



City of Campbell
 70 North First Street
 Campbell, CA 95008 –1423

Project Image



Courtesy Notice

Dear Campbell Resident,

March 7, 2023

We are notifying you that the Planning Division of the Community Development Department of the City of Campbell has received an application for the following project:

Project Address: 44 & 56 Sunnyside Ave.

Zoning | Area Plan: P-D| N/A

Neighborhood Association(s): DCNA

Council District: 3

File No.: PLN-2023-43

APN: 412-04-018/019

Applicant: Granite Ridge Properties

Property Owner: Chad Hester

Application Type: Preliminary Application

Project Planner: Daniel Fama, Senior Planner

Email Contact: daniel@campbellca.gov

Phone Contact: (408) 866-2193

Project Description:

Preliminary proposal for a 6-unit "small lot" detached single-family residential development.

If you would like to find out more information regarding the proposed project, please view the project plans using the QR code below or contact the Project Planner. The City will send you another notice before the City makes a decision regarding approval of the project.

Before a decision is reached you will receive a formal notice providing another opportunity for public comment.



- City of Campbell -
Community Development Department
70 N. First Street, Campbell CA 95008
(408)866-2140 | planning@campbellca.gov

Note: Applications may change after initial application submittal. To view the project plans, please scan the QR code.

**Asistencia en Español disponible,
Simplemente marque (408) 866-2140 y pida traducción en Español



44 SUNNYSIDE AVENUE

3 STORY SINGLE FAMILY HOMES

44 SUNNYSIDE AVENUE, CAMPBELL CA

PLANNING SUBMITTAL

FEBRUARY 13, 2023

PROJECT DIRECTORY

OWNER

GRANITE RIDGE PROPERTIES
SACHNEEL PATEL, OWNER REPRESENTATIVE
PHONE:

ARCHITECT

LANCE CRANNELL, AIA
SDG ARCHITECTS INC.
3361 WALNUT BLVD. SUITE 120
BRENTWOOD, CA 94513
PHONE: (925) 634-7000

CIVIL ENGINEER

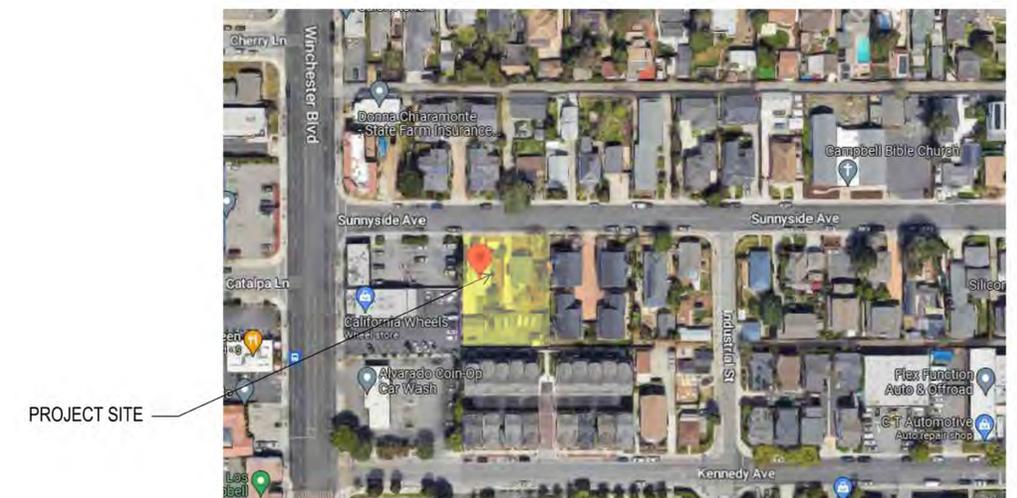
DILIP KISHNANI
STERLING CONSULTANTS
46560 FREMONT BLVD, SUITE 205
FREMONT, CA 94538
PHONE: (510) 344-8955

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PROJECT DATA SUMMARY

ADDRESS:	44 SUNNYSIDE AVE. CAMPBELL, CA
APN:	412-04-018
ZONING:	PD (PLANNED DEVELOPMENT ZONE)
SITE AREA:	17,418 SQ. FT.
TYPE OF CONSTRUCTION :	TYPE V-B
PROPOSED USE:	RESIDENTIAL



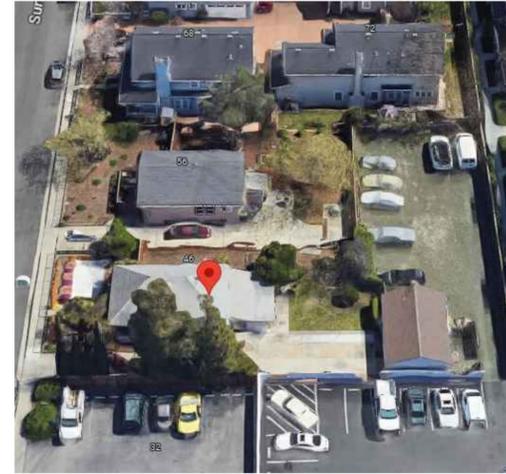
VICINITY MAP 



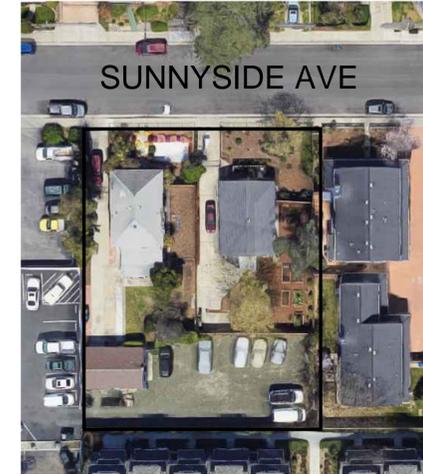
VIEW 1



VIEW 2

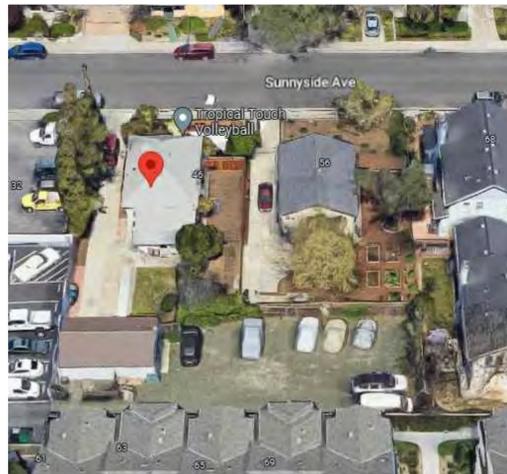


VIEW 3



VIEW 4

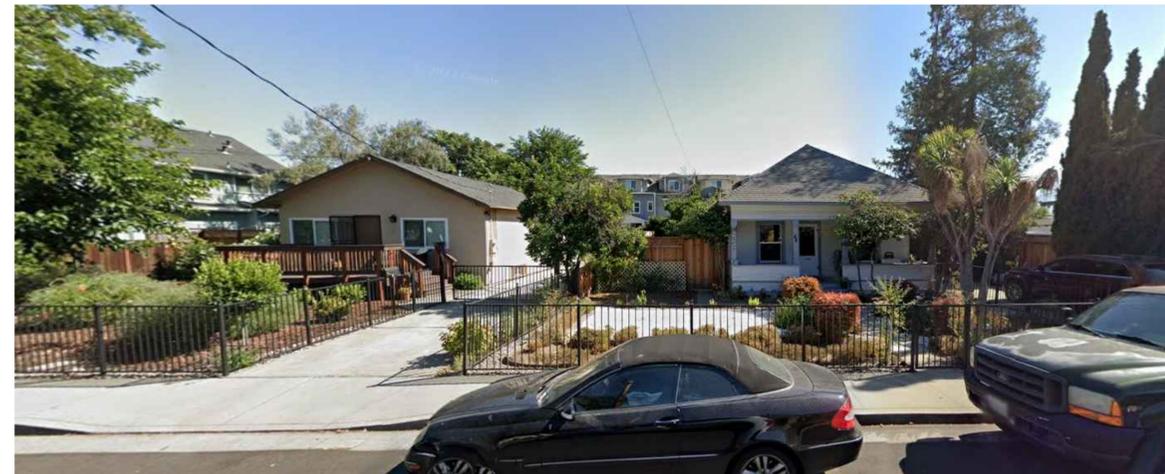
KEY MAP



VIEW 4

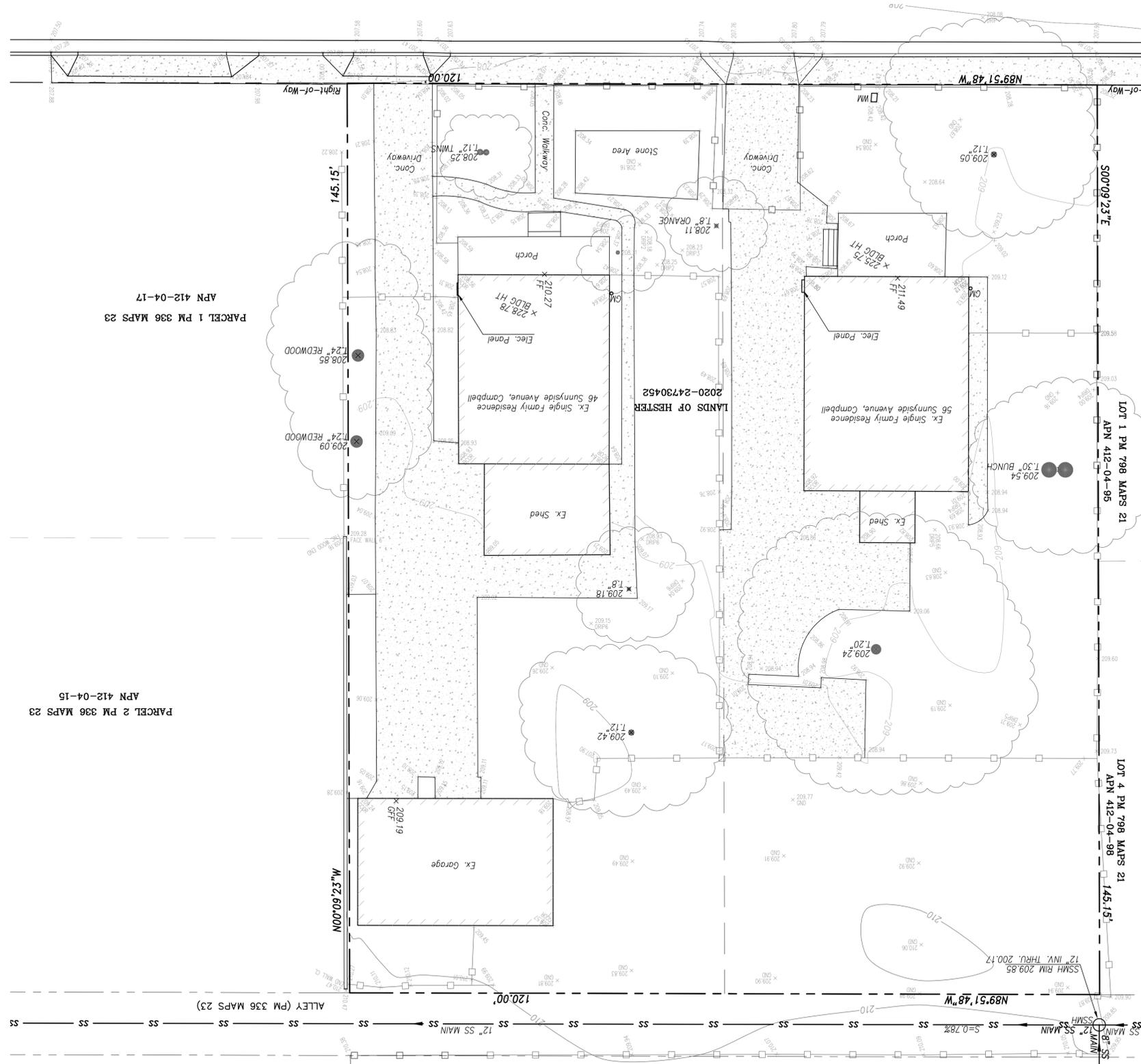


VIEW 5



VIEW 6

SUNNYSIDE AVENUE (WIDTH VARIES)

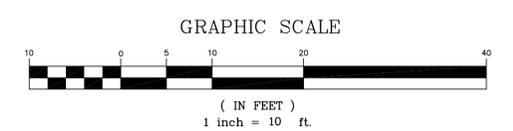


LEGEND

SYMBOL	DESCRIPTIONS	ABBREVIATIONS
---	BOUNDARY / RIGHT-OF-WAY LINE	AC AIR CONDITIONER UNIT
- - - -	EASEMENT LINE	AD AREA DRAIN
---	CENTERLINE (Q)	AP ASPHALT PAVEMENT
---	RETAINING WALL	BFP BACKFLOW PREVENTOR
---	SANITARY SEWER LINE AND MANHOLE OR CLEANOUT	BSI BUILDING SETBACK LINE
---	PERCENT GRADE	BSW BACK OF WALK
---	EXISTING GRADE ELEVATION	BW BOTTOM OF WALL (EXPOSED FACE)
---	EXISTING CONTOUR w/ ELEVATION	CB CATCH BASIN
---	EXISTING TREE w/ DBH	CONC. CONCRETE
---		DBH DIAMETER AT BREAST HEIGHT
---		DI DRAINAGE INLET
---		DM DEADMAN ANCHOR
---		EP EDGE OF PAVEMENT
---		EX EXISTING
---		FF FINISHED FLOOR ELEVATION
---		FG FINISHED GARAGE ELEVATION
---		FH FIRE HYDRANT
---		FL FLOW LINE ELEVATION
---		FW FACE OF WALL
---		GM GAS METER
---		JP JOINT POLE
---		MB MAILBOX
---		O/H OVERHEAD
---		PB PULLBOX
---		PL PROPERTY LINE
---		PSE PUBLIC SERVICE EASMENT
---		PUE PUBLIC UTILITY EASEMENT
---		R= RADIUS OF CURVE
---		Δ= INCLUDED ANGLE OF CURVE
---		L= LENGTH OF CURVE
---		SSCO SANITARY SEWER CLEAN-OUT
---		SSMH SANITARY SEWER MANHOLE
---		VG VALLEY GUTTER
---		SL STREET LIGHT
---		WCE WIRE CLEARANCE EASEMENT
---		WM WATER METER
---		WV WATER VALVE
---		WW WALKWAY



PREPARED BY:
STERLING CONSULTANTS
 46560 FREMONT BOULEVARD, SUITE NO. 205
 FREMONT, CA 94538
 1sterlingconsultants@gmail.com PHONE: 510.344.8955



399,235 44 Sunnyside Avenue
 Campbell, CA
 February 13, 2023

Client Name
 XXXX Curved Drive, Brentwood, CA XXXXX
 925.XXX.XXXX

EXISTING CONDITIONS
 A03

SDG Architects, Inc.
 3361 Walnut Blvd. Suite 120
 Brentwood, CA 94513
 925.634.7000 | sdgarchitectsinc.com





SUNNYSIDE AVENUE

WINCHESTER BLVD.

PROPOSED
SITE

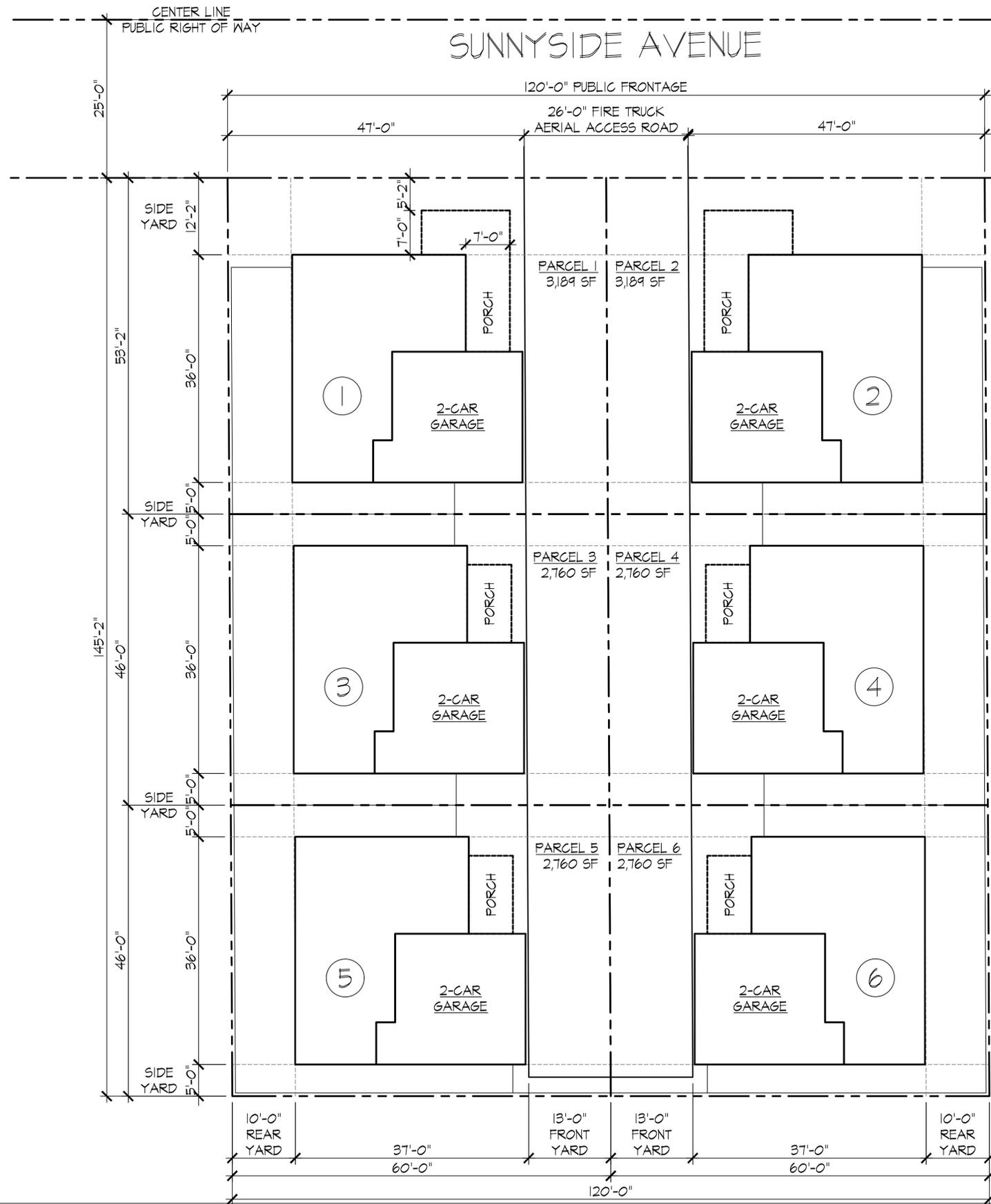


399,235 44 Sunnyside Avenue
Campbell, CA
February 13, 2023

EXISTING SITE PLAN
A04

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com





DENSITY
 MAXIMUM DENSITY = 13 DU/AC
 17,418 SF SITE AREA
 3,000 SF P.R.O.W.
 20,418 SF GROSS SITE AREA (0.47 AC)
 13 X 0.47 = 6.09 --> 6 DWELLING UNITS

F.A.R.

PARCEL	AREA	SPACE
PARCEL 1	3,081 SF	LIVING
	447 SF	GARAGE
	205 SF	PORCH
PARCEL 2	3,081 SF	LIVING
	447 SF	GARAGE
	205 SF	PORCH
PARCEL 3	3,081 SF	LIVING
	447 SF	GARAGE
	86 SF	PORCH
PARCEL 4	3,081 SF	LIVING
	447 SF	GARAGE
	86 SF	PORCH
PARCEL 5	3,081 SF	LIVING
	447 SF	GARAGE
	86 SF	PORCH
PARCEL 6	3,081 SF	LIVING
	447 SF	GARAGE
	86 SF	PORCH
TOTAL	21,922 SF	

21,922 SF / 17,418 SF = 1.26 F.A.R.

LOT COVERAGE

PARCEL	COVERAGE *	LOT AREA
PARCEL 1	1,381 SF	3,189 SF
PARCEL 2	1,381 SF	3,189 SF
PARCEL 3	1,262 SF	2,760 SF
PARCEL 4	1,262 SF	2,760 SF
PARCEL 5	1,262 SF	2,760 SF
PARCEL 6	1,262 SF	2,760 SF
TOTAL	7,810 SF	17,418 SF

*COVERAGE INCLUDES FIRST FLOOR LIVING, GARAGE, AND PORCH

LOT COVERAGE = 45%

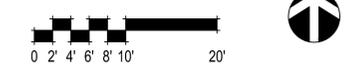
OPEN SPACE

PARCEL 1	1,808 SF
PARCEL 2	1,808 SF
PARCEL 3	1,498 SF
PARCEL 4	1,498 SF
PARCEL 5	1,498 SF
PARCEL 6	1,498 SF
TOTAL	9,608 SF

REQUIRED OPEN SPACE
 300 SF X 6 UNITS = 1,800 SF
 PROPOSED OPEN SPACE IS OK.

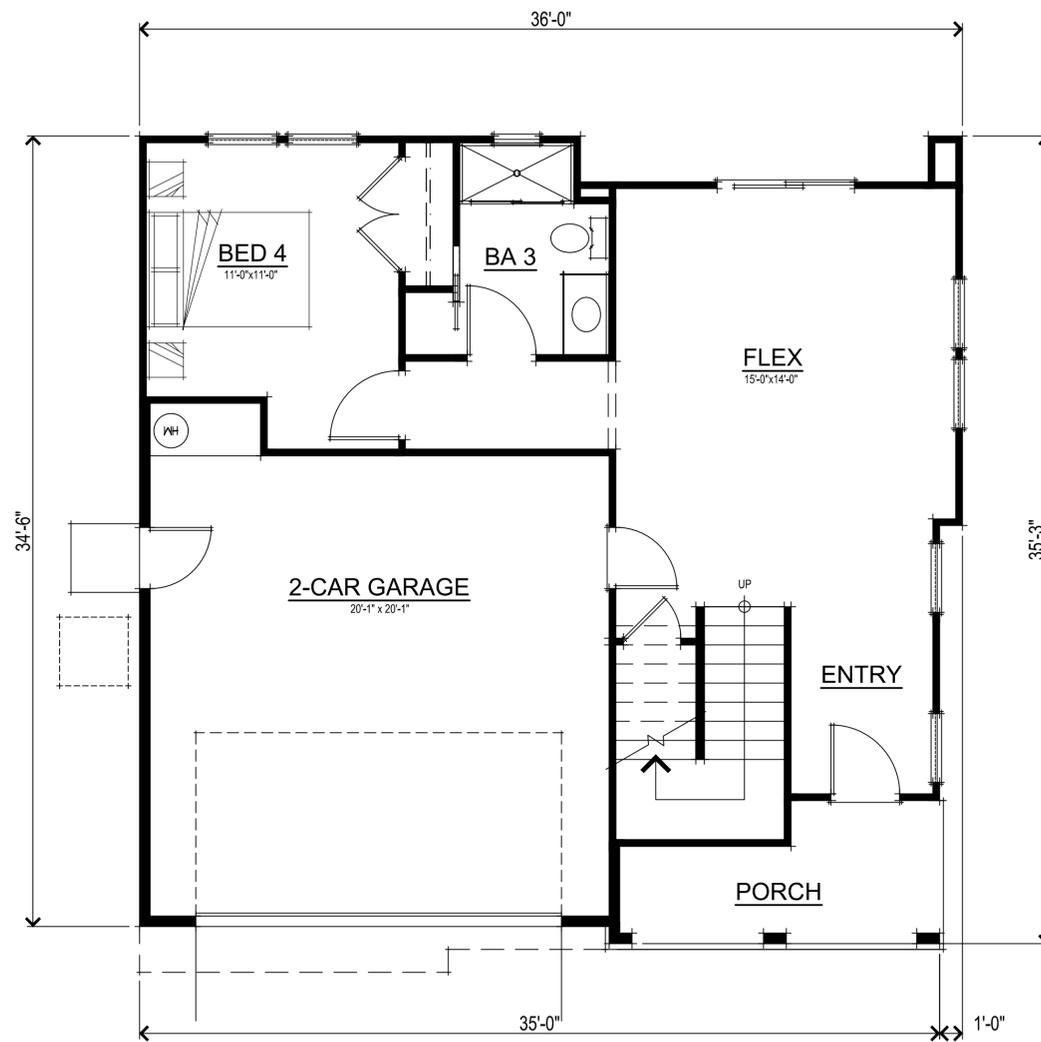
NOTE: PORCH ELEMENT ONLY OCCURS ON GROUND FLOOR, WITH NO FLOORS ABOVE. LIVING AREAS ON FLOORS 2 & 3 EXTEND OVER THE GARAGE.

NOTE
 FOR REFERENCE ONLY, SEE CIVIL PLANS FOR MORE INFORMATION

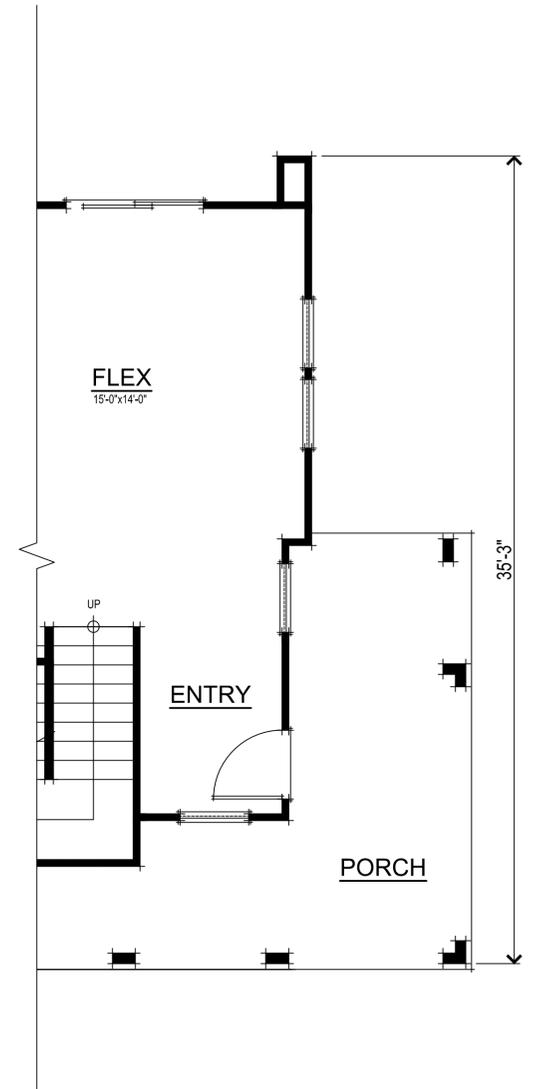




SECOND FLOOR PLAN



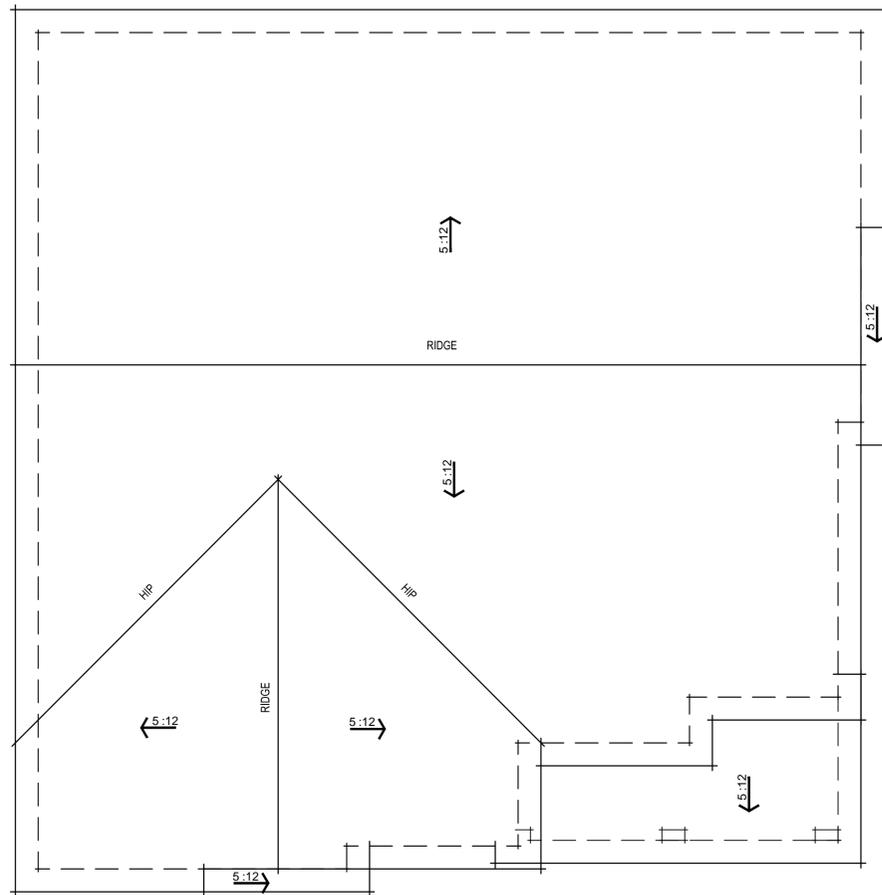
FIRST FLOOR PLAN



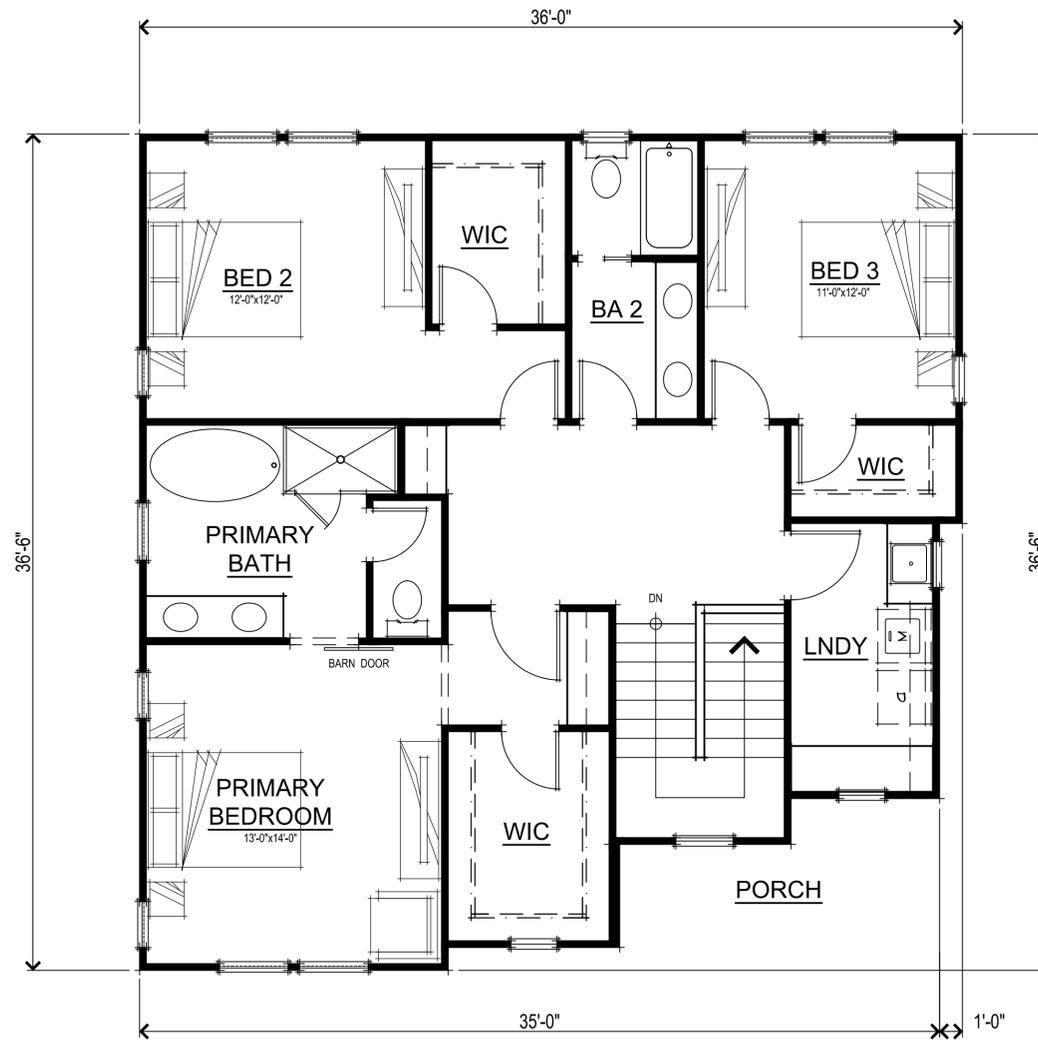
ALT. ENTRY

PLAN 1 SQUARE FOOTAGES	
FIRST FLOOR	693 SQ. FT.
2-CAR GARAGE	436 SQ. FT.
PORCH	78 SQ. FT.
SECOND FLOOR	1148 SQ. FT.
THIRD FLOOR	1149 SQ. FT.
TOTAL	3504 SQ. FT.
ALT. ENTRY PORCH	228 SQ. FT.

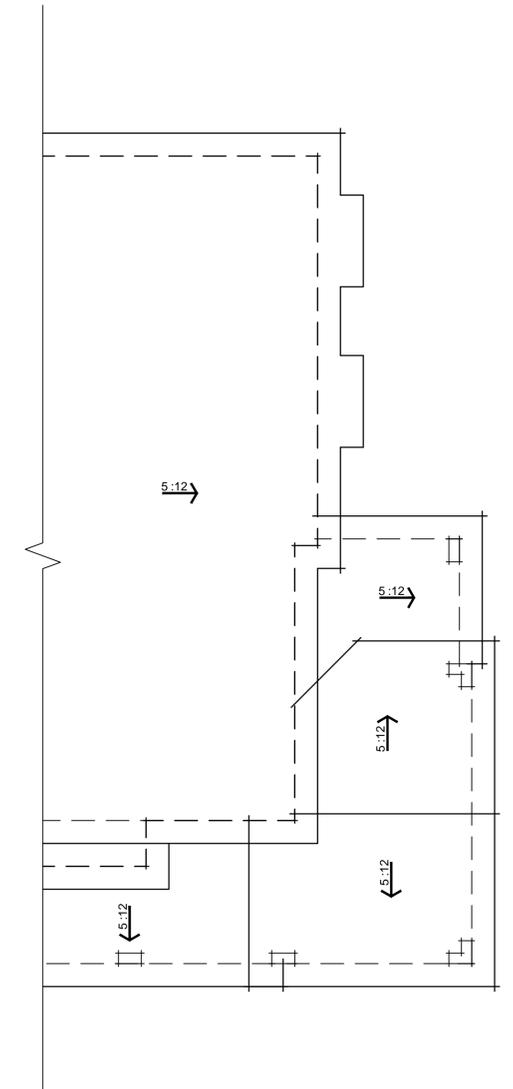




ROOF PLAN



THIRD FLOOR PLAN

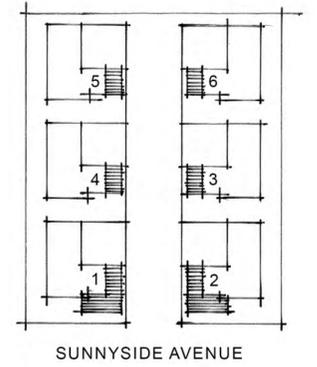


ALT. ENTRY

PLAN 1 SQUARE FOOTAGES	
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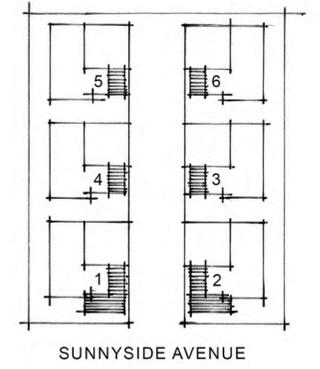
FLOOR PLANS
A07



LOT 3,4, 5 & 6 ALLEY WAY ELEVATION



LOT 3,4, 5 & 6 RIGHT ELEVATION



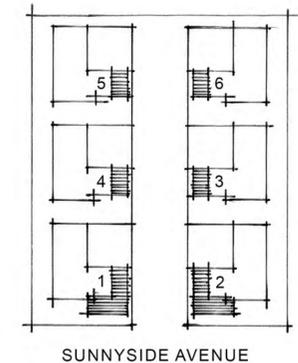
LOT 3,4, 5 & 6 REAR ELEVATION



LOT 3,4, 5 & 6 LEFT ELEVATION

399,235 44 Sunnyside Avenue
 Campbell, CA
 February 13, 2023

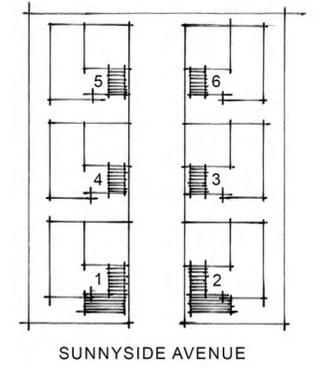
TRADITIONAL CONCEPTUAL ELEVATIONS
 A09



LOT 1 & 2 ALLEY WAY ELEVATION



LOT 1 & 2 STREET SIDE ELEVATION



LOT 1 & 2 REAR ELEVATION



LOT 1 & 2 LEFT SIDE ELEVATION

LEGEND

SYMBOL	DESCRIPTION
	EXISTING CURB, GUTTER & SIDEWALK
	PROPOSED CURB, GUTTER & SIDEWALK
	HINGE LINE/TOP/TOE
	CONCRETE V-DITCH
	GRADED SWALE
	CONTOUR LINES
	DAYLIGHT LINE/LIMIT OF GRADING
	PROPERTY LINE / BOUNDARY / RIGHT-OF-WAY
	EASEMENT LINE
	CENTERLINE (CL)
	FENCE (CHAIN LINK)
	DRIVEWAY
	RETAINING WALL (AS DESCRIBED) w/ SUB-DRAIN
	CITY STANDARD BARRICADE
	WATER LINE AND VALVE
	SANITARY SEWER LINE AND MANHOLE OR CLEANOUT
	STORM DRAIN LINE AND MANHOLE
	SOLID SUBDRAIN WITH CLEANOUTS
	WATER LATERAL / METER
	SANITARY SEWER CLEANOUT (SSCO)
	AREA DRAIN WITH SUMP BOTTOM (NDS 1212 OR APPROVED EQUAL)
	FLAT DRAIN INLET AS SPECIFIED
	FIRE HYDRANT
	STREETLIGHT STANDARD WITH MAST ARM AND LUMINAIRE (ELECTROLIER)
	RELOCATED STREETLIGHT STANDARD WITH MAST ARM AND LUMINAIRE (ELECTROLIER)
	PULL BOX (AS NOTED)
	ELECTRICAL CONDUIT
	GAS MAIN
	TELEPHONE CONDUIT
	STREET MONUMENT
	BOLLARD
	JOINT POLE w/ GUY ANCHOR
	PERCENT GRADE
	VERTICAL GRADE BREAK (PROFILE)
	BIO-RETENTION AREA NUMBER
	TREE

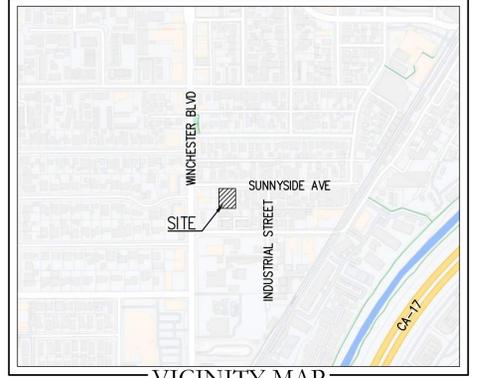
ABBREVIATIONS

AB	AGGREGATE BASE	N/B	NORTH BOUND
AC	ASPHALT CONCRETE	P	PAD
AD	AREA DRAIN	PA	PLANTER AREA
BC	BEGIN CURVE	PL, P/L	PROPERTY LINE
BM	BENCHMARK	PCC	POINT OF COMPOUND CURVATURE
BMP	BEST MANAGEMENT PRACTICE	PERF.	PERFORATED
BOT.	BOTTOM	PIE	PRIVATE INGRESS & EGRESS EASEMENT
BSW	BACK OF SIDEWALK	PRC	POINT OF REVERSE CURVATURE
BVC	BEGIN VERTICAL CURVE	PROJ.	PROJECTED
BW	BOTTOM OF WALL (EXPOSED)	PSDE	PRIVATE STORM DRAIN EASEMENT
CL	CENTER LINE	PUE	PUBLIC UTILITY EASEMENT
CB	CATCH BASIN	PV	PAVEMENT/ASPHALT GRADE
CO	CLEAN OUT	PVI	POINT OF VERTICAL INTERSECTION
CR	CURB RETURN	R	RADIUS OF CURVE
DI	DRAIN INLET	Δ=	INCLUDED ANGLE OF CURVE
DS	ROOF DOWN SPOUT	L=	ARC LENGTH OF CURVE
EC	END CURVE	RCP	REINFORCED CONCRETE PIPE
EL	ELEVATION	RIM	RIM ELEVATION
EP	EDGE OF PAVEMENT	R/W	RIGHT OF WAY
EVC	END VERTICAL CURVE	S	SLOPE
EX	EXISTING	S/B	SOUTH BOUND
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	SD	STORM DRAIN
FC, F/C	FACE OF CURB	SDCO	STORM DRAIN CLEANOUT
FDC	FIRE DEPARTMENT CONNECTION	SDE	STORM DRAIN EASEMENT
FF	FINISHED FLOOR	SDMH	STORM DRAIN MANHOLE
FG	FINISHED GRADE	SE	SIDEWALK EASEMENT
FH	FIRE HYDRANT	SF	SQUARE FEET
FL	FLOW LINE	S.O.	SIDE OPENING
FOGLN	FOG LINE (WHITE STRIPE)	SS	SANITARY SEWER
GB	GRADE BREAK	SSE	SANITARY SEWER EASEMENT
GI	GREASE INTERCEPTOR	SSCO	SANITARY SEWER CLEANOUT
GM	GAS METER	SSMH	SANITARY SEWER MANHOLE
GR	GRATE ELEVATION	STD	STANDARD
HP	HIGH POINT	TB	TOP OF BERM
IRR	IRRIGATION	TC	TOP OF CURB
JT	JOINT TRENCH	TCM	TREATMENT CONTROL MEASURE
LF	LINEAL FEET	TW	TOP OF WALL
LIP	LIP OF GUTTER	TYP	TYPICAL
LP	LOW POINT	VC	VERTICAL CURVE
MAX	MAXIMUM	W	WATER LINE
MH	MANHOLE	WM	WATER METER

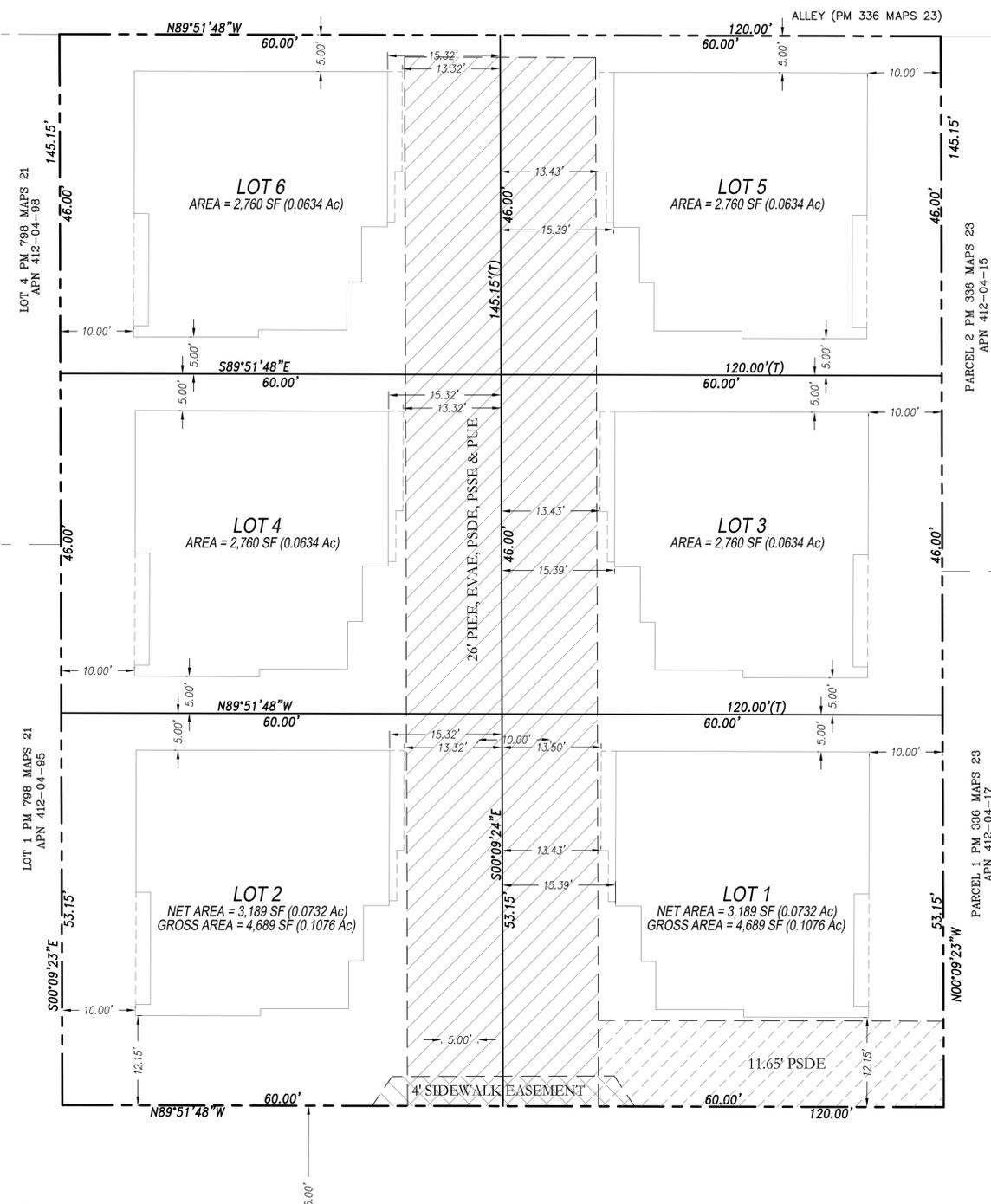
TENTATIVE TRACT MAP

44 & 56 SUNNYSIDE AVENUE

CITY OF CAMPBELL SANTA CLARA COUNTY CALIFORNIA



VICINITY MAP
NOT TO SCALE

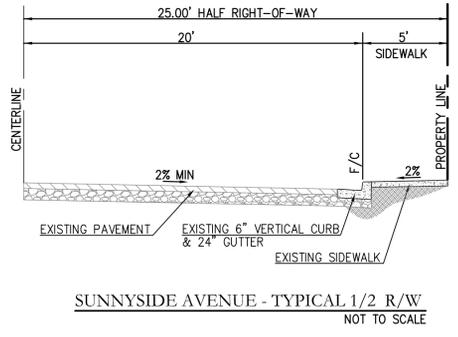


PROPOSED SUBDIVISION PLAN
SCALE: 1"=10'

SUNNYSIDE AVENUE (WIDTH VARIES)

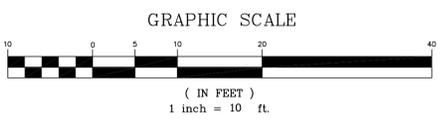
LOT AREA TABLE					
LOT	NET LOT AREA	GROSS LOT AREA (TO ROW CENTERLINE)	LOT DENSITY (UNITS PER GROSS ACRE)	LOT WIDTH	PUBLIC FRONTAGE
LOT 1	3,189 SF	4,689 SF	9.3	53.15'	60.00'
LOT 2	3,189 SF	4,689 SF	9.3	53.15'	60.00'
LOT 3	2,760 SF	2,760 SF	15.8	46.00'	N/A
LOT 4	2,760 SF	2,760 SF	15.8	46.00'	N/A
LOT 5	2,760 SF	2,760 SF	15.8	46.00'	N/A
LOT 6	2,760 SF	2,760 SF	15.8	46.00'	N/A
TOTAL	17,418 SF	20,418 SF	12.8		

DEVELOPMENT STANDARDS FOR ZONE P-D	
DENSITY	6 TO 13 UNITS/GROSS ACRE



SHEET INDEX

SHEET NO.	DESCRIPTION
TM1	PROPOSED SUBDIVISION PLAN & NOTES
TM2	SITE PHOTOGRAPHY
TM3	EXISTING CONDITION MAP & PRELIMINARY DEMOLITION PLAN
TM4	PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
TM5	PRELIMINARY STORMWATER CONTROL PLAN



PROJECT GENERAL NOTES:

- OWNER: CHAD HESTER
16111 ESCOBAR AVE
LOS GATOS, CA 95032
- APPLICANT/DEVELOPER: GRANITE RIDGE PROPERTIES
225 DEMETER STREET
EAST PALO ALTO, CA 94303
- CIVIL ENGINEER: STERLING CONSULTANTS
46560 FREMONT BLVD, SUITE 205
FREMONT, CA 94538
CONTACT: DILIP S. KISHNANI, P.E., QSD
TEL: 925-705-3633
- LANDSCAPE ARCHITECT: TBD
- SOILS ENGINEER: TBD
- APNs: 412-04-018 & 412-04-019
- EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
- SITE AREA: 17,418 SF (0.3937 ACRES)
- NUMBER OF LOTS: 6 FOR SALE LOTS
- GENERAL PLAN: LOW-MEDIUM DENSITY RESIDENTIAL
- EXISTING ZONING: P-D (PLANNED DEVELOPMENT)
- PROPOSED ZONING: P-D
- 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 OCTOBER 2022.
- BOUNDARY: BOUNDARY AS SHOWN IS BASED ON A FIELD SURVEY DONE BY STERLING CONSULTANTS IN OCTOBER 2022.
- STREETS: ACCESS TO THE PROPOSED LOTS IS THROUGH A PRIVATE DRIVEWAY LEADING TO SUNNYSIDE AVE.
- FLOOD ZONE: ZONE X; PANEL NO. 0608500237H
- GRADING: PRELIMINARY GRADES FOR THE PROPOSED SUBDIVISION ARE 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: C.3 STORMWATER COMPLIANCE WILL BE ACHIEVED THROUGH AT-GRADE BIORETENTION PLANTERS FOR EACH LOT.
- 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.

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DATE:	SCALE:	DRAWN:	DESIGNED:	ENGINEER:	MANAGER:
FEBRUARY 22, 2023	AS NOTED	DSK	DSK	DSK	DSK

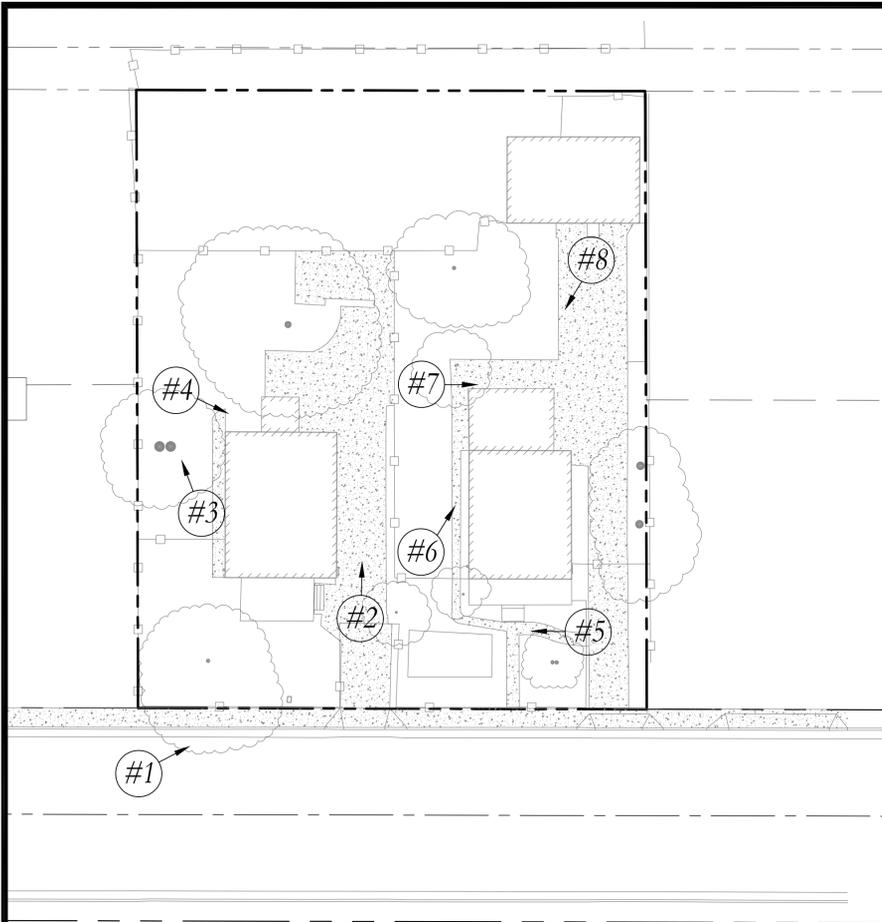
PREPARED BY, OR UNDER THE DIRECTION OF:
NOT APPROVED FOR CONSTRUCTION

PREPARED BY:
STERLING CONSULTANTS
46560 FREMONT BOULEVARD, SUITE NO. 205
FREMONT, CA 94538
1sterlingconsultants@gmail.com PHONE: 510.344.8955

PREPARED FOR:
GRANITE RIDGE PROPERTIES
225 DEMETER STREET
EAST PALO ALTO, CA 94303

APN: 412-04-018 & 412-04-019
44 & 56 SUNNYSIDE AVENUE HOMES
PROPOSED SUBDIVISION PLAN & NOTES
CITY OF CAMPBELL COUNTY OF SANTA CLARA CALIFORNIA

SHEET NO.
TM1
1 OF 5 SHEETS
JOB NO.
2022-210



PHOTOGRAPH #1



PHOTOGRAPH #3



PHOTOGRAPH #6



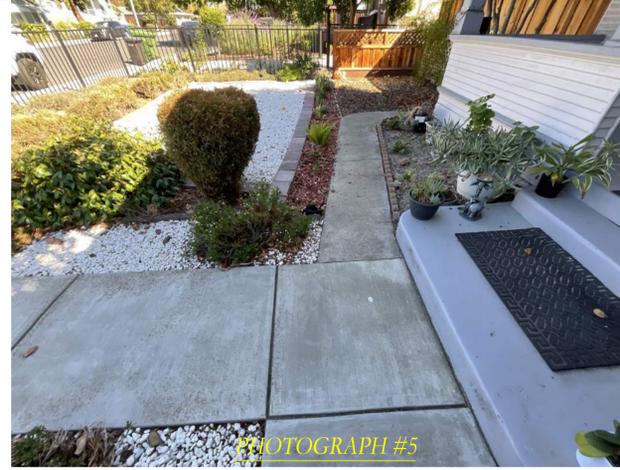
PHOTOGRAPH #2



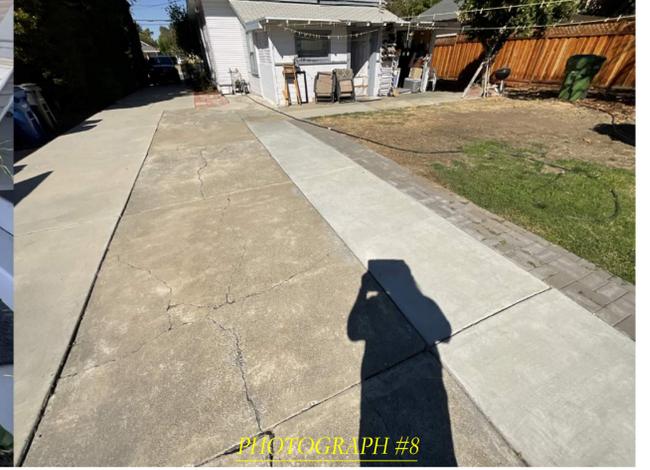
PHOTOGRAPH #4



PHOTOGRAPH #7



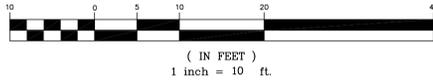
PHOTOGRAPH #5



PHOTOGRAPH #8

SITE PHOTOGRAPHS
SCALE: 1"=20'

GRAPHIC SCALE



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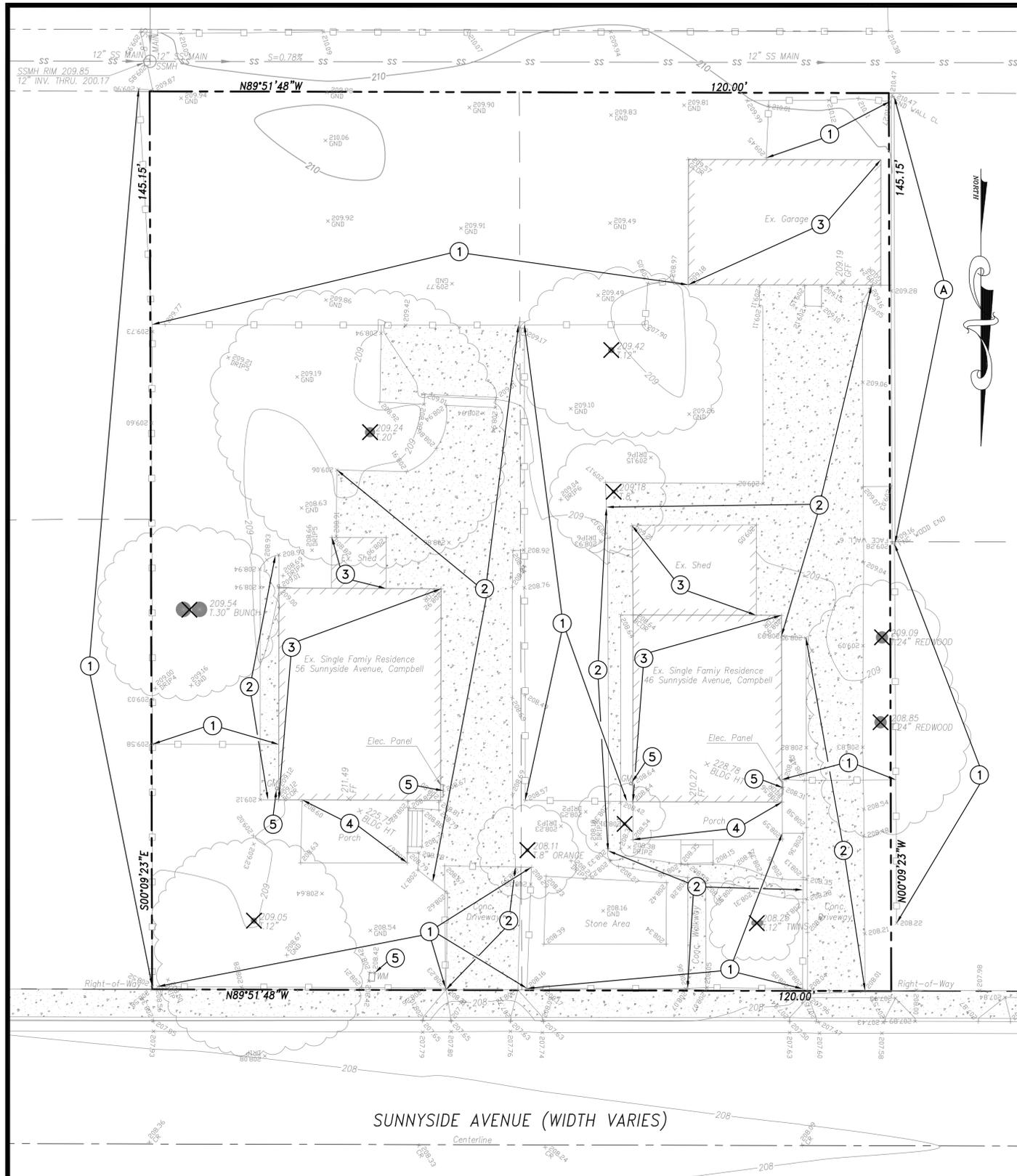
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PREPARED FOR:
GRANITE RIDGE PROPERTIES
225 DEMETER STREET
EAST PALO ALTO, CA 94303

APN: 412-04-018 & 412-04-019
44 & 56 SUNNYSIDE AVENUE HOMES
SITE PHOTOGRAPHS
CITY OF CAMPBELL COUNTY OF SANTA CLARA CALIFORNIA

SHEET NO. TM2
2 OF 5 SHEETS
JOB NO. 2022-210



DEMOLITION LEGEND

- PROPERTY LINE
- SAWCUT LINE
- 183.45
27' DAK + TAG 3 EX. TREE WITH GROUND ELEV., DBH.
- ✕ REMOVE EXISTING TREE
- ▨ REMOVE EXISTING AC/CONC./BUILDING

REMOVAL NOTES

- ① — REMOVE EXISTING FENCE
- ② — REMOVE EXISTING CONCRETE
- ③ — REMOVE EXISTING BUILDING
- ④ — REMOVE EXISTING PORCH
- ⑤ — REMOVE EXISTING UTILITY
- ⑥ — REMOVE EXISTING OVERHEAD WIRE

PROTECTION NOTES

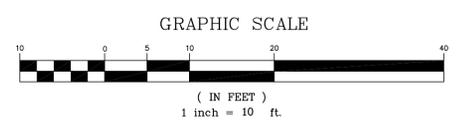
- Ⓐ — PROTECT EXISTING WALL

DEMOLITION NOTES

1. DEVELOPER'S CONTRACTOR SHALL OBTAIN A DEMOLITION PERMIT FROM CITY OF CAMPBELL'S BUILDING DEPARTMENT PRIOR TO START OF DEMOLITION.
2. THE PROPERTY LINE SHALL BE THE LIMITS OF DEMOLITION UNDER THE GRADING PERMIT.
3. CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTIONS WITH THE RESPECTIVE UTILITY AGENCIES PRIOR TO START OF DEMOLITION ON THE SITE.
4. UTILITIES TO BE ABANDONED WITHIN THE AREAS OF PROPOSED IMPROVEMENTS SHALL BE REMOVED IN THEIR ENTIRETY OR ABANDONED IN PLACE PER RECOMMENDATIONS OF THE PROJECT SOILS REPORT.

EXISTING CONDITION MAP & PRELIMINARY DEMOLITION PLAN

SCALE: 1"=10'



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GROSS LOT AREA = 17,417.77 SF (0.3998 ACRES)

BOUNDARY: BOUNDARY BASED UPON FIELD SURVEY PERFORMED BY OR UNDER DIRECTION OF HELMUT KORSTICK, PLS 7739.



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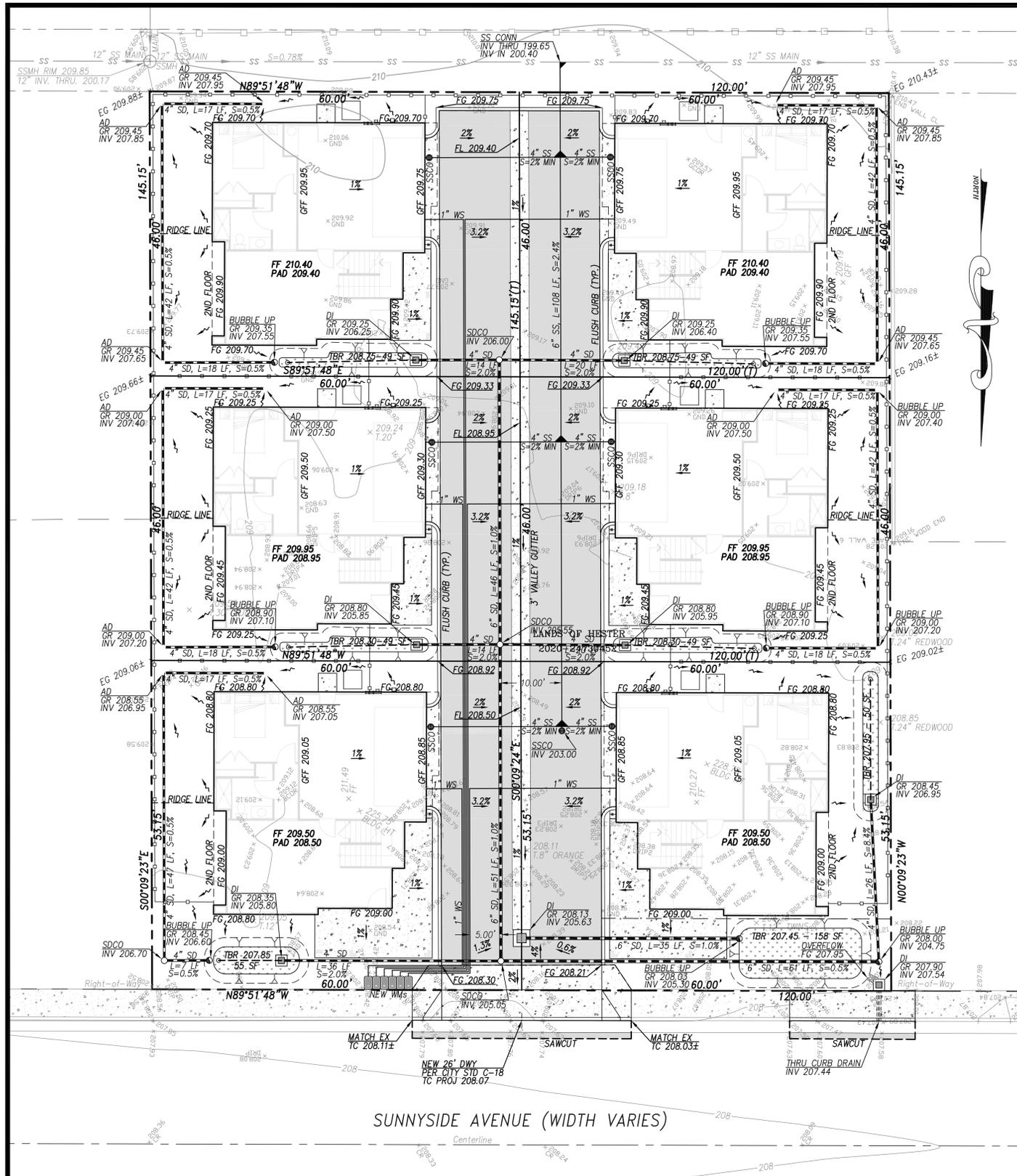
VERTICAL DATUM: HELD NAVD 88 ELEVATION OF 210.19 FEET AT SANTA CLARA VALLEY WATER DISTRICT BENCHMARK 1075.

BASIS OF BEARINGS: N 89°51'48" W ALONG THE MONUMENT LINE OF KENNEDY AVENUE AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN BOOK 798 OF MAPS AT PAGES 21-22, SANTA CLARA COUNTY RECORDS.

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44 & 56 SUNNYSIDE AVENUE HOMES
 EXISTING CONDITION MAP & PRELIMINARY DEMOLITION PLAN
 CITY OF CAMPBELL, COUNTY OF SANTA CLARA, CALIFORNIA

SHEET NO.
TM3
 3 OF 5 SHEETS
 JOB NO.
 2022-210



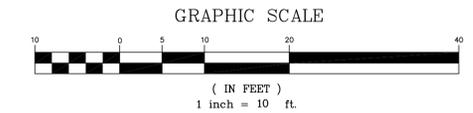
GRADING NOTES:

- 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.
- ALL NEW/UPGRADED UTILITIES SHALL BE INSTALLED UNDERGROUND.

EARTHWORK SUMMARY

MEASURED RAW CUT: 209 CY
 (UNDER FOOTPRINT & DRIVEWAY) **CAN RAISE DWY TO REDUCE CUT**
 MEASURED RAW FILL: 0 CY
 (UNDER FOOTPRINT & DRIVEWAY)
 ESTIMATED IMPORT: 209 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.
 NO ADJUSTMENTS HAVE BEEN APPLIED FOR SHRINK OR SWELL.



PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
 SCALE: 1"=10'

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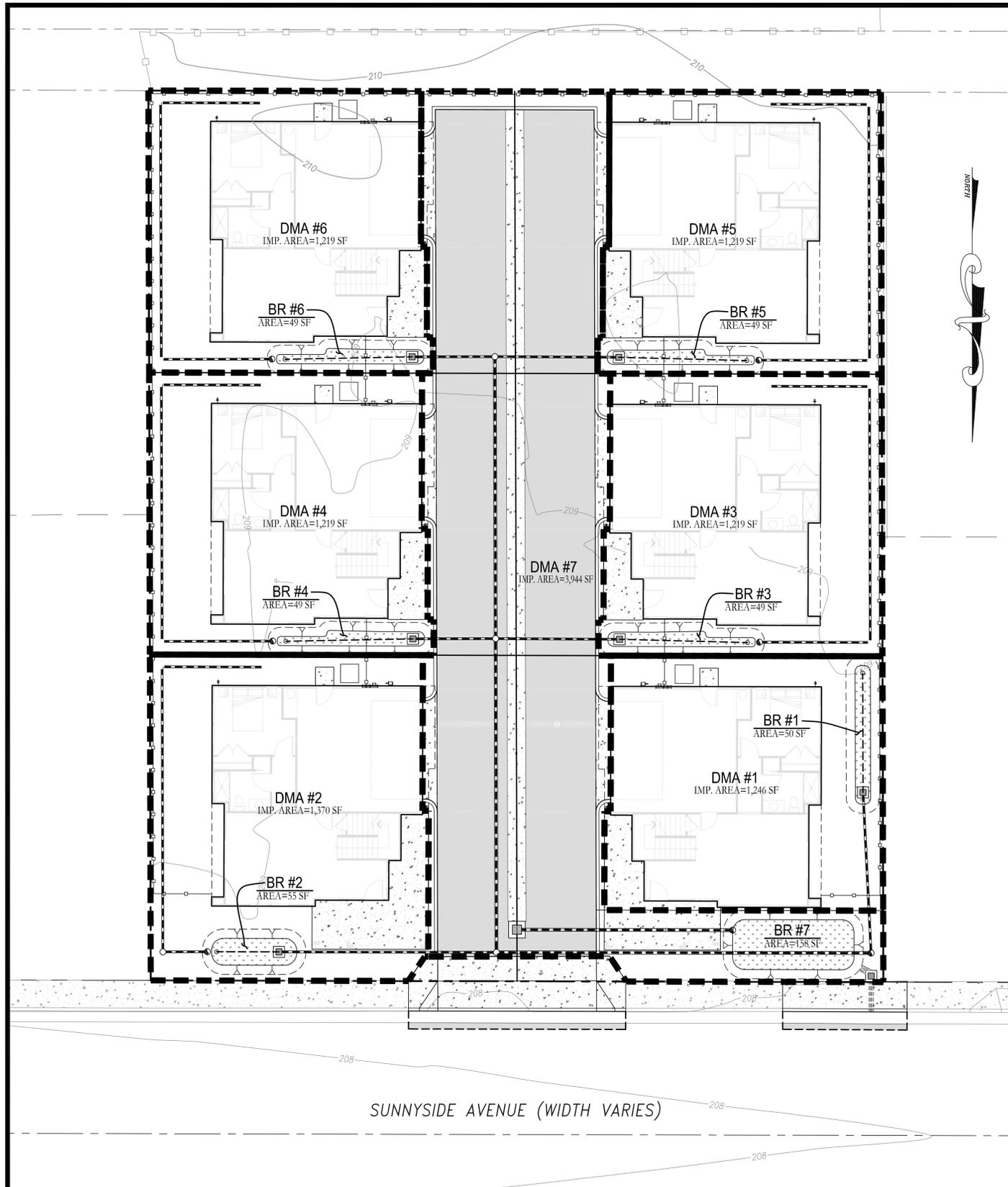
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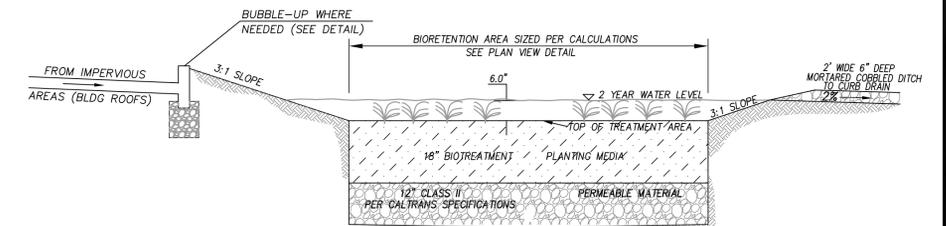
SURFACE LEGEND

-  DRAINAGE MANAGEMENT AREA (DMA)
-  PAVEMENT AREAS
-  BIORETENTION PLANTERS (BR #1 - BR #7)
SEE TYPICAL DETAILS
-  SELF-TREATING AREA (LANDSCAPING)

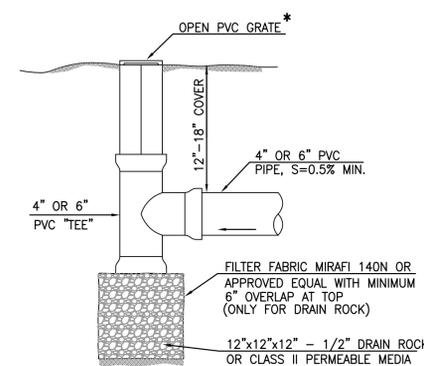
BIORETENTION TREATMENT AREAS AND SIZING CHART

DMA#	TRIBUTARY SURFACE (IMPERVIOUS AREAS)	TRIB. AREA (Sq.Ft.)	IMP. AREA (Sq.Ft.)	BR #	*TREATMENT AREA REQUIRED (Sq.Ft.)	TREATMENT AREA PROVIDED (Sq.Ft.)
1	LOT 1 - ROOF	1,866	1,256	BR #1	50	50
2	LOT 2 - ROOF	2,389	1,370	BR #2	55	55
3	LOT 3 - ROOF	2,077	1,219	BR #3	49	49
4	LOT 4 - ROOF	2,078	1,219	BR #4	49	49
5	LOT 5 - ROOF	2,077	1,219	BR #5	49	49
6	LOT 6 - ROOF	2,078	1,219	BR #6	49	49
7	DRIVEWAY, ROOF	4,720	3,944	BR #7	158	158
TOTAL IMPERVIOUS AREA		11,436				

NOTE:
* 4% OF IMPERVIOUS AREA

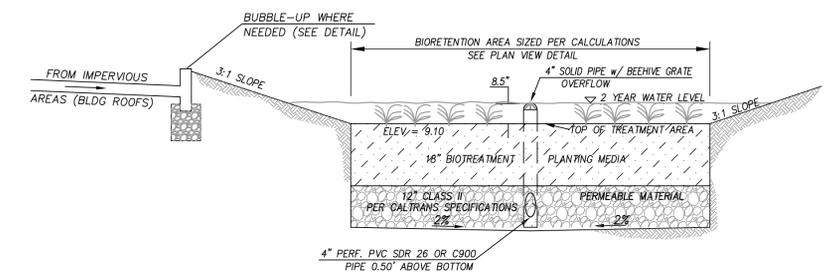


BIO-RETENTION PLANTER (BR #7)
NOT TO SCALE



* USE FLAT TOP GRATES FOR LAWN AREAS AND DOME OR ATRIUM GRATES WHERE MOWING OR TRIPPING IS NOT OF CONCERN & CAST IRON GRATES IN PARKING AREAS.

BUBBLE UP DETAIL
NOT TO SCALE

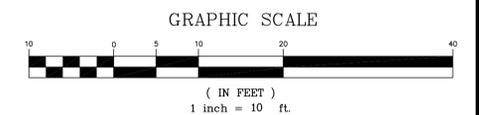


BIO-RETENTION PLANTER (BR #1-6)
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PRELIMINARY STORMWATER CONTROL PLAN

SCALE: 1"=10'

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