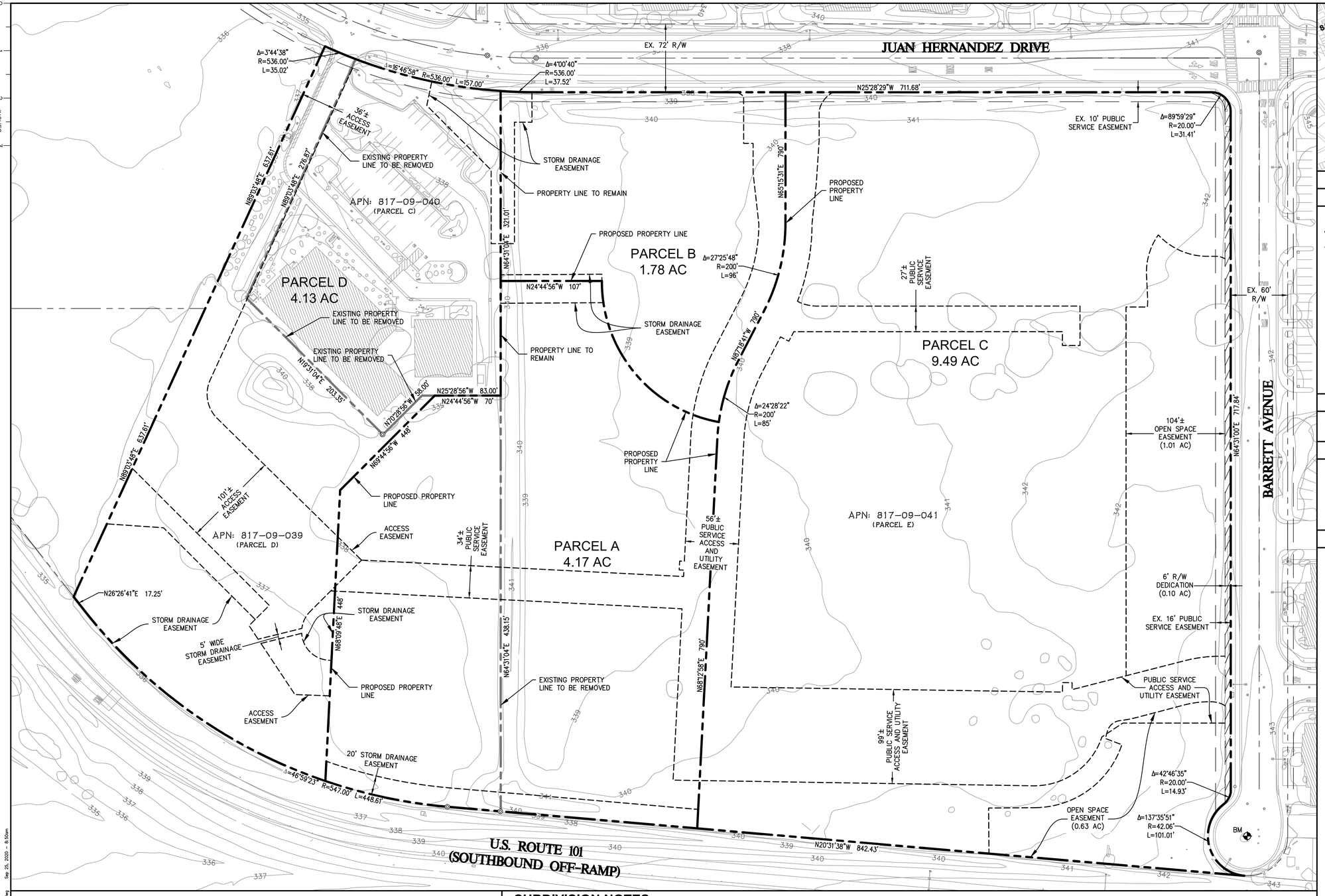

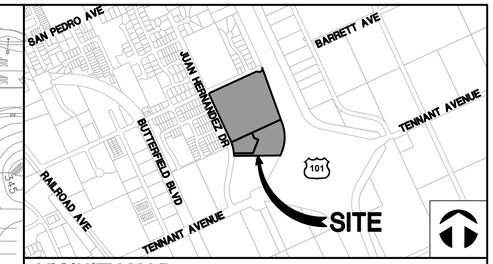

VICINITY MAP

SCALE: 1" = 1000'

ABBREVIATIONS/LEGEND

340	GROUND CONTOUR
	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE TO BE REMOVED
	ADJACENT PROPERTY LINE
	CENTERLINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	TREE DRIP LINE
BM	BENCHMARK
	SURVEY MONUMENT
	RIGHT OF WAY DEDICATION

LEGAL DESCRIPTION

PARCELS C, D AND E, AS SAID PARCELS ARE SHOWN AND SO DESIGNATED ON THE PARCEL MAP FILED FOR RECORD MAY 24, 1983, IN BOOK 513 OF MAPS, PAGE 16, SANTA CLARA COUNTY RECORDS, STATE OF CALIFORNIA.

BENCHMARK

LOCAL BENCHMARK TAKEN AS 2-INCH BRASS DISC. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). ELEVATIONS WERE DETERMINED THROUGH STATIC GPS OBSERVATIONS AND THE USE OF THE NATIONAL GEODETIC SURVEY'S ONLINE POSITIONING USER SERVICE (OPUS). A NAVD88 ELEVATION OF 343.77 FEET FOR THE BRASS DISC WAS ESTABLISHED FOR THE LOCAL SITE BENCHMARK DESIGNATED POINT NUMBER 600, SHOWN HEREON.

PROJECT TEAM

OWNER/APPLICANT

LILLIAN COMMONS, LLC
782 SLEEPER AVENUE
MOUNTAIN VIEW, CA 94040

(605) 575-9608

CIVIL ENGINEER

WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

RICHARD WEBER, RCE 55219
(831) 649-5225

PLANNER

EMC PLANNING GROUP, INC.
301 LIGHTHOUSE AVENUE
SUITE C
MONTEREY, CA 93940

MICHAEL GROVES
(831) 649-1799

ARCHITECT

EVOCO ARCHITECTURE
160 SOUTH LINDEN AVENUE
SUITE 210
SOUTH SAN FRANCISCO, CA 94080

DEEPAK PATANKAR
(415) 312-0454

LANDSCAPE ARCHITECT

W. JEFFREY HEID LANSCAPE ARCHITECT
6179 ONEIDA DRIVE
SAN JOSE, CA 95123

JEFFREY HEID
(408) 691-5207

LICENSED LAND SURVEYOR
RICHARD P. WEBER
No. 8002
STATE OF CALIFORNIA

TENTATIVE PARCEL MAP
0 JUAN HERNANDEZ DRIVE

PROPOSED SUBDIVISION OF

PARCELS C, D, AND E AS SHOWN ON BOOK 513 OF MAPS ON PAGE 16

CITY OF MORGAN HILL, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA

Whitson ENGINEERS

Civil Engineering
Land Surveying
6 Harris Court
Monterey, California
831.649.5225
whitsonengineers.com

SEPTEMBER 25, 2020 **PROJECT No. 2690.01**

50 0 50 100 150 Feet

SCALE: 1" = 50'

SUBDIVISION NOTES

PROPERTY DATA

ASSESSORS PARCEL NO.:	817-09-039 817-09-040 817-09-041
LOCATION OF PROPERTY:	0 JUAN HERNANDEZ DRIVE
EXISTING LAND USE:	COMMERCIAL
PROPOSED LAND USE:	MIXED USE-FLEX (MU-F)
EXISTING AND PROPOSED ZONING:	SERVICE COMMERCIAL (CS) WITH A PLANNED DEVELOPMENT (PD) OVERLAY

OFF-SITE UTILITIES:	
STORM DRAINAGE	CITY OF MORGAN HILL
SANITARY SEWER	CITY OF MORGAN HILL
WATER	CITY OF MORGAN HILL
GAS & ELECTRIC	PACIFIC GAS & ELECTRIC
TELEPHONE	VERIZON

ON-SITE UTILITIES:	
STORM DRAINAGE	PRIVATE
SANITARY SEWER	PRIVATE
WATER	CITY OF MORGAN HILL
GAS & ELECTRIC	PACIFIC GAS & ELECTRIC
TELEPHONE	VERIZON

NOTES:

1. SUBDIVIDER SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF MORGAN HILL CODE OF ORDINANCES CHAPTER 17.32 IN REGARDS TO SUBDIVISION IMPROVEMENTS.
2. LOT DIMENSIONS AND EASEMENT LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL ENGINEERING DESIGN.
3. THE PROJECT WILL BE PHASED

PARCEL SUMMARY

DESCRIPTION	AREA (AC)
PARCEL A	4.17
PARCEL B	1.78
PARCEL C	9.49
PARCEL D	4.13
R/W DEDICATION	0.10
TOTAL	19.67

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