



CITY OF CAMPBELL
Community Development Department

December 1, 2014

NOTICE OF TENTATIVE PARCEL MAP APPLICATION

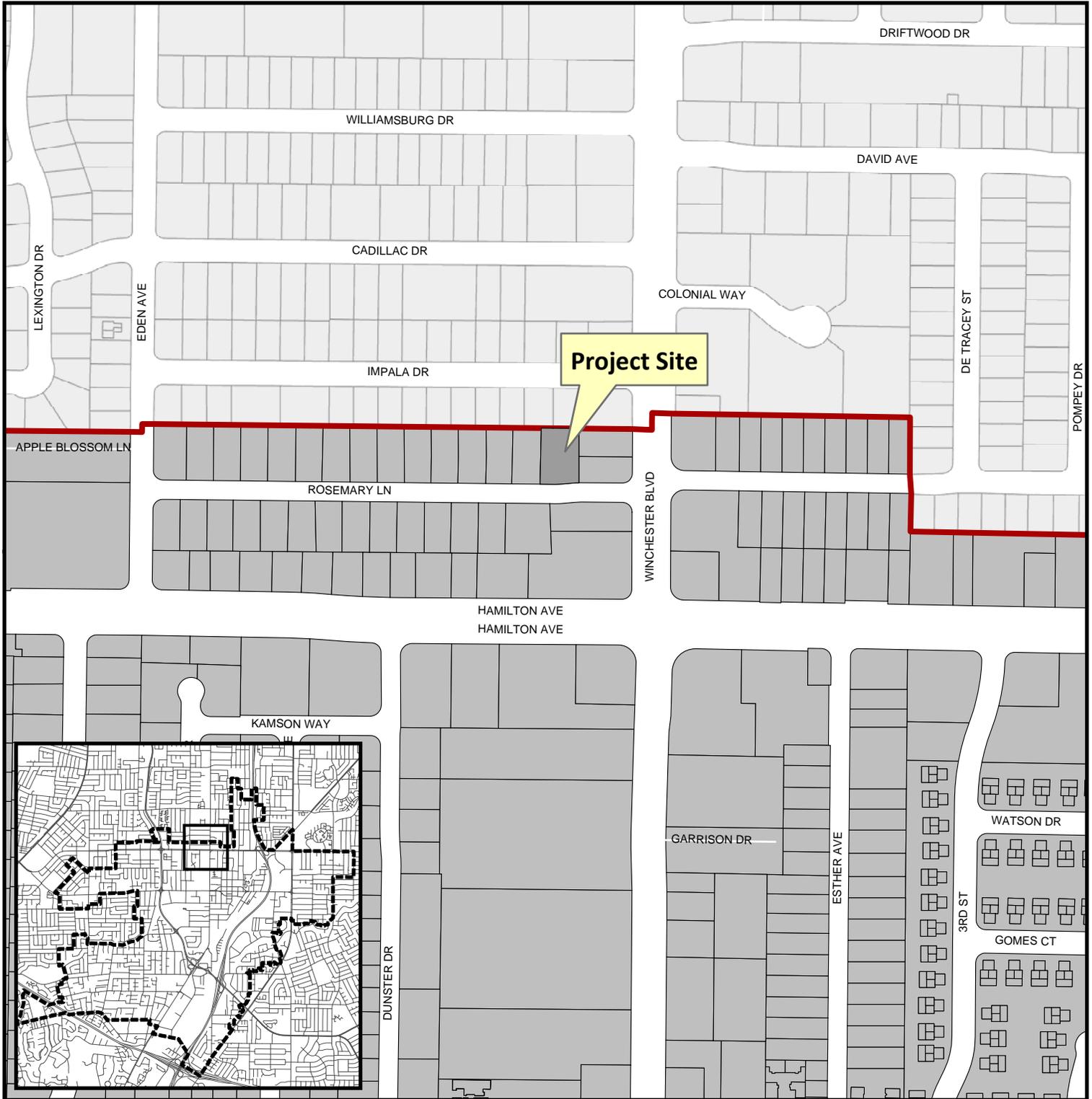
Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for a Tentative Parcel Map for the following project proposal:

File No.: PLN2014-242
Applicant: Jacob Saidian
Project Address: 125 W. Rosemary Ln.
Property Owner: Ali Milaninia
Zoning District: R-1-6
General Plan: Low Density Residential
Project Description: Tentative Parcel Map for a minor lot split to divide one existing parcel into two parcels.

This project will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The comment period for this application begins on July December 1, 2014 and ends December 11, 2014. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **December 11, 2014**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided. Please contact the project planner in a timely manner to determine what decision was reached.

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

Project Location Map

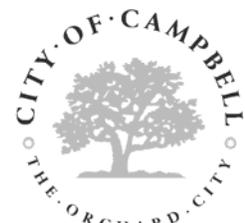
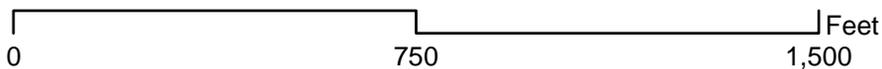


Project Location: 125 W. Rosemary Ln.

Application Type: Tentative Parcel Map

Planning File No.: PLN2014-242

Description: Minor lot split



Community Development Department
Planning Division

LEGEND

DESCRIPTION	PROPOSED	EXISTING
WHEELCHAIR RAMP		
SANITARY MANHOLE		
STORM MANHOLE		
CITY SURVEY MONUMENT		
STANDARD HOODED INLET		
SANITARY SEWER		
STORM SEWER		
CENTER LINE		
PROPERTY LINE		
MATCH LINE		
GAS LINE		
WATER LINE		
JOINT TRENCH		
GAS METER		
WATER METER		
GAS VALVE		
WATER VALVE		
EDGE OF PAVEMENT		
CURB AND CUTTER		
SIDEWALK		
DRIVEWAY		
PAVING CONFORM		
FIRE HYDRANT		
STREET SIGN		
FENCE(TYPE)		
ELECTRICAL CONDUIT		
OVERHEAD CONDUCTORS		
PULL BOX		
UTILITY POLE		
ELECTROJER		

ABBREVIATIONS

A.B.	AGGREGATE BASE	M.H.	MANHOLE
A.C.	ASPHALT CONCRETE	MIN.	MINIMUM
B.C.	BEGINNING OF CURVE(HORIZONTAL)	M.V.C.	MIDDLE OF VERTICAL CURVE
B.L.D.C.	BUILDING	M.W.	MONITORING WELL
B.O.M./B.W.K.	BACK OF WALK	NO.	NUMBER
B.V.C.	BEGINNING OF VERTICAL CURVE	N.T.S.	NOT TO SCALE
C.B.	CATCH BASIN	P.C.C.	PORTLAND CEMENT CONCRETE
CLF	CHAIN LINK FENCE	P.C.R.	POINT OF CURB RETURN
C.O.	CLEAN OUT	P.P.B.	PEDESTRIAN PUSH BUTTON
CONT.	CONTINUOUS	PPAT	PLASTIC PLUG & TACK
D.I.	DRAINAGE INLET	P.V.C.	POLYVINYL CHLORIDE
D/W	DRIVEWAY	P.V.I.	POINT OF VERTICAL INTERSECTION
E.C.	END OF CURVE(HORIZONTAL)	R.	RADIUS
ELEV.	ELEVATION	R.C.P.	REINFORCED CONCRETE PIPE
EXIST.	EXISTING	R/W	RIGHT-OF-WAY
E.V.C.	END OF VERTICAL CURVE	S.	SLOPE
F.C.	FINISHED FLOOR ELEVATION	S.D.M.N.	STORM DRAIN MANHOLE
F.G.	FINISHED GRADE	S.F.	SQUARE FEET
F.H.	FIRE HYDRANT	S.F.	SHEET
F.C.	FACE OF CURB	S.S.M.H.	SANITARY SEWER MANHOLE
FL	FLOW LINE	S.S.	SANITARY SEWER
FOC	FACE OF CURB	S/W	SIDEWALK
F.S.	FINISHED SURFACE	T.C.	TOP OF CURB
G.B.	GRADE BREAK	TFC	TOP FACE OF CURB
G.V.	GATE VALVE	TYP.	TYPICAL
H.P.	HIGH POINT	U.O.N.	UNLESS OTHERWISE NOTED
I.D.	INSIDE DIAMETER	V.C.	VERTICAL CURVE
INVERT	INVERT	V.C.P.	VITRIFIED CLAY PIPE (EXTRA STRENGTH)
J.P.	JOINT POLE	W.	WATER
L.F.	LINEAL FEET	W.M.	WATER METER
L.P.	LOW POINT	W.V.	WATER VALVE
LET	LEAD & TACK		
MAX.	MAXIMUM		

BASIS OF BEARINGS

THE BEARING N00°03'00"E OF THE MONUMENT LINE OF S. WINCHESTER BLVD., FORMERLY SANTA CLARA - LOS GATOS ROAD, AS SHOWN ON MAP OF TRACT NO. 2268, FILED FOR RECORD ON DECEMBER 9, 1958 IN BOOK 100 OF MAPS AT PAGES 24 AND 25, RECORDS OF SANTA CLARA COUNTY, WAS USED AS THE BASIS OF BEARINGS FOR ALL BEARINGS SHOWN ON THIS MAP.

BASIS OF ELEVATION

CITY OF CAMPBELL BENCH MARK NO. 30
2-1/4" DIAMETER BRASS DISK IN TOP OF CURB, LOCATED AT INTERSECTION OF HAMILTON AVENUE AND S. WINCHESTER BLVD., NORTHEAST CORNER AT WEST SIDE OF CURB RETURN.
ELEVATION = 182.02 FEET

LEGAL DESCRIPTION

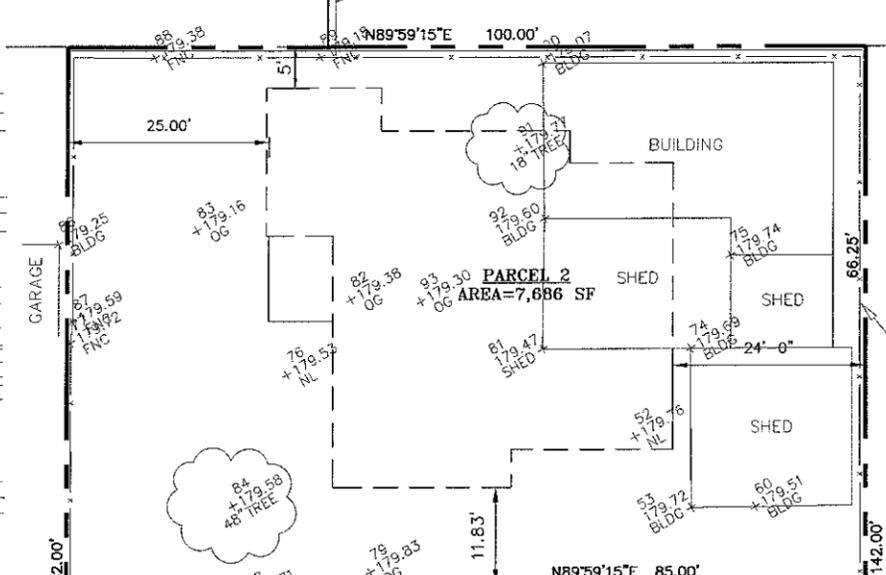
ALL THAT CERTAIN REAL PROPERTY IN THE CITY OF CAMPBELL, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
BEING THE EASTERLY 100 FEET OF LOT 3, AS SAID LOT IS SHOWN ON MAP OF TRACT NO. 96, ENTITLED E.R. KENNEDY SUBDIVISION - UNIT NO. 1", SAID MAP WAS FILED FOR RECORD ON APRIL 17, 1939 IN BOOK 3 OF MAPS AT PAGE 51, RECORDS OF SANTA CLARA COUNTY.

PROJECT DATA

ADDRESS:	125 W. ROSEMARY LANE
ASSESSORS' PARCEL NO.	305-03-048
ZONING - EXISTING	R-1-6
ZONING - PROPOSED	R-1-6
GENERAL PLAN	LDR, LOW DENSITY RESIDENTIAL
LAND AREA	EXISTING 14,200 SF GROSS
STREET DEDICATION	500 SF
PROPOSED LOT 1	6,013.75 SF NET
PROPOSED LOT 2	7,886.25 SF GROSS 5,625.00 SF NET
FLOOR AREA RATIO (.45 MAXIMUM)	
LOT 1 ALLOWABLE	2,708.19 SF
PROPOSED	2,705.0 SF
LOT 2 ALLOWABLE	2,981.25 SF
PROPOSED	2,780.0 SF
LOT COVERAGE (.32 MAXIMUM)	
LOT 1 ALLOWABLE	1,924.4 SF
PROPOSED	1,855.5 SF
LOT 2 ALLOWABLE	2,120.0 SF
PROPOSED	1,927.5 SF

APN 305-03-044

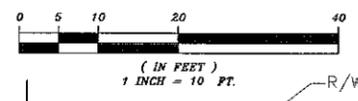
APN 305-03-045



LOT 1
TRACT NO. 96
3-M-51
APN 305-03-046

LOT 2
TRACT NO. 96
3-M-51
APN 305-03-047

S. WINCHESTER BLVD.
(FORMERLY SANTA CLARA-LOS GATOS ROAD)
(120' WIDE)



RECEIVED
NOV 10 2014
CITY OF CAMPBELL
PLANNING DEPT.
SEARCH NOT FD

ADVANCED DEVELOPMENT

2838 BENJAMIN COURT
SAN JOSE, CALIFORNIA 95124
(408) 978-0570
JACOB SADDAN - CIVIL ENGINEER

TENTATIVE MAP
FOR APN: 305-03-048
125 W. ROSEMARY LANE
CAMPBELL, CALIFORNIA

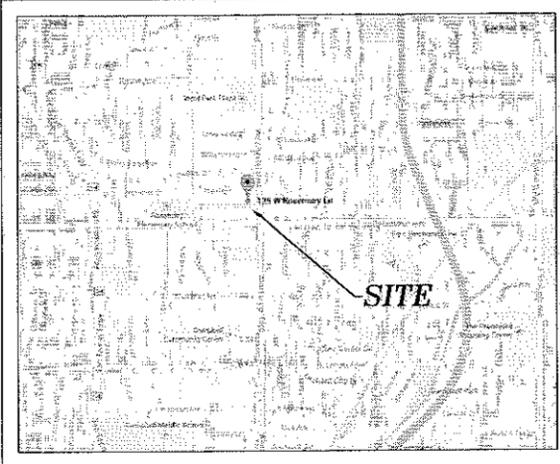
NOV 10 2014

CITY OF CAMPBELL
PLANNING DEPT.
SEARCH NOT FD

1

Job No. ROSEMARY

FOR REFERENCE ONLY

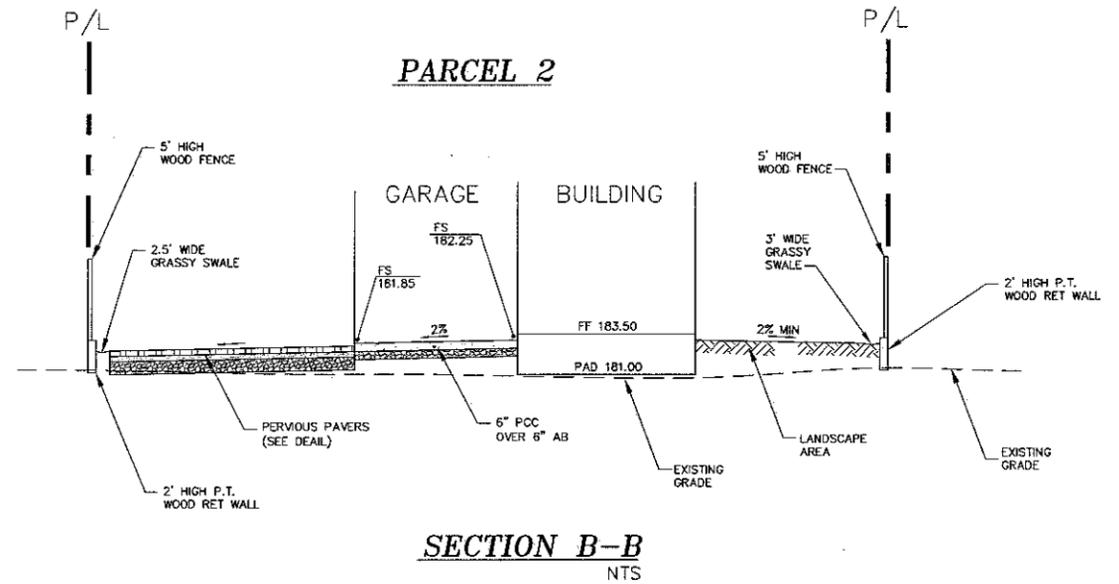


VICINITY MAP
NTS

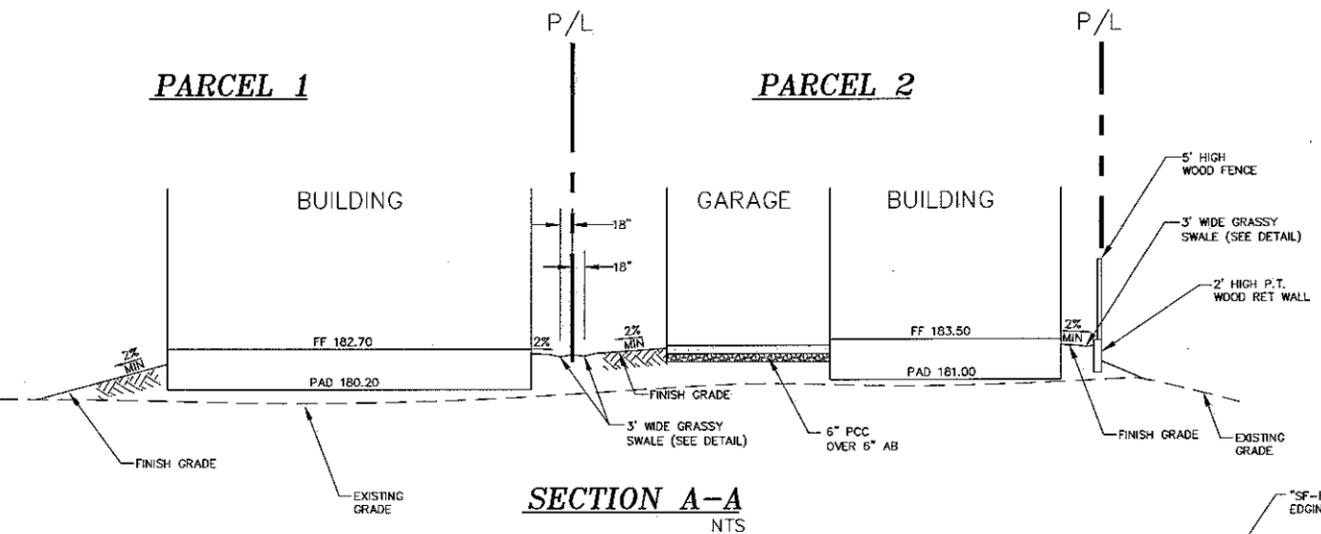
GRADING NOTES:

- 1) ALL WORK SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY ENGINEER AND/OR BUILDING DEPARTMENT.
- 2) ALL EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATION OF THE SOIL ENGINEER; AND THE UNIFORM BUILDING CODE.
- 3) REMOVE AND REPLACE THE EXISTING CURB AND SIDEWALK AS REQUIRED BY CITY ENGINEER. (FINISH TO MATCH EXISTING)
- 4) WHERE FILL MATERIAL IS TO BE PLACED ON NATURAL GROUND, THE AREA SHALL BE STRIPPED OF ALL VEGETATION, EXCEPT LARGE TREES, PRIOR TO FILLING. THE SURFACE OF THE GROUND SHALL BE SCARIFIED TO A DEPTH OF 6". WHERE NATURAL GROUND IS STEEPER THAN 5:1, IT SHALL BE BENCHED AND KEYED TO ACHIEVE STABILITY.
- 5) THE UPPER 6" OF SUBGRADE BELOW DRIVEWAY AND TURNAROUND AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION.
- 6) NO ORGANIC MATERIAL SHALL BE PLACED IN ANY FILL.
- 7) MAXIMUM CUT SLOPE SHALL BE 2:1 AND MINIMUM FILL SLOPE SHALL BE 2:1.
- 8) CONTRACTOR SHALL NOTIFY THE CITY'S BUILDING DEPARTMENT AT LEAST 24 HOURS PRIOR TO COMMENCING WORK, AND FOR FINAL INSPECTION OF THE WORK AND THE SITE.
- 9) ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT FOR AIRBORNE PARTICULARS (DUST).
- 10) THE CIVIL ENGINEER: ADVANCED DEVELOPMENT, 2933 BENJAMIN COURT, SAN JOSE, CA 95124 HAS PREPARED THIS GRADING PLAN TO COMPLY WITH THE GRADING RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT PREPARED BY _____.
- 11) LOCATE ALL UTILITIES AT JOBSITE PRIOR TO CONSTRUCTION.
- 12) SLOPE ALL FINISH GRADES AWAY FROM STRUCTURE FOR POSITIVE DRAINAGE.
- 13) APPROVAL OF THESE PLANS BY ADVANCED DEVELOPMENT IS FOR GRADING AND DRAINAGE ONLY AND IN NO WAY IMPLIES APPROVAL OF THE STRUCTURAL DESIGN OF THE HOUSE, FOUNDATION, RETAINING WALLS, SOIL COMPACTION, SOIL STABILITY OR OTHER COMPONENTS.
- 14) ADVANCED DEVELOPMENT PROVIDES NO WARRANTY FOR THE DRAINAGE OF THIS PROJECT UNLESS THEY ARE AUTHORIZED TO PERFORM AN "AS BUILT" SURVEY BEFORE OCCUPANCY TO DETERMINE CONFORMITY WITH THE DESIGNED PLANS.
- 15) LOCATION OF UNDERGROUND UTILITIES, BOUNDARY DIMENSIONS AND TOPOGRAPHIC INFORMATION WERE TAKEN AND INTERPOLATED FROM PLANS PREPARED BY _____.

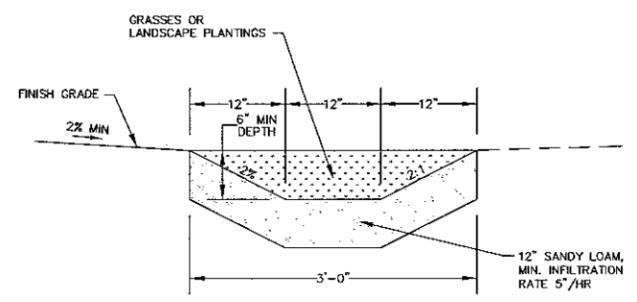
ADVANCED DEVELOPMENT PREPARED THIS PLAN BASED UPON INFORMATION AND DATA PROVIDED BY THE ABOVE REFERENCED FIRM AND ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.



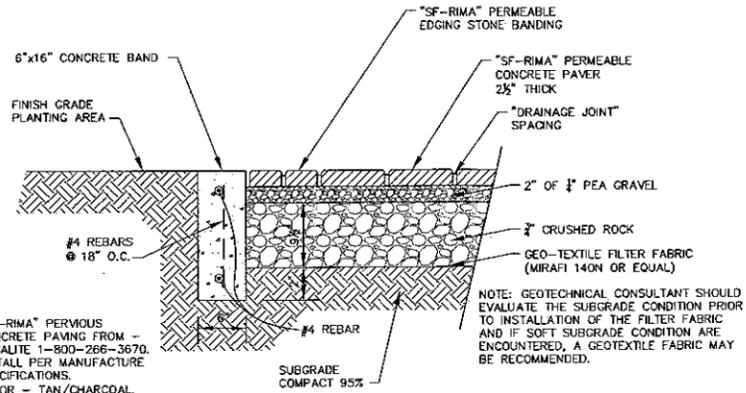
SECTION B-B
NTS



SECTION A-A
NTS



GRASSY SWALE DETAIL
NTS



NOTES:
1. "SF-RIMA" PERVIOUS CONCRETE PAVING FROM - BASALITE 1-800-266-3670.
2. INSTALL PER MANUFACTURE SPECIFICATIONS.
3. COLOR - TAN/CHARCOAL.

NOTE: GEOTECHNICAL CONSULTANT SHOULD EVALUATE THE SUBGRADE CONDITION PRIOR TO INSTALLATION OF THE FILTER FABRIC AND IF SOFT SUBGRADE CONDITIONS ARE ENCOUNTERED, A GEOTEXTILE FABRIC MAY BE RECOMMENDED.

PERVIOUS CONCRETE PAVER DETAIL
NTS

ADVANCED DEVELOPMENT
2933 BENJAMIN COURT
SAN JOSE, CALIFORNIA 95124
(408) 376-0870
CIVIL ENGINEER
JACOB STADIAN

Revision	Date	App'd	Description

GRADING AND DRAINAGE PLAN
FOR APN: 305-03-048
125 W. ROSEMARY LANE
CAMPBELL, CALIFORNIA



Prepared By: Jacob Stadian
Checked By: JS
Drawn By: JS
Designed By: JS
Survised By: JS
Scale: NTS
Date: 11-6-14
Project: ROSEMARY

Sheet No.	1
Job No.	ROSEMARY

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LEGEND

DESCRIPTION	PROPOSED	EXISTING
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STORM MANHOLE		
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PAVING CONFORM		
FIRE HYDRANT		
STREET SIGN		
FENCE(TYPE)		
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ELECTROLIER		

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LST	LEAD & TACK	W	WATER
MAX.	MAXIMUM	W.M.	WATER METER
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APN 305-03-044

APN 305-03-045

APN 305-03-049

LOT 1
TRACT NO. 96
3-M-51
APN 305-03-046

LOT 2
TRACT NO. 96
3-M-51
APN 305-03-047

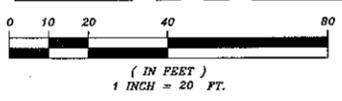
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(FORMERLY SANTA CLARA-LOS GATOS ROAD)
(120' WIDE)

ADVANCED DEVELOPMENT
2833 BENJAMIN COURT
SAN JOSE, CALIFORNIA 95134
(408) 376-0570
JACOB SALDIAN
CIVIL ENGINEER

GRADING AND DRAINAGE PLAN
FOR APN: 305-03-048
125 W. ROSEMARY LANE
CAMPBELL, CALIFORNIA



Checked: JS	Approved: JS
Drawn: ZH	Reviewed: JS
Designed: JS	Scale: 1"=40'
Sheet No. 2	Date: 11-5-14
Job No. ROSEMARY	



FOR REFERENCE ONLY

C:\Users\jacob\Documents\Projects\305-03-048\11-05-14 22:37 Escrip

APN 305-03-044

APN 305-03-045

N89°59'15"E 100.00'

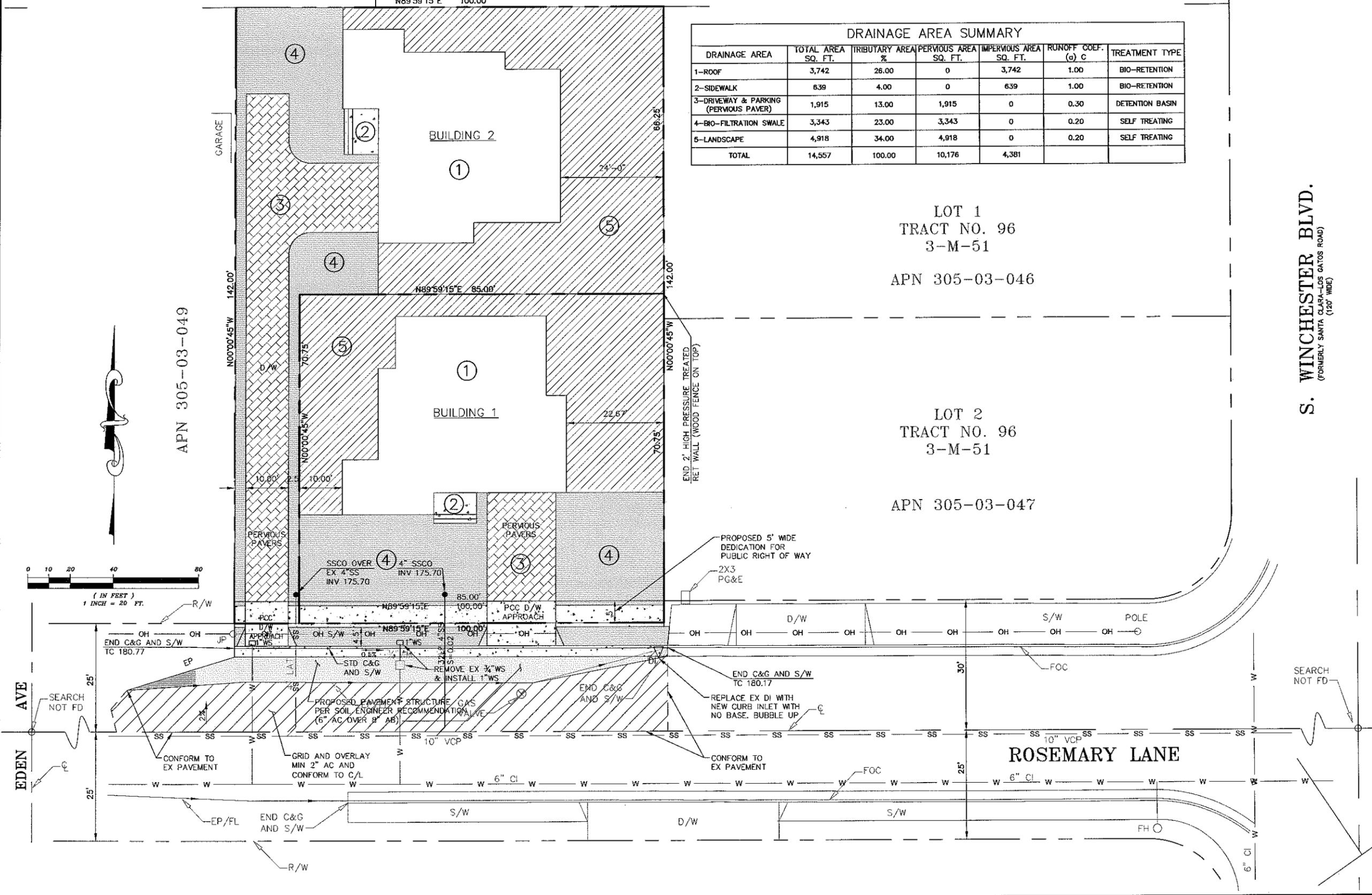
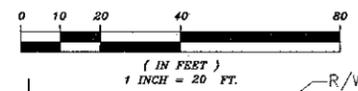
DRAINAGE AREA SUMMARY						
DRAINAGE AREA	TOTAL AREA SQ. FT.	TRIBUTARY AREA %	PERVIOUS AREA SQ. FT.	IMPERVIOUS AREA SQ. FT.	RUNOFF COEF. (u) C	TREATMENT TYPE
1-ROOF	3,742	26.00	0	3,742	1.00	BIO-RETENTION
2-SIDEWALK	639	4.00	0	639	1.00	BIO-RETENTION
3-DRIVEWAY & PARKING (PERVIOUS PAVER)	1,915	13.00	1,915	0	0.30	DETENTION BASIN
4-BIO-FILTRATION SWALE	3,343	23.00	3,343	0	0.20	SELF TREATING
5-LANDSCAPE	4,918	34.00	4,918	0	0.20	SELF TREATING
TOTAL	14,557	100.00	10,176	4,381		

LOT 1
TRACT NO. 96
3-M-51
APN 305-03-046

LOT 2
TRACT NO. 96
3-M-51
APN 305-03-047

S. WINCHESTER BLVD.
(FORMERLY SANTA CLARA-LOS GATOS ROAD)
(120' WIDE)

APN 305-03-049



ADVANCED DEVELOPMENT
2833 BENJAMIN COURT
SAN JOSE, CALIFORNIA 95134
(408) 976-0570
JACOB SHADYAN - CIVIL ENGINEER

Revision	Date	App'd	Description

STORMWATER CONTROL PLAN
FOR APN: 305-03-048
125 W. ROSEMARY LANE
CAMPBELL, CALIFORNIA



APPROVED BY: Jacob Shadyan
Professional Engineer
No. 48809
State of California
DATE: 11-08-14
EXPIRES: 09/30/16

Checked: JS
Drawn: BA
Designed: JS
Surveyed: JS
Scale: 1"=80'
Date: 11-08-14
Sheet No. 1
Job No. ROSEMARY