

Location of Proposed Project



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

Project Image



Notice of Public Hearing

Dear Campbell Resident,

January 30, 2026

The Planning Commission of the City of Campbell **will hold a Public Hearing at 7:00 p.m.**, or shortly thereafter, **on Tuesday February 10, 2026**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, to consider the following item:

PROJECT INFO

Project Address: 600 E Campbell Avenue
Zoning | Area Plan: CB-MU | East Campbell Avenue Master Plan
Neighborhood Association(s): Downtown Campbell Neighborhood Association
Council District: 2
File No.: PLN-2025-3
APN: 412-09-031
Applicant: Cresleigh Homes c/o Jeremy Lui
Property Owner: Campbell Park Development LLC
Project Planner: Daniel Fama, Senior Planner
Email: daniel@campbellca.gov
Phone: (408) 866-2193

PROJECT DESCRIPTION

Construction of a 90-unit housing development project consisting of a six-story mixed-use condominium building, approximately 5,000 square feet of ground-floor retail space, and two levels of podium parking, *with the potential to increase the number of condominium units to a maximum of 120* through the exercise of a local density bonus program.

You may participate virtually or watch online:

- Register online to speak via Zoom:
(<https://campbellca.gov/PCSignup>.)
- Watch YouTube live-stream:
(<https://www.youtube.com/user/CityofCampbell>.)

In compliance with the Americans with Disabilities Act, listening assistive devices are available for all meetings held in the City Council Chambers. If you require accommodation, please contact the City Clerk's Office, (408) 866-2117, at least one week in advance of the meeting.

Please be advised that if you challenge this item in court, you may be limited to raising only those items identified at the Public Hearing or submitted in writing to the Planning Division at, or prior to, the Public Hearing. Failure to exhaust all administrative appeals may preclude a challenge in court.

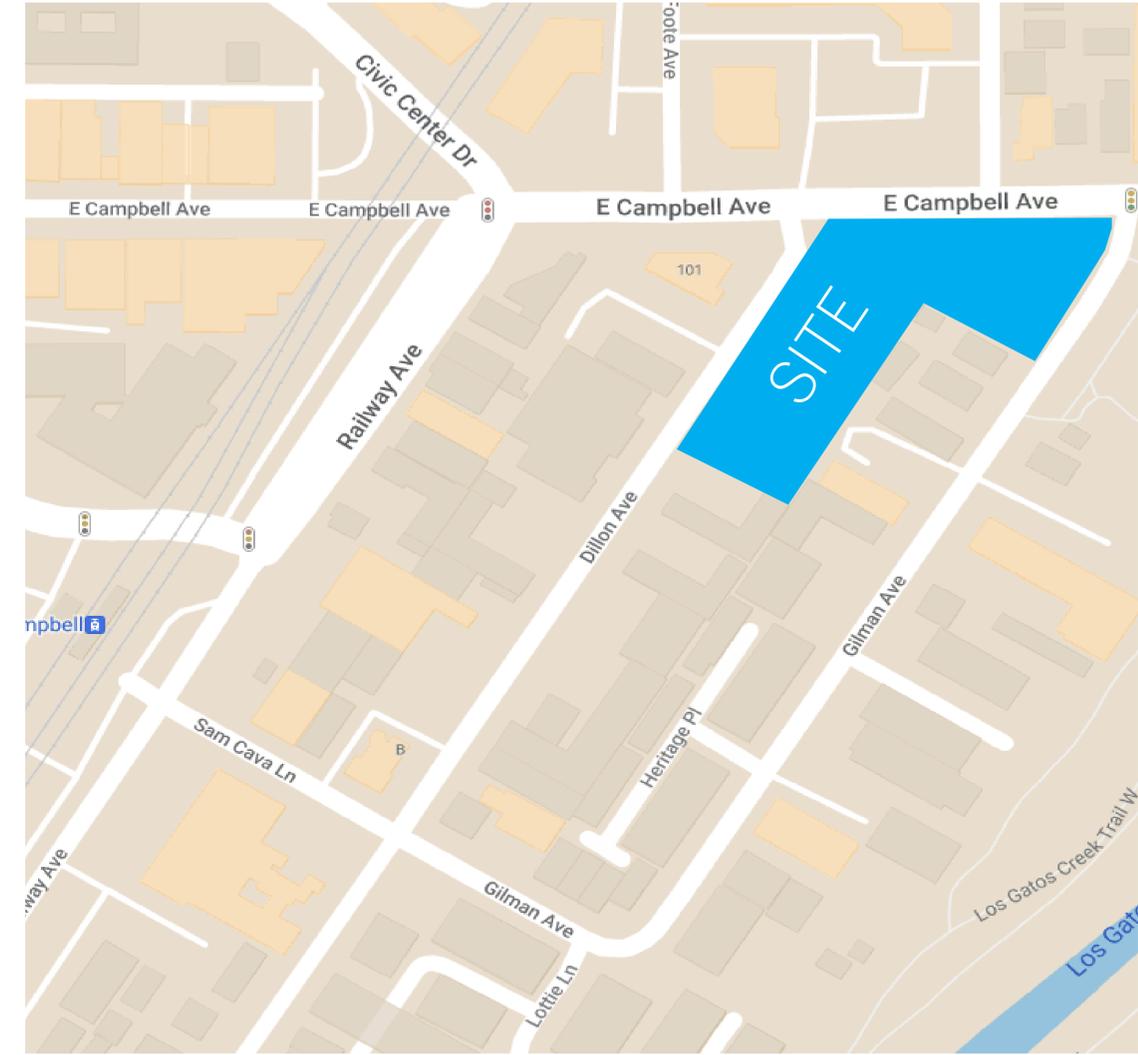


City of Campbell, Planning Division
planning@campbellca.gov | (408) 866-2140

Scan the QR code to view current project plans. Plans are subject to change.



**Asistencia en Español (408) 866-2140 pida traducción en Español



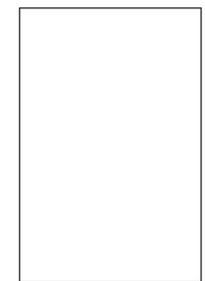
EAST CAMPBELL APARTMENTS

Campbell, CA

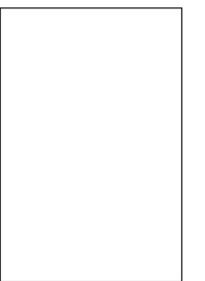
ENTITLEMENT PACKAGE

PROJECT NO. 1193-0012

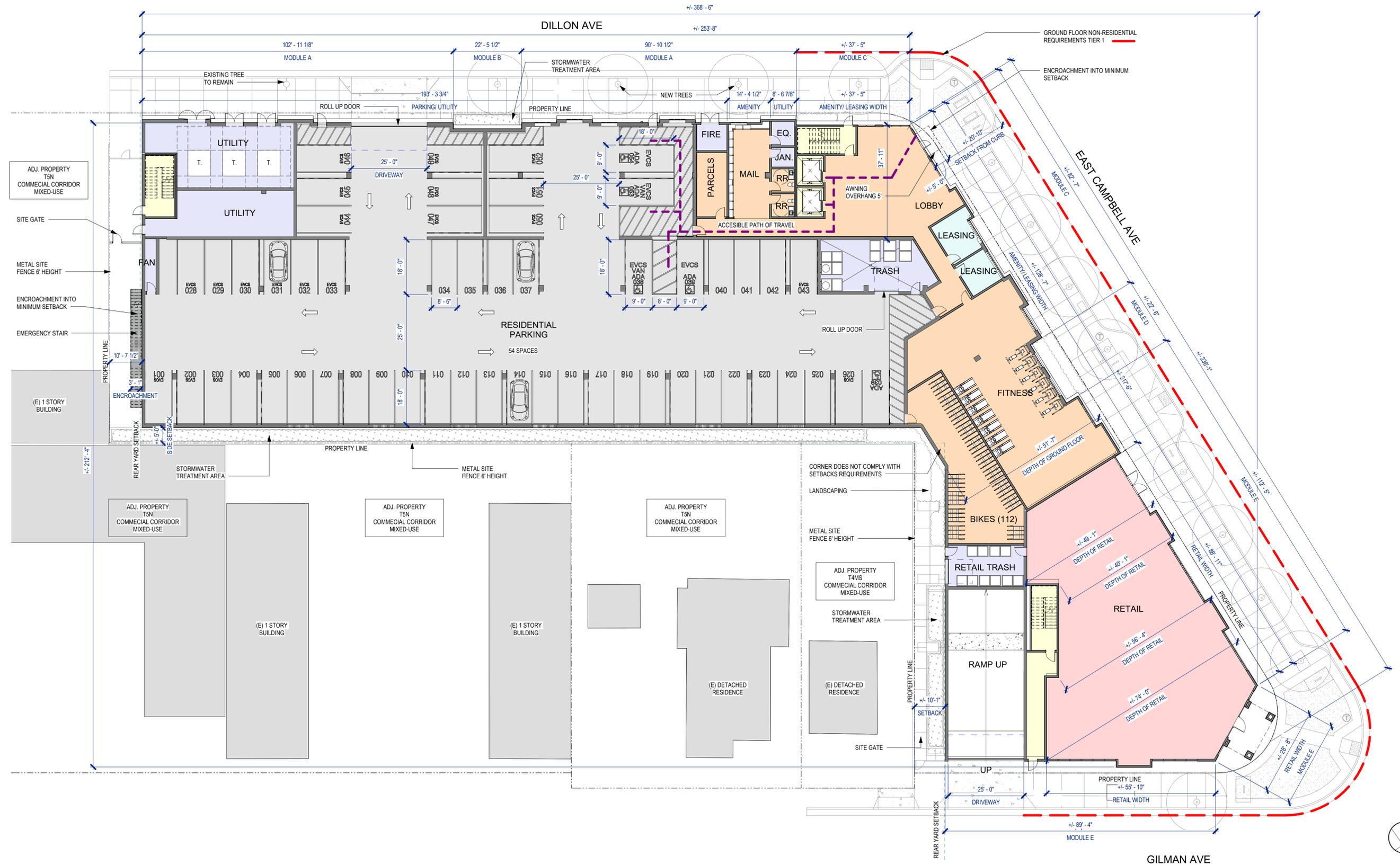
October 16, 2025



CITY APPROVALS



CITY APPROVALS





4



5



6



7



3



8



2



9



1



12



11



10



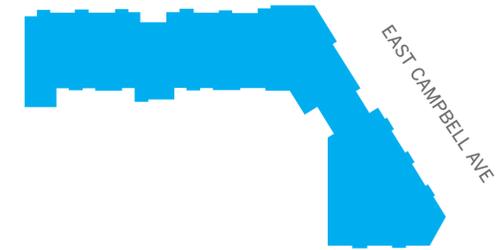








DILLON AVE



GILMAN AVE



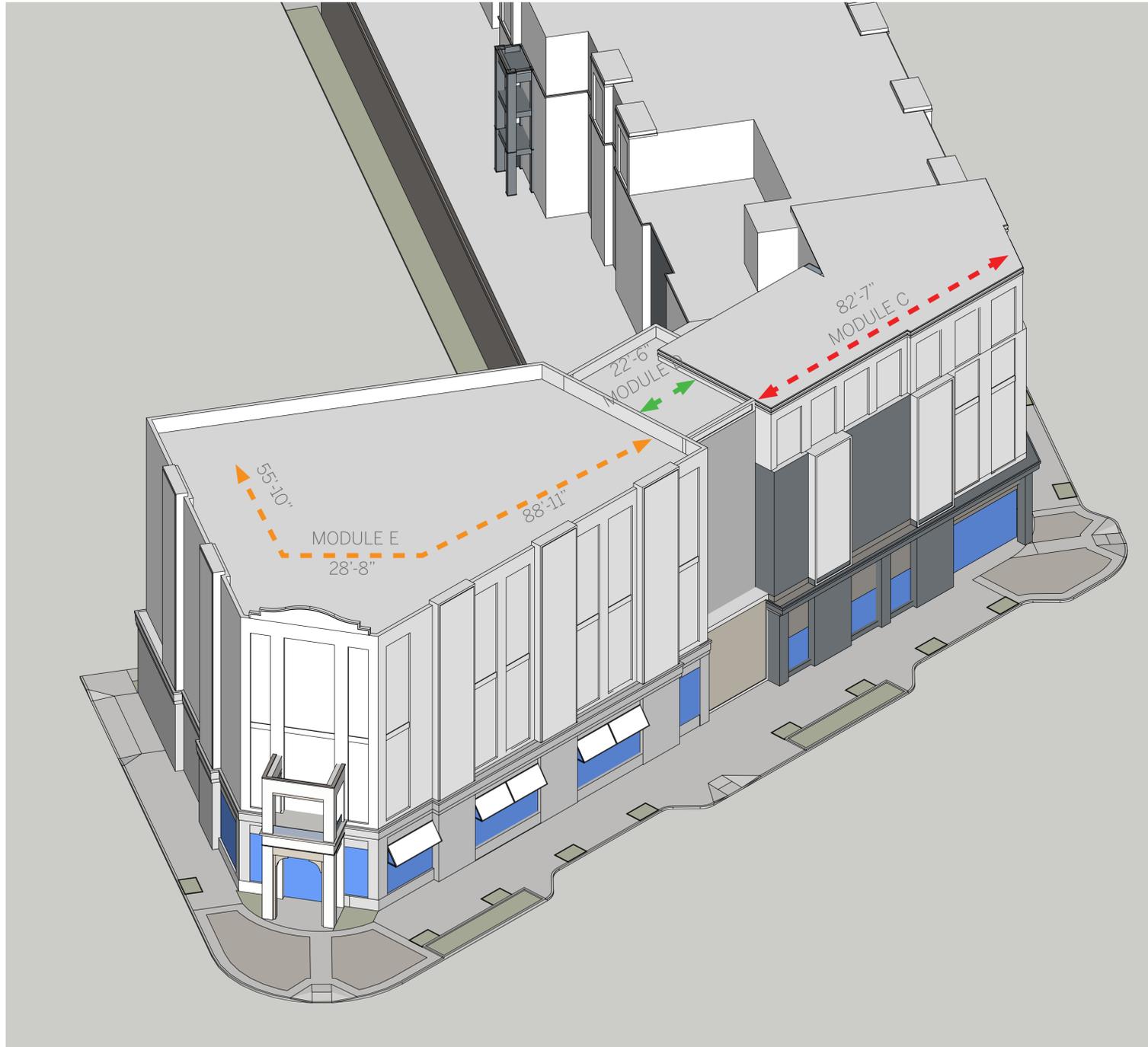
3. EAST CAMPBELL AVE



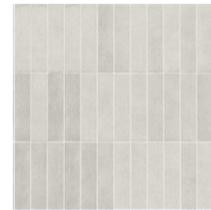
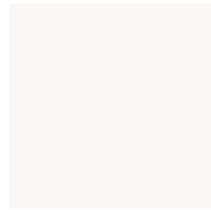
2. GILMAN AVE



1. DILLON AVE







1. CEMENT PLASTER
PEARLY WHITE
SW 7009
FINE SAND 20/30

2. CEMENT PLASTER
SENSIBLE HUE
SW 6198
FINE SAND 20/30

3. CEMENT PLASTER
CORNWALL SLATE
SW 9131
FINE SAND 20/30

4. CEMENT PLASTER
WATERLOO
SW 9141
FINE SAND 20/30

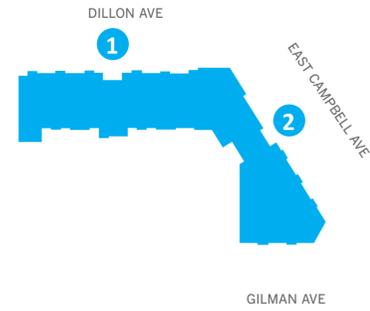
5. TILE ICEBERG WHITE
3X12 BRUSHED MARBLE
MFR: BEDROSIANS OR
EQUIV.

6. TILE
TEAGAN 3X12 GLOSSY
CERAMIC MFR:
EDWARD MARTIN OR
EQUIV.

7. BRICK VENEER
MFR: CREATIVE MINES
GHOSTED OR
EQUIVALENT

8. TRIMS & DETAILS
TYP.
WOOD-LOOK

9. METAL SIDING & STOREFRONT
LIGHT BRONZE ANODIZED
MRF: ALUCUBOND OR
EQUIVALENT

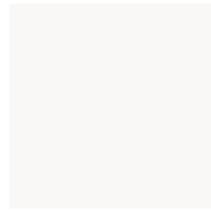


1. DILLON AVE ELEVATION



2. EAST CAMPBELL AVE ELEVATION

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



1. CEMENT PLASTER
PEARLY WHITE
SW 7009
FINE SAND 20/30



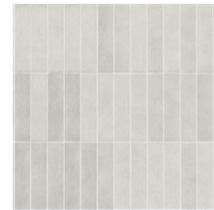
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SENSIBLE HUE
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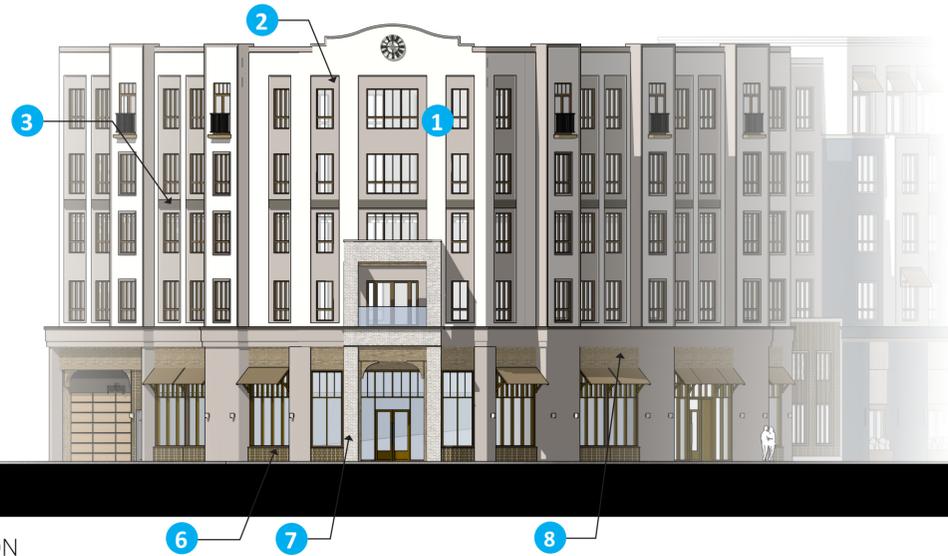
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TYP.
WOOD-LOOK



9. METAL SIDING & STOREFRONT
LIGHT BRONZE ANODIZED
MRF: ALUCUBOND OR
EQUIVALENT



55'-10" + 28'-6" + 112'-5"
MODULE E



1. CORNER EAST CAMPBELL AND GILMAN AVE ELEVATION

TOP OF PARAPET	74'-6"
6TH FLOOR	57'-6"
5TH FLOOR	46'-2"
4TH FLOOR	35'-10"
3RD FLOOR	24'-0"
2ND LEVEL	12'-0"
1ST FLOOR	0'-0"

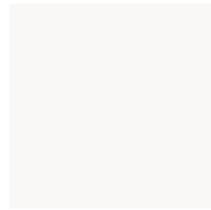
55'-10" + 28'-6"
MODULE E



2. GILMAN AVE ELEVATION

TOP OF PARAPET	74'-6"
6TH FLOOR	57'-6"
5TH FLOOR	46'-2"
4TH FLOOR	35'-10"
3RD FLOOR	24'-0"
2ND LEVEL	12'-0"
1ST FLOOR	0'-0"

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



1. CEMENT PLASTER
PEARLY WHITE
SW 7009
FINE SAND 20/30



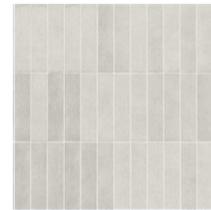
2. CEMENT PLASTER
SENSIBLE HUE
SW 6198
FINE SAND 20/30



3. CEMENT PLASTER
CORNWALL SLATE
SW 9131
FINE SAND 20/30



4. CEMENT PLASTER
WATERLOO
SW 9141
FINE SAND 20/30



5. TILE ICEBERG WHITE
3X12 BRUSHED MARBLE
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6. TILE
TEAGAN 3X12 GLOSSY
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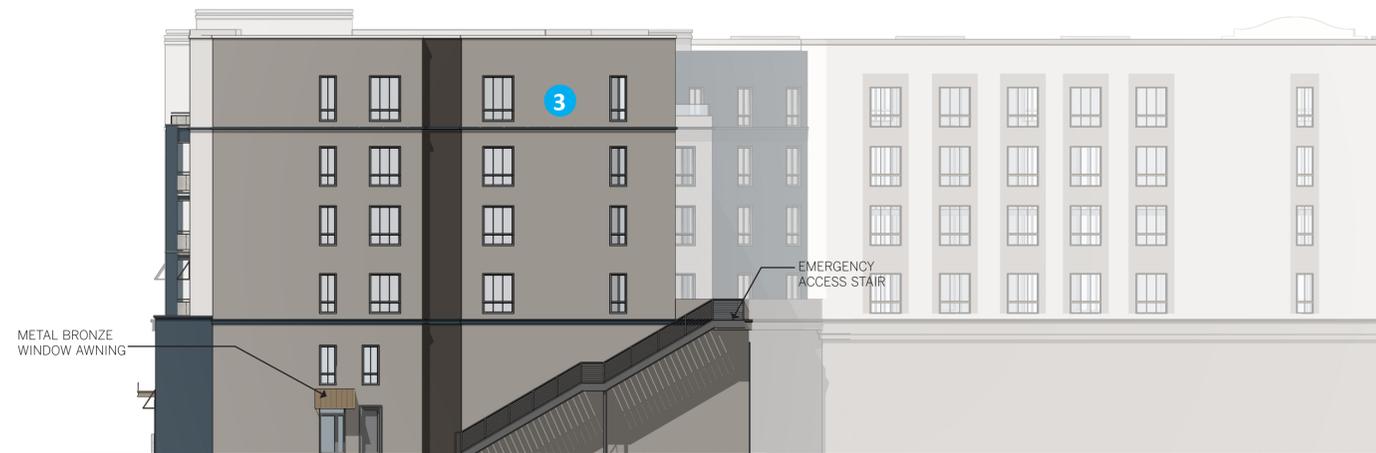
7. BRICK VENEER
MFR: CREATIVE MINES
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EQUIVALENT



8. TRIMS & DETAILS
TYP.
WOOD-LOOK



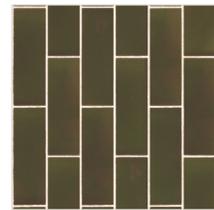
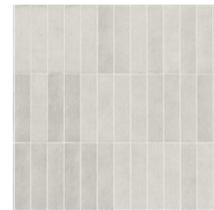
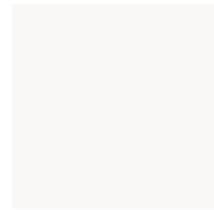
9. METAL SIDING & STOREFRONT
LIGHT BRONZE ANODIZED
MRF: ALUCUBOND OR
EQUIVALENT



TOP OF PARAPET	74'-6"
6TH FLOOR	57'-6"
5TH FLOOR	46'-2"
4TH FLOOR	35'-10"
3RD FLOOR	24'-0"
2ND LEVEL	12'-0"
1ST FLOOR	0'-0"

1. PROPERTY LINE ELEVATION

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



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SW 7009
FINE SAND 20/30

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SENSIBLE HUE
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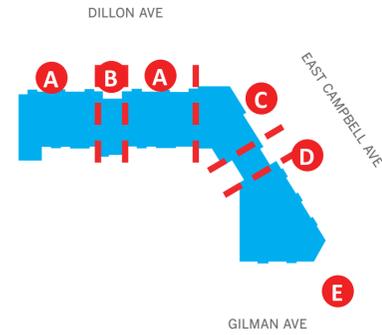
5. TILE
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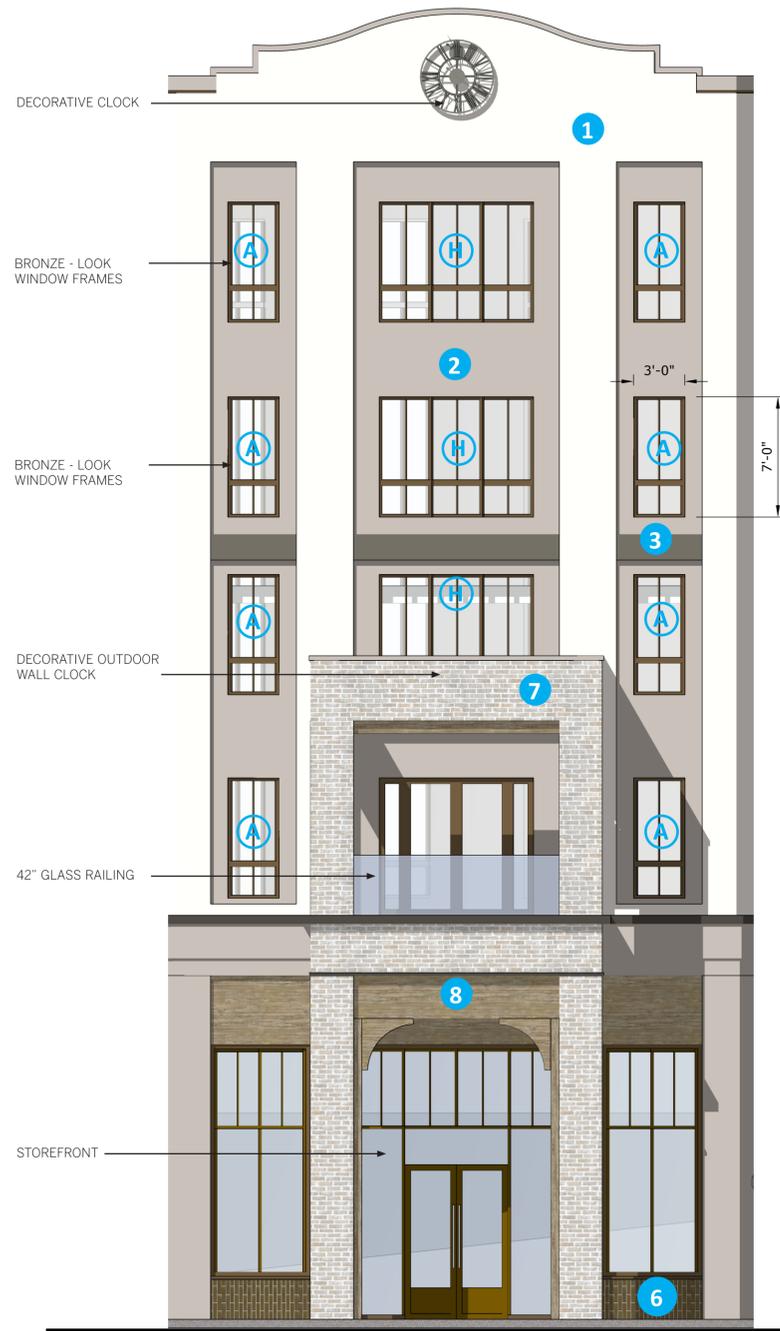
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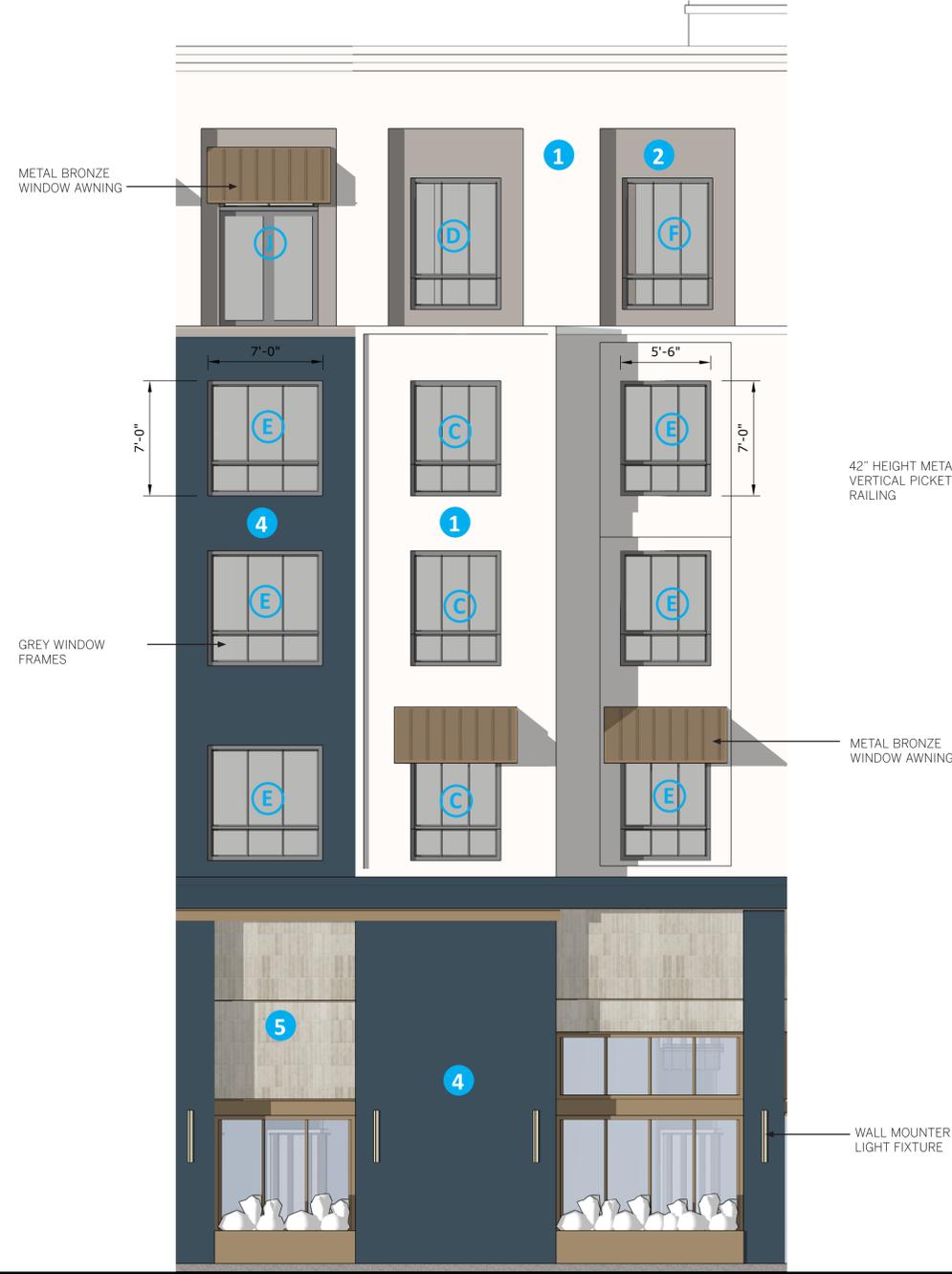


MODULES KEY PLAN

(H) TYPE OF WINDOWS AND DOORS, SEE SHEET A.30



3. MODULE E - EAST CAMPBELL AVE & GILMAN AVE



2. MODULE C - DILLON AVE & EAST CAMPBELL AVE



1. MODULE A - DILLON AVE

NO FIRE ENGINE ACCESS ON SITE OR WITHIN GARAGE.

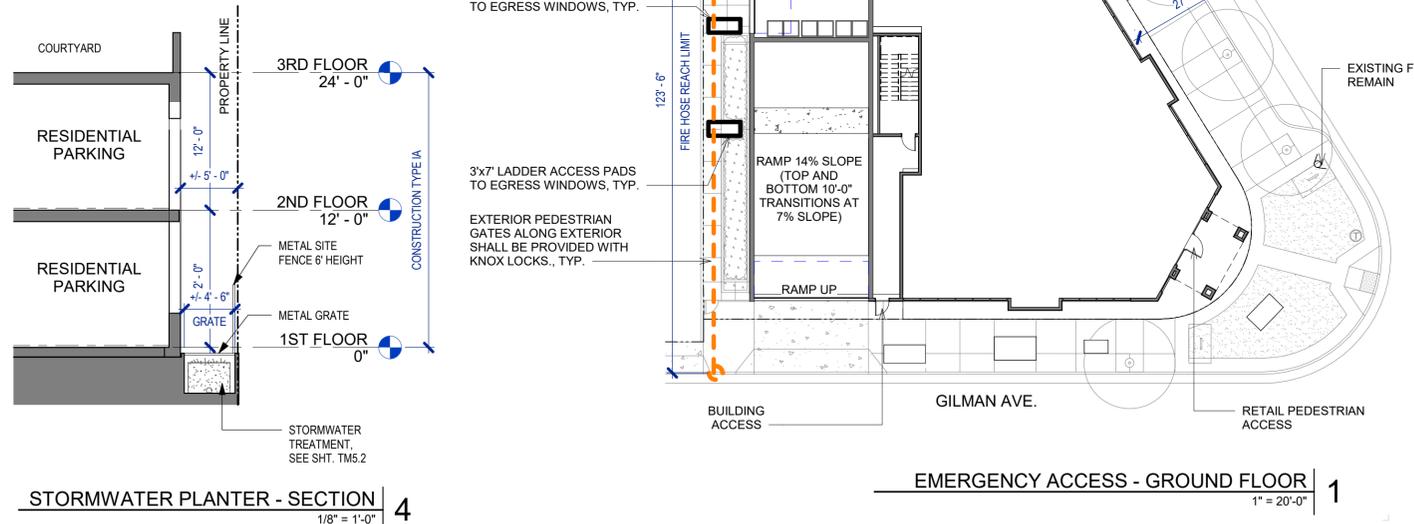
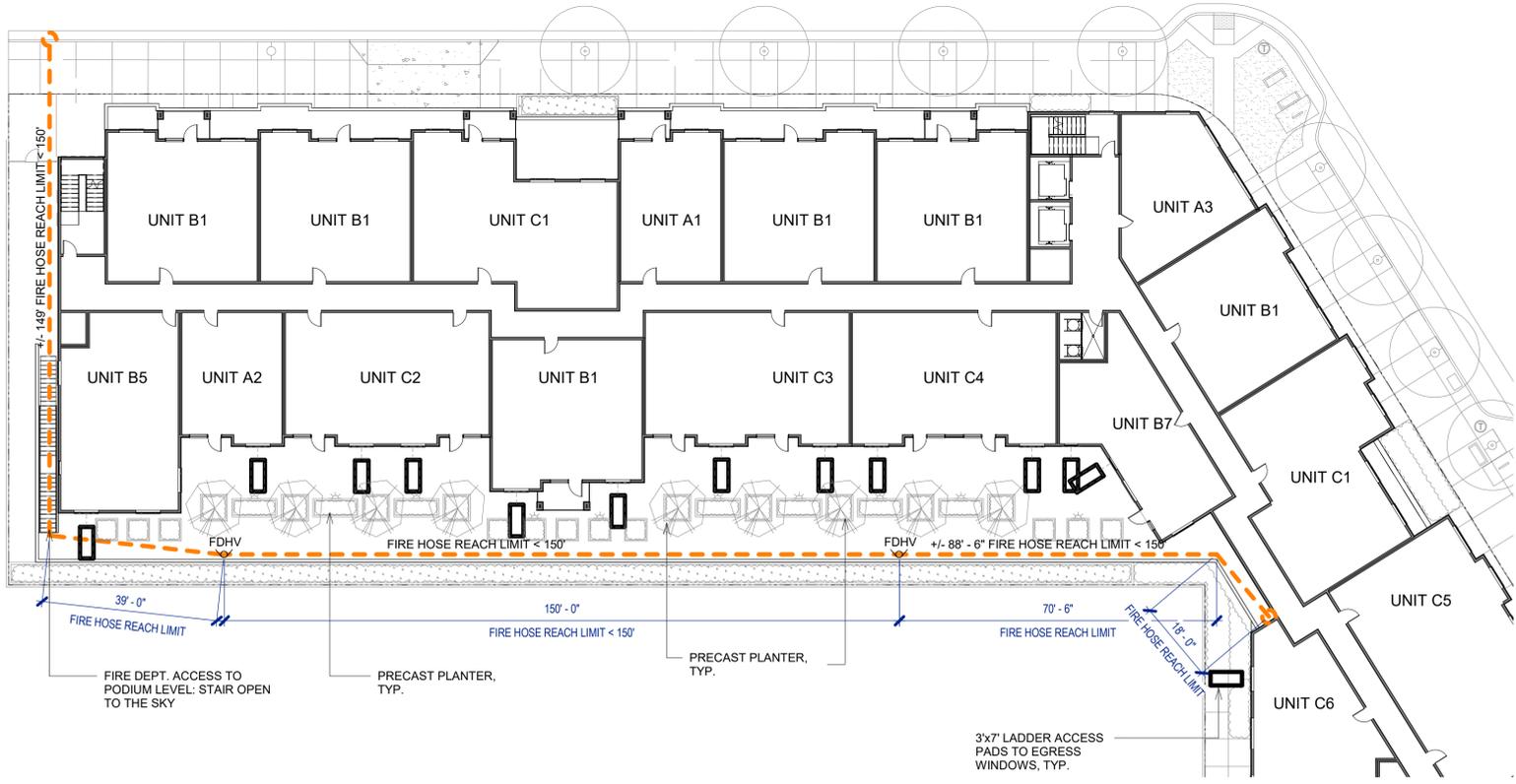
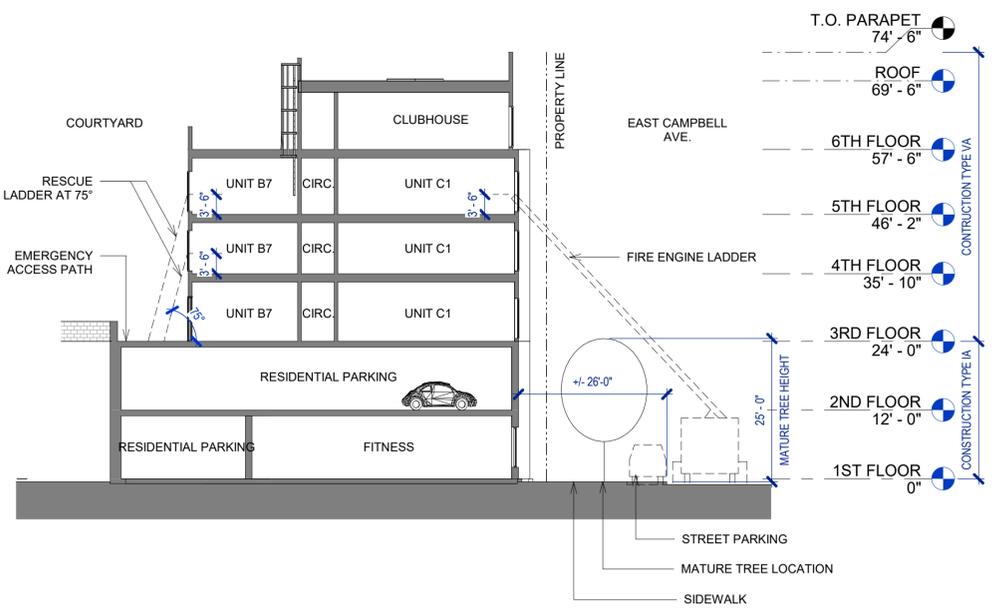
EXISTING FIRE HYDRANT WITHIN 100' OF FIRE CONTROL

FIRE ENGINE ACCESS PROVIDED ON EXITING CITY STREETS OF DILLON AVE., EAST CAMPBELL AVE., AND GILMAN AVE.

FIRE AERIAL ACCESS PROVIDED ON EXITING CITY STREETS EAST CAMPBELL AVE., AND GILMAN AVE.

EMERGENCY ACCESS LEGEND

- MAX FIRE ACCESS DISTANCE - FIRE HOSE REACH LIMIT
- FDHV - FIRE DEPARTMENT HOSE VALVES
- METAL GRATE - CATWALK OVER PLANTER



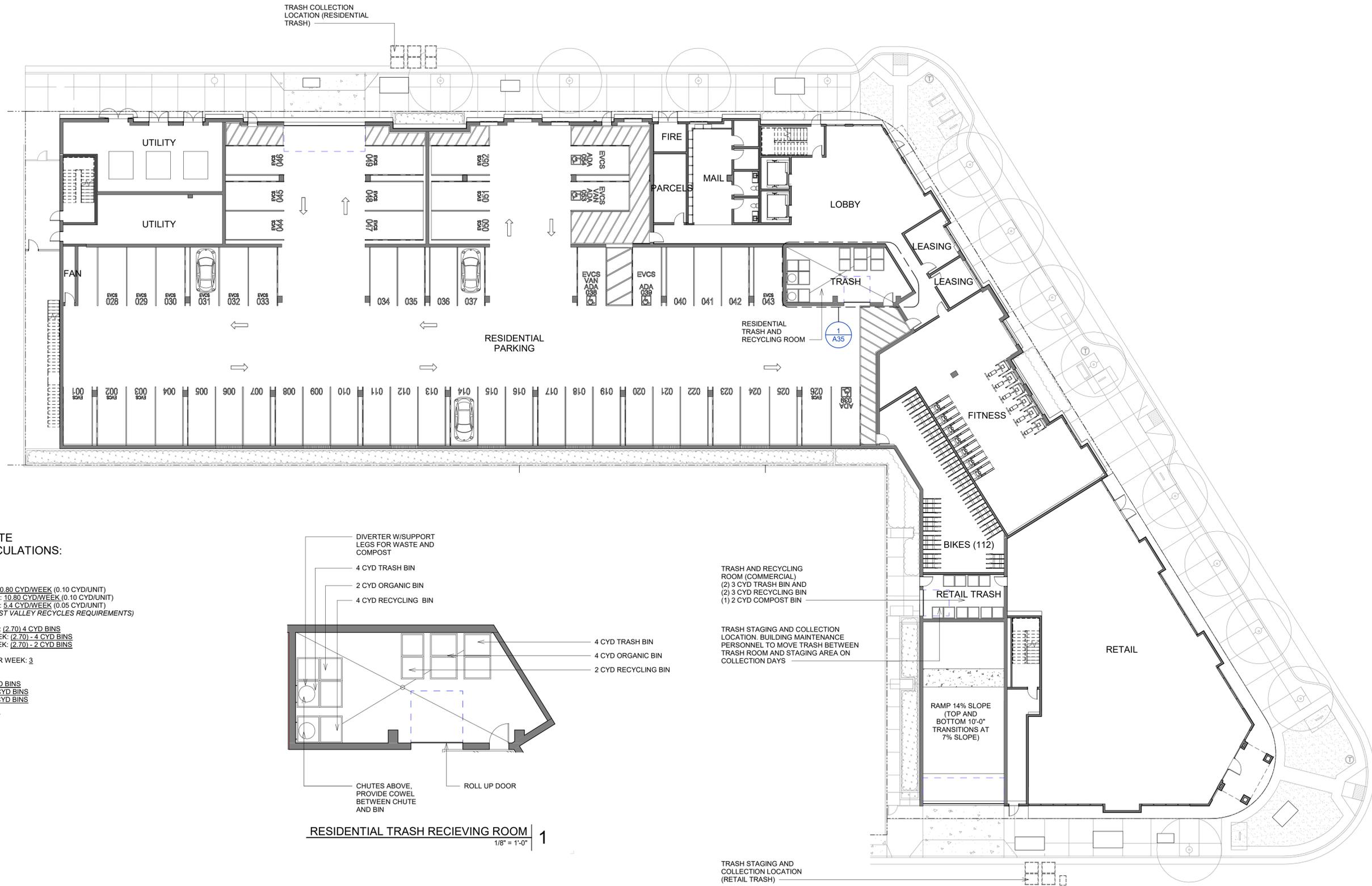
GROUND LADDER ACCESS:

GROUND-LADDER RESCUE FROM SECOND AND THIRD FLOOR ROOMS SHALL BE MADE POSSIBLE FOR FIRE DEPARTMENT OPERATIONS. WITH THE CLIMBING ANGLE OF SEVENTY FIVE DEGREES MAINTAINED, AN APPROXIMATE WALKWAY WIDTH ALONG EITHER SIDE OF THE BUILDING SHALL BE NO LESS THAN SEVEN FEET CLEAR. LANDSCAPING SHALL NOT BE ALLOWED TO INTERFERE WITH THE REQUIRED ACCESS. CFC SEC. 503 AND 1029 NFPA 1932 SEC. 5.1.8 THROUGH 5.1.9.2

FIRE SAFETY NOTES:

- 1) SPRINKLER SYSTEM SHALL BE INSTALLED AS A DEFERRED SUBMITTAL.
- 2) FIRE ALARM SYSTEM SHALL BE INSTALLED AS A DEFERRED SUBMITTAL.
- 3) TWO-WAY COMMUNICATION SYSTEM SHALL BE INSTALLED AS A DEFERRED SUBMITTAL.
- 4) STANDPIPES SHALL BE INSTALLED AS A DEFERRED SUBMITTAL.
- 5) EXTERIOR PEDESTRIAN GATES ALONG EXTERIOR SHALL BE PROVIDED WITH KNOX LOCKS.





RESIDENTIAL WASTE GENERATION CALCULATIONS:

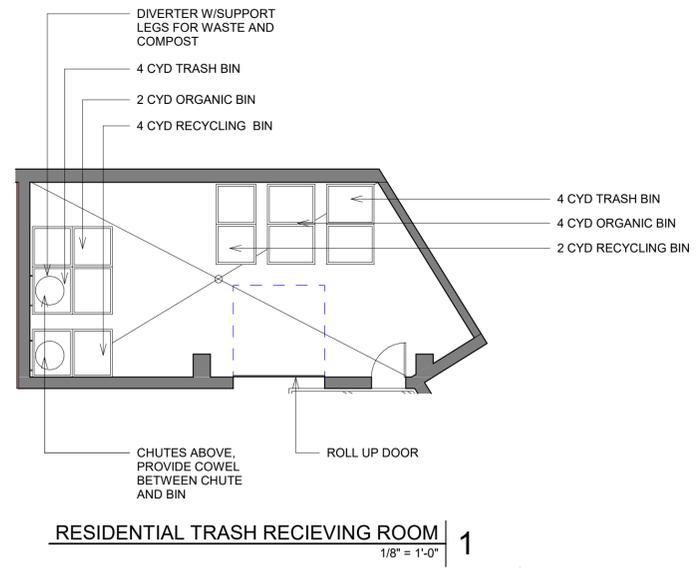
RESIDENTIAL UNIT COUNT: 108
 PROJECTED WASTE VOLUME: 10.80 CYD/WEEK (0.10 CYD/UNIT)
 PROJECTED RECYCLE VOLUME: 10.80 CYD/WEEK (0.10 CYD/UNIT)
 PROJECTED ORGANIC VOLUME: 5.4 CYD/WEEK (0.05 CYD/UNIT)
 (CALCULATIONS BASED ON WEST VALLEY RECYCLES REQUIREMENTS)

WASTE COLLECTED PER WEEK: (2.70) 4 CYD BINS
 RECYCLE COLLECTED PER WEEK: (2.70) 4 CYD BINS
 ORGANIC COLLECTED PER WEEK: (2.70) 2 CYD BINS

OF PICK-UPS SCHEDULED PER WEEK: 3

CONTAINERS REQUIRED:
 WASTE: 2.70 BINS / 3 = 0.90 4CYD BINS
 RECYCLE: 2.70 BINS / 3 = 0.90 4CYD BINS
 ORGANIC: 2.70 BINS / 3 = 0.90 2CYD BINS

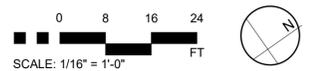
CONTAINERS TO BE PROVIDED:
 RUBBISH: 1.4 CYD BINS
 RECYCLE: 1.4 CYD BINS
 ORGANIC: 1.2 CYD BINS



TRASH AND RECYCLING ROOM (COMMERCIAL)
 (2) 3 CYD TRASH BIN AND
 (2) 3 CYD RECYCLING BIN
 (1) 2 CYD COMPOST BIN

TRASH STAGING AND COLLECTION LOCATION. BUILDING MAINTENANCE PERSONNEL TO MOVE TRASH BETWEEN TRASH ROOM AND STAGING AREA ON COLLECTION DAYS

TRASH STAGING AND COLLECTION LOCATION (RETAIL TRASH)



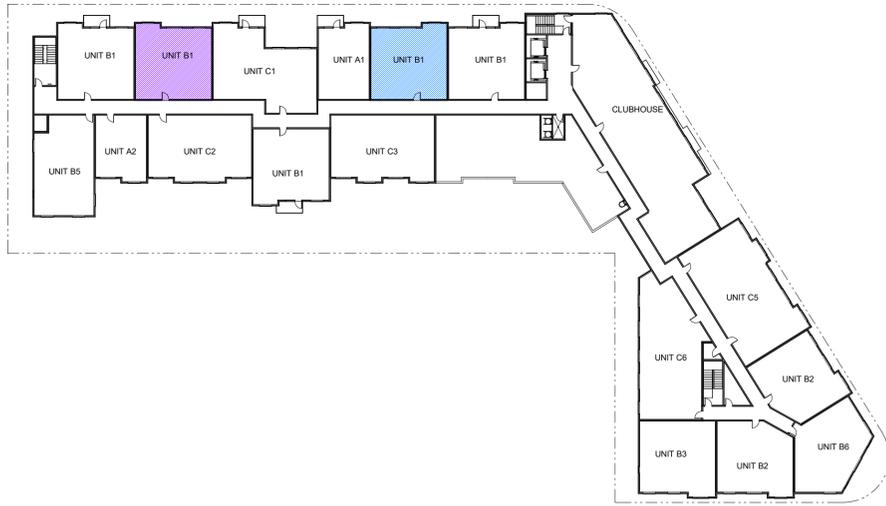


- SITE PERIMETER FENCE
- ▨ CONCRETE PUMP AND MATERIAL DELIVERY STAGING
- DEBRIS BOX WITHIN SITE PERIMETER FENCE
- TOWER CRANE SWING AREA
- ▨ CONSTRUCTION OFFICE TRAILER MONTHS 1 - 9
- ▨ CONSTRUCTION OFFICE IN BUILDING MONTH 9 - COMPLETION
- ▨ MATERIAL STAGING AREA

CONSTRUCTION PARKING WILL BE LIMITED TO OFF SITE DURING STRUCTURAL CONCRETE. AS SOON AS WE MAY UTILIZE THE GARAGE, CONSTRUCTION TRAFFIC WILL PARK IN THE GARAGE SPACES.

FRONT OF PROPERTY (EAST CAMPBELL AVE. ADDRESS)

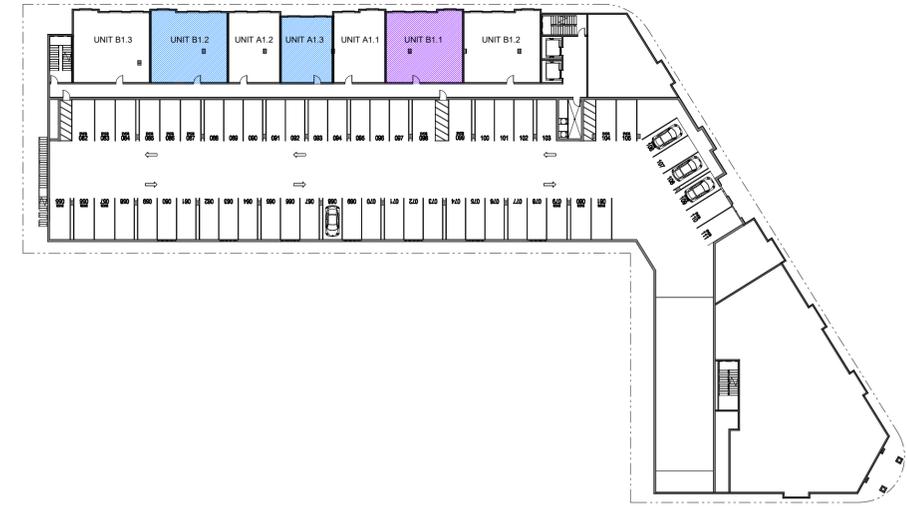




6TH FLOOR - AFFORDABLE UNITS
1" = 40'-0" 6



4TH FLOOR - AFFORDABLE UNITS
1" = 40'-0" 4



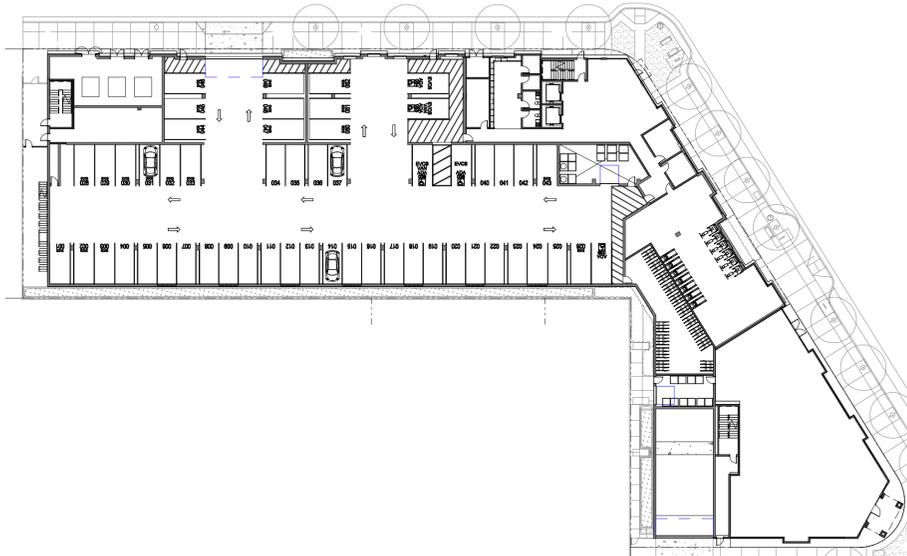
2ND FLOOR AFFORDABLE UNITS
1" = 40'-0" 2



5TH FLOOR - AFFORDABLE UNITS
1" = 40'-0" 5



3RD FLOOR - AFFORDABLE UNITS
1" = 40'-0" 3



1ST FLOOR - AFFORDABLE UNITS
1" = 40'-0" 1

UNIT AND AREA CALCULATOR		GROSS RENTABLE		NET RENTABLE		%	NO. OF UNITS	VERY LOW INCOME	MODERATE INCOME
1 BDR	A1	760 SF	3,040 SF	707 SF	2,828 SF	4.4%	4 UNITS	3 UNITS	0 UNITS
1 BDR	A1.1P	736 SF	736 SF	683 SF	683 SF	1.1%	1 UNITS	0 UNITS	0 UNITS
1 BDR	A1.2P	725 SF	725 SF	671 SF	671 SF	1.1%	1 UNITS	0 UNITS	0 UNITS
1 BDR	A1.3P	678 SF	678 SF	627 SF	627 SF	1.1%	1 UNITS	0 UNITS	0 UNITS
1 BDR	A3	803 SF	2,409 SF	749 SF	2,247 SF	3.3%	3 UNITS	0 UNITS	0 UNITS
1 BRD TOTAL		759 AVG. SF.	7,588 SF	706 AVG. SF.	7,056 SF		10 UNITS	3 UNITS	0 UNITS
1 BDR	A2	668 SF	2,672 SF	620 SF	2,480 SF	4.4%	4 UNITS	0 UNITS	0 UNITS
SMALL 1 BRD TOTAL		668 AVG. SF.	2,672 SF	620 AVG. SF.	2,480 SF		4 UNITS	0 UNITS	0 UNITS
2 BDR	B1	1,112 SF	25,576 SF	1,048 SF	24,104 SF	25.6%	23 UNITS	3 UNITS	0 UNITS
2 BDR	B1.1P	1,083 SF	1,083 SF	1,015 SF	1,015 SF	1.1%	1 UNITS	0 UNITS	0 UNITS
2 BDR	B1.2P	1,083 SF	2,166 SF	1,015 SF	2,030 SF	2.2%	2 UNITS	0 UNITS	0 UNITS
2 BDR	B1.3P	1,083 SF	1,083 SF	1,015 SF	1,015 SF	1.1%	1 UNITS	0 UNITS	0 UNITS
2 BDR	B2	1,062 SF	8,496 SF	1,021 SF	8,008 SF	8.9%	8 UNITS	0 UNITS	0 UNITS
2 BDR	B3	1,111 SF	4,444 SF	1,048 SF	4,192 SF	4.4%	4 UNITS	0 UNITS	0 UNITS
2 BDR	B5	1,155 SF	4,620 SF	1,090 SF	4,360 SF	4.4%	4 UNITS	0 UNITS	0 UNITS
2 BDR	B6	1,062 SF	4,248 SF	1,022 SF	4,008 SF	4.4%	4 UNITS	0 UNITS	0 UNITS
2 BDR	B7	945 SF	2,835 SF	891 SF	2,673 SF	3.3%	3 UNITS	0 UNITS	0 UNITS
2 BRD TOTAL		1,091 AVG. SF.	54,551 SF	1,028 AVG. SF.	51,405 SF		50 UNITS	3 UNITS	0 UNITS
3 BDR	C1	1,428 SF	9,996 SF	1,345 SF	9,415 SF	7.8%	7 UNITS	0 UNITS	0 UNITS
3 BDR	C2	1,335 SF	5,340 SF	1,262 SF	5,048 SF	4.4%	4 UNITS	0 UNITS	0 UNITS
3 BDR	C3	1,335 SF	5,340 SF	1,262 SF	5,048 SF	4.4%	4 UNITS	0 UNITS	0 UNITS
3 BDR	C4	1,335 SF	4,005 SF	1,262 SF	3,786 SF	3.3%	3 UNITS	0 UNITS	0 UNITS
3 BDR	C5	1,871 SF	7,484 SF	1,783 SF	7,132 SF	4.4%	4 UNITS	0 UNITS	0 UNITS
3 BDR	C6	1,638 SF	6,552 SF	1,549 SF	6,196 SF	4.4%	4 UNITS	0 UNITS	0 UNITS
3 BRD TOTAL		1,489 AVG. SF.	38,717 SF	1,409 AVG. SF.	36,625 SF		26 UNITS	0 UNITS	0 UNITS
TOTAL		1,150 AVG. SF.	103,528 SF	1,084 AVG. SF.	97,566 SF	100%	90 UNITS	7 UNITS	6 UNITS

AFFORDABLE HOUSING PLAN LEGEND

- VERY LOW-INCOME UNITS
- MODERATE INCOME UNITS



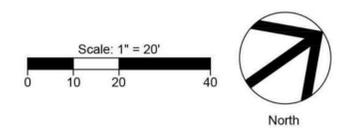
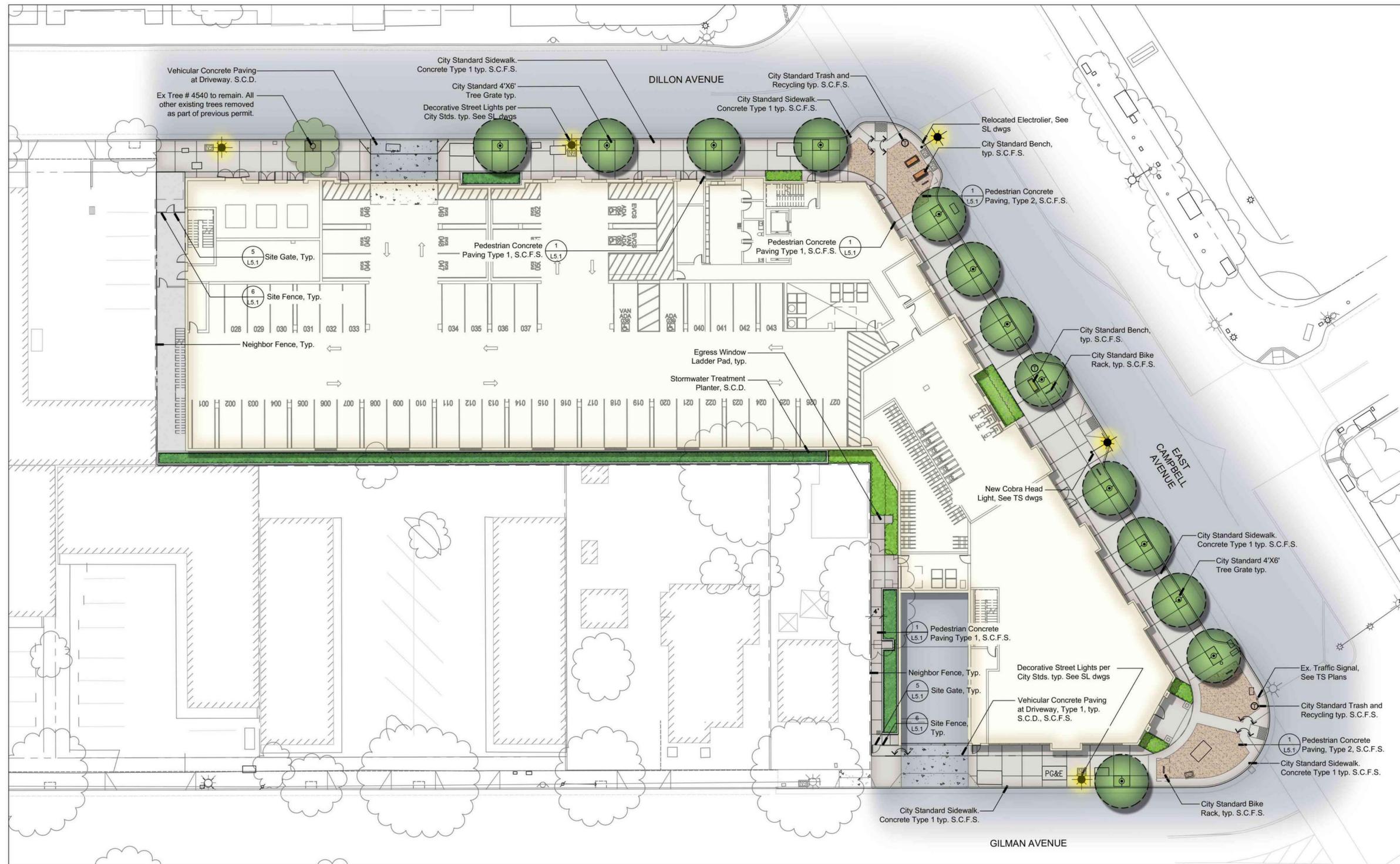
AFFORDABLE HOUSING PLAN

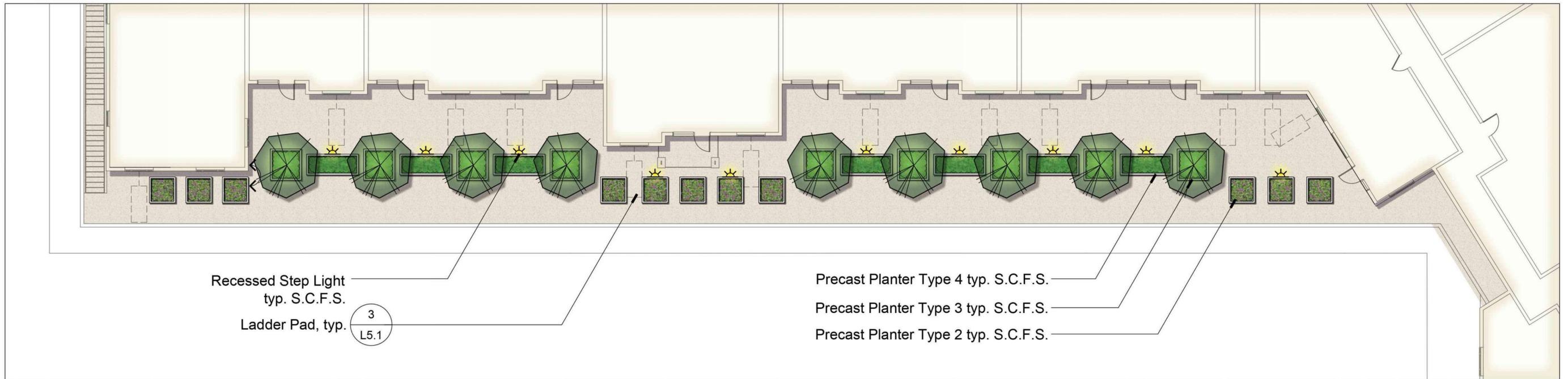
EAST CAMPBELL APTS. | CAMPBELL, CA



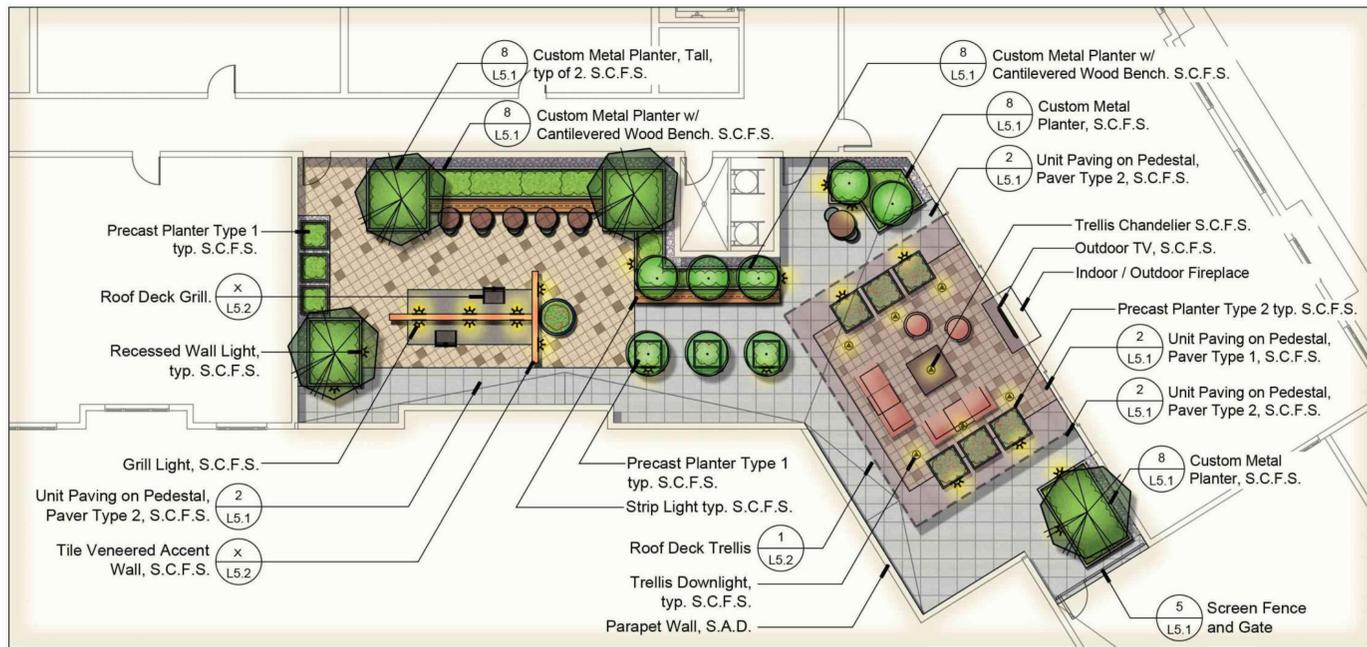
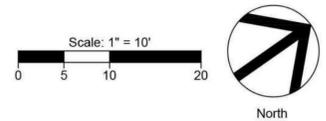
PROJECT NO. 1193-0012

October 16, 2025

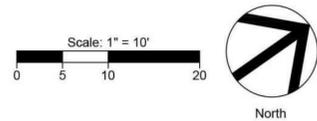




3rd Level Podium Courtyard



6th Level Roof Deck





66-Salvia



54-Lomandra



PLA ACE-Plantanus



64-Polystichum



27-Podocarpus



20-Leucadendron



70-Stipa arundinacea



29-Rhipiopsis



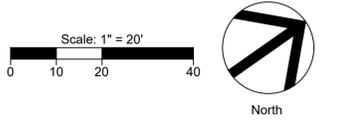
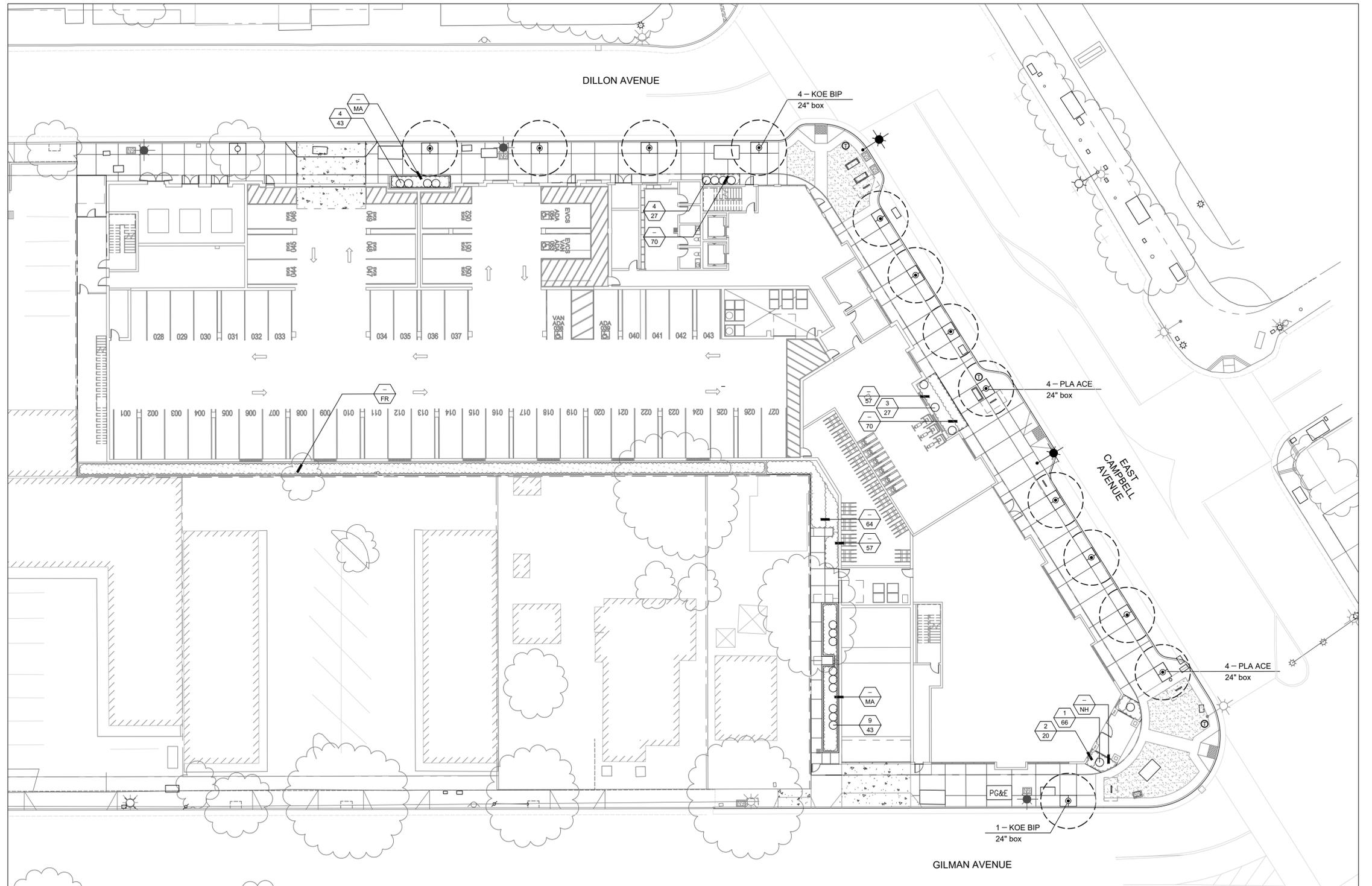
KOE BIP-Koelreuteria

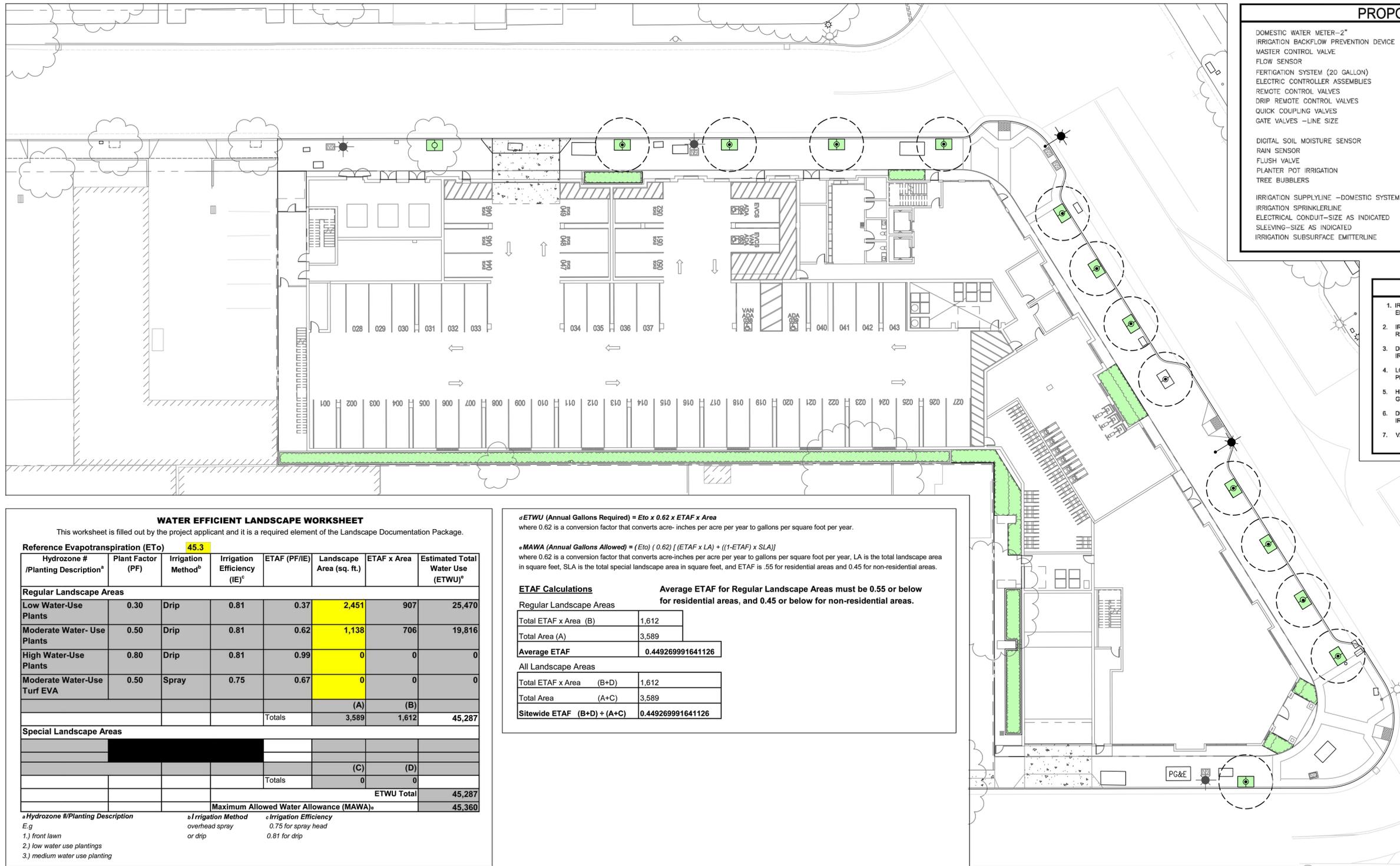


NH-Nandina



FR - Festuca rubra 'Molate'





PROPOSED EQUIPMENT LIST

DOMESTIC WATER METER-2"	-BY OTHER SECTION OF CONTRACT
IRRIGATION BACKFLOW PREVENTION DEVICE	-WILKINS-975-XLU-2"
MASTER CONTROL VALVE	-TORO-220-27-09 -2"
FLOW SENSOR	-DATA INDUSTRIAL-P220-1"
FERTIGATION SYSTEM (20 GALLON)	-EZ-FLO-EZ20
ELECTRIC CONTROLLER ASSEMBLIES	-BASELINE 3200 X-CABINET
REMOTE CONTROL VALVES	-TORO-P220 SERIES
DRIP REMOTE CONTROL VALVES	-TORO-P220 SERIES WITH DRIP CONTROL ASSEMBLY
QUICK COUPLING VALVES	-RAINBIRD-33DRC
GATE VALVES -LINE SIZE	-SEE DETAIL
DIGITAL SOIL MOISTURE SENSOR	-BASELINE-BL BISENSOR
RAIN SENSOR	-TORO-TRS
FLUSH VALVE	-SEE DETAIL
PLANTER POT IRRIGATION	-SEE DETAIL
TREE BUBBLERS	-TORO-FB-100-PC
IRRIGATION SUPPLYLINE -DOMESTIC SYSTEM	-1120/SCHEDULE 40 PVC PIPE -24" COVER
IRRIGATION SPRINKLERLINE	-1120/SCHEDULE 40 PVC PIPE -12" COVER
ELECTRICAL CONDUIT-SIZE AS INDICATED	-1120/SCHEDULE 40 PVC PIPE -24" COVER
SLEEVING-SIZE AS INDICATED	-1120/SCHEDULE 40 PVC PIPE -24" COVER
IRRIGATION SUBSURFACE EMITTERLINE	-NETAFIM-TLCV4-12 -4" COVER

- ### NOTES OF DESIGN INTENT
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 - VALVE BOX LOCATIONS SHALL BE IN GROUND COVER AREAS WHEREVER POSSIBLE.

WATER USE LEGEND

Key	WUCOLS Category	Area
	Low Water Use	2,451 sq ft
	Medium Water Use	1,138 sq ft
	High Water Use	0 sq ft

NOTES:
Based upon total landscape area of 3,589 SF

Include 3 inches of composted, non-floatable mulch in areas between stormwater treatment plantings and side slopes.

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) **45.3**

Hydrozone # /Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d
Regular Landscape Areas							
Low Water-Use Plants	0.30	Drip	0.81	0.37	2,451	907	25,470
Moderate Water-Use Plants	0.50	Drip	0.81	0.62	1,138	706	19,816
High Water-Use Plants	0.80	Drip	0.81	0.99	0	0	0
Moderate Water-Use Turf EVA	0.50	Spray	0.75	0.67	0	0	0
					(A)	(B)	
				Totals	3,589	1,612	45,287
Special Landscape Areas							
					(C)	(D)	
				Totals	0	0	0
						ETWU Total	45,287
						Maximum Allowed Water Allowance (MAWA) ^e	45,360

^aHydrozone #/Planting Description
E.g.
1.) front lawn
2.) low water use plantings
3.) medium water use planting

^bIrrigation Method
overhead spray
or drip

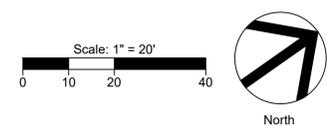
^cIrrigation Efficiency
0.75 for spray head
0.81 for drip

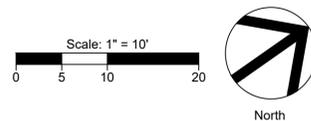
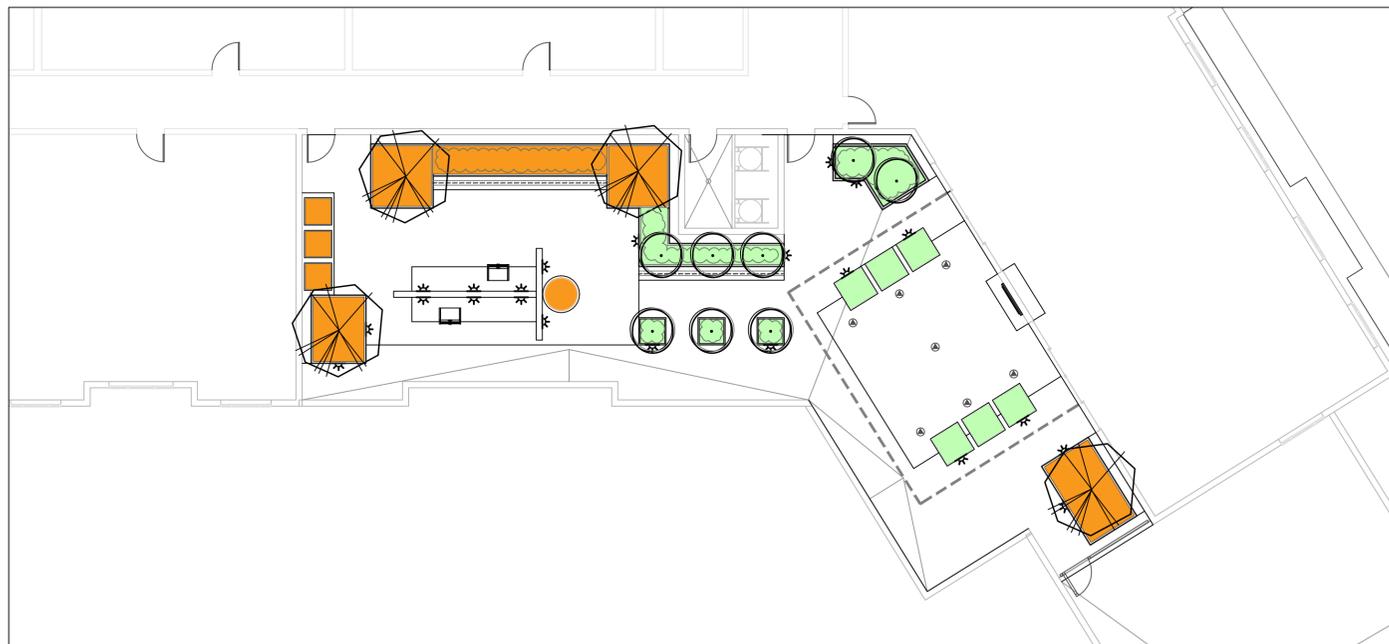
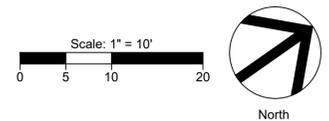
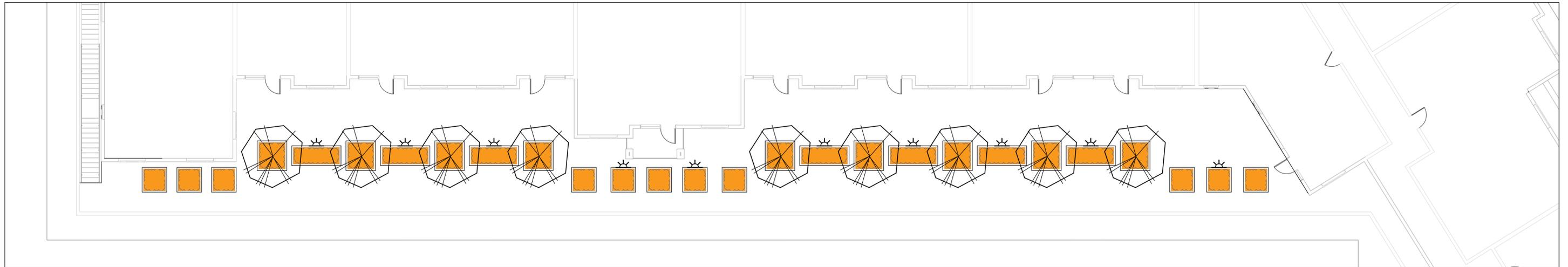
^dETWU (Annual Gallons Required) = $E_{to} \times 0.62 \times ETAF \times Area$
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

^eMAWA (Annual Gallons Allowed) = $(E_{to}) (0.62) [(ETAF \times LA) + ((1-ETAF) \times SLA)]$
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in 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
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Regular Landscape Areas	
Total ETAF x Area (B)	1,612
Total Area (A)	3,589
Average ETAF	0.449269991641126
All Landscape Areas	
Total ETAF x Area (B+D)	1,612
Total Area (A+C)	3,589
Sitewide ETAF (B+D) + (A+C)	0.449269991641126





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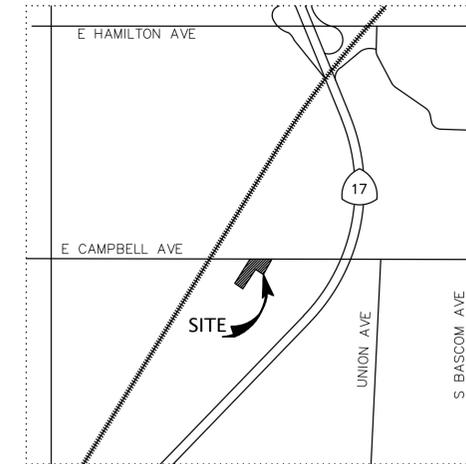
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VESTING TENTATIVE MAP

FOR A 1 LOT SUBDIVISION
FOR A MAXIMUM OF 90 CONDOMINIUM UNITS

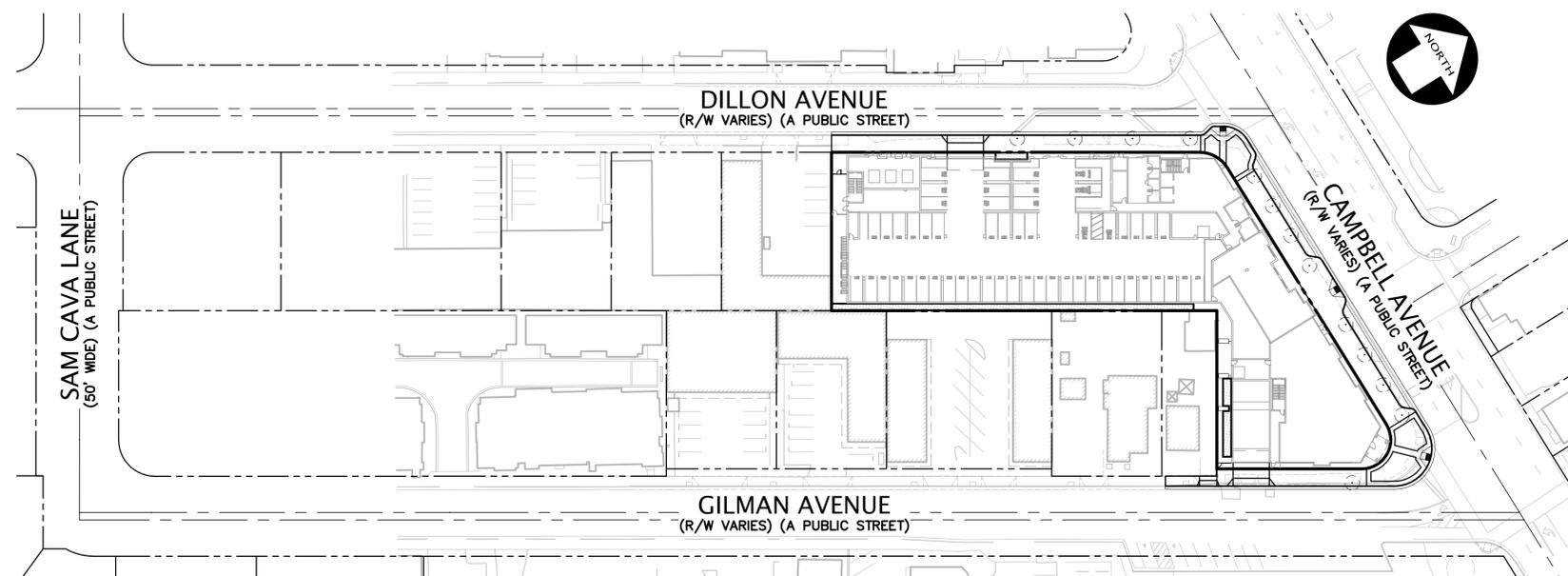
PARKVUE FOR CRESLEIGH HOMES CAMPBELL CALIFORNIA



VICINITY MAP
NOT TO SCALE

PROJECT DATA

- RECORD OWNER: CAMPBELL PARK DEVELOPMENT LLC
ATTN: JEREMY LUI
403 CALIFORNIA STREET, SUITE 700
SAN FRANCISCO, CA 94104
EMAIL: JLUI@CRESLEIGH.COM
- SUBDIVIDER: CAMPBELL PARK DEVELOPMENT LLC
403 CALIFORNIA STREET, SUITE 700
SAN FRANCISCO, CA 94104
PHONE: (415) 266-9929
- MAP PREPARED BY: KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
3350 SCOTT BOULEVARD, BUILDING 22
SANTA CLARA, CA 95054
PHONE: (408) 727-6665
MARK A. KNUDSEN, P.E. 75828
- A.P.N.: 412-09-066
- GENERAL PLAN: CB-MU (26-33) - CENTRAL BUSINESS MIXED USE (26-33 UNITS/ACRE)
CC-MU (45-60) - COMMERCIAL CORRIDOR MIXED USE (45-60 UNITS/ACRE)
- EXISTING USE: COMMERCIAL
- PROPOSED USE: MIXED USE AND 1 COMMERCIAL UNIT
- EXISTING ZONING: C-PD - CONDOMINIUM PLANNED DEVELOPMENT
- PROPOSED ZONING: C-PD - CONDOMINIUM PLANNED DEVELOPMENT
- EXISTING NUMBER OF LOTS: 1
- PROPOSED NUMBER OF LOTS: 1
- PROPOSED NUMBER OF RESIDENTIAL UNITS: 90 CONDOMINIUM UNITS
1 COMMERCIAL UNIT
- TOTAL ACREAGE: 0.998± ACRES
- ALL DISTANCES ARE APPROXIMATE.
- THERE ARE NO NEW PUBLIC STREET NAMES PROPOSED.
- BENCHMARK: CITY OF CAMPBELL BENCHMARK NO. 73: 2 1/4" BRASS DISK IN TOP OF CURB AT NORTHWEST CORNER OF EAST CAMPBELL AVENUE AND PAGE STREET. ELEVATION = 192.275 FEET (CITY OF CAMPBELL DATUM)
- BASIS OF BEARINGS: THE BEARING OF NORTH 31°51'45" EAST TAKEN ON GILMAN AVENUE AS SHOWN ON THAT CERTAIN TRACT MAP NUMBER 10570 FILED FOR RECORD ON AUGUST 9, 2023, IN BOOK 956 OF MAPS AT PAGES 22-23, OFFICIAL RECORDS OF SANTA CLARA COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.
- THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SANTA CLARA COUNTY, CALIFORNIA, MAP NUMBER 06085C0237H FOR COMMUNITY NUMBER 060338 (CITY OF CAMPBELL), WITH AN EFFECTIVE DATE OF MAY 18, 2009, AS BEING LOCATED IN FLOOD ZONE "X" (UNSHADED)
- THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED AUGUST 8, 2024, NUMBER 3409-6734098. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
- UTILITIES:
STORM DRAINAGE CITY OF CAMPBELL
SANITARY SEWER WEST VALLEY SANITATION DISTRICT
WATER SAN JOSE WATER COMPANY
ELECTRIC PG&E
TELEPHONE AT&T
CABLE COMCAST
- ADDITIONAL EASEMENTS OR AGREEMENTS MAY BE NECESSARY AS THE PROJECT EVOLVES AND WILL BE CREATED BY SEPARATE INSTRUMENT.



KEY MAP
SCALE: 1" = 60'

SHEET INDEX

CIVIL SHEETS

NO.	SHEET	DESCRIPTION
1	TM1.0	COVER SHEET
2	TM2.1	EXISTING CONDITIONS PLAN
3	TM3.1	VESTING TENTATIVE MAP
4	TM4.1	PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
5	TM5.1	PRELIMINARY STORMWATER QUALITY CONTROL PLAN
6	TM5.2	PRELIMINARY STORMWATER QUALITY CALCULATIONS & DETAILS
7	TM6.1	PRELIMINARY SITE FIRE ACCESS PLAN

DEVELOPER

CRESLEIGH HOMES
ATTN: JEREMY LUI
433 CALIFORNIA STREET, SUITE 700
SAN FRANCISCO, CA 94104
(415) 266-9929

CIVIL ENGINEER

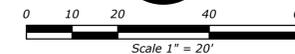
KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
ATTN: NEKTARIOS MATHEOU
3350 SCOTT BOULEVARD, BUILDING 22
SANTA CLARA, CA 95054
(408) 727-6665

ARCHITECT

LPAS ARCHITECTURE + DESIGN
ATTN: RON METZKER
2484 NATOMAS PARK DRIVE, BUILDING 100
SACRAMENTO, CA 95833
(415) 213-0335

LANDSCAPE ARCHITECT

THE GUZZARDO PARTNERSHIP INC.
ATTN: KURT CULVER
PIER 9, THE EMBARCADERO, SUITE 115
SAN FRANCISCO, CA 94111
(415) 433-4672

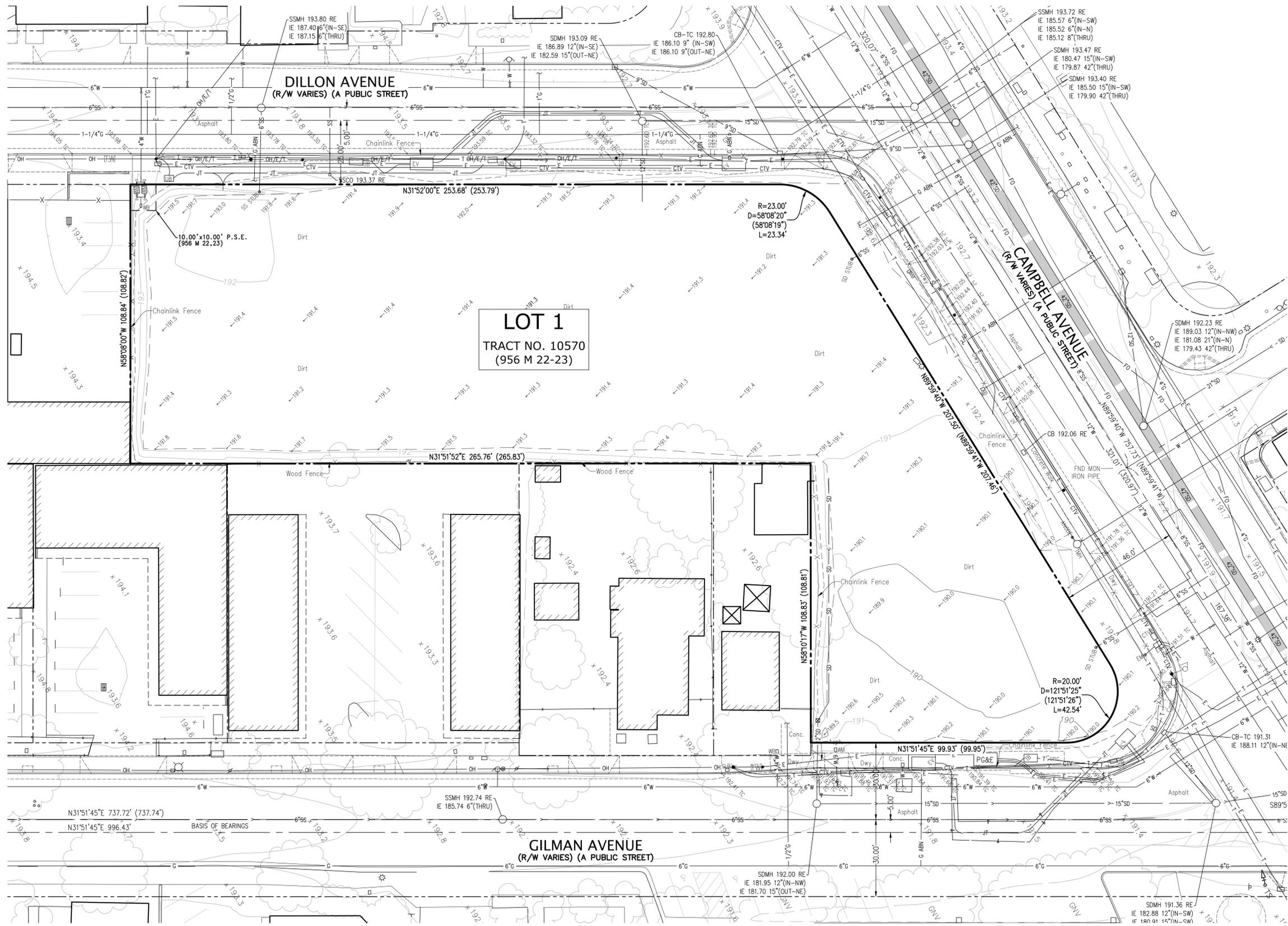


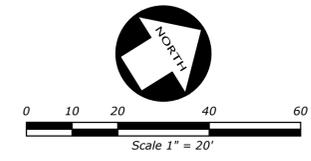
LEGEND

- BUILDING LINE
- CENTER LINE
- CONCRETE/BLOCK WALL
- CONCRETE CURB
- CONCRETE CURB & GUTTER
- CONTOUR LINE-MAJOR
- CONTOUR LINE-MINOR
- DRIVEWAY
- ELECTRIC LINE
- FENCE LINE
- GAS LINE-VALVE & METER
- JOINT TRENCH LINE
- MONUMENT/MONUMENT LINE
- OVERHEAD POWER LINE
- PROPERTY LINE
- SANITARY SEWER LINE-MANHOLE & CLEANOUT
- SIDEWALK
- SPOT ELEVATION
- STORM DRAIN LINE-MANHOLE & CATCH BASIN
- STORM DRAIN LINE-MANHOLE & CATCH BASIN
-
- STREET LIGHT CONDUIT LINE
- WATER LINE & VALVE
- ANODE
- ELECTRODER
- FIRE HYDRANT
- GUY ANCHOR
- POWER POLE/JOINT POLE
- TRANSFORMER
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGN
- UTILITY BOX
- WALK-BOLLARD LIGHT
- WATER VALVE

ABBREVIATIONS

- B-C BEGINNING OF CURVE
- BL BUILDING LINE
- BR BOTTOM OF RAMP
- BW BACK OF WALK
- CB CATCH BASIN
- CL CENTER LINE
- CTV CABLE TV
- DI DRAIN INLET
- DWY DRIVEWAY
- E EAST
- E-C END OF CURVE
- EB ELECTRIC BOX
- EM ELECTRIC METER
- EP EDGE OF PAVEMENT
- EV ELECTRICAL VAULT
- EW EDGE OF WALK
- FH FIRE HYDRANT
- FL FLOW LINE
- FND FOUND
- GRN GROUND
- GUY GUY ANCHOR
- GV GAS VALVE
- IE INVERT ELEVATION
- IP IRON PIPE
- JP JOINT POWER POLE
- LIP UP OF GUTTER
- LL LANE LINE
- LT LIGHT
- LTW LIGHT WALK
- MH MANHOLE
- MON MONUMENT
- N NORTH
- NE NORTH EAST
- NW NORTH WEST
- PGE PACIFIC GAS & ELECTRIC
- PP POWER POLE
- R RIM ELEVATION
- S SOUTH
- SD STORM DRAIN
- SDMH STORM DRAIN MANHOLE
- SL STREET LIGHT
- SLB STREET LIGHT BOX
- SSCO SANITARY SEWER CLEAN OUT
- SSMH SANITARY SEWER MANHOLE
- ST START
- STL STEEL
- SW SOUTH WEST
- TB TELEPHONE BOX
- TC TOP OF CURB
- TMH TELEPHONE MANHOLE
- TOE GRADE BREAK LINE TOE
- TR TOP OF RAMP
- TSP TRAFFIC SIGNAL BOX
- TSP TRAFFIC SIGNAL POLE
- TW TREE WELL
- UB UNKNOWN UTILITY BOX
- W WEST
- WB WATER BOX
- WM WATER METER
- WV WATER VALVE



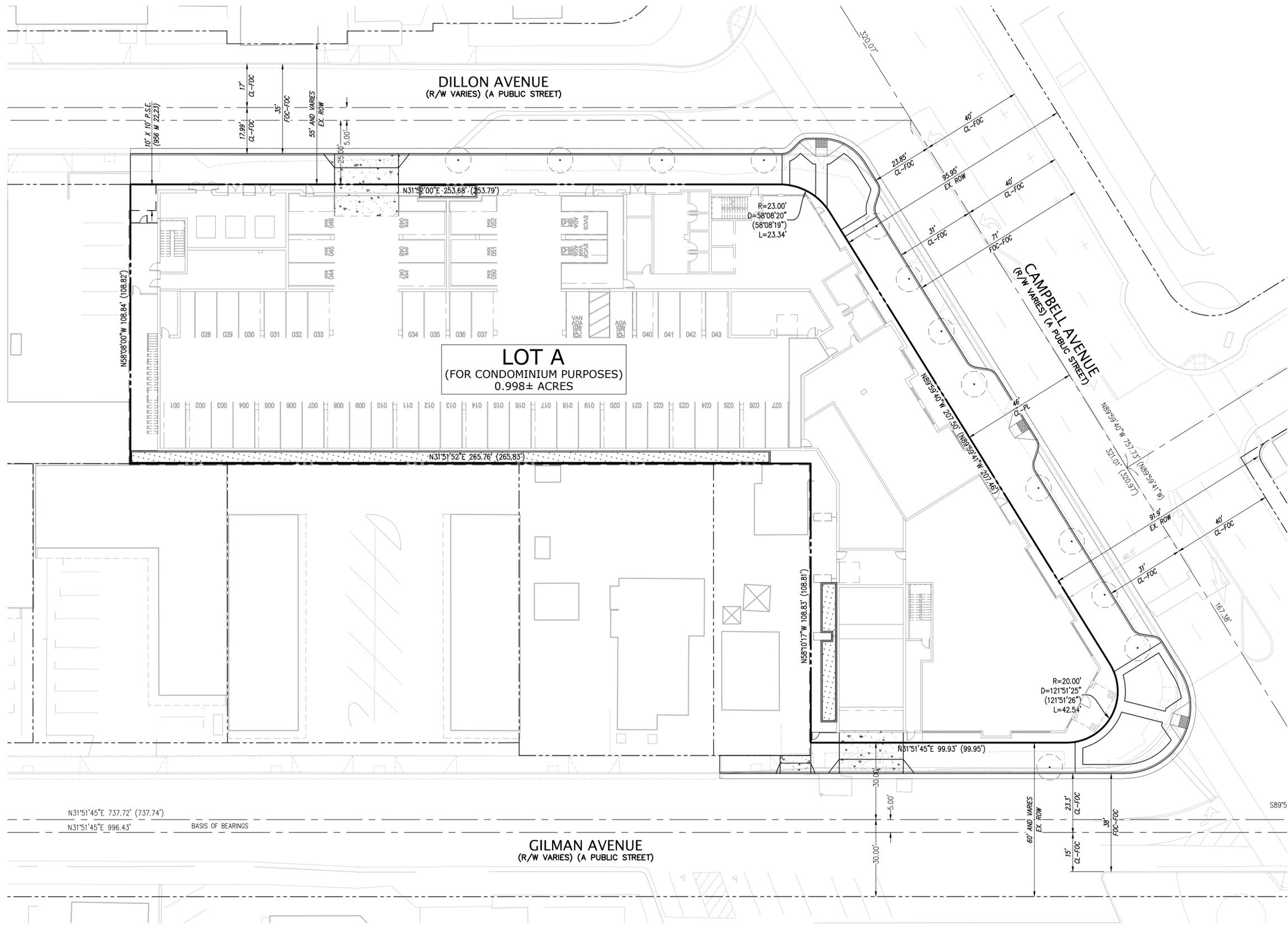


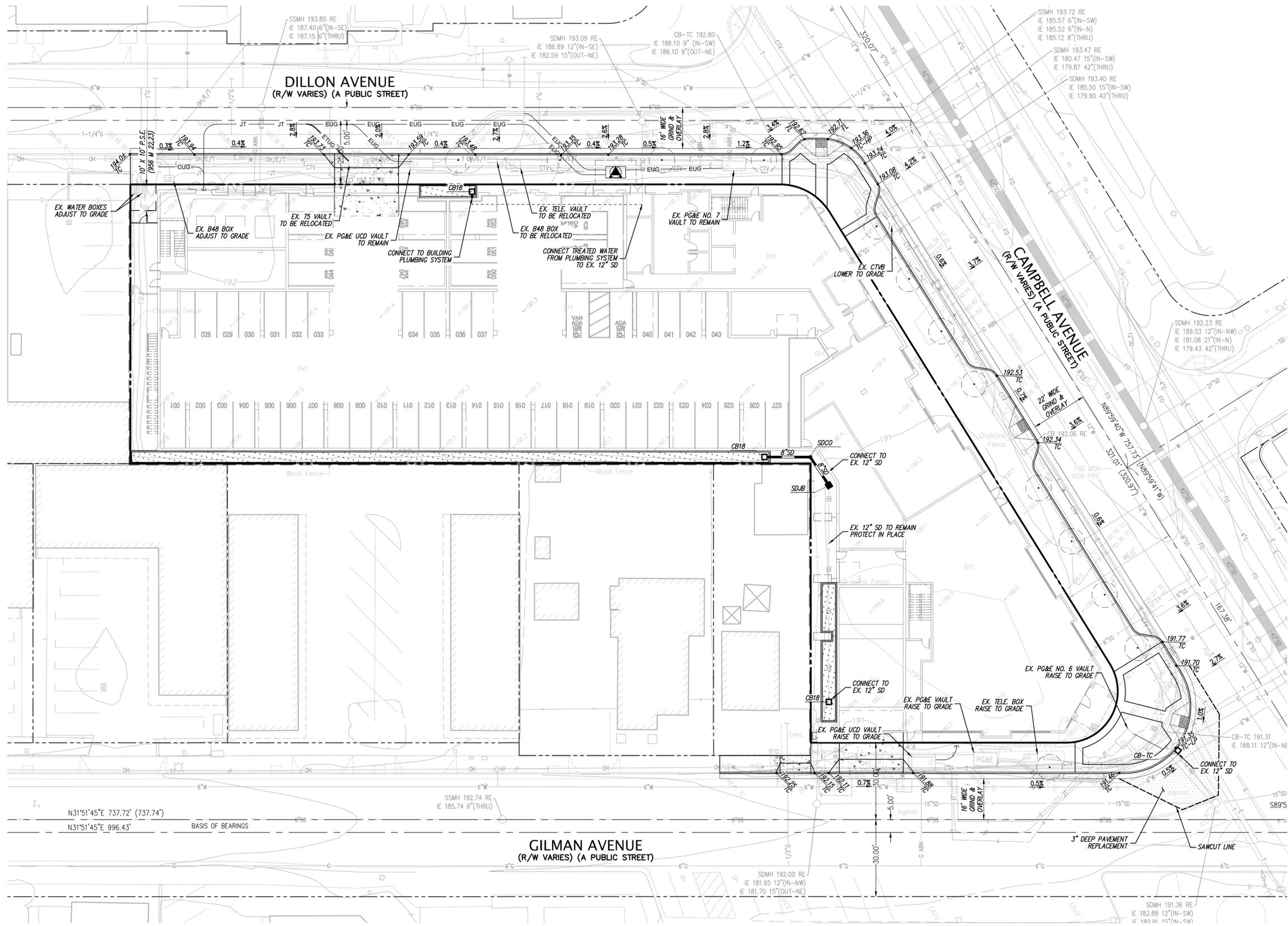
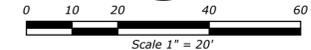
VESTING TENTATIVE MAP LEGEND

- ADJACENT PROPERTY LINE
- STREET CENTERLINE OR MONUMENT LINE
- DISTINCTIVE BORDER
- EXISTING EASEMENT LINE

ABBREVIATIONS

- | | |
|--------|---------------|
| CL | CENTER LINE |
| EX. | EXISTING |
| FOC | FACE OF CURB |
| PL | PROPERTY LINE |
| P.S.E. | PROPERTY LINE |
| ROW | RIGHT-OF-WAY |



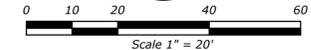


GRADING AND DRAINAGE LEGEND

PROPOSED	EXISTING	DESCRIPTION
		CONTOUR LINE
		LOT LINE
		SPOT ELEVATION
		STORM DRAIN - MANHOLE AND CATCH BASIN
		THRU CURB DRAIN
		AREA DRAIN
		BUILDING
		BLDG
		BW
		C
		CB
		CB
		DIP
		FC
		FF
		GB
		HP
		IE
		LP
		NEF
		OF
		PV
		R
		RE
		SDJB
		SDMH
		TC

UTILITY LEGEND

PROPOSED	EXISTING	DESCRIPTION
		ELECTRIC LINE
		FIRE SERVICE & VALVE
		FIBER OPTICS LINE
		GAS LINE - VALVE & METER
		OVERHEAD POWER LINE
		JOINT TRENCH LINE
		PERFORATED STORM DRAIN PIPE
		PROPERTY LINE
		SANITARY SEWER - MANHOLE AND CATCH BASIN
		SPOT ELEVATION
		STORM DRAIN - MANHOLE AND CATCH BASIN
		THRU CURB DRAIN
		TELEPHONE LINE
		WATER LINE & VALVE
		BACKFLOW PREVENTION DEVICE
		ELECTROLINER
		WALK-BOLLARD LIGHT
		FIRE HYDRANT
		POST INDICATOR VALVE
		POWER POLE/JOINT POLE
		TRANSFORMER
		TRAFFIC SIGN
		UTILITY BOX
		AREA DRAIN
		AUTOMATIC SPRINKLER RISER
		BACKFLOW PREVENTION DEVICE
		CATCH BASIN
		CLEANOUT TO GRADE
		DOUBLE DETECTOR CHECK VALVE
		DOWN SPOUT
		FINISHED FLOOR
		FIRE HYDRANT
		FLOW LINE
		INVERT ELEVATION
		LIGHT
		POINT OF CONNECTION
		POST INDICATOR VALVE
		RAIN WATER LEADER
		RIM ELEVATION
		SANITARY SEWER CLEANOUT
		SANITARY SEWER MANHOLE
		STORM DRAIN MANHOLE
		STORM DRAIN JUNCTION BOX
		STREET LIGHT
		STREET LIGHT BOX
		WATER METER
		WATER VALVE



STORMWATER LEGEND

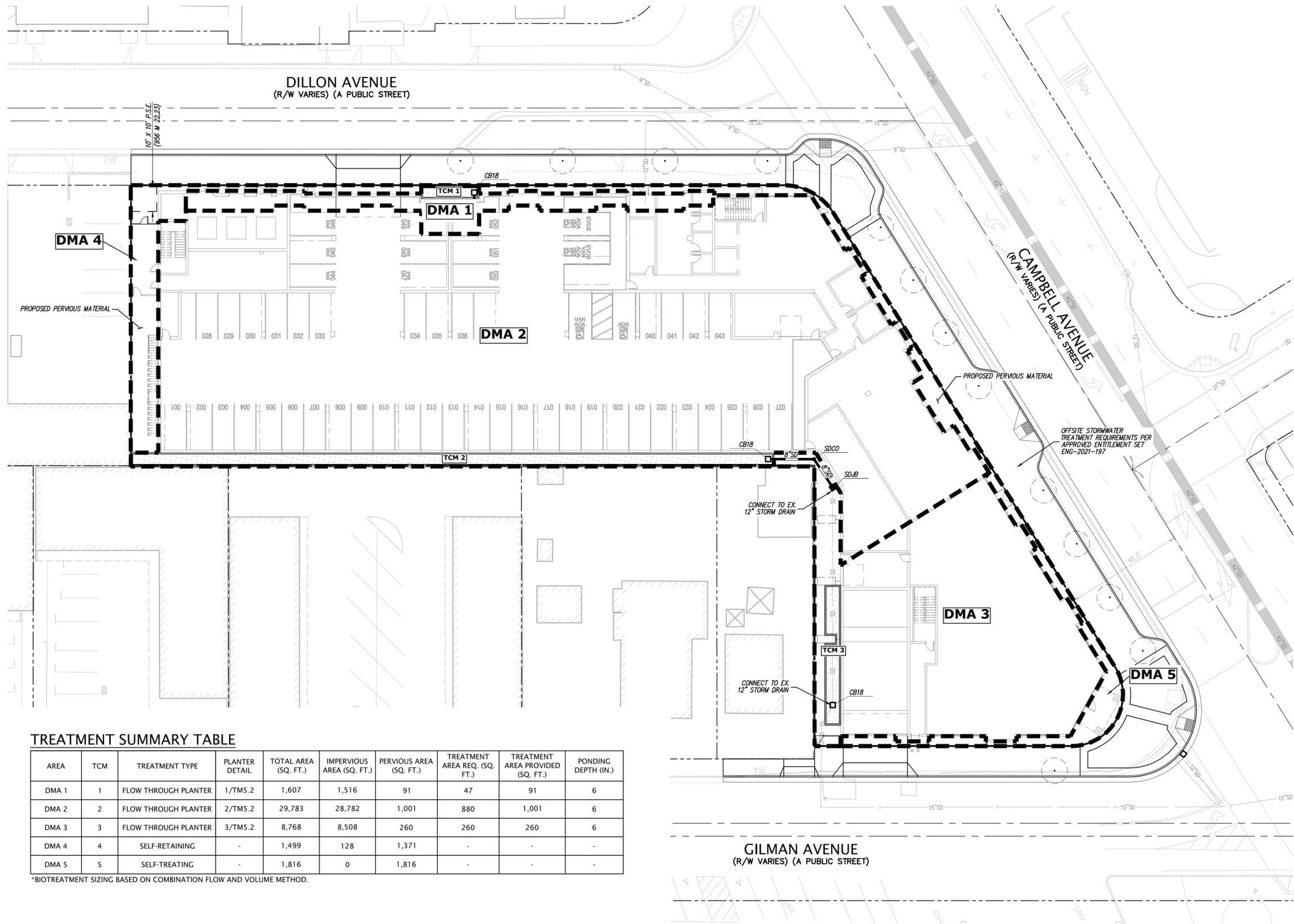
- TRIBUTARY AREA LIMITS
- BIO-TREATMENT POND
- FLOW-THROUGH PLANTER
- DRAINAGE MANAGEMENT AREA
- TREATMENT CONTROL MEASURE
- SELF-TREATING AREA
- SELF-RETAINING AREA
- RUNOFF FLOW DIRECTION

STORMWATER NOTES

1. NON-LOW IMPACT DEVELOPMENT (LID) TREATMENT MEASURES SHALL BE SIZED TO TREAT LID DMAS IF THERE IS NOT DUAL PIPING WITHIN THE BUILDING FOOTPRINT.
2. THE PROJECT IS EXEMPT FROM HYDROMODIFICATION REQUIREMENTS PER THE SANTA CLARA COUNTY C.3 TECHNICAL GUIDANCE DOCUMENT AS IT IS NOT LOCATED WITHIN A SUBWATERSHED AREA LESS THAN 65% IMPERVIOUSNESS ON THE HYDROMODIFICATION MANAGEMENT (HM) APPLICABILITY MAP.
3. TRASH AND RECYCLING ENCLOSURES ARE LOCATED WITHIN THE BUILDING FOOTPRINT AND ARE NOT ON THE EXTERIOR.
4. THE PROJECT IS REPLACING MORE THAN 50% OF THE SITE IMPERVIOUSNESS. THEREFORE, STORMWATER TREATMENT IS REQUIRED FOR THE ENTIRE SITE.
5. ALL PLANT MATERIALS WITHIN LID STORMWATER TREATMENT SHALL ADHERE TO APPENDIX D OF THE SANTA CLARA COUNTY C.3 TECHNICAL GUIDANCE DOCUMENT.

MAINTENANCE TABLE

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT THE PLANTER SURFACE AREA, INLETS AND OUTLETS FOR OBSTRUCTIONS AND TRASH; CLEAR ANY OBSTRUCTIONS AND REMOVE TRASH.	QUARTERLY
2	INSPECT PLANTER FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, THE SURFACE BIOTREATMENT SOIL SHOULD BE TILLED OR REPLACED WITH THE APPROVED SOIL MIX AND REPLANTED. USE THE CLEANOUT RISER TO CLEAR ANY UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	QUARTERLY
3	CHECK FOR ERODED OR SETTLED BIOTREATMENT SOIL MEDIA. LEVEL SOIL WITH RAKE AND REMOVE/REPLANT VEGETATION AS NECESSARY.	QUARTERLY
4	MAINTAIN THE VEGETATION AND IRRIGATION SYSTEM. PRUNE AND WEED TO KEEP FLOW-THROUGH PLANTER NEAT AND ORDERLY IN APPEARANCE.	QUARTERLY
5	EVALUATE HEALTH AND DENSITY OF VEGETATION. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION. REMOVE EXCESSIVE GROWTH OF PLANTS THAT ARE TOO CLOSE TOGETHER.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
7	INSPECT THE OVERFLOW PIPE TO MAKE SURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE ANY DAMAGED OR DISCONNECTED PIPING. USE THE CLEANOUT RISER TO CLEAR UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATOR AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ANY ACCUMULATION OF SEDIMENT.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
9	INSPECT AND, IF NEEDED, REPLACE WOOD MULCH. IT IS RECOMMENDED THAT 2" TO 3" OF COMPOSTED ARBOR MULCH BE APPLIED ONCE A YEAR.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,
10	INSPECT SYSTEM FOR EROSION OF BIOTREATMENT SOIL MEDIA, LOSS OF MULCH, STANDING WATER, CLOGGED OVERFLOWS, WEEDS, TRASH AND DEAD PLANTS. IF USING ROCK MULCH, CHECK FOR 3" OF COVERAGE.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,
11	INSPECT SYSTEM FOR STRUCTURAL INTEGRITY OF WALLS, FLOW SPREADERS, ENERGY DISSIPATORS, CURB CUTS, OUTLETS AND FLOW SPLITTERS.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,



TREATMENT SUMMARY TABLE

AREA	TCM	TREATMENT TYPE	PLANTER DETAIL	TOTAL AREA (SQ. FT.)	IMPERVIOUS AREA (SQ. FT.)	PERVIOUS AREA (SQ. FT.)	TREATMENT AREA REQ. (SQ. FT.)	TREATMENT AREA PROVIDED (SQ. FT.)	PONDING DEPTH (IN.)
DMA 1	1	FLOW THROUGH PLANTER	1/TMS.2	1,607	1,516	91	47	91	6
DMA 2	2	FLOW THROUGH PLANTER	2/TMS.2	29,783	28,782	1,001	880	1,001	6
DMA 3	3	FLOW THROUGH PLANTER	3/TMS.2	8,768	8,508	260	260	260	6
DMA 4	4	SELF-RETAINING	-	1,499	128	1,371	-	-	-
DMA 5	5	SELF-TREATING	-	1,816	0	1,816	-	-	-

*BIOTREATMENT SIZING BASED ON COMBINATION FLOW AND VOLUME METHOD.



KIER+WRIGHT

PRELIMINARY STORMWATER QUALITY CONTROL PLAN

EAST CAMPBELL APTS. | CAMPBELL, CA

PROJECT NO. A24339

TM5.1

July 2, 2025



0 10 20 40 60
Scale 1" = 20'

SITE FIRE NOTES

- EMERGENCY VEHICLE ACCESS EASEMENTS SHALL BE PAVED WITH ASPHALT OR REINFORCED CONCRETE, BOTH OF WHICH WILL SUPPORT THE MINIMUM REQUIRED LOAD OF 75,000 LBS.
- CURB SPANS DESIGNATED WITH RED MARKINGS INDICATE FIRE LANE IDENTIFICATION AND PARKING RESTRICTIONS FOR FIRE APPARATUS ACCESS ROADS. THESE ROADWAYS SHALL BE MARKED WITH PERMANENT SIGNAGE INDICATING "NO PARKING - FIRE LANE" IN ACCORDANCE WITH FIGURE 7 OF THE S.C.F.D. EMERGENCY APPARATUS ACCESS REQUIREMENTS DOCUMENT.
- TREES DO NOT INTERFERE WITH AERIAL LADDER TRUCKS.
- ALL BUILDINGS ARE 150' OR LESS FROM AN EMERGENCY VEHICLE ACCESS LANE.
- FIRE ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES. AERIAL APPARATUS ACCESS ROADS MAY REQUIRE ADDITIONAL VERTICAL CLEARANCE.
- DEAD-END FIRE ACCESS ROADS MORE THAN 150 FEET IN LENGTH (MEASURED FROM THE CURB PERPENDICULAR TO THE ROADWAY) SHALL BE PROVIDED WITH AN APPROVED TURNAROUND THAT ADHERES TO APPENDIX D FIGURE D103.1 OF THE CALIFORNIA FIRE CODE.

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Appendix B Fire-Flow Requirements for Buildings

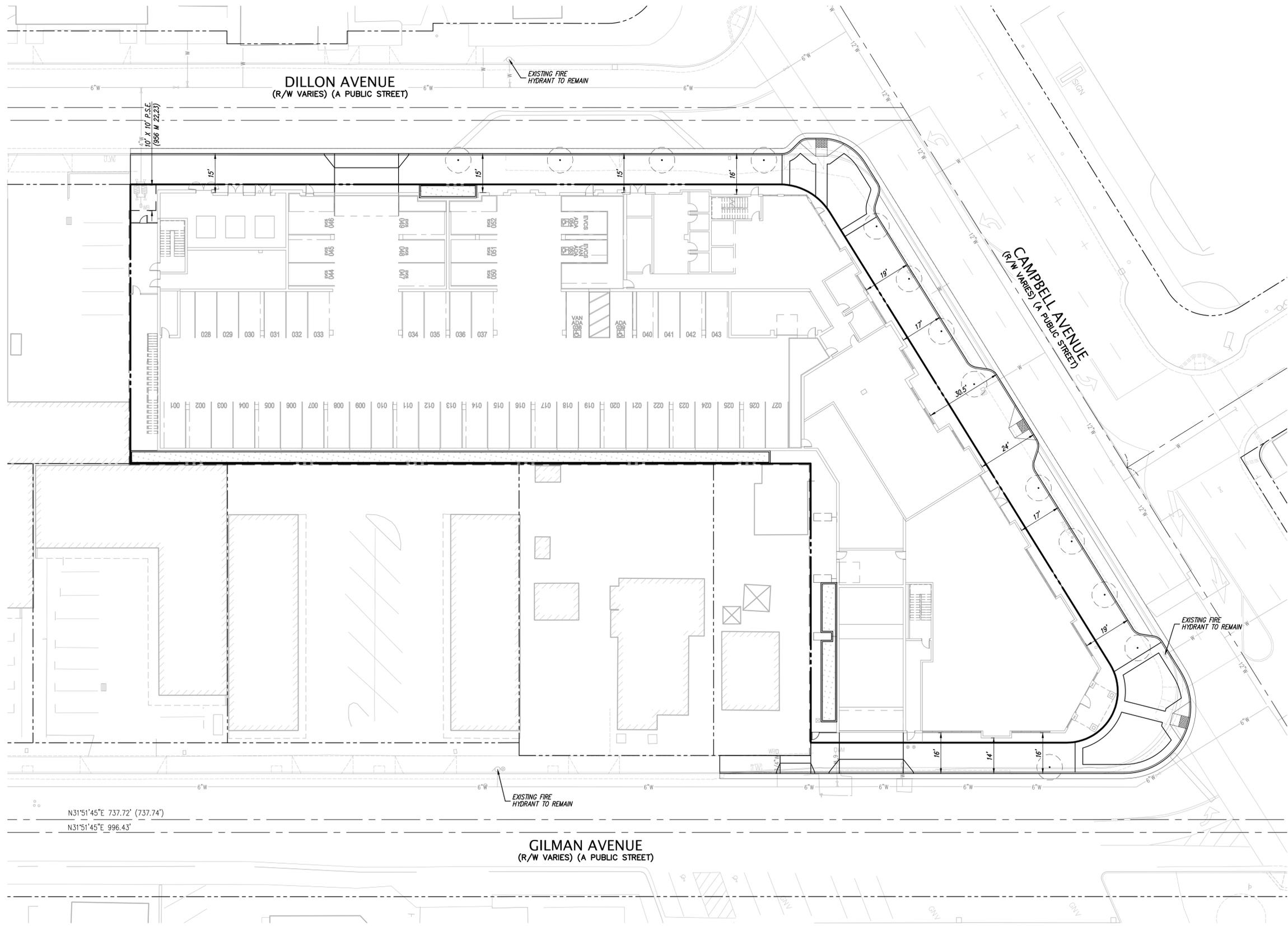
FIRE-FLOW CALCULATION AREA (square feet)					FIRE FLOW (gallons per minute)	FLOW DURATION (hours)
Type IA and IB*	Type IA and IIA*	Type IA and IIA*	Type IB and IIB*	Type I-A*		
0-22,700	0-12,700	0-8,200	0-5,900	0-3,800	1,500	2
23,701-30,200	13,701-17,000	9,201-10,900	5,901-7,800	3,801-4,800	1,750	
30,201-38,700	17,001-21,800	10,901-12,900	7,801-9,800	4,801-6,200	2,000	
38,701-48,300	21,801-24,200	12,901-17,400	9,801-12,800	6,201-7,700	2,250	
48,301-59,000	24,201-33,200	17,401-21,300	12,801-15,400	7,701-9,400	2,500	
59,001-70,800	33,201-39,700	21,301-25,000	15,401-18,400	9,401-11,300	2,750	
70,801-83,700	39,701-47,100	25,001-30,100	18,401-21,800	11,301-13,400	3,000	
83,701-97,700	47,101-54,900	30,101-35,200	21,801-25,900	13,401-15,600	3,250	
97,701-112,700	54,901-63,400	35,201-40,800	25,901-29,300	15,601-18,000	3,500	
112,701-128,700	63,401-72,400	40,801-46,400	29,301-33,500	18,001-20,600	3,750	
128,701-145,800	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	4,000	3
145,801-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-26,300	4,250	
164,201-183,400	92,401-103,100	59,101-66,000	42,701-47,700	26,301-29,300	4,500	
183,401-203,700	103,101-114,800	66,001-73,300	47,701-53,000	29,301-32,800	4,750	
203,701-225,200	114,801-126,700	73,301-81,100	53,001-58,800	32,801-36,000	5,000	
225,201-247,700	126,701-139,400	81,101-89,200	58,801-65,400	36,001-39,800	5,250	
247,701-271,200	139,401-152,800	89,201-97,700	65,401-72,800	39,801-43,400	5,500	
271,201-296,900	152,801-166,500	97,701-106,500	72,801-79,200	43,401-47,400	5,750	
296,901-Greater	166,501-Greater	106,501-115,800	79,201-83,700	47,401-51,500	6,000	
-	-	115,801-125,500	83,701-89,800	51,501-55,700	6,250	
-	-	125,501-135,500	89,801-97,000	55,701-60,200	6,500	
-	-	135,501-145,800	97,001-105,800	60,201-64,800	6,750	
-	-	145,801-156,700	105,801-113,200	64,801-69,600	7,000	
-	-	156,701-167,700	113,201-121,300	69,601-74,600	7,250	
-	-	167,701-178,400	121,301-129,600	74,601-79,800	7,500	
-	-	178,401-191,400	129,601-138,300	79,801-85,100	7,750	
-	-	191,401-Greater	138,301-Greater	85,101-Greater	8,000	

For SF: 1 square foot = 0.0929 m², 1 gallon per minute = 3.785 L/m, 1 pound per square inch = 6.895 kPa.

a. Types of construction are based on the California Building Code.

https://up.codes/viewer/expertjuris_key/keycalifornia/pub/california_fire_code_2022/ef8

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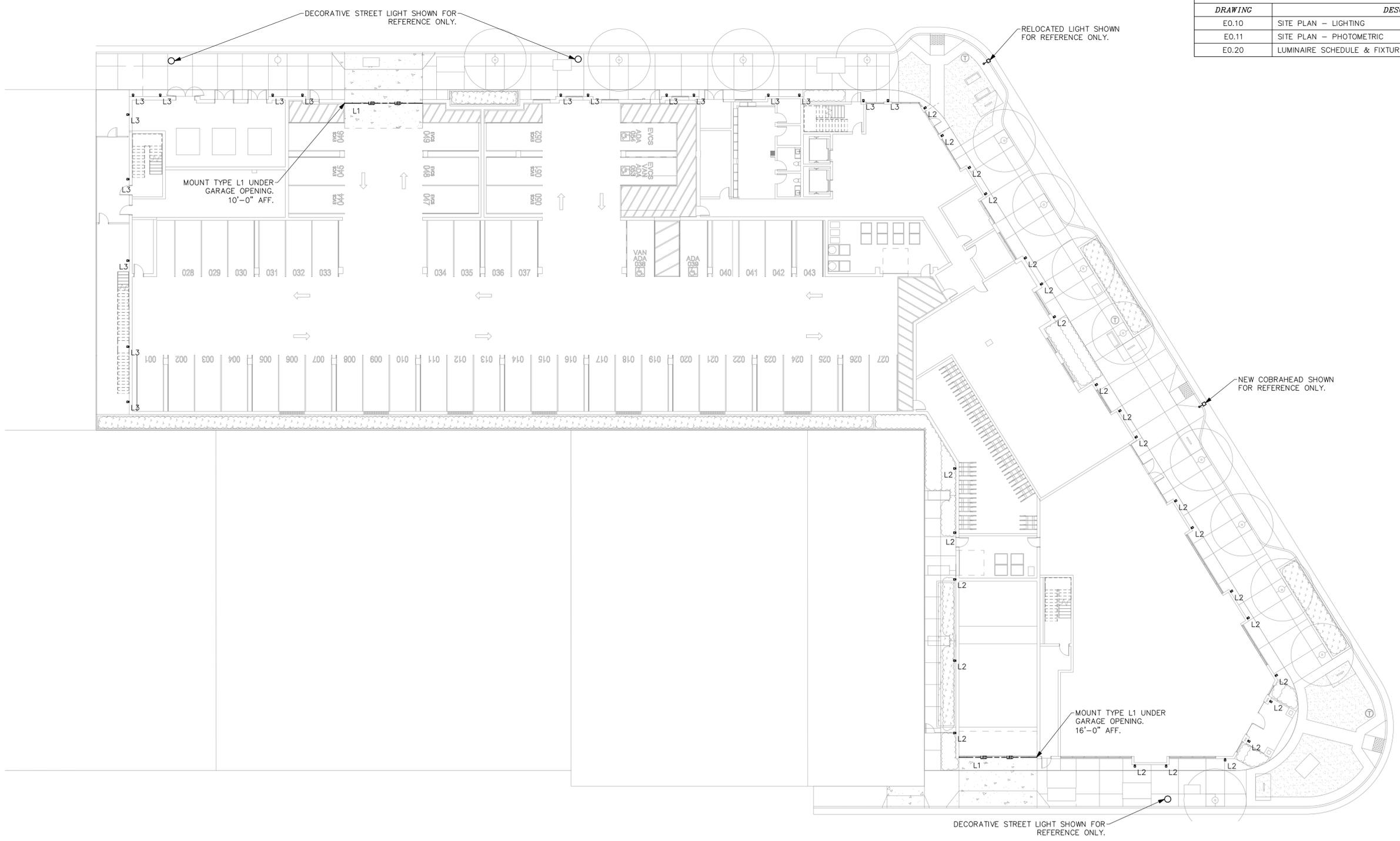


GENERAL NOTES

1. LIGHTING CONTROLS SHALL BE INSTALLED WHICH MEET ALL REQUIREMENTS OF LOCAL ENERGY CODES.
2. ALL EXTERIOR MOUNTED LIGHTING SHALL BE CONTROLLED BY PHOTOCONTROL OR ASTRONOMIC TIME-CLOCK SCHEDULING PER CALIFORNIA ENERGY CODE (CENC) REQUIREMENTS 160.5(c)2. PROVIDE MOTION SENSING CONTROLS FOR LUMINAIRES OVER 40 WATTS MOUNTED LESS THAN 24' ABOVE GRADE AND WALL MOUNTED LUMINAIRES MORE THAN 24' ABOVE GRADE.
3. ALL EXTERIOR MOUNTED LUMINAIRES SHALL FOLLOW MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS FOUND IN CALIFORNIA GREEN BUILDING STANDARDS CODE TABLE 5.106.8.
4. MOUNTING HEIGHT (MH) LISTED IN LUMINAIRE SCHEDULE SHALL BE FROM ABOVE GRADE TO BOTTOM OF COMPLETE EXPOSED FIXTURE.

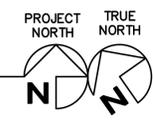
SHEET INDEX

DRAWING	DESCRIPTION
E0.10	SITE PLAN - LIGHTING
E0.11	SITE PLAN - PHOTOMETRIC
E0.20	LUMINAIRE SCHEDULE & FIXTURE DETAILS



SITE PLAN - LIGHTING

SCALE: 1/16" = 1'-0" 0' 4' 8' 16"



NO.	DATE	DESCRIPTION	REVISIONS

ROBISON ENGINEERING, INC
 19401 40TH AVE W, SUITE 302
 LYNNWOOD, WA 98036
 206-864-3475
 RE PROJECT NO. 1376001
 CONTACT: JACOB GREEN

DRAWN:	MNR	DESIGNED:	MNR	CHECKED:	AJS	APPROVED:	AJS
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PROJECT: EAST CAMPBELL APTS.
 600 EAST CAMPBELL AVE, CAMPBELL, CA

19401 40TH AVE W, SUITE 302
 LYNNWOOD, WA 98036
 PHONE: 206/364-3343

ROBISON ENGINEERING, INC

DATE: 12/19/2024

SHEET TITLE:
 SITE PLAN - LIGHTING

SHEET NO.
E0.10

FOR REFERENCE ONLY