CITY OF CAMPBELL
Community Development Department

January 17, 2020

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, **January 28, 2020**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Susan Chen for a Site and Architectural Review Permit (PLN2019-123) to allow the construction of a new approximately 4,357 square-foot two-story single-family residence on property located at **1420 Van Dusen Lane**. Staff is recommending that this item be deemed Categorically Exempt under CEQA.

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'.

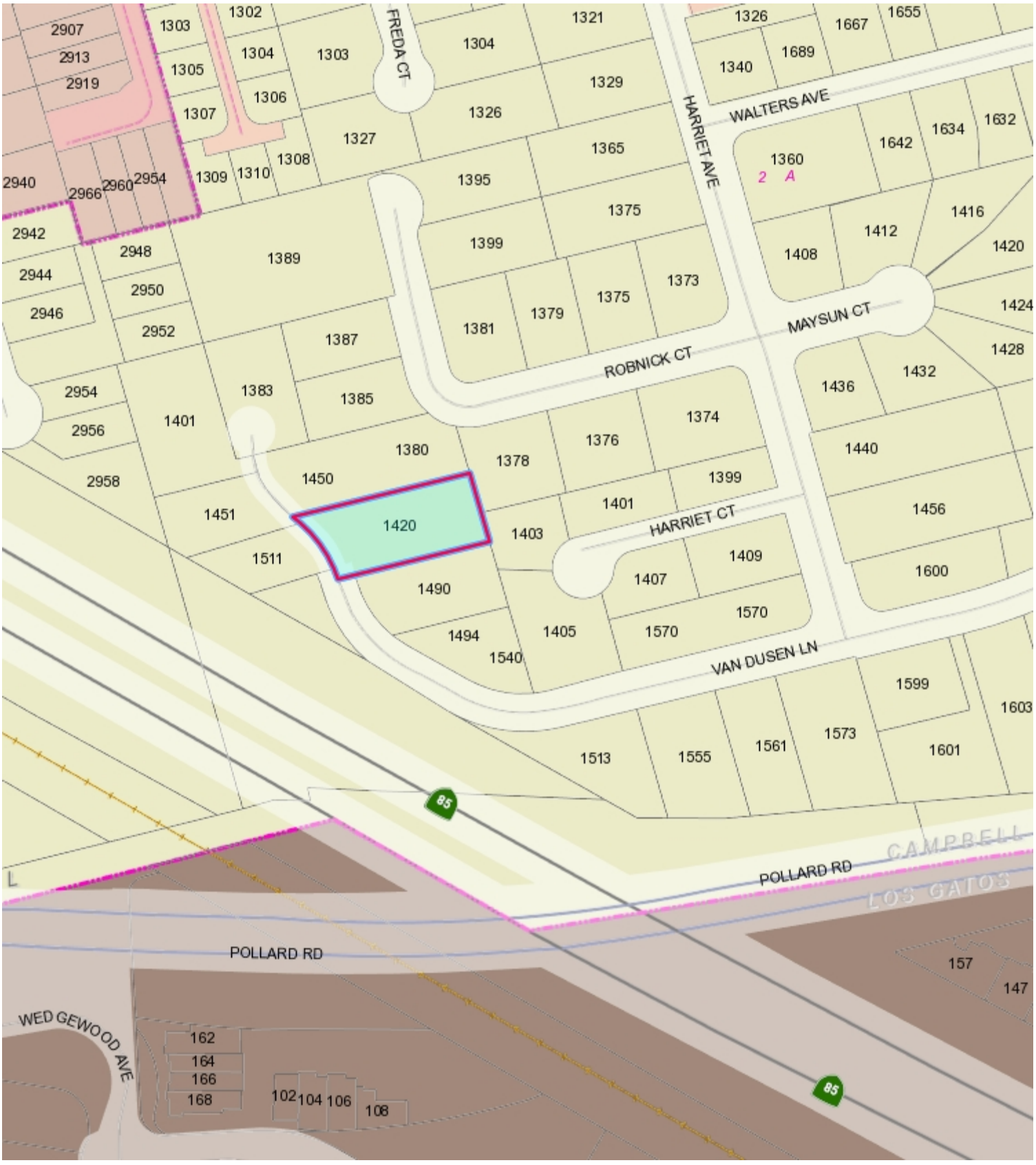
Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

In compliance with the Americans with Disabilities Act, the City of Campbell will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the public hearings, including qualified sign language interpreters, listening assistive devices, and other ways of making information and communications accessible to people who have speech, hearing, or vision impairments. Anyone who requires auxiliary aid or service for effective communication should contact the City Clerk's Office at 70 N. First Street, Campbell, CA 95008, (408) 866-2117 or ClerksOffice@campbellca.gov at least on week prior to the meeting. Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Service (CRS) or by telephoning any other service providers' CRS telephone number.

PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

PLEASE NOTE: When calling about this Notice,
please refer to: **1420 Van Dusen Lane**

1420 Van Dusen Ln



376 0 188 376 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Campbell IT, GIS Services

Scale 1: 2,257

This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.

1420 VAN DUSEN LANE CAMPBELL,CA 95008

PROJECT INFORMATION

VICINITY MAP

GENERAL INFORMATION

PROPERTY ADDRESS:	1420 VAN DUSEN LANE, CAMPBELL, CA, 95008
A.P.N.:	403-19-025
DESCRIPTION OF WORK:	NEW 2-STORY HOUSE W/ ATTACHED GARAGE
ZONING:	R-1-9
OCCUPANCY GROUP:	R-3/U
TYPE OF CONSTRUCTION:	TYPE V-B

SITE CONTEXT

THE LOT IS 80' WIDE BY APPROXIMATELY 178.14' DEEP AND LOCATED MID-BLOCK IN VAN DUSEN LANE

CODES AND REGULATIONS

ALL WORK TO COMPLY WITH THE 2016 C.R.C., C.B.C., C.M.C. & C.P.C. , CALIFORNIA TITLE 24 AMENDMENTS AND CITY OF CAMPBELL MUNICIPAL CODE.

BUILDING CODE USED TO PERFORM THE WORK ACCORDING TO THE BUILDING CODES, ORDINANCES AND LAWS OF THE AUTHORITY HAVING JURISDICTION TO THE PROJECT WHICH INCLUDE BUT RE NOT LIMITED TO

A. 2016 CALIFORNIA BUILDING CODE
B. 2016 CALIFORNIA RESIDENTIAL CODE
C. 2016 CALIFORNIA MECHANICAL CODE
D. 2016 CALIFORNIA PLUMBING CODE
E. 2016 CALIFORNIA ELECTRICAL CODE
F. 2016 CALIFORNIA FIRE CODE
G. 2016 CALIFORNIA GREEN BUILDING STANDARD CODE
H. 2016 CALIFORNIA ENERGY CODE
I. CITY OF CAMPBELL MUNICIPAL CODE
J. CAMPBELL GREEN BUILDING ORDINANCE

SETBACK

FRONT:	REQUIRED:	PROPOSED:
FRONT 1ST FLOOR:	20'-0"	25'-0"
FRONT 2ND FLOOR:	20'-0"	25'-0"
SIDE:		
LEFT-SIDE 1ST FLOOR:	8'-0"	11'-6"
LEFT-SIDE 2ND FLOOR:	8'-0"	13'-6"
RIGHT-SIDE 1ST FLOOR:	10'-0"	11'-10"
RIGHT-SIDE 2ND FLOOR:	10'-0"	11'-10"
REAR:		
REAR 1ST FLOOR:	25'-0"	96'-10"
REAR 2ND FLOOR:	25'-0"	96'-10"

MAXIMUM HEIGHT:	REQUIRED:	PROPOSED:
	28'-0"	27'-5"

FLOOR AREA CALCULATION

EXISTING:

(E) SITE AREA	13277 SQ. FT.
(E) LIVING	961 SQ. FT.

PROPOSED PROJECT :

PROPOSED 1ST FLOOR LIVING AREA	1,915 SQ. FT.
PROPOSED 2ND FLOOR LIVING AREA	1,984 SQ. FT.
PROPOSED 1ST & 2ND FLOOR LIVING AREA TOTAL:	3,899 SQ. FT.
PROPOSED GARAGE	458 SQ. FT.
PROPOSED BUILDING AREA TOTAL:	4,357 SQ. FT.

MAXIMUM F.A.R. CALCULATION

13277 SQ.FT. X .45 =	5,975 SQ. FT.

LOT COVERAGE:

PROPOSED 1ST FLOOR FOOTPRINT	2,370 SQ. FT.
PROPOSED FRONT PORCH	90 SQ. FT.
PROPOSED PATIO	173 SQ. FT.
TOTAL LOT COVERAGE: 2,633 / 13277 = .20	2,633 SQ. FT.

MAXIMUM ALLOWABLE LOT COVERAGE:

13277 SQ.FT. X .35 =	4646.95 SQ. FT.

SHEET INDEX

ARCHITECTURAL

CIVIL

LANDSCAPING

MISCELLANEOUS NOTES

FIRE DEPARTMENT NOTES

1- A RESIDENTIAL FIRE SPRINKLER SYSTEM IS REQUIRED IN THE SINGLE FAMILY RESIDENCE STRUCTURE; SHALL BE IN ACCORDANCE WITH NFPA 13D AND STATE AND LOCAL REQUIREMENTS.

2- CONTACT CITY OF CAMPBELL UTILITIES (WGW) AND SUBMIT A UTILITY APPLICATION WHICH INCLUDES 40 GPM FOR FIRE SPRINKLER DEMAND. WATER METER SIZE NEEDS TO BE DETERMINED BY WGW PRIOR TO FIRE DEPARTMENT APPROVAL PROJECT.

3- FOR PLACEMENT OF SMOKE ALARMS & CARBON MONOXIDE ALARMS IN ROOMS WITH VARIATIONS IN CEILING HEIGHTS(SLOPED, PITCHED ETC.), REFER TO THE MANUFACTURERS GUIDELINES FOR PROPER PLACEMENT.

4- FIRE SPRINKLER SYSTEM TO BE APPROVED UNDER A SEPARATE PERMIT.

GENERAL NOTES

1. WORKING HOURS: No work shall commence on the job site prior to 8:00 a.m. nor continue later than 6:00 p.m., Monday through Friday, 9:00 a.m. nor continue later than 6:00 p.m. Saturday & 9:00 a.m. - 6:00 PM on Sunday & Holidays.
2. General Contractor shall verify all underground utility locations prior to excavation, trenching or grading of any kind. General Contractor shall coordinate w/ applicable utility companies when rerouting electrical, telephone, cable TV, gas, water, sanitary sewer services or any other utility. G. C. shall maintain all electrical & communication systems in house at all times.
3. All work is to be performed in accordance w/ all governing codes, ordinances & regulations. G. C. shall become familiar w/all city of burlingame aspects of working. general contractor shall be responsible for coordination & execution of the work shown or implied in the construction documents & is responsible for construction means, methods & procedures.
4. General Contractor shall coordinate all facets of his work & all trades involved to avoid conflict in the location, installation & construction of all items of work as indicated on the construction documents. If any work is to be installed by the Owner directly, allowances for the Owner's work must be made. Coordinate with Architect / Owner.
5. General Contractor shall leave the job site 'broom clean' at the end of each working day. All materials shall be stored in a neat & safe place to avoid accidents, for construction & for the owner.
6. In case of any discrepancy in the contract documents, consult the Architect before proceeding.
7. No dimensions shall be taken by scaling from the drawings. Details take precedence over general sections or floor plans. If dimensions must be clarified, consult the Architect. Refer to the Cover Sheet for dimensioning standards.
8. Verify all dimensions on the job site prior to ordering or manufacturing.
9. General Contractor shall review all architectural drawings before framing. Coordinate recessed light fixture locations, shafts & HVAC ductwork prior to framing. It is imperative that framing member locations do not conflict w/ locations of recessed light fixtures. If conflict exists, notify architect.
10. General Contractor shall install all appliances specified & all new equipment according to manufacturer's instructions. All guarantees, instruction booklets & information regarding new equipment shall be handed directly to the Owner in one manila envelope at the time of substantial completion. Contractor shall verify that every piece of equipment & every appliance is in perfect working order & that information about all warranties & guarantees is made known to the Owner.
11. The installer of each major unit of work is required to inspect the substrateand conditions to receive work & shall report all unsatisfactory conditions to the General Contractor & not proceed until satisfactory conditions are attained.
12. For mounting heights not clearly outlined in the plans or schedules, coordinate w/ the Architect. Architect shall confirm all electrical device & light fixture locations before Contractor pulls wire.
13. Provide solid blocking as necessary for wall mounted shelves, fixtures & fittings, even when work is to be done by Owner directly. Review scope of work & locations from interior elevations & coordinate w/ Owner/Architect.
14. All fastening devices to be concealed unless otherwise shown.
15. Weather-strip all exterior doors & windows.
16. Caulk or otherwise seal around all openings to limit infiltration, including but not limited to: Exterior joints around windows & door frames, between sole plates, floors & between exterior wall panels.
17. General Contractor shall verify that all work on the exterior of the project is watertight. All joints exposed to the elements shall be tested for water tightness prior to substantial completion.
18. A RESIDENTIAL FIRE SPRINKLER SYSTEM IS REQUIRED IN THE SINGLE FAMILY RESIDENCE STRUCTURE.

HouseWorth Company LLC

1420 VAN DUSEN LANE, CAMPBELL, CA 95008

SU Design Group

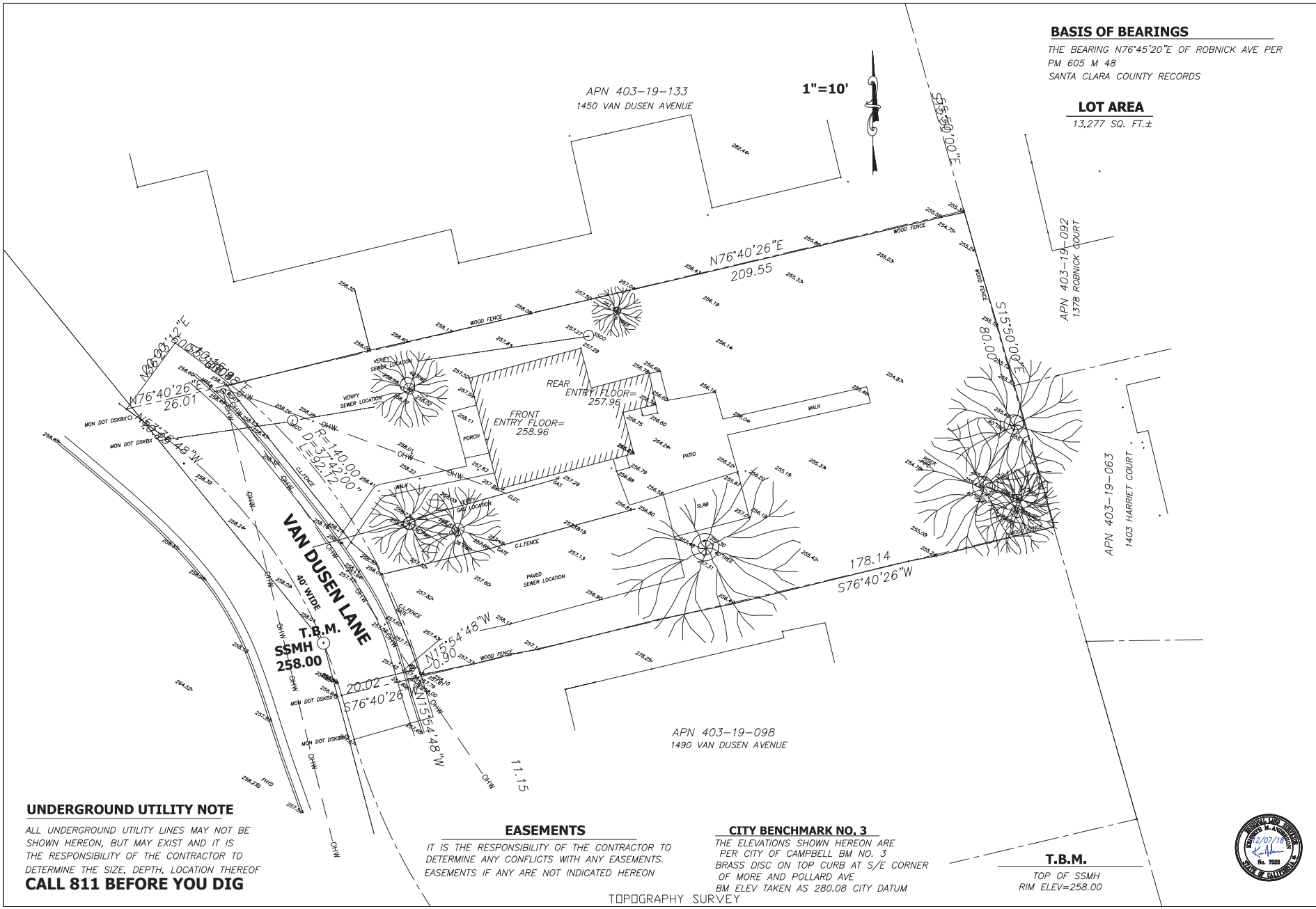
20370 TOWN CENTER LN SUITE 139 CUPERTINO, CA 95014 (408) 865-0577

ISSUED: 07/03/19

PROJECT NO. 1822 DATE: 10/16/19

COVERSHEET

A-0.0



BASIS OF BEARINGS

THE BEARING N76°45'20"E OF ROBNICK AVE PER PM 605 M 48
SANTA CLARA COUNTY RECORDS

LOT AREA

13,277 SQ. FT.±

UNDERGROUND UTILITY NOTE

ALL UNDERGROUND UTILITY LINES MAY NOT BE SHOWN HEREON, BUT MAY EXIST AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE SIZE, DEPTH, LOCATION THEREOF

CALL 811 BEFORE YOU DIG

EASEMENTS

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ANY CONFLICTS WITH ANY EASEMENTS.
EASEMENTS IF ANY ARE NOT INDICATED HEREON

CITY BENCHMARK NO. 3

THE ELEVATIONS SHOWN HEREON ARE PER CITY OF CAMPBELL BM NO. 3
BRASS DISC ON TOP CURB AT S/E CORNER OF MORE AND POLLARD AVE
BM ELEV TAKEN AS 280.08 CITY DATUM

T.B.M.

TOP OF SSMH
RIM ELEV=258.00

TOPOGRAPHY SURVEY

VAN DUSEN 18-01
SCALE: 1"=10'
PROJECT MGR: KA
DATE: 12-07-18
SHEET 1 OF 1 SHEETS

DATE

TOPOGRAPHIC -BOUNDARY SITE PLAN

1420 VAN DUSEN LANE, CAMPBELL, CA 95008
DOC NO. 23926057
APN 403-19-025
SANTA CLARA COUNTY, CALIFORNIA

BAYLAND CONSULTING

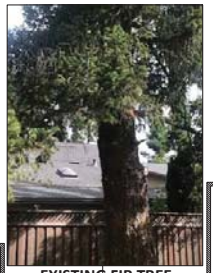
BAY LAND CONSULTING
LAND SURVEYORS/CIVIL ENGINEERS
P.O. BOX 299
SANTA CLARA, CA 95020
Ph: (408) 786-6700
MAPPING THE BAY AREA

WILLIAM W. LINDSAY
12/07/18
No. 7823
STATE OF CALIFORNIA

TOPOGRAPHY SURVEY

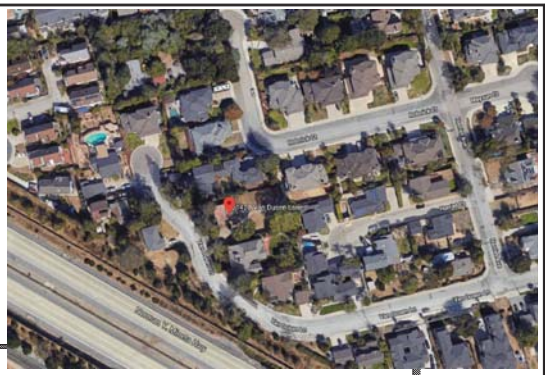
SHEET A-0.1

EXISTING FIR TREE TO REMAIN



EXISTING FIR TREE TO BE REMOVED

EXISTING UNKNOWN TREE SPECIES (NOT ASH, CEDAR, OAK OR REDWOOD)TO REMAIN



APN 403-19-133
1450 VAN DUSEN AVENUE

EXISTING BLACK WALNUT TREE TO REMAIN

APN 403-19-092
1378 ROBNICK COURT

2 EXISTING TREE OF HEAVEN TO BE REMOVED

EXISTING INCENSE CEDAR TREE (CYPRESS)TO BE REMOVED

APN 403-19-098
1490 VAN DUSEN AVENUE

APN 403-19-0
1403 HARRIET CO

VAN DUSEN LANE
40' WIDE

N76°40'26"E 26.01

N76°40'26"E 209.55

S15°50'00"E 80.00

N15°54'48"W 20.02

S76°40'26"W 178.14

N15°54'48"W 0.90

2 STORY F.F.=259.68

REAR ENTRY FLOOR 257.96

FRONT ENTRY FLOOR 258.96

EXISTING BLACK WALNUT TREE TO REMAIN 40"TREE

EXISTING TREE OF HEAVEN TO BE REMOVED 40"TREE

EXISTING INCENSE CEDAR TREE (CYPRESS) TO BE REMOVED

EXISTING FIR TREE 36" TREE

12"TREE

DEAD TREE

TREE TO BE ADDED

WOOD FENCE

VERIFY SEWER LOCATION

VERIFY GAS LINE

PROPOSED DRIVE WAY

PROPOSED WALK WAY

CLOSE GATE

25'-0" REQUIRED REAR SETBACK

8'-0" REQUIRED LEFT SIDE SETBACK

11'-10" REQUIRED RIGHT SIDE SETBACK

LEGEND

FIRST FLOOR ROOF PLAN	
SECOND FLOOR ROOF PLAN	
FIRST FLOOR EXTERIOR WALL	
SECOND FLOOR EXTERIOR WALL	
EXISTING BUILDING	
NEIGHBOR BUILDING	

HouseWorth Company LLC
1420 VAN DUSEN LANE, CAMPBELL, CA 95008

SC Design Group
20370 TOWN CENTER LN SUITE 139
CUPERTINO, CA 95014
(408) 865-0577

ISSUED: 07/03/19

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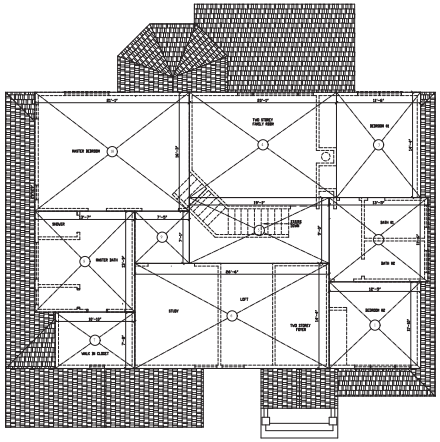
PROPOSED SITE PLAN

A-1.0

PROPOSED SITE PLAN AND SITE PHOTOGRAPHS | 1/8" | 1

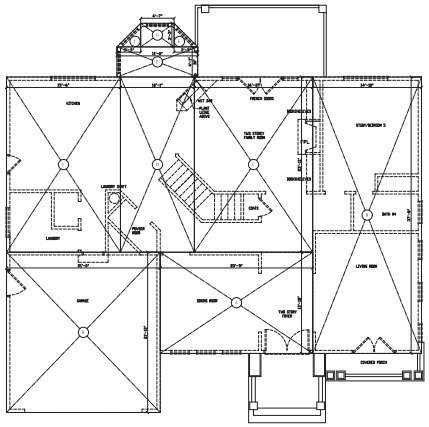
2ND FLOOR AREA CALCULATION:	
1) 11'-10" X 12'-5"	147 SF
2) 11'-6" X 14'-5"	166 SF
3) 14'-4" X 11'-6"	165 SF
4) 14'-4" X 20'-1"	288 SF
5) 9'-0" X 19'-1"	172 SF
6) 14'-4"X 26'-6"	380 SF
7) 7'-8" X 10'-10"	83 SF
8) 13'-9" X 13'-7"	187 SF
9) 7'-1" X 7'-5"	53 SF
10) 16'-3" X 21'-1"	343 SF
2ND FLOOR LIVING AREA TOTAL:	1,984 SF

1ST FLOOR LIVING AREA:	1,915 SF
2ND FLOOR LIVING AREA:	1,984 SF
1ST & 2ND FLOOR LIVING AREA TOTAL:	3,899 SF
GARAGE FLOOR AREA:	458 SF
BUILDING AREA TOTAL:	4,357 SF



SECOND FLOOR AREA DIAGRAM | 1/8" | 4

1ST FLOOR AREA CALCULATION:	
A) 28'-9" X 13'-10"	287 SF
B) 37'-8" X 14'-10"	559 SF
C) 23'-11" X 16'-2"	387 SF
D) 23'-11" X 10'-1"	241 SF
E) 4-11" X 11'-9"	45 SF
F) (3'-3" X 3'-3") /2	5 SF
G) 3'-3" X 4'-7"	15 SF
I) (3'-3" X 3'-3") /2	5 SF
J) 23'-11" X 15'-6"	371 SF
1ST FLOOR LIVING AREA TOTAL:	1,915 SF
GARAGE :	
K) 21'-10" X 21'-0"	458 SF
1ST FLOOR AREA TOTAL:	2,373 SF



FIRST FLOOR AREA DIAGRAM | 1/8" | 3

EXISTING STREETSCAPE | NTS | 2

PROPOSED STREETSCAPE | NTS | 1

HouseWorth Company LLC

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CAMPBELL, CA 95008

20370 TOWN CENTER LN
SUITE 139
CUPERTINO, CA 95014
(408) 865-0577

ISSUED: 07/03/19

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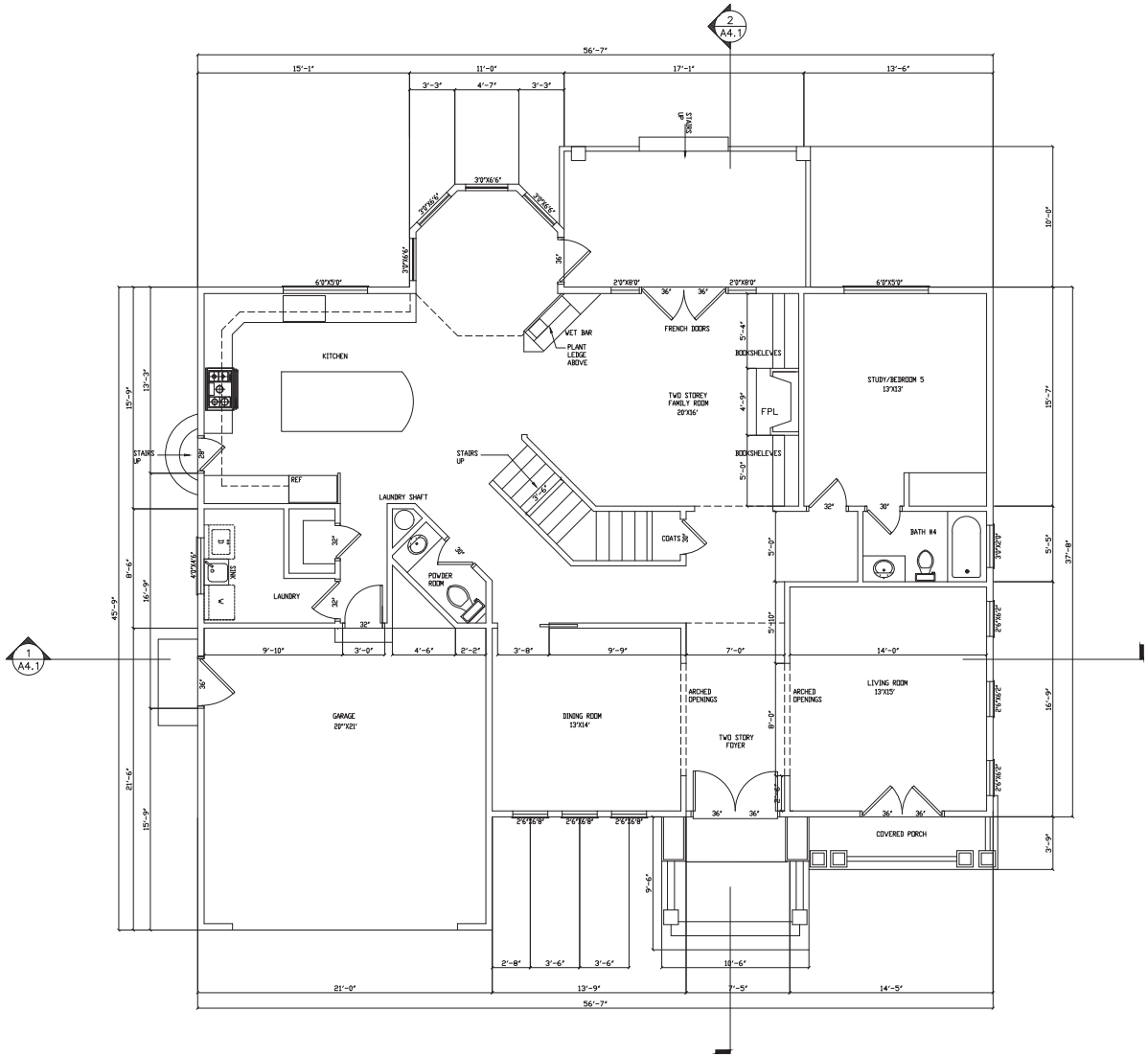
EXISTING AND PROPOSED STREETSCAPES FLOOR AREA DIAGRAMS

A-1.1



PROPOSED FIRST FLOOR PLAN | 1/4" | 1

HouseWorth Company LLC

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20370 TOWN CENTER LN SUITE 139 CUPERTINO, CA 95014 (408) 865-0577

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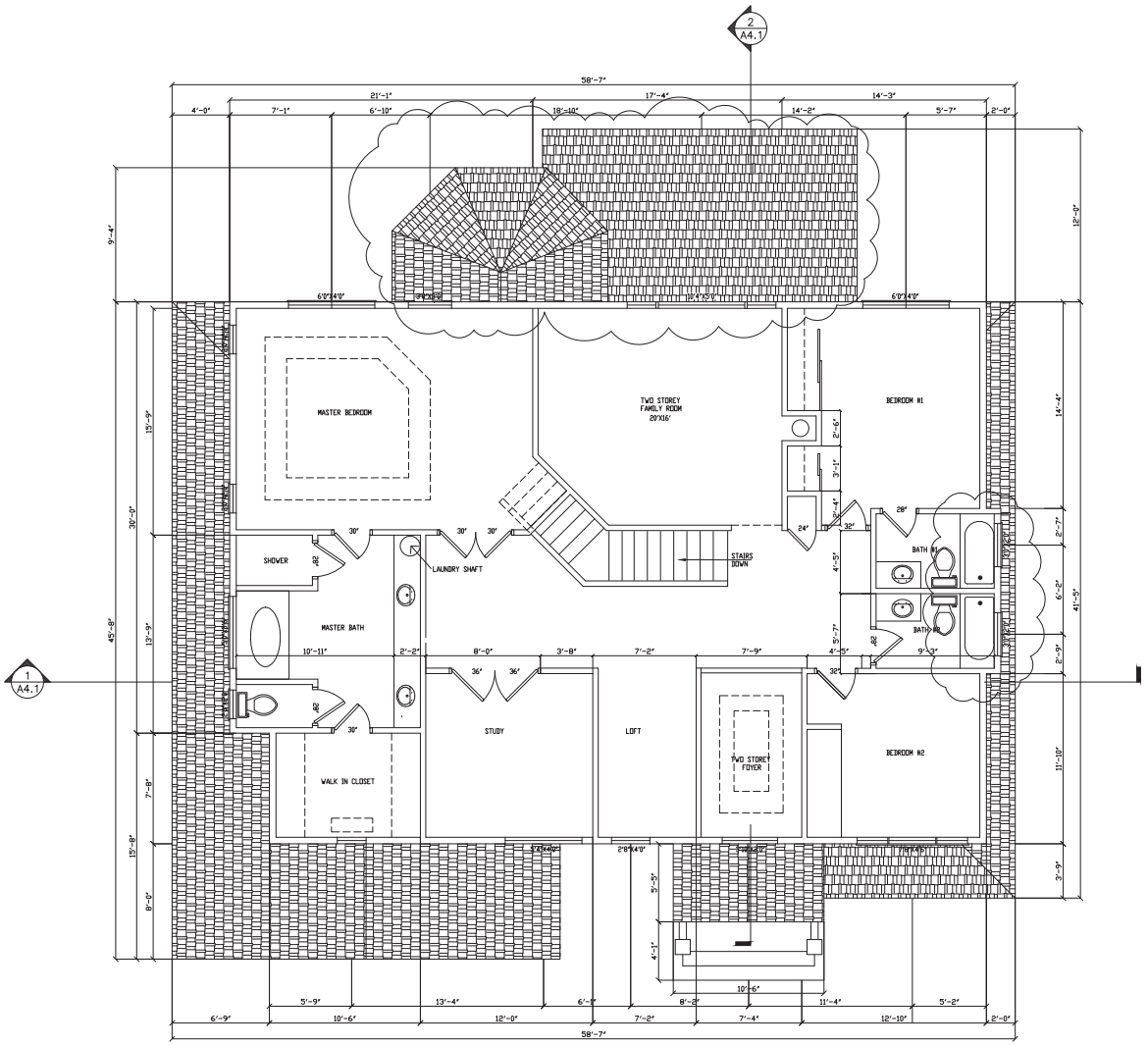
PROPOSED FIRST FLOOR PLAN

A-2.0



PROPOSED SECOND FLOOR PLAN | 1/4" | 1

HouseWorth Company LLC

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SC Design Group

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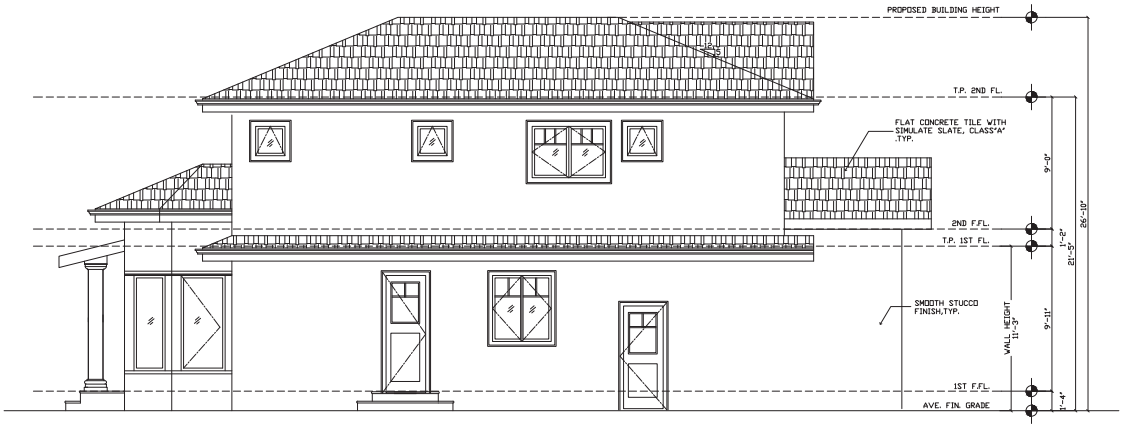
PROPOSED SECOND FLOOR PLANS

A-2.1



PROPOSED LEFT ELEVATION | 1/4" | 2

PROPOSED FRONT ELEVATION | 1/4" | 1

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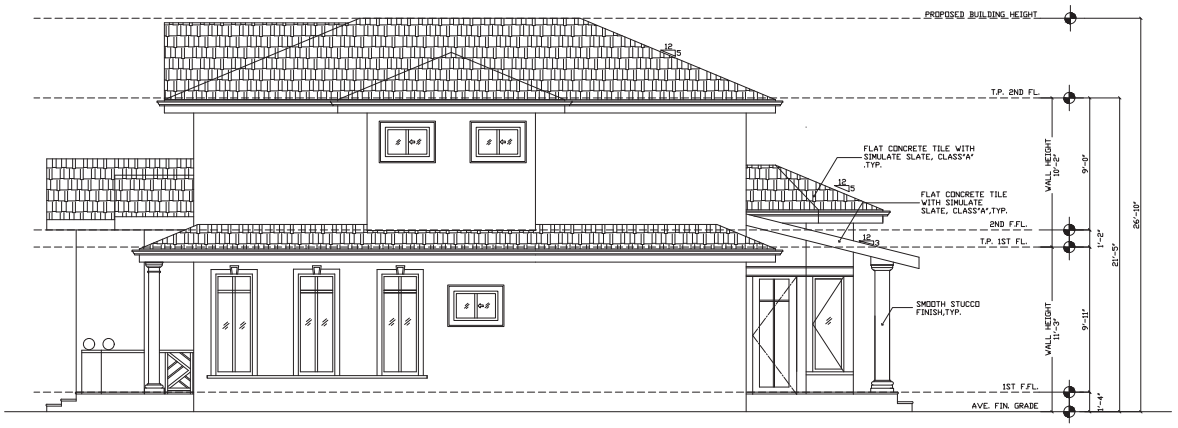
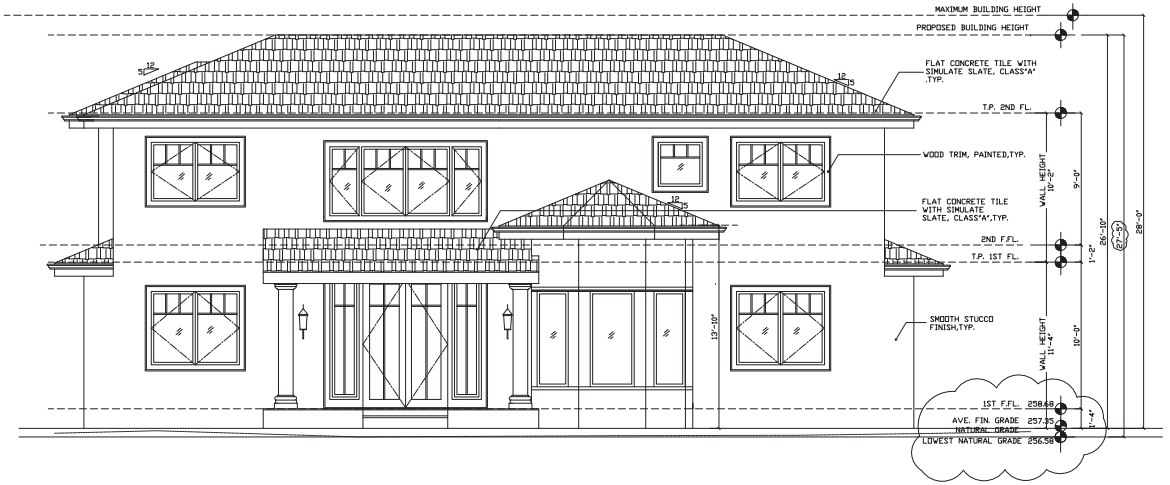
PROPOSED FRONT & LEFT ELEVATIONS

A-3.0



PROPOSED RIGHT ELEVATION | 1/4" | 2



PROPOSED REAR ELEVATION | 1/4" | 1

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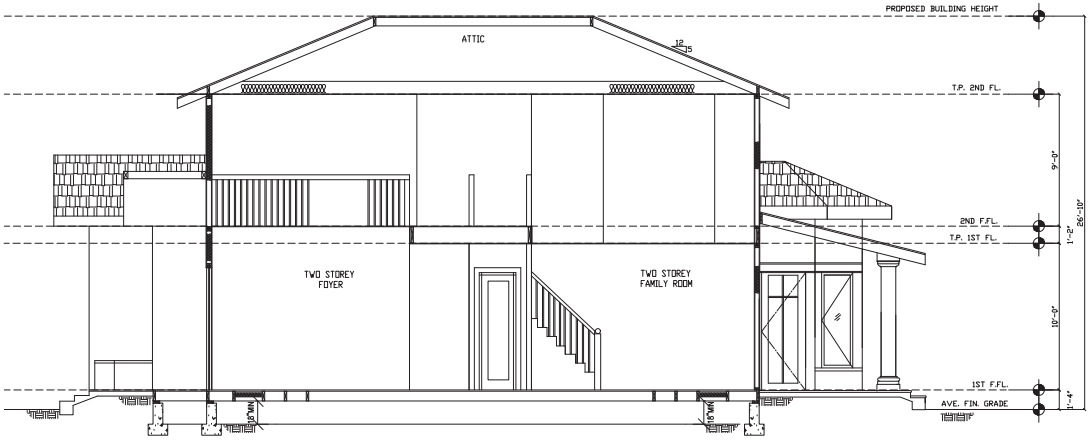
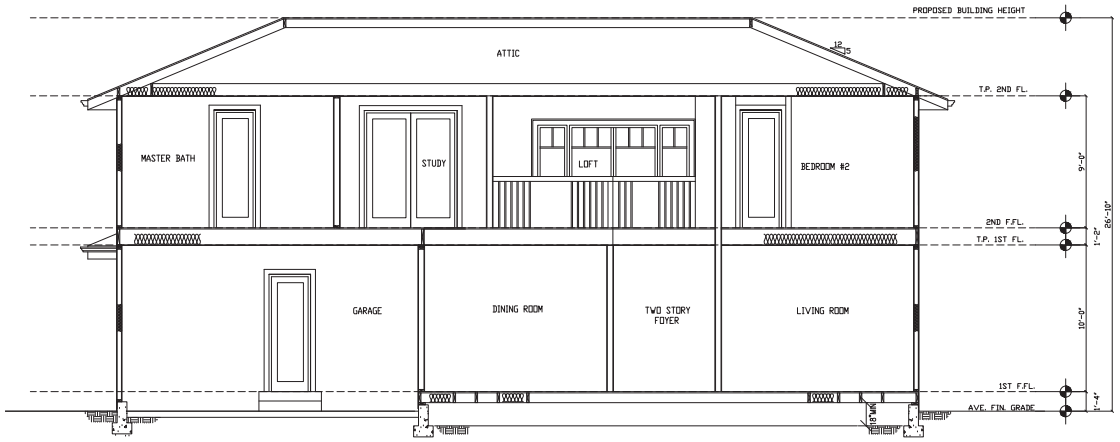
PROPOSED REAR & RIGHT ELEVATIONS

A-3.1



SECTION 2-2 | 1/4" | 2



SECTION 1-1 | 1/4" | 1

HouseWorth
Company
LLC

1420 VAN DUSEN LANE,
CAMPBELL, CA 95008

SCI Design Group
20370 TOWN CENTER LN
SUITE 139
CUPERTINO, CA 95014
(408) 865-0577

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SECTIONS

A-4.0

ON-SITE GRADING & DRAINAGE PLANS

PROJECT STREET ADDRESS: 1420 VAN DUSEN LN.

BUILDING PERMIT NO. 20__ - _____

ASSESSORS PARCEL NO. 403-19-025

DEED # 23926057

CITY OF CAMPBELL

DEPARTMENT OF PUBLIC WORKS

GRADING AND DRAINAGE NOTES

1. CALIFORNIA BUILDING CODE
ALL WORK SHALL COMPLY WITH THE 2013 CALIFORNIA BUILDING CODE.

2. O.S.H.A. REGULATIONS
ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A. REGULATIONS.

3. GEOTECHNICAL (SOILS) REPORT
THE ENGINEER OF WORK HAS DESIGNED THIS PROJECT TO COMPLY WITH THE GRADING RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL (SOILS) REPORT PREPARED BY _____ ***, DATED ___ ***, PROJECT NO. _____ ***.

*** EXISTING BUILDING DEMOLITION AND REBUILD - ARCHITECT IS USING MOST CONSERVATIVE SOIL CONDITIONS FOR FOUNDATION DESIGNS ***

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

10. 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.

11. 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 2% FOR AT LEAST 5 FEET. MINIMUM SLOPE IN ALL OTHER CASES SHALL BE NO LESS THAN 1%.

12. 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.

13. 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.

14. TOPOGRAPHY SURVEY
THE TOPOGRAPHY SURVEY MADE BY *WILSON LAND SURVEYS* ON *12-05-18*.

15. 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.

16. 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.

17. FINAL LETTER OF INSPECTION
THE SOILS ENGINEER OR ENGINEER OF WORK SHALL PROVIDE FINAL LETTER OF INSPECTION AT COMPLETION OF THE GRADING.

18. GRADE EVENLY
THE CONTRACTOR SHALL GRADE EVENLY BETWEEN SPOT ELEVATIONS SHOWN.

19. 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.

20. 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.

21. EARTHWORK QUANTITIES
THE EARTHWORK QUANTITIES SHOWN ON THESE PLANS ARE ONLY TO BE USED TO DETERMINE THE GRADING PLAN REVIEW AND PERMIT FEES.

22. 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.

23. TRUCK ROUTE
NOT APPLICABLE - PROJECT WILL NOT BE MOVING MORE THAN 10,000 C.Y. OF EARTH.

24. 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 SUBCONTRACTOR'S WORKMEN'S 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.

25. 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

26. 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.

27. 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 LIST OF SUCH DISCOVERY. 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 ACCORDANACE WITH CALIFORNIA STATE LAW.

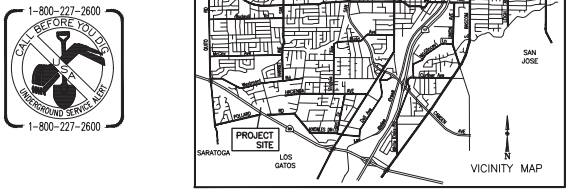
28. MAINTENANCE PROCEDURES
THE CONTRACTOR SHALL ADVISE THE OWNER OF APPROPRIATE MAINTENANCE PROCEDURES OF THE DRAINAGE SYSTEMS.

29. 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 SWEPT (NO WATER) AS NECESSARY, BUT NOT LESS THAN TWICE DAILY.

30. CONSTRUCTION MITIGATION MEASURE
HOURS OF CONSTRUCTION SHALL BE LIMITED TO 8:00 A.M. TO 5:00 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.

31. CONSTRUCTION PERIMETER RETENTION WALLS
ALL PROPERTY LINE RETENTION WALLS SHALL BE MADE OF CONCRETE OR MASONRY.

32. STORMWATER TREATMENT FACILITIES
ALL STORMWATER TREATMENT FACILITIES REQUIRE PUBLIC WORKS INSPECTIONS. CALL 408-866-2150 TO SCHEDULE INSPECTIONS 48-HOURS PRIOR.



SITE SURFACE COVERAGE

	SF	% COVERAGE
EXISTING CONDITIONS	2,100	16%
PERVIOUS	5,270	43%
IMPERVIOUS	7,000	57%

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
SBC 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

ABBREVIATIONS

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

Earthwork Quantities

FILL:	4 CY
CUT:	8 CY
IMPORT:	0 CY
EXPORT:	4 CY

CITY OF CAMPBELL
PLANNING DIVISION CLEARANCE

PLAN CHECK # _____

APPROVED BY: _____

DATE: _____

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: _____

INDEX OF DRAWINGS

LEGEND

	EXISTING	PROPOSED
SIDEWALK, CURB AND GUTTER		
CENTER LINE	℄	℄
PROPERTY LINE	P	P
EDGE OF PAVEMENT		
DRIVEWAY		
PCC OR AC REMOVAL		
STANDARD CITY MONUMENT		
BENCH MARK		
MANHOLE		
STORM DRAIN INLET		
WATER METER	W	W
VALVE		
FIRE HYDRANT		
STREET LIGHT		
POWER POLE		
PULL BOX		
CABLE TELEVISION LINE	TV	TV
ELECTRICAL LINE	E	E
IRRIGATION LINE	IR	IR
NATURAL GAS LINE	G	G
OVERHEAD LINE	OH	OH
SANITARY SEWER LINE	SS	SS
STORM DRAIN LINE	SD	SD
TELEPHONE LINE	T	T
WATER LINE	W	W
TRAFFIC SIGNAL CONDUIT	TS	TS
LIGHTING CONDUIT	L	L
ROADSIDE SIGN & SIGN CODE	R1	R1
FENCE		
TREE/SHRUB		

CITY BENCHMARK NO. 3

THE ELEVATIONS SHOWN HEREON ARE PER CITY OF CAMPBELL BM NO. 3 BRASS DISC ON TOP CURB AT S/E CORNER OF MORE AND POLLARD AVE BM ELEV TAKEN AS 280.08 CITY DATUM

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 P.E.

NICHOLAS G. MILLER, P.E.
PRINT

365 FLOWER LANE
MOUNTAIN VIEW, CA 94043
PHONE: (888) 311-3015

No.	Revision	Date	By	Chkd

Date:
Drawn By: ECM
Designed By: NGM

DESIGN EVEREST, INC
365 FLOWER LANE
MOUNTAIN VIEW, CA 94043
PHONE: (888) 311-3015

TITLE SHEET
GRADING AND DRAINAGE PLANS
PROJECT ADDRESS: 1420 VAN DUSEN LN
BUILDING PERMIT NO. 20__ - __

CITY OF CAMPBELL, CALIFORNIA

SCALE: N.T.S.

SHEET: 1 OF 8

BASIS OF BEARINGS

THE BEARING N76°45'20"E OF ROBNICK AVE PER PM 605 M 48
SANTA CLARA COUNTY RECORDS

LOT AREA

13,277 SQ. FT.±

1"=10'

UNDERGROUND UTILITY NOTE

ALL UNDERGROUND UTILITY LINES MAY NOT BE SHOWN HEREON, BUT MAY EXIST AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE SIZE, DEPTH, LOCATION THEREOF

CA□□□□□BE□ORE YO□ □I□

EASEMENTS

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ANY CONFLICTS WITH ANY EASEMENTS. EASEMENTS IF ANY ARE NOT INDICATED HEREON

CITY BENCHMARK NO. 3

THE ELEVATIONS SHOWN HEREON ARE PER CITY OF CAMPBELL BM NO. 3
BRASS DISC ON TOP CURB AT S/E CORNER OF MORE AND POLLARD AVE
BM ELEV TAKEN AS 280.08 CITY DATUM

T.B.M.

TOP OF SSMH
RIM ELEV=258.00

BRENTE M. ANDERSON — No. 7623 — 12/07/18 — STATE OF CALIFORNIA — LAND SURVEYOR

SHEET 1 OF 1 SHEETS

VAN DUSEN 18-01 | SCALE: 1"=10' | PROJECT MGR: KA | DATE: 12-07-18

DATE

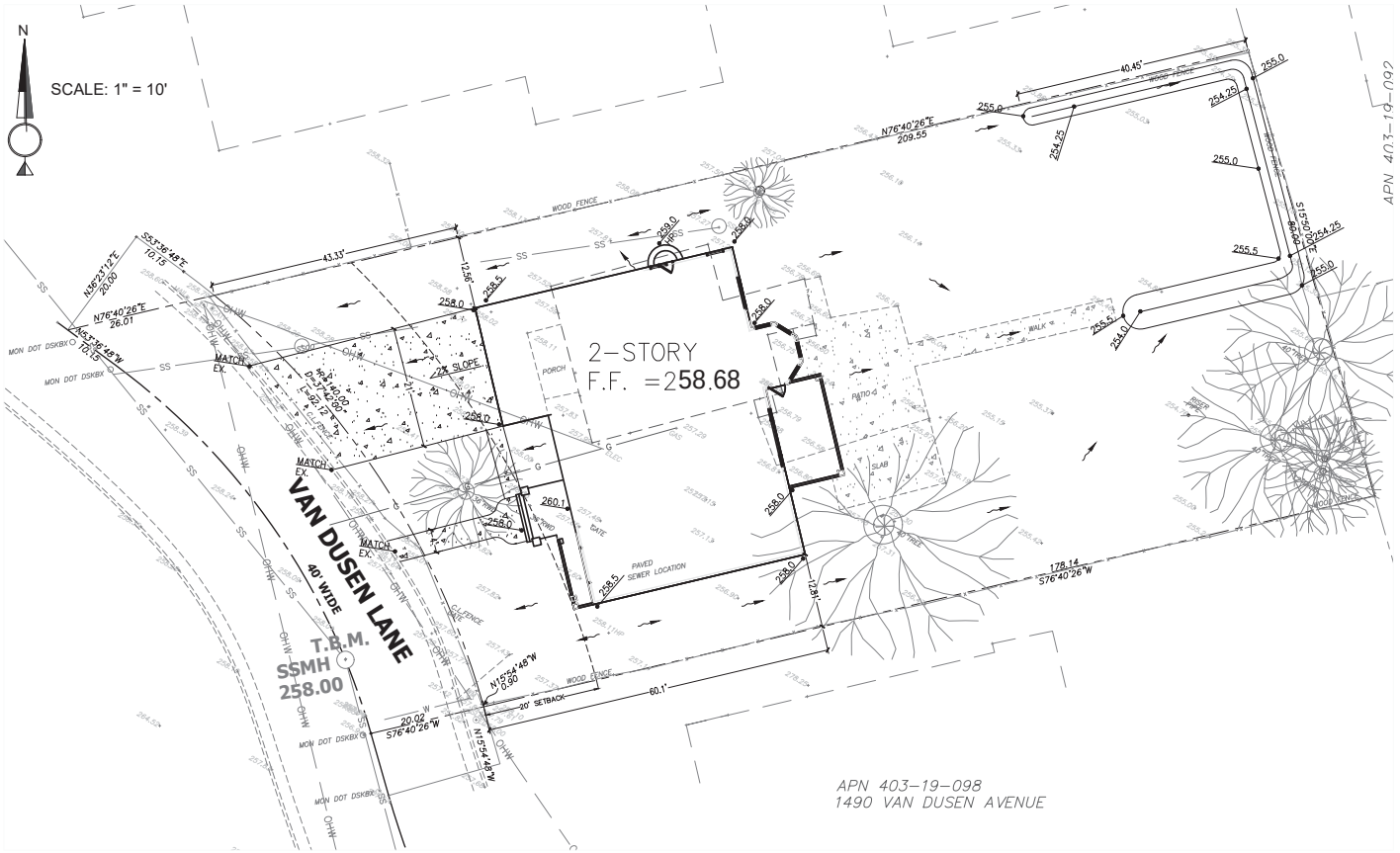
TOPOGRAPHIC -BOUNDARY SITE PLAN

1420 VAN DUSEN LANE, CAMPBELL, CA 95008
DOC NO. 23926057
APN 403-19-025
SANTA CLARA COUNTY, CALIFORNIA

BAYLAND CONSULTING

BAY LAND CONSULTING
LAND SURVEYORS/CIVIL ENGINEERS
P.O. BOX 299
SANTA CLARA, CA 95020
PH: (408) 786-6700
MAPPING THE BAY AREA

ON–SITE GRADING & DRAINAGE PLANS



LEGEND

	EXISTING	PROPOSED
SIDEWALK, CURB AND GUTTER		
CENTER LINE	℄	℄
PROPERTY LINE	PL	PL
EDGE OF PAVEMENT		
DRIVEWAY		
PCC OR AC REMOVAL		
STANDARD CITY MONUMENT		
BENCH MARK		
MANHOLE		
STORM DRAIN INLET		
WATER METER	W	
VALVE		
FIRE HYDRANT		
STREET LIGHT		
POWER POLE		
PULL BOX		
CABLE TELEVISION LINE	TV	TV
ELECTRICAL LINE	E	E
IRRIGATION LINE	IR	IR
NATURAL GAS LINE	G	G
OVERHEAD LINE	OH	OH
SANITARY SEWER LINE	SS	SS
STORM DRAIN LINE	SD	SD
TELEPHONE LINE	T	T
WATER LINE	W	W
TRAFFIC SIGNAL CONDUIT	TS	TS
LIGHTING CONDUIT	L	L
ROADSIDE SIGN & SIGN CODE	R1	R1
FENCE		
TREE/SHRUB		
DOWNSPOUT		D.S.
GRADE		XXX.X
CONTOUR		XXX.X
DIRECTIONAL FLOW ARROW		

FRONT ELEVATION
NOT TO SCALE

No.	Revision	Date	By	Chkd

DESIGN EVEREST. INC
365 FLOWER LANE
MOUNTAIN VIEW, CA 94043
PHONE: (888) 311-3015

Date:
Drawn By: NGM
Designed By: NGM

SHEET DESCRIPTION
ON–SITE GRADING & DRAINAGE PLANS
1420 VAN DUSEN LN
BUILDING PERMIT NO._____

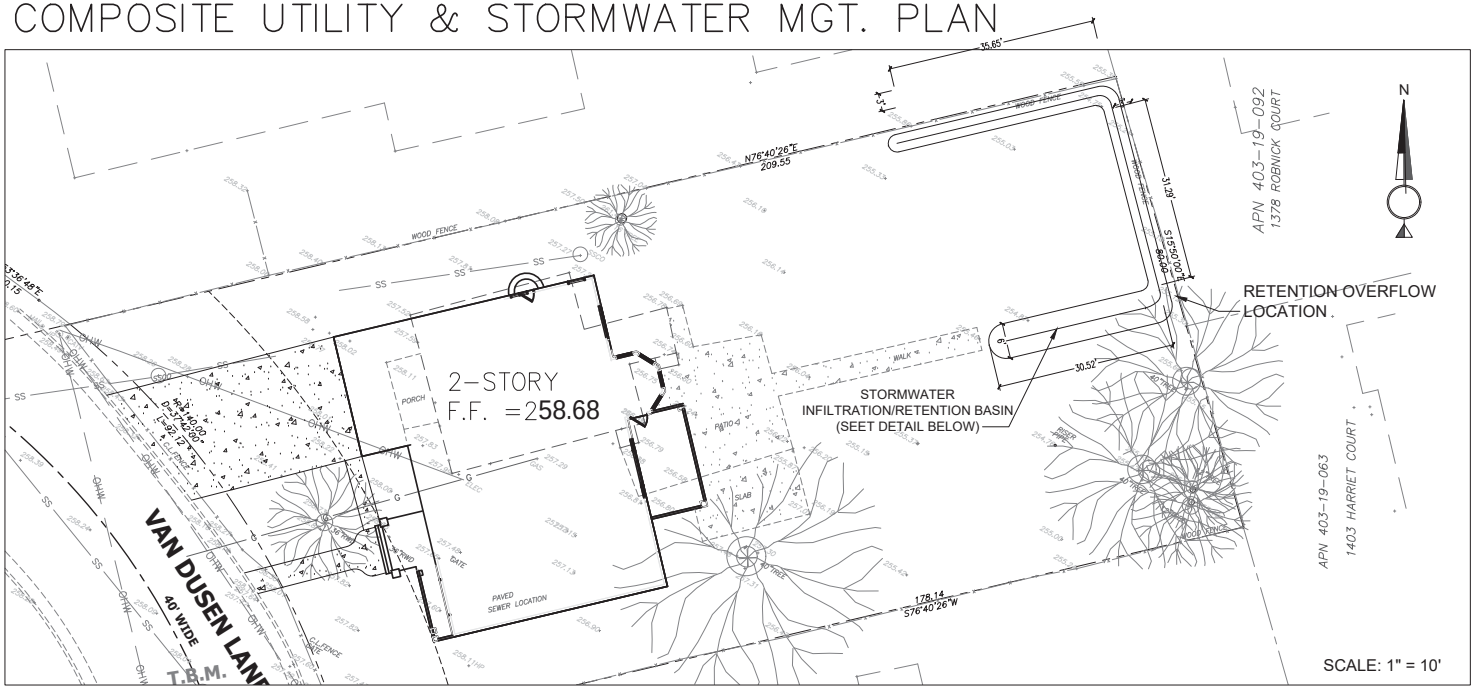
CITY OF CAMPBELL, CALIFORNIA

SCALE:
1"=10'

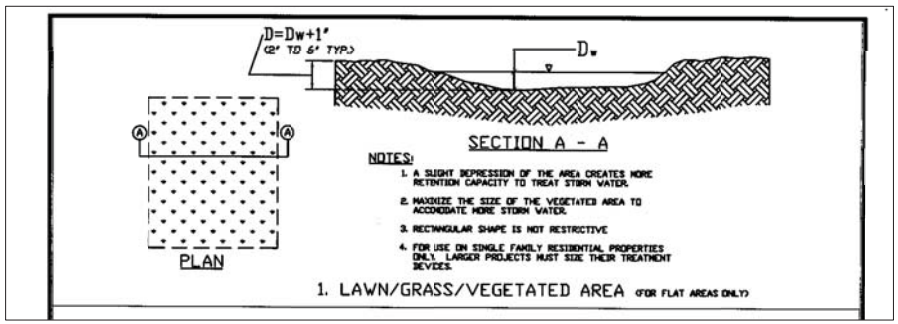
SHEET:
3/8

GP_Campbell_1420_VAN_DUESEN
EX_NG_ADU_161519.dwg
1/15/2024

COMPOSITE UTILITY & STORMWATER MGT. PLAN

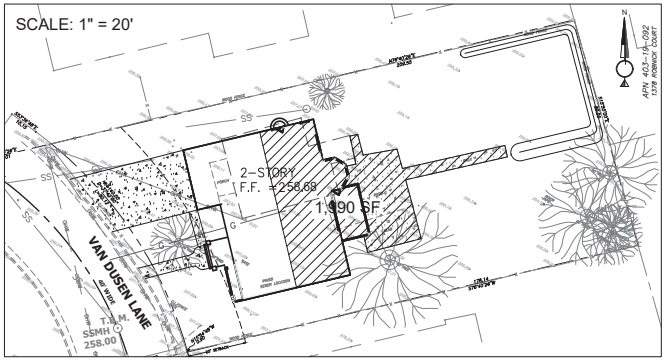


CONTRACTOR TO VERIFY LOCATIONS, CONDITIONS AND CAPACITY OF ALL UTILITY CONNECTIONS TO EXISTING SERVICES. PROPOSED SERVICE LOCATIONS ARE APPROXIMATE AND SHOULD BE REROUTED TO OPTIMIZE SAFETY AND ROUTING TO ARCHITECTURE PLAN LOCATIONS FOR MECHANICAL SERVICE CONNECTIONS..



TYPICAL FILTER MEDIUM AREA
(FOR STORM WATER RETENTION AND/OR INFILTRATION SYSTEMS)

DRAINAGE MANAGEMENT AREA MAP



The sizing, selection, and preliminary design of treatment BMPs and control measures for the site named below, meet the requirements of the City of Campbell's NPDES permit, No. 01-119, Provision C.3.

Date:	05/22/2019
Project Location/Name:	1420 Van Dusen Ln.
Project APN #	403-19-025
Responsible Engineer:	Nicholas G. Miller
License No.:	C-80144
Expiration Date:	9/30/2020

STORMWATER BIO-RETENTION BASIN SIZING CALCULATIONS:
VOLUME REQUIRED = 4%*3,000 SF = 120 C.F.
VOLUME PROVIDED = (30 FT * 1.5' * 0.75') +
(30' * 3' * 1.5') = 164 C.F.

No.	Revision	Date	By	Chkd

DESIGN EVEREST. INC
365 FLOWER LANE
MOUNTAIN VIEW, CA 94043
PHONE: (888) 311-3015

Date:
Drawn By: NGM
Designed By: NGM

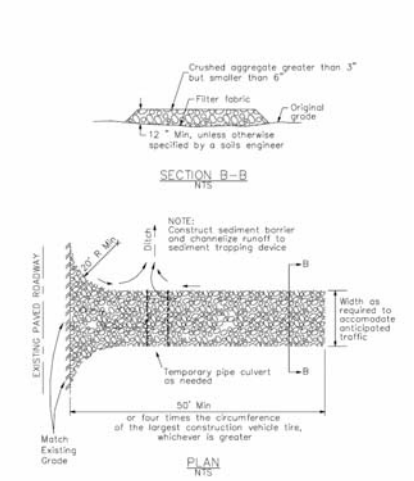
UTILITY & STORMWATER MGT. PLAN
ON-SITE GRADING & DRAINAGE PLANS
1420 VAN DUSEN LN
BUILDING PERMIT NO._____

SCALE:
1"=10'

SHEET:
4/8

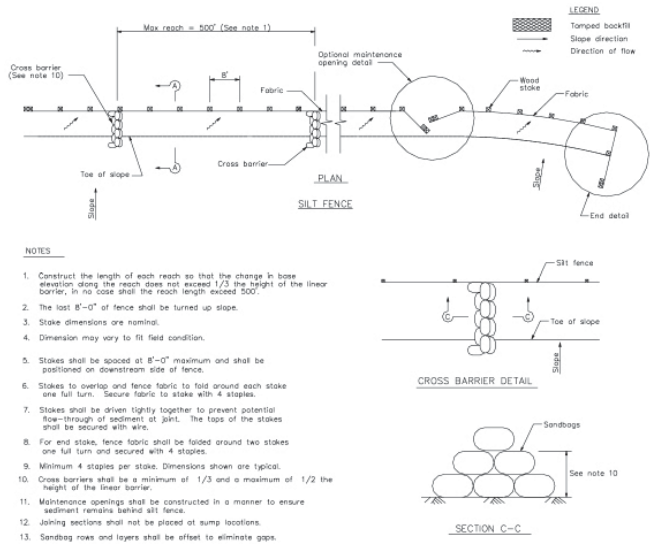
3 Stabilized Construction Entrance/Exit

CASQA Detail TC-1



1 Silt Fence

CASQA Detail SE-1

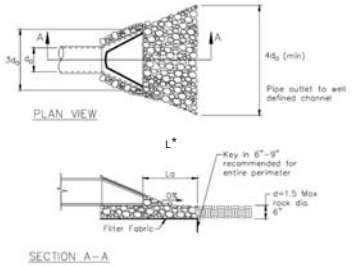


NOTES

1. Construct the length of each reach so that the change in base elevation along the reach does not exceed 1/3 the height of the linear barrier, in no case shall the reach length exceed 500'.
2. The last 8'-0" of fence shall be turned up slope.
3. Stake dimensions are nominal.
4. Dimension may vary to fit field condition.
5. Stakes shall be spaced at 8'-0" maximum and shall be positioned on downstream side of fence.
6. Stakes to overlap and fence fabric to fold around each stake one full turn. Secure fabric to stake with 4 staples.
7. Stakes shall be driven tightly together to prevent potential flow-through of sediment at joint. The tops of the stakes shall be secured with wire.
8. For end stake, fence fabric shall be folded around two stakes one full turn and secured with 4 staples.
9. Minimum 4 staples per stake. Dimensions shown are typical.
10. Cross barriers shall be a minimum of 1/3 and a maximum of 1/2 the height of the linear barrier.
11. Maintenance openings shall be constructed in a manner to ensure sediment remains behind silt fence.
12. Joining sections shall not be placed at sump locations.
13. Sandbag rows and layers shall be offset to eliminate gaps.

4 Velocity Dissipation Devices

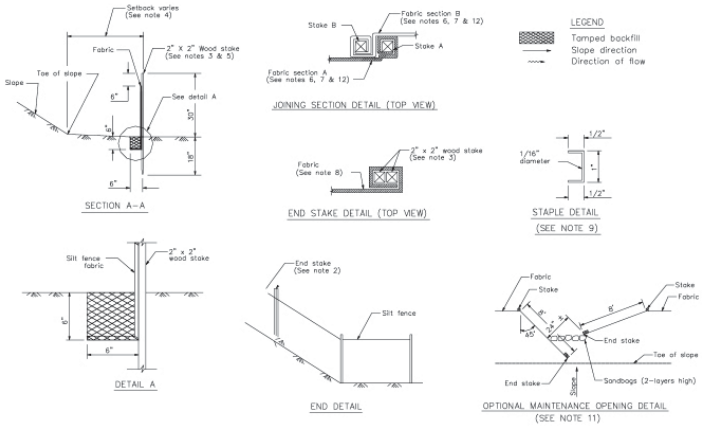
CASQA Detail EC-10



* Length per ABAG Design Standards

2 Silt Fence

CASQA Detail SE-1



Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003.
Available from www.cabmphandbooks.com.

STANDARD BEST MANAGEMENT PRACTICE NOTES

1. Solid and Demolition Waste Management: Provide designated waste collection areas and containers on site away from streets, gutters, storm drains, and waterways, and arrange for regular disposal. Waste containers must be watertight and covered at all times except when waste is deposited. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C3) or latest.
2. Hazardous Waste Management: Provide proper handling and disposal of hazardous wastes by a licensed hazardous waste material hauler. Hazardous wastes shall be stored and properly labeled in sealed containers constructed of suitable materials. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-5 to C-6) or latest.
3. Spill Prevention and Control: Provide proper storage areas for liquid and solid materials, including chemicals and hazardous substances, away from streets, gutters, storm drains, and waterways. Spill control materials must be kept on site where readily accessible. Spills must be cleaned up immediately and contaminated soil disposed properly. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-7 to C-8, C-13 to C-14) or latest.
4. Vehicle and Construction Equipment Service and Storage: An area shall be designated for the maintenance, where on-site maintenance is required, and storage of equipment that is protected from stormwater run-on and runoff. Measures shall be provided to capture any waste oils, lubricants, or other potential pollutants and these wastes shall be properly disposed of off site. Fueling and major maintenance/repair, and washing shall be conducted off-site whenever feasible. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C9) or latest.
5. Material Delivery, Handling and Storage: In general, materials should not be stockpiled on site. Where temporary stockpiles are necessary and approved by the County, they shall be covered with secured plastic sheeting or tarp and located in designated areas near construction entrances and away from drainage paths and waterways. Barriers shall be provided around storage areas where materials are potentially in contact with runoff. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-11 to C-12) or latest.
6. Handling and Disposal of Concrete and Cement: When concrete trucks and equipment are washed on-site, concrete wastewater shall be contained in designated containers or in a temporary lined and watertight pit where wasted concrete can harden for later removal. If possible have concrete contractor remove concrete wash water from site. In no case shall fresh concrete be washed into the road right-of-way. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-15 to C-16) or latest.
7. Pavement Construction Management: Prevent or reduce the discharge of pollutants from paving operations, using measures to prevent run-on and runoff pollution and properly disposing of wastes. Avoid paving in the wet season and reschedule paving when rain is in the forecast. Residue from saw-cutting shall be vacuumed for proper disposal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-17 to C-18) or latest.
8. Contaminated Soil and Water Management: Inspections to identify contaminated soils should occur prior to construction and at regular intervals during construction. Remediating contaminated soil should occur promptly after identification and be specific to the contaminant identified, which may include hazardous waste removal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-19 to C-20) or latest.
9. Sanitary/Septic Water Management: Temporary sanitary facilities should be located away from drainage paths, waterways, and traffic areas. Only licensed sanitary and septic waste haulers should be used. Secondary containment should be provided for all sanitary facilities. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C-21) or latest.
10. Inspection & Maintenance: Areas of material and equipment storage sites and temporary sanitary facilities must be inspected weekly. Problem areas shall be identified and appropriate additional and/or alternative control measures implemented immediately, within 24 hours of the problem being identified.

STANDARD EROSION CONTROL NOTES

1. Sediment Control Management:

   Tracking Prevention & Clean Up: Activities shall be organized and measures taken as needed to prevent or minimize tracking of soil onto the public street system. A gravel or proprietary device construction entrance/exit is required for all sites. Clean up of tracked material shall be provided by means of a street sweeper prior to an approaching rain event, or at least once at the end of each workday that material is tracked, or, more frequently as determined by the County Inspector. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-31 to B-33) or latest.

   Storm Drain Inlet and Catch Basin Inlet Protection: All inlets within the vicinity of the project and within the project limits shall be protected with gravel bags placed around inlets or other inlet protection. At locations where exposed soils are present, staked fiber roles or staked silt fences can be used. Inlet filters are not allowed due to clogging and subsequent flooding. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-49 to B-51) or latest.

   Storm Water Runoff: No storm water runoff shall be allowed to drain in to the existing and/or proposed underground storm drain system or other above ground watercourses until appropriate erosion control measures are fully installed.

   Dust Control: The contractor shall provide dust control in graded areas as required by providing wet suppression or chemical stabilization of exposed soils, providing for rapid clean up of sediments deposited on paved roads, furnishing construction road entrances and vehicle wash down areas, and limiting the amount of areas disturbed by clearing and earth moving operations by scheduling these activities in phases.

   Stockpiling: Excavated soils shall not be placed in streets or on paved areas. Borrow and temporary stockpiles shall be protected with appropriate erosion control measures(tarps, straw bales, silt fences, ect.) to ensure silt does not leave the site or enter the storm drain system or neighboring watercourse.
2. Erosion Control: During the rainy season, all disturbed areas must include an effective combination of erosion and sediment control. It is required that temporary erosion control measures are applied to all disturbed soil areas prior to a rain event. During the non-rainy season, erosion control measures must be applied sufficient to control wind erosion at the site.
3. Inspection & Maintenance: Disturbed areas of the Project's site, locations where vehicles enter or exit the site, and all erosion and sediment controls that are identified as part of the Erosion Control Plans must be inspected by the Contractor before, during, and after storm events, and at least weekly during seasonal wet periods. Problem areas shall be identified and appropriate additional and/ or alternative control measures implemented immediately, within 24 hours of the problem being identified.
4. Project Completion: Prior to project completion and signoff by the County Inspector, all disturbed areas shall be reseeded, planted, or landscaped to minimize the potential for erosion on the subject site.
5. It shall be the Owner's/Contractor's responsibility to maintain control of the entire construction operation and to keep the entire site in compliance with the erosion control plan.
6. Erosion and sediment control best management practices shall be operable year round or until vegetation is fully established on landscaped surfaces.

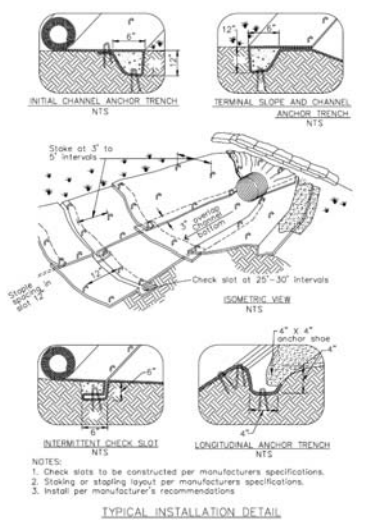
Project Information

Best Management Practices and Erosion Control Details Sheet 1
County of Santa Clara

BMP-1

7 Geotextiles and Mats

CASQA Detail EC-7

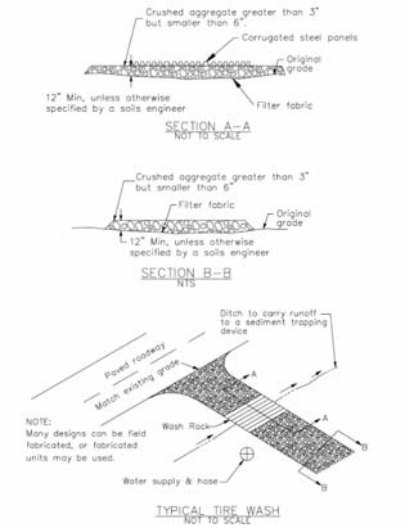


5 Geotextiles and Mats

CASQA Detail EC-7

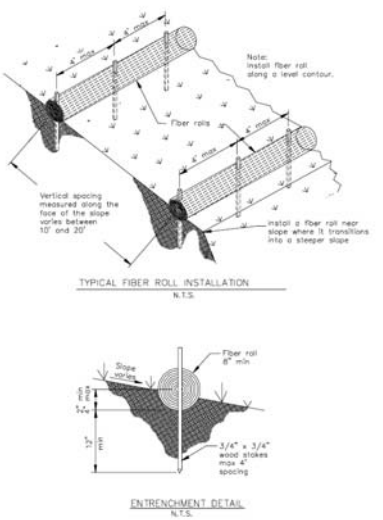
3 Entrance/Outlet Tire Wash

CASQA Detail TC-3



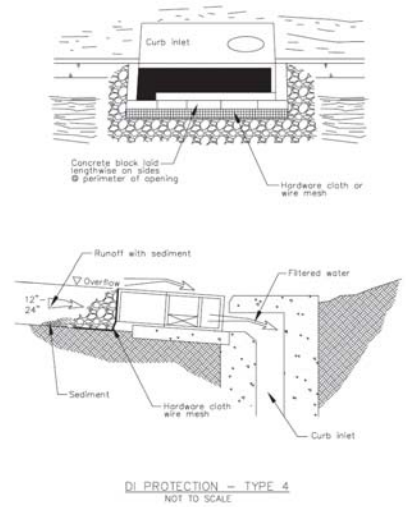
1 Fiber Rolls

CASQA Detail SE-5



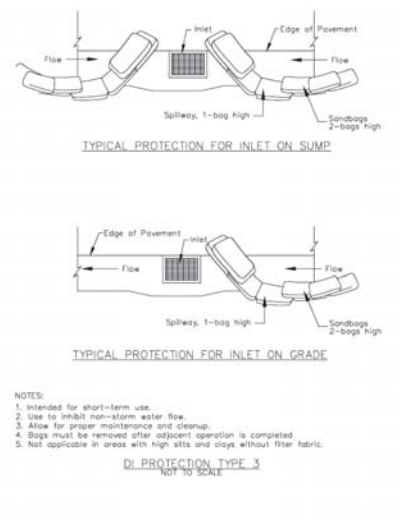
8 Storm Drain Inlet Protection

CASQA Detail SE-10



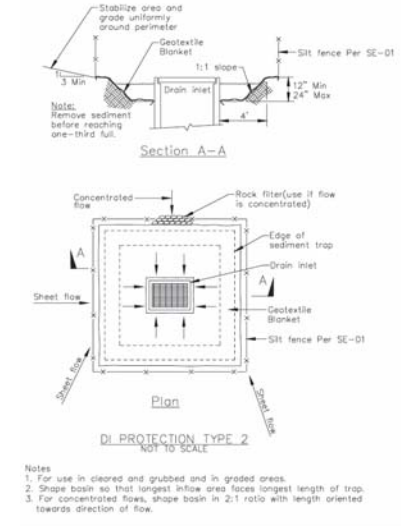
6 Storm Drain Inlet Protection

CASQA Detail SE-10



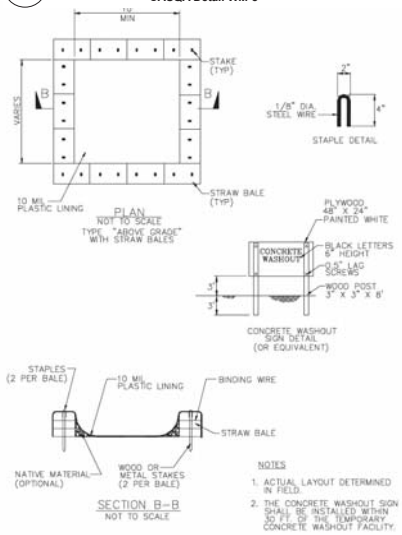
4 Storm Drain Inlet Protection

CASQA Detail SE-10



2 Concrete Waste Management

CASQA Detail WM-8



Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003.
Available from www.cabmphandbooks.com.

Project Information

Best Management Practices and Erosion Control Details Sheet 2
County of Santa Clara

BMP-2

EROSION CONTROL PLAN

WORK TO BE DONE:

EROSION CONTROL WORK CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS, THE CURRENT CITY OF CAMPBELL OR SANTA CLARA COUNTY AREA REGIONAL STANDARD DRAWINGS AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, AND PER THE CITY OF CAMPBELL AND/OR SANTA CLARA COUNTY GRADING ORDINANCE.

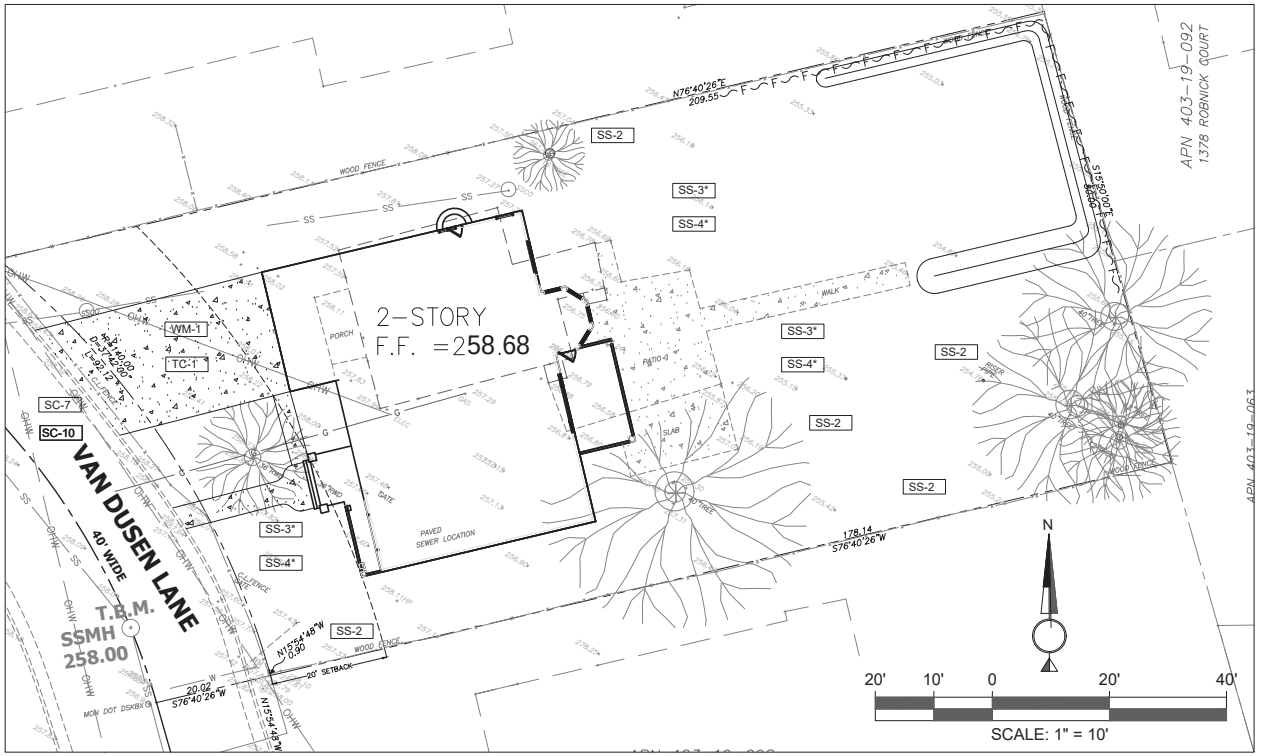
NOTE: THIS LIST IS PARTIAL, APPLY BMPS PER SHEETS EC1 & EC2 AS SITE CONDITIONS CHANGE AND REQUIRE ALTERNATE MEASURES TO PREVENT SOIL EROSION.

BMP LEGEND (SEE ALSO SHEETS EC1 AND EC2)

SS-2	PRESERVATION OF EXISTING VEGETATION
SS-3*	BONDED OR STABILIZED FIBER MATRIX (WINTER)
SS-4*	HYDROSEEDING (SUMMER)
WM-1	MATERIAL DELIVERY & STORAGE
TC-1	STABILIZED CONSTRUCTION ENTRANCE
SC-7	STREET SWEEPING AND VACUUMING
SC-10	STORM DRAIN INLET PROTECTION
	DIRECTION OF LOT DRAINAGE
SE-5**	FIBER ROLL(S)

*TEMPORARY MEASURES IF NEEDED, FIRST FOLLOW LANDSCAPE PLAN FOR PERMANENT EROSION CONTROL MEASURES FOR PLANTING AREAS

**ASSES PRESERVATION OF EXISTING LANDSACPING AND DETERMINE IF ADDITIONAL SOIL EROSION PROTECTION IS NEEDED IN THE FORM OF FIBER ROLLS OR EQUAL TO PREVENT THE MIGRATION OF SEDIMENT ON TO OTHER PROPERTIES.



DESIGN EVEREST. INC
365 FLOWER LANE
MOUNTAIN VIEW, CA 94043
PHONE: (888) 311-3015

No.	Revision	Date	By	Chkd

Date:
Drawn By: NGM
Designed By: NGM

EROSION CONTROL PLAN
1420 VAN DUSEN LN
BUILDING PERMIT NO._____

CITY OF CAMPBELL, CALIFORNIA

SCALE: 1"=10'

SHEET: 7/8

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

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.
- 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.
- When breaking up paving, be sure to pick up all the pieces and dispose properly.
- Recycle large chunks of broken concrete at a landfill.
- Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- Never bury waste material.

STORM DRAIN POLLUTION FROM MASONRY AND PAVING

Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks causes serious problems and is prohibited by law.

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.
- Never hose down dirty pavement or impermeable surfaces where fluids have spilled. Use dry cleanup method (absorbent materials, cat litter, and/or rags) whenever possible. If you must use water, use just enough to keep the dust down.
- Sweep up spilled dry materials immediately. Never attempt to wash them away with water or bury them. Use as little water as possible for dust control.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills to the appropriate spill response agencies immediately.

STORM DRAIN POLLUTION FROM HEAVY EQUIPMENT ON THE CONSTRUCTION SITE

Poorly maintained vehicles and heavy equipment leaking fuel, oil, antifreeze or other fluids on the construction site are common sources of storm water pollution. Prevent spills and leaks by isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible.

PAINTING AND APPLICATION OF SOLVENTS AND ADHESIVES

BEST MANAGEMENT PRACTICES FOR THE:

- 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.

PAINTING CLEANUP

- 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?

GENERAL BUSINESS PRACTICES

- 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.
- Never wash excess material from exposed aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.
- Cover stockpiles (asphalt, sand, etc.) and other materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheets and berms.
- Catch drips from paver with drip pans or absorbent material (cloth, rags, etc.) placed under machine when not in use.
- Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags), or dig up and remove contaminated soil.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand.
- Avoid over application by water trucks for dust control.

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 occure on a construction site. Owner and contractor may be held responsible for any environmental damage caused by the subcontractors or employees.

Spill Response Agencies

1. Dial 911
2. Santa Clara Valley Water District Environmental Compliance Division (408) 927-0710.
3. 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, Montain View, Palo Alto, and Stanford

ORDINANCE OF THE CITY OF CAMPBELL ESTABLISHING REQUIREMENTS FOR STORM WATER POLLUTION CONTROL

A. **Criminal Penalties.** Any person who violates any provision of this article shall be guilty of a misdemeanor and upon conviction thereof shall be punishable by imprisonment for a term not to exceed six (6) months or by a fine not to exceed $1000 or by both. Each and every violation of this chapter shall constitute a separate offense. Every day each such violation continues shall be an additional offense.

B. **Civil Penalties.** Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell in a sum not to exceed $1000 per day for each day in which the violation occurs. Each and every violation of this chapter shall constitute a separate offense. Every day each such violation continues shall be an additional offense.

C. **Civil Liability.** Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell for all costs, including attorneys fees, associated with the investigation and remediation of environmental conditions caused by the discharge of pollutants into the Municipal Storm Drain System or a Watercourse in violation of this chapter.

D. **Remedies Cumulative.** The remedies provided for in this chapter are cumulative and not exclusive and shall be in addition to any and all other remedies available to the City of Campbell under State and Federal Law.

No.	Revision	Date	By	Chkd

Date: 07/01/03
Drawn By:
Designed By:

PLAN FOR THE IMPROVEMENT OF

BLUEPRINT FOR A CLEAN BAY

ENCROACHMENT PERMIT NO.

CITY OF CAMPBELL

SCALE: N.T.S.

SHEET: OF

J:\Landfl\src\Title Sheets\Blueprint for a clean bay

PLANT LEGEND AND NOTES

Symbol	Species	Size	Water	WUCOLS
	Tulbaghia violacea @ 30" oc	1 gallon	low	.3
	Erigeron karvenskianus/ Santa Barbara Daisy @ 30" oc	1 gallon	low	.3
	Carex divulsa/ Berkeley Sedge @ 36" oc	1 gallon	low	.3
A	Pittosporum tenuifolium	5 gallon	low	.3
B	Cotinus Royal Purple/ Smoke Tree	15 gallon	low	.3
C	Leucophyllum Suzanne	5 gallon	low	.3
D	Chondropetalum tectorum/ Cape Rush	5 gallon	low	.3
E	Euonymus japonicus	5 gallon	low	.3
F	Pittosporum Wheelers Dwarf	5 gallon	low	.3
G	Lomandra Breeze	5 gallon	low	.3
H	Lavandula Grosso/ Lavender	5 gallon	low	.3
I	Cotinus Golden Spirit/ Smoke Tree	5 gallon	low	.3
T-1	Prunus serrulata Kwanzan/ Cherry	24" box med		.5

1) Verify placement of all proposed plants.
2) Protect existing trees to remain. Verify placement of tree protection fencing.
3) Thoroughly prepare soil prior to planting. The contractor shall submit a soil sample for analysis to a local lab for analysis and recommendations for soil preparation prior to planting.
4) Incorporate 4 cy of compost per 1000 sf, 6" into native soil.
5) Spread 3" of earthtone mulch, Prochip or equal, after planting.
6) I have complied with the criteria of the water efficient landscape ordinance and applied them for the efficient use of water in the landscape design.

PROJECT INFORMATION

The proposed front yard landscape area is under 2500 sf, thus Prescriptive Compliance with the local WELO has been selected.

Applicant: Charles Zhang
Project Address: 1420 Van Dusen Lane
Total Landscape Area: 1779 sf
Project Type: New
Water Supply: Potable
"I agree to comply with the requirements of the prescriptive compliance option for the MWELO"

Applicant: _____ Date: _____

PLANNING FINAL REQUIRED

THE NEW LANDSCAPING INDICATED ON THE PLANS MUST BE INSTALLED PRIOR TO FINAL INSPECTION. CHANGES TO THE LANDSCAPING PLAN REQUIRE PLANNING APPROVAL.

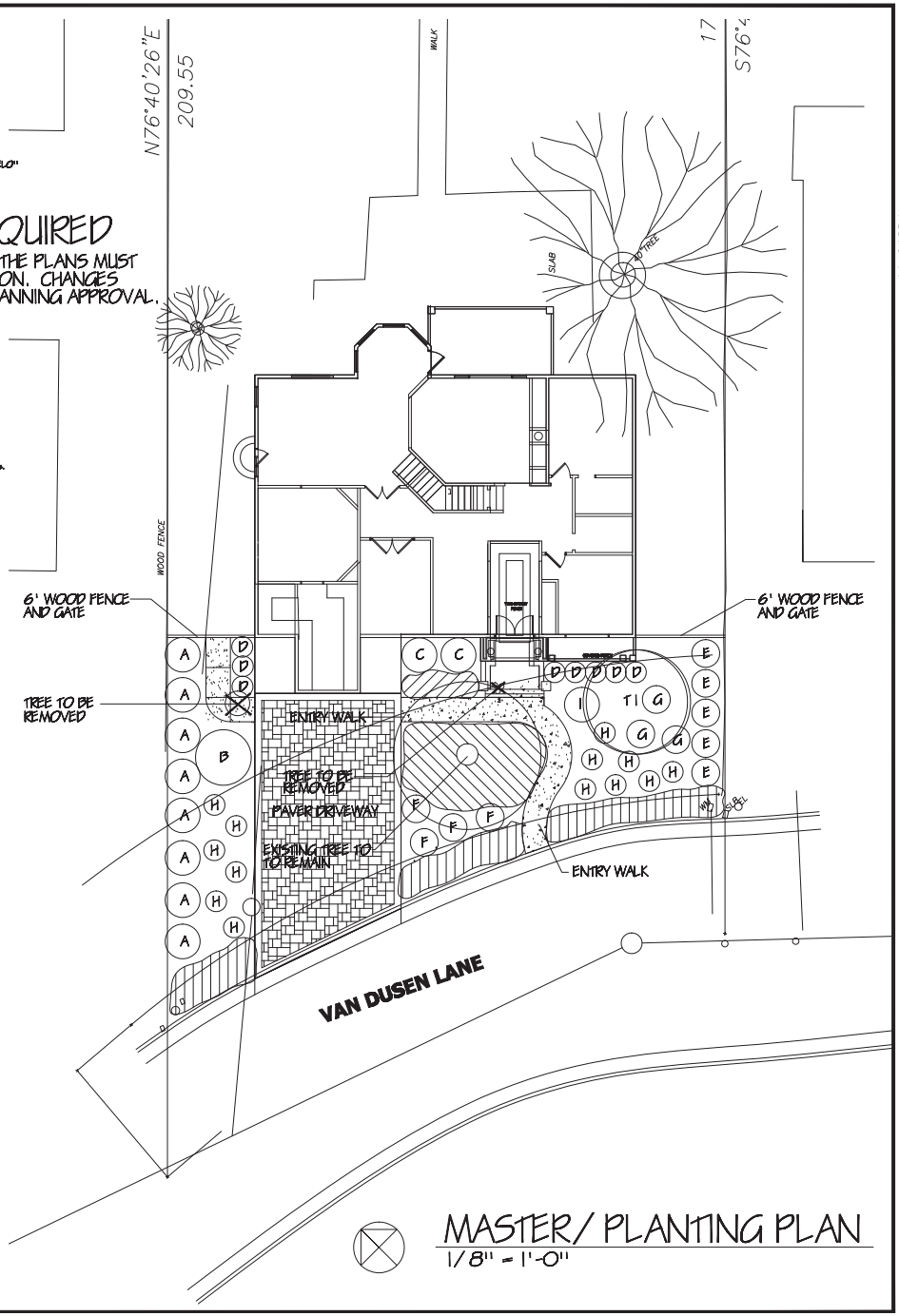
1) 100% of the proposed plant material have an average WUCOLS rating of .3 or less.
2) There is no proposed turf.
3) No lawn is proposed on a slope which exceeds 1' vertical elevation change in 4'.
4) No lawn is proposed in a parking strip.

TULBAGHIA ERIGERON CAREX

PITTOSPORUM COTINUS LOMANDRA CHONDROPETALUM EUONYMUS

PITTOSPORUM LOMANDRA LAVANDULA COTINUS

PRUNUS



MASTER/ PLANTING PLAN
1/8" = 1'-0"

W. Jeffrey Held
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C-2235

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REVISED 4/ 28/ 19

REGISTERED LANDSCAPE ARCHITECT No. 2235 Signature EXPIRATION DATE: 08/30/2019 STATE OF CALIFORNIA

ZHANG RESIDENCE

for:
CHARLES ZHANG
1420 VAN DUSEN LANE
CAMPBELL, CA. 95008

MASTER PLANTING PLAN

date: 4/ 25/ 19
scale: NOTED
drawn by: WJH
job no. 21921
sheet L 1
of sheets

California Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET$_o$)		45.3		Project Type	Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
#1 low water	0.3	Drip	0.81	0.37	610	226	6345
#2 low water	0.3	Drip	0.81	0.37	535	198	5565
#3 medium water	0.5	Drip	0.81	0.62	30	19	520
#4 low water	0.3	Drip	0.81	0.37	600	222	6241
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			Totals	1775	665		18672
Special Landscape Areas							
			1			0	0
			1			0	0
			1			0	0
			1			0	0
			Totals	0	0		0
					ETWU Total		18672
					Maximum Allowed Water Allowance (MAWA)[e]		27419

[a] Hydrozone # / Planting Description e.g.
1.) Front lawn
2.) Low water use planting
3.) Medium water use planting

[b] Irrigation Method
1.) Overhead Spray
2.) Drip

[c] Irrigation Efficiency
1.) 0.75 for Overhead Spray
2.) 0.81 for Drip

[d] ETWU (Annual Gallons Required) =
Eto x 0.62 x ETAF x Area
Where 0.62 is a conversion factor to change acre-inches per acre per year to gallons per square foot per year.

[e] MAWA (Annual Gallons Allowed) =
(Eto) (0.62) ((ETAF x LA) + ((1-ETAF) x SLA))
Where 0.62 is a conversion factor to change acre-inches per acre per year to gallons per square foot per year. LA is the total regular landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas

0.45	Non-Residential
0.55	Residential
0.81	Drip
0.75	Overhead

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	665
Total Area	1775
Average ETAF	0.37

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	665
Total Area	1775
Average ETAF	0.37

FRONT SETBACK HARDSCAPE COVERAGE

Front setback area: 1700 sf

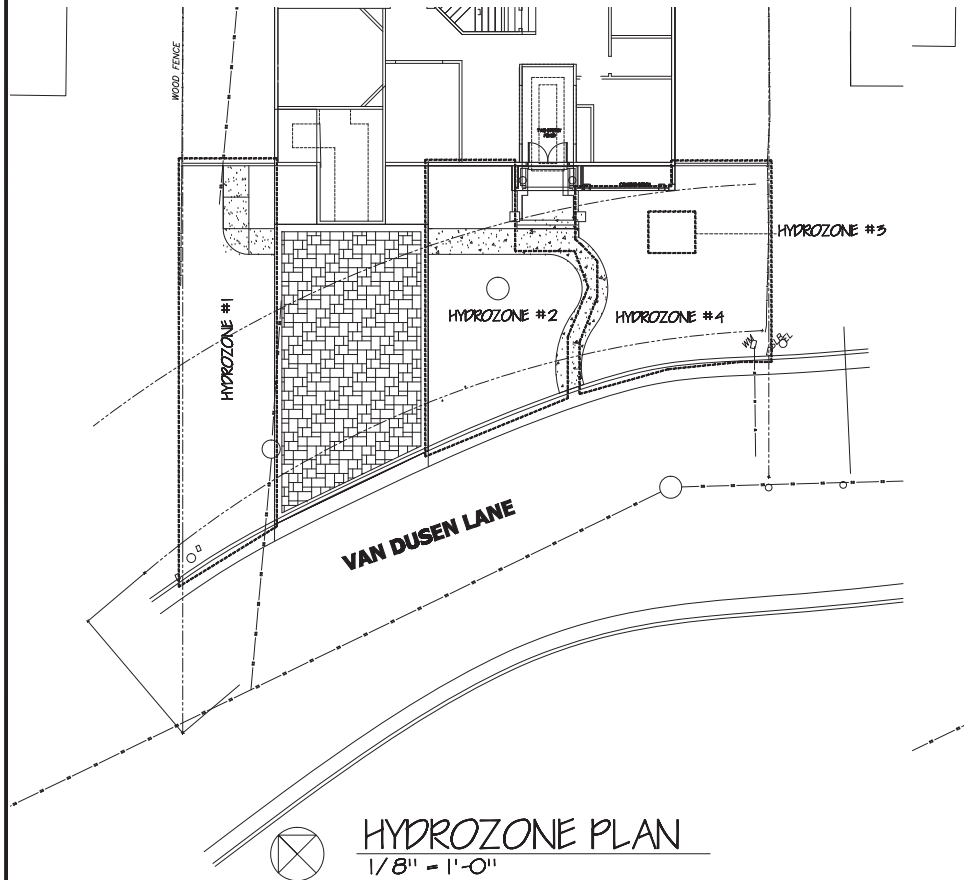
Allowable coverage: 50% or 850 sf

Proposed coverage:
Driveway: 460 sf
Entry Walk: 140 sf

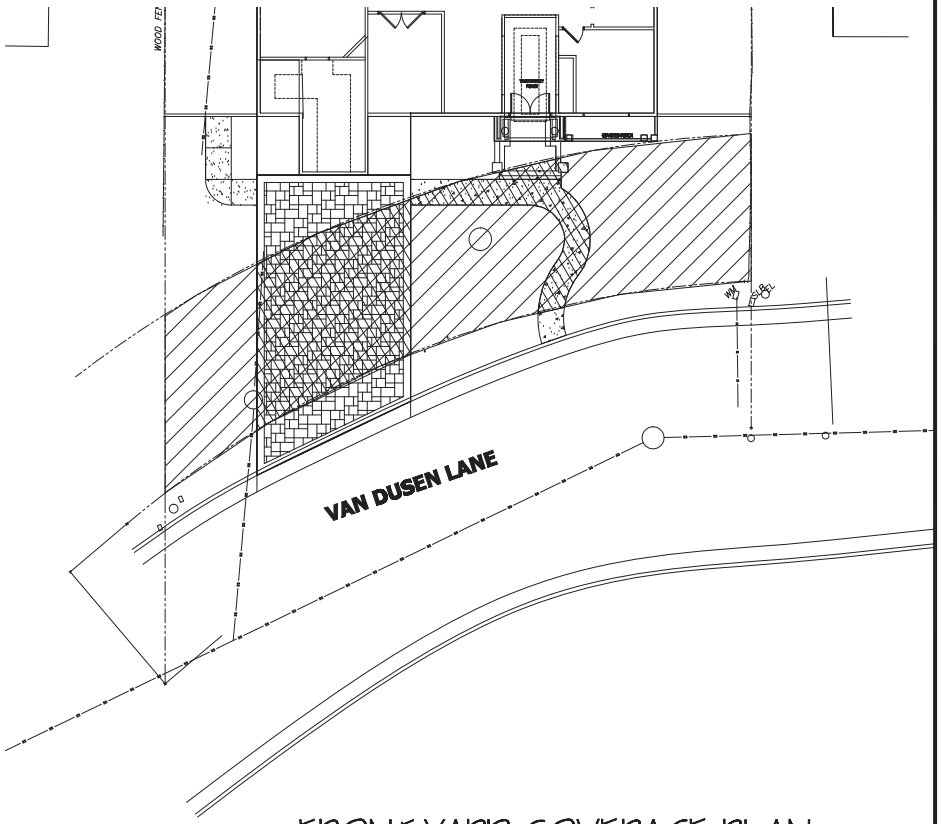
Total: 600 sf or 35%

Front yard area

Proposed coverage



HYDROZONE PLAN
1/8" = 1'-0"



FRONT YARD COVERAGE PLAN
1/8" = 1'-0"

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COVERAGE AND HYDROZONE PLANS

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IRRIGATION LEGEND

C — Hunter I-Core Weatherbased controller with Solar Sync and rain sensor - verify placement in garage
Controller shall have battery backup for programming

Febco #765 - 1" pressure vacuum breaker
provide lockable cover - verify location point of connection and install per manufacturers specifications

1" schedule 40 pvc mainline - min. depth 18"

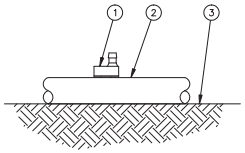
Rainbird PEB series control valves with in line pressure reducer set to 35 psi and Y filter for drip circuits - install below grade in valve box, maximum two valves per box

Schedule 40 pvc lateral lines - min. depth 12" - all lines ¾" unless otherwise noted

Rainbug, or equal, 1 gph pressure compensating emitters (2 per one gallon plan, 3 per five gallon, 4 per 15 gallon set on ¾" drip line - set drip line on ground surface and cover with final mulch

1 — Control valve number

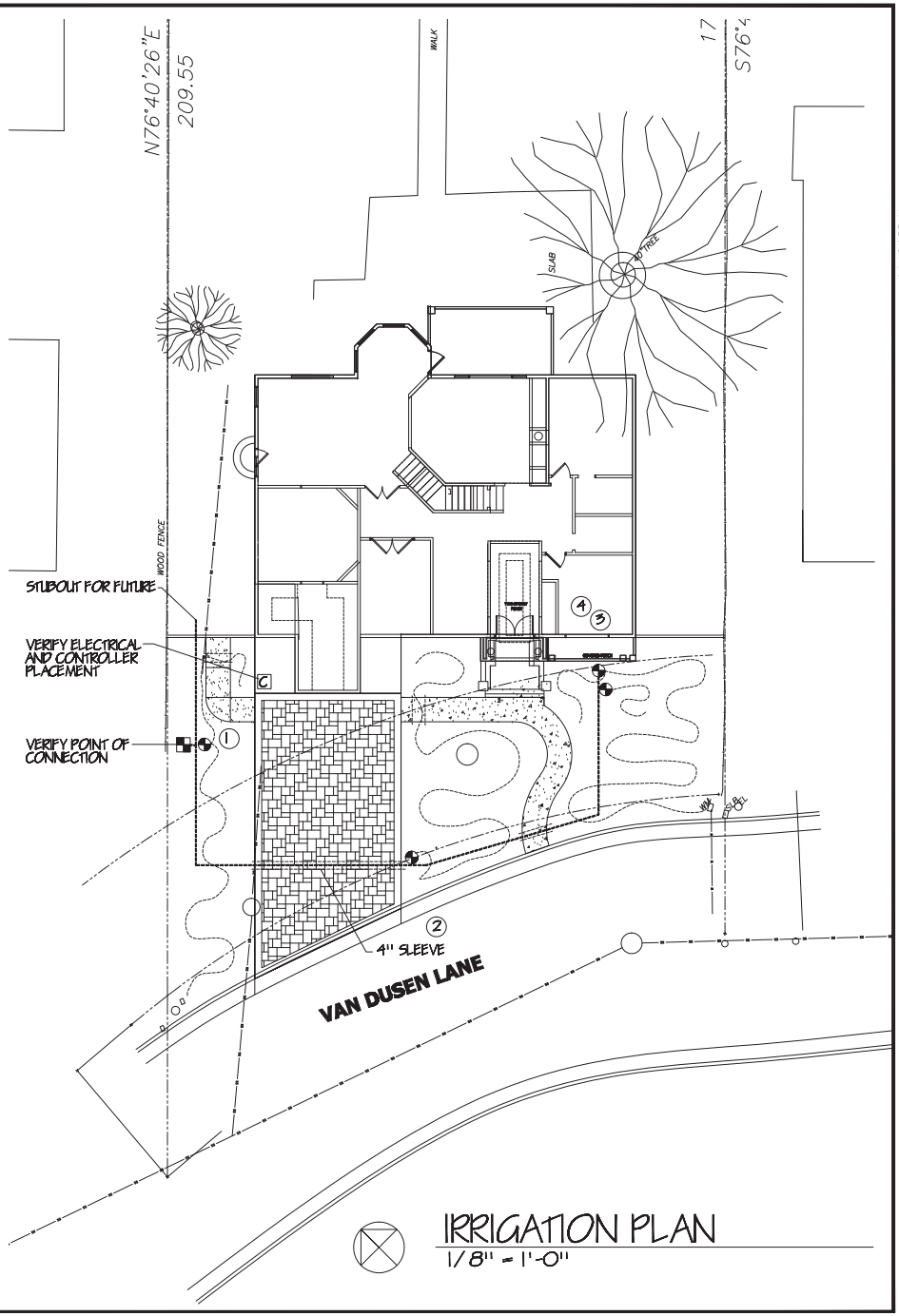
1) Verify water source and placement of backflow preventer
2) Verify site water pressure at 65 psi - notify architect prior to construction if found to be different.
3) Verify controller in garage and control wire runs.
4) Verify operation of system before backfilling trenches. Drip line to be secured to grade with stakes and covered with final mulch.
5) System layout is diagrammatic, actual field conditions will dictate final layout, addition of drip line, etc.
6) Verify control wire placement and operation of valves.
7) Contractor shall be responsible for setting and monitoring irrigation system to apply adequate water for establishment, but to eliminate runoff and soil saturation.
8) Contractor to submit maintenance and irrigation schedule to owner at completion of installation and maintenance/ warrantee period.
9) Contractor shall verify location of all underground utilities prior to any trenching or excavation.
10) Contractor shall provide all necessary safety precautions throughout construction. This shall include signage and barriers.
11) I have complied with the criteria of the local WELO and applied them for the efficient use of water in the design of the irrigation system.
12) Pressure regulators shall be used as needed to ensure a consistent dynamic pressure range throughout the system.
13) Locate a manual shut off valve between the backflow valve and water meter.
14) All irrigation equipment and emission devices shall meet the requirements set in the ANSI standard ASABE/ICC 802-2014.
15) At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule and a schedule of landscape and irrigation maintenance.



1 SINGLE-OUTLET BARB INLET X BARB OUTLET EMITTER:
RAIN BIRD XERI-BUG EMITTER
2 5/8" POLYETHYLENE TUBING:
RAIN BIRD XF SERIES TUBING OR
RAIN BIRD XT-700 XERI-TUBE OR
RAIN BIRD XBS BLACK STRIPE TUBING
3 FINISH GRADE

NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO ½" POLYETHYLENE TUBING.
2. RAIN BIRD XERI-BUG BARB X BARB EMITTERS ARE AVAILABLE IN THE FOLLOWING MODELS:
XB-05PC 0.5 GPH XB-10PC 1.0 GPH XB-20PC 2.0 GPH

A — XERI-BUG INTO 1/2-INCH TUBING — 1-14-10
N.T.S. OPTION 1



IRRIGATION PLAN
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