

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



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: 0.22 ACRES (GROSS AREA)
5. OWNER: MARUTI BUILDERS, LLC  
ADDRESS: 859 AUSA COURT  
MILPITAS, CA 95035  
TELEPHONE: (408)-710-6725
6. ENGINEER: NINA W. LE, PE  
ADDRESS: 598 E SANTA CLARA ST #270, SAN JOSE, CA 95112  
TELEPHONE: (408)-806-7187
7. SURVEYOR: TOM H. MLO  
ADDRESS: 2250 BOHANNON DRIVE, SAN CLARA, CA 95050  
TELEPHONE: (408)-761-5887
8. EXISTING ZONING: R1-SL SINGLE RESIDENTIAL FAMILY
9. PROPOSED ZONING: R2 - LOW DENSITY RESIDENTIAL
10. EXISTING USE: RESIDENTIAL
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 UNITS (AS NUMBERED ON TENTATIVE MAP CITY FILE NUMBER 118-048) 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 TE-20, 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 N26°14'30"W SHOWN ON PARCEL MAP, RECORDED IN BOOK 416 OF MAPS, AT PAGE 37, SANTA CLARA COUNTY RECORDS.

BENCHMARK

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

GRAPHIC SCALE

0 10 20  
IN FEET  
1 inch = 10 ft



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

1 OF 2  
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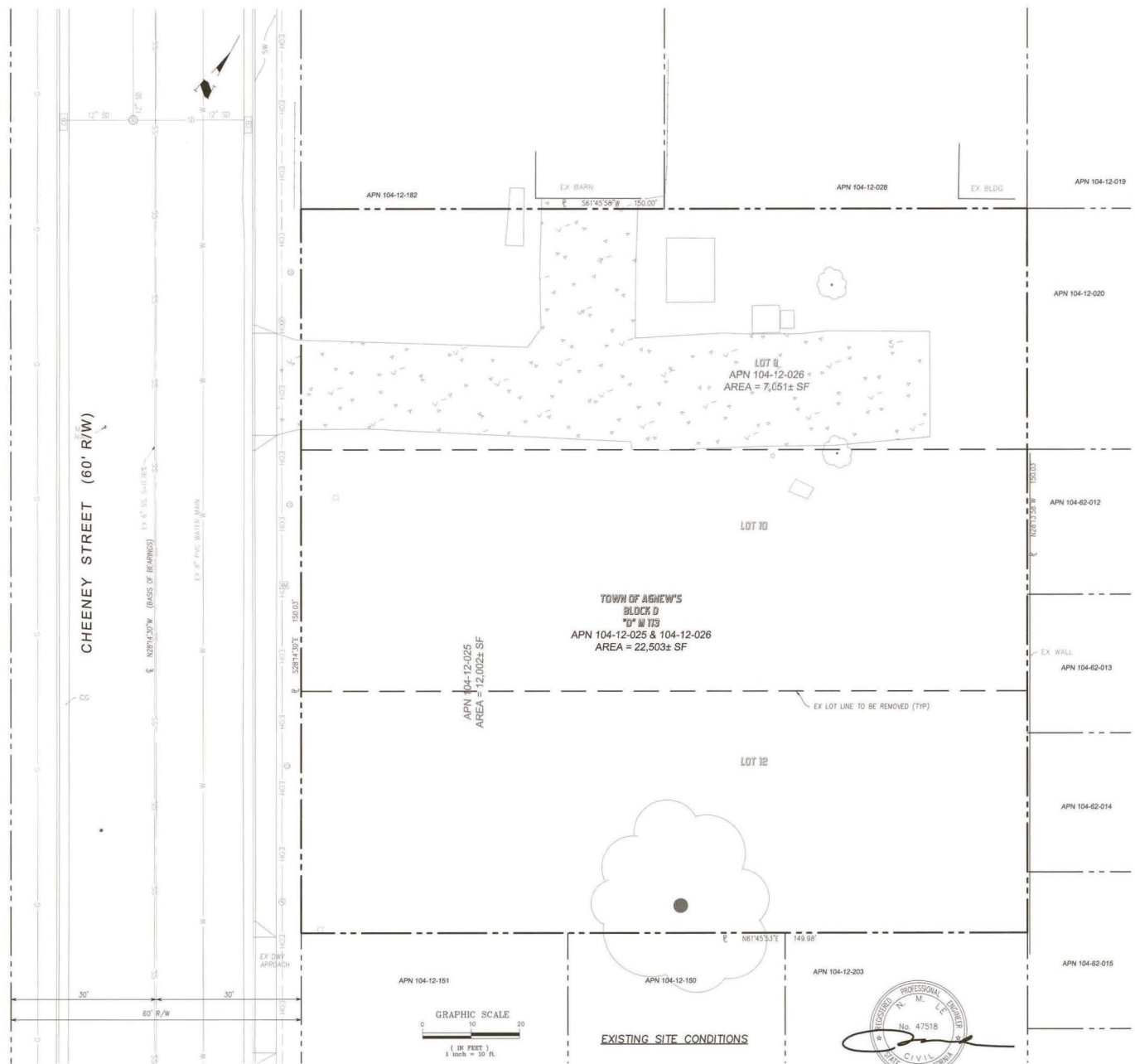
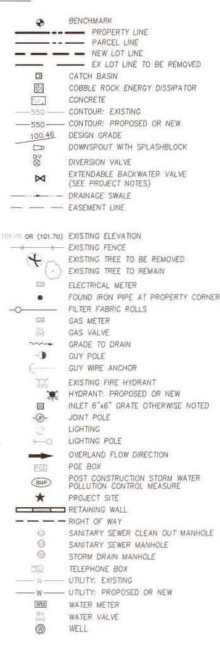
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SANTA CLARA

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**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  
LARA CALIFORNIA

DRAWING NO.

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**SANTA CLARA**

CALIFORNIA

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San Jose, CA 95112  
Phone: (408) 806-7187

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