



**CITY OF CAMPBELL**  
**Community Development Department**

October 30, 2014

**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, **November 11, 2014**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of SREA, Inc., for a Zoning Map Amendment (PLN2014-142) from P-D (Planned Development) to C-PD (Condominium Planned Development), a Tentative Subdivision Map (PLN2014-141) for condominium purposes including vacation and abandonment of a public service easement and building setback line, a Planned Development Permit (PLN2014-140) to allow construction of a mixed-use project with density bonus parking standards (16 residential condominium units and 3,200 square-feet of ground floor retail space), and a Tree Removal Permit (PLN2014-143), on properties located at **2295 and 2305 S. Winchester Boulevard**. A Mitigated Negative Declaration has been prepared for this project.

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

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

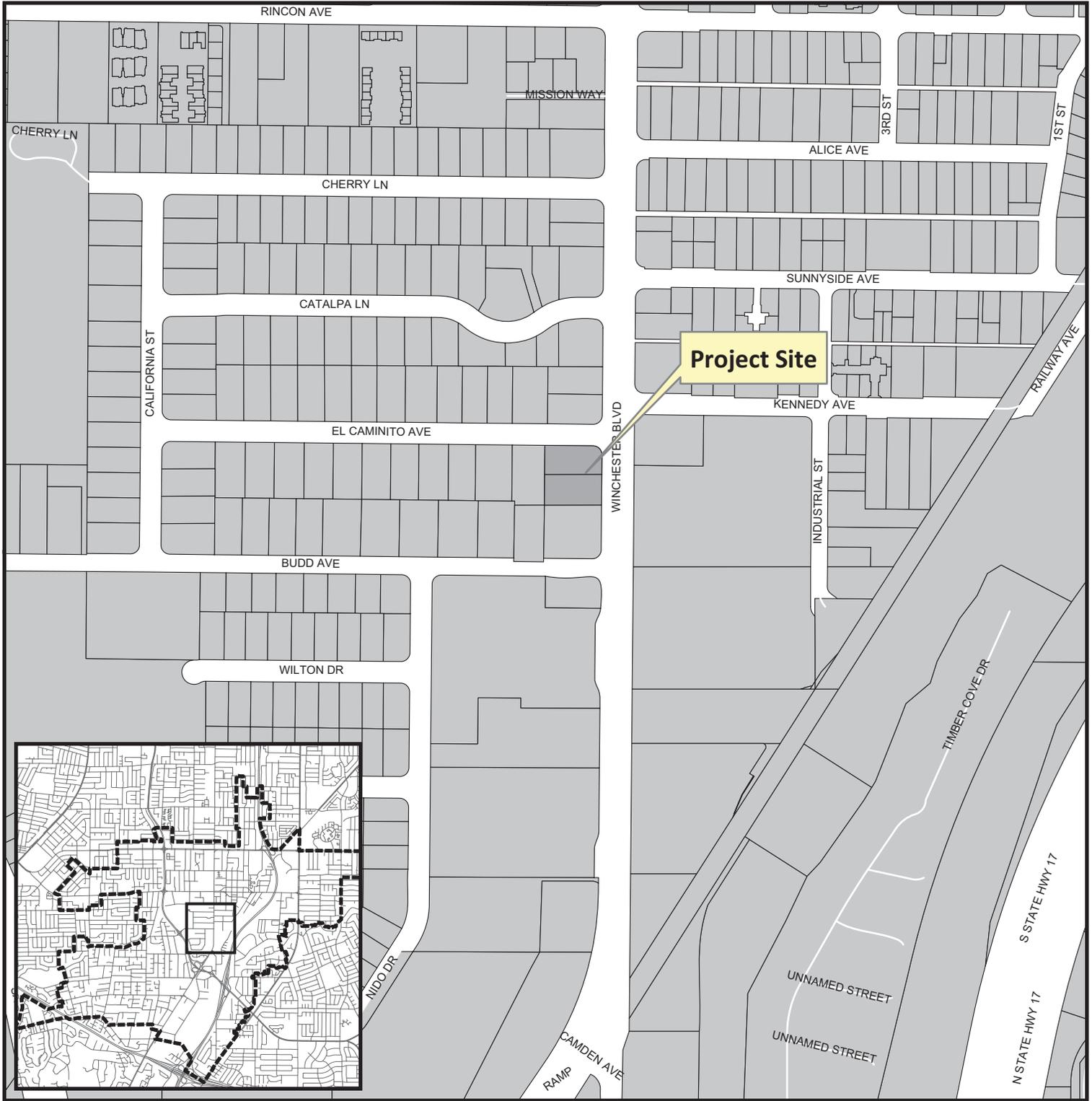
Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

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

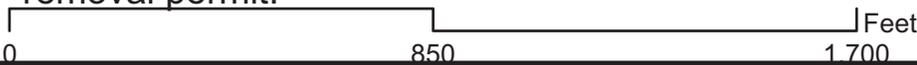
PLANNING COMMISSION  
CITY OF CAMPBELL  
PAUL KERMOYAN  
SECRETARY

PLEASE NOTE: When calling about this Notice,  
please refer to address: **2295 and 2305 S. Winchester Boulevard**

# Project Location Map



Project Location: 2295 and 2305 S. Winchester Blvd  
 Application Type: ZMA, TSM, PD, TSM  
 Planning File Nos.: PLN2014-142, 141, 140, 143  
 Description: Rezone, tentative map and planned development permit for the construction of a mixed-use project (16 residential units; 3,200 sq. ft. retail) and tree removal permit.



Community Development Department  
 Planning Division



WINCHESTER BOULEVARD - FRONT / EAST ELEVATION

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DATA:

SITE GROSS AREA 38,025 (.87 acre) 18 U/A  
SITE NET AREA 24,680 (.56 acre) 28 U/A  
Site pre dedications 24,994

PARKING

A OPEN PARKING 6,796  
B CARPORTS 6,971 (open air)  
C PASEO 245 (open air)  
TOTAL 14,012

FLOOR AREA

D N. RETAIL & GAR. 4,063  
E S. RETAIL & GAR. 2,535  
F TRASH ENCLOSURE 125  
Residential Units excluded per CMC 21.36.130  
TOTAL 6,723 (FAR 27% net)

BUILDING COVERAGE

B through F = 13,939 (56% net)

COVERAGE + PARKING

A through F = 20,735 (84% net)

SITE OPEN SPACE

24,680 (SITE)-20,735 (A through F) = 3,945

PRIVATE OPEN SPACE (upper levels)

G, H & I PORCHES & DECKS = 2,075 (130 sf/ unit)

TOTAL OPEN SPACE (site & private) 6,020

(see Sheets A7 & 8 for the areas and letter designations)

PROPOSED RETAIL

3,200 SQUARE FEET

PROPOSED RESIDENTIAL

ONE BEDROOMS 6  
TWO BEDROOMS 10  
TOTAL UNITS 16  
TOTAL BEDROOMS 26

PROPOSED PARKING

16 OPEN SPACES  
16 COVERED SPACES (2 accessible)  
10 PRIVATE GARAGES  
TOTAL 42 PARKING SPACES

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COVER SHEET

22 OCTOBER 2014  
26 AUGUST 2014  
23 JULY 2014  
2 JULY 2014

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A-0



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SANTA CLARA COUNTY

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REVISED 02/14  
14 2172

### DEVELOPMENTAL REVIEW COMMENTS

R-submittal. Review of a proposed new 39,044 square-foot three-story mixed use structure. Retail spaces and both public and private parking (including some garages) will occupy the ground floor, with residential units on the two upper floors.

**Comment #1: Review of this Developmental proposal is limited to acceptability of site access and water supply as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make application to, and receive from, the Building Department all applicable construction permits. Review of this Developmental proposal is limited to acceptability of site access and water supply as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work the applicant shall make application to, and receive from, the Building Department all applicable construction permits.**

**Comment #2: Fire Sprinklers Required:** Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 910.2.1 through 910.2.18 whichever is the more restrictive. For the purposes of this section, firewalls used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations. An automatic sprinkler system shall be provided throughout all new buildings and structures. **Exception:** Group A, B, E, F, L, M, S and U occupancy buildings and structures that do not exceed 1,000 square feet of building area. **NOTE:** The owner(s), architect(s) and any contractor(s) or subcontractor(s) are responsible for consulting with the water purveyor of record in order to determine if any modification or upgrade of the existing water service is required. A State of California licensed (C-36) Fire Protection Contractor shall submit plans, calculations, a completed p.r. at application and appropriate fees to this department for review and approval prior to beginning their work. CFC Sec. 903.2 as adopted and amended by CBLMC.

**Comment #3 Water Supply Requirements:** Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractor and subcontractors to

APP. NO.	PLAN	DATE	REV.	NO.	OCCUPANCY	DESIGN TYPE	APPROVED BY	DATE	PAGE
001	01	08/19/2014	1	1	V-B	Edi International	Edi International	08/19/2014	1 of 3
002	02	08/19/2014	1	2	V-B	Edi International	Edi International	08/19/2014	2 of 3
003	03	08/19/2014	1	3	V-B	Edi International	Edi International	08/19/2014	3 of 3

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Serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos,  
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### DEVELOPMENTAL REVIEW COMMENTS

notate the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into any water-based fire protection system, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2009 CFC Sec. 903.35 and Health and Safety Code 131147

**Comment #4: Standpipes:** Standpipe systems shall be installed where required by Sections 905.3.1 through 905.3.11.1. Standpipe systems are allowed to be combined with automatic sprinkler systems. **Exception:** Standpipe systems are not required in Group R-3 occupancies. **[7] 405.3.1 Height:** In other than Group R-3 and R-3.1 occupancies, Class III standpipe systems shall be installed throughout at each floor where any of the following occur: 1. Buildings where the floor level of the highest story is located more than 30 feet (9144 mm) above the lowest level of fire department vehicle access. 2. Buildings that are four or more stories in height. 3. Buildings where the floor level of the lowest story is located more than 30 feet (9144 mm) below the highest level of fire department vehicle access. 4. Buildings that are two or more stories below the highest level of fire department vehicle access. CFC Sec. 905

**Comment #5: Fire Apparatus (Engine) Access Roads Required:** Provide access roadways with a paved all weather surface, a minimum unobstructed width of 20 feet, vertical clearance of 13 feet 6 inches, minimum circulating turning radius of 30 feet outside and 23 feet inside, and a maximum slope of 5%. **Authority:** The fire code official shall have the authority to require an increase in the minimum access widths where they are inadequate for fire or rescue operations. **AERIAL FIRE APPARATUS ACCESS ROADS:** Where required, buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire

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### DEVELOPMENTAL REVIEW COMMENTS

**Comment #9: Construction Site Fire Safety:** All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chap. 33

**Comment #10: Marking:** Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. CFC Sec. 903.3

**Plans not approved. To prevent plan review and inspection delays, the above noted Developmental Review Conditions shall be addressed as "notes" on all pending and future plan submittals and any referenced diagrams to be reproduced onto the future plan submittal.**

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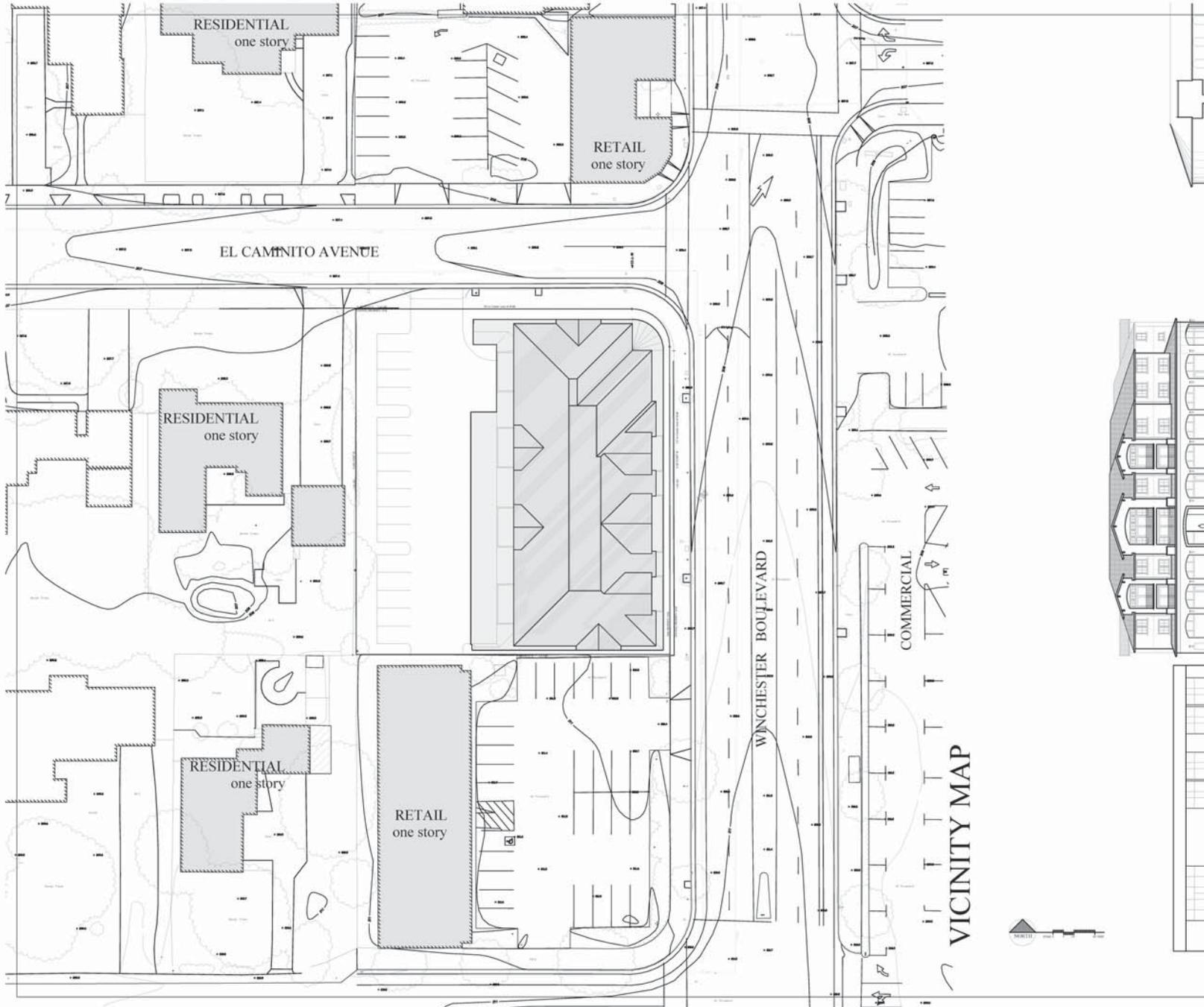
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FIRE  
DEPARTMENT  
COMMENTS

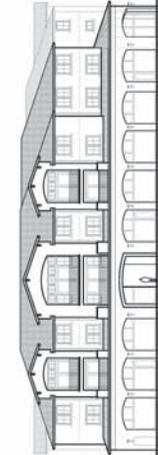
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A-01



VICINITY MAP



WINCHESTER BOULEVARD  
STREETSCAPE



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VICINITY &  
STREETSCAPE  
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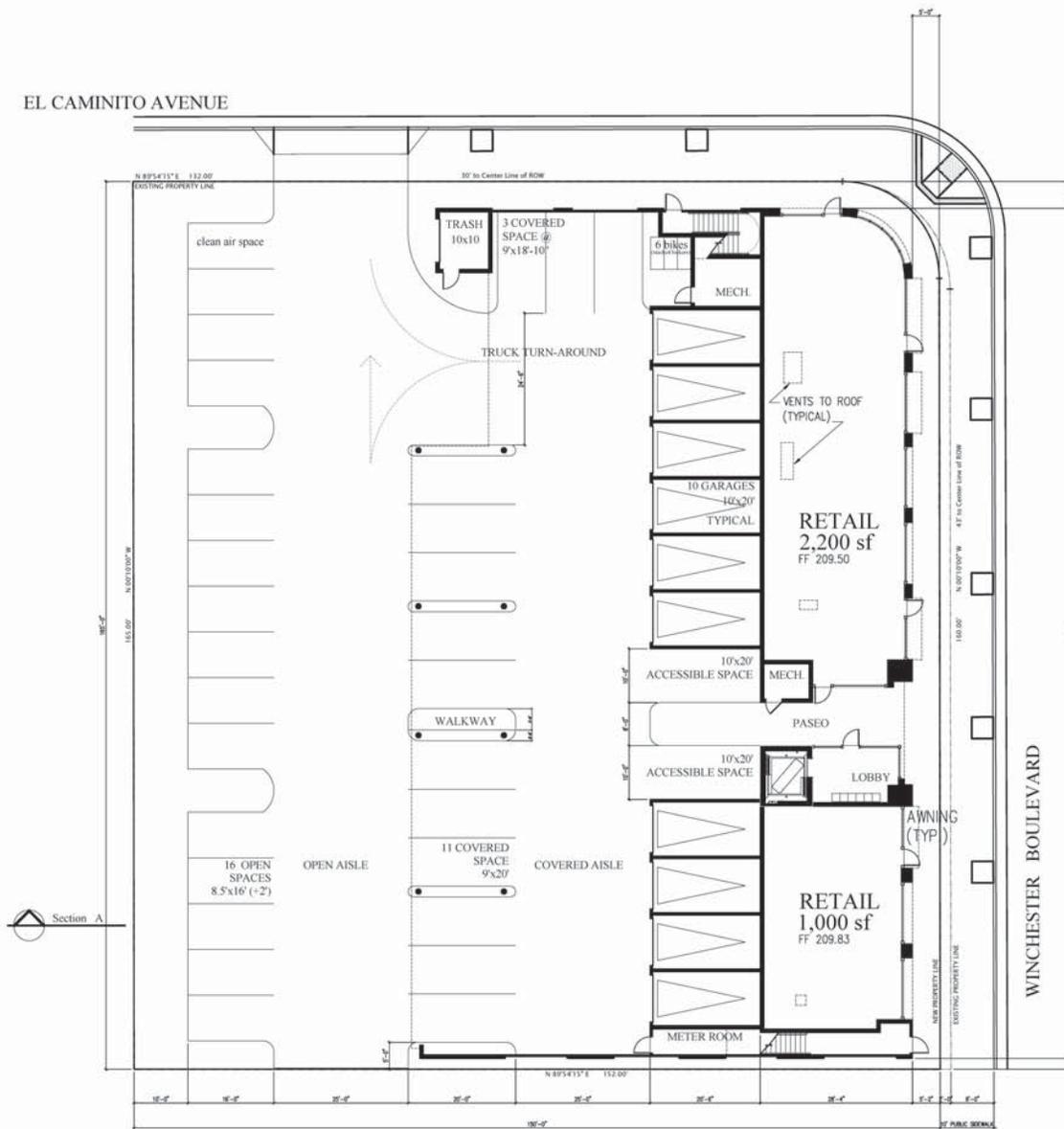
SITE PLAN  
& FIRST LEVEL

22 OCTOBER 2014  
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2 JULY 2014

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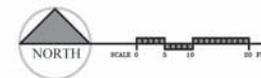
A-2

EL CAMINITO AVENUE

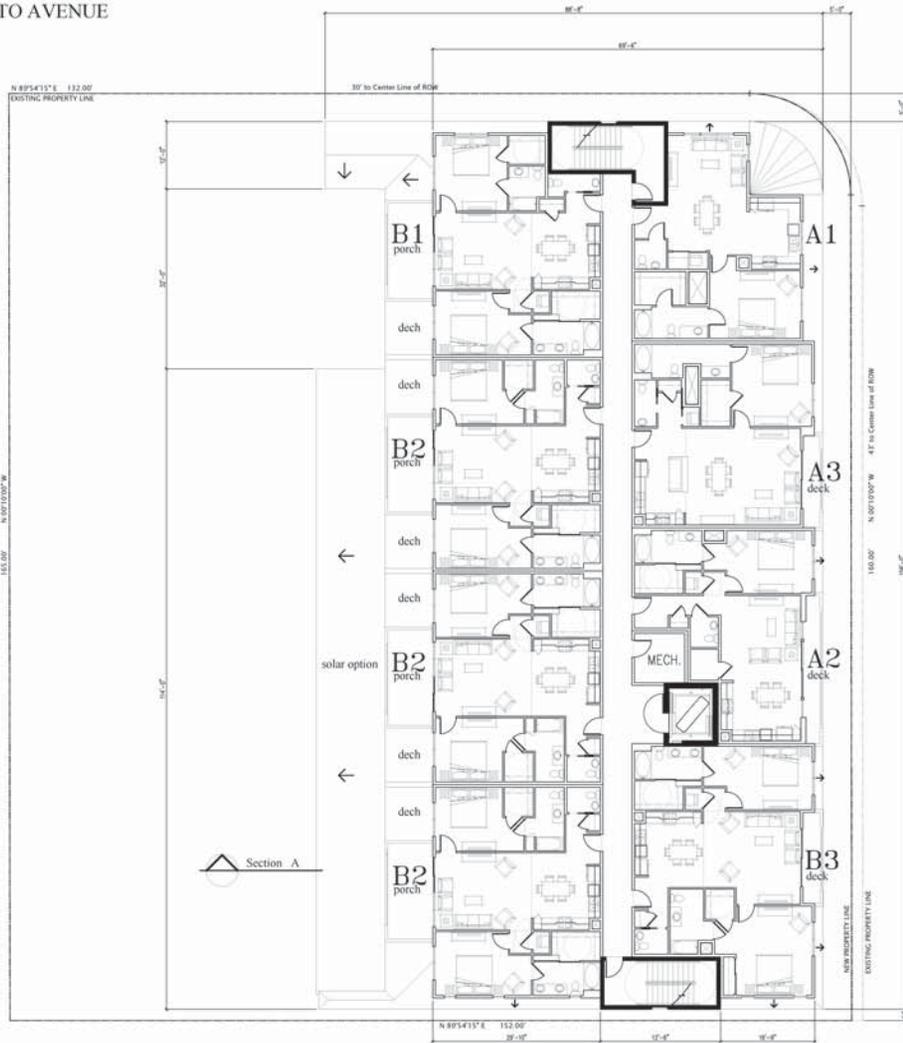


SITE & FIRST LEVEL

SEE SHEET C-1  
FOR ALL EXISTING AND PROPOSED SITE IMPROVEMENTS  
NOTE SHOWN HERE



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SECOND LEVEL

WINCHESTER BOULEVARD

**UNIT DATA**

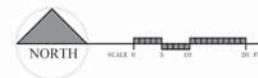
A UNITS - 1 bedroom / 1.5 baths

A1	2 @ 857 sf =	1,714 sq. ft.
A2	2 @ 858 sf =	1,716
A3	2 @ 954 sf =	1,908
Total 6 A Units =		5,338 sq. ft.

B UNITS - 2 bedrooms / 2.5 baths

B1	2 @ 1,078 sf =	2,156 sq. ft.
B2	6 @ 1,088 sf =	6,528
B3	2 @ 1,244 sf =	2,488
Total 10 B Units =		11,172 sq. ft.

GRAND TOTAL	16 UNITS	16,510 sq. ft.
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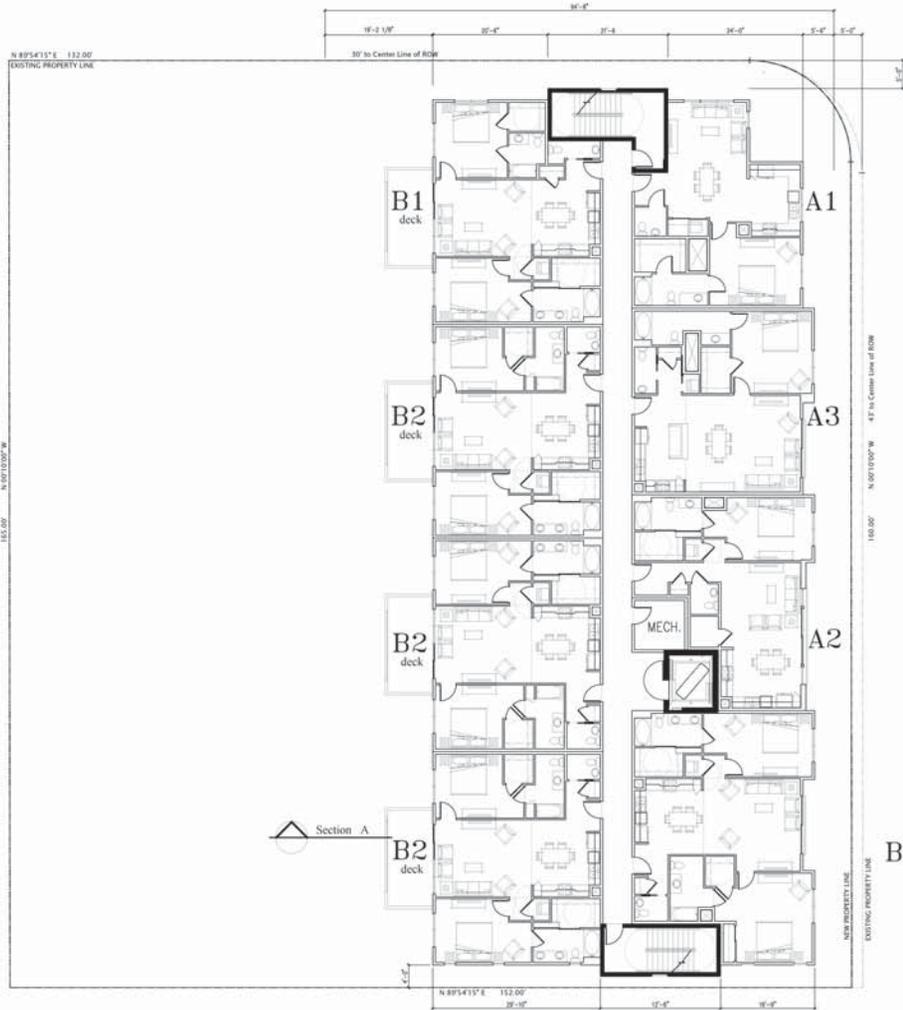
SECOND LEVEL

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THIRD LEVEL

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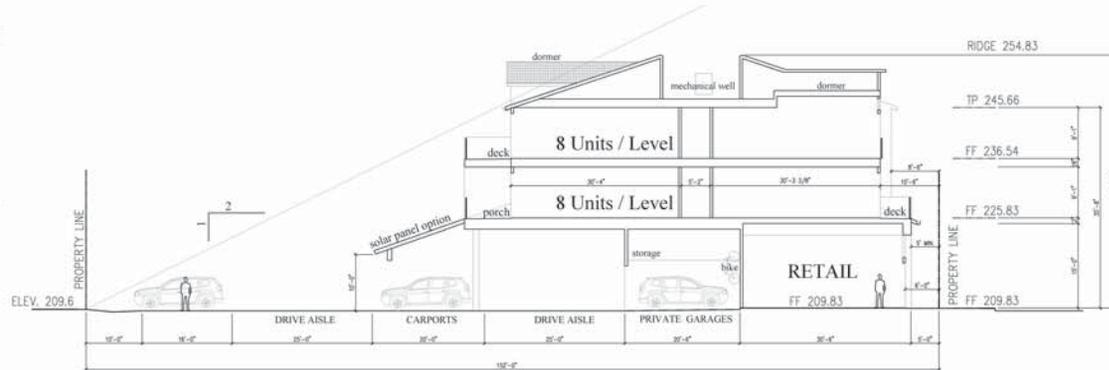
A-6

COLLECTION GUTTER @ SECOND FLOOR  
LINE CARRIES ROOF RUNOFF TO THE  
REAR OF THE SITE ALONG BOTH  
SIDES OF THE BUILDING.



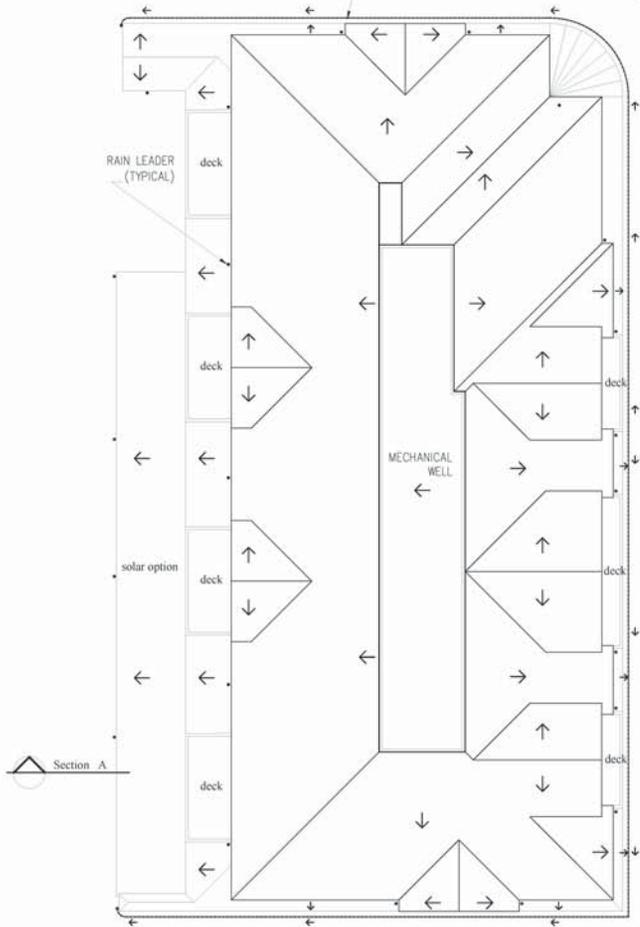
EL CAMINITO AVENUE  
STREETSCAPE

BENCH MARK #17  
2 1/4" BRASS DISK IN THE TOP OF THE CURB AT THE INTERSECTION  
OF BUDD AVENUE & BOULEVARD NORTHWEST CORNER AT THE WEST  
END OF THE CORNER, 10 FEET NORTH OF THE FIRE HYDRANT.  
ELEVATION 210.94 NGVD 1929

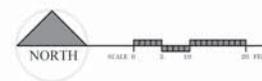


SECTION A  
@ typical units & garages

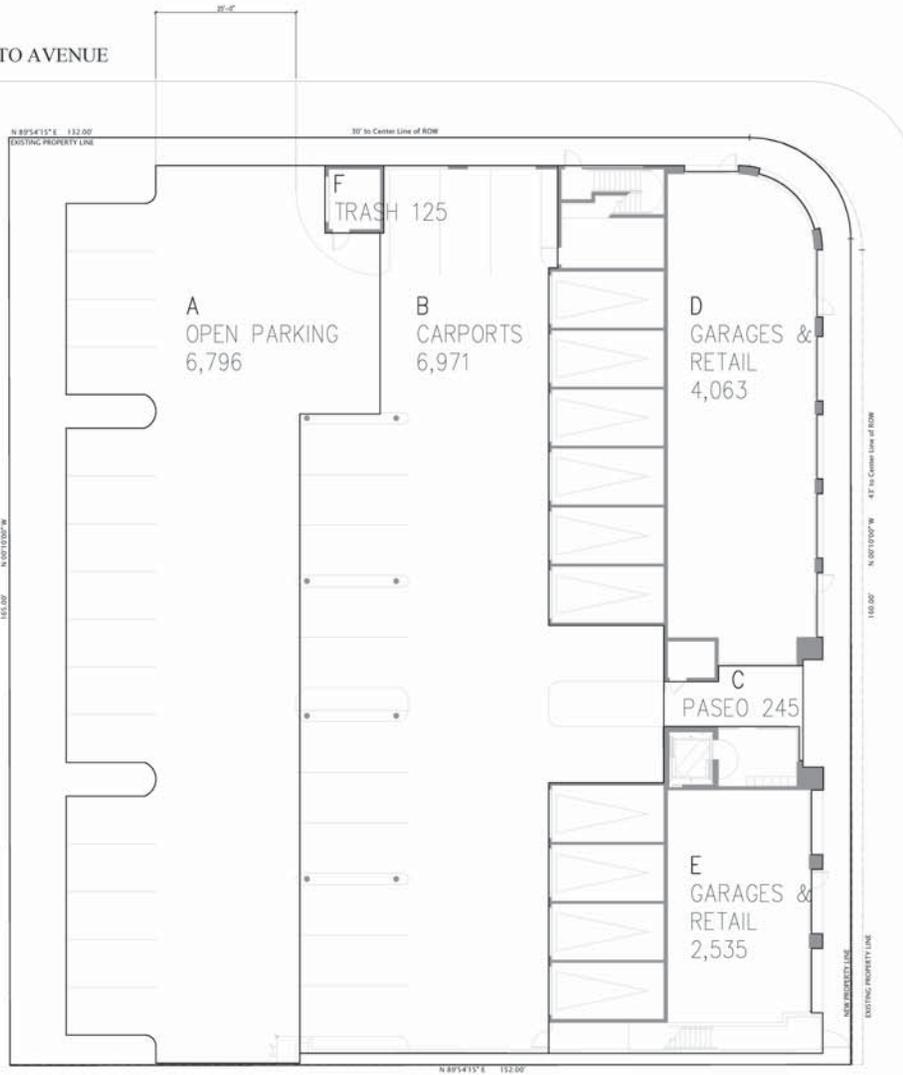
RIDGE 254.83  
TP 245.66  
FF 236.54  
FF 225.83  
FF 209.83



ROOF PLAN ALL SLOPES 4:12

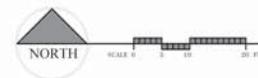


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# SITE & FIRST LEVEL



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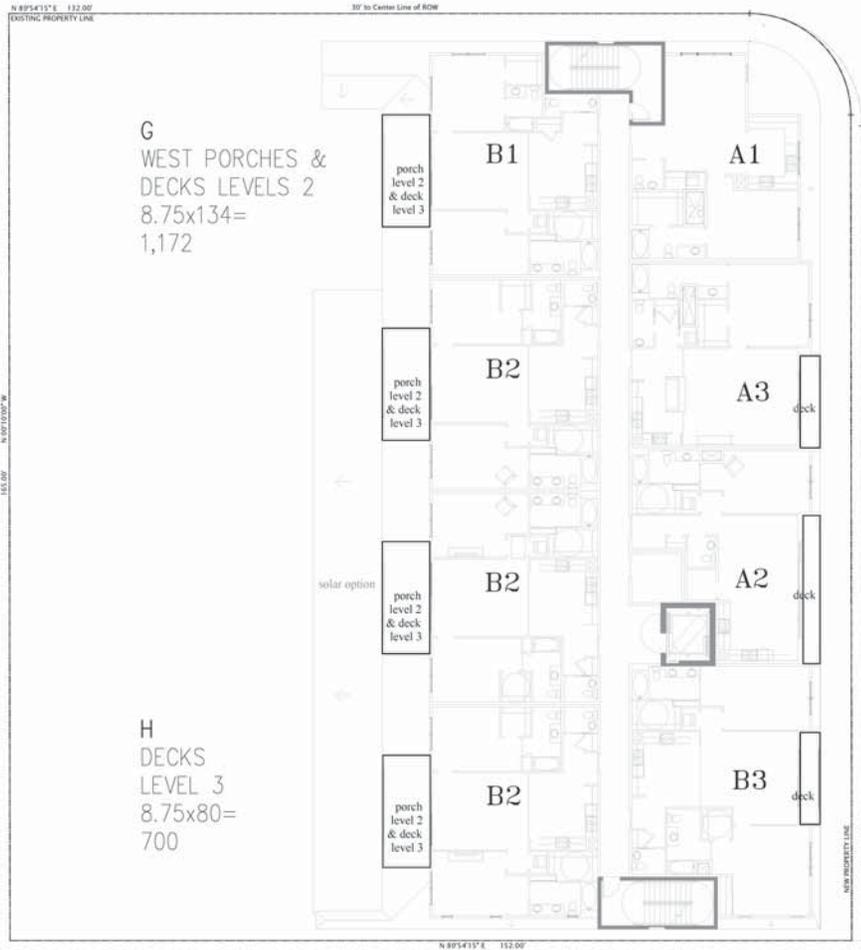
SITE PLAN  
& FIRST LEVEL  
FOOTAGES

23 JULY 2014  
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# A-7

EL CAMINITO AVENUE



### SECOND & THIRD LEVELS

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UPPER LEVELS

FOOTAGES  
2 JULY 2014

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# A-8

PRECAST POTS



QUICK CRETE CASCADE PLANTER  
 COLOR- ARROYO (NOT AS SHOWN) - TEXTURE: SMOOTH  
 QR-CE6018P - P9 - T1  
 60" DIAMETER 18" HIGH

TREES



PLATANUS X ACERIFOLIA  
 'COLUMBIA'  
 LONDON PLANE  
 40-60H X 30-40W



LAGERSTOEMIA INDICA  
 'WATERMELON RED'  
 WATERMELON RED CRAPE MYRTLE  
 20-25H X 20-25W

SHRUBS



ASPIDISTRA ELATIOR  
 CAST IRON PLANT  
 2-3H X 2-3W



BUXUS SEMPERVIRENS  
 'GREEN TOWER'  
 BOXWOOD  
 7-9H X 1-2W



DIETES VEGATA 'VARIEGATA'  
 FORTNIGHT LILY  
 2-3H X 2-3W



HEMEROCALLIS  
 'STELLA DE ORO'  
 DAYLILY  
 1-2H X 1-2W



LAVANDULA ANGUSTIFOLIA  
 'MUNSTEAD'  
 LAVENDER  
 1-2H X 1-2W



PITTOSPORUM  
 TENUIFOLIUM 'GOLD STAR'  
 PITTOSPORUM  
 8-10H X 8-10W



ROSA FLOWER CARPET 'RED'  
 CARPET ROSE  
 1-2H X 1-2W



BACOPA 'WHITE'  
 BACOPA  
 1-2H X 3-4W

STORMWATER



CHONDROPETALUM  
 ELEPHANTIUM  
 CAPE RUSH  
 3-5H X 4-6W



CAREX TUMULICOLA  
 BERKELEY SEDGE  
 1-2H X 1-2W



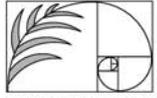
JUNCUS PATENS  
 CALIFORNIA GRAY RUSH  
 1-2H X 1-2W



IRIS DOUGLASIANA  
 DOUGLAS IRIS  
 2-3H X 2-3W



SCAEVOLA 'TOP POT BLUE'  
 FAN FLOWER  
 <1H X 3-5W



BRUCE JETT ASSOCIATES  
 LANDSCAPE ARCHITECTS  
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 3 Alvarado Rd., Suite 201  
 Davis, CA 95613  
 925.254.3422  
 www.brucejett.com



WINCHESTER  
 BOULEVARD  
 2295 & 2305 S. WINCHESTER BLVD.  
 CAMPBELL, CA 95008

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NO.	DATE	ISSUE/REVISION

Date: 9.04.2014

Scale:

Drawing Title:

PLANT IMAGES

Drawing No.:

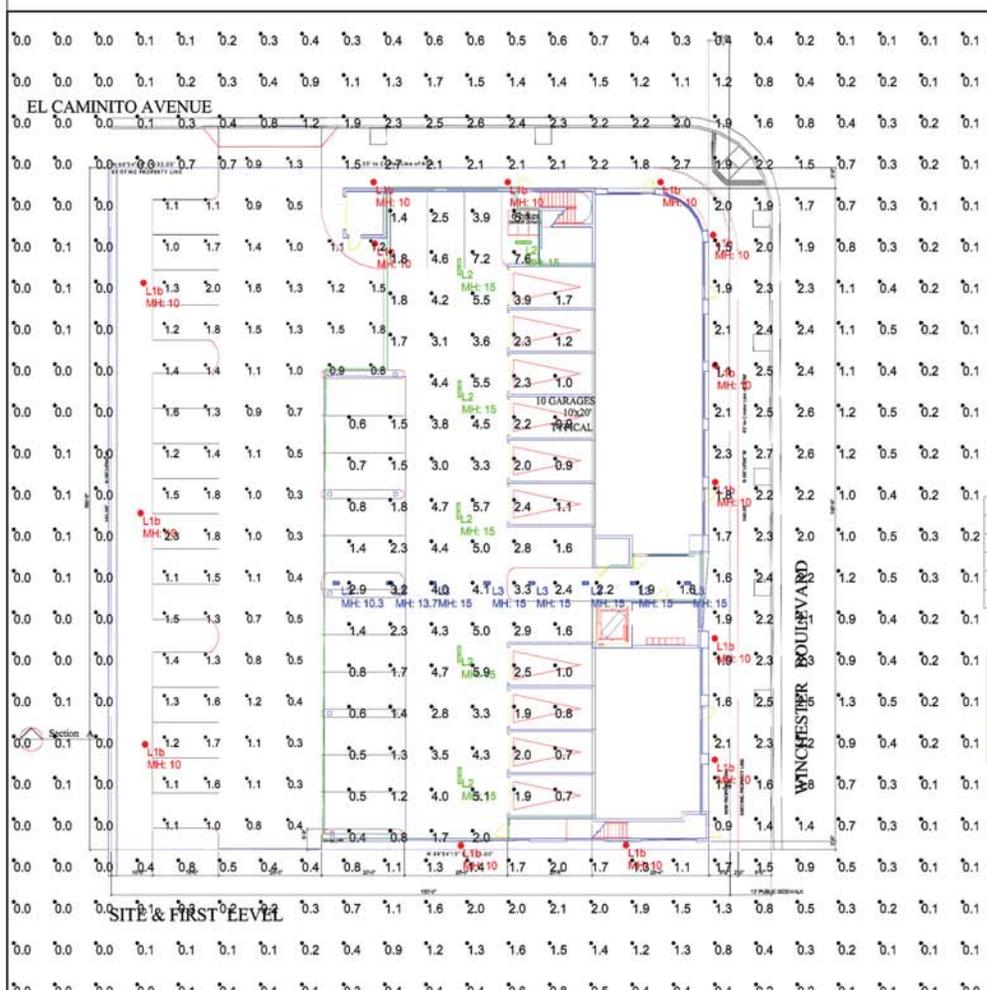
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BRUCE JETT ASSOCIATES  
LANDSCAPE ARCHITECTS  
C/A #1332  
7 Altamira Rd., Suite 201  
Orinda, CA 94563  
925.254.5427  
www.brucjett.com



**WINCHESTER BOULEVARD**  
2295 & 2305 S. WINCHESTER BLVD.  
CAMPBELL, CA 95008



sixteen5hundred

Notes:  
Ceiling Height of Garage: 10' to 15'  
Reflectances = 30/30/20  
Height of Fixtures Varies  
Listed Next to Each Fixture

2295+2305 South Winchester Blvd - Campbell CA  
Bruce Jett Associates - Bruce Jett  
3 Altamira Road, Suite 201  
Orinda, CA 94563  
925.254-5422 P  
925.258.0215 F  
510.502.8500 C  
16500 - David Miguellucci  
PH. 510-645-252573  
Calco, Donna Tolten  
PH. 510-645-2575  
dtolten@16500.com  
08/26/2014

**Calculation Summary**

Project: 2295+2305 South Winchester Blvd - Campbell CA

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpctLr	PtSpctB
Building Wall Mount Area	Illuminance	Fc	0.76	2.7	0.0	N.A.	N.A.	10	10
Exterior Parking	Illuminance	Fc	1.15	2.3	0.3	3.83	7.67	10	10
Garage	Illuminance	Fc	2.66	7.6	0.4	6.65	19.00	10	10

**Luminaire Schedule**

Project: 2295+2305 South Winchester Blvd - Campbell CA

Symbol	Qty	Label	Delivered Lumens	Lum. Watts	LLF	Description
●	14	L1b	3816	60	0.850	Beacon Post Top LED - WIN30-24G-T4-60W
□	6	L2	4802	57.9	0.850	Luminaire Ceiling Mount LED - VPF84-56W HP-4000K-CP
▶	8	L3	732	13.6	0.850	Luminaire Ceiling Mount LED - SWP610-14W HP-4000K-CP

2295+2305 South Winchester Blvd - Campbell CA Opt2 DM-AGI  
The lighting calculations provided in this report approximate the light levels expected within the space as defined and are based on the information provided to 16500. Please verify the data to assure the accuracy of the report. 16500 is not responsible for light output of lamps and ballasts, or design variables.

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NO.	DATE
	ISSUE/REVISION

Date: 9.04.2014

Scale:

Graphic Title:

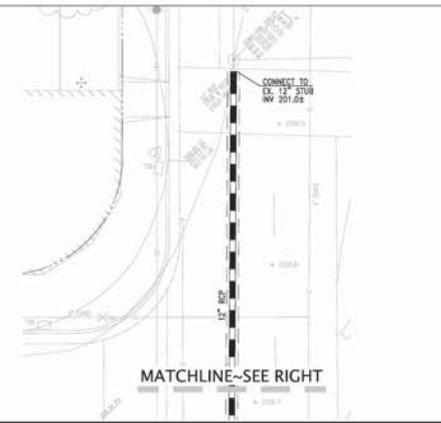
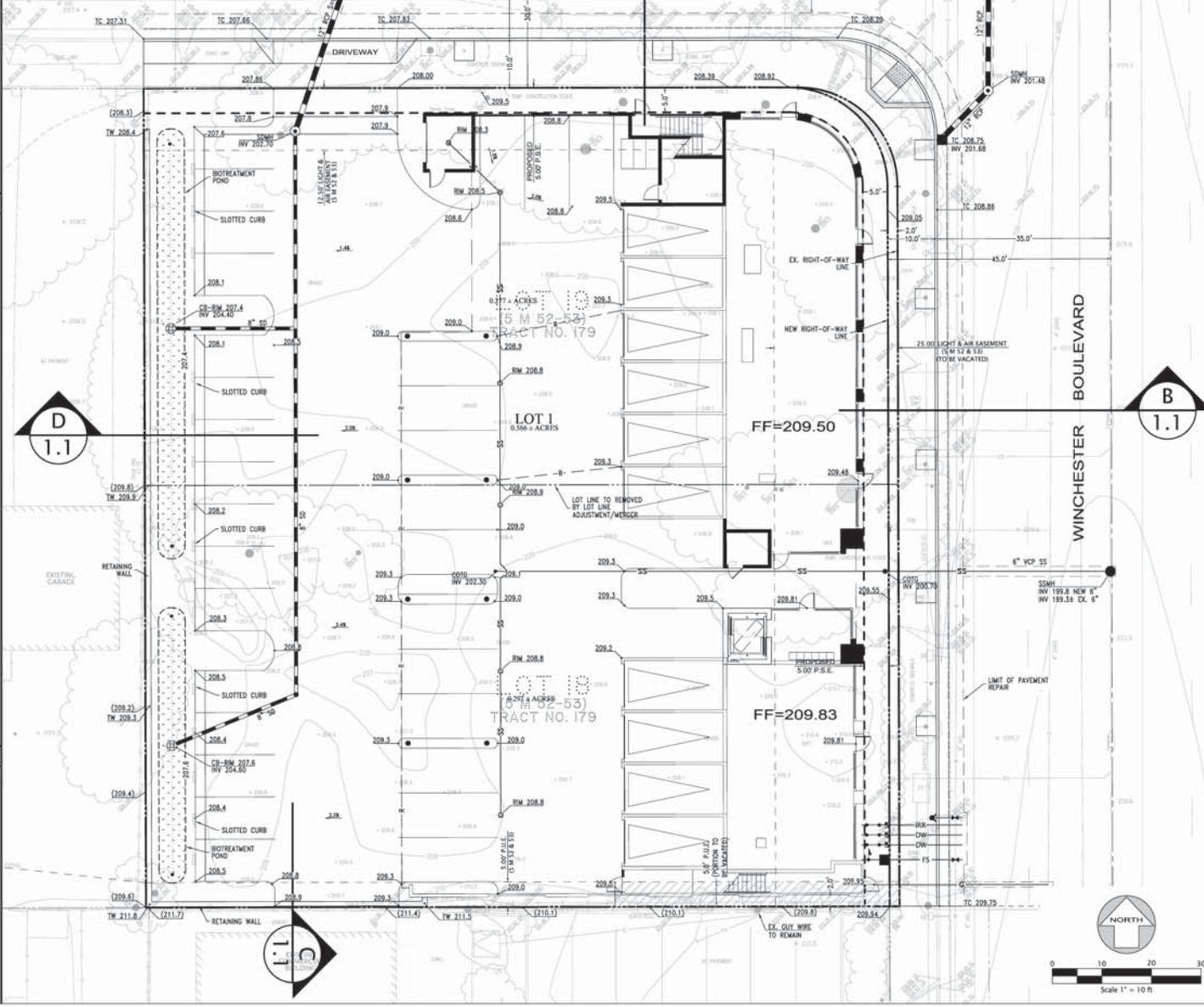
**PHOTOMETRIC STUDY**

Drawing #:

**L3.0**

**NOTES**

- EXISTING PROJECT SITE HAS BEEN DEMOLISHED AND IS CURRENTLY VACANT. ON-SITE TOPOGRAPHY REPRESENTS PRE-CONSTRUCTION CONDITION PRIOR TO PAST ENTITLEMENTS.
- 100% OF PROJECT AREA WILL BE TREATED VIA LANDSCAPE-BASED TREATMENT MEASURES (FLOW-THROUGH PLANTERS).
- BIOTREATMENT AREAS SHOWN ARE SCHEMATIC. FINAL AREAS AND DESIGN TO BE DETERMINED PENDING FUTURE REVISIONS.
- BIOTREATMENT AREAS WILL TREAT SURFACE RUNOFF FROM ADJACENT ROOF AND HARDSCAPE AREAS WITHIN THEIR RESPECTIVE TREATMENT AREAS.
- REFER TO SHEET A-6 FOR RAINWATER LEADER LOCATIONS.



**LEGEND**

DESCRIPTION	PROPOSED	EXISTING
PROPERTY LINE	---	---
ADJACENT PROPERTY LINE	---	---
CENTERLINE	---	---
EASEMENT	---	---
BUILDING LINE	---	---
FOUND MONUMENT AS NOTED	○	○
BENCHMARK	⊕	⊕
ELECTRIER	⊕	⊕
FIRE HYDRANT	⊕	⊕
MANHOLE	⊕	⊕
GAS METER	⊕	⊕
VALVE	⊕	⊕
STORM DRAIN MANHOLE	⊕	⊕
CATCH BASIN	⊕	⊕
WATER METER	⊕	⊕
FIRE DEPARTMENT CONNECTION	⊕	⊕
BACK FLOW PREVENTER	⊕	⊕
POST INDICATOR VALVE	⊕	⊕
SIGN	⊕	⊕
TREE	⊕	⊕
SPOT ELEVATION	100.00	100.00
AERIAL SPOT ELEVATION	100.00	100.00
CONTOUR	---	---
RIDGE	---	---
CURB	---	---
CURB & GUTTER	---	---
FENCE	---	---
CONCRETE	---	---
RETAINING WALL	---	---
EDGE OF PAVEMENT	---	---
SANITARY SEWER	---	---
STORM DRAIN	---	---
WATER	---	---
GAS	---	---
UNDERGROUND ELECTRIC	---	---
TELEPHONE	---	---
PERFORATED PIPE	---	---
PAVEMENT RESTORATION LIMIT	---	---

**ABBREVIATIONS**

AC	ASPHALTIC CONCRETE	HC	HANDICAP
BEG	BEGINNING	INV	INVERT ELEVATION
BL	BUILDING	JB	JUNCTION BOX
BW	BACK OF WALK	JP	JOINT POLE
CL	CENTERLINE	LIP	LIP OF GUTTER
COMM	COMMUNICATION	PV	PAVEMENT
DI	DROP INLET	RM	RIM ELEVATION
DI/CL	DUCTILE IRON CEMENT LINED	ROW	RIGHT-OF-WAY
DWY	DRIVEWAY	SD	STORM DRAIN
EL	ELECTRIER	SMH	STORM DRAIN MANHOLE
ELEC	ELECTRICAL	SL	STREET LIGHT
EP	EDGE OF PAVEMENT	SLB	STREET LIGHT BOX
FF	FINISH FLOOR	SS	SANITARY SEWER
FI	FIRE HYDRANT	SSM	SANITARY SEWER MANHOLE
FL	FLOW LINE	TS	TELEPHONE BOX
FM	FORCE MAIN	TC	TOP OF CURB
FNC	FENCE	TOP	TOP OF SLOPE
CB	GRADE BREAK	TRN	TRANSFORMER
GM	GAS METER	TSB	TRAFFIC SIGNAL BOX
GRN	GROUND	TW	TOP OF WALL
GRV	GRAVEL	UB	UTILITY BOX
CV	GAS VALVE	WM	WATER METER
		WV	WATER VALVE

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 CIVIL ENGINEERS & SURVEYORS, INC.  
 1125 Scott Boulevard, Building 22  
 Santa Clara, California 95054  
 (408) 727-6665  
 Fax (408) 727-5641



**2295 & 2305  
 SOUTH  
 WINCHESTER  
 BOULEVARD**

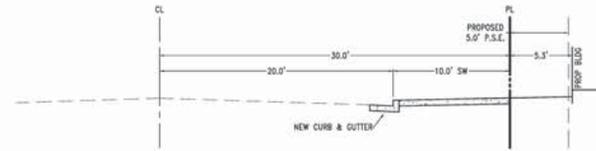
**CAMPBELL  
 CALIFORNIA**

**CROSS SECTIONS**

**5 SEPT. 2014**

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**C-1.1**



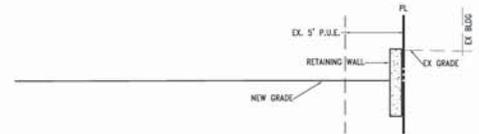
SCALE: H: 1" = 5'  
 V: 1" = 1'

**SECTION A - EL CAMINITO AVENUE**



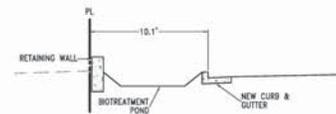
SCALE: H: 1" = 5'  
 V: 1" = 1'

**SECTION B - S WINCHESTER BOULEVARD**



SCALE: H: 1" = 5'  
 V: 1" = 1'

**SECTION C**



SCALE: H: 1" = 5'  
 V: 1" = 1'

**SECTION D**

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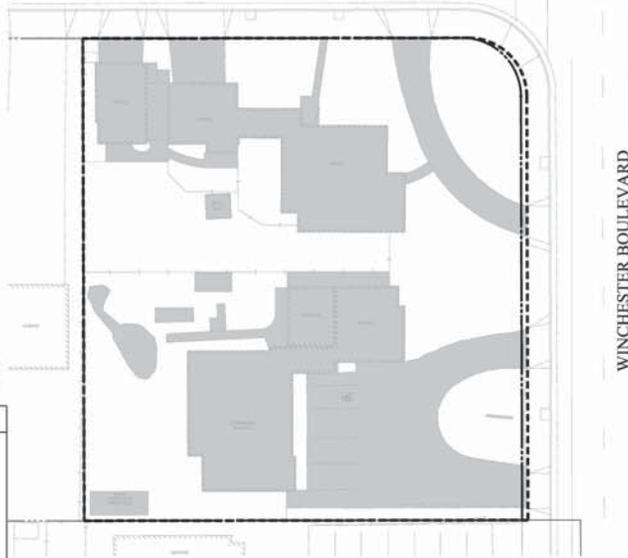


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2295 & 2305  
 SOUTH  
 WINCHESTER  
 BOULEVARD

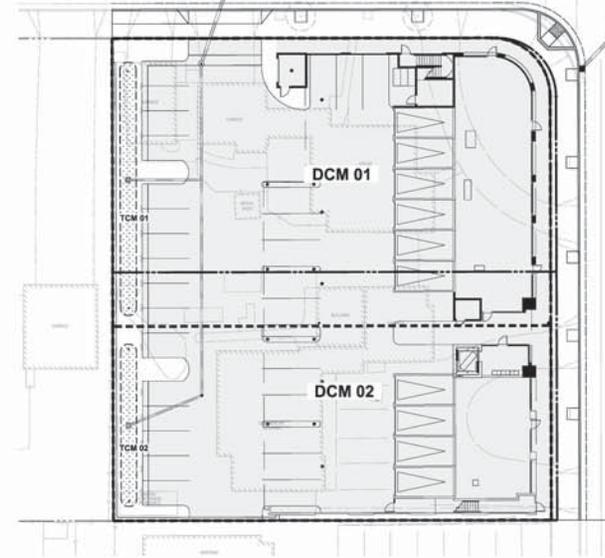
CAMPBELL  
 CALIFORNIA

EL CAMINITO AVENUE



PRE-CONSTRUCTION

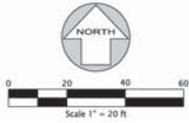
EL CAMINITO AVENUE



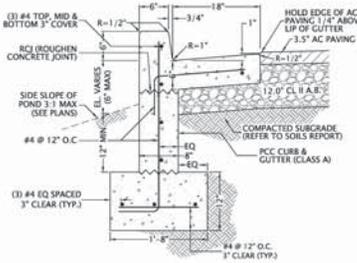
POST-CONSTRUCTION

WINCHESTER BOULEVARD

WINCHESTER BOULEVARD



**KEYED CURB RETAINING WALL**



- NOTES**
- SEE SOILS REPORT FOR COMPACTION REQUIREMENTS BENEATH ROADWAY AND CURB. SUBGRADE CONSTRUCTION AND COMPACTION SHALL BE PERFORMED UNDER THE SUPERVISION OF THE GEOTECHNICAL ENGINEER OF RECORD.
  - REFER TO PLAN FOR LOCATIONS OF CURB SLOTS.

**STORMWATER CALCULATIONS**

**IMPERVIOUS AREA TABLE**

PRE-CONST.	AREA (S.F.)	% TOTAL
IMPERVIOUS	11495	46.0
PERVIOUS	13500	54.0
<b>TOTAL</b>	<b>24995</b>	<b>100.0</b>

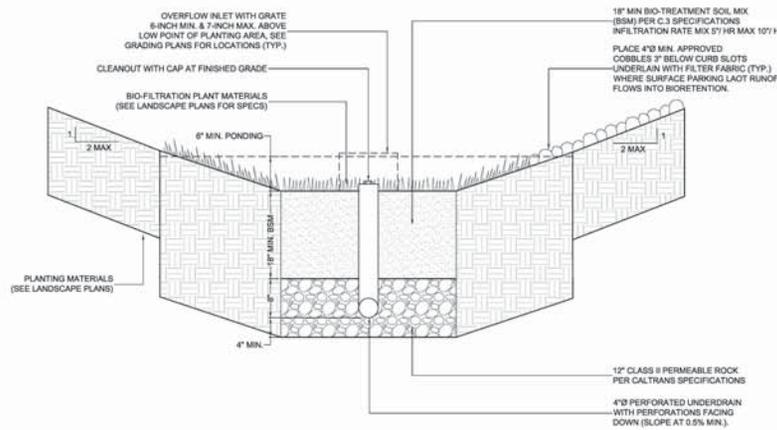
POST-CONST.	AREA (S.F.)	% TOTAL
IMPERVIOUS	22052	89.4
PERVIOUS	2612	10.6
<b>TOTAL</b>	<b>24664</b>	<b>100.0</b>

**STORMWATER TREATMENT AREA TABLE**

BIOTREATMENT POND	TOTAL AREA (S.F.)	IMPERVIOUS AREA (S.F.)	TREATMENT AREA REQ'D*	TREATMENT AREA PROPOSED
1	14684	13284	467	467
2	9980	8902	292	292

\*REQUIRED AREA BASED ON FLOW - VOLUME CALCULATIONS AS SHOWN ON C-2.1.

**BIOTREATMENT POND**



- BIOTRETENTION AREAS SHALL BE CONSTRUCTED UNDER THE OBSERVATION OF THE SOILS ENGINEER.
- SOIL AT BOTTOM OF RETENTION AREA SHALL HAVE A MINIMUM PERCOLATION RATE OF 5 INCHES/HOUR AND A MAXIMUM RATE OF 10 INCHES/HOUR.
- IN-SITU TESTING SHALL BE PERFORMED BY THE SOILS ENGINEER BEFORE AND AFTER SOIL INSTALLATION TO VERIFY PERCOLATION RATE.

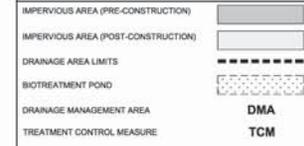
**STORMWATER CONTROL NOTES**

- THE EXISTING SITE SOILS CONSIST OF CLAY (TYPE D) SOILS.
- THE SITE STORM DRAIN RUNOFF WILL BE FILTERED BY BIOTREATMENT AREAS. ALL STORMWATER DRAINS TO THE PUBLIC STORM DRAIN SYSTEM WITHIN EL CAMINITO AVENUE AND WINCHESTER BOULEVARD.
- POTENTIAL POLLUTANTS INCLUDE MOTOR VEHICLE LUBRICANTS, COOLANTS, DISC BRAKE DUST, LITTER AND DEBRIS. POLLUTANT SOURCE AREAS INCLUDE THE ASPHALT CONCRETE PARKING LOT AND DRIVE AISLES, THE ROOF OF THE BUILDING, AND THE SITE STORM DRAIN INLETS. ALL INLETS WILL BE MARKED "NO DUMPING - DRAINS TO BAY". THE PARKING LOT SHALL BE SWEEPED REGULARLY TO PREVENT THE ACCUMULATION OF LITTER AND DEBRIS.
- BIOTREATMENT AREA SHOWN ARE SCHEMATIC AND WILL BE ADJUSTED DURING FINAL DESIGN.
- BIOTREATMENT SIZING IS BASED ON THE COMBINATION FLOW/VOLUME CALCULATIONS METHOD PER SCVURPPP HANDBOOK CHAPTER 5.
- STORMWATER IS INTENDED TO ENTER BIOTREATMENT AREAS FROM PAVED AREAS VIA CURB SLOTS ADJACENT TO POND. DOWNSPOUTS WILL BE DISCONNECTED AND DISCHARGE AT GRADE AND WILL OVERLAND FLOW TO THE TREATMENT PONDS.

**SOURCE CONTROL MEASURES IMPLEMENTED**

- SD-10: SITE DESIGN & LANDSCAPE PLANNING
  - MAXIMIZED TREES AND PLANTING WITHIN HARDSCAPE AND LANDSCAPE AREAS.
  - VEGETATED SLOPES FOR ALL LANDSCAPE SLOPES LESS THAN 1:5 SLOPE.
- SD-11: EFFICIENT IRRIGATION
  - RAIN-TRIGGERED SHUTOFF DEVICES TO PREVENT IRRIGATION AFTER PRECIPITATION.
  - SYSTEM DESIGNED TO SITE-SPECIFIC WATER DEMANDS AND PLANTING REQUIREMENTS.
- SD-13: STORM DRAIN BIOMASS
  - ALL CATCH BASINS TO BE STENCILED WITH PROHIBITIVE LANGUAGE PER CITY STANDARDS.

**LEGEND**



**CONCEPTUAL STORMWATER CONTROL PLAN**

5 SEPT. 2014

THE ARCHITECT SHALL OWN ALL OVERALL CONCEPTUAL DESIGNS PREPARED & DEVELOPED FOR THE PROJECT AND THE WINNABLE EXCLUSIVE RIGHTS OF COPYRIGHT. THESE RIGHTS ARE RESERVED.

**C-2**



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2295 & 2305  
 SOUTH  
 WINCHESTER  
 BOULEVARD

CAMPBELL  
 CALIFORNIA

CONCEPTUAL  
 STORMWATER  
 CONTROL PLAN

5 SEPT. 2014

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C-2.1

SCVURPPP METHOD SIZING FOR FLOW & VOLUME-BASED TREATMENT MEASURES 2295-2305 WINCHESTER (DMA 01)	
STEP 1	Contributing drainage area to the treatment measure: <b>14,884</b>
STEP 2	Determine the equivalent impervious area draining to the treatment measure. Impervious area draining to the treatment measure: <b>13,284 sq. ft.</b> Pervious area draining to the treatment measure: <b>1,600 sq. ft.</b> For grass, landscaping or pervious paving, multiply the pervious area by a runoff coefficient of 0.10 to compute the equivalent impervious area. Equivalent impervious area = pervious area x 0.10 = <b>160 sq. ft.</b> Total equivalent impervious area: <b>13,424 sq. ft.</b>
STEP 3	Determine the required treatment volume using Adapted CASQA Stormwater BMP Handbook Approach. Volume Calculation: Mean Annual Precipitation <sub>10yr</sub> Map <sub>10yr</sub> = <b>10.0</b> inches Mean Annual Precipitation <sub>2yr</sub> Map <sub>2yr</sub> = <b>12.8</b> inches Correction Factor = <b>1.18</b> Soil Type = <b>Type D: Sandy Clay</b> Average Slope of Site = <b>s = 1.0%</b> Unit Basin Storage UBS <sub>10yr</sub> = <b>0.58</b> inches Unit Basin Storage UBS <sub>2yr</sub> = <b>0.60</b> inches Adjusted Unit Basin Storage (UBS) Volume: UBS <sub>adj</sub> = <b>0.8800</b> inches Water Quality Design (WQD) Volume: <b>748</b> cu. ft.
STEP 4	Determine the design rainfall intensity (Section II.B, Step 7, or Section II.C, Step 3). Design Rainfall Intensity: <b>0.2</b> in/hr
STEP 5	Assume that the rain event that generates the Unit Basin Storage Volume of runoff occurs at the design rainfall intensity for the entire length of the storm. Calculate the duration of the storm by dividing the adjusted Unit Basin Storage Volume by the design rainfall intensity. In other words, determine the amount of time required for the Unit Basin Storage Volume to Duration = UBS Volume (inches) / Rainfall Intensity (inches/hour) Duration = (Step 3) / (Step 4) = <b>2.90</b>
STEP 6	Make a preliminary estimate of the surface area of the bioretention facility by multiplying the area of impervious surface to be treated by a sizing factor of <b>0.03</b> . Estimated Surface Area = <b>13,424 sq. ft. x 0.03 = 403 sq. ft.</b> Assume the modified surface area is <b>110%</b> of the preliminary estimate above, or <b>443 sq. ft.</b>
STEP 7	Calculate the volume of runoff that filters through the bioretention soil at a rate of 5 inches per hour (the design surface loading rate for the bioretention facilities), for Volume of Treated Runoff = Estimated Surface Area x 5 in/hr x (18/12in) x Duration Volume of Treated Runoff = <b>884</b> cu. ft.
STEP 8	Calculate the portion of the water quality design (WQD) volume remaining after treatment is accomplished by filtering through the bioretention soil. The result is the amount that Step 6. Volume in ponding area = WQD Volume - Volume of Treated Runoff Volume in ponding area = <b>132</b> cu. ft.
STEP 9	Calculate the depth of the volume in the ponding area by dividing this volume by the estimated surface area in Step 6. Depth of ponding = Volume in Ponding Area / Estimated Surface Area Depth of ponding = <b>0.36</b> ft or <b>4.3</b> inches Ponding shall be between 0.5' and 1.0'

SCVURPPP METHOD SIZING FOR FLOW & VOLUME-BASED TREATMENT MEASURES 2295-2305 WINCHESTER (DMA 02)	
STEP 1	Contributing drainage area to the treatment measure: <b>8,980</b>
STEP 2	Determine the equivalent impervious area draining to the treatment measure. Impervious area draining to the treatment measure: <b>8,902 sq. ft.</b> Pervious area draining to the treatment measure: <b>1,078 sq. ft.</b> For grass, landscaping or pervious paving, multiply the pervious area by a runoff coefficient of 0.10 to compute the equivalent impervious area. Equivalent impervious area = pervious area x 0.10 = <b>108 sq. ft.</b> Total equivalent impervious area: <b>9,010 sq. ft.</b>
STEP 3	Determine the required treatment volume using Adapted CASQA Stormwater BMP Handbook Approach. Volume Calculation: Mean Annual Precipitation <sub>10yr</sub> Map <sub>10yr</sub> = <b>10.0</b> inches Mean Annual Precipitation <sub>2yr</sub> Map <sub>2yr</sub> = <b>12.8</b> inches Correction Factor = <b>1.18</b> Soil Type = <b>Type D: Sandy Clay</b> Average Slope of Site = <b>s = 1.0%</b> Unit Basin Storage UBS <sub>10yr</sub> = <b>0.58</b> inches Unit Basin Storage UBS <sub>2yr</sub> = <b>0.60</b> inches Adjusted Unit Basin Storage (UBS) Volume: UBS <sub>adj</sub> = <b>0.8800</b> inches Water Quality Design (WQD) Volume: <b>581</b> cu. ft.
STEP 4	Determine the design rainfall intensity (Section II.B, Step 7, or Section II.C, Step 3). Design Rainfall Intensity: <b>0.2</b> in/hr
STEP 5	Assume that the rain event that generates the Unit Basin Storage Volume of runoff occurs at the design rainfall intensity for the entire length of the storm. Calculate the duration of the storm by dividing the adjusted Unit Basin Storage Volume by the design rainfall intensity. In other words, determine the amount of time required for the Unit Basin Storage Volume to Duration = UBS Volume (inches) / Rainfall Intensity (inches/hour) Duration = (Step 3) / (Step 4) = <b>2.90</b>
STEP 6	Make a preliminary estimate of the surface area of the bioretention facility by multiplying the area of impervious surface to be treated by a sizing factor of <b>0.03</b> . Estimated Surface Area = <b>8,910 sq. ft. x 0.03 = 270 sq. ft.</b> Assume the modified surface area is <b>108%</b> of the preliminary estimate above, or <b>292 sq. ft.</b>
STEP 7	Calculate the volume of runoff that filters through the bioretention soil at a rate of 5 inches per hour (the design surface loading rate for the bioretention facilities), for Volume of Treated Runoff = Estimated Surface Area x 5 in/hr x (18/12in) x Duration Volume of Treated Runoff = <b>365</b> cu. ft.
STEP 8	Calculate the portion of the water quality design (WQD) volume remaining after treatment is accomplished by filtering through the bioretention soil. The result is the amount that Step 6. Volume in ponding area = WQD Volume - Volume of Treated Runoff Volume in ponding area = <b>148</b> cu. ft.
STEP 9	Calculate the depth of the volume in the ponding area by dividing this volume by the estimated surface area in Step 6. Depth of ponding = Volume in Ponding Area / Estimated Surface Area Depth of ponding = <b>0.51</b> ft or <b>6.1</b> inches Ponding shall be between 0.5' and 1.0'

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**NOTES**

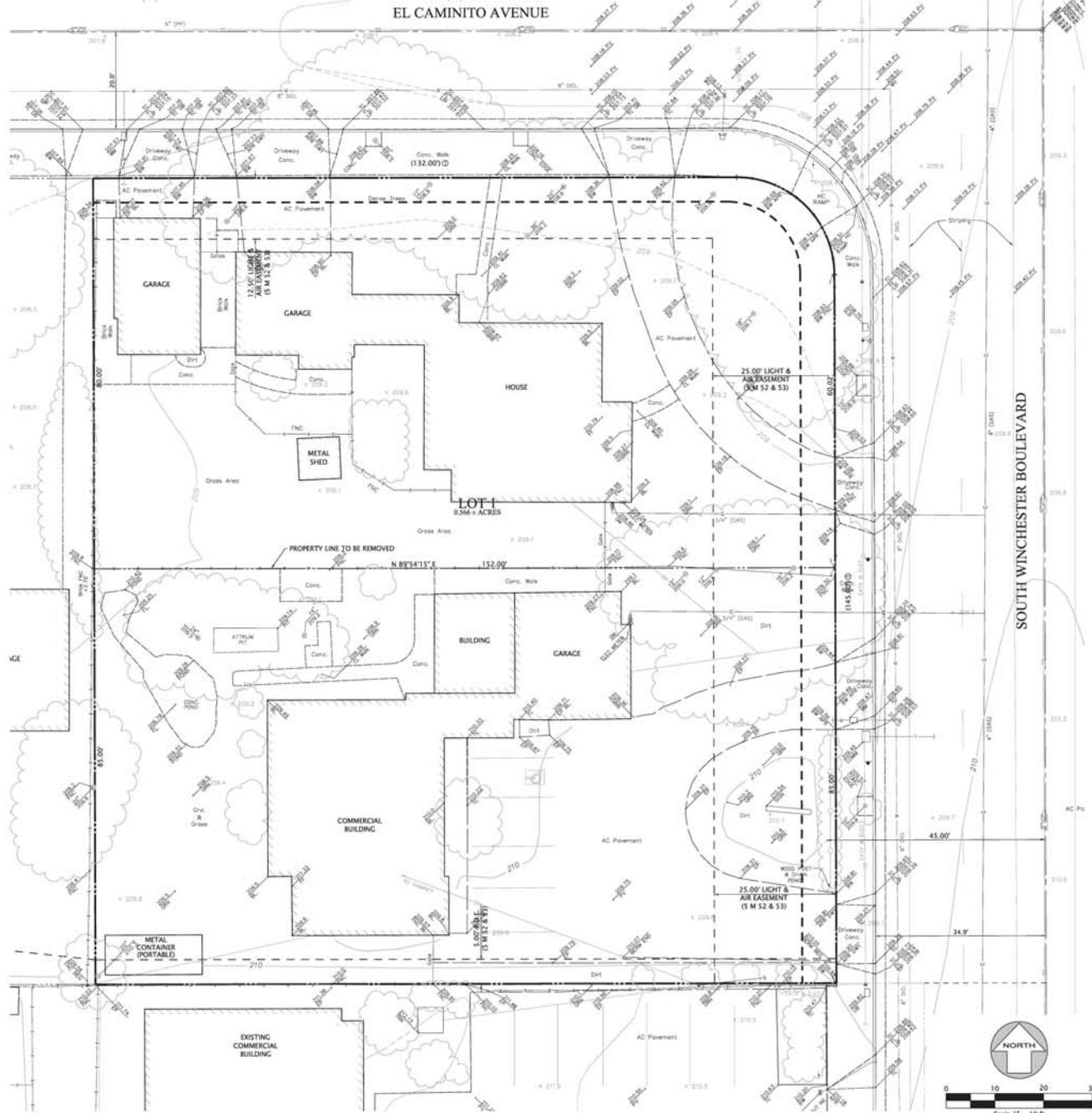
- THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY NORTH AMERICAN TITLE COMPANY, DATED MAY 12, 2014. ORDER NO. 1272439. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORTS THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
- THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC AND BOUNDARY SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES.) HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
- BENCHMARK: BM #17: 2 1/4" BRASS DISK IN THE TOP OF CURB AT THE INTERSECTION OF BUDD AVENUE & WINCHESTER BOULEVARD NORTHWEST CORNER AT THE WEST END OF CORNER, 10 FEET NORTH OF THE FIRE HYDRANT.  
ELEVATION 210.94 NGVD 1929
- FLOOD ZONE NOTE:  
THIS SITE IS IN FLOOD ZONE "C", AREAS OF DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD. PER FLOOD INSURANCE RATE MAP COMMUNITY NOS. 060338 0237 H AND 060338 0239 H DATED MAY 8, 2009.
- BASIS OF BEARINGS:  
THE BEARING OF NORTH 89°54'15" EAST TAKEN ON THE CENTERLINE OF BUDD AVENUE AS SHOWN ON THAT CERTAIN TRACT MAP NO. 179 FILLED FOR RECORD ON APRIL 14, 1941 IN BOOK 5 OF MAPS AT PAGES 52-53, SANTA CLARA COUNTY RECORDS WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.
- TOPOGRAPHIC SURVEY REFLECTS SITE CONDITION PRIOR TO DEMOLITION. ALL PRIVATE SITE IMPROVEMENTS HAVE BEEN DEMOLISHED.

**LEGEND**

PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
CENTERLINE	---
EASEMENT	---
BUILDING LINE WITH DOOR	---
BUILDING OVERHANG	---
FOUND MONUMENT AS NOTED	●
FOUND IRON PIPE OR AS NOTED	○
LIGHT	○
STREET LIGHT	○
TRAFFIC SIGNAL ARM / POST	○
TRANSFORMER	○
FIRE HYDRANT	○
STORM DRAIN MANHOLE	○
MANHOLE	○
UTILITY POLE W/ GUY WIRE	○
VALVE	○
CATCH BASIN / DROP INLET	○
WATER METER	○
UTILITY BOX (SIZE VARIES)	○
SIGN	○
BOLLARD	○
TREE W/ SIZE AND ELEVATION	○
SPOT ELEVATION	○
AERIAL SPOT ELEVATION	○
CONTOUR	---
INDEX CONTOUR	---
CURB	---
CURB & GUTTER	---
CONCRETE	---
FENCE	---
RETAINING WALL	---
EDGE OF PAVEMENT	---
SINGLE TREE	○
TREES AND BRUSH	○
SANITARY SEWER	---
STORM DRAIN	---
WATER	---
GAS	---
UNDERGROUND ELECTRIC	---
TELEPHONE	---
OVERHEAD	---

**ABBREVIATIONS**

AC	ASPHALTIC CONCRETE
APR	APRON
BW	BACK OF WALK
CATV	CABLE TELEVISION
CB	CATCH BASIN
COMM	COMMUNICATION
CONC.	CONCRETE
DI	DROP INLET
DICL	DUCTILE IRON CEMENT LINED
DWY	DRIVEWAY
E	EAST
ELEC	ELECTRICAL
EP	EDGE OF PAVEMENT
FL	FLOW LINE
FNC	FENCE
FND	FOUND
GB	GRADE BREAK
GR	GROUND
GV	GAS VALVE
I.P.	IRON PIPE
INV	INVERT ELEVATION
LIP	LIP OF GUTTER
MH	MANHOLE
MON.	MONUMENT
N	NORTH
PPR	PER PLAN
P.U.E.	PUBLIC UTILITY EASEMENT
PV	PAVEMENT
RCP	REINFORCED CONCRETE PIPE
RM	RIM ELEVATION
S	SOUTH
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SLR	STREET LIGHT BOX
SSMH	SANITARY SEWER MANHOLE
TB	TELEPHONE BOX
TC	TOP OF CURB
TRN	TRANSFORMER
TSB	TRAFFIC SIGNAL BOX
UB	UTILITY BOX
W	WEST
WM	WATER METER
WV	WATER VALVE



**KIER & WRIGHT**  
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2295 & 2305  
 SOUTH  
 WINCHESTER  
 BOULEVARD

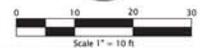
CAMPBELL  
 CALIFORNIA

TOPOGRAPHIC  
 SURVEY

5 SEPT. 2014

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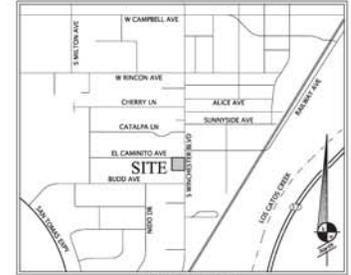


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# TENTATIVE MAP

## A ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES

### 2295 & 2305 SOUTH WINCHESTER BOULEVARD



VICINITY MAP  
NOT TO SCALE

#### LEGEND

PROPERTY LINE	---
PROPOSED PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
PROPERTY LINE TO BE REMOVED	---
CENTERLINE	---
EXISTING EASEMENT	---
PROPOSED EASEMENT	---
BUILDING LINE WITH DOOR	---
BUILDING OVERHANG	---
FOUND MONUMENT AS NOTED	■
FOUND IRON PIPE OR AS NOTED	○
LIGHT	○
STREET LIGHT	○
TRAFFIC SIGNAL ARM / POST	○
TRANSFORMER	○
FIRE HYDRANT	○
STORM DRAIN MANHOLE	○
MANHOLE	○
UTILITY POLE W/ GUY WIRE	○
VALVE	○
CATCH BASIN / DROP INLET	○
WATER METER	○
UTILITY BOX (SIZE VARIES)	○
SIGN	○
BOLLARD	○
TREE W/ SIZE AND ELEVATION	○
SPOT ELEVATION	○
AERIAL SPOT ELEVATION	○
CONTOUR	---
INDEX CONTOUR	---
CURB	---
CURB & GUTTER	---
CONCRETE	---
RETAINING WALL	---
EDGE OF PAVEMENT	---
SINGLE TREE	○
TREES AND BRUSH	○
SANITARY SEWER	---
STORM DRAIN	---
WATER	---
CAS	---
UNDERGROUND ELECTRIC	---
TELEPHONE	---
OVERHEAD	---
RECORD INFORMATION W/ REFERENCE	---

#### ABBREVIATIONS

AC	ASPHALTIC CONCRETE
APR	APRON
BW	BACK OF WALK
CATV	CABLE TELEVISION
CB	CATCH BASIN
COMM	COMMUNICATION
CONC.	CONCRETE
DI	DROP INLET
DICL	DUCTILE IRON CEMENT LINE
DWY	DRIVEWAY
E	EAST
ELEC	ELECTRICAL
EP	EDGE OF PAVEMENT
FL	FLOW LINE
FNC	FENCE
FND	FOUND
GB	GRADE BREAK
GRN	GROUND
CV	GAS VALVE
I.P.	IRON PIPE
INV	INVERT ELEVATION
LIP	LIP OF GUTTER
MH	MANHOLE
MON.	MONUMENT
N	NORTH
PP	PER PLAN
P.U.E.	PUBLIC UTILITY EASEMENT
PV	PAVEMENT
REP	REINFORCED CONCRETE PIPE
RM	ROOM ELEVATION
S	SOUTH
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SLB	STREET LIGHT BOX
SMH	SANITARY SEWER MANHOLE
TE	TELEPHONE BOX
TC	TOP OF CURB
TRN	TRANSFORMER
TSB	TRAFFIC SIGNAL BOX
UB	UTILITY BOX
W	WEST
WM	WATER METER
WV	WATER VALVE

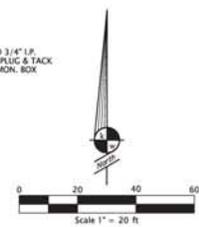


#### NOTES

- RECORD OWNERS: LEXMAR DEVELOPMENT LLC  
PO BOX 341  
PAICINES, CA 95043
- SUBDIVIDER: SREA, INC.  
PO BOX 1001  
LOS ALTOS, CA 94023
- MAP PREPARED BY: KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.  
3350 SCOTT BOULEVARD, BUILDING 22  
SANTA CLARA, CA 95054  
PHONE: (408) 727-6665  
CONTACT: RYAN M. AMAYA, LS 8134  
305-34-004 & 305-34-005
- A.P.N.: 305-34-004 & 305-34-005
- EXISTING USE: VACANT
- PROPOSED USE: MIXED USE - RETAIL & RESIDENTIAL
- EXISTING ZONING: P-D; PLANNED DEVELOPMENT
- PROPOSED ZONING: NO CHANGE
- GENERAL PLAN: CENTRAL COMMERCIAL
- PROPOSED NUMBER OF LOTS: 1
- TOTAL ACREAGE: 0.574 ± ACRES
- MAXIMUM UNITS: 16 RESIDENTIAL & 2 COMMERCIAL
- ALL DISTANCES ARE APPROXIMATE.
- NO NEW STREET NAMES PROPOSED.
- THIS TENTATIVE MAP WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT PREPARED BY NORTH AMERICAN TITLE COMPANY, ORDER NUMBER 1273439, DATED MAY 12, 2014, SECOND AMENDMENT.
- FLOOD ZONE NOTE:  
THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBERS 060338 0237 H AND 060338 0239 H, DATED MAY 18, 2009 AS BEING LOCATED IN FLOOD ZONE "X".  
AREAS OF DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
- BENCHMARK:  
CITY OF CAMPBELL BENCHMARK NO. 17;  
2 1/4" BRASS DISK IN THE TOP OF CURB AT THE INTERSECTION OF BUDD AVENUE & WINCHESTER BOULEVARD NORTHWEST CORNER AT THE WEST END OF CURB RETURN, 10 FEET NORTH OF THE FIRE HYDRANT.  
ELEVATION: 210.94 (NGVD 1929)
- BASES OF BEARINGS:  
THE BEARING OF NORTH 89°54'15" EAST TAKEN ON THE CENTERLINE OF BUDD AVENUE AS SHOWN ON THAT CERTAIN TRACT MAP NO. 179 FILED FOR RECORD ON APRIL 14, 1941 IN BOOK 5 OF MAPS AT PAGES 52-53, SANTA CLARA COUNTY RECORDS WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.
- UTILITIES:  
STORM DRAIN: CITY OF CAMPBELL  
SANITARY SEWER: WEST VALLEY SANITATION DISTRICT  
WATER: SAN JOSE WATER COMPANY  
GAS: PACIFIC GAS & ELECTRIC  
ELECTRIC: PACIFIC GAS & ELECTRIC  
TELEPHONE: AT&T  
CABLE: COMCAST

#### REFERENCES

- ① TRACT NO. 179 (S M 52 & 53)



**TENTATIVE MAP**  
FOR: SREA, INC.  
2295 & 2305 SOUTH WINCHESTER BOULEVARD  
CAMPBELL, CALIFORNIA

DATE	JULY, 2014
SCALE	1" = 20'
DESIGNER	RMA
DRAFTER	EK
JOB	AD7036-3
SHEET	1
OF	1 SHEETS

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