# Location of Proposed Project




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

# Project Image



# Notice of Public Hearing

**Dear Campbell Resident,** **October 2, 2026**

The Planning Commission of the City of Campbell will hold a Public Hearing at 7:00 p.m., or shortly thereafter, on **Tuesday, October 13, 2026**, in the Police Department Emergency Operations Center, 100 N. First Street, Campbell, CA, to consider the following application and recommend City Council action on Final EIR certification and project approval:

**Project Address**: 635 - 695 Campbell Technology Pkwy
**Zoning | Area Plan**: P-D | N/A
**Neighborhood Association(s)**: N/A
**Council District**: 2
**File No.**: PLN-2023-165
**APN**: 412-29-010:011:012:015
**Applicant**: Bay West Development
**Property Owner**: Campbell Technology Park, LLC
**Application Type**: Planned Development Permit, Vesting Tentative Subdivision Map, and Tree Removal Permit
**CEQA Review**: Final EIR (SCH No. 2024121066)
**Decision-Making Body**: City Council
**Project Planner**: Daniel Fama, Senior Planner
**Contact:** danielf@campbellca.gov | (408) 866-2193

**Project Description:** Demolition of the existing Campbell Technology Park campus and construction of a 290 unit housing development project consisting of 27 detached single family homes and 263 townhome style condominium units. The project includes creation of 70 private lots, 17 common lots, and 263 residential condominiums; dedication of public right of way and related public and private easements; vacation of existing public easements that conflict with the redevelopment; and associated site and public improvements, including improvements along Campbell Technology Parkway and an eight foot wall along the Highway 17 boundary.

**You may participate virtually or watch online:**
- ❑ Attend via Zoom: campbellca.gov/PCSignup
- ❑ Watch on YouTube: youtube.com/@CityofCampbell

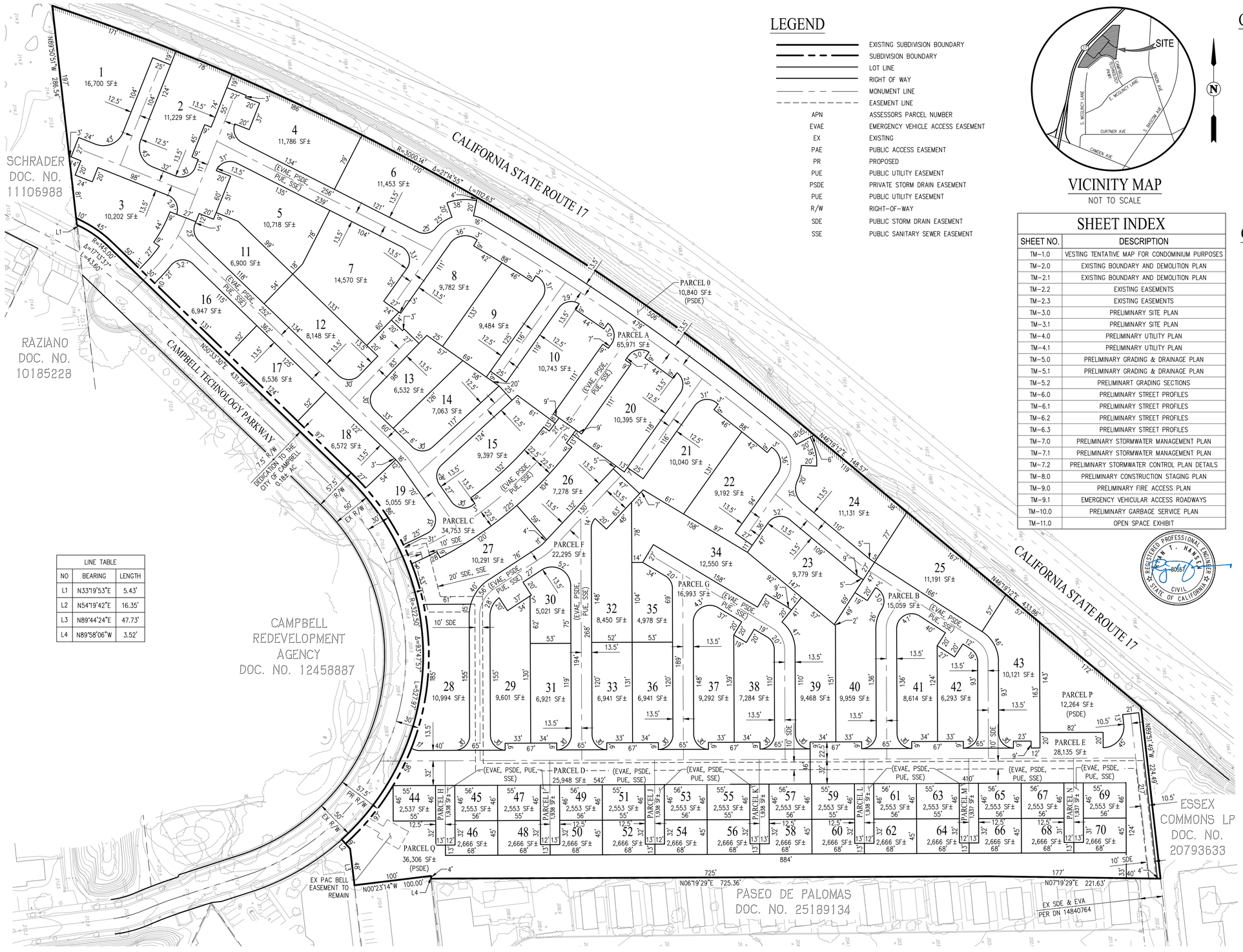
In compliance with the Americans with Disabilities Act, listening assistive devices are available for all meetings held in the City Council Chambers. If you require accommodation, please contact the City Clerk's Office, (408) 866-2117, at least one week in advance of the meeting.

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 traduccion en Español




| LINE TABLE | | |
|---|---|---|
| NO | BEARING | LENGTH |
| L1 | N33°19'53"E | 5.43' |
| L2 | N54°19'42"E | 16.35' |
| L3 | N89°44'24"E | 47.73' |
| L4 | N89°58'06"W | 3.52' |

## LEGEND

| | |
|---|---|
| | EXISTING SUBDIVISION BOUNDARY |
| | SUBDIVISION BOUNDARY |
| | LOT LINE |
| | RIGHT OF WAY |
| | MONUMENT LINE |
| | EASEMENT LINE |
| APN | ASSESSORS PARCEL NUMBER |
| EVAE | EMERGENCY VEHICLE ACCESS EASEMENT |
| EX | EXISTING |
| PAE | PUBLIC ACCESS EASEMENT |
| PR | PROPOSED |
| PUE | PUBLIC UTILITY EASEMENT |
| PSDE | PRIVATE STORM DRAIN EASEMENT |
| PUE | PUBLIC UTILITY EASEMENT |
| R/W | RIGHT-OF-WAY |
| SDE | PUBLIC STORM DRAIN EASEMENT |
| SSE | PUBLIC SANITARY SEWER EASEMENT |




## VICINITY MAP

NOT TO SCALE

## SHEET INDEX

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| TM-2.0 | EXISTING BOUNDARY AND DEMOLITION PLAN |
| TM-2.1 | EXISTING BOUNDARY AND DEMOLITION PLAN |
| TM-2.2 | EXISTING EASEMENTS |
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| TM-9.0 | PRELIMINARY FIRE ACCESS PLAN |
| TM-9.1 | EMERGENCY VEHICULAR ACCESS ROADWAYS |
| TM-10.0 | PRELIMINARY GARBAGE SERVICE PLAN |
| TM-11.0 | OPEN SPACE EXHIBIT |

## CONTACTS

| | | |
|---|---|---|
| 1. | DEVELOPER: | BAYWEST DEVELOPMENT GROUP INC.<br>JASON LAUB<br>90 RAILROAD AVE<br>CAMPBELL, CA 95008<br>(925) 998-6060 |
| 2. | CIVIL ENGINEER: | CARLSON, BARBEE & GIBSON, INC.<br>RYAN HANSEN P.E.<br>2633 CAMINO RAMON, SUITE 350<br>SAN RAMON, CA 94583<br>(925) 866-0322 |
| 3. | ARCHITECT | KTGY GROUP, INC.<br>JILL WILLIAMS<br>1814 FRANKLIN ST, SUITE 400<br>OAKLAND, CA 94612<br>(510) 463-2045 |
| 3. | GEOTECHNICAL ENGINEER: | ENGEO<br>2010 CROW CANYON PLACE, SUITE 250<br>SAN RAMON, CA<br>(925)-866-9000 |

## GENERAL NOTES

| | | |
|---|---|---|
| 1. | AERIAL TOPOGRAPHY: | BY GEOMAPS DATED MAY 25, 2023 |
| 2. | CONTOUR INTERVAL: | 1 FOOT |
| 3. | ACCESSORS PARCEL NO.: | 412-29-010, 412-29-011, 412-29-012, 412-29-015 |
| 4. | SITE ADDRESS: | 635, 655, 675, 695 CAMPBELL TECHNOLOGY PARKWAY |
| 5. | EXISTING/PROPOSED ZONING: | HD-MU (HIGH DENSITY MIXED-USE) & P-D (PLANNED DEVELOPMENT) |
| 6. | EXISTING LAND USE: | COMMERCIAL |
| 7. | PROPOSED LAND USE: | RESIDENTIAL |
| 8. | SITE AREA: | 17.28 AC± |
| 9. | NET LOT AREA: | 17.10 AC± |
| 10. | DWELLING UNITS: | 290 UNITS |
| 11. | DENSITY: | 16.96 DU/AC (NET) |
| 12. | EXISTING STRUCTURES: | EXISTING STRUCTURES ON THE SITE WILL BE DEMOLISHED PRIOR TO CONSTRUCTION. |
| 13. | STREET TREES: | STREET TREES SHALL BE PROVIDED AS REQUIRED BY THE CITY AND WILL BE PRIVATELY MAINTAINED. |
| 14. | TREES: | ALL EXISTING TREES WITHIN THE DEVELOPMENT OF THE SITE ARE TO BE REMOVED UNLESS OTHERWISE NOTED. |
| 15. | UTILITY PROVIDERS: | |
| | WATER: | SAN JOSE WATER COMPANY |
| | SANITARY SEWER: | WEST VALLEY SANITATION DISTRICT |
| | STORM DRAIN: | CITY OF CAMPBELL |
| | GAS & ELECTRIC: | PG&E |
| | TELEPHONE: | TBD |
| | CABLE TV: | TBD |
| 16. | UTILITY: | ALL ONSITE DOMESTIC WATER MAINS WILL BE PUBLIC UP TO EACH INDIVIDUAL METER. SANITARY SEWER WILL BE PUBLIC UP TO THE UNIT CLEANOUT. THE STORM DRAIN SYSTEM SERVING JUST THE RESIDENTIAL DEVELOPMENT WILL BE PRIVATE. THE STORM DRAIN SYSTEM SERVING THE UPSTREAM OFFSITE RUNOFF WILL BE PUBLIC. |
| 17. | LIGHTING: | ALL LIGHTING ON PRIVATE STREETS SHALL BE PRIVATELY MAINTAINED. |
| 18. | TRASH: | INDIVIDUAL TRASH CAN PICKUP IS TO BE PROVIDED BY WEST VALLEY COLLECTION AND RECYCLING. |
| 19. | STREETS: | ALL ONSITE STREETS ARE TO BE PRIVATE AND PRIVATELY MAINTAINED. |
| 20. | GRADING: | PROPOSED GRADING AS SHOWN IS PRELIMINARY, FINISHED GRADING IS SUBJECT TO FINAL DESIGN. |
| 21. | DIMENSIONS: | ALL PARCEL AND LOT DIMENSIONS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL DESIGN. |
| 22. | EROSION CONTROL: | EROSION CONTROL WILL BE PREPARED PER CITY STANDARDS AND ABAG RECOMMENDATIONS. |
| 23. | COMMON AREAS: | COMMON AREAS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. |
| 24. | FLOOD ZONE: | ZONE X (SHADED): AREAS OF MINIMAL FLOOD HAZARD. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.<br>SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP. MAP NUMBERS 06085C0239H & 06085C0237H<br>DATED: MAY 18, 2009 |
| 25. | BASIS OF BEARING: | THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN FOUND MONUMENTS ON CAMPBELL TECHNOLOGY PARKWAY, THE BEARING BEING N50°33'30"E PER PARCEL MAP (716 M 25). |
| 26. | BENCHMARK: | THE BENCHMARK FOR THIS SURVEY IS A BRASS DISK SET IN CONCRETE BEING NGS MONUMENT DESIGNATION U 176 RESET, PID HS3127, HAVING AN NAVD88 PUBLISHED ELEVATION OF 195.29 FEET. |
| 27. | CONDOMINIUM MAP: | A CONDOMINIUM PLAN WILL BE RECORDED FOR LOTS 1 THROUGH 43. THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4285 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS SHALL BE NO MORE THAN 263 RESIDENTIAL CONDOMINIUM UNITS FOR LOTS 1 THROUGH 43. |
| 28. | EASEMENTS: | PARCELS A THROUGH N ARE TO INCLUDE THE FOLLOWING PUBLIC AND PRIVATE EASEMENTS TO SERVE ONSITE PRIVATE AND PUBLIC FACILITIES AND PROVIDE GRANT ACCESS AS NOTED: EVAE, PSDE, PUE, SDE AND SSE. EASEMENTS MAY CHANGE SUBJECT TO FINAL DESIGN. |

REGISTERED PROFESSIONAL ENGINEER RYAN T. HANSEN 80557 CIVIL STATE OF CALIFORNIA

ktgy | cbg CARLSON, BARBEE & GIBSON, Inc. CIVIL ENGINEERS • SURVEYORS • PLANNERS | GATES +ASSOCIATES LANDSCAPE ARCHITECTURE LAND PLANNING · URBAN DESIGN

**Campbell Technology Park LLC**

**Campbell Technology Park**
Campbell, CA # 2023-0039

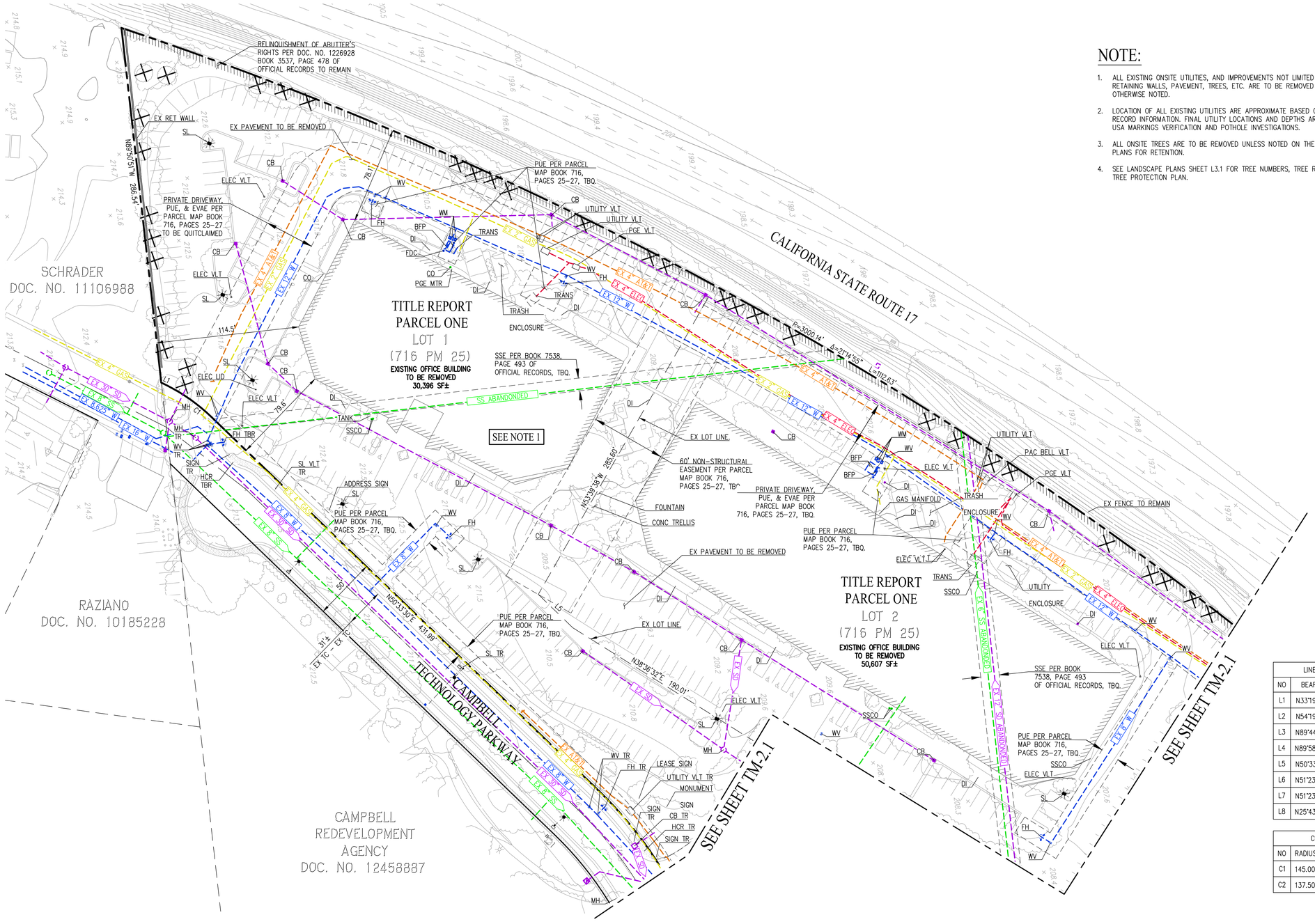
DESIGN REVIEW
JULY 8, 2024

0 30 60 120

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES

TM-1.0

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## NOTE:

1. ALL EXISTING ONSITE UTILITIES, AND IMPROVEMENTS NOT LIMITED TO BUILDINGS, RETAINING WALLS, PAVEMENT, TREES, ETC. ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
2. LOCATION OF ALL EXISTING UTILITIES ARE APPROXIMATE BASED ON FIELD AND RECORD INFORMATION. FINAL UTILITY LOCATIONS AND DEPTHS ARE SUBJECT TO USA MARKINGS VERIFICATION AND POTHOLE INVESTIGATIONS.
3. ALL ONSITE TREES ARE TO BE REMOVED UNLESS NOTED ON THE LANDSCAPE PLANS FOR RETENTION.
4. SEE LANDSCAPE PLANS SHEET L3.1 FOR TREE NUMBERS, TREE REMOVAL, AND TREE PROTECTION PLAN.

## LEGEND

| | |
|---|---|
| | BOUNDARY LINE |
| | MONUMENT LINE |
| | EASEMENT LINE |
| | ADJACENT PROPERTY LINE |
| | EXISTING LOT LINE |
| | RETAINING WALL |
| EX 12" SD | EXISTING STORM DRAIN MAIN |
| EX 10" W | EXISTING WATER MAIN |
| EX 8" SS | EXISTING SANITARY SEWER MAIN |
| EX GAS | EXISTING GAS LINE |
| EX ELEC | EXISTING UNDERGROUND ELECTRIC |
| EX AT&T | EXISTING AT&T LINE |
| | EXISTING STORM DRAIN MANHOLE |
| | EXISTING STORM DRAIN FIELD INLET |
| | EXISTING FIRE HYDRANT |
| | EXISTING BACK FLOW |
| | EXISTING PRESSURE INDICATOR VALVE |
| | EXISTING FIRE DEPARTMENT CONNECTION |
| | EXISTING WATER VALVE |
| | EXISTING SANITARY SEWER MANHOLE |
| | EXISTING SANITARY SEWER CLEANOUT |
| | EXISTING UTILITY BOX/VAULT |
| | EXISTING STREET LIGHT |
| | EXISTING TREE TO BE REMOVED |
| | EXISTING TREE TO REMAIN |
| N | NORTH |
| S | SOUTH |
| E | EAST |
| W | WEST |
| BLDG | BUILDING |
| BFP | BACK FLOW PREVENTER |
| CB | CATCH BASIN |
| CONC | CONCRETE |
| DWY | DRIVEWAY |
| DI | DRAIN INLET |
| ELEC | ELECTRICAL |
| EX | EXISTING |
| FDC | FIRE DEPARTMENT CONNECTION |
| FH | FIRE HYDRANT |
| FS | FIRE SERVICE |
| GM | GAS METER |
| HCR | HANDICAP RAMP |
| LAT | LATERAL |
| PB | PULL BOX |
| PIV | POST INDICATOR VALVE |
| PL | PROPERTY LINE |
| PP | POWER POLE |
| PUE | PUBLIC UTILITY EASEMENT |
| SL | STREET LIGHT |
| SSCO | SANITARY SEWER CLEAN OUT |
| SSE | SANITARY SEWER EASEMENT |
| TBR | TO BE REMOVED |
| TBQ | TO BE QUITCLAIMED |
| TR | TO REMAIN |
| UTIL | UTILITY |
| VLT | VAULT |
| WLE | WATER LINE EASEMENT |
| WM | WATER METER |
| WS | WATER SERVICE |
| WV | WATER VALVE |

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| L7 | N51°23'28"W | 17.45' |
| L8 | N25°43'39"W | 26.99' |

| CURVE TABLE | | | |
|---|---|---|---|
| NO | RADIUS | DELTA | LENGTH |
| C1 | 145.00' | 17°13'37" | 43.60' |
| C2 | 137.50' | 25°39'49" | 61.59' |

ktgy

cbg CARLSON, BARBEE & GIBSON, Inc. CIVIL ENGINEERS • SURVEYORS • PLANNERS

GATES +ASSOCIATES LANDSCAPE ARCHITECTURE LAND PLANNING URBAN DESIGN

**Campbell Technology Park LLC**

**Campbell Technology Park**
Campbell, CA # 2023-0039

DESIGN REVIEW
JULY 8, 2024

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EXISTING BOUNDARY AND DEMOLITION PLAN

TM-2.0

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SEE SHEET TM-2.0

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CAMPBELL TECHNOLOGY PARKWAY

CAMPBELL REDEVELOPMENT AGENCY DOC. NO. 12458887

CALIFORNIA STATE ROUTE 17

PROPERTY 2
DOC. NO. 15711578
EXISTING OFFICE BUILDING TO BE REMOVED
39,863 SF±

LOT 3
(716 PM 25)
EXISTING OFFICE BUILDING TO BE REMOVED
40,425 SF±

ESSEX COMMONS LP
DOC. NO. 20793633

PASEO DE PALOMAS
DOC. NO. 25189134

PASEO DE PALOMAS LN

SEE NOTE 1 ON SHEET TM-2.0

RELINQUISHMENT OF ABUTTER'S RIGHTS PER DOC. NO. 1226928 BOOK 3537, PAGE 478 OF OFFICIAL RECORDS TO REMAIN

PRIVATE DRIVEWAY, PUE, & EVAE PER PARCEL MAP BOOK 716, PAGES 25-27 TBQ

PSDE PER PARCEL MAP BOOK 716, PAGES 25-27, TBQ.

PRIVATE DRIVEWAY, PUE, EVAE, & SSE PER PARCEL MAP BOOK 716, PAGES 25-27, TBQ.

SSE PER DOC. NO. 8258589 BOOK J059, PAGE 242 OF OFFICIAL RECORDS, TBQ.

SSE PER PARCEL MAP BOOK 716, PAGES 25-27, TBQ.

EX PAVEMENT TO BE REMOVED

PUE PER BOOK 716, PAGES 25-27 OF OFFICIAL RECORDS,TBQ.

SSE PER BOOK 7538, PAGE 493 OF OFFICIAL RECORDS, TBQ.

PUE PER PARCEL MAP BOOK 716, PAGES 25-27, TBQ.

SSE PER BOOK 716, PAGES 25-27, TBQ.

PRIVATE DRIVEWAY, PUE, & EVAE PER PARCEL MAL BOOK 716, PAGES 25-27. TBQ

PUE PER PARCEL MAP BOOK 716, PAGES 25-27

EX LOT LINE

PUE PER PARCEL MAP BOOK 716, PAGES 25-27

PSDE PER PARCEL MAP BOOK 716, PAGES 25-27

TRASH ENCLOSURE

ENCLOSURE PUE PER PARCEL MAP BOOK 716, PAGES 25-27, TBQ

EASEMENT FOR UNDERGROUND PIPELINE–PUBLIC STORM DRAINAGE PER DOC NO. 16297431, TBQ

CONC TRELLIS

FOUNTAIN

PG&E EASEMENT PER BOOK 9065, PAGE 114 OF OFFICIAL RECORDS,TBQ.

EASEMENT FOR UNDERGROUND PIPELINE–PUBLIC STORM DRAINAGE PER DOC NO. 16297431, TBQ.

PAC BELL EASEMENT PER BOOK 716, PAGES 25-27 & D.N. 14847458 OF OFFICIAL RECORDS, TR.

SSE PER BOOK J059, PAGE 242 OF OFFICIAL RECORDS, TBQ.

SEE THE LANDSCAPE PLANS FOR THE TREE PROTECTION & REMOVAL PLAN

EX SDE & EVA PER DN 14840764

GATE ACCESS TR

GATE POST TR

GATE POST

SOUNDWALL

SOUNDWALL TR

RET WALL

RET WALL TBR

RET WALL BEG

WALL

WALL TBR

ELEC LID

GUY WIRE

PP

MH TR

EX 8" SS

EX 12" W

EX 21" SD

EX 6" SS ABANDONED

EX 6" SS ABANDONED

EX 8" SD ABANDONED

EX AT&T

EX ELEC

EX 2" GAS

EX 36" SD

EX 24" SD

EX 18" SD

EX 8" W

EX 6" W

EX 4" W

EX 4" GAS

EX 4" ELEC

EX 8" SS

EX 12" W

EX 21" SD

EX 6" SS ABANDONED

EX 6" SS ABANDONED

EX 8" SD ABANDONED

EX AT&T

EX ELEC

EX 2" GAS

EX 36" SD

EX 24" SD

EX 18" SD

EX 8" W

EX 6" W

EX 4" W

EX 4" GAS

EX 4" ELEC

N46°19'12"E 148.57'

N46°19'12"E 582.43' (T)

N46°19'12"E 431.86'

N38°36'32"E 499.51' (T)

N38°36'32"E 62.50'

N51°24'22"W 277.99'

N51°23'28"W 239.81'

N83°43'30"W 93.75'

N00°23'14"W 100.00'

N06°19'29"E 725.36'

N07°19'29"E 221.63'

N89°51'49"W 224.49'

R=325.50' Δ=35°41'15" L=202.79'

27.5'

22.5'

56.3'


kt gy

cbg CARLSON, BARBEE & GIBSON, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN


**Campbell Technology Park LLC**

**Campbell Technology Park**
Campbell, CA # 2023-0039

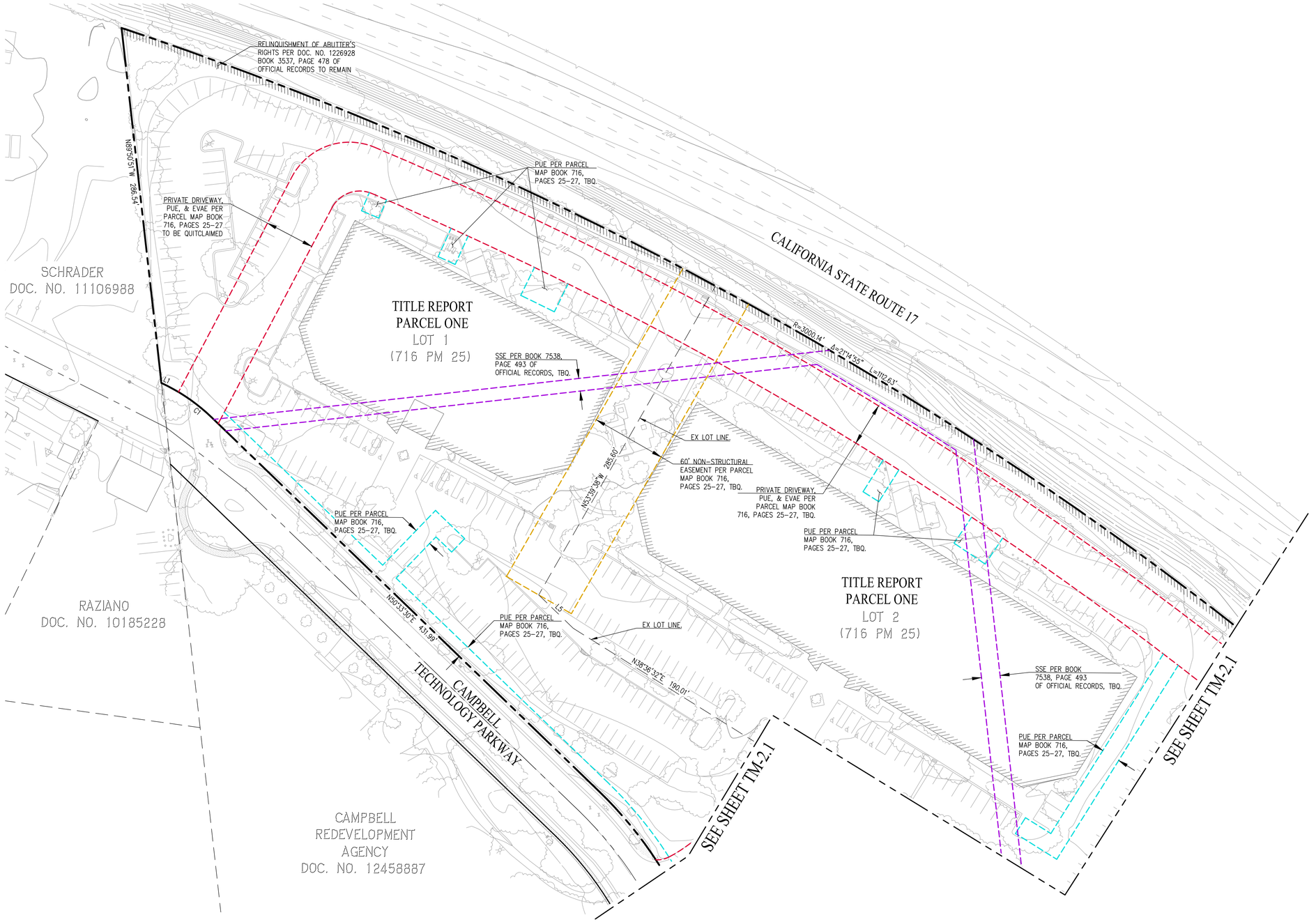
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TM-2.1

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| | EXISTING PRIVATE DRIVEWAY, PUE, & EVAE EASEMENT PER BOOK 716 |
| | EXISTING PUBLIC UTILITY EASEMENT PER BOOK 716 |
| | EXISTING NON-STRUCTURAL EASEMENT PER BOOK 716 |
| | EXISTING SANITARY SEWER EASEMENT PER BOOK 7538 |
| | EXISTING SANITARY SEWER EASEMENT PER BOOK 716 |
| | EXISTING SANITARY SEWER EASEMENT PER BOOK J059 |
| | EXISTING STORM DRAIN EASEMENT PER BOOK 716 |
| | EXISTING PG&E EASEMENT PER BOOK 9065 |

| | |
|---|---|
| EX | EXISTING |
| EVAE | EMERGENCY VEHICLE ACCESS EASEMENT |
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| | EXISTING STORM DRAIN EASEMENT PER BOOK 716 |
| | EXISTING PG&E EASEMENT PER BOOK 9065 |
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| EVAE | EMERGENCY VEHICLE ACCESS EASEMENT |
| PUE | PUBLIC UTILITY EASEMENT |
| SDE | STORM DRAIN EASEMENT |
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| TBQ | TO BE QUITCLAIMED |
| TR | TO REMAIN |

SEE SHEET TM-2.0

SEE SHEET TM-2.0

CAMPBELL TECHNOLOGY PARKWAY

CAMPBELL REDEVELOPMENT AGENCY DOC. NO. 12458887

PROPERTY 2
DOC. NO. 15711578

LOT 3
(716 PM 25)

ESSEX COMMONS LP
DOC. NO. 20793633

PASEO DE PALOMAS
DOC. NO. 25189134

CALIFORNIA STATE ROUTE 17

PASEO DE PALOMAS LN

RELINQUISHMENT OF ABUTTER'S RIGHTS PER DOC. NO. 1226928 BOOK 3537, PAGE 478 OF OFFICIAL RECORDS TO REMAIN

N46°19'12"E 146.57'

N46°19'12"E 582.43' (T)

N46°19'12"E 433.86'

PRIVATE DRIVEWAY, PUE, & EVAE PER PARCEL MAP BOOK 716, PAGES 25-27 TBQ

PSDE PER PARCEL MAP BOOK 716, PAGES 25-27, TBQ.

PRIVATE DRIVEWAY, PUE, EVAE, & SSE PER PARCEL MAP BOOK 716, PAGES 25-27, TBQ.

N38°36'32"E 499.51' (T)

PSDE PER PARCEL MAP BOOK 716, PAGES 25-27

EX LOT LINE

SSE PER DOC. NO. 8258589 BOOK J059, PAGE 242 OF OFFICIAL RECORDS, TBQ.

SSE PER PARCEL MAP BOOK 716, PAGES 25-27, TBQ.

PUE PER BOOK 716, PAGES 25-27 OF OFFICIAL RECORDS,TBQ.

SSE PER BOOK 7538, PAGE 493 OF OFFICIAL RECORDS, TBQ.

PUE PER PARCEL MAP BOOK 716, PAGES 25-27

PSDE PER PARCEL MAP BOOK 716, PAGES 25-27

N51°24'02"W 277.99'

PUE PER PARCEL MAP BOOK 716, PAGES 25-27, TBQ

EASEMENT FOR UNDERGROUND PIPELINE-PUBLIC STORM DRAINAGE PER DOC NO. 16297431, TBQ

EX LOT LINE

N38°36'32"E 62.50'

EX LOT LINE

PRIVATE DRIVEWAY, PUE, & EVAE PER PARCEL MAL BOOK 716, PAGES 25-27. TBQ

PUE PER PARCEL MAP BOOK 716, PAGES 25-27 TBQ

PRIVATE DRIVEWAY, PUE, & EVAE PER PARCEL MAP BOOK 716, PAGES 25-27, TBQ

N51°23'28"W 239.81'

PUE PER PARCEL MAP BOOK 716, PAGES 25-27, TBQ.

SSE PER BOOK 716, PAGES 25-27, TBQ.

PRIVATE DRIVEWAY, PUE, & EVAE PER PARCEL MAP BOOK 716, PAGES 25-27, TBQ.

PG&E EASEMENT PER BOOK 9065, PAGE 114 OF OFFICIAL RECORDS,TBQ.

PRIVATE DRIVEWAY, PUE, & EVAE PER PARCEL MAP BOOK 716, PAGES 25-27 TBQ

N89°51'48"W 224.49'

SSE PER PARCEL MAP BOOK 716, PAGES 25-27, TBQ

EASEMENT FOR UNDERGROUND PIPELINE-PUBLIC STORM DRAINAGE PER DOC NO. 16297431, TBQ.

PAC BELL EASEMENT PER BOOK 716, PAGES 25-27 & D.N. 14847458 OF OFFICIAL RECORDS, TR.

PRIVATE DRIVEWAY, PUE, & EVAE PER PARCEL MAP BOOK 716, PAGES 25-27 TBQ.

PUE PER PARCEL MAPE BOOK 716, PAGES 25-27, TBQ.

N83°43'50"W 93.75'

EX LOT LINE

SSE PER BOOK J059, PAGE 242 OF OFFICAL RECORDS, TBQ.

SSE PER BOOK J059, PAGE 242 OF OFFICIAL RECORDS, TBQ.

N00°23'14"W 100.00'

N06°19'29"E 725.36'

N07°19'29"E 221.63'

EX SDE & EVA PER DN 14840764

A=35°47'15" R=372.50' L=232.70'

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CIVIL ENGINEERS • SURVEYORS • PLANNERS

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN

**Campbell Technology Park LLC**

**Campbell Technology Park**
Campbell, CA # 2023-0039

DESIGN REVIEW
JULY 8, 2024

0 20 40 80

EXISTING EASEMENTS

TM-2.3

H:\3737-000\ACAD\TM\TM-2.2.DWG

## NOTE:

1. SEE LANDSCAPE PLANS BY OTHERS FOR ALL LANDSCAPE & IRRIGATION DETAILS.
2. SEE LANDSCAPE PLANS FOR ALL WALKWAY SURFACE TYPE DETAILS.
3. ALL PEDESTRIAN STREET CROSSINGS WILL BE PROVIDED WITH AN ACCESSIBLE CURB RAMP & TRUNCATED DOMES AND WILL BE DETAILED ON THE PROJECTS CONSTRUCTION DRAWINGS.
4. PER SJWC REQUIREMENTS A MINIMUM 3' MIN SEPARATION BETWEEN DEEPENED CURBS AND WATER MAINS IS REQUIRED.
5. PER PG&E DESIGN REQUIREMENTS 5' OF SEPARATION SHALL BE PROVIDED BETWEEN GAS MAIN AND TREE PLANTING.

## PARKING SUMMARY

| PARKING PROVIDED | |
|---|---|
| RESIDENTIAL IN GARAGE PARKING STALLS | 580 |
| ON SITE PARKING STALLS | 138 |
| TOTAL PROVIDED PARKING STALLS | 718 |
| | |
| **SITE PARKING USE SUMMARY** | |
| ACCESSIBLE PARKING STALLS | 7 |
| ELECTRIC VEHICLE CAPABLE STALLS (EC) | 14 |
| ELECTRIC VEHICLE READY STALLS (ER) | 35 |
| ELECTRIC VEHICLE CHARGER STALLS (EV) | 7 |

## ACCESSIBLE UNIT COUNT SUMMARY

| # UNITS | REQUIRED ADA UNIT COUNT | PROVIDED ADA UNIT COUNT |
|---|---|---|
| 149 TOWNHOMES | 15 | 15 |
| 114 PIGGYBACK | 12 | 12 |
| 263 TOTAL | 27 | 27 |

## LEGEND:

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE
- MONUMENT LINE
- CENTERLINE
- RIGHT OF WAY LINE
- LOT LINE
- PROPOSED EASEMENT LINE
- PROPOSED RETAINING WALL
- PROPOSED DEEPENED SIDEWALK CURB
- EXISTING GAS MAIN (EX GAS)
- EXISTING WATER MAIN (EX W)
- ACCESSIBLE PEDESTRIAN PATH OF TRAVEL
- ASPHALT PAVEMENT
- UNASSIGNED AND VISITOR PARKING STALL (ASPHALT PAVEMENT)
- ACCESSIBLE PARKING STALL
- ACCESSIBLE UNIT
- CONCRETE DRIVEWAY
- BIO-RETENTION AREA
- PARKING COUNT
- LADDER PAD

## ABBREVIATIONS

| | |
|---|---|
| BIO-RET | BIO-RETENTION |
| CL | CENTERLINE |
| CONC | CONCRETE |
| DWY | DRIVEWAY |
| EC | ELECTRIC VEHICLE CAPABLE PARKING STALL |
| ER | ELECTRIC VEHICLE READY PARKING STALL |
| EV | ELECTRIC VEHICLE PARKING STALL |
| EVAE | EMERGENCY VEHICLE ACCESS EASEMENT |
| EX | EXISTING |
| FC | FACE OF CONCRETE & GUTTER CURB |
| LS | LANDSCAPE |
| ML | MONUMENT LINE |
| MIN | MINIMUM |
| PAE | PUBLIC ACCESS EASMENT |
| PL | PROPERTY LINE |
| PR | PROPOSED |
| R/W | RIGHT OF WAY |
| S/W | SIDEWALK |
| TC | TOP OF CONCRETE CURB & GUTTER |
| TYP | TYPICAL |
| VG | VALLEY GUTTER |







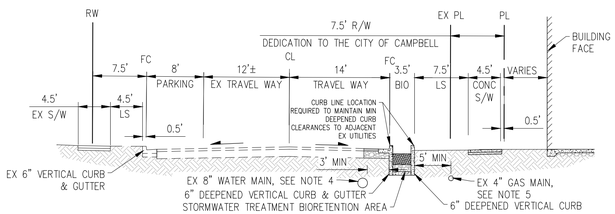
TYPICAL EVA SECTION
NOT TO SCALE



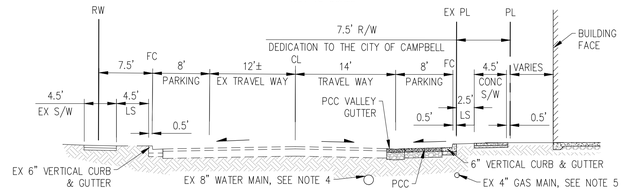

G STREET SECTION
G STREET
NOT TO SCALE



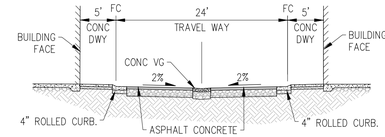

J STREET SECTION
J STREET
NOT TO SCALE



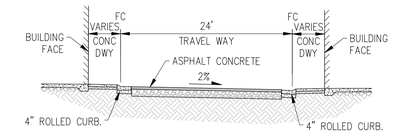

TYPICAL CAMPBELL TECHNOLOGY PARKWAY WITH STORMWATER TREATMENT SECTION
NOT TO SCALE



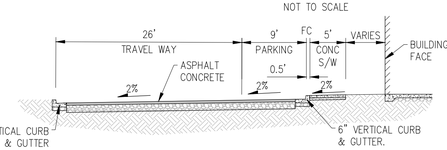

TYPICAL CAMPBELL TECHNOLOGY PARKWAY WITH PARKING SECTION
NOT TO SCALE



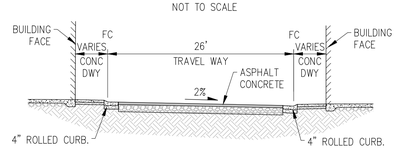

TYPICAL 24' ALLEY SECTION W/ 5' DWY
S, T, U, V, W, X, Y STREET
NOT TO SCALE




TYPICAL 24' ALLEY SECTION
H, K, L, M STREET
NOT TO SCALE



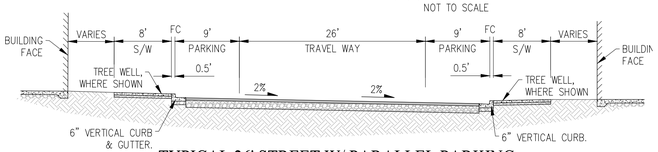

E STREET W/ PARALLEL PARKING
STREET E
NOT TO SCALE




TYPICAL 26' ALLEY SECTION
D, F, I, N, O, P, Q, R STREET
NOT TO SCALE




TYPICAL 26' STREET W/ PERPENDICULAR PARKING
A STREET
NOT TO SCALE




TYPICAL 26' STREET W/ PARALLEL PARKING
B, C STREET
NOT TO SCALE

SEE SHEET TM-4.0

CAMPBELL REDEVELOPMENT AGENCY DOC. NO. 12458887

PROPOSED RETAINING WALL

BIO-RETENTION (TYP.)

EX SOUND WALL TO REMAIN

CALIFORNIA STATE ROUTE 17

E STREET

F STREET

B STREET

M STREET

N STREET

O STREET

P STREET

Q STREET

R STREET

S STREET

T STREET

U STREET

V STREET

W STREET

X STREET

Y STREET

C STREET

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LS TREE WELL (TYP.) SEE NOTE 1

CONC S/W (TYP.) SEE NOTE 2

PARALLEL PARKING (TYP.) 22'X9'

PARALLEL PARKING (TYP.) 9'X22'

STANDARD ACCESSIBLE PARKING STALL (TYP.) 9'X20'

ACCESSIBLE CURB RAMP (TYP.)

CONC DWY (TYP.)

CURB STOP (TYP.)

STANDARD PARKING (TYP.) 20'X9'

VAN ACCESSIBLE PARKING STALL (TYP.) 9'X20'

DEEPENED SIDEWALK CURB (TYP.)

PROPOSED CONCRETE RETAINING WALL

CAMPBELL TECHNOLOGY PARKWAY

DEDICATION TO THE CITY OF CAMPBELL

EXISTING PAC BELL EASEMENT AND AT&T FACILITIES TO REMAIN

PROPOSED CONC RETAINING WALL

2:1 MAX SLOPE

ESSEX COMMONS LP DOC. NO. 20793633

PASEO DE PALOMAS DOC. NO. 25189134

EVA

0 20 40 80

ktgy

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**Campbell Technology Park LLC**

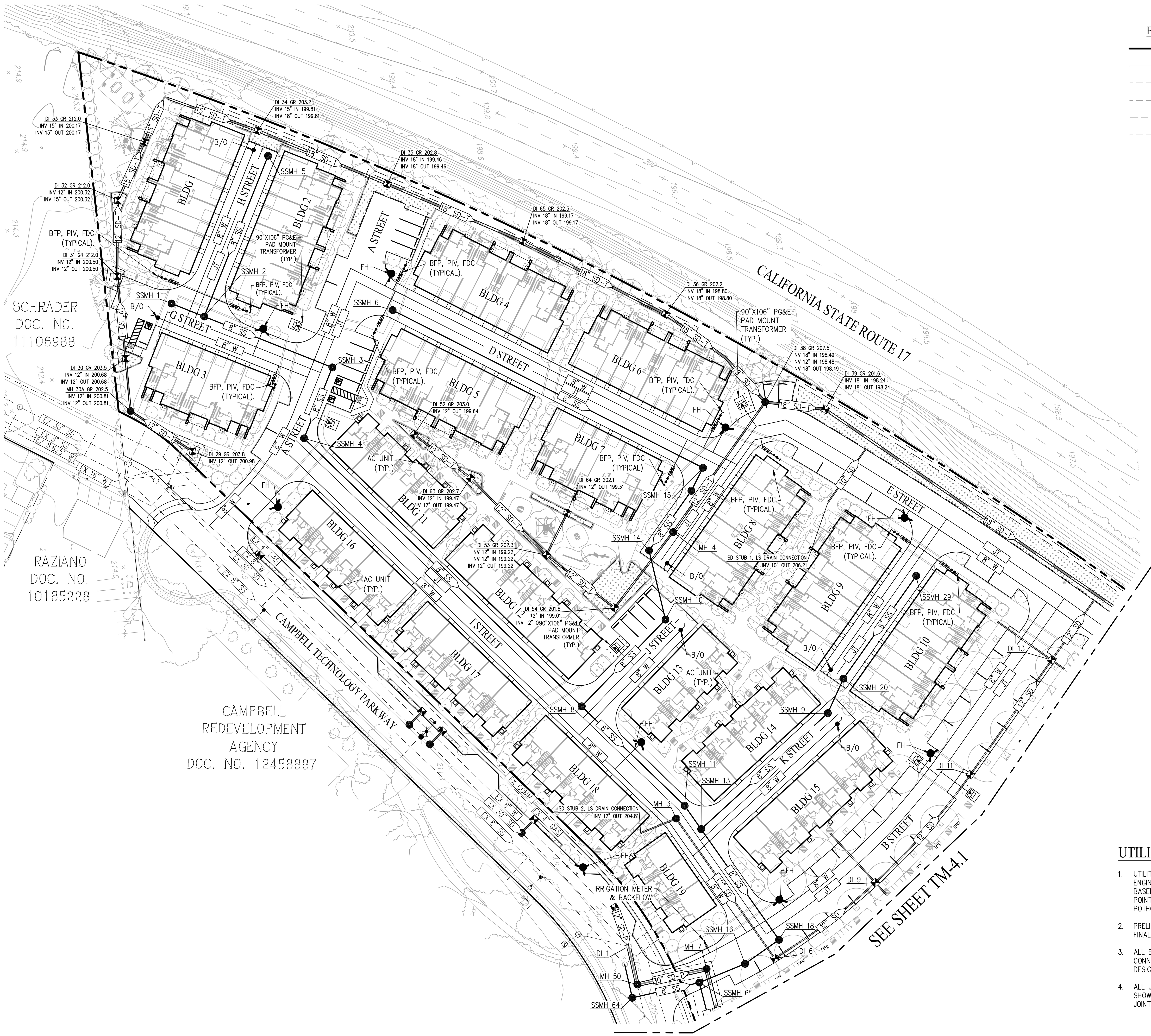
**Campbell Technology Park**
Campbell, CA # 2023-0039

DESIGN REVIEW
JULY 8, 2024

PRELIMINARY SITE PLAN

TM-3.1

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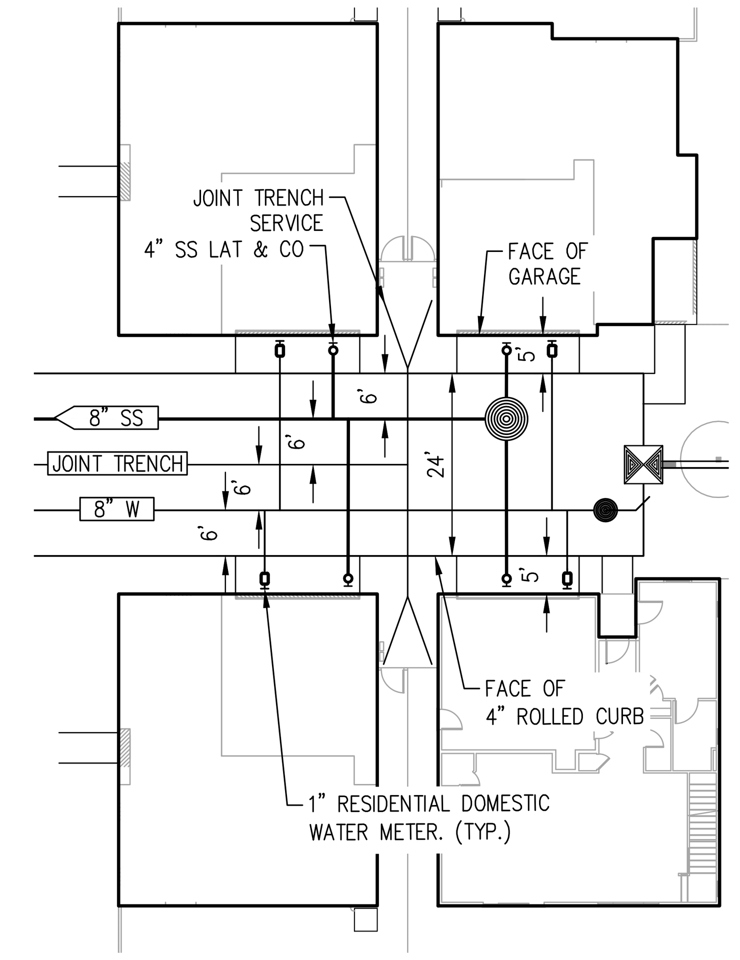



# LEGEND:

| EXISTING | PROPOSED | DESCRIPTION |
|---|---|---|
| | | PROPERTY LINE |
| | | RIGHT OF WAY |
| EX GAS | | GAS MAIN |
| EX W | 8" W | WATER MAIN |
| EX SS | 8" SS | SANITARY SEWER PIPE |
| EX SD | 12" SD | STORM DRAIN PIPE (UNTREATED) |
| | 12" SD-T | STORMWATER PIPE (TREATED) |
| | 12" SD-P | STORMWATER PIPE (PUBLIC) |
| | JT | JOINT TRENCH |
| | | STORM DRAIN INLET |
| | | MANHOLE |
| | | FIRE HYDRANT |
| | | BACK FLOW PREVENTER |
| | | FIRE DEPARTMENT CONNECTION |
| | | POST INDICATOR VALVE |
| | | BIO-RETENTION AREA |
| | | 90"X106" PG&E PAD MOUNT TRANSFORMER |
| | | 50"X52" PG&E PAD MOUNT TRANSFORMER |
| | | VALVE |
| | | STREET LIGHT |
| | | UTILITY BOX/VAULT |
| | | AC UNIT |

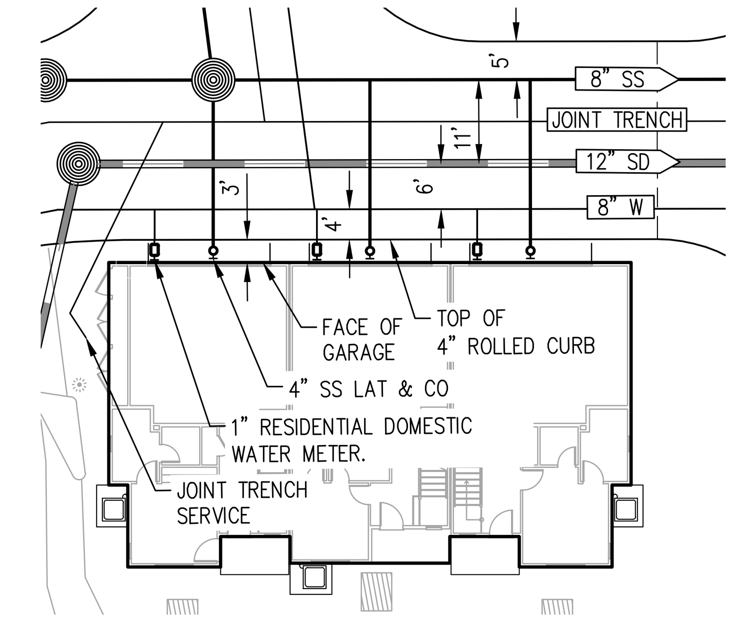
# ABBREVIATIONS

| | |
|---|---|
| BFP | BACK FLOW PREVENTER |
| BLDG | BUILDING |
| B/O | BLOW OFF VALVE |
| CB | CATCH BASIN |
| DI | DRAIN INLET |
| ELEC | ELECTRICAL |
| EX | EXISTING |
| FDC | FIRE DEPARTMENT CONNECTION |
| FH | FIRE HYDRANT |
| FS | FIRE SERVICE |
| JT | JOINT TRENCH |
| LAT | LATERAL |
| LS | LANDSCAPE |
| PIV | POST INDICATOR VALVE |
| PP | POWER POLE |
| SL | STREET LIGHT |
| SS | SANITARY SEWER |
| SSCO | SANITARY SEWER CLEAN OUT |
| UTIL | UTILITY |
| VLT | VAULT |
| WM | WATER METER |
| WS | WATER SERVICE |
| WV | WATER VALVE |



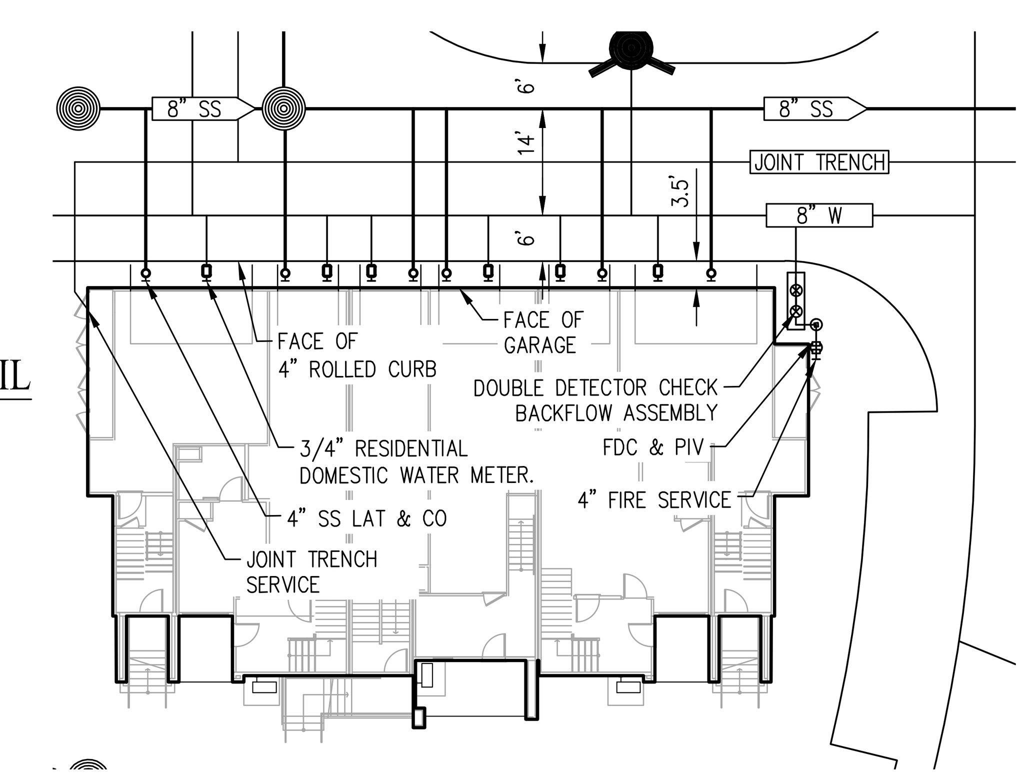

## TYPICAL SINGLE FAMILY SERVICE DETAIL

BLDGS 46–73
SCALE 1" = 20'




## TYPICAL TOWNHOME SERVICE DETAIL

BLDGS 11–19, 25–45
SCALE 1" = 20'

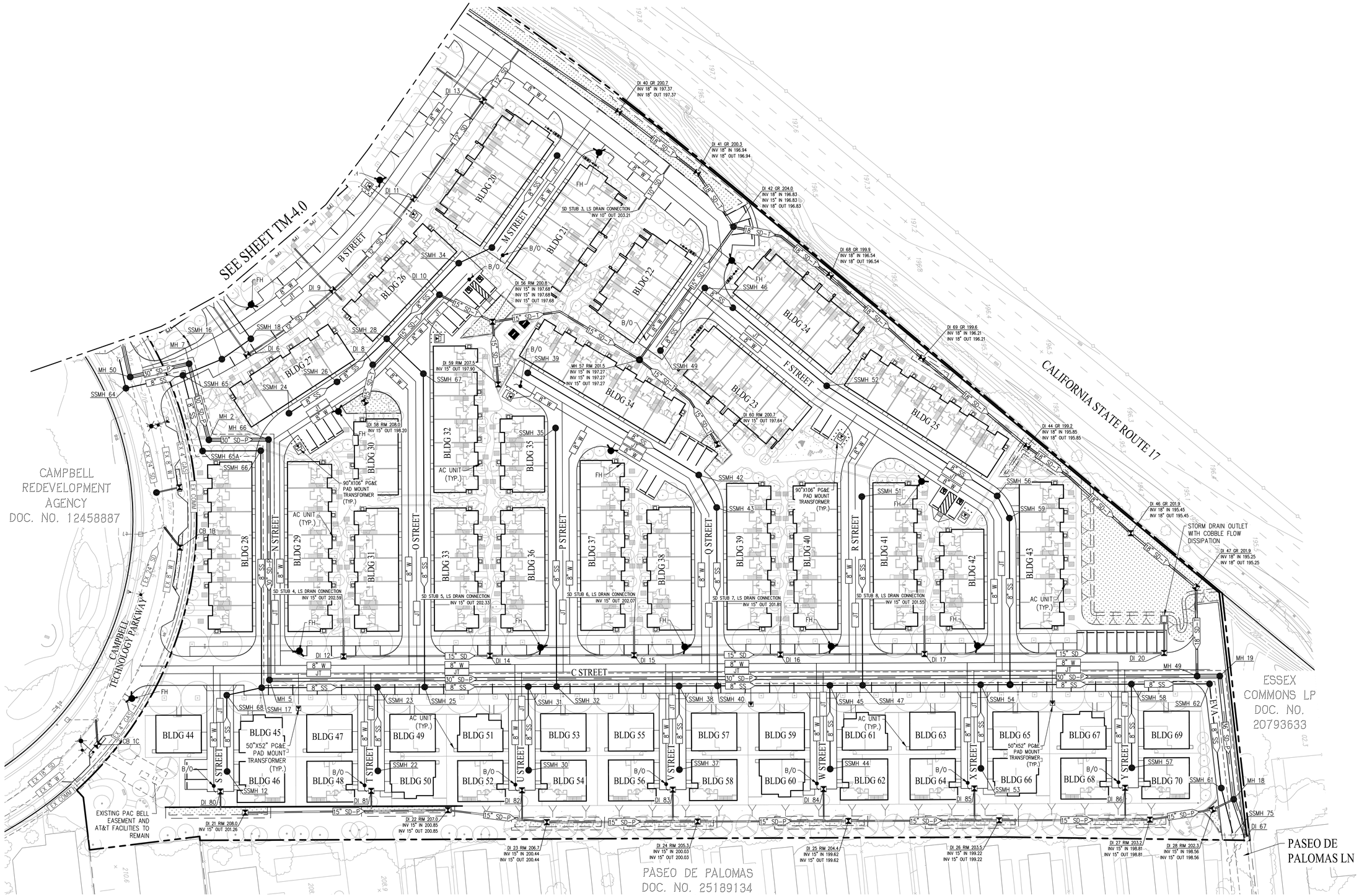



## TYPICAL PIGGYBACK SERVICE DETAIL

BLDGS 1–10, 20–24
SCALE 1" = 20'

# UTILITY NOTES:

1. UTILITY LAYOUT AS SHOWN IS PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN. EXISTING UTILITY LOCATIONS ARE APPROXIMATE BASED ON RECORD INFORMATION AND FIELD SURVEY DATA. UTILITY POINT OF CONNECTIONS SHALL BE VERIFIED WITH USA MARKINGS AND POTHOLE INFORMATION.
2. PRELIMINARY DOMESTIC AND FIRE SERVICE SIZES ARE SUBJECT TO FINAL PLUMBING ENGINEERS DESIGN.
3. ALL BUILDING STORM DRAIN, WATER, AND SEWER POINT OF CONNECTIONS ARE SUBJECT TO FINAL BUILDING PLUMBING ENGINEERS DESIGN.
4. ALL JOINT TRENCH MAINS AND TRANSFORMER LOCATIONS HAVE BEEN SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO THE FINAL JOINT TRENCH CONSULTANTS DESIGN.




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LAND PLANNING • URBAN DESIGN

**Campbell Technology Park LLC**

**Campbell Technology Park**
Campbell, CA # 2023-0039

DESIGN REVIEW
JULY 8, 2024

PRELIMINARY UTILITY PLAN

TM-4.1

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## LEGEND:

| EXISTING | PROPOSED | DESCRIPTION |
|---|---|---|
| | | PROPERTY LINE |
| | | RIGHT OF WAY |
| EX SD | 12" SD | STORM DRAIN |
| | | TRENCH DRAIN |
| | | RETAINING WALL |
| | | DEEPENED SIDEWALK CURB |
| | | DEEPENED FOOTING |
| | | STORM DRAIN FIELD INLET |
| | | MANHOLE |
| | | AREA DRAIN |
| | | BIO-RETENTION AREA |
| | | CURB CUT/SLOT DRAIN |
| | | DIRECTION OF OVERLAND RELEASE |

## ABBREVIATIONS

| | |
|---|---|
| BLDG | BUILDING |
| BR | BIORETENTION |
| CB | CATCH BASIN |
| DI | DRAIN INLET |
| E/B | EASTBOUND |
| EG | EXISTING GRADE |
| EX | EXISTING |
| FC | FACE OF CURB |
| FF | FINISHED FLOOR |
| GB | GRADE BREAK |
| HP | HIGH POINT |
| LAT | LATERAL |
| LL | LOT LINE |
| LP | LOW POINT |
| LS | LANDSCAPE |
| PR | PROPOSED |
| PV | PAVEMENT |
| RW | RIGHT OF WAY |
| RET | RETAINING |
| SD | STORM DRAIN |
| SDMH | STORM DRAIN MANHOLE |
| SL | STREET LIGHT |
| STND | STANDARD |
| TCB | TOP OF CONCRETE BAND |
| WAL | WALL |
| W/B | WESTBOUND |

| PRELIMINARY ESTIMATED ROUGH GRADING EARTHWORK SUMMARY | | | |
|---|---|---|---|
| DESCRIPTION | CUT (CY) | FILL (CY) | NET (CY) |
| ROUGH GRADING | 10,000 | 23,000 | 13,000 (F) |
| UTILITY & BIORETENTION SPOILS | 8,000 | 0 | 8,000 (C) |
| TOTAL | 18,000 | 23,000 | 5,000 (F) |

NOTE:
1. ROUGH GRADING AND EARTHWORK QUANTITIES, ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
2. ALL REQUIRED ADA ACCESSIBLE UNITS FOR THE PROPOSED TOWNHOMES WILL BE DESIGNED PER CBC REQUIREMENTS. SEE SHEET TM-3.0 FOR PRELIMINARY ACCESSIBLE UNIT LOCATIONS.
3. MAXIMUM DEPTH OF CUT IS ROUGHLY 8' AND THE MAXIMUM DEPTH OF FILL IS ROUGHLY 9'. THE MAXIMUM DEPTHS OF CUT AND FILL ARE PRELIMINARY AND ARE SUBJECT TO THE FINAL DESIGN.

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**Campbell Technology Park LLC**

**Campbell Technology Park**
Campbell, CA # 2023-0039

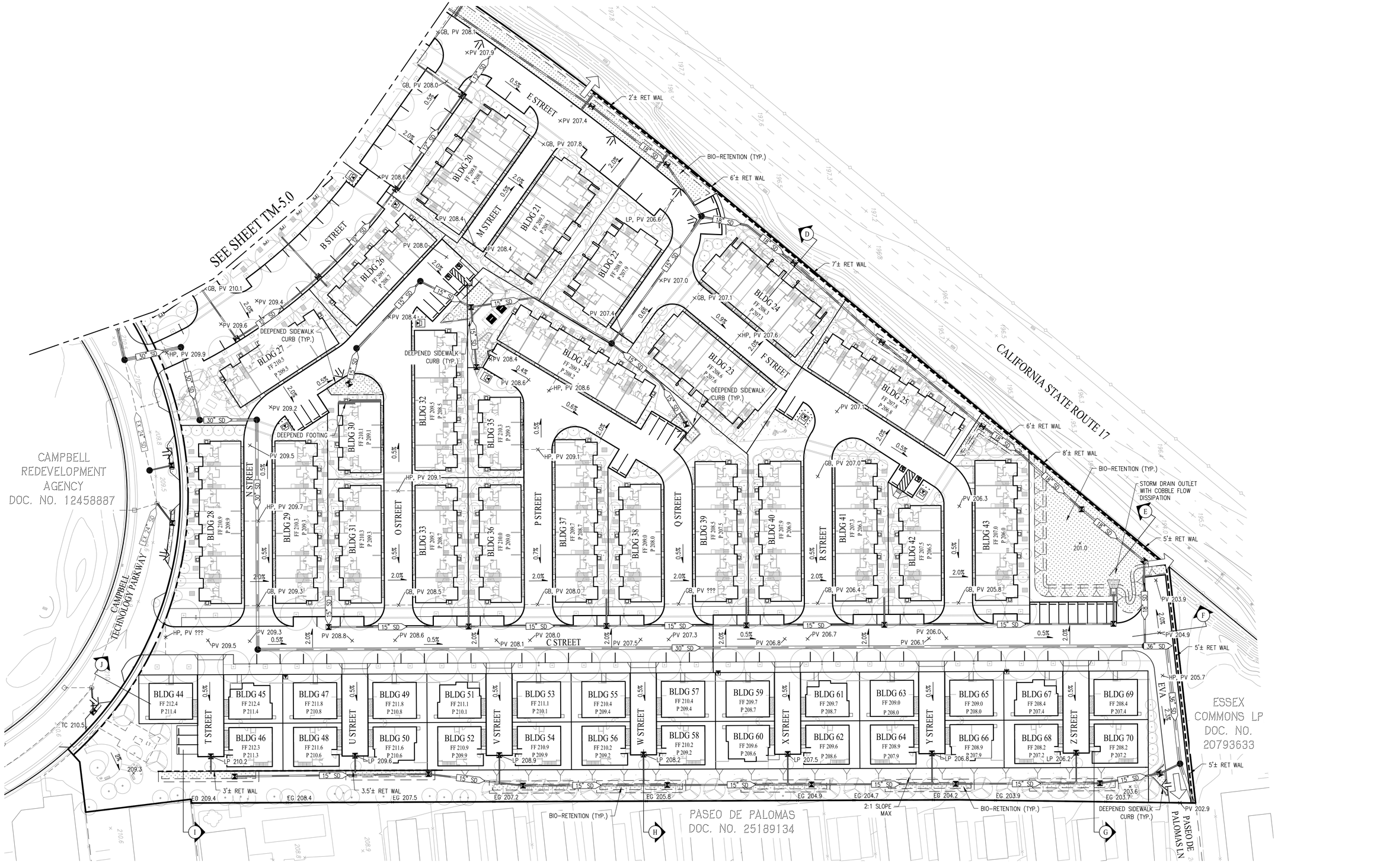
DESIGN REVIEW
JULY 8, 2024

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PRELIMINARY GRADING & DRAINAGE PLAN

TM-5.0

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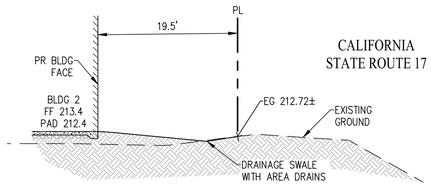



| | | | | | |
|---|---|---|---|---|---|
| ktgy | CARLSON, BARBEE & GIBSON, Inc. CIVIL ENGINEERS • SURVEYORS • PLANNERS | GATES +ASSOCIATES LANDSCAPE ARCHITECTURE LAND PLANNING • URBAN DESIGN | **Campbell Technology Park LLC** | **Campbell Technology Park** Campbell, CA # 2023-0039 | DESIGN REVIEW JULY 8, 2024 |

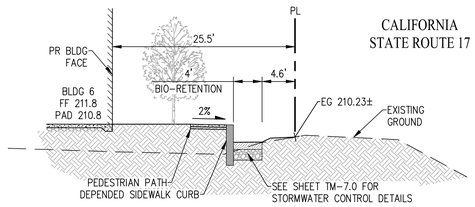
PRELIMINARY GRADING & DRAINAGE PLAN

TM-5.1

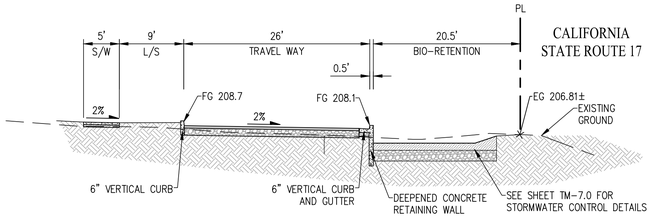
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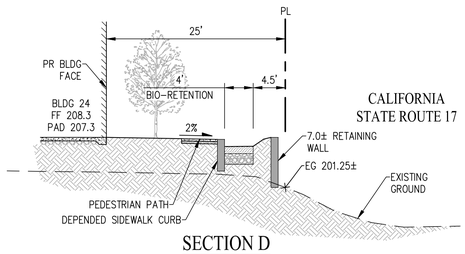

SECTION A
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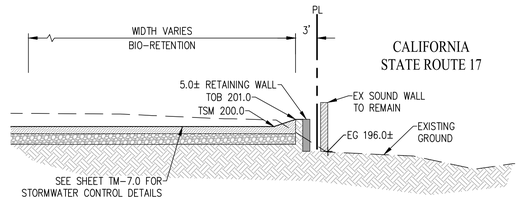

SECTION B
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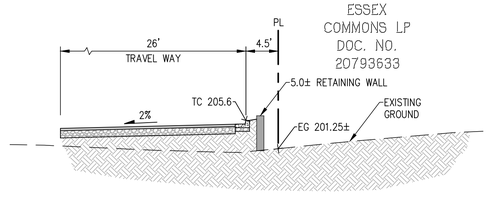

SECTION C
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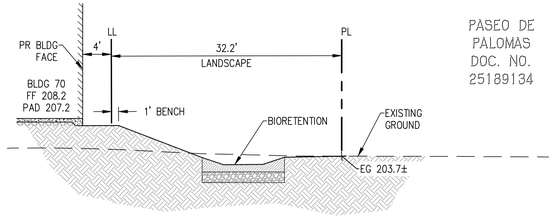

SECTION D
NOT TO SCALE



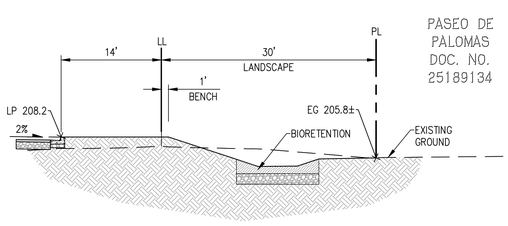

SECTION E
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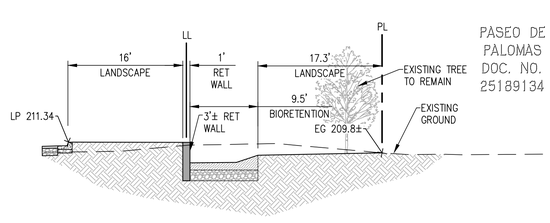

SECTION F
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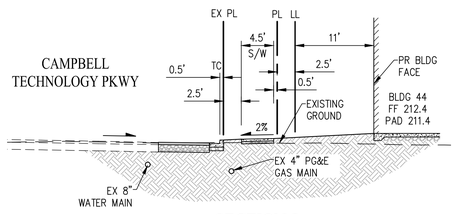

SECTION G
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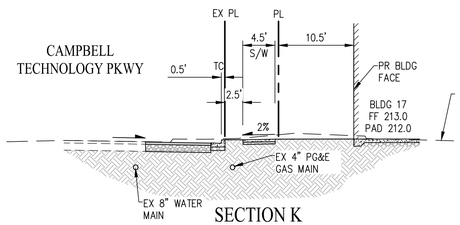

SECTION H
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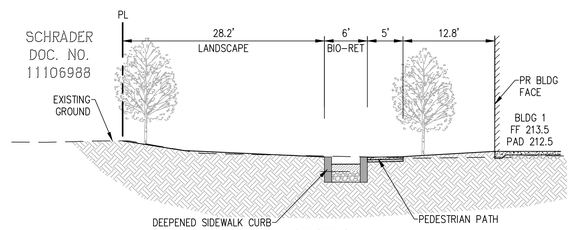

SECTION I
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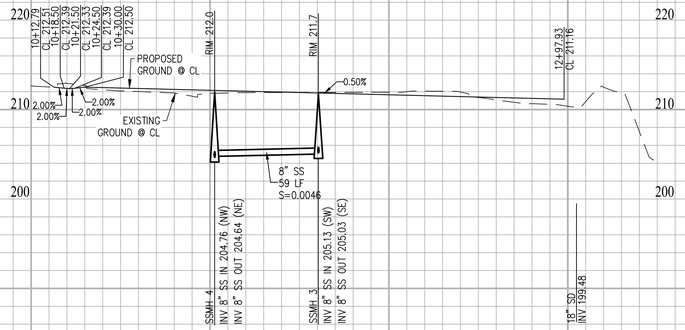

SECTION J
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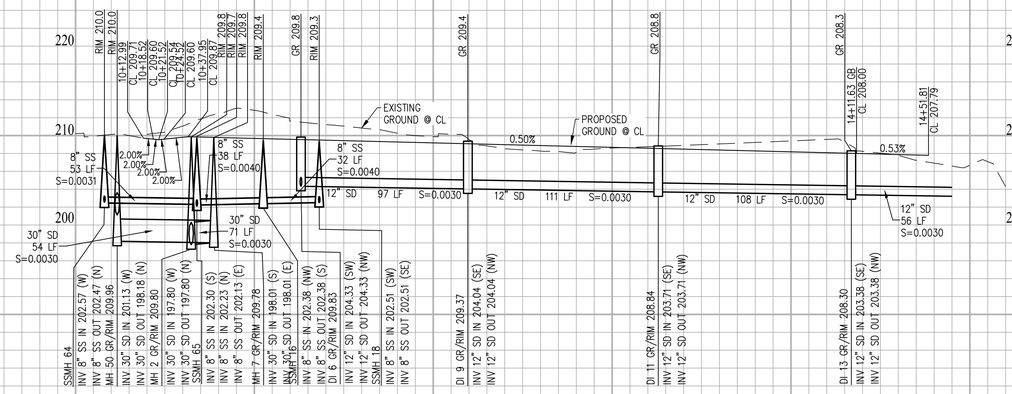

SECTION K
NOT TO SCALE



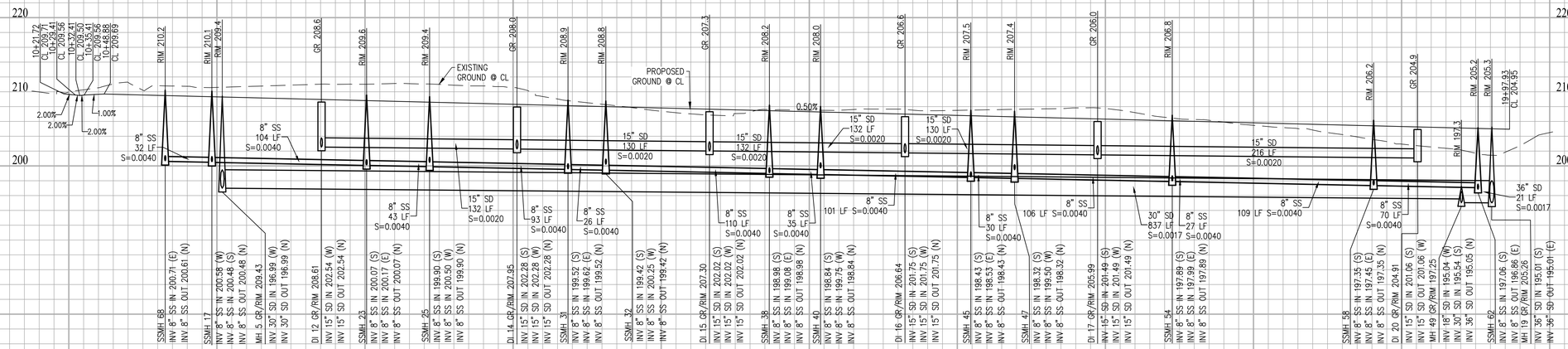

SECTION L
NOT TO SCALE




STREET A

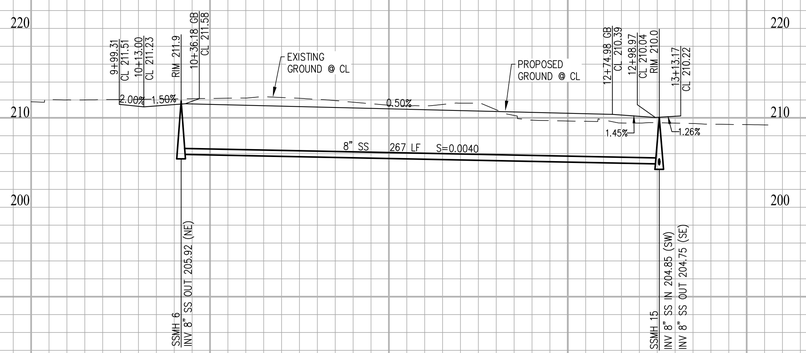



STREET B







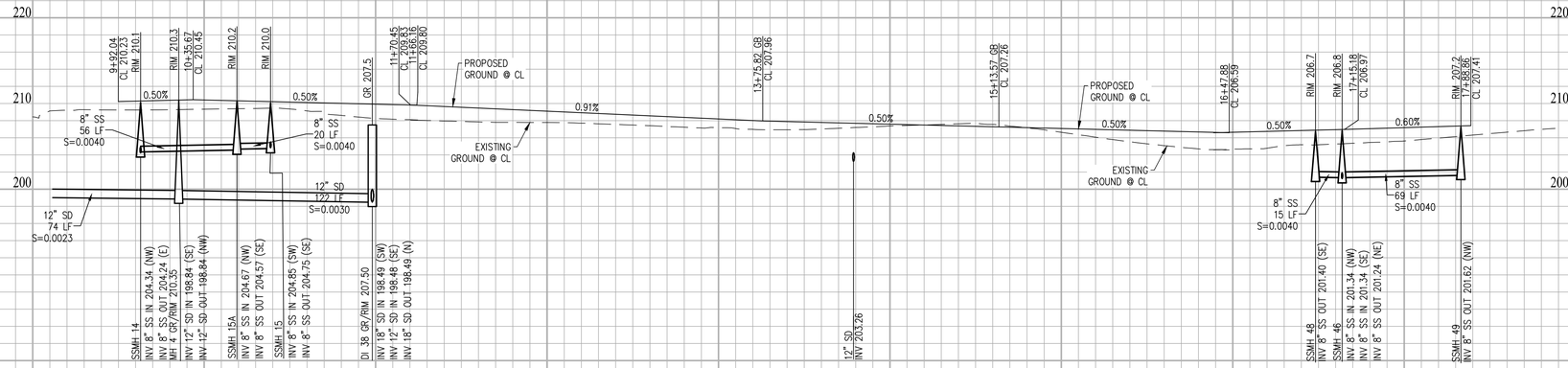



STREET C

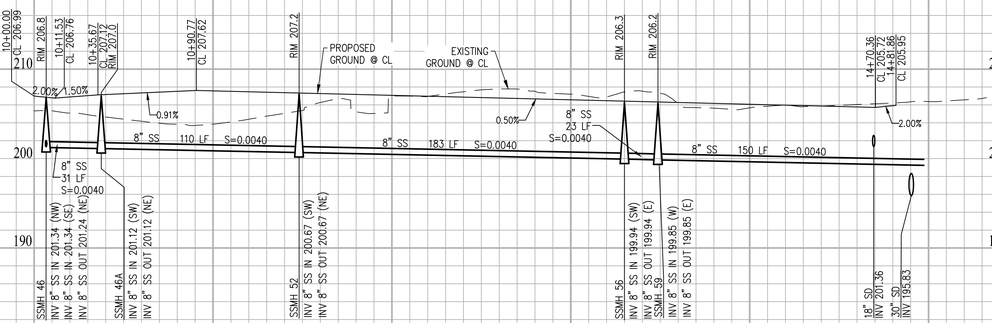
STREET D

PROFILE

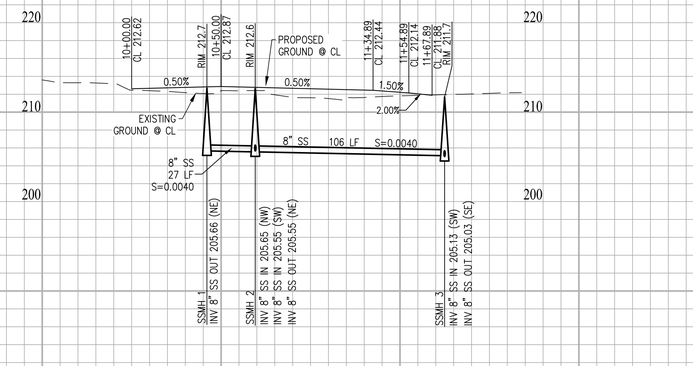
SCALE: HORIZONTAL 1" = 40'
VERTICAL 1" = 40'



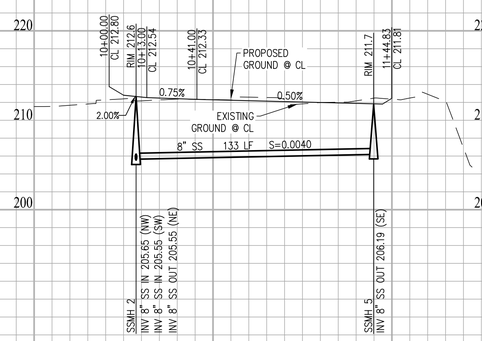

## STREET E



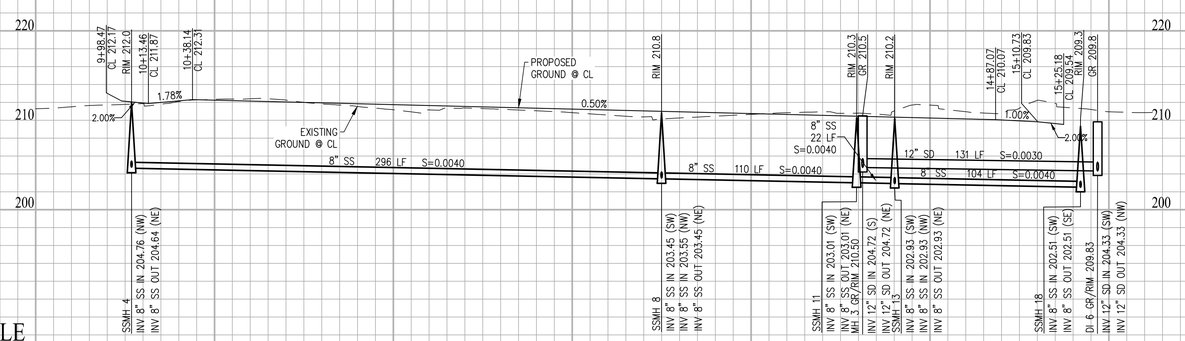

## STREET F




## STREET G




## STREET H




## STREET I

## PROFILE

SCALE: HORIZONTAL 1" = 40'
VERTICAL 1" = 40'

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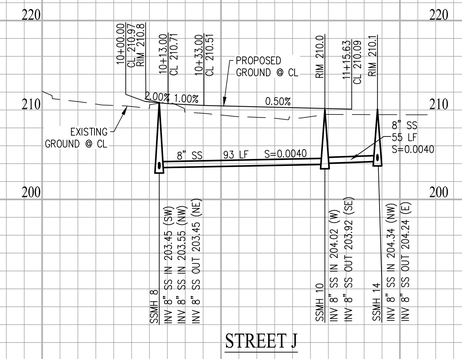
**Campbell Technology Park**
Campbell, CA # 2023-0039

DESIGN REVIEW
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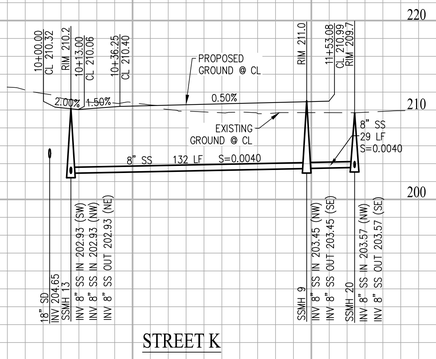
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PRELIMINARY STREET PROFILES

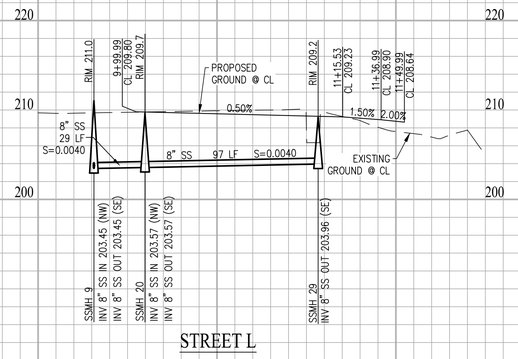
TM-6.1



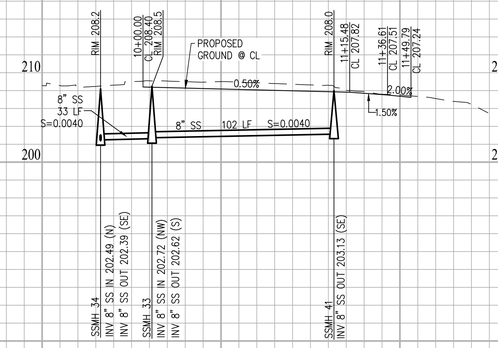

STREET J



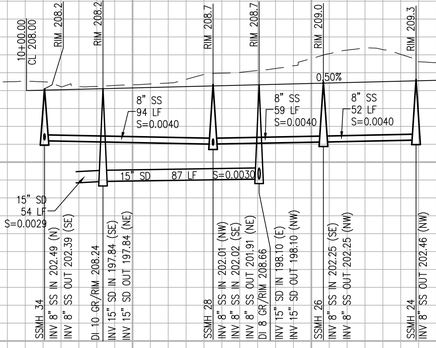

STREET K



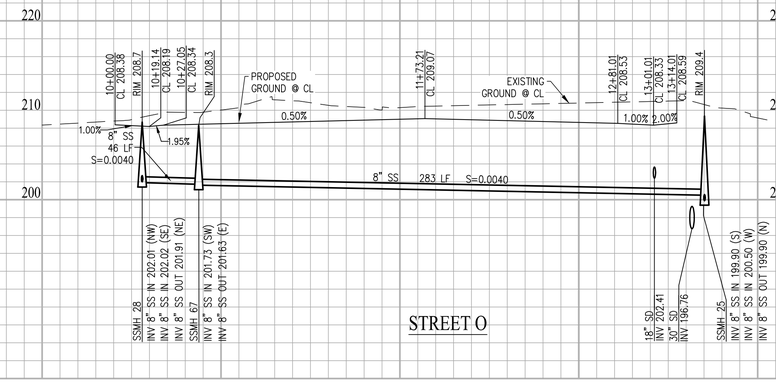

STREET L



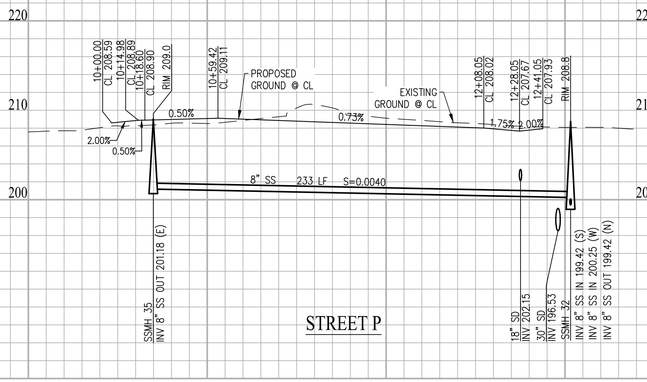

STREET M




STREET N




STREET O




STREET P

PROFILE

SCALE: HORIZONTAL 1" = 40'
VERTICAL 1" = 4'

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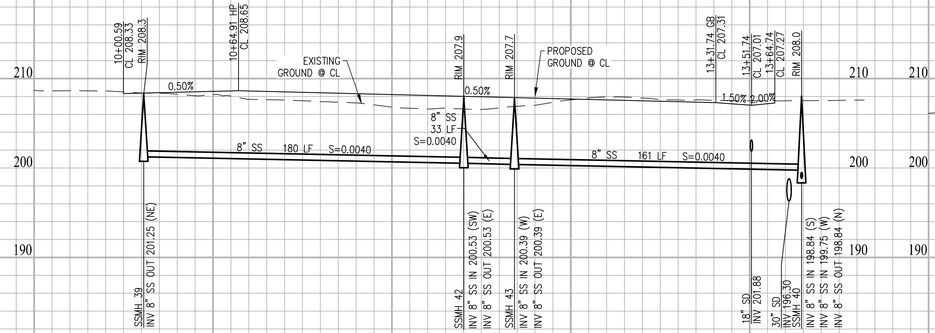
**Campbell Technology Park**
Campbell, CA # 2023-0039

DESIGN REVIEW
JULY 8, 2024

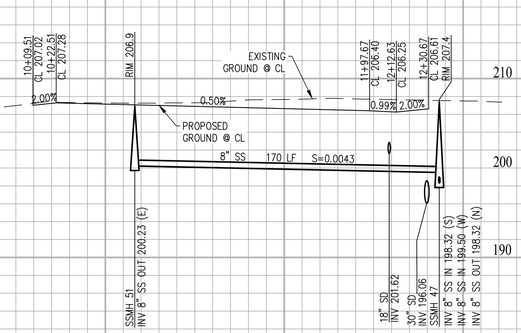
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PRELIMINARY STREET PROFILES

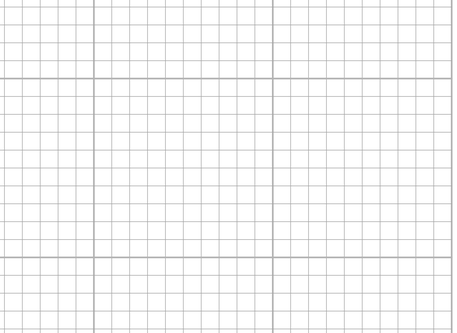
TM-6.2



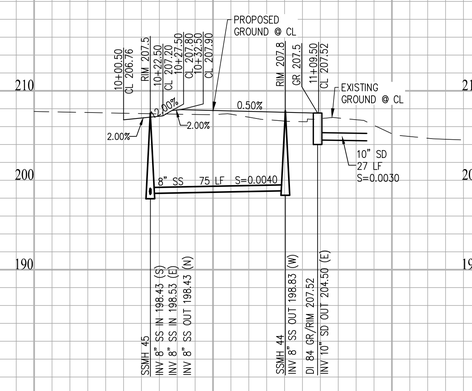

STREET Q



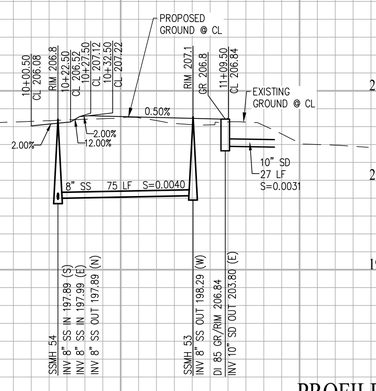

STREET R



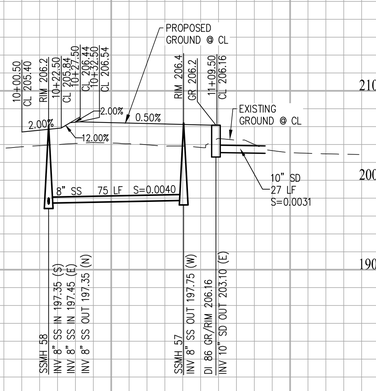

STREET S



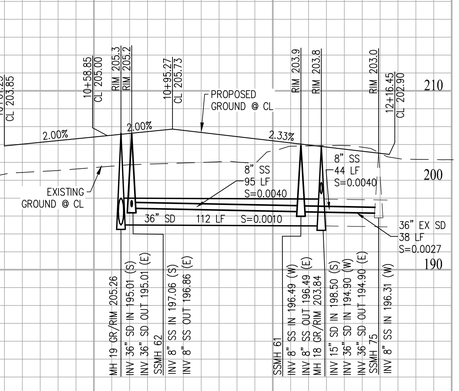

STREET T




STREET U




STREET V




STREET W




STREET X




STREET Y




STREET Z




STREET EVA

## PROFILE

SCALE: HORIZONTAL 1" = 40'
VERTICAL 1" = 4'

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JULY 8, 2024

0 20 40 80

PRELIMINARY STREET PROFILES

TM-6.3




## LEGEND

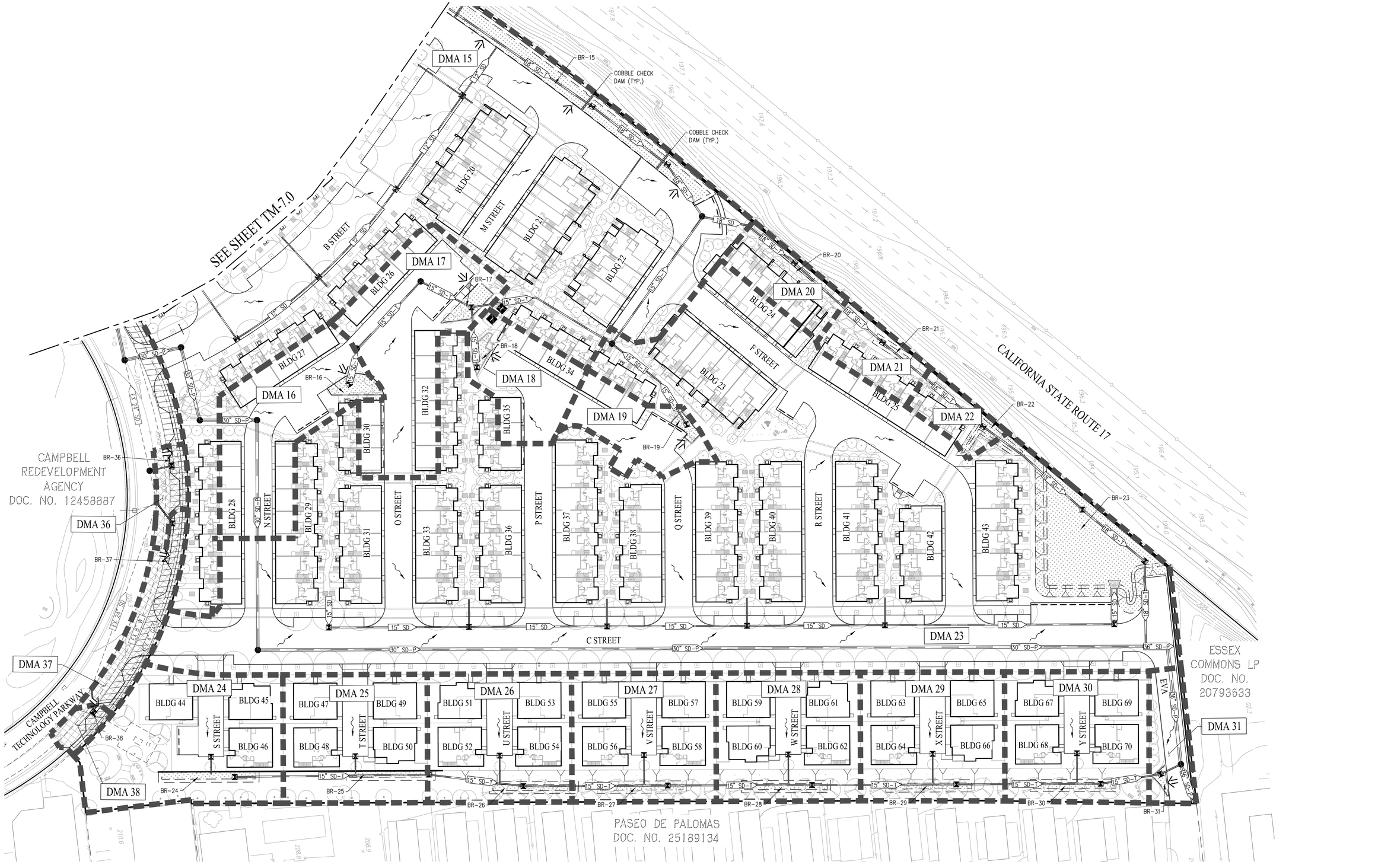
- EX SD — EXISTING STORM DRAIN
- 12" SD — STORM DRAIN PIPE (UNTREATED)
- 12" SD-T — STORMWATER PIPE (TREATED)
- 12" SD-P — STORMWATER PIPE (PUBLIC)
- DMA BOUNDARY
- BIORETENTION AREA
- DMA 1 — DRAINAGE MANAGEMENT AREA LABEL
- COBBLE CHECK DAM
- RUNOFF DIRECTION
- CURB CUT/SLOT DRAIN
- STORM DRAIN MANHOLE
- STORM DRAIN FIELD INLET
- AREA DRAIN
- REQUIRED OFFSITE TREATMENT AREA
- PROVIDED EQUIVALENT OFFSITE TREATMENT AREA

## ABBREVIATIONS

| | |
|---|---|
| BR | BIORETENTION |
| DMA | DRAINAGE MANAGEMENT AREA |
| EX | EXISTING |
| FC | FACE OF CURB |
| LAT | LATERAL |
| PR | PROPOSED |
| SD | STORM DRAIN |
| TC | TOP OF CURB |

## NOTE

1. STORM DRAIN LAYOUT AND DMA TREATMENT AREAS ARE SUBJECT TO CHANGE WITH FINAL SITE GRADING AND DRAINAGE PLAN. EXACT DOWNSPOUT LOCATIONS ARE UNKNOWN.
2. BIO-RETENTION AREAS HAVE BEEN DESIGNED PER THE SANTA CLARA COUNTY C.3 GUIDANCE MANUAL.
3. BIO-RETENTION AREAS HAVE BEEN SIZED USING THE 4% METHOD AND COMBINATION FLOW & VOLUME SIZING PER CHAPTER 5 OF THE SANTA CLARA COUNTY C.3. GUIDANCE MANUAL.
4. SITE DESIGN MEASURES INCLUDES MARKING CLUSTERING STRUCTURES & PAVEMENT SOURCE CONTROL MEASURES SHALL INCLUDE MARKING ALL INLETS WITH LABELS NOTING ALL DRAINING FLOWS TO THE BAY.
5. THIS PROJECT HAS SUBMITTED AN SB 330 APPLICATION PRIOR TO JUNE 30, 2023. THEREFOR, THE PROJECT IS SUBJECT TO MRP 2.0 REQUIREMENTS PROVIDED THE PROJECT REMAINS IN COMPLIANCE WITH THE REQUIREMENTS OF SB 330.




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Campbell, CA # 2023-0039

DESIGN REVIEW
JULY 8, 2024

0 20 40 80

PRELIMINARY STORMWATER MANAGEMENT PLAN

TM-7.1

H:\3737-000\ACAD\TM\TM-7.DWG

# PRELIMINARY STORMWATER TREATMENT SUMMARY TABLE

| DMA | TREATMENT TYPE | DMA AREA (SF) | IMPERVIOUS AREA (SF) | PERVIOUS AREA (SF) | EFFECTIVE IMPERVIOUS AREA (SF) (IMPERVIOUS + PERVIOUS X 0.1) | SIZING METHOD | REQUIRED BIORETENTION (SF) | PROVIDED BIORETENTION (SF) | MINIMUM PONDING DEPTH PROVIDED (IN) |
|---|---|---|---|---|---|---|---|---|---|
| 1 | BIORETENTION | 7,107 | 4,883 | 2,224 | 5,105 | 4% | 204 | 204 | 6 |
| 2 | BIORETENTION | 4,312 | 2,939 | 1373 | 3,076 | 4% | 123 | 123 | 6 |
| 3 | BIORETENTION | 2,325 | 1,435 | 890 | 1,524 | 4% | 61 | 61 | 6 |
| 4 | BIORETENTION | 3,474 | 2,902 | 572 | 2,959 | 4% | 118 | 118 | 6 |
| 5 | BIORETENTION | 3,280 | 2,528 | 752 | 2,603 | 4% | 104 | 104 | 6 |
| 6 | BIORETENTION | 15,383 | 13,991 | 1392 | 14,130 | 4% | 565 | 656 | 6 |
| 7 | BIORETENTION | 24,361 | 21,496 | 2,865 | 21,783 | 4% | 871 | 871 | 6 |
| 8 | BIORETENTION | 7,174 | 4,292 | 2882 | 4,580 | 4% | 183 | 183 | 6 |
| 9 | BIORETENTION | 7,174 | 4,292 | 2882 | 4,580 | 4% | 183 | 183 | 6 |
| 10 | BIORETENTION | 3,954 | 3,299 | 655 | 3,365 | 4% | 135 | 135 | 6 |
| 11 | BIORETENTION | 5,730 | 4,864 | 866 | 4,951 | 4% | 198 | 198 | 6 |
| 12 | BIORETENTION | 5,764 | 3,590 | 2174 | 3,807 | 4% | 152 | 152 | 6 |
| 13 | BIORETENTION | 5,359 | 3,017 | 2342 | 3,251 | 4% | 130 | 130 | 6 |
| 14 | BIORETENTION | 30,499 | 27,334 | 3165 | 27,651 | 4% | 1106 | 1106 | 6 |
| 15 | BIORETENTION | 219,002 | 176,741 | 42261 | 180,967 | COMBO | 6644 | 6644 | 9 |
| 16 | BIORETENTION | 16,473 | 14,455 | 2018 | 14,657 | 4% | 586 | 586 | 6 |
| 17 | BIORETENTION | 18,988 | 17,771 | 1,217 | 17,893 | 4% | 716 | 716 | 6 |
| 18 | BIORETENTION | 7,473 | 6,638 | 835 | 6,722 | 4% | 269 | 269 | 6 |
| 19 | BIORETENTION | 7,149 | 6,340 | 809 | 6,421 | 4% | 257 | 257 | 6 |
| 20 | BIORETENTION | 6,587 | 3,993 | 2,594 | 4,252 | 4% | 170 | 170 | 6 |
| 21 | BIORETENTION | 5,952 | 2,813 | 3139 | 3,127 | 4% | 125 | 125 | 6 |
| 22 | BIORETENTION | 4,270 | 2,416 | 1854 | 2,601 | 4% | 104 | 104 | 6 |
| 23 | BIORETENTION | 212,464 | 183,168 | 29,296 | 186,098 | 4% | 7444 | 7444 | 8 |
| 24 | BIORETENTION | 21,892 | 13,368 | 8,524 | 14,220 | 4% | 569 | 569 | 6 |
| 25 | BIORETENTION | 16,456 | 9,716 | 6740 | 10,390 | 4% | 416 | 416 | 6 |
| 26 | BIORETENTION | 16,456 | 9,716 | 6,740 | 10,390 | 4% | 416 | 416 | 6 |
| 27 | BIORETENTION | 16,456 | 9,716 | 6740 | 10,390 | 4% | 416 | 416 | 6 |
| 28 | BIORETENTION | 16,456 | 9,716 | 6740 | 10,390 | 4% | 416 | 416 | 6 |
| 29 | BIORETENTION | 16,456 | 9,716 | 6740 | 10,390 | 4% | 416 | 416 | 6 |
| 30 | BIORETENTION | 16,456 | 9,716 | 6,740 | 10,390 | 4% | 416 | 416 | 6 |
| 31 | BIORETENTION | 5,040 | 3,350 | 1,690 | 3,519 | 4% | 141 | 141 | 6 |
| 32 | BIORETENTION | 7,348 | 4,304 | 3,044 | 4,608 | COMBO | 138 | 138 | 6 |
| 33 | BIORETENTION | 3,156 | 2,601 | 555 | 2,657 | COMBO | 80 | 80 | 6 |
| 34 | BIORETENTION | 2,388 | 1,513 | 875 | 1,601 | COMBO | 48 | 48 | 6 |
| 35 | BIORETENTION | 3,227 | 2,182 | 1,045 | 2,287 | COMBO | 67 | 67 | 6 |
| 36 | BIORETENTION | 2,278 | 1,740 | 538 | 1,794 | COMBO | 54 | 54 | 6 |
| 37 | BIORETENTION | 5,849 | 4,839 | 1,010 | 4,940 | COMBO | 148 | 148 | 6 |
| 38 | BIORETENTION | 1,221 | 934 | 287 | 963 | COMBO | 29 | 29 | 6 |
| TOTAL | – | 775,389 | 608,324 | 167,065 | 625,031 | – | 24,217 | 24,309 | – |

## EQUIVALENT OFFSITE TREATMENT AREA SUMMARY

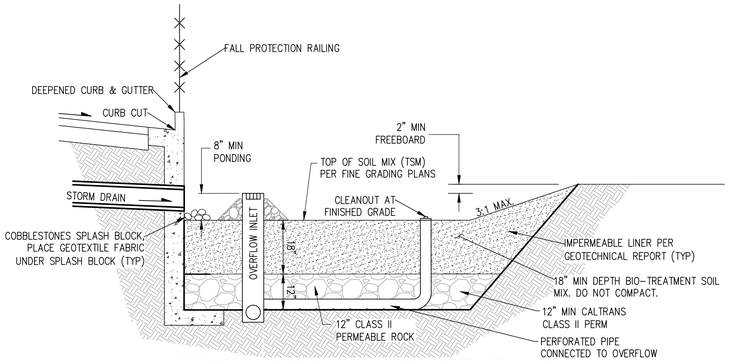
| CRITERIA | TOTAL AREA (SF) | TOTAL IMPERVIOUS AREA (SF) | TOTAL PERVIOUS AREA (SF) |
|---|---|---|---|
| REQUIRED EQUIVALENT OFFSITE TREATMENT AREA (NEW AND/OR REPLACED IMPERVIOUS SURFACE) | 19523 | 13455 | 6068 |
| PROVIDED EQUIVALENT OFFSITE TREATMENT AREA (DMA 32-38) | 25467 | 18113 | 7354 |

REQUIRED OFFSITE TREATMENT AREA

PROVIDED EQUIVALENT OFFSITE TREATMENT AREA

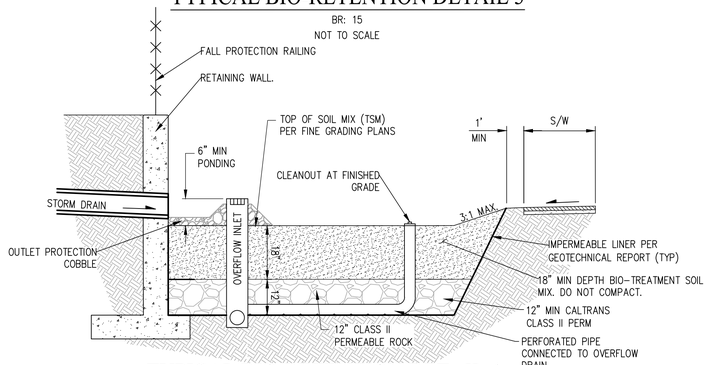
## NOTE

1. ALL FINAL SITE RETAINING WALLS, DEEPENED CURB, AND DEEPENED RETAINING CURB DETAILS WILL BE PROVIDED WITH THE FINAL CONSTRUCTION DRAWINGS WHICH WILL INCLUDE THE FINAL REINFORCING AND FOOTING DESIGNS.



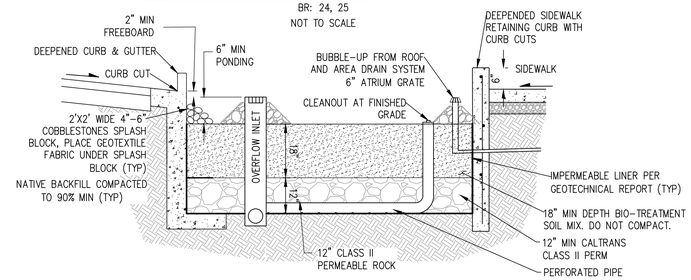

## TYPICAL BIO-RETENTION DETAIL 3

BR: 15
NOT TO SCALE



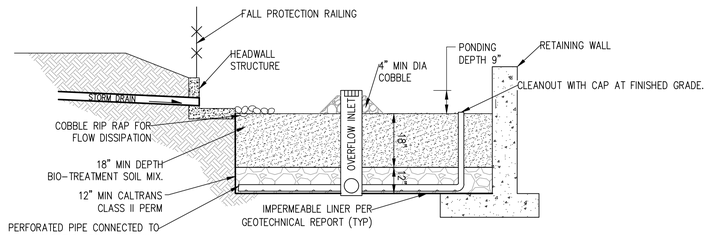

## TYPICAL BIO-RETENTION DETAIL 4

BR: 24, 25
NOT TO SCALE



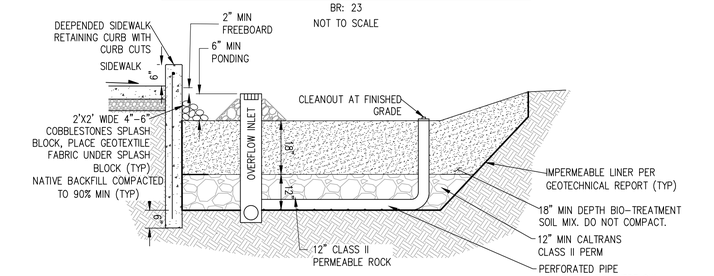

## TYPICAL BIO-RETENTION DETAIL 5

BR: 14, 19, 31
NOT TO SCALE



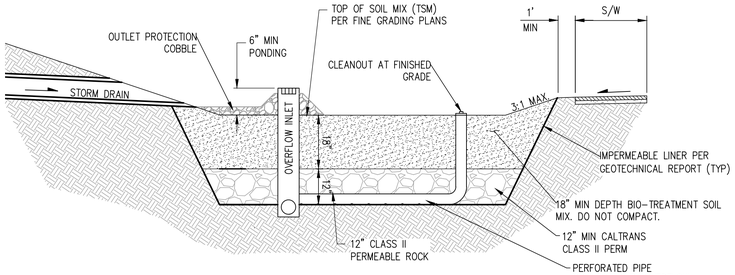

## TYPICAL BIO-RENTENTION DETAIL 7

BR: 23
NOT TO SCALE



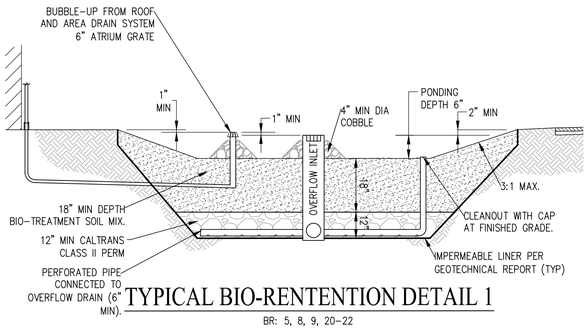

## TYPICAL BIO-RETENTION DETAIL 8

BR: 8, 9, 20
NOT TO SCALE



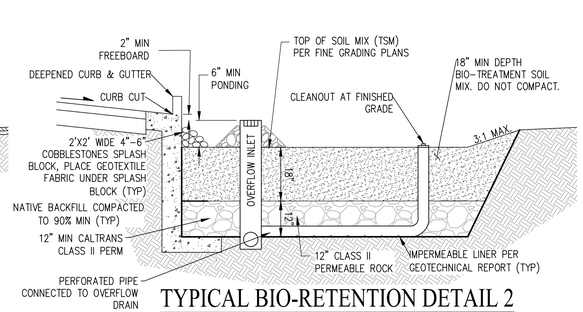

## TYPICAL BIO-RETENTION DETAIL 9

BR: 26-30
NOT TO SCALE



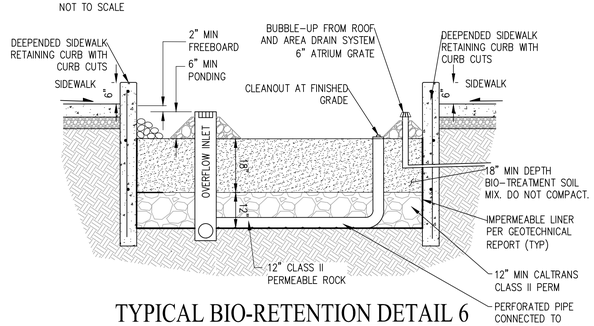

## TYPICAL BIO-RENTENTION DETAIL 1

BR: 5, 8, 9, 20-22
NOT TO SCALE



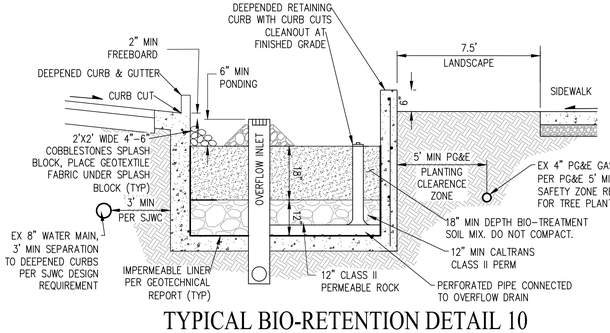

## TYPICAL BIO-RETENTION DETAIL 2

BR: 3, 6, 7, 18
NOT TO SCALE




## TYPICAL BIO-RETENTION DETAIL 6

BR: 1, 2, 4, 10-13, 16, 17
NOT TO SCALE




## TYPICAL BIO-RETENTION DETAIL 10

BR: 32-38
NOT TO SCALE

ktgy

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**Campbell Technology Park LLC**

**Campbell Technology Park**
Campbell, CA # 2023-0039

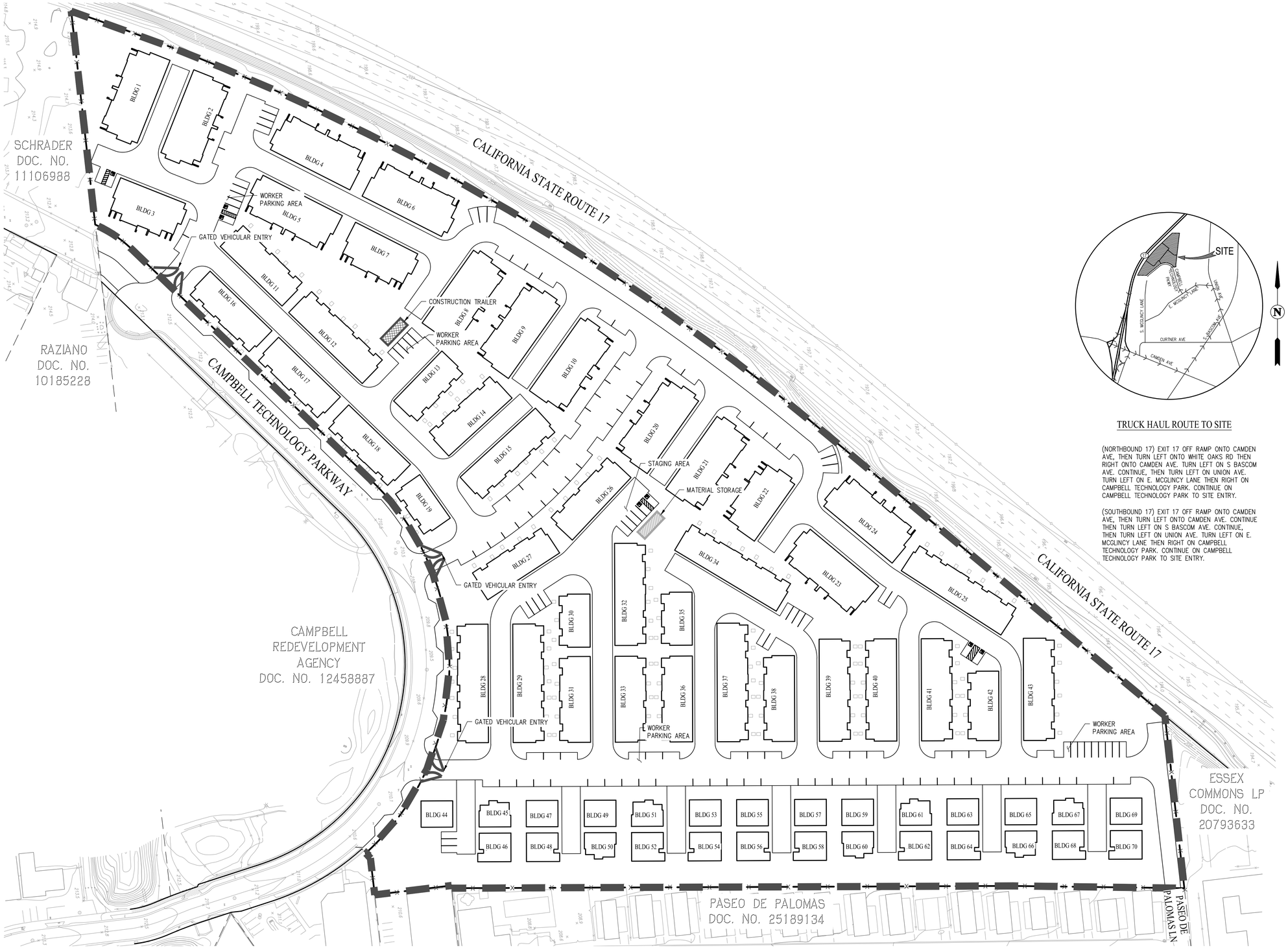
DESIGN REVIEW
JULY 8, 2024

0 20 40 80

PRELIMINARY STORMWATER CONTROL PLAN DETAILS

TM-7.2

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## LEGEND:

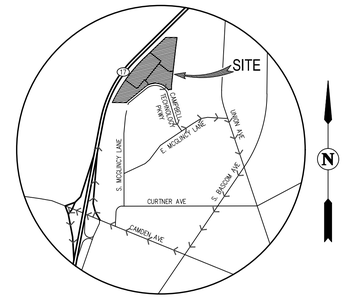
- PROPERTY LINE
- RIGHT OF WAY
- CONSTRUCTION FENCE
- CONSTRUCTION TRAILER
- MATERIAL STORAGE




## TRUCK HAUL ROUTE TO SITE

(NORTHBOUND 17) EXIT 17 OFF RAMP ONTO CAMDEN AVE, THEN TURN LEFT ONTO WHITE OAKS RD THEN RIGHT ONTO CAMDEN AVE. TURN LEFT ON S BASCOM AVE. CONTINUE, THEN TURN LEFT ON UNION AVE. TURN LEFT ON E. MCGLINCY LANE THEN RIGHT ON CAMPBELL TECHNOLOGY PARK. CONTINUE ON CAMPBELL TECHNOLOGY PARK TO SITE ENTRY.

(SOUTHBOUND 17) EXIT 17 OFF RAMP ONTO CAMDEN AVE, THEN TURN LEFT ONTO CAMDEN AVE. CONTINUE THEN TURN LEFT ON S BASCOM AVE. CONTINUE, THEN TURN LEFT ON UNION AVE. TURN LEFT ON E. MCGLINCY LANE THEN RIGHT ON CAMPBELL TECHNOLOGY PARK. CONTINUE ON CAMPBELL TECHNOLOGY PARK TO SITE ENTRY.




## TRUCK HAUL ROUTE FROM SITE

(NORTHBOUND 17) EXIT SITE ONTO CAMPBELL TECHNOLOGY PARK THEN LEFT ON E MCGLINCY LANE. TURN RIGHT ON UNION AVE THEN TURN RIGHT ON S BASCON AVE. CONTINUE THEN TURN LEFT ON CAMDEN AVE. CONTINUE ON CAMDEN AVE THEN TAKE FREEWAY RAMP NORTH 17.

(SOUTHBOUND 17) EXIT SITE ONTO CAMPBELL TECHNOLOGY PARK THEN LEFT ON E MCGLINCY LANE. TURN RIGHT ON UNION AVE THEN TURN RIGHT ON S BASCON AVE. CONTINUE THEN TURN LEFT ON CAMDEN AVE. CONTINUE ON CAMDEN AVE THEN TAKE FREEWAY RAMP SOUTH 17.

## NOTE

1. CONSTRUCTION EQUIPMENT TO BE USED IS NOT LIMITED TO BIG RIG TRUCKS, HEAVY EQUIPMENT, AND TRACTORS AS REQUIRED FOR CONSTRUCTION OF THE DEVELOPMENT.

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**Campbell Technology Park LLC**

**Campbell Technology Park**
Campbell, CA # 2023-0039

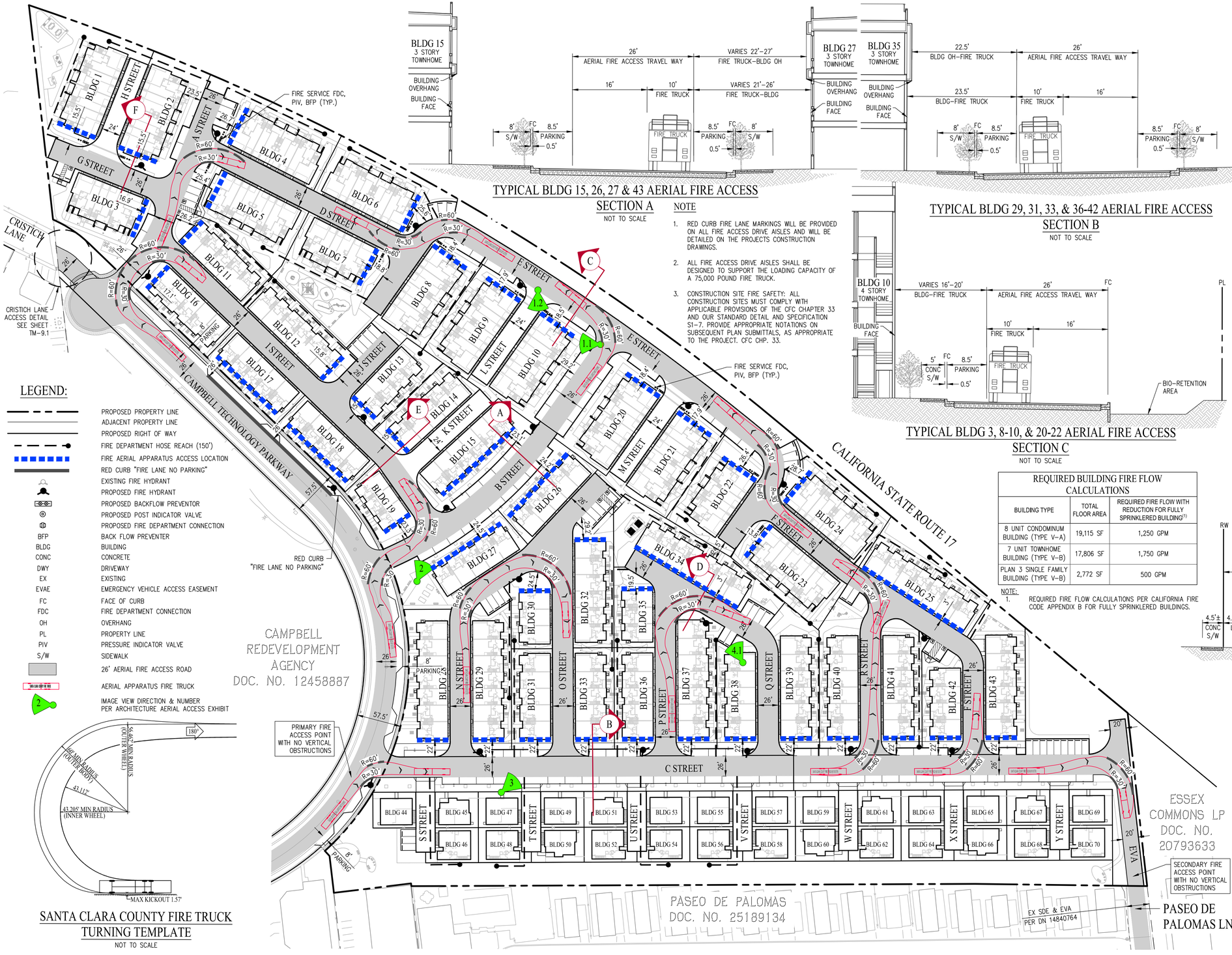
DESIGN REVIEW
JULY 8, 2024

0 30 60 120

PRELIMINARY CONSTRUCTION STAGING PLAN

TM-8.0

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## LEGEND:

- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED RIGHT OF WAY
- FIRE DEPARTMENT HOSE REACH (150')
- FIRE AERIAL APPARATUS ACCESS LOCATION
- RED CURB "FIRE LANE NO PARKING"
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED BACKFLOW PREVENTOR
- PROPOSED POST INDICATOR VALVE
- PROPOSED FIRE DEPARTMENT CONNECTION
- BFP — BACK FLOW PREVENTER
- BLDG — BUILDING
- CONC — CONCRETE
- DWY — DRIVEWAY
- EX — EXISTING
- EVAE — EMERGENCY VEHICLE ACCESS EASEMENT
- FC — FACE OF CURB
- FDC — FIRE DEPARTMENT CONNECTION
- OH — OVERHANG
- PL — PROPERTY LINE
- PIV — PRESSURE INDICATOR VALVE
- S/W — SIDEWALK
- 26' AERIAL FIRE ACCESS ROAD
- AERIAL APPARATUS FIRE TRUCK
- IMAGE VIEW DIRECTION & NUMBER PER ARCHITECTURE AERIAL ACCESS EXHIBIT




## SANTA CLARA COUNTY FIRE TRUCK TURNING TEMPLATE

NOT TO SCALE



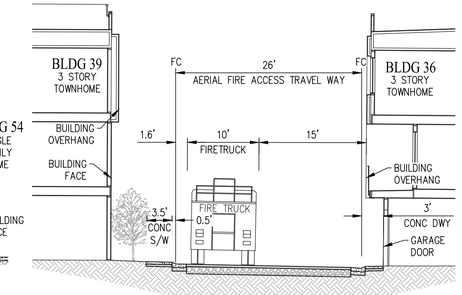

## TYPICAL BLDG 15, 26, 27 & 43 AERIAL FIRE ACCESS SECTION A

NOT TO SCALE




## TYPICAL BLDG 29, 31, 33, & 36-42 AERIAL FIRE ACCESS SECTION B

NOT TO SCALE



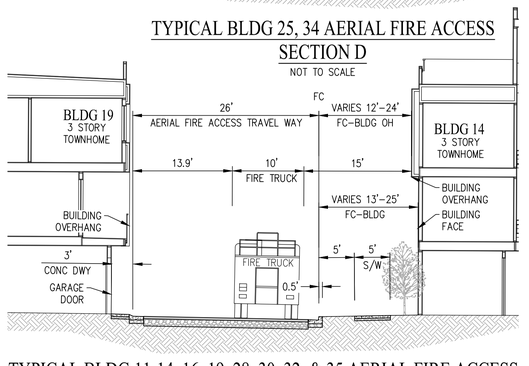

## TYPICAL BLDG 25, 34 AERIAL FIRE ACCESS SECTION D

NOT TO SCALE




## TYPICAL BLDG 3, 8-10, & 20-22 AERIAL FIRE ACCESS SECTION C

NOT TO SCALE




## TYPICAL BLDG 11-14, 16, 19, 28, 30, 32, & 35 AERIAL FIRE ACCESS SECTION E

NOT TO SCALE

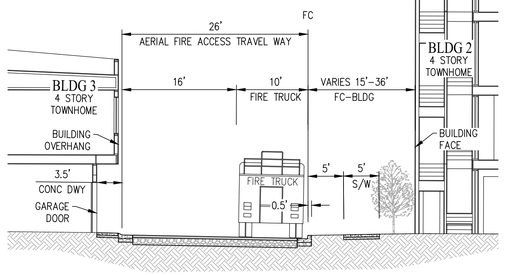
| REQUIRED BUILDING FIRE FLOW CALCULATIONS | | |
|---|---|---|
| BUILDING TYPE | TOTAL FLOOR AREA | REQUIRED FIRE FLOW WITH REDUCTION FOR FULLY SPRINKLERED BUILDING[1] |
| 8 UNIT CONDOMINUM BUILDING (TYPE V-A) | 19,115 SF | 1,250 GPM |
| 7 UNIT TOWNHOME BUILDING (TYPE V-B) | 17,806 SF | 1,750 GPM |
| PLAN 3 SINGLE FAMILY BUILDING (TYPE V-B) | 2,772 SF | 500 GPM |

NOTE:
1. REQUIRED FIRE FLOW CALCULATIONS PER CALIFORNIA FIRE CODE APPENDIX B FOR FULLY SPRINKLERED BUILDINGS.




## TYPICAL BLDG 17, 18 AERIAL FIRE ACCESS

NOT TO SCALE




## TYPICAL BLDG 1-2, 4-7, & 23-24 AERIAL FIRE ACCESS SECTION F

NOT TO SCALE

kt gy

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Campbell, CA # 2023-0039

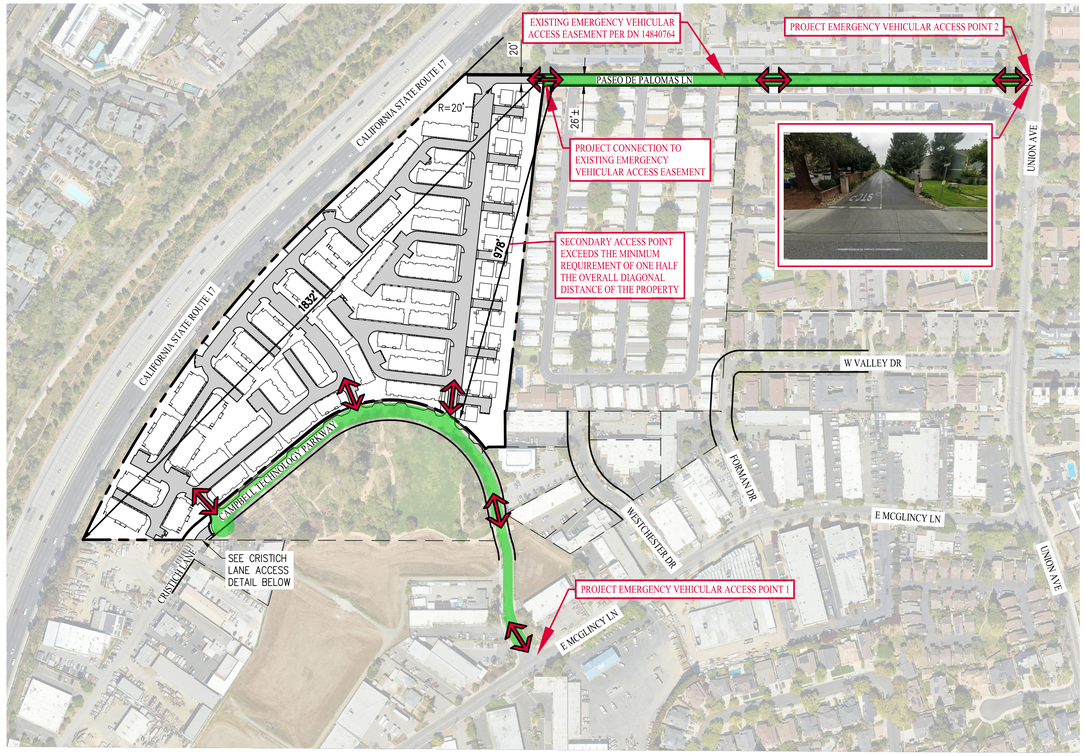
DESIGN REVIEW
JULY 8, 2024

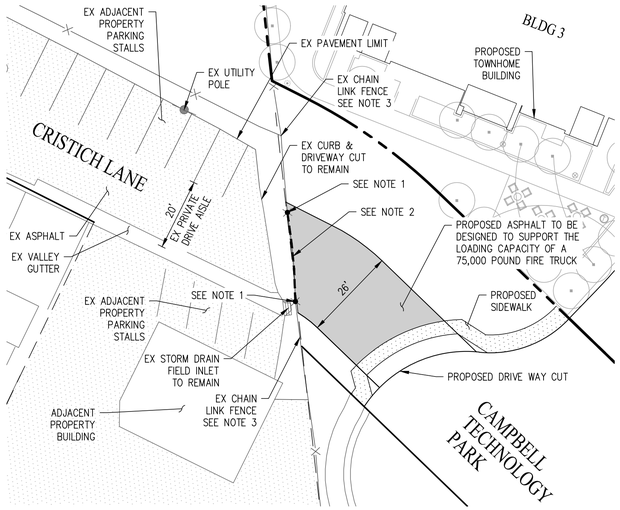
0 30 60 120

PRELIMINARY FIRE ACCESS PLAN

TM-9.0

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CRISTICH LANE ACCESS DETAIL

SCALE: 1" = 20'

## LEGEND:

- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED RIGHT OF WAY
- CODE COMPLIANT EMERGENCY VEHICULAR ACCESS ROADWAY
- FIRE APPARATUS DIRECTIONAL ARROW

## NOTE

1. EXISTING GATE POST TO REMAIN OR TO BE REMOVED AND REPLACED IN KIND AS REQUIRED FOR THE REPLACED GATE INSTALLATION. GATE SPECIFICATIONS TO BE DETAILED WITH THE PROJECTS CONSTRUCTION DOCUMENTS.
2. EXISTING GATE TO BE REMOVED AND REPLACED IN KIND IN COORDINATION WITH ADJACENT PROPERTY OWNER. A MINIMUM GATE CLEAR WIDTH OF 20' SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS.
3. EXISTING CHAIN LINK FENCE TO REMAIN OR TO BE REMOVED AND REPLACED IN KIND AS REQUIRED FOR THE FIRE ACCESS GATE INSTALLATION IN COORDINATION WITH THE ADJACENT PROPERTY OWNERS.

# COMPLIANCE TO SANTA CLARA COUNTY FIRE FIRE APPARATUS ACCESS REQUIREMENTS STANDARD SPEC A-1

## ROAD DESIGN

1. MINIMUM CLEAR WIDTH: THE MINIMUM CLEAR WIDTH OF FIRE DEPARTMENT ACCESS ROADS SHALL BE 20 FEET. MODIFICATIONS TO THE DESIGN OR WIDTH OF A FIRE ACCESS ROAD, OR ADDITIONAL ACCESS ROAD(S) MAY BE REQUIRED WHEN THE FIRE CODE OFFICIAL DETERMINES THAT ACCESS TO THE SITE OR A PORTION THEREOF MAY BECOME COMPROMISED DUE TO EMERGENCY OPERATIONS OR NEARBY NATURAL OR MANMADE HAZARDS (FLOOD PRONE AREAS, RAILWAY CROSSINGS, BRIDGE FAILURES, HAZARDOUS MATERIAL-RELATED INCIDENTS, ETC.)

   THE WIDTH OF SECONDARY ACCESS ROADS MAY BE REDUCED TO LESS THAN 20 FEET PROVIDED TURNOUTS ARE INSTALLED ADJACENT TO THE ROADWAY EVERY 500 FEET WITH A MINIMUM DIMENSION OF 10 FEET WIDE AND 40 FEET LONG OR AS OTHERWISE DETERMINED BY THE FIRE CODE OFFICIAL.

   **COMPLIANT, ALL EXISTING AND PROPOSED FIRE ACCESS ROADWAYS HAVE BEEN PROVIDED WITH A MINIMUM 20 ACCESS ROAD AND WHERE REQUIRED FOR AERIAL ACCESS HAVE BEEN PROVIDED WITH 26' DRIVE AISLES.**

2. ACCESS AND LOADING: FACILITIES, BUILDINGS OR PORTIONS OF BUILDINGS HEREAFTER CONSTRUCTED SHALL BE ACCESSIBLE TO FIRE DEPARTMENT APPARATUS BY WAY OF AN APPROVED FIRE APPARATUS ACCESS ROAD (INCLUDING BRIDGES AND CULVERTS) WITH AN ASPHALT, CONCRETE OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS (34050 KG) OR AS OTHERWISE DETERMINED BY THE FIRE CODE OFFICIAL.

   **COMPLIANT, ALL ROADWAYS USED FOR FIRE APPARATUS ACCESS FOR THE PROJECT CONSISTS OF ASPHALT AND CONCRETE CAPABLE UP SUPPORTING A 75,000 POUND FIRE TRUCK.**

3. MINIMUM CLEAR HEIGHT: VERTICAL CLEARANCE OVER REQUIRED VEHICULAR ACCESS ROADS AND DRIVEWAYS SHALL BE 13'6".

   **COMPLIANT, ALL FIRE ACCESS ROADWAYS HAVE A VERTICAL CLEARANCE OF AT LEAST 13' 6".**

4. GRADE: MAXIMUM GRADE SHALL NOT EXCEED 15% (6.75 DEGREES).

   **COMPLIANT, NO FIRE ACCESS ROADWAYS SERVINGS THE PROJECT EXCEED THE MAXIMUM GRADE OF 15%.**

5. TURN RADIUS (CIRCULATING): THE MINIMUM OUTSIDE TURNING RADIUS IS 42 FEET FOR REQUIRED ACCESS ROADWAYS. GREATER RADIUS UP TO 60 FEET MAY BE REQUIRED WHERE THE FIRE DEPARTMENT DETERMINES THAT LADDER TRUCK ACCESS IS REQUIRED. CIRCULATING REFERS TO TRAVEL ALONG A ROADWAY WITHOUT DEAD ENDS.

   **COMPLIANT, ALL ROADWAYS MEET THE MINIMUM STANDARDS NOTED ABOVE ALONG THE FIRE APPARATUS ACCESS WAYS. PLEASE REFER TO THE FIRE ACCESS SITE PLAN SHEET UNDER SEPARATE COVER FOR ADDITIONAL DETAILS.**

6. TURNING RADIUS (CUL-DE-SACS): THE MINIMUM OUTSIDE TURNING RADIUS IS 36 FEET. USE OF CUL-DE-SACS IS NOT ACCEPTABLE WHERE IT IS DETERMINED BY THE FIRE DEPARTMENT THAT LADDER TRUCK ACCESS IS REQUIRED, UNLESS GREATER TURNING RADIUS IS PROVIDED.

   **COMPLIANT, NO DEAD END CUL-DE-SAC IS PROPOSED AS PART OF THE NEW DEVELOPMENT. ONSITE ACCESS WILL BE PROVIDED AT THE CUL-DE-SAC AT THE END OF THE CAMPBELL TECHNOLOGY PARKWAY ROADWAY SUCH THAT A FIRE TRUCK CAN GO INTO THE PROJECT SITE TO TURN AROUND IN LIEU OF USING THE EXISTING CUL-DE-SAC.**

7. TURNAROUNDS: TURNAROUNDS ARE REQUIRED FOR ALL DEAD END ROADWAYS WITH A LENGTH IN EXCESS OF 150 FEET. THE TURNAROUND DETAILS SHOWN IN THIS DOCUMENT ARE INTENDED TO PROVIDE A GENERAL DESIGN CONCEPT ONLY. MODIFICATIONS OR VARIATIONS OF THESE DESIGNS MAY BE APPROVED BY THE FIRE DEPARTMENT ON A CASE-BY-CASE BASIS. ALL TURNAROUND DESIGNS SUBMITTED FOR FIRE DEPARTMENT REVIEW SHALL MEET ALL PREVIOUSLY STATED REQUIREMENTS. THESE DETAILS ARE APPLICABLE WHEN A 36-FOOT MINIMUM TURNING RADIUS FOR DEAD ENDS IS SPECIFIED. THESE DETAILS ARE NOT APPLICABLE WHERE TURNING RADIUS GREATER THAN 36 FEET IS SPECIFIED OR WHEN A CIRCULATING RADIUS IS SPECIFIED.

   **COMPLIANT, SUFFICIENT FIRE ACCESS HAS BEEN PROVIDED THROUGHOUT THE DEVELOPMENT SUCH THAT TURN AROUNDS SHALL NOT BE NEEDED FOR FIRE ACCESS.**

8. DEAD ENDS: DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET (45720 MM) SHALL BE PROVIDED WITH WIDTH AND TURNAROUND PROVISIONS AS DETERMINED BY THE FIRE CODE OFFICIAL.

   **COMPLIANT, NO DEAD-END FIRE APPARATUS ROADS HAVE BEEN PROPOSED OR ARE REQUIRED FOR THE DEVELOPMENT.**

9. PARKING: WHEN PARKING IS PERMITTED ON STREETS, IN BOTH RESIDENTIAL/COMMERCIAL APPLICATIONS, IT SHALL CONFORM TO THE FOLLOWING:
   - PARKING IS PERMITTED BOTH SIDES OF THE STREET WITH STREET WIDTHS OF 36 FEET OR MORE
   - PARKING IS PERMITTED ON ONE SIDE OF THE STREET WITH STREET WIDTHS OF 28 – 35 FEET
   - NO PARKING IS PERMITTED WHEN STREET WIDTHS ARE LESS THAN 28 FEET

   NOTE: ROLLED CURBS CAN BE PART OF THE CURB/SIDEWALK AND USED TO INCREASE THE ROADWAY WIDTH WITH APPROVAL FROM THE FIRE CODE OFFICIAL. ADDITIONAL REQUIREMENTS MAY APPLY FOR BUILDINGS 30 FEET IN HEIGHT OR GREATER. SEE REQUIREMENTS UNDER AERIAL FIRE APPARATUS ACCESS ROADS.

   **COMPLIANT, ALL FIRE ACCESS ROADS MEET THE REQUIREMENTS ABOVE. WHERE FIRE ACCESS ROADS ARE REQUIRED FOR AERIAL FIRE APPARATUS ACCESS THE ROADWAYS HAVE BEEN PROVIDED WITH 26' CLEAR SEPARATION.**

10. ACCESS TO A HYDRANT: FIRE HYDRANTS LOCATED ON A PUBLIC OR PRIVATE STREET, OR ON-SITE, SHALL HAVE AN UNOBSTRUCTED CLEARANCE OF NOT LESS THAN 30 FEET (15 FEET EITHER SIDE OF HYDRANT), IN ACCORDANCE WITH CALIFORNIA VEHICLE CODE 22514. MARKING SHALL BE PER CALIFORNIA VEHICLE CODE 22500.1

    **COMPLIANT, 30' CLEARANCE IS PROVIDED AT ALL EXISTING AND PROPOSED FIRE HYDRANTS AS REQUIRED TO SERVE THE DEVELOPMENT.**

11. TRAFFIC CALMING: TRAFFIC CALMING DEVICES AND THE DESIGN THEREOF SHALL BE APPROVED BY THE FIRE CODE OFFICIAL PRIOR TO INSTALLATION.

    **NOT APPLICABLE, NO TRAFFIC CALMING DEVICES ARE PROPOSED FOR THE DEVELOPMENT.**

## FIRE APPARATUS ROADWAY SIGNS

WHERE REQUIRED BY THE FIRE CODE OFFICIAL, FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNATED AND MARKED AS A FIRE LANE AS SET FORTH IN SECTION 22500.1 OF THE CALIFORNIA VEHICLE CODE. THE DESIGNATION SHALL BE INDICATED (1) BY A SIGN POSTED IMMEDIATELY ADJACENT TO, AND VISIBLE FROM, THE DESIGNATED PLACE CLEARLY STATING IN LETTERS NOT LESS THAN ONE INCH IN HEIGHT THAT THE PLACE IS A FIRE LANE, (2) BY OUTLINING OR PAINTING THE PLACE IN RED AND, IN CONTRASTING COLOR, MARKING THE PLACE WITH THE WORDS 'FIRE LANE', WHICH ARE CLEARLY VISIBLE FROM A VEHICLE, OR (3) BY A RED CURB OR RED PAINT ON THE EDGE OF THE ROADWAY UPON WHICH IS CLEARLY MARKED THE WORDS 'FIRE LANE'.

**COMPLIANT, ALL APPLICABLE FIRE APPARATUS ACCESS ROADS WILL BE PROVIDED WITH FIRE LANE CURBS AND SIGNS.**

## NUMBER OF ACCESS ROADS REQUIRED

1. MULTI-FAMILY RESIDENTIAL PROJECTS HAVING MORE THAN 100 DWELLING UNITS SHALL BE EQUIPPED THROUGHOUT WITH TWO SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS.
2. DEVELOPMENTS OF ONE OR TWO FAMILY DWELLINGS WHERE THE NUMBER OF DWELLING UNITS EXCEEDS 30 SHALL BE PROVIDED WITH TWO SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS AND SHALL MEET THE REQUIREMENTS LISTED UNDER; SEPARATION OF ACCESS ROADS.

   **COMPLIANT, TWO EXISTING CODE COMPLIANT FIRE APPARATUS ACCESS ROADS WILL SERVE THE PROPOSED DEVELOPMENT AS SHOWN IN THE IMAGE ABOVE. THE FIRST BEING THE ACCESS POINT ALONG THE CAMPBELL TECHNOLOGY PARKWAY AND THE SECOND BEING THE ACCESS POINT ALONG THE NORTH EASTERN MOST CORNER OF THE DEVELOPMENT AT THE PASEO DE PALOMAS LANE CONNECTION WITH THE ADJACENT TRAILER PARK DEVELOPMENT. AN EXISTING PUBLIC EMERGENCY ACCESS EASEMENT IS IN PLACE PER THE RECORD DOCUMENT NUMBER 14840764 ALONG THE PASEO DE PALOMAS DRIVE WHICH CURRENTLY SERVES THE EXISTING COMMERCIAL SITE AND WILL BE USED AS PART OF THE PROPOSED DEVELOPMENT. BOTH ACCESS ROADS MEET THE MINIMUM FIRE ACCESS STANDARDS AS NOTED IN THE AFOREMENTIONED REQUIREMENTS.**

## REQUIREMENTS FOR SECONDARY ACCESS ROADS

1. SEPARATION OF ACCESS ROADS. WHERE TWO ACCESS ROADS ARE REQUIRED, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE PROPERTY OR AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSES (FROM CENTERLINE TO CENTERLINE).

   **COMPLIANT, THE TWO FIRE APPARATUS ACCESS ROADS ARE LOCATED SUCH THAT THEY MEET THE ABOVE REQUIREMENTS.**

2. CONNECTION TO OTHER ROADS: WHERE A SECONDARY ACCESS ROADWAY CONNECTS TO A PUBLIC OR PRIVATE STREET THERE SHALL BE EITHER; NO CURB, A ROLLED CURB OR A DRIVEWAY CUT AS APPROVED BY THE FIRE CODE OFFICIAL.

   **COMPLIANT, THE TWO FIRE APPARATUS ACCESS ROADS WILL BE PROVIDED WITH OUT CURBS TO ALLOW UNIMPEDED ACCESS TO THE SITE.**

3. EASEMENTS: ONLY LANDS OWNED OR IN CONTROL OF THE PROPERTY OWNER, HELD IN COMMON WITH ADJACENT PROPERTIES OR PUBLICLY OWNED MAY BE USED FOR SECONDARY ACCESS. SECONDARY ACCESS ROADWAYS SHALL NOT BE LOCATED IN EASEMENTS THROUGH PRIVATE PROPERTY UNLESS SPECIFICALLY APPROVED BY THE FIRE CODE OFFICIAL. WHEN EASEMENTS ARE REQUIRED FOR SECONDARY ACCESS ROADWAYS, THEY SHALL BE RECORDED AS EMERGENCY VEHICLE INGRESS EGRESS EASEMENTS (E.V.I.E.E) GRANTED TO THE FIRE DEPARTMENT.

   **COMPLIANT, THE EXISTING FIRE ACCESS ROADWAY ALONG THE PASEO DE PALOMAS LANE ROADWAY HAS AN EXISTING EMERGENCY VEHICLE ACCESS EASEMENT IN PLACE SUCH THAT A FIRE ACCESS TRUCK CAN USE THE ROADWAY TO SERVE THE PROJECT SITE.**

4. MARKING AND IDENTIFICATION: WHEN NECESSARY, SIGNS OR OTHER APPROVED NOTICES SHALL BE POSTED AT SECONDARY ACCESS ROADWAYS TO PREVENT OBSTRUCTION BY PARKED VEHICLES. SUCH SIGNS OR NOTICES SHALL BE IN ACCORDANCE WITH FIRE DEPARTMENT STANDARDS.

   **COMPLIANT, ALL PROPOSED FIRE ACCESS ROADWAYS WILL INCLUDE SIGNAGE OR STRIPING ON ALL FIRE ACCESS ROADWAYS. ALL EXISTING SIGNAGE AND STRIPING ALONG THE EXISTING FIRE ACCESS ROADS WILL REMAIN.**

5. MAINTENANCE: SECONDARY ACCESS ROADWAYS SHALL BE MAINTAINED AT ALL TIMES BY THE PROPERTY OWNER. THE ROADWAY SURFACE GATES/LOCKS AND VERTICAL AND HORIZONTAL CLEARANCES SHALL BE MAINTAINED IN SERVICEABLE CONDITION. MAINTENANCE OF SECONDARY ACCESS ROADWAYS ON COMMONLY HELD LANDS SHALL BE CLEARLY STATED IN THE COVENANT, CONDITIONS, AND RESTRICTIONS (CC&R) OR LANDSCAPE MAINTENANCE

   AGREEMENTS OF THE DEVELOPMENT PROJECT. THE CC&RS SHALL MANDATE THAT THE OWNERS ASSOCIATION SHALL RETAIN PROFESSIONAL MANAGEMENT TO OVERSEE MAINTENANCE RESPONSIBILITIES.

   **COMPLIANT, MAINTENANCE OF ALL ACCESS ROADS WILL BE PROVIDED AS REQUIRED FOR PROVIDED FIRE APPARATUS ACCESS.**

## AERIAL FIRE APPARATUS ACCESS ROADS

1. WHERE REQUIRED: BUILDINGS OR PORTIONS OF BUILDINGS OR FACILITIES EXCEEDING 30 FEET (9144 MM) IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS SHALL BE PROVIDED WITH APPROVED FIRE APPARATUS ACCESS ROADS CAPABLE OF ACCOMMODATING FIRE DEPARTMENT AERIAL APPARATUS. OVERHEAD UTILITY AND POWER LINES SHALL NOT BE LOCATED WITHIN THE AERIAL FIRE APPARATUS ACCESS ROADWAY.

   **COMPLIANT, WHERE AERIAL FIRE APPARATUS ROADWAYS HAVE BEEN PROVIDED THERE WILL BE NO OVERHEAD UTILITY AND POWER LINES THAT WOULD IMPED AERIAL FIRE ACCESS.**

2. WIDTH: FIRE APPARATUS ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 26 FEET (7925) IN THE IMMEDIATE VICINITY OF ANY BUILDING OR PORTION OF BUILDING MORE THAN 30 FEET (9144 MM) IN HEIGHT.

   **COMPLIANT, WHERE REQUIRED 26' ROADWAYS HAVE BEEN PROVIDED TO SERVE ANY BUILDINGS THAT ARE OVER 30' PROPOSED AS PART OF THE DEVELOPMENT. PLEASE REFER TO THE FIRE ACCESS PLAN UNDER SEPARATE COVER FOR ADDITIONAL DETAILS.**

3. PROXIMITY TO BUILDING: AT LEAST ONE OF THE REQUIRED ACCESS ROUTES MEETING THIS CONDITION SHALL BE LOCATED WITHIN A MINIMUM OF 15 FEET (4572) AND A MAXIMUM OF 30 FEET (9144MM) FROM THE BUILDING, AND SHALL BE POSITIONED PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING, AS APPROVED BY THE FIRE CODE OFFICIAL.

   **COMPLIANT, WHERE REQUIRED A MINIMUM 15' TO MAXIMUM OF 30' OF SEPARATION TO THE BUILDINGS HAS BEEN PROVIDED TO ALLOW FOR AERIAL APPARATUS ACCESS. PLEASE REFER TO THE FIRE ACCESS PLAN UNDER SEPARATE COVER FOR ADDITIONAL DETAILS.**

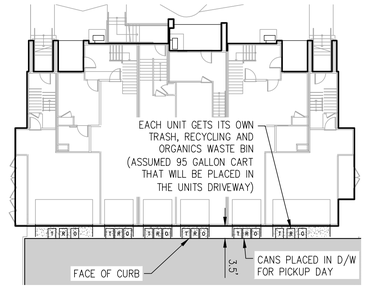



## LEGEND:

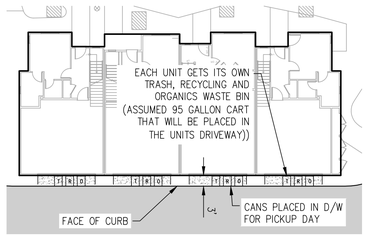
- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE
- RIGHT OF WAY LINE
- TRASH BIN
- RECYCLING BIN
- ORGANICS BIN
- PROPOSED PAVEMENT
- BLDG — BUILDING
- D/W — DRIVEWAY

## NOTES:

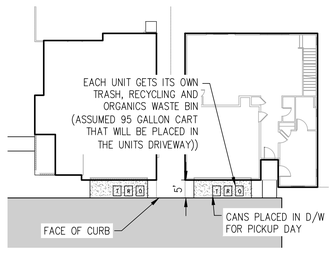
1) THE RESIDENTIAL DEVELOPMENT WILL INCLUDE 291 UNITS.
2) THE PROJECT IS LOCATED AT 675 CAMPBELL TECHNOLOGY PARKWAY, CAMPBELL, CA 95008.




TYPICAL SERVICE DETAIL
(BLDG 1-10, 20-24)
NOT TO SCALE




TYPICAL SERVICE DETAIL
(BLDG 11-19, 25-43)
NOT TO SCALE




TYPICAL SERVICE DETAIL
(BLDG 44-70)
NOT TO SCALE

ktgy

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GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN

**Campbell Technology Park LLC**

**Campbell Technology Park**
Campbell, CA # 2023-0039

DESIGN REVIEW
JULY 8, 2024

0 30 60 120

PRELIMINARY GARBAGE SERVICE PLAN

TM-10.0

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LEGEND:

- PROPOSED PROPERTY LINE
- USABLE OPEN SPACE
- COMMON PRIVATE YARD

## OPEN SPACE SUMMARY TABLE

| OPEN SPACE | AREA SF |
|---|---|
| USABLE OPEN SPACE | 125,943 |
| COMMON PRIVATE SPACE | 17,425 |
| TOWNHOUSE BALCONIES PRIVATE OPEN SPACE | 18,000 |

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JULY 8, 2024

0 30 60 120

OPEN SPACE EXHIBIT

TM-11.0

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