

LEGEND

PROJECT BOUNDARY	---
ADJACENT LOT LINE	---
INTERIOR LOT LINE	---
EASEMENT	---
ROAD CENTER LINE	---
FENCE	---
CURB, GUTTER & SIDEWALK	---
BIORETENTION BASIN	---

GENERAL NOTES

- AREA: THE BOUNDARIES OF THIS SUBDIVISION CONTAIN 0.70± ACRES.
- UTILITIES: SANITARY AND WATER SERVICE LATERALS 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.
- THE OWNER WILL BE RESPONSIBLE FOR SANITARY SEWER INFRASTRUCTURE IN PUBLIC STREETS.
- ALL EXISTING WATER, SANITARY, AND STORM SERVICES ARE TO BE ABANDONED/REMOVED PER CITY OF MOUNTAIN VIEW STANDARDS AND SPECIFICATIONS.

PROJECT DATA

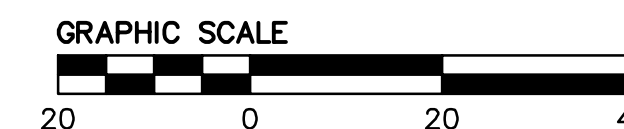
OWNER/DEVELOPER:	773 CUESTA LLC C/O DENARDI WANG HOMES 4962 EL CAMINO REAL, SUITE 223 LOS ALTOS, CA 94022 INFO@DENARDIWANG.COM
ARCHITECT:	DAHLIN GROUP 5865 OWENS DRIVE PLEASANTON, CA 94588 CONTACT: JAIME MATERON (925)251-7286
CIVIL ENGINEER:	BKF ENGINEERS 1730 N. FIRST STREET, SUITE 600 SAN JOSE, CA 95112 CONTACT: ISAAC KONTOPOVSKY (408) 467-9100
PROPERTY ADDRESS:	PARCEL 3 AS SHOWN ON A PARCEL MAP BOOK 193, PAGE 22, SANTA CLARA COUNTY RECORDS.
APN:	193-22-003
GENERAL PLAN:	LOW-DENSITY RESIDENTIAL
EXISTING ZONING:	SINGLE FAMILY (R1)
PROPOSED ZONING:	SINGLE-FAMILY (R1)
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	RESIDENTIAL
GROSS AREA:	0.70± ACRES
PROPOSED NUMBER OF LOTS:	5
LOT SIZES:	LOT 1 = 6,248 LOT 2 = 6,190 LOT 3 = 7,408 LOT 4 = 7,257 COMMON LOT = 3,201
UTILITIES:	CITY OF MOUNTAIN VIEW
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 V10: BRONZE DISK STAMPED "V-10" SET IN THE TOP OF OLD P.C.C. CURB AT THE CENTER OF THE NORTHEAST RETURN OF CUESTA DRIVE AT MIRAMONTE AVENUE
FLOOD ZONE:	THIS PROPERTY IS LOCATED WITHIN ZONE X AS SHOWN IN FLOOD INSURANCE RATE MAP NO. 06085C0202H

ABBREVIATIONS

CMV	CITY OF MOUNTAIN VIEW
DWY	DRIVEWAY
ESMT	EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PGE	PACIFIC GAS & ELECTRIC COMPANY
PIE	PRIVATE INGRESS EGRESS EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PWE	PRIVATE WATER EASEMENT
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT OF WAY
STD	STANDARD

SHEET INDEX

SHEET NO.	SHEET TITLE
TM1.0	VESTING TENTATIVE MAP
C1.0	EXISTING CONDITIONS AND TREE REMOVAL PLAN
C2.0	PRELIMINARY SITE PLAN
C3.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C4.0	PRELIMINARY UTILITY PLAN
C5.0	PRELIMINARY STORMWATER MANAGEMENT PLAN



VESTING TENTATIVE MAP

773 CUESTA DRIVE, MOUNTAIN VIEW

DENARDI HOMES



DATE **04/16/2021**
JOB NO. **20201339**

1730 N. 1ST STREET #600
SAN JOSE, CA 95112
(408) 467-9100

TM1.0