

THE CHEENEY TOWNHOUSES

MFA

ENGINEERS & ASSOCIATES

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CHEENEY ST TOWNHOUSES
4249 CHEENEY ST
SANTA CLARA, CA 95054

DATE: 3/3/2025
PROJECT No. 39-071322

3D RENDERING

REF. NORTH



G0.1

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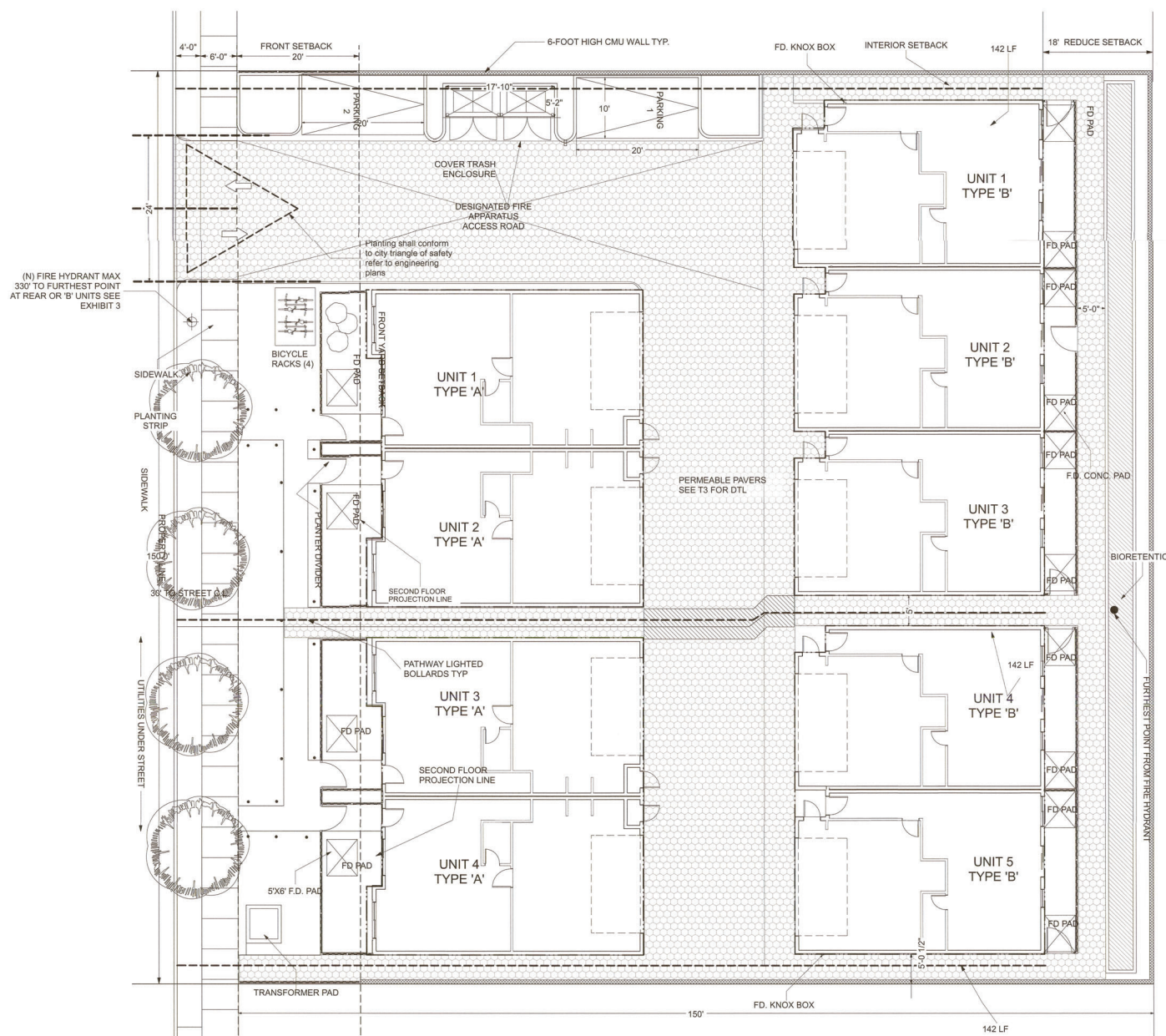
DATE:	6/26/2025
PROJECT No.	39-071322

SITE PLAN



A1.0

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SITE PLAN

1/8"

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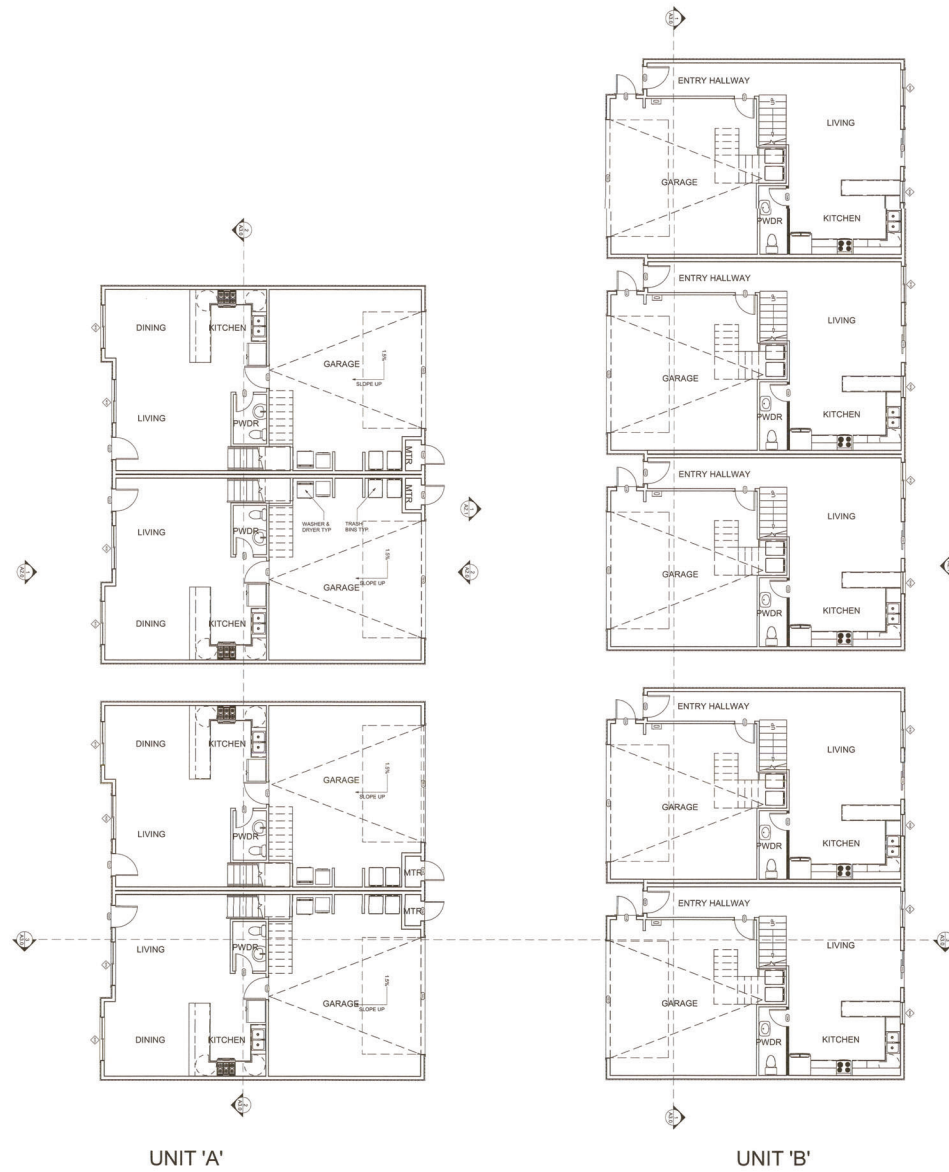
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UNIT 'A'

UNIT 'B'

LEVEL ONE FLOOR PLAN

1/8"

1

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

LEVEL ONE
FLOOR PLAN

REF. NORTH



A1.1

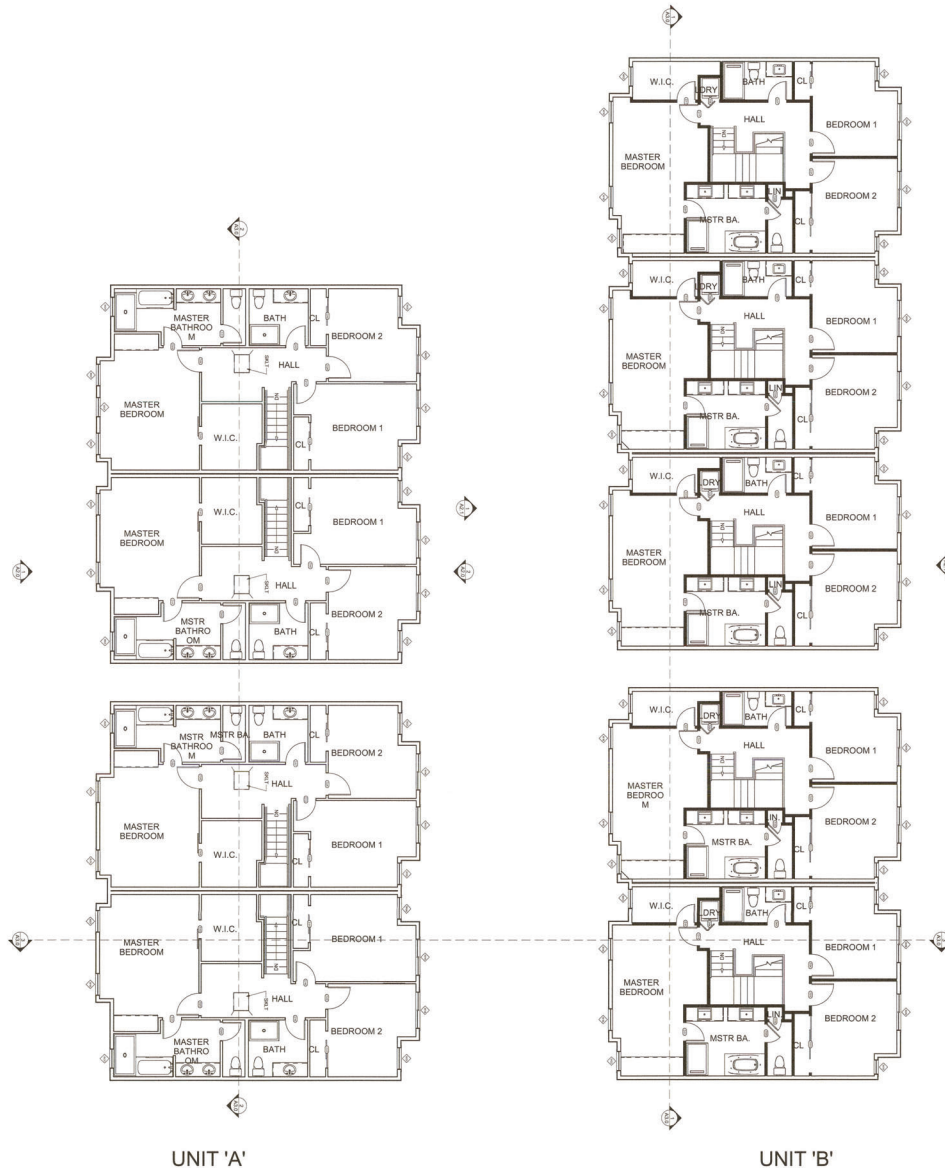
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UNIT 'A'

UNIT 'B'

LEVEL TWO FLOOR PLAN

1/8"

1

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

LEVEL TWO
FLOOR PLAN



A1.2

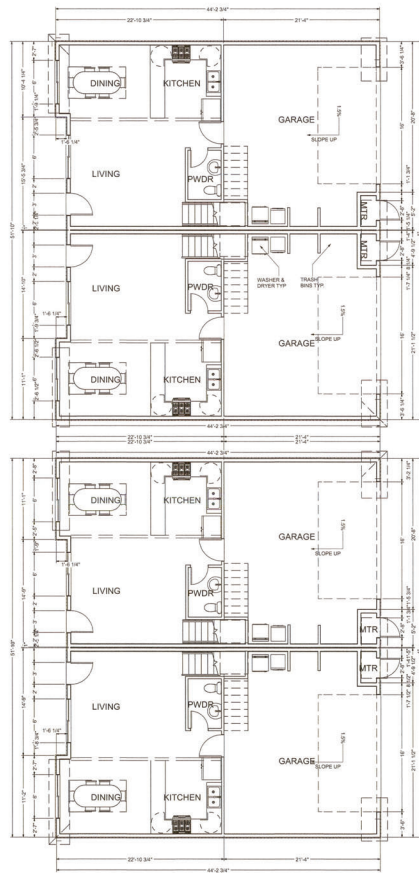
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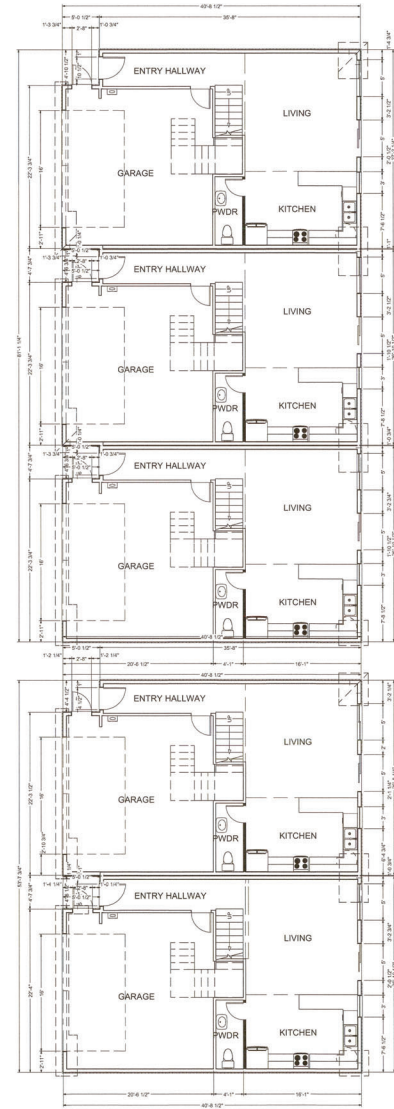
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UNIT TYPE 'A'

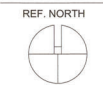


UNIT TYPE 'B'

DIMENSIONED LEVEL ONE

1/8"

1



A1.3

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DIMENSIONED
LEVEL ONE

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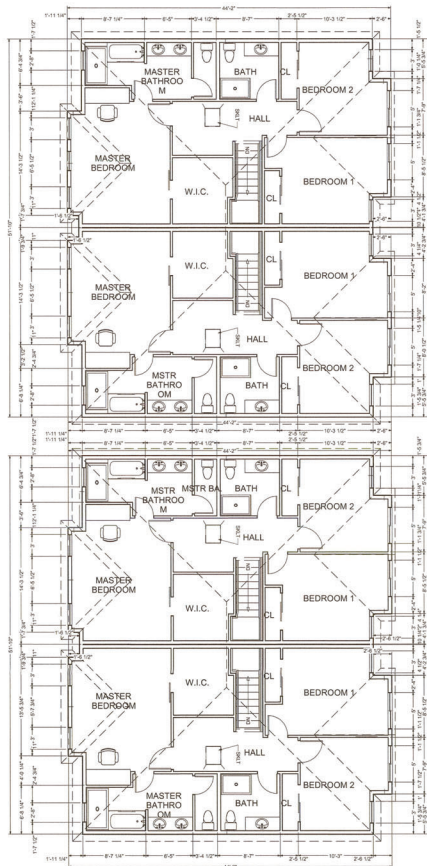
DATE:	6/26/2025
PROJECT No.	39-071322

DIMENSIONED
FLOOR PLAN
LEVEL TWO

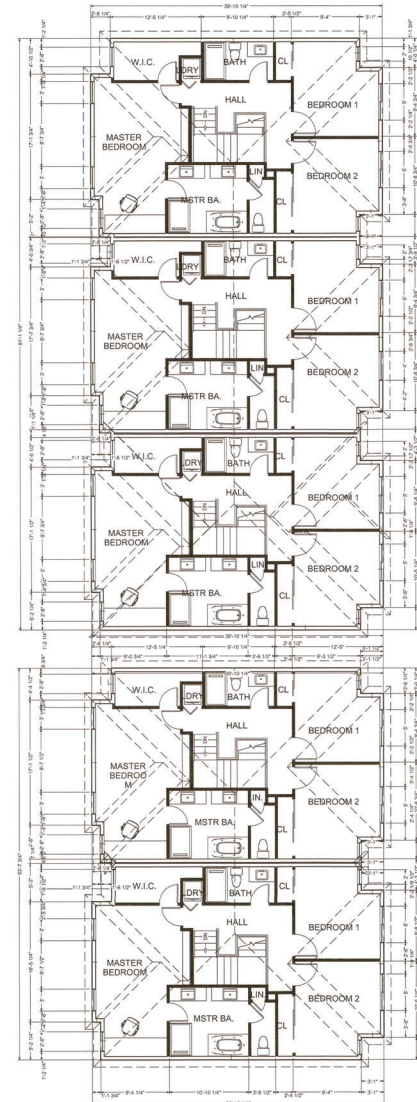


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UNIT TYPE 'A'



UNIT TYPE 'B'

DIMENSIONED FLOOR PLAN LEVEL TWO

1/8"

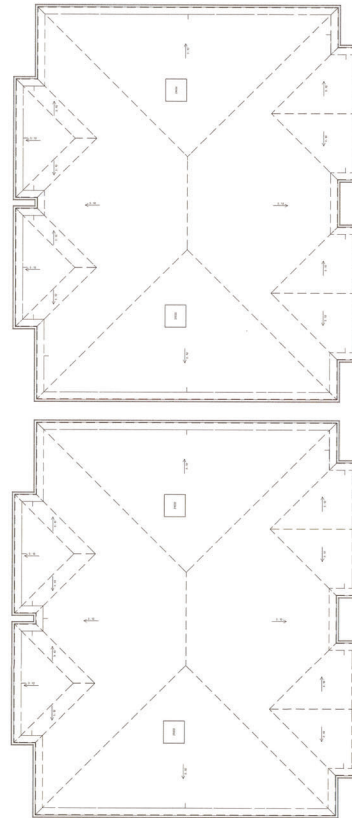
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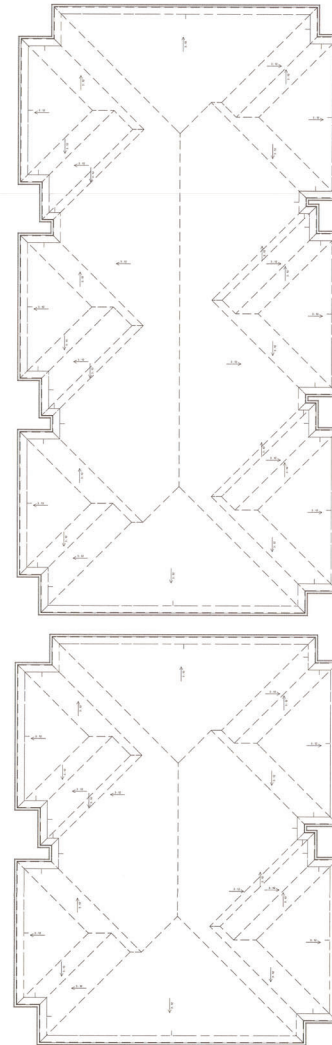
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UNIT 'A'



UNIT 'B'

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

ROOF PLAN



A1.5

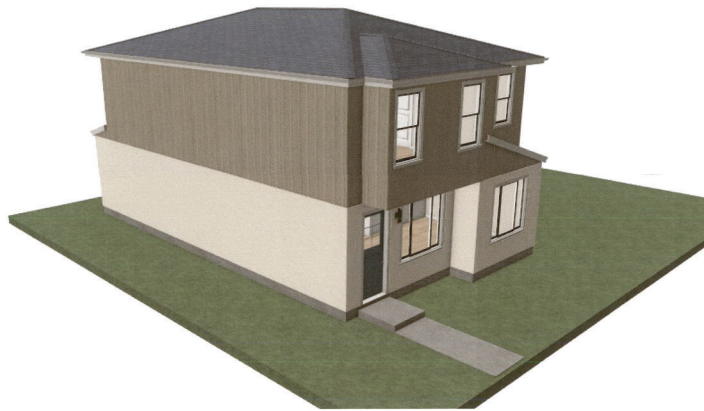
ROOF PLAN

1/8"

1

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WHITE ALUMINUM GUTTERS AND
DOWNSPOUTS
LIGHT GREY CLASS 'C'
ASPHALT SHINGLES

DOVER WHITE BOARD AND BATTEN

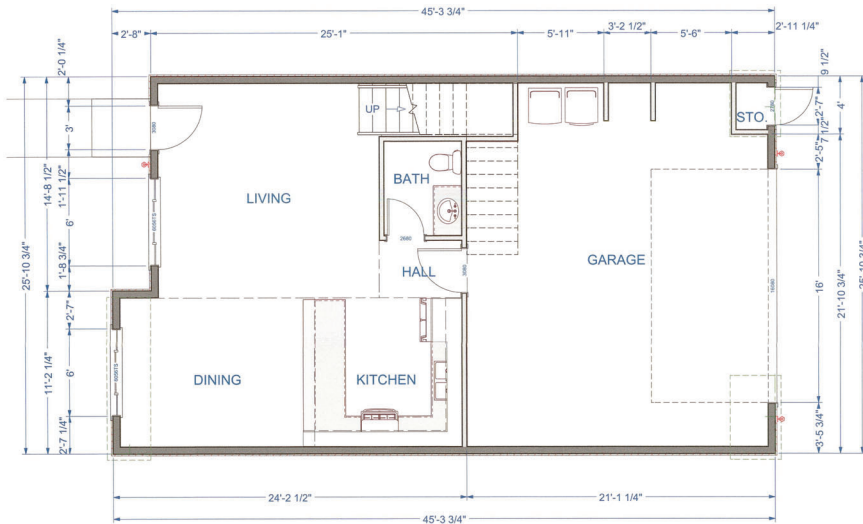
GATEWAY GREY SMOOTH
FINISH STUCCO

MEDITERRANEAN
GARAGE DOOR AND
ENTRY DOOR



FRONT VIEW

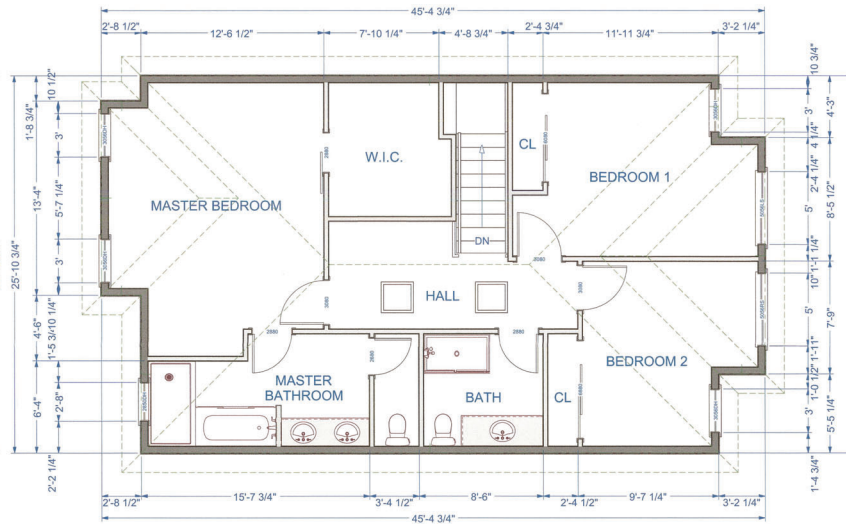
REAR VIEW



TYPE A FIRST FLOOR PLAN

1/4"

1



TYPE A SECOND FLOOR PLAN

1/4"

2

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REVISION DATE

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TYPE A FRONT
UNITS TYPICAL
FLOOR PLAN

REF. NORTH



A1.6

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FRONT VIEW

WHITE FASCIA BOARDS

WHITE ALUMINUM
SEAMLESS GUTTERS

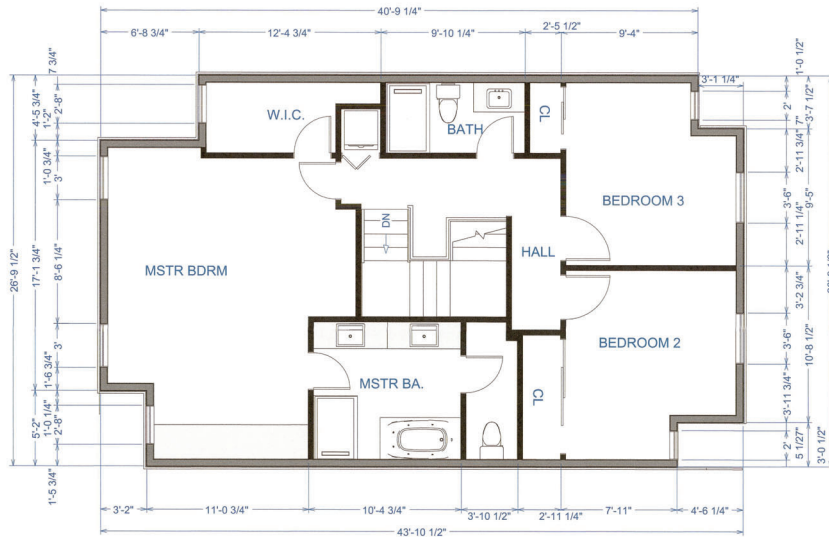
GATEWAY GREY BOARD
AND BATTEN

DOVER WHITE
SMOOTH STUCCO

LIGHT GREY
ASPHALT SHINGLES



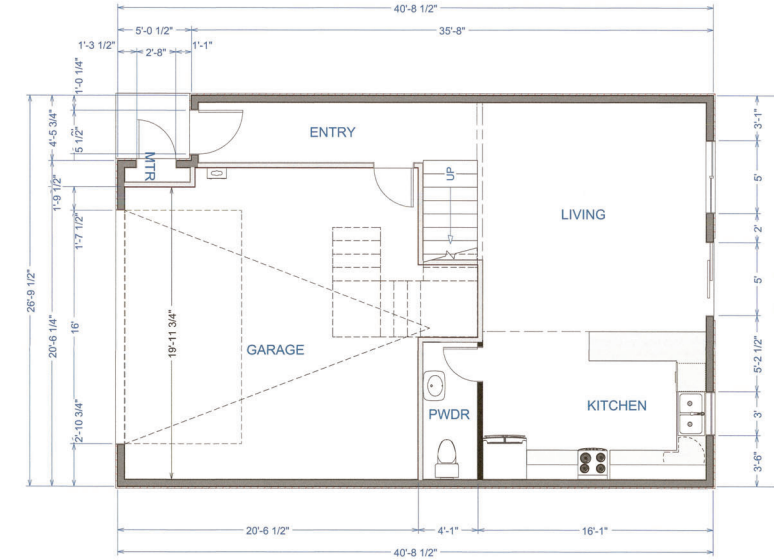
REAR VIEW



TYPE B SECOND FLOOR PLAN

1/4"

2



TYPE B FIRST FLOOR PLAN

1/4"

1

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**TYPE B BACK
UNITS TYPICAL
FLOOR PLAN**

REF. NORTH



A1.7

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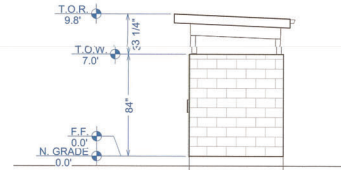
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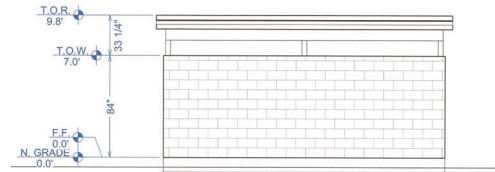
ELEVATION 4

1/4" 5



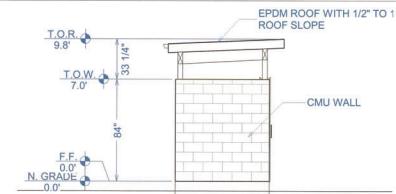
ELEVATION 3

1/4" 4



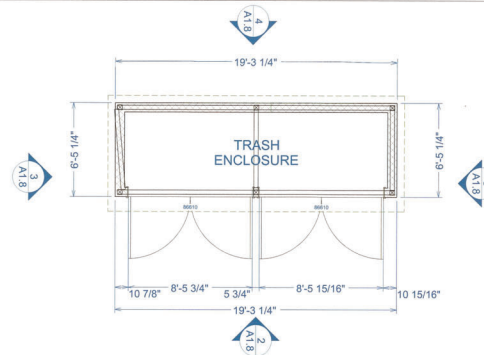
ELEVATION 2

1/4" 3



ELEVATION 1

1/4" 2



TRASH ENCLOSURE FLOOR PLAN

1/4" 1

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

TRASH ENCLOSURE
FLOOR PLAN AND
ELEVATIONS

REF. NORTH



A1.8

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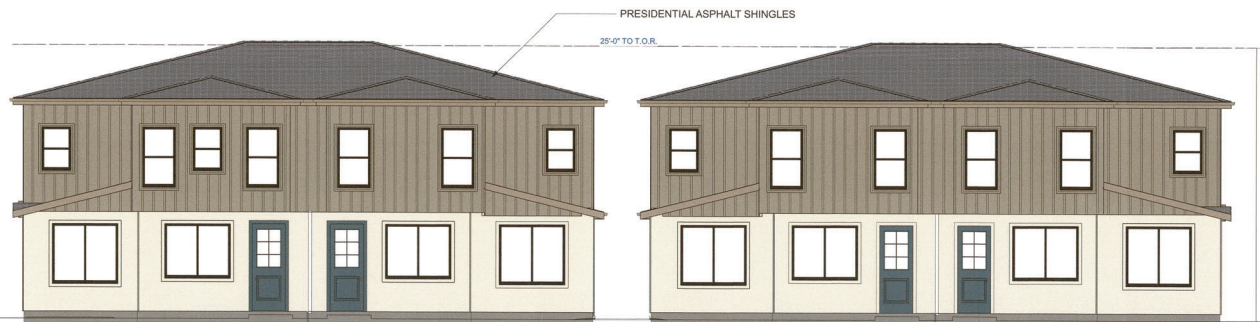
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REAR ELEVATION UNITS 'A'

3/16 2



FRONT ELEVATION UNITS 'A'

3/16 1

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SANTA CLARA, CA 95054

DATE: 6/26/2025
PROJECT No. 39-071322

ELEVATIONS
UNITS 'A'



A2.0

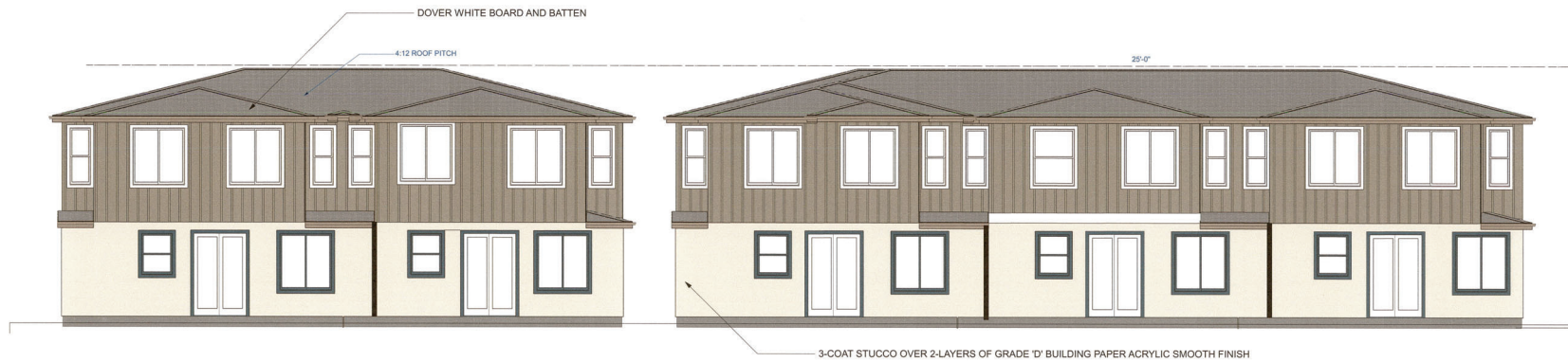
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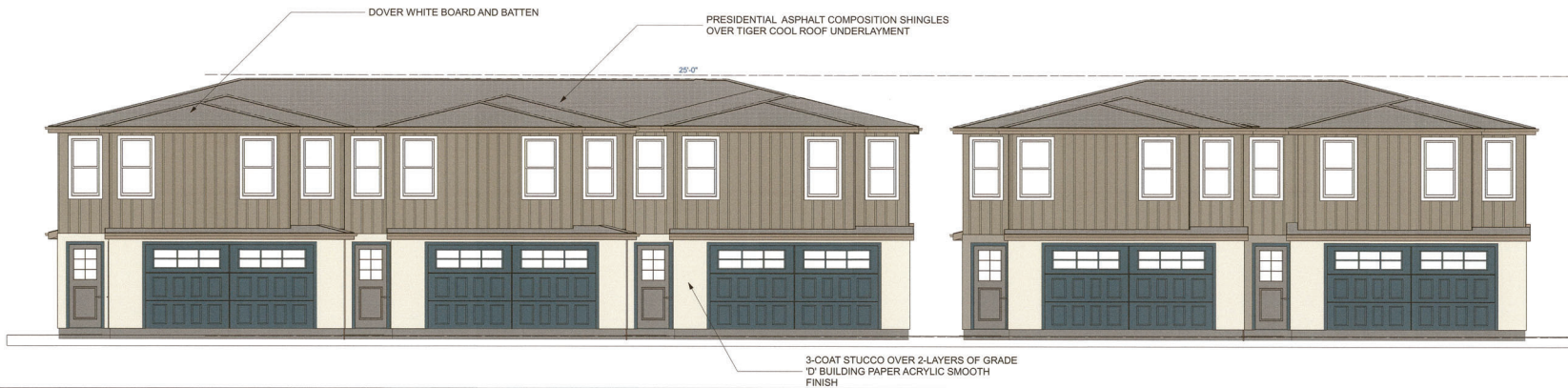
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REAR ELEVATION UNITS 'B'

3/16

2



FRONT ELEVATION UNITS 'B'

3/16

1

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

ELEVATIONS
UNITS 'B'



A2.1

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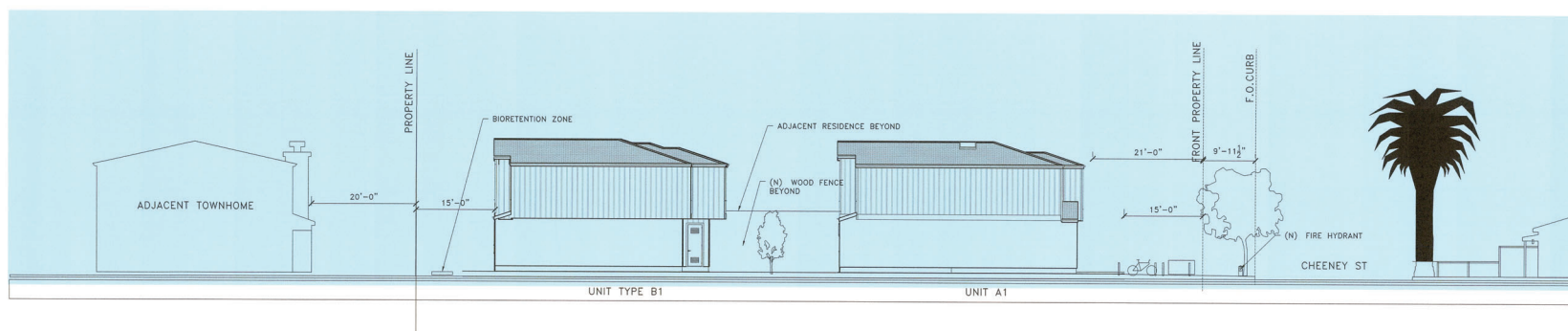
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SITE SECTION N-S

3/32"

2



SITE SECTION E-W

3/32"

1

REVISION	DATE
1	
2	
3	
4	

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

SITE SECTIONS



A3.0

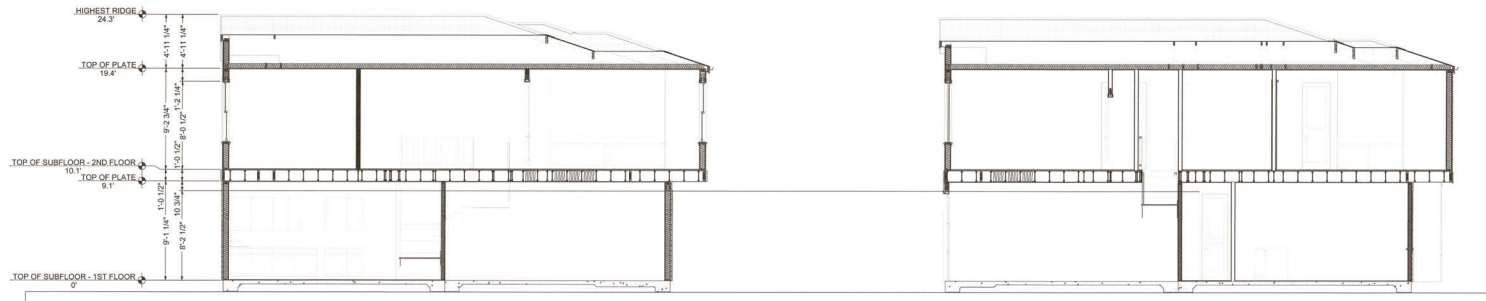
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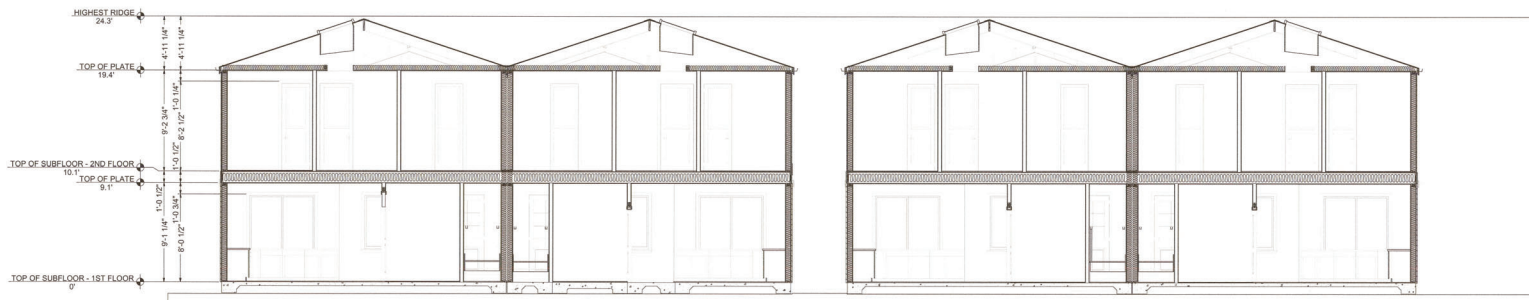
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CROSS SECTION C-C

1/4"

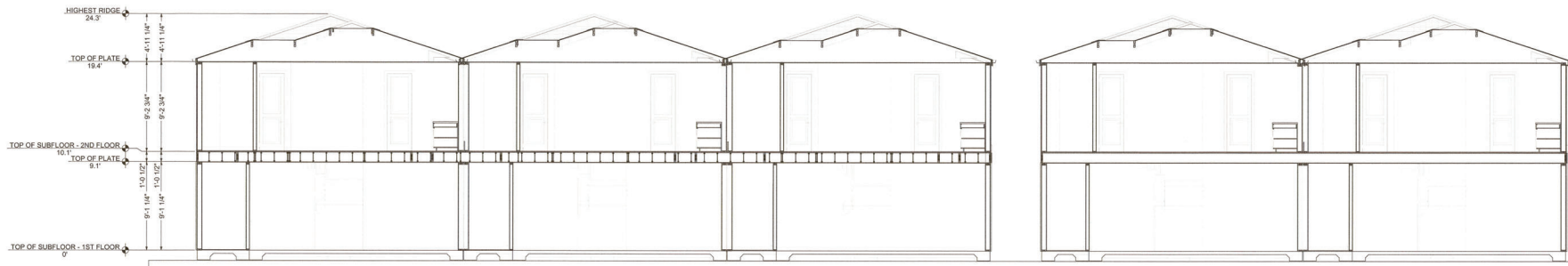
3



CROSS SECTION B-B

1/4"

2



CROSS SECTION A-A

1/4"

1

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4249 CHEENEY STREET
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REVISION DATE

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

CROSS SECTIONS

REF. NORTH



A3.1

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GRADING AND DRAINAGE IMPROVEMENTS

I. STANDARD GRADING NOTES

- PRIOR TO COMMENCEMENT OF ANY EARTHWORK/GRADING ACTIVITIES, THE PERMITTEE SHALL ARRANGE A PRE-CONSTRUCTION MEETING WITH THE CITY ENGINEER, THE CITY ENGINEER, THE CITY ENGINEER, 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.
- 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.
- IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES.
- 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.
- 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.
- ALL WATER WELL LOCATIONS ON SITE SHALL BE MAINTAINED OR ABANDONED ACCORDING TO CURRENT REGULATIONS ADMINISTERED BY THE CITY WATER DISTRICT.
- 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.
- 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:
- 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 UPON OBSERVATION OF THE PROJECT SOILS ENGINEER.
- ALL CONSTRUCTION SITES ARE TO BE WINTERED WITH APPROPRIATE EROSION CONTROL MEASURES IN PLACE FROM OCTOBER 15TH TO APRIL 15TH OF EACH YEAR.
- GRADING ACTIVITIES ARE ONLY ALLOWED MONDAY THROUGH FRIDAY, 7:30 AM TO 6:00 PM.
- ALL GRADING SHALL COMPLY WITH THE CITY OF SANTA CLARA STANDARD SPECIFICATIONS, AND CHAPTER 18 AND APPENDIX 33 OF THE UNIFORM BUILDING CODE.
- THE DESIGN SHOWS HEREON IS NECESSARY AND REASONABLE AND DOES NOT RESTRICT ANY HISTORIC DRAINAGE FLOWS FROM ADJACENT PROPERTIES NOR INCREASE DRAINAGE TO ADJACENT PROPERTIES.
- THE DISTANCE 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.
- 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.
- 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.
- EROSION CONTROL PLANTING AND OTHER SILT RETENTION OR EROSION CONTROL MEASURES MAY BE REQUIRED IN ALL GRADABLE AREAS. SEE LANDSCAPE PLAN, IF APPLICABLE, FOR DETAILS OF PLANTING. INSTANT APPROVAL OF ANY OTHER IMPROVEMENTS FOUND AT THE WORK SITE.
- 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 REGULATE AREAS THAT WILL NOT DRAIN AFTER FINAL GRADING. THE GROUND ADJACENT TO THE BUILDING SHALL SLOPE AWAY WITH A MINIMUM SLOPE OF 2%.
- 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.
- SOIL ENGINEER TO PROVIDE FINAL LETTER OF INSPECTION AT COMPLETION OF THE GRADING IN ACCORDANCE WITH APPENDIX 4.2016 OF THE UNIFORM BUILDING CODE.
- CONTRACTOR SHALL GRADE EVENLY BETWEEN SPOT ELEVATIONS SHOWN.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A. REGULATIONS.
- 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.
- CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITY, SEWER AND STORM DRAIN LINES WHERE THEY ARE TO BE CROSSED ABOVE OR BELOW BY 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.
- EARTHWORK QUANTITIES SHOWN ON THESE PLANS ARE ONLY TO BE USED TO DETERMINE THE AMOUNT OF THE GRADING PERMIT.
- ADJUSTMENTS TO BUILDING PAD ELEVATIONS OR PARKING LOT GRADES TO ACHIEVE EARTHWORK BALANCE SHALL BE MADE ONLY WITH APPROVAL OF THE ENGINEER.
- SOIL ENGINEER WILL NOT DIRECTLY CONTROL THE PHYSICAL ACTIVITIES OF THE CONTRACTOR OR ANY SUBCONTRACTORS OF THE CONTRACTOR OR SUBCONTRACTORS' 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.
- 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.
- IF HUMAN REMAINS ARE DISCOVERED DURING THE CONSTRUCTION, UNLESS THE CORNER 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 CORNER'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 CORNER AND SHALL STATE THAT THE CORNER HAS BEEN NOTIFIED IN ACCORDANCE WITH CALIFORNIA STATE LAW.
- 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.
- 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).
- THE CONTRACTOR SHALL ADVISE THE OWNER OF APPROPRIATE MAINTENANCE PROCEDURES OF DRAINAGE SYSTEM.

- 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.
 - COMPLIANCE WITH THE LOCAL NON-POINT SOURCE RESPONSIBILITY CONCERNING DISCHARGE OF MATERIALS TO THE STORM DRAINAGE SYSTEM SHALL BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR.
 - 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
- ALL EXPOSED OR DISTURBED SOIL SURFACES SHALL BE WATERED AS NECESSARY, BUT NOT LESS THAN TWICE DAILY TO CONTROL DUST.
 - AREAS OF DIGGING AND GRADING OPERATIONS SHALL BE CONSISTENTLY WATERED TO CONTROL DUST.
 - GRADING OR OTHER DUST-PRODUCING ACTIVITIES SHALL BE SUSPENDED DURING PERIODS OF HIGH WIND WHEN DUST IS READILY VISIBLE IN THE AIR.
 - STOCKPILES OF SOIL, DEBRIS, SAND, OR OTHER DUST-PRODUCING MATERIALS SHALL BE WATERED OR COVERED.
 - THE CONSTRUCTION AREA AND THE SURROUNDING STREETS SHALL BE SWEEP (NO WATER) AS NECESSARY, BUT NOT LESS THAN TWICE DAILY.

NOTES:

- TREE SIZES AND TYPES ARE APPROXIMATE AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.
- 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.
- 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.
- 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 COMPLETE 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, CHESLED CROSS ON TOP OF CATCH BASIN HOOD.

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CONTINUING OF CHENEY STREET, AS FOUND MONUMENTED AS N287°43'00"W SHOWN ON PARCEL MAP, RECORDED IN BOOK 476 OF MAPS, AT PAGE 37, SANTA CLARA COUNTY RECORDS.

SCOPE OF WORK

- DEMOLISH EXISTING DRIVEWAY, BRICKS, SHED AND REMOVE TREES
- REMOVE EXISTING CURB & GUTTERS, DRIVEWAY APPROACH AND SIDEWALK, UTILITIES, RELOCATE EXISTING POWER POLES WITHIN RIGHT OF WAY
- 9 TOWNHOUSE DEVELOPMENT AND TO LOT SUBDIVISION
- GRADE DRIVEWAY & HOUSES, INSTALL DRAINAGE FACILITIES, EROSION AND SEDIMENT CONTROL DRIVEWAY AND DRIVEWAY APPROACH, DRAINAGE IMPROVEMENTS & SEED ALL DISTURBED AREAS
- CONSTRUCT CURB & GUTTERS, DRIVEWAY APPROACH AND SIDEWALK WITHIN RIGHT OF WAY
- INSTALL UTILITY LINES AND SERVICES ON-SITE AND WITHIN RIGHT OF WAY
- 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 ILLEGAL DISCHARGES FROM THE SITE DURING CONSTRUCTION

PROJECT NOTES

- CONSTRUCTION SITE SHALL BE ENCLOSED BY 6' OPAQUE FENCE AT ALL TIMES DURING CONSTRUCTION.
- NO CONSTRUCTION MATERIAL, EQUIPMENT, PORTABLE TOILETS, TRASH CONTAINERS, OR DEBRIS SHALL BE PLACED IN THE PUBLIC RIGHT-OF-WAY.
- 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.
- ALL CONSTRUCTION DEBRIS (WOOD SCRAPS AND OTHER DEBRIS, WHICH CANNOT BE BLOW AWAY) SHALL BE PILED WITHIN THE PROPERTY LINES OF THE PROJECT IN A NEAT AND SAFE MANNER.
- THE PROJECT SHALL HAVE A SIGNAGE MEMORANDUM 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.
- 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.
- ALL ELECTRIC LINES, COMMUNICATION LINES AND APPURTENANCES, INCLUDING ALL PUBLIC UTILITY, CATV AND TELEGRAPH SYSTEMS, SHALL BE LOCATED AND INSTALLED UNDERGROUND.
- 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.
- 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 COMPLETE PAD, FOUNDATION, FINISH GRADING, AND ASSOCIATED SITE WORK SUBSTANTIALLY CONFORM TO THE APPROVED PLANS, SPECIFICATIONS, AND INVESTIGATION.
- PRIOR TO THE COMMENCEMENT OF ANY EARTHWORK OR GRADING ACTIVITIES, INCLUDING BASEMENT EXCAVATION AND TRENCING THAT EXCEEDS 5 FEET IN DEPTH, THE PERMITTEE SHALL ARRANGE A PRE-CONSTRUCTION MEETING WITH 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.
- 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 THE FOLLOWING TO THE FIELD BUILDING INSPECTOR, THAT SHOWS HE OR SHE HAS RECEIVED SUCH A PERMIT FROM DOSH.
- PRIOR TO ANY GRADING, SKAPING OR TRENCING 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 TRENCING SHALL BE APPROVED BY THE CITY OF WATSONVILLE PLANNING DEPARTMENT PRIOR TO COMMENCING DIGGING.

NOTES:

- PROJECT NAME: CHENEY STREET TOWNHOUSES
- ASSESSOR PARCEL NO: 104-12-025 & 104-12-026
- SITE ADDRESS: CHENEY STREET, SANTA CLARA, CA 95054
- LOT AREA: 0.26 ACRES (GROSS AREA)
- OWNER: GROUND ZERO CONSTRUCTION
ADDRESS: 101 SOUTH SANTA CRUZ AVE, UNIT 33192, LOS GATOS, CA 95031
TELEPHONE: (408)-710-6725
- ENGINEER: NNH M LE, PE
ADDRESS: 598 E SANTA CLARA ST #270, SAN JOSE, CA 95112
TELEPHONE: (408)-806-7187
- SURVEYOR: TOM H. MILO
ADDRESS: 2250 BOHANNON DRIVE, SAN CLARA, CA 95050
TELEPHONE: (408)-761-5887
- EXISTING ZONING: RM-3 MULTIPLE RESIDENTIAL-HIGH DENSITY
- PROPOSED ZONING: NO CHANGE
- EXISTING USE: VACANT
- PROPOSED USE: RESIDENTIAL
- PROPOSED NUMBER OF LOTS: 9 LOT
- ALL DIMENSIONS AND PROPOSED GRADING ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN
- PROPOSED WATER, SANITARY SEWER AND STORM DRAIN WILL BE CONSTRUCTED AS PER LOCAL AGENCY STANDARDS.
- WATER: SANTA CLARA WATER AND UTILITIES
- SEWER: SANTA CLARA WATER AND UTILITIES
- STORM: SANTA CLARA WATER AND UTILITIES
- GAS & ELECTRIC: PG&E
- TELEPHONE: AT&T
- CABLE TV: COMCAST
- IF EXISTING WATER METER IS NOT BEING USED, IT SHALL BE REMOVED AND DISPOSED OF AT THE GATE
- IF EXISTING INLETS ARE NOT BEING USED, THEY SHALL BE REMOVED AND CAPPED
- REMOVE ALL EXISTING IMPROVEMENT WITHIN THE PROPERTY LIMITS

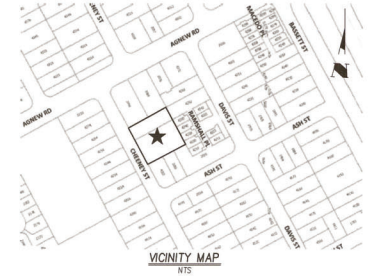
EARTHWORK QUANTITIES

CUT = 21 CY ; MAXIMUM CUT DEPTH = 0.50'±
FILL = 189 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.

SHEET INDEX:

- SHEET C1: TITLE SHEET
SHEET C2: EXCAVATION PLAN
SHEET C3: PRE & POST DEVELOPMENT PLAN
SHEET C4: STORMWATER CONTROL PLAN
SHEET C5: GRADING AND DRAINAGE PLAN
SHEET C6: BUILDING CROSS SECTIONS & DETAILS
SHEET C7: UTILITY PLAN
SHEET C8: EROSION CONTROL PLAN
SHEET C9: EROSION CONTROL DETAILS
SHEET C10: BEST MANAGEMENT PRACTICES



LEGEND & ABBREVIATIONS

AB	AGGREGATE BASE	⊕	BENCHMARK
AC	ASPHALT CONCRETE	⊕	BOUNDARY
BLD	BUILDING	⊕	CATCH BASIN
BSL	BUILDING SETBACK LINE	⊕	COBBLE ROCK ENERGY DISSIPATOR
BW	BOTTOM OF WALL/BACK OF WALK	⊕	CONCRETE
CD	COBBLE ROCK ENERGY DISSIPATOR	⊕	CURB & GUTTER
CG	CENTERLINE	⊕	CONTOUR: EXISTING
CO	SANITARY SEWER CLEANOUT	⊕	CONTOUR: PROPOSED OR NEW
COP	CURB OPENING	⊕	DESIGN GRADE
CSC	CONCRETE	⊕	DOWNSPOUT WITH SPLASHBLOCK
CSD	CITY STANDARD DETAIL	⊕	DIVERSION VALVE
D	DRAINAGE INLET	⊕	EXTENDIBLE BACKWATER VALVE
DS	DOWNSPOUT	⊕	(SEE PROJECT NOTES)
EA	EASEMENT	⊕	EXISTING ELEVATION
ELEV	ELEVATION	⊕	EXISTING FENCE
EM	ELECTRIC METER	⊕	EXISTING TREE TO REMAIN
EUS	ELECTRIC OVERHEAD	⊕	EXISTING TREE TO BE REMOVED
EP	ELECTRIC UNDERGROUND	⊕	ELECTRICAL METER
EV	EDGE OF PAVEMENT	⊕	EXISTING TREE TO REMAIN
EV	EXISTING	⊕	EXISTING TREE TO BE REMOVED
EVE	EMERGENCY VEHICLE ACCESS EASEMENT	⊕	EXISTING TREE TO REMAIN
FC	FACE OF CURB	⊕	EXISTING TREE TO BE REMOVED
FD	FINISH	⊕	ELECTRICAL METER
FE	FINISH ELEVATION OF SUBFLOOR	⊕	EXISTING TREE TO REMAIN
FG	GROUND FINISH GRADE	⊕	EXISTING TREE TO BE REMOVED
FI	FIRE HYDRANT	⊕	EXISTING TREE TO REMAIN
FL	FINISH GRADE	⊕	EXISTING TREE TO BE REMOVED
G	GARAGE SLAB ELEVATION/GAS LINE	⊕	EXISTING TREE TO REMAIN
GM	GAS METER	⊕	EXISTING TREE TO BE REMOVED
GP	GAS PILE	⊕	EXISTING TREE TO REMAIN
INV	INVERT	⊕	EXISTING TREE TO BE REMOVED
JT	JOINT TRENCH	⊕	EXISTING TREE TO REMAIN
LS	LINE OF SIGHT	⊕	EXISTING TREE TO BE REMOVED
LS	LANDSCAPED AREA	⊕	EXISTING TREE TO REMAIN
MAX	MAXIMUM	⊕	EXISTING TREE TO BE REMOVED
MIN	MINIMUM	⊕	EXISTING TREE TO REMAIN
MW	MANHOLE	⊕	EXISTING TREE TO BE REMOVED
MW	MINIMUM	⊕	EXISTING TREE TO REMAIN
MW	MANHOLE WELL	⊕	EXISTING TREE TO BE REMOVED
NTS	NOT TO SCALE	⊕	EXISTING TREE TO REMAIN
OH	OVERHEAD	⊕	EXISTING TREE TO BE REMOVED
OR	ORIGINAL GROUND	⊕	EXISTING TREE TO REMAIN
P	PAVED	⊕	EXISTING TREE TO BE REMOVED
PAD	PAVED FINISH GRADE	⊕	EXISTING TREE TO REMAIN
PERF	PERFORATED PIPE	⊕	EXISTING TREE TO BE REMOVED
PP	PROPERTY LINE	⊕	EXISTING TREE TO REMAIN
PP	POWER POLE	⊕	EXISTING TREE TO BE REMOVED
PSE	PRIVATE SERVICE EASEMENT	⊕	EXISTING TREE TO REMAIN
PSE	PRIVATE STORM DRAIN	⊕	EXISTING TREE TO BE REMOVED
PSE	RELEASE EASEMENT	⊕	EXISTING TREE TO REMAIN
PSE	PRIVATE SANITARY SEWER EASEMENT	⊕	EXISTING TREE TO BE REMOVED
PSE	PRIVATE WATER LINE EASEMENT	⊕	EXISTING TREE TO REMAIN
PSE	PAVEMENT	⊕	EXISTING TREE TO BE REMOVED
PVC	POLYVINYL CHLORIDE	⊕	EXISTING TREE TO REMAIN
R	RETAINING WALL	⊕	EXISTING TREE TO BE REMOVED
R/W	RIGHT OF WAY	⊕	EXISTING TREE TO REMAIN
SD	STORM DRAIN	⊕	EXISTING TREE TO BE REMOVED
SS	SANITARY SEWER/LATERAL	⊕	EXISTING TREE TO REMAIN
ST	STATION	⊕	EXISTING TREE TO BE REMOVED
SVP	SILICON VALLEY POWER	⊕	EXISTING TREE TO REMAIN
SW	SIDEWALK	⊕	EXISTING TREE TO BE REMOVED
TO	TOP OF BANK	⊕	EXISTING TREE TO REMAIN
TO	TOP OF CURB	⊕	EXISTING TREE TO BE REMOVED
TO	TOP OF GATE	⊕	EXISTING TREE TO REMAIN
TO	TOP OF WALK	⊕	EXISTING TREE TO BE REMOVED
TP	TYPICAL	⊕	EXISTING TREE TO REMAIN
UOE	UNDERGROUND ELECTRICAL EASEMENT	⊕	EXISTING TREE TO BE REMOVED
VEG	VEGETATED	⊕	EXISTING TREE TO REMAIN
W	WALKWAY	⊕	EXISTING TREE TO BE REMOVED
WM	WATER METER	⊕	EXISTING TREE TO REMAIN
WV	WATER VALVE	⊕	EXISTING TREE TO BE REMOVED

TITLE SHEET
CHENEY STREET TOWNHOUSES
CHENEY STREET
APN 104-12-025
APN 104-12-026

C

1 OF 10

SANTA CLARA

COUNTY NO.

DATE

BY

APPROVED

REVISIONS

NO.

DATE

BY

APPROVED

REVISIONS

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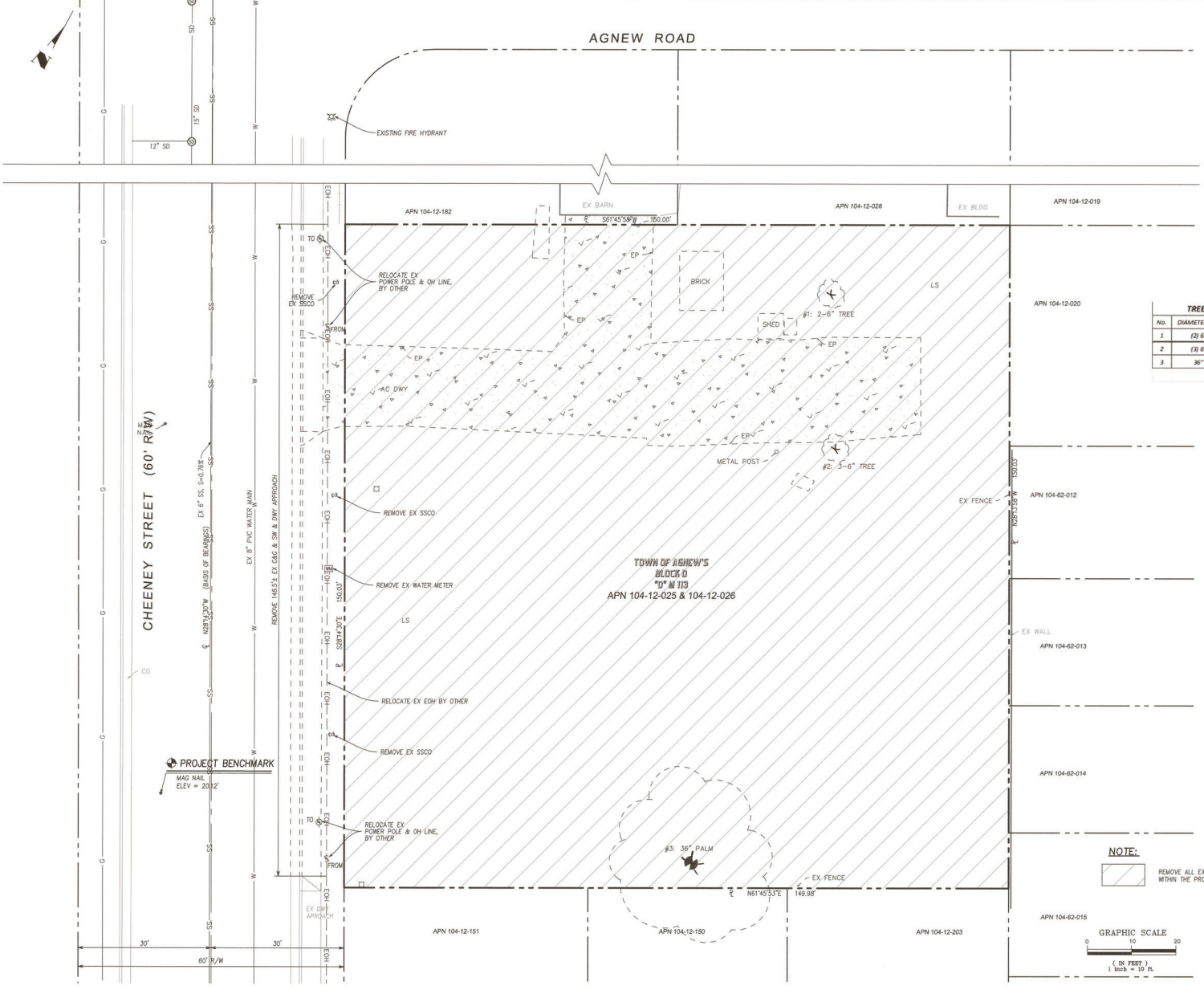
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APPROVED

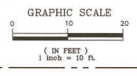
REVISIONS

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



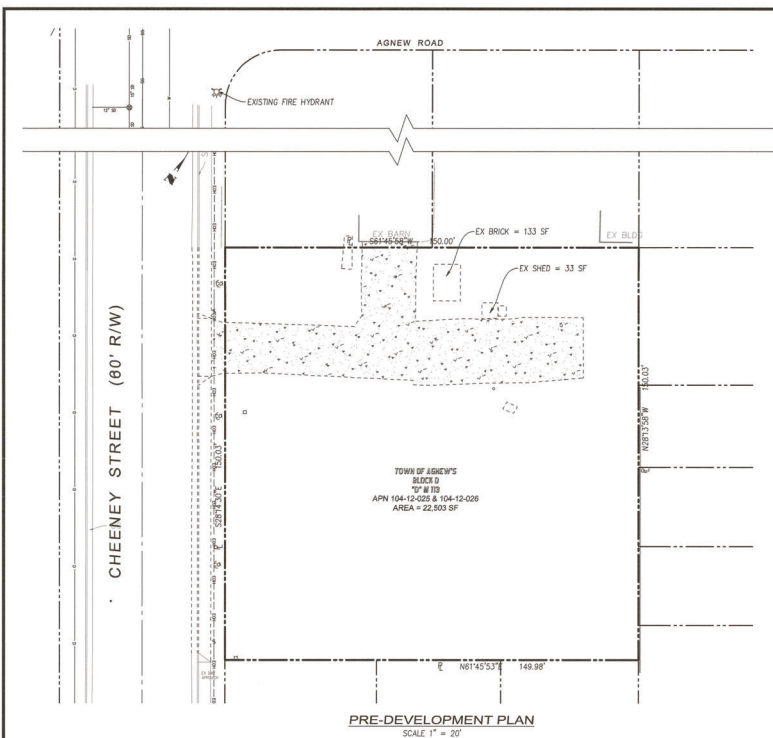
ENGINEERING

598 E Santa Clara St #270
San Jose, CA 95128
Phone (408) 800-7887
Fax (408) 580-4006

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

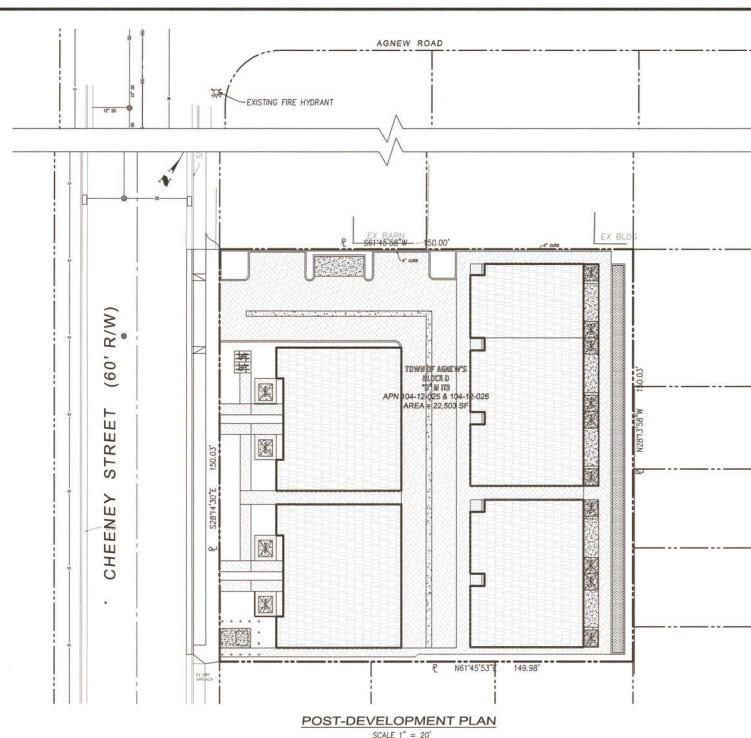
2 OF 10 SANTA CLARA

DESIGNED	09/07/23	DATE	09/07/23	BY	DATE	APPROVED	DATE
CHECKED	09/07/23	DATE	09/07/23	BY	DATE	APPROVED	DATE



LEGEND:

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



PRE - DEVELOPMENT

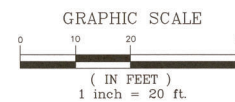
NO.	SURFACE AREA	IMPERVIOUS	PERVIOUS
1	CONCRETE DRIVEWAY	3,430 SF	
2	SHED & BRICK	166 SF	
3	LANDSCAPING		18,907 SF
TOTAL		3,596 SF	18,907 SF

POST - DEVELOPMENT

NO.	SURFACE AREA	IMPERVIOUS	PERVIOUS
1	BUILDING	30,090 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		31,455 SF	11,048 SF

SUMMARY

DESCRIPTION	IMPERVIOUS	PERVIOUS
PRE-DEVELOPMENT	3,596 SF	18,907 SF
POST-DEVELOPMENT	31,455 SF	11,048 SF
DIFFERENCE	27,859 SF	-7,859 SF



PRE AND POST DEVELOPMENT PLAN
CHEENEY STREET TOWN-HOUSES
CHEENEY STREET
APN 104-12-025 APN 104-12-026
SANTA CLARA, CALIFORNIA

ENGINEERING
598 E Santa Clara St #270
San Jose, CA 95128
Phone (408) 896-7987
Fax (408) 586-4060

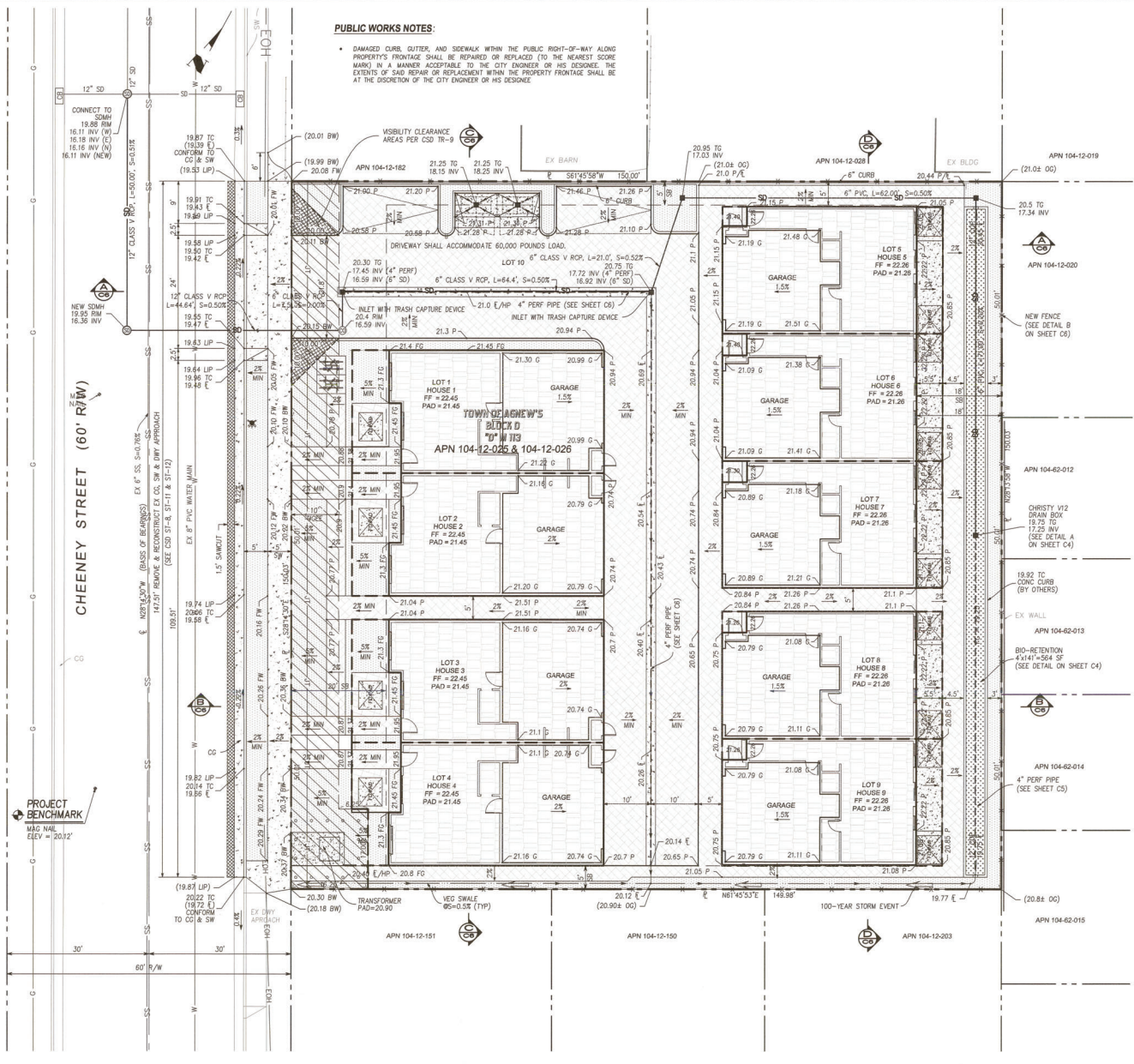
DATE	BY	DATE	REVISIONS	NO.
09/07/22				
09/07/22				
09/07/22				
09/07/22				

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

DATE: 09/07/22

SCALE: AS NOTED



LEGEND:

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

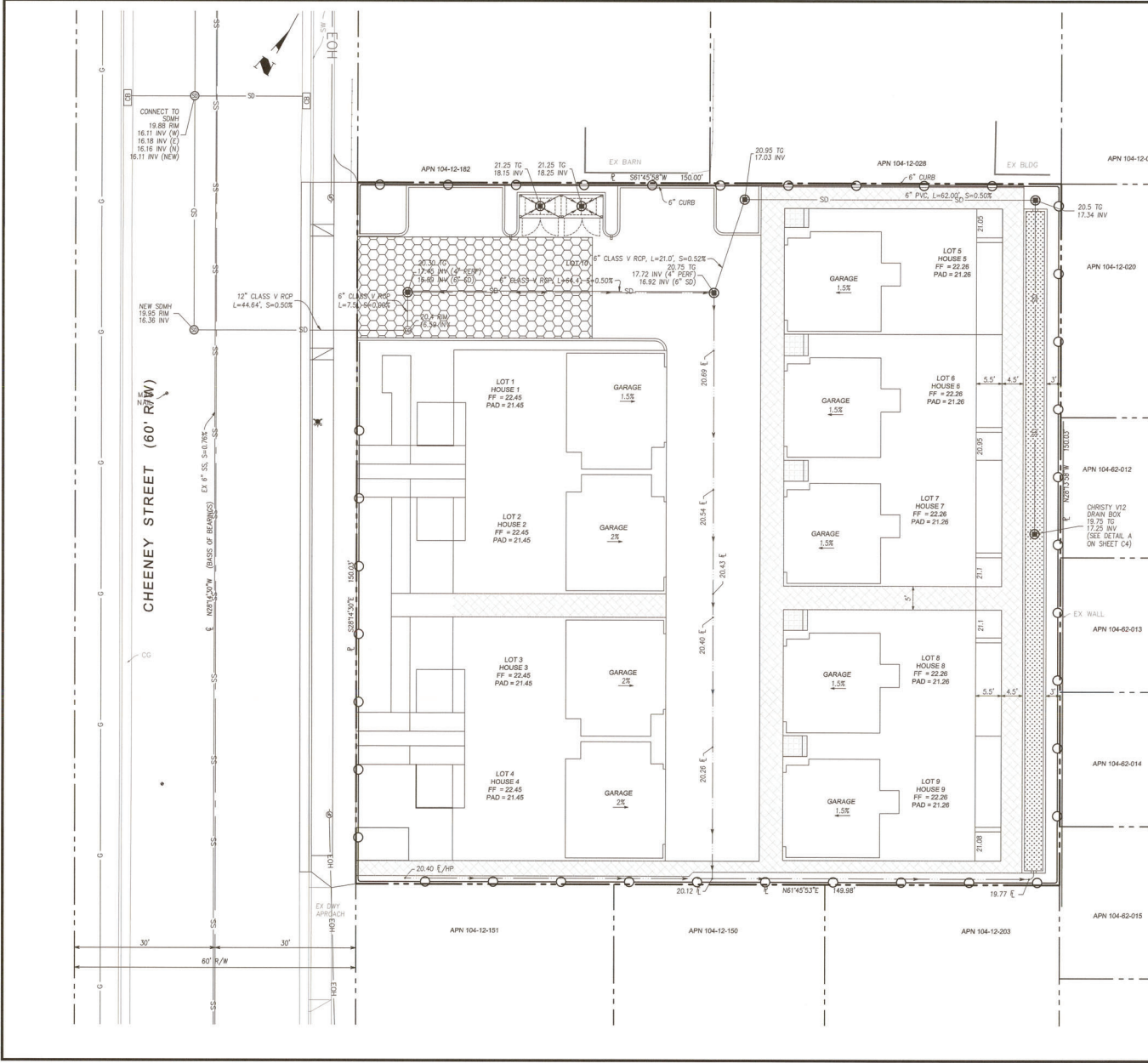
GRAPHIC SCALE
1" = 10' FT.



DESIGNED	DATE	09/07/23	BY	DATE	09/07/23	APPROVED	DATE	09/07/23	REVISIONS	NO
PT	DATE	09/07/23	BY	DATE	09/07/23	APPROVED	DATE	09/07/23	REVISIONS	NO
PT	DATE	09/07/23	BY	DATE	09/07/23	APPROVED	DATE	09/07/23	REVISIONS	NO
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PT	DATE	09/07/23	BY	DATE	09/07/23	APPROVED	DATE	09/07/23	REVISIONS	NO

ENGINEERING
598 E Santa Clara St #270
San Jose, CA 9512
Phone (408) 800-7887
Fax (408) 585-4006

GRADING AND DRAINAGE PLAN
CHEENEY STREET TOWNHOUSES
CHEENEY STREET
APN 104-12-025 APN 104-12-026
SANTA CLARA
C5
5
10
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LEGEND:

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

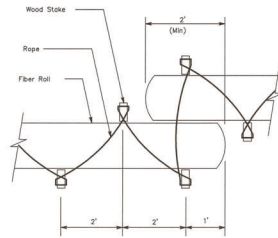
NOTES:
CONTRACTOR TO PROTECT ALL INLETS WITHIN 150' OF PROJECT SITE.



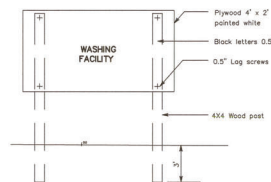
DRAWING NO. C8		CONTRACT NO.		PROJECT NO.	
SHEET NO. 8 OF 10		SANTA CLARA		CALIFORNIA	
EROSION CONTROL PLAN CHEENEY STREET TOWN-HOUSES CHEENEY STREET APN 104-12-025 APN 104-12-026					
PT	DESIGNED	09/07/23	DATE	09/07/23	
PT	CHECKED	09/07/23	DATE	09/07/23	
PT	BY	09/07/23	DATE	09/07/23	
PT	APPROVED	09/07/23	DATE	09/07/23	
ENGINEERING  598 E Santa Clara St #270 San Jose, CA 95128 Phone (408) 806-7987 Fax (408) 569-4000					
REVISIONS NO. DATE BY DATE APPD.					

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 OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, 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 LOOSEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SNALES 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. MAY BAILE CHECK DAMP WILL BE REQUIRED ON ROADWAY SLOPES STEEPER THAN FIVE PERCENT.

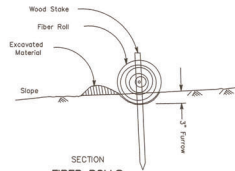


**FIBER ROLLS
ROPE RESTRAINT METHOD**

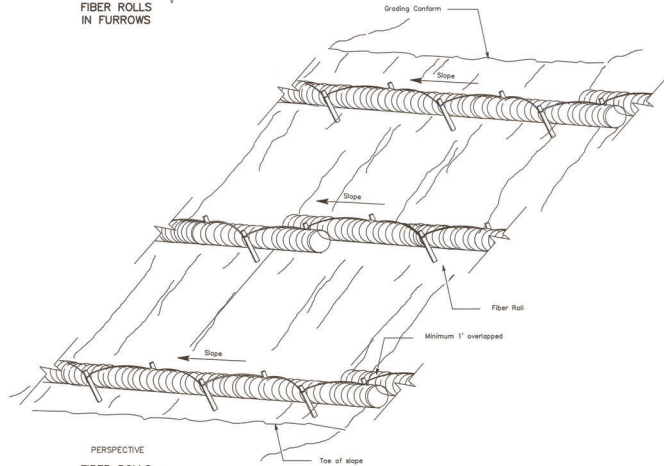


SIGN ELEVATION

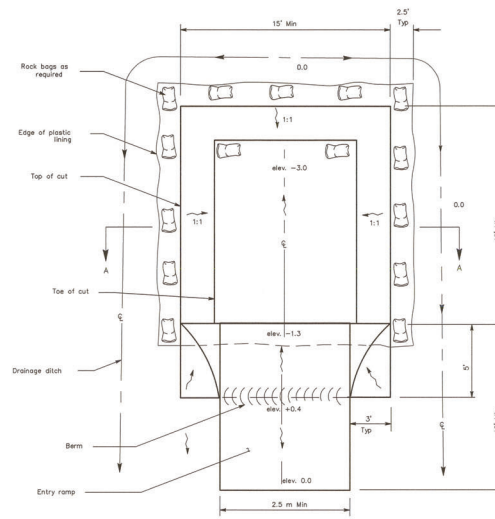
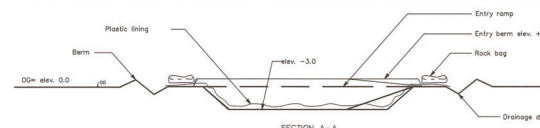
NOTE:
The temporary equipment washing facility sign shall be installed within 20 feet of the temporary concrete washout facility.



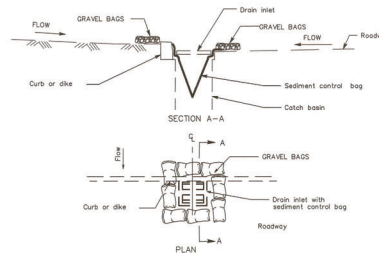
**SECTION
FIBER ROLLS
IN FURROWS**



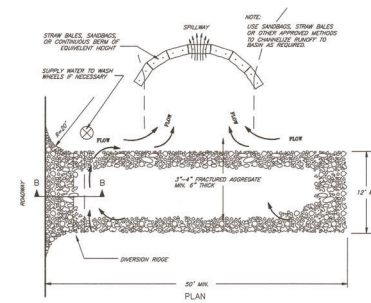
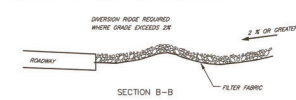
**PERSPECTIVE
FIBER ROLLS
ROPE RESTRAINT METHOD**



**PLAN
TEMPORARY EQUIPMENT WASHING FACILITY
(Below Grade)**

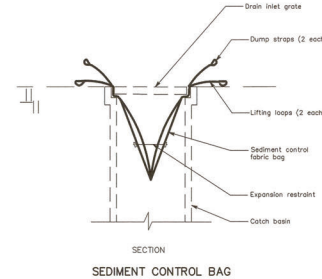


**TEMPORARY DRAINAGE INLET PROTECTION
For paved areas exposed to traffic**



**TEMPORARY
GRAVEL CONSTRUCTION
ENTRANCE/EXIT**

NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OF FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANTOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEARED 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.



**SECTION
SEDIMENT CONTROL BAG**



NO.	REVISIONS	DATE	BY	APPROVED
1		09/01/23		
2		09/01/23		
3		09/01/23		
4		09/01/23		
5		09/01/23		
6		09/01/23		
7		09/01/23		
8		09/01/23		
9		09/01/23		
10		09/01/23		

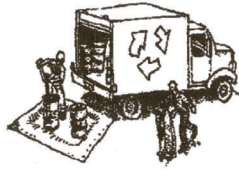
ENGINEERING
598 E Santa Clara St #270
San Jose, CA 95128
Phone (408) 806-7967
Fax (408) 365-4006

EROSION CONTROL DETAILS
CHEENEY STREET TOWN-HOUSES
CHEENEY STREET
APN 104-12-025 APN 104-12-026
SANTA CLARA, CALIFORNIA
CONTRACT NO. 104-12-025
SHEET 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 hazard 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 disturbed 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!



CONSTRUCTION BEST MANAGEMENT PRACTICES
CHEENEY STREET TOWNHOUSES
CHEENEY STREET
APN 104-12-025 APN 104-12-026
10 OF 10 SANTA CLARA, CALIFORNIA

C10

DATE: 10/10/2010

DRAWING NO. 10 OF 10

PROJECT NO. 104-12-025

CONTRACT NO. 104-12-025

NO. 104-12-025

REVISIONS

DATE

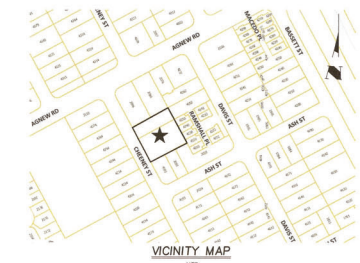
BY

APPROVED

DATE

NO.

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



PROJECT NOTES:

- PROJECT NAME: CHEENEY STREET TOWNHOUSES
- ASSESSOR PARCEL NO.: 104-12-025 & 104-12-026
- SITE ADDRESS: CHEENEY STREET, SANTA CLARA, CA 95054
- LOT AREA: 0.26 ACRES (GROSS AREA)
- OWNER: MARUTI BUILDERS, LLC
ADDRESS: 859 ALISA COURT
MILPITAS, CA 95055
TELEPHONE: (408)-710-6725
- ENGINEER: NIRMAL K. PATEL, P.E.
ADDRESS: 598 E SANTA CLARA ST #270, SAN JOSE, CA 95112
TELEPHONE: (408)-806-7187
- SURVEYOR: TOM H. MILD
ADDRESS: 2250 BOHANNON DRIVE, SANTA CLARA, CA 95050
TELEPHONE: (408)-781-5887
- EXISTING ZONING: R1-6L SINGLE RESIDENTIAL FAMILY
- PROPOSED ZONING: R2 - LOW DENSITY RESIDENTIAL
- EXISTING USE: VACANT
- PROPOSED USE: RESIDENTIAL
- PROPOSED NUMBER OF UNITS: 9
- ALL DIMENSIONS AND PROPOSED GRADING ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
- PROPOSED WATER, SANITARY SEWER, AND STORM DRAIN WILL BE CONSTRUCTED AS PER LOCAL AGENCY STANDARDS.
- WATER: SANTA CLARA WATER AND UTILITIES
- SEWER: SANTA CLARA WATER AND UTILITIES
- STORM: SANTA CLARA WATER AND UTILITIES
- GAS & ELECTRIC: PG&E
- TELEPHONE: AT&T
- CABLE TV: COMCAST
- IF EXISTING WATER METER IS NOT BEING USED, IT SHALL BE REMOVED AND CAPPED AT MAIN
- IF EXISTING INLETS ARE NOT BEING USED, THEY SHALL BE REMOVED AND CAPPED
- REMOVE ALL EXISTING IMPROVEMENT WITHIN THE PROPERTY LIMITS

NOTES:

- HOA WILL OWN AND MAINTAIN COMMON AREA.
- 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.
- ALL NEW UTILITY SERVICE CONNECTIONS, INCLUDING ELECTRICAL AND COMMUNICATIONS, SHALL BE INSTALLED UNDERGROUND.
- UTILITIES LOCATION AS SHOWN ARE APPROXIMATE ONLY. CONTRACTOR TO VERIFY LOCATIONS OF ALL EXISTING UTILITIES BEFORE COMMENCING CONSTRUCTION.
- 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.
- PROPOSED DRIVEWAY AND SIDEWALK CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF SANTA CLARA STANDARD DETAILS.
- 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.
- ANY RIGHT-OF-WAY DEDICATION, ROAD IMPROVEMENTS, AND ANY NECESSARY RELOCATION OF UTILITY FACILITIES SHALL BE AT NO COST TO THE CITY.
- THE PROPOSED STREET STRUCTURAL SECTION IS TO BE DESIGNED BY A REGISTERED CIVIL ENGINEER AND APPROVED BY THE CITY ENGINEER.
- 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 N02°14'30"W SHOWN ON PARCEL MAP, RECORDED IN BOOK 476 OF MAPS, AT PAGE 37, SANTA CLARA COUNTY RECORDS.

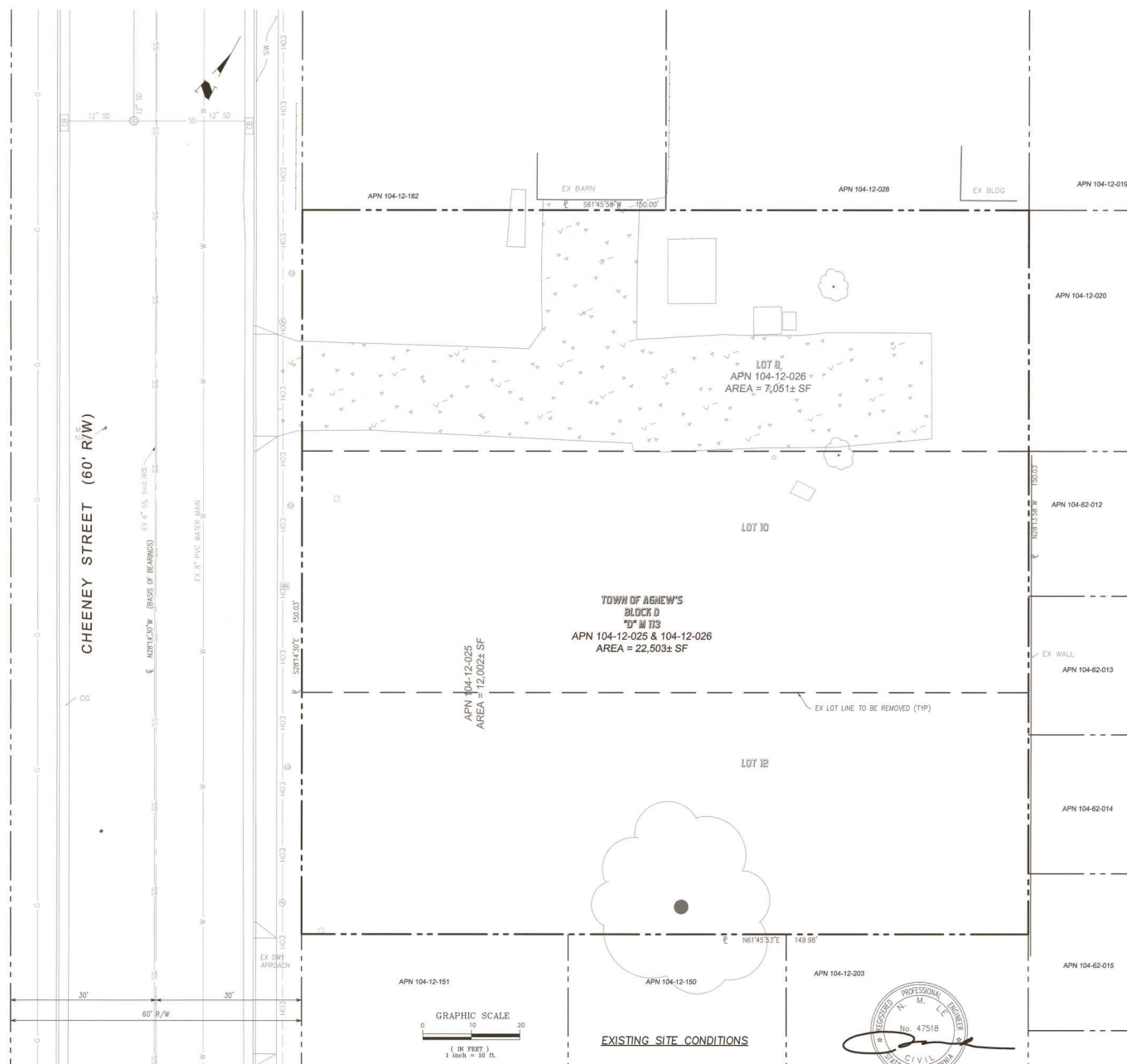
BENCHMARK

SANTA CLARA CITY BENCHMARK NO. 88-A
AGNEW ROAD, SOUTH SIDE, OPPOSITE GARRITY
CHISELED CROSS ON TOP OF CATCH BASIN HOOD.

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

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

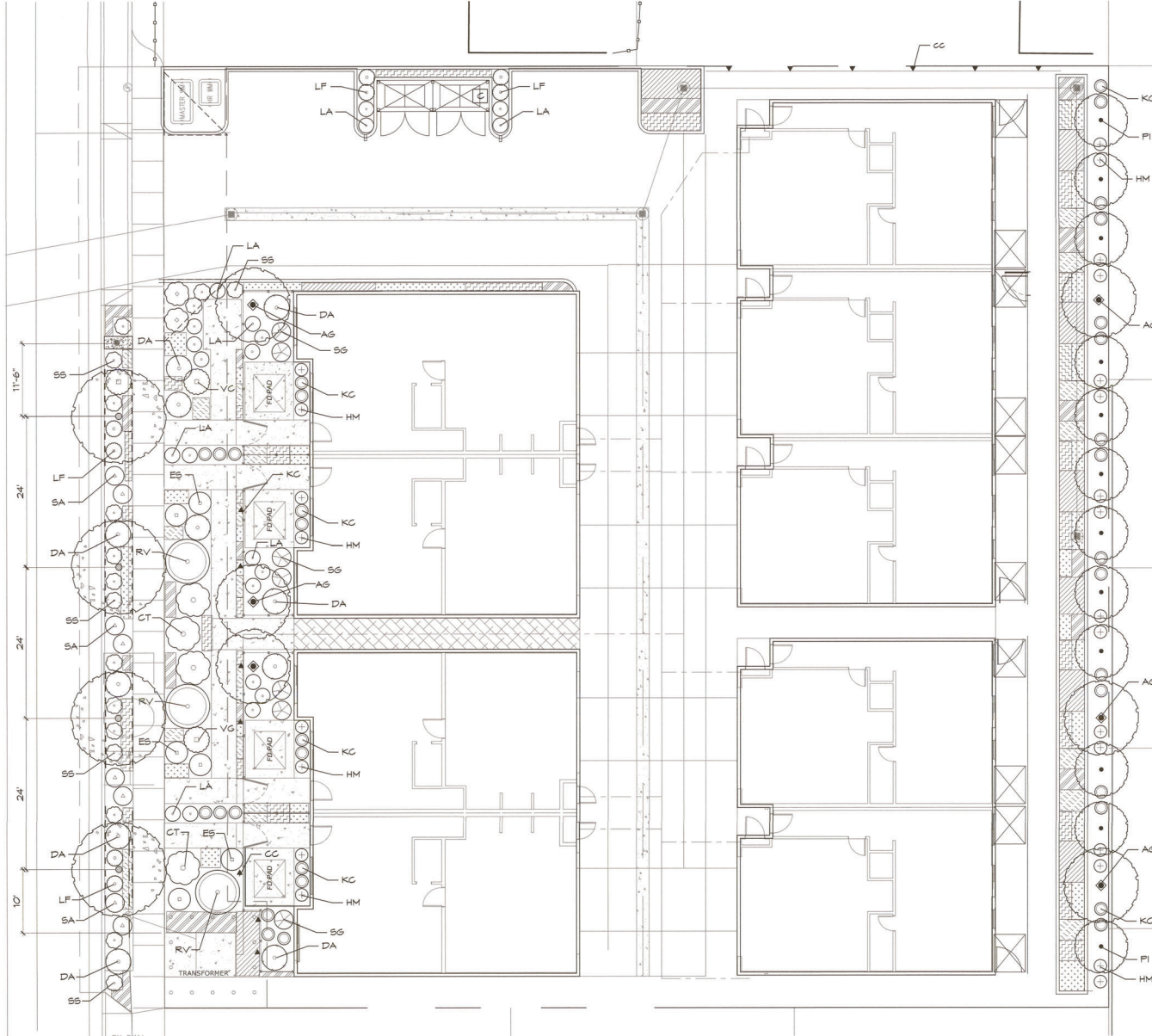
1 OF 2
T1

[illegible]

LC 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

GRAMING NO.	T2	HT NO.	2 OF
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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. ROTOTILL 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 HAYPOINT ANALYTICAL CALIFORNIA (714.282.5771) OR EQUIVALENT, FOR SOIL TEST AOS-2/MELO 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, ROTOTILL 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.
5. PRIOR TO PLANTING OF ANY MATERIAL, COMPACTED SOILS SHALL BE TRANSFORMED TO BE IN A FRIABLE CONDITION.
6. PLANT PITS: TO BE 1-1/2 TIMES THE PLANTS ROOTBALL. AMEND EACH PIT 1/4 1/3 MIX OF SOIL AMENDMENT & 2/3 SITE SOIL. MIX BEFORE BACKFILL.
7. COMPACT SUB-GRADE UNDER ALL PAVING TO 95%.
8. GRADE SITE TO DRAIN AWAY FROM THE BUILDING. SLOPE PAVING MIN. OF 2% AWAY FROM BUILDING & PER CIVIL PLAN.
9. 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.
10. 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) CERCIS 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, WHICHEVER 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



Environmental
Susan M. Lundy
Landscape Architect
Phone: 408.644.6338
Email: Environmental.Lundy@yahoo.com

Project Information for:

Cheeneey Street Townhouses
4349 Cheeneey Street
Santa Clara, CA

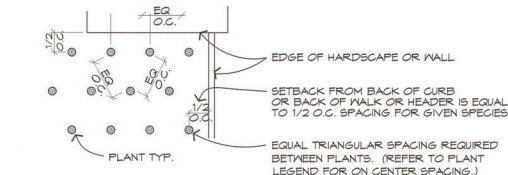
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Planting Plan

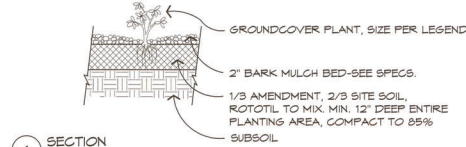
Date: 15 APR 24

Sheet

L1

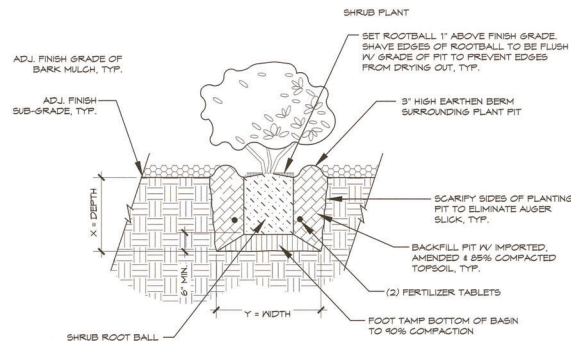


2 PLAN VIEW



1 SECTION

B GROUND COVER PLANTING DETAIL



C SHRUB PLANTING DETAIL

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	DIPLAGUS 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 ON PLAN.
3. REFER TO DTL. L5-2, SHT. L4 FOR TREE PLANTINGS, DTL. C, THIS SHT. FOR SHRUBS PLANTINGS & DTL. B, THIS SHT. FOR GROUND COVER PLANTINGS

Submittals:
RESPONSE TO CITY
COMMENT LETTER



Environmental
Susan M. Lacey
Landscape Architect
Phone: 408.644.6936
Email: Environmental.Lacey@smla.com

Project Information for:

Cheaney 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	F26-400 - 10 STATIONS IRRIGATION CONTROLLER, 4-STATION BASE MODEL, 1/2 EXTRA MODULES, PLASTIC WALL MOUNT CABINET, 120 VAC WITH L.S. CABLE AND PLUS IV SOFTWARE FOR CELL PHONE, PER DTL. C, SHT. L3
[R]	HUNTER - SOLAR SYNC SENSOR	XSS-6EN WIRELESS SOLAR SYNC WIRELESS WITH COMPATIBLE SENSING WALL MOUNT CONTROLLER, PER DTL. E, SHT. L3
[BFP]	FEBCO - BACKFLOW PREVENTER	1" - F828B-V-RP BACKFLOW PREVENTER (LEAD FREE) W/ SHUT-OFF BALL VALVES & WYE STRAINER, COVER W/ INSULATION BLANKET, MIN. R-19, GREEN, WEATHERGUARD OR EQUAL, PER CITY STANDARD DETAIL, SHT. L3-14, SHT. L4
[FM]	HUNTER - FLOW SENSOR & MASTER VALVE	1CV 4 HC-FLOW 1" FLOW SENSOR & MASTER VALVE - SET FOR MAX. FLOW RATE OF LARGEST VALVE, DTL. A & B, SHT. L6
[V]	EVANS - REMOTE CONTROL VALVE	FCZ-101-40 1" REMOTE CONTROL VALVE W/ FILTER/REGULATOR, 40 PSI PRESSURE REDUCER, 150 MESH SCREEN, PER DTL. L3-16, SHT. L4
[V]	VALVE CALLOUT	NO. PER PLAN XX = VALVE NO.
[T]	TORO	FC-FB-25 TREE FLOOD BUBBLER, PER DTL. L3-2, SHT. L4
[E]	NETAFIM - DRIP LINE RING	1/4" 6" EMITTER LINE TECHLINE CV/ DRIP TUBING RING, 6" EMITTER SPACINGS, 1/4" TUBING, ALGAE RESISTANT, MIN. 2 INLINE EMITTERS PER RING, PER DTL'S A, SHT. L3
[E]	NETAFIM - DRIP LINE	1/4" 12" EMITTER LINE TECHLINE CV/ DRIP TUBING, 12" EMITTER SPACINGS, 1/4" TUBING, ALGAE RESISTANT, PER DTL. D, SHT. L3
[P]	SCHED. 40	1-1/2" PIPE IRRIGATION MAINLINE, PER DTL. C, SHT. L6
[P]	SCHED. 80	1-1/2" PIPE, 4" SLEEVE IRRIGATION MAINLINE & SLEEVE UNDER PAVING, PVC SCHED. 80, WHITE PIPE, IV PULL WIRE, CONTROLLER WIRES & IRRIGATION PIPE, DTL. D, SHT. L6
[P]	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	430
2	Low	shrubs, ground cover, grasses	100
3	Low	grasses	340
4	Low	shrubs, ground cover, grasses	480
5	Low	grasses	210
6	Low	shrubs & ground cover, grasses	240
7	Low	shrubs & ground cover, grasses	200
8	Low	shrubs & ground cover, grasses	200
9	Low	shrubs & ground cover, grasses	200
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	3,800
Sum of Moderate & High-Water Use Areas	0
Sum of Special Landscaping Areas	0
Sum of all Landscaping Areas	3,800

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

SECTION B - ESTIMATED TOTAL WATER USE (ETWU)

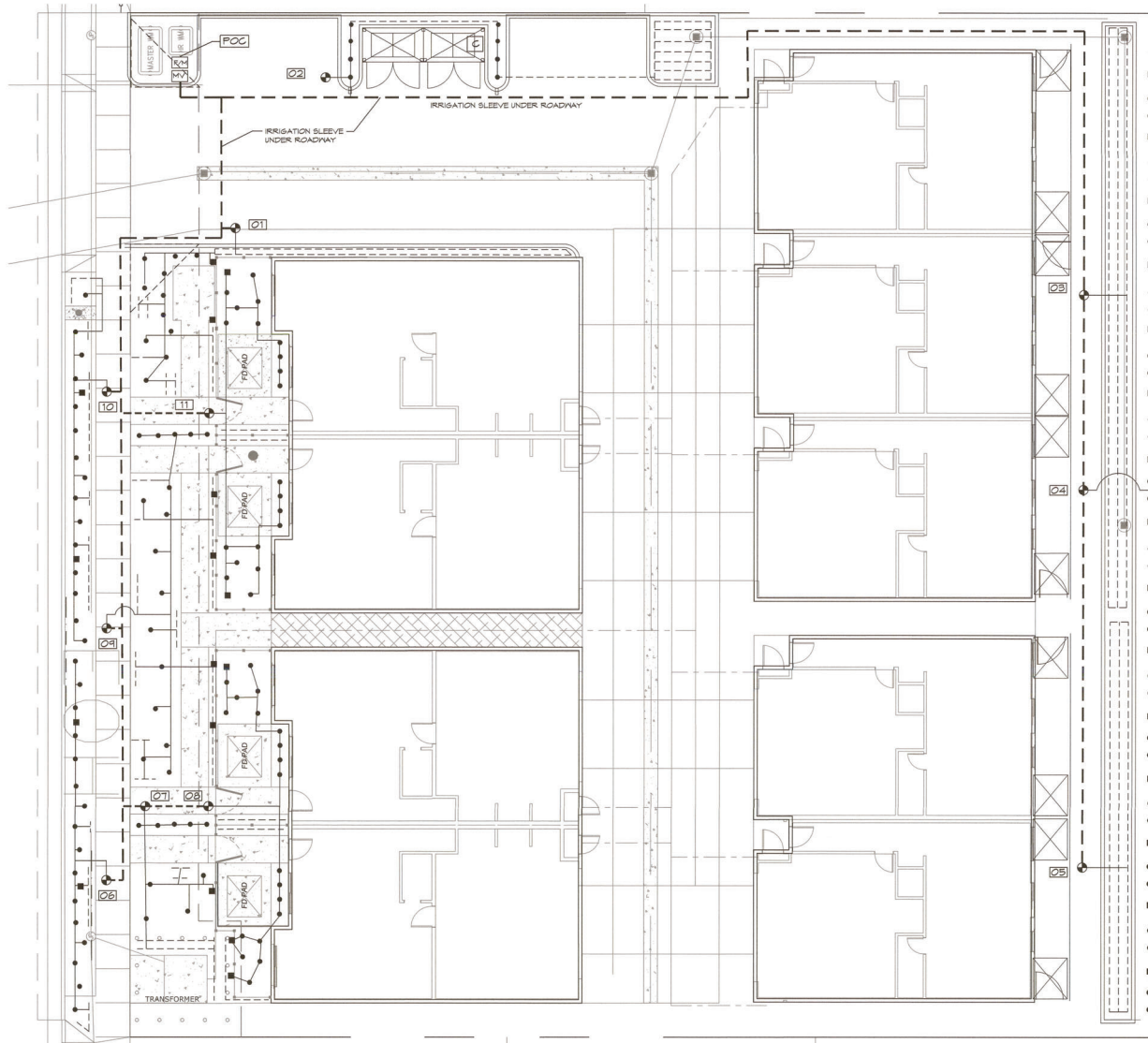
Hydrozone Label	Plant Water Use Type	Plant Type	Plant Factor (PF)	Hydrozone Area (HA) square feet	Irrigation Method	Irrigation Efficiency (IE)	ETWU (gpy)
1	Low	shrubs, ground cov	0.3	430	Drip	0.81	6,201
2	Low	shrubs, ground cov	0.3	100	Drip	0.81	1,562
3	Low	grasses	0.3	340	Drip	0.81	3,527
4	Low	shrubs, ground cov	0.3	480	Drip	0.81	4,208
5	Low	grasses	0.3	210	Drip	0.81	2,120
6	Low	shrubs & ground cov	0.3	240	Drip	0.81	2,417
7	Low	shrubs & ground cov	0.3	200	Drip	0.81	2,169
8	Low	shrubs & ground cov	0.3	200	Drip	0.81	2,169
9	Low	shrubs & ground cov	0.3	200	Drip	0.81	2,169
10	Low	shrubs & ground cov	0.3	250	Drip	0.81	2,489
11	Low	shrubs & ground cov	0.3	300	Drip	0.81	2,907

1 Total Water Use = 37,719 gallons/year

SECTION C. COMPARISON OF ETWU AND MAWA

The calculated ETWU may not exceed the calculated MAWA.

MAWA = (From Section A)	45,829	≥	ETWU = (From Section B)	37,719
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D IRRIGATION PLAN

REFER TO SHT. L4 & L5 FOR IRRIGATION DETAILS

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

Submittals:
RESPONSE TO CITY
COMMENT LETTER



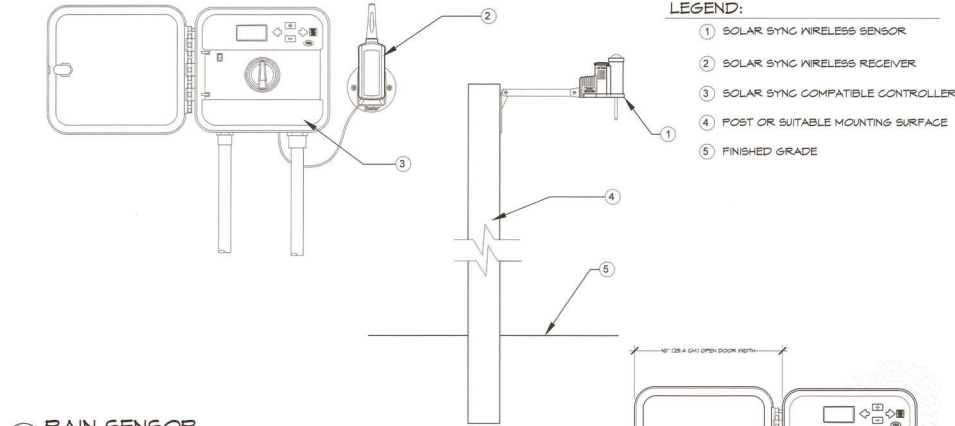
Environmental
Susan M. Lacey
Landscape Architect
Phone: 408.644.6934
Email: Environmental.Lacey@yahoo.com

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

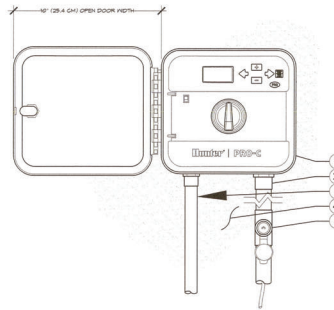
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**Irrigation Plan &
WEL Chart**

Date: 15 APR 24

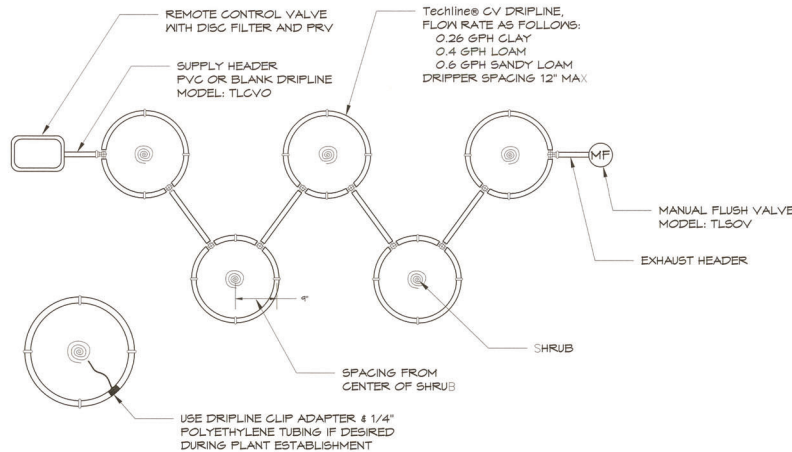
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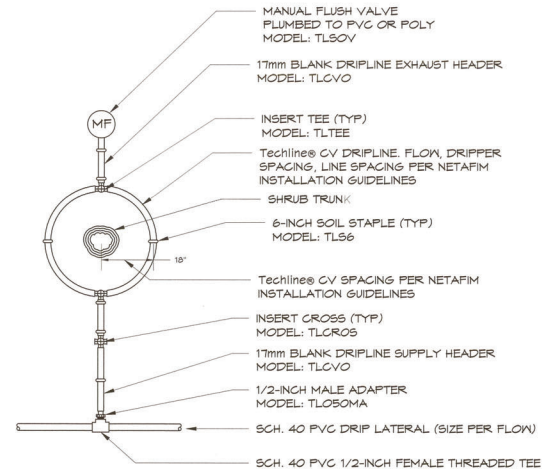
E RAIN SENSOR



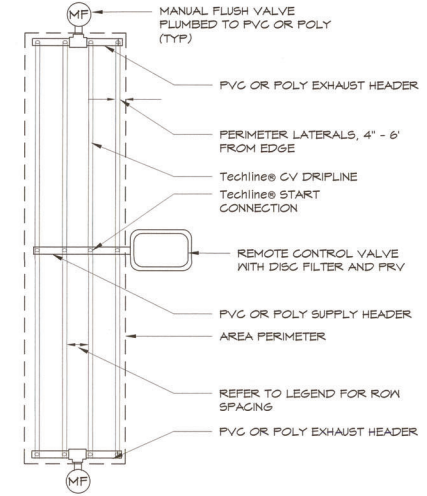
C IRRIGATION CONTROLLER



A DRIP RING - MULTIPLE SHRUBS



B DRIP RING



- NOTES:**
1. RECOMMENDED MINIMUM FILTRATION: 120 MESH
 2. PRESSURE AT FLUSH VALVE SHALL BE MIN 14.5 PSI
 3. 2 PSI CHECK VALVE (MAX 4.8' OF WATER (ELEVATION CHANGE))
 4. REFER TO MAXIMUM LENGTH OF A SINGLE LATERAL CHART

A DRIP LINES

- 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.

Submittals:
RESPONSE TO CITY COMMENT LETTER



Environmental
James M. Lantry
Landscape Architect
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Project Information for:

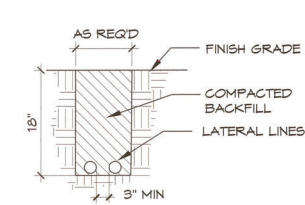
Cheaney Street Townhouses
4349 Cheaney Street
Santa Clara, CA

Sheet Title:
Irrigation Details

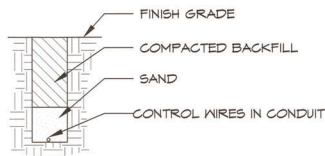
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L5

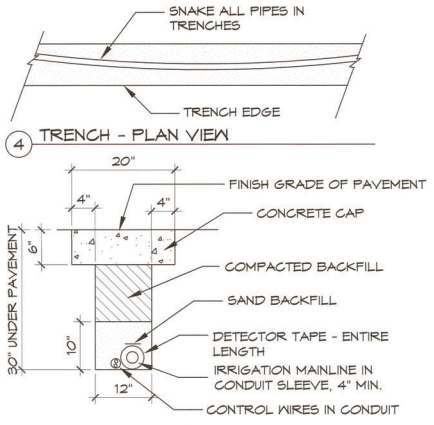


② LATERALS ONLY

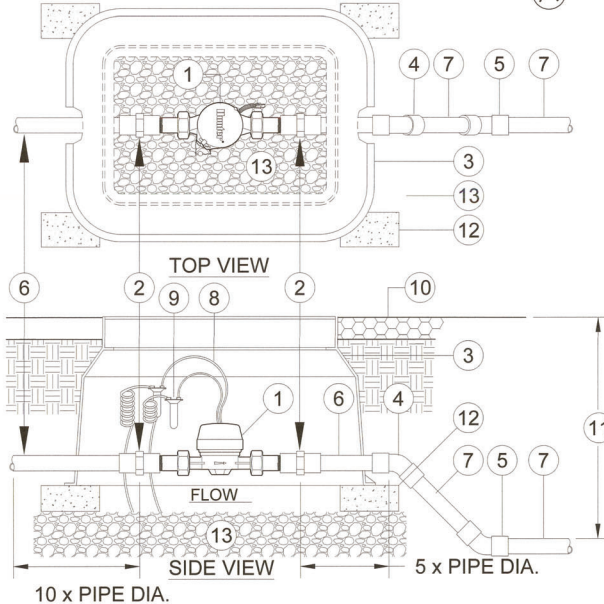


① CONDUCTORS ONLY

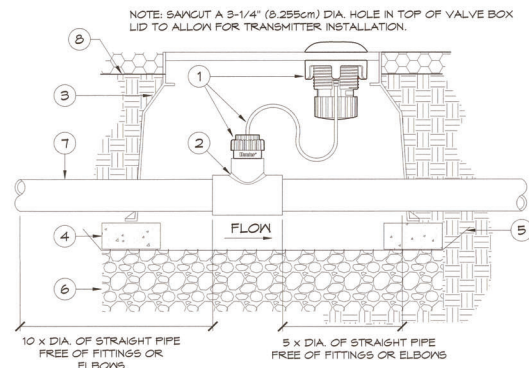
NOTE:
1. ALL TRENCH BACKFILL TO BE FREE OF ROCKS OVER 1"
C TRENCH DETAIL



④ MAIN & CONDUCTORS



B MASTER VALVE



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

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

Submittals:
RESPONSE TO CITY
COMMENT LETTER

Environmental
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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



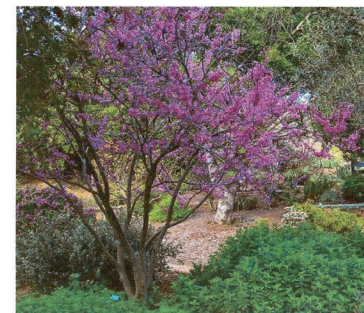
SALVIA SPATHACEA
HUMMINGBIRD SAGE



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



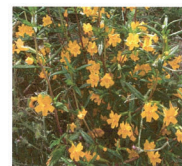
SISYRINCHIUM BELLUM
BLUE-EYED GRASS



VENEGASIA CARPESIOIDES
CANYON SUNFLOWER



LUPINUS ALBIFRONS
SILVER LUPINE



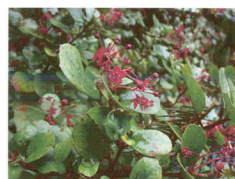
DIPLACUS AURANTIACUS
BUSH MONKEY FLOWER



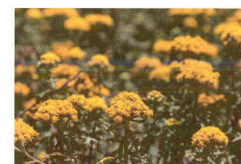
ACER G. VAR. GLABRUM
MOUNTAIN MAPLE



CAREX BARBARAE
VALLEY SEDGE



RIBES VIBURNIFOLIUM
CATALINA CURRANT



ERIOPHYLLUM STAECHADIFOLIUM
SEASIDE WOOLLY SUNFLOWER



PRUNUS ILICIFOLIA
HOLLY LEAF CHERRY



BOUTELOUA BLONDE AMBITION
BLONDE AMBITION GRAMA



SALVIA 'GREEN CARPET'
GREEN CARPET SAGE



KECKIELLA CORYMBOSA
KECKIELLA

Submittals:
RESPONSE TO CITY
COMMENT LETTER

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Project Information for:

Cheaney Street Townhouses
4349 Cheaney Street
Santa Clara, CA

Sheet Title:

Plant Material

Date: 15 APR 24

Sheet:

L7