



Date: 6/19/2023

Job#: 223008

To: Parya Seif  
Associate Planner  
County of Santa Clara  
70 West Hedding Street  
San Jose, CA 95110  
408.299.5783 parya.seif@pln.sccgov.org

Re: Responses to incomplete letter dated 8/19/2022  
Project Address: Murphy Avenue – APN 825-09-005  
Plan Review Number: PLN22-133

**Planning:**

1. Please see latest deed declaring Thomas T. Nguyen as the sole owner.
2. A new site plan has been submitted. It shows the house as 1200 SF and the garage as 1021 SF. Please see the proposed floor area table on the new site plan.
3. Please see the new site plan.
4. Please see the new site plan.
5. The correct lot areas are shown on the new site plan under project information. The gross lot area is 2.5 acres and the net lot area is 2.3 acres.
6. The correct lot dimensions are shown on the new site plan.
7. All the existing and proposed utilities have been added to the new site plan.
8. Please see new site plan.
9. Please see new site plan with grading quantities.

**Department of Environmental Health:**

10. The site assessment, profiles, and percolation testing have been completed. Please see included septic design plan that was submitted to DEH.
11. Please see included septic design plan.
12. Please see new site plan and septic design plan.
13. A floor plan was included in the submittal to DEH.
14. Jeff camp has been contacted.
15. Please see included water clearance.

**Land Development Engineering:**

16. Please see new site plan.
17. Please see new site plan.
18. Please see new site plan.
19. Please see new site plan.
20. Please see new site plan with the drainage design and details.
21. Please see new site plan.
22. Please see new site plan.
23. The location of the house allows the fire truck to park in the street. The hose lay is less than 200 feet from the center of the road along the path of travel.
24. Title report included in the resubmittal.
25. Please see new site plan.
26. Included in the resubmittal.
27. Please see new site plan.



28. Please see new site plan.
29. Please see new site plan.
30. Please see new site plan.
31. No landscaping is proposed.

**Roads and Airports:**

32. An aviation easement has not already been dedicated. Please condition for the dedication.
33. Murphy Avenue has a 33 foot half street. Please see new site plan for information. No dedication is required at this time.
34. Please see new site plan. The plan proposed a B4 driveway approach.
35. Please see new site plan. The plan proposed B4A frontage improvements.
36. Please see new site plan. No improvements are proposed on the ROW except for the driveway approach and frontage improvements.

**Fire Marshall Office:**

37. The new site plan proposed a wharf hydrant with 5,000 gallons of dedicated water tank storage.
38. See previous response.
39. See new site plan.
40. See new site plan fire notes.

Please let me know if you have any questions or need any additional information.

**David Faria, PE**

MH engineering Co.

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