NEW SINGLE FAMILY HOME
433 E. WASHINGTON AVENUE
SUNNYVALE, CA

PROJECT INFORMATION:

A.P.N	209-04-032
ZONE	R2
SITE AREA	5,266 S.F. NET

PROJECT SCOPE: DEMOLISH EXISTING SINGLE STORY HOME WITH DETACHED GARAGE
CONSTRUCT NEW TWO STORY SINGLE FAMILY HOME WITH ATTACHED GARAGE

$\frac{2,763}{5,266 \text{ LOT SIZE}}$ = 0.525 F.A.R.

NEW FIRST FLOOR LIVING AREA	=	1,589.66 S.F.
NEW SECOND FLOOR LIVING AREA	=	709.03 S.F. (34.5% OF FIRST FLOOR LIVING + GARAGE)
TOTAL LIVING AREA	=	2,298.69 S.F.
GARAGE	=	464.42 S.F.
TOTAL	=	2,763.11 S.F.

COVERAGE = $\frac{1589.66 + 464.42 + 51.59}{5,266 \text{ LOT SIZE}}$ = 39.99 %
= (40 % ALLOWED)

0 COVER SHEET

C0 EXISTING GRADING PLAN
C1-C3 PROPOSED GRADING PLAN

1 ARCHITECTURAL SITE PLAN

2.1 PROPOSED FIRST AND SECOND FLOOR PLANS

3.0 FRAMING SECTIONS AND ROOF PLAN
3.1 PROPOSED EXTERIOR ELEVATIONS
3.2 PROPOSED EXTERIOR ELEVATIONS

4 PROPOSED STREETSCAPE

5 AREA CALCULATION

L.1 CONCEPTUAL LANDSCAPE PLAN

RESIDENTIAL PROJECT DATA

Applicant should refer to the Sunnyvale Municipal Code for current requirements.

	EXISTING CONDITIONS	PROPOSED PROJECT	REQUIRED/ PERMITTED	
☐ General Plan Category				
☐ Zoning District	R-2	R-2	R-2	
☐ Lot Size (sq. ft.)	5,266	5,266	8,000	min.
☐ Gross Floor Area (sq. ft.)	1,111 Living+451 Garage	2,763	2,369	max.
☐ Floor Area Ratio (%)	29.7	52.5	45.0	max.
☐ Lot Coverage (%)	1562/5266 = 29.7	2106/5266 = 39.99	40.0	max.
☐ Number of Units	1	1	1	max.
☐ Density (units/acre)	1 u/a	1 u/a	12 u/a	max.
☐ Meets 75% min?	n/a	n/a	n/a	max.
☐ Bedrooms / Unit	2	4	n/a	max.
☐ Unit Sizes (sq. ft.)	n/a	n/a	n/a	
☐ Lockable Storage / Unit (cu. ft.)	n/a	n/a	n/a	max.
☐ Number of Buildings On-Site	2	1		
☐ Distance Between Buildings	15'	n/a	n/a	min.
☐ Building Height (ft.)	17'	27.5'	30'-0"	max.
☐ No. of Stories	1	2	2	max.
☐ Front Setbacks (1st Story/2nd Story)	25' / ---	20' / 46'	20' / 25'	min.
☐ Left Side Setbacks(1st Story/2nd Story facing property)	7.3' / ---	5.5 / 11.6 combined = 11' / 19.6'	4' / 7' combined = 10' / 16'	min.
☐ Right Side Setbacks(1st Story/2nd Story facing property)	8.3' / ---	5.5' / 8'	4' / 7'	min.
☐ Rear Setback	50'	24'-9"	20'	min.
☐ Landscaping (total sq. ft.)	1,341	2,391	n/a	min.
☐ Landscaping (sq. ft./unit)	n/a	n/a	n/a	
☐ Useable Open Space (sq. ft./unit)	n/a	n/a	15 ft. min.	
☐ Parking Lot Area Shading (%)	n/a	n/a	50% min. in 15 yrs.	
☐ Water Conserving Plants (%)	0%	90%	70% min.	
☐ Total No. of Parking Spaces	2	2	2	min.
☐ Standards	2	2	2	min.
☐ Compacts / % of total	n/a	n/a	n/a	max.
☐ Accessible Spaces	n/a	n/a	n/a	min.
☐ Covered Spaces	2	2	2	min.
☐ Aisle Width (ft.)	n/a	n/a	n/a	
☐ Bicycle Parking	n/a	n/a	n/a	
☐ Impervious Surface Area (sq. ft.)	3,504	2,751		
☐ Impervious Surface (%)	67%	52%		

One-Stop Permit Center - City Hall - 456 W. Olive Avenue - (408) 730-7444
Planners and Building Division staff are available 8:00 a.m. to noon and 1:00 to 5:00 p.m.
www.SunnyvalePlanning.com / www.SunnyvaleBuilding.com

Rev. 11/11 (yellow)

TRACT NO. 9532 STERLING PLACE				
422 E. EVELYN AVENUE				
UNIT	BLG.	FLR.	APN	SITUS
101	X	1	62	101
102	X	1	63	102
103	X	1	64	103
104	X	1	65	104
201	X	2,3	66	201
202	X	2,3	67	202
203	X	2,3	68	203
204	X	2,3	69	204
418 E. EVELYN AVENUE				
101	Y	1	70	101
102	Y	1	71	102
201	Y	2,3	72	201
202	Y	2,3	73	202
420 E. EVELYN AVENUE				
101	Z	1	74	101
102	Z	1	75	102
103	Z	1	76	103
201	Z	2,3	77	201
202	Z	2,3	78	202
203	Z	2,3	79	203

MR. AND MRS. CRAIG CAMPBELL
433 E. WASHINGTON AVENUE
SUNNYVALE CA

PLANNING SUBMITTAL
NEW SINGLE FAMILY HOME
433 E. WASHINGTON AVENUE
SUNNYVALE, CALIFORNIA

Date: 3-23-2015
Scale:
Revisions:

Drawing Title: COVER SHEET
Sheet No: 0
of Sheets

LPMD Architects
1288 Kifer Road, #206
Sunnyvale, CA 94086
Telephone : 408-992-0280
Fax : 408-992-0281

EXISTING SITE PLAN
1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

NO PROTECTED TREES 38" OR GREATER IN CIRCUMFERENCE IS PROPOSED FOR REMOVAL

PROPOSED SITE PLAN
1/8" = 1'-0"

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PLANNING SUBMITTAL
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Date: 3-23-2015
Scale:
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Drawing Title: SITE PLAN
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FIRST FLOOR

1/4" = 1'-0"

FIRST FLOOR 1,589.66 S.F.
SECOND FLOOR 709.03 S.F.
TOTAL 2,298.69 S.F.

GARAGE: 464.42 S.F.
TOTAL 2,763.11 S.F.

SECOND FLOOR

1/4" = 1'-0"

MR. AND MRS. CRAIG CAMPBELL

433 E. WASHINGTON AVENUE
SUNNYVALE CA

PLANNING SUBMITTAL

NEW SINGLE FAMILY HOME

433 E. WASHINGTON AVENUE
SUNNYVALE, CALIFORNIA

Date: 3-23-2015
Scale:

Revisions:

Drawing Title:
FIRST & SECOND FLOOR PLANS

Sheet No:
2.1
of Sheets

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PROPOSED FRAMING SECTION B

1/4" = 1'-0"

PROPOSED FRAMING SECTION A

1/4" = 1'-0"

ROOF PITCH AT EXISTING RESIDENCE IS 6:12 THROUGHTOUT ALL ROOF PLANES.

PROPOSED ROOF PLAN

1/4" = 1'-0"

MR. AND MRS. CRAIG CAMPBELL
433 E. WASHINGTON AVENUE
SUNNYVALE CA

PLANNING SUBMITTAL
NEW SINGLE FAMILY HOME

433 E. WASHINGTON AVENUE
SUNNYVALE, CALIFORNIA

Date: 3-23-2015
Scale:
Revisions:

Drawing Title: SECTION & ROOF PLAN
Sheet No: 3.0
of Sheets

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Sunnyvale, CA 94086
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RIGHT SIDE ELEVATION

1/4" = 1'-0"

FRONT ELEVATION

1/4" = 1'-0"

MR. AND MRS. CRAIG CAMPBELL
433 E. WASHINGTON AVENUE
SUNNYVALE CA

PLANNING SUBMITTAL
NEW SINGLE FAMILY HOME

433 E. WASHINGTON AVENUE
SUNNYVALE, CALIFORNIA

Date: 3-23-2015
Scale:
Revisions:

Drawing Title:
EXTERIOR ELEVATIONS
Sheet No:
3.1
of Sheets

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Sunnyvale, CA 94086
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Fax : 408-992-0281

LEFT SIDE ELEVATION

1/4" = 1'-0"

REAR ELEVATION

1/4" = 1'-0"

MR. AND MRS. CRAIG CAMPBELL
433 E. WASHINGTON AVENUE
SUNNYVALE CA

PLANNING SUBMITTAL
NEW SINGLE FAMILY HOME

433 E. WASHINGTON AVENUE
SUNNYVALE, CALIFORNIA

Date: 3-23-2015
Scale:
Revisions:

Drawing Title:
EXTERIOR ELEVATIONS
Sheet No:
3.2
of Sheets

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Sunnyvale, CA 94086
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Fax : 408-992-0281

WASHINGTON AVENUE

MR. AND MRS. CRAIG CAMPBELL
433 E. WASHINGTON AVENUE
SUNNYVALE CA

PLANNING SUBMITTAL
NEW SINGLE FAMILY HOME
433 E. WASHINGTON AVENUE
SUNNYVALE, CALIFORNIA

Date: 3-23-2015
Scale:
Revisions:

Drawing Title:
STREETSCAPE
Sheet No:
4
of Sheets

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Fax : 408-992-0281

1 **FIRST FLOOR**
1/8" = 1'-0"

NOTE:
SQUARE FOOTAGE CALCULATIONS ARE TAKEN FROM EXTERIOR FACE OF STUD. STAIRWELL COUNTED ON BOTH FLOORS.

FIRST FLOOR 1,589.66 SQ. FT.
GARAGE 464.42 SQ. FT.
TOTAL 2,054.08 SQ. FT.

2 **SECOND FLOOR**
1/8" = 1'-0"

NOTE:
SQUARE FOOTAGE CALCULATIONS ARE TAKEN FROM EXTERIOR FACE OF STUD. STAIRWELL COUNTED ON BOTH FLOORS.

SECOND FLOOR 709.03 SQ. FT.

SECTION	DIMENSIONS	AREA
A	17'-2-1/2"x52'-7"	904.87 SQ. FT.
B	20'-3-1/2"x48'-6"	984.15 SQ. FT.
C	13'-7"x9'-3"	125.65 SQ. FT.
D	11'-0"x3'-2"	34.83 SQ. FT.
E	4'-7"x1'-0"	4.58 SQ. FT.
FIRST STORY SUBTOTAL =		2,054.08 SQ. FT.
H	10'-1-1/2"x26'-5"	267.47 SQ. FT.
I	8'-6"x30'-7-1/2"	260.31 SQ. FT.
J	10'-2"x15'-4"	155.89 SQ. FT.
K	7'-4"x2'-0"	14.67 SQ. FT.
L	3'-4-1/2"x3'-2"	10.69 SQ. FT.
SECOND STORY SUBTOTAL =		709.03 SQ. FT.
TOTAL FLOOR AREA =		2,763.11 SQ. FT.
F	17'-2-1/2"x3'-0"	51.59 SQ. FT.
FIRST STORY SUBTOTAL =		2,054.08 SQ. FT.
TOTAL LOT COVERAGE =		2,105.67 SQ. FT.

MR. AND MRS. CRAIG CAMPBELL
433 E. WASHINGTON AVENUE
SUNNYVALE CA

PLANNING SUBMITTAL
NEW SINGLE FAMILY HOME

433 E. WASHINGTON AVENUE
SUNNYVALE, CALIFORNIA

Date: 3-23-2015
Scale:
Revisions:

Drawing Title:
AREA CALCULATIONS
Sheet No:
5
of Sheets

LPMD Architects
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Sunnyvale, CA 94086
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Fax : 408-992-0281

433 E. WASHINGTON AVENUE

SOLAR STUDY

CONCEPTUAL LANDSCAPE PLAN

MR. AND MRS. CRAIG CAMPBELL
433 E. WASHINGTON AVENUE
SUNNYVALE CA

PLANNING SUBMITTAL
NEW SINGLE FAMILY HOME

433 E. WASHINGTON AVENUE
SUNNYVALE, CALIFORNIA

Date: 3-23-2015
Scale:
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Drawing Title:
CONCEPTUAL LANDSCAPE PLAN
Sheet No:
L.1
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LEGEND & ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
AE	ANCHOR EASEMENT
BB	BUBBLER BOX
BLDG	BUILDING
BLK	BLOCK
BSL	BUILDING SETBACK LINE
BW	BOTTOM OF WALL/BACK OF WALK
CG	CURB & GUTTER
℄	CENTERLINE
CLF	CHAIN LINK FENCE
CO	SANITARY SEWER CLEANOUT
COP	CURB OPENING
CONC	CONCRETE
CSD	COUNTY STANDARD DETAIL
CVE	CONSERVATION EASEMENT
DE	DRAINAGE EMITTER
DI	DRAINAGE INLET
DS	DOWNSPOUT
DWY	DRIVEWAY
EA	EASEMENT
ELEV	ELEVATION
EM	ELECTRIC METER
E(OH)	ELECTRIC OVERHEAD
E(UG)	ELECTRIC UNDERGROUND
EP	EDGE OF PAVEMENT
EX	EXISTING
EVA	VEHICLE ACCESS EASEMENT
FC	FACE OF CURB
FD	FOUND
FF	FINISH ELEVATION OF SUBFLOOR
FG	GROUND FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
G	GARAGE SLAB ELEVATION/GAS LINE
GPE	GENERAL PUBLIC EASEMENT
GSB	GRADING SETBACK
GM	GAS METER
HP	HI POINT
INV	INVERT
LIP	LIP OF GUTTER
LS	LANDSCAPED AREA
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
N&S	NAIL AND SILVER
NTS	NOT TO SCALE
OH	OVERHEAD
OG	ORIGINAL GROUND
P	PAVEMENT FINISH GRADE
PAD	PAD ELEVATION
PE	PATHWAY EASEMENT
PEE	PEDESTRIAN EQUESTRIAN EASEMENT
PERF	PERFORATED
ℙ	PROPERTY LINE
PP	POWER POLE
PROP	PROPOSED
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PVMT	PAVEMENT
PVC	POLYVINYL CHLORIDE
R	RADIUS
RW	RETAINING WALL
REM	REMOVE
R/W	RIGHT OF WAY
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SE	SLOPE EASEMENT
SME	SLOPE MAINTENNANCE EASEMENT
SS	SANITARY SEWER/LATERAL
SSE	SANITARY SEWER EASEMENT
STA	STATION
STD	STANDARD CITY DETAIL
SW	SIDEWALK
TB	TOP OF BANK
TC	TOP OF CURB
TEMP	TEMPORARY
TOC	TOP OF COVER
TOE	TOE OF BANK
TG	TOP OF GRATE
TPF	TREE PROTECTION FENCE
TW	TOP OF WALL
TYP	TYPICAL
VG	VALLEY GUTTER
W	WATER
WCE	WIRE CLEARANCE EASEMENT
WLK	WALKWAY
WM	WATER METER
WOE	WIRE OVERHANG EASEMENT
WV	WATER VALVE

AREA DRAIN
BENCHMARK
BOUNDARY
CATCH BASIN
COBBLE ROCK ENERGY DISSIPATOR
CONCRETE
550 — EXISTING CONTOUR AFTER GRADING
550 — ORIGINAL GROUND PRIOR TO GRADING
100.46 DESIGN GRADE
DOWNSPOUT WITH SPLASHBLOCK
DRAINAGE EMITTER
DIV DIVERSION VALVE
DRAINAGE DIRECTION EXTENDABLE BACKWATER VALVE (SEE PROJECT NOTES)
DRAINAGE SWALE

EASEMENT LINE
+101.70 OR (101.70) EXISTING ELEVATION
EXISTING FENCE
EXISTING TREE TO BE REMOVED
EXISTING TREE TO REMAIN
FOUND IRON PIPE AT PROPERTY CORNER
FIBER ROLLS
GM GAS METER
GV GAS VALVE
GRADE TO DRAIN
GUY POLE
GUY WIRE ANCHOR
HIGH POINT
HYDRANT: EXISTING
HYDRANT: PROPOSED

INLET
JOINT POLE
LIGHTING
LIGHTING POLE
LOW POINT
MONUMENT WELL
OVERLAND FLOW DIRECTION
PGE PGE BOX
BMP POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURE
PROJECT SITE
ROCK RETAINING WALL
RIGHT OF WAY
SANITARY SEWER CLEAN OUT MANHOLE
SANITARY SEWER MANHOLE
STORM DRAIN MANHOLE
SUMP PUMP

ELEC ELECTRICAL BOX
TEL TELEPHONE BOX
TV TELEVISION BOX
TEST PIT
TOP OF FILL
TOE OF FILL
TOP OF CUT
TOE OF CUT
1 TREE NUMBER
T T-VAULT
W UTILITY: EXISTING
W UTILITY: PROPOSED OR NEW
VERTICAL SHORING
WM WATER METER
WV WATER VALVE
HW HEART WATER TANK
W WELL

NOTES

1. PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY AND FROM AVAILABLE RECORD DATA. SUBSURFACE OBJECTS, IF ANY, MAY NOT BE SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, UNDERGROUND, UTILITY LINES, UTILITY VAULTS, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
2. DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN FEET AND DECIMALS THEREOF.
3. NO PROPERTY CORNERS ARE PROPOSED TO BE SET BY THIS SURVEY.
4. ASSESSOR'S PARCEL NUMBER: 209-04-032
5. TREE TRUNK LOCATIONS ARE APPROXIMATE. TREES THAT CROSS A PROPERTY LINE AT GROUND LEVEL SHOULD BE CONSIDERED TO BE JOINTLY OWNED BY THE RESPECTIVE PROPERTY OWNERS. CONSULT AN ARBORIST FOR DETAILS.

PROJECT BENCHMARK

A MAG NAIL WAS SET IN THE STREET IN FRONT RIGHT OF THE PROPERTY CORNER. ELEVATION OF 100.00'.

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTERLINE OF E. WASHINGTON AVENUE AS FOUND MONUMENTED AS N75°08'00"W, SHOWN ON TRACT NO. 9532 "STERLING PLACE", RECORDED IN BOOK 767 OF MAPS, AT PAGE 15, SANTA CLARA COUNTY RECORDS.

SURVEYOR'S STATEMENT

THIS TOPOGRAPHIC SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECTION.

TOM H. MILO
L.S. 6438 EXP. 12-31-2014

12/03/14
DATE

PROFESSIONAL LAND SURVEYOR
Tom H. Milo
No. 6438
Exp. 12/31/2014
STATE OF CALIFORNIA

NO.	REVISIONS	APP'D	DATE	BY

QB	12/02/14 DATE
DESIGNED	12/02/14 DATE
PT	
DRAWN	
1" = 5'	
SCALE	
NL	12/02/14 DATE
CHECKED	

LC ENGINEERING
1291 Oakland Road
San Jose, CA 95112
Phone: (408) 806-7187
Fax: (408) 583-4006

BOUNDARY SURVEY AND TOPOGRAPHIC MAP
LANDS OF CAMPBELL
433 E. WASHINGTON AVENUE
APN 209-04-032

Sunnyvale California

PROJECT NO.
CONTRACT NO.
DRAWING NO. CO
SHT NO. 1 OF 1
FILE NO.

APPLICANT : ROAD NAME : COUNTY FILE NO : .

GRADING AND DRAINAGE PLAN FOR LANDS OF CAMPBELL

435 E. WASHINGTON AVENUE

APN 209-04-032

SUNNYVALE CALIFORNIA

AUGUST 14, 2015

GRADING AND DRAINAGE IMPROVEMENTS

I. STANDARD GRADING NOTES

1. PRIOR TO COMMENCEMENT OF ANY EARTHWORK/GRADING ACTIVITIES, THE PERMITTEE SHALL ARRANGE A PRE-CONSTRUCTION ION MEETING. THE MEETING SHALL INCLUDE THE CITY OF SUNNYVALE GRADING INSPECTOR (408) 868-1201, THE GRADING CONTRACTOR AND THE PROJECT SOILS ENGINEER. THE PERMITTEE OR REPRESENTATIVE SHALL ARRANGE THE PRE-CONSTRUCTION MEETING AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTHWORK/ GRADING ACTIVITIES.
2. 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.
3. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND ACTIVITIES.
4. 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.
5. ALL GRADING AND EARTHWORK ACTIVITIES SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH STANDARDS ESTABLISHED BY THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.
6. ALL WATER WELL LOCATIONS ON SITE SHALL BE MAINTAINED OR ABANDONED ACCORDING TO CURRENT REGULATIONS ADMINISTERED BY THE SANTA CLARA VALLEY WATER DISTRICT. CALL (408) 265-2600 X2600 TO ARRANGE FOR DISTRICT OBSERVATIONS OF WELL ABANDONMENT.
7. THIS PLAN DOES NOT APPROVE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS SHALL BE OBTAINED FROM THE COMMUNITY DEVELOPMENT DEPARTMENT. ANY REQUIRED TREE PROTECTION MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
8. THE PROJECT CIVIL ENGINEER, LC ENGINEERING DESIGNED THIS PROJECT TO COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY
9. ALL GRADING AND EARTHWORK ACITIVITIES SHALL CONFORM TO THE APPROVED PLANS AND HAS SPECIFICATIONS. ALL GRADING AND EARTHWORK ACTIVITIES SHALL BE OBSERVED AND APPROVED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY GRADING OR EARTHWORK ACTIVITIES. UNOBSERVED OR UNAPPROVED WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION OF THE PROJECT SOILS ENGINEER.
10. ALL CONSTRUCTION SITES ARE TO BE WINTERIZED WITH APPROPRIATE EROSION CONTROL MEASURES IN PLACE FROM OCTOBER 15TH TO APRIL 15TH OF EACH YEAR.
11. GRADING ACITIVITIES ARE ONLY ALLOWED MONDAY THROUGH FRIDAY, 7:30 AM TO 6:00 PM.
12. ALL GRADING SHALL COMPLY WITH THE CITY OF SUNNYVALE STANDARD SPECIFICATIONS, AND CHAPTER 18 AND APPENDIX 33 OF THE UNIFORM BUILDING CODE.
13. 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.
14. 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.
15. 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.
16. ALL ROOF DOWNSPOUTS TO BE DIRECTED AWAY FROM HOME TO SUITABLE DRAINAGE FACILITY VIA DOWNSPOUTS, PAVEMENT AND COLLECTON PIPES THAT DISCHARGE DIRECTLY TO THE STORM DRAIN SYSTEM.
17. 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.
18. 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 PROVIDE UNDERGROUND PIPES AND REGRADE AREAS THAT WILL NOT DRAIN AFTER FINAL GRADING. THE GROUND ADJACENT TO THE BUILDING SHALL SLOPE AWAY WITH A MINIMUM SLOPE OF 1%.
19. 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.
20. SOIL ENGINEER TO PROVIDE FINAL LETTER OF INSPECTION AT COMPLETION OF THE GRADING IN ACCORDANCE WITH APPENDIX SECTION 3318, 1997 EDITION OF THE UNIFORM BUILDING CODE.
21. CONTRACTOR SHALL GRADE EVENLY BETWEEN SPOT ELEVATIONS SHOWN.
22. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A. REGULATIONS.
23. CONTRACTOR TO VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN CONSTRUCTION PRIOR TO ANY SITE WORK. SHOULD DISCREPANCIES EXIST BETWEEN THE ACTUAL ELEVATIONS AND LOCATIONS OF EXISTING STORM DRAIN CONNECTIONS AND THOSE AS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL NOTIFY ENGINEER OF WORK BEFORE ADJUSTING THE DESIGN.
24. 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.
25. EARTHWORK QUANTITIES SHOWN ON THESE PLANS ARE ONLY TO BE USED TO DETERMINE THE AMOUNT OF THE GRADING PERMIT.
26. ADJUSTMENTS TO BUILDING PAD ELEVATIONS OR PARKING LOT GRADES TO ACHIEVE EARTHWORK BALANCE SHALL BE MADE ONLY WITH APPROVAL OF THE ENGINEER.
27. SOIL ENGINEER WILL NOT DIRECTLY CONTROL THE PHYSICAL ACTIVITIES OF THE CONTRACTOR OR ANY SUBCONTRACTORS OF THE CONTRACTOR OR SUBCONTRACTOR'S WORKMEN'S ACCOMPLISHMENT OF WORK ON THE PROJECT. CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR WORKING CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
28. 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.
29. 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 COUNTY'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.
30. ANY ABANDONED UNDERGROUND PIPES EXPOSED DURING CONSTRUCTION SHALL BE REMOVED, ADEQUATELY PLUGGED, OR A COMBINATION OF BOTH IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY.
31. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. FOR LOCATION OF UNDERGROUND UTILITIES, OR FOR EMERGENCY ASSISTANCE,

CALL : UNDERGROUND SERVICE ALERT (USA)

32. THE CONTRACTOR SHALL ADVISE THE OWNER OF APPROPRIATE MAINTENANCE PROCEDURES OF THE DRAINAGE SYSTEMS.
33. ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12 INCHES (305 mm) PLUS 2% 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.
34. 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.
35. ALL CONSTRUCTION SHALL COMPLY WITH SECTION 24 OF THE STATE OF CALIFORNIA ADMINISTRATIVE CODE AND CHAPTERS 10 AND 11 OF THE 2010 UNIFORM BUILDING CODE.

II. DUST CONTROL

1. ALL EXPOSED OR DISTURBED SOIL SURFACES SHALL BE WATERED AS NECESSARY, BUT NOT LESS THAN TWICE DAILY TO CONTROL DUST.
2. AREAS OF DIGGING AND GRADING OPERATIONS SHALL BE CONSISTENTLY WATERED TO CONTROL DUST.
3. GRADING OR OTHER DUST-PRODUCING ACTIVITIES SHALL BE SUSPENDED DURING PERIODS OF HIGH WIND WHEN DUST IS READILY VISIBLE IN THE AIR.
4. STOCKPILES OF SOIL, DEBRIS, SAND, OR OTHER DUST-PRODUCING MATERIALS SHALL BE WATERED OR COVERED.
5. THE CONSTRUCTION AREA AND THE SURROUNDING STREETS SHALL BE SWEPT (NO WATER) AS NECESSARY, BUT NOT LESS THAN TWICE DAILY.

VICINITY MAP
NTS

SHEET INDEX

TITLE	SHT No.
TITLE SHEET	C1
GRADING, DRAINAGE AND CROSS SECTIONS	C2
EROSION CONTROL DETAILS	C3

DEMOLITION PLAN
1" = 10'

EXISTING DEVELOPMENT
TOTAL IMPERVIOUS AREA = 3,504 SF

PROPOSED DEVELOPMENT
TOTAL IMPERVIOUS AREA = 2,751 SF

INFILTRATION DEVICE DETAILS
NTS

NOTE:

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 LANDSCAPED AREA TO FACILITATE PERCOLATION.
4. BOX SHALL NOT HAVE CONCRETE BOTTOM TO FACILITATE PERCOLATION.

FINISH GRADE DETAILS
AT BUILDING FOUNDATION

LEGEND & ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
AE	ANCHOR EASEMENT
BB	BUBBLER BOX
BLDG	BUILDING
BSL	BUILDING SETBACK LINE
BW	BOTTOM OF WALL/BACK OF WALK
CED	COBBLE ROCK ENERGY DISSIPATOR
CG	CURB & GUTTER
℄	CENTERLINE
CLF	CHAIN LINK FENCE
CO	SANITARY SEWER CLEANOUT
COP	CURB OPENING
CONC	CONCRETE
CSD	COUNTY/CITY STANDARD DETAIL
DE	DRAINAGE EMITTER
DI	DRAINAGE INLET
DS	DOWNSPOUT
DWY	DRIVEWAY
EA	EASEMENT
ELEV	ELEVATION
EM	ELECTRIC METER
E(OH)	ELECTRIC OVERHEAD
E(UG)	ELECTRIC UNDERGROUND
EP	EDGE OF PAVEMENT
EX	EXISTING
FC	FACE OF CURB
FD	FOUND
FF	FINISH ELEVATION OF SUBFLOOR
FG	GROUND FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
G	GARAGE SLAB ELEVATION/GAS LINE
GPE	GENERAL PUBLIC EASEMENT
GSB	GRADING SETBACK
GM	GAS METER
HP	HI POINT
INV	INVERT
LIP	LIP OF GUTTER
LS	LANDSCAPED AREA MAX MAXIMUM
MH	MANHOLE
MIN	MINIMUM
N&S	NAIL AND SILVER
NTS	NOT TO SCALE
OH	OVERHEAD
OG	ORIGINAL GROUND
P	PAVEMENT FINISH GRADE
PAD	PAD ELEVATION
⅊	PROPERTY LINE
PEE	PEDESTRIAN EQUESTRIAN EASEMENT
PERF	PERFORATED
PP	POWER POLE PROP PROPOSED
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PVMT	PAVEMENT
PVC	POLYVINYL CHLORIDE
R	RADIUS
RW	RETAINING WALL
REM	REMOVE
R/W	RIGHT OF WAY
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SE	SLOPE EASEMENT
SS	SANITARY SEWER/LATERAL
SSE	SANITARY SEWER EASEMENT
STA	STATION
STD	STANDARD CITY DETAIL
SW	SIDEWALK
TB	TOP OF BANK
TC	TOP OF CURB
TEMP	TEMPORARY
TOC	TOP OF COVER
TOE	TOE OF BANK
TG	TOP OF GRATE
TPF	TREE PROTECTION FENCE
TW	TOP OF WALL
TYP	TYPICAL
VG	VALLEY GUTTER
W	WATER
WCE	WRE CLEARANCE EASEMENT
WLK	WALKWAY
WM	WATER METER
WOE	WRE OVERHANG EASEMENT
WV	WATER VALVE

	AREA DRAIN
	BENCHMARK
	BOUNDARY
	CATCH BASIN
	COBBLE ROCK ENERGY DISSIPATOR
	CONCRETE
550	CONTOUR: EXISTING
550	CONTOUR: PROPOSED OR NEW
100.46	DESIGN GRADE
	DOWNSPOUT WITH SPLASHBLOCK
DE	DRAINAGE EMITTER
DIV	DIVERSION VALVE
	BACKWATER VALVE
	DRAINAGE SWALE
	EASEMENT LINE
+101.70 OR (101.70)	EXISTING ELEVATION
	EXISTING FENCE
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN
	FOUND IRON PIPE AT PROPERTY CORNER
	FILTER FABRIC ROLLS
GM	GAS METER
GV	GAS VALVE
	GRADE TO DRAIN
	GUY POLE
	GUY WIRE ANCHOR
	HIGH POINT
	HYDRANT: EXISTING
	HYDRANT: PROPOSED OR NEW
	INLET
	JOINT POLE
	LIGHTING
	LIGHTING POLE
	LOW POINT
	OVERLAND FLOW DIRECTION
PGE	PGE BOX
BMP	POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURE
	PROJECT SITE
	RETAINING WALL
	RIGHT OF WAY
	SANITARY SEWER CLEAN OUT MANHOLE
	SANITARY SEWER MANHOLE
	STORM DRAIN MANHOLE
	SUMP PUMP
TEL	TELEPHONE BOX
TV	TELEVISION BOX
TP	TEST PIT
	TOP OF FILL
	TOE OF FILL
	TOP OF CUT
	TOE OF CUT
1	TREE NUMBER
T	T-VAULT
W	UTILITY: EXISTING
W	UTILITY: PROPOSED OR NEW
	VERTICAL SHORING
WM	WATER METER
WV	WATER VALVE
W	WELL

PROJECT ENGINEER

SUBMITTED BY:
LC ENGINEERING SAN JOSE, CALIFORNIA

NINH M. LE R.C.E. 47518
PROJECT ENGINEER
EXP. DATE: 12-31-15

REGISTERED PROFESSIONAL ENGINEER
N. M. LE
No. 47518
EXP. 12-31-15
CIVIL
STATE OF CALIFORNIA

NO.	REVISIONS	APP'D	DATE	BY

QB	DESIGNED	08/14/15 DATE
PT	DRAWN	08/14/15 DATE
AS NOTED	SCALE	
NL	CHECKED	08/14/15 DATE

LC ENGINEERING
598 E Santa Clara St #270
San Jose, CA 95112
Phone: (408) 806-7187
Fax: (408) 583-4006

TITLE SHEET
LANDS OF CAMPBELL
435 E. WASHINGTON AVENUE
APN 209-04-032
Sunnyvale California

PROJECT NO. | CONTRACT NO. | DRAWING NO. C1 | SHT NO. 1 OF 3 | FILE NO.

APPLICANT : CAMPBELL ROAD NAME : E. WASHINGTON AVENUE CITY FILE NO : .

NOTES:

1. PLANT ONE CITY STREET TREE, 15-GALLON LAGERSTOEMIA X FAURIEI 'NATCHEZ'.
2. IF EXISTING WATER LINE IS SMALLER THAN 1", CONSTRUCT NEW 1" MIN RADIO READ WATER METER PER APPROVAL FIRE SPRINKLER PLANS.

DETAIL A (TYP)

18" MAX. WALL/FENCE DETAIL @ PERIMETER
N.T.S.

SECTION B–B

SECTION A–A

NO.	REVISIONS	APP'D	DATE	BY

QB DESIGNED 08/14/15 DATE
PT DRAWN 08/14/15 DATE
1" = 5' SCALE
NL CHECKED 08/14/15 DATE

LG ENGINEERING
598 E Santa Clara St #270
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GRADING, DRAINAGE AND CROSS SECTIONS
LANDS OF CAMPBELL
435 E. WASHINGTON AVENUE
APN 209-04-032

Sunnyvale California

PROJECT NO.
CONTRACT NO.
DRAWING NO. C2
SHT NO. 2 OF 3
FILE NO.

REGISTERED PROFESSIONAL ENGINEER N. M. LE No. 47518 EXP. 12-31-15 CIVIL STATE OF CALIFORNIA

APPLICANT : CAMPBELL ROAD NAME : E. WASHINGTON AVENUE CITY FILE NO : .

GENERAL CSJ EROSION AND SEDIMENT CONTROL NOTES:

1. CONTRACTOR/OWNER: LE
   ADDRESS: 1156 LUNDY AVENUE
   PHONE NUMBER: .....
   IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THE SOIL EROSION CONTROL PLAN.
2. CIVIL ENGINEER: LC ENGINEERING
   ADDRESS: 1291 OAKLAND RAOD, SAN JOSE, CA 95112
   PHONE NUMBER: (408) 806-7187
3. CONTRACTOR:
   ADDRESS:
   24-HOUR PHONE NUMBER:
   CONSTRUCTION SUPERINTENDENT:
   ADDRESS:
   24-HOUR PHONE NUMBER:
4. 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.
5. DEVELOPER WILL SUBMIT TO THE CITY MONTHLY (AT THE FIRST OF EACH MONTH BETWEEN OCT 15TH AND APRIL 15TH) CERTIFICATIONS THAT ALL EROSION/SEDIMENT MEASURES IDENTIFIED ON THE APPROVED EROSION CONTROL PLAN ARE IN PLACE. IF MEASURES ARE NOT IN PLACE, DEVELOPER SHALL PROVIDE THE CITY WITH A WRITTEN EXPLANATION OF WHY THE MEASURE IS NOT IN PLACE AND WHAT WILL BE DONE TO REMEDY THIS SITUATION.
6. OWNER/CONTRACTER SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING, AND AFTER STORM EVENTS.
7. 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, IMMEDIATE REMEDY SHALL OCCUR.
8. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
9. 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 SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
10. 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 COMPILED WITH.
11. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.

EROSION AND SEDIMENT CONTROL MEASURES

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. 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 ARE 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 INSTALL PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS.
4. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ON TO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE CITY.
5. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY 10/10, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS OR THREE-STEP APPLICATIONS OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TRICKIFIER 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 CONFORM 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 IN THE FIELD. DUE TO UNANTICIPATED FIELD CONDITION. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN NOTIFY THE CITY REPRESENTATIVE OF ANY FIELD CHANGES.

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 TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 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 FULLIES MUST BE REPAIRED.
2. SAND BAD INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE SAND BAG.

NOTES:

1. DRIVEWAY WIDTH. SINGLE 10'-0" MIN,16'-0" MAX. DOUBLE 18'-0" MIN, 24'-0" MAX. WIDTH INCREMENTS SHALL BE IN MULTIPLES OF 2'-0". NOTE THAT FOR REQUIRED FIRE LANES, MINIMUM WIDTHS MAY BE GREATER.
2. IF CONSTRUCTING NEW DRIVEWAY IN EXISTING CURB, GUTTER & SIDEWALK, SAWCUT TO NEAREST SCORED JOINT OR CONTROL JOINT.
3. IF CONSTRUCTING NEW DRIVEWAY IN EXISTING CURB, GUTTER & SIDEWALK, SAWCUT AC & REMOVE. REPLACE WITH NEW AC AFTER CONSTRUCTION OF DRIVEWAY. AC THICKNESS = 0" MIN, 12" MAX. ON ARTERIALS
4. LIGHT BROOM FINISH ALL SURFACES. USE 1 1PT LAMPBLACK PER CY
5. MATCH EXISTING SCORE PATTERNS OR EXISTING JOINTS IN SIDEWALK. SOME VARIATION IN DIMENSIONING IS PERMITTED, PROVIDED SPECIFIED MAX / MIN SLOPES/DIMENSIONS ARE NOT VIOLATED.

RESIDENTIAL DRIVEWAY APPROACH IN NON MONOLITHIC CURB, GUTTER AND SIDEWALK,WITH PARK-STRIP LESS THAN 2'0" WIDE.	APPROVED BY:	
	DATE: JUNE 30, 2006 REVISED: JULY 30, 2009	DWG. 5C-3

2006 STANDARD DETAILS

Entrance/Outlet Tire Wash

CASQA Detail TC-3

SECTION A–A
NOT TO SCALE

SECTION B–B
NOT TO SCALE

TYPICAL TIRE WASH
NOT TO SCALE

Fiber Rolls

CASQA Detail SE-5

TYPICAL FIBER ROLL INSTALLATION
NOT TO SCALE

ENTRENCHMENT DETAIL
NOT TO SCALE

Storm Drain Inlet Protection

CASQA Detail SE-10

DI PROTECTION – TYPE
NOT TO SCALE

Concrete Waste Management

CASQA Detail WM-8

PLAN
NOT TO SCALE
TYPE "ABOVE GRADE" WITH STRAW BALES

STAPLE DETAIL

CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)

SECTION B–B
NOT TO SCALE

NOTES:

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

Storm Drain Inlet Protection

CASQA Detail SE-10

Section A–A

DI PROTECTION TYPE 2
NOT TO SCALE

Notes
1. For use in cleared and grubbed and in graded areas.
2. Shape basin so that longest inflow area faces longest length of trap.
3. For concentrated flows, shape basin in 2:1 ratio with length oriented towards direction of flow.

REGISTERED PROFESSIONAL ENGINEER N. M. LC No. 47518 EXP. 12-31-15 CIVIL STATE OF CALIFORNIA

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LC ENGINEERING
598 E Santa Clara St #270
San Jose, CA 95112
Phone: (408) 806-7187
Fax: (408) 583-4006

EROSION CONTROL DETAILS
LANDS OF CAMPBELL
435 E. WASHINGTON AVENUE
APN 209-04-032

Sunnyvale California

PROJECT NO. | CONTRACT NO.

DRAWING NO. C3 | SHT NO. 3 OF 3 | FILE NO.