

# 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. GROSS AREA: .60 ACRES / 26,092 SQ.FT.
11. NUMBER OF UNITS: 85
12. NUMBER OF LOTS: 2
13. UTILITIES:
 

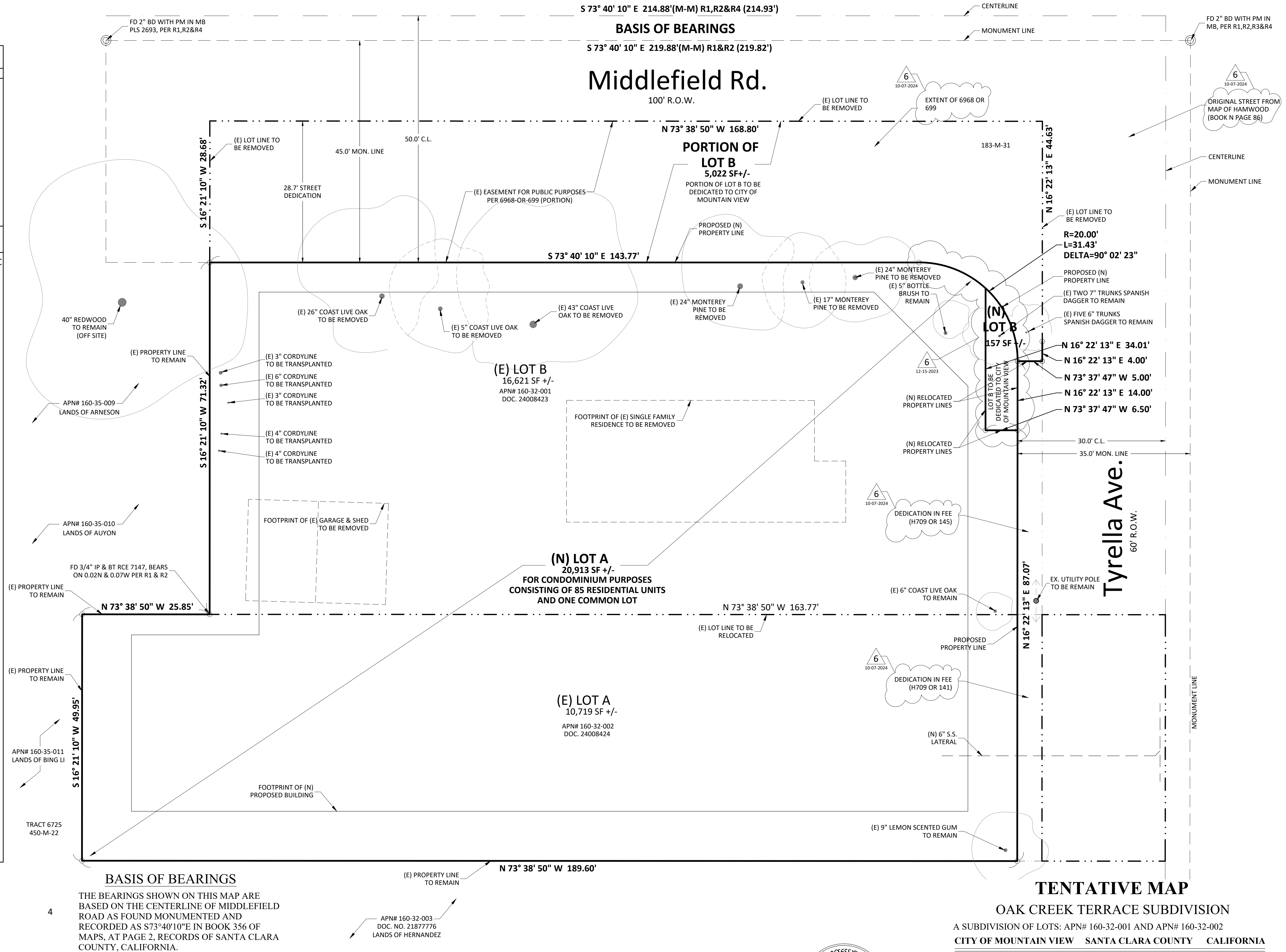
A. WATER:	PUBLIC STREETS: CITY OF MOUNTAIN VIEW	PRIVATE STREETS: HOME OWNERS ASSOCIATION
B. SANITARY SEWER:	PUBLIC STREETS: CITY OF MOUNTAIN VIEW	PRIVATE STREETS: HOME OWNERS ASSOCIATION
C. STORM DRAIN:	PUBLIC STREETS: CITY OF MOUNTAIN VIEW	PRIVATE STREETS: HOME OWNERS ASSOCIATION
D. GAS / ELECTRIC:	PUBLIC STREETS: CITY OF MOUNTAIN VIEW	PRIVATE STREETS: HOME OWNERS ASSOCIATION
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	10,719 SF
(E) LOT B	16,621 SF
<b>TOTAL</b>	<b>27,340 SF</b>

### PROPOSED AREAS

(N) LOT A	20,913 SF	FOR CONDOMINIUM PURPOSES CONSISTING OF 85 RESIDENTIAL LOTS AND 1 COMMON LOT
(N) LOT B	157 SF	TO BE DEDICATED IN FEE TO THE CITY
PORTION OF LOT B	5,022 SF	TO BE DEDICATED IN FEE TO THE CITY
<b>TOTAL</b>	<b>26,092 SF</b>	



### 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

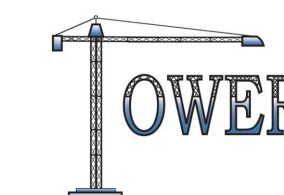
1. MULTIPLE FINAL MAPS: PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT, THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS. ONLY THE IMPROVEMENTS REQUIRED TO SUPPORT THE LEVEL OF DEVELOPMENT, OF EACH PARTICULAR FINAL MAP NEEDS TO BE COMPLETED OR BOUNDED.
2. THE PROPOSED METHOD OF SEWERAGE 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 (5'4" 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  
SEPTEMBER 2023  
JOHN BERRY CIVIL ENGINEER RCE 18720  
2149 AVY AVENUE, MENLO PARK, CA 94025  
1 (650) 400-9003 SHEET 1 OF 1  
REV 6: 10-07-2024  
785 CASTRO STREET  
MOUNTAIN VIEW, CA 94041

294 & 296 TYRELLA AVE  
OAK CREEK TERRACE