



CITY OF CAMPBELL
Community Development Department

February 25, 2014

NOTICE OF TENTATIVE PARCEL MAP APPLICATION

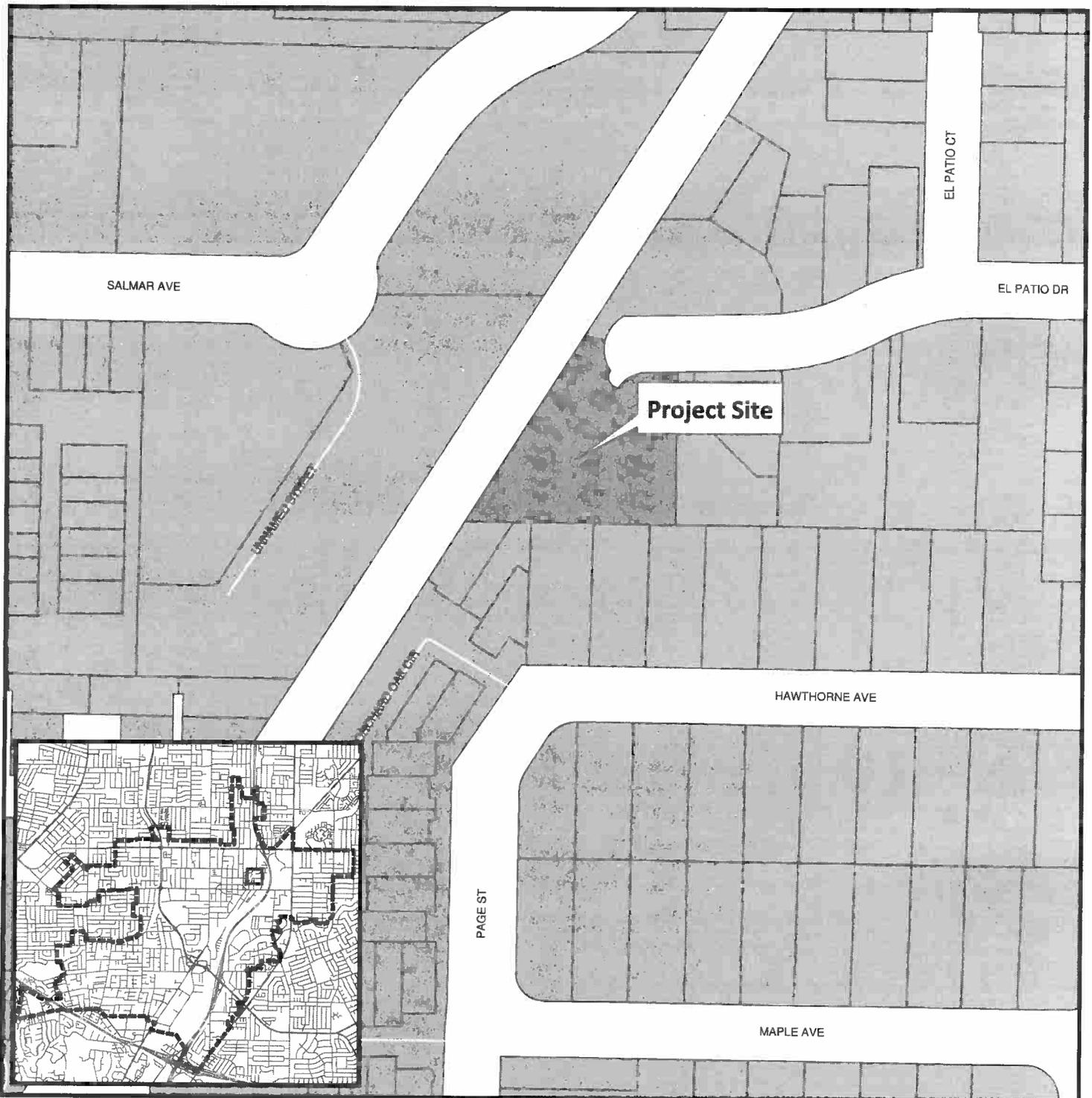
Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for a Tentative Parcel Map for the following project proposal:

File No.: PLN2014-16
Applicant: David Sloan
Project Address: 580 El Patio Dr.
Property Owner: David Sloan
Zoning District: R-1-6
General Plan: Low Density Residential
Project Description: Tentative Parcel Map for a minor lot split to divide one existing parcel into two parcels.

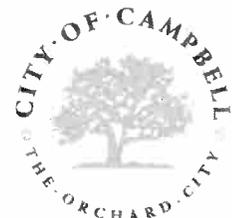
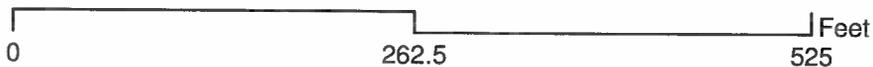
This project will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The comment period for this application begins on July February 25, 2014 and ends March 7, 2014. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **March 7, 2014**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided. Please contact the project planner in a timely manner to determine what decision was reached.

Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing at the City of Campbell City Clerk's Office, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be accompanied with the required \$200 appeal filing fee. Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 AM – 5:00 PM) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions'. Questions or comments regarding this application may be addressed to Daniel Fama, Associate Planner in the Community Development Department at (408) 866-2193 or by email at danielf@cityofcampbell.com.

Project Location Map



Project Location: 580 El Patio Dr.
Application Type: Tentative Parcel Map
Planning File No.: PLN2014-16
Description: Minor lot split



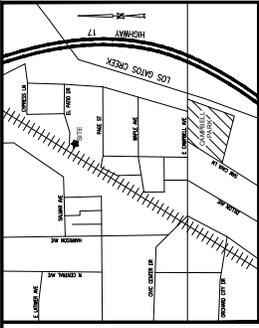
Community Development Department
Planning Division

TENTATIVE PARCEL MAP

580 EL PATIO DRIVE

APN 279-44-028

Campbell, California



LEGEND

---	SUBJECT PARCEL PROPERTY LINE
---	EASEMENT LINE, AS NOTED
---	MONUMENT LINE
---	ADJACENT PROPERTY LINE
---	ADJACENT FENCE
---	WOOD FENCE
---	CHAIN LINK FENCE
●	FOUND CITY MONUMENT
●	CITY MONUMENT TO BE SET

GENERAL NOTES

OWNER: DAVID SLOAN, 3811 EL PATIO DRIVE, CAMPBELL, CA 95008

APPLICANT: DAVID SLOAN, 44 HAWBEE COURT, CAMPBELL, CA 95008

CIVIL ENGINEER: NEERA BHASKARAPPA, PE, MATHIEOU CIVIL ENGINEERING, INC., P.O. BOX 5331, 18150 S. RAYBURN AVENUE, SUITE 102, SAN JOSE, CA 95130, (408) 506-8545

APN: 279-44-028

EXISTING ZONING: RESIDENTIAL (R-1.4) SINGLE-FAMILY

GENERAL PLAN: LOW DENSITY (LESS THAN 4 UNITS PER ACRE)

TOTAL EXISTING LOTS: 1 RESIDENTIAL LOT & PORTION OF CITY OF CAMPBELL R.O.W

TOTAL EXISTING AREA: 20,190.241 SF

TOTAL EXISTING AREA: 12,201.50

TOTAL PROPOSED LOTS: 2 RESIDENTIAL LOTS

NEW PARCEL AREA: PARCEL 1 - 12,606.045 SF, PARCEL 2 - 7,792.381 SF

EXISTING LAND USE: RESIDENTIAL (R-1.4)

PROPOSED LAND USE: RESIDENTIAL (R-1.4)

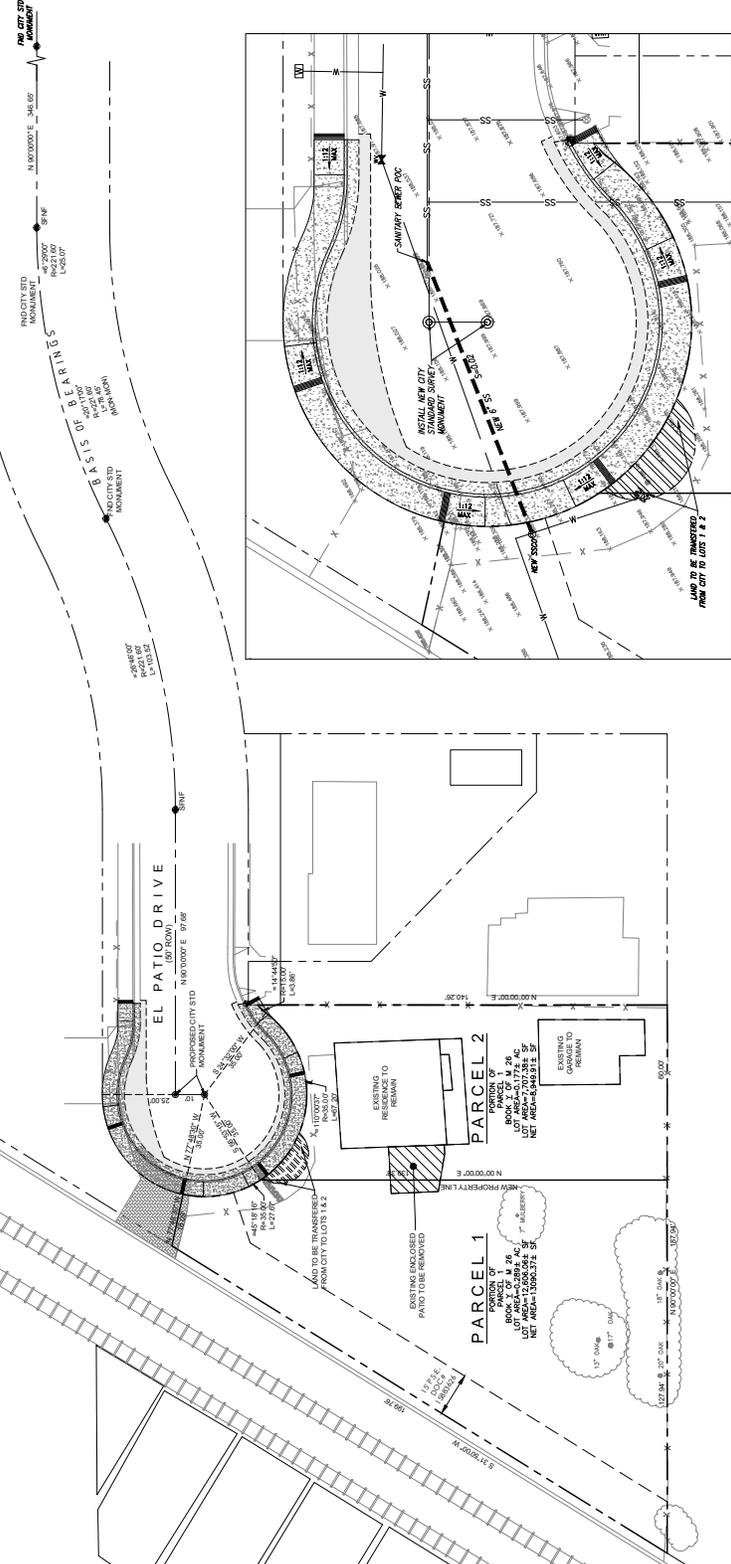
WATER SYSTEM: SAN JOSE WATER COMPANY

SANITARY SEWER SYSTEM: WEST VALLEY SANITATION

GAS AND ELECTRIC: PACIFIC GAS & ELECTRIC (PG&E)

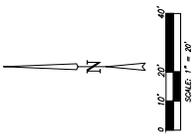
ARBORIST REPORT

ARBORIST PREPARED BY: BOTA TECH SERVICES, INC. DATED 11/02/14.



PROPOSED STREET IMPROVEMENTS - EL PATIO DRIVE

SCALE: 1" = 10'



TYPICAL HALF STREET SECTION (CUL-DE-SAC)

- BASIS OF BEARINGS**
TWO FOUND STANDARD CITY MONUMENTS IN EL PATIO DRIVE ON A CURVE AS SHOWN WITH A BEARING OF S 89° 00' 00" E 100.00' AND ANOTHER MONUMENT WITH A BEARING OF N 89° 00' 00" E 100.00' AS SHOWN AT PAGE 45 & 46, SANTA CLARA COUNTY RECORDS.
- MAP REFERENCES**
- TRACT NO. 2, RANCHO DE PATIO BROOK OF AMPS, AT PAGE 241
 - PARCEL MAP (03-14-4584-1)
 - PARCEL MAP (03-14-4584-1)
- CITY BENCHMARK**
- CITY BENCHMARK #22
BE BASED ON TOP OF CURB AT HAMILTON AVE AND N. CENTRAL AVE AT THE SOUTH EAST CORNER AT EAST END OF CUL-DE-SAC.
- ELEVATION: 184.54'

REVISIONS

#	DATE	DESCRIPTION
1	01/16/14	FIRST CITY SUBMITTAL
2	02/19/14	SECOND CITY SUBMITTAL



580 EL PATIO DRIVE
TENTATIVE PARCEL MAP

CAMPBELL, CALIFORNIA

MATHIEOU
CIVIL ENGINEERING, INC.
777 NORTH 1ST STREET, SUITE 102
SAN JOSE, CALIFORNIA 95131
(408) 506-8545

NM 1 OF 1
DATE: 02/19/14
SCALE: 1" = 10'