

PROJECT NOTES:

1. PROJECT NAME: CHENEY STREET TOWNHOUSES
2. ASSessor PARCEL NO: 154-12-025 & 154-12-026
3. SITE: 5125 CHENEY STREET, SANTA CLARA, CA 95054
4. LOT AREA: 0.12 ACRES (GROSS AREA)
5. OWNER: MARUTI BUILDERS, LLC
ADDRESS: 859 ALDUS COURT
MOUNTAIN VIEW, CA 95035
TELEPHONE: (650)-710-6725
6. ENGINEER: NINH M. LE, PE
ADDRESS: 598 E SANTA CLARA ST #270, SAN JOSE, CA 95112
TELEPHONE: (650)-896-7187
7. SURVEYOR: TOM H. MELO
ADDRESS: 2250 BOWMAN DRIVE, SAN CLARA, CA 95050
TELEPHONE: (408)-761-5800
8. EXISTING ZONING: R125 SINGLE RESIDENTIAL
9. PROPOSED ZONING: R12 - 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 EXISTING IMPROVEMENT WITHIN THE PROPERTY LINES

NOTES:

1. HOA WILL OWN AND MAINTAIN COMMON AREA.
2. SUBDIVISION SHALL RECORD A COVENANT OF EASEMENT TO THE CITY OF SANTA CLARA FOR INTER-REGULATORY, EMERGENCY ACCESS AND PARKING PURPOSES ACROSS THE LOT. THE RECORDING OF THE COVENANT OF EASEMENT OR THE CITY WAY CITY FILE NUMBER 118-048) PRIOR TO OR WITH THE RECORDATION OF THE MAP. SAID EASEMENTS) SHALL BE BINDING UPON, AND THE BENEFITS SHALL INURE TO, ALL OF THE INTERESTED PARTIES.
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 ALL UTILITIES EXISTING AND TO BE MAINTAINED OR REMOVED.
5. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF PORTLAND CEMENT CONCRETE CURB, GUTTER AND SIDEWALK, PAVEMENT TE-IN, AND THE RECORDATION OF A GRADED 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 SPECIFICATIONS.
7. ALL REQUIRED PARKING OF PRIVATE DEVELOPMENT SHALL BE LOCATED WITHIN THE DEVELOPMENT BOUNDARIES. PUBLIC DRIVEWAY FRONTAGE IS NOT INTENDED TO BE THE REQUIRED PARKING FOR THE 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 SHALL BE IN ACCORDANCE WITH THE CITY OF SANTA CLARA SPECIFICATIONS.
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 ENGINEERING DEPARTMENT. A GRADING PERMIT IS ISSUED IN ACCORDANCE WITH THE SAN JOSE CITY GRADING ORDINANCE.

TENTATIVE MAP
 CHEENEY STREET TOWN-HOUSES
 CHEENEY STREET
 APN 104-12-025 APN 104-12-026
 ALABAMA CONTRACT NO. _____ PROJECT NO. _____
LC ENGINEERING
 598 E Santa Clara, St #270
 San Jose, CA 95128
 Tel (408) 285-4008 Fax (408) 285-4008


TRAINING NO.	T1	TEST NO.	1	OF		FILE NO.	
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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. B8-A:
AGNEW ROAD, SOUTH SIDE, OPPOSITE GARRITY,
CHISELED CROSS ON TOP OF CATCH BASIN HOOD.

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft

LEGEND & ABBREVIATIONS

AB	AGGREGATE BASE	BM	BENCHMARK
AC	ASPHALT CONCRETE	CL	PROPERTY LINE
BLDG	BUILDING	PL	PARCEL LINE
BSL	BUILDING SETBACK LINE	SL	NEW LOT LINE
BW	BOTTOM OF WALL/BACK OF WALK	SL	EX LOT LINE TO BE REMOVED
CD	COBBLE ROCK ENERGY DISSIPATOR	SL	EX LOT LINE TO BE REMOVED (TYP)
CG	CURB & GUTTER		
C	CENTERLINE		
CS	SANITARY SEWER CLEANOUT		
CSP	CURB OPENING		
CONC	CONCRETE		
CSO	CITY STANDARD DETAIL		
D	DRAINAGE INLET		
DS	DOWNSPOUT		
DWT	DRIVEWAY		
ELEV	ELEVATION		
EM	ELECTRIC METER		
ELOH	ELECTRIC OVERHEAD		
ELUG	ELECTRIC UNDERGROUND		
EP	EDGE OF PAVEMENT		
EX	EXISTING		
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT		
FC	FACE OF CURB		
FD	FOUND		
FE	FRESH ELEVATION OF SUBFLOOR		
FG	GROUND FINISH GRADE		
FI	FIRE HYDRANT		
FL	FLOW LINE		
G	GAS VALVE		
GM	GAS METER		
HP	HIGH POINT		
HPV	HAZARD		
IP	IRON PIPE		
JT	JOINT TRENCH		
LIP	LIP OF GUTTER		
LS	LANDSCAPED AREA		
MAX	MAXIMUM		
MN	MANHOLE		
MNM	MINIMUM		
MW	MOVEMENT WELL		
NTS	NOT TO SCALE		
OH	OVERHEAD		
OG	ORIGINAL GROUND		
P	PAVEMENT FINISH GRADE		
PAD	PAID ELEVATION		
PL	PROPERTY LINE		
PP	POWER POLE		
PSE	PRIVATE SERVICE EASEMENT		
PSDR	PRIVATE STORM DRAIN RELEASE EASEMENT		
PSSE	PRIVATE SANITARY SEWER EASEMENT		
PWE	PRIVATE WATER LINE EASEMENT		
PWT	POLYETHYLENE TEREPHTHALATE		
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		
TD	TOP OF DRAIN		
TW	TOP OF WALL		
TYP	TYPICAL		
UGEE	UNDERGROUND ELECTRICAL EASEMENT		
VEG	VEGETATED		
W	WATER		
WM	WALKWAY		
WM	WATER METER		
WV	WATER VALVE		

