

# *Charles W. Davidson Co.*

A California Corporation  
**Consulting Civil Engineers**

Charles W. Davidson, President  
Peter B. Smith, Vice President

December 30, 2021  
Job No. 1844

County of Santa Clara  
Dept. of Planning and Development  
Planning Office  
70 W. Hedding St. 7<sup>th</sup> Floor  
San Jose CA 95110

Attn: Mark Connolly

Re: PLN20-0094 McKean Road 708-37-006

Dear Mark,

Thank you for meeting with Mark Tersini and myself on October 26, 2020 via Zoom to resolve the initial payment and answer some of our questions. I have revised the plans to address the comments in your letter dated October 15, 2020 and include written responses below.

1. On the Overall Site Plan, I have plotted and labeled the FWL from the Official Plan Line book OPL Book 4 pages 61-70 that was provided by Roads and Airports. The house has been located to be more than 100 feet from the FWL.
2. The grading quantity table has been updated.
3. The required deeds are included with this submittal
4. The creek centerline has been shown on the Overall Site Plan and a dimension showing the distance to the closest point of permanently disturbed area is approximately 330 feet.
5. Per our discussion on October 26, it did not seem that a biology report would be required because the distance from the creek centerline to the development.
6. The Land Cover Verification map shows that the proposed project and setbacks are fully within the "Grain, Row crop..." land cover. There is a generous distance from the "Mixed riparian forest, woodland" land cover and per our discussion it did not seem that field verification was necessary.
7. The area of permanent impact to the Grain and Row crop land cover is 0.40 acres, the area of temporary impact is 0.09 acres
8. The area of the proposed project is not within the Wildlife Survey area.
9. General sections across the project are shown on sheet 3, however the earthwork was calculated by creating TIN surfaces using Autocad Civil 3D software for both the existing and proposed surfaces. The software calculates the volume between the surfaces. A summary of the calculations is shown on sheet 1. The cut is 123 cy and the fill 106 cy exclusive of the building pad. Both are below 150 cy, therefore a grading permit is not required.
10. See response above

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11. Existing and proposed contours are shown on the Detailed Site plan on sheet 2.
12. Road maintenance is identified on the Overall Site Plan on sheet 1.
13. The impervious area is shown in the Property Information table on sheet 1.
14. The limits and area of the permanently disturbed area are shown on sheet 1.
15. The access road and Walton Avenue are noted to be built to county standard SD3 Non-hillside and shown in typical sections on sheet 2. The project proposes to replace a portion of Walton Avenue with asphalt paving as shown on the plans.
16. A 30' offer of dedication for both Walton Avenue and Walton Lane is shown on both sheet 1 and sheet 2.
17. The driveway has been revised to conform to detail SD5, see sheet 2.
18. A hammerhead turn around has been added to the access road per detail SD16
19. We are working with the title company to research the shared ingress/egress easements along Walton Avenue
20. All easements affecting the parcel are shown on the Overall Site Plan on Sheet 1. A current title report is included with this submittal.
21. The wall is for screening only and is not a retaining wall, top and bottom of wall elevations are shown on sheet 2
22. Runoff will flow away from the building and along the edges of the graded driveway to an existing roadside drainage ditch along the north side of the parcel. See sheets 2 and 3.
23. Runoff will a flow through a ## foot wide landscape buffer between the house and the roadside ditch along the north side of the parcel. See sheets 2 and 3.
24. The flood plain is shown on the overall site plan on sheet 1. There was a grading violation a long time ago by the previous owner that was resolved with a grading abatement permit from the county.
25. See the response to question #9 above
26. See note on sheet 1 regarding the design requirements for the driveway. Recommendations from the Geotechnical Engineer regarding the pavement design will be a deferred submittal.
27. Please see the Detailed Site Plan, sheet 2
28. See response to #20 above
29. See response to #22 above.
30. No retaining walls are proposed, see sections on sheet 3.
31. See response to #23 above.
32. The new impervious area is less than 10,000 sf. See table on sheet 1.
33. All easements identified in the title report are shown on sheet 1. No grading has occurred in the creek area. The current alignment of the creek is essentially the same as shown on the County ROW maps from the mid-1960's.
34. See notes on sheet 1.
35. See notes on sheet 1.
36. Walton Avenue has been designed to be 20' wide to a point past the proposed driveway. See sheet 2.

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37. A hammerhead turnaround meeting CFMO-SD16 has been shown off of the private driveway, see sheet 2
38. A 12,000 gal water tank (10,000 gal fire and 2000 gal domestic) is proposed with this project. A hydrant connected to the tank is adjacent to the driveway. See sheet 2.
39. Noted.
40. The location of the septic tank and leach field have been shown on the plans. See sheet 2.
41. The Official Plan Line has been labeled on sheet 1.
42. Driveway connection to McKean Road has been designed per county detail B/5
43. A Site Distance Analysis has been included with this submittal.
44. A geotechnical report is being prepared and will be submitted when complete
45. The review fees have been paid.

Please feel free to contact me at (408) 316-5567 or at [psmith@hnhca.com](mailto:psmith@hnhca.com) if you have any questions or need additional information.

Sincerely,

*Peter Smith*

Peter Smith, PE