

# GENERAL NOTES

- PROJECT NAME: ARDENVIEW HOMES
- OWNER: ARDENVIEW HOMES LLC  
4546 EL CAMINO REAL, SUITE 217  
LOS ALTOS, CA 94022
- SUBDIVIDER: SAME AS THE OWNER
- ENGINEER: HMM ENGINEERS  
1570 OAKLAND ROAD  
SAN JOSE, CA 95131  
MARTIN DEFORGE, RCE #68876
- STREET LOCATION: 918 RICH AVENUE
- EXISTING ZONING: MULTIPLE FAMILY (R3)
- EXISTING GP DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL
- EXISTING USE: VACANT
- PROPOSED USE: RESIDENTIAL CONDOMINIUMS
- WATER SUPPLY: CITY OF MOUNTAIN VIEW
- SEWAGE DISPOSAL: CITY OF MOUNTAIN VIEW
- ASSESSOR'S PARCEL #(S): 189-33-028
- STREET TREES: SHALL CONFORM TO CITY OF MOUNTAIN VIEW STANDARDS
- TOTAL SITE AREA: ±0.72 ACRES
- PUBLIC STREET DEDICATION: ±0.01 ACRES
- NET SITE AREA: ±0.71 NET ACRES
- PROPOSED LOTS: 1
- TOTAL UNITS: UP TO 32 RESIDENTIAL CONDOMINIUM UNITS
- FLOOD ZONE: ZONE X
- TITLE REPORT: THE TITLE REPORT THAT WAS USED FOR THE PREPARATION OF THIS MAP WAS PREPARED BY CHICAGO TITLE COMPANY, ORDER NUMBER FWPS-2995202305 DATED JUNE 11, 2020.

- REFER TO PERMIT (PL-2021-154) ENTITLED, ARDENVIEW HOMES GRADING AND DRAINAGE PLAN, FOR GRADING AND DRAINAGE, STORMWATER, AND CROSS SECTIONS FOR THE PROJECT.
- REFER TO PERMIT (PL-2021-154) ENTITLED, LANDSCAPE ARCHITECTURAL CONCEPTS, FOR PLANS SHOWING THE PROPOSED PUBLIC AREAS FOR PARKS, PLAYGROUNDS, OPEN SPACES, AND LIKE USES FOR THE PROJECT.
- THIS SUBDIVISION WILL CONFORM TO THE STREET TREE PLAN OF THE CITY OF MOUNTAIN VIEW.
- DEMOLITION PERMITS MAY BE ISSUED PRIOR TO ISSUANCE OF FINAL BUILDING PERMITS AND RECORDATION OF FINAL MAP.
- MULTIPLE FINAL MAPS MAY BE FILED BASED ON THIS TENTATIVE MAP.
- ALL DIMENSIONS DEPICTED HEREON ARE APPROXIMATE AND ARE SUBJECT TO REVISION AT FINAL MAP(S) STAGE.
- NO WELLS EXIST ON THIS SITE.
- NO NEW STREET NAMES HAVE BEEN APPROVED AT THIS TIME.
- NO BUILDINGS EXIST ON THIS SITE.
- NO STREAMS, CREEKS, OR WATER COURSES EXIST WITHIN 100 FEET OF THE PROPERTY.
- THE PROPERTY IS NOT WITHIN A ZONE OF REQUIRED INVESTIGATION PURSUANT TO THE STATE SEISMIC HAZARD MAPPING ACT AND THE OFFICIAL SEISMIC HAZARD ZONE MAPS FOR THE CITY OF MOUNTAIN VIEW.

# LEGEND

PROJECT BOUNDARY	---
RIGHT OF WAY	---
STREET CENTERLINE	---
EXISTING PROPERTY LINE	---
EXISTING EASEMENT	---
PROPOSED EASEMENT	---
EXISTING TREE	○

# EXISTING TREES

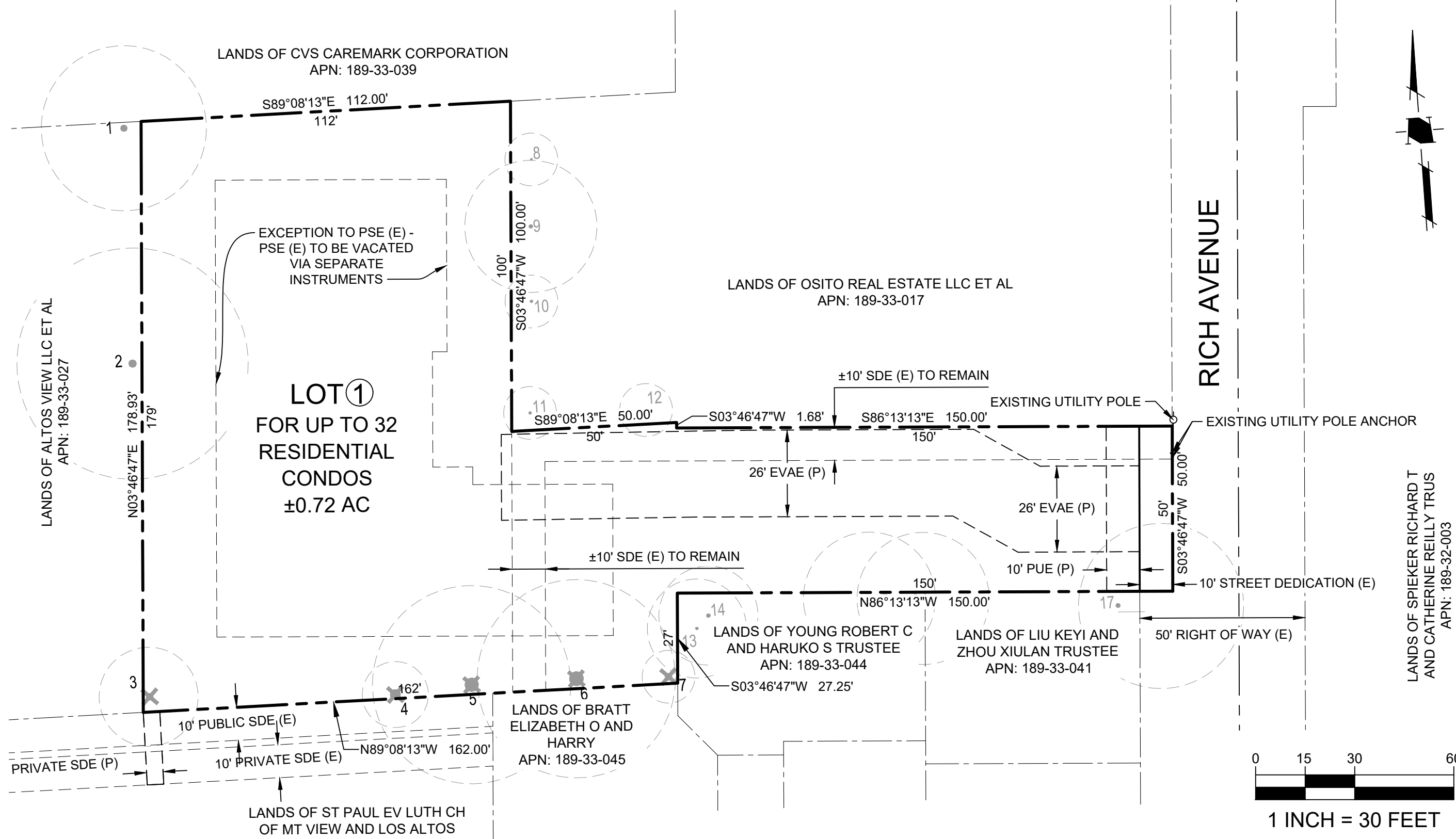
TREE #	BOTANICAL NAME	COMMON NAME	CANOPY (FEET)	DBH (INCHES)	CIRCUMFERENCE (INCHES)	HERITAGE TREE	HEALTH	PRESERVATION SUITABILITY	SAVE / REMOVE	NOTES
1	Not used									
2	Not used									
3	<i>Ulmus parvifolia</i>	Chinese Elm	16	13.0	41	NO	2	Poor	REMOVE	MULTI-TRUNK, VOLUNTEER
4	<i>Quercus agrifolia</i>	Coast Live Oak	24	36.0	113	YES	3	Poor	REMOVE	CD,SD, CDB
5	<i>Quercus agrifolia</i>	Coast Live Oak	32	57.0	179	YES	0	Poor	REMOVE	Dead
6	<i>Quercus agrifolia</i>	Coast Live Oak	32	50.0	157	YES	2	Poor	REMOVE	MULTI-TRUNK, CD, SD, CDB
7	<i>Platanus x hispanica</i>	London Plane Tree	8	4.0	13	NO	3	Moderate	REMOVE	



VICINITY MAP  
SCALE: 1" = 1000'

# ABBREVIATIONS

EXISTING	(E)
PROPOSED	(P)
STORM DRAIN EASEMENT	SDE
PUBLIC SERVICE EASEMENT	PSE
EMERGENCY VEHICLE ACCESS EASEMENT	EVAE
PUBLIC UTILITY EASEMENT	PUE



**VESTING TENTATIVE TRACT MAP  
FOR CONDOMINIUM PURPOSES  
PL-2021-155  
ARDENVIEW HOMES  
918 RICH AVENUE**

NO	DATE	DESCRIPTION
△	05/15/23	PER CITY COMMENTS
△	02/28/23	PER CITY COMMENTS
△	11/02/22	PER CITY COMMENTS
△	10/28/22	PER CITY COMMENTS
△	05/02/22	PER CITY COMMENTS

PROJECT NO:	5817.00
CAD DWG FILE:	581700TM.DWG
DESIGNED BY:	DM
DRAWN BY:	
CHECKED BY:	DM
DATE:	SEPTEMBER 28, 2021
SCALE:	
©	HMM

**VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES**

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PLOTTED: 5/11/2023 11:25 AM