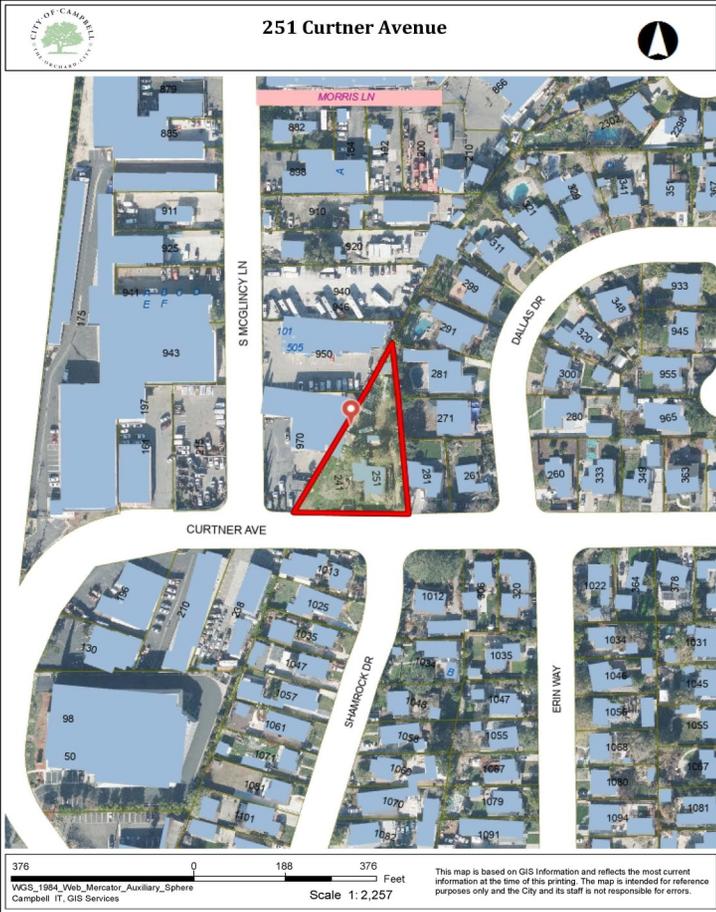
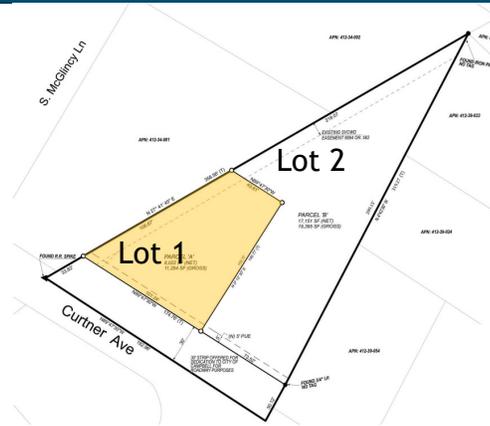


Location of Proposed Project




 City of Campbell
 70 North First Street
 Campbell, CA 95008 -1423

Project Image



Notice of Decision on Proposed Project

Dear Campbell Resident,

September 26, 2024

The Community Development Director will be rendering a decision on the following project.

Project Address: 251 Curtner Avenue

Zoning | Area Plan: R-1-8 | Campbell Village

Neighborhood Association(s): CVNA

File No: PLN-2024-66

APN: 412-23-027

Applicant: David Kuoppamaki, KUOP Designs

Property Owner: H. Camran Farahani

Application Type: Tentative Parcel Map

Project Planner: Tracy Tam, Associate Planner

Email Contact: tracyt@campbellca.gov

Phone Contact: (408) 871-5103

Project Description:

To allow a subdivision from 1 lot to 2 lots.

Comment Period:

You have the opportunity to provide comment prior to the Director's decision.

The ten-day comment period for this application begins on **September 27, 2024**. If you have comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **October 7, 2024**. The director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided.

Decision by the Community Development Director is final unless an appeal is received in writing within 10 days of the decision or submitted in writing to the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. If you have questions or comments regarding this application you may contact the Project Planner.



- City of Campbell -
Community Development Department
70 N. First Street, Campbell CA 95008
(408)866-2140 | planning@campbellca.gov

Note: Applications may change after initial application submittal.
To view the project plans, please scan the QR code.

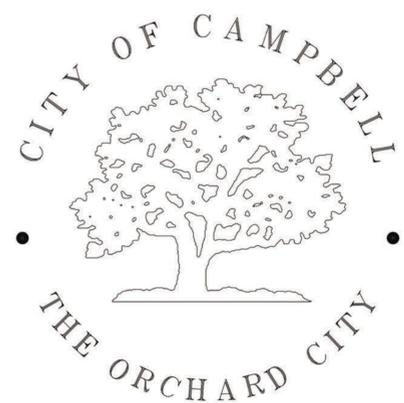
**Asistencia en Español disponible,
Simplemente marque (408) 866-2140 y pida traducción en Español



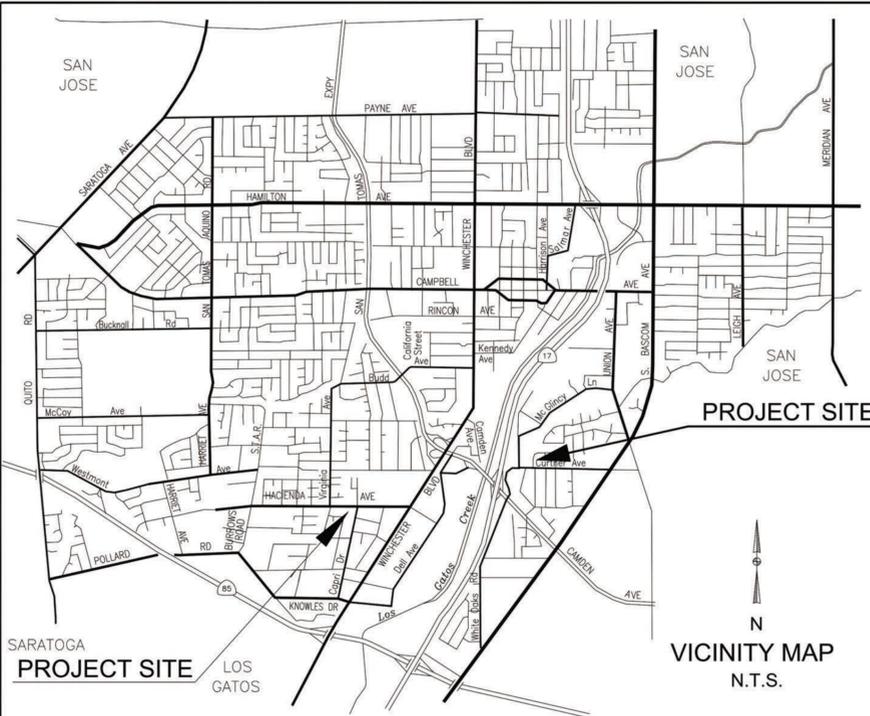
GENERAL NOTES

- ENCROACHMENT PERMIT**
OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT BEFORE PERFORMING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. MAINTAIN A COPY OF THE PERMIT ON THE JOB SITE AT ALL TIMES.
- WORK CONFORMANCE REQUIREMENTS**
THE WORK EMBRACED HEREIN SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CAMPBELL STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION (CCSS) DATED JULY 1994, AND IN ACCORDANCE WITH THE PROJECT PLANS. ATTENTION IS ALSO DIRECTED TO THE CITY OF SAN JOSE STANDARD SPECIFICATIONS (SJS) AND STANDARD DETAILS (SJD) DATED JULY 1992, THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS (SS) AND STANDARD PLANS (SSP) DATED MAY 2006, PORTIONS OF WHICH ARE INCORPORATED INTO THE CCSS BY REFERENCE.
- WORK IN PUBLIC RIGHT-OF-WAY**
THESE PLANS ONLY APPROVE WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY AND PUBLIC EASEMENTS. SEPARATE PLAN APPROVALS AND PERMITS ARE REQUIRED FOR INSTALLATION OF ANY PUBLIC UTILITY FACILITY, AND ANY WORK ON PRIVATE PROPERTY.
- CONTRACTOR RESPONSIBILITIES**
THE CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THE WORK, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE CITY, ITS OFFICERS, EMPLOYEES AND VOLUNTEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF THE WORK, EXCEPTING LIABILITY ARISING FROM THE NEGLIGENCE OF THE CITY, ITS OFFICERS, EMPLOYEES AND VOLUNTEERS.
- GEOTECHNICAL (SOILS) REPORT**
GEOTECHNICAL CONDITIONS ARE IDENTIFIED IN A REPORT ENTITLED "_____" PREPARED BY _____, DATED _____. THE REPORT IS FOR INFORMATION ONLY.
- PROJECT SCHEDULE**
PRIOR TO CONSTRUCTION, SUBMIT TO THE CITY ENGINEER A DETAILED PROJECT SCHEDULE SHOWING PRIMARY COMPONENTS OF WORK.
- UNDERGROUND SERVICE ALERT**
CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT AT 800-227-2600 AT LEAST 48 HOURS PRIOR TO COMMENCING ANY EXCAVATIONS. CONTRACTOR SHALL HAND DIG TO EXPOSE EXISTING UTILITIES. FAILURE TO COMPLY MAY RESULT IN SUBSTANTIAL PENALTIES IN ACCORDANCE WITH GOVERNMENT CODE SECTION 4216.
- UNDERGROUND STRUCTURES**
THE EXISTENCE AND LOCATIONS OF UNDERGROUND STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING FACILITIES EXCEPT AS SHOWN. CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT ALL SUBSTRUCTURES, WHETHER SHOWN ON THE PLANS OR NOT, MAKE EXPLORATORY EXCAVATIONS, AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO THESE PLANS WHEN NECESSARY. THE CITY OF CAMPBELL MAKES NO CLAIMS OF THE ACCURACY OR COMPLETENESS OF THE UTILITIES SHOWN.
- TRAFFIC CONTROL PLAN**
PREPARE, SUBMIT TO THE CITY ENGINEER FOR REVIEW, AND IMPLEMENT TRAFFIC CONTROL PLANS AS REQUIRED IN THE STANDARD SPECIFICATIONS. PROVIDE AND MAINTAIN ALL NECESSARY TEMPORARY TRAFFIC CONTROL DEVICES, TO ENSURE SAFE PEDESTRIAN AND VEHICULAR ACCESS THROUGH AND AROUND THE JOB SITE. NOTIFY THE POLICE DEPARTMENT DAILY OF LANE CLOSURES OR DETOURS WITHIN ROADWAYS. PROVIDE A 24-HOUR EMERGENCY RESPONSE TELEPHONE NUMBER TO THE CITY ENGINEER.
- EROSION, DUST, AND DRAINAGE CONTROL**
PROVIDE TEMPORARY EROSION, DUST, AND DRAINAGE CONTROL MEASURES DURING CONSTRUCTION. FOLLOW BEST MANAGEMENT PRACTICES AS RECOMMENDED BY SANTA CLARA COUNTY NON-POINT SOURCE POLLUTION CONTROL PROGRAM. PRIOR TO CONCRETE SAWCUTTING OR WASHING, PLACE FILTER FABRIC MATERIAL IN THE FLOW LINE OF GUTTERS TO RETAIN DEBRIS AND TO PREVENT DEBRIS FROM ENTERING THE STORM DRAIN SYSTEM. PICK UP, SWEEP OR VACUUM, AND DISPOSE OF EXCESS SOIL AND DEBRIS FROM THE SITE. OBTAIN PERMITS AND PAY FEES REQUIRED TO DISPOSE OF EXCESS MATERIALS.
- PROTECTION AND REPAIR OF IMPROVEMENTS AND UTILITIES**
TAKE PRECAUTIONARY MEASURES NECESSARY TO PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS AND UTILITIES WHICH ARE TO REMAIN IN PLACE. EXPEDITIOUSLY REPAIR IN KIND IMPROVEMENTS AND UTILITIES REMOVED OR DAMAGED BY THE CONTRACTOR'S OPERATIONS.
- INCONSISTENCIES BETWEEN PLANS AND FIELD CONDITIONS**
NOTIFY THE CITY ENGINEER IMMEDIATELY OF ANY INCONSISTENCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS. NO DEVIATION FROM THESE PLANS IS PERMITTED WITHOUT APPROVAL OF THE CITY ENGINEER.
- CONSTRUCTION STAKING**
SUBMIT TWO SETS OF CONSTRUCTION STAKING CUT SHEETS TO THE CITY PRIOR TO INSPECTION OF WORK REQUIRING STAKING.
- INSTALLATION OF UNDERGROUND UTILITIES**
INSTALL ALL UNDERGROUND UTILITIES IN PAVED AREAS PRIOR TO STARTING WORK ON NEW STREET STRUCTURAL SECTIONS OR OVERLAYS.
- IRRIGATION LINES IN PUBLIC RIGHT-OF-WAY**
REMOVE, PLUG OR RELOCATE EXISTING IRRIGATION LINES WITHIN THE PUBLIC RIGHT-OF-WAY AS DIRECTED BY THE CITY ENGINEER. REMOVE ABANDONED IRRIGATION LINES WITHIN 12 INCHES OF THE GRADING PLANE.
- GRADE UNIMPROVED AREAS TO CONFORM**
GRADE UNIMPROVED AREAS ADJACENT TO NEW CURBS, GUTTERS SIDEWALKS AND PAVEMENT TO CONFORM TO NEW IMPROVEMENTS AND TO PROVIDE FOR SAFETY AND DRAINAGE.
- STREET LIGHTS**
NEW STREET LIGHTS SHALL BE 240 VOLT. PG&E REQUIRED FEES, PERMITS, INSTALLATIONS AND INSPECTIONS SHALL BE THE RESPONSIBILITY OF THE OWNER. PROVIDE A COPY OF PG&E RECEIPTS TO THE CITY ENGINEER.
- SURVEY REFERENCE POINTS**
PROTECT, OR RESTORE BY A LICENSED SURVEYOR CIVIL ENGINEER, SURVEY MONUMENTS AND BENCHMARKS DAMAGED, OR DESTROYED DURING CONSTRUCTION. FILE CORNER RECORD OR RECORD OF SURVEY AS REQUIRED.
- AS BUILT PLANS**
SUBMIT AS BUILT PLANS, SIGNED BY THE ENGINEER OF WORK AND ACCEPTABLE TO THE CITY ENGINEER, PRIOR TO FINAL ACCEPTANCE.
- TRUCK ROUTE**
THE TRUCK ROUTE SHALL BE _____
- UTILITY ENCROACHMENT PERMIT**
OBTAIN SEPARATE PERMITS WITH EACH UTILITY COMPANY FOR THE INSTALLATION OF ALL UTILITIES THAT WILL SERVE THE DEVELOPMENT (INCLUDING WATER, SEWER, GAS, ELECTRIC, ETC.). APPLICANT SHALL APPLY FOR AND PAY ALL NECESSARY FEES FOR UTILITY PERMITS FOR SANITARY SEWER, GAS, WATER, ELECTRIC AND ALL OTHER UTILITY WORK. THE PLAN SHALL CLEARLY SHOW THE LOCATION AND SIZE OF ALL EXISTING UTILITIES AND THE ASSOCIATED MAIN LINES; INDICATE WHICH UTILITIES AND SERVICES ARE TO REMAIN; WHICH UTILITIES AND SERVICES ARE TO BE ABANDONED, AND WHERE NEW UTILITIES AND SERVICES WILL BE INSTALLED. JOINT TRENCHES FOR NEW UTILITIES SHALL BE USED WHENEVER POSSIBLE. THE LOCATIONS OF THE UTILITIES SHALL NOT DEVIATE FROM THE PROPOSED LOCATIONS ON THE OFF-SITE STREET IMPROVEMENT PLANS.
- STORM SEWER SYSTEM REQUIREMENTS**
 - ALL STORM DRAIN LATERALS ARE TO BE 12" RCP UNLESS NOTED OTHERWISE.
 - BOLT-DOWN MANHOLE COVERS SHALL BE USED WHEN MANHOLES ARE NOT LOCATED IN THE ROADWAY.
 - CONTRACTOR SHALL PROVIDE VIDEO INSPECTION OF ALL NEWLY CONSTRUCTED STORM MAINS PRIOR TO PROJECT ACCEPTANCE.
 - CONTRACTOR SHALL INSTALL "NO DUMPING - FLOWS TO BAY" MEDALLIONS OR STENCILS AT ALL INLETS AND CATCH BASINS WITHIN THE PROJECT LIMITS.

STREET IMPROVEMENT PLANS – OFF-SITE
PROJECT STREET ADDRESS
ENCROACHMENT PERMIT NO. 201X-XXXX



CITY OF CAMPBELL
DEPARTMENT OF PUBLIC WORKS



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	(408) 980-2061
PACIFIC GAS & ELECTRIC	1-800-743-5000
SAN JOSE WATER COMPANY	(408) 279-7900
SANTA CLARA VALLEY WATER DISTRICT	(408) 265-2600
COMCAST (BETWEEN 7:00AM AND 3:00PM)	(408) 918-3245
COMCAST (AFTER NORMAL WORKING HOURS)	1-800-945-2288
WEST VALLEY SANITATION DISTRICT	(408) 378-2407
UNITED STATES POSTAL SERVICE	(408) 378-5780
WEST VALLEY COLLECTION & RECYCLING	(408) 283-8500
VALLEY TRANSPORTATION AUTHORITY - BUS SERVICE	(408) 321-5973

ABBREVIATIONS

AB	AGGREGATE BASE	IRR	IRRIGATION
AC	ASPHALT CONCRETE	MAX	MAXIMUM
BC	BEGIN CURVE	MH	MANHOLE
BCR	BEGIN CURB RETURN	MIN	MINIMUM
CL	CLASS/CENTERLINE	PB	PULL BOX
DIA	DIAMETER	PVC	POLYVINYL CHLORIDE
DWY	DRIVEWAY	R	RADIUS
EC	END CURVE	R/W	RIGHT-OF-WAY
ECR	END CURB RETURN	SCO	SEWER CLEAN OUT
ED	EDGE DRAIN	STA	STATION
EP	EDGE OF PAVEMENT	SW	SIDEWALK
EX	EXISTING	TC	TOP OF CURB
FC	FACE OF CURB	TEMP	TEMPORARY
FG	FINISH GRADE	TYP	TYPICAL
FH	FIRE HYDRANT	WM	WATER METER
FL	FLOW LINE		
INV	INVERT		

INDEX OF DRAWINGS			
TITLE	SHEET	TITLE	SHEET
CAMPBELL COVER SHEET	1	PROPERTY PLAN AND PROFILE	9
TERRA FIRMA COVER SHEET	2	STORMWATER CONTROL PLAN	10
STREET IMPROVEMENT PLANS	3	EROSION CONTROL	11
CAMPBELL OFF-SITE DETAILS	4	HYDROLOGY	12
SIGNING AND STRIPING PLAN	5	DETAILS	13
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GRADING, DRAINAGE & UTILITY PLAN	7	DEMOLITION SITE AND PHOTOS	15
GRADING DETAILS AND NOTES	8		

LEGEND

	EXISTING	PROPOSED
SIDEWALK, CURB AND GUTTER		
CENTER LINE		
PROPERTY LINE		
EDGE OF PAVEMENT		
DRIVEWAY		
ACCESSIBILITY RAMP		
PCC OR AC REMOVAL		
STANDARD CITY MONUMENT		
BENCH MARK		
MANHOLE		
STORM DRAIN INLET		
WATER METER		
VALVE		
FIRE HYDRANT		
STREET LIGHT		
POWER POLE		
PULL BOX		
CABLE TELEVISION LINE		
ELECTRICAL LINE		
IRRIGATION LINE		
NATURAL GAS LINE		
OVERHEAD LINE		
SANITARY SEWER LINE		
STORM DRAIN LINE		
TELEPHONE LINE		
WATER LINE		
TRAFFIC SIGNAL CONDUIT		
LIGHTING CONDUIT		
ROADSIDE SIGN & SIGN CODE		
FENCE		
TREE/SHRUB		

BENCHMARK

ELEVATION:
LOCATION:
DESCRIPTION:

BASIS OF BEARINGS:

THE BEARING OF NORTH 27° 41' 45" EAST ALONG THE WEST LINE OF THE PROPERTY AS SHOWN ON THE RECORD OF SURVEY FILED APRIL 27, 2001 IN BOOK 739 OF MAPS AT PAGE 23, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY AND WAS ESTABLISHED BETWEEN FOUND MONUMENTS.

GENERAL APPROVAL NOTE:

APPROVAL OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER/PERMITEE OF THE RESPONSIBILITY FOR CORRECTION OF MISTAKES, ERRORS, OR OMISSIONS CONTAINED THEREIN, IF, DURING THE COURSE OF CONSTRUCTION, PUBLIC INTEREST REQUIRES A MODIFICATION OF THESE PLANS, OR THE STANDARD SPECIFICATIONS AND DETAILS OF THE CITY OF CAMPBELL, THE CITY ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATION AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE CONSTRUCTED, AT NO COST TO THE CITY.

APPROVED FOR IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY AS DESIGN ONLY BASED UPON INFORMATION SUBMITTED HEREON.

AMY OLAY, P.E.
CITY ENGINEER
CITY OF CAMPBELL

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.

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 _____ P.E.

PRINT NAME
FIRM NAME
STREET ADDRESS
CITY, ST
TELEPHONE:



TERRA FIRMA
 ENGINEERING-SURVEYING-LAND
 PLANNING GOLF COURSE DESIGN
 3710 LONE TREE WAY #113, ANTIPOCH, CA 94509
 TEL: 925-457-3700

251 CURTNER
OFF-SITE STREET IMPROVEMENTS
HADI FARAHANI, 251 CURTNER

Date: 15/01/24
 Drawn By:
 Designed By:

No. Revision
 Date
 By Chkd

SCALE
 SHEET
1

PROJECT NO 1727

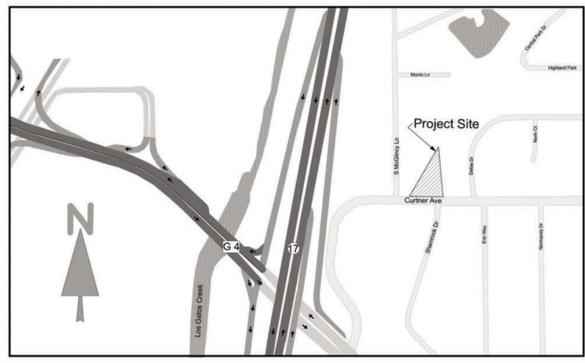
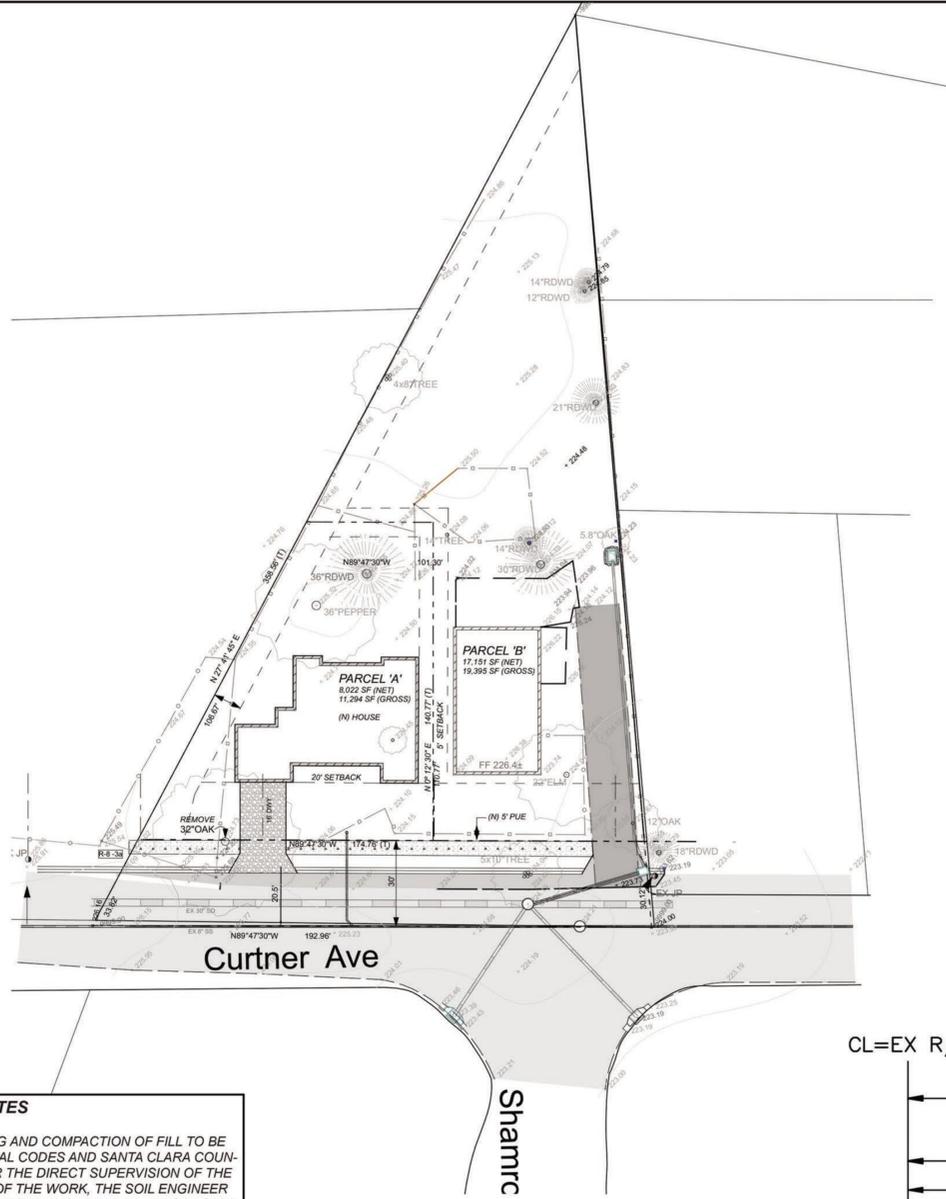
GENERAL NOTES

1. THE ENGINEER ASSUMES NO RESPONSIBILITY BEYOND THE ACCURACY OF HIS DESIGN CONTAINED HEREIN.
2. ALL REVISIONS TO THIS PLAN MUST BE REVIEWED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON REVISED PLANS STAMPED AND DISTRIBUTED BY THE ENGINEERING SERVICES DIVISIONS PRIOR TO ACCEPTANCE OF THE WORK AS COMPLETE.
3. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERTM), (800) 642-2444, 48 HOURS PRIOR TO ANY EXCAVATION. THE USA AUTHORIZATION NUMBER SHALL BE KEPT AT THE JOB SITE.
4. ALL UTILITY DISTRIBUTION FACILITIES SHALL BE INSTALLED UNDERGROUND.
5. SHOULD IT APPEAR THAT THE WORK TO BE DONE, OR ANY MATTER RELATIVE THERTO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT TERRA FIRMS ENGINEERS ART (925) 437-3700 FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
6. IF PAVING AND STORM DRAIN IMPROVEMENTS ARE NOT COMPLETED BY OCTOBER 1ST, TEMMPORARY SILT AND DRAINAGE CONTROL FACILITIES SHALL BE INSTALLED TO CONTROL AND CONTAIN EROSION-CAUSED SILT DEPOSITS AND TO PROVIDE FOR THE SAFE DISCHARGE OF STORM WATERS INTO EXISTING STORM WATER FACILITIES. DESIGN OF THESE FACILITIES MUST BE APPROVED BY THE BUILDING INSPECTION DEPARTMENT.
7. CONTRACTOR IS RESPONSIBLE FOR TESTING (IN PRIVATE STREET) AND PROVIDING RESULTS TO COUNTY GRADING INSPECTOR.
8. THE CONTRACTOR SHALL COMPLY WITH ALL RULES, REGULATIONS AND PROCEDURES OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEMS (NPDES) FOR MUNICIPAL CONSTRUCTION AND INDUSTRIAL CONTROL BOARD OR ANY OF ITS REGIONAL WATER QUALITY CONTROL BOARDS.
9. MINIMUM RELATIVE COMPACTION REQUIRED UNDER DRIVEWAYS SHALL BE 95%.
10. GRADING ADJACENT TO NEIGHBORING PROPERTY SHALL BE DONE SUCH THAT EXISTING DRAINAGE PATTERN FROM THESE LOTS SHALL NOT BE DISTURBED. ANY CONFLICT SHALL BE REPORTED TO THE ENGINEER.
11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS REPORT.
12. ALL GRADES SHOWN ARE FOR FINISHED SURFACES. CONTRACTOR TO MAKE APPROPRIATE ALLOWANCES FOR ROUGH GRADES.
13. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING HIS WORK TO AVOID CONFLICTS BETWEEN SEWER LATERALS, STORM DRAINS AND WATER MAINS.
14. THE CONTRACTOR SHALL COOPERATE AND COORDINATE HIS WORK WITH ALL OTHER UTILITY COMPANIES.
15. THE CONTRACTOR IS RESPONSIBLE FOR PRESERVION AND/OR PERPETUATION OF ALL EXISTING MONUMENTS WHICH CONTROL SUBDIVISION, TRACTS, STREETS, OR HIGHWAYS, OR PROVIDE SURVEY CONTROL WHICH WILL BE DISTURBED OR REMOVED DUE TO CONTRACTOR'S WORK. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 10 WORKING DAYS NOTICE TO PROJECT ENGINEER/SURVEYER PRIOR TO DISTURBANCE OR REMOVAL OF EXISTING MONUMENTS. PROJECT ENGINEER/SURVEYOR SHALL COOPERATE WITH THE CONTRACTOR TO RESET MONUMENTS OF PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEROR PER BUSINESS AND PROFESSIONS CODE SECTION 8771.
16. NO TREES SHALL BE REMOVED UNLESS THEY ARE SHOWN AND NOTED TO BE REMOVED ON THE IMPROVEMENT PLANS. IF ANY TREES ARE TO BE REMOVED, THE IMPROVEMENT PLANS MUST BE REVIEWED AND ACKNOWLEDGED BY THE COMMUNITY DEVELOPMENT DEPARTMENT. ALL TREES CONFLICTING WITH GRADING, UTILITIES OR OTHER IMPROVEMENTS, OR OVERHANGING THE SIDEWALK OR PAVEMENT SO AS TO FORM A NUISANCE OR HAZARD, SHALL BE TRIMMED PROPERLY, TREATED AND SEALED.
17. NOISE GENERATING CONSTRUCTION ACTIVITIES, INCLUDING SUCH THINGS AS POWER GENERATORS, SHALL BE LIMITED TO THE HOURS OF 7:30 A.M. TO 5:30 P.M. MONDAY THROUGH FRIDAY, AND SHALL BE PROHIBITED ON STATE AND FEDERAL HOLIDAYS. THE RESTRICTIONS ON ALLOWED WORKING DAYS MAY BE MODIFIED ON PRIOR WRITTEN APPROVAL BY ZONING ADMINISTRATOR.
18. THE CONTRACTOR AND HIS SUBCONTRACTORS ARE REQUIRED TO FIT ALL INTERNAL COMBUSTION ENGINES WITH MUFFLERS WHICH ARE IN A GOOD CONDITION AND SHALL LOCATE STATIONARY NOISE GENERATING EQUIPMENT SUCH AS AIR COMPRESSORS AND CONCRETE PUMPERS AS FAR AWAY FROM EXISTING RESIDENCES AS POSSIBLE.
19. A DUST AND LITTER CONTROL PROGRAM SHALL BE SUBMITTED FOR THE REVIEW AND APPROVAL OF THE ZONING ADMINISTRATOR. ANY VIOLATION OF THE APPROVED PROGRAM OR APPLICABLE ORDINANCE SHALL REQUIRE AN IMMEDIATE WORK STOPPAGE. CONSTRUCTION WORK SHALL NOT BE ALLOWED TO RESUME UNTIL, IF NECESSARY, AN APPROPRIATE CONSTRUCTION BOND HAS BEEN POSTED.

REVIEW AND APPROVED FOR PUBLIC IMPROVEMENTS ONLY.

BY: _____ DATE _____

DIRECTOR OF PUBLIC WORKS



VICINITY MAP
NOT TO SCALE

SHEET INDEX

SHEET NO. 1	COVERSHEET
SHEET NO. 2	GRADING AND DRAINAGE PLAN
SHEET NO. 3	PROPERTY PLAN AND PROFILE
SHEET NO. 4	STORM WATER CONTROL PLAN
SHEET NO. 5	EROSION CONTROL PLAN
SHEET NO. 6	SIGN AND STRIPING PLAN
SHEET NO. 7	HYDROLOGY PLAN
SHEET NO. A	CAMPBELL STANDARD DETAILS 1
SHEET NO. B	CAMPBELL STANDARD DETAILS 2

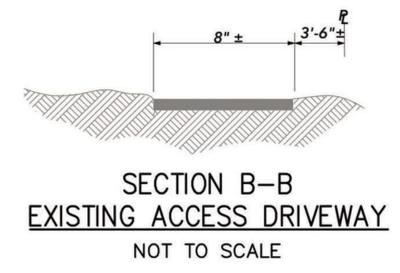
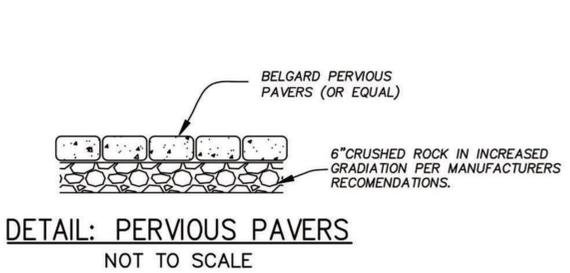
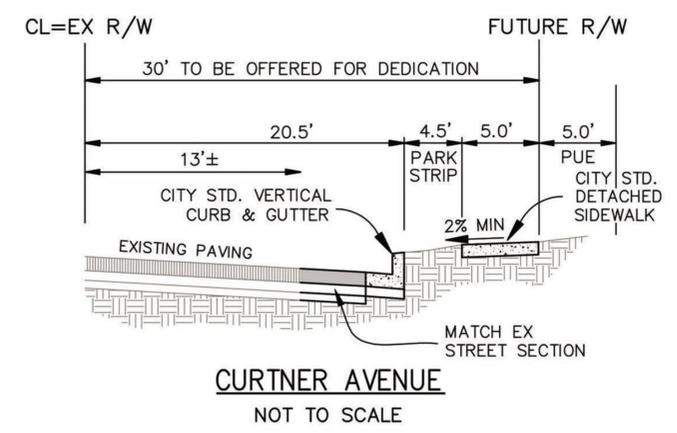
PROJECT INFORMATION

APN: 4'2-39-027
 TOTAL ACREAGE: 30,689 SF
 EXISTING USE: SINGLE FAMILY
 PROPOSED USE: SINGLE FAMILY
 PROPOSED NO. OF LOTS: 2
 EXISTING ZONING: R-8
 WATER: SANTA CLARA VALLEY WATER DISTRICT
 SEWER: WEST VALLEY SANITATION DISTRICT
 POWER: PG&E
 CONTOUR INTERVAL: 1 FOOT
 PROPERTY ADDRESS: 251 CURTNER AVE CAMPBELL
 OWNER / APPLICANT: HADI FARAHANI
 251 CURTNER CAMPBELL

LEGEND

EX	EXISTING
LT	LEFT
RT	RIGHT
THEO	THEORETICAL
TC	TOP OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
GB	GRADE BREAK
SS	SANITARY SEWER
SD	STORM DRAIN
MH	MANHOLE
DI	DRAINAGE INLET
CB	CATCH BASIN
FL	FLOW LINE
JP	JOINT POLE
OHE	OVERHEAD ELECTRIC
RI	RODDING INLET
GM	GAS METER
FH	FIRE HYDRANT
WM	WATER METER
EP	EDGE OF PAVEMENT
PAE	PRIVATE ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PUE	PUBLIC UTILITIES EASEMENT
N	NEW
OR	OVERLAND RELEASE

- GRADING NOTES**
1. ALL GRADING, SITE PREPARATION, PLACING AND COMPACTION OF FILL TO BE DONE IN ACCORDANCE WITH CAMPBELL MUNICIPAL CODES AND SANTA CLARA COUNTY GRADING ORDINANCE NO. 99-46; ALSO UNDER THE DIRECT SUPERVISION OF THE SOIL ENGINEER. SUBSEQUENT TO COMPLETION OF THE WORK, THE SOIL ENGINEER SHALL SUBMIT TO THE COUNTY BUILDING INSPECTION DEPARTMENT A REPORT STATING THAT ALL WORK HAS BEEN DONE TO ITS SATISFACTION.
 2. CONTRACTOR TO NOTIFY SANTA CLARA COUNTY GRADING SECTION 48-HOURS PRIOR TO START OF WORK. OWNER/CONTRACTOR NEED TO SET UP AN INSPECTION (CODE 600) OFF THE PERMET CARD.
 3. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER.
 4. ANY DEVIATION FROM APPROVED PLAN REQUIRES APPROVAL FROM THE CITY OF CAMPBELL AND THE SANTA CLARA COUNTY SENIOR GRADING INSPECTOR.
 5. ALL SLIDE REPAIR WORK, KEYWAYS, SUBDRAIN INSTALLATION AND LINED DITCH WORK SHALL BE INSPECTED BY THE GRADING SECTION. REPORT FROM THE SOIL ENGINEER SHALL BE SUBMITTED TO THE GRADING SECTION REGARDING THE SLIDE REPAIR AND/OR SUBDRAIN INSTALLATION.
 6. DURING GRADING OPERATIONS, CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES ON SITE AND HAUL ROUTES.
 7. A FINAL REPORT BY THE CIVIL ENGINEER CERTIFYING THAT ALL GRADING, LOT DRAINAGE AND DRAINAGE FCILITIES HAVE BEEN COMPLETED AND THE SLOPE PLANTING INSTALLED IN CONFORMANCE WITH THE APPROVED PLANS, SHALL BE SUBMITTED TO THE COUNTY PRIOR TO ISSUANCE OF BUILDING PERMITS.
 8. SILT AND EROSION CONTROL PLANS REQUIRED FOR WORK DURING RAINY SEASON, (OCTOBER 15 THROUGH APRIL 15), EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED BY OCT.1.
 9. IF THERE ARE ANY WATER WELLS ON THIS PROPERTY, YOU SHALL CONTACT THE COUNTY DEPARTMENT OF HEALTH SERVICES, ENVIRONMENTAL HEALTH DEVI-SION, PRIOR TO ANY GRADING IN THE IMMEDIATE VICINITY OF THESE WELLS.
 10. GRADING WORK HOURS ARE 7:30 A.M. TO 5:30 P.M., MONDAY THROUGH FRIDAY. NO GRADING WORK WILL BE PERFORMED ON OBSERVED NATIONAL HOLIDAYS.



CURTNER AVE COVER SHEET

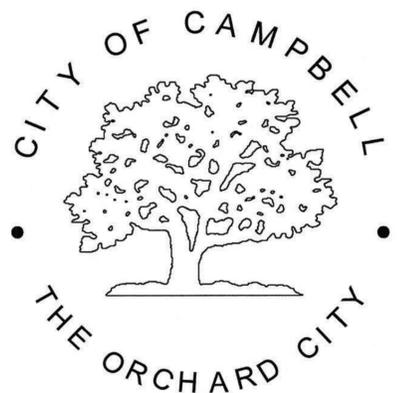


<p>TERRA FIRMA ENGINEERING-SURVEYING-LAND PLANNING GOLF COURSE DESIGN 3710 LOONE TREE WAY #113, ANTIPOCH, CA 94509 TEL: 925-437-3700</p>	<p>Date: 15/01/24</p>	<p>Revision</p>	<p>By</p>	<p>Chkd</p>
	<p>Drawn By:</p>	<p>No.</p>	<p>Date</p>	<p>By</p>
<p>DESIGNED BY:</p>	<p>15/01/24</p>	<p>1</p>	<p>HADI FARAHANI</p>	<p>HADI FARAHANI</p>
<p>PROJECT NO 1727</p>	<p>SCALE</p>	<p>NTS</p>	<p>SHEET 2</p>	<p>CS</p>

GENERAL NOTES

- 1. ENCROACHMENT PERMIT**
OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT BEFORE PERFORMING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. MAINTAIN A COPY OF THE PERMIT ON THE JOB SITE AT ALL TIMES.
- 2. WORK CONFORMANCE REQUIREMENTS**
THE WORK EMBRACED HEREIN SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CAMPBELL STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION (CCSS) DATED JULY 1994, AND IN ACCORDANCE WITH THE PROJECT PLANS. ATTENTION IS ALSO DIRECTED TO THE CITY OF SAN JOSE STANDARD SPECIFICATIONS (SJS) AND STANDARD DETAILS (SJD) DATED JULY 1992, THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS (SS) AND STANDARD PLANS (SSP) DATED MAY 2006, PORTIONS OF WHICH ARE INCORPORATED INTO THE CCSS BY REFERENCE.
- 3. WORK IN PUBLIC RIGHT-OF-WAY**
THESE PLANS ONLY APPROVE WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY AND PUBLIC EASEMENTS. SEPARATE PLAN APPROVALS AND PERMITS ARE REQUIRED FOR INSTALLATION OF ANY PUBLIC UTILITY FACILITY, AND ANY WORK ON PRIVATE PROPERTY.
- 4. CONTRACTOR RESPONSIBILITIES**
THE CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THE WORK, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE CITY, ITS OFFICERS, EMPLOYEES AND VOLUNTEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF THE WORK, EXCEPTING LIABILITY ARISING FROM THE NEGLIGENCE OF THE CITY, ITS OFFICERS, EMPLOYEES AND VOLUNTEERS.
- 5. GEOTECHNICAL (SOILS) REPORT**
GEOTECHNICAL CONDITIONS ARE IDENTIFIED IN A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION FOR MORADI RESIDENCE, 1443 HARRIET AVENUE, CAMPBELL, CALIFORNIA 95008," PREPARED BY ROMIG ENGINEERS, INC, DATED FEBRUARY 2016. THE REPORT IS FOR INFORMATION ONLY.
- 6. PROJECT SCHEDULE**
PRIOR TO CONSTRUCTION, SUBMIT TO THE CITY ENGINEER A DETAILED PROJECT SCHEDULE SHOWING PRIMARY COMPONENTS OF WORK.
- 7. UNDERGROUND SERVICE ALERT**
CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT AT 800-227-2600 AT LEAST 48 HOURS PRIOR TO COMMENCING ANY EXCAVATIONS. CONTRACTOR SHALL HAND DIG TO EXPOSE EXISTING UTILITIES. FAILURE TO COMPLY MAY RESULT IN SUBSTANTIAL PENALTIES IN ACCORDANCE WITH GOVERNMENT CODE SECTION 4216.
- 8. UNDERGROUND STRUCTURES**
THE EXISTENCE AND LOCATIONS OF UNDERGROUND STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING FACILITIES EXCEPT AS SHOWN. CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT ALL SUBSTRUCTURES, WHETHER SHOWN ON THE PLANS OR NOT, MAKE EXPLORATORY EXCAVATIONS, AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO THESE PLANS WHEN NECESSARY. THE CITY OF CAMPBELL MAKES NO CLAIMS OF THE ACCURACY OR COMPLETENESS OF THE UTILITIES SHOWN.
- 9. TRAFFIC CONTROL PLAN**
PREPARE, SUBMIT TO THE CITY ENGINEER FOR REVIEW, AND IMPLEMENT TRAFFIC CONTROL PLANS AS REQUIRED IN THE STANDARD SPECIFICATIONS. PROVIDE AND MAINTAIN ALL NECESSARY TEMPORARY TRAFFIC CONTROL DEVICES, TO ENSURE SAFE PEDESTRIAN AND VEHICULAR ACCESS THROUGH AND AROUND THE JOB SITE. NOTIFY THE POLICE DEPARTMENT DAILY OF LANE CLOSURES OR DETOURS WITHIN ROADWAYS. PROVIDE A 24-HOUR EMERGENCY RESPONSE TELEPHONE NUMBER TO THE CITY ENGINEER.
- 10. EROSION, DUST, AND DRAINAGE CONTROL**
PROVIDE TEMPORARY EROSION, DUST, AND DRAINAGE CONTROL MEASURES DURING CONSTRUCTION. FOLLOW BEST MANAGEMENT PRACTICES AS RECOMMENDED BY SANTA CLARA COUNTY NON-POINT SOURCE POLLUTION CONTROL PROGRAM. PRIOR TO CONCRETE SAWCUTTING OR WASHING, PLACE FILTER FABRIC MATERIAL IN THE FLOW LINE OF GUTTERS TO RETAIN DEBRIS AND TO PREVENT DEBRIS FROM ENTERING THE STORM DRAIN SYSTEM. PICK UP, SWEEP OR VACUUM, AND DISPOSE OF EXCESS SOIL AND DEBRIS FROM THE SITE. OBTAIN PERMITS AND PAY FEES REQUIRED TO DISPOSE OF EXCESS MATERIALS.
- 11. PROTECTION AND REPAIR OF IMPROVEMENTS AND UTILITIES**
TAKE PRECAUTIONARY MEASURES NECESSARY TO PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS AND UTILITIES WHICH ARE TO REMAIN IN PLACE. EXPEDITIOUSLY REPAIR IN KIND IMPROVEMENTS AND UTILITIES REMOVED OR DAMAGED BY THE CONTRACTOR'S OPERATIONS.
- 12. INCONSISTENCIES BETWEEN PLANS AND FIELD CONDITIONS**
NOTIFY THE CITY ENGINEER IMMEDIATELY OF ANY INCONSISTENCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS. NO DEVIATION FROM THESE PLANS IS PERMITTED WITHOUT APPROVAL OF THE CITY ENGINEER.
- 13. CONSTRUCTION STAKING**
SUBMIT TWO SETS OF CONSTRUCTION STAKING CUT SHEETS TO THE CITY PRIOR TO INSPECTION OF WORK REQUIRING STAKING.
- 14. INSTALLATION OF UNDERGROUND UTILITIES**
INSTALL ALL UNDERGROUND UTILITIES IN PAVED AREAS PRIOR TO STARTING WORK ON NEW STREET STRUCTURAL SECTIONS OR OVERLAYS.
- 15. IRRIGATION LINES IN PUBLIC RIGHT-OF-WAY**
REMOVE, PLUG OR RELOCATE EXISTING IRRIGATION LINES WITHIN THE PUBLIC RIGHT-OF-WAY AS DIRECTED BY THE CITY ENGINEER. REMOVE ABANDONED IRRIGATION LINES WITHIN 12 INCHES OF THE GRADING PLANE.
- 16. GRADE UNIMPROVED AREAS TO CONFORM**
GRADE UNIMPROVED AREAS ADJACENT TO NEW CURBS, GUTTERS SIDEWALKS AND PAVEMENT TO CONFORM TO NEW IMPROVEMENTS AND TO PROVIDE FOR SAFETY AND DRAINAGE.
- ~~**17. STREET LIGHTS**~~
~~NEW STREET LIGHTS SHALL BE 240 VOLTS. NONE REQUIRED FEES, PERMITS, INSTALLATIONS AND INSPECTIONS SHALL BE THE RESPONSIBILITY OF THE OWNER. PROVIDE A COPY OF RCNE RECEIPTS TO THE CITY ENGINEER.~~
- 18. SURVEY REFERENCE POINTS**
PROTECT, OR RESTORE BY A LICENSED SURVEYOR CIVIL ENGINEER, SURVEY MONUMENTS AND BENCHMARKS DAMAGED, OR DESTROYED DURING CONSTRUCTION. FILE CORNER RECORD OR RECORD OF SURVEY AS REQUIRED.
- 19. AS BUILT PLANS**
SUBMIT AS BUILT PLANS ON MYLARS, SIGNED BY THE ENGINEER OF WORK AND ACCEPTABLE TO THE CITY ENGINEER, PRIOR TO FINAL ACCEPTANCE.
- ~~**20. TRUCK ROUTE**~~
~~THE TRUCK ROUTE SHALL BE _____~~
- 21. UTILITY ENCROACHMENT PERMIT**
OBTAIN SEPARATE PERMITS WITH EACH UTILITY COMPANY FOR THE INSTALLATION OF ALL UTILITIES THAT WILL SERVE THE DEVELOPMENT (INCLUDING WATER, SEWER, GAS, ELECTRIC, ETC.). APPLICANT SHALL APPLY FOR AND PAY ALL NECESSARY FEES FOR UTILITY PERMITS FOR SANITARY SEWER, GAS, WATER, ELECTRIC AND ALL OTHER UTILITY WORK. THE PLAN SHALL CLEARLY SHOW THE LOCATION AND SIZE OF ALL EXISTING UTILITIES AND THE ASSOCIATED MAIN LINES; INDICATE WHICH UTILITIES AND SERVICES ARE TO REMAIN; WHICH UTILITIES AND SERVICES ARE TO BE ABANDONED, AND WHERE NEW UTILITIES AND SERVICES WILL BE INSTALLED. JOINT TRENCHES FOR NEW UTILITIES SHALL BE USED WHENEVER POSSIBLE. THE LOCATIONS OF THE UTILITIES SHALL NOT DEVIATE FROM THE PROPOSED LOCATIONS ON THE OFF-SITE STREET IMPROVEMENT PLANS.
- 22. STORM SEWER SYSTEM REQUIREMENTS**
 - A. ALL STORM DRAIN LATERALS ARE TO BE 12" RCP UNLESS NOTED OTHERWISE.
 - B. BOLT-DOWN MANHOLE COVERS SHALL BE USED WHEN MANHOLES ARE NOT LOCATED IN THE ROADWAY.
 - C. CONTRACTOR SHALL PROVIDE VIDEO INSPECTION OF ALL NEWLY CONSTRUCTED STORM MAINS PRIOR TO PROJECT ACCEPTANCE.
 - D. CONTRACTOR SHALL INSTALL "NO DUMPING - FLOWS TO BAY" MEDALLIONS OR STENCILS AT ALL INLETS AND CATCH BASINS WITHIN THE PROJECT LIMITS.

**STREET IMPROVEMENT PLANS - OFF-SITE
251 CURTNER AVE, CAMPBELL, CA
ENCROACHMENT PERMIT NO.**



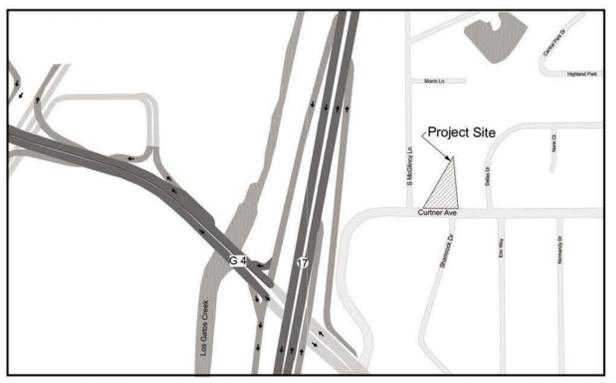
SHEET INDEX

SHEET	DESCRIPTION
C1.0	TITLE SHEET
C2.0	STREET IMPROVEMENT PLAN
C3.0	CITY STANDARD DETAILS
C4.0	BLUEPRINT FOR A CLEAN BAY

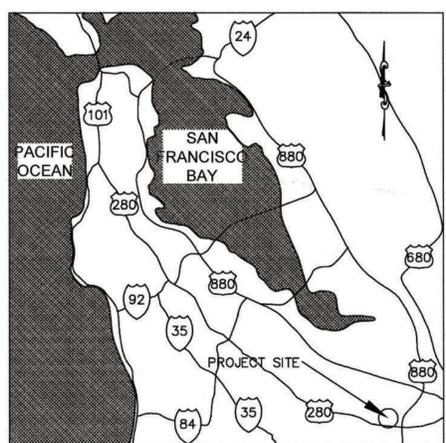
AGENCY INDEX

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	(408) 980-2061
PACIFIC GAS & ELECTRIC	1-800-743-5000
SAN JOSE WATER COMPANY	(408) 279-7900
SANTA CLARA VALLEY WATER DISTRICT	(408) 265-2600
COMCAST (BETWEEN 7:00AM AND 3:00PM)	(408) 918-3245
COMCAST (AFTER NORMAL WORKING HOURS)	1-800-945-2288
WEST VALLEY SANITATION DISTRICT	(408) 378-2407
UNITED STATES POSTAL SERVICE	(408) 378-5780
WEST VALLEY COLLECTION & RECYCLING	(408) 283-8500
VALLEY TRANSPORTATION AUTHORITY - BUS SERVICE	(408) 321-5973

**CITY OF CAMPBELL
DEPARTMENT OF PUBLIC WORKS**



SITE MAP
NOT TO SCALE



VICINITY MAP
N.T.S.

BENCHMARK

VERTICAL DATUM: NAVD 88. HELD SANTA CLARA VALLEY WATER DISTRICT BM617. ELEVATION=232.70

BASIS OF BEARINGS:

THE BEARING OF NORTH 27° 41' 45" EAST ALONG THE WEST LINE OF THE PROPERTY AS SHOWN ON THE RECORD OF SURVEY FILED APRIL 27, 2001 IN BOOK 739 OF MAPS AT PAGE 23, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY AND WAS ESTABLISHED BETWEEN FOUND MONUMENTS.

ENGINEER'S STATEMENT:

THIS PLAN HAS BEEN PREPARED UNDER MY DIRECTION.

Brian K. Scott 6/17/16
 BRIAN K. SCOTT
 PRINCIPAL
 P.E. 61034 EXP 12-31-16
 BKF ENGINEERS



LEGEND

	EXISTING	PROPOSED
SIDEWALK, CURB AND GUTTER	[Symbol]	[Symbol]
CENTER LINE	[Symbol]	[Symbol]
PROPERTY LINE	[Symbol]	[Symbol]
EDGE OF PAVEMENT	[Symbol]	[Symbol]
DRIVEWAY	[Symbol]	[Symbol]
ACCESSIBILITY RAMP	[Symbol]	[Symbol]
PCC OR AC REMOVAL	[Symbol]	[Symbol]
STANDARD CITY MONUMENT	[Symbol]	[Symbol]
BENCH MARK	[Symbol]	[Symbol]
MANHOLE	[Symbol]	[Symbol]
STORM DRAIN INLET	[Symbol]	[Symbol]
WATER METER	[Symbol]	[Symbol]
VALVE	[Symbol]	[Symbol]
FIRE HYDRANT	[Symbol]	[Symbol]
STREET LIGHT	[Symbol]	[Symbol]
POWER POLE	[Symbol]	[Symbol]
PULL BOX	[Symbol]	[Symbol]
CABLE TELEVISION LINE	[Symbol]	[Symbol]
ELECTRICAL LINE	[Symbol]	[Symbol]
IRRIGATION LINE	[Symbol]	[Symbol]
NATURAL GAS LINE	[Symbol]	[Symbol]
OVERHEAD LINE	[Symbol]	[Symbol]
SANITARY SEWER LINE	[Symbol]	[Symbol]
STORM DRAIN LINE	[Symbol]	[Symbol]
TELEPHONE LINE	[Symbol]	[Symbol]
WATER LINE	[Symbol]	[Symbol]
TRAFFIC SIGNAL CONDUIT	[Symbol]	[Symbol]
LIGHTING CONDUIT	[Symbol]	[Symbol]
ROADSIDE SIGN & SIGN CODE	[Symbol]	[Symbol]
FENCE	[Symbol]	[Symbol]
TREE/SHRUB	[Symbol]	[Symbol]

GENERAL APPROVAL NOTE:

APPROVAL OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER/PERMITEE OF THE RESPONSIBILITY FOR CORRECTION OF MISTAKES, ERRORS, OR OMISSIONS CONTAINED THEREIN. IF, DURING THE COURSE OF CONSTRUCTION, PUBLIC INTEREST REQUIRES A MODIFICATION OF THESE PLANS, OR THE STANDARD SPECIFICATIONS AND DETAILS OF THE CITY OF CAMPBELL, THE CITY ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATION AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE CONSTRUCTED, AT NO COST TO THE CITY.

APPROVED FOR IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY AS DESIGN ONLY BASED UPON INFORMATION SUBMITTED HEREON.

CITY ENGINEER
CITY OF CAMPBELL

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 6705 OF THE BUSINESS AND PROFESSIONS CODES, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

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 P.E.
 RONALD B. CAMPOS
 NO.66714
 EXP: 09.30.24



TERRA FIRMA
 ENGINEERING-SURVEYING-LAND-PLANNING GOLF COURSE DESIGN
 3710 LONE TREE WAY #113, ANTIPOCH, CA 94509
 PH: 925-437-5700

251 CURTNER OFF-SITE STREET IMPROVEMENTS HADI FARAHANI, 251 CURTNER

No. 61034 Exp. 12/31/16 CIVIL STATE OF CALIFORNIA

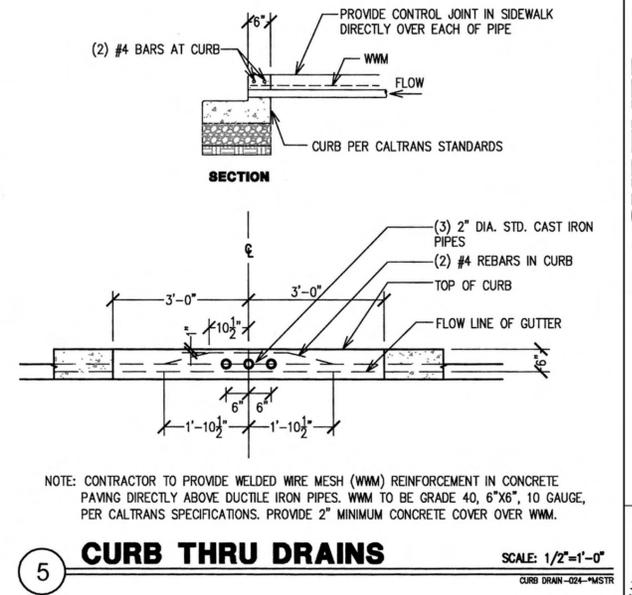
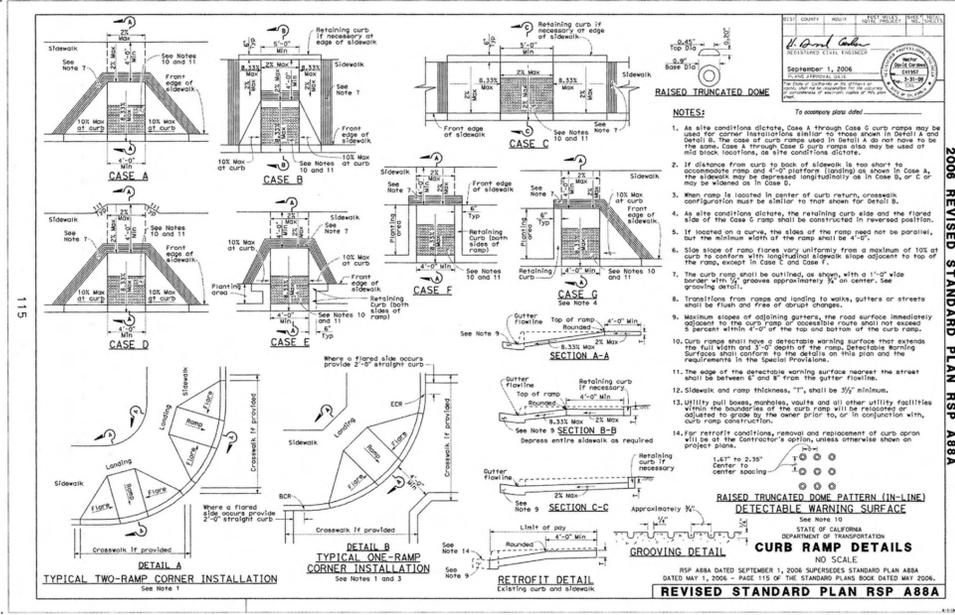
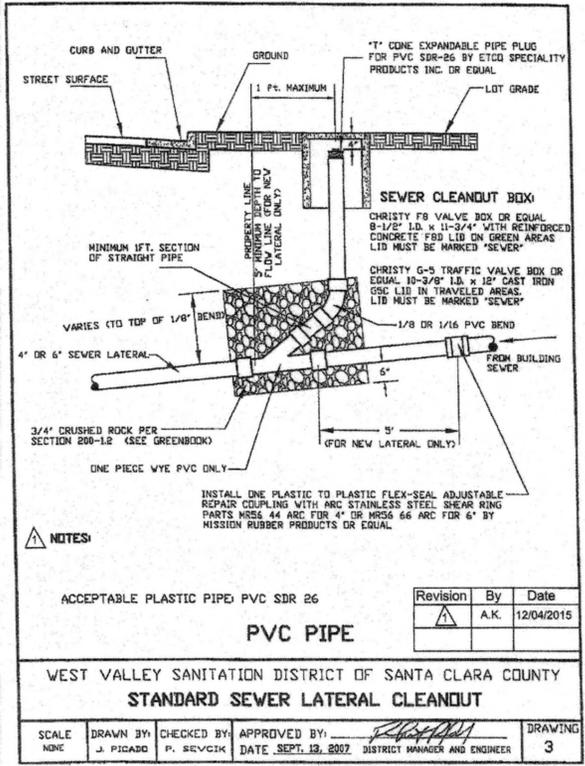
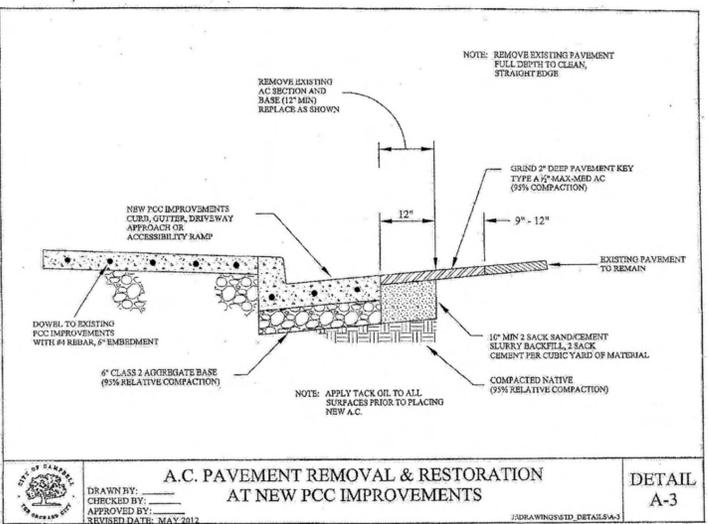
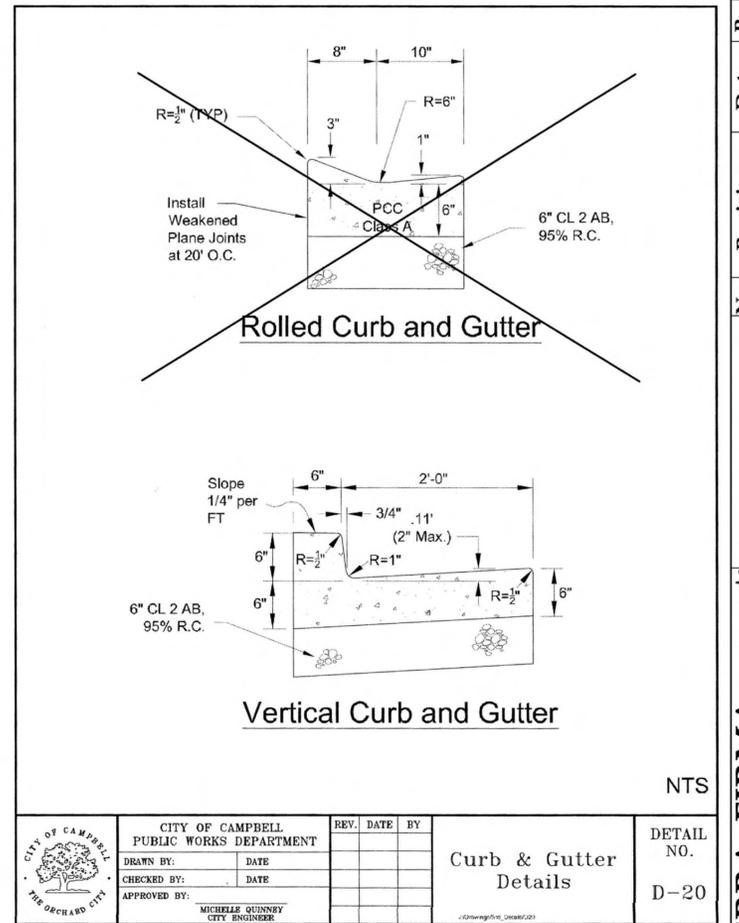
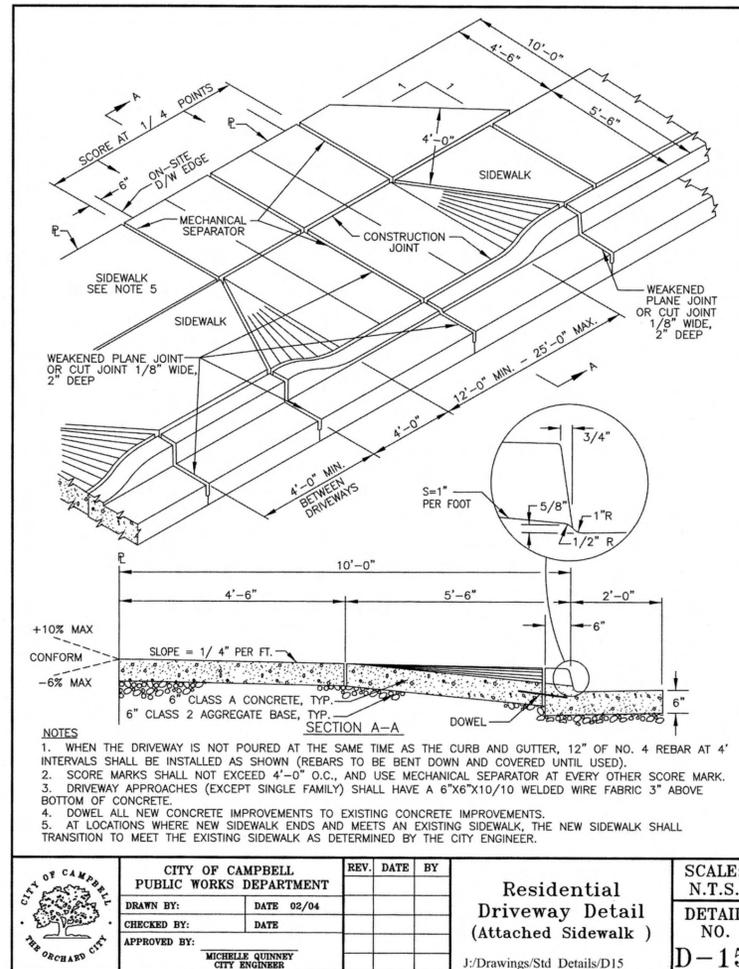
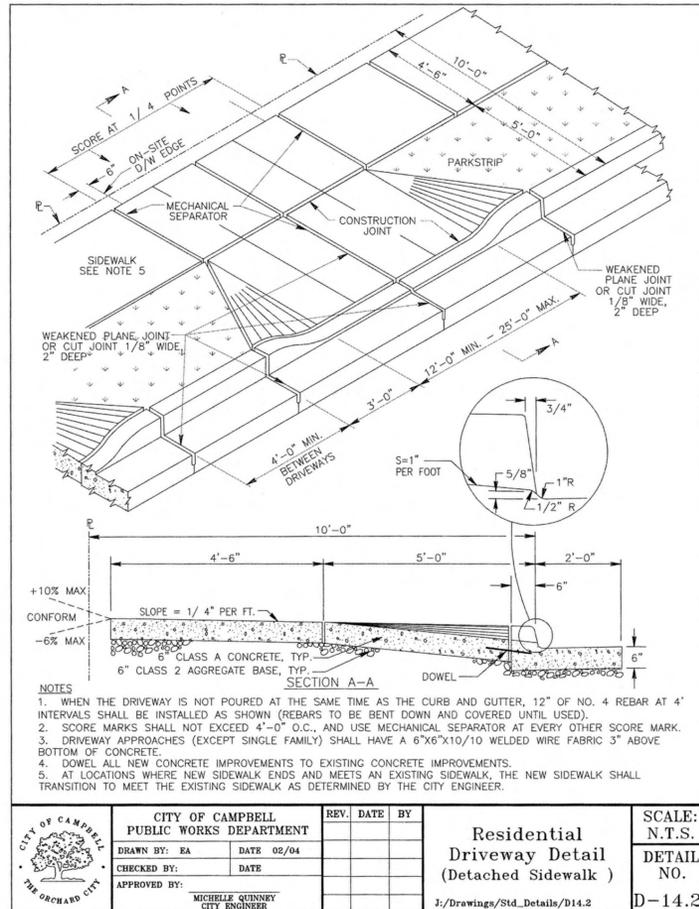
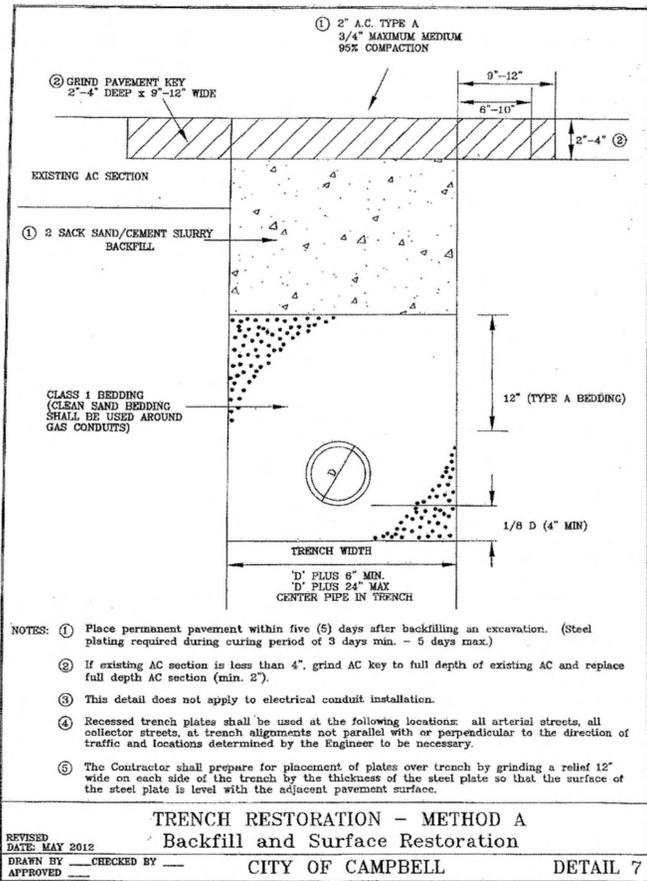
No. 66714 Exp. 09-30-24 CIVIL STATE OF CALIFORNIA

No. 01/15/24
 Date: 01/15/24
 Drawn By:
 Designed By:

No. Revision Date By Chkd

SCALE
 SHEET 3
C-1

PROJECT NO 1727



TERRA FIRMA
ENGINEERING-SURVEYING-LAND-PLANNING GOLF COURSE DESIGN
3710 LONE TREE WAY #115, ANTIOCH, CA 94509
PH: 925-432-5700

251 CURTNER
OFF-SITE STREET IMPROVEMENTS
HADI FARAHANI, 251 CURTNER

DATE: 01/15/24
DRAWN BY:
DESIGNED BY:

NO. REVISION DATE

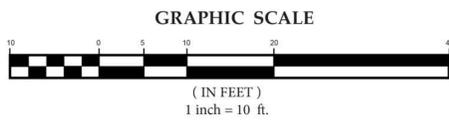
SCALE
SHEET 4
C-2

PROJECT NO 1727





NOTE:
 POT HOLE EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS AND FOR POINTS OF CONNECTION TO CONFIRM PIPE DEPTHS AND LOCATIONS TO ENSURE THAT THERE ARE NO CONFLICTS.

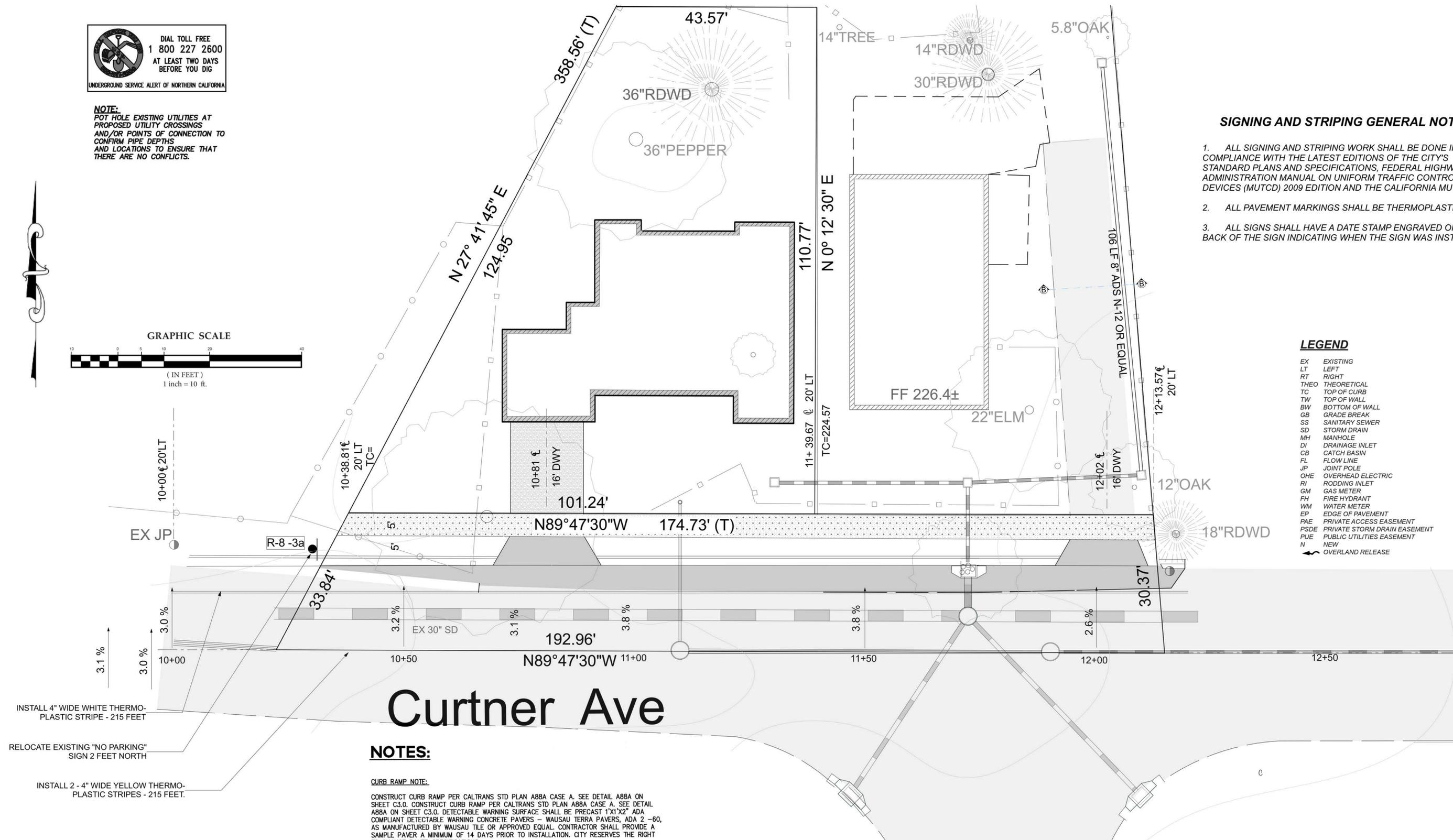


SIGNING AND STRIPING GENERAL NOTE

1. ALL SIGNING AND STRIPING WORK SHALL BE DONE IN COMPLIANCE WITH THE LATEST EDITIONS OF THE CITY'S STANDARD PLANS AND SPECIFICATIONS, FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) 2009 EDITION AND THE CALIFORNIA MUTCD.
2. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.
3. ALL SIGNS SHALL HAVE A DATE STAMP ENGRAVED ON BACK OF THE SIGN INDICATING WHEN THE SIGN WAS INSTALLED.

LEGEND

- EX EXISTING
- LT LEFT
- RT RIGHT
- THEO THEORETICAL
- TC TOP OF CURB
- TW TOP OF WALL
- BW BOTTOM OF WALL
- GB GRADE BREAK
- SS SANITARY SEWER
- SD STORM DRAIN
- MH MANHOLE
- DI DRAINAGE INLET
- CB CATCH BASIN
- FL FLOW LINE
- JP JOINT POLE
- OHE OVERHEAD ELECTRIC
- RI RODDING INLET
- GM GAS METER
- FH FIRE HYDRANT
- WM WATER METER
- EP EDGE OF PAVEMENT
- PAE PRIVATE ACCESS EASEMENT
- PSDE PRIVATE STORM DRAIN EASEMENT
- PUE PUBLIC UTILITIES EASEMENT
- N NEW
- OR OVERLAND RELEASE



Curtner Ave

NOTES:

CURB RAMP NOTE:

CONSTRUCT CURB RAMP PER CALTRANS STD PLAN AB8A CASE A. SEE DETAIL AB8A ON SHEET C-3.0. CONSTRUCT CURB RAMP PER CALTRANS STD PLAN AB8A CASE A. SEE DETAIL AB8A ON SHEET C-3.0. DETECTABLE WARNING SURFACE SHALL BE PRECAST 1'X1'X2" ADA COMPLIANT DETECTABLE WARNING CONCRETE PAVERS - WAUSAU TERRA PAVERS, ADA 2-60, AS MANUFACTURED BY WAUSAU TILE OR APPROVED EQUAL. CONTRACTOR SHALL PROVIDE A SAMPLE PAVEMENT A MINIMUM OF 14 DAYS PRIOR TO INSTALLATION. CITY RESERVES THE RIGHT TO CHANGE PAVEMENT SPECIFICATIONS.

PAVEMENT RESTORATION NOTE:

THE CITY ENGINEER RESERVES THE RIGHT TO AMEND OR CHANGE THE PAVEMENT RESTORATION AREA SHOULD ANY UTILITY TRENCHES, CONNECTIONS, FACILITIES, ETC. CHANGE IN LOCATION FROM WHAT ARE SHOWN ON THESE PLANS, OR FOR PAVEMENT DAMAGE CITY ENGINEER REQUIRES CAN INCLUDE BUT ARE NOT LIMITED TO: FULL REMOVAL OF EXISTING PAVEMENT STRUCTURAL SECTION, INSTALLATION OF PAVEMENT STRUCTURALAUSED BY THE CONTRACTOR'S CONSTRUCTION EQUIPMENT, ANY CHANGES THE SECTION, GRINDING AND INSTALLATION OF PAVEMENT, OVERLAY OF PAVEMENT.

FACE OF CURB NOTE:

- TO BE MAINTAINED BY PROPERTY OWNER.
- TO DISCHARGE RUN-OFF DURING WET SEASON ONLY.

INSTALL 4" WIDE WHITE THERMO-PLASTIC STRIPE - 215 FEET

RELOCATE EXISTING "NO PARKING" SIGN 2 FEET NORTH

INSTALL 2 - 4" WIDE YELLOW THERMO-PLASTIC STRIPES - 215 FEET.

SIGNING AND STRIPING PLAN



SCALE
1" = 10'

SHEET 5
C-3

PROJECT NO 1727

TERRA FIRMA
 ENGINEERING-SURVEYING-LAND
 PLANNING GOLF COURSE DESIGN
 3710 LONE TREE WAY #113, ANTIPOCH, CA 94509
 PH: 925-437-5700

251 CURTNER
OFF-SITE STREET IMPROVEMENTS
HADI FARAHANI, 251 CURTNER

No.	Revision	Date	By	Chkd

Date: 01/15/24
 Drawn By:
 Designed By:

GRADING AND DRAINAGE NOTES

- CALIFORNIA BUILDING CODE**
ALL WORK SHALL COMPLY WITH THE 2013 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 (SOILS) REPORT PREPARED BY _____ DATED _____ PROJECT NO. _____
- 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 2% FOR AT LEAST 5 FEET. MINIMUM SLOPE IN ALL OTHER CASES SHALL BE NO LESS THAN 1%.
- 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 _____ ON _____
- 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 _____
- 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 SUBCONTRACTOR'S 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

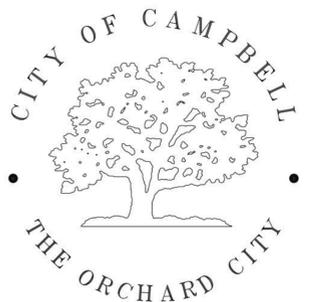
ON-SITE GRADING & DRAINAGE PLANS

PROJECT STREET ADDRESS: 251 CURTNER AVE

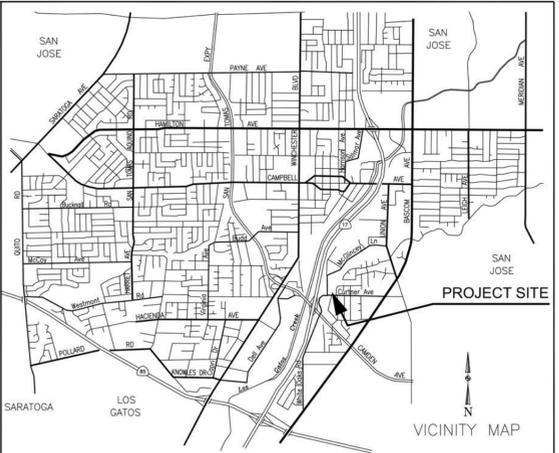
BUILDING PERMIT NO. 20__ - _____

ASSESSORS PARCEL NO. _____

TRACT NO. _____ / PARCEL MAP _____



CITY OF CAMPBELL DEPARTMENT OF PUBLIC WORKS



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) 811-3900
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

ABBREVIATIONS

AB	AGGREGATE BASE	LOL	LAYOUT LINE
AC	ASPHALT CONCRETE	MAX	MAXIMUM
BC	BEGIN CURVE	MH	MANHOLE
BCR	BEGIN CURB RETURN	MIN	MINIMUM
CL	CLASS	OG	ORIGINAL GRADE
DIA	DIAMETER	PB	PULL BOX
DWY	DRIVEWAY	PCC	PORTLAND CEMENT CONCRETE
EC	END CURVE	PVC	POLYVINYL CHLORIDE
ECD	END CURB RETURN	R	RADIUS
ED	EDGE DRAIN	RCP	REINFORCED CONCRETE PIPE
EX	EXISTING	R/W	RIGHT-OF-WAY
FC	FACE OF CURB	STA	STATION
FG	FINISH GRADE	SW	SIDEWALK
FH	FIRE HYDRANT	TC	TOP OF CURB
INV	INVERT	TEMP	TEMPORARY
IRR	IRRIGATION	TYP	TYPICAL

INDEX OF DRAWINGS			
TITLE	SHEET	TITLE	SHEET
CAMPBELL COVER SHEET	1	PROPERTY PLAN AND PROFILE	9
TERRA FIRMA COVER SHEET	2	STORMWATER CONTROL PLAN	10
STREET IMPROVEMENT PLANS	3	EROSION CONTROL	11
CAMPBELL OFF-SITE DETAILS	4	HYDROLOGY	12
SIGNING AND STRIPING PLAN	5	DETAILS	13
CAMPBELL GRADING	6	BLUEPRINT FOR A CLEAN BAY	14
GRADING, DRAINAGE & UTILITY PLAN	7		
GRADING DETAILS AND NOTES	8		

LEGEND

EXISTING	PROPOSED
SIDEWALK, CURB AND GUTTER	
CENTER LINE	
PROPERTY LINE	
EDGE OF PAVEMENT	
DRIVEWAY	
PCC OR AC REMOVAL	
STANDARD CITY MONUMENT	
BENCH MARK	
MANHOLE	
STORM DRAIN INLET	
WATER METER	
VALVE	
FIRE HYDRANT	
STREET LIGHT	
POWER POLE	
PULL BOX	
CABLE TELEVISION LINE	
ELECTRICAL LINE	
IRRIGATION LINE	
NATURAL GAS LINE	
OVERHEAD LINE	
SANITARY SEWER LINE	
STORM DRAIN LINE	
TELEPHONE LINE	
WATER LINE	
TRAFFIC SIGNAL CONDUIT	
LIGHTING CONDUIT	
ROADSIDE SIGN & SIGN CODE	
FENCE	
TREE/SHRUB	

BENCHMARK

ELEVATION:
LOCATION:
DESCRIPTION:

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

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 _____ P.E. SEAL _____

PRINT _____

FIRM ADDRESS _____ TELEPHONE _____

CITY OF CAMPBELL PLANNING DIVISION CLEARANCE

PLAN CHECK # _____

APPROVED BY: _____

DATE: _____

THESE PLANS HAVE BEEN REVIEWED AND FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE INTENT AND PURPOSE OF THE GEOTECHNICAL EXPLORATION REPORT ON _____ IN CAMPBELL, CALIFORNIA, PROJECT NO. _____ DATED _____ PREPARED BY _____

(NAME) _____ DATE _____

G.#. _____

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: _____



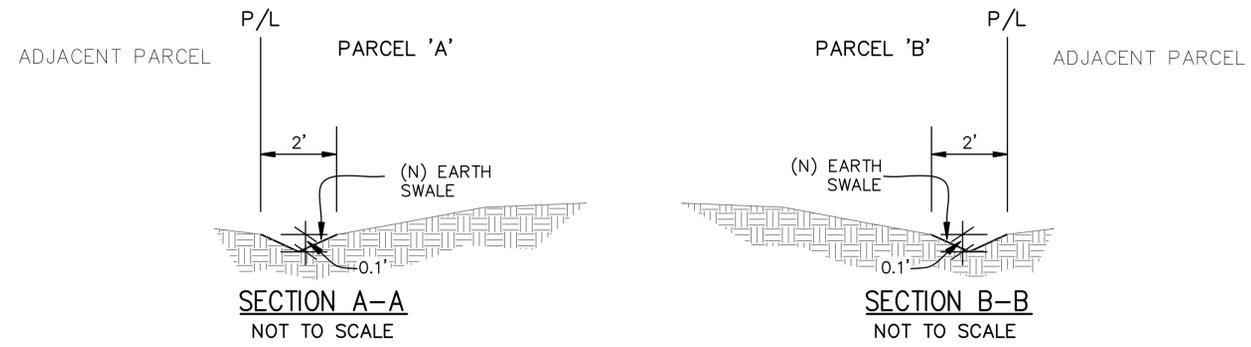
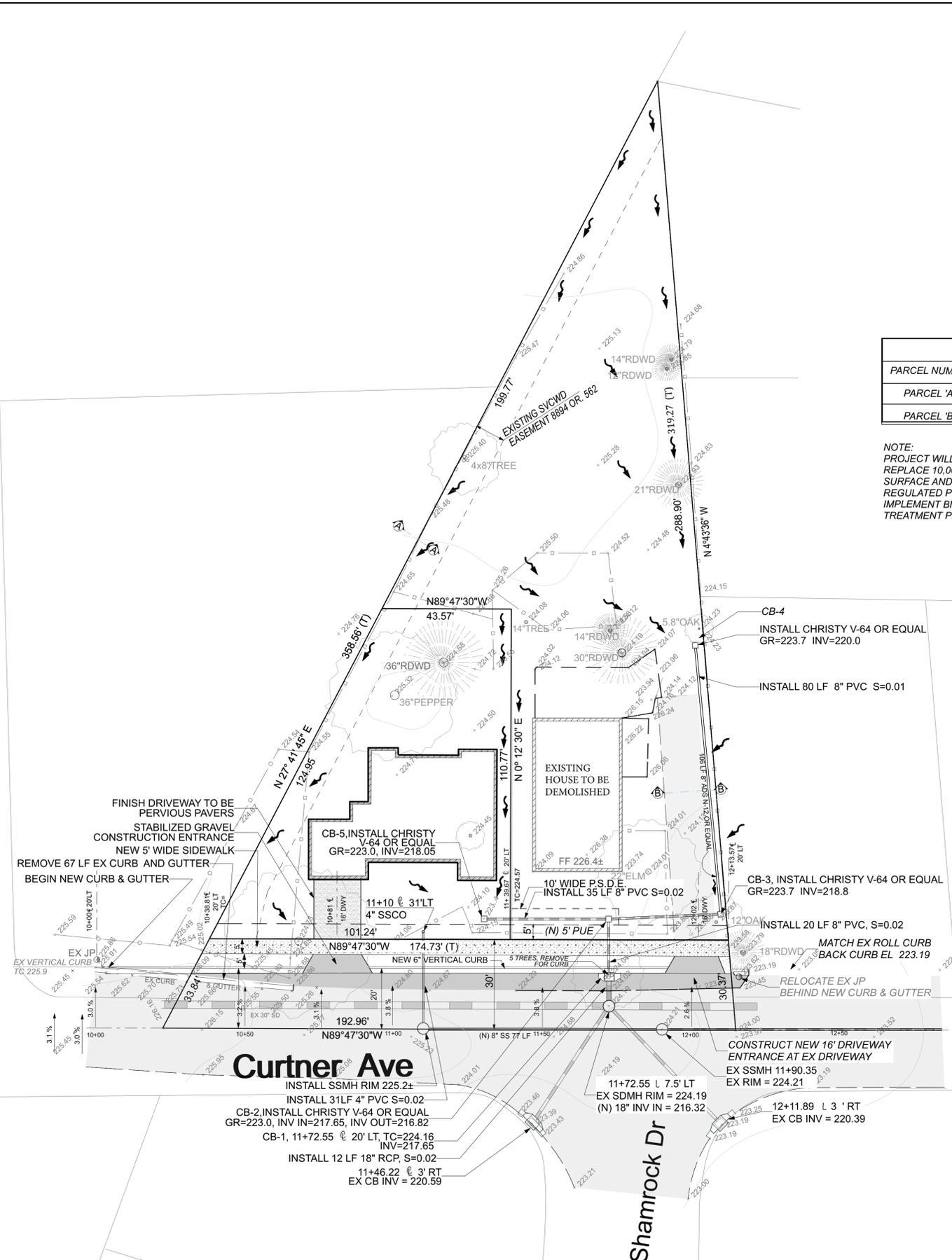
TERRA FIRMA
 ENGINEERING-SURVEYING-LAND PLANNING GOLF COURSE DESIGN
 3710 LONE TREE WAY #113, ANTIPOCH, CA 94509
 PH: 925-457-5700

251 CURTNER
ON-SITE STREET IMPROVEMENTS
HADI FARAHANI, 251 CURTNER

No. _____ By Chkd _____
 Date: 01/15/24
 Revision _____
 Drawn By: _____
 Designed By: _____

SCALE _____
 SHEET **6**

S. McGlincy Ln

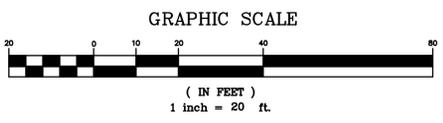


IMPERVIOUS SURFACE WATER		
PARCEL NUMBER	EXISTING	PROPOSED
PARCEL 'A'	250 SF	3200 SF (ESTIMATED)
PARCEL 'B'	2,359 SF	2,202 SF

NOTE:
PROJECT WILL NOT CREATE AND/OR REPLACE 10,000 SF OF IMPERVIOUS SURFACE AND THEREFORE IS NOT A REGULATED PROJECT BUT WILL STILL IMPLEMENT BMP'S FOR STORMWATER TREATMENT PER NPDES C.3 GUIDES.

PROJECT INFORMATION
 APN: 412-39-027
 TOTAL ACREAGE: 30,689 SF
 EXISTING USE: SINGLE FAMILY
 PROPOSED USE: SINGLE FAMILY
 PROPOSED NO. OF LOTS: 2
 EXISTING ZONING: R-8
 WATER: SANTA CLARA VALLEY WATER DISTRICT
 SEWER: WEST VALLEY SANITATION DISTRICT
 POWER: PG&E
 PROPERTY ADDRESS: 251 CURTNER AVE CAMPBELL
 OWNER/APPLICANT: HADI FARAHANI
 251 CURTNER AVE CAMPBELL

- LEGEND**
- EX EXISTING
 - TC TOP OF CURB
 - TW TOP OF WALL
 - BW BOTTOM OF WALL
 - SS SANITARY SEWER
 - SD STORM DRAIN
 - MH MANHOLE
 - DI DRAINAGE INLET
 - CB CATCH BASIN
 - FL FLOW LINE
 - JP JOINT POLE
 - OHE OVERHEAD ELECTRIC
 - RI RODDING INLET
 - GM GAS METER
 - FH FIRE HYDRANT
 - WM WATER METER
 - EP EDGE OF PAVEMENT
 - PUE PUBLIC UTILITIES EASEMENT
 - N NEW
 - OVERLAND RELEASE



GRADING, DRAINAGE & UTILITY PLAN



No.	Revision	Date	By	Chkd

TERRA FIRMA
 ENGINEERING-SURVEYING-LAND
 PLANNING GOLF COURSE DESIGN
 3710 LONE TREE WAY #113, ANTIPOCH, CA 94509
 PH: 925-437-2700

251 CURTNER
OFF-SITE STREET IMPROVEMENTS
HADI FARAHANI, 251 CURTNER

SCALE
 1" = 20'
SHEET
 7

PROJECT NO 1727

SURVEYOR'S NOTE:

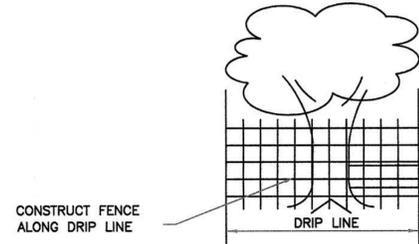
1. BASIS OF BEARINGS SHOWN ON THIS MAP IS BASED ON THE CENTERLINE OF GRANT STREET PER TRACT NO. 379 DAHL-ROSE TRACT AS S89°29'00"E
2. CITY OF CAMPBELL BENCHMARK NO. 80. LOCATED AT N.E. CORNER OF CIVIC CENTER DRIVE AND FIRST STREET EAST END C.R. ELEVATION TAKEN AS 197.16
3. DATE OF SURVEY: OCTOBER 1, 2016
4. UTILITIES FOUND ARE BASED UPON SURFACE EVIDENT FINDINGS. RECORDS OF UTILITIES WERE NOT UTILIZED FOR THIS SURVEY
5. TREES SHOWN ARE THOSE OF SIZE SIGNIFICANCE. THE SITE CONTAINS OTHER TREES UNDER 6" AND ARE NOT SHOWN FOR MAP CLARITY. TREE CLASSIFICATIONS ARE TO THE BEST KNOWLEDGE OF THE SURVEYOR. AN ARBORIST MUST SPECIFY ACTUAL TREE TYPE.
6. MAIN STRUCTURE AND APPURTENANT STRUCTURES ARE BASED UPON THE BEST EFFORTS OF THE SURVEY CREW. SOME ELEMENTS MAY BE MISSING AND CHECKS BY THE ARCHITECTS OFFICE WILL BE NECESSARY BEFORE DESIGN WORK.
7. SITE IS FLAT IN NATURE.
8. 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. CURBLINE OFFSETS ARE TO FACE OF CURB. MANHOLES AND FLAT GRATE OFFSETS ARE TO THEIR RESPECTIVE CENTERS. HOODED CATCH BASINS ARE MEASURED FROM THE TOP OF HOOD AND INVERTS FOR MANHOLES ARE MEASURED FROM THE RIM. THE TOPOGRAPHY CONTROL LINE(S) DEPICTED ON THIS MAP IS BASED ON FOUND MONUMENTS, A SPLIT OF IMPROVEMENTS OR A COMBINATION THEREOF. THE TOPOGRAPHY CONTROL LINE(S) SHOULD NOT BE TAKEN AS REPRESENTING THE RECORD CENTERLINE OF THE STREETS.

GENERAL NOTES:

1. CALL U.S.A PHONE NO. 1-800-642-2444 48 HOURS BEFORE EXCAVATION.
2. SANITARY SEWER LATERAL, WATER LINE, GAS LINE AND ELECTRICAL LINE LOCATIONS SHOWN ARE APPROXIMATE AND NEED TO BE VERIFIED PRIOR TO CONSTRUCTION.
3. DEMOLISH AND REMOVE EXISTING BUILDING, SLAB, FOUNDATION, ASSOCIATED DEBRIS AND FOUNDATION.
4. CONTRACTOR TO VERIFY THAT ALL UTILITIES ARE DISCONNECTED AND TURNED OFF PRIOR TO CONSTRUCTION.
5. ALL ON-SITE UTILITY TRENCHES MUST BE BACKFILLED WITH NATIVE MATERIAL OR IMPORTED FILL AND COMPACTED TO AT LEAST 95% RELATIVE COMPACTION IN ACCORDANCE WITH ASTM D1557-91. BACKFILL SHOULD BE PLACED IN 6 TO 8 INCH LIFTS AND COMPACTED. JETTING OF TRENCH BACKFILL IS NOT RECOMMENDED. CONTACT SOIL ENGINEERING, AT LEAST 48 HOURS BEFORE THE START OF ANY UTILITY TRENCH BACKFILLING OPERATIONS.
6. CONTRACTOR TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHERS MATERIALS RESULTING FROM DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCALS, STATE AND /OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
7. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, 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. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTORS PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY'S OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
8. CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL AT ALL TIMES.
9. CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING TREES AND SURFACE IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE AND SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THERETO.
10. THESE PLANS DO NOT AUTHORIZE CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY.
11. THE CONTRACTOR SHALL MAINTAIN THE STREET, SIDEWALKS AND ALL OTHER RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE 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.
12. EXISTING UNDERGROUND LINES, APPURTENANCES AND FACILITIES WHICH ARE KNOWN TO THE ENGINEER ARE SHOWN FOR INFORMATION ONLY. CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING FACILITIES WHICH ARE TO REMAIN IN PLACE, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THE PLANS, AND SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THERETO. NO WARRANTY IS GIVEN AS TO THE COMPLETENESS AND ACCURACY OF SUCH FACILITIES INFORMATION.
13. ALL CONTRACTORS WILL BE RESPONSIBLE FOR VERIFICATION OF THE LOCATION OF ALL EXISTING UTILITIES IN THE FIELD. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY.

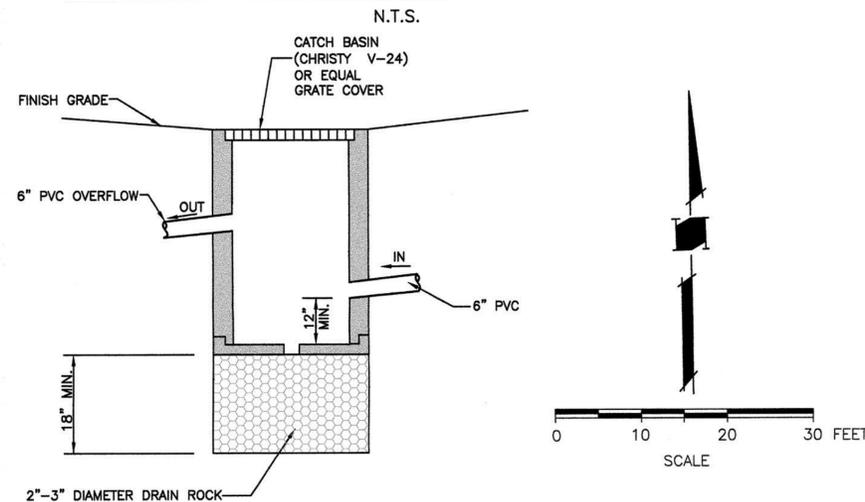
NOTES:

1. THE DEVELOPER SHALL INSTALL "THE PROTECTION DEVICE" PRIOR TO THE START OF GRADING OR CLEARING WORK.
2. THE CITY RESERVED THE RIGHT TO ISSUE A "STOP WORK" NOTICE IF THE "PROTECTIVE DEVICE" IS NOT INSTALLED.
3. ROLLED CHAIN LINK FENCE ON DRIVEN POST.
4. PLACE WOOD CHIP AROUND TREE AND ALONG DRIP LINE



TREE PROTECTION DETAIL

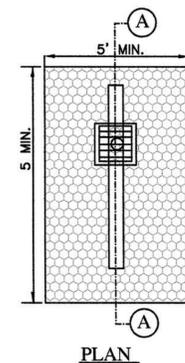
ROOF DOWNSPOUT/SPLASH BLOCK



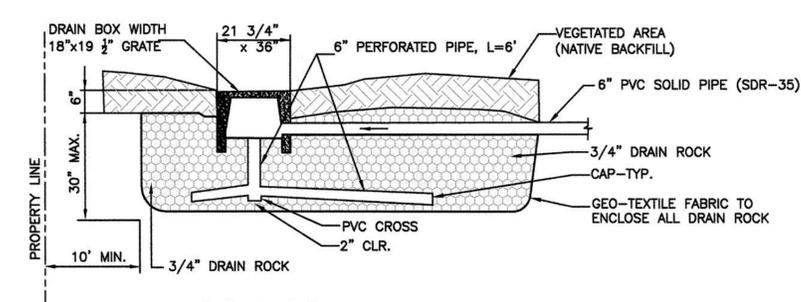
DEBRIS BASIN DETAIL

GRADING AND DRAINAGE CONSTRUCTION NOTES:

1. ROOF DOWNSPOUT APPROXIMATE LOCATIONS.
2. DIRECT SURFACE FLOW DRAINAGE AWAY FROM BUILDING AT 2% SLOPE FOR PAVED AREAS AND SLOPE 5% FOR AT LEAST 8 FEET, FOR NON-PAVED (DIRT & LANDSCAPE) AREAS.
3. 4" SDR-26 SS. LAT. @ 2% MIN.
4. A NEW 1 1/2 INCH WATER SERVICE LINE PER CITY STANDARD.
5. APPROXIMATE LOCATION OF JOINT TRENCH INCLUDES: ALL GAS/ELECTRIC LINES, COMMUNICATIONS LINES AND APPURTENANCES, INCLUDING ALL PUBLIC UTILITY, CATV AND TELEGRAPH SYSTEMS, SHALL BE LOCATED AND INSTALLED UNDERGROUND. FOR TRENCH PAVING, BACKFILL AND PIPING BEDDING SECTIONS SEE CITY STD. DETAIL SU-19 SHOWN ON SHEET C-2.
6. GRASSY SWALE @ S=0.7%.
7. 6" PVC (SDR-35) @ S=0.5% MIN.
8. CONNECT TO EXISTING SEWER MAIN PER WVSD STANDARD.
9. "SHALLOW" GRAVEL BASIN 5'X5'X2.5' DEEP, SEE DETAIL BELOW.



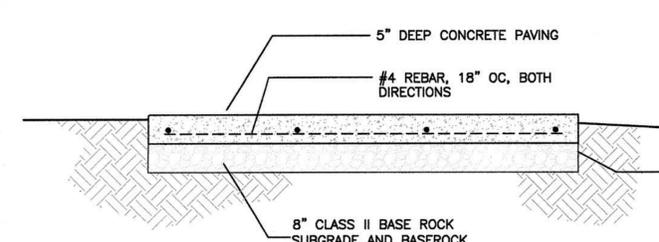
PLAN



SECTION A-A

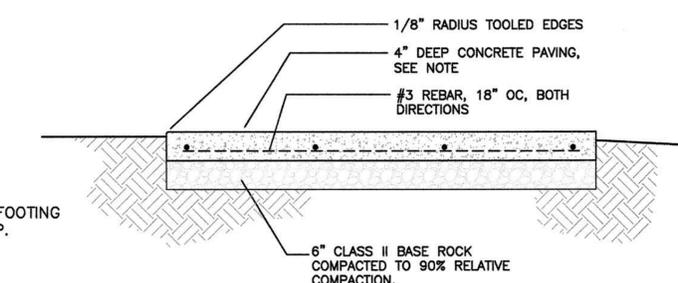
GRAVEL BASIN DETAIL

UNDERGROUND OF UTILITIES:
ALL NEW AND EXISTING UTILITIES SHALL BE PLACED UNDERGROUND WITH NO EXCEPTION.



CONCRETE DRIVEWAY-TYPICAL SECTION

N.T.S.



CONCRETE WALKWAY-TYPICAL SECTION

N.T.S.

DETAILS AND NOTES GRADING AND DRAINAGE



No.	Revision	Date	By	Chkd

Date: 01/15/24
Drawn By:
Designed By:

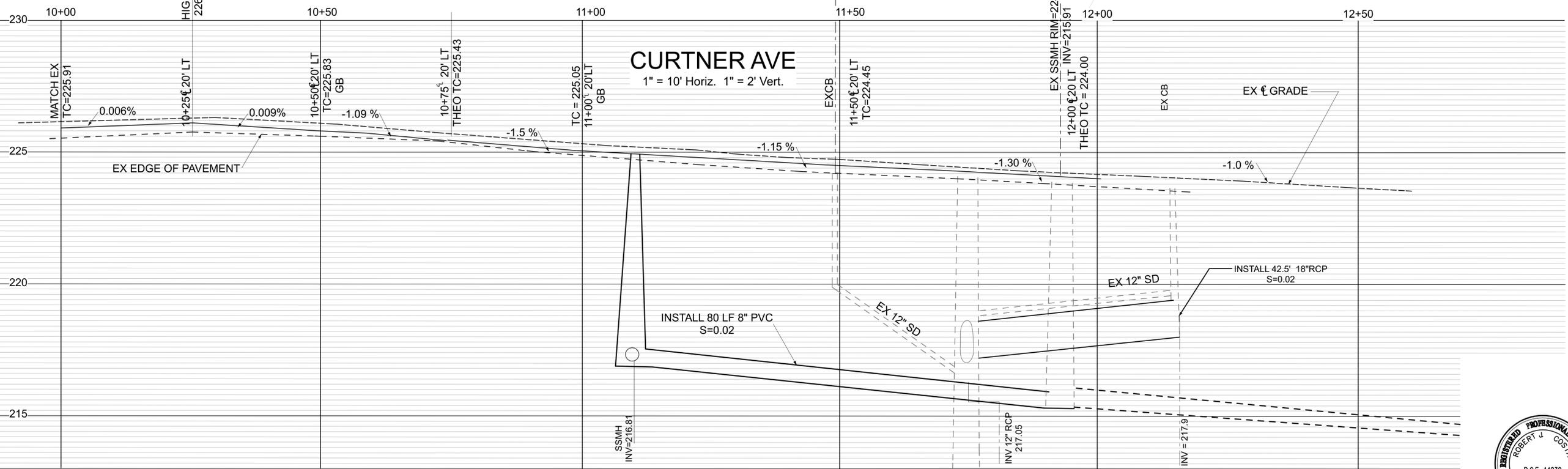
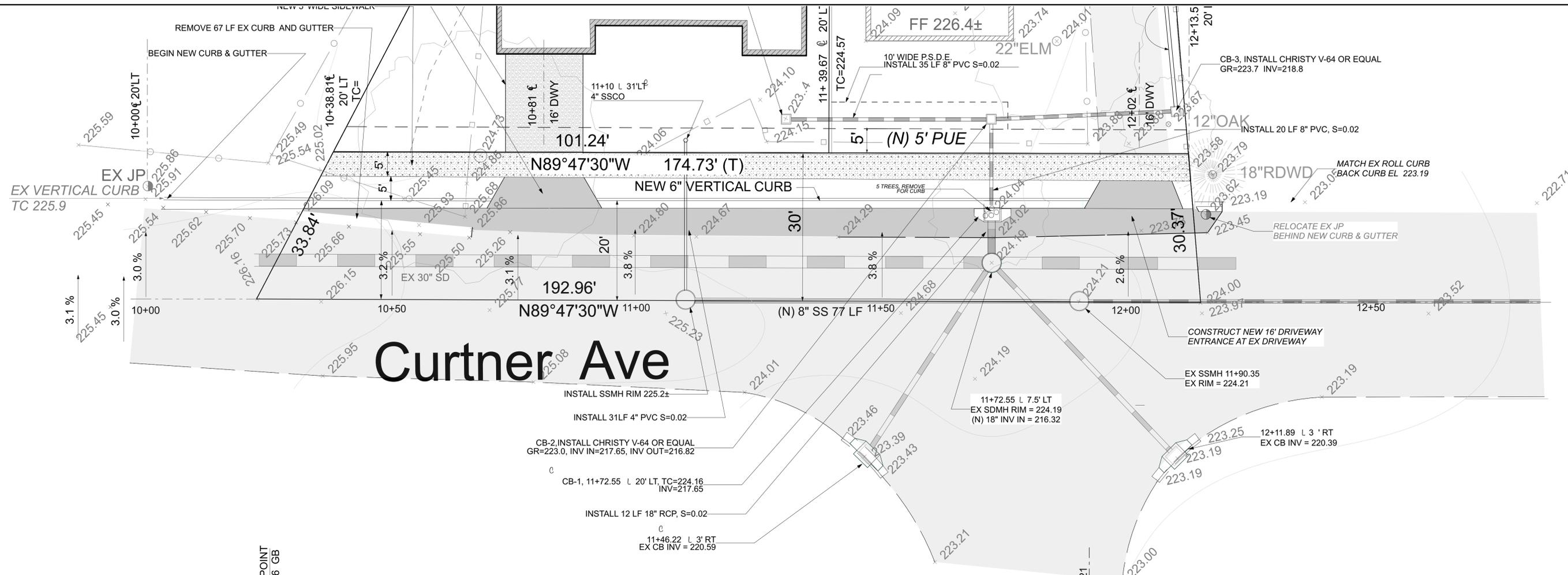
TERRA FIRMA
ENGINEERING-SURVEYING-LAND
PLANNING GOLF COURSE DESIGN
3710 LONE TREE WAY #113, ANTIPOCH, CA 94509
PH: 925-457-5700

251 CURTNER
ON-SITE STREET IMPROVEMENTS
HADI FARAHANI, 251 CURTNER

SCALE

SHEET **8**

PROJECT NO 1727



PLAN AND PROFILE



No.	Revision	Date	By	Chkd

Date: _____
 Drawn By: _____
 Designed By: _____

TERRA FIRMA
 ENGINEERING-SURVEYING-LAND
 PLANNING GOLF COURSE DESIGN
 3710 LONE TREE WAY #113, ANTIPOCH, CA 94509
 PH: 925-437-3700



251 CURTNER
OFF-SITE STREET IMPROVEMENTS
HADI FARAHANI, 251 CURTNER

SCALE
1" = 10'
 SHEET
9

PROJECT NO 1727

EROSION AND SEDIMENT CONTROL NOTES:

- ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN CONFORMANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT AND AS REQUIRED BY THE STATE OF CALIFORNIA WATER RESOURCES CONTROL BOARD ORDER R2-2003-0021 AND NPDES PERMIT NO. CAS 0029831.
- THE DEVELOPER IS RESPONSIBLE FOR ENSURING THAT ALL CONTRACTORS AND SUBCONTRACTORS ARE AWARE OF ALL STORM WATER QUALITY MEASURES AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED CONSTRUCTION BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, AND/OR STOP ORDERS.
- ANY VEHICLE OR EQUIPMENT WASHING/STEAM CLEANING MUST BE DONE AT AN APPROPRIATELY EQUIPPED FACILITY WHICH DRAINS TO THE SANITARY SEWER. OUTDOOR WASHING MUST BE MANAGED IN SUCH A WAY THAT THERE IS NO DISCHARGE OF SOAPS, SOLVENTS, CLEANING AGENTS OR OTHER POLLUTANTS TO THE STORM DRAINS. WASH WATER SHALL DISCHARGE TO THE SANITARY SEWER, SUBJECT TO REVIEW AND APPROVAL OF THE CITY ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LITTER CONTROL AND SWEEPING OF ALL PAVED SURFACES DURING CONSTRUCTION.
- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. EROSION CONTROL MEASURES ARE TO BE FUNCTIONAL PRIOR TO OCTOBER 1ST OF ANY YEAR GRADING OPERATIONS HAVE LEFT AREAS UNPROTECTED FROM EROSION.
- ALL ON-SITE STORM DRAINS SHALL BE CLEANED IMMEDIATELY BEFORE THE START OF THE RAINY SEASON BEGINNING ON OCTOBER 1ST EACH YEAR, SUBJECT TO THE REVIEW OF THE BUILDING/ENGINEERING INSPECTOR.
- IF RAINY WEATHER BECOMES IMMINENT, GRADING OPERATIONS SHALL BE STOPPED AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PROTECT DISTURBED AREAS.
- 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 DRAIN SYSTEM.
- CONSTRUCTION ENTRANCES SHALL CONSIST OF A MINIMUM 8" THICK LAYER OF 3"-4" FRACTURED STONE AGGREGATE UNLAD WITH GEOTEXTILE LINER FOR A MINIMUM DISTANCE OF 50 FEET, AND IS TO BE PROVIDED AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. THE DEPTH AND LENGTH OF AGGREGATE MAY NEED TO BE ADJUSTED IN THE FIELD TO ENSURE NO TRACKING OF SEDIMENT ONTO EXISTING PAVED STREETS. CONSTRUCTION ENTRANCES SHALL SLOPE AWAY FROM EXISTING PAVED STREETS.
- INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL MEASURES ARE TO BE BLOCKED UNLESS THE AREA DRAINED IS UNDISTURBED OR STABILIZED.
- BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
- NO STRAW BALES OR SILT FENCES SHALL BE USED AS EROSION CONTROL MEASURES. SILT FENCES MAY ONLY BE USED AS A PHYSICAL BARRIER TO PREVENT VEHICULAR AND PEDESTRIAN TRAFFIC FROM USING NON-APPROVED ACCESS POINTS (E.G. - ALONG RIGHT-OF-WAY).
- ALL DISTURBED AREAS INCLUDING FLAT PADS ARE TO BE TREATED WITH STRAW AND TACKIFIER AT A RATE OF 2 TONS PER ACRE APPROXIMATELY 3 INCHES THICK.

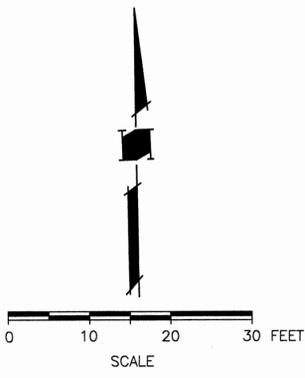
- SUPPLEMENTAL:**
- NO STORM RUNOFF WATER SHALL BE ALLOWED TO DRAIN DIRECTLY IN TO THE EXISTING UNDERGROUND STORM SYSTEM BEFORE DISTURBED AREA IS STABILIZED BY HYDROSEEDING OR OTHER NECESSARY MEASURE AND THE ON-SITE STORM DRAIN SYSTEM IS INSTALLED.
 - AS SOON AS IS PRACTICAL AFTER THE NEW ON-SITE STORM SYSTEM IS INSTALLED, THE CATCH BASINS SHALL BE INSTALLED AND BURLAP SACKS SHALL BE PLACED AROUND THE CATCH BASINS, AS SHOWN IN R.Q.W.C.B. S.F. BAY AREA EROSION AND SEDIMENT CONTROL MANUAL.
 - PERSON RESPONSIBLE FOR IMPLEMENTATION OF THE EROSION AND SEDIMENT CONTROL PLAN:
NAME: MICHAEL CAREY
ADDRESS: P.O. BOX 564, SUNOL, CA. 94586
TELEPHONE BUSINESS: 925 963 0569
AFTER OFFICE HOURS: 925-963 0569
 - ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND PERMANENT LANDSCAPE IN PLACE. CHANGES TO EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITION, BUT ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE CITY ENGINEER.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT AND REPAIR ALL EROSION CONTROL FACILITIES AT THE END OF EACH WORK DAY DURING THE RAINY SEASON.
 - THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING. PLANS ARE TO BE RESUBMITTED FOR CITY APPROVAL PRIOR TO OCTOBER 1ST OF EACH SUBSEQUENT YEAR UNTIL THE SITE IMPROVEMENTS ARE ACCEPTED BY THE COUNTY.
 - THIS PLAN IS INTENDED TO BE USED FOR EROSION CONTROL WORK ONLY. OTHER INFORMATION SHOWN HEREIN MAY NOT BE THE MOST CURRENT. REFER TO GRADING TO GRADING PLAN FOR OTHER INFORMATION.
 - USE STRAW WATTLES PER REGIONAL WATER QUALITY CONTROL BOARD FIELD MANUAL.

- NOTES:**
- THE DEVELOPER SHALL INSTALL "THE PROTECTION DEVICE" PRIOR TO THE START OF GRADING OR CLEARING WORK.
 - THE CITY RESERVED THE RIGHT TO ISSUE A "STOP WORK" NOTICE IF THE "PROTECTIVE DEVICE" IS NOT INSTALLED.
 - ROLLED CHAIN LINK FENCE ON DRIVEN POST.
 - PLACE WOOD CHIP AROUND TREE AND ALONG DRIP LINE

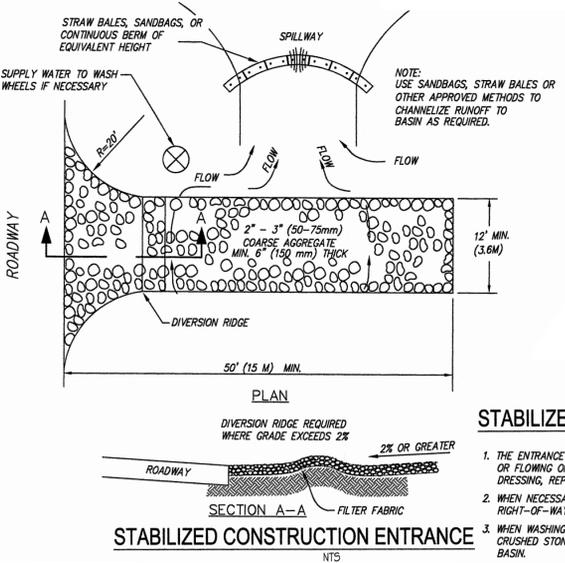


- NOTES:**
- THICKNESS OF FILLED BAGS WHEN LAID SHALL NOT EXCEED 4".
 - ENSURE THERE ARE NO GAPS BETWEEN THE BAGS.
 - REMOVE ACCUMULATED SILT, AND DEBRIS BEFORE IT EXCEEDS 2" THICK ON THE SIDES
 - INSPECT INLET PROTECTION DAILY DURING EXTENDED RAINFALL PERIODS AND BEFORE AND AFTER EACH RAIN EVENT.

**BURLAP SACK DRAIN INLET (D.I.)
SEDIMENT FILTER DETAIL**
NTS



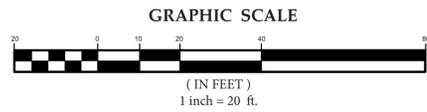
**ENTRENCHMENT
DETAIL
IN FLAT AREA
STRAW WATTLES**
NTS



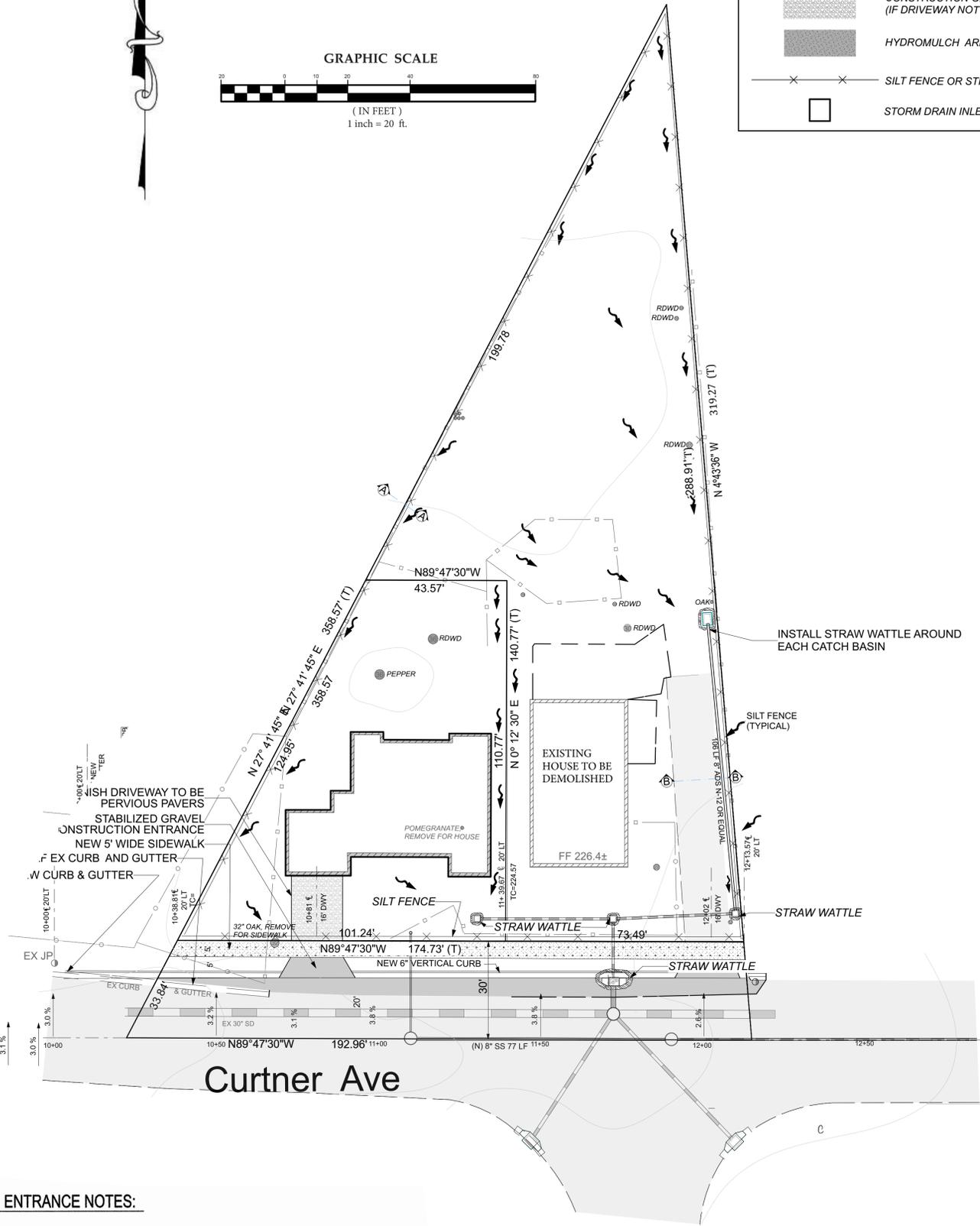
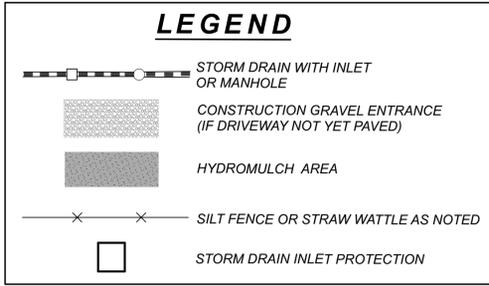
STABILIZED CONSTRUCTION ENTRANCE
NTS

STABILIZED CONSTRUCTION ENTRANCE NOTES:

- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
- WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.



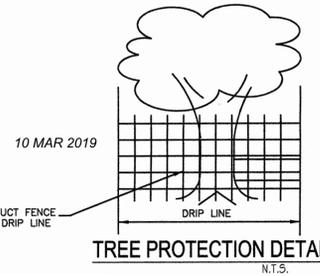
LEGEND
- X - X - STRAW WATTLES

EROSION CONTROL PLAN

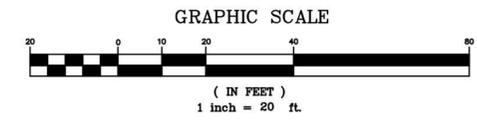
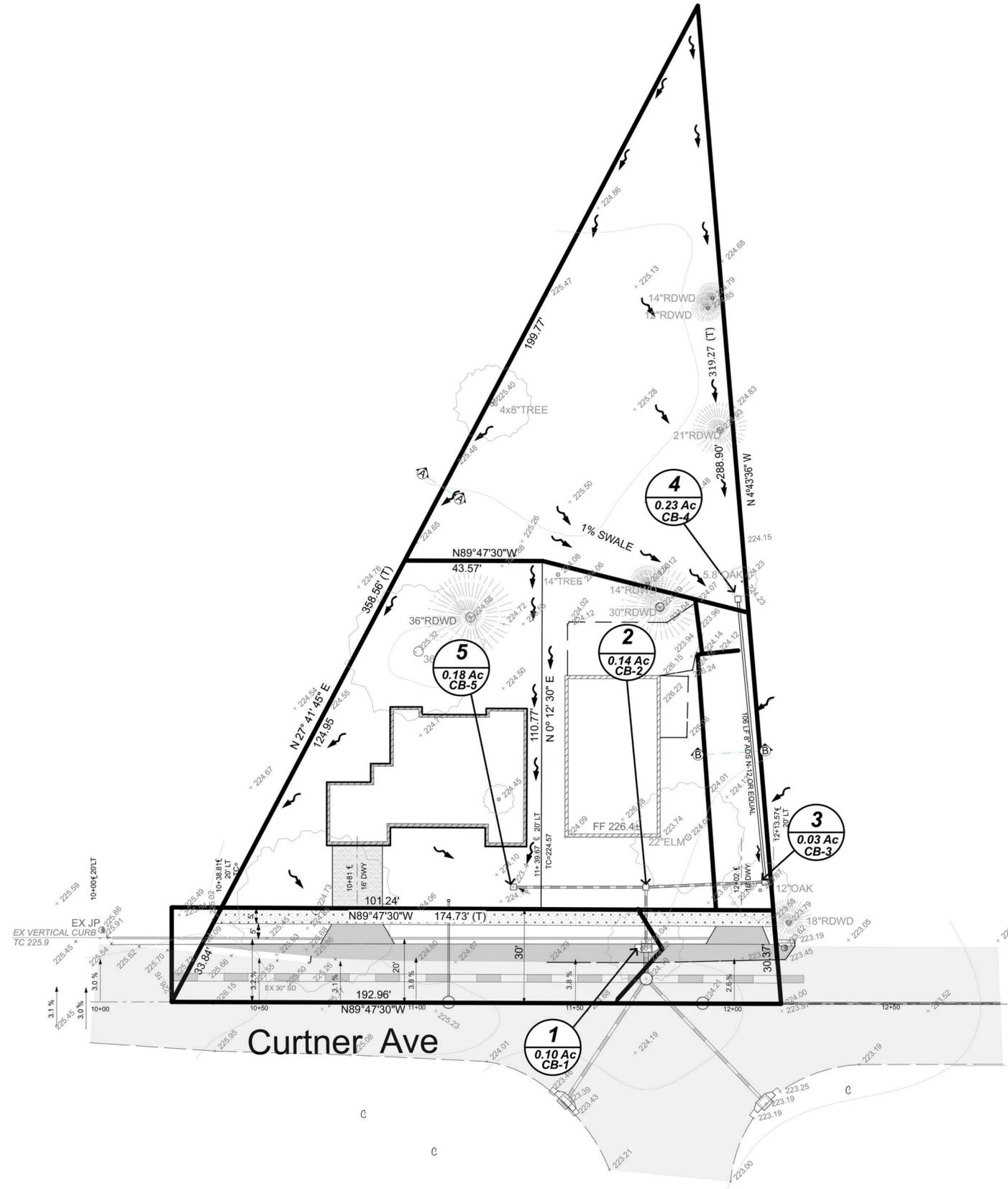


PROJECT NO 1727

No.	Revision	Date	By
Date:		8 MAR 2019	
Drawn By:			
Designed By:			
TERRA FIRMA ENGINEERING-SURVEYING-LAND PLANNING GOLF COURSE DESIGN 3710 LONE TREE WAY #113, ANTIPOCH, CA 94509 PH: 925-437-4700			
251 CURTNER ON-SITE STREET IMPROVEMENTS HADI FARAHANI, 251 CURTNER			
		SCALE 1" = 20'	
SHEET 11		PROJECT NO 1727	



TREE PROTECTION DETAIL
N.T.S.



LEGEND

- EX EXISTING
- LT LEFT
- RT RIGHT
- THEO THEORETICAL
- TC TOP OF CURB
- TW TOP OF WALL
- BW BOTTOM OF WALL
- GB GRADE BREAK
- SS SANITARY SEWER
- SD STORM DRAIN
- MH MANHOLE
- DI DRAINAGE INLET
- CB CATCH BASIN
- FL FLOW LINE
- JP JOINT POLE
- OHE OVERHEAD ELECTRIC
- RI RODDING INLET
- GM GAS METER
- FH FIRE HYDRANT
- WM WATER METER
- EP EDGE OF PAVEMENT
- PAE PRIVATE ACCESS EASEMENT
- PSDE PRIVATE STORM DRAIN EASEMENT
- PUE PUBLIC UTILITIES EASEMENT
- N NEW
- OVERLAND RELEASE

HYDROLOGY MAP



PROJECT NO 1727

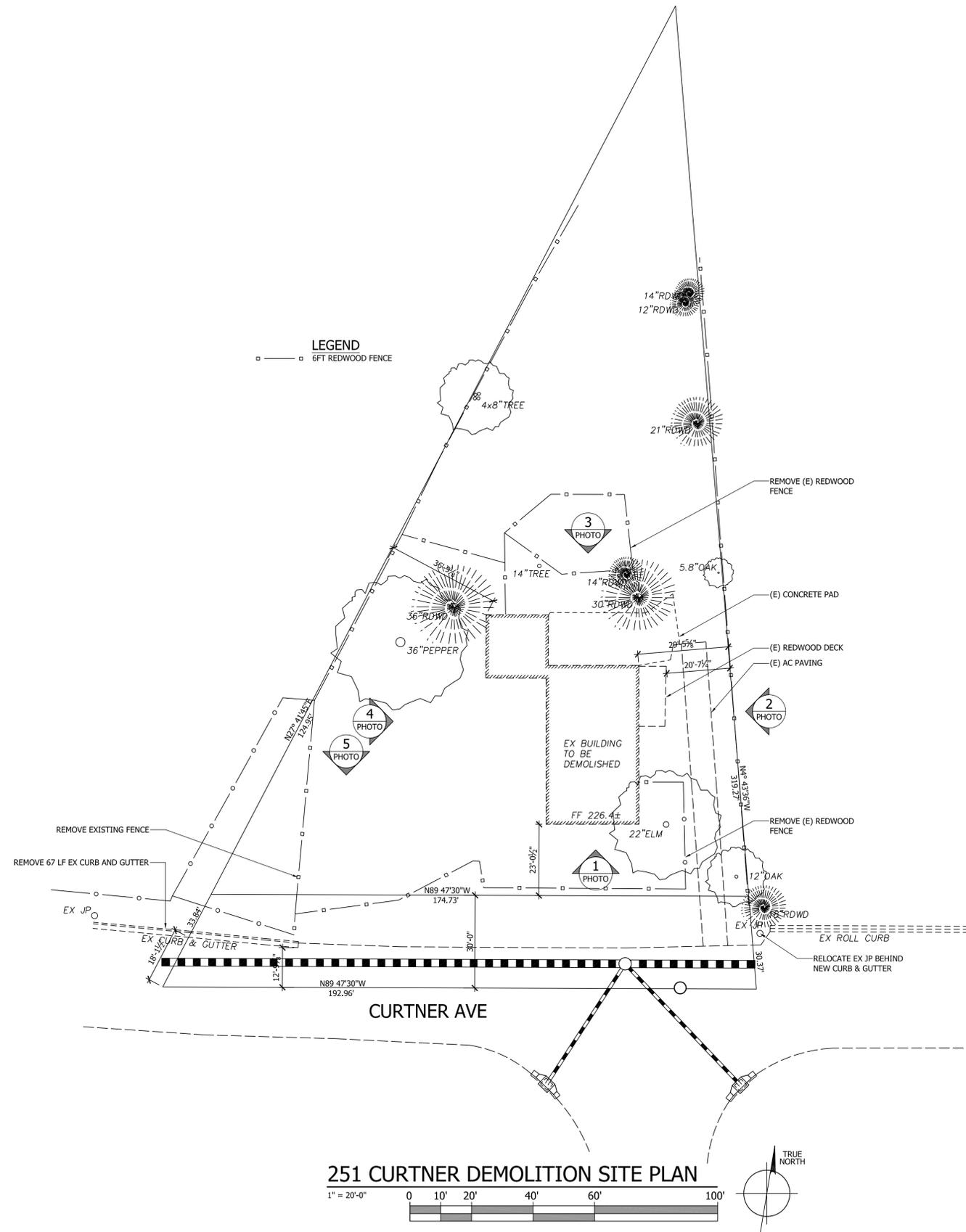
SCALE
1" = 20'
SHEET
12

251 CURTNER
ON-SITE STREET IMPROVEMENTS
HADI FARAHANI, 251 CURTNER

TERRA FIRMA
ENGINEERING-SURVEYING-LAND
PLANNING GOLF COURSE DESIGN
3710 LONE TREE WAY #113, ANTIOCH, CA 94509
TEL: 925-437-3700

No.	Revision	Date	By	Chkd

Date: 01/15/24
Drawn By:
Designed By:



251 CURTNER DEMOLITION SITE PLAN

1" = 20'-0"

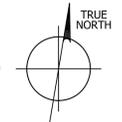


PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5

REVISIONS	DATE

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 408.357.0818
 3141 STEVENS CREEK BLVD., #104
 SAN JOSE, CA 95117

DEMOLITION SITE PLAN AND PHOTOS

ON-SITE IMPROVEMENTS FOR:
 HADI FARAHANI
 251 CURTNER AVE
 CAMPBELL, CA 95008

DATE: 2024.04.23
 SCALE: PER SHEET
 DRAWN BY: DAVID
 PLAN NO.: 2411

SHEET:
15

OWNER'S STATEMENT

THE UNDERSIGNED, BEING THE ONLY PARTIES HAVING A RECORD TITLE INTEREST IN THE LANDS DELINEATED AND EMBRACED WITHIN THE HEAVY PROPERTY LINE (SEE LEGEND) ON THIS MAP, DO HEREBY CONSENT TO THE MAKING AND RECORDATION OF THE SAME.

THE 30' WIDE AREA ALONG CURTNER AVE. IS DEDICATED FOR THE PURPOSE OF WIDENING THE ROADWAY, PROVIDING A 5' WALK IN FRONT OF BOTH PARCELS AND FOR PROVIDING A PLANTING AREA BETWEEN THE SIDEWALK AND THE CURB.

THE AREA DESIGNATED 'PUE, OR PUBLIC UTILITY EASEMENT, LOCATED ON THE STREET SIDE OF BOTH PARCEL 'A' AND 'B' IS NOT DEDICATED FOR THE USE OF THE GENERAL PUBLIC BUT FOR THE RUNNING OF SUPPLY LINES FOR UTILITY COMPANIES.

THE MAP SHOWS ALL THE EASEMENTS ON THE PREMISES OR OF RECORD.

BY: _____
HADI FARAHANI DATE _____

BY: _____
HOMAYOUN FARAHANI DATE _____

ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

ON THIS _____ DAY OF _____ 2024, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED HADI FARAHANI AND / OR HOMAYOUN FARAHANI, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ ARE SUBSCRIBED TO THE FOREGOING STATEMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/ THEY EXECUTED THE SAME IN HIS/HER/THEIR CAPACITIES AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE STATEMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED/EXECUTED THE STATEMENT.

WITNESS MY HAND
SIGNATURE OF NOTARY: _____

NAME (PRINTED OR TYPED):

MY COMMISSION EXPIRES:

COUNTY OF NOTARY:

PRINCIPAL PLACE OF BUSINESS:

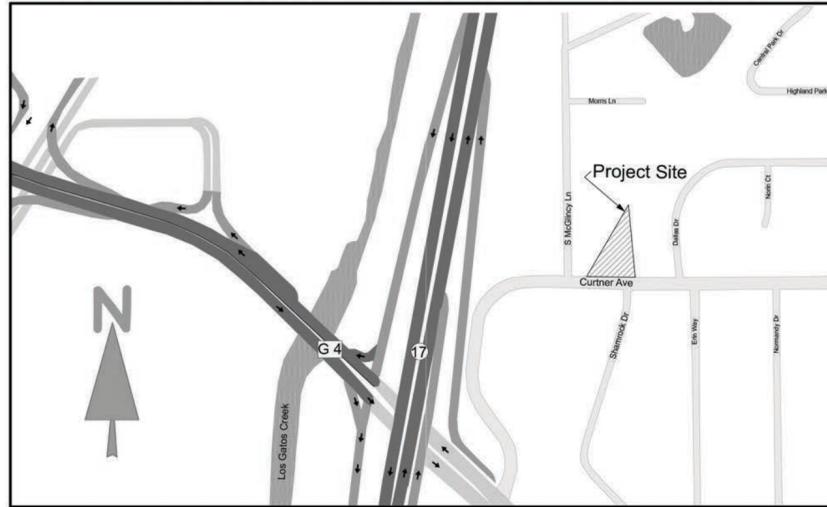
PARCEL MAP

LANDS OF SMITH

IS PER RECORD OF SURVEY OF 739 M 23,
RECORDED ON APRIL 27, 2001 IN SANTA CLARA
COUNTY'S RECORDING OFFICE. THIS IS
PARCEL MAP PLAN NO. PLN2017-178.
PORTION OF SEC 35, T7S, R1W, MDB&M
CITY OF CAMPBELL
SANTA CLARA COUNTY, CALIFORNIA

TERRA FIRMA
ENGINEERING-SURVEYING-LAND PLANNING
3710 LONE TREE WAY #113
ANTIOCH, CALIFORNIA

JANUARY 2024



VICINITY MAP
NOT TO SCALE

CLERK OF THE BOARD OF SUPERVISORS STATEMENT

I STATE, AS CHECKED BELOW, THAT:

A TAX BOND ASSURING THE PAYMENT OF ALL TAXES WHICH ARE NOW A LIEN, BUT NOT YET PAYABLE, HAS BEEN RECEIVED AND FILED WITH THE BOARD OF SUPERVISORS OF SANTA CLARA COUNTY, STATE OF CALIFORNIA.

ALL TAXES DUE HAVE BEEN PAID AS STATED BY THE COUNTY REDEMPTION OFFICE.

DATED: _____
CLERK OF THE BOARD OF SUPERVISORS
AND COUNTY ADMINISTRATOR,
COUNTY OF SANTA CLARA, CALIFORNIA

BY: _____
DEPUTY COUNTY CLERK

PARCEL MAP

LANDS OF SMITH

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PORTION OF SEC 35, T7S, R1W, MDB&M

CITY OF CAMPBELL

SANTA CLARA COUNTY, CALIFORNIA

TERRA FIRMA

ENGINEERING-SURVEYING-LAND PLANNING

3710 LONE TREE WAY #113

ANTIOCH, CALIFORNIA

JANUARY 2024

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF HADI AND HOMAYOUN FARAHANI IN FEBRUARY 2018 AND IS TRUE AND COMPLETE AS SHOWN. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

I FURTHER STATE THAT THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET IN THOSE POSITIONS ON OR BEFORE DECEMBER 1, 2018, AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: _____

GARY MILANO
P.L.S. 7386



CITY ENGINEER'S STATEMENT

THIS MAP WAS EXAMINED BY ME AND IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF. ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH. I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATE: _____

COUNTY SURVEYOR

PLANNING COMMISSION'S STATEMENT

I, _____ SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF CAMPBELL, COUNTY OF SANTA CLARA, HEREBY STATE THAT I HAVE EXAMINED THE MAP ENTITLED "LANDS OF SMITH", AS SHOWN, CONSISTENT WITH THE SANTA CLARA COUNTY GENERAL PLAN AND IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP FOR THE MINOR SUBDIVISION APPROVED BY THE CITY COUNCIL ON THE ___ DAY OF _____, 2018

BY: _____

NAME:
PLANNING COMMISSIONER.

DATE

COUNTY RECORDER'S STATEMENT

FILED THIS ___ DAY OF _____, 2024, AT _____ M.
IN BOOK _____

OF PARCEL MAPS, AT PAGE ___, AT THE REQUEST OF OLD REPUBLIC COMPANY.
RECORDER'S SERIES NO. _____

COUNTY RECORDER
COUNTY OF SANTA CLARA
STATE OF CALIFORNIA

BY: _____

DEPUTY COUNTY RECORDER

COUNTY OF SANTA CLARA

CITY CLERK'S STATEMENT

I, _____ CITY CLERK OF THE CITY COUNCIL OF THE CITY OF CAMPBELL, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, DO HEREBY STATE THAT THIS MAP ENTITLED "LANDS OF SMITH", WAS PRESENTED TO SAID COUNCIL AS PROVIDED BY LAW AT A REGULAR MEETING HELD ON THE ___ DAY OF _____, 2024

AND THAT SAID COUNCIL DID THEREUPON APPROVE SAID MAP (BY RESOLUTION No. _____) AND DID NOT ACCEPT OR REJECT ACCEPT, ON BEHALF OF THE PUBLIC, ANY OF THE RIGHT-OF-WAY OR EASEMENTS SHOWN THEREUPON AS DEDICATED TO PUBLIC USE.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND THIS ___ DAY OF _____, 2024

NAME:
CITY CLERK OF THE CITY COUNCIL
OF THE CITY OF CAMPBELL,
COUNTY OF SANTA CLARA,
STATE OF CALIFORNIA

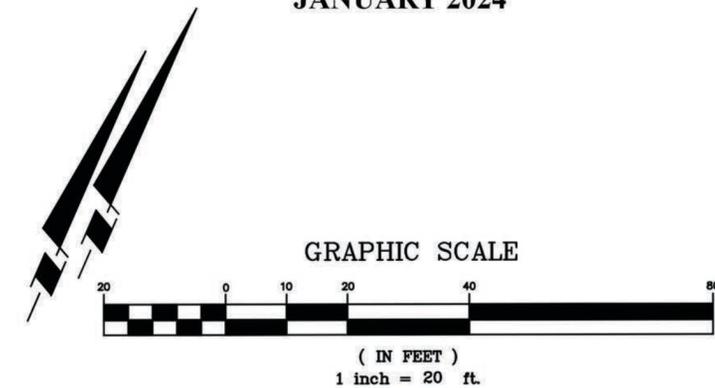
PARCEL MAP

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CITY OF CAMPBELL
SANTA CLARA COUNTY, CALIFORNIA

TERRA FIRMA
ENGINEERING-SURVEYING-LAND PLANNING
3710 LONE TREE WAY #113
ANTIOCH, CALIFORNIA

JANUARY 2024



S. McGlincy Ln

Curtner Ave

APN: 412-34-002

APN: 412-39-022

APN: 412-34-001

APN: 412-39-023

APN: 412-39-024

APN: 412-39-054

PARCEL 'B'
17,151 SF (NET)
19,395 SF (GROSS)

PARCEL 'A'
8,022 SF (NET)
11,294 SF (GROSS)

EXISTING SVCWD
EASEMENT 8894 OR. 562

30' STRIP OFFERED FOR
DEDICATION TO CITY OF
CAMPBELL FOR
ROADWAY PURPOSES

FOUND 3/4" I.P.
NO TAG

FOUND IRON PIPE
NO TAG

FOUND R.R. SPIKE

LEGEND	
	SUBDIVISION BOUNDARY LINE
	EASEMENTS
	EXISTING LOT LINE
	NEW LOT LINE
	FOUND IRON PIPE AS NOTED
	FOUND RAIL ROAD SPIIKE
	SET 1/2" REBAR WITH PLASTIC CAP L.S. 3786
(T)	TOTAL
SF	SQUARE FEET
PUE	PUBLIC UTILITY EASEMENT

BASIS OF BEARINGS
THE BEARING OF NORTH 27° 41' 45" EAST ALONG THE WEST LINE OF THE PROPERTY AS SHOWN ON THE RECORD OF SURVEY FILED APRIL 27, 2001 IN BOOK 739 OF MAPS AT PAGE 23, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY AND WAS ESTABLISHED BETWEEN FOUND MONUMENTS.