



CITY OF CAMPBELL
Community Development Department

COURTESY NOTICE OF NEW PLANNING APPLICATION

January 27, 2022

Dear Campbell Resident,

The following provides a brief description of a proposed project in your neighborhood. As a courtesy notice, this letter is intended to provide members of the public an early opportunity to become engaged in the planning process. If you should have any questions about the project, the contact information of the Project Planner has been provided below. Alternatively, you may visit the Planning Division to view the project plans. Before a decision is reached you will receive a formal notice providing another opportunity for public comment.

Project Address: 1429 & 1445 Westmont Ave.

Zoning | Area Plan: P-D | STANP

Neighborhood Association(s): STACC

File No.: PLN-2022-13

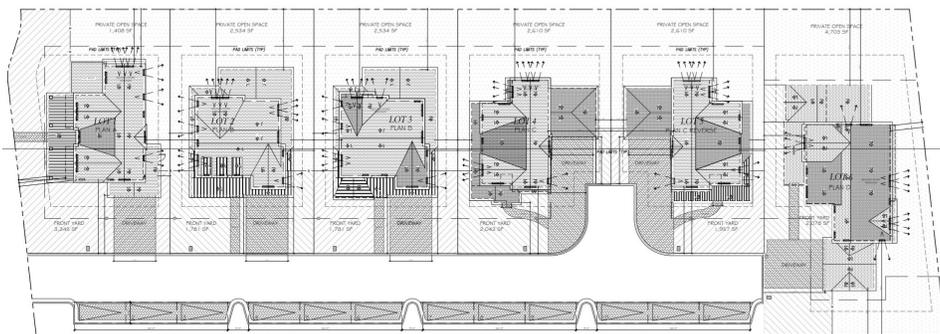
APN: 403-10-116:117

Applicant: TDDGUS

Property Owner: Climax Development LLC

Application Type: Major P-D Permit Modification and Extension of Approval

Project Description: Proposed revised design of an approved Planned Development (6-lot detached single-family residential subdivision) and extension of the associated Tentative Map approval.



Project Planner: Daniel Fama, Senior Planner

Email Contact: danielf@campbellca.gov

Phone Contact: (408) 866-2193

Note: This is a courtesy notice to all property owners within 300-feet of the project address. Applications may change after initial application submittal. For more information on this project and/or to view the project plans, please visit: mygovernmentonline.org/planning/.

LAND SUBDIVISION & NEW SINGLE FAMILY HOUSES

1429 & 1445 WESTMONT AVE, CAMPBELL, CA



97 BOSTON AVE
SAN JOSE, CA 95128
T 650.483.9454
www.tddgus.com

PROJECT SUMMARY

- DEMOLITION OF EXISTING STRUCTURES ON THE TWO LOTS.
- SUBDIVIDE 1429 & 1445 WESTMONT AVE INTO SIX LOTS.
- CONSTRUCT SIX SINGLE FAMILY HOUSES TO FIT THE NEIGHBORHOOD.

DESIGNER:

DE NGUYEN
TDDG LLC
97 BOSTON AVE
SAN JOSE, CA 95128
TEL: (650) 483-9454
DE@TDDGUS.COM

PROPERTY OWNER:

WESTMONTAVE LLC #CHUN YI
97 BOSTON AVE
SAN JOSE, CA 95128
TEL: (650) 617-9540
CY@ALPHAINBAY.COM

DRAWING INDEX

A.1	SITE PLAN	AB.5.1 (LOT3)	PROPOSED ELEVATIONS (LOT 3)	AD.FAR.1 (LOT6)	FLOOR AREA CALCULATIONS (LOT6)
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A.3	SITE STREETSCAPE	AB.6 (LOT3)	PROPOSED ROOF PLAN (LOT 3)	AD.5.1 (LOT6)	PROPOSED ELEVATIONS (LOT6)
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AA.5.1 (LOT1)	PROPOSED ELEVATIONS (LOT 1)	AC.5.1 (LOT4)	PROPOSED ELEVATIONS (LOT4)		
AA.5.2 (LOT1)	PROPOSED ELEVATIONS (LOT 1)	AC.5.2 (LOT4)	PROPOSED ELEVATIONS (LOT4)		
AA.6 (LOT1)	PROPOSED ROOF PLAN (LOT 1)	AC.6 (LOT4)	PROPOSED ROOF PLAN (LOT4)		
AB.4 (LOT2)	PROPOSED FLOOR PLAN (LOT 2)	AC.4 (LOT5)	PROPOSED FLOOR PLAN (LOT5)		
AB.FAR (LOT2)	FLOOR AREA CALCULATIONS (LOT 2)	AC.FAR (LOT5)	FLOOR AREA CALCULATIONS (LOT5)		
AB.5.1 (LOT2)	PROPOSED ELEVATIONS (LOT 2)	AC.5.1 (LOT5)	PROPOSED ELEVATIONS (LOT5)		
AB.5.2 (LOT2)	PROPOSED ELEVATIONS (LOT 2)	AC.5.2 (LOT5)	PROPOSED ELEVATIONS (LOT5)		
AB.6 (LOT2)	PROPOSED ROOF PLAN (LOT 2)	AC.6 (LOT5)	PROPOSED ROOF PLAN (LOT5)		
AB.4 (LOT3)	PROPOSED FLOOR PLAN (LOT 3)	AD.4.1 (LOT6)	PROPOSED FLOOR PLAN (LOT6)		
AB.FAR (LOT3)	FLOOR AREA CALCULATIONS (LOT 3)	AD.4.2 (LOT6)	PROPOSED FLOOR PLAN (LOT6)		

CIVIL PLAN

- C1 PROPOSED SITE # SUBDIVISION PLAN, NOTES # TYPICAL DETAILS
- C2 EXISTING CONDITION MAP # PRELIMINARY DEMOLITION PLAN
- C3 & C4 PRELIMINARY GRADING # DRAINAGE PLAN
- C5 PRELIMINARY UTILITY PLAN
- C6 PRELIMINARY STORM WATER CONTROL PLAN

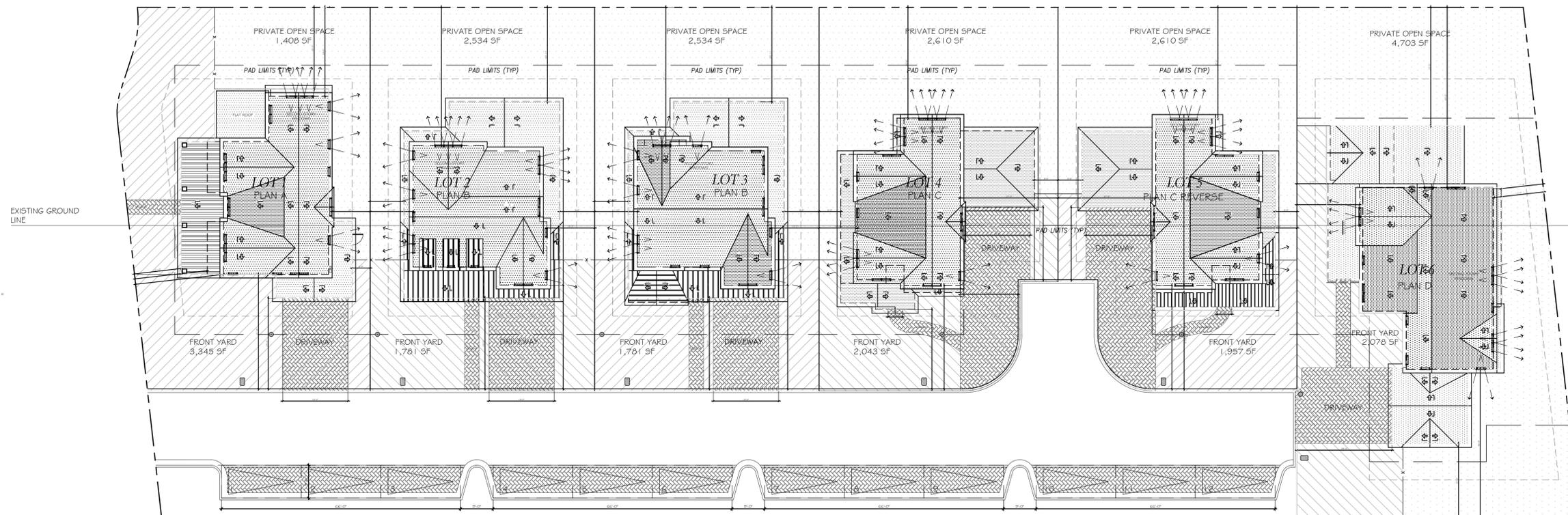
LANDSCAPING PLAN

- L-1.0 LANDSCAPE PLANTING PLAN
- L-1.1 EXISTING TREE SURVEY
- L-1.2 PLANT PALETTE

PHOTOMETRIC PLAN

PROJECT DATA

PROJECT LOCATION: 1429-1445 WESTMONT AVE, CAMPBELL, CA 95008					
A.P.N.: 403-10-117, 403-10-116					
ZONING: R-1					
CONSTRUCTION TYPE: TYPE V-B					
OCCUPANCY GROUP: R-3/U					
SITE SIZE: 54,013 SF					
		PLAN A	PLAN B	PLAN C	PLAN D
A	LOT NUMBER	LOT 1	LOT 2 & LOT 3	LOT 4 & LOT 5 (REVERSE)	LOT 6
B	LOT SIZE	6,916 SF	6,526 SF	6,569 SF	9,906 SF
C	FIRST FLOOR AREA	1,425 SF	1,209 SF	1,362 SF	2,390 SF
D	SECOND FLOOR AREA	1,257 SF	1,239 SF	1,162 SF	1,608 SF
E	GARAGE	441 SF	441 SF	431 SF	441 SF
F	PORCH	306 SF	196 SF	246 SF	247 SF
G	NUMBER OF BEDROOMS	4	4	4	5
H	NUMBER OF BATHROOMS	3	3	3	5
I	PROPOSED LOT COVERAGE (C+E+F)	2,172 SF	1,846 SF	2,039 SF	3,078 SF
J	PROPOSED LOT COVERAGE % (I/B)	31.4%	28.3%	31.0%	31.1%
K	PROPOSED FLOOR AREA (C+D+E)	3,123 SF	2,889 SF	2,954 SF	4,439 SF
L	PROPOSED FLOOR AREA RATIO (K/B)	45.2%	44.3%	44.9%	44.8%
M	PROPOSED PRIVATE OPEN SPACE	1,408 SF	2,534 SF	2,610 SF	4,703 SF
N	FRONT SETBACK - FIRST FLOOR	25'-0"	25'-0"	21'-10"	20'-3"
O	FRONT SETBACK - SECOND FLOOR	31'-6"	28'-6"	28'-5"	40'-9"
P	REAR SETBACK - FIRST FLOOR	22'-5"	25'-11"	30'-6"	32'-6"
Q	REAR SETBACK - SECOND FLOOR	24'-6"	37'-11"	30'-6"	49'-6"
R	PROPOSED WALL HT.	10'-4"	11'-1"	8'-8"	12'-9"
S	MIN. SETBACK (GREATER OF R/2 OR 5')	5'-2"	5'-2"	4'-4"	6'-5"
T	SET BACK PROVIDED	12'-10"	9'-4"	6'-0"	8'-3"
U	PROPOSED WALL HT.	21'-7"	21'-10"	20'-11"	22'-4"
V	MIN. SETBACK (GREATER OF U/2 OR 5')	10'-10"	10'-11"	10'-5"	11'-2"
W	SET BACK PROVIDED	24'-5"	11'-10"	10'-6"	17'-3"
X	PROPOSED WALL HT.	8'-8"	11'-1"	11'-1"	12'-9"
Y	MIN. SETBACK (GREATER OF X/2 OR 5')	4'-4"	5'-7"	5'-7"	6'-5"
Z	SET BACK PROVIDED	5'-0"	9'-8"	6'-0"	11'-8"
AA	PROPOSED WALL HT.	21'-10"	21'-10"	20'-11"	21'-4"
BB	MIN. SETBACK (GREATER OF AA/2 OR 5')	10'-11"	10'-11"	10'-5"	10'-8"
CC	SET BACK PROVIDED	10'-6"	13'-2"	10'-6"	13'-9"
DD	PROVIDED FRONT YARD AREA	3,345 SF	1,781 SF	2,043 SF (LOT 4) 1,957 SF (LOT 5)	2,078 SF
EE	IMPERVIOUS DRIVEWAY AREA W/IN R.F.Y.A	458 SF	459 SF	789 SF	545 SF
FF	IMPERVIOUS WALKWAY AREA W/IN R.F.Y.A	59 SF	100 SF	86 SF	98 SF
GG	TOTAL FRONT YARD IMPERVIOUS AREA (EE+FF)	517 SF	559 SF	875 SF	643 SF
HH	IMPERVIOUS FRONT YARD AREA % (GG/DD)	15.5%	31.4%	42.8% (LOT 4) 44.7% (LOT 5)	30.9%
II	JADU FLOOR AREA	N/A	401 SF	N/A	N/A
JJ	JADU NUMBER OF BEDROOM	N/A	1	N/A	N/A
KK	JADU NUMBER OF BATHROOM	N/A	1	N/A	N/A



SITE DEVELOPMENT PLAN
SCALE: 1/16"=1'-0"



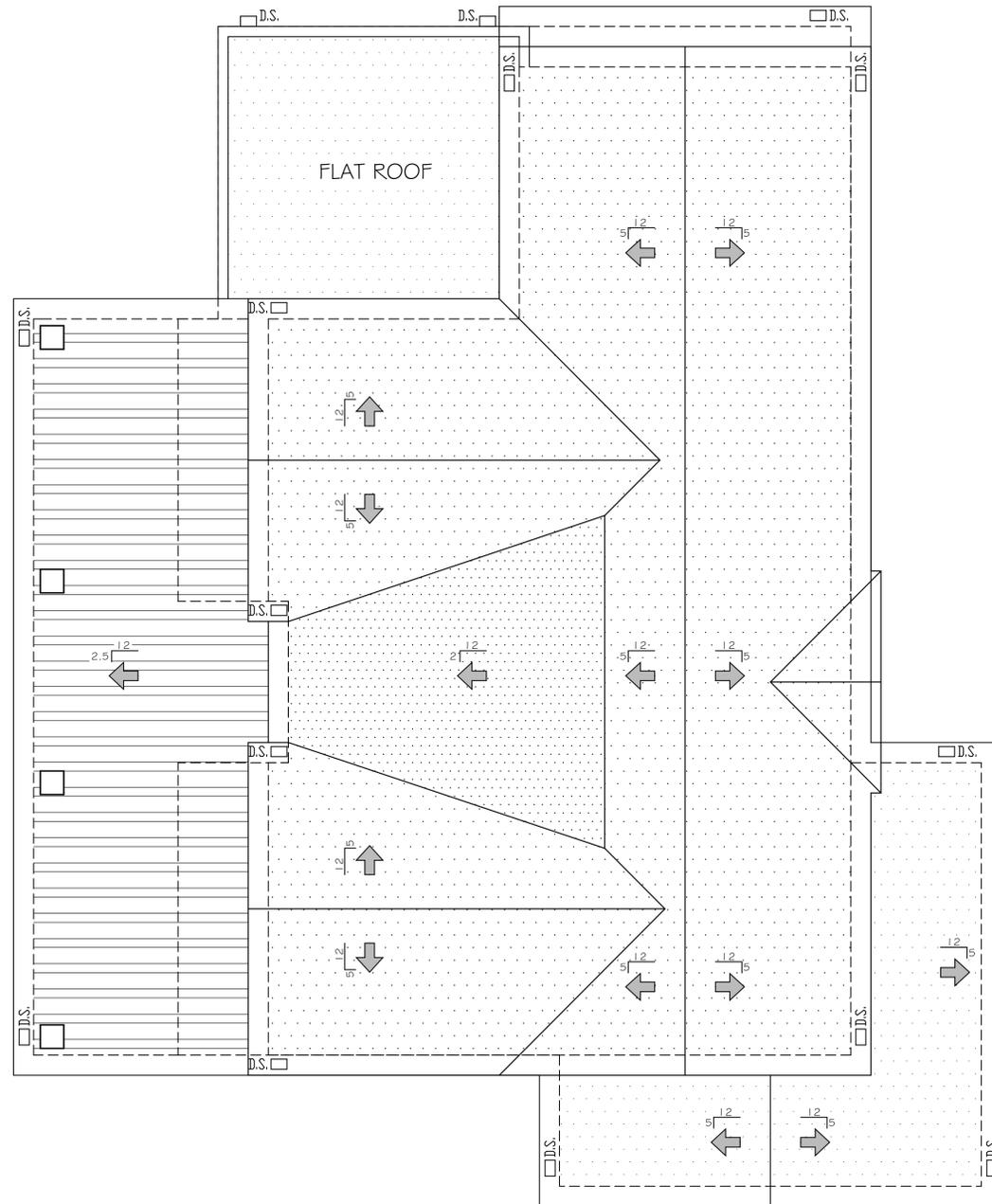
PROJECT DESIGNER:
DE NGUYEN

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NO.	DATE	REVISION

Project Name:
LOT SUBDIVISION & SIX
NEW SINGLE FAMILY HOUSES
1429 & 1445 WESTMONT AVE
CAMPBELL, CA

DATE:	10/01/21	Sheet Number:	A.1
JOB NO.:	2021-32		
SCALE:	AS SHOWN		
DRAWN BY:	DN		
Project No.:			2021



PROPOSED ROOF PLAN (PLAN A)
 SCALE: 1/4"=1'-0"

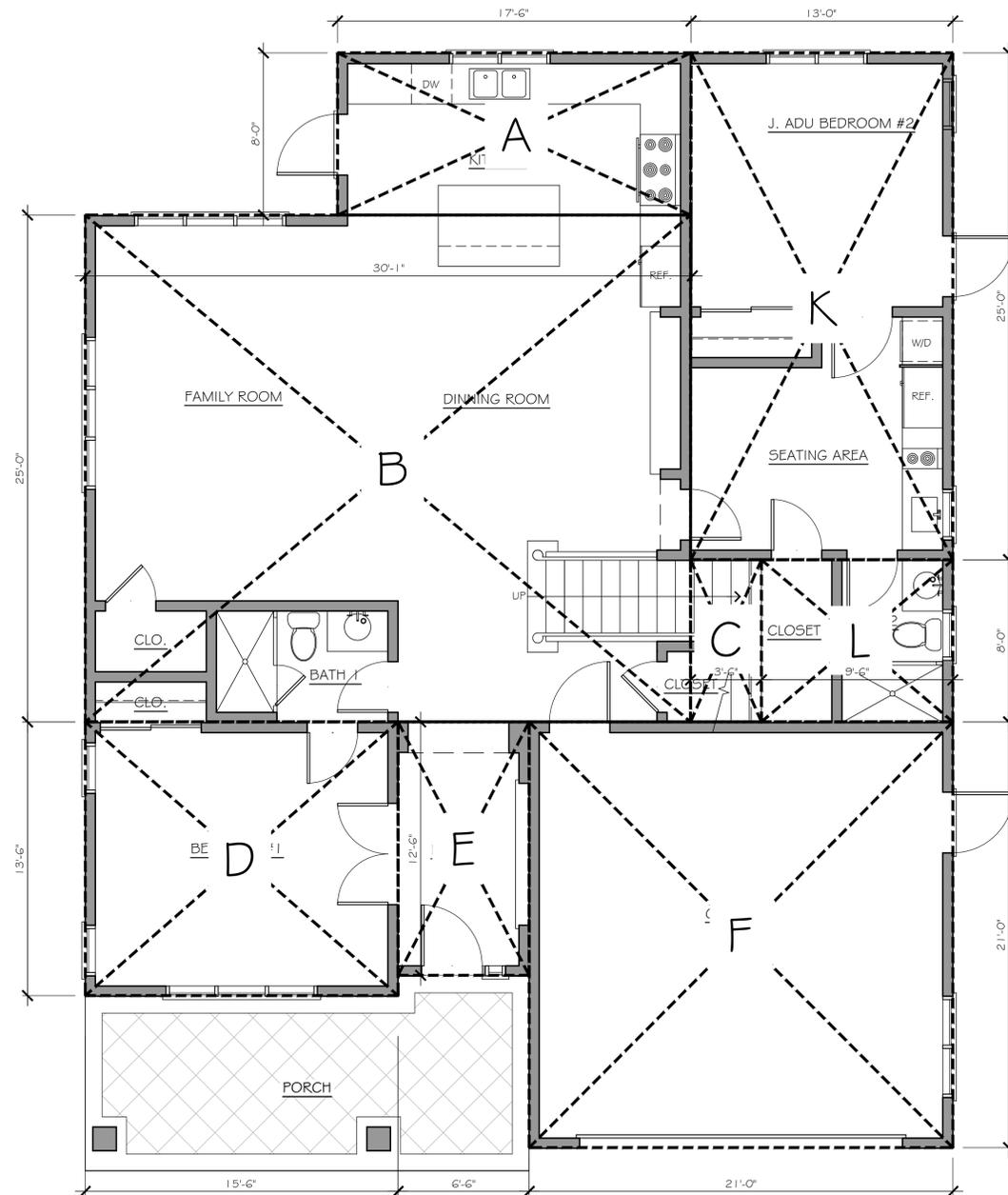
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 NEW SINGLE FAMILY HOUSES
 1429 & 1445 WESTMONT AVE
 CAMPBELL, CA**

DATE:	10/01/21	Sheet Number:
JOB NO.:	2021-32	AA.6
SCALE:	AS SHOWN	(LOT 1)
DRAWN BY:	DN	Project No.: 2021



FIRST FLOOR AREA DIAGRAM (PLAN B-LOT 2)
 SCALE: 1/4"=1'-0"

FIRST FLOOR LIVING AREA (MAIN HOUSE):

A	17'-6" x 8'-0"	=	140.00 SF
B	30'-1" x 25'-0"	=	750.00 SF
C	3'-6" x 8'-0"	=	28.00 SF
D	15'-6" x 13'-6"	=	209.25 SF
E	6'-6" x 12'-6"	=	81.25 SF
TOTAL:		=	1,208.50 SF

SECOND FLOOR LIVING AREA:

G	19'-6" x 21'-0"	=	409.50 SF
H	15'-6" x 19'-6"	=	302.25 SF
I	24'-0" x 12'-6"	=	300.00 SF
J	13'-0" x 17'-6"	=	227.50 SF
TOTAL:		=	1,239.25 SF

GARAGE

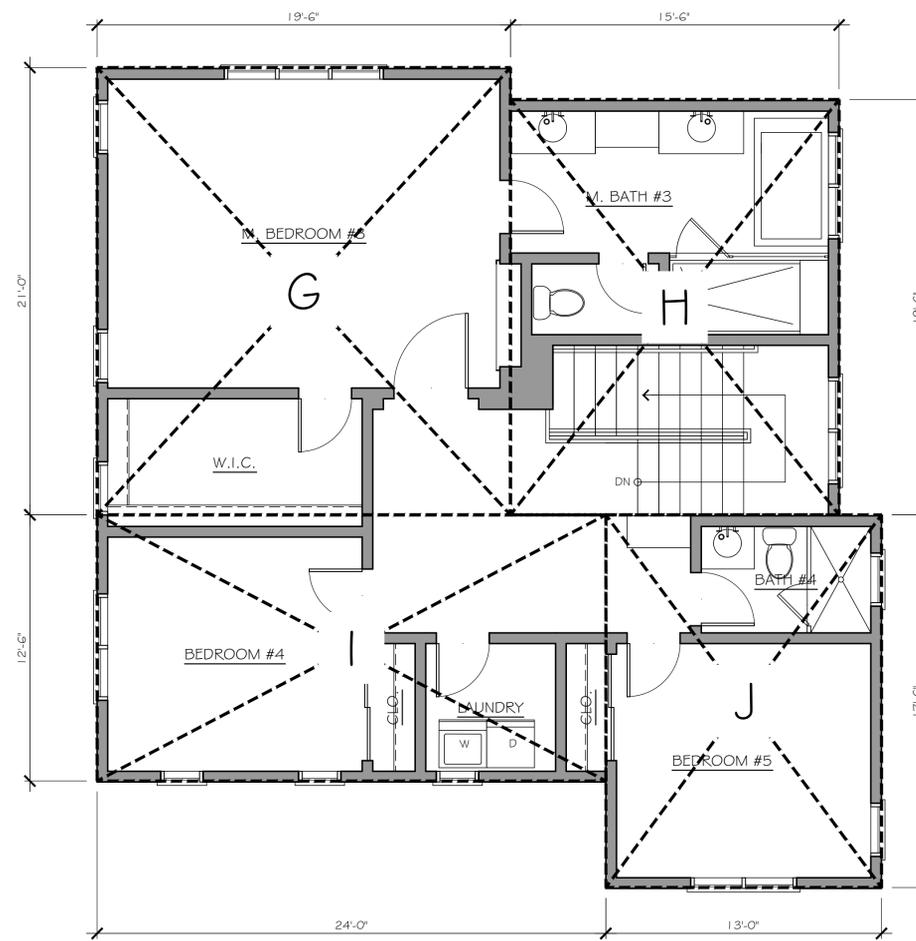
F	21'-0" x 21'-0"	=	441.00 SF
TOTAL GARAGE:		=	441.00 SF

PORCH

		=	196.00 SF
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FIRST FLOOR LIVING AREA (JADU):

K	13'-0" x 25'-0"	=	325.00 SF
L	9'-6" x 8'-0"	=	76.00 SF
TOTAL:		=	401.00 SF



SECOND FLOOR AREA DIAGRAM (PLAN B-LOT 2)
 SCALE: 1/4"=1'-0"

MAIN HOUSE:

FIRST FLOOR LIVING AREA:	=	1,208.50 SF
SECOND FLOOR LIVING AREA:	=	1,239.25 SF
TOTAL HABITABLE AREA:	=	2,447.75 SF
GARAGE:	=	441.00 SF
MAIN HOUSE TOTAL FLOOR AREA:	=	2,888.75 SF

JADU FLOOR AREA: 401.00 SF

TOTAL FLOOR AREA: = 3,289.75 SF

LOT AREA: = 6,526 SF

F.A.R.(MAIN HOUSE ONLY):
 2,889/6,526 = 44.3%

LOT COVERAGE:

FIRST FLOOR LIVING AREA (MAIN HOUSE)	=	1,208.50 SF
GARAGE:	=	441.00 SF
PORCH:	=	196.00 SF
TOTAL :	=	1,845.50 SF

1,845.5/6,526 = 28.3%

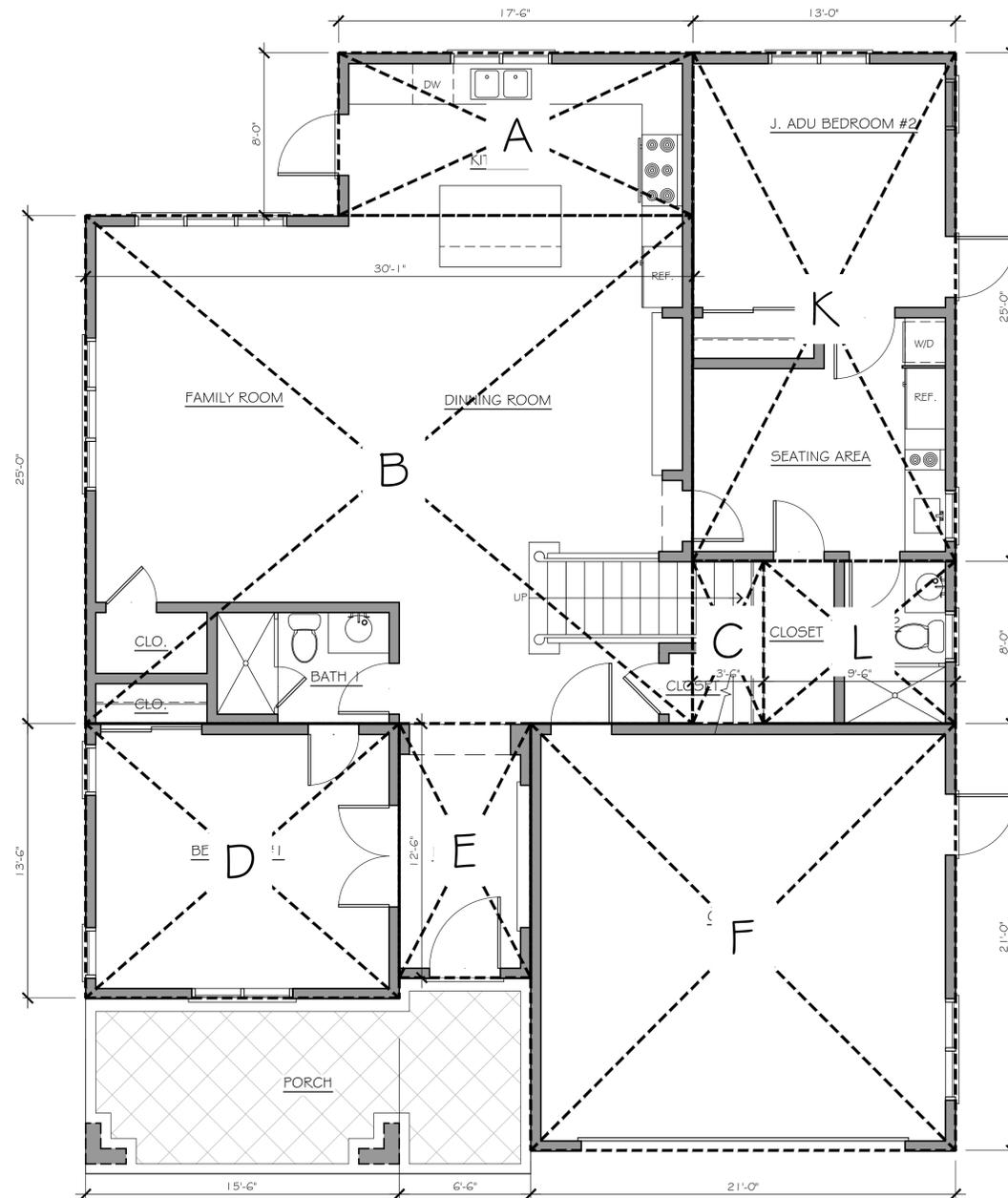
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 NEW SINGLE FAMILY HOUSES
 1429 & 1445 WESTMONT AVE
 CAMPBELL, CA**

DATE:	10/01/21	Sheet Number:
JOB NO.:	2021-32	AB.FAR (LOT 2)
SCALE:	AS SHOWN	
DRAWN BY:	DN	
Project No.: 2021		



FIRST FLOOR AREA DIAGRAM (PLAN B-LOT 3)
 SCALE: 1/4"=1'-0"

FIRST FLOOR LIVING AREA (MAIN HOUSE):

A	17'-6" x 8'-0"	=	140.00 SF
B	30'-1" x 25'-0"	=	750.00 SF
C	3'-6" x 8'-0"	=	28.00 SF
D	15'-6" x 13'-6"	=	209.25 SF
E	6'-6" x 12'-6"	=	81.25 SF
TOTAL:		=	1,208.50 SF

FIRST FLOOR LIVING AREA (JADU):

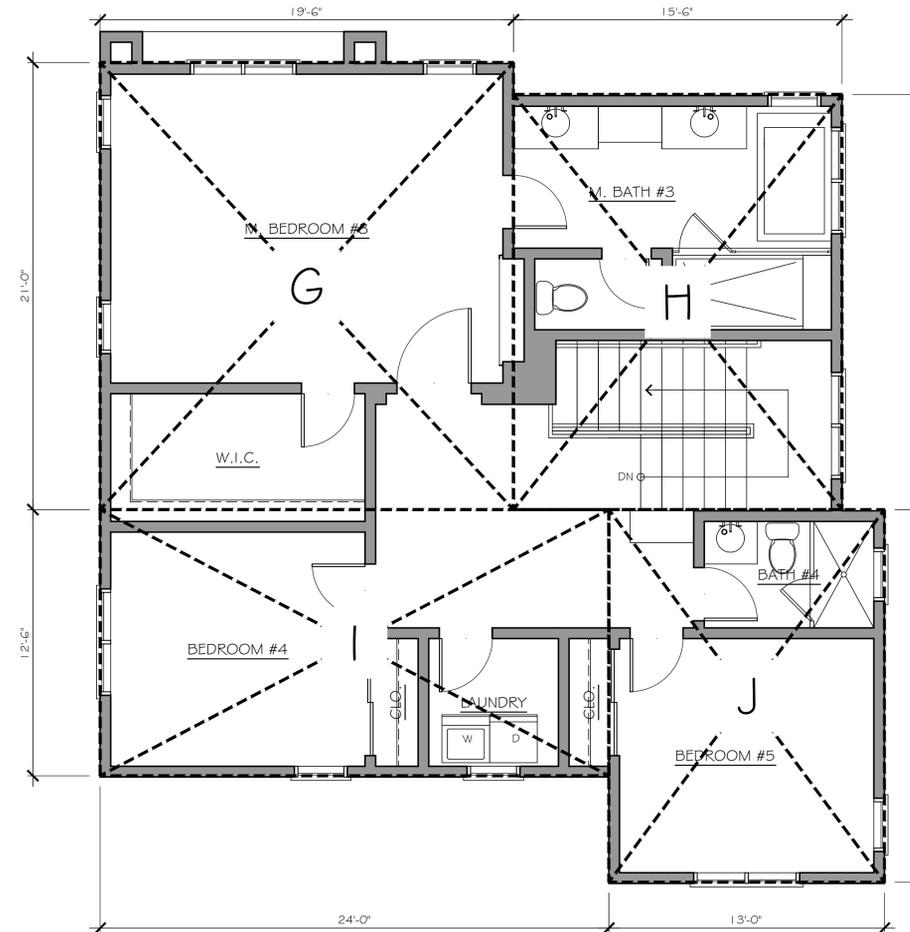
K	13'-0" x 25'-0"	=	325.00 SF
L	9'-6" x 8'-0"	=	76.00 SF
TOTAL:		=	401.00 SF

SECOND FLOOR LIVING AREA:

G	19'-6" x 21'-0"	=	409.50 SF
H	15'-6" x 19'-6"	=	302.25 SF
I	24'-0" x 12'-6"	=	300.00 SF
J	13'-0" x 17'-6"	=	227.50 SF
TOTAL:		=	1,239.25 SF

GARAGE:

F	21'-0" x 21'-0"	=	441.00 SF
TOTAL GARAGE:		=	441.00 SF
PORCH			196.00 SF



SECOND FLOOR AREA DIAGRAM (PLAN B-LOT 3)
 SCALE: 1/4"=1'-0"

MAIN HOUSE:

FIRST FLOOR LIVING AREA:	=	1,208.50 SF
SECOND FLOOR LIVING AREA:	=	1,239.25 SF
TOTAL HABITABLE AREA:	=	2,447.75 SF
GARAGE:	=	441.00 SF
MAIN HOUSE TOTAL FLOOR AREA:	=	2,888.75 SF
JADU FLOOR AREA:	=	401.00 SF
TOTAL FLOOR AREA:	=	3,289.75 SF

LOT AREA: = 6,526 SF

F.A.R. (MAIN HOUSE ONLY):
 2,889/6,526 = 44.3%

LOT COVERAGE:

FIRST FLOOR LIVING AREA (MAIN HOUSE)	=	1,208.50 SF
GARAGE:	=	441.00 SF
PORCH:	=	196.00 SF
TOTAL :	=	1,845.50 SF
1,845.5/6,526	=	28.3%

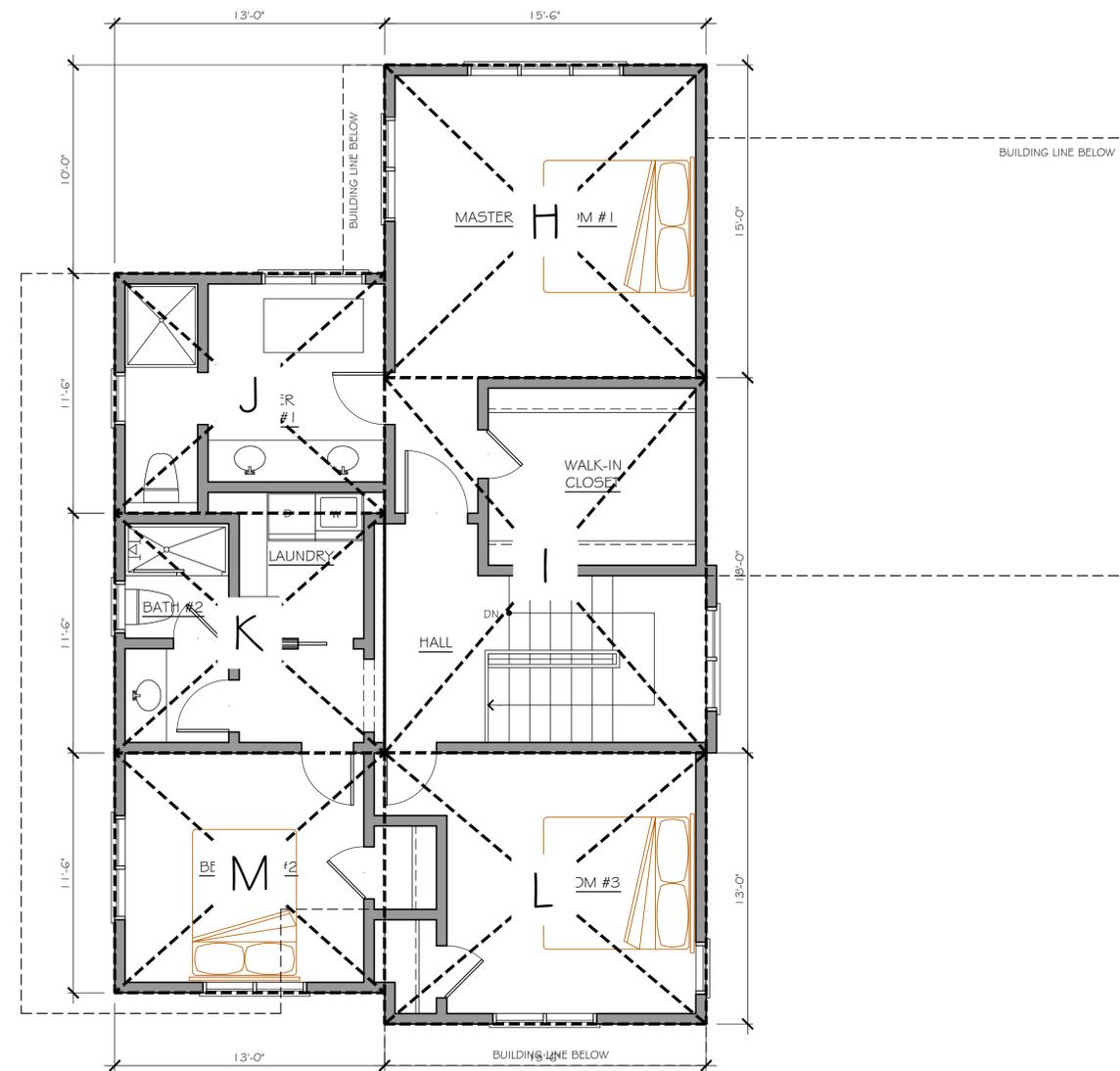
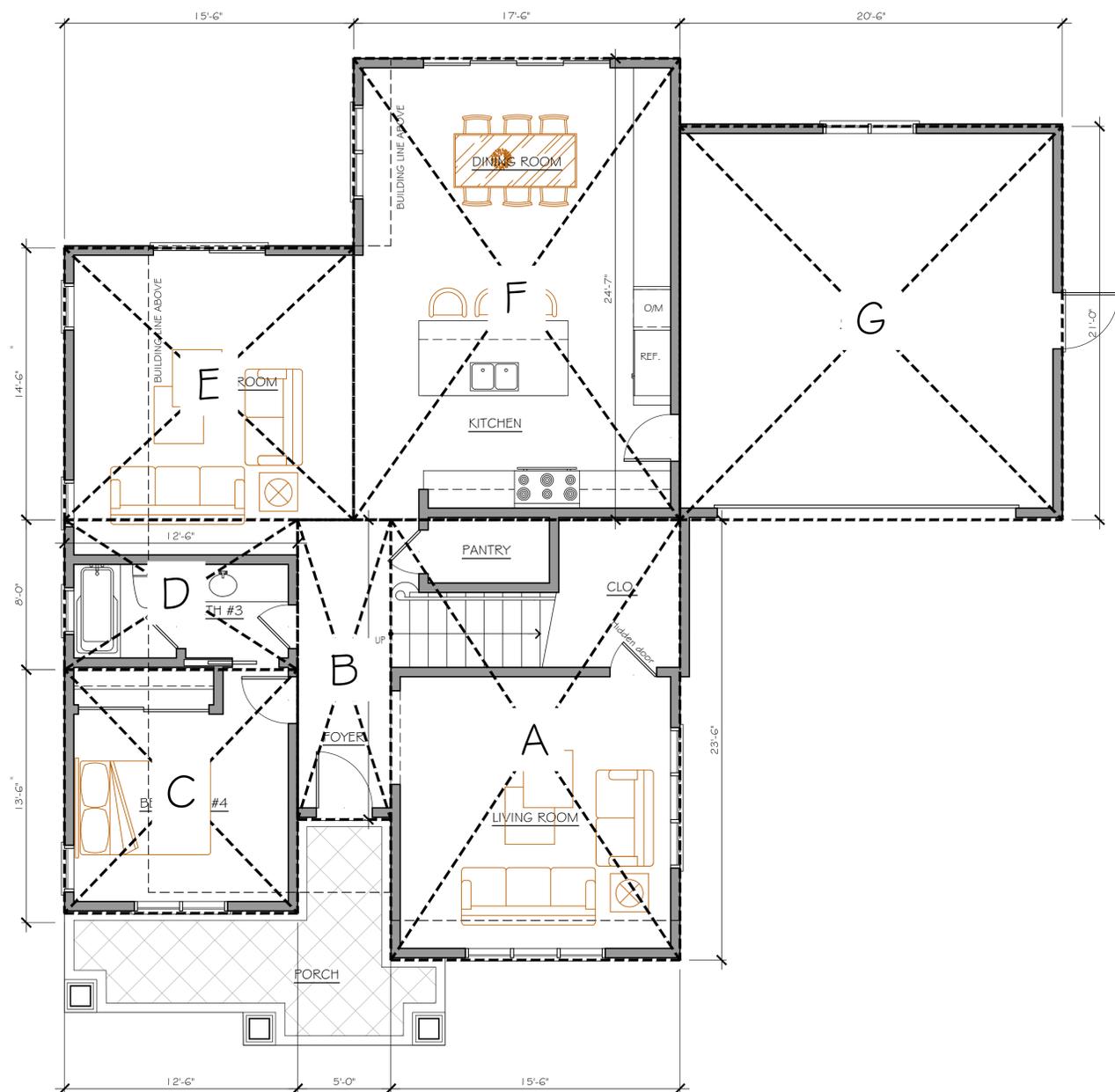
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SCALE:	AS SHOWN	
DRAWN BY:	DN	
Project No.: 2021		



FIRST FLOOR AREA DIAGRAM (PLAN C-LOT 4)
SCALE: 1/4"=1'-0"

FIRST FLOOR LIVING AREA:

A	15'-6" x 23'-6"	=	364.25 SF
B	5'-0" x 16'-00"	=	80.00 SF
C	12'-6" x 13'-6"	=	162.50 SF
D	12'-6" x 8'-0"	=	100.00 SF
E	15'-6" x 14'-6"	=	224.75 SF
F	17'-6" x 24'-7"	=	430.94 SF
TOTAL LIVING AREA:		=	1,362.44 SF

SECOND FLOOR LIVING AREA:

H	15'-6" x 15'-0"	=	232.50 SF
I	15'-6" x 18'-0"	=	279.05 SF
J	13'-0" x 11'-6"	=	149.50 SF
K	13'-0" x 11'-6"	=	149.58 SF
L	15'-6" x 13'-0"	=	201.59 SF
M	13'-0" x 11'-6"	=	149.58 SF
TOTAL LIVING AREA:		=	1,161.80 SF

GARAGE

G	20'-6" x 21'-0"	=	430.50 SF
TOTAL GARAGE		=	430.50 SF

PORCH

TOTAL PORCH		=	245.86 SF
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SECOND FLOOR AREA DIAGRAM (PLAN C-LOT 4)
SCALE: 1/4"=1'-0"

FIRST FLOOR LIVING AREA:	=	1,362.44 SF
SECOND FLOOR LIVING AREA:	=	1,161.80 SF
TOTAL LIVING AREA:	=	2,524.24 SF
GARAGE:	=	430.50 SF
TOTAL FLOOR AREA:	=	2,954.74 SF

LOT AREA:	=	6,569 SF
F.A.R.: 2,954.74/6,569	=	44.9%
LOT COVERAGE:		
FIRST FLOOR LIVING AREA:	=	1,362.44 SF
GARAGE:	=	430.50 SF
PORCH:	=	245.86 SF
TOTAL :	=	2,038.8 SF
2,038.8/6,569	=	31%

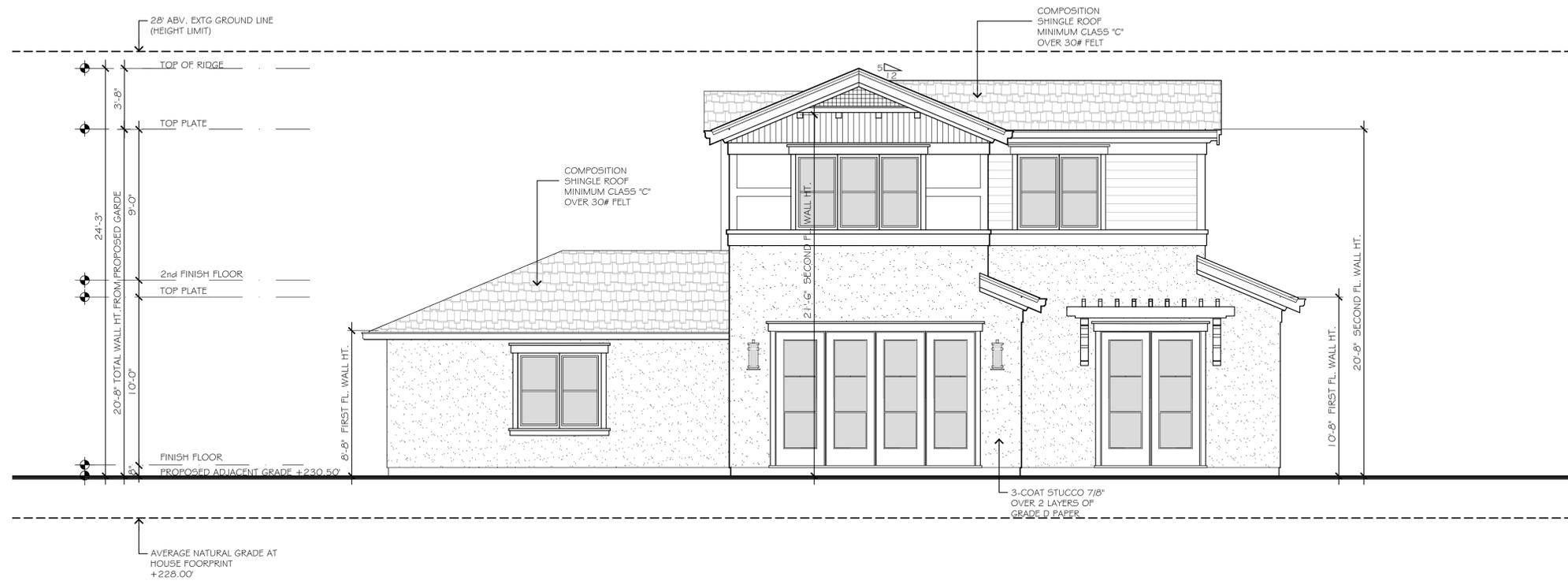
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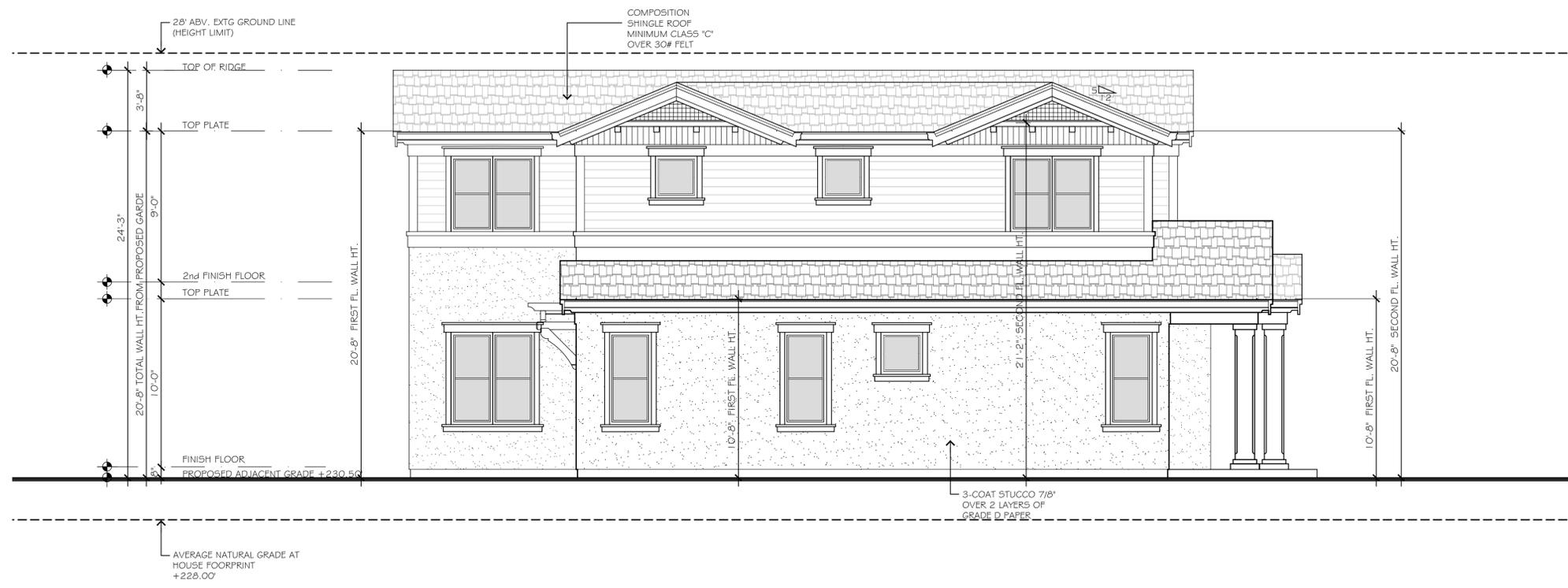
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1429 & 1445 WESTMONT AVE
CAMPBELL, CA**

DATE:	10/01/21	Sheet Number:
JOB NO.:	2021-32	AC.FAR
SCALE:	AS SHOWN	(LOT 4)
DRAWN BY:	DN	Project No.: 2021



PROPOSED REAR ELEVATION (PLAN C- LOT 4)
SCALE: 1/4"=1'-0"



PROPOSED LEFT ELEVATION (PLAN C- LOT 4)
SCALE: 1/4"=1'-0"

PROJECT DESIGNER:
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DATE:	10/01/21	Sheet Number:
JOB NO.:	2021-32	AC.5.2 (LOT 4)
SCALE:	AS SHOWN	
DRAWN BY:	DN	



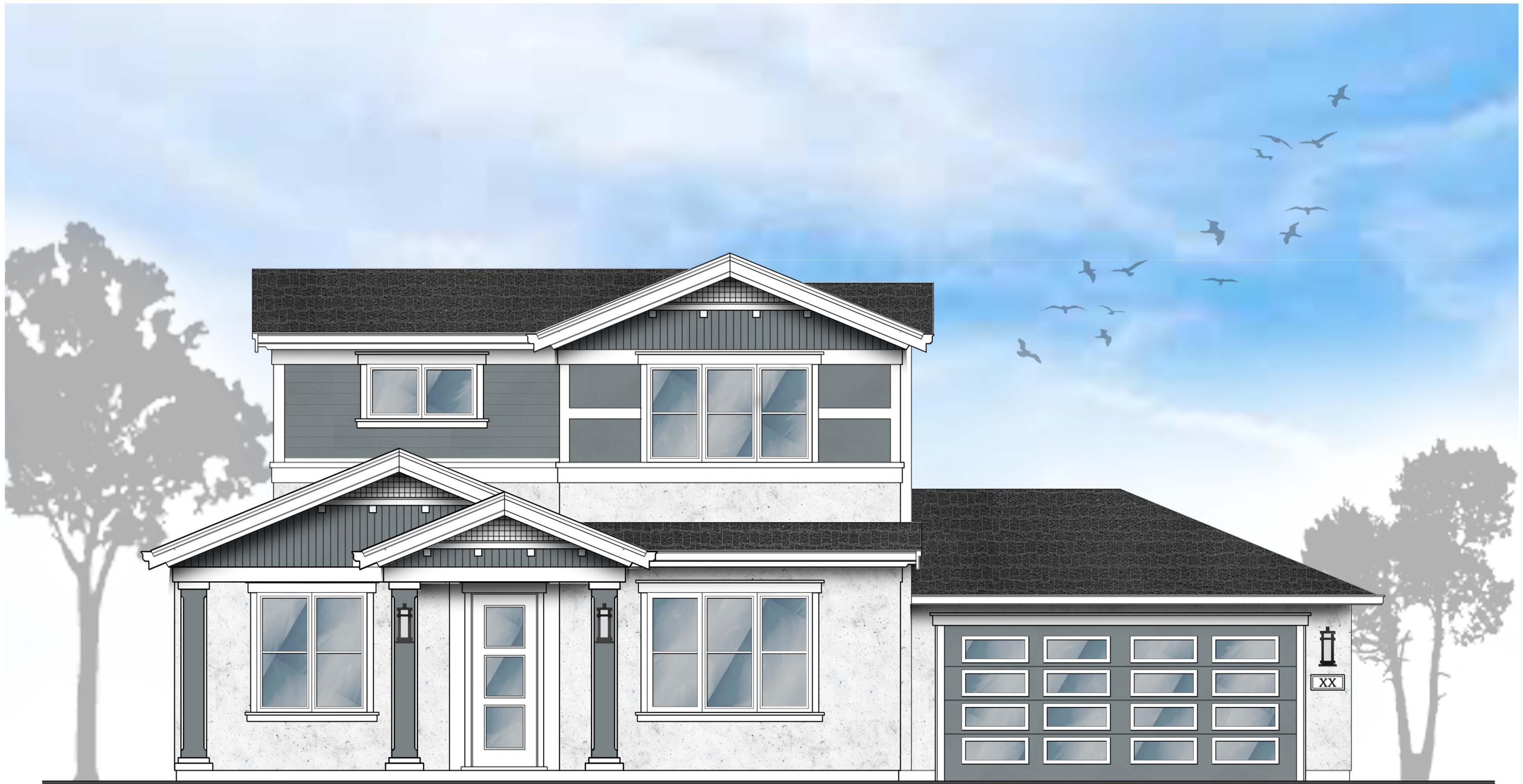
1429
1445 WESTMONT AVE - LOT 1



1429
1445 WESTMONT AVE - LOT 2



1429
1445 WESTMONT AVE - LOT 3



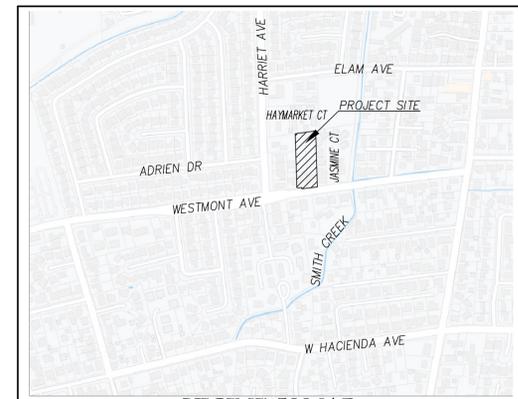
1429
1445 WESTMONT AVE - LOT 4



1429
1445 WESTMONT AVE - LOT 5



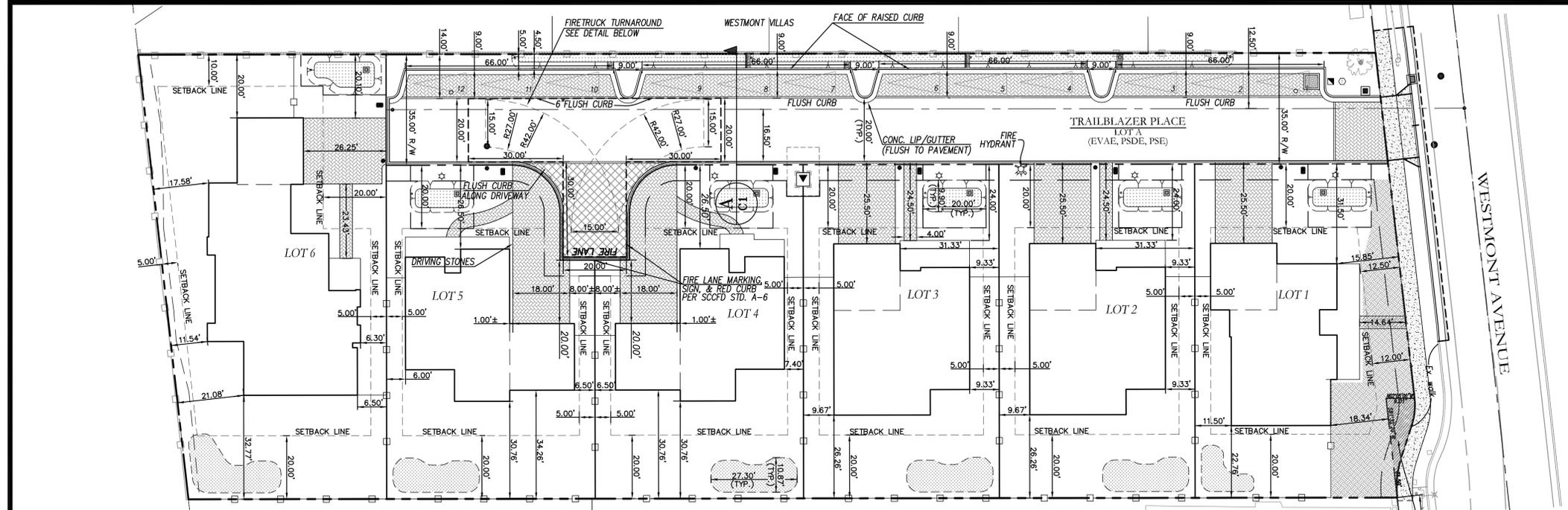
1429
1445 WESTMONT AVE - LOT 6



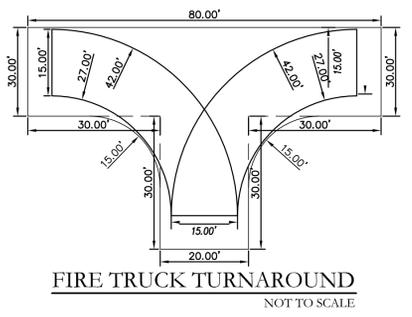
VICINITY MAP
NOT TO SCALE

PROJECT GENERAL NOTES:

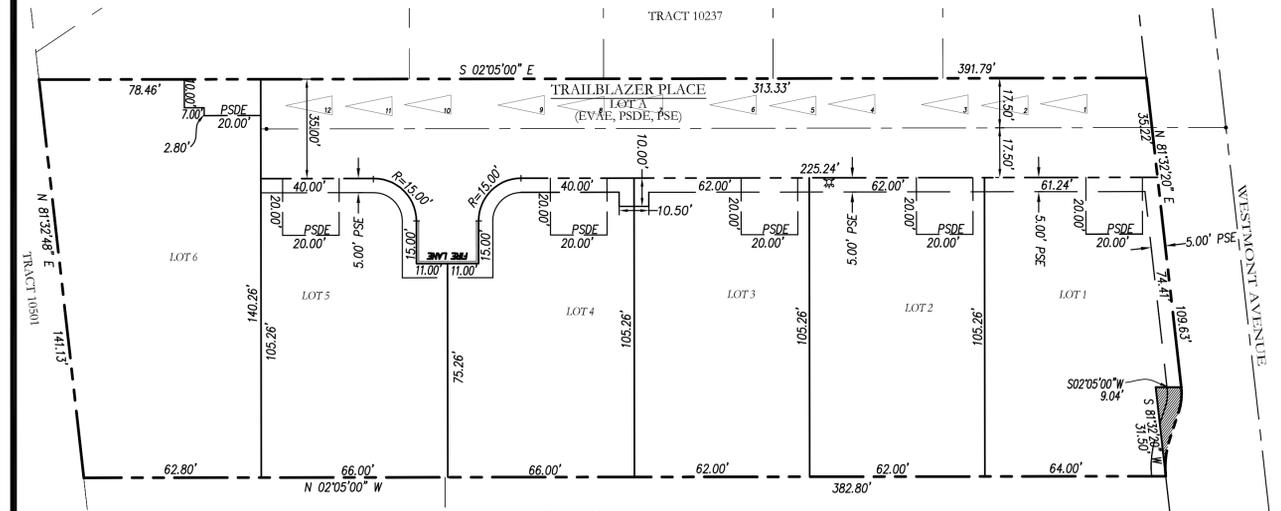
- OWNER & DEVELOPER : WESTMONT AVE, LLC.
97 BOSTON AVE,
SAN JOSE, CA 95128
CONTACT: MELANIE GRISWOLD
TEL: 925-705-3633
- CIVIL ENGINEER : STERLING CONSULTANTS
46560 FREMONT BOULEVARD, SUITE 205
FREMONT, CA 94538
CONTACT: DILIP S. KISHNANI, P.E., QSD
TEL: 925-705-3633
- LANDSCAPE ARCHITECT: WILSON AND ASSOCIATES
815 SAN DIEGO ROAD
BERKELEY, CA 94707
CONTACT: CHARLES WILSON, LA
TEL: 510-644-9602
- GEOTECHNICAL ENGINEER : WAYNE TING & ASSOCIATES, INC.
42329 OSGOOD ROAD, SUITE A
FREMONT, CA 94539
CONTACT: WAYNE L. TING, CE
TEL: 510-623-7768
- JOINT TRENCH : TARRAR UTILITY CONSULTANTS
813 FIRST STREET
BRENTWOOD, CA 94513
CONTACT: HAIDER KAMMOONAH
TEL: 925-240-2595
- APNs: 403-10-116 & 403-10-117
- EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
- SITE AREA: 54,673 SF (1.25 ACRES)
- NUMBER OF LOTS : 6 FOR SALE LOTS: 1 COMMON HOA LOT: LOT A
- LOT AREAS: MINIMUM=6,526 SF; MAXIMUM=9,906 SF
- GENERAL PLAN: LOW DENSITY RESIDENTIAL (LESS THAN 6 UNITS/GROSS ACRE)
- EXISTING ZONING: R-1-6-SINGLE FAMILY RESIDENTIAL
- PROPOSED ZONING: R-1-6-SINGLE FAMILY RESIDENTIAL
- SETBACKS : FRONT=20'; BACK=20'; SIDE=5'; STREET SIDE CORNER=12'
- DENSITY: 4.80 DU / ACRE
- WATER SYSTEM: SAN JOSE WATER COMPANY
- SEWER SYSTEM: WEST VALLEY SANITATION DISTRICT
- STORM DRAIN SYSTEM: CITY OF CAMPBELL
- GAS & ELECTRIC: PACIFIC GAS & ELECTRIC (P.G.&E.)
- CABLE: COMCAST CABLE
- TOPOGRAPHY: EXISTING TOPOGRAPHY IS BASED ON A FIELD SURVEY DONE BY STERLING CONSULTANTS IN NOVEMBER 2017.
- BOUNDARY: BOUNDARY AS SHOWN IS BASED ON A FIELD SURVEY DONE BY STERLING CONSULTANTS IN NOVEMBER 2017.
- STREETS: ACCESS TO THE PROPOSED LOTS IS THROUGH A NEW PRIVATE STREET (CLIMAX TERRACE) FROM WESTMONT AVENUE.
- FLOOD ZONE: ZONE X; PANEL NO. 0238J
- GRADING: TENTATIVE GRADES FOR THE PROPOSED SUBDIVISION IS SHOWN ON SHEET TM-3 & TM-4.
- DIMENSIONS: LOT DIMENSIONS (SHOWN TO NEAREST TENTH OF A FOOT) AND AREAS SHOWN HEREIN ARE APPROXIMATE AND SUBJECT TO MINOR CHANGES DURING FINAL DESIGN.
- CONTOURS: EXISTING CONTOURS ARE SHOWN.
- UTILITIES: ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND. ALL STORM DRAINS, SANITARY SEWERS AND WATER MAINS SHALL ADHERE TO MINIMUM SIZES & SLOPES PER THE GOVERNING AGENCIES.
- STORMWATER: STORMWATER COMPLIANCE WILL BE ACHIEVED THROUGH MULTIPLE AT-GRADE BIO-RETENTION PLANTERS; THE PROPOSED PRIVATE STREET WILL BE TREATED ALONG THE LANDSCAPE PLANTER TO THE EAST WHILE EACH LOT WILL TREAT IT'S OWN RUNOFF ON LOT BY A BIORETENTION PLANTER WITHIN THE FRONT SETBACK.
- STREET VACATION: THE STREET RIGHT-OF-WAY VACATION AREA IS APPROXIMATELY 131±SF.
- MONUMENTS: DEVELOPER SHALL INSTALL IRON PIPES AT PROPERTY CORNERS PER APPROVED FINAL MAP TO THE SATISFACTION OF THE CITY ENGINEER.
- FIRE SPRINKLERS: FIRE SPRINKLER SYSTEM WILL BE PROVIDED AND INSTALLED PER NFPA 13D 2016 EDITION STANDARD.



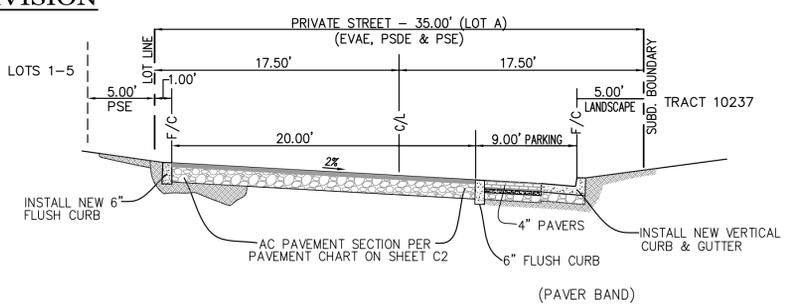
PROPOSED SITE & SUBDIVISION PLAN, NOTES & TYPICAL DETAILS
SCALE: 1"=20'



FIRE TRUCK TURNAROUND
NOT TO SCALE



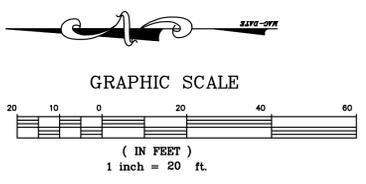
PROPOSED SUBDIVISION
SCALE: 1"=30'



PRIVATE STREET - TYPICAL CROSS-SECTION
NOT TO SCALE

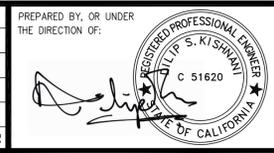
SHEET INDEX

SHEET NO.	DESCRIPTION
C1	PROPOSED SITE & SUBDIVISION PLAN, NOTES & TYPICAL DETAILS
C2	EXISTING CONDITION MAP & PRELIMINARY DEMOLITION PLAN
C3 & C4	PRELIMINARY GRADING & DRAINAGE PLAN
C5	PRELIMINARY UTILITY PLAN
C6	PRELIMINARY STORM WATER CONTROL PLAN



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DATE: JANUARY 14, 2022				
SCALE: AS NOTED				
DRAWN: DSK				
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ENGINEER: DSK				
MANAGER: DSK				
	NO.	BY	DATE	REVISIONS
				CITY APPR

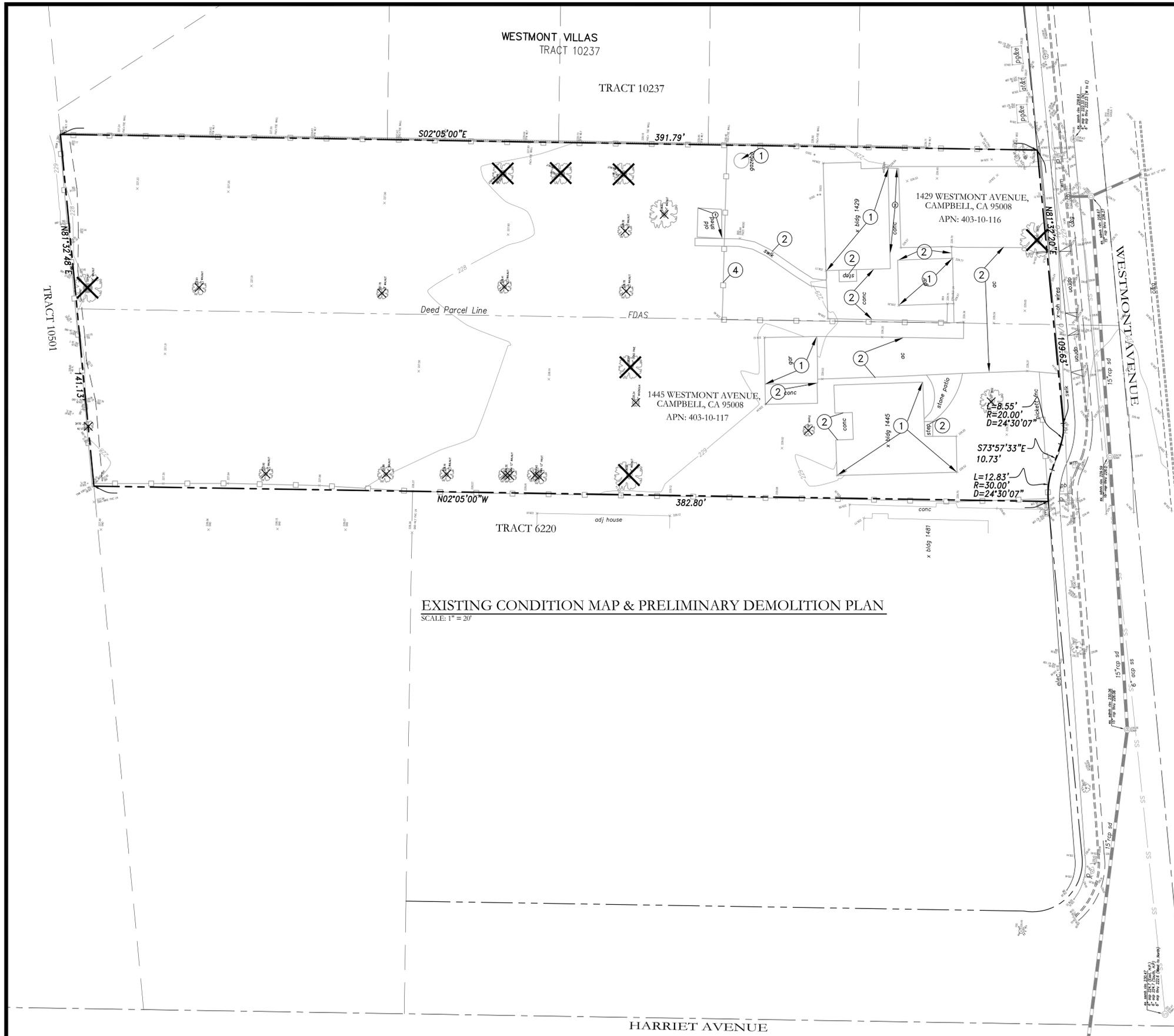


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STERLING CONSULTANTS
46560 FREMONT BOULEVARD, SUITE 205
FREMONT, CA 94538
1sterlingconsultants@gmail.com Tel: 510-344-8957

PREPARED FOR:
ATTN: MELANIE GRISWOLD
WESTMONT AVE, LLC
97 BOSTON AVENUE
SAN JOSE, CA-95128
TEL: 415-265-1086

APNs: 403-10-116 & 403-10-117
WESTMONT HOMES
PROPOSED SITE & SUBDIVISION PLAN, NOTES & TYPICAL DETAILS
CITY OF CAMPBELL
SANTA CLARA COUNTY
CALIFORNIA

SHEET NO.
C1
1 OF 6 SHEETS
JOB NO.
2017-314



DEMOLITION LEGEND

- PROPERTY LINE
- EASEMENT LINE
- REMOVE EXISTING TREE

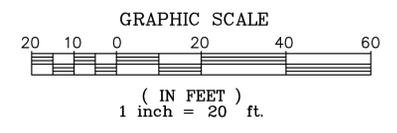
REMOVAL NOTES

- 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 & PRELIMINARY DEMOLITION PLAN
SCALE: 1" = 20'



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MANAGER: DSK					
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1429 & 1445 WESTMONT AVENUE

WESTMONT HOMES

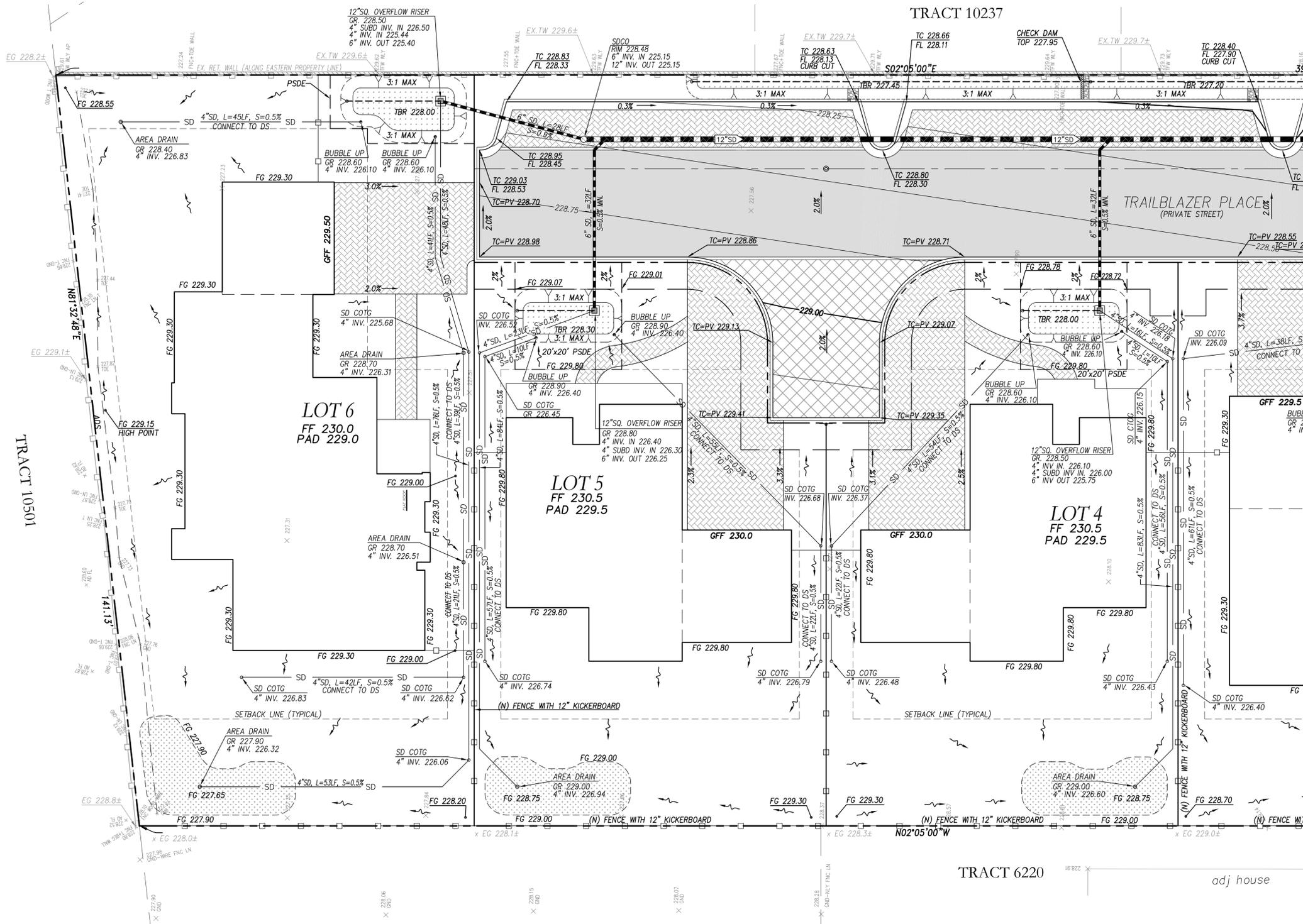
EXISTING CONDITION MAP & PRELIMINARY DEMOLITION PLAN

CITY OF CAMPBELL SANTA CLARA COUNTY CALIFORNIA

SHEET NO. **C2**

2 OF 6 SHEETS

JOB NO. 2017-314



GRADING NOTES:

- SITE GRADING & EXCAVATIONS SHALL ADHERE TO ALL RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL REPORT.
- ALL GRADES SHOWN ARE FINISHED GRADES, UNLESS OTHERWISE NOTED.
- ALL CUT AND FILL SLOPES AT THE BOUNDARY LINES SHALL BE CONSTRUCTED IN SUCH A MANNER THAT ADJACENT FENCES WILL NOT BE DAMAGED. GRADING SHALL CONFORM AT BOUNDARY LINES.
- ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES OVER FIVE FEET IN HEIGHT SHALL BE PLANTED WITH SUITABLE GROUND COVER.
- DURING GRADING OPERATIONS, THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES BOTH ON-SITE. STREETS SHALL BE SWEEPED PER REQUIREMENTS SPECIFIED IN BLUEPRINT FOR CLEAN BAY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF SAID GRADING QUANTITIES PRIOR TO THE START OF THE GRADING OPERATION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLY MATERIAL FOR DEFICIENCIES TO BRING PAVEMENT OR LOTS TO REQUIRED GRADE. CLARIFICATION OF GRADING SHALL BE DONE BY THE ENGINEER.
- WASTEWATER GENERATED DURING CONSTRUCTION SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. THIS INCLUDES WASTE FROM PAINTING, SAWCUTTING, CONCRETE WORK, ETC. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO ELIMINATE DISCHARGES TO THE STORM DRAIN SYSTEM AND, IF NECESSARY, PROVIDE AN AREA FOR ON-SITE WASHING ACTIVITIES DURING CONSTRUCTION. MATERIALS WHICH COULD CONTAMINATE STORM RUNOFF SHALL BE STORED IN AREAS WHICH ARE DESIGNED TO PREVENT EXPOSURE TO RAINFALL AND TO NOT ALLOW STORM WATER TO RUN ONTO THE AREA.
- FLUSHING OF STREETS/PARKING LOTS TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED UNLESS PROPER SEDIMENT CONTROLS ARE USED. AREAS REQUIRING CLEANING SHOULD BE SWEEPED.
- WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND REPLACED BY SELECT BACKFILL MATERIAL AS NEEDED.
- WHERE ABANDONED UNDERGROUND STRUCTURES ARE ENCOUNTERED IN THE STREET AREAS, REMOVE TO SUFFICIENT DEPTH TO ALLOW UNDERGROUND LINES TO CROSS, BACKFILL AND COMPACT DURING ROUGH GRADING. THE INSPECTOR MAY REQUIRE FURTHER WORK TO BE DONE IF VISUAL INSPECTION INDICATES SO DURING CONSTRUCTION.
- PRIOR TO ANY GRADING, DEMOLITION OF THE SITE SHOULD BE COMPLETED. DEMOLITION SHOULD INCLUDE THE COMPLETE REMOVAL OF ALL SURFACE AND SUBSURFACE STRUCTURES. IF ANY OF THE FOLLOWING ARE ENCOUNTERED: TREE ROOT SYSTEMS, CONCRETE, SEPTIC TANKS, GAS OR OIL TANKS, STORM INLETS, IRRIGATION PIPES, FOUNDATIONS, ASPHALT, DEBRIS AND TRASH, THESE SHOULD ALSO BE REMOVED, WITH THE EXCEPTION OF ITEMS SPECIFIED BY THE OWNER FOR SALVAGE.
- EARTHWORK QUANTITIES IF SHOWN ON THESE PLANS ARE APPROXIMATE ESTIMATED QUANTITIES AND ARE FURNISHED FOR THE CITY OF CAMPBELL'S INFORMATION ONLY. THE ACTUAL AMOUNT MAY VARY DEPENDING ON COMPACTION, CONSOLIDATION, STRIPPING AND THE CONTRACTOR'S METHOD OF OPERATION.
- REMOVE AND REPLACE ALL DAMAGED CURB, GUTTER AND SIDEWALK ALONG WESTMONT AVENUE FRONTAGE.

EARTHWORK SUMMARY

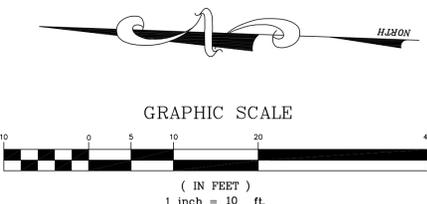
MEASURED RAW CUT :	719 CY
(STREET SUBGRADE ASSUMED 15" BELOW FINISHED GRADE)	
MEASURED RAW FILL :	1,270 CY
ESTIMATED IMPORT:	551 CY

EARTHWORK QUANTITIES SHOWN HEREON ARE APPROXIMATE ONLY FOR ESTABLISHMENT OF FEES. CONTRACTORS SHALL BASE BID AND OR CONTRACT AMOUNTS UPON THEIR OWN EARTHWORK ESTIMATES FOR COMPLETION OF THE WORK SHOWN HEREON, NOT ON THE QUANTITIES SHOWN ABOVE.

QUANTITIES MAY CHANGE PRIOR TO GRADING BASED ON REQUIREMENTS OF ANY REMEDIAL WORK THAT MAY BE NEEDED, OR REMOVAL OF UNSUITABLE SOILS OR MATERIALS FROM THE SITE.

NO ADJUSTMENTS HAVE BEEN APPLIED FOR SHRINK OR SWELL.

ESTIMATE DOES NOT INCLUDE TRENCH SPOILS FROM UTILITY OR FOUNDATION IMPROVEMENTS.



CONTINUED ON SHEET C4

DATE: JANUARY 14, 2022				
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 FOR:

STERLING CONSULTANTS

4650 FREMONT BOULEVARD, SUITE 205
FREMONT, CA 94538
1sterlingconsultants@gmail.com Tel: 510-344-8957

PREPARED FOR:

ATTN: MELANIE GRISWOLD
WESTMONT AVE. LLC
97 BOSTON AVENUE
SAN JOSE, CA-95128
TEL: 415-265-1086

APNs: 403-10-116 & 403-10-117

1429 & 1445 WESTMONT AVENUE

WESTMONT HOMES

PRELIMINARY FINE GRADING & DRAINAGE PLAN

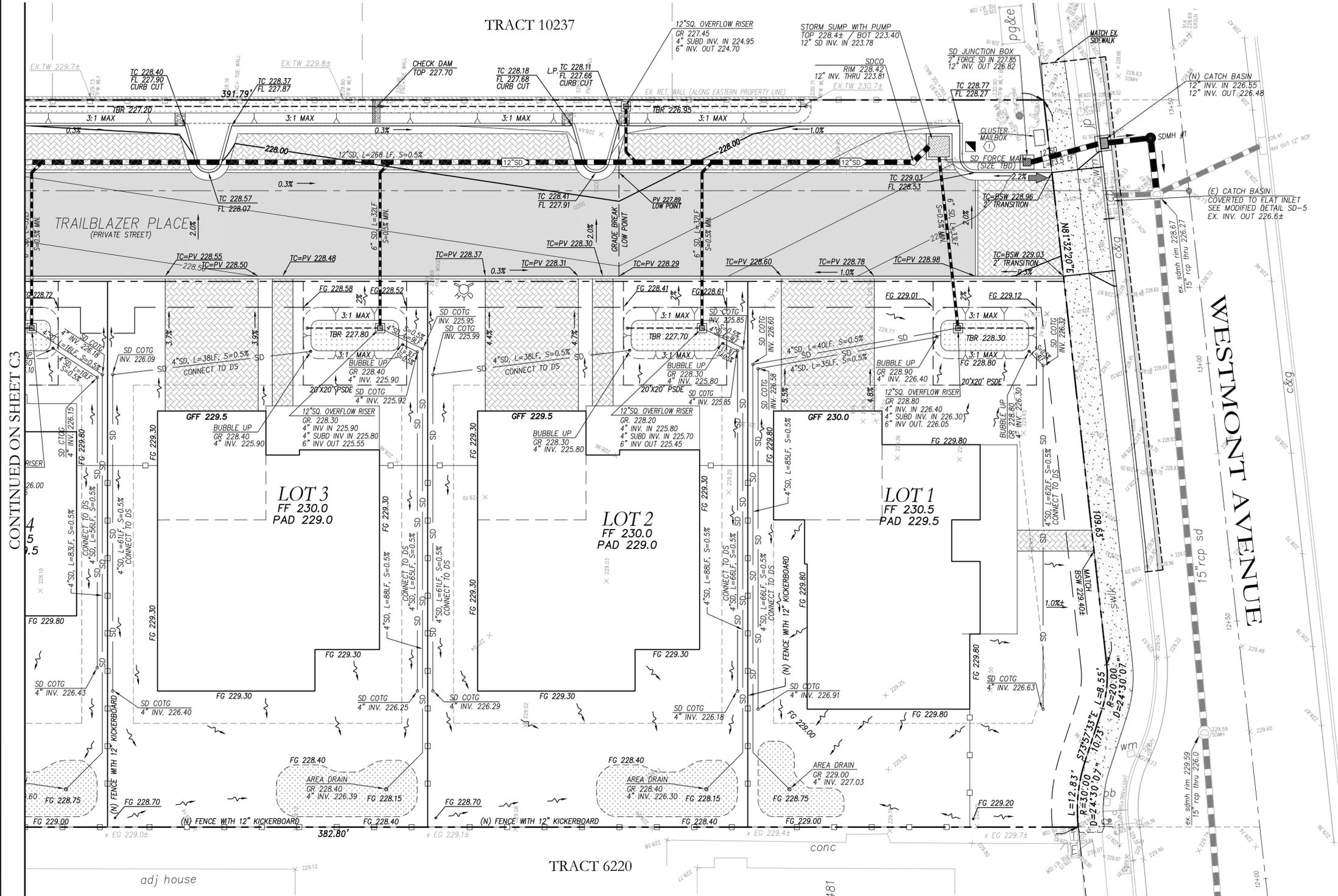
CITY OF CAMPBELL SANTA CLARA COUNTY CALIFORNIA

SHEET NO. **C3**

3 OF 6 SHEETS

JOB NO. 2017-314

TRACT 10237



OVERLAND RELEASE →

CONTINUED ON SHEET C3

DATE: JANUARY 14, 2022					
SCALE: AS NOTED					
DRAWN: DSK					
DESIGNED: DSK					
ENGINEER: DSK					
MANAGER: DSK					
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1429 & 1445 WESTMONT AVENUE

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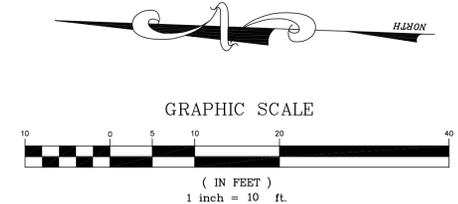
PRELIMINARY FINE GRADING & DRAINAGE PLAN CONT.

CITY OF CAMPBELL SANTA CLARA COUNTY CALIFORNIA

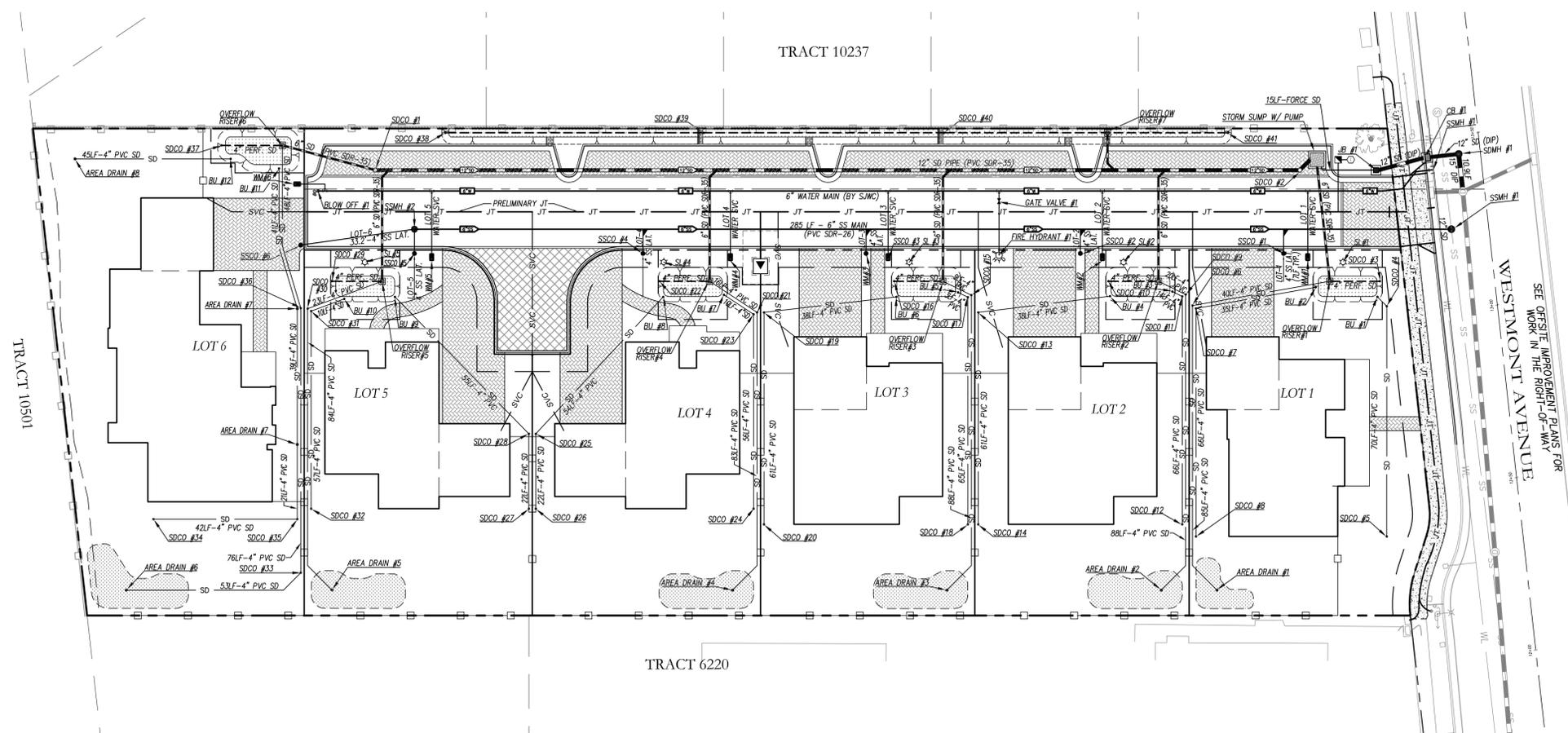
SHEET NO. **C4**

4 OF 6 SHEETS

JOB NO. 2017-314



PRELIMINARY • NOT FOR CONSTRUCTION



TRACT 10501

TRACT 10237

TRACT 6220

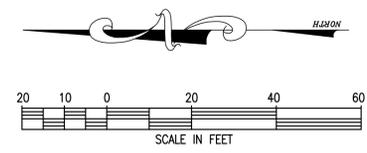
PRELIMINARY UTILITY PLAN
SCALE: 1" = 30'

STORM DRAIN SCHEDULE		
ITEM	DESCRIPTION / STANDARD DETAIL	QUANTITY
SDMH #1 (OFFSITE)	STORM DRAIN MANHOLE PER CITY DETAIL D-11	1
CB #1 (OFFSITE)	CATCH BASIN PER CITY DETAIL D-5	1
JB#1	18"x18" SQ. JUNCTION BOX	1
STORM SUMP WITH PUMP	STORM DRAIN SUMP WITH PUMP (SEE DETAILS ON SHEET C14)	1
SDCO #1-2	12" STORM DRAIN CLEANOUT (SEE DETAIL ON SHEET C3)	2
SDCO #3-41	4" STORM DRAIN CLEANOUT (SEE DETAIL ON SHEET C3)	40
OVERFLOW RISER #1-7	12"x12" DRAIN INLET (OLD CASTLE OR APPROVED EQUAL)	7
BU #1-12	BUBBLE UP (BU) (SEE DETAIL ON SHEET C3)	12
AREA DRAIN #1-6	4" AREA DRAIN (SEE DETAIL SHEET C3)	6
FORCE STORM DRAIN PIPE	POLYVINYL CHLORIDE GRAVITY PIPE (PVC), C900 (PR200)	15 LF
4" PERF. STORM DRAIN PIPE	PERFORATED POLYVINYL CHLORIDE GRAVITY PIPE (P.V.C.), SDR-35	1,678 LF
6" STORM DRAIN PIPE	POLYVINYL CHLORIDE GRAVITY PIPE (P.V.C.), SDR-35	221 LF
12" STORM DRAIN PIPE	POLYVINYL CHLORIDE GRAVITY PIPE (P.V.C.), SDR-35	276 LF
12" STORM DRAIN PIPE (OFFSITE)	DUCTILE IRON PIPE (DIP)	17.5 LF
15" STORM DRAIN PIPE (OFFSITE)	DUCTILE IRON PIPE (DIP)	11 LF

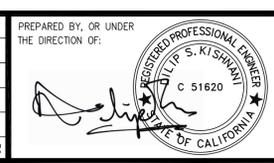
SEWER SYSTEM SCHEDULE		
ITEM	DESCRIPTION / STANDARD DETAIL	QUANTITY
SSMH #1 (OFFSITE)	SANITARY SEWER MANHOLE PER WSDS DETAIL 2	1
SSMH #2	SANITARY SEWER MANHOLE PER WSDS DETAIL 2	1
SSCO #1-6	SANITARY SEWER CLEAN OUT/CONNECTION PER CITY DETAIL WSDS DETAIL 3	6
6" SEWER PIPE	POLYVINYL CHLORIDE GRAVITY PIPE (P.V.C.), SDR-26	285 LF
6" SEWER PIPE (OFFSITE)	POLYVINYL CHLORIDE GRAVITY PIPE (P.V.C.), SDR-26	15 LF
4" SEWER PIPE (LATERALS)	POLYVINYL CHLORIDE GRAVITY PIPE (P.V.C.), SDR-26	68 LF

WATER SYSTEM SCHEDULE		
ITEM	DESCRIPTION / STANDARD DETAIL	QUANTITY
FIRE HYDRANT #1	SJWC STANDARD FIRE HYDRANT	1
GATE VALVE #1	SJWC STANDARD HYDRANT GATE VALVE	1
WM #1-6	WATER METER BY SAN JOSE WATER COMPANY (TO BE SIZED)	6
BLOW OFF #1	SJWC STANDARD BLOW OFF AT END OF MAIN	1
HYDRANT SERVICE LATERAL	POLYVINYL CHLORIDE GRAVITY PIPE (PVC), C900 (PR200)	1
WATER SERVICE LATERAL	POLYVINYL CHLORIDE GRAVITY PIPE (PVC), C900 (PR200)	6
6" MAIN	POLYVINYL CHLORIDE GRAVITY PIPE (PVC), C900 (PR200)	311 LF
6" MAIN (OFFSITE)	POLYVINYL CHLORIDE GRAVITY PIPE (PVC), C900 (PR200)	14 LF
WATER MAIN TEE (OFFSITE)	NEW TEE TO EXISTING 19.25" WATER MAIN (BY SJWC)	1

NOTE: ALL WATER IMPROVEMENTS ARE NOT IN CONTRACT AND WILL BE PERFORMED BY SAN JOSE WATER COMPANY (SJWC)



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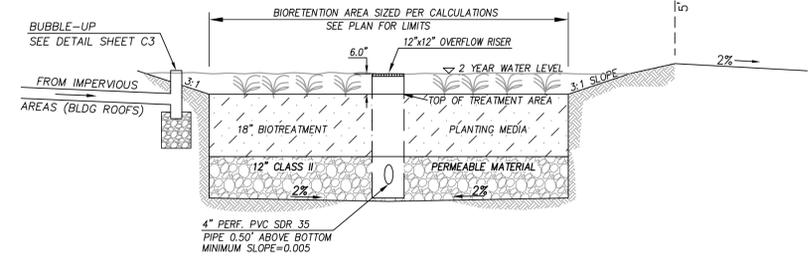
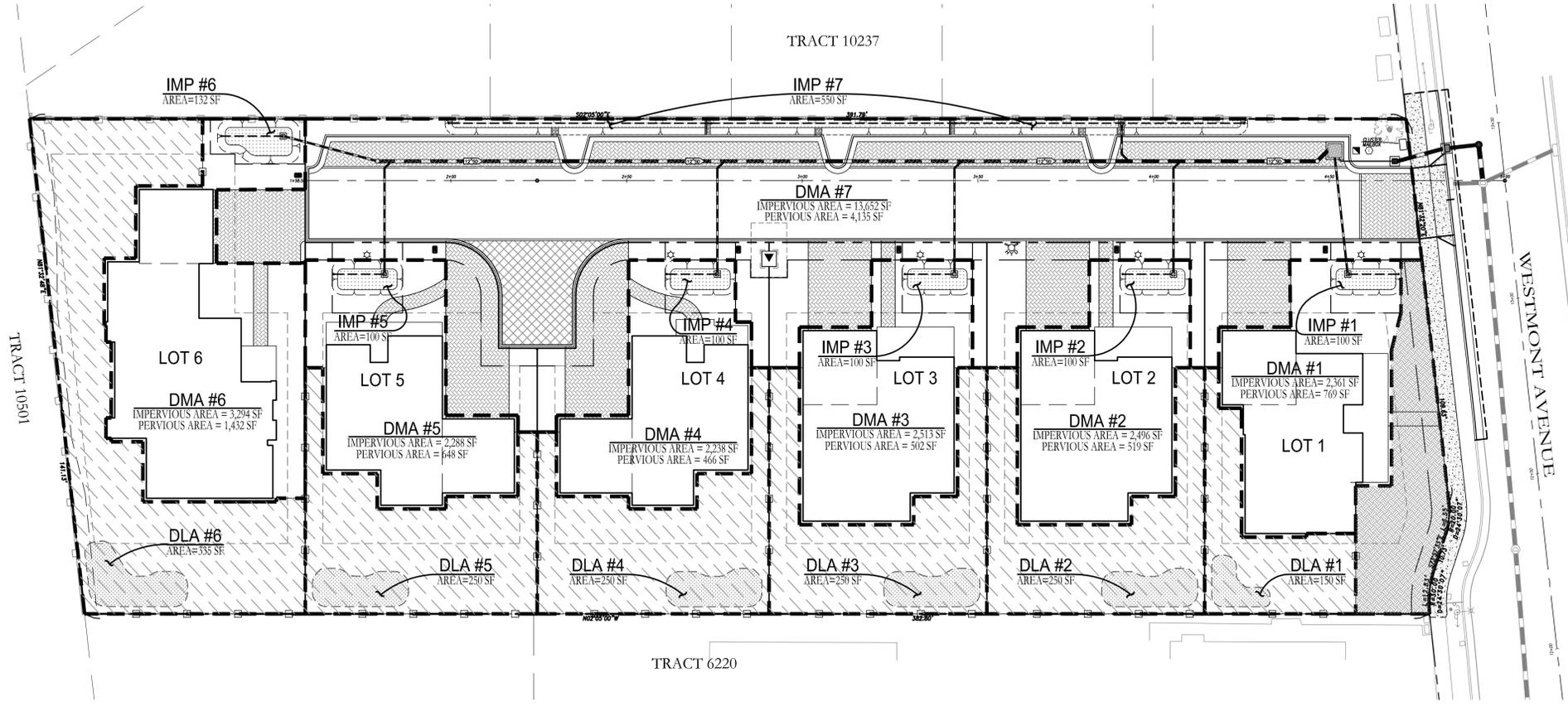


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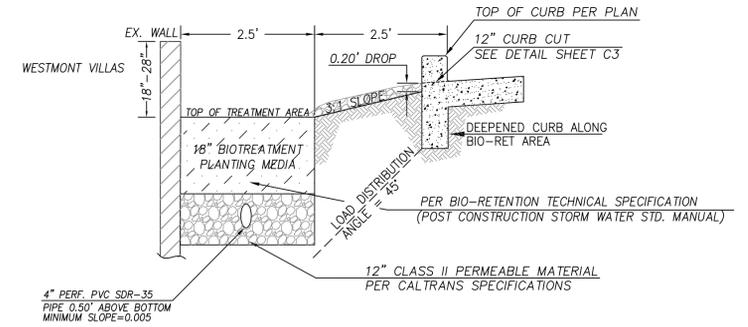
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1429 & 1445 WESTMONT AVENUE

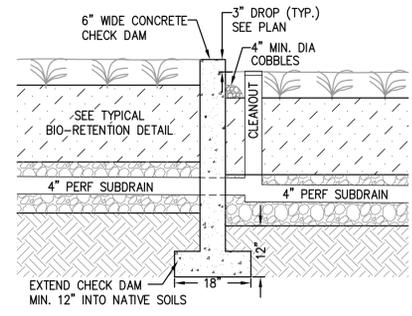
SHEET NO.
C5
5 OF 6 SHEETS
JOB NO.
2017-314



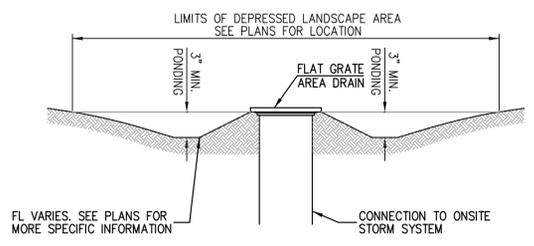
BIO-RETENTION PLANTER (IMPs #1-6)
NOT TO SCALE



BIO-RETENTION PLANTER (IMP #7)
NOT TO SCALE



CONCRETE CHECK DAM DETAIL
NOT TO SCALE

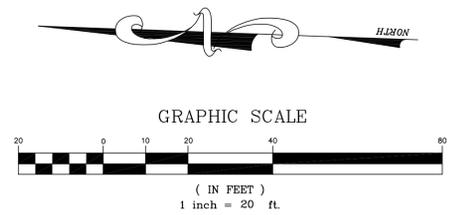


TYPICAL DEPRESSED LANDSCAPE AREA
NOT TO SCALE

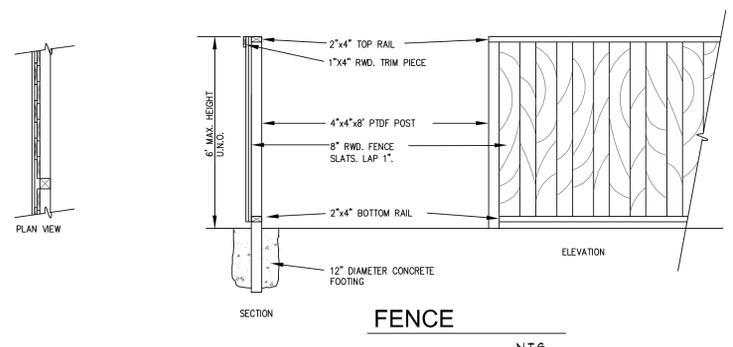
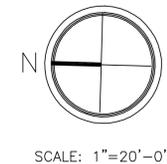
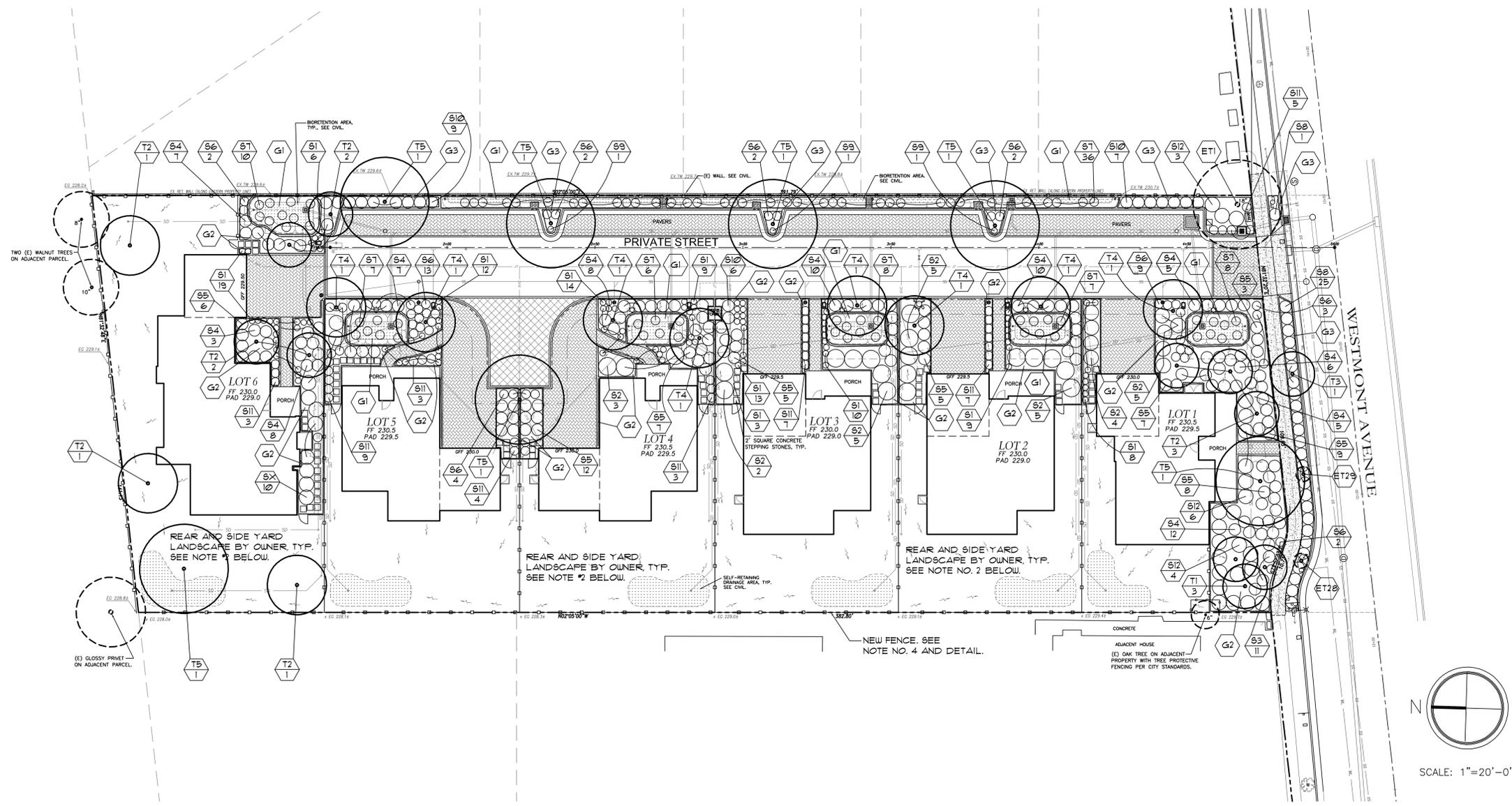
LEGEND

- DRAINAGE MANAGEMENT AREA (DMA)
- IMP #1 BIORETENTION PLANTERS (IMP #1 - IMP #7) SEE TYPICAL DETAILS
- SELF-TREATING AREA (LANDSCAPING)
- SELF-RETAINING AREA
- DEPRESSED LANDSCAPE AREA (DLA #1-#6) SEE TYPICAL DETAIL
- PAVERS (PARKING LANE)
- STAMPED COLORED ASPHALT (FIRE TURN-AROUND)
- ASPHALT CONCRETE (PRIVATE ST.)

DMA	TOTAL TRIBUTARY AREA	IMPERVIOUS AREA	PERVIOUS AREA	DRAINS TO IMP. #	SIZING METHOD	TREATMENT METHOD	REQUIRED TREATMENT AREA	TREATMENT AREA PROVIDED	PONDING (INCHES)
1	3,130 SQ.FT.	2361 SQ.FT.	769 SQ.FT.	IMP #1	4% OF IMPERVIOUS AREA	BIO-RETENTION	95 SQ.FT.	100 SQ.FT.	6.0 in
2	3,015 SQ.FT.	2,496 SQ.FT.	519 SQ.FT.	IMP #2	4% OF IMPERVIOUS AREA	BIO-RETENTION	100 SQ.FT.	100 SQ.FT.	6.0 in
3	3,015 SQ.FT.	2,513 SQ.FT.	502 SQ.FT.	IMP #3	4% OF IMPERVIOUS AREA	BIO-RETENTION	101 SQ.FT.	101 SQ.FT.	6.0 in
4	2,704 SQ.FT.	2,238 SQ.FT.	466 SQ.FT.	IMP #4	4% OF IMPERVIOUS AREA	BIO-RETENTION	90 SQ.FT.	100 SQ.FT.	6.0 in
5	2,936 SQ.FT.	2,288 SQ.FT.	648 SQ.FT.	IMP #5	4% OF IMPERVIOUS AREA	BIO-RETENTION	92 SQ.FT.	100 SQ.FT.	6.0 in
6	4,723 SQ.FT.	3,291 SQ.FT.	1,432 SQ.FT.	IMP #6	4% OF IMPERVIOUS AREA	BIO-RETENTION	132 SQ.FT.	132 SQ.FT.	6.0 in
7	17,787 SQ.FT.	13,652 SQ.FT.	4,135 SQ.FT.	IMP #7	4% OF IMPERVIOUS AREA	BIO-RETENTION	546 SQ.FT.	550 SQ.FT.	6.0 in
SELF-RETAINING	TOTAL TRIBUTARY AREA	IMPERVIOUS AREA (ASSUMED)*	PERVIOUS AREA	DRAINS TO DEPRESSED LANDSCAPE AREA #	SIZING METHOD	TREATMENT METHOD	TREATMENT AREA REQUIRED	PONDING AREA PROVIDED	PONDING (INCHES)
LOT 1	1,379 SQ.FT.	300 SQ.FT.	1,079 SQ.FT.	DLA #1	2:1 RATIO	SELF-RETAINING	150 SQ.FT.	150 SQ.FT.	3.0 in
LOT 2	2,423 SQ.FT.	500 SQ.FT.	1,923 SQ.FT.	DLA #2	2:1 RATIO	SELF-RETAINING	250 SQ.FT.	250 SQ.FT.	3.0 in
LOT 3	2,423 SQ.FT.	500 SQ.FT.	1,923 SQ.FT.	DLA #3	2:1 RATIO	SELF-RETAINING	250 SQ.FT.	250 SQ.FT.	3.0 in
LOT 4	2,510 SQ.FT.	500 SQ.FT.	2,010 SQ.FT.	DLA #4	2:1 RATIO	SELF-RETAINING	250 SQ.FT.	250 SQ.FT.	3.0 in
LOT 5	2,510 SQ.FT.	500 SQ.FT.	2,010 SQ.FT.	DLA #5	2:1 RATIO	SELF-RETAINING	250 SQ.FT.	250 SQ.FT.	3.0 in
LOT 6	4,657 SQ.FT.	670 SQ.FT.	3,987 SQ.FT.	DLA #6	2:1 RATIO	SELF-RETAINING	335 SQ.FT.	335 SQ.FT.	3.0 in
SELF-TREATING	1,593 SQ.FT.	-	1,593 SQ.FT.	-	-	SELF-TREATING	-	-	-
TOTAL	54,805 SQ.FT.	31,809 SQ.FT.	22,996 SQ.FT.						



DATE: JANUARY 14, 2022 SCALE: AS NOTED DRAWN: DSK DESIGNED: DSK ENGINEER: DSK MANAGER: DSK	PREPARED BY, OR UNDER THE DIRECTION OF: PREPARED BY: 46560 FREMONT BOULEVARD, SUITE 205 FREMONT, CA 94538 1sterlingconsultants@gmail.com Tel: 510-344-8957	PREPARED FOR: ATTN: MELANIE GRISWOLD WESTMONT AVE. LLC 97 BOSTON AVENUE SAN JOSE, CA-95128 TEL: 415-265-1086	APNs: 403-10-116 & 403-10-117 1429 & 1445 WESTMONT AVENUE WESTMONT HOMES PRELIMINARY STORMWATER CONTROL PLAN CITY OF CAMPBELL SANTA CLARA COUNTY CALIFORNIA	SHEET NO. C6 6 OF 6 SHEETS JOB NO. 2017-314
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NOTES

1. AUTOMATIC IRRIGATION SYSTEMS CONFORMING TO STATE AND LOCAL 'WELCO' STANDARDS WILL BE PROVIDED FOR ALL DEVELOPER INSTALLED LANDSCAPE AREAS.
2. THE LANDSCAPE PLANTING SHOWN ON THIS PLAN IS COMPLIANT WITH THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE ('WELCO') ADOPTED AS THE CITY OF CAMPBELL WATER EFFICIENT LANDSCAPE GUIDELINES (CMD SEC. 2126.030F). ALL LANDSCAPE AREAS REQUIRED BY CODE MUST BE WELCO COMPLIANT INCLUDING BACK YARD AREAS TO BE INSTALLED BY INDIVIDUAL OWNERS. EACH OWNER SHALL BE REQUIRED TO SUBMIT SEPARATE LANDSCAPE DRAWINGS, WHICH WILL BE SUBJECT TO WELCO, PRIOR TO INSTALLATION. THIS WILL BE REQUIRED TO BE ADDED TO THE PROJECT CCAR'S.
3. THE LANDSCAPE PLANTING SHOWN IN THE STORMWATER TREATMENT AREAS IS CONSISTENT WITH APPENDIX D OF THE C3 STORMWATER HANDBOOK PUBLISHED BY THE SANTA CLARA VALLEY URBAN POLLUTION PREVENTION PROGRAM.
4. NEW FENCING SHALL BE INSTALLED AROUND THE PERIMETER OF THE SITE AS REQUIRED BY CMC SEC. 2118.120(A).

PLANT LEGEND

KEY	BOTANICAL/COMMON NAME	SIZE	QTY.	REMARKS
TREES				
T1	PRUNUS C. 'KRAUTER VESUVIUS' — PURPLE LEAF PLUM	15 G.C.	3	HIGH BRANCHING
T2	ARBUTUS 'MARINA' — N.C.N.	15 G.C.	9	STANDARD FORM
T3	LAGERSTROEMIA X 'MUSKOGEE' — GRAPE MYRTLE	15 G.C.	1	STANDARD FORM
T4	PISTACHIA CHINENSIS — CHINESE PISTACHE	15 G.C.	9	
T5	PLATANUS ACERIFOLIA 'COLUMBIA' — LONDON PLANE TREE	15 G.C.	1	
ET	SEE SHEET L-11 FOR ET1, ET28 AND ET29, EXISTING TREES TO BE SAVED INFORMATION.			
SHRUBS, GRASSES AND PERENNIALS				
S1	HEMEROCALLIS VAR'S. — DAYLILY	1 G.C.	-	MIXED EVERGRN VAR'S.
S2	PHORMIUM T. 'AFRICOT QUEEN' — NEW ZEALAND FLAX	5 G.C.	-	
S3	XYLOSMA CONGESTUM — N.C.N.	5 G.C.	-	
S4	VIBURNUM TINUS 'SPRING BOUQUET' — LAURUSTINUS	5 G.C.	-	
S5	RAPIHOLEPIS I. 'DANCER' — INDIA HAWTHORN	5 G.C.	-	
S6	LAVANDULA A. 'HIDCOTE SUPERIOR' — ENGLISH LAVENDER	5 G.C.	-	
S7	NASSSELLA TENUISSIMA — NEEDLE GRASS	1 G.C.	-	
S8	COTONEASTER D. 'LOUFAST' — BEARBERRY COTONEASTER	5 G.C.	-	
S9	KNIPHOFIA 'BEE'S SUNSET' — TORCH LILY	1 G.C.	-	
S10	LIGUSTRUM J. 'TEXANUM' — TEXAS PRIVET	5 G.C.	-	
S11	HELLEBORUS HYBRID — HELLEBORE	5 G.C.	-	
S12	SALVIA LEUCANTHA — MEXICAN BUSH SAGE	5 G.C.	-	
GROUNDCOVERS				
G1	DELTA BLUEGRASS CO. 'BIOFILTRATION SOD'	SOD	AS REQ.	
G2	DYMONDIA MARGARETAE — N.C.N.	FLATS	AS REQ.	8"SPACE TRIL. @ 12' O.C.
G3	BARK MULCH	-	AS REQ.	2' DEPTH

S1 INDICATES PLANT KEY
3 INDICATES PLANT QUANTITY

NO	DATE	REVISIONS

WESTMONT HOMES
1429 & 1445 WESTMONT AVENUE
CAMPBELL, CALIFORNIA 95008

WILSON & ASSOCIATES
LANDSCAPE ARCHITECTURE
815 SAN DIEGO ROAD • BERKELEY, CA 94707
PH: 510-644-9602 • E: cwilson@wilson15.com

LANDSCAPE PLANTING PLAN

BY: CW
JOB:
DATE: 01-18-22

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SHT. ___ OF ___
REVISIONS





TREE NO. 1. OAK



TREE NO. 3. MULBERRY.



TREE NO. 2. ELM.



STREET-SIDE WITH NEWLY PLANTED CRAPE MYRTLES.



TYPICAL ORCHARD WALNUT. POOR TO VERY POOR CONDITION.



TREE NO. 7. WALNUT



TREES NO. 5 AND 27. DEAD PINE AND LOQUAT. WALNUTS BEHIND.



REAR PROPERTY LINE PLANTS

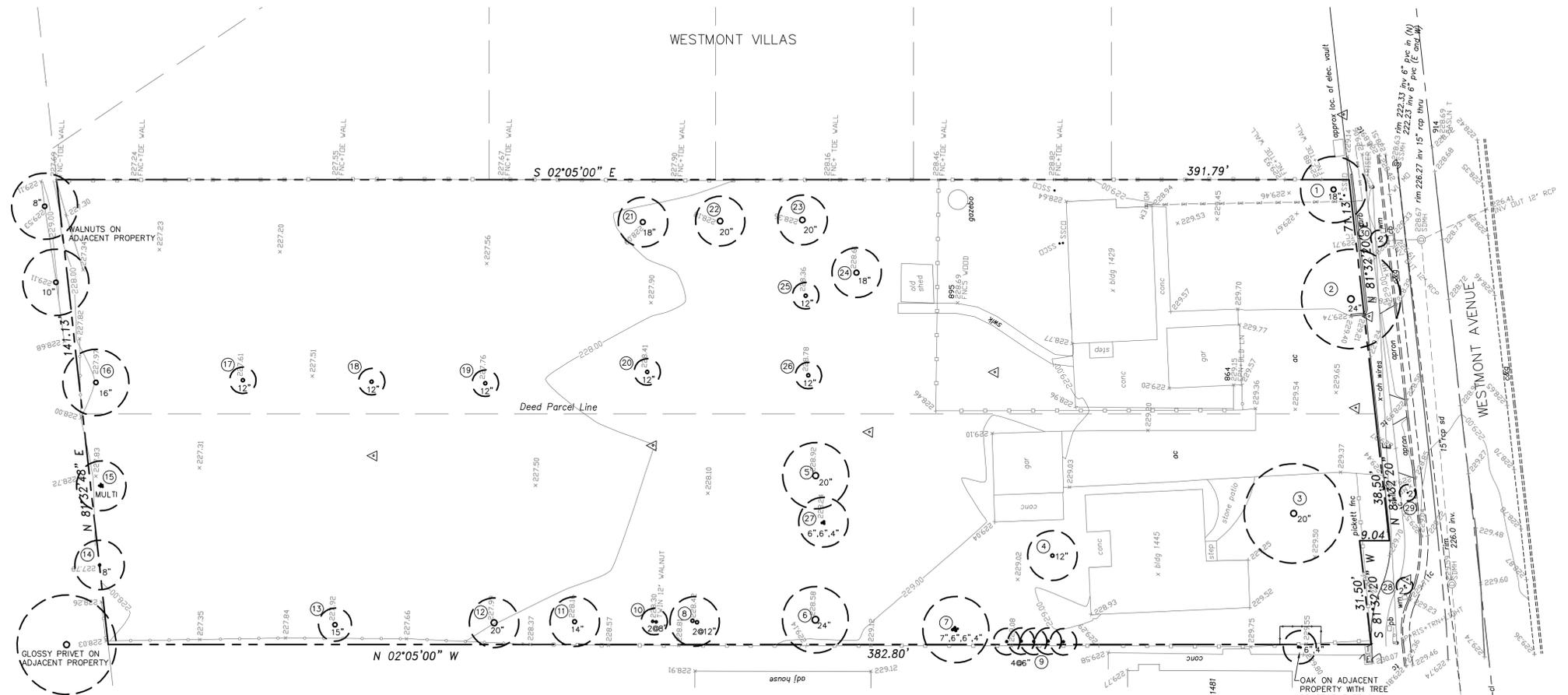


TREE NO. 4. LIQUIDAMBER

City of Campbell, 70 N. First Street, Campbell, CA 95008, (408) 866-2140

STANDARDS FOR TREE PROTECTION DURING CONSTRUCTION

- Construction of private property where protected trees are designated for preservation shall be protected during development of a property by compliance with the following:
 - Protective fencing shall be installed no closer to the trunk than the dripline, and far enough from the trunk to protect the integrity of the tree. Protective fencing shall be installed as follows:
 - The fence shall be a minimum of six feet in height and shall be set securely in place.
 - The fence shall be chain link without slats to allow visibility to the trunk for inspections and safety.
 - There shall be no sawing of any kind prior to or at such time after the protective fencing is installed.
 - The fence may be adjusted as necessary to accommodate work approved within the dripline provided any excavation to done in accordance with instructions directed by a qualified arborist.
- The existing grade level around a tree shall normally be maintained out to the dripline of the tree. Alternate grade levels may be approved by the Community Development Director when it is reasonably demonstrated that the alternate grade will not damage the health of the tree.
- Drain wells shall be installed whenever impervious surfaces will be placed over the root system of a protected tree (the root system generally extends to the dripline of the tree).
- Trees that have been damaged by construction shall be repaired in accordance with accepted arboriculture methods.
- Trees cannot be pruned to accommodate grading or construction without the express written approval of the City. Upon receipt of written approval, pruning of trees must be undertaken in accordance with "Pruning Standards" of the International Society of Arboriculture and must be carried out by a licensed arborist.
- Soil compaction of the area under the dripline of the tree shall be avoided during all phases of site clearing and construction.
- No soil, mulches or weed killer that will inhibit or restrict the tree's growth may be applied in the root area.
- No signs, wires or any other object shall be attached to the tree.
- Any other measures deemed necessary by a qualified arborist and specified in any report prepared for development projects with City review and approval.
- The applicant shall provide the project planner with photos of the installed protective fencing prior to issuance of a building permit.



EXISTING TREE LEGEND

TREE NO.	BOTANICAL/Common Name	Caliper D.B.H.	Approx. Height & Width	Condition	Disposition	Remarks
TREES						
1	QUERCUS AGRIFOLIA	COAST LIVE OAK	18"	30' x 30'	FAIR TO POOR	TO REMAIN POOR FORM
2	ULMUS SPP.	ELM	24"	30' x 30'	FAIR TO POOR	REMOVE
3	MORUS SPP.	MULBERRY	20"	30' x 30'	FAIR TO POOR	REMOVE
4	LIQUIDAMBER STYRACIFLUA	LIQUIDAMBER	12'	15' x 25'	GOOD	REMOVE
5	FINUS SPP.	FINE	20"	-	DEAD	REMOVE
6	JUGLANS REGIA	ENGLISH WALNUT	24"	20' x 20'	POOR	REMOVE
7	JUGLANS HINDSII	CALIFORNIA BLACK WALNUT	1'6", 6', 4"	20' x 20'	POOR	REMOVE
8	FRUNUS SPP.	N.C.N.	2'0"	15' x 20'	FAIR TO POOR	REMOVE
9	LIGUSTRUM LUCIDUM	GLOSSY PRIVET	5'6"	-	POOR	REMOVE
10	JUGLANS HINDSII	CALIFORNIA BLACK WALNUT	2'0"	8' x 10'	POOR	REMOVE
11	JUGLANS HINDSII	CALIFORNIA BLACK WALNUT	14"	15' x 15'	POOR	REMOVE
12	JUGLANS HINDSII	CALIFORNIA BLACK WALNUT	20"	15' x 15'	POOR	REMOVE
13	JUGLANS HINDSII	CALIFORNIA BLACK WALNUT	15"	10' x 8'	POOR	REMOVE
14	OLEA EUROPAEA	OLIVE	8"	15' x 15'	FAIR TO POOR	REMOVE
15	OLEA EUROPAEA	OLIVE	MULTI	15' x 10'	POOR	REMOVE
16	JUGLANS HINDSII	CALIFORNIA BLACK WALNUT	16"	20' x 20'	POOR	REMOVE
17	JUGLANS HINDSII	CALIFORNIA BLACK WALNUT	12"	8' x 8'	VERY POOR	REMOVE
18	JUGLANS HINDSII	CALIFORNIA BLACK WALNUT	12"	8' x 8'	VERY POOR	REMOVE
19	JUGLANS HINDSII	CALIFORNIA BLACK WALNUT	12"	8' x 8'	VERY POOR	REMOVE
20	JUGLANS HINDSII	CALIFORNIA BLACK WALNUT	12"	8' x 8'	VERY POOR	REMOVE
21	JUGLANS HINDSII	CALIFORNIA BLACK WALNUT	18"	15' x 15'	VERY POOR	REMOVE
22	JUGLANS HINDSII	CALIFORNIA BLACK WALNUT	20"	15' x 15'	POOR	REMOVE
23	JUGLANS HINDSII	CALIFORNIA BLACK WALNUT	20"	15' x 15'	POOR	REMOVE
24	JUGLANS HINDSII	CALIFORNIA BLACK WALNUT	10"	15' x 15'	POOR	REMOVE
25	JUGLANS HINDSII	CALIFORNIA BLACK WALNUT	12"	15' x 15'	POOR	REMOVE
26	JUGLANS HINDSII	CALIFORNIA BLACK WALNUT	12"	15' x 15'	POOR	REMOVE
27	ERIOBOTRYA JAPONICA	LOQUAT	6', 4', 4"	15' x 15'	FAIR	REMOVE
28	LAGERSTROEMIA INDICA VAR.	CRAPE MYRTLE	2'	3' x 8'	FAIR	TO REMAIN SEE NOTE #4
29	LAGERSTROEMIA INDICA VAR.	CRAPE MYRTLE	2'	3' x 8'	FAIR	TO REMAIN SEE NOTE #4
30	LAGERSTROEMIA INDICA VAR.	CRAPE MYRTLE	2'	3' x 8'	FAIR	REMOVE

EXISTING TREE NOTES

- EXISTING TREE EVALUATION WAS MADE BY CHARLES WILSON, ISA WE-1138A, ON JUNE 14, 2018.
- ALL EXISTING TREES (EXCEPT TREE NO. 1 AND STREET TREES AS NOTED) ARE TO BE REMOVED DUE TO LOCATION IN PROPOSED DEVELOPMENT OR POOR CONDITION.
- TREES NO. 6, 7, 10 TO 13 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 STREET 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.



WESTMONT HOMES
1429 & 1445 WESTMONT AVENUE
CAMPBELL, CALIFORNIA 95008

WILSON & ASSOCIATES
LANDSCAPE ARCHITECTURE
815 SAN DIEGO ROAD • BERKELEY, CA 94707
PH: 510-644-9602 • E: cwilsond15@gmail.com

EXISTING TREE SURVEY

BY: CW
JOB:
DATE: 01-18-22

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SHT. ___ OF ___
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PRUNUS C. 'KRAUTER VESUVIUS' /
PURPLE LEAF PLUM



ARBUTUS 'MARINA' /
N.C.N.



LAGERSTROEMIA X 'MUSKOGEE' /
CRAPE MYRTLE



PISTACHIA CHINENSIS /
CHINESE PISTACHE



PLATANUS ACERIFOLIA 'COLUMBIA' /
LONDON PLANE TREE



HEMEROCALLIS VARIETIES /
DAYLILY



PHORMIUM T. 'APRICOT QUEEN' /
NEW ZEALAND FLAX



XYLOSMA CONGESTUM /
N.C.N.



VIBURNUM TINUS 'SPRING BOUQUET' /
LAURUSTINUS



RAPHIOLEPIS INDICA 'DANCER' /
INDIA HAWTHORN



LAVANDULA ANGSTIFOLIA 'HIDCOTE SUPERIOR' /
ENGLISH LAVENDER



NASSELLA TENUISSIMA /
MEXICAN FEATHER GRASS



KNIPHOFIA 'BEE'S SUNSET' / TORCH LILY



DELTA BLUEGRASS 'BIOFILTRATION SOD'



DYMONDIA MARGARETAE /
N.C.N.



COTONEASTER D. 'LOWFAST' /
BEARBERRY

NO	DATE	REVISIONS

WESTMONT HOMES
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PLANT
PALETTE

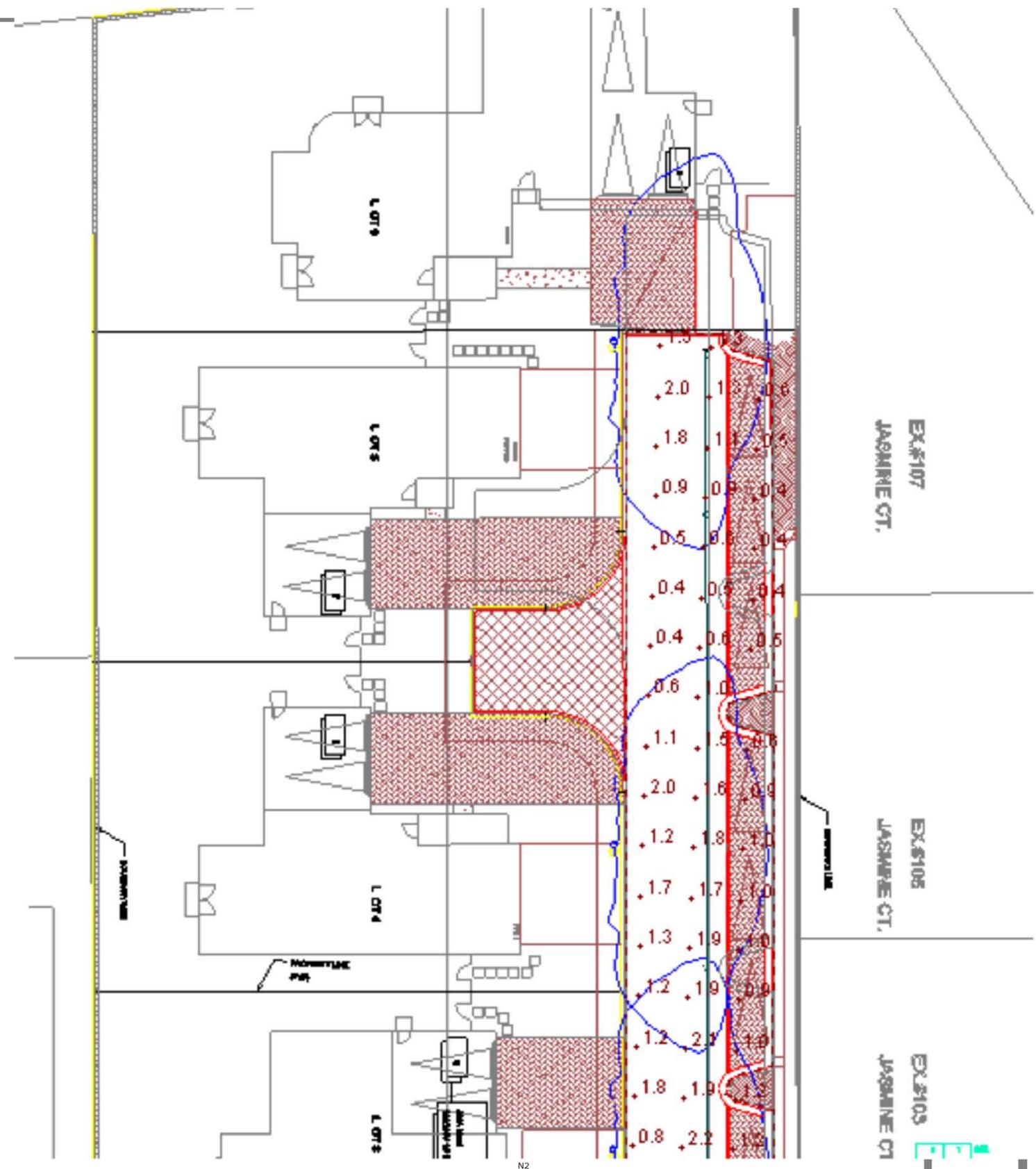
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REVISIONS



City of Campbell -221000 Visual Layout Holophane GVD3 Post Top - 12' mounting



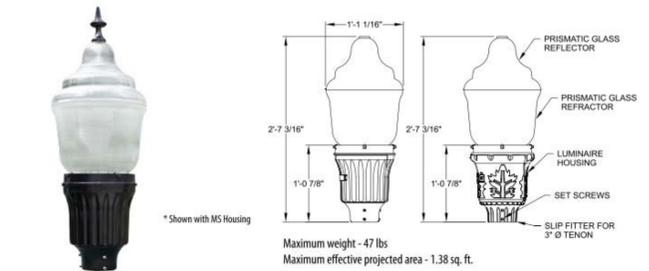
Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Main Street Calc Zone	+	1.0 fc	2.3 fc	0.1 fc	23.0:1	10.0:1

Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	A		5	Holophane	GVD3 P30 40K XXXX GL3 GVDHSS18	GranVille Gen3, P30 Performance Package, 4000K CCT, 70CRI, Type 3 distribution, no trim with 180deg House Side Shield	1	6169	0.9	61

City of Campbell -221000 Visual Layout Holophane GVD3 Post Top - 12' mounting



GVD3
Granville Classic Utility LED3

SPECIFICATIONS

General Description
The Granville Classic Utility LED3 is designed for ease of maintenance with the plug-in electrical module common to each of the luminaires in the Holophane's Utility Luminaire Series. The traditional acorn-shaped luminaire, while reminiscent of the 1920's, contains a powerful, stalk-mounted Chip-On-Board LED platform with a precision optical system that maximizes post spacings while maintaining uniform illumination.

Mechanical Specifications
The luminaire housing shall:
 • Be heavy grade A360 cast aluminum (aluminum with <1% copper)
 • PPS rated housing provides tool-less access with a spring-loaded latch
 • Incorporate a hidden hinge door allowing the door to swing open and remain open
 • Offer units with an E1- NEMA twist lock photocentral receptacle, the housing contains a tempered glass window to allow light to reach the coil
 • Mount to slip-fitter that will accept 3" high by 2-7/8" to 3-1/8" O.D. pole tenon
 • Provide four uniquely designed stainless steel spring clips, enclosed in a clear polycarbonate sleeve and adjusted by 1/4-20 hex head bolts that securely cradle the prismatic glass reflector. The same 1/4-20 bolts also support the decorative rib and banding assembly.
 The finish shall:
 • Utilize a polyester power coat paint to ensure maximum durability
 • Meet 5,000-hour salt spray
 • Offer Tiger Drylac finishes that are applied by a Tiger Drylac certified facility.

Electrical Specifications
The driver shall meet the following requirements:
 • Certified by UL or CSA for wet locations
 • A factory programmable electronic driver with 0-10V dimming control leads
 • LEDs shall have a minimum of 70 CRI and available in 2700K, 3000K, 4000K, and 5000K CCT
 • The electrical system shall be designed to meet ANSI/IEEE C62.41.2 and shall offer a 10kV/50kA surge protection, fail off, as standard with an upgradable 20kV/100kA surge protection, fail off with indicator light, option
 • Lumens output can be customized prior to manufacturing by way of FPDs Options
 • The electrical components are mounted on an aluminum plate that is removable with minimum use of tools. A matching five conductor plug connects to the receptacle in the luminaire housing to complete the wiring. For photoelectric operation, the electrical module is provided with an E1- NEMA twist-lock photocentral receptacle.

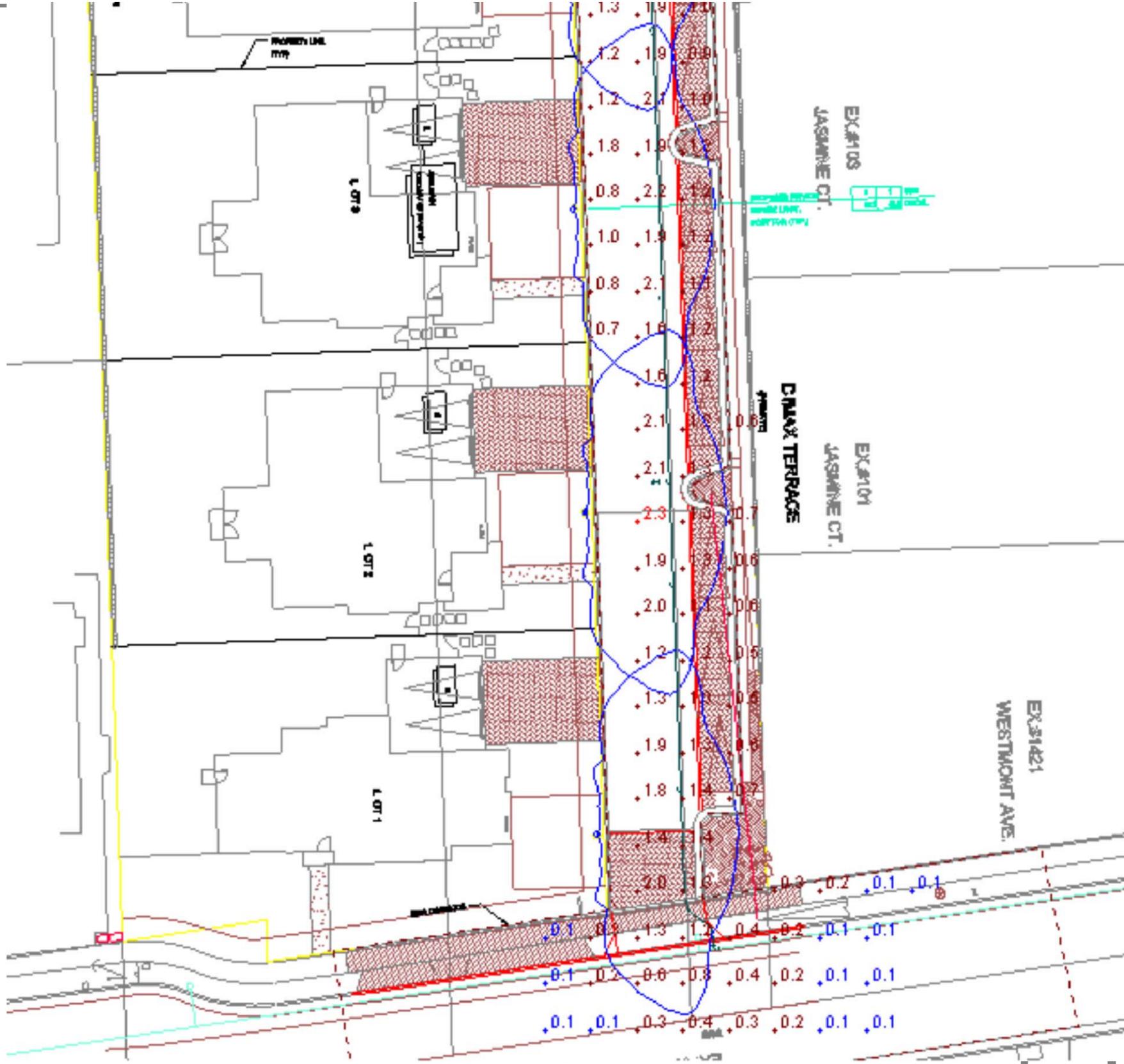
Optical Specifications
The optical system is PPS rated and consists of a precisely molded thermal resistant borosilicate glass reflector and top reflector mounted within the decorative glass optic. The top reflector redirects over 50% of the upward light into the controlling reflector while allowing a soft up-light component to define the traditional acorn shape of the luminaire. The lower reflector uses precisely molded prisms to maximize the pole spacings while maintaining uniform illumination. Two reflectors are available, designed for IES type III and V distributions. Lunar Optics shielding is available for asymmetric and symmetric distributions.

Control Options
The control options shall include, but not limited to, the following:
 • Field adjustable output to adjust output to luminaire - AO
 • Long life photocentral, 20 years - PCLL P34 and P48 with DTL
 • 3 and 7 pin receptacles internally in housing (PRL, PRT) or inside glass mounted (PRT)
 • nLight Air (S20R6) outdoor feature-mounted motion and photo-sensor, features a dual radio to communicate wirelessly to other nLight Air devices for group response to motion, on/off control in response to daylight and by switch - RS20R6
 • Fixture embedded nLight Air network interface for individual fixture control and dimming - NLTAR2.

Certification and Standards
 • Luminaire shall be UL or CSA listed.
 • Suitable for operation in an ambient temperature up to 40°C / 105°F per UL or CSA certification
 • LM79 compliant
 • DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check with the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Warranty - 5 Years Limited
 Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C.



Statistics	Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Main Street Calc Zone		+	1.0 fc	2.3 fc	0.1 fc	23.0:1	10.0:1

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
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