



**CITY OF CAMPBELL**  
Community Development Department

**February 12, 2016**

**NOTICE OF PARCEL MAP APPLICATION**

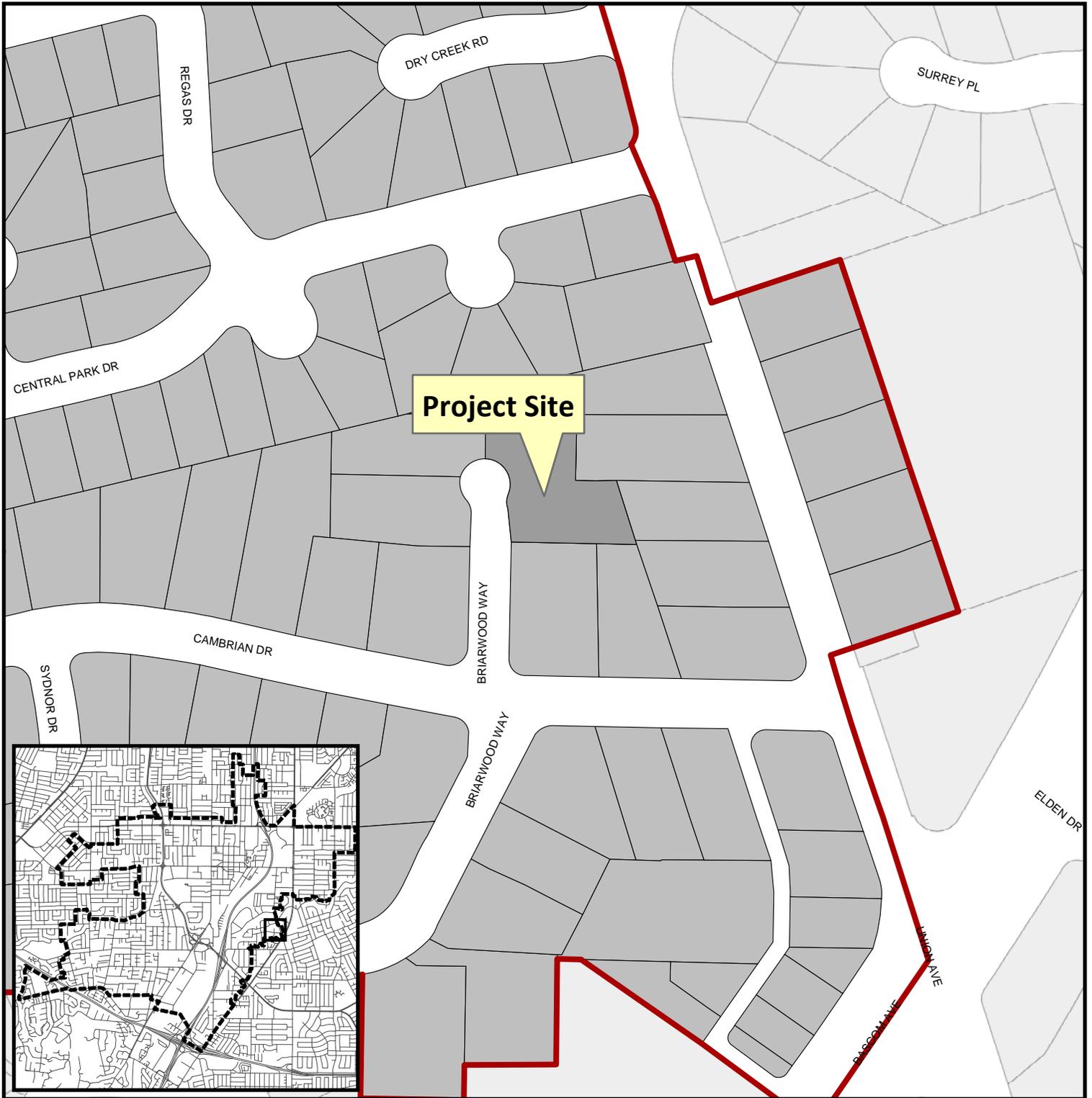
Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for a Parcel Map for the following project proposal:

**File No.:** PLN2015-263  
**Applicant:** Terry Pries  
**Project Address:** 738 Briarwood Way  
**Property Owner:** Paul & Koula Pries  
**Zoning District:** R-1-8 (Single-Family Residential)  
**General Plan:** Low Density Residential < 6 Units/Gr. Acre  
**Project Description:** Subdivide one lot into three lots

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 ten-day comment period for this application begins on February 13, 2016 and ends on February 23, 2016. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **February 23, 2016**. 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 Stephen Rose, Associate Planner, in the Community Development Department, at (408) 866-2142 or by email [stephenr@cityofcampbell.com](mailto:stephenr@cityofcampbell.com).

# Project Location Map

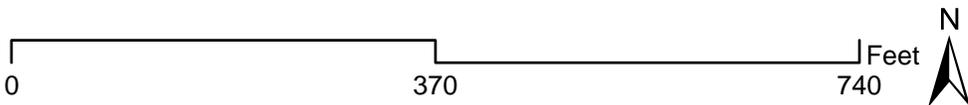


**Project Location:** 738 Briarwood Way

**Application Type:** Parcel Map

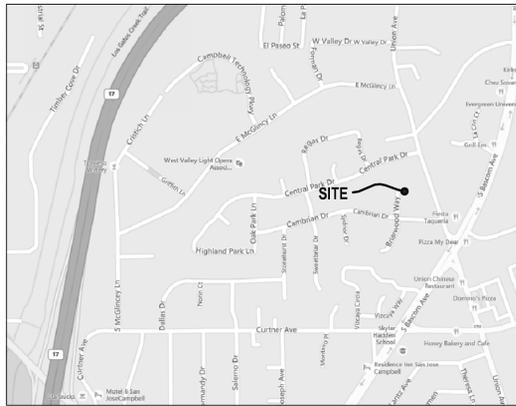
**Planning File No.:** PLN2015-263

**Description:** 3-lot parcel map



Community Development Department  
Planning Division

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**VICINITY MAP**  
N.T.S.

**LEGEND**

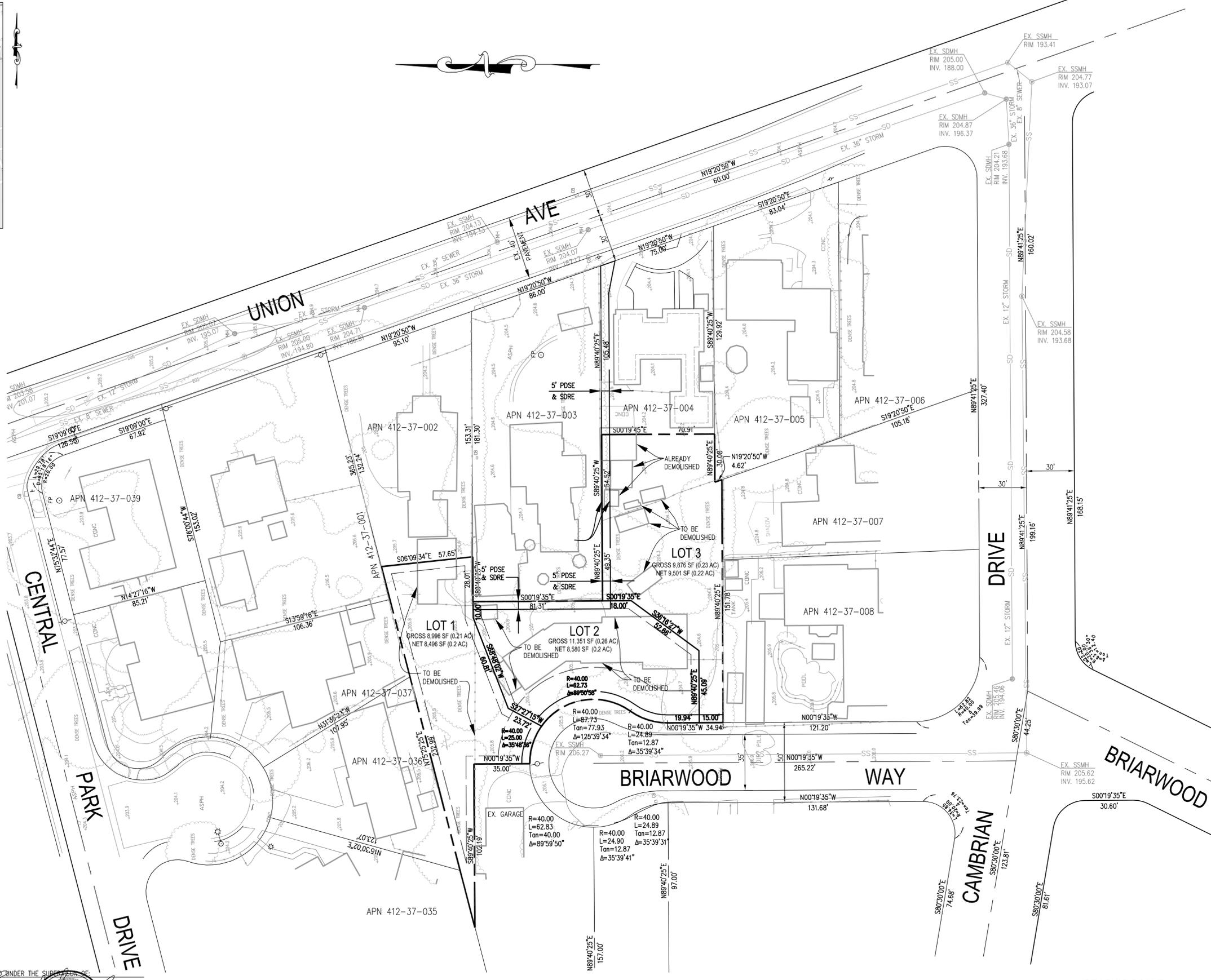
- EX. CONTOUR MAJOR
- EX. CONTOUR MINOR
- EX. TOP OF BANK
- EX. TOE OF BANK
- EX. RETAINING WALL
- EX. RESIDENCE/BUILDING
- EX. FACE OF CURB
- EX. SITE BOUNDARY LINE
- EX. ADJACENT PROPERTY BOUNDARY LINE
- STREET RIGHT OF WAY
- STREET CENTERLINE
- PROPOSED PROPERTY BOUNDARY LINE
- PROPOSED CONTOURS
- PROPOSED RETAINING WALL
- EXISTING TREE

**PROJECT DATA**

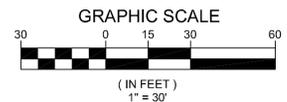
PROPERTY OWNER: PAUL & KOULA PRIES  
 APN: 412-37-009  
 GROSS AREA: 30,224 SF = 0.693 AC  
 NET AREA: 26,578 SF = 0.610 AC  
 EXISTING ZONING: R-1-8 SINGLE FAMILY RESIDENTIAL  
 8,000 SQ. FT. MIN. LOT SIZE  
 PROPOSED ZONING: R-1-8 SINGLE FAMILY RESIDENTIAL  
 8,000 SQ. FT. MIN. LOT SIZE  
 EXISTING ADJACENT USES: R-1-8 SINGLE FAMILY RESIDENTIAL  
 GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL - LESS  
 THAN 4.5 DU/GR. AC  
 EXISTING LOTS: 1  
 EXISTING DENSITY: 1 UNIT / 0.610 AC = 1.64 DU/AC  
 PROPOSED LOTS: 3  
 PROPOSED DENSITY: 3 UNITS / 0.610 AC = 4.9 DU/AC

**LOT AREAS**

	LOT 1	LOT 2	LOT 3	TOTAL
GROSS:	8,996 SF	11,351 SF	9,876 SF	30,224 SF (0.693 AC)
NET:	8,496 SF	8,580 SF	9,501 SF	26,578 SF (0.610 AC)



**PLAN VIEW**  
SCALE: 1"=30'



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 TERENCE J. SZEWCZYK  
 EXPIRATION DATE: 09/30/2016

TS CIVIL ENGINEERING, INC.  
 1776 TECHNOLOGY DRIVE  
 SAN JOSE, CA 95110  
 PH: 408.452.9300  
 TOLL FREE: 888.327.7070  
 FAX: 408.837.7550

NO.	DATE	REVISIONS	BY
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4			
3			
2			
1			

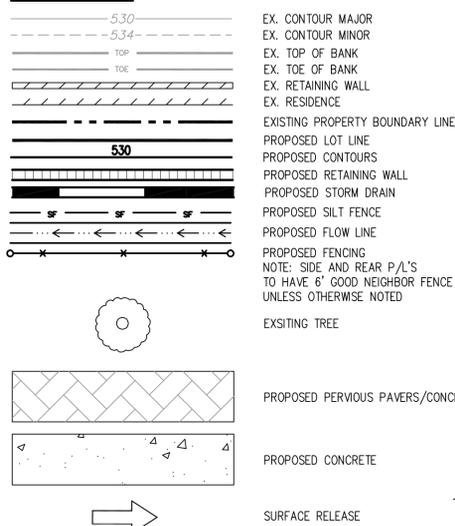
**TENTATIVE MAP**  
 LANDS OF PRIES  
 738 BRIARWOOD WAY CAMPBELL, CA  
 APN: 412-37-009

DATE:	1-29-16
SCALE:	1"=30'
DRAWN BY:	AC/DKH
SURVEYED BY:	HB
PROJ ENGR:	TJS
CHECK BY:	TJS
SHEET NO.	<b>C-1</b>
OF 3 SHEETS	
JOB NO.	12-236

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**LEGEND**



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 TERENCE J. SZWCZYA  
 STATE OF CALIFORNIA E.C. 35527  
 EXPIRATION DATE: 09/30/17

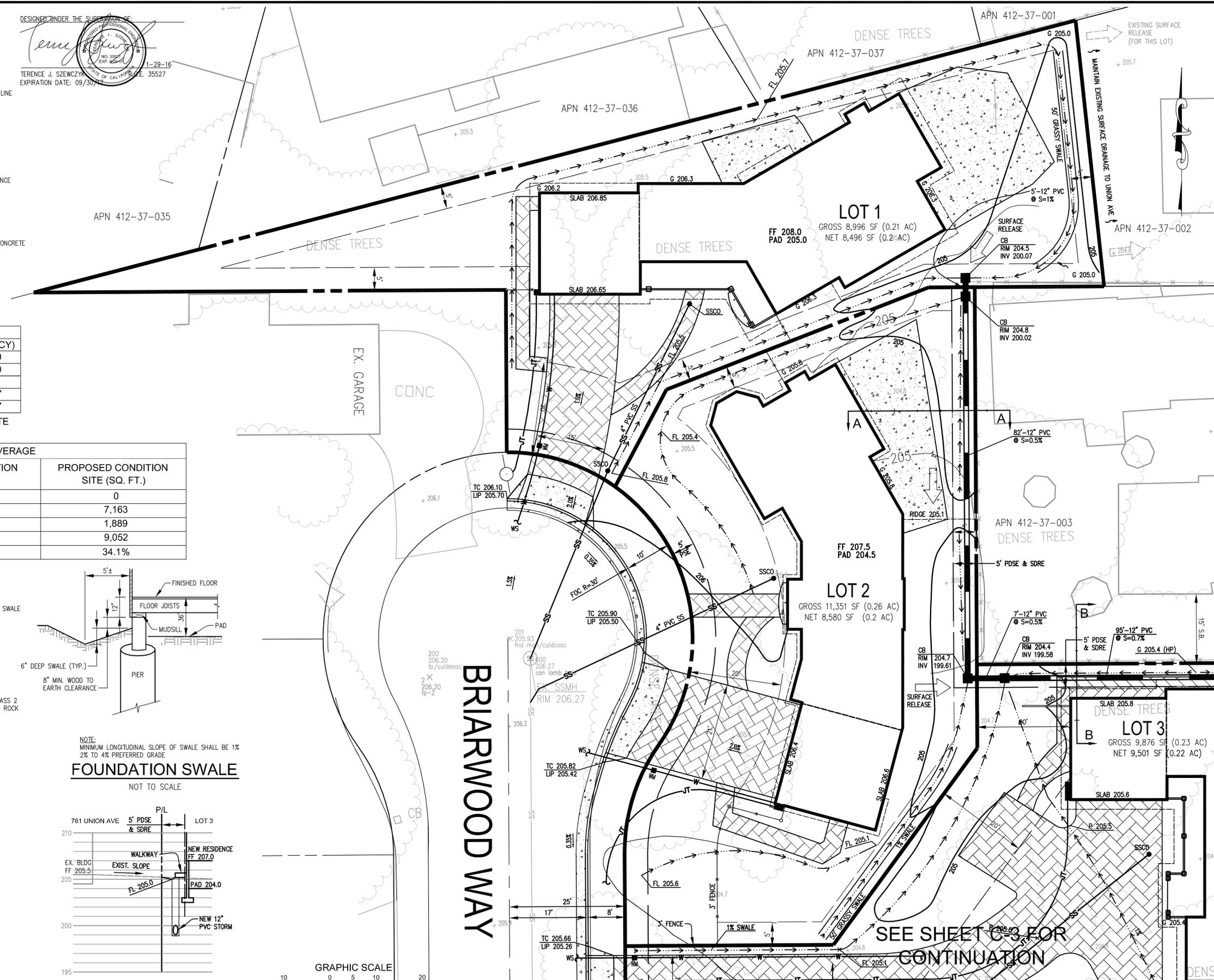
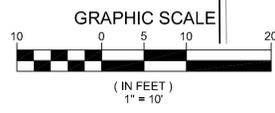
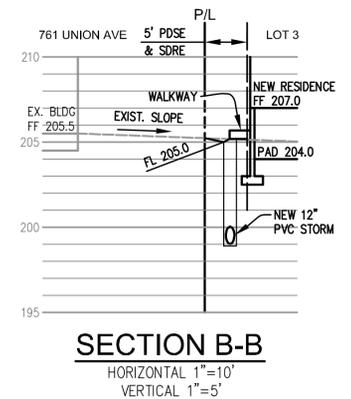
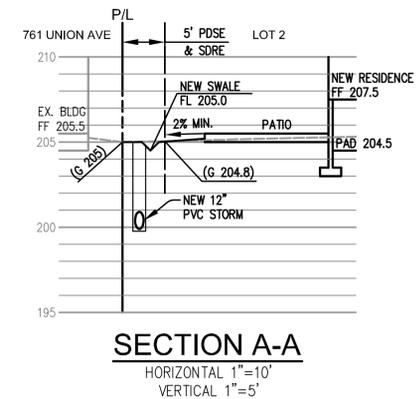
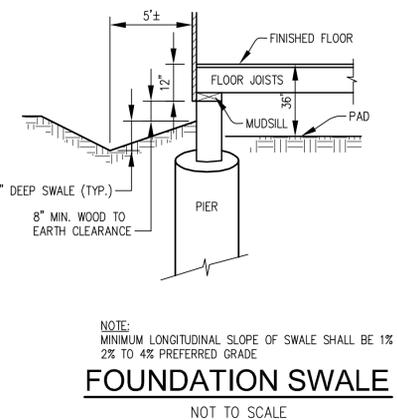
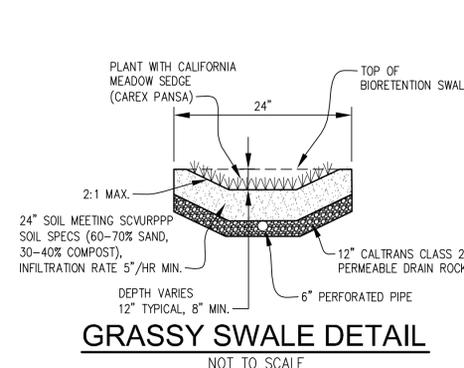
**EARTHWORK SUMMARY**

	CUT (CY)	FILL (CY)
DRIVEWAY	0	20
GARAGE	0	10
HOUSE	207	0
REAR YARD	0	17
TOTAL	207	47

\*160 CY TO BE HAULED OFF TO LEGAL DUMP SITE

**IMPERVIOUS COVERAGE**

	EXISTING CONDITION SITE (SQ. FT.)	PROPOSED CONDITION SITE (SQ. FT.)
DRIVEWAY	0	0
RESIDENCE	3,380	7,163
CONC. PATIOS	2,254	1,889
TOTAL	5,634	9,052
PERCENTAGE	21.2%	34.1%



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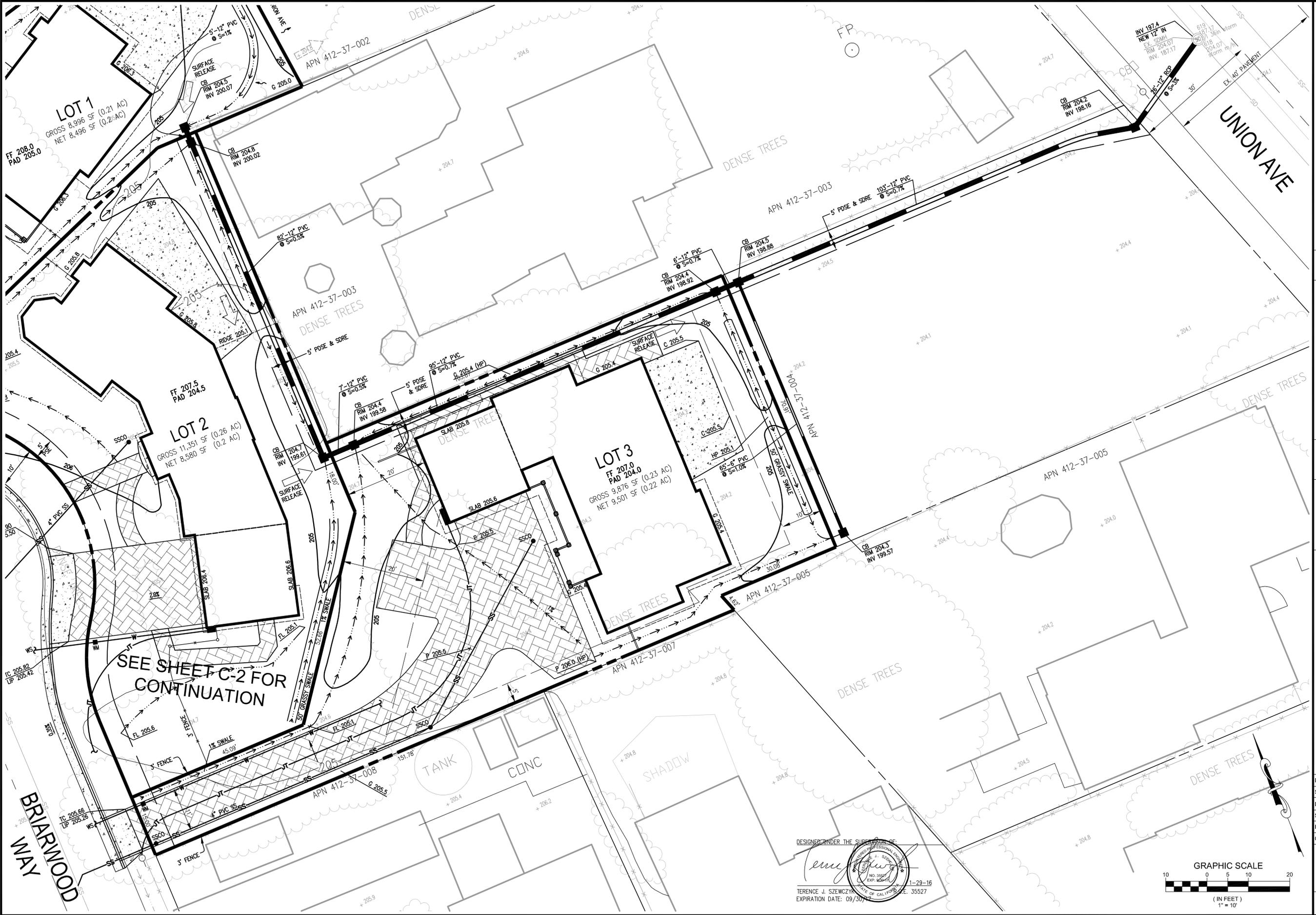
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**GRADING AND DRAINAGE PLAN**  
 LANDS OF PRIES  
 738 BRIARWOOD WAY CAMPBELL, CA  
 APN: 412-37-009

DATE: 1-29-16  
 SCALE: 1"=10'  
 DRAWN BY: DKH  
 SURVEYED BY: HB  
 PROJ ENGR: TJS  
 CHECK BY: TJS  
 SHEET NO. **C-2**  
 OF 3 SHEETS  
 JOB NO. 12-236

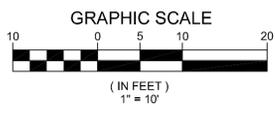
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SEE SHEET C-2 FOR CONTINUATION

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 EXPIRATION DATE: 09/30/16



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 1775 TECHNOLOGY DRIVE  
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**TS** CIVIL ENGINEERING

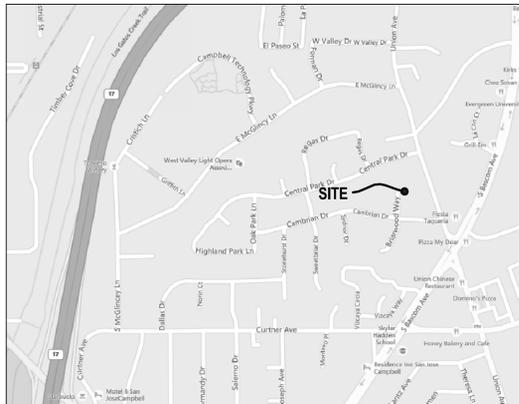
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**GRADING AND DRAINAGE PLAN**  
 LANDS OF PRIES  
 738 BRIARWOOD WAY CAMPBELL, CA  
 APN: 412-37-009

DATE: 1-29-16  
 SCALE: 1"=10'  
 DRAWN BY: DKH  
 SURVEYED BY: HB  
 PROJ ENGR: TJS  
 CHECK BY: TJS  
 SHEET NO. **C-3**  
 OF 3 SHEETS  
 JOB NO. 12-236

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**VICINITY MAP**  
N.T.S.

**PROJECT DATA**

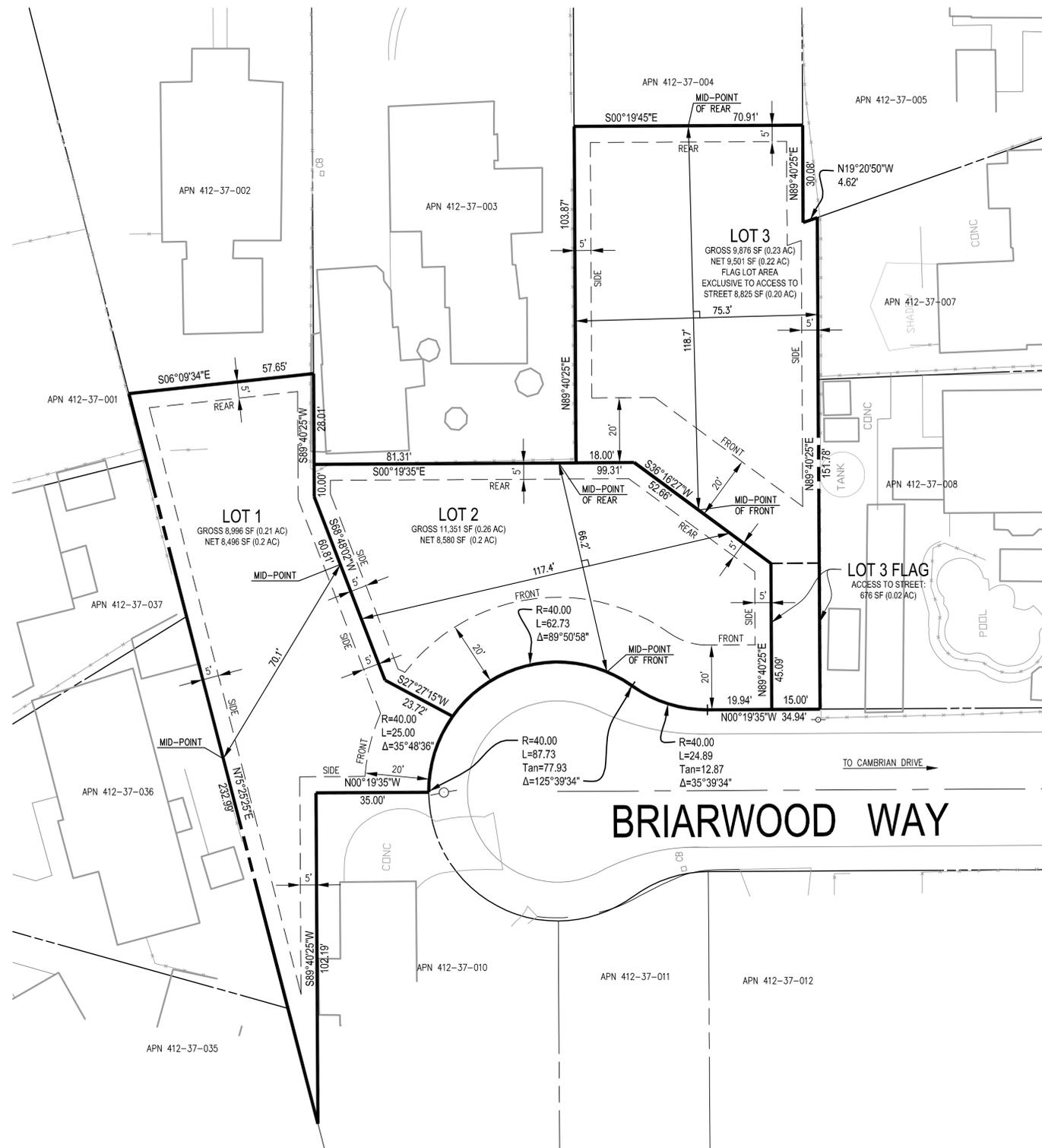
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**R-1-8 ZONING**

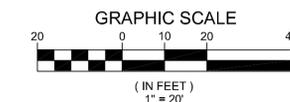
	LOT 1	LOT 2	LOT 3
MINIMUM PARCEL AREA:	8,000 SF	8,496 SF	9,501 SF
MINIMUM LOT WIDTH:	70'	70.1'	75.3'
SETBACKS REQUIRED			
FRONT:	20'	20'	20'
SIDE (EACH):	5'	5'	5'
REAR:	5'	5'	5'
MAXIMUM LOT COVERAGE:	40% OF NET SITE AREA		
PRIVATE OPEN SPACE REQUIREMENTS:	750 SF PER DWELLING UNIT		
VEHICULAR ACCESS:	N/A	N/A	15'

**LOT AREAS**

	LOT 1	LOT 2	LOT 3
GROSS:	8,996 SF	11,351 SF	9,876 SF
NET:	8,496 SF	8,580 SF	9,501 SF
FLAG LOT AREA EXCLUSIVE TO ACCESS TO STREET			8,825 SF
FLAG LOT ACCESS TO STREET			676 SF



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 TERENCE J. SZWCZYK  
 EXPIRATION DATE: 09/30/15



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NO.	DATE	REVISIONS	BY
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**DEVELOPMENT STANDARDS EXHIBIT**  
 LANDS OF PRIES  
 738 BRIARWOOD WAY CAMPBELL, CA  
 APN: 412-37-009

DATE:	1-29-16
SCALE:	1"=20'
DRAWN BY:	DKH
SURVEYED BY:	HB
PROJ ENGR:	TJS
CHECK BY:	TJS
SHEET NO.	<b>X-1</b>
OF 1 SHEET	
JOB NO.	12-236

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