



CITY OF CAMPBELL
Community Development Department

May 17, 2019

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, **May 28, 2019**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of D. Kishnani for a Zoning Map Amendment (PLN2018-237) to amend the Campbell Zoning Map to rezone the project site from R-1-6 (Single-Family Residential) to P-D (Planned Development); Planned Development Permit (PLN2018-215) to allow construction of six two-story single-family homes, a new private street and associated site and landscaping improvements; Tentative Subdivision Map (PLN2018-236) to create six private lots and one common lot and allow the vacation of excess public right of way; and Tree Removal Permit (PLN2018-239) to allow removal of on-site protected trees on property located at **1429 and 1445 Westmont Avenue**. Staff is recommending the adoption of a Negative Declaration.

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

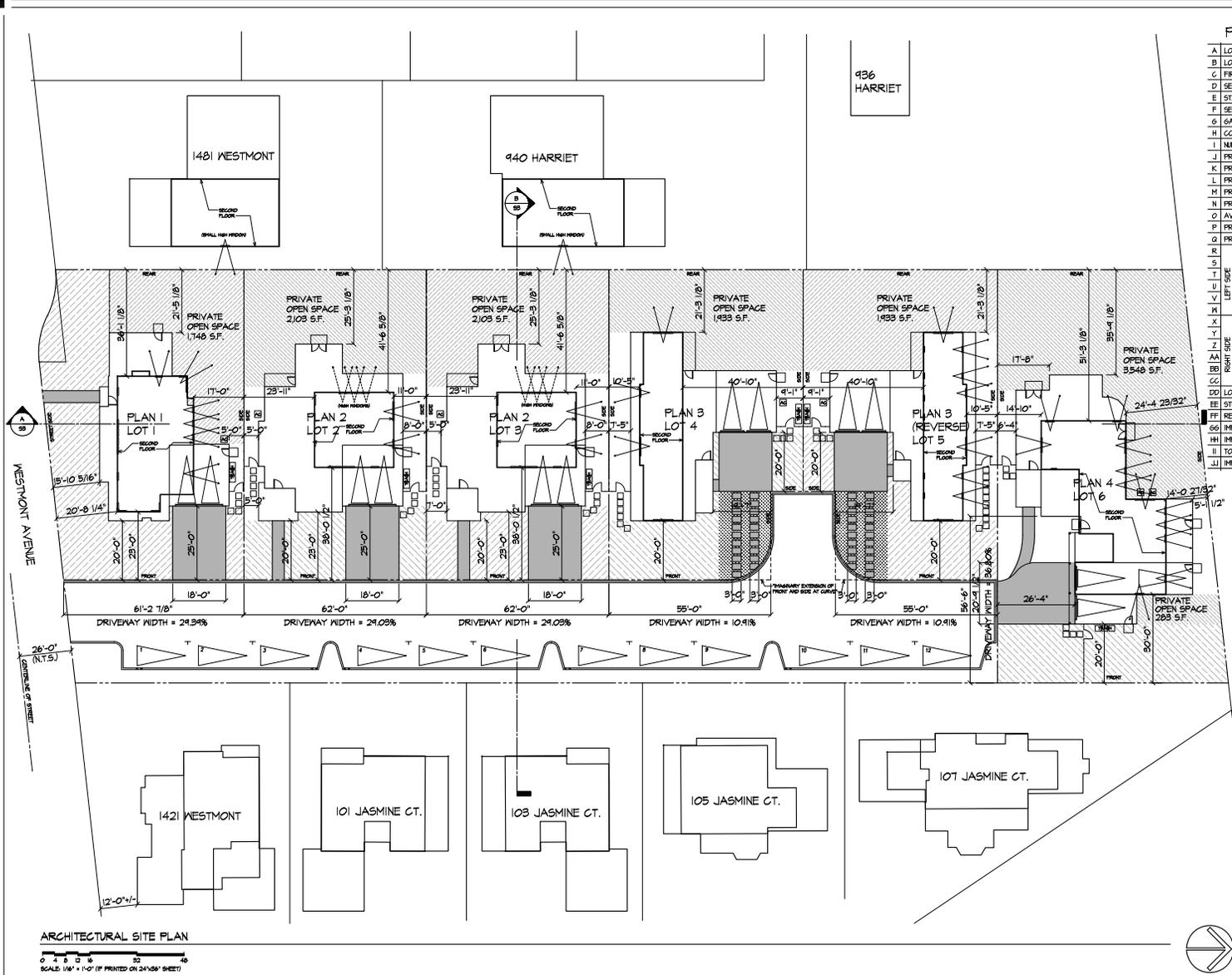
PLEASE NOTE: When calling about this Notice,
please refer to: **1429 and 1445 Westmont Ave**



City of Campbell



This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.



PROJECT DATA (SQUARE FEET, UNLESS OTHERWISE NOTED)

A LOT NO.	1	2	3	4	5	6
B LOT SIZE	6,916	6,526	6,526	6,594	6,594	4,906
C FIRST FLOOR	1,971	1,809	1,809	1,953	1,953	2,245
D SECOND FLOOR	1,025	626	626	841	841	1,436
E STAIR VOLUME	43	38	38	43	43	70
F SECOND FLOOR + STAIR VOLUME (D+E)	1,048	646	646	962	962	1,506
G GARAGE	425	424	424	435	435	628
H COVERED PORCHES	20	11	165	163	91	108
I NUMBER OF BEDROOMS	4	4	4	4	4	5
J PROPOSED LOT COVERAGE (C+G+H)	2,022	2,420	2,934	2,951	2,081	3,028
K PROPOSED LOT COVERAGE (J+B) (%)	29.24	37.08	36.88	32.14	31.76	30.60
L PROPOSED HOUSE - GAR FLOOR AREA (C+H+G)	3,050	2,425	2,425	2,950	2,850	4,424
M PROPOSED FLOOR AREA RATIO (L+B) (%)	44.10	44.82	44.82	44.81	44.18	44.31
N PROPOSED PRIVATE OPEN SPACE	1,748	2,103	2,103	1,833	1,833	3,549
O AVERAGE EXISTING GRADE AT FOOTPRINT (FT.)	+229.30	+229.10	+228.90	+228.00	+227.80	+227.80
P PROPOSED FINISHED FLOOR (FT.)	+230.00	+230.00	+230.20	+230.00	+230.50	+230.00
Q PROPOSED FINISHED FLOOR (FT.)	+230.61	+230.61	+230.81	+231.1	+231.1	+231.1
R PROPOSED WALL HT. (FT.)	9'-4"	9'-1 1/2"	9'-4"	14'-4"	11'-3 1/2"	9'-4"
S MIN. SETBACK (greater of R/2 or 5')	12	5	5	7'-4 1/2"	5'-1 3/4"	5
T SETBACK PROVIDED (FT.)	15'-10 3/16"	5	5	7'-9"	4'-1"	6'-4"
U PROPOSED WALL HT. (FT.)	11'-4 1/2"	21'-4 3/4"	11'-4 1/2"	11'-4 1/2"	20'-4 1/2"	22'-5"
V MIN. SETBACK (greater of U/2 or 5')	12	10'-4 1/8"	6'-1"	6'-1"	10'-4 3/4"	11'-2 1/2"
W SETBACK PROVIDED (FT.)	20'-8 1/4"	23'-1"	23'-1"	10'-5"	40'-10"	11'-10"
X PROPOSED WALL HT. (FT.)	8'-4"	10'-9 1/2"	4'-4"	13'-2"	11'-3 3/4"	6'-4"
Y MIN. SETBACK (greater of X/2 or 5')	5	5'-4 1/4"	5	6'-7"	5'-1 7/8"	5
Z SETBACK PROVIDED (FT.)	5	8	8	6'-1"	7'-5"	5'-1 1/2"
AA PROPOSED WALL HT. (FT.)	11'-1 1/2"	21'-4 3/4"	11'-10"	13'-8 1/2"	11'-3 3/4"	11'-10"
BB MIN. SETBACK (greater of AA/2 or 5')	6'-2 1/2"	10'-1 1/8"	6'-1"	6'-10 1/4"	6'-1 7/8"	6'-1"
CC SETBACK PROVIDED (FT.)	11	11	11	40'-10"	10'-5"	14'-0 21/32"
DD LOT WIDTH (FT.)	63'-5 3/4"	62'-0"	62'-0"	66'-0"	66'-0"	16'-2 3/4"
EE STREET FRONTAGE (FT.)	61'-2 7/8"	62'-0"	62'-0"	62'-0"	62'-0"	35'-0"
FF REQUIRED FRONT YARD AREA	1,247	1,240	1,240	1,100	1,100	1,561
GG IMPERVIOUS DRIVEWAY AREA WITHIN R.F.Y.A.	360	360	360	80	80	0
HH IMPERVIOUS WALKWAY AREA WITHIN R.F.Y.A.	0	80	80	0	0	0
II TOTAL FRONT YARD IMPERVIOUS AREA (GG+HH)	360	440	440	80	80	0
JJ IMPERVIOUS FRONT YARD AREA RATIO (IUFF) (%)	28.87	35.48	35.48	1.21	1.21	0

* LOT 1 & 6 WIDTH MEASURED AT 20' FRONT SETBACK

SCOPE OF WORK:
 CONDUCT 16 NEW SINGLE-FAMILY HOUSES AND RELATED IMPROVEMENTS, THE TWO EXISTING HOUSES AND RELATED IMPROVEMENTS SHALL BE REMOVED. ALL UTILITIES ON THE SITE SHALL BE REMOVED INCLUDING THE ONE PROPOSED TREE, WHERE NECESSARY FOR THE GRADING REASONS, NEW TREES SHALL BE INCORPORATED INTO THE LANDSCAPING OF THE PAVED AND COMMON AREA. ACCESS TO THE NEW HOMES WILL BE FROM A NEW PRIVATE STREET WHICH WILL INCLUDE 12 COVER PARKING SPACES.

SHEET INDEX

- SI COVER SHEET & ARCHITECTURAL SITE PLAN
- S0 SITE PHOTOS
- SB SITE CROSS SECTIONS
- AU1 FLOOR PLAN 1
- AU2 ROOF PLAN 1
- A01 EXTERIOR ELEVATIONS 1 - LOT 1
- AU4 PLAN 1 AREA CALCULATIONS
- A02 FLOOR PLAN 2
- A02 EXTERIOR ELEVATIONS 2 - LOT 2
- A04 EXTERIOR ELEVATIONS 3 - LOT 3
- A03 PLAN 2 AREA CALCULATIONS
- A01 FLOOR PLAN 3
- A03 EXTERIOR ELEVATIONS 3 - LOT 3
- A03 PLAN 3 AREA CALCULATIONS
- A01 FLOOR PLAN 4
- A03 EXTERIOR ELEVATIONS 4 - LOT 4
- A03 PLAN 4 AREA CALCULATIONS
- AU1 FLOOR PLAN 5
- AU2 ROOF PLAN 4
- A03 EXTERIOR ELEVATIONS 4 - LOT 4
- A04 REAR & LEFT EXTERIOR ELEVATIONS 4 - LOT 4
- A03 PLAN 5 AREA CALCULATIONS
- AU1 FLOOR PLAN 6
- AU2 ROOF PLAN 5
- A03 EXTERIOR ELEVATIONS 5 - LOT 5
- A03 PLAN 6 AREA CALCULATIONS
- AU1 FLOOR PLAN 6
- AU2 ROOF PLAN 6
- A03 EXTERIOR ELEVATIONS 6 - LOT 6
- A03 PLAN 7 AREA CALCULATIONS

AJS Architecture | Planning
 Livermore, California
 925.980.4103
 Anthony Barbera, AIA

1429-1445 WESTMONT AVENUE

COVER SHEET
 ARCHITECTURAL SITE PLAN

PROJECT SITE



ADJACENT LOT



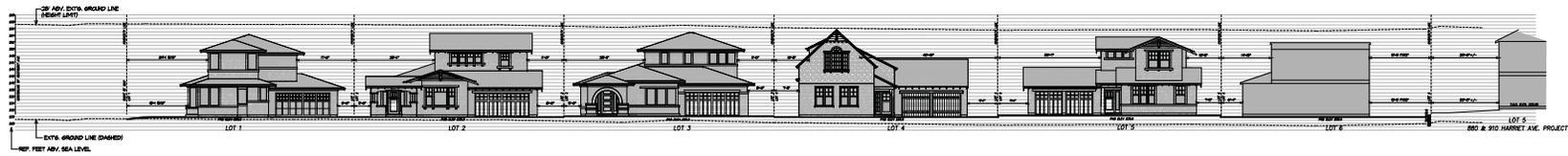
WESTMONT AVENUE (NORTH)



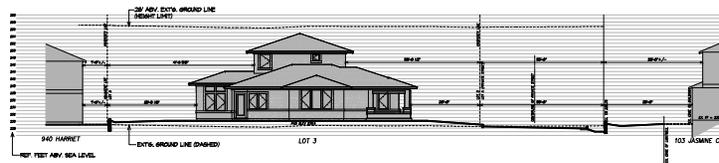
ADJACENT LOT



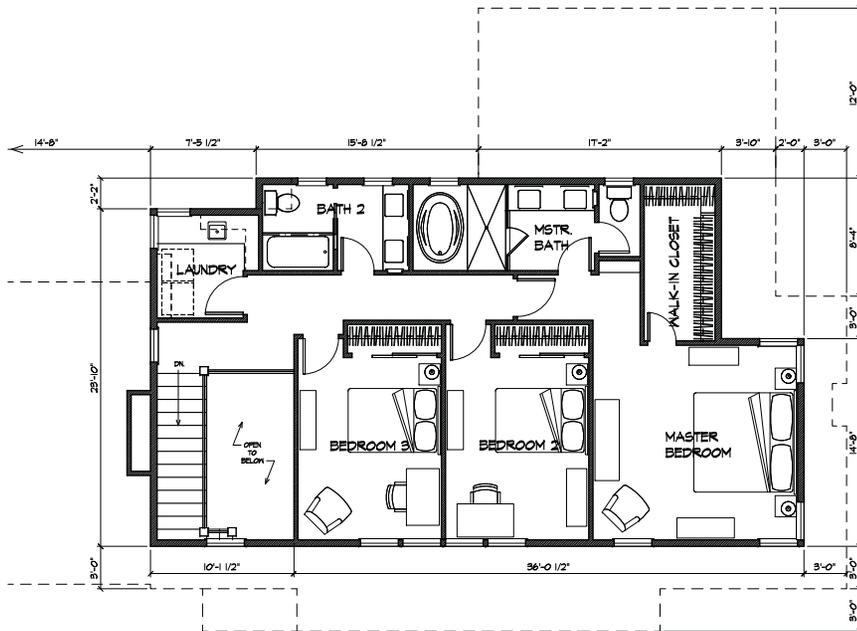
WESTMONT AVENUE (SOUTH)



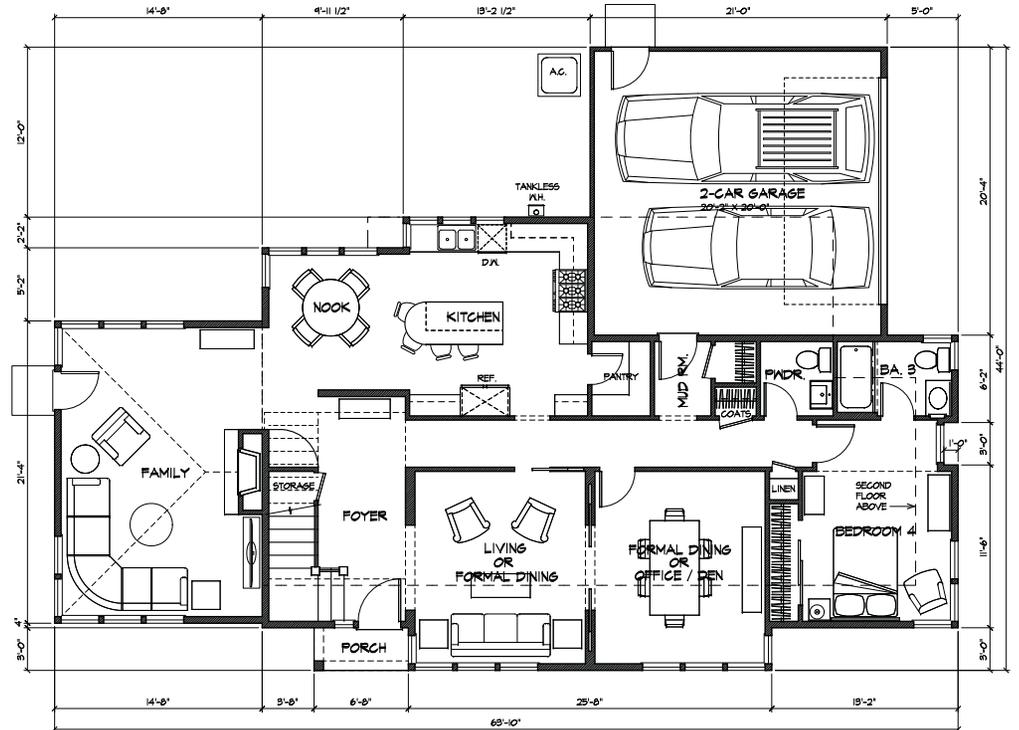
SITE CROSS SECTION A
0 4 8 12 16 20 24 28 32 36 40



SITE CROSS SECTION B
0 4 8 12 16 20 24 28 32 36 40



SECOND FLOOR PLAN



FIRST FLOOR PLAN



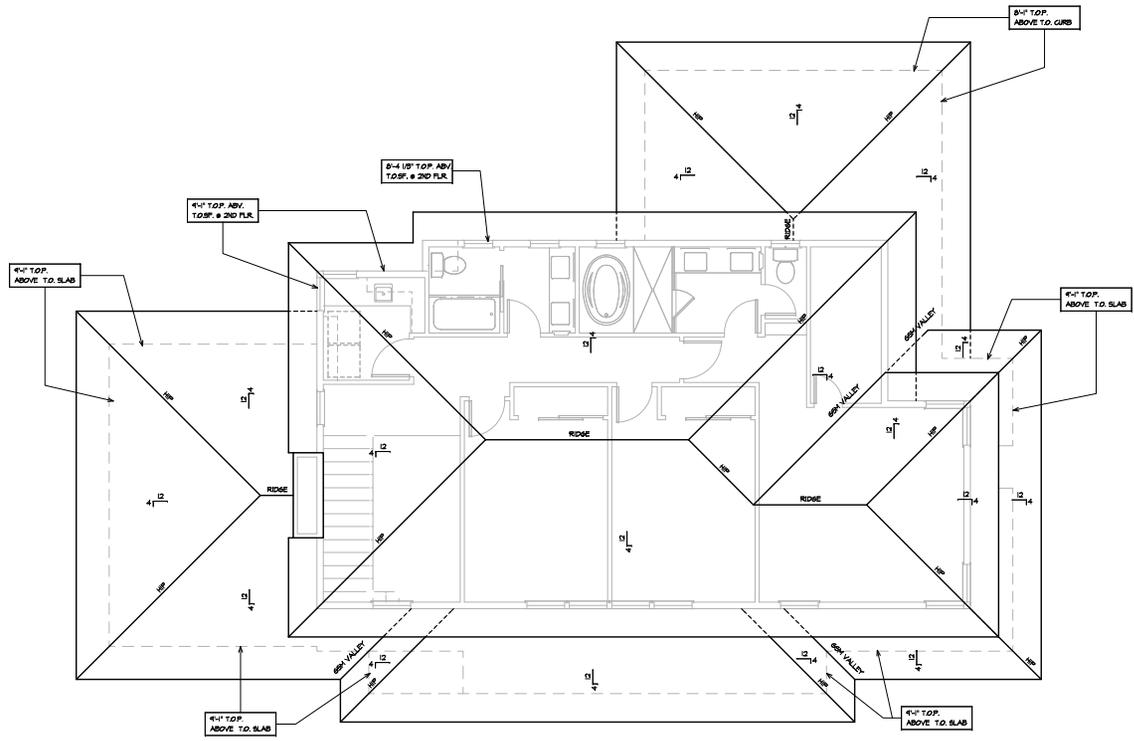
FIRST FLOOR:	1571
SECOND FLOOR:	1005
TOTAL:	2582
STAIR VOLUME:	48
TOTAL W/ DOUBLE STAIRS:	2625
GARAGE:	425
COVERED PORCH:	20



AJS Architecture | Planning
 Livermore, California
 925.980.4103
 Anthony Sarbererle, AIA

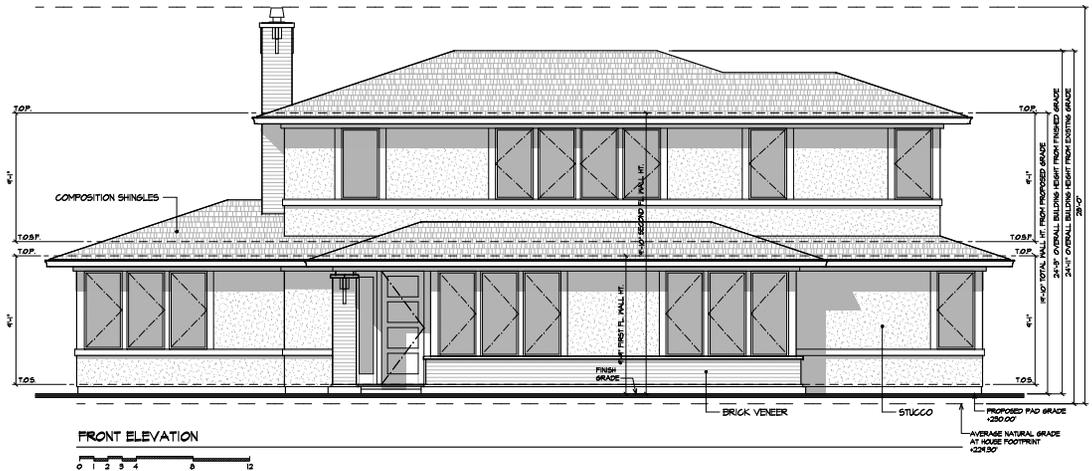
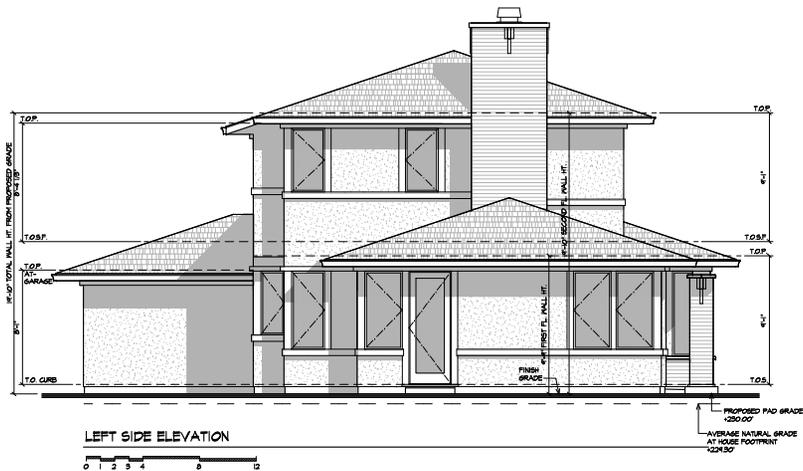
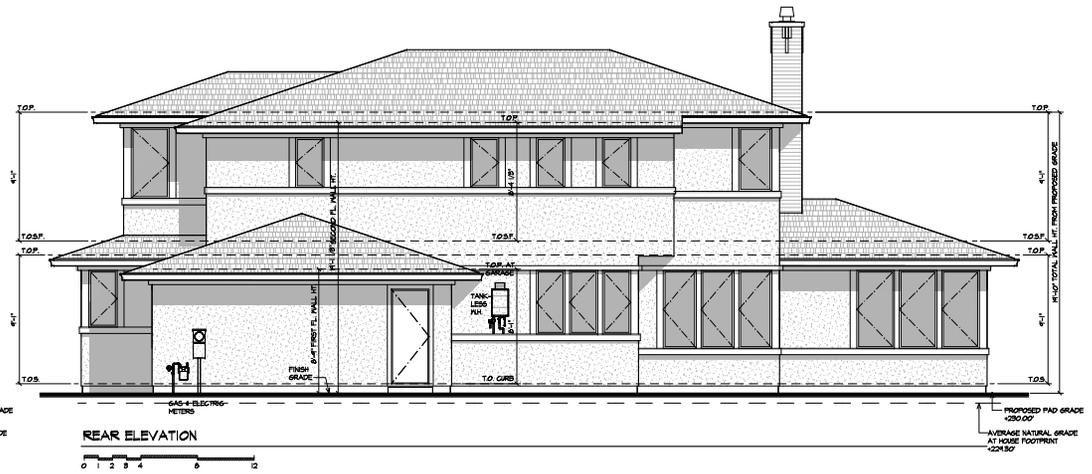
1429-1445 WESTMONT AVENUE

PLAN ONE
 LOT ONE
 FLOOR PLANS



ROOF PLAN





AJS Architecture | Planning
 Livermore, California
 925.980.4103
 Anthony Sarbererle, AIA

1429-1445 WESTMONT AVENUE

PLAN ONE
 LOT ONE
 ELEVATIONS

CLIMAX DEVELOPMENT, LLC

CAMPBELL, CALIFORNIA

DECEMBER 01, 2018
 Project No.: 18-001

A1.3

FLOOR AREA CALCULATIONS (SQUARE FEET)

FIRST FLOOR

A:	14'-8" x 21'-4" =	312.84
B:	23'-5 1/2" x 20'-10" =	624.47
C:	13'-6" x 2'-2" =	24.25
D:	13'-1 1/2" x 3'-0" =	39.38
E:	12'-6 1/2" x 23'-8" =	296.82
F:	13'-2" x 6'-2" =	81.14
G:	12'-2" x 3'-0" =	36.50
H:	13'-2" x 11'-6" =	151.42
TOTAL:		1,516.92

SECOND FLOOR

J:	2'-8" x 2'-2" =	5.78
K:	10'-1 1/2" x 11'-1 1/2" =	117.70
L:	5 1/2" x 12'-2 1/2" =	5.60
M:	4'-8" x 5 1/2" =	4.43
N:	30'-2 1/2" x 26'-0" =	785.42
O:	5'-10" x 14'-8" =	85.56
TOTAL:		1,004.44

TOP FLOOR STAIRWELL VOLUME

P:	3'-6" x 11'-4" =	41.13
Q:	1'-10" x 4" =	4.13
TOTAL:		45.26

GARAGE

G1:	21'-0" x 12'-0" =	252.00
G2:	20'-8 1/2" x 8'-4" =	172.57
TOTAL:		424.57

COVERED PORCH

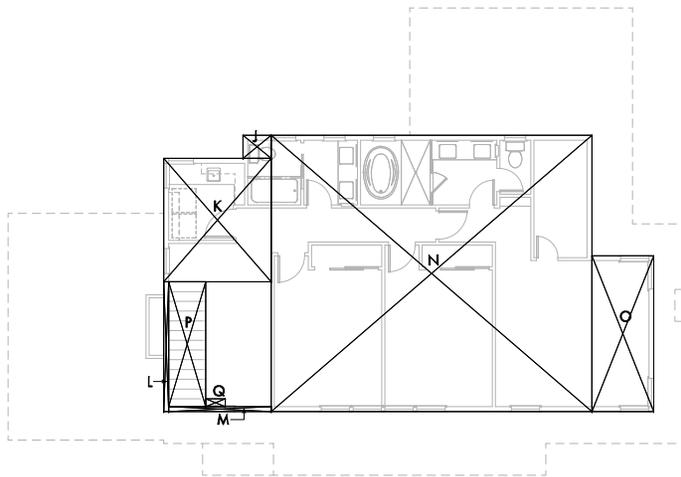
P1:	6'-8" x 3'-0" =	20.00
-----	-----------------	-------

F.A.R. SQUARE FOOTAGE

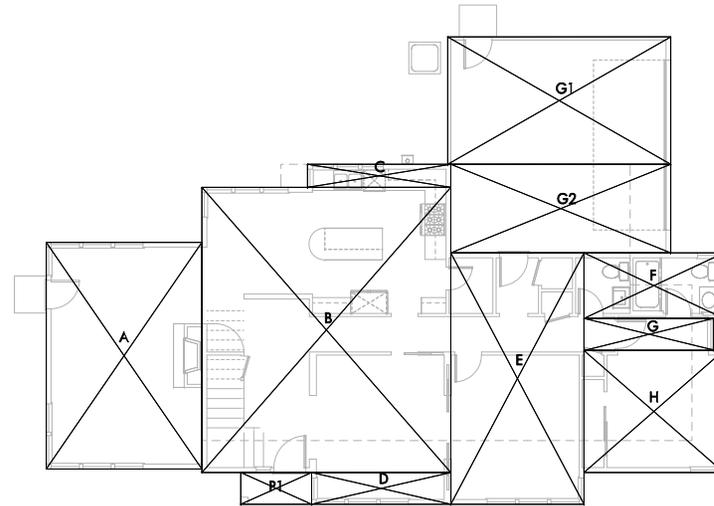
FIRST FLOOR:	1,516.92
SECOND FLOOR:	1,004.44
STAIRWELL VOL.:	45.26
TOTAL:	2,626.67

LIVEABLE SQUARE FOOTAGE

FIRST FLOOR:	1,516.92
SECOND FLOOR:	1,004.44
TOTAL:	2,581.41

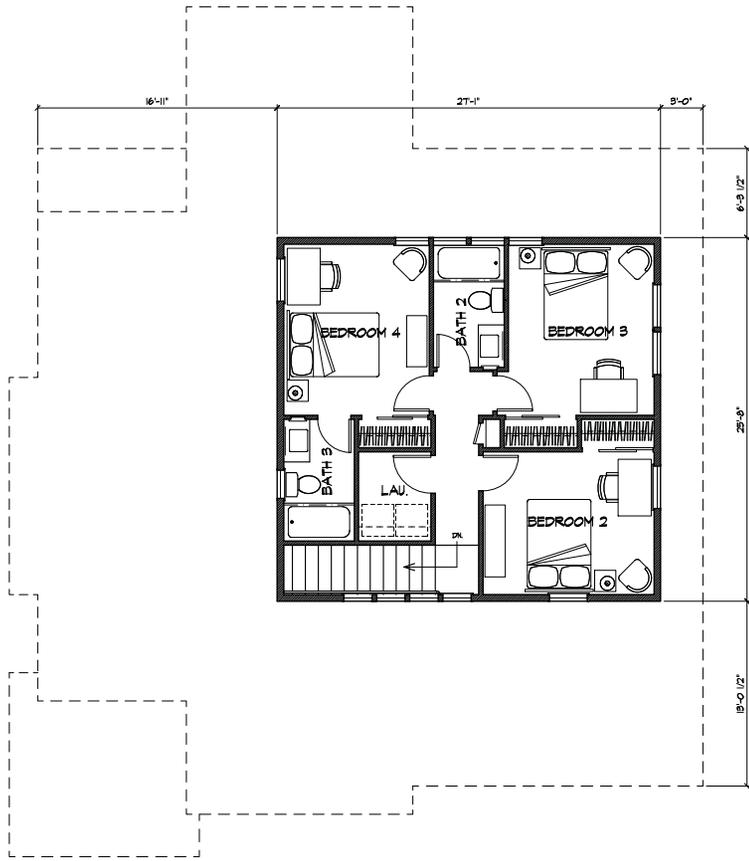


SECOND FLOOR AREA DIAGRAM

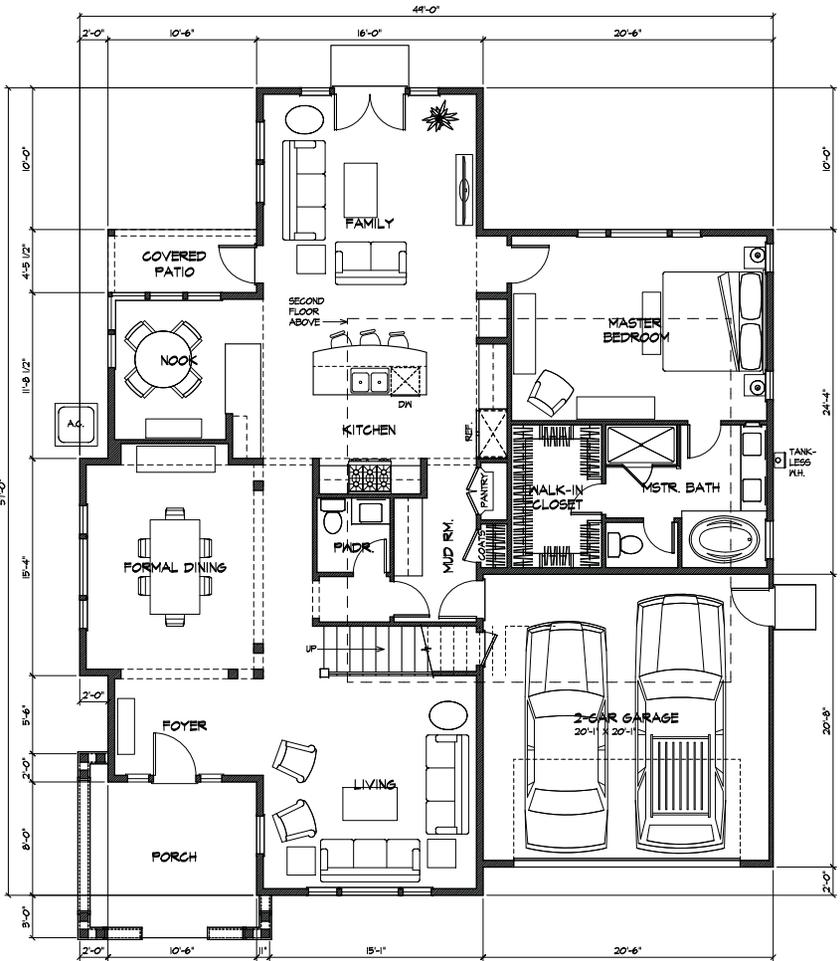


FIRST FLOOR AREA DIAGRAM





SECOND FLOOR PLAN
0 1 2 3 4 5



FIRST FLOOR PLAN
0 1 2 3 4 5

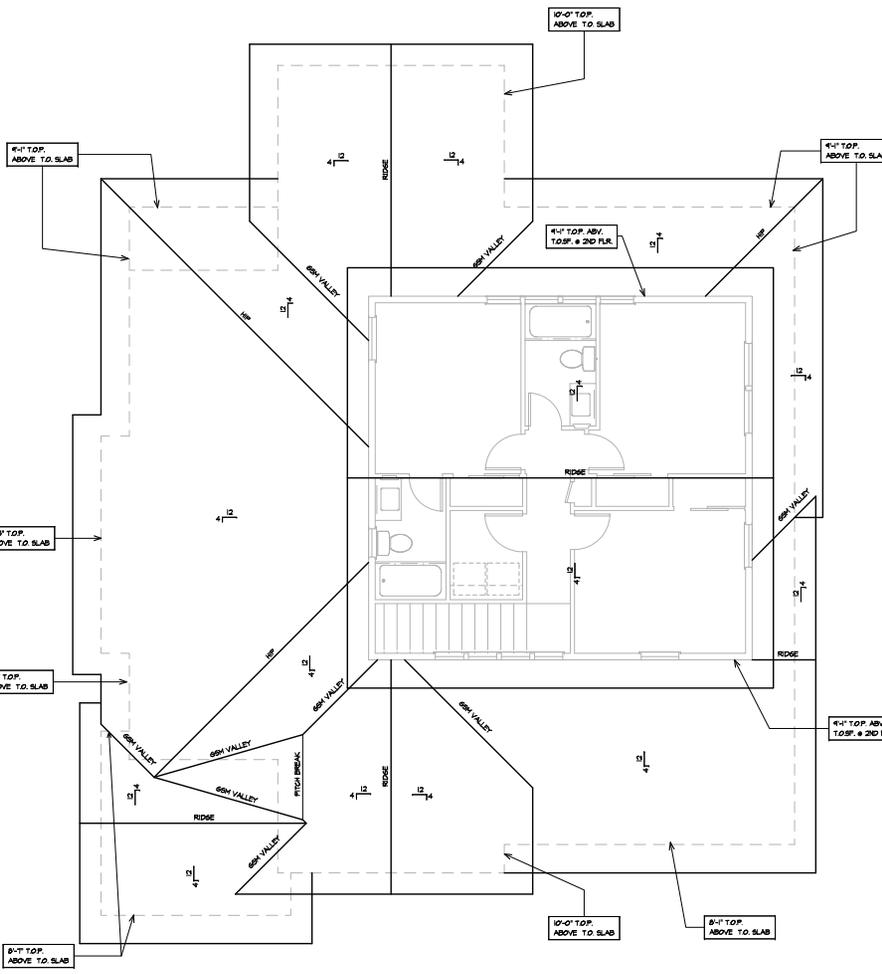
FIRST FLOOR:	1805
SECOND FLOOR:	658
TOTAL:	2463
STAIR VOLUME:	36
TOTAL w/ DOUBLE STAIRS:	2501
GARAGE:	424
COVERED PORCHS:	193 (LOT 2) 161 (LOT 3)



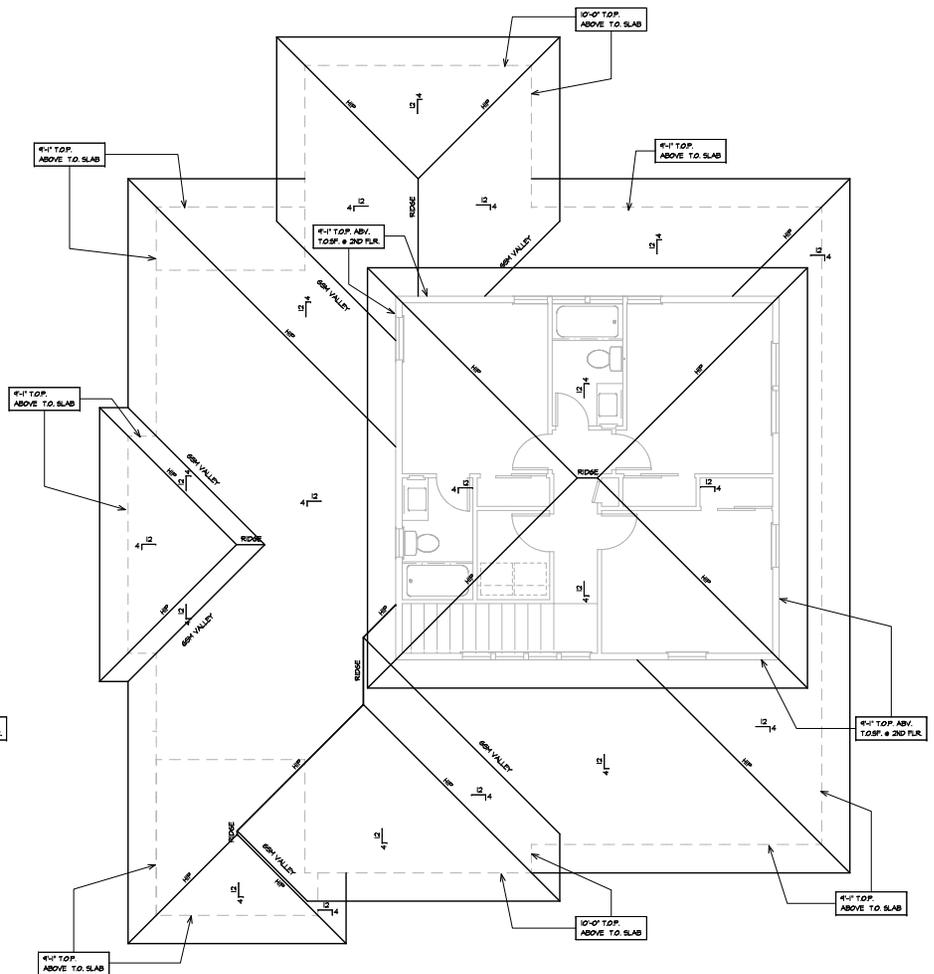
AJS Architecture | Planning
Livermore, California
925.980.4103
Anthony Sorbariero, AIA

1429-1445 WESTMONT AVENUE

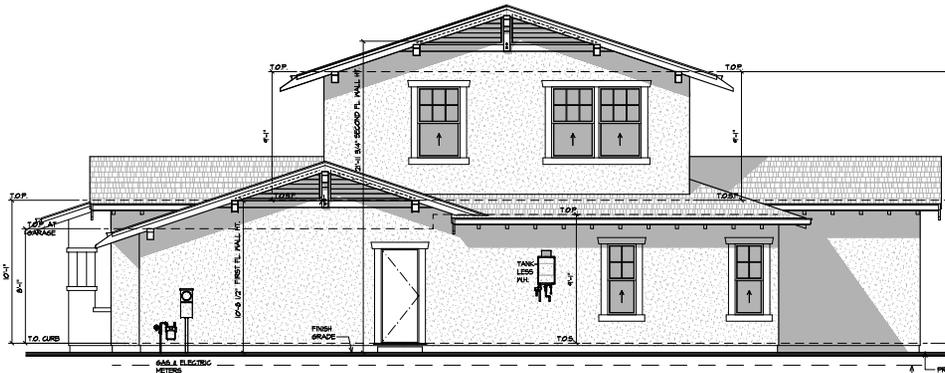
PLAN TWO
FLOOR PLANS



ROOF PLAN - LOT 2
0 1 2 3 4 5



ROOF PLAN - LOT 3
0 1 2 3 4 5



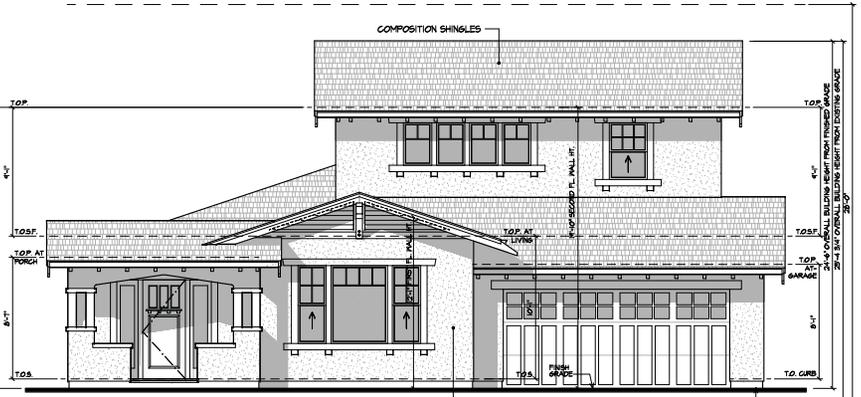
RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION



AJS Architecture | Planning
 Livermore, California
 925.980.4103
 Anthony Sorbariero, AIA

1429-1445 WESTMONT AVENUE

PLAN TWO
 LOT TWO
 ELEVATIONS



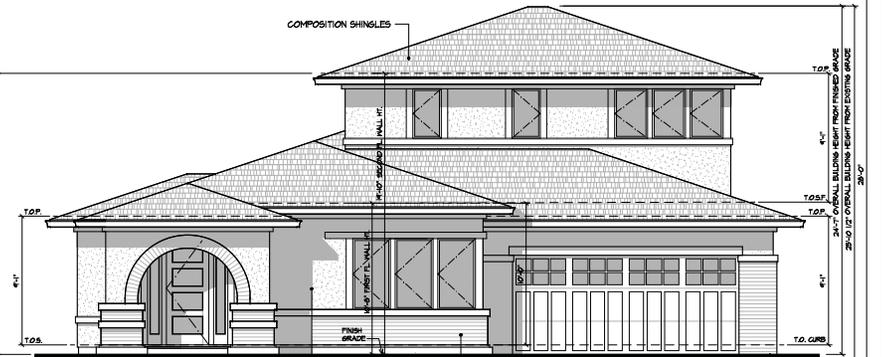
RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION



FLOOR AREA CALCULATIONS (SQUARE FEET)

FIRST FLOOR

A:	2'-0" x 15'-4" =	30.67
B:	10'-6" x 34'-6 1/2" =	362.69
C:	16'-0" x 57'-0" =	912.00
D:	20'-6" x 24'-4" =	498.83

TOTAL: 1,804.19

SECOND FLOOR

E:	15'-11" x 25'-8" =	408.53
F:	11'-2" x 21'-8 1/2" =	242.41
G:	11'-2" x 5 1/2" =	5.12
H:	5 1/2" x 3'-6" =	1.60

TOTAL: 657.76

TOP FLOOR STAIRWELL VOLUME

J:	10'-8 1/2" x 3'-6" =	37.48
----	----------------------	-------

GARAGE

G1:	20'-6" x 20'-8" =	423.67
-----	-------------------	--------

PORCHES

P1:	11" x 3'-0" =	2.75	2.75
P2:	10'-6" x 11'-0" =	115.50	115.50
P3:	2'-0" x 3'-0" =	26.00	26.00
P4:	10'-6" x 4'-5 1/2" =	46.81	46.81

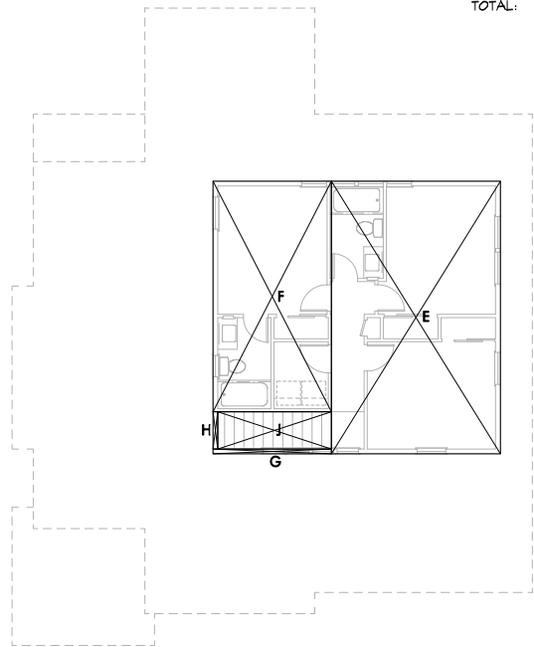
TOTAL: 191.06 165.06
LOT 2 LOT 3

F.A.R. SQUARE FOOTAGE

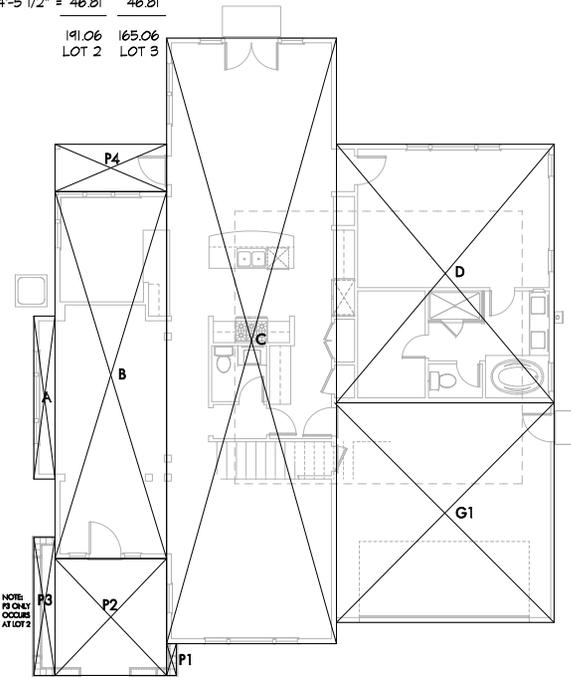
FIRST FLOOR:	1,804.19
SECOND FLOOR:	657.76
STAIRWELL VOL.:	37.48
TOTAL:	2,499.43

LIVEABLE SQUARE FOOTAGE

FIRST FLOOR:	1,804.19
SECOND FLOOR:	657.76
TOTAL:	2,461.95

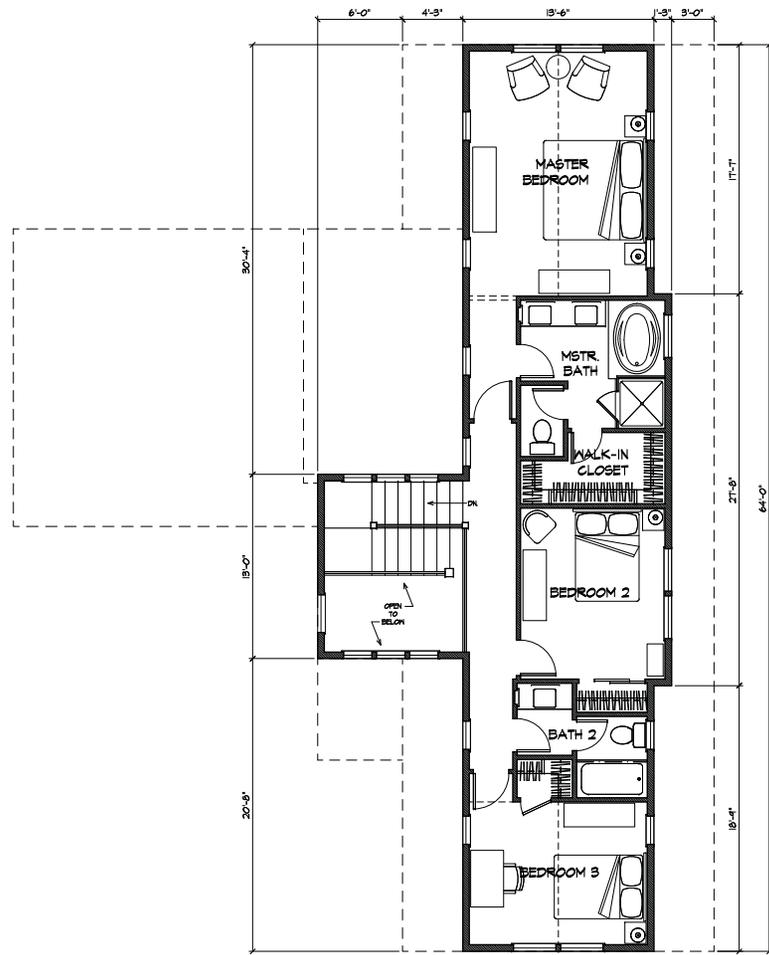


SECOND FLOOR AREA DIAGRAM

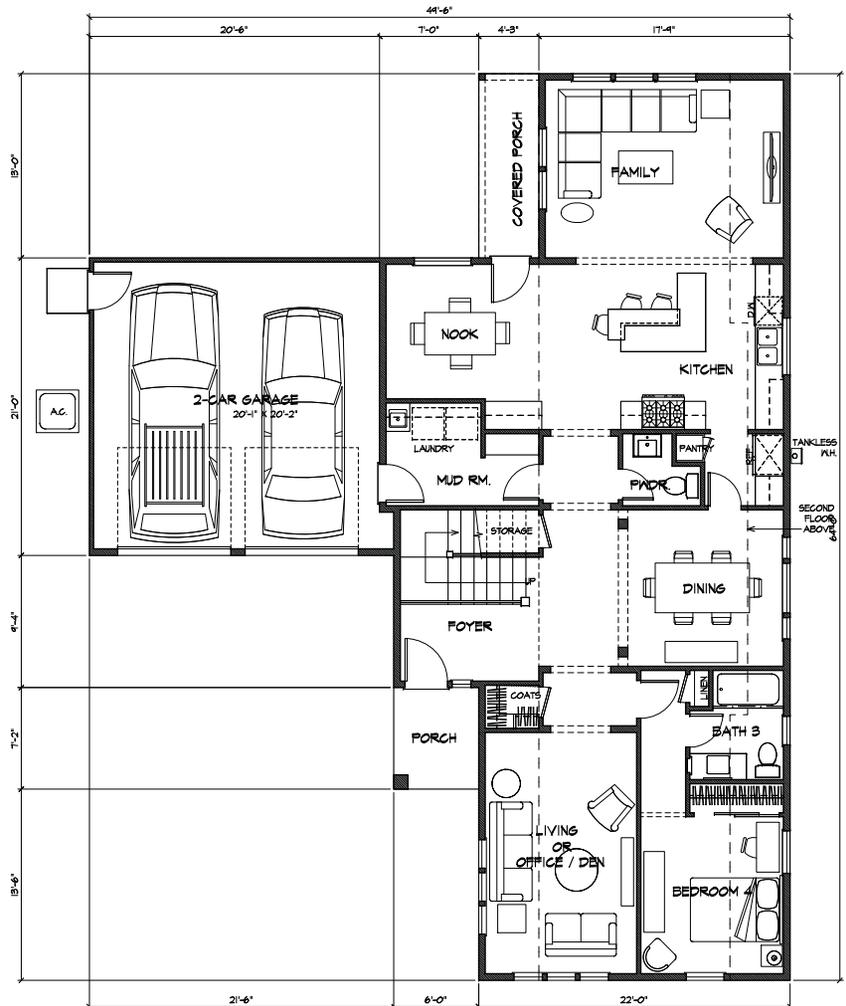


FIRST FLOOR AREA DIAGRAM





SECOND FLOOR PLAN



FIRST FLOOR PLAN

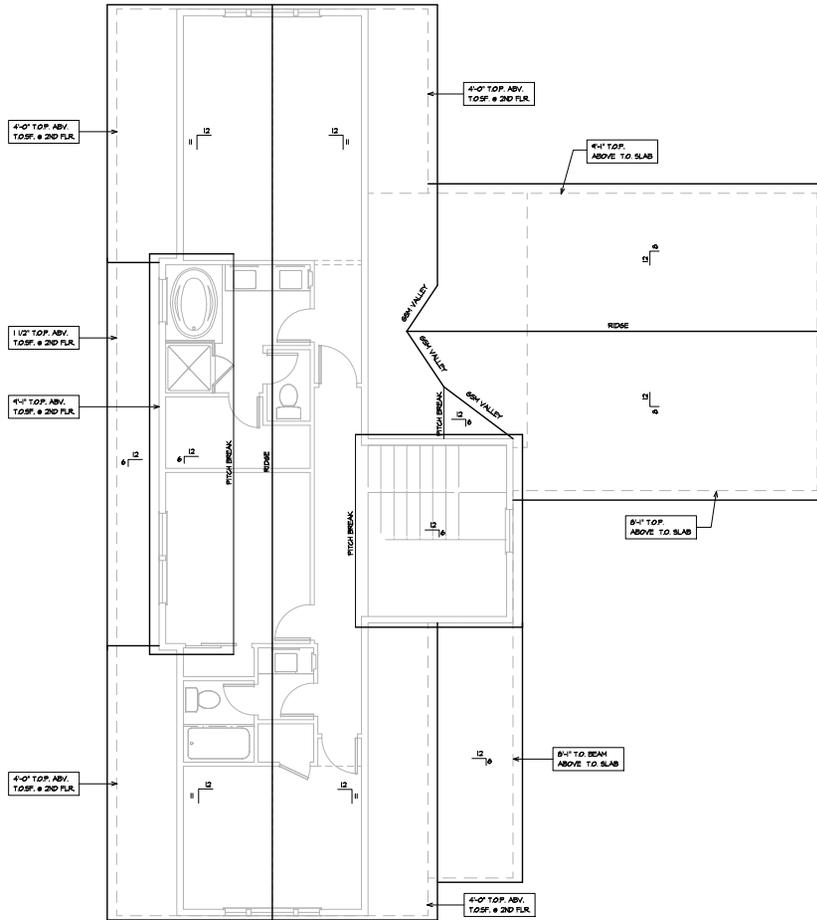


FIRST FLOOR:	1558
SECOND FLOOR:	844
TOTAL:	2402
STAIR VOLUME:	68
TOTAL w/ DOUBLE STAIRS:	2515
GARAGE:	435
COVERED PORCHS:	183 (LOT 4) 44 (LOT 5)

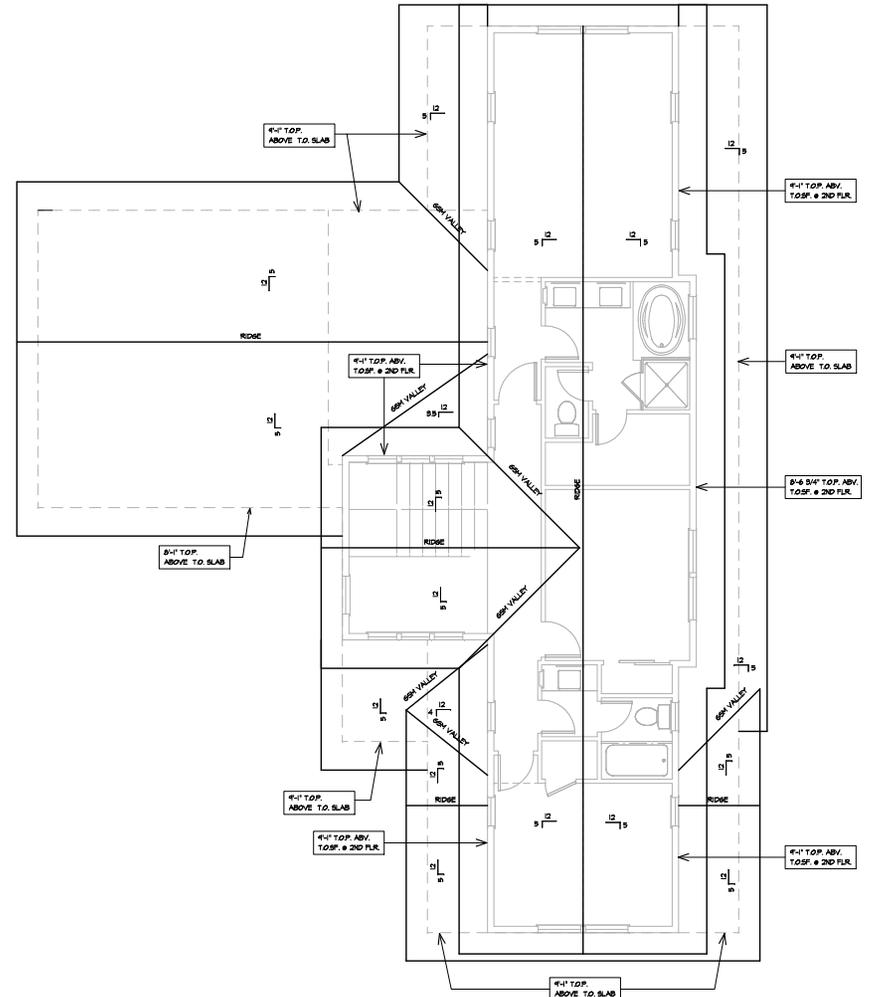
AJS Architecture | Planning
 Livermore, California
 925.930.4103
 Anthony Sarberer, AIA

1429-1445 WESTMONT AVENUE

PLAN THREE
 LOT FIVE
 FLOOR PLANS



ROOF PLAN - LOT 4



ROOF PLAN - LOT 5



AJS Architecture | Planning
 Livermore, California
 925.930.4103
 Anthony Sarberer, AIA

1429-1445 WESTMONT AVENUE

PLAN THREE
 ROOF PLAN



RIGHT SIDE ELEVATION

0 1 2 3 4 6 12



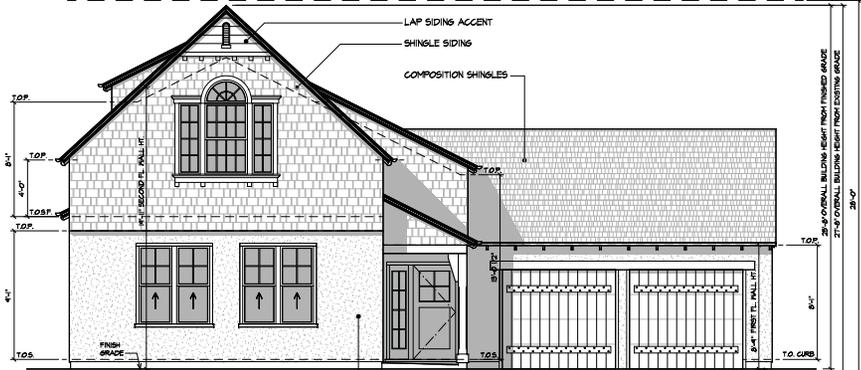
REAR ELEVATION

0 1 2 3 4 6 12



LEFT SIDE ELEVATION

0 1 2 3 4 6 12



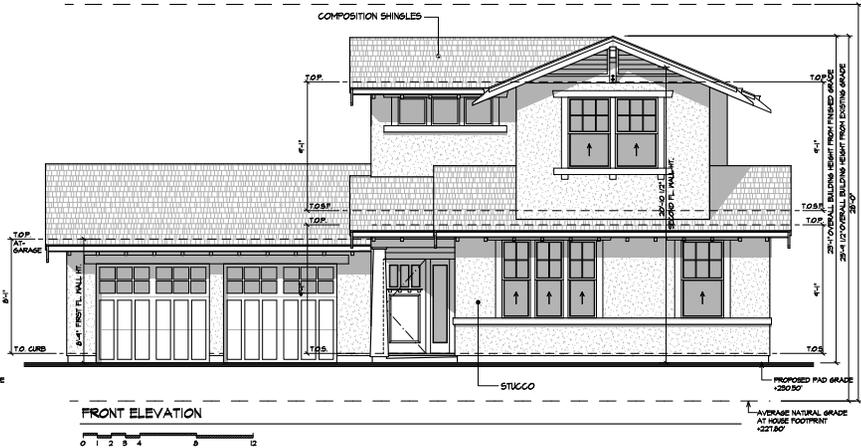
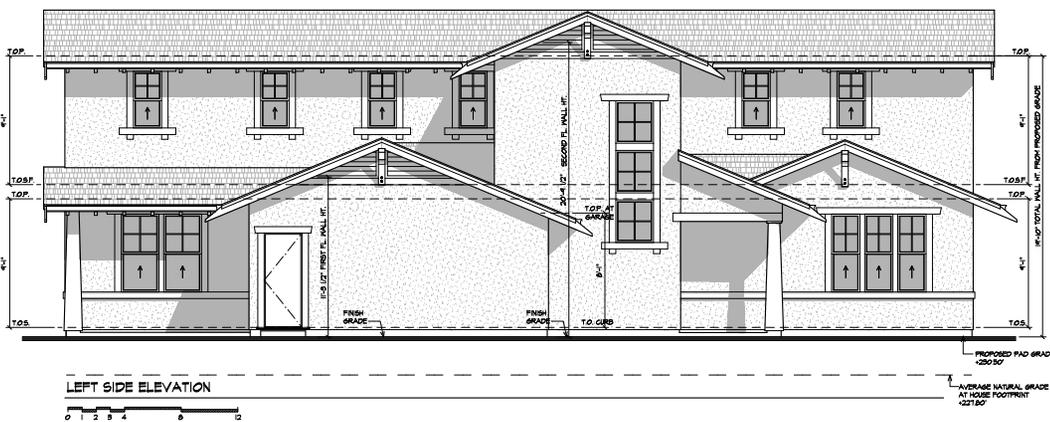
FRONT ELEVATION

0 1 2 3 4 6 12

AJS Architecture | Planning
 Livermore, California
 925.930.4103
 Anthony Sarberer, AIA

1429-1445 WESTMONT AVENUE

PLAN THREE
 LOT FOUR
 ELEVATIONS



AJS Architecture | Planning
 Livermore, California
 925.930.4103
 Anthony Sarberer, AIA

1429-1445 WESTMONT AVENUE

PLAN THREE
 LOT FIVE
 ELEVATIONS

FLOOR AREA CALCULATIONS (SQUARE FEET)

FIRST FLOOR	
A: 17'-9" x 13'-0" =	230.75
B: 29'-0" x 17'-11 1/2" =	520.79
C: 28'-0" x 12'-4 1/2" =	346.50
D: 22'-0" x 20'-8" =	454.67
TOTAL:	1,552.71
SECOND FLOOR	
E: 13'-6" x 64'-0" =	864.00
F: 1'-3" x 27'-8" =	34.58
TOTAL:	898.58

TOP FLOOR STAIRWELL VOLUME	
G: 9'-9 1/2" x 3'-4" =	32.64
H: 8'-10 1/2" x 3'-4" =	29.58
TOTAL:	62.22

GARAGE	
G1: 20'-6" x 21'-0" =	430.50
G2: 1'-0" x 3'-0 1/2" =	3.04
TOTAL:	433.54

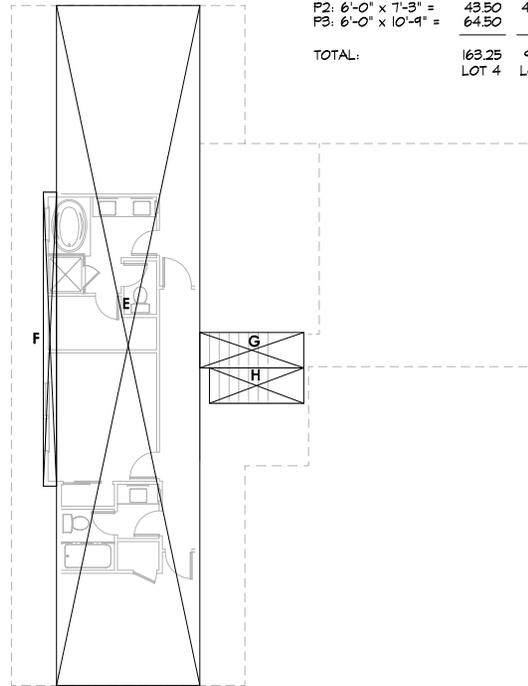
PORCHES		
P1: 4'-3" x 13'-0" =	55.25	55.25
P2: 6'-0" x 7'-3" =	43.50	43.50
P3: 6'-0" x 10'-4" =	64.50	
TOTAL:	163.25	98.75
	LOT 4	LOT 5

F.A.R. SQUARE FOOTAGE

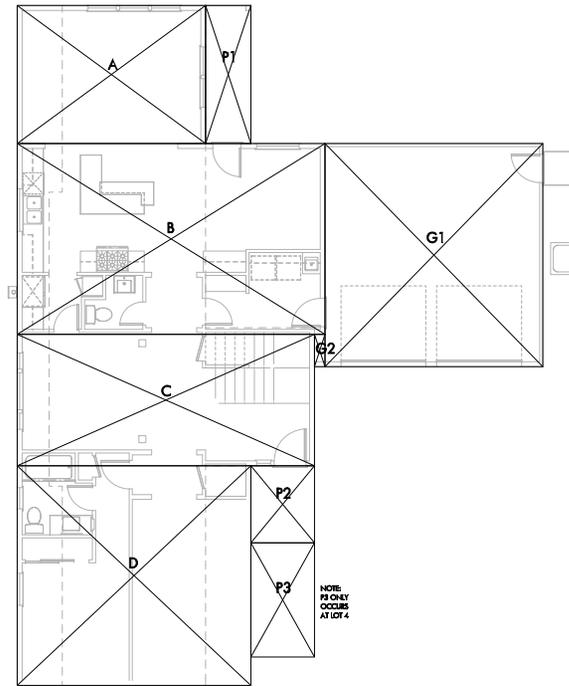
FIRST FLOOR:	1,552.71
SECOND FLOOR:	898.58
STAIRWELL VOL.	62.22
TOTAL:	2,513.51

LIVEABLE SQUARE FOOTAGE

FIRST FLOOR:	1,552.71
SECOND FLOOR:	898.58
TOTAL:	2,451.29

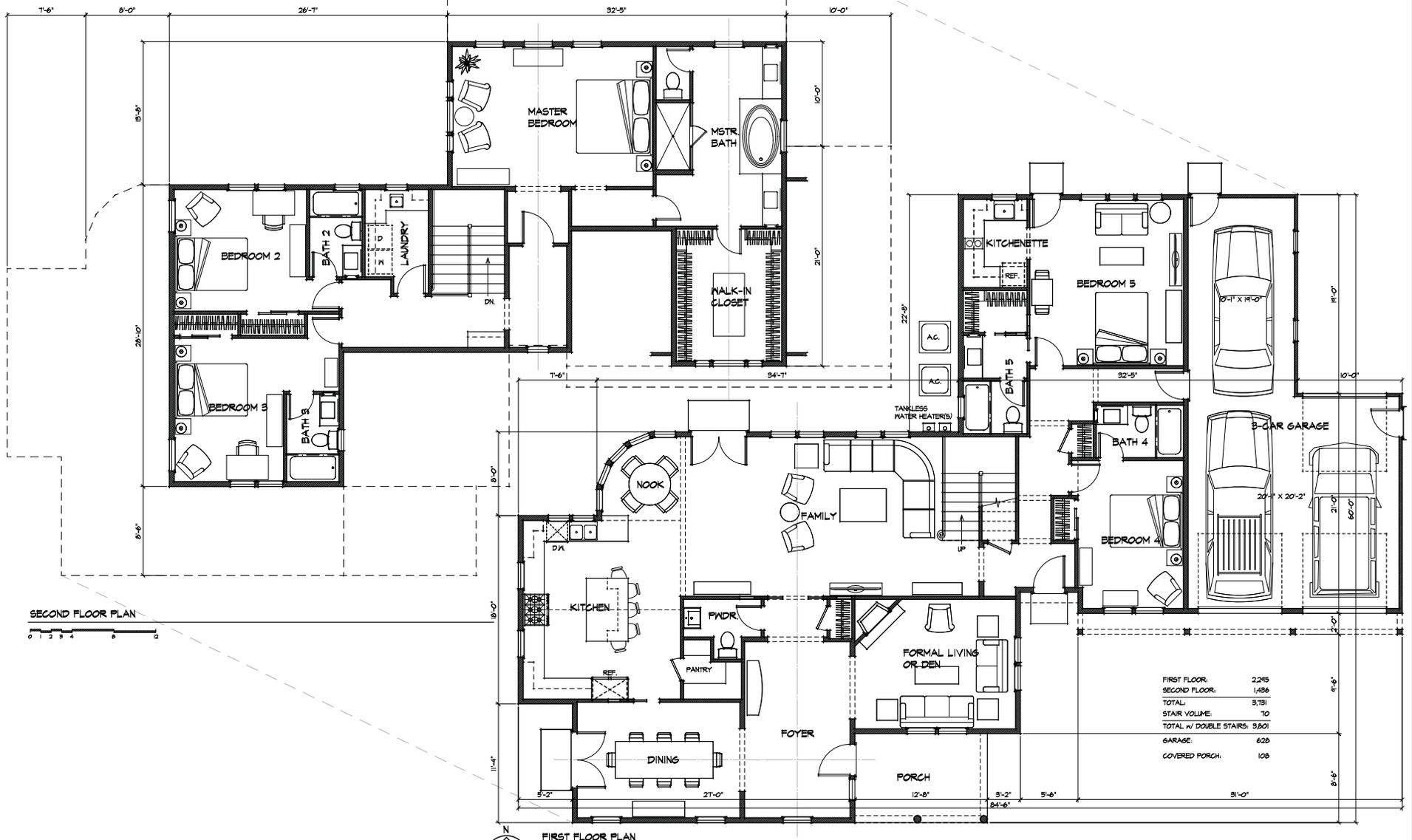


SECOND FLOOR AREA DIAGRAM



FIRST FLOOR AREA DIAGRAM





SECOND FLOOR PLAN



FIRST FLOOR PLAN

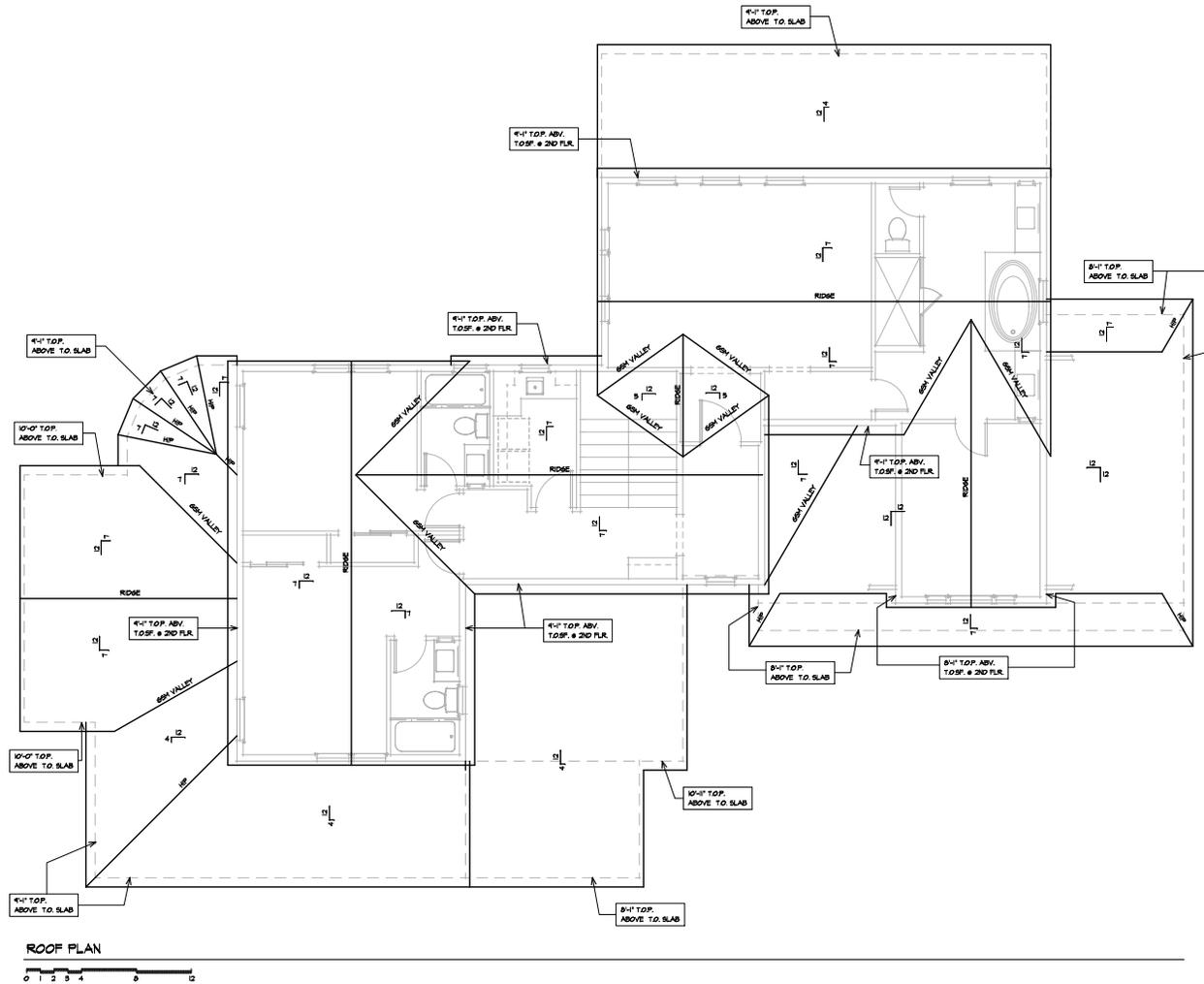


FIRST FLOOR:	2,245
SECOND FLOOR:	1,486
TOTAL:	3,731
STAIR VOLUME:	10
TOTAL w/ DOUBLE STAIRS:	3,801
GARAGE:	628
COVERED PORCH:	108

AJS Architecture | Planning
 Livermore, California
 925.980.4103
 Anthony Sarbararia, AIA

1429-1445 WESTMONT AVENUE

PLAN FOUR
 LOT SIX
 FLOOR PLANS



ROOF PLAN
0 1 2 3 4 5 6



AJS Architecture | Planning
 Livermore, California
 925.980.4103
 Anthony Sarbariera, AIA

1429-1445 WESTMONT AVENUE

PLAN FOUR
 LOT SIX
 ELEVATIONS



AJS Architecture | Planning
 Livermore, California
 925.980.4103
 Anthony Sarbararia, AIA

1429-1445 WESTMONT AVENUE

PLAN FOUR
 LOT SIX
 ELEVATIONS

FLOOR AREA CALCULATIONS (SQUARE FEET)

FIRST FLOOR

A:	$35'-3\frac{1}{2}" \times 28'-10"$	=	1,017.61
B:	$19'-5\frac{1}{2}" \times 8'-6"$	=	165.41
C:	$7'-6\frac{1}{2}" \times 11'-4"$	=	85.46
D:	$12'-8\frac{1}{2}" \times 18'-0"$	=	228.73
E:	$5'-6" \times 15'-4"$	=	84.33
F:	$10'-6\frac{1}{2}" \times 17'-4"$	=	182.72
G:	$21'-11\frac{1}{2}" \times 22'-8"$	=	497.72
H:	$5'-2\frac{1}{2}" \times 2'-9\frac{1}{2}"$	=	14.54
J:	$4'-2\frac{5}{8}" \times 2'-4\frac{2}{32}"$	=	10.08
K:	$2'-4\frac{2}{32}" \times 1'-9\frac{15}{16}"$	=	4.37
L:	$(11\frac{7}{8}" \times 2'-4\frac{2}{32}")/2$	=	1.18
M:	$(1'-9\frac{15}{16}" \times 1'-9\frac{15}{16}")/2$	=	1.67
N:	$(2'-4\frac{2}{32}" \times 11\frac{7}{8}")/2$	=	1.18

TOTAL: 2,245.00

SECOND FLOOR

O:	$16'-8" \times 28'-10"$	=	480.56
P:	$8'-4\frac{1}{2}" \times 16'-0"$	=	134.00
Q:	$7'-0" \times 5'-7\frac{1}{2}"$	=	39.38
R:	$1'-6\frac{1}{2}" \times 5\frac{1}{2}"$	=	0.71
S:	$5'-5\frac{1}{2}" \times 14'-1\frac{1}{2}"$	=	77.10
T:	$6'-5" \times 29'-8"$	=	190.36
U:	$9'-6\frac{1}{2}" \times 18'-1"$	=	172.55
V:	$11'-0" \times 31'-0"$	=	341.00

TOTAL: 1,435.66

TOP FLOOR STAIRWELL VOLUME

M:	$7'-0" \times 9'-11"$	=	69.42
----	-----------------------	---	-------

GARAGE

G1:	$10'-5\frac{1}{2}" \times 40'-0"$	=	418.33
G2:	$10'-0" \times 21'-0"$	=	210.00

TOTAL: 628.33

PORCH

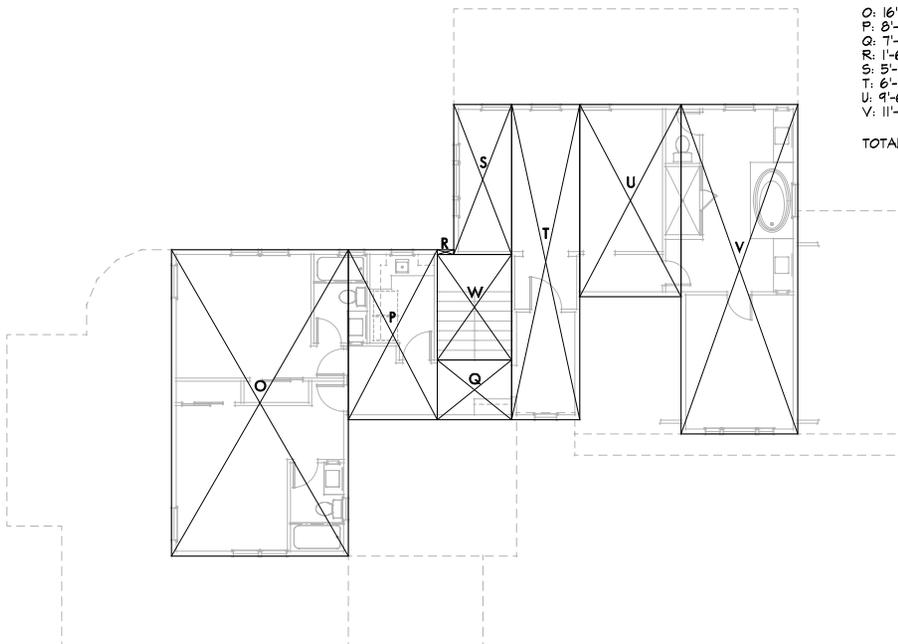
P1:	$12'-8" \times 8'-6"$	=	107.67
-----	-----------------------	---	--------

F.A.R. SQUARE FOOTAGE

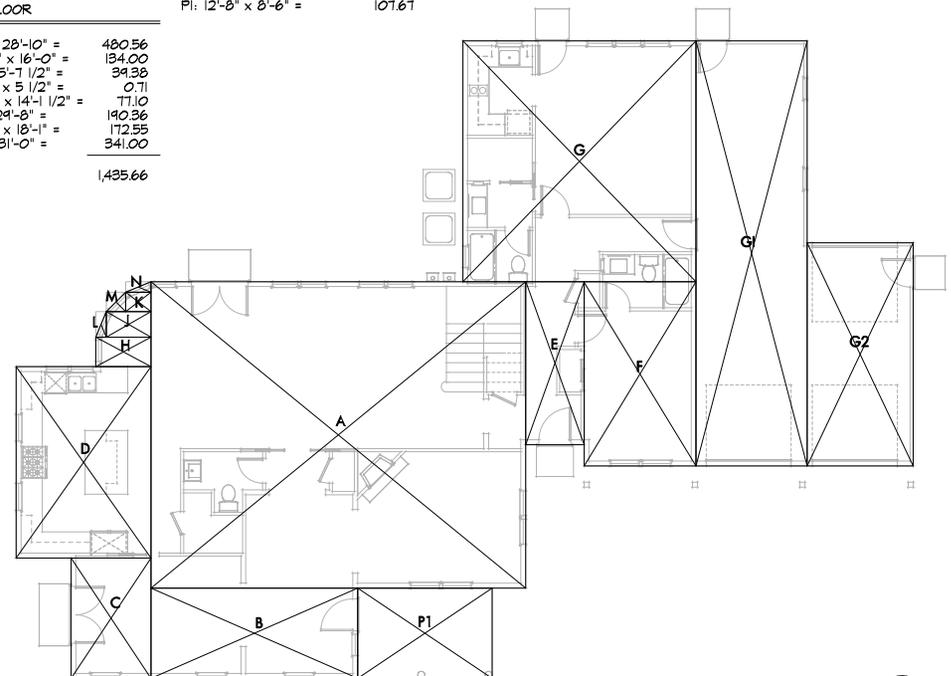
FIRST FLOOR:	2,245.00
SECOND FLOOR:	1,435.66
STAIRWELL VOL.:	69.42
TOTAL:	3,800.08

LIVEABLE SQUARE FOOTAGE

FIRST FLOOR:	2,245.00
SECOND FLOOR:	1,435.66
TOTAL:	3,730.66



SECOND FLOOR AREA DIAGRAM



FIRST FLOOR AREA DIAGRAM





TREE NO. 1, OAK



TREE NO. 3, MULBERRY



TREE NO. 2, ELM



STREET-SIDE WITH NEWLY PLANTED GRAPE MYRTLES



TYPICAL ORCHARD WALNUT, POOR TO VERY POOR CONDITION



TREE NO. 7, WALNUT



TREES NO. 5 AND 27, DEAD PINE AND LOCUST, WALNUTS BEHIND



REAR PROPERTY LINE PLANTS



TREE NO. 4, LIQUIDAMBER

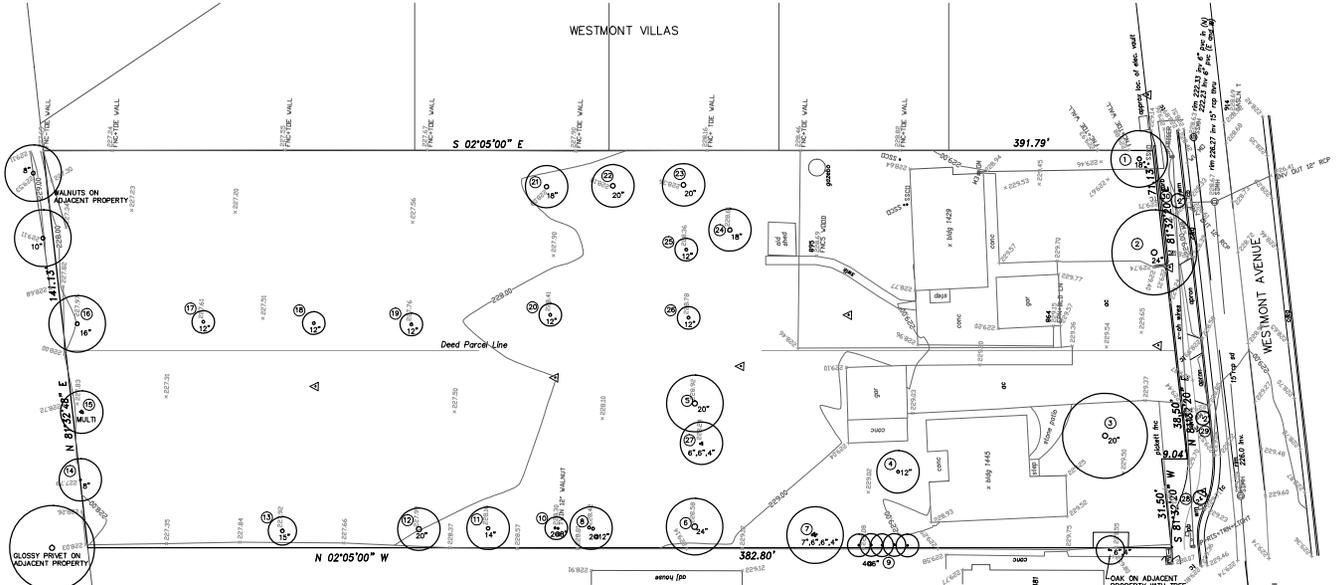
EXISTING TREE PROTECTION SCHEDULE CONSTRUCTION

1. All existing trees shall be protected during construction. The contractor shall be responsible for the protection of all existing trees on the site. The contractor shall be responsible for the protection of all existing trees on the site. The contractor shall be responsible for the protection of all existing trees on the site.

2. All existing trees shall be protected during construction. The contractor shall be responsible for the protection of all existing trees on the site. The contractor shall be responsible for the protection of all existing trees on the site. The contractor shall be responsible for the protection of all existing trees on the site.

3. All existing trees shall be protected during construction. The contractor shall be responsible for the protection of all existing trees on the site. The contractor shall be responsible for the protection of all existing trees on the site. The contractor shall be responsible for the protection of all existing trees on the site.

4. All existing trees shall be protected during construction. The contractor shall be responsible for the protection of all existing trees on the site. The contractor shall be responsible for the protection of all existing trees on the site. The contractor shall be responsible for the protection of all existing trees on the site.



EXISTING TREE LEGEND

TREE NO.	BOTANICAL/COMMON NAME	CALIPER DBH.	APPROX. HEIGHT & WIDTH	CONDITION	DISPOSITION	REMARKS
1	QUERCUS AGRIFOLIA	18"	30' x 30'	FAIR TO POOR	REMOVE	POOR FORM
2	ULMUS SPP.	24"	30' x 30'	FAIR TO POOR	REMOVE	
3	MORUS SPP.	20"	30' x 30'	FAIR TO POOR	REMOVE	
4	LIQUIDAMBER STYRACIFLUA	12"	15' x 25'	GOOD	REMOVE	
5	PNUS SPP.	20"	-	DEAD	REMOVE	
6	JUGLANS REGIA	24"	20' x 20'	POOR	REMOVE	
7	JUGLANS HINDSII	14" x 16" x 4"	20' x 20'	POOR	REMOVE	
8	FRAXINUS SPP.	20"	15' x 20'	FAIR TO POOR	REMOVE	
9	LIGUSTRUM LUCIDUM	5.6"	-	POOR	REMOVE	
10	JUGLANS HINDSII	14"	8' x 10'	POOR	REMOVE	
11	JUGLANS HINDSII	14"	15' x 15'	POOR	REMOVE	
12	JUGLANS HINDSII	20"	15' x 15'	POOR	REMOVE	
13	JUGLANS HINDSII	15"	10' x 8'	POOR	REMOVE	
14	OLEA EUROPAEA	8"	15' x 15'	FAIR TO POOR	REMOVE	
15	OLEA EUROPAEA	MULTI	15' x 10'	POOR	REMOVE	
16	JUGLANS HINDSII	16"	20' x 20'	POOR	REMOVE	
17	JUGLANS HINDSII	12"	8' x 8'	VERY POOR	REMOVE	
18	JUGLANS HINDSII	12"	8' x 8'	VERY POOR	REMOVE	
19	JUGLANS HINDSII	12"	8' x 8'	VERY POOR	REMOVE	
20	JUGLANS HINDSII	12"	8' x 8'	VERY POOR	REMOVE	
21	JUGLANS HINDSII	15"	15' x 15'	VERY POOR	REMOVE	
22	JUGLANS HINDSII	20"	15' x 15'	POOR	REMOVE	
23	JUGLANS HINDSII	20"	15' x 15'	POOR	REMOVE	
24	JUGLANS HINDSII	15"	15' x 15'	POOR	REMOVE	
25	JUGLANS HINDSII	12"	15' x 15'	POOR	REMOVE	
26	JUGLANS HINDSII	12"	15' x 15'	POOR	REMOVE	
27	ERIODENDYLA JAPONICA	6" x 4"	15' x 15'	FAIR	REMOVE	
28	LAGERSTROEMIA INDICA VAR.	2"	3' x 8'	FAIR	REMOVE	SEE NOTE 4
29	LAGERSTROEMIA INDICA VAR.	2"	3' x 8'	FAIR	REMOVE	SEE NOTE 4
30	LAGERSTROEMIA INDICA VAR.	2"	3' x 8'	FAIR	REMOVE	

EXISTING TREE NOTES

- EXISTING TREE EVALUATION WAS MADE BY CHARLES WILSON, ISA #E-1388A, ON JUNE 14, 2018.
- ALL EXISTING TREES (EXCEPT STREET TREES AS NOTED) ARE TO BE REMOVED DUE TO LOCATION IN PROPOSED DEVELOPMENT OR POOR CONDITION.
- TREES NO. 6, 7, 10 TO 15 AND 16 TO 26 ARE THE REMNANTS OF AN OLD WALNUT ORCHARD. THESE TREES ARE IN POOR TO VERY POOR CONDITION.
- CONFIRM WITH THE CITY OF CAMPBELL, PUBLIC WORKS DEPARTMENT THAT THE TWO TREES TO BE RETAINED, STREET TREES NO. 28 AND 29, WILL BE ACCEPTED BY THE CITY, PROTECT THESE TREES DURING CONSTRUCTION AS PER CITY STANDARDS.

NO.	DATE	REVISIONS

1429 & 1445 WESTMONT AVENUE
 CAMPBELL, CALIFORNIA

WILSON & ASSOCIATES
 LANDSCAPE ARCHITECTURE
 815 G ST. CAMPBELL, CA 95008
 PH: 510.464.6002 • E: cwilson@wilsonca.com

EXISTING TREE SURVEY

BY: CW
 JOB:
 DATE: 07-05-18
L-1.1
 SHEET NO. OF 1
 REVISIONS

WESTMONT VILLAS
TRACT 10237

DEMOLITION LEGEND

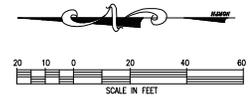
- PROPERTY LINE
- EASEMENT LINE
-  REMOVE EXISTING TREE
-  TREE PROTECTION ZONE PER DETAIL ON THIS SHEET

REMOVAL NOTES

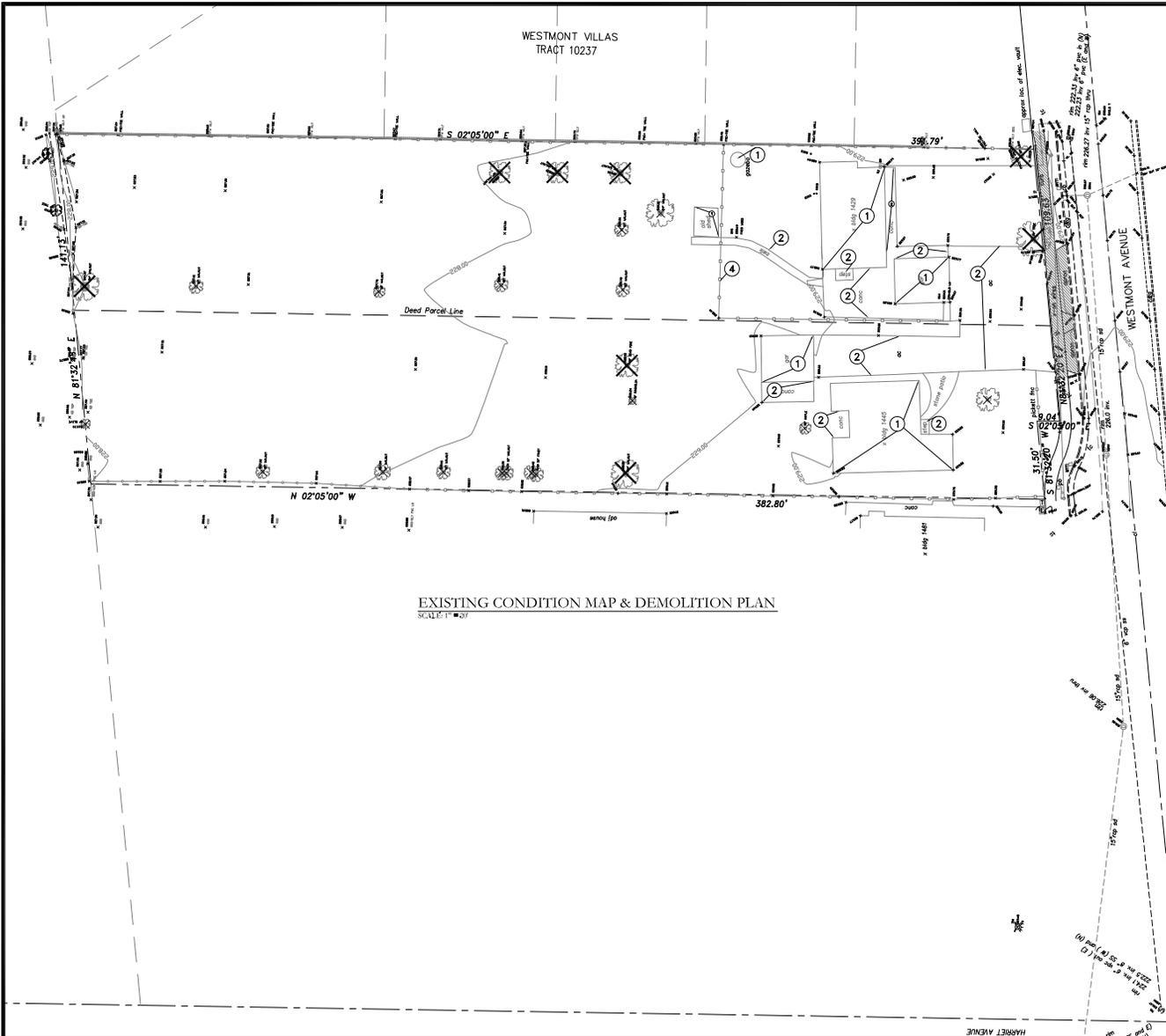
- ① REMOVE EXISTING BUILDING
- ② REMOVE EXISTING CONCRETE
- ③ REMOVE EXISTING WOODEN / REDWOOD FENCE
- ④ REMOVE EXISTING CHAIN LINK FENCE
- ⑤ REMOVE EXISTING GRAVEL DRIVEWAY

BASIS OF BEARING: N02°05'00"W ALONG THE MONUMENTED CENTERLINE OF HARRIET AVENUE AS SHOWN ON THE MAP OF TRACT 10237, BOOK 880 OF MAPS AT PAGE 52-54, S.C.C.R.

VERTICAL DATUM: NAVD 88, HELD ELEVATION OF 230.16 AT CITY OF CAMPBELL, BM 4.



EXISTING CONDITION MAP & DEMOLITION PLAN
SCALE: 1"=40'



DATE: JAN 02, 2019					
SCALE: AS NOTED					
DRAWN: DSK					
DESIGNED: DSK					
ENGINEER: DSK					
MANAGER: DSK					
	NO.	BY	DATE	REVISIONS	CITY APPR

PREPARED BY, OR UNDER THE DIRECTION OF:



PREPARED BY:



STERLING CONSULTANTS
c 51820
11049 BOLLINGER CANYON RD, SUITE E-102
SAN RAMON, CA 94582
dlp@sterlingconsultants.com Tel: 925.705.3633

PREPARED FOR:

ATTN: YIHONG ZHAO
CLIMAX DEVELOPMENT LLC
1939 MONTEREY RD, #10
SAN JOSE, CA 95112
TEL: 408-799-8222

APNs: 403-10-116 & 403-10-117 1429 & 1445 WESTMONT AVENUE

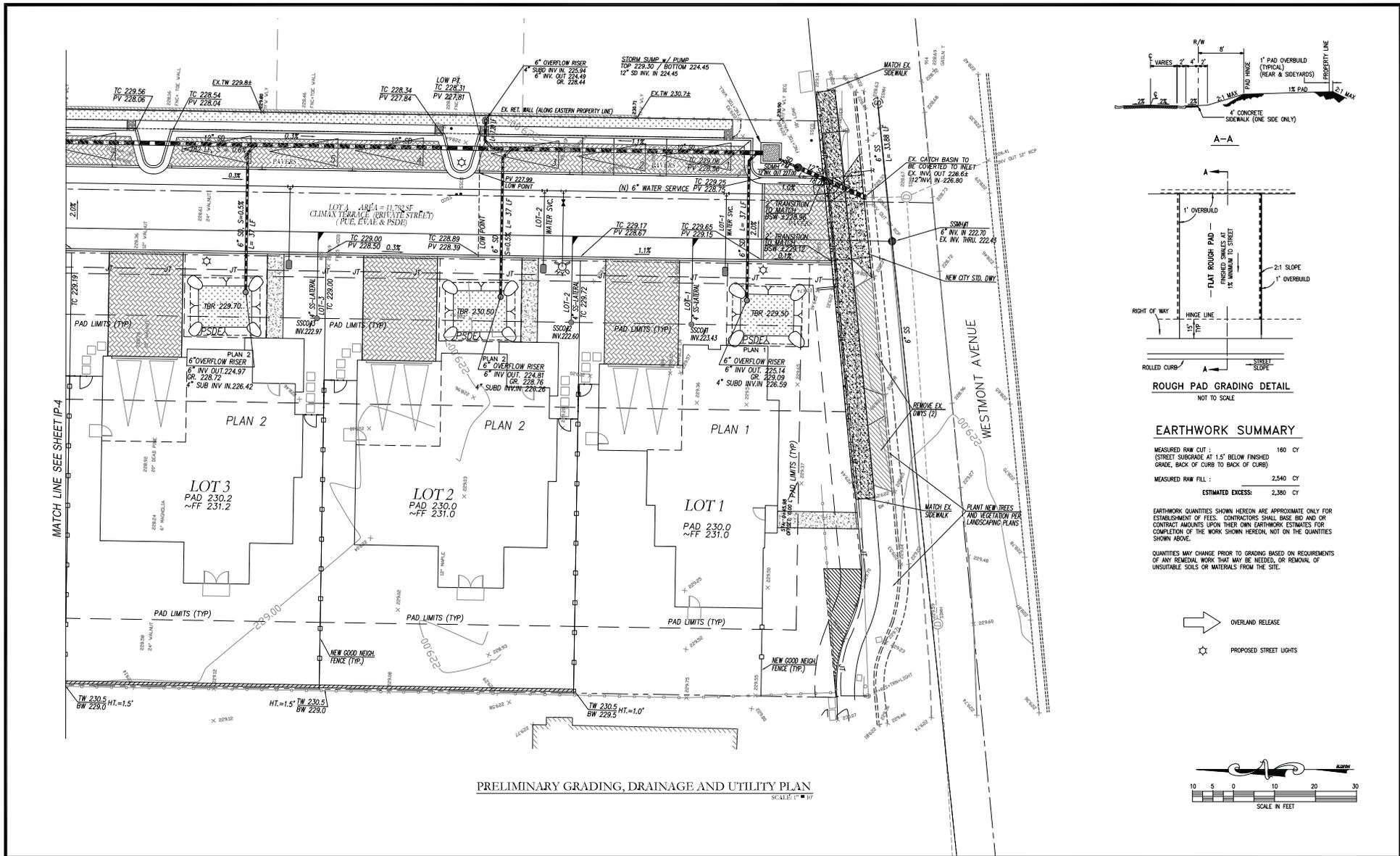
WESTMONT HOMES
EXISTING CONDITION MAP & DEMOLITION PLAN

CITY OF CAMPBELL SANTA CLARA COUNTY CALIFORNIA

SHEET NO.
TM-2
2 OF 5 SHEETS
JOB NO. 2017-314

PRELIMINARY • NOT FOR CONSTRUCTION

PRINTED: JANUARY 02, 2019



PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN

SCALE: 1" = 10'

DATE: JAN 02, 2019	NO.	BY	DATE	REVISIONS	QTY APPR
SCALE: AS NOTED					
DRAWN: DSK					
DESIGNED: DSK					
ENGINEER: DSK					
MANAGER: DSK					

PREPARED BY OR UNDER THE DIRECTION OF:

PREPARED BY:

STERLING CONSULTANTS
 11040 BOLLINGER CANYON RD., SUITE E-102
 SAN RAMON, CA 94582
 (925) 705-3633

PREPARED FOR:

ATTN: YEHING ZHAO
 CLIMAX DEVELOPMENT LLC
 1939 MONTEREY RD., #10
 SAN JOSE, CA 95112
 TEL: 408-799-8222

APNs: 403-10-116 & 403-10-117 1429 & 1445 WESTMONT AVENUE

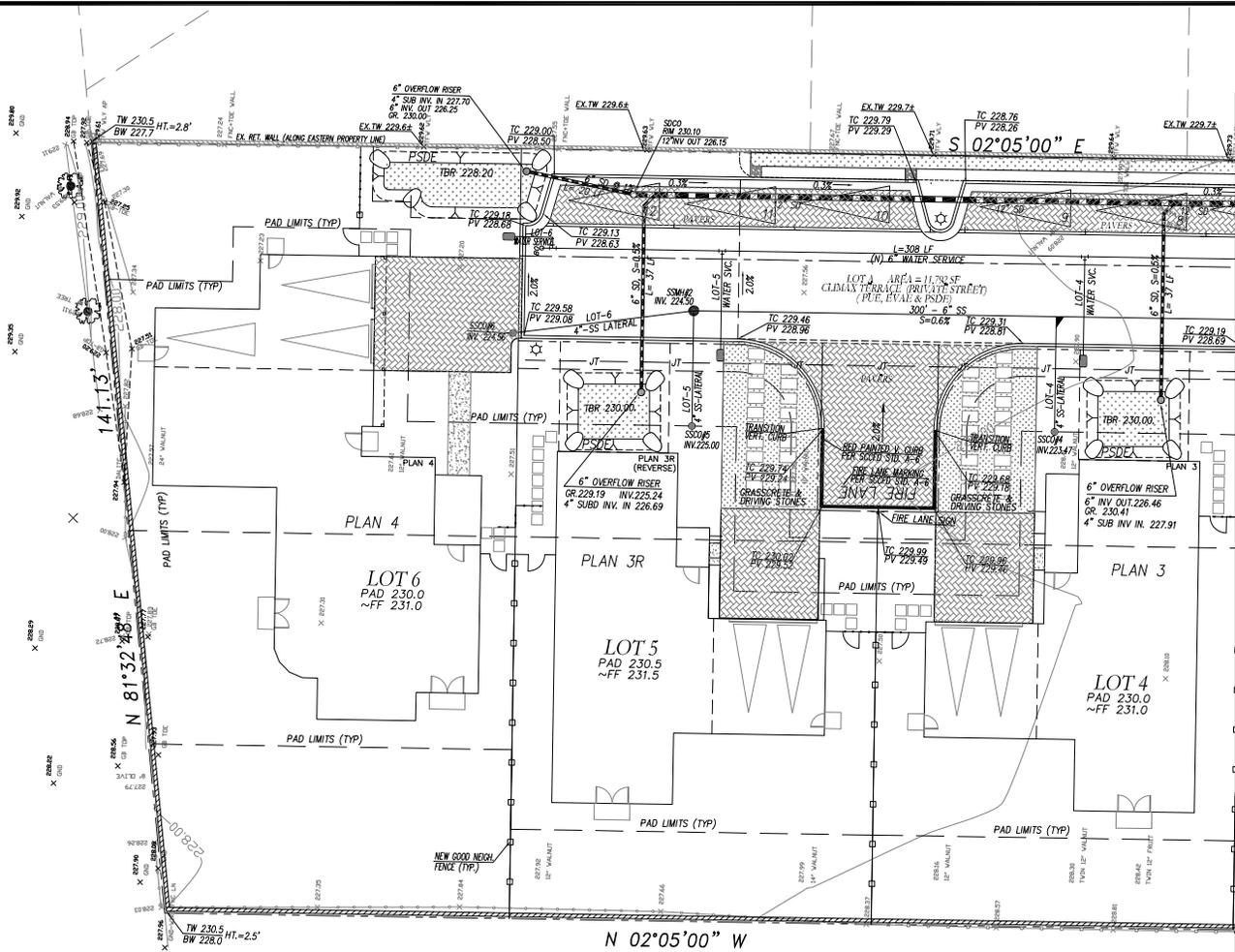
WESTMONT HOMES
 PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN

CITY OF CAMPBELL SANTA CLARA COUNTY CALIFORNIA

SHEET NO. **TM-3**
 3 OF 5 SHEETS
 JOB NO. 2017-314

PRELIMINARY • NOT FOR CONSTRUCTION

PRINTED: JANUARY 02, 2019



PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN
SCALE: 1/4" = 1'-0"



DATE: JAN 02, 2019					
SCALE: AS NOTED					
DRAWN: DSK					
DESIGNED: DSK					
ENGINEER: DSK					
MANAGER: DSK					
NO.	BY	DATE	REVISIONS	QTY	APPR

PREPARED BY OR UNDER THE DIRECTION OF:

PREPARED BY:

STERLING CONSULTANTS
11049 BOLLINGER CANYON RD., SUITE E-102
SAN RAMON, CA 94582
dsk@sterlingconsultants.com TEL: 925.705.3633

PREPARED FOR:

ATIN YEHING ZHAO
CLIMAX DEVELOPMENT, LLC
1939 MONTEREY RD., #10
SAN JOSE, CA 95112
TEL: 408-799-8222

APNs: 403-10-116 & 403-10-117
1429 & 1445 WESTMONT AVENUE
WESTMONT HOMES
PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN
CITY OF CAMPBELL SANTA CLARA COUNTY CALIFORNIA

SHEET NO.
TM-4
4 of 5 SHEETS
JOB NO. 2017-314

PRELIMINARY • NOT FOR CONSTRUCTION

PRINTED: JANUARY 02, 2019

