



CITY OF CAMPBELL
Community Development Department

COURTESY NOTICE OF NEW PLANNING APPLICATION

July 7, 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: 24-28 E. Campbell Avenue

Zoning | Area Plan: C-3 | Downtown Development Plan

Neighborhood Association(s): DCNA

File No.: PLN-2022-79

APN: 412-05-034/038

Applicant: Joma Studio Architects

Property Owner: Payman Farzaneh

Application Type: Planned Development Permit and Parking Modification Permit

Project Description: 3-story mixed-use building, including approximately 1,500 square-feet of ground-floor commercial space, 500 square-feet of 2nd-floor commercial mezzanine area, three 1-bedroom apartment units, and three ground-floor residential parking stalls.



Project Planner: Daniel Fama, Senior Planner

Email Contact: daniel@campbellca.gov

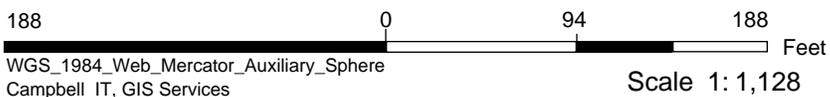
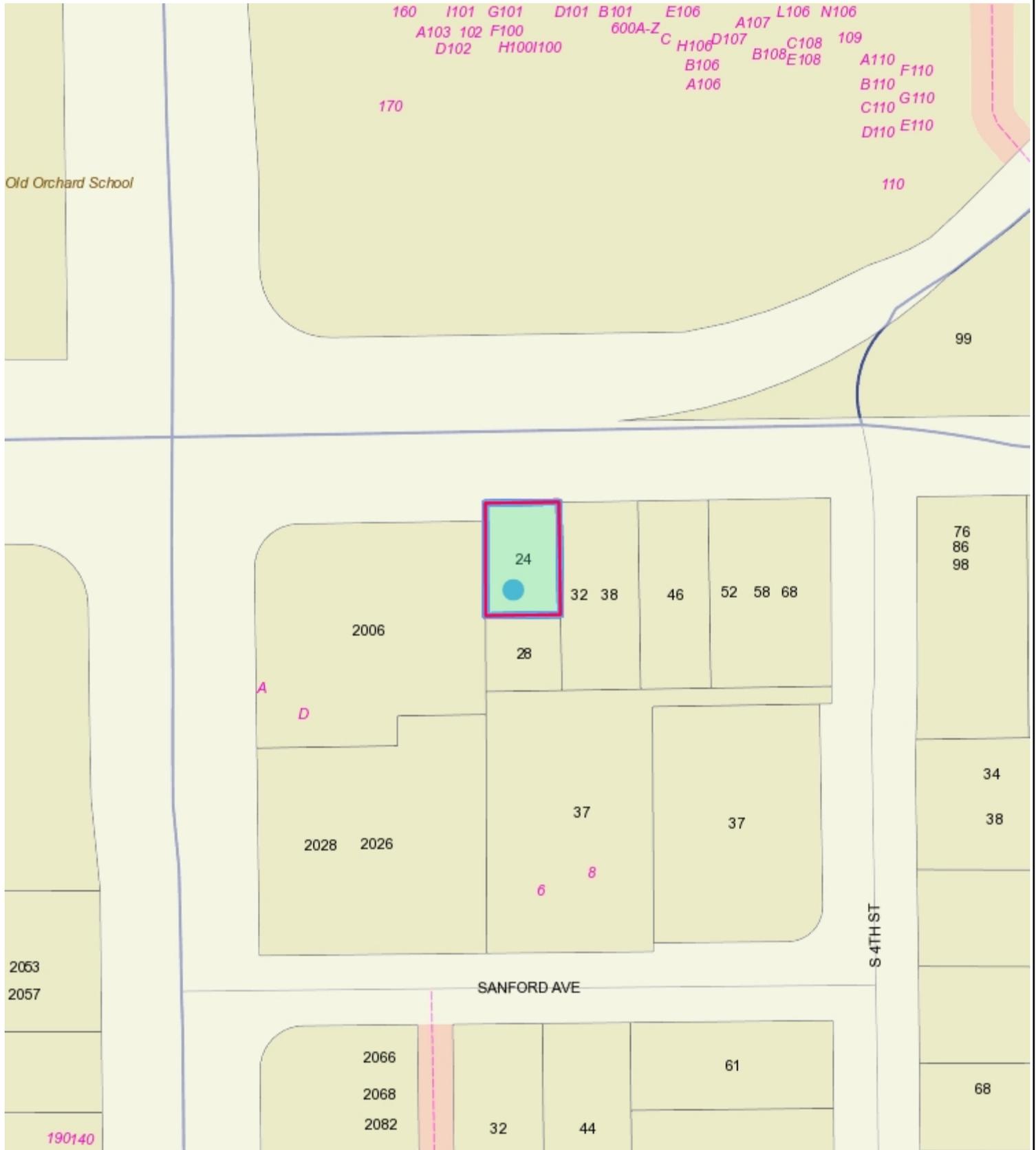
Phone Contact: (408) 866-2193

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 24-28 E Campbell Ave.



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.

VICINITY MAP



ABBREVIATIONS

DIA.	DIAMETER
A.F.F.	ABOVE FINISHED FLOOR
B.P.	BEARING PLATE
CL	CENTERLINE
C.O.	CLEAN-OUT
CKTP	COOKTOP
D	DRYER
D.H.	DOOR HEADER
D.O.	DOUBLE OVEN
DN.	DOWN
DS.	DOWNSPOUT
D.W.	DISHWASHER
<E>	EXISTING
F	FURNACE
G.S.M.	GALVANIZED SHEET METAL
G.W.B.	GYPSONUM WALL BOARD
J.T.	JOINT TRENCH
M.C.	MEDICINE CABINET
(N)	NEW
N.T.S.	NOT TO SCALE
O.H.	OVERHANG
P & S	POLE & SHELF
P.T.	PRESSURE TREATED
PTD.	PAINTED
R	RADIUS
R/F	REFRIGERATOR/FREEZER
S	SINK
S.B.	SETBACK
S.D.	STORM DRAIN
ST	STOVE
T.B.D.	TO BE DETERMINED
T.O. PLATE	TOP OF PLATE
T.O. SLAB	TOP OF SLAB
T.O. SUBFLOOR	TOP OF SUBFLOOR
T.O. WALL	TOP OF WALL
T.P.H.	TOILET PAPER HOLDER
U.O.N.	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD
W.H.	WINDOW HEADER
WH	WATER HEATER

PROJECT INFORMATION

OWNER: (BAY AREA CONSTRUCTION)
PAYMAN FARZANEH (408)209-8942
PSHOMALI@YAHOO.COM

ARCHITECT:
JOMA STUDIO ARCHITECTS (650) 532-8200
ANTONY@JOMASTUDIO.COM

SURVEYOR:
SMP ENGINEERS (650) 941-8055
SRAZAVI@SMPENGINEERS.COM

SITE PLAN LEGEND

	PROPERTY LINE
	SETBACK LINE OR LINE OF EASEMENT
	UTILITY LINE- UNDERGROUND
	UTILITY LINE- OVERHEAD
	CONTOUR LINE
	NEW ADDITION

PROJECT DESCRIPTION

- DEMOLITION OF (E) ONE STORY RETAIL STORE AT THE FRONT PARCEL AND TWO STORY RESIDENCE AT THE REAR PARCEL.
- DEVELOP A NEW 3 STORY MIXED-USE BUILDING ON ZERO LOT LINE, JOINED 2 PARCELS. THE COMMERCIAL (BUILDING MATERIAL RETAIL CENTER & SHOWROOM) AND SUPPORTING OFFICES SHALL BE LOCATED ON THE GROUND FLOOR AND SECOND FLOOR MEZZANINE. THERE SHALL BE (3) RESIDENTIAL UNITS (NOT "PUBLIC HOUSING") OCCUPYING 2ND & 3RD FLOOR WITH LIMITED RESIDENTIAL PARKING LOCATED AT THE GARAGE AT THE REAR OF THE SITE. ADDITIONAL REQUIRED PARKING FOR COMMERCIAL USE SHALL BE CONTRACTED WITH LOCAL GARAGE OR MITIGATED WITH IN-LIEU FEE AS DETERMINED BY THE CITY OF CAMPBELL.
- THERE SHALL BE OPEN SPACE AREA AT THE ROOF DECK FOR THE TENANTS

PLANNING DATA

PROJECT ADDRESS: 24 - 28 E. CAMPBELL AVENUE
 A.P.N.: 412-05-034 & 412-05-038
 ZONING DISTRICT: PD-C3
 OCCUPANCY: B, R-2 & U
 LOT AREA: 4,400 S.F.
 SETBACKS: NONE
 MAX. HEIGHT LIMIT: 45 FT.
 PROPOSED MAX. HEIGHT: 42 FT
 (E) FLOOR AREA TO BE DEMOLISHED: 2,370 S.F. (+/-), BUILDING FOOTPRINT

ROOF OPEN SPACE: 1,900 S.F. (+/-)

MAX. FLR. AREA RATIO: UP TO 1.5 (= 6,600 S.F., EXCLUDING RESIDENTIAL FLOOR AREA, TITLE 21, SECTION 21.36.130-B3)

PROPOSED FLOOR AREA:
 FIRST FLOOR: 3,060 S.F. (COMMERCIAL, ELEVATOR/STAIR CORE, STORAGE, TRASH & GARAGE)
 2ND FLOOR: 2,152 S.F. (RESIDENTIAL, COMMERCIAL & BLDG. CORE)
 3RD FLOOR: 2,800 S.F. (RESIDENTIAL & BLDG. CORE)
 TOTAL RESIDENTIAL: 3,950 S.F. (UNITS 1, 2, 3 & 3rd FLR. CORE)
 TOTAL COMMERCIAL: 2,136 S.F.
 BUILDING CORE LOBBY: 1,420 S.F. (ELEVATOR, LOBBY & STAIR)
 GARAGE, STOR. & TRASH: 1,010 S.F.

TOTAL FLOOR AREA: 8,012 S.F. (-3,950 RES.) = 4,062
 4,062 S.F. = OK < (6,600 S.F. ALLOWED)

CONSTRUCTION TYPE: TYPE V-A

PARKING REQUIREMENTS (TITLE 21 ZONING, CHAPTER 21.28)

RESIDENTIAL: ONE BR (1.5/UNIT) = 3x1.5= 4.5 COVERED
 VISITOR: 0.5 PER UNIT, 3x.5 = 1.5 STALLS
 TOTAL RESIDENTIAL: 6 STALLS (INC. GUEST)
 TOTAL PROVIDED: 3 ASSIGNED STALLS

COMMERCIAL: BLDG. MATERIAL SHOWRM. =1/300S.F.
 OFFICE = 1/225 S.F. GROSS FLR. AREA
 SHOWRM. DISPLAY AREA: 1,048 S.F. (1,048 /300) = 4 STALLS
 OFFICE (1ST & 2ND FLR.): 544 S.F. + 552 (MEZ.) = 1096/225= 5 STALLS
 PROVIDED COMMERCIAL: NONE (SHALL BE MITIGATED THROUGH T.D.M. MEASURES & IN-LIEU FEE

TOTAL REQ'D (RESIDENTIAL & COMMERCIAL) 15 STALLS (-3 PROVIDED) = 12 STALLS

ACCESSIBILITY

THIS SPACE AND ALL WORK PROPOSED BY THIS PERMIT WILL BE IN FULL COMPLIANCE WITH CALIFORNIA ACCESSIBILITY REQUIREMENTS, 2019 CBC CHAPTER 11A.

THE OWNERSHIP HAS AN AGREEMENT WITH THE ADJACENT PROPERTY TO SHARE ACCESSIBLE PARKING LOCATED ON THE WEST SIDE. THERE WILL BE A SIGN ON THE FRONT OF THE BUILDING WITH DIRECTIONS TO THE ACCESSIBLE PARKING WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA).

BUILDING CODE DATA

OCCUPANCY: B, R-2 & U
 COMMERCIAL BUSINESS/ RETAIL, DISPLAY & RESIDENTIAL UNITS

CONSTRUCTION: TYPE 'VA'

STORIES: 1 STORY

BUILDING CODE: THE PROJECT SHALL COMPLY WITH:
 - 2019 CA. BUILDING CODE
 - 2019 CA. RESIDENTIAL CODE
 - 2019 CA. PLUMBING CODE
 - 2019 CA. MECHANICAL CODE
 - 2019 CA. ELECTRICAL CODE
 - 2019 CA. FIRE CODE
 - 2019 CA. ENERGY CODE
 - 2019 CA GREEN BUILDING STANDARDS CODE

ALL OTHER STATE AND LOCAL ORDINANCES & REGULATIONS



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A 2.1	PROPOSED FLOOR & ROOF PLANS
A 4.1	PROPOSED ELEVATIONS
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CB	COLOR & MATERIAL BOARD
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C-3	DETAILS
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FIRE NOTES

- SPRINKLER SYSTEM SHALL BE INSTALLED AS DEFERRED SUBMITTAL FOR THE COMMERCIAL SPACE, RESIDENTIAL UNITS, TRASH ENCLOSURE AND COVERED PARKING.
- FIRE ALARM SYSTEM SHALL BE INSTALLED AS DEFERRED SUBMITTAL.
- A STANDPIPE SHALL BE PROVIDED AS INDICATED ON A2.1
- AERIAL ACCESS IS REQUIRED. CAMPBELL AVE. (26' WIDE) QUALIFIES FOR AERIAL ACCESS.
- PUBLIC/PRIVATE FIRE HYDRANT(S) REQUIRED.
- GROUND LADDER ACCESS SHALL BE PROVIDED TO THE RESIDENTIAL UNITS. SEE NOTE ON A5.2 FOR SECTIONAL VIEW.
- THE RESIDENTIAL GATE ON THE SIDE OF THE PROPERTY SHALL HAVE AN APPROVED KNOX BOX. SEE NOTE ON A1.0
- TWO-WAY COMMUNICATION SYSTEM SHALL BE PROVIDED AS A DEFERRED SUBMITTAL
- EMERGENCY RESPONDER RADIO COVERAGE SHALL BE PROVIDED AS A DEFERRED SUBMITTAL
- CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 & AND SCCFD'S SPECIFICATION S1-7
- BUILDINGS & FACILITIES ACCESS: APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING HEREAFTER CONSTRUCTED OR MOVED INTO OR WITH THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION AND SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY [CFC, SECTION 503.1.1].
- ADDRESS IDENTIFICATION: NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- WATER SUPPLY REQUIREMENTS: POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. 2019 CFC SEC. 903.3.5 & HEALTH & SAFETY CODE 13114.7.
- CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF CFC CHAPTER 33 AND STANDARD DETAIL AND SPECIFICATION S1-7.

NEW MIXED-USE BUILDING

24-28 E. CAMPBELL AVENUE, CAMPBELL CA 95008

JOMA STUDIO ARCHITECTS
 200 INDUSTRIAL ROAD • SUITE 150
 SAN CARLOS • CA 94070

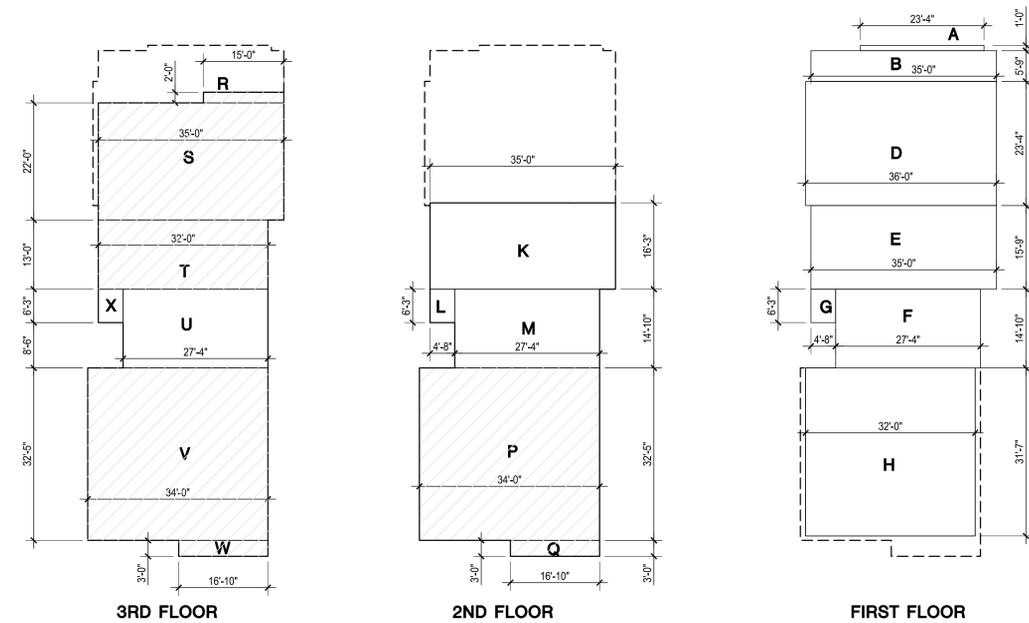
PROJECT NO: 2120 DATE: 06/28/2022

SCALE: AS NOTED

T

FLOOR AREA CALCULATIONS; 24-28 E. Campbell Avenue					
SECTION	DIMENSIONS	FLR. AREA OF EACH SECTION	SECTION	DIMENSIONS	FLR. AREA OF EACH SECTION
A	(23.33' x 1')	24 S.F.	R*	(15 x 2)	30 S.F.
B	(35' x 5.75')	202 S.F.	S*	(35' x 22')	770 S.F.
C	NOT USED	-	T*	(32' x 13')	416 S.F.
D	(36' x 23.3')	839 S.F.	U*	(27.33' x 14.8')	404 S.F.
E	(35' x 15.75')	552 S.F.	V*	(34' x 32.4')	1100 S.F.
F	(27.33' x 15.5')	405 S.F.	W*	(16.8' x 3')	50 S.F.
G	(4.66' x 6.25')	29 S.F.	X	(4.66' x 6.25')	29 S.F.
H	(32' x 31.5')	1008 S.F.	TOTAL 3RD FLOOR AREA:		2800 S.F.
TOTAL FIRST FLOOR AREA:		3060 S.F.	TOTAL FLOOR AREA (S. FEET):		8,012
K	(35' x 16.25')	569 S.F.	RESIDENTIAL FLR. AREA EXCLUSION*:		- 3,950
L	(4.66' x 6.25')	29 S.F.	FINAL FLOOR AREA (S. FEET):		4,062
M	(27.33' x 14.8')	404 S.F.	MAX. ALLOWED:		6,600
P*	(34' x 32.4')	1100 S.F.			
Q*	(16.8' x 3')	50 S.F.			
TOTAL 2ND FLOOR AREA:		2152 S.F.			

* RESIDENTIAL FLOOR AREA NOT COUNTED TOWARDS F.A.R. - Campbell Municipal Code: 21.36.130-B3



FLOOR AREA CALCULATIONS

1/16" = 1'-0"

DIAGRAM KEY



NEW MIXED-USE BUILDING
 24-28 E. CAMPBELL AVENUE, CAMPBELL CA 95008

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A0.1

APN: 412-05-034 & 412-05-038

Newport™ 2 Light Wall Light Architectural Bronze 6048AZ

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SPECIFICATIONS

Certifications/Qualifications www.kichler.com/warranty

Dimensions

Base Backplate	4.25 X 12.75
Extension	3.75"
Weight	3.30 LBS
Height from center of Wall opening (Spec Sheet)	7.75"
Height	15.25"
Width	9.25"

Light Source

Lamp Included	Not Included
Lamp Type	CFL
Light Source	Incandescent
Max or Nominal Watt	30W
# of Bulbs/LED Modules	2
Socket Type	Medium
Socket Wire	150"

Mounting/Installation

Interior/Exterior	Exterior
Location Rating	Wet
Mounting Style	Wall Mount
Mounting Weight	1.40 LBS

FIXTURE ATTRIBUTES

Housing

Diffuser Description	White Polycarbonate Diffuser
Primary Material	ALUMINUM

Product/Ordering Information

SKU	6048AZ
Finish	Architectural Bronze
Style	Contemporary
UPC	783927395274

Finish Options

- Architectural Bronze
- Brushed Nickel

ALSO IN THIS FAMILY

6040NI 6040AZ 6048NI



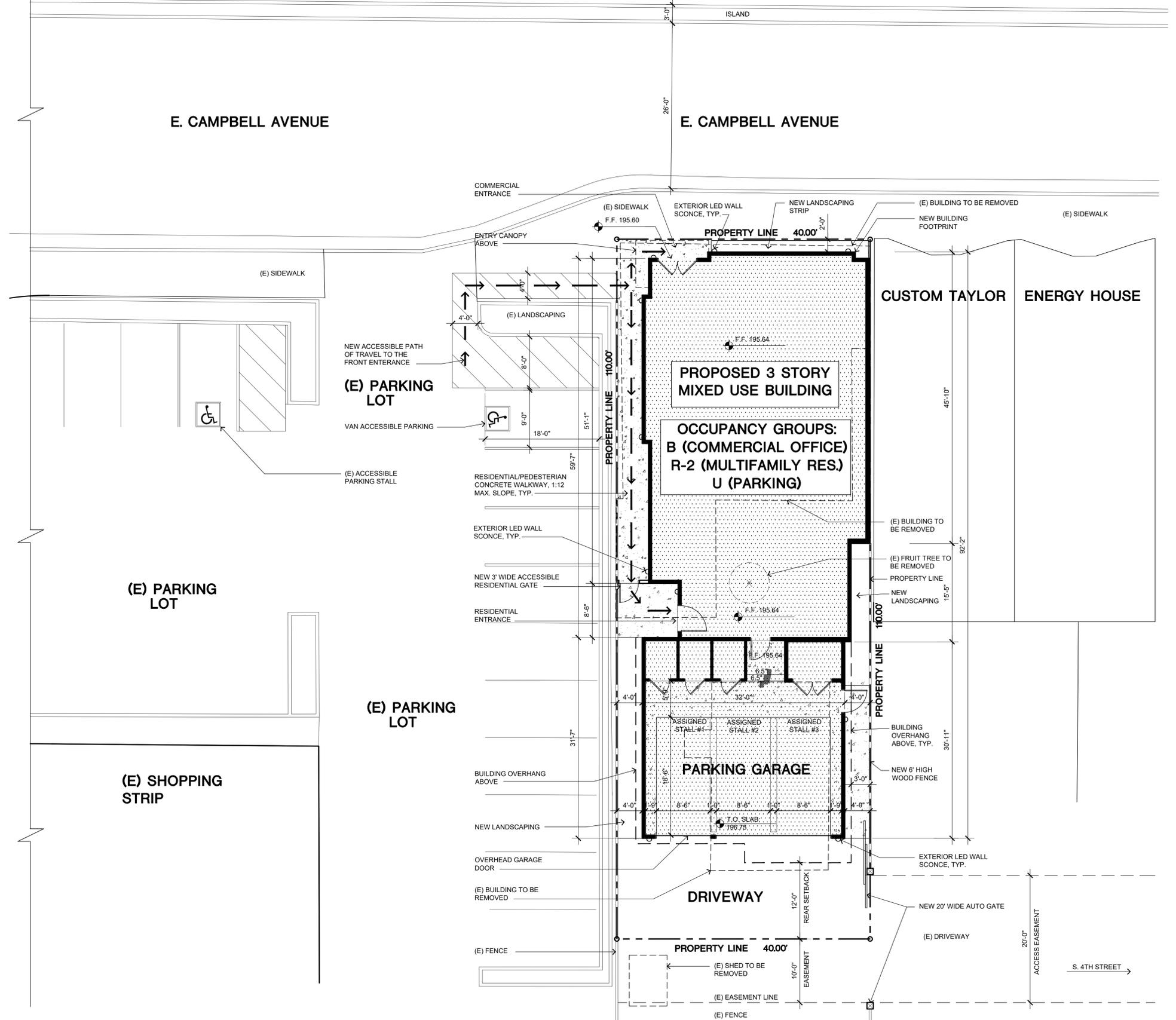
EXTERIOR LIGHTING SPECIFICATION

Kichler.com KICHLER.



(E) FIRE HYDRANT LOCATION AND DISTANCE TO THE SITE

N.T.S.



NEW MIXED-USE BUILDING

24-28 E. CAMPBELL AVENUE, CAMPBELL CA 95008

JOMA STUDIO ARCHITECTS

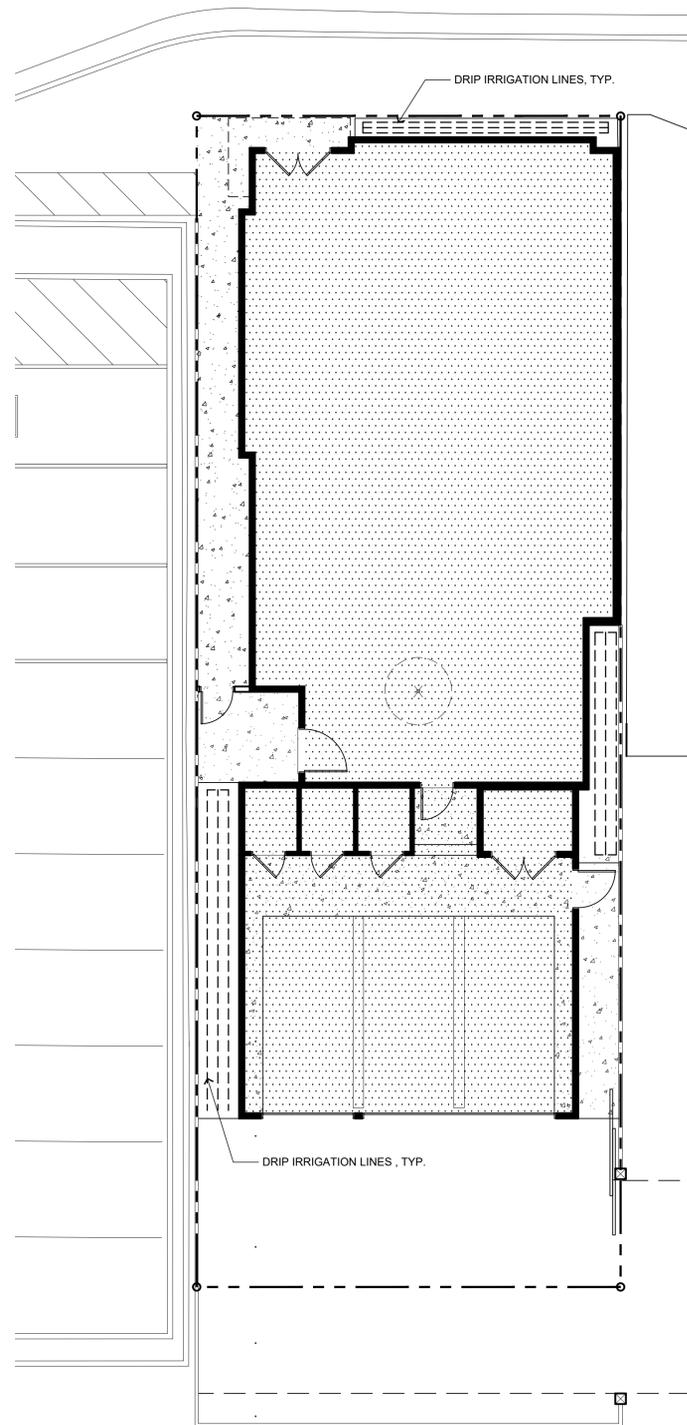
200 INDUSTRIAL ROAD • SUITE 150
SAN CARLOS • CA 94070

PROJECT NO: 2120 DATE: 06/28/2022

SCALE: AS NOTED

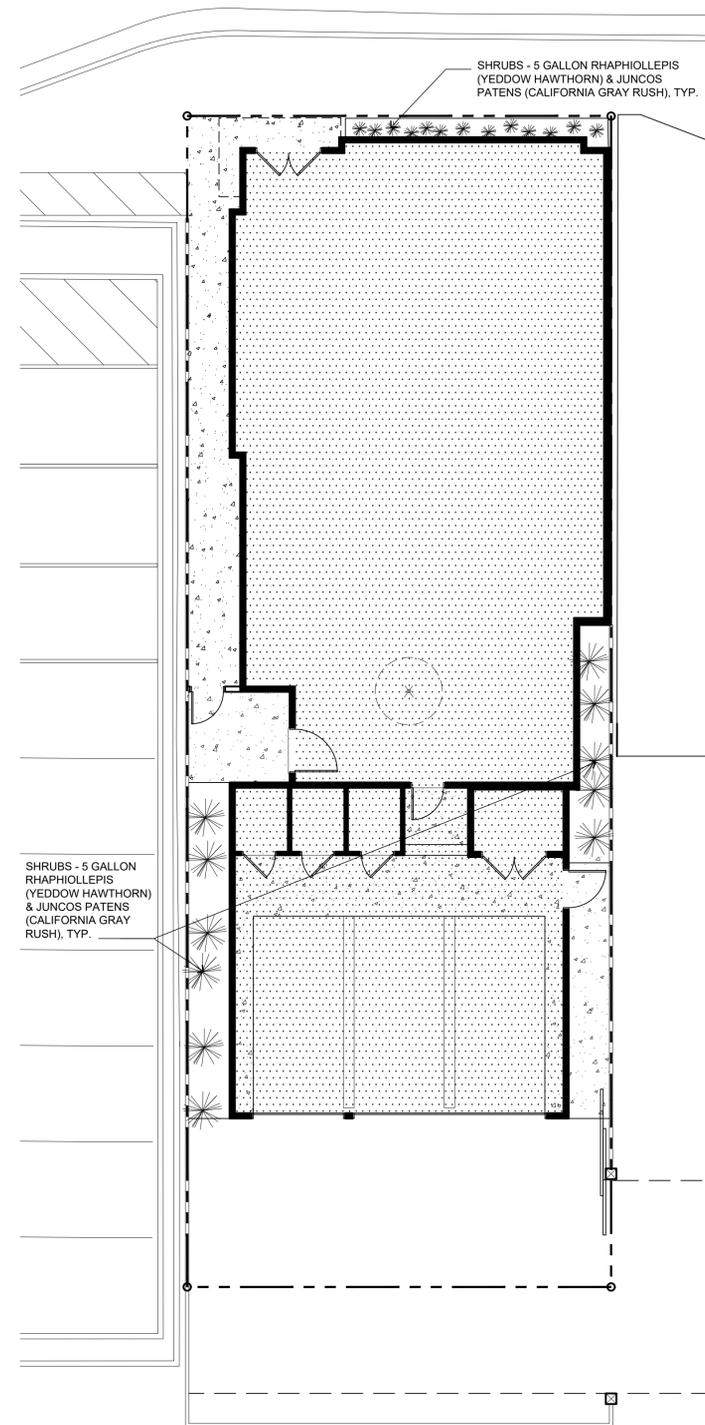
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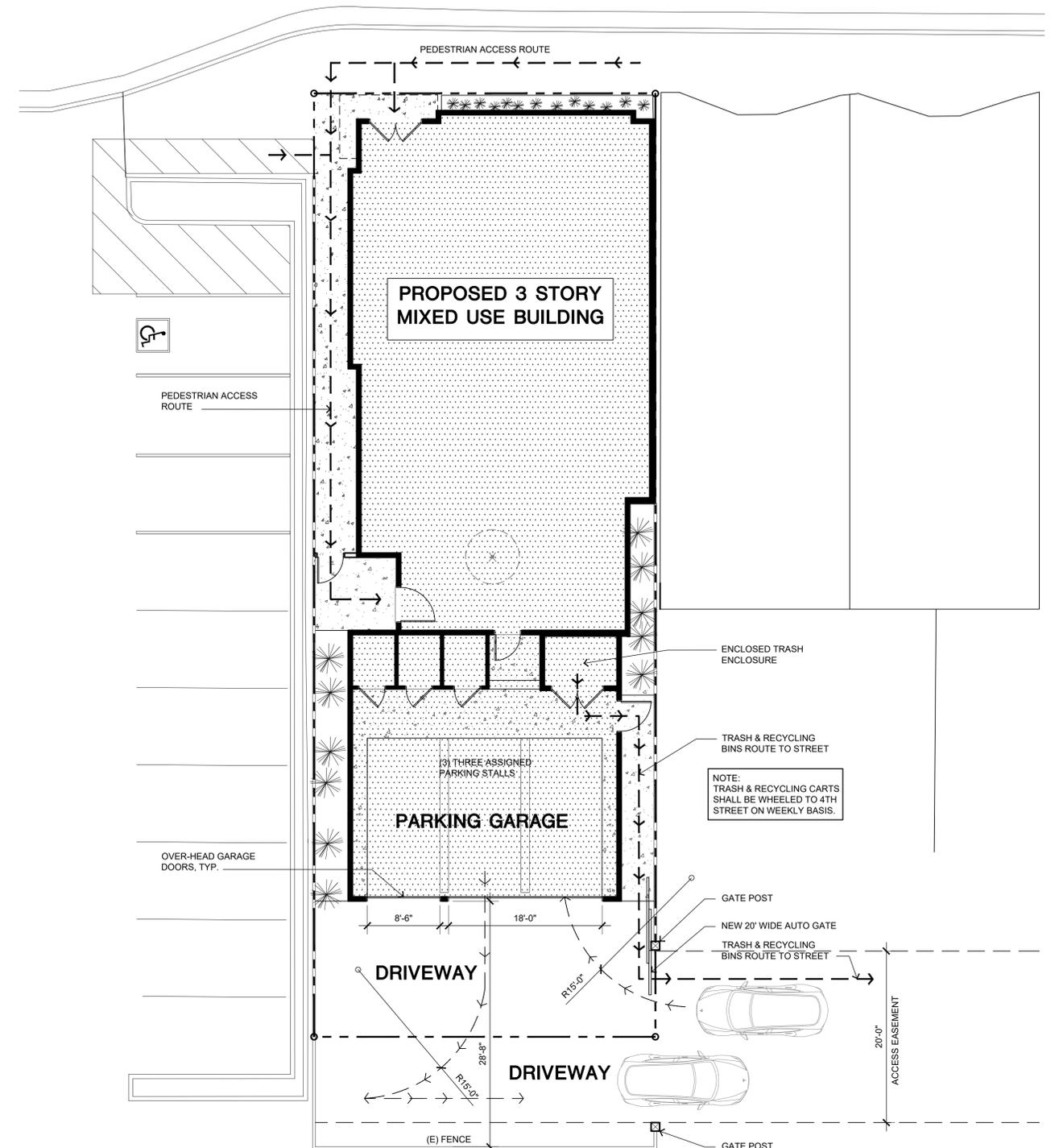
IRRIGATION PLAN

1/8"=1'-0"



LANDSCAPING PLAN

1/8"=1'-0"



CIRCULATION PLAN (AUTO & PEDESTRIAN) & TRASH CART ROUTE

1/8"=1'-0"

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1



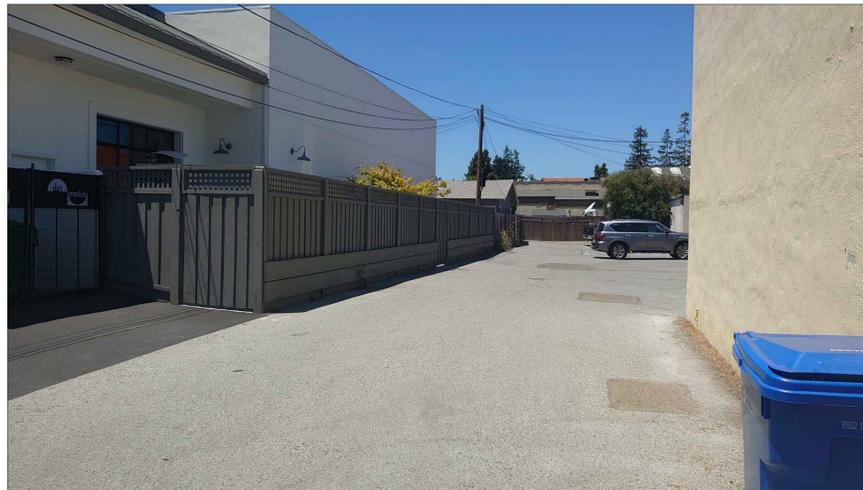
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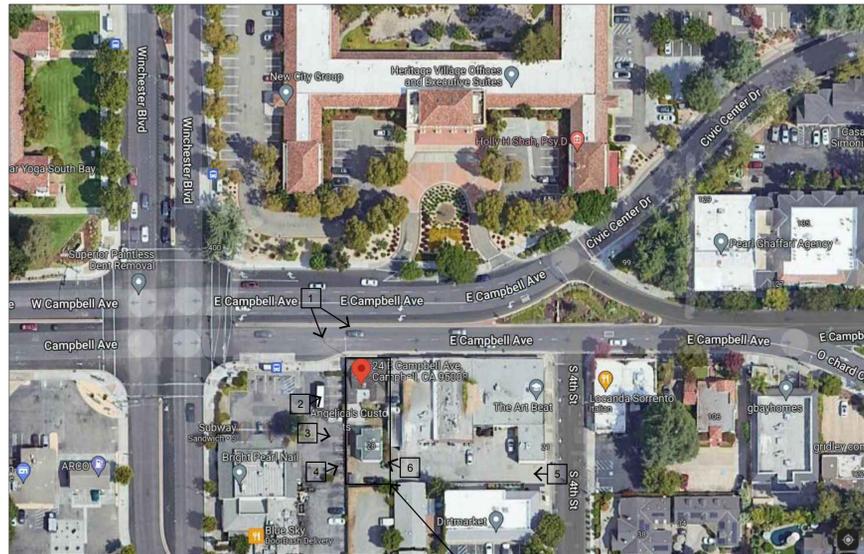
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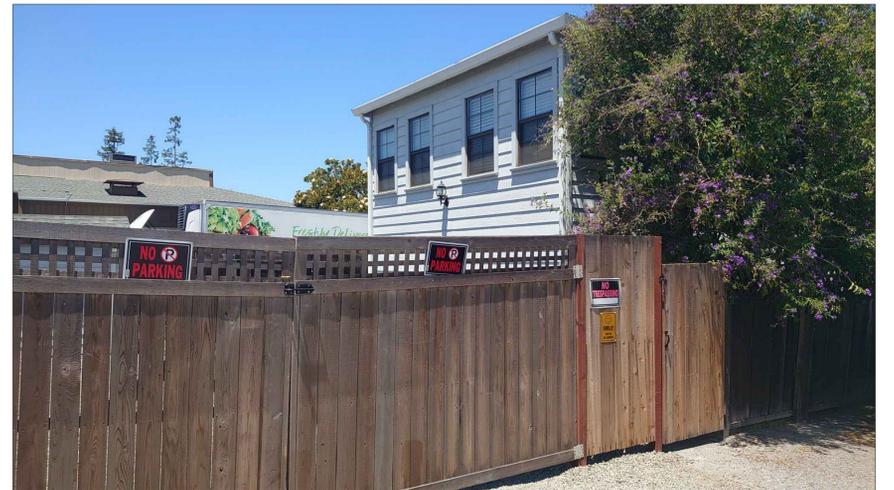


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SITE MAP

PROJECT SITE



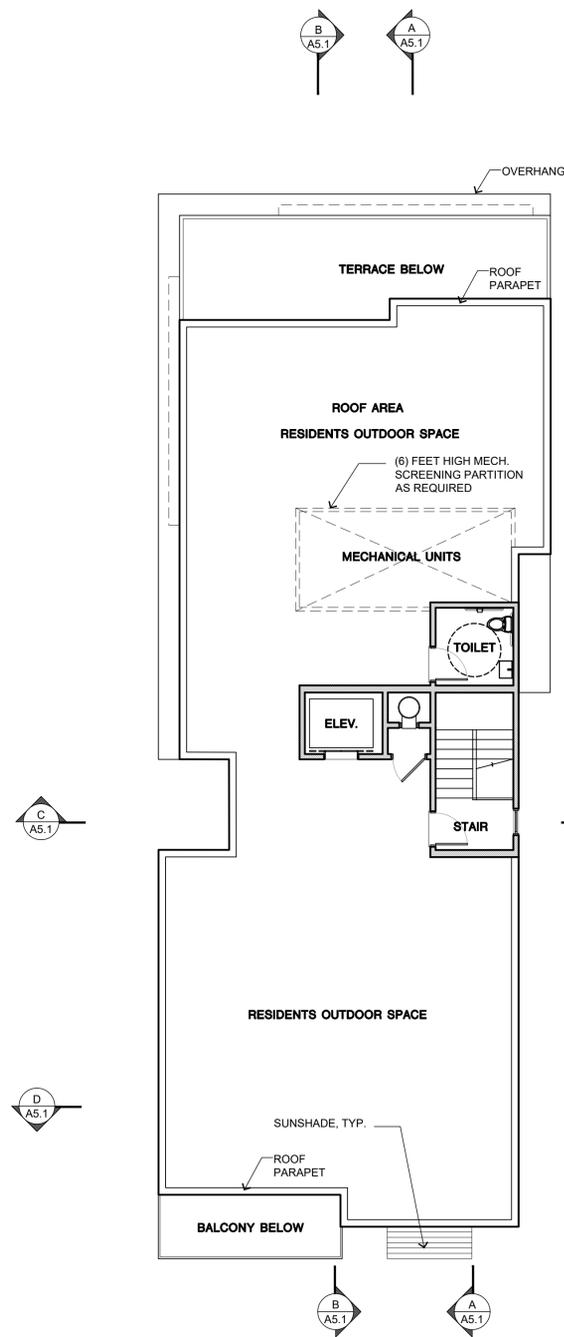
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NEW MIXED-USE BUILDING
 24-28 E. CAMPBELL AVENUE, CAMPBELL CA 95008

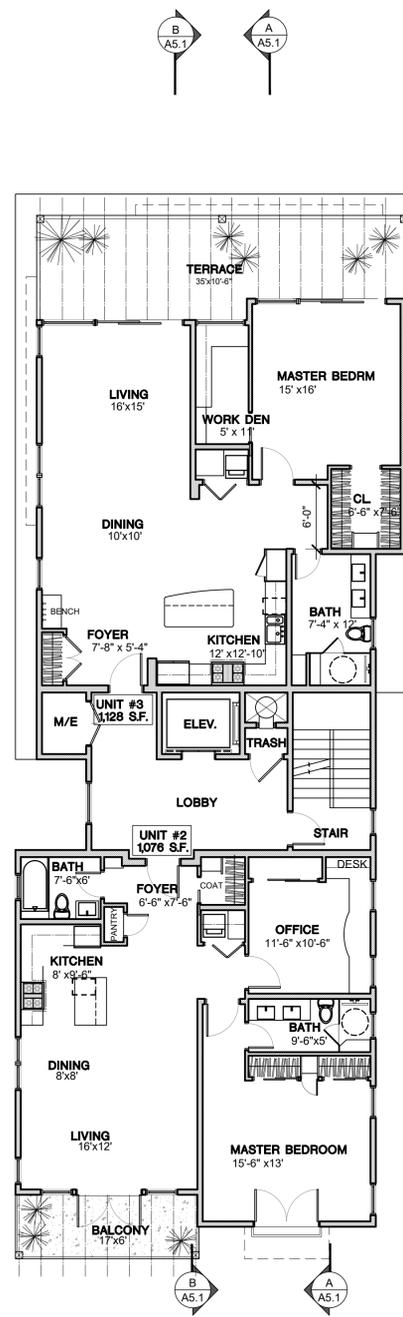
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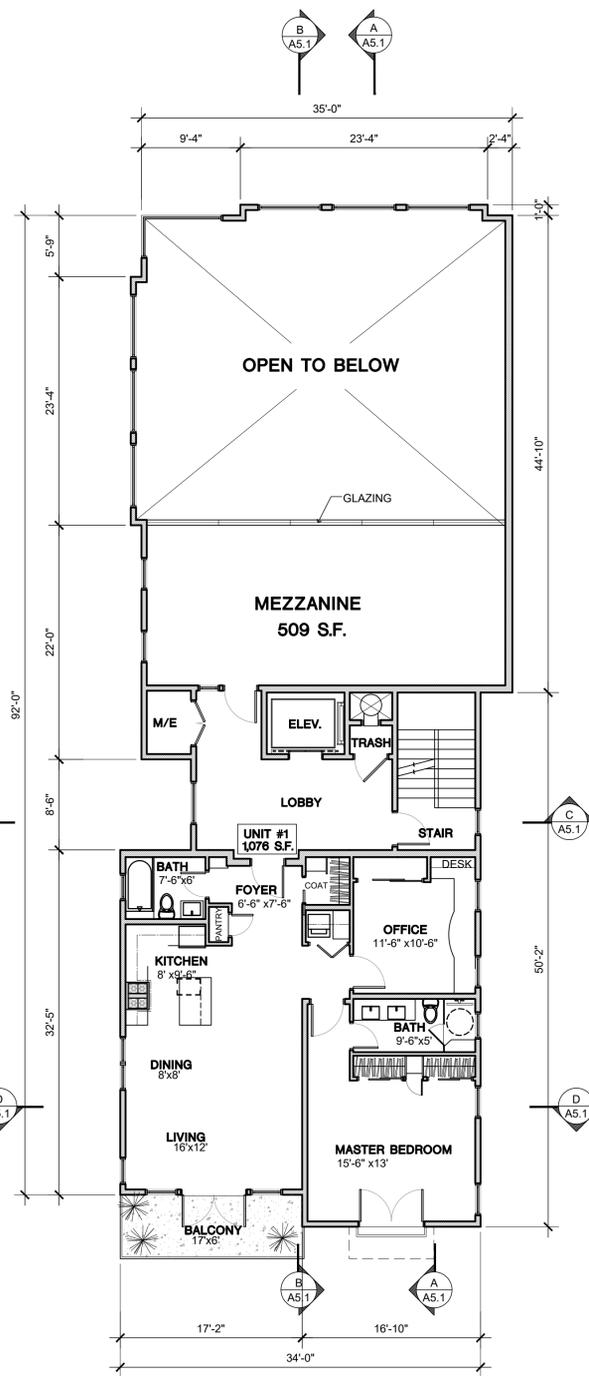
A1.2



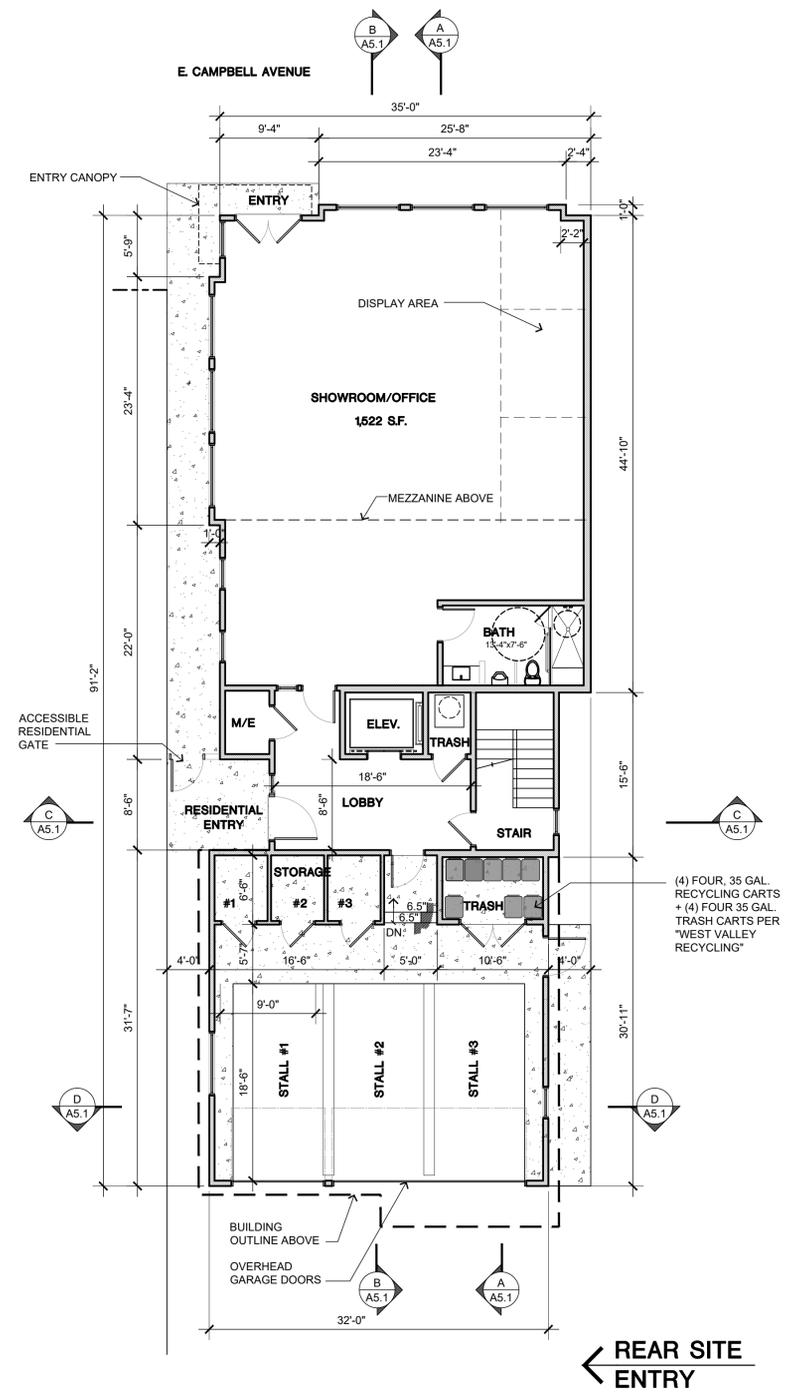
ROOF PLAN



3RD FLR. PLAN



2ND FLR. / MEZZANINE

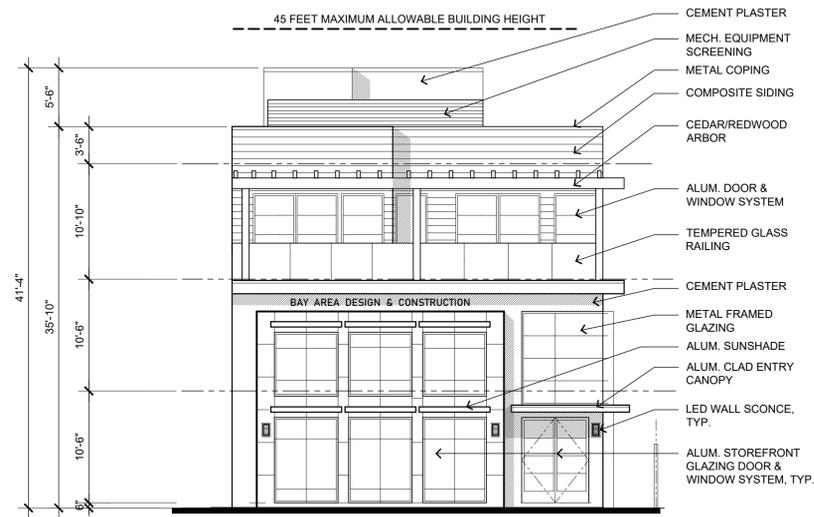


GROUND FLOOR / PARKING PLAN

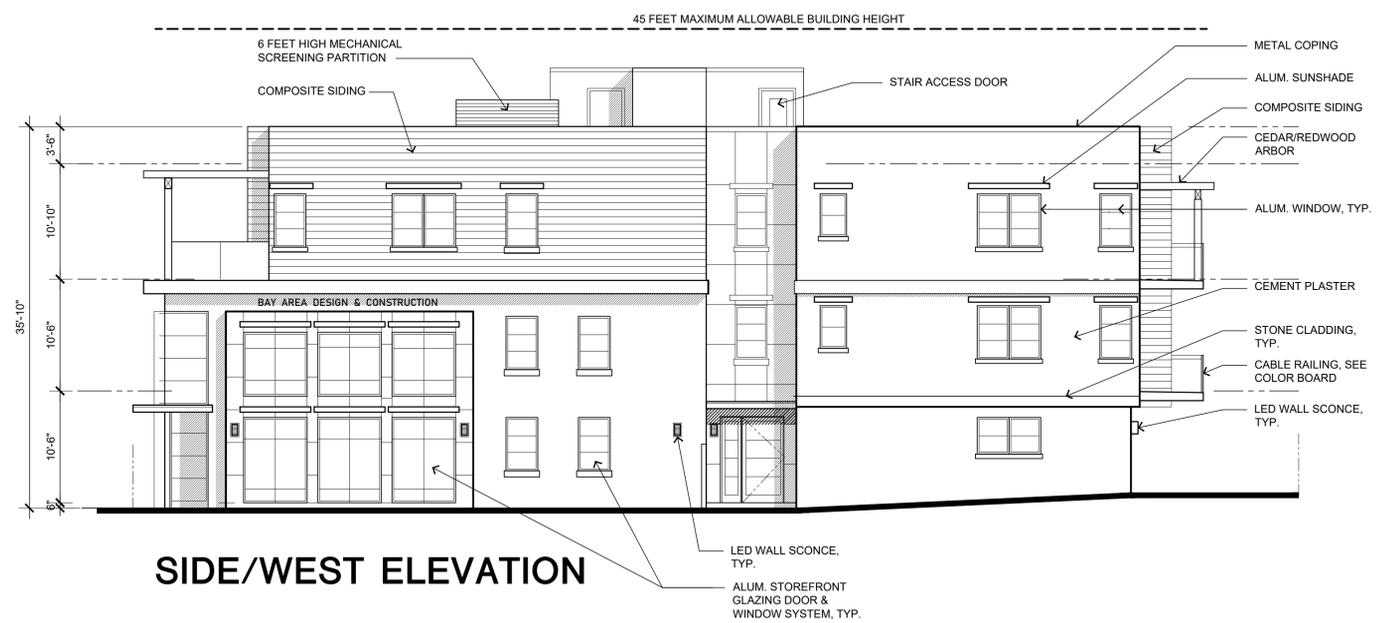
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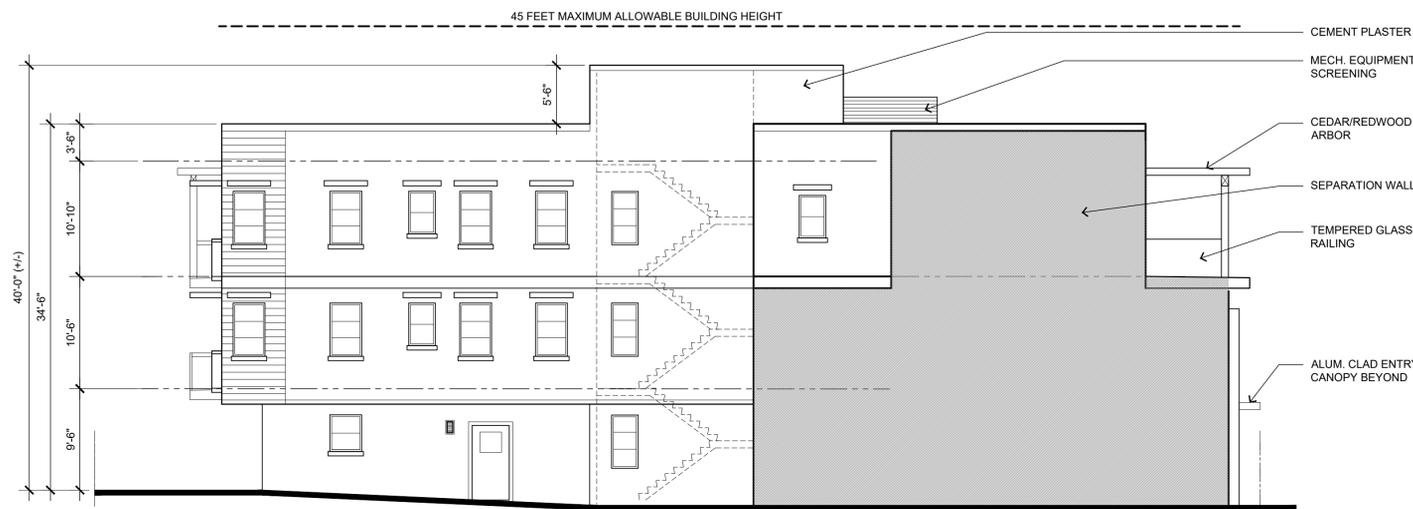
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 SCALE: 1/8" = 1'-0"



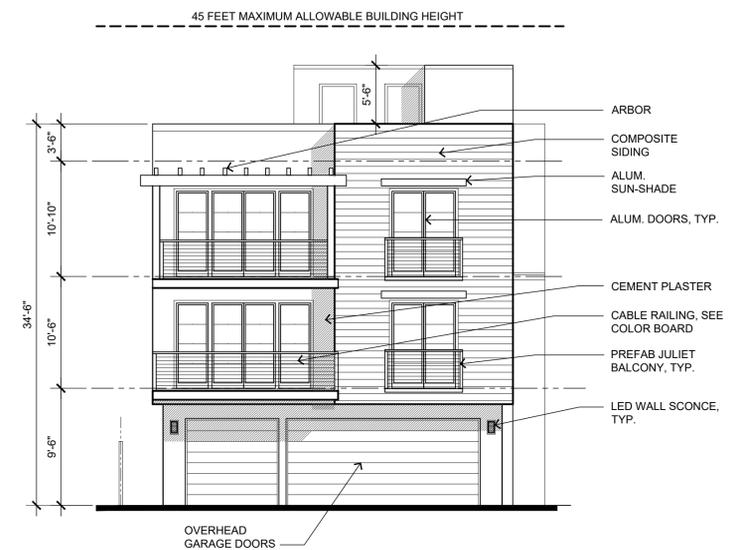
FRONT/NORTH ELEVATION
E. CAMPBELL AVENUE VIEW



SIDE/WEST ELEVATION



SIDE/EAST ELEVATION



REAR/SOUTH ELEVATION

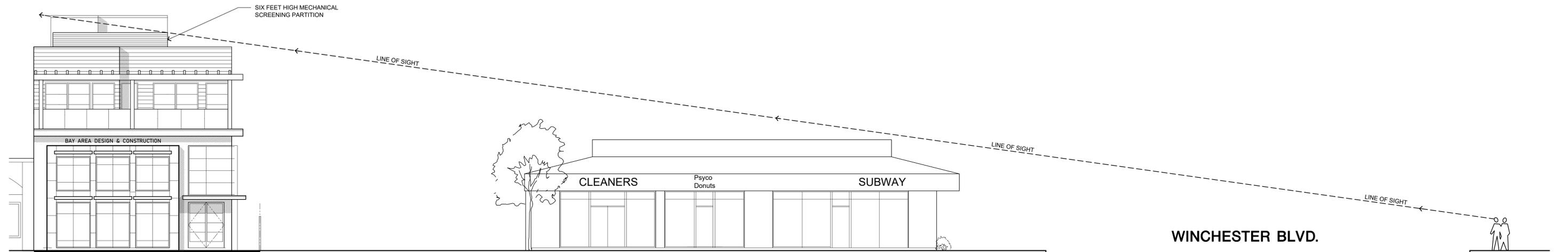
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SCALE: 1/8"=1'-0"



E. CAMPBELL AVENUE PARTIAL FACADE



LINE OF SIGHT FROM WINCHESTER BLVD.



LINE OF SIGHT CROSS CAMPBELL AVE.

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 SCALE: 1/8"=1'-0"

A4.2

APN: 412-05-034 & 412-05-038



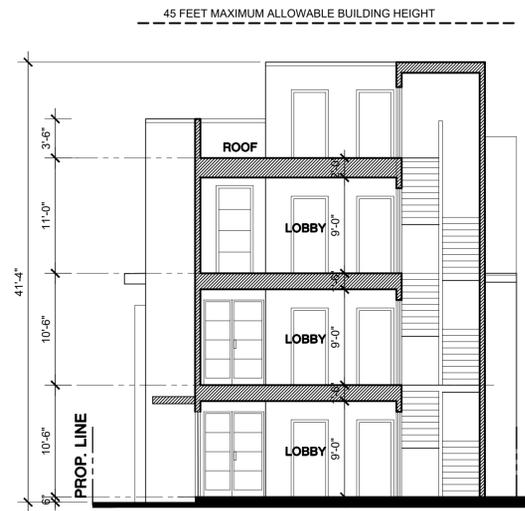
FRONT/NORTH ELEVATION
1/4"=1'-0"

NEW MIXED-USE BUILDING
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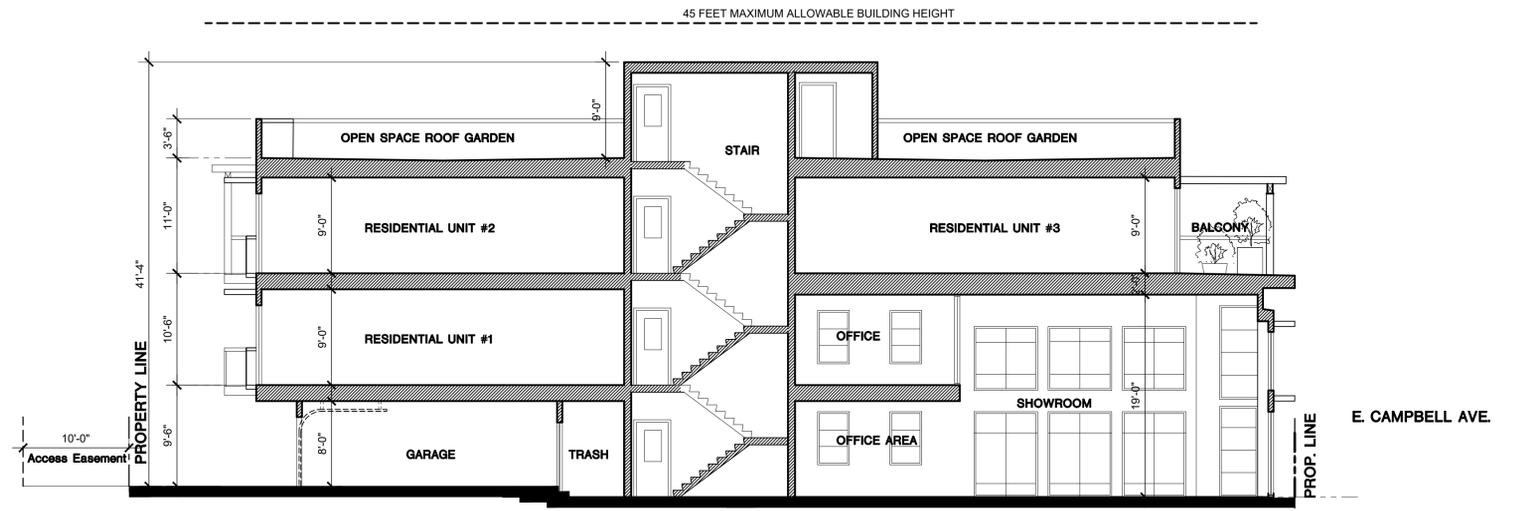
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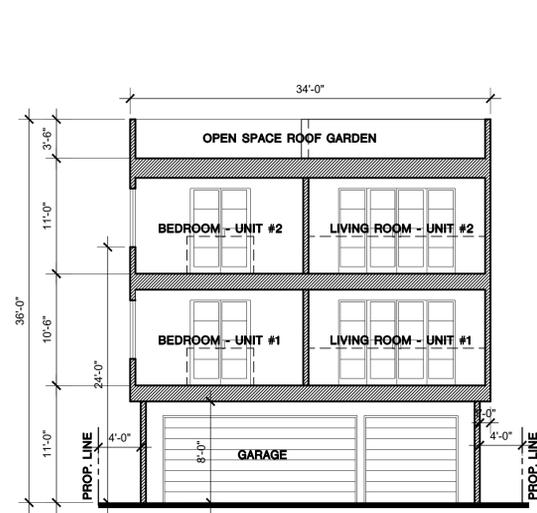
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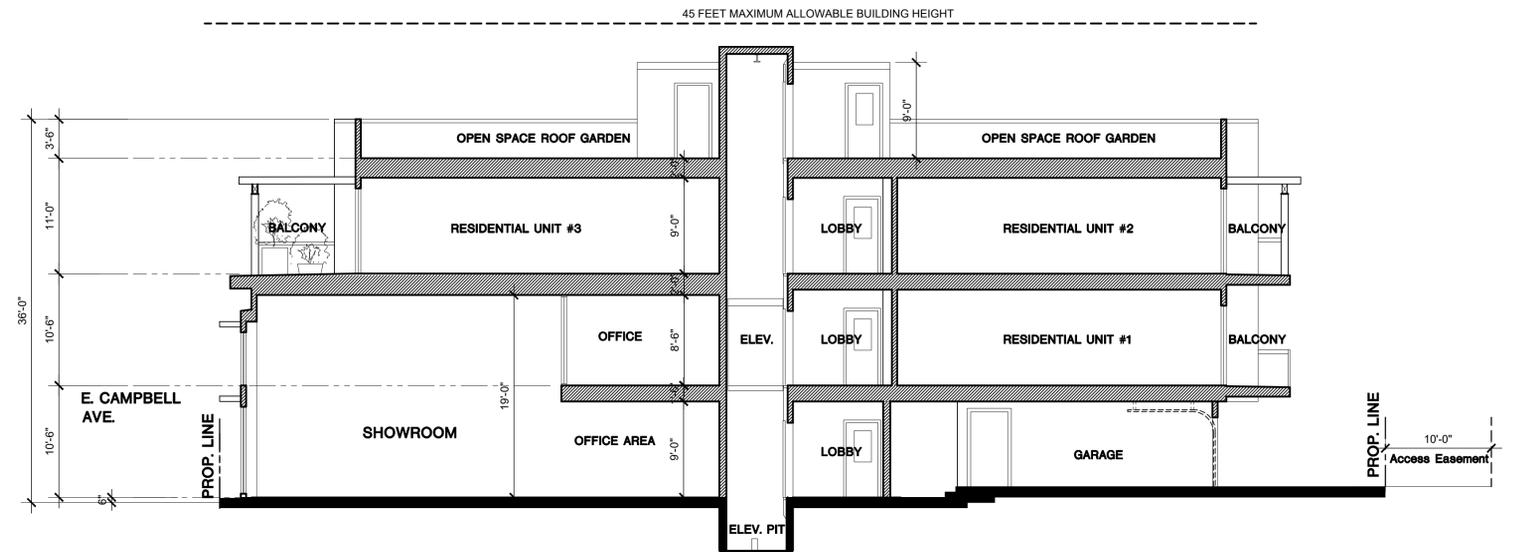
BUILDING SECTION - C C



BUILDING SECTION - A A



BUILDING SECTION - D D

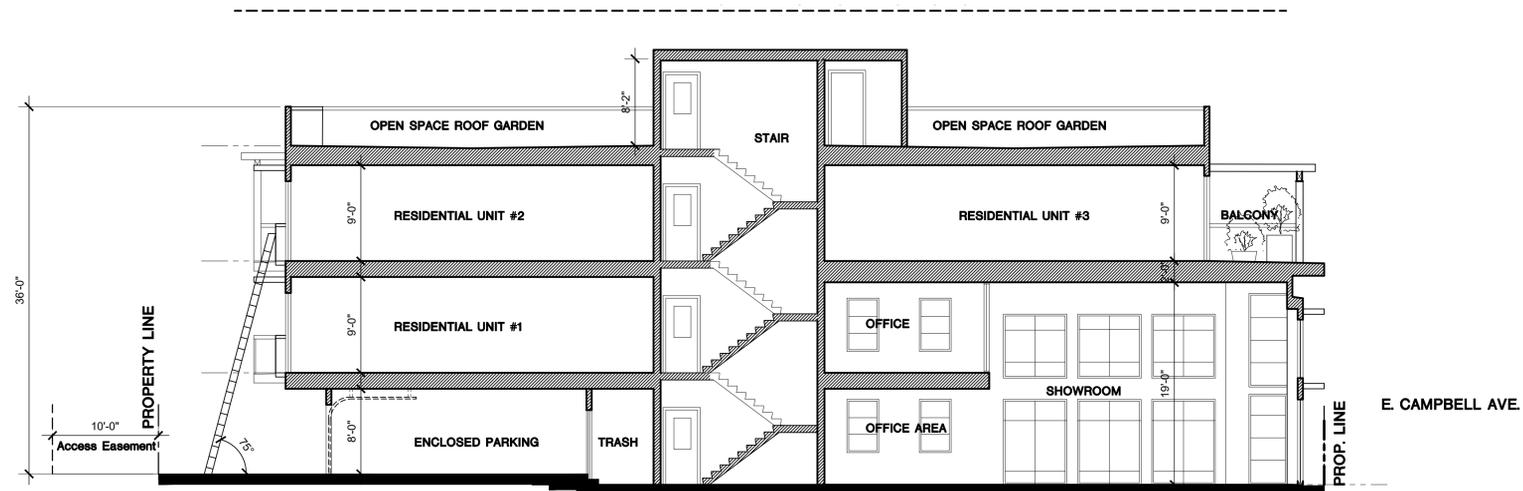


BUILDING SECTION - B B

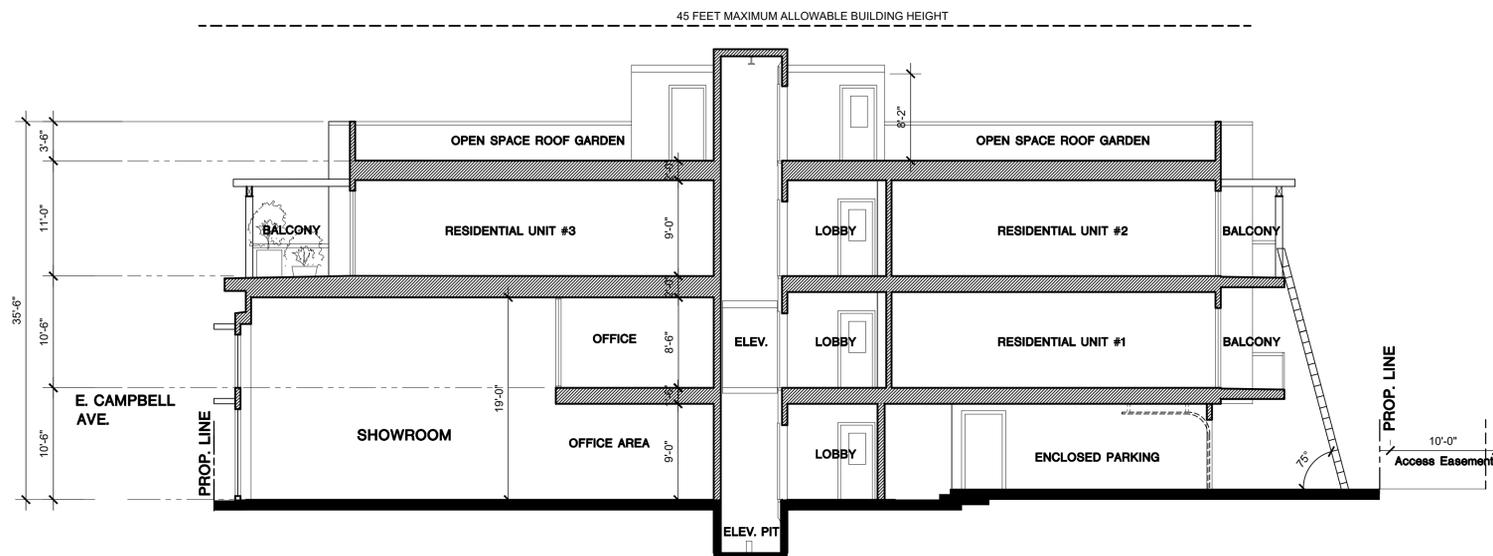
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BUILDING SECTION - A A
FIRE DEPT. GROUND LADDER ACCESS TO REAR BEDROOM



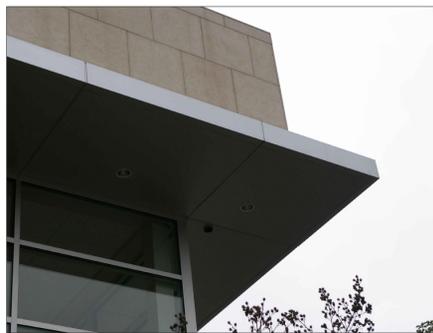
BUILDING SECTION - B B
FIRE DEPT. GROUND LADDER ACCESS TO REAR BEDROOM



1 NATURAL STONE CLADDING
BY ECO OUTDOOR - RODA



2 COMPOSITE SIDING
FIBERON - COLOR: SUMAC



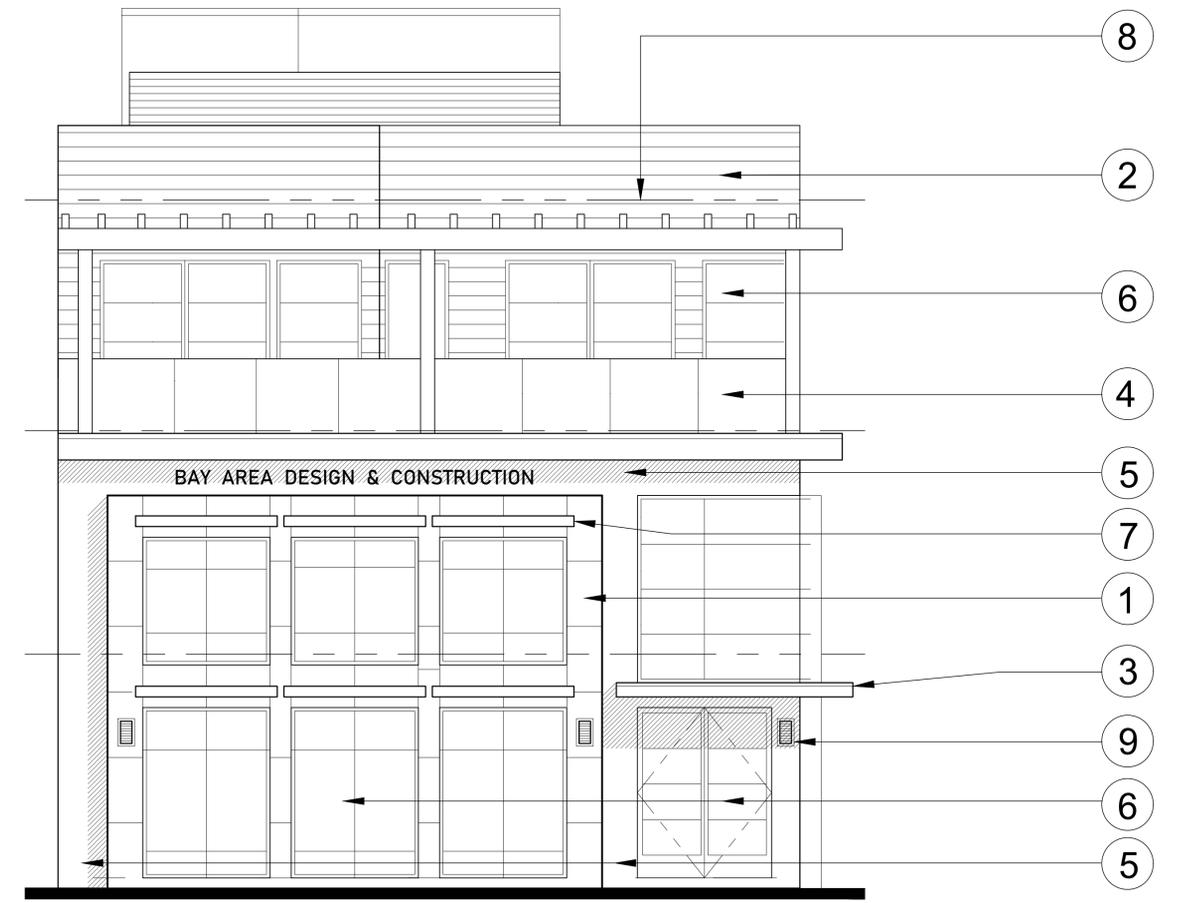
3 ALUM. METAL CLAD ENTRY CANOPY



4 TEMPERED GLASS RAILING



4b CABLE RAILING GUARDRAIL
AT REAR BALCONIES



FRONT ELEVATION - E. CAMPBELL AVE.



5 EXT. WALL COLOR
SMOOTH FINISHED CEMENT PLASTER
SHERWIN WILLIAMS - SW 7650



6 ALUMINUM STOREFRONT GLAZING (DARK BRONZE)
RESIDENTIAL & COMMERCIAL



7 METAL SUNSHADE (SIMILAR)



8 ROOFING MEMBRANE (LIGHT GRAY)
IB ROOFING SYSTEM
PVC MEMBRANE



9 LED WALL SCNCE
MODEL; NEWPORT2 BY KITCHLER
COLOR; ARCH. BRONZ

COLOR AND MATERIAL PALETTE
NTS

NEW MIXED-USE BUILDING
24-28 E. CAMPBELL AVENUE, CAMPBELL CA 95008

JOMA STUDIO ARCHITECTS
200 INDUSTRIAL ROAD • SUITE 150
SAN CARLOS • CA 94070

PROJECT NO: 2120 DATE: 06/28/2022
SCALE: N.T.S.

CB

APN: 412-05-034 & 412-05-038

GRADING AND DRAINAGE NOTES

- CALIFORNIA BUILDING CODE**
ALL WORK SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE.
- O.S.H.A. REGULATIONS**
ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A. REGULATIONS.
- GEOTECHNICAL (SOILS) REPORT**
THE ENGINEER OF WORK HAS DESIGNED THIS PROJECT TO COMPLY WITH THE GRADING RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT PREPARED BY AMERICAN SOIL TESTING, DATED MARCH 22, 2021, PROJECT NO. 21-7892-S.

- SPECIFICATIONS AND OBSERVATIONS**
ALL GRADING AND DRAINAGE WORK SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOILS ENGINEER OR ENGINEER OF WORK. THE SOILS ENGINEER/ENGINEER OF WORK AND CITY (866-2150) SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNAPPROVED GRADING WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION.

- NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM**
PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMITS, THE APPLICANT SHALL COMPLY WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMITTING REQUIREMENTS AND THE CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICES HANDBOOK PREPARED BY THE STORM WATER QUALITY TASK FORCE, SANTA CLARA VALLEY WATER DISTRICT AND THE CITY OF CAMPBELL MUNICIPAL CODE REGARDING STORM WATER POLLUTION PREVENTION.

- LOCAL NON-POINT SOURCE ORDINANCE**
COMPLIANCE WITH THE LOCAL NON-POINT SOURCE ORDINANCE CONCERNING DISCHARGE OF MATERIALS TO THE STORM DRAINAGE SYSTEM SHALL BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR.

- UNDERGROUND UTILITIES AND STRUCTURES**
THE EXISTENCE AND APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN ON THESE PLANS WERE DETERMINED BY THE ENGINEER OF WORK BY SEARCHING THE AVAILABLE PUBLIC RECORDS. THEY ARE SHOWN FOR GENERAL INFORMATION ONLY. THE CITY OF CAMPBELL MAKES NO CLAIMS OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY UTILITY LOCATIONS WITH THE APPROPRIATE AGENCY. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES, STRUCTURES AND ANY OTHER IMPROVEMENTS FOUND AT THE WORK SITE.

- EROSION CONTROL**
EROSION CONTROL PLANTING AND OTHER SILT RETENTION OR EROSION CONTROL MEASURES MAY BE REQUIRED IN ALL GRADED AREAS. SEE LANDSCAPE PLAN, IF APPLICABLE, FOR DETAILS OF PLANTING.

- UTILITY ELEVATION VERIFICATION**
THE CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR DISCREPANCIES EXIST BETWEEN THE ACTUAL ELEVATIONS AND STORM DRAIN CONSTRUCTION PRIOR TO ANY SITE WORK. SHOULD LOCATIONS OF EXISTING STORM DRAIN CONNECTIONS AND THOSE AS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL NOTIFY ENGINEER OF WORK BEFORE ADJUSTING THE DESIGN.

- UTILITY CROSSINGS**
THE CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITY, SEWER AND STORM DRAIN LINES WHERE THEY ARE TO BE CROSSED ABOVE OR BELOW BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT CLEARANCE. HE OR SHE SHALL CALL THE ENGINEER OF WORK REGARDING POTENTIAL CONFLICTS BEFORE FIELD WORK BEGINS.

- GRADING REQUIREMENTS**
DRAINAGE, INCLUDING ALL ROOF AND PATIO DRAINS, SHALL BE DIRECTED AWAY FROM THE STRUCTURE. IT SHALL BE THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE DRAINAGE SYSTEM FACILITIES SHOWN HEREON ARE KEPT CLEAR OF OBSTRUCTIONS AND THE CONTRACTOR SHALL REGRADE AREAS THAT WILL NOT DRAIN AFTER FINAL GRADING. THE GROUND ADJACENT TO THE BUILDING SHALL SLOPE AWAY WITH A MINIMUM SLOPE OF 5% FOR AT LEAST 10 FEET. MINIMUM SLOPE IN ALL OTHER CASES SHALL BE NO LESS THAN 2%.

- GRADED SITE ELEVATIONS**
ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12 INCHES (305 MM) PLUS 2 PERCENT. THE BUILDING OFFICIAL MAY APPROVE ALTERNATE ELEVATIONS, PROVIDED IT CAN BE DEMONSTRATED THAT REQUIRED DRAINAGE TO THE POINT OF DISCHARGE AND AWAY FROM THE STRUCTURE IS PROVIDED AT ALL LOCATIONS ON THE SITE.

- CLEAN, SAFE AND USABLE PUBLIC RIGHT-OF-WAY AND PRIVATE PROPERTY**
THE PERMITTEE SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.

- TOPOGRAPHY SURVEY**
THE TOPOGRAPHY SURVEY MADE BY SMP ENGINEERS ON 3/16/2020.

- TREE REMOVAL AND PRESERVATION**
THIS PLAN DOES NOT APPROVE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHOD OF TREE PRESERVATION SHOULD BE OBTAINED FROM THE PLANNING DIVISION.

- PROJECT PLANS**
THIS PLAN IS A PART OF PROJECT PLANS. SEE ARCHITECT AND LANDSCAPE PLANS, IF APPLICABLE, FOR DETAILS AND DIMENSIONS. FENCES AND WALLS ARE NOT A PART OF THESE PLANS.

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

- GRADE EVENLY**
THE CONTRACTOR SHALL GRADE EVENLY BETWEEN SPOT ELEVATIONS SHOWN.

- APPROVAL OF PLANS**
APPROVAL OF THIS PLAN APPLIES ONLY TO THE EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS. APPROVAL OF THIS PLAN ALSO DOES NOT CONSTITUTE APPROVAL OF ANY IMPROVEMENTS. PROPOSED IMPROVEMENTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE RESPONSIBLE AUTHORITIES AND ALL OTHER REQUIRED PERMITS SHALL BE OBTAINED.

- WELL LOCATIONS**
ALL KNOWN WELL LOCATIONS ON THE SITE HAVE BEEN INCLUDED AND SUCH WELLS SHALL BE MAINTAINED OR ABANDONED ACCORDING TO CURRENT REGULATIONS ADMINISTERED BY THE SANTA CLARA VALLEY WATER DISTRICT. CALL (408) 265-2600 EXTENSION 382 TO ARRANGE FOR DISTRICT OBSERVATIONS OF ALL WELL ABANDONMENTS.

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

- ELEVATION ADJUSTMENTS**
ADJUSTMENTS OF PADS OR PARKING LOT ELEVATIONS TO ACHIEVE EARTHWORK BALANCE SHALL BE MADE ONLY WITH APPROVAL OF THE ENGINEER OF WORK AND THE CITY OF CAMPBELL BUILDING DIVISION.

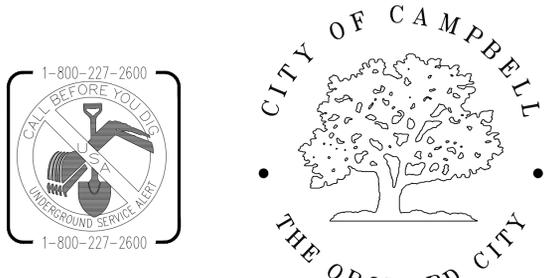
- TRUCK ROUTE**
THE TRUCK ROUTE SHALL BE HEAD WEST ON CAMPBELL AVE., THEN TURN LEFT ONTO S. WINCHESTER BLVD., TURN RIGHT ONTO THE CA-85 N RAM.

- CONTRACTOR RESPONSIBILITIES**
THE SOILS ENGINEER AND/OR ENGINEER OF WORK WILL NOT DIRECTLY CONTROL THE PHYSICAL ACTIVITIES OF THE CONTRACTOR OR ANY SUBCONTRACTORS OF THE CONTRACTOR OR SUBCONTRACTORS WORKMENS ACCOMPLISHMENT OF WORK ON THE PROJECT. CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR WORKING CONDITIONS ON THE JOBSITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

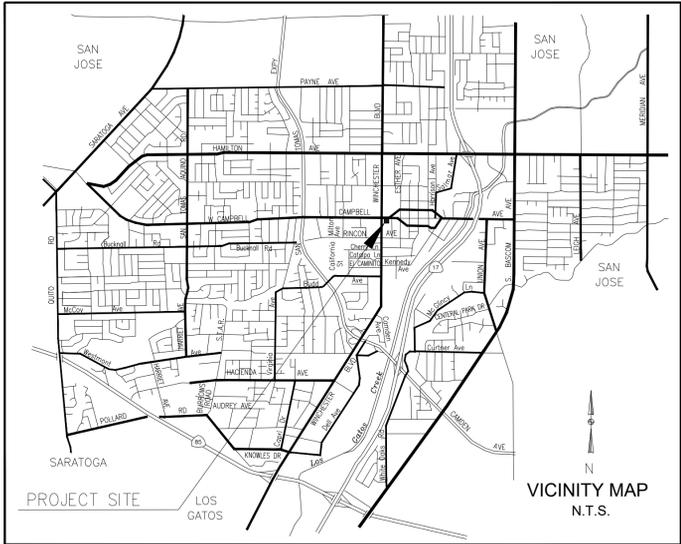
- NEAT AND CLEAN PREMISES**
DURING THE PROGRESS OF THE WORK, THE CONTRACTOR SHALL KEEP THE PREMISES OCCUPIED BY HIM IN A NEAT AND CLEAN CONDITION, DISPOSING OF REFUSE IN A SATISFACTORY MANNER AS OFTEN AS DIRECTED, OR AS MAY BE NECESSARY SO THAT THERE SHALL AT NO TIME BE ANY UNSIGHTLY ACCUMULATION OF RUBBISH

ON-SITE GRADING & DRAINAGE PLANS

PROJECT STREET ADDRESS: 24-28 E. CAMPBELL AVE., CAMPBELL, CA 95008
BUILDING PERMIT NO. BLDXXXX-XXXX
ASSESSORS PARCEL NO. 412-05-038
NEW MIXED-USE BUILDING



CITY OF CAMPBELL DEPARTMENT OF PUBLIC WORKS



ABBREVIATIONS			
	DESCRIPTION		DESCRIPTION
AB	AGGREGATE BASE (CLASS AS NOTED)	JP	JOINT POLE
AC	ASPHALT CONCRETE	MON.	MONUMENT
AD	AREA DRAIN	OG	ORIGINAL GROUND
BC	BEGIN OF CURVE	PB	PULL BOX
BFP	BACK FLOW PREVENTER	PGEV	PG&E VAULT
BO	BLOW OFF	R.PL	PROPERTY LINE
BW	BACK OF WALK	PP	POWER POLE
BWAL	BLACK WALNUT TREE	PPP	PLASTIC PERFORATED PIPE
CF	GARAGE FINISH FLOOR (BACK)	PSE	PUBLIC SERVICE EASEMENT
C.L	CENTERLINE	PVC	POLYVINYL CHLORIDE
CLSW	CENTERLINE SWALE	R/W	RIGHT OF WAY
CO	CLEANOUT	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	SD	STORM DRAIN
CP	CONTROL POINT	SDMH	STORM DRAIN MANHOLE
DDW	DIRT DRIVEWAY	SS	SANITARY SEWER LINE
DI	DROP INLET	SSMH	SANITARY SEWER MANHOLE
DETAIL	DAYLIGHT	SW	SIDEWALK
ELECT	ELECTROLIER	TC	TOP OF CURB
EP	EDGE OF PAVEMENT ELEVATION	TOB	TOP OF BANK
EUC	EUCALYPTUS TREE	TOE	TOE OF SLOPE
EX	EXISTING	TF	TOP OF FOUNDATION
FF	FINISHED FLOOR	TP	TOP OF PIPE
FG	FINISH GRADE	UG	UNDERGROUND GAS
FH	FIRE HYDRANT	USS	UNDERGROUND SANITARY SEWER
FL	FLOW LINE	UST	UNDERGROUND STORM DRAIN
FNC	FENCE	UT	UNDERGROUND TELEPHONE
FOG	FOG LINE	UW	UNDERGROUND WATER
GB	GRADE BREAK	VCP	VITRIFIED CLAY PIPE
GFF	GARAGE FINISHED FLOOR (FRONT)	WL	WHITE LINE STRIPE
GUY	GUY WIRE	WLK	WALKWAY
HP	HIGH POINT	WM	WATER METER
IP	IRON PIPE	WV	WATER VALVE
LIP	LIP OF GUTTER	YL	YELLOW LINE STRIPE
LP	LOW POINT		
C&G	CURB AND GUTTER		

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
AT&T TELEPHONE	(408) 811-3000
PACIFIC GAS & ELECTRIC	(408) 973-8980
SAN JOSE WATER COMPANY	(408) 279-7900
SANTA CLARA VALLEY WATER DISTRICT	(408) 265-2600
COMCAST CABLE TELEVISION	(408) 452-9100
WEST VALLEY SANITATION DISTRICT	(408) 378-2407

- ANY ABANDONED UNDERGROUND PIPES**
ANY ABANDONED UNDERGROUND PIPES EXPOSED DURING CONSTRUCTION SHALL BE REMOVED ADEQUATELY PLUGGED, OR A COMBINATION OF BOTH IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CAMPBELL, BUILDING DIVISION.

- HUMAN REMAINS**
IF HUMAN REMAINS ARE DISCOVERED DURING THE CONSTRUCTION, UNLESS THE CORONER HAS NOTIFIED THE PERMITTEE IN WRITING THAT THE REMAINS DISCOVERED HAVE BEEN DETERMINED NOT TO BE NATIVE AMERICAN, THE PERMITTEE SHALL NOTIFY ALL PERSONS ON THE CITY'S NATIVE AMERICAN NOTIFICATION LIST OF SUCH DISCOVERY. SUCH NOTIFICATION SHALL BE SENT BY FIRST CLASS U.S. MAIL WITHIN SEVEN (7) DAYS OF THE DATE ON WHICH THE PERMITTEE NOTIFIED THE CORONER AND SHALL STATE THAT THE CORONER HAS BEEN NOTIFIED IN ACCORDANCE WITH CALIFORNIA STATE LAW.

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

- DUST CONTROL**
ALL EXPOSED OR DISTURBED SOIL SURFACES SHALL BE WATERED AS NECESSARY, BUT NOT LESS THAN TWICE DAILY TO CONTROL DUST. AREAS OF DIGGING AND GRADING OPERATIONS SHALL BE CONSISTENTLY WATERED TO CONTROL DUST. GRADING OR OTHER DUST-PRODUCING ACTIVITIES SHALL BE SUSPENDED DURING PERIODS OF HIGH WIND WHEN DUST IS READILY VISIBLE IN THE AIR. STOCKPILES OF SOIL, DEBRIS, SAND, OR OTHER DUST-PRODUCING MATERIALS SHALL BE WATERED OR COVERED. THE CONSTRUCTION AREA AND THE SURROUNDING STREETS SHALL BE SWEEP (NO WATER) AS NECESSARY, BUT NOT LESS THAN TWICE DAILY.

- CONSTRUCTION MITIGATION MEASURE**
HOURS OF CONSTRUCTION SHALL BE LIMITED TO 8:00 A.M. TO 5:00 P.M. MONDAY THROUGH FRIDAY, AND 9:00 A.M. TO 4:00 P.M. ON SATURDAY. CONSTRUCTION ACTIVITIES SHALL NOT TAKE PLACE ON SUNDAYS AND HOLIDAYS.

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

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

INDEX OF DRAWINGS

TITLE	SHEET
TITLE SHEET	C-1
GRADING AND DRAINAGE PLAN	C-2
DETAILS	C-3
EROSION CONTROL PLAN	C-4
BLUE PRINT FOR A CLEAN BAY	C-5

LEGEND

EXISTING	PROPOSED

EARTHWORK TABLE FOR LOT LEFT

	FILL (CY)	CUT (CY)	IMPORT (CY)	EXPORT (CY)
BUILDING	0	126		
GARAGE	0	5		
DRIVEWAY	0	3		
WALKWAY	0	5		
SITE	0	9		
TOTAL	0	148	0	148

Earthwork Quantities	
FILL:	0 CY
CUT:	148 CY
IMPORT:	0 CY
EXPORT:	148 CY

NOTE: EARTHWORK QUANTITIES ARE ENGINEER'S ESTIMATE. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITY TAKE OFFS FOR BIDDING PURPOSES.

NOTE:

- EARTHWORK QUANTITIES ON THIS TABLE ARE FOR INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITY TAKE OFFS.

CITY OF CAMPBELL
PLANNING DIVISION CLEARANCE

PLAN CHECK # _____

APPROVED BY: _____

DATE: _____

CITY OF CAMPBELL
PUBLIC WORKS DEPARTMENT CLEARANCE

THIS PLAN WITH ATTACHED DOCUMENTS HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF CAMPBELL AND STATE OF CALIFORNIA CODES AND THE CURRENT NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. THIS PLAN SHALL NOT BE CHANGED OR MODIFIED WITHOUT AUTHORIZATION FROM THE BUILDING OFFICIAL. WORK PERFORMED RELATED TO THIS PLAN SHALL BE DONE IN ACCORDANCE WITH THIS PLAN AND ALL APPLICABLE CODES. THIS APPROVAL SHALL NOT BE HELD TO PERMIT OR UNDERSTOOD AS TO BE AN APPROVAL OF A VIOLATION OF ANY CITY OR STATE LAW.

BY: _____ DATE: _____

SEAL OF ENGINEER OF WORK:

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODES, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

THE DESIGN SHOWN HEREON IS NECESSARY AND REASONABLE AND DOES NOT RESTRICT ANY HISTORIC DRAINAGE FLOWS FROM ADJACENT PROPERTIES NOR INCREASE DRAINAGE TO ADJACENT PROPERTIES.

THE DESIGN INCLUDES PRINCIPLES AND TECHNIQUES TO REDUCE QUANTITY AND IMPROVE THE QUALITY OF STORM WATER RUNOFF, AS REQUIRED BY NPDES.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF CAMPBELL IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

Signature: SAEID RAZAVI P.E. No. C52724

PRINT: SAEID RAZAVI

SMP ENGINEERS
1534 CAROB LANE, LOS ALTOS, CA 94024
TEL: (650) 941-8055



Check By: _____ Date: _____ Revision: _____ No. _____

Date: 05/20/2022 Prepared By: S.P. Checked by: S.R. SMP Job No. 222063

1534 CAROB LANE
LOS ALTOS, CA 94024
TEL: (650) 941-8055
FAX: (650) 941-8755
E-MAIL: SRAZAVI@SMPENGINEERS.COM

CITY OF CAMPBELL
PLANNING DIVISION CLEARANCE

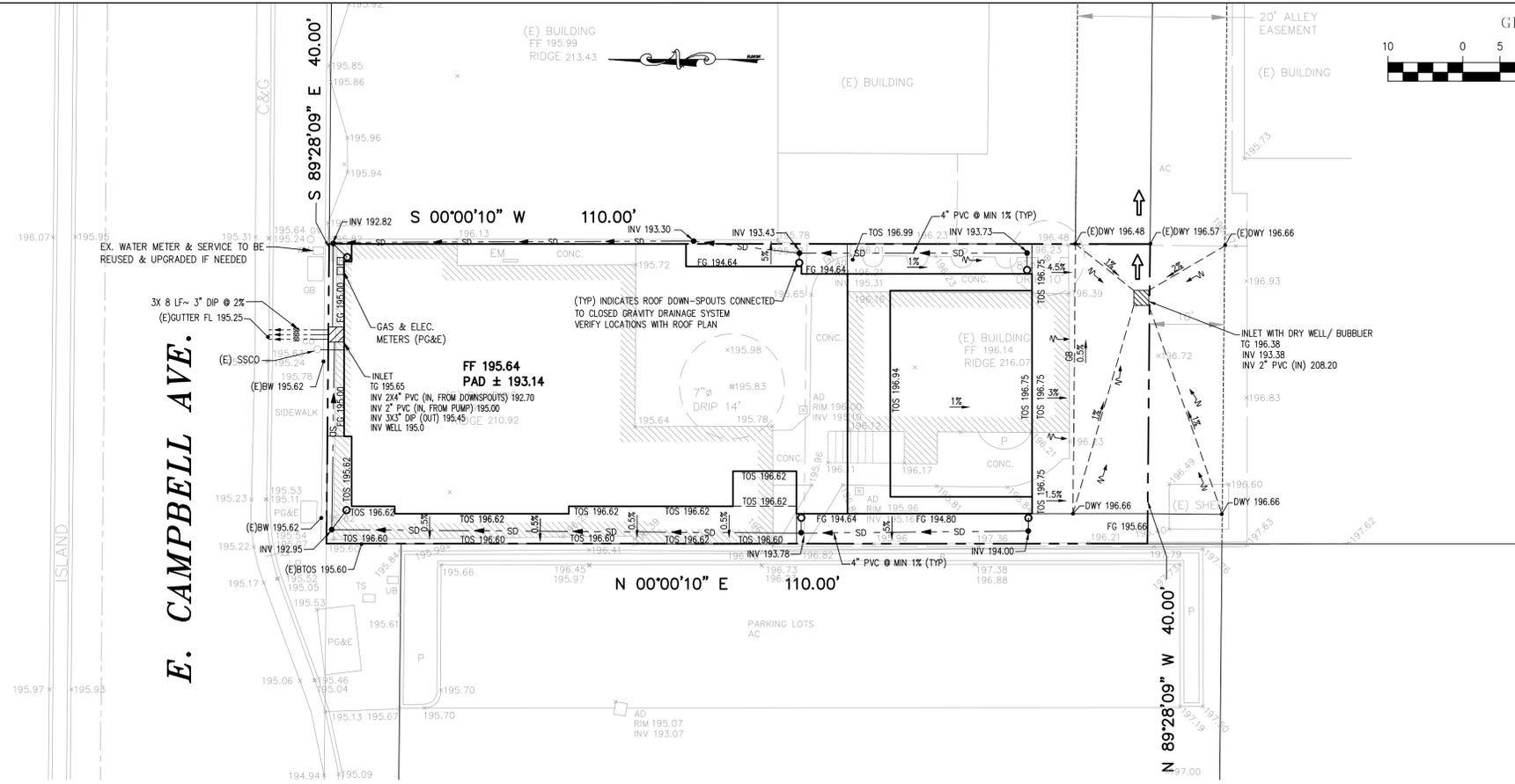
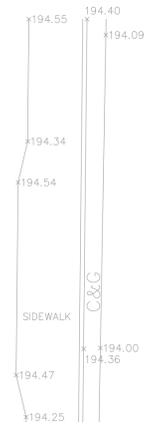
CITY OF CAMPBELL
PUBLIC WORKS DEPARTMENT CLEARANCE

COVER SHEET
GRADING AND DRAINAGE PLANS
NEW MIXED-USE BUILDING
24-28 E. CAMPBELL AVE., CAMPBELL, CA 95008

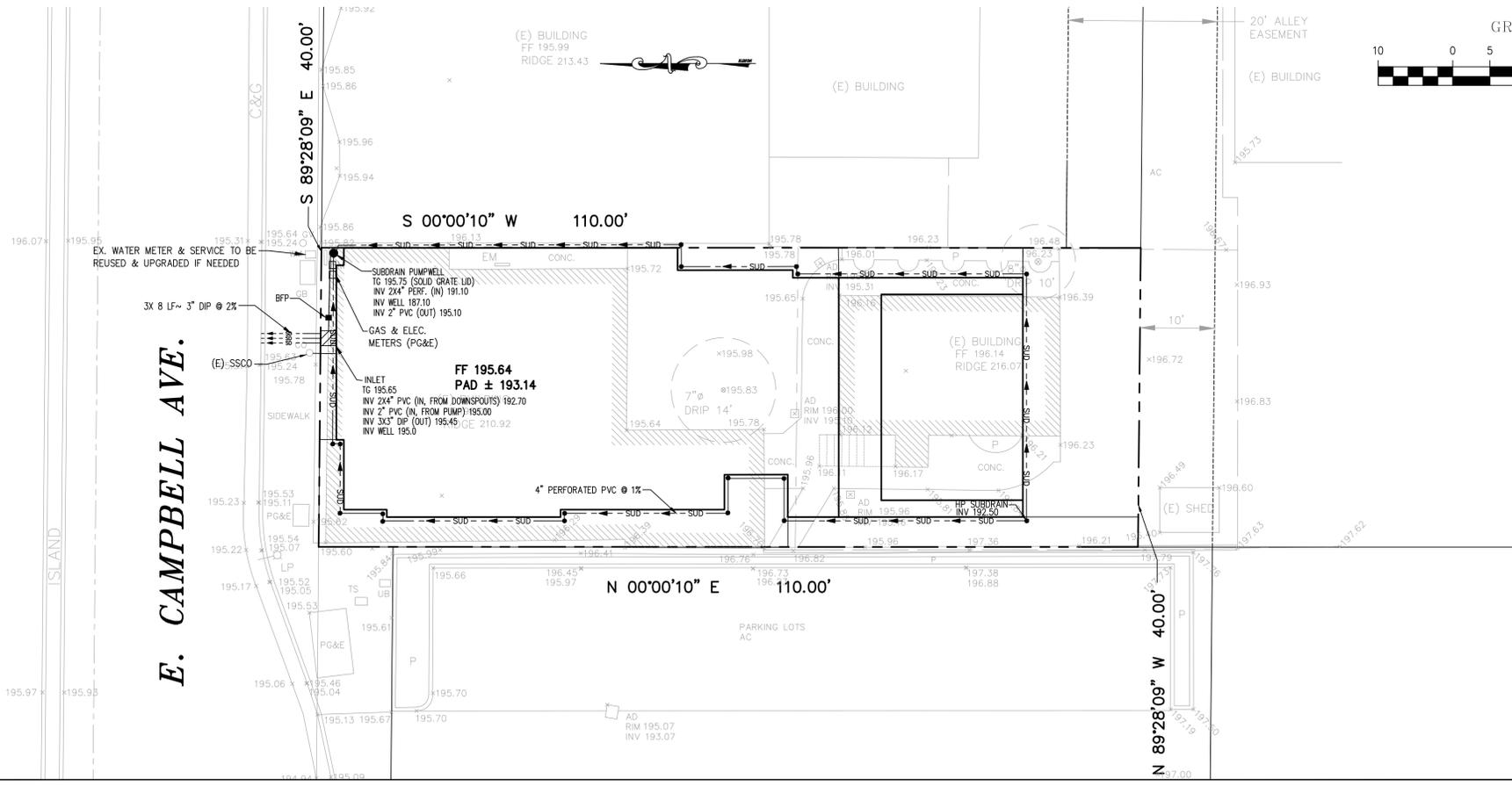
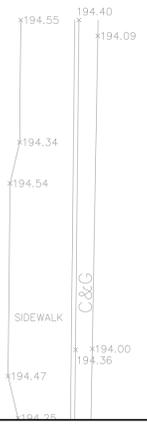
SCALE: N.T.S.

SHEET: C-1
1 OF 5

GRADING AND DRAINAGE



UTILITY AND SUBDRAIN SYSTEM



Enaid Razavi



SCALE:
1" = 10'

SHEET:
C-2
2 OF 5

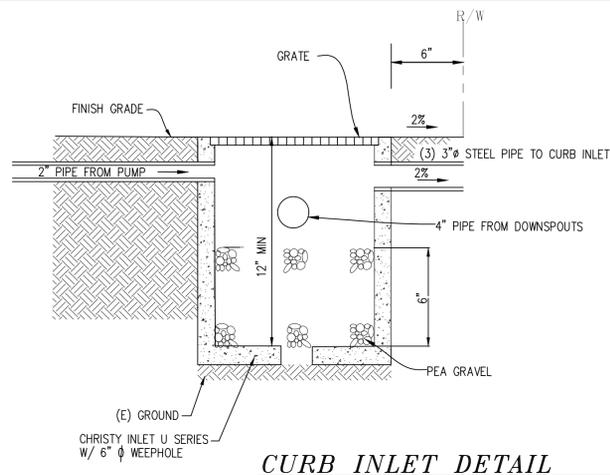
GRADING AND DRAINAGE PLAN
GRADING AND DRAINAGE PLANS
NEW MIXED-USE BUILDING
24-28 E. CAMPBELL AVE., CAMPBELL, CA 95008

1534 CAROB LANE
SAN JOSE, CA 95128
TEL: (650) 941-8055
FAX: (650) 941-8755
E-MAIL: SRZAV@SMPENGINEERS.COM

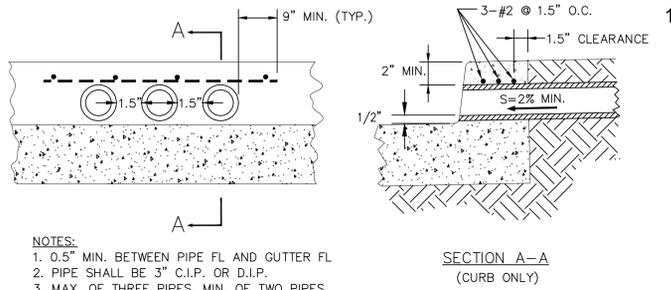


Date: 05/20/2022
Prepared By: S.P.
Checked by: S.R.
SMP Job No. 222063

No.	Revision	Date	By



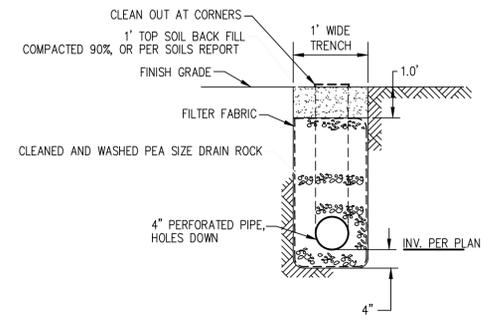
CURB INLET DETAIL



NOTES:
 1. 0.5" MIN. BETWEEN PIPE FL AND GUTTER FL
 2. PIPE SHALL BE 3" C.I.P. OR D.I.P.
 3. MAX. OF THREE PIPES, MIN. OF TWO PIPES

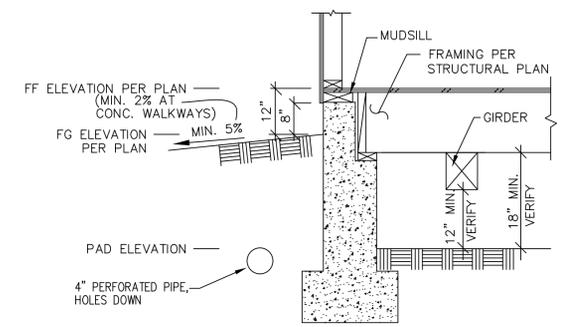
SECTION A-A (CURB ONLY)

N.T.S.



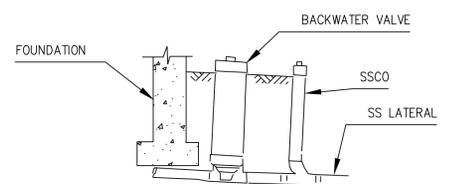
SUBDRAIN TRENCH DETAIL

ELEVATION VIEW- NTS



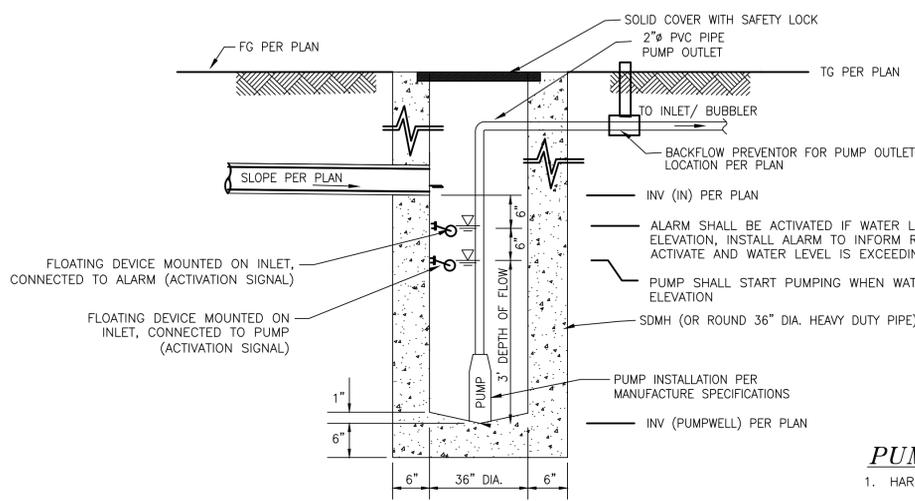
DROPPED FOUNDATION CONCEPTUAL DETAIL

N.T.S.



SANITARY SEWER BACKFLOW PREVENTOR DETAIL

N.T.S.



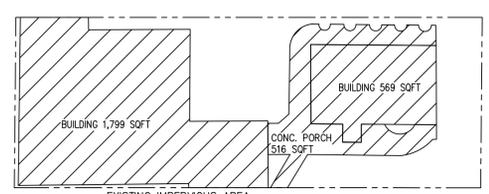
ELEVATION VIEW

PUMPWELL DETAIL FOR OVERFLOW

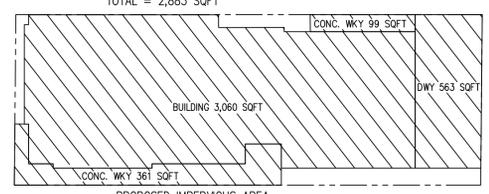
N.T.S.

PUMP NOTES:

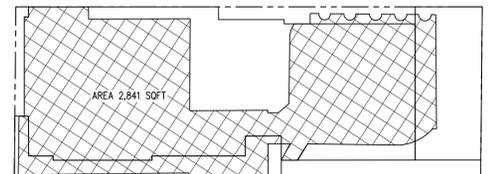
1. HARD WIRE THE PUMPS TO PREVENT ANY UNPLUGGING.
2. PUMPS TO BE CONNECTED TO BACKUP BATTERY OPERATED PUMPS, TO PREVENT FLOODING IN CASE OF BLACKOUT.
3. PROVIDE BACK FLOW PREVENTOR VALVE FOR PUMP OUTLET.
4. PROVIDE RESERVE PUMP (BATTERY OPERATED) FOR EACH PUMP WELL.
5. PROVIDE FLOATING DEVICE, CONNECTED TO SOUND/ LIGHT ALARM, TO NOTIFY RESIDENTS OF POSSIBLE RISE OF WATER IN PUMPWELL.



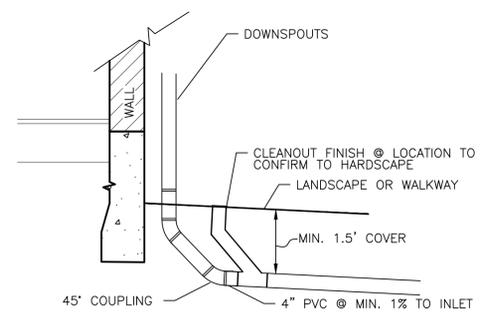
EXISTING IMPERVIOUS AREA
TOTAL = 2,883 SQFT



PROPOSED IMPERVIOUS AREA
TOTAL = 4,083 SQFT

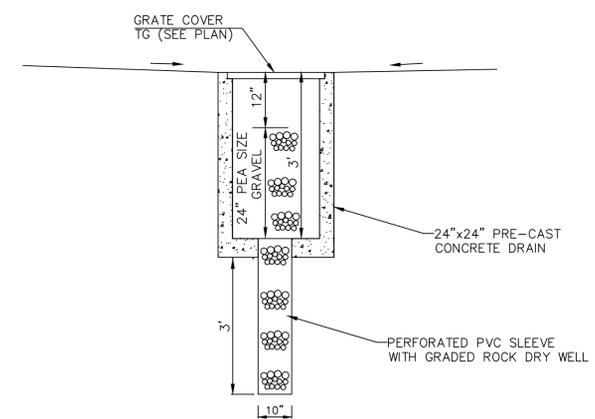


EXISTING IMPERVIOUS AREA TO BE REPLACED WITH NEW IMPERVIOUS AREA
TOTAL = 2,841 SQFT



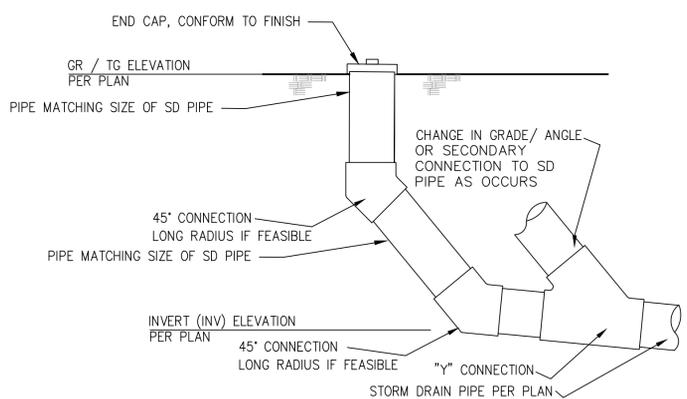
ROOF DOWN-SPOUT CONNECTION

N.T.S.



INLET WITH DRY WELL/ BUBBLIER

N.T.S.



ELEVATION VIEW

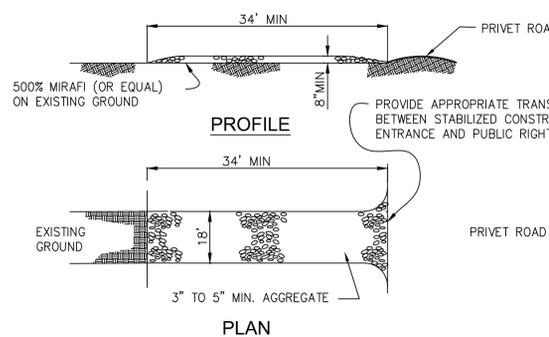
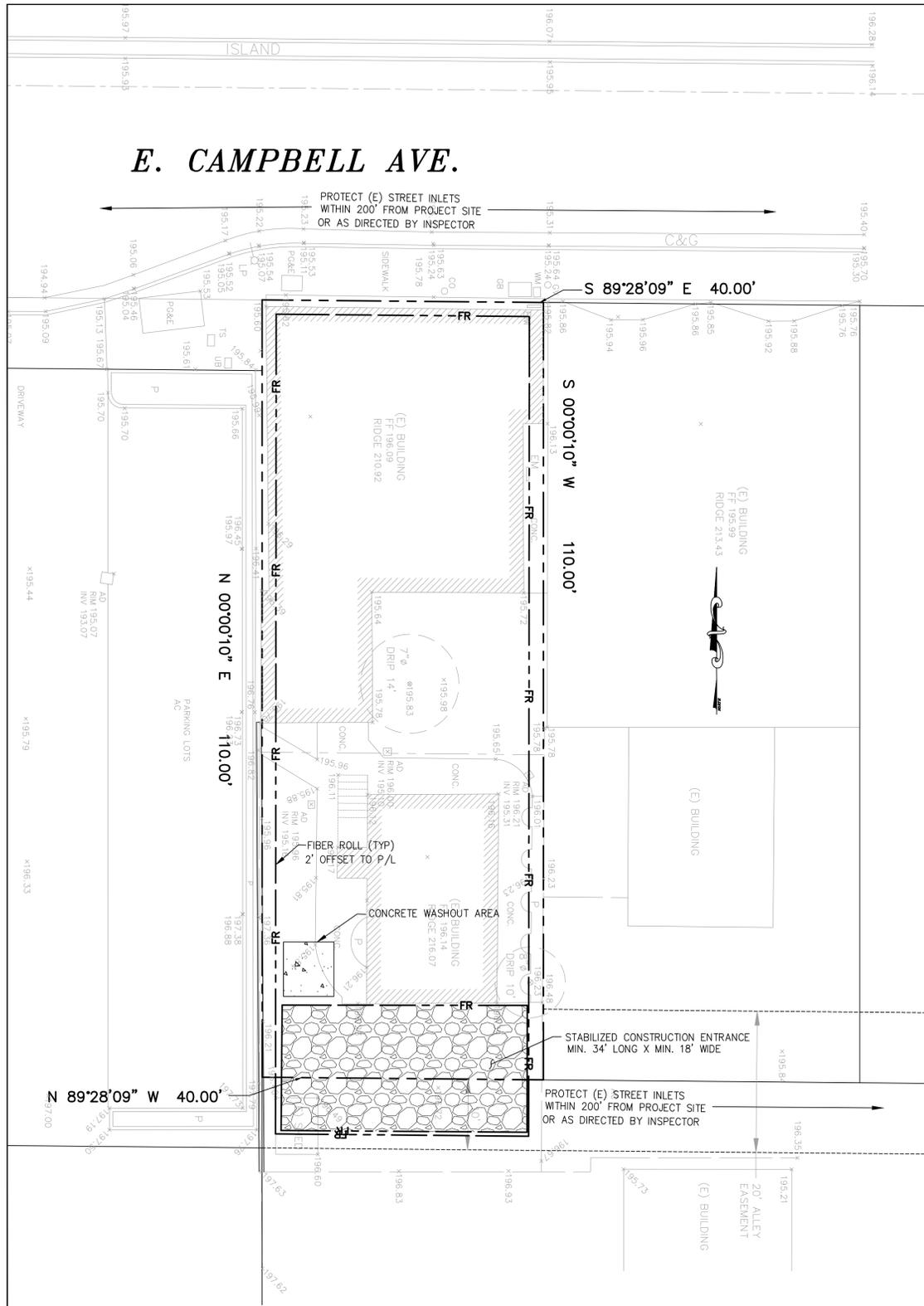
STORM DRAIN CLEANOUT DETAIL

N.T.S.

Chkd	By	Date	Revision	No.
Date: 05/20/2022	Prepared By: S.P.	Checked by: S.R.	SMP Job No. 222063	
1534 CAROB LANE REDDING, CA 96001 TEL: (530) 941-8055 FAX: (530) 941-8755 E-MAIL: SMPENGINEERS.COM				
DETAILS GRADING AND DRAINAGE PLANS NEW MIXED-USE BUILDING 24-28 E. CAMPBELL AVE., CAMPBELL, CA 95008				
SCALE:	NTS			
SHEET:	C-3 3 OF 5			

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E. CAMPBELL AVE.

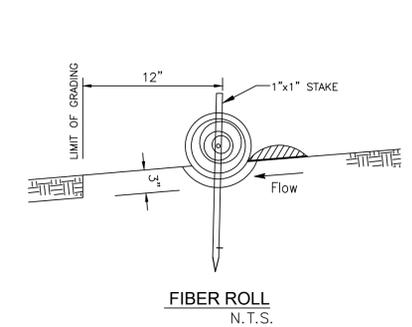
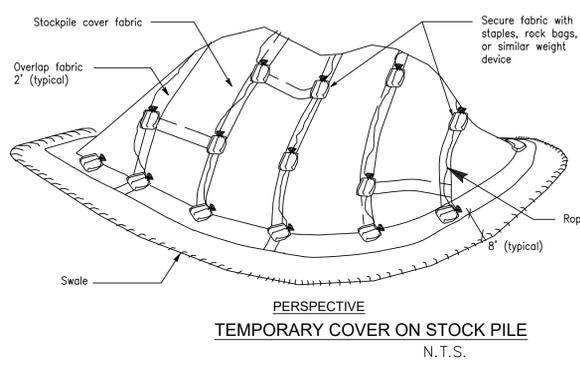


Maintenance

The entrance shall be maintained in a condition that will prevent tracking or flowing sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand, and repair and/or clean out any measures used to trap sediment.

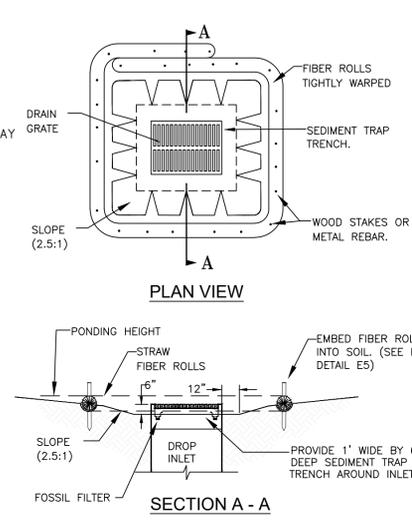
- All sediment spilled, dropped, washed, or tracked onto public rights-of-way shall be removed immediately.
- When necessary, wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. This shall be done at an area stabilized with crushed stone, which drains into an approved sediment trap or sediment basin.

STABILIZED CONSTRUCTION ENTRANCE (TO BE MAINTAINED)



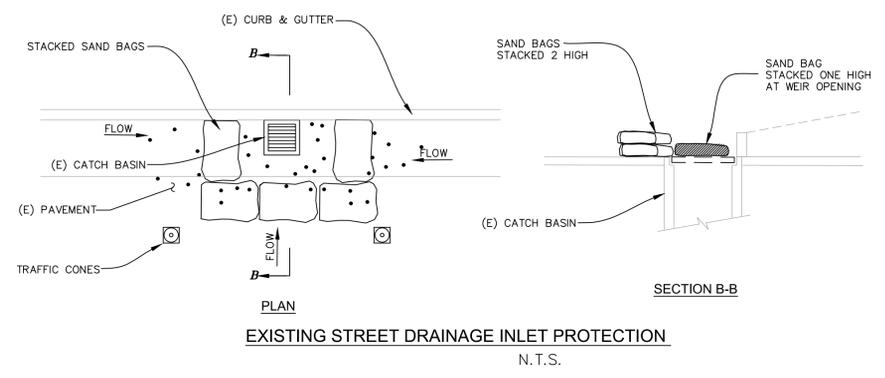
FIBER ROLL NOTES

1. Place fiber roll in key trench 3" deep and place excavated soil on uphill or flow side of the roll.
2. On slopes and hillsides, fiber rolls shall be abutted at the ends and not overlapped. Place alternate stakes on both sides of the roll, every 6'.
3. Install fiber roll 12" from limit of grading



1. PLACE FIBER ROLLS AROUND THE INLET CONSISTENT WITH BASIN SEDIMENT BARRIER DETAIL ON THIS SHEET. FIBER ROLLS ARE TUBES MADE FROM STRAW BOUND W/ PLASTIC NETTING. THEY ARE APPROX. 8" DIA. AND 20 - 30 FT. LONG.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 3" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.
3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY.
4. FOSSIL FILTERS SHALL BE INCORPORATED IN ALL CATCH BASINS AND FIELD INLETS 24" AND LARGER AND SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS. FOSSIL FILTERS ARE AVAILABLE FROM KRISTAR ENTERPRISES INC., 422 LARKFIELD CENTER, SUITE 271, SANTA ROSA, CA 95403, PHONE (800) 579-8819.

STORM INLET SEDIMENT TRAP-FIBER ROLLS



EROSION AND SEDIMENT CONTROL NOTES AND MEASURES

1. The facilities shown on this Plan are designed to control Erosion and sediment during the rainy season, October 1ST to April 30TH. Facilities are to be operable prior to October 1 of any year. Grading operations during the rainy season, which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes.
2. This plan covers only the first winter following grading with assumed site conditions as shown on the Erosion Control Plan. Prior to September 15, the completion of site improvement shall be evaluated and revisions made to this plan as necessary with the approval of the city engineer. Plans are to be resubmitted for city approval prior to September 1 of each subsequent year until site improvements are accepted by the city.
3. Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction entranceways.
4. 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 city.
5. If hydroseeding is not used or is not effectively 10/10, 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.
6. 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.
7. Lots with houses under construction will not be hydroseeded Erosion protection for each lot with a house under construction shall confirm to the Typical Lot Erosion Control Detail shown on this sheet.
8. 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. Notify the city representative of any field changes.
9. This plan is intended to be used for interim erosion and sediment control only and is not to be used for final elevations or permanent improvements.
10. Contractor shall be responsible for monitoring erosion and sediment control prior, during, and after storm events.

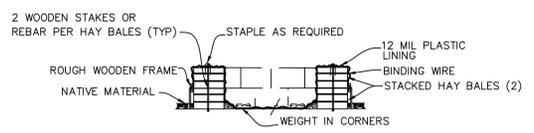
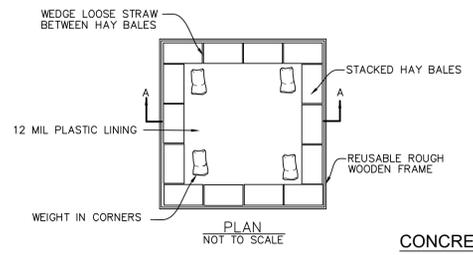
11. Reasonable care shall be taken when hauling any earth, sand, gravel, stone, debris, paper or any other substance over any public street, alley or other public place. Should any blow, spill, or track over and upon said public or adjacent private property, immediately remedy shall occur.
12. Sanitary facilities shall be maintained on the site.
10. 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 systems, including existing drainage swales and water courses.
13. Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.
14. Contractors shall provide dust control as required by the appropriate federal, state, and local agency requirements.
13. With the approval of the city inspector, erosion and sediment controls may be removed after areas above them have been stabilized.

MAINTENANCE NOTES

1. Maintenance is to be performed as follows:
 - A. Repair damages caused by soil erosion or construction at the end of each working day.
 - B. Swales shall be inspected periodically and maintained as needed.
 - C. Sediment traps, berms, and swales are to be inspected after each storm and repairs made as needed.
 - D. Sediment shall be removed and sediment traps restored to its original dimensions when sediment has accumulated to a depth of one foot.
 - E. Sediment removed from trap shall be deposited in a suitable area and in such a manner that it will not erode.
 - F. Rills and gullies must be repaired.
2. All existing drainage inlets on St. George Lane within the limit of the project shall be protected with sand bags during construction. See detail. Sand bag inlet protection shall be cleaned out whenever sediment depth is one half the height of one sand bag.
3. Existing concrete ditch sediment trap shall be cleaned out routinely during construction.

SITE PLAN

1"=10'



CONCRETE WASHOUT AREA

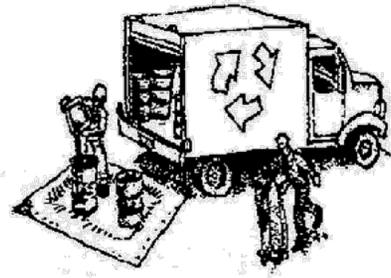
N.T.S.

Chkd	By	Date	Revision
No.	No.	No.	No.
Date: 05/20/2022	Prepared By: S.P.	Checked by: S.R.	SMP Job No. 222063
EROSION CONTROL PLAN GRADING AND DRAINAGE PLANS NEW MIXED-USE BUILDING 21-28 E. CAMPBELL AVE., CAMPBELL, CA 95008			
SCALE:	1" = 20'		
SHEET:	C-4 4 OF 5		

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



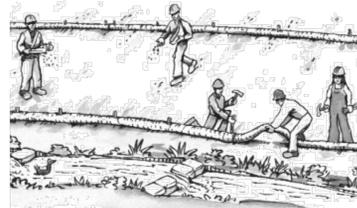
Maintenance and Parking

- 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



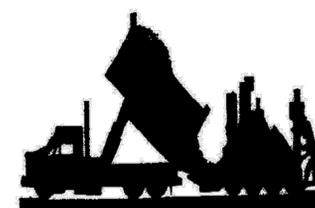
Concrete Management

- 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



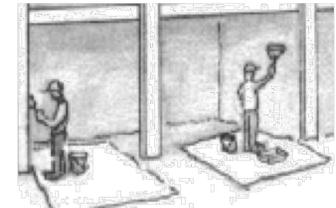
Paving

- 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**

Chkd	By	Date	Revision
No.			
Date: 05/20/2022	Prepared By: S.P.	Checked by: S.R.	SMP Job No. 222063

1534 CAROL LANE
TEL: (650) 941-8055
FAX: (650) 941-8755
E-MAIL: SPENGINEERS.COM

**BLUEPRINT FOR A CLEAN BAY
GRADING AND DRAINAGE PLANS
NEW MIXED-USE BUILDING**
24-28 E. CAMPBELL AVE., CAMPBELL, CA 95008



SCALE:
N.T.S.

SHEET:
C-5
5 OF 5

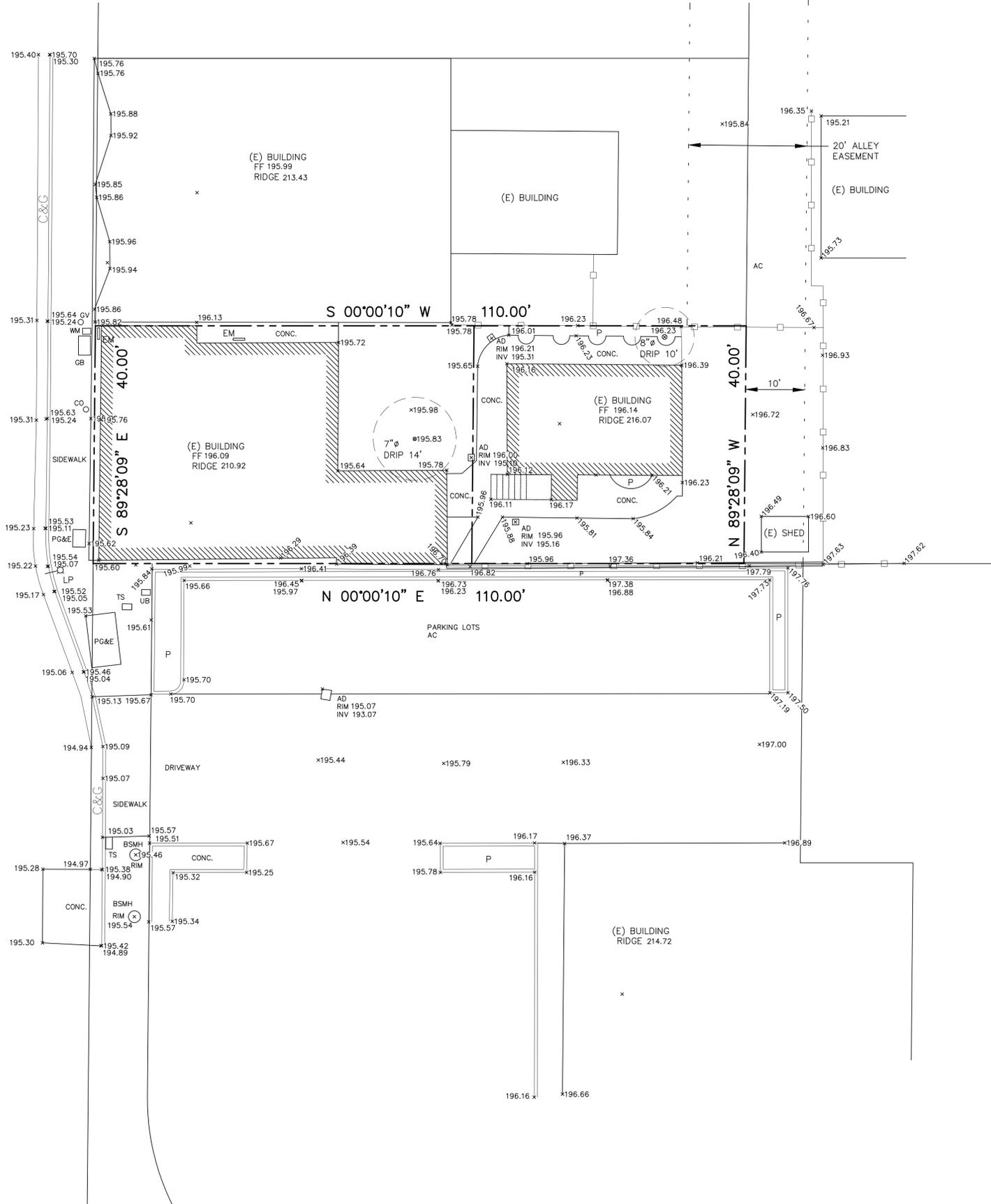
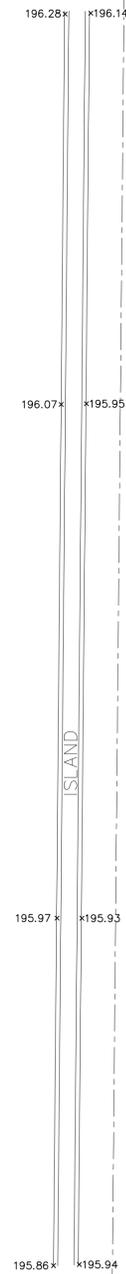
Storm drain polluters may be liable for fines of up to \$10,000 per day!

Saeed Razavi





E. CAMPBELL AVE.



LEGEND

---	PROPERTY LINE	AC	ASPHALT
---	EXISTING LOTS	AD	AREA DRAIN
---	CENTERLINE	ANC	ANCHOR
---	ALLEY EASEMENT LINE	BSBL	BUILDING SETBACK LINE
---	SANITARY SEWER LINE	C&G	CURB AND GUTTER
---	STORM DRAIN LINE	CB	CATCH BASIN
---	OVERHEAD POWER LINE	CO	CLEAN OUT
---	WOOD FENCE	DW	DRIVEWAY
---	POWER POLE	EB	ELECTRIC BOX
---	FIRE HYDRANT	EM	ELECTRIC METER
---	JOINT POLE	EP	EDGE OF PAVEMENT
---	SURVEY MONUMENT FOUND	FH	FIRE HYDRANT
---	TBM (ELEVATION)	GA	GUY ANCHOR
---	WATER VALVE	GM	GAS METER
		GV	GAS VALVE
		IV	IRRIGATION VALVE
		LP	LIGHT POLE
		MB	MAIL BOX
		MH	UTILITY MANHOLE
		P.U.E.	PUBLIC UTILITY EASEMENT
		P	PLANTER AREA
		PP	POWER POLE
		(R)	RADIAL BEARING
		SL	STREET LIGHT
		SDMH	STORM DRAINAGE MANHOLE
		SSMH	SANITARY SEWER MANHOLE
		SSCO	SANITARY SEWER CLEAN OUT
		TCD	THROUGH CURB DRAIN
		TS	TRAFFIC SIGN
		VG	VALLEY GUTTER
		WM	WATER METER
		WV	WATER VALVE
		GB	GAS BOX

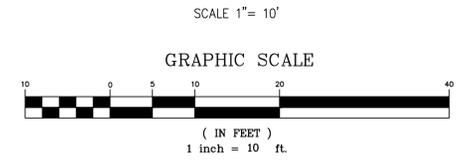
DISCLAIMER:
SMP ENGINEERS OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN.

NOTE:
THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2444). SURFACE FEATURES ARE LOCATED BY MEANS OF A STATION AND OFFSET FROM THE CONTROL LINE.

BASIS OF BEARINGS:
THE BEARING S 89°28'09" E OF CENTERLINE OF E. CAMPBELL AVE., AS SHOWN ON CERTAIN PARCEL MAP, FILED FOR RECORD IN BOOK 696 OF MAPS AT PAGE 17, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

PROJECT BENCHMARK:
BM# 10 EL: 195.874' (PER CORNER RECORD # 1813)

- NOTES:**
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
 - THE GROSS AREA OF LAND OF RECORD IS 4399.80 SQ. FT. ±.
 - THE MAP WAS BASED ON A GRANT DEED DOC.# 23891202 BY FIRST AMERICAN CO. DATED 03/20/2018, RECORDED IN SANTA CLARA COUNTY.
 - ALL EXISTING BUILDINGS ARE WOOD.
 - FOR PRECISE SPECIES OF TREES A CERTIFIED ARBORIST SHALL BE CONSULTED.
 - THIS DRAWING REPRESENTS A TOPOGRAPHIC SURVEY PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND REPRESENT THE BEST GRAPHICAL FIT BETWEEN RECORD INFORMATION AND THE TOPOGRAPHICAL FEATURES SURVEYED AND SHOULD NOT BE RELIED UPON OR USED FOR ANY OTHER PURPOSES. PURSUANT TO THE CLIENT'S DIRECTION A BOUNDARY SURVEY WAS NOT PERFORMED AT THIS TIME WHICH MAY HAVE DETERMINED THE ACTUAL PROPERTY LINES.



24 EAST CAMPBELL AVE.
CAMPBELL, CA 95008
APN: 412-05-038



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CIVIL ENGINEERS—LAND SURVEYORS
1534 Carob Lane Los Altos, CA 94024
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Scale:
1" = 10'
Prepared by:
S.S.
Checked by:
S.P.
Date:
11/01/2021
Project No:
219058



TOPOGRAPHIC SURVEY MAP

Sheet No: T-1

REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

CITY OF CAMPBELL