



**VICINITY MAP**  
**ABBREVIATIONS/LEGEND**  
 SCALE: 1" = 1000'

- 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**

<b>OWNER/APPLICANT</b> LUJAN COMMONS, LLC 782 SLEEPER AVENUE MOUNTAIN VIEW, CA 94040 (805) 575-9608	<b>CIVIL ENGINEER</b> WILTON ENGINEERS 6 HARRIS COURT MONTEREY, CA 93940 RICHARD WEIR, REG. 55219 (831) 649-5225
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<b>PLANNER</b> EMC PLANNING GROUP, INC. 301 LIGHTHOUSE AVENUE SUITE 210 MONTEREY, CA 93940 MICHAEL GROVES (831) 844-1799	<b>ARCHITECT</b> EVOCO ARCHITECTURE 165 SOUTH LINCOLN AVENUE SUITE C SOUTH SAN FRANCISCO, CA 94080 DEEPAK PATANKAR (650) 312-9454
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**LANDSCAPE ARCHITECT**  
 W. JEFFREY HEIG  
 ARCHITECT  
 8178 ONEDA DRIVE  
 SAN JOSE, CA 95123  
 JEFFREY HEIG  
 (408) 691-5207



**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



Civil Engineering  
 Land Surveying  
 1110804 Court  
 Monterey, California  
 831.641.5225  
 www.whiltoneng.com

ORIGINAL: SEPTEMBER 25, 2020  
 REVISED: OCTOBER 6, 2020  
 PROJECT NO. 2690.01

**SUBDIVISION NOTES**

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

**OFF-SITE UTILITIES:**  
 STORM DRAINAGE: SANITARY SEWER  
 WATER: PACIFIC GAS & ELECTRIC  
 GAS & ELECTRIC: VERIZON  
 CITY OF MORGAN HILL  
 CITY OF MORGAN HILL  
 CITY OF MORGAN HILL  
 PACIFIC GAS & ELECTRIC  
 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	6.50
PARCEL B	1.88
PARCEL C	9.49
PARCEL D	1.69
R/W DEDICATION	0.10
<b>TOTAL</b>	<b>19.67</b>

**CITY OF MORGAN HILL  
 PLAN APPROVED**

THIS PLAN WAS APPROVED BY THE PLANNING COMMISSION

ON October 13, 2020

AND CITY COUNCIL

ON November 4, 2020

SD2019-0007

FILE NUMBER

Adam Pazkowski  
 PLANNING OFFICIAL

