



CITY OF CAMPBELL
Community Development Department

November 30, 2018

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Campbell has set the time of 7:30 p.m., or shortly thereafter, on Tuesday, **December 11, 2018**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Hacienda Street Holdings, LLC, for a Zoning Map Amendment (PLN2018-155) to rezone the project site from R-1-9 (Single-Family Residential) to P-D (Planned Development); a Planned Development Permit (PLN2018-156) to allow construction of six two-story single-family homes, an accessory dwelling unit, a new private street, and associated site and landscaping improvements; a Tentative Subdivision Map (PLN2018-157) to create six private lots and one common lot, and associated public and private easements; a Variance (PLN2018-325) to allow retention of existing overhead utility lines and installation of a new utility pole on private property to serve the proposed development; and a Tree Removal Permit (PLN2018-158) to allow removal of on-site protected trees, on property located at **1631 Hacienda Avenue**. A Mitigated Negative Declaration (PLN2018-159) has been prepared for this project.

Interested persons may appear and be heard at this hearing. Please be advised that if you challenge the nature of the above project in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice, or in written correspondence delivered to the City of Campbell Planning Commission at, or prior to, the Public Hearing. Questions may be addressed to the Community Development Department at (408) 866-2140.

Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 a.m. – 5:00 p.m.) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Planning Commission'.

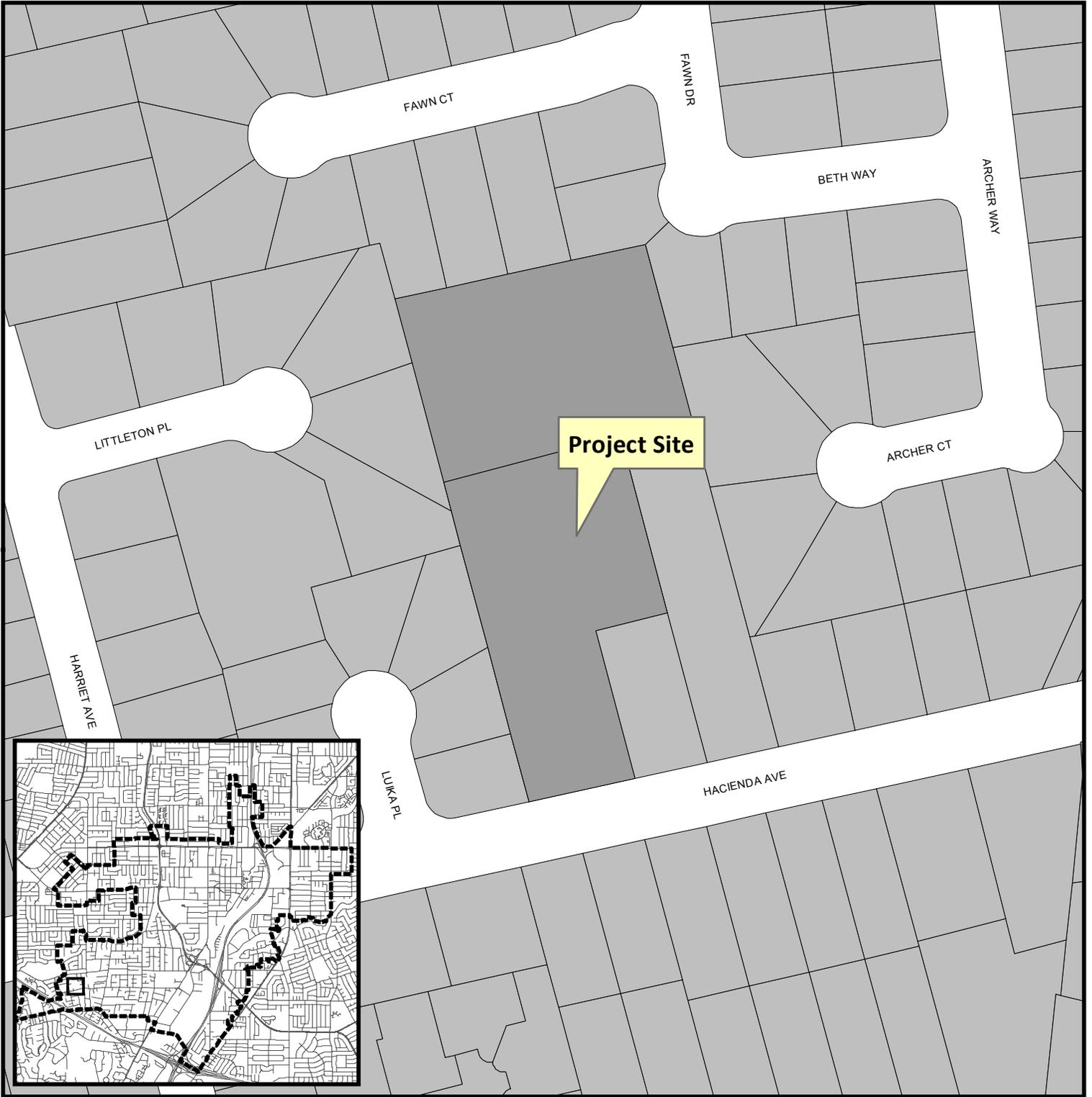
Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

In compliance with the Americans with Disabilities Act, listening assistive devices are available for all meetings held in the Council Chambers. If you require accommodation, please contact the Community Development Department at (408) 866-2140, at least one week in advance of the meeting.

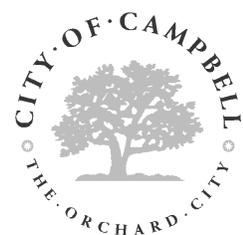
PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

PLEASE NOTE: When calling about this Notice,
please refer to: **1631 Hacienda Avenue**

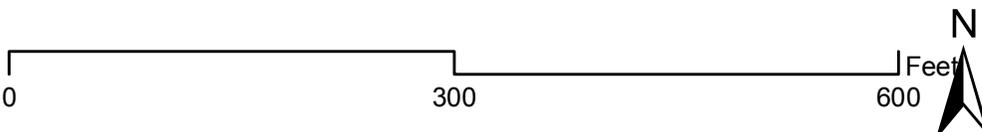
Project Location Map



Project Location: 1631 Hacienda Ave.
Application Type: P-D Rezoning
Planning File No.: PLN2018-155:158



Community Development Department
Planning Division





1631 W. Hacienda Ave, Campbell, CA

Vicinity Map:



Project Data:

Project Address: 1631 W. Hacienda Ave,
Campbell, CA

APN: 403-13-004 & 005

Zoning: R-1-9

General Plan: Low Density Residential

Proposed Zoning: P-D

Fire Department Notes:

1. An automatic fire sprinkler system shall be installed in all of the proposed new dwellings.
2. The proposed dwellings will have address numbers as required by Santa Clara County Fire Department.

Owner/Developer:

Hacienda Street Holdings, LLC
225 Demeter Street
East Palo Alto, CA 94303
312-519-0303
Contact: Melissa Leet

Architect:

Mark Gross & Associates, Inc
8881 Research Drive
Irvine, CA 92618
(949) 387-3800
Contact: Doug McBeth

Utility Consultant:

RGA Design
6400 Village Parkway, Suite #204
Dublin, CA 94568
925-556-9860
Contact: Scott Hardester

Civil Engineer:

VER Consultants
1154 Park Ave
San Jose, CA 95126
Contact: Danny Raymond
408-834-7889

Landscape Architect:

Thomas Baak & Associated, LLP.
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
925-933-2583
contact: Andrea Swanson

Arborist:

Live Oak Associates, Inc
PO Box 2697
Oakhurst, CA 93644
559-641-5658
Contact: Wendy Fisher, B.S.

Sheet Index:

ARCHITECTURAL	
A-1	Cover Sheet
A-2	Project Summary
A-2.1	Street Context Photos
A-2.2	Site Photos
A-2.3	Site Drone Photos
A-3	Architectural Site Plan
A-4	Site Plan - Lot 1
A-5	Site Plan - Lot 2
A-6	Site Plan - Lot 3
A-7	Site Plan - Lot 4
A-8	Site Plan - Lot 5
A-9	Site Plan - Lot 6
A-10	Line-of-Site Study
A-10.1	Streetscape
A-11	Site Lighting Plan
A-12	Light Fixtures Spec sheets
A-13	Lot 1 First Floor Plan
A-14	Lot 1 Second Floor Plan
A-14.1	Lot 1 ADU Floor Plan
A-15	Lot 1 Elevations & Roof Plan
A-15.1	Lot 1 ADU Elevations
A-16	Lot 2 Floor Plans
A-17	Lot 2 Elevations & Roof Plan
A-18	Lot 3 First Floor Plan
A-19	Lot 3 Second Floor Plan
A-20	Lot 3 Elevations & Roof Plan
A-21	Lot 4 Floor Plans
A-22	Lot 4 Elevations & Roof Plan
A-23	Lot 5 First Floor Plan
A-24	Lot 5 Second Floor Plan
A-25	Lot 5 Elevations & Roof Plan
A-26	Lot 6 Floor Plans
A-27	Lot 6 Elevations & Roof Plan
A-28	Lot 1 Floor Area Calcs
A-29	Lot 1 ADU Floor Area Calcs
A-30	Lot 2 Floor Area Calcs
A-31	Lot 3 Floor Area Calcs
A-32	Lot 4 Floor Area Calcs
A-33	Lot 5 Floor Area Calcs
A-34	Lot 6 Floor Area Calcs
A-35	Lot 1 Building Sections
A-36	Lot 2 Building Sections
A-37	Lots 3 & 4 Building Sections
A-38	Lots 5 & 6 Building Sections

TENTATIVE MAP

1	Sheet 1
2	Sheet 2 Site Plan

CIVIL

1.1	Site Improvement Plan
2.0	Demolition/Tree Removal Plan
2.1	Tree Protection Plan
3.0	Grading Plan
3.1	Details and Sections
4.0	Utility Plan
4.1	Overland Release Detail
5.0	Stormwater Control Plan
5.1	Stormwater Control Detail
6.0	Erosion Control Plan
6.1	Erosion Control Details
7.0	Haul Route and Staging Plan

STORM DRAIN

1	Storm Drain Map
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LANDSCAPE

L-1	Preliminary Planting Plan
L-2	Plant Images
L-3	Planting Notes & Details

JOINT TRENCH

JT-1	Joint Trench Title Sheet
JT-2	Joint Trench Intent

LOT SIZE TABLE		
Lot Number	Net sq. ft.	Gross sq. ft.
Lot 1	18,436	21,225
Lot 2	10,162	12,384
Lot 3	9,480	10,683
Lot 4	10,035	10,523
Lot 5	9,327	10,162
Lot 6	10,845	13,986
Total	68,285	78,963

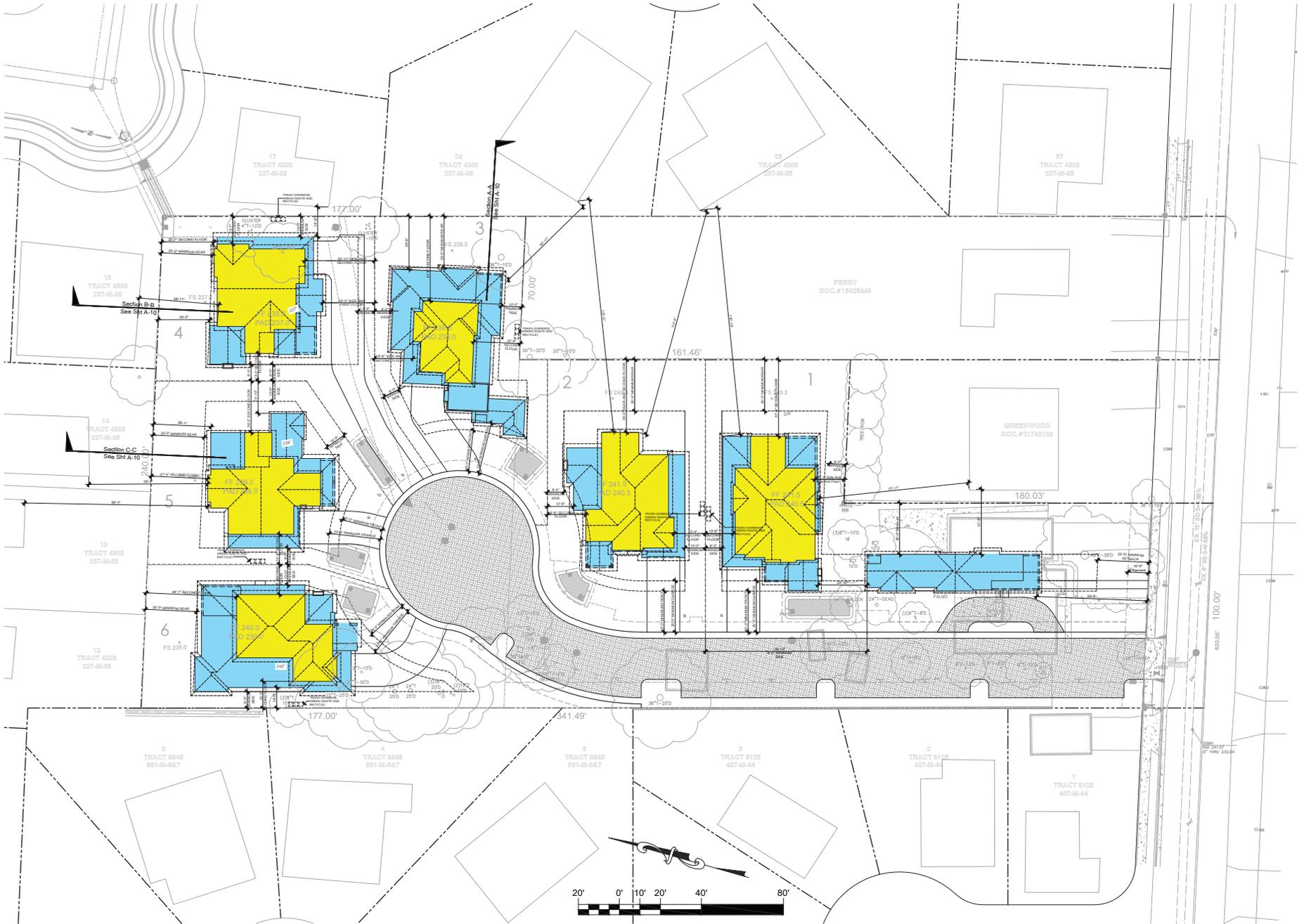
LOT WIDTH TABLE	
Lot Number	Lot Width
Lot 1	110'
Lot 2	77'
Lot 3	70'-8"
Lot 4	80'
Lot 5	89'
Lot 6	70'

BUILDING SETBACK TABLE										
Note: Wall Heights measured from F.G (Finish Grade)										
Lot	F.F.	F.G.	Left Side			Right Side				
			Wall Height	Min. Setback	Setback Provided	Wall Height	Min. Setback	Setback Provided		
Lot 1	241.5	240.83	1st Fl.	10.75' x .6=6.45'	8.0'	8.5'	1st Fl.	11.75' x .6=7.05'	10.0'	13.08'
			2nd Fl.	22.33x.6=13.39'	13.4'	13.5'	2nd Fl.	22.16 x .6=13.29'	13.29'	14.08'
Lot 1 ADU	242.0	241.33	1st Fl.	9.75' x .6 =5.85'	8.0'	77.5'	N/A			
			2nd Fl.							
Lot 2	241.5	240.83	1st Fl.	11.75' x .6=7.5'	8.0'	9.33'	1st Fl.	10.75' x .6=6.45'	10.0'	10.0'
			2nd Fl.	22.5 x .6=13.5'	13.5'	18.67'	2nd Fl.	22.25x.6=13.35'	13.35'	15.33'
Lot 3	239.0	238.83	1st Fl.	10.75' x .6=6.45'	8.0'	8.0'	1st Fl.	10.75' x .6=6.45'	10.0'	10.0'
			2nd Fl.	21.0' x .6= 12.6'	12.6'	18.67'	2nd Fl.	21.0' x .6=12.6'	12.6'	22.67'
Lot 4	238.0	237.33	1st Fl.	12.68 X .6= 7.6'	8.0'	8.08'	1st Fl.	10.75' X .6=6.45'	10.0'	10.0'
			2nd Fl.	22.25x.6=13.35'	13.35'	13.5'	2nd Fl.	22.33x.6=13.39'	13.39'	13.58'
Lot 5	239.0	238.33	1st Fl.	10.75' x .6=6.45'	8.0'	8.0'	1st Fl.	13.5x.6= 8.1'	10.0'	15.83'
			2nd Fl.	24.16x.6=14.5'	14.5'	14.67'	2nd Fl.	22.5x.6=13.5'	13.5'	25.16'
Lot 6	240.0	239.33	1st Fl.	10.75' x .6=6.45'	8.0'	8.0'	1st Fl.	10.75' x .6=6.45'	10.0'	10.0'
			2nd Fl.	21.0' x .6= 12.6'	12.6'	13.0'	2nd Fl.	21.0' x .6=12.6'	12.6'	14.67'

LOT COVERAGE TABLE (35% Max)					
Lot Number	Covered Porches/Patios	First Floor	Garage	Total Coverage	Percent of Lot Area
Lot 1	118 + 480 ADU 208 + 46	2,095 ADU 1,199	479	4,625	4,625 / 18,436 = 25%
Lot 2	143 + 307	1,964	490	2,904	2,904 / 10,162 = 28.5%
Lot 3	29 + 188	2,679	418	3,314	3,314 / 9,480 = 34.9%
Lot 4	137 + 303	2,011	461	2,912	2,912 / 9,327 = 31.2%
Lot 5	162 + 278	1,914	461	2,815	2,815 / 10,083.85 = 30.18%
Lot 6	151 + 288	2,667	478	3,584	3,584 / 10,845 = 33%

FAR PER LOT (45% Max)			
Lot Number	Total Area sq.ft.	Net Lot Size sq. ft.	FAR
Lot 1	5,571.17	18,436	30.21%
Lot 2	4,214.45	10,162	41.47%
Lot 3	4,088	9,480	43.12%
Lot 4	4,212.99	10,035	41.98%
Lot 5	4,030.2	9,327	43.21%
Lot 6	4,461.48	10,845	41.13%

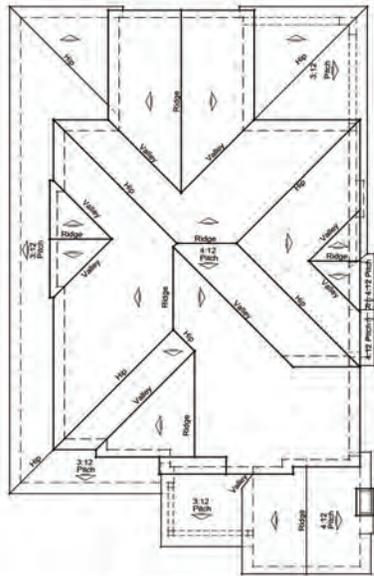
FLOOR AREA TABULATION TABLE						
Area	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6
First Floor	2,095.81 + 1,198.79(ADU)	1,964.12	2,679	2,010.59	1,914.44	2,665.9
Second floor (Includes stairs)	1,797.57	1,760.25	991	1,654.4	1,654.76	1,236.58
Garage	479	490	418	461	461	478
Total FAR	5,571.17	4,214.45	4,088	4,212.99	4,030.2	4,461.48
Number of Bedrooms	4 + 1 (ADU)	5	4	5	4	5



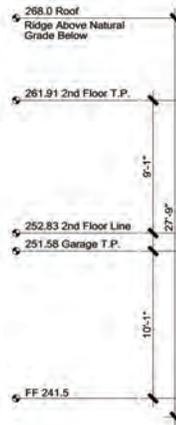
Title
Conceptual Site Plan

Date
 May 1, 2018
 Project Number
 4382
 Scale
 1" = 20'-0"
 Revision
 July 6, 2018
 Sept. 19, 2018

Sheet No.
A-3



Roof Plan
Scale: 1/8" = 1'-0"



Front Elevation
Scale: 1/4" = 1'-0"

Materials/Colors

- Composition Shingle Roof: CertainTeed Landmark TL
Max Def Black Walnut
- Metal Roof: Taylor Metal Products
Vintage
- Siding: James Hardie Panel & Battan Siding
Benjamin Moore: Stone Harbor #2111-50
- 3-Coat Stucco System: Benjamin Moore: Barren Plain #2111-60
- Garage Door: Sectional Wood Roll-Up
- Window Frames: Jeldwen: Chestnut Bronze
- Trim/Accent Color: Benjamin Moore: Iron Mountain #2134-30



Right Elevation
Scale: 1/8" = 1'-0"



Rear Elevation
Scale: 1/8" = 1'-0"



Left Elevation
Scale: 1/8" = 1'-0"

253.41
Living Room
Top Plate

FF 241.5

Mark Gross & Associates, Inc.

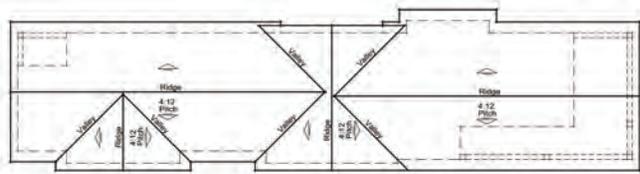
 8881 Research Drive, Irvine, California 92618
 (949) 397-3960 Fax (949) 397-7860
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Hacienda Street Holdings, LLC
 1631 W. Hacienda Ave., Campbell, CA

Title
Conceptual Elevations LOT 1

Date
May 1, 2018
Project Number
4382
Scale
1/4" = 1'-0"
Revision
July 6, 2018
Sept. 19, 2018

Sheet No.



Roof Plan

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



Front Elevation

(Facing Hacienda Ave.)

Scale: 1/4" = 1'-0"

Materials/Colors

- Composition Shingle Roof: CertainTeed Landmark TL
Max Def Black Walnut
- Siding: James Hardie Panel & Batten Siding
Benjamin Moore: Stone Harbor #2111-50
- Window Frames: Jeldwen: Chestnut Bronze
- Trim/Accent Color: Benjamin Moore: Iron Mountain #2134-30



Right Elevation

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



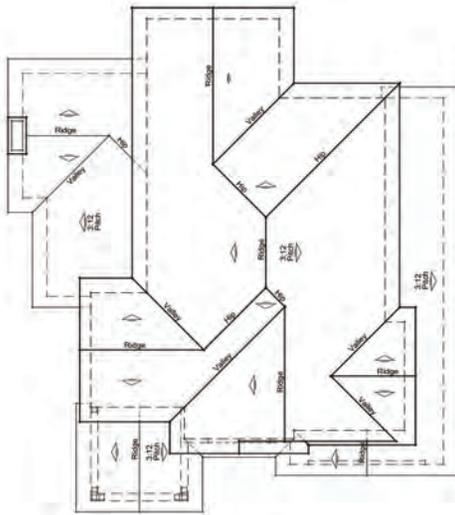
Rear Elevation

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

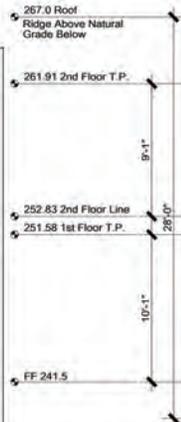


Left Elevation

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



Roof Plan
Scale: 1/8" = 1'-0"



Front Elevation
Scale: 1/4" = 1'-0"

Materials/Colors

- Composition Shingle Roof: CertainTeed Presidential Shake Shadow Grey
- Siding: James Hardie Shingle Siding Benjamin Moore Semi Solid Stain: Spellbound
- 3-Coat Stucco System: Benjamin Moore: Cape Hatteras Sand #AC-34
- Garage Door: Sectional Wood Roll-Up
- Window Frames: Jeldwen: Brilliant White
- Accent Color: Benjamin Moore: Abyss #2128-20
- Trim/Fascia Color: Benjamin Moore: Cloud Cover #OC-25
- Column/Garage Door Color: Benjamin Moore Arborcoat Solid; Oxford Brown
- Stone: El Dorado Stone Nantucket Stacked Stone



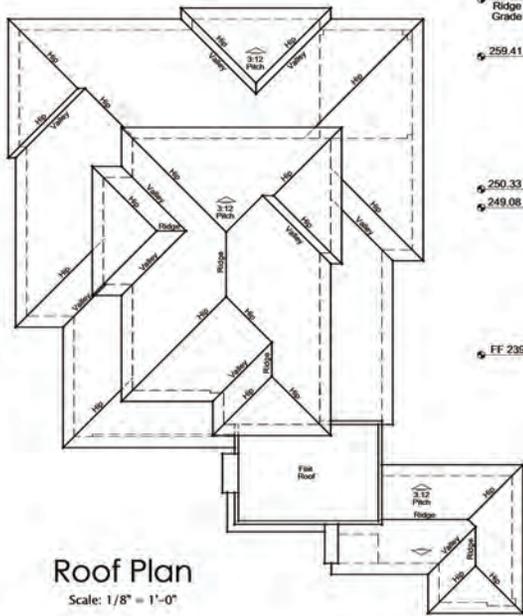
Right Elevation
Scale: 1/8" = 1'-0"



Rear Elevation
Scale: 1/8" = 1'-0"



Left Elevation
Scale: 1/8" = 1'-0"



Roof Plan
Scale: 1/8" = 1'-0"



Front Elevation
Scale: 1/4" = 1'-0"

Materials/Colors

- Composition Shingle Roof: CertainTeed Landmark TL
Moire Black
- Siding: James Hardie Horizontal Siding
Benjamin Moore Arborcoat: Semi Solid Stonehedge
- 3-Coat Stucco System: Benjamin Moore: Gray Huskie #1473
- Garage Door: Sectional Wood Roll-Up
- Window Frames: Jeldwen: Black
- Accent Color: Benjamin Moore: Black Panther #2125-10
- Trim/Fascia Color: Benjamin Moore: Gray Stone #1475
- Stone: Boral Stone
Platinum Pro-Fit Ledgestone



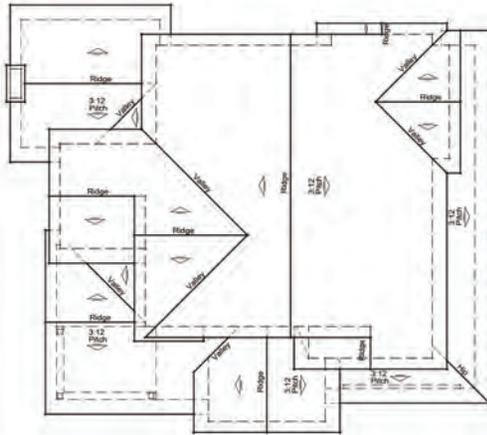
Right Elevation
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Rear Elevation
Scale: 1/8" = 1'-0"



Left Elevation
Scale: 1/8" = 1'-0"



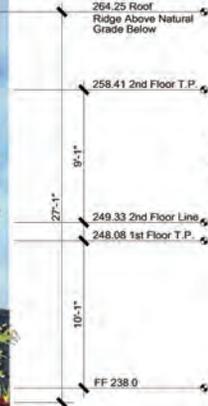
Roof Plan
Scale: 1/8" = 1'-0"



Front Elevation
(Left Side At Set Back Orientation)
Scale: 1/4" = 1'-0"

Materials/Colors

- Composition Shingle Roof: CertainTeed Presidential Shake Shadow Gray
- Siding: James Hardie Shingle Siding Benjamin Moore Arborcoat: Solid Taos Taupe #2111-40
- 3-Coat Stucco System: Benjamin Moore: Thunder #AF-685
- Garage Door: Sectional Wood Roll-Up
- Window Frames: Jeldwen: Brilliant White
- Trim/Accent: Benjamin Moore: Cloud Cover #OC-25
- Front Door: Benjamin Moore: Dark Basalt #2072-10
- Stone: Boral Stone Echo Ridge Pro-Fit Alpine LedgeStone



Mark Gross & Associates, Inc.
8881 Research Drive, Irvine, California 92618
(949) 357-0000 Fax (949) 357-7000
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Hacienda Street Holdings, LLC
1631 W. Hacienda Ave, Campbell, CA



Right Elevation
(Front At Set Back Orientation)
Scale: 1/8" = 1'-0"



Rear Elevation
(Right Side At Set Back Orientation)
Scale: 1/8" = 1'-0"

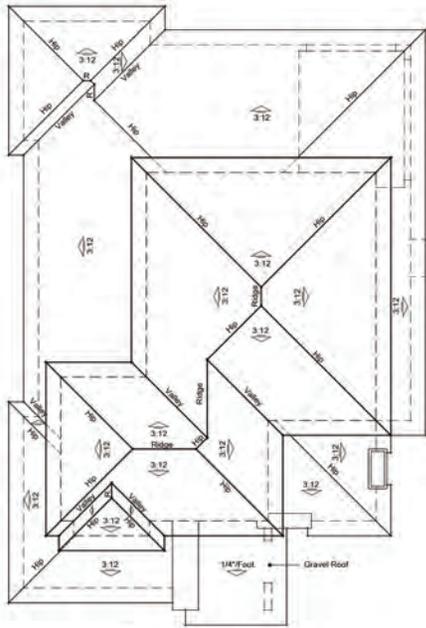


Left Elevation
(Rear At Set Back Orientation)
Scale: 1/8" = 1'-0"

Title
Conceptual Elevation LOT 4

Date
May 1, 2018
Project Number
4362
Scale
1/4" = 1'-0"
Revision
July 6, 2018
Sept. 19, 2018

Sheet No.



Roof Plan
Scale: 1/8" = 1'-0"



Front Elevation
Scale: 1/4" = 1'-0"

Materials/Colors

- Composition Shingle Roof: CertainTeed Landmark TL
Max Def Black Walnut
- Siding: James Hardie Horizontal Siding
Benjamin Moore Arborcoat: Semi Solid Maritime White
- 3-Coat Stucco System: Benjamin Moore: Hot Springs Stone #AC-31
- Garage Door: Sectional Wood Roll-Up
- Window Frames: Jeldwen: Chestnut Bronze
- Trim/Accent Color: Benjamin Moore: Midsummer Night #2134-20
- Stone: El Dorado Stone
Oyster Cut Coarse Stone



Right Elevation
Scale: 1/8" = 1'-0"



Rear Elevation
Scale: 1/8" = 1'-0"



Left Elevation
Scale: 1/8" = 1'-0"

NOTE: THE GRANT DEEDS WILL BE RECORDED PRIOR TO THE APPLICATION FOR SUBMITTAL OF THE FINAL MAP

EXISTING	LEGEND	PROPOSED
	(Symbol Size May Vary) Property Boundary	
	Curb	
	Easement	
	Lot Line	
	Center Line	
	Right-of-Way	
	3/4" IRON PIPE SET, TAGGED RC "26616"	
	SET STREET MONUMENT, TAGGED RC "26616"	
	FOUND IRON PIPE	
	OVERLAND RELEASE	

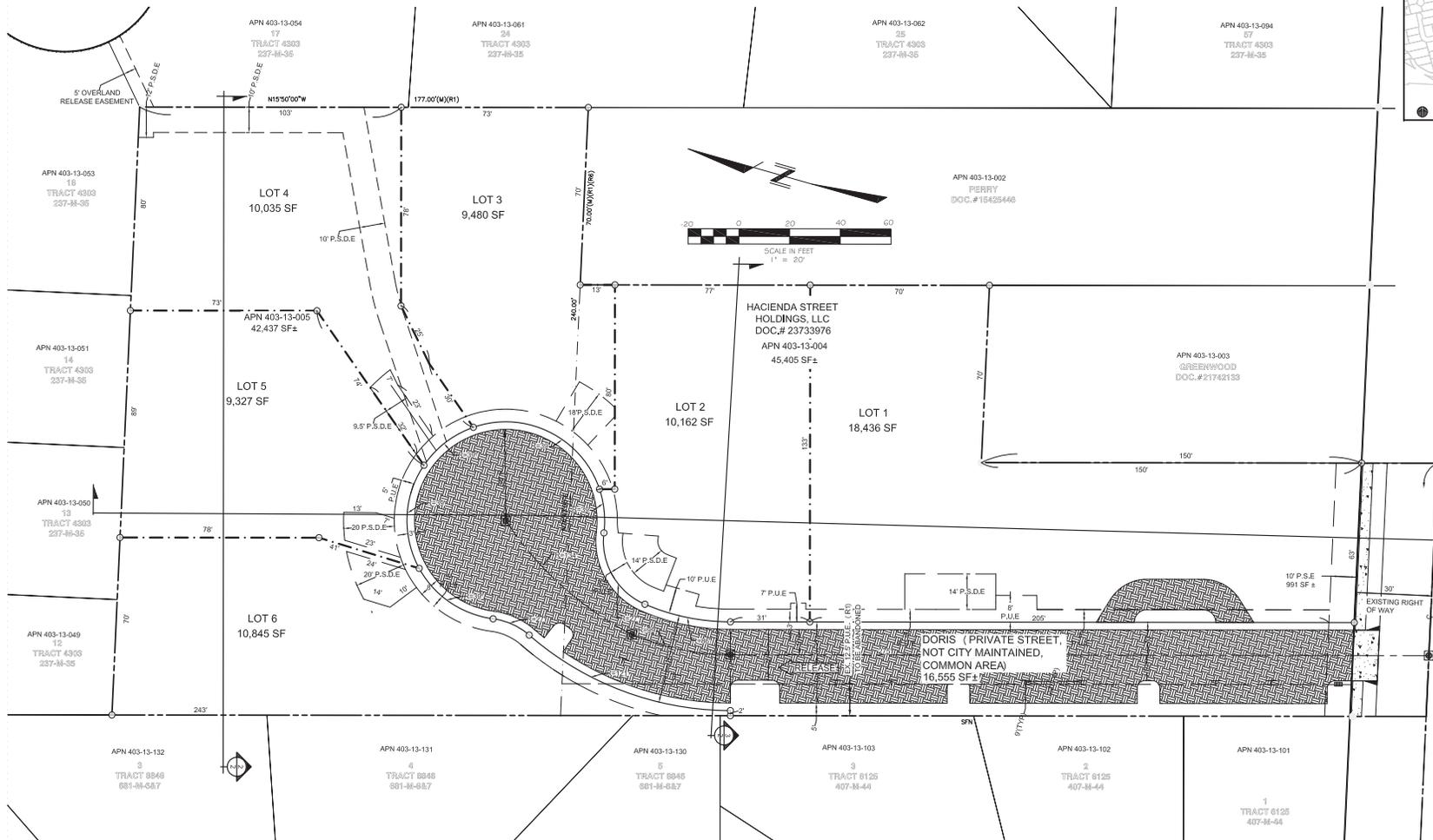


TABLE OF CONTENTS

1.0	TENTATIVE MAP
2.0	CROSS SECTIONS

REVISIONS	PROJECT DATA
	PROJECT: 2017.807
	DRAWN: YZ
	DESIGN: DRP
	SCALE:
	DATE: AUGUST 15, 2018
	VER-CONSULTANTS INC

TENTATIVE MAP
1631 HACIENDA AVENUE
 CAMPBELL CALIFORNIA





TREE PROTECTION MEASURES

Development will alter the natural terrain and drainage patterns in the project area. Construction activities may result in soil compaction and/or cause physical damage to tree roots, trunks or canopies. Paving over the roots can limit water intake and aeration of the roots, and is known to be particularly detrimental to oaks. These factors and other development activities can affect long term health and survival of trees to be retained.

Tree protection measures will be implemented to minimize harmful effects to the remaining trees located on or immediately adjacent to the site. Implementation of the following tree protection measures will help to ensure that preserved oak trees covered by the City of Campbell tree ordinance will continue to thrive after site development:

- Work within the vicinity of the trees to be retained will be scheduled for fall or winter when trees are dormant or semi-dormant.
- Prior to any site preparation or construction work, all trees should have a protective buffer (6 feet tall chain link fence) extending beyond the dripline of the canopy (tree protection zone/TPZ), or the greatest feasible distance from the trunk as possible. Grading, deposition of fill, equipment storage, removal of soil, irrigation, or any other activities that may be detrimental to the health of the trees are strictly forbidden within the tree protection zone for the duration of site work. It is the ultimately applicant's responsibility to ensure that the fencing remains intact and that the tree is not damaged during construction. Tree protection locations should be marked before any fence contractor arrives.
- 8.5 x 11" signs will be placed on the construction fencing (not on the trunks of the trees) stating that all areas within the fencing are Tree Protection Zones (TPZ) and that disturbance is prohibited.
- Pruning of limbs to provide clearance for structures, vehicular traffic, and construction equipment shall be performed during the fall or winter semi-dormant period and will conform to American National Standards Institute (ANSI) tree pruning standards. All tree pruning or removals shall be performed by a qualified arborist with a C-41 (D-49 California Contractors License. Avoid aesthetic pruning immediately before, during or after construction impact. Perform only that pruning of dead limbs or those which conflict with the proposed development.
- Tree maintenance and care shall be specified in writing according to American National Standard for Tree Care Operations: *Tree, Shrub and Other Woody Plant Management: Standard Practices* parts 1 through 10 and adhere to ANSI Z133.1 safety standards and local regulations.
- Engineer site improvements so that water runoff will not slope toward the trunks. In areas where the proposed elevation of nearby development lies above the elevation of the oak tree, swales have been incorporated into the design to direct water away from the oak trees.
- Soak the ground beneath the canopy of each tree prior to, during, and right after construction. This deep watering method consists of a slow, all-day soaking within the root zone.
- If possible, construct the project with minimal filling, excavating, or trenching within the root zone. Minimize compaction within the root zone to the greatest extent practicable. Keep the elevation of the soil surface at the existing level within the protected area around the trunk. Do not stockpile any construction material within the root zone, even temporarily.
- Should any roots need to be severed during construction, cover any exposed or cut roots with burlap, soil or mulch as soon as possible until the native soil can be backfilled. If possible, use sharp tools (chainsaws or axes) for pruning roots. Using hand tools will help to heal the wounded roots more quickly than pruning with bulldozers, and will better avoid tearing of the roots behind the cuts. If excavation is for installation of underground utilities, roots should be left intact and lines will be treaded underneath the roots.
- If trees are wounded or stressed during construction, they are more susceptible to insect and disease attack. Any wounds to the bark should be cleaned to sound wood by removing loose bark and wood, leaving a smooth edge around the wound. No application of a wound dressing is necessary.
- A tree protection clause will be included in the construction contract forbidding grading, filling, ditching, equipment parking, or material storage within the tree protection zone.
- No fertilizing should be performed without a soil analysis. Manage the soil according to recommendations from a qualified testing laboratory or have a qualified professional analyze the results and make the future recommendations for management of the tree.
- Should any landscaping be proposed within the dripline of any oaks, choose only drought-tolerant native plants that require no summer watering. In place of plants, cobbles, gravel and wood chips are good examples of ground covers that do not interfere with the roots ability to obtain oxygen and appropriate moisture.

Should any additional trees need to be removed to accommodate future residential development on the site, or should any retained and protected trees die during the recommended monitoring period (5 years), the applicant shall conform with any replacement measures that may be required of the project as conditions of approval.



SITE AND ARCHITECTURAL REVIEW
1631 HACIENDA AVENUE
TREE PROTECTION PLAN

CAMPBELL
CALIFORNIA

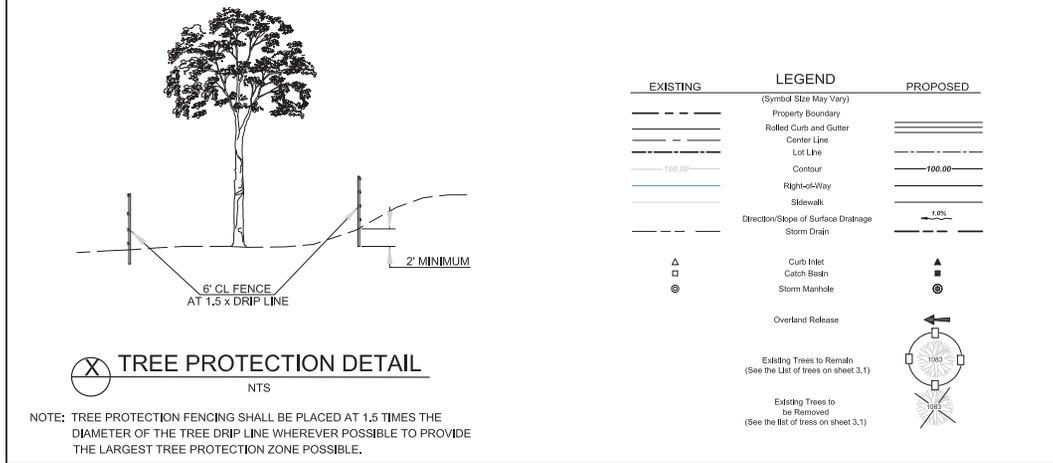


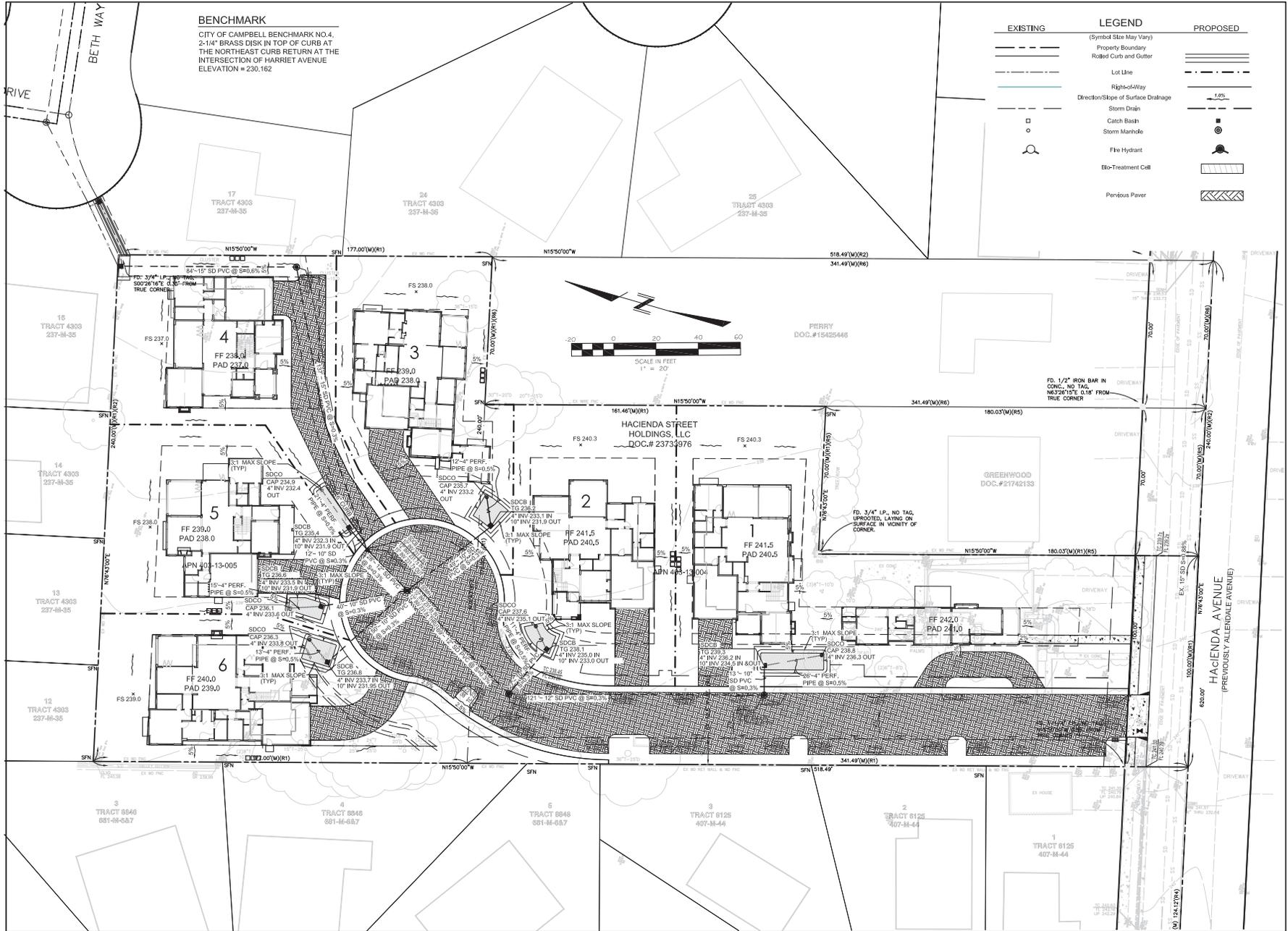
Table 2. Trees to be Retained and Protected, 1631 Hacienda Avenue, Campbell.

Tree #	Tag #	Common Name	Species	DBH	Condition Rating	Obstructions within the TPZ	TPZ Radii (Distance in Feet)		Impact Level****
							From Trunk:	From Edge of Canopy	
1	1	Valley Oak	<i>Quercus lobata</i>	49.3	60	Minimal. Pruning required on leaning side of tree.	20	-1	Moderate
2	2	Incense Cedar	<i>Calocedrus decurrens</i> *	29.6	25	None	12.5	5	Low
5	No Tag**	Australian Blackwood	<i>Acacia melanoxylon</i>	24***	90	Minimal. A small portion (<10%) of the canopy will be paved over for Let 3. Pruning required.	15	2.5	Low
6	No Tag**	Coast Live Oak	<i>Quercus agrifolia</i>	32***	65	Approx. 45% of canopy will be paved over. Pruning Required.	2.5	0	High
8	No Tag**	Coast Live Oak	<i>Quercus agrifolia</i>	2xstem 13, 14***	70	Approx. 30% of canopy will be paved over.	2.5	0	High
9	No Tag**	Coast Live Oak	<i>Quercus agrifolia</i>	2xstem 11, 16***	80	Minimal. Pruning required.	19	7.5	Low
12	8	Coast Live Oak	<i>Quercus agrifolia</i>	2xstem 12.5, 13.9	80	Approx. 20% of canopy will be paved over.	7.5	0	Moderate
13	9	Coast Live Oak	<i>Quercus agrifolia</i>	2xstem 2.7, 7.2, 10.1, 6.6, 7.8, 10.8, 6.5	90	Approx. 35% of canopy will be paved over.	11	0	Moderate
14	10	Coast Live Oak	<i>Quercus agrifolia</i>	4xstem 13.5, 16.9, 12.2, 6.5	70	Approx. 10% of canopy will be paved over.	19	0	Moderate
16	12	Coast Live Oak	<i>Quercus agrifolia</i>	32.2	95	Approx. 25% of canopy will be paved over.	Varies on four sides between 2.5-7.5	-8 to -10	Moderate
Total			8 native trees, 2 non-native trees						10 trees

NO	DATE	DESCRIPTION
Δ		
Δ		
Δ		
Δ		
Δ		
Δ		

REVISIONS

PROJECT: 2017.607
FILE: 2017.607 DEMO.DWG
DATE: OCT 1, 2018
SCALE: AS SHOWN
DESIGNED BY: DRR
DRAWN BY: YC
REVIEWED BY: DRR
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EXISTING	LEGEND	PROPOSED
(Symbol Size May Vary)	(Symbol Size May Vary)	
Property Boundary	Property Boundary	
Rollled Curb and Gutter	Rollled Curb and Gutter	
Lot Line	Lot Line	
Rights-of-Way	Rights-of-Way	
Direction/Slope of Surface Drainage	Direction/Slope of Surface Drainage	
Storm Drain	Storm Drain	
Catch Basin	Catch Basin	
Storm Manhole	Storm Manhole	
Fire Hydrant	Fire Hydrant	
Bio-Treatment Cell	Bio-Treatment Cell	
Pervious Paver	Pervious Paver	

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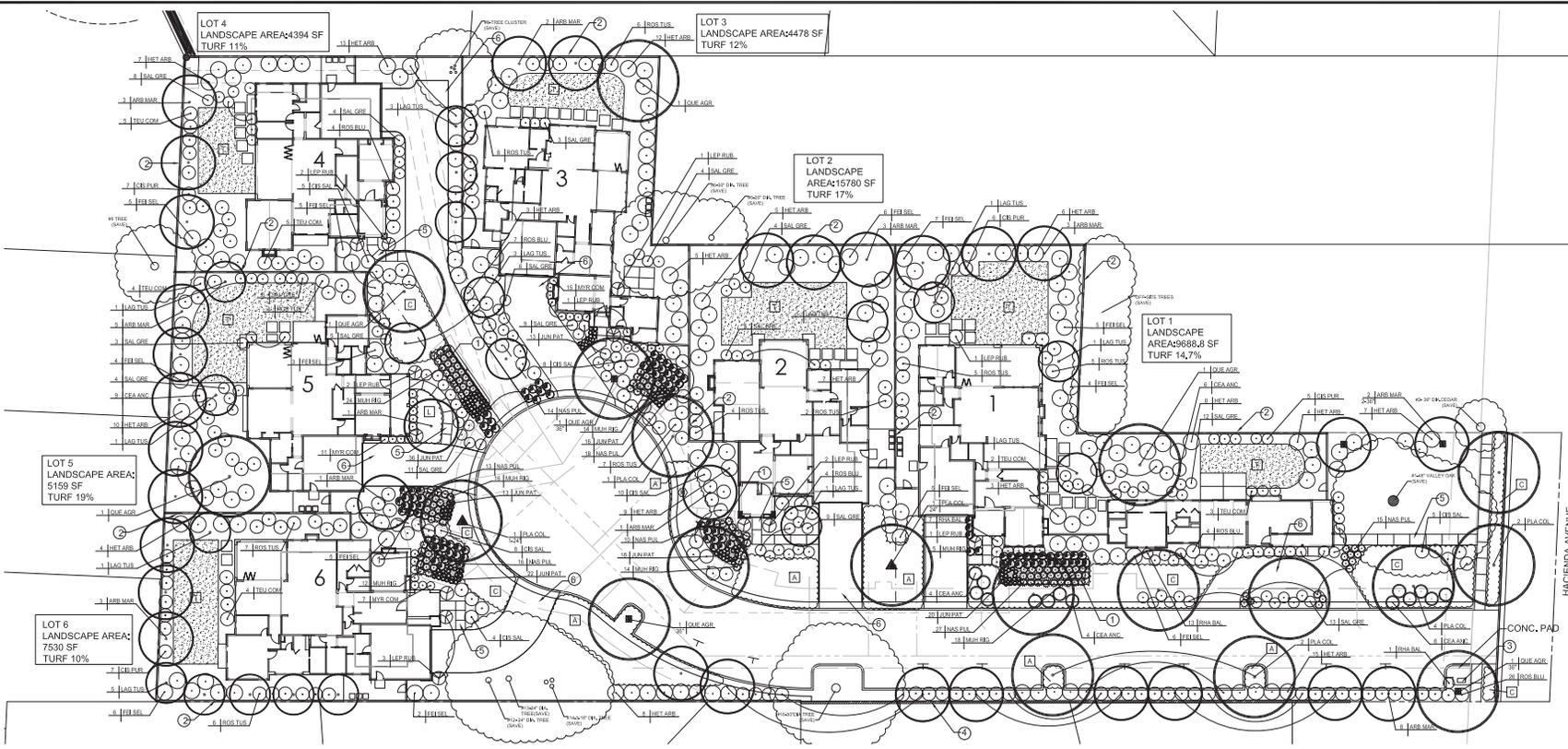


SITE AND ARCHITECTURAL REVIEW
1631 HACIENDA AVENUE
GRADING PLAN

CAMPBELL CALIFORNIA

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

REVISIONS	
PROJECT:	2017.607
FILE:	2017.607 GP.DWG
DATE:	OCT 1, 2016
SCALE:	AS SHOWN
DESIGNED BY:	DRR
DRAWN BY:	YC
REVIEWED BY:	DRR
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REVISIONS	
1	REVISED PER COMMENTS
2	REVISED PER COMMENTS
3	REVISED PER COMMENTS
4	REVISED PER COMMENTS

Thomas Park & Associates, L.L.P.
 LANDSCAPE ARCHITECTS
 1400 North Main Street, Suite 4
 Campbell, CA 95008
 PH: 408.370.2593



6-LOT DEVELOPMENT
1631 W. HACIENDA AVENUE
 CAMPBELL, CALIFORNIA

PRELIMINARY PLANTING PLAN

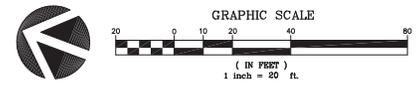
DESIGNED: RS	DRAWN: RS
CHECKED: JWB	JOB NO:
DATE: 05-16-18	
SCALE: NOTED	

SHEET
L-1
 OF 3 SHEETS

PLANT MATERIALS LIST				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
TREES: TO BE 15 GA, UNLESS NOTED BY SYMBOL:				
ARB MAR	ARBUS MARINA	STRAWBERRY TREE	SEE PLAN	LOW
LAG TUS	LAGERSTROMIEIA 'TUSCARORA'	CRAPE MYRTLE	SEE PLAN	LOW
PLA COL	PLATANUS 'COLUMBIA'	LONDON PLANE	SEE PLAN	LOW
QUE AGR	QUERCUS AGRIFOLIA	COAST LIVE OAK	SEE PLAN	LOW
SHRUBS:				
CEA ANC	CEANOTHUS 'ANCHOR BAY'	WILD LILAC	5 GA	LOW
CIS PUR	CISTIS PURPUREUS	ORCHID ROCKROSE	5 GA	LOW
CIS SAL	CISTUS SALVIFOLIUS	SAGELEAF ROCKROSE	5 GA	LOW
FEI SEL	FEUJOA SELLOWIANA	PINEAPPLE GUAVA	5 GA	LOW
HET ARB	HETEROMELES ARBUTIFOLIA	TOYON	5 GA	LOW
JUN PAT	JUNCIUS 'PATENS'	GRAY RUSH	1 GA	LOW
LEP RUB	LEPTOSPERMUM 'RUBY GLOW'	TEA TREE	5 GA	LOW
MUH RIG	MUHLENBERGIA RIGENS'	DEER GRASS	1 GA	LOW
MYR COM	MYRTUS C. 'COMPACTA'	DWARF MYRTLE	5 GA	LOW
NAS PUL	NASELLA PULCRA'	PINK MUHLEY	1 GA	LOW
RHD JAC	RHAMNUS 'JACK SPRATT'	DWARF FLAX	1 GA	LOW
RHA EVE	RHAMNUS 'EVE CASE'	COFFEEBERRY	5 GA	LOW
RHA BAL	RHAPHIOLEPIS 'BALLERINA'	PINK INDIA HAWTHORN	5 GA	LOW
ROS BLU	ROSMARINUS 'BLUE SPIRES'	ROSEMARY	5 GA	LOW
SAL GRE	SALVIA GRECII	AUTUMN SAGE	5 GA	LOW
TEU COM	TEUCRIUM F. 'COMPACTA'	GERMANDER	5 GA	LOW
* BIO-BASIN PLANTS LISTED IN THE SCVURPPP STORMWATER PLANT LIST				
GROUND COVER:				
A	ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA	1 GA@ 30" O.C.	LOW
C	COPROSMA 'VERDE VISTA'	DWARF COPROSMA	1 GA@30" O.C.	LOW
L	LANTANA MONTEVIDENSIS	LANTANA	1 GA@30" O.C.	LOW
T	DWARF TALL FESCUE SOD			HIGH



THE LANDSCAPE PLANS COMPLY WITH THE LANDSCAPE DESIGN STANDARDS AND REQUIREMENTS FOR THE STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND CITY OF CAMPBELL WATER EFFICIENT GUIDELINES



- SITE AMENITIES:**
- BIO-INFILTRATION BASIN (SEE CIVIL PLANS)
 - NEW SOLID WOOD FENCE (SEE DETAIL SHT. L-3) WHERE NEW FENCE OCCURS ON THE PROPERTY LINE WITH EXISTING HOMEOWNER THE ADJACENT HOMEOWNER CAN OPT TO KEEP THE EX. PROPERTY LINE FENCE.
 - 'SALSBURY' PEDESTAL MAILBOX 'REGENCY' MODEL #3308R, COLOR: BRONZE SEE IMAGE THIS SHEET
 - EXISTING WALL
 - 4"X4" CONCRETE ENTRY WALK, MEDIUM BROOM FINISH WITH COLOR OF 1/2 LB. LAMP BLACK PER 100 LB. SACK OF CEMENT.
 - PAVER DRIVEWAY: SEE CIVIL PLANS FOR SPECIFICATIONS

REFER TO L-2 FOR PLANT IMAGES AND EX. TREE TABLES AND L-3 FOR PLANTING NOTES AND DETAILS