



**CITY OF CAMPBELL**  
**Community Development Department**

August 13, 2021

**NOTICE OF PUBLIC HEARING**  
**THIS MEETING WILL BE CONDUCTED ON-LINE USING ZOOM**

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, **August 24, 2021**, for a Public Hearing to consider the application (PLN-2021-31) of Michelle Miner Design for a Site and Architectural Review Permit to allow construction of an approximately 4,475 square-foot two-story single-family dwelling, on property located at **1327 Freda Court**. Staff is recommending that this item be deemed Categorically Exempt under CEQA.

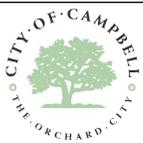
While members of the public will not be able to attend the meeting of the Campbell City Planning Commission physically, the meeting will be live streamed on YouTube at (<https://www.youtube.com/user/CityofCampbell>).

Interested persons may register to electronically participate in this Zoom PC meeting at <https://campbellca.gov.zoom.us/j/88196765585?pwd=SHNJJaXJzWnJxL1B1TmF2YzlnbVJIQT09>. After registering, you will receive a confirmation email containing information about joining the webinar. The complete agenda packet will be posted by Friday, August 20<sup>th</sup>, on the website at <https://www.ci.campbell.ca.us/AgendaCenter/Planning-Commission-6>, and will include all materials for this meeting. 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 by email to [planning@campbellca.gov](mailto:planning@campbellca.gov). Questions may be addressed to the Community Development Department at (408) 866-2140. Plans and architectural drawings may be viewed by Friday, August 13<sup>th</sup>, on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Planning Commission'.

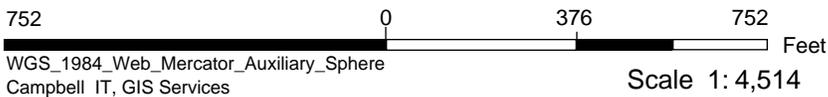
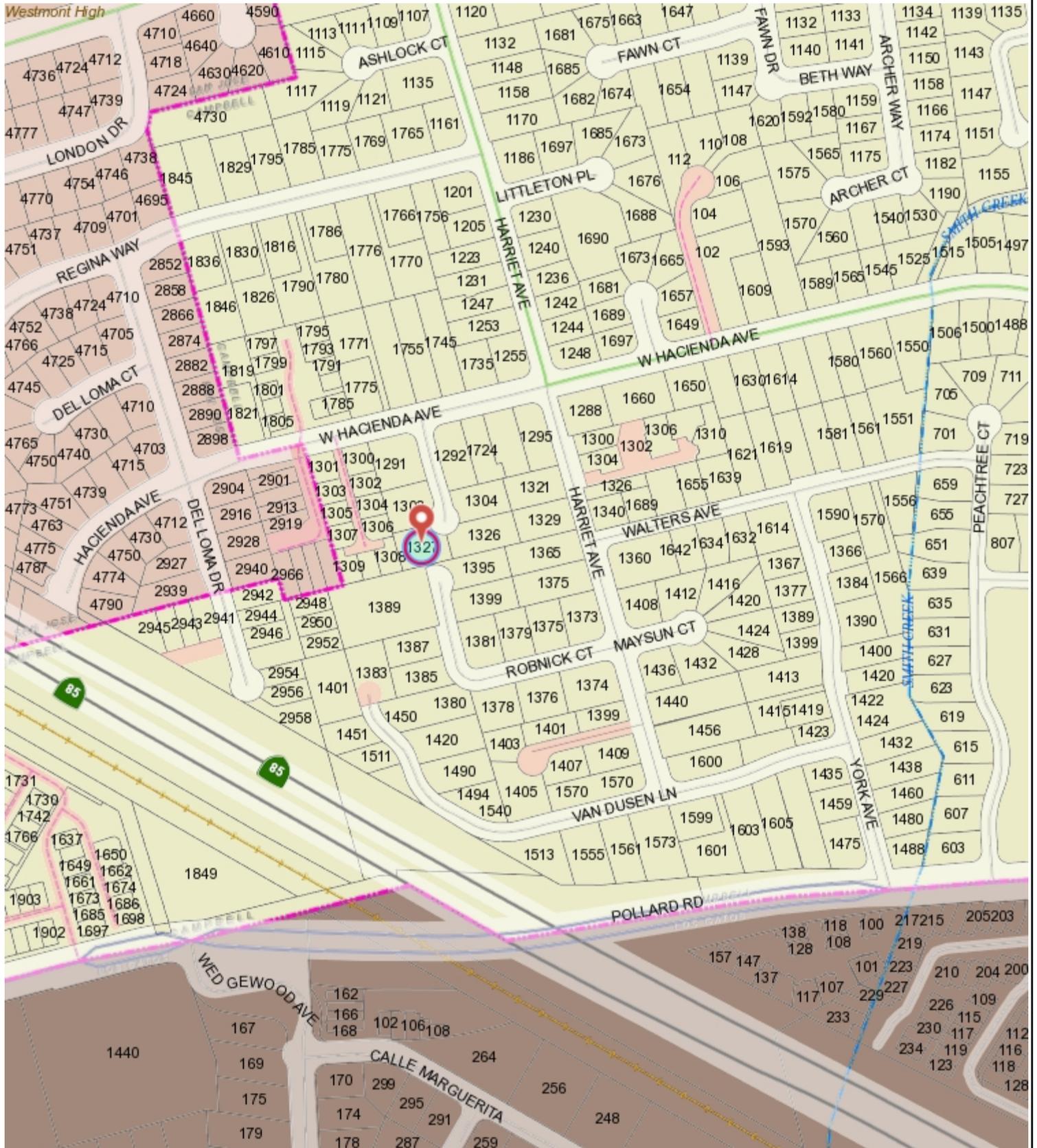
In compliance with the Americans with Disabilities Act, the City of Campbell will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the public hearings, including qualified sign 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](mailto: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  
ROB EASTWOOD  
SECRETARY

PLEASE NOTE: When calling on this Notice, refer to **1327 Freda Court**



# Location Map - 1327 Freda Ct.



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.

SETBACKS	REQUIRED	PROPOSED
FRONT	20'-0"	20'-0"
RIGHT	12'-2" (60%)	15'-3"
REAR	25'-0"	25'-0"
LEFT	12'-2" (60%)	12'-5"

# A NEW HOUSE FOR Muralidhar Kakulapati



REVISIONS		
REV #	DATE	BY

DESIGNER'S SIGNATURE  
*Michelle Miner*

THE PLANS, IDEAS AND DESIGNS SHOWN ON THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER. DEvised SOLELY FOR THIS PROJECT. PLANS SHALL NOT BE USED, SHOLE OR IN PART, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION MICHELLE MINER DESIGN.

**michelle miner**  
— design —  
18488 Prospect Rd. #6 Saratoga, CA 95070  
408.396.0984 Shetminer@aol.com  
WWW.MMDesignHomes.Com



## NOTE TO CONTRACTOR

THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL NOT SCALE ANY DIMENSIONS FOR CONSTRUCTION PURPOSES. IN THE EVENT A DIMENSION IS REQUIRED THAT DOES NOT OCCUR ON THE DRAWINGS AND/OR A DIMENSION ERROR IS FOUND ON THE DRAWINGS, THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS WILL NOTIFY THE OFFICE OF MICHELLE MINER DESIGN, AND REQUIRES ASSISTANCE AS SOON AS POSSIBLE. IF ANY ERROR IS FOUND ON PLAN OF ANY KIND NOTIFY MICHELLE MINER DESIGN. THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL BE SOLELY RESPONSIBLE FOR THE RESULTS OF ERRORS, DISCREPANCIES AND OMISSIONS WHICH THE CONTRACTOR AND/OR MATERIAL SUPPLIER FAILED TO NOTIFY THE OFFICE OF MICHELLE MINER DESIGN. PRIOR TO CONSTRUCTION AND/OR FABRICATION OF THE WORK, NO DEVIATION FROM THE PLANS IN ANY WAY SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF MICHELLE MINER DESIGN. APPROVAL BY THE CITY INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE PLANS OR OTHER DOCUMENTS PROVIDED BY THE OFFICE OF MICHELLE MINER DESIGN.

## SPECIAL NOTES

BEFORE YOU START CONSTRUCTION REVIEW ALL SHEETS CAREFULLY. READ THE GREEN CHECKLIST SHEETS AND THE TITLE 24 SHEETS FOR REQUIREMENTS AS RULES HAVE CHANGED AND THERE MAY BE THINGS YOU ARE NOT EXPECTING

## SCOPE OF WORK

BUILD NEW 2 STORY HOUSE WITH ATTACHED 2 CAR GARAGE AND ATTACHED ADU OVER GARAGE

## ANALYSIS

ASSESSOR'S PARCEL #	403-19-005
LOT AREA:	9345 S.F.
ZONING:	R1-9
TYPE OF CONSTRUCTION:	V-B
OCCUPANCY RATING:	R-3, U
EXISTING USE:	SINGLE FAMILY RES.
FIRE SPRINKLERS	YES
WILL INSTALL SPRINKLERS IN COMBUSTIBLE CONCEALED SPACES, INCLUDE BATHROOMS, WALK IN CLOSETS AND ATTIC SPACES*	
NUMBER OF STORIES	2
BUILDING HEIGHT	28'
PARKING STALLS	2
<b>EXISTING TO BE REMOVED</b>	
EXISTING LIVING:	1337 S.F.
EXISTING CARPORT:	400 S.F.
EXISTING SHED:	150 S.F.
TOTAL EXISTING	1887 S.F.
<b>PROPOSED</b>	
NEW LOWER LIVING	1726.7 S.F.
NEW GARAGE	452.6 S.F.
NEW UPPER LIVING	1597.2 S.F.
TOTAL SQUARE FOOTAGE	(40.4%) 3776.5 S.F.
M.F.A.F.A.R.	4205 S.F.
ADU	699.8 S.F.
TOTAL SQUARE FOOTAGE	2180 S.F.
COVERED PORCH	90 S.F.
FRONT PATIO	44 S.F.
SIDE PATIO	226 S.F.
REAR PATIO	110 S.F.
SIDE/REAR PATIO	115 S.F.
TOTAL COVERAGE	2760 S.F.
ALLOWABLE COVERAGE	(29.5%) 3270 S.F.

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## GENERAL NOTES

ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF MICHELLE MINER DESIGN PRIOR TO COMMENCING.

VERIFY LOCATION OF UTILITIES AND EXISTING CONDITIONS AT SITE PRIOR TO CONSTRUCTION AND BIDDING.

CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR METHOD AND MANNER OF CONSTRUCTION AND FOR ALL JOB SITE SAFETY DURING CONSTRUCTION.

SLOPE ALL FINISH GRADES IN .5% 10'-0" AWAY FROM STRUCTURE FOR POSITIVE DRAINAGE @ LANDSCAPED AREA & SLOPE GRADE 2% MIN @ PAVED AREAS.

ALL WORK APPLIANCES AND EQUIPMENT SHALL COMPLY WITH C.E.C. TITLE 24 RESIDENTIAL ENERGY STANDARDS.

NO CONSTRUCTION EQUIPMENT OR PRIVATE VEHICLES SHALL PARK OR BE STORED WITHIN THE DRIPLINE OF ANY ORDINANCE PROTECTED TREES ON SITE.

ADDRESS NUMBERS ON BUILDING SHALL BE CLEARLY VISIBLE FROM STREET OR ROAD FRONTING THE PROPERTY. MIN. 4" HIGH X 1" WIDE PER CRC R313.

DUCT OPENINGS, TO BE COVERED AND PROTECTION OF MECHANICAL EQUIPMENT TO BE PROVIDED DURING CONSTRUCTION

VOC COMPLIANCE - CAULKS, SEALANTS, ADHESIVES, SHALL BE COMPLIANT WITH MIR LIMITS FOR ROC AND OTHER COMPOUNDS (TABLE 4.504.1)

PAINTS AND COATINGS COMPLIANT WITH VOC LIMITS (TABLE 4.504.3)

AEROSOLS AND COATINGS SHALL BE COMPLIANT WITH MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS

VERIFICATION AND DOCUMENTATION OF VOC LIMITS AND FINISH MATERIALS

VOC COMPLIANCE - CARPET & CARPET SYSTEMS

80% FLOOR AREA RECEIVING RESILIENT FLOORING MEET VOC-EMISSION LIMITS PER CHPS

PARTICLEBOARD, MDF, HARDWOOD PLYWOOD COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS, (TABLE 4.504.5)

MOISTURE CONTENT OF FLOORS AND WALLS CHECKED BEFORE ENCLOSURE

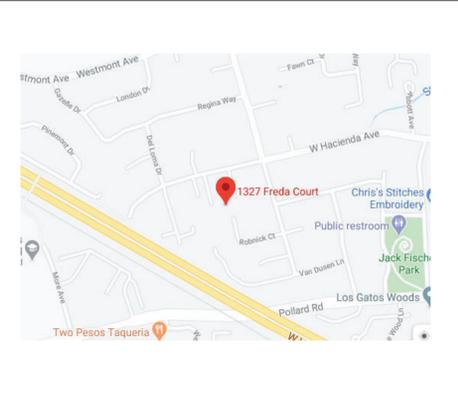
BATHROOM EXHAUST FANS SHALL TERMINATE OUTSIDE BUILDING AND CONTROLLED BY HUMIDITY CONTROL

ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

CONSTRUCTION WASTE MANAGEMENT. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH ONE OF THE FOLLOWING:  
1. COMPLY WITH A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, OR  
2. A CONSTRUCTION WASTE MANAGEMENT PLAN, PER SECTION 4.408.2; OR  
3. A WASTE MANAGEMENT COMPANY, PER SECTION 4.408.3; OR  
4. THE WASTE STREAM REDUCTION ALTERNATIVE, PER SECTION

OPERATION AND MAINTENANCE MANUAL  
AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER.

## VICINITY MAP



## APPLICABLE CODE

ALL CONSTRUCTION SHALL COMPLY WITH:

- 2019 CALIF. FIRE CODE
- 2019 CALIF. BLDG CODE
- 2019 CALIF. RESIDENTIAL CODE
- 2019 CALIF. MECH. CODE
- 2019 CALIF. PLUMB'G CODE
- 2019 CALIF. ELEC. CODE
- 2019 CALIF. ENERGY CODES
- 2019 CALIF. GREEN BUILDING CODES

ANY OTHER APPLICABLE LOCAL & STATE LAWS & REGULATIONS.

## PERSONAE

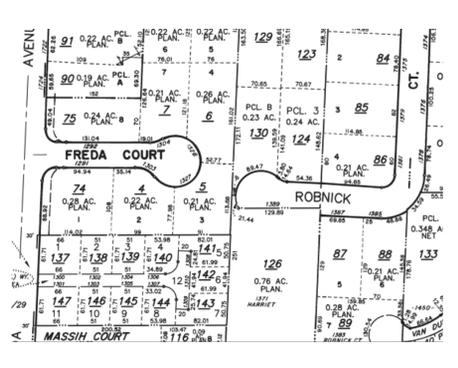
**OWNER**  
Muralidhar Kakulapati  
1327 Freda Court  
Campbell, 95008  
408-931-2863

**STRUCTURAL ENGINEER**  
NJM CONSULTING ENGINEERING INC.  
2333 SHANNON DR  
SOUTH SAN FRANCISCO, CA 94080  
415-676-9896

**DESIGNER**  
MICHELLE MINER DESIGN  
18488 PROSPECT RD. #6  
SARATOGA, CA 95070  
(408) 396-0984

**TITLE 24**  
FRI ENERGY CONSULTANTS  
21 N. HARRISON AVE, SUITE 210  
CAMPBELL, CA 95008  
408-866-1620

## PARCEL MAP



**Muralidhar Kakulapati**  
1327 Freda Court, Campbell, CA 95008  
408-931-2863 murali.kakulapati@gmail.com

## DEFERRED SUBMITTALS

FIRE SPRINKLERS REQUIRED

2. CONSTRUCTION WASTE MANAGEMENT PLAN IN ACCORDANCE WITH CALGREEN 4.408.2

DRAWN	MM
CHECKED	MM
DATE	5/9/2021
SCALE	AS SHOWN
JOB NO.	

PAGE:  
**1/10**

REVISIONS		
REV #	DATE	BY
DESIGNER'S SIGNATURE		
<i>Michelle Miner</i>		

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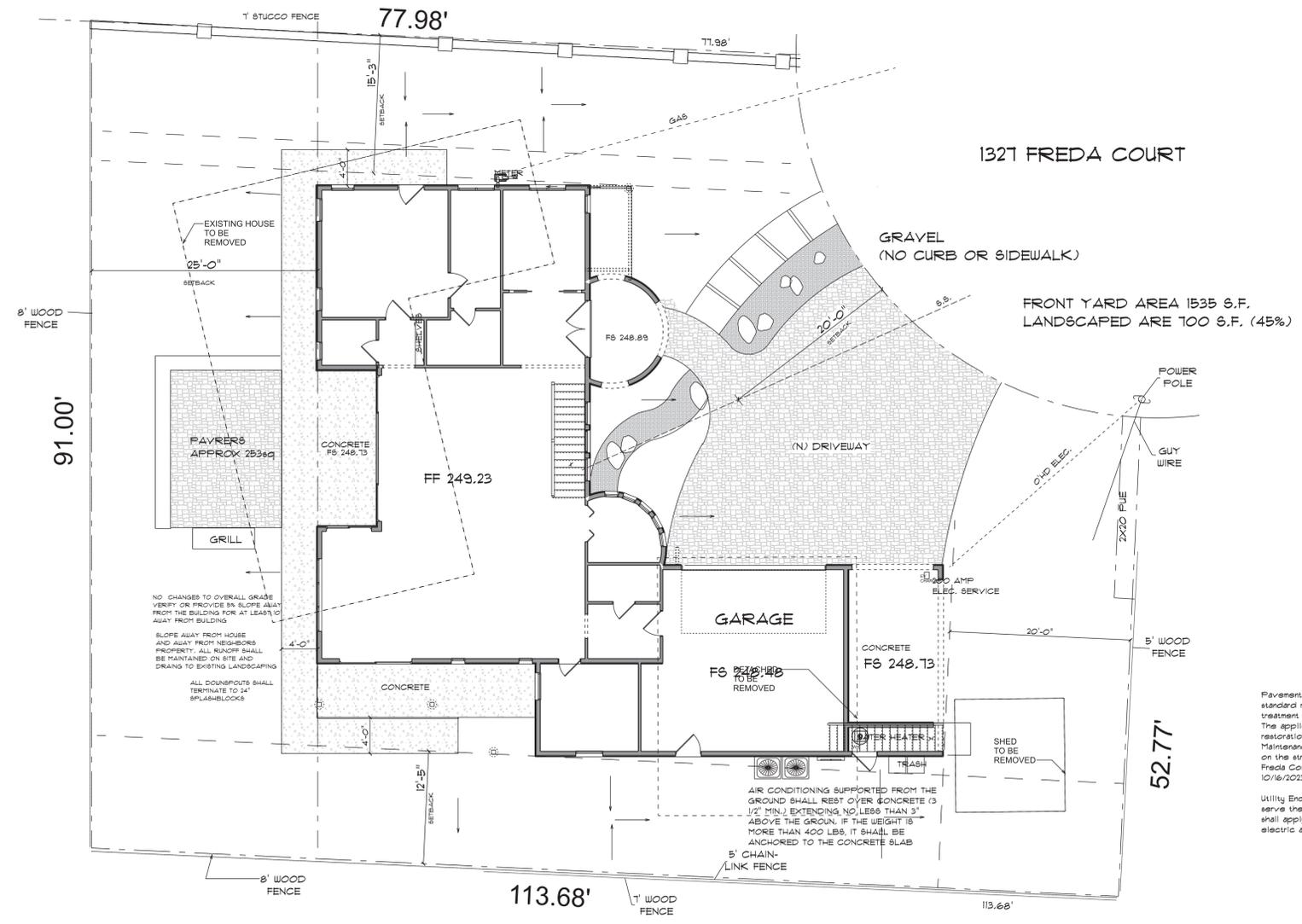
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SITE PLAN	



**NEW UPPER FLOOR**

**NEW LOWER LIVING**

**NEW GARAGE**

**NEW ENCLOSED PORCH**

**NEW ACCESSORY STRUCTURE**

--- PROPERTY LINE

--- SETBACK LINE

--- FENCE

--- SITE DRAINAGE PATTERN

**SITE PLAN NOTES**

SITE GRADING AND PAVING WILL MANAGE SURFACE WATER AWAY FROM BUILDINGS.

EXISTING PUBLIC RIGHT OF WAY - ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY MUST HAVE AN APPROVED PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET PRIOR TO THE COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY.

WATER METER - CONTRACTOR TO COORDINATE (N) METER WITH LOCAL WATER COMPANY. IF REQUIRED BY INCREASED FUTURE LOAD.

ELECTRICAL METER LOCATION - CONTRACTOR TO COORDINATE WITH PERMITS FOR UPGRAGE TO (E) ELECTRICAL SERVICE IF APPLICABLE.

UPPER GROUND CONNECTION PER CEC 250-52 IF APPLICABLE.

(E) TREES TO REMAIN - PROTECTED AS REQUIRED DURING CONSTRUCTION - DO NOT LEAVE MATERIALS OR EQUIPMENT IN ROOT AREAS FOR EXTENDED PERIODS OF TIME. SEE AIRPORTS REPORTS (IF PROVIDED) FOR ADDITIONAL INFORMATION.

HARDSCAPE SLOPE AWAY FROM HOUSE AT 2% MIN.

(N) 36" MIN. DEEP LEVEL LANDING PER CRC 313 @ STEPS ( MAX 175 ROSSER ) - PROVIDE EQUAL RISERS IF MORE THAN ONE STEP.

(N) A/C UNIT CONDENSER PADS) PROVIDE ELECTRICAL TO THIS LOCATION AS REQUIRED. VERIFY SIZE AND QUANTITY WITH HVAC CONTRACTOR. A/C UNITS TO COMPLY WITH JURISDICTIONS NOISE ORDINANCE IF APPLICABLE.

CURB CUT PER LOCAL JURISDICTION STANDARDS DETAIL, IF APPLICABLE.

**Pavement Restoration:** The applicant shall restore the pavement in compliance with City standard requirements. In the event that the roadway has recently received a pavement treatment or reconstruction, the project will be subject to the City's Street Cut Moratorium. The applicant will be required to perform enhanced pavement restoration consistent with the restoration requirements associated with the Street Cut Moratorium. The City's Pavement Maintenance Program website (<https://www.ci.campbell.ca.us/219>) has detailed information on the streets currently under moratorium and the enhanced restoration requirements. Freda Court has been slurry sealed and is under Street Cut Moratorium from 10/16/2018 to 10/16/2023.

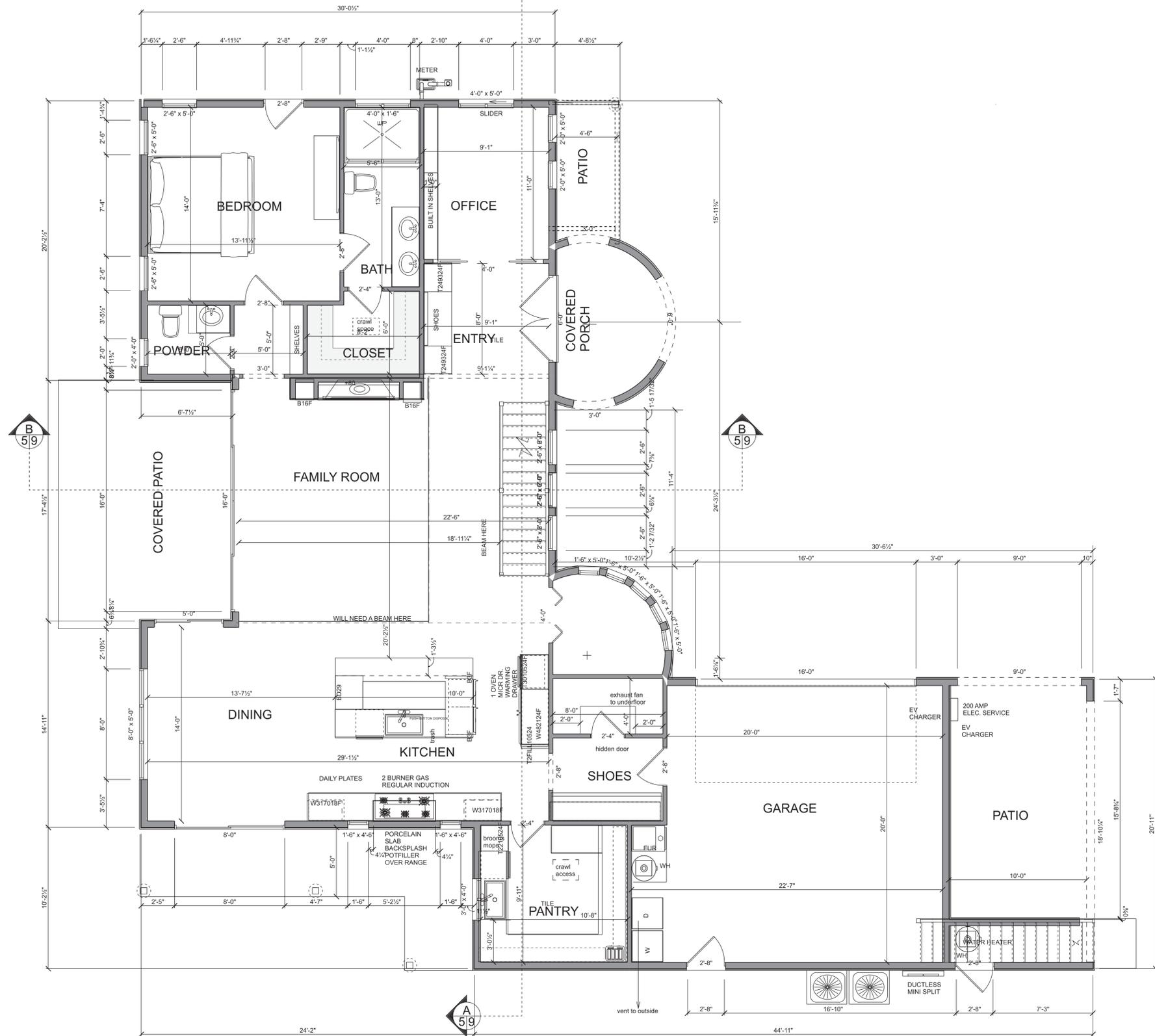
**Utility Encroachment Permit:** Separate encroachment permits for the installation of utilities to serve the development will be required (including water, sewer, gas, electric, etc.). Applicant shall apply for and pay all necessary fees for utility permits for sanitary sewer, gas, water, electric and all other utility work.

**SITE/DEMO PLAN**  
SCALE: 1/8" = 1'-0"





DOORS	X
WINDOWS	X
HINGE FINISH	X
KNOB FINISH	X
BOARDS	X
CROWN MOULDING	X
REGISTER COVERS	X
CABINET FINISH	X
CEILING FINISH - SIDING	X
FINISH OF WINDOWS	VINYL, WOOD CLAD?



REVISIONS		
REV #	DATE	BY

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DATE	5/8/2021
SCALE	AS SHOWN
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PAGE:	5/10
NEW LOWER FLOOR PLAN	

# NEW LOWER FLOOR PLAN

SCALE: 1/4" = 1'-0"



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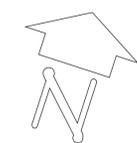
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 NEW UPPER FLOOR PLAN

# NEW UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"

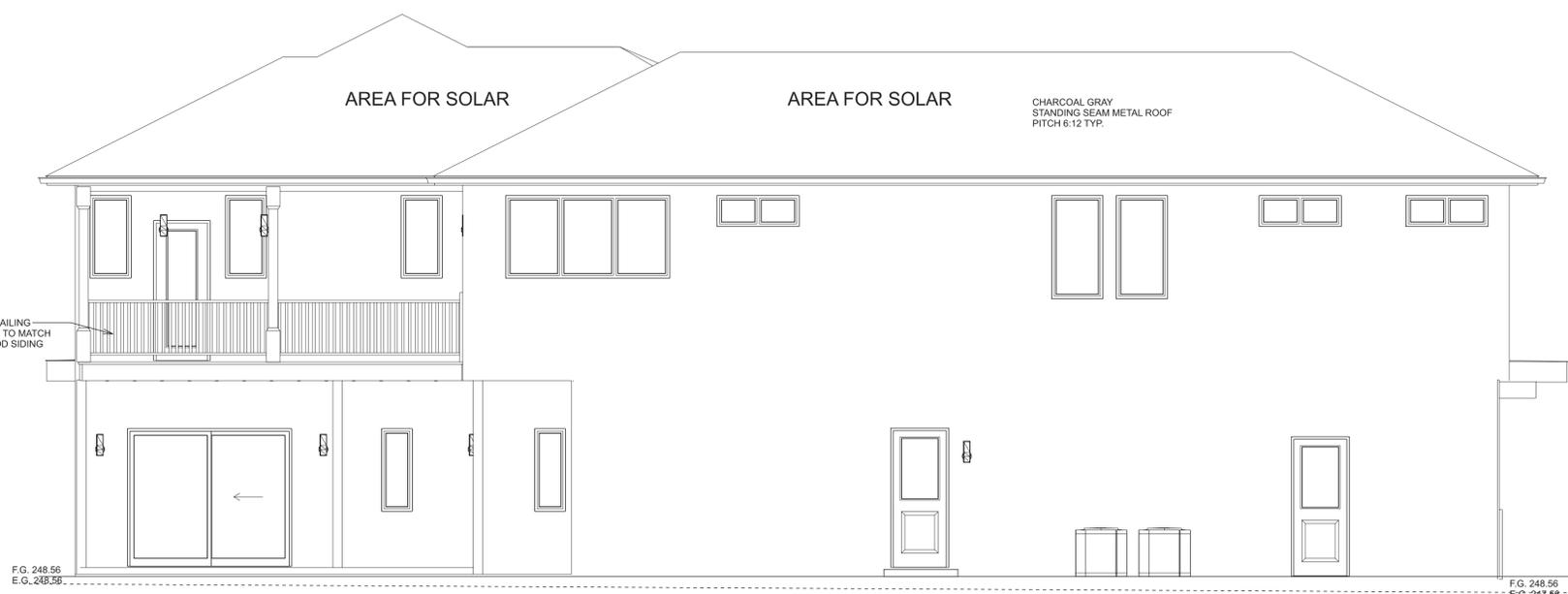


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EXTERIOR ELEVATIONS	



1/4" LEFT SIDE ELEVATION



3D FOR COLOR REFERENCE



1/4" FRONT ELEVATION

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1/4" RIGHT SIDE ELEVATION

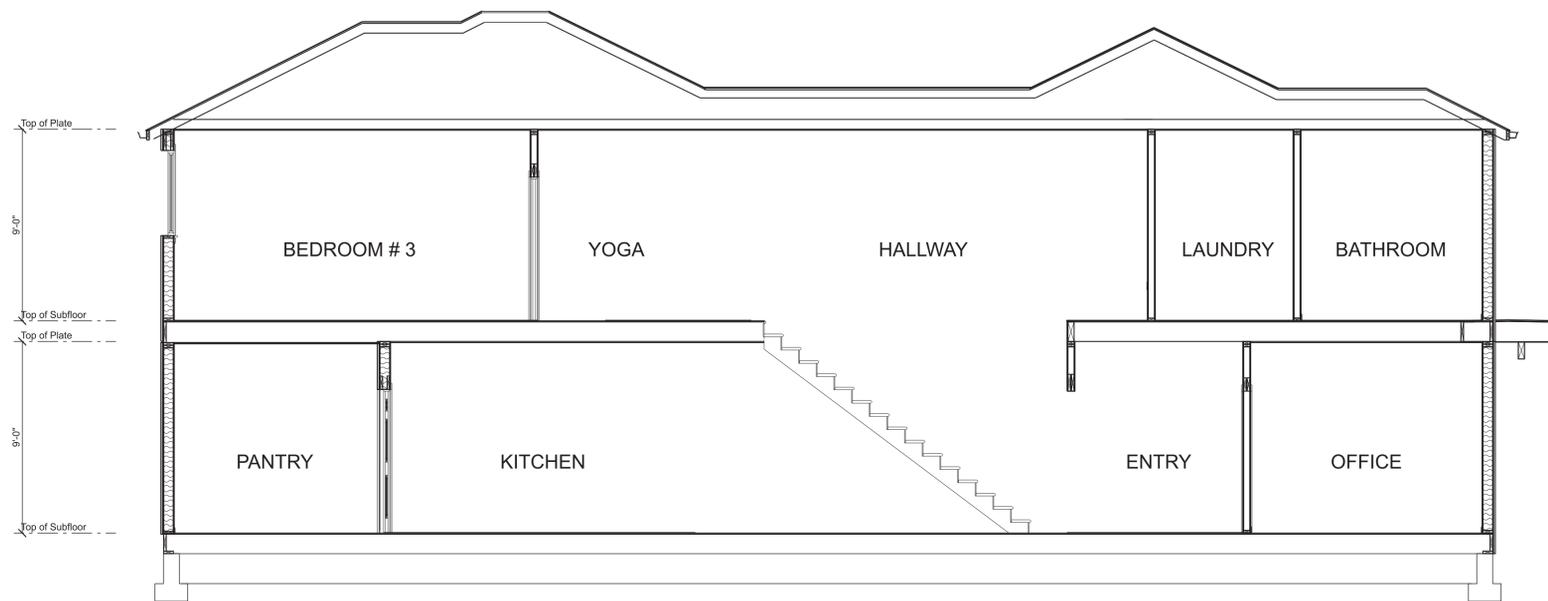


1/4" REAR ELEVATION

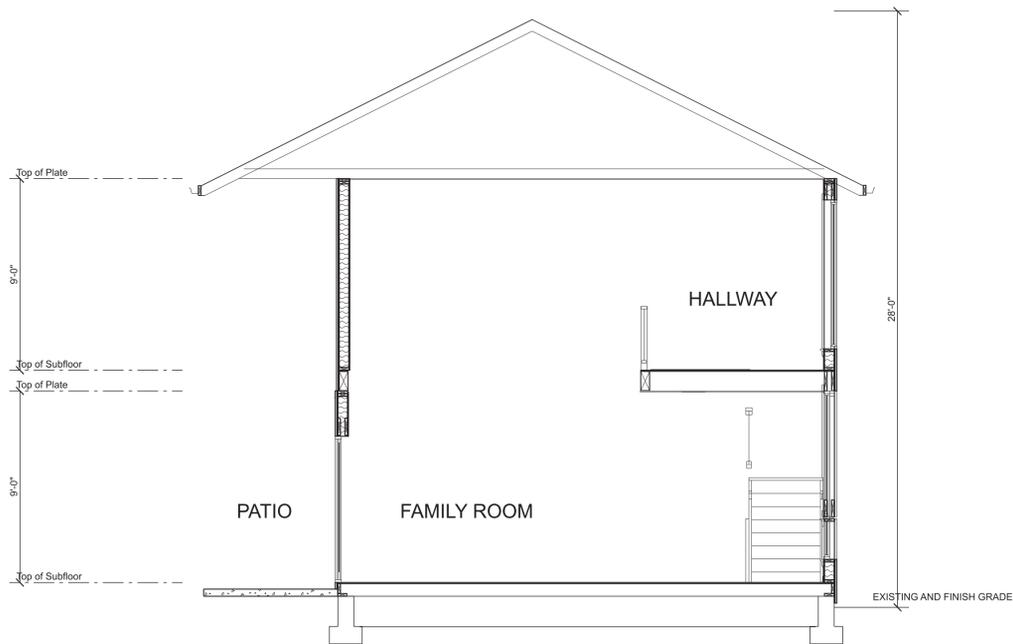
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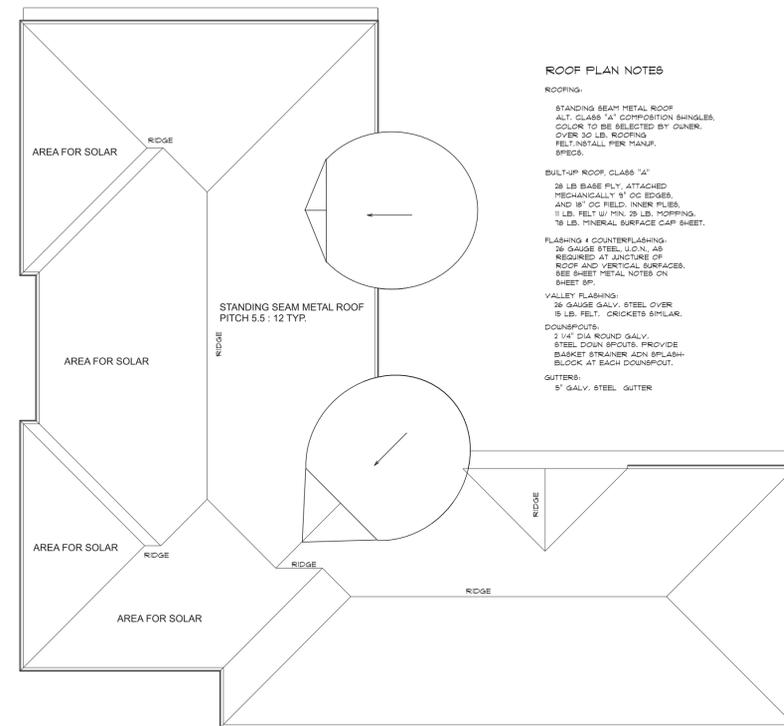
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DATE	5/5/2021
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EXTERIOR ELEVATIONS 2	



**CROSS SECTION A**  
SCALE: 1/4" = 1'-0"



**CROSS SECTION B**  
SCALE: 1/4" = 1'-0"



**ROOF PLAN NOTES**

ROOFING:  
STANDING SEAM METAL ROOF  
ALT. CLASS "A" COMPOSITION SHINGLES  
COLOR TO BE SELECTED BY OWNER.  
OVER 30 LB. ROOFING  
FELT/INSTALL PER MANUF.  
SPEC.

BUILT-UP ROOF, CLASS "A"  
2# 28 LB. BASE FLY, ATTACHED  
MECHANICALLY 9" OC EDGES,  
AND 18" OC FIELD. INNER FELT,  
1 LB. FELT 1/4" MIN. 2# 28 LB. MOPPING,  
1# 28 LB. MINERAL SURFACE CAP SHEET.

FLASHING & COUNTERFLASHING:  
2# GAUGE STEEL, U.C.N. AS  
REQUIRED AT ANCHURE OF  
ROOF AND VERTICAL SURFACES.  
SEE SHEET METAL NOTES ON  
SHEET 5P.

VALLEY FLASHING:  
2# GAUGE GALV. STEEL OVER  
1# LB. FELT. CRICKETS SIMILAR.

DOWNSPOUTS:  
2 1/2" DIA. ROUND GALV.  
STEEL DOWN SPOUTS. PROVIDE  
BASKET STRAINER AND SPLASH  
BLOCK AT EACH DOWNSPOUT.

GUTTERS:  
5" GALV. STEEL GUTTER

**ROOF PLAN**  
SCALE: 1/8" = 1'-0"

REVISIONS		
REV #	DATE	BY
DESIGNER'S SIGNATURE		
<i>Michelle Miner</i>		

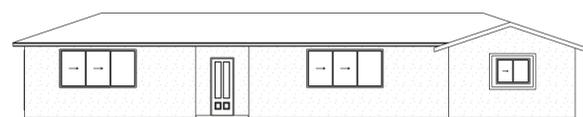
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MM  
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PAGE:  
9/10



1326 FREDA CT.



1327 FREDA CT.



1303 FREDA CT.

**STREETSCAPE**  
SCALE: 1" = 10'-0"

# PRECISE GRADING PLAN

FOR  
**1327 FREDA COURT**  
CAMPBELL, CA  
APN: 403-19-005

## EROSION CONTROL

- TEMPORARY EROSION CONTROL PLANS ARE REQUIRED FROM OCTOBER 15 TO MAY 15.
- EROSION CONTROL DEVICES SHALL BE AVAILABLE ON-SITE BETWEEN OCTOBER 15 AND MAY 15.
- BETWEEN OCTOBER 15 AND MAY 15, EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHENEVER THE FIVE-DAY PROBABILITY OF RAIN EXCEEDS 30 PERCENT. DURING THE REMAINDER OF THE YEAR, THEY SHALL BE IN PLACE AT THE END OF THE WORKING DAY, WHENEVER THE DAILY RAINFALL PROBABILITY EXCEEDS 50 PERCENT.
- TEMPORARY DESILTING BASINS, WHEN REQUIRED, SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT.

## REQUIRED INSPECTIONS

- A PRE-GRADING MEETING SHALL BE SCHEDULED 48 HOURS PRIOR TO START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOILS ENGINEER, GEOLOGIST, CITY BUILDING INSPECTOR OR THEIR REPRESENTATIVES. REQUIRED FIELD INSPECTIONS WILL BE OUTLINED AT THE MEETING.
- A PRE-PAVING MEETING SHALL BE SCHEDULED 48 HOURS PRIOR TO START OF THE SUB-GRADE PREPARATION FOR THE PAVING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, PAVING CONTRACTORS, DESIGN CIVIL ENGINEER, SOILS ENGINEER, CITY BUILDING INSPECTOR OR THEIR REPRESENTATIVES. REQUIRED FIELD INSPECTIONS WILL BE OUTLINED AT THE MEETING.

## GRADING FILLS/CUTS

- GRADED SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL.
- FILL SLOPES SHALL BE COMPACTED TO NO LESS THAN 90 PERCENT RELATIVE COMPACTION OUT TO THE FINISHED SURFACE.
- ALL FILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90 PERCENT RELATIVE COMPACTION AS DETERMINED BY ASTM TEST METHOD 1557 AND APPROVED BY THE SOILS ENGINEER. COMPACTION TESTS SHALL BE PERFORMED APPROXIMATELY EVERY TWO FEET IN VERTICAL HEIGHT AND OF SUFFICIENT QUANTITY TO ATTEST TO THE OVERALL COMPACTION EFFORT APPLIED TO THE FILL AREAS.
- AREAS TO RECEIVE FILL SHALL BE CLEARED OF ALL VEGETATION AND DEBRIS, SCARIFIED AND APPROVED BY THE SOILS ENGINEER PRIOR TO PLACING OF THE FILL.
- FILLS SHALL BE KEYED OR BENCHED INTO COMPETENT MATERIAL.
- ALL EXISTING FILLS SHALL BE APPROVED BY THE SOILS ENGINEER OR REMOVED BEFORE ANY ADDITIONAL FILLS ARE ADDED.
- ANY EXISTING IRRIGATION LINES AND CISTERNS SHALL BE REMOVED OR CRUSHED IN PLACE AND BACKFILLED AND APPROVED BY THE SOILS ENGINEER.
- THE ENGINEERING GEOLOGIST AND SOILS ENGINEER SHALL, AFTER CLEARING AND PRIOR TO THE PLACEMENT OF FILL IN CANYONS, INSPECT EACH CANYON FOR AREAS OF ADVERSE STABILITY AND DETERMINE THE PRESENCE OF, OR POSSIBILITY OF FUTURE ACCUMULATION OF, SUBSURFACE WATER OR SPRING FLOW. IF NEEDED, DRAINS WILL BE DESIGNED AND CONSTRUCTED PRIOR TO THE PLACEMENT OF FILL IN EACH RESPECTIVE CANYON.
- THE EXACT LOCATION OF THE SUBDRAINS SHALL BE SURVEYED IN THE FIELD FOR LINE AND GRADE.
- ALL TRENCH BACKFILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90 PERCENT RELATIVE COMPACTION, AND APPROVED BY THE SOILS ENGINEER. THE BUILDING DEPARTMENT MAY REQUIRE CORING OF CONCRETE FLAT WORK PLACED OVER UNTESTED BACKFILLS TO FACILITATE TESTING.
- THE STOCKPILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE BUILDING DEPARTMENT.
- LANDSCAPING OF ALL SLOPES AND PADS SHALL BE IN ACCORDANCE WITH CHAPTER 15 OF THE NBMG.
- ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY AN ENGINEERING GEOLOGIST TO DETERMINE IF ANY STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL RECOMMEND AND SUBMIT NECESSARY TREATMENT TO THE BUILDING DEPARTMENT FOR APPROVAL.
- WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER, THE SOILS ENGINEER WILL OBTAIN APPROVAL OF DESIGN, LOCATION AND CALCULATIONS FROM THE BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.
- THE ENGINEERING GEOLOGIST AND SOILS ENGINEER SHALL INSPECT AND TEST THE CONSTRUCTION OF ALL BUTTRESS FILLS AND ATTEST TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
- WHEN CUT PADS ARE BROUGHT TO NEAR GRADE THE ENGINEERING GEOLOGIST SHALL DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FAULTED AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER, A COMPACTED FILL BLANKET WILL BE PLACED.
- THE ENGINEERING GEOLOGIST SHALL PERFORM PERIODIC INSPECTIONS DURING GRADING.
- NOTIFICATION OF NONCOMPLIANCE: IF, IN THE COURSE OF FULFILLING THEIR RESPONSIBILITY, THE CIVIL ENGINEER, THE SOILS ENGINEER, THE ENGINEERING GEOLOGIST OR THE TESTING AGENCY FINDS THAT THE WORK IS NOT BEING DONE IN CONFORMANCE WITH THE APPROVED GRADING PLANS, THE DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE PERSON IN CHARGE OF THE GRADING WORK AND TO THE BUILDING INSPECTOR. RECOMMENDATIONS FOR CORRECTIVE MEASURES, IF NECESSARY, SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR APPROVAL.

## OFFSITE IMPROVEMENT NOTICE

- AN APPROVED ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAY.
- A PUBLIC WORKS DEPARTMENT ENCROACHMENT PERMIT INSPECTION IS REQUIRED BEFORE THE BUILDING PERMIT FINAL CAN BE ISSUED. AT THE TIME OF PUBLIC WORKS DEPARTMENT INSPECTION, IF ANY OF THE EXISTING PUBLIC IMPROVEMENTS SURROUNDING THE SITE IS DAMAGED, NEW CONCRETE SIDEWALK, CURB AND GUTTER, AND ALLEY STREET PAVEMENT WILL BE REQUIRED. ADDITIONALLY, IF EXISTING UTILITIES INFRASTRUCTURE ARE DEEMED SUBSTANDARD, A NEW 1-INCH WATER SERVICE, WATER METER BOX, SEWER LATERAL AND/OR CLEANOUT WITH BOX AND LID WILL BE REQUIRED. 100% OF THE COST SHALL BE BORNE BY THE PROPERTY OWNER (MUNICIPAL CODES 14.24.020 AND 14.08.030). SAID DETERMINATION AND THE EXTENT OF THE REPAIR WORK SHALL BE MADE AT THE DISCRETION OF THE PUBLIC WORK INSPECTOR. CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE PUBLIC RIGHT OF WAY AT ALL TIMES DURING THE CONSTRUCTION PROJECT. A STOP WORK NOTICE MAY BE ISSUED FOR ANY DAMAGE OR UNMAINTAINED PORTION OF THE PUBLIC RIGHT OF WAY.
- AN ENCROACHMENT AGREEMENT IS REQUIRED FOR ALL NON-STANDARD IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY.
- ALL WORK RELATED TO WASTEWATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-42 LICENSED SANITATION SEWER CONTRACTOR OR AN "A" LICENSED GENERAL ENGINEERING CONTRACTOR.
- ALL WORK RELATED TO WATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-34 LICENSED PIPELINE CONTRACTOR OR AN "A" LICENSED GENERAL ENGINEERING CONTRACTOR.

## DOCUMENTATION

- AN AS-BUILT GRADING PLAN SHALL BE PREPARED BY THE CIVIL ENGINEER INCLUDING ORIGINAL GROUND SURFACE ELEVATIONS, AS GRADED GROUND SURFACE ELEVATIONS, LOT DRAINAGE PATTERNS AND LOCATIONS, AND ELEVATIONS OF ALL SURFACE AND SUBSURFACE DRAINAGE FACILITIES. HE/SHE SHALL PROVIDE WRITTEN APPROVAL THAT THE WORK WAS DONE IN ACCORDANCE WITH THE FINAL APPROVED GRADING PLAN AND STATE THE NUMBER OF YARDS OF CUT AND/OR FILL MOVED DURING THE OPERATION.
- A SOILS GRADING REPORT PREPARED BY THE SOILS ENGINEER, INCLUDING LOCATIONS AND ELEVATION OF FIELD DENSITY TESTS, SUMMARIES OF FIELD AND LABORATORY RESULTS AND OTHER SUBSTANTIATED DATA AND COMMENTS ON ANY CHANGES MADE DURING GRADING AND THEIR EFFECT ON THE RECOMMENDATIONS MADE IN THE SOILS ENGINEERING INVESTIGATION REPORT. HE SHALL PROVIDE WRITTEN APPROVAL AS TO THE ADEQUACY OF THE SITE FOR THE INTENDED USE AND COMPLETION OF WORK IN ACCORDANCE WITH THE JOB SPECIFICATIONS.
- A GEOLOGIC GRADING REPORT PREPARED BY THE ENGINEERING GEOLOGIST, INCLUDING A FINAL DESCRIPTION OF THE GEOLOGY OF THE SITE, INCLUDING ANY NEW INFORMATION DISCLOSED DURING THE GRADING AND THE EFFECT OF SAME ON RECOMMENDATIONS INCORPORATED IN THE APPROVED GRADING PLAN. HE/SHE SHALL PROVIDE WRITTEN APPROVAL AS TO THE ADEQUACY OF THE SITE FOR THE INTENDED USE AS AFFECTED BY GEOLOGIC FACTORS.

## ENGINEER'S NOTICE TO CONTRACTOR

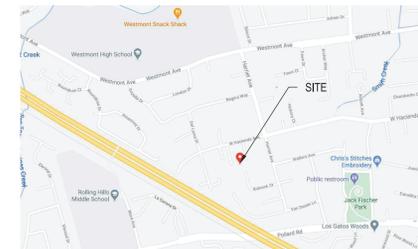
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF THE LOCATION OR THE EXISTENCE OR NON-EXISTENCE OF ANY UTILITY AND/OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT. THE CONTRACTOR IS REQUIRED TO TAKE ALL DUE PRECAUTIONARY MEANS TO PROTECT THE UTILITIES OF RECORD OR NOT THE RECORD OR NOT SHOWN ON THESE PLANS.
- RELOCATION OR REMOVAL OF ANY EXISTING UTILITIES SHALL BE PERFORMED BY THE RESPECTIVE UTILITY OWNERS, AT THE EXPENSE OF THE DEVELOPER.
- THE GRADING CONTRACTOR SHALL SATISFY HIMSELF AS TO THE GRADING QUANTITY AS SHOWN ON THIS PLAN AS PART OF HIS BID.
- IT IS REQUESTED THAT THE GRADING CONTRACTOR NOTIFY THIS PRIVATE ENGINEER BY CALLING AT LEAST 48 HOURS BEFORE COMPLETION OF THE GRADING OPERATION IN ORDER THAT THIS OFFICE MAY PERFORM A FINAL INSPECTION WITH OUR GRADE CERTIFICATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
- UNAUTHORIZED CHANGES AND USES: THE ENGINEER PREPARING THESE PLAN WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PROJECT ENGINEER OF WORK.

## NOTICE TO CONTRACTOR

- CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITION DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.
- IF THIS PROJECT IS STAKED BY SURVEY CREWS OTHER THAN THOSE CREWS UNDER THE DIRECT SUPERVISION OF THE SIGNATORY ENGINEER, THE SIGNATORY ENGINEER WILL NOT BE RESPONSIBLE FOR ERRORS OR OMISSIONS THAT COULD HAVE BEEN CORRECTED DURING THE CONSTRUCTION OF THIS PROJECT, IF THE STAKING HAD BEEN DONE BY THE SURVEY CREW UNDER HIS DIRECT SUPERVISION.
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS TO THE BEST OF OUR KNOWLEDGE. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS RESPONSIBLE FOR THE PROTECTION OF, AND ANY DAMAGE TO THESE LINES OR STRUCTURES.

## ADDITIONAL NOTE

- LICENSED SURVEYOR TO PROVIDE MONITORING OF SHORING AND IMPROVEMENTS ON THE ADJACENT PROPERTIES AND SUBMIT RESULTS WITH A REPORT TO THE SHORING DESIGN ENGINEER AND TO THE BUILDING INSPECTOR ON A DAILY BASIS DURING EXCAVATION AND SHORING AND WEEKLY BASIS THEREAFTER. WHERE DEWATERING IS REQUIRED, MONITORING SHALL CONTINUE UNTIL DEWATERING IS STOPPED.
- IN LIEU OF SPECIAL INSPECTION BY DEPUTY BUILDING INSPECTOR, GEOTECHNICAL ENGINEER SHALL PROVIDE CONTINUOUS INSPECTIONS DURING SHORING AND EXCAVATION OPERATIONS AND DURING REMOVAL OF SHORING.
- CONTRACTOR SHALL NOTIFY ADJACENT PROPERTY OWNER BY CERTIFIED MAIL 10 DAYS PRIOR TO STARTING THE SHORING OR EXCAVATION WORK.
- SURVEYOR TO FILE A CORNER RECORD OR RECORD OF SURVEY WITH THE OFFICE OF COUNTY SURVEYOR. EVIDENCE OF FILING SHALL BE SUBMITTED TO BUILDING INSPECTOR PRIOR TO FOUNDATION INSPECTION.
- SURVEYOR OR ENGINEER SHALL PERMANENTLY MONUMENT PROPERTY CORNERS OR OFFSET BEFORE STARTING GRADING.



VICINITY MAP  
NOT TO SCALE

## SHEET INDEX

TITLE SHEET	C-1
PRECISE GRADING PLAN	C-2
UTILITY PLAN	C-3
EROSION CONTROL PLAN	C-4
TOPOGRAPHIC SURVEY	C-5

## EARTH WORK QUANTITY

CUT	103	C.Y.
FILL	153	C.Y.
IMPORT	53	C.Y.
EXPORT	0	C.Y.
OVEREXCAVATION AND RECOMPACTION	342	C.Y.

LOT SIZE:	9,345	SQ-FT
TOTAL IMPERVIOUS AREA:	3452	SQ-FT

**NOTE:**  
QUANTITIES SHOWN HERE ON ARE FOR PERMIT AND/OR BONDING PURPOSE ONLY.

## ARCHITECT

MICHELLE MINER  
18488 PROSPECT ROAD #8  
SARATOGA, CA 95070  
PHONE: 408-396-0984

## CIVIL ENGINEER

W.H. CIVIL ENGINEERING  
8 WHATNEY, SUITE 100  
IRVINE, CA 92618

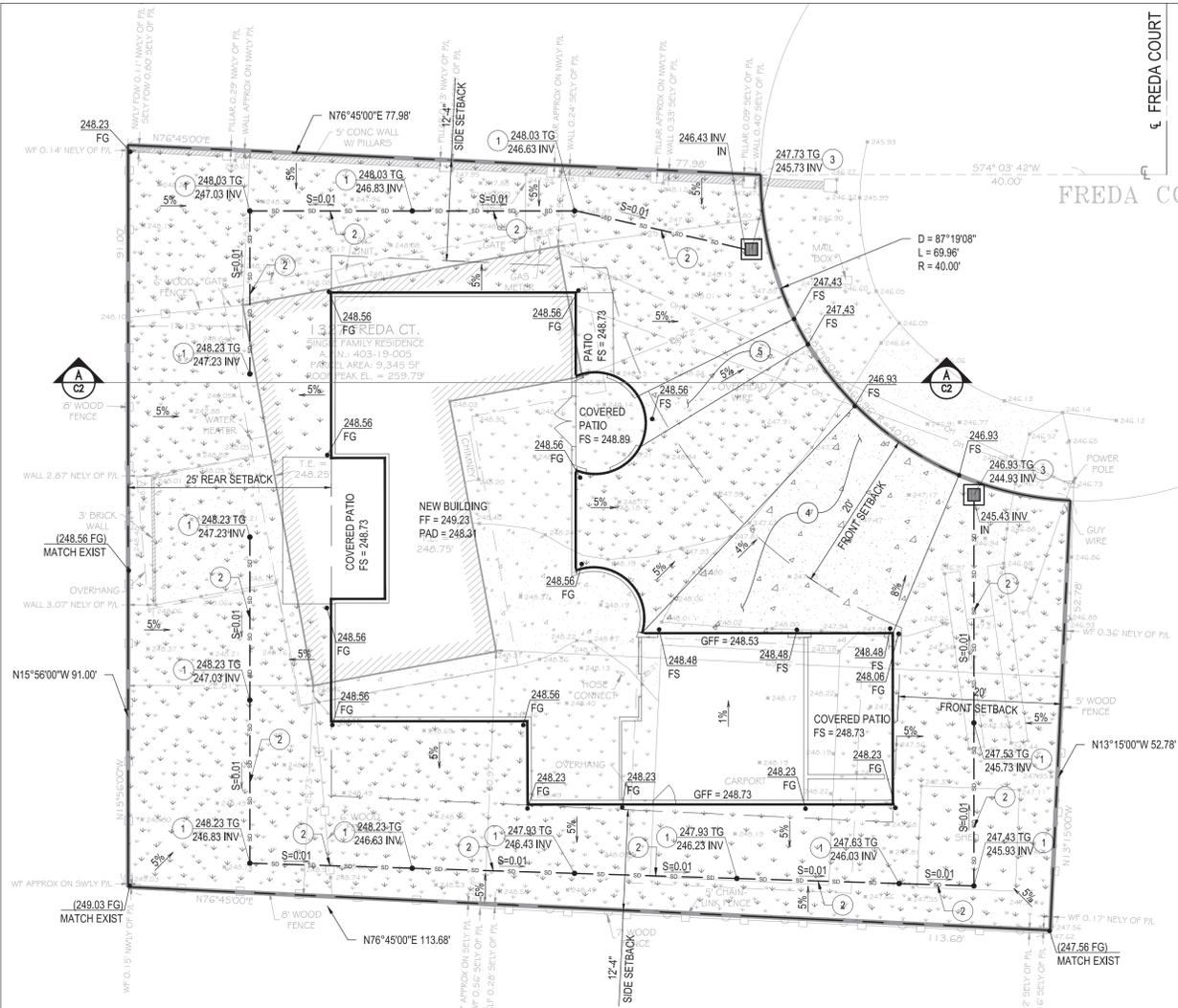
## BENCH MARK

CITY OF CAMPBELL BENCHMARKS 2006 CITY NO. 2  
2 1/2" BRASS DISK IN TOP OF CURB AT HACIENDA AVE. AND VERGINIA AVE.  
S.W. CORNER AT WEST END OF CR.  
ELEVATIONS: 240.333



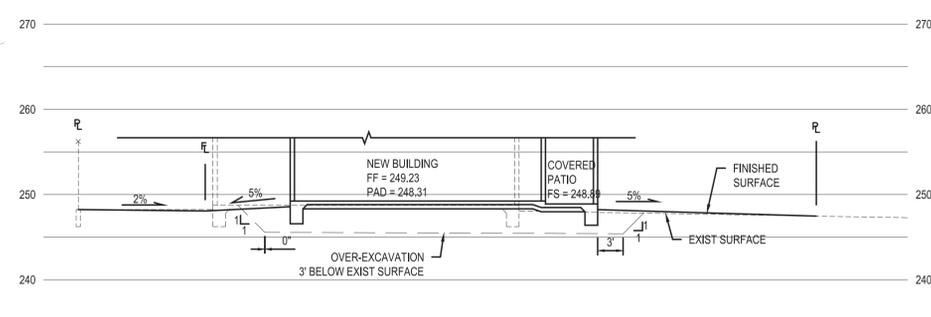
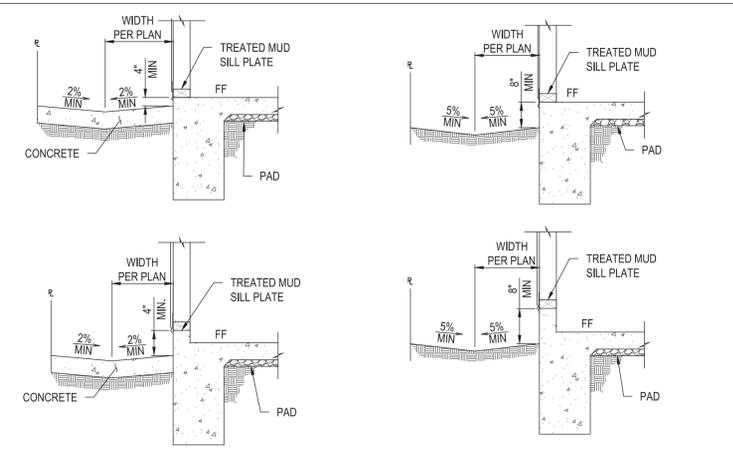
SECTION 4216 / 4217 OF THE GOVERNMENT CODE  
REQUIRES A DIGALERT IDENTIFICATION NUMBER BE  
ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE  
VALID. FOR YOU DIGALERT I.D. NUMBER CALL  
UNDERGROUND SERVICE ALERT TOLL FREE  
1-800-422-4133 TOW WORKING DAY BEFORE YOU DIG.

<p>OWNER/SUBDIVIDER: MURALIDHAR KAKULAPATI 1327 FREDA COURT CAMPBELL COUNTY OF LOS ANGELES STATE OF CALIFORNIA</p>	<p>DESIGNER</p> <p>DESIGNED BY:</p> <p>DRAFTED BY:</p> <p>APPROVED BY:</p>		<p>PLANS PREPARED BY:</p>  <p><b>W.H. CIVIL ENGINEERING</b> 8 WHATNEY SUITE 100 IRVINE, CA 92618 INFO@WHENGINEERINGGROUP.COM PHONE: 949-229-3357</p> <p style="font-size: small;">WAI LIN MAUNG CHEN R.C.E. C83487 EXP. 3/31/2023</p> <p style="font-size: x-small;">05/01/2021 DATE</p>	<p><b>1327 FREDA COURT</b></p> <p><b>TITLE SHEET</b></p> <p>APN: 403-19-005 1327 FREDA COURT CAMPBELL, CA</p>	<p>PROJECT NO.:</p> <p><b>202008</b></p> <p>SHEET NO.:</p> <p><b>C-1</b></p>												
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> <th>APPROVED BY</th> <th>CHECKED BY</th> <th>W.C.</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	REVISIONS	APPROVED BY	CHECKED BY	W.C.											
NO.	DATE	REVISIONS	APPROVED BY	CHECKED BY	W.C.												



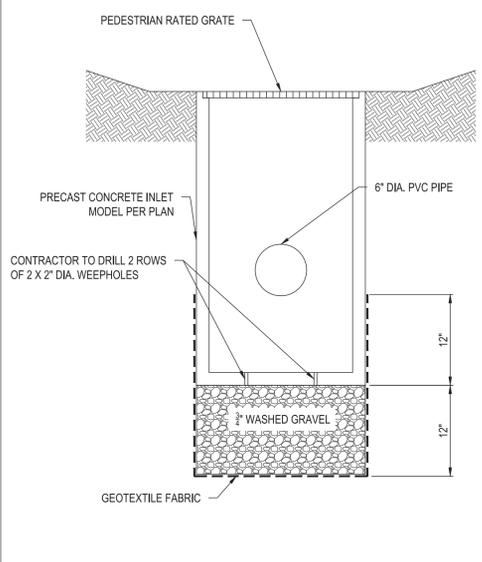
- LEGEND**
- 100 — EXISTING CONTOUR
  - 100 — PROPOSED CONTOUR
  - 100FS — SPOT ELEVATION
  - ▨ — PROPOSED HARDSCAPE
  - ▨ — PROPOSED LANDSCAPE
  - SD — PROPOSED STORM DRAIN
  - — FLOW LINE
  - — PROPERTY LINE
  - X.X% — SURFACE SLOPE
  - S=X.X — STORM DRAIN SLOPE
  - DF — DEEPEMED FOOTING
  - PAD — PROPOSED PAD ELEVATION
  - FS — PROPOSED FINISHED SURFACE
  - FG — PROPOSED FINISHED GROUND
  - FF — PROPOSED FINISHED FLOOR
  - INV — INVERT OF PIPE
  - TG — TOP OF GRATE
  - PL — PROPERTY LINE
  - TW — TOP OF WALL
  - TF — TOP OF FOOTING
  - HP — HIGH POINT
  - LP — LOW POINT

- CONSTRUCTION NOTE**
1. INSTALL 6" DIA. SCH-40 ATRIUM DRAIN BY NDS WRISER AND ADAPTOR OR EQUAL.
  2. INSTALL 6" DIA. PVC SCHEDULE 40 PIPE DRAIN SYSTEM.
  3. CONSTRUCT 18" SQUARE PRECAST BOTTOMLESS CONCRETE CATCH BASIN BY OLDCASTLE, MODEL NO. 1818CB.
  4. CONSTRUCT CONCRETE DRIVEWAY PER STD-163-L.
  5. CONSTRUCT CONCRETE HARDSCAPE PER LANDSCAPING PLAN.



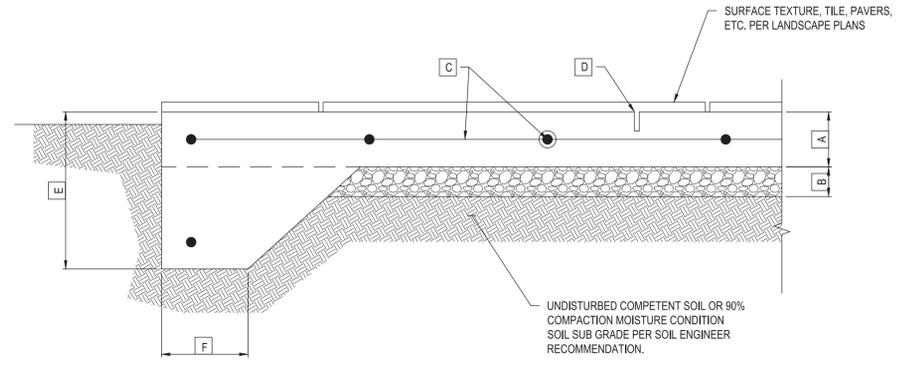
**SECTION A-A**  
SCALE 1"=10'

**PRECISE GRADING PLAN**  
SCALE 1"=10'



**DETAIL BOTTOMLESS INLET** 3  
NOT TO SCALE

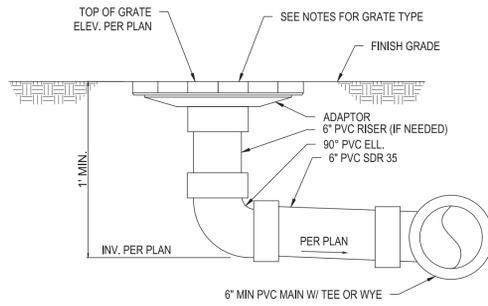
**NOTE:**  
SLAB SHALL BE UNDERLAIN BY MINIMUM OF 2-IN SAND, OVER 15 MIL. VAPOR BARRIER, MIRAFI 140N FILTER CLOTH, AND 4-IN GRADED GRAVEL OR CRUSHED STONE.



- NOTES:**
1. THIS DETAIL IS FOR REFERENCE ONLY TO ILLUSTRATE SOILS REPORT REQUIREMENTS, HARDSCAPE DESIGN BY OTHERS.
  2. SEE SOILS REPORT FOR OVEREXCAVATION AND SUBGRADE PREPARATION REQUIREMENTS.

	DRIVEWAYS	HARDSCAPE	
A	MIN. SLAB THICKNESS	5"	4"
B	MIN. AGG. BASE THICKNESS	4"	-
C	MIN. REINFORCEMENT (O.C./E.W.)	#4@12"	#4@12"
D	MAX. SAWCUT OR COLD JT. SPACING	10"	8"
E	THICKENED EDGE DEPTH	12"	8"
F	THICKENED EDGE WIDTH	8"	8"

**DETAIL TYPICAL DRIVEWAY / HARDSCAPE SECTION** 4 5  
NOT TO SCALE



- NOTE:**
1. ALL FITTINGS BY: NDS, INC. (OR EQUAL) PHONE: 1-800-726-1994
  2. REFER TO GRADING PLAN FOR FINISH GRADING.
  3. DO NOT GLUE GRATE OR RISER TO PIPE.
  4. GLUE "I.P.S. WELD ON" #773 SOLVENT (MEDIUM BODIED FAST SET) FOR PIPE THRU 6" Ø.
  5. ALL PIPES TO BE 6" Ø PVC SDR 35.

**DETAIL INLET DRAIN** 1  
NOT TO SCALE

**OWNER/SUBDIVIDER:**  
MURALIDHAR KAKULAPATI  
1327 FREDIA COURT  
CAMPBELL COUNTY OF LOS ANGELES STATE OF CALIFORNIA

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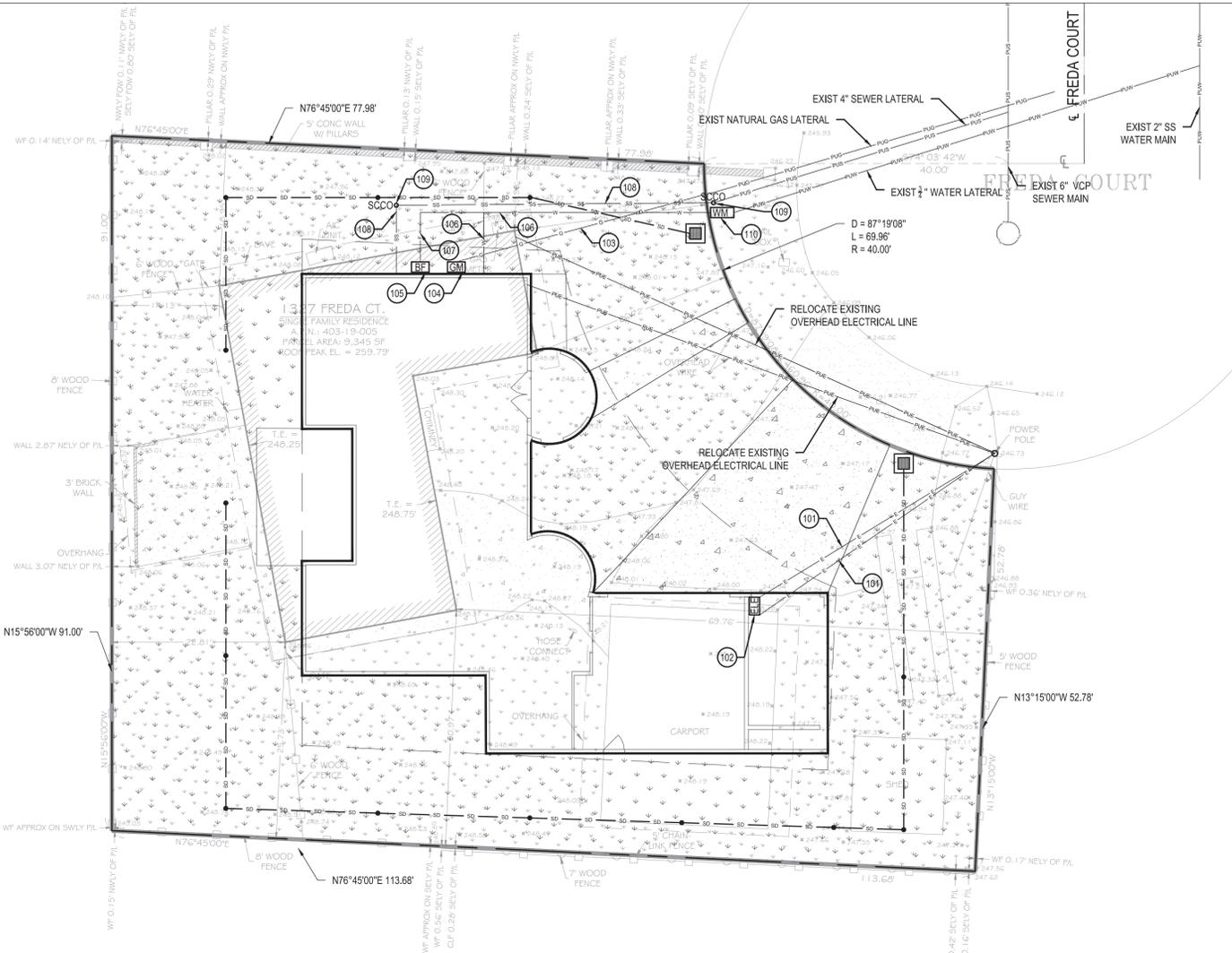


**PLANS PREPARED BY:**  
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IRVINE, CA 92618  
INFO@WHENGINEERINGGROUP.COM  
PHONE: 949-229-3357

**1327 FREDIA COURT**  
**PRECISE GRADING PLAN**  
APN: 403-19-005  
1327 FREDIA COURT  
CAMPBELL, CA

**PROJECT NO.:**  
202008  
**SHEET NO.:**  
C-2





**LEGEND**

- PUE — EXISTING ELECTRICAL LINE
- PWW — EXISTING WATER LINE
- PWS — EXISTING SEWER LINE
- PUG — EXISTING GAS LINE
- E — PROPOSED ELECTRICAL LINE
- W — PROPOSED WATER LINE
- SS — PROPOSED SEWER LINE
- G — PROPOSED GAS LINE
- F — PROPOSED FIRE LINE
- WM WATER METER
- SCCO SEWER CLEANOUT
- GM GAS METER
- ELE ELECTRICAL PANEL
- BF BACK FLOW DEVICE

**UTILITY CONSTRUCTION NOTE**

- 101 RELOCATE EXISTING ELECTRICAL OVER-HEAD LINE TO NEW ELECTRICAL PANEL LOCATION.
- 102 PROPOSED ELECTRICAL PANEL PER MEP PLAN.
- 103 PROPOSE PRIVATE GAS LINE LATERAL TO CONNECT TO EXISTING GAS LATERAL.
- 104 PROPOSE GAS METER PER MEP PLAN.
- 105 PROPOSE FIRE LINE BACK FLOW PREVENTER PER MEP PLAN.
- 106 PROPOSE 3/4" WATER LINE LATERAL TO CONNECT TO EXISTING WATER METER.
- 107 PROPOSE FIRE LINE. SIZE PER FIRE CONSULTANT REQUIREMENT.
- 108 PROPOSED 4" DIA. SDR 35 SEWER LATERAL. MINIMUM 1% SLOPE.
- 109 PROPOSED SEWER CLEANOUT.
- 110 EXISTING 3/4" WATER METER TO REMAIN IN PLACE.

**NOTE:**

CONTRACTOR TO CONNECT ALL UTILITIES ON-SITE. OFF-SITE TRENCHING WILL REQUIRE ADDITIONAL ENCROACHMENT.

**UTILITY PLAN**

SCALE 1"=10'

**NOTE:**

SLAB SHALL BE UNDERLAIN BY MINIMUM OF 2-IN SAND, OVER 15 MIL. VAPOR BARRIER, MIRAFI 140N FILTER CLOTH, AND 4-IN GRADED GRAVEL OR CRUSHED STONE.

OWNER/SUBDIVIDER:  
MURALIDHAR KAKULAPATI  
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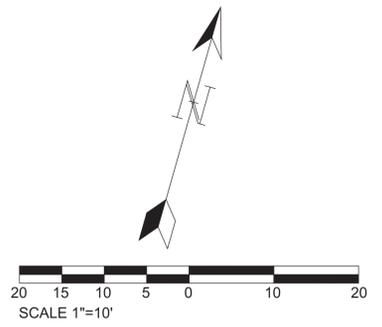


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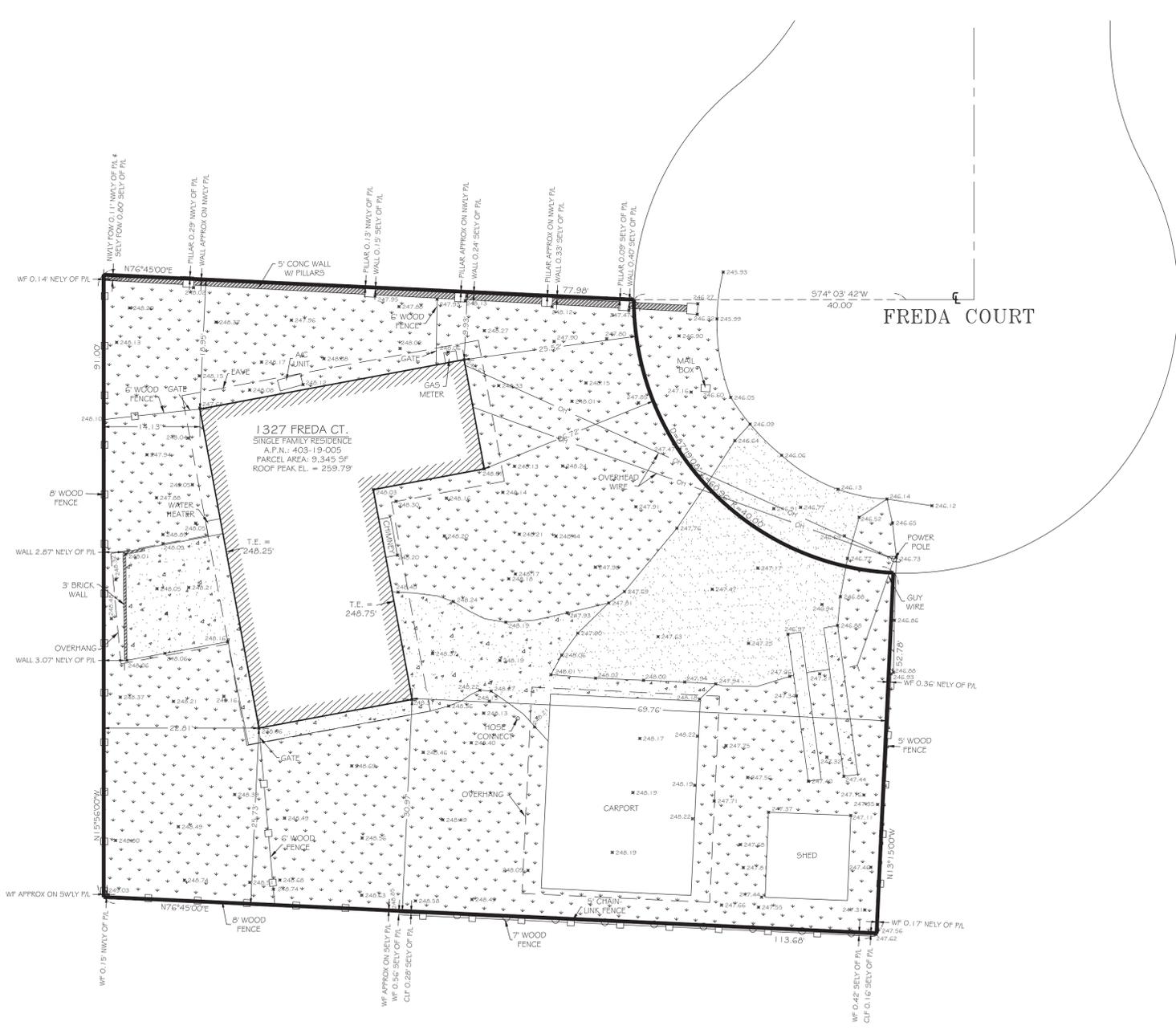
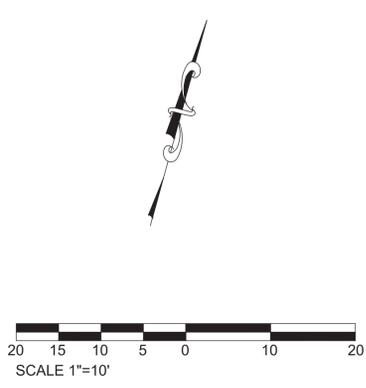
**1327 FREDA COURT**  
**UTILITY PLAN**  
APN: 403-19-005  
1327 FREDA COURT  
CAMPBELL, CA

PROJECT NO.:  
202008

SHEET NO.:  
C-3







**LEGEND:**

	PROPERTY LINE
	WOOD FENCE
	CHAINLINK FENCE
	METAL WIRE FENCE
	OVERHEAD WIRES
	BUILDING WALL
	CONCRETE
	PAVEMENT
	BRICK
	SLATE / STONE
	GRASS / NATURAL GROUND
	SPOT ELEVATION
	TREE TRUNK, APPROXIMATE DIAMETER IN INCHES
	TREE DRIFLINE
	T. E. THRESHOLD ELEVATION

**ABBREVIATIONS**

A/C	AIR CONDITIONING
BLDG	BUILDING
CL	CENTERLINE
CLF	CHAIN-LINK FENCE
CONC	CONCRETE
EL	ELEVATION
FW	FACE OF WALL
ICV	IRRIGATION CONTROL VALVE
NELY	NORTHEASTERLY
NWLY	NORTHWESTERLY
P/L	PROPERTY LINE
SELY	SOUTHEASTERLY
SWLY	SOUTHWESTERLY
WF	WOOD FENCE

**LEGAL DESCRIPTION**

LOT 3 TRACT #1104 RECORDED IN BOOK 46 PAGE 32 OF SANTA CLARA COUNTY RECORDS

**SURVEYOR'S NOTES**

- PROJECT BENCHMARK: CITY OF CAMPBELL BENCHMARKS 2006 CITY NO. 2. 2" BRASS BRASS DISK IN TOP OF CURB AT HACIENDA AVE. & VIRGINIA AVE., S.W. CORNER AT WEST END OF CR. ELEVATIONS: 240.333
- ONLY TREES 6" AND ABOVE WERE LOCATED ON THIS SURVEY. SMALLER TREES AND SHRUBS ARE NOT SHOWN.
- DISTANCES SHOWN HEREON AREA EXPRESSED IN FEET AND DECIMALS THEREOF.

**LOT SIZE = 9,345 SQ-FT**

**SURVEYOR'S CERTIFICATE**

I, KACIE A. PLOUFF, CERTIFY THAT I AM LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF CALIFORNIA (REF. NO. 9013) I FURTHER CERTIFY THAT THIS PLAN REPRESENTS THE RESULTS OF A TOPOGRAPHIC SURVEY CONDUCTED UNDER MY SUPERVISION AT THE REQUEST OF THE CLIENT.



KACIE A. PLOUFF, PLS 9013

OWNER/SUBDIVIDER: MURALIDHAR KAKULAPATI 1327 FREDA COURT CAMPBELL COUNTY OF LOS ANGELES STATE OF CALIFORNIA	DESIGNER	
	DESIGNED BY:	
	DRAFTED BY:	
	DATE	05/01/2021
PLANS PREPARED BY: W.H. CIVIL ENGINEERING 8 WHATNEY SUITE 100 IRVINE, CA 92618 INFO@WHENGINEERINGGROUP.COM PHONE: 949-229-3357	PROJECT NO.:	202008
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