



CITY OF CAMPBELL
Community Development Department

COURTESY NOTICE OF NEW PLANNING APPLICATION

May 10, 2022

Dear Campbell Resident,

The following provides a brief description of a proposed project in your neighborhood. As a courtesy notice, this letter is intended to provide members of the public an early opportunity to become engaged in the planning process. If you should have any questions about the project, the contact information of the Project Planner has been provided below. Alternatively, you may visit the Planning Division to view the project plans. Before a decision is reached you will receive a formal notice providing another opportunity for public comment.

Project Address: 812 Almarida Drive

Zoning | Area Plan: R-1-6 | N/A

Neighborhood Association(s): Hamann Park Neighborhood Association

File No.: PLN-2022-47

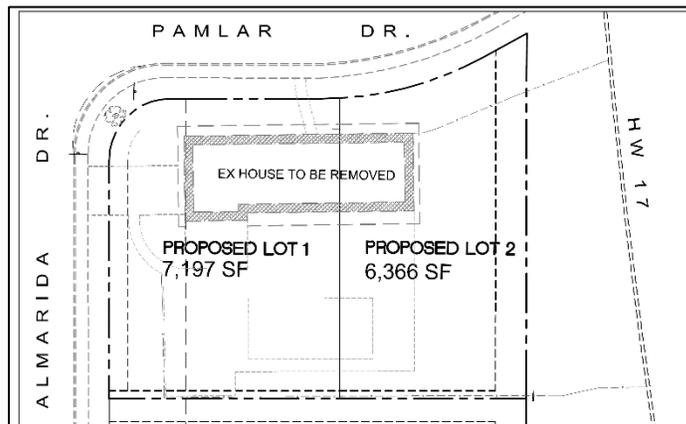
APN: 279-22-019

Applicant: Mohammad Valikhani

Property Owner: Mohammad Valikhani

Application Type: Tentative Parcel Map and Tree Removal

Project Description: Proposed Tentative Parcel Map to subdivide one (1) existing lot into two (2) parcels, and the removal of three (3) existing trees.



Project Planner: Larissa Lomen, Assistant Planner

Email Contact: larissal@campbelca.gov

Phone Contact: (408) 866-2144

Note: This is a courtesy notice to all property owners within 300-feet of the project address. Applications may change after initial application submittal. To view the project plans, please scan the QR code:





Location Map for 812 Almarida Drive



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.

OWNER/DEVELOPER: LOTUS LEWELLING LLC
467 SARATOGA AVE SUITE # 1450 SAN JOSE CA

812 ALMARIDA DR., CAMPBELL, CA 95008

TWO LOT SUBDIVISION FOR SINGLE FAMILY RESIDENTIAL

PROJECT CONSULTANTS

CIVIL ENGINEER: GPM ENGINEERS
3340 WALNUT AVE., SUITE 292, FREMONT, CA 94536
MOHAMED GENIDY, PE TEL. (650) 331-7264

LAND SURVEYOR: THE BRONSON COMPANY, 6206 EPPS DR., WINTON, CA
KEVIN BRONSON, PLS TEL. (209) 606.7340

NOTES:
1. SURVEY BY KEVIN BRONSON PLS NO 8523
2. DATE OF SURVEY: APRIL, 2021

BENCHMARK:

SANTA CLARA VALLEY WATER AUTHORITY BENCHMARK 1088, A BRASS DISK AT THE TOWER LEG AT THE CORNER OF BASCOM AVE. AND THE SOUTHWEST EXPRESSWAY, HAVING AN NAVD88 ELEVATION OF 173.79', IS THE BASIS OF ALL ELEVATIONS SHOWN ON THIS MAP.

BASIS OF BEARINGS:

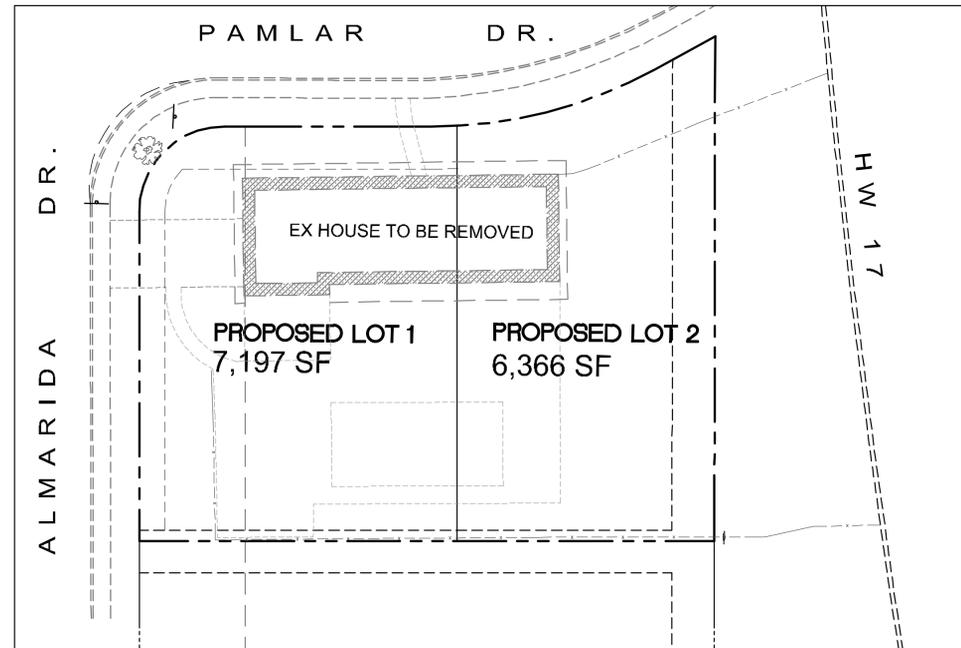
THE BEARING OF S0°35'15"E BETWEEN FOUND MONUMENTS ON THE CENTERLINE OF ALMARIDA SR. AS SHOWN ON THE MAP OF TRACT 772, RECORDED ON JULY 24, 1950 IN BOOK 30 OF MAPS AT PAGE 1, SANTA CLARA COUNTY RECORDS, IS THE BASIS OF BEARINGS FOR THIS SURVEY.

REFERENCES:

R1 BOOK 30 MAPS 01, SANTA CLARA COUNTY RECORDS

VICINITY MAP

NTS



SHEET INDEX

| SHEET NO. | TITLE |
|-----------|--|
| C1 | TITLE SHEET |
| C2 | SITE PICTURES |
| C3 | EXISTING CONDITIONS AND DEMOLITION PLAN |
| C4 | TENTATIVE PARCEL MAP |
| C5 | PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN |
| C6 | STORMWATER MANAGEMENT PLAN |

PROJECT SUMMARY

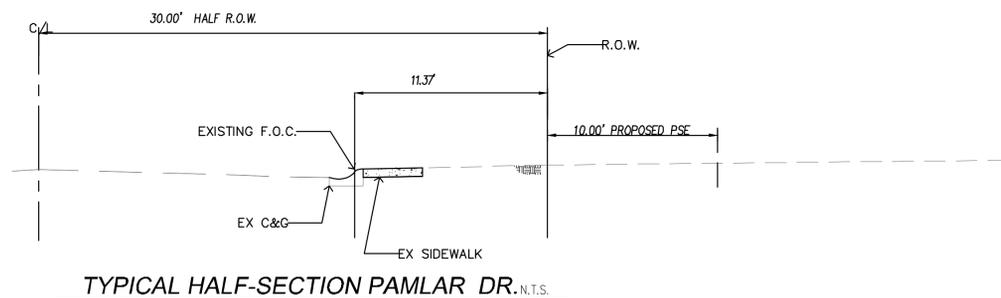
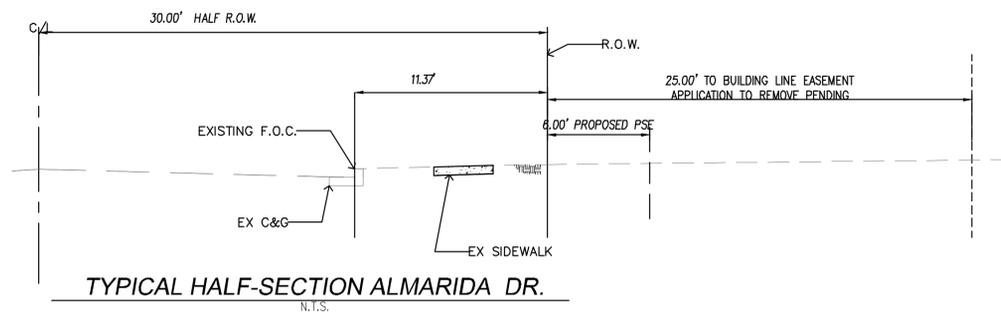
| | |
|------------------------|---------------------------------|
| PROPERTY: | APN: 279-22-019 |
| SITE AREA | 13,563 SF (0.311 ACRE) |
| CURRENT ZONING | R1 |
| CURRENT LAND USE | LOW DENSITY RESIDENTIAL |
| UTILITY SOURCES: | |
| WATER --- | SAN JOSE WATER COMPANY |
| SANITARY SEWER --- | WEST VALLEY SANITATION DISTRICT |
| ELECTRICAL AND GAS --- | PACIFIC GAS AND ELECTRIC |
| STORM DRAIN --- | CITY OF CAMPBELL |
| TELEPHONE --- | AT&T |
| CABLE TV --- | COMCAST |

LEGEND

| PROPOSED | EXISTING | PROPOSED | EXISTING |
|------------------------------|-------------------------------|-------------------------------|-------------------------------|
| --- (Property Line) | --- (Easements) | ● (Tree to be removed) | ● (Tree to be removed) |
| --- (New Lot Lines) | --- (Monument) | ○ (Tree Protection Zone) | ○ (Tree Protection Zone) |
| --- (Benchmark) | --- (Storm Drain Line) | xx.xx (Spot Elevation) | xx.xx (Spot Elevation) |
| --- (Catch Basin) | --- (Field Inlet) | --- (Contour Line Elevations) | --- (Contour Line Elevations) |
| --- (Storm Drain Manhole) | --- (Area Drain W/ PVC Line) | --- (Splash Block) | --- (Overland Release) |
| --- (Area Drain W/ PVC Line) | --- (Bubbler) | --- (Ret Wall) | --- (Ret Wall) |
| --- (Sanitary Sewer Line) | --- (Sanitary Sewer Manhole) | --- (Street Sign) | --- (Street Sign) |
| --- (Sanitary Sewer Lateral) | --- (Sanitary Sewer Cleanout) | --- (Site or Street Light) | --- (Site or Street Light) |
| --- (Water Valve) | --- (Water Meter) | --- (Fire Hydrant) | --- (Fire Hydrant) |
| --- (Water Main Line) | --- (Utility Pole) | --- (Earthen Swale) | --- (Earthen Swale) |
| --- (Gas) | --- (Water Meter) | --- (Wood Fence) | --- (Wood Fence) |
| --- (Electrical) | --- (Water Main Line) | --- (CMU Fence) | --- (CMU Fence) |
| --- (Joint Trench) | --- (Water Meter) | --- (Building Entrance) | --- (Building Entrance) |

ABBREVIATIONS

| SYMBOL | DESCRIPTION | SYMBOL | DESCRIPTION |
|-----------|-----------------------------------|---------|---------------------------------|
| ⊙ | AT | MAX | MAXIMUM |
| AB | AGGREGATE BASE | MIN | MINIMUM |
| AC | ASPHALT CONCRETE | NO. # | NUMBER |
| AD | AREA DRAIN | NTS | NOT TO SCALE |
| BC | BEGINNING OF CURVE | PAE | PEDESTRIAN ACCESS EASEMENT |
| BLDG | BUILDING | PCC | PORTLAND CEMENT CONCRETE |
| BOS | BOTTOM OF STEPS | PCR | POINT OF CURB RETURN |
| BW | BACK OF WALK | PG&E | PACIFIC GAS AND ELECTRIC |
| CB | CATCH BASIN | PL, P/L | PROPERTY LINE |
| CL | CENTERLINE | POC | POINT ON CURVE |
| CONC | CONCRETE | PRC | POINT OF REVERSE CURVE |
| CONT | CONTINUATION | PSDE | PRIVATE STORM DRAIN EASEMENT |
| DDCV | DOUBLE DETECTOR CHECK VALVE | PT | POINT |
| DI | DROP INLET | PUE | PUBLIC UTILITY EASEMENT |
| DS | DOWN SPOUT | PVC | POLYVINYL CHLORIDE |
| DWY | DRIVEWAY | PVI | POINT OF VERTICAL INTERSECTION |
| EB | ELECTRICAL BOX | R | RADIUS |
| EC | END OF CURVE | RCP | REINFORCED CONCRETE PIPE |
| EL, ELEV. | ELEVATION | RIM | RIM ELEVATION |
| EP | EDGE OF PAVEMENT | R/W | RIGHT OF WAY |
| EVAE | EMERGENCY VEHICLE ACCESS EASEMENT | S | SLOPE |
| EX, (E) | EXISTING | SBL | SETBACK LINE |
| F/C | FACE OF CURB | SD | STORM DRAIN |
| FF | FINISHED FLOOR ELEVATION | SDE | STORM DRAIN EASEMENT |
| FG | FINISHED GRADE | SDMH | STORM DRAIN MANHOLE |
| FH | FIRE HYDRANT | SS | SANITARY SEWER |
| FL | FLOW LINE | SSCO | SANITARY SEWER LATERAL CLEANOUT |
| FP | FINISHED PAVEMENT | SSDI | SANITARY SEWER DRAIN INLET |
| FPW | FIRE PROTECTION WATER | SSGB | SANITARY SEWER GRADE BREAK |
| FS | FINISHED SURFACE ELEV. | SSE | SANITARY SEWER EASEMENT |
| FT | FEET | SSMH | SANITARY SEWER MANHOLE |
| G | GAS | ST | STREET |
| GB | GRADE BREAK | STA | STATION |
| GFF | GARAGE FINISHED FLOOR ELEV. | S/W | SIDEWALK |
| GRND | GROUND | T | TELEPHONE |
| HDPE | HIGH DENSITY POLYETHYLENE | TC | TOP OF CURB |
| HGL | HYDRAULIC GRADE LINE | TEMP | TEMPORARY |
| HP | HIGH POINT | TG | TOP OF GRATE |
| INV | INVERT | TP | TOP OF PAVEMENT |
| IRR | IRRIGATION | TOS | TOP OF STEPS |
| JT | JOINT TRENCH | TYP | TYPICAL |
| LF | LINEAR FEET | VC | VERTICAL CURVE |
| LP | LOW POINT | WL | WATERLINE |
| LT | LEFT | WLE | WATER LINE EASEMENT |
| | | WM | WATER METER |
| | | WS | WATER SERVICE |
| | | WV | WATER VALVE |



| DATE: | 1-6-2022 | NO. | REVISION |
|--------------|----------|-----|----------|
| SCALE: | AS NOTED | △ | |
| DESIGNED BY: | MG | △ | |
| DRAWN BY: | EH | △ | |



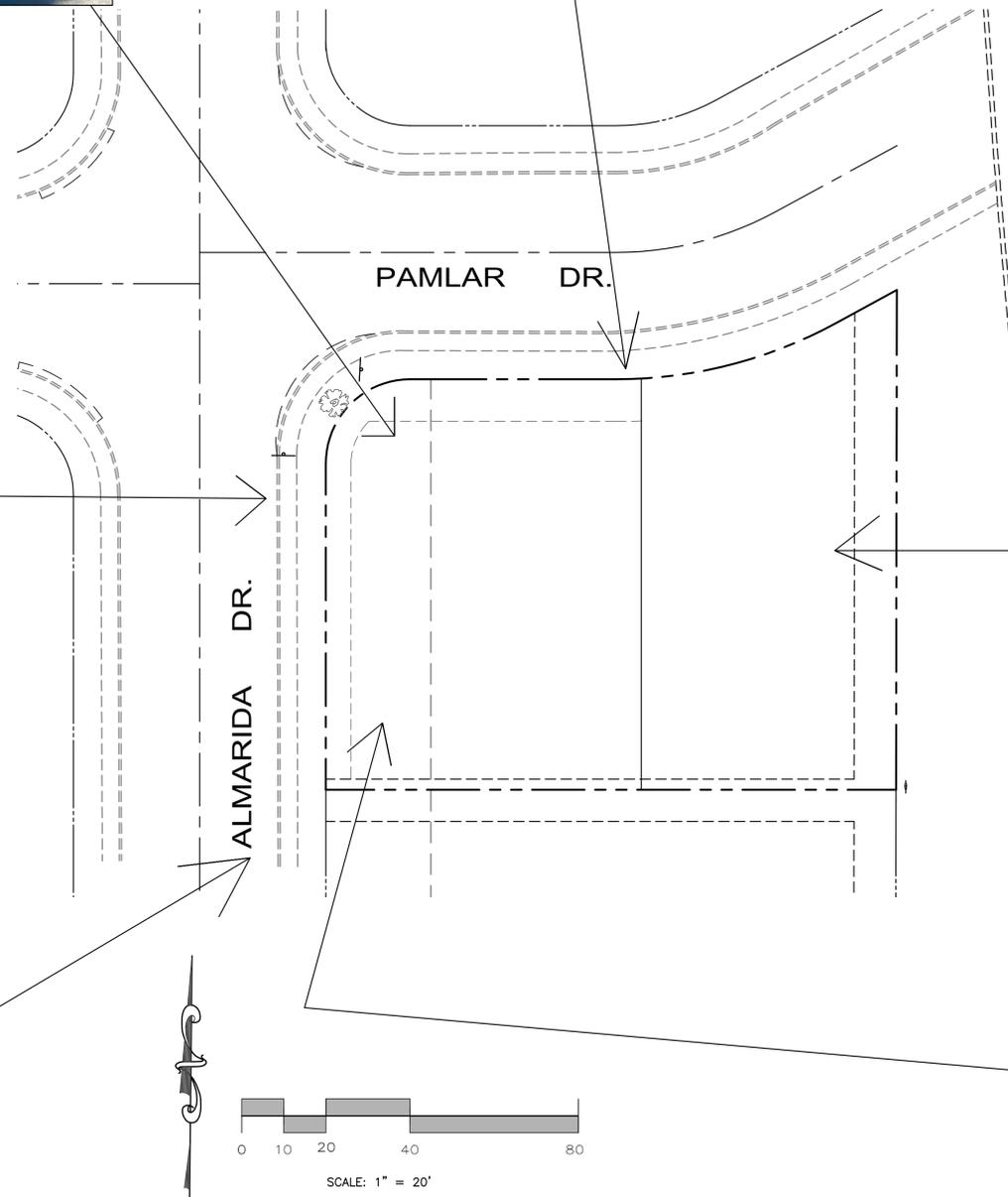
GPM ENGINEERS
3340 WALNUT AVE., SUITE 292
FREMONT, CA 94536
TEL. (650) 331-7264 FAX (650) 472-9004
MGENIDY@GPMENGINEERS.COM

CIVIL • STRUCTURAL • PLANNING • DEVELOPMENT

PROJECT:
TWO LOT SUBDIVISION AT 812 ALMARIDA DR CAMPBELL, CA

SHEET TITLE:
COVER SHEET

SHEET NUMBER
C1
OF 6



| DATE: | 1-6-2022 | NO. | REVISION | DATE |
|--------------|----------|-----|----------|------|
| SCALE: | AS NOTED | △ | | |
| DESIGNED BY: | MG | △ | | |
| DRAWN BY: | EH | △ | | |
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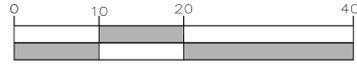
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 AT
 812 ALMARIDA DR CAMPBELL, CA**

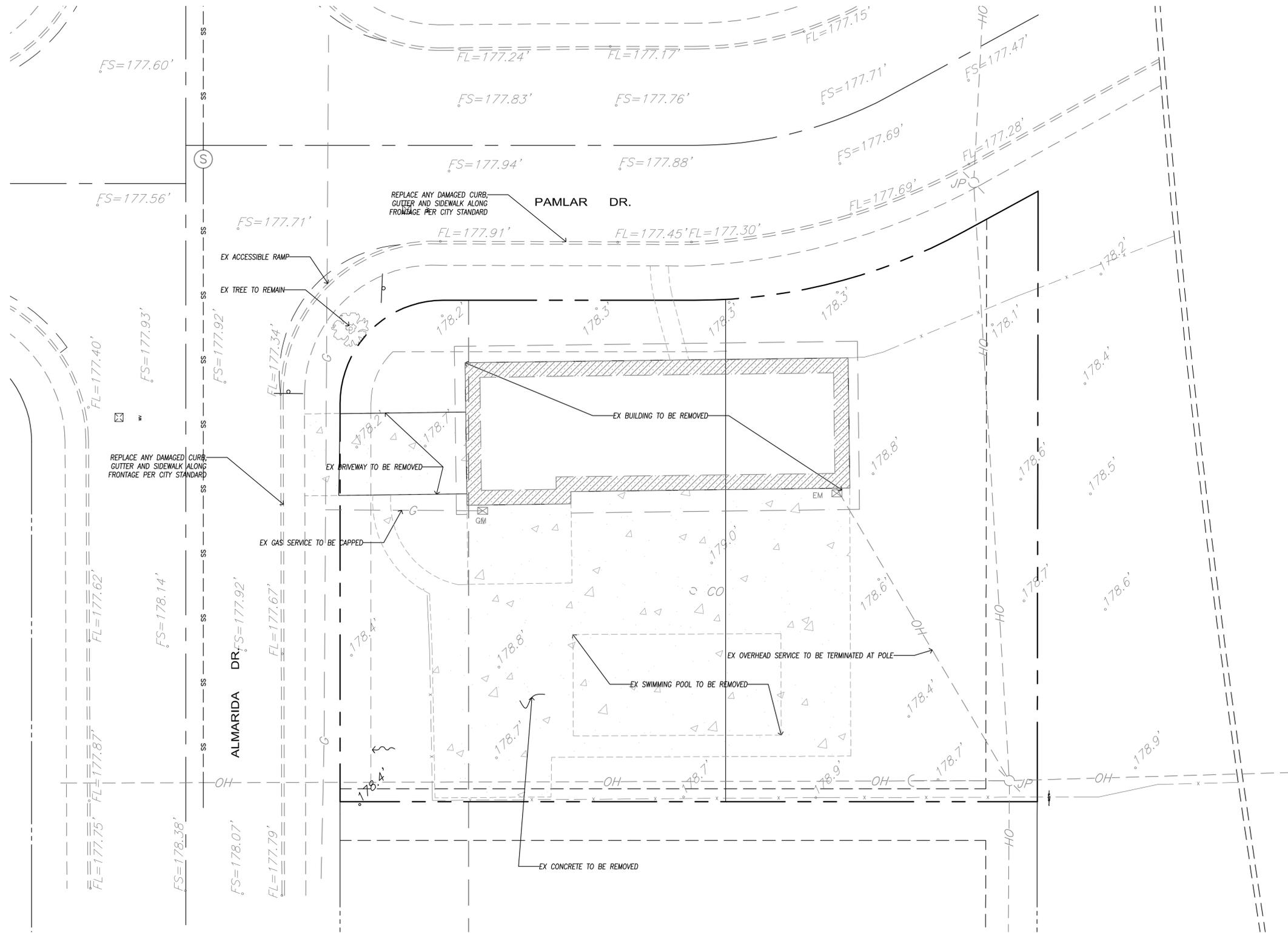
SHEET TITLE:

SITE PHOTOS

SHEET NUMBER
C2
 OF 6



SCALE: 1" = 10'



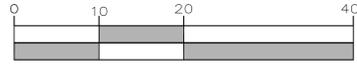
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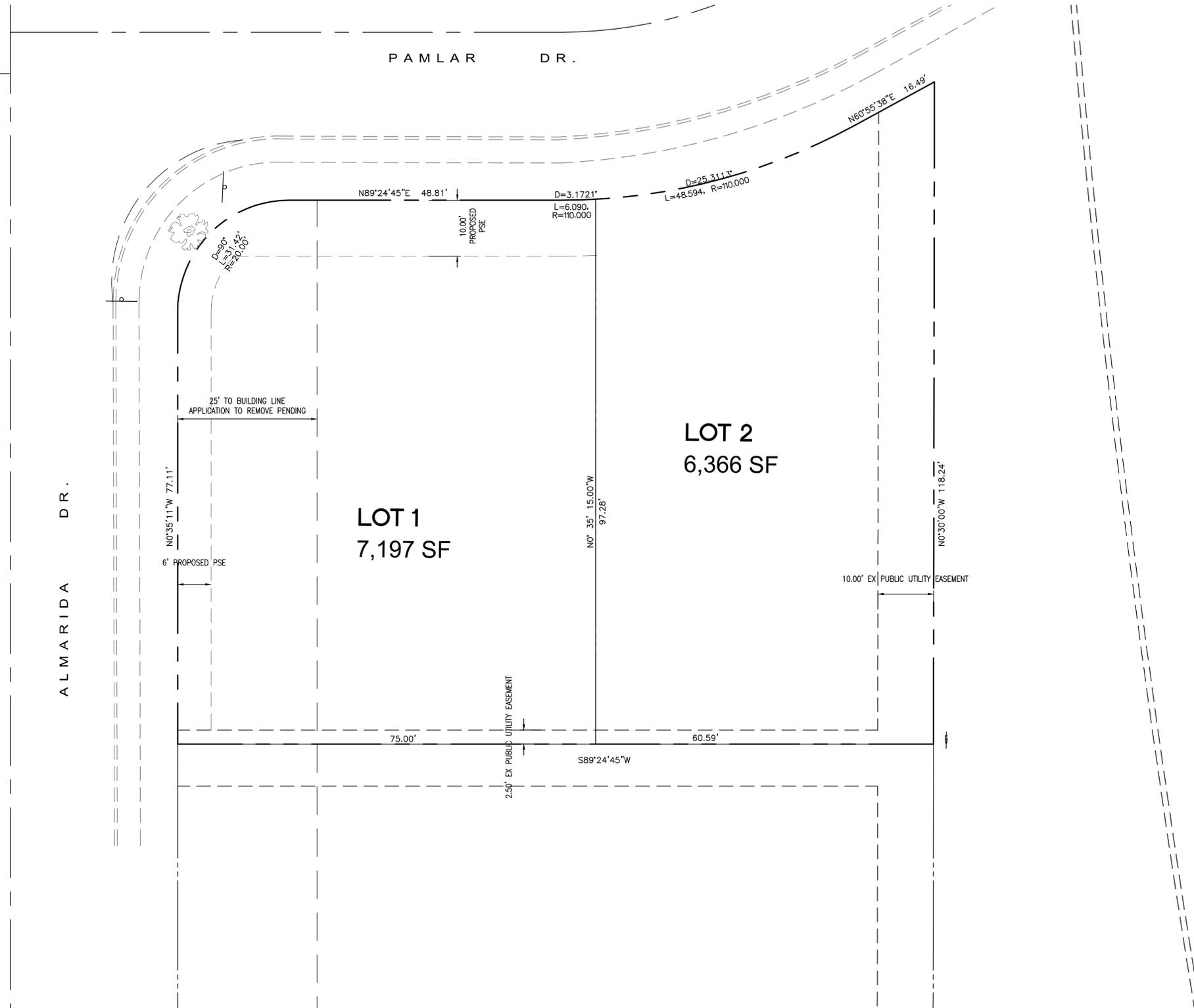
PROJECT:
**TWO LOT SUBDIVISION
 AT
 812 ALMARIDA DR CAMPBELL, CA**

SHEET TITLE:
**EXISTING CONDITIONS AND
 DEMOLITION PLAN**

SHEET NUMBER
C3
 OF 6



SCALE: 1" = 10'



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|--------------|----------|-----|----------|------|
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| DESIGNED BY: | MG | △ | | |
| DRAWN BY: | EH | △ | | |
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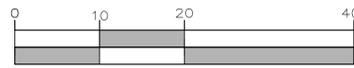
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PROJECT:
**TWO LOT SUBDIVISION
 AT
 812 ALMARIDA DR CAMPBELL, CA**

SHEET TITLE:
**TENTATIVE PARCEL MAP
 LOTTING PLAN**

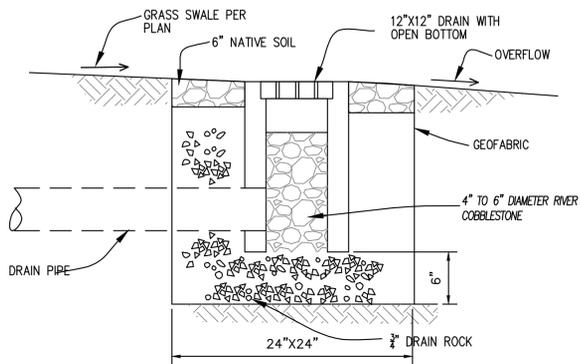
SHEET NUMBER
C4
 OF 6



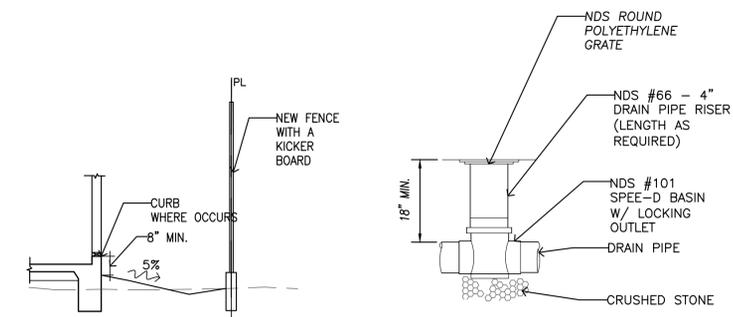
SCALE: 1" = 10'

STORM UTILITY NOTES

1. ALL STORM PIPE LOCATED OUTSIDE OF VEHICULAR TRAVELED LANES SHALL BE PVC SDR 35 UNLESS OTHERWISE SPECIFIED ON PLANS
2. ALL STORM PIPE LOCATED IN VEHICULAR TRAVELED LANES SHALL BE PVC SD26 UNLESS OTHERWISE SPECIFIED ON PLANS
3. ALL PERFORATED PIPES SHALL BE PVC SDR 35 WITH 1/4" PERFORATIONS FACING DOWN.
4. ALL PVC CONNECTIONS TO CONCRETE STRUCTURES SHALL BE BY WATER STOP



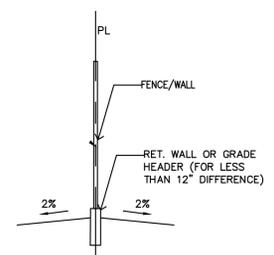
1 BUBBLER
NOT TO SCALE



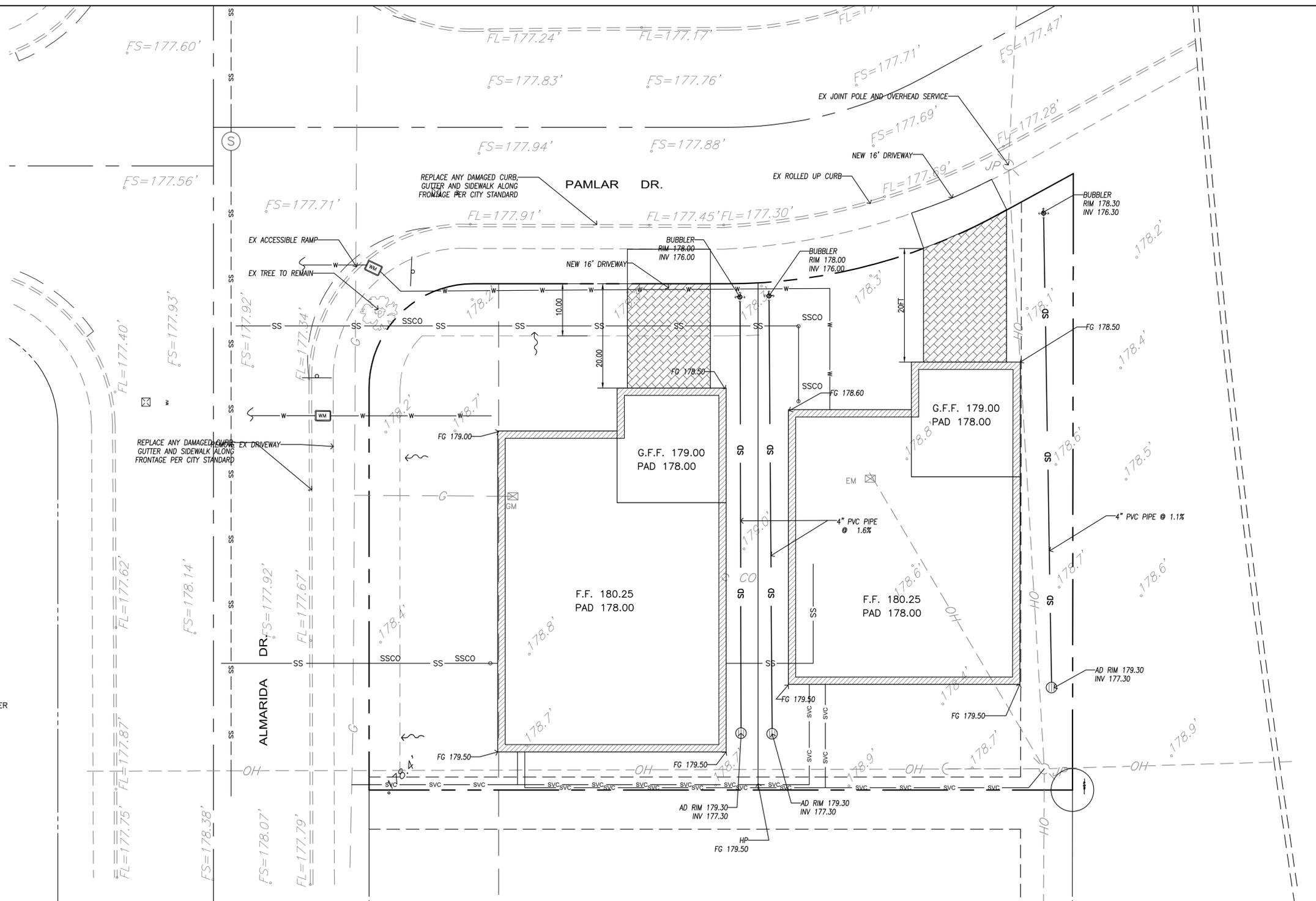
2 AREA DRAIN
NOT TO SCALE



3 SECTION AT PROPERTY LINE
SCALE: N.T.S.



4 CROSS SECTION AT COMMON FENCE
SCALE: N.T.S.



| DATE: | 1-6-2022 | NO. | REVISION | DATE | DIRECTED BY: |
|--------------|----------|-----|----------|------|--------------|
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| DRAWN BY: | EH | △ | | | |
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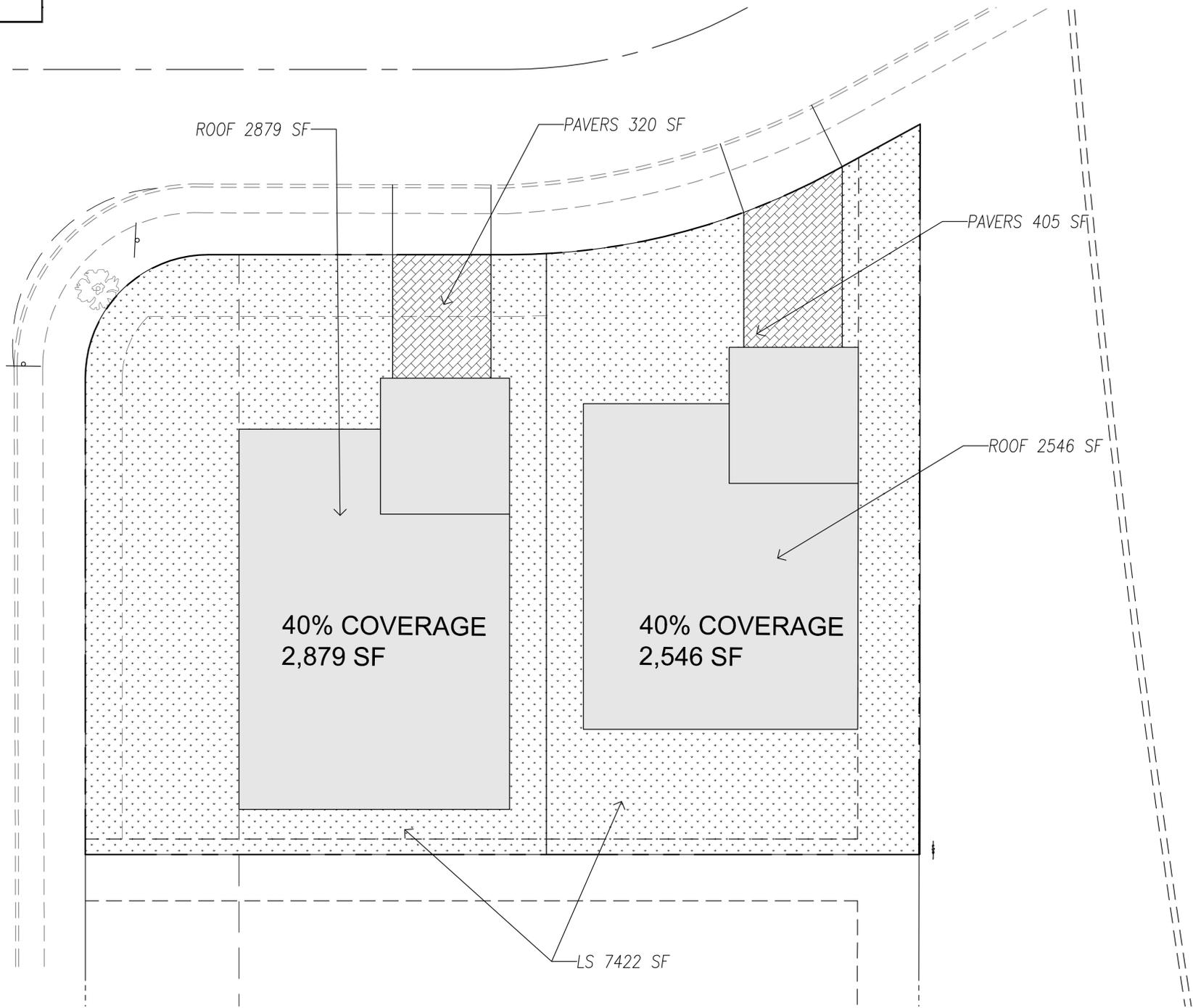
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CIVIL • STRUCTURAL • PLANNING • DEVELOPMENT

PROJECT:
**TWO LOT SUBDIVISION
AT
812 ALMARIDA DR CAMPBELL, CA**

SHEET TITLE:
**PRELIMINARY GRADING AND
DRAINAGE PLAN**

SHEET NUMBER
C5
OF 6



- LEGEND:**
- REQUIRED SMP COMPONENTS:**
- DMA WITH #
 - ROOF AREA (INCLUDE PITCHES AND TERMINAL DOWNSPO
 - IMPERIOUS ASPHALT/CONCRETE AREA
 - LANDSCAPE AREAS
 - PROPOSED CONTOURS
 - SURFACE FLOW LINES
 - PERFORATED PIPE
 - OVERFLOW CATCH BASIN
 - CLEANOUT
 - PROPOSED TREE
- SMM COMPONENTS, AS APPLICABLE:**
- PERVIOUS LANDSCAPING
 - AREA DRAINS

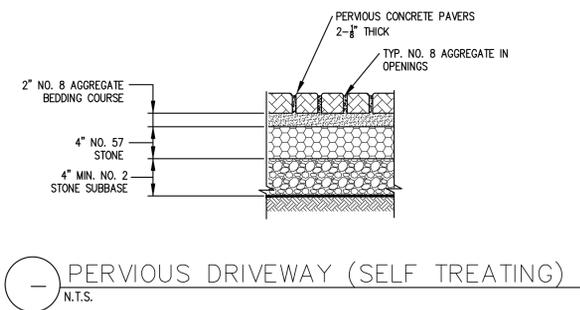


Table 2 - Drainage Management Areas (DMAs) & Receiving Landscape Based Management Measures

| DMA# | Impervious ft ² | Landscape / Pervious ft ² | Factored Impervious Area ft ² * | Minimum Surface of Treatment Measure | Proposed Surface of Treatment Measure | Proposed Sizing Ratio | Sizing Methodology** | Dimensions (L x W x minimum ponding depth***) | Type of management measure**** | SWM# | Corresponding Detail(s) |
|-------|----------------------------|--------------------------------------|--|--------------------------------------|---------------------------------------|-----------------------|----------------------|---|--------------------------------|-------|-------------------------|
| 1 | 4,501 | 9,062 | 5,407 | 500 | N/A | N/A | N/A | N/A | FLOW TO LANDSCAPE | SWM 1 | N/A |
| TOTAL | | | | | | | | | | | |

* Impervious area + 0.1xLandscape/Pervious area
 ** 4% = C.3.d.i.2; Volume = C.3.d.i.1; Combo = C.3.d.i.3; 2:1 for self-retaining
 *** Account for void space in materials if applicable (e.g. pervious pavement)
 **** Select from following management measure types:
 Bioretention Area/Flow-Through Planter
 Bioretention Area Unlined
 Infiltration Facility
 Self-Retaining Pervious Landscaping
 Tree Well Filter



| DATE: | NO. | REVISION | DATE |
|-----------------|-----|----------|------|
| 1-6-2022 | △ | | |
| AS NOTED | △ | | |
| DESIGNED BY: MG | △ | | |
| DRAWN BY: EH | △ | | |



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SHEET TITLE:
**TENTATIVE PARCEL MAP
 LOTTING PLAN**

SHEET NUMBER
C6
 OF 6