Location of Proposed Project



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

Project Image



Courtesy Notice

Dear Campbell Resident, **April 30, 2026**

The City of Campbell Planning Division has received an application for a proposed project near you.

To learn more, scan the QR code below to view the project plans or contact the Project Planner listed. You will receive another notice before the City makes a decision on the project.

PROJECT INFO

Project Address: 318 W. Rincon Avenue
Zoning | Area Plan: MHD-MU | None
Neighborhood Association(s): N/A
Council District: 4
File No.: PLN-2026-43
APN: 305-29-007
Applicant: Cyrus Jahanian
Property Owner: Miller Ronald G Trustee & et al
Application Type: Minor Housing Development Permit and Vesting Tentative Subdivision Map

PROJECT DESCRIPTION

To allow the demolition of an existing single-family residence and construction of four three-story townhome-style condominium buildings, comprising a total of 31 dwelling units and Tentative Vesting Subdivision Map to subdivide the property. The project is utilizing State Density Bonus Law to facilitate the project as designed.

CONTACT

Project Planner: Stephen Rose, Senior Planner
stephenr@campbellca.gov
(408) 866-2142

No decision is being made at this time. This notice is provided as a courtesy only. Before a decision is reached, you will receive a formal notice with another opportunity to submit public comments. For project status, contact the Project Planner.

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

RINCON TOWNHOMES

3 STORY TOWNHOMES

318 WEST RINCON AVE., CAMPBELL CA

PLANNING SUBMITTAL

April 2, 2026

PROJECT DIRECTORY

OWNER REPRESENTATIVE
CYRUS JAHANIAN
CITY CONNECT PARTNERS INC
PHONE: (408) 821-3122

ARCHITECT
LANCE CRANNELL, AIA
SDG ARCHITECTS INC.
3361 WALNUT BLVD. SUITE 120
BRENTWOOD, CA 94513
PHONE: (925) 634-7000

CIVIL
WILL CARLSON, P.E.
CARLSON, BARBEE & GIBSON, INC
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
PHONE: (925) 866-0322 x324

LANDSCAPE ARCHITECT
ANYI HUANG
ANYI LANDSCAPE STUDIOS
2647 ROYAL ANN DRIVE
UNION CITY, CA 94587
PHONE: (650) 533-0107

JOINT TRENCH
KHALID TARRAR / QUEENNE CASTILLO
TARRAR UTILITY CONSULTANTS
813 FIRST STREET
BRENTWOOD, CA 94513
PHONE: (925) 240-2595

PROJECT DATA SUMMARY

ADDRESS	318 WEST RINCON AVE., CAMPBELL CA
APN	305-29-007
ZONING	MHD-MU
SITE AREA	39,682 SQ. FT. / 0.91 AC
TYPE OF CONSTRUCTION	TYPE V-B
PROPOSED USE	RESIDENTIAL
DESCRIPTION OF WORK	DEMOLITION OF AN EXISTING SINGLE FAMILY RESIDENTIAL STRUCTURE, AND CONSTRUCTION OF (4) 3-STORY TOWNHOME BUILDINGS TOTALING 31 DWELLING UNITS. ALL UNITS TO HAVE SHARED VEHICULAR ACCESS VIA A CENTRAL FIRE TRUCK AERIAL ACCESS ROAD.

GENERAL NOTES

1. THIS PROJECT SHALL MEET THE CRC SECTION R322 & CBC CHAPTER 11A ACCESSIBILITY STANDARDS.

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JT2	JOINT TRENCH GENERAL NOTES AND DETAILS
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CONCEPTUAL ELEVATIONS

FIRE DEPARTMENT NOTES

1. FIRE SPRINKLERS: APPROVED AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEMS ARE REQUIRED IN NEW AND EXISTING BUILDINGS. FIRE SPRINKLER PLANS SHALL BE SUBMITTED AS A DEFERRED SUBMITTAL WHEN THE PROJECT GETS SUBMITTED FOR PERMIT ISSUANCE.
2. ADDRESS IDENTIFICATION: ALL BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 6 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SECTION 505.1.
3. CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND STANDARD DETAIL AND SPECIFICATION S1-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT.



VICINITY MAP

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
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925.634.7000 | sdgarchitectsinc.com

PARKING

		BASE DENSITY		29 UNITS
CMC 21.28.040 - PARKING & LOADING		TOTAL UNITS		31 UNITS
		REQUIRED		**PROPOSED**
PARKING SPACE 90 DEGREE	UNI-STALL	8.5 FEET X 18 FEET		9 FEET X 20 FEET
PARKING SPACE PARALLEL	UNI-STALL	8.5 FEET X 22 FEET		**N/A**
DRIVE ASILE WIDTH	TWO-WAY	25 FEET		20 FEET
TOWNHOUSES (2-CAR PRIVATE GARAGES)		26 UNITS		52 SPACES
BMR UNITS		5 UNITS		5 SPACES
COMMON PARKING FACILITIES				
ASSIGNED				---
UNASSIGNED				8 SPACES
LOADING SPACE(S)	12 FEET X 25 FEET X 14 FEET VERTICAL			---
TOTAL PARKING SPACES				65 SPACES
PARKING RATIO PER DWELLING UNIT				**2.10 SPACES**
CALGREEN 4.106.4 - ELECTRIC VEHICLE CHARGING				
TOWNHOUSE PRIVATE GARAGES	SEE NOTE 2			
COMMON PARKING FACILITIES				
EVR STANDARD (1 SPACE PER 2-CAR GARAGE)	100% UNITS			31 UNITS
EVCS STANDARD (UNASSIGNED SPACES ONLY)	25% SPACES		25% SPACES	1 SPACE
EVCS VAN (MINIMUM 1)				1 SPACE
TOTAL EV SPACES			**106%**	**33 SPACES**
CBC 1109A - PARKING FACILITIES				
TOWNHOUSE - PRIVATE GARAGES	2% UNITS	1 UNITS	3%	**1 UNITS**
PARKING FACILITIES	5% SPACES	1 SPACE		
STANDARD				---
VAN (MINIMUM 1)				1 SPACE
TOTAL ACCESSIBLE SPACES (PARKING FACILITIES)			**13%**	1 SPACE

NOTES

STANDARD ACCESSIBLE PARKING SPACE = 9 FEET X 18 FEET

VAN-SIZE PARKING SPACE = 12 FEET X 18 FEET WITH 5 FEET AISLE (PASSENGER)

NOTE 1: TRANSIT-ORIENTED DEVELOPMENTS AND AREAS AS DEPICTED AS "WALKABLE AREAS" ON THE FORM-BASED ZONING MAP AS PROVIDED FOR BY CMC 21.07 - MULTI-FAMILY DEVELOPMENT AND DESIGN STANDARDS

NOTE 2: CALGREEN 4.106.4.1 - TOWNHOUSES WITH ATTACHED PRIVATE GARAGES / NO ADDITIONAL REQUIREMENTS

DENSITY

		SITE AREA NET	0.91 AC	39,682 SF
		REQUIRED		**PROPOSED**
FLOOR AREA RATIO		N/A		**N/A**
LOT COVERAGE		N/A		**N/A**
DENSITY (DU/AC)	MAXIMUM	32.0 DU/AC		**34.0 DU/AC**
TOTAL UNITS	BASE DENSITY	29 UNITS		**31 UNITS**

NOTES

UNITS

UNIT		TOTAL LIVING	PORCH	DECK(S)	GARAGE	UNIT AREA	CAR(S) TYPE	BED	BATH
1		**1,629 SF**	90 SF	62 SF	516 SF	2,297 SF	2 TANDEM	3	3
1A		**1,629 SF**	90 SF	62 SF	516 SF	2,297 SF	2 TANDEM	3	3
2		**1,810 SF**	76 SF	38 SF	458 SF	2,382 SF	2	3	3.5
3		**1,531 SF**	48 SF	59 SF	445 SF	2,083 SF	2 TANDEM	2	2.5
4		**1,801 SF**	75 SF	38 SF	424 SF	2,338 SF	2	3	3.5
5A	BMR	**372 SF**	0 SF	0 SF	238 SF	610 SF	1	1 STUDIO	1
5B	BMR	**364 SF**	0 SF	0 SF	240 SF	604 SF	1	1 STUDIO	1
5C	BMR	**463 SF**	0 SF	0 SF	241 SF	704 SF	1	1	1
5D	BMR	**747 SF**	0 SF	0 SF	244 SF	991 SF	1	2	1
5E	BMR	**641 SF**	0 SF	0 SF	278 SF	919 SF	1	2	1
BMR COMMON AREA						510 SF			

NOTES

TOTAL LIVING = MEASURED TO OUTSIDE FACE OF STUD OF UNIT ENVELOPE, EXCLUDES GARAGE, DECK, PORCHES

BUILDINGS

UNIT	BLDG 1	BLDG 2	BLDG 3	BLDG 4	UNITS	BEDS	BATH	STUDIO	1-BED	2-BED	3-BED
1	1	2	2	3	8	24	24				**X**
1A	1	1			2	6	6				**X**
2	1	2	2	3	8	24	28				**X**
3	1	1	1	1	4	8	10			**X**	
4	1	1	1	1	4	12	14				**X**
5A	1				1	1	1	**X**			
5B	1				1	1	1	**X**			
5C	1				1	1	1		**X**		
5D	1				1	2	1			**X**	
5E	1				1	2	1			**X**	
	10 UNITS	**7 UNITS**	**6 UNITS**	**8 UNITS**	**31 UNITS**	**81**	**87**	**2**	**1**	**6**	**22**
	15,735 SF	**16,076 SF**	**13,779 SF**	**18,458 SF**	**64,048 SF**	UNIT MIX		**6.5%**	**3.2%**	**19.4%**	**71.0%**
	BLDG. AREA	BLDG. AREA	BLDG. AREA	BLDG. AREA	TOTAL AREA	AVERAGE SIZE		368 SF	463 SF	1,252 SF	1,726 SF

NOTES

BUILDING AREAS = UNITCOUNT X TOTAL AREA + COMMON AREAS

AVERAGE UNIT SIZE = (UNIT COUNT X TOTAL LIVING AREA) / TOTAL UNITS

AFFORDABLE HOUSING

		BASE DENSITY		29 UNITS
CMC 21.24.040		TOTAL UNITS		31 UNITS
		REQUIRED		**PROPOSED**
AFFORDABLE UNITS - SEE NOTE 1		**15%**		
BMR MODERATE	**9%**	2.62 UNITS	**10.29%**	**3 UNITS**
BMR LOW	**6%**	2.00 UNITS	**6.86%**	**2 UNITS**
BMR VERY LOW	**0%**	0.00 UNITS	**0.00%**	**0 UNITS**
TOTAL AFFORDABLE	**15%**	4.62 UNITS	**17.15%**	**5 UNITS**
IN-LIEU FEE	CMC 21.24.080			**NO**

NOTES

NOTE 1: FOR ANY FRACTIONS OF UNITS, THE NEXT HIGHER WHOLE NUMBER IS TO BE PROVIDED

PROJECT DATA

SITE ADDRESS			**318 WEST RINCON AVENUE, CAMPBELL, CA 95008**
COUNTY			**SANTA CLARA**
APN			**305-29-007**
SITE AREA GROSS		0.91 AC	**39,682 SF**
EASEMENTS & DEDICATIONS		0.00 AC	**0 SF**
SITE AREA NET		0.91 AC	**39,682 SF**
GOVERNING JURISDICTION	**CITY OF CAMPBELL**	VERSION	
MUNICIPAL CODE	**CAMPBELL MUNICIPAL CODE**	6/11/2025	**CMC**
	MULTI-FAMILY DEVELOPMENT & DESIGN STANDARDS	4/18/2023	**MFDDS**
GENERAL PLAN DESIGNATION	**MEDIUM-HIGH DENSITY RESIDENTIAL / MIXED USE**		**MHDR-MU**
EXISTING ZONING	**MEDIUM-HIGH DENSITY RESIDENTIAL / MIXED USE**		**MHDR-MU**
FORM BASED ZONING DISTRICT	**T4 NEIGHBORHOOD LARGE / OPEN SUB-ZONE / WALKABLE OVERLAY**		**T4N.L**
SPECIFIC PLAN			**---**
OVERLAY DISTRICT	**BY RIGHT HOUSING**		**BRH**
WITHIN 1/2 MILE OF TRANSIT			**NO**
AIRPORT OVERLAY			**NO**
PRIORITY AREA			**NO**
HISTORIC AREA			**NO**
WILDLAND-URBAN INTERFACE	**UNZONED / LOCAL RESPONSIBILITY AREA**		**NO**
CALIF. DEPT OF FISH & WILDLIFE			**NO**
CALIF. COSTAL COMMISSION			**NO**
FLOOD ZONE			**NO**
FIRE DEPARTMENT	**SANTA CLARA COUNTY FIRE DEPARTMENT**		
WASTE MANAGEMENT COMPANY	**WEST VALLEY COLLECTION AND RECYCLING, LLC**		
BUILDING CODES	**2025 CALIFORNIA BUILDING CODE**		**CBC**
	2025 CALIFORNIA GREEN BUILDING STANDARDS CODE		**CALGREEN**

NOTES

SETBACKS & HEIGHT RESTRICTIONS

MFDDS 3.060		REQUIRED	PROPOSED
MAXIMUM BUILDING HEIGHT		SEE BELOW	
MAXIMUM STORIES		4 STORIES	**3 STORIES**
FRONT YARD - UNIT (PARALLEL TO PROPERTY LINES)		12 FEET MIN / 15 FEET MAX	**12 FEET**
FRONT YARD - GARAGE		N/A	**N/A**
FRONT YARD - PORCH		SEE BELOW	
SIDE YARD STREET		10 FEET	**10 FEET**
SIDE YARD INTERIOR		5 FEET	**5 FEET**
REAR YARD		SEE NOTE 1	**N/A**
DRIVEWAY CURB CUT WIDTH	MAXIMUM	26 FEET	**20 FEET**
DRIVEWAY CLEARANCE	10 FEET X 10 FEET TRIANGLE, BOTH SIDES		**YES**
FORM BASED ZONING DISTRICT	CMC 21.07.030		**T4N.L**
HEIGHT TO EAVE / PARAPET	MAXIMUM	42 FEET	**30 FEET**
HEIGHT OVERALL	MAXIMUM	57 FEET	**42 FEET**
GROUND FLOOR FINISH LEVEL	MINIMUM	6 INCHES	**8 INCHES**
GROUND FLOOR / FLOOR-TO-FLOOR	MINIMUM	10 FEET	**10 FEET 3.75 INCHES**
BUILDING FAÇADE ZONE (SEE NOTE 2)		70% FRONT YARD	**61%**
FRONT YARD ENCROACHMENT			
PRIVATE FRONTAGE	MAXIMUM	8 FEET	**4 FEET**
ARCHITECTURAL FEATURES	MAXIMUM	2 FEET	
DECKS		NOT ALLOWED	
SIDE YARD ENCROACHMENT			
PRIVATE FRONTAGE	MAXIMUM	7 FEET	
ARCHITECTURAL FEATURES	MAXIMUM	2 FEET	
DECKS	MAXIMUM	5 FEET	
REAR YARD ENCROACHMENT			
PRIVATE FRONTAGE		NOT ALLOWED	
ARCHITECTURAL FEATURES	MAXIMUM	5 FEET	**5 FEET (DRIVEWAY)**
DECKS	MAXIMUM	20 FEET	
PRIVATE FRONTAGE - ALLOWED TYPES	PORCH PROJECTING / PORCH ENGAGED		**PORCH PROJECTING**

NOTES

NOTE 1: HALF OVERALL BUILDING HEIGHT AT SETBACK LINE (3 FEET MIN), WHICHEVER IS GREATER

NOTE 2: FAÇADE ZONE - AREA BETWEEN MINIMUM AND MAXIMUM SETBACK LINES ALONG FRONT OF SITE AND ALONG SIDE STREET OF CORNER SITE WHERE BUILDING FAÇADE IS REQUIRED TO BE PLACED. ZONE STANDARDS IDENTIFY MINIMUM AMOUNT OF FAÇADE TO BE PLACED IN FAÇADE ZONE. SEE MFDDS SUBSECTION 11.020.1 FOR MEASUREMENT METHOD

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STREETSCAPE ALONG RINCON AVENUE

399.314 Rincon Townhomes
Rincon Ave., Campbell, CA
April 2, 2026

STREETSCAPE
A0.3

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VIEW 1



VIEW 2



VIEW 3



VIEW 4



VIEW 5



KEY MAP

399.314 Rincon Townhomes
Rincon Ave., Campbell, CA
April 2, 2026

SITE PHOTOS
A0.4

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399.314 Rincon Townhomes
Rincon Ave., Campbell, CA
April 2, 2026

EXISTING SITE PLAN
A0.5

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SITE CIRCULATION

1) VEHICLES, PEDESTRIANS, AND CYCLISTS TRAFFIC PASSES BY PROJECT SITE ON RINCON AVENUE
2) RESIDENTS PARK IN THEIR RESPECTIVE GARAGES

= (1) PARKING SPACE
57 PARKING SPACES PROVIDED

-------- ACCESSIBLE ROUTE

NOTE
FOR REFERENCE ONLY, SEE CIVIL PLANS FOR MORE INFORMATION

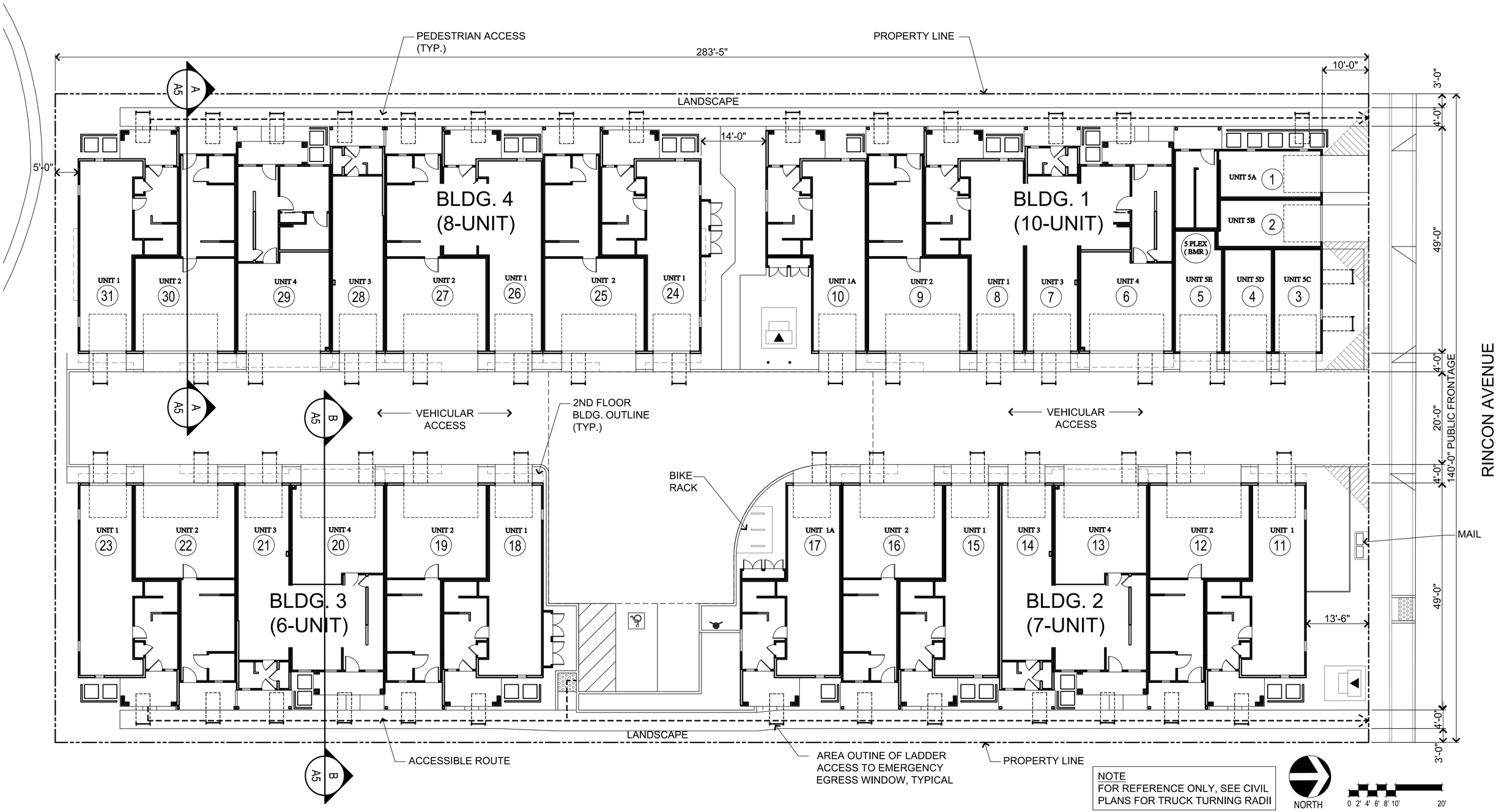
NORTH

0 2' 4' 6' 8' 10' 20'

399.314 Rincon Townhomes
Rincon Ave., Campbell, CA
April 2, 2026

ARCHITECTURAL SITE PLAN
A0.6

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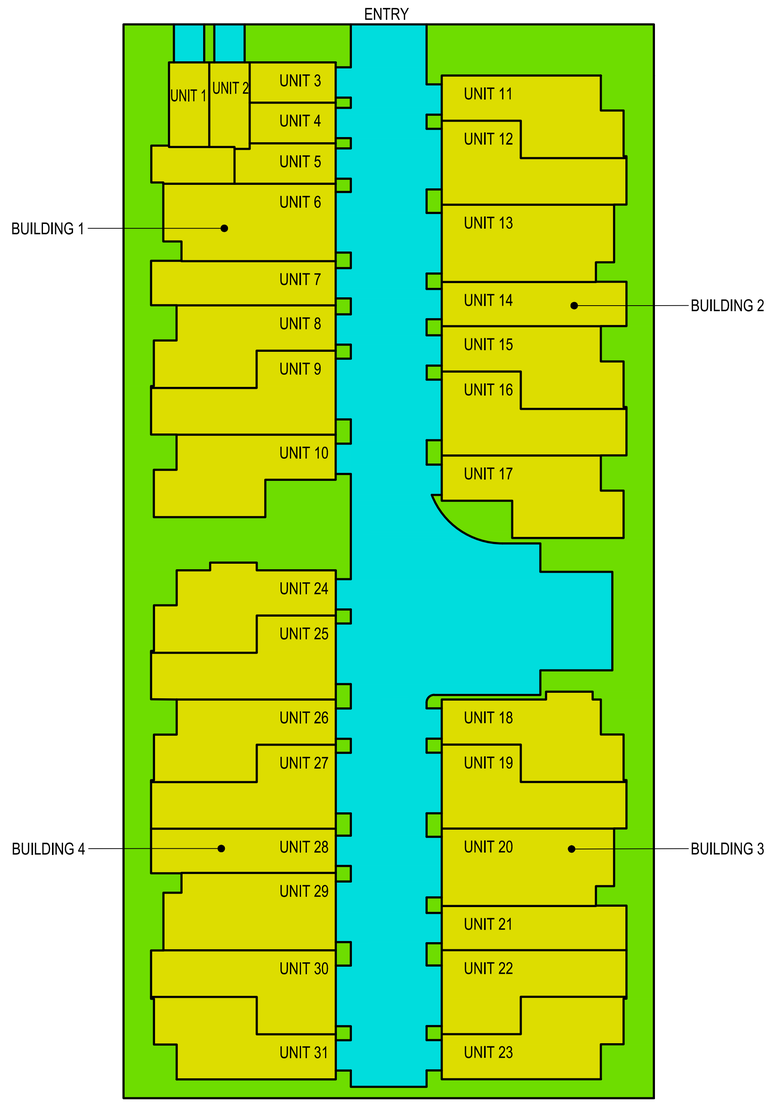


399.314 Rincon Townhomes
Rincon Ave., Campbell, CA
April 2, 2026

EMERGENCY ACCESS PLAN
A0.7

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RINCON AVENUE



AREA 1 (DRIVE AISLE AND DRIVEWAYS)

AREA 2 (LANDSCAPE)

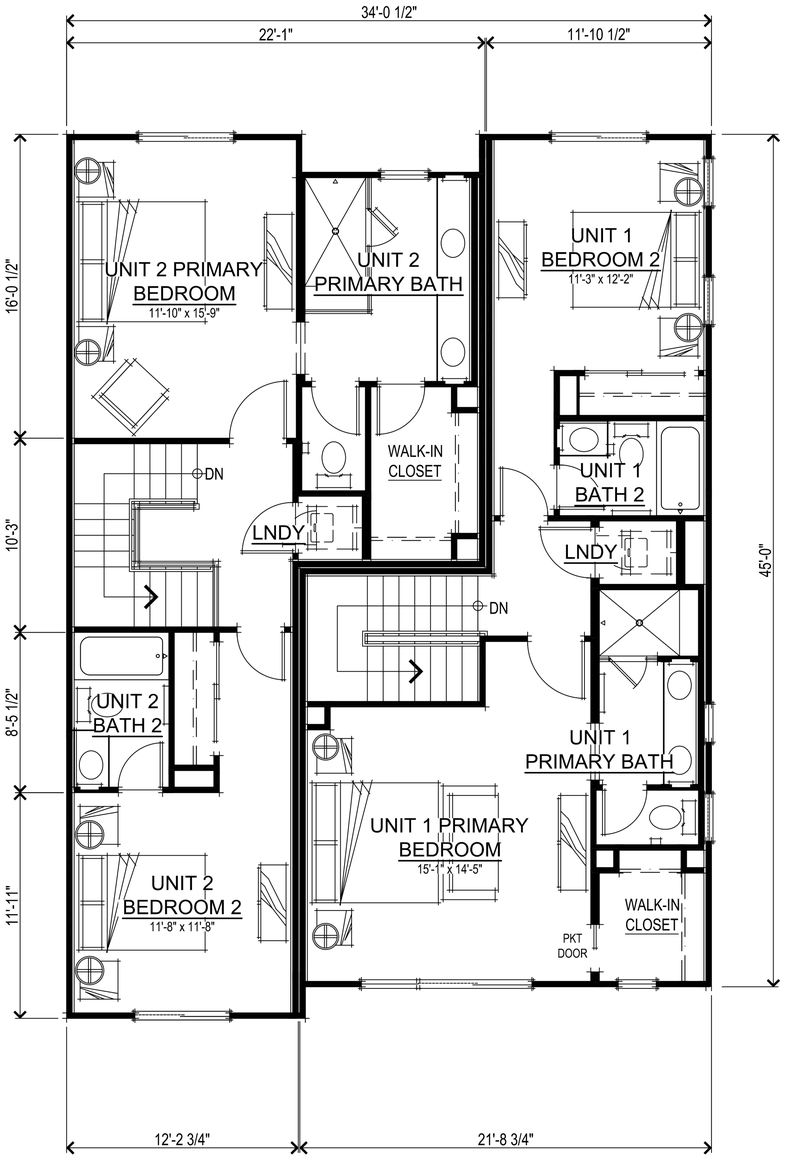
UNITS 1 - 31 (BUILDINGS)

0 4' 8' 12' 16' 20' 40'

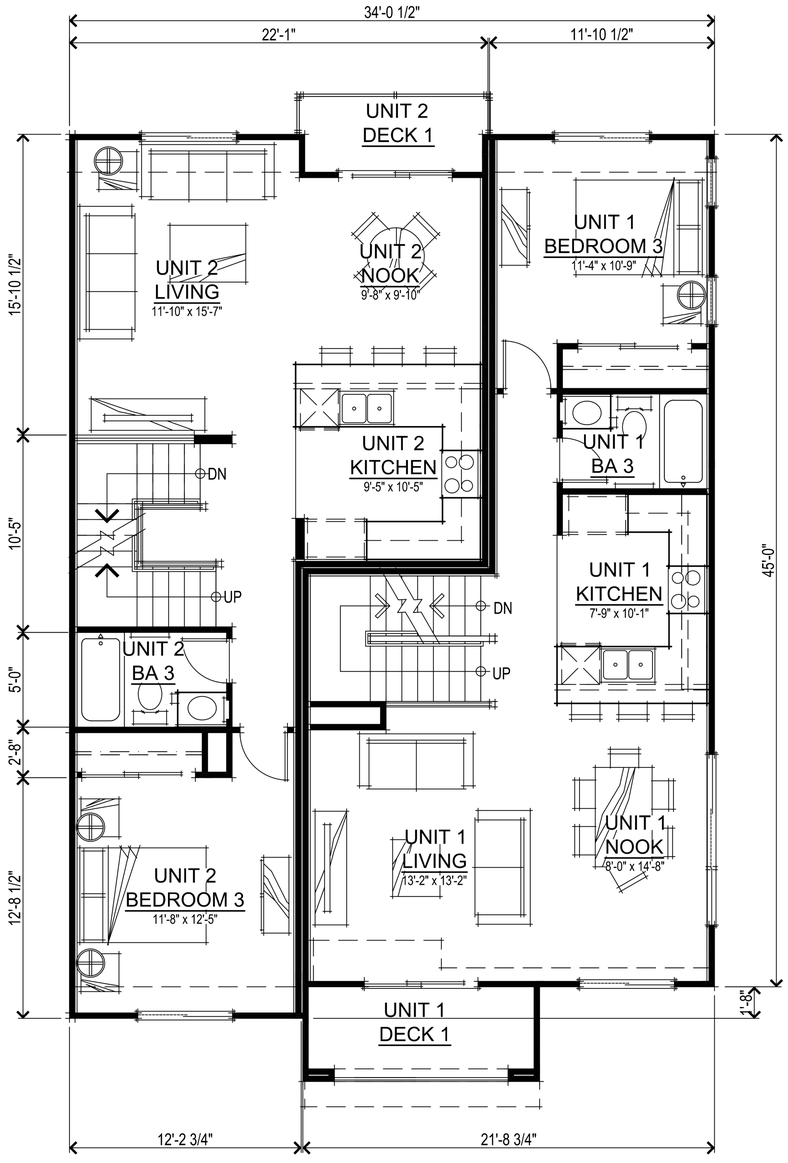
399.314 Rincon Townhomes
Rincon Ave., Campbell, CA
April 2, 2026

DESIGN SITE PLAN
A0.8

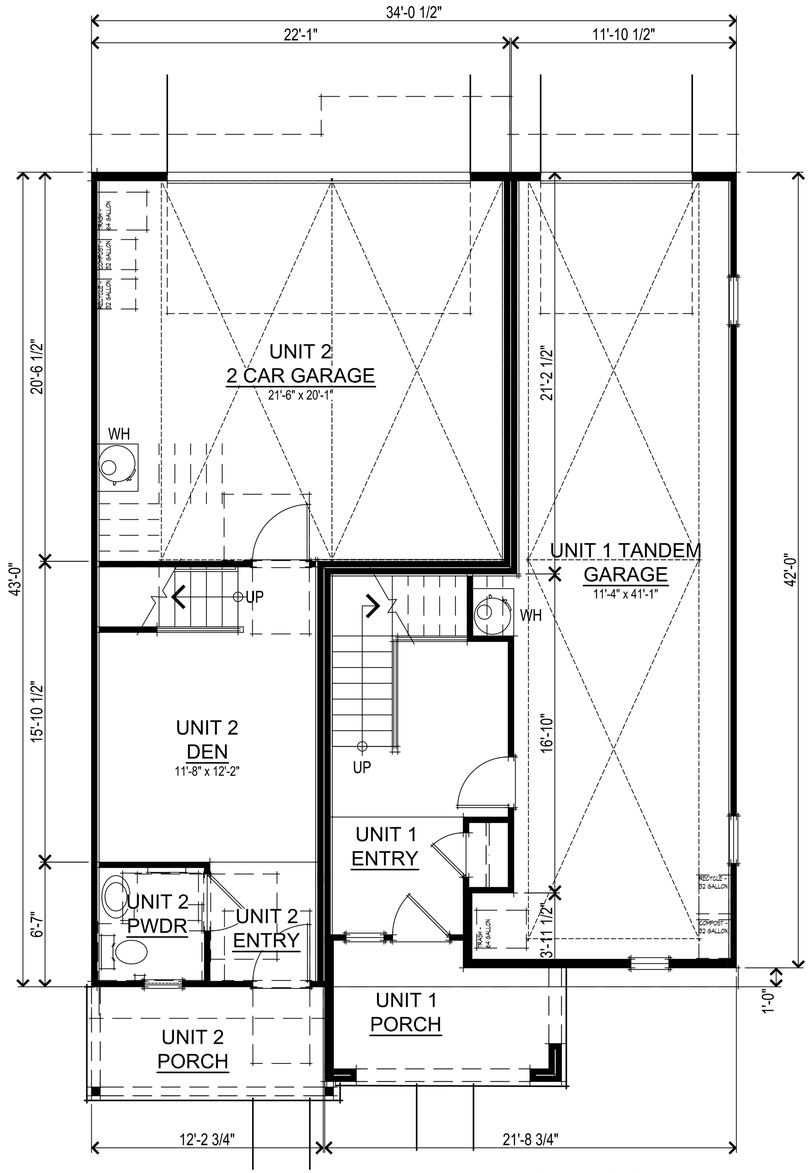
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THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT 1 SQUARE FOOTAGES	
FIRST FLOOR	184 SQ. FT.
SECOND FLOOR	756 SQ. FT.
THIRD FLOOR	689 SQ. FT.
TOTAL LIVING UNIT 1	1629 SQ. FT.
TANDEM GARAGE	516 SQ. FT.

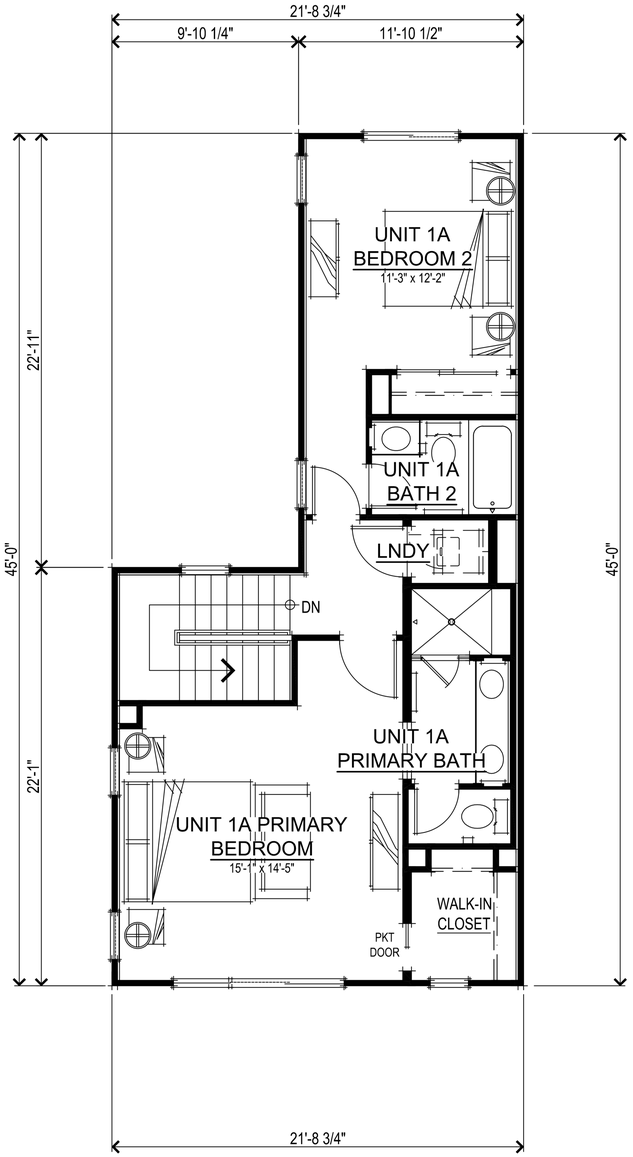
UNIT 2 SQUARE FOOTAGES	
FIRST FLOOR	276 SQ. FT.
SECOND FLOOR	779 SQ. FT.
THIRD FLOOR	755 SQ. FT.
TOTAL LIVING UNIT 2	1810 SQ. FT.
2-CAR GARAGE	458 SQ. FT.

399.314 Rincon Townhomes
Rincon Ave., Campbell, CA
April 2, 2026

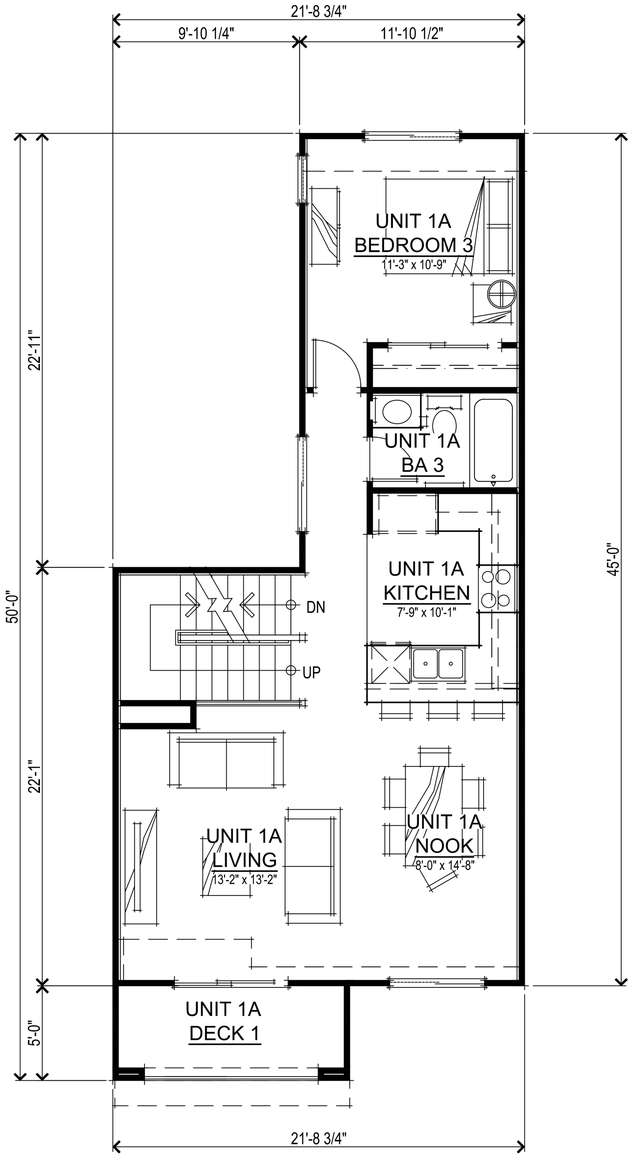
0 1' 2' 3' 4' 8'

UNITS 1-2 FLOOR PLANS
A1

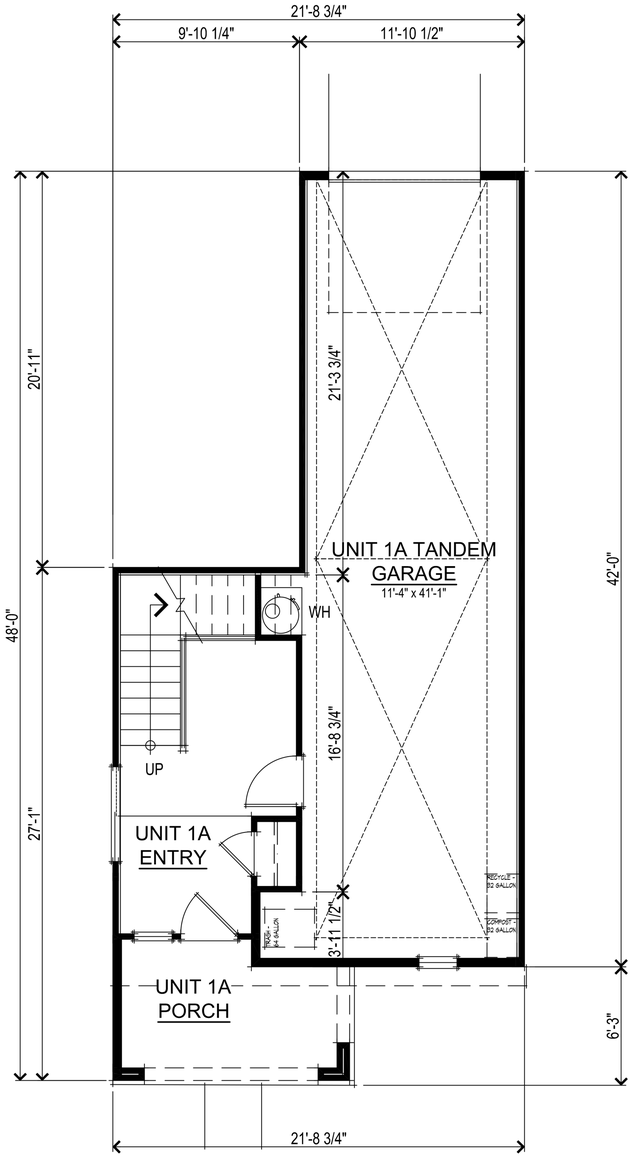
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THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

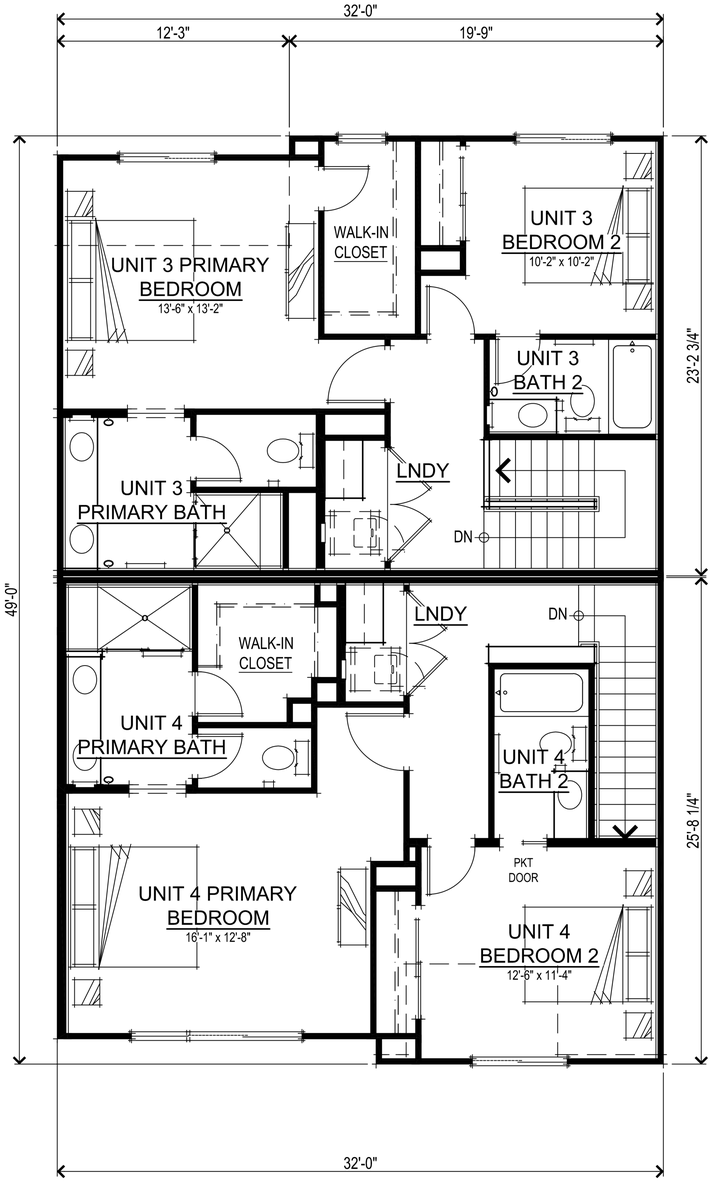
UNIT 1A SQUARE FOOTAGES	
FIRST FLOOR	184 SQ. FT.
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TANDEM GARAGE	516 SQ. FT.

0 1' 2' 3' 4' 8'

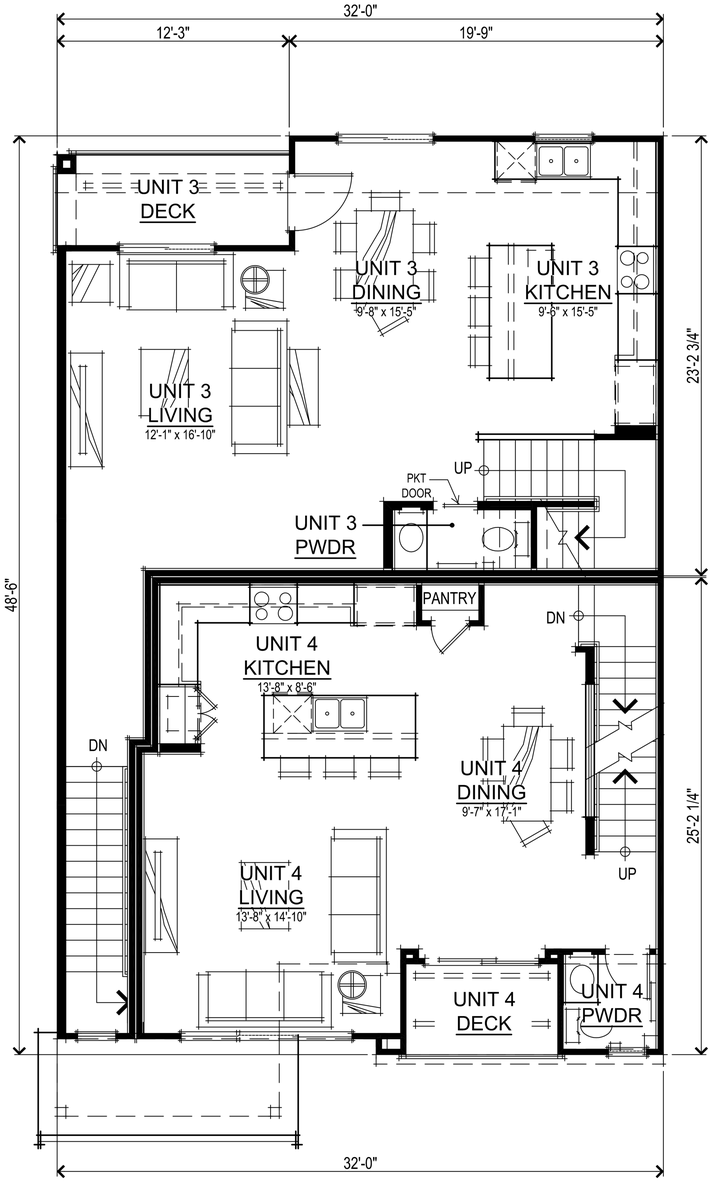
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UNIT 1A FLOOR PLANS
A2

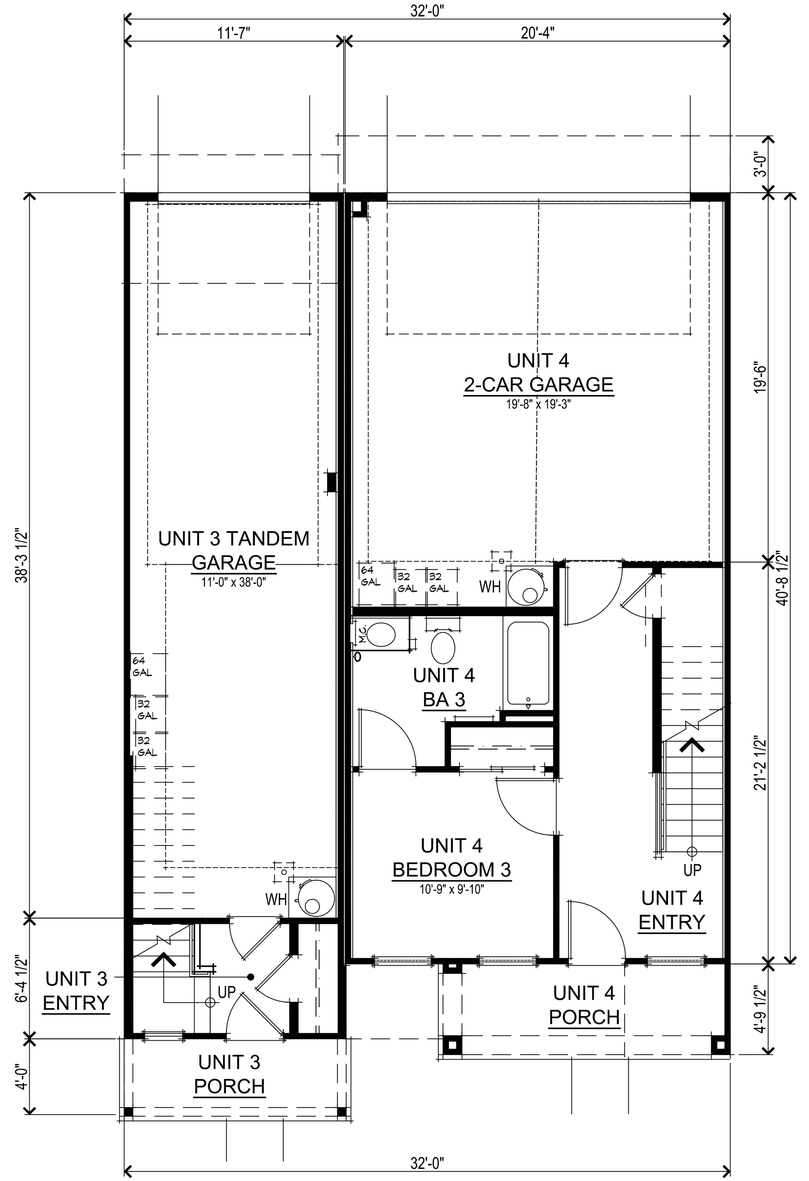
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THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT 3 SQUARE FOOTAGES	
FIRST FLOOR	74 SQ. FT.
SECOND FLOOR	783 SQ. FT.
THIRD FLOOR	674 SQ. FT.
TOTAL LIVING	1531 SQ. FT.
2-CAR GARAGE	445 SQ. FT.

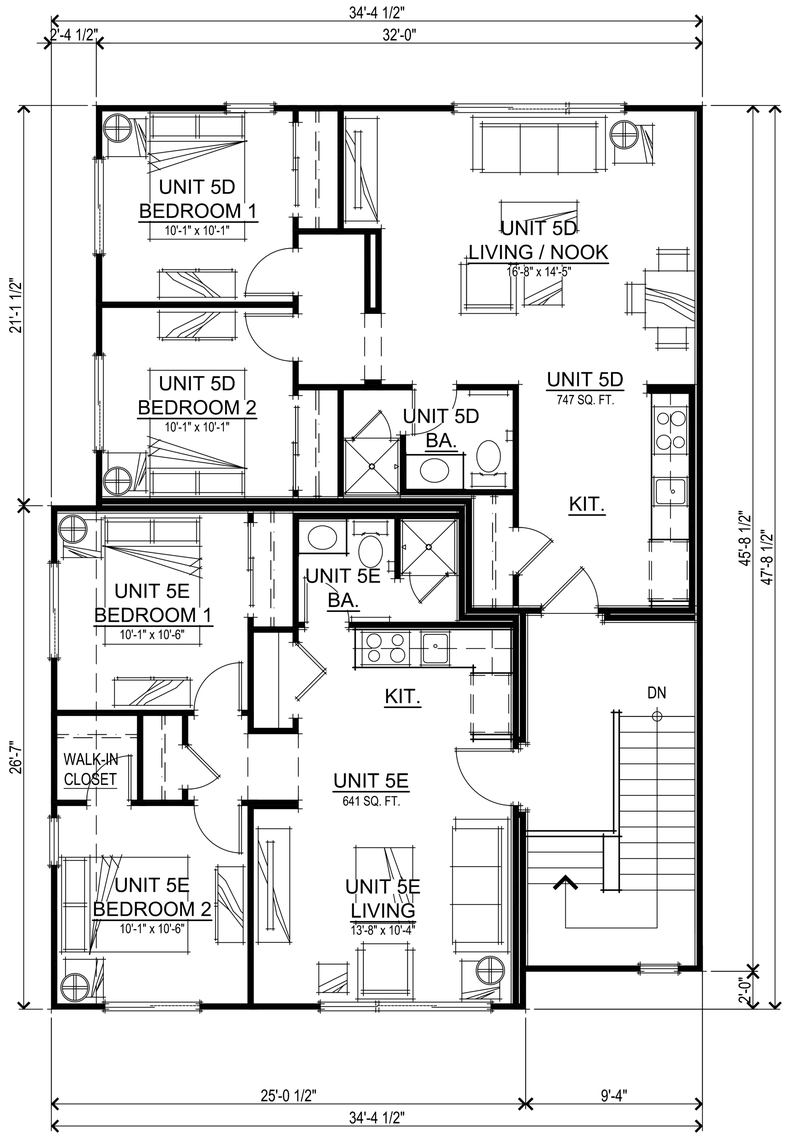
UNIT 4 SQUARE FOOTAGES	
FIRST FLOOR	407 SQ. FT.
SECOND FLOOR	646 SQ. FT.
THIRD FLOOR	748 SQ. FT.
TOTAL LIVING	1801 SQ. FT.
2-CAR GARAGE	424 SQ. FT.

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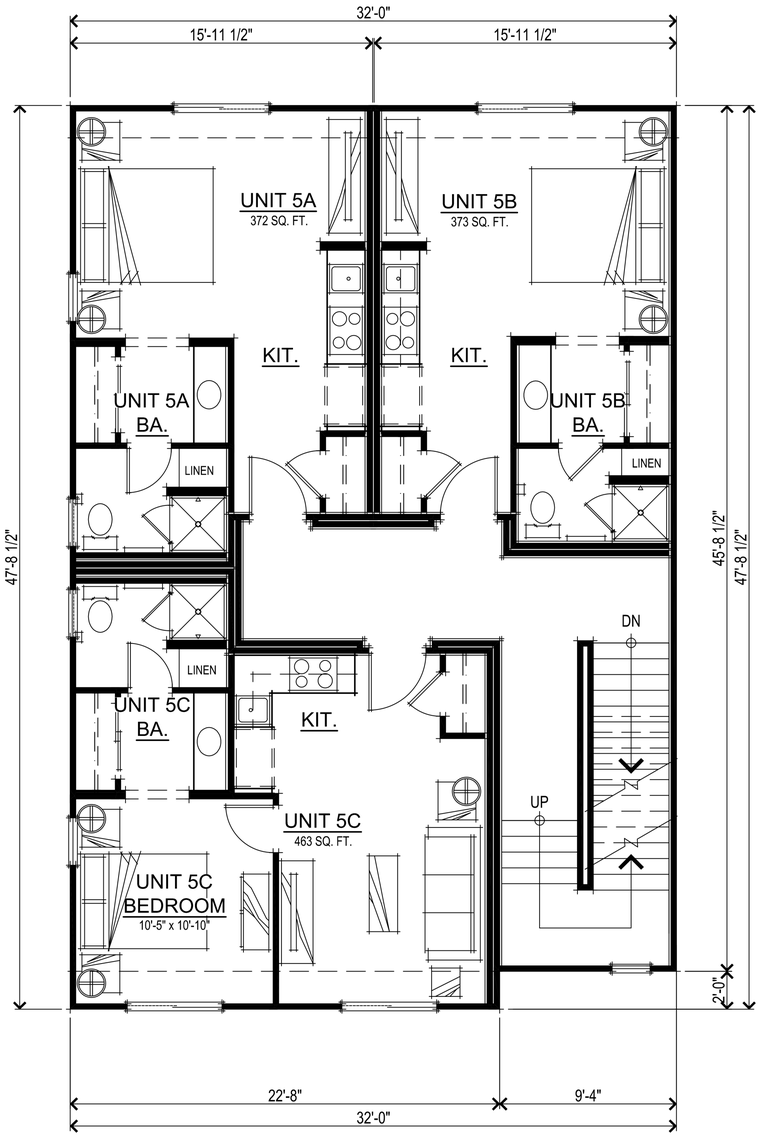
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UNITS 3-4 FLOOR PLANS
A3

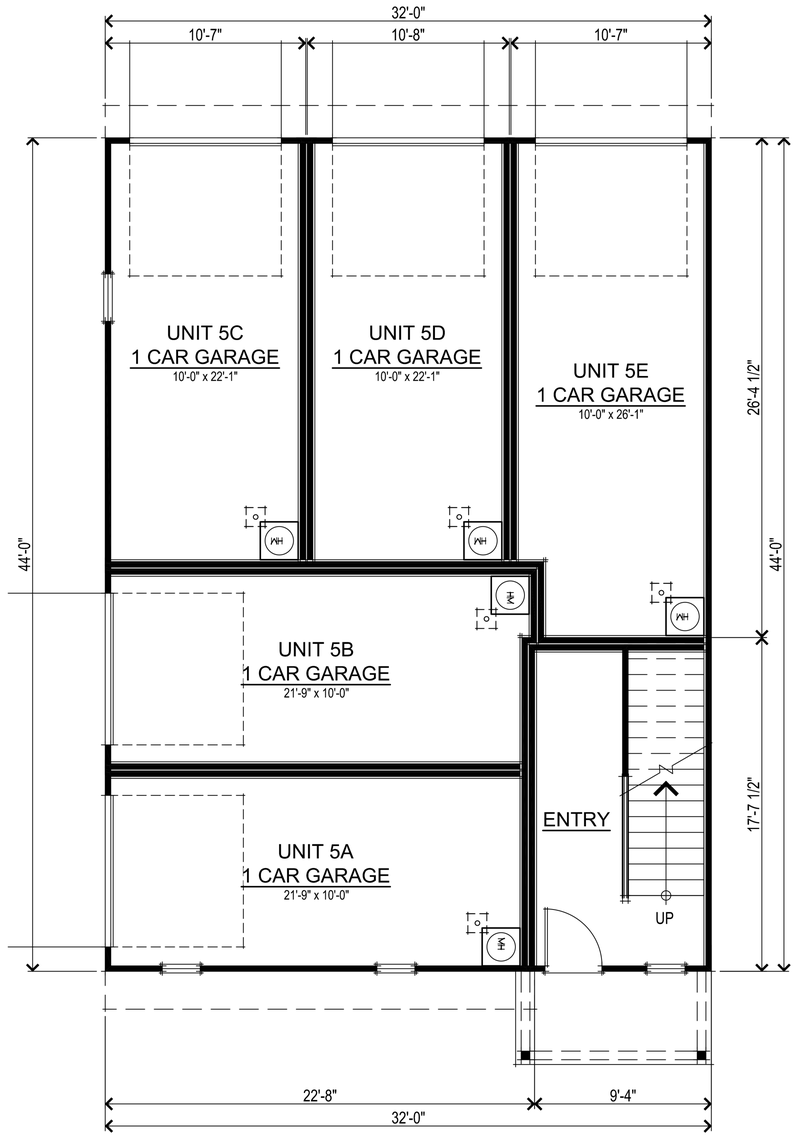
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THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT 5 SQUARE FOOTAGES	
UNIT 5A GARAGE	238 SQ. FT.
UNIT 5B GARAGE	240 SQ. FT.
UNIT 5C GARAGE	241 SQ. FT.
UNIT 5D GARAGE	244 SQ. FT.
UNIT 5E GARAGE	278 SQ. FT.

UNIT 5 SQUARE FOOTAGES	
UNIT 5A	372 SQ. FT.
UNIT 5B	364 SQ. FT.
UNIT 5C	463 SQ. FT.
UNIT 5D	747 SQ. FT.
UNIT 5E	641 SQ. FT.

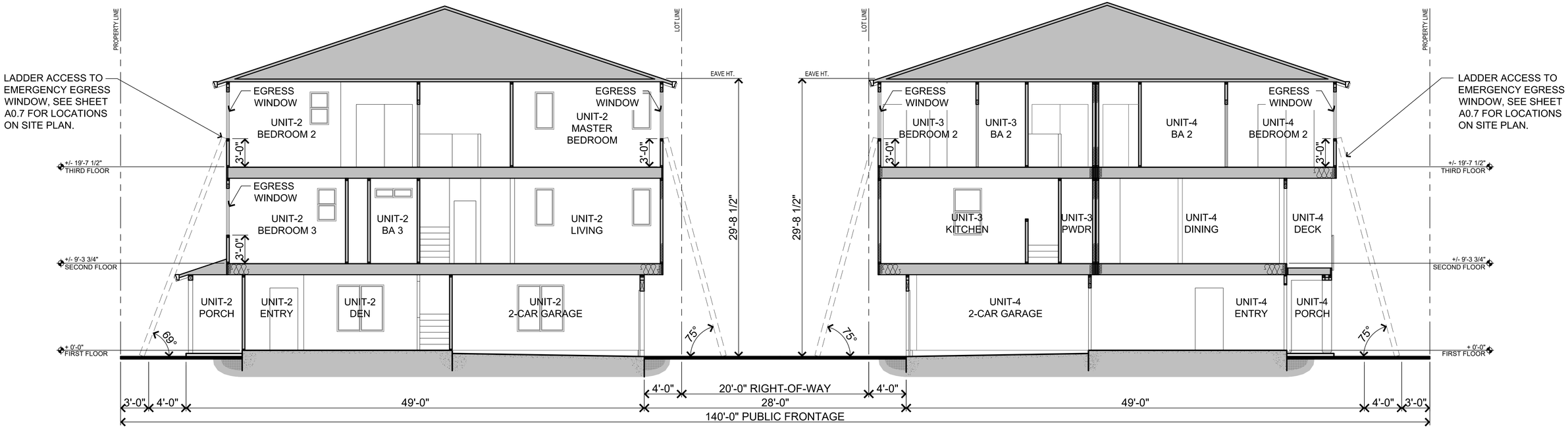
UNIT 5 SQUARE FOOTAGES	
1ST FL. COMMON AREA	149 SQ. FT.
2ND FL. COMMON AREA	308 SQ. FT.
3RD FL. COMMON AREA	85 SQ. FT.

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0 1' 2' 3' 4' 8'

UNIT 5 FLOOR PLAN
A4

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SECTION A
TYPICAL AT UNITS 1-2

SECTION B
TYPICAL AT UNITS 3-4

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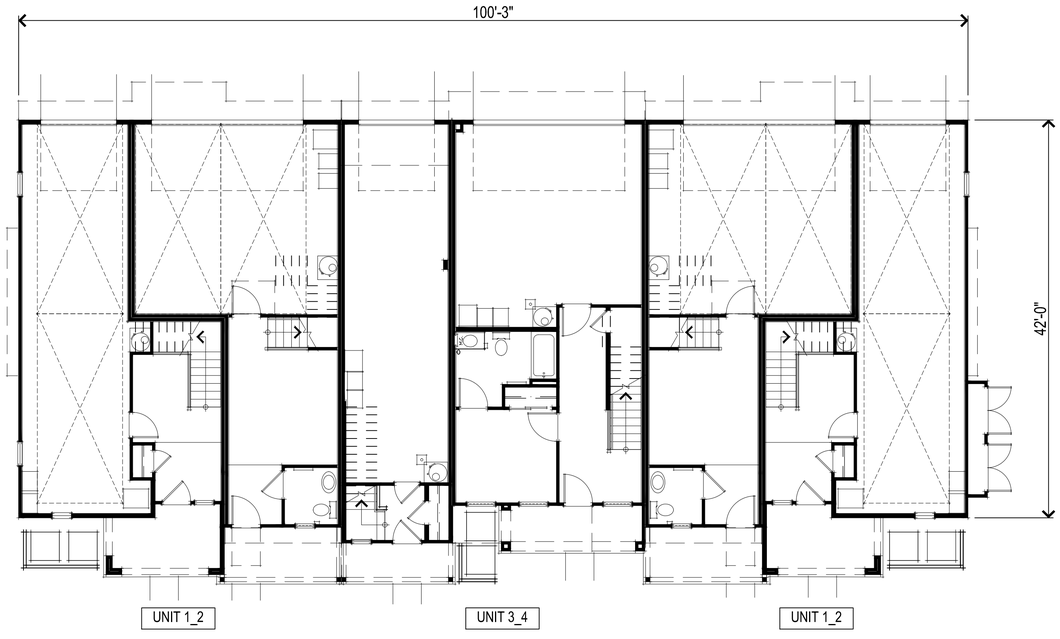
0 1' 2' 3' 4' 8'

BUILDING SECTIONS
A5

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SECOND FLOOR PLAN



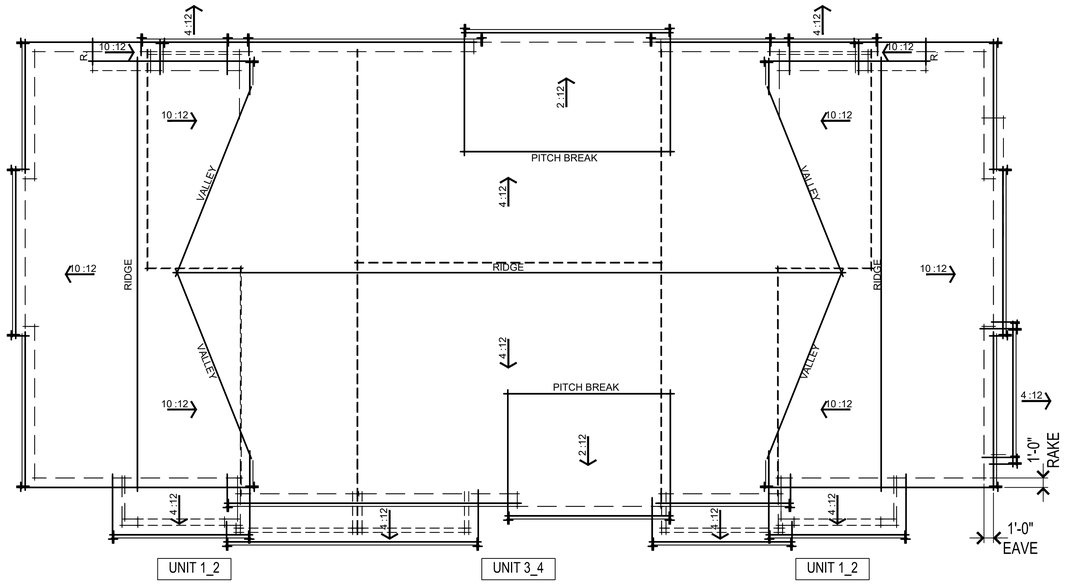
FIRST FLOOR PLAN

0 2' 4' 6' 8' 16'

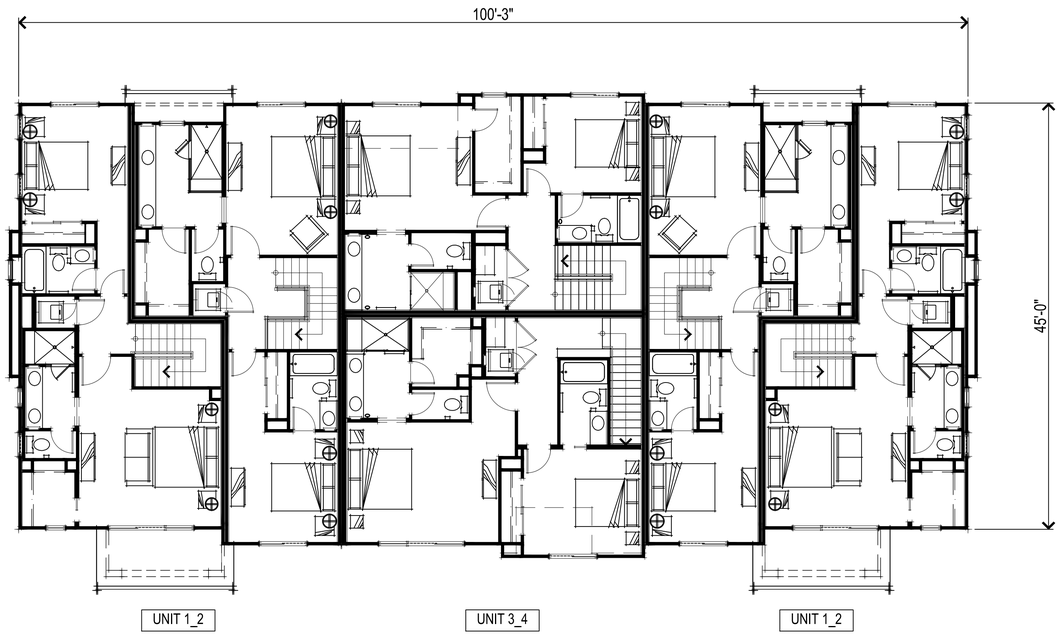
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6-UNIT BUILDING FIRST & SECOND FLOOR PLANS
A6

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ROOF PLAN



THIRD FLOOR PLAN

0 2' 4' 6' 8' 16'

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6-UNIT BUILDING THIRD FLOOR & ROOF PLANS
A7

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LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

0 4' 8' 12' 16' 32'

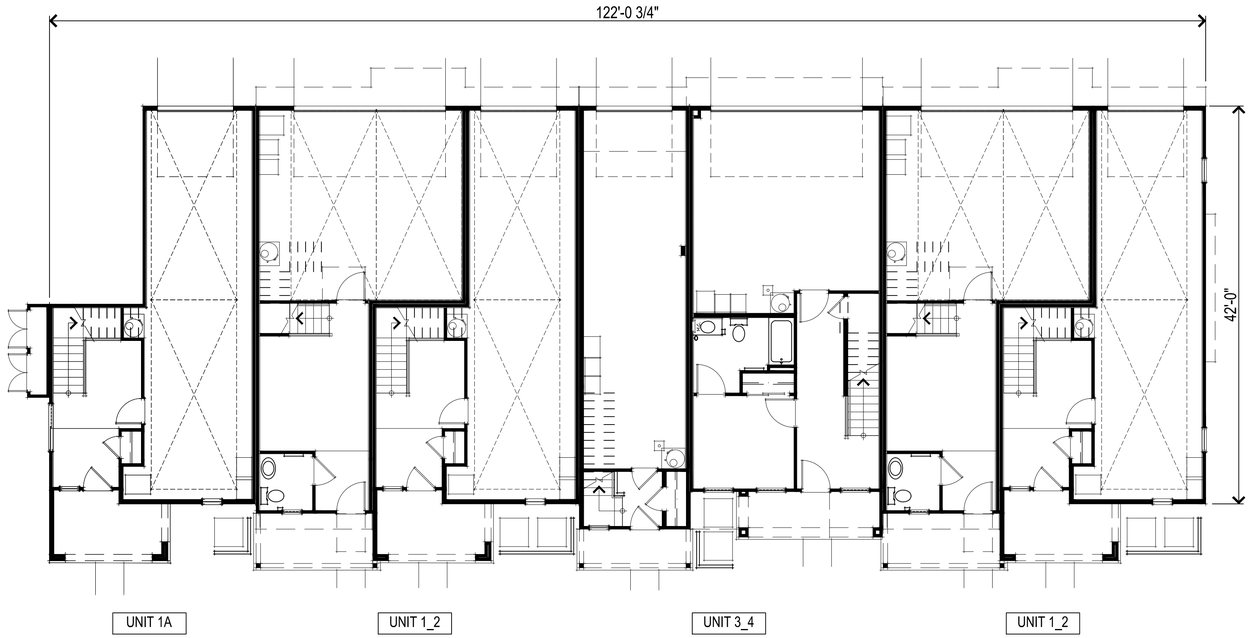
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6-UNIT BUILDING ELEVATIONS
A8

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SECOND FLOOR PLAN



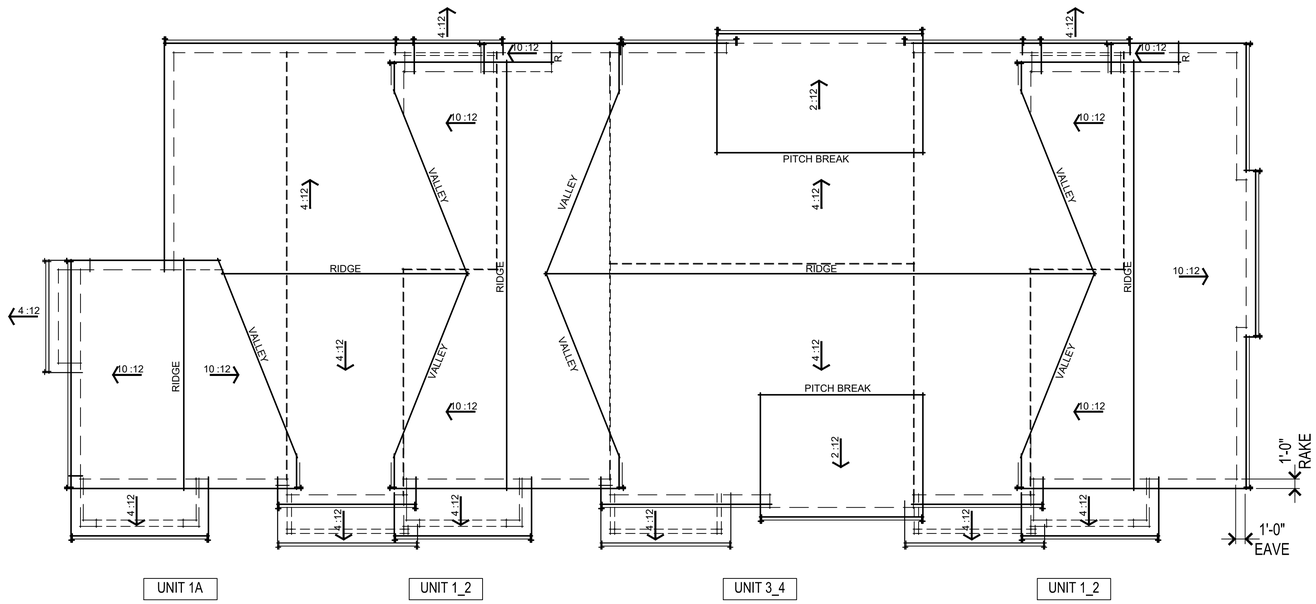
FIRST FLOOR PLAN

0 2' 4' 6' 8' 16'

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7-UNIT BUILDING FIRST & SECOND FLOOR PLANS
A9

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ROOF PLAN



THIRD FLOOR PLAN

0 2' 4' 6' 8' 16'

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7-UNIT BUILDING THIRD FLOOR & ROOF PLANS
A10

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LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



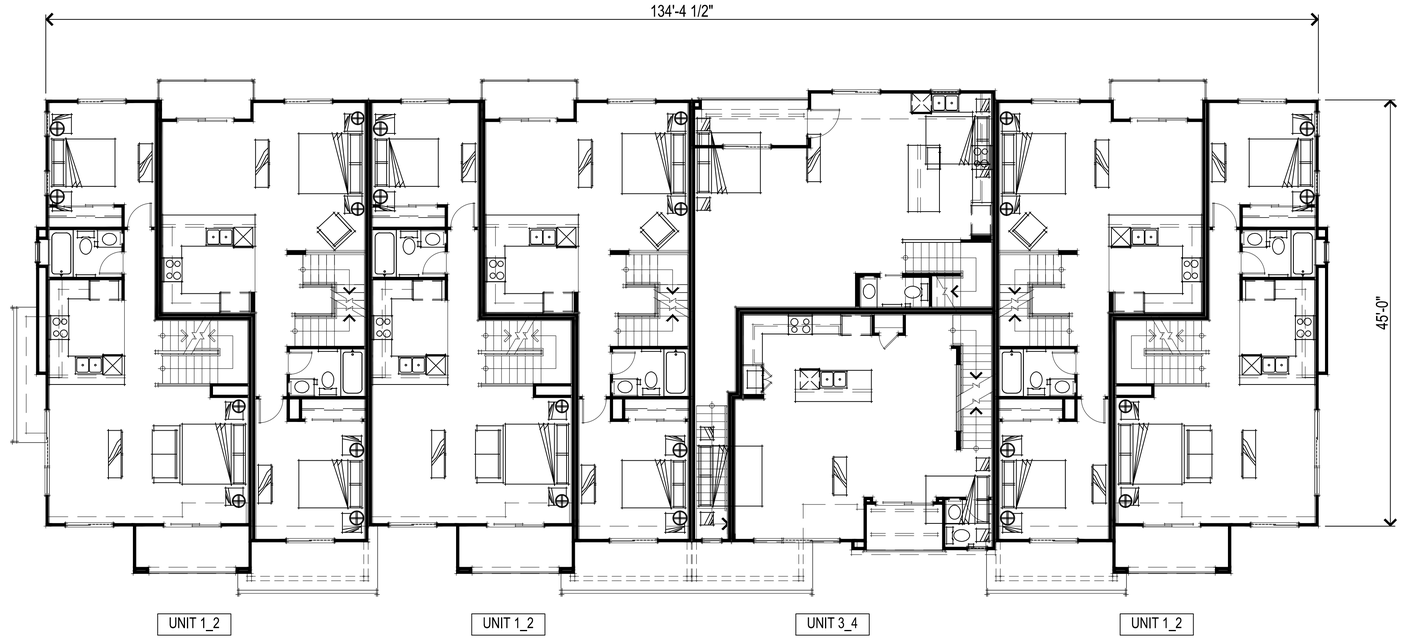
FRONT ELEVATION

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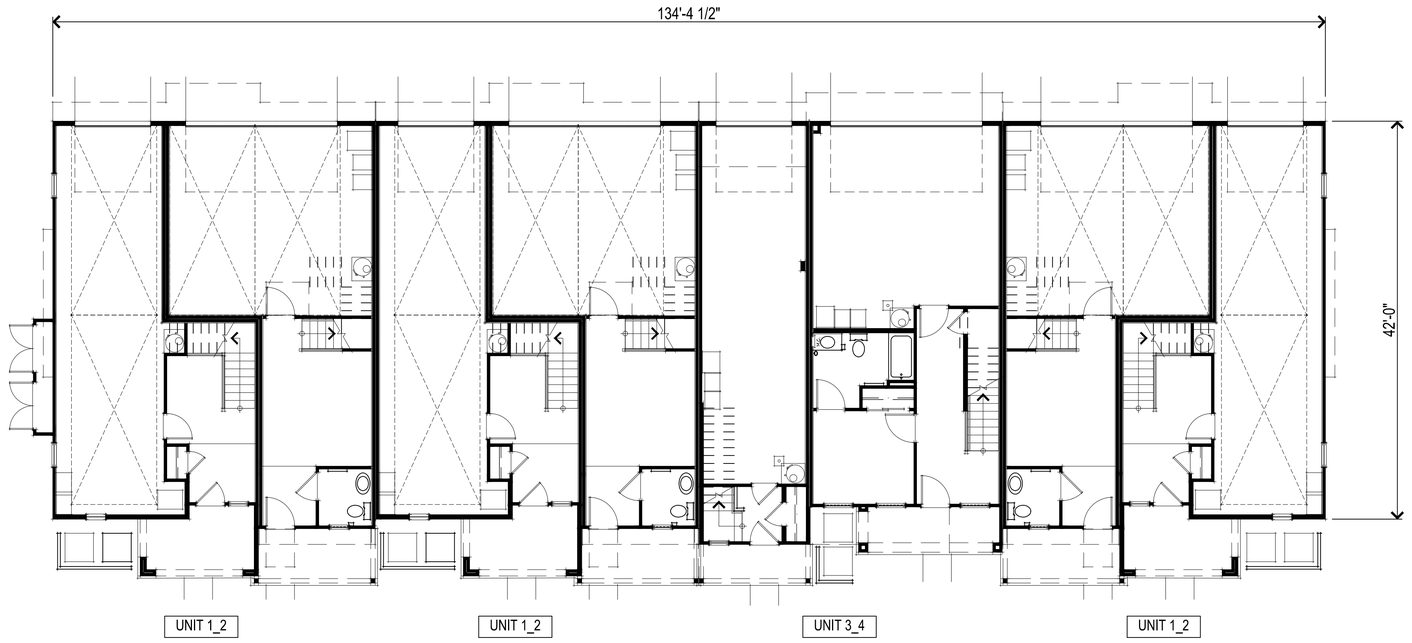
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Rincon Ave., Campbell, CA
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7-UNIT BUILDING ELEVATIONS
A11

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SECOND FLOOR PLAN



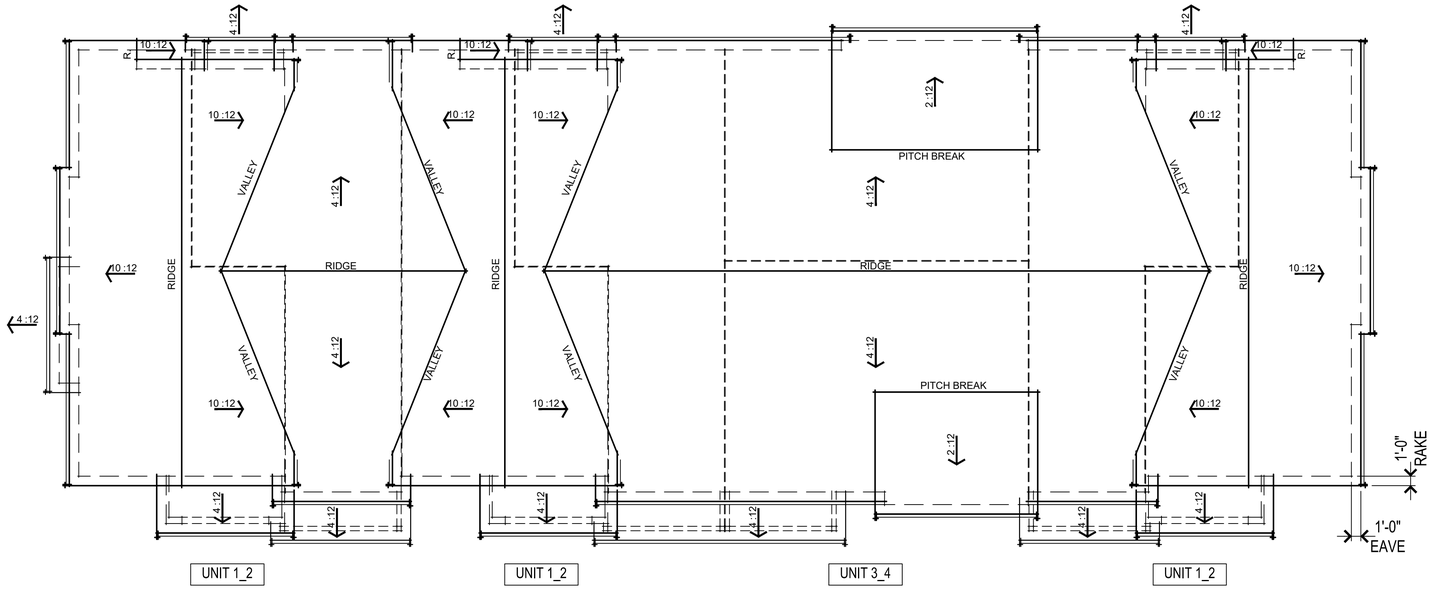
FIRST FLOOR PLAN

0 2' 4' 6' 8' 16'

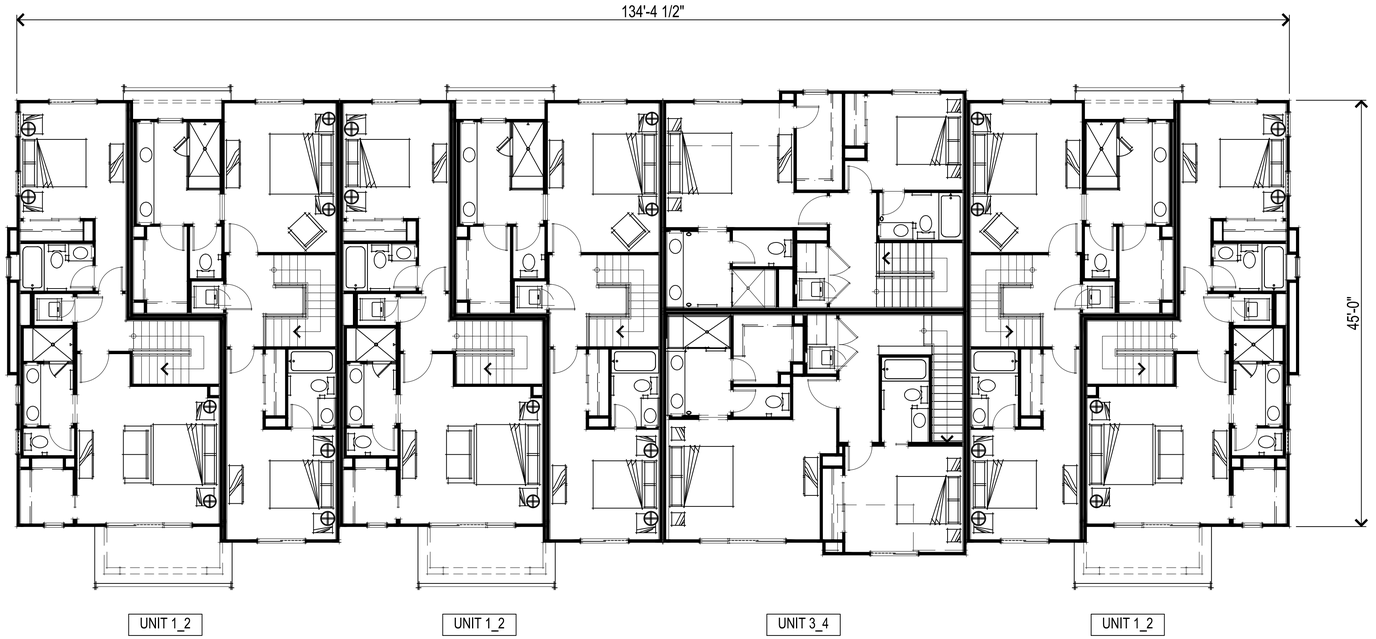
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8-UNIT BUILDING FIRST & SECOND FLOOR PLANS
A12

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ROOF PLAN



THIRD FLOOR PLAN

0 2' 4' 6' 8' 16'

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8-UNIT BUILDING THIRD FLOOR & ROOF PLANS
A13

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LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

0 2' 4' 6' 8' 16'

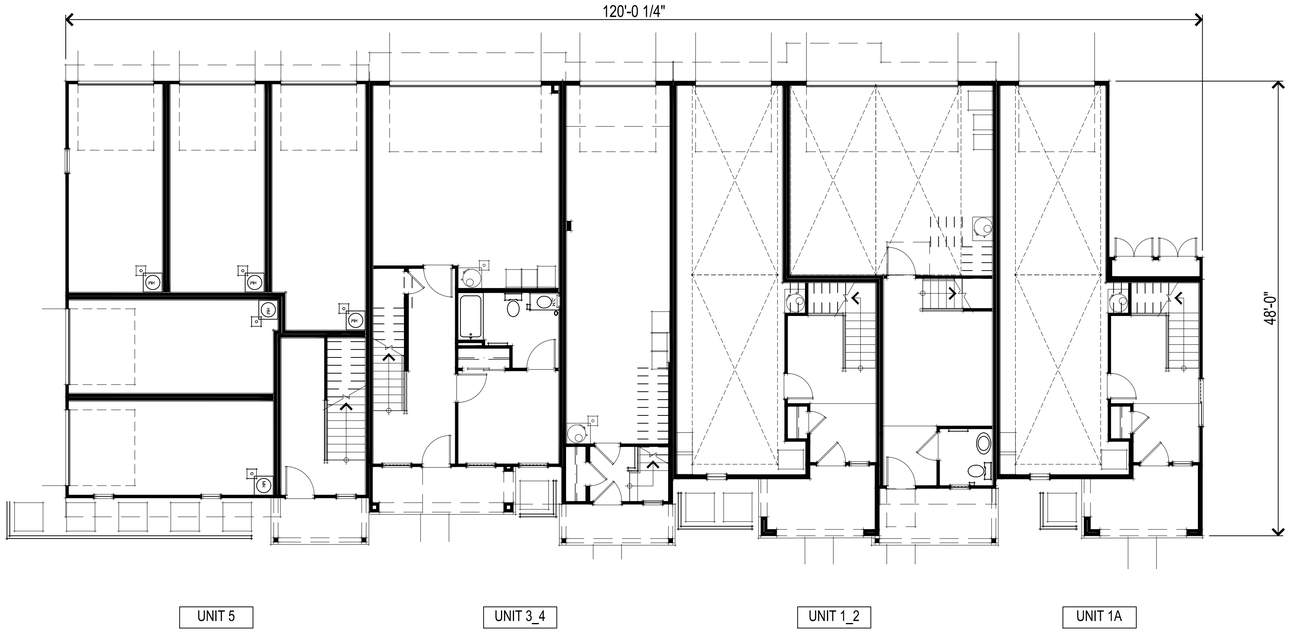
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8-UNIT BUILDING ELEVATIONS
A14

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SECOND FLOOR PLAN



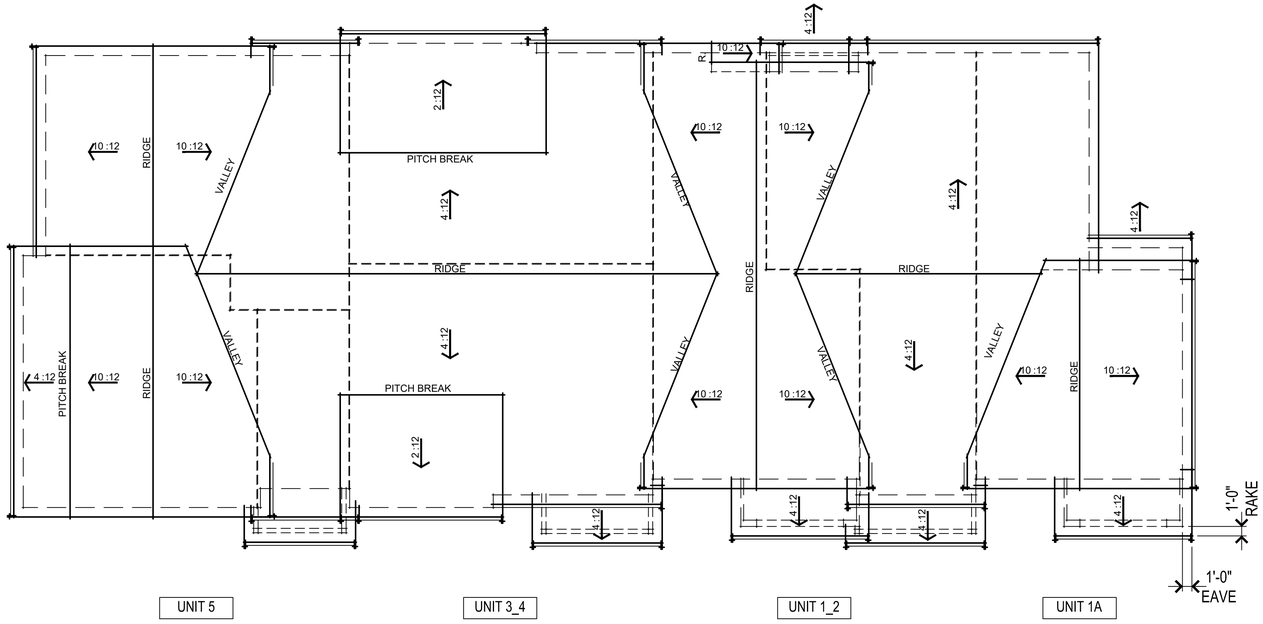
FIRST FLOOR PLAN

0 2' 4' 6' 8' 16'

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10-UNIT BUILDING FIRST & SECOND FLOOR PLANS
A15

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4:12
10:12
2:12
PITCH BREAK
RIDGE
VALLEY
4:12
10:12
RIDGE
VALLEY
4:12
10:12
RIDGE
VALLEY
4:12
10:12



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



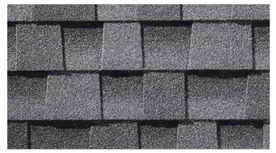
FRONT ELEVATION

0 2' 4' 6' 8' 16'

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10-UNIT BUILDING ELEVATIONS
A17

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GAF Roofing
Pewter Gray

Vertical Siding
SW 7005 Westhighland White
(255-C3)

Horizontal Siding
SW 7549 Studio Taupe
(284-C5)

Fascia
SW 7069 Iron Ore
(251-C7)

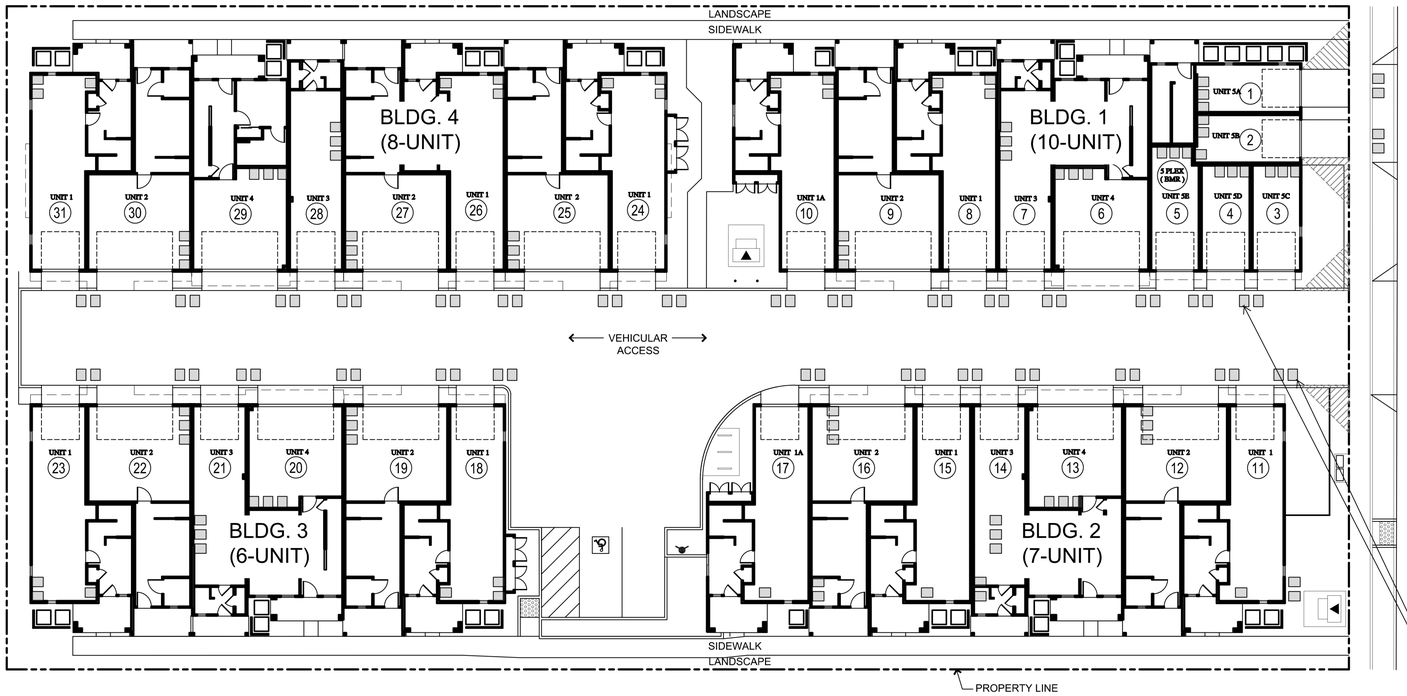
Garage Door
SW 7069 Iron Ore
(251-C7)

Entry Door / Accent
SW 7069 Iron Ore
(251-C7)

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COLOR & MATERIALS
A18

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64 GALLON LANDFILL,
32 GALLON RECYCLE AND ORGANIC BINS

TRASH, RECYCLABLES, AND ORGANIC BINS ARE STORED INSIDE THE GARAGE, AND STAGED IN FRONT OF HOUSE ON WEEKLY COLLECTION DAY, TYPICAL FOR ALL UNITS. RECYCLE AND YARD WASTE PICKED UP ON ALTERNATING WEEKS

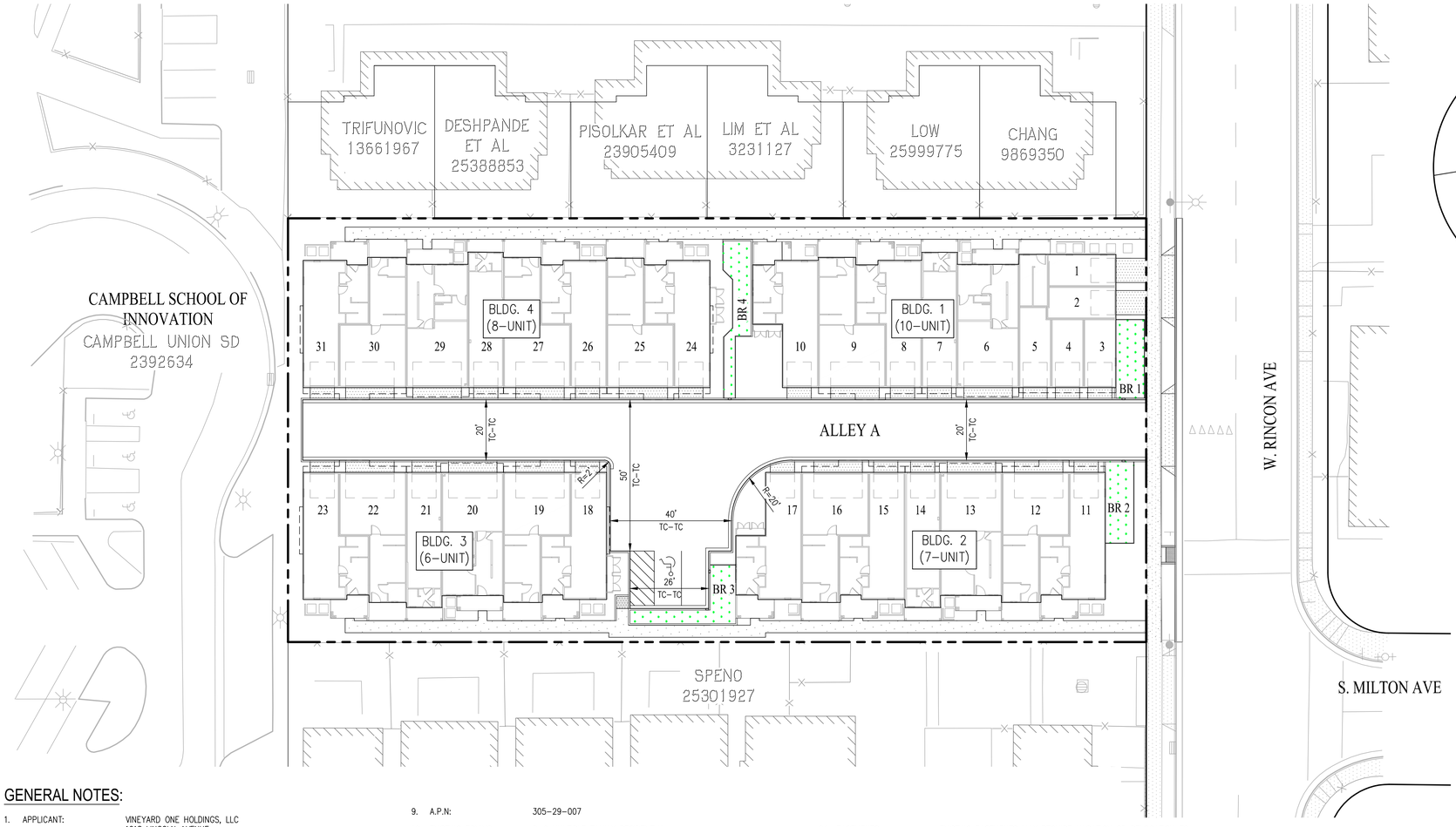
NORTH

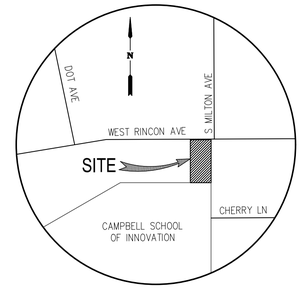
0 4' 8' 12' 16' 32'

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TRASH MANAGEMENT PLAN
A19

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VICINITY MAP

NOT TO SCALE

ABBREVIATIONS

AC	ASPHALT CONCRETE	INV	INVERT
AB	AGGREGATE BASE	IRR	IRRIGATION
ADA	ADAPTABLE/ACCESSIBLE DWELLING UNIT	LP	LOW POINT
		L/S	LANDSCAPE
ADU	ACCESSORY DWELLING UNIT	MH	MANHOLE
BCG	BEVELED CURB & GUTTER	P	PAD ELEVATION
BD	BOUNDARY	PL	PROPERTY LINE
BFP	BACKFLOW PREVENTOR	POC	POINT OF CONNECTION
BGL	BOTTOM OF GRAVEL LAYER	PSDE	PRIVATE STORM DRAIN EASEMENT
BLDG	BUILDING	PSE	PUBLIC SERVICES EASEMENT
B.O.	BLOWOFF	PUE	PUBLIC UTILITY EASEMENT
BR	BIO-RETENTION NUMBER	PR	PROPOSED
CB	CATCH BASIN	PV	PAVEMENT
CC	CURB CUT	R	RADIUS
CL	CENTERLINE	RET	RETURN/RETAINING
CY	CUBIC YARD	RM	RECORDED MAP
DWY	DRIVEWAY	R/W	RIGHT-OF-WAY
ESMT	EASEMENT	SF	SQUARE FOOT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	SD	STORM DRAIN
		SDE	STORM DRAIN EASEMENT
EX	EXISTING	SDFM	STORM DRAIN FORCE MAIN
FF	FINISHED FLOOR ELEVATION	SS	SANITARY SEWER
FH	FIRE HYDRANT	SCCFD	SANTA CLARA COUNTY FIRE DEPT.
FL	FLOWLINE	S/W	SIDEWALK
FS	FIRE SERVICE	TGL	TOP OF GRAVEL LAYER
HOA	HOMEOWNERS ASSOCIATION	TSL	TOP OF SOIL LAYER
HP	HIGH POINT	TYP	TYPICAL
IFO	IN FAVOR OF	W	WATER

Sheet Index

Sheet Number	Sheet Title
C1	PRELIMINARY SITE PLAN
C2	VESTING TENTATIVE MAP
C3	EXISTING CONDITIONS
C4	PRELIMINARY GRADING PLAN
C5	PRELIMINARY UTILITY PLAN
C6	PRELIMINARY STORMWATER CONTROL PLAN
C7	PRELIMINARY CROSS SECTIONS
C8	PRELIMINARY FIRE ACCESS PLAN

PRELIMINARY PARKING SUMMARY

PARKING TYPE	NUMBER OF STALLS	PERCENTAGE
STANDARD UNCOVERED PARKING	1	1.7%
ACCESSIBLE PARKING	1	1.7%
COVERED PARKING (GARAGE)	57	96.6%
TOTAL	59	100.0%

PARKING NOTES:

1. PERPENDICULAR PARKING STALL DIMENSIONS ARE 8.5'x18' PER CITY OF CAMPBELL MUNICIPAL CODE REQUIREMENTS.
2. ACCESSIBLE PARKING SPACES ARE 9'X18' MINIMUM.
3. STREET PARKING IS PRELIMINARY AND SUBJECT TO FINAL DESIGN.

PRELIMINARY SITE SETBACK SUMMARY

LOCATION	MINIMUM	PROVIDED
REAR/ALLEY (FROM FACE OF CURB/FLOWLINE)	3' (TO GARAGE)	4'
REAR/ALLEY (FROM FACE OF CURB/FLOWLINE)	0' (TO FLOORS ABOVE)	0'
SOUTH SIDE, ADJACENT TO SCHOOL (FROM PROPERTY LINE)	4'	5'
NORTH SIDE, ADJACENT TO RINCON AVE (FROM PROPERTY LINE)	10'	10'
EAST & WEST SIDE (FROM PROPERTY LINE)	7'	10'

GENERAL NOTES:

1. APPLICANT: VINEYARD ONE HOLDINGS, LLC
1018 LINCOLN AVENUE
SAN JOSE, CA 95125
CYRUS JAHANIAN
(650) 248-9646

2. CIVIL ENGINEER: CARLSON, BARBEE, & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
WILLIAM P. CARLSON, RCE 89309
(925) 866-0322

3. LAND USE ATTORNEY: COX CASTLE
50 CALIFORNIA STREET
SAN FRANCISCO, CA 94111
SCOTT B. BIRKEY
(415) 262-5162

4. ARCHITECT: SDG ARCHITECTS
3361 WALNUT BLVD., STE 120
BRENTWOOD, CA 94513
LANCE CRANNELL
(925) 634-7000

5. LANDSCAPE ARCHITECT: LANDSCAPE ARCHITECT
2647 ROYAL ANN DRIVE
UNION CITY , CA 94587
ANYI HUANG
(650) 533-0107

6. BENCHMARK: CITY OF CAMPBELL, NO. 38
BEING A FOUND 2-1/4" BRASS DISK STAMPED CITY OF CAMPBELL BENCHMARK, IN THE TOP OF CURB, AT THE NORTHWEST CORNER OF WINCHESTER BLVD. AND RINCON AVE.
ELEVATION 199.814 FEET (CITY OF CAMPBELL)

7. BASIS OF BEARINGS: THE BASIS OF BEARINGS IS THE BEARING NORTH 89°52'26" WEST BETWEEN TWO FOUND 3/4" IRON PIPES, W/ PLASTIC CAP STAMPED "C OF C ENGR." IN MONUMENT WELLS ALONG THE CENTERLINE OF W. RINCON AVE. AS SHOWN ON THE RECORD OF SURVEY RECORDED IN BOOK 370 OF MAPS AT PAGE 5, SANTA CLARA COUNTY RECORDS.

8. FEMA FLOOD ZONE: ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. FEMA MAP # 06085C0237H, DATED: MAY 18, 2009.

9. A.P.N: 305-29-007

10. EXISTING ZONING: R-2 MULTIPLE FAMILY RESIDENTIAL

11. PROPOSED ZONING: PLANNED UNIT DEVELOPMENT (PUD)

12. GENERAL PLAN: PLANNED UNIT DEVELOPMENT (PUD)

13. EXISTING LAND USE: RESIDENTIAL

14. PROPOSED LAND USE: RESIDENTIAL

15. CONTOUR INTERVAL: 1 FOOT (EXISTING)

16. SITE AREA: 39,680± SF = 0.91± ACRES (GROSS)

17. LOTS & PARCELS: 4 LOTS & 1 PARCEL

18. RESIDENTIAL UNITS: 31 CONDOMINIUMS (LOTS 1-4)

19. UTILITY PROVIDERS:
SANITARY SEWER: WEST VALLEY SANITATION DISTRICT
STORM DRAIN: CITY OF CAMPBELL
WATER: SAN JOSE WATER COMPANY
GAS & ELECTRIC: PACIFIC GAS AND ELECTRIC (PG&E)
TELEPHONE: AT&T
CABLE TV: COMCAST
SOLID WASTE: WEST VALLEY COLLECTION AND RECYCLING

20. DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO THE FINAL CONSTRUCTION DOCUMENTS AND FINAL MAP.

21. ONSITE UTILITIES: ONSITE STORM DRAIN, SANITARY SEWER, AND IRRIGATION TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA). ONSITE WATER TO BE PUBLICLY OWNED AND MAINTAINED BY SAN JOSE WATER COMPANY.

22. FIRE DEPARTMENT: SANTA CLARA COUNTY FIRE DEPARTMENT (SCCFD)

23. CONDOMINIUM MAP: A CONDOMINIUM MAP WILL BE RECORDED FOR LOTS 1-4 AND PARCEL 5. THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTIONS 4125 AND 4285 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FIELD PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS SHALL BE NO MORE THAN 31 RESIDENTIAL CONDOMINIUM UNITS FOR LOTS 1-4.

24. EASEMENTS: EXISTING EASEMENTS MAY REQUIRE VACATION OR RELOCATION TO FACILITATE DEVELOPMENT. ALL PROPOSED, EXISTING, RELOCATED AND VACATED EASEMENTS TO BE SHOWN ON THE FINAL MAP OR PROVIDED BY SEPARATE INSTRUMENT.

25. STREETS: ALL STREETS WITHIN THE PROJECT BOUNDARY WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA). ACCESS EASEMENTS WILL BE PROVIDED FOR EMERGENCY ACCESS AND TO UTILITY OWNERS AS NECESSARY.

26. LANDSCAPE: ALL LANDSCAPING WITHIN THE PROJECT BOUNDARY WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA).

27. EXISTING SITE: THE EXISTING SITE CONSISTS OF TWO EXISTING UNOCCUPIED STRUCTURES, LANDSCAPE, AND TREES, ALL TO BE REMOVED AS PART OF THE SITE RE-DEVELOPMENT.

28. PHASING: THIS PROJECT MAY BE PHASED. PERSUANT TO CHAPTER 3, ARTICLE 4, SECTION 66456.1 OF THE SUBDIVISION MAP ACT, THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.

29. GRADING: PROPOSED GRADING AS SHOWN IS PRELIMINARY. GRADING AND ELEVATIONS ARE SUBJECT TO FINAL DESIGN.

30. EROSION CONTROL: EROSION CONTROL WILL BE PREPARED PER CITY STANDARDS AND STANDARD BMP'S.

31. TREES: ALL EXISTING TREES ON SITE TO BE REMOVED AS SHOWN ON SHEET C3.

32. FIRE HAZARD ZONE: THE SITE IN NOT LOCATED IN A FIRE HAZARD ZONE.

33. SETBACKS & PARKING: PRELIMINARY SETBACK AND PARKING INFORMATION IS INCLUDED ON THIS SHEET.

REGISTERED PROFESSIONAL ENGINEER
WILLIAM P. CARLSON
89309
CIVIL
STATE OF CALIFORNIA

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES

PRELIMINARY SITE PLAN

318 W. RINCON AVENUE

CITY OF CAMPBELL SANTA CLARA COUNTY CALIFORNIA

SCALE: 1"=20'

DATE: APRIL 2, 2026

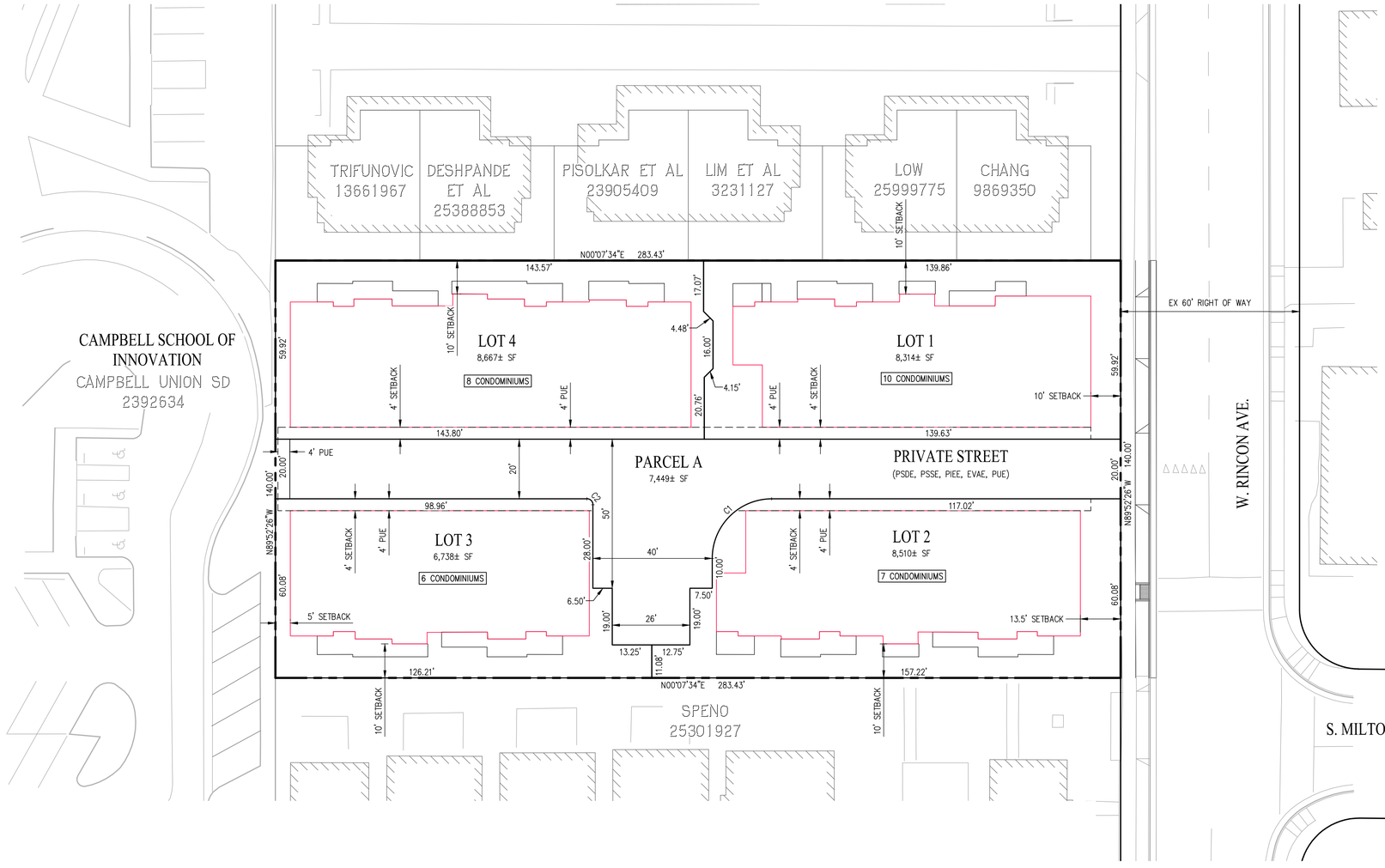
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JOB NO.:4238-000

SHEET NO. C1 OF 8 SHEETS

H:\4238-000\ACAD\TM\1 PRELIMINARY SITE PLAN.DWG



LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
		CENTERLINE
		LOT LINE
		EASEMENT LINE
	PSDE	PRIVATE STORM DRAIN EASEMENT
	PSSE	PRIVATE SANITARY SEWER EASEMENT
	PIEE	PRIVATE INGRESS AND EGRESS EASEMENT
	EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
	PUE	PUBLIC UTILITY EASEMENT
		PRELIMINARY BUILDING FOOTPRINT & FRONT PATIO

NOTES:

1. PROPOSED EASEMENTS ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN. LIMITS OF FINAL PUE'S TO BE COORDINATED WITH THE CITY OF SARATOGA AND UTILITY PROVIDERS (AS PART OF FINAL CONSTRUCTION DOCUMENTS).
2. ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO THE FINAL CONSTRUCTION DOCUMENTS AND FINAL MAP.
3. PRELIMINARY BUILDING FOOTPRINTS ARE INCLUDED FOR REFERENCE.
4. PRELIMINARY SETBACKS ARE INCLUDED FOR REFERENCE ONLY. SEE SHEET C1 FOR PRELIMINARY SETBACKS SUMMARY. FINAL BUILDING CONFIGURATION AND SETBACKS ARE SUBJECT TO CHANGE BASED ON FINAL CONSTRUCTION DOCUMENTS, FINAL ARCHITECTURE, ETC.
5. LOCATION OF CONDOMINIUM UNITS ARE PRELIMINARY AND MAY BE TRANSFERRED BETWEEN PROPOSED LOTS. TOTAL NUMBER OF CONDOMINIUMS NOT TO EXCEED TOTAL NUMBER AS SHOWN ON THESE PLANS.

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	20.00'	89°52'26"	31.37'
C2	2.00'	89°45'17"	3.14'

REGISTERED PROFESSIONAL ENGINEER
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VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
VESTING TENTATIVE MAP
318 W. RINCON AVENUE

CITY OF CAMPBELL SANTA CLARA COUNTY CALIFORNIA

SCALE: 1" = 20'

DATE: APRIL 2, 2026

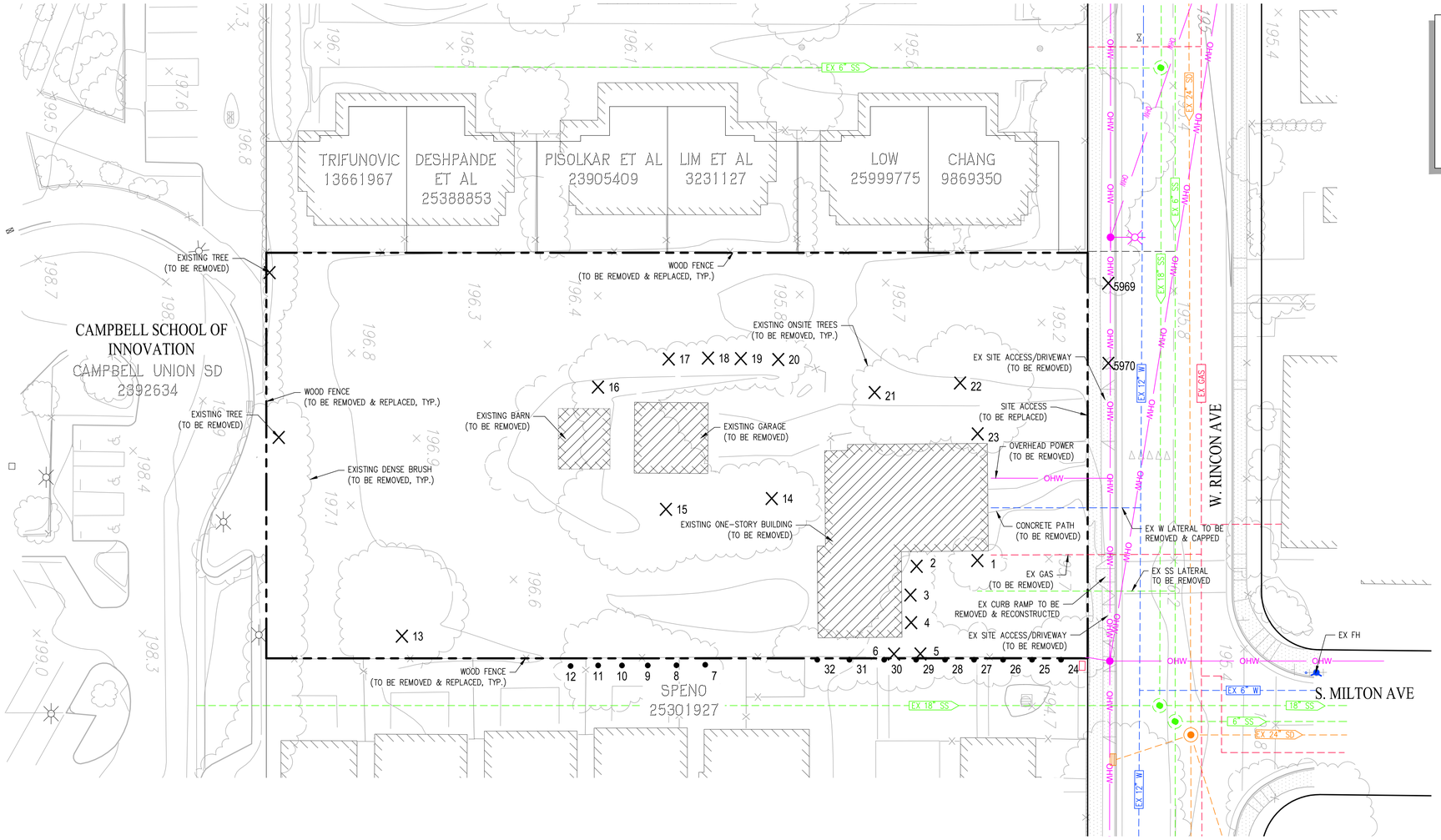
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SHEET NO. C2 OF 8 SHEETS

H:\4238-000\ACAD\TM\2 VESTING TENTATIVE MAP.DWG



NOTES:

1. ALL EXISTING TREE LOCATIONS ARE APPROXIMATE. ALL TREES ONSITE TO BE REMOVED.
2. ALL CITY STANDARD TREE PROTECTION MEASURES WILL BE OUTLINED DURING THE PREPARATION OF CONSTRUCTION DOCUMENTS AND IDENTIFIED ON THE CONSTRUCTION DOCUMENTS.
3. SEE ARBORIST REPORT PREPARED BY MONARCH CONSULTING ARBORISTS DATED JANUARY 27, 2026.
4. ALL EXISTING UTILITY SERVICES TO THE SITE TO BE REMOVED.
5. EXISTING OVERHEAD ELECTRIC (O.H.E.) ALONG THE PROJECT FRONTAGE TO REMAIN.

LEGEND

341.5ft	SPOT ELEVATION
342	CONTOUR LINE
62	EXISTING TREE TO BE PROTECTED/PRUNED
91	EXISTING TREE TO BE REMOVED
	EXISTING STORM DRAIN INLET
	EXISTING STORM DRAIN MANHOLE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING UTILITY POLE
	EXISTING STREET LIGHT
	TREE CANOPY (APPROXIMATE)
	EXISTING STRUCTURE TO BE REMOVED
EX 8" SS	EXISTING SANITARY SEWER PIPE
EX 8" W	EXISTING DOMESTIC WATER PIPE
EX GAS	EXISTING GAS PIPE
EX 18" SD	EXISTING STORM DRAIN PIPE
GAS	EXISTING GAS PIPE
OHW	EXISTING OVERHEAD ELECTRIC
EX ELEC	EXISTING UNDERGROUND ELECTRIC

REGISTERED PROFESSIONAL ENGINEER
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STATE OF CALIFORNIA

EXISTING IMPERVIOUS SURFACE SITE COVERAGE

IMPERVIOUS SURFACES	TOTAL SF
FOOTPRINT OF HOME/GARAGE (INCLUDING ROOF OVERHANG)	3,925
ROADWAY	–
DRIVEWAY	–
WALKWAYS	214
OTHER (E.G. CABANA/SHED/POOL/TENNIS COURT)	–
EXISTING SITE COVERAGE TOTAL	**4,139 SF ±**
EXISTING SITE AREA	39,680 SF ±
EXISTING TOTAL IMPERVIOUS COVERAGE (%)	10.4% ±

VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
EXISTING CONDITIONS
318 W. RINCON AVENUE

CITY OF CAMPBELL SANTA CLARA COUNTY CALIFORNIA

SCALE: 1" = 20'

DATE: APRIL 2, 2026

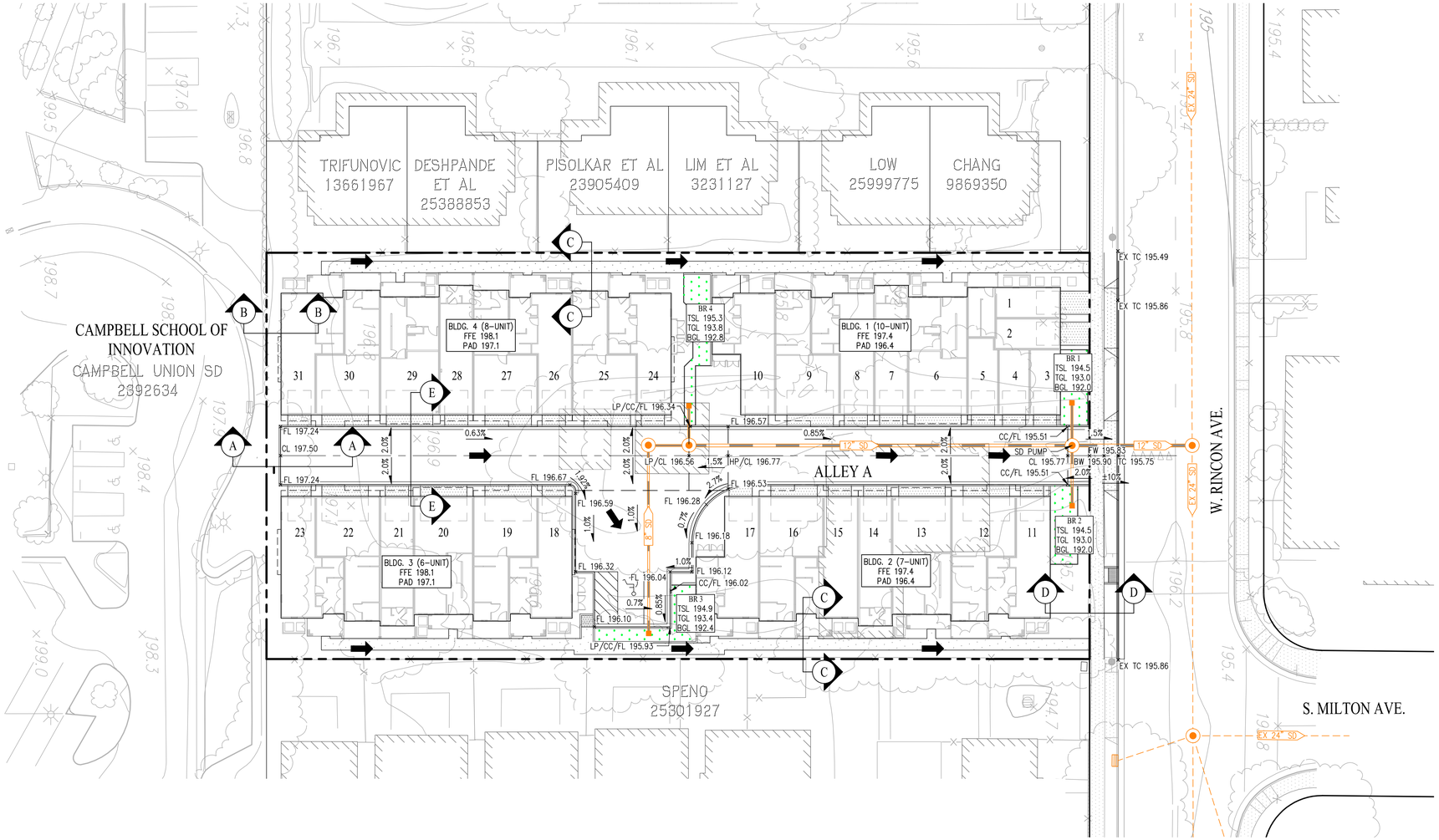
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SHEET NO. C3 OF 8 SHEETS

H:\4238-000\ACAD\TM\3 EXISTING CONDITIONS.DWG



LEGEND

- STORM DRAIN PIPE (24" SD)
- EXISTING STORM DRAIN PIPE (EX 24" SD)
- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN
- BIORETENTION AREA
- ROAD SLOPE (2.0%)
- SPOT ELEVATION (CL 125.00)
- DIRECTION OF OVERLAND RELEASE
- FINISHED FLOOR ELEVATION SPLIT
- GRADE BREAK
- CURB CUT (CC)

EARTHWORK SUMMARY

DESCRIPTION	CUT (CY)	FILL (CY)
RAW EARTHWORK	65	440
UTILITY SPOILS	300	–
BUILDING SPOILS	400	–
NET	325	

EARTHWORK NOTES:

1. ASSUMES A 12" TOTAL STRUCTURAL FOUNDATION SECTION (CONCRETE SLAB AND BASE ROCK MATERIALS).
2. ASSUMES "ALLEY A" SECTION OF 3"AC/11"AB. FINAL STREET STRUCTURAL SECTION TO BE VERIFIED WITH FINAL DESIGN.
3. ALL SPOILS ARE PRELIMINARY. CONTRACTOR TO VERIFY ALL SPOILS WITH FINAL UTILITY, ARCHITECTURAL, AND STRUCTURAL PLANS PRIOR TO CONSTRUCTION.
4. IT IS ASSUMED THERE IS 100 CY OF SPOILS PER MULTI-FAMILY BUILDING. ALL SPOIL QUANTITIES ARE PRELIMINARY. CONTRACTOR TO VERIFY ALL SPOILS WITH FINAL UTILITY, ARCHITECTURAL, AND STRUCTURAL PLANS PRIOR TO CONSTRUCTION.
5. EARTHWORK QUANTITIES ACCOUNT FOR BIO-RETENTION AREAS.

NOTES:

1. ALL GRADES ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
2. STORM DRAIN SIZING IS PRELIMINARY AND SUBJECT TO FINAL DESIGN.
3. SEE SHEET C7 FOR CROSS-SECTIONS.

REGISTERED PROFESSIONAL ENGINEER
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STATE OF CALIFORNIA

VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
PRELIMINARY GRADING PLAN
318 W. RINCON AVENUE

CITY OF CAMPBELL SANTA CLARA COUNTY CALIFORNIA

SCALE: 1" = 20'

DATE: APRIL 2, 2026

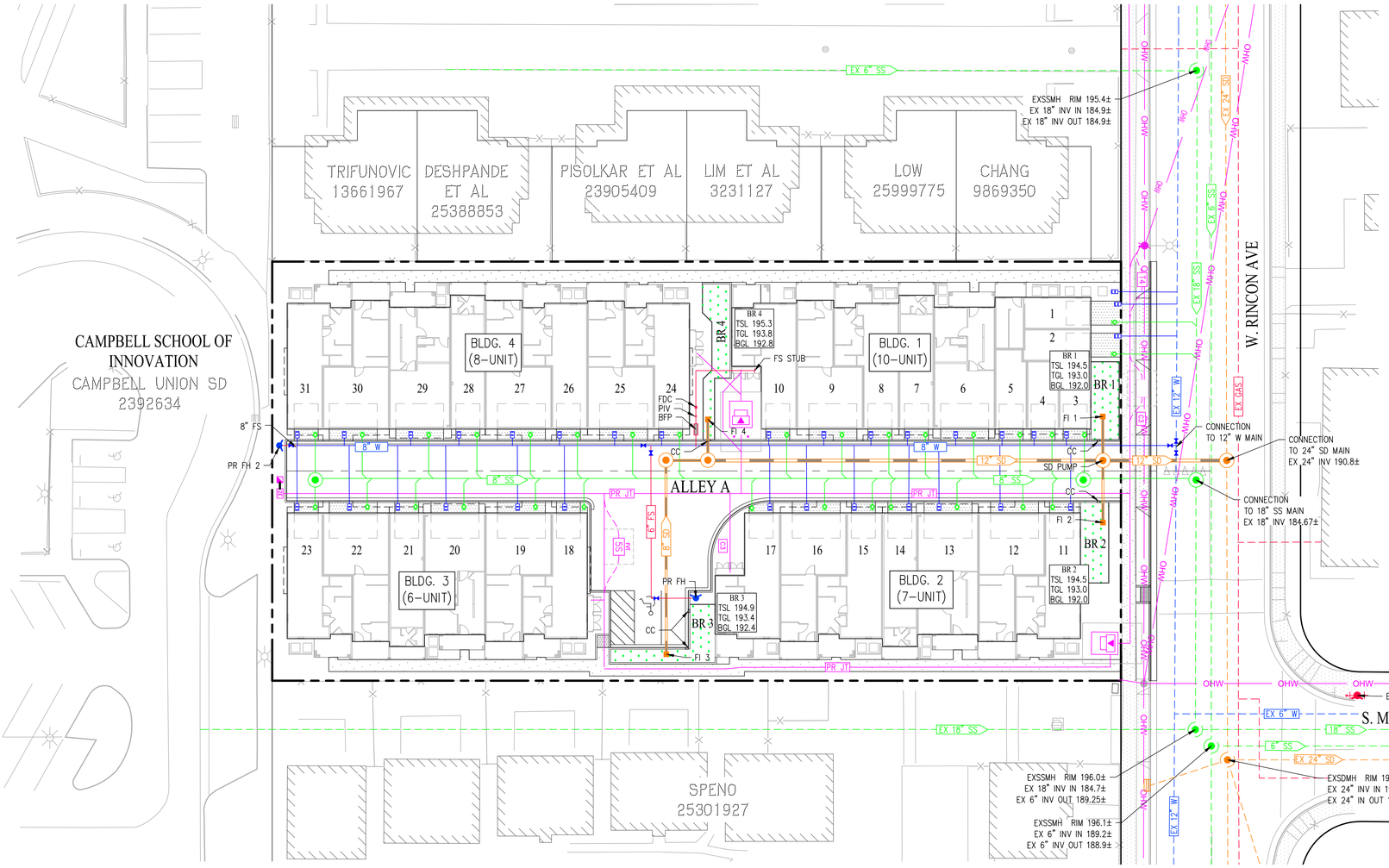
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SHEET NO. C4 OF 8 SHEETS

H:\4238-000\ACAD\TM\4 PRELIMINARY GRADING PLAN.DWG



LEGEND

EXISTING	PROPOSED	
		FIRE HYDRANT (FH)
		WATER VALVE (WV)
		WATER METER (WM)
		FIELD INLET (FI)
		STORM DRAIN MANHOLE (SDMH)
		BIORETENTION BASIN
		SANITARY SEWER MANHOLE (SSMH)
		SANITARY SEWER CLEANOUT (SSCO)
	8" FS	FIRE SERVICE PIPE
EX 16" W	8" W	WATER PIPE
EX 18" SD	18" SD	STORM DRAIN PIPE
EX 10" SS	8" SS	SANITARY SEWER PIPE
EX GAS	GAS	GAS PIPE
OHW		OVERHEAD ELECTRIC
	PR JT	PROPOSED JOINT TRENCH
		FIRE DISTRICT CONNECTION (FDC)
		POST INDICATOR VALVE (PIV)
		BACKFLOW PREVENTER (BFP)

NOTES:

1. ALL UTILITIES & PIPE SIZING ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL DESIGN.
2. ALL PROPOSED UTILITIES SHOWN ONSITE ARE PRIVATE EXCEPT WATER, WHICH IS PUBLIC.

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VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
PRELIMINARY UTILITY PLAN
318 W. RINCON AVENUE

CITY OF CAMPBELL SANTA CLARA COUNTY CALIFORNIA

SCALE: 1" = 20' DATE: APRIL 2, 2026

0 20 40 60

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SHEET NO. C5 OF 8 SHEETS

H:\4238-000\ACAD\TM\5 PRELIMINARY UTILITY PLAN.DWG

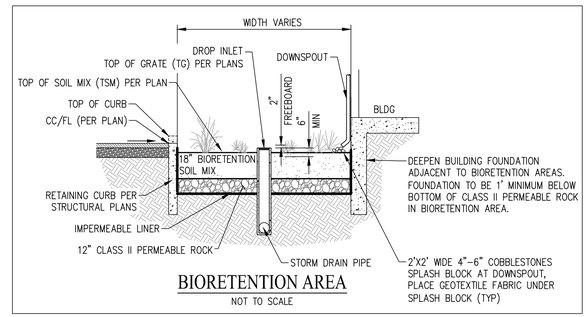


LEGEND:

- IMPERVIOUS ROADWAY AREA
- IMPERVIOUS ROOF AREA
- IMPERVIOUS HARDSCAPE AREA (PATHWAYS, DRIVEWAYS, PATIOS, ETC)
- PERVIOUS LANDSCAPE AREA
- BIORETENTION AREA
- DIRECTION OF DRAINAGE
- LIMITS OF DRAINAGE MANAGEMENT AREA (DMA)
- DMA # — DRAINAGE MANAGEMENT AREA (DMA) ID
- CURB CUT (CC)

NOTES:

1. BIORETENTION AREAS SHOWN ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.



BIORETENTION AREA
NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER
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STATE OF CALIFORNIA

STORMWATER TREATMENT SUMMARY

DMA ID	DRAINAGE AREA (SF±)	SURFACE TYPE	TOTAL TREATMENT AREA REQUIRED (SF±) (4% RULE)	TOTAL OPTIMIZED TREATMENT AREA REQUIRED (SF±)	BASIN AREA PROVIDED (SF±)
1	7,545	IMPERVIOUS	305	229	234
	921	PERVIOUS			
2	7,851	IMPERVIOUS	320	240	250
	1,384	PERVIOUS			
3	9,117	IMPERVIOUS	371	278	281
	1,508	PERVIOUS			
4	9,342	IMPERVIOUS	382	286	301
	2,010	PERVIOUS			
SUBTOTAL	33,855	IMPERVIOUS	N/A	N/A	N/A
	5,823	PERVIOUS	N/A	N/A	N/A
TOTAL	39,678		1,377	1,033	1,066

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES

PRELIMINARY STORMWATER CONTROL PLAN

318 W. RINCON AVENUE

CITY OF CAMPBELL SANTA CLARA COUNTY CALIFORNIA

SCALE: 1" = 20'

DATE: APRIL 2, 2026

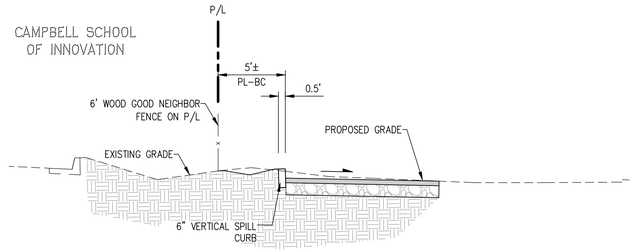
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JOB NO.:4238-000

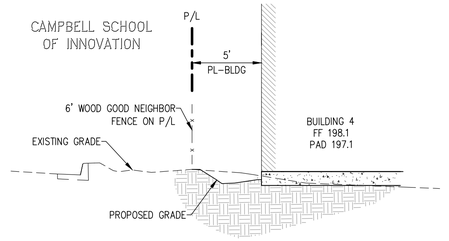
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SHEET NO. C6 OF 8 SHEETS

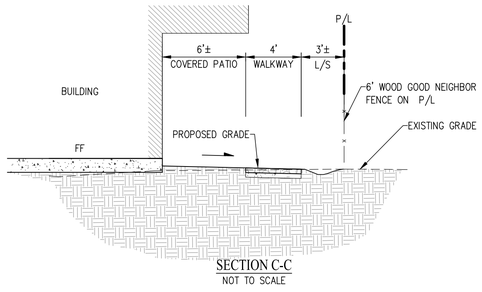
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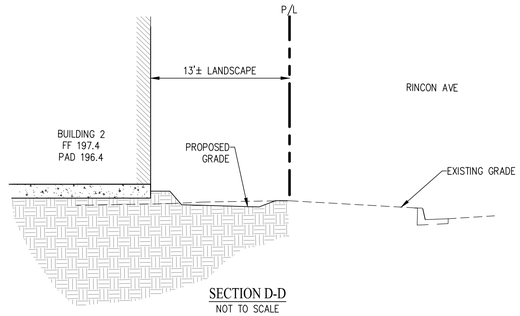
SECTION A-A
NOT TO SCALE



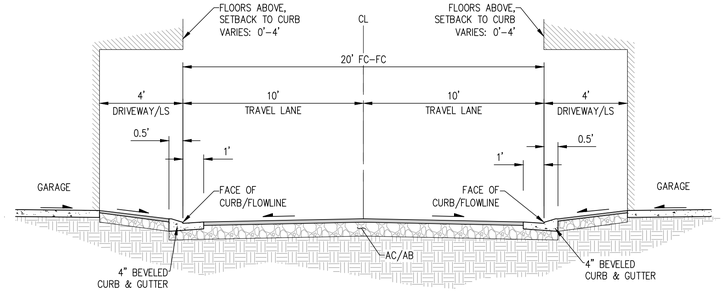
SECTION B-B
NOT TO SCALE



SECTION C-C
NOT TO SCALE



SECTION D-D
NOT TO SCALE



TYPICAL 20' STREET SECTION
SECTION E-E
NOT TO SCALE

NOTE:

1. SEE SHEET C4 FOR CROSS–SECTION LOCATIONS

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STATE OF CALIFORNIA

VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
PRELIMINARY CROSS SECTIONS
318 W. RINCON AVENUE

CITY OF CAMPBELL SANTA CLARA COUNTY CALIFORNIA

NOT TO SCALE DATE: APRIL 2, 2026

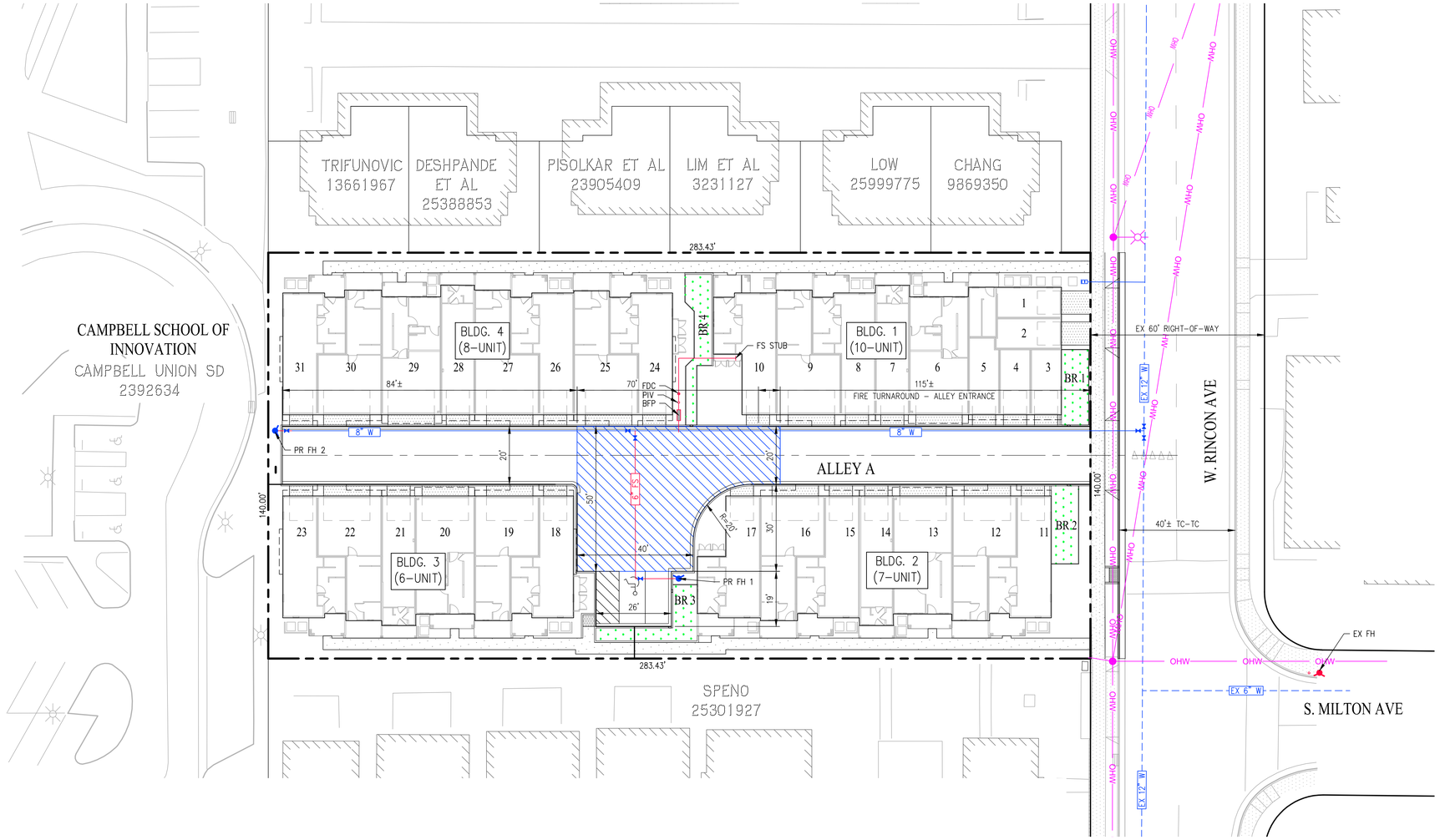
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SHEET NO.
C7
OF 8 SHEETS

JOB NO.:4238-000

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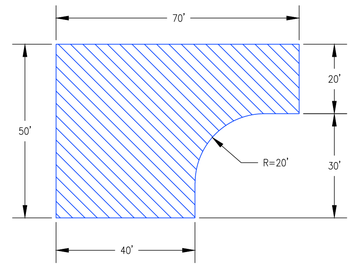


LEGEND

EXISTING	PROPOSED	
		BACKFLOW PREVENTER (BFP), POST INDICATOR VALVE (PIV), AND FIRE DEPARTMENT CONNECTION (FDC)
		FIRE HYDRANT (FH)
		WATER VALVE (WV)
		WATER METER (WM)
		BIORETENTION BASIN
	6" FS	FIRE SERVICE PIPE
EX 8" W	8" W	WATER PIPE
OHW		OVERHEAD ELECTRIC

NOTES:

1. ALL UTILITIES & PIPE SIZING ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL DESIGN.
2. PROPOSED WATER IS PUBLIC.
3. EXISTING OVERHEAD ELECTRIC ALONG THE PROJECT FRONTAGE TO REMAIN.



SCCFD FIRE TURNAROUND TYPE 'C'

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STATE OF CALIFORNIA

VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
PRELIMINARY FIRE ACCESS PLAN
318 W. RINCON AVENUE

CITY OF CAMPBELL SANTA CLARA COUNTY CALIFORNIA

SCALE: 1" = 20' DATE: APRIL 2, 2026

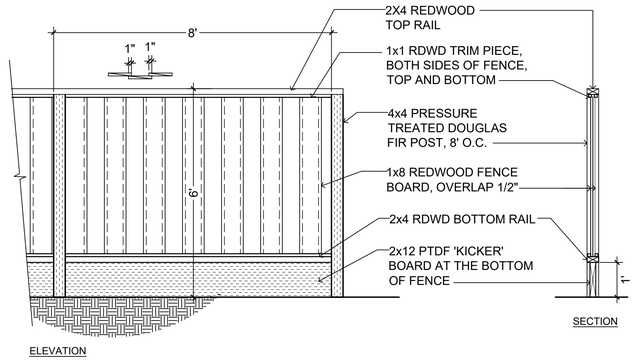
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SHEET NO. C8 OF 8 SHEETS

H:\4238-000\ACAD\TM\8 FIRE ACCESS PLAN.DWG



1 6' GOOD NEIGHBOR WOOD FENCE DETAIL

SCALE: 1/2" = 1'-0"

EXISTING TREE SURVEY

#	SPECIES	SIZE (DBH)	NOTE	PROTECTED
1	PRIVET	8"	REMOVE	NO
2	BOTTLE BRUSH	4",2", 3"	REMOVE	NO
3	PRIVET	4"	REMOVE	NO
4	PRIVET	Multi 3"	REMOVE	NO
5	PRIVET	3",3",3"	REMOVE	NO
6	PRIVET	3",3",2",1",1"	REMOVE	NO
13	BLACK WALNUT	14",14",12",14"	REMOVE	YES
14	SILVER ACACIA	Multi	REMOVE	NO
15	SILVER ACACIA	Multi	REMOVE	NO
16	BLACK WALNUT	10",10"	REMOVE	YES
17	ALMOND	6"	REMOVE	NO
18	ALMOND	6"	REMOVE	NO
19	ALMOND	8"	REMOVE	NO
20	ALMOND	4",2",2"	REMOVE	NO
21	BLACK WALNUT	42"	REMOVE	YES
22	BLACK WALNUT	34"	REMOVE	YES
23	PRIVET	4",2",2"	REMOVE	NO

TOTAL EXISTING TREE TO BE REMOVED: 17

NO REPLACEMENT TREE REQUIRED

EXISTING TREE LIST NUMBER → T22-34" BLACK WALNUT ← SIZE AND NAME

EXISTING TREE TO BE REMOVE

LANDSCAPE DESIGN PLAN (TITLE 23, CHAPTER 2.7):

RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES

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

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

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

PROJECT INFORMATION

PROJECT ADDRESS: 318 W RINCON AVE.
CAMPBELL, CA 95008

TOTAL IRRIGATED PLANTING AREA: 3782 SF
PROJECT TYPE: RESIDENTIAL NEW LANDSCAPE,
WATER SUPPLY TYPE: POTABLE WATER

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

APPLICANT SIGNATURE _____ DATE:

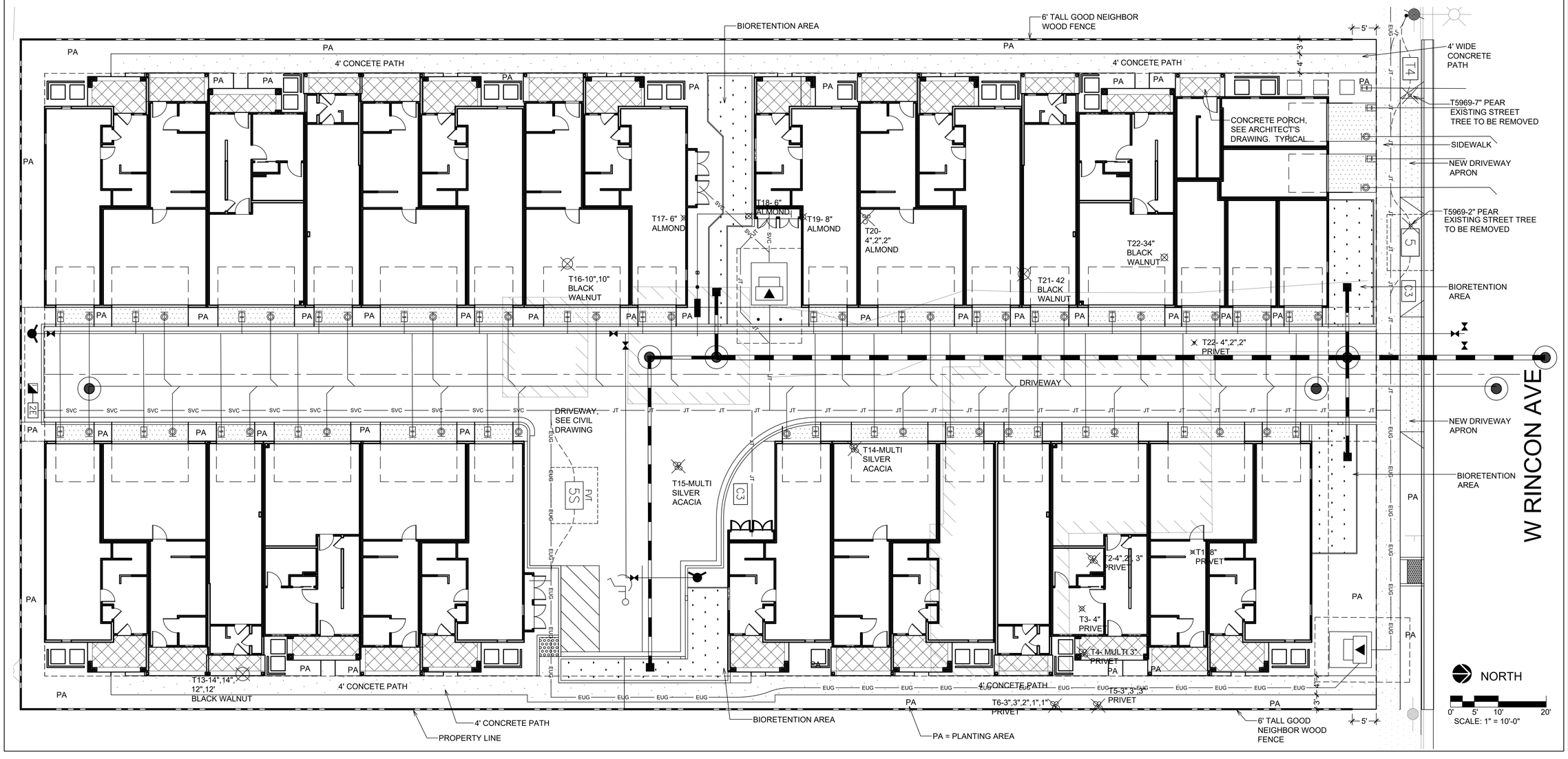
I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

LANDSCAPE ARCHITECT CA LIC # 4987 — DATE: 3/18/2026

SHEET INDEX:

L-1.0 LANDSCAPE CONSTRUCTION LAYOUT
L-2.0 LANDSCAPE IRRIGATION PLAN
L-3.0 LANDSCAPE PLANTING PLAN
L-3.1 PLANT LIST AND PICTURES
L-4.0 HYDROZONE MAP AND WELO WORKSHEET

UNDERGROUND SERVICE ALERT (USA) - 800-227-2600 CALL BEFORE YOU DIG.
CONTRACTOR TO CALL USA 2 DAYS BEFORE EXCAVATION TO LOCATE UNDERGROUND UTILITIES.



ANYI
LANDSCAPE STUDIO
2647 ROYAL ANN DRIVE
UNION CITY, CA 94587
anyihuang@gmail.com
650-533-0107

REVISION DATE	NO.

LANDSCAPE CONSTRUCTION LAYOUT

SHEET TITLE:

LICENSED LANDSCAPE ARCHITECT — ANYI HUANG — Signature — 5/31/2027 — Renewal Date 4/2/2026 — Date — STATE OF CALIFORNIA

PROJECT ADDRESS: 318 W RINCON AVE. CAMPBELL, CA 95008

DATE: 4/2/2026
SCALE: 1" = 10'-0"
DRAWN BY: AH
PROJECT # 26018
SHEET L - 1.0
TOTAL SHEETS: 5

IRRIGATION LEGEND

SYMBOL	DESCRIPTION
	½" POLYETHYLENE DISTRIBUTION TUBING (RAINBIRD XT-700) ON RISER FROM LATERAL LINE. SECURE IN PLACE WITH GALVANIZED TIE-DOWN STAKE EVERY 4', UNDER MULCH. USE RAINBIRD XERI-BUG EMITTERS XB-20PC (2 GPH, RED) FOR ONE AND FIVE GALLON PLANTS. INSTALL ½" TUBING WITH STAKE AND DIFFUSER BUG CAP TO EACH PLANT. INSTALL FLUSH CAP (RAINBIRD MDCFCAP) AT THE END OF XT-700 TUBING.
⊖	JAIN OCTA AND QUADRA BUBBLER. USE BLUE FLOW CONTROL INSERT (2 GPH). INSTALL HEAD ON SCH. 80 RISER. INSTALL 1/4" TUBING, BUG CAP AND STAKE TO EACH PLANT. ADD PORT PLUG TO UNUSED PORT.
◎	TORO DRIP BUBBLER DB-15-PC, 0.25 GPM BUBBLER INSTALL TWO PER TREE, 8" FROM TREE TRUNK. SECURE WITH LANDSCAPE STAPLES
--------	1" DIAMETER SCHEDULE 40 PVC IRRIGATION MAIN LINE, BURY 18" DEEP.
———	CLASS 200 PVC LATERAL LINE, 3/4" Ø OR SIZE AS NOTED. BURY 12" MINIMUM.
◕	RAINBIRD XACZ-100 (ANTI SIPHON VALVE FOR DRIP SYSTEM INSTALL 1" PR RBY FILTER AFTER VALVE). LOCATE IN VALVE BOX BELOW GRADE.
1 / 1"F / 4 GPM	1 — INDICATES STATION NUMBER 1"F — INDICATES VALVE SIZE, F = FILTER 4 GPM — INDICATES FLOW RATE (GALLON PER MINUTE)
❄	3/4" BRASS QUICK COUPLER VALVE WITH VINYL TOP ON DOUBLE SWING JOINT. PROVIDE OWNER WITH 2 SETS OF KEY
ⓒ	IRRITROL RME-18 (RAIN MASTER EAGLE SMART ET CONTROLLER) IN EXTERIOR ENCLOSURE. POWER TO CONTROLLER TO BE PROVIDED BY LICENSED ELECTRICIAN. MOUNT AT EYE LEVEL.

IRRIGATION STATIONS INFORMATION

HYDROZONE VALVE #	VALVE SIZE	FLOW RATE (GPM)	APPLICATION TYPE / RATE (IN/HR)	DESIGN OPERATION PRESSURE (PSI)	HYDROZONE / PLANT TYPES
1	1"F	3 GPM	DRIP/ N/A	30 PSI	Low/ shrubs
2	1"F	3 GPM	DRIP/ N/A	30 PSI	Low/ shrubs
3	1"F	3 GPM	DRIP/ N/A	30 PSI	Low/ shrubs
4	1"F	3 GPM	DRIP/ N/A	30 PSI	Low/ shrubs
5	1"F	3 GPM	DRIP/ N/A	30 PSI	Low/ shrubs
6	1"F	3 GPM	DRIP/ N/A	30 PSI	Low/ shrubs
7	1"F	3 GPM	DRIP/ N/A	30 PSI	Low/ shrubs
8	1"F	3 GPM	DRIP/ N/A	30 PSI	Low/ shrubs
9	1"F	6 GPM	BUBBLER/ N/A	30 PSI	Moderate/ tree
10	1"F	1 GPM	BUBBLER/ N/A	30 PSI	Moderate/ tree

* F = 'WYE' FILTER, INSTALL AFTER VALVE

IRRIGATION SCHEDULE NOTE:
1. ALL HYDROZONES ARE CONTROLLED BY AN ET/WEATHER BASED IRRIGATION CONTROLLER THAT MAKES REAL TIME ADJUSTMENT TO THE IRRIGATION PROGRAM RUN-TIMES AND FREQUENCY BASED ON HOURLY WEATHER INFORMATION.
2. IRRIGATION SHALL BE LIMITED TO THE HOURS OF 8 PM TO 10 AM.

IRRIGATION NOTES

1. CONTRACTOR TO TEST WATER SUPPLY FOR AVAILABILITY OF 35 GPM AND VERIFY MINIMUM STATIC WATER PRESSURE OF 55 PSI AT POINT OF CONNECTION.
2. TEST PIPES FOR LEAKS BEFORE BACKFILL.
3. COORDINATE SLEEVE WITH OTHER CONTRACTORS. INSTALL 4" PVC SLEEVE UNDER PAVING FOR IRRIGATION PIPES. INSTALL 2" PVC SLEEVE FOR ELECTRICAL WIRES. DO NOT MIX IRRIGATION PIPING AND WIRE IN SAME SLEEVE.
4. INSTALL PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
5. MAINLINE IS SHOWN DIAGRAMMATICALLY AND SHALL BE PLACED IN PLANTING AREAS WHENEVER POSSIBLE.
6. LOCATE ALL VALVES IN CLOSE PROXIMITY TO THE LOCATION SHOWN ON THE PLAN IN A PLANTED AREA.
7. PVC LATERALS AND FLEX RISERS FOR DRIP IRRIGATION ARE SHOWN DIAGRAMMATICALLY AND SHOULD ALWAYS BE LOCATED IN A PLANTING AREA WHENEVER POSSIBLE.

IRRIGATION DESIGN PLAN (TITLE 23, CHAPTER 2.7)

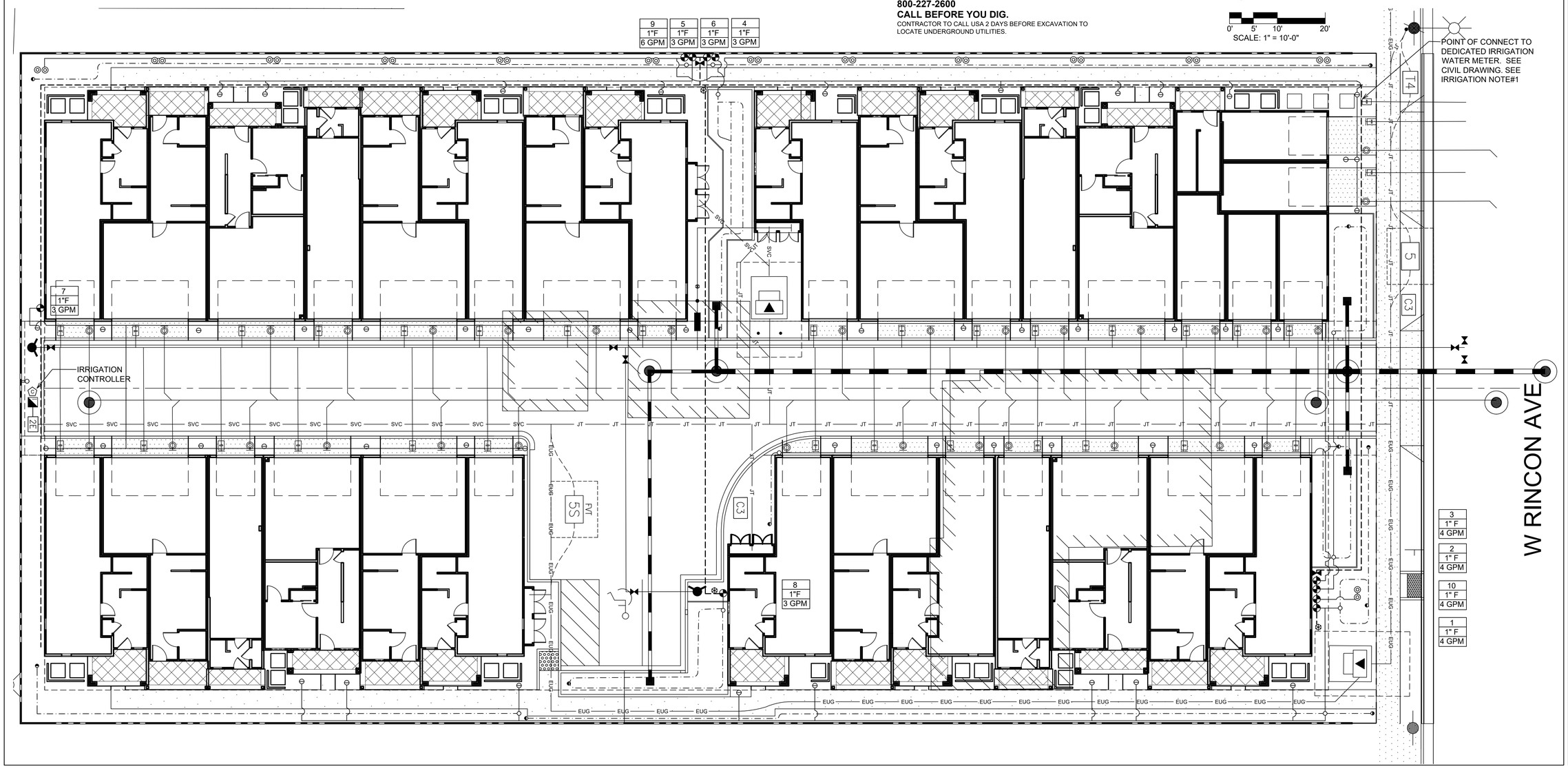
- PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
- CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.

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

ANYI HUANG
LANDSCAPE ARCHITECT CA LIC. #4987

UNDERGROUND SERVICE ALERT (USA) - 800-227-2600
CALL BEFORE YOU DIG.
CONTRACTOR TO CALL USA 2 DAYS BEFORE EXCAVATION TO LOCATE UNDERGROUND UTILITIES.

NORTH
0' 5' 10' 20'
SCALE: 1" = 10'-0"



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UNION CITY, CA 94587
anyihuang@gmail.com
650-533-0107

REVISION DATE	NO.

LANDSCAPE IRRIGATION PLAN

SHEET TITLE:

LICENSED LANDSCAPE ARCHITECT ANYI HUANG No. 4987 Signature 5/31/2027 Renewal Date 4/2/2026 Date STATE OF CALIFORNIA

PROJECT ADDRESS:
318 W RINCON AVE.
CAMPBELL, CA 95008

DATE: 4/2/2026
SCALE: 1" = 10'-0"
DRAWN BY: AH
PROJECT # 26018
SHEET L - 2.0
TOTAL SHEETS: 5

PLANTING LIST

SYM	BOTANICAL NAME - COMMON NAME	QTY	SIZE	NOTE	WULCO	SIZE (H x W)
TREE						
T1	Lophostemon confertus - Brisbane Box	5	24" box	Standard	M	40'x25'
T2	Ginkgo biloba 'Fairmont' - Maidenhair Tree	8	24" box	Standard	M	50'x20'
SHRUB						
Di	Dietes iridioides - African Iris	74	5 gallon		L	3'x3'
Lv	Lavandula 'Munstead' - Lavender	18	1 gallon		L	2'x2'
My	Myoporum 'Putah Creek-White' - Putah Creek Myoporum	0	1 gallon		L	1'x5'
Pf	Phlomis fruticosa - Jerusalem Sage	9	1 gallon		L	3'x3'
pc	Pittosporum tobira 'Cream De Mint' - Variegated Dwarf Tobira	31	1 gallon		L	2'x2'
Pm	Pittosporum tenuifolium 'Marjorie Channon' - Variegated Kahuhu	24	5 gallon		L	8'x5'
Pt	Pittosporum tenuifolium 'Silver Sheen' - Kahuhu	17	5 gallon		L	8'x5'
Rs	Ribes sanguineum 'Claremont' - Pink Flowering Current	27	1 gallon		L	5'x3'
Sa	Salvia microphylla 'Hot Lips' - Hot Lips Sage	12	1 gallon		L	3'x3'
SL	Salvia leucantha - Mexican Sage	12	1 gallon		L	2'x3'
Sr	Santolina chamaecyparissus - Lavender Cotton	15	1 gallon		L	2'x3'
Wm	Westringia 'Morning Light' - Variegated Coast Rosemary	26	5 gallon		L	3'x3'
Ornamental Grass						
Ll	Lomandra 'Lime Tuff' - Lime Tuff Dwarf Mat Rush	136	1 gallon		L	2'x3'
Bioretention Area (C.3 **)						
Ca	Carpenteria californica - Bush Anemone	7	5 gallon		L	5'x3'
Ch	Chondropetalum tectorum - Cape Rush	13	5 gallon		L	3'x3'
P	Penstemon h. 'Margarita BOP' - Foothill Penstemon	52	1 gallon		L	2'x2'
Rh	Rhamnus californica 'Mound San Bruno' - Coffeeberry	23	5 gallon		L	4'x2'
Ma	Mahonia repens - Creeping Mahonia	40	1 gallon		L	2'x3'

WUCOLS rating: H= Hign water use, M = Moderate water use, L= low water use, VL = very low water use
** REFERENCE APPENDIX D, PLANT LIST AND PLANTING GUIDANCE FOR LANDSCAPE BASED STORMWATER MEASURE (C3 Technical Guidance Manual)

PLANTING NOTES:

1. Before planting till the following materials into the top 6" of soil (for each 1,000 S.F.):
   a. 4 cubic yards nitrogen fortified organic compost
   b. 10 LB fertilizer (N16/P6/K8) w/ 2% iron
   c. 5 LB sulfate of ammonia
2. Areas within the drip line of existing trees and shrubs to remain shall be prepared by hand digging to prevent damage to any roots.
3. Mulch all planted areas with a 3" thick layer of medium recycled wood chips, color 'Dark Brown'.
4. For trees, nursery stakes shall be removed at the time of planting. Stake each tree using 2 lodge poles and rubber tree ties.
5. The Landscape Architect and the Owner reserve the right to reject any or all plant material, if such material does not meet the American Standards for Nursery Stock (ANSI). Plant materials shall be guaranteed against latent defects, injuries, pests, diseases or death of plants due to improper planting. Trees missing central leader will be rejected. The Contractor shall promptly replace plants that have died or are not in a vigorous, healthy condition with plants of the same kind and size as originally specified at no expense to the Owner.
6. Plant locations are diagrammatic, and are subject to change in the field by the Landscape Architect. The Landscape Architect and the Owner reserve the right to make substitutions, additions and deletions in planting schedule while the work is in progress. Such changes shall be accompanied by equitable adjustments in the contract price, if and when necessary.
7. Landscape Architect to approve plant locations prior to planting.
8. The Contractor shall be responsible for the adequate protection of the improvements during construction. Damaged areas, such as sprinkler heads or plant materials, shall be replaced or repaired at no additional expense to the Owner.

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

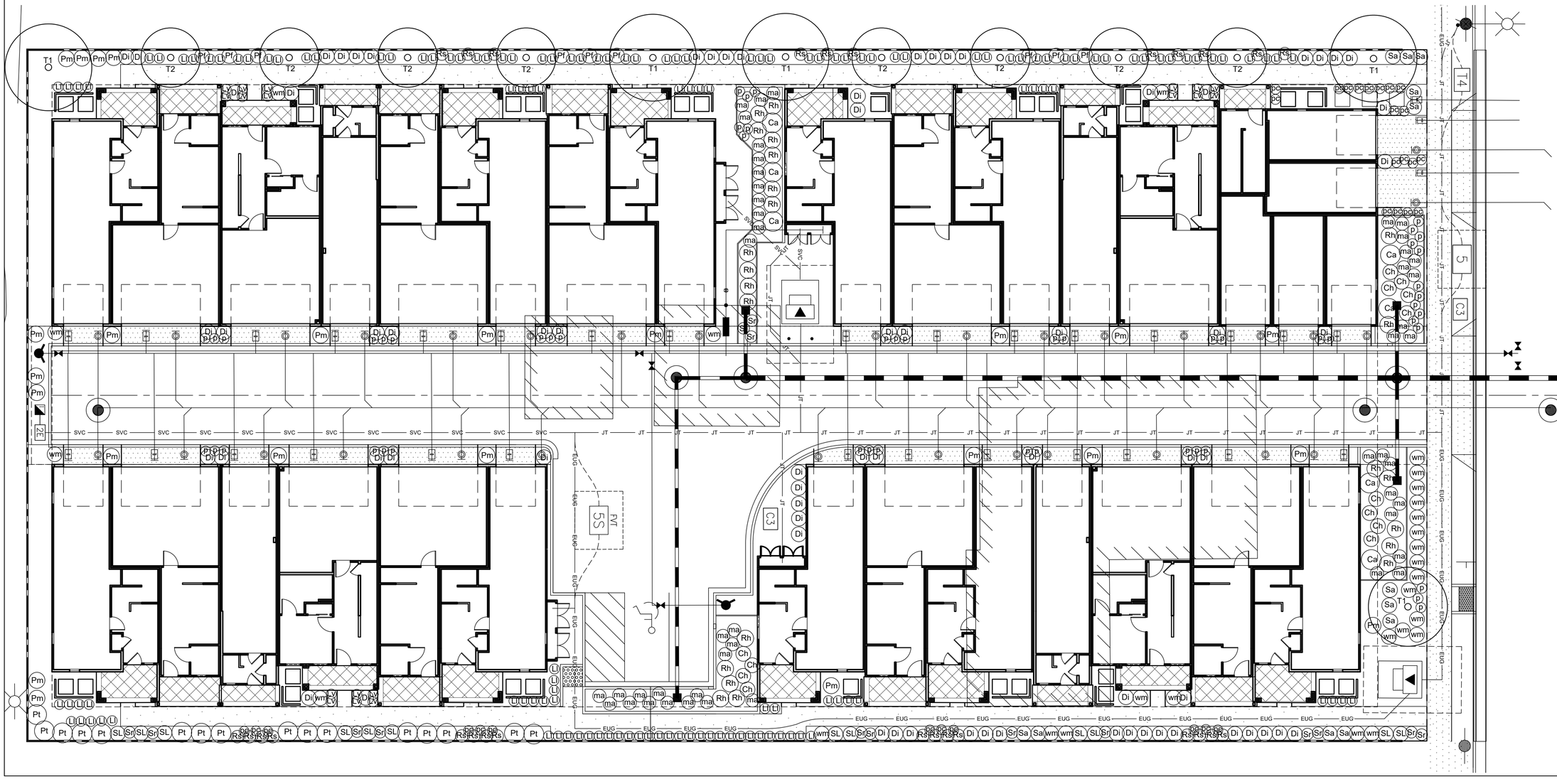
A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

ANYI HUANG
LANDSCAPE ARCHITECT CA LIC # 4987

NORTH

0' 5' 10' 20'
SCALE: 1" = 10'-0"

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REVISION DATE	NO.

SHEET TITLE: LANDSCAPE PLANTING PLAN

LICENSED LANDSCAPE ARCHITECT ANYI HUANG 4987 Signature 5/31/2027 Renewal Date 4/2/2026 Date STATE OF CALIFORNIA

PROJECT ADDRESS:
318 W RINCON AVE.
CAMPBELL, CA 95008

DATE: 4/2/2026
SCALE: 1" = 10'-0"
DRAWN BY: AH
PROJECT # 26018
SHEET L - 3.0
TOTAL SHEETS: 5

PLANTING LIST

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TREE						
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Ma	Mahonia repens - Creeping Mahonia	40	1 gallon		L	2'x3'



T1 - Tristaniopsis laurina 'Elegant'



T2 - Ginkgo biloba 'Fairmont'



Di - Dietes iridioides



Lv - Lavandula 'Munstead'



My - Myoporum 'Putah Creek-White



Pf - Phlomis fruticosa



pc - Pittosporum tobira 'Cream De Mint'



PM - Pittosporum tenuifolium



Rs - Ribes sanguineum 'Claremont'



Sa - Salvia microphylla 'Hot Lips'



SL - Salvia leucantha - Mexican Sage



Sr - Santolina chamaecyparissus



Wm - Westringia 'Morning Light'



Ll - Lomandra 'Lime Tuff'



Ca - Carpenteria californica



Ch - Chondropetalum tectorum



P - Penstemon h. 'Margarita BOP'



Rh - Rhamnus californica 'Mound San Bruno'



Ma - Mahonia repens

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REVISION DATE	NO.

PLANT LIST AND PICTURES

SHEET TITLE:

LICENSED LANDSCAPE ARCHITECT
ANYI HUANG
Signature
5/31/2027
Renewal Date
4/2/2026
Date
STATE OF CALIFORNIA

PROJECT ADDRESS:
318 W RINCON AVE.
CAMPBELL, CA 95008

DATE: 4/2/2026

SCALE: 1" = 10'-0"

DRAWN BY: AH

PROJECT # 26018

SHEET L - 3.1

TOTAL SHEETS: 5

JOB ADDRESS: 318 W. Rincon Ave Campbell, CA 95008

WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (ETo) 42.9

Hydrozone # /Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Waer Use (ETWU)
Regular Landscape Areas							
1/ low water use shrubs	0.3	drip	0.81	0.37	808	299.26	7959.70
2/ low water use shrubs	0.3	drip	0.81	0.37	492	182.22	4846.75
3/ low water use shrubs	0.3	drip	0.81	0.37	271	100.37	2669.65
4/ low water use shrubs	0.3	drip	0.81	0.37	302	111.85	2975.04
5/ low water use shrubs	0.3	drip	0.81	0.37	598	221.48	5890.96
6/ low water use shrubs	0.3	drip	0.81	0.37	612	226.67	6028.88
7/ low water use shrubs	0.3	drip	0.81	0.37	365	135.19	3595.66
8/ low water use shrubs	0.3	drip	0.81	0.37	282	104.44	2778.01
9/ moderate water use tree	0.5	bubbler	0.81	0.62	48	29.63	788.09
10/ moderate water use tree	0.5	bubbler	0.81	0.62	4	2.47	65.67
					0	0.00	0.00
				Totals	**3782**	**1413.58**	
Special Landscape Areas							
				1	0	0.00	
				Totals	0	0.00	
						ETWU Total	**37598.41**
			Maximum Allowed Water Allowance (MAWA)				**55326.50**

Hydrozone #/Planting Description
E.g
1.) front Lawn
2.) low Water use plantings
3.) medium water use planting

Irrigation Method
overhead spray
or drip

Irrigation Efficiency
0.75 for spray head
0.81 for drip

ETWU (Annual Gallons Required) = Eto X 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year

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

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

ETAF Calculations

Regular Landscape Areas

Total ETAF X Area	1413.58
Total Area	3782.00
Average ETAF	0.37

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas

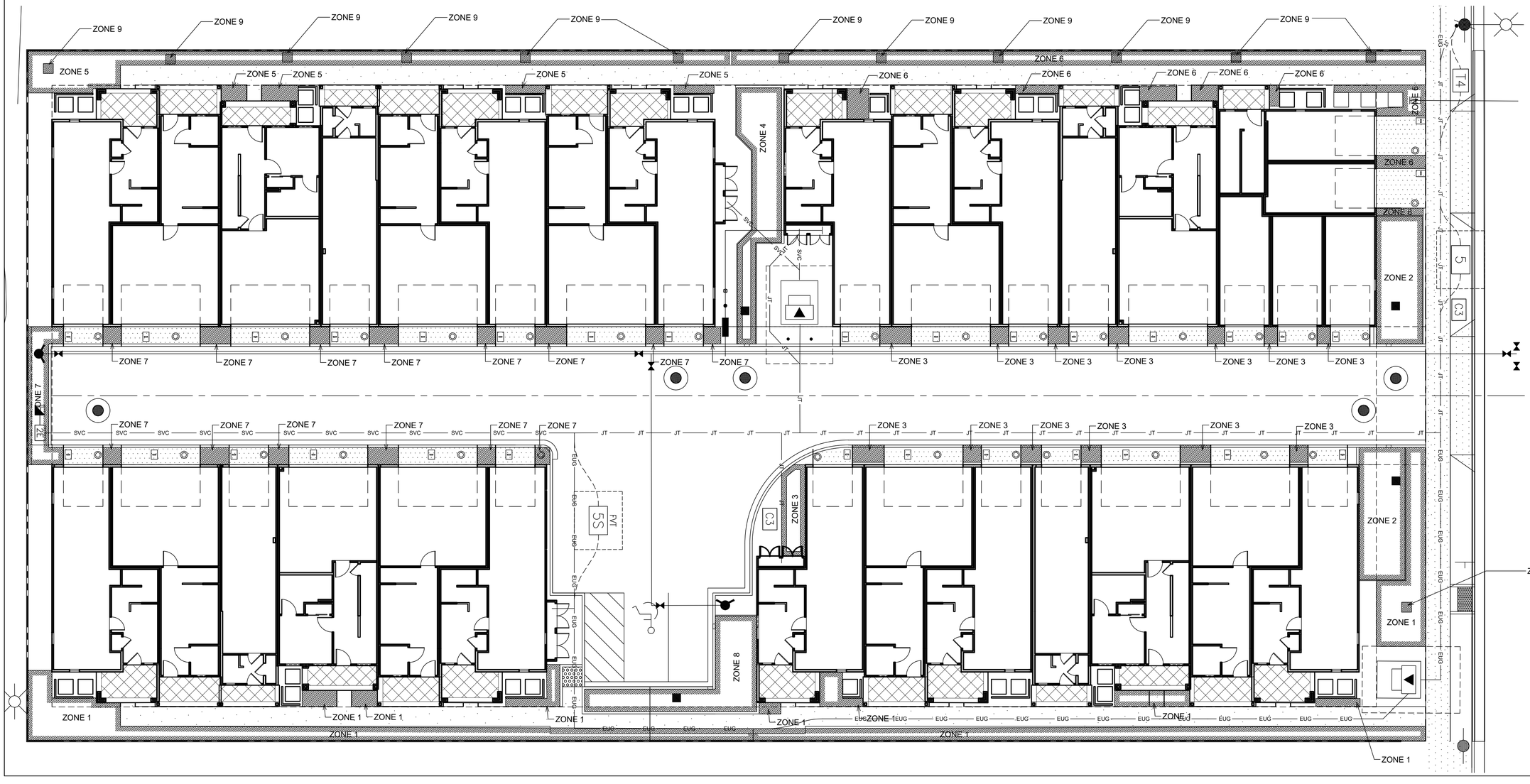
All Landscape Areas

Total ETAF x Area	1413.58
Total Area	3782.00
Sitewide ETAF	0.37

NORTH

0' 5' 10' 20'
SCALE: 1" = 10'-0"

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650-533-0107

REVISION DATE	NO.

HYDROZONE MAP AND WELO WORKSHEET

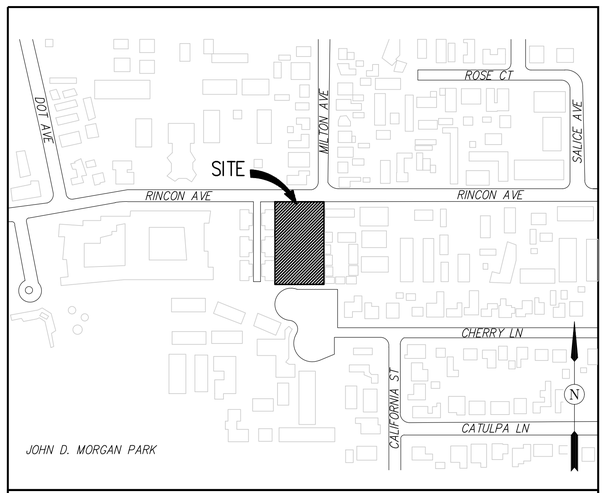
SHEET TITLE:

LICENSED LANDSCAPE ARCHITECT
ANYI HUANG
Signature
5/31/2027
Renewal Date
4/2/2026
Date
STATE OF CALIFORNIA

PROJECT ADDRESS:
318 W RINCON AVE.
CAMPBELL, CA 95008

DATE: 4/2/2026
SCALE: 1" = 10'-0"
DRAWN BY: AH
PROJECT # 26018
SHEET L - 4.0
TOTAL SHEETS: 5

CITY CONNECT PARTNERS, INC.
318 W RINCON AVE
CAMPBELL SANTA CLARA COUNTY CALIFORNIA



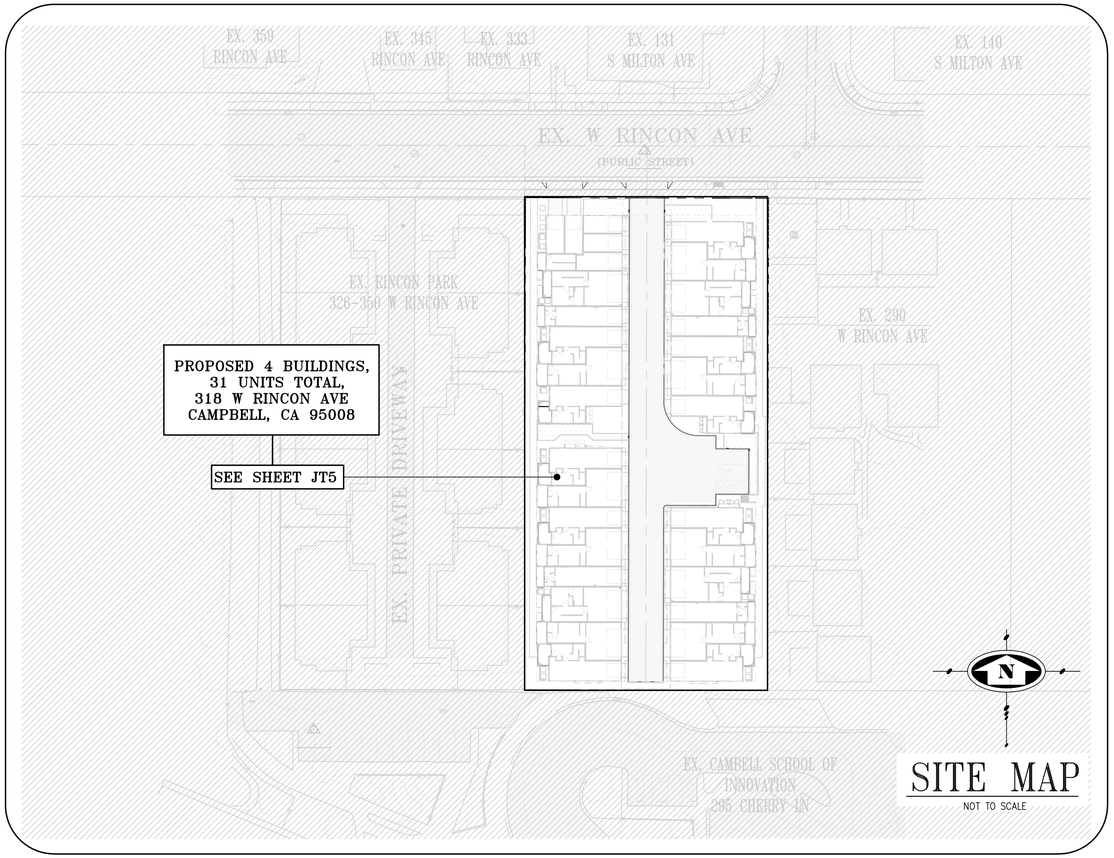
VICINITY MAP
NOT TO SCALE

SHEET INDEX

SHEET NO.	DESCRIPTION
JT1	JOINT TRENCH TITLE SHEET
JT2	JOINT TRENCH GENERAL NOTES AND DETAILS
JT3	JOINT TRENCH DETAILS
JT4	JOINT TRENCH SECTIONS AND DETAILS
JT5	JOINT TRENCH COMPOSITE PRELIMINARY DESIGN
P1 - P4	PHOTO EXHIBIT SHEET

633 L.F. OF JOINT TRENCH
SHALL BE INSTALLED WITH THIS JOINT TRENCH PLAN SET

4 NEW FULL SERVICE (ELECTRIC, CATV & TELEPHONE)



SITE MAP
NOT TO SCALE

LEGEND

JT	PROPOSED JOINT TRENCH
SVC	PROPOSED JOINT TRENCH SERVICE
EX JT	EXISTING JOINT TRENCH
EX GAS	EXISTING GAS
EEUG	EXISTING UNDERGROUND ELECTRIC LINES
EUUG	EXISTING UNDERGROUND UTILITY LINES
EUOH	EXISTING OVERHEAD UTILITY LINES
EEOH	EXISTING OVERHEAD ELECTRIC LINES
CUG	PROPOSED UNDERGROUND CATV LINES
EUG	PROPOSED UNDERGROUND ELECTRIC LINES
TUG	PROPOSED UNDERGROUND TELEPHONE LINES
5	PG&E SPLICE BOX, 3' x 5' x 3'6" (LID DIMENSIONS)
FVT 5S	PG&E SERVICE BOX, 3' x 5' x 3'6" (LID DIMENSIONS) F.V.T.
6	PG&E SPLICE BOX 4' x 6'6" x 5' (LID DIMENSIONS) 5' X 7'6" X 5'11-13/16" (OVERALL DIMENSIONS)
	PG&E 3ø, PAD MOUNT TRANSFORMER, IIE PAD SIZE-90" x 106", CABINET SIZE-89"w x 90"d x 96"h
T4	TELEPHONE SERVICE BOX, 30" x 48" x 34"
C3	CATV SPLICE BOX, 30" x 48" x 24"
	EXISTING JOINT/UTILITY POLE
	DESIGNATES UTILITY LINES TO BE REMOVED
	EXISTING PRIMARY SPLICE BOX
	EXISTING SECONDARY SPLICE BOX

TARRAR UTILITY REP.:	KHALID TARRAR	JOB NO.	225127	PHONE NO.	(925) 240-2595
DEVELOPER:	CYRUS JAHANIAN	JOB NO.	225127	PHONE NO.	(650) 248-9646
PG&E ELECTRIC COORDINATOR:	-	JOB NO.	-	PHONE NO.	-
PG&E GAS COORDINATOR:	-	JOB NO.	-	PHONE NO.	-
TELEPHONE REP.:	ROBERT HASSING	JOB NO.	225127	PHONE NO.	(408) 439-1476
CABLE T.V. REP.:	BENJAMIN LOPEZ	JOB NO.	225127	PHONE NO.	(669) 216-0022

FILES STATUS

DESCRIPTION:	BY:	DATE:	STATUS:
CIVIL PLANS (ELECTRONIC FILE)	CBG	02-12-2026	R
ARCHITECTURAL PLANS (ELECTRONIC FILE)	SDG	02-12-2026	R
LANDSCAPE PLANS (ELECTRONIC FILE)	ANY LANDSCAPE	02-12-2026	R
GAS DESIGN	-	-	-
JT DESIGN	TARRAR UTILITY CONSULTANTS	04-02-2026	F
TELEPHONE INTENT REPLY	AT&T	02-27-2026	R
CATV INTENT REPLY	COMCAST	03-19-2026	R
STREET LIGHT PLANS – PUBLIC	-	-	-
STREET LIGHT PLANS – PRIVATE	-	-	-
SOILS REPORT	-	-	-

A = APPROVED • **ANS** = APPROVED NOT SIGNED • **NA** = NOT APPROVED• **F** = FIRST SUBMITTAL • **SS** = SECOND SUBMITTAL • **R** = RECEIVED

TARRAR UTILITY CONSULTANTS
APPROVED FOR SUBMITTAL
ALFONSO REYES
QUALIFIED APPLICANT DESIGN ENGINEER

DESIGN CHANGE COMPONENT
ANY CHANGES TO THIS DESIGN MUST BE APPROVED BY
-
PG&E GAS ADE

SUBSTRUCTURE VERIFICATION STAMP
DEVELOPER NOTE AND SIGN
ALL PG&E ENCLOSURES AND BOXES HAVE BEEN SET TO GRADE ACCORDING TO GRADE STAKES PROVIDED BY DEVELOPERS ENGINEER. ALL COSTS TO RELOCATE OR READJUST BOXES AT A LATER DATE WILL BE BILLED TO THE DEVELOPER. PLEASE HAVE YOUR JOB SUPT. VERIFY THE CORRECT GRADE OF ALL ENCLOSURES AND BOXES, AND SIGN AND DATE DRAWING.
THANK YOU
SIGNED _____
DATE: _____

813 First Street
Brentwood, CA 94513
(925) 240-2595
(925) 240-7013 fax
www.tarrar.com

TARRAR UTILITY CONSULTANTS

- Planning
- Design
- Estimating
- Joint Trench
- Street Lighting
- Fiber Optic
- T-24
- PG&E Gas Design
- PG&E Elec Design
- M.E.P. Design
- Cost Analysis
- Due Diligence

JOINT TRENCH COMPOSITE TITLE SHEET
CITY CONNECT PARTNERS, INC.
318 W RINCON AVE
CAMPBELL CALIFORNIA

NO.	REVISIONS	BY	DATE

DATE: NOVEMBER 2025 | DATE LAST WORKED ON: 4/2/2026
SCALE: NOT TO SCALE | DRAWN: QC | CHECKED: KT
JOB NO.: 225127 | PRELIMINARY NOT FOR CONSTRUCTION
INTENT TO CONSTRUCT

811 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER ALFONSO REYES Exp. 06/30/27 CIVIL STATE OF CALIFORNIA

SHEET JT1 OF JT5 SHEETS

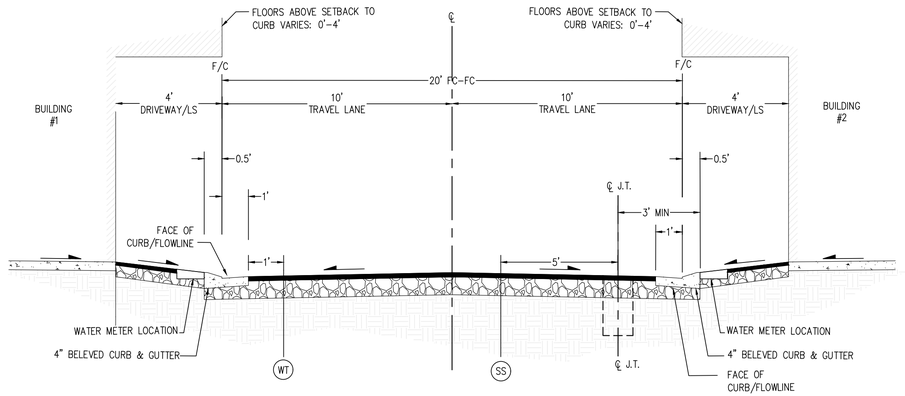
PROJECT NOTES:

1. FIELD ADJUST SERVICES TO MINIMIZE INTERFERENCE WITH EXISTING FACILITIES (TYPICAL).
2. CONTRACTOR SHALL PERFORM ALL TRENCHING, EXCAVATING, BACKFILLING AND OTHER WORK AS SHOWN OR NOTED ON PLANS, AND AS SPECIFIED ON UTILITY BID DOCUMENTS.
3. FIELD ADJUST SPLICE BOXES TO KEEP CLEAR OF SIDEWALK, DRIVEWAYS AND EXISTING FACILITIES (TYPICAL).
4. A 3 FOOT LEVEL WORKING AREA MUST BE MAINTAINED AROUND ALL ELECTRIC ENCLOSURES. PRIOR TO ENERGIZING THE SYSTEM, THE ELECTRIC UTILITY COMPANY INSPECTOR WILL DETERMINE IF RETAINING WALLS ARE REQUIRED TO MEET MINIMUM CLEARANCE BETWEEN ENCLOSURES AND THE TOPS OR TOES OF SLOPES. IF RETAINING WALLS ARE REQUIRED, THE DEVELOPER AND/OR CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE CITY/COUNTY BUILDING DEPARTMENT PRIOR TO WALL CONSTRUCTION.
5. TRANSITION TO VAULTS FROM TRENCH NOT SHOWN, SEE TRANSITION DETAIL SHEET JT3 (TYPICAL).
6. CONTRACTOR SHALL PLACE ALL UTILITY SPLICE BOXES, ENCLOSURES & CONDUIT IN PROPER RELATIONSHIP TO FINAL GRADE (SHOWN SCHEMATICALLY).
7. ALL PG&E, TELEPHONE, CABLE T.V. AND FIBER OPTIC BOXES AND JOINT TRENCH FACILITIES ARE TO MAINTAIN A MINIMUM OF 3' SEPARATION FROM SEWER, WATER LATERALS AND DRIVEWAYS.
8. CONTRACTOR SHALL COORDINATE ALL CONNECTIONS BETWEEN PROPOSED AND EXISTING FACILITIES AS DIRECTED BY THE RESPECTIVE UTILITY COMPANY INSPECTOR. UTILITY COMPANY PERSONNEL SHALL MAKE ALL "HOT TIE-INS"; THE CONTRACTOR IS PROHIBITED FROM WORKING IN ANY ENERGIZED FACILITIES.
9. THE CONTRACTOR SHALL OBTAIN THE APPROPRIATE STREET EXCAVATION AND ENCROACHMENT PERMIT(S) FROM THE CITY/COUNTY PRIOR TO STARTING WORK IN THE PUBLIC STREET AREA.
10. FIELD LOCATE JOINT TRENCH FACILITIES TO KEEP CLEAR OF SERVICE LATERALS. SERVICE LATERALS TO BE ROUTED TO AVOID SPLICE BOX (ADDITIONAL P.U.E MAY BE REQUIRED).
11. RESPECTIVE UTILITY COMPANY TO OBTAIN CITY APPROVAL OF ALL ABOVE GROUND EQUIPMENT.
12. UNLESS OTHERWISE SHOWN ON THE PLANS, NATURAL BENDS SHALL BE USED FOR ALL CONDUIT EXCEPT STREET LIGHT CONDUIT.
13. INCIDENTAL TRENCHING TO SPLICE BOXES NOT SHOWN (TYPICAL). CONTRACTOR TO PROVIDE ADDITIONAL TRENCHING AS REQUIRED FOR CONDUIT ROUTING TO SPLICE BOXES AND CABINETS (TYPICAL).
14. ALL CONDUITS SHALL ENTER OR EXIT PERPENDICULAR TO BOX WALLS.
15. ALL CONDUITS MUST BE MANDREL TESTED AND APPROVED.
16. OFFSET SPLICE BOXES TO ROUTE TELEPHONE/FIBER OPTIC CONDUIT AS NEEDED (TYPICAL).
17. PULL ROPES SHALL BE PLACED IN ALL EMPTY CONDUITS AS REQUIRED BY EACH UTILITY COMPANY.
18. ALL PG&E SPLICE BOXES ADJACENT TO TRANSFORMER SHALL BE 26" IN DEPTH (TYPICAL).
19. ALL CONDUITS NOT ENTERING SPLICE BOXES OR ENCLOSURES SHALL BE CAPPED.
20. COORDINATE TIE-IN WITH UTILITY COMPANY AS REQUIRED.
21. THE STREET LIGHT SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE "MATERIAL AND LABOR RECAP" AND LIGHT SCHEDULE AS SHOWN ON THESE PLANS.
22. ALL EXISTING DUCTS TO BE USED IN THESE PLANS SHALL BE "VERIFIED" BY PULLING A MANDREL THROUGH THE ENTIRE EXISTING LENGTH PRIOR TO CONNECTION.
23. EDGE OF SPLICE BOXES & PEDESTALS SHALL BE 5' FROM EDGE OF FIRE HYDRANT AND 3' FROM STREET LIGHT (TYPICAL). CONTRACTOR TO AVOID DISTURBING FIRE HYDRANT THRUST BLOCK.
24. ALL UTILITY SUBSTRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE "MATERIAL AND LABOR RECAP" SHOWN ON THESE PLANS
25. MAINTAIN 3' CLEARANCE AND LEVEL AREA AROUND PRIMARY SPLICE BOXES & XFMRS.
26. DUE TO UNCERTAINTIES OF THE EXACT LOCATION OF EXISTING FACILITIES, FIELD LOCATION OF PROPOSED FACILITIES MAY BE REQUIRED. CONFIRM WITH VARIOUS UTILITIES FOR EXACT PLACEMENT.
27. FOR CLARITY – BOXES/PEDESTALS ARE SHOWN AT LARGER SIZE THAN ACTUAL. FIELD ADJUST TO KEEP CLEAR OF DRIVEWAYS (TYPICAL).
28. ALL SERVICE FACILITIES SHALL BE EXTENDED TO EITHER THE PROPERTY LINE OR TO POSITION SHOWN ON THE PLANS, AND THEN CAPPED, BURIED AND LOCATION STAKED.
29. THESE PLANS WERE PREPARED UTILIZING PLANS RECEIVED FROM CBG (925)886-0322.

ABBREVIATION LIST

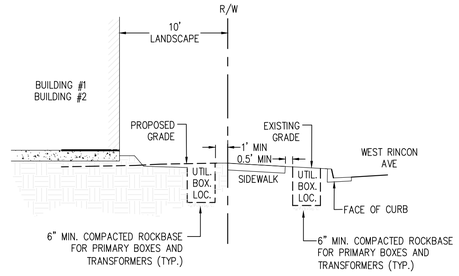
B/C	BACK OF CURB	H.P.S.	HIGH PRESSURE SODIUM	RT	RETAINING WALL
B/W	BACK OF WALK	IRR.	IRRIGATION CONTROLLER	R/W	RIGHT OF WAY
BTU	BRITISH TERM UNITS	J.T.	JOINT TRENCH	SCH.	SCHEDULE
CB	CATCH BASIN	KV	KILO-VOLTS	SD	STORM DRAIN
℄	CENTERLINE	LE	LANDSCAPE EASEMENT	SHT.	SHEET
CAT.	CATALOG	LF	LINEAR FOOT/FEET	S/W	SIDE WALK
C OR CATV	CABLE TELEVISION	MH	MANHOLE	SS	SANITARY SEWER
CFH	CUBIC FEET PER HOUR	MIN.	MINIMUM	SSE	SANITARY SEWER EASEMENT
C.I.P.	CAPITOL IMPROVEMENT PROJECT	MPOE	MINIMUM POINT OF ENTRY	ST. LT.-S/L	STREET LIGHT
CL	CENTER LINE	N.T.S.	NOT TO SCALE	SUBD'V	SUBDIVISION
CU	COPPER	O.D.	OUTER DIAMETER	Sqft.	SQUARE FOOTAGE
E	ELECTRIC	O.H.	OVER HEAD	T	TELEPHONE
EP	EDGE OF PAVEMENT	PIEUE	PRIVATE INGRESS, EGRESS, AND UTILITY EASEMENT	TUC	TARRAR UTILITY CONSULTANTS
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	℄	PROPERTY LINE	TYP.	TYPICAL
EX.	EXISTING	P.S.	POWER SUPPLY	T/S	TRAFFIC SIGNAL
F/C	FACE OF CURB	PROJ.	PROJECT	U.G.	UNDERGROUND
FH	FIRE HYDRANT	PSDE	PRIVATE STORM DRAIN EASEMENT	U.O.N.	UNLESS OTHERWISE NOTED
FUT.	FUTURE	PSE	PUBLIC SERVICE EASEMENT	V	VOLT
F.O.	FIBER OPTIC	PVAW	PRIVATE VEHICLE ACCESS WAY	W	WATT
G	GAS	P.V.C.	POLY VINYL CHLORIDE	WT	WATER
GALV.	GALVANIZE	PWE	PUBLIC WATER LINE EASEMENT	W/	WITH
G.E.	GENERAL ELECTRIC	PWR	POWER	W/O	WITHOUT
GRD.	GROUND	PUE	PUBLIC UTILITY EASEMENT	WLE	WATER LINE EASEMENT
H.O.A.	HOME OWNERS ASSOCIATION			XFMR	TRANSFORMER

JOINT TRENCH AND UTILITY BOX LOCATION



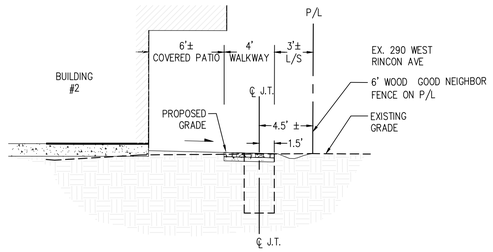
TYPICAL 20' STREET SECTION
SECTION E-E

NOT TO SCALE



WEST RINCON AVE
SECTION D-D

NOT TO SCALE



PRIVATE WALKWAY
SECTION C-C

NOT TO SCALE

JOINT TRENCH STREET SECTIONS

NOT TO SCALE
NOTE: SEE PLANS FOR CONFIGURATIONS AND ARRANGEMENTS.
* UNLESS OTHERWISE SHOWN
WITHIN ROADWAY SECTION
(95% RELATIVE COMPACTION FOR THE TOP 6"
BELOW ROAD SUBGRADE AND 90% BELOW THAT)

GENERAL NOTES:

1. ALL JOINT TRENCH CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH PG&E UTILITY OPERATIONS UO STANDARD S5453.
2. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND SATISFACTION OF ALL PARTICIPATING UTILITIES AND CITY INSPECTORS.
3. BACKFILL SELECTION SHALL BE SUBJECT TO THE APPROVAL OF THE RESPECTIVE UTILITY COMPANIES, THE SOILS ENGINEER AND THE CITY AND/OR COUNTY WHERE THE PROJECT IS LOCATED. CONSULT PARTICIPATING UTILITIES, SOILS ENGINEER, AND THE CITY FOR APPROVED BACKFILL MATERIAL. COMPACTION TO MEET LOCAL AGENCIES REQUIREMENTS.
4. THE BOTTOM OF THE TRENCH SHALL BE CLEARED OF ROCKS AND OTHER HARD SURFACES. DISTRIBUTION TRENCHES WITHOUT TELEPHONE CONDUIT DO NOT REQUIRE BEDDING MATERIAL. SERVICE TRENCHES WITHOUT TELEPHONE CONDUIT REQUIRE 2" SAND BEDDING AS A PAD ON WHICH UTILITY FACILITIES CAN REST. SERVICE TRENCHES CONTAINING TELEPHONE CONDUIT ONLY REQUIRE A 1" SAND BEDDING. ALL OTHER TRENCHES CONTAINING TELEPHONE CONDUIT REQUIRE A 3" SAND BEDDING. REFER TO PG&E GREEN BOOK PUBLICATION S5453, EXHIBIT B AND AT&T SPEC95 "AT&T SPECIFICATIONS" TRENCHING AND CONDUIT GUIDE FOR FURTHER INFORMATION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE PAVEMENT AND/OR SIDEWALK WHERE REMOVED OR DAMAGED AS A RESULT OF ITS OPERATION (UNLESS OTHERWISE NOTED). REPLACEMENT OF PAVEMENT AND/OR SIDEWALK TO BE PER CITY SPECIFICATIONS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND NOTIFY ALL PARTICIPATING UTILITY INSTALLATIONS.
7. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT FIRST NOTIFYING TARRAR UTILITY CONSULTANTS.
8. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXISTENCE AND/OR PRECISE LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO THE START OF CONSTRUCTION. TARRAR UTILITY CONSULTANTS MAKES NO WARRANTY WHATSOEVER THAT THE EXISTING UNDERGROUND UTILITIES AND/OR STRUCTURES DEPICTED ON THE PLANS HAVE BEEN ACCURATELY LOCATED OR THAT THERE ARE NO OTHER UNDERGROUND UTILITIES AND STRUCTURES IN ADDITION TO WHAT HAS BEEN SHOWN. CALL U.S.A. A MINIMUM OF 48 HOURS PRIOR TO STARTING CONSTRUCTION. FOR CALIFORNIA NORTH, (KERN COUNTY AND NORTHERLY, AND NEVADA) CALL (800)227-2600. FOR CALIFORNIA SOUTH, (SAN BERNARDINO COUNTY AND SOUTHERLY) CALL (800)422-4133.**
9. CONTRACTOR SHALL COMPLY WITH ALL STATE, COUNTY AND CITY LAWS AND ORDINANCES AND WITH THE REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, O.S.H.A. AND ANY OTHER GOVERNMENTAL AGENCY RELATING TO THE SAFETY AND CHARACTER OF WORK, EQUIPMENT AND LABOR PERSONNEL.
10. THE DRAWINGS AND SPECIFICATIONS SHALL BE CONSIDERED TO BE COMPLEMENTARY TO EACH OTHER. ANYTHING SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS, OR MENTIONED IN THE SPECIFICATIONS AND NOT SHOWN ON THE DRAWINGS, SHALL BE OF LIKE EFFECT AS IF SHOWN ON OR MENTIONED IN BOTH. IF DISCREPANCY IS FOUND, NOTIFY TARRAR UTILITY CONSULTANTS PRIOR TO STARTING WORK.
11. TRENCH AND CONDUIT LAYOUTS ARE SHOWN SCHEMATICALLY.
12. TRENCHING OR SUBSTRUCTURE EXCAVATION MAY NECESSITATE OPERATION OVER, UNDER, OR ADJACENT TO OTHER UNDERGROUND UTILITIES (STORM, SEWER, WATER, ETC...). THE CONTRACTOR IS RESPONSIBLE TO LOCATE, PROSPECT, EXPOSE AND PROTECT ALL ADJACENT OR CROSSING UNDERGROUND UTILITIES. THIS WORK TO PROTECT THOSE UTILITIES IS NOT CONSIDERED AS EXTRA WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW IMPROVEMENT PLANS, IN CONJUNCTION WITH THIS PLAN, AND BID THE WORK ACCORDINGLY.
13. THE QUANTITIES SHOWN ON THESE PLANS ARE ONLY ESTIMATES OF WHAT WILL ACTUALLY BE REQUIRED FOR THE CONSTRUCTION OF THE OVERALL PROJECT. FINAL QUANTITIES MAY VARY ACCORDING TO CHANGES, ADDITIONS, DELETIONS OR OMISSIONS ON THE ORIGINAL PLAN.
14. VERIFY ALL SUBSTRUCTURE EXCAVATION DIMENSIONS WITH SUPPLIER(S) BEFORE BIDDING.
15. TARRAR UTILITY CONSULTANTS ASSUMES NO RESPONSIBILITY FOR ANY VARIANCE BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS. THE CONTRACTOR SHOULD REVIEW THE PROJECT SITE PRIOR TO SUBMITTING ITS BID.
16. THE CONTRACTOR IS REQUIRED TO EXCAVATE BELL HOLE(S) AT TIE-IN LOCATIONS AS DIRECTED BY PARTICIPATING UTILITY.
17. CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A. INDUSTRIAL ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING ENERGIZED EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER AND SAFETY PRECAUTIONS AS NEEDED. THE CONTRACTOR IS RESPONSIBLE FOR PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES.
18. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AS-BUILT DRAWINGS AFTER INSTALLATION OF PG&E'S GAS AND ELECTRIC SYSTEMS (PRIOR TO "HOT TIE-INS").
19. THE CITY INSPECTOR SHALL BE NOTIFIED TWO WORKING DAYS PRIOR TO COMMENCEMENT OF WORK. COORDINATE WITH THE INSPECTOR ANY SERVICES TO BE ABANDONED.
20. THE CONTRACTOR IS TO VERIFY THE RIGHT OF WAY, PUBLIC UTILITY EASEMENT AND/OR PUBLIC SERVICE EASEMENT ACQUISITION WITH THE APPLICANT PRIOR TO CONSTRUCTION WITHIN AREAS OF QUESTION.
21. PG&E'S GENERAL TERM AND CONDITIONS FOR GAS AND ELECTRIC EXTENSION AND SERVICE CONSTRUCTION BY "APPLICANT" (EFFECTIVE 07/1/95) TO BE UTILIZED FOR ALL TRENCHING, BACKFILLING, AND INSTALLATION WORK.
22. IN THE EVENT OF DISPUTES OR DISAGREEMENT OVER ANY INSTALLATIONS, DESIGNS, PLANS OR DRAWINGS, THE SPECIFICATIONS AND REQUIREMENTS OF THE INDIVIDUAL UTILITY COMPANIES AND THEIR INSPECTORS SHALL TAKE PRECEDENCE. IN CASE OF DISCREPANCIES WITHIN THE DRAWINGS AND SPECIFICATIONS HEREIN, THE CONTRACTOR SHALL CONSULT TARRAR UTILITY CONSULTANTS FOR INTERPRETATION BEFORE WORK IS STARTED.
23. TARRAR UTILITY CONSULTANTS HEREIN, ASSUMES NO RESPONSIBILITY WHATSOEVER FOR THE QUALITY, QUANTITY OR TIMING OF WORK TO BE PERFORMED BY THE CONTRACTOR, UTILITY COMPANY CONSTRUCTION CREWS, OR OTHER SUB-CONTRACTOR OF DEVELOPER.
24. ALL TRENCHING, BACKFILLING AND INSTALLATION WORK IS TO BE IN ACCORDANCE WITH THE STANDARD PRACTICES AND SPECIFICATIONS OF EACH UTILITY COMPANY PARTICIPATING IN THE UTILITY TRENCHES WITHIN THE PROJECT.
25. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POINTS OF ACCESS THAT ARE AGREEABLE TO ADJACENT LAND USES AND TENANTS AT ALL TIMES.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASCERTAINING WHAT INSPECTIONS WILL BE REQUIRED FOR APPROVAL OF THE WORK AND FOR COORDINATING ALL SUCH INSPECTIONS. THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS PRIOR NOTICE TO THE CITY, SOILS ENGINEER, UTILITY COMPANIES OR ANY OTHER INDIVIDUALS OR PUBLIC AGENCIES, THAT THE WORK IS READY FOR INSPECTION.
27. THE CONTRACTOR SHALL NOTIFY DEVELOPER 48 HOURS PRIOR TO THE NEED FOR SURVEY STAKING. THE CONTRACTOR IS RESPONSIBLE FOR THE PRESERVATION OF ALL CONSTRUCTION STAKING SET BY THE DEVELOPER'S SURVEYORS AND WILL BE BACK CHARGED FOR ANY RE-STAKING THAT IS REQUIRED. ANY EXTRA CONSTRUCTION STAKING NECESSITATED SOLELY BY THE CONTRACTOR'S NEGLIGENCE WILL BE CHARGED TO AND PAID FOR BY THE CONTRACTOR.
28. ALL TRANSFORMERS AND TRANSFORMER PADS ARE TO BE INSTALLED PER PG&E SPECIFICATIONS. PROTECTIVE BOLLARDS ARE TO BE PLACED WHERE NEEDED.
29. THE CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE PROJECT IMPROVEMENT PLANS AND CONDUCT HIS WORK ACCORDINGLY.
30. KEEP ALL BOXES AND PEDESTALS WITHIN PUBLIC UTILITY EASEMENTS OR RIGHT OF WAY. AS SHOWN.
31. ALL SAND BACKFILL MUST HAVE TESTING OF PH LEVEL AS WELL AS SAND EQUIVALENT. SEE CITY OF **CAMPBELL** REQUIREMENTS.
32. THE PROPOSED CONSTRUCTION OPERATION MAY TAKE PLACE AT OR NEAR FENCE LINES, PROPERTY LINES AND PROPERTY IMPROVEMENTS PRIOR TO CONSTRUCTION, CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING THESE AREAS AND FOR MAINTAINING THESE AREAS AND FACILITIES AT ALL TIMES DURING THE CONSTRUCTION OPERATION.
33. THE CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR THE SITE CONDITION AND SHALL DEFEND AND HOLD THE DEVELOPER AND TARRAR UTILITY CONSULTANTS HARMLESS FROM ANY ALLEGED CLAIMS OR LIABILITIES, EXCEPT THOSE ARISING FROM SOLE NEGLIGENCE OF THE DEVELOPER OR TARRAR UTILITY CONSULTANTS.
34. THE APPROXIMATE LOCATIONS OF ALL EXISTING UTILITY COMPANY UNDERGROUND LINES, POLES BOXES, ETC., WERE OBTAINED FROM A REVIEW OF AVAILABLE UTILITY COMPANY RECORDS, REPRESENTATIONS OF UTILITY COMPANY PERSONAL, OR FIELD OBSERVATIONS. NEITHER THE DEVELOPER NOR TARRAR UTILITY CONSULTANTS ASSUME ANY RESPONSIBILITY FOR VARIANCES BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS. NO EXTRA PAYMENT WILL BE MADE TO THE CONTRACTOR FOR ANY ADDITIONAL TRENCHING, BOX EXCAVATIONS, MATERIALS, ETC., THAT MAY BE REQUIRED TO COMPLETE THIS PROJECT IN THE EVENT AN EXISTING TIE-IN POINT SUBSTRUCTURE IS EITHER NON-EXISTING OR IS NOT SHOWN ON THE PLANS IN ITS ACTUAL FIELD POSITION. IT IS THE CONTRACTOR'S OBLIGATION AND RESPONSIBILITY TO SAFELY LOCATE ALL EXISTING UNDERGROUND FACILITIES BY SURFACE MARKING AND/OR HAND EXCAVATION PRIOR TO STARTING CONSTRUCTION.
35. "DEVELOPER AND/OR CONTRACTOR IS RESPONSIBLE TO OBTAIN A CITY OF **CAMPBELL** ENCROACHMENT PERMIT FOR ALL WORK DONE IN THE PUBLIC RIGHT OF WAY. DEVELOPER AND/OR CONTRACTOR IS ALSO RESPONSIBLE TO PROVIDE JOINT TRENCH PLANS TO THE CITY OF **CAMPBELL** AT THE TIME OF APPLICATION FOR THE ENCROACHMENT PERMIT."

813 First Street
Brentwood, CA 94513
(925) 240-2595
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JOINT TRENCH GENERAL NOTES AND DETAILS

CITY CONNECT PARTNERS, INC.
318 W RINCON AVE
CAMPBELL CALIFORNIA

NO.	REVISIONS	BY	DATE

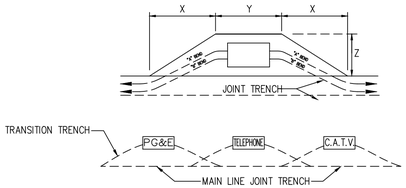
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811 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER — KEITH W. TARRAR — Exp. 06/30/27 — CIVIL — STATE OF CALIFORNIA

SHEET JT2 OF JT5 SHEETS

JOINT TRENCH TRANSITION

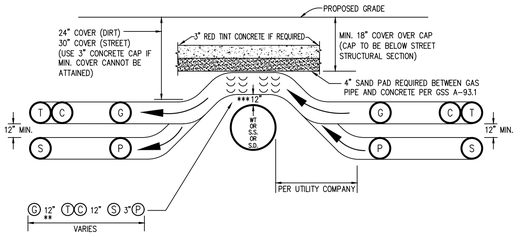


BEND	PRIMARY BOX SIZE	DISTANCE (when conduit enters box) "X"	"Y"	"Z"	NOTES
"A"	3' x 5'	24"	7"	5"	BEND IS 60° RADIUS WITH AN ANGLE OF 10 DEG. USE 2-5 COUPLINGS WITH 1-5° CONDUIT SECTION FOR EACH BEND SHOWN.
	4'-6" x 8'-6"	24"	11"	7"	
"B"	3' x 5'	32"	7"	5"	BEND IS 30° RADIUS WITH AN ANGLE OF 15 DEG. USE 3-5 COUPLINGS WITH 2-2 1/2° CONDUIT SECTION FOR EACH BEND SHOWN.
	4'-6" x 8'-6"	32"	11"	7"	

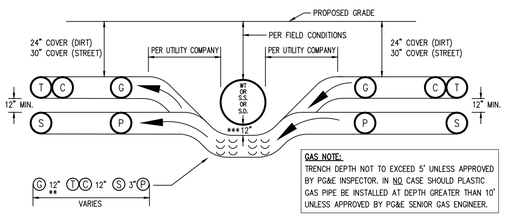
NOTE:

1. CONTRACTOR TO EXCAVATE TRANSITIONS FROM MAIN-LINE TRENCH TO VAULTS AS REQUIRED BY EACH UTILITY.
2. TRANSITIONS NOT SHOWN ON COMPOSITE DRAWING FOR CLARITY.
3. CONTRACTOR TO INCLUDE COST OF TRANSITIONS IN VAULT EXCAVATION COST.

DETAIL 1 / N.T.S. JT3 — TYPICAL PRIMARY BOX EXCAVATION USING CONDUIT



JOINT TRENCH OVER WATER, SANITARY SEWER OR STORM DRAIN
CHOICE 1 (PREFERRED METHOD)



JOINT TRENCH UNDER WATER, SANITARY SEWER OR STORM DRAIN
CHOICE 2 (OPTIONAL METHOD)

* SEE MINIMUM COVER & CLEARANCE CHART

** WITH MUTUAL AGREEMENT, WHEN 4" O.D. OR SMALLER GAS PIPE IS INSTALLED SEPARATION MAY BE REDUCED TO NOT LESS THAN 6" BETWEEN GAS AND COMMUNICATION DUCTS (TELEPHONE & CATV).

*** 12" MINIMUM REQUIRED BY PG&E – ADDITIONAL CLEARANCE MAYBE REQUIRED BY CITY OR COUNTY.

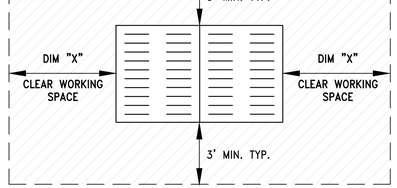
DETAIL 2 / N.T.S. JT3 — OVER UNDER DETAILS

CONSTRUCTION LABOR AND MATERIAL RESPONSIBILITY

PUBLIC UTILITY SYSTEM
(JOINT TRENCH)

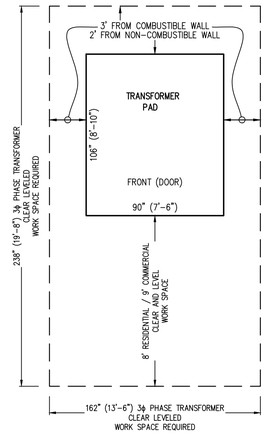
	P.G.&E. ELECTRIC	P.G.&E. GAS	TELEPHONE	C.A.T.V.	CONTRACTOR
TRENCHING: EXCAVATE, BACKFILL AND COMPACT.	○	○	○	○	●
GAS MATERIAL: FURNISH.	○	⊗	○	○	○
INSTALL.	○	⊗	○	○	●
ELECTRIC CABLE: FURNISH.	⊗	○	○	○	○
INSTALL.	⊗	○	○	○	●
ELECTRIC CONDUIT: FURNISH.	⊗	○	○	○	○
INSTALL.	⊗	○	○	○	●
ELECTRIC SPLICE BOXES: EXCAVATE.	⊗	○	○	○	●
FURNISH.	⊗	○	○	○	○
INSTALL.	⊗	○	○	○	●
ELECTRIC TFMR. ENCLS.: EXCAVATE.	⊗	○	○	○	●
FURNISH.	⊗	⊗	⊗	⊗	○
INSTALL.	⊗	⊗	⊗	⊗	●
ELECTRIC EQUIP. ENCLS.: EXCAVATE.	○	○	○	○	●
FURNISH.	○	○	○	○	●
INSTALL.	○	○	○	○	●
ELECTRIC TFMR. PADS: GRADE.	○	○	○	○	●
FURNISH.	○	○	○	○	●
INSTALL.	○	○	○	○	●
ELECTRIC SWITCH PADS: GRADE.	○	○	○	○	●
FURNISH.	○	○	○	○	●
INSTALL.	○	○	○	○	●
TELEPHONE CONDUIT: FURNISH.	○	○	○	○	●
INSTALL.	○	○	○	○	●
TELEPHONE CABLE: FURNISH.	○	○	●	○	○
INSTALL.	○	○	●	○	●
TELEPHONE SPLICE BOX: EXCAVATE.	○	○	○	○	●
FURNISH.	○	○	⊗	○	○
INSTALL.	○	○	⊗	○	●
TELEPHONE INTER. PADS: GRADE.	○	○	○	○	●
FURNISH.	○	○	⊗	○	○
INSTALL.	○	○	⊗	○	●
C.A.T.V. CONDUITS: FURNISH.	○	○	○	●	○
INSTALL.	○	○	○	●	●
C.A.T.V. SPLICE BOXES: EXCAVATE.	○	○	○	○	●
FURNISH.	○	○	○	⊗	○
INSTALL.	○	○	○	⊗	●

● DESIGNATES THE WORK TO BE PERFORMED BY THE CONTRACTOR AND EACH UTILITY COMPANY.

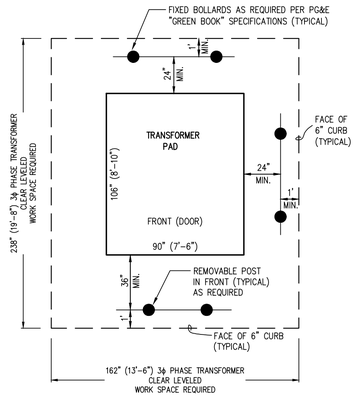


DIM "X"
3' MIN. 3'0" x 5'0" ENCLOSURES
4' MIN. 4' x 6'6" x 5'0" ENCLOSURES
5' MIN. 4'6" x 8'6" x 6'0" ENCLOSURES
(OR EASEMENT REQUIRED)

DETAIL 3 / N.T.S. JT3 — PG&E ENCLOSURE CLEARANCES



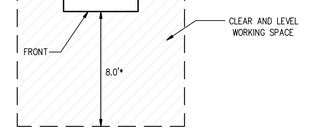
PG&E 3Ø
CLEAR AND LEVEL WORK SPACE CLEARANCES



PG&E 3Ø PHYSICAL PROTECTION REQUIREMENTS (PARKING LOT, TRAVELED WAY, ETC. ...)

DETAIL 4 / N.T.S. JT3 — PG&E PAD MOUNTED TRANSFORMER CLEARANCE & PROTECTION DETAIL

NOT TO SCALE



"X"= 3' MIN. CLEARANCE FROM COMBUSTIBLE WALL

"Y"= 2' MIN. CLEARANCE FROM NON-COMBUSTIBLE WALL

* MINIMUM 9' (COMMERCIAL/HIGH DENSITY) FROM FACE OF CURB

* MINIMUM 3' (RESIDENTIAL/LOW DENSITY) FROM FACE OF CURB

** MINIMUM 4' FROM ANY DOORWAY

DETAIL 5 / N.T.S. JT3 — PG&E PAD MOUNT TRANSFORMER DETAIL

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- PG&E Elec Design
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- Cost Analysis
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JOINT TRENCH DETAILS

CITY CONNECT PARTNERS, INC.
318 W RINCON AVE
CAMPBELL CALIFORNIA

NO.	REVISIONS	BY	DATE

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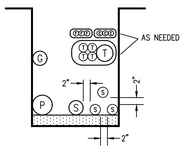
811 CALL BEFORE YOU DIG — UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER — MULLAN — Exp. 06/30/27 — CIVIL — STATE OF CALIFORNIA

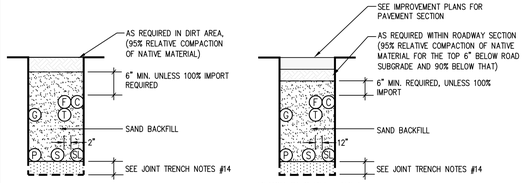
SHEET JT3 OF JT5 SHEETS

JOINT TRENCH MINIMUM SEPARATION AND CLEARANCE REQUIREMENTS

	UTILITY	G	T	TD	C	S	P	SL	SLP	F	FE	MINIMUM COVER
G	(GAS)*	–	12"	12"	12"	6"	12"	12"	6"	12"	12"	24"; 30" IN STREET
T	(TELEPHONE) DUCT	12"	–	1"	1"	12"	12"	12"	12"	1"	12"	24"; 30" IN STREET
TD	(TELEPHONE) DIRECT BURY	12"	1"	–	1"	12"	12"	12"	12"	1"	12"	24"; 30" IN STREET
C	(CABLE T.V.)	12"	1"	1"	–	12"	12"	12"	12"	1"	12"	24"; 30" IN STREET
S	(ELECT. SECONDARY)	6"	12"	12"	12"	1.5"	2"	12"	1.5"	12"	12"	24"; 30" IN STREET
P	(ELECT. PRIMARY)	12"	12"	12"	12"	2"	2"	12"	2"	12"	12"	36"; 36" IN STREET
SL	(PUBLIC AND PRIVATE-STREET LIGHT)**	12"	12"	12"	12"	12"	12"	–	12"	12"	12"	24"; 30" IN STREET
SLP	(P.G.E.-STREET LIGHT)	6"	12"	12"	12"	1.5"	2"	12"	1.5"	12"	12"	24"; 30" IN STREET
FE	(FOREIGN ELECTRIC SOURCES, NON PG&E)	12"	12"	12"	12"	12"	12"	12"	12"	12"	–	24"; 30" IN STREET
F	(FIBER OPTIC)	12"	1"	1"	1"	12"	12"	12"	12"	–	12"	24"; 30" IN STREET



TYPICAL EXAMPLE OF STACKING FACILITIES IN JOINT TRENCH



TRENCH IN DIRT AREA

TRENCH IN STREET AREA

LEGEND

- MEETS UTILITY TRENCH ALLOTMENT
- EXCEEDS UTILITY TRENCH ALLOTMENT
- (G) GAS
- (P) ELECTRIC PRIMARY
- (S) ELECTRIC SECONDARY
- (T) TELEPHONE (DUCT OR DIRECT BURY)
- (C) CATV
- (SL) STREET LIGHT (PUBLIC OR PRIVATE)
- (SLP) STREET LIGHT (PG&E)
- (FE) FOREIGN ELECTRIC
- (F) FIBER OPTIC

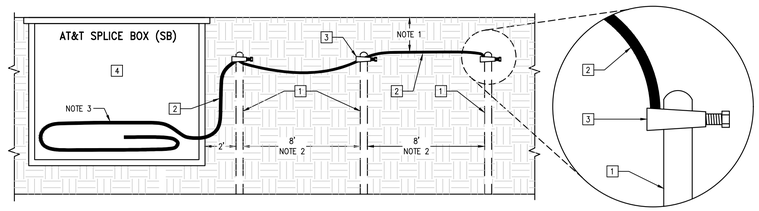
JOINT TRENCH NOTES:

1. TRENCH COVER & CLEARANCES SHOWN ARE MINIMUMS ONLY AND MAY REQUIRE ALTERATIONS TO SUIT FIELD CONDITIONS.
2. IT IS RECOMMENDED THAT ALL FACILITIES ARE TO BE A MINIMUM OF 12" BELOW SUB-BASE DISTURBANCE.
3. * WITH MUTUAL AGREEMENT FROM PARTICIPATING UTILITIES, WHEN 4" O.D. OR SMALLER GAS PIPE IS INSTALLED, SEPARATION MAY BE REDUCED TO NOT LESS THAN 6" BETWEEN GAS AND COMMUNICATION DUCTS (TELEPHONE, C.A.T.V. & FIBER OPTIC).
4. * WHERE 6" GAS MAIN IS LOCATED IN THE JOINT TRENCH A 18" MINIMUM SEPARATION FROM GAS MAIN TO ALL UTILITIES WILL BE REQUIRED.
5. ** WITH MUTUAL AGREEMENT FROM PARTICIPATING UTILITIES, STREET LIGHT SEPARATION MAY BE REDUCED TO 0" BETWEEN STREET LIGHT AND COMMUNICATION DUCTS (TELEPHONE, C.A.T.V. & FIBER OPTIC).
6. TRENCH CONFIGURATIONS SHOWN ARE FOR INSTALLATION WHERE EACH OCCUPANT IS UTILIZING HIS ENTIRE SPACE ALLOCATION. OTHER CONFIGURATIONS OR REDUCED DIMENSIONS MAY BE USED, PROVIDED THAT MINIMUM COVER AND CLEARANCES ARE MAINTAINED.
7. THE CONTRACTOR IS TO ADJUST TRENCH DEPTHS AT ALL JOINT TRENCH LATERAL CROSSINGS TO MAINTAIN REQUIRED CLEARANCES BETWEEN ALL PARTICIPATING UTILITIES.
8. TRENCH SECTIONS ARE SHOWN SCHEMATICALLY AND INDICATE AREAS OF OCCUPANCY ONLY; THEY DO NOT REFLECT SIZE OR QUANTITY OF FACILITIES TO BE INSTALLED.
9. TRENCH FOOTAGES PER SECTION ARE APPROXIMATE. SECTIONS ARE DESIGNED TO ACCOMMODATE ALL REQUIRED FACILITIES AS INDICATED ON EACH TRENCH PARTICIPANT'S CONSTRUCTION DRAWINGS.
10. THE CONTRACTOR SHALL VERIFY TRENCH FOOTAGES FOR ACCURACY PRIOR TO EXCAVATION AND TAKE NECESSARY PRECAUTION CROSSING WATER AND SEWER FACILITIES.
11. THE CONTRACTOR SHALL REFER TO THE COMPOSITE, CONDUIT, AND/OR EACH RESPECTIVE UTILITY INSTALLATION PLAN FOR THE NECESSARY CONDUIT CABLE AND/OR PIPE TO BE INSTALLED IN THIS PROJECT.
12. TYPE "M2" TRENCH SHALL BE INSTALLED AFTER CURB AND GUTTER INSTALLATION. CONTRACTOR SHALL COORDINATE ADDITIONAL MOVE-INS NECESSARY TO COMPLETE THE SERVICES TO THE DWELLING UNITS WITH THE DEVELOPER, ALL AGENCIES AND THE UTILITY COMPANIES. THE COST OF THESE MOVE-INS SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR TRENCHING.
13. THE AVERAGE TRENCH DEPTHS SHOWN ARE BASED ON THE MINIMUM UTILITY COMPANY REQUIREMENTS FOR DEPTH AND SEPARATION. CONTRACTOR SHALL ADJUST TRENCH WIDTH & DEPTH AS REQUIRED TO ADEQUATELY CLEAR EXISTING UNDERGROUND FACILITIES AND MAINTAIN MINIMUM UTILITY CLEARANCES. ALL TRENCHES OVER 60" DEEP MUST COMPLY WITH OSHA REQUIREMENTS. (SEE THE JOINT TRENCH MINIMUM COVER AND CLEARANCE TABLE)
14. CONTRACTOR SHALL USE SAND BEDDING AND SHADING AS REQUIRED BY THE UTILITY COMPANIES. THE BOTTOM OF THE TRENCH SHALL BE CLEARED OF ROCKS AND OTHER HARD SURFACES. DISTRIBUTION TRENCHES WITHOUT TELEPHONE CONDUIT DO NOT REQUIRE BEDDING MATERIAL. SERVICE TRENCHES WITHOUT TELEPHONE CONDUIT REQUIRE 2" SAND BEDDING AS A PAD ON WHICH UTILITY FACILITIES CAN REST. SERVICE TRENCHES CONTAINING TELEPHONE CONDUIT ONLY REQUIRE A 1" SAND BEDDING. ALL OTHER TRENCHES CONTAINING TELEPHONE CONDUIT REQUIRE A 3" SAND BEDDING. REFER TO PG&E GREEN BOOK PUBLICATION S5453, EXHIBIT B AND AT&T SPEC95 "AT&T SPECIFICATIONS" TRENCHING AND CONDUIT GUIDE FOR FURTHER INFORMATION.
15. ALL TRENCHING AND BACKFILLING TO BE DONE IN ACCORDANCE WITH THE CITY OF CAMPBELL ENGINEERING STANDARDS AND SPECIFICATIONS.
16. ALL PG&E, TELEPHONE, CABLE, AND FIBER OPTIC BOXES AND JOINT TRENCH FACILITIES ARE TO MAINTAIN A MINIMUM OF 3' SEPARATION FROM SEWER AND WATER LATERALS AND DRIVEWAYS. ALL UTILITY VAULTS, BOXES, PEDESTALS, ETC. MUST MAINTAIN A 5' MINIMUM CLEARANCE FROM FIRE HYDRANTS, AND 3' MINIMUM FROM STREETLIGHTS.

JOINT TRENCH OCCUPANCY GUIDE

TRENCH SECTION	A*	B*	C*	D*	E*	F*	G*	H*	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
GAS	X	X	X		X				X	X	X		X	X	X		X			X			
TELEPHONE	X	X		X		X			X	X		X	X	X		X		X			X		
CABLE T.V.	X		X	X			X		X		X	X	X		X	X			X			X	
ELECTRIC SEC.	X	X	X	X	X	X	X						X	X	X	X	X	X	X				X
ELECTRIC PRI.	X	X	X	X	X	X	X																
FIBER OPTCS	X	X	X	X	X	X	X		X	X	X	X	X	X	X	X	X	X	X	X	X	X	

*THESE SECTIONS MAY OR MAY NOT CONTAIN SECONDARY



LEGEND

1. 8' LENGTH x 5/8" DIAMETER GROUND ROD POLES
2. BARE CONTINUOUS SOLID NUMBER 6 AWG. WIRE
3. GROUND CLAMP
4. TELEPHONE SPLICE BOX

NOTES

1. MINIMUM DEPTH = 12 INCHES
2. GROUND BEDS MAY BE PLACED IN ANY CONFIGURATION AS LONG AS THE 8 FOOT SEPARATION BETWEEN GROUND RODS IS MAINTAINED AND THE 2 FOOT SEPARATION FROM THE SB WALL IS NOT ENCROACHED UPON.
3. BARE #6 GROUND WIRE TO ENTER THROUGH SIDEWALL OR BOTTOM OF SB AND WRAP SB ONCE.

DETAIL 1 / N.T.S. JT4 — AT&T AERIAL AND BURIED GROUND BED DESIGN

THIS AREA RESERVED FOR JOINT TRENCH SECTIONS TO BE PLACED AT A LATER TIME

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JOINT TRENCH SECTIONS AND DETAILS
CITY CONNECT PARTNERS, INC.
318 W RINCON AVE
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REGISTERED PROFESSIONAL ENGINEER — KEVIN M. TARRAR — Exp. 06/30/27 — CIVIL — STATE OF CALIFORNIA

SHEET JT4 OF JT5 SHEETS

EX. 359 RINCON AVE

EX. 345 RINCON AVE

EX. 333 RINCON AVE

EX. PRIVATE DRIVEWAY

EX. W RINCON AVE
(PUBLIC STREET)

EX. 131 S MILTON AVE

EX. S MILTON AVE
(PUBLIC STREET)

EX. 140 S MILTON AVE

EX. 290 W RINCON AVE

EX. RINCON PARK
326-350 W RINCON AVE

EX. PRIVATE DRIVEWAY

EX. CAMBELL SCHOOL OF INNOVATION
295 CHERRY LN

LIMIT OF WORK

LIMIT OF WORK

EX. POLE WITH PRIMARY ELECTRIC, SECONDARY ELECTRIC, PRIMARY RISER, TELEPHONE, TELEPHONE RISER AND SIDEWALK GUY TO REMAIN

EX. PRIMARY & SECONDARY ELECTRIC TO REMAIN

EX. PRIMARY ELECTRIC AND TELEPHONE OVERHEAD TO REMAIN

EX. PRIMARY & SECONDARY ELECTRIC TO REMAIN

EX. TELEPHONE OVERHEAD TO REMAIN

EX. SECONDARY ELECTRIC MID-SPAN TO REMAIN

EX. CATV AND TELEPHONE TO REMAIN

EX. GAS MAIN LINE TO REMAIN

EX. UTILITY OVERHEAD MID-SPAN TO REMAIN

EX. PEDESTRIAN TRAFFIC SIGNAL TO REMAIN

EX. GAS LINE TO REMAIN

EX. SECONDARY ELECTRIC TO REMAIN

NOTE:
EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND FOR CLARITY. PLEASE REFER TO THE CIVIL DRAWINGS FOR SURVEY OF EXACT LOCATIONS.

CAUTION: ENERGIZED FACILITY
PROPOSED PG&E TIE-IN POINT. CONTRACTOR TO INTERCEPT EXISTING PG&E BOX.

EX. POLE WITH PRIMARY ELECTRIC, PRIMARY RISER, CATV, TELEPHONE, TELEPHONE RISER AND SIDEWALK GUY TO REMAIN

EX. ELECTRIC UNDERGROUND TO REMAIN

EX. 5'x6' PG&E JUNCTION (#--1794) TO REMAIN

STA. XX+XX±
PROPOSED 4'X6'X5'6" PG&E SUBSURFACE JUNCTION BOX

EX. SUBSURFACE TRANSFORMER (#T--10400) TO REMAIN.

EX. 24"x36" PG&E ELECTRIC BOX TO REMAIN

EX. CATV PEDESTAL TO REMAIN

EX. DECORATIVE TRIPLET POST TOP TO REMAIN

EX. GAS LINE TO REMAIN

EX. DECORATIVE TRIPLET POST TOP TO REMAIN

EX. CATV PEDESTAL TO REMAIN

EX. CATV AND TELEPHONE TO REMAIN

EX. POLE WITH 26' LED SINGLE ARM STREET LIGHT (SLA4336), CATV AND TELEPHONE TO REMAIN, POLE TO SERVE AS TIE-IN / CONNECTION POINT FOR TELEPHONE AND CATV

PROPOSED 30"x48"x24" TELEPHONE SERVICE BOX

TRANSITIONS TO VAULTS FROM TRENCH NOT SHOWN, SEE TRANSITION DETAIL ON SHT. JT3 (TYPICAL)

STA. XX+XX±
PROPOSED 3'X5'X3'6" PG&E SUBSURFACE SPLICE BOX.

PROPOSED 30"x48"x24" CATV SPLICE BOX (B48)

STA. XX+XX±
PROPOSED 4'X6'X5'6" PG&E SUBSURFACE SPLICE BOX.

PROPOSED 30"x48"x24" CATV SPLICE BOX (B48)

STA. XX+XX±
PROPOSED 3'X5'X3'6" PG&E SUBSURFACE SPLICE BOX.

PROPOSED 30"x48"x24" CATV SPLICE BOX (B48)

STA. XX+XX±
PROPOSED 3'X5'X3'6" PG&E SUBSURFACE SPLICE BOX.

STA. X+XX±
PROPOSED 6'X6' PAD MOUNT TRANSFORMER PAD SIZE--90"x106"

TRANSFORMER PAD SIZE--90"x106"

EX. 24"x36" PG&E ELECTRIC BOX TO REMAIN

EX. GAS METER #52940745 TO REMAIN

EX. POLE WITH 50 KVA TRANSFORMER, PRIMARY RISER, SECONDARY ELECTRIC, SECONDARY RISER, 29 LED STREET LIGHT, CATV,TELEPHONE, TELEPHONE RISER AND ANCHOR POLE (#218197B)

EX. 17"x30" PG&E ELECTRIC BOX TO REMAIN

EX. 36"x48" TELEPHONE SERVICE BOX TO REMAIN

EX. 17"x30" PG&E ELECTRIC BOX TO REMAIN

EX. 36"x48" TELEPHONE SERVICE BOX TO REMAIN

EX. PRIMARY ELECTRIC, SECONDARY ELECTRIC, CATV AND TELEPHONE TO REMAIN

EX. 17"x30" CATV SPLICE BOX TO REMAIN

EX. POLE WITH 37.5 KVA TRANSFORMER, PRIMARY ELECTRIC, SECONDARY ELECTRIC, SECONDARY RISER, CATV, TELEPHONE, TELEPHONE RISER, 35' LED STREET LIGHT AND ANCHOR POLE (#215911198). TO REMAIN

NOTE:
CONTRACTOR TO EXCAVATE AREA BEFORE PLACING PROPOSED BOXES AND POT HOLE IF NECESSARY TO AVOID EXISTING UNDERGROUND UTILITIES IN THE VICINITY .

CAUTION!!
KEEP J.T. CLEAR OF ALL WET UTILITIES (TYP.)

BUILDING 1 (10 UNITS)

BUILDING 2 (7 UNITS)

BUILDING 3 (6 UNITS)

BUILDING 4 (8 UNITS)

PRIVATE STREET A

1000A MAIN 120/208V 3φ 4 WIRE (TYP.)

800A MAIN 120/208V 3φ 4 WIRE (TYP.)

600A MAIN 120/208V 3φ 4 WIRE (TYP.)

E,T,C

SVC

20' F/C TO F/C

PROJECT BOUNDARY

PROPOSED 4 BUILDINGS,
31 TOWNHOMES UNIT
318 RINCON AVE
CAMPBELL, CA 95008

SCALE: 1" = 20'

TARRAR UTILITY CONSULTANTS
APPROVED FOR SUBMITTAL
HAIDER KAMMOONAH
QUALIFIED APPLICANT DESIGN ENGINEER

SERVICE TERMINATION LEGEND

E,T,C — ELECTRIC, TELEPHONE, CATV CLOSET

NOTE: JOINT TRENCH CONTRACTOR TO TIE-IN TO CONDUIT STUBS INSTALLED BY THE BUILDING CONTRACTOR. ADJUST SERVICE TRENCH ROUTE AS NECESSARY.

CAUTION !! CAUTION !! CAUTION !!
EX. JOINT TRENCH AND EX. GAS AND ALL OTHER UTILITY LOCATIONS ARE SHOWN BASED UPON INFORMATION PROVIDED BY OTHERS AND FIELD OBSERVATION. JOINT TRENCH CONTRACTOR TO VERIFY EXACT LOCATION OF ALL EXISTING FACILITIES PRIOR OF ANY JOINT TRENCH CONSTRUCTION. POTHOLE IF NECESSARY. CONTACT U.S.A. DIG ALERT 2 WORKING DAYS IN ADVANCE.

CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A. INDUSTRIAL ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING AROUND ENERGIZED EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER AND SAFETY PRECAUTIONS AS NEEDED. THE CONTRACTOR IS RESPONSIBLE FOR PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES.

JOINT TRENCH OCCUPANCY GUIDE

TRENCH SECTION	A*	B*	C*	D*	E*	F*	G*	H*	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
GAS	X	X	X		X				X	X	X		X	X	X		X			X			
TELEPHONE	X	X		X		X			X	X		X	X	X		X		X			X		
CABLE T.V.	X		X	X			X		X		X	X	X		X	X			X				X
ELECTRIC SEC.	X	X	X	X	X	X	X	X						X	X	X	X	X	X				X
ELECTRIC PRI.	X	X	X	X	X	X	X	X															

*THESE SECTIONS MAY OR MAY NOT CONTAIN SECONDARY

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JOINT TRENCH COMPOSITE PLAN
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REGISTERED PROFESSIONAL ENGINEER
HAIDER KAMMOONAH
Exp. 06/30/27
CIVIL
STATE OF CALIFORNIA

SHEET JT5
OF JT5 SHEETS



CAUTION:
APPROXIMATE GAS LOCATION. DEVELOPER TO VERIFY EXACT LOCATION FOR GAS MAIN.

NOTE:
SOME UTILITY BOXES HAVE BEEN ENLARGED FOR CLARITY. SEE SHT. P1 'LEGEND' FOR SPECIFIC DIMENSIONS.

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PHOTO EXHIBIT OF EXISTING CONDITIONS
CITY CONNECT PARTNERS, INC.
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REGISTERED PROFESSIONAL ENGINEER ZABIHULLAH ZACA C 59346 Exp. 06/30/27 CIVIL STATE OF CALIFORNIA

SHEET P1 OF P4 SHEETS

EX. POLE WITH PRIMARY ELECTRIC, PRIMARY RISER, SECONDARY ELECTRIC, TELEPHONE, TELEPHONE RISER & SIDEWALK GUY



PHOTO 1

EX. POLE WITH PRIMARY ELECTRIC, PRIMARY RISER, CATV, TELEPHONE, TELEPHONE RISER & SIDEWALK GUY POLE (#121645567)



PHOTO 2



PHOTO 3

EX. 5'x6' PG&E JUNCTION (#J - 1749)



PHOTO 4



PHOTO 5

EX. SUBSURFACE TRANSFORMER (#T-10400)



PHOTO 6

EX. 24"x36" PG&E ELECTRIC BOX



PHOTO 7

EX. CATV PEDESTAL



PHOTO 8

EX. DECORATIVE TRIPLET POST TOP



PHOTO 9

EX. DECORATIVE TRIPLET POST TOP

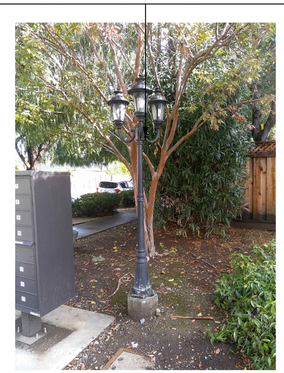


PHOTO 10

EX. POLE WITH 29 LED SINGLE ARM STREET LIGHT (#338), CATV AND TELEPHONE POLE (#110293674)



PHOTO 11



PHOTO 12



PHOTO 13



PHOTO 14



PHOTO 15

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- Estimating
- Joint Trench
- Street Lighting
- Fiber Optic
- T-24
- PG&E Gas Design
- PG&E Elec Design
- M.E.P. Design
- Cost Analysis
- Due Diligence

PHOTO EXHIBIT

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318 W RINCON AVE
CAMPBELL CALIFORNIA

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SHEET P2 OF P4 SHEETS

EX. ELECTRIC METERS (#1009225948) AND (#1007515064)



PHOTO 16

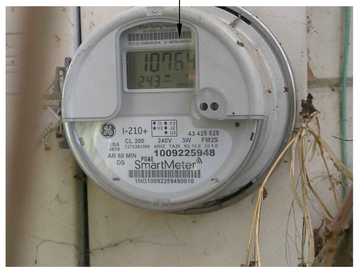


PHOTO 17



PHOTO 18

EX. GAS METER (#712034K)



PHOTO 19

EX. GAS METER (#712026K)



PHOTO 20

EX. GAS METER (#712034K) & (#712026K)



PHOTO 21

EX. POLE WITH 50 KVA TRANSFORMER, PRIMARY ELECTRIC, SECONDARY ELECTRIC, SECONDARY RISER, 29 LED SINGLE ARM STREET LIGHT, CATV, TELEPHONE, TELEPHONE RISER AND ANCHOR POLE (#121818788)



PHOTO 22

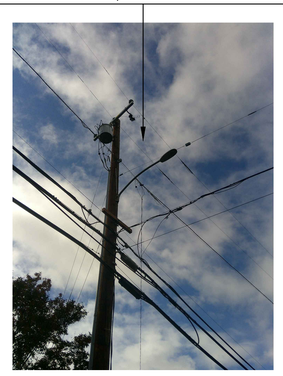


PHOTO 23



PHOTO 24

EX. 24"x36" PG&E ELECTRIC BOX



PHOTO 25

EX. GAS METER (#52940745)



PHOTO 26



PHOTO 27

EX. 17"x30" PG&E ELECTRIC BOX



PHOTO 28

EX. 36"x48" TELEPHONE SERVICE BOX



PHOTO 29

EX. 17"x30" PG&E ELECTRIC BOX



PHOTO 30

813 First Street
Brentwood, CA 94513
(925) 240-2595
(925) 240-2013 fax
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TARRAR UTILITY CONSULTANTS

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SHEET P3 OF P4 SHEETS

EX. 36"x48" TELEPHONE SERVICE BOX



PHOTO 31

EX. 17"x30" CATV SPLICE BOX



PHOTO 32

EX. POLE WITH 37.5 KVA TRANSFORMER, PRIMARY ELECTRIC, SECONDARY ELECTRIC, SECONDARY RISER, CATV, CATV RISER, TELEPHONE, TELEPHONE RISER AND ANCHOR POLE (#121591198)

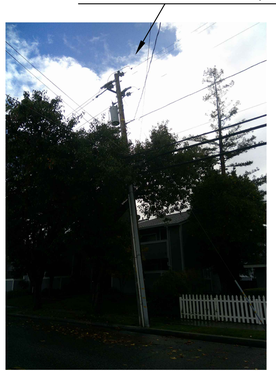


PHOTO 33

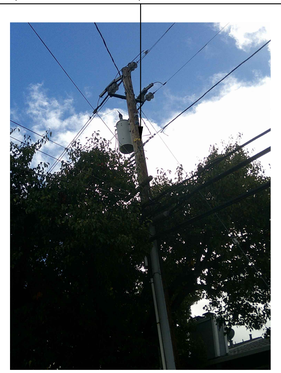


PHOTO 34



PHOTO 35

EX. PEDESTRIAN TRAFFIC SIGNAL



PHOTO 36

PHOTO 41

PHOTO 42

PHOTO 43

PHOTO 44

PHOTO 45

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SHEET P4 OF P4 SHEETS