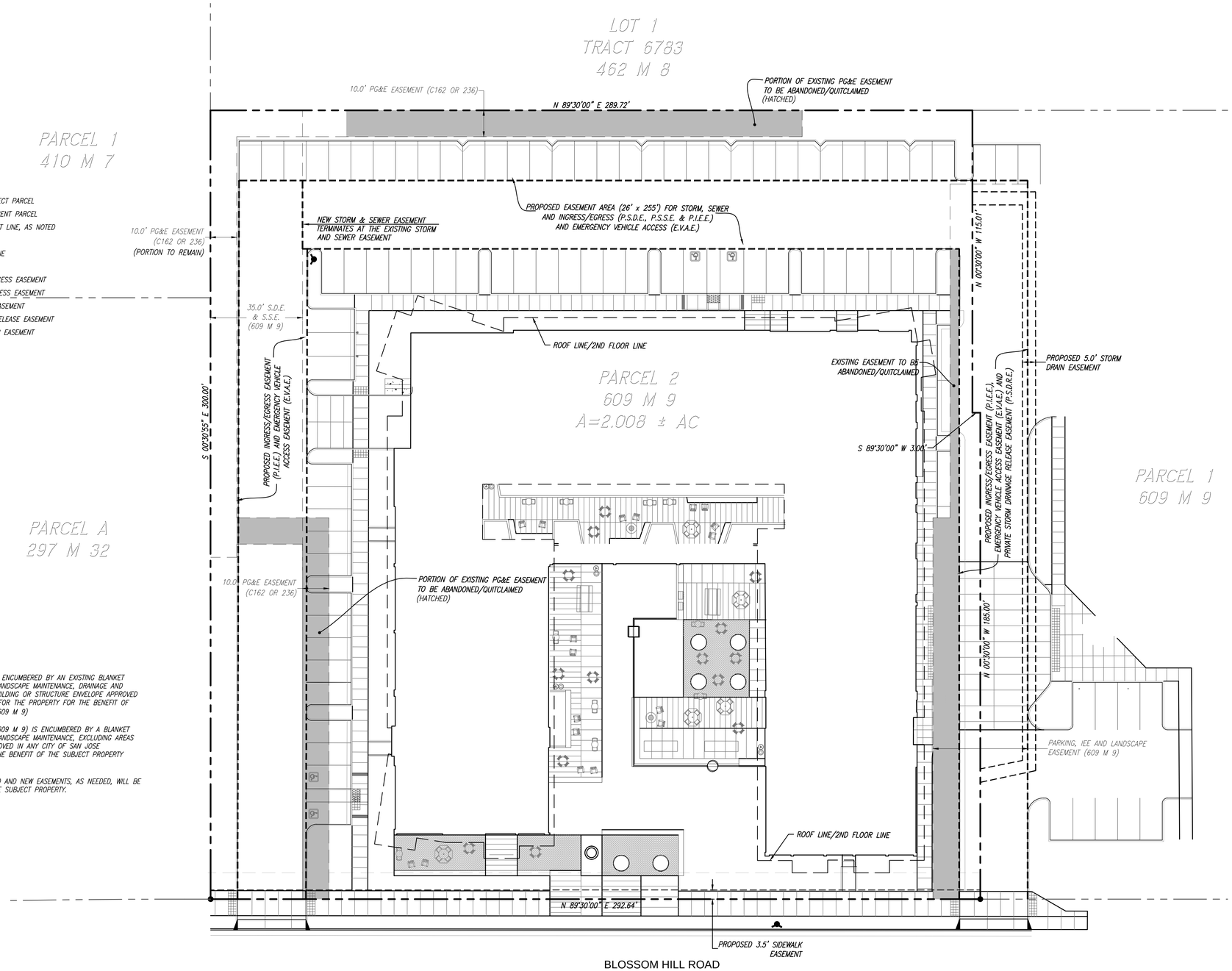

LEGEND & ABBREVIATIONS

	PROPERTY LINE – SUBJECT PARCEL
	PROPERTY LINE – ADJACENT PARCEL
	CENTERLINE / MONUMENT LINE, AS NOTED
	EX. EASEMENT LINE
	PROPOSED EASEMENT LINE
N 46°51'00" W 359.21'	BEARING AND DISTANCE
E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT
P.I.E.E.	PRIVATE INGRESS & EGRESS EASEMENT
P.S.D.E.	PRIVATE STORM DRAIN EASEMENT
P.S.D.R.E.	PRIVATE STORM DRAIN RELEASE EASEMENT
P.S.S.E.	PRIVATE SANITARY SEWER EASEMENT

EASEMENT NOTE:

1. THE SUBJECT PROPERTY (PARCEL 2, 609 M 9) IS ENCUMBERED BY AN EXISTING BLANKET EASEMENT FOR PARKING, INGRESS, EGRESS AND LANDSCAPE MAINTENANCE, DRAINAGE AND OVERLAND RELEASE, EXCLUDING AREAS OF ANY BUILDING OR STRUCTURE ENVELOPE APPROVED IN ANY CITY OF SAN JOSE DEVELOPMENT PERMIT FOR THE PROPERTY FOR THE BENEFIT OF THE ADJACENT PARCEL TO THE EAST (PARCEL 1, 609 M 9)
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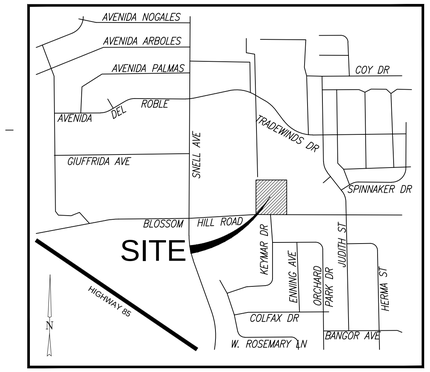
3. SAID EASEMENTS WILL BE ABANDONED/QUITCLAIMED AND NEW EASEMENTS, AS NEEDED, WILL BE DEDICATED AS PART OF THE DEVELOPMENT OF THE SUBJECT PROPERTY.



VICINITY MAP

NTS

GENERAL NOTES:

1. OWNER/SUBDIVIDER: CHARITIES HOUSING DEVELOPMENT
1400 PARKMOOR AVENUE, STE #190
SAN JOSE, CA 95125
ATTN: SANDRA HEREDIA
408-550-8308
2. CIVIL ENGINEER/ LAND SURVEYOR: KEVIN R. WEISS, R.C.E. 47967, P.L.S. 7139
DJ EDWARDS, R.C.E. 69369
JMH WEISS, INC.
1731 TECHNOLOGY DRIVE, STE #880
SAN JOSE, CA 95110
(408) 286-4555
3. ASSESSOR'S PARCEL NUMBER: 690-25-021
4. EXISTING ZONING: CN-COMMERCIAL NEIGHBORHOOD (FILE NO. 13054)
5. PROPOSED ZONING: CN-COMMERCIAL NEIGHBORHOOD – NO CHANGE
6. GENERAL PLAN DESIGNATION: NCC-NEIGHBORHOOD/COMMUNITY COMMERCIAL
7. SUBDIVIDED AREA: APPROXIMATELY 2.008± ACRES
8. TOTAL EXISTING LOTS: 1 LOT
9. TOTAL PROPOSED LOTS: 1 LOT WITH 3 CONDOMINIUM UNITS FOR RESIDENTIAL & COMMERCIAL PURPOSES
10. EXISTING LAND USE: VACANT COMMERCIAL BUILDING
11. PROPOSED LAND USE: 2 COMMERCIAL CONDOMINIUMS AIRSPACES AND 1 RESIDENTIAL CONDOMINIUM AIRSPACE
12. WATER SYSTEM: GREAT OAKS WATER COMPANY
13. STORM DRAIN: TO BE INSTALLED IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS OF THE CITY OF SAN JOSE
14. SANITARY SEWER: TO BE INSTALLED IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS OF THE CITY OF SAN JOSE
15. GAS AND ELECTRIC: PACIFIC GAS & ELECTRIC (PG&E)
16. TELEPHONE: AT&T
17. CABLE: COMCAST
18. FIRE HYDRANTS: TO BE INSTALLED TO CONFORM TO LOCATIONS AND STANDARDS OF THE CITY OF SAN JOSE
19. NOTES: 1) NEW EASEMENTS TO BE DEDICATED ON THE FINAL MAP OR BY SEPARATE INSTRUMENT
2) SUBJECT TO PROJECT CC&R'S TO BE RECORDED
3) PUBLIC EASEMENTS TO BE ABANDONED/QUITCLAIMED BY THE FINAL MAP. PRIVATE EASEMENTS TO BE ABANDONED/QUITCLAIMED BY SEPARATE INSTRUMENT
20. THIS SUBDIVISION WILL CONFORM TO THE STREET TREE PLAN OF THE CITY OF SAN JOSE.
21. THIS RESIDENTIAL PROJECT IS SUBJECT TO THE PAYMENT OF PARK FEES IN-LIEU OF LAND DEDICATION UNDER THE CITY'S PARKLAND DEDICATION ORDINANCE (CHAPTER 19.38 OF TITLE 19 OF SAN JOSE MUNICIPAL CODE)
22. SURROUNDING LAND USE:
NORTH – RESIDENTIAL
SOUTH (ACROSS BLOSSOM HILL ROAD) – RESIDENTIAL
WEST – COMMERCIAL
EAST – COMMERCIAL – MEDICAL OFFICE BUILDING

SITE ADDRESS

397 BLOSSOM HILL ROAD
SAN JOSE, CA

BASIS OF BEARINGS:

THE BEARING OF A LINE BETWEEN TWO FOUND IRON PIPE IN THE NORTHERLY LINE OF BLOSSOM HILL ROAD, SOUTH 89°30'00" WEST, AS SHOWN ON THAT PARCEL MAP RECORDED JANUARY 5, 1990 IN BOOK 609 OF MAPS, AT PAGES 9-10, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK:

HORIZONTAL DATUM IS BASED UPON A LOCAL ASSUMED COORDINATE SYSTEM. VERTICAL DATUM IS BASED UPON THE CITY OF SAN JOSE BENCHMARK 448, THE TOP OF A FIRE HYDRANT LOCATED APPROXIMATELY 48 FEET NORTH OF THE CENTERLINE OF LEAN AVENUE AND 98 FEET NORTH OF THE CENTERLINE OF BLOSSOM HILL ROAD; TOP OF FIRE HYDRANT ELEVATION TAKEN AS 176.51', NGVD29.

N

0 10' 20' 40'
SCALE: 1" = 20'

SHEET INDEX

1. COVER SHEET, NOTES & CONCEPTUAL SITE PLAN
2. EXISTING BOUNDARY AND TOPOGRAPHY
3. CONCEPTUAL GRADING AND DRAINAGE PLAN
4. SECTIONS

REVISIONS

#	DATE	DESCRIPTION
1	06/26/2018	FIRST SUBMITTAL
2	11/29/2018	SECOND SUBMITTAL

COVER SHEET, NOTES & CONCEPTUAL SITEPLAN

TENTATIVE PARCEL MAP

BEING A SUBDIVISION OF PARCEL 2, AS SHOWN ON THAT PARCEL MAP RECORDED IN BOOK 609 OF MAPS, AT PAGE 9
SANTA CLARA COUNTY OFFICIAL RECORDS

SAN JOSE CALIFORNIA

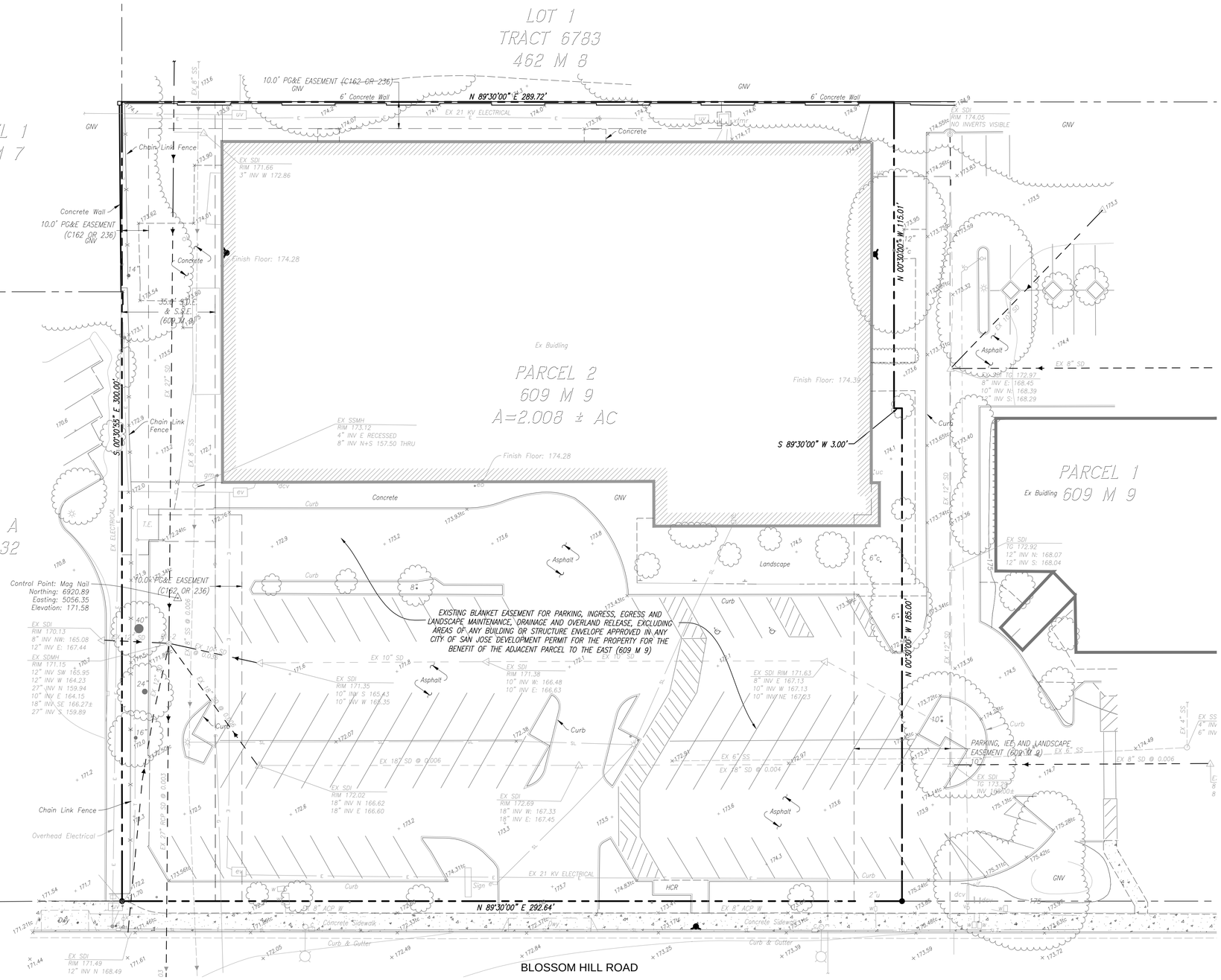
JMH WEISS, INC.
Civil Engineering ~ Surveying ~ Land Planning
1731 Technology Drive, Ste#880 San Jose, Ca 95110
Tel(408)286-4555

SCALE	DATE	JOB NO.	
	06/26/18	5129	1 OF 4

DWG NAME: P:\5129 - 397 Blossom Hill Rd-San Jose\Survey\Map\Tent Map\5129-Tent Map.dwg, LAST EDITED: Wed, Nov 28, 2018 9:27am
USER: steves, AutoCad V.20.0s (LMS Tech), Microsoft Windows NT Version 6.2 (x64)

LEGEND & ABBREVIATIONS

	PROPERTY LINE – SUBJECT PARCEL
	PROPERTY LINE – ADJACENT PARCEL
	CENTERLINE / MONUMENT LINE, AS NOTED
	EX. EASEMENT LINE
	PROPOSED EASEMENT LINE
	CONCRETE
	CONCRETE GRADE BREAK
	CURB & GUTTER
	FENCELINE
	EX. UNDERGROUND COMMUNICATIONS
	EX. UNDERGROUND ELECTRICAL
	EX. UNDERGROUND STORM DRAIN LINE
	EX. UNDERGROUND SANITARY SEWER
	EX. UNDERGROUND WATER LINE
	EX. UNDERGROUND GAS LINE
	PROPOSED STORM DRAIN LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED PERFORATED PVC SUBDRAIN
	PROPOSED GAS LINE
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM DRAIN INLET
	OVERLAND RELEASE PATH
P.S.E.	PUBLIC SERVICE EASEMENT
N 46°51'00" W 359.21'	BEARING AND DISTANCE
E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT
P.I.E.E.	PRIVATE INGRESS & EGRESS EASEMENT
P.S.D.E.	PRIVATE STORM DRAIN EASEMENT
P.S.D.R.E.	PRIVATE STORM DRAIN RELEASE EASEMENT
P.S.S.E.	PRIVATE SANITARY SEWER EASEMENT
	WALL
cp	CATHODIC PROTECTION
c	COMMUNICATIONS BOX
cv	COMMUNICATIONS VAULT
	CATCH BASIN
	DRAIN INLET
dcv	DETECTOR CHECK VALVE
eo	ELECTRICAL OUTLET
e	ELECTRIC UTILITY BOX
ev	ELECTRIC VAULT
	ELECTROLIER
	FIRE HYDRANT
fp	FLAGPOLE
gm	GAS METER
hb	HOSE BIB
ir	IRRIGATION VALVE
ss	SANITARY SEWER CLEANOUT
	SANITARY SEWER MANHOLE
	SIGN
	SITE LIGHT
175.15	SPOT ELEVATION
175.2	SPOT ELEVATION (AERIALLY DERIVED)
sd	STORM DRAIN CLEANOUT
	STORM DRAIN MANHOLE
sl	STREET LIGHT BOX
ts	TRAFFIC SIGNAL BOX
xfmr	TRANSFORMER
12"	TREE TRUNK / SIZE
u	UTILITY BOX (TYPE UNKNOWN)
	UTILITY MANHOLE
	UTILITY POLE
uv	UTILITY VAULT (TYPE UNKNOWN)
w	WATER METER
v	WATER VALVE



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N

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SCALE: 1" = 20'

EXISTING BOUNDARY AND TOPOGRAPHY

REVISIONS

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TENTATIVE PARCEL MAP

BEING A SUBDIVISION OF PARCEL 2, AS SHOWN ON THAT PARCEL MAP RECORDED IN BOOK 609 OF MAPS, AT PAGE 9 SANTA CLARA COUNTY OFFICIAL RECORDS

SAN JOSE CALIFORNIA

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	06/26/18	5129	2 OF 4

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	EX. UNDERGROUND STORM DRAIN LINE
	EX. UNDERGROUND SANITARY SEWER
	EX. UNDERGROUND WATER LINE
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	PROPOSED WATER LINE
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P.S.E.	PUBLIC SERVICE EASEMENT
N 46°51'00" W 359.21'	BEARING AND DISTANCE
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P.S.D.E.	PRIVATE STORM DRAIN EASEMENT
P.S.D.R.E.	PRIVATE STORM DRAIN RELEASE EASEMENT
P.S.S.E.	PRIVATE SANITARY SEWER EASEMENT
	WALL
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cv	COMMUNICATIONS VAULT
	CATCH BASIN
	DRAIN INLET
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u	UTILITY BOX (TYPE UNKNOWN)
	UTILITY MANHOLE
	UTILITY POLE
uv	UTILITY VAULT (TYPE UNKNOWN)
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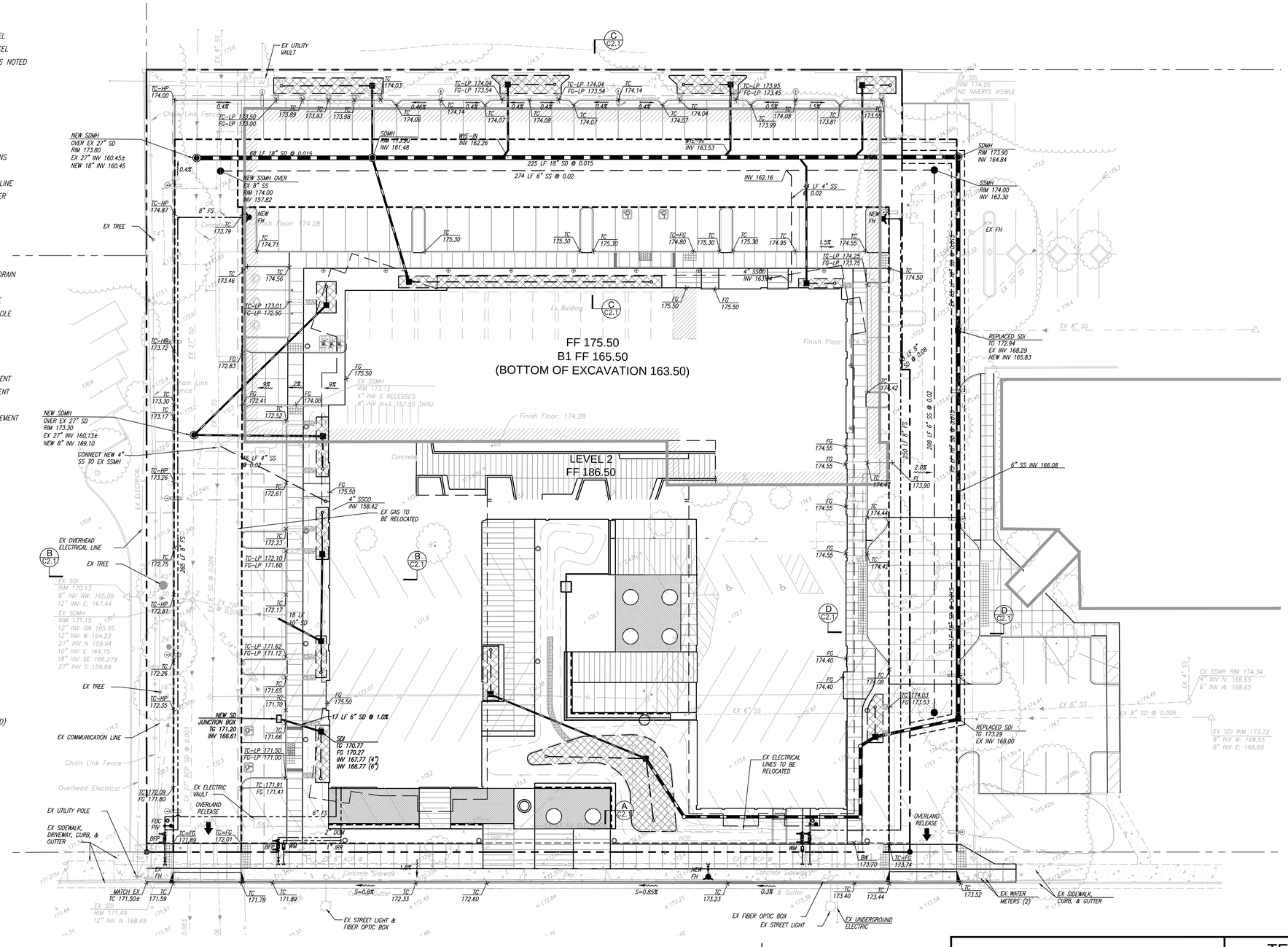

CONCEPTUAL GRADING AND DRAINAGE PLAN

REVISIONS		
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2	11/29/2018	SECOND SUBMITTAL

TENTATIVE PARCEL MAP

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	06/26/18	5129	3 OF 4

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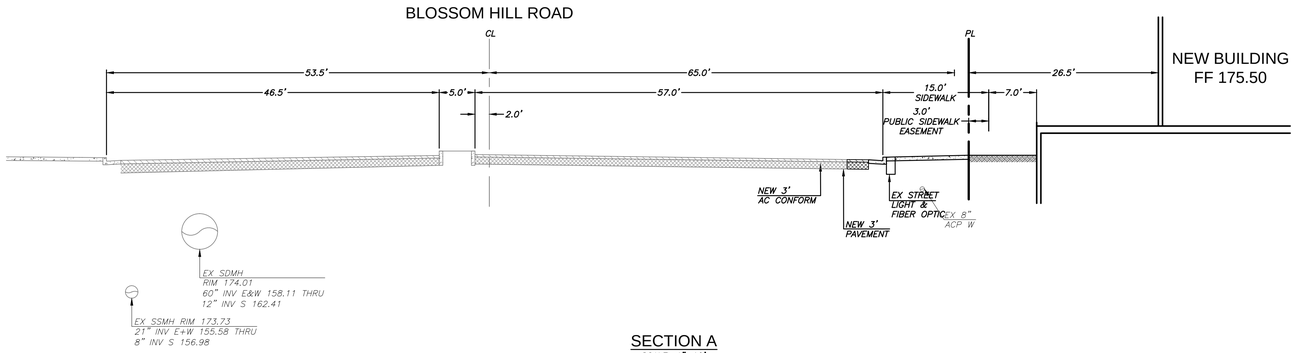

SECTION A
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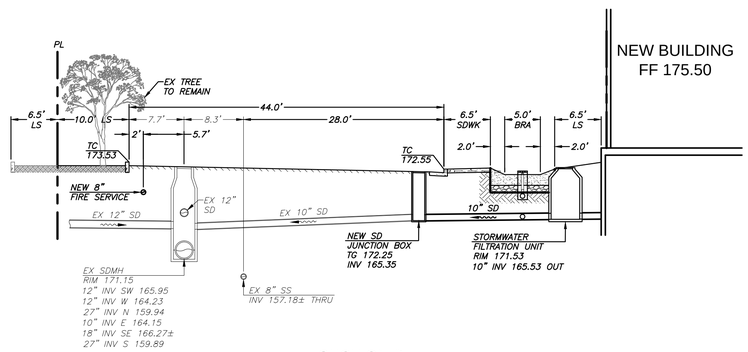
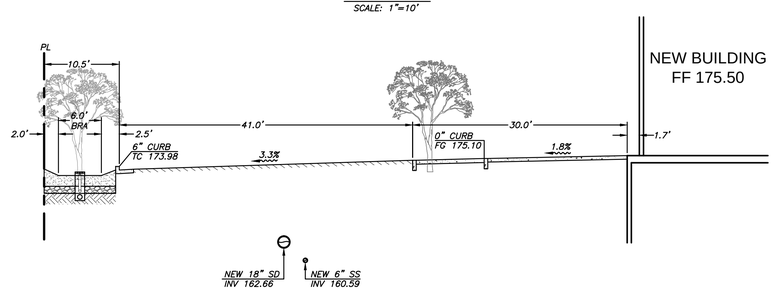
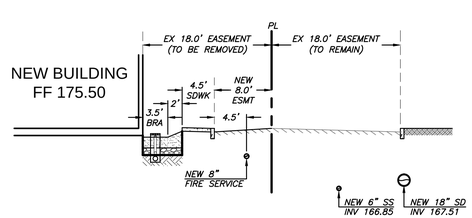


SECTION B
SCALE: 1"=10'



SECTION C
SCALE: 1"=10'



SECTION D
SCALE: 1"=10'

SECTIONS

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