



CITY OF CAMPBELL
Community Development Department

April 1, 2016

NOTICE OF PUBLIC HEARING

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, **April 12, 2016**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Mike Paydar for Planned Development Permit (PLN2015-305) for the approval of site configuration, architectural design and to create lots which do not have frontage on a public street, Tentative Subdivision Map (PLN2015-306) to create five single family lots and one commonly owned lot, Zoning Map Amendment (PLN2015-307) to change the zoning from R-M (Multiple-Family Residential) to P-D (Planned Development), Parking Modification Permit (PLN2016-68) to allow uncovered parking in lieu of covered, and Tree Removal Permit (PLN2015-310) to allow the removal of protected trees on property located at **180 Redding Road**. Staff is recommending that a Mitigated Negative Declaration be adopted for this project.

Interested persons may appear and be heard at this hearing. 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. Questions may be addressed to the Community Development Department at (408) 866-2140.

Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 a.m. – 5:00 p.m.) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Planning Commission'.

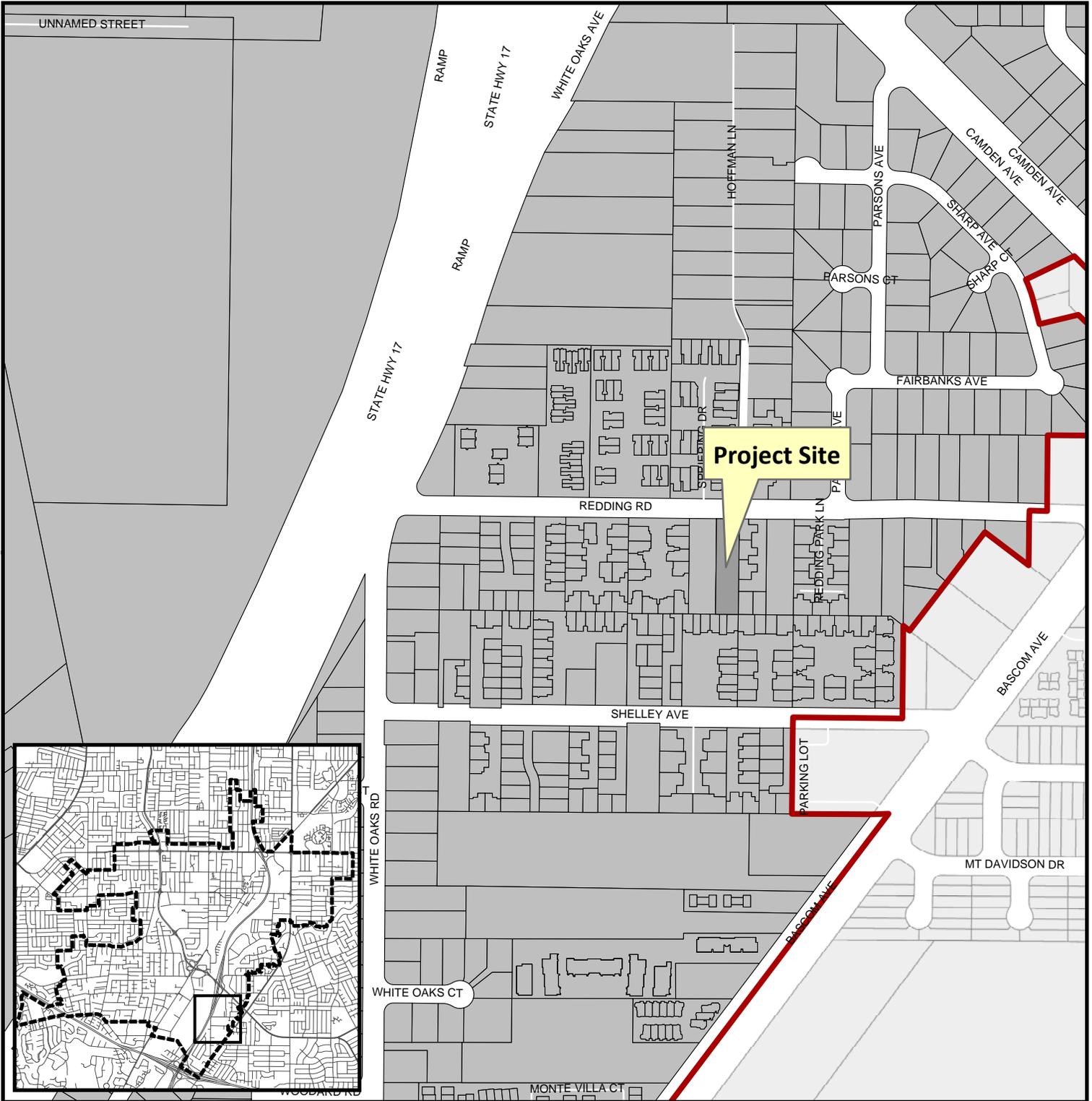
Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

In compliance with the Americans with Disabilities Act, listening assistive devices are available for all meetings held in the Council Chambers. If you require accommodation, please contact the Community Development Department at (408) 866-2140, at least one week in advance of the meeting.

PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

PLEASE NOTE: When calling about this Notice,
please refer to: **180 Redding Road**

Project Location Map

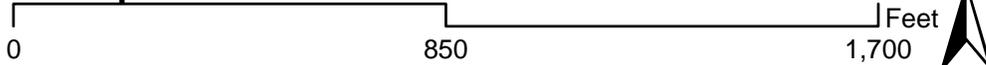


Project Location: 180 Redding Road

Application Type: Planned Development Permit,
Tentative Subdivision Map, Zoning Map Amendment,
Tree Removal Permit, Parking Modification Permit

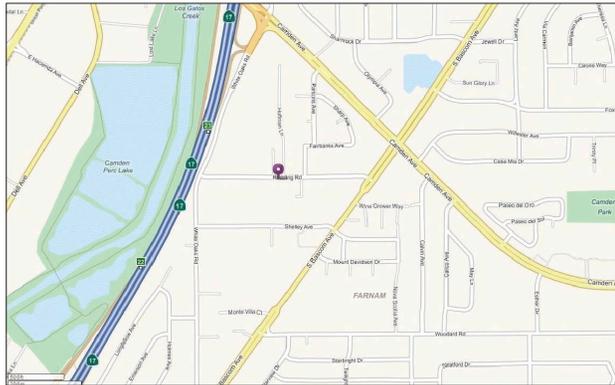
Planning File No.: PLN2015-305 thru 310, PLN2016-68

Description : Five unit subdivision.



Community Development Department
Planning Division

PROPOSED RESIDENTIAL PROJECT AT: 180 REDDING ROAD, CAMPBELL, CA



180 REDDING ROAD
CAMPBELL, CA 95008

MIKE PAYDAR
(408) 307-2897

APN # 414-48-055

ZONING : R-M

GROSS LOT AREA: 17,262 SQ. FT.

NET LOT AREA: 15,470 SQ. FT.

PROJECT SCOPE:

5 TOWNHOMES W/ ATTACHED 2 CAR GARAGE EACH

PARKING PROVIDED: 14 CARS

2 COVERED & 2 IN THE DRIVEWAY FOR EACH HOUSE
4 GUEST PARKING

DEVELOPMENT DATA		
SQUARE FOOTAGE SUMMARY FOR EACH UNIT:		
UNITS	LIVING AREA	GARAGES
UNIT 1	1,760 SQ. FT.	360 SQ.FT.
UNIT 2	1,760 SQ. FT.	360 SQ.FT.
UNIT 3	1,760 SQ. FT.	360 SQ.FT.
UNIT 4	1,760 SQ. FT.	360 SQ.FT.
UNIT 5	2,150 SQ. FT.	360 SQ.FT.
SQUARE FOOTAGE SUMMARY FOR THE PROJECT		
TOTAL LIVING AREA	7,390 SQ. FT.	
GARAGES AREA	1,800 SQ. FT.	
TOTAL AREA	9,190 SQ. FT.	
FAR	59 %	
LOT COVERAGE	30 %	

PARCELS	LOT AREA
LOT 1	1,197 SQ. FT.
LOT 2	1,216 SQ. FT.
LOT 3	1,233 SQ. FT.
LOT 4	1,367 SQ. FT.
LOT 5	2,136 SQ. FT.
LOT A COMMON AREA	8,321 SQ. FT.
TOTAL PARCEL	15,470 SQ. FT.

1806 sq. ft. estimated with revised layout.

8,651 sq. ft. estimated with revised layout.

AUTOMATIC RESIDENTIAL FIRE SPRINKLERS TO BE INSTALLED (UNDER SEPARATE PERMIT)

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- A1.2 EXISTING SITE PLAN

- A2.1 PROPOSED FLOOR PLANS LOTS 1 & 2
- A2.2 PROPOSED FLOOR PLANS LOTS 3 & 4
- A2.2 PROPOSED FLOOR PLANS LOT 5

- A3.1 EXTERIOR ELEVATIONS LOTS 1 & 2
- A3.2 EXTERIOR ELEVATIONS LOTS 3 & 4
- A3.3 EXTERIOR ELEVATIONS LOT 5

- A4 ROOF PLANS

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

T-M - TENTATIVE MAP

REVISIONS	BY

BASSA
Architecture
916.435.0609
408.674.9077

PROJECT SUMMARY

NEW PROJECT AT:
180 REDDING AVENUE
CAMPBELL, CA

DATE: 9-11-2019
SCALE: 1/8"=1'-0"
DRAWN: CB
JOB NO: 14-345

SHEET NO.
A1
OF SHEETS

VICINITY MAP



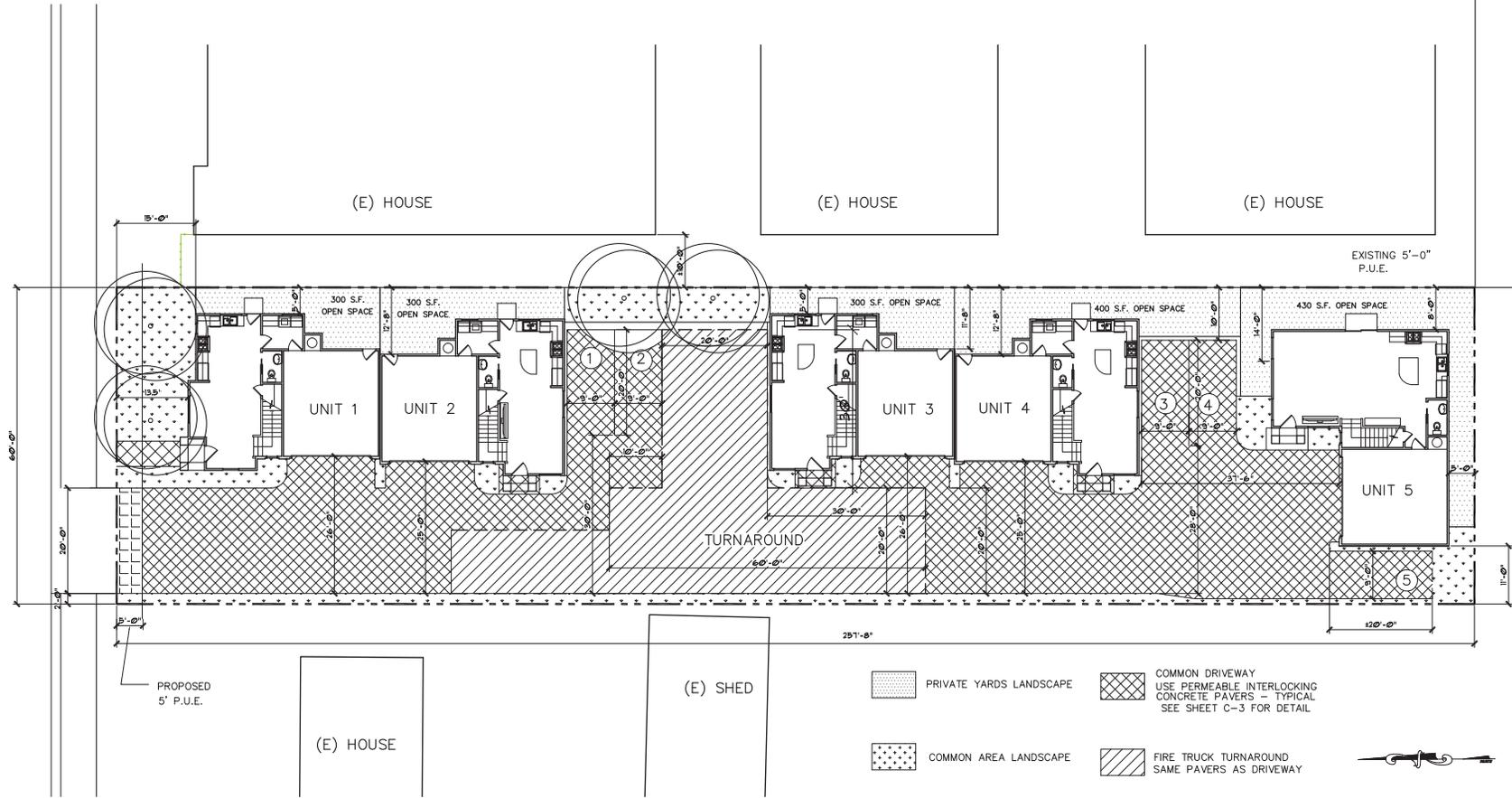
PROJECT SUMMARY

SHEET INDEX

ALL EXISTING AND NEW UTILITIES SHALL BE PLACED UNDERGROUND WITHOUT EXCEPTION

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REDDING RD. (60' WIDE)



REVISIONS	BY
SITE PLAN	CB
3-8-16	



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Architecture
 916.435.0605
 408.674.9077



SITE PLAN

NEW PROJECT AT:
180 REDDING AVENUE
CAMPBELL, CA

DATE: 3-8-2016
 SCALE: NOTED
 DRAWN: CB
 JOB NO: -

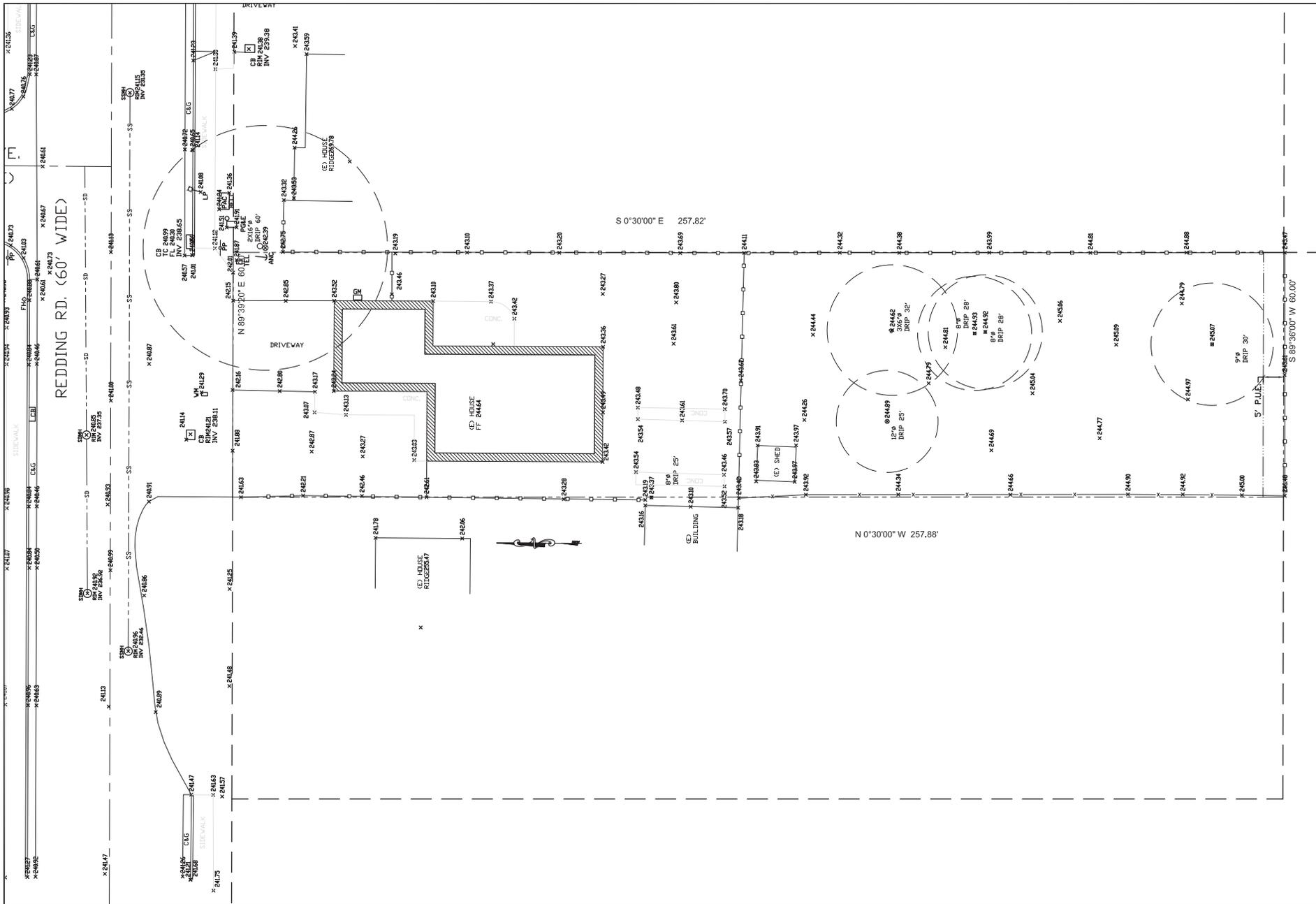
SHEET NO.
A.11

SITE PLAN

1"=10'-0"

OF SHEETS

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EXISTING SITE PLAN

NEW PROJECT AT:
180 REDDING AVENUE
CAMPBELL, CA

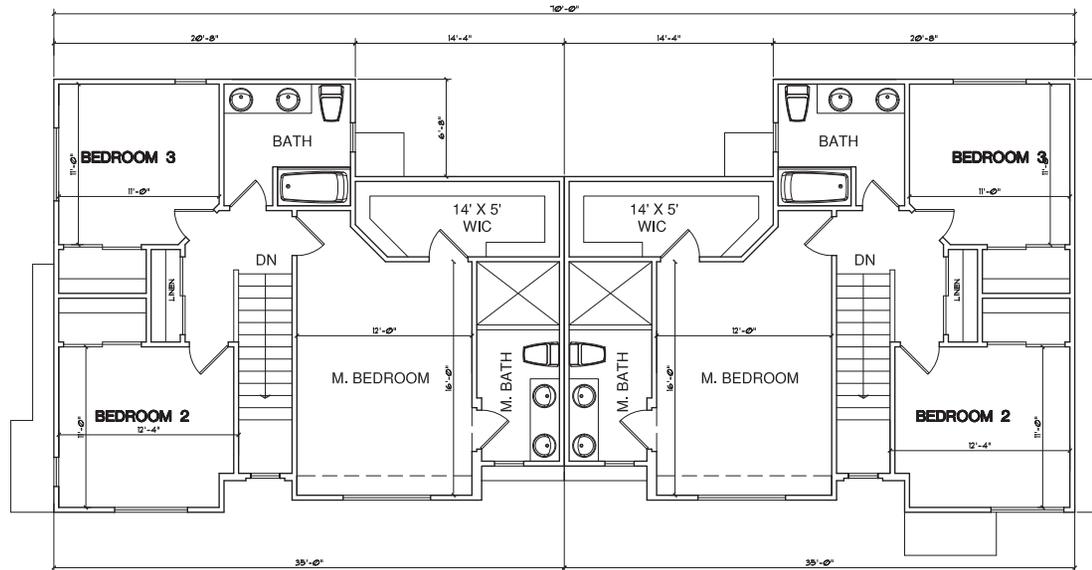
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SCALE:	NOTED
DRAWN:	CB
JOB NO:	1
SHEET NO.:	A.12

EXISTING SITE PLAN

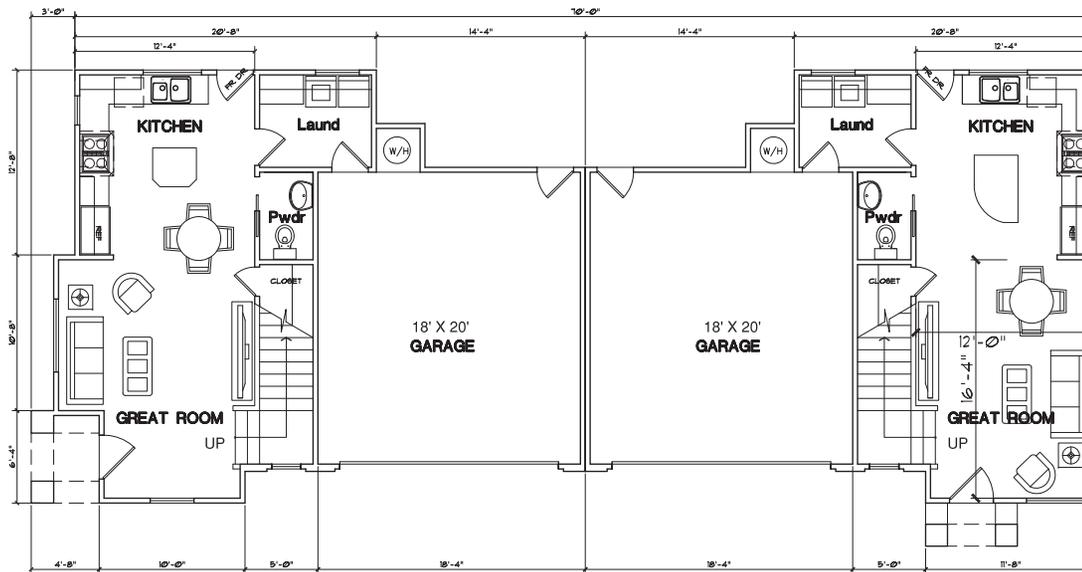
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**SECOND FLOOR
UNIT 1**



**SECOND FLOOR
UNIT 2**



**FIRST FLOOR
UNIT 1**

TOTAL: 1,760 SQ. FT.

LOTS 1 & 2

TOTAL: 1,760 SQ. FT.

**FIRST FLOOR
UNIT 2**

REVISIONS	BY



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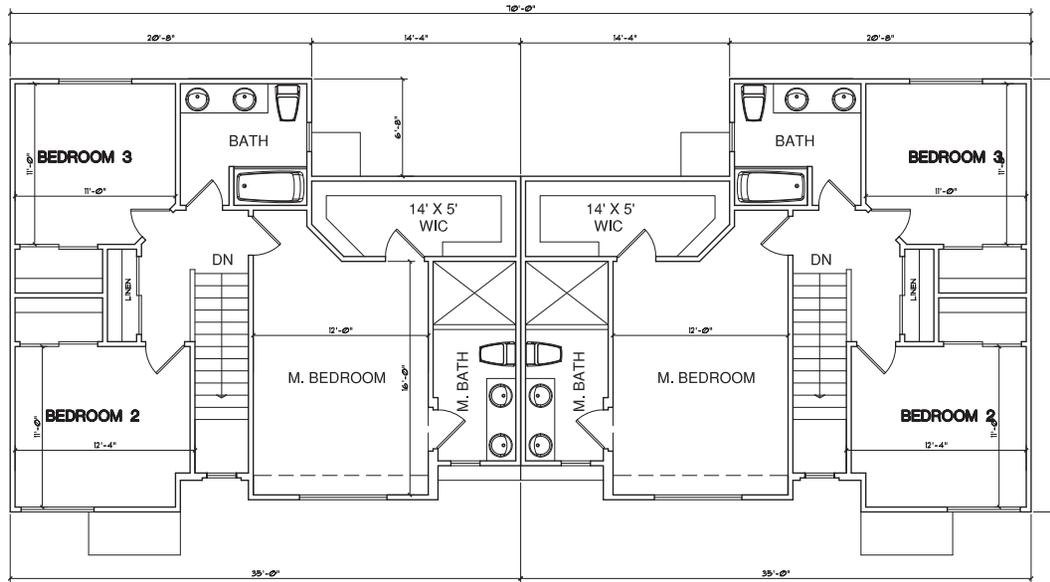
**FLOOR PLANS
LOTS 1 & 2**

**NEW PROJECT AT:
180 REDDING AVENUE
CAMPBELL, CA**

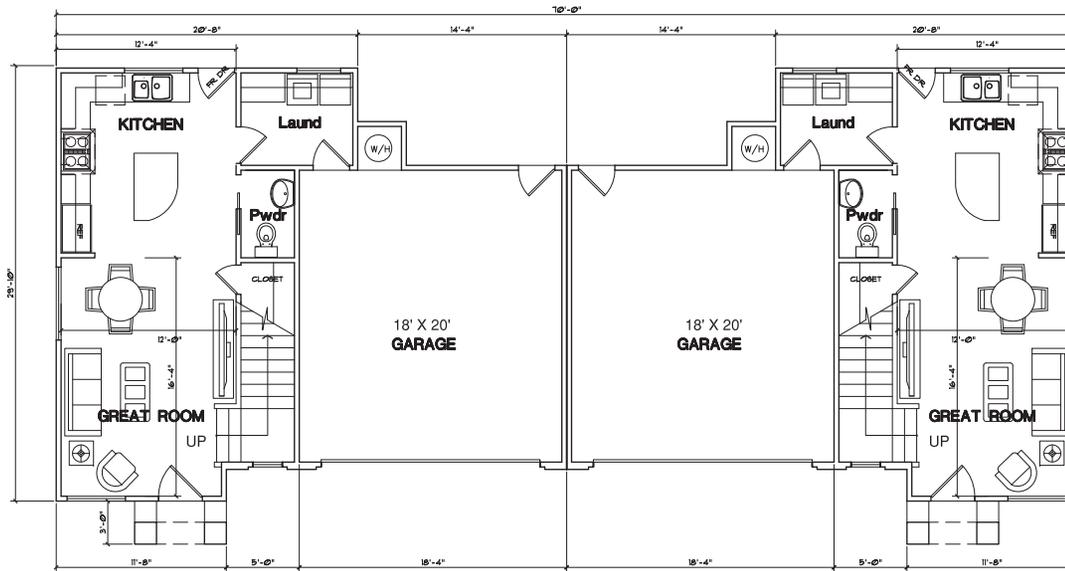
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SCALE:	NOTED
DRAWN:	CB
JOB NO:	-
SHEET NO.:	A21

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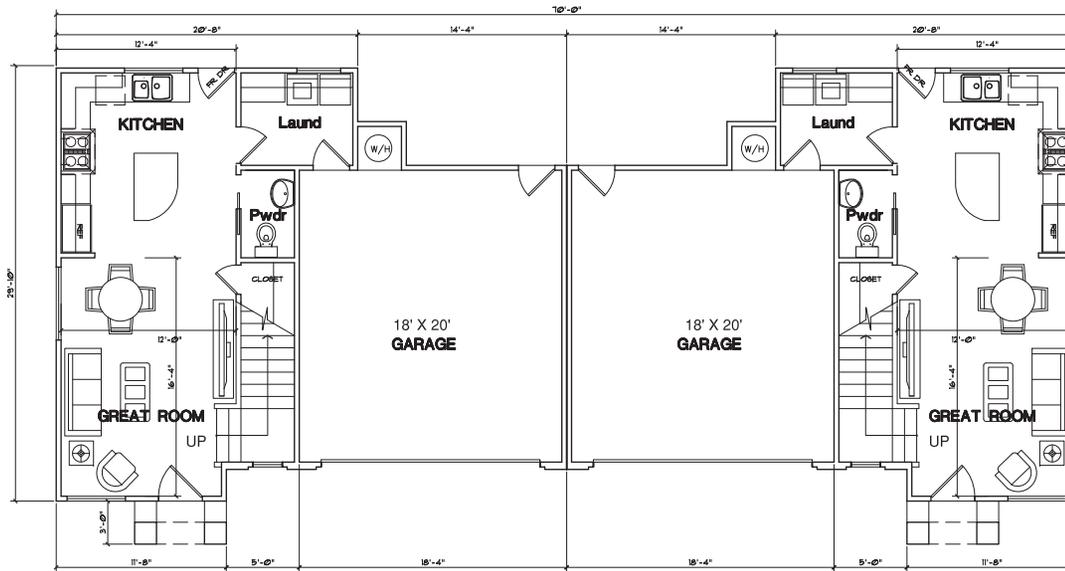
**SECOND FLOOR
UNIT 3**



**SECOND FLOOR
UNIT 4**



**FIRST FLOOR
UNIT 3**



**FIRST FLOOR
UNIT 4**

TOTAL: 1,760 SQ. FT. LOTS 3 & 4 TOTAL: 1,760 SQ. FT.

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408.674.9077

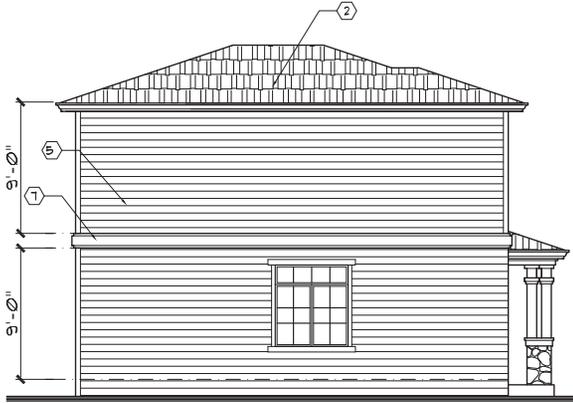
**FLOOR PLANS
LOTS 3 & 4**

**NEW PROJECT AT:
180 REDDING AVENUE
CAMPBELL, CA**

DATE:	9-25-2008
SCALE:	NOTED
DRAWN:	CB
JOB NO:	-

SHEET NO.
A2.2

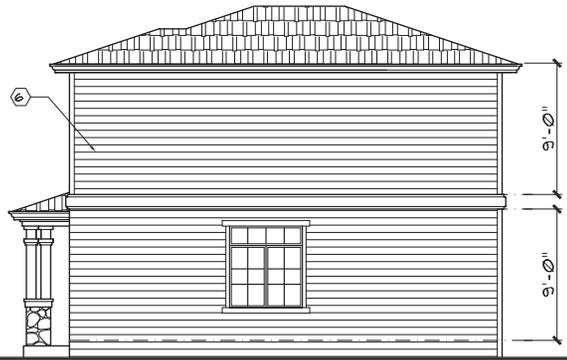
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UNIT 3
SIDE VIEW



UNIT 3 DRIVEWAY VIEW UNIT 4



UNIT 4
SIDE VIEW



UNIT 4 REAR ELEVATION UNIT 3

EXTERIOR FINISHES:		
ROOFING: "CERTAINTEED" COMPOSITION	BUILDING COLORS BY: KELLY-MOORE	CULTURED STONE: ELDORADO STONE
① MAX DEF WEATHERED WOOD	③ MAIN COLOR 1: HORIZON GRAY KM 4858	⑥ MONTECITO CLIFFSTONE
② AGED BARK	④ MAIN COLOR 2: PASECO VERDE KM 5154	⑦ COLORADO RIVER ROCK
	⑤ MAIN COLOR 3: SPANISH SAND KM 231	
	⑥ MAIN COLOR 4: PHOENIX FOSSIL KM 5292	
	⑦ TRIM COLOR: SWISS COFFEE KM 23	

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ELEVATIONS
 LOTS 3 & 4

NEW PROJECT AT:
 180 REDDING AVENUE
 CAMPBELL, CA

DATE:	9-29-2009
SCALE:	NOTED
DRAWN:	CB
JOB NO:	

SHEET NO.
A3.2

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 2. FINISHES AND MATERIALS TO BE DETERMINED BY THE ARCHITECT. 3. SEE SPECIFICATIONS FOR MATERIALS. 4. SEE NOTES FOR FINISHES AND MATERIALS. 5. SEE NOTES FOR FINISHES AND MATERIALS. 6. SEE NOTES FOR FINISHES AND MATERIALS. 7. SEE NOTES FOR FINISHES AND MATERIALS. 8. SEE NOTES FOR FINISHES AND MATERIALS. 9. SEE NOTES FOR FINISHES AND MATERIALS. 10. SEE NOTES FOR FINISHES AND MATERIALS. 11. SEE NOTES FOR FINISHES AND MATERIALS. 12. SEE NOTES FOR FINISHES AND MATERIALS. 13. SEE NOTES FOR FINISHES AND MATERIALS. 14. SEE NOTES FOR FINISHES AND MATERIALS. 15. SEE NOTES FOR FINISHES AND MATERIALS. 16. SEE NOTES FOR FINISHES AND MATERIALS. 17. SEE NOTES FOR FINISHES AND MATERIALS. 18. SEE NOTES FOR FINISHES AND MATERIALS. 19. SEE NOTES FOR FINISHES AND MATERIALS. 20. SEE NOTES FOR FINISHES AND MATERIALS. 21. SEE NOTES FOR FINISHES AND MATERIALS. 22. SEE NOTES FOR FINISHES AND MATERIALS. 23. SEE NOTES FOR FINISHES AND MATERIALS. 24. SEE NOTES FOR FINISHES AND MATERIALS. 25. SEE NOTES FOR FINISHES AND MATERIALS. 26. SEE NOTES FOR FINISHES AND MATERIALS. 27. SEE NOTES FOR FINISHES AND MATERIALS. 28. SEE NOTES FOR FINISHES AND MATERIALS. 29. SEE NOTES FOR FINISHES AND MATERIALS. 30. SEE NOTES FOR FINISHES AND MATERIALS. 31. SEE NOTES FOR FINISHES AND MATERIALS. 32. SEE NOTES FOR FINISHES AND MATERIALS. 33. SEE NOTES FOR FINISHES AND MATERIALS. 34. SEE NOTES FOR FINISHES AND MATERIALS. 35. SEE NOTES FOR FINISHES AND MATERIALS. 36. SEE NOTES FOR FINISHES AND MATERIALS. 37. SEE NOTES FOR FINISHES AND MATERIALS. 38. SEE NOTES FOR FINISHES AND MATERIALS. 39. SEE NOTES FOR FINISHES AND MATERIALS. 40. SEE NOTES FOR FINISHES AND MATERIALS. 41. SEE NOTES FOR FINISHES AND MATERIALS. 42. SEE NOTES FOR FINISHES AND MATERIALS. 43. SEE NOTES FOR FINISHES AND MATERIALS. 44. SEE NOTES FOR FINISHES AND MATERIALS. 45. SEE NOTES FOR FINISHES AND MATERIALS. 46. SEE NOTES FOR FINISHES AND MATERIALS. 47. SEE NOTES FOR FINISHES AND MATERIALS. 48. SEE NOTES FOR FINISHES AND MATERIALS. 49. SEE NOTES FOR FINISHES AND MATERIALS. 50. SEE NOTES FOR FINISHES AND MATERIALS. 51. SEE NOTES FOR FINISHES AND MATERIALS. 52. SEE NOTES FOR FINISHES AND MATERIALS. 53. SEE NOTES FOR FINISHES AND MATERIALS. 54. SEE NOTES FOR FINISHES AND MATERIALS. 55. SEE NOTES FOR FINISHES AND MATERIALS. 56. SEE NOTES FOR FINISHES AND MATERIALS. 57. SEE NOTES FOR FINISHES AND MATERIALS. 58. SEE NOTES FOR FINISHES AND MATERIALS. 59. SEE NOTES FOR FINISHES AND MATERIALS. 60. SEE NOTES FOR FINISHES AND MATERIALS. 61. SEE NOTES FOR FINISHES AND MATERIALS. 62. SEE NOTES FOR FINISHES AND MATERIALS. 63. SEE NOTES FOR FINISHES AND MATERIALS. 64. SEE NOTES FOR FINISHES AND MATERIALS. 65. SEE NOTES FOR FINISHES AND MATERIALS. 66. SEE NOTES FOR FINISHES AND MATERIALS. 67. SEE NOTES FOR FINISHES AND MATERIALS. 68. SEE NOTES FOR FINISHES AND MATERIALS. 69. SEE NOTES FOR FINISHES AND MATERIALS. 70. SEE NOTES FOR FINISHES AND MATERIALS. 71. SEE NOTES FOR FINISHES AND MATERIALS. 72. SEE NOTES FOR FINISHES AND MATERIALS. 73. SEE NOTES FOR FINISHES AND MATERIALS. 74. SEE NOTES FOR FINISHES AND MATERIALS. 75. SEE NOTES FOR FINISHES AND MATERIALS. 76. SEE NOTES FOR FINISHES AND MATERIALS. 77. SEE NOTES FOR FINISHES AND MATERIALS. 78. SEE NOTES FOR FINISHES AND MATERIALS. 79. SEE NOTES FOR FINISHES AND MATERIALS. 80. SEE NOTES FOR FINISHES AND MATERIALS. 81. SEE NOTES FOR FINISHES AND MATERIALS. 82. SEE NOTES FOR FINISHES AND MATERIALS. 83. SEE NOTES FOR FINISHES AND MATERIALS. 84. SEE NOTES FOR FINISHES AND MATERIALS. 85. SEE NOTES FOR FINISHES AND MATERIALS. 86. SEE NOTES FOR FINISHES AND MATERIALS. 87. SEE NOTES FOR FINISHES AND MATERIALS. 88. SEE NOTES FOR FINISHES AND MATERIALS. 89. SEE NOTES FOR FINISHES AND MATERIALS. 90. SEE NOTES FOR FINISHES AND MATERIALS. 91. SEE NOTES FOR FINISHES AND MATERIALS. 92. SEE NOTES FOR FINISHES AND MATERIALS. 93. SEE NOTES FOR FINISHES AND MATERIALS. 94. SEE NOTES FOR FINISHES AND MATERIALS. 95. SEE NOTES FOR FINISHES AND MATERIALS. 96. SEE NOTES FOR FINISHES AND MATERIALS. 97. SEE NOTES FOR FINISHES AND MATERIALS. 98. SEE NOTES FOR FINISHES AND MATERIALS. 99. SEE NOTES FOR FINISHES AND MATERIALS. 100. SEE NOTES FOR FINISHES AND MATERIALS.

REVISIONS	BY

CB
BASSA
Architecture
 916.435.0603
 408.674.9077

ELEVATIONS
 LOT 5

NEW PROJECT AT:
 180 REDDING AVENUE
 CAMPBELL, CA

DATE:	9-29-2009
SCALE:	NOTED
DRAWN:	CB
JOB NO:	

SHEET NO.
A3.3

OF SHEETS



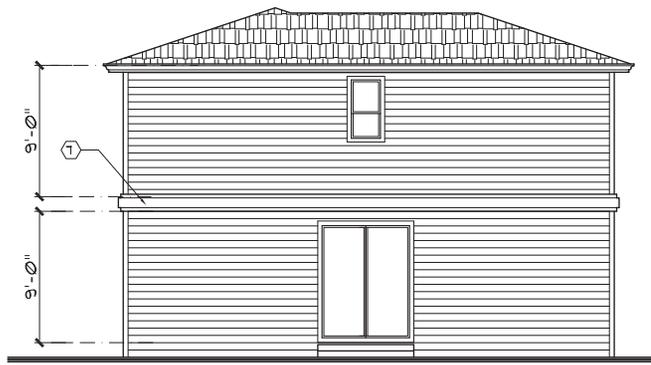
UNIT 5
DRIVEWAY VIEW



UNIT 5
LEFT ELEVATION



REAR ELEVATION

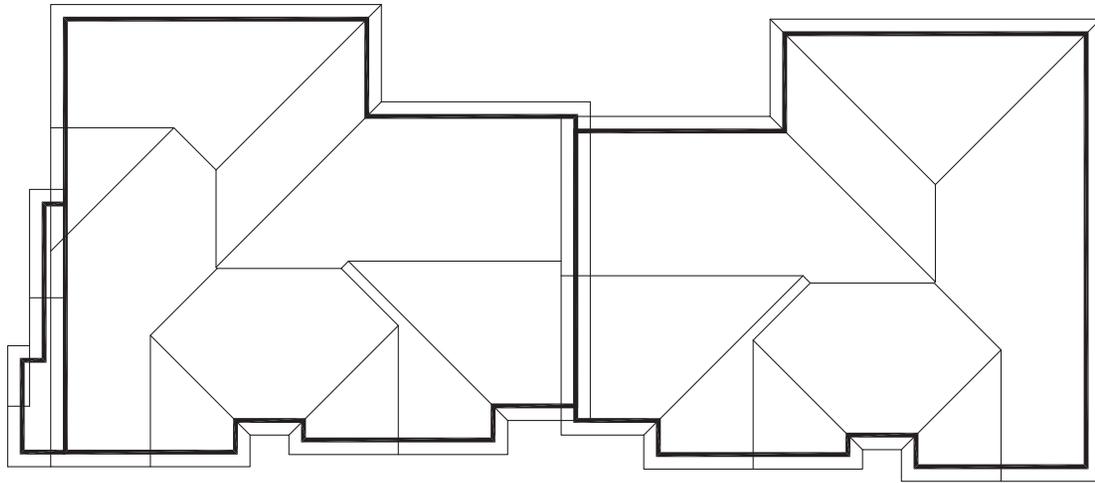


RIGHT ELEVATION

EXTERIOR FINISHES:		
ROOFING: CERTAINTED™ COMPOSITION	BUILDING COLORS BY KELLY-MOORE	CULTURED STONE: ELDORADO STONE
① MAX DEF WEATHERED WOOD	③ MAIN COLOR 1: HORIZON GRAY KM 4858	⑥ MONTECITO CLIFFSTONE
② AGED BARK	④ MAIN COLOR 2: PASEO VERDE KM 5154	⑦ COLORADO RIVER ROCK
	⑤ MAIN COLOR 3: SPANISH SAND KM 231	
	⑥ MAIN COLOR 4: PHOENIX FOSSIL KM 5292	
	⑦ TRIM COLOR: SWISS COFFEE KM 23	

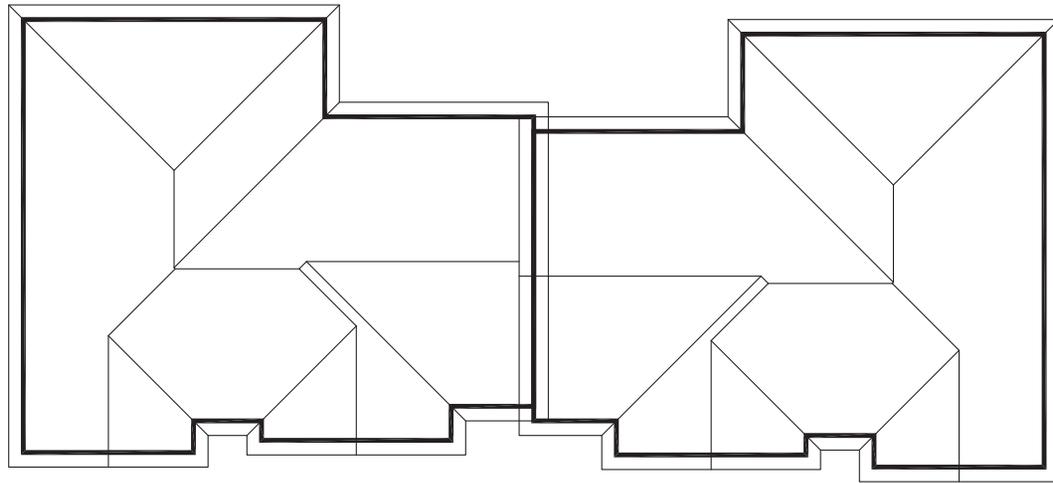
ELEVATIONS

1/4"=1'-0"



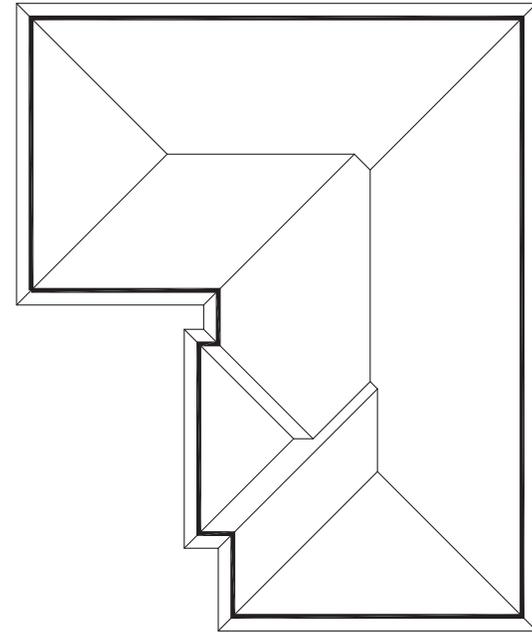
UNIT 1

UNIT 2



UNIT 3

UNIT 4



UNIT 5

REVISIONS	BY



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FLOOR PLANS
LOTS 3 & 4

NEW PROJECT AT:
180 REDDING AVENUE
CAMPBELL, CA

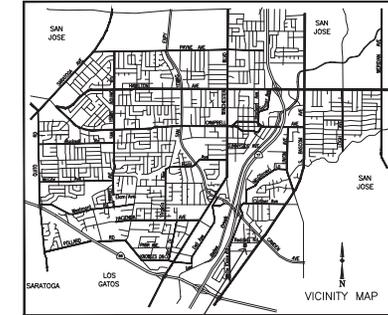
DATE: 9-29-2018
 SCALE: NOTED
 DRAWN: CB
 JOB NO: 1

SHEET NO.
A4

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PRELIMINARY IMPROVEMENT PLANS

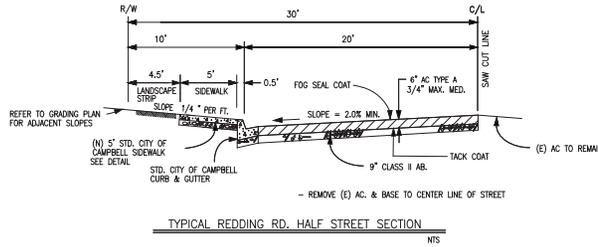
SIX LOT SUBDIVISION
180 REDDING RD., CAMPBELL, CA 95008



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
BFL	BACKFLOW PREVENTOR	(N)	NEONAL GROUND
BM	BOTTOM OF WALL	DC	DIG PIT
CB	CURB AND CUTTER	PGEV	PG&E VAULT
C/L	CENTERLINE	R/L/A	PROPERTY LINE
C/SW	CENTERLINE SWALE	PP	POWER POLE
CD	CLEANOUT	PPP	PLASTIC PERFORATED PIPE
CP	CONTROL POINT	PSE	PUBLIC SERVICE EASEMENT
CP	DROP INLET	PVC	POLYVINYL CHLORIDE
D-S	DOWN-SPOUT	R/W	RIGHT OF WAY
D/L	DETAIL	RCP	REINFORCED CONCRETE PIPE
D/W	DRIVEWAY	SB	SETBACK
ELECT	ELECTRIC	SD	STORM DRAIN
EP	EDGE OF PAVEMENT ELEVATION	SDMH	STORM DRAIN MANHOLE
EUC	EUCALYPTUS TREE	STD	STANDARD
EXIST	EXISTING	SS	SANITARY SEWER
FF	FINISH FLOOR	SSMH	SANITARY SEWER MANHOLE
FG	FINISH GRADE	SW	SIDEWALK
FH	FIRE HYDRANT	TC	TOP OF CURB
FL	FLOWLINE	TF	TOP OF FOUNDATION
FV	FENCE	TI	TOP OF GRADE
FOC	FACE OF CURB	TOS	TOP OF SLAB
GB	GRADE BREAK	TP	TOP OF PAVEMENT
GW	GUY WIRE	TW	TOP OF WALL
HP	HIGH POINT	(TYP)	TYPICAL
DIP	DUCTILE IRON PIPE	VCP	VITRIFIED CLAY PIPE
INV	INVERT	WL	WHITE LINE STRIPE
JP	JOINT POLE	WM	WATER METER
JB	JUNCTION BOX (UTILITY)	WV	WATER VALVE
UP	UP OF CUTTER		

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
-F-	-F-	FILL AREA LIMIT
-C-	-C-	CUT AREA LIMIT
102	102	CONTOUR
W	W	WATER LINE
SD	SD	STORM DRAIN PIPE (SOLID)
SS	SS	SANITARY SEWER PIPE
SUD	SUD	SUBDRAIN PIPE (PERFORATED)
OH s.T.V	OH s.T.V	OVERHEAD UTILITIES WITH POLE
G	G	GAS LINE
E	E	ELECTRIC LINE (UNDERGROUND)
JT	JT	JOINT TRENCH (UNDERGROUND)
SLV	SLV	STREET LIGHT VAULT
SSCO	SSCO	SANITARY SEWER CLEANOUT
○	●	SANITARY SEWER MANHOLE
⊙	⊙	STORM DRAIN MANHOLE
⊕	⊕	SURVEY CITY MONUMENT
⊗	⊗	ELECTROLER
WM	WM	WATER METER
○	○	TREE WITH TRUNK
⊙	⊙	STREET TREE
x102.23	102.23	6' WOODEN FENCE
102.23	102.23	SPOT ELEVATION
---	---	TREE PROTECTION FENCE
---	---	5' TALL CHAIN LINK
---	---	EARTHSWALE
---	---	CONCRETE SWALE
■	■	AREA DRAIN/ INLET
→	→	OVERLAND RELEASE PATH
---	---	DRAINAGE PATH
○	○	(E) TREE TO BE REMOVE
↓	↓	DOWN-SPOUT
●	●	POP-UP EMITTER



SHEET INDEX:

- C-1 COVER SHEET/DETAILS / NOTES
- C-2 PRELIMINARY GRADING PLAN
- C-3 STORMWATER CONTROL PLAN/ DETAILS
- C-4 PRELIMINARY UTILITY

DRAINAGE NOTES

1. Surface water shall be directed away from all buildings into drainage swales, gutters, storm drain inlets and drainage systems.
2. All roof downspouts shall discharge to concrete splash pads draining away from the foundation. See architectural plans for roof downspout locations.

BASIS OF BEARINGS:

THE BEARING N 89°39'20" E OF CENTERLINE OF REDDING RD. AS SHOWN ON CERTAIN TRACT NO. 911, RECORDED IN BOOK 712 OF MAPS AT PAGES 24 & 25, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREOF.

REFERENCED ASSUMED BENCHMARK:

REFERENCED CITY OF CAMPBELL B.M. B.M. NO:90 EL=244.038



OWNER:

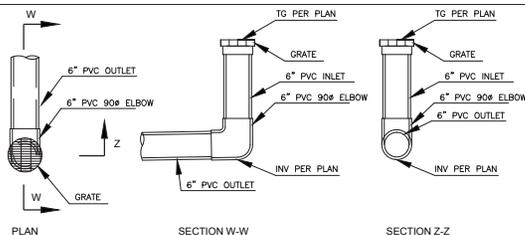
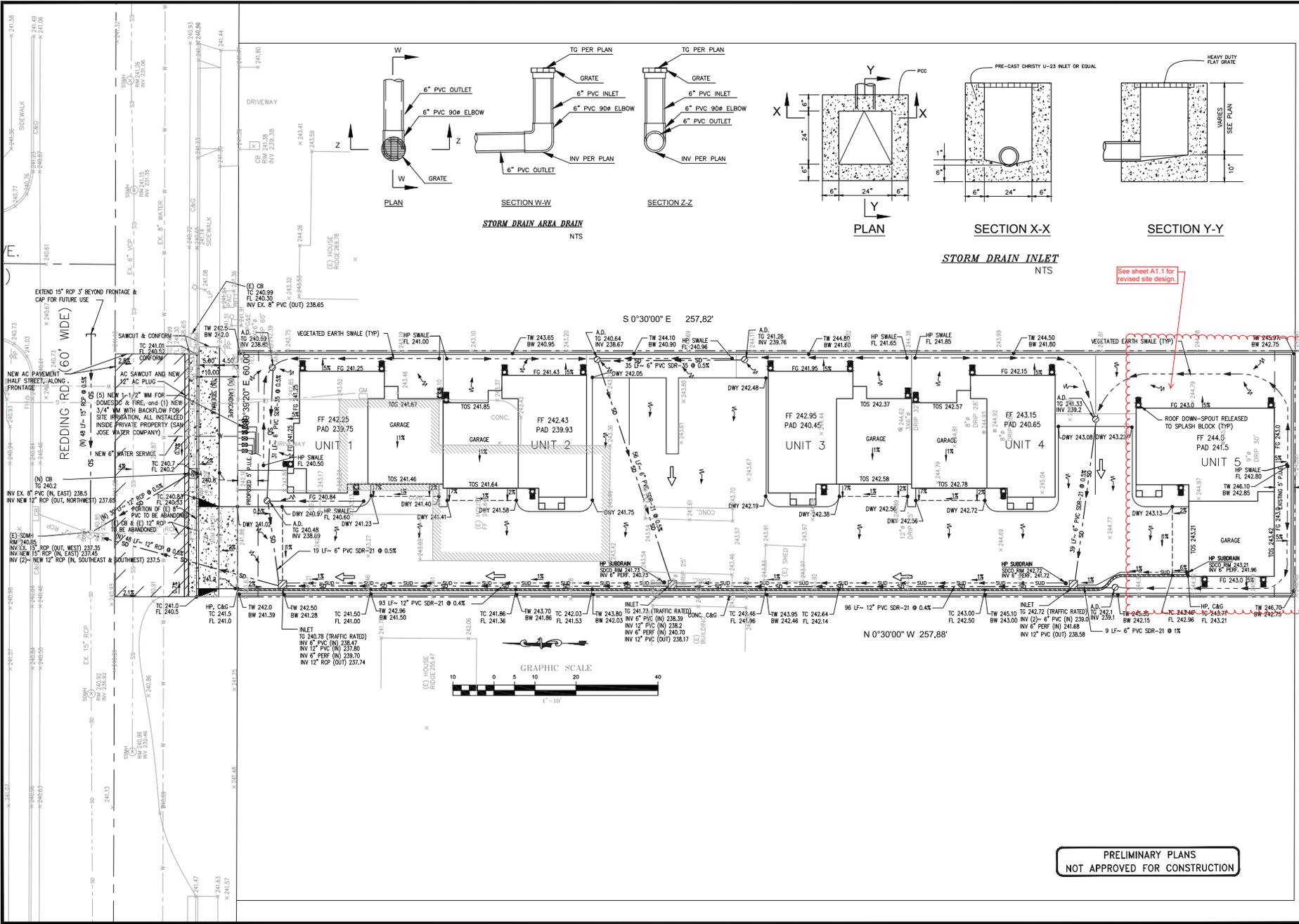
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PRELIMINARY IMPROVEMENT PLANS
 SIX LOT SUBDIVISION
 180 REDDING RD.
 CAMPBELL, CALIFORNIA
 UTILITY, GRADING AND DRAINAGE PLAN
 PRELIMINARY IMPROVEMENT PLAN

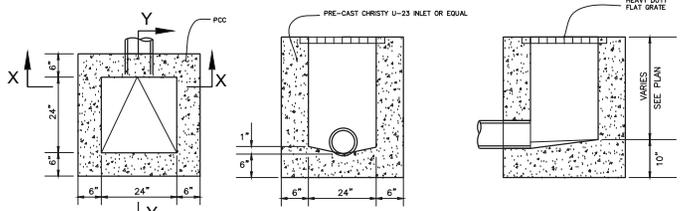
PRELIMINARY PLANS
NOT APPROVED FOR CONSTRUCTION

Revisions:

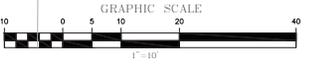
Date: 11/5/2015
Scale: AS SHOWN
Designed by: V.G.
Checked by: S.R.
Job #: 215078



STORM DRAIN AREA DRAIN
NTS



STORM DRAIN INLET
NTS



See sheet A1.1 for revised site design.

PRELIMINARY PLANS
NOT APPROVED FOR CONSTRUCTION



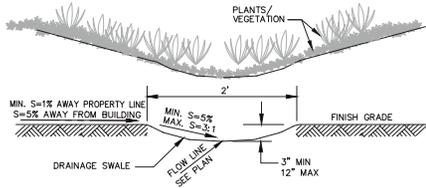
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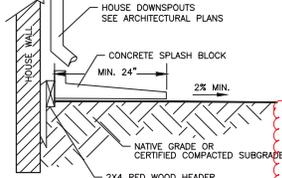
PRELIMINARY IMPROVEMENT PLANS
SIX LOT SUBDIVISION
180 REDDING RD.
CAMPBELL, CALIFORNIA
GRADING AND DRAINAGE PLAN
PRELIMINARY IMPROVEMENT PLAN

Revisions:

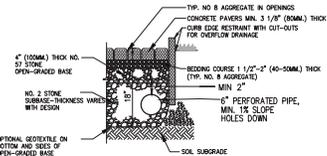
Date: 11/5/2015
Scale: 1" = 10'
Designed by: V.G.
Checked by: S.R.
Job #: 215078



GRASSY-SWALE DETAIL
NTS



SPLASH BLOCK
N.T.S.



TYPICAL PERMEABLE INTERLOCKING CONCRETE PAVERS
NTS

PARKING LOT AC PAVEMENT NOTES:
 1- INSTALL FILTER FABRIC TO ENCLOSE OPEN GRADED BASE. PROVIDE MIN. 6" OVERLAP AT SEAMS.
 2- THICKNESS OF NO. 2 STONE SHALL BE MIN. 12".

PRE-CONSTRUCTION IMPERVIOUS AREA CALCULATION				
DESCRIPTION	AREA (SQFT.)	AREA (ACRES)	PERCENTAGE	MATERIAL
HOUSE	1,740	0.040	11.2%	ROOFING
SHED	80	0.002	0.5%	ROOFING
AC DWY	740	0.017	4.8%	AC
WALKWAYS, PORCH, PATIOS	339	0.008	2.2%	CONCRETE
TOTAL PROJECT IMPERVIOUS AREA	2,899	0.067	18.7%	IMPERVIOUS
TOTAL PROJECT PERVIOUS AREA	12,671	0.289	81.3%	PERVIOUS
TOTAL SITE AREA	15,470	0.356	100.0%	

POST-CONSTRUCTION IMPERVIOUS AREA CALCULATION				
DESCRIPTION	AREA (SQFT.)	AREA (ACRES)	PERCENTAGE	MATERIAL
LOT 1 HOUSE FOOTPRINT	936	0.021	6.1%	ROOFING
LOT 2 HOUSE FOOTPRINT	921	0.021	6.0%	ROOFING
LOT 3 HOUSE FOOTPRINT	921	0.021	6.0%	ROOFING
LOT 4 HOUSE FOOTPRINT	921	0.021	6.0%	CONCRETE
LOT 5 HOUSE FOOTPRINT	1,112	0.026	7.2%	CONCRETE
LOT 1 TO 4, PORCHES, BACKYARD PATIOS	148	0.003	1.0%	IMPERVIOUS
TOTAL PROJECT IMPERVIOUS AREA	4,969	0.114	32.1%	PERVIOUS AC
LOT A PERVIOUS PAVERS DRIVEWAY, STALLS	6,515	0.150	42.1%	LANDSCAPE
PROJECT LANDSCAPE/ GROUND	3,996	0.092	25.8%	PERVIOUS
TOTAL PROJECT PERVIOUS AREA	10,611	0.241	67.9%	
TOTAL SITE AREA	15,470	0.356	100.0%	

PRE VS. POST COMPARISON	AREA (SQFT.)	AREA (ACRES)	PERCENTAGE
PROJECT IMPERVIOUS AREA INCREASE	2,060	0.047	13.3%

Math to be revised

Compliance with NPDES Permit Provision C.3:

The San Francisco Bay Regional Water Quality Control Board (SFROWQCB) 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 paver 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



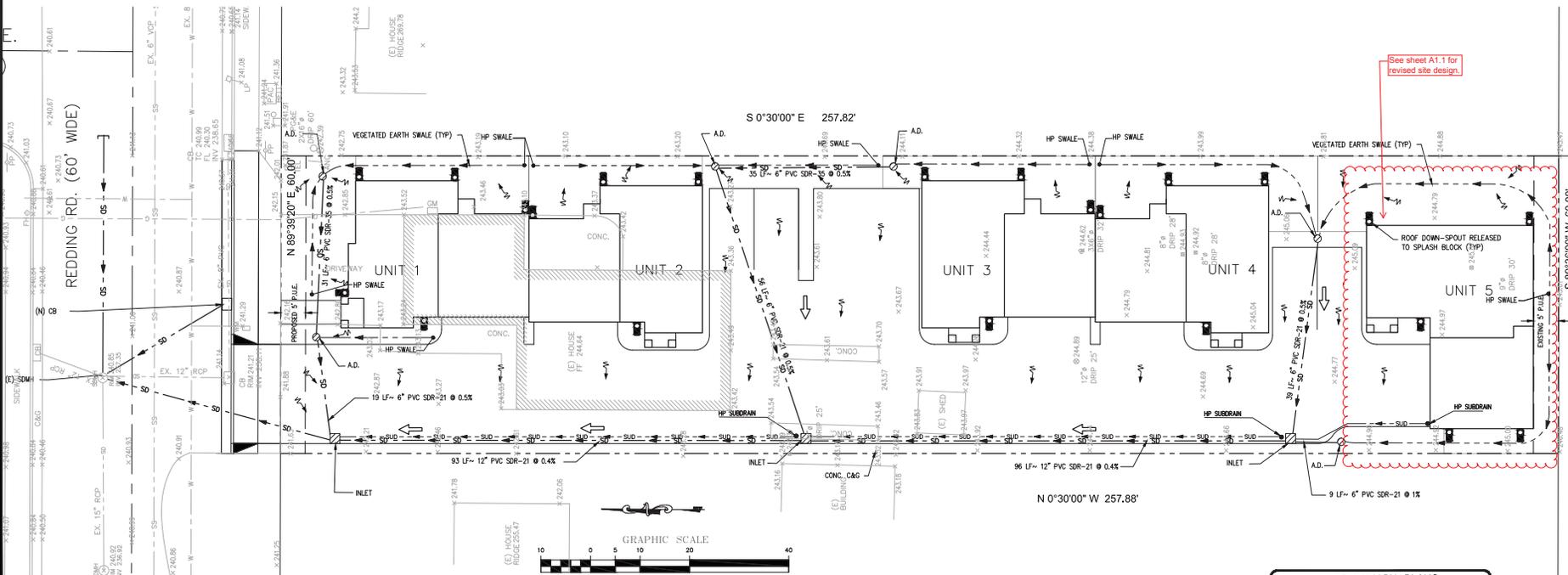
ENGINEERS CIVIL ENGINEERS

1534 CARROLL LANE
LOS ALTOS, CA 94024
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FAX: (650) 941-8755
E-MAIL: SMPENGINEERS@YAHOO.COM

OWNER:

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PRELIMINARY IMPROVEMENT PLANS
SIX LOT SUBDIVISION
180 REDDING RD.
CAMPBELL, CALIFORNIA
STORMWATER PLAN
PRELIMINARY IMPROVEMENT PLAN



PRELIMINARY PLANS
NOT APPROVED FOR CONSTRUCTION

Revisions:

Date: 11/5/2015
Scale: 1" = 10'
Designed by: V.G.
Checked by: S.R.
Job #: 215078

GENERAL NOTES

- OWNER AND DEVELOPER:
ACCESS DEVELOPMENT GROUP
1420 CAPRI DR.
CAMPBELL, CA 95008
- CIVIL ENGINEER
SMP ENGINEERS
1534 CAROB LANE
LOS ALTOS, CA 94024
TEL: (650) 941-8055
FAX: (650) 941-8755
- EXISTING ZONING: R1-8
- EXISTING APN: 414-48-055
- EXISTING USE: RESIDENTIAL
- PROPOSED USE: FIVE 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, SINGLE FAMILY
- WATER: SAN JOSE WATER COMPANY
- FIRE PROTECTION: SANTA CLARA COUNTY FIRE DEPARTMENT
- STORM/ 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: 15,470 SQUARE FEET
- NEW EASEMENT FOR PRIVATE INGRESS, PRIVATE EGRESS, PRIVATE UTILITIES, PRIVATE STORM DRAIN AND PRIVATE SANITARY SEWER AND PUBLIC SIDEWALK EASEMENT 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
SIX LOT SUBDIVISION**

FIVE NEW TOWNHOME AND A COMMON LOT DEVELOPMENT

PORTION OF LOT 9, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "TRACT NO. 23 SHELLEY SUBDIVISION", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON FEBRUARY 16, 1932, IN BOOK "V" OF MAPS, PAGE(S) 54 AND 55.

CITY OF CAMPBELL COUNTY OF SANTA CLARA CALIFORNIA
SCALE: 1"=10' NOVEMBER 2015

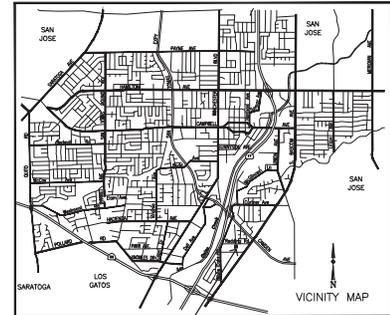
**SMP ENGINEERS
CIVIL ENGINEERS**

1534 CAROB LANE
LOS ALTOS, CA 94024

LEGEND AND ABBREVIATIONS

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

DESCRIPTION	AREA (SQFT)	AREA (ACRES)
LOT 1	1,197	0.03
LOT 2	1,216	0.03
LOT 3	1,233	0.03
LOT 4	1,367	0.03
LOT 5	2,136	0.05
LOT A	8,321	0.19
TOTAL (EX. PARCEL)	15,470	0.36

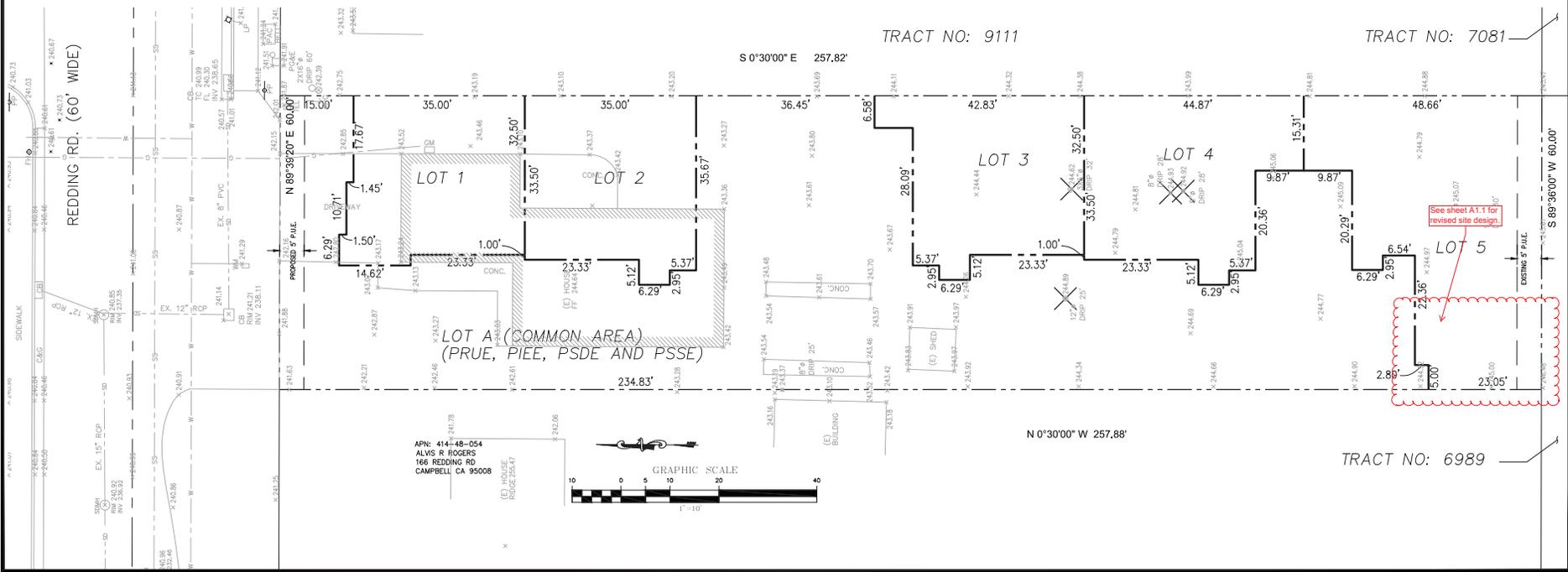
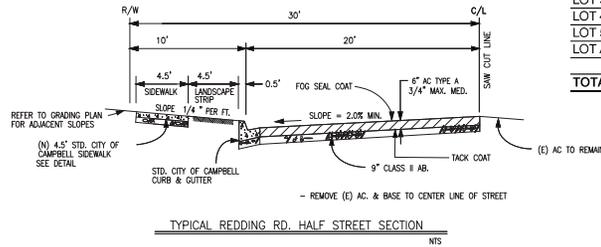


BASIS OF BEARINGS:

THE BEARING N 89°30'20" E OF CENTERLINE OF REDDING RD. AS SHOWN ON CERTAIN TRACT NO. 911, RECORDED IN BOOK 712 OF MAPS AT PAGES 24 & 25, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

REFERENCED ASSUMED BENCHMARK:

REFERENCED CITY OF CAMPBELL B.M. B.M. NO. 90 EL+244.038



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CIVIL ENGINEERS

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OWNER:

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**TENTATIVE MAP
SIX LOT SUBDIVISION
180 REDDING RD.
CAMPBELL, CALIFORNIA**

APN: 414-48-055

Revisions:

Date: 11/5/2015
Scale: 1"=10'
Designed by: V.G.
Checked by: S.R.
Job #: 215078

Attachment 3



UNIT 1

DRIVEWAY VIEW

UNIT 2

UNIT 1
VIEW FROM REDDING



UNIT 3

DRIVEWAY VIEW

UNIT 4

EXTERIOR FINISHES:	
ROOFING: "CERTAINTED" COMPOSITION	
①	MAX DEP WEATHERED WOOD
②	AGED BARK
BUILDING COLORS BY KELLY-MOORE	
③	MAIN COLOR 1: HORIZON GRAY KM 4858
④	MAIN COLOR 2: PASEO VERDE KM 5754
⑤	MAIN COLOR 3: SPANISH SAND KM 231
⑥	MAIN COLOR 4: PHOENIX POSSIL KM 5282
⑦	TRIM COLOR: SWISS COFFEE KM 23
CULTURED STONE: EL DORADO STONE	
	MONTECITO CLIFFSTONE
	COLORADO RIVER ROCK

RECEIVED

OCT 14 2015

REVISIONS	BY

CB
BASSAL
Architecture
 916.435.0605
 408.674.9077

ELEVATIONS
 LOT 1 & 2

NEW PROJECT AT:
 180 REDDING AVENUE
 CAMPBELL, CA

DATE:	9-29-2015
SCALE:	NOTED
DRAWN:	CB
JOB NO.:	
SHEET NO.:	A3.1
OF SHEETS:	

CITY OF CAMPBELL
 PLANNING DEPT.



UNIT 5
DRIVEWAY VIEW



UNIT 5
LEFT ELEVATION

EXTERIOR FINISHES:		BUILDING COLORS BY KELLY-MOORE		CULTURED STONE: EL DORADO STONE	
ROOFING - CERTAINTED - COMPOSITION					
①	MAX DEF WEATHERED WOOD	③	MAIN COLOR 1: HORIZON GRAY KM 4898	⑥	MONTECITO CLIFFSTONE
②	AGED BARK	④	MAIN COLOR 2: PASEO VERDE KM 5784	⑦	COLORADO RIVER ROCK
		⑤	MAIN COLOR 3: SPANISH SAND KM 231		
		⑥	MAIN COLOR 4: PHOENIX FOSSIL KM 5292		
		⑦	TRIM COLOR: SWISS COFFEE KM 23		

RECEIVED

OCT 14 2015

CITY OF CAMPBELL
PLANNING DEPT.

REVISIONS	BY

CB
BASSAL
Architecture
916.435.0605
408.674.3077

ELEVATIONS
LOT 5

NEW PROJECT AT:
180 REDDING AVENUE
CAMPBELL, CA

DATE	9-25-2015
SCALE	NOTED
DRAWN	CB
JOB NO.	

SHEET NO.
A3.3
OF SHEETS