

LEGEND

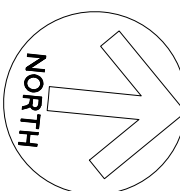
---	PROPERTY LINE
---	LOT LINE
---	EASEMENT LINE
---	ADJACENT PROPERTY LINE
---	STREET CENTER LINE
	(EVAE/PUE/PSSE/PSDE/PSDRE/PWE/PIEE)
	WATER METER EASEMENT (WME)
	PUBLIC UTILITY EASEMENT (PUE)
	PRIVATE STORM DRAIN EASEMENT (PSDE)
	PRIVATE INGRESS EGRESS EASEMENT (PIEE)
	PRIVATE WATER EASEMENT (PWE)
	(PUE/PIEE)

GENERAL NOTES

- OWNER: LEGEND COLONY LLC
- DEVELOPER: LEGEND COLONY LLC
341 COBALT WAY, SUITE 208
SUNNYVALE, CA 94085
CONTACT: ALBERT WANG
(669)209-2988
- CIVIL ENGINEER: BKF ENGINEERS
1730 N. FIRST STREET, SUITE 600
SAN JOSE, CA. 95112
CONTACT: PATRICK CHAN
(408)467-9100
- PROPERTY DESCRIPTION: PORTION OF LOT 13
"TRACT NO. 132 SIERRA VISTA ADDITION NO.4"
RECORDED APRIL 14, 1941
BOOK 5 OF MAPS,
PAGE 54
- ASSESSORS' PARCEL NO.: 153-04-001,017,018,019
- GENERAL PLAN: MEDIUM-DENSITY RESIDENTIAL
ALLOWED DENSITY: 13-25 DU/AC, ~27-60 RESIDENTS/AC
- EXISTING ZONING: R3-2
- PROPOSED ZONING: R3-2
- EXISTING USE: RESIDENTIAL
- PROPOSED USE: RESIDENTIAL
- AREA: GROSS: 1.00± ACRES
NET: 0.98± ACRES
- NUMBER OF UNITS: 20
- NUMBER OF LOTS: 22
- UTILITIES
 - WATER: PUBLIC STREETS: CITY OF MOUNTAIN VIEW
PRIVATE STREETS: HOME OWNERS ASSOCIATION
 - SANITARY SEWER: PUBLIC STREETS: CITY OF MOUNTAIN VIEW
PRIVATE STREETS: HOME OWNERS ASSOCIATION
 - STORM DRAIN: PUBLIC STREETS: CITY OF MOUNTAIN VIEW
PRIVATE STREETS: HOME OWNERS ASSOCIATION
 - GAS/ELECTRIC: PACIFIC GAS & ELECTRIC
 - TELEPHONE: AT&T/SBC
 - CABLE TV: COMCAST
- BENCHMARK: BRONZE DISK STAMPED "11-30" SET IN
TOP OF CURB AT CENTER OF THE
NORTHWEST RETURN OF SIERRA VISTA
AVENUE AT PLYMOUTH STREET.
(ELEV.16.501, NAVD 88)
- TOPOGRAPHY: INFORMATION SHOWN IS BASED ON AERIAL SURVEY
PREPARED BY 360 AERIAL SURVEYS, DATED 03/28/17,
SUPPLEMENTED BY BKF FIELD SURVEY, DATED 04/04/17
- LOT SIZES:

COMMON LOT A	8,306 SF (COMMON PARCEL INCLUDES PSDE, PSDRE, PRGE, PIEE)
COMMON LOT B	8,903 SF (COMMON PARCEL INCLUDES EVAE, PUE, PWE, PSDE, PSDRE, PSSE, PWME, PIEE)
PUBLIC UTILITY EASEMENT	2,477 SF
LOT 1-20 TOTAL	22,938 SF 42,624 SF
- EASEMENTS:

EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PIEE	PRIVATE INGRESS EGRESS EASEMENT
PRGE	PRIVATE GAS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSDRE	PRIVATE SURFACE DRAINAGE RELEASE EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PWE	PRIVATE WATER EASEMENT
STE	STREET EASEMENT DEDICATION
WME	PRIVATE WATER METER EASEMENT



GRAPHIC SCALE

