

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 A9,471 SF

(E) LOT B11,600 SF

TOTAL21,071 SF

PROPOSED AREAS

(N) LOT A21,071 SF

FOR CONDOMINIUM PURPOSES CONSISTING OF 80 RESIDENTIAL LOTS AND 1 COMMON LOT

TOTAL21,071 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

- 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.
- THE PROPOSED METHOD OF SEWERAGE WILL BE A SEWER LATERAL CONNECTING TO THE CITY OF MOUNTAIN VIEW'S SANITARY SEWER MAIN UNDERNEATH TYRELLA AVENUE.
- TREE SIZES ARE IDENTIFIED BY DIAMETER AT BREAST HEIGHT (54" ABOVE EXISTING GRADE).

294 & 296 TYRELLA AVE
OAK CREEK TERRACE

TENTATIVE MAP

294 & 296 Tyrella Avenue

Berry and Associates
Civil Engineer

REV 7: 02-28-2025
151 CERVANTES
PORTOLA VALLEY, CA 94028

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