

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES

LEGEND

PROJECT BOUNDARY	---
ADJACENT LOT LINE	---
BOUNDARY LINE TO BE REMOVED	---
EASEMENT	---
ROAD CENTER LINE	---
PRIVATE ACCESS EASEMENT	---

GENERAL NOTES

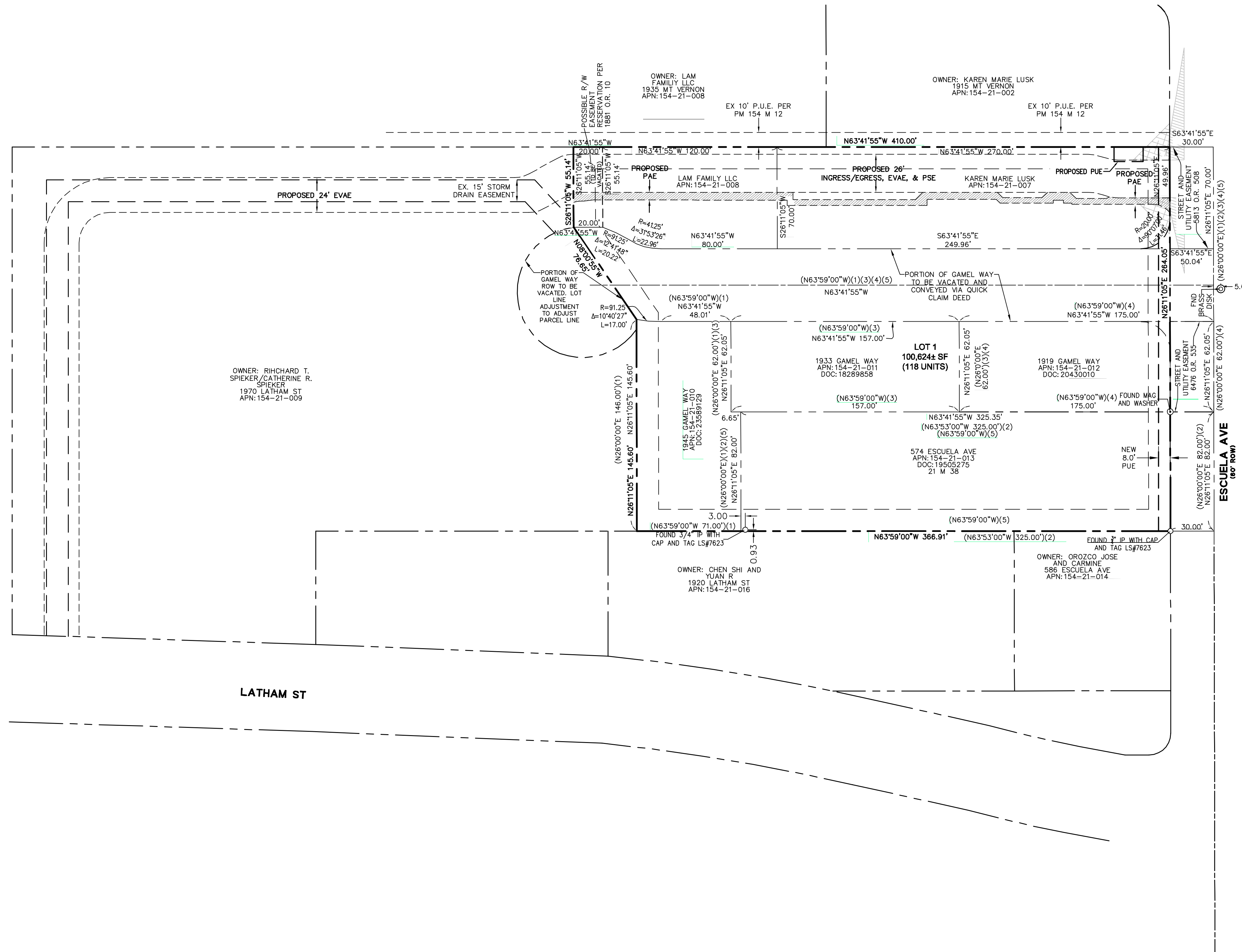
1. VESTING TENTATIVE MAP: THIS VESTING TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH ARTICLE 2, SECTION 86452 AND CHAPTER 4.5 OF THE SUBDIVISION MAP ACT.
2. AREA: THE BOUNDARIES OF THIS SUBDIVISION CONTAIN 2.31± ACRES AND ARE PROPOSED FOR A ONE-LOT SUBDIVISION TO BE FURTHER DIVIDED INTO 118 RESIDENTIAL CONDOMINIUM UNITS VIA A SEPARATE INSTRUMENT.
3. UTILITIES: A UTILITY EASEMENT IN THE FAVOR OF PACIFIC GAS & ELECTRIC WILL BE CREATED TO FACILITATE MAINTENANCE OF GAS METERS AND ELECTRICAL SERVICES. SANITARY AND WATER SERVICE LATERALS BETWEEN THE BUILDINGS AND THE CLEANOUTS AND/OR WATER METERS WILL BE PRIVATELY OWNED AND MAINTAINED. THE STORM DRAINAGE SYSTEM WILL ALSO BE PRIVATELY OWNED AND MAINTAINED OR AS DESIGNATED.
4. THE HOA WILL BE RESPONSIBLE FOR SANITARY SEWER INFRASTRUCTURE IN PUBLIC STREETS.
5. ALL EXISTING WATER, SANITARY, AND STORM SERVICES ARE TO BE ABANDONED/REMOVED PER CITY OF MOUNTAIN VIEW STANDARDS AND SPECIFICATIONS.

PROJECT DATA

OWNER/DEVELOPER:	D/S GAMEL WAY, LLC 349 FIRST ST, SUITE J LOS ALTOS, CA 94022 CONTACT: KEVIN DENARDI (408) 439-8325
ARCHITECT:	WILLIAM ARCHITECTS & ASSOCIATES 384 CASTRO STREET MOUNTAIN VIEW, CA 94041 CONTACT: WILLIAM MASTON (650) 968-7900
CIVIL ENGINEERING:	BKF ENGINEERS 1730 N. FIRST STREET, SUITE 600 SAN JOSE, CA 95112 CONTACT: ISAAC KONTOROVSKY (408) 467-9100
PROPERTY ADDRESS:	1919/1933/1938/1945 GAMEL WAY AND 574/584 ESCUELA AVE
APN:	154-21-007, 008, 010, 011, 012 AND 013
GENERAL PLAN:	MEDIUM-HIGH DENSITY RESIDENTIAL
EXISTING ZONING:	R3-1
PROPOSED ZONING:	R3-1
EXISTING USE:	SINGLE FAMILY HOMES AND VACANT LOT
PROPOSED USE:	MULTI-FAMILY, RESIDENTIAL CONDOMINIUMS
GROSS AREA:	2.31± ACRES
NUMBER OF CONDO UNITS:	118
PROPOSED NUMBER OF LOTS:	1 LOT
PROPOSED LOT SIZE:	LOT 1: 100,624± SF (2.31± AC)
UTILITIES:	A. WATER: CITY OF MOUNTAIN VIEW B. SANITARY SEWER: CITY OF MOUNTAIN VIEW C. STORM DRAIN: CITY OF MOUNTAIN VIEW D. GAS/ELECTRIC: PACIFIC GAS & ELECTRIC E. TELEPHONE: AT&T F. CABLE TV: COMCAST
BENCHMARK:	CITY OF MOUNTAIN VIEW BENCHMARK STAMPED IV-06, BRONZE DISK SET IN THE TOP CURB AT THE WEST END OF NORTHWEST RETURN OF CALIFORNIA STREET AT ESCUELA AVE. ELEVATION=75.55 FEET (NAVD 88 DATUM)
FLOOD ZONE:	THIS PROPERTY IS LOCATED WITHIN ZONE X AS SHOWN IN FLOOD INSURANCE RATE MAP #M06085C0038H

ABBREVIATIONS

CMV	= CITY OF MOUNTAIN VIEW
ESMT	= EASEMENT
EVAE	= EMERGENCY VEHICLE ACCESS EASEMENT
PAE	= PUBLIC ACCESS EASEMENT
PG&E	= PACIFIC GAS & ELECTRIC
PSE	= PUBLIC SERVICE EASEMENT
PUE	= PUBLIC UTILITY EASEMENT
ROW	= RIGHT OF WAY
STD	= STANDARD
TYP	= TYPICAL



#	Rev.	Date
1		10/24/19
2		01/21/20
3		05/22/20
4		07/22/20

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PRELIMINARY
NOT FOR
CONSTRUCTION

GAMEL

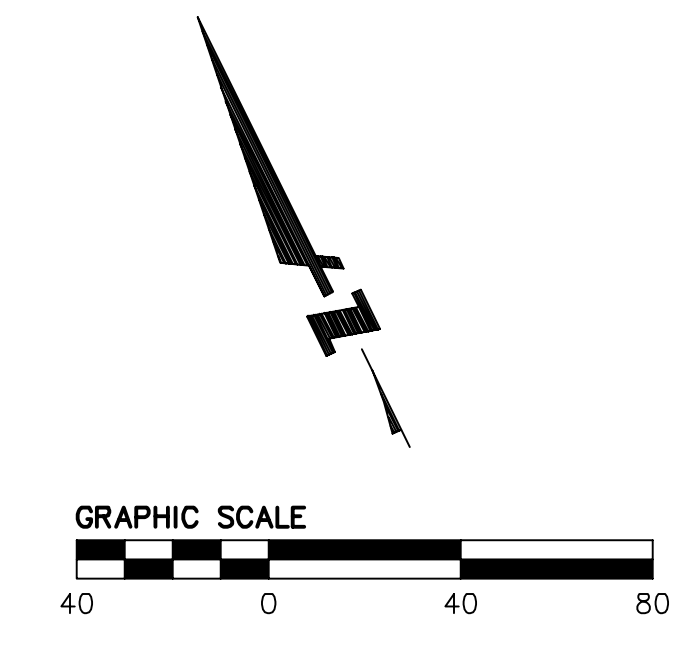
VESTING
TENTATIVE
MAP

Job: 20181378
Date: 08/05/2021
Drawn By: RM/ML

TM-1

Scale AS SHOWN

BKF 100+
YEARS
ENGINEERS . SURVEYORS . PLANNERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100
408-467-9199 (FAX)



DRAWING NAME: A:\2018\1919-1933-1938-1945 GAMEL WAY AND 574-584 ESCUELA AVE\TM-1.dwg PLOT DATE: 08/05/21 PLOTTED BY: RM/ML