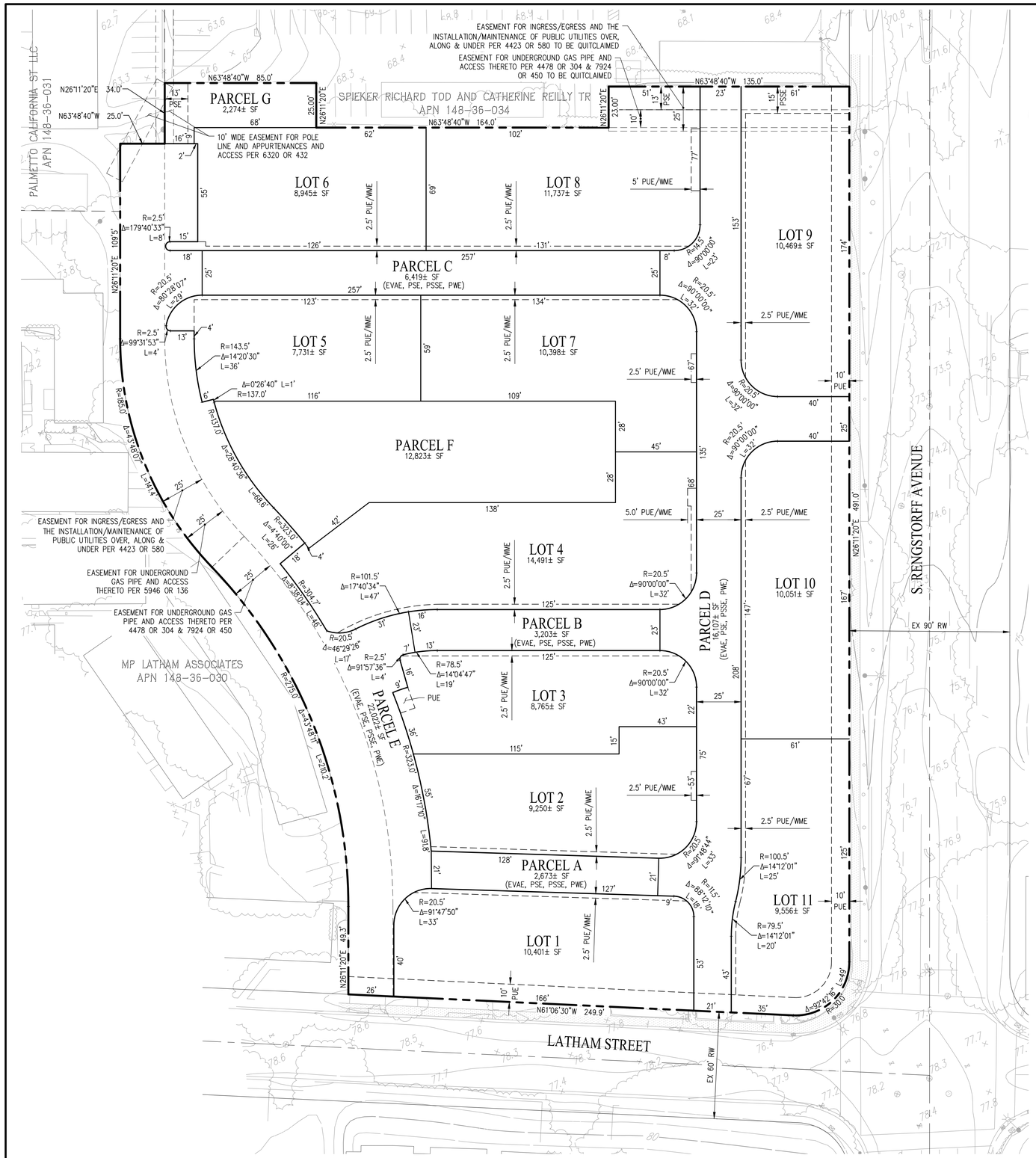
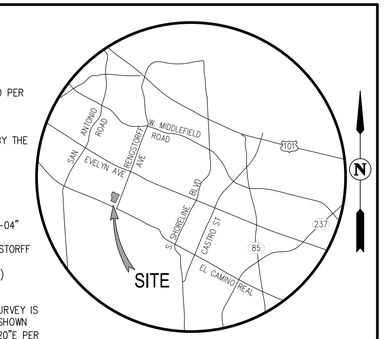


GENERAL NOTES:

1. APPLICANT: DENARDI HOMES (650) 209-5440 KEVIN DENARDI ALBERT WANG
2. OWNER: SPIEKER COMPANIES C/O DENARDI HOMES 1020 CORPORATION WAY, SUITE 202 PALO ALTO, CA 94303
3. CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC. 2633 CAMINO RAMON, SUITE 350 SAN RAMON, CA 94583 (925) 866-0322 LEE ROSENBLATT, P.E.
4. GEOTECHNICAL ENGINEER: ENGEO INCORPORATED 6399 SAN IGNACIO AVE, SUITE 150 SAN JOSE, CA 95119 (408) 242-2697 JONAS F. BAUER
5. ARCHITECT: WHA, INC. 5000 EXECUTIVE PARKWAY, SUITE 375 SAN RAMON, CA 94583 (925) 463-1700 ROBERT LEE
6. CONTOUR INTERVAL: 1 FOOT (EXISTING)
7. ADDRESS: 570 S. RENGSTORFF AVENUE
8. APN: 148-36-033, 148-36-036, 148-36-035
9. EXISTING ZONING: R3-1.25
10. PROPOSED ZONING: R3-1.25
11. SITE AREA: 4.07± AC
12. EXISTING LOTS: 2
13. PROPOSED LOTS/PARCELS: 18 (11 LOTS & 7 COMMON PARCELS)
14. NUMBER OF UNITS: 85
15. GENERAL PLAN: MEDIUM-HIGH DENSITY RESIDENTIAL (26 TO 35 DU/AC)
16. DENSITY: 20.8± DU/AC
17. LOT SIZE MINIMUM: 7,731± SF MAXIMUM: 14,491± SF
18. EXISTING USE: RESIDENTIAL
19. PROPOSED USE: RESIDENTIAL
20. UTILITIES WATER: CITY OF MOUNTAIN VIEW SEWER: CITY OF MOUNTAIN VIEW STORM DRAIN: CITY OF MOUNTAIN VIEW GAS & ELECTRIC: PACIFIC GAS & ELECTRIC TELEPHONE & CABLE TV: TBD
21. WATER SYSTEM: ALL LOTS TO BE SERVED BY NFPA 13 WATER SYSTEM WHICH UTILIZES A SEPARATE FIRE/DOMESTIC WATER SERVICE.
22. FLOOD ZONE DESIGNATION: ZONE X – AREA WITH REDUCED FLOOD RISK DUE TO LEVEE
23. TRASH/RECYCLE: INDIVIDUAL UNIT CAN PICKUP TO BE PROVIDED BY CITY OF MOUNTAIN VIEW
24. STREETS: ALL PROPOSED STREETS AND ALLEYS ARE PRIVATE
25. GRADING: PROPOSED GRADING AS SHOWN IS PRELIMINARY, FINISHED GRADING IS SUBJECT TO FINAL DESIGN
26. ACCESSIBILITY: ALL REQUIRED ADA ACCESSIBLE UNITS, COMMON AREAS AND PATHWAYS WILL BE DESIGNED PER CBC REQUIREMENTS WITH RESPECT TO SITE ACCESSIBILITY. SEE SHEET C.2 FOR PRELIMINARY ADA UNIT LOCATIONS
27. DIMENSIONS: ALL PARCEL, LOT & EASEMENT DIMENSIONS SHOWN ARE APPROXIMATE AND MAY CHANGE DURING FINAL DESIGN
28. PHASING: PROJECT MAY BE CONSTRUCTED IN MULTIPLE PHASES
29. EROSION CONTROL: EROSION CONTROL WILL BE PREPARED PER CITY STANDARDS AND ABAG RECOMMENDATIONS
30. COMMON AREAS: COMMON AREAS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION
31. TREES: EXISTING TREES ON SITE TO BE REMOVED AS SHOWN ON SHEET C1.1
32. BENCHMARK: CITY OF MOUNTAIN VIEW BENCHMARK NO. IV-04 BRASS DISK STAMPED "IV-04" SET IN THE TOP OF CURB AT THE SOUTHWEST RETURN OF SOUTH RENGSTORFF AVENUE AND LATHAM STREET ELEVATION: 78.249 FEET (NAVD 1988)
33. BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS SHOWN HEREON, THE BEARING BEING N26°11'20"E PER PARCEL MAP OF A PORTION OF LOT 7 & 13 OF CALDERON SUBDIVISION FOR TSUNODA INVESTMENT CO (249 M 3)
34. CONDOMINIUM MAP: A CONDOMINIUM MAP WILL BE RECORDED FOR LOTS 1 THROUGH 11 AND THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTIONS 4125 AND 4285 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS SHALL BE NO MORE THAN 85 RESIDENTIAL CONDOMINIUM UNITS FOR LOTS 1 THROUGH 11



VICINITY MAP

NOT TO SCALE

SHEET INDEX

SHEET NUMBER	SHEET TITLE
TM.1	VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES
C.1	BOUNDARY AND EXISTING CONDITIONS
C1.1	EXISTING TREE SUMMARY
C.2	SITE PLAN
C.3	PRELIMINARY UTILITY PLAN
C.4	PRELIMINARY GRADING AND DRAINAGE PLAN
C.5	PRELIMINARY STORMWATER MANAGEMENT PLAN
C.6	PRELIMINARY FIRE SERVICE PLAN
C.7	PRELIMINARY GARBAGE SERVICE PLAN

ABBREVIATIONS

AC	ACRES
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
L	LENGTH
LL	LOT LINE
PL	PROPERTY LINE
PSSE	PRIVATE SANITARY SEWER EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PWE	PRIVATE WATER LINE EASEMENT
R	RADIUS
RW	RIGHT OF WAY
SF	SQUARE FEET
TBD	TO BE DETERMINED
WME	WATER METER EASEMENT

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY
		CENTERLINE
		RIGHT OF WAY
		EASEMENT LINE
		LOT LINE

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES

570 S. RENGSTORFF AVENUE

CITY OF MOUNTAIN VIEW SANTA CLARA COUNTY CALIFORNIA

0' 30' 90' 120'

SCALE: 1" = 30'

DATE: JULY 29, 2021

cbg CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON • (925) 866-0322
SACRAMENTO • (916) 375-1877
WWW.CBANDG.COM

SHEET NO. TM.1

8/4/2021 11:08 AM

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