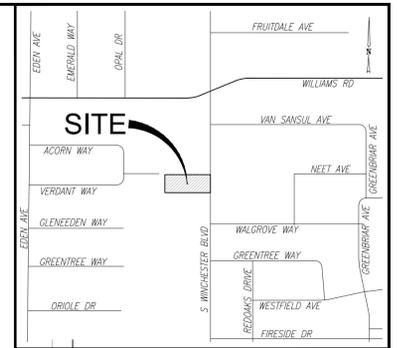


GENERAL NOTES:

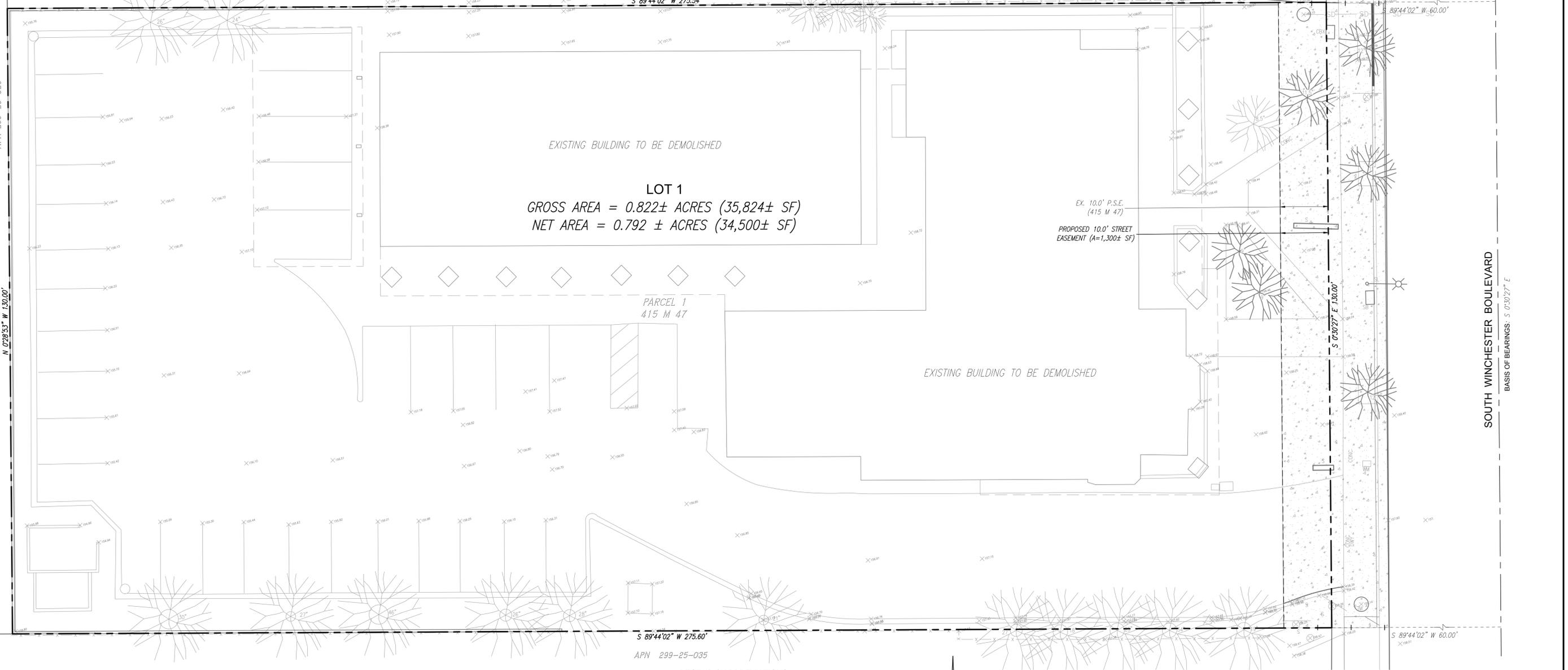
- OWNER/SUBDIVIDER: ADAM ASKARI
2881 HEMLOCK AVENUE
SAN JOSE, CA 95128
408-921-1882
- CIVIL ENGINEER/
LAND SURVEYOR: KEVIN R. WEISS, R.C.E. 47967, P.L.S. 7139
DU EDWARDS, R.C.E. 69369
JMH WEISS, INC.
1731 TECHNOLOGY DRIVE, STE #880
SAN JOSE, CA 95110
(408) 286-4555
- ASSESSOR'S PARCEL NUMBER: 299-25-038
- EXISTING ZONING: COMMERCIAL PEDESTRIAN (CP)
- PROPOSED ZONING: NO ZONING CHANGE REQUESTED
- GENERAL PLAN DESIGNATION: MIXED USE COMMERCIAL (MUC)
- SUBDIVIDED AREA: APPROXIMATELY 0.822± ACRES
- TOTAL EXISTING LOTS: 1 LOT
- TOTAL PROPOSED LOTS: 1 LOT FOR RESIDENTIAL & COMMERCIAL CONDOMINIUM PURPOSES
UP TO 61 RESIDENTIAL CONDOMINIUM UNITS AND 9 COMMERCIAL
CONDOMINIUM UNITS AND 1 COMMON AREA
- EXISTING LAND USE: COMMERCIAL PEDESTRIAN (CP)
- GENERAL PLAN DESIGNATION: MIXED USE COMMERCIAL (MUC)
- PROPOSED LAND USE: COMMERCIAL AND RESIDENTIAL CONDOMINIUM UNITS
- WATER SYSTEM: SAN JOSE WATER COMPANY
- STORM DRAIN: TO BE INSTALLED IN CONFORMANCE WITH THE
STANDARD SPECIFICATIONS OF THE CITY OF SAN JOSE
- SANITARY SEWER: TO BE INSTALLED IN CONFORMANCE WITH THE STANDARD
SPECIFICATIONS OF THE CITY OF SAN JOSE
- GAS AND ELECTRIC: PACIFIC GAS & ELECTRIC (PG&E)
- TELEPHONE: AT&T
- CABLE: COMCAST
- FIRE HYDRANTS: TO BE INSTALLED TO CONFORM TO LOCATIONS AND
STANDARDS OF THE CITY OF SAN JOSE
- NOTES: 1) EASEMENTS TO BE DEDICATED ON THE FINAL MAP OR
BY SEPARATE INSTRUMENT
2) SUBJECT TO PROJECT CC&R'S TO BE RECORDED
- THIS SUBDIVISION WILL CONFORM TO THE STREET TREE PLAN OF THE CITY OF SAN JOSE.
- THIS RESIDENTIAL PROJECT IS SUBJECT TO THE REQUIREMENTS OF THE PARKLAND DEDICATION
ORDINANCE (CHAPTER 19.38 OF TITLE 19 OF SAN JOSE MUNICIPAL CODE), FOR THE DEDICATION
OF LAND FOR PARKS PURPOSES, UNDER THE FORMULAE CONTAINED WITHIN THAT CHAPTER.
- IF A BUILDING PERMIT(S) IS REQUESTED FOR THE CONSTRUCTION OF A RESIDENTIAL STRUCTURE
OR STRUCTURES ON ANY OF THE PROPOSED PARCELS WITHIN FOUR (4) YEARS OF RECORDATION
OF THE PARCEL MAP, THE OWNER OF EACH PARCEL SHALL BE SUBJECT TO THE PARKLAND
DEDICATION REQUIREMENTS PURSUANT TO CHAPTER 19.38 OF TITLE 19 OF THE SAN JOSE
MUNICIPAL CODE.
- SURROUNDING LAND USE:
NORTH - ZONED COMMERCIAL PEDESTRIAN; CURRENTLY RESIDENTIAL UNIT EXISTS ON PARCEL
SOUTH - COMMERCIAL OFFICE
WEST - RESIDENTIAL, PLANNED DEVELOPMENT, R-1-8(PD); LOW TO MEDIUM DENSITY
EAST - ACROSS WINCHESTER BLVD - RESIDENTIAL, PLANNED DEVELOPMENT
- PER THE VALLEY WATER DISTRICT WELL INFORMATION WEB SITE, THERE ARE NO ACTIVE OR
DESTROYED WELLS LOCATED ON THE SUBJECT PROPERTY.
- NO NEW STREET NAMES ARE PROPOSED FOR THIS DEVELOPMENT.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A GEOLOGICAL HAZARD ZONE.
- EASEMENT NOTE: CC&R'S RECORDED DECEMBER 9, 1960 IN BOOK 5009 OF OFFICIAL
RECORDS, AT PAGE 281 FOR THE SUBJECT PROPERTY AND ADJACENT PROPERTIES STATE
THAT THE PARCELS WOULD BE DEVELOPED TOGETHER AS A SHOPPING CENTER AND
PROVIDED FOR BLANKET EASEMENTS ON EACH OF THE PARCELS FOR THE BENEFIT OF ALL
PARCELS FOR ACCESS, PARKING AND UTILITIES. THE REFERENCED PARCELS HAVE ALL BEEN
DEVELOPED INDEPENDENTLY, THEREFORE THE STATUS OF AND ENFORCEABILITY OF SAID
CC&R'S IS UNKNOWN.



PARCEL 2 (415 M 47)
LANDS OF RAGER & CAENEY
DOC #24413036
APN 299-25-037

LOT 9 - TR 5703 (359 M 47)
LANDS OF LO & WU
DOC #24327660
APN 299-25-026

N 0°28'53" W 130.00'



SITE ADDRESS
1073 S. WINCHESTER BOULEVARD
SAN JOSE, CA

SURVEY NOTES:
EXISTING TOPOGRAPHIC SURVEY INFORMATION PERFORMED BY MFKESSLER ON JULY
16, 2019. ANY TOPOGRAPHIC OR SUBSURFACE OBJECTS OR INFORMATION NOT
INCLUDED ON PLANS ARE NOT THE RESPONSIBILITY OF JMH WEISS.

BASIS OF BEARINGS:
THE BEARING, NORTH 00°30'27" WEST, OF THE CENTERLINE OF WINCHESTER
BOULEVARD AS SHOWN ON THAT PARCEL MAP RECORDED ON MARCH 29, 1978 IN
BOOK 415 OF MAPS, AT PAGE 47, IN THE OFFICE OF THE RECORDER OF SANTA
CLARA COUNTY.

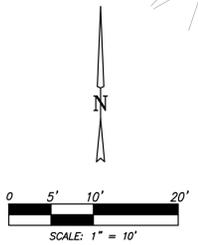
BENCHMARK:
CITY OF SAN JOSE, CALIFORNIA BENCHMARK POINT NO. 538 DESCRIBED AS:
LETTER 'O' IN THE WORK 'OAKLAND' ON TOP OF CATCH BASIN IN SOUTHEAST
RETURN OF GREENTREE WAY AND WINCHESTER BOULEVARD, ER ON GREENTREE
WAY, FD 774, PAGE 50

ELEVATION TAKEN AS 160.97, NAVD88

FLOOD HAZARD NOTE:
THE SUBJECT PARCEL ON LIES WITHIN FLOOD HAZARD ZONE D, AS SHOWN
UPON THE FLOOD INSURANCE RATE MAP (FIRM), CITY OF SAN JOSE,
CALIFORNIA, MAP NUMBER 06085C02374, WITH AN EFFECTIVE DATE OF MAY 18,
2009 AS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
SAID ZONE D IS DEFINED AS AREAS OF UNDETERMINED FLOOD HAZARD.

LEGEND & ABBREVIATIONS

- PROPERTY LINE - SUBJECT PARCEL
- PROPERTY LINE - ADJACENT PARCEL
- CENTERLINE / MONUMENT LINE, AS NOTED
- EASEMENT LINE
- P.S.E. PUBLIC SERVICE EASEMENT



REVISIONS	
#	DATE
1	01/14/2020
2	03/30/2020

TENTATIVE TRACT MAP
"WINCHESTER 1073"
BEING A 1 LOT SUBDIVISION FOR RESIDENTIAL & COMMERCIAL CONDOMINIUM
PURPOSES FOR UP TO 61 RESIDENTIAL CONDOMINIUM UNITS AND 9
COMMERCIAL CONDOMINIUM UNITS AND 1 COMMON AREA

SAN JOSE CALIFORNIA

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

AS SHOWN	1/10/2020	5188	1 OF 1
SCALE	DATE	JOB NO.	

<T20-003>