



CITY OF CAMPBELL
Community Development Department

September 15, 2016

**NOTICE OF TENTATIVE PARCEL MAP APPLICATION and
TREE REMOVAL PERMIT**

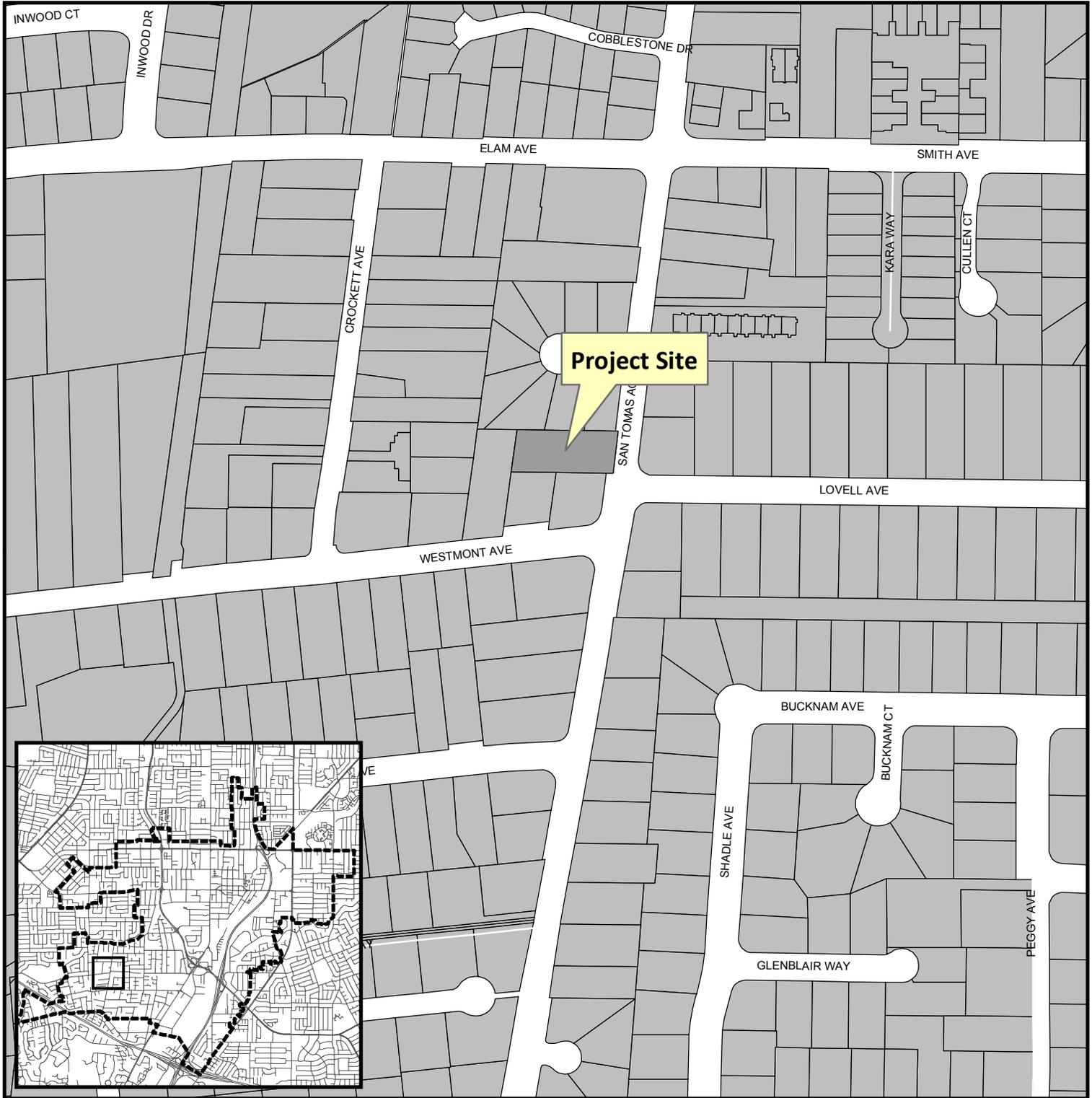
Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for a Tentative Parcel Map and an associated Tree Removal Permit for the following project proposal:

File No.: PLN2015-111, 297
Applicant: Shawn Ghandchi
Project Address: 999 S. San Tomas Aquino Rd.
Property Owner: Amir Ghandchi
Zoning District: R-1-6 (Single-Family Residential – 6,000 square-foot Min. Lot Size)
General Plan: Low Density Residential
Project Description: Tentative Parcel Map for a minor lot split to divide one existing parcel into two parcels and removal of two trees (14" (d) California Palm and 14" (d) Albizia tree)

This project will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The comment period for this application begins on July September 15, 2016 and ends September 26, 2016. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **September 26, 2016**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided. Please contact the project planner in a timely manner to determine what decision was reached.

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

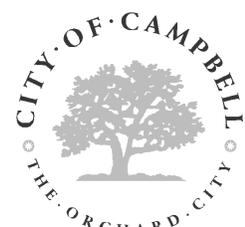
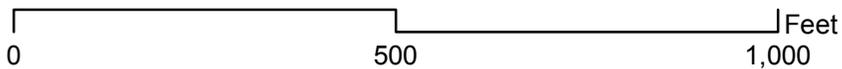
Project Location Map



Project Location: 999 S. San Tomas Aquino Rd.

Application Type: Tentative Parcel Map and
Tree Removal Permit

Planning File No.: PLN2016-111,297



Community Development Department
Planning Division

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. 15-148-02.
- 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 866-2100 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 LOCATION 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 THOSE 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 MINIMUM 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 SAR6555 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 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 CONFIR 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 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 408-385-2600 EXTENSION 302 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 PAVED 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: WESTBOUND/BUCKNALL RD, NORTH BOUND/QUITO RD, NORTH BOUND/LAWRENCE EXPY, SOUTH BOUND/2ND.
- 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 OR SUBCONTRACTORS WORKMANS 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 PROGRESS OF 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

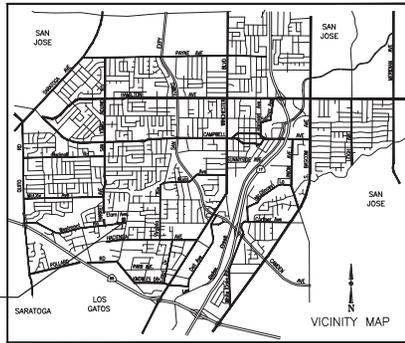
PROJECT STREET ADDRESS: 999 S. SAN TOMAS AQUINO RD., CAMPBELL, CA 95008

BUILDING PERMIT NO. BLD2016-
ASSESSORS PARCEL NO. 403-10-034

TWO LOT SUBDIVISION



CITY OF CAMPBELL
DEPARTMENT OF PUBLIC WORKS



ABBREVIATIONS

AB	AGGREGATE BASE	LXL	LAYOUT LINE
AC	ASPHALT CONCRETE	MAX	MAXIMUM
BC	BEGIN CURB	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
ED	END CURVE	R	RADIUS
ECR	END CURB RETURN	RCP	REINFORCED CONCRETE PIPE
EC	EDGE DRAIN	RW	RIGHT-OF-WAY
EX	EXISTING	ST	STATION
FC	FACE OF CURB	SW	SIDEWALK
FG	FINISH GRADE	TC	TOP OF CURB
FR	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) 973-6960
SAN JOSE WATER COMPANY	(408) 279-7900
SANTA CLARA VALLEY WATER DISTRICT	(408) 285-2600
COMCAST CABLE TELEVISION	(408) 452-9100
WEST VALLEY SANITATION DISTRICT	(408) 378-2407

- ANY ABANDONED UNDERGROUND PIPES**
ANY ABANDONED UNDERGROUND PIPES EXPOSED DURING CONSTRUCTION SHALL BE REMOVED, ADEQUATELY PLUGGED, OR A COMBINATION OF BOTH IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CAMPBELL, BUILDING DIVISION.
- HUMAN REMAINS**
IF HUMAN REMAINS ARE DISCOVERED DURING THE CONSTRUCTION, UNLESS THE CORONER HAS NOTIFIED THE PERMITTEE IN WRITING THAT THE REMAINS DISCOVERED HAVE BEEN DETERMINED NOT TO BE NATIVE AMERICAN, THE PERMITTEE SHALL NOTIFY ALL PERSONS ON THE CITY'S NATIVE AMERICAN NOTIFICATION. SUCH NOTIFICATION SHALL BE SENT BY FIRST CLASS U.S. MAIL WITHIN SEVEN (7) DAYS OF THE DATE ON WHICH THE PERMITTEE NOTIFIED THE CORONER AND SHALL STATE THAT THE CORONER HAS BEEN NOTIFIED IN ACCORDANCE WITH CALIFORNIA STATE LAW.
- MAINTENANCE PROCEDURES**
THE CONTRACTOR SHALL ADVISE THE OWNER OF APPROPRIATE MAINTENANCE PROCEDURES OF THE DRAINAGE SYSTEMS.
- DUST CONTROL**
ALL EXPOSED OR DISTURBED SOIL SURFACES SHALL BE WATERED AS NECESSARY, BUT NOT LESS THAN TWICE DAILY TO CONTROL DUST. AREAS OF DIGGING AND GRADING OPERATIONS SHALL BE CONSISTENTLY WATERED TO CONTROL DUST. GRADING OR OTHER DUST PRODUCING ACTIVITIES SHALL BE SUSPENDED DURING PERIODS OF HIGH WIND WHEN DUST IS READILY VISIBLE IN THE AIR. STOCKPILES OF SOIL, DEBRIS, SAND, OR OTHER DUST PRODUCING MATERIALS SHALL BE WATERED OR COVERED. THE CONSTRUCTION AREA AND THE SURROUNDING STREETS SHALL BE SWEEPED AND WATERED AS NECESSARY, BUT NOT LESS THAN TWICE DAILY.
- CONSTRUCTION MITIGATION MEASURE**
HOURS OF CONSTRUCTION SHALL BE LIMITED TO 8:00 A.M. TO 6:00 P.M. MONDAY THROUGH FRIDAY, AND 9:00 A.M. TO 4:00 P.M. ON SATURDAY. CONSTRUCTION ACTIVITIES SHALL NOT TAKE PLACE ON SUNDAYS AND HOLIDAYS.
- CONSTRUCTION PERIMETER RETENTION WALLS**
ALL PROPERTY LINE RETENTION WALLS SHALL BE MADE OF CONCRETE OR MASONRY.
- STORMWATER TREATMENT FACILITIES**
ALL STORMWATER TREATMENT FACILITIES REQUIRE PUBLIC WORKS INSPECTIONS. CALL 408-866-2100 TO SCHEDULE INSPECTIONS 48 HOURS PRIOR.

FOR REFERENCE ONLY

INDEX OF DRAWINGS

TITLE	SHEET
TITLE SHEET	1
GRADING AND DRAINAGE PLAN	2
COMPOSITE UTILITY PLAN	3
STORM WATER MANAGEMENT PLAN	4
DETAILS	5

LEGEND

EXISTING	PROPOSED
SIDEWALK CURB AND GUTTER	
CENTER LINE	
PROPERTY LINE	
EDGE OF PAVEMENT	
DRIVEWAY	
PCC OR AC REMOVAL	
STANDARD CITY MONUMENT	
BENCH MARK	
MANHOLE	
STORM DRAIN INLET	
WATER METER	
VALVE	
FIRE HYDRANT	
STREET LIGHT	
POWER POLE	
PULL BOX	
CABLE TELEVISION LINE	
ELECTRICAL LINE	
IRRIGATION LINE	
NATURAL GAS LINE	
OVERHEAD LINE	
SANITARY SEWER LINE	
STORM DRAIN LINE	
TELEPHONE LINE	
WATER LINE	
TRAFFIC SIGNAL CONDUIT	
LIGHTING CONDUIT	
ROADSIDE SIGN & SIGN CODE	
FENCE	
TREE/SHRUB	
WALL	

BENCHMARK

ELEVATION: EL:
SANTA CLARA COUNTY VALLEY WATER BENCHMARK
BM # 6174 (NAVD 88 DATUM)

Earthwork Quantities

FILL:	102 CY
CUT:	2 CY
IMPORT:	100 CY
EXPORT:	0 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. APPROVAL SHALL NOT BE HELD TO BE PERMIT OR UNDERSTOOD AS TO BE AN APPROVAL OF A VIOLATION OF ANY CITY OR STATE LAW.

BY: _____ DATE: _____

SEAL OF ENGINEER OF WORK:

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED REASONABLE DUE DILIGENCE IN THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 67003 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 CONSIDERED A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER, OF MY PROFESSIONAL RESPONSIBILITIES FOR PROJECT DESIGN.

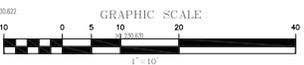
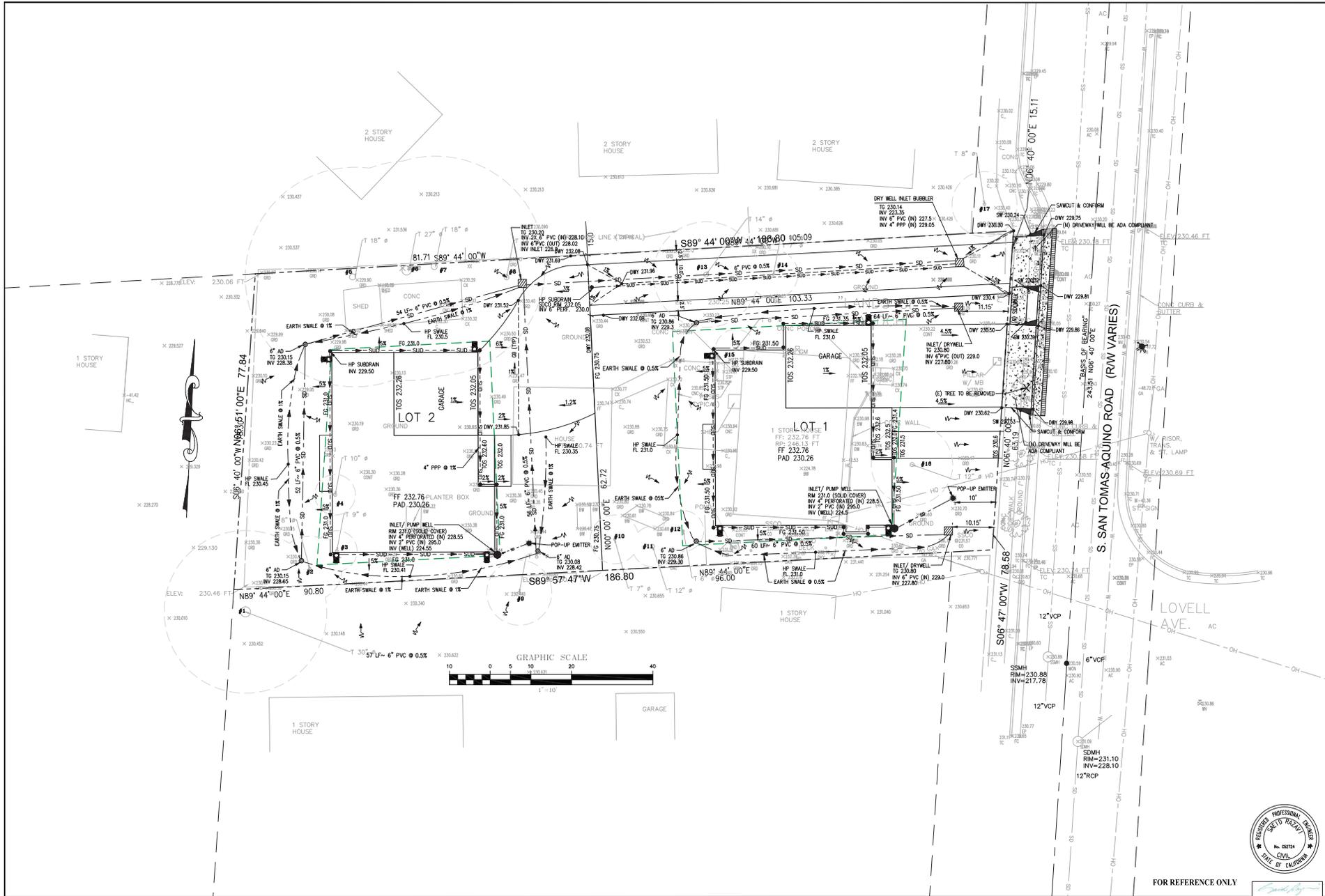
SIGNATURE: _____ P.E.
PRINT
SMP ENGINEERS
1534 CAROL LANE, LOS ALTOS, CA 94024
TEL: (650) 941-8005

COVER SHEET
GRADING AND DRAINAGE PLANS
2 LOT SUBDIVISION
999 S. SAN TOMAS AQUINO RD., CAMPBELL, CA

Date: 3/7/2016
Prepared By: v.c.
Checked By: S.R.
SMP Job No: 216014

1534 CAROL LANE
LOS ALTOS, CA 94024
TEL: (650) 941-8005
FAX: (650) 941-8006
E-MAIL: SAMP@SMPENGINEERS.COM
WWW.SMPENGINEERS.COM

SCALE: N.T.S.
SHEET: 1 OF 5



GRADING AND DRAINAGE PLAN GRADING AND DRAINAGE PLANS 2 LOT SUBDIVISION 999 S. SAN TOMAS AQUINO RD., CAMPBELL, CA	
1558 GARDEN LANE TEL: (925) 941-8000 E-MAIL: SHAWN@ENR.COM WWW.ENR.COM	Date: 3/7/2016 Prepared By: v.c. Checked By: S.R. SWP Job No. 216014
PROFESSIONAL ENGINEER STATE OF CALIFORNIA License No. 45274 CIVIL	Revision No. Date By
SCALE: 1" = 10' SHEET: 2 OF 5	FOR REFERENCE ONLY



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 9 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. ENCASMENT 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 BE TO THE CITY'S SATISFACTION. ALL EXISTING AND NEW UTILITY STRUCTURES TO BE ADJUSTED TO FINISH GRADE.



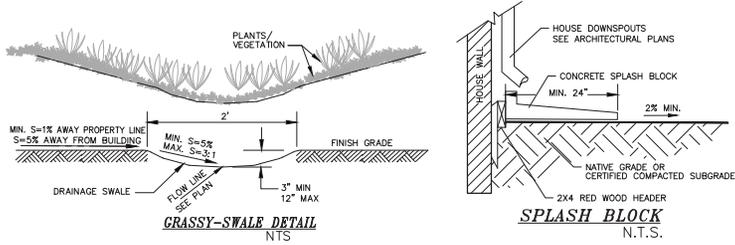
FOR REFERENCE ONLY

	Date: 3/7/2016	Revision	No.	By	Chad
	Prepared By: v.c.				
1554 Circle Lane San Jose, CA 95128 TEL: (408) 941-8000 FAX: (408) 941-8009 E-MAIL: SAMP@SDMP.COM WWW.SDMP.COM		ENGINEERS CIVIL ENGINEERS			
COMPOSITE UTILITY PLAN GRADING AND DRAINAGE PLANS 2 LOT SUBDIVISION					
999 S. SAN TOMAS AQUINO RD., CAMPBELL, CA					
SCALE: 1" = 10' SHEET: 3 OF 5					

STORMWATER CONTROL PLAN

TWO LOT SUBDIVISION

999 S. SAN TOMAS AQUINO RD., CAMPBELL, CA 95008



PRE-CONSTRUCTION VS. POST-CONSTRUCTION IMPERVIOUS AREA COMPARISON				
PRE-CONSTRUCTION IMPERVIOUS AREA CALCULATION				
DESCRIPTION	AREA (SQFT.)	AREA (ACRES)	PERCENTAGE	MATERIAL
HOUSES-SHED	1,719	0.039	11.9%	ROOFING
CONC. PATIO	612	0.014	4.2%	ROOFING
TOTAL PROJECT IMPERVIOUS AREA	2,331	0.054	16.1%	IMPERVIOUS
TOTAL PROJECT PERVIOUS AREA	12,171	0.279	83.9%	PERVIOUS
TOTAL SITE AREA	14,502	0.333	100.0%	
POST-CONSTRUCTION IMPERVIOUS AREA CALCULATION				
DESCRIPTION	AREA (SQFT.)	AREA (ACRES)	PERCENTAGE	MATERIAL
LOT 1, HOUSE FOOTPRINT	1,935	0.044	13.3%	ROOFING
LOT 2, HOUSE FOOTPRINT	1,888	0.043	13.0%	ROOFING
TOTAL PROJECT IMPERVIOUS AREA	3,823	0.088	26.4%	IMPERVIOUS
PERVIOUS PAVERS DWY-WALKS-LOT 1	743	0.017		
PERVIOUS PAVERS DWY-WALKS-LOT 2	2,175	0.050		
PROJECT LANDSCAPE/ GROUND	7,761	0.178	53.5%	LANDSCAPE
TOTAL PROJECT PERVIOUS AREA	10,679	0.245	73.6%	PERVIOUS
TOTAL SITE AREA	14,502	0.333	100.0%	
PRE VS. POST COMPARISON				
PROJECT IMPERVIOUS AREA INCREASE	1,492	0.034	10.3%	

Compliance with NPDES Permit Provision C.3:

The San Francisco Bay Regional Water Quality Control Board (SRFWSB) 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:

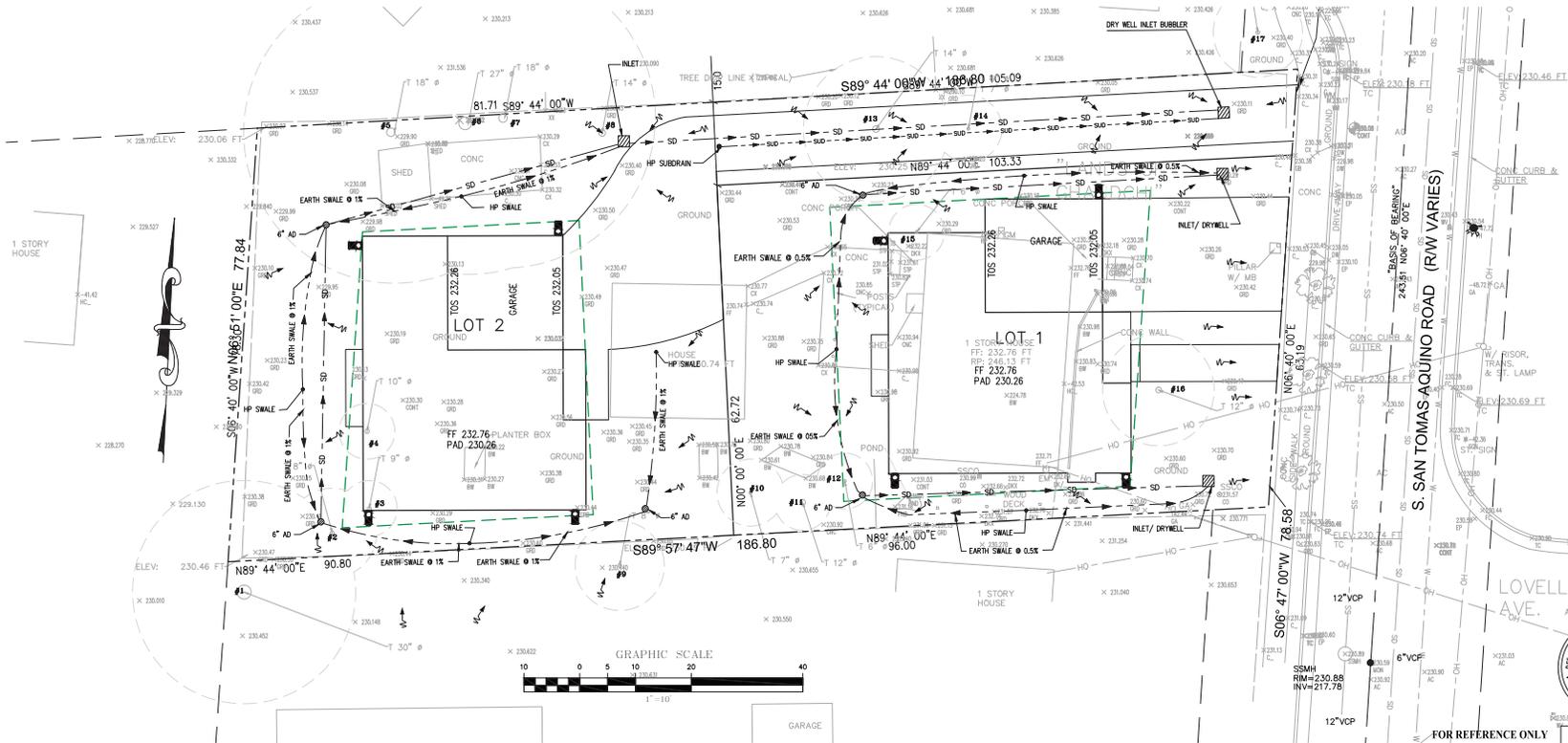
- Covered material storage and Garage.

2 Site Design Measures:

- Disconnected Roof downspout splash blocks that deflect the water away from the building and flow to on-site landscaped areas, or Grassy swales to maximize infiltration and minimize pollutants before draining to on-site inlets.

3 Stormwater Treatment Measures:

NOT APPLICABLE



By	Chad
Date	
Revision	
No.	
Date:	3/7/2016
Prepared By:	V.G.
Checked By:	S.R.
SMP Job No.:	216014

155R Grace Lane
 San Jose, CA 95128
 L-MAIL: SAKENAND@SPE
 YAHOO.COM

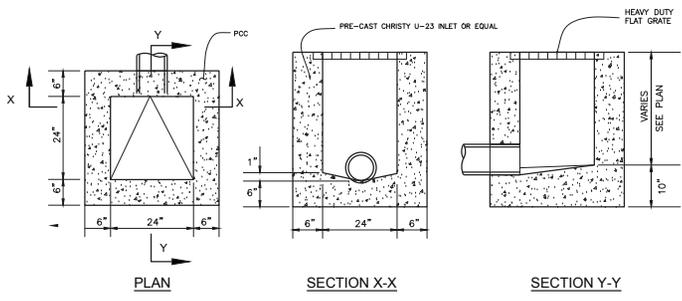
ENGINEERS
 CIVIL ENGINEERS

STORM WATER MANAGEMENT PLAN
 GRADING AND DRAINAGE PLANS
 2 LOT SUBDIVISION
 999 S. SAN TOMAS AQUINO RD., CAMPBELL, CA

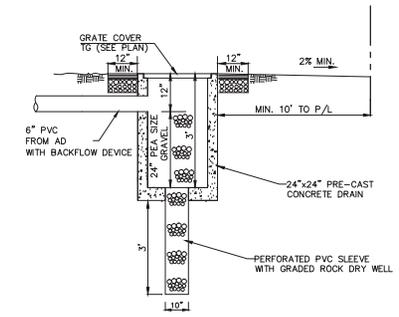
PROFESSIONAL ENGINEER
 CIVIL
 STATE OF CALIFORNIA
 No. 05794

SCALE:
 1" = 10'

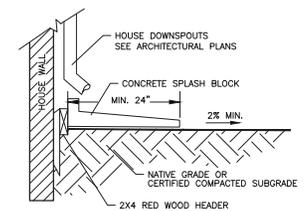
SHEET:
 4 OF 5



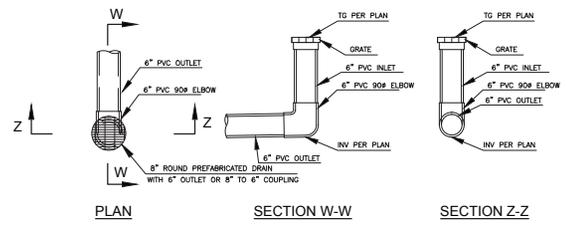
STORM DRAIN INLET
NTS



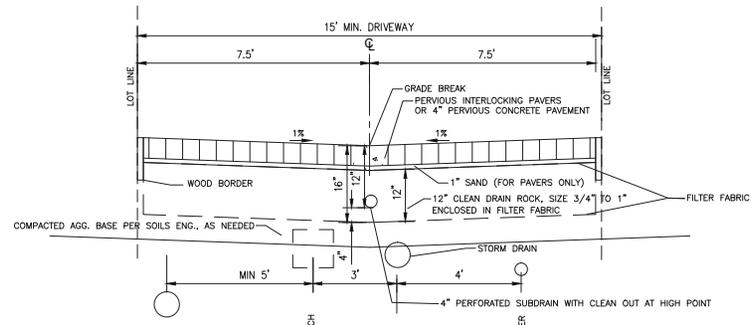
INLET WITH DRY WELL/ BUBBLER
NTS



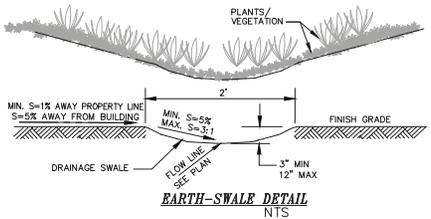
SPLASH BLOCK
N.T.S.



STORM DRAIN AREA DRAIN
NTS



TYPICAL PRIVATE STREET SECTION
NTS



EARTH-SWALE DETAIL
NTS



DATE: 3/3/2016	REVISION:	BY:	CHKD:
PREPARED BY: V.G.	NO.	DATE:	
CHECKED BY: S.R.			
SMP JOB NO. 216014			
1558 GARDE LANE SUITE 100 TEL: (925) 941-8000 FAX: (925) 941-8000 E-MAIL: SAKEN@GMAIL.COM WWW: WWW.SAKEN.COM			
DETAILS GRADING AND DRAINAGE PLANS 2 LOT SUBDIVISION 999 S. SAN TOMAS AQUINO RD., CAMPBELL, CA			
PROFESSIONAL ENGINEER ROBERT L. GRAY No. 03762 CIVIL STATE OF CALIFORNIA			
SCALE: NTS			
SHEET: 5 OF 5			

FOR REFERENCE ONLY