SYMBOLS:

BUILDING LAYOUT POINT — BLP

DATUM POINT ELEVATION

MATCH LINE

PROPERTY LINE

DIM. @ F.O.S./STRUC.

DIM. @ CENTER LINE

DIM. @ F.O.F./CLEAR

(N) OR REQUIRED ELEVATION POINT — +9'-0"

(E) ELEVATION POINT — +9'-0"

COLUMN GRID — A / 1

DETAIL NO. / SHEET NO. — 4 / A6

WALL SECTION NO. / SHEET NO. — 7 / A8

BUILDING SECTION — 9 / A2

INTERIOR ELEVATION — 1 / 4 / 9 / A2 / 2 / 3

DOOR NO. / DOOR TYPE — # / A

WINDOW NO. — 5

REVISION NO. — 3

ROOM NAME / ROOM NO. — ENTRY 100

EARTH

POROUS FILL/ GRAVEL/ROCK

SAND/MORTAR/ CEMENT PLASTER

CONCRETE

MASONRY WALL

BRICK/BRICK VENEER/ PAVER

QUARRY/ CERAMIC TITLE

PLYWOOD

ROUGH WOOD

FINISH WOOD

METAL

GYPSUM BOARD

PROTECTION BOARD

ACOUSTICAL TILE

GLASS

WATERPROOFING/ FLASHING

BLANKET OR BATT INSULATION

ABBREVIATIONS:

A	A.C.	Asphalt Concrete
	ACOUS	Acoustical
	AC.T.	Acoustical Tile
	AC.P.	Acoustical Panel
	A.D.	Area Drain
	ADJ.	Adjustable
	AGGR.	Aggregate
	A.F.F.	Above Finished Floor
	AL./ALUM.	Aluminum
	&	And
	ANG.<	Angle
	APPROX.	Approximate
	ARCH.	Architectural
	ASPH.	Asphalt
	@	At
B	BKG.	Backing
	BD.	Board
	BITUM.	Bituminous
	BLDG.	Building
	BLKG.	Blocking
	BM.	Beam
	B.O.	Bottom of
	BOT.	Bottom
	B.U.	Built-up
C	CAB.	Cabinet
	C.BA.	Carpet Base
	C.B.	Catch Basin
	CEM.	Cement
	CER.	Ceramic
	C.I.	Cast Iron
	C.J.	Construction/Control Joint
	℄	Center Line
	CLG.	Ceiling
	CLKG.	Caulking
	CLO.	Closet
	CLR.	Clear
	C.O.	Clean out
	COL.	Column
	CONC.	Concrete
	CONN.	Connection
	CONSTR.	Construction
	CONT.	Continuous
	CONTR.	Contractor
	CORR.	Corridor
	CPT.	Carpet
	C.P.	Cement Plaster
	C.SQ.	Carpet Square
	CTSK.	Countersink
	C.M.U./CMU	Conc. Masonry Unit
	CNTR.	Counter
	C.T.	Ceramic Tile
	CTR.	Center
	C.W.	Curtain Wall
D	DAT.	Datum
	DBL.	Double
	DEPT.	Department
	D.F.	Drinking Fountain
	DET.	Detail
	DIA.	Diameter
	DIM.	Dimension
	DISP.	Dispenser
	DKG.	Decking
	DN.	Down
	D.O.	Door Opening
	D.P.	Dimension Point
	DR.	Door
	DWR.	Drawer
	DS.	Downspout
	D.S.P.	Dry Standpipe
	DWG.	Drawing
E	E	East
	(E)	Existing
	EA.	Each
	E.J.	Expansion Joint
	EL./ELEV.	Elevation
	ELEC.	Electrical
	ELEV.	Elevator
	EMER.	Emergency
	ENCL.	Enclosure
	E.P.	Electrical Panelboard
	EQ.	Equal
	EQUIP.	Equipment
	E.W.C.	Electrical Water Cooler
	EXPO.	Exposed
	EXP.	Expansion
	EXT.	Exterior
F	F.A.	Fire Alarm
	F.B.O.	Furnished by Owner
	F.D.	Floor Drain
	FDN.	Foundation
	F.E.	Fire Extinguisher
	F.E.C.	Fire Extinguisher Cab.
	F.F.	Finish Floor
	F.G.	Fixed Glass
	F.H.C.	Fire Hose Cabinet
	FHWS.	Flat Head Wood Screw
	FIN.	Finish
	FL.	Floor
	FLASH.	Flashing
	FLUOR.	Fluorescent
	F.O.C.	Face of Concrete
	F.O.F.	Face of Finish
	F.O.M.	Face of Masonry
	F.O.S.	Face of Studs
	FRPF.	Fireproof
	FR.	Frame
	FRG.	Framing
	F.S.	Full Size
	F.S.R.	Fire Sprinkler Riser
	FT.	Foot or Feet
	FTG.	Footing
	FURR.	Furring
	FUT./(F)	Future
G	GA.	Gauge
	GALV.	Galvanized
	G.B.	Grab Bar
	G.CONC.	Gunite Concrete
	GL.	Glass
	GND.	Ground
	GR.	Grade
	GYP.	Gypsum
H	HB.	Hose Bibb
	H.C.	Hollow Core
	H.D.	Hot Dipped
	HDCP.	Handicapped
	HDWD.	Hardwood
	HDWR.	Hardware
	H.M.	Hollow Metal
	HORIZ.	Horizontal
	HR.	Hour
	HGT.	Height
I	I.D.	Inside Diameter
	IN.	Inch or Inches
	INCL.	Include
	INSUL.	Insulation
	INT.	Interior
J	JAN.	Janitor
	LB./#	Pound
	L.F.	Linear Feet
	LKR.	Locker
	LT.	Light
	LG.	Large
M	MAT.	Material
	M.B.	Machine Bolt
	M.C.	Medicinal Cabinet
	MD.	Medium
	MECH.	Mechanical
	MEMB.	Membrane
	MET.	Metal
	MFR.	Manufacturer
	MH.	Manhole
	MIN.	Minimum
	MIR.	Mirror
	MISC.	Miscellaneous
	M.O.	Masonry Opening
	MTD.	Mounted
	MUL.	Mullion
N	N	North
	(N)	New
	N.I.C.	Not In Contract
	NO./#	Number
	NOM.	Nominal
	N.T.S.	Not to Scale
O	O'	Over
	O.A.	Overall
	O.C.	On Center
	O.D.	Outside Diameter (Dim.)
	O.H.	Opposite Hand
	O.F.D.	Overflow Drain
	OBS.	Obscure
	OFF.	Office
	OPNG.	Opening
	OPP.	Opposite
P	P.C.	Painted Concrete
	P.G.B.	Painted Gypsum Board
	PKG.	Parking
	PRCST.	Pre-Cast
	PL.	Plate
	PLAM.	Plastic Laminate
	PLAS.	Paster
	PLYWD.	Plywood
	PR.	Pair
	PT.	Point
	P.T.D.	Paper Towel Dispenser
	P.T.D/R.	Combination Paper Towel Dispenser & Receptacle
	PTN.	Partition
	P.T.R.	Paper Towel Receptacle
Q	QTY.	Quantity
	Q.T.	Quarry Tile
R	R.	Riser
	RAD.	Radius
	R.B.-4	4" Rubber Top Set Base
	R.B.-6	6" Rubber Top Set Base
	R.D.	Roof Drain
	REF.	Reference
	REFR.	Refrigerator
	REINF.	Reinforced
	REQ.	Required
	RESIL.	Resilient
	R.F.	Resilient Flooring
	RFG.	Roofing
	RGTR.	Register
	RHWS.	Round Head Wood Screw
	RM.	Room
	RND.	Round
	R.O.	Rough Opening
	RWD.	Redwood
	R.W.L.	Rain Water Leader
S	S	South
	S.C.	Solid Core
	S.C.D.	Seat Cover Dispenser
	S.CONC.	Sealed Concrete
	SCHED.	Schedule
	S.D.	Soap Dispenser
	SECT.	Section
	SH.	Shelf
	SHR.	Shower
	SHT.	Sheet
	SIM.	Similar
	SHT.MET.	Sheet Metal
	SM.	Small
	S.N.D.	Sanitary Napkin Dispenser
	SD.INSUL.	Sound Insulation
	SPEC.	Specification
	SQ.	Square
	S.S.P.	See Structural Plans
	S.S.D.	See Structural Drawings
	S.SK.	Service Sink
	S.STL.	Stainless Steel
	STA.	Station
	STD.	Standard
	STL.	Steel
	STOR.	Storage
	STRUC.	Structure/Structural
	SUSP.	Suspended
	S.V.	Sheet Vinyl
	SYM.	Symmetrical
	SYS.	System
T	TRD.	Tread
	T.B.	Towel Bar
	T.C.	Top of Curb
	TEL.	Telephone
	TEMP.	Temporary
	TER.	Terrazzo
	T.&G.	Tongue & Groove
	T.G.B.	Textured Gypsum Board
	THK.	Thick
	T.O.	Top of
	T.O.C.	Top of Concrete
	T.P.D.	Toilet Paper Dispenser
	T.V.	Television
	T.O.W.	Top of Wall
	TYP.	Typical
U	UNF.	Unfinished
	U.O.N.	Unless Otherwise Noted
	UR.	Urinal
V	VCR	Vinyl Carpet Reducer
	VCT.	Vinyl Composition Tile
	VERT.	Vertical
	VEST.	Vestibule
	V.T.	Vinyl Tile
	V.W.C.	Vinyl Wall Convering
W	W	West
	W/	With
	W.C.	Water Closet
	WD.	Wood
	WDW.	Window

APPLICABLE CODES:

BUILDING	2019 CALIFORNIA BUILDING CODE (CBC)
MECHANICAL	2019 CALIFORNIA MECHANICAL CODE (CMC)
PLUMBING	2019 CALIFORNIA PLUMBING CODE (CPC)
ELECTRICAL	2019 CALIFORNIA ELECTRICAL CODE (CEC)
FIRE PREVENTION	2019 CALIFORNIAN FIRE CODE (CFC) AND LOCAL ORDINANCE
ENERGY	2019 CALIFORNIA T-24- CALIFORNIA ENERGY CODE
ACCESSIBILITY:	MORE STRINGENT OF CALIFORNIA BUILDING CODE OR APPLICABLE FEDERAL LAWS
	CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)
	CITY OF SANTA CLARA, CA MUNICIPAL CODE

SHEET INDEX:

CHEENEY STREET TOWNHOUSES

PROJECT TEAM:

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NINH LE
T. (408) 806-7187
nle@lcengineering.net

PROJECT SUMMARY AND SCOPE OF WORK:

THE PROJECT SITE IS A 22,500 SQUARE FOOT COMBINED LOT IN THE AGNEW'S VILLAGE NEIGHBORHOOD OF THE CITY OF SANTA CLARA. ADJACENT PARCELS 104-12-025 AND 104-12-026 FROM THE SITE WHICH HAS A150' LONG WESTERN FRONTAGE ALONG CHEENEY STREET

THE 150' X 150' PROJECT SITE IS CURRENTLY VACANT WITH NO EXISTING BUILDINGS OR INFRASTRUCTURE, UTILITIES RUN BELOW CHEENEY STREET, WITH ABOVE GROUND POWER LINES COLINEAR WITH THE SIDEWALK.

THE PROPOSED PROJECT RECEIVED EARLY CONSIDERATION APPROVAL FOR REASSIGNMENT OF USE DESIGNATION FROM VERY LOW DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL, ALLOWING FOR UP TO 9 UNITS ON THIS HALF ACRE SITE. THE SCHEME INTRODUCES 9 TOTAL DWELLING UNITS; EACH UNIT CONTAINS A 2-CAR GARAGE AND DRIVEWAY ACCESS VIA A PERMEABLE PAVED SURFACE LOT.

THE PROPOSED TOWNHOMES WOULD CONTAIN APPROXIMATELY 18,610 TOTAL SQUARE FEET OF INTERIOR HABITABLE SPACES, EACH OWNERSHIP UNIT AT ROUGHLY 2,070 SQUARE FEET IN AREA. EACH DWELLING IS TWO STORY AND HAS 3 BEDROOMS AND 2-1/2 BATHS.

PROJECT DATA MATRIX:

	AREA	LOT COVERAGE
LOT	22,500 SF	
LEVEL 1 (SITE TOTAL)	9,992 SF	44.4%
LEVEL 2 (SITE TOTAL)	10,134 SF	-
BUILDING TOTAL	20,255 SF	
PAVING (PERMEABLE)	6,300 SF	28%
IMPERMEABLE SURFACE (PAVING & BUILDING SLAB)	12,187 SF	54%
LANDSCAPE	4,016 SF	17%
GUEST PARKING SPACES REQUIRED: 2		
GUEST PARKING SPACES PROVIDED: 2		

MFA

ENGINEERS & ASSOCIATES

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CHEENEY ST TOWNHOUSES
4249 CHEENEY ST
SANTA CLARA, CA 95054

DATE:	2/28/2025
PROJECT No.	39-071322

COVER PAGE

REF. NORTH

G0.0

THE CHEENEY TOWNHOUSES

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CHEENEY ST TOWNHOUSES
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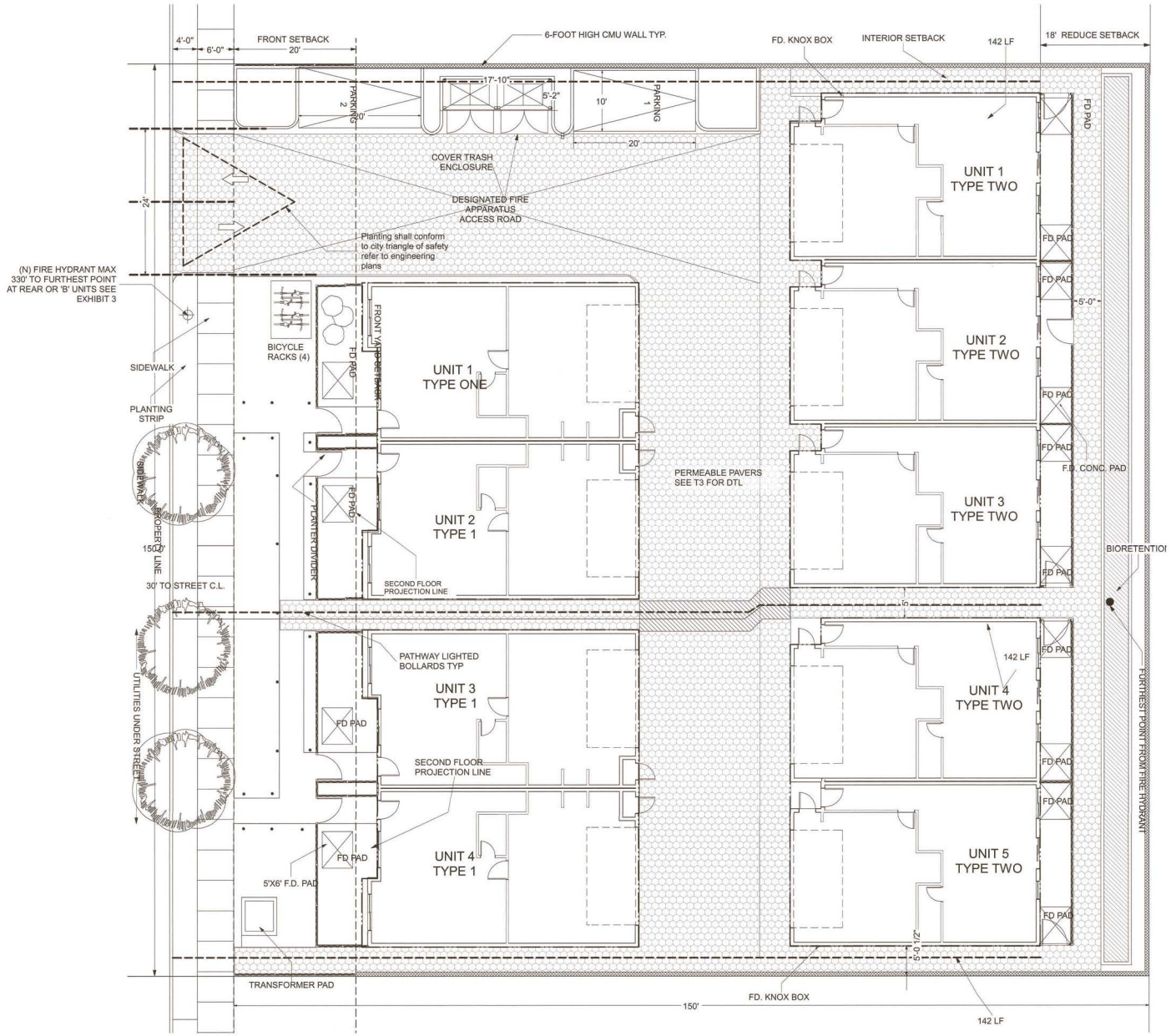
DATE:	3/3/2025
PROJECT No.	39-071322

3D RENDERING

REF. NORTH

G0.1



SITE PLAN 1/8" 1

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SITE PLAN

REF. NORTH

A1.0

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DATE:	2/28/2025
PROJECT No.	39-071322

LEVEL ONE
FLOOR PLAN

REF. NORTH

A1.1

LEVEL ONE FLOOR PLAN | 1/8" | 1

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UNIT 'A' UNIT 'B'

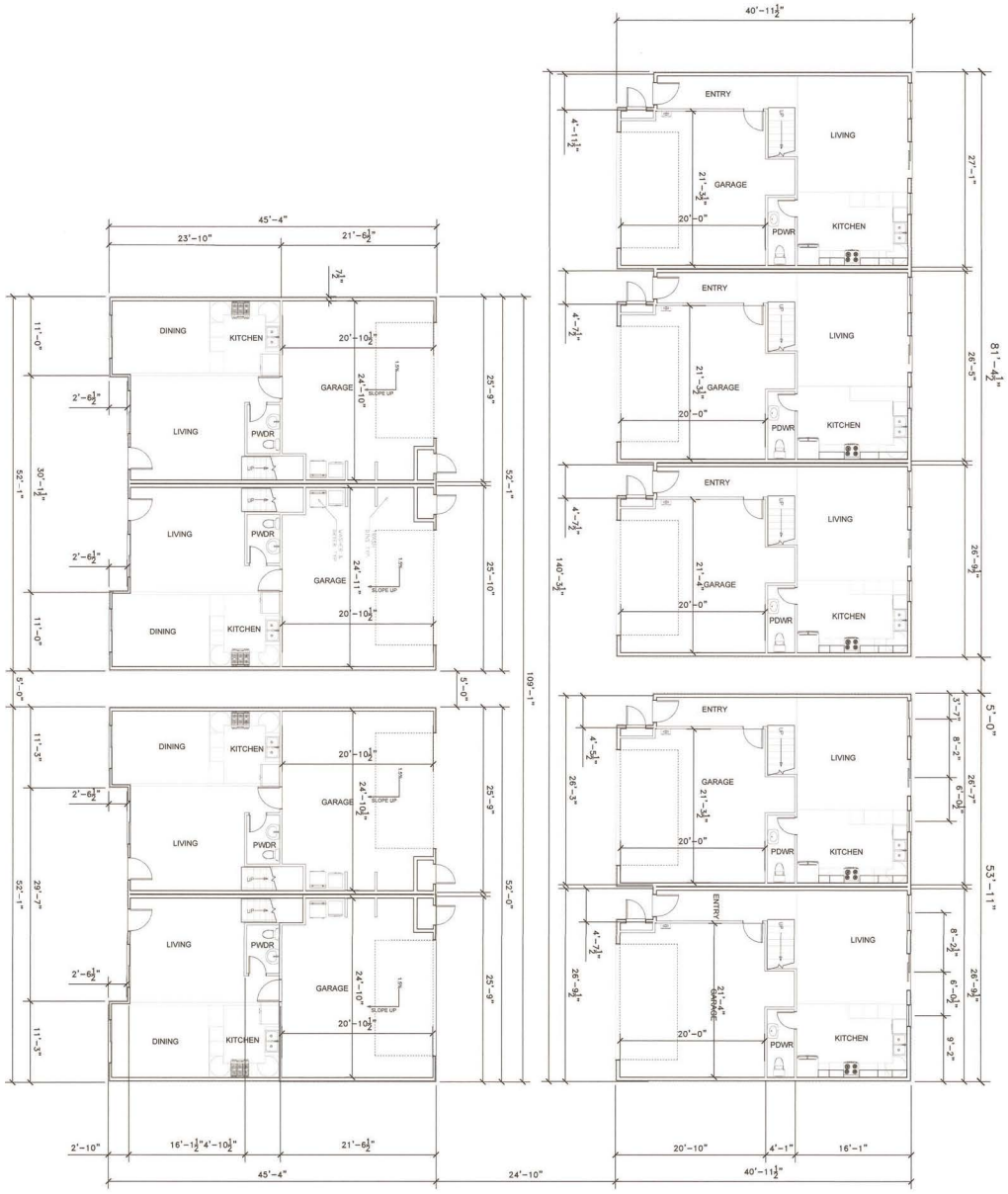
DATE:	2/28/2025
PROJECT No.	39-071322

LEVEL TWO
FLOOR PLAN

REF. NORTH

A1.2

LEVEL TWO FLOOR PLAN 1/8" 1



UNIT TYPE B-3 FIRST FLOOR =1,085 S.F.
UNIT TYPE B-3 SECOND FLOOR =1,121 S.F.
UNIT TYPE B-3 GARAGE = 494 S.F.
UNIT TYPE B-3 LIVING AREA =1,712 S.F.

UNIT TYPE B FIRST FLOOR TOTAL =1,085*5=5,424 S.F.

UNIT TYPE A-2 FIRST FLOOR =1,142 S.F.
UNIT TYPE A-2 SECOND FLOOR =1,130 S.F.
UNIT TYPE A-2 GARAGE = 552 S.F.
UNIT TYPE A-2 LIVING AREA =1,720 S.F.

UNIT TYPE A FIRST FLOOR TOTAL =1,142*4=4,568

FIRST FLOOR TOTAL = 4,568+5,424=9,992 / 22,500 =44.4
TOTAL LOT COVERAGE

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CHEENEY ST TOWNHOUSES
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SANTA CLARA, CA 95054

	REVISION	DATE
1		
2		
3		

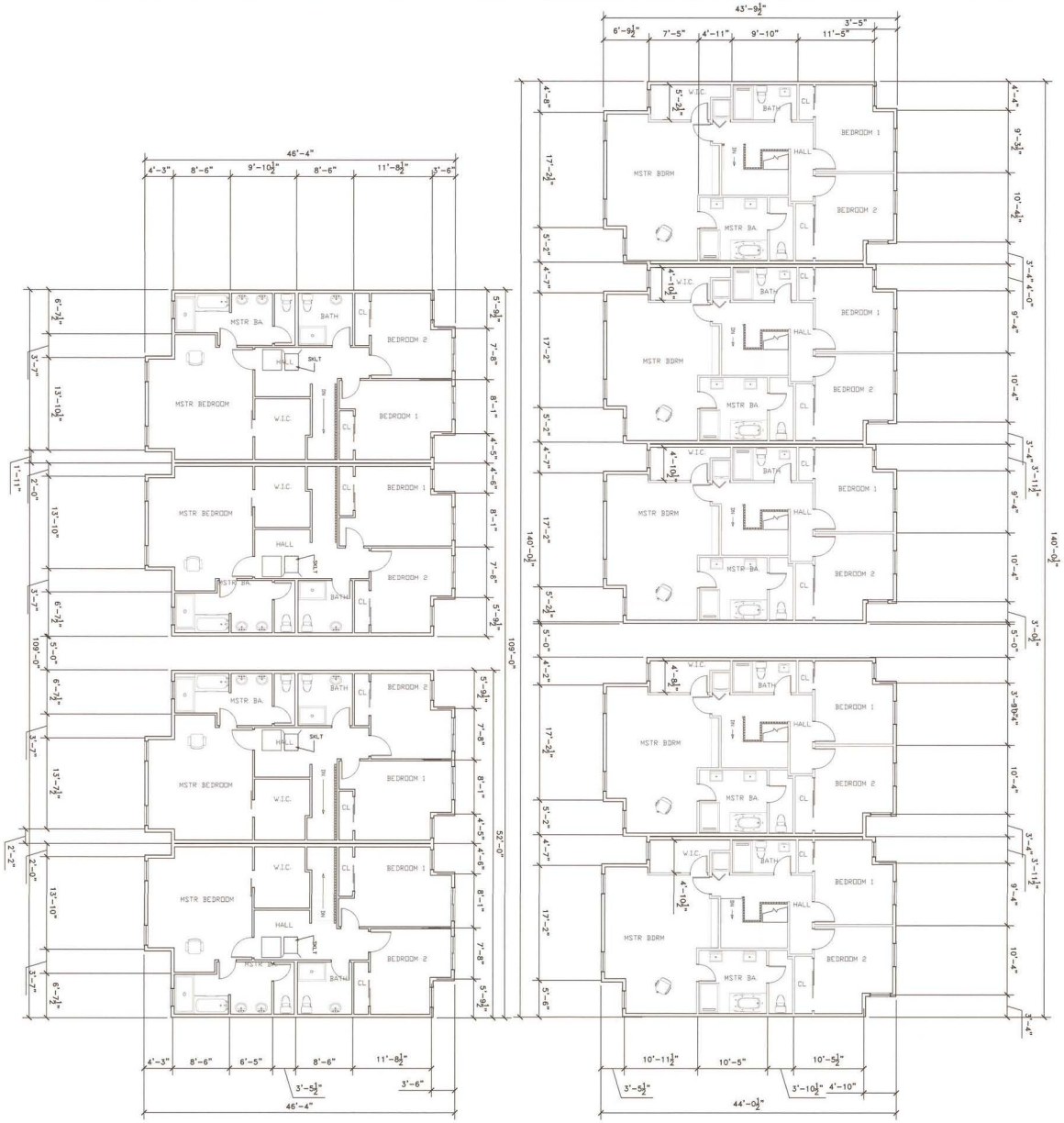
DATE: August 23, 2022
PROJECT No. 10-042122

DIMENSIONED FLOOR PLAN LEVEL ONE

REF. NORTH
TRUE NORTH

A1.3

DIMENSIONED FLOOR PLAN LEVEL ONE 1/4" 1



UNIT TYPE B-3 FIRST FLOOR =1,085 S.F.
UNIT TYPE B-3 SECOND FLOOR =1,121 S.F.
UNIT TYPE B-3 GARAGE = 494 S.F.
UNIT TYPE B-3 LIVING AREA =1,712 S.F.

UNIT TYPE B FIRST FLOOR TOTAL =1,085*5=5,424 S.F.

UNIT TYPE A-2 FIRST FLOOR =1,142 S.F.
UNIT TYPE A-2 SECOND FLOOR =1,130 S.F.
UNIT TYPE A-2 GARAGE = 552 S.F.
UNIT TYPE A-2 LIVING AREA =1,720 S.F.

UNIT TYPE A FIRST FLOOR TOTAL =1,142*4=4,568

FIRST FLOOR TOTAL = 4,568+5,424=9,992 / 22,500 =44.4%
TOTAL LOT COVERAGE

DIMENSIONED FLOOR PLAN LEVEL TWO 1/4" 1

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	REVISION	DATE
1		
2		
3		

DATE: August 23, 2022
PROJECT No. 10-042122

DIMENSIONED FLOOR PLAN LEVEL TWO

REF. NORTH

A1.4

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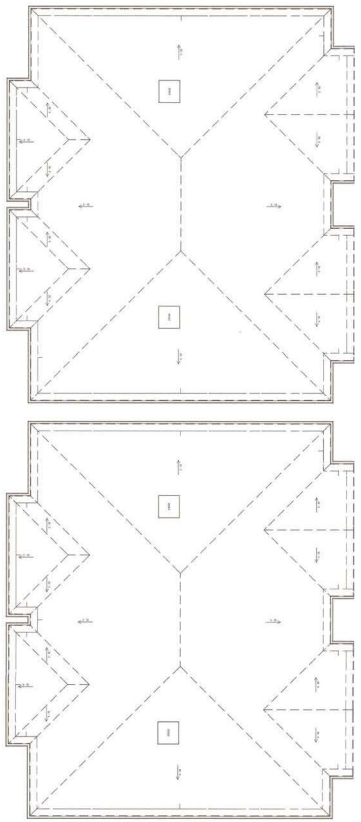
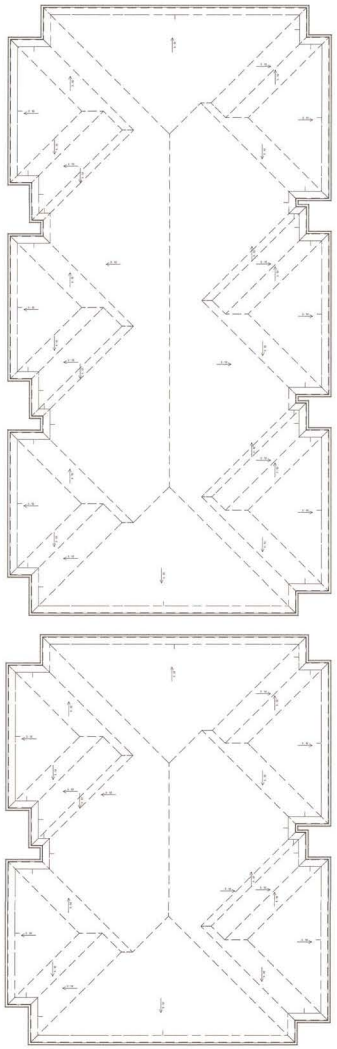


UNIT 'A'



UNIT 'B'

CHEENEY ST TOWNHOUSES
4249 CHEENEY ST
SANTA CLARA, CA 95054

DATE:	2/13/2025
PROJECT No.	39-071322

ROOF PLAN

REF. NORTH

A1.5

WHITE ALUMINUM GUTTERS AND DOWNSPOUTS

LIGHT GREY CLASS 'C' ASPHALT SHINGLES

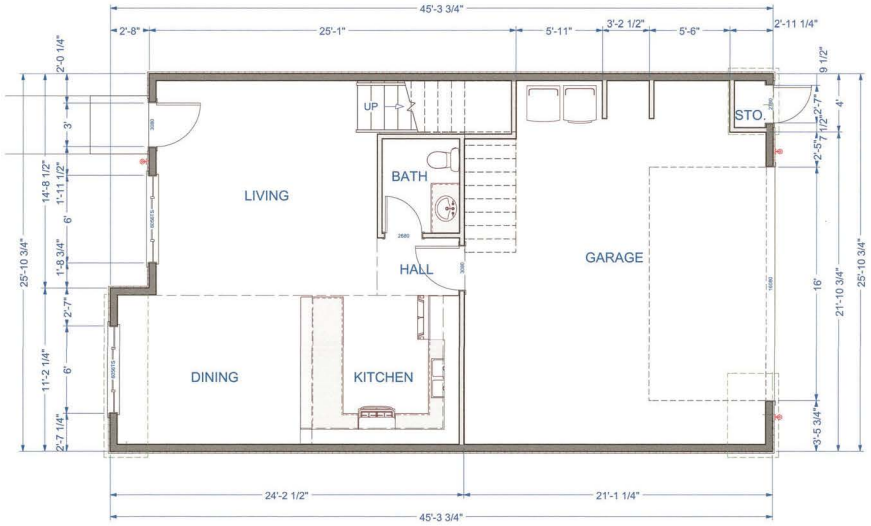
DOVER WHITE BOARD AND BATTEN

GATEWAY GREY SMOOTH FINISH STUCCO

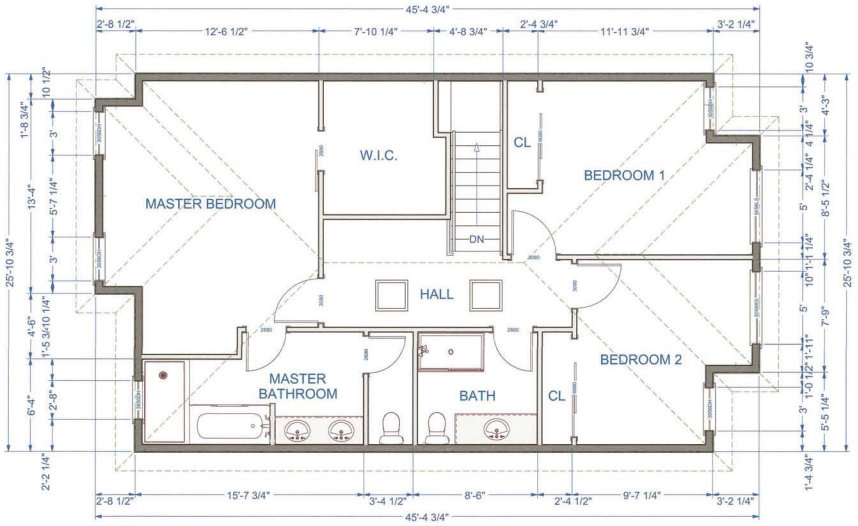
MEDITERRANEAN GARAGE DOOR AND ENTRY DOOR

FRONT VIEW

REAR VIEW



FIRST FLOOR PLAN 1/4" | 1



SECOND FLOOR PLAN 1/4" | 2

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#	REVISION	DATE

DATE:	2/28/2025
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FRONT UNITS TYPICAL FLOOR PLAN

REF. NORTH

A1.6

FRONT VIEW

WHITE FASCIA BOARDS

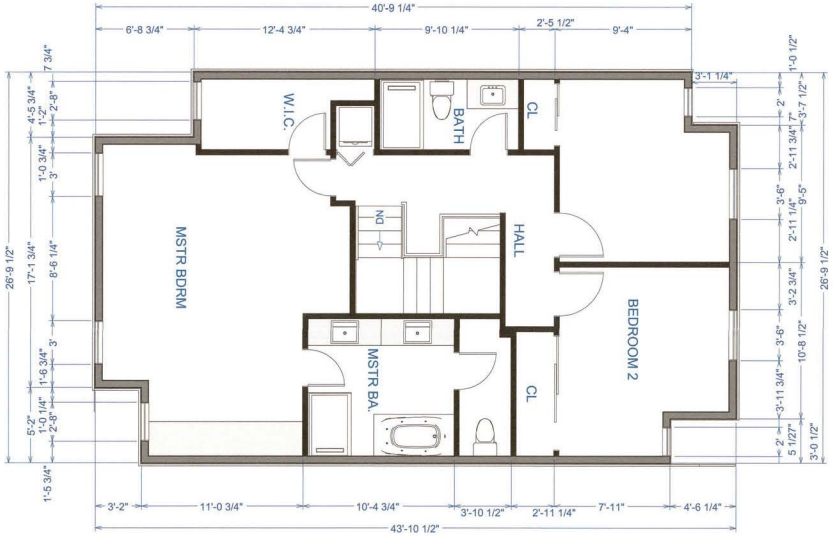
WHITE ALUMINUM SEAMLESS GUTTERS

GATEWAY GREY BOARD AND BATTEN

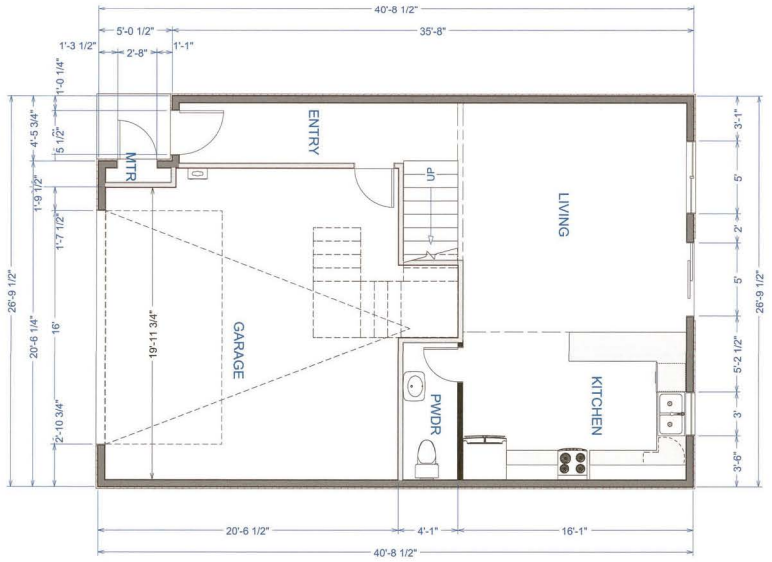
DOVER WHITE SMOOTH STUCCO

LIGHT GREY ASPHALT SHINGLES

REAR VIEW



SECOND FLOOR PLAN 1/4" 2



FIRST FLOOR PLAN 1/4" 1

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#	REVISION	DATE

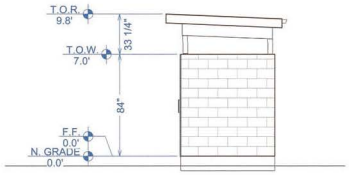
DATE: 2/28/2025
PROJECT No. 39-071322

BACK UNITS TYPICAL FLOOR PLAN

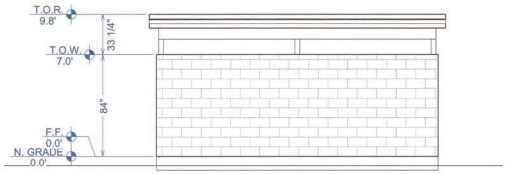
REF. NORTH

A1.7

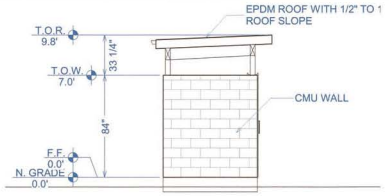
ELEVATION 4 — 1/4" — 5



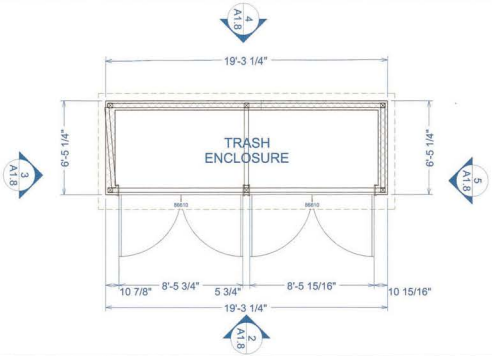
ELEVATION 3 — 1/4" — 4



ELEVATION 2 — 1/4" — 3



ELEVATION 1 — 1/4" — 2



TRASH ENCLOSURE FLOOR PLAN — 1/4" — 1

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Tel: (408) 710-6725
saul.f@mfaconstruct.com

CHEENEY ST TOWNHOUSES

4249 CHEENEY ST
SANTA CLARA, CA 95054

DATE:	10/7/2024
PROJECT No.	39-071322

TRASH ENCLOSURE FLOOR PLAN AND ELEVATIONS

REF. NORTH

A1.8

MFA
ENGINEERS & ASSOCIATES

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REAR ELEVATION UNITS 'A' 3/16 2

FRONT ELEVATION UNITS 'A' 3/16 1

CHEENEY ST TOWNHOUSES
4249 CHEENEY ST
SANTA CLARA, CA 95054

DATE:	2/28/2025
PROJECT No.	39-071322

ELEVATIONS
UNITS 'A'

REF. NORTH

A2.0

MFA
ENGINEERS & ASSOCIATES
1190 PARK AVENUE
SAN JOSE, CA 95136
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REAR ELEVATION UNITS 'B' 3/16 2

FRONT ELEVATION UNITS 'B' 3/16 1

CHEENEY ST TOWNHOUSES
4249 CHEENEY ST
SANTA CLARA, CA 95054

DATE:	2/28/2025
PROJECT No.	39-071322

ELEVATIONS
UNITS 'B'

REF. NORTH

A2.1

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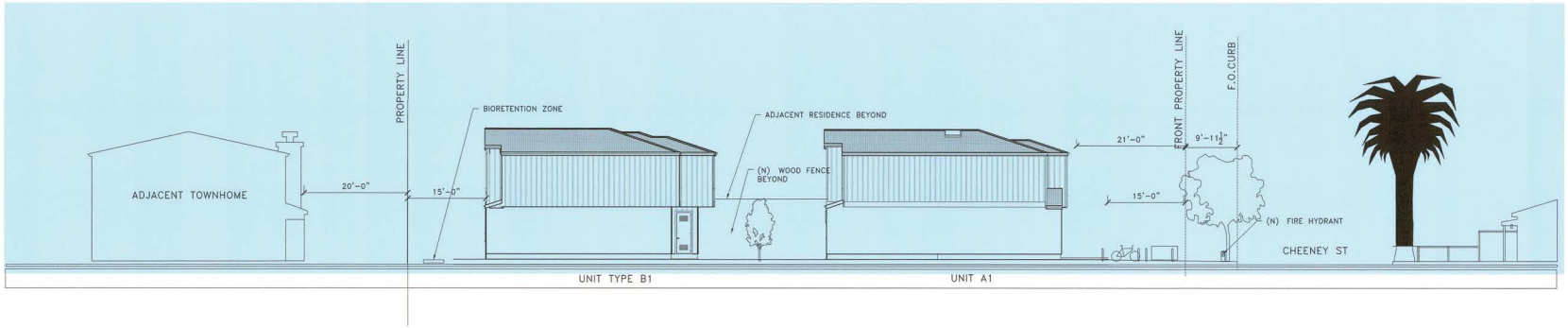
CHEENEY ST TOWNHOUSES
4249 CHEENEY ST.
SANTA CLARA, CA 95054

SITE SECTION N-S — 3/32" — 2



SITE SECTION E-W — 3/32" — 1

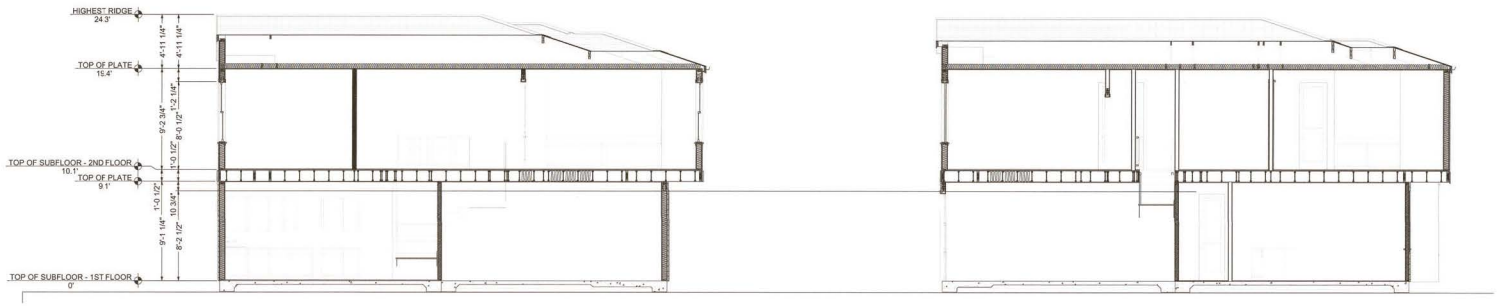
REVISION	DATE
1	
2	
3	

DATE:	August 23, 2022
PROJECT No.	10-042122

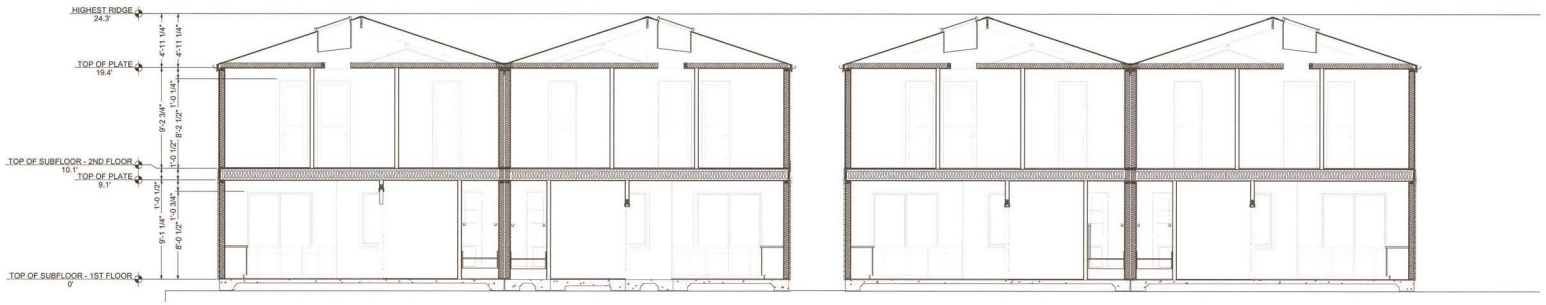
SITE SECTIONS

REF. NORTH

A3.0



CROSS SECTION C-C 1/4" 3



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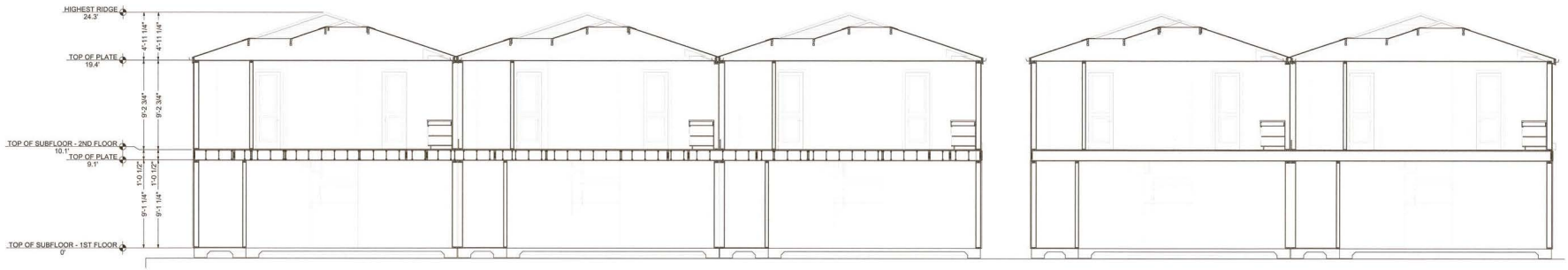

CROSS SECTION A-A 1/4" 1

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CHEENEY ST. TOWNHOUSES
4249 CHEENEY STREET
SANTA CLARA, CA 95054

#	REVISION	DATE

DATE:	9/25/2024
PROJECT No.	39-071322

CROSS SECTIONS

REF. NORTH

A3.1

GRADING AND DRAINAGE IMPROVEMENTS

I. STANDARD GRADING NOTES

1. PRIOR TO COMMENCEMENT OF ANY EARTHWORK/GRADING ACTIVITIES, THE PERMITTEE SHALL ARRANGE A PRE-CONSTRUCTION ION MEETING. THE MEETING SHALL INCLUDE THE CITY OF WATSONVILLE GRADING INSPECTOR, THE GRADING CONTRACTOR AND THE PROJECT SOILS ENGINEER. THE PERMITTEE OR REPRESENTATIVE SHALL ARRANGE THE PRE-CONSTRUCTION MEETING AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTHWORK/ GRADING ACTIVITIES.
2. APPROVAL OF THIS PLAN APPLIES ONLY TO THE EXCAVATION, PLACEMENT AND COMPACTION OF NATURAL EARTH MATERIALS. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS. APPROVAL OF THIS PLAN ALSO DOES NOT CONSTITUTE APPROVAL OF ANY IMPROVEMENTS. PROPOSED IMPROVEMENTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE RESPONSIBLE AUTHORITIES AND ALL OTHER REQUIRED PERMITS SHALL BE OBTAINED.
3. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES.
4. THE PERMITTEE SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
5. ALL GRADING AND EARTHWORK ACTIVITIES SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH STANDARDS ESTABLISHED BY THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.
6. ALL WATER WELL LOCATIONS ON SITE SHALL BE MAINTAINED OR ABANDONED ACCORDING TO CURRENT REGULATIONS ADMINISTERED BY THE CITY WATER DISTRICT.
7. THIS PLAN DOES NOT APPROVE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS SHALL BE OBTAINED FROM THE COMMUNITY DEVELOPMENT DEPARTMENT. ANY REQUIRED TREE PROTECTION MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
8. THE PROJECT CIVIL ENGINEER: LC ENGINEERING, 598 E SANTA CLARA STREET #270, SAN JOSE, CA 95112 HAS DESIGNED THIS PROJECT TO COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY: _____
9. ALL GRADING AND EARTHWORK ACTIVITIES SHALL CONFORM TO THE APPROVED PLANS AND SPECIFICATIONS. ALL GRADING AND EARTHWORK ACTIVITIES SHALL BE OBSERVED AND APPROVED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY GRADING OR EARTHWORK ACTIVITIES. UNOBSERVED OR UNAPPROVED WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION OF THE PROJECT SOILS ENGINEER.
10. ALL CONSTRUCTION SITES ARE TO BE WINTERIZED WITH APPROPRIATE EROSION CONTROL MEASURES IN PLACE FROM OCTOBER 15TH TO APRIL 15TH OF EACH YEAR.
11. GRADING ACTIVITIES ARE ONLY ALLOWED MONDAY THROUGH FRIDAY, 7:30 AM TO 6:00 PM.
12. ALL GRADING SHALL COMPLY WITH THE CITY OF SANTA CLARA STANDARD SPECIFICATIONS, AND CHAPTER 18 AND APPENDIX 33 OF THE UNIFORM BUILDING 11/26/2018.
13. THE DESIGN SHOWN HEREON IS NECESSARY AND REASONABLE AND DOES NOT RESTRICT ANY HISTORIC DRAINAGE FLOWS FROM ADJACENT PROPERTIES NOR INCREASE DRAINAGE TO ADJACENT PROPERTIES.
14. THE EXISTENCE AND APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN ON THESE PLANS WERE DETERMINED BY THE ENGINEER OF WORK BY SEARCHING THE AVAILABLE PUBLIC RECORDS. THEY ARE SHOWN FOR GENERAL INFORMATION ONLY.
15. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY UTILITY LOCATIONS WITH THE APPROPRIATE AGENCY. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES, STRUCTURES AND ANY OTHER IMPROVEMENTS FOUND AT THE WORK SITE.
16. ALL ROOF DOWNSPOUTS TO BE DIRECTED AWAY FROM HOME TO SUITABLE DRAINAGE FACILITY VIA DOWNSPOUTS, PAVEMENT AND COLLECTION PIPES THAT DISCHARGE DIRECTLY TO THE STORM DRAIN SYSTEM.
17. EROSION CONTROL PLANTING AND OTHER SILT RETENTION OR EROSION CONTROL MEASURES MAY BE REQUIRED IN ALL GRADED AREAS. SEE LANDSCAPE PLAN, IF APPLICABLE, FOR DETAILS OF PLANTING.
18. DRAINAGE, INCLUDING ALL ROOF AND PATIO DRAINS, SHALL BE DIRECTED AWAY FROM THE STRUCTURE. IT SHALL BE THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE DRAINAGE SYSTEM FACILITIES SHOWN HEREON ARE KEPT CLEAR OF OBSTRUCTIONS AND THE CONTRACTOR SHALL PROVIDE UNDERGROUND PIPES AND REGRADE AREAS THAT WILL NOT DRAIN AFTER FINAL GRADING. THE GROUND ADJACENT TO THE BUILDING SHALL SLOPE AWAY WITH A MINIMUM SLOPE OF 2%
19. THIS PLAN IS A PART OF PROJECT PLANS. SEE ARCHITECT AND LANDSCAPE PLANS, IF APPLICABLE, FOR DETAILS AND DIMENSIONS. FENCES AND WALLS ARE NOT A PART OF THESE PLANS.
20. SOIL ENGINEER TO PROVIDE FINAL LETTER OF INSPECTION AT COMPLETION OF THE GRADING IN ACCORDANCE WITH APPENDIX J, 2016 OF THE UNIFORM BUILDING CODE.
21. CONTRACTOR SHALL GRADE EVENLY BETWEEN SPOT ELEVATIONS SHOWN.
22. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A. REGULATIONS.
23. CONTRACTOR TO VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN CONSTRUCTION PRIOR TO ANY SITE WORK. SHOULD DISCREPANCIES EXIST BETWEEN THE ACTUAL ELEVATIONS AND LOCATIONS OF EXISTING STORM DRAIN CONNECTIONS AND THOSE AS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL NOTIFY ENGINEER OF WORK BEFORE ADJUSTING THE DESIGN.
24. CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITY, SEWER AND STORM DRAIN LINES WHERE THEY ARE TO BE CROSSED ABOVE OR BELOW THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT CLEARANCE. HE OR SHE SHALL CALL THE ENGINEER OF WORK REGARDING POTENTIAL CONFLICTS BEFORE FIELD WORK BEGINS.
25. EARTHWORK QUANTITIES SHOWN ON THESE PLANS ARE ONLY TO BE USED TO DETERMINE THE AMOUNT OF THE GRADING PERMIT.
26. ADJUSTMENTS TO BUILDING PAD ELEVATIONS OR PARKING LOT GRADES TO ACHIEVE EARTHWORK BALANCE SHALL BE MADE ONLY WITH APPROVAL OF THE ENGINEER.
27. SOIL ENGINEER WILL NOT DIRECTLY CONTROL THE PHYSICAL ACTIVITIES OF THE CONTRACTOR OR ANY SUBCONTRACTORS OF THE CONTRACTOR OR SUBCONTRACTOR'S WORKMEN'S ACCOMPLISHMENT OF WORK ON THE PROJECT. CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR WORKING CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
28. DURING THE PROGRESS OF THE WORK, THE CONTRACTOR SHALL KEEP THE PREMISES OCCUPIED BY HIM IN A NEAT AND CLEAN CONDITION, DISPOSING OF REFUSE IN A SATISFACTORY MANNER AS OFTEN AS DIRECTED, OR AS MAY BE NECESSARY SO THAT THERE SHALL AT NO TIME BE ANY UNSIGHTLY ACCUMULATION OF RUBBISH.
29. IF HUMAN REMAINS ARE DISCOVERED DURING THE CONSTRUCTION, UNLESS THE CORONER HAS NOTIFIED THE PERMITTEE IN WRITING THAT THE REMAINS DISCOVERED HAVE BEEN DETERMINED NOT TO BE NATIVE AMERICAN, THE PERMITTEE SHALL NOTIFY ALL PERSONS ON THE COUNTY'S NATIVE AMERICAN NOTIFICATION LIST OF SUCH DISCOVERY. SUCH NOTIFICATION SHALL BE SENT BY FIRST CLASS U.S. MAIL WITHIN SEVEN (7) DAYS OF THE DATE ON WHICH THE PERMITTEE NOTIFIED THE CORONER AND SHALL STATE THAT THE CORONER HAS BEEN NOTIFIED IN ACCORDANCE WITH CALIFORNIA STATE LAW.
30. ANY ABANDONED UNDERGROUND PIPES EXPOSED DURING CONSTRUCTION SHALL BE REMOVED, ADEQUATELY PLUGGED, OR A COMBINATION OF BOTH IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY/COUNTY.
31. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. FOR LOCATION OF UNDERGROUND UTILITIES, OR FOR EMERGENCY ASSISTANCE, CALL: UNDERGROUND SERVICE ALERT (USA)
32. THE CONTRACTOR SHALL ADVISE THE OWNER OF APPROPRIATE MAINTENANCE PROCEDURES OF DRAINAGE SYSTEM.
33. ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12 INCHES (305 mm) PLUS 2% THE BUILDING OFFICIAL MAY APPROVE ALTERNATE ELEVATIONS, PROVIDED IT CAN BE DEMONSTRATED THAT REQUIRED DRAINAGE TO THE POINT OF DISCHARGE AND AWAY FROM THE STRUCTURE IS PROVIDED AT ALL LOCATIONS ON THE SITE.
34. COMPLIANCE WITH THE LOCAL NON-POINT SOURCE ORDINANCE CONCERNING DISCHARGE OF MATERIALS TO THE STORM DRAINAGE SYSTEM SHALL BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR.
35. ALL CONSTRUCTION SHALL COMPLY WITH SECTION 24 OF THE STATE OF CALIFORNIA ADMINISTRATIVE CODE AND CHAPTERS 10 AND 11 OF THE 2016 UNIFORM BUILDING CODE.

II. DUST CONTROL

1. ALL EXPOSED OR DISTURBED SOIL SURFACES SHALL BE WATERED AS NECESSARY, BUT NOT LESS THAN TWICE DAILY TO CONTROL DUST.
2. AREAS OF DIGGING AND GRADING OPERATIONS SHALL BE CONSISTENTLY WATERED TO CONTROL DUST.
3. GRADING OR OTHER DUST-PRODUCING ACTIVITIES SHALL BE SUSPENDED DURING PERIODS OF HIGH WIND WHEN DUST IS READILY VISIBLE IN THE AIR.
4. STOCKPILES OF SOIL, DEBRIS, SAND, OR OTHER DUST-PRODUCING MATERIALS SHALL BE WATERED OR COVERED.
5. THE CONSTRUCTION AREA AND THE SURROUNDING STREETS SHALL BE SWEPT (NO WATER) AS NECESSARY, BUT NOT LESS THAN TWICE DAILY.

NOTES:

1. TREE SIZES AND TYPES ARE APPROXIMATE AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.
2. THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THIS MAP WERE BASED ON MARKINGS MADE IN THE FIELD BY OTHERS. THERE MAY BE OTHER UNDERGROUND UTILITIES THAT EXIST ON THIS SITE THAT ARE NOT SHOWN ON THIS PLAN. CLEARLY DEFINED MARKINGS THAT EXISTED AT THE TIME OF THE SURVEY WERE LOCATED AND ARE SHOWN ON THIS PLAN.
3. PRIOR TO REQUESTING A FOUNDATION INSPECTION BY THE CITY, THE GEOTECHNICAL ENGINEER OR CIVIL ENGINEER WHO PREPARED THE SOIL INVESTIGATION SHALL PROVIDE A FIELD REPORT (IN WRITING) WHICH SHALL STATE THE FOLLOWING:
   A. THE BUILDING PAD WAS PREPARED AND COMPACTED IN ACCORDANCE WITH THE SOIL REPORT AND SPECIFICATIONS.
   B. THE FOUNDATION AND/OR PIER EXCAVATION, DEPTH AND BACKFILL MATERIALS, AND DRAINAGE (IF APPLICABLE) SUBSTANTIALLY CONFORM TO THE SOIL REPORT AND APPROVED PLANS.
4. PRIOR TO FINAL INSPECTION FOR ANY BUILDING OR STRUCTURE, THE GEOTECHNICAL ENGINEER OR CIVIL ENGINEER WHO PREPARED THE SOIL INVESTIGATION SHALL ISSUE A FINAL REPORT STATING THE COMPLETED PAD, FOUNDATION, FINISH GRADING, AND ASSOCIATED SITE WORK SUBSTANTIALLY CONFORM TO THE APPROVED PLANS, SPECIFICATIONS, AND INVESTIGATION.

BENCHMARK B-8A

ELEVATION = 13.77'. LOCATED AT AGNEW ROAD, SOUTH SIDE, OPPOSITE GARRITY, CHISELED CROSS ON TOP OF CATCH BASIN HOOD.

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTERLINE OF CHEENEY STREET, AS FOUND MONUMENTED AS N28°14'30"W SHOWN ON PARCEL MAP, RECORDED IN BOOK 476 OF MAPS, AT PAGE 37, SANTA CLARA COUNTY RECORDS.

SCOPE OF WORK

1. DEMOLISH EXISTING DRIVEWAY, BRICKS, SHED AND REMOVE TREES
2. REMOVE EXISTING CURB & GUTTERS, DRIVEWAY APPROACH AND SIDEWALK, UTILITIES. RELOCATE EXISTING POWER POLES WITHIN RIGHT OF WAY
3. 9 TOWNHOUSE DEVELOPMENT AND 10 LOT SUBDIVISION
4. GRADE DRIVEWAY & HOUSES; INSTALL DRAINAGE FACILITIES, EROSION AND SEDIMENT CONTROL, DRIVEWAY AND DRIVEWAY APPROACH, DRAINAGE IMPROVEMENTS; & SEED ALL DISTURBED AREAS.
5. CONSTRUCT CURB & GUTTERS, DRIVEWAY APPROACH AND SIDEWALK WITHIN RIGHT OF WAY
6. INSTALL UTILITY LINES AND SERVICES ON-SITE AND WITHIN RIGHT OF WAY
7. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF THE WORK PROPOSED ON THE EROSION CONTROL PLAN. THE ENGINEER OF RECORD IS RESPONSIBLE FOR THE DESIGN OF THE EROSION CONTROL PLANS AND ANY MODIFICATIONS OF THE EROSION CONTROL PLANS TO PREVENT ILLICIT DISCHARGES FROM THE SITE DURING CONSTRUCTION

PROJECT NOTES:

1. CONSTRUCTION SITE SHALL BE ENCLOSED BY 6' OPAQUE FENCE AT ALL TIMES DURING CONSTRUCTION.
2. NO CONSTRUCTION MATERIAL, EQUIPMENT, PORTABLE TOILETS, TRASH CONTAINERS, OR DEBRIS SHALL BE PLACED IN THE PUBLIC RIGHT-OF-WAY.
3. A TRASH CONTAINER SHALL BE MAINTAINED ON SITE AT ALL TIMES AND DEBRIS ON SITE WHICH COULD OTHERWISE BLOW AWAY, SHALL BE REGULARLY COLLECTED AND PLACED IN CONTAINER.
4. ALL CONSTRUCTION DEBRIS (WOOD SCRAPS AND OTHER DEBRIS, WHICH CANNOT BLOW AWAY) SHALL BE PILED WITHIN THE PROPERTY LINES OF THE PROJECT IN A NEAT AND SAFE MANNER.
5. THE PROJECT SHALL HAVE A SIGNAGE VIEWABLE FROM THE PUBLIC STREET THAT INDICATES THE HOURS OF CONSTRUCTION AS: MON- FRI FROM 7:30 AM TO 6 PM, SATURDAYS FROM 9AM TO 5 PM.
6. OBTAIN AN ENCROACHMENT PERMIT FROM PUBLIC WORKS PRIOR TO THE START OF ANY DRIVEWAY APPROACH DEMOLITION OR CONSTRUCTION AT THE STREET. CONTACT PUBLIC WORKS ENGINEER FOR INFORMATION REGARDING OBTAINING AN ENCROACHMENT PERMIT.
7. ALL ELECTRIC LINES, COMMUNICATION LINES AND APPURTENANCES, INCLUDING ALL PUBLIC UTILITY, CATV AND TELEGRAPH SYSTEMS, SHALL BE LOCATED AND INSTALLED UNDERGROUND.
8. PRIOR TO REQUESTING A FOUNDATION INSPECTION BY THE CITY, THE GEOTECHNICAL ENGINEER OR CIVIL ENGINEER WHO PREPARED THE SOIL INVESTIGATION SHALL PROVIDE A FIELD REPORT (IN WRITING) WHICH SHALL STATE THE FOLLOWING:
   - THE BUILDING PAD WAS PREPARED AND COMPACTED IN ACCORDANCE WITH THE SOIL REPORT AND SPECIFICATIONS.
   - THE FOUNDATION AND/OR PIER EXCAVATION, DEPTH AND BACKFILL MATERIALS, AND DRAINAGE (IF APPLICABLE) SUBSTANTIALLY CONFORM TO THE SOIL REPORT AND APPROVED PLANS.
9. PRIOR TO FINAL INSPECTION FOR ANY BUILDING OR STRUCTURE, THE GEOTECHNICAL ENGINEER OR CIVIL ENGINEER WHO PREPARED THE SOIL INVESTIGATION SHALL ISSUE A FINAL REPORT STATING THE COMPLETED PAD, FOUNDATION, FINISH GRADING, AND ASSOCIATED SITE WORK SUBSTANTIALLY CONFORM TO THE APPROVED PLANS, SPECIFICATIONS, AND INVESTIGATION.
10. PRIOR TO THE COMMENCEMENT OF ANY EARTHWORK OR GRADING ACTIVITIES, INCLUDING BASEMENT EXCAVATION AND TRENCHING THAT EXCEEDS 5 FOOT IN DEPTH, THE PERMITTEE SHALL ARRANGE A PRE-CONSTRUCTION MEETING. THE MEETING SHALL INCLUDE THE CITY OF WATSONVILLE GRADING INSPECTOR, THE GRADING CONTRACTOR AND THE PROJECT SOILS ENGINEER. the PERMITTEE OR REPRESENTATIVE SHALL ARRANGE THE PRE-CONSTRUCTION MEETING AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTHWORK/ GRADING ACTIVITIES.
11. EXCAVATION CUTS EXCEEDING 5 FEET TYPICALLY REQUIRE A DOSH PERMIT. ALL EXCAVATIONS MUST CONFORM TO APPLICABLE OSHA AND CAL OSHA REQUIREMENTS. CONTACT CALIFORNIA DEPARTMENT OF OCCUPATIONAL SAFETY AND HEALTH (DOSH) FOR INFORMATION ABOUT REQUIRED PERMITS. AT THE PRE-CONSTRUCTION MEETING, THE EXCAVATION CONTRACTOR SHALL SUBMIT PROOF, TO THE CITY BUILDING INSPECTOR, THAT SHOWS HE OR SHE HAS RECEIVED SUCH A PERMIT FROM DOSH.
12. PRIOR TO ANY GRADING, SCRAPING OR TRENCHING WITHIN/ UNDER THE CANOPY OF A PROTECTED TREE, A CERTIFIED ARBORIST SHALL BE RETAINED TO PROVIDE SUPERVISION AND RECOMMENDATIONS TO MINIMIZE POSSIBLE DAMAGE TO THE TREE. THE PROPOSED TRENCHING SHALL BE APPROVED BY THE CITY OF WATSONVILLE PLANNING DEPARTMENT PRIOR TO COMMENCING DIGGING.

NOTES:

1.	PROJECT NAME:	CHEENEY STREET TOWNHOUSES
2.	ASSESSOR PARCEL NO:	104-12-025 & 104-12-026
3.	SITE ADDRESS:	CHEENEY STREET, SANTA CLARA, CA 95054
4.	LOT AREA:	0.24± ACRES (GROSS AREA)
5.	OWNER:	GROUND ZERO CONSTRUCTION
	ADDRESS:	101 SOUTH SANTA CRUZ AVE, UNIT 33192, LOS GATOS, CA 95031
	TELEPHONE:	(408)-710-6725
6.	ENGINEER:	NINH M LE, PE
	ADDRESS:	598 E SANTA CLARA ST #270, SAN JOSE, CA 95112
	TELEPHONE:	(408)-806-7187
7.	SURVEYOR:	TOM H. MILO
	ADDRESS:	2250 BOHANNON DRIVE, SAN CLARA, CA 95050
	TELEPHONE:	(408)-761-5867
8.	EXISTING ZONING:	RM-3 MULTIPLE RESIDENTIAL-HIGH DENSITY
9.	PROPOSED ZONING:	NO CHANGE
10.	EXISTING USE:	VACANT
11.	PROPOSED USE:	RESIDENTIAL
12.	PROPOSED NUMBER OF LOTS:	9 LOT

13. ALL DIMENSIONS AND PROPOSED GRADING ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN
14. PROPOSED WATER, SANITARY SEWER,AND STORM DRAIN WLL BE CONSTRUCTED AS PER LOCAL AGENCY STANDARDS.
15. WATER: SANTA CLARA WATER AND UTILITIES
16. SEWER: SANTA CLARA WATER AND UTILITIES
17. STORM: SANTA CLARA WATER AND UTILITIES
18. GAS & ELECTRIC: PG&E
19. TELEPHONE: AT&T
20. CABLE TV: COMCAST
21. IF EXISTING WATER METER IS NOT BEING USED, IT SHALL BE REMOVED AND CAPPED AT MAIN
22. IF EXISTING INLETS ARE NOT BEING USED, THEY SHALL BE REMOVED AND CAPPED
23. REMOVE ALL EXISTING IMPROVEMENT WITHIN THE PROPERTY LIMITS

EARTHWORK QUANTITIES

CUT = 21 CY ; MAXIMUM CUT DEPTH = 0.50'±
FILL = 169 CY ; MAXIMUM CUT DEPTH = 0.66'±
IMPORT 148 CY
EXPORT 0 CY

EARTHWORK QUANTITIES AS SHOWN ON THE PLAN IS FOR INFORMATION ONLY. CONTRACTOR TO CALCULATE HIS/HER OWN EARTHWORK QUANTITIES FOR BIDDING PURPOSE.

VICINITY MAP
NTS

LEGEND & ABBREVIATIONS

AB	AGGREGATE BASE		BENCHMARK
AC	ASPHALT CONCRETE		BOUNDARY
BLDG	BUILDING		CATCH BASIN
BSL	BUILDING SETBACK LINE		COBBLE ROCK ENERGY DISSIPATOR
BW	BOTTOM OF WALL/BACK OF WALK		CONCRETE
CED	COBBLE ROCK ENERGY DISSIPATOR	550	CONTOUR: EXISTING
CG	CURB & GUTTER	550	CONTOUR: PROPOSED OR NEW
℄	CENTERLINE	100.46	DESIGN GRADE
CO	SANITARY SEWER CLEANOUT		DOWNSPOUT WITH SPLASHBLOCK
COP	CURB OPENING		DIVERSION VALVE
CONC	CONCRETE		EXTENDABLE BACKWATER VALVE (SEE PROJECT NOTES)
CSD	CITY STANDARD DETAIL		DRAINAGE SWALE
DI	DRAINAGE INLET		EASEMENT LINE
DS	DOWNSPOUT	+101.70 OR (101.70)	EXISTING ELEVATION
DWY	DRIVEWAY		EXISTING FENCE
EA	EASEMENT		EXISTING TREE TO REMAIN
ELEV	ELEVATION		EXISTING TREE TO BE REMOVED
EM	ELECTRIC METER		ELECTRICAL METER
EOH	ELECTRIC OVERHEAD		FOUND IRON PIPE AT PROPERTY CORNER
EUG	ELECTRIC UNDERGROUND		FILTER FABRIC ROLLS
EP	EDGE OF PAVEMENT		GAS METER
EX	EXISTING		GAS VALVE
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT		GRADE TO DRAIN
FC	FACE OF CURB		GUY POLE
FD	FOUND		GUY WIRE ANCHOR
FF	FINISH ELEVATION OF SUBFLOOR		EXISTING FIRE HYDRANT
FG	GROUND FINISH GRADE		HYDRANT: PROPOSED OR NEW
FH	FIRE HYDRANT		INLET 12"x12" GRATE OTHERWISE NOTED
FL	FLOW LINE		JOINT POLE
G	GARAGE SLAB ELEVATION/GAS LINE		LIGHTING
GM	GAS METER		LIGHTING POLE
HP	HIGH POINT		OVERLAND FLOW DIRECTION
INV	INVERT		PGE BOX
IP	IRON PIPE		POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURE
JT	JOINT TRENCH		PROJECT SITE
LIP	LIP OF GUTTER		RETAINING WALL
LS	LANDSCAPED AREA		RIGHT OF WAY
MAX	MAXIMUM		SANITARY SEWER CLEAN OUT MANHOLE
MH	MANHOLE		SANITARY SEWER MANHOLE
MIN	MINIMUM		STORM DRAIN MANHOLE
MW	MONUMENT WELL		TELEPHONE BOX
NTS	NOT TO SCALE		TOP OF FILL
OH	OVERHEAD		TOE OF FILL
OG	ORIGINAL GROUND		TOP OF CUT
P	PAVEMENT FINISH GRADE		TOE OF CUT
PAD	PAD ELEVATION	W	UTILITY: EXISTING
PERF	PERFORATED PIPE	W	UTILITY: PROPOSED OR NEW
℘	PROPERTY LINE	WM	WATER METER
PP	POWER POLE	WV	WATER VALVE
PSE	PUBLIC SERVICE EASEMENT		
PSDRE	PRIVATE STORM DRAIN RELEASE EASEMENT		
PSSE	PRIVATE SANITARY SEWER EASEMENT		
PWLE	PRIVATE WATER LINE EASEMENT		
PVMT	PAVEMENT		
PVC	POLYVINYL CHLORIDE		
R	RADIUS		
RW	RETAINING WALL		
R/W	RIGHT OF WAY		
SD	STORM DRAIN		
SS	SANITARY SEWER/LATERAL		
STA	STATION		
SVP	SILICON VALLEY POWER		
SW	SIDEWALK		
TB	TOP OF BANK		
TC	TOP OF CURB		
TG	TOP OF GRATE		
TW	TOP OF WALL		
TYP	TYPICAL		
UGEE	UNDERGROUND ELECTRICAL EASEMENT		
VEG	VEGETATED		
W	WATER		
WLK	WALKWAY		
WM	WATER METER		
WV	WATER VALVE		

SHEET INDEX:

REGISTERED PROFESSIONAL ENGINEER
N. M. LE
No. 47518
CIVIL
STATE OF CALIFORNIA

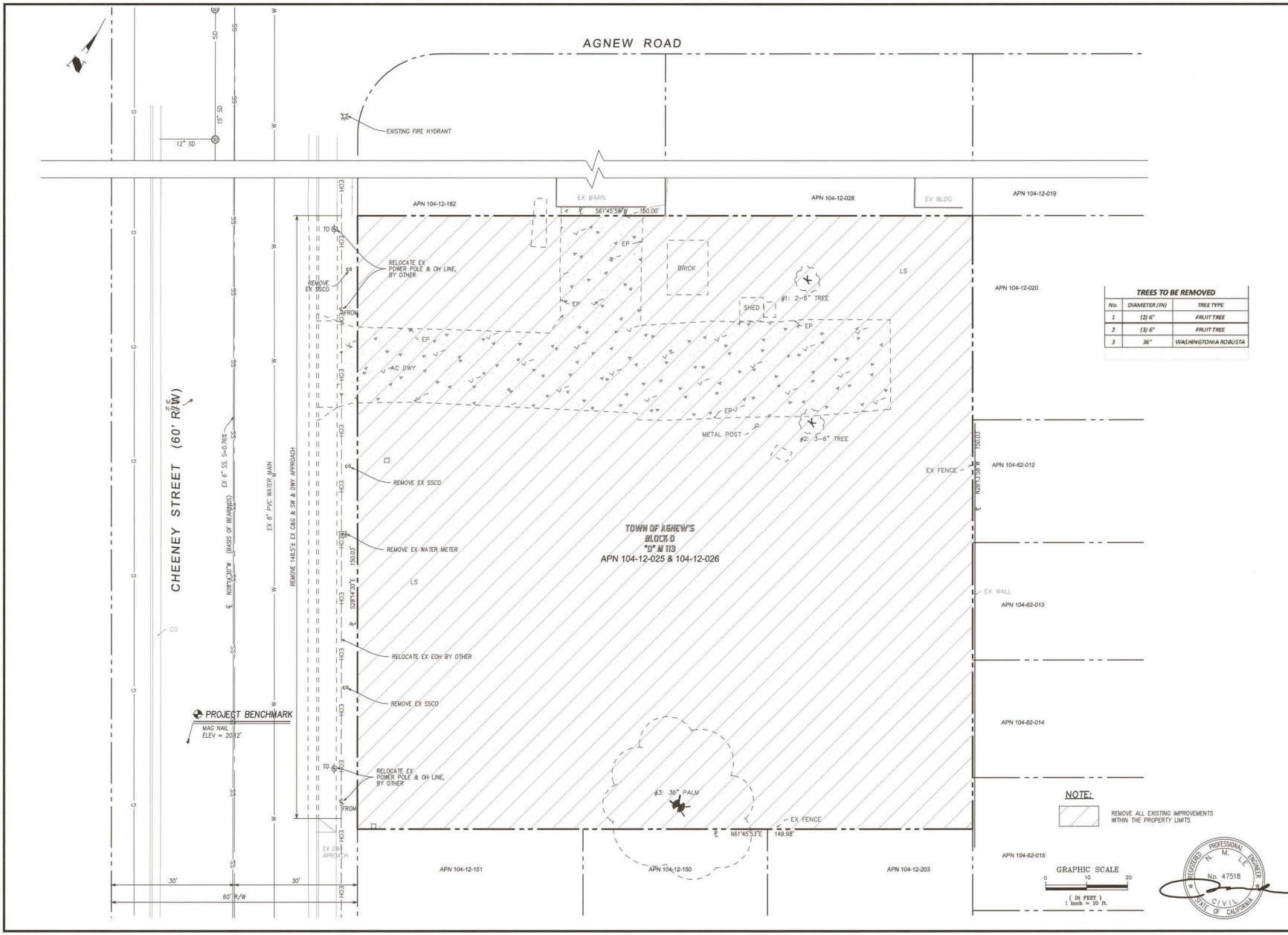
NO.	REVISIONS	DATE	APP'D

BY	DATE	CHECKED	09/01/23
NL		SCALE	AS NOTED
		DRAWN	PT
		DESIGNED	PT
		DATE	09/01/23

LC ENGINEERING
598 E Santa Clara St #270
San Jose, CA 95112
Phone (408) 806-7187
Fax (408) 583-4006

TITLE SHEET
CHEENEY STREET TOWNHOUSES
CHEENEY STREET
APN 104-12-025 APN 104-12-026
SANTA CLARA CALIFORNIA

CONTRACT NO.
PROJECT NO.
DRAWING NO. C1
SHT NO. 1 OF 10
FILE NO.



TREES TO BE REMOVED

No.	DIAMETER (IN)	TREE TYPE
1	(2) 6"	FRUIT TREE
2	(3) 6"	FRUIT TREE
3	36"	WASHINGTONIA ROBUSTA

NOTE:

REMOVE ALL EXISTING IMPROVEMENTS WITHIN THE PROPERTY LIMITS

REGISTERED PROFESSIONAL ENGINEER N. M. LY No. 47518 CIVIL STATE OF CALIFORNIA

NO.	REVISIONS	DATE	APP'D

PT DESIGNED 09/01/23
PT DRAWN 09/01/23
1" = 10' SCALE
NL CHECKED 09/01/23

LC ENGINEERING
598 E Santa Clara St #270
San Jose, CA 95112
Phone (408) 806-7787
Fax (408) 583-4006

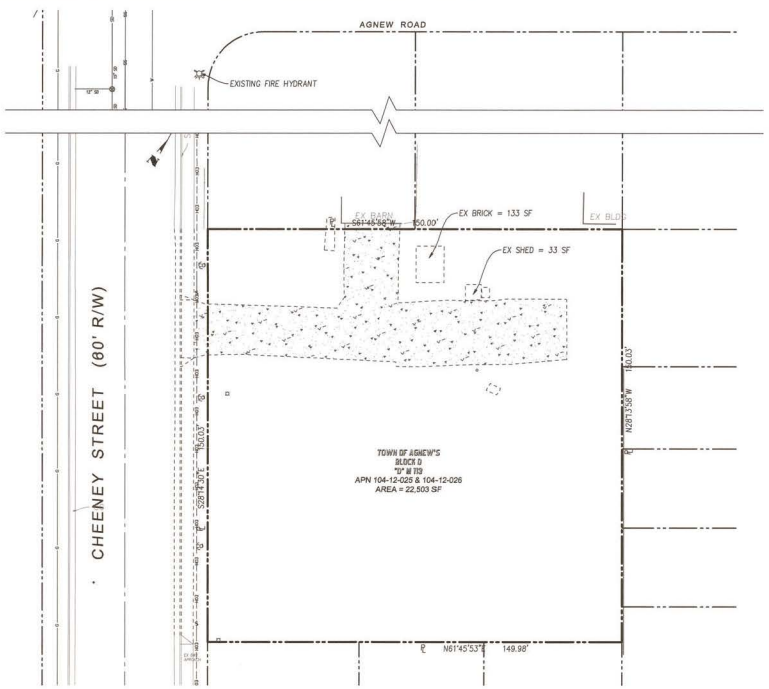
DEMOLITION PLAN
CHEENEY STREET TOWNHOUSES
CHEENEY STREET
APN 104-12-025 APN 104-12-026

SANTA CLARA CALIFORNIA

CONTRACT NO. | PROJECT NO.

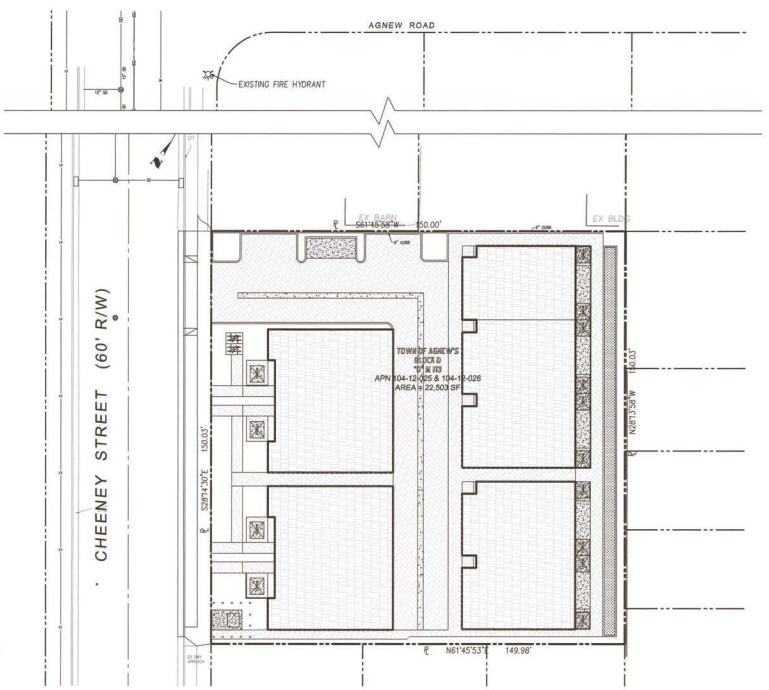
DRAWING NO. C2

SHT NO. 2 OF 10



PRE-DEVELOPMENT PLAN

SCALE 1" = 20'



POST-DEVELOPMENT PLAN

SCALE 1" = 20'

LEGEND:

- PERVIOUS PAVER AREA
- CONCRETE AREA
- ROOF
- LANDSCAPE AREA
- BIO-RETENTION

PRE - DEVELOPMENT

NO.	SURFACE AREA	IMPERVIOUS	PERVIOUS
1	CONCRETE DRIVEWAY	3,410 SF	
2	SHED & BRICK	166 SF	
3	LANDSCAPING		18,927 SF
	TOTAL	3,576 SF	18,927 SF

POST - DEVELOPMENT

NO.	SURFACE AREA	IMPERVIOUS	PERVIOUS
1	BUILDING	10,090 SF	
2	CONCRETE AREA	1,365 SF	
3	PERVIOUS PAVER DRIVEWAY		4,241 SF
4	PERVIOUS PAVER WALKWAY		3,257 SF
5	LANDSCAPING		3,550 SF
	TOTAL	11,455 SF	11,048 SF

SUMMARY

DESCRIPTION	IMPERVIOUS	PERVIOUS
PRE-DEVELOPMENT	3,576 SF	18,927 SF
POST-DEVELOPMENT	11,455 SF	11,048 SF
DIFFERENCE	7,879 SF	-7,879 SF

GRAPHIC SCALE

0 10 20 40

(IN FEET)
1 inch = 20 ft.

REDWOOD PROFESSIONAL ENGINEER — N. M. LE — No. 47518 — CIVIL — STATE OF CALIFORNIA

NO.	REVISIONS	DATE	APP'D

PT DESIGNED 09/01/23
PT DRAWN 09/01/23
SCALE AS NOTED
NL CHECKED 09/01/23

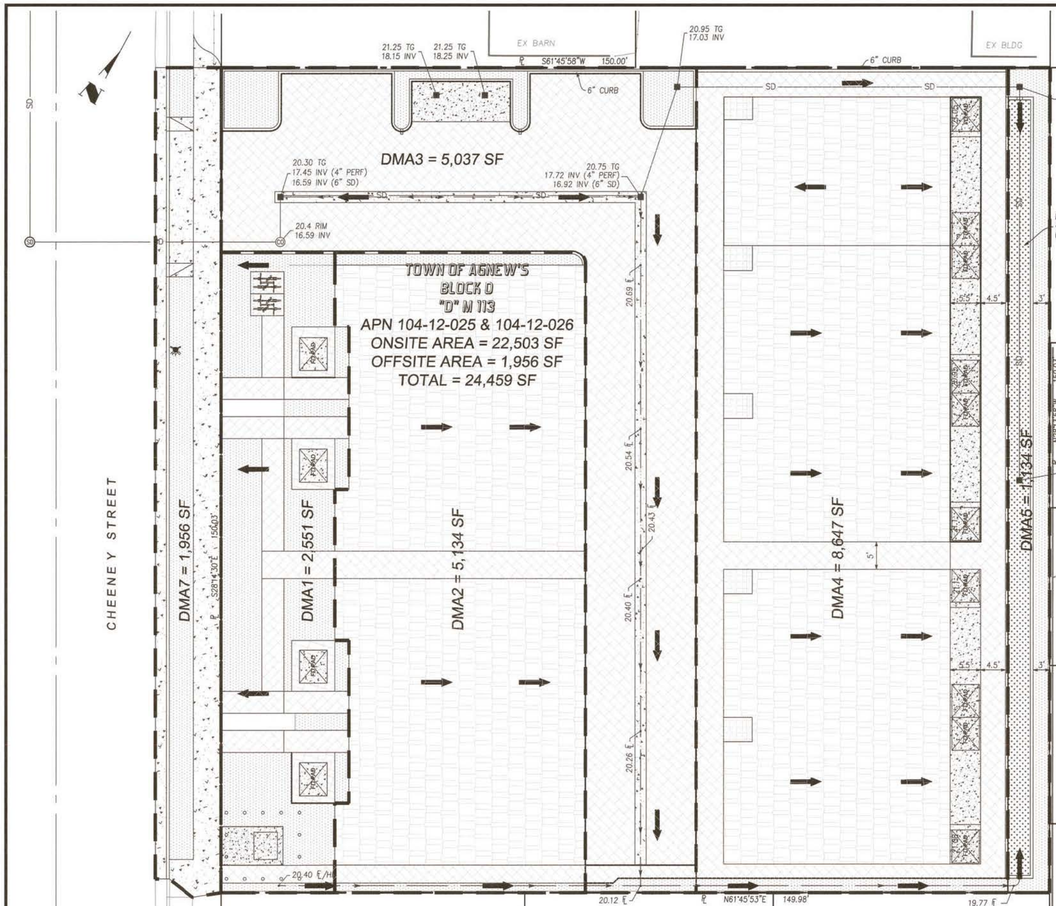
ENGINEERING
598 E Santa Clara St #270
San Jose, CA 95112
Phone (408) 806-7187
Fax: (408) 583-4006

PRE AND POST DEVELOPMENT PLAN
CHEENEY STREET TOWNHOUSES
CHEENEY STREET
APN 104-12-025 APN 104-12-026
SANTA CLARA CALIFORNA

CONTRACT NO. PROJECT NO.

DRAWING NO. C3

SHT NO. 3 OF 10



ONSITE TREATMENT CONTROL MEASURES (TCM) SUMMARY TABLE

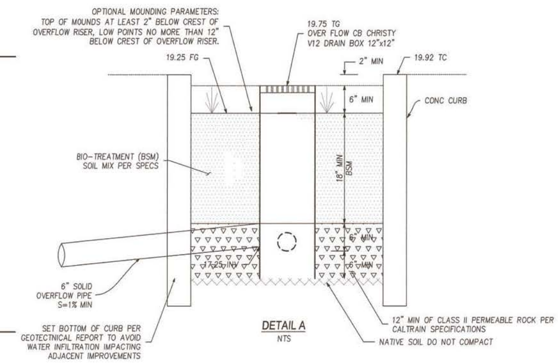
ID AREA	TCM No	LANDSCAPE (SF)	PERVIOUS PAVER (SF)	PARKING & SIDEWALK AREA (SF)	ROOF AREA (SF)	TOTAL AREA (SF)	TOTAL AREA (ACRES)	TOTAL IMPERVIOUS (SF)	TREATMENT TYPE	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROPOSED	DEPTH OF PONDING (IN)
		(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)
DMA-1		1,503	928	120		2,551	0.059	120	Bio-Retention	5		
DMA-2		184	375		4,575	5,134	0.118	4,575	Bio-Retention	183		
DMA-3	1	291	4,241	505		5,037	0.116	505	Bio-Retention	20	564	6
DMA-4		438	1,954	740	5,515	8,647	0.199	6,255	Bio-Retention	250		
DMA-5		1,134				1,134	0.026	0	Bio-Retention	0		
TOTAL AREA		3,560	7,498	1,365	10,090	22,503	0.518	11,455		458	564	

OFFSITE SELF TREATMENT CONTROL MEASURES (TCM) SUMMARY TABLE

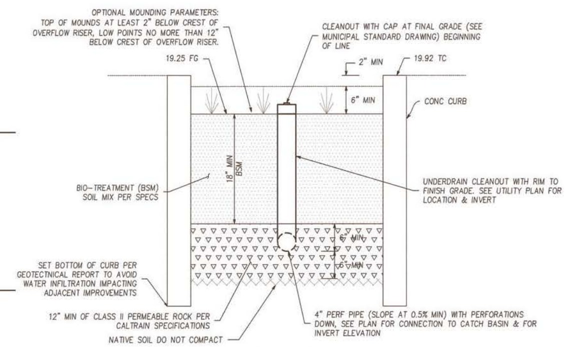
ID AREA	TCM No	LANDSCAPE (SF)	PERVIOUS PAVER (SF)	PARKING & SIDEWALK AREA (SF)	ROOF AREA (SF)	TOTAL AREA (SF)	TOTAL AREA (ACRES)	TOTAL IMPERVIOUS (SF)	TREATMENT TYPE	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROPOSED	DEPTH OF PONDING (IN)
		(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)
DMA-7	1	518		1,438		1,956	0.045	1,438				
TOTAL AREA		518	0	1,438	0	1,956	0.045	1,438				

LEGEND:

- PERVIOUS PAVER AREA
- CONCRETE AREA
- ROOF
- LANDSCAPE AREA
- BIO-RETENTION
- TRIBUTARY AREA
- FLOW DIRECTION



DETAIL A
NTS



BIORETENTION DETAIL
NTS

CITY OF SANTA CLARA
C.3 TREATMENT FACILITIES CONSTRUCTION NOTES

1. THIRD PARTY REVIEW AND CERTIFICATION OF INSTALLATION AND COMPLETED STORMWATER TREATMENT MEASURES IS REQUIRED. THIRD PARTY REVIEWER MUST BE A CIVIL ENGINEER, ARCHITECT OR LANDSCAPE ARCHITECT REGISTERED IN THE STATE OF CALIFORNIA AND MUST HAVE A CURRENT TRAINING ON STORMWATER TREATMENT DESIGN. A LIST OF QUALIFIED THIRD-PARTY REVIEWERS CAN BE LOCATED AT:
   WWW.SANTACLARACA.GOV/HOME/SHOWPUBLISHEDDOCUMENT/46993/638083504133852672.
2. AT BEGINNING OF CONSTRUCTION, THE PROJECT APPLICANT SHALL ARRANGE FOR A SITE VISIT (INSPECTION) BY A THIRD-PARTY REVIEWER ACCEPTABLE TO THE CITY OF SANTA CLARA. THE THIRD-PARTY REVIEWER WILL RECOMMEND THE REQUIRED NUMBER OF SITE INSPECTIONS AT DIFFERENT INTERVALS OF CONSTRUCTION.
3. THE 3 RD PARTY SHALL REVIEW ALL INSTALLED STORMWATER TREATMENT MEASURES AND CERTIFY THAT THEY HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED BUILDING PLANS.
4. SOILS IN THE BIORETENTION FACILITIES SHOULD MEET THE BIOTREATMENT SOIL MIX (BSM) SPECIFICATIONS PER SCVURPPP C.3 STORMWATER HANDBOOK, APPENDIX C. A MINIMUM PERCOLATION RATE OF 5 INCHES/HOUR AND A MAXIMUM PERCOLATION RATE OF 10 INCHES/HOUR ARE REQUIRED (INITIAL INFILTRATION RATE MAY EXCEED THIS TO ALLOW FOR TENDENCY OF INFILTRATION RATE TO REDUCE OVER TIME). PLANTING SOIL LAYER SHOULD BE AT LEAST 18 INCHES DEEP. CONTRACTOR TO SUBMIT MATERIAL CERTIFICATES SIGNED BY THE MATERIAL PRODUCER, CERTIFYING THAT SOIL COMPLIES WITH, OR EXCEEDS, SPECIFIED REQUIREMENTS.
5. PERMEABLE DRAIN ROCK SHALL BE CLASS 2 PERM ROCK PER CALTRANS STANDARD SECTION 68-1.025. THE MATERIAL SHALL BE WASHED AND FREE FROM CLAY OR ORGANIC MATERIAL.
6. PERFORATED PIPE SHALL BE SOLVENT WELD PVC SDR 35 (OR APPROVED EQUAL) WITH PERFORATIONS FACED DOWN. LOCATION OF THE PIPE VARIES, SEE PLAN.
7. INSTALLATION OF POROUS PAVEMENT AND/OR VAULTS SHALL BE DONE PER STANDARD DETAILS AND SPECIFICATIONS. THIRD PARTY REVIEWER OR VENDOR SHALL INSPECT THE POROUS PAVEMENT AND/OR VAULTS INSTALLATION (INCLUDING IF NECESSARY, PERFORMING PERCOLATION TEST) AND SUBMIT THEIR CONCURRENCE LETTER TO THE CITY OF SANTA CLARA.
8. INSTALLATION OF INTERCEPTOR TREES AS A TREATMENT CONTROL MEASURE SHALL BE INSPECTED TO VERIFY THE ACCURACY OF LOCATION, SPECIES AND NUMBER OF THE INTERCEPTOR TREES.
9. FOR ANY LINER PENETRATIONS, RADIAL CUT THE LINER FOR PIPE. MASTIC AND SEAL WITH PIPE CLAMP TO INSURE WATER-TIGHT SEAL.
10. SEE LANDSCAPE PLANS AND SPECIFICATIONS FOR PLANTING MATERIALS WITHIN BIORETENTION FACILITIES.

GRAPHIC SCALE
0 5 10 20
(IN FEET)
1 inch = 10 ft.

NO.	REVISIONS	APP'D	DATE	BY

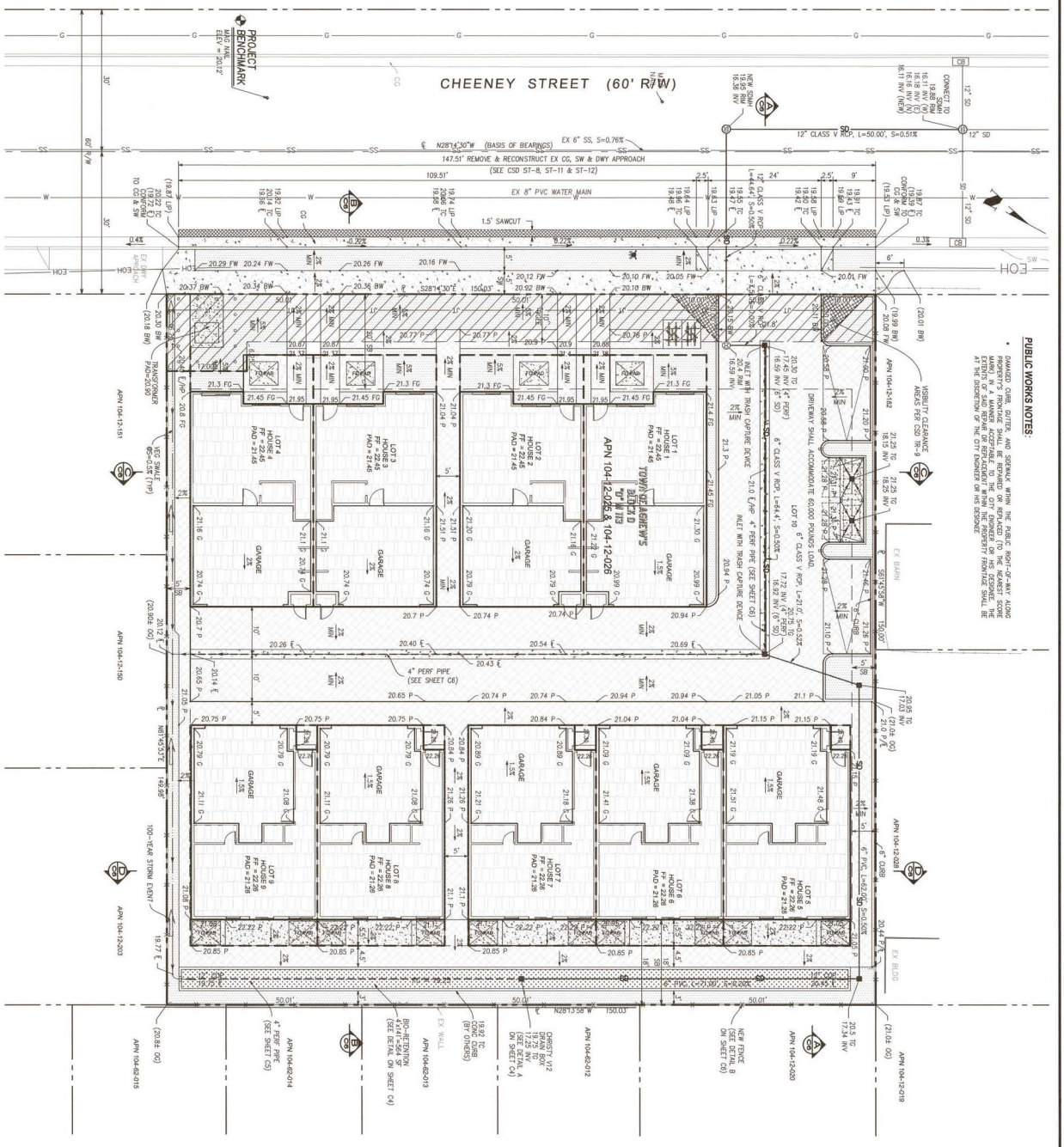
PT DESIGNED 09/01/23 DATE
PT DRAWN 09/01/23 DATE
1" = 10' SCALE
NL CHECKED 09/01/23 DATE

LE ENGINEERING
598 E Santa Clara St #270
San Jose, CA 95112
Phone: (408) 806-7187
Fax: (408) 583-4006

STORMWATER CONTROL PLAN
CHEENEY STREET TOWNHOUSES
CHEENEY STREET
APN 104-12-025 APN 104-12-026
SANTA CLARA CALIFORNIA

CONTRACT NO. PROJECT NO.

DRAWING NO. C4
SHT NO. 4 OF 10



LEGEND:

PERVIOUS PAVER AREA
CONCRETE AREA
CONC. PORCH
LANDSCAPE AREA
USGE
100-YEAR STORM EVENT

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

REGISTERED PROFESSIONAL ENGINEER
No. 47518
CIVIL
STATE OF CALIFORNIA

DRAWING NO. C5
SHT NO. 5 OF 10

GRADING AND DRAINAGE PLAN
CHEENEY STREET TOWNHOUSES
CHEENEY STREET
APN 104-12-025 APN 104-12-026

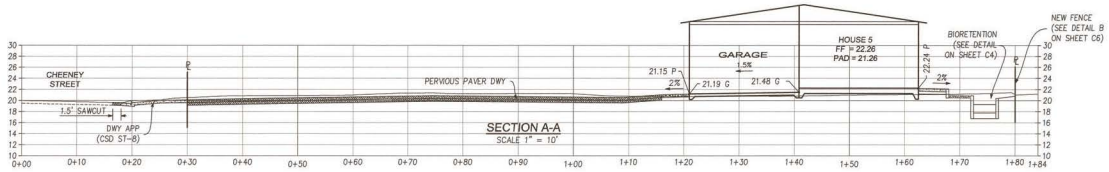
SANTA CLARA CALIFORNIA

CONTRACT NO. PROJECT NO.

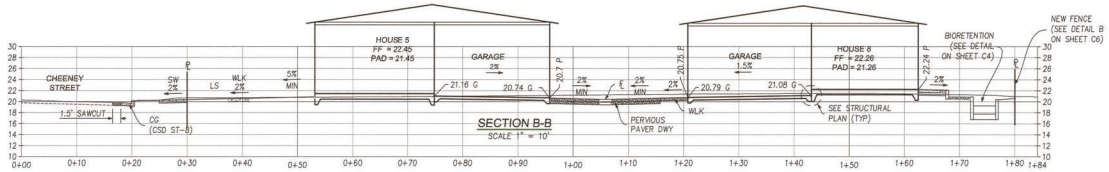
LE ENGINEERING
598 E Santa Clara St #270
San Jose, CA 95112
Phone: (408) 806-7187
Fax: (408) 583-4006

PT	09/01/23
DESIGNED	DATE
PT	09/01/23
DRAWN	DATE
1" = 10'	
SCALE	
NL	09/01/23
CHECKED	DATE

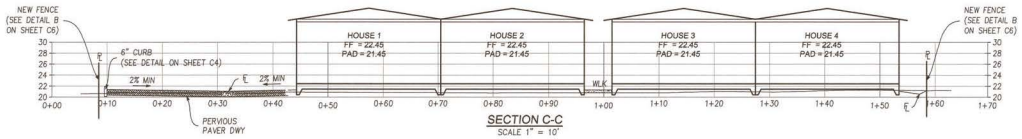
BY	DATE	APP'D	REVISIONS	NO.



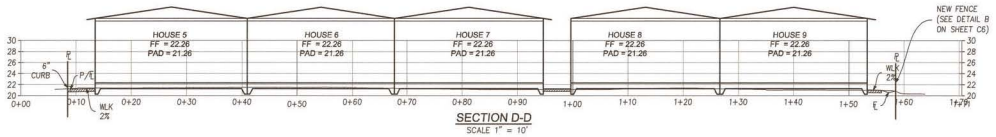
SECTION A-A
SCALE 1" = 10'



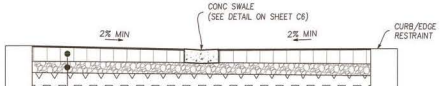
SECTION B-B
SCALE 1" = 10'



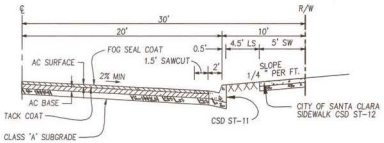
SECTION C-C
SCALE 1" = 10'



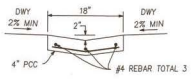
SECTION D-D
SCALE 1" = 10'



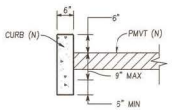
PERVIOUS PAVER DETAIL
NTS



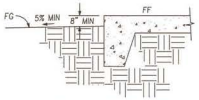
TYPICAL HALF STREET SECTION
CHEENEY DRIVE
NTS



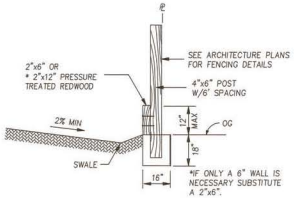
CONCRETE SWALE SECTION
NTS



6" CURB
NTS



FINISH GRADE DETAIL
AT BUILDING FOUNDATION
NTS



DETAIL "B"
12" MAX. WALL/FENCE DETAIL @ PERIMETER
NTS

NO.	REVISIONS	DATE	APP'D

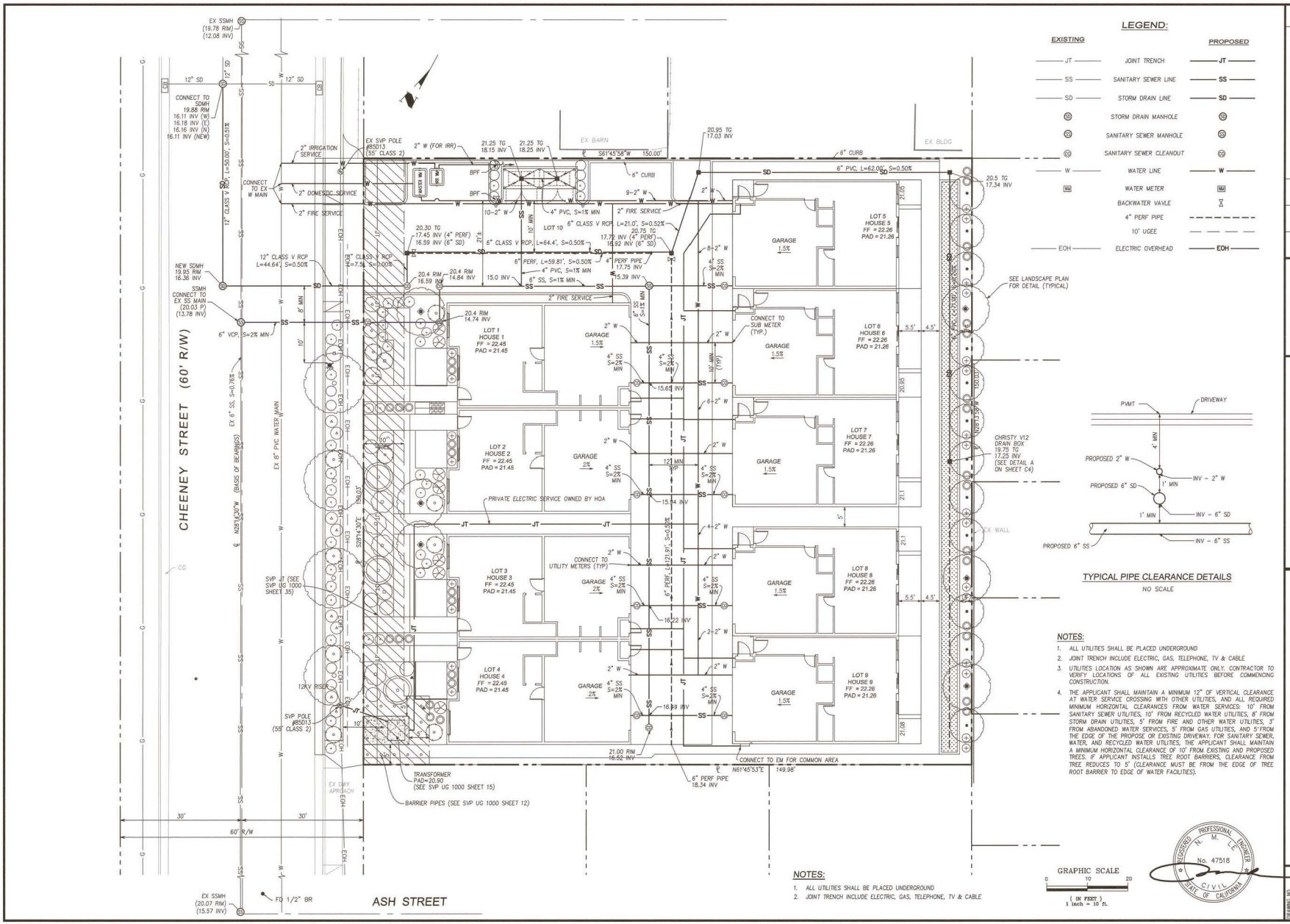
	DATE
DESIGNED PT	09/01/23
DRAWN PT	09/01/23
SCALE AS NOTED	DATE
CHECKED M. LEE	09/01/23

LEE ENGINEERING
598 E Santa Clara St #270
San Jose, CA 95112
Phone (408) 806-7187
Fax (408) 583-4006

BUILDING CROSS SECTIONS
CHEENEY STREET TOWNHOUSES
CHEENEY STREET
APN 104-12-025 APN 104-12-026
SANTA CLARA CALIFORNA

CONTRACT NO.
PROJECT NO.

SHT NO. 6 OF 10
DRAWING NO. C6



LEGEND:

EXISTING		PROPOSED
JT	JOINT TRENCH	JT
SS	SANITARY SEWER LINE	SS
SD	STORM DRAIN LINE	SD
SDMH	STORM DRAIN MANHOLE	SDMH
SSMH	SANITARY SEWER MANHOLE	SSMH
SSCO	SANITARY SEWER CLEANOUT	SSCO
W	WATER LINE	W
WM	WATER METER	WM
	BACKWATER VAVLE	
	4" PERF PIPE	
	10' UGEE	
EOH	ELECTRIC OVERHEAD	EOH

TYPICAL PIPE CLEARANCE DETAILS

NO SCALE

NOTES:

1. ALL UTILITIES SHALL BE PLACED UNDERGROUND
2. JOINT TRENCH INCLUDE ELECTRIC, GAS, TELEPHONE, TV & CABLE
3. UTILITIES LOCATION AS SHOWN ARE APPROXIMATE ONLY. CONTRACTOR TO VERIFY LOCATIONS OF ALL EXISTING UTILITIES BEFORE COMMENCING CONSTRUCTION.
4. THE APPLICANT SHALL MAINTAIN A MINIMUM 12" OF VERTICAL CLEARANCE AT WATER SERVICE CROSSING WITH OTHER UTILITIES, AND ALL REQUIRED MINIMUM HORIZONTAL CLEARANCES FROM WATER SERVICES: 10' FROM SANITARY SEWER UTILITIES, 10' FROM RECYCLED WATER UTILITIES, 8' FROM STORM DRAIN UTILITIES, 5' FROM FIRE AND OTHER WATER UTILITIES, 3' FROM ABANDONED WATER SERVICES, 5' FROM GAS UTILITIES, AND 5' FROM THE EDGE OF THE PROPOSE OR EXISTING DRIVEWAY. FOR SANITARY SEWER, WATER, AND RECYCLED WATER UTILITIES, THE APPLICANT SHALL MAINTAIN A MINIMUM HORIZONTAL CLEARANCE OF 10' FROM EXISTING AND PROPOSED TREES. IF APPLICANT INSTALLS TREE ROOT BARRIERS, CLEARANCE FROM TREE REDUCES TO 5' (CLEARANCE MUST BE FROM THE EDGE OF TREE ROOT BARRIER TO EDGE OF WATER FACILITIES).

NOTES:

1. ALL UTILITIES SHALL BE PLACED UNDERGROUND
2. JOINT TRENCH INCLUDE ELECTRIC, GAS, TELEPHONE, TV & CABLE

GRAPHIC SCALE
0 10 20
(IN FEET)
1 inch = 10 ft.

REGISTERED PROFESSIONAL ENGINEER
N. M. LE
No. 47518
CIVIL
STATE OF CALIFORNIA

NO.	REVISIONS	DATE	APP'D

PT 09/01/23 DATE
DESIGNED PT 09/01/23 DATE
DRAWN 1" = 10' SCALE
NL 09/01/23 DATE
CHECKED

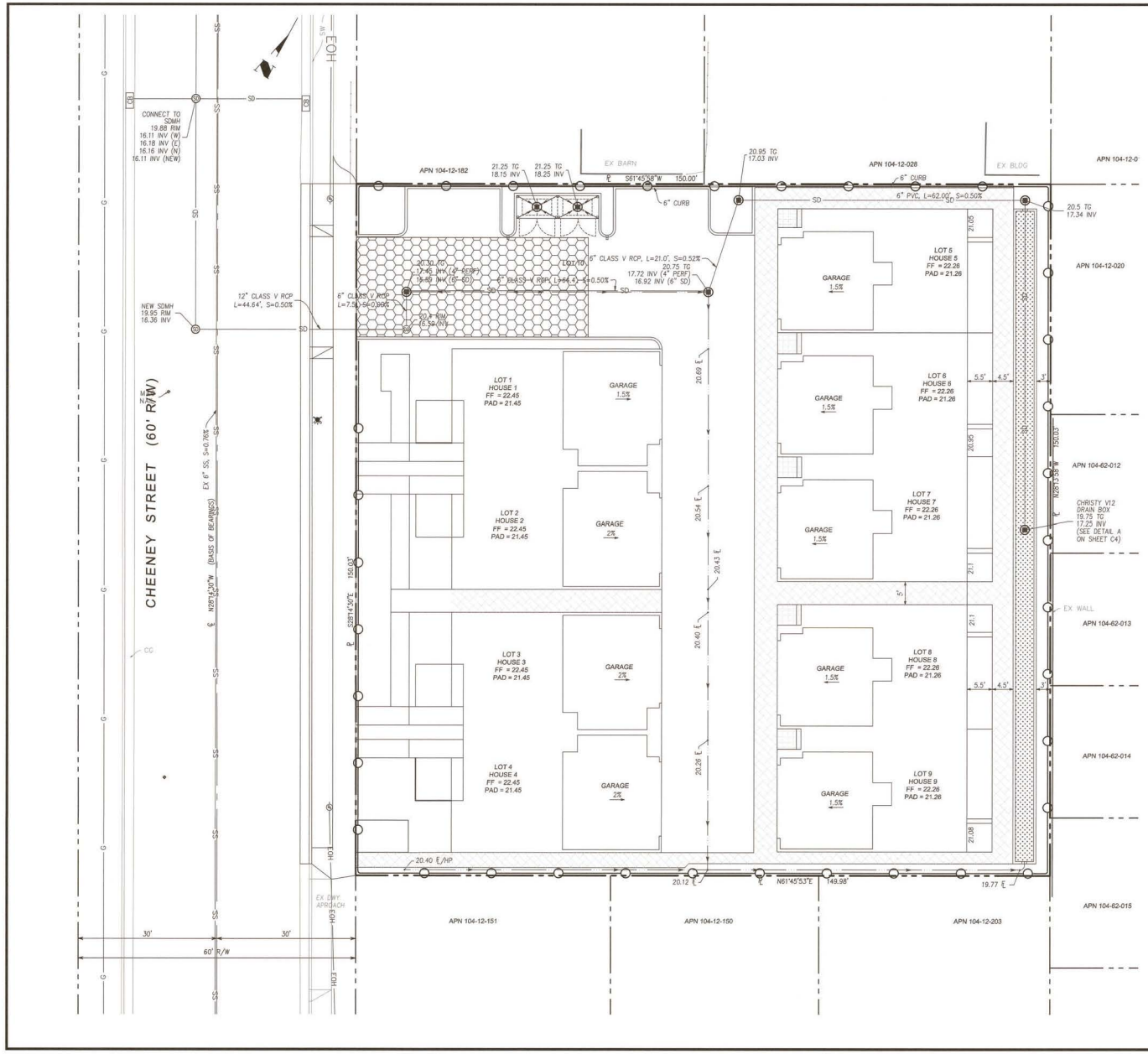
LC ENGINEERING
598 E Santa Clara St #270
San Jose, CA 95112
Phone (408) 806-7187
Fax (408) 583-4096

UTILITY PLAN
CHEENEY STREET TOWNHOUSES
1 CHEENEY STREET
APN 104-12-025 APN 104-12-026

SANTA CLARA CALIFORNIA

CONTRACT NO. PROJECT NO.

SHT NO. 7 OF 10 DRAWING NO. C7



LEGEND:

- FIBER ROLLS
- TEMPORARY DRAINAGE INLET PROTECTION
- TEMPORARY CONSTRUCTION ENTRANCE/EXIT
- CONCRETE WASHOUT

NOTES:
CONTRACTOR TO PROTECT ALL INLETS WITHIN 150' OF PROJECT SITE.

GRAPHIC SCALE
0 10 20
(IN FEET)
1 inch = 10 ft.

REGISTERED PROFESSIONAL ENGINEER
N. M. LE
No. 47518
CIVIL
STATE OF CALIFORNIA

NO.	REVISIONS	DATE	APP'D

PT	DESIGNED	09/01/23
PT	DATE	
	DRAWN	09/01/23
	DATE	
	SCALE	1" = 10'
NL	DATE	09/01/23
	CHECKED	DATE

ENGINEERING
598 E Santa Clara St #270
San Jose, CA 95112
Phone (408) 806-7187
Fax (408) 583-4006

EROSION CONTROL PLAN
CHEENEY STREET TOWNHOUSES
CHEENEY STREET
APN 104-12-025 APN 104-12-026
SANTA CLARA CALIFORNIA

CONTRACT NO.
PROJECT NO.

SHT NO. 8 OF 10
DRAWING NO. C8

EROSION CONTROL NOTES

1. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL PLAN ELEVATIONS OR PERMANENT IMPROVEMENTS. THE CITY INSPECTOR MAY REQUIRE INSTALLING ADDITIONAL EROSION CONTROL MEASURES DURING EARTHWORK OPERATION.

2. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING, AND AFTER STORM EVENTS.

3. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR THER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROERTY; IMMEDIATE REMEDY SHALL OCCUR.

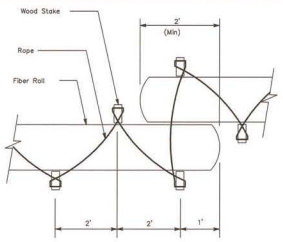
4. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.

5. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY.

6. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.

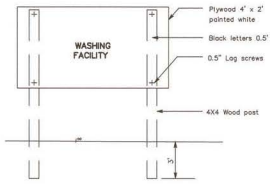
7. FINISHED SLOPES ON THE SITE SHALL BE STABILIZED USING SEED AND STRAW OR HYDROSEED TREATMENTS.

8. UNFINISHED ROADWAY AREAS SHALL BE PROTECTED FROM EROSION AS SHOWN ON THE EROSION CONTROL PLAN. HAY BALE CHECK DAMS WILL BE REQUIRED ON ROADWAY SLOPES STEEPER THAN FIVE PERCENT.



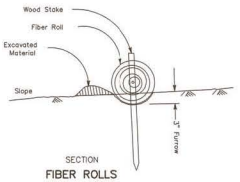
PLAN

FIBER ROLLS
ROPE RESTRAINT METHOD



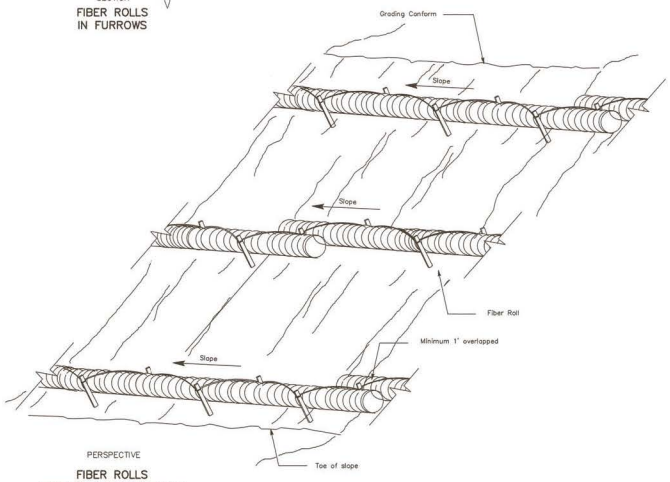
SIGN ELEVATION

NOTE:
The temporary equipment washing facility sign shall be installed within 20 feet of the temporary concrete washout facility.



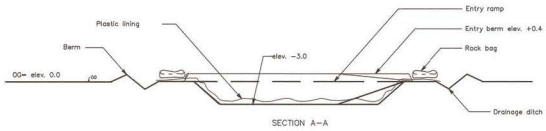
SECTION

FIBER ROLLS
IN FURROWS



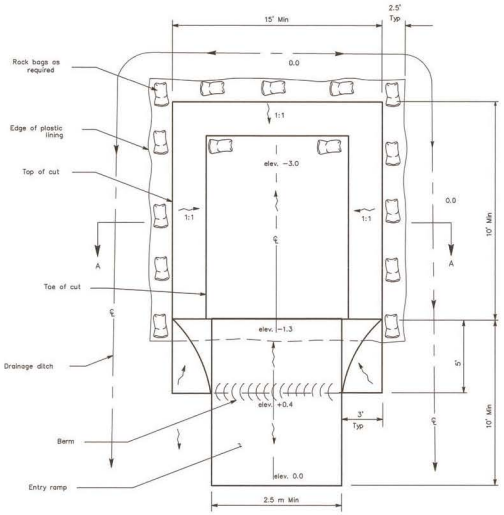
PERSPECTIVE

FIBER ROLLS
ROPE RESTRAINT METHOD



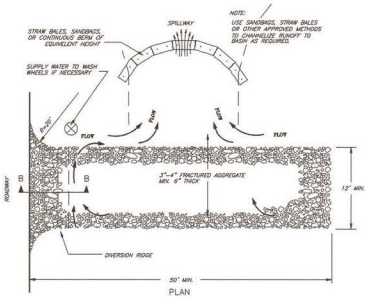
SECTION A–A

SECTION B–B



PLAN

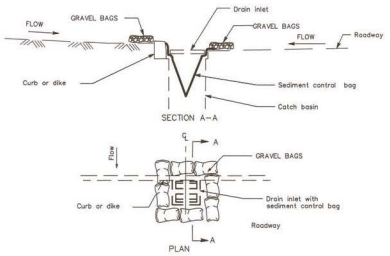
TEMPORARY EQUIPMENT WASHING FACILITY
(Below Grade)



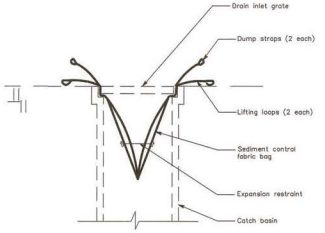
PLAN

TEMPORARY
GRAVEL CONSTRUCTION
ENTRANCE/EXIT

NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



TEMPORARY DRAINAGE INLET PROTECTION
For paved areas exposed to traffic



SECTION

SEDIMENT CONTROL BAG

REGISTERED PROFESSIONAL ENGINEER
N. M. LE
No. 47518
CIVIL
STATE OF CALIFORNIA

NO.	REVISIONS	DATE	APP'D

	BY	DATE
PT		09/01/23
PT	DESIGNED	DATE
PT	DRAWN	09/01/23
	CHK'D	DATE
NTS	SCALE	
NL	CHECKED	09/01/23
		DATE

ENGINEERING
598 E Santa Clara St #270
San Jose, CA 95112
Phone (408) 806-7187
Fax (408) 583-4006

EROSION CONTROL DETAILS
CHEENEY STREET TOWNHOUSES
CHEENEY STREET
APN 104-12-025 APN 104-12-026
SANTA CLARA CALIFORNA

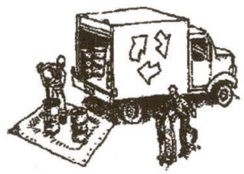
PROJECT NO.
CONTRACT NO.

DRAWING NO. C9
SHT NO. 9 OF 10

Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

Materials & Waste Management



Non-Hazardous Materials

- ☐ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- ☐ Use (but don't overuse) reclaimed water for dust control.
- ☐ Ensure dust control water doesn't leave site or discharge to storm drains.

Hazardous Materials

- ☐ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- ☐ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ☐ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ☐ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ☐ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- ☐ Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- ☐ Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ☐ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- ☐ Keep site free of litter (e.g. lunch items, cigarette butts).
- ☐ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Construction Entrances and Perimeter

- ☐ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ☐ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control

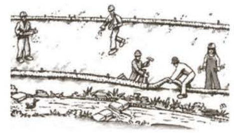
Maintenance and Parking

- ☐ Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.
- ☐ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ☐ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ☐ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ☐ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- ☐ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ☐ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- ☐ Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- ☐ Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- ☐ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- ☐ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ☐ Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazrd to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

- ☐ Schedule grading and excavation work during dry weather.
- ☐ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ☐ Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- ☐ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (i.e. silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- ☐ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

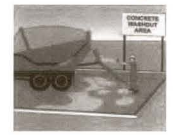
Contaminated Soils

- ☐ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.
- ☐ If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not distrurbed by construction activities.

Landscaping

- ☐ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ☐ Stack bagged material on pallets and under cover.
- ☐ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Concrete Management and Dewatering



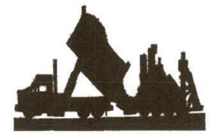
Concrete Management

- ☐ Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- ☐ Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- ☐ Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

Dewatering

- ☐ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, call your local wastewater treatment plant.
- ☐ Divert run-on water from offsite away from all disturbed areas.
- ☐ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ☐ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Paving/Asphalt Work



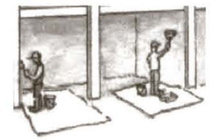
Paving

- ☐ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ☐ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ☐ Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

Sawcutting & Asphalt/Concrete Removal

- ☐ Protect storm drain inlets during saw cutting.
- ☐ If saw cut slurry enters a catch basin, clean it up immediately.
- ☐ Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.

Painting & Paint Removal



Painting Cleanup and Removal

- ☐ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ☐ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ☐ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ☐ Sweep up or collect paint chips and dust from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ☐ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Santa Clara Valley
Urban Runoff
Pollution Prevention Program

Storm drain polluters may be liable for fines of up to $10,000 per day!

PROFESSIONAL ENGINEER — N. M. LE — No. 47518 — CIVIL — STATE OF CALIFORNIA

NO.	REVISIONS	BY	DATE	APP'D

DESIGNED: PT — DATE: 09/01/23
DRAWN: PT — DATE: 09/01/23
SCALE: NTS
CHECKED: NL — DATE: 09/01/23

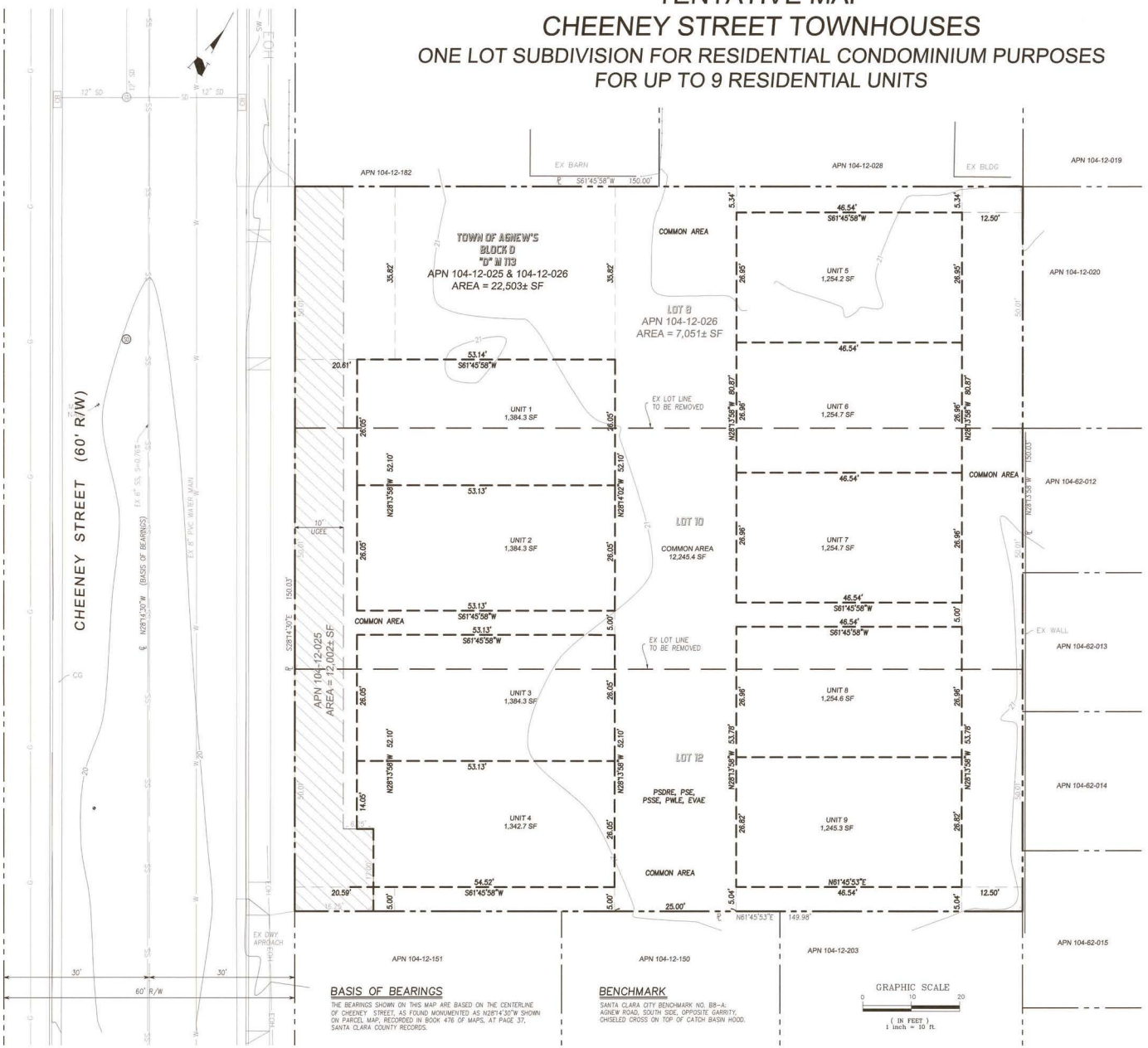
LE ENGINEERING
598 E Santa Clara St #270
San Jose, CA 95112
Phone: (408) 806-7187
Fax: (408) 583-4006

CONSTRUCTION BEST MANAGEMENT PRACTICES
CHEENEY STREET TOWNHOUSES
CHEENEY STREET
APN 104-12-025 APN 104-12-026
SANTA CLARA CALIFORNIA

CONTRACT NO.
PROJECT NO.

DRAWING NO. C10
SHT NO. 10 OF 10

TENTATIVE MAP
CHEENEY STREET TOWNHOUSES
ONE LOT SUBDIVISION FOR RESIDENTIAL CONDOMINIUM PURPOSES
FOR UP TO 9 RESIDENTIAL UNITS



VICINITY MAP
NTS

PROJECT NOTES:

1. PROJECT NAME: CHEENEY STREET TOWNHOUSES
2. ASSESSOR PARCEL NO: 104-12-025 & 104-12-026
3. SITE ADDRESS: CHEENEY STREET, SANTA CLARA, CA 95054
4. LOT AREA: 0.2± ACRES (GROSS AREA)
5. OWNER: MARUTI BUILDERS, LLC
   ADDRESS: 859 ALISAL COURT
   MILPITAS, CA 95035
   TELEPHONE: (408)-710-6725
6. ENGINEER: NINH M LE, PE
   ADDRESS: 598 E SANTA CLARA ST #270, SAN JOSE, CA 95112
   TELEPHONE: (408)-806-7187
7. SURVEYOR: TOM H. MILO
   ADDRESS: 2250 BOHANNON DRIVE, SAN CLARA, CA 95050
   TELEPHONE: (408)-761-5867
8. EXISTING ZONING: R1-6L SINGLE RESIDENTIAL FAMILY
9. PROPOSED ZONING: R2 - LOW DENSITY RESIDENTIAL
10. EXISTING USE: VACANT
11. PROPOSED USE: RESIDENTIAL
12. PROPOSED NUMBER OF UNITS: 9
13. ALL DIMENSIONS AND PROPOSED GRADING ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN
14. PROPOSED WATER, SANITARY SEWER,AND STORM DRAIN WILL BE CONSTRUCTED AS PER LOCAL AGENCY STANDARDS.
15. WATER: SANTA CLARA WATER AND UTILITIES
16. SEWER: SANTA CLARA WATER AND UTILITIES
17. STORM: SANTA CLARA WATER AND UTILITIES
18. GAS & ELECTRIC: PG&E
19. TELEPHONE: AT&T
20. CABLE TV: COMCAST
21. IF EXISTING WATER METER IS NOT BEING USED, IT SHALL BE REMOVED AND CAPPED AT MAIN
22. IF EXISTING INLETS ARE NOT BEING USED, THEY SHALL BE REMOVED AND CAPPED
23. REMOVE ALL EXISTING IMPROVEMENT WITHIN THE PROPERTY LIMITS

NOTES:

1. HOA WILL OWN AND MAINTAIN COMMON AREA.
2. SUBDIVIDER SHALL RECORD A COVENANT OF EASEMENT TO THE CITY OF SANTA CLARA FOR INGRESS-EGRESS, EMERGENCY ACCESS AND PARKING PURPOSES ACROSS COMMON AREA FOR THE BENEFIT OF UINTS (AS NUMBERED ON TENTATIVE MAP CITY FILE NUMBER T18-048) PRIOR TO OR WITH THE RECORDATION OF THE MAP. SAID EASEMENT(S) SHALL BE BINDING UPON, AND THE BENEFITS SHALL INURE TO, ALL SUCCESSOR IN INTEREST TO THE AFFECTED REAL PROPERTY.
3. ALL NEW UTILITY SERVICE CONNECTIONS, INCLUDING ELECTRICAL AND COMMUNICATIONS, SHALL BE INSTALLED UNDERGROUND.
4. UTILITIES LOCATION AS SHOWN ARE APPROXIMATE ONLY. CONTRACTOR TO VERIFY LOCATIONS OF ALL EXISTING UTILITIES BEFORE COMMENCING CONSTRUCTION.
5. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF PORTLAND CEMENT CONCRETE CURB, GUTTER AND SIDEWALK, PAVEMENT TIE-IN, AND THE RECONSTRUCTION OF THE DAMAGED SECTION OF ROADWAY PAVEMENT ALONG THE FRONTAGE OF THE PROPERTY.
6. PROPOSED DRIVEWAY AND SIDEWALK CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF SANTA CLARA STANDARD DETAILS.
7. ALL REQUIRED PARKING OF PRIVATE DEVELOPMENT SHALL BE LOCATED WITHIN THE DEVELOPMENT BOUNDARIES. PUBLIC ROADWAY FRONTAGE IS NOT INTENDED TO BE COUNTED FOR THE REQUIRED PARKING OF A PRIVATE DEVELOPMENT.
8. ANY RIGHT-OF-WAY DEDICATION, ROAD IMPROVEMENTS, AND ANY NECESSARY RELOCATION OF UTILITY FACILITIES SHALL BE AT NO COST TO THE CITY.
9. THE PROPOSED STREET STRUCTURAL SECTION IS TO BE DESIGNED BY A REGISTERED CIVIL ENGINEER AND APPROVED BY THE CITY ENGINEER.
10. NO GRADING SHALL BE PERMITTED ON THIS SITE UNTIL A GRADING PLAN AND AN EROSION AND SEDIMENTATION CONTROL PLANS HAVE BEEN REVIEWED BY THE CITY AND A GRADING PERMIT IS ISSUED IN ACCORDANCE WITH THE SAN JOSE CITY GRADING ORDINANCE.

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTERLINE OF CHEENEY STREET, AS FOUND MONUMENTED AS N28°14'30"W SHOWN ON PARCEL MAP, RECORDED IN BOOK 476 OF MAPS, AT PAGE 37, SANTA CLARA COUNTY RECORDS.

BENCHMARK

SANTA CLARA CITY BENCHMARK NO. BB-A: AGNEW ROAD, SOUTH SIDE, OPPOSITE GARRITY, CHISELED CROSS ON TOP OF CATCH BASIN HOOD.

GRAPHIC SCALE
0 10 20
(IN FEET)
1 inch = 10 ft.

REGISTERED PROFESSIONAL ENGINEER
N. M. LE
No. 47518
CIVIL
STATE OF CALIFORNIA

NO.	REVISIONS	DATE	APP'D

PJT	09/01/23	DATE
DESIGNED	09/01/23	DATE
PJT		DATE
DRAWN		
1" = 10'		
SCALE		
NL	09/01/23	DATE
CHECKED		DATE

LE ENGINEERING
598 E Santa Clara St #270
San Jose, CA 95112
Phone: (408) 806-7187
Fax: (408) 583-4006

TENTATIVE MAP
CHEENEY STREET TOWNHOUSES
CHEENEY STREET
APN 104-12-025 APN 104-12-026
SANTA CLARA CALIFORNIA

CONTRACT NO. | PROJECT NO.

DRAWING NO. T1

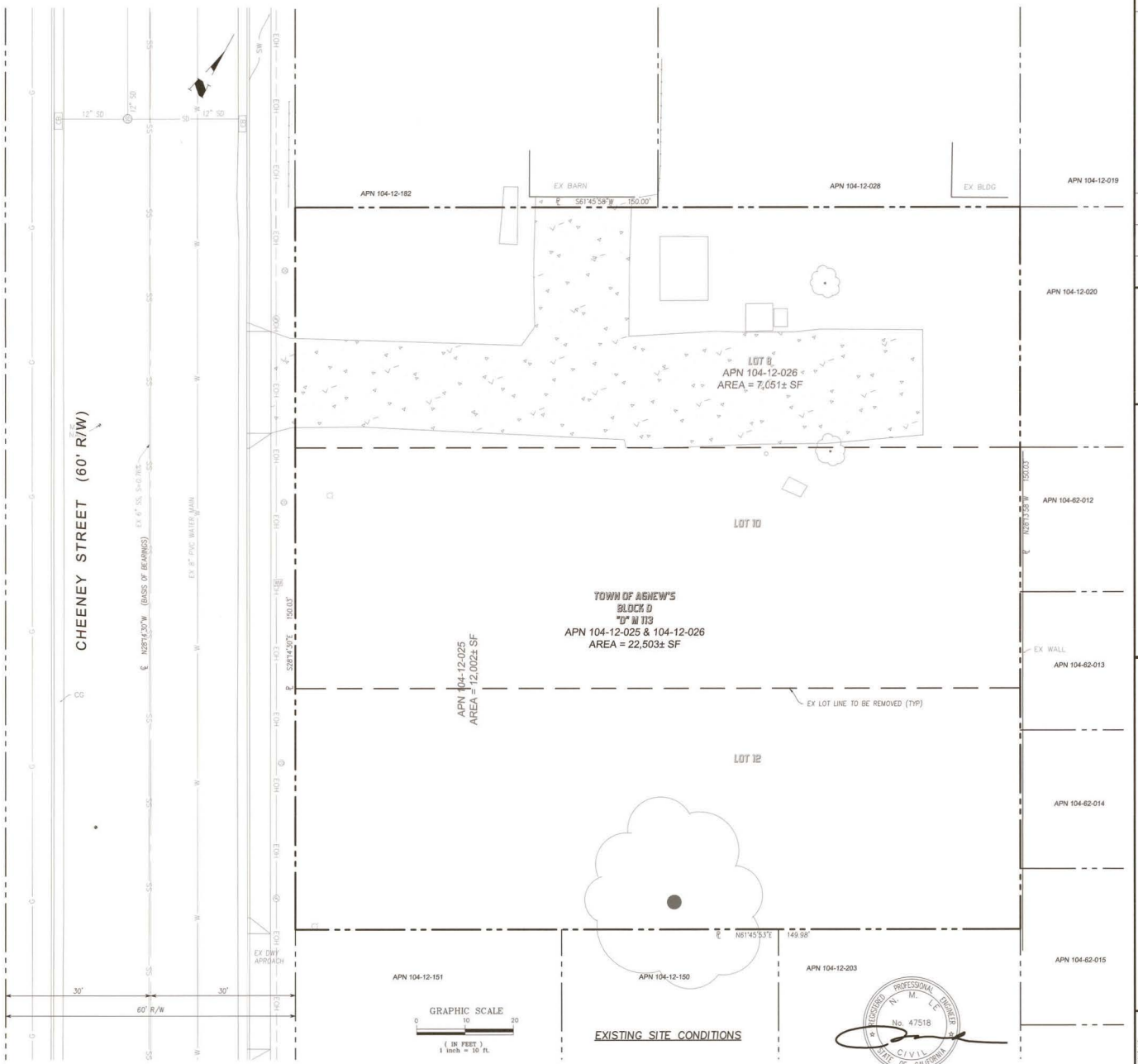
SHT NO. 1 OF 2

FILE NO.

LEGEND & ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BLDG	BUILDING
BSL	BUILDING SETBACK LINE
BW	BOTTOM OF WALL/BACK OF WALK
CED	COBBLE ROCK ENERGY DISSIPATOR
CG	CURB & GUTTER
℄	CENTERLINE
CO	SANITARY SEWER CLEANOUT
COP	CURB OPENING
CONC	CONCRETE
CSD	CITY STANDARD DETAIL
DI	DRAINAGE INLET
DS	DOWNSPOUT
DWY	DRIVEWAY
EA	EASEMENT
ELEV	ELEVATION
EM	ELECTRIC METER
E(OH)	ELECTRIC OVERHEAD
E(UG)	ELECTRIC UNDERGROUND
EP	EDGE OF PAVEMENT
EX	EXISTING
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
FC	FACE OF CURB
FD	FOUND
FF	FINISH ELEVATION OF SUBFLOOR
FG	GROUND FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
G	GARAGE SLAB ELEVATION/GAS LINE
GM	GAS METER
HP	HIGH POINT
INV	INVERT
IP	IRON PIPE
JT	JOINT TRENCH
LIP	LIP OF GUTTER
LS	LANDSCAPED AREA
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MW	MONUMENT WELL
NTS	NOT TO SCALE
OH	OVERHEAD
OG	ORIGINAL GROUND
P	PAVEMENT FINISH GRADE
PAD	PAD ELEVATION
R	PROPERTY LINE
PP	POWER POLE
PSE	PRIVATE SERVICE EASEMENT
PSDRE	PRIVATE STORM DRAIN RELEASE EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PWLE	PRIVATE WATER LINE EASEMENT
PVMT	PAVEMENT
PVC	POLYVINYL CHLORIDE
R	RADIUS
RW	RETAINING WALL
R/W	RIGHT OF WAY
SD	STORM DRAIN
SS	SANITARY SEWER/LATERAL
STA	STATION
SW	SIDEWALK
TB	TOP OF BANK
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF WALL
TYP	TYPICAL
UGEE	UNDERGROUND ELECTRICAL EASEMENT
VEG	VEGETATED
W	WATER
WLK	WALKWAY
WM	WATER METER
WV	WATER VALVE

- BENCHMARK
- PROPERTY LINE
- PARCEL LINE
- NEW LOT LINE
- EX LOT LINE TO BE REMOVED
- CATCH BASIN
- COBBLE ROCK ENERGY DISSIPATOR
- CONCRETE
- CONTOUR: EXISTING
- CONTOUR: PROPOSED OR NEW
- DESIGN GRADE
- DOWNSPOUT WITH SPLASHBLOCK
- DIVERSION VALVE
- EXTENDABLE BACKWATER VALVE (SEE PROJECT NOTES)
- DRAINAGE SWALE
- EASEMENT LINE
- x101.70 OR (101.70) EXISTING ELEVATION
- EXISTING FENCE
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- ELECTRICAL METER
- FOUND IRON PIPE AT PROPERTY CORNER
- FILTER FABRIC ROLLS
- GAS METER
- GAS VALVE
- GRADE TO DRAIN
- GUY POLE
- GUY WIRE ANCHOR
- EXISTING FIRE HYDRANT
- HYDRANT: PROPOSED OR NEW
- INLET 6"x6" GRATE OTHERWISE NOTED
- JOINT POLE
- LIGHTING
- LIGHTING POLE
- OVERLAND FLOW DIRECTION
- POE BOX
- SWP — POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURE
- PROJECT SITE
- RETAINING WALL
- RIGHT OF WAY
- SANITARY SEWER CLEAN OUT MANHOLE
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- TELEPHONE BOX
- UTILITY: EXISTING
- W — UTILITY: PROPOSED OR NEW
- WATER METER
- WATER VALVE
- WELL



GRAPHIC SCALE
0 10 20
(IN FEET)
1 inch = 10 ft.

EXISTING SITE CONDITIONS

REGISTERED PROFESSIONAL ENGINEER N. M. LEE No. 47518 CIVIL STATE OF CALIFORNIA

NO.	REVISIONS	DATE	APP'D

PJT	11/29/2018	BY
DESIGNED	DATE	
PJT	11/29/2018	
DRAWN	DATE	
1" = 10'		
SCALE	11/29/2018	
NL	DATE	
CHECKED		

LC ENGINEERING
598 E Santa Clara St #270
San Jose, CA 95112
Phone (408) 806-7867
Fax (408) 583-4006

TENTATIVE MAP
CHEENEY STREET TOWNHOUSES
CHEENEY STREET
APN 104-12-025 APN 104-12-026

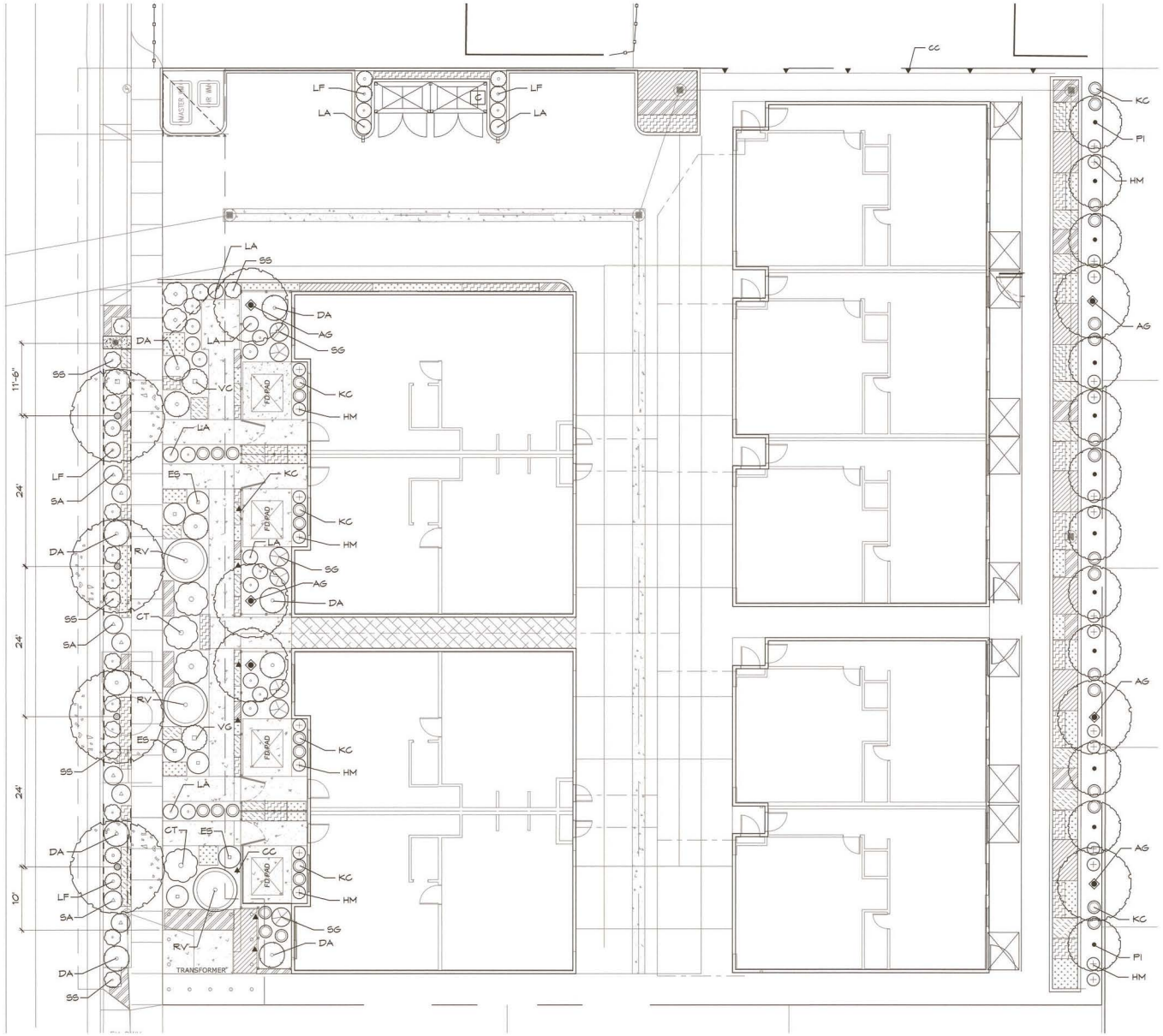
SANTA CLARA CALIFORNIA

CONTRACT NO. | PROJECT NO.

DRAWING NO. T2

SHT. NO. 2 OF 2

FILE NO.



E PLANTING PLAN

REFER TO SHT. L0 FOR PLANT LEGEND, GENERAL NOTES & DETAILS

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

A GENERAL NOTES

1. CLEAR & GRUB AREAS OF WORK, INCLUDING REMOVING PLANTS, GRASS & OTHER DELETERIOUS MATERIALS. DEPOSE OF MATERIAL AT A LEGAL WASTE FACILITY.
2. ROTOTIL PLANTING AREAS 6" DEEP & COMPACT SOIL TO 85%. COMPACT SUB-GRADE UNDER ALL PAVING TO 95%.
3. GRADE SITE TO DRAIN AWAY FROM THE HOUSE, MIN 2% SLOPE.
4. FINISHED GRADE IN LAWN & PLANTING AREAS TO BE 2" BELOW EDGE OF PAVING.

B LANDSCAPE NOTES

1. CLEAR & GRUB AREAS OF WORK, INCLUDING REMOVING PLANTS, GRASS, WEEDS & OTHER DELETERIOUS MATERIALS. DEPOSE OF MATERIAL AT A LEGAL WASTE FACILITY.
2. CONTRACTOR TO COLLECT EXISTING SOIL SAMPLES (2FT DEEP) FROM EACH OF THE AREAS OF NEW PLANTINGS AND SUBMIT TO WAYPOINT ANALYTICAL CALIFORNIA (714.282.8777) OR EQUIVALENT, FOR SOIL TEST A05-2/WELO WITH RECOMMENDATIONS FOR SOIL AMENDMENTS PRIOR TO INSTALLATION OF PLANT MATERIAL.
3. SOIL AMENDMENTS SHALL BE INCORPORATED ACCORDING TO THE RECOMMENDATIONS OF THE SOIL REPORT FOR WHAT IS APPROPRIATE FOR THE PLANTS SELECTED.
4. AFTER REMOVAL OF EX. PLANTS & WEEDS, ROTOTIL TOP 6" OF DIRT IN LANDSCAPE AREAS & SOIL AMENDMENTS, COMPACT SOIL TO 85%. FINISHED GRADE IN LANDSCAPE AREAS TO BE 2" BELOW EDGE OF ADJACENT PAVING.
6. PRIOR TO PLANTING OF ANY MATERIAL, COMPACTED SOILS SHALL BE TRANSFORMED TO BE IN A FRIABLE CONDITION.
7. PLANT PITS: TO BE 1-1/2 TIMES THE PLANT'S ROOTBALL. AMEND EACH PIT W/ 1/3 MIX OF SOIL AMENDMENT & 2/3 SITE SOIL. MIX BEFORE BACKFILL.
8. COMPACT SUB-GRADE UNDER ALL PAVING TO 95%.
9. GRADE SITE TO DRAIN AWAY FROM THE BUILDING. SLOPE PAVING MIN. OF 2% AWAY FROM BUILDING & PER CIVIL PLAN.
10. MIN. OF 2" OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES IN PLANTING AREAS, EXCEPT IN ROOTING GROUNDCOVER AREAS. TO PROVIDE HABITAT FOR BENEFICIAL INSECTS AND OTHER WILDLIFE.
11. IMPLEMENT PRACTICES TO REDUCE THE DISCHARGE OF PESTICIDES, HERBICIDES AND FERTILIZERS. AT A MIN. IMPLEMENT LANDSCAPE MANAGEMENT MEASURES THAT RELY ON NON-CHEMICAL SOLUTIONS.

C TREE REPLACEMENT

(3) TREES TO BE REMOVED PER CIVIL DEMOLITION PLAN

ON-SITE TREE REPLACEMENT RATIO: 2:1
(6) ACER G. VAR. GLABRUM MOUNTAIN MAPLE 24" BOX

OFF-SITE TREES IN THE PUBLIC RIGHT OF WAY
(4) CERGIS OCCIDENTALIS WESTERN REDBUD 36" BOX

D ROOT BARRIERS

ALL TREES IN THE PUBLIC RIGHT OF WAY SHALL HAVE ROOT BARRIERS FOR SIDEWALK PROTECTION, MIN. OF 16' LONG OR EXTEND TO THE DRIP LINE OF THE MATURE TREE, WHICH EVER IS GREATEST. LENGTH SHOWN ON PLAN

ROOT BARRIER ALONG SIDEWALK - 18" DEEP
ROOT BARRIER ALONG STREET SIDE - 24" DEEP

— — PRODUCT: DEEPROOT OR APPROVED EQUAL
MODEL NO: UB-18-2 - SIDEWALK SIDE
UB-24-2 - STREET SIDE
REFER TO DTL ON SHT. L4 FOR INSTALLATION INFORMATION

Submittals:
RESPONSE TO CITY COMMENT LETTER

LICENSED LANDSCAPE ARCHITECT — STATE OF CALIFORNIA
Susan M. Landry
No. 5936
31 JAN 25
Renewal Date
15 APR 24
Date Signed

Environmental Edges
Susan M. Landry
Landscape Architect
Phone: 408.644.6936
Email: EnvironmentalEdges@yahho.com

Project Information for:
Cheeney Street Townhouses
4349 Cheney Street
Santa Clara, CA

Sheet Title: Planting Plan

Date: 15 APR 24

Sheet: L1

A PLANT LEGEND

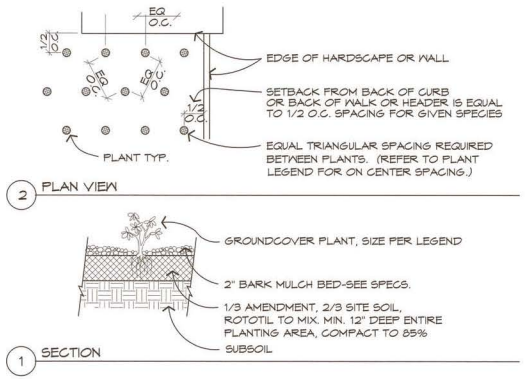
SYM.	QTY.	ABR.	BOTANICAL	COMMON NAME	SIZE
	4	CO	CERCIS OCCIDENTALIS	WESTERN REDBUD	36" BOX
	3	AG	ACER G. VAR. GLABRUM	MOUNTAIN MAPLE	24" BOX
	15	PI	PRUNUS ILICIFOLIA	HOLLEY LEAF CHERRY	15 GAL
	2	CM	CEANOTHUS MARITIMUS	MARITIME CEANOTHUS	1 GAL
	4	CT	CEANOTHUS THYRSIFLORUS	CREEPING BLUEBLOSSOM	1 GAL
	11	DA	DIPLACUS AURANTIACUS	BUSH MONKEY FLOWER	1 GAL
	6	ES	ERIOPHYLLUM STAECHADIFOLIUM	SEASIDE WOOLLY SUNFLOWER	1 GAL
	33	KC	KECKIELLA CORYMBOSA	KECKIELLA	1 GAL
	24	HM	HEUCHERA MAXIMA	ALUM ROOT	1 GAL
	8	LF	LEPECHINIA FRAGRANS	FRAGRANT PITCHER SAGE	5 GAL
	21	LA	LUPINUS ALBIFRONS	SILVER LUPINE	5 GAL
	3	RV	RIBES VIBURNIFOLIUM	CATALINA CURRANT	1 GAL
	7	SG	SALVIA 'GREEN CARPET'	GREEN CARPET SAGE	1 GAL
	11	SS	SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL
	8	SA	SALVIA APIANA	WHITE SAGE	5 GAL
	3	VC	VENEGASIA CARPESIOIDES	CANYON SUNFLOWER	5 GAL

STORM WATER C.3 PLANT LIST

SYM.	ABR.	BOTANICAL NAME	COMMON NAME	SPACING
	CB	CAREX BARBARAE	VALLEY SEDGE	2' O.C.
	BG	BOUTELOUA G. 'BLONDE AMBITION'	BLONDE AMBITION GRAMA	16" O.C.
	JP	JUNCUS PATENS	COMMON RUSH	16" O.C.
	MR	MUHLENBERGIA RIGENS	DEERGRASS	3' O.C.
	SB	SISYRINCHIUM BELLUM	BLUE-EYED GRASS	6" O.C.

PLANT LEGEND NOTES:

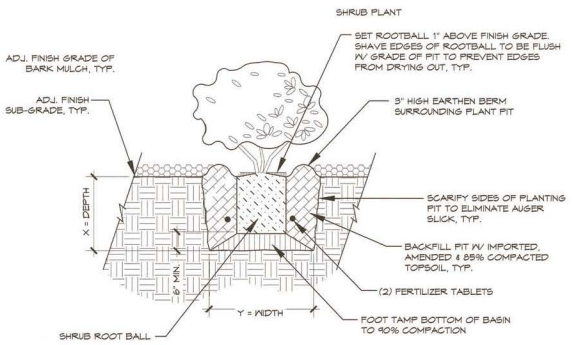
1. THE PLANT QUANTITIES SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER THE QUANTITY LISTED IN THE PLANT LEGEND.
2. PLANT SYMBOLS IN LEGEND ARE NOT TO SCALE AND MAY APPEAR SMALL THEN SHOWN N ON PLAN.
3. REFER TO DTL. LS-2, SHT. L4 FOR TREE PLANTINGS, DTL. C, THIS SHT. FOR SHRUBS PLANTINGS & DTL. B, THIS SHT. FOR GROUND COVER PLANTINGS



2 PLAN VIEW

1 SECTION

B GROUND COVER PLANTING DETAIL



C SHRUB PLANTING DETAIL

Submittals:
RESPONSE TO CITY COMMENT LETTER

LICENSED LANDSCAPE ARCHITECT
STATE OF CALIFORNIA
31 JAN 25
Renewal Date
15 APR 24
Date Signed

Environmental Edges
Susan M. Landry
Landscape Architect
Phone: 408.644.6936
Email: Environmental.Edges@yahoo.com

Project Information for:
Cheeney Street Townhouses
4349 Cheney Street
Santa Clara, CA

Sheet Title:
Plant Legend & Planting Details

Date: 15 APR 24

Sheet:
L2

(B) IRRIGATION NOTES

1. PROVIDE COMPLETE IRRIGATION SYSTEM TO EACH TREE, SHRUB & GROUND COVER PLANT. CONNECT SUPPLY LINE TO IRRIGATION WATER METER
2. INSTALL IRRIGATION SLEEVES UNDER DRIVE WAY & PAVING

(A) IRRIGATION LEGEND

SYM.	MANF./TYPE	MODEL NO.
[C]	HUNTER - CONTROLLER	P2c-400 - 10 STATIONS IRRIGATION CONTROLLER, 4-STATION BASE MODEL & 2 EXTRA MODULES, PLASTIC WALL MOUNT CABINET, 120 VAC WITH U.S. CABLE AND PLUG W/ SOFTWARE FOR CELL PHONE, PER DTL. C, SHT. L5
[R]	HUNTER - SOLAR SYNC SENSOR	WSS-SEN WIRELESS SOLAR SYNC WIRELESS WITH COMPATIBLE GENERIC WALL MOUNT CONTROLLER, PER DTL. E, SHT. L5
[BFP]	FEBCO - BACKFLOW PREVENTER	1" - F825EBV-RP BACKFLOW PREVENTER (LEAD FREE) W/ SHUT-OFF BALL VALVES & WYE STRAINER. COVER W/ INSULATION BLANKET, MIN. R-13, GREEN, WEATHERGUARD OR EQUAL., PER CITY STANDARD DETAIL, SHT. LS-19, SHT. L4
[F/M]	HUNTER - FLOW SENSOR & MASTER VALVE	ICV & HC-FLOW 1" FLOW SENSOR & MASTER VALVE - SET FOR MAX. FLOW RATE OF LARGEST VALVE, DTL. A & B, SHT. L6
◕	EWING - REMOTE CONTROL VALVE	PCZ-101-40 1" REMOTE CONTROL VALVE W/ FILTER/REGULATOR, 40 PSI PRESSURE REDUCER, 150 MESH SCREEN, PER DTL. LS-16, SHT. L4
[XX]	VALVE CALLOUT	NO. PER PLAN XX = VALVE NO.
■	TORO	PC-FB-25 TREE FLOOD BUBBLER, PER DTL. LS-2, SHT. L4
●	NETAFIM - DRIP LINE RING	1/4 6" EMITTER LINE TECHLINE CV DRIP TUBING RING, 6" EMITTER SPACING, 1/4" TUBING, ALGAE RESISTANT, MIN. 2 INLINE EMITTERS PER RING, PER DTL'S. A, SHT. L5
– – –	NETAFIM - DRIP LINE	1/4 12" EMITTER LINE TECHLINE CV DRIP TUBING, 12" EMITTER SPACING, 1/4" TUBING, ALGAE RESISTANT, PER DTL. D, SHT. L5
▪▪▪▪	SCHED. 40	1-1/2" PIPE IRRIGATION MAINLINE, PER DTL. C, SHT. L6
▪▪▪▪	SCHED. 80	1- 1/2" PIPE, 4" SLEEVE IRRIGATION MAINLINE & SLEEVE UNDER PAVING, PVC SCHED. 80, WHITE PIPE, W/ PULL WIRE, CONTROLLER WIRES & IRRIGATION PIPE, DTL. D, SHT. L6
——	CLASS 200	1" MIN. SIZE IRRIGATION LATERAL LINE, PVC CLASS 200, WHITE PIPE, 12" DEPTH, PER DTL. D, SHT. L6

(C) WELO WATER BUDGET

SECTION A - MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

HYDROZONE AREA INFORMATION

Hydrozone Label	Plant Water Use Type	Plant Type	Hydrozone Area (square feet)
1	Low	shrubs, ground cover, grasses	630
2	Low	shrubs, ground cover, grasses	195
3	Low	grasses	340
4	Low	shrubs, ground cover, grasses	480
5	Low	grasses	235
6	Low	shrubs & ground cover, grasses	245
7	Low	shrubs & ground cover, grasses	255
8	Low	shrubs & ground cover, grasses	260
9	Low	shrubs & ground cover, grasses	630
10	Low	shrubs & ground cover, grasses	250
11	Low	shrubs & ground cover, grasses	300

[6]
Summary of Hydrozone Area Information

Summary Area	Area (square feet)
Sum of Low-Water-Use Areas	3,820
Sum of Moderate & Mixed-Water-Use Areas	0
Sum of High-Water-Use Areas	0
Sum of Special Landscape Areas	0
Sum of all Landscape Areas	3,820

[7]
Maximum Applied Water Allowance = 45,829 gallons per year.

SECTION B - ESTIMATED TOTAL WATER USE (ETWU)

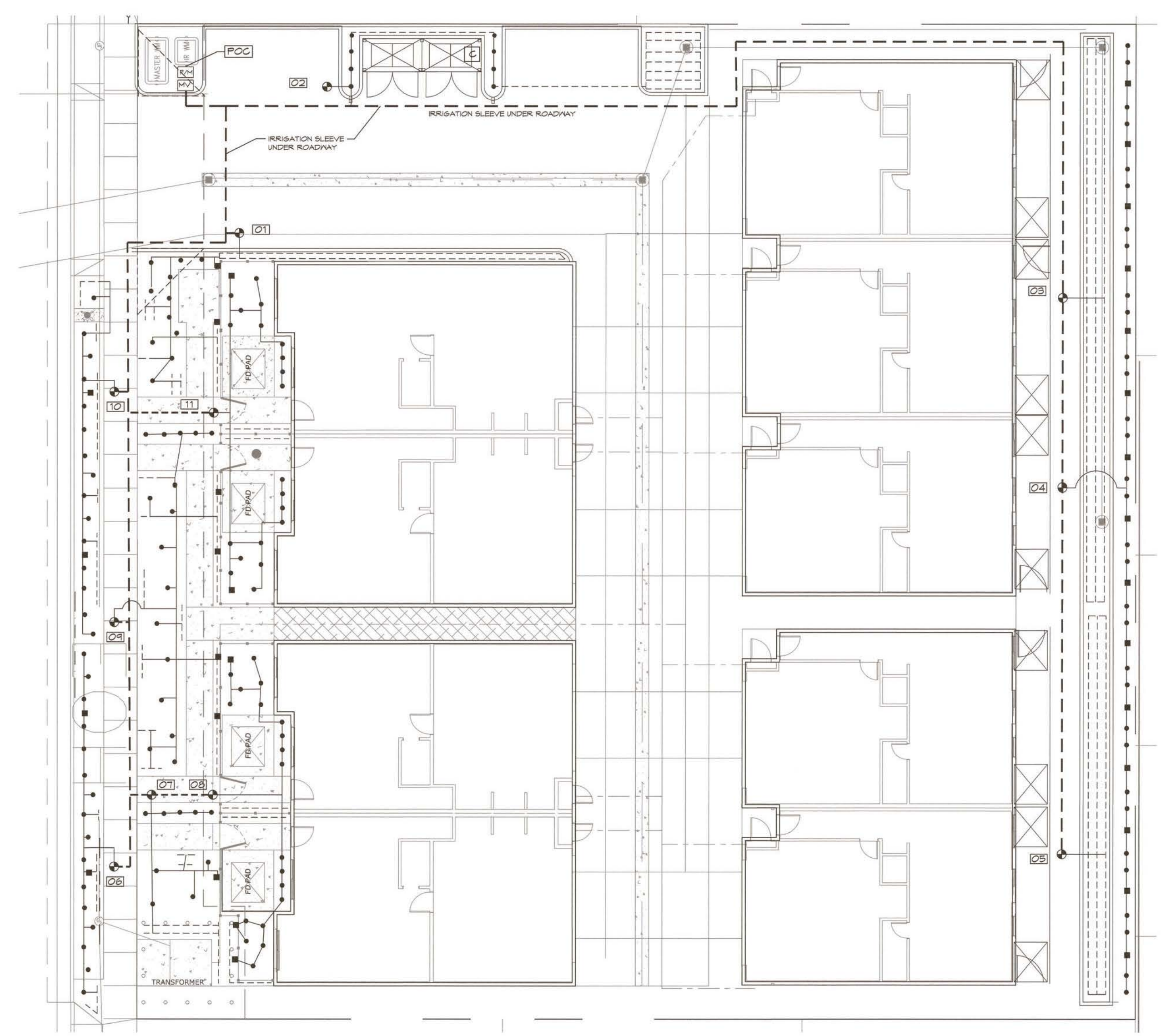
Hydrozone Label	Plant Water Use Type	Plant Type	Plant Factor (PF)	Hydrozone Area (HA) square feet	Irrigation Method	Irrigation Efficiency (IE)	ETWU (gal/yr)
1	Low	shrubs, ground cov	0.3	630	Drip	0.81	6,221
2	Low	shrubs, ground cov	0.3	195	Drip	0.81	1,925
3	Low	grasses	0.3	340	Drip	0.81	3,357
4	Low	shrubs, ground cov	0.3	480	Drip	0.81	4,740
5	Low	grasses	0.3	235	Drip	0.81	2,320
6	Low	shrubs & ground co	0.3	245	Drip	0.81	2,419
7	Low	shrubs & ground co	0.3	255	Drip	0.81	2,518
8	Low	shrubs & ground co	0.3	260	Drip	0.81	2,567
9	Low	shrubs & ground co	0.3	630	Drip	0.81	6,221
10	Low	shrubs & ground co	0.3	250	Drip	0.81	2,469
11	Low	shrubs & ground co	0.3	300	Drip	0.81	2,962

Total Water Use = 37,719 gallons/year

SECTION C. COMPARISON OF ETWU AND MAWA

The calculated ETWU may not exceed the calculated MAWA.

MAWA= 45,829 [from Section A] $\geq$ **ETWU = 37,719** [from Section B]



(D) IRRIGATION PLAN

REFER TO SHT. L4 & L5 FOR IRRIGATION DETAILS

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

0' 4' 8' 16'

Submittals:

RESPONSE TO CITY COMMENT LETTER

LICENSED LANDSCAPE ARCHITECT · STATE OF CALIFORNIA · Susan M. Landry Lic. No. 3161 · Signature · 31 Jan 25 Renewal Date · 15 Apr 24 Date Signed

Environmental Edges
Susan M. Landry
Landscape Architect
Phone: 408.644.6936
Email: Environmental.Edges@yahho.com

Project Information for:

Cheeney Street Townhouses
4349 Cheney Street
Santa Clara, CA

Sheet Title:

Irrigation Plan & WELO Chart

Date: 15 APR 24

Sheet:

L3

UB 18-2 Specifications
18" DeepRoot® Tree Root Barrier

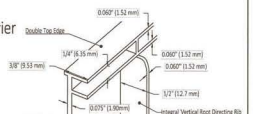
Specified tree root barrier is a mechanical barrier and root deflector used to prevent tree roots from damaging hardscapes and landscapes. Assembled in 24" (609 mm) long modules to create varying lengths for linear applications, or perimeter surround applications in varying sizes.

A. Materials

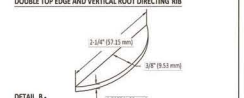
1. The contractor shall furnish and install tree root barrier as specified. The tree root barrier shall be either product #UB 18-2 as manufactured by DeepRoot® Green Infrastructure, LLC, 530 Washington Street, San Francisco, CA, www.deeproot.com (800.458.7668).
2. Root barrier shall be recyclable, black, injection molded panels with 0.75" (1.90 mm) wall thickness in modules 24" (609 mm) long and 18" (460 mm) deep.
3. Root barrier shall be manufactured with 75% reprocessed polypropylene with added ultraviolet inhibitors.
4. Root barrier shall be comprised of 24" (609 mm) panels. Each panel shall have no less than four (4) Molded Integral Vertical Root Directing Ribs of a minimum 0.060" (1.52 mm) thickness, protruding 1/2" (12.7 mm) at 90° from interior of the barrier panel, spaced 6" (152.4 mm) apart. (See Details A & D)
5. Root barrier shall have a Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel at 0.060" (1.52 mm) thickness, 3/8" (9.53 mm) wide and 1/4" (6.35 mm) apart with the lower rib attached to the vertical Root Directing Ribs (See Detail A).
6. Root barrier shall have a minimum of nine (9) Anti-Lift Ground Lock Tabs consisting of integral horizontal ridges of minimum 0.060" (1.52 mm) thickness in the shape of a segment of a circle, the 2-1/4" (57.15 mm) chord of the segment joining the panel wall and the segment, protruding 3/8" (9.53 mm) from the panel. The ground locks on each panel shall be about equally spaced between each of the vertical root directing ribs (See Details B & D).
7. Root barrier shall have an integrated Zipper Joining System for assembly by sliding one panel into another (See Detail C).

U.S. Patents: 5,305,549; and 5,528,857. Other Patents Pending.

Properties	Typical Value	ASTM Test Method
Tensile strength @ yield - Wall	2,354 PSI	D638
Tensile strength @ yield - Hinge	2,846 PSI	D638
Yield Elongation - Wall	7.44%	D638
Yield Elongation - Hinge	7.01%	D638
Flexural Modulus	119,625 PSI	D790B
Notched izod Impact - Wall	3.84 (ft-lbs)	D256A
Rockwell Hardness r scale - Wall	84.4	D785A

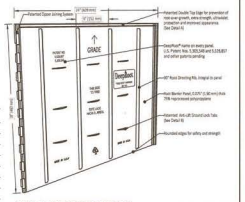


DETAIL A
DOUBLE TOP EDGE AND VERTICAL ROOT DIRECTING RIB



DETAIL B -
ANTI-LIFT GROUND LOCK TAB

DETAIL C - ZIPPER JOINING SYSTEM



DETAIL D - TREE ROOT BARRIER PANEL

deeproot

UB 24-2 Specifications
24" DeepRoot® Tree Root Barrier

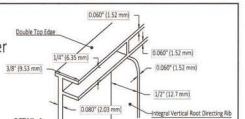
Specified tree root barrier is a mechanical barrier and root deflector used to prevent tree roots from damaging hardscapes and landscapes. Assembled in 24" (609 mm) long modules to create varying lengths for linear applications, or perimeter surround applications in varying sizes.

A. Materials

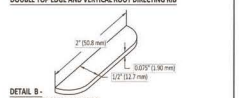
1. The contractor shall furnish and install tree root barrier as specified. The tree root barrier shall be either product #UB 24-2 as manufactured by DeepRoot® Green Infrastructure, LLC, 530 Washington Street, San Francisco, CA, www.deeproot.com (800.458.7668).
2. Root barrier shall be recyclable, black, injection molded panels with 0.90" (2.03 mm) wall thickness in modules 24" (609 mm) long and 24" (609 mm) deep.
3. Root barrier shall be manufactured with 75% reprocessed polypropylene with added ultraviolet inhibitors.
4. Root barrier shall be comprised of 24" (60.96 cm) panels. Each panel shall have no less than four (4) Molded Integral Vertical Root Directing Ribs of a minimum 0.075" (1.90 mm) thickness, protruding 1/2" (12.7 mm) at 90° from interior of the barrier panel, spaced 6" (152.4 mm) apart. (See Details A & D)
5. Root barrier shall have a Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel at 0.060" (1.52 mm) thickness, 3/8" (9.53 mm) wide and 1/4" (6.35 mm) apart with the lower rib attached to the vertical Root Directing Ribs (See Detail A).
6. Root barrier shall have a minimum of twelve (12) Anti-Lift Ground Lock Tabs consisting of integral horizontal ridges of minimum 0.075" (1.90 mm) thickness in the shape of a segment of an oblong, the 2" (50.8 mm) chord of the segment joining the panel wall and the segment, protruding 3/8" (9.53 mm) from the panel. The twelve ground locks on each panel shall be about equally spaced between each of the vertical root directing ribs (four (4) between each set of ribs, see Details B & D).
7. Root barrier shall have an integrated Zipper Joining System for assembly by sliding one panel into another (See Detail C).

U.S. Patents: 5,305,549; and 5,528,857. Other Patents Pending.

Properties	Typical Value	ASTM Test Method
Tensile strength @ yield - Wall	2,354 PSI	D638
Tensile strength @ yield - Hinge	2,846 PSI	D638
Yield Elongation - Wall	7.44%	D638
Yield Elongation - Hinge	7.01%	D638
Flexural Modulus	119,625 PSI	D790B
Notched izod Impact - Wall	3.84 (ft-lbs)	D256A
Rockwell Hardness r scale - Wall	84.4	D785A

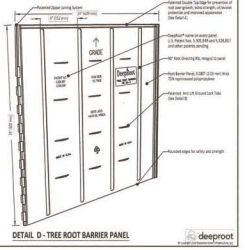


DETAIL A
DOUBLE TOP EDGE AND VERTICAL ROOT DIRECTING RIB



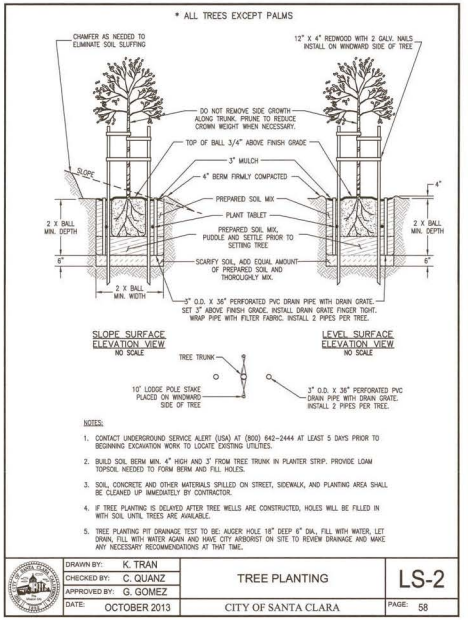
DETAIL B -
ANTI-LIFT GROUND LOCK TAB

DETAIL C - ZIPPER JOINING SYSTEM



DETAIL D - TREE ROOT BARRIER PANEL

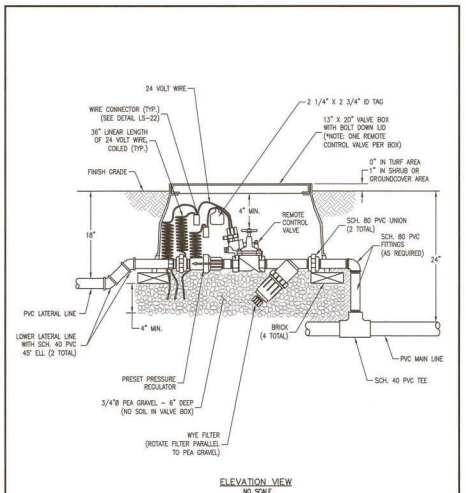
deeproot



NOTES:

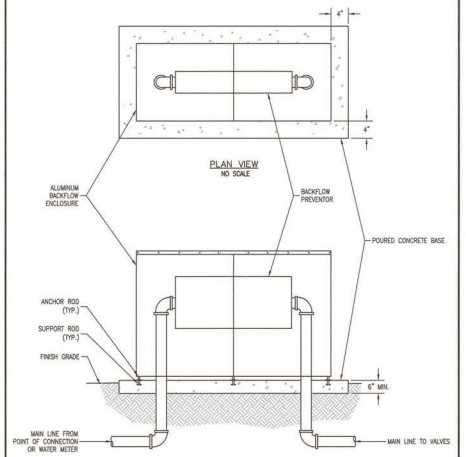
1. CONTACT UNDERGROUND SERVICE ALERT (USA) AT (800) 642-2444 AT LEAST 5 DAYS PRIOR TO BEGINNING EXCAVATION WORK TO LOCATE EXISTING UTILITIES.
2. BUILD SOIL BERM MIN. 4" HIGH AND 3' FROM TREE TRUNK IN PLANTER STRIP. PROVIDE LOAM TOPSOIL NEEDED TO FORM BERM AND FILL HOLES.
3. SOIL, CONCRETE AND OTHER MATERIALS SPILLED ON STREET, SIDEWALK, AND PLANTING AREA SHALL BE CLEANED UP IMMEDIATELY BY CONTRACTOR.
4. IF TREE PLANTING IS DELAYED AFTER TREE WELLS ARE CONSTRUCTED, HOLES WILL BE FILLED IN WITH SOIL UNTIL TREES ARE AVAILABLE.
5. TREE PLANTING PIT DRAINAGE TEST TO BE: AUGER HOLE 18" DEEP 6" DIA., FILL WITH WATER, LET DRAIN, FILL WITH WATER AGAIN AND HAVE CITY ARBORIST ON SITE TO REVIEW DRAINAGE AND MAKE ANY NECESSARY RECOMMENDATIONS AT THAT TIME.

DRAWN BY:	K. TRAN	TREE PLANTING	LS-2
CHECKED BY:	C. QUANZ		
APPROVED BY:	G. GOMEZ		
DATE:	OCTOBER 2013	CITY OF SANTA CLARA	PAGE: 58



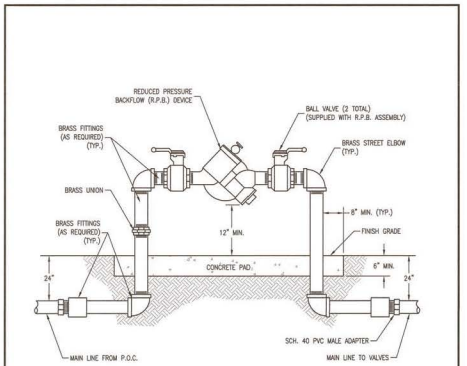
ELEVATION VIEW
NO SCALE

DRAWN BY:	K. TRAN	LOW VOLUME REMOTE CONTROL VALVE	LS-16
CHECKED BY:	C. QUANZ		
APPROVED BY:	G. GOMEZ		
DATE:	OCTOBER 2013	CITY OF SANTA CLARA	PAGE: 72



ELEVATION VIEW
NO SCALE

DRAWN BY:	K. TRAN	BACKFLOW ENCLOSURE	LS-18
CHECKED BY:	C. QUANZ		
APPROVED BY:	G. GOMEZ		
DATE:	OCTOBER 2013	CITY OF SANTA CLARA	PAGE: 74



ELEVATION VIEW
NO SCALE

NOTES:

1. EVENLY COAT METAL FITTINGS EXPOSED TO SOIL AND CONCRETE WITH 3M SCOTCHRAP PIPE PRIMER AND THEN WRAP WITH 3M SCOTCHRAP NO. 51 BLACK TAPE (1/4" OVERLAP).
2. FOR SERVICE CONNECTION, REFER TO WATER & SEWER DEPARTMENT STANDARD DETAILS.

DRAWN BY:	K. TRAN	REDUCED PRESSURE BACKFLOW ASSEMBLY	LS-19
CHECKED BY:	C. QUANZ		
APPROVED BY:	G. GOMEZ		
DATE:	OCTOBER 2013	CITY OF SANTA CLARA	PAGE: 75

Submittals:
RESPONSE TO CITY COMMENT LETTER

LICENSED LANDSCAPE ARCHITECT — STATE OF CALIFORNIA — EXPIRATION 31 Jan 25 — Approved Date 15 APR 24

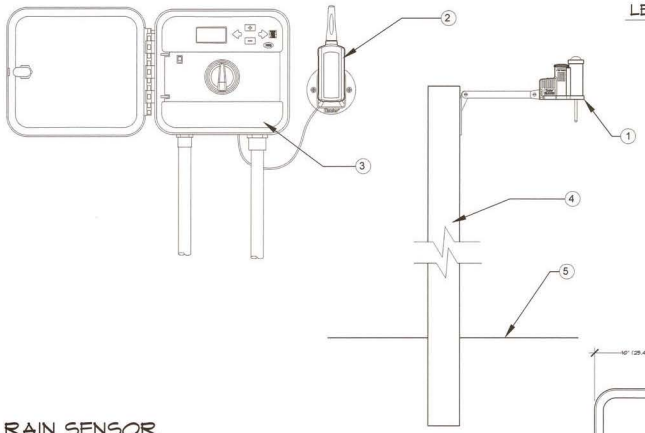
Environmental Edges
Susan M. Landry
Landscape Architect
Phone: 408.644.6936
Email: EnvironmentalEdge@yahoo.com

Project Information for:
Cheeney Street Townhouses
4349 Cheney Street
Santa Clara, CA

Sheet Title:
Irrigation Details

Date: 15 APR 24

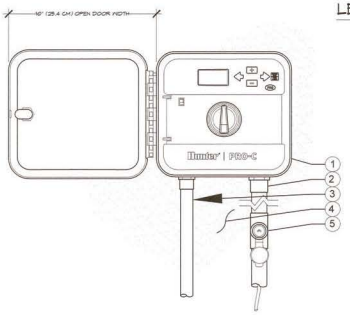
Sheet:
L4



LEGEND:

1. SOLAR SYNC WIRELESS SENSOR
2. SOLAR SYNC WIRELESS RECEIVER
3. SOLAR SYNC COMPATIBLE CONTROLLER
4. POST OR SUITABLE MOUNTING SURFACE
5. FINISHED GRADE

E RAIN SENSOR

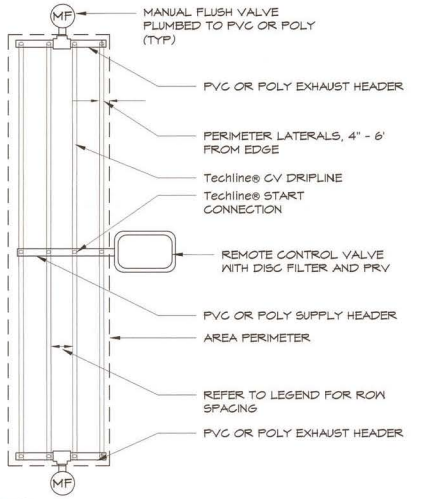


LEGEND:

1. IRRIGATION CONTROLLER (PRO-C) PER PLAN
2. IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
3. ELECTRICAL SUPPLY CONDUIT CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
4. ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN
4. SMART PORT

NOTE
MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL, CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC POWER SOURCE

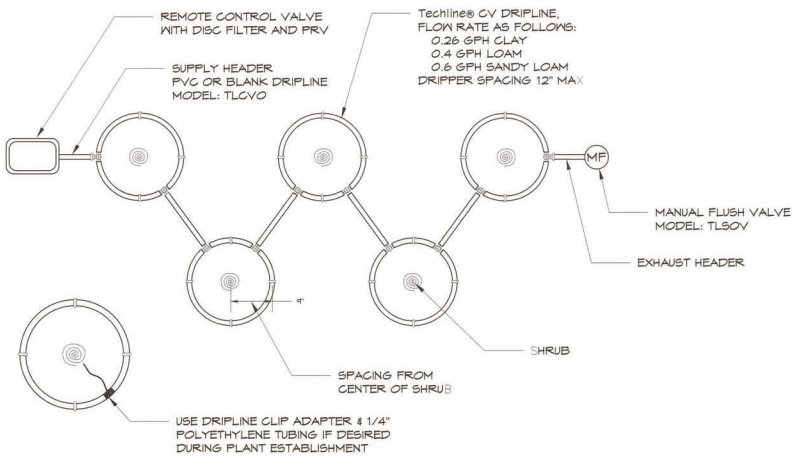
C IRRIGATION CONTROLLER



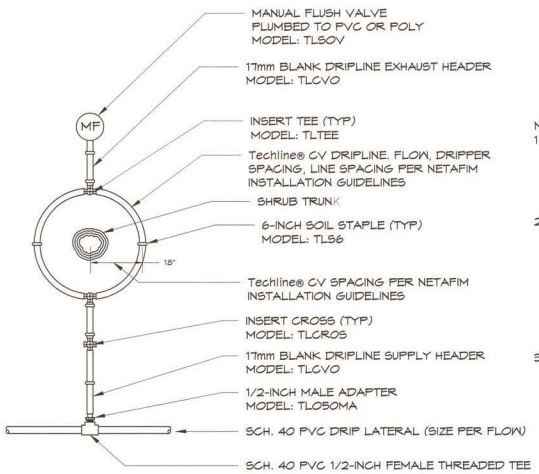
NOTES:

1. RECOMMENDED MINIMUM FILTRATION: 120 MESH
2. PRESSURE AT FLUSH VALVE SHALL BE MIN 14.5 PSI
3. 2 PSI CHECK VALVE (MAX 4.6' OF WATER (ELEVATION CHANGE))
4. REFER TO MAXIMUM LENGTH OF A SINGLE LATERAL CHART

A DRIP LINES



A DRIP RING - MULTIPLE SHRUBS



NOTES TO DESIGNER:

1. INSTALL FIRST Techline® CV LOOP 18-INCHES FROM CENTER OF TREE TRUNK. INSTALL EACH ADDITIONAL LOOP PER NETAFIM INSTALLATION GUIDELINES.
2. INSTALL Techline® CV DRIPLINE ON SURFACE TO MAXIMUM OF 6-INCHES BELOW GRADE, STAPLE IN PLACE PER MANUFACTURER'S RECOMMENDATIONS, BACKFILL AND SPREAD SURFACE TREATMENT AS DIRECTED BY OTHERS.
3. INSTALL Techline® CV IN ACCORDANCE WITH NETAFIM INSTALLATION GUIDELINES.

B DRIP RING

Submittals:

RESPONSE TO CITY COMMENT LETTER

LICENSED LANDSCAPE ARCHITECT
STATE OF CALIFORNIA
Susan M. Landry
No. 5161
31 JAN 25
15 APR 24
Date Signed

Environmental Edges
Susan M. Landry
Landscape Architect
Phone: 408.644.6936
Email: Environmental.Edges@yahoo.com

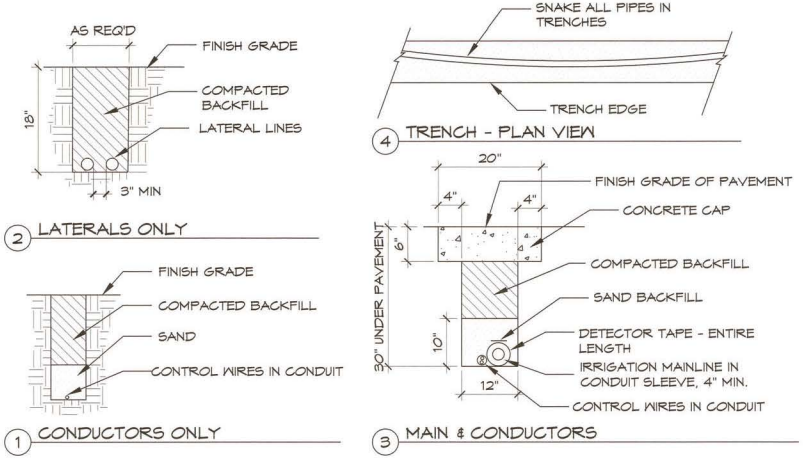
Project Information for:

Cheeney Street Townhouses
4349 Cheney Street
Santa Clara, CA

Sheet Title: irrigation Details

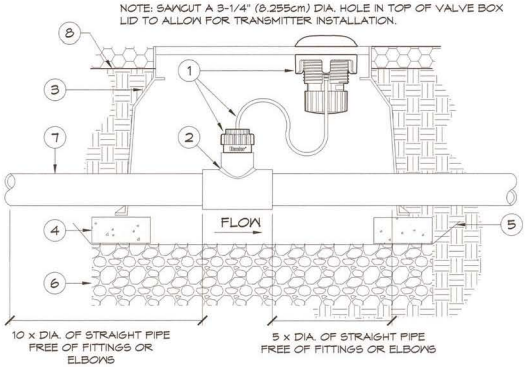
Date: 15 APR 24

Sheet: L5



NOTE:
1. ALL TRENCH BACKFILL TO BE FREE OF ROCKS OVER 1"

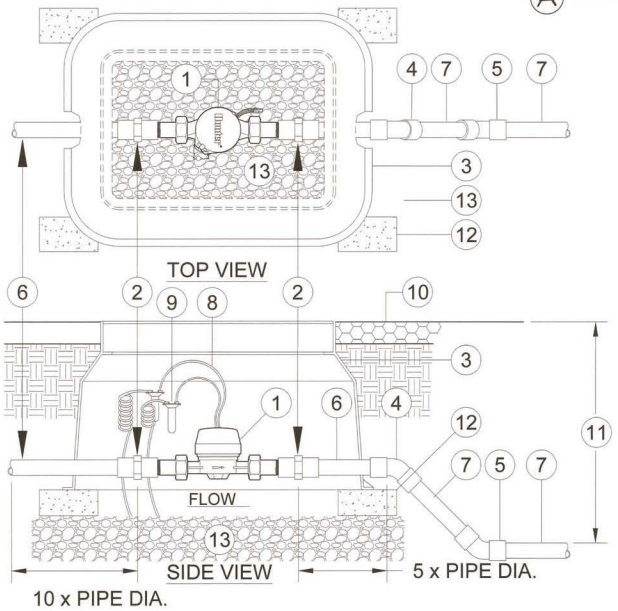
C TRENCH DETAIL



DETAIL LEGEND:

1. WIRELESS FLOW SENSOR, CABLE, AND TRANSMITTER (WFS)
2. RECEPTACLE TEE (FCT)
3. RECTANGULAR VALVE BOX
4. BRICK SUPPORTS AT EACH CORNER (4)
5. FILTER FABRIC
6. 6" MIN. GRAVEL BASE
7. MAIN LINE AND SOIL COVER PER PLAN
8. FINISHED GRADE OF SOIL, 2" BELOW TOP OF LID FOR BARK LAYER

A FLOW SENSOR



B MASTER VALVE

FLOW METER SPECIFICATIONS

INLET/ OUTLET CONNECTION SIZE	3/4" NPT BODY, MALE THREAD WITH 1" NPT MALE ADAPTER
INTERNAL DIA.	3/4"
MIN. FLOW	0.22 GPM
MAX. RECOMMENDED FLOW	15 GPM
MAX. FLOW RATE	21 GPM
DIAL READING	1 PULSE PER 0.1 US GALLON
WORKING PRESSURE	1-230 PSI

NOTE: INLET PIPE ENTERING METER: LENGTH MUST BE A MIN. OF 10 X PIPE DIA.
OUTLET PIPE LEAVING METER: LENGTH MUST BE MIN. OF 5 X PIPE DIA.
INLET AND OUTLET PIPE MUST BE STRAIGHT PIPE WITH NO FITTINGS OR TURNS UNTIL AFTER THESE SPECIFIED LENGTHS. PIPE AND FITTINGS MAY BE SCH 80 PVC SOLVENT WELD, THREADED SCH 80 PVC OR BRASS, AS REQUIRED FOR PROJECT.

DETAIL LEGEND:

1. HUNTER HC FLOW METER HC-075 WITH UNION CONNECTIONS
2. SCH 80 PVC FEMALE ADAPTER (S X T)
3. RECTANGULAR VALVE BOX PER SPECIFICATIONS
4. SCH 80 PVC 45 DEGREE ELBOW (S X S) TO LOWER MAIN LINE TO PROPER DEPTH (SIZE FOR LARGER MAIN LINE AS NEEDED)
5. SCH 80 PVC 45 DEGREE ELBOW (S X S) TO LOWER MAIN LINE TO PROPER DEPTH
6. 1" DIA. (25 mm) MAIN LINE AT INLET & OUTLET
7. MAIN LINE TO SYSTEM (SEE LEGEND AND PLANS FOR TYPE AND SIZE)
8. TWO WIRES TO FLOW SENSOR TERMINALS AT CONTROLLER. MIN. 14 AWG-UF (2.08 mm²) WIRE WITH DIFFERENT COLOR FROM CONTROL/COMMON WIRE.
9. WEATHERPROOF WIRE CONNECTOR
10. FINISH GRADE
11. SPECIFIED SOIL COVER (SEE LEGEND)
12. COMMON BRICK
13. GRAVEL BASE, 6" (15 cm) DEEP

Submittals:
RESPONSE TO CITY COMMENT LETTER

LICENSED LANDSCAPE ARCHITECT — Susan M. Landry — 3496 — 31 JAN 25 — 15 APR 24 (Date Signed) — STATE OF CALIFORNIA

Environmental Edges
Susan M. Landry
Landscape Architect
Phone: 408.644.6936
Email: Environmental.Edges@yahho.com

Project Information for:
Cheeney Street Townhouses
4349 Cheney Street
Santa Clara, CA

Sheet Title: irrigation Details

Date: 15 APR 24

Sheet: L6

JUNCUS PATENS
COMMON RUSH

SALVIA SPATHACEA
HUMMINGBIRD SAGE

HEUCHERA MAXIMA
ALUM ROOT

CEANOTHUS MARITIMUS
MARITIME CEANOTHUS

CERCIS OCCIDENTALIS
WESTERN REDBUD

MUHLENBERGIA RIGENS
DEERGRASS

SALVIA APIANA
WHITE SAGE

LEPECHINIA FRAGRANS
FRAGRANT PITCHER SAGE

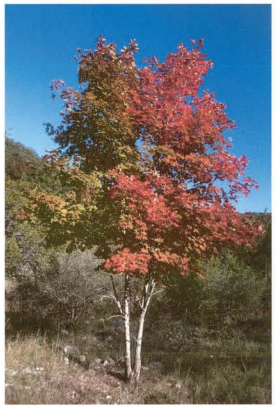
CEANOTHUS THYRSIFLORUS
CREEPING BLUEBLOSSOM

SISYRINCHIUM BELLUM
BLUE-EYED GRASS

VENEGASIA CARPESIOIDES
CANYON SUNFLOWER

LUPINUS ALBIFRONS
SILVER LUPINE

DIPLACUS AURANTIACUS
BUSH MONKEY FLOWER



ACER G. VAR. GLABRUM
MOUNTAIN MAPLE

CAREX BARBARAE
VALLEY SEDGE

RIBES VIBURNIFOLIUM
CATALINA CURRANT

ERIOPHYLLUM STAECHADIFOLIUM
SEASIDE WOOLLY SUNFLOWER

BOUTELOUA BLONDE AMBITION
BLONDE AMBITION GRAMA

SALVIA 'GREEN CARPET'
GREEN CARPET SAGE

KECKIELLA CORYMBOSA
KECKIELLA

PRUNUS ILICIFOLIA
HOLLY LEAF CHERRY

Submittals:
RESPONSE TO CITY COMMENT LETTER

LICENSED LANDSCAPE ARCHITECT
Susan Landry
31 Jan 25
Renewal Date
15 Apr 24
Date Signed
STATE OF CALIFORNIA

Environmental Edges
Susan M. Landry
Landscape Architect
Phone: 408.644.6930
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Project Information for:
Cheeney Street Townhouses
4349 Cheney Street
Santa Clara, CA

Sheet Title:
Plant Material

Date: 15 APR 24

Sheet:
L7