



**CITY OF CAMPBELL**  
Community Development Department

**COURTESY NOTICE OF NEW PLANNING APPLICATION**

June 25, 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:** 901 Campisi Way

**Zoning | Area Plan:** P-D | N/A

**Neighborhood Association(s):** N/A

**File No.:** PLN-2022-70

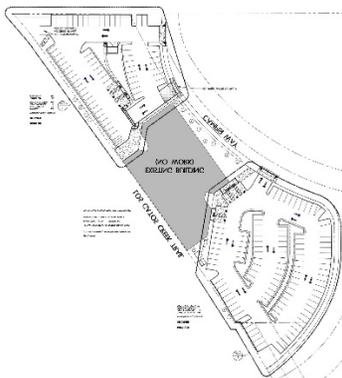
**APN:** 288-03-017

**Applicant:** Ryan Barton

**Property Owner:** Gary Gema

**Application Type:** Minor P-D Modification, Tree Removal Permit, and a Variance

**Project Description:** Reconstruction of an existing parking lot, removal of 47 trees, and a variance to exempt the project from providing trees in an existing parking lot.



**Project Planner:** Tracy Tam

**Email Contact:** [tracyt@campbellca.gov](mailto:tracyt@campbellca.gov)

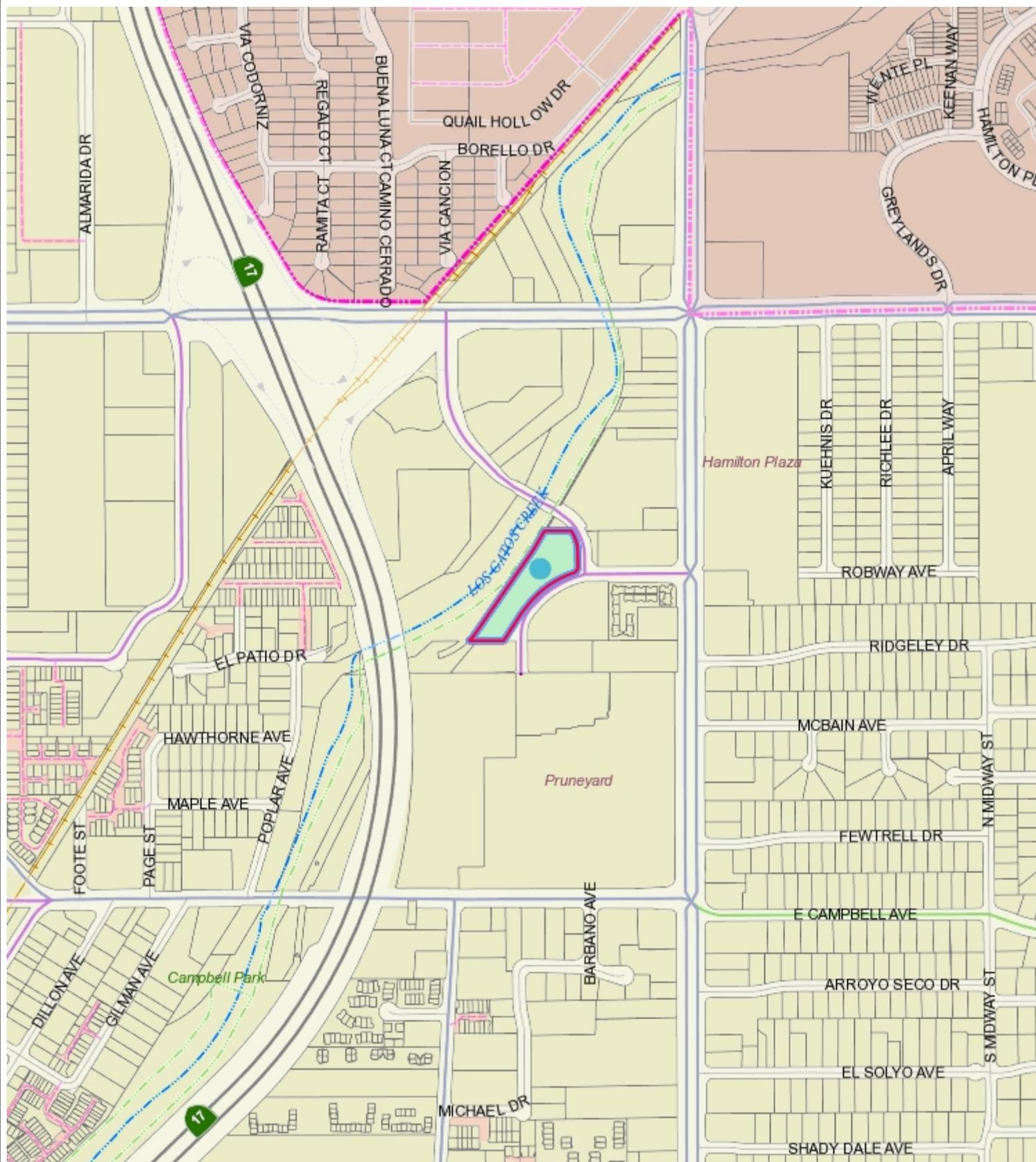
**Phone Contact:** (408) 871-5103

**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 901 Campisi Way

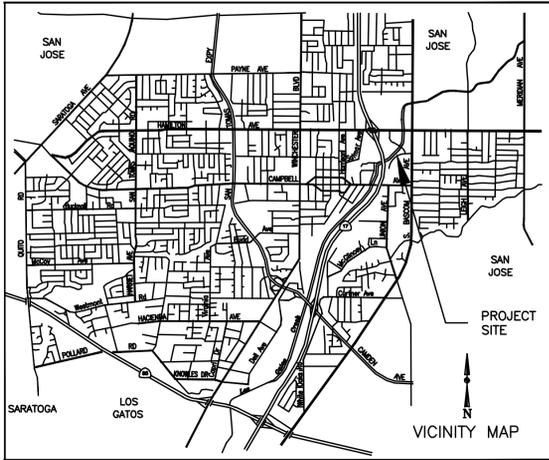


This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.

# PLAN DEVELOPMENT MODIFICATION PERMIT

## PROJECT STREET ADDRESS: 901 CAMPISI WAY, CAMPBELL CALIFORNIA

### ASSESSORS PARCEL NO. 288-03-017



EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY
---	---	PROPERTY LINE
---	---	RETAINING WALL
---	---	LANDSCAPE RETAINING WALL
---	--- RW --- RW ---	RAINWATER TIGHTLINE
---	---	SUBDRAIN LINE
---	---	TIGHTLINE
---	---	STORM DRAIN LINE
---	---	SANITARY SEWER LINE
---	---	WATER LINE
---	---	GAS LINE
---	---	STORM DRAIN PRESSURE LINE
---	---	SANITARY SEWER PRESSURE LINE
---	---	JOINT TRENCH
---	---	SET BACK LINE
---	---	CONCRETE VALLEY GUTTER
---	---	EARTHEN SWALE
CB	CB	CATCH BASIN
JB	JB	JUNCTION BOX
AD	AD	AREA DRAIN
CI	CI	CURB INLET
SDMH	SDMH	STORM DRAIN MANHOLE
SSMH	SSMH	FIRE HYDRANT
SSMH	SSMH	SANITARY SEWER MANHOLE
222.57 INV	222.57 INV	STREET SIGN
200	200	SPOT ELEVATION
←	←	FLOW DIRECTION
⊘	⊘	DEMOLISH/REMOVE
⊘	⊘	BENCHMARK
---	---	CONTOURS
XX	XX	TREE TO BE REMOVED
TP	TP	TREE PROTECTION FENCING

### ABBREVIATIONS

AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BC	BEGINNING OF CURVE	MON.	MONUMENT
B & D	BEARING & DISTANCE	MRO	METERED RELEASE OUTLET
BM	BENCHMARK	(N)	NEW
BUB	BUBBLER BOX	NO.	NUMBER
BW/FG	BOTTOM OF WALL/FINISH GRADE	NTS	NOT TO SCALE
CB	CATCH BASIN	O.C.	ON CENTER
C & G	CURB AND GUTTER	O/	OVER
C	CENTER LINE	(PA)	PLANTING AREA
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PED	PEDESTRIAN
CO	CLEANOUT	PIV	POST INDICATOR VALVE
COTG	CLEANOUT TO GRADE	PSS	PUBLIC SERVICES EASEMENT
CONC	CONCRETE	R	PROPERTY LINE
CONST	CONSTRUCT or -TION	PP	POWER POLE
CONC COR	CONCRETE CORNER	PUE	PUBLIC UTILITY EASEMENT
CY	CUBIC YARD	PVC	POLYVINYL CHLORIDE
D	DIAMETER	R	RADIUS
DI	DROP INLET	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	RIM	RIM ELEVATION
EA	EACH	RW	RAINWATER
EC	END OF CURVE	R/W	RIGHT OF WAY
EG	EXISTING GRADE	S	SLOPE
EL	ELEVATIONS	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EP	EDGE OF PAVEMENT	SAN.	SANITARY
EQ	EQUIPMENT	SD	STORM DRAIN
EW	EACH WAY	SDMH	STORM DRAIN MANHOLE
(E)	EXISTING	SHT	SHEET
FC	FACE OF CURB	S.L.D.	SEE LANDSCAPE DRAWINGS SPECIFICATION
FF	FINISHED FLOOR	SS	SANITARY SEWER
FG	FINISHED GRADE	SSCO	SANITARY SEWER CLEANOUT
FH	FIRE HYDRANT	SSMH	SANITARY SEWER MANHOLE
FL	FLOW LINE	ST.	STREET
FS	FINISHED SURFACE	STA	STATION
G	GAS	STD	STANDARD
GA	GAGE OR GAUGE	STRUCT	STRUCTURAL
GB	GRADE BREAK	T	TELEPHONE
HOPZ	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	TC	TOP OF CURB
HORIZ	HORIZONTAL	TOP	TOP OF PAVEMENT
HI PT	HIGH POINT	TP	TEMPORARY
H&T	HUB & TACK	TW/FG	TOP OF WALL/FINISH GRADE
ID	INSIDE DIAMETER	TYF	TYPICAL
INV	INVERT ELEVATION	VC	VERTICAL CURVE
JB	JUNCTION BOX	VCP	VITRIFIED CLAY PIPE
JT	JOINT TRENCH	VERT	VERTICAL
JP	JOINT UTILITY POLE	W	WATER LINE
L	LENGTH	W, WL	WATER METER
LNDG	LANDING	WM	WATER METER
		WWF	WELDED WIRE FABRIC

### SCOPE OF WORK

PLAN DEVELOPMENT MODIFICATION OF AN EXISTING PROPERTY. REMOVAL OF EXISTING PARKING LOT ASPHALT PAVING AND SUB-GRADE FOR SITE SETTLEMENT MITIGATION ABATEMENT. REPLACEMENT OF SUB-GRADE WITH APPROVED SITE MEDIA MATERIAL, BASE ROCK AND ASPHALTIC PAVING. NEW PARKING LOT STRIPING, AND UPDATED ADA COMPLIANT PARKING STALLS WILL BE INCLUDED IN THIS MODIFICATION PLAN. NEW DESIGN WILL INCLUDE ENGINEERED BIO-CELLS FOR APPROPRIATE SITE DRAINAGE AND STORMWATER MANAGEMENT. NOT BUILDING IMPROVEMENTS WILL BE PERFORMED UNDER THIS PERMIT

### PROJECT DATA

APN:	288-02-034 & 288-03-017
SITE AREA	99,752.4 S.F. / 2.29 AC.
BLDG AREA	40,000 S.F.
OCCUPANCY	B
NUMBER OF STORIES	2
TYPE OF CONSTRUCTION	111-N
FIRE SPRINKLER	YES

### 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) 866-3900
PACIFIC GAS & ELECTRIC	(408) 973-8980
SANTA 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

### DEVELOPMENT AREA INFORMATION

TOTAL SITE AREA	99,657 SQUARE FEET (2.29 ACRE)
IMPERVIOUS AREAS	EXISTING TOTAL S.F. PROPOSED TOTAL S.F.
BUILDINGS	19,750 19,750
IMPERVIOUS DRIVEWAY & PARKING PATIOS, WALKWAYS & PADS	58,779 59,678
	2,411 2,348
<b>TOTAL IMPERVIOUS AREA</b>	<b>80,940 81,776</b>
% IMPERVIOUS AREA COVERAGE	81.21% 82.06%
<b>NET CHANGE IN IMPERVIOUS AREA</b>	<b>836 SQFT (NET INCREASE)</b>

### ESTIMATED EARTHWORK QUANTITIES

CUBIC YARDS	OUTSIDE BUILDING FOOTPRINT	TOTAL CUBIC YARDS
CUT	600	600
FILL	2,400	2,400
EXPORT		1,800

**NOTE:**  
GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES. GRADING QUANTITIES ARE BASED UPON PROVIDED TOPOGRAPHIC SURVEY.

### PROJECT TEAM

- PROPERTY MANAGER**  
PORTFOLIO REALTY MANAGEMENT, INC.  
4020 MOORARK AVENUE, SUITE 218  
SAN JOSE, CA 95117  
CONTACT: JOHN LOVE  
PHONE: (408) 556-0200  
EMAIL: JOHN@PORTFOLIOREALTY.COM
- ARCHITECT**  
HPC ARCHITECTURE, INC.  
2216 THE ALAMEDA  
SANTA CLARA, CA. 95050  
CONTACT: STEVE COX  
PHONE: (408) 236-2400  
EMAIL: SCOX@HPC-ARCH.COM
- CIVIL ENGINEER**  
LEA & BRAZE ENGINEERING, INC.  
2495 INDUSTRIAL PARKWAY WEST  
HAYWARD, CA 94545  
CONTACT: RYAN BARTON  
PHONE: (510) 887-4086X150  
EMAIL: RBARTON@LEABRAZE.COM
- LANDSCAPE ARCHITECT**  
RW STOVER & ASSOCIATES, INC.  
1620 NORTH MAIN STREET, SUITE A  
WALNUT CREEK, CA 94596  
CONTACT: RICK STOVER  
PHONE: (925) 933-2583X105
- SOILS ENGINEER**  
C2EARTH  
750 CAMDEN AVE., SUITE A  
CAMPBELL, CA 95008  
CONTACT: CRAIG N. REID  
PHONE: (408) 866-5736  
EMAIL: CRAIG@C2EARTH.COM

### SHEET INDEX

- CIVIL PLANS**  
C-1 TITLE SHEET
- ARCHITECT PLANS**  
A1.0 DEMO PLAN, OVERALL SITE PLAN  
A1.1 ENLARGED DEMO PLAN - NORTH LOT  
A1.2 ENLARGED DEMO PLAN - SOUTH LOT  
A2.0 PROPOSED SITE PLAN, CIRCULATION PLAN & EMERGENCY ACCESS PLAN  
A2.1 ENLARGED PROPOSED PLAN - NORTH LOT  
A2.2 ENLARGED PROPOSED PLAN - SOUTH LOT  
A2.3 SITE DETAILS
- CIVIL PLANS**  
C-2 OVERALL SITE PLAN  
C-3 GRADING & DRAINAGE PLAN  
C-4 GRADING & DRAINAGE PLAN  
C-5 GRADING & DRAINAGE PLAN  
C-6 GRADING & DRAINAGE PLAN  
C-7 COMPOSITE UTILITY PLAN  
C-8 COMPOSITE UTILITY PLAN  
C-9 COMPOSITE UTILITY PLAN  
C-10 COMPOSITE UTILITY PLAN  
C-11 STORM WATER MANAGEMENT PLAN  
C-12 STORM WATER MANAGEMENT DETAILS  
C-13 EROSION CONTROL PLAN  
C-14 EROSION CONTROL DETAILS  
C-15 BLUE PRINT FOR A CLEAN BAY
- LANDSCAPE PLANS**  
L1 PRELIMINARY LANDSCAPE PLAN - NORTH LOT  
L2 PRELIMINARY LANDSCAPE PLAN - SOUTH LOT  
L3 PRELIMINARY HYDROZONE PLAN
- ELECTRICAL**  
E-1.0 PHOTOMETRY CALCULATION  
E-1.1 SITE LIGHTING PLAN

**CITY OF CAMPBELL  
PLANNING DIVISION CLEARANCE**

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**CITY OF CAMPBELL  
PUBLIC WORKS DEPARTMENT CLEARANCE**

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

SIGNATURE \_\_\_\_\_ P.E.  
PETER CARLINO  
PRINT

LEA & BRAZE ENGINEERING  
2495 INDUSTRIAL PKTY W  
HAYWARD, CA 94545  
510-887-4086



SCALE:  
AS NOTED

SHEET:  
**01**  
OF 27

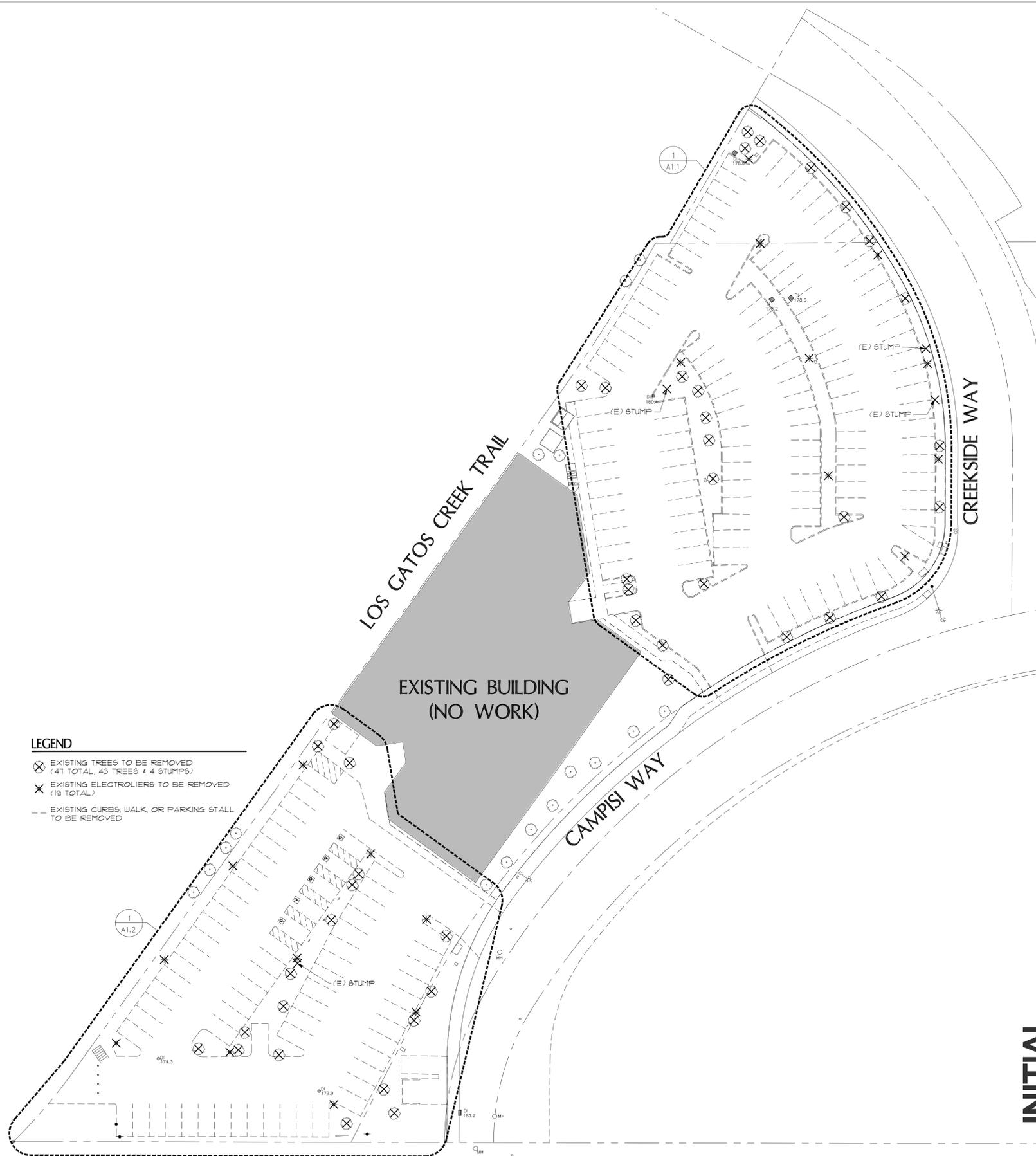
No.	Revision	Date	By	Chkd
06-10-22	WA			



TITLE SHEET  
MINOR P-D PERMIT MODIFICATION  
GEMMA PROPERTY, 901 CAMPISI WAY



JOB NUMBER: 2220698



- LEGEND**
- ⊗ EXISTING TREES TO BE REMOVED  
(41 TOTAL, 43 TREES & 4 STUMPS)
  - ⊗ EXISTING ELECTROLIERS TO BE REMOVED  
(19 TOTAL)
  - - - EXISTING CURBS, WALK, OR PARKING STALL  
TO BE REMOVED

**DEMO PLAN, OVERALL SITE PLAN**

SCALE: 1" = 30'-0"



**hpc architecture, inc.**  
 Sharon M. Cox, A.I.A., Architect  
 265 N. Market St., Suite 205  
 San Jose, CA 95110  
 408.297.5454 | www.hpc-arch.com

**Plan Development Modification Permit**  
 901 Campisi Way  
 Campbell, California

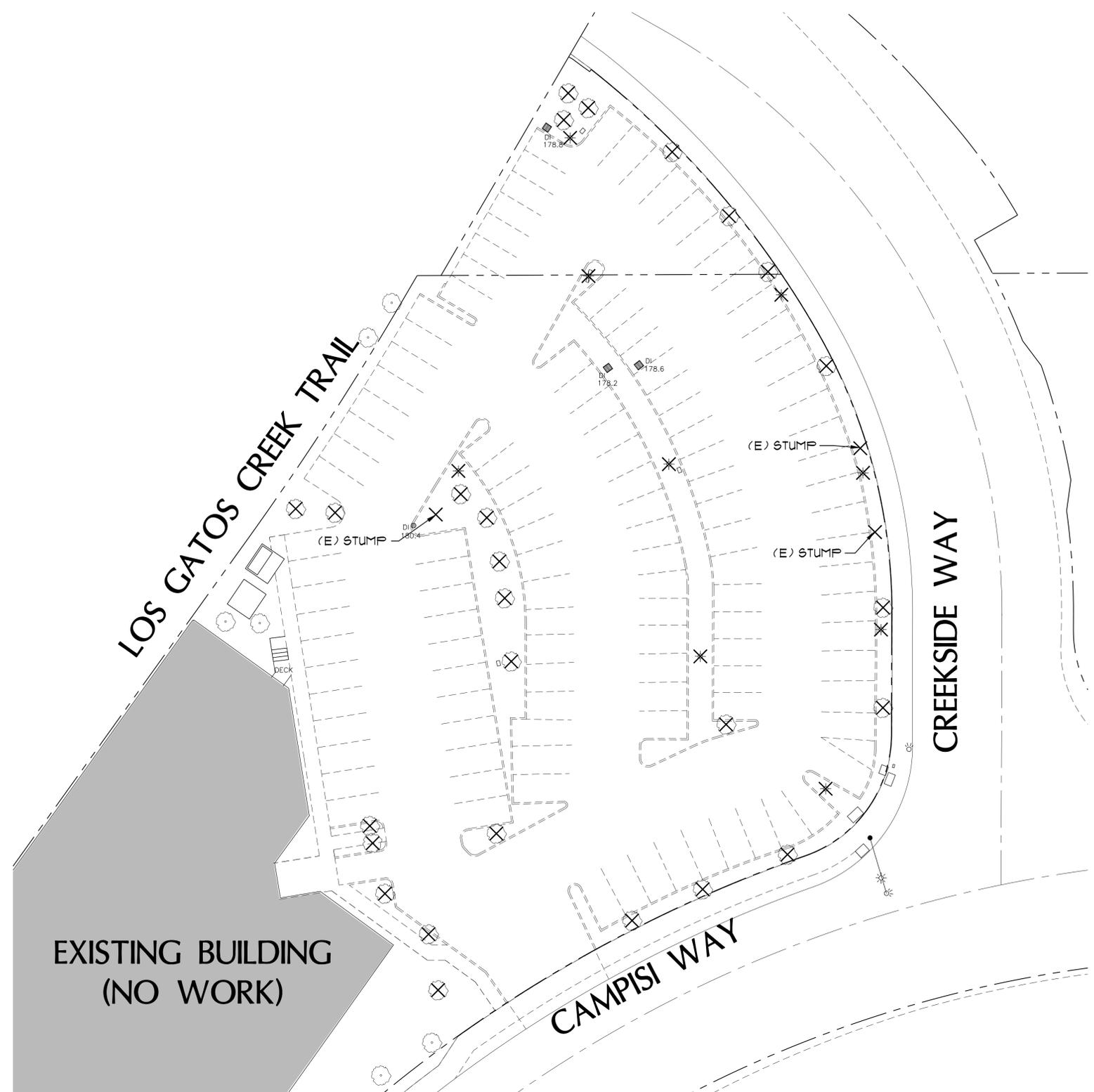
Job Number  
22017  
 Date  
06/14/22  
 Drawn  
TBD  
 Sheet Title  
DEMO OVERALL  
SITE PLAN  
 Scale  
AS NOTED

Revisions

△	06-14-22	CITY SUBMITTAL
△		
△		
△		
△		
△		

**A1.0**

**INITIAL**



**1 ENLARGED DEMO PLAN, NORTH LOT**

SCALE: 1" = 20'-0"

- LEGEND**
- ⊗ EXISTING TREES TO BE REMOVED  
(29 TOTAL, 26 TREES & 3 STUMPS)
  - \* EXISTING ELECTROLIERS TO BE REMOVED  
(9 TOTAL)
  - EXISTING CURBS, WALK, OR PARKING STALL  
TO BE REMOVED

**hpc architecture, inc.**  
 Steven M. Cox, A.I.A., Architect  
 255 N. Market St., Suite 255  
 San Jose, CA 95110  
 408.297.5454 | www.hpc-arch.com

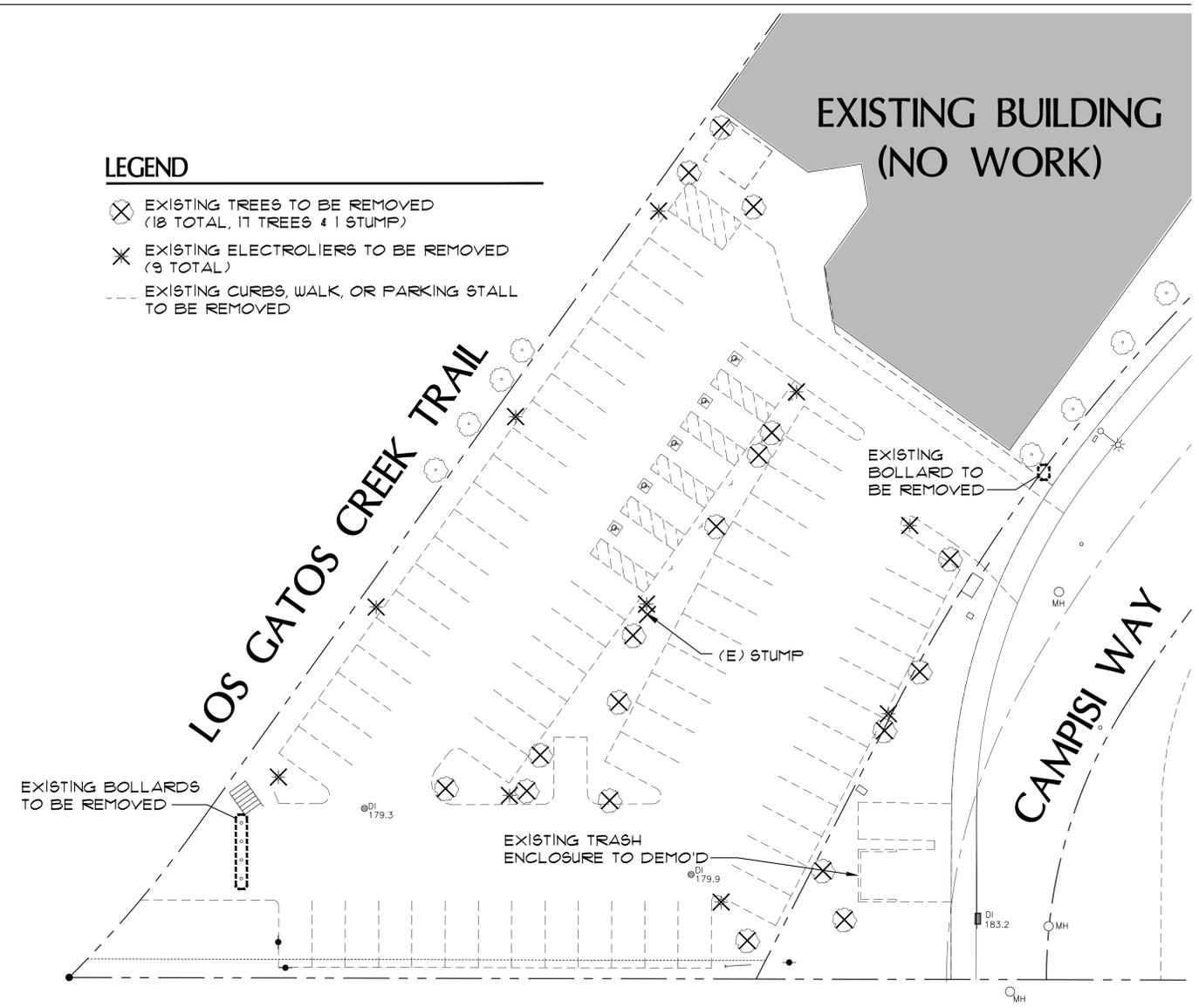
**Plan Development Modification Permit**  
 901 Campisi Way  
 Campbell, California

Job Number	22017
Date	06/14/22
Drawn	TED
Sheet Title	ENLARGED DEMO PLAN, NORTH LOT
Scale	AS NOTED

Revisions	CITY
06-14-22	SUBMITTAL

**A1.1**





- LEGEND**
- ⊗ EXISTING TREES TO BE REMOVED  
(18 TOTAL, 17 TREES & 1 STUMP)
  - \* EXISTING ELECTROLIERS TO BE REMOVED  
(9 TOTAL)
  - EXISTING CURBS, WALK, OR PARKING STALL  
TO BE REMOVED

**1 ENLARGED DEMO PLAN, SOUTH LOT**

SCALE: 1" = 20'-0"



**hpc architecture, inc.**  
 Steven M. Cox, A.I.A., Architect  
 255 N. Market St., Suite 255  
 San Jose, CA 95110  
 408.297.5454 | www.hpc-arch.com

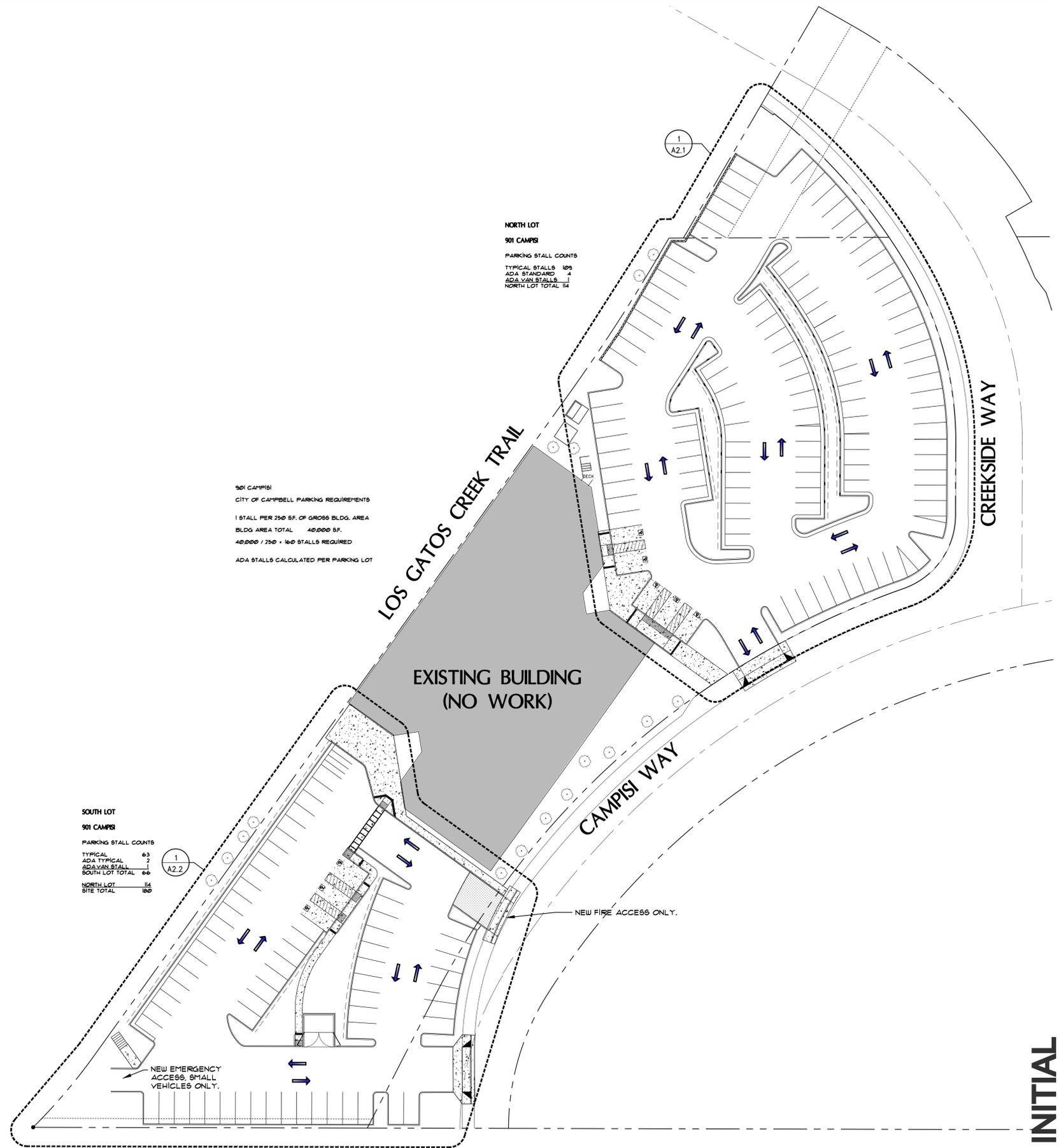
**Plan Development Modification Permit**  
 901 Campisi Way  
 Campbell, California

Job Number	22017
Date	06/14/22
Drawn	TED
Sheet Title	ENLARGED DEMO PLAN, SOUTH LOT
Scale	AS NOTED

Revisions	CITY
06-14-22	SUBMITTAL

**INITIAL**


**A1.2**



**NORTH LOT**  
 901 CAMPISI  
 PARKING STALL COUNTS  
 TYPICAL STALLS 109  
 ADA STANDARD 4  
 ADA VAN STALLS 1  
 NORTH LOT TOTAL 114

901 CAMPISI  
 CITY OF CAMPBELL PARKING REQUIREMENTS  
 1 STALL PER 750 SF. OF GROSS BLDG. AREA  
 BLDG AREA TOTAL 40,000 SF.  
 40,000 / 750 = 160 STALLS REQUIRED  
 ADA STALLS CALCULATED PER PARKING LOT

**SOUTH LOT**  
 901 CAMPISI  
 PARKING STALL COUNTS  
 TYPICAL 63  
 ADA TYPICAL 2  
 ADA VAN STALL 1  
 SOUTH LOT TOTAL 66  
 NORTH LOT 114  
 SITE TOTAL 180

**hpc architecture, inc.**  
 Steven M. Cox, A.I.A., Architect  
 255 N. Market St., Suite 255  
 San Jose, CA 95110  
 408.297.5454 | www.hpc-arch.com



**Plan Development Modification Permit**  
 901 Campisi Way  
 Campbell, California

Job Number  
 22017  
 Date  
 06/14/22  
 Drawn  
 TED  
 Sheet Title  
 PROPOSED SITE  
 PLAN  
 Scale  
 AS NOTED

Revisions

△	06-14-22	SUBMITTAL
△		
△		
△		
△		

**INITIAL**

**PROPOSED OVERALL SITE PLAN, CIRCULATION PLAN & EMERGENCY ACCESS PLAN**

SCALE: 1" = 30'-0"



**A2.0**

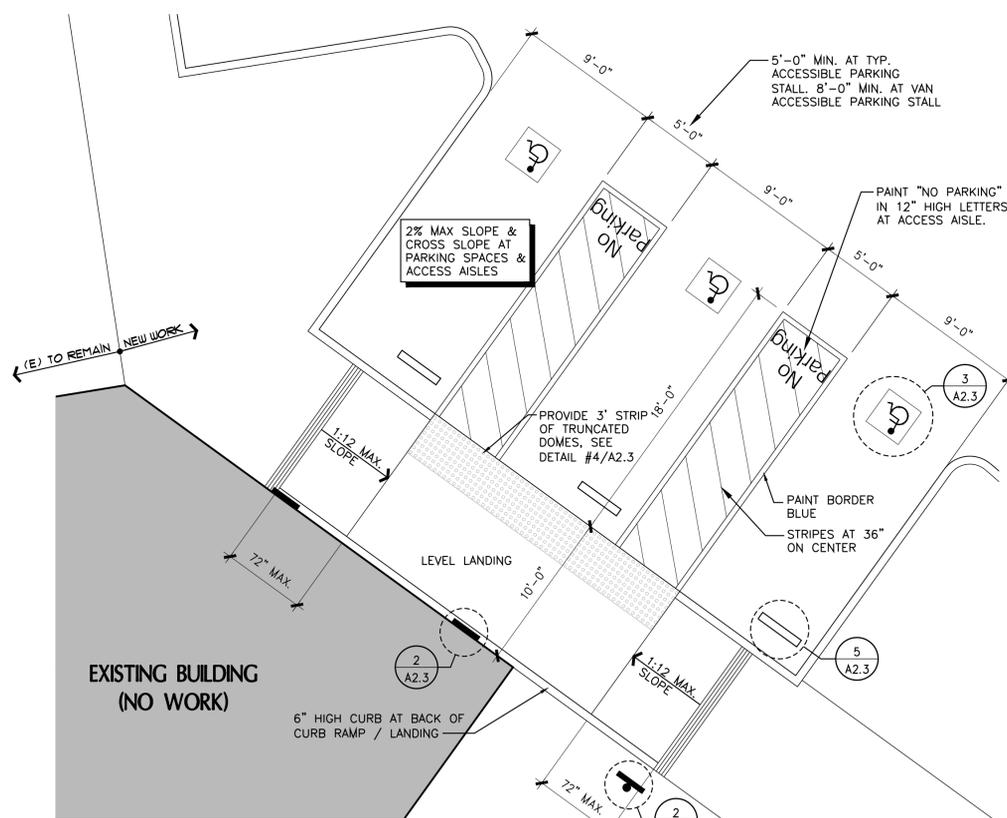
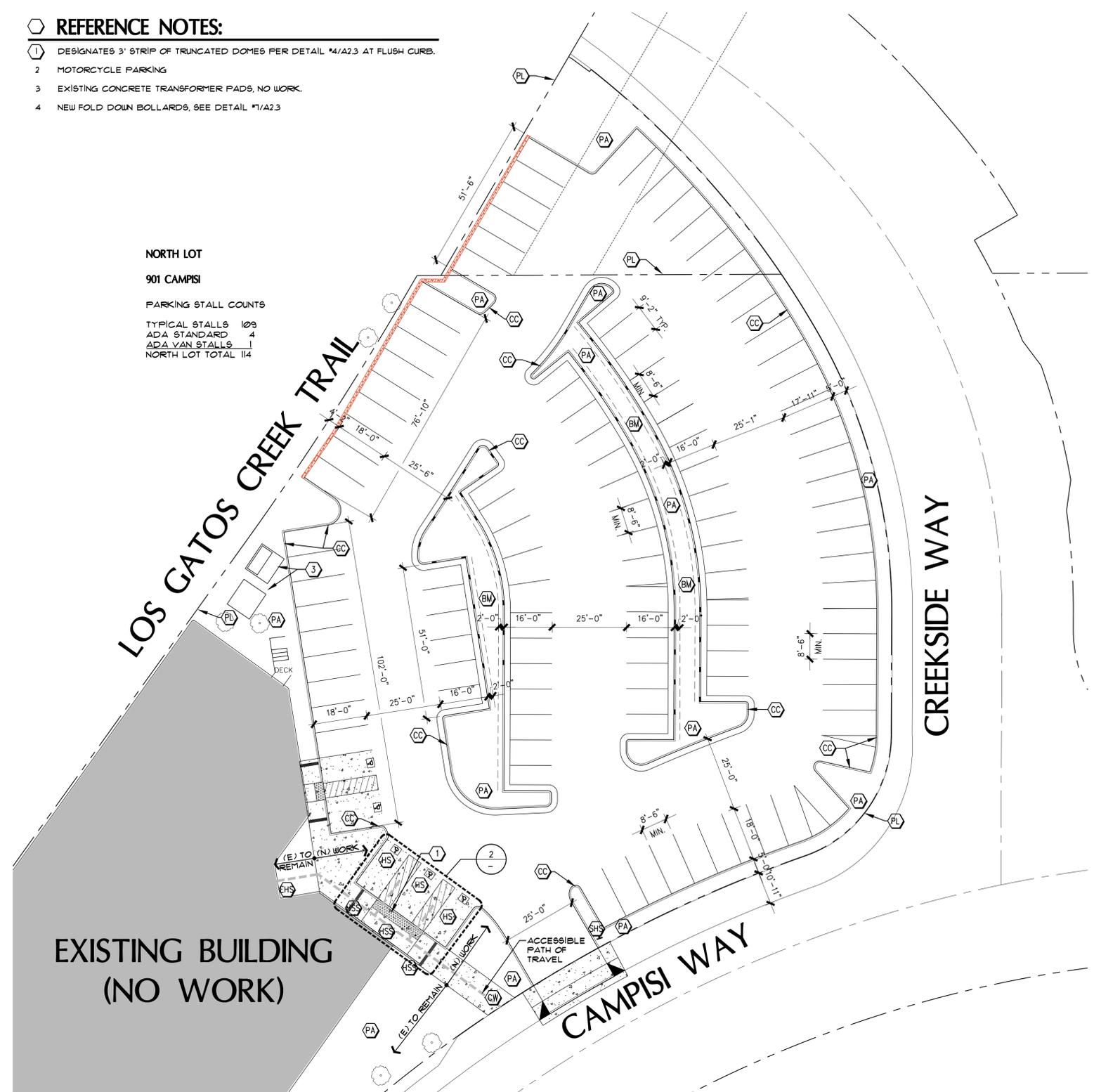
**LEGEND:**

- ASB (ASB) AUTOMATIC SPRINKLER RISER
- BM NEW BIO-MOD. SEE CIVIL DWGS
- CC NEW CONCRETE CURB. SEE CIVIL DWGS FOR TOP OF CURB ABOVE PAVING.
- CW NEW CONCRETE WALK. SEE CIVIL DWGS.
- EHS BUILDING ENTRY ACCESSIBLE SIGN. PROVIDE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SEE DETAIL #6/A2.3
- HS NEW ACCESSIBLE PARKING STALL
- HS6 NEW ACCESSIBLE PARKING STALL SIGN
- PA NEW PLANTING AREA PER LANDSCAPE PLANS
- PL PROPERTY LINE
- SHS SITE UNAUTHORIZED PARKING SIGN SEE DETAIL #1/A2.3
- TR EXISTING TRASH ENCLOSURE (NO WORK)
- V NEW VAN ACCESSIBLE PARKING STALL
- ⊕ ○ ● □ ■ SITE LIGHTING FIXTURE
- ST\* EXISTING STREET LIGHTING FIXTURE
- ACCESSIBLE PATH OF TRAVEL. MAXIMUM RUN NOT TO EXCEED 1:20. CROSS SLOPE NOT TO EXCEED 2%.
- SHADED CURB DESIGNATES FIRE LANE. PAINT CURB 2 COATS RED PAINT AND PROVIDE WHITE PAINTED STENCIL "FIRE LANE - NO PARKING ANYTIME" AT 30' O.C.
- FL.

**REFERENCE NOTES:**

- ① DESIGNATES 3" STRIP OF TRUNCATED DOMES PER DETAIL #4/A2.3 AT FLUSH CURB.
- 2 MOTORCYCLE PARKING
- 3 EXISTING CONCRETE TRANSFORMER PADS, NO WORK.
- 4 NEW FOLD DOWN BOLLARDS. SEE DETAIL #1/A2.3

**NORTH LOT  
901 CAMPISI**  
PARKING STALL COUNTS  
TYPICAL STALLS 109  
ADA STANDARD 4  
ADA VAN STALLS 1  
NORTH LOT TOTAL 114



**2 NORTH LOT HC PARKING STALLS**  
File: HC-Still North Lot.dwg  
SCALE: 3/16" = 1' - 0"

**1 ENLARGED PROPOSED PLAN, NORTH LOT**

SCALE: 1" = 20'-0"

**PLAN NOTES:**

- THIS SITE PLAN IS SHOWN FOR GENERAL DESIGN AND INFORMATION PURPOSES ONLY.
- FOR ALL SITEWORK, CURBS, GRADING, PAVEMENT, UTILITIES AND STRIPING REFER TO CIVIL DRAWINGS.
- REFER TO LANDSCAPE DRAWINGS FOR SIDEWALKS, HARDSCAPING, PLANTING, & IRRIGATION.
- REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING.
- PARKING LOT CURBS THAT TERMINATES AT THE BUILDING SHALL NOT EXCEED FINISHED FLOOR ELEVATION.

**hpc architecture, inc.**  
Steven M. Cox, A.I.A., Architect  
255 N. Market St., Suite 255  
San Jose, CA 95110  
408.297.5454 | www.hpc-arch.com

**Plan Development Modification Permit**  
901 Campisi Way  
Campbell, California

Job Number  
22017  
Date  
06/14/22  
Drawn  
TED  
Sheet Title  
ENLARGED PROPOSED PLAN,  
NORTH LOT  
Scale  
AS NOTED

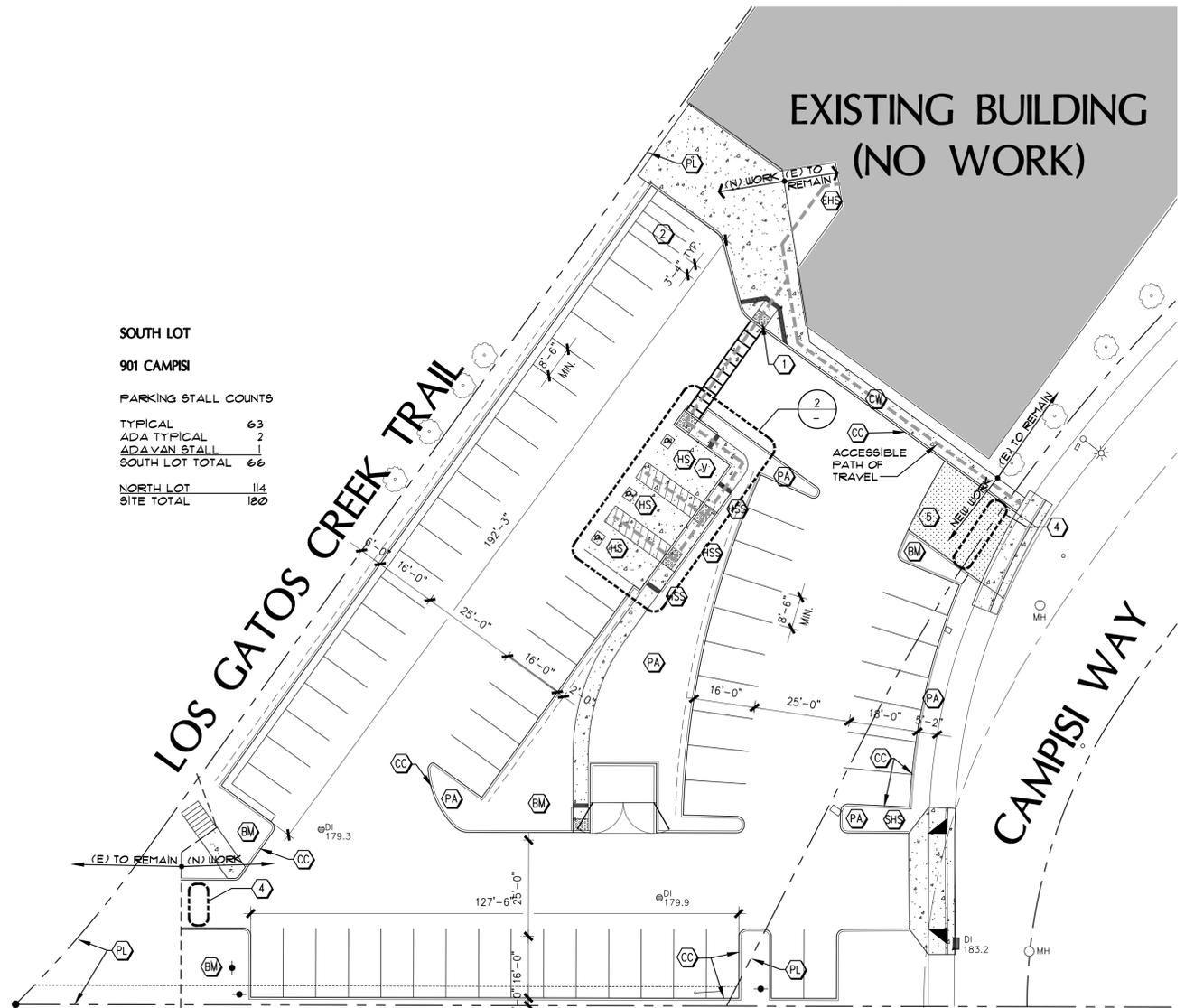
Revisions  
06-14-22 SUBMITTAL  
△  
△  
△  
△  
△  
△

**A2.1**



**LEGEND:**

- AUTOMATIC SPRINKLER RISER
- NEW B.M.-MOD. SEE CIVIL DWGS
- NEW CONCRETE CURB. SEE CIVIL DWGS FOR TOP OF CURB ABOVE PAVING.
- NEW CONCRETE WALK. SEE CIVIL DWGS.
- BUILDING ENTRY ACCESSIBLE SIGN. PROVIDE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SEE DETAIL #6/A2.3
- NEW ACCESSIBLE PARKING STALL
- NEW ACCESSIBLE PARKING STALL SIGN
- NEW PLANTING AREA PER LANDSCAPE PLANS
- PROPERTY LINE
- SITE UNAUTHORIZED PARKING SIGN. SEE DETAIL #1/A2.3
- EXISTING TRASH ENCLOSURE (NO WORK)
- NEW VAN ACCESSIBLE PARKING STALL
- SITE LIGHTING FIXTURE
- EXISTING STREET LIGHTING FIXTURE
- ACCESSIBLE PATH OF TRAVEL. MAXIMUM RUN NOT TO EXCEED 1:20. CROSS SLOPE NOT TO EXCEED 2%.
- SHADED CURB DESIGNATES FIRE LANE. PAINT CURB 2 COATS RED PAINT AND PROVIDE WHITE PAINTED STENCIL "FIRE LANE - NO PARKING ANYTIME" AT 30' OC



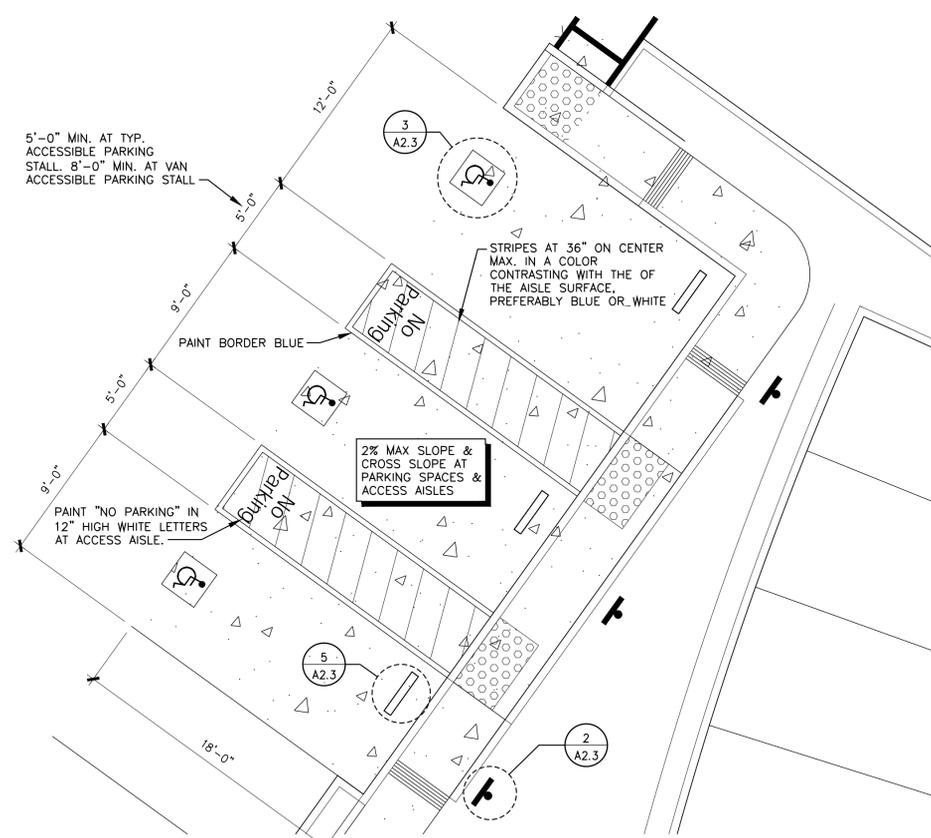
SOUTH LOT

901 CAMPISI

PARKING STALL COUNTS

TYPICAL	63
ADA TYPICAL	2
ADA VAN STALL	1
<b>SOUTH LOT TOTAL</b>	<b>66</b>

NORTH LOT	114
<b>SITE TOTAL</b>	<b>180</b>



**2 SOUTH LOT HC PARKING STALLS**

File: HC-Stall South Lot.dwg

SCALE: 3/16" = 1' - 0"

**1 ENLARGED PROPOSED PLAN, SOUTH LOT**

SCALE: 1" = 20'-0"



**REFERENCE NOTES:**

- 1 DESIGNATES 3' STRIP OF TRUNCATED DOMES PER DETAIL #4/A2.3 AT FLUSH CURB.
- 2 MOTORCYCLE PARKING
- 3 EXISTING CONCRETE TRANSFORMER PADS, NO WORK.
- 4 NEW KNOCK DOWN BOLLARDS TO PROVIDE FIRE ACCESS. SEE DETAIL #1/A2.3
- 5 NEW TURF BLOCK TO BE FLUSH W/AC PAVING AND DRIVE APRON. MUST BE RATED TO AT LEAST 15,000 LBS FOR FIRE APPARATUS ACCESS.

**PLAN NOTES:**

THIS SITE PLAN IS SHOWN FOR GENERAL DESIGN AND INFORMATION PURPOSES ONLY.  
 FOR ALL SITEWORK, CURBS, GRADING, PAVEMENT, UTILITIES AND STRIPING REFER TO CIVIL DRAWINGS.  
 REFER TO LANDSCAPE DRAWINGS FOR SIDEWALKS, HARDSCAPING, PLANTING, & IRRIGATION.  
 REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING.  
 PARKING LOT CURBS THAT TERMINATES AT THE BUILDING SHALL NOT EXCEED FINISHED FLOOR ELEVATION.

**hpc architecture, inc.**  
 Steven M. Cox, A.I.A., Architect  
 255 N. Market St., Suite 255  
 San Jose, CA 95110  
 408.297.5454 | www.hpc-arch.com

**Plan Development Modification Permit**  
 901 Campisi Way  
 Campbell, California

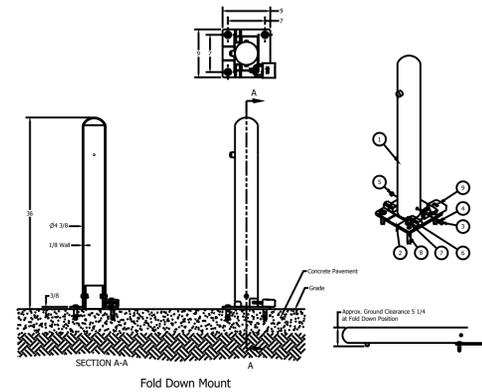
Job Number	22017
Date	06/14/22
Drawn	TED
Sheet Title	ENLARGED PROPOSED PLAN, SOUTH LOT
Scale	AS NOTED

Revisions CITY

06-14-22 SUBMITTAL

**INITIAL**

**A2.2**



Fold Down Mount

**General Description:**

Make a pronounced statement on entry to your streetscape, business, park, school or stadium with the contemporary and architectural design of the model R-7902 steel bollard. A staple of the product line, it will complement the aesthetics of almost any architectural style. It can be embedded in new concrete or surface-mounted on existing concrete. For locations where access needs fluctuate, it can also be installed with removable or fold-down mountings. The model R-7902 can be finished in one of seven different powder-coated color options and it is kept in stock, available to ship immediately.

For more information on bollard post installation, please visit: [www.reliance-foundry.com/bollard/installation-bollards](http://www.reliance-foundry.com/bollard/installation-bollards)

**Specifications:**

- Height: 36" (Above Grade)
- Base Diameter: 4 3/8"
- Weight: 31 lbs (Bollard Post Full Length)
- Material: Steel (ASTM A36)

**Finish Options:**

- Polyester Powdercoated
- See Reliance Foundry's standard color options at [www.reliance-foundry.com/bollard/colors-bollards](http://www.reliance-foundry.com/bollard/colors-bollards)

**Notes:**

- Embedment details are for reference illustration only. Minimum foundation sizes depend on local soil conditions, weather conditions, and engineering requirements.
- Bollard post is provided as shown, with material detailed in legend below. Concrete, foundation and/or installation ordered separately or provided by others.
- This drawing is not drawn to scale. Dimensions provided herein is for reference only. Please consult Reliance Foundry sales professionals if any dimension is critical to your particular installation.
- Reliance Foundry reserves the right to amend design and specifications without prior notice for product improvement.

ITEM	QTY	ITEM NUMBER	DESCRIPTION	UNITS	QUANTITY
1	1	R-7902 Bollard Post	36" High Steel Bollard Post	Each	1
2	1	R-7902 Bollard Base	4 3/8" Dia. Steel Bollard Base	Each	1
3	1	R-7902 Bollard Mount	4 3/8" Dia. Steel Bollard Mount	Each	1
4	1	R-7902 Bollard Cap	4 3/8" Dia. Steel Bollard Cap	Each	1
5	1	R-7902 Bollard Lock	4 3/8" Dia. Steel Bollard Lock	Each	1
6	1	R-7902 Bollard Washer	4 3/8" Dia. Steel Bollard Washer	Each	1
7	1	R-7902 Bollard Nut	4 3/8" Dia. Steel Bollard Nut	Each	1
8	1	R-7902 Bollard Spacers	4 3/8" Dia. Steel Bollard Spacers	Each	1
9	1	R-7902 Bollard Bolts	4 3/8" Dia. Steel Bollard Bolts	Each	1

**7 FOLD DOWN PIPE BOLLARD**  
File: PipeBollard - Fold Down.dwg SCALE: 3/4" = 1"

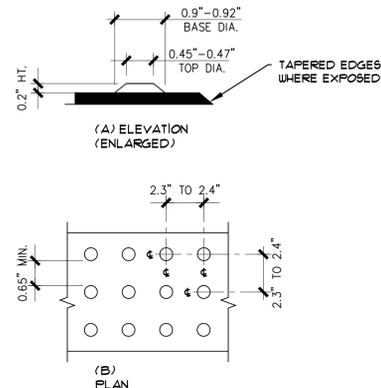


FIGURE 11B-105.1  
SIZE AND SPACING OF TRUNCATED DOMES

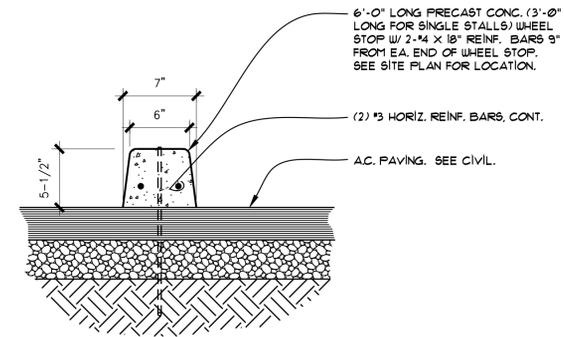
TRUNCATED DOMES SHALL COMPLY WITH 2019 CBC SECTION 11B-105.1

**4 TRUNCATED DOMES**  
File: Truncated Domes CBC 2019.dwg NO SCALE

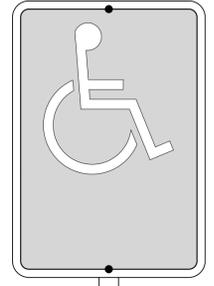


NOTE: MIN. 17" X 22" SIGN AT EACH ENTRANCE TO OFF STREET PARKING FACILITY WITH MIN. 1" HIGH TEXT PER CBC SECTION 11B-502.2. SIGNS SHALL BE PERMANENTLY AFFIXED REFLECTORIZED SIGN OF PORCELAIN ON STEEL WITH BEADED TEXT OR EQUAL AND A HEIGHT OF 80" ABOVE FINISHED GRADE

**1 HANDICAP ENTRY SIGN**  
File: HC Entry Sign CBC 2013.dwg SCALE: N.T.S.



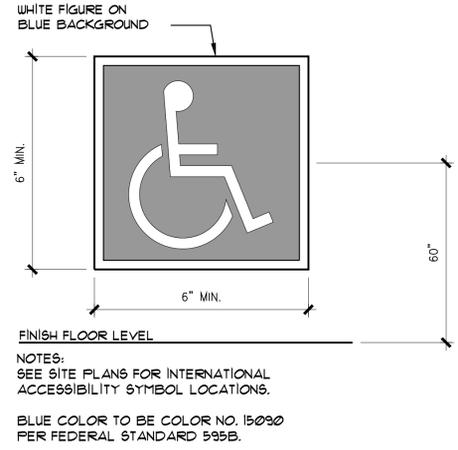
**5 CONCRETE WHEELSTOP DETAIL**  
File: ConcWheelStop.dwg SCALE: 1-1/2" = 1'-0"



TO SQUARE INCH REFLECTORIZED SIGN AT INTERIOR END OF PARKING SPACE WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY ON BLUE BACKBOARD PER CBC SECTIONS 11B-502.6, 11B-502.6.1, 11B-502.6.2 AND 11B-502.6.3.

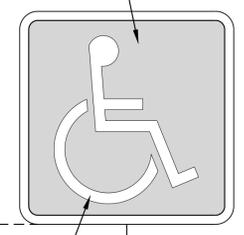


**2 HANDICAP PARKING SIGN**  
File: HC Parking Sign CBC 2019.dwg SCALE: N.T.S.



**6 INTERNATIONAL SYMBOL OF ACCESSIBILITY**  
File: AccessSymb.dwg SCALE: 1" = 1"

PAINTED FIELD, BLUE TRAFFIC PAINT  
3'-0" SQUARE WITH 3" RADIUS CORNERS



BACK EDGE OF STALL  
C.I. OF STALL & SYMBOL

PAINTED SYMBOL: WHITE TRAFFIC PAINT 2" MIN. WIDE STRIPE



NOTE: SEE PLAN FOR HANDICAPPED PARKING LOCATIONS.

**3 EXISTING INTERNATIONAL SYMBOL OF ACCESSIBILITY**  
File: HC-Symb.dwg SCALE: N.T.S.

**hpc architecture, inc.**  
Steven M. Cox, A.I.A., Architect  
255 N. Market St., Suite 255  
San Jose, CA 95110  
408.297.5454 | www.hpc-arch.com



**Plan Development Modification Permit**  
901 Campisi Way  
Campbell, California

Job Number	22017
Date	06/14/22
Drawn	STAFF
Sheet Title	SITE DETAILS
Scale	AS NOTED

Revisions	CITY
06-14-22	SUBMITTAL

**A2.3**

INITIAL

108  
181.36  
MAC

SEE SHEET 6 & 10

(N) FIRE ACCESS PER  
SANTA CLARA COUNTY  
FIRE REQUIREMENTS

LANDS OF SANTA  
CLARA VALLEY  
WATER DISTRICT

SEE SHEET 4 & 8

(N) FIRE ACCESS PER  
SANTA CLARA COUNTY  
FIRE REQUIREMENTS

LANDS OF SANTA  
CLARA VALLEY  
WATER DISTRICT

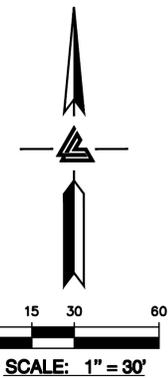
SEE SHEET 5 & 9

FIRE APPARATUS EXIT

WEST VALLEY EXIT

EXCESS RIGHT-OF-WAY  
TO BE VACATED  
2,908 SQFT

SEE SHEET 3 & 7



NOTE:  
FOR CONSTRUCTION STAKING  
SCHEDULING OR QUOTATIONS  
PLEASE CONTACT ALEX ABAYA  
AT LEA & BRAZE ENGINEERING  
(510)887-4086 EXT 116.  
aabaya@leabraze.com



No.	Revision	Date	By	Chkd
06-10-22				
WA				
RB				

**LEA & BRAZE ENGINEERING, INC.**  
CIVIL ENGINEERS / LAND SURVEYORS  
2400 INDUSTRIAL BLVD. WEST  
ROCKVILLE, CALIFORNIA  
(510) 887-4086  
WWW.LEABRAZE.COM

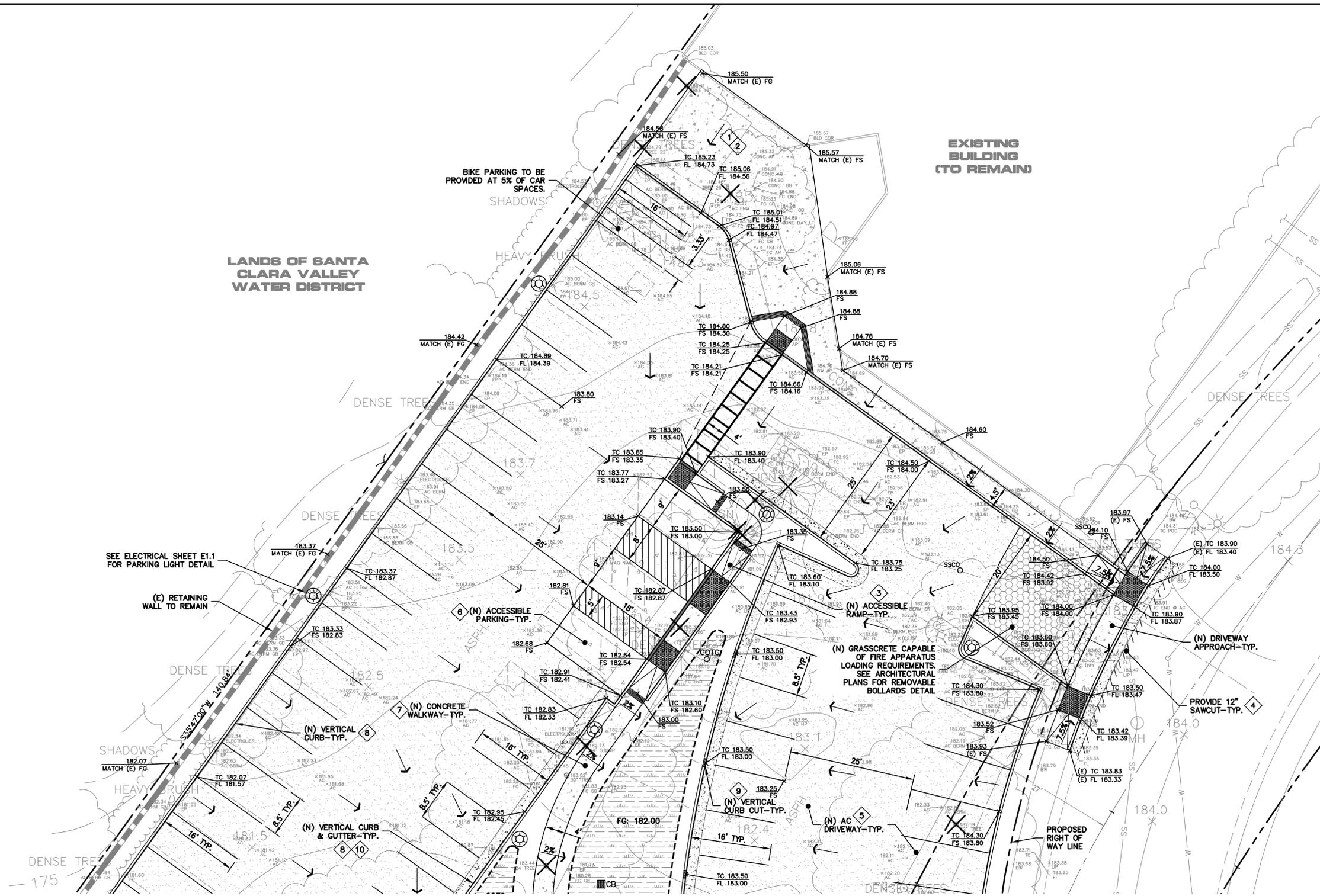
OVERALL SITE PLAN  
MINOR P-D PERMIT MODIFICATION  
GEMMA PROPERTY, 901 CAMPISI WAY



SCALE:  
AS NOTED  
SHEET:  
02 OF 27

JOB NUMBER: 2220698



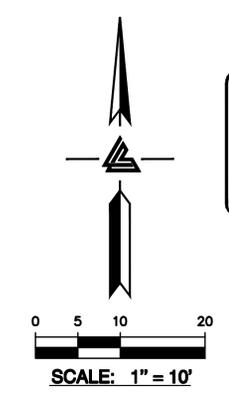


- FLATWORK** KEYNOTES 1 TO 10
- FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 2% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CITY OF CAMPBELL STANDARDS. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL.
- 1 PROVIDE 2% SLOPE (1% MIN.) ACROSS FLAT WORK AND/OR PAVING PER CBC 1804.4. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.
  - 2 (N) ACCESSIBLE RAMP.
  - 3 GRIND AC TO TIE (N) AC INTO (E) AC PAVING.
  - 4 (N) AC DRIVEWAY.
  - 5 (N) CONCRETE DRIVEWAY.
  - 6 (N) CONCRETE PATIOS/WALKWAYS.
  - 7 (N) VERTICAL CURB.
  - 8 (N) VERTICAL CURB CUT.
  - 9 (N) CONCRETE GUTTER.
  - 10

Date:	Revision	By	Chkd
06-10-22			
Drawn By:	WA		
Designed By:	RB		

**LEA & BRAZE ENGINEERING, INC.**  
 CIVIL ENGINEERS / LAND SURVEYORS  
 1400 INDUSTRIAL BLVD. WEST  
 CAMPBELL, CALIFORNIA 95008  
 (510) 887-4086  
 WWW.LEABRAZE.COM

**GRADING & DRAINAGE PLAN**  
 MINOR P-D PERMIT MODIFICATION  
 GEMMA PROPERTY, 901 CAMPISI WAY



**NOTE:**  
 FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com



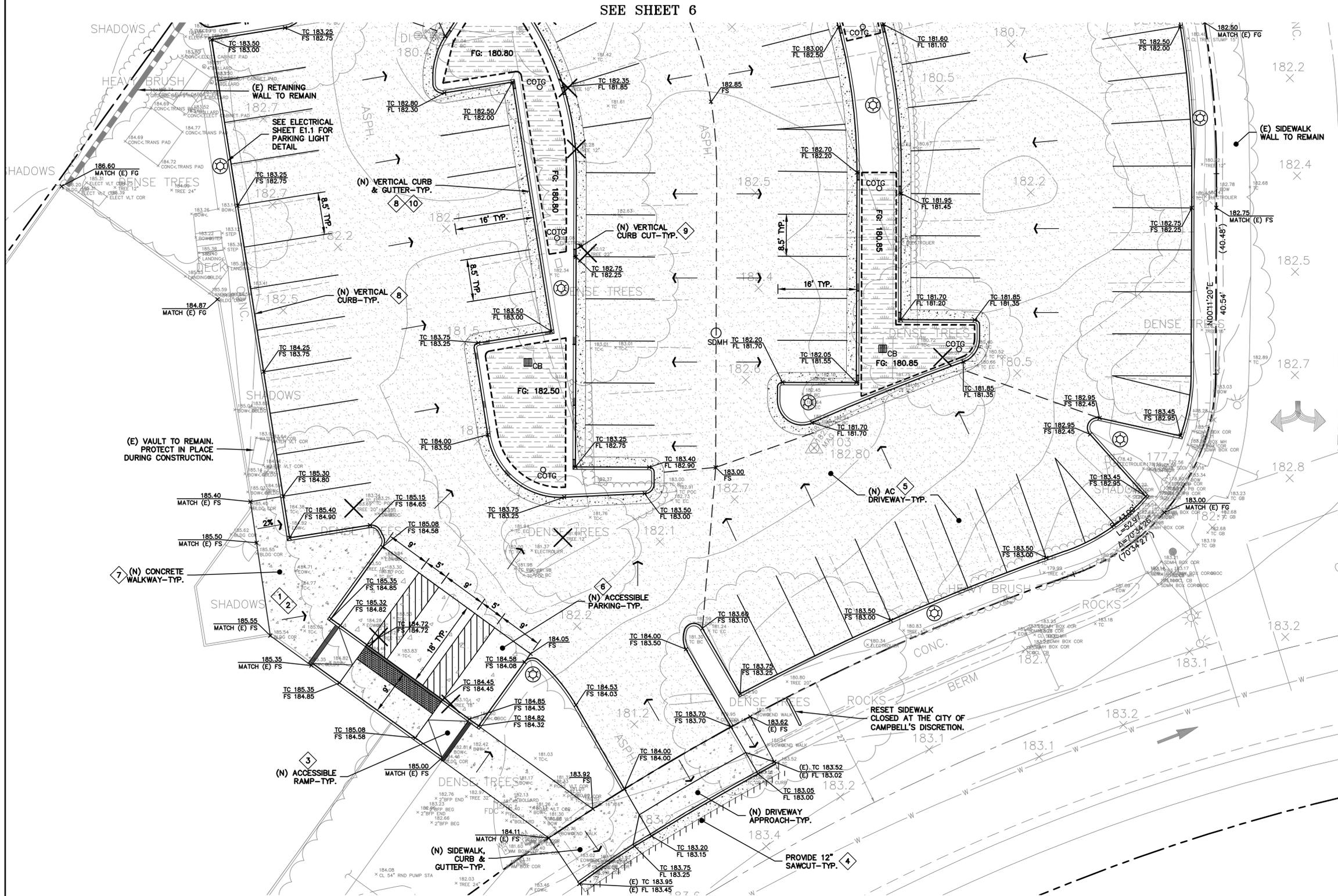
CALL BEFORE YOU DIG  
 811  
 UNDERGROUND SERVICE ALERT

SCALE: AS NOTED

SHEET: 04 OF 27

JOB NUMBER: 2220698

SEE SHEET 6



- FLATWORK** KEYNOTES 1 TO 10
- 1 FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 2% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CITY OF CAMPBELL STANDARDS. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL.
  - 2 PROVIDE 2% SLOPE (1% MIN.) ACROSS FLAT WORK AND/OR PAVING PER CBC 1804.4. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.
  - 3 (N) ACCESSIBLE RAMP.
  - 4 GRIND AC TO TIE (N) AC INTO (E) AC PAVING.
  - 5 (N) AC DRIVEWAY.
  - 6 (N) CONCRETE DRIVEWAY.
  - 7 (N) CONCRETE PATIOS/WALKWAYS.
  - 8 (N) VERTICAL CURB.
  - 9 (N) VERTICAL CURB CUT.
  - 10 (N) CONCRETE GUTTER.

No.	Revision	Date	By	Chkd
06-10-22				

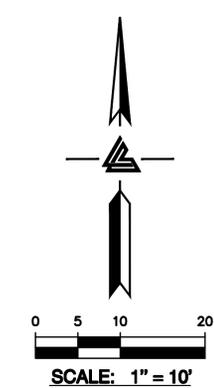
Date: 06-10-22  
 Drawn By: WA  
 Designed By: RB

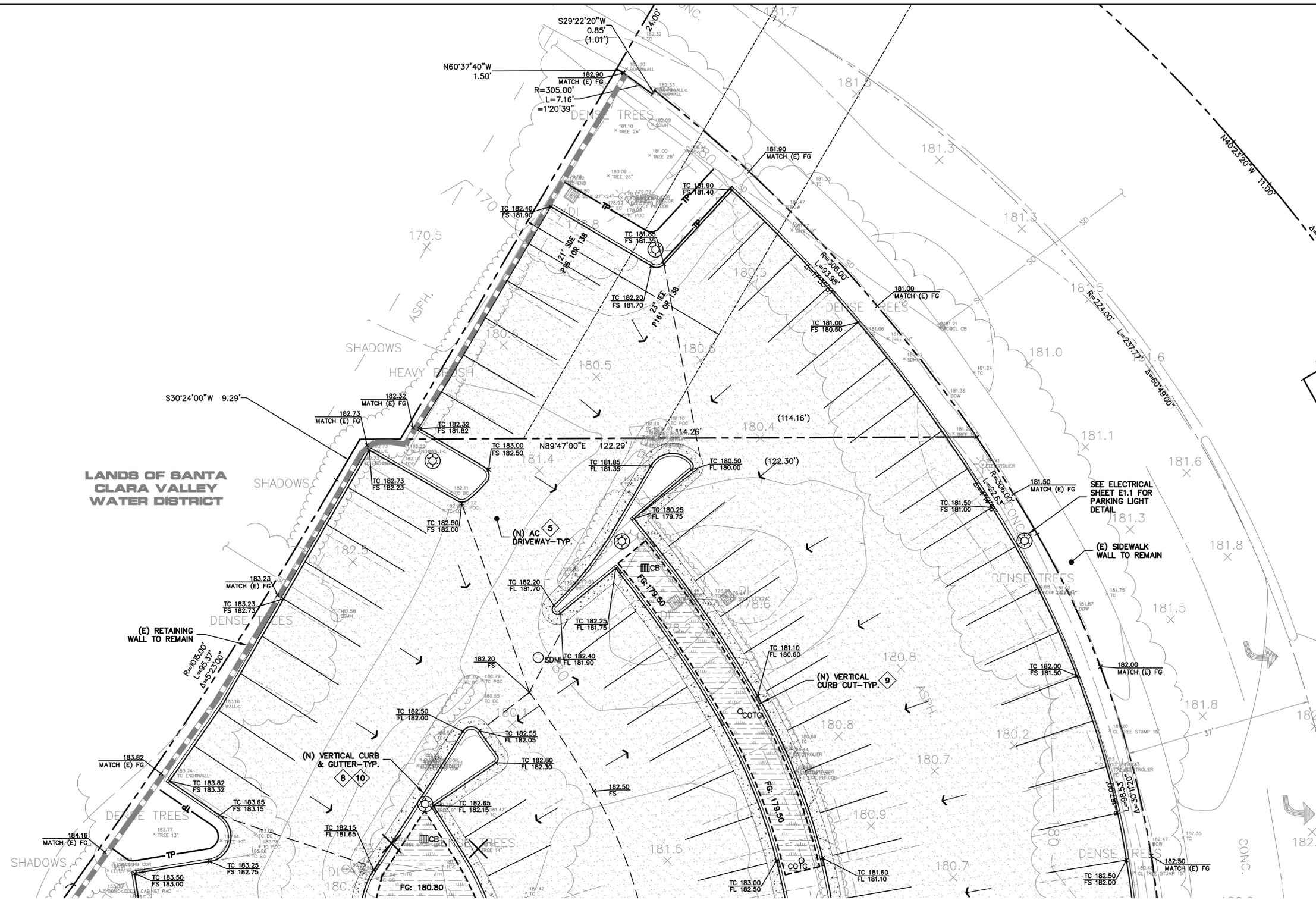


**GRADING & DRAINAGE PLAN**  
 MINOR P-D PERMIT MODIFICATION  
 GEMMA PROPERTY, 901 CAMPISI WAY

SCALE: AS NOTED  
 SHEET: 05 OF 27  
 JOB NUMBER: 2220698

NOTE:  
 FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com





- FLATWORK KEYNOTES 1 TO 10**
- 1 FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 2% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CITY OF CAMPBELL STANDARDS. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL.
  - 2 PROVIDE 2% SLOPE (1% MIN.) ACROSS FLAT WORK AND/OR PAVING PER CBC 1804.4. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.
  - 3 (N) ACCESSIBLE RAMP.
  - 4 GRIND AC TO TIE (N) AC INTO (E) AC PAVING.
  - 5 (N) AC DRIVEWAY.
  - 6 (N) CONCRETE DRIVEWAY.
  - 7 (N) CONCRETE PATIOS/WALKWAYS.
  - 8 (N) VERTICAL CURB.
  - 9 (N) VERTICAL CURB CUT.
  - 10 (N) CONCRETE GUTTER.

No.	Revision	Date	By	Chkd
06-10-22				
WA				
RB				

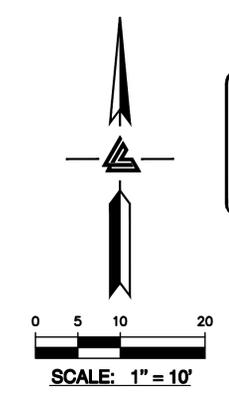
Date: 06-10-22  
 Drawn By: WA  
 Designed By: RB

**LEA & BRAZE ENGINEERING, INC.**  
 CIVIL ENGINEERS / LAND SURVEYORS  
 3400 INDUSTRIAL AVE. WEST  
 CAMPBELL, CALIFORNIA 95008  
 (510) 887-4086  
 WWW.LEABRAZE.COM

**GRADING & DRAINAGE PLAN**  
 MINOR P-D PERMIT MODIFICATION  
 GEMMA PROPERTY, 901 CAMPISI WAY

SCALE: AS NOTED  
 SHEET: 06 OF 27  
 JOB NUMBER: 2220698

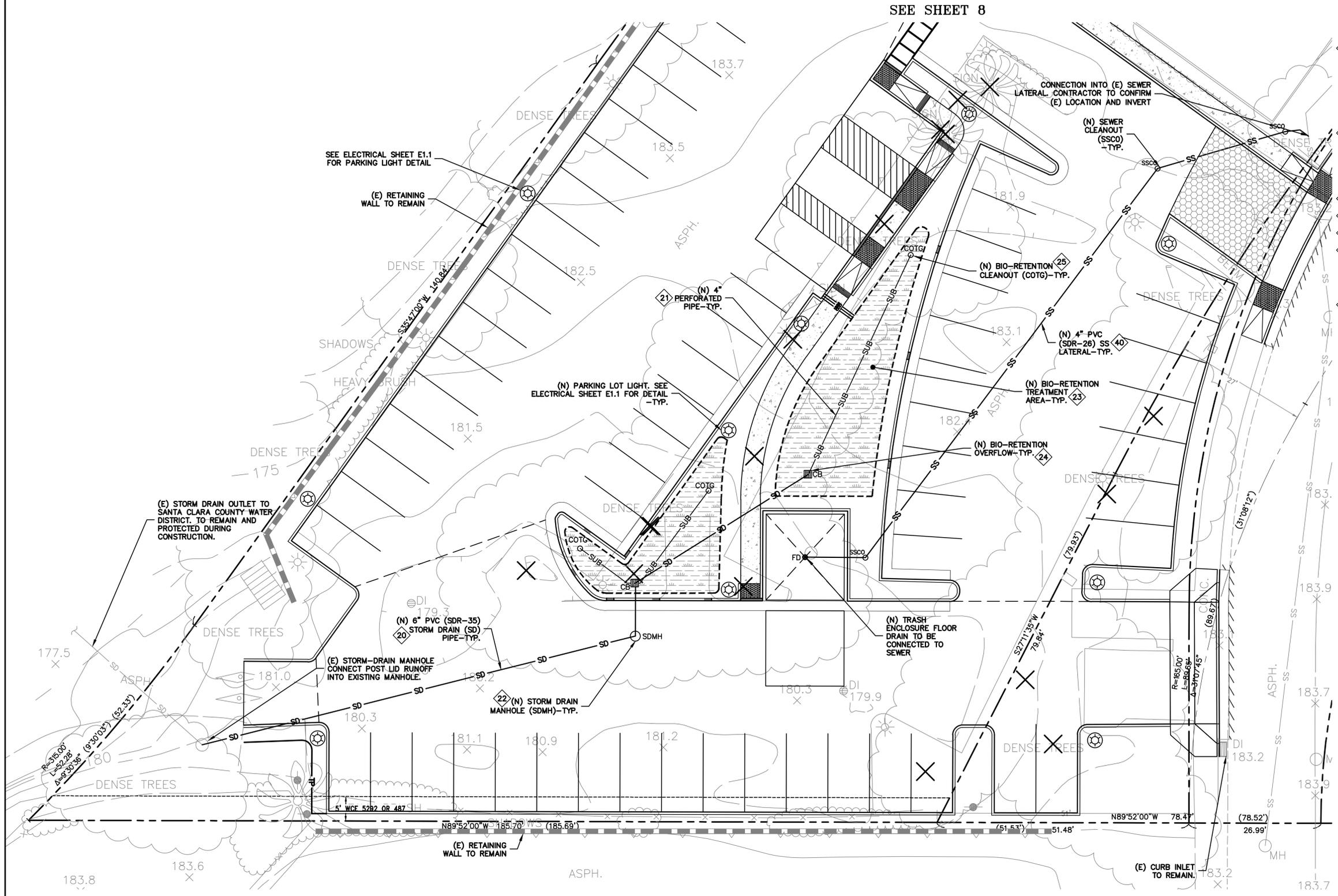
SEE SHEET 5



NOTE:  
 FOR CONSTRUCTION STAKING  
 SCHEDULING OR QUOTATIONS  
 PLEASE CONTACT ALEX ABAYA  
 AT LEA & BRAZE ENGINEERING  
 (510)887-4086 EXT 116.  
 aabaya@leabraze.com



SEE SHEET 8



**STORM DRAIN KEYNOTES 20 TO 25**

INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.

INSTALL (N) SUBDRAIN. USE PERFORATED 4" PVC (SDR-35) WITH HOLES DOWN AND SLOPED AT 1% MINIMUM SURROUND WITH 3/4" DRAIN ROCK WRAPPED IN FILTER FABRIC (MIRAFI 140N). MIRADRAIN OR OTHER LEA & BRAZE PREAPPROVED DRAINAGE SYSTEM MAY ALSO BE USED. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION AND AT 100' MAXIMUM INTERVALS. SUBDRAIN SHALL REMAIN A DEDICATED SEPARATE SYSTEM UNTIL IT CONNECTS TO STORM DRAIN SYSTEM OR OUTFALL AS SHOWN.

INSTALL (N) STORM DRAIN MANHOLE.

INSTALL (N) BIO-RETENTION TREATMENT AREA.

INSTALL (N) CHRISTY V-12 OVERFLOW DRAIN.

INSTALL (N) BIO-RETENTION CLEANOUT (COTG).

**UTILITIES KEYNOTES 40 TO 40**

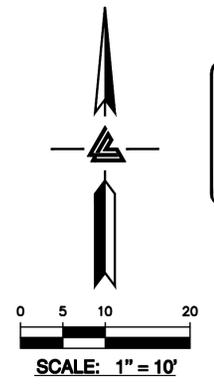
INSTALL (N) SANITARY SEWER LATERALS. USE 4" PVC (SDR-26) SLOPED AT 2% MINIMUM. CONNECT TO (E) SEWER MAIN AS SHOWN. PROVIDE CLEANOUT TO GRADE AT BUILDING AND BEHIND PROPERTY LINE AND AT MAJOR CHANGES IN DIRECTION AS SHOWN. REUSE (E) LATERAL IF POSSIBLE. CONNECT PER DISTRICT STANDARDS.

Date:	06-10-22	By:	WA
Drawn By:		Designed By:	RB
Revision:		No.	
Date:		By:	Chkd

**LEA & BRAZE ENGINEERING, INC.**  
 CIVIL ENGINEERS / LAND SURVEYORS  
 3400 INDUSTRIAL BLVD. WEST  
 SUITE 100  
 SAN JOSE, CA 95135  
 (415) 887-4086  
 WWW.LEABRAZE.COM

**UTILITY PLAN**  
 MINOR P-D PERMIT MODIFICATION  
 GEMMA PROPERTY, 901 CAMPISI WAY

**NOTE:**  
 FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com

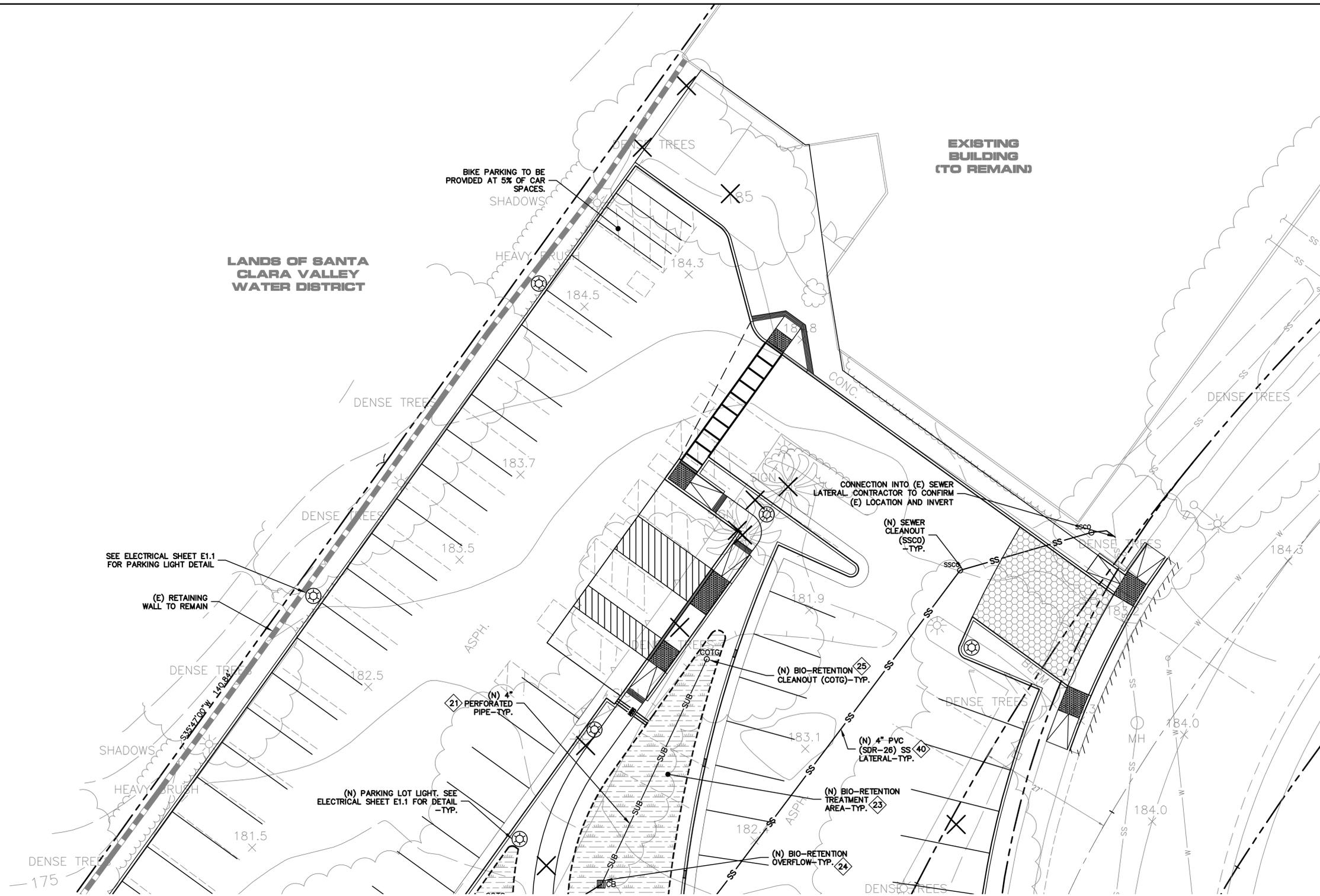


**SCALE:**  
AS NOTED

**SHEET:**  
07 OF 27

**JOB NUMBER:** 2220698

PLANNING DEVELOPMENT - NOT FOR CONSTRUCTION



- STORM DRAIN** KEYNOTES 20 TO 25
- 20 INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.
- 21 INSTALL (N) SUBDRAIN. USE PERFORATED 4" PVC (SDR-35) WITH HOLES DOWN AND SLOPED AT 1% MINIMUM SURROUND WITH 3/4" DRAIN ROCK WRAPPED IN FILTER FABRIC (MIRAFI 140N). MIRADRAIN OR OTHER LEA & BRAZE PREAPPROVED DRAINAGE SYSTEM MAY ALSO BE USED. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION AND AT 100' MAXIMUM INTERVALS. SUBDRAIN SHALL REMAIN A DEDICATED SEPARATE SYSTEM UNTIL IT CONNECTS TO STORM DRAIN SYSTEM OR OUTFALL AS SHOWN.
- 22 INSTALL (N) STORM DRAIN MANHOLE.
- 23 INSTALL (N) BIO-RETENTION TREATMENT AREA.
- 24 INSTALL (N) CHRISTY V-12 OVERFLOW DRAIN.
- 25 INSTALL (N) BIO-RETENTION CLEANOUT (COTG).
- UTILITIES** KEYNOTES 40 TO 40
- 40 INSTALL (N) SANITARY SEWER LATERALS. USE 4" PVC (SDR-26) SLOPED AT 2% MINIMUM. CONNECT TO (E) SEWER MAIN AS SHOWN. PROVIDE CLEANOUT TO GRADE AT BUILDING AND BEHIND PROPERTY LINE AND AT MAJOR CHANGES IN DIRECTION AS SHOWN. REUSE (E) LATERAL IF POSSIBLE. CONNECT PER DISTRICT STANDARDS.

No.	Revision	Date	By	Chkd
06-10-22				
WA				
RB				

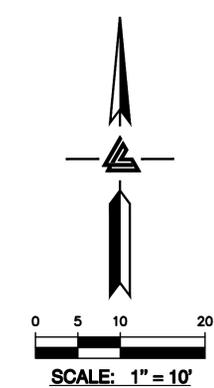
**LEA & BRAZE ENGINEERING, INC.**  
 CIVIL ENGINEERS LAND SURVEYORS  
 3400 INDUSTRIAL AVE. WEST  
 CAMPBELL, CALIFORNIA 95008  
 (510) 887-4086  
 WWW.LEABRAZE.COM

**UTILITY PLAN**  
 MINOR P-D PERMIT MODIFICATION  
 GEMMA PROPERTY, 901 CAMPISI WAY



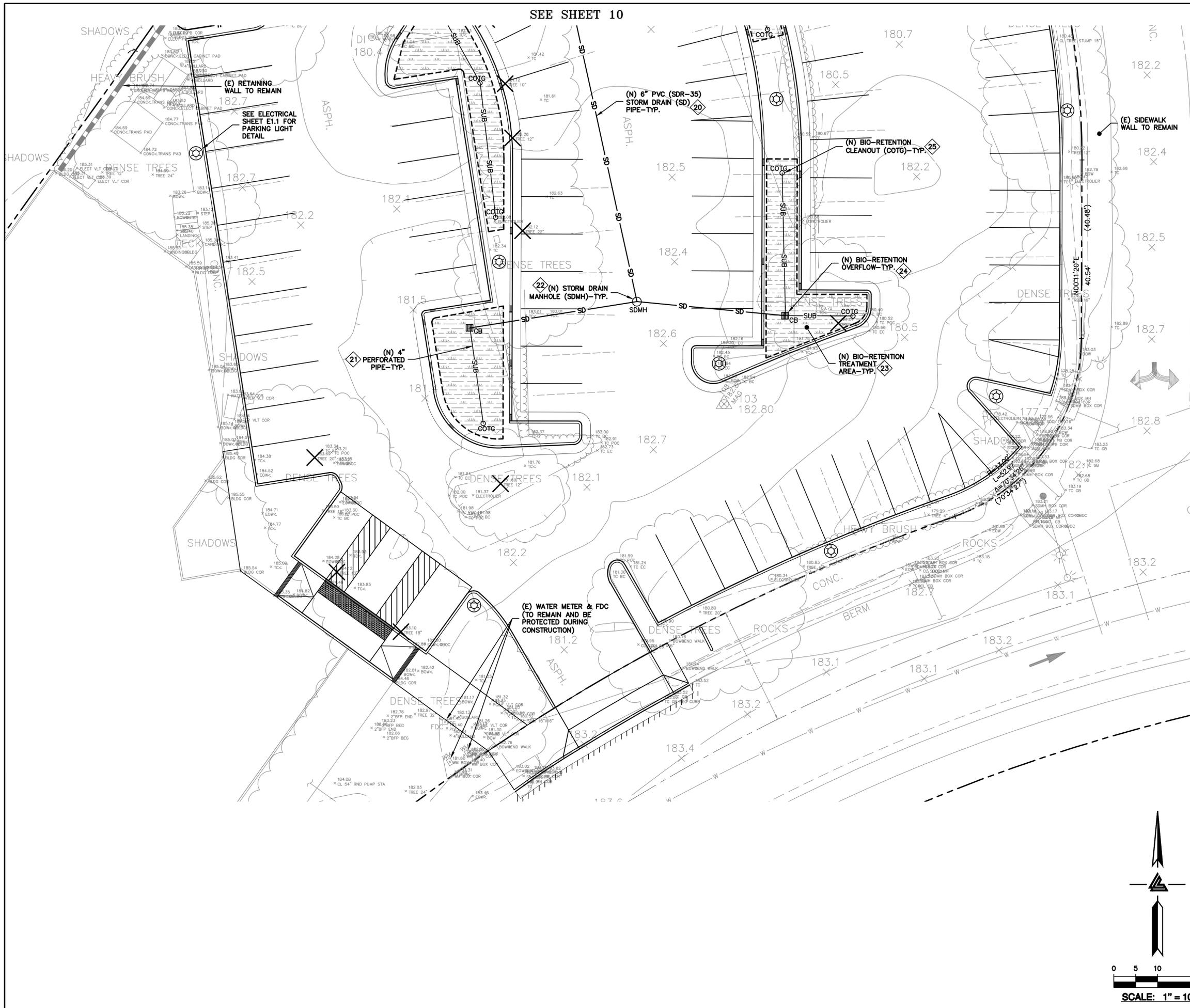
SCALE: AS NOTED  
 SHEET: 08 OF 27  
 JOB NUMBER: 2220698

NOTE:  
 FOR CONSTRUCTION STAKING  
 SCHEDULING OR QUOTATIONS  
 PLEASE CONTACT ALEX ABAYA  
 AT LEA & BRAZE ENGINEERING  
 (510)887-4086 EXT 116.  
 aabaya@leabraze.com



PLANNING DEVELOPMENT - NOT FOR CONSTRUCTION

SEE SHEET 10



- STORM DRAIN KEYNOTES 20 TO 25**
- 20 INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.
  - 21 INSTALL (N) SUBDRAIN. USE PERFORATED 4" PVC (SDR-35) WITH HOLES DOWN AND SLOPED AT 1% MINIMUM SURROUND WITH 3/4" DRAIN ROCK WRAPPED IN FILTER FABRIC (MIRAFI 140N). MIRADRAIN OR OTHER LEA & BRAZE PREAPPROVED DRAINAGE SYSTEM MAY ALSO BE USED. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION AND AT 100' MAXIMUM INTERVALS. SUBDRAIN SHALL REMAIN A DEDICATED SEPARATE SYSTEM UNTIL IT CONNECTS TO STORM DRAIN SYSTEM OR OUTFALL AS SHOWN.
  - 22 INSTALL (N) STORM DRAIN MANHOLE.
  - 23 INSTALL (N) BIO-RETENTION TREATMENT AREA.
  - 24 INSTALL (N) CHRISTY V-12 OVERFLOW DRAIN.
  - 25 INSTALL (N) BIO-RETENTION CLEANOUT (COTG).
- UTILITIES KEYNOTES 40 TO 40**
- 40 INSTALL (N) SANITARY SEWER LATERALS. USE 4" PVC (SDR-26) SLOPED AT 2% MINIMUM. CONNECT TO (E) SEWER MAIN AS SHOWN. PROVIDE CLEANOUT TO GRADE AT BUILDING AND BEHIND PROPERTY LINE AND AT MAJOR CHANGES IN DIRECTION AS SHOWN. REUSE (E) LATERAL IF POSSIBLE. CONNECT PER DISTRICT STANDARDS.

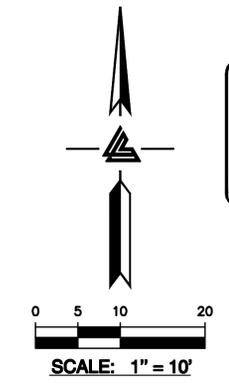
DATE: 06-10-22  
 DRAWN BY: WA  
 DESIGNED BY: RB

No.	Revision	Date	By	Chkd

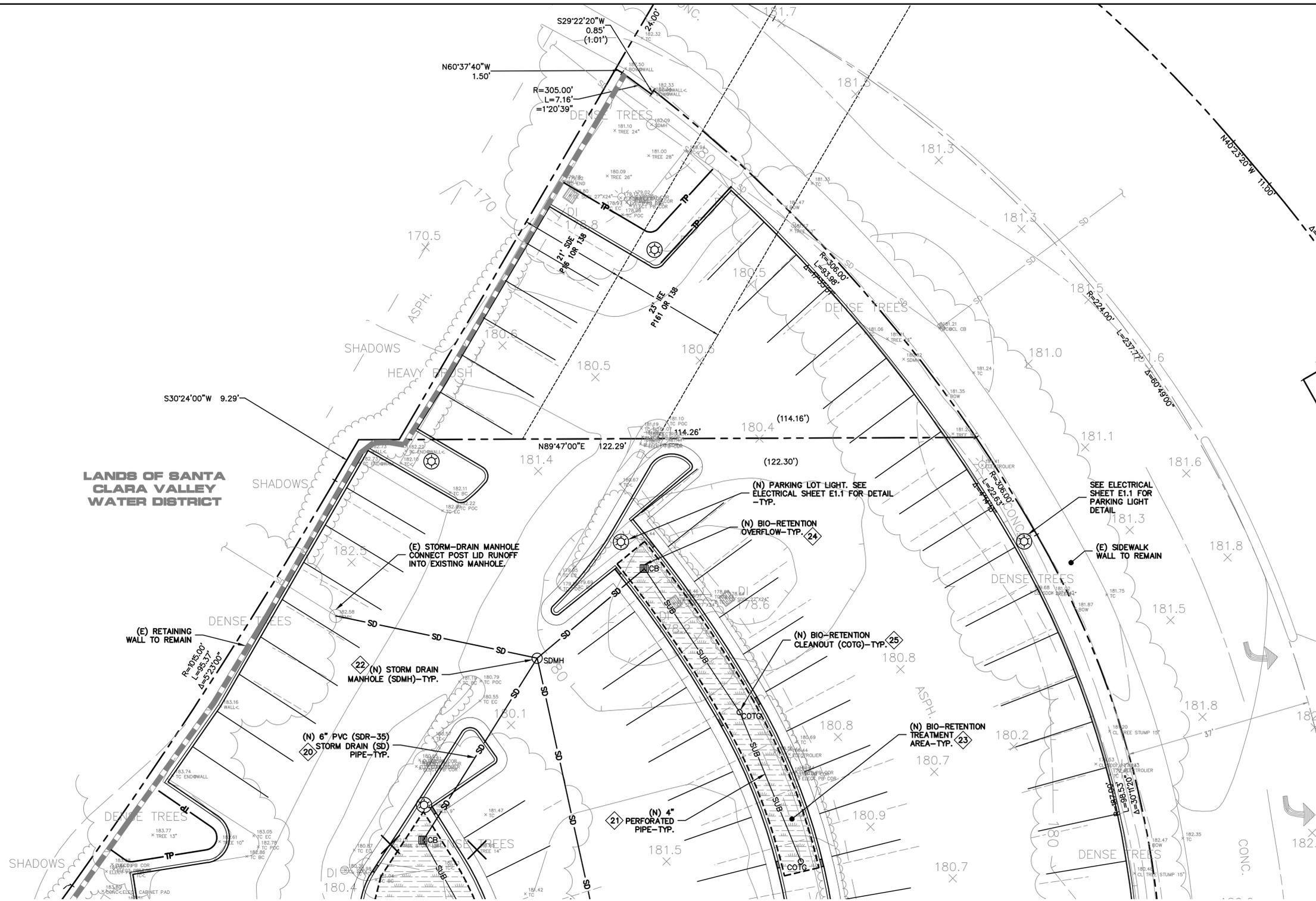


UTILITY PLAN  
 MINOR P-D PERMIT MODIFICATION  
 GEMMA PROPERTY, 901 CAMPISI WAY

NOTE:  
 FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com



SCALE: AS NOTED  
 SHEET: 08 OF 27  
 JOB NUMBER: 2220698



**STORM DRAIN KEYNOTES 20 TO 25**

20 INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 2% MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.

21 INSTALL (N) SUBDRAIN. USE PERFORATED 4" PVC (SDR-35) WITH HOLES DOWN AND SLOPED AT 1% MINIMUM SURROUND WITH 3/4" DRAIN ROCK WRAPPED IN FILTER FABRIC (MIRAFI 140N). MIRADRAIN OR OTHER LEA & BRAZE PREAPPROVED DRAINAGE SYSTEM MAY ALSO BE USED. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION AND AT 100' MAXIMUM INTERVALS. SUBDRAIN SHALL REMAIN A DEDICATED SEPARATE SYSTEM UNTIL IT CONNECTS TO STORM DRAIN SYSTEM OR OUTFALL AS SHOWN.

22 INSTALL (N) STORM DRAIN MANHOLE.

23 INSTALL (N) BIO-RETENTION TREATMENT AREA.

24 INSTALL (N) CHRISTY V-12 OVERFLOW DRAIN.

25 INSTALL (N) BIO-RETENTION CLEANOUT (COTG).

**UTILITIES KEYNOTES 40 TO 40**

40 INSTALL (N) SANITARY SEWER LATERALS. USE 4" PVC (SDR-26) SLOPED AT 2% MINIMUM. CONNECT TO (E) SEWER MAIN AS SHOWN. PROVIDE CLEANOUT TO GRADE AT BUILDING AND BEHIND PROPERTY LINE AND AT MAJOR CHANGES IN DIRECTION AS SHOWN. REUSE (E) LATERAL IF POSSIBLE. CONNECT PER DISTRICT STANDARDS.

Date:	No.	Revision	Date	By	Chkd
06-10-22	WA				

Drawn By: WA  
Designed By: RB

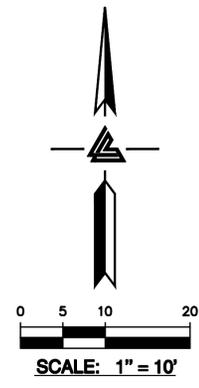


UTILITY PLAN  
MINOR P-D PERMIT MODIFICATION  
GEMMA PROPERTY, 901 CAMPISI WAY

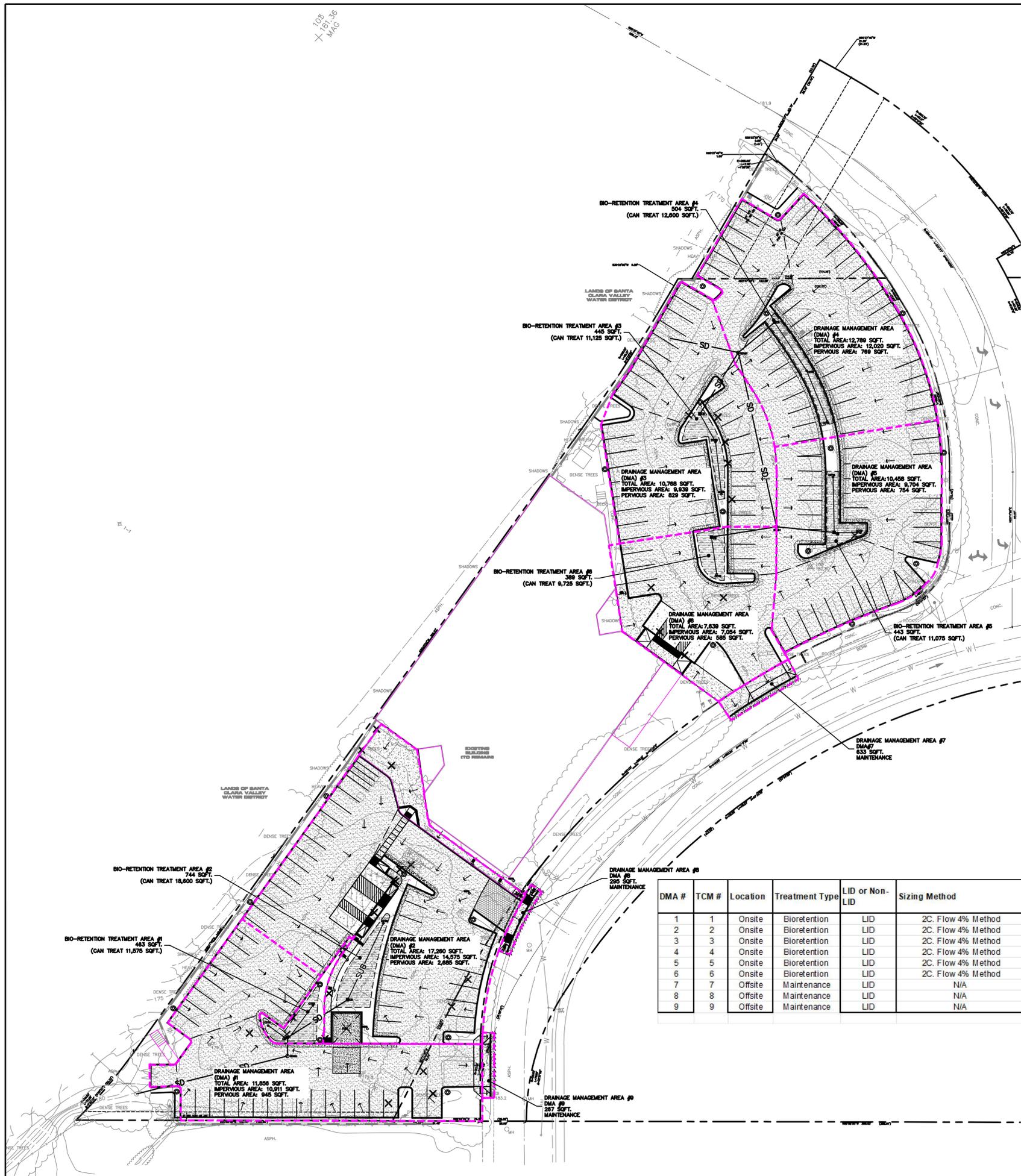
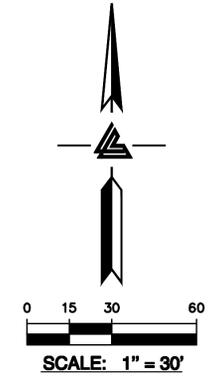
SCALE: AS NOTED  
SHEET: 9-10 OF 27  
JOB NUMBER: 2220698

SEE SHEET 9

NOTE:  
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabrazee.com



109  
181.36  
MAC



<b>LEA &amp; BRAZE ENGINEERING, INC.</b> CIVIL ENGINEERS • LAND SURVEYORS 2455 Industrial Parkway West Hayward, California 94545 (510) 887-4080 Fax: (510) 887-3019 WWW.LEABRAZE.COM	PROJECT	DATE
	901 Campisi Way	May 24, 2022
	JOB NO.	BY
	2220698	Veronica Fisk

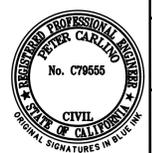
DEVELOPMENT AREA CALCULATIONS			
NET SITE AREA:	99,658 sqft.	=	2.288 acre
<b>BREAKDOWN OF DEVELOPED AREA</b>			
<b>Existing:</b>			
Impervious			
Buildings			19,750 sqft.
Impervious Driveway & Parking			58,779 sqft.
Patios, Walkways & Pads			2,411 sqft.
<b>TOTAL</b>			<b>80,940 sqft.</b>
Pervious			
Pervious Paving			0 sqft.
Green Roof			0 sqft.
Landscape / Treatment Planters			18,718 sqft.
<b>TOTAL</b>			<b>18,718 sqft.</b>
<b>Proposed:</b>			
Impervious			
Buildings			19,750 sqft.
Impervious Driveway			59,678 sqft.
Patios, Walkways & Pads			2,348 sqft.
<b>TOTAL</b>			<b>81,776 sqft.</b>
Pervious			
Pervious Paving			464 sqft.
Green Roof			0 sqft.
Landscape / Treatment Planters (Pervious)			17,418 sqft.
<b>TOTAL</b>			<b>17,882 sqft.</b>
<b>NET CHANGE OF DEVELOPED AREA:</b>			
Impervious	836 sqft.	=	0.019 acre (Net Increase)
Pervious Paving	464 sqft.	=	0.011 acre
<b>Total Developed Area</b>	<b>1,300 sqft.</b>	=	<b>0.030 acre (Net Increase)</b>

DMA #	TCM #	Location	Treatment Type	LID or Non-LID	Sizing Method	Drainage Area (s.f)	Impervious Area (s.f.)	Pervious Paving (s.f.)	Pervious Area (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention Area Required (s.f.)	Bioretention Area Provided
1	1	Onsite	Bioretention	LID	2C. Flow 4% Method	11,856	10,911	0	945	16.75%	436	463
2	2	Onsite	Bioretention	LID	2C. Flow 4% Method	17,260	14,575	0	2,685	24.39%	583	744
3	3	Onsite	Bioretention	LID	2C. Flow 4% Method	10,768	9,939	0	1,418	15.22%	398	445
4	4	Onsite	Bioretention	LID	2C. Flow 4% Method	12,789	12,020	0	1,671	18.07%	481	504
5	5	Onsite	Bioretention	LID	2C. Flow 4% Method	10,458	9,704	0	754	14.78%	388	443
6	6	Onsite	Bioretention	LID	2C. Flow 4% Method	7,639	7,054	0	585	10.79%	282	389
7	7	Offsite	Maintenance	LID	N/A	633	633	0	0	0.00%	0	0
8	8	Offsite	Maintenance	LID	N/A	295	295	0	0	0.00%	0	0
9	9	Offsite	Maintenance	LID	N/A	267	267	0	0	0.00%	0	0
						70,770 (OnSite Only)				100.00% (Onsite Only)		

Date:	06-10-22	Revision:	
Drawn By:	WA	By:	Chkd
Designed By:	RB	Date:	

LEA & BRAZE ENGINEERING, INC.  
 CIVIL ENGINEERS • LAND SURVEYORS  
 2455 INDUSTRIAL PARKWAY WEST  
 HAYWARD, CALIFORNIA 94545  
 (510) 887-4080  
 WWW.LEABRAZE.COM

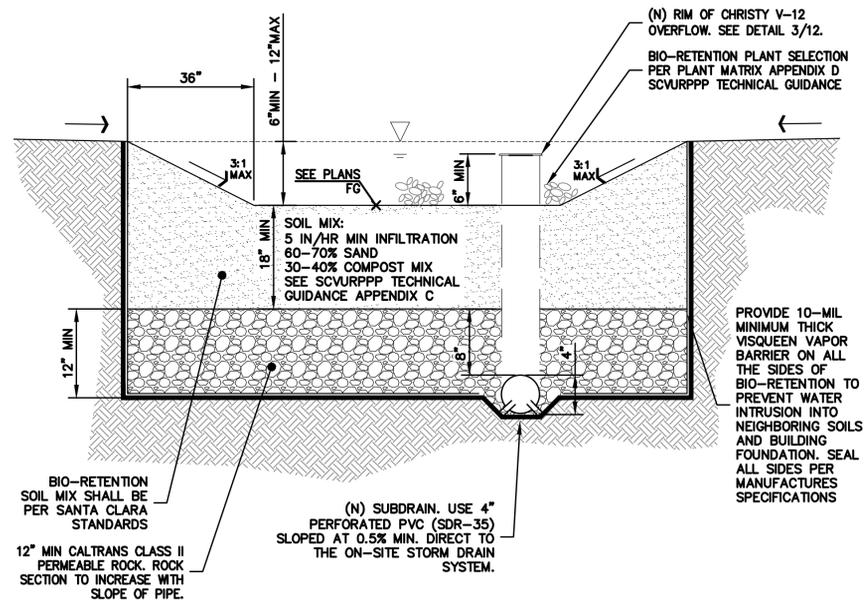
**STORMWATER TREATMENT PLAN**  
**MINOR P-D PERMIT MODIFICATION**  
**GEMMA PROPERTY, 901 CAMPISI WAY**



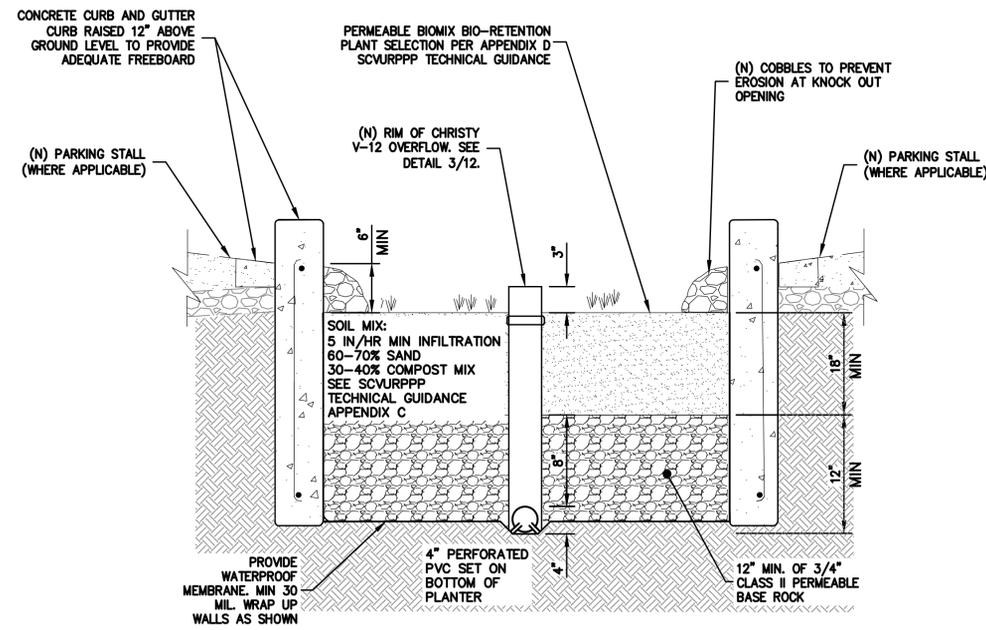
SCALE:  
AS NOTED

SHEET:  
**C-11**

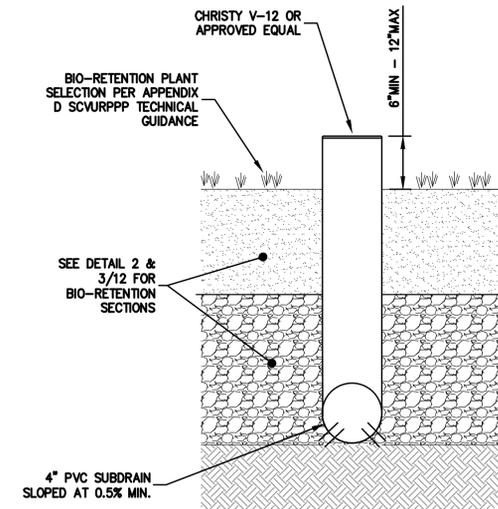
JOB NUMBER: 2220698  
11 OF 27



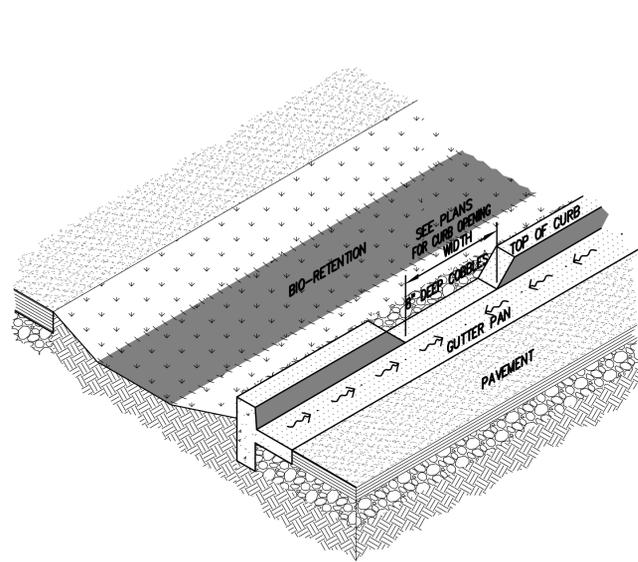
1 BIO-RETENTION AREA  
12 NTS



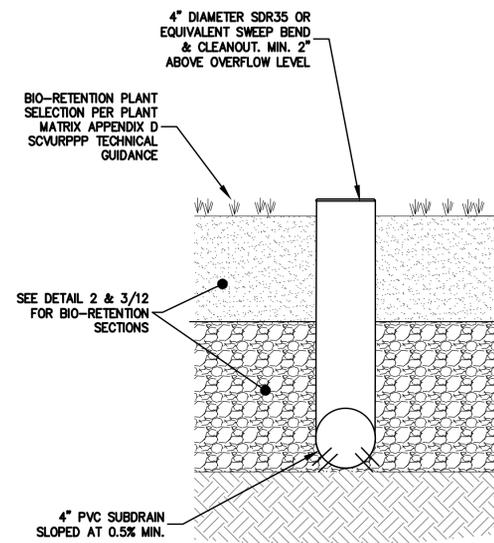
2 BIO-RETENTION DETAIL  
12 NTS



3 DRAIN INLET  
12 NTS



4 BIO-SWALE CURB OPENING DETAIL  
12 NTS



5 BIORETENTION AREA CLEANOUT  
12 NTS

No.	Revision	Date	By	Chkd
06-10-22				

Date: 06-10-22  
Drawn By: WA  
Designed By: RB

LEA & BRAZE ENGINEERING, INC.  
CIVIL ENGINEERS / LAND SURVEYORS  
3400 INDUSTRIAL BLVD. WEST  
ROCKVILLE, CALIFORNIA 94768  
(916) 887-0088  
WWW.LEAENGINEERING.COM

STORMWATER TREATMENT DETAILS  
MINOR P-D PERMIT MODIFICATION  
GEMMA PROPERTY, 901 CAMPISI WAY



SCALE: NTS  
SHEET: 9-10  
12 OF 27

JOB NUMBER: 2220698

**PURPOSE:**

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

**EROSION CONTROL NOTES:**

- 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 THIS EROSION CONTROL PLAN.
- THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
- OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
- CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
- ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
- EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
- IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
- MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
- EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THRU APRIL 15TH.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS GREATER.
- PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT("MRP") NPDES PERMIT CAS 612008.
- THE CONTRACTOR TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
- THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION. METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT-OF-WAY.
- SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION OF ALL LANDSCAPING.
- STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARPULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
- EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND

**EROSION CONTROL NOTES CONTINUED:**

- FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
- SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS, TO PUBLIC OWNED FACILITIES.

**EROSION CONTROL MEASURES:**

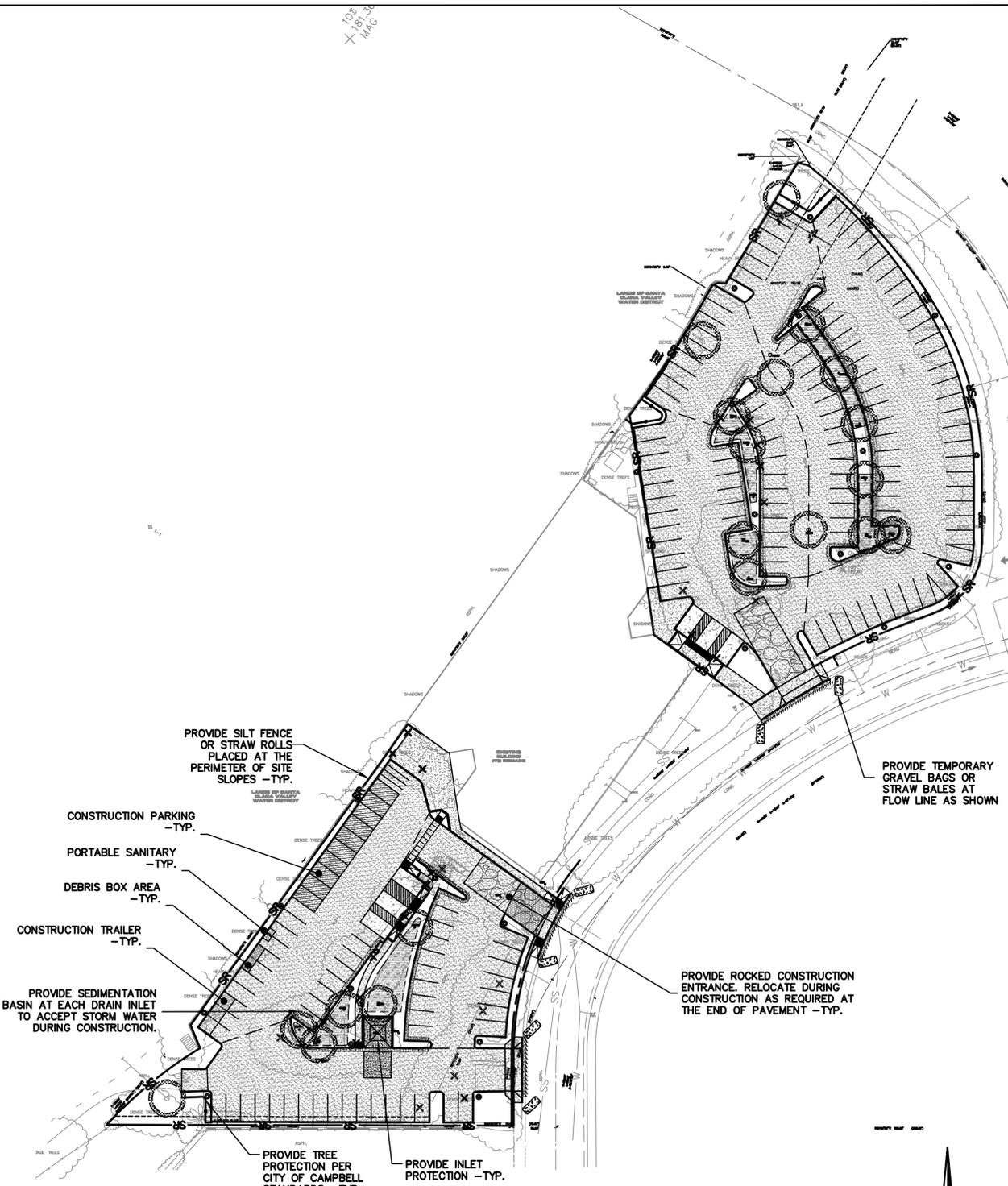
- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDE SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
- SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
- ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
- INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
- THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
- THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
- STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURES SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

**REFERENCES:**

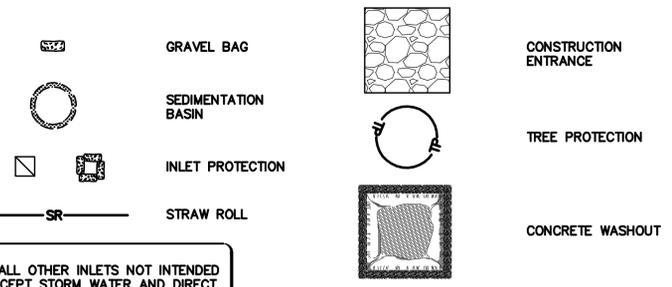
- CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
- CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

**PERIODIC MAINTENANCE:**

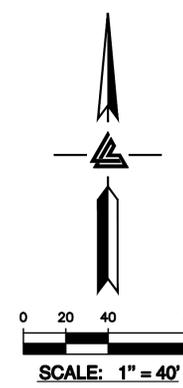
- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
  - DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
  - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
  - SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
  - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
  - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
  - RILLS AND GULLIES MUST BE REPAIRED.
- GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
- STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
- SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
- CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
- ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION



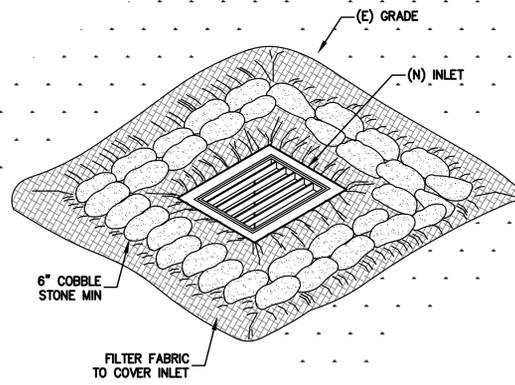
**EROSION CONTROL LEGEND**



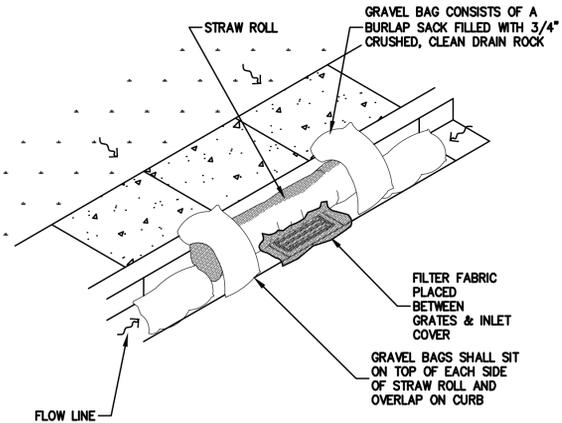
**NOTE:**  
SEAL ALL OTHER INLETS NOT INTENDED TO ACCEPT STORM WATER AND DIRECT FLOWS TEMPORARILY TO FUNCTIONAL SEDIMENTATION BASIN INLETS. -TYP



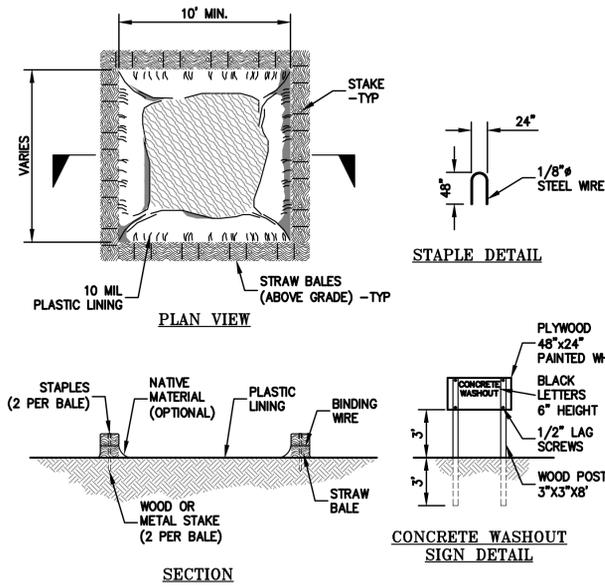
<p><b>LEA &amp; BRAZE ENGINEERING, INC.</b> CIVIL ENGINEERS LAND SURVEYORS 3900 INDUSTRIAL AVENUE WEST SUITE 100 SAN JOSE, CA 95138 (415) 997-7000 WWW.LEABRAZE.COM</p>	<p><b>EROSION CONTROL PLAN</b> MINOR P-D PERMIT MODIFICATION GEMMA PROPERTY, 901 CAMPISI WAY</p>	<p>SCALE: AS NOTED</p>
	<p>SHEET: <b>C-13</b></p>	<p>JOB NUMBER: 2220698</p>
	<p>13 OF 27</p>	<p>CIVIL No. C79555 DIGITAL SIGNATURES IN BLUE</p>



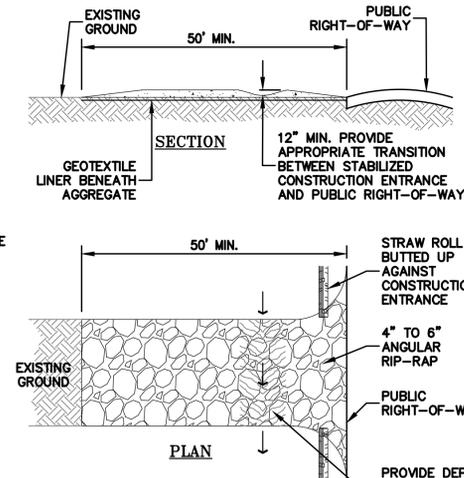
1 INLET PROTECTION  
ER-2 NTS



2 STREET INLET PROTECTION  
ER-2 NTS



3 CONCRETE WASHOUT  
ER-2 NTS



4 CONSTRUCTION ENTRANCE  
ER-2 NTS

**NOTES:**

STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED OF 3" TO 4" WASHED, FRACTURED STONE AGGREGATE.

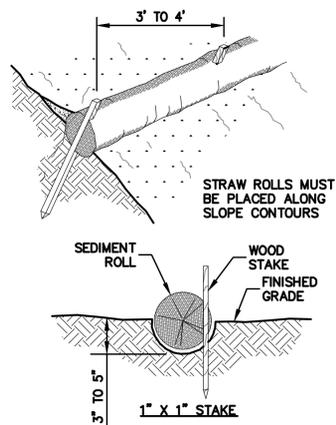
MATERIAL SHALL BE PLACED TO A MINIMUM THICKNESS OF 12". LENGTH OF ENTRANCE SHALL BE A MINIMUM OF 50'.

WIDTH SHALL BE A MIN. OF 15' OR GREATER IF NECESSARY TO COVER ALL VEHICULAR INGRESS AND EGRESS. PROVIDE AMPLE TURNING RADI.

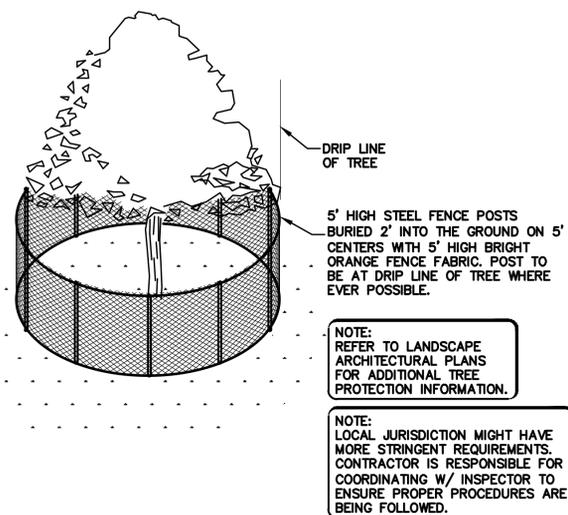
THE ENTRANCE SHALL BE KEPT IN GOOD CONDITION BY OCCASIONAL TOP DRESSING WITH MATERIAL AS SPECIFIED IN ABOVE NOTE.

ACCESSES SHALL BE INSPECTED WEEKLY DURING PERIODS OF HEAVY USAGE, MONTHLY DURING NORMAL USAGE, AND AFTER EACH RAINFALL, WITH MAINTENANCE PROVIDED AS NECESSARY.

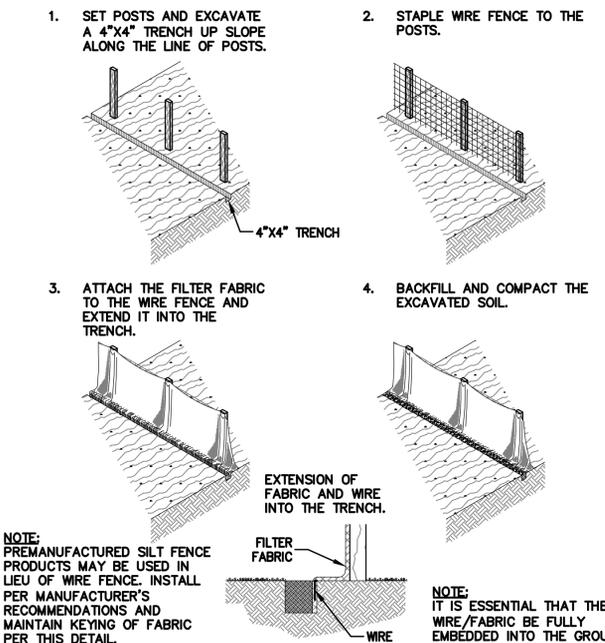
PERIODIC TOP DRESSING SHALL BE DONE AS NEEDED.



5 STRAW ROLLS FLAT LOT  
ER-2 NTS



6 EXISTING TREE PROTECTION DETAIL  
ER-2 NTS



7 SILT FENCE  
ER-2 NTS

Date:	06-10-22	Revision:		By:	Chkd:
Drawn By:	WA	No.:		Date:	
Designed By:	RB				

LEA & BRAZE ENGINEERING, INC.  
CIVIL ENGINEERS / LAND SURVEYORS  
3400 INDUSTRIAL BLVD. WEST  
ROCKVILLE, CALIFORNIA  
(916) 887-0088  
WWW.LEABRAZE.COM

EROSION CONTROL DETAILS  
MINOR P-D PERMIT MODIFICATION  
GEMMA PROPERTY, 901 CAMPISI WAY



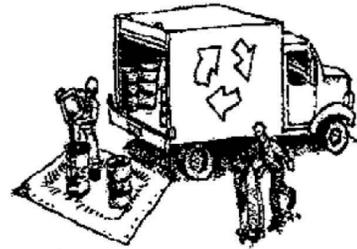
SCALE:  
NTS

SHEET:  
C-14  
14 OF 27

# Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

## Materials & Waste Management



### Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- Use (but don't overuse) reclaimed water for dust control.
- Ensure dust control water doesn't leave site or discharge to storm drains.

### Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

### Waste Management

- 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. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- Keep site free of litter (e.g. lunch items, cigarette butts).
- Prevent litter from uncovered loads by covering loads that are being transported to and from site.

### Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

## Equipment Management & Spill Control



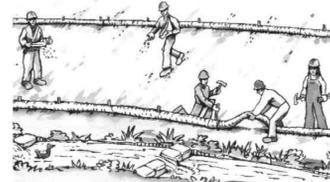
### Maintenance and Parking

- Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

### Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).

## Earthmoving



### Grading and Earthwork

- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (i.e. silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

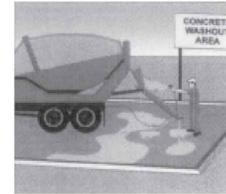
### Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.
- If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not disturbed by construction activities.

### Landscaping

- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

## Concrete Management and Dewatering



### Concrete Management

- Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

### Dewatering

- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

## Paving/Asphalt Work



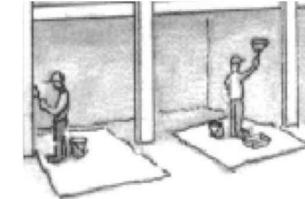
### Paving

- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

### Sawcutting & Asphalt/Concrete Removal

- Protect storm drain inlets during saw cutting.
- If saw cut slurry enters a catch basin, clean it up immediately.
- Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.

## Painting & Paint Removal



### Painting Cleanup and Removal

- 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 into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Sweep up or collect paint chips and dust from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.



**Santa Clara Valley  
Urban Runoff  
Pollution Prevention Program**

**Storm drain polluters may be liable for fines of up to \$10,000 per day!**



SCALE:  
NO SCALE  
SHEET:  
**C-15**  
15 OF 27

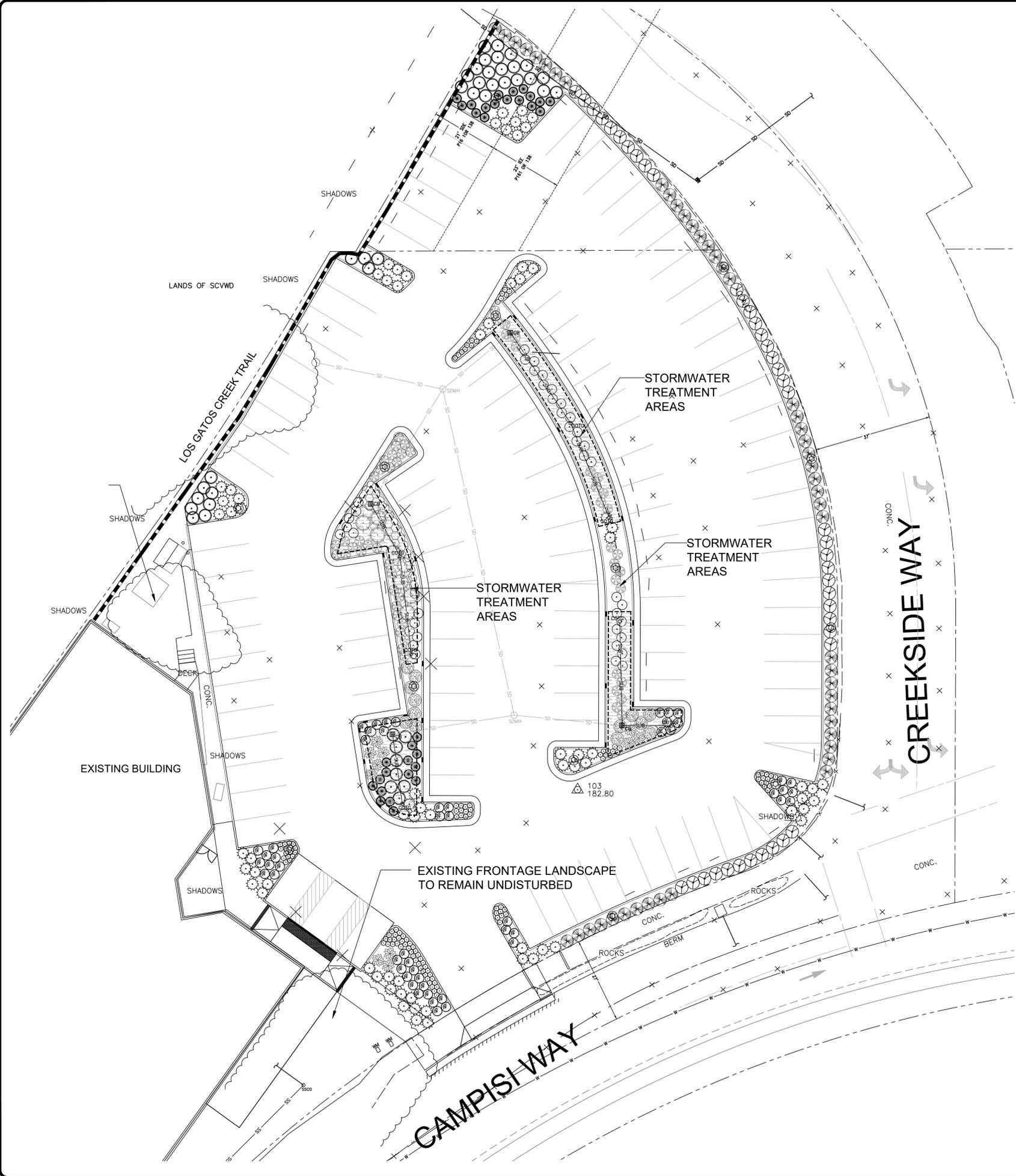


JOB NUMBER: 2220698

BLUEPRINT FOR A CLEAN BAY  
MINOR P-D PERMIT MODIFICATION  
GEMMA PROPERTY, 901 CAMPISI WAY

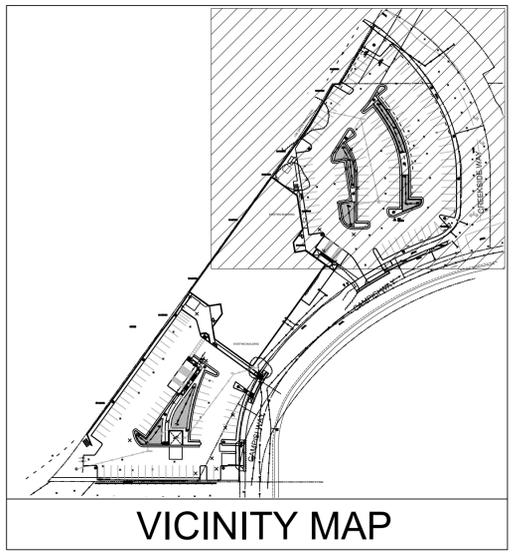
**LEA & BRAZE ENGINEERING, INC.**  
CIVIL ENGINEERS LAND SURVEYORS  
1400 INDUSTRIAL BLVD. WEST  
ROCKVILLE, CALIFORNIA 94588  
(916) 997-0086  
WWW.LEAENGINEERING.COM

Date:	No.:	Revision:	Date:	By:	Chkd:
06-10-22	WA				
Drawn By:	RB				
Designed By:					

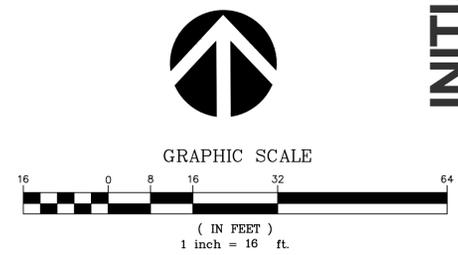


**PLANT MATERIALS LIST**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS WATER USE	COUNT
<b>SHRUBS:</b>					
⊙	ARCTOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA	5 GA	LOW	13
⊙	DIETES IRIDIODES	FORTNIGHT LILY	1 GA	LOW	91
⊙	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GA	LOW	157
⊙	LANTANA 'CONFETTI'	LANTANA	1 GA	LOW	13
⊙	MUHLENBERGIA RIGENS	DEER GRASS	5 GA	LOW	78
⊙	MYRTUS C. 'COMPACTA'	DWARF MYRTLE	5 GA	LOW	40
⊙	NERIUM OLEANDER 'PETITE SALMON'	DWARF OLEANDER	5 GA	LOW	48
⊙	NERIUM OLEANDER 'LITTLE RED'	DWARF OLEANDER	5 GA	LOW	41
⊙	PHORMIUM 'DAZZLER'	DWARF FLAX	5 GA	LOW	18
⊙	RHAMNUS 'EVE CASE'	COFFEEBERRY	5 GA	LOW	48
⊙	RIBES AUREUM GRACILLIMUM	GOLDEN CURRENT	5 GA	LOW	108
⊙	TEUCRIUM LUCIDRYS	BUSH GERMANDER	5 GA	LOW	79
<b>GROUND COVERS:</b>					
⊙	JUNCUS PATENS	GRAY RUSH	1 GA@ 18" O.C.	LOW	



- GENERAL NOTES:**
1. PLANT SPECIES SELECTIONS FOR STORMWATER TREATMENT AREAS SELECTED FROM THE 'SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM' APPENDIX 'D' PLANTS FOR STORMWATER MEASURES LIST.
  2. ALL PLANTING SHALL BE WATERED BY FULLY AUTOMATIC, WATER-CONSERVING IRRIGATION SYSTEM.
  3. ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF DECORATIVE MULCH DRESSING, EXCEPT STORMWATER AREAS.
  4. STORMWATER AREAS TO RECEIVE A 3" DEEP LAYER OF NON-FLOATING BARK MULCH, OR 2" DEEP LAYER OF PEBBLES.



REFER TO L3 FOR HYDROZONE PLAN

REVISIONS


RW Stover & Associates, Inc.  
Landscape Architecture  
1620 Walnut Creek, CA 94596  
Ph: 925.933.2383



DEVELOPMENT MODIFICATION PERMIT  
901 CAMPISI  
CAMPBELL, CALIFORNIA

PRELIMINARY  
LANDSCAPE  
PLAN

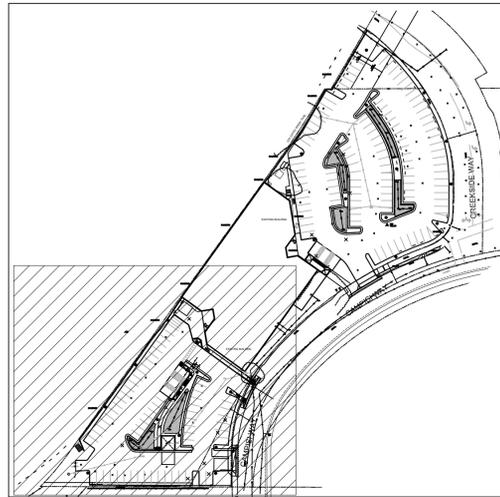
DESIGNED:	DRAWN:
CHECKED:	JOB NO.:
DATE 06-14-22	
SCALE	

SHEET  
**L1**  
OF SHEETS

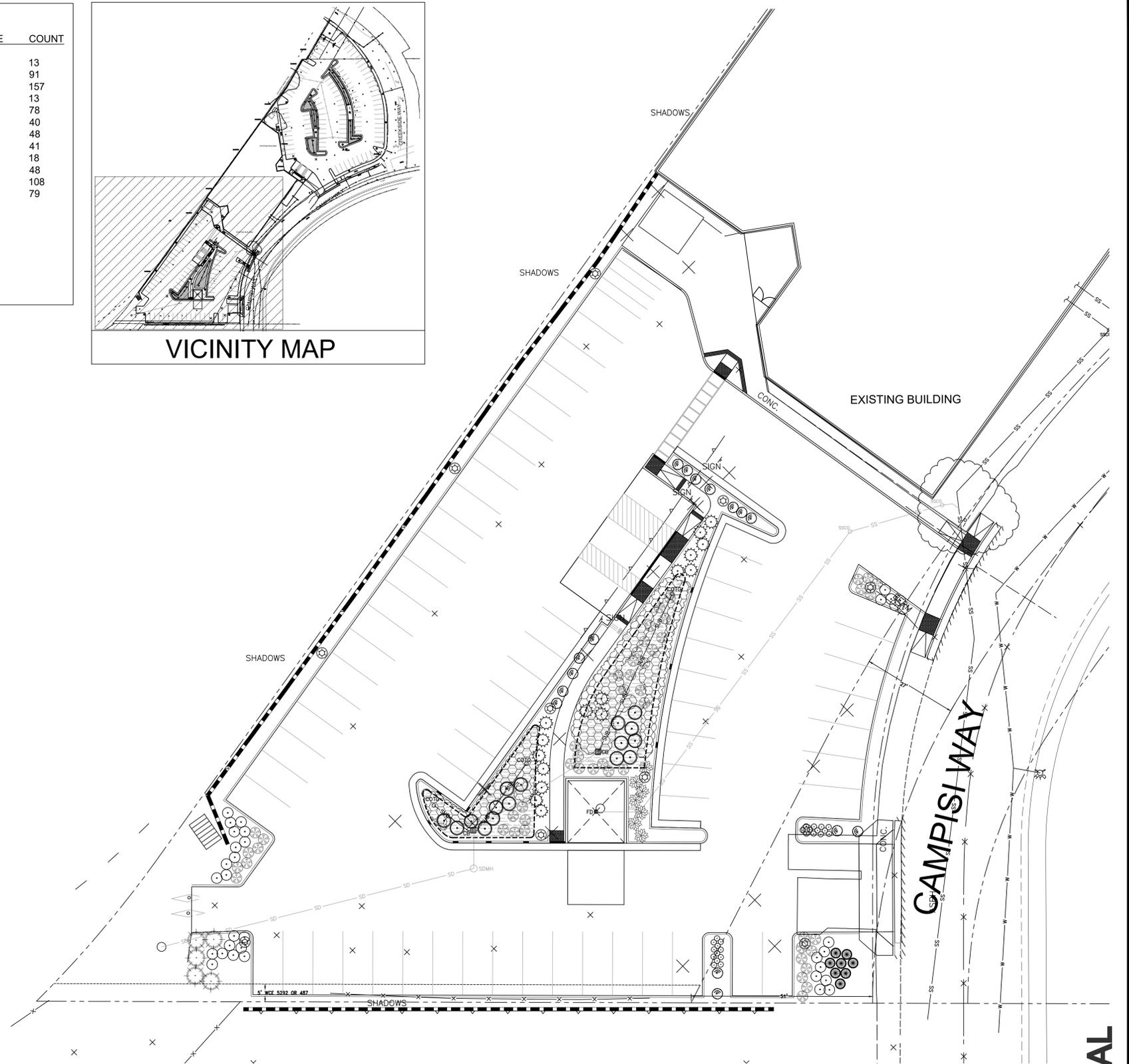
**INITIAL**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS WATER USE	COUNT
<b>SHRUBS:</b>					
	ARCTOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA	5 GA	LOW	13
	DIETES IRIDIODES	FORTNIGHT LILY	1 GA	LOW	91
	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GA	LOW	157
	LANTANA 'CONFETTI'	LANTANA	1 GA	LOW	13
	MUHLENBERGIA RIGENS	DEER GRASS	5 GA	LOW	78
	MYRTUS C. 'COMPACTA'	DWARF MYRTLE	5 GA	LOW	40
	NERIUM OLEANDER 'PETITE SALMON'	DWARF OLEANDER	5 GA	LOW	48
	NERIUM OLEANDER 'LITTLE RED'	DWARF OLEANDER	5 GA	LOW	41
	PHORMIUM 'DAZZLER'	DWARF FLAX	5 GA	LOW	18
	RHAMNUS 'EVE CASE'	COFFEEBERRY	5 GA	LOW	48
	RIBES AUREUM GRACILLIMUM	GOLDEN CURRENT	5 GA	LOW	108
	TEUCRIUM LUCIDRYS	BUSH GERMANDER	5 GA	LOW	79

<b>GROUND COVERS:</b>					
	JUNCUS PATENS	GRAY RUSH	1 GA@ 18" O.C.	LOW	



VICINITY MAP

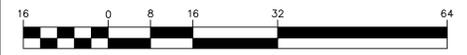


**GENERAL NOTES:**

1. PLANT SPECIES SELECTIONS FOR STORMWATER TREATMENT AREAS SELECTED FROM THE ' SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM' APPENDIX 'D' PLANTS FOR STORMWATER MEASURES LIST.
2. ALL PLANTING SHALL BE WATERED BY FULLY AUTOMATIC, WATER-CONSERVING IRRIGATION SYSTEM.
3. ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF DECORATIVE MULCH DRESSING, EXCEPT STORMWATER AREAS.
4. STORMWATER AREAS TO RECEIVE A 3" DEEP LAYER OF NON-FLOATING BARK MULCH, OR 2" DEEP LAYER OF PEBBLES.



GRAPHIC SCALE



( IN FEET )  
1 inch = 16 ft

REFER TO L3 FOR HYDROZONE PLAN

**INITIAL**

REVISIONS

RW Stover & Associates, Inc.  
Landscape Architecture  
1620  
Walnut Creek, CA 94596  
Ph: 925.933.2883



DEVELOPMENT MODIFICATION PERMIT  
901 CAMPISI  
CAMPBELL, CALIFORNIA

PRELIMINARY  
LANDSCAPE  
PLAN

DESIGNED:	DRAWN:
CHECKED:	JOB NO.:
DATE 06-14-22	
SCALE	

SHEET  
**L2**  
OF SHEETS



**HYDROZONE LEGEND:**

 LOW WATER USE  
DRIP APPLICATION

**WATER EFFICIENT LANDSCAPE WORKSHEET**

REFERENCE EVAPOTRANSPIRATION (ET<sub>o</sub>):

HYDROZONE / PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
<b>REGULAR LANDSCAPE AREAS:</b>							
LOW WATER USE	0.3	DRIP	0.81	0.3703703	9162	3393.332689	90255.9
<b>TOTALS:</b>					9162	3393	
<b>SPECIAL LANDSCAPE AREAS:</b>							
REC. AREA				0	0	0	0
WATER FEATURE 1				0	0	0	0
WATER FEATURE 2				0	0	0	0
<b>TOTALS:</b>					0	0	
<b>ETWU TOTAL:</b>							90,256
<b>MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):</b>							134,030

**ETAF CALCULATIONS:**

**REGULAR LANDSCAPE AREAS:**

TOTAL ETAF x AREA	3,393
TOTAL LANDSCAPE AREA	9,162
AVERAGE ETAF	0.37

**ALL LANDSCAPE AREAS:**

TOTAL ETAF x AREA	3,393
TOTAL LANDSCAPE AREA	9,162
SITEWIDE ETAF	0.37

NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.

REVISIONS


RW Stover & Associates, Inc.  
Landscape Architecture  
1620 Walnut Creek, CA 94596  
Ph: 925.933.2383

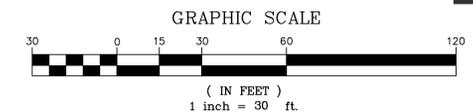


**DEVELOPMENT MODIFICATION PERMIT**  
**901 CAMPISI**  
CAMPBELL, CALIFORNIA

**PRELIMINARY**  
**HYDROZONE**  
**PLAN**

DESIGNED:	DRAWN:
CHECKED:	JOB NO.:
DATE	
06-14-22	
SCALE	

SHEET  
**L3**  
OF SHEETS



**INITIAL**



