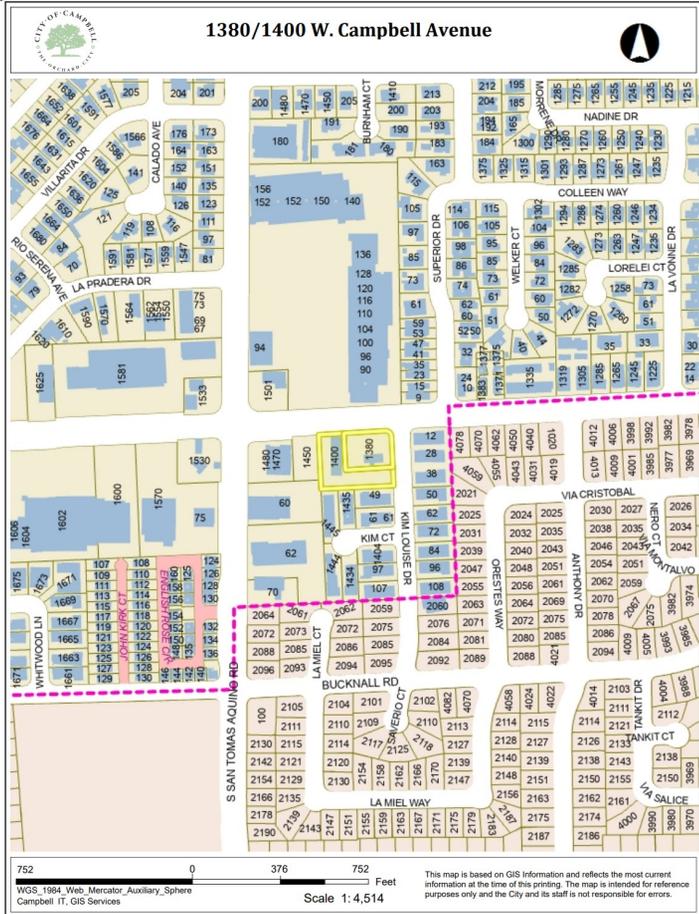


Location of Proposed Project




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

Project Imagery



Courtesy Notice

Dear Campbell Resident,

September 17, 2025

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:

Zoning | Area Plan: HD-MU | N/A

Neighborhood Association(s): N/A

Council District: 4

File No.: PLN-2025-117

APN(s): 404-01-004 & 404-01-036

Applicant: Jim Sullivan, Sullivan Land Development LLC

Property Owner: Jared Gamelin, Madrone Ventures Inc.

Application Type: Minor Housing Development Project Permit and Vesting Tentative Tract Map, with use of State Density Bonus Law (DBL)

Project Planner: Stephen Rose, Senior Planner

Email Contact: stephenr@campbellca.gov

Phone Contact: (408) 866-2142

Project Description:

To allow the construction of a 37-unit housing development project consisting of six separate three-story townhome buildings and associated site improvements.

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.

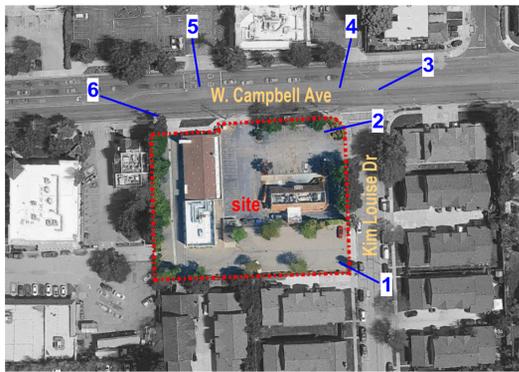


- City of Campbell -
Community Development Department
70 N. First Street, Campbell CA 95008
(408)866-2140 | planning@campbellca.gov

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





1



4



2



5



3



6



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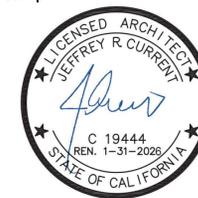
Project:
1400 W. CAMPBELL
Mixed Use Proposal
Consultant

PRELIMINARY REVIEW

Revision

No. Date

Stamp



Sheet Information

Issue Date: 05/02/25
Job Number: Project Number
Drawn: Author
Checked: Checker
Approved: Designer
Scale:

Sheet Title

**EXISTING SITE
CONDITIONS**

A1.1



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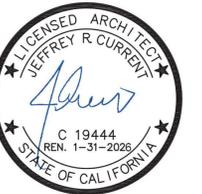
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Sheet Information

Issue Date 04/30/25
Job Number Project Number
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Approved Designer
Scale 1/16" = 1'-0"
Sheet Title

PLAN LEVEL 3

A1.4

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8/7/2025 8:44:24 AM



3 LEVEL 3
Scale: 1/16" = 1'-0"





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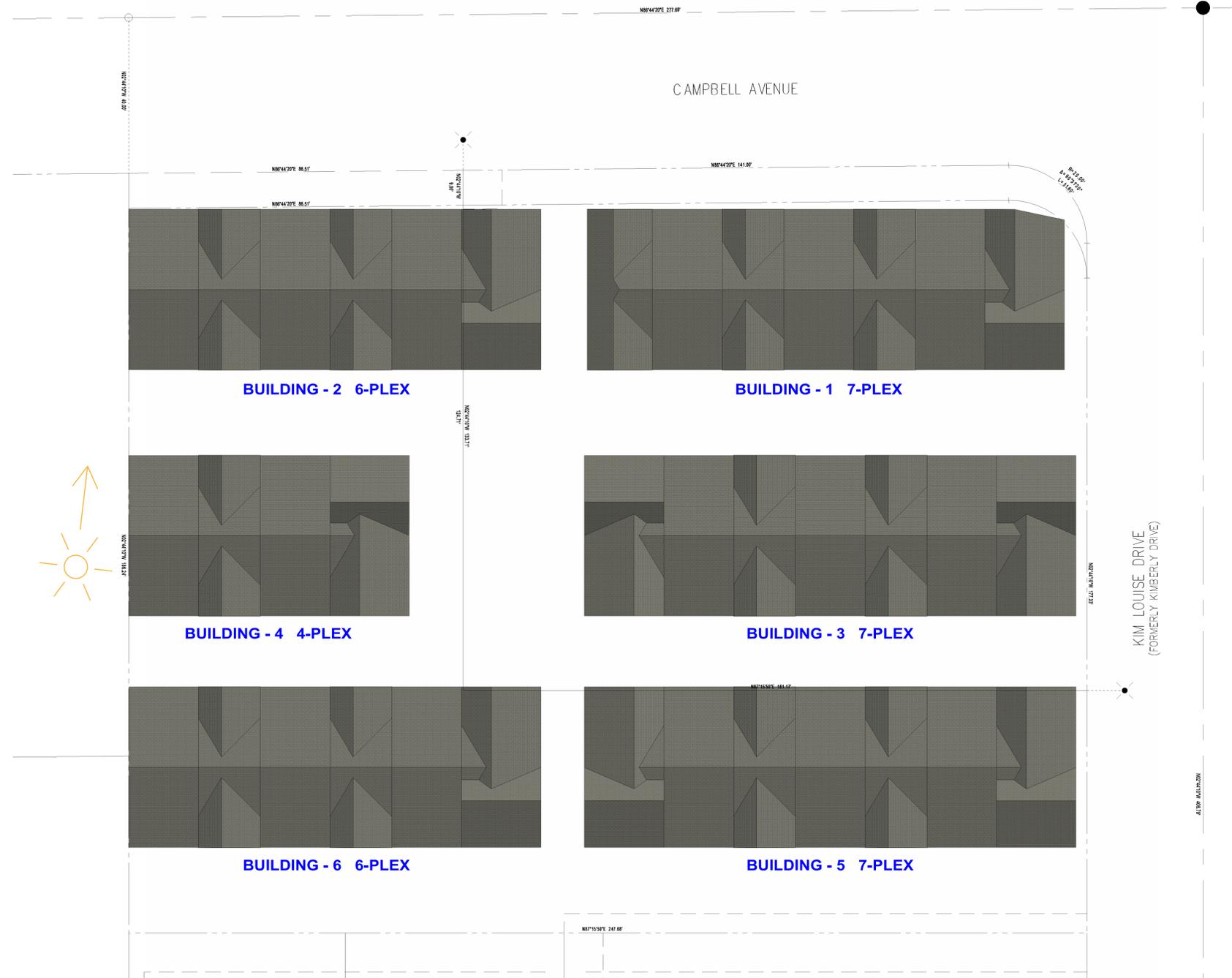
Sheet Information

Issue Date 04/30/25
Job Number Project Number
Drawn Author
Checked Checker
Approved Designer
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Sheet Title

ROOF PLAN

A1.5



R ROOF
Scale: 1/16" = 1'-0"





ISOMETRIC VIEW
Scale:



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Drawn	Author
Checked	Checker
Approved	Designer
Scale	
Sheet Title	

ISOMETRIC VIEW

A1.6



a ■ CORNER
Scale:



b ■ PASEO
Scale:



c ■ DRIVEWAY
Scale:



d ■ PASEO AND PARK
Scale:



e ■ PARK STREET VIEW
Scale:



f ■ PARK
Scale:



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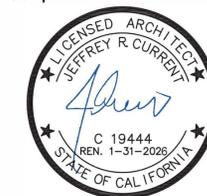
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Approved	Designer
Scale	
Sheet Title	

3D VIEWS

A1.7

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Project:
1400 W. CAMPBELL

Mixed Use Proposal

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Legend:

- BELOW MARKET RATE (BMR) - LOW INCOME
- BELOW MARKET RATE (BMR) - MODERATE INCOME

BMR UNITS PER TYPOLOGY

UNIT TYPE	DESCRIPTION	GARAGE	TOTAL	BMR UNITS	
				low	moderate
TH A	4bed / 3.5ba	side x side	8	-	1
TH B	3bed / 3ba	tandem	29	3	2
TOTAL			37	3	3

BMR UNITS PER BUILDING

BUILDING	TOTAL	BMR UNITS	
		low	moderate
BUILDING - 1	7	-	1
BUILDING - 2	6	1	-
BUILDING - 3	7	1	-
BUILDING - 4	4	-	1
BUILDING - 5	7	-	1
BUILDING - 6	6	1	-
TOTAL	37	3	3

Note: Below Market Rate Units identified are for lower income households as defined in the Health and Safety Code, section 50079.5

Legend: TH A - TOWNHOME TYPE A UNIT
TH B - TOWNHOME TYPE B UNIT



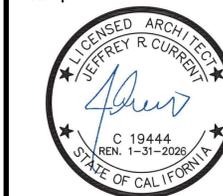
1 ■ BMR UNITS
Scale: 1/16" = 1'-0"

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Sheet Information

Issue Date 06/23/25
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Sheet Title

**BELOW MARKET RATE
HOUSING PLAN**

A1.8



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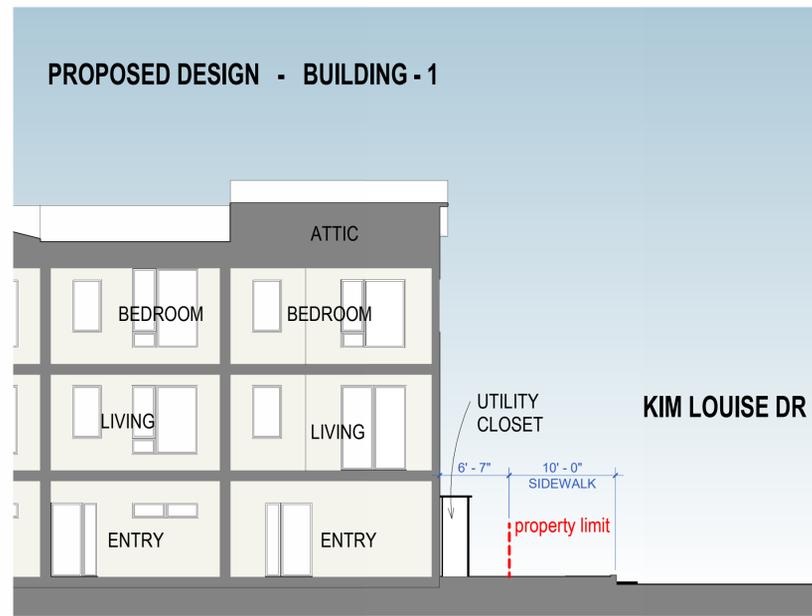
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Job Number	Project Number
Drawn	Author
Checked	Checker
Approved	Designer
Scale	As indicated

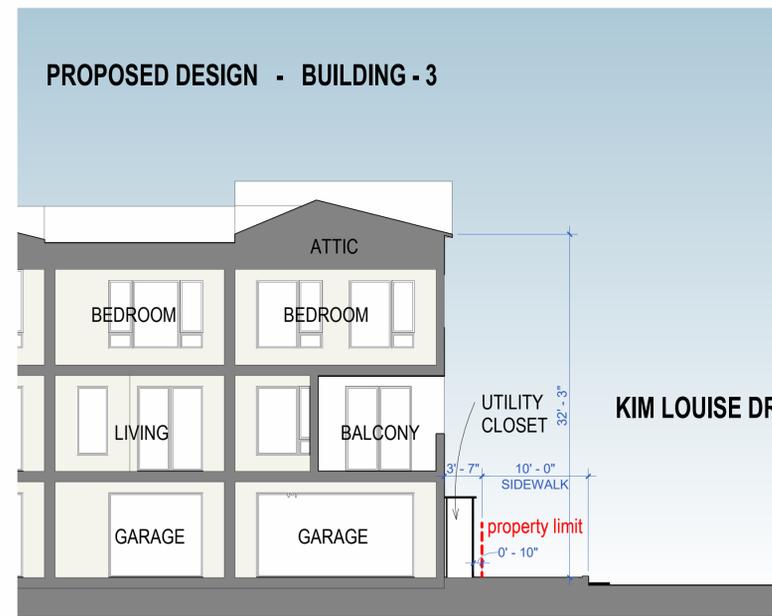
Sheet Title

**BUILDING FRONTAGE
PROFILE SECTIONS**

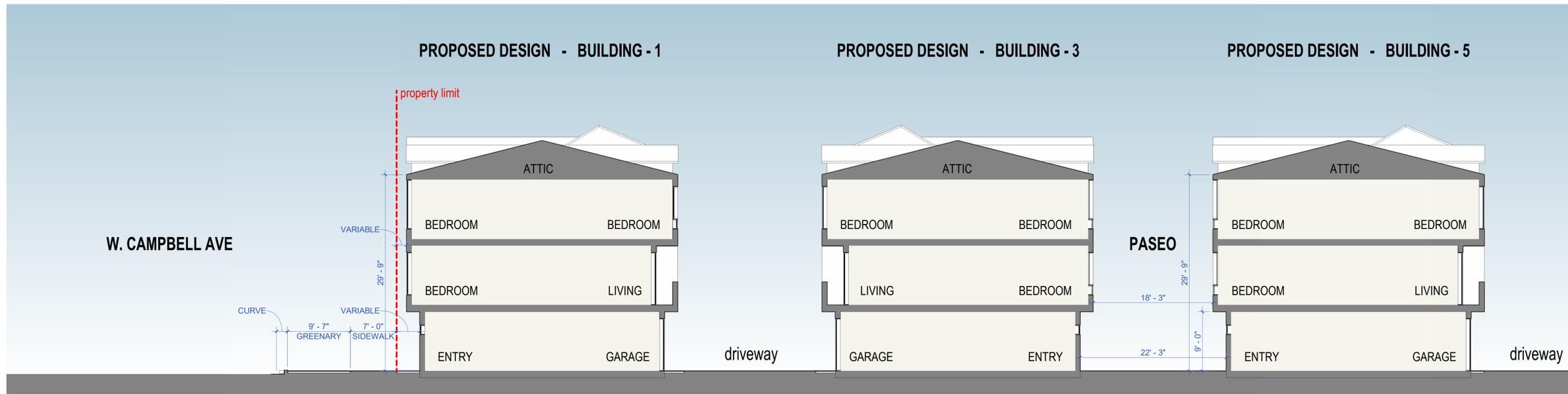
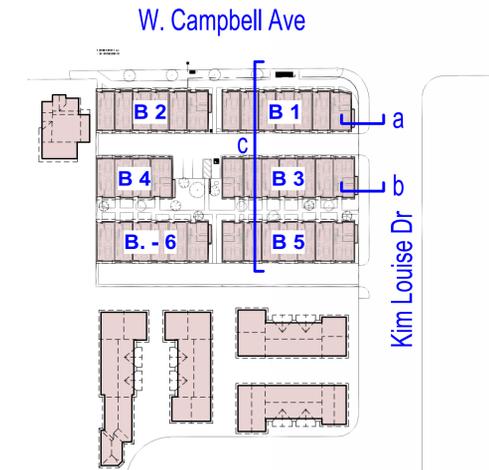
A1.16



a FRONTAGE PROFILE - SECTION a
Scale: 1/8" = 1'-0"



b FRONTAGE PROFILE - SECTION b
Scale: 1/8" = 1'-0"



c FRONTAGE PROFILE - SECTION c
Scale: 1/8" = 1'-0"



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Issue Date 01/20/25
Job Number Project Number
Drawn SC - NR
Checked Checker
Approved Designer
Scale As indicated

Sheet Title

ELEVATIONS NORTH

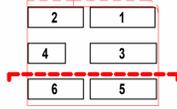
A2.1

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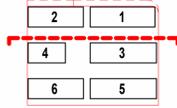
8/7/2025 8:47:48 AM



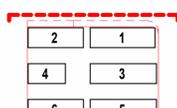
N3 North 3
Scale: 1" = 10'-0"



N2 North 2
Scale: 1" = 10'-0"



N1 North 1 (Campbell)
Scale: 1" = 10'-0"





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Sheet Information

Issue Date 06/27/25
Job Number Project Number
Drawn Author
Checked Checker
Approved Designer
Scale As indicated

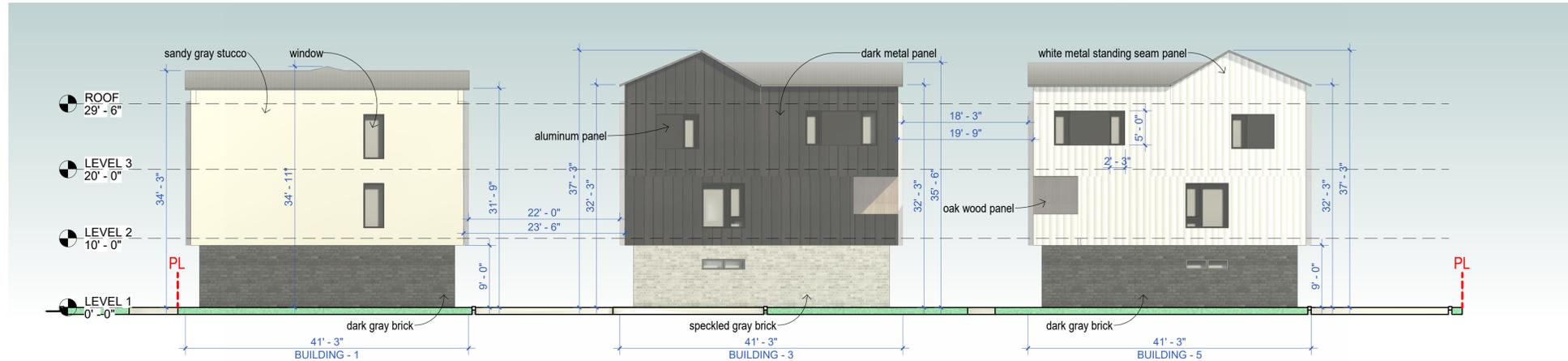
Sheet Title

ELEVATIONS WEST

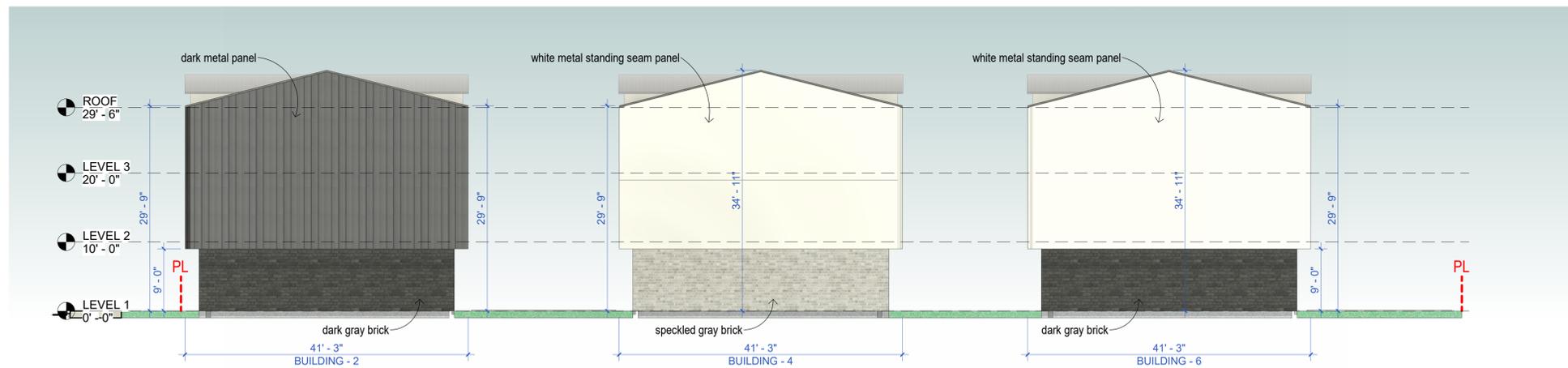
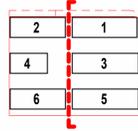
A2.4

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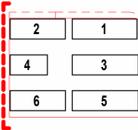
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W2 West 2
Scale: 1" = 10'-0"



W1 West 1
Scale: 1" = 10'-0"



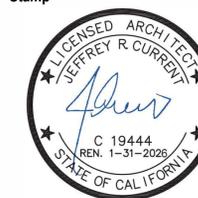


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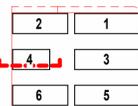
Issue Date 07/24/25
Job Number Project Number
Drawn Author
Checked Checker
Approved Designer
Scale As indicated

Sheet Title

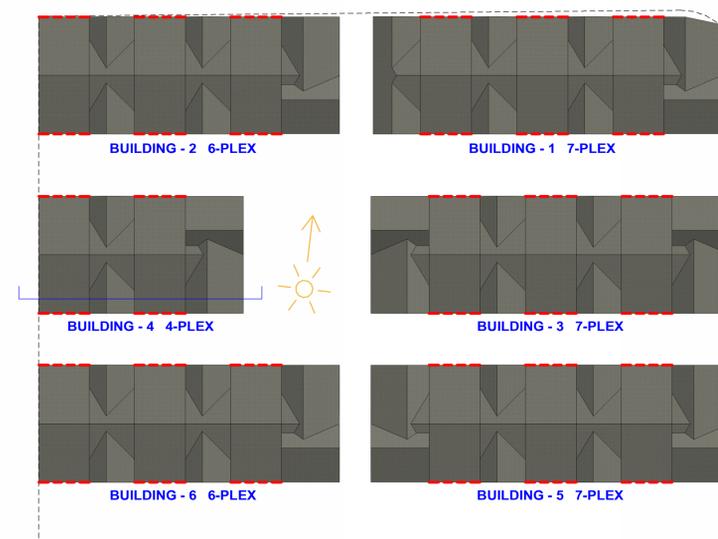
SECTION BUILDING 4

A4.2

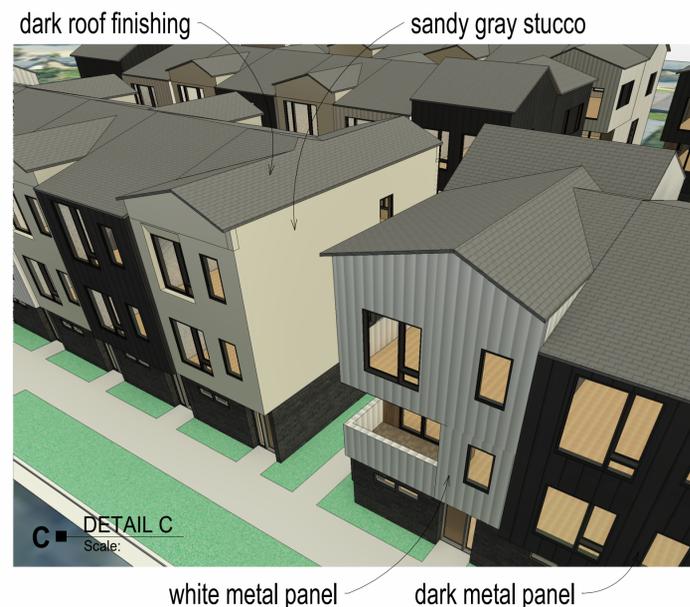
BUILDING - 4



S Section BUILDING 4
Scale: 1/4" = 1'-0"



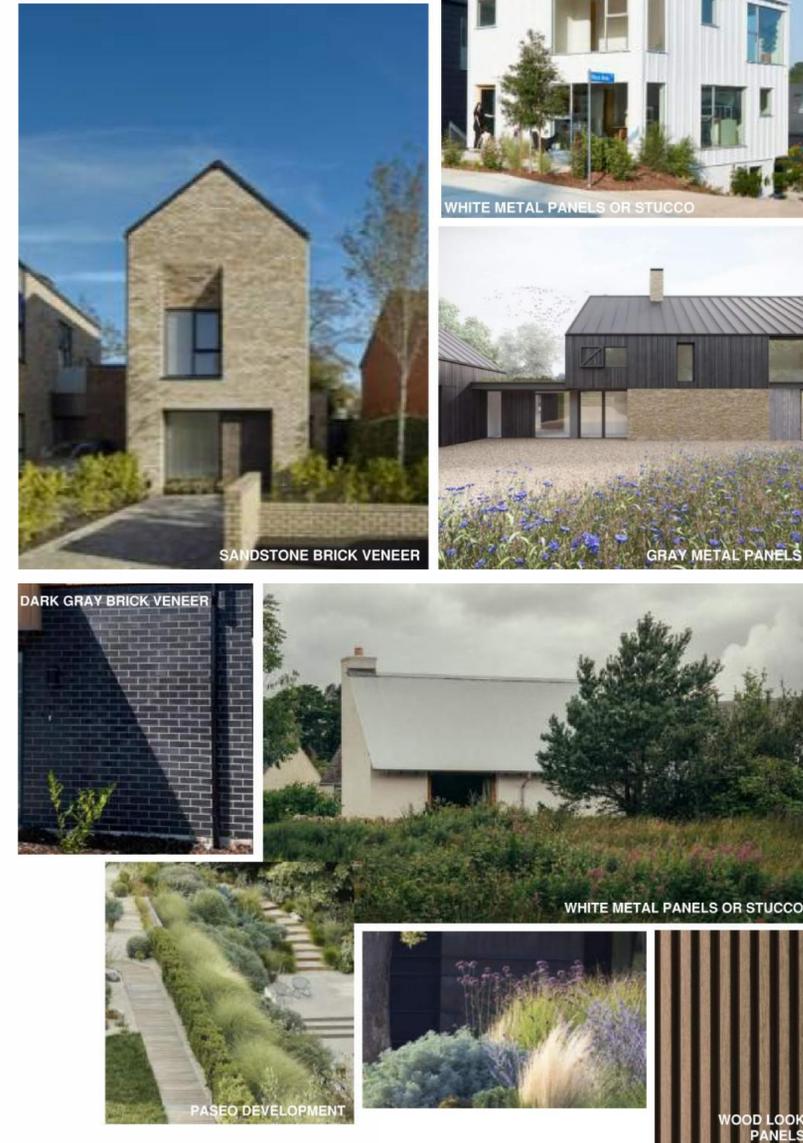
Legend: --- zones where fascia has its lower point, 29'-9" height



MATERIAL BOARD



MOOD BOARD



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Issue Date: 07/25/25
Job Number: _____ Project Number: _____
Drawn: _____ Author: _____
Checked: _____ Checker: _____
Approved: _____ Designer: _____
Scale: _____

Sheet Title
ARCHITECTURAL DETAILS, MATERIAL BOARD

A6.1



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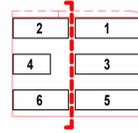
Sheet Information

Issue Date 07/02/25
Job Number Project Number
Drawn Author
Checked Checker
Approved Designer
Scale 1" = 10'-0"

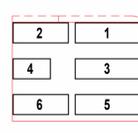
Sheet Title

**EXTERIOR COLOR
CALCULATION - EAST**

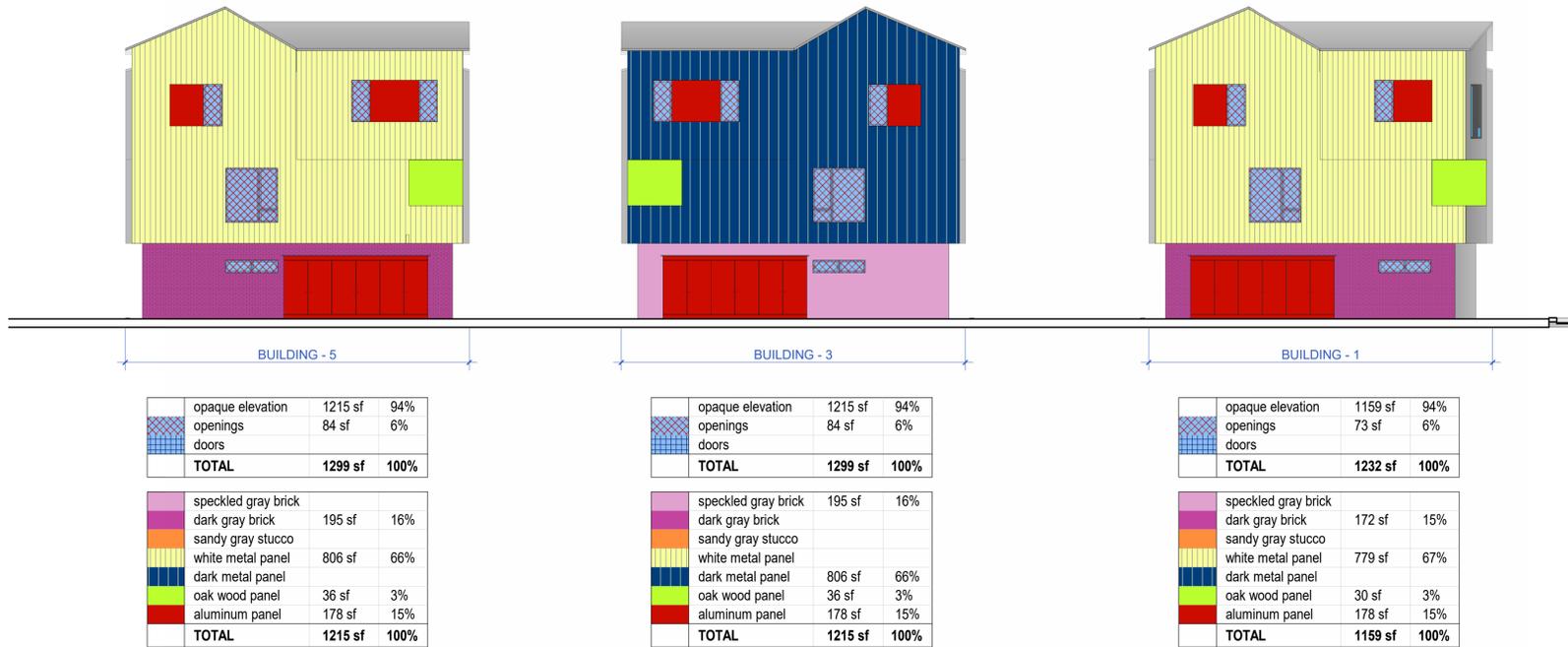
A8.2



E2 East 2 ECC
Scale: 1" = 10'-0"



E1 East 1 (Kim Louise) ECC
Scale: 1" = 10'-0"





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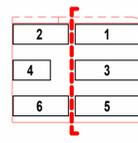
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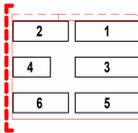
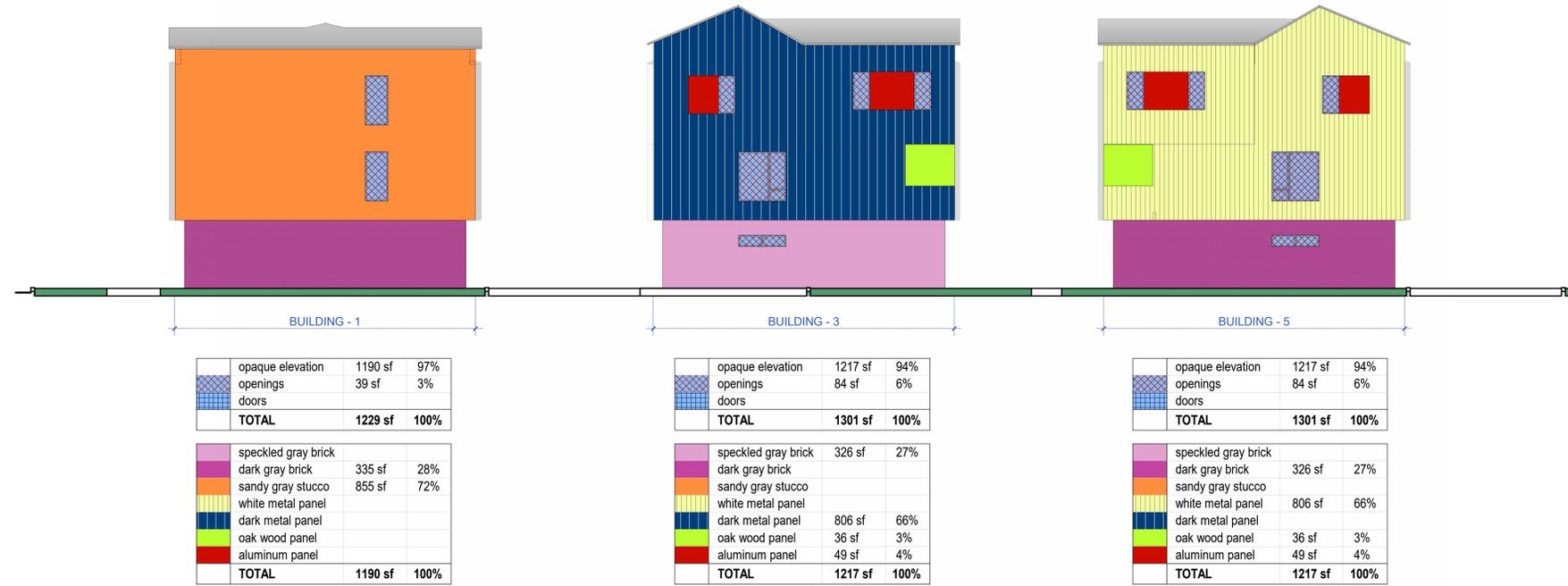
**EXTERIOR COLOR
CALCULATION - WEST**

A8.4

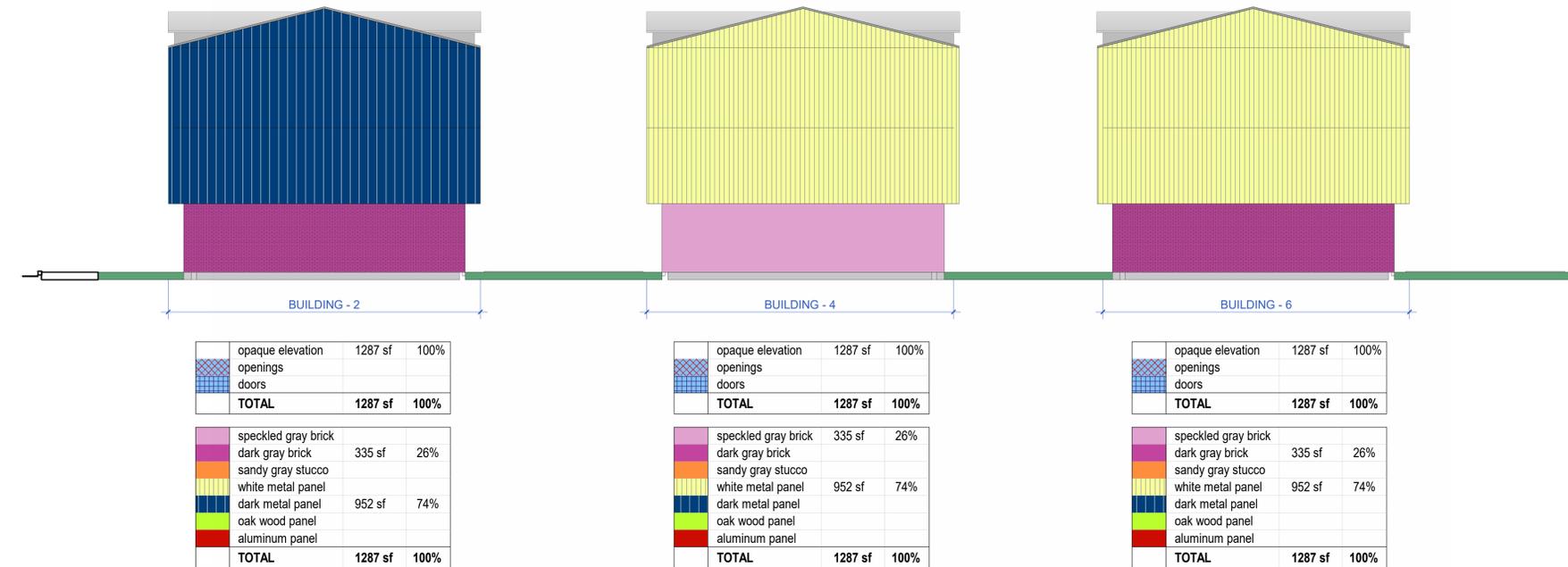
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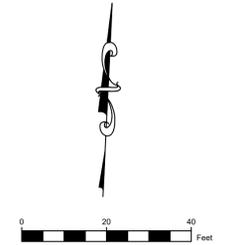
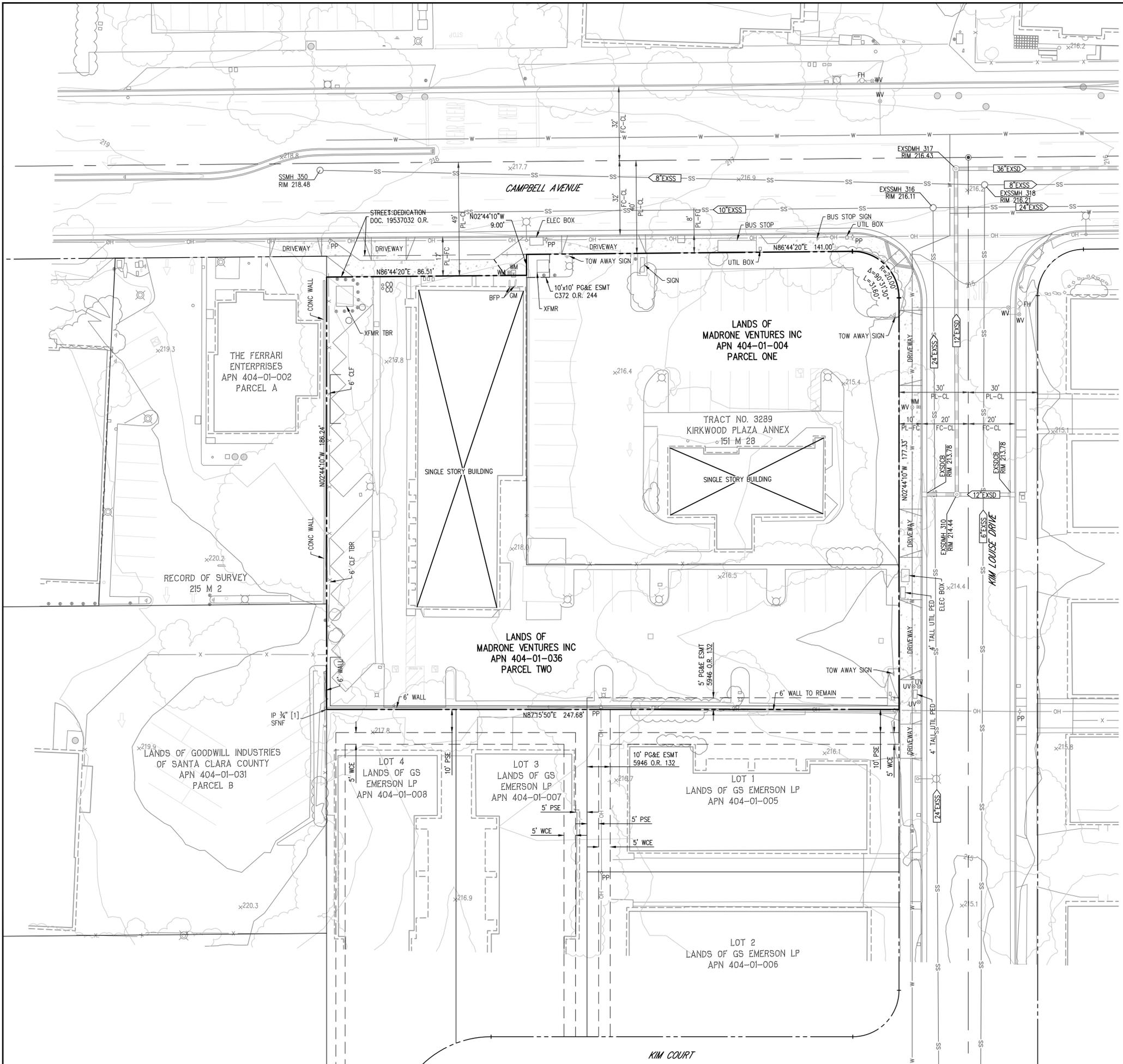


W2 West 2 ECC
Scale: 1" = 10'-0"



W1 West 1 ECC
Scale: 1" = 10'-0"





ABBREVIATIONS

APN	ASSESSORS PARCEL NUMBER
CB	CATCH BASIN
CLF	CHAIN LINK FENCE
COMM	COMMUNICATION
ELEC	ELECTRIC
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
GV	GAS VALVE
MH	MANHOLE
PG&E	PACIFIC GAS AND ELECTRIC
PT&T	PACIFIC TELEPHONE AND TELEGRAPH
PED	PEDESTAL
PP	POWER POLE
PIV	POST INDICATOR VALVE
SS	SANITARY SEWER
SD	STORM DRAIN
STLT	STREET LIGHT
TS	TRAFFIC SIGNAL
XFMR	TRANSFORMER
UV	UTILITY VALVE
WM	WATER METER
WT	WATER
WV	WATER VALVE

LEGEND

	BOUNDARY LINE
	RIGHT-OF-WAY
	EXISTING LOT LINE
	HISTORIC LOT LINE
	CENTER LINE
	EASEMENT LINE
	SANITARY SEWER
	STORM DRAIN
	WATER LINE
	GAS LINE
	FIRE HYDRANT
	GAS OR WATER VALVE
	OVERHEAD LINE
	STREET LIGHT
	FENCE
	BUILDING OVERHANG
	TREE

NOTES

- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING ITEMS TO BE REMOVED PRIOR TO FURNISHING PROPOSAL FOR DEMOLITION.
- IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS FOR DEMOLITION.
- CONTRACTOR SHALL CONTACT BAY AREA AIR QUALITY CONTROL FOR THE "J" NUMBER AND FURNISH IT TO THE DEVELOPER.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR THE TERMINATION OF ALL UTILITIES THAT SERVICE THE SITE.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN DUST CONTROL AND CLEANUP AS REQUIRED BY THE CITY OF CAMPBELL.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE LEAD SURVEY AND ASBESTOS SURVEY FROM THE DEVELOPER AND COMPLETE ALL NECESSARY RECOMMENDATIONS PER SAID REPORTS.
- PERIMETER FENCING SHALL REMAIN, EXCEPT AS NOTED.
- ALL EXISTING STRUCTURES TO BE REMOVED.
- ALL ONSITE TREES TO BE REMOVED UNLESS NOTED OTHERWISE.
- CONTRACTOR TO PROVIDE PG&E RELEASE LETTER THAT STATES ALL GAS AND ELECTRIC SERVICES HAVE BEEN SHUT OFF TO THE SITE.
- EXISTING OFFSITE UTILITY LOCATIONS ARE SHOWN BASED ON UTILITY BLOCK MAPS PROVIDED BY THE CITY OF CAMPBELL, SAN JOSE WATER COMPANY, AND WEST VALLEY SANITATION DISTRICT.
- ALL EXISTING ONSITE UTILITIES TO BE REMOVED UNLESS OTHERWISE NOTED.

NO.	DATE	REVISIONS			
1					
<p>PREPARED FOR:</p> <p>PLANNING</p> <p>1400 W CAMPBELL AVENUE</p> <p>MADRONE VENTURES</p> <p>96 N 3rd Street, #110</p> <p>San Jose, CA 95112</p> <p>PLANNED DEVELOPMENT</p> <p>EXISTING CONDITIONS & DEMOLITION PLAN</p> <p>CAMPBELL</p> <p>CALIFORNIA</p>					
<p>DATE 8/6/2025</p> <p>SCALE SEE PLAN</p> <p>DESIGNED GG</p> <p>DRAWN CH</p> <p>JOB NO. 25-110</p> <p>SHEET C2</p> <p style="text-align: right;">2 OF 16 SHEETS</p>					
<p>28 Bailey Avenue Campbell, CA 95008 T: (408) 453-1066</p> <p>Civil Engineering Associates Civil Engineers • Planners • Surveyors</p>					

Tree Assessment

1380 & 1400 Campbell Ave.
Campbell, CA
July 2025



Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
61	Chinese pistache	11	Yes	3	Low	Street tree; 4x7' tree well; branch dieback; excessive pitching from trunk; fair form.
62	Chinese pistache	10	Yes	2	Low	Street tree; 3x3' tree well; codominant branching at 9'; poor form; asymmetric crown; epicormics.
63	Gallery pear	17	Yes	2	Low	Codominant trunk at 7'; previously topped at 15'; crown of epicormics; poor structure and form; fireblight.
64	Gallery pear	14	Yes	2	Low	Multiple branch attachments at 7'; previously topped at 15'; crown of epicormics; branch dieback; poor structure and form; fireblight.
65	Gallery pear	17	Yes	3	Low	Codominant trunk at 7'; crown of epicormics; poor structure and form; fireblight.
66	Purple-leaf plum	6	No	2	Low	Multiple branch attachments at 4'; poor structure and form; branch dieback; strap engulfed in trunk on south side.
67	Purple-leaf plum	12	Yes	2	Low	Multiple branch attachments at 4'; poor structure and form; branch dieback; surface roots.
68	Purple-leaf plum	9	No	3	Low	Multiple branch attachments at 4'; poor structure and form; epicormics.
69	Gallery pear	20	Yes	2	Low	Codominant trunk at 8'; 1' of included bark; previously topped at 12'; crown of epicormics; poor structure and form.
70	Gallery pear	14	Yes	2	Low	Multiple branch attachments at 8'; previously topped at 10'; crown of epicormics; poor structure and form; leans southeast.
71	Gallery pear	20	Yes	3	Low	Codominant trunk at 8'; narrow attachment; previously topped at 12'; crown of epicormics; poor structure and form; fireblight.
72	Mexican fan palm	24	Yes	3	Low	20' brown trunk; full skirt; minor frond dieback.
73	Ginkgo	10	Yes	3	Moderate	Codominant trunk at 4'; fair form; dense crown; in 4x10' bed.
74	Chinese pistache	11	Yes	3	Low	Multiple trunk attachments at 8'; poor structure and form; topped under powerlines.
75	Chinese pistache	7	Yes	3	Moderate	Multiple trunk attachments at 6'; fair structure and form; small crown.
76	Chinese pistache	10	Yes	3	Moderate	Codominant trunk at 8'; fair structure and form; small crown.

Tree Assessment

1380 & 1400 Campbell Ave.
Campbell, CA
July 2025



Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
77	Chinese pistache	9	Yes	3	Moderate	Multiple branch attachments at 8'; fair structure and form; small crown; twig dieback.
78	Glossy privet	12	Yes	3	Low	Off-site; multiple trunk attachments at base; dense crown of epicormics; estimated DBH; no tag; behind wall.
79	Glossy privet	12	Yes	3	Low	Off-site; multiple trunk attachments at base; dense crown of epicormics; estimated DBH; no tag; behind wall.
80	Ginkgo	6	Yes	4	Moderate	Upright; good structure and form; slight lean north; in 3x12' bed.
81	Glossy privet	20	Yes	3	Low	Off-site; multiple trunk attachments at base; poor structure and form; estimated DBH; no tag; behind wall.
82	Ginkgo	9	Yes	3	Low	Multiple branch attachments at 6'; south branch headed back to 8'; poor form.
83	Chinese pistache	8	Yes	3	Low	Multiple branch attachments at 7'; poor structure and form; dense crown; minor twig dieback.
84	Mexican fan palm	12	Yes	3	Low	Off-site; between trash enclosure; 6' brown trunk; estimated DBH; tag on fence.
85	Coast redwood	20	Yes	3	Moderate	Off-site; 8' off fence; tall, upright form; minor browning of foliage; estimated DBH; tag on fence.
86	Coast redwood	23	Yes	3	Moderate	Off-site; 4' off fence; tall, upright form; minor browning of foliage; estimated DBH; tag on fence.
87	Coast redwood	23	Yes	3	Moderate	Off-site; 3' off fence; tall, upright form; minor browning of foliage; estimated DBH; tag on fence.
88	Chinese elm	15	Yes	3	Low	On property line; between wall and fence, 1' off fence; wide crown; sparse crown; estimated DBH.
89	Chinese pistache	7	Yes	2	Low	Suppressed; one-sided east; poor form; surface roots.
90	Chinese elm	8	No	1	Low	On property line; between wall and fence; completely engulfed in ivy; branch dieback; estimated DBH; no tag.
91	Chinese elm	8	No	3	Low	On property line; between wall and fence; dense, wide crown; base engulfed in ivy; overhanging site by 20'; estimated DBH; no tag.

Tree Assessment

1380 & 1400 Campbell Ave.
Campbell, CA
July 2025



Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
92	Chinese elm	20	Yes	2	Low	On property line; between wall and fence; dense, wide crown; base engulfed in ivy; overhanging site by 20'; estimated DBH; no tag.
93	European hackberry	8	Yes	2	Low	Street tree; topped under powerline; poor form; branch dieback.
94	Apricot	6	No	3	Low	Codominant trunk at 5'; fair form; small crown; leans north.
95	Ginkgo	10	Yes	3	Low	South branch at 2'; fair form; behind trash enclosure.

Preliminary Tree Disposition

3180 & 1400 W. Campbell Ave.
Campbell, CA
July 2025



Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Protected Tree?	Disposition	Comments
82	Ginkgo	9	3	Yes	Remove	Within footprint of development.
83	Chinese pistache	8	3	Yes	Remove	Within footprint of development.
84	Mexican fan palm	12	3	Yes	Remove	Within footprint of development.
85	Coast redwood	20	3	Yes	Preserve	Off-site, 6 foot from edge of development; moderate impacts expected.
86	Coast redwood	23	3	Yes	Preserve	Off-site, 4 foot from edge of development; moderate - severe impacts expected.
87	Coast redwood	23	3	Yes	Preserve	Off-site, 3 foot from edge of development; moderate - severe impacts expected.
88	Chinese elm	15	3	Yes	Remove	Within footprint of development.
89	Chinese pistache	7	2	Yes	Remove	Within footprint of development; poor condition.
90	Chinese elm	8	1	No	Remove	Within footprint of development; poor condition.
91	Chinese elm	8	3	No	Remove	Within footprint of development.
92	Chinese elm	20	2	Yes	Remove	Within footprint of development; poor condition.
93	European hackberry	8	2	Yes	Preserve	Street tree, edge of construction footprint.
94	Apricot	6	3	No	Remove	Within footprint of development.
95	Ginkgo	10	3	Yes	Remove	Within footprint of development.

Preliminary Tree Disposition

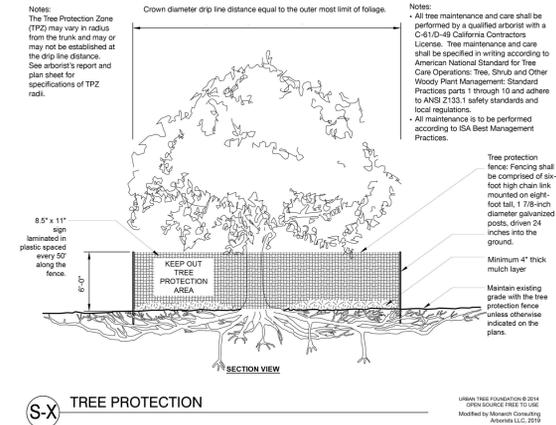
3180 & 1400 W. Campbell Ave.
Campbell, CA
July 2025



Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Protected Tree?	Disposition	Comments
81	Chinese pistache	11	3	Yes	Preserve	Street tree, edge of construction footprint.
82	Chinese pistache	10	2	Yes	Preserve	Street tree, edge of construction footprint.
83	Gallery pear	17	2	Yes	Remove	Within footprint of development; poor condition.
84	Gallery pear	14	2	Yes	Remove	Within footprint of development; poor condition.
85	Gallery pear	17	3	Yes	Remove	Within footprint of development.
86	Purple-leaf plum	6	2	No	Remove	Within footprint of development; poor condition.
87	Purple-leaf plum	12	2	Yes	Remove	Within footprint of development; poor condition.
88	Purple-leaf plum	9	3	No	Remove	Within footprint of development.
89	Gallery pear	20	2	Yes	Remove	Within footprint of development; poor condition.
70	Gallery pear	14	2	Yes	Remove	Within footprint of development; poor condition.
71	Gallery pear	20	3	Yes	Remove	Within footprint of development.
72	Mexican fan palm	24	3	Yes	Remove	Within footprint of development.
73	Ginkgo	10	3	Yes	Remove	Within footprint of development.
74	Chinese pistache	11	3	Yes	Remove	Within footprint of development.
75	Chinese pistache	7	3	Yes	Remove	Within footprint of development.
76	Chinese pistache	10	3	Yes	Remove	Within footprint of development.
77	Chinese pistache	9	3	Yes	Remove	Within footprint of development.
78	Glossy privet	12	3	Yes	Preserve	Off-site, behind wall.
79	Glossy privet	12	3	Yes	Preserve	Off-site, behind wall.
80	Ginkgo	6	4	Yes	Remove	Within footprint of development.
81	Glossy privet	20	3	Yes	Preserve	Off-site, behind wall.

NOTES

TREE ASSESSMENT TABLES PER THE PRELIMINARY ARBORIST REPORT PREPARED BY HORT SCIENCE DATED FEBRUARY 28, 2025. REFER TO THE REPORT FOR ADDITIONAL INFORMATION.



WARNING
Tree Protection Zone

This Fence Shall not be moved without approval. Only authorized personnel may enter this area!

Project Arborist

CUIDADO
Zona De Arbol Pretejido

Esta cerca no sera removida sin aprobacion. Solo personal autorizado entrara en esta area!

Project Arborist

NO.	DATE	REVISIONS	BY

28 Bailey Avenue
Campbell, CA 95008
T: (408) 453-1066

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PREPARED FOR:

MADRONE VENTURES
96 N 3rd Street, #110
San Jose, CA 95112

1400 W CAMPBELL AVENUE

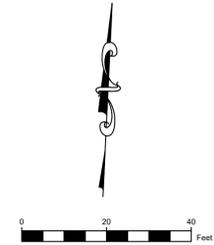
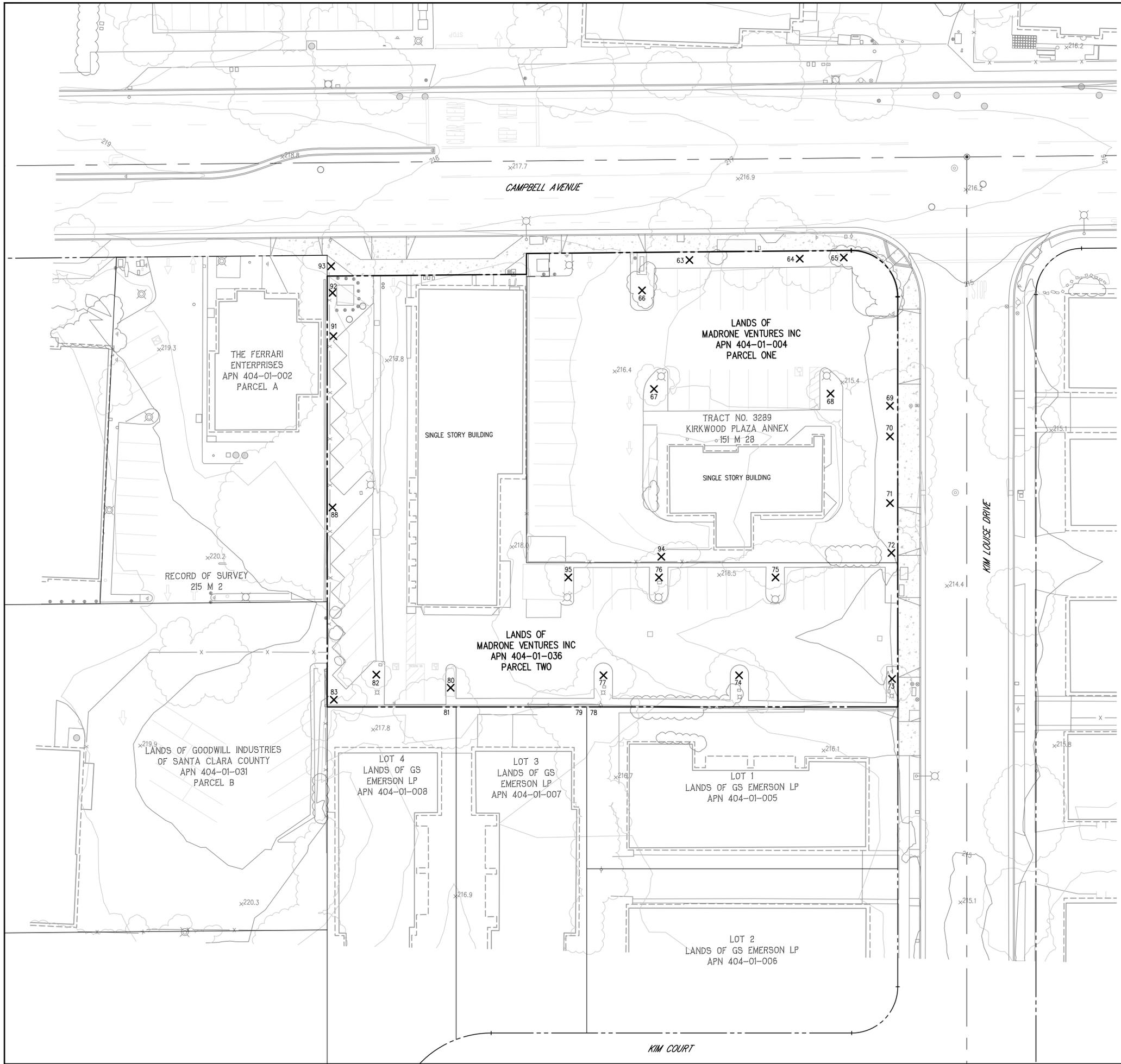
PLANNING

PLANNED DEVELOPMENT
TREE REMOVAL NOTES & DETAILS

CAMPBELL CALIFORNIA

DATE	8/6/2025
SCALE	SEE PLAN
DESIGNED	GG
DRAWN	CH
JOB NO.	25-110
SHEET	C3

3 OF 16 SHEETS



NOTES

- SEE SHEET C3 FOR TREE INVENTORY
- ALL ONSITE TREES TO BE REMOVED UNLESS OTHERWISE NOTED. TREE NUMBERS BY PROJECT ARBORIST, HORTSCIENCE, IN PRELIMINARY ARBORIST DATED 7/7/2025.

LEGEND

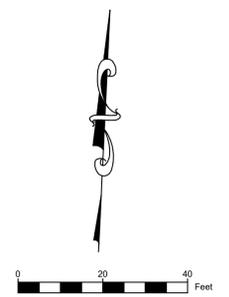
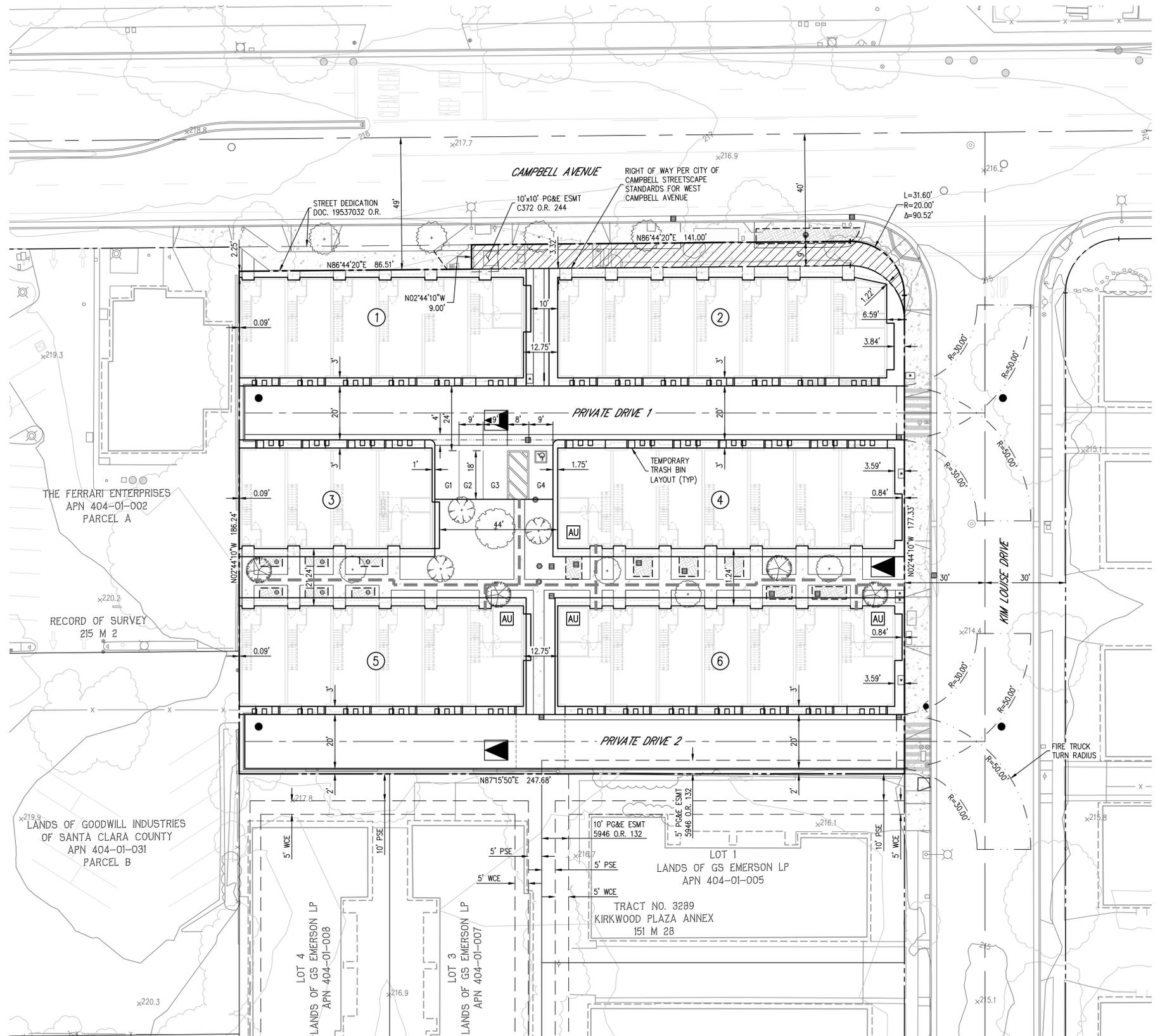


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MADRONE VENTURES
 96 N 3rd Street, #110
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1400 W CAMPBELL AVENUE	PLANNING	PREPARED FOR:	CALIFORNIA
		PLANNED DEVELOPMENT TREE REMOVAL PLAN	
DATE	8/6/2025		
SCALE	SEE PLAN		
DESIGNED	GG		
DRAWN	CH		
JOB NO.	25-110		
SHEET	C4		
	4 OF 16 SHEETS		

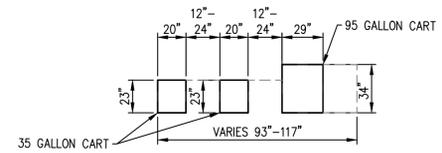


LEGEND
(SEE SHEET C1 FOR COMPLETE LEGEND AND ABBREVIATIONS)

- CURB AND GUTTER
- VALLEY GUTTER
- CENTERLINE
- BIO-RETENTION BASIN
- CONCRETE
- PERVIOUS PAVERS
- FIRE TRUCK TURN RADIUS
- BUILDING NUMBER
- ACCESSIBLE UNIT
- GUEST PARKING
- ACCESSIBLE PATH OF TRAVEL
- COVERED PARKING
- THREE ALLOCATED CARTS PER UNIT. FINAL CART SELECTION AND WASTE HANDLING SCHEME TO BE COORDINATED WITH WASTE SERVICE PROVIDER.

NOTES

1. ALL ONSITE WALKWAYS AND DRIVEWAYS TO BE CONCRETE.
2. ALL ONSITE ROADS AND ALLEYS TO BE ASPHALT UNLESS OTHERWISE NOTED.
3. REFER TO THE LANDSCAPE PLANS FOR BICYCLE PARKING & MAILBOX LOCATIONS, FENCING, AND LANDSCAPING IMPROVEMENTS.
4. 10% OF UNITS SHALL BE ACCESSIBLE. 37 UNITS X 10% = 3.7 UNITS. 4 ACCESSIBLE UNITS PROVIDED.



TRASH CART LAYOUT EXAMPLE

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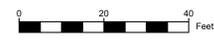
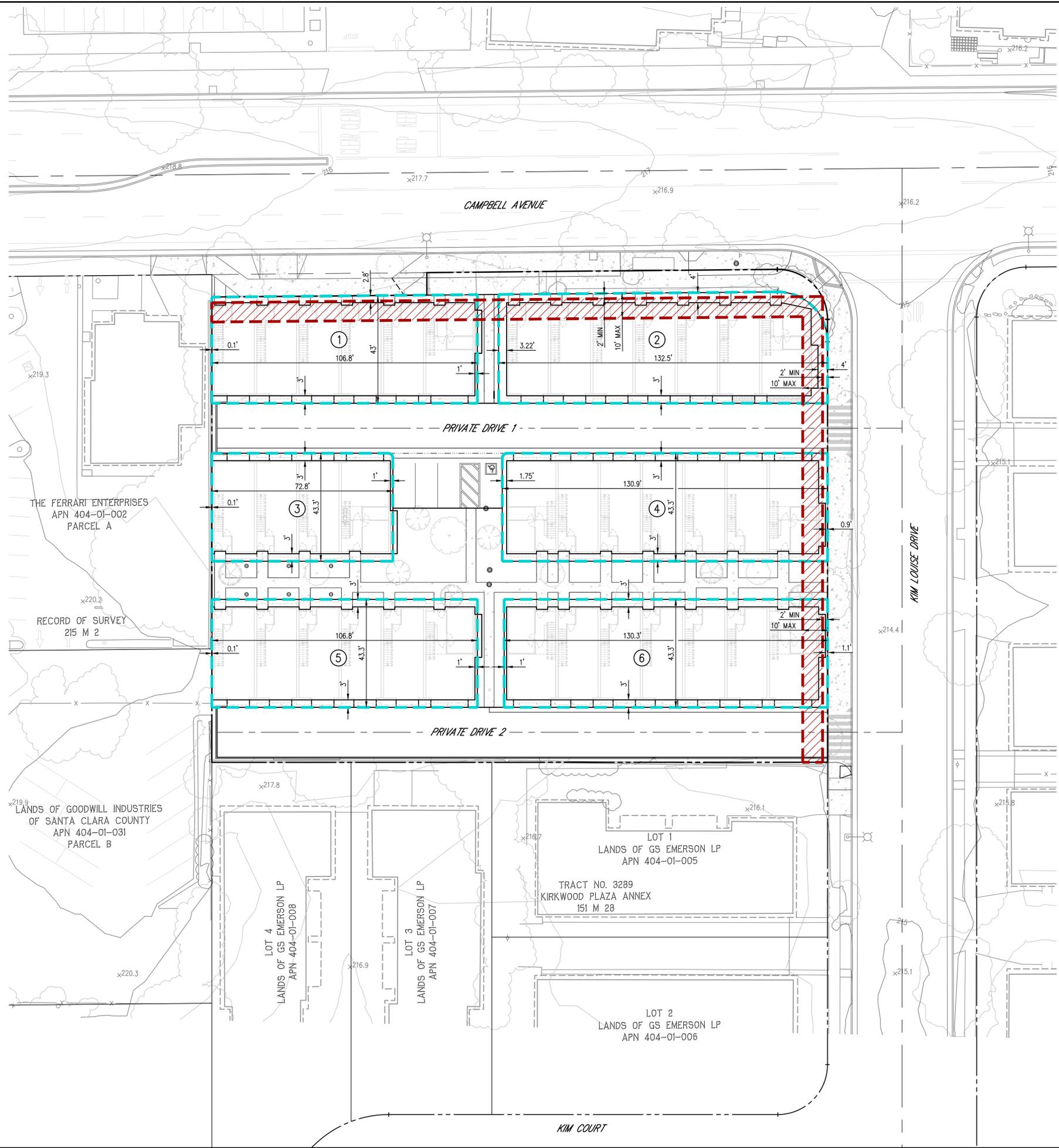
MADRONE VENTURES
96 N 3rd Street, #110
San Jose, CA 95112

PLANNING 1400 W CAMPBELL AVENUE

PLANNED DEVELOPMENT CAMPBELL

SITE PLAN CALIFORNIA

DATE	8/6/2025
SCALE	SEE PLAN
DESIGNED	GG
DRAWN	CH
JOB NO.	25-110



LEGEND

- DESIGN SITE
- FACADE ZONE

NOTE:
 DESIGN SITES ARE DEPICTED ON THIS SHEET IN ALIGNMENT WITH A T4 NEIGHBORHOOD LARGE (T4NL) ZONE PER THE CITY OF CAMPBELL MULTI-FAMILY DEVELOPMENT AND DESIGN STANDARDS (MFDDS).

NO.	DATE	REVISIONS	BY
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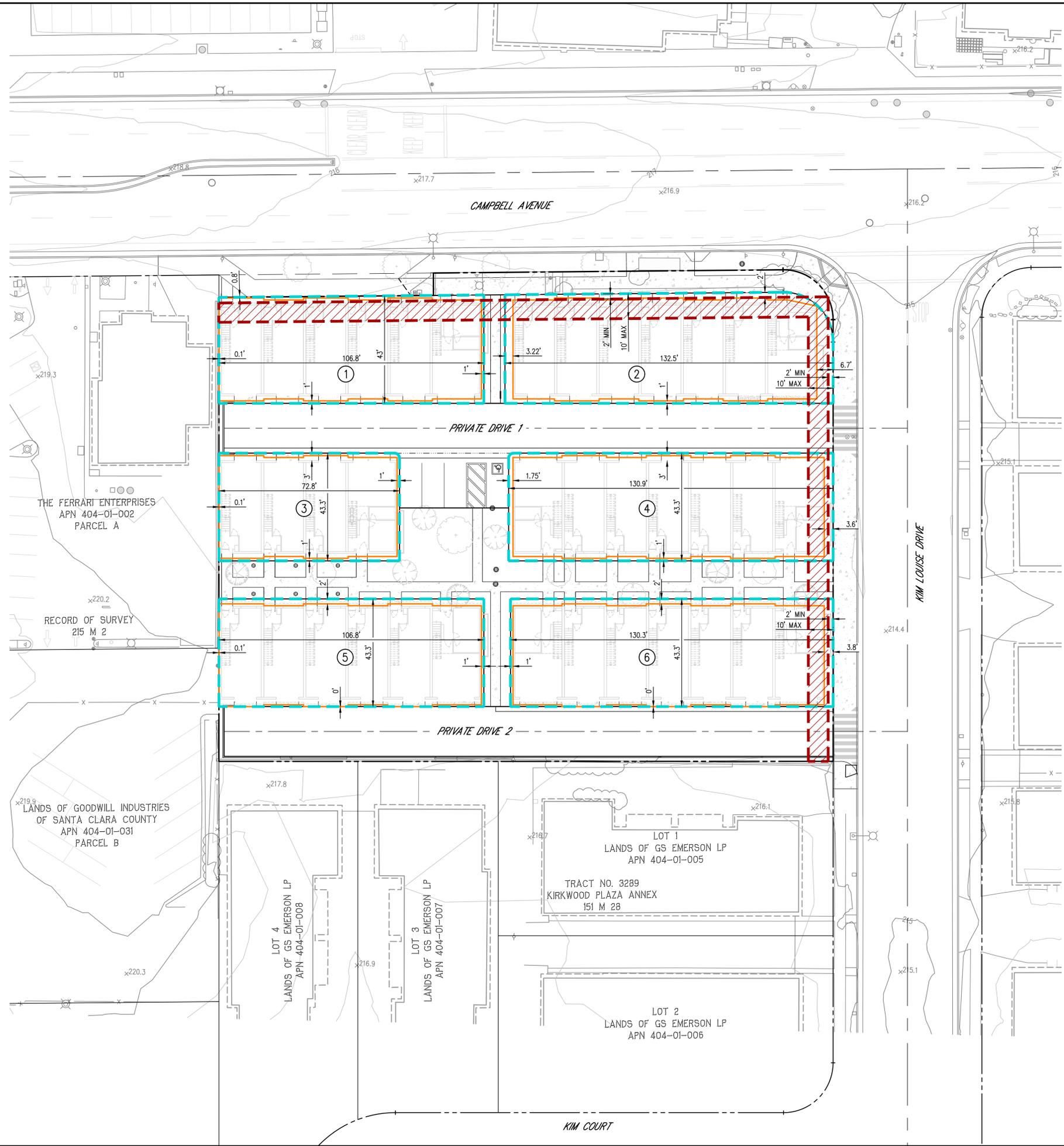
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PREPARED FOR:
MADRONE VENTURES
 96 N 3rd Street, #110
 San Jose, CA 95112

PLANNING
1400 W CAMPBELL AVENUE
PLANNED DEVELOPMENT
SITE DESIGN REQUIREMENT PLAN-LEVEL 1
CAMPBELL CALIFORNIA

DATE	8/6/2025
SCALE	SEE PLAN
DESIGNED	GG
DRAWN	CH
JOB NO.	25-110

SHEET
C6
 6 OF 16 SHEETS



- LEGEND**
- DESIGN SITE
 - BUILDING LEVEL 2
 - / / / / / FACADE ZONE

NOTE:
 DESIGN SITES ARE DEPICTED ON THIS SHEET IN ALIGNMENT WITH A T4 NEIGHBORHOOD LARGE (T4NL) ZONE PER THE CITY OF CAMPBELL MULTI-FAMILY DEVELOPMENT AND DESIGN STANDARDS (MFDDS).

NO.	DATE	REVISIONS	BY

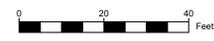
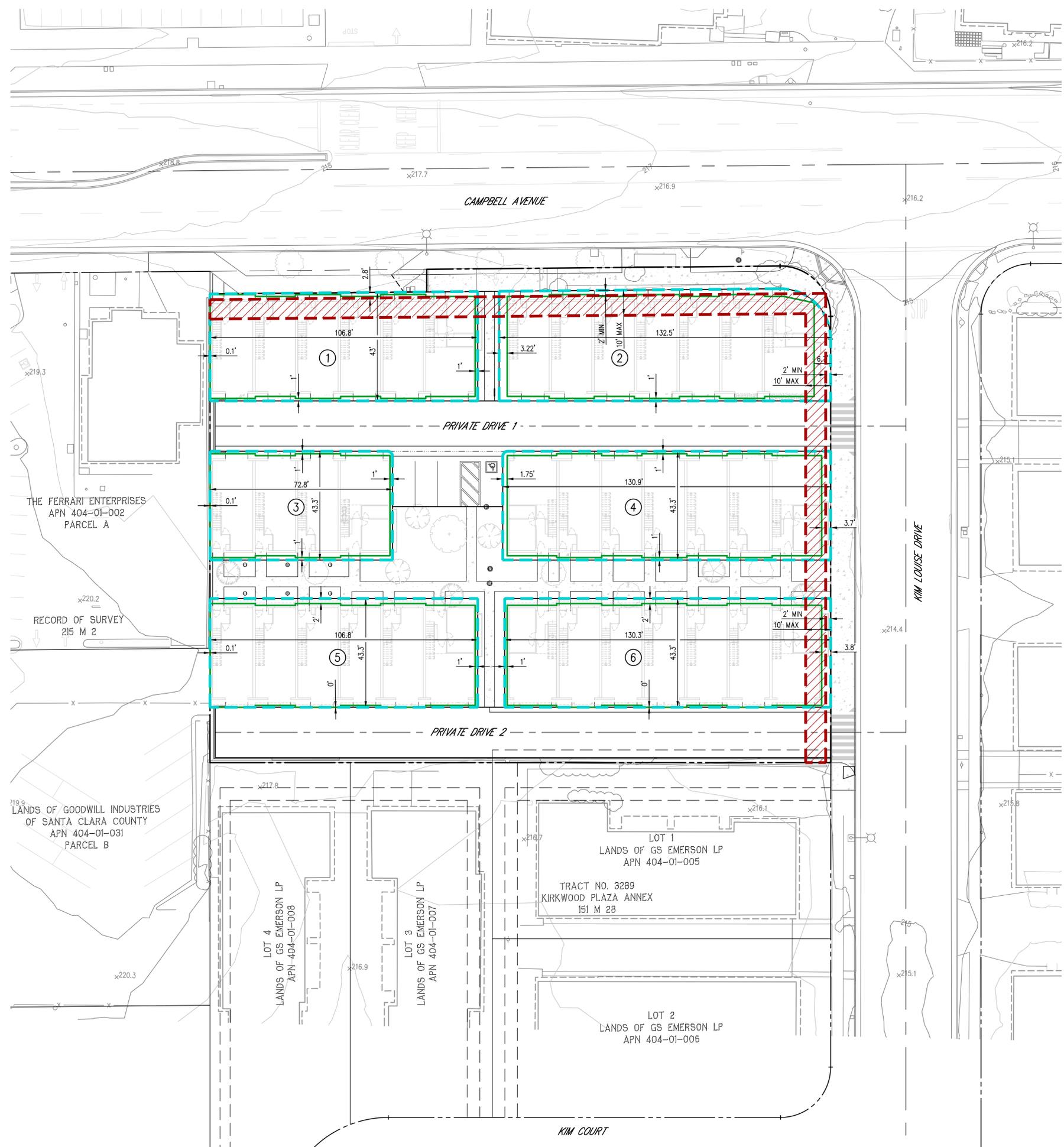
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PLANNING
1400 W CAMPBELL AVENUE
PLANNED DEVELOPMENT
SITE DESIGN REQUIREMENT PLAN-LEVEL 2
CAMPBELL CALIFORNIA

DATE	8/6/2025
SCALE	SEE PLAN
DESIGNED	GG
DRAWN	CH
JOB NO.	25-110
SHEET	C7
7 OF 16 SHEETS	



LEGEND

	DESIGN SITE
	BUILDING LEVEL 3
	FACADE ZONE

NOTE:
 DESIGN SITES ARE DEPICTED ON THIS SHEET IN ALIGNMENT WITH A T4 NEIGHBORHOOD LARGE (T4NL) ZONE PER THE CITY OF CAMPBELL MULTI-FAMILY DEVELOPMENT AND DESIGN STANDARDS (MFDD).

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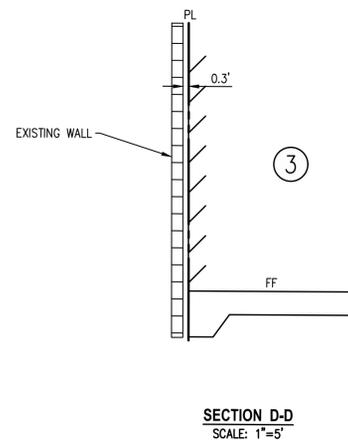
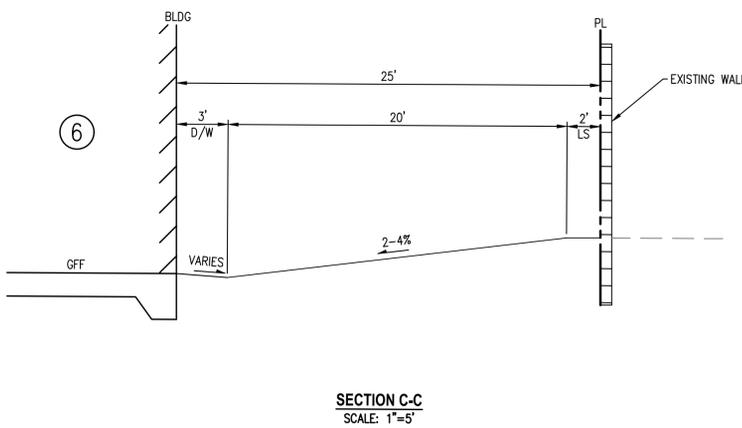
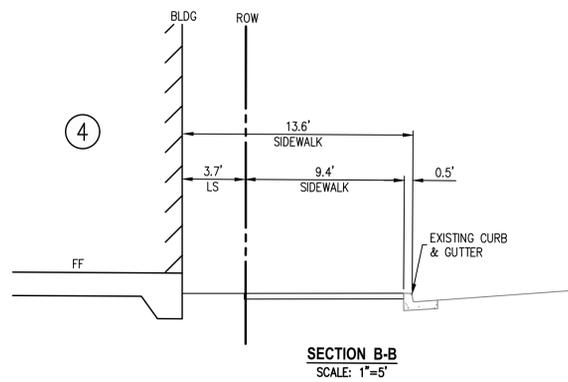
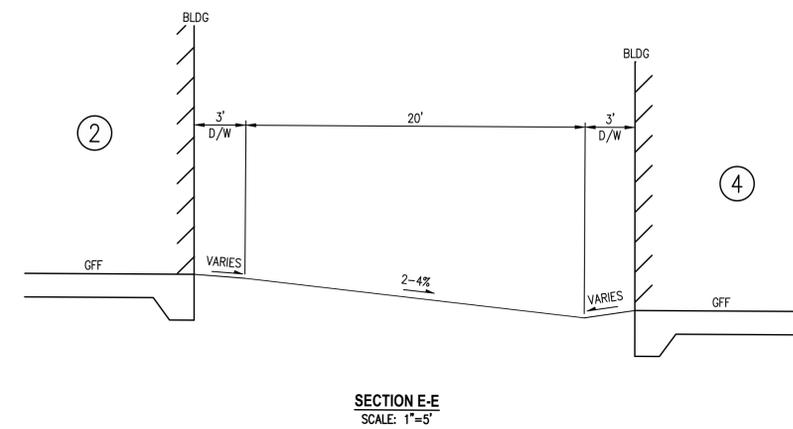
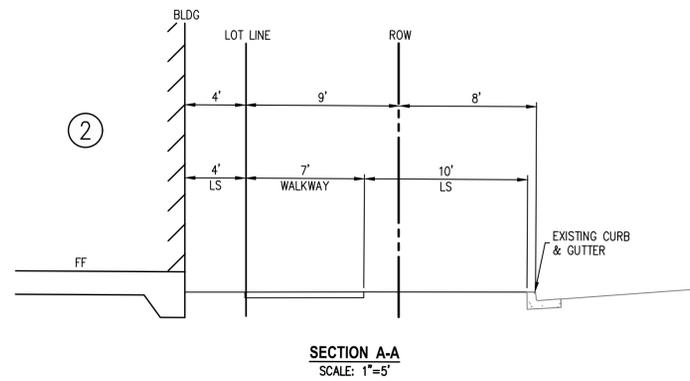
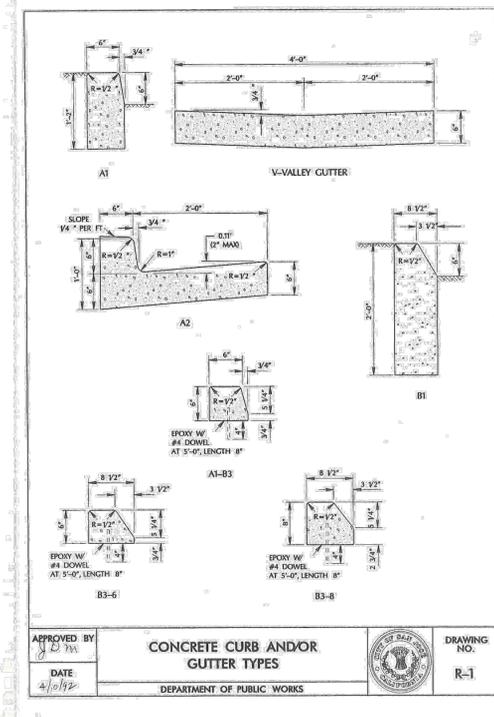
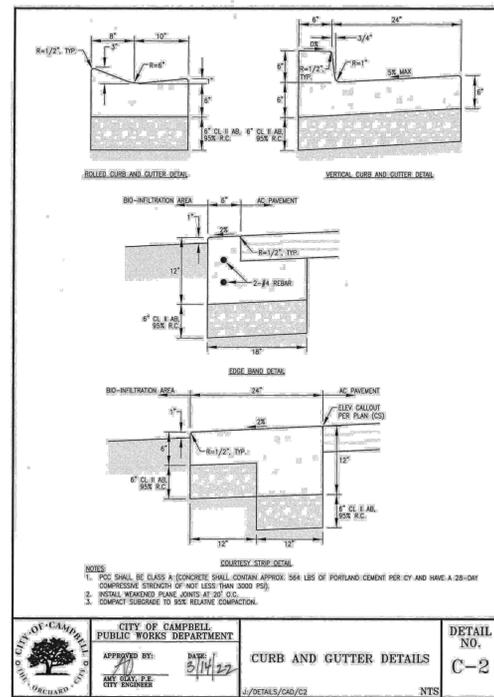
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MADRONE VENTURES
 96 N 3rd Street, #110
 San Jose, CA 95112

PLANNING
 1400 W CAMPBELL AVENUE
PLANNED DEVELOPMENT
SITE DESIGN REQUIREMENT PLAN-LEVEL 3
 CAMPBELL CALIFORNIA

DATE	8/6/2025
SCALE	SEE PLAN
DESIGNED	GG
DRAWN	CH
JOB NO.	25-110
SHEET	C8
8 OF 16 SHEETS	



NO.	DATE	REVISIONS	BY

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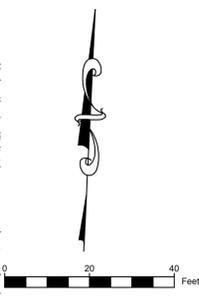
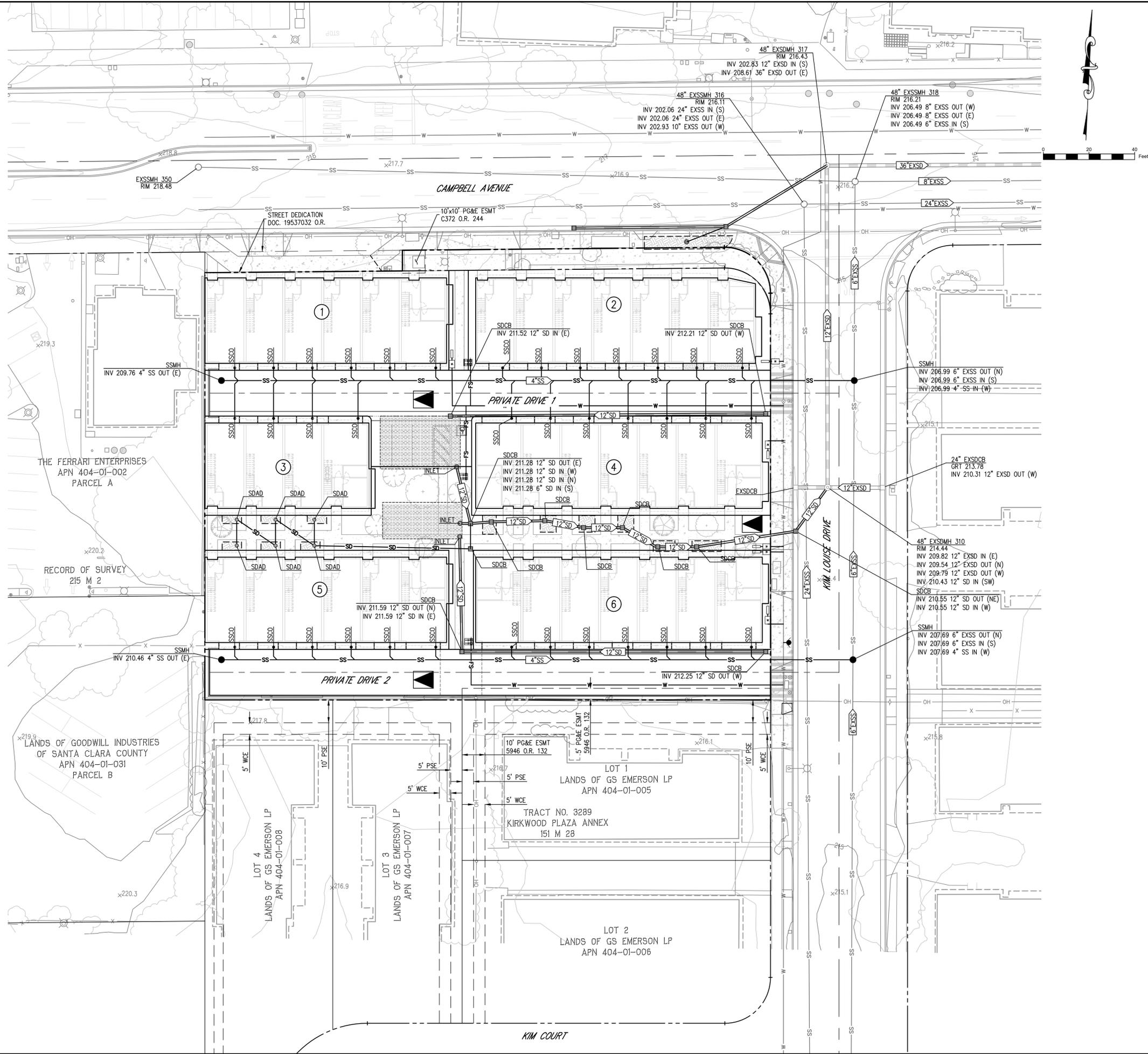
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MADRONE VENTURES
96 N 3rd Street, #110
San Jose, CA 95112

PLANNING
1400 W CAMPBELL AVENUE
CAMPBELL, CALIFORNIA

PREPARED FOR:
PLANNED DEVELOPMENT
SITE SECTIONS AND DETAILS

DATE	8/6/2025
SCALE	SEE PLAN
DESIGNED	GG
DRAWN	CH
JOB NO.	25-110
SHEET	C10
10 OF 16 SHEETS	

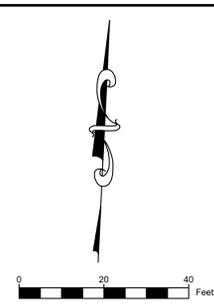
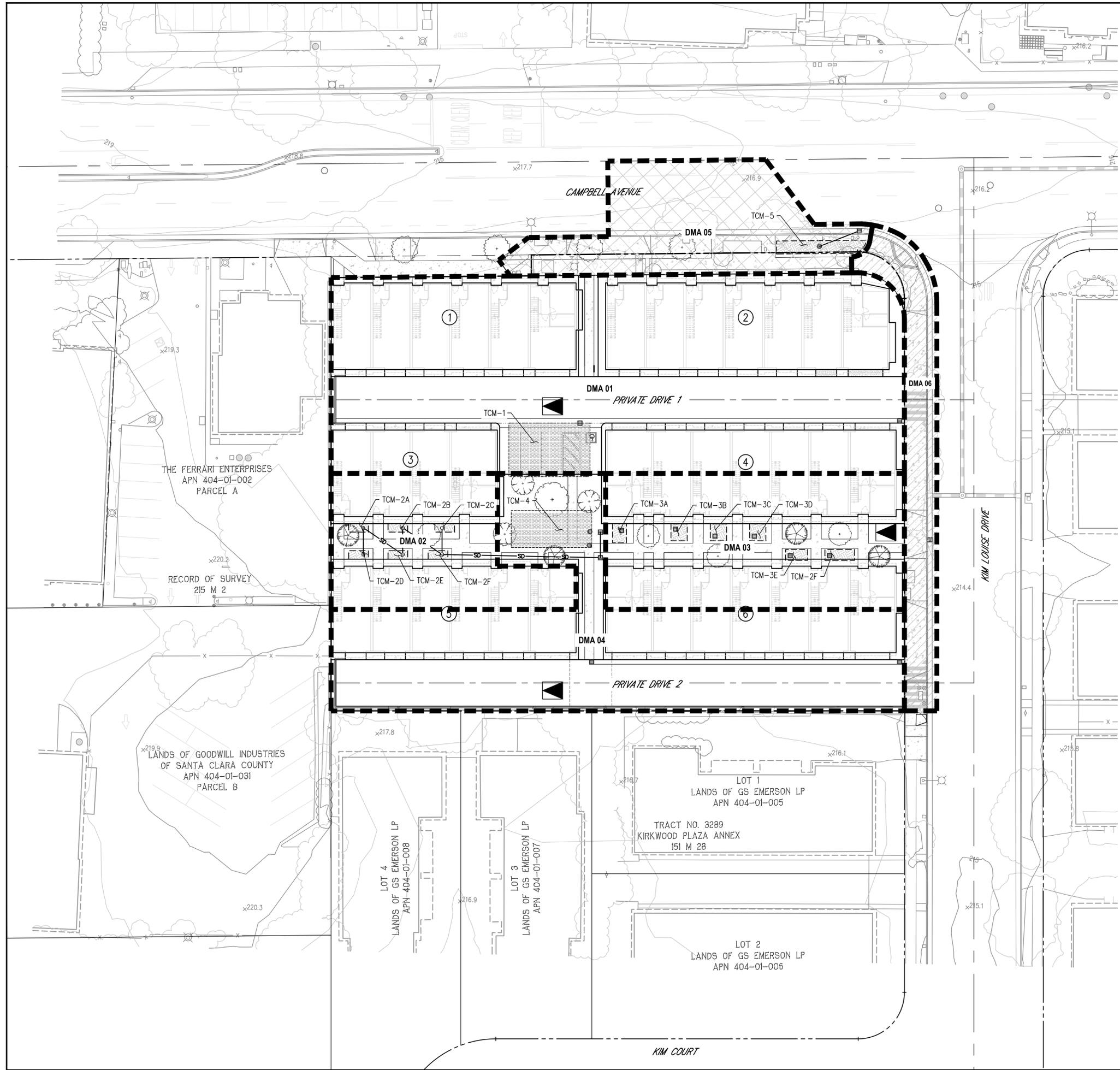


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MADRONE VENTURES
 96 N 3rd Street, #110
 San Jose, CA 95112

1400 W CAMPBELL AVENUE	PLANNING	PREPARED FOR:	CAMPBELL
		PLANNED DEVELOPMENT	
		UTILITY PLAN	
		CALIFORNIA	
DATE	8/6/2025		
SCALE	SEE PLAN		
DESIGNED	GG		
DRAWN	CH		
JOB NO.	25-110		
SHEET	C11		
	11 OF 16 SHEETS		



- LEGEND**
- WATERSHED BOUNDARY
 - BIO-RETENTION BASINS
 - UNDER GROUND SILVA CELLS. SEE DETAIL ON SHEET C13
 - OFFSITE - NOT TREATED
 - OFFSITE - EQUIVALENT TREATMENT AREA

- NOTES**
1. PROPERTY INFORMATION
1400 W CAMPBELL AVE CAMPBELL, CALIFORNIA
APN NO. 404-01-004
GROSS SITE AREA = 47,773 SF (1.09 AC)
NET SITE AREA = 46,322 SF (1.06 AC)
OFFSITE AREA = 8,381 SF (0.192 AC)
 2. EXISTING ONSITE IMPERVIOUS AREA = 40,960 SF (0.940 AC)
EXISTING ONSITE PERVIOUS AREA = 6,813 SF (0.156 AC)
EXISTING OFFSITE IMPERVIOUS AREA = 7,632 SF (0.175 AC)
PROPOSED OFFSITE PERVIOUS AREA = 749 SF (0.017 AC)
 3. PROPOSED ONSITE IMPERVIOUS AREA = 39,400 SF (0.905 AC)
PROPOSED ONSITE PERVIOUS AREA = 6,922 SF (0.159 AC)
PROPOSED OFFSITE IMPERVIOUS AREA = 7,632 SF (0.175 AC)
PROPOSED OFFSITE PERVIOUS AREA = 749 SF (0.017 AC)
 4. THERE IS A 1,560 SF (0.0358 AC), DECREASE IN IMPERVIOUS SURFACE FOR THIS PROJECT
 5. RECEIVING SYSTEM FOR THE STORM WATER: CITY OF CAMPBELL PUBLIC STORM COLLECTION SYSTEM AND ULTIMATELY TO LOS GATOS CREEK.
 6. 12,385 SF (27%) OF THE SITE'S ONSITE STORM WATER RUNOFF WILL BE DIRECTED TO BIO-TREATMENT BASINS.
 7. 33,937 SF (73%) OF THE SITE'S ONSITE STORM WATER RUNOFF WILL BE DIRECTED TO UNDERGROUND SUSPENDED PAVEMENT TREATMENT CELLS (SILVA CELLS OR EQUIVALENT)
 8. POLLUTANTS THAT MAY PRESENT AT THIS SITE AS A RESULT OF THIS DEVELOPMENT INCLUDE: SEDIMENTS, METALS, NUTRIENTS, BACTERIA, OIL, GREASE, AND ORGANIC COMPOUNDS. THE MAJORITY OF THE POLLUTANT SOURCES WILL BE STREETS, DRIVEWAYS AND LANDSCAPE AREAS. RUNOFF FROM THESE AREAS WILL BE DIRECTED TO EITHER VEGETATED BIO-TREATMENT BASINS, UNDERGROUND SILVA CELLS, OR A MEDIA FILTER MECHANICAL DEVICE.
 9. THE FOLLOWING SOURCE CONTROL MEASURES WILL BE IMPLEMENTED WITHIN THE PROJECT SITE TO LIMIT THE GENERATION, DISCHARGE AND RUNOFF OF POLLUTANTS INTO THE STORM COLLECTION SYSTEM.
 - ALL STORM INLETS WILL BE MARKED WITH THE WORDS "NO DUMPING - FLOW TO THE BAY".
 - ALL ROOF DRAINS WILL BE DIRECTED TO DISCHARGE ONTO SPLASHBLOCKS AND AWAY FROM THE BUILDING FOUNDATION TO AN UNPAVED AREA WHEREVER PRACTICAL.
 - SIDEWALKS, DRIVEWAYS AND STREETS AREAS SHALL BE SWEEPED REGULARLY TO MINIMIZE THE ACCUMULATION OF LITTER AND DEBRIS.
 12. A SWPPP PERMIT WILL BE REQUIRED FOR THIS PROJECT AS THE AREA OF DISTURBANCE > 1 ACRE.
 13. CITY OF CAMPBELL STAFF WILL BE GRANTED ACCESS TO ALL OF THE ONSITE STORMWATER TREATMENT BASINS FOR INSPECTION PURPOSES PER THE TERM DESCRIBED IN THE PROJECT'S CC&R'S.
 14. THE PROJECT DECREASES THE TOTAL IMPERVIOUS AREA ONSITE. THEREFORE HYDROMODIFICATION REQUIREMENTS ARE NOT APPLICABLE.

NO.	DATE	REVISIONS			
1					
<p>PREPARED FOR:</p> <p>MADRONE VENTURES 96 N 3rd Street, #110 San Jose, CA 95112</p>					
<p>PLANNING</p> <p>PLANNED DEVELOPMENT</p> <p>STORMWATER MANAGEMENT PLAN</p>					
<p>1400 W CAMPBELL AVENUE</p> <p>CAMPBELL CALIFORNIA</p>					
<p>DATE: 8/6/2025</p> <p>SCALE: SEE PLAN</p> <p>DESIGNED: GG</p> <p>DRAWN: CH</p> <p>JOB NO.: 25-110</p> <p>SHEET: C12</p> <p>12 OF 16 SHEETS</p>					
<p>BY: _____</p> <p>28 Bailey Avenue Campbell, CA 95008 T: (408) 453-1066</p> <p>Civil Engineering Associates Civil Engineers • Planners • Surveyors</p>					

STORMWATER TREATMENT SUMMARY TABLE

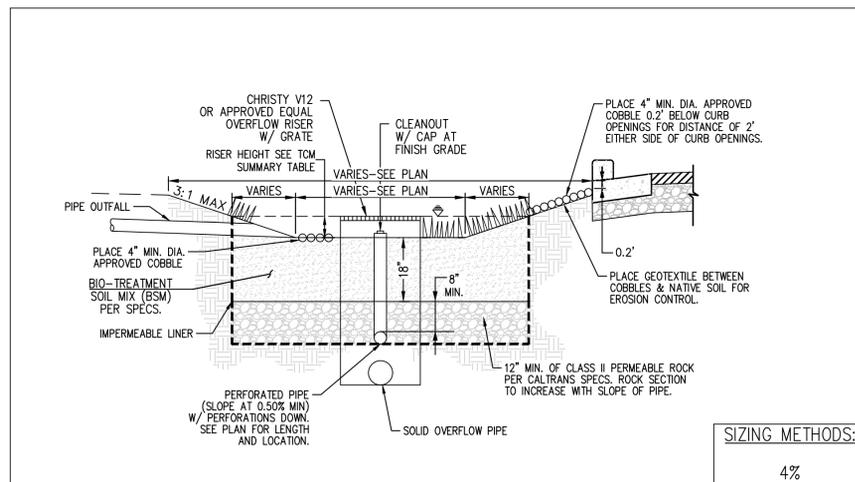
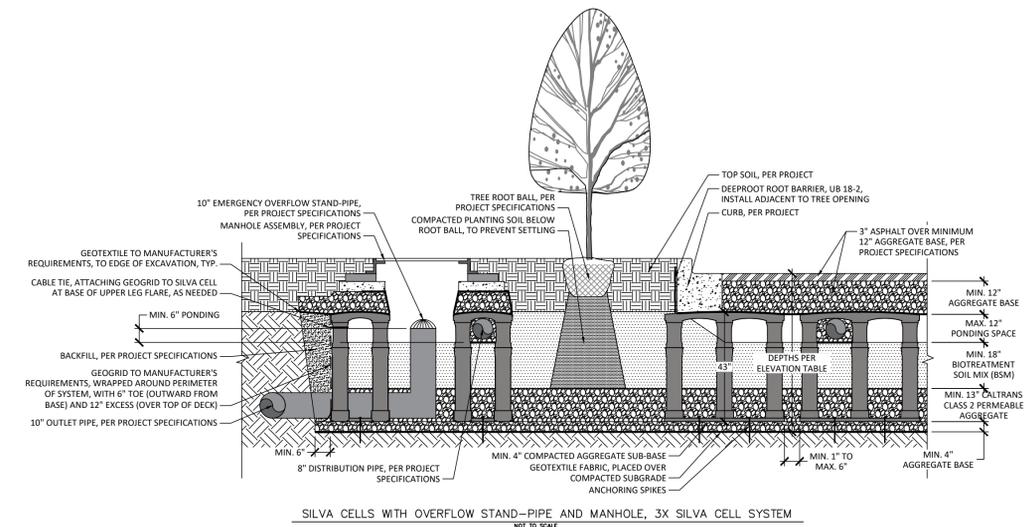
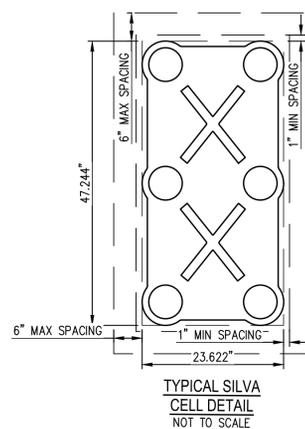
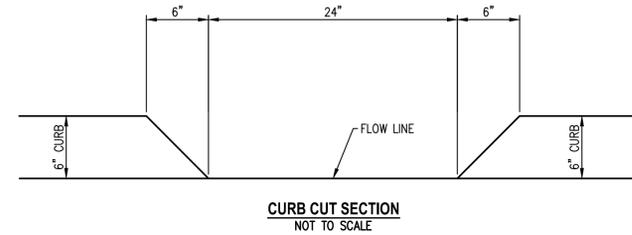
WATERSHED ID	TCM	TOTAL WATERSHED AREA (SF)	IMPERVIOUS SURFACES				PERVIOUS SURFACES		TREATMENT MEASURES			
			STREETS (SF)	SIDEWALKS / HARDSCAPE (SF)	BUILDINGS (SF)	TOTAL (SF)	LANDSCAPE (SF)	TOTAL (SF)	PROVIDED TREATMENT	REQUIRED TREATMENT	CALCULATION METHOD	TREATMENT METHOD
1	TCM 1	21,031	5,882	1,386	12,088	19,356	1,675	1,675	805	774	4%	SILVA CELLS
2	TCM 2	4,835	-	683	3,231	3,914	921	921	185	157	4%	BIOTREATMENT W/ LINER
3	TCM 3	7,550	-	1,164	4,570	5,734	1,816	1,816	304	229	4%	BIOTREATMENT W/ LINER
4	TCM 4	12,906	4,912	1,177	4,307	10,396	2,510	2,510	551	416	4%	SILVA CELLS
SUBTOTAL (SF)		46,322	10,794	4,410	24,196	39,400	6,922	6,922				

OFFSITE			PERVIOUS SURFACES				TREATMENT MEASURES					
6	-	3,161	-	3,161	-	3,161	-	-	-	-	-	-
SUBTOTAL (SF)		3,161	-	3,161	-	3,161	-	-	DMA 5 (5220 SF EQUIVALENT IMPERVIOUS AREA) WILL BE TREATED IN LIEU OF DMA 6 (3161 SF IMPERVIOUS AREA)			

IN LIEU AREA			PERVIOUS SURFACES				TREATMENT MEASURES					
5	TCM 5	5,220	2,553	1,918	-	4,471	749	749	209	179	4%	BIOTREATMENT W/ LINER
SUBTOTAL (SF)		5,220	2,553	1,918	-	4,471	749	749				

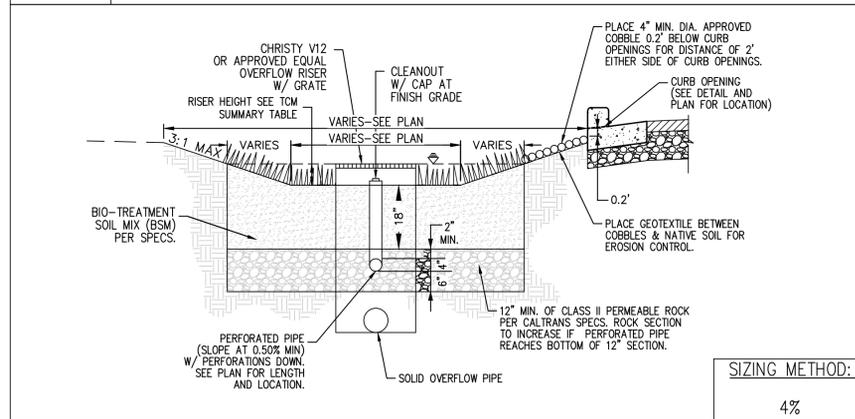
EXISTING OFFSITE		PERVIOUS SURFACES				TREATMENT MEASURES						
-	-	8,381	2,553	5,079	-	7,632	749	749	-	-	-	-
SUBTOTAL (SF)		8,381	2,553	5,079	-	7,632	749	749				

EXISTING ONSITE		PERVIOUS SURFACES				TREATMENT MEASURES						
-	-	47,773	7,234	25,252	8,474	40,960	6,813	6,813	-	-	-	-
SUBTOTAL (SF)		47,773	7,234	25,252	8,474	40,960	6,813	6,813				



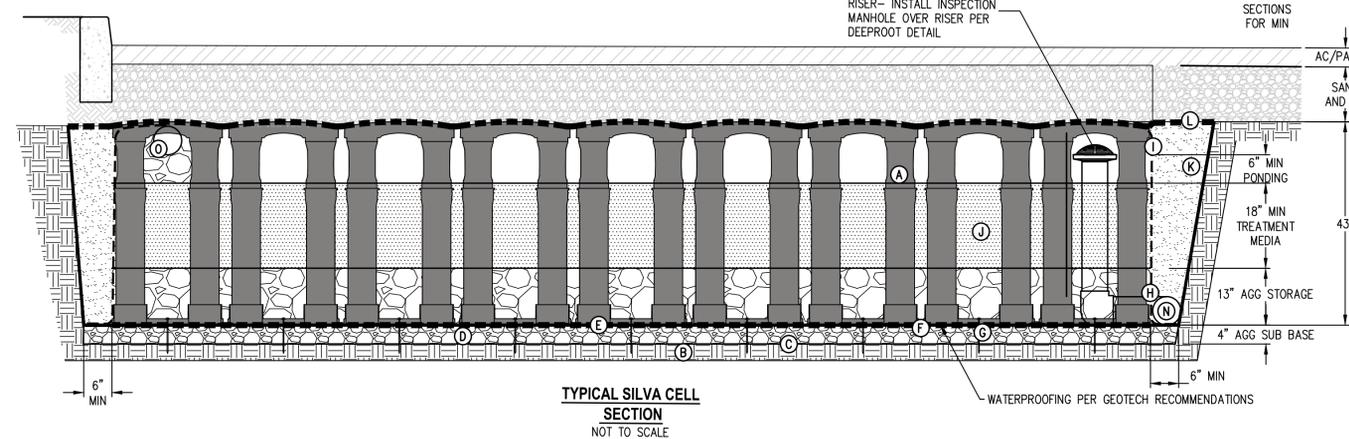
SIZING METHODS:
4%

BIORETENTION BASIN W/ LINER N.T.S.



SIZING METHOD:
4%

BIORETENTION BASIN W/O LINER N.T.S.



- (A) SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
 - (B) SUBGRADE, COMPACTED
 - (C) GEOTEXTILE FABRIC, PLACED ABOVE SUBGRADE
 - (D) 4" MIN AGGREGATE SUB-BASE, COMPACTED TO 95% PROCTOR
 - (E) NOT USED
 - (F) 1" MIN SPACING BETWEEN SILVA CELLS AT BASE SEE TCM DETAILS FOR SPECIFIC SPACING
 - (G) ANCHORING SPIKES, CONTACT DEEPROOT FOR ALTERNATIVE
 - (H) GEOTEXTILE, WRAPPED AROUND PERIMETER OF SYSTEM, WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK)
 - (I) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE, AS NEEDED
 - (J) PLANTING SOIL, PER PROJECT SPECIFICATIONS, PLACED IN LIFTS AND WALK-IN COMPACTED TO 75-85% MODIFIED PROCTOR
 - (K) FLOWABLE FILL (CLSM) PER GEOTECH RECOMMENDATIONS
 - (L) GEOTEXTILE FABRIC TO EDGE OF EXCAVATION
 - (M) PAVEMENT AND AGGREGATE BASE
 - (N) PERF UNDERDRAIN SYSTEM, WHEN REQUIRED (SEE SILVA CELL ELEVATION TABLE FOR PIPE INVERT DETAILS)
 - (O) DISTRIBUTION PIPE SYSTEM (SEE SILVA CELL ELEVATION TABLE FOR PIPE INVERT DETAILS)
- NOTES
1. EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
3. PROVIDE SUPPLEMENTAL IRRIGATION
4. DO NOT SCALE DRAWINGS

NO.	DATE	REVISIONS

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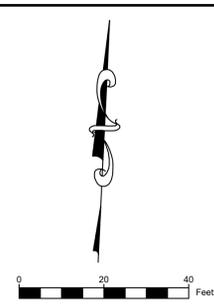
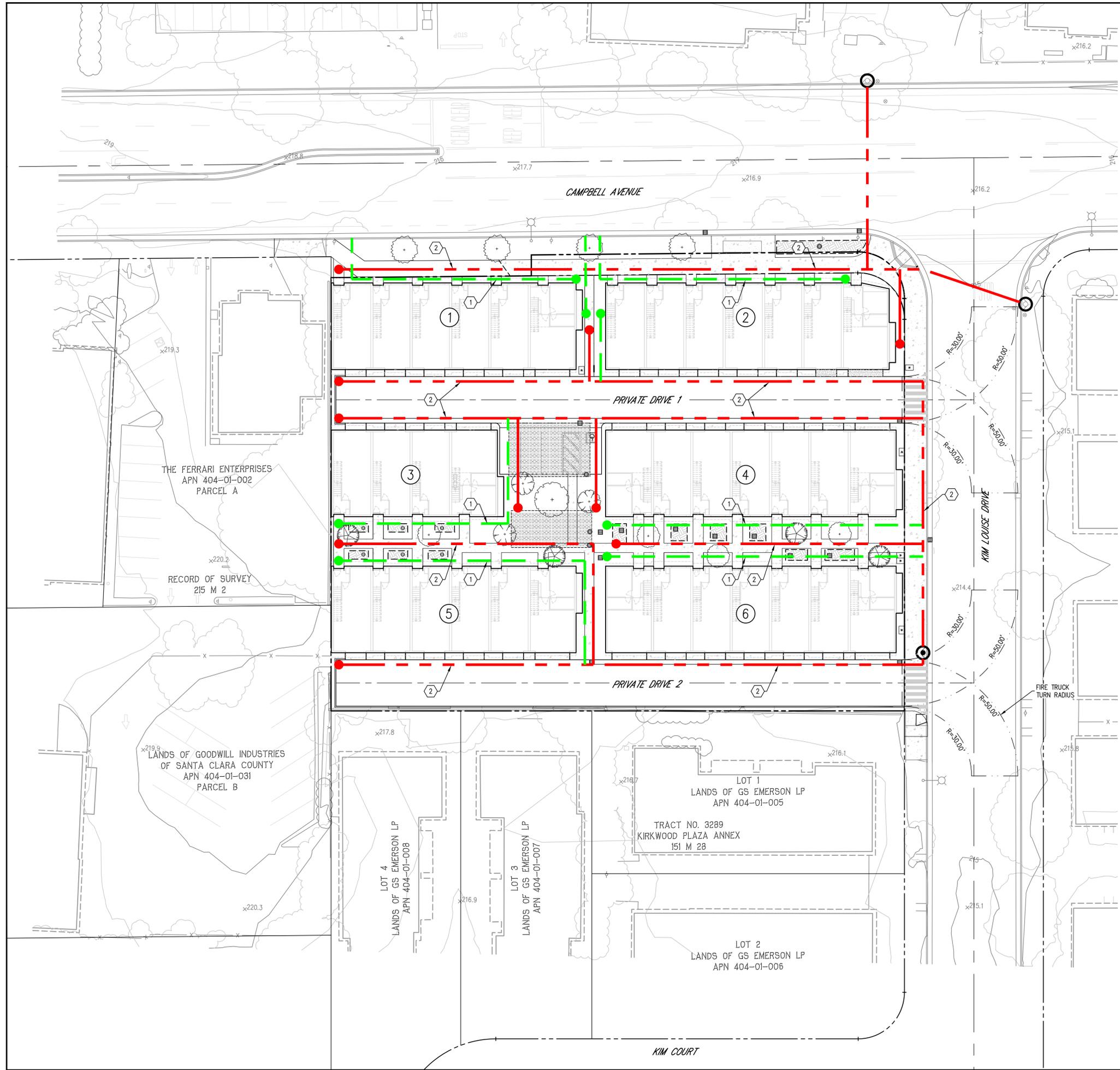
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MADRONE VENTURES
96 N 3rd Street, #110
San Jose, CA 95112

1400 W CAMPBELL AVENUE
CAMPBELL CALIFORNIA

PREPARED FOR:
PLANNING
PLANNED DEVELOPMENT
STORMWATER MANAGEMENT NOTES & DETAILS
CALIFORNIA

DATE: 8/6/2025
SCALE: SEE PLAN
DESIGNED: GG
DRAWN: CH
JOB NO.: 25-110
SHEET: C13
13 OF 16 SHEETS



- LEGEND**
- FIRE HYDRANT LOCATION
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - EXISTING WATERLINE
 - PROPOSED WATERLINE
 - FIRE DEPARTMENT CONNECTION (FDC)
 - EVA
 - FIRE TRUCK TURNING TEMPLATE (MIN RADIUS)
 - LADDER PAD LOCATION
 - NO STOPPING FIRE LANE SIGN
 - 150' DISTANCE FROM ACCESS ROAD TO BUILDING WALLS
 - 400' MAXIMUM HOSE PULL DISTANCE

FIRE FLOW CALCULATIONS

1. PROPOSED TYPE OF CONSTRUCTION (SEE SHEET 3.0 FOR ADDITIONAL INFO)
 - SINGLE FAMILY HOME: MAX SF 3335 SF (SEE SHEET 3.0)
 - CONSTRUCTION TYPE: TYPE V-B
 - OCCUPANCY: R-3 HOMES / U - GARAGE
2. REQUIREMENT FOR FIRE FLOW:
 - DERIVED FROM THE SAN JOSE FIRE FLOW AND HYDRANT POLICY TABLE INCLUDING CODE INTERPRETAION #11-015 FOR MIXED CONSTRUCTION BUILDINGS
 - SINGLE FAMILY HOMES: 1,000 GPM - 1 HYDRANTS FOR 2 HOURS MAX 500'
3. FIRE FLOW CALCULATIONS WILL BE PROVIDED BY SAN JOSE MUNICIPAL WATER

NOTES

- 1 MAXIMUM DISTANCE OF 150' FROM FIRE ACCESS ROAD TO ALL EXTERIOR FIRST FLOOR BUILDING WALLS.
- 2 MAXIMUM DISTANCE OF 400' FROM FIRE HYDRANT ALONG ACCESS ROAD TO ALL EXTERIOR FIRST FLOOR BUILDING WALLS

NO.	DATE	REVISIONS	BY

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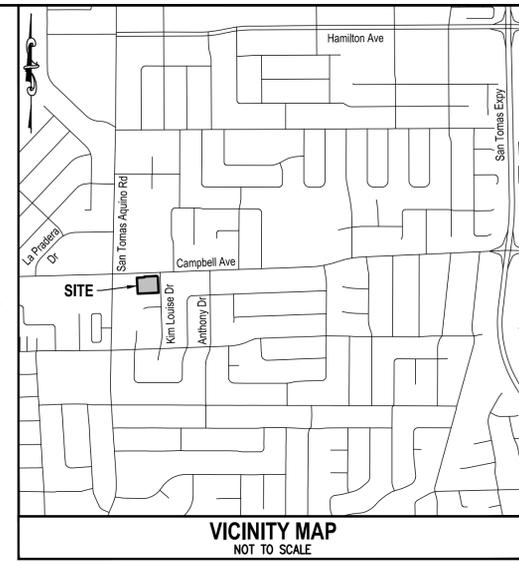
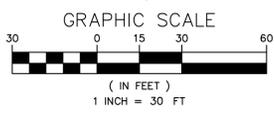
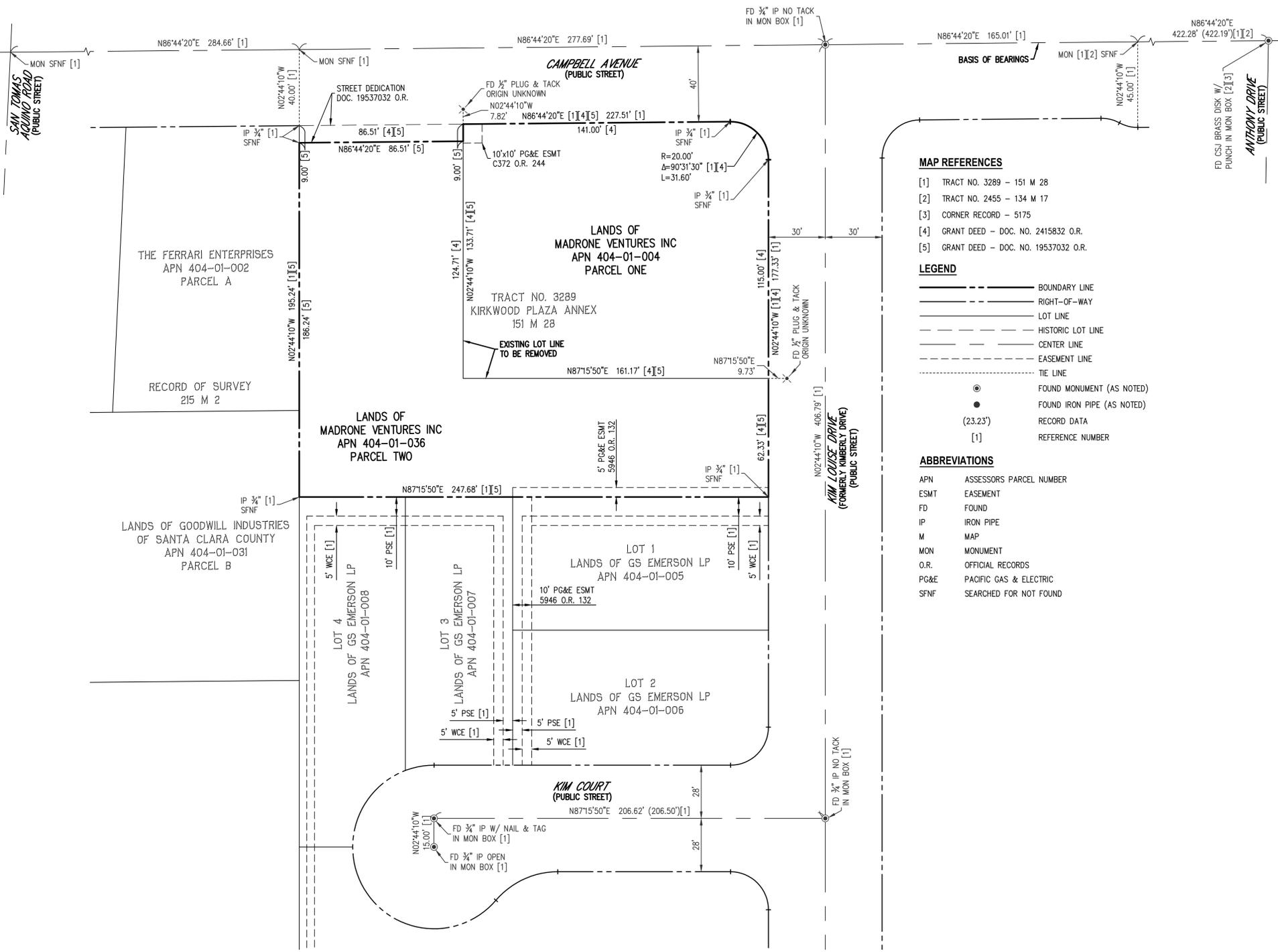
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PREPARED FOR:

1400 W CAMPBELL AVENUE	PLANNING	CAMPBELL
PLANNED DEVELOPMENT EMERGENCY ACCESS PLAN		
DATE	8/6/2025	
SCALE	SEE PLAN	
DESIGNED	GG	
DRAWN	CH	
JOB NO.	25-110	
SHEET	C14	
14 OF 16 SHEETS		

VESTING TENTATIVE MAP 1400 W CAMPBELL AVENUE FOR CONDOMINIUM PURPOSES CAMPBELL CALIFORNIA



MAP REFERENCES

- [1] TRACT NO. 3289 - 151 M 28
- [2] TRACT NO. 2455 - 134 M 17
- [3] CORNER RECORD - 5175
- [4] GRANT DEED - DOC. NO. 2415832 O.R.
- [5] GRANT DEED - DOC. NO. 19537032 O.R.

LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY
- LOT LINE
- HISTORIC LOT LINE
- CENTER LINE
- EASEMENT LINE
- TIE LINE
- FOUND MONUMENT (AS NOTED)
- FOUND IRON PIPE (AS NOTED)
- (23.23') RECORD DATA
- [1] REFERENCE NUMBER

ABBREVIATIONS

- APN ASSESSORS PARCEL NUMBER
- ESMT EASEMENT
- FD FOUND
- IP IRON PIPE
- M MAP
- MON MONUMENT
- O.R. OFFICIAL RECORDS
- PG&E PACIFIC GAS & ELECTRIC
- SFNF SEARCHED FOR NOT FOUND

OWNER / DEVELOPER

MADRONE VENTURES
96 N 3RD STREET, #110
SAN JOSE, CA 95112

ENGINEER

CIVIL ENGINEERING ASSOCIATES, INC.
28 RAILWAY AVENUE
CAMPBELL, CA 95008
(408) 453-1066

BASIS OF BEARINGS

THE BEARING NORTH 86°44'20" EAST AS FOUND MONUMENTED ON WEST CAMPBELL AVENUE, AS SHOWN ON THAT CERTAIN MAP ENTITLED "TRACT NO. 3289 KIRKWOOD PLAZA ANNEX" FILED FOR RECORD IN BOOK 151 OF MAPS AT PAGE 28, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN ON THIS MAP.

BENCHMARK

CITY OF CAMPBELL BENCHMARK NO. 6, 2 1/2" BRASS DISK IN TOP OF CURB LOCATED AT WEST CAMPBELL AVENUE AND SAN TOMAS AQUINO ROAD, NORTHEAST CORNER AT EAST END OF CURB RETURN. ELEVATION: 219.010

NOTES

1. THIS TENTATIVE MAP AUTHORIZES THE FILING OF MULTIPLE FINAL MAPS.
2. THERE ARE NO EXISTING WELLS ON SITE.
3. ALL EXISTING BUILDINGS WILL BE REMOVED PRIOR TO THE RECORDATION OF THE FINAL MAP.
4. ASSESSORS PARCEL NUMBER: 404-01-004, 03
5. EXISTING USE: COMMERCIAL
6. PROPOSED USE: 37 RESIDENTIAL CONDOMINIUM UNITS
7. EXISTING ZONING: HD-MU (HIGH DENSITY MIXED-USE)
8. PROPOSED ZONING: -
9. GENERAL PLAN DESIGNATION: HIGH DENSITY MIXED-USE (34-45 UNITS/GR. ACRE)
10. SANITARY SEWER: WEST VALLEY SANITATION DISTRICT
11. STORM CONDUIT: CITY OF CAMPBELL
12. WATER SYSTEM: SAN JOSE WATER COMPANY
13. NUMBER OF LOTS: 11
14. TOTAL AREA: PARCEL ONE: 0.495 ACRES
PARCEL TWO: 0.601 ACRES
GROSS TOTAL: 1.096 ACRES
PROPOSED RIGHT-OF-WAY DEDICATION: -0.033 ACRES
PROPOSED NET TOTAL: 1.063 ACRES
15. STREET NAMES TO BE DETERMINED PRIOR TO FINAL MAP.
16. LOTS 1 THROUGH 6 ARE TOWNHOME RESIDENTIAL LOTS.
17. LOTS A THROUGH B ARE PRIVATE STREETS (0.248 ACRES).
18. LOTS C THROUGH E ARE COMMON OPEN SPACE (0.139 ACRES)
19. THIS SUBDIVISION WILL CONFORM TO THE STREET TREE PLAN OF THE CITY OF CAMPBELL.

NO.	DATE	REVISIONS

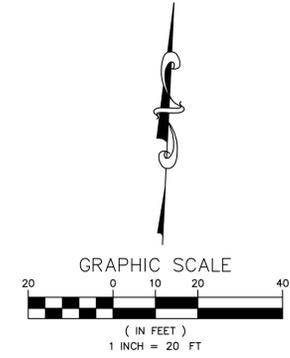
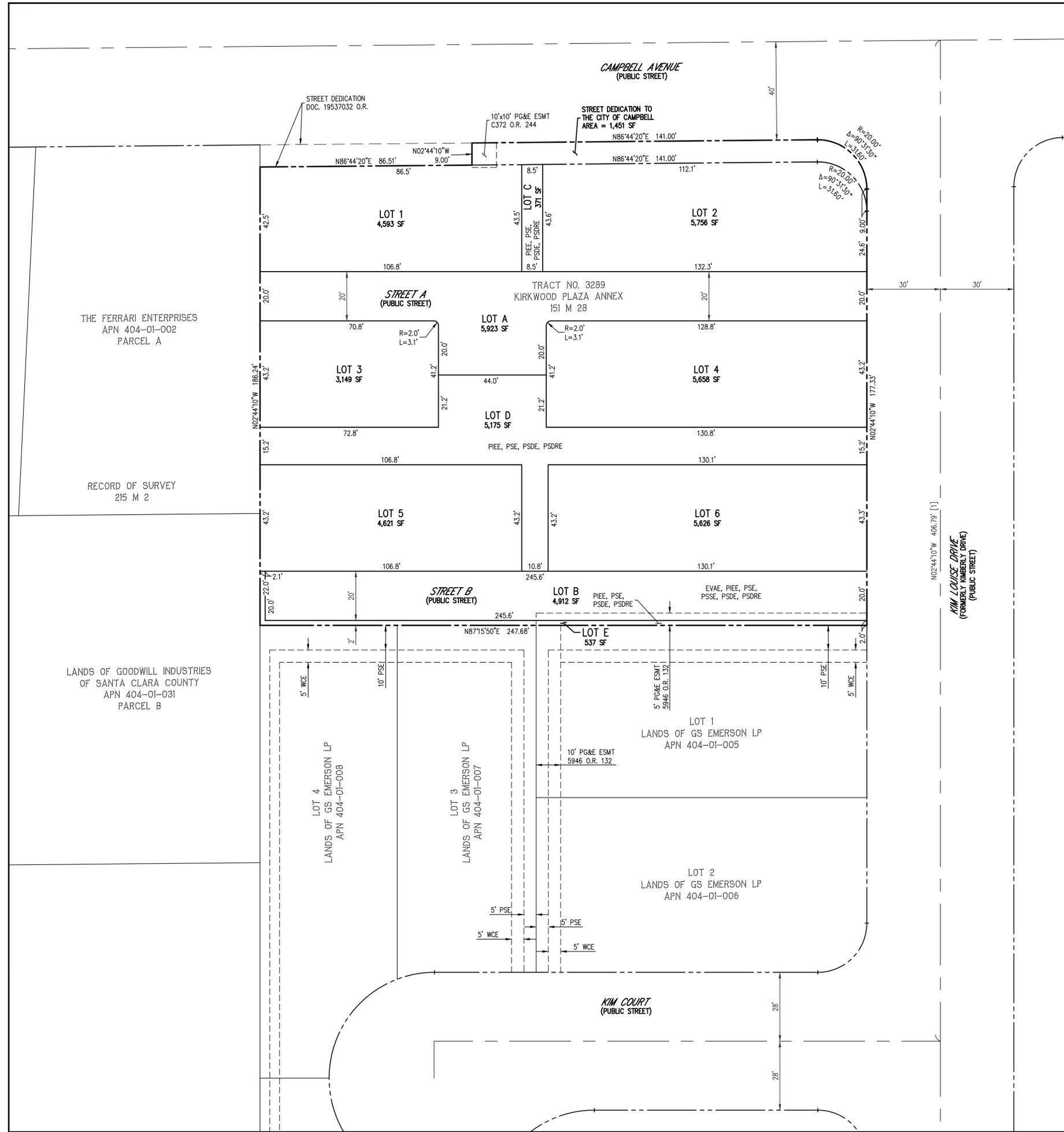
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PREPARED FOR:
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96 N 3rd Street, #110
San Jose, CA 95112

PLANNING
1400 W CAMPBELL AVENUE
VESTING TENTATIVE MAP
EXISTING PROPERTY BOUNDARY
CAMPBELL CALIFORNIA

DATE	8/6/2025
SCALE	SEE PLAN
DESIGNED	GG
DRAWN	CH
JOB NO.	25-110
SHEET	TM1
15 OF 16 SHEETS	



- LEGEND**
- BOUNDARY LINE
 - - - - RIGHT-OF-WAY
 - LOT LINE
 - - - - EXISTING LOT LINE
 - - - - HISTORIC LOT LINE
 - CENTER LINE
 - - - - EASEMENT LINE
 - - - - EXISTING EASEMENT LINE
- ABBREVIATIONS**
- APN ASSESSORS PARCEL NUMBER
 - ESMT EASEMENT
 - EVAE EMERGENCY VEHICLE ACCESS EASEMENT
 - M MAP
 - O.R. OFFICIAL RECORDS
 - PG&E PACIFIC GAS & ELECTRIC
 - PT&T PACIFIC TELEPHONE & TELEGRAPH
 - PIEE PRIVATE INGRESS EGRESS EASEMENT
 - PSSE PRIVATE SANITARY SEWER EASEMENT
 - PSDE PRIVATE STORM DRAIN EASEMENT
 - PSDRE PRIVATE SURFACE DRAINAGE RELEASE EASEMENT
 - PSE PUBLIC SERVICE EASEMENT

NO.	DATE	BY

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PREPARED FOR:

1400 W CAMPBELL AVENUE	PLANNING
VESTING TENTATIVE MAP	PROPOSED PROPERTY BOUNDARY
CAMPBELL	CALIFORNIA
DATE	8/6/2025
SCALE	SEE PLAN
DESIGNED	GG
DRAWN	CH
JOB NO.	25-110
SHEET	TM2
16 OF 16 SHEETS	



Project:
1400 W. CAMPBELL

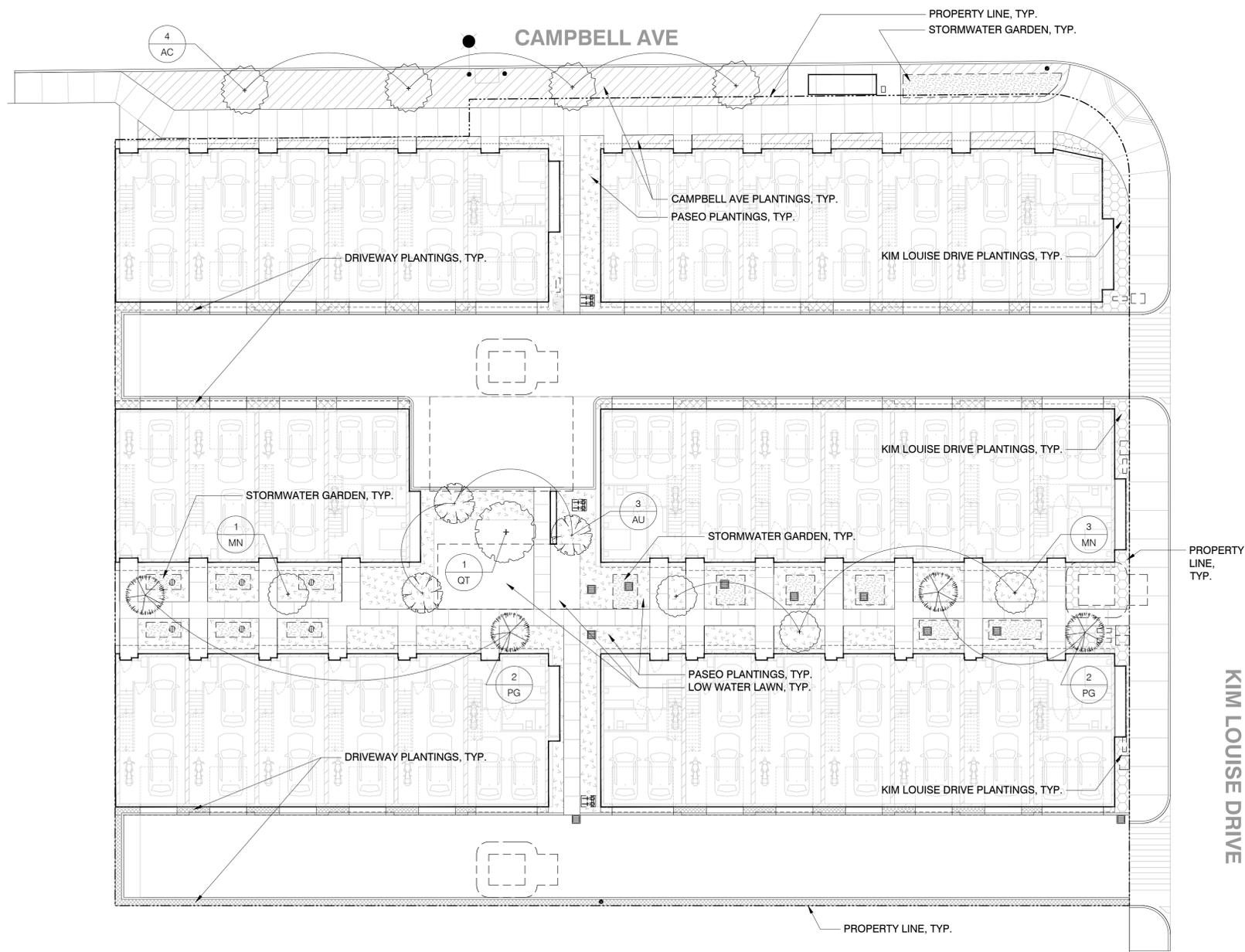
Consultant
SAW
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 2325 3rd St. #216 // San Francisco, CA 94107
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TREES	SYMBOL	KEY	SPECIES	QTY	SIZE	SPACING	WATER USE	NOTES
		AC	STREET TREE PER CITY'S DIRECTION	4	24" Box	As Shown	LOW	
		PG	<i>Quercus tomentella</i> Island Oak	1	24" Box	As Shown	LOW	Standard Tree Form
		AU	<i>Arbutus unedo</i> Dwarf Strawberry Tree	3	24" Box	As Shown	LOW	Multi-stem Form
		MN	<i>Melaleuca nesophila</i> Pink Melaleuca	4	24" Box	As Shown	LOW	Multi-stem Form
		PG	<i>Podocarpus gracilior</i> Fern Pine	4	24" Box	As Shown	MEDIUM	Standard Tree Form

SITE PLANTINGS	SYMBOL	KEY	SPECIES	QTY	SIZE	SPACING	WATER USE	NOTES
PASEO GARDENS - 2679 SF								
	LL		<i>Lomandra longifolia</i> 'Platinum Beauty' Platinum Beauty Dwarf Mat Rush	240	1 or 5 Gal	15" O.C.	LOW	
	PH		<i>Penstemon heterophyllus</i> 'Margarita BOP' Margarita BOP Penstemon	165	1 or 5 Gal	15" O.C.	VERY LOW	
	AA		<i>Agapanthus africanus</i> 'Albus' White Agapanthus	45	1 or 5 Gal	30" O.C.	MEDIUM	
	AS		<i>Adenanthos sericeus</i> Woolly Bush	30	15 Gal	5" O.C.	LOW	
	EK		<i>Erigeron karvinskianus</i> Santa Barbara Daisy	200	1 or 5 Gal	12" O.C.	LOW	
	NC		<i>Nephrolepis cordifolia</i> California Sword Fern	60	1 or 5 Gal	30" O.C.	LOW	
	WG		<i>Woodwardia fimbriata</i> Giant Chain Fern	45	1 or 5 Gal	30" O.C.	LOW	
	WF		<i>Westringia fruticosa</i> 'Wynabbie Gem' Coastal Rosemary	45	15 Gal	48" O.C.	LOW	
	CC		<i>Carpenteria californica</i> 'Elizabeth' Compact Bush Anemone	30	15 Gal	48" O.C.	LOW	
	FR		<i>Festuca rubra</i> 'Molate' Red Fescue	240	1 or 5 Gal	15" O.C.	LOW	
DRIVEWAY PLANTINGS								
	CM		<i>Clivia miniata</i> Bush Lily	215	1 or 5 Gal	15" O.C.	MEDIUM	
	LL		<i>Lomandra longifolia</i> 'Platinum Beauty' Platinum Beauty Dwarf Mat Rush	315	1 or 5 Gal	15" O.C.	LOW	
	WF		<i>Woodwardia fimbriata</i> Giant Chain Fern	115	1 or 5 Gal	30" O.C.	LOW	
CAMPBELL AVE PLANTING								
	LL		<i>Lomandra longifolia</i> 'Breeze' Dwarf Mat Rush	240	1 or 5 Gal	15" O.C.	LOW	
	AI		<i>Nephrolepis cordifolia</i> California Sword Fern	180	1 or 5 Gal	30" O.C.	LOW	
	AB		<i>Heuchera maxima</i> Island Alum Root	180	1 or 5 Gal	30" O.C.	LOW	
	WF		<i>Westringia fruticosa</i> 'Wynabbie Gem' Coastal Rosemary	35	15 Gal	48" O.C.	LOW	
KIM LOUISE DRIVE PLANTING								
	PT		<i>Westringia fruticosa</i> 'Wynabbie Gem' Coastal Rosemary	25	15 Gal	36" O.C.	LOW	
	LL		<i>Lomandra longifolia</i> 'Breeze' Dwarf Mat Rush	250	1 or 5 Gal	15" O.C.	LOW	
	AB		<i>Anigozanthos</i> 'Bush Pearl' Pink Kangaroo Paws	70	1 or 5 Gal	36" O.C.	LOW	
STORMWATER GARDEN								
	VL		<i>Verbena lilacina</i> 'De La Mina' Cedros Island Verbena	60	5 Gal	30" O.C.	LOW	All Species Approved for Flow-Through Planter Treatment Type & Basin Planting Zone in Santa Clara County C.3 Guidelines
	MR		<i>Muhlenbergia rigens</i> Deer Grass	60	1 or 5 Gal	15" O.C.	LOW	
	ID		<i>Iris douglasiana</i> 'Canyon Snow' Douglas Iris	45	1 or 5 Gal	15" O.C.	LOW	
	HM		<i>Heuchera maxima</i> Island Alum Root	45	1 or 5 Gal	15" O.C.	LOW	
	GL		<i>Guara lindheimeri</i> 'Whirling Butterfly' White Gaura	45	1 or 5 Gal	30" O.C.	LOW	
LAWN								
	DB		Delta Bluegras 90-10 Tall Fescue Sod	645 SF	--	--	MED	

NOTES:

- For Building Details, See Arch Dwgs.
- For Utilities and Street Improvement Details, See Civil Dwgs.
- For Landscape Materials, See Landscape Material Plans.
- 3" of Mulch Applied on all Exposed Planting Surfaces.
- Compost At a Minimum Rate of 4 cy per 1000 sf of Permeable Area, to a Depth of 6".



LANDSCAPE PLANTING PLAN

PLAN



1
 1/16" = 1' - 0"

SITE DEVELOPMENT PERMIT

Revision

No. Date

Stamp



Sheet Information

Issue Date 08/07/25
 Job Number
 Drawn AS
 Checked MA
 Approved MA
 Scale 1/16" = 1'-0"

Sheet Title
LANDSCAPE PLANTING PLAN

L-400



Quercus tomentella



Arbutus unedo



Melaleuca nesophila



Podocarpus gracilior

SITE TREES



Penstemon heterophyllus 'Margarita BOP'



Westringia fruticosa 'Wynabbie Gem'



Verbena lilacina 'De La Mina'



Agapanthus africanus 'Albus'



Carpenteria californica 'Elizabeth'



Woodwardia fimbriata



Lomandra longifolia 'Platinum Beauty'



Nephrolepis cordifolia



Guara lindheimeri 'Whirling Butterfly'



Adenanthos sericeus



Erigeron karvinskianus



Festuca rubra 'Molate'

PASEO GARDENS



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**SITE DEVELOPMENT
PERMIT**

Revision

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Sheet Information

Issue Date 08/07/25

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Sheet Title

**LANDSCAPE PLANTING
IMAGERY**

L-410

