



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

### Project Image



# Courtesy Notice

Dear Campbell Resident,

January 19, 2024

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:** 1430 Westmont Avenue

**Zoning | Area Plan:** R-1-9 | STANP

**Neighborhood Association(s):** N/A

**Council District:** 5

**File No.:** PLN-2024-1

**APN:** 403-14-071

**Applicant:** TDDG LLC (De Nguyen)

**Property Owner:** Hien Nguyen

**Application Type:** Site and Architectural Review

**Project Planner:** Tracy Tam, Associate Planner

**Email Contact:** [tracyt@campbellca.gov](mailto:tracyt@campbellca.gov)

**Phone Contact:** (408) 871-5103

**Project Description:**

Demolition of an existing single-family residence and construction of a new approximately 4,094 square foot two-story single-family residence.

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](mailto: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



















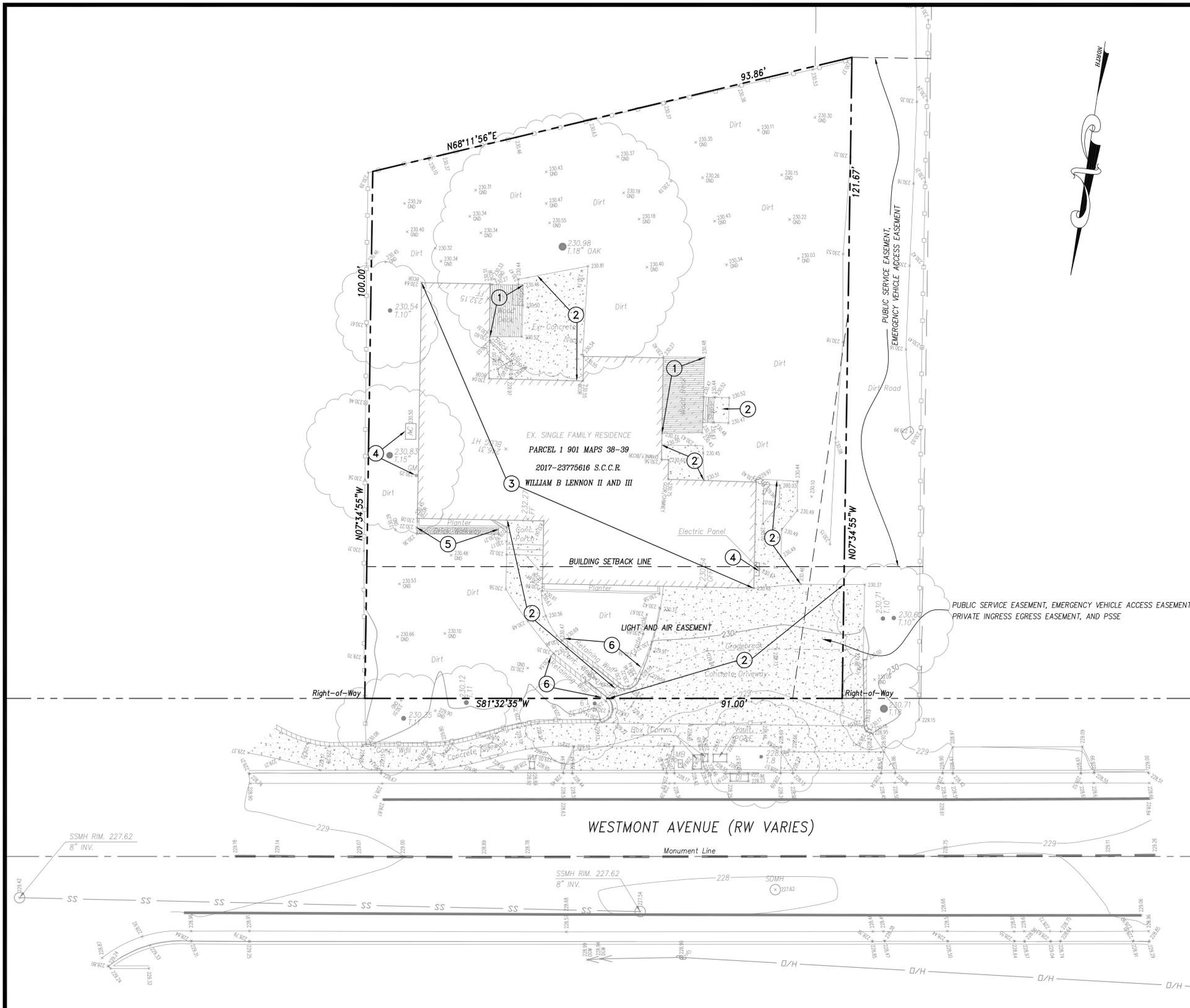












**DEMOLITION LEGEND**

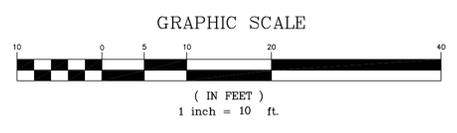
- PROPERTY LINE
- SAWCUT LINE
- EX. TREE WITH GROUND ELEV., DBH,
- ✱ REMOVE EXISTING TREE
- ▨ REMOVE EXISTING AC/CONC./BUILDING

**REMOVAL NOTES**

- ① REMOVE EXISTING DECK
- ② REMOVE EXISTING CONCRETE
- ③ REMOVE EXISTING BUILDING
- ④ REMOVE EXISTING UTILITY
- ⑤ REMOVE EXISTING BRICK
- ⑥ REMOVE 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.



GROSS LOT AREA = 10,084.47 SF (0.2315 ACRES)

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

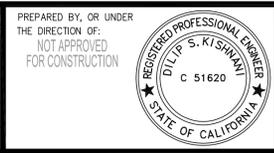


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VERTICAL DATUM: HELD ELEVATION OF 230.16 FEET AT CITY BENCHMARK 617, BEING A BRASS DISK STAMPED SANTA CLARA VALLEY WATER DISTRICT AT THE NORTHEAST CORNER OF THE INTERSECTION OF HARRIET AVENUE AND WESTMONT AVENUE, AT THE APPROXIMATE MID POINT OF THE RETURN. VERTICAL DATUM=NAVD88

BASIS OF BEARINGS: N 02°05'21" W ALONG THE MONUMENT LINE OF HARRIET AVENUE AS SHOWN THAT CERTAIN PARCEL MAP RECORDED JANUARY 30, 2017 IN BOOK 901 OF MAPS AT PAGES 38-39, SANTA CLARA COUNTY RECORDS.

DATE: DECEMBER 8, 2023					
SCALE: AS NOTED					
DRAWN: DSK					
DESIGNED: DSK					
ENGINEER: DSK					
MANAGER: DSK					
	NO.	BY	DATE	REVISIONS	CITY APPR



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

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

PREPARED FOR:  
 HIEN DUYN NGUYEN  
 1430 WESTMONT AVENUE  
 CAMPBELL, CA 95008

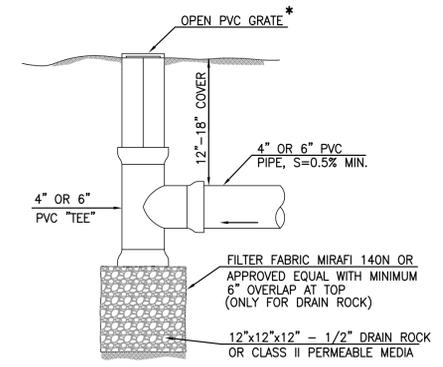
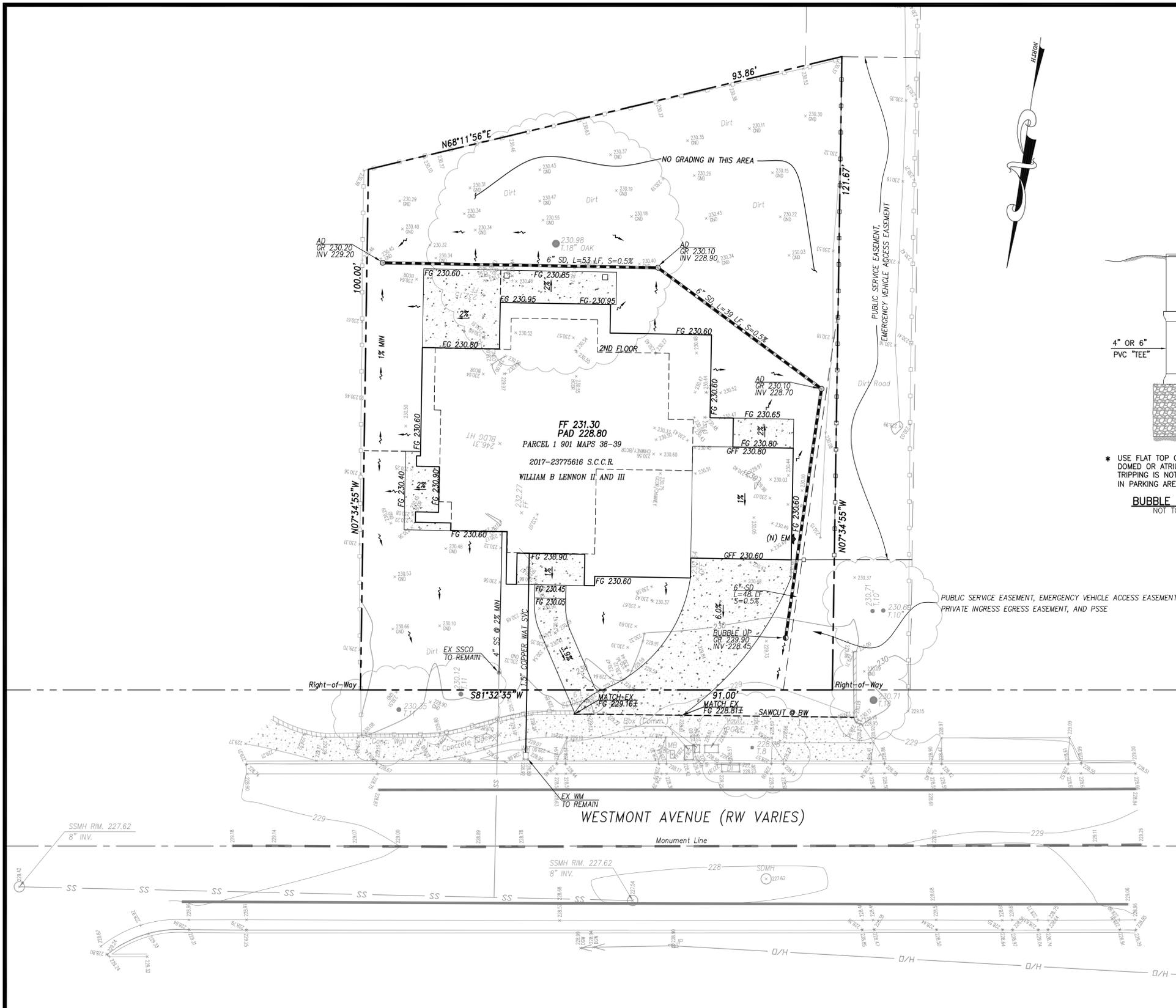
APN: 403-14-071

**EXISTING CONDITION & DEMOLITION PLAN**

CITY OF CAMPBELL COUNTY OF SANTA CLARA CALIFORNIA

1430 WESTMONT AVENUE

SHEET NO. **C1**  
 1 OF 2 SHEETS  
 JOB NO. 2023-110



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

**BUBBLE UP DETAIL**  
NOT TO SCALE

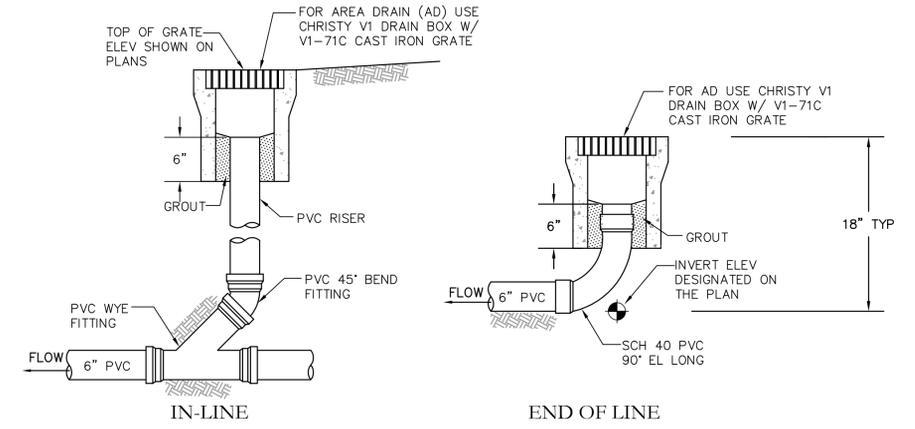
**GRADING NOTES:**

- 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 SWEEP.
- 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.

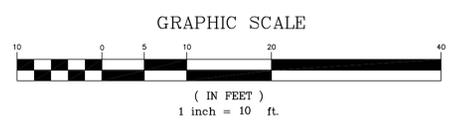
**EARTHWORK SUMMARY**

MEASURED RAW CUT:	38 CY
(UNDER FOOTPRINT & OUTSIDE)	
MEASURED RAW FILL:	8 CY
(UNDER FOOTPRINT & OUTSIDE)	
ESTIMATED EXPORT:	30 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.



**AREA DRAIN - DETAIL**  
NOT TO SCALE



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FREMONT, CA 94538  
Isterlingconsultants@gmail.com PHONE: 510.344.8955

PREPARED FOR:  
HIEN DUY NGUYEN  
1430 WESTMONT AVENUE  
CAMPBELL, CA 95008

APN: 403-14-071  
1430 WESTMONT AVENUE  
**GRADING, DRAINAGE & UTILITY PLAN**  
CITY OF CAMPBELL COUNTY OF SANTA CLARA CALIFORNIA

SHEET NO.  
**C2**  
2 OF 2 SHEETS  
JOB NO.  
2023-110

**UNDERGROUND SERVICE ALERT  
(USA) - 800-227-2600**

**CALL BEFORE YOU DIG.**

CONTRACTOR TO CALL USA 2 DAYS BEFORE EXCAVATION TO LOCATE UNDERGROUND UTILITIES.

**CONSTRUCTION LAYOUT NOTES:**

1. THE LAYOUT PLAN IS DIAGRAMMATIC ONLY, SHOULD A DISCREPANCY EXIST BETWEEN THE PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY, IN WRITING, PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR:
  - A. VERIFYING AND CONFORMING TO SETBACKS AND OTHER INDICATED DIMENSIONS.
  - B. LAYOUT OF ALL MAJOR COMPONENTS PRIOR TO STARTING CONSTRUCTION.
  - C. COOPERATING WITH LANDSCAPE ARCHITECT AND OWNER IN RESOLVING ANY DISCREPANCIES AND MAKING ADJUSTMENTS TO AVOID ADDITIONAL COSTS TO THE OWNER.
2. THE LANDSCAPE ARCHITECT SHALL APPROVE ALL STAKE UP AND FORM WORK PRIOR TO INSTALLATION.
3. ALL CURVES SHALL BE SMOOTH AND CONTINUOUS AND ALL ANGLES SHALL BE 90°, UNLESS OTHERWISE NOTED.
4. WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE DRAWINGS, UNLESS OTHERWISE NOTED.
5. ALL RADIUS POINT DISCREPANCIES ARE +/- . ADJUSTMENTS IN THE FIELD MAYBE NECESSARY FOR SMOOTH, EVEN LINES AND LAYOUT POINTS.
6. ALL DIMENSIONS START AT REFERENCE LINES, FACE OF BUILDING, DESIGNATED RADIUS POINTS, UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL INSTALL EXPANSION JOINTS WITH MASTIC BETWEEN ANY BUILDING AND PAVING CONNECTIONS, AND BETWEEN EXISTING PAVING AND NEW PAVING.
8. CONTRACTOR TO COORDINATE SLEEVING (IRRIGATION, LIGHTING, DRAINAGE, ETC.) WITH OTHER CONTRACTORS

**GENERAL NOTES:**

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS, THE LOCATION OF ALL TREES WITHIN THE LIMIT OF WORK, UTILITIES, AND ALL SITE ELEMENTS PRIOR TO BEGINNING THE WORK.
2. PERFORM ALL WORK IN CONFORMANCE WITH REQUIREMENTS AND OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS. OBSERVE ALL SETBACKS SHOWN ON THE PLANS AND AS OTHERWISE MAY BE REQUIRED.
3. THE LANDSCAPE ARCHITECT AND THE OWNER SHALL BE ADVISED 48 HOURS IN ADVANCE FOR PERFORMANCE OF SITE OBSERVATIONS.

**PROJECT INFORMATION**

PROJECT ADDRESS: 1430 WESTMONT AVE.  
CAMPBELL, CA 95008

TOTAL LANDSCAPE AREA: 4249 SF  
PROJECT TYPE: RESIDENTIAL NEW LANDSCAPE,  
WATER SUPPLY TYPE: POTABLE WATER,

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

APPLICANT SIGNATURE \_\_\_\_\_ DATE: \_\_\_\_\_

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.

*Anyi Huang*

12/27/2023

ANYI HUANG  
LANDSCAPE ARCHITECT  
LIC #4987

**LANDSCAPE DESIGN PLAN (TITLE 23, CHAPTER 2.7):**

RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES

A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

FOR SOIL LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES IN TO THE SOIL.

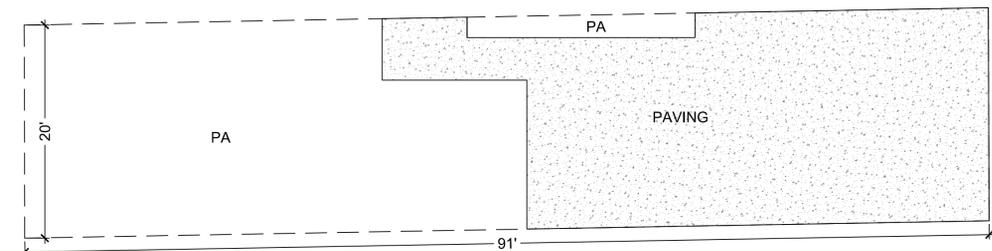
AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE AND A SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

**EXISTING TREE SURVEY**

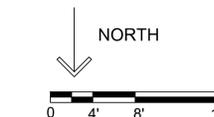
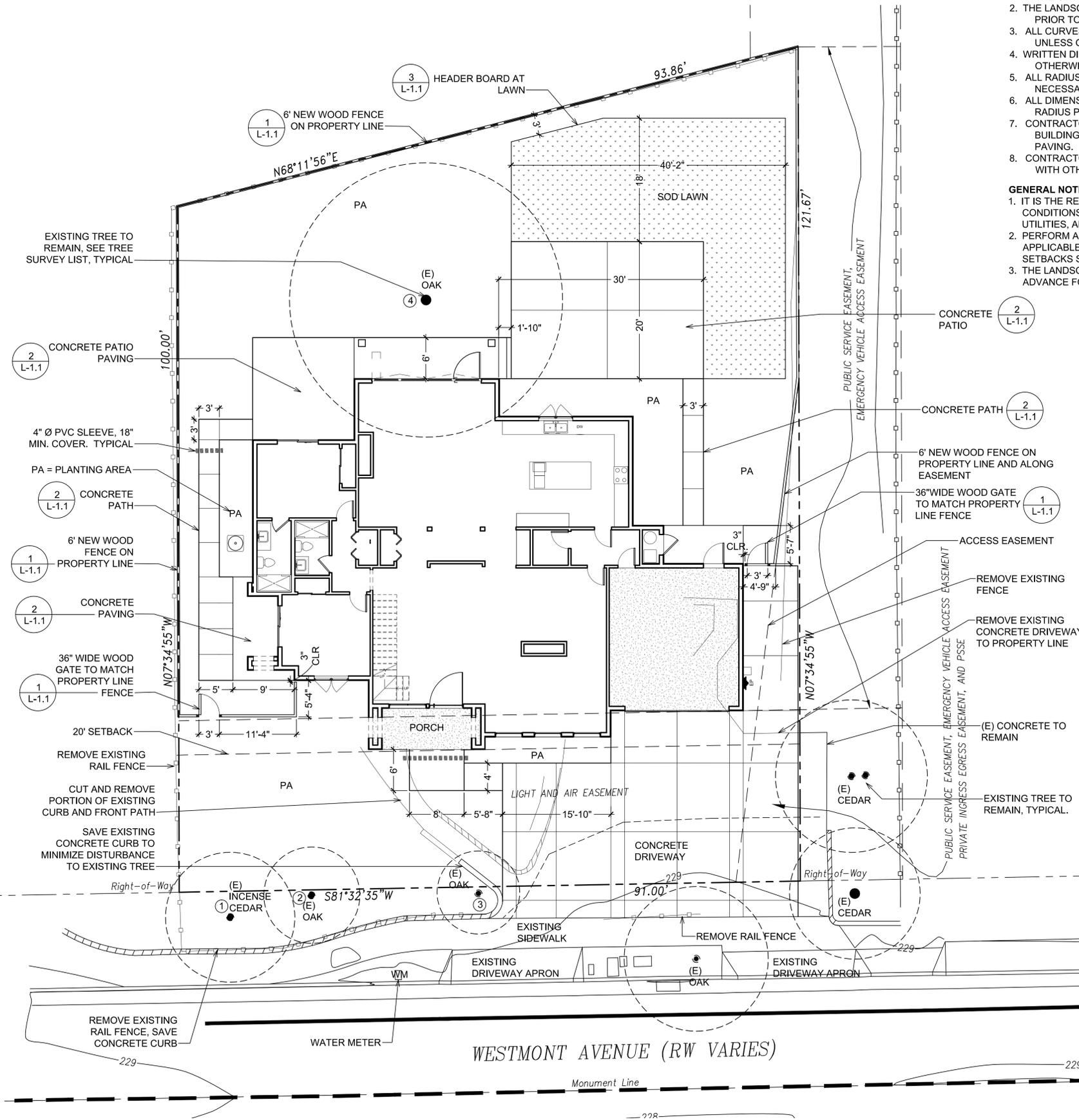
#	NAME	SIZE (DBH)	NOTE
①	INCENSE CEDAR	11"	SAVE
②	OAK	11"	SAVE
③	OAK	9"	SAVE
④	OAK	18"	SAVE

TOTAL EXISTING TREE TO BE REMOVED: 0

**FRONT SETBACK IMPERIOUS PAVING CALCULATION**



1819 SF TOTAL FRONT SETBACK  
906 SF (PAVING, < 50%)  
913 SF (PLANTING AREA >50%)



**SHEET INDEX**

- L-1.0 LANDSCAPE SITE PLAN
- L-1.1 LANDSCAPE CONSTRUCTION DETAILS
- L-2.0 LANDSCAPE IRRIGATION PLAN
- L-3.0 LANDSCAPE PLANTING PLAN
- L-4.0 HYDROZONE MAP AND WELO WORKSHEET

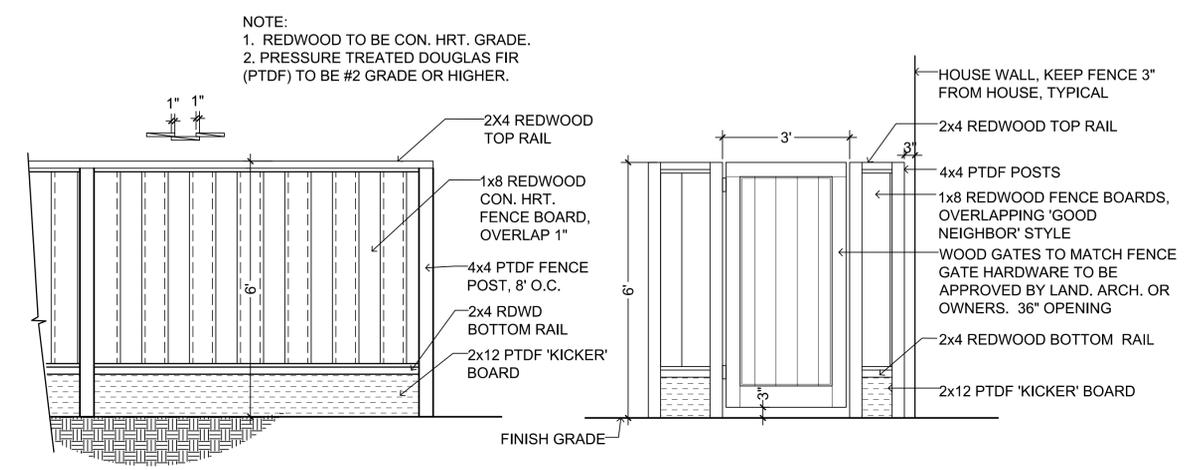
REVISION DATE	NO.



**NEW RESIDENCE**  
PROJECT ADDRESS:  
1430 WESTMONT AVE  
CAMPBELL CA, 95008

DATE: 12/27/2023  
SCALE: 1/8" = 1'-0"  
DRAWN BY: AH  
PROJECT # 23035  
SHEET  
**L - 1.0**  
TOTAL SHEETS: 5

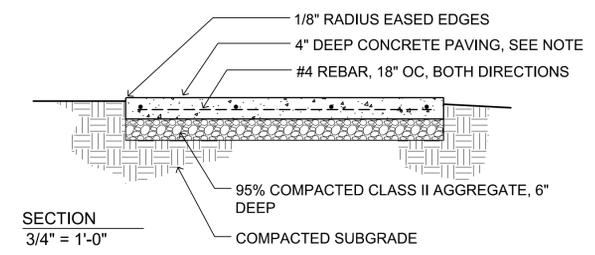
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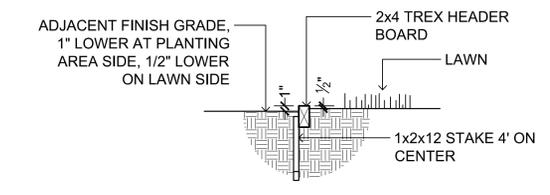
**1**  
L-1.1  
**6' WOOD FENCE AND GATE DETAILS**  
SCALE: 1/2" = 1'-0"

**CONCRETE NOTES**

- TOOLED SCORE LINE 3/4" DEEP x 1/2" WIDE.
- EXPANSION JOINTS TO BE MADE OF FIBROUS MATERIAL, COVERED WITH MASTIC SEAL, TYPICAL AT CONCRETE OF DIFFERENT POUR AND WALL.
- CONCRETE TO HAVE DAVIS INTEGRAL COLOR, COLOR TO BE SELECTED BY OWNER.
- CONCRETE TO HAVE MEDIUM BROOM FINISH
- PROVIDE OWNERS WITH SAMPLE POUR FOR APPROVAL OF COLOR AND TEXTURE

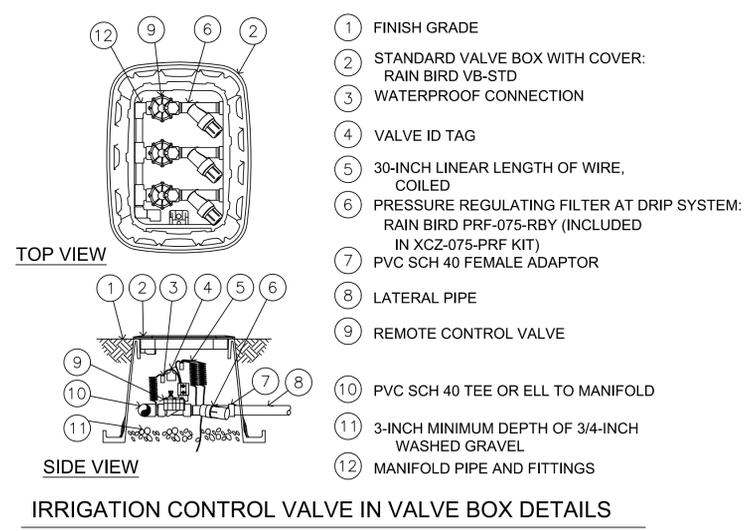


**2**  
L-1.1  
**CONCRETE PAVING DETAIL**  
SCALE: 3/4" = 1'-0"

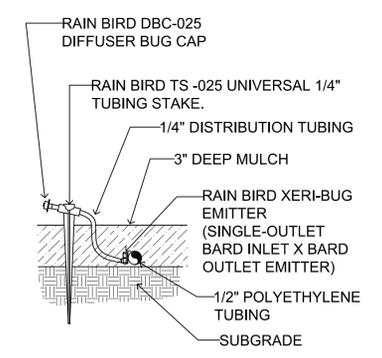


**3**  
L-1.1  
**HEADER BOARD DETAIL**  
SCALE: 3/4" = 1'-0"

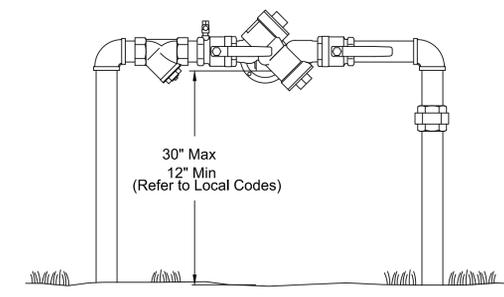
**IRRIGATION COMPONENT DETAILS**



**IRRIGATION CONTROL VALVE IN VALVE BOX DETAILS**



**DRIP LINE AND EMITTER DETAIL**



**BACKFLOW DEVICE: FEBCO 825Y  
INSTALLATION DETAIL**

SHEET TITLE:

LANDSCAPE CONSTRUCTION DETAILS



PROJECT ADDRESS:  
1430 WESTMONT AVE  
CAMPBELL, CA, 95008

DATE:  
12/27/2023  
SCALE:

DRAWN BY:  
AH  
PROJECT #  
23035

SHEET  
**L - 1.1**  
TOTAL SHEETS: 5





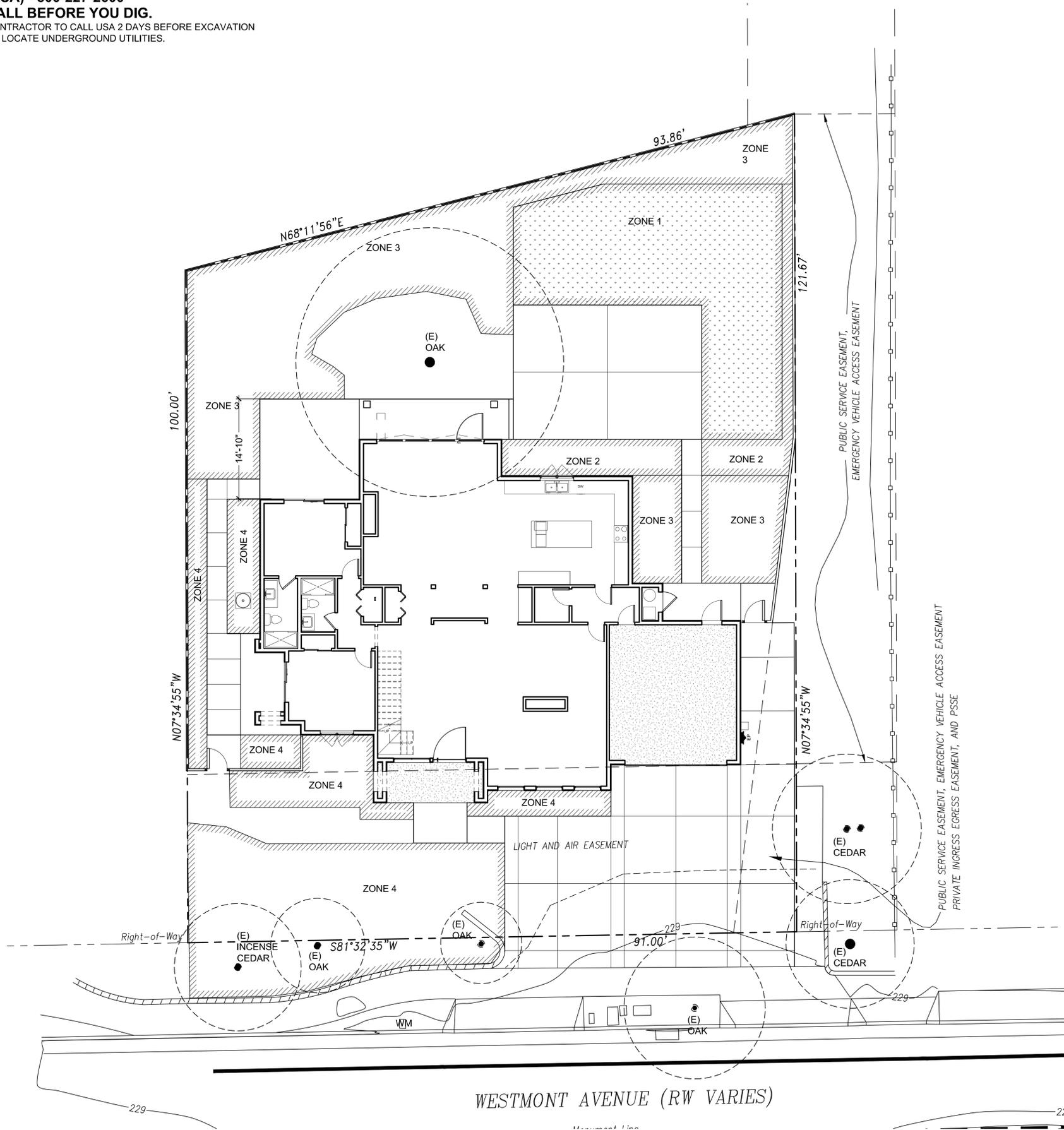
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REVISION DATE NO.



**JOB ADDRESS: 1430 WESTMONT AVE. CAMPBELL, CA 95008**

**WATER EFFICIENT LANDSCAPE WORKSHEET**

Reference Evapotranspiration (Eto) <u>42.9</u>							
Hydrozone # /Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
<b>Regular Landscape Areas</b>							
1 / high / lawn	0.8	spray	0.75	1.07	940	1002.67	26668.93
2 / moderate water use shrubs	0.5	drip	0.81	0.62	276	170.37	4531.51
3/ low water use shrubs	0.3	drip	0.81	0.37	1516	561.48	14934.28
4/ low water use shrubs	0.3	drip	0.81	0.37	1517	561.85	14944.14
<b>Totals</b>					<b>4249</b>	<b>2296.37</b>	
<b>Special Landscape Areas</b>							
				1	0	0.00	
				<b>Totals</b>	0	0.00	
						<b>ETWU Total</b>	<b>61078.86</b>
						<b>Maximum Allowed Water Allowance (MAWA)</b>	<b>62158.20</b>

**Hydrozone #/Planting Description**      **Irrigation Method**      **Irrigation Efficiency**      **ETWU (Annual Gallons Required) = Eto X 0.62 x ETAF x Area**  
 E.g  
 1.) front Lawn      overhead spray      0.75 for spray head  
 2.) low Water use plantings      or drip      0.81 for drip  
 3.) medium water use planting

where 0.62 is a conversion factor that converts acre-inches per year to gallons per square foot per year

**MAWA (Annual Gallons Allowed) = (Eto)(0.62)[(ETAF x LA) + ((1-ETAF) x SLA)]**

where 0.62 is a conversion factor that converts acre-inches per year to gallons per square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

**ETAF Calculations**

Regular Landscape Areas		Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas
Total ETAF X Area	2296.37	
Total Area	4249.00	
Average ETAF	0.54	
All Landscape Areas		
Total ETAF x Area	2296.37	
Total Area	4249.00	
Sitewide ETAF	0.54	

SHEET TITLE: HYDROZONE MAP AND WELO WORKSHEET



**NEW RESIDENCE**  
PROJECT ADDRESS:  
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