CALIFORNIA

SHEET NO.
TM-3
 3 OF 5 SHEETS
 JOB NO. 2021-86

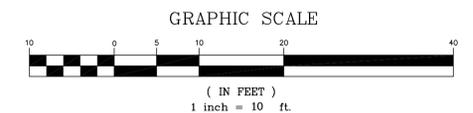


GRADING NOTES:

1. SITE GRADING & EXCAVATIONS SHALL ADHERE TO ALL RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL REPORT.
2. ALL GRADES SHOWN ARE FINISHED GRADES, UNLESS OTHERWISE NOTED.
3. ALL CUT AND FILL SLOPES AT THE BOUNDARY LINES SHALL BE CONSTRUCTED IN SUCH A MANNER THAT ADJACENT FENCES WILL NOT BE DAMAGED. GRADING SHALL CONFORM AT BOUNDARY LINES.
4. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES OVER FIVE FEET IN HEIGHT SHALL BE PLANTED WITH SUITABLE GROUND COVER.
5. DURING GRADING OPERATIONS, THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES BOTH ON-SITE. STREETS SHALL BE SWEEPED PER REQUIREMENTS SPECIFIED IN BLUEPRINT FOR CLEAN BAY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF SAID GRADING QUANTITIES PRIOR TO THE START OF THE GRADING OPERATION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLY MATERIAL FOR DEFICIENCIES TO BRING PAVEMENT OR LOTS TO REQUIRED GRADE. CLARIFICATION OF GRADING SHALL BE DONE BY THE ENGINEER.
7. WASTEWATER GENERATED DURING CONSTRUCTION SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. THIS INCLUDES WASTE FROM PAINTING, SAWCUTTING, CONCRETE WORK, ETC. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO ELIMINATE DISCHARGES TO THE STORM DRAIN SYSTEM AND, IF NECESSARY, PROVIDE AN AREA FOR ON-SITE WASHING ACTIVITIES DURING CONSTRUCTION. MATERIALS WHICH COULD CONTAMINATE STORM RUNOFF SHALL BE STORED IN AREAS WHICH ARE DESIGNED TO PREVENT EXPOSURE TO RAINFALL AND TO NOT ALLOW STORM WATER TO RUN ONTO THE AREA.
8. FLUSHING OF STREETS/PARKING LOTS TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED UNLESS PROPER SEDIMENT CONTROLS ARE USED. AREAS REQUIRING CLEANING SHOULD BE SWEEPED.
9. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND REPLACED BY SELECT BACKFILL MATERIAL AS NEEDED.
10. WHERE ABANDONED UNDERGROUND STRUCTURES ARE ENCOUNTERED IN THE STREET AREAS, REMOVE TO SUFFICIENT DEPTH TO ALLOW UNDERGROUND LINES TO CROSS, BACKFILL AND COMPACT DURING ROUGH GRADING. THE INSPECTOR MAY REQUIRE FURTHER WORK TO BE DONE IF VISUAL INSPECTION INDICATES SO DURING CONSTRUCTION.
11. PRIOR TO ANY GRADING, DEMOLITION OF THE SITE SHOULD BE COMPLETED. DEMOLITION SHOULD INCLUDE THE COMPLETE REMOVAL OF ALL SURFACE AND SUBSURFACE STRUCTURES. IF ANY OF THE FOLLOWING ARE ENCOUNTERED: TREE ROOT SYSTEMS, CONCRETE, SEPTIC TANKS, GAS OR OIL TANKS, STORM INLETS, IRRIGATION PIPES, FOUNDATIONS, ASPHALT, DEBRIS AND TRASH, THESE SHOULD ALSO BE REMOVED, WITH THE EXCEPTION OF ITEMS SPECIFIED BY THE OWNER FOR SALVAGE.
12. EARTHWORK QUANTITIES IF SHOWN ON THESE PLANS ARE APPROXIMATE ESTIMATED QUANTITIES AND ARE FURNISHED FOR THE CITY OF CAMPBELL'S INFORMATION ONLY. THE ACTUAL AMOUNT MAY VARY DEPENDING ON COMPACTION, CONSOLIDATION, STRIPPING AND THE CONTRACTOR'S METHOD OF OPERATION.
13. ALL NEW/UPGRADED UTILITIES SHALL BE INSTALLED UNDERGROUND.



BUBBLER AND THROUGH CURB DRAIN
NOT TO SCALE



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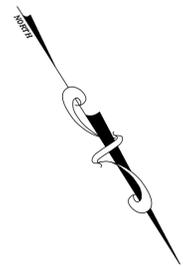
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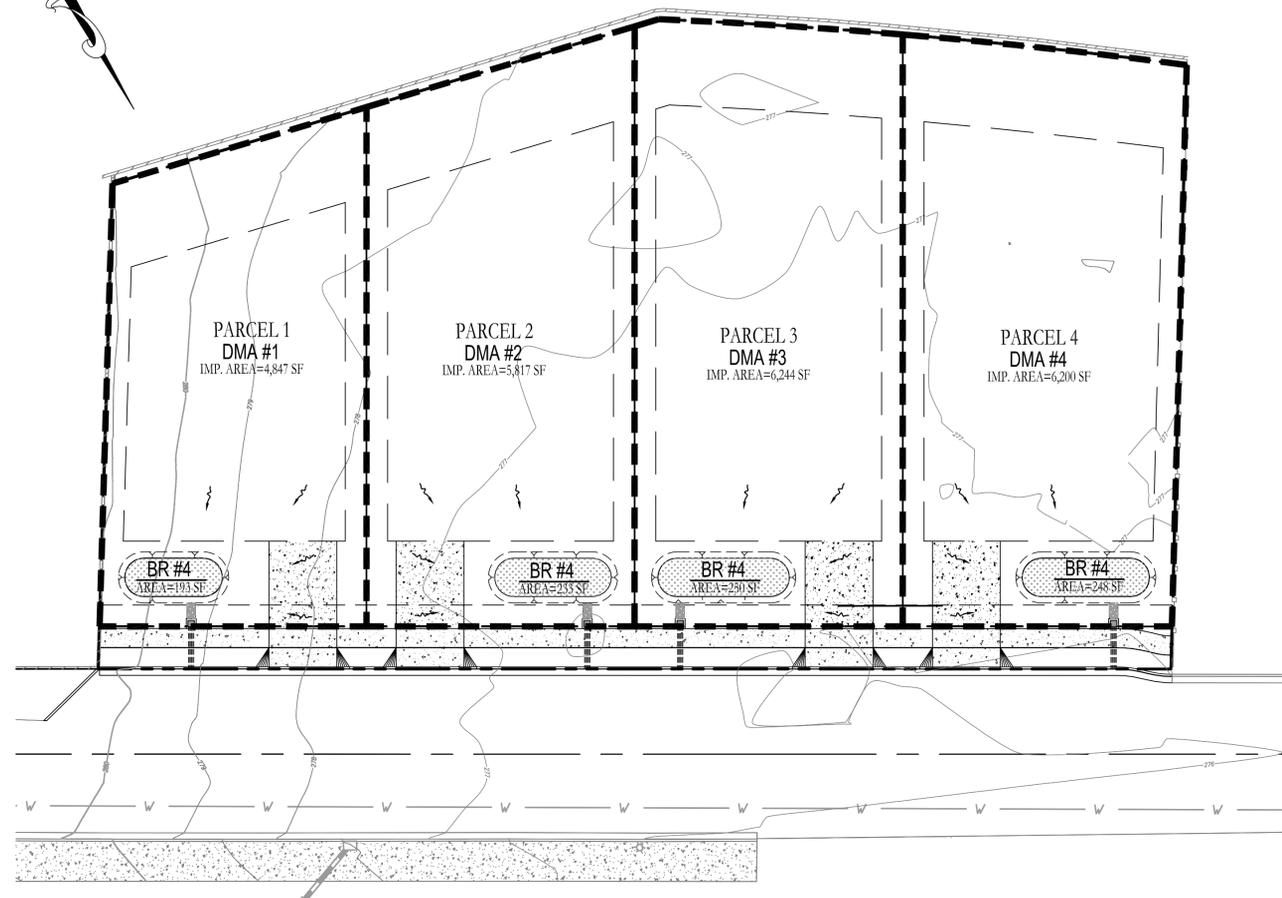
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PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
 CITY OF CAMPBELL
 SANTA CLARA COUNTY
 CALIFORNIA

SHEET NO.
TM-4
 4 OF 5 SHEETS
 JOB NO.
 2021-86



SURFACE LEGEND

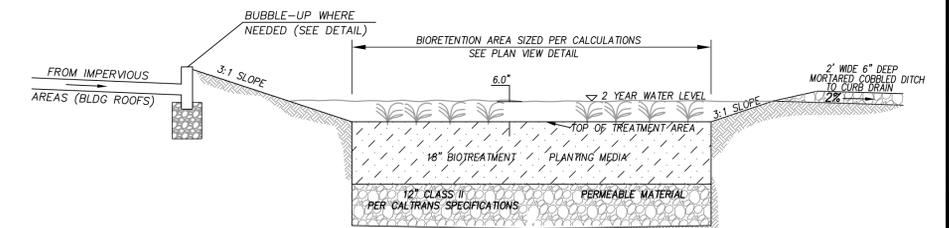
- DRAINAGE MANAGEMENT AREA (DMA)
- PAVEMENT AREAS
- BIORETENTION PLANTERS (IMP #1 - IMP #7)
SEE TYPICAL DETAILS
- SELF-TREATING AREA (LANDSCAPING)



BIORETENTION TREATMENT AREAS AND SIZING CHART

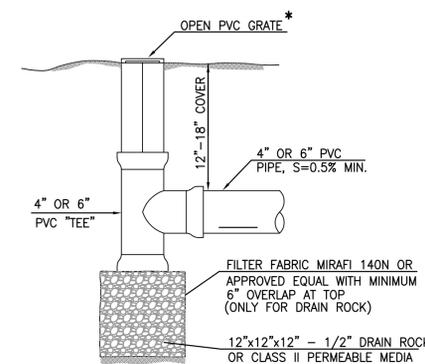
DMA#	TRIBUTARY SURFACE (IMPERVIOUS AREAS)	PARCEL AREA (Sq.Ft.)	*IMP. AREA (Sq.Ft.)	BR #	**TREATMENT AREA REQUIRED (Sq.Ft.)	TREATMENT AREA PROVIDED (Sq.Ft.)
1	PARCEL 1	6,924	4,847	BR #1	193	193
2	PARCEL 2	8,310	5,817	BR #2	233	233
3	PARCEL 3	8,920	6,244	BR #3	250	250
4	PARCEL 4	8,857	6,200	BR #4	248	248
TOTAL IMPERVIOUS AREA					23,108	

NOTE :
 * 70% OF PARCEL AREA ASSUMED IMPERVIOUS
 ** 4% OF IMPERVIOUS AREA



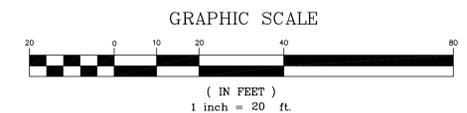
PRELIMINARY STORM WATER CONTROL PLAN
 SCALE: 1"=20'

BIO-RETENTION PLANTER
 NOT TO SCALE



* USE FLAT TOP GRATES FOR LAWN AREAS AND DOMED OR ATRIUM GRATES WHERE MOWING OR TRIPPING IS NOT OF CONCERN & CAST IRON GRATES IN PARKING AREAS.

BUBBLE UP DETAIL
 NOT TO SCALE



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DATE: OCTOBER 8, 2021					
SCALE: AS NOTED					
DRAWN: KT/MM/DSK					
DESIGNED: KT/ MM/DSK					
ENGINEER: DSK					
MANAGER: DSK					
NO.	BY	DATE	REVISIONS	CITY APPR	DATE

PREPARED BY OR UNDER THE DIRECTION OF:

NOT APPROVED FOR CONSTRUCTION

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16160 EAST MOZART AVENUE

16160 EAST MOZART HOMES

PRELIMINARY STORM WATER CONTROL PLAN

CITY OF CAMPBELL SANTA CLARA COUNTY CALIFORNIA

SHEET NO.

TM-5

5 OF 5 SHEETS

JOB NO. 2021-86