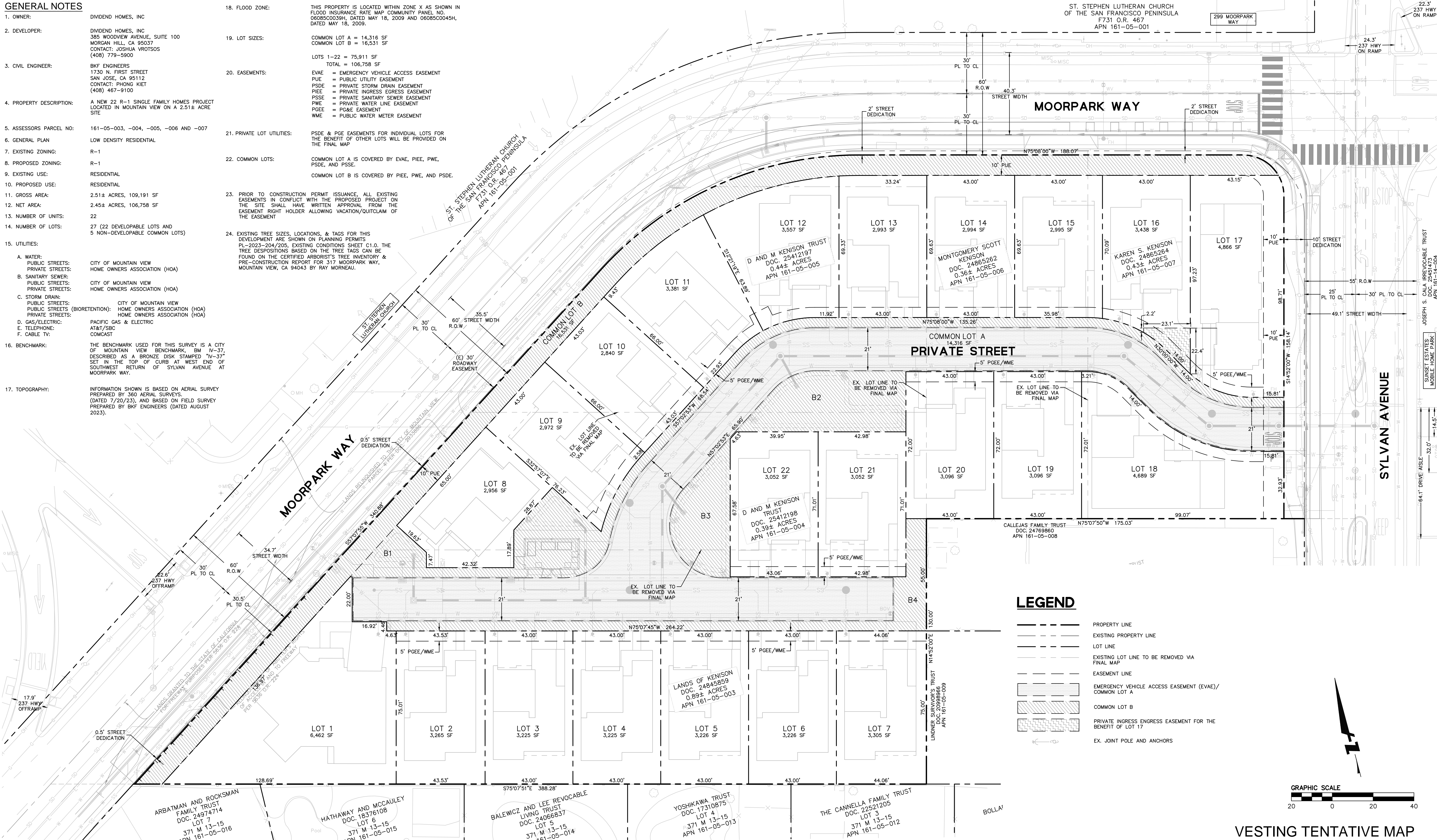


GENERAL NOTES

1. OWNER: DIVIDEND HOMES, INC
2. DEVELOPER: DIVIDEND HOMES, INC
365 WOODVIEW AVENUE, SUITE 100
MORGAN HILL, CA 95037
CONTACT: JOSHUA VROTSOS
(408) 779-5900
3. CIVIL ENGINEER: BKF ENGINEERS
1730 N. FIRST STREET
SAN JOSE, CA 95112
CONTACT: PHONG KIET
(408) 467-9100
4. PROPERTY DESCRIPTION: A NEW 22 R-1 SINGLE FAMILY HOMES PROJECT LOCATED IN MOUNTAIN VIEW ON A 2.51± ACRE SITE
5. ASSESSORS PARCEL NO: 161-05-003, -004, -005, -006 AND -007
6. GENERAL PLAN: LOW DENSITY RESIDENTIAL
7. EXISTING ZONING: R-1
8. PROPOSED ZONING: R-1
9. EXISTING USE: RESIDENTIAL
10. PROPOSED USE: RESIDENTIAL
11. GROSS AREA: 2.51± ACRES, 109,191 SF
12. NET AREA: 2.45± ACRES, 106,758 SF
13. NUMBER OF UNITS: 22
14. NUMBER OF LOTS: 27 (22 DEVELOPABLE LOTS AND 5 NON-DEVELOPABLE COMMON LOTS)
15. UTILITIES:
 - A. WATER: PUBLIC STREETS: CITY OF MOUNTAIN VIEW
PRIVATE STREETS: HOME OWNERS ASSOCIATION (HOA)
 - B. SANITARY SEWER: PUBLIC STREETS: CITY OF MOUNTAIN VIEW
PRIVATE STREETS: HOME OWNERS ASSOCIATION (HOA)
 - C. STORM DRAIN: PUBLIC STREETS (BIORETENTION): CITY OF MOUNTAIN VIEW
PRIVATE STREETS: HOME OWNERS ASSOCIATION (HOA)
 - D. GAS/ELECTRIC: PACIFIC GAS & ELECTRIC
AT&T/SBC
COMCAST
 - E. TELEPHONE:
 - F. CABLE TV:
16. BENCHMARK: THE BENCHMARK USED FOR THIS SURVEY IS A CITY OF MOUNTAIN VIEW BENCHMARK, BM IV-37, DESCRIBED AS A BRONZE DISK STAMPED "IV-37" SET IN THE TOP OF CURB AT WEST END OF SOUTHWEST RETURN OF SYLVAN AVENUE AT MOORPARK WAY.
17. TOPOGRAPHY: INFORMATION SHOWN IS BASED ON AERIAL SURVEY PREPARED BY 360 AERIAL SURVEYS. (DATED 7/20/23), AND BASED ON FIELD SURVEY PREPARED BY BKF ENGINEERS (DATED AUGUST 2023).

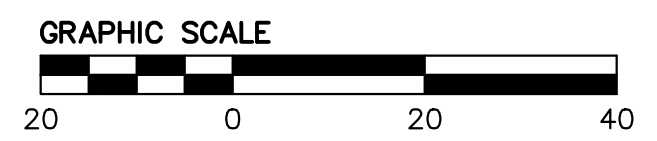
18. FLOOD ZONE: THIS PROPERTY IS LOCATED WITHIN ZONE X AS SHOWN IN FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06085C0039H, DATED MAY 18, 2009 AND 06085C0045H, DATED MAY 18, 2009.
19. LOT SIZES: COMMON LOT A = 14,316 SF
COMMON LOT B = 16,531 SF
LOTS 1-22 = 75,911 SF
TOTAL = 106,758 SF
20. EASEMENTS:
 - EVAE = EMERGENCY VEHICLE ACCESS EASEMENT
 - PUE = PUBLIC UTILITY EASEMENT
 - PSDE = PRIVATE STORM DRAIN EASEMENT
 - PIE = PRIVATE INGRESS EGRESS EASEMENT
 - PSSE = PRIVATE SANITARY SEWER EASEMENT
 - PWE = PRIVATE WATER LINE EASEMENT
 - PGEE = PG&E EASEMENT
 - WME = PUBLIC WATER METER EASEMENT
21. PRIVATE LOT UTILITIES: PSDE & PGE EASEMENTS FOR INDIVIDUAL LOTS FOR THE BENEFIT OF OTHER LOTS WILL BE PROVIDED ON THE FINAL MAP
22. COMMON LOTS: COMMON LOT A IS COVERED BY EVAE, PIEE, PWE, PSDE, AND PSSE.
COMMON LOT B IS COVERED BY PIEE, PWE, AND PSDE.

23. PRIOR TO CONSTRUCTION PERMIT ISSUANCE, ALL EXISTING EASEMENTS IN CONFLICT WITH THE PROPOSED PROJECT ON THE SITE SHALL HAVE WRITTEN APPROVAL FROM THE EASEMENT RIGHT HOLDER ALLOWING VACATION/QUITCLAIM OF THE EASEMENT
24. EXISTING TREE SIZES, LOCATIONS, & TAGS FOR THIS DEVELOPMENT ARE SHOWN ON PLANNING PERMITS PL-2023-204/205, EXISTING CONDITIONS SHEET C1.0. THE TREE DISPOSITIONS BASED ON THE TREE TAGS CAN BE FOUND ON THE CERTIFIED ARBORIST'S TREE INVENTORY & PRE-CONSTRUCTION REPORT FOR 317 MOORPARK WAY, MOUNTAIN VIEW, CA 94043 BY RAY MORNEAU.



LEGEND

- PROPERTY LINE
- - - EXISTING PROPERTY LINE
- LOT LINE
- - - EXISTING LOT LINE TO BE REMOVED VIA FINAL MAP
- EASEMENT LINE
- [Hatched Box] EMERGENCY VEHICLE ACCESS EASEMENT (EVAE)/ COMMON LOT A
- [Hatched Box] COMMON LOT B
- [Hatched Box] PRIVATE INGRESS EGRESS EASEMENT FOR THE BENEFIT OF LOT 17
- EX. JOINT POLE AND ANCHORS



VESTING TENTATIVE MAP

**317 MOORPARK WAY- MOUNTAIN VIEW, CA
MOORPARK SYLVAN INVESTORS LLC.**



JOB NO. 297-090
DATE 11/08/2024

C6.0