



February 9, 2022  
Job No. 21-219

Charu Ahluwalia - Associate Planner  
County of Santa Clara - Planning Department  
County Government Center East Wing, 7th Floor  
70 West Heading Street

**File Number: PLN19-0230**

**Subject: Five-lot Subdivision of a 41,652 gross-acre site.**

**Site Location: 379 Meadow Lane, San Jose, CA 95127**

Dear Ms. Ahluwalia,

In response to your comments regarding the proposed Subdivision that was received on October 1st, we have the following response:

1. Sec. C12-20 (Form and content of tentative maps), provides the minimum necessary content to review Tentative Maps. What was submitted was a single Tentative Map sheet, missing much of this information and no improvement plan details. Please see attached Sheet.

***We have now included the street profile and the detailed grading and drainage plan. Please realize that this is tentative map and full design is not required.***

2. Section Sec. C12-21 (Lot Design), provide design guidelines for Tentative Map applications. Lots 1 and 2 are designed with irregular lot lines that unreasonably restrict the building envelopes and create lot lines inconsistent with the County Ordinance. Please see attached Sheet.

***We respectfully disagree. A standard 5,000 SF lot has a 2,000 SF building envelope. We show conceptual houses with setbacks that will require variances, but the house designs are realistic footprints with available yard areas.***

## **LAND DEVELOPMENT ENGINEERING**

3. To supplement Planning comment #1, the map shall be prepared by a registered civil engineer or licensed land surveyor, and shall contain the following information:

***Now Complicit***

- a. Contours shall be provided and be accurate to within one-half a contour interval. In areas not to be developed, greater intervals may be permitted which shall be extended into adjacent property a sufficient distance to establish proper topographical relationships.

Adequate cross-sections and profiles may be required depending on the extent of proposed grading

***One foot contours now shown.***

- b. Specify the type of easement on Lot 2 at the property line between Lots 2 and 3.  
***Overland release and Storm Drainage easement***
- c. Specify whether existing structures will remain or be demolished. Currently a building on lot 1 encroaches into the Roman Place right of way and improvements.  
***Now noted for removal.***

4. Per the previous comments, please state the amount of earthwork to be performed as a part of this project on the plans. Include all material to be imported for the construction of the infrastructure as a part of the grading quantities.

***Grading table added.***

5. Demonstrate how the improvements of Roman Place will be drained. Provide preliminary grading and drainage design to demonstrate how the development will be drained.

***See new grading plan.***

6. Per the previous comments provide a Drainage Plan that demonstrates the following items:

- a. the site can be adequately drained,  
***Ok. Note that we reduced the rear yard retaining wall at Lots 3, 4, & 5 to 3' maximum height. The Mission Engineer's design had 6' fill walls along the westerly property line.***
- b. the proposed development will not cause problems to the nearby properties,  
***Drains internally. There is no run-off directed at any neighbor.***
- c. the on-site drainage will be controlled in such a manner as to not increase the downstream peak flow or cause a hazard or public nuisance. If this cannot be demonstrated, provide a detention system pursuant to the Design Guidelines in Section 6.3.3 of the 2007 Santa Clara County Drainage Manual.  
***Detention System Shown.***

7. Please include all applicable easements affecting the parcel(s) with benefactors and recording information on the site plan. Please supply two copies of a preliminary title report, dated within 60 days of the day of submittal with the next submittal.

***New title report was submitted.***

8. Per the previous comments, show drainage system from street, driveways, and roof drains on plan and demonstrate how the runoff will drain to the treatment area. Identify stormwater

treatment measures to comply with the current SF Bay Municipal Regional Permit.  
***See Sheet C-2, all drainage is shown.***

## **FIRE MARSHAL'S OFFICE**

9. Plans are to show interior turning radius of fire department access. Previous plans proposed using S.J. Fire Department access, including a 30 ft. interior radius.

***Curb return face of curb radii are 30'.***

- a) If S.J. Fire Department access requirements are proposed, all requirements are to be met including those that are more strict than County Fire requirements.

***This comment is unclear.***

10. Plans are to show and label a fire department turnaround.

- a) The dead-end turnaround is to meet the larger S.J. Fire Department requirements as the project has proposed using the smaller S.J. Fire Department interior turning radius.

***This comment is unclear.***

11. Plans are to clearly show standard fire hydrant within 250 ft. path of travel of all driveways and 400 ft. exterior path of travel to all portions of any future non-sprinklered structures or 600 ft. of sprinklered structures.

***New FH is shown***

12. Plans to state that fire department access will be made of an "all weather" material capable of holding 75,000 pounds.

***This is a standard condition by L.D.E.***

## **ROADS AND AIRPORTS**

13. The 10-foot existing dedication by the subject parcel was part of a former planned build out of Meadow Lane to a 60-foot full street right-of-way (ROW) width. As a result of a 2001 Board resolution the planned build out for this section of Meadow Lane was superseded to a 40' ultimate full street ROW. The previously dedicated portion of the property can be reverted to the underlying parcel upon request to the Roads and Airports department.

***10' noted to be abandoned.***

14. The ultimate planned build-out for Meadow Lane is to County Standard A/9 (40-foot full street right-of-way width). Revise the layout for the improvements, including signage and striping, at the intersection of the proposed Roman Place and Meadow Lane to reflect the planned ultimate build-out alignment. Sidewalk along Meadow Lane will be required to

conform to existing grades at the project boundary.

***A/9 typical section added and shown at intersection with Meadow Lane.***

15. Revise plans to show driveway improvements will meet County standard B5. If an alternate or modified driveway improvement will be proposed it will need to satisfy turning radius requirements by Fire Marshall's Office.

***This is an urban area. Bf driveway is inappropriate.***

16. If improvements are in the driveway approach area of the neighboring properties, the revised plans should show how the neighboring driveway approach will be incorporated into the necessary intersection improvements. Installation of a County Standard B/4 driveway approach for the neighboring property may be required, including obtaining authorization to enter and construct.

***B4 is inappropriate. The 8' of curb and gutter within the public right of way which falls in front of 373 Meadow Lane will have a curb.***

17. Per County Ordinance Code Sections B17-68 & B17-69, adequate sight distance must be maintained at the intersection of Meadow Lane and the proposed Roman Place. Show the sight distance areas on the plans and identify any obstructions to be removed or otherwise modified to provide the necessary clearance.

***It is obvious that there are no obstructions.***

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If you have any concerns or comments, please call our office at (408) 316-2696 or e-mail at [terry@tscivil.com](mailto:terry@tscivil.com)

Sincerely,



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