

LEGEND

- DISTINCTIVE BORDER
- LOT LINE
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- CENTER LINE

GENERAL NOTES

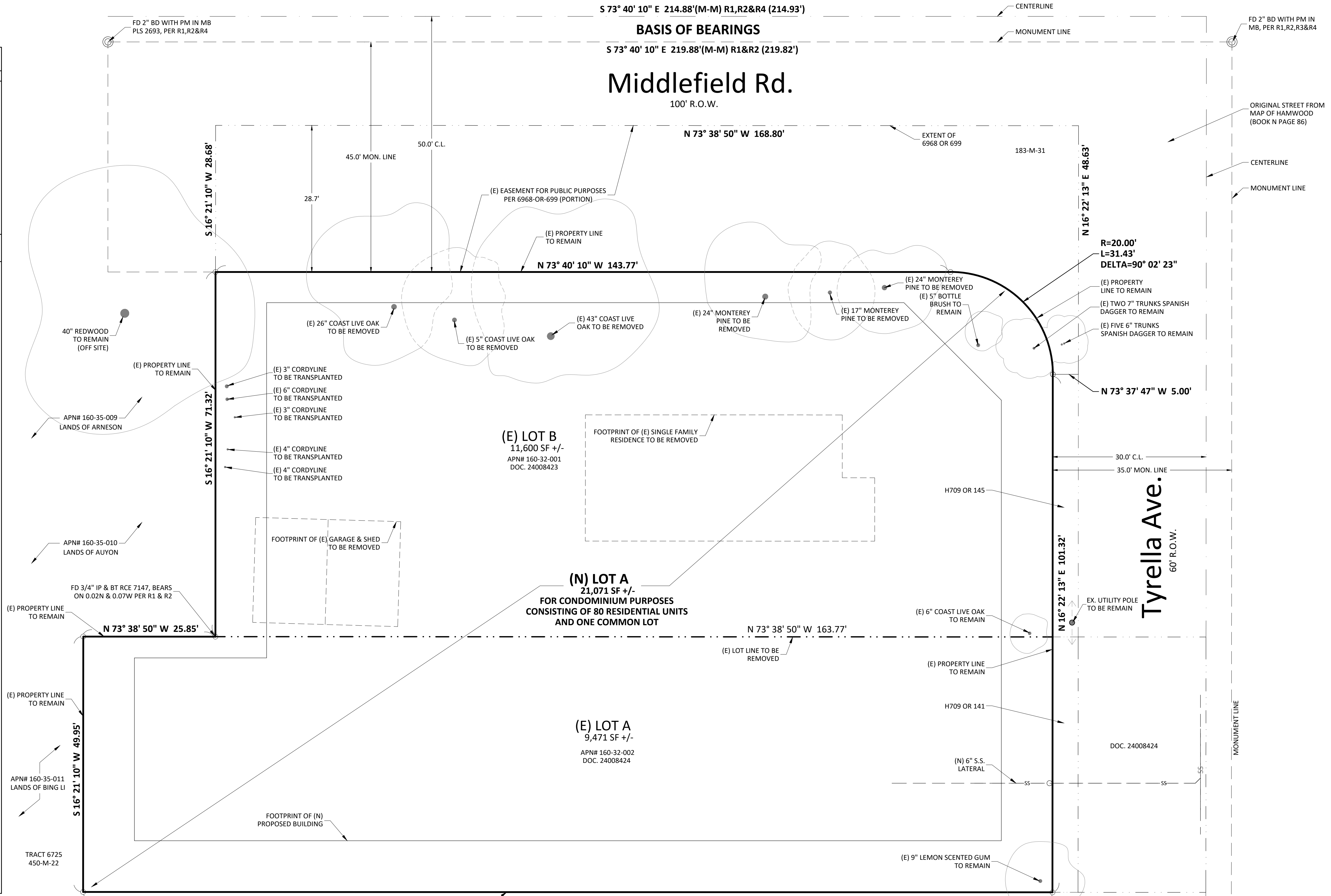
1. OWNER: TOWER INVESTMENT LLC (650) 324-0688
785 CASTRO ST, SUITE A MOUNTAIN VIEW, CA. 94041
2. CIVIL ENGINEER: BERRY & ASSOCIATES 785 CASTRO ST. SUITE A MOUNTAIN VIEW, CA 94041
johnberryandassociates@gmail.com
3. ARBORIST: KIELTY ARBORIST SERVICES LLC (650) 515-9783
kkarbor0476@yahoo.com P.O. BOX 6187 SAN MATEO, CA. 94403
4. SURVEYOR: CARNES & EKPARTIAN, INC. (408) 847-2013
office@ce-pls.com 9505 SUGAR BABE DRIVE GILROY, CA. 95020
5. ASSESSORS PARCEL NO: 160-32-001 & 160-32-002
6. EXISTING ZONING: R3-1
7. PROPOSED ZONING: R3-1
8. EXISTING USE: RESIDENTIAL
9. PROPOSED USE: RESIDENTIAL
10. NET AREA: .4837 ACRES / 21,071 SQ.FT.
11. NUMBER OF UNITS: 80
12. NUMBER OF LOTS: 1
13. 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
14. BENCHMARK: CITY OF MT. VIEW BENCH MARK NO. 111-55. ELEVATION 61.124 FEET, NAVD 1988, WAS USED TO PROVIDE ALL THE ELEVATIONS SHOWN ON THIS MAP.
15. TOPOGRAPHY: INFORMATION SHOWN IS BASED ON BOUNDARY & TOPOGRAPHIC MAP PREPARED BY CARNES & EKPARTIAN, INC. DATED 2/5/2020
16. LOT SIZES: THIS PROPERTY IS LOCATED WITHIN ZONE X WITH A REDUCED RISK OF FLOODING DUE TO LEEVE AS SHOWN IN FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 06085C0039H, DATED 05/18/2009.

EXISTING AREAS

(E) LOT A	9,471 SF
(E) LOT B	11,600 SF
TOTAL	21,071 SF

PROPOSED AREAS

(N) LOT A	21,071 SF	FOR CONDOMINIUM PURPOSES CONSISTING OF 80 RESIDENTIAL LOTS AND 1 COMMON LOT
TOTAL	21,071 SF	



BASIS OF BEARINGS

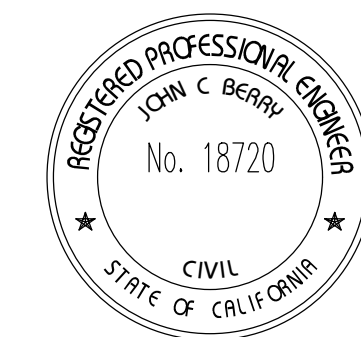
THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTERLINE OF MIDDLEFIELD ROAD AS FOUND MONUMENTED AND RECORDED AS S73°40'10"E IN BOOK 356 OF MAPS, AT PAGE 2, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA.

TENTATIVE MAP NOTES

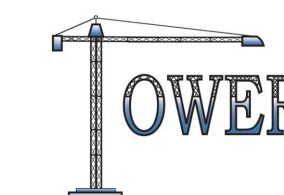
1. MULTIPLE FINAL MAPS: PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT, THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS. ONLY THE IMPROVEMENTS REQUIRED TO SUPPORT THE LEVEL OF DEVELOPMENT, OF EACH PARTICULAR FINAL MAP NEEDS TO BE COMPLETED OR BOUNDED.
2. THE PROPOSED METHOD OF SEWERAGE WILL BE A SEWER LATERAL CONNECTING TO THE CITY OF MOUNTAIN VIEW'S SANITARY SEWER MAIN UNDERNEATH TYRELLA AVENUE.
3. TREE SIZES ARE IDENTIFIED BY DIAMETER AT BREAST HEIGHT (54" ABOVE EXISTING GRADE).

TENTATIVE MAP

294 & 296 Tyrella Avenue



Berry and Associates
Civil Engineer



TENTATIVE MAP

OAK CREEK TERRACE SUBDIVISION
A SUBDIVISION OF LOTS: APN# 160-32-001 AND APN# 160-32-002
CITY OF MOUNTAIN VIEW SANTA CLARA COUNTY CALIFORNIA

FEBRUARY 2025

JOHN BERRY CIVIL ENGINEER RCE 18720

2149 AVY AVENUE, MENLO PARK, CA 94025

1 (650) 400-9003

SHEET 1 OF 1



REV 7: 02-28-2025 REV 2: 04-10-2023 REV 4: 12-15-2023 REV 6: 10-07-2023
REV 1: 02-01-2023 REV 3: 09-25-2023 REV 5: 06-12-2024

151 CERVANTES
PORTOLA VALLEY, CA 94028

TM-1

294 & 296 TYRELLA AVE
OAK CREEK TERRACE