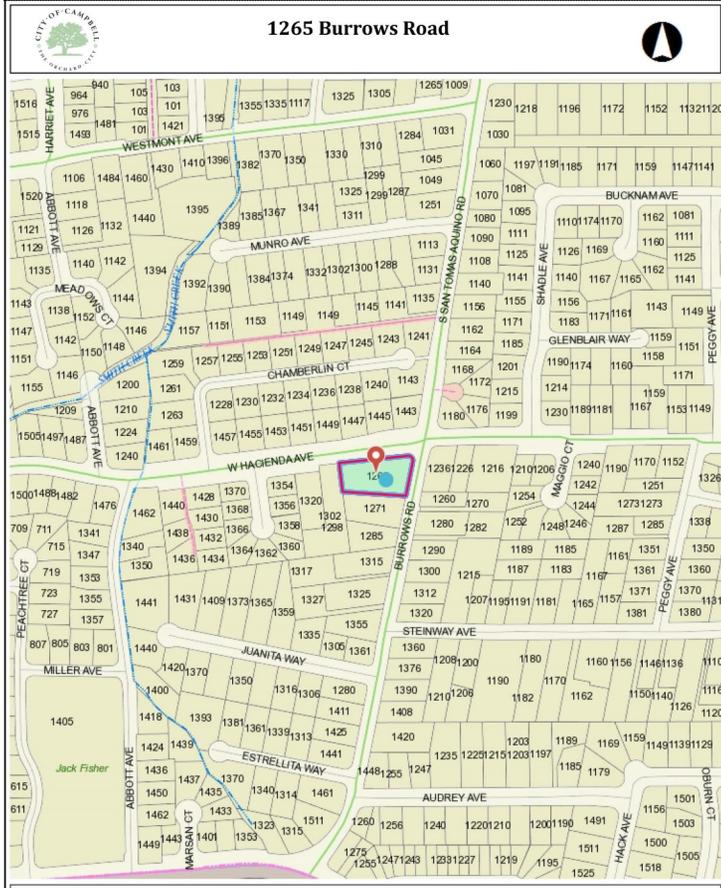


### Location of Proposed Project



### Project Image



City of Campbell  
 70 North First Street  
 Campbell, CA 95008 -1423

# Notice of Decision on Proposed Project

Dear Campbell Resident,

September 9, 2022

The Community Development Director will be rendering a decision on the following project.

**Project Address:** 1265 Burrows Road

**Zoning | Area Plan:** R-1-10 | STANP

**Neighborhood Association(s):** STACC

**File No:** PLN-2022-24

**APN:** 403-16-096

**Applicant:** TDDG LLC

**Property Owner:** Burrowsrd LLC

**Application Type:** Tentative Parcel Map and Administrative Site and Architectural Review Permit

**Project Planner:** Tracy Tam, Associate Planner

**Email Contact:** [tracyt@campbellca.gov](mailto:tracyt@campbellca.gov)

**Phone Contact:** (408) 871-5103

## Project Description:

To allow the subdivision one existing parcel into two parcels and the construction of a new 3,284 square foot single-family dwelling.

## Comment Period:

You have the opportunity to provide comment prior to the Director's decision.

The ten-day comment period for this application begins on **September 9, 2022**. If you have comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **September 19, 2022**. The director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided.

Decision by the Community Development Director is final unless an appeal is received in writing within 10 days of the decision or submitted in writing to the City of Campbell Community Development Department, 70 N. First Street, Campbell, CA 95008, prior to the end of the appeal period. If you have questions or comments regarding this application you may contact the Project Planner.



- City of Campbell -  
Community Development Department  
70 N. First Street, Campbell Ca 95008  
(408)866-2140 | [planning@campbellca.gov](mailto:planning@campbellca.gov)

**Note:** Applications may change after initial application submittal.  
To view the project plans, please scan the QR code.

\*\*Asistencia en Español disponible,  
Simplemente marque (408) 866-2140 y pida traducción en Español



# LOT SUBDIVISION AND NEW CONSTRUCTION

## 1265 BURROWS RD., CAMPBELL, CA 95008

### A.P.N.: 403-16-096



97 BOSTON AVE  
SAN JOSE, CA 95128  
T 650.483.9454  
www.tddgus.com

#### ABBREVIATIONS

|         |                             |          |                        |
|---------|-----------------------------|----------|------------------------|
| ⊕       | CENTERLINE                  | LT.      | LIGHT                  |
| ∅       | DIAMETER OR ROUND ANGLE     | MAT.     | MATERIAL               |
| ACOUS.  | ACOUSTICAL                  | MAX.     | MAXIMUM                |
| ADJ.    | ADJUSTABLE                  | M.C.     | MEDICINE CABINET       |
| AGG.    | AGGREGATE                   | MECH.    | MECHANICAL             |
| AL      | ALUMINUM                    | MEMB.    | MEMBRANE               |
| APPROX. | APPROXIMATE                 | MET.     | METAL                  |
| ARCH.   | ARCHITECTURAL               | MFR.     | MANUFACTURER           |
| A.P.L.  | ASSUMED PROPERTY LINE       | MIN.     | MINIMUM                |
| A.F.F.  | ABOVE FINISH FLOOR          | M        | MIRROR (FRAMED)        |
| ADD'L   | ADDITIONAL                  | MISC     | MISCELLANEOUS          |
|         |                             | M.O.     | MASONRY OPENING        |
|         |                             | MTD.     | MOUNTED                |
|         |                             | MUL.     | MULLION                |
|         |                             | MG       | MEDICAL GAS PANEL      |
|         |                             | M.B.     | MACHINE BOLT           |
|         |                             | MK.      | MARKER BOARD           |
|         |                             | MBH      | MOP AND BROOM HOLDER   |
| BD.     | BOARD                       | (N)      | NEW                    |
| BITUM.  | BITUMINOUS                  | N.I.C.   | NOT IN CONTRACT        |
| BLDG.   | BUILDING                    | NO. or # | NUMBER                 |
| BLKG.   | BLOCKING                    | NOM.     | NOMINAL                |
| BM.     | BEAM                        | N.T.S.   | NOT TO SCALE           |
| BOT.    | BOTTOM                      | N.R.     | NON-RATED              |
|         |                             | O.A.     | OVERALL                |
| C.      | CASEMENT                    | O.C.     | ON CENTER              |
| CAB.    | CABINET                     | O.D.     | OUTSIDE DIAMETER       |
| C.B.    | CATCH BASIN                 | OPF.     | OPPOSITE               |
| C.T.    | CERAMIC TILE                | O.F.D.   | OVERFLOW DRAIN         |
| C.C.T.  | CUBICLE CURTAIN TRACK       |          |                        |
| C.I.    | CAST IRON                   | PEN.     | PENETRATION(S)         |
| CLG.    | CEILING                     | PL.      | PLATE                  |
| CLR.    | CLEAR                       | P.LAM.   | PLASTIC LAMINATE       |
| COL.    | COLUMN                      | PLYWD.   | PLYWOOD                |
| CONC.   | CONCRETE                    | PR.      | PAIR                   |
| CONT.   | CONTINUOUS                  | P.T.     | PRESSURE TREATED       |
| CORR.   | CORRIDOR                    | PTD      | PAPER TOWEL DISPENSER  |
| CTSK.   | COUNTERSUNK                 | P.A.D.   | POWER ACTUATED DEVICE  |
| C.M.U.  | CONCRETE MASONRY UNIT       | P.I.P.   | POURED-IN-PLACE        |
| C.D.U.  | COMBINATION DISPENSING UNIT | Q.T.     | QUARRY TILE            |
|         |                             | R.       | RISER                  |
| DBL.    | DOUBLE                      | RAD.     | RADIUS                 |
| DEPT.   | DEPARTMENT                  | R.D.     | ROOF DRAIN             |
| D.F.    | DRINKING FOUNTAIN           | REF.     | REFERENCE              |
| DET.    | DETAIL                      | REFR.    | REFRIGERATOR           |
| DIA.    | DIAMETER                    | REIN.    | REINFORCED             |
| DIM.    | DIMENSION                   | REQD.    | REQUIRED               |
| DISP.   | DISPENSER                   | RESIL.   | RESILIENT              |
| DN.     | DOWN                        | R.H.     | ROBE HOOK              |
| DR.     | DOOR                        | RM.      | ROOM                   |
| DS.     | DOWNSPOUT                   | R.O.     | ROUGH OPENING          |
| DWG.    | DRAWING                     | RT       | RESILIENT TILE         |
| D.D.    | DECK DRAIN                  | RWD.     | REDWOOD                |
|         |                             | R.W.L.   | RAIN WATER LEADER      |
| (E)     | EXISTING                    | S.C.     | SOLID CORE             |
| EA.     | EACH                        | SCD      | SEAT COVER DISPENSER   |
| E.J.    | EXPANSION JOINT             | SCHED.   | SCHEDULE               |
| EL.     | ELEVATION                   | SD       | SOAP DISPENSER         |
| ELEC.   | ELECTRICAL                  | SECT.    | SECTION                |
| ELEV.   | ELEVATOR                    | SH.      | SHelf                  |
| EMERG.  | EMERGENCY                   | SHWR.    | SHOWER                 |
| ENCL.   | ENCLOSURE                   | SHT.     | SHEET                  |
| EQ.     | EQUAL                       | SIM.     | SIMILAR                |
| EQPT.   | EQUIPMENT                   | S.M.S.   | SHEET METAL SCREW      |
| E.W.C.  | ELECTRIC WATER COOLER       | STD.     | STANDARD               |
| EXP.    | EXPANSION                   | STL.     | STEEL                  |
| EXT.    | EXTERIOR                    | STOR.    | STORAGE                |
|         |                             | STRL.    | STRUCTURAL             |
|         |                             | SUSP.    | SUSPENDED              |
| F.A.    | FIRE ALARM                  | T.D.     | TRENCH DRAIN           |
| F.C.O.  | FLOOR CLEAN OUT             | TRD.     | TREAD                  |
| F.D.    | FLOOR DRAIN                 | T.B.     | TOWEL BAR              |
| FDN.    | FOUNDATION                  | T.O.C.   | TOP OF CURB/CONCRETE   |
| F.E.    | FIRE EXTINGUISHER           | TEL.     | TELEPHONE              |
| F.E.C.  | FIRE EXTINGUISHER CAB.      | TER.     | TERRAZZO               |
| F.H.C.  | FIRE HOSE CABINET           | T.#G.    | TONGUE AND GROOVE      |
| FIN.    | FINISH                      | THK.     | THICK                  |
| FL      | FLOOR                       | TK.BD.   | TACKBOARD              |
| FLUOR.  | FLUORESCENT                 | T.P.     | TOP OF PAVEMENT        |
| F.O.C.  | FACE OF CONCRETE            | T.P.D.   | TOILET PAPER DISPENSER |
| F.O.F.  | FACE OF FINISH              | T.V.     | TELEVISION             |
| F.O.S.  | FACE OF STUDS               | TYP.     | TYPICAL                |
| F.S.S.  | FOLDING SHOWER SEAT         | T.O.S.   | TOP OF STEEL           |
| FT.     | FOOT OR FEET                | T.O.W.   | TOP OF WALL            |
| FTG.    | FOOTING                     | U.O.N.   | UNLESS OTHERWISE NOTED |
| FURK.   | FURRING                     | VCT      | VINYL COMPOSITION TILE |
| F.H.S.  | FLAT HEAD SCREW             | VDB      | VISUAL DISPLAY BOARD   |
| F.R.    | FIRE RETARDANT              | VERT.    | VERTICAL               |
|         |                             | VEST.    | VESTIBULE              |
| GA.     | GAGE                        | W/       | WITH                   |
| GALV.   | GALVANIZED                  | W.C.     | WATER CLOSET           |
| GL.     | GLASS                       | WD.      | WOOD                   |
| GND.    | GROUND                      | W/O      | WITHOUT                |
| GYP.    | GYPsum                      | WP.      | WATERPROOF             |
| G.W.B.  | GYPsum WALL BOARD           | WR       | WASTE RECEPTACLE       |
| GEN.    | GENERAL                     | WT.      | WEIGHT                 |
| H.B.    | HOSE BIBB                   |          |                        |
| H.C.    | HOLLOW CORE                 |          |                        |
| HCA     | HANDICAP ACCESSIBLE         |          |                        |
| H.H.    | HEAD HEIGHT                 |          |                        |
| H.M.    | HOLLOW METAL                |          |                        |
| HORIZ.  | HORIZONTAL                  |          |                        |
| HR.     | HOUR                        |          |                        |
| I.D.    | INSIDE DIAMETER             |          |                        |
| INSUL.  | INSULATION                  |          |                        |
| INT.    | INTERIOR                    |          |                        |
| IVT.    | INTRAVENOUS TRACK           |          |                        |
| JAN.    | JANITOR                     |          |                        |
| JT.     | JOINT                       |          |                        |
| KIT.    | KITCHEN                     |          |                        |
| LAB.    | LABORATORY                  |          |                        |
| LAM.    | LAMINATE                    |          |                        |
| LAV.    | LAVATORY                    |          |                        |

#### PROJECT SUMMARY

- SUBDIVIDE THE LOT INTO TWO LOTS.
- CONSTRUCT ONE SINGLE FAMILY HOUSE ON ONE NEW LOT.

#### CALGREEN REQUIREMENTS

- INDOOR WATER USE: 1.28 GAL/FLUSH AT WATER CLOSETS, 1.8 GPM AT SHOWER HEAD @ 80psi, 1.2 GPM AT LAVATORY FAUCET @ 60psi, AND 1.8 GPM AT KITCHEN FAUCET @ 60psi.
  - AUTOMATIC IRRIGATION SYSTEM CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHOULD BE WEATHER-BASED (4.304.1)
  - PROTECT ANNUAL SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS (4.406.1)
  - COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION (4.504.1)
  - ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS (4.504.1)
  - PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.2.2)
  - AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS (4.504.2.3) VERIFICATION OF COMPLIANCE SHALL BE PROVIDED.
  - CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.3)
  - MINIMUM 50% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH SECTION 4.504.4
  - PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN THE INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS. (4.504.5)
  - INSTALL CAPILLARY BREAK AND VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS (4.505.2)
  - CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING BEFORE ENCLOSURE (4.505.3)
  - INSPECTOR SHALL VERIFY THE DUCT SYSTEM ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED PER SECTION 4.507.2. HVAC SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED AND SPECIAL INSPECTORS EMPLOYED BY ENFORCING AGENCY MUST BE QUALIFIED.
- CONTRACTOR OR OWNER NEED TO SUBMIT CONSTRUCTION WASTE MANAGEMENT PLAN PER CALGREEN SECTION 4.408.2 (OR IN ACCORDANCE WITH THE LOCAL ORDINANCE), DIVERT A MINIMUM OF 65% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE TO RECYCLE OR SALVAGE PER SECTION 4.408.1.
- IDENTIFY THE MATERIALS TO BE DIVERTED FROM PROPOSAL BY RECYCLING, REUSE ON THE PROJECT OF SALVAGE FOR FUTURE USE OR SALE.
  - SPECIFY IF MATERIALS WILL BE SORTED ON THE SITE OR MIXED FOR TRANSPORTATION TO A DIVERSION FACILITY.
  - IDENTIFY THE DIVERSION FACILITY WHERE THE MATERIAL COLLECTED TO BE TAKEN.
  - IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OD WASTE GENERATED
  - SPECIFY THAT THE AMOUNT OF MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME.
  - PROVIDE DOCUMENTATIONS SHOWING COMPLIANCE WITH ABOVE TO THE BUILDING DEPARTMENT.

\*PROVIDE A COPY OF THE OPERATION AND MAINTENANCE MANUAL TO THE BUILDING OCCUPANT OR OWNER ADDRESSING ITEMS 1 THROUGH 10 IN SECTION 4.410.1.

#### SYMBOL LEGEND

- SECTION IDENTIFICATION SHEET WHERE SECTION IS DRAWN
- DETAIL IDENTIFICATION SHEET WHERE DETAIL IS DRAWN
- INTERIOR ELEVATION MEANS ELEVATION SHOWN SHEET WHERE ELEVATION IS DRAWN
- ROOM IDENTIFICATION ROOM NAME ROOM NUMBER
- SPECIFIC NOTE
- DOOR DESIGNATION
- WINDOW DESIGNATION
- REVISION CLOUD AROUND REVISION
- WALL TYPE
- CEILING HEIGHT

#### CODE REFERENCE

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA ADMINISTRATIVE CODE
- 2019 GREEN BUILDING STANDARDS CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA FIRE CODE

#### NOTE:

SPRINKLERS WILL BE INSTALLED.

#### PROJECT DATA

|                               |                                 |
|-------------------------------|---------------------------------|
| 1. PROJECT LOCATION:          | 1265 BURROWS RD<br>CAMPBELL, CA |
| 2. APN:                       | 403-16-096                      |
| 3. CONSTRUCTION TYPE:         | TYPE V-B                        |
| 4. OCCUPANCY GROUP            | R3-U                            |
| 5. EXISTING LOT SIZE:         | 26,914 SF                       |
| PROPOSED PARCEL ONE LOT SIZE: | 12,904 SF                       |
| PROPOSED PARCEL TWO LOT SIZE: | 13,247 SF                       |
| PORTION TO BE DEDICATED:      | 864 SF                          |
| 6. FLOOR AREA (PARCEL 2#3)    |                                 |
| PARCEL 1                      |                                 |
| EXISTING HOUSE FLOOR AREA     | 2,276.4 SF                      |
| EXISTING HOUSE GARAGE         | 483.8 SF                        |
| PARCEL 2                      |                                 |
| MAIN HOUSE                    |                                 |
| FIRST FLOOR HABITABLE AREA    | 1,202.25 SF                     |
| SECOND FLOOR HABITABLE AREA   | 1,239.25 SF                     |
| TOTAL HABITABLE AREA          | 2,441.50 SF                     |
| GARAGE                        | 441 SF                          |
| JADU                          | 401.00 SF                       |
| TOTAL PROPOSED FLOOR AREA     | 3,284 SF                        |
| 7. LOT COVERAGE:              |                                 |
| PARCEL 1                      | 21.4%                           |
| PARCEL 2                      | 16.3%                           |
| 8. FLOOR AREA RATIO (F.A.R.)  |                                 |
| PARCEL 1                      | 21.4%                           |
| PARCEL 2                      | 24.8%                           |



#### DRAWING INDEX

|                   |                                      |
|-------------------|--------------------------------------|
| T1                | TITLE SHEET                          |
| A1.1              | EXISTING SITE PLAN / DEMOLITION PLAN |
| A1.2              | PROPOSED SITE PLAN                   |
| A2                | SITE PHOTOS                          |
| A3                | SITE STREETScape                     |
| A4                | PROPOSED FLOOR PLAN - PARCEL 2       |
| FAR               | PROPOSED F.A.R. - PARCEL 2           |
| A5.1              | PROPOSED ELEVATIONS - PARCEL 2       |
| A5.2              | PROPOSED ELEVATIONS - PARCEL 2       |
| A5.3              | PROPOSED SECTIONS - PARCEL 2         |
| A6                | PROPOSED ROOF PLAN - PARCEL 2        |
| A7                | COLORLED ELEVATIONS                  |
| <b>CIVIL PLAN</b> |                                      |
| T-1               | TENTATIVE PARCEL MAP                 |
| C-2.0             | TOPOGRAPHIC SURVEY                   |
| C-3.0             | DEMOLITION PLAN                      |
| C-4.0             | GRADING PLAN                         |
| C-5.0             | UTILITY PLAN                         |
| C-6.0             | STORMWATER MANAGEMENT PLAN           |

#### LANDSCAPING PLAN

|       |                            |
|-------|----------------------------|
| L-1.0 | LANDSCAPE PLANTING PLAN    |
| L-1.1 | PLANT PALETTE              |
| L-2.0 | CONCEPTUAL IRRIGATION PLAN |

PROJECT DESIGNER:  
DE NGUYEN

THE DESIGN AND DEVELOPMENT GROUP EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF TDDG, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD THE DESIGN AND DEVELOPMENT GROUP HARMLESS.

#### DESIGN TEAM

##### DESIGNER:

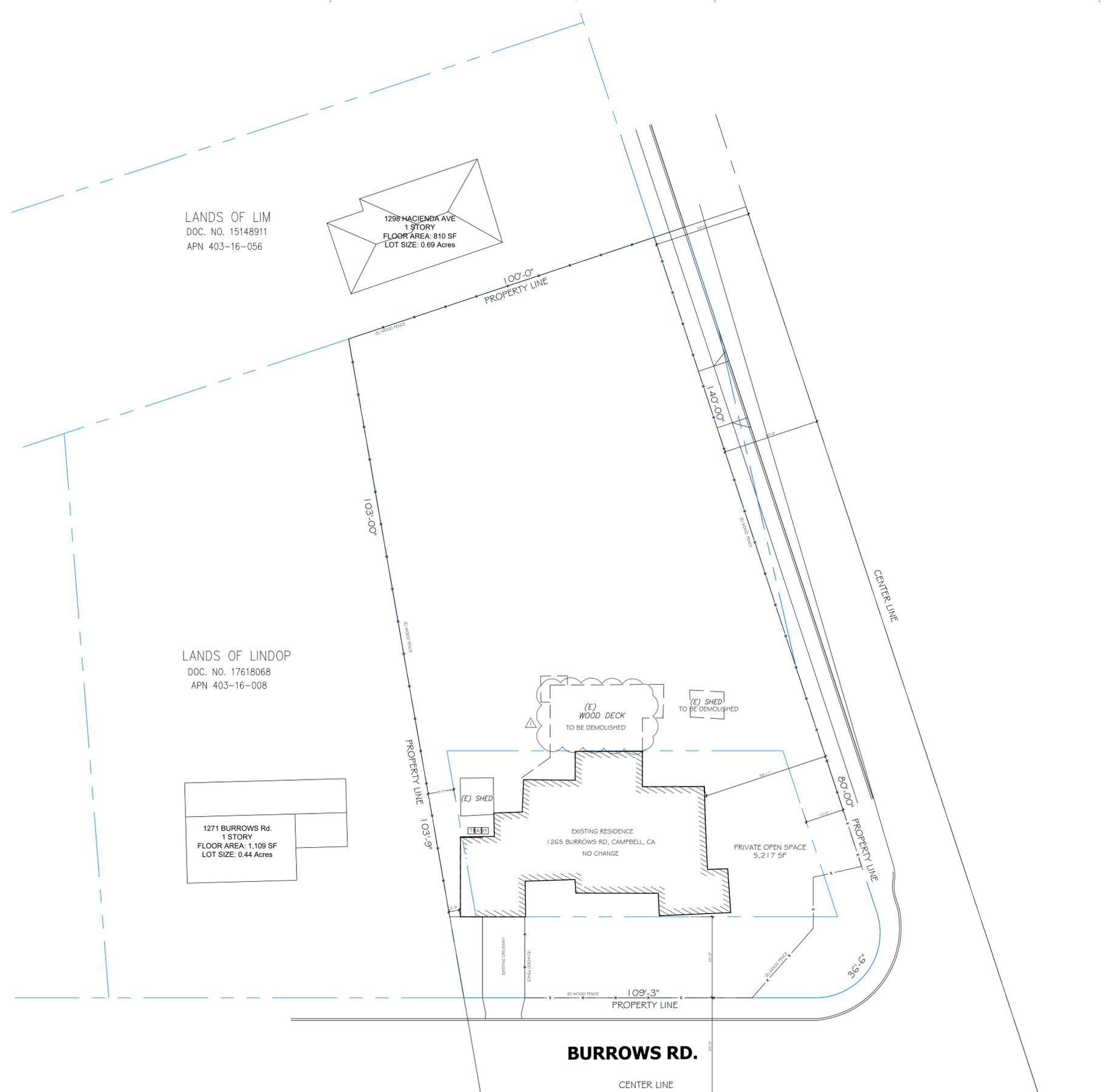
TDDG LLC / DE NGUYEN  
97 BOSTON AVE  
SAN JOSE, CA 95128  
TEL: (650) 483-9454  
DE@TDDGUS.COM

| NO. | DATE     | REVISION          |
|-----|----------|-------------------|
| △   | 04/20/22 | PLANNING COMMENTS |
| △   | 06/10/22 | PLANNING COMMENTS |
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##### Project Name:

LOT SUBDIVISION &  
NEW CONSTRUCTION  
1265 BURROWS ROAD  
CAMPBELL, CA

|           |          |                   |
|-----------|----------|-------------------|
| DATE:     | 11/01/21 | Sheet Number:     |
| JOB NO.:  | 2021-23  |                   |
| SCALE:    | AS SHOWN |                   |
| DRAWN BY: | MP       |                   |
|           |          | <b>T1</b>         |
|           |          | Project No.: 2021 |



PROJECT DESIGNER:  
 DE NGUYEN

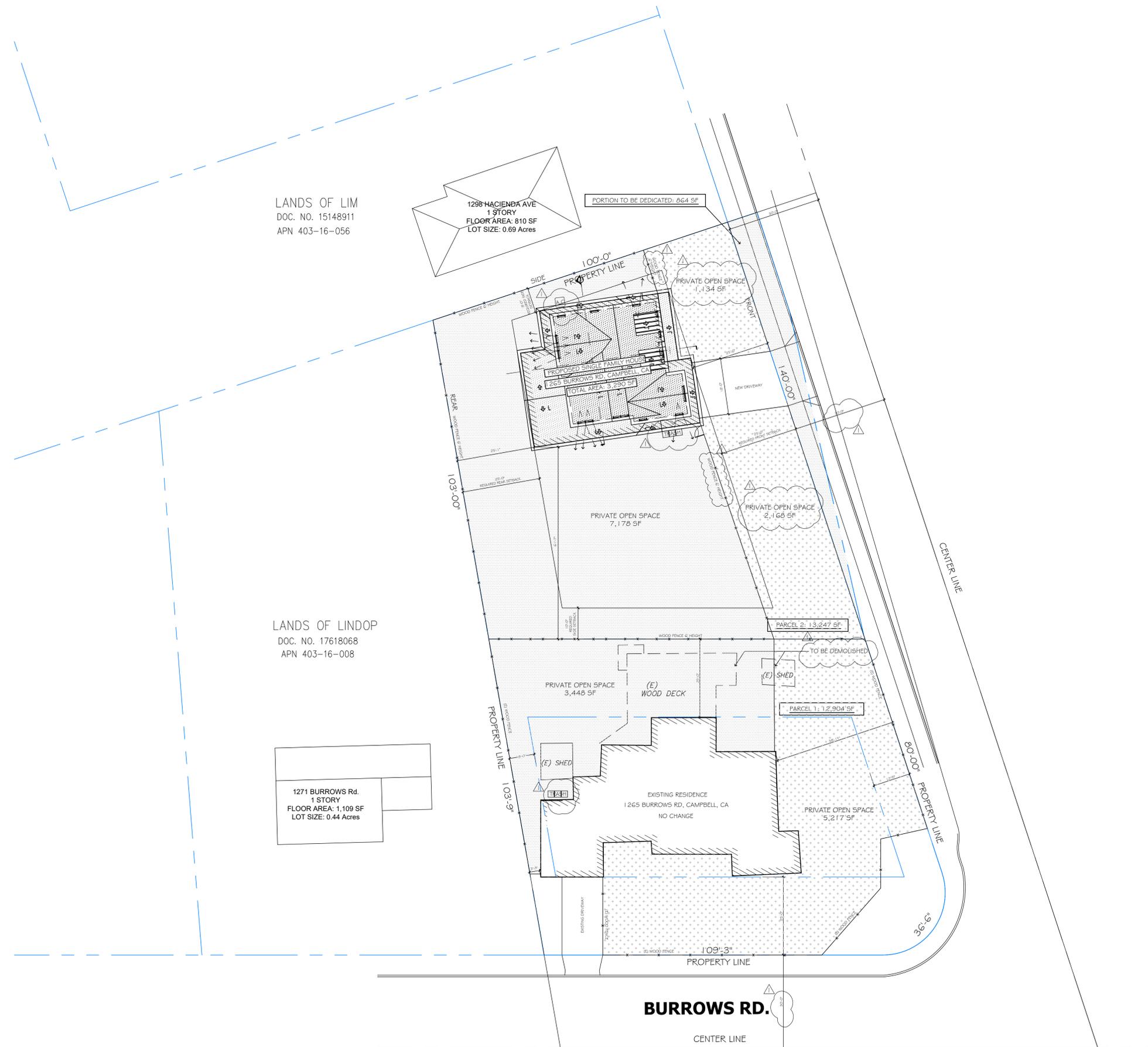
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| △   | 06/10/22 | PLANNING COMMENTS |
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Project Name:  
**LOT SUBDIVISION &  
 NEW CONSTRUCTION  
 1265 BURROWS ROAD  
 CAMPBELL, CA**

|           |          |                   |
|-----------|----------|-------------------|
| DATE:     | 11/01/21 | Sheet Number:     |
| JOB NO.:  | 2021-23  | <b>A1.1</b>       |
| SCALE:    | AS SHOWN |                   |
| DRAWN BY: | MP       | Project No.: 2021 |

**EXISTING SITE PLAN / DEMOLITION PLAN**  
 SCALE: 1/16"=1'-0"



LANDS OF LIM  
 DOC. NO. 15148911  
 APN 403-16-056

1298 HACIENDA AVE  
 1 STORY  
 FLOOR AREA: 810 SF  
 LOT SIZE: 0.69 Acres

LANDS OF LINDOP  
 DOC. NO. 17618068  
 APN 403-16-008

1271 BURROWS Rd.  
 1 STORY  
 FLOOR AREA: 1,109 SF  
 LOT SIZE: 0.44 Acres

**BURROWS RD.**

PROPOSED SITE PLAN  
 SCALE: 1/16"=1'-0"



PROJECT DESIGNER:  
 DE NGUYEN

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| △   | 06/10/22 | PLANNING COMMENTS |
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Project Name:  
**LOT SUBDIVISION &  
 NEW CONSTRUCTION  
 1265 BURROWS ROAD  
 CAMPBELL, CA**

|                   |          |               |
|-------------------|----------|---------------|
| DATE:             | 11/01/21 | Sheet Number: |
| JOB NO.:          | 2021-23  | <b>A1.2</b>   |
| SCALE:            | AS SHOWN |               |
| DRAWN BY:         | MP       |               |
| Project No.: 2021 |          |               |

PROJECT SITE



1271 BURROWS ROAD, CAMPBELL, CA 95008



1265 BURROWS ROAD, CAMPBELL, CA 95008



1236 W HACIENDA AVE, SAN JOSE, CA 95008

BURROWS ROAD

PROJECT SITE



1443 W HACIENDA AVE, SAN JOSE, CA 95008



1265 BURROWS ROAD, CAMPBELL, CA 95008



1445W HACIENDA AVE, CAMPBELL, CA 95008

W HACIENDA AVE

SITE PHOTOS

PROJECT DESIGNER:  
 DE NGUYEN

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| △   | 06/10/22 | PLANNING COMMENTS |
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Project Name:  
**LOT SUBDIVISION &  
 NEW CONSTRUCTION  
 1265 BURROWS ROAD  
 CAMPBELL, CA**

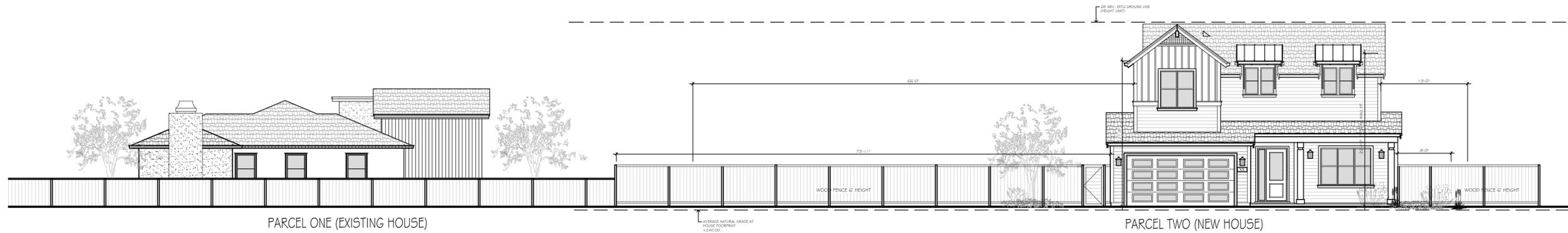
|           |          |                   |
|-----------|----------|-------------------|
| DATE:     | 11/01/21 | Sheet Number:     |
| JOB NO.:  | 2021-23  | <b>A2</b>         |
| SCALE:    | AS SHOWN |                   |
| DRAWN BY: | MP       | Project No.: 2021 |



1271 BURROWS RD, CAMPBELL, CA

1265 BURROWS RD, CAMPBELL, CA

**STREETSCAPE ELEVATIONS - BURROWS RD**  
 SCALE: 1/8"=1'-0"



PARCEL ONE (EXISTING HOUSE)

PARCEL TWO (NEW HOUSE)

**STREETSCAPE ELEVATIONS - W HACIENDA AVE**  
 SCALE: 1/8"=1'-0"

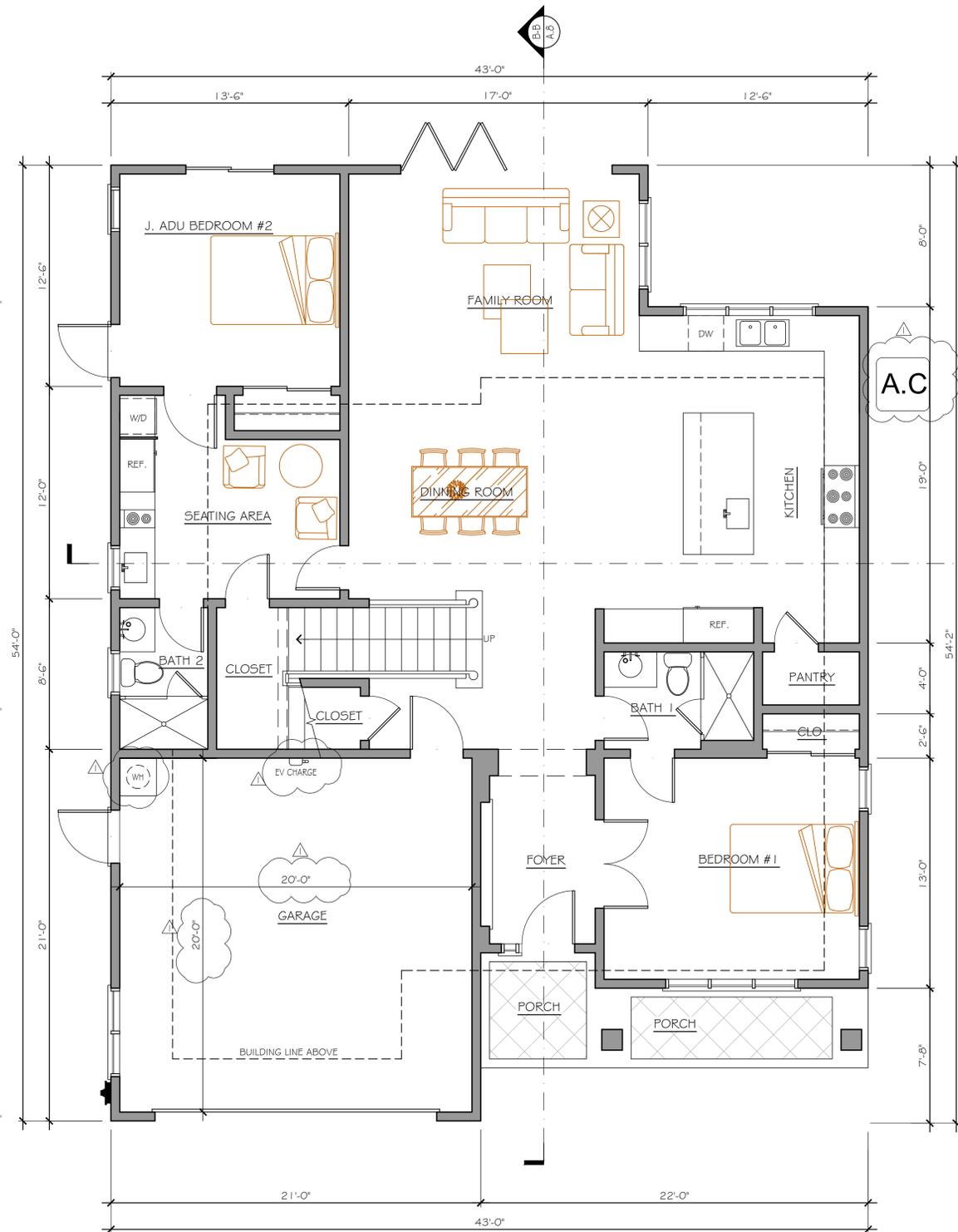
PROJECT DESIGNER:  
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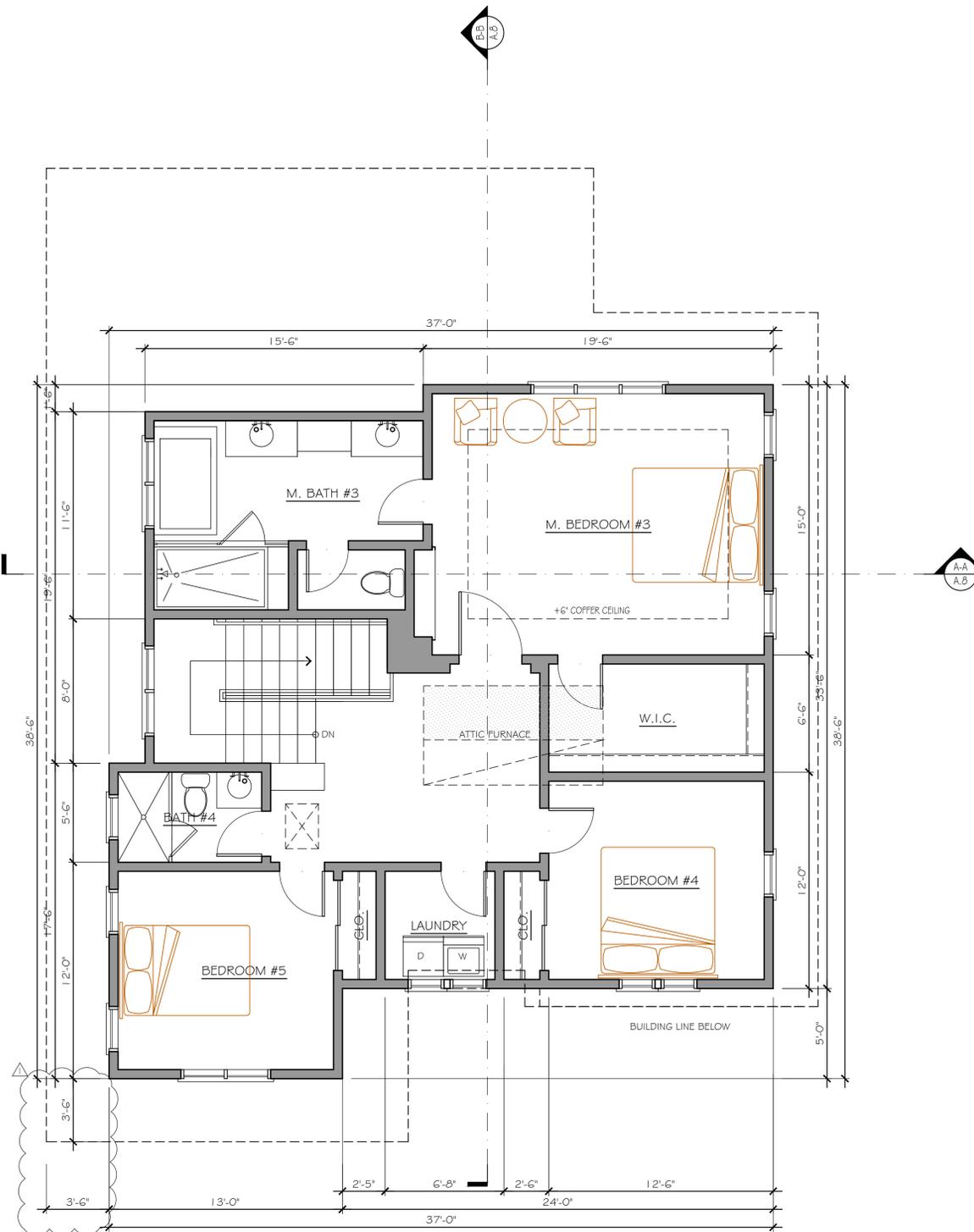
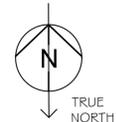
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Project Name:  
**LOT SUBDIVISION &  
 NEW CONSTRUCTION**  
 1265 BURROWS ROAD  
 CAMPBELL, CA

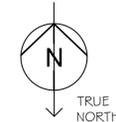
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| DRAWN BY:         | MP       |               |
| Project No.: 2021 |          |               |



**FIRST FLOOR PLAN - PARCEL 2**  
 SCALE: 1/4"=1'-0"



**SECOND FLOOR PLAN - PARCEL 2**  
 SCALE: 1/4"=1'-0"



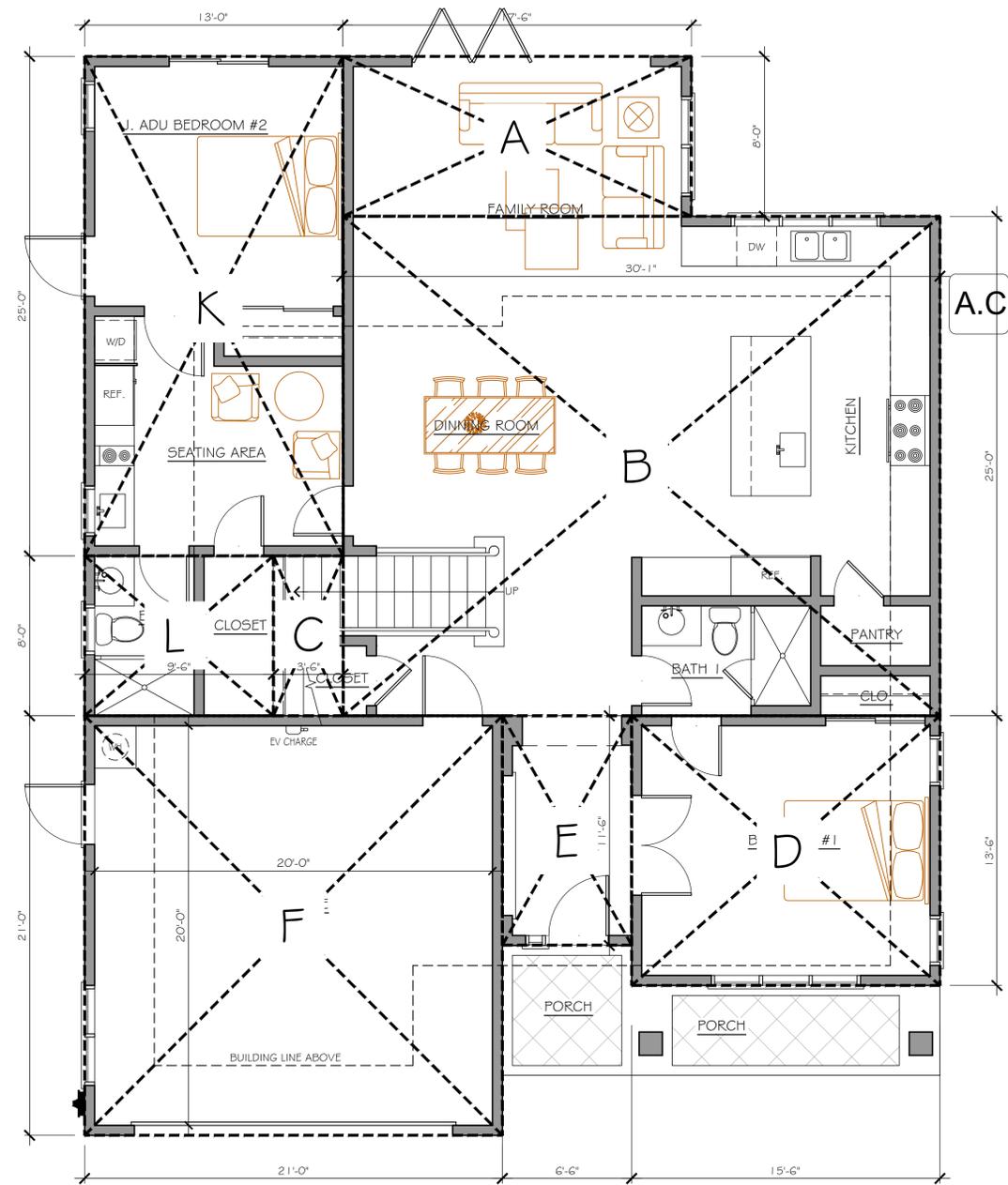
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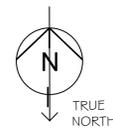
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Project Name:  
**LOT SUBDIVISION &  
 NEW CONSTRUCTION**  
**1265 BURROWS ROAD**  
**CAMPBELL, CA**

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| DATE:             | 11/01/21 | Sheet Number: |
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| SCALE:            | AS SHOWN |               |
| DRAWN BY:         | MP       |               |
| Project No.: 2021 |          |               |



**FIRST FLOOR AREA DIAGRAM - PARCEL 2**  
SCALE: 1/4"=1'-0"



**FIRST FLOOR LIVING AREA (MAIN HOUSE):**

|               |                 |   |                    |
|---------------|-----------------|---|--------------------|
| A             | 17'-6" x 8'-0"  | = | 140.00 SF          |
| B             | 30'-1" x 25'-0" | = | 750.00 SF          |
| C             | 3'-6" x 8'-0"   | = | 28.00 SF           |
| D             | 15'-6" x 13'-6" | = | 209.25 SF          |
| E             | 6'-6" x 11'-6"  | = | 75.00 SF           |
| <b>TOTAL:</b> |                 | = | <b>1,202.25 SF</b> |

**SECOND FLOOR LIVING AREA:**

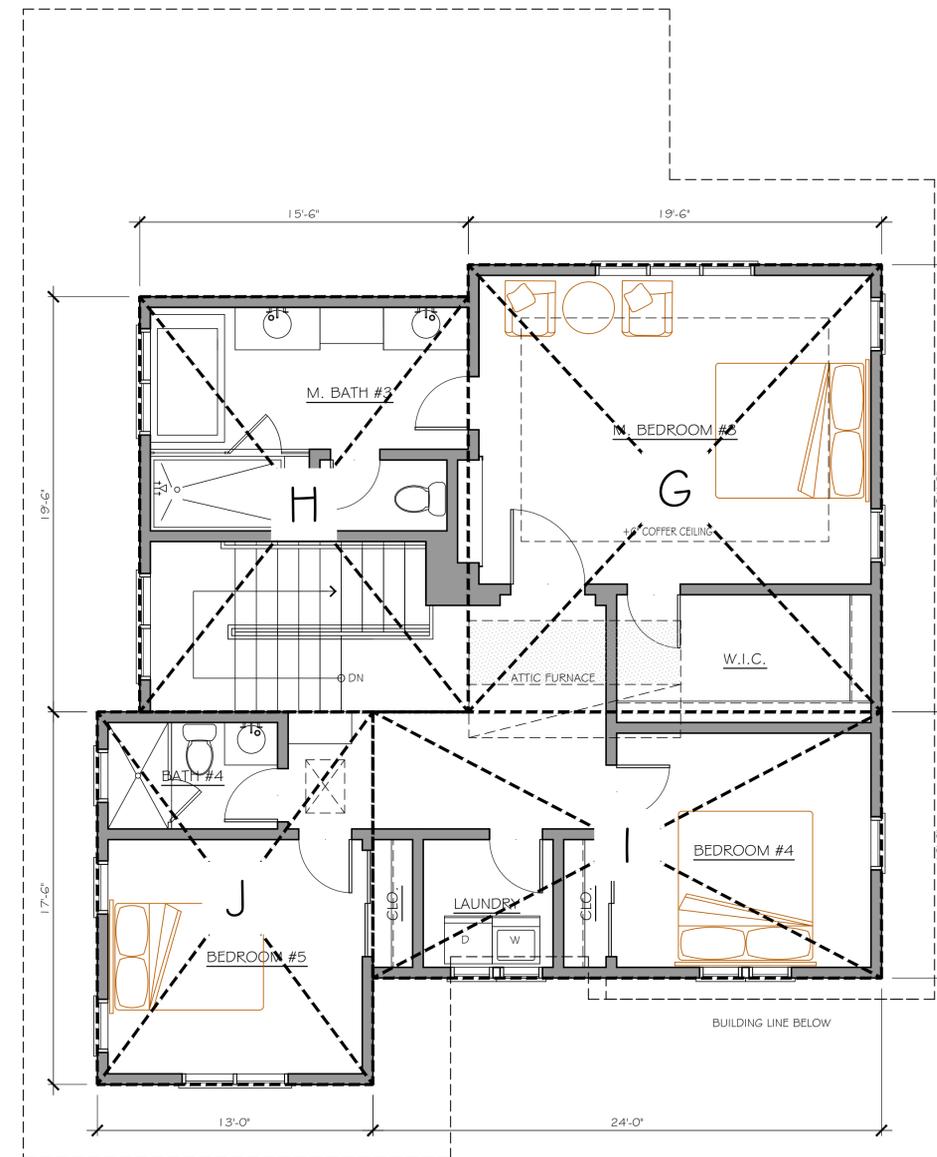
|               |                 |   |                    |
|---------------|-----------------|---|--------------------|
| G             | 19'-6" x 21'-0" | = | 409.50 SF          |
| H             | 15'-6" x 19'-6" | = | 302.25 SF          |
| I             | 24'-0" x 12'-6" | = | 300.00 SF          |
| J             | 13'-0" x 17'-6" | = | 227.50 SF          |
| <b>TOTAL:</b> |                 | = | <b>1,239.25 SF</b> |

**GARAGE**

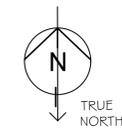
|                      |                 |   |                  |
|----------------------|-----------------|---|------------------|
| F                    | 21'-0" x 21'-0" | = | 441.00 SF        |
| <b>TOTAL GARAGE:</b> |                 | = | <b>441.00 SF</b> |
| <b>PORCH</b>         |                 | = | <b>112.00 SF</b> |

**FIRST FLOOR LIVING AREA (JADU):**

|               |                 |   |                  |
|---------------|-----------------|---|------------------|
| K             | 13'-0" x 25'-0" | = | 325.00 SF        |
| L             | 9'-6" x 8'-0"   | = | 76.00 SF         |
| <b>TOTAL:</b> |                 | = | <b>401.00 SF</b> |



**SECOND FLOOR AREA DIAGRAM - PARCEL 2**  
SCALE: 1/4"=1'-0"



|                                     |                      |
|-------------------------------------|----------------------|
| <b>MAIN HOUSE:</b>                  |                      |
| FIRST FLOOR LIVING AREA:            | = 1,202.25 SF        |
| SECOND FLOOR LIVING AREA:           | = 1,239.25 SF        |
| <b>TOTAL HATBITABLE AREA:</b>       | <b>= 2,441.50 SF</b> |
| <b>GARAGE:</b>                      | <b>= 441.00 SF</b>   |
| <b>MAIN HOUSE TOTAL FLOOR AREA:</b> | <b>= 2,882.50 SF</b> |
| <b>JADU FLOOR AREA:</b>             | <b>401.00 SF</b>     |
| <b>TOTAL FLOOR AREA:</b>            | <b>= 3,283.50 SF</b> |

|   |                             |
|---|-----------------------------|
| <b>LOT AREA:</b>                                  | <b>= 13,247 SF</b>          |
| <b>F.A.R.(MAIN HOUSE + ADU):</b>                  | <b>3,284/13,247 = 24.8%</b> |
| <b>LOT COVERAGE:</b>                              |                             |
| <b>FIRST FLOOR LIVING AREA (MAIN HOUSE + ADU)</b> | <b>= 1,603.25 SF</b>        |
| <b>GARAGE:</b>                                    | <b>= 441.00 SF</b>          |
| <b>PORCH:</b>                                     | <b>= 112.00 SF</b>          |
| <b>TOTAL :</b>                                    | <b>= 2,156.25 SF</b>        |
| <b>2,156/13,247 =</b>                             | <b>16.3%</b>                |

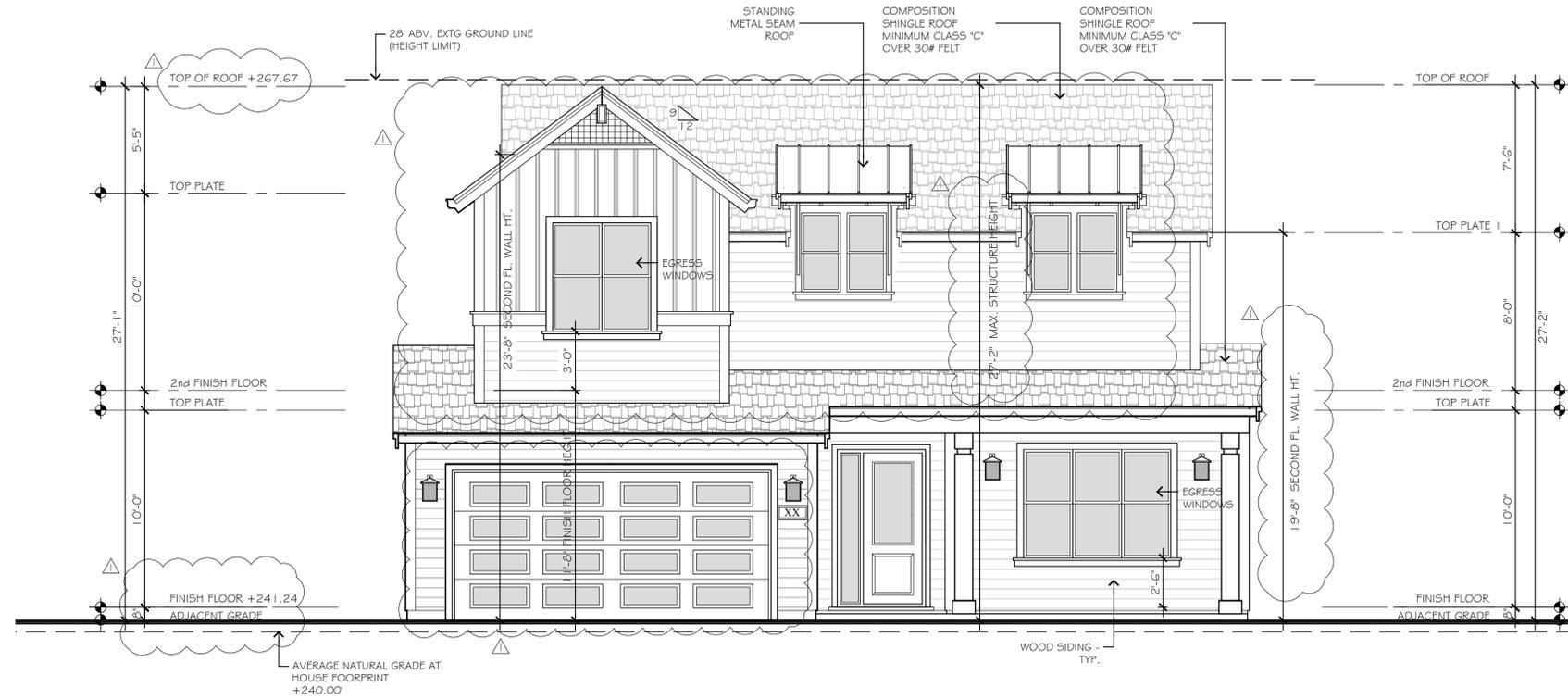
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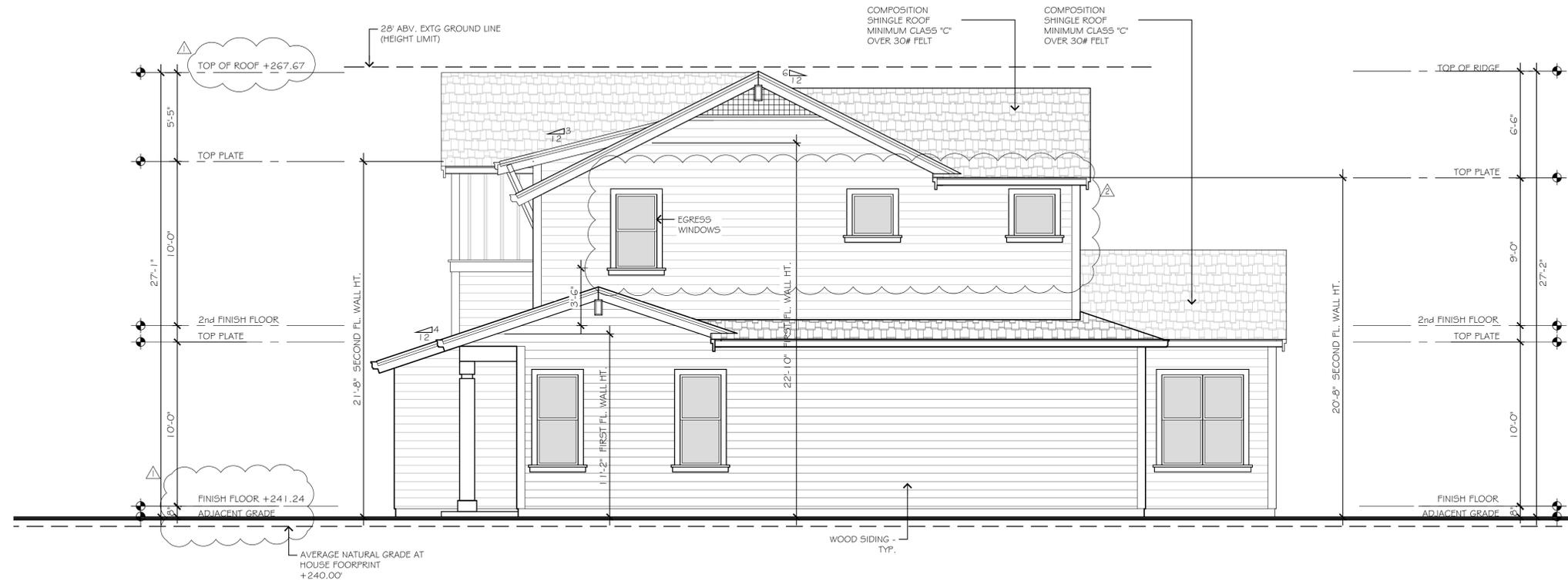
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Project Name:  
**LOT SUBDIVISION & NEW CONSTRUCTION**  
**1265 BURROWS ROAD**  
**CAMPBELL, CA**

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| DATE:             | 11/01/21 | Sheet Number: |
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| SCALE:            | AS SHOWN |               |
| DRAWN BY:         | MP       |               |
| Project No.: 2021 |          |               |



**FRONT ELEVATION - PARCEL 2**  
 SCALE: 1/8"=1'-0"



**RIGHT ELEVATION - PARCEL 2**  
 SCALE: 1/4"=1'-0"

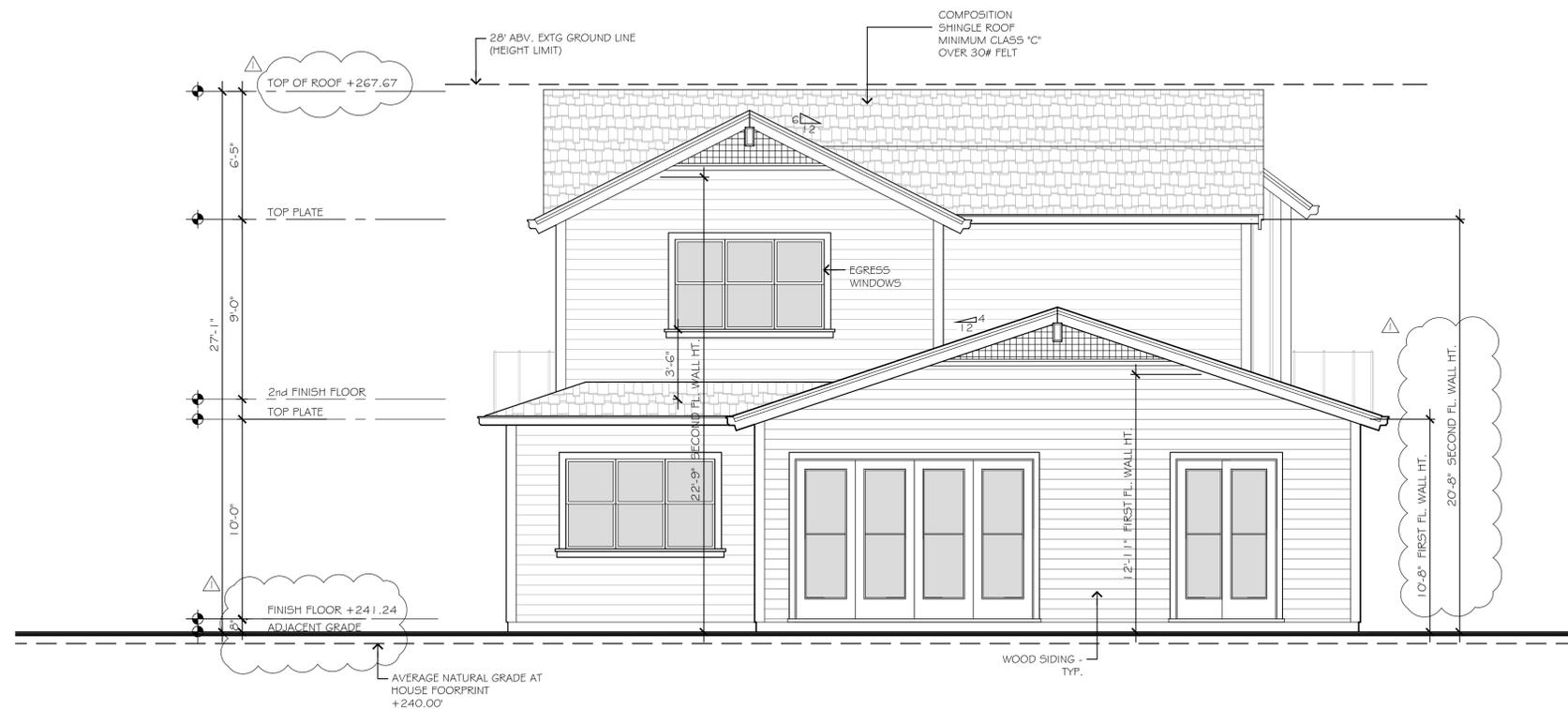
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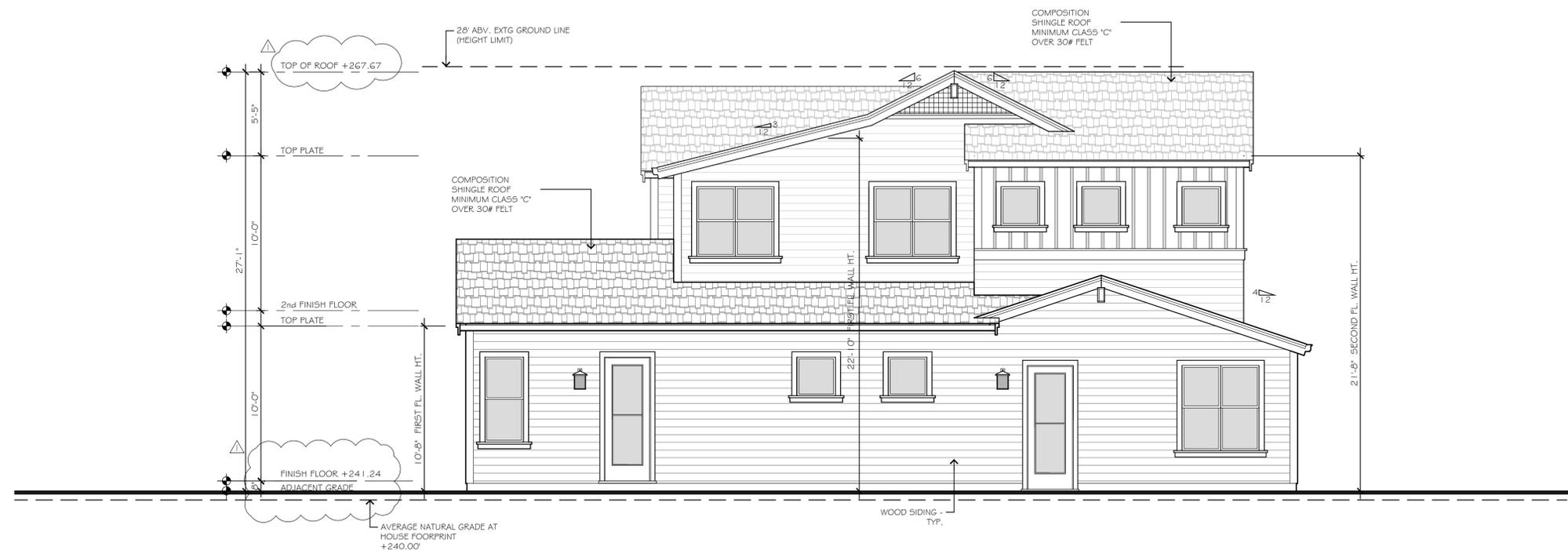
Project Name:  
**LOT SUBDIVISION &  
 NEW CONSTRUCTION**  
 1265 BURROWS ROAD  
 CAMPBELL, CA

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| SCALE:    | AS SHOWN |                   |
| DRAWN BY: | MP       | Project No.: 2021 |



**REAR ELEVATION - PARCEL 2**

SCALE: 1/4"=1'-0"



**LEFT ELEVATION - PARCEL 2**

SCALE: 1/4"=1'-0"

PROJECT DESIGNER:  
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Project Name:

**LOT SUBDIVISION &  
NEW CONSTRUCTION  
1265 BURROWS ROAD  
CAMPBELL, CA**

DATE: 11/01/21  
JOB NO.: 2021-23  
SCALE: AS SHOWN  
DRAWN BY: MP

Sheet Number:

**A5.2**

Project No.: 2021



**SECTION A-A - PARCEL 2**  
SCALE: 1/4"=1'-0"



**SECTION B-B - PARCEL 2**  
SCALE: 1/4"=1'-0"

PROJECT DESIGNER:  
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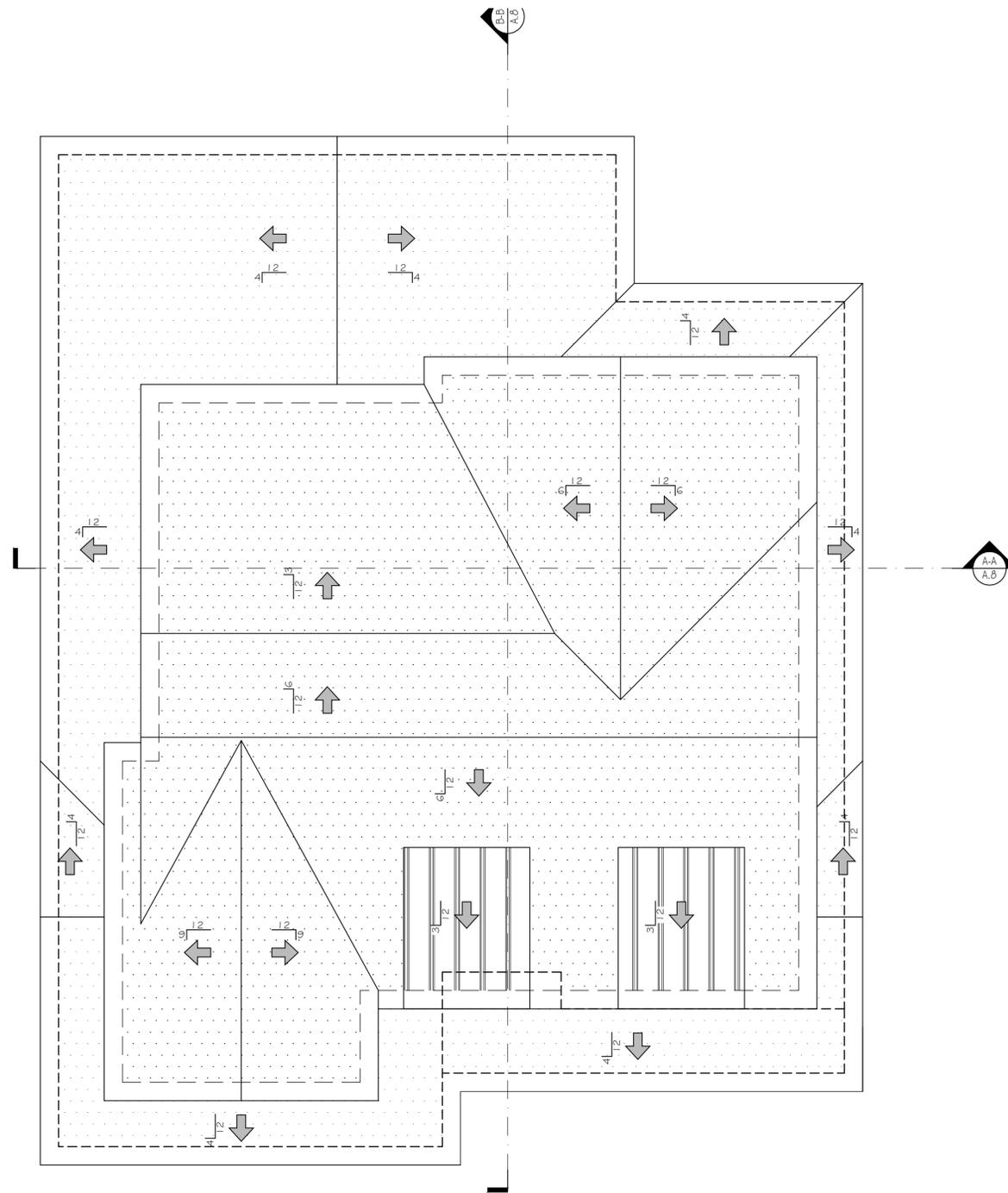
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**LOT SUBDIVISION & NEW CONSTRUCTION**  
1265 BURROWS ROAD  
CAMPBELL, CA

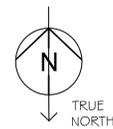
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Project No.: 2021



**ROOF PLAN - PARCEL 2**  
 SCALE: 1/4"=1'-0"



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Project Name:  
**LOT SUBDIVISION &  
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**1265 BURROWS ROAD**  
**CAMPBELL, CA**

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| SCALE:    | AS SHOWN |               |
| DRAWN BY: | MP       |               |



1265 THE BURROWS DR - FRONT ELEVATION



1265 THE BURROWS DR -LEFT ELEVATION



1265 THE BURROWS DR - REAR ELEVATION



1265 THE BURROWS DR - RIGHT ELEVATION

**COLORED ELEVATIONS - PARCEL 2**

SCALE: 1/4"=1'-0"



1. CERTAINTEED ROOFING  
 PRESIDENTIAL SHAKE  
 COUNTRY GRAY



2. STANDING SEAM  
 METAL ROOF  
 GRAY



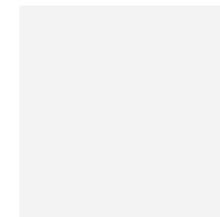
3. HORIZONTAL WALL SIDINGS  
 KELLY MOORE  
 27 KELLY BONE



4. HORIZONTAL WALL SIDINGS  
 KELLY MOORE  
 304 STONEGATE



5. VERTICAL WALL SIDINGS  
 KELLY MOORE  
 304 STONEGATE



6. TRIMS/FRAMES  
 KELLY MOORE  
 KM4968 ARCTIC WHITE



7. GARAGE GATE  
 KELLY MOORE  
 178 PLYMOUTH GRAY

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 AND DEVELOPMENT GROUP HARMLESS.

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Project Name:

**LOT SUBDIVISION &  
 NEW CONSTRUCTION  
 1265 BURROWS ROAD  
 CAMPBELL, CA**

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| DATE:     | 11/01/21 | Sheet Number:     |
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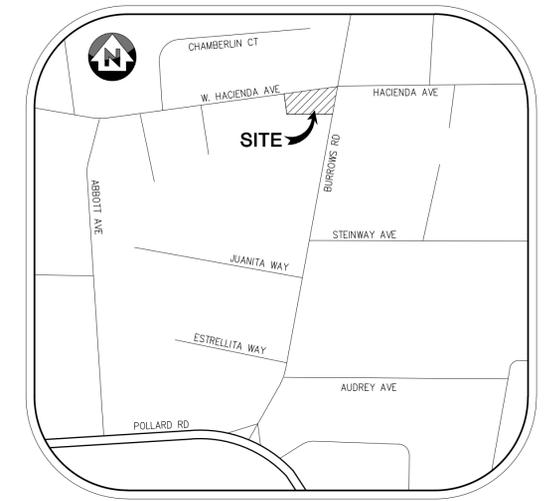
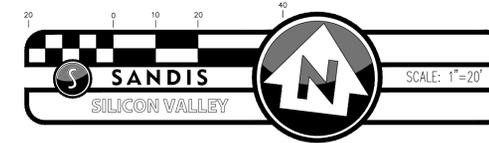
# TENTATIVE PARCEL MAP

TWO LOT SUBDIVISION

THE LAND REFERRED TO IS SITUATED IN THE CITY OF CAMPBELL, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, RECORDED IN DOC. NO. 24970111 OFFICIAL RECORDS

CITY OF CAMPBELL COUNTY OF SANTA CLARA CALIFORNIA

MAY 2022



VICINITY MAP  
N.T.S.

## LEGEND

- BUILDING LINE
- CENTERLINE
- CURB LINE
- EASEMENT LINE
- EXISTING FENCE LINE
- PROPOSED 6' REDWOOD FENCE LINE
- PROPOSED WHITE PICKET FENCE LINE
- PROPERTY LINE
- PROPOSED PROPERTY LINE
- OTHER PROPERTY LINE
- SETBACK LINES

## GENERAL NOTES

- OWNER:  
UNIONAVE LLC  
2066 THE ALAMEDA  
SAN JOSE, CA 95126
- CIVIL ENGINEER:  
SANDIS CIVIL ENGINEERS AND SURVEYORS  
1700 WINCHESTER BLVD, SUITE 200  
CAMPBELL, CA 95008  
TEL: (408) 636-0900  
FAX: (408) 636-0999
- EXISTING ZONING: R-1-10
- EXISTING APN: 403-16-096
- EXISTING USE: SINGLE FAMILY RESIDENTIAL
- PROPOSED USE: TWO SINGLE FAMILY DETACHED HOMES
- EXISTING BUILDINGS: SINGLE FAMILY RESIDENCE
- GENERAL PLAN: LOW DENSITY RESIDENTIAL
- STREETS: NO PROPOSED STREET MODIFICATIONS
- EXISTING USE OF ADJACENT PROPERTIES: RESIDENTIAL SINGLE FAMILY
- WATER: SAN JOSE WATER COMPANY
- FIRE PROTECTION: SANTA CLARA COUNTY FIRE DEPARTMENT
- SANITARY SEWER: WEST VALLEY SANITATION DISTRICT
- POWER & GAS: PACIFIC GAS & ELECTRIC
- TELEPHONE: AT&T
- CABLE: AT&T
- SCHOOL DISTRICT: CAMPBELL UNIFIED SCHOOL DISTRICT
- AREA TO BE SUBDIVIDED: 27,013.95 SQ.FT. (0.62 ACRES) INTO 2 LOTS
- EXISTING WELLS: NONE
- NO NEW STREET NAMES
- ALL LOT CORNERS WITHIN A SUBDIVISION SHALL BE MARKED BY SETTING A THREE-FOURTHS INCH GALVANIZED STEEL PIPE TWO FEET LONG APPROXIMATELY SIX INCHES BELOW FINISHED GRADE.

## BENCHMARK

THE ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON CITY OF CAMPBELL BENCH MARK NO. 3, WHICH IS SANTA CLARA VALLEY WATER DISTRICT BENCHMARK BM616. THE MARK IS A 2 1/4" BRASS DISK IN THE TOP OF CURB, AT POLLACK ROAD & MORE AVENUE, SOUTHEAST CORNER AT EAST END OF CURB RETURN. ELEVATION 280.78, CITY OF CAMPBELL DATUM. ELEVATION WAS TRANSFERRED TO THE SITE USING DATA OBTAINED BY GPS OBSERVATION.

## BASIS OF BEARING NOTE

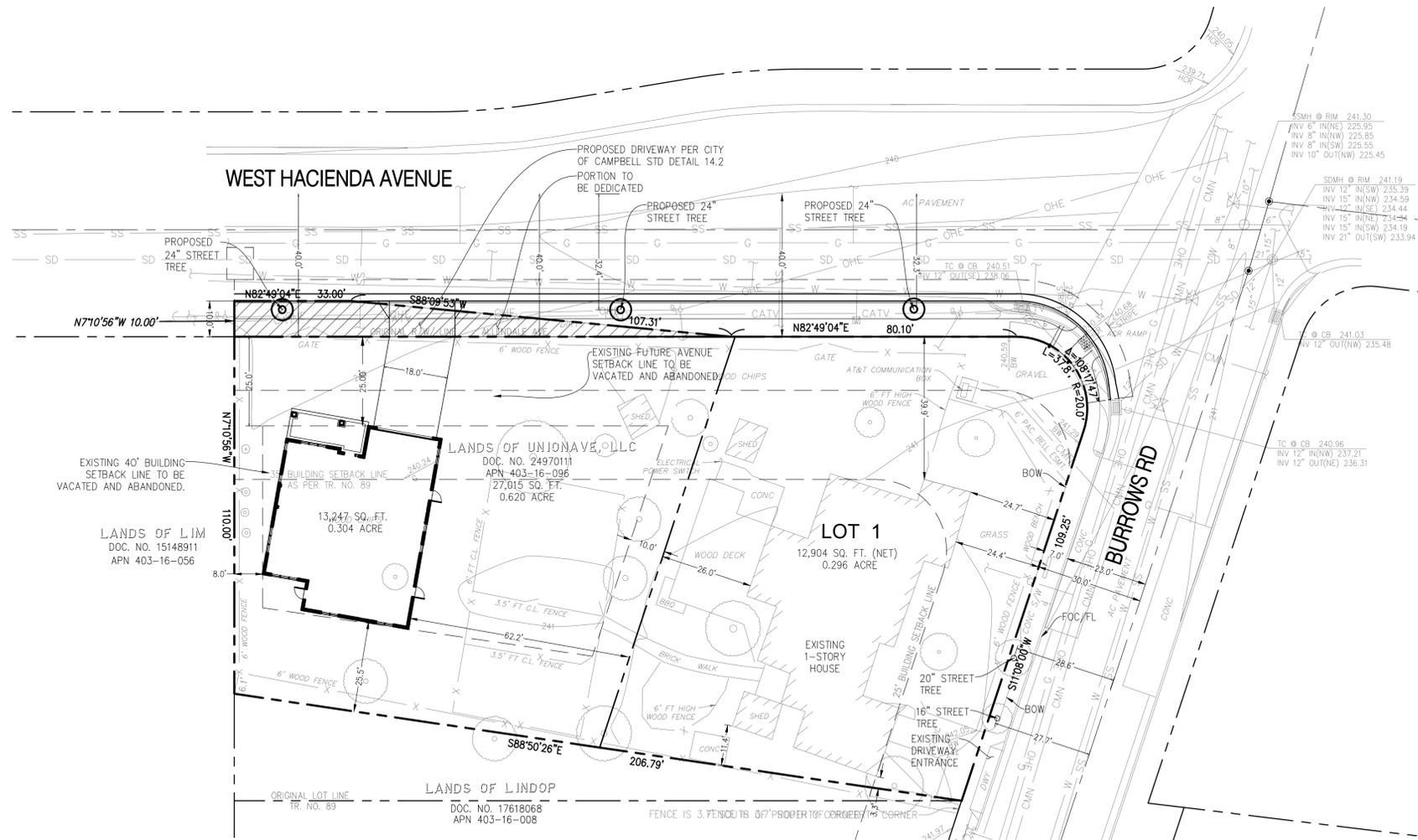
THE BEARING OF NORTH 11°08'00" EAST BETWEEN FOUND MONUMENTS ON THE CENTERLINE OF BURROWS ROAD, AS SHOWN ON THE RECORD OF SURVEY FILED ON APRIL 2, 2012 IN BOOK 851 OF MAPS, AT PAGE 39, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

## SURVEY NOTES

- ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- DATES OF FIELD SURVEY: 11/12/2018

## DEVELOPMENT STANDARDS FOR ZONE R-1-10

|                           |  |
|---------------------------|--|
| MIN. LOT WIDTH            | 80 FT  |
| MIN. LOT SIZE             | 10,000 SF  |
| MIN. FRONT YARD SETBACK   | 25 FT  |
| MIN. REAR SETBACK         | 25 FT  |
| MIN. SIDE SETBACK         | A. At least one side yard shall be the greater of 10' or sixty percent of the height of the building wall adjacent to the property line.<br>B. The other side yard shall be the greater of eight feet or sixty percent of the height of the building wall adjacent to the property line.<br>C. The side yard setbacks for legally created lots with a lot width less than 60' shall be the greater of five feet or one-half the height of the building wall adjacent to the property line.<br>D. A minimum street side yard setback of 12' shall be provided on corner lots. |
| DENSITY                   | 3.5 UNITS/GROSS ACRE   |
| MAXIMUM BUILDING COVERAGE | 35%  |
| MAXIMUM FLOOR AREA        | 0.45   |



## AREA SUMMARY

| PARCEL NUMBER | LOT AREA (S.F.) | GROSS LOT AREA (S.F.) |
|---------------|-----------------|-----------------------|
| LOT 1         | 12,904          | 21,373                |
| LOT 2         | 13,247          | 17,622                |
| <b>TOTAL</b>  | <b>26,151</b>   | <b>38,995</b>         |

## DEVELOPMENT DATA

|           | SQUARE FEET |       |        | PERCENT OF AREA |       |        |
|-----------|-------------|-------|--------|-----------------|-------|--------|
|           | EXISTING    | NEW   | TOTAL  | EXISTING        | NEW   | TOTAL  |
| BUILDING  | 2,760       | 2,246 | 5,006  | 10.6%           | 8.59% | 19.14% |
| LANDSCAPE | 21,671      | 0     | 18,934 | 82.9%           | 0.00% | 72.40% |
| PAVING    | 1,720       | 491   | 2,211  | 6.6%            | 1.88% | 8.45%  |

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build on.  
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DATE: 06/28/22  
SCALE: AS SHOWN  
DRAWN BY: ST  
APPROVED BY: SY  
DRAWING NO.: 218485  
DATE: \_\_\_\_\_, 2022  
CHAD J. BROWNING  
R.C.E. NO. 68315, EXPIRES 9-30-23



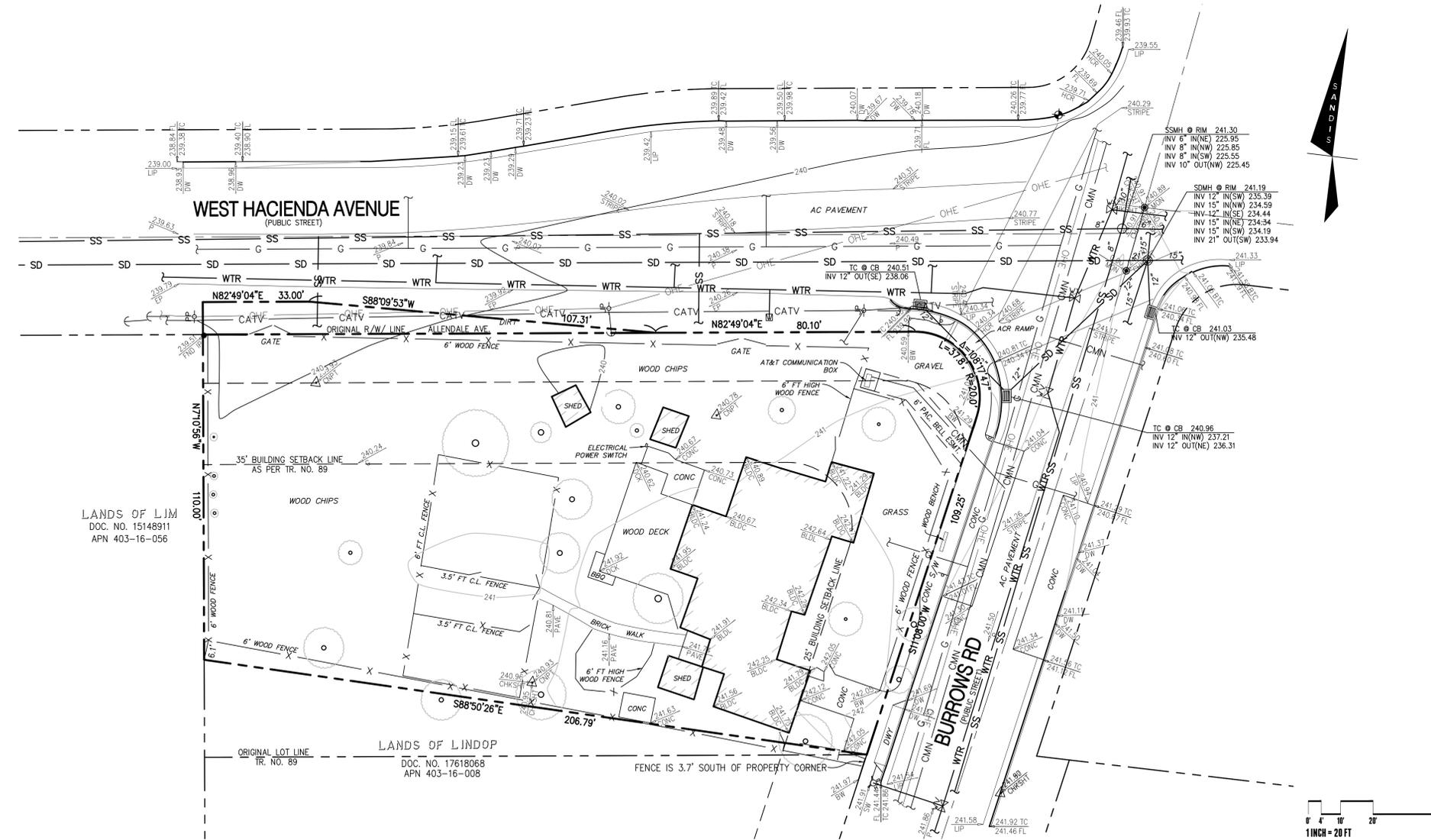
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TENTATIVE PARCEL MAP

1265 BURROWS ROAD  
CAMPBELL CALIFORNIA

SHEET  
**T-1**  
OF 2 SHEETS  
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**BASIS OF BEARINGS**

THE BEARING OF NORTH 11°08'00" EAST BETWEEN FOUND MONUMENTS ON THE CENTERLINE OF BURROWS ROAD, AS SHOWN ON THE RECORD OF SURVEY FILED ON APRIL 2, 2012 IN BOOK 851 OF MAPS, AT PAGE 39, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

**BENCHMARK**

THE ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON CITY OF CAMPBELL BENCH MARK NO. 3, WHICH IS SANTA CLARA VALLEY WATER DISTRICT BENCHMARK BM616. THE MARK IS A 2 1/4" BRASS DISK IN THE TOP OF CURB, AT POLLACK ROAD & MORE AVENUE, SOUTHEAST CORNER AT EAST END OF CURB RETURN. ELEVATION 280.79, CITY OF CAMPBELL DATUM. ELEVATION WAS TRANSFERRED TO THE SITE USING DATA OBTAINED BY GPS OBSERVATION.

**UNDERGROUND UTILITY NOTE**

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.

**SURVEY NOTES**

1. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. DATE OF FIELD SURVEY: 11/12/2018
3. THE AREA BETWEEN THE BUILDING SETBACK LINES AND THE RIGHT OF WAY LINES WAS DEDICATED FOR PUBLIC USE AS AN EASEMENT FOR LIGHT AND AIR, ON THE MAP OF TRACT NO. 89 RINCONADA GARDENS.
4. FOR FULL DESCRIPTION OF EXISTING TREES AND TREE SIZES, REFER TO THE PROJECT ARBORIST REPORT DATED AUGUST 26, 2021.

LANDS OF LIM  
DOC. NO. 15148911  
APN 403-16-056

LANDS OF LINDOP  
DOC. NO. 17618068  
APN 403-16-008



**BUILD ON.**  
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PROJECT No.:  
218485

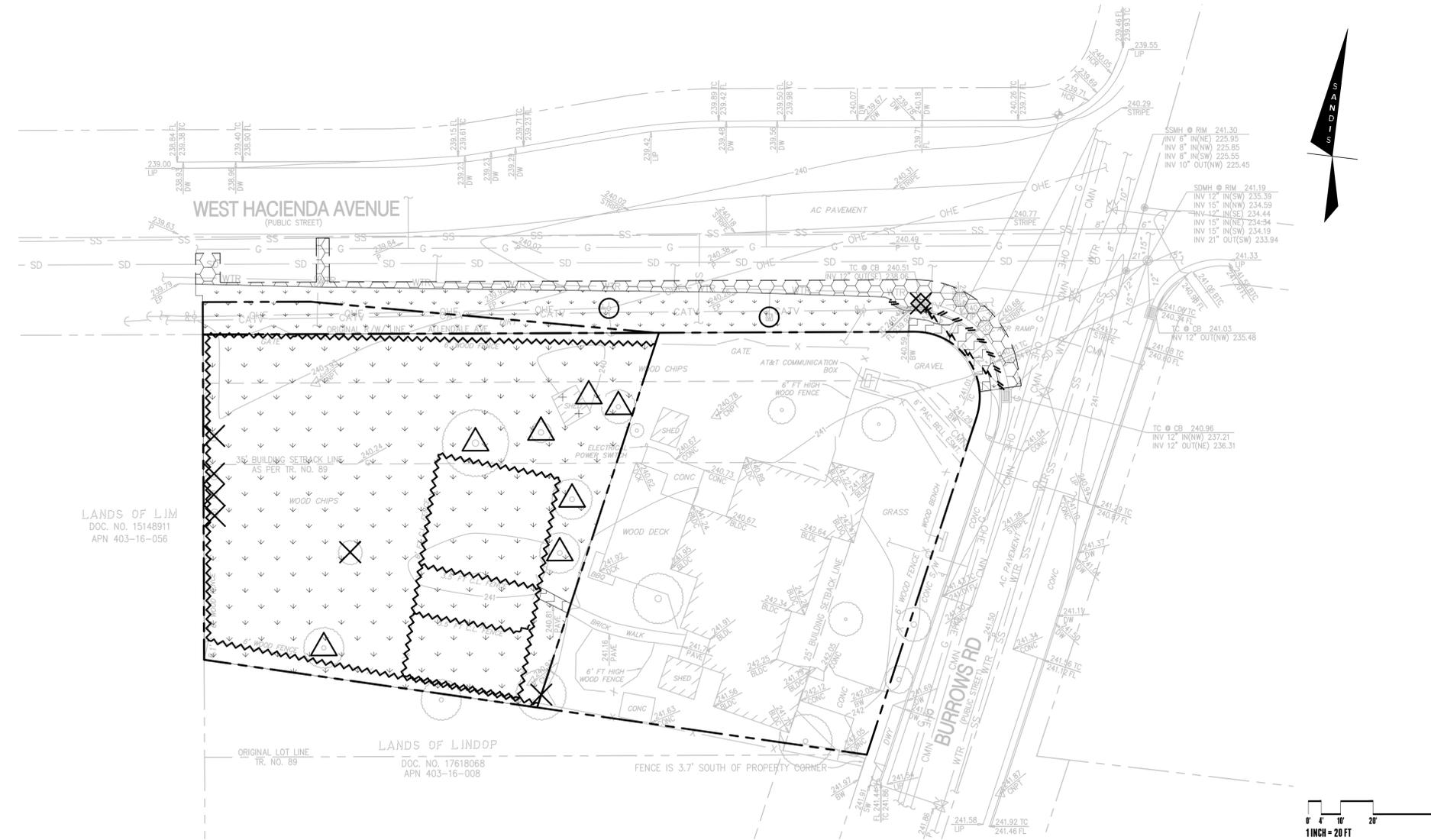
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1265 BURROWS ROAD  
CAMPBELL CALIFORNIA

TOPOGRAPHIC SURVEY

SHEET  
C-2.0

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### LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- SAWCUT LINE. CONTRACTOR SHALL SAWCUT WITH A NEAT, CLEAN EDGE. SAWCUT CONCRETE AT NEAREST JOINT TO SAWCUT LINE SHOWN ON PLAN.
- DEMOLISH AND REMOVE AC PAVING AND ANY ASSOCIATED BASE ROCK. STABILIZE THE EXISTING SUBGRADE. DEMOLISHED MATERIAL MAY BE USED AS BASE ROCK IF APPROVED BY GEOTECHNICAL ENGINEER.
- DEMOLISH AND REMOVE CONCRETE INCLUDING ANY ASSOCIATED BASE ROCK AND REBAR. STABILIZE THE EXISTING SUBGRADE. DEMOLISHED MATERIAL MAY BE USED AS BASE ROCK IF APPROVED BY THE GEOTECHNICAL ENGINEER.
- CLEAR AND GRUB EXISTING LANDSCAPE AREA SO NO ORGANICS ARE STILL PRESENT.
- DEMOLISH AND REMOVE EXISTING BUILDING, SEE ARCHITECTURAL PLANS FOR EXTENT OF BUILDING DEMOLITION. STABILIZE THE EXISTING SUBGRADE.
- DEMOLISH AND REMOVE EXISTING CURB AND CUTTER, INCLUDING ANY ASSOCIATED REBAR OR BASE ROCK. SAWCUT WITH NEAT, CLEAN EDGE.
- REMOVE EXISTING WALL OR FENCE INCLUDING ASSOCIATED FOOTINGS. RETURN FENCE TO OWNER.
- DEMOLISH AND REMOVE EX. UTILITY LINE. BACKFILL EMPTY TRENCH WITH APPROVED FILL PER GEOTECHNICAL REPORT.
- DEMOLISH AND REMOVE EX. UTILITY STRUCTURE
- PROTECT EXISTING UTILITY TO REMAIN
- REMOVE EXISTING TREE AND ROOT BALL. REFER TO LANDSCAPE ARCHITECT AND PROJECT ARBORIST PRIOR TO REMOVING ANY TREES.
- PROTECT EXISTING TREE TO REMAIN. SEE LANDSCAPE PLANS AND ARBORIST'S REPORT FOR TREE PROTECTION DETAILS.

### NOTES

1. FOR FULL DESCRIPTION OF EXISTING TREES AND TREE SIZES, REFER TO THE PROJECT ARBORIST REPORT DATED AUGUST 26, 2021.



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PROJECT No.: 218485

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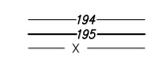
1265 BURROWS ROAD  
CAMPBELL CALIFORNIA

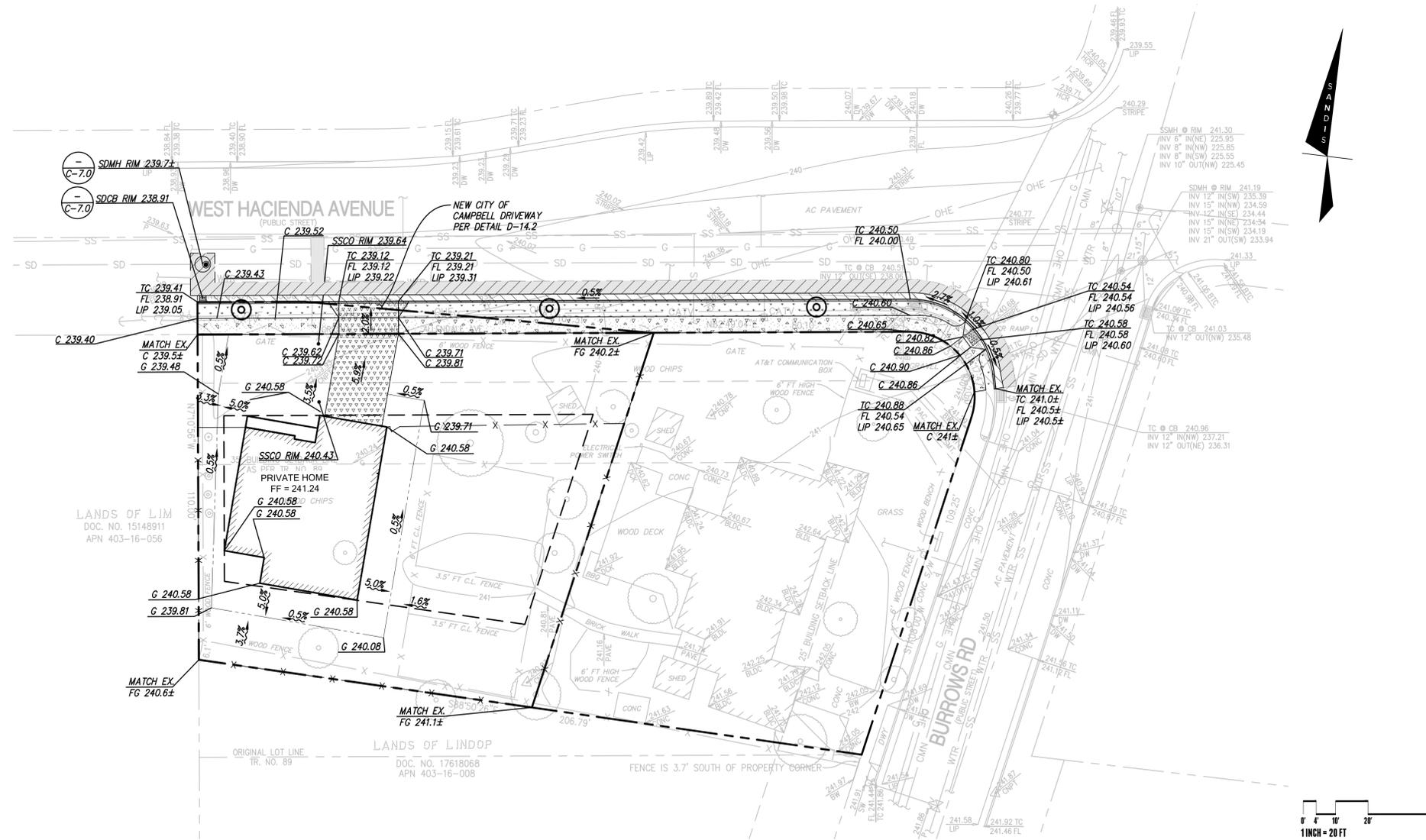
DEMOLITION PLAN

SHEET  
C-3.0

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### LEGEND

-  EXISTING PROPERTY LINE
-  PROPOSED PROPERTY LINE
-  PROPOSED SETBACK LINE
-  SAWCUT LINE
-  DIRECTION OF STEEP SLOPE
-  FLOW LINE
-  GRADE BREAK
-  CONTOURS  
FENCING, S.A.D.
-  AC PAVEMENT (XX XXXX)
-  DEEP LIFT (XX XXXX)
-  CITY CURB & GUTTER (XX XXXX)
-  CONCRETE DRIVEWAY (XX XXXX)
-  CITY CONCRETE SIDEWALK (XX XXXX)
-  PLANTING



**BUILD ON.**  
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SCALE: 1"=20'  
PROJECT No.:  
218485

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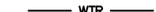
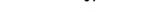
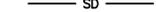
1265 BURROWS ROAD  
CAMPBELL CALIFORNIA

GRADING PLAN

SHEET  
C-4.0

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### LEGEND

-  EXISTING PROPERTY LINE
-  PROPOSED PROPERTY LINE
-  WATER LINE
-  SANITARY SEWER LINE
-  JOINT TRENCH LINE
-  STORM DRAIN LINE
-  BACKFLOW PREVENTER PER SAN JOSE WATER
-  WATER VALVE PER SAN JOSE WATER
-  WATER METER PER SAN JOSE WATER

### STORM DRAIN NOTES

1. PRIVATE STORM DRAIN LINE 4-INCH THROUGH 12-INCH WITH A MINIMUM OF TWO (2) FEET OF COVER IN NON-TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 GREEN PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH BELLS AND SPIGOT CONNECTIONS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
2. PRIVATE STORM DRAIN LINE 6-INCH THROUGH 12-INCH WITH LESS THAN THREE (3) FEET OF COVER IN VEHICULAR TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) C900, RATED FOR 150 PSI CLASS PIPE, PROVIDE AND INSTALL "STORM DRAIN" MARKER TAPE FOR THE ENTIRE LENGTH OF PIPE TRENCH. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, OBTUSE ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
3. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
4. ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
5. FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.
6. DRAINS SHOWN ON CIVIL PLANS ARE NOT INTENDED TO BE THE FINAL NUMBER AND LOCATION OF ALL DRAINS. PLACEMENT AND NUMBER OF LANDSCAPING DRAINS ARE HIGHLY DEPENDENT ON GROUND COVER TYPE AND PLANT MATERIAL. CONTRACTOR SHALL ADD ADDITIONAL AREA DRAINS AS NEEDED AND AS DIRECTED BY THE LANDSCAPE ARCHITECT.
7. INSTALL SEPARATE SUB-DRAIN SYSTEM BEHIND RETAINING WALLS PER GEOTECHNICAL REPORT AND CONNECT TO STORM DRAIN SYSTEM AS SHOWN ON PLANS.
8. ALL DOWN SPOUTS SHALL DISCHARGE DIRECTLY ON TO ADJACENT PERVIOUS SURFACES OR SPLASH BLOCKS UNLESS OTHERWISE NOTED ON PLANS. SEE ARCHITECTURE PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.

### SANITARY SEWER NOTES

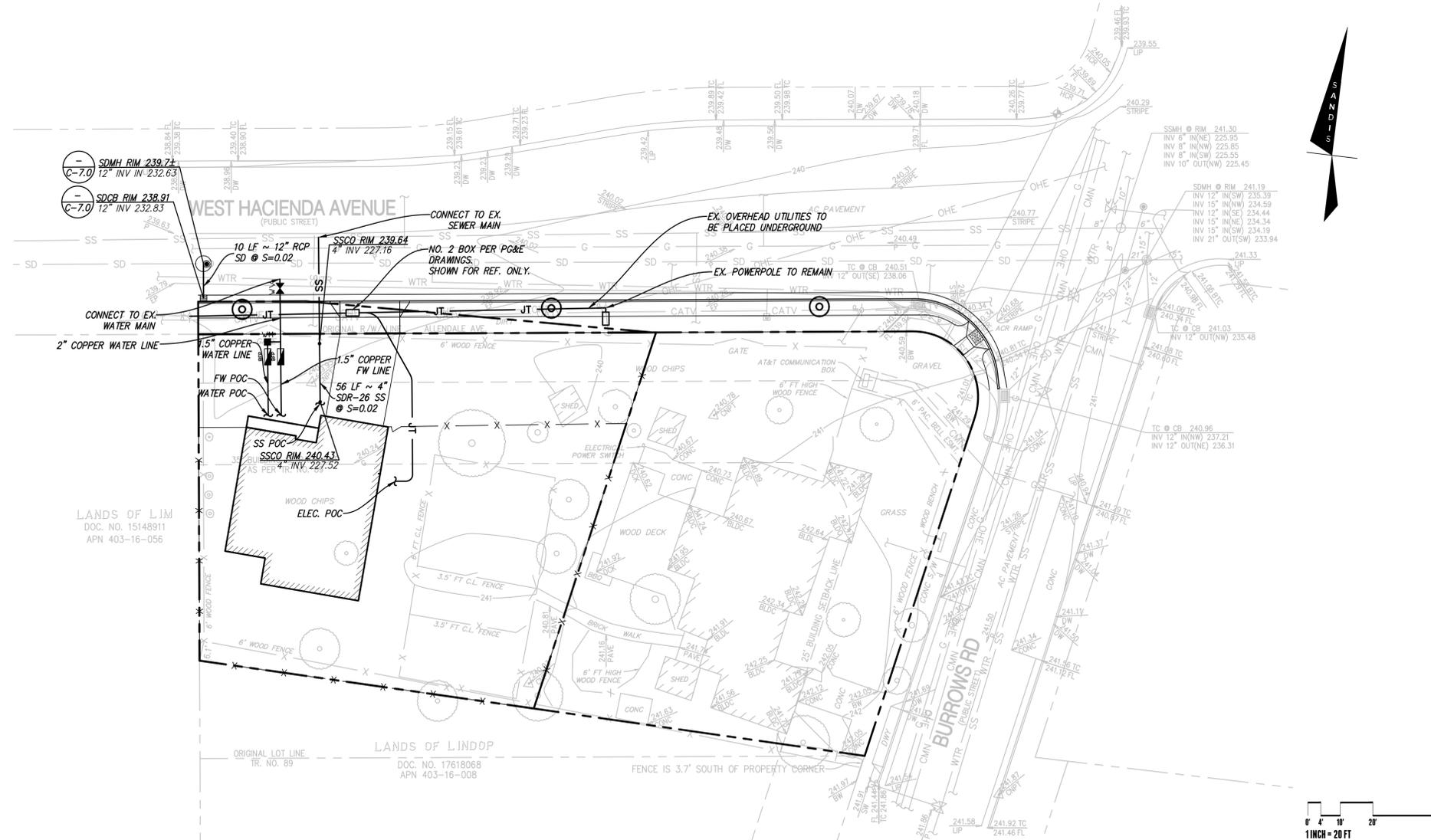
1. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT STANDARDS.
2. PRIVATE SANITARY SEWER MAIN AND SERVICE LINE 4-INCH THROUGH 8-INCH SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 GREEN SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH BELL AND SPIGOT CONNECTIONS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS OR 45° ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
3. ALL LATERALS SHALL HAVE A TWO WAY CLEANOUT AT FACE OF BUILDING AND AS SHOWN ON PLANS.
4. IF (E) SEWER LATERAL IS TO BE USED, CONTRACTOR SHALL VIDEO INSPECT, PERFORM PRESSURE TEST ON (E) SEWER LATERAL, AND SHALL PERFORM ANY NEEDED REPAIRS.

### WATER SYSTEM NOTES

1. MAINTAIN WATER MAIN LINES 10' AWAY FROM SANITARY SEWER MAIN LINES. LATERALS SHALL BE SEPARATED PER PLAN DIMENSIONS.
2. WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM OF 12" ABOVE TOP OF SANITARY SEWER LINES.
3. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE WATER DISTRICT STANDARDS.
4. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
5. THRUST RESTRAINTS SHALL BE DESIGNED AND INSTALLED AT ALL TEES, CROSSES, BENDS (HORIZONTAL AND VERTICAL), AT SIZE CHANGES AND AT FIRE HYDRANTS.

### STORMWATER MANAGEMENT NOTE

SITE AND APPLICANT SHALL COMPLY WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS AND THE CAMPBELL MUNICIPAL CODE REGARDING STORM WATER POLLUTION PREVENTION.



**BUILD ON.**  
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SCALE: 1"=20'  
PROJECT No.: 218485

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1265 BURROWS ROAD

CAMPBELL

CALIFORNIA

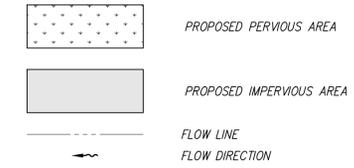
UTILITY PLAN

SHEET

C-5.0

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## STORMWATER MANAGEMENT PLAN LEGEND



| Drainage Area | BMP Summary Table - 1265 Burrows Road |             |                 |             |               |             |                    |  |
|---------------|---------------------------------------|-------------|-----------------|-------------|---------------|-------------|--------------------|--|
|               | TOTAL AREA                            |             | IMPERVIOUS AREA |             | PERVIOUS AREA |             | Percent Impervious |  |
| DMA-1 (Lot 1) | 12,904                                | 0.30        | 4,623           | 0.11        | 8,281         | 0.19        | 35.8%              |  |
| DMA-2 (Lot 2) | 13,247                                | 0.30        | 2,626           | 0.06        | 10,621        | 0.24        | 19.8%              |  |
| <b>TOTAL</b>  | <b>26,151</b>                         | <b>0.60</b> | <b>7,249</b>    | <b>0.17</b> | <b>18,902</b> | <b>0.43</b> | <b>27.7%</b>       |  |

## HYDROMODIFICATION NOTE:

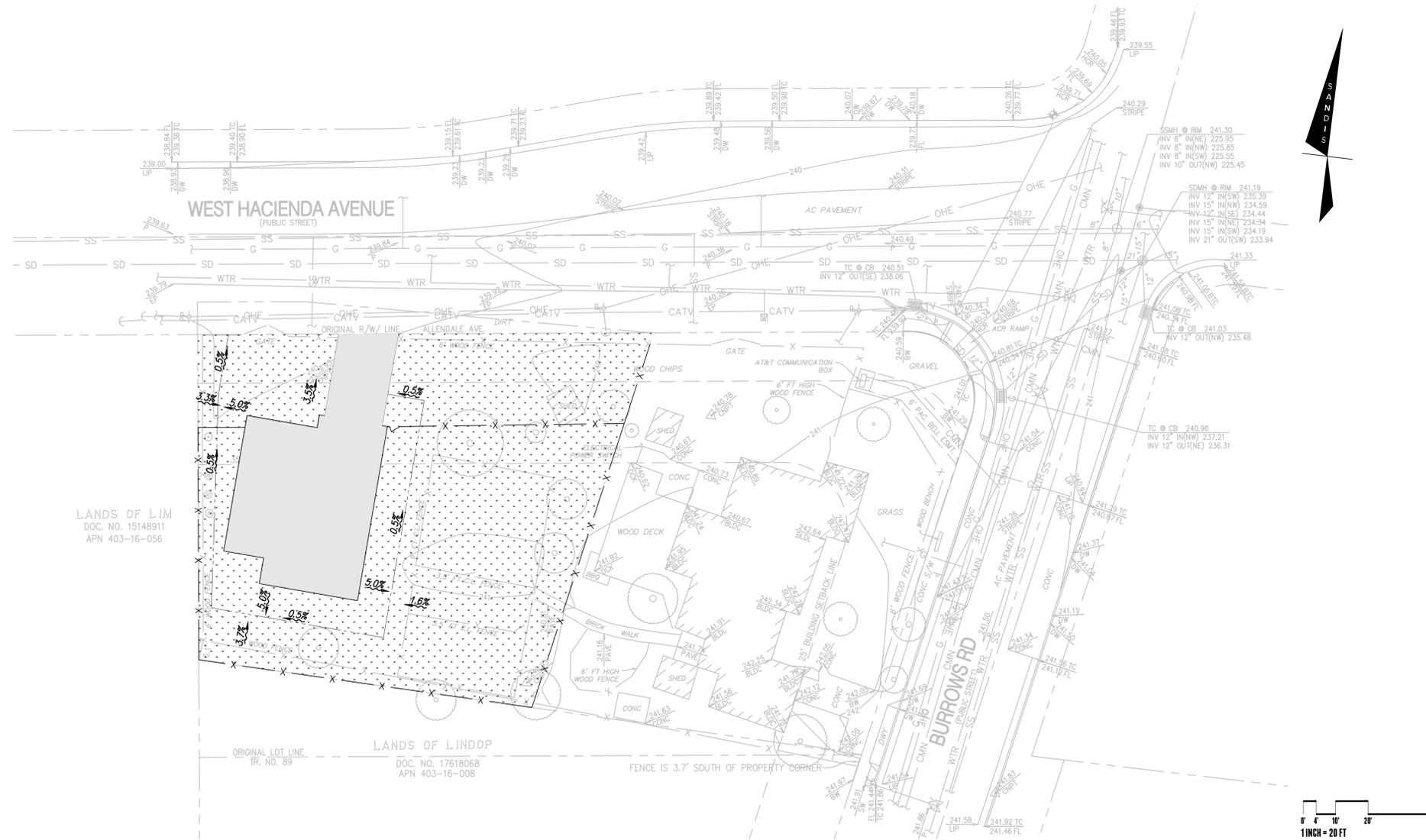
THE PROJECT IS EXEMPT FROM HYDROMODIFICATION REQUIREMENTS PER THE SANTA CLARA C.3 TECHNICAL GUIDANCE DOCUMENT. THE PROJECT IS EXEMPT FROM HYDROMODIFICATION DUE TO IMPERVIOUS AREA ADDED OR REPLACED BEING LESS THAN 1 ACRE.

## SITE TREATMENT AREA NOTE:

THIS PROJECT IS NOT REPLACING MORE THAN 50% OF THE EXISTING IMPERVIOUS AREA AND THEREFORE MUST TREAT ONLY THE AREA THAT IS REDEVELOPED.

## STORMWATER MANAGEMENT NOTES:

- THIS PLAN PRESENTS METHODS AND CALCULATIONS FOR COMPLYING WITH THE REQUIREMENTS OF PROVISION C.3 OF THE MUNICIPAL REGIONAL STORMWATER PERMIT IN ACCORDANCE WITH THE SANTA CLARA COUNTY PROGRAM AND THE CITY OF CAMPBELL REQUIREMENTS.
- THE FOLLOWING TREATMENT MEASURES ARE PROPOSED TO REGULATE THE QUALITY OF STORM WATER LEAVING THE SITE
  - SELF-TREATING AREA - RUNOFF IN THIS AREA ORIGINATES IN AND FLOWS THROUGH PLANTING PRIOR TO EXITING THE PROJECT SITE, NO TREATMENT IS REQUIRED
  - SELF-RETAINING AREA - RUNOFF IN THIS AREA IS DIRECTED TO A DEPRESSED LANDSCAPE AREA THAT ALLOWS WATER TO POND TO 3" PRIOR TO LEAVING THE SITE. NO SPECIAL LANDSCAPING OR SOILS ARE REQUIRED



LANDS OF LIM  
DOC. NO. 15148911  
APN 403-16-056

LANDS OF LINDOP  
DOC. NO. 17618066  
APN 403-16-008

FENCE IS 3.7' SOUTH OF PROPERTY CORNER



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1265 BURROWS ROAD

CAMPBELL

CALIFORNIA

STORMWATER MANAGEMENT PLAN

SHEET

C-6.0





PISTACHIA CHINENSIS /  
CHINESE PISTACHE



PLATANUS ACERIFOLIA 'COLUMBIA' /  
LONDON PLANE TREE



ARBUTUS 'MARINA' /  
N.C.N.



LAVANDULA ANGUSTIFOLIA 'HIDCOTE SUPERIOR' /  
ENGLISH LAVENDER



PHORMIUM T. 'APRICOT QUEEN' /  
NEW ZEALAND FLAX



XYLOSMA CONGESTUM /  
N.C.N.



VIBURNUM TINUS 'SPRING BOUQUET' /  
LAURUSTINUS



RAPHIOLEPIS INDICA 'DANCER' /  
INDIA HAWTHORN



COTONEASTER D. 'LOWFAST' /  
BEARBERRY



DYMONDIA MARGARETAE /  
N.C.N.



BARK MULCH

| NO | DATE | REVISIONS |
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1265 BURROWS ROAD  
CAMPBELL, CA 95008

**WILSON & ASSOCIATES**  
LANDSCAPE ARCHITECTURE  
815 SAN DIEGO ROAD • BERKELEY, CA 94707  
PH: 510-644-9602 • E: cwilson@wilson15.com

PLANT  
PALETTE

BY: CW  
JOB:  
DATE: 05-02-22

L1.1  
SHT. \_\_\_ OF \_\_\_  
REVISIONS



