



CITY OF CAMPBELL
Community Development Department

April 29, 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, **May 10, 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'.

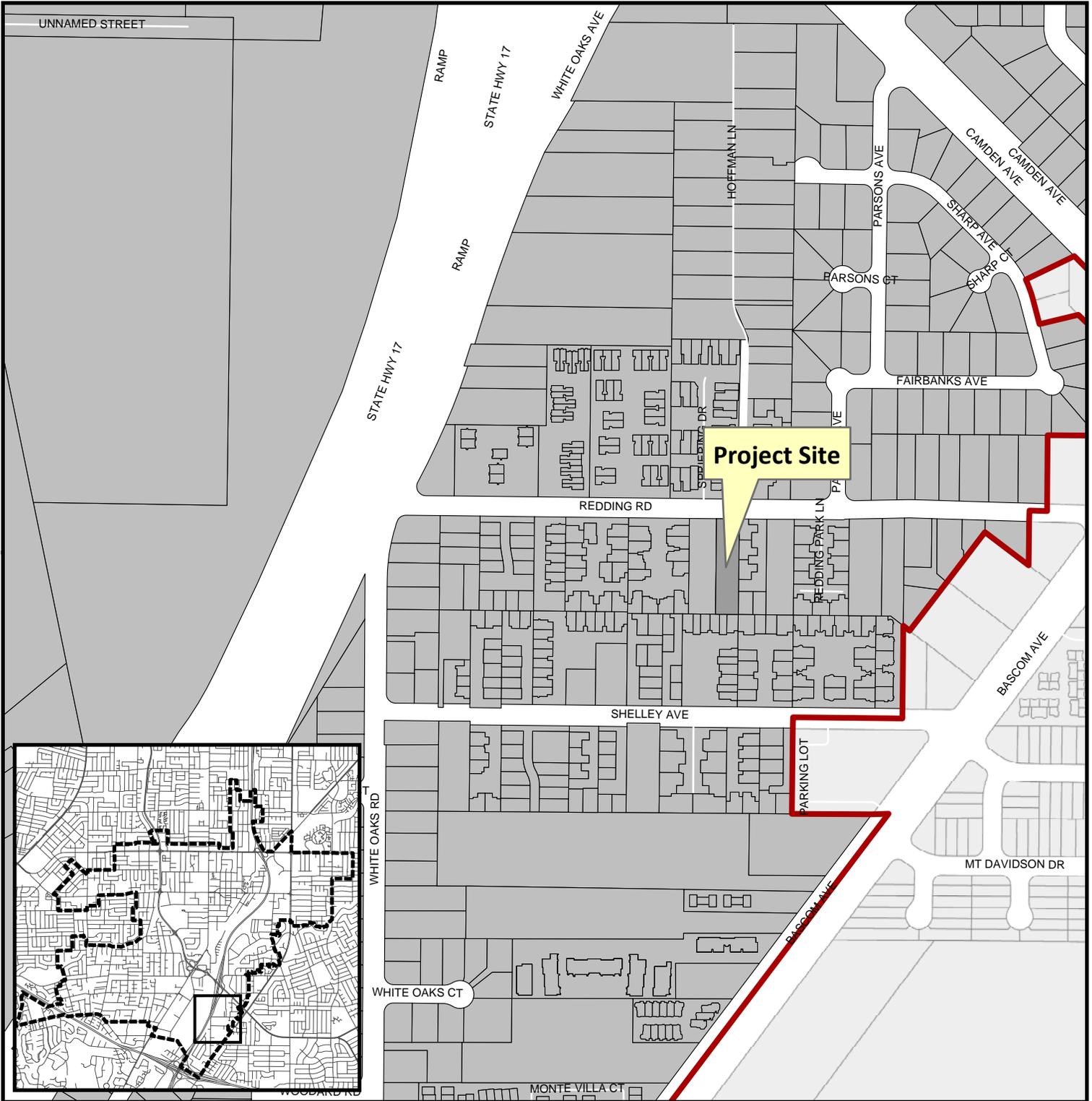
Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

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

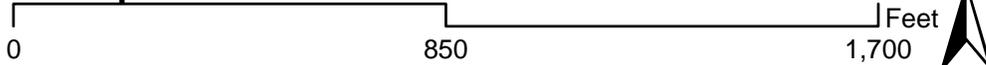


Project Location: 180 Redding Road

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

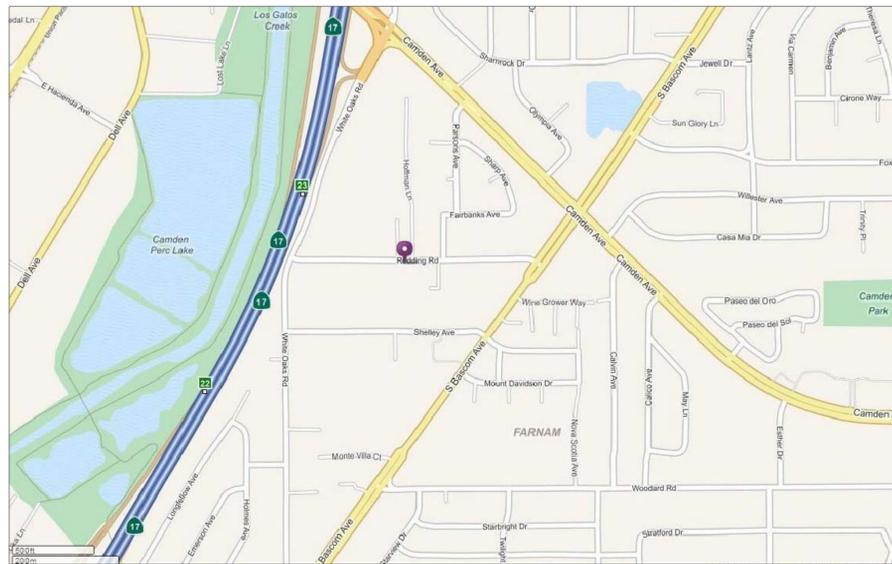
Planning File No.: PLN2015-305 thru 310, PLN2016-68

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

GROSST 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: 15 CARS
2 COVERED FOR EACH HOUSE = 10 cars
5 GUEST PARKING

BUILDING AREA TABLE

UNITS 1 - 2 - 3 - 4	UNIT 5		
FIRST FLOOR (INCLUDING GARAGE)	838	FIRST FLOOR (INCLUDING GARAGE)	1,010
FIRST FLOOR (GARAGE EXCLUDED)	478	FIRST FLOOR (GARAGE EXCLUDED)	650
SECOND FLOOR	830	SECOND FLOOR	960
GARAGE	360	GARAGE	360
TOTAL (INCLUDING GARAGE)	1,668	TOTAL (INCLUDING GARAGE)	1,970
TOTAL (GARAGE EXCLUDED)	1,308	TOTAL (GARAGE EXCLUDED)	1,610

SQUARE FOOTAGE SUMMARY FOR THE PROJECT

TOTAL LIVING AREA	6,842 SQ. FT.
GARAGES AREA	1,800 SQ. FT.
TOTAL AREA	8,642 SQ. FT.
FAR	55.8 %
LOT COVERAGE	30 %

PARCELS	LOT AREA
LOT 1	1,197 SQ. FT.
LOT 2	1,205 SQ. FT.
LOT 3	1,170 SQ. FT.
LOT 4	1,289 SQ. FT.
LOT 5	1,896 SQ. FT.
LOT A COMMON AREA	8,713 SQ. FT.
TOTAL PARCEL	15,470 SQ. FT.

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

ARCHITECTURAL DRAWINGS

- A1 PROJECT DATA
 - A1.1 SITE PLAN
 - 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

STREET IMPROVEMENT PLANS

- 1 - TITLE SHEET
- 2- PLAN AND PROFILE
- 3- CITY STANDARD DETAILS
- 4- BLUE PRINT FOR CLEAN BAY
- 5- WEST VALLEY SANITATION DISTRICT

ON SITE GRADING AND DRAINAGE PLANS

- 1 - TITLE SHEET
- 2- TOPOGRAPHIC SURVEY & DEMOLITION PLAN
- 3- GRADING AND DRAINAGE PLAN
- 4- COMPOSITE UTILITY PLAN
- 5 - STORM WATER MANAGEMENT PLAN
- 6- DETAILS
- 7- EROSION CONTROL PLAN
- 8- BLUE PRINT FOR CLEAN BAY

TM TENTATIVE MAP

REVISIONS	BY



PROJECT SUMMARY

NEW PROJECT AT:
180 REDDING AVENUE
CAMPBELL, CA

DATE:	4-20-2016
SCALE:	-
DRAWN	CB
JOB NO	14-345
SHEET NO.	A1
OF SHEETS	-

VICINITY MAP



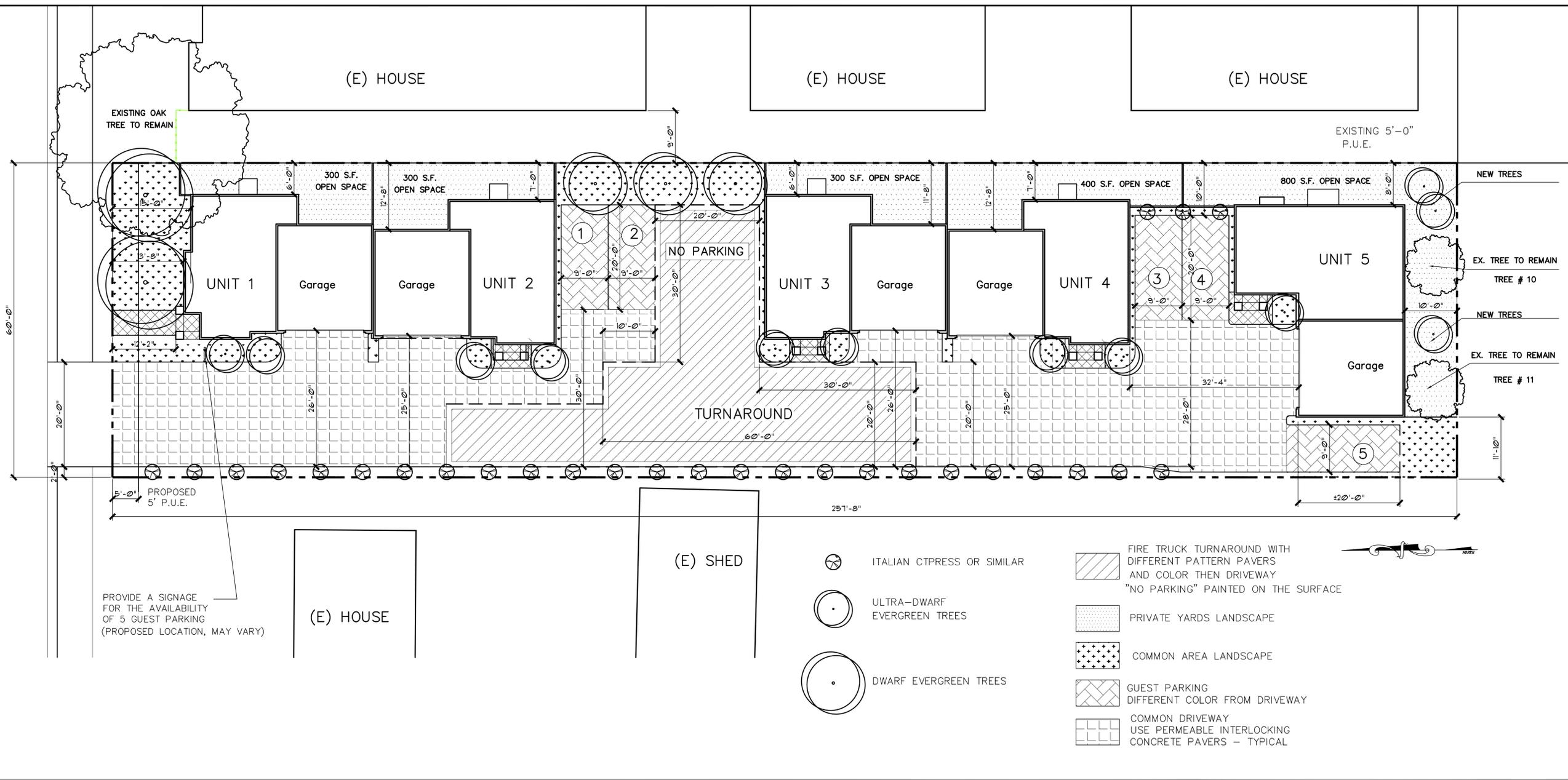
PROJECT SUMMARY

SHEET INDEX

ALL EXISTING AND NEW UTILITIES SHALL BE PLACED UNDERGROUND WITHOUT EXCEPTION

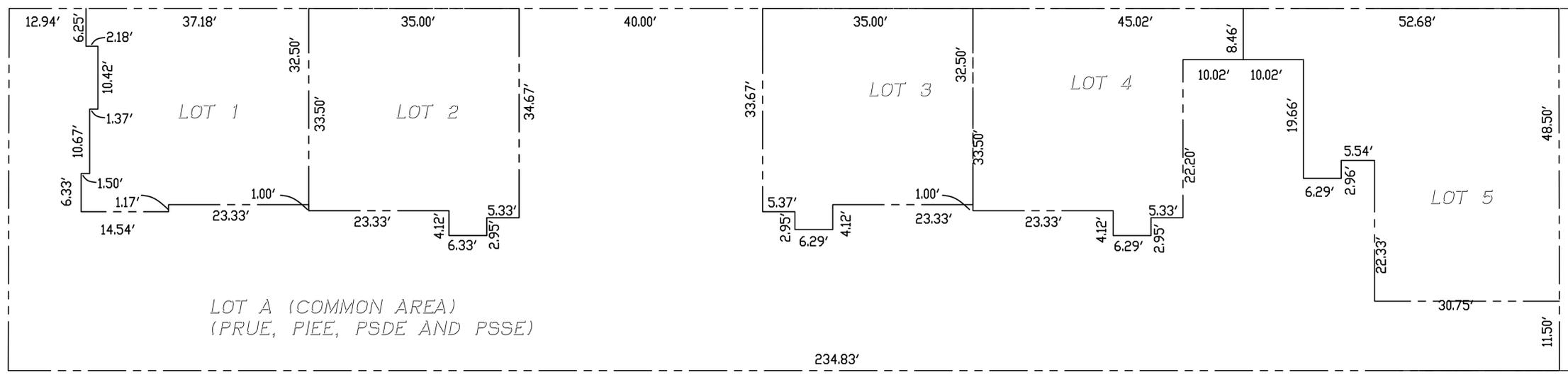
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REDDING RD. (60' WIDE)



SITE PLAN

1"=10'-0"



LOTS PLAN

1"=10'-0"

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PUBLIC WORKS 11-6-15	△

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 408.674.9077

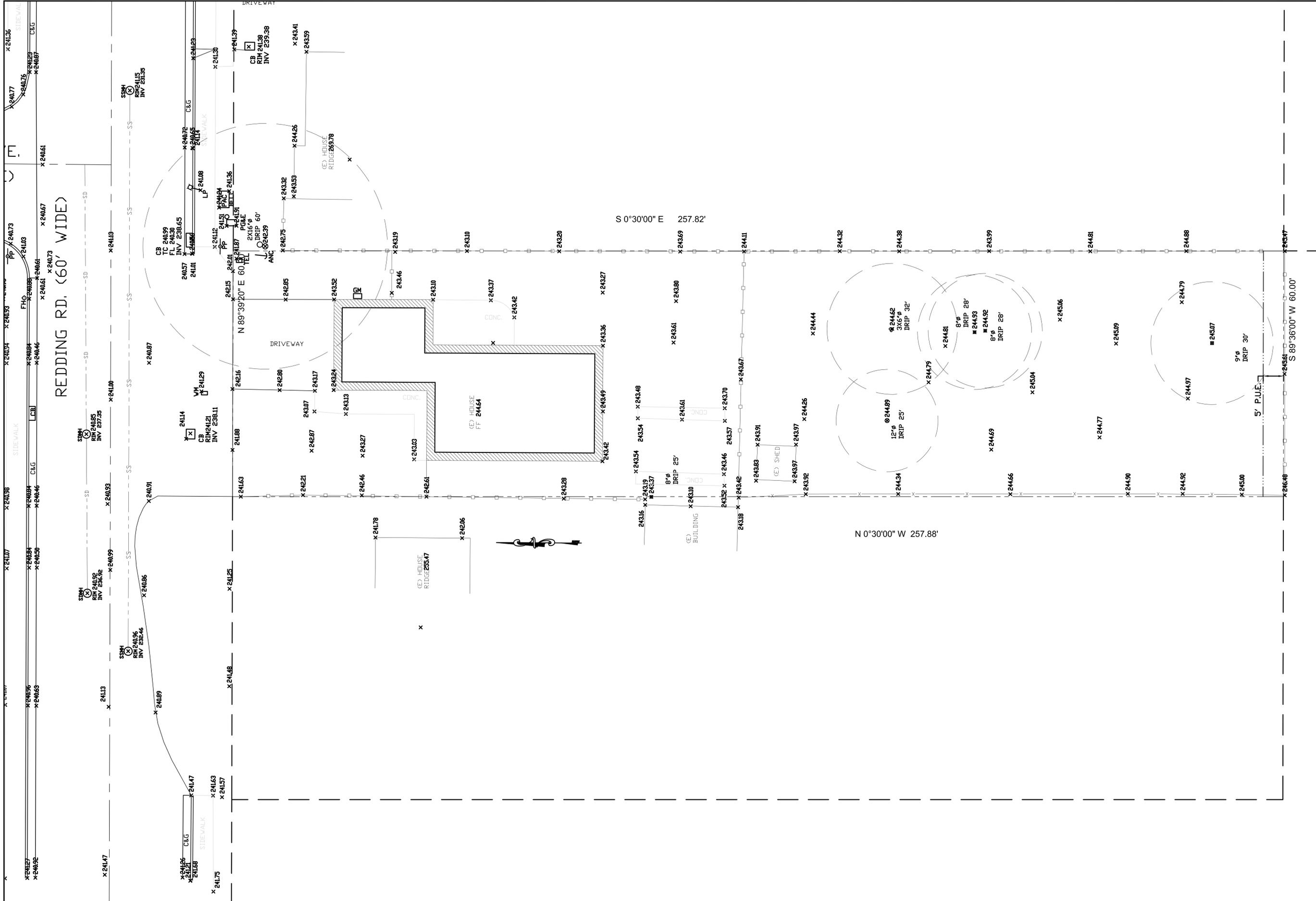
SITE PLAN

NEW PROJECT AT:
 180 REDDING AVENUE
 CAMPBELL, CA

DATE:	4-20-2016
SCALE:	NOTED
DRAWN:	CB
JOB NO:	-
SHEET NO.:	A1.1

OF SHEETS

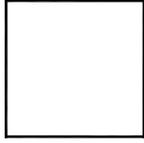
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EXISTING SITE PLAN

NEW PROJECT AT:
 180 REDDING AVENUE
 CAMPBELL, CA

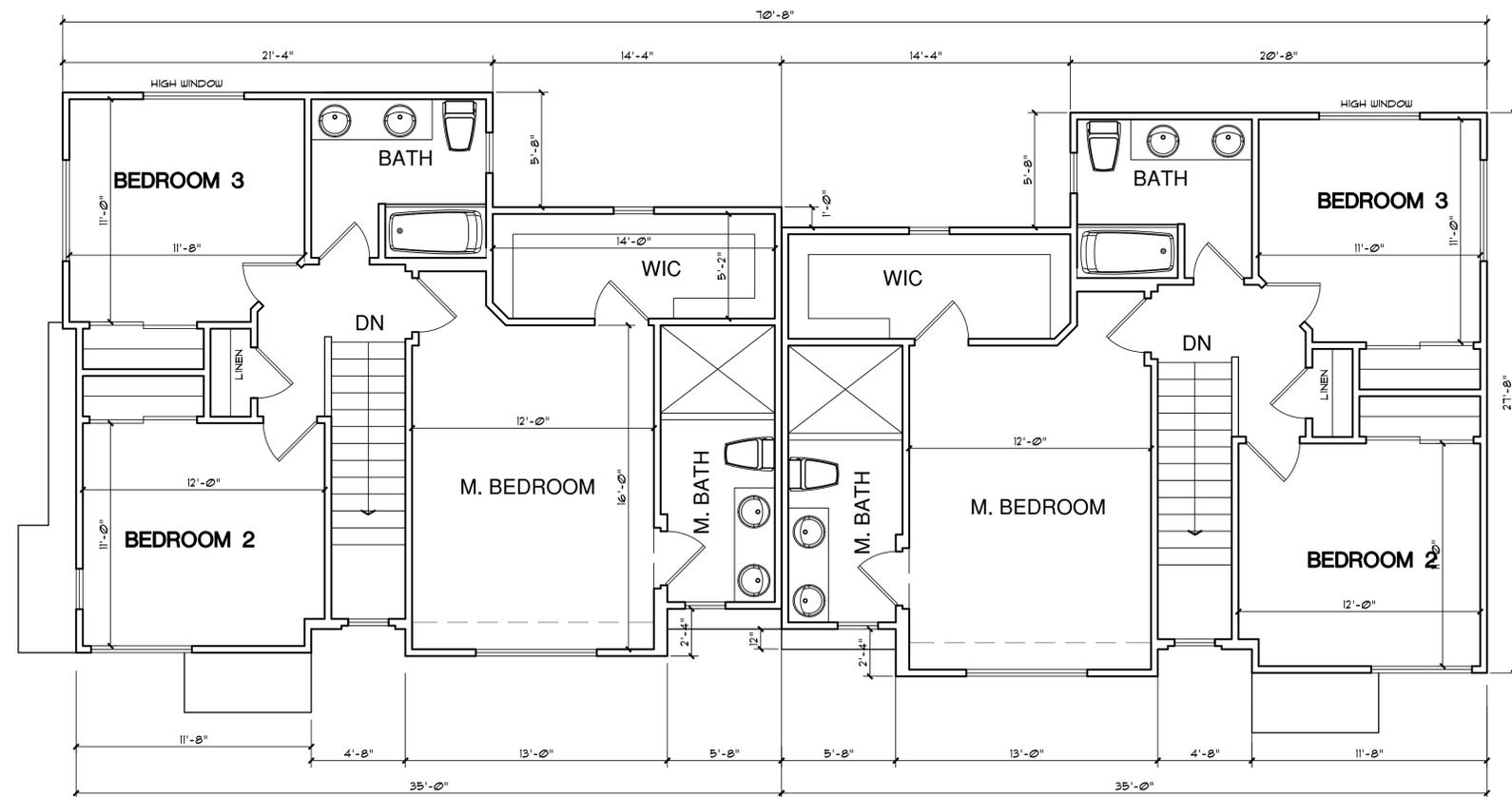
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DRAWN: CB
JOB NO: -
SHEET NO. A12

EXISTING SITE PLAN

1"=10'-0"

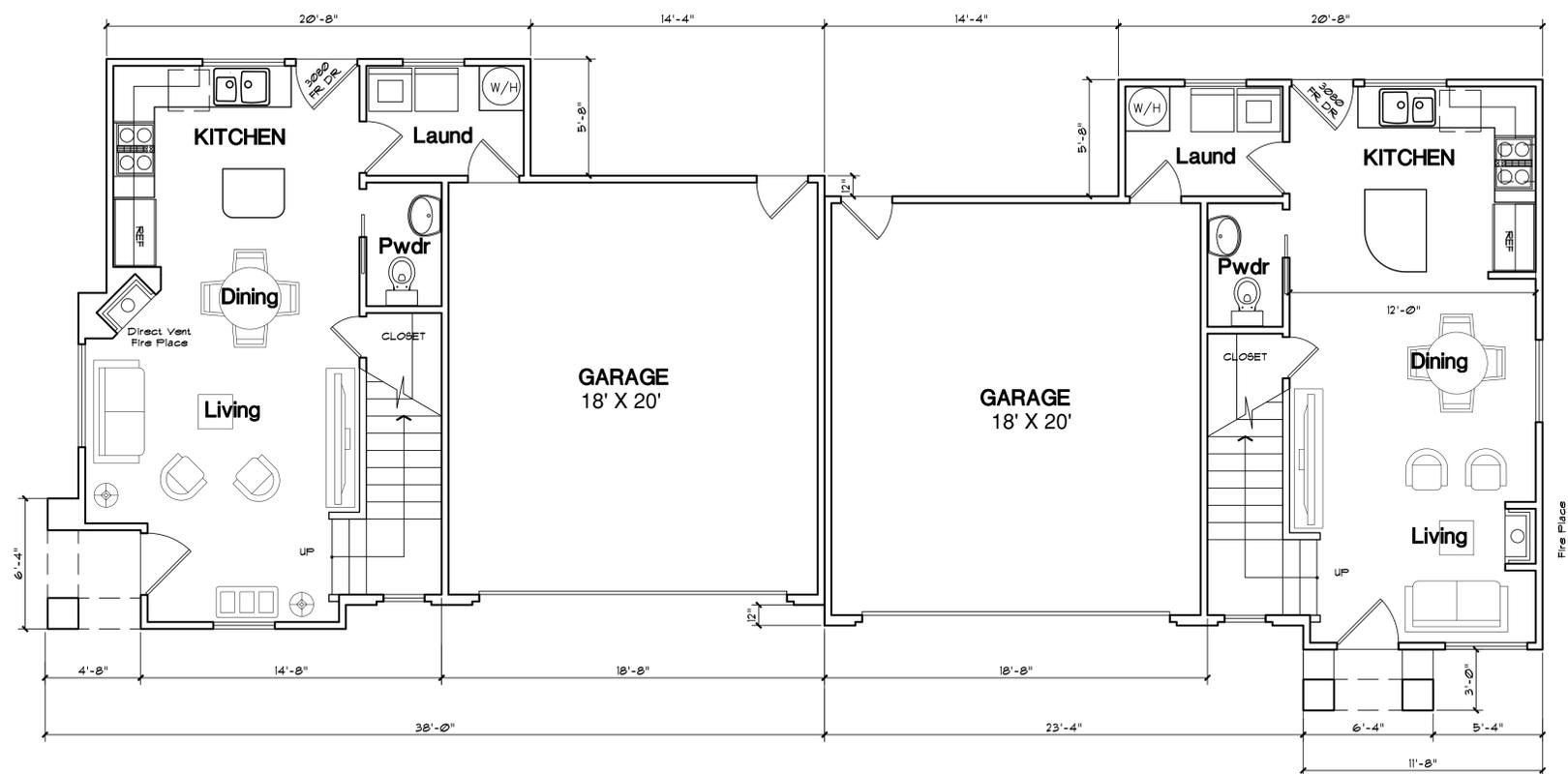
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UNIT 1 SECOND FLOOR

UNIT 2 SECOND FLOOR



UNIT 1 FIRST FLOOR

UNIT 2 FIRST FLOOR

LOTS 1 & 2

FIRST FLOOR: 478 SQ. FT.
SECOND FLOOR: 830 SQ. FT.
GARAGE: 360 SQ. FT.

TOTAL: 1,668 SQ. FT.

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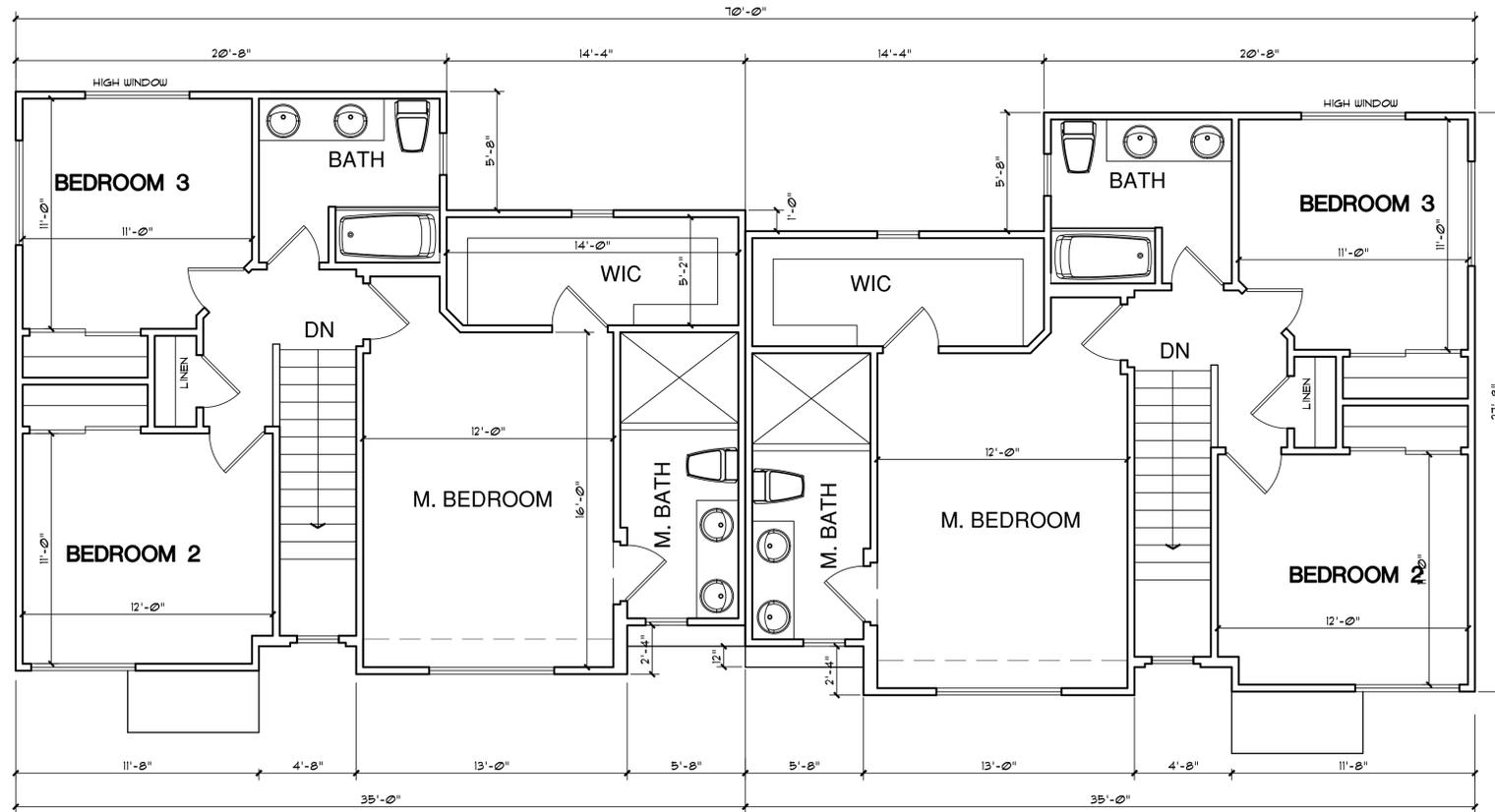


FLOOR PLANS
LOTS 1 & 2

NEW PROJECT AT:
180 REDDING AVENUE
CAMPBELL, CA

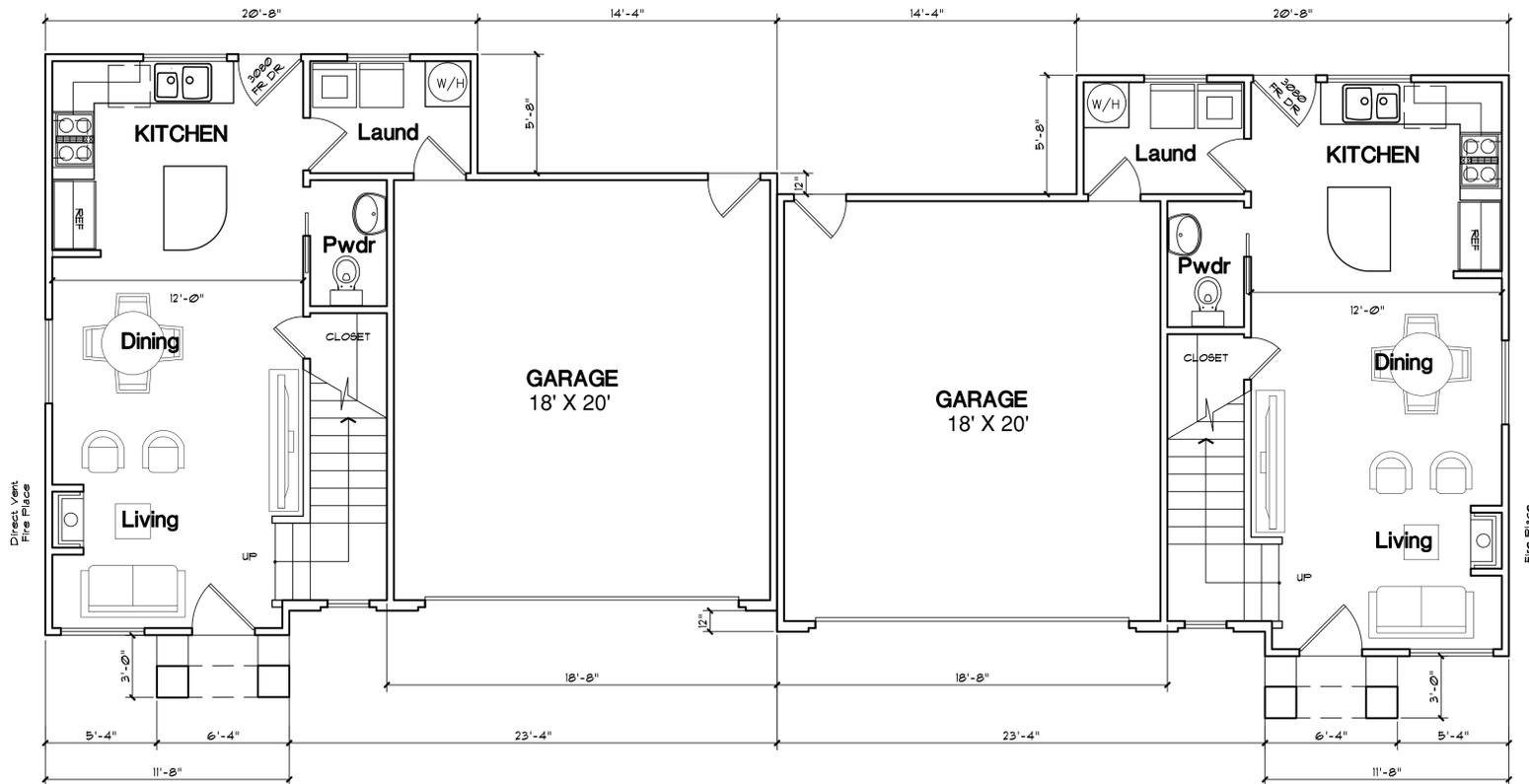
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SCALE:	NOTED
DRAWN:	CB
JOB NO:	-
SHEET NO.:	A21

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UNIT 3 SECOND FLOOR

UNIT 4 SECOND FLOOR



UNIT 3 FIRST FLOOR

UNIT 4 FIRST FLOOR

LOTS 3 & 4

FIRST FLOOR: 478 SQ. FT.
SECOND FLOOR: 830 SQ. FT.
GARAGE: 360 SQ. FT.

TOTAL: 1,668 SQ. FT.

REVISIONS	BY

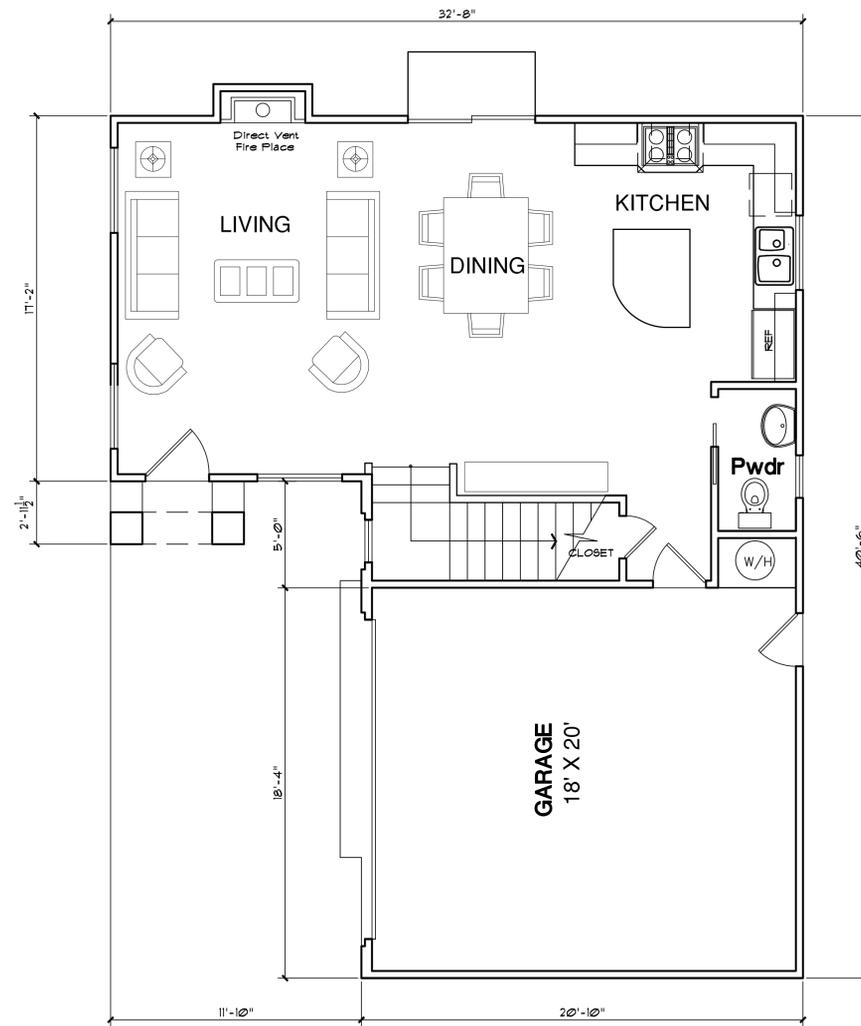
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 408.674.9077

FLOOR PLANS
 LOTS 3 & 4

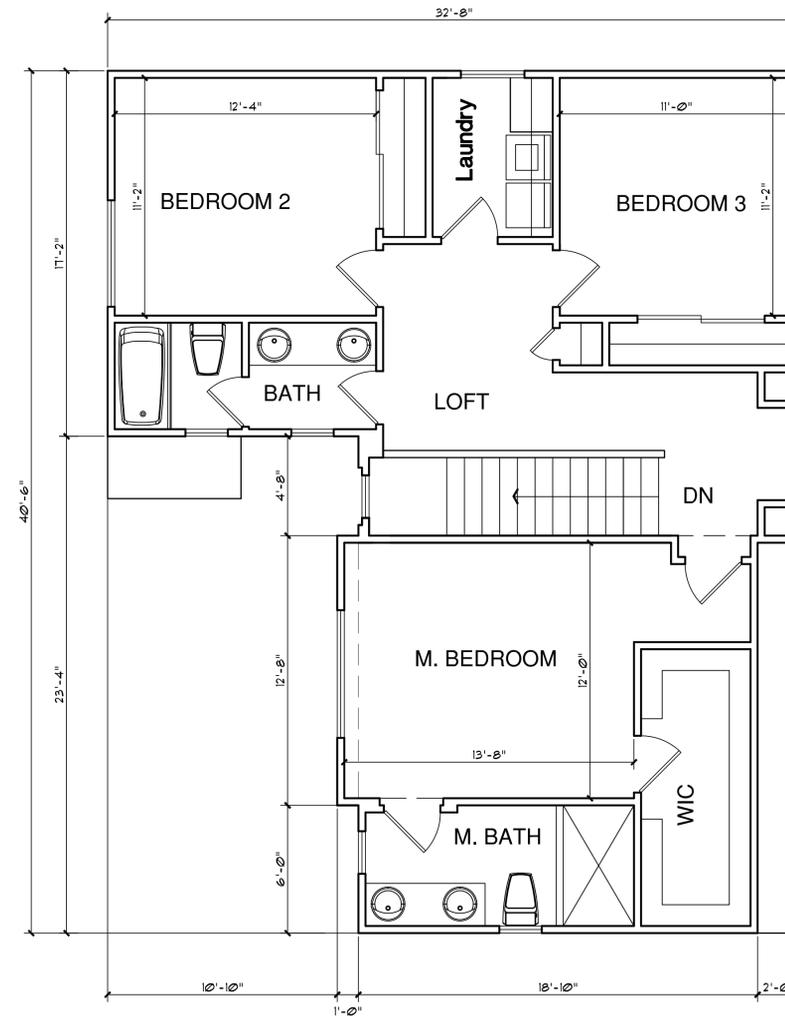
NEW PROJECT AT:
 180 REDDING AVENUE
 CAMPBELL, CA

DATE:	4-20-2016
SCALE:	NOTED
DRAWN:	CB
JOB NO:	-
SHEET NO.:	A2.2

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UNIT 5 FIRST FLOOR



UNIT 5 SECOND FLOOR

LOT 5

FIRST FLOOR: 650 SQ. FT.
 SECOND FLOOR: 960 SQ. FT.
 GARAGE: 360 SQ. FT.

TOTAL: 1,970 SQ. FT.

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 408.674.9077



FLOOR PLANS
 LOT 5

NEW PROJECT AT:
 180 REDDING AVENUE
 CAMPBELL, CA

DATE:	4-20-2016
SCALE:	NOTED
DRAWN:	CB
JOB NO:	-

SHEET NO.
A2.3
 OF SHEETS

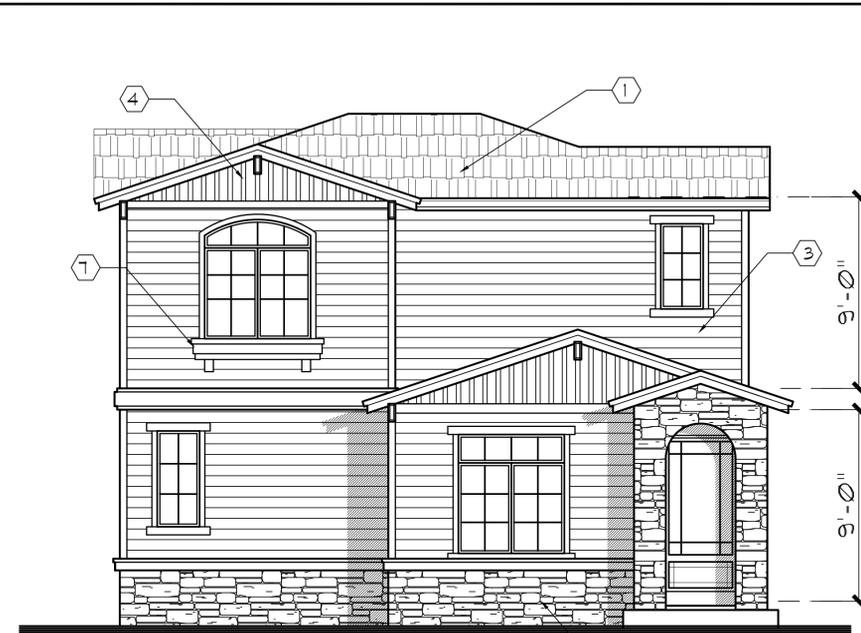
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UNIT 2

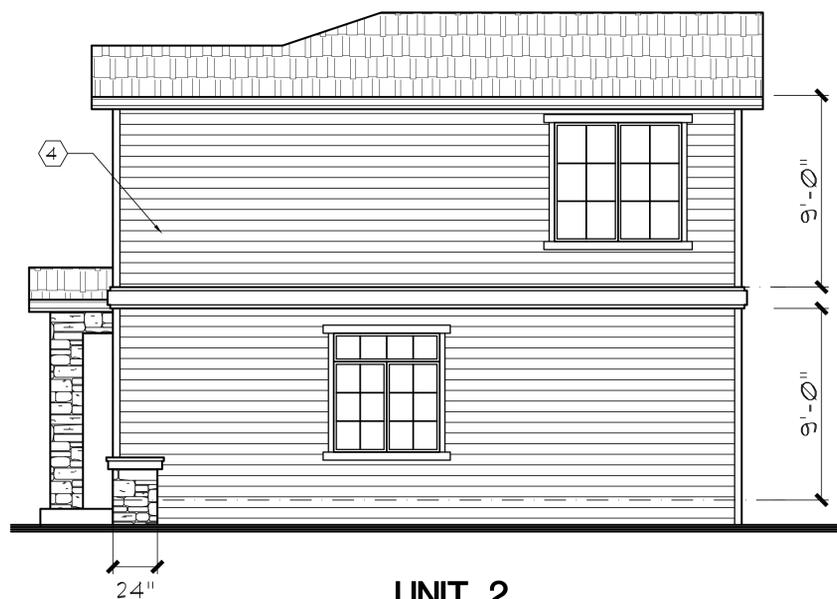
REAR ELEVATION

UNIT 1

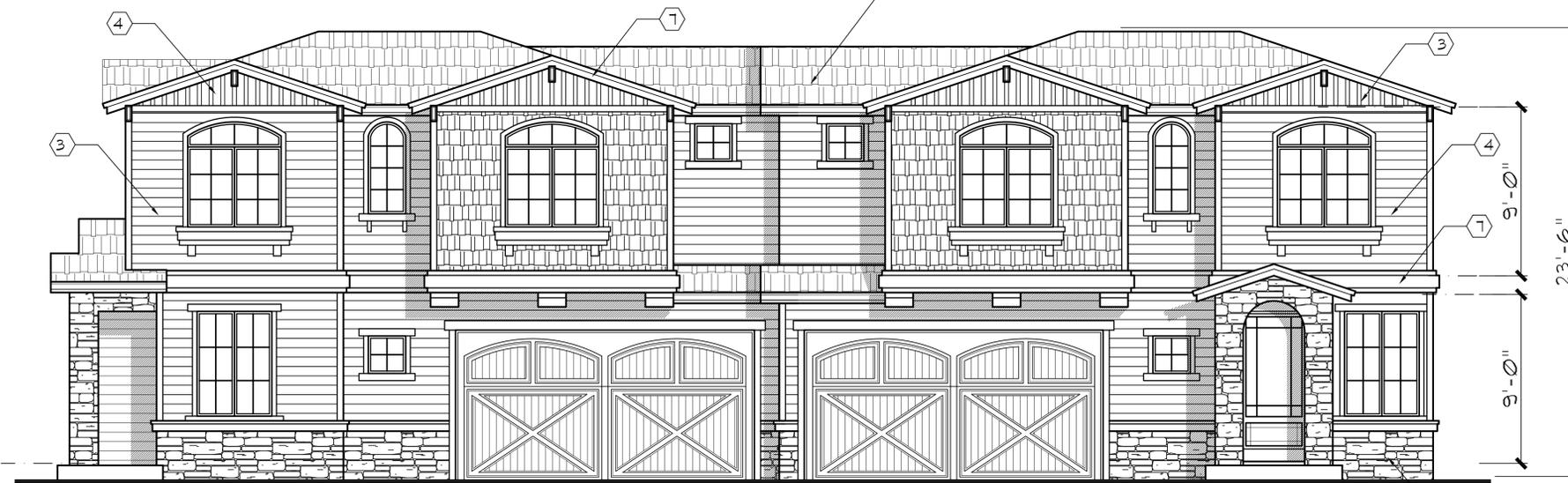


UNIT 1

VIEW FROM REDDING



UNIT 2
SIDE VIEW



UNIT 1

DRIVEWAY VIEW

UNIT 2

EXTERIOR FINISHES:

ROOFING : "CERTAINTEED " COMPOSITION

- ① MAX DEF WEATHERED WOOD
- ② AGED BARK

BUILDING COLORS BY: KELLY-MOORE

- ③ MAIN COLOR 1: HORIZON GRAY KM 4858
- ④ MAIN COLOR 2: FASEO VERDE KM 5154
- ⑤ MAIN COLOR 3: SPANISH SAND KM 231
- ⑥ MAIN COLOR 4: PHOENIX FOSSIL KM 5292
- ⑦ TRIM COLOR : SWISS COFFEE KM 23

CULTURED STONE: ELDORADO STONE

- ⑧ MONTECITO CLIFFSTONE
- ⑨ COLORADO RIVER ROCK

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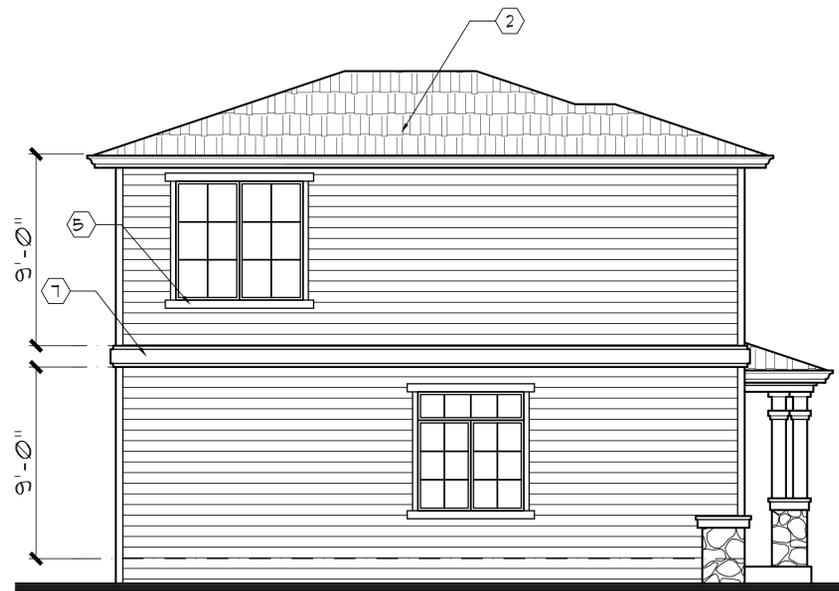
ELEVATIONS
 LOT 1 & 2

NEW PROJECT AT:
 180 REDDING AVENUE
 CAMPBELL, CA

DATE: 4-20-2016
SCALE: NOTED
DRAWN: CB
JOB NO: -

SHEET NO.
A3.1
 OF SHEETS

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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 : "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		

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ELEVATIONS
LOTS 3 & 4

NEW PROJECT AT:
180 REDDING AVENUE
CAMPBELL, CA

DATE:	4-20-2016
SCALE:	NOTED
DRAWN:	CB
JOB NO:	-

SHEET NO.
A3.2
OF SHEETS

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**UNIT 5
DRIVEWAY VIEW**



**UNIT 5
LEFT ELEVATION**



REAR ELEVATION



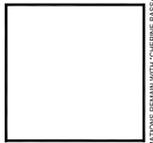
RIGHT ELEVATION

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	⑧ MONTECITO CLIFFSTONE
② AGED BARK	④ MAIN COLOR 2: PASEO VERDE KM 5154	⑨ 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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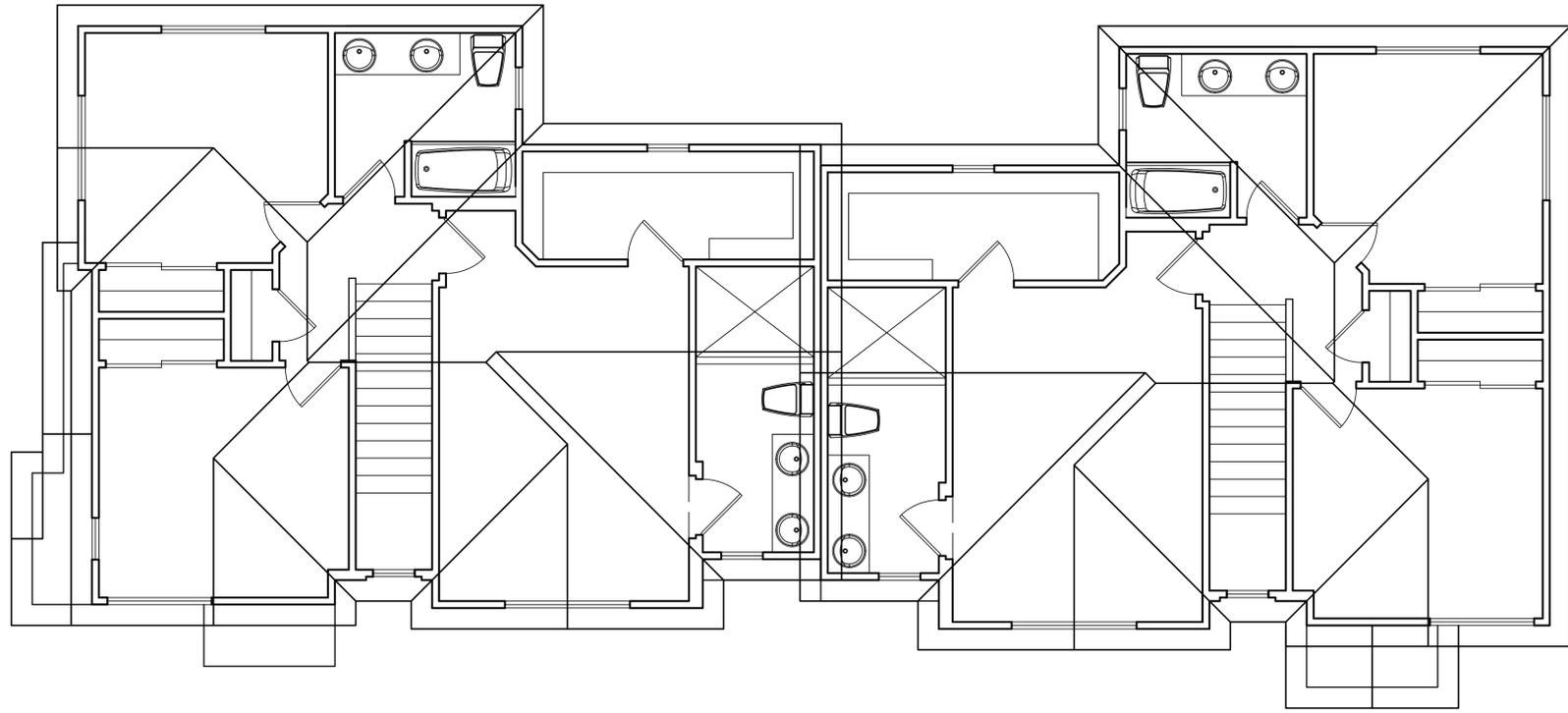
**ELEVATIONS
LOT 5**

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

DATE: 4-20-2016
SCALE: NOTED
DRAWN: CB
JOB NO: -

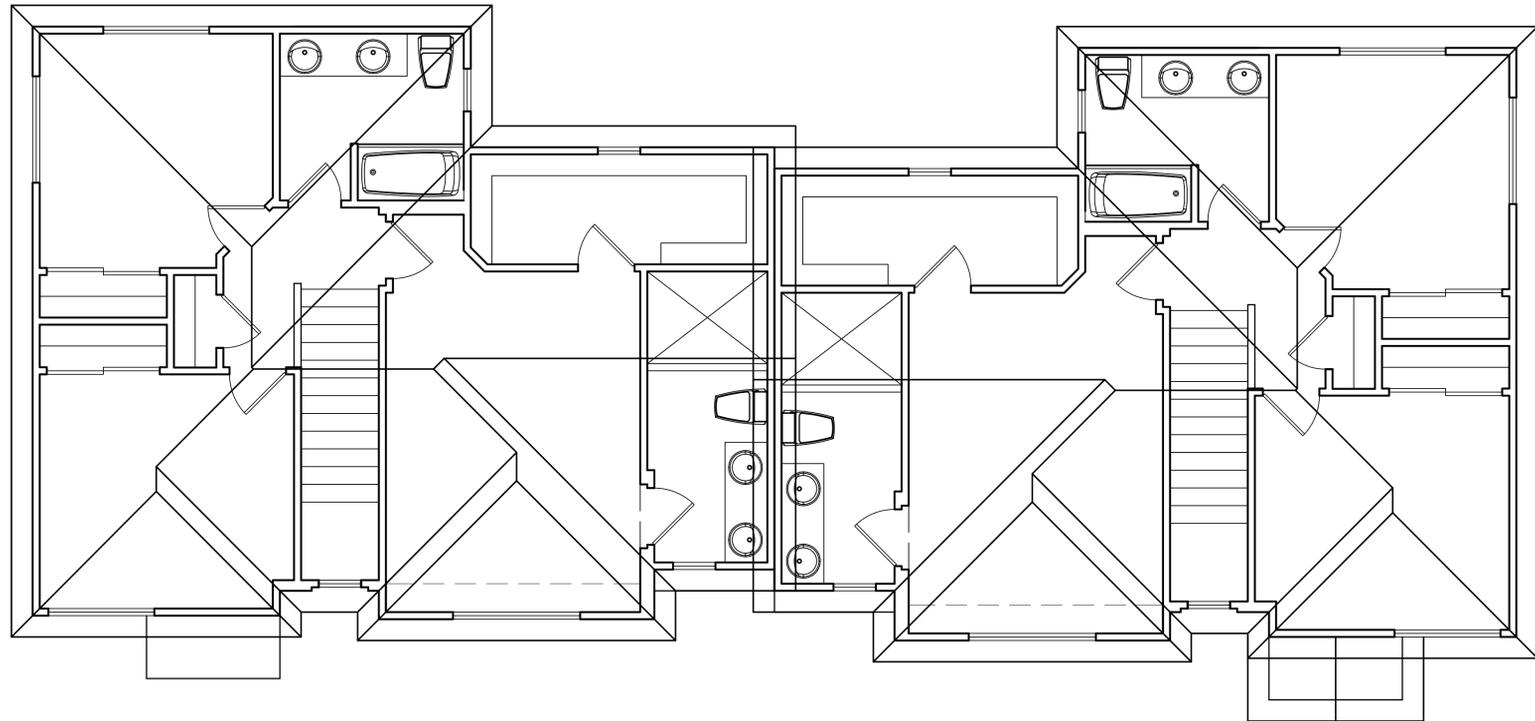
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A3.3
OF SHEETS

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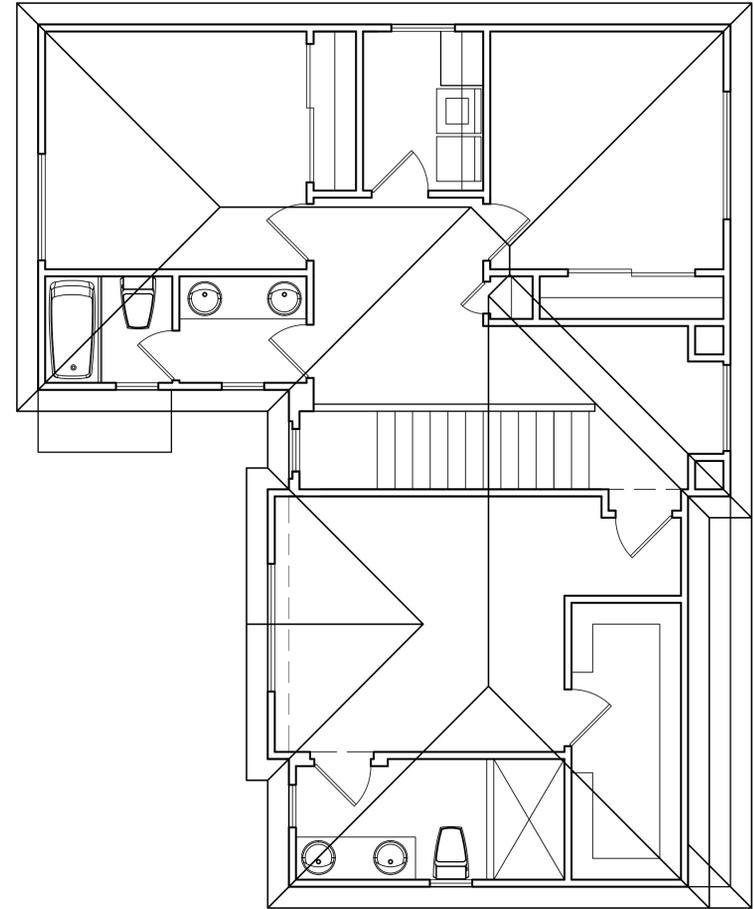
UNIT 1

UNIT 2



UNIT 3

UNIT 4



UNIT 5

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 408.674.9077



FLOOR PLANS
LOTS 3 & 4

NEW PROJECT AT:
180 REDDING AVENUE
CAMPBELL, CA

DATE:
 4-20-2016
 SCALE:
 NOTED
 DRAWN:
 CB
 JOB NO:
 -

SHEET NO.
A4
 OF SHEETS

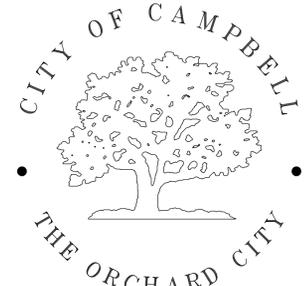
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GRADING AND DRAINAGE NOTES

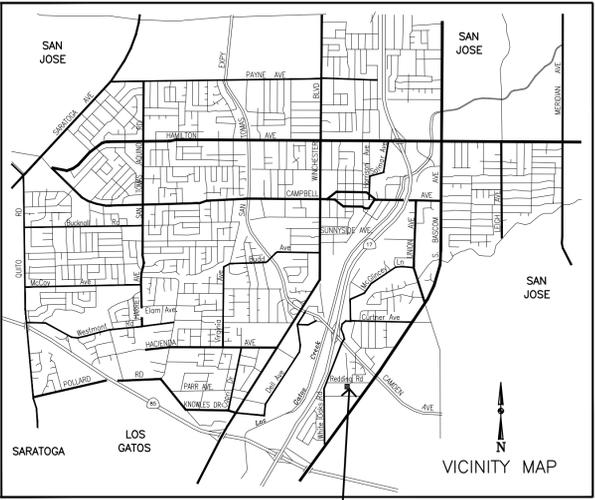
- CALIFORNIA BUILDING CODE**
ALL WORK SHALL COMPLY WITH THE 2013 CALIFORNIA BUILDING CODE.
- O.S.H.A. REGULATIONS**
ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A. REGULATIONS.
- GEOTECHNICAL (SOILS) REPORT**
THE ENGINEER OF WORK HAS DESIGNED THIS PROJECT TO COMPLY WITH THE GRADING RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT PREPARED BY ENVIRO SOIL TECH CONSULTANTS, DATED MAY 1, 2015, PROJECT NO. 11-14-872-SF1.
- SPECIFICATIONS AND OBSERVATIONS**
ALL GRADING AND DRAINAGE WORK SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOILS ENGINEER OR ENGINEER OF WORK. THE SOILS ENGINEER/ENGINEER OF WORK AND CITY (866-2150) SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNAPPROVED GRADING WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION.
- NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM**
PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMITS, THE APPLICANT SHALL COMPLY WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMITTING REQUIREMENTS AND THE CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICES HANDBOOK PREPARED BY THE STORM WATER QUALITY TASK FORCE, SANTA CLARA VALLEY WATER DISTRICT AND THE CITY OF CAMPBELL MUNICIPAL CODE REGARDING STORM WATER POLLUTION PREVENTION.
- LOCAL NON-POINT SOURCE ORDINANCE**
COMPLIANCE WITH THE LOCAL NON-POINT SOURCE ORDINANCE CONCERNING DISCHARGE OF MATERIALS TO THE STORM DRAINAGE SYSTEM SHALL BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR.
- UNDERGROUND UTILITIES AND STRUCTURES**
THE EXISTENCE AND APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN ON THESE PLANS WERE DETERMINED BY THE ENGINEER OF WORK BY SEARCHING THE AVAILABLE PUBLIC RECORDS. THEY ARE SHOWN FOR GENERAL INFORMATION ONLY. THE CITY OF CAMPBELL MAKES NO CLAIMS OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY UTILITY LOCATIONS WITH THE APPROPRIATE AGENCY. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES, STRUCTURES AND ANY OTHER IMPROVEMENTS FOUND AT THE WORK SITE.
- EROSION CONTROL**
EROSION CONTROL PLANTING AND OTHER SILT RETENTION OR EROSION CONTROL MEASURES MAY BE REQUIRED IN ALL GRADED AREAS. SEE LANDSCAPE PLAN, IF APPLICABLE, FOR DETAILS OF PLANTING.
- UTILITY ELEVATION VERIFICATION**
THE CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR DISCREPANCIES EXIST BETWEEN THE ACTUAL ELEVATIONS AND STORM DRAIN CONSTRUCTION PRIOR TO ANY SITE WORK. SHOULD LOCATIONS OF EXISTING STORM DRAIN CONNECTIONS AND THOSE AS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL NOTIFY ENGINEER OF WORK BEFORE ADJUSTING THE DESIGN.
- UTILITY CROSSINGS**
THE CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITY, SEWER AND STORM DRAIN LINES WHERE THEY ARE TO BE CROSSED ABOVE OR BELOW BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT CLEARANCE. HE OR SHE SHALL CALL THE ENGINEER OF WORK REGARDING POTENTIAL CONFLICTS BEFORE FIELD WORK BEGINS.
- GRADING REQUIREMENTS**
DRAINAGE, INCLUDING ALL ROOF AND PATIO DRAINS, SHALL BE DIRECTED AWAY FROM THE STRUCTURE. IT SHALL BE THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE DRAINAGE SYSTEM FACILITIES SHOWN HEREON ARE KEPT CLEAR OF OBSTRUCTIONS AND THE CONTRACTOR SHALL REGRADE AREAS THAT WILL NOT DRAIN AFTER FINAL GRADING. THE GROUND ADJACENT TO THE BUILDING SHALL SLOPE AWAY WITH A MINIMUM SLOPE OF 5% FOR AT LEAST 10 FEET. MINIMUM SLOPE IN ALL OTHER CASES SHALL BE NO LESS THAN 2%.
- GRADED SITE ELEVATIONS**
ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12 INCHES (305 MM) PLUS 2 PERCENT. THE BUILDING OFFICIAL MAY APPROVE ALTERNATE ELEVATIONS, PROVIDED IT CAN BE DEMONSTRATED THAT REQUIRED DRAINAGE TO THE POINT OF DISCHARGE AND AWAY FROM THE STRUCTURE IS PROVIDED AT ALL LOCATIONS ON THE SITE.
- CLEAN, SAFE AND USABLE PUBLIC RIGHT-OF-WAY AND PRIVATE PROPERTY**
THE PERMITTEE SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
- TOPOGRAPHY SURVEY**
THE TOPOGRAPHY SURVEY MADE BY SARKISS PARVIN ON 2/10/2014.
- TREE REMOVAL AND PRESERVATION**
THIS PLAN DOES NOT APPROVE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHOD OF TREE PRESERVATION SHOULD BE OBTAINED FROM THE PLANNING DIVISION.
- PROJECT PLANS**
THIS PLAN IS A PART OF PROJECT PLANS. SEE ARCHITECT AND LANDSCAPE PLANS, IF APPLICABLE, FOR DETAILS AND DIMENSIONS. FENCES AND WALLS ARE NOT A PART OF THESE PLANS.
- FINAL LETTER OF INSPECTION**
THE SOILS ENGINEER OR ENGINEER OF WORK SHALL PROVIDE FINAL LETTER OF INSPECTION AT COMPLETION OF THE GRADING.
- GRADE EVENLY**
THE CONTRACTOR SHALL GRADE EVENLY BETWEEN SPOT ELEVATIONS SHOWN.
- APPROVAL OF PLANS**
APPROVAL OF THIS PLAN APPLIES ONLY TO THE EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS. APPROVAL OF THIS PLAN ALSO DOES NOT CONSTITUTE APPROVAL OF ANY IMPROVEMENTS. PROPOSED IMPROVEMENTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE RESPONSIBLE AUTHORITIES AND ALL OTHER REQUIRED PERMITS SHALL BE OBTAINED.
- WELL LOCATIONS**
ALL KNOWN WELL LOCATIONS ON THE SITE HAVE BEEN INCLUDED AND SUCH WELLS SHALL BE MAINTAINED OR ABANDONED ACCORDING TO CURRENT REGULATIONS ADMINISTERED BY THE SANTA CLARA VALLEY WATER DISTRICT. CALL (408) 265-2600 EXTENSION 382 TO ARRANGE FOR DISTRICT OBSERVATIONS OF ALL WELL ABANDONMENTS.
- EARTHWORK QUANTITIES**
THE EARTHWORK QUANTITIES SHOWN ON THESE PLANS ARE ONLY TO BE USED TO DETERMINE THE GRADING PLAN REVIEW AND PERMIT FEES.
- ELEVATION ADJUSTMENTS**
ADJUSTMENTS OF PADS OR PARKING LOT ELEVATIONS TO ACHIEVE EARTHWORK BALANCE SHALL BE MADE ONLY WITH APPROVAL OF THE ENGINEER OF WORK AND THE CITY OF CAMPBELL BUILDING DIVISION.
- TRUCK ROUTE**
THE TRUCK ROUTE SHALL BE HEAD WEST ON REDDING RD TOWARD SPRIERING DR. TURN RIGHT ONTO WHITE OAKS RD. TURN LEFT TO MERGE ONTO CA-17 N TOWARD SAN JOSE. FOLLOW CA-17 N AND I-880 N TO DIXON LANDING RD IN MILPITAS
- CONTRACTOR RESPONSIBILITIES**
THE SOILS ENGINEER AND/OR ENGINEER OF WORK WILL NOT DIRECTLY CONTROL THE PHYSICAL ACTIVITIES OF THE CONTRACTOR OR ANY SUBCONTRACTORS OF THE CONTRACTOR'S WORKMENS ACCOMPLISHMENT OF WORK ON THE PROJECT. CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR WORKING CONDITIONS ON THE JOBSITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- NEAT AND CLEAN PREMISES**
DURING THE WORK, THE CONTRACTOR SHALL KEEP THE PREMISES OCCUPIED BY HIM IN A NEAT AND CLEAN CONDITION, DISPOSING OF REFUSE IN A SATISFACTORY MANNER AS OFTEN AS DIRECTED OR AS MAY BE NECESSARY SO THAT THERE SHALL AT NO TIME BE ANY UNSIGHTLY ACCUMULATION OF RUBBISH

ON-SITE GRADING & DRAINAGE PLANS

PROJECT STREET ADDRESS: 180 REDDING RD., CAMPBELL, CA 95008
 BUILDING PERMIT NO. BLXXXX-XXXX
 ASSESSORS PARCEL NO. APN: 414-48-055
 SIX LOT SUBDIVISION



CITY OF CAMPBELL DEPARTMENT OF PUBLIC WORKS



ABBREVIATIONS

AB	AGGREGATE BASE	LOL	LAYOUT LINE
AC	ASPHALT CONCRETE	MAX	MAXIMUM
BC	BEGIN CURVE	MH	MANHOLE
BCR	BEGIN CURB RETURN	MIN	MINIMUM
BW	BOTTOM OF WALL	OG	ORIGINAL GRADE
CL	CLASS	PB	PULL BOX
DIA	DIAMETER	PCC	PORTLAND CEMENT CONCRETE
DWY	DRIVEWAY	PVC	POLYVINYL CHLORIDE
EC	END CURVE	R	RADIUS
ECR	END CURB RETURN	RCP	REINFORCED CONCRETE PIPE
ED	EDGE DRAIN	R/W	RIGHT-OF-WAY
EX	EXISTING	STA	STATION
FC	FACE OF CURB	SW	SIDEWALK
FG	FINISH GRADE	TC	TOP OF CURB
FH	FIRE HYDRANT	TEMP	TEMPORARY
INV	INVERT	TW	TOP OF WALL
IRR	IRRIGATION	TYP	TYPICAL

AGENCY INDEX

SANTA CLARA COUNTY FIRE DEPARTMENT	(408) 378-4010
CITY OF CAMPBELL - PUBLIC WORKS	(408) 866-2150
CITY OF CAMPBELL - POLICE	(408) 866-2121
AT&T TELEPHONE	(408) 811-3900
PACIFIC GAS & ELECTRIC	(408) 973-8980
SAN JOSE WATER COMPANY	(408) 279-7900
SANTA CLARA VALLEY WATER DISTRICT	(408) 265-2600
COMCAST CABLE TELEVISION	(408) 452-9100
WEST VALLEY SANITATION DISTRICT	(408) 378-2407



INDEX OF DRAWINGS

TITLE	SHEET
TITLE SHEET	1
TOPOGRAPHIC SURVEY AND DEMOLITION PLAN	2
GRADING AND DRAINAGE PLAN	3
COMPOSITE UTILITY PLAN	4
STORM WATER MANAGEMENT PLAN	5
DETAILS	6
EROSION CONTROL PLAN	7
BLUE PRINT FOR A CLEAN BAY	8

LEGEND

EXISTING	PROPOSED

Earthwork Quantities

FILL:	0 CY
CUT:	450 CY
IMPORT:	0 CY
EXPORT:	450 CY

NOTE: EARTHWORK QUANTITIES ARE ENGINEER'S ESTIMATE. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITY TAKE OFFS FOR BIDDING PURPOSES.

CITY OF CAMPBELL
PUBLIC WORKS DEPARTMENT CLEARANCE

THIS PLAN WITH ATTACHED DOCUMENTS HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF CAMPBELL AND STATE OF CALIFORNIA CODES AND THE CURRENT NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. THIS PLAN SHALL NOT BE CHANGED OR MODIFIED WITHOUT AUTHORIZATION FROM THE BUILDING OFFICIAL. WORK PERFORMED RELATED TO THIS PLAN SHALL BE DONE IN ACCORDANCE WITH THIS PLAN AND ALL APPLICABLE CODES. THIS APPROVAL SHALL NOT BE HELD TO PERMIT OR UNDERSTOOD AS TO BE AN APPROVAL OF A VIOLATION OF ANY CITY OR STATE LAW.

BY: _____ DATE: _____

BENCHMARK

ELEVATION: EL: 244.038'
 DESCRIPTION: CITY OF CAMPBELL B.M. # 90

SEAL OF ENGINEER OF WORK:

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODES, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

THE DESIGN SHOWN HEREON IS NECESSARY AND REASONABLE AND DOES NOT RESTRICT ANY HISTORIC DRAINAGE FLOWS FROM ADJACENT PROPERTIES NOR INCREASE DRAINAGE TO ADJACENT PROPERTIES.

THE DESIGN INCLUDES PRINCIPLES AND TECHNIQUES TO REDUCE QUANTITY AND IMPROVE THE QUALITY OF STORM WATER RUNOFF, AS REQUIRED BY NPDES.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF CAMPBELL IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

SIGNATURE _____ SEAL

PRINT
 SMP ENGINEERS
 1534 CAROB LANE, LOS ALTOS, CA 94024
 TEL: (650) 941-8055

Check By: _____ Date: _____ Revision: _____

Date: 4/19/2016 Prepared By: V.G. Checked by: S.R. SMP Job No. 215078

1534 CAROB LANE
 LOS ALTOS, CA 94024
 TEL: (650) 941-8055
 FAX: (650) 941-8755
 E-MAIL: SMPENGINEERS@YAHOO.COM

CAMPBELL, CALIFORNIA

COVER SHEET
 GRADING AND DRAINAGE PLANS
 6 LOT SUBDIVISION, 180 REDDING RD., CAMPBELL, CA 95008
 BUILDING PERMIT NO. BLXXXX-XXXX

SCALE: N.T.S.

SHEET: 1 OF 8

Chkd	
By	
Date	
Revision	
No.	

Date: 4/19/2016
 Prepared By: V.G.
 Checked by: S.R.
 SMP Job No. 215078

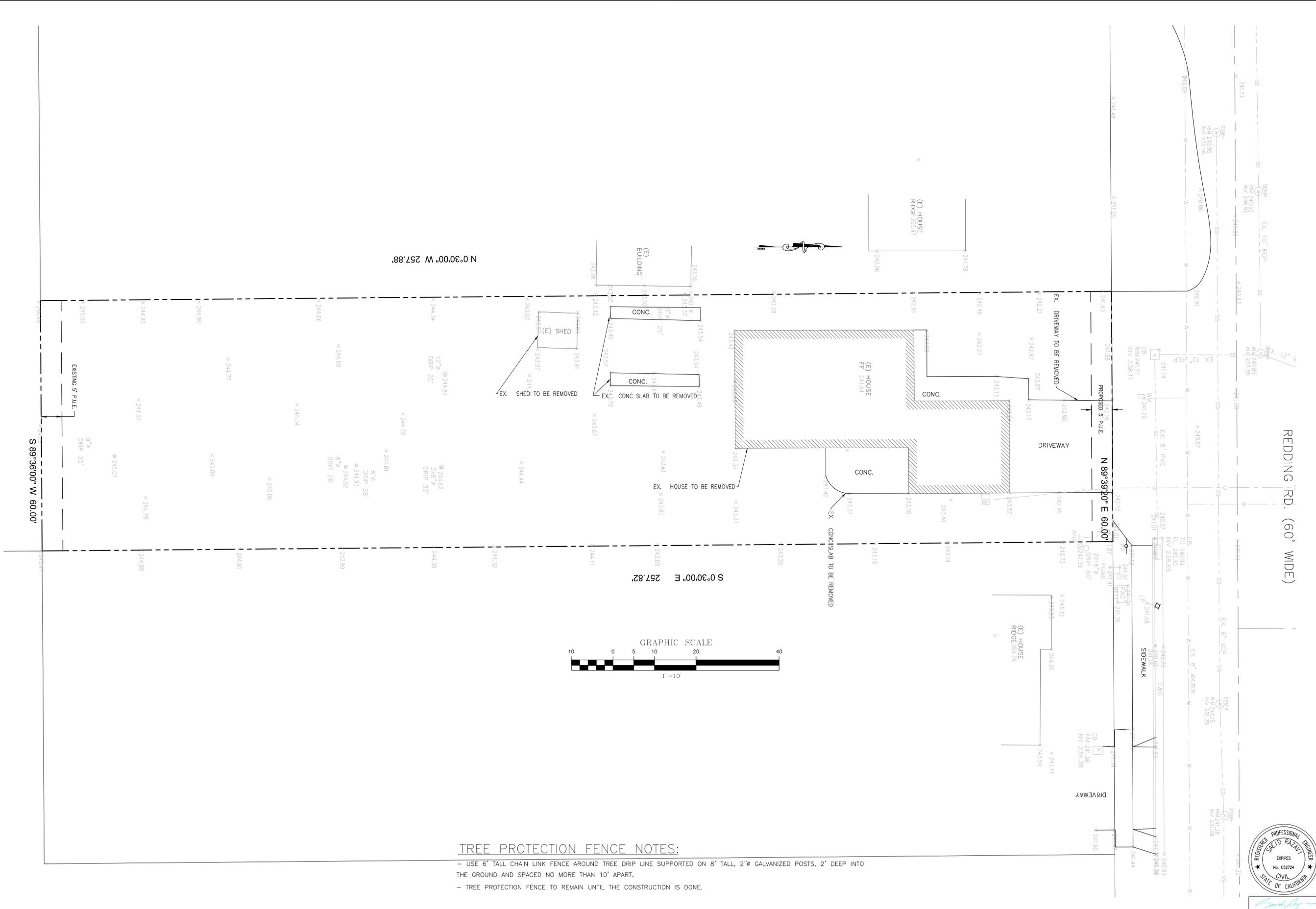


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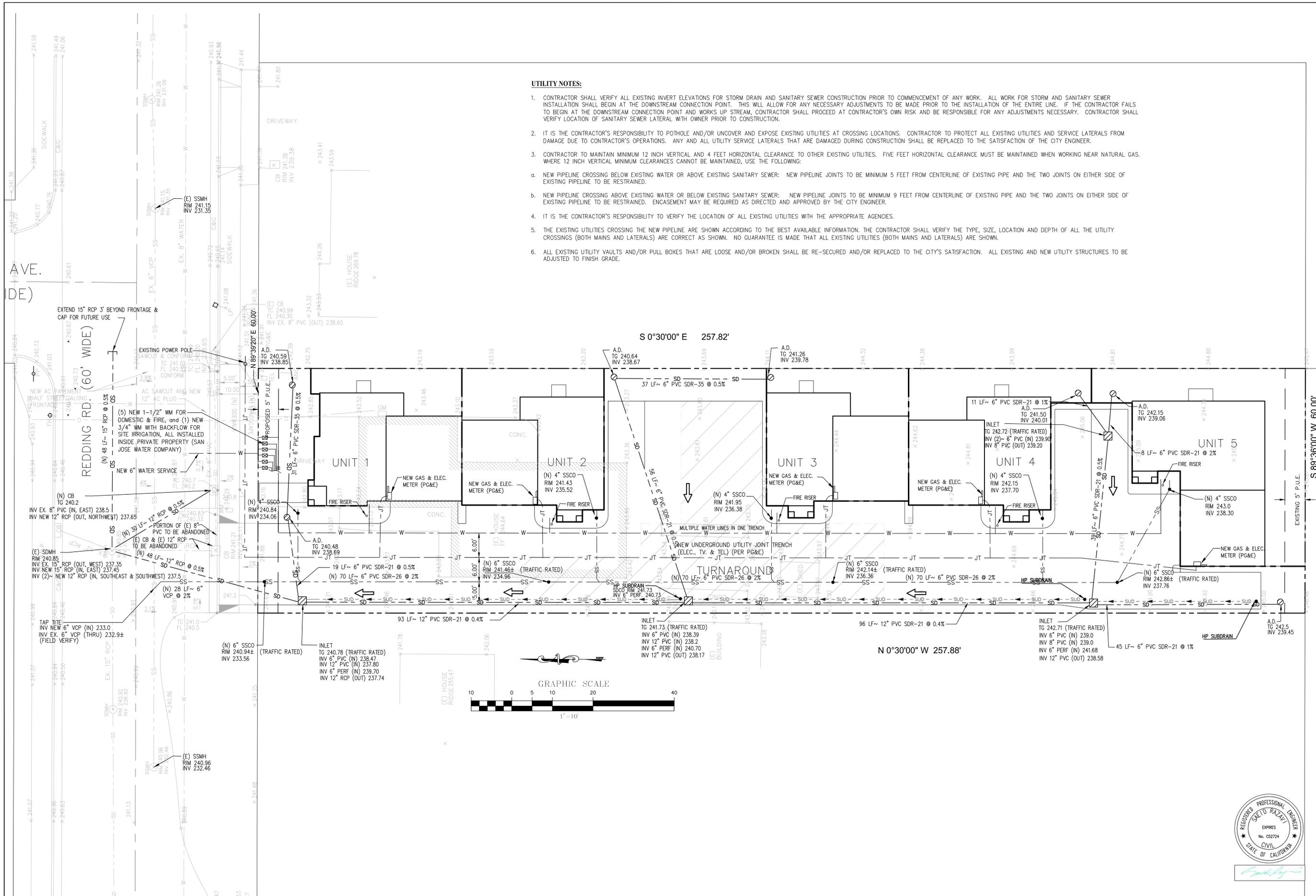
TOPOGRAPHIC SURVEY AND DEMOLITION PLAN
GRADING AND DRAINAGE PLANS
6 LOT SUBDIVISION, 180 REDDING RD., CAMPBELL, CA 95008
BUILDING PERMIT NO. BLDXXXX-XXXX



SCALE:
 1" = 10'
 SHEET:
 2 OF 8



TREE PROTECTION FENCE NOTES:
 - USE 6" TALL CHAIN LINK FENCE AROUND TREE DRIP LINE SUPPORTED ON 8' TALL, 2"Ø GALVANIZED POSTS, 2' DEEP INTO THE GROUND AND SPACED NO MORE THAN 10' APART.
 - TREE PROTECTION FENCE TO REMAIN UNTIL THE CONSTRUCTION IS DONE.



UTILITY NOTES:

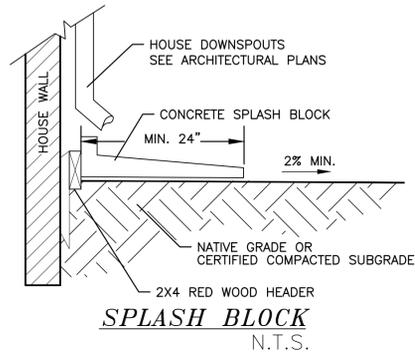
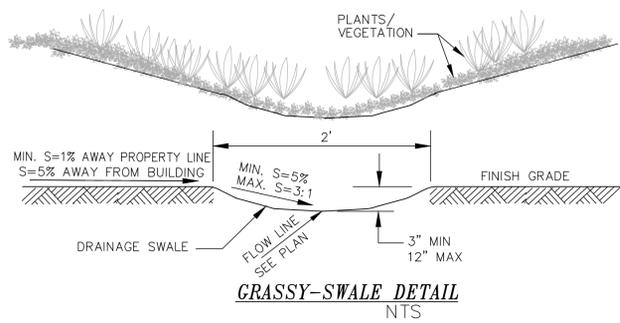
- CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK. ALL WORK FOR STORM AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UP STREAM, CONTRACTOR SHALL PROCEED AT CONTRACTOR'S OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY. CONTRACTOR SHALL VERIFY LOCATION OF SANITARY SEWER LATERAL WITH OWNER PRIOR TO CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO POTHOLE AND/OR UNCOVER AND EXPOSE EXISTING UTILITIES AT CROSSING LOCATIONS. CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND SERVICE LATERALS FROM DAMAGE DUE TO CONTRACTOR'S OPERATIONS. ANY AND ALL UTILITY SERVICE LATERALS THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED TO THE SATISFACTION OF THE CITY ENGINEER.
- CONTRACTOR TO MAINTAIN MINIMUM 12 INCH VERTICAL AND 4 FEET HORIZONTAL CLEARANCE TO OTHER EXISTING UTILITIES. FIVE FEET HORIZONTAL CLEARANCE MUST BE MAINTAINED WHEN WORKING NEAR NATURAL GAS. WHERE 12 INCH VERTICAL MINIMUM CLEARANCES CANNOT BE MAINTAINED, USE THE FOLLOWING:
 - NEW PIPELINE CROSSING BELOW EXISTING WATER OR ABOVE EXISTING SANITARY SEWER: NEW PIPELINE JOINTS TO BE MINIMUM 5 FEET FROM CENTERLINE OF EXISTING PIPE AND THE TWO JOINTS ON EITHER SIDE OF EXISTING PIPELINE TO BE RESTRAINED.
 - NEW PIPELINE CROSSING ABOVE EXISTING WATER OR BELOW EXISTING SANITARY SEWER: NEW PIPELINE JOINTS TO BE MINIMUM 9 FEET FROM CENTERLINE OF EXISTING PIPE AND THE TWO JOINTS ON EITHER SIDE OF EXISTING PIPELINE TO BE RESTRAINED. ENCASEMENT MAY BE REQUIRED AS DIRECTED AND APPROVED BY THE CITY ENGINEER.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES WITH THE APPROPRIATE AGENCIES.
- THE EXISTING UTILITIES CROSSING THE NEW PIPELINE ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE TYPE, SIZE, LOCATION AND DEPTH OF ALL THE UTILITY CROSSINGS (BOTH MAINS AND LATERALS) ARE CORRECT AS SHOWN. NO GUARANTEE IS MADE THAT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) ARE SHOWN.
- ALL EXISTING UTILITY VAULTS AND/OR PULL BOXES THAT ARE LOOSE AND/OR BROKEN SHALL BE RE-SECURED AND/OR REPLACED TO THE CITY'S SATISFACTION. ALL EXISTING AND NEW UTILITY STRUCTURES TO BE ADJUSTED TO FINISH GRADE.

Chiko	Date	Revision	No.	Date: 4/19/2016	Prepared By: V.G.	Checked by: S.R.	SMP Job No. 215078
1534 CAROL LANE TEL: (650) 941-8055 FAX: (650) 941-8755 E-MAIL: SMPENGINEERS@YAHOO.COM							
COMPOSITE UTILITY PLAN GRADING AND DRAINAGE PLANS 6 LOT SUBDIVISION, 180 REDDING RD., CAMPBELL, CA 95008 BUILDING PERMIT NO. BLDXXXX-XXXX							
SCALE: 1" = 10'							
SHEET: 4 OF 8							

STORMWATER CONTROL PLAN

SIX LOT SUBDIVISION

180 REDDING RD., CAMPBELL, CA



PRE-CONSTRUCTION VS. POST-CONSTRUCTION IMPERVIOUS AREA COMPARISON			
PRE-CONSTRUCTION IMPERVIOUS AREA CALCULATION			
DESCRIPTION	AREA (SQFT.)	AREA (ACRES)	PERCENTAGE
HOUSE	1,740	0.040	11.2%
SHED	80	0.002	0.5%
AC DWY	740	0.017	4.8%
WALKWAYS, PORCH, PATIOS	339	0.008	2.2%
TOTAL PROJECT IMPERVIOUS AREA	2,899	0.067	18.7%
TOTAL PROJECT PERVIOUS AREA	12,871	0.289	81.3%
TOTAL SITE AREA	16,470	0.365	100.0%
POST-CONSTRUCTION IMPERVIOUS AREA CALCULATION			
DESCRIPTION	AREA (SQFT.)	AREA (ACRES)	PERCENTAGE
LOT 1 HOUSE FOOTPRINT	869	0.020	5.6%
LOT 2 HOUSE FOOTPRINT	860	0.020	5.6%
LOT 3 HOUSE FOOTPRINT	860	0.020	5.6%
LOT 4 HOUSE FOOTPRINT	860	0.020	5.6%
LOT 5 HOUSE FOOTPRINT	1,046	0.024	6.8%
LOT 1 TO 4, PORCHES, BACKYARD PATIOS	158	0.004	1.0%
TOTAL PROJECT IMPERVIOUS AREA	4,653	0.107	30.1%
LOT A PERVIOUS PAVERS DRIVEWAY, STALLS, WALKS	6,929	0.159	44.8%
PROJECT LANDSCAPE/ GROUND	3,888	0.089	25.1%
TOTAL PROJECT PERVIOUS AREA	10,817	0.248	69.9%
TOTAL SITE AREA	16,470	0.365	100.0%
PRE VS. POST COMPARISON			
PROJECT IMPERVIOUS AREA INCREASE	1,764	0.040	11.3%

Compliance with NPDES Permit Provision C.3:

The San Francisco Bay Regional Water Quality Control Board (SFRWQCB) incorporated updated requirements into Santa Clara County's National Pollution Discharge Elimination System (NPDES) Permit in August 06. These updated stormwater quality control requirements are predominantly in the category of new development discharge controls. The Permit requires that permanent, post-construction stormwater quality control measures be implemented as part of development projects.

Updated stormwater quality control measures include:
 - Source Control Measures
 - Site Design Measures
 - Treatment Control Measures

Beginning August 15, 2006, all projects creating or replacing 10,000 sq. ft. or more of impervious surface area must design and install a permanent post-construction stormwater treatment facility on the site. The system must be designed and installed according to numeric sizing criteria.

All projects, regardless of size that create or replace impervious surface may be required to install stormwater quality controls to the maximum extent practicable.

This project proposes to implement appropriate source control and site design measures. The project creates/replaces LESS THAN 10,000 SQFT of impervious surface area, therefore, it is not required to provide stormwater treatment facilities based on numeric sizing criteria. However, the project proposes to implement stormwater treatment measures to maximize the removal of pollutants to the maximum extent practicable.

1 Source Control Measures:

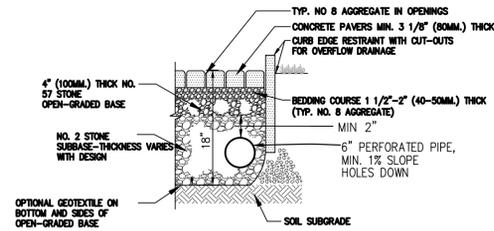
- Covered material storage and Garage.

2 Site Design Measures:

- Pervious 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:

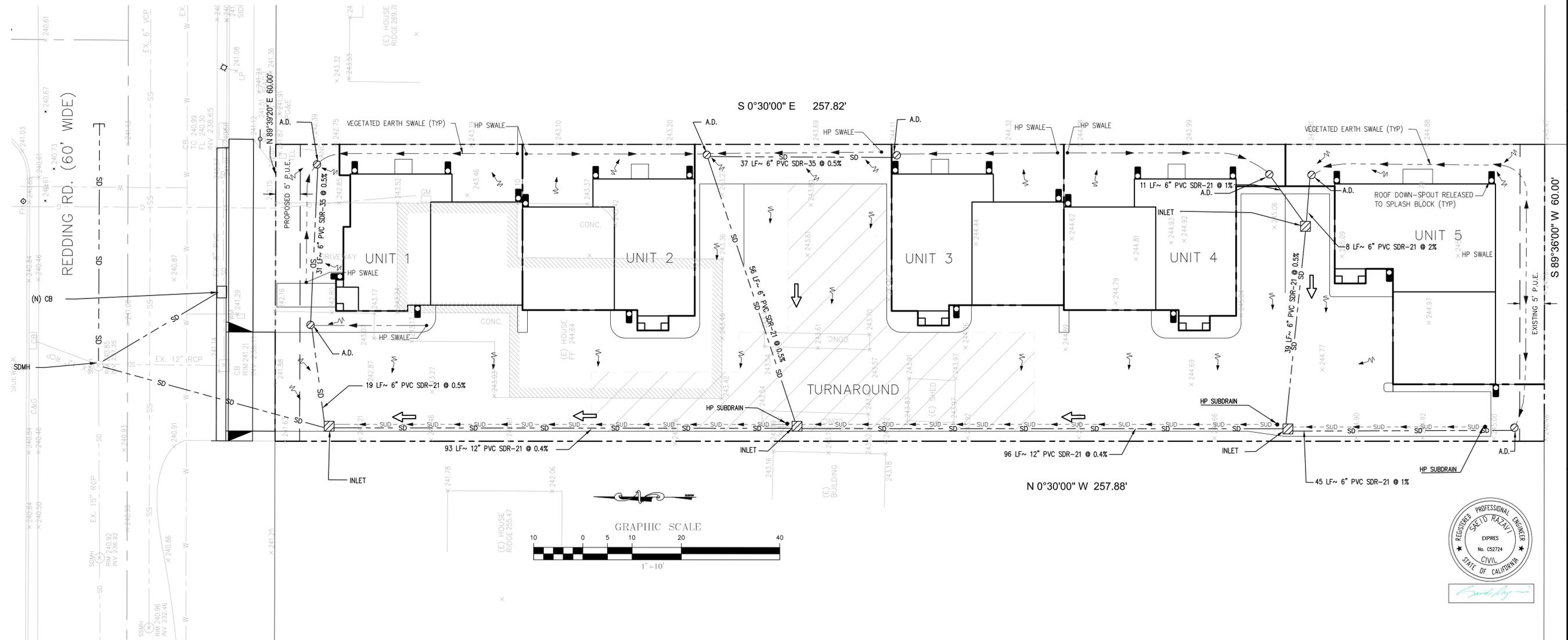
NOT APPLICABLE



PARKING LOT AC PAVEMENT NOTES:

- INSTALL FILTER FABRIC TO ENCLOSE OPEN GRADED BASE. PROVIDE MIN. 8" OVERLAP AT SEAMS.
- THICKNESS OF NO. 2 STONE SHALL BE MIN. 12".

TYPICAL PERMEABLE INTERLOCKING CONCRETE PAVERS

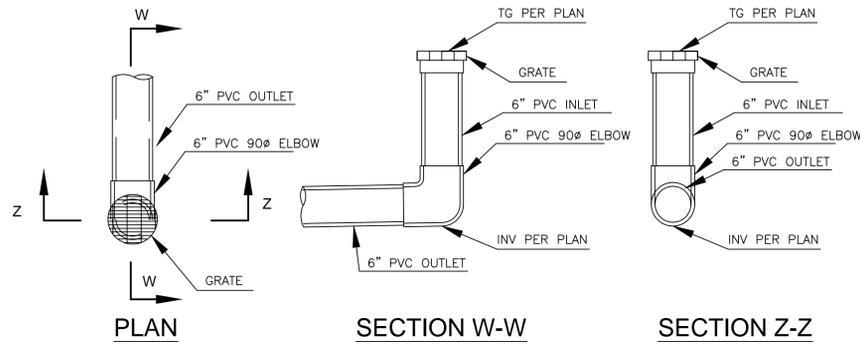


Date: 4/19/2016
 Prepared By: V.G.
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 SMP Job No. 215078

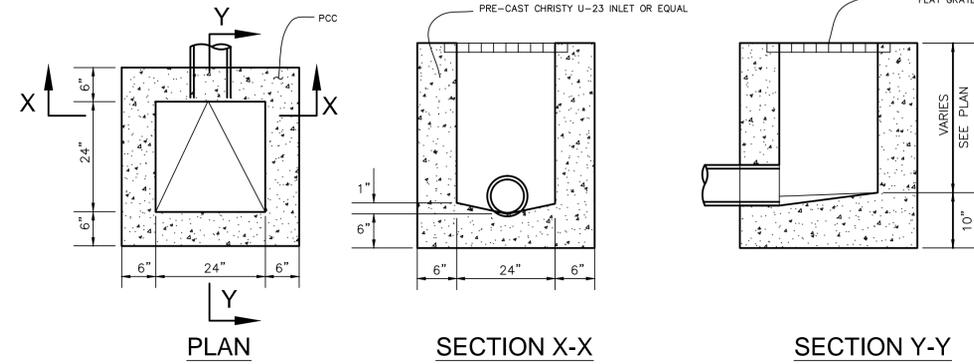
1534 CAROB LANE
 LOS ANGELES, CA 90044
 TEL: (650) 941-8055
 FAX: (650) 941-8755
 E-MAIL: SMPENGINEERS@YAHOO.COM

REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
 No. C52724
 CIVIL

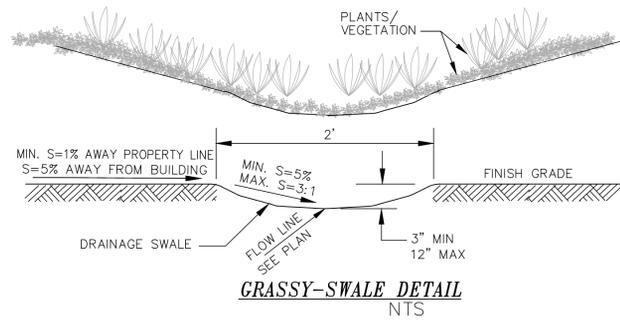
SCALE:
 1" = 10'
 SHEET:
 5 OF 8



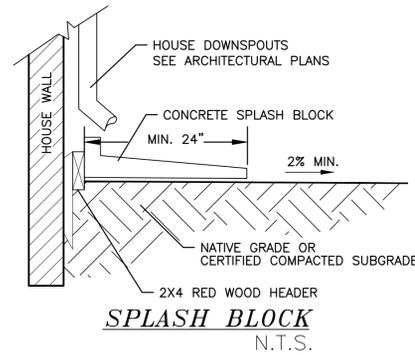
STORM DRAIN AREA DRAIN
NTS



STORM DRAIN INLET
NTS



GRASSY-SWALE DETAIL
NTS



SPLASH BLOCK
N.T.S.



No.	Revision	Date	By	Chkd

Date: 4/19/2016
Prepared By: V.G.
Checked by: S.R.
SMP Job No. 215078



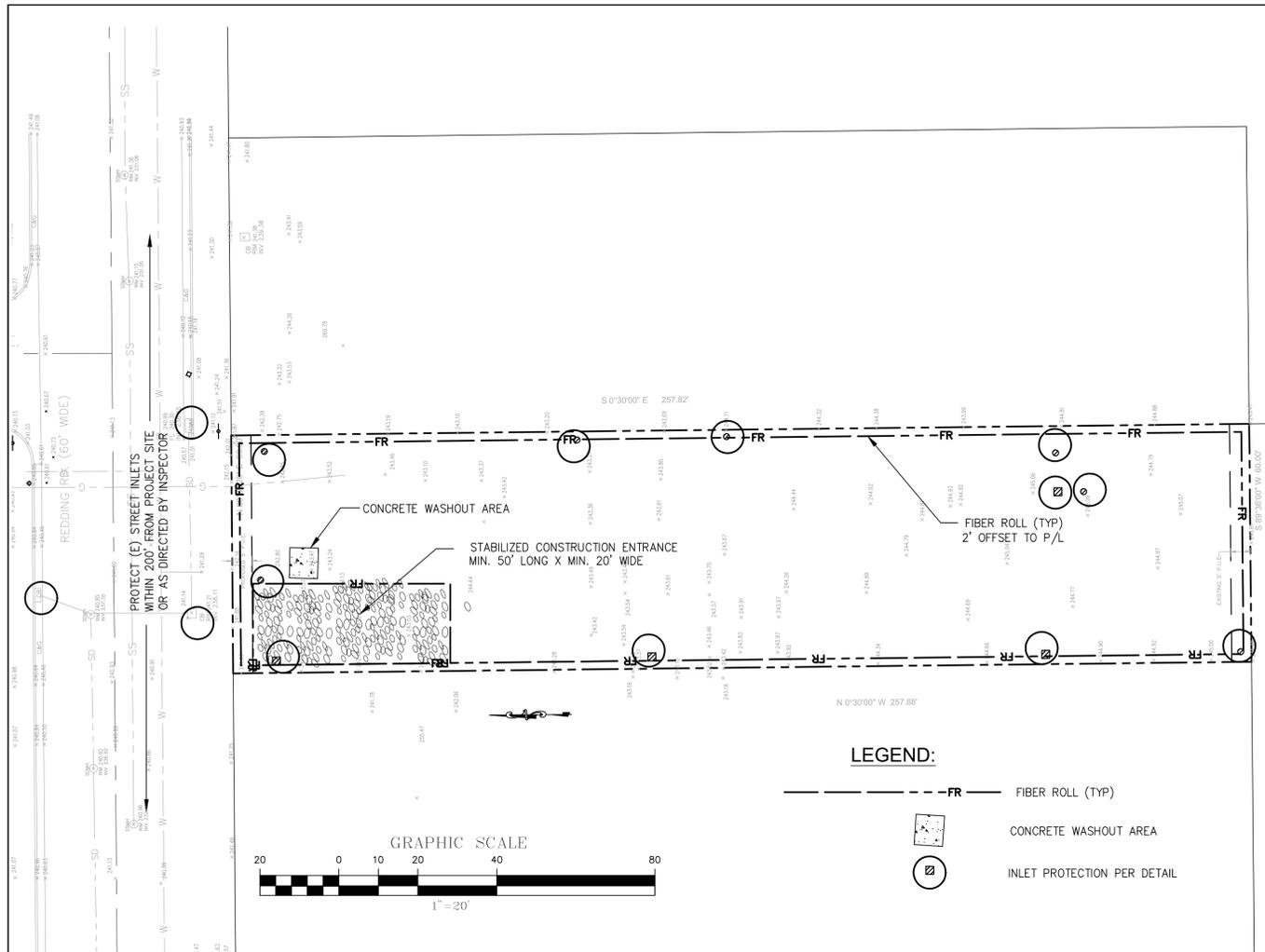
1534 CAROB LANE
SUITE 204
TEL: (650) 941-8055
FAX: (650) 941-8755
E-MAIL: SMPENGINEERS@YAHOO.COM

DETAILS
GRADING AND DRAINAGE PLANS
6 LOT SUBDIVISION, 180 REDDING RD., CAMPBELL, CA 95008
BUILDING PERMIT NO. BLDXXXX-XXXX

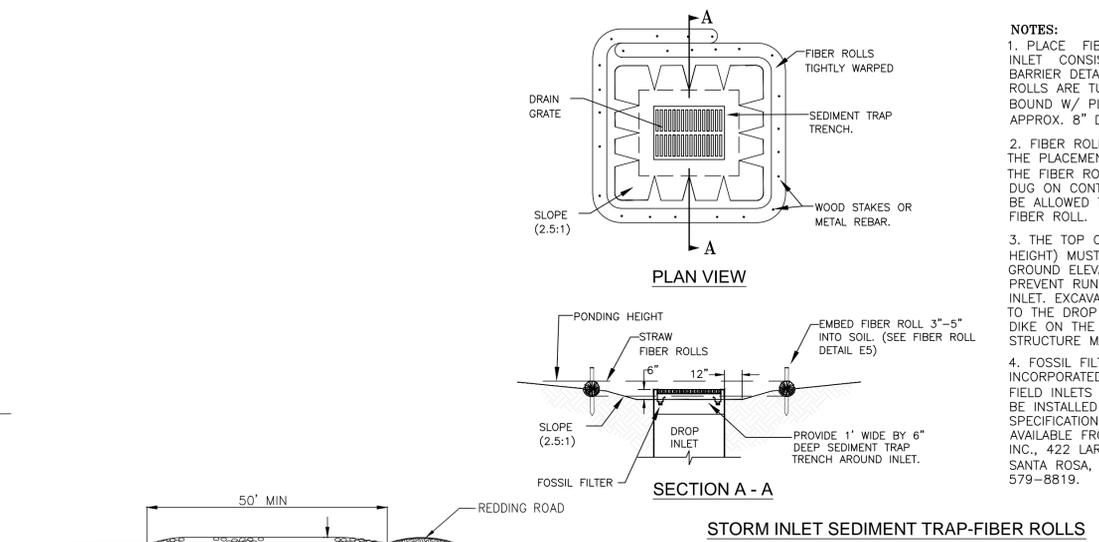


SCALE:
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SHEET:
6 OF 8

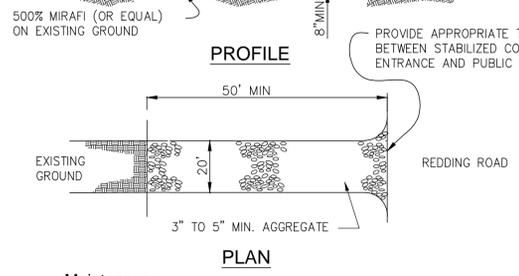


SITE PLAN
1"=20'



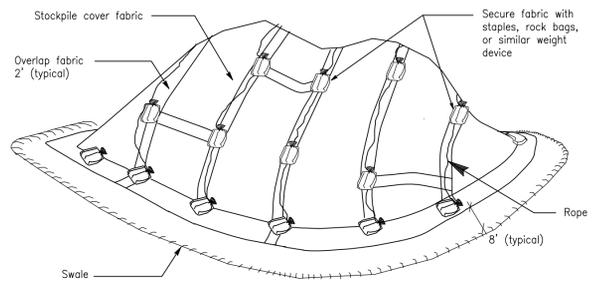
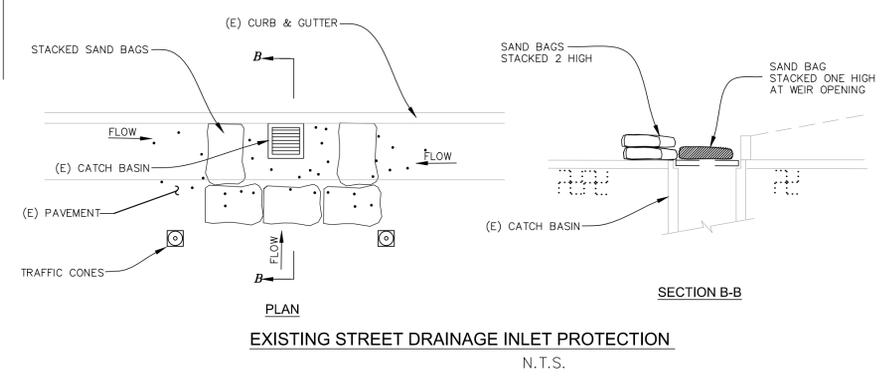
- NOTES:**
1. PLACE FIBER ROLLS AROUND THE INLET CONSISTENT WITH BASIN SEDIMENT BARRIER DETAIL ON THIS SHEET. FIBER ROLLS ARE TUBES MADE FROM STRAW BOUND W/ PLASTIC NETTING. THEY ARE APPROX. 8" DIA. AND 20 - 30 FT. LONG.
 2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 3" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.
 3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY.
 4. FOSSIL FILTERS SHALL BE INCORPORATED IN ALL CATCH BASINS AND FIELD INLETS 24" AND LARGER AND SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS. FOSSIL FILTERS ARE AVAILABLE FROM KRISTAR ENTERPRISES INC., 422 LARKFIELD CENTER, SUITE 271, SANTA ROSA, CA 95403, PHONE (800) 579-8819.

STORM INLET SEDIMENT TRAP-FIBER ROLLS



Maintenance

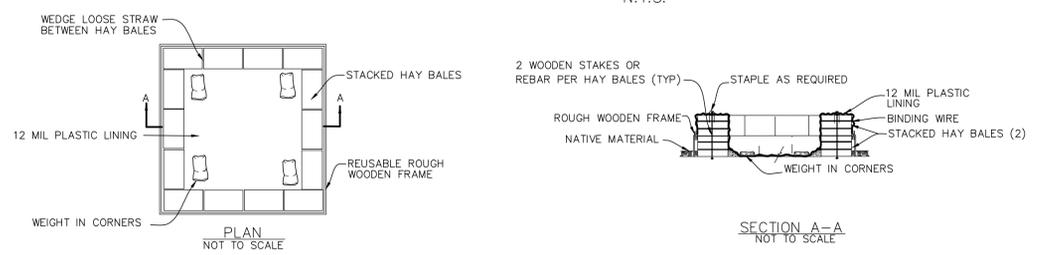
- The entrance shall be maintained in a condition that will prevent tracking or flowing sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand, and repair and/or clean out any measures used to trap sediment.
- All sediment spilled, dropped, washed, or tracked onto public rights-of-way shall be removed immediately.
- When necessary, wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. This shall be done at an area stabilized with crushed stone, which drains into an approved sediment trap or sediment basin.



TEMPORARY COVER ON STOCK PILE
N.T.S.

FIBER ROLL
N.T.S.

- FIBER ROLL NOTES**
1. Place fiber roll in key trench 3" deep and place excavated soil on uphill or flow side of the roll.
 2. On slopes and hillsides, fiber rolls shall be abutted at the ends and not overlapped. Place alternate stakes on both sides of the roll, every 6'.
 3. Install fiber roll 12" from limit of grading



CONCRETE WASHOUT AREA
N.T.S.

EROSION AND SEDIMENT CONTROL NOTES AND MEASURES

1. The facilities shown on this Plan are designed to control Erosion and sediment during the rainy season, October 1st to April 30th. Facilities are to be operable prior to October 1 of any year. Grading operations during the rainy season, which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes.
2. This plan covers only the first winter following grading with assumed site conditions as shown on the Erosion Control Plan. Prior to September 15, the completion of site improvement shall be evaluated and revisions made to this plan as necessary with the approval of the city engineer. Plans are to be resubmitted for city approval prior to September 1 of each subsequent year until site improvements are accepted by the city.
3. Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction entranceways.
4. Contractor shall maintain stabilized entrance at each vehicle access point to existing paved streets. Any mud or debris tracked onto public streets shall be removed daily and as required by the city.
5. If hydroseeding is not used or is not effectively 10/10, then other immediate methods shall be implemented, such as Erosion control blankets, or a three-step application of: 1) seed, mulch, fertilizer 2) blown straw 3) tackifier and mulch.
6. Inlet protection shall be installed at open inlets to prevent sediment from entering the storm drain system. Inlets not used in conjunction with erosion control are to be blocked to prevent entry of sediment.
7. Lots with houses under construction will not be hydroseeded Erosion protection for each lot with a house under construction shall conform to the Typical Lot Erosion Control Detail shown on this sheet.
8. This erosion and sediment control plan may not cover all the situations that may arise during construction due to unanticipated field conditions. Variations and additions may be made to this plan in the field. Notify the city representative of any field changes.
9. This plan is intended to be used for interim erosion and sediment control only and is not to be used for final elevations or permanent improvements.
10. Contractor shall be responsible for monitoring erosion and sediment control prior, during, and after storm events.

11. Reasonable care shall be taken when hauling any earth, sand, gravel, stone, debris, paper or any other substance over any public street, alley or other public place. Should any blow, spill, or track over and upon said public or adjacent private property, immediately remedy shall occur.
12. Sanitary facilities shall be maintained on the site.
10. During the rainy season, all paved areas shall be kept clear of earth material and debris. The site shall be maintained so as to minimize sediment laden runoff to any storm drainage systems, including existing drainage swales and water courses.
13. Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.
14. Contractors shall provide dust control as required by the appropriate federal, state, and local agency requirements.
13. With the approval of the city inspector, erosion and sediment controls may be removed after areas above them have been stabilized.

MAINTENANCE NOTES

1. Maintenance is to be performed as follows:
 - A. Repair damages caused by soil erosion or construction at the end of each working day.
 - B. Swales shall be inspected periodically and maintained as needed.
 - C. Sediment traps, berms, and swales are to be inspected after each storm and repairs made as needed.
 - D. Sediment shall be removed and sediment traps restored to its original dimensions when sediment has accumulated to a depth of one foot.
 - E. Sediment removed from trap shall be deposited in a suitable area and in such a manner that it will not erode.
 - F. Rills and gullies must be repaired.
2. All existing drainage inlets on St. George Lane within the limit of the project shall be protected with sand bags during construction. See detail. Sand bag inlet protection shall be cleaned out whenever sediment depth is one half the height of one sand bag.
3. Existing concrete ditch sediment trap shall be cleaned out routinely during construction.



Date: 4/19/2016
 Prepared By: V.G.
 Checked by: S.R.
 SMP Job No. 215078

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EROSION CONTROL PLAN
GRADING AND DRAINAGE PLANS
 6 LOT SUBDIVISION, 180 REDDING RD., CAMPBELL, CA 95008
 BUILDING PERMIT NO. BLDXXXX-XXXX

SCALE:
 1" = 20'
 SHEET:
 7 OF 8

FRESH CONCRETE AND MORTAR APPLICATION

BEST MANAGEMENT PRACTICES FOR:

- Masons and bricklayers
 - Sidewalk construction crews
 - Patio construction workers
 - Construction inspectors
 - General contractors
 - Home builders
 - Developers
- When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
 - Place hay bales or other erosion controls down-slope to capture runoff carrying mortar or cement before it reaches the storm drain.

GENERAL BUSINESS PRACTICES

- Both at your yard and the construction site, always store both dry and wet materials under cover, protected from rainfall and runoff. Protect dry materials from wind.
- Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from gutters, storm drains, rainfall, and runoff.
- Wash out concrete mixers only in designated wash-out areas in your yard, where the water will flow into containment ponds or onto dirt. Whenever possible, recycle washout by pumping back into mixers for reuse. Never dispose of washout into the street, storm drains, drainage ditches, or streams.

DURING CONSTRUCTION

- Don't mix up more fresh concrete or cement than you will use in a day.
- Set up and operate small mixers on tarps or heavy plastic drop cloths.

LANDSCAPING, GARDENING, AND POOL MAINTENANCE

BEST MANAGEMENT PRACTICES FOR THE:

- Landscapers
- Gardeners
- Swimming pool/spa service and repair workers
- General contractors
- Home builders
- Developers

GENERAL BUSINESS PRACTICES

- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- Schedule grading and excavation projects for dry weather.
- Use temporary check dams or ditches to divert runoff away from storm drains.
- Protect storm drains with hay bales or other erosion controls.
- Revegetation is an excellent form of erosion control for any site.

POOL/FOUNTAIN/SPA MAINTENANCE

- Never discharge pool or spa water to a street or storm drain.
- OR
- When emptying a pool or spa, let chlorine dissipate for a few days, and then recycle/reuse water by draining it gradually onto a landscaped area.
- Contact the local sewage treatment authority. You may be able to discharge to the sanitary sewer by running a hose to a utility sink or sewer pipe cleanout junction.
- Do not use copper-based algaecides unless absolutely necessary. Control algae with chlorine or other alternatives to copper-based pool chemicals. Copper is a powerful herbicide. Sewage treatment technology cannot remove all of the metals that enter a treatment plant.

LANDSCAPING/GARDEN MAINTENANCE

- Use up pesticides. Rinse containers, and use rinse water as product. Dispose of rinsed containers in the trash.
- Dispose of unused pesticide as hazardous waste.
- Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.
- In communities with curbside yard waste recycling, leave clippings and pruning waste for pickup in approved bags or containers. Or, take to a landfill that composts yard waste.
- Do not place yard waste in gutters.
- Do not blow or rake leaves, etc. into the street.

STORM DRAIN POLLUTION FROM LANDSCAPING AND SWIMMING POOL MAINTENANCE

Many landscaping activities decompose soils and increase the likelihood that earth and garden chemicals will runoff into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algaecides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

HEAVY EQUIPMENT OPERATION

BEST MANAGEMENT PRACTICES FOR THE:

- Vehicle and equipment operators
- Site supervisors
- General contractors
- Home builders
- Developers

SITE PLANNING AND PREVENTIVE VEHICLE MAINTENANCE

- Designate one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance.
- Maintain all vehicles and heavy equipment. Inspect frequently for leaks.
- Perform major maintenance, repair jobs, vehicle and equipment washing off site.
- If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and recycle whenever possible.
- Do not use diesel oil to lubricate equipment or parts.
- Clean up spills immediately when they happen.

PAINTING AND APPLICATION OF SOLVENTS AND ADHESIVES

BEST MANAGEMENT PRACTICES FOR THE: PAINTING CLEANUP

- Painters
- Paperhangers
- Plasterers
- Graphic artists
- Dry wall crews
- Floor covering installers
- General contractors
- Home builders
- Developers

Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues and cleaning fluids are hazardous wastes. When they are thoroughly dry, empty paint cans, spent brushes, rags, and drop cloths may be disposed of as trash.

PAINT REMOVAL

- Chemical paint stripping residue is a hazardous waste.
- Chips and dust from marine paints or paints containing lead or tributyl tin are hazardous wastes. Dry sweep and dispose of appropriately.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up and disposed as trash.
- When stripping or cleaning building exteriors with high-pressure water, block storm drains. Wash water onto a dirt area and spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer.

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water based paints, paint out brushes to the extent possible, and rinse to the sanitary sewer.
- For oil based paints, paint out brushes to the extent possible. Filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.

WHAT CAN YOU DO?

- Recycle/reuse leftover paints whenever possible.
- Recycle excess water-based paint, or use up. Dispose of excess liquid, including sludges, as hazardous waste.
- Reuse leftover oil-based paint. Dispose of excess liquid, including sludges, as hazardous waste.

STORM DRAIN POLLUTION FROM PAINTS, SOLVENTS, AND ADHESIVES

All paints, solvents, and adhesives contain chemicals that are harmful to the wildlife in our creeks and Bay. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. It is especially important not to clean brushes in an area where paint residue can flow to a gutter, street, or storm drain.

Blueprint for a Clean Bay

BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY.

SANTA CLARA VALLEY NONPOINT SOURCE POLLUTION CONTROL PROGRAM

EARTH MOVING ACTIVITIES

BEST MANAGEMENT PRACTICES FOR THE:

- Bulldozers, backhoe, and grading machine operators
- Dump truck drivers
- Site supervisors
- General contractors
- Home builders
- Developers

DURING CONSTRUCTION

- Remove existing vegetation only when absolutely necessary.
- Consider planting temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Protect downslope drainage courses, streams, and storm drains with hay bales or temporary drainage swales.
- Use check dams or ditches to divert runoff around excavations.
- Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

GENERAL BUSINESS PRACTICES

- Schedule excavation and grading work for dry weather.
- Perform major equipment repairs away from the job site.
- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- Do not use diesel oil to lubricate equipment or parts.

DETECTING CONTAMINATED SOIL OR GROUNDWATER

As you know, contaminated groundwater is a common problem in the Santa Clara Valley. It is essential that all contractors and subcontractors involved in excavation and grading know what to look for in detecting contaminated soil or groundwater, and test ponded groundwater before pumping. See Blueprint for a Clean Bay, a construction best management practices guide available from the Santa Clara Valley Nonpoint Source Pollution Control Program, for details.

WATCH FOR ANY OF THESE CONDITIONS:

- Unusual soil conditions, discoloration, or odor
- Abandoned underground tanks
- Abandoned wells
- Buried barrels, debris, or trash

STORM DRAIN POLLUTION FROM EARTH-MOVING ACTIVITIES

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains if handled improperly. Soil erodes due to a combination of decreased soil stability, increased runoff, and increased flow velocity. Some of the most effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces.

ROADWORK AND PAVING

BEST MANAGEMENT PRACTICES FOR THE:

- Road Crews
- Driveway/sidewalk/parking lot construction crews
- Seal coat contractors
- Operators of: grading equipment paving machines dump trucks concrete mixers
- Construction inspectors
- General contractors
- Developers

WHAT CAN YOU DO?

- Develop and implement erosion/sediment control plans for embankments.
- Schedule excavation and grading work for dry weather.
- Check for and repair leaking equipment.
- Perform major equipment repairs in designated areas at your yard, away from the construction site.

- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- Do not use diesel oil to lubricate equipment or parts.
- Recycle used oil, concrete, broken asphalt, etc. whenever possible.

DURING CONSTRUCTION

- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, etc.
- Use check dams, ditches, or berms to divert runoff around excavations.

ASPHALT/CONCRETE REMOVAL

- Avoid creating excess dust when breaking asphalt or concrete.
- After breaking old pavement, be sure to remove all chunks and pieces.
- Make sure broken pavement does not come in contact with rainfall or runoff.
- Shovel or vacuum saw-cut slurry and remove from the site. Cover or barricade storm drain during saw-cutting if necessary.
- Never hose down streets to clean up tracked dirt.

STORM DRAIN POLLUTION FROM ROADWORK

Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for storm drain contamination by asphalt, saw-cut slurry, or excavated material. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains and creeks.

GENERAL CONSTRUCTION AND SITE SUPERVISION

BEST MANAGEMENT PRACTICES FOR THE:

- Construction industry

WHAT CAN YOU DO?

- Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, and bermed if necessary. Make major repairs off site.
- Keep materials out of the rain-prevent runoff contamination at the source. Cover exposed piles of soil of construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- Keep pollutants off exposed surfaces. Place trash cans and recycling receptacles around the site to minimize litter.
- Clean up leaks, drips, and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces.
- Never hose down "dirty" pavement or surfaces where materials have spilled. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean a dumpster by hosing it down on the construction site.
- Make sure portable toilets are in good working order. Check frequently for leaks.

MATERIALS/WASTE/HANDLING

- Practice Source Reduction-minimize waste when you order materials. Order only the amount you need to finish the job.
- Use recyclable materials whenever possible.
- Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. (See the references list of recyclers at the back of Blueprint for a Clean Bay). Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

STORM DRAIN POLLUTION FROM CONSTRUCTION ACTIVITIES

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter or street have a direct impact on local creeks and the Bay. As a contractor, site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

BEST MANAGEMENT PRACTICES FOR STORM WATER POLLUTION PREVENTION

In the Santa Clara Valley, storm drains flow directly to local creeks and San Francisco Bay, with no treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or baylands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.

Thirteen valley cities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm drain pollution.

Note: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. Owner and contractor may be held responsible for any environmental damage caused by the subcontractors or employees.

Spill Response Agencies

- Dial 911
- Santa Clara Valley Water District Environmental Compliance Division (408) 927-0710.
- Governor's Office of Emergency Services Warning Center (800) 852-7550 (24 hours).

Local Pollution Control Agencies

- Santa Clara County Office of Toxics and Solid Waste Management (408) 441-1195
- Santa Clara Valley Water District (408) 927-0710
- San Jose/Santa Clara Water Pollution Control Plant (408) 945-5300 Serving Campbell, Cupertino, Los Gatos, Milpitas, Monte Sereno, San Jose, Santa Clara and Saratoga
- Sunnyvale Water Pollution Control Plant (408) 730-7270
- Palo Alto Regional Water Quality Control Plant (415) 329-2598 Serving East Palo Alto, Los Altos, Los Altos Hills, Mountain View, Palo Alto, and Stanford

Ohnd	By	Date	Revision	No.			
Date:	4/19/2016	Prepared By:	V.G.	Checked By:	S.R.	SMP Job No.:	215078



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BLUEPRINT FOR A CLEAN BAY
GRADING AND DRAINAGE PLANS
6 LOT SUBDIVISION, 180 REDDING RD., CAMPBELL, CA 95008
BUILDING PERMIT NO. BLDXXXX-XXXX



SCALE:
N.T.S.

SHEET:
8 OF 8

GENERAL NOTES

- OWNER AND DEVELOPER:
ACCESS DEVELOPMENT GROUP
1420 CAPRI DR.
CAMPBELL, CA 95008
- CIVIL ENGINEER
SMP ENGINEERS
1534 CAROB LN.
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 "Y" OF MAPS, PAGE(S) 54 AND 55.

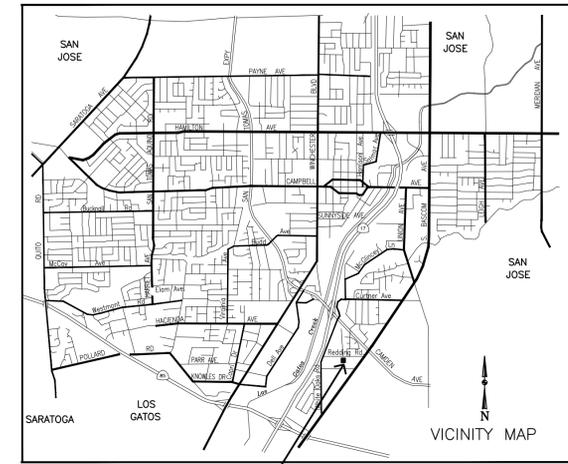
CITY OF CAMPBELL COUNTY OF SANTA CLARA CALIFORNIA
SCALE: 1"=10' APRIL 2016

**SMP ENGINEERS
CIVIL ENGINEERS**

1534 CAROB LANE
LOS ALTOS, CA 94024

LEGEND AND ABBREVIATIONS

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



SITE LOCATION

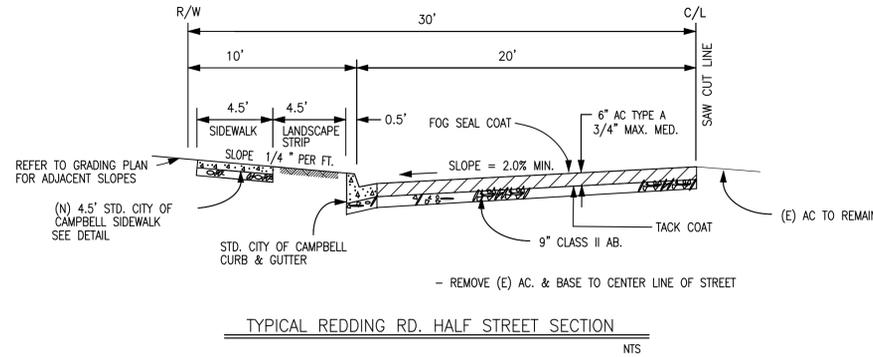
LOT AREA TABLE	AREA (SQFT.)	AREA (ACRES)
LOT 1	1,197	0.03
LOT 2	1,205	0.03
LOT 3	1,170	0.03
LOT 4	1,289	0.03
LOT 5	1,896	0.04
LOT A	8,713	0.20
TOTAL (EX. PARCEL)	15,470	0.36

BASIS OF BEARINGS:

THE BEARING N 89°39'20" E OF CENTERLINE OF REDDING RD. AS SHOWN ON CERTAIN TRACT NO. 9111, RECORDED IN BOOK 712 OF MAPS AT PAGES 24 & 25, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

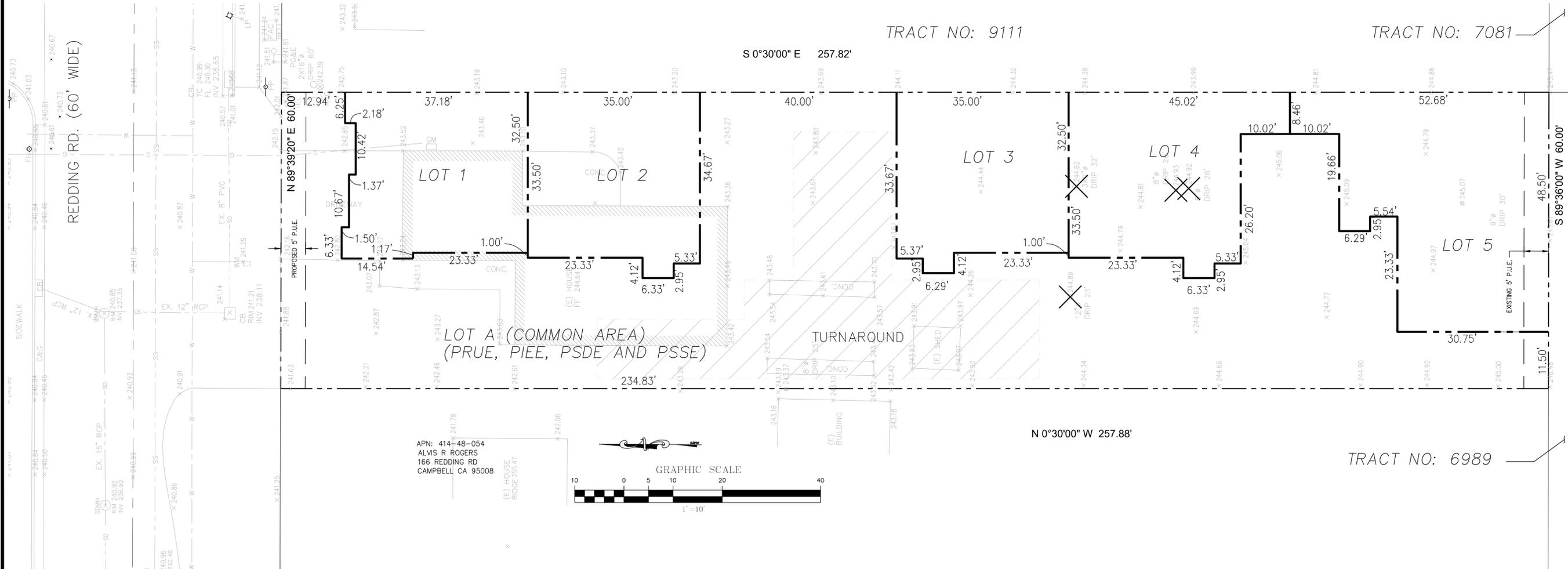
REFERENCED ASSUMED BENCHMARK:

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



TYPICAL REDDING RD. HALF STREET SECTION

NTS



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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: 4/19/2016
Scale: 1"= 10'
Designed by: V.G.
Checked by: S.R.
Job #: 215078