



CITY OF CAMPBELL
Community Development Department

November 15, 2017

NOTICE OF TENTATIVE PARCEL MAP APPLICATION

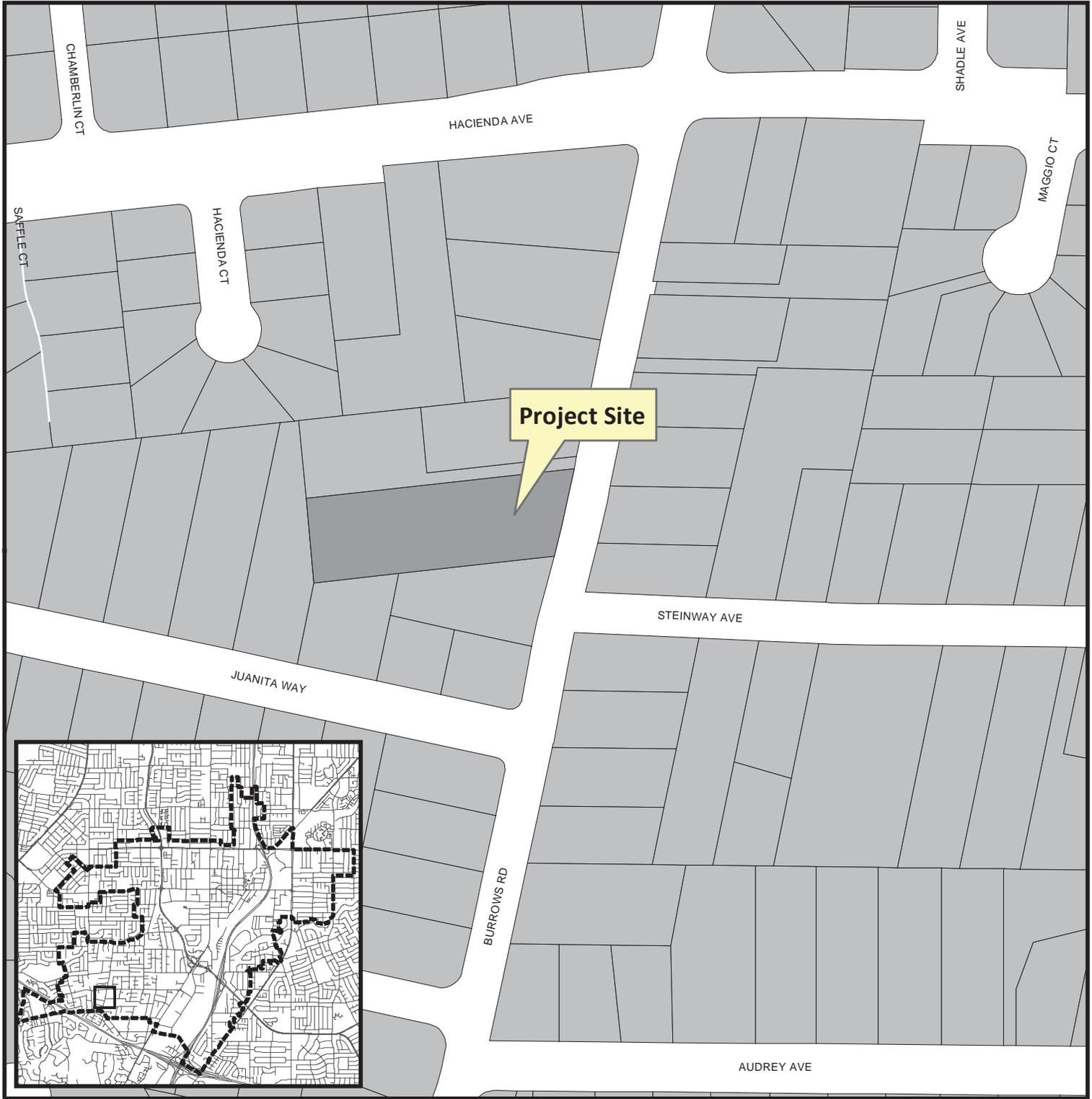
Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for a Tentative Parcel Map for the following project proposal:

File No.:	PLN2017-279
Applicant:	Steve Yazalina, Sandis Silicon Valley
Project Address:	1325 Burrows Rd.
Property Owner:	Jerry Graham
Zoning District:	R-1-10 (Single-Family Residential)
General Plan:	Low Density Residential
Project Description:	Tentative Parcel Map for a minor lot split to divide one existing parcel into two parcels.

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 November 15, 2017 and ends November 27, 2017. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **November 27, 2017**. 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 \$750 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: 1325 Burrows Road
Application Type: Tentative Parcel Map
Planning File No.: PLN2017-279



Community Development Department
Planning Division



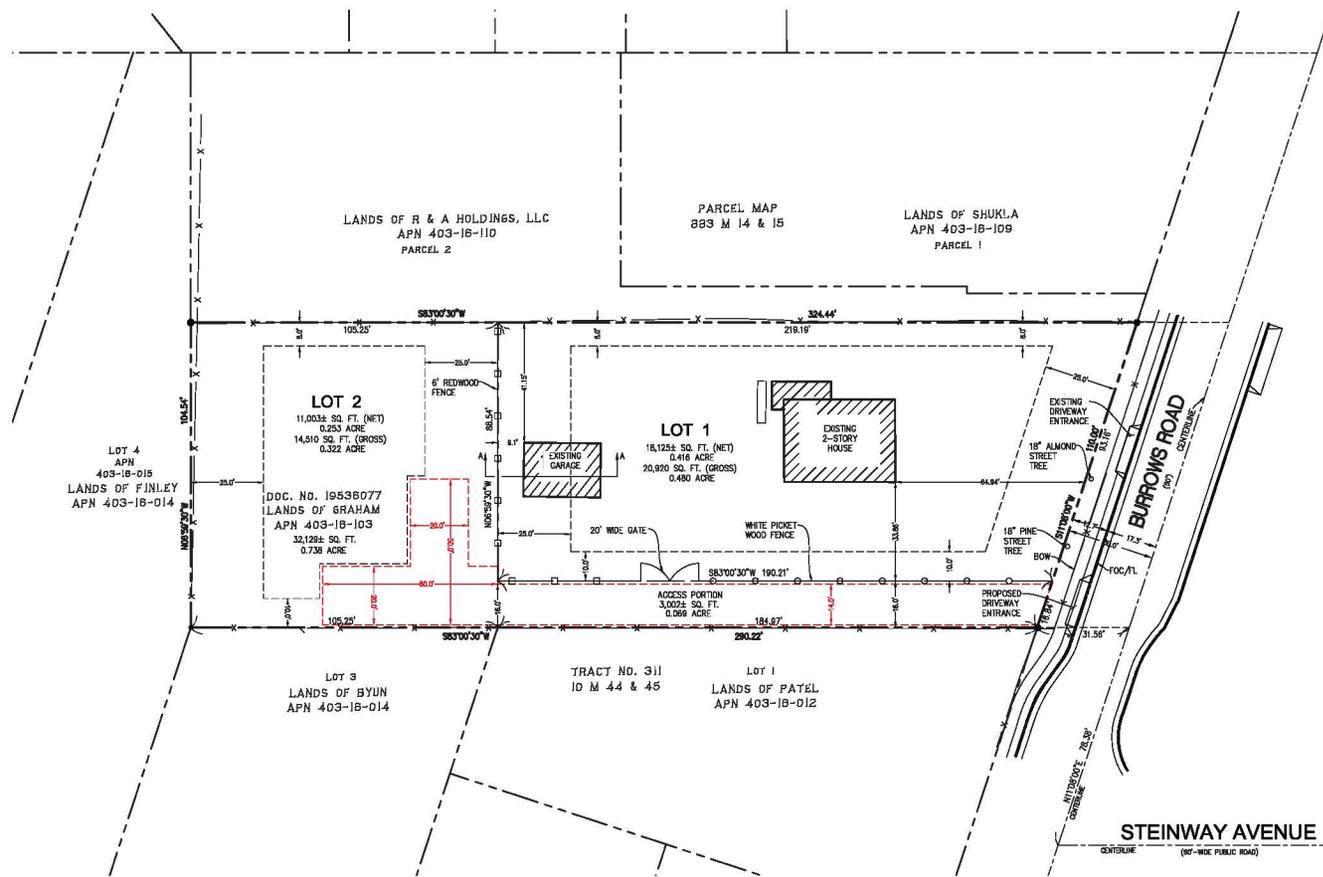
TENTATIVE PARCEL MAP

TWO LOT SUBDIVISION

THE LAND REFERRED TO IS SITUATED IN THE CITY OF CAMPBELL, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, RECORDED IN DOC. NO. 19536077 OFFICIAL RECORDS

CITY OF CAMPBELL COUNTY OF SANTA CLARA CALIFORNIA

OCTOBER 2017



LEGEND

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

GENERAL NOTES

1. OWNER: GERALD P. GRAHAM & LAURA GRAHAM
1325 BURROWS ROAD
CAMPBELL, CA 95008
2. CIVIL ENGINEER: SANDIS
1700 WINCHESTER BLVD, SUITE 200
CAMPBELL, CA 95008
TEL: (408) 638-0900
FAX: (408) 638-0999
3. EXISTING ZONING: R-1-10
4. EXISTING APN: 403-16-103
5. EXISTING USE: RESIDENTIAL
6. PROPOSED USE: TWO SINGLE FAMILY DETACHED HOMES
7. EXISTING BUILDINGS: SINGLE FAMILY RESIDENCES
8. GENERAL PLAN: LOW DENSITY RESIDENTIAL
9. STREETS: NO PROPOSED STREET MODIFICATIONS
10. EXISTING USE OF ADJACENT PROPERTIES: RESIDENTIAL SINGLE FAMILY
11. WATER: SAN JOSE WATER COMPANY
12. FIRE PROTECTION: SANTA CLARA COUNTY FIRE DEPARTMENT
13. SANITARY SEWER: WEST VALLEY SANITATION
14. POWER & GAS: PACIFIC GAS & ELECTRIC
15. TELEPHONE: AT&T
16. CABLE: COMCAST
17. SCHOOL DISTRICT: CAMPBELL UNIFIED SCHOOL DISTRICT
18. AREA TO BE SUBDIVIDED: 32,129 SQ.FT. (0.738 ACRES) INTO 2 LOTS
19. EXISTING WELLS: NONE
20. NO NEW STREET NAMES
21. EXISTING FENCE IN THE PUBLIC RIGHT OF WAY SHALL BE REMOVED
22. ALL LOT CORNERS WITHIN A SUBDIVISION SHALL BE MARKED BY SETTING A THREE-FOURTHS INCH GALVANIZED STEEL PIPE TWO FEET LONG APPROXIMATELY SIX INCHES BELOW FINISHED GRADE.

BENCHMARK

THE ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON CITY OF CAMPBELL BENCH MARK NO. 3, WHICH IS SANTA CLARA VALLEY WATER DISTRICT BENCHMARK 8W616. THE MARK IS A 2 1/4" BRASS DISK IN THE TOP OF CURB, AT POLLACK ROAD & MORE AVENUE, SOUTHEAST CORNER AT EAST END OF CURB RETURN, ELEVATION 280.74, CITY OF CAMPBELL DATUM. ELEVATION WAS TRANSFERRED TO THE SITE USING DATA OBTAINED BY GPS OBSERVATION.

BASIS OF BEARING NOTE

THE BEARING OF NORTH 111°00'00" EAST BETWEEN FOUND MONUMENTS ON THE CENTERLINE OF BURROWS ROAD, AT THE INTERSECTIONS OF ESTRELLITA WAY AND STERNWAY AVENUE, AS SHOWN ON THE PARCEL MAP FILED JULY 12, 1982, ON BOOK 502 OF MAPS AT PAGE 22, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

SURVEY NOTES

1. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. DATES OF FIELD SURVEY: 05-03-17

DEVELOPMENT STANDARDS FOR ZONE R-1-10

MIN. LOT WIDTH	80 FT
MIN. LOT SIZE	10,000 SF
MIN. SIZE OF FLAG LOT	11,000 SF (EXCLUSIVE OF ACCESS WAY)
MIN. FRONT YARD SETBACK	25 FT
MIN. REAR SETBACK	15 FT
MIN. SIDE SETBACK	

A. At least one side yard shall be the greater of 10' or sixty percent of the height of the building wall adjacent to the property line.
 B. The other side yard shall be the greater of eight feet or sixty percent of the height of the building wall adjacent to the property line.
 C. The side yard setbacks for legally created lots with a lot width less than 60' shall be the greater of five feet or one-half the height of the building wall adjacent to the property line.

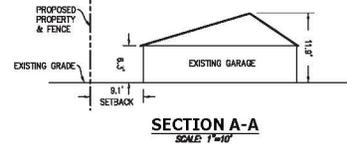
DENSITY	3.5 UNITS/GROSS ACRE
MAXIMUM BUILDING COVERAGE	35%
MAXIMUM FLOOR AREA	0.45

AREA SUMMARY

PARCEL NUMBER	NET LOT AREA (S.F.)	NET LOT AREA (EXCLUSIVE OF ACCESS PORTION) (S.F.)	GROSS LOT AREA (TO ROW CL) (S.F.)
LOT 1	18,125	N/A	20,920
LOT 2	14,005	(8,002 of ACCESS PORTION)	14,510
TOTAL	32,130		35,430

DEVELOPMENT DATA

BUILDING COVERAGE	SQUARE FEET		PERCENT OF AREA	
	EXISTING	PROPOSED	EXISTING	PROPOSED
BUILDING COVERAGE	1,724	NO CHANGE	5.3%	9.4%
LANDSCAPE COVERAGE	26,454	12,732	82.3%	70.2%
PAVING COVERAGE	3,971	3,689	12.4%	20.4%
FLOOR AREA RATIO	0.09	0.16		



SECTION A-A
SCALE 1"=10'

SANDIS CIVIL ENGINEERS SURVEYORS PLANNERS
 1700 Winchester Boulevard, Campbell, CA 95008 | P. 408.638.0900 | F. 408.638.0999 | www.sandis.net
 SILICON VALLEY TRI VALLEY CENTRAL VALLEY SACRAMENTO EAST BAY SF

DATE: 11-03-17
 SCALE: 1"=20'
 DRAWN BY: TNL
 CHECKED BY: DD/SY
 DRAWING NO: 217052
 DATE: NOV 03, 2017
 CHD J. BROWNING
 R.C.E. NO. 68315, EXPIRES 9-30-19

No.	REVISION/ISSUE	DATE	BY
1	CITY SUBMITTAL	10/18/17	TNL
2	CITY RESUBMITTAL	11/03/17	TNL

TENTATIVE PARCEL MAP

1325 BURROWS ROAD
CAMPBELL CALIFORNIA

SHEET
T-1
OF 3 SHEETS
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File: S:\217052\3 SURVEY\1) MAPPING\Tentative Parcel Map\T-1_Tentative Map with fire line option 1.dwg Date: Nov 03, 2017 - 9:22am, tbraym