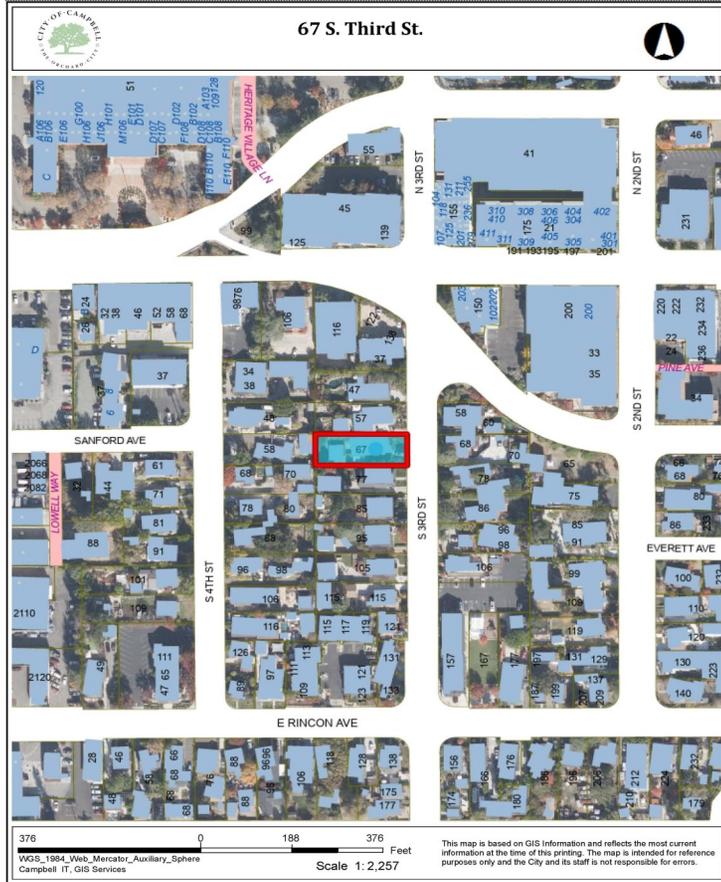


Location of Proposed Project




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

Project Image



Courtesy Notice

Dear Campbell Resident,

September 18, 2025

We are notifying you that the Planning Division of the Community Development Department of the City of Campbell has received an application for the following project:

Project Address: 67 S. Third St.

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

Neighborhood Association(s): Downtown Campbell Neighborhood Association

Council District: 3

File No.: PLN-2025-122

APN: 412-05-007

Applicant: Alan Giorgi

Property Owner: Alan Giorgi

Project Planner: Larissa Lomen, Assistant Planner

Email Contact: larissal@campbellca.gov

Phone Contact: (408) 866-2144

Project Description:

Proposal to demolish an existing duplex and construct a new two-story stacked duplex with a basement-level unit.

If you would like to find out more information regarding the proposed project, please view the project plans using the QR code below or contact the Project Planner. The City will send you another notice before the City makes a decision regarding approval of the project.

Before a decision is reached you will receive a formal notice providing another opportunity for public comment.



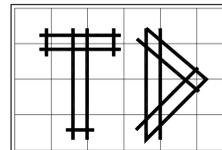
- City of Campbell -
Community Development Department
70 N. First Street, Campbell CA 95008
(408)866-2140 | planning@campbellca.gov

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





TOLBERT DESIGN ARCHITECTS

297 COMMERCIAL STREET
SAN JOSE, CA 95112
PH: (650) 200-0663
JEREMIAH@TOLBERTDESIGNSARCHITECTS.COM

City Date & Approval Stamps:

GIORGI FAMILY RESIDENCE

67 S. 3RD STREET
CAMPBELL, CA 95008

City Date & Approval Stamps:

Revisions:

No. Date Revision

No.	Date	Revision

Sheet Description:

SITE IMAGES

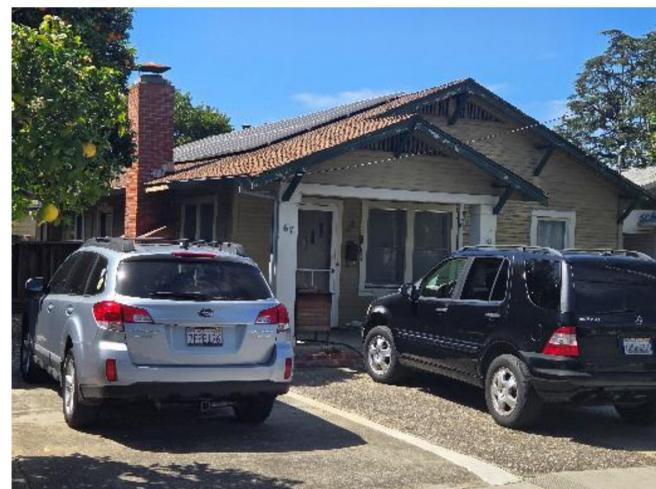
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Drawn	JT
Checked	JT
Date	06-09-25
Project#	2031



5



6



1



5

4

3

6

67 S Third St
Recently viewed

1

2

4

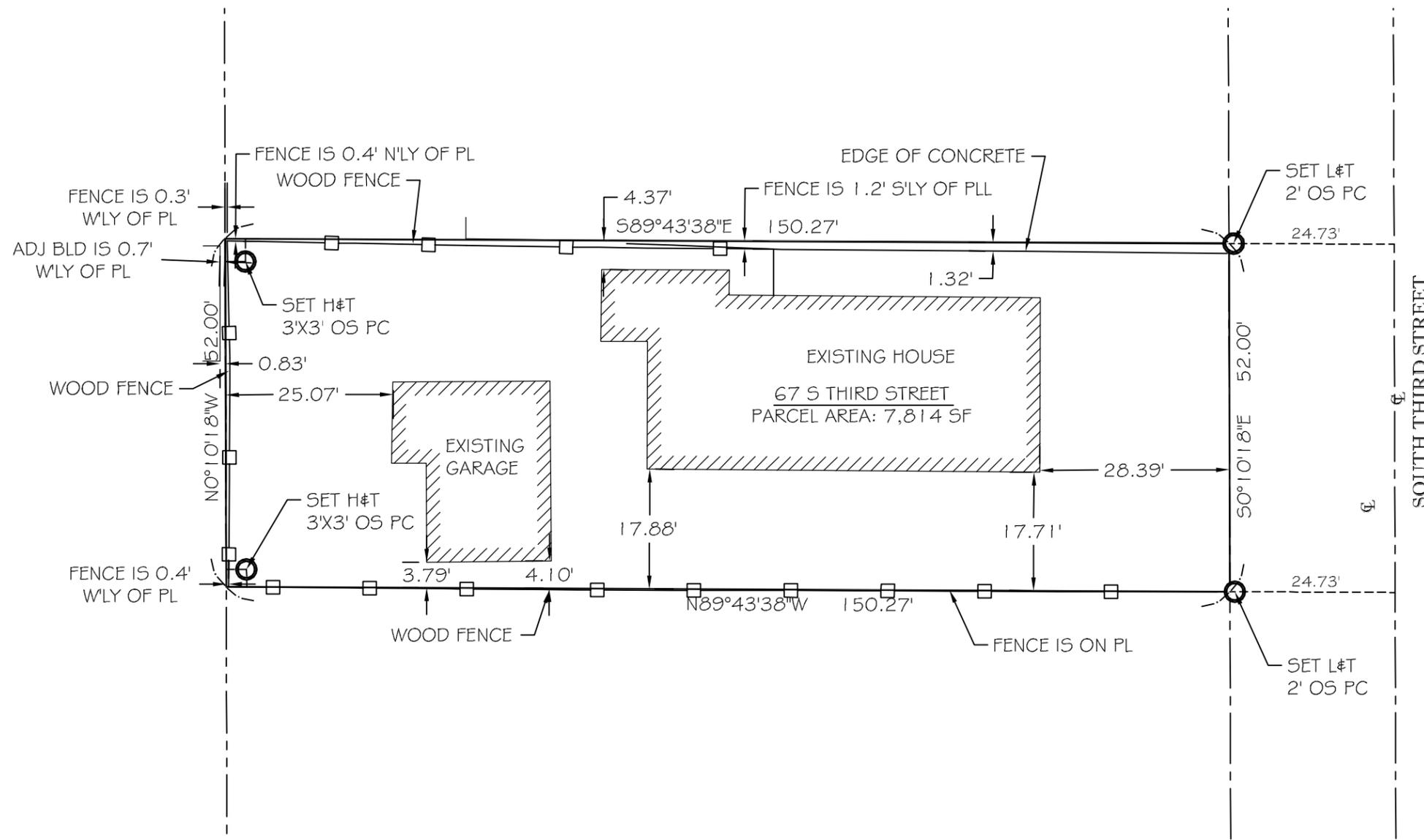


3



2





ABBREVIATIONS

- BLD BUILDING
- E'LY EASTERLY
- H#T HUB, TACK AND TAG
- LS LAND SURVEYOR
- L#T LEAD, TACK AND TAG
- PROP PROPERTY
- N'LY NORTHERLY
- OS OFFSET
- PC PROPERTY CORNER
- PL PROPERTY LINE
- POL POINT ON PROPERTY LINE
- S'LY SOUTHERLY
- WLY WESTERLY

LEGEND:

- SET MONUMENT AS NOTED, L.S. 9013
- BOUNDARY LINE
- - - CENTERLINE

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

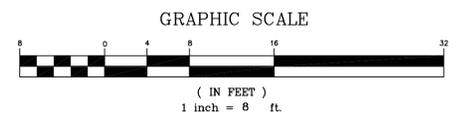
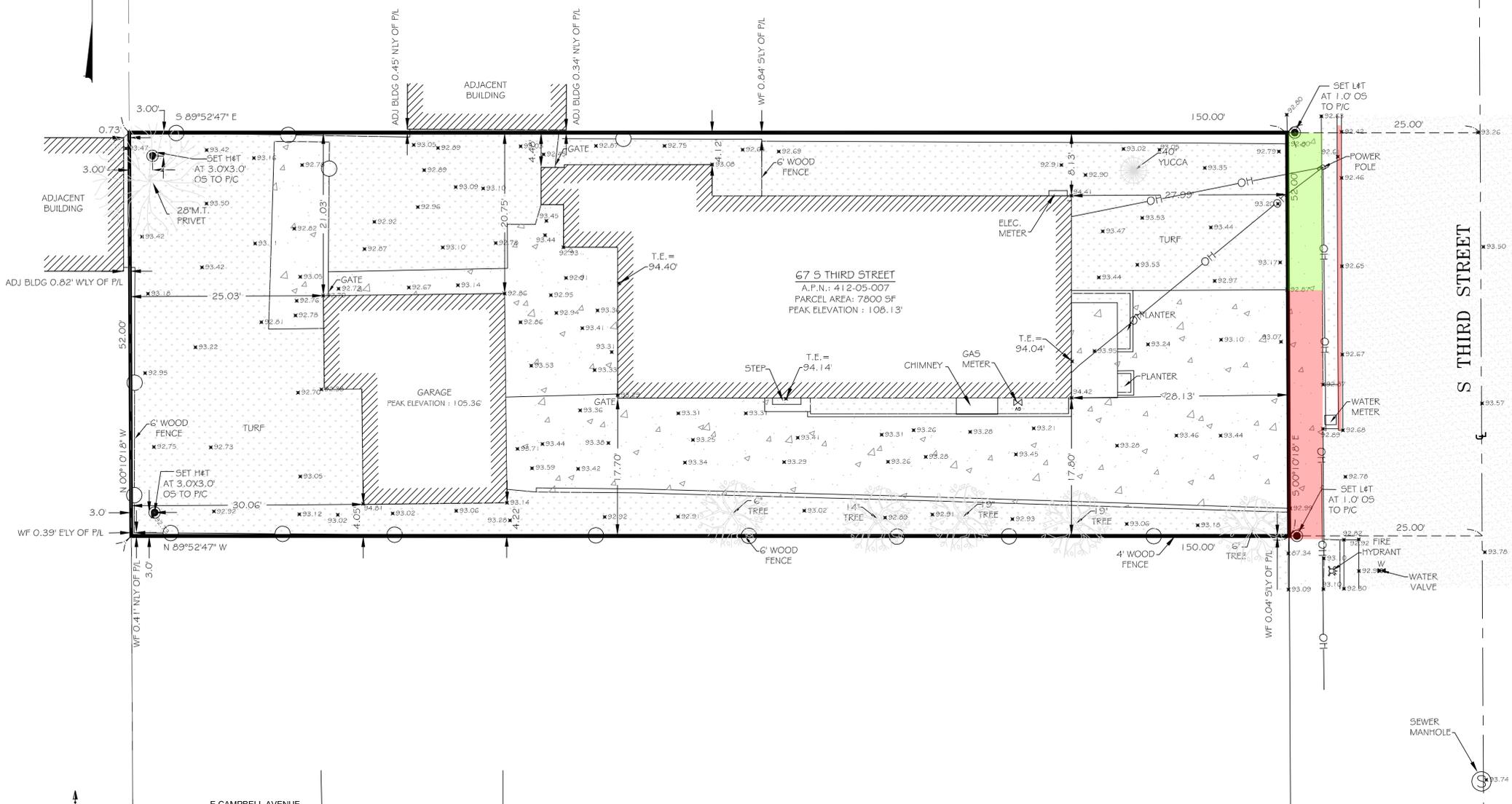


KACIE A. PLOUFF, PLS 9013

SCALE: 1"= 20'
DATE: DECEMBER 10, 2024

BOUNDARY EXHIBIT
67 SOUTH THIRD STREET, LOS ANGELES

CHRISTENSEN & PLOUFF
LAND SURVEYING
25570 RYE CANYON RD, STE A
VALENCIA CA 91355
661-645-9320



LEGEND:

- PROPERTY LINE
- WOOD FENCE
- CHAINLINK FENCE
- METAL/WIRE FENCE
- OVERHEAD WIRES
- BUILDING
- WALL
- CONCRETE
- PAVEMENT
- BRICK
- SLATE / STONE
- GRASS/ NATURAL GROUND
- SPOT ELEVATION
- TREE TRUNK, APPROXIMATE DIAMETER IN INCHES
- TREE DRILINE
- T. E. THRESHOLD ELEVATION
- SIDEWALK TO REMAIN
- SIDEWALK & CURB TO BE REPLACED

ABBREVIATIONS

- AD AREA DRAIN
- ADJ ADJACENT
- A/C AIR CONDITIONING
- BLDG BUILDING
- BW BOTTOM OF WALL
- CL CENTERLINE
- CLF CHAIN-LINK FENCE
- CONC CONCRETE
- COMM COMMUNICATION
- ELY EASTERLY
- ELEC ELECTRIC
- EL ELEVATION
- FW FACE OF WALL
- H&T HUB # TAG "L5 8789"
- ICV IRRIGATION CONTROL VALVE
- LND LANDING
- L&T LEAD # TAG "L5 8789"
- NLY NORTHERLY
- N&E NORTHEASTERLY
- NWLY NORTHWESTERLY
- OH OVERHANG
- OS OFFSET
- P/L PROPERTY LINE
- P/C PROPERTY CORNER
- PLTR PLANTER
- RET RETAINING
- SLY SOUTHERLY
- S&E SOUTHEASTERLY
- SWLY SOUTHWESTERLY
- STP STOOP
- T.E. THRESHOLD ELEVATION
- TW TOP OF WALL
- TYP TYPICAL
- WLY WESTERLY
- WF WOOD FENCE

LEGAL DESCRIPTION

LOT 17 OF STROM SUBDIVISION, RECORDED IN BOOK 0 PAGE 12 OF MAP5, SANTA CLARA COUNTY RECORDS

SURVEYOR'S NOTES

1. PROJECT BENCHMARK: ELEVATIONS ARE ON ASSUMED DATUM.
2. ONLY TREES 6" AND ABOVE WERE LOCATED ON THIS SURVEY, SMALLER TREES AND SHRUBS ARE NOT SHOWN.
3. DISTANCES SHOWN HEREON AREA EXPRESSED IN FEET AND DECIMALS THEREOF.

SURVEYOR'S CERTIFICATE

I, SHAWN CHRISTENSEN, CERTIFY THAT I AM LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF CALIFORNIA (REF. NO. 8789)
 I FURTHER CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A TOPOGRAPHIC SURVEY CONDUCTED UNDER MY SUPERVISION AT THE REQUEST OF THE CLIENT.



SHAWN CHRISTENSEN, PLS 8789

C. P. LAND SURVEYING
 101 CHURCH STREET, SUITE 201
 LOS ANGELES, CA 90012
 481-755-9184
 www.cplandsurvey.com



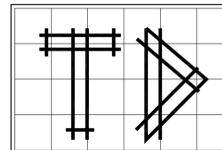
DATE: 06/05/2025
 DRAWING SCALE: 1"=8'
 PREPARED BY: NS
 APPROVED BY: KAP
 FILE NAME: CP-NCA-24-127-05 S 3RD ST CAMPBELL TOPO

67 S THIRD ST, CAMPBELL
 COUNTY OF SANTA CLARA
 STATE OF CALIFORNIA
 APN: 412-05-007

PROJECT NO.
 NCA-25-127
 SHEET NO.
 1 OF 1

PROJECT NO. NCA-25-127

SHEET NO. 1 OF 1



**TOLBERT DESIGN
ARCHITECTS**

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**SITE & CONSTRUCTION STAGING
PLAN**

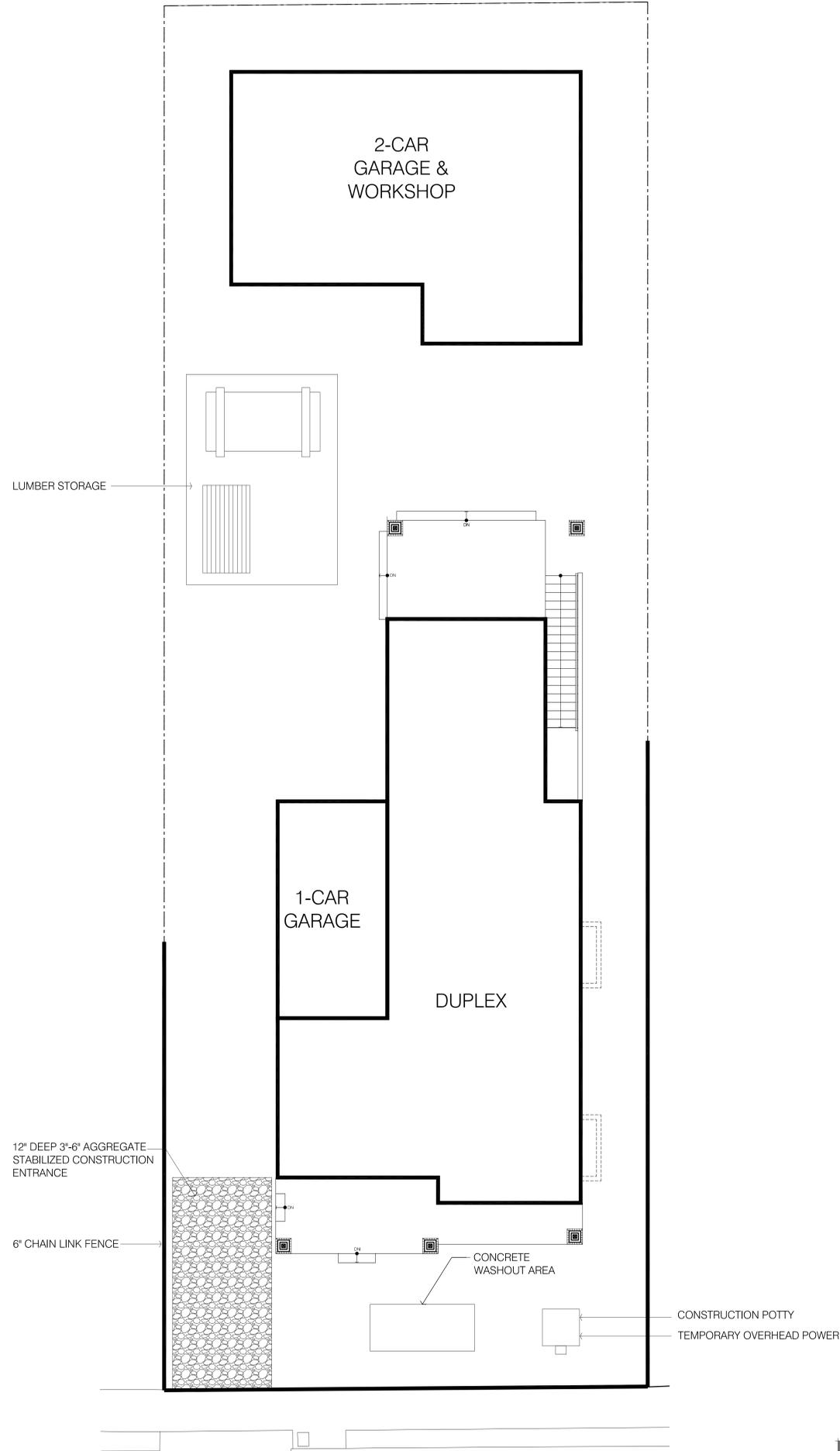
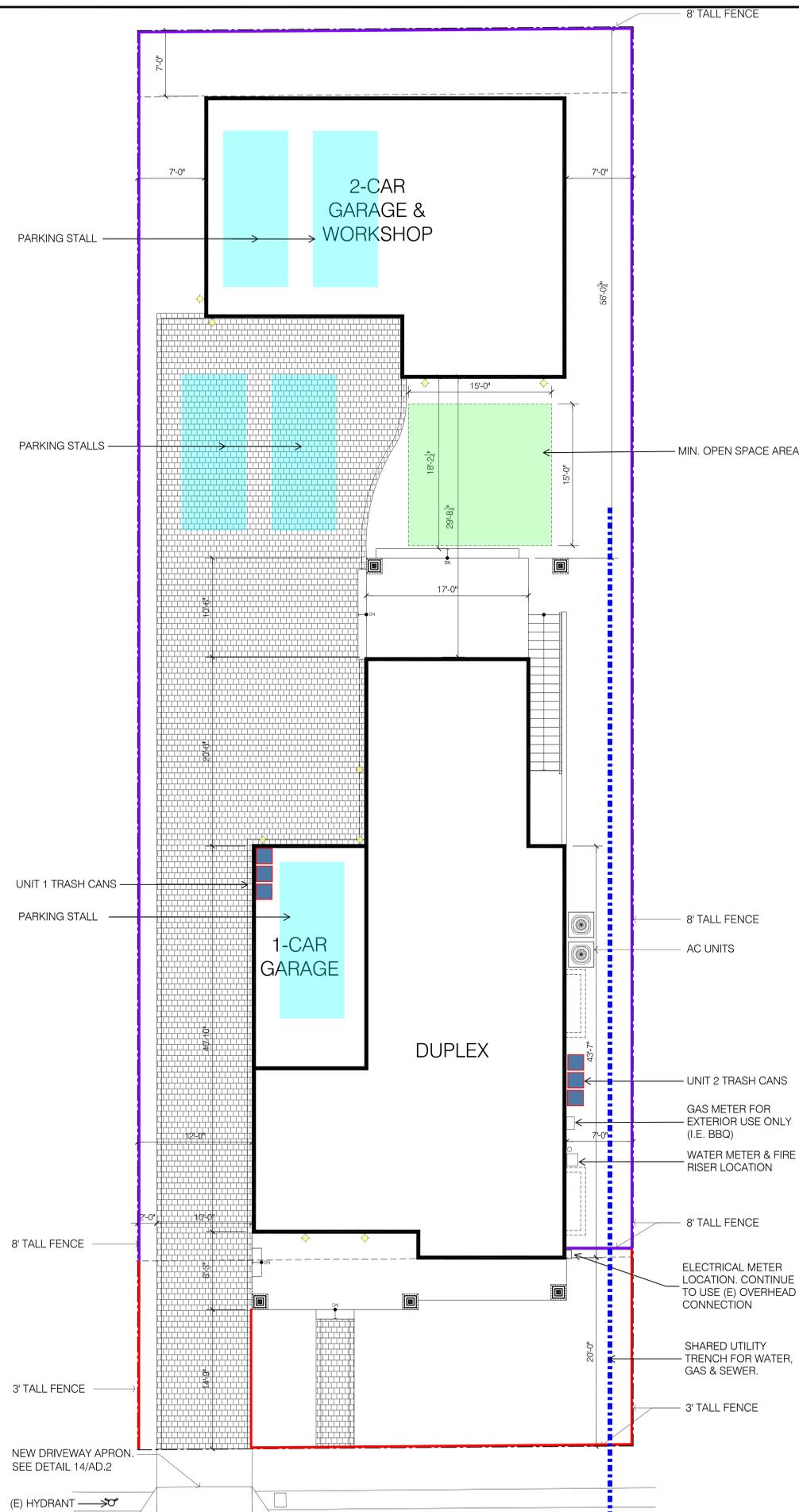
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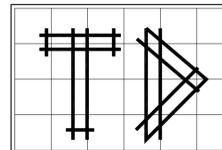
Drawn JT

Checked JT

Date 06-25-25

Project# 2031





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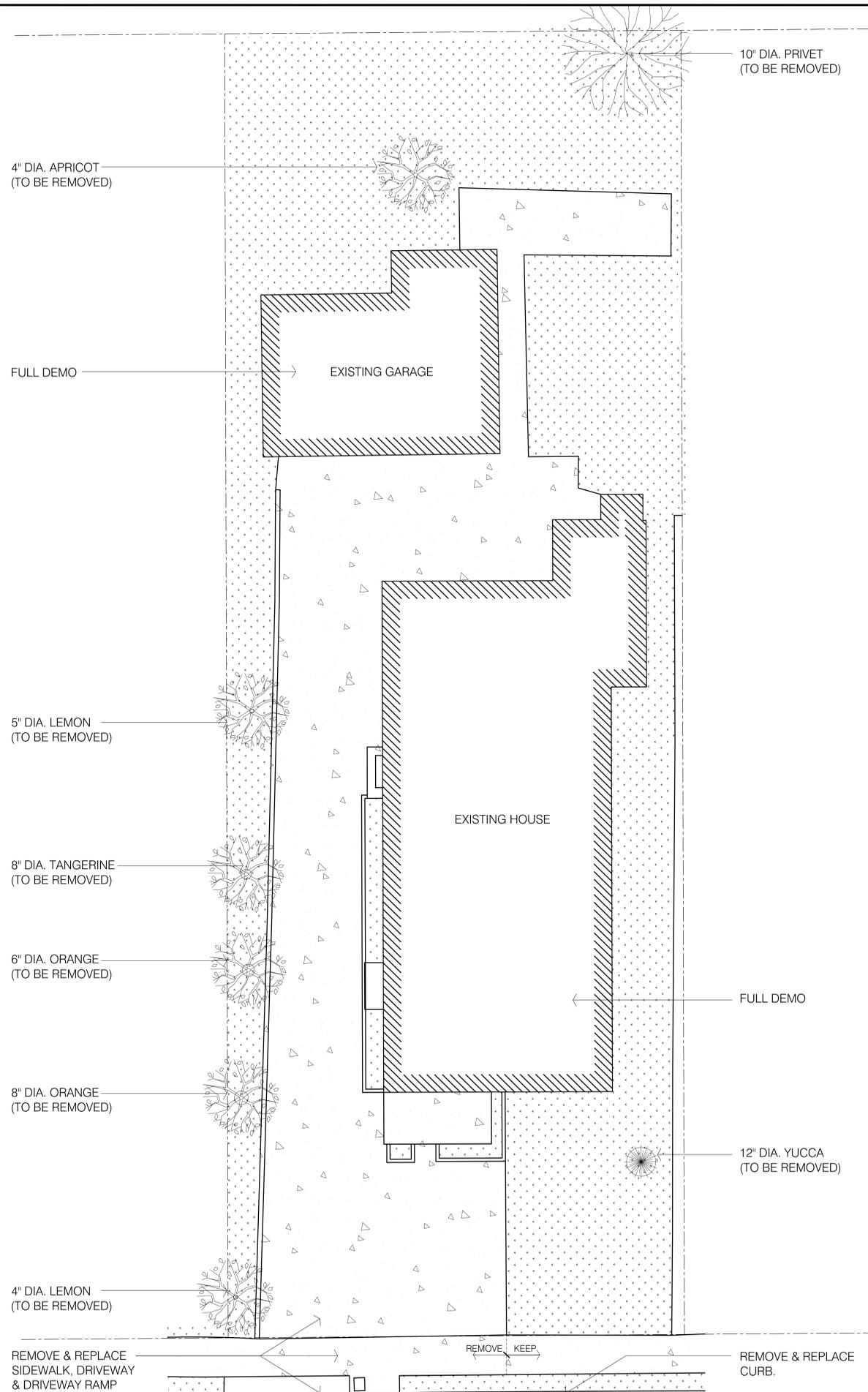
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No.	Date	Revision

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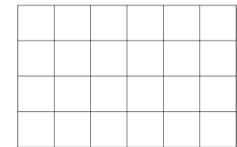
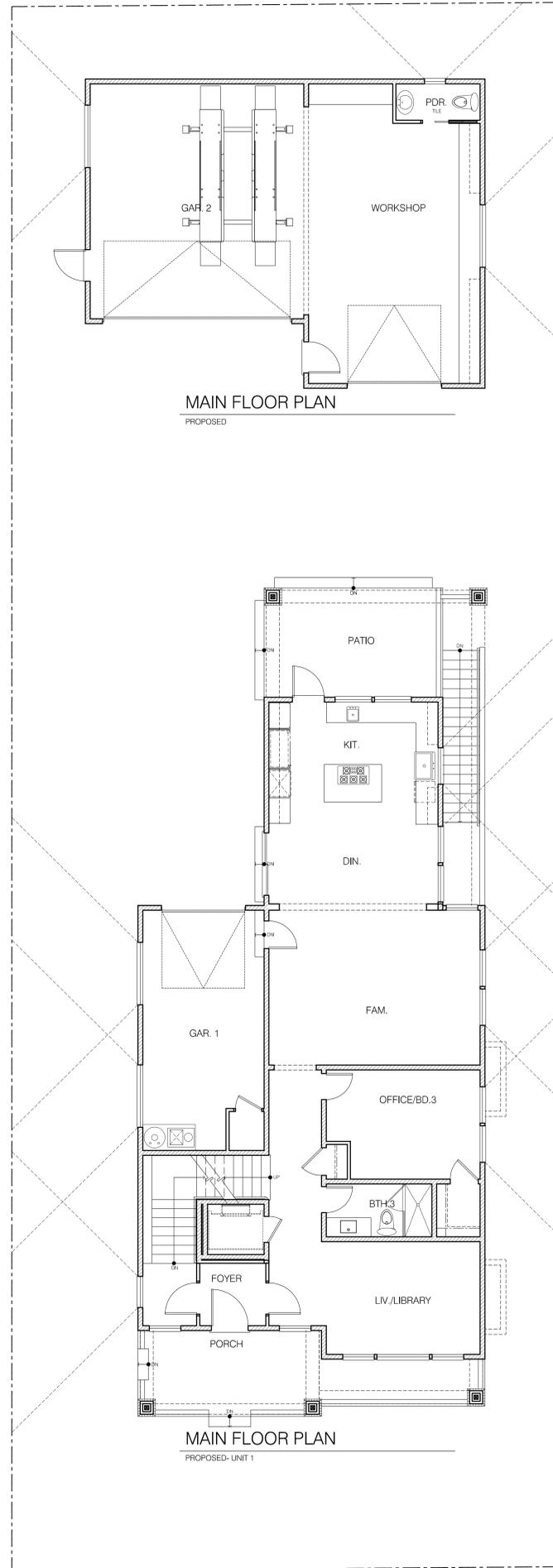
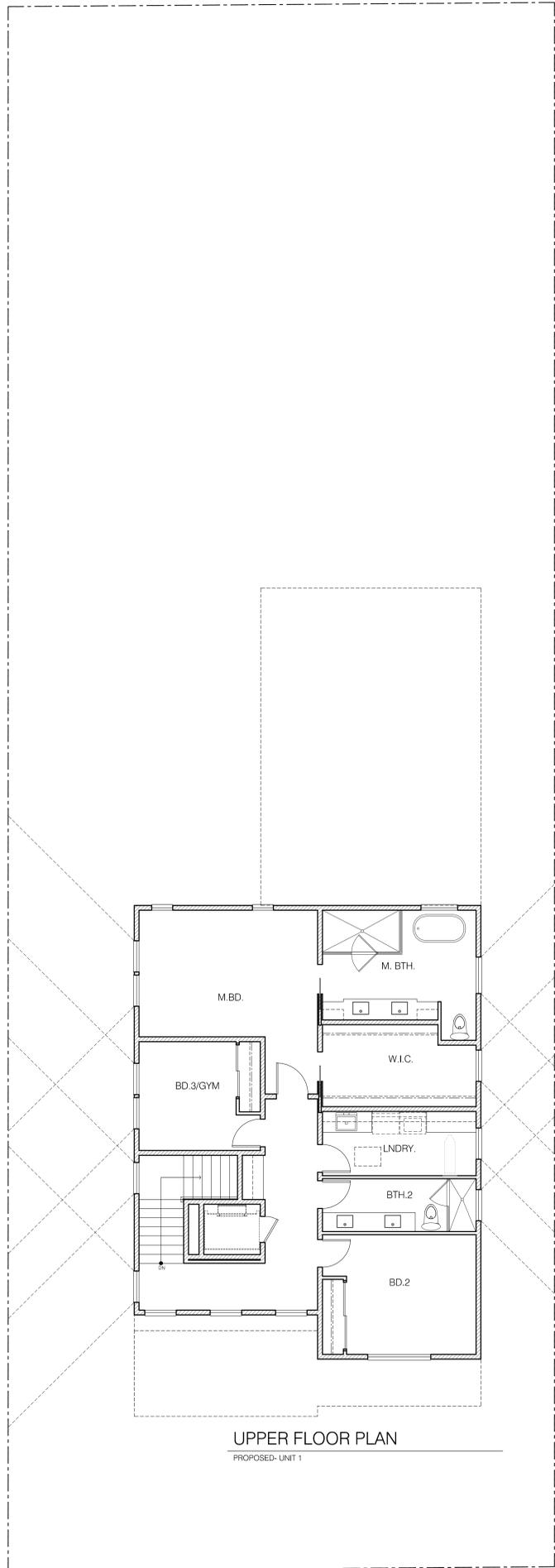
DEMOLITION & TREE REMOVAL PLAN

Scale	1/2" = 1'-0"
Drawn	JT
Checked	JT
Date	06-25-25
Project#	2031



DEMOLITION & TREE REMOVAL PLAN





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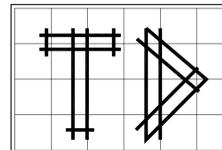
Revisions:

No.	Date	Revision

Sheet Description:

PRIVACY PLAN

Scale	NTS
Drawn	JT
Checked	JT
Date	06-25-25
Project#	2031



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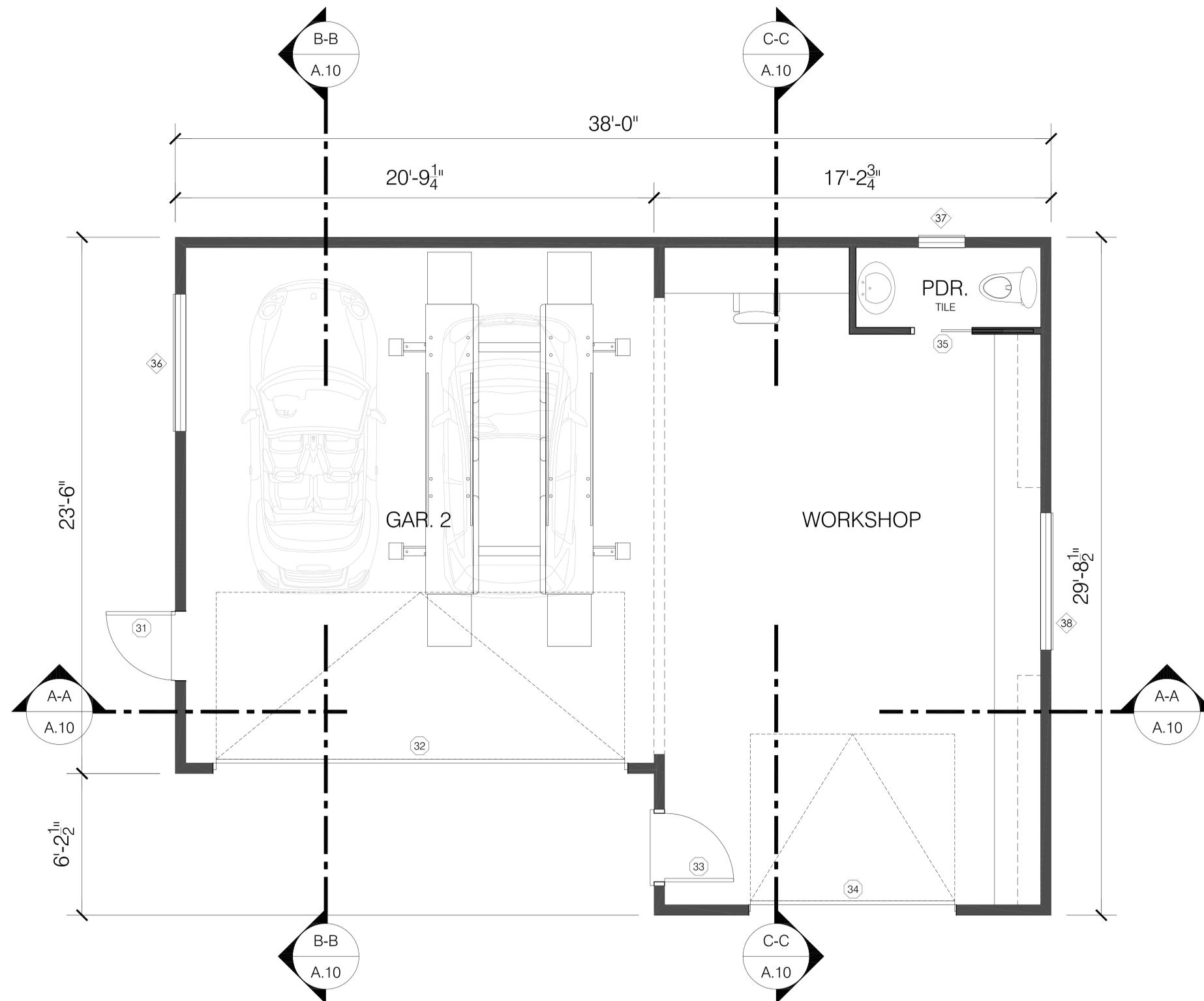
No. Date Revision

No.	Date	Revision

Sheet Description:

FLOOR PLAN
PROPOSED- GARAGE

Scale	1/2" = 1'-0"
Drawn	JT
Checked	JT
Date	06-25-25
Project#	2031

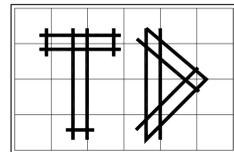


MAIN FLOOR PLAN

PROPOSED

GAR/WORKSHOP: 999 S.F.





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Sheet Description:

FLOOR PLAN PROPOSED

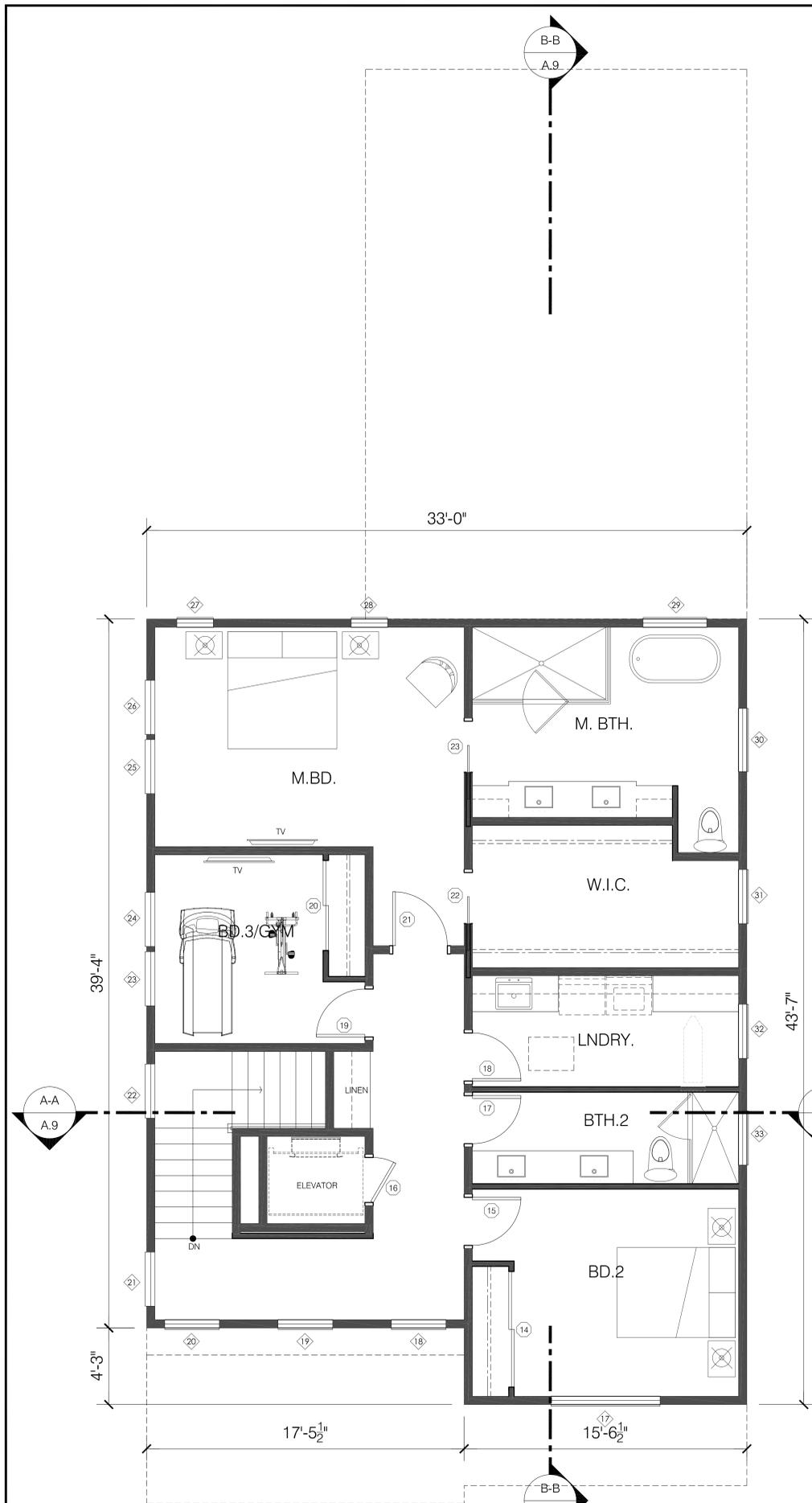
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Drawn JT

Checked JT

Date 06-25-25

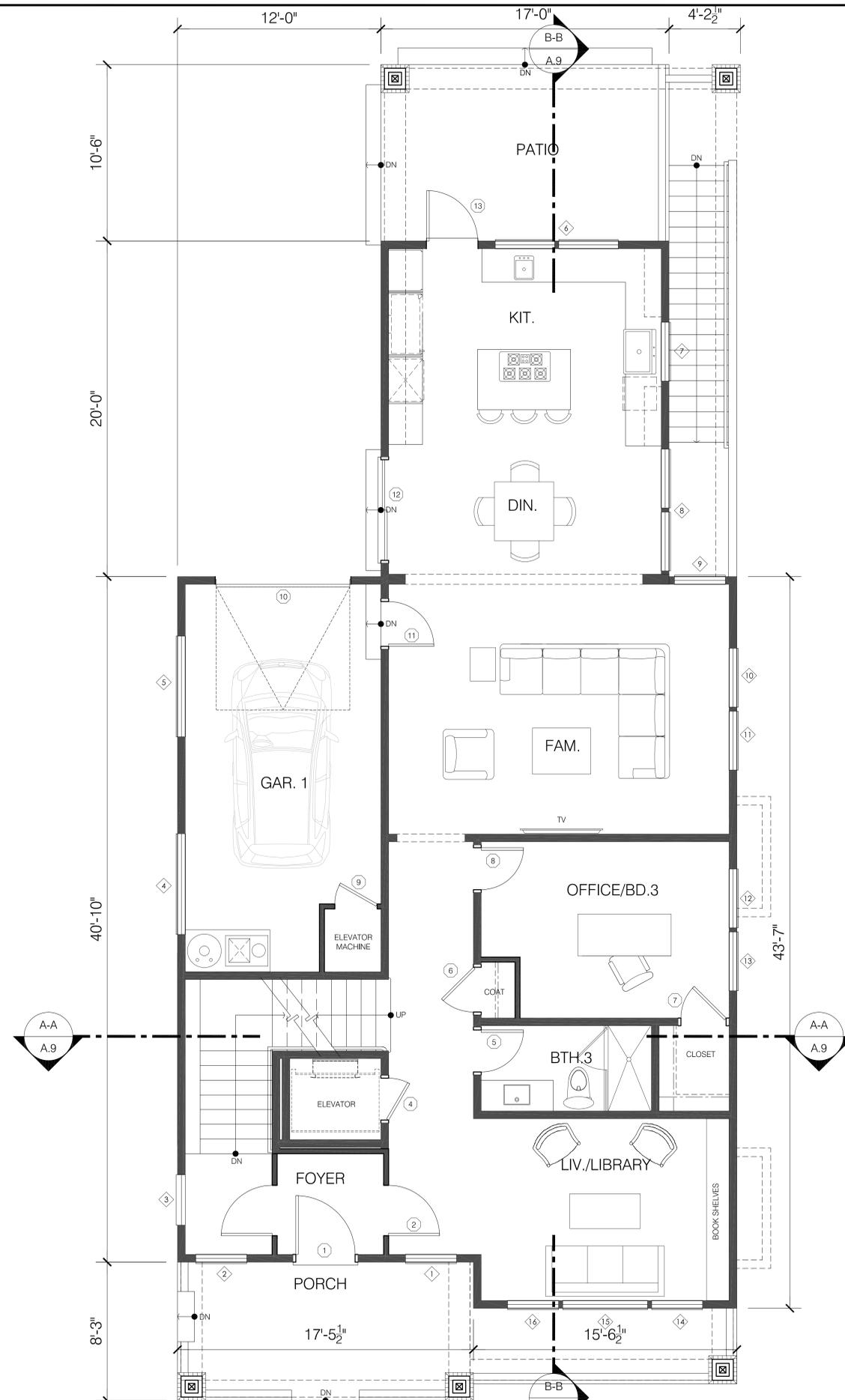
Project# 2031



UPPER FLOOR PLAN

PROPOSED- UNIT 1

UPPER: 1,301 S.F.



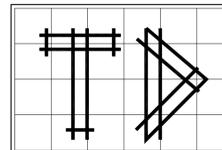
MAIN FLOOR PLAN

PROPOSED- UNIT 1

MAIN: 1,448 S.F.

GAR.: 283 S.F.





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Revisions:

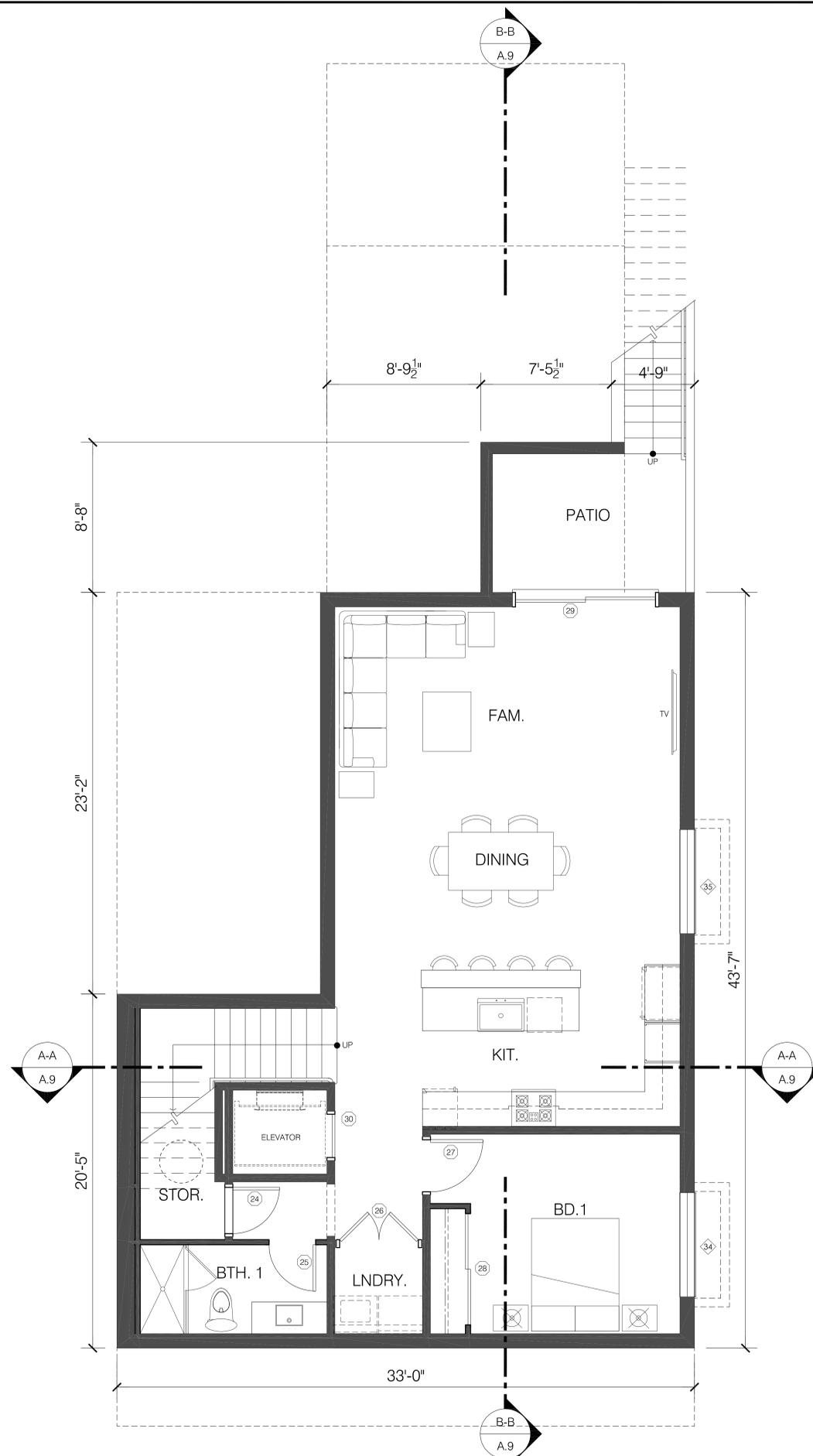
No. Date Revision

No.	Date	Revision

Sheet Description:

FLOOR PLAN
PROPOSED- UNIT 2

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Drawn	JT
Checked	JT
Date	06-25-25
Project#	2031



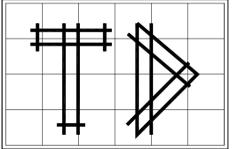
BASEMENT FLOOR PLAN

PROPOSED- UNIT 2



ROOFING	
Type	Area
ASPHALT SINGLE	1818 SF
ASPHALT SINGLE	144 SF
ASPHALT SINGLE	1306 SF
ASPHALT SINGLE	868 SF
ASPHALT SINGLE LOWER ROOF	247 SF
ASPHALT SINGLE LOWER ROOF	116 SF
Grand total: 6	4498 SF

GUTTERS	
Type	Length
Gutter - Bevel 5" x 5"	102' - 8 1/4"
LOWER BACK	64' - 8"
UPPER	97' - 2"
Grand total: 3	264' - 6 1/4"



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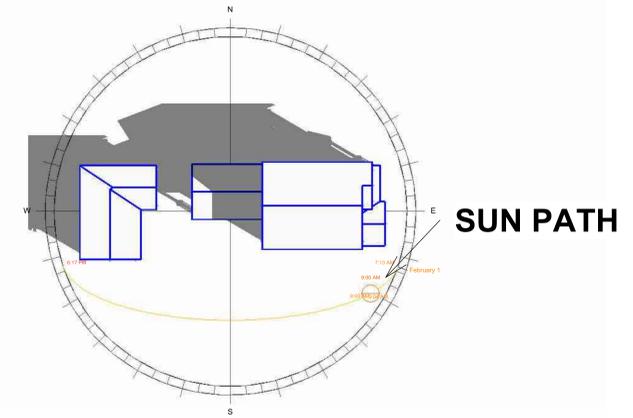
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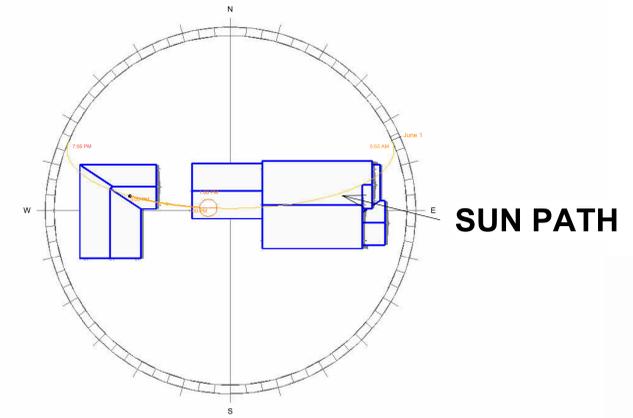
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ROOF PLANS PROPOSED

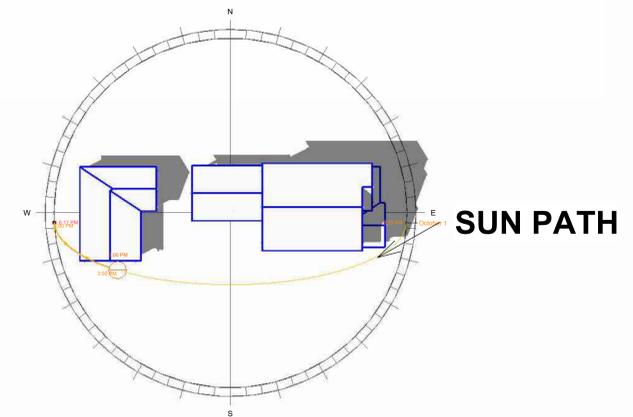
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Checked	JT
Date	06-25-25
Project#	2031



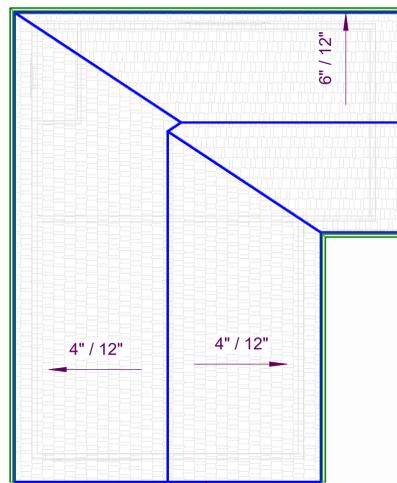
1 .1 SHADOWS 1 FEBRUARY 9 AM



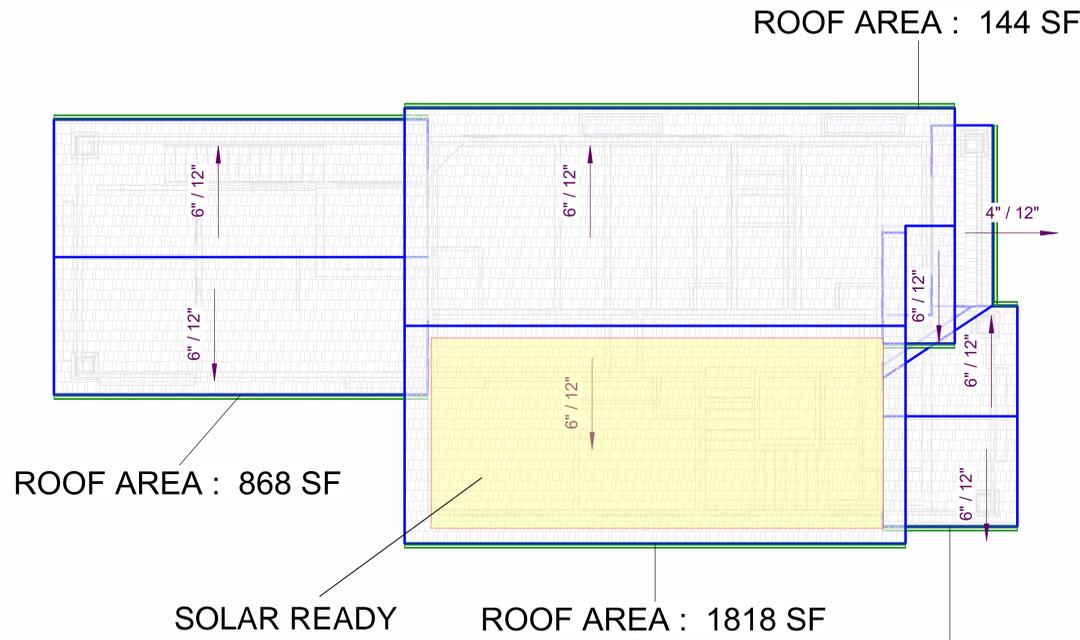
3 .2 SHADOWS 1 JUNE 1 PM



4 .3 SHADOWS 1 OCTOBER 3 PM



ROOF AREA : 1306 SF



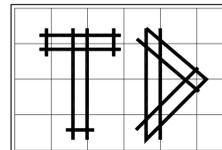
ROOF AREA : 868 SF

ROOF AREA : 144 SF

ROOF AREA : 1818 SF

ROOF AREA : 247 SF

2 ROOF



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Sheet Description:

**ELEVATIONS
PROPOSED**

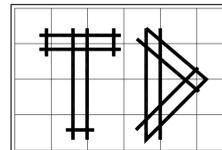
Scale	1/4" = 1'-0"
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FRONT ELEVATION



REAR ELEVATION



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ELEVATIONS PROPOSED

Scale 1/4" = 1'-0"

Drawn JT

Checked JT

Date 06-25-25

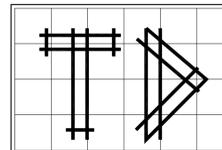
Project# 2031



LEFT ELEVATION



RIGHT ELEVATION



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Sheet Description:

GARAGE ELEVATIONS
PROPOSED

Scale 3/8" = 1'-0"
 Drawn JT
 Checked JT
 Date 06-25-25
 Project# 2031



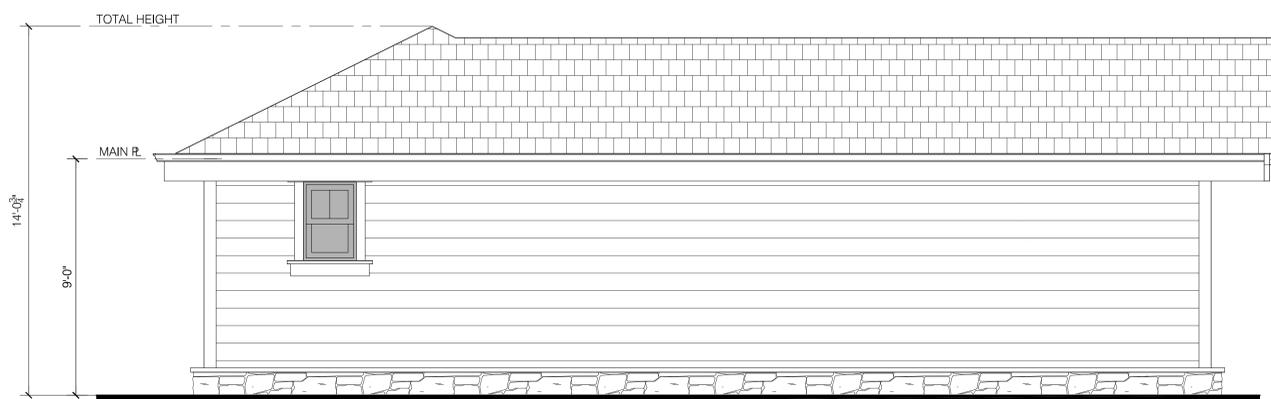
LEFT ELEVATION



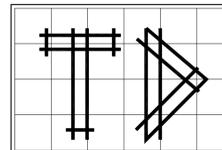
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



**TOLBERT DESIGN
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**RENDERINGS
PROPOSED**

Scale	3/8" = 1'-0"
Drawn	JT
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Project#	2031

TRIM COLOR:
Benjamin Moore
Simply White OC-117

BODY COLOR:
Benjamin Moore
Manchester Tan HC-81

WINDOWS:
Marvin Essential
Black

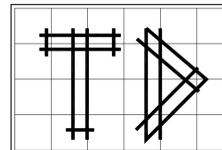
ROOF: Certainteed
Landmark Pro
Max Def Black Walnut

FRONT DOOR:
Benjamin Moore
Black Beauty 2128-10

EXTERIOR LIGHTING:
Kichler
Wesley 14" Black

STONE:
El Dorado
Cliffstone Montecito





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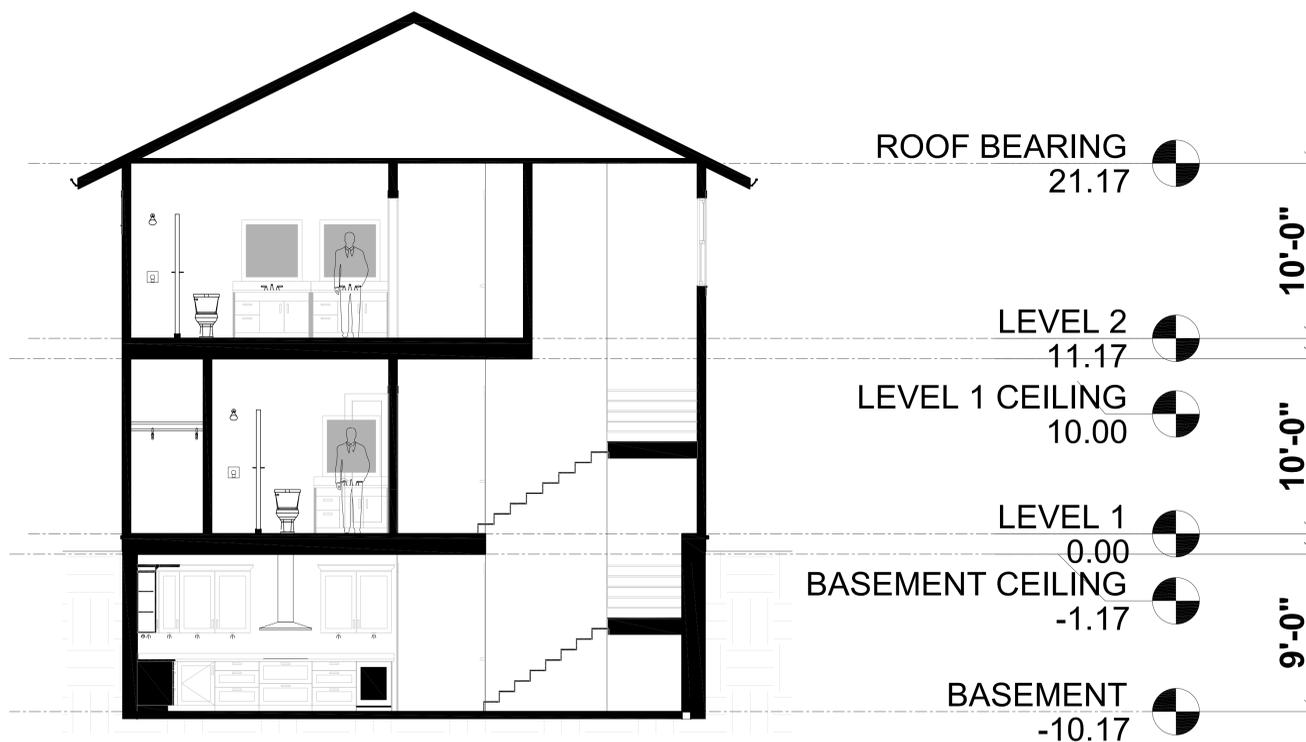
No. Date Revision

No.	Date	Revision

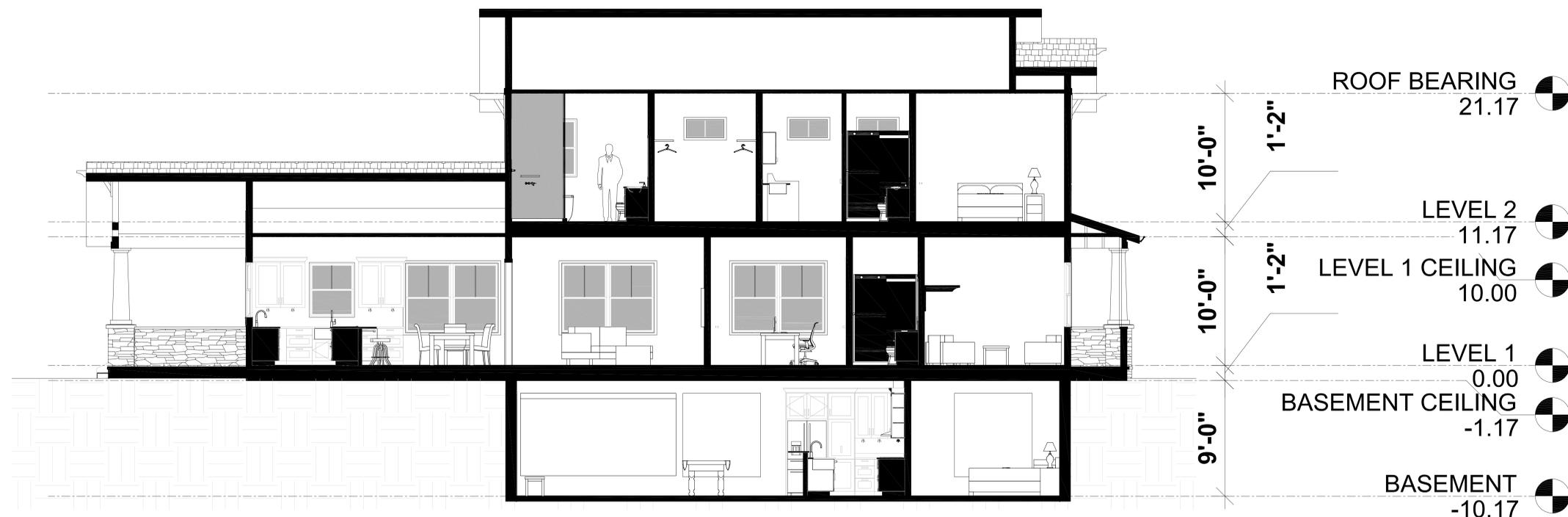
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BUILDING SECTION PROPOSED

Scale	1/4" = 1'-0"
Drawn	JT
Checked	JT
Date	06-25-25
Project#	2031

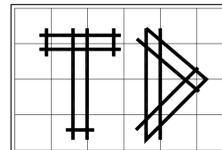


BUILDING SECTION AA



BUILDING SECTION BB





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CAMPBELL, CA 95008

City Date & Approval Stamps:

Revisions:

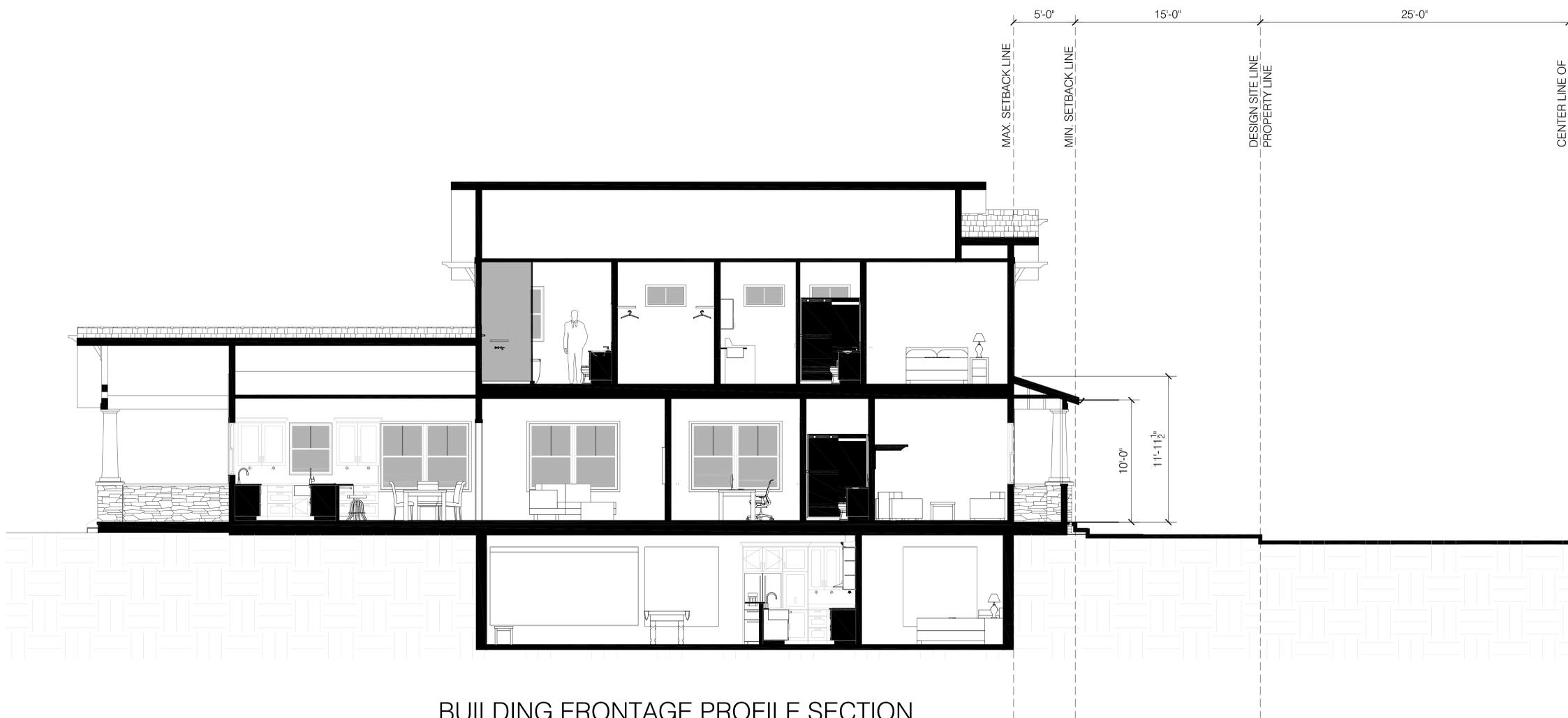
No. Date Revision

No.	Date	Revision

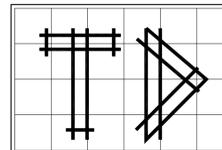
Sheet Description:

BUILDING FRONTAGE PROFILE SECTION

Scale 1/4" = 1'-0"
 Drawn JT
 Checked JT
 Date 06-25-25
 Project# 2031



BUILDING FRONTAGE PROFILE SECTION



TOLBERT DESIGN ARCHITECTS

297 COMMERCIAL STREET
 SAN JOSE, CA 95112
 PH: (650) 200-0663
 JEREMIAH@TOLBERTDESIGNSARCHITECTS.COM

City Date & Approval Stamps:

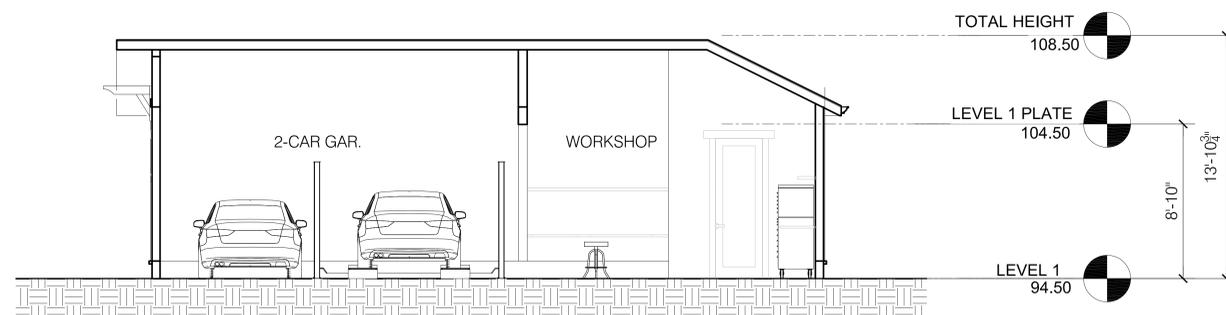
GIORGI FAMILY RESIDENCE

67 S. 3RD STREET
 CAMPBELL, CA 95008

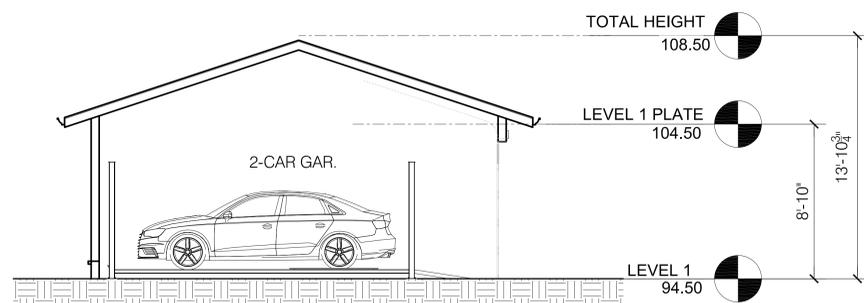
City Date & Approval Stamps:

Revisions:

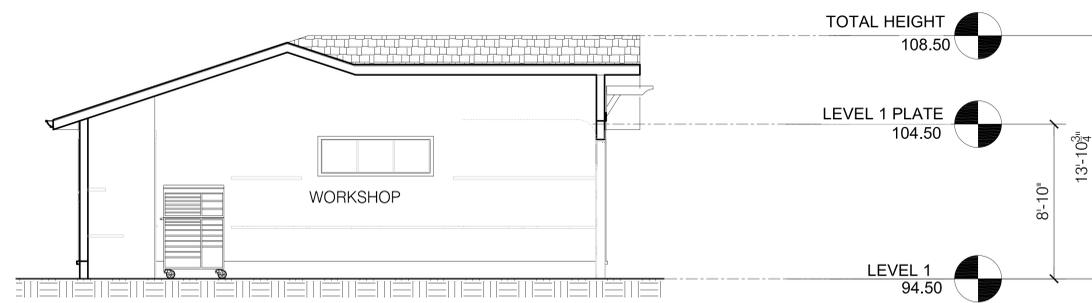
No.	Date	Revision



BUILDING SECTION AA



BUILDING SECTION BB

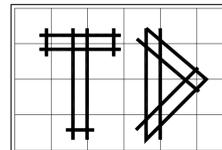


BUILDING SECTION CC

Sheet Description:

BUILDING SECTION- GARAGE PROPOSED

Scale	1/4" = 1'-0"
Drawn	JT
Checked	JT
Date	06-25-25
Project#	2031



**TOLBERT DESIGN
ARCHITECTS**

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67 S. 3RD STREET
CAMPBELL, CA 95008

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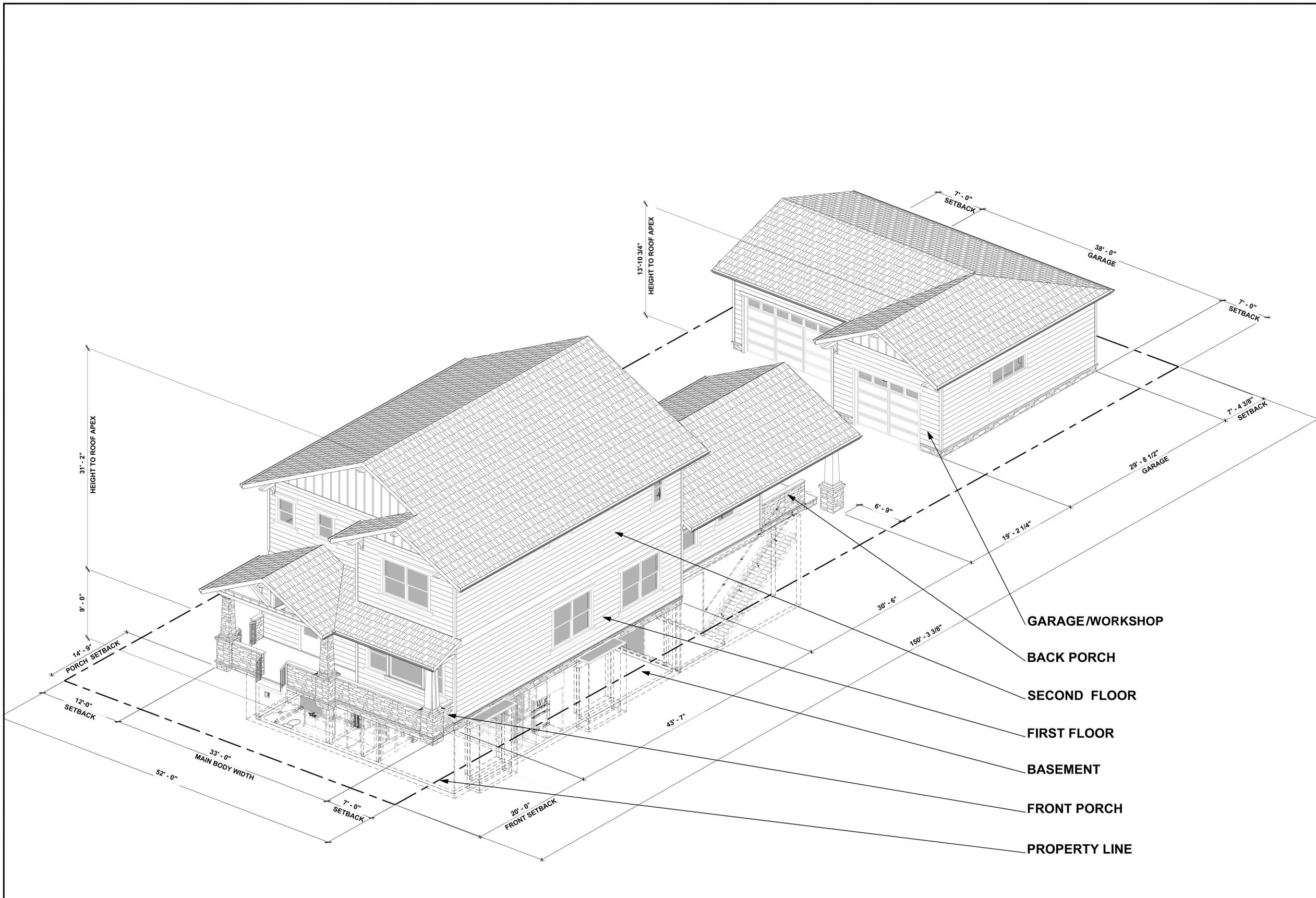
Revisions:

No.	Date	Revision

Sheet Description:

MASSING DIAGRAM

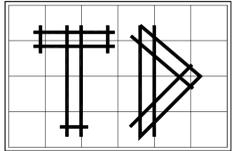
Scale	NTS
Drawn	JT
Checked	JT
Date	06-25-25
Project#	2031



ISOMETRIC MASSING DIAGRAM



STREETSCAPE



TOLBERT DESIGN ARCHITECTS

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Sheet Description:

STREETSCAPE

Scale	NTS
Drawn	JT
Checked	JT
Date	06-25-25
Project#	2031

SQUARE FOOTAGE AREA

UNIT 1

MAIN FLOOR:

- A- 43 S.F.
- B- 1,348 S.F.
- C- 339 S.F.

UPPER FLOOR:

- G- 293 S.F.
- H- 706 S.F.
- I- 164 S.F.
- J- 66 S.F.

TOTAL UNIT: 2,959 S.F.

COVERED PORCHES:

- D- 180 S.F.
- E- 144 S.F.
- F- 70 S.F.
- 394 S.F.

UNIT 2

MAIN FLOOR:

- K- 276 S.F.
- L- 706 S.F.

TOTAL UNIT: 982 S.F.

COVERED PATIO:

- M- 60 S.F.

***TOTAL LIVING AREA:**

2,959 S.F. + 982 S.F. = 3,941 S.F.

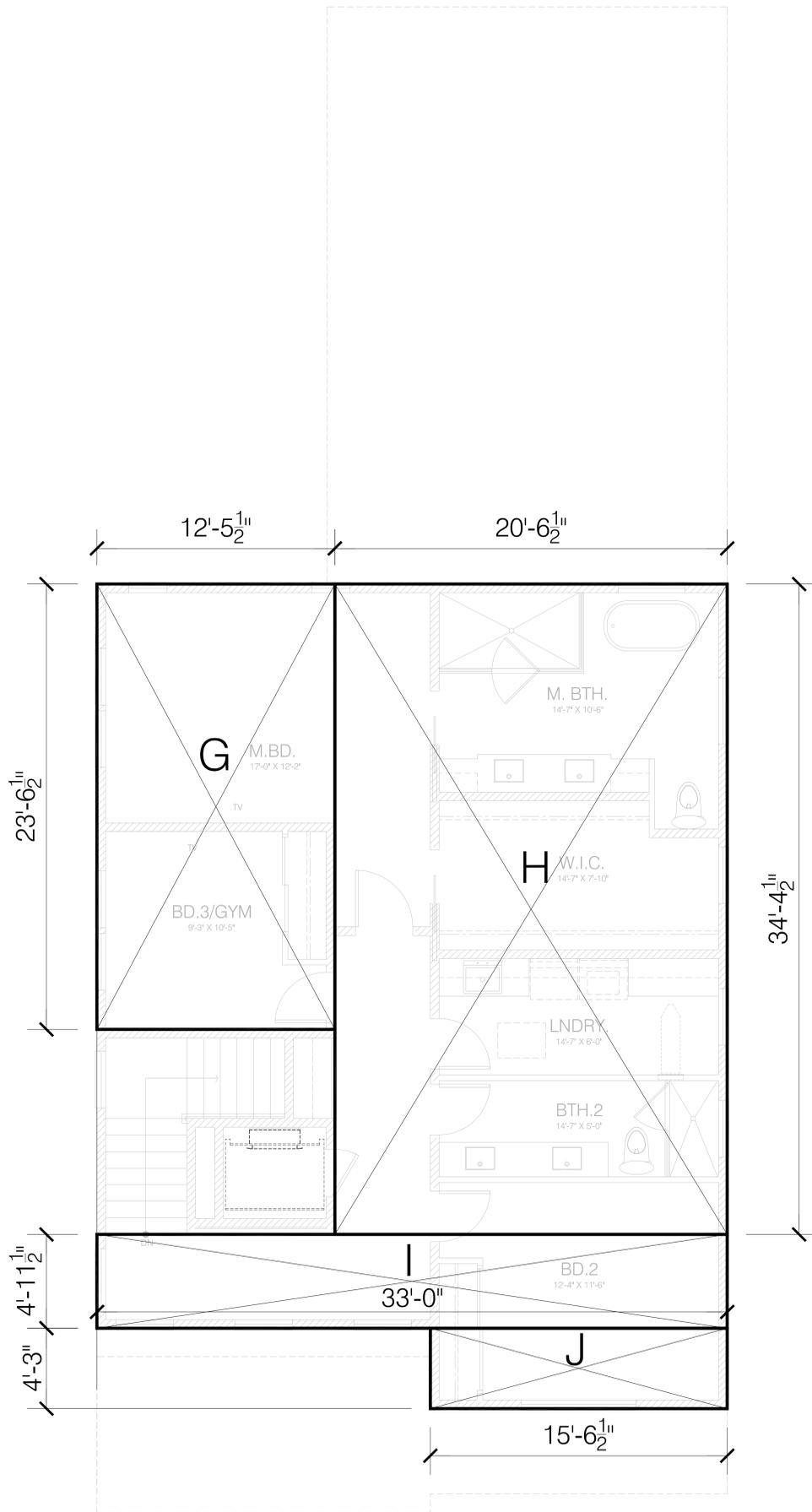
***TOTAL BUILDING AREA:**

3,941 S.F. + 394 S.F. + 60 S.F. = 4,395 S.F.

DETACHED GARAGE

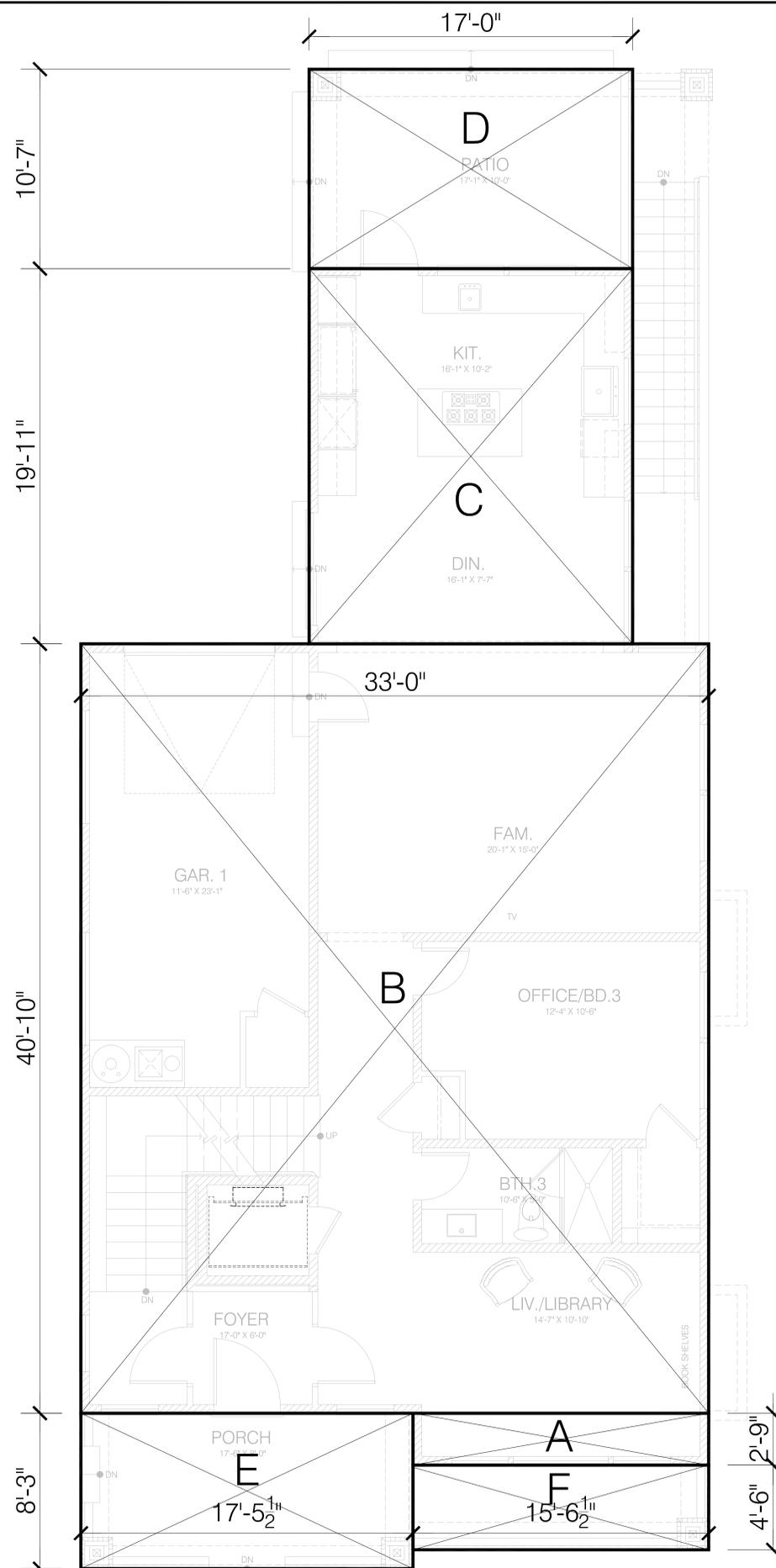
MAIN FLOOR:

- N- 107 S.F.
- O- 893 S.F.
- 1,000 S.F.



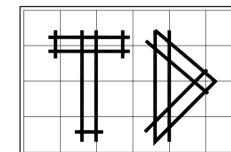
UPPER FLOOR PLAN

PROPOSED



MAIN FLOOR PLAN

PROPOSED



TOLBERT DESIGN ARCHITECTS

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Revisions:

No.	Date	Revision

Sheet Description:

AREA DIAGRAM

Scale 1/4" = 1'-0"

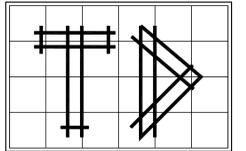
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Date 06-25-25

Project# 2031

AREA.1



TOLBERT DESIGN ARCHITECTS

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No. Date Revision

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Sheet Description:

ARCHITECTURAL DETAILS

Scale	AS SHOWN
Drawn	JT
Checked	JT
Date	06-25-25
Project#	2031

AD.1

<p>2x STUDS TYP. EXT. SIDING O/ (1) LAYER 60 MIN. BLDG PAPER, TYP. PLYWD SHEATHING WHERE OCCURS, S.S.D. 3/4" GYP. BOARD INSULATION WHERE OCCURS PER T-24 ENERGY REPORT</p> <p>5'x1'-0"</p>	<p>ROOF FRMG., S.S.D. CARDBOARD Baffle W/ 1" VENT CLR. & BATT INSUL. PER T-24 COMP. SHINGLES O/ 30# FELT UNDER-LAYMENT O/ PLYWD. SHTG., S.S.D. 1x6 R.S. T&G SHTG. 00SEE GSM GUTTER 2x8 FASCIA 2x FRIEZE BLK.G. W/ 2" DIA. VENT HOLES & INSECT SCREENS, TYP. GYP. BD. 2x FRAMING LAP SIDING APP. SEE DET.</p> <p>1 1/2" = 1'-0"</p>	<p>1 1/2" = 1'-0"</p>	<p>LEGEND 1. NAIL G1. STEP FLASHING TO WALL. 2. COVER ROOF FELT WITH PROTECTION BOARD. 3. DIVERTER STEP FLASHING.</p> <p>5'x1'-0"</p>	<p>LEGEND 1. 1/2" CLEARANCE BETWEEN WALL AND ROOF SHEATHING.</p> <p>5'x1'-0"</p>
<p>LAP APP. SEE DET. GSM FLASHING SLOPED 5% TO DRAIN W/ SEALANT, LAP PAPER O/ FLASHING 4" MIN. 2x12 R.S. WOOD TRIM BAND LAP/SHINGLE APP. SEE DET.</p> <p>5'x1'-0"</p>	<p>CONCRETE ROOF TILE O/ 30# FELT UNDER-LAYMENT O/ PLYWD. SHTG., S.S.D. 2x2 BLOCKING GSM SHTG. PRIMED AND PAINTED. GSM FLASHING & SEALANT 2x4 FLAT LET-IN @ 48" OC. MANUF. WD. TRUSSES S.S.D. LAP SIDING APP. SEE DET. 2x FRAMING 1/2" GYP. BOARD, TYP.</p> <p>1 1/2" = 1'-0"</p>	<p>1 1/2" = 1'-0"</p>	<p>LEGEND 1. CORNER FLASH STEP FLASHING WITH G1. REGLET 2. REINFORCE CORNERS WITH 12" MOISTOP 3. INSTALL SECOND COURSE OF 60 MINUTE FELT OVER REGLET AND STUCCO KEEL SCREED.</p> <p>5'x1'-0"</p>	<p>LEGEND 1. TACK NAIL LOWER EPIC OF ROOF SHEATHING. 2. 2x ROUGH FASCIA 3. 1/2" CLEARANCE BETWEEN FAGIA AND SHEATHING. 4. 1/2" CLEARANCE BETWEEN WALL SHEATHING & ROOF RAFTER (SEE SECTION A-A SHEET AD3).</p> <p>5'x1'-0"</p>
<p>EXT. SIDING APPLICATION FOR TYP. INFORMATION SEE DETAIL 2x STUDS WALL TIGHT JOINT W/ SEALANT, TYP. 1 LAYERS OF GRADE 'D' JUMBO TEX BLDG PAPER O/ SELF-ADHERED WP. MEMB. @ CORNERS, 6" LAP 2x6 R.S. TRIM (AT FRONT & REAR ELEV.) 2x4 R.S. TRIM (AT SIDE ELEVATIONS)</p> <p>5'x1'-0"</p>	<p>2x10 BARGE RAFTER</p> <p>5'x1'-0"</p>	<p>5'x1'-0"</p>	<p>LEGEND 1. COMPLETE INSTALL OF STUCCO 2. REINSTALL FLY AFTER STUCCO IS INSTALLED</p> <p>5'x1'-0"</p>	<p>LEGEND 1. ROOF FLY TEMPORARILY MOVED FOR ACCESS 2. INSTALL CONTINUOUS PIECE OF FELT FROM CORNER TO CORNER EXTENDING UP TO TOP PLATE.</p> <p>5'x1'-0"</p>
<p>LAP SIDING, SEE DET. 2x STUD WALLS 1 LAYERS OF GRADE 'D' JUMBO TEX BLDG PAPER O/ SELF-ADHERED FLASHING, 6" LAP 2x3 INTERIOR CORNER TRIM</p> <p>5'x1'-0"</p>	<p>GSM FLASHING OR COMP. ROOF SHT. - CENTERED O/ VALLEY METAL SHINGLE ROOF TILE (MATCH EXIST.) O/ #50 FELT O/ PLYWD. SHTG., S.S.D. ROOF FRAMING, S.S.D.</p> <p>5'x1'-0"</p>	<p>LAP SIDING APPLICATION, SEE DET. 2x6 BLOCKING, S.S.D. BLDG. PAPER O/ GSM FLASHING - EXTEND FLASHING UP WALL 4" MIN. & 6" MIN. DOWN ROOF TYP. 1x STARTER STRIP COMP SHINGLE ROOF TILE O/ 30# FELT O/ SHTG., S.S.D. ROOF FRAMING, S.S.D. 2x FRAMING</p> <p>5'x1'-0"</p>	<p>LEGEND 1. REMOVE PROTECTION BOARD & COMPLETE ROOFING FELT. 2. 50# FELT OVER WOVEN 50# VALLEY. 3. 1/2" CLEARANCE BETWEEN ROOF SHINGLES AND FAGIA. 4. INSTALL FINISH FASCIAS 5. INSTALL GUTTERS.</p> <p>5'x1'-0"</p>	<p>LEGEND 1. COMPLETE PAPERING OF WALL. 2. PARTIAL INSTALL 30# ROOF FELT 18" UP WALL AND 24" ON TO ROOF. 3. 6" SELF-ADHERING MEMBRANE 3" ON WALL TO ROOF.</p> <p>5'x1'-0"</p>
<p>LAP SIDING, SEE DET. 2x STUD WALLS 1 LAYERS OF GRADE 'D' JUMBO TEX BLDG PAPER O/ SELF-ADHERED FLASHING, 6" LAP 2x3 INTERIOR CORNER TRIM</p> <p>5'x1'-0"</p>	<p>LAP SIDING APPLICATION, SEE DET. 2x6 BLOCKING, S.S.D. GSM FLASHING - LAP UP WALL & UNDER ROOF 6" MIN. MANUF. WD. TRUSSES S.S.D. 2x FRAMING GYP. BD., WHERE OCCURS</p> <p>5'x1'-0"</p>	<p>LEGEND 1. COMPLETE PAPERING OF WALL. 2. PARTIAL INSTALL 30# ROOF FELT 18" UP WALL AND 24" ON TO ROOF. 3. 6" SELF-ADHERING MEMBRANE 3" ON WALL TO ROOF.</p> <p>5'x1'-0"</p>	<p>LEGEND 1. COMPLETE PAPERING OF WALL. 2. PARTIAL INSTALL 30# ROOF FELT 18" UP WALL AND 24" ON TO ROOF. 3. 6" SELF-ADHERING MEMBRANE 3" ON WALL TO ROOF.</p> <p>5'x1'-0"</p>	<p>LEGEND 1. COMPLETE PAPERING OF WALL. 2. PARTIAL INSTALL 30# ROOF FELT 18" UP WALL AND 24" ON TO ROOF. 3. 6" SELF-ADHERING MEMBRANE 3" ON WALL TO ROOF.</p> <p>5'x1'-0"</p>

GRADING AND DRAINAGE NOTES

.1CALIFORNIA BUILDING CODE
ALL WORK SHALL COMPLY WITH THE 2022CALIFORNIA BUILDING CODE.

.2O.S.H.A .REGULATIONS
ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A. REGULATIONS.

.3GEOTECHNICAL (SOILS) REPORT
THE ENGINEER OF WORK HAS DESIGNED THIS PROJECT TO COMPLY WITH THE GRADING RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT PREPARED BY _____

.4SPECIFICATIONS 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 986-2150)SHALL BE NOTIFIED AT LEAST 48HOURS BEFORE BEGINNING ANY GRADING. UNAPPROVED GRADING WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION.

.5NATIONAL 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.

.6LOCAL 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.

.7UNDERGROUND 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.

.8EROSION 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.

.9UTILITY 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.

.10UTILITY 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.

.11GRADING 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 10FEET . MINIMUM SLOPE IN ALL OTHER CASES SHALL BE NO LESS THAN .2%

.12GRADED 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 12INCHES 305MM) PLUS 2PERCENT .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.

.13CLEAN ,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.

.14TOPOGRAPHY SURVEY
THE TOPOGRAPHY SURVEY MADE BY SMP ENGINEERS ON .3/16/2020

.15TREE 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.

.16PROJECT 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.

.17FINAL LETTER OF INSPECTION
THE SOILS ENGINEER OR ENGINEER OF WORK SHALL PROVIDE FINAL LETTER OF INSPECTION AT COMPLETION OF THE GRADING.

.18GRADE EVENLY
THE CONTRACTOR SHALL GRADE EVENLY BETWEEN SPOT ELEVATIONS SHOWN.

.19APPROVAL 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.

.20WELL 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 265-2600)408)EXTENSION 382) TO ARRANGE FOR DISTRICT OBSERVATIONS OF ALL WELL ABANDONMENTS.

.21EARTHWORK QUANTITIES
THE EARTHWORK QUANTITIES SHOWN ON THESE PLANS ARE ONLY TO BE USED TO DETERMINE THE GRADING PLAN REVIEW AND PERMIT FEES.

.22ELEVATION 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.

.23TRUCK ROUTE
THE TRUCK ROUTE SHALL BE .HEAD SOUTH ON S THIRS ST ,TOWARD E RINCON AVE .THE TURN RIGHT E RINCON AVE TOWARD WINCHESTER BLVD .THEN ,TURN LEFT ONTO S WINCHESTER BLVD ,TURN RIGHT ONTO THE CA 85-N RAM .

.24CONTRACTOR 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.

.25NEAT 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

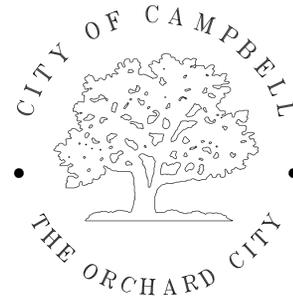
ON-SITE GRADING & DRAINAGE PLANS

PROJECT STREET ADDRESS: 67 S THIRD ST, CAMPBELL, CA 95008

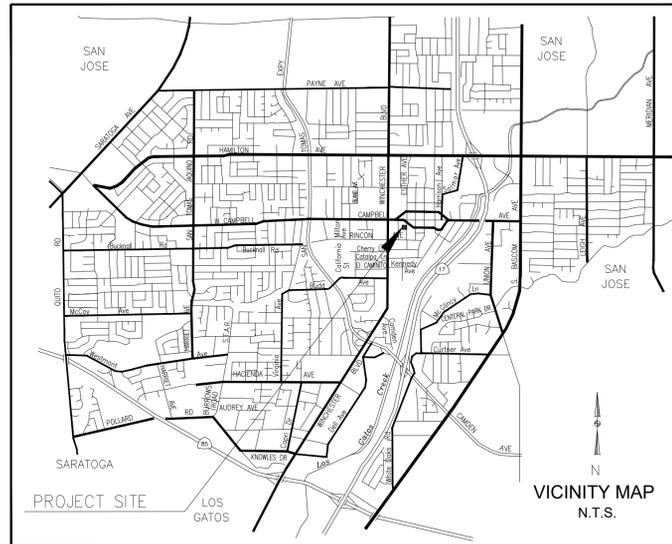
BUILDING PERMIT NO. BLD2025-XXXX

ASSESSORS PARCEL NO. 412-05-007

NEW SINGLE FAMILY HOME



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
OFF	GARAGE FINISH FLOOR (BACK)	PSE	PUBLIC SERVICE EASEMENT
CL	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

26. 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.

27. 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.

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

29. 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.

30. 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.

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

32. 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
DETAILS	C-4
EROSION CONTROL PLAN	C-5
BLUE PRINT FOR A CLEAN BAY	C-6

LEGEND

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

SURVEY MAP DISCLAIMER NOTE:

SMP ENGINEERS ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE TOPOGRAPHIC SURVEYING DEPICTED ON THIS PLAN SET. TOPOGRAPHIC SURVEYING MAP WAS PREPARED BY OTHERS AND FURNISHED TO SMP ENGINEERS BY THE OWNER.

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* C 52724
P.E.

SAEID RAZAVI
PRINT

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



Chk'd	By	Date	Revision

Date: 06/24/2025
Prepared By: S.P.
Checked by: S.R.
SMP Job No. 225051

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COVER SHEET
GRADING AND DRAINAGE PLANS
NEW SINGLE FAMILY HOME
67 S THIRD ST, CAMPBELL, CA 95008

SCALE: N.T.S.
SHEET: C-1
1 OF 6

CITY OF CAMPBELL
PLANNING DIVISION CLEARANCE

PLAN CHECK # _____
APPROVED BY: _____
DATE: _____

Earthwork Quantities

FILL:	17 CY
CUT:	580 CY
IMPORT:	0 CY
EXPORT:	563 CY

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

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: _____

NOTE:

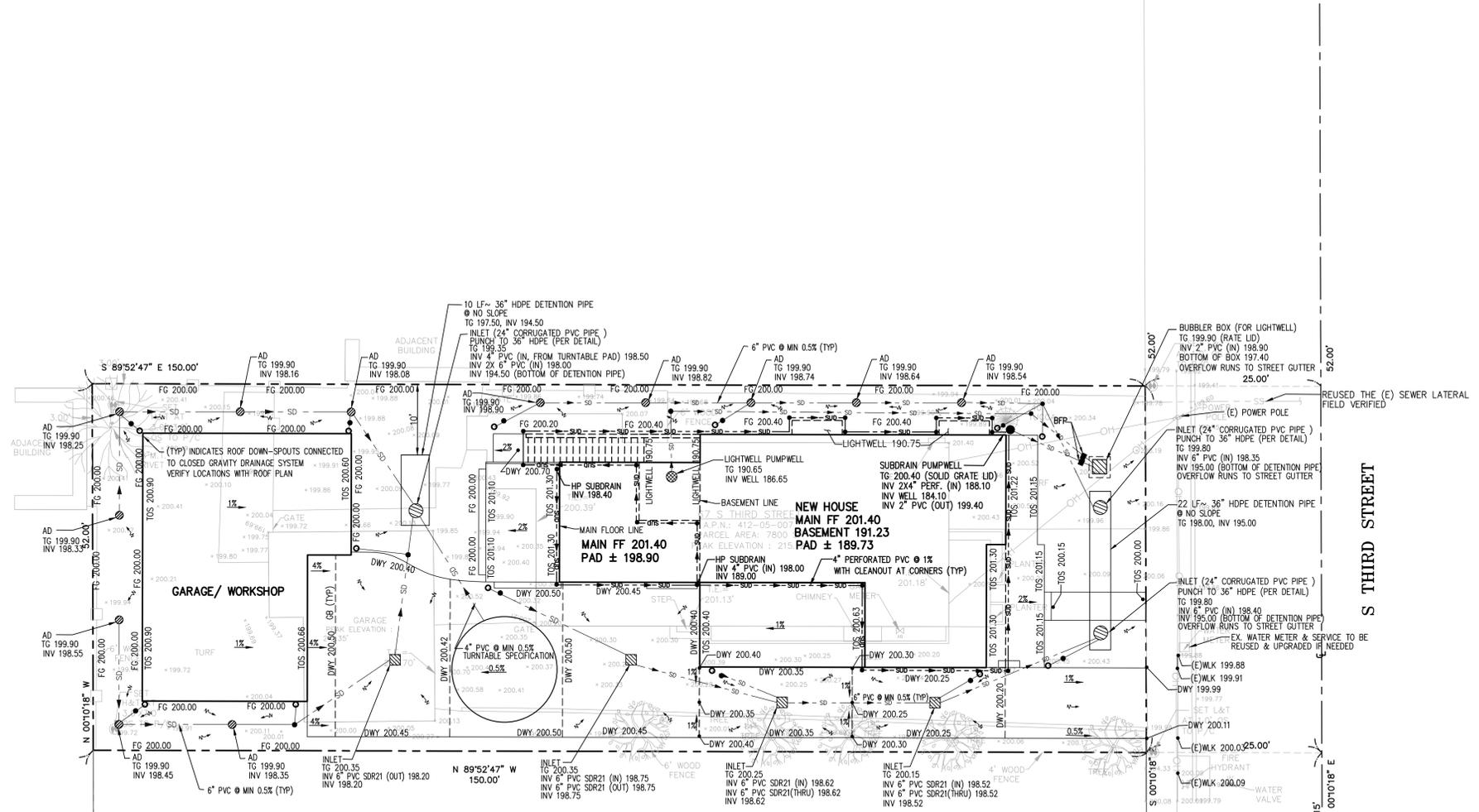
1. EARTHWORK QUANTITIES ON THIS TABLE ARE FOR INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITY TAKE OFFS.

NOTES:

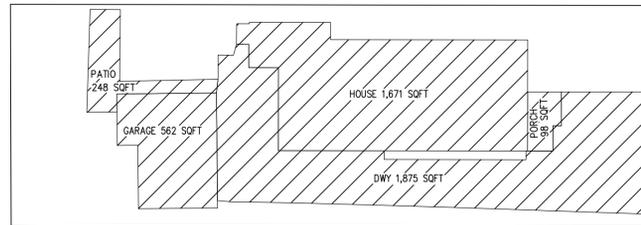
WATER, SANITARY SEWER AND ELECTRIC SERVICES SHOWN FOR REFERENCE ONLY. SEPARATE UTILITY ENCROACHMENT PERMITS ARE REQUIRED FOR THE INSTALLATION OF THESE FACILITIES IN THE RIGHT-OF-WAY.

CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT BEFORE PERFORMING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

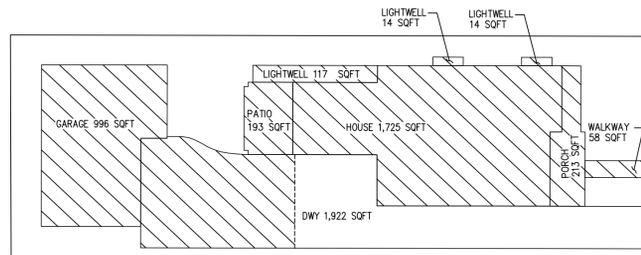
THE STREET IMPROVEMENTS SHOWN ON THIS PLAN ARE SHOWN FOR INFORMATION ONLY. SEE THE ENCROACHMENT PERMIT FOR THE APPROVED STREET IMPROVEMENTS



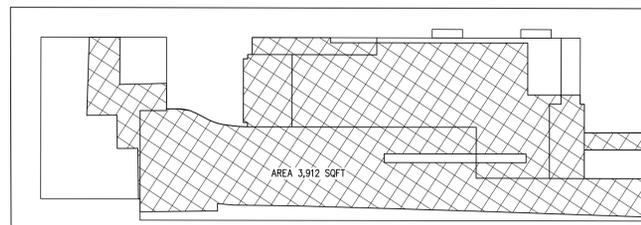
IMPERVIOUS AREA CALCULATION
N.T.S



EXISTING IMPERVIOUS AREA
TOTAL = 4,453 SQFT



PROPOSED IMPERVIOUS AREA
TOTAL = 5,254 SQFT

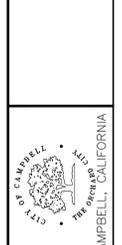


EXISTING IMPERVIOUS AREA TO BE
REPLACED WITH NEW IMPERVIOUS AREA
TOTAL = 3,912 SQFT

Chk'd	
By	
Date	
Revision	
No.	
Date: 06/24/2025	
Prepared By: S.P.	
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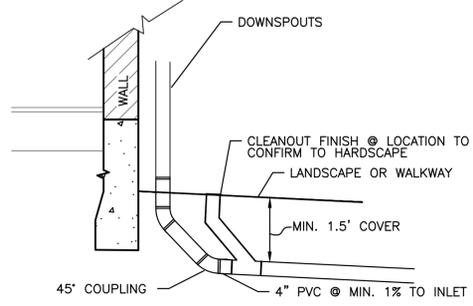
GRADING AND DRAINAGE PLAN
GRADING AND DRAINAGE PLANS
NEW SINGLE FAMILY HOME
67 S THIRD ST, CAMPBELL, CA 95008



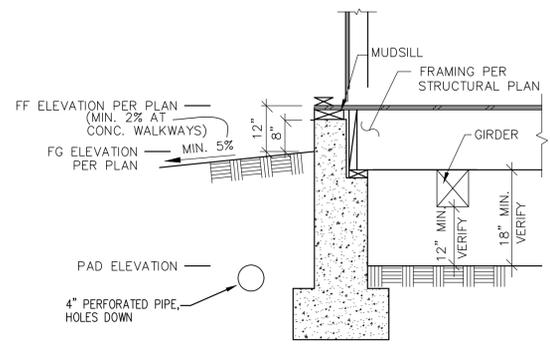
SCALE:
1" = 10'
SHEET:
C-2
2 OF 6

796.15'

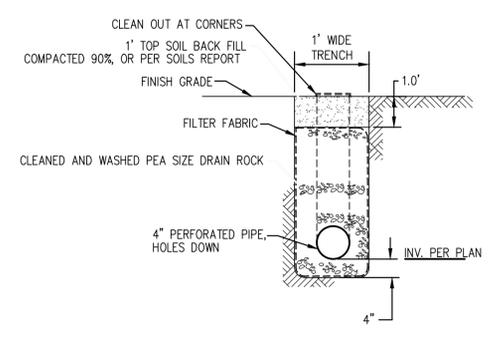
Skito Razavi



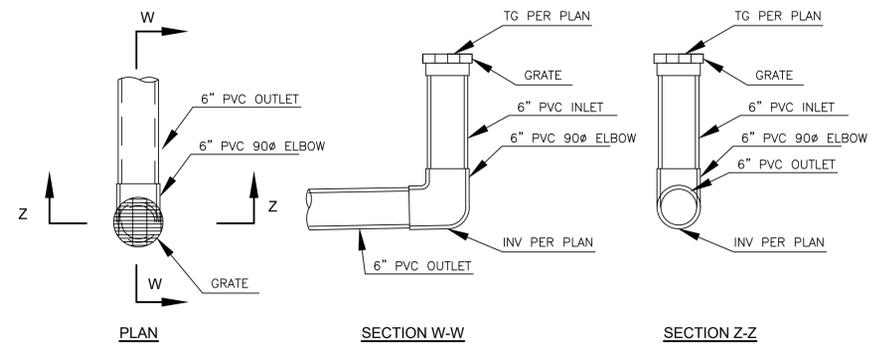
ROOF DOWN-SPOUT CONNECTION
N.T.S.



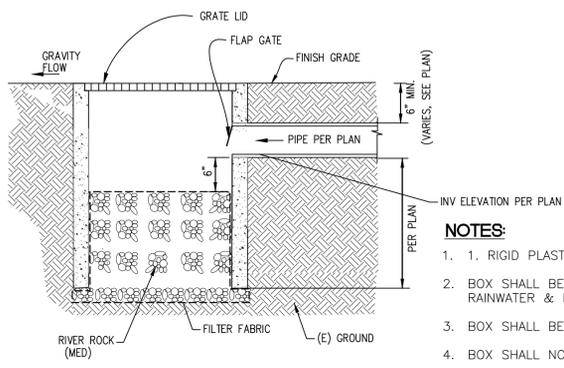
DROPPED FOUNDATION CONCEPTUAL DETAIL
N.T.S.



SUBDRAIN TRENCH DETAIL
ELEVATION VIEW- NTS

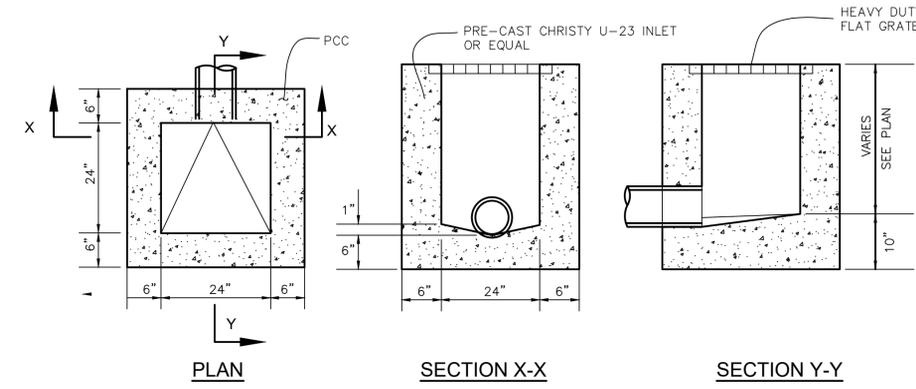


STORM DRAIN AREA DRAIN
N.T.S.

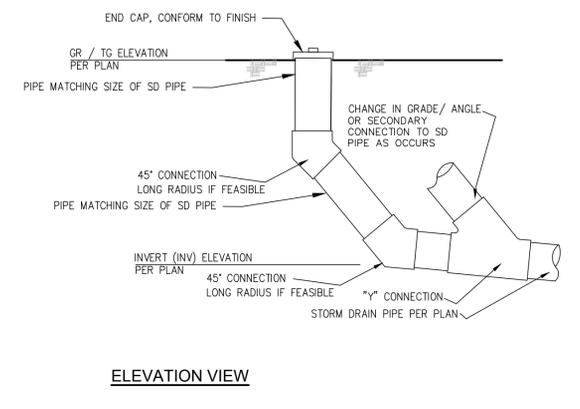


BUBBLER BOX DETAIL
N.T.S.

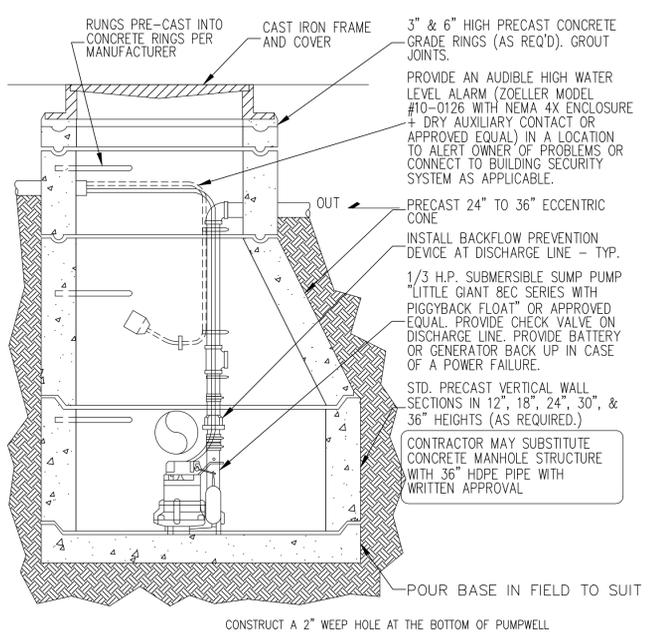
- NOTES:**
1. RIGID PLASTIC, A.C., C.I., OR STEEL PIPE ALLOWED TO BOX FROM PUMP.
 2. BOX SHALL BE SET WITH ADJACENT GRADES SLOPING AWAY TO PREVENT RAINWATER & LANDSCAPE WATER FROM ENTERING.
 3. BOX SHALL BE SET IN LANDSCAPE AREA TO FACILITATE PERCOLATION.
 4. BOX SHALL NOT HAVE CONCRETE BOTTOM TO FACILITATE PERCOLATION.
 5. BOX MUST BE LOCATED AT LEAST 10 FEET FROM BACK OF SIDEWALK AND 3 FEET MIN. AWAY FROM SIDE AND REAR PROPERTY LINES, APPROX. LOCATED IN SWALE, VEGETATED OR RETENTION AREA.



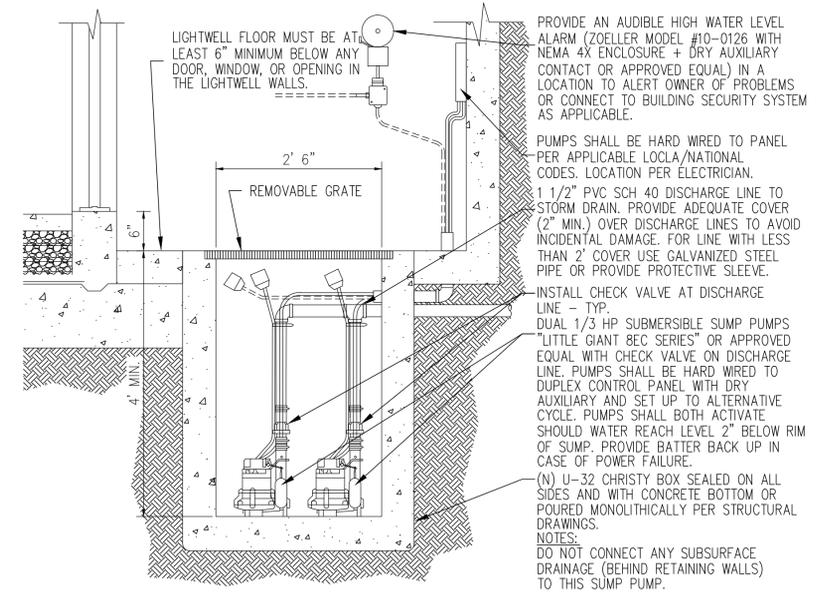
STORM DRAIN INLET
N.T.S.



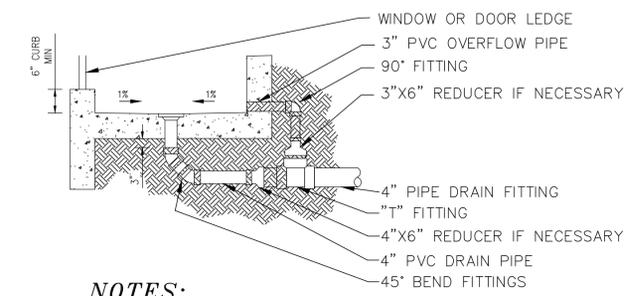
STORM DRAIN CLEANOUT DETAIL
N.T.S.



PUMPWELL DETAIL FOR OVERFLOW & SUBDRAIN
N.T.S.



INLET/ PUMPWELL DETAIL FOR BASEMENT LIGHTWELL DRAIN
N.T.S.

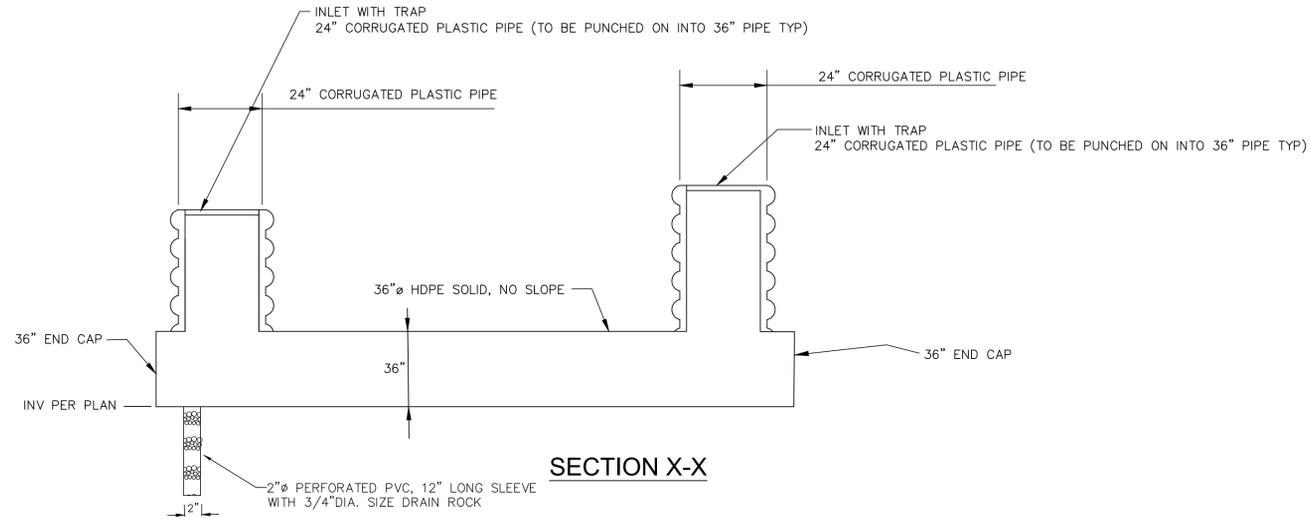
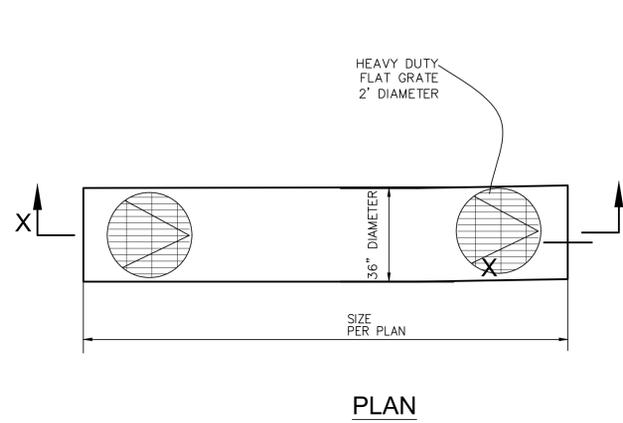


- NOTES:**
1. SLOPE INTERIOR SLAB OF LIGHTWELL @ 1% MIN IN ALL DIRECTIONS TO DIRECT FLOW TOWARDS INLET.
 2. MAINTAIN 6" MIN FROM BOTTOM OF SILL/DOOR TO BOTTOM OF LIGHTWELL.
 3. INSTALL "NEENAH R-4344" GRATE AND 3" PVC OUT GOING PIPE IN LIGHTWELLS NOT INTENDED TO HAVE FOOT TRAFFIC.
 4. INSTALL 4" METAL GRATE AND 4" PVC OUTGOING PIPE IN AREAS INTENDED TO HAVE FOOT TRAFFIC.
 5. INSTALL 3" PVC OVERFLOW PIPE AS SHOWN.
 6. CONTRACTOR SHALL SUBMIT TO THE OWNER IN WRITING THE NEED FOR PERIODIC MAINTENANCE AND REMOVAL OF DEBRIS.
 7. REFER TO STRUCTURAL PLAN FOR WALL CONSTRUCTION DETAIL.
- PUMP NOTES:**
1. HARD WIRE THE PUMPS TO PREVENT ANY UNPLUGGING.
 2. PUMPS TO BE CONNECTED TO BACKUP GENERATORS OR BATTERIES TO PREVENT FLOODING IN CASE OF BLACKOUT.
 3. PROVIDE BACK FLOW PREVENTOR VALVE FOR PUMP OUTLET.
 4. PROVIDE RESERVE PUMP FOR EACH PUMP WELL.
 5. PROVIDE FLOATING DEVICE, CONNECTED TO SOUND/ LIGHT ALARM, TO NOTIFY RESIDENTS OF POSSIBLE RISE OF WATER IN PUMPWELL.
 6. PROVIDE TWO SEPARATE SYSTEM AND PUMP WELLS FOR: a) SUBDRAIN AND b) LIGHTWELL AREA DRAINS.

OVERFLOW FOR BASEMENT LIGHTWELL DRAIN
N.T.S.

Chk'd	
By	
Date	
Revision	
No.	
Date:	06/24/2025
Prepared By:	S.P.
Checked by:	S.R.
SMP Job No.	225051
1534 CAROB LANE SUITE 204 SAN JOSE, CA 95131 TEL: (650) 941-8055 FAX: (650) 941-8755 E-MAIL: SRAZAV@SMPENGINEERS.COM	
DETAILS GRADING AND DRAINAGE PLANS NEW SINGLE FAMILY HOME 67 S THIRD ST, CAMPBELL, CA 95008	
SCALE:	NTS
SHEET:	C-3
	3 OF 6





STORM DRAIN INLET & DETENTION BASIN

N.T.S.

Checked By:	
Date:	
Revision:	
No.:	
Date:	06/24/2025
Prepared By:	S.P.
Checked by:	S.R.
SMP Job No.:	225051



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 E-MAIL: SPENGINEERS.COM

GRADING AND DRAINAGE PLANS
 NEW SINGLE FAMILY HOME
 67 S THIRD ST, CAMPBELL, CA 95008

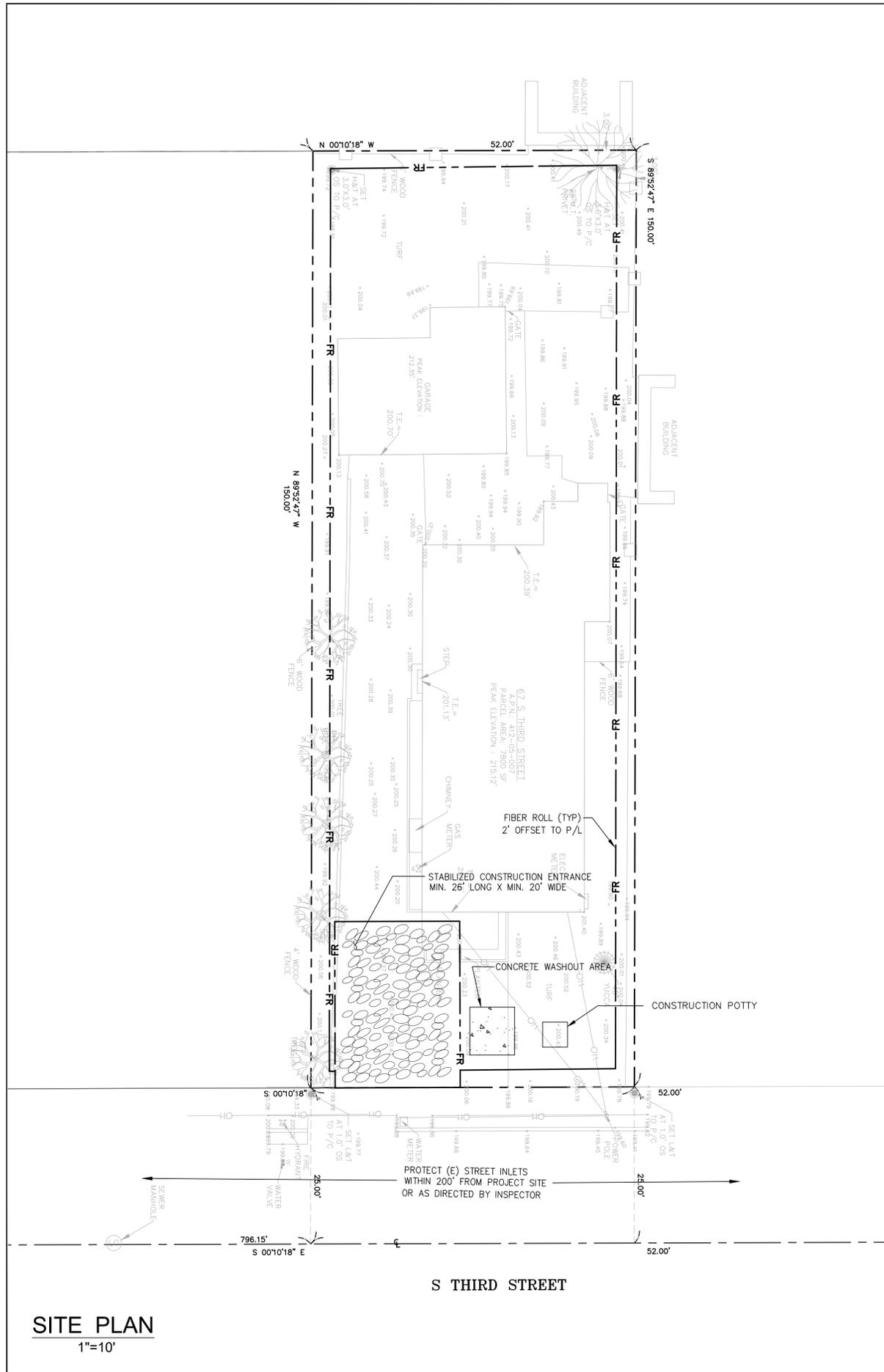


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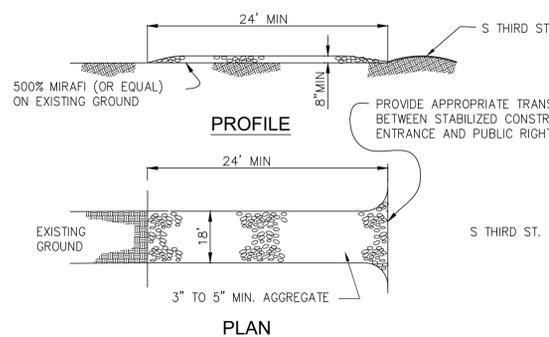
SHEET:
 C-4
 4 OF 6



Saeed Razavi

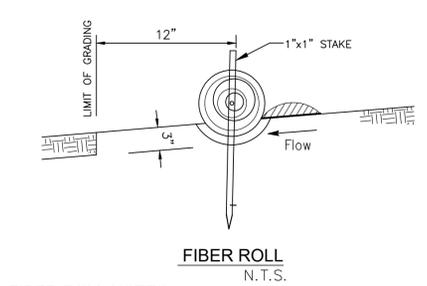
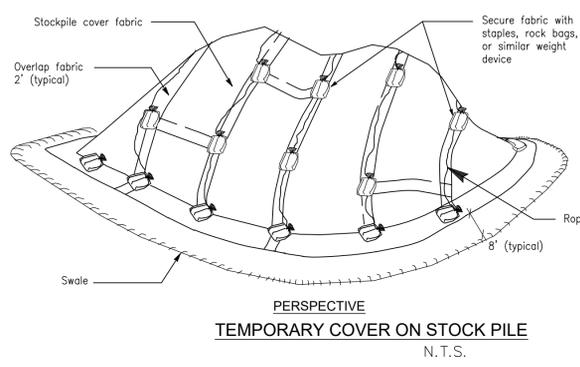


SITE PLAN
1"=10'

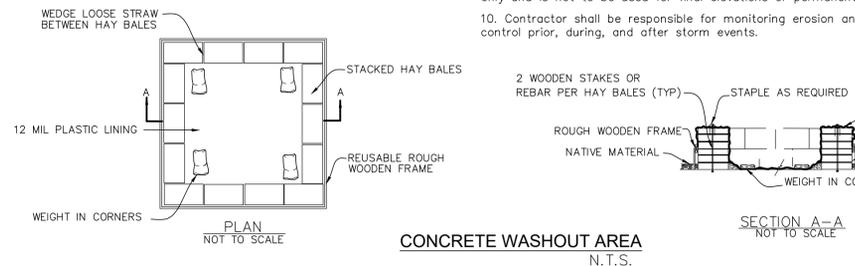


Maintenance
The entrance shall be maintained in a condition that will prevent tracking or flowing sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand, and repair and/or clean out any measures used to trap sediment.
- All sediment spilled,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

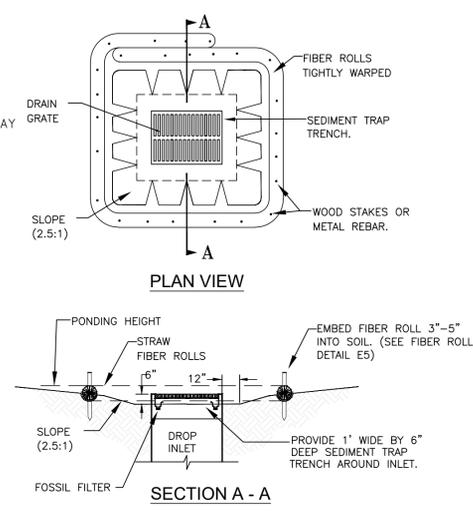
**STABILIZED CONSTRUCTION ENTRANCE
(TO BE MAINTAINED)**



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

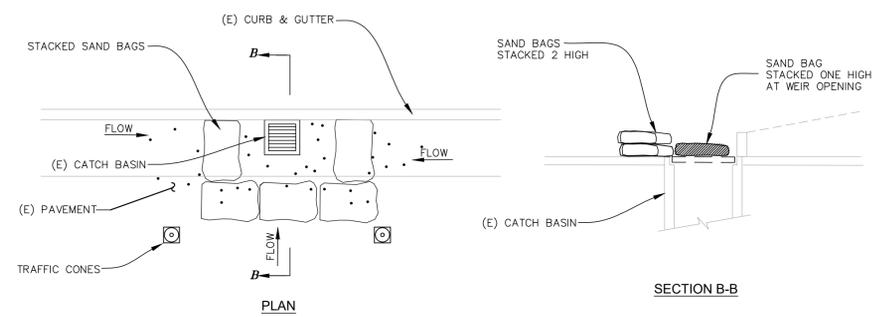


**CONCRETE WASHOUT AREA
N.T.S.**



STORM INLET SEDIMENT TRAP-FIBER ROLLS

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.



**EXISTING STREET DRAINAGE INLET PROTECTION
N.T.S.**

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.
13. 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.
14. 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.
15. Contractors shall provide dust control as required by the appropriate federal, state, and local agency requirements.
16. 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 S THIRD ST. 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.

Date: 08/11/2025
 Prepared By: S.P.
 Checked by: S.R.
 SMP Job No. 225051

SMPE
 SMOULDER PERBBS
 CIVIL ENGINEERS
 1534 CAROB LANE
 SUITE 100
 SANTA ROSA, CA 95405
 TEL: (650) 941-8054
 FAX: (650) 941-8755
 E-MAIL: SMPENGINERS.COM

**EROSION CONTROL PLAN
 GRADING AND DRAINAGE PLANS
 NEW SINGLE FAMILY HOME
 67 S THIRD ST, CAMPBELL, CA 95008**

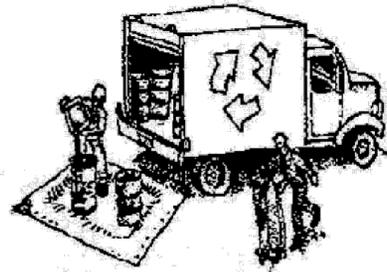
SCALE:
 1" = 10'
 SHEET:
 C-5
 5 OF 6

REGISTERED PROFESSIONAL ENGINEER
 STATE OF CALIFORNIA
 No. C52724
 SKETD RAZAVI
 CIVIL

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



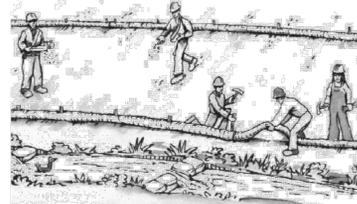
Maintenance and Parking

- 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



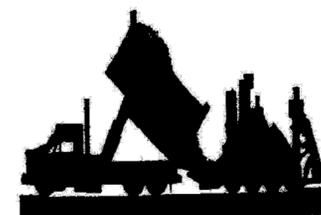
Concrete Management

- 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.

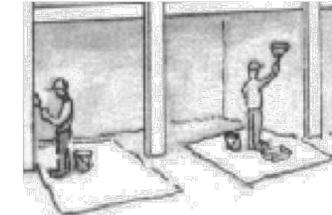
Sawcutting & Asphalt/Concrete Removal

- 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.



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

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.

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

Enaid Razavi



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Revision:	
No.:	
Date:	06/24/2025
Prepared By:	S.P.
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