

# 315 - 319 Sierra Vista Avenue

Mountain View, California



## Project Description

The proposed Classics at 315 Sierra Vista development is a high quality rowhouse community that conforms with the development standards of the R3-2.2 zoning district in which it is located. It delivers 15 new ownership townhome units at relatively attainable prices in a chronically under-supplied housing market on a site that is currently underutilized with seven (7) smaller, aging housing units that are in fair to poor condition, including two single family homes, one manufactured home and four apartment units; that continues to upgrade the housing stock in a transitional neighborhood that historically has had some of the oldest, lowest quality housing units in Mountain View; and that respects the eclectic character of the surrounding neighborhood.

The property consists of three contiguous parcels, consisting of 0.902 acre with a combined property frontage of approximately 142 feet on Sierra Vista Avenue. Immediately to the north, are 2-story townhome apartments; to the south are 2 single-level, SFD homes and 2-story apartment buildings; to the east are two 2-story apartment buildings; and to the west across Sierra Vista Avenue is a 2-story apartment building.

The property is readily accessible from U.S. Highway 101 and Central Expressway and is located near VTA Bus Lines 34 and 40 that service Rengstorff Avenue and Shoreline Business Park. The site is located in close proximity to two significant regional retail centers (Rengstorff, Charleston Plaza) and the neighborhood serving retail businesses at Old Middlefield Way and Rengstorff. It is also situated in close proximity to Shoreline Business Park, the City's primary employment center. Finally, the property is located a quarter-mile from the Whisman Sports Center, just over a quarter mile from Rengstorff Park and within a quarter mile of the playing field at Stevenson and Monte Loma Elementary Schools and Crittenden Middle School.

Classics at 315 Sierra Vista presents a strong, and well-articulated façade that relates well to Sierra Vista Avenue with covered front porches behind low patio walls, and 2-story wings that step down the massing on the north and south edges of the community. The front building has a unique design driven by the desire to preserve and showcase an existing 90-year old southern magnolia tree that will serve as monument and marker for the community. At the heart of the community are two 4-plex buildings that feature 2nd story decks over covered porches overlooking a compelling central court yard, approximately 36' wide (building-to-building), that features well sized specimen trees and amenities, including a community BBQ, picnic tables and food prep area and bench seating. The central courtyard fosters a sense of community and well-being. At the rear of the site, another 4-plex building generously set back 20' from the rear property line overlooks ten (10) community garden plots, complete with garden shed, potting bench, fruiting espaliers and generous evergreen trees.

The rowhome units at Classics at 315 Sierra Vista range in size from approximately 1,782 to approximately 1,991 square feet; have 3-4 bedrooms and at least 2.5 bathrooms, with a bedroom suite on the ground floor to accommodate multi-generational living in more than half of the units. All of the homes have enclosed, attached two car garages; in addition, 5 guest parking spaces are provided and distributed throughout the site.

Classics at 315 Sierra Vista is designed in a transitional architecture that borrows from modern farmhouse and traditional styles to present a clean and timeless aesthetic. Through the application of varied materials and forms, the building designs create visual interest. Clean vertical lines, use of color and prominent entry features are deployed to differentiate between units but are intentionally subtle to preserve a sense of inseparable wholeness as to each building.

## PROJECT TEAM

<b>DEVELOPER:</b>	CLASSIC COMMUNITIES
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<b>ARCHITECT / PLANNER:</b>	BASSENIAN / LAGONI
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<b>CIVIL ENGINEER:</b>	BKF ENGINEERS.
CONTACT: SCOTT SCHORK	1730 N. FIRST ST. SUITE 600
BUSINESS: (408) 467-9125	SAN JOSE, CA 95112
<b>LANDSCAPE ARCHITECT:</b>	RIPLEY DESIGN GROUP
CONTACT: ANNIKA CARPENTER	1615 BONANZA ST. SUITE 314
BUSINESS: (925) 938-7377	WALNUT CREEK, CA 94596

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**APNs 150-08-009, 150-08-010 & 150-08-011**

Site Summary			
Total Homes	15		
Gross Site Area	43,557 sq.ft.		1.0 Acre
Net Site Area	39,294 sq.ft.		0.9 Acre
Density Allowed	17.1 Homes/Acre	(15.4 Homes/0.9 Acre)	
Density Provided	16.6 Homes/Acre	(15 Homes/0.9 Acre)	

Floor Area Calculations			
Plan Types	Living Area (sq.ft.)	Garage (sq.ft.)	Total Floor Area (sq.ft.)
P-1	1,782	452	2,234
P-2	1,899	452	2,351
P-3	2,138	452	2,590
P-4	1,991	458	2,449
P-4 (Accessible)	1,970	466	2,436

Plan Types	Total Floor Area (sq.ft.)	# Plans	Total Floor Area (sq.ft.) on Site
P-1	2,234	7	15,638
P-2	2,351	1	2,351
P-3	2,590	1	2,590
P-4	2,449	4	9,796
P-4 (Accessible)	2,436	2	4,872
<b>Total Floor Area</b>		<b>15</b>	<b>35,247</b>

Floor Area Ratio	
Total Floor Area	35,247 sq.ft.
Net Site Area	39,294 sq.ft.
F.A.R.	
Max. Allowed	0.90
Provided	0.90

Building Coverage Calculations	
Building 1	2,673 sq.ft.
Building 2	3,351 sq.ft.
Building 3	3,358 sq.ft.
Building 4	3,358 sq.ft.
Trash Enclosure	168 sq.ft.

	Sq.Ft.	Allowed/Required %	Provided %
Building Coverage	12,908	35%	33%
Vehicular Pavement	11,029	20%	28%
Landscape	15,357	35%	39%
Net Site Area	39,294		

Building Coverage Area includes Porch Areas and Trash Enclosure Area.

Open Space Calculations		
Per Unit Requirement		
	Required	Provided
Common Open Space	100 sq.ft./Unit	331 sq.ft./Unit
Private Open Space*	100 sq.ft./Unit	176 sq.ft./Unit
Landscape	916 sq.ft./Unit	1,024 sq.ft./Unit

Site Requirement		
	Required (sq.ft.)	Provided (sq.ft.)
Common Open Space	1,500	4,974
Private Open Space*	1,500	2,645
Landscape	13,753	15,357

\* Includes Porch, Deck areas for all plans and Front Yard areas for Lot 1, 2 and 3

Parking Summary		
Car Parking	Required	Provided
Resident Covered Spaces	30	30
Guest Spaces	4.5	5
	<b>34.5</b>	<b>35</b>

Bicycle Parking*		
	Required	Provided
1 Bicycle Space per Home	15	15
1 Guest Space per 10 Homes	2	4
<b>Total Bicycle Space Required</b>	<b>17</b>	<b>19</b>

\* Private bicycle storage space will be provided inside garages.

Building Heights : Measured from Sierra Vista lowest top of curb elevation of 39.85'		
	Maximum Allowed	Provided
Building 1	45'-0"	38'-11"
Building 2	45'-0"	40'-11"
Building 3	45'-0"	42'-2"
Building 4	45'-0"	42'-2"

Occupancy Classification	
Type of Construction	R-3 V-B
Zoning	R3-2.2

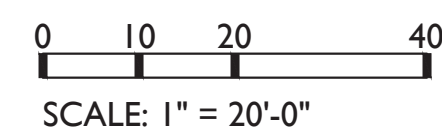
Building Setbacks		
	Required	Provided (Minimum)
Front	15'	15.5'
Side	10', (1st & 2nd Flr.) 15', (3rd Flr.)	11.6', (1st & 2nd Flr.) 15', (3rd Flr.)
Rear	15'	16'



# ARCHITECTURAL SITE PLAN : THIRD FLOOR

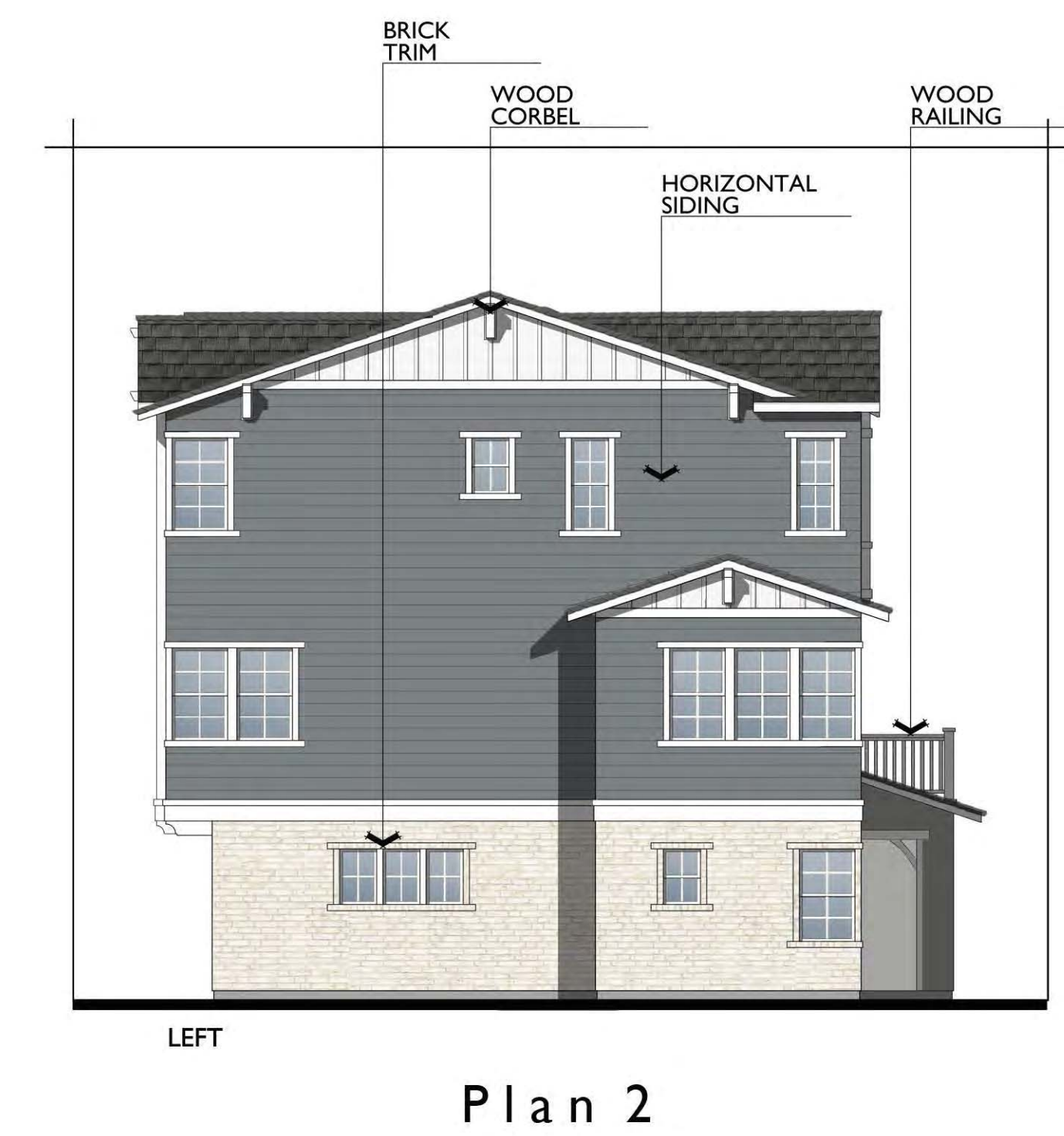
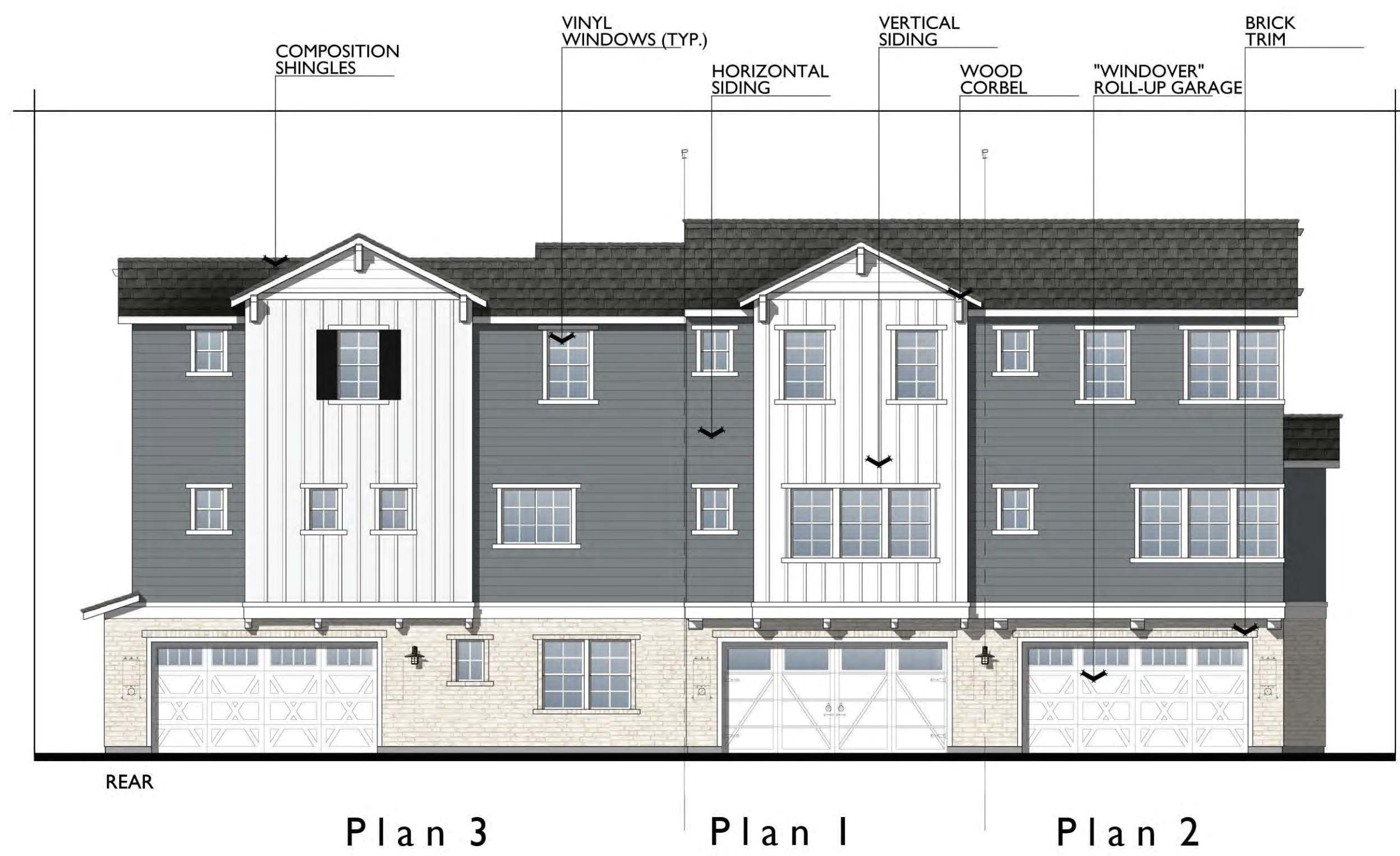
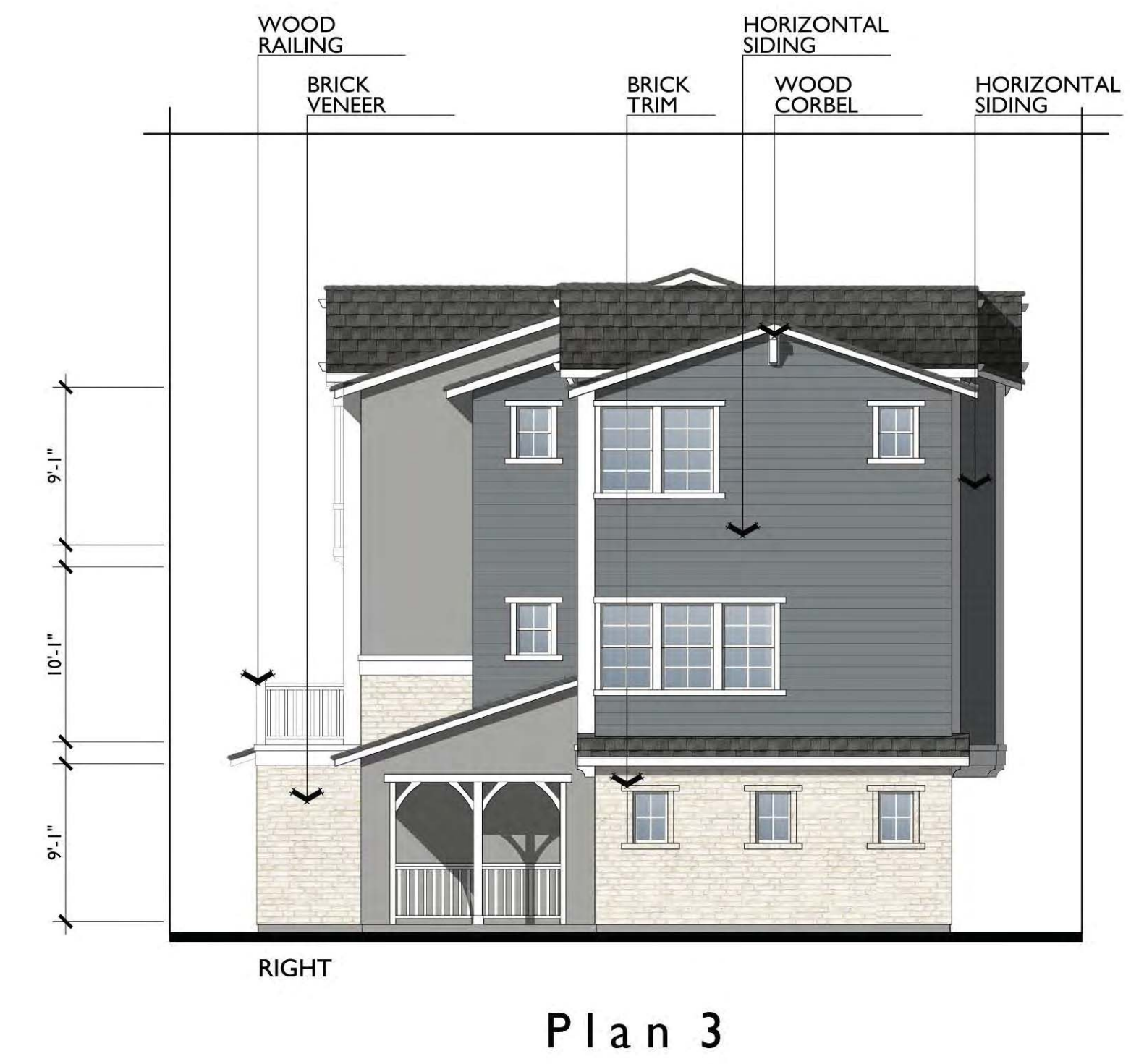
315-319 SIERRA VISTA

Mountain View, California



252.17218

SCALE: 1" = 20'-0"



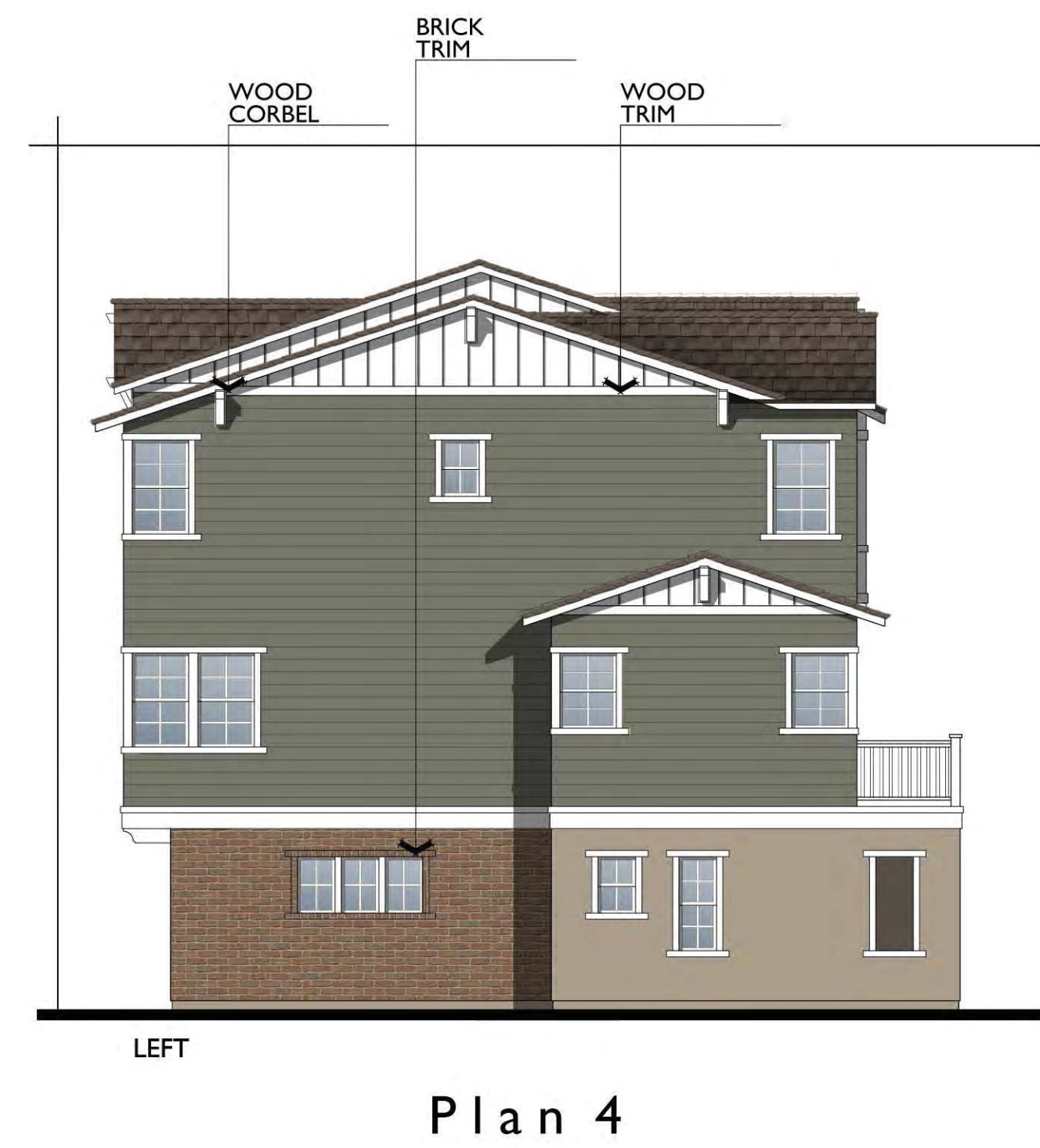
# BUILDING I

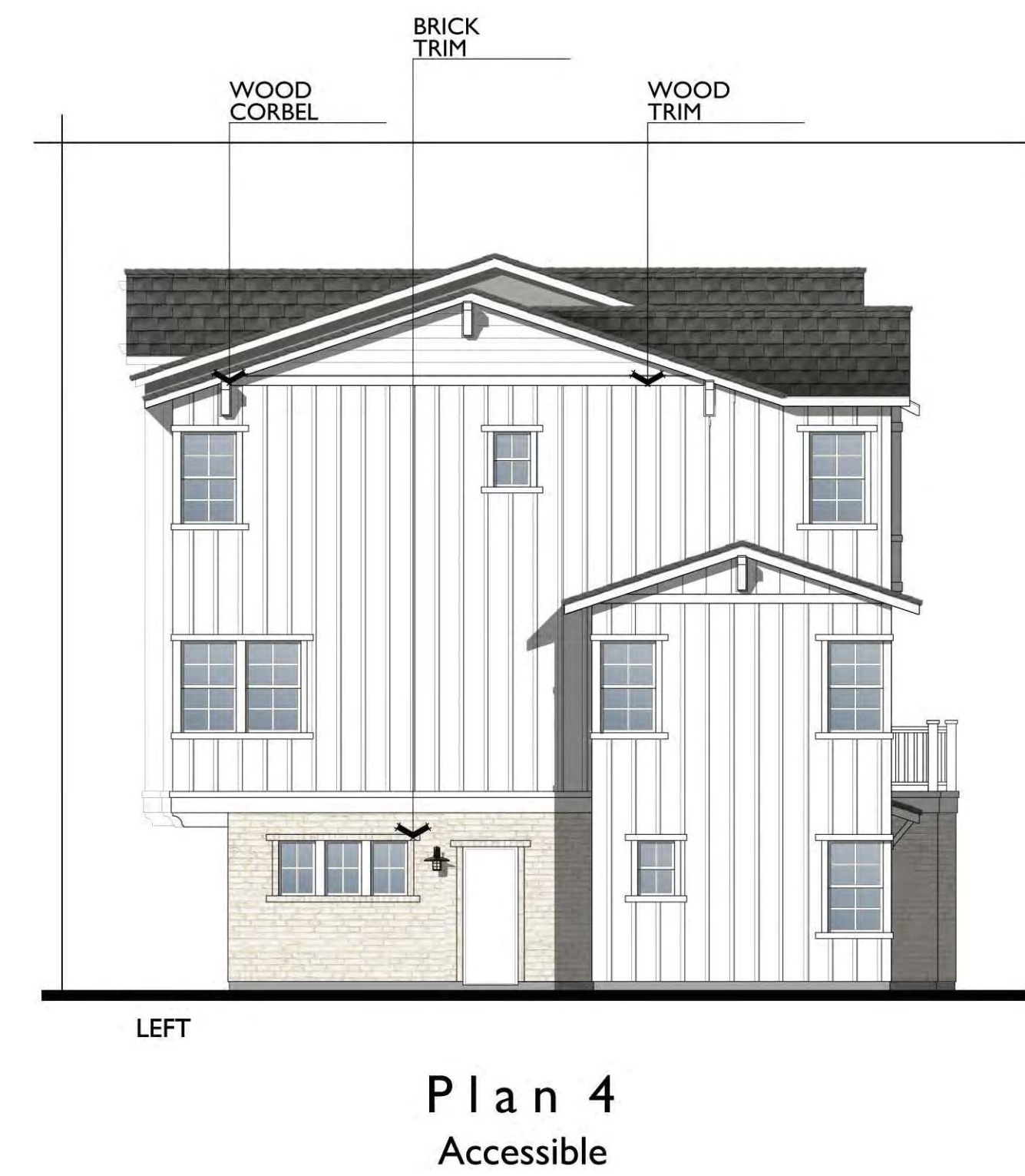
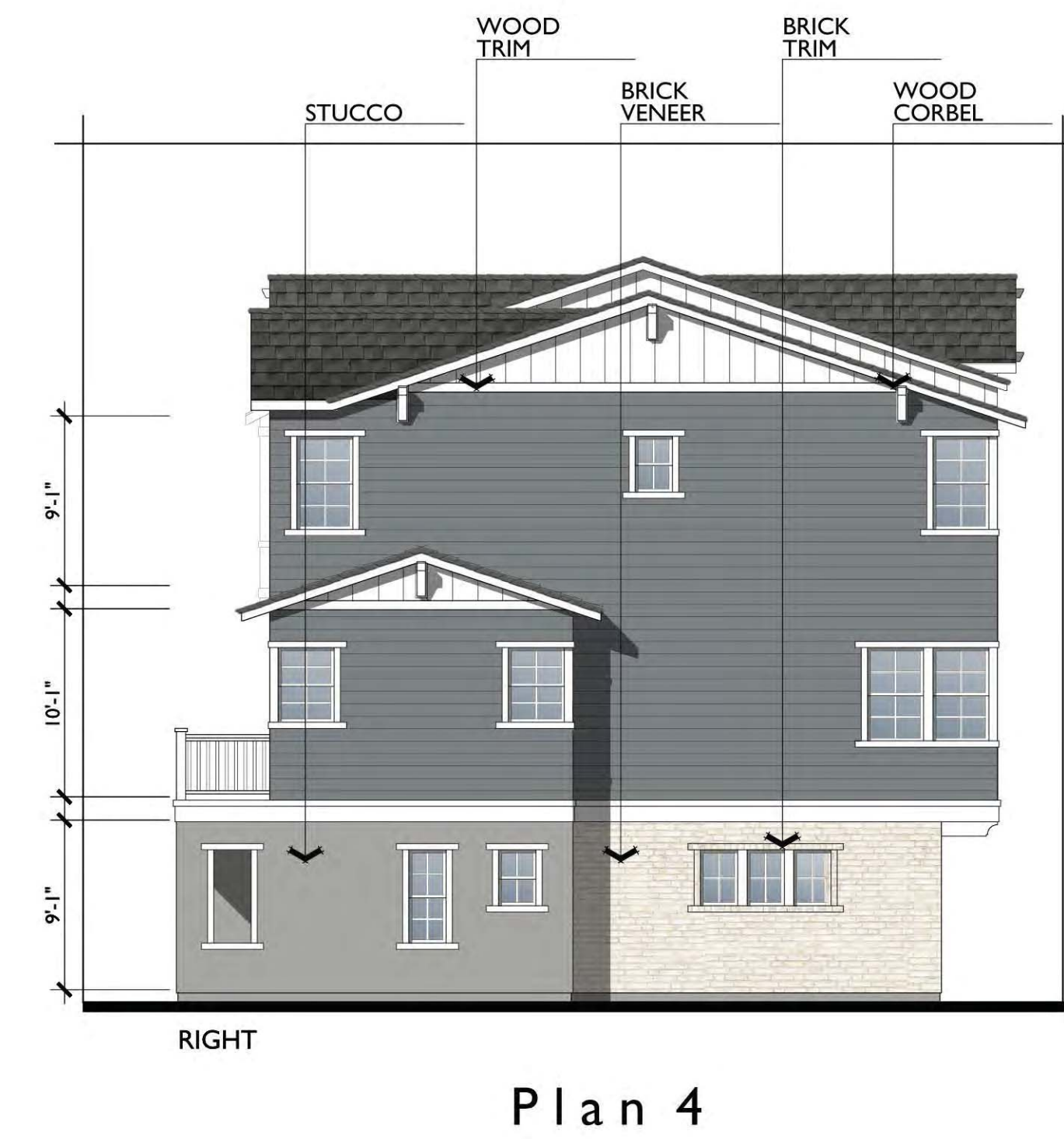
Elevations

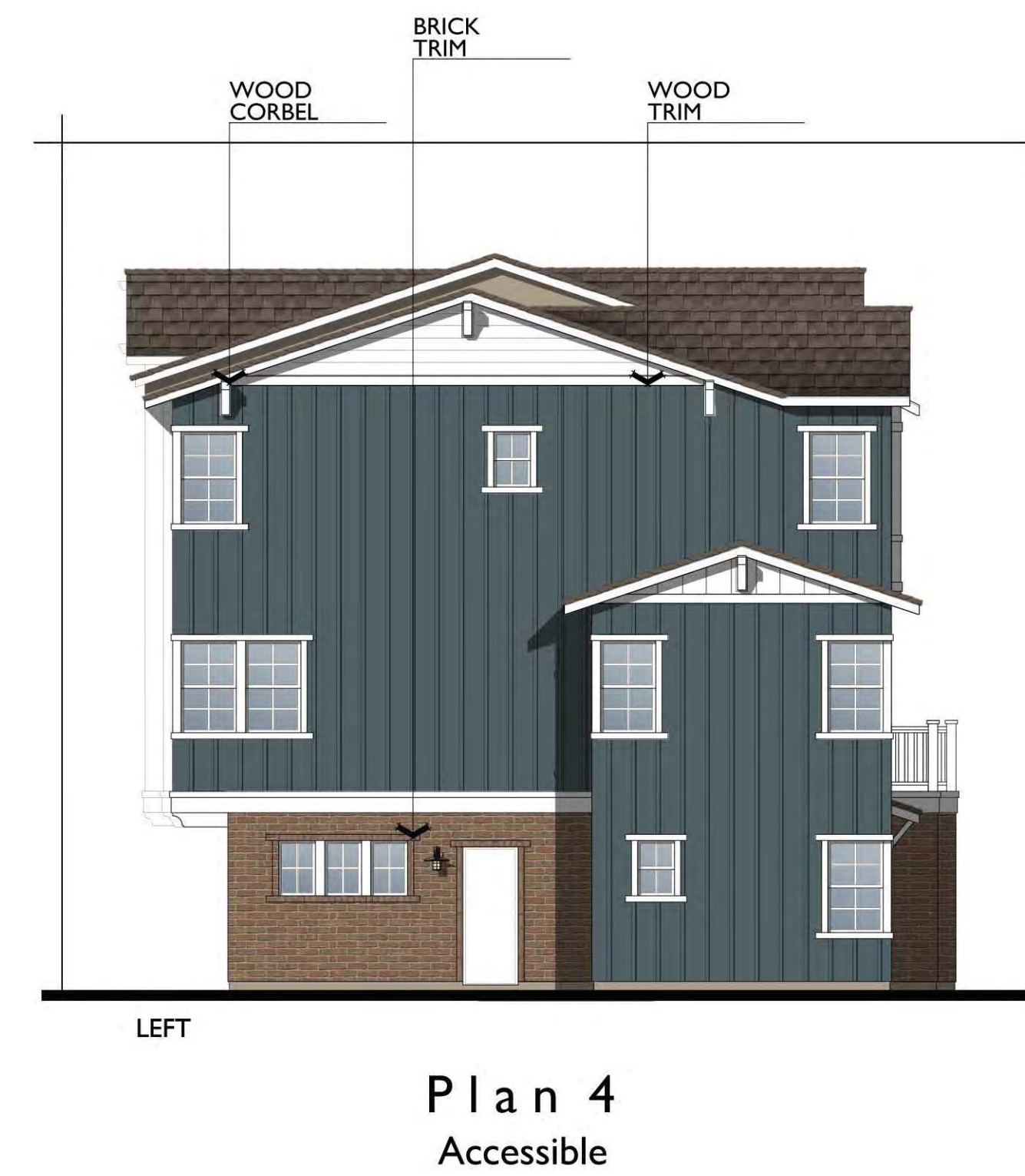
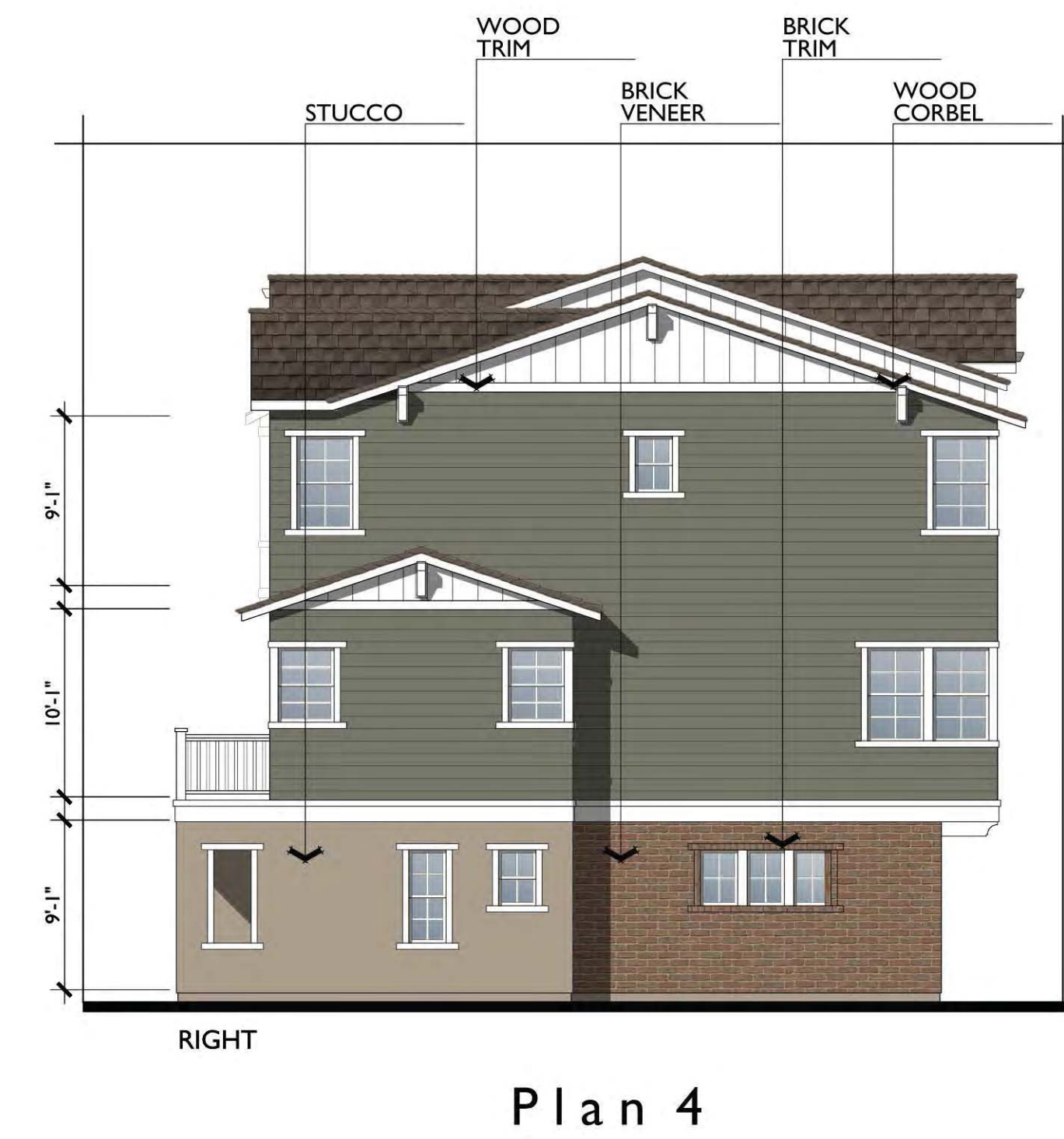
315-319 SIERRA VISTA

Mountain View, Ca

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319 317 315

Existing Street Scene



Proposed Street Scene





## CONCEPTUAL RENDERING

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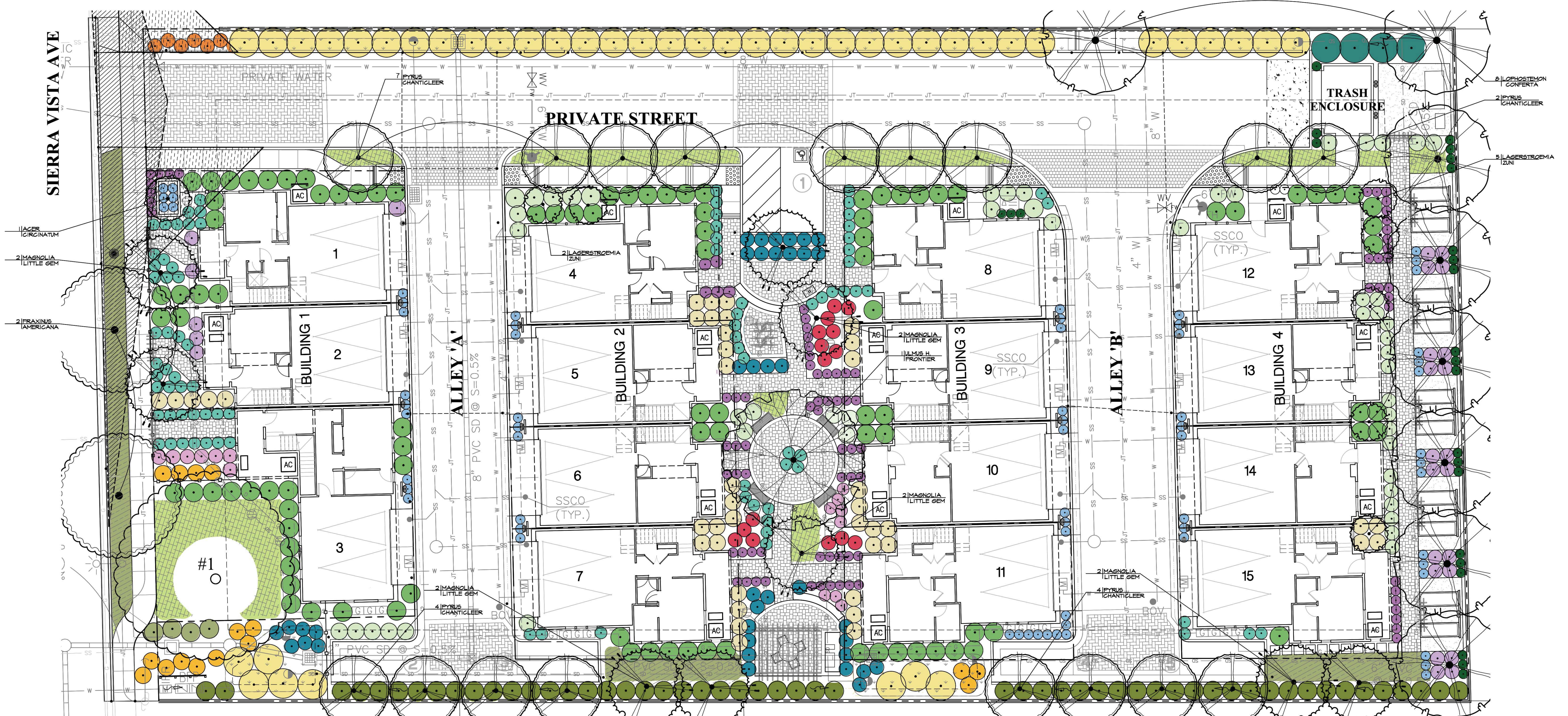
## CONCEPTUAL RENDERING

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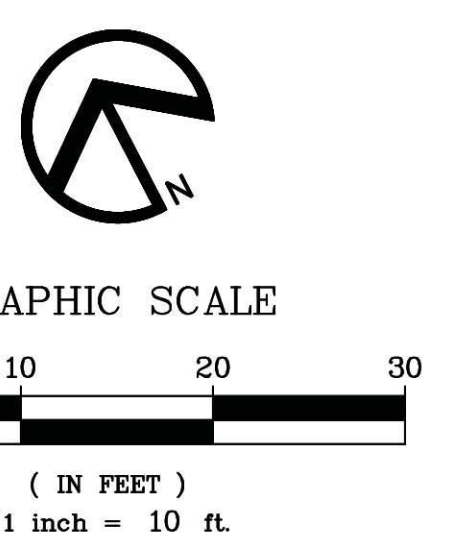
**PRELIMINARY PLANT LIST**

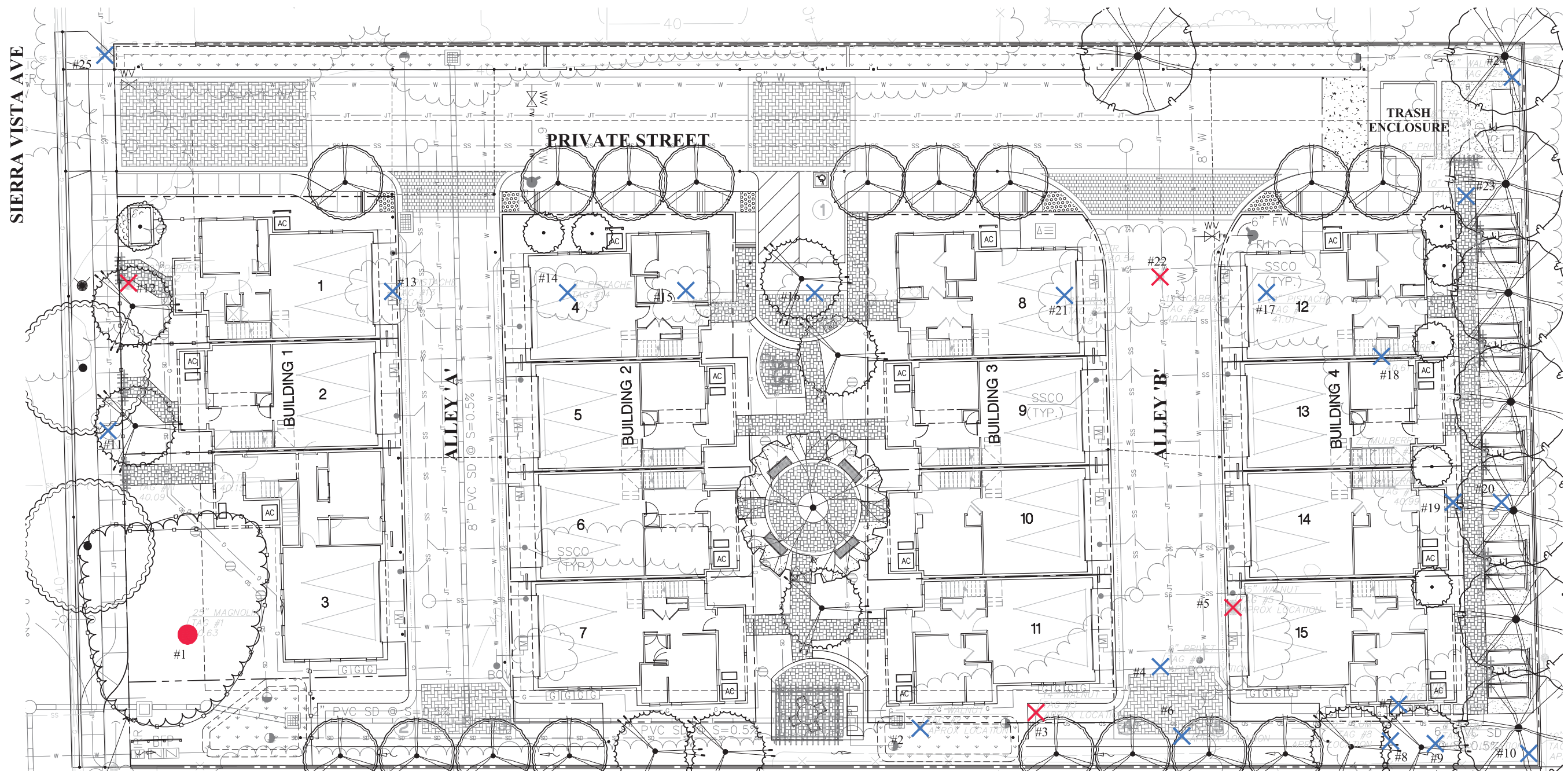
BOTANICAL NAME	COMMON NAME	PLANT QTY	SIZE	WATER USE	SPACING	MATURE SIZE (HIGH X WIDTH)
<b>SHRUBS</b>						
ANIGOZANTHOS 'BIG RED'	RED KANGAROO PAW	15	5 GALLON	LOW	2.5' O.C.	3'-4" X 2'-3"
*CARPENTERIA CALIFORNICA 'ELIZABETH'	ELIZABETH BUSH ANEMONE	43	5 GALLON	MEDIUM	4' O.C.	4'-6" X 4'-5"
*CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	38	5 GALLON	LOW	3' O.C.	2'-3" X 3'-4"
*DIETES BICOLOR	FORTNIGHT LILY	42	5 GALLON	LOW	3' O.C.	3'-4" X 3'-4"
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	86	5 GALLON	LOW	2.5' O.C.	1' X 3'
EUONYMUS JAPONICUS 'GREEN SPIRE'	GREEN SPIRE EUONYMUS	25	5 GALLON	LOW	1.5' O.C.	6' X 1'-2"
GAURA LINDHEIMERI	WHITE GAURA	15	5 GALLON	LOW	2.5' O.C.	2'-4" X 2'-3"
HELICOTRICHON SEMPERVIRENS	BLUE OAT GRASS	66	5 GALLON	LOW	2' O.C.	2'-3" X 2'-3"
LIMONUM PEREZII	SEA LAVENDER	90	5 GALLON	LOW	2' O.C.	2'-3" X 2'-3"
MIMULUS AURANTIACUS	STICKY MONKEYFLOWER	6	5 GALLON	LOW	2' O.C.	2'-3" X 2'-3"
MUHLENBERGIA RIgens	DEER GRASS	16	5 GALLON	LOW	3.5' O.C.	4' X 4'
NEPETA FASSENSII	CATMINT	27	5 GALLON	LOW	3' O.C.	1'-2" X 3'-4"
OLEA E. 'LITTLE OLLIE'	DWARF OLIVE	54	5 GALLON	LOW	4' O.C.	4'-6" X 4'-6"
PRUNUS 'BRIGHT & TIGHT'	BRIGHT & TIGHT LAUREL	4	5 GALLON	LOW	5' O.C.	8'-10" X 6'-8"
RHAPHOLEPIS L. 'WHITE ENCHANTRESS'	INDIA HAWTHORN	101	5 GALLON	LOW	4' O.C.	3'-4" X 4'-5"
ROSMARINUS O. 'COLLINGWOOD INGRAM'	DWARF ROSEMARY	4	5 GALLON	LOW	3.5' O.C.	2'-3" X 4'

BOTANICAL NAME	COMMON NAME	PLANT QTY	SIZE	WATER USE	SPACING	MATURE SIZE (HIGH X WIDTH)
<b>SHRUBS (CONT)</b>						
WESTRINGIA R. 'MORNING LIGHT'	COAST ROSEMARY	42	5 GALLON	LOW	2.5' O.C.	3' X 3'
<b>VINES</b>						
GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	19	5 GALLON	LOW	AS SHOWN	
<b>GROUNDCOVERS</b>						
FESTUCA MAIREI	ATLAS FESCUE	915 SF	1 GALLON	LOW	2' O.C.	2'-3" X 2'-3"
ROSMARINUS O. 'COLLINGWOOD INGRAM'	DWARF ROSEMARY	800 SF	1 GALLON	LOW	4' O.C.	1'-2" X 4'-8"
* CAN GROW IN BIO-RETENTION BASINS						
<b>NOTES:</b>						
1. ALL PLANT SPACING, WATER USE, SIZE DATA ARE OBTAINED FROM WUCOLS, SANTA CLARA VALLEY WATER DISTRICT (SCVWD), BAY AREA WATER SUPPLY & CONSERVATION AGENCY (BAWSCA) AND LOCAL NURSERIES.						
2. ALL TREES SHALL BE PLANTED & STAKED PER CITY STANDARDS.						
3. TREES PLANTED WITHIN 3' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.						
4. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.						
5. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.						
6. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".						

**PRELIMINARY PROPOSED TREE PALETTE**

BOTANICAL NAME	COMMON NAME	QTY	SIZE	WATER USE	SPACING	MATURE SIZE (HIGH X WIDTH)
<b>EXISTING TREE TO REMAIN</b> # XXX						
<b>SIERRA VISTA AVENUE STREET TREE</b>						
FRAXINUS AMERICANA	WHITE ASH	2	24" BOX	MEDIUM	35' O.C.	45' WIDE/80' HIGH
<b>ENTRY ACCENT TREE</b>						
ACER CIRCINATUM	VINE MAPLE	1	24" BOX	MEDIUM	AS SHOWN	10-15' WIDE/10' HIGH
<b>PASEO TREES</b>						
ULMUS HYBRID 'FRONTIER'	FRONTIER ELM	1	36" BOX	LOW	AS SHOWN	30' WIDE/40' HIGH
MAGNOLIA G. 'LITTLE GEM'	SOUTHERN MAGNOLIA	9	15 GALLON	LOW	AS SHOWN	15' WIDE/25' HIGH
<b>PERIMETER TREES</b>						
LAGERSTROEMIA I. 'ZUNI'	CRAPE MYRTLE	7	15 GALLON	LOW	AS SHOWN	8' WIDE/15' HIGH
LOPHOSTEMON CONFERTA	BRISBANE BOX	8	24" BOX	MEDIUM	AS SHOWN	25' WIDE/35' HIGH
PYRUS C. 'CHANTICLEER'	CHANTICLEER PEAR	17	24" BOX	MEDIUM	AS SHOWN	15' WIDE/40' HIGH





**EXISTING TREE LEGEND**

\* REFER TO SHEET L9 FOR TREE SURVEY NOTES AND PROTECTION PLAN, PREPARED BY ARBORIST

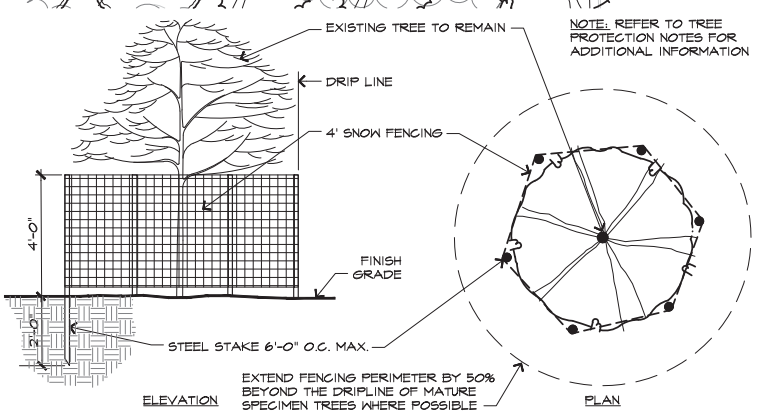
Field Data Sheet	Trunk DBH	Heritage Tree Status	Canopy Size	Condition Rating: Condition Rating: 1-5 1=Excellent 2=Good 3=Fair 4=Poor 5=Very Poor	Verbal Description	"DBH" = Diameter at 48" above grade "E" = Estimated "CD w/ IB" = Co-Dominant Leaders with Imbedded Bark, a Structural Weakness	Disposition: Proposed to be Preserved ("P") or Removed ("R")	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	
1	25	Yes	30/45	2 / 1	Good	Moderately Dense	P	Wild Plum	8	No	25/25	1 / 4	Fair	Stump Sprout	R										
2	12	No	35/25	1 / 2	Good		R	Wild Plum	10	No	25/25	1 / 4	Fair	CD w/ IB	R										
3	14/10	Yes	35/30	1 / 2	Good		R	Purple Plum (Prunus cerasifera 'Krauter Vesuvius')	6	No	10/15	1 / 1	Excellent		R										
4	8/6/5	No	30/25	1 / 4	Fair	Topped at 1 foot	R	California Pepper (Schinus molle)	30	Yes	20/35	1 / 3	Good	Partially Topped for Line Clearing	R										
5	35	Yes	35/45	1 / 4	Fair	Topped: Previous Central Leader Failure	R	Chinese Pistache (Pistacia chinensis)	9	No	12/15	1 / 4	Fair	Topped at 8-10'	R										
6	11/10	No	25/25	4 / 4	Poor	Stump Sprout Canopy Die-Back	R	Chinese Pistache	8	No	12/15	1 / 4	Fair	Topped at 8-10'	R										
7	7	No	20/20	1 / 4	Fair	Stump Sprout	R	Chinese Pistache	6	No	12/15	1 / 4	Fair	Topped at 8-10'	R										
8	10	No	25/20	1 / 4	Fair	Stump Sprout	R	Cherry (Prunus avium)	9	No	15/25	1 / 1	Excellent		R										
								Fruitless Mulberry (Morus alba)	10	No	15/25	1 / 5	Poor	Trunk Decay, Topped	R										
								Fruitless Mulberry	7	No	15/20	1 / 2	Good		R										
								Japanese Privet	8.6/5	No	20/25	1 / 4	Fair	Topped at 1'	R										
								Cabbage Tree (Cordyline australis)	19	Yes	25/15	1 / 2	Good		R										
								Japanese Privet	6.6/6	No	20/30	1 / 4	Fair	Topped at 1 foot	R										
								English Walnut (Juglans regia)	14	No	35/30	1 / 4	Fair	Lean at 45 degrees	R										
								Wild Plum	7/6	No	15/20	1 / 3	Good	CD w/ IB	R										

**NOTES:**

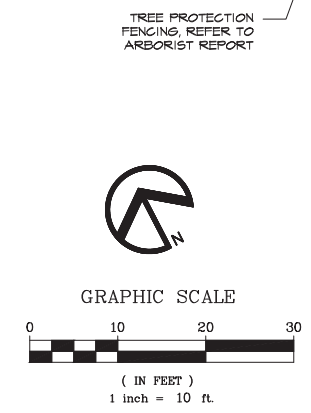
- EXISTING HERITAGE TREE TO REMAIN
- ✗ EXISTING HERITAGE TREE TO BE REMOVED
- ✕ EXISTING NON-HERITAGE TREE TO BE REMOVED

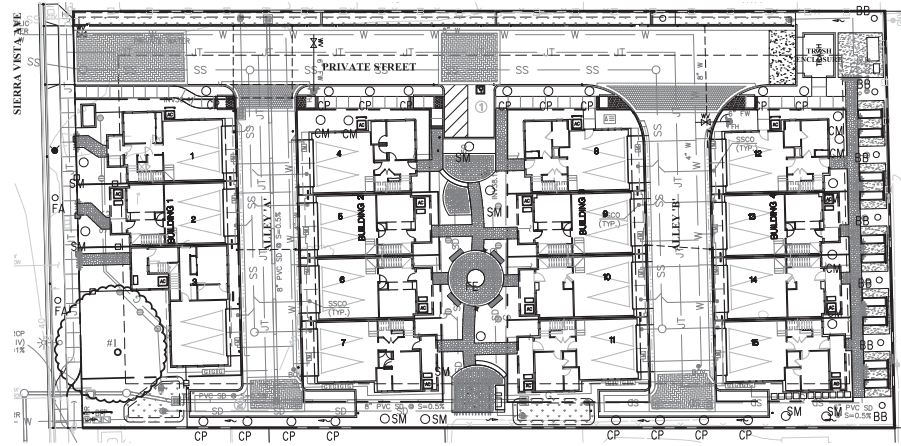
**TREE MITIGATION**

	QTY	REQUIRED REPLACEMENT
HERITAGE TREE TO REMAIN	1	-
HERITAGE TREE TO BE REMOVED	4	8
NON-HERITAGE TREE TO REMAIN	0	-
NON-HERITAGE TREE TO BE REMOVED	20	20
<b>TOTAL REQUIRED REPLACEMENT TREES</b>		<b>28</b>

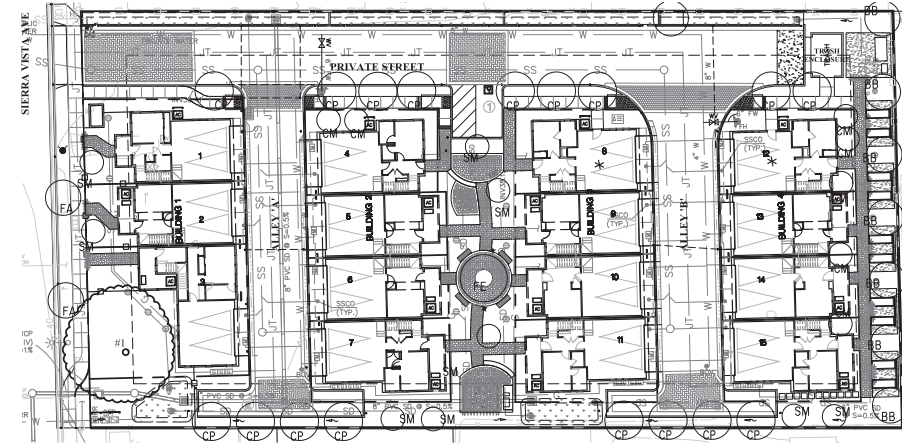


**TREE PROTECTION FENCING DETAIL** SCALE: N.T.S. 024 - TreeFencing

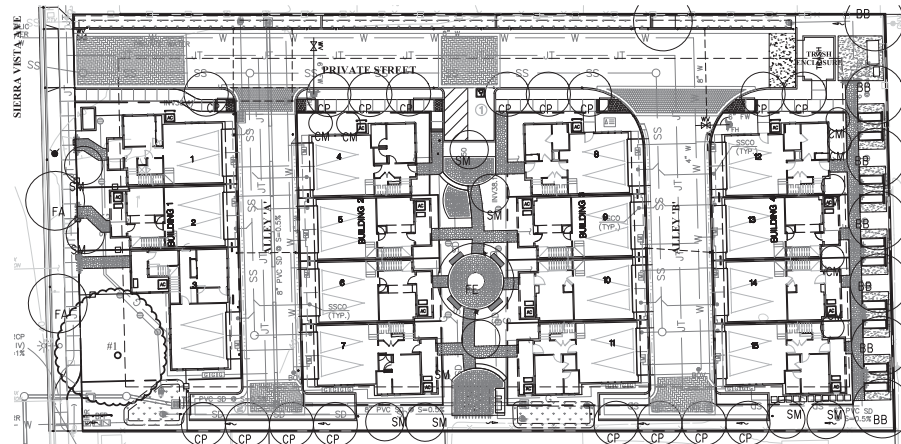




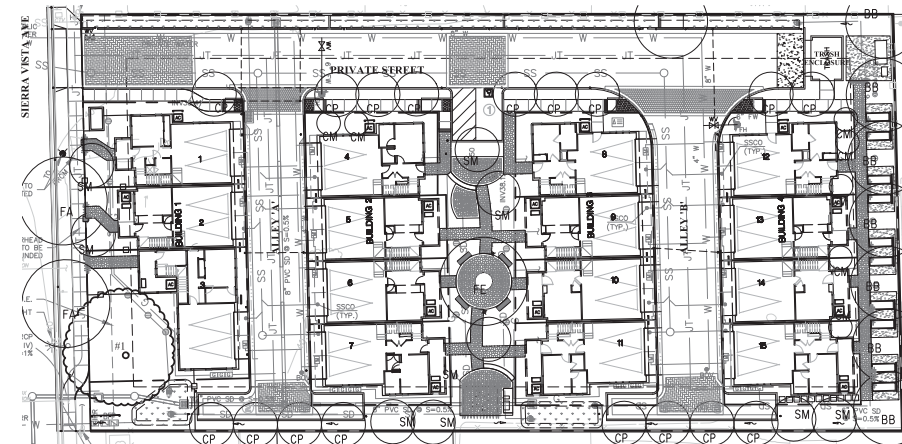
APPROXIMATE TREE CANOPY SIZE - AT TIME OF INSTALL



APPROXIMATE TREE CANOPY SIZE - AFTER FIVE YEARS GROWTH



APPROXIMATE TREE CANOPY SIZE - AFTER TEN YEARS GROWTH



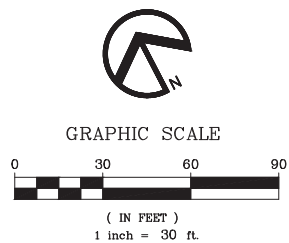
APPROXIMATE TREE CANOPY SIZE - AT MATURITY

**TREE GROWTH PROJECTION**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	GROWTH RATE	INITIAL SIZE AT PLANTING H X W	5 YR GROWTH H X W	10 YR GROWTH H X W	GROWTH AT MATURITY H X W
#XXXX	<b>EXISTING TREE TO REMAIN</b>							
FA	<b>SIERRA VISTA AVENUE</b> FRAXINUS AMERICANA	WHITE ASH	24" BOX	FAST	8' X 2'	18' X 12'	30' X 20'	80' X 45'
FE	<b>SPECIMEN TREE</b> ULMUS HYBRID 'FRONTIER'	FRONTIER ELM	36" BOX	FAST	12' X 6'	22' X 16'	35' X 26'	40' X 30'
SM	<b>FLOWERING PASEO TREE</b> MAGNOLIA G. 'LITTLE GEM'	SOUTHERN MAGNOLIA	15 GALLON	MODERATE	4' X 3'	8' X 8'	16' X 13'	25' X 15'
CM	<b>PERIMETER TREE</b> LAGERSTROEMIA I. 'ZUNI'	GRAPE MYRTLE	15 GALLON	MODERATE	4' X 3'	8' X 8'	15' X 8'	15' X 8'
BB	LOPHOSTEMON CONFERTA	BRISBANE BOX	24" BOX	FAST	8' X 2'	18' X 12'	30' X 20'	35' X 25'
CP	PYRUS C. 'CHANTICLEER'	CHANTICLEER PEAR	24" BOX	FAST	6' X 3'	16' X 13'	26' X 15'	40' X 15'

**TREE CANOPY COVERAGE**

SQUARE FOOTAGE OF EXISTING TREE CANOPY	TOTAL SQUARE FOOTAGE OF PARCEL	PERCENTAGE OF TREE CANOPY COVER
10,905 SF	39,293 SF	27.7%
SQUARE FOOTAGE OF EXISTING TREES TO REMAIN	TOTAL SQUARE FOOTAGE OF PARCEL	PERCENTAGE OF TREE CANOPY COVER
1,171 SF	39,293 SF	3.0%
SQUARE FOOTAGE OF TREE CANOPY AT INSTALL	TOTAL SQUARE FOOTAGE OF PARCEL	PERCENTAGE OF TREE CANOPY COVER AT INSTALL
290 SF	39,293 SF	0.7%
SQUARE FOOTAGE OF TREE CANOPY AT 5 YEARS	TOTAL SQUARE FOOTAGE OF PARCEL	PERCENTAGE OF TREE CANOPY COVER AT 5 YEARS
4,391 SF	39,293 SF	11.1%
SQUARE FOOTAGE OF TREE CANOPY AT 10 YEARS	TOTAL SQUARE FOOTAGE OF PARCEL	PERCENTAGE OF TREE CANOPY COVER AT 10 YEARS
8,221 SF	39,293 SF	20.9%
SQUARE FEET OF CANOPY AT MATURITY	TOTAL SQUARE FOOTAGE OF PARCEL	PERCENTAGE OF TREE CANOPY COVER AT MATURITY
11,092 SF	39,293 SF	28.2%



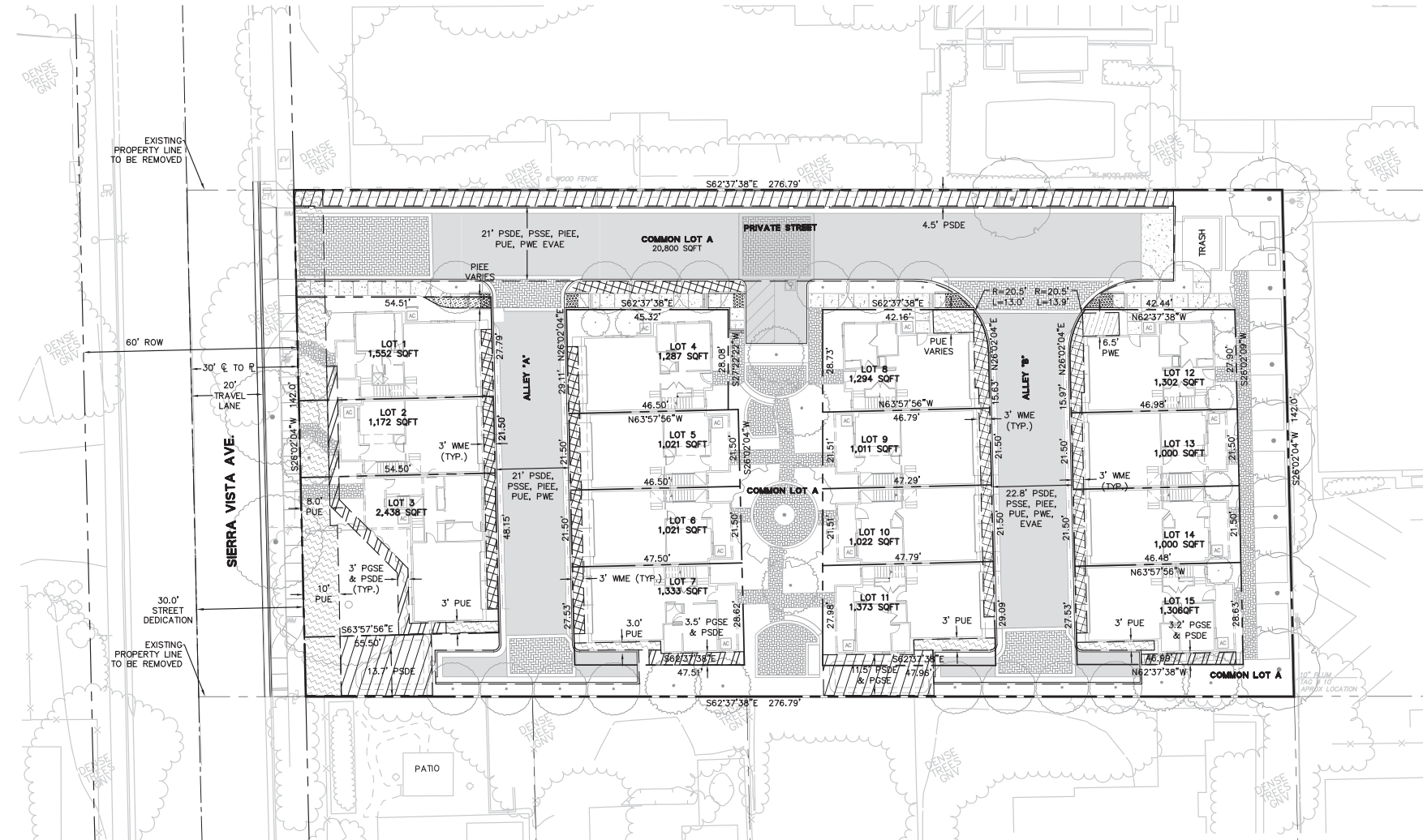
**LEGEND**

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- INTERIOR LOT LINE
- EASEMENT LINE
- STREET CENTER LINE
- VERTICAL CURB
- VERTICAL CURB & GUTTER
- ROLLED CURB & GUTTER
- BIORETENTION BASIN
- AC PAVEMENT
- TRUNCATED DOMES
- PRIVATE STORM DRAIN EASEMENT (PSDE)
- PUBLIC WATER METER EASEMENT (WME)
- PUBLIC GAS EASEMENT (PGE)
- PUBLIC UTILITY EASEMENT (PUE)
- PRIVATE GAS SERVICE EASEMENT & PRIVATE STORM DRAIN EASEMENT
- PRIVATE WATER EASEMENT (PWE)
- PRIVATE INGRESS EGRESS EASEMENT (PIEE)

**GENERAL NOTES**

1. OWNER: CLASSIC COMMUNITIES
2. DEVELOPER: CLASSIC COMMUNITIES  
1088 EAST MEADOW CIRCLE  
PALO ALTO, CA 94303  
CONTACT: ADAM KATES  
(850) 406-4102
3. CIVIL ENGINEER: BKF ENGINEERS  
1730 N. 1ST STREET  
SAN JOSE, CA 95112  
CONTACT: SCOTT SCHORK  
(408) 467-9100
4. PROPERTY DESCRIPTION: PORTION OF LOT 89 & 101 "SIERRA VISTA ADDITION NO. 3" RECORDED APRIL 2, 1928 IN VOLUME W OF MAPS, PAGE 40.
5. ASSESSORS PARCEL NO.: 150-08-009/010/011
6. GENERAL PLAN: MEDIUM-DENSITY RESIDENTIAL
7. EXISTING ZONING: R3
8. PROPOSED ZONING: R3
9. EXISTING USE: RESIDENTIAL
10. PROPOSED USE: RESIDENTIAL
11. AREA:  
GROSS: 1.00± ACRES  
NET: 0.90± ACRES
12. NUMBER OF RESIDENTIAL LOTS: 15
13. TOTAL NUMBER OF LOTS: 15 DEVELOPABLE LOTS,  
1 NON-DEVELOPABLE COMMON PARCEL
14. UTILITIES:  
A. WATER:  
PUBLIC STREETS: CITY OF MOUNTAIN VIEW  
PRIVATE STREETS: HOME OWNERS ASSOCIATION  
B. SANITARY SEWER:  
PUBLIC STREETS: CITY OF MOUNTAIN VIEW  
PRIVATE STREETS: HOME OWNERS ASSOCIATION  
C. STORM DRAIN:  
PUBLIC STREETS: CITY OF MOUNTAIN VIEW  
PRIVATE STREETS: HOME OWNERS ASSOCIATION  
D. GAS/ELECTRIC: PACIFIC GAS & ELECTRIC  
E. TELEPHONE: AT&T/SBC  
F. CABLE TV: COMCAST
15. BENCHMARK: CITY OF MOUNTAIN VIEW BENCHMARK No. B-57, BEING A BRASS DISC IN THE TOP OF CURB, AT THE SOUTHWEST CORNER AT THE INTERSECTION OF SIERRA VISTA AVENUE AND MONTECITO AVENUE. ELEVATION = 41.82'. (NAVD88)
16. TOPOGRAPHY: TOPOGRAPHIC SURVEY WAS CONDUCTED BY BKF ENGINEERS ON 11/06/2017.
17. FLOOD ZONE: THIS PROPERTY IS LOCATED WITHIN ZONE X AS SHOWN IN FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06060850037H, DATED MAY 16, 2009.
18. LOT SIZES: COMMON LOT A (NON-DEVELOPABLE LOT) = 20,800 SF  
LOT 1-15 = 19,132 SF  
TOTAL = 39,294 SF
19. EASEMENTS:  
EVAE = EMERGENCY VEHICLE ACCESS EASEMENT  
PUE = PUBLIC UTILITY EASEMENT  
PWE = PRIVATE WATER EASEMENT  
PSDE = PRIVATE STORM DRAIN EASEMENT  
PSSE = PRIVATE SANITARY SEWER EASEMENT  
WME = PUBLIC WATER METER EASEMENT  
PIEE = PRIVATE INGRESS EGRESS EASEMENT  
PGE = PUBLIC GAS EASEMENT  
PGESE = PUBLIC GAS SERVICE EASEMENT

**SCALE AND NORTH ARROW**



Date	No.	By	Check	Appr.	Job No.
06/22/2018					20176226

Drawing Number: **C3.0**  
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