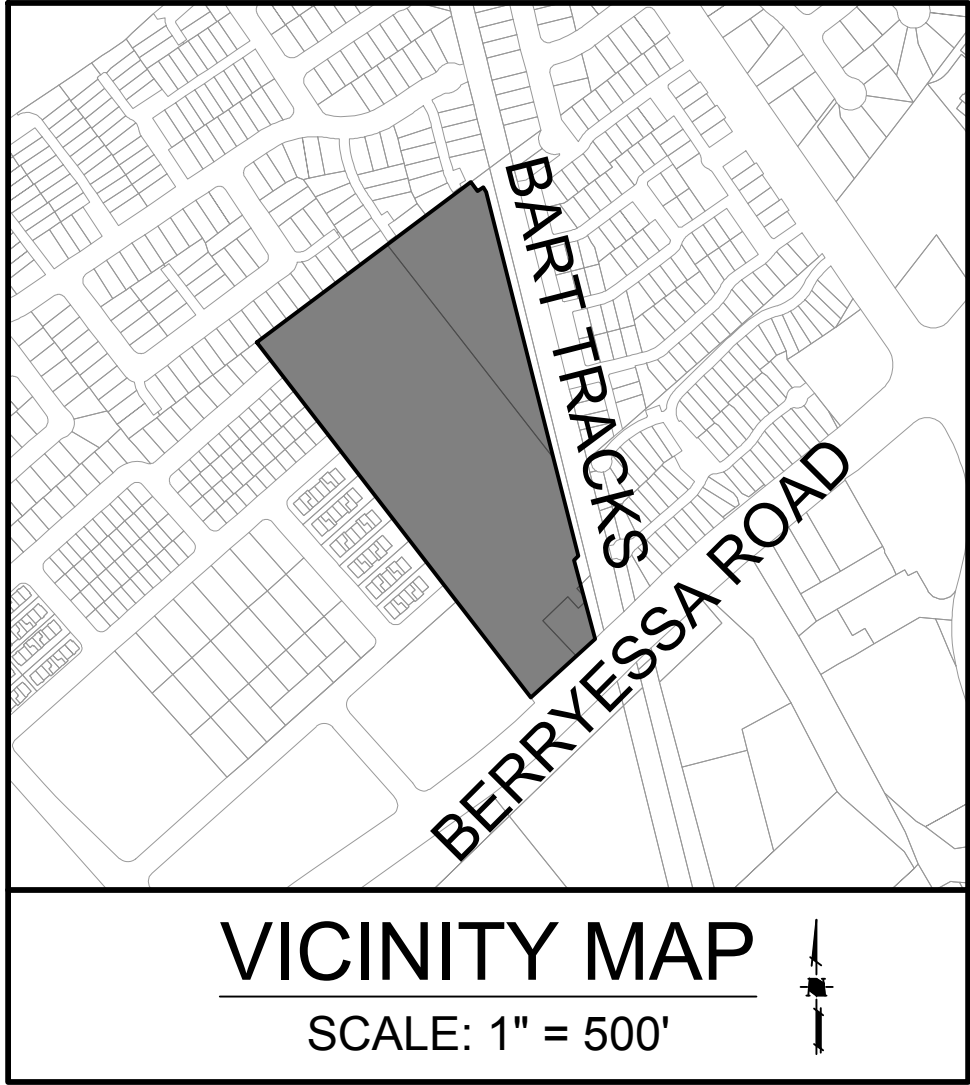


CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEMONSTRATE AND HOLD THE OWNER AND HMM HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT. EXCEPTING FROM THE SOLE NEGLIGENCE OF THE OWNER OR HMM.

S:\PROJECTS\622100\PLAT TENTATIVE MAP\622100T.MXD

LEGEND

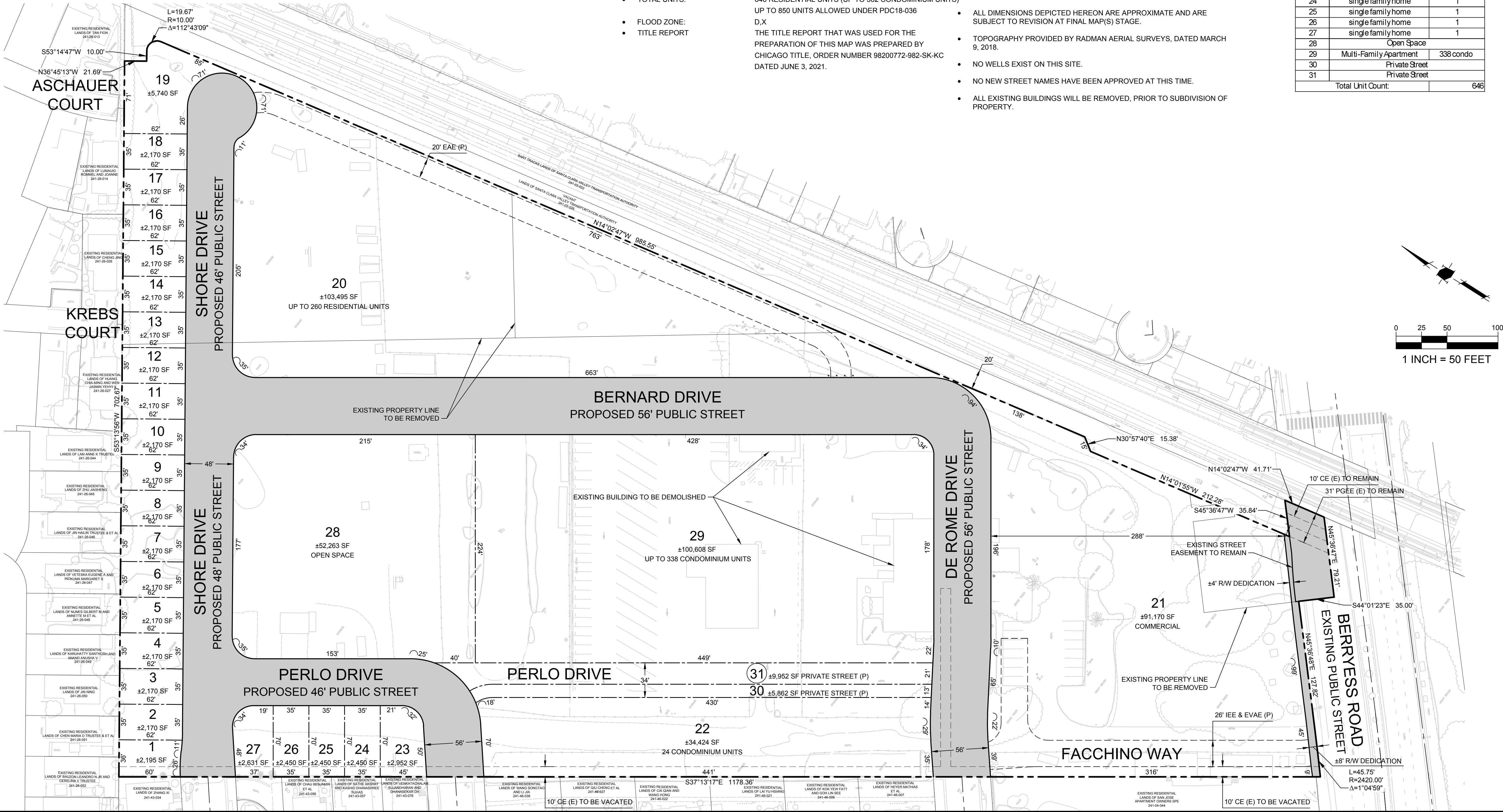
TENTATIVE MAP BOUNDARY	_____
PROPOSED LOT LINE	_____
EXISTING PROPERTY LINE	_____
RIGHT-OF-WAY	_____
PROPOSED EASEMENT	_____
EXISTING EASEMENT	_____
CENTER LINE	_____
PUBLIC STREET DEDICATION (±2.59 AC.)	_____
EXISTING	(E)
PROPOSED	(P)
INGRESS EGRESS EASEMENT	IEE
EMERGENCY ACCESS EASEMENT	EAE
COMMUNICATIONS EASEMENT	CE
PG&E EASEMENT	PGEE
RIGHT OF WAY	R/W



GENERAL NOTES

- PROJECT NAME: LANDS OF FACCHINO
- OWNER: TERRACOMMERCIAL REAL ESTATE CO
5769 POPPY HILLS PLACE
SAN JOSE, CA 95131
- SUBDIVIDER: SAME AS THE OWNER
- ENGINEER: HMM ENGINEERS
1570 OAKLAND ROAD
SAN JOSE, CA 95131
ZEF JIMENEZ, RCE #72155
- STREET LOCATION: 1655 BERRYESSA ROAD
- EXISTING ZONING: PDC18-036
- EXISTING GP DESIGNATION: INDUSTRIAL PARK
- EXISTING USE: INDUSTRIAL
- PROPOSED USE: MIXED USE - RESIDENTIAL, COMMERCIAL, PARK
- WATER SUPPLY: SAN JOSE WATER COMPANY
- SEWAGE DISPOSAL: CITY OF SAN JOSE
- ASSESSOR'S PARCEL #(S): 241-03-025, 241-03-024, 241-03-023
- STREET TREES: SHALL CONFORM TO CITY OF SAN JOSE STANDARDS
- TOTAL SITE AREA: ±13.05 ACRES
- PUBLIC STREET DEDICATION: ±2.59 ACRES
- OPEN SPACE: ±1.20 AC
- NET SITE AREA: ±9.26 NET ACRES
- PROPOSED LOTS: 31
- TOTAL UNITS: 646 RESIDENTIAL UNITS (UP TO 362 CONDOMINIUM UNITS)*
UP TO 850 UNITS ALLOWED UNDER PDC18-036
- FLOOD ZONE: D.X
- TITLE REPORT: THE TITLE REPORT THAT WAS USED FOR THE PREPARATION OF THIS MAP WAS PREPARED BY CHICAGO TITLE, ORDER NUMBER 98200772-982-SK-KC DATED JUNE 3, 2021.
- REFER TO PLANNED DEVELOPMENT PERMIT (PD25-____) ENTITLED PLANNED DEVELOPMENT PERMIT FOR LANDS OF FACCHINO, FOR GRADING AND DRAINAGE, STORMWATER, AND CROSS SECTIONS FOR THE PROJECT.
- WATER POLLUTION CONTROL PLAN- PURSUANT TO CHAPTER 15.12 OF THE SAN JOSE MUNICIPAL CODE, NO VESTED RIGHT TO A BUILDING PERMIT SHALL ACCRUE AS A RESULT OF THE GRADING OF ANY LAND DEVELOPMENT APPROVALS AND APPLICATIONS WHEN AND IF THE CITY MANAGER MAKES A DETERMINATION THAT THE CUMULATIVE SEWAGE TREATMENT DEMAND ON THE SAN JOSE-SANTA CLARA WATER POLLUTION CONTROL PLANT REPRESENTED BY APPROVED LAND USES IN THE AREA SERVED BY SAID PLANT WILL CAUSE THE TOTAL SEWAGE TREATMENT DEMAND TO MEET OR EXCEED THE CAPACITY OF THE SAN JOSE-SANTA CLARA WATER POLLUTION CONTROL PLANT TO TREAT SUCH SEWAGE ADEQUATELY AND WITHIN THE DISCHARGE STANDARDS IMPOSED ON THE CITY BY THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD FOR THE SAN FRANCISCO BAY REGION. SUBSTANTIVE CONDITIONS DESIGNED TO DECREASE SANITARY SEWAGE ASSOCIATED WITH ANY LAND USE APPROVAL MAY BE IMPOSED BY THE APPROVING AUTHORITY.
- THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE PARKLAND DEDICATION ORDINANCE (CHAPTER 19.38 OF TITLE 19 OF THE SAN JOSE MUNICIPAL CODE), FOR THE DEDICATION OF LAND FOR PARKS PURPOSES, UNDER THE FORMULAE CONTAINED WITHIN THAT CHAPTER.
- THIS SUBDIVISION WILL CONFORM TO THE STREET TREE PLAN OF THE CITY OF SAN JOSE.
- DEMOLITION PERMITS MAY BE ISSUED PRIOR TO ISSUANCE OF FINAL BUILDING PERMITS AND RECORDATION OF FINAL MAP.
- MULTIPLE FINAL MAPS MAY BE FILED BASED ON THIS TENTATIVE MAP.
- ALL DIMENSIONS DEPICTED HEREON ARE APPROXIMATE AND ARE SUBJECT TO REVISION AT FINAL MAP(S) STAGE.
- TOPOGRAPHY PROVIDED BY RADMAN AERIAL SURVEYS, DATED MARCH 9, 2018.
- NO WELLS EXIST ON THIS SITE.
- NO NEW STREET NAMES HAVE BEEN APPROVED AT THIS TIME.
- ALL EXISTING BUILDINGS WILL BE REMOVED, PRIOR TO SUBDIVISION OF PROPERTY.

Lot	Unit Type	Number of Units
1	Single Family Home	1
2	Single Family Home	1
3	Single Family Home	1
4	Single Family Home	1
5	Single Family Home	1
6	Single Family Home	1
7	Single Family Home	1
8	Single Family Home	1
9	Single Family Home	1
10	Single Family Home	1
11	Single Family Home	1
12	Single Family Home	1
13	Single Family Home	1
14	Single Family Home	1
15	Single Family Home	1
16	Single Family Home	1
17	Single Family Home	1
18	Single Family Home	1
19	Single Family Home	1
20	Affordable Apartment	260
21	Commercial	
22	Townhome	24 condo
23	single family home	1
24	single family home	1
25	single family home	1
26	single family home	1
27	single family home	1
28	Open Space	
29	Multi-Family Apartment	338 condo
30	Private Street	
31	Private Street	
Total Unit Count:		646



VESTING TENTATIVE TRACT MAP
FOR CONDOMINIUM PURPOSES
T25-006
LANDS OF FACCHINO

△		
△		
△		
△		
△	06/11/25	PER CITY COMMENTS
NO	DATE	DESCRIPTION
	PROJECT NO:	5221.00
	CAD DWG FILE:	522100T.MXD
	DESIGNED BY:	DM
	DRAWN BY:	DM
	CHECKED BY:	DM
	DATE:	APRIL 21, 2025
	SCALE:	1" = 50'
	© HMM	
VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES		
TM-1 OF 1		

PLOTTED: 6/10/2025 12:05 PM