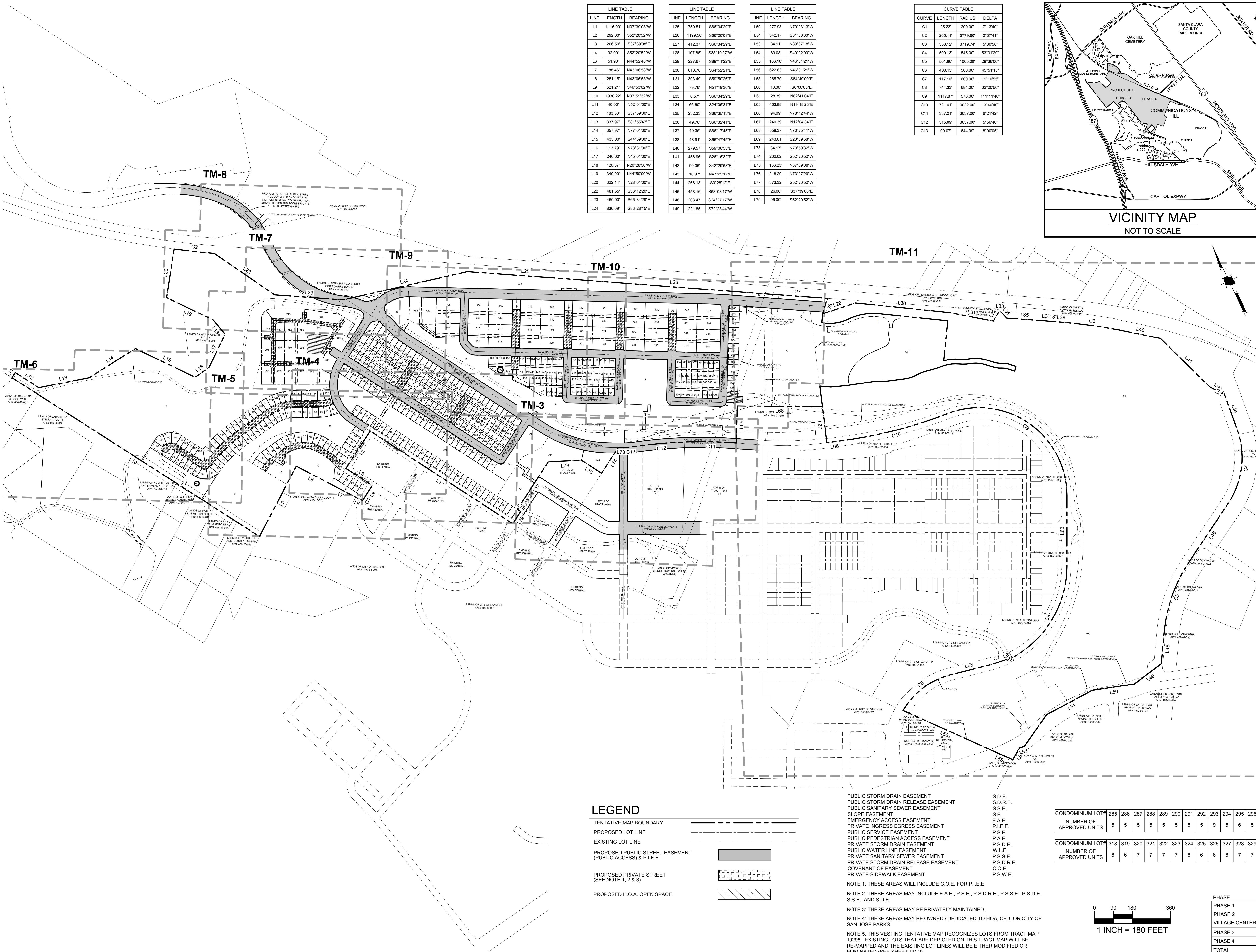


GENERAL NOTES

- PROJECT NAME: COMMUNICATIONS HILL
- OWNER: MTA HILLSDALE, LP
P.O. BOX 13105
COYOTE, CA 95013
- SUBDIVIDER: KB HOME
5000 EXECUTIVE PARKWAY, SUITE 125
SAN RAMON, CA 94583
- ENGINEER: HMM
1570 OAKLAND ROAD
SAN JOSE, CA 95131
- STREET LOCATION: COMMUNICATIONS HILL BLVD.
- EXISTING ZONING: APFD PLANNED DEVELOPMENT
- EXISTING GENERAL PLAN DESIGNATION: URBAN RESIDENTIAL, MIXED USE NEIGHBORHOOD, OPEN SPACE, PARKLANDS AND HABITAT, INDUSTRIAL PARK, MIXED USE COMMERCIAL, PUBLIC QUASI-PUBLIC
- EXISTING USE: VACANT
- PROPOSED USE: RESIDENTIAL / PUBLIC & PRIVATE STREETS
- WATER SUPPLY: SAN JOSE WATER COMPANY
- SEWAGE DISPOSAL: CITY OF SAN JOSE
- ASSESSOR'S PARCEL #(S): 455-01-001, -002, -003, -004, -005, -006, -007, -008, -009, -010, -011, -012, -013, -014, -015, -016, -017, -018, -019, -020, -021, -022, -023, -028, -029, -030, -031, -032, -033, -038, -039, -045-09-019, -020, -021, -022, -023, -024, -025, -026, -027, -028, -029, -030, -031, -032, -033, -036, -037, 455-09-068
- STREET TREES: SHALL CONFORM TO CITY OF SAN JOSE STANDARDS
- TOTAL SITE AREA: ±210.1 ACRES
- PROPOSED PUBLIC STREET: ±18.9 ACRES
- EXISTING PUBLIC STREET: ±1.1 ACRES
- PROPOSED PRIVATE STREET: ±4.4 ACRES
- NET SITE AREA: ±95.0 ACRES
- EXISTING LOTS: 42 LOTS (SEE SHEET TM-2)
- PROPOSED LOTS: 505 LOTS (45 NON BUILDABLE & 460 BUILDABLE)
- TOTAL RESIDENTIAL UNITS: 799 RESIDENTIAL UNITS
- TOTAL CONDOMINIUM UNITS: 402 RESIDENTIAL CONDOMINIUM UNITS
- FLOOD ZONE: ZONE D
- REFER TO PLANNED DEVELOPMENT PERMIT AMENDMENT PDA14-035-06, ENTITLED COMMUNICATIONS HILL PHASES 3 AND 4, FOR GRADING AND DRAINAGE AND STORMWATER 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.
- 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.
- NO WELLS EXIST ON THIS SITE.
- ACREAGE SHOWN IS BASED UPON NET DEVELOPABLE AREA (TYPICAL)
- NEW P.S.E. WILL BE CREATED WITH EACH TRACT MAP TO FACILITATE EACH PHASE OF UTILITY IMPROVEMENT.
- THIS TENTATIVE MAP MAY BE USED TO CREATE FEE SIMPLE OR CONDOMINIUM LOTS OR UNITS
- PARKS, TRAILS, AND STAIRCASE FACILITIES NOTE: THE PROPOSED IMPROVEMENTS AND LAND MAY BE DEDICATED / TRANSFERRED VIA EASEMENT, FEE TITLE, OR SEPARATE INSTRUMENT.
- PUBLIC RIGHT-OF-WAY AND PARKS DEPICTED ON THIS TENTATIVE MAP MAY BE DEDICATED BY EITHER FINAL MAP(S) OR SEPARATE INSTRUMENT. THE MASTER FINAL MAP OFFERS FOR DEDICATION ALL OF THESE PUBLIC STREETS DEPICTED. THESE PUBLIC STREETS MAY BE CONSTRUCTED OR ACCEPTED BY SEPARATE INSTRUMENT ANYTIME SUBSEQUENT TO THE RECORDATION OF THE INITIAL FINAL MAP.
- PROJECT SITE IS WITHIN GEOLOGICAL HAZARD ZONE

| LINE TABLE | | | LINE TABLE | | | LINE TABLE | | |
|------------|---------|-------------|------------|---------|-------------|------------|--------|-------------|
| LINE | LENGTH | BEARING | LINE | LENGTH | BEARING | LINE | LENGTH | BEARING |
| L1 | 1116.00 | N37°30'08"W | L25 | 759.51 | S86°34'29"E | L49 | 221.85 | S72°23'44"W |
| L2 | 292.00 | S52°20'52"W | L26 | 1199.50 | S86°20'09"E | L50 | 277.93 | N79°03'13"W |
| L3 | 206.50 | S37°30'08"E | L27 | 412.37 | S86°34'29"E | L51 | 342.17 | S81°08'30"W |
| L4 | 92.00 | S52°20'52"W | L28 | 107.86 | S38°10'27"W | L52 | 34.91 | N89°07'18"W |
| L5 | 51.90 | N44°52'48"W | L29 | 227.67 | S89°11'22"E | L53 | 89.08 | S49°02'00"W |
| L6 | 188.46 | N43°06'58"W | L30 | 610.78 | S84°52'21"E | L54 | 166.10 | N48°31'21"W |
| L7 | 251.19 | N43°06'58"W | L31 | 303.49 | S59°50'26"E | L55 | 622.63 | N48°31'21"W |
| L8 | 521.21 | S48°53'02"W | L32 | 79.76 | N51°19'30"E | L56 | 285.70 | S84°49'09"E |
| L9 | 1930.22 | N37°59'32"E | L33 | 0.57 | S86°34'29"E | L57 | 10.00 | S8°00'00"E |
| L10 | 40.00 | N52°01'00"E | L34 | 66.60 | S24°05'31"E | L58 | 28.39 | S82°41'04"E |
| L11 | 183.50 | S37°59'00"E | L35 | 232.33 | S66°35'13"E | L59 | 463.88 | N19°18'23"E |
| L12 | 337.97 | S81°56'47"E | L36 | 49.79 | S86°32'41"E | L60 | 94.09 | N78°12'44"W |
| L13 | 357.97 | N77°01'00"E | L37 | 49.35 | S86°17'45"E | L61 | 240.39 | N12°04'34"E |
| L14 | 435.00 | S44°59'00"E | L38 | 48.91 | S85°47'45"E | L62 | 558.37 | N70°25'41"W |
| L15 | 113.79 | N73°31'00"E | L39 | 456.96 | S26°16'32"E | L63 | 243.01 | S20°39'58"W |
| L16 | 240.00 | N49°01'00"E | L40 | 279.57 | S59°08'53"E | L64 | 34.17 | N70°50'32"W |
| L17 | 120.57 | N20°28'50"W | L41 | 90.05 | S42°29'58"E | L65 | 202.02 | S52°20'52"W |
| L18 | 340.00 | N44°59'00"W | L42 | 16.97 | N47°29'17"E | L66 | 156.23 | N37°39'08"W |
| L19 | 322.14 | N28°01'00"E | L43 | 266.13 | S0°28'12"E | L67 | 218.29 | N77°07'29"W |
| L20 | 481.55 | S38°12'20"E | L44 | 458.16 | S53°03'17"W | L68 | 373.32 | S52°20'52"W |
| L21 | 450.00 | S68°34'29"E | L45 | 203.47 | S24°27'17"W | L69 | 26.00 | S37°39'08"E |
| L22 | 836.09 | S83°28'15"E | L46 | 221.85 | S72°23'44"W | L70 | 96.00 | S52°20'52"W |

| CURVE TABLE | | | |
|-------------|---------|---------|------------|
| CURVE | LENGTH | RADIUS | DELTA |
| C1 | 25.23 | 200.00 | 7°13'40" |
| C2 | 285.11 | 579.60 | 2°37'41" |
| C3 | 358.12 | 379.74 | 5°30'58" |
| C4 | 509.13 | 545.00 | 53°31'29" |
| C5 | 501.60 | 1005.00 | 28°36'00" |
| C6 | 400.15 | 500.00 | 48°51'18" |
| C7 | 117.10 | 600.00 | 11°10'55" |
| C8 | 744.33 | 684.00 | 62°20'59" |
| C9 | 1117.67 | 576.00 | 111°11'46" |
| C10 | 721.41 | 3022.00 | 13°40'40" |
| C11 | 337.21 | 3037.00 | 8°21'42" |
| C12 | 315.09 | 3037.00 | 5°56'40" |
| C13 | 90.07 | 644.99 | 8°00'00" |



LEGEND

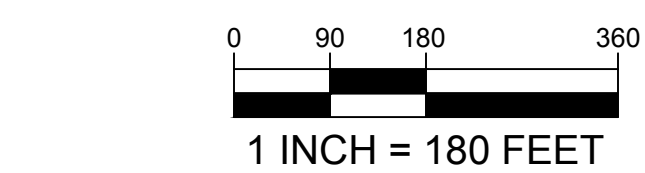
- TENTATIVE MAP BOUNDARY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED PUBLIC STREET EASEMENT (PUBLIC ACCESS) & P.I.E.
- PROPOSED PRIVATE STREET (SEE NOTE 1, 2 & 3)
- PROPOSED H.O.A. OPEN SPACE
- S.D.E.
- S.D.R.E.
- S.S.E.
- E.A.E.
- P.I.E.E.
- P.S.E.
- P.A.E.
- P.S.D.E.
- W.L.E.
- P.S.S.E.
- P.S.D.R.E.
- C.O.E.
- P.S.W.E.

- PUBLIC STORM DRAIN EASEMENT
- PUBLIC STORM DRAIN RELEASE EASEMENT
- PUBLIC SANITARY SEWER EASEMENT
- SLOPE EASEMENT
- EMERGENCY ACCESS EASEMENT
- PRIVATE INGRESS EGRESS EASEMENT
- PUBLIC SERVICE EASEMENT
- PUBLIC PEDESTRIAN ACCESS EASEMENT
- PRIVATE STORM DRAIN EASEMENT
- PUBLIC WATER LINE EASEMENT
- PRIVATE SANITARY SEWER EASEMENT
- PRIVATE STORM DRAIN RELEASE EASEMENT
- COVENANT OF EASEMENT
- PRIVATE SIDEWALK EASEMENT
- NOTE 1: THESE AREAS WILL INCLUDE C.O.E. FOR P.I.E.E.
- NOTE 2: THESE AREAS MAY INCLUDE E.A.E., P.S.E., P.S.D.R.E., P.S.S.E., P.S.D.E., S.S.E., AND S.D.E.
- NOTE 3: THESE AREAS MAY BE PRIVATELY MAINTAINED.
- NOTE 4: THESE AREAS MAY BE OWNED / DEDICATED TO HOA, CFD, OR CITY OF SAN JOSE PARKS.
- NOTE 5: THIS VESTING TENTATIVE MAP RECOGNIZES LOTS FROM TRACT MAP 10295. EXISTING LOTS THAT ARE DEPICTED ON THIS TRACT MAP WILL BE RE-MAPPED AND THE EXISTING LOT LINES WILL BE EITHER MODIFIED OR ELIMINATED (SEE SHEET TM-2).

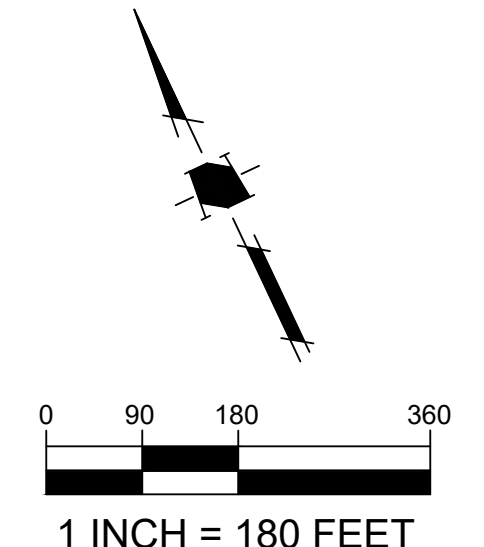
| CONDOMINIUM LOT# | PHASE 3 PHASE 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--------------------------|-----------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| | 285 | 286 | 287 | 288 | 289 | 290 | 291 | 292 | 293 | 294 | 295 | 296 | 297 | 298 | 299 | 300 | 301 | 302 | 303 | 304 | 305 | 306 | 307 | 308 | 309 | 310 | 311 | 312 | 313 | 314 | 315 | 316 |
| NUMBER OF APPROVED UNITS | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 6 | 5 | 9 | 5 | 6 | 5 | 6 | 5 | 7 | 9 | 9 | 7 | 7 | 7 | 7 | 7 | 6 | 6 | 6 | 5 | 7 | 7 | 7 | 6 | 6 |

| CONDOMINIUM LOT# | PHASE 3 PHASE 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--------------------------|-----------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|---|
| | 318 | 319 | 320 | 321 | 322 | 323 | 324 | 325 | 326 | 327 | 328 | 329 | 330 | 331 | 332 | 333 | 334 | 335 | 336 | 337 | 338 | 339 | 340 | 341 | 342 | 343 | 344 | 345 | 346 | 347 | |
| NUMBER OF APPROVED UNITS | 6 | 6 | 7 | 7 | 7 | 7 | 6 | 6 | 6 | 6 | 7 | 7 | 7 | 6 | 6 | 6 | 6 | 6 | 7 | 7 | 7 | 7 | 6 | 6 | 6 | 6 | 6 | 7 | 7 | 7 | 7 |

| PHASE | FILE # | APPROVED RESIDENTIAL UNITS AND OVERALL PROJECT DENSITY | | | TOTAL RESIDENTIAL UNITS | NET AREA | NET DENSITY | |
|----------------|--------------|--|---------------|----------------|-------------------------|----------|-------------|------------|
| | | ROW DETACHED | TOWNS & FLATS | ALLEY DETACHED | | | | |
| PHASE 1 | PDA14-035-01 | 27 | 195 | 92 | 0 | 314 | 14.4 AC | 21.8 DU/AC |
| PHASE 2 | PDA14-035-04 | 34 | 408 | 44 | 0 | 486 | 19.7 AC | 24.7 DU/AC |
| VILLAGE CENTER | PDA14-035-05 | 0 | 0 | 0 | 505 | 505 | 6.1 AC | 82.8 DU/AC |
| PHASE 3 | PDA14-035-06 | 164 | 108 | 120 | 0 | 392 | 22.2 AC | 17.7 DU/AC |
| PHASE 4 | PDA14-035-06 | 16 | 294 | 97 | 0 | 407 | 18.4 AC | 22.1 DU/AC |
| TOTAL | | 241 | 1005 | 353 | 505 | 2104 | 80.6 AC | 26.0 DU/AC |



| | | | |
|----------|-------------------|---------------|---------------|
| 04/10/23 | PER CITY COMMENTS | PROJECT NO: | 3636.80 |
| 02/14/23 | PER CITY COMMENTS | CAD DWG FILE: | 363680TM.DWG |
| 12/01/21 | PER CITY COMMENTS | DESIGNED BY: | DM |
| 03/26/21 | PER CITY COMMENTS | DRAWN BY: | MP |
| 12/20/19 | PER CITY COMMENTS | CHECKED BY: | ZJ |
| | | DATE: | APRIL 2, 2019 |
| | | SCALE: | 1" = 180' |



LEGEND

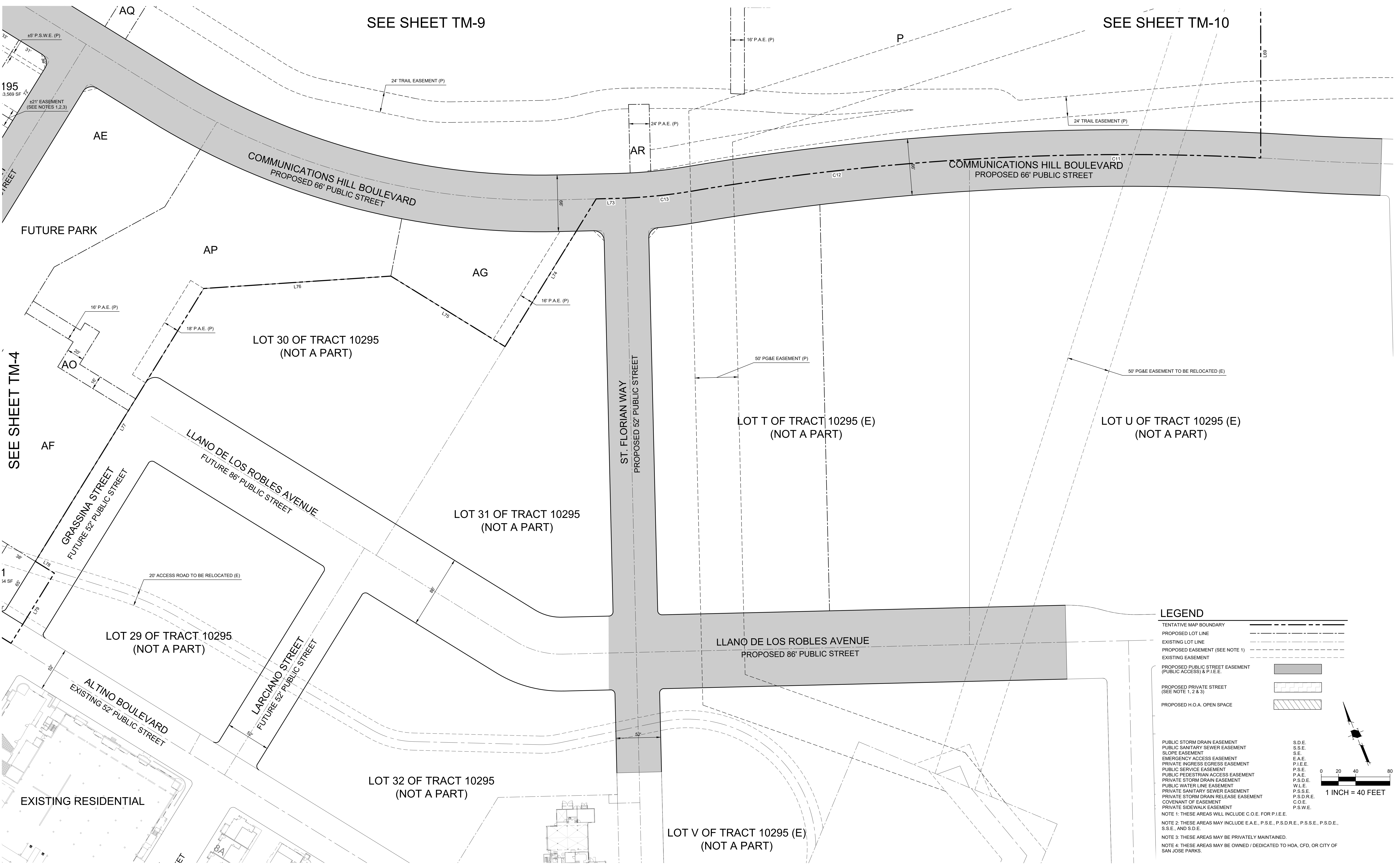
| | |
|------------------------|-----|
| TENTATIVE MAP BOUNDARY | --- |
| EXISTING LOT LINE | --- |
| EXISTING RIGHT-OF-WAY | --- |
| EXISTING EASEMENT | --- |

EXISTING LOTS - TRACT 10295: FOR REFERENCE



VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES PT19-018
COMMUNICATIONS HILL - PHASE 3 & 4

| | | | |
|----------|-------------------|---------------|------------------|
| 04/10/23 | PER CITY COMMENTS | PROJECT NO: | 3636.80 |
| 02/14/23 | PER CITY COMMENTS | CAD DWG FILE: | 363680TM.DWG |
| 12/01/21 | PER CITY COMMENTS | DESIGNED BY: | DM |
| 03/26/21 | PER CITY COMMENTS | DRAWN BY: | MP |
| 12/20/19 | PER CITY COMMENTS | CHECKED BY: | ZJ |
| | | DATE: | APRIL 2, 2019 |
| NO | DATE | DESCRIPTION | SCALE: 1" = 120' |



SEE SHEET TM-9

SEE SHEET TM-10

SEE SHEET TM-4

LEGEND

- TENTATIVE MAP BOUNDARY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED EASEMENT (SEE NOTE 1)
- EXISTING EASEMENT
- PROPOSED PUBLIC STREET EASEMENT (PUBLIC ACCESS) & P.I.E.E.
- PROPOSED PRIVATE STREET (SEE NOTE 1, 2 & 3)
- PROPOSED H.O.A. OPEN SPACE
- PUBLIC STORM DRAIN EASEMENT
- PUBLIC SANITARY SEWER EASEMENT
- SLOPE EASEMENT
- EMERGENCY ACCESS EASEMENT
- PRIVATE INGRESS EGRESS EASEMENT
- PUBLIC SERVICE EASEMENT
- PUBLIC PEDESTRIAN ACCESS EASEMENT
- PRIVATE STORM DRAIN EASEMENT
- PUBLIC WATER LINE EASEMENT
- PRIVATE SANITARY SEWER EASEMENT
- PRIVATE STORM DRAIN RELEASE EASEMENT
- COVENANT OF EASEMENT
- PRIVATE SIDEWALK EASEMENT
- S.D.E.
- S.S.E.
- S.E.
- E.A.E.
- P.I.E.E.
- P.S.E.
- P.A.E.
- P.S.D.E.
- W.L.E.
- P.S.S.E.
- P.S.D.R.E.
- C.O.E.
- P.S.W.E.

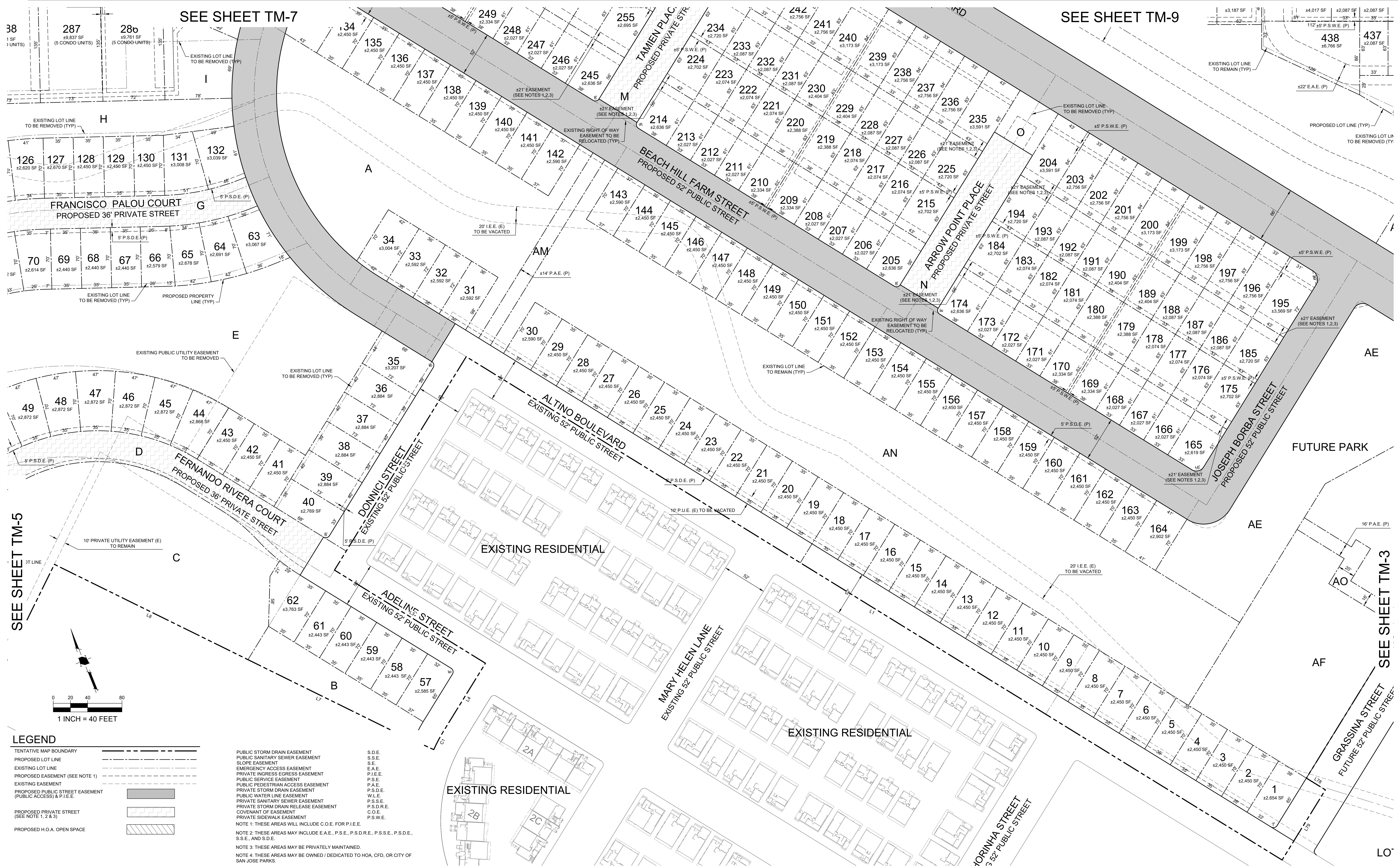
NOTE 1: THESE AREAS WILL INCLUDE C.O.E. FOR P.I.E.E.
NOTE 2: THESE AREAS MAY INCLUDE E.A.E., P.S.E., P.S.D.R.E., P.S.S.E., P.S.D.E., S.S.E. AND S.D.E.
NOTE 3: THESE AREAS MAY BE PRIVATELY MAINTAINED.
NOTE 4: THESE AREAS MAY BE OWNED / DEDICATED TO HOA, CFD, OR CITY OF SAN JOSE PARKS.

1 INCH = 40 FEET



VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES PT19-018
COMMUNICATIONS HILL - PHASE 3 & 4

| | | | |
|----------|-------------------|---------------|---------------|
| 04/10/23 | PER CITY COMMENTS | PROJECT NO: | 3636.80 |
| 02/14/23 | PER CITY COMMENTS | CAD DWG FILE: | 363680TM2.DWG |
| 12/01/21 | PER CITY COMMENTS | DESIGNED BY: | DM |
| 03/28/21 | PER CITY COMMENTS | DRAWN BY: | MP |
| 12/20/19 | PER CITY COMMENTS | CHECKED BY: | ZJ |
| | | DATE: | APRIL 2, 2019 |
| NO | DATE | DESCRIPTION | SCALE: |
| | | | 1"=40' |



LEGEND

| | | |
|--|--------------------------------------|------------|
| TENTATIVE MAP BOUNDARY | PUBLIC STORM DRAIN EASEMENT | S.D.E. |
| PROPOSED LOT LINE | PUBLIC SANITARY SEWER EASEMENT | S.S.E. |
| EXISTING LOT LINE | EMERGENCY ACCESS EASEMENT | E.A.E. |
| PROPOSED EASEMENT (SEE NOTE 1) | PRIVATE INGRESS/EGRESS EASEMENT | P.I.E.E. |
| EXISTING EASEMENT | PUBLIC SERVICE EASEMENT | P.S.E. |
| PROPOSED PUBLIC STREET EASEMENT (PUBLIC ACCESS) & P.I.E.E. | PUBLIC PEDESTRIAN ACCESS EASEMENT | P.A.E. |
| PROPOSED PRIVATE STREET (SEE NOTE 1, 2 & 3) | PRIVATE STORM DRAIN EASEMENT | P.S.D.E. |
| PROPOSED H.O.A. OPEN SPACE | PUBLIC WATER LINE EASEMENT | W.L.E. |
| | PRIVATE SANITARY SEWER EASEMENT | P.S.S.E. |
| | PRIVATE STORM DRAIN RELEASE EASEMENT | P.S.D.R.E. |
| | COVENANT OF EASEMENT | C.O.E. |
| | PRIVATE SIDEWALK EASEMENT | P.S.W.E. |

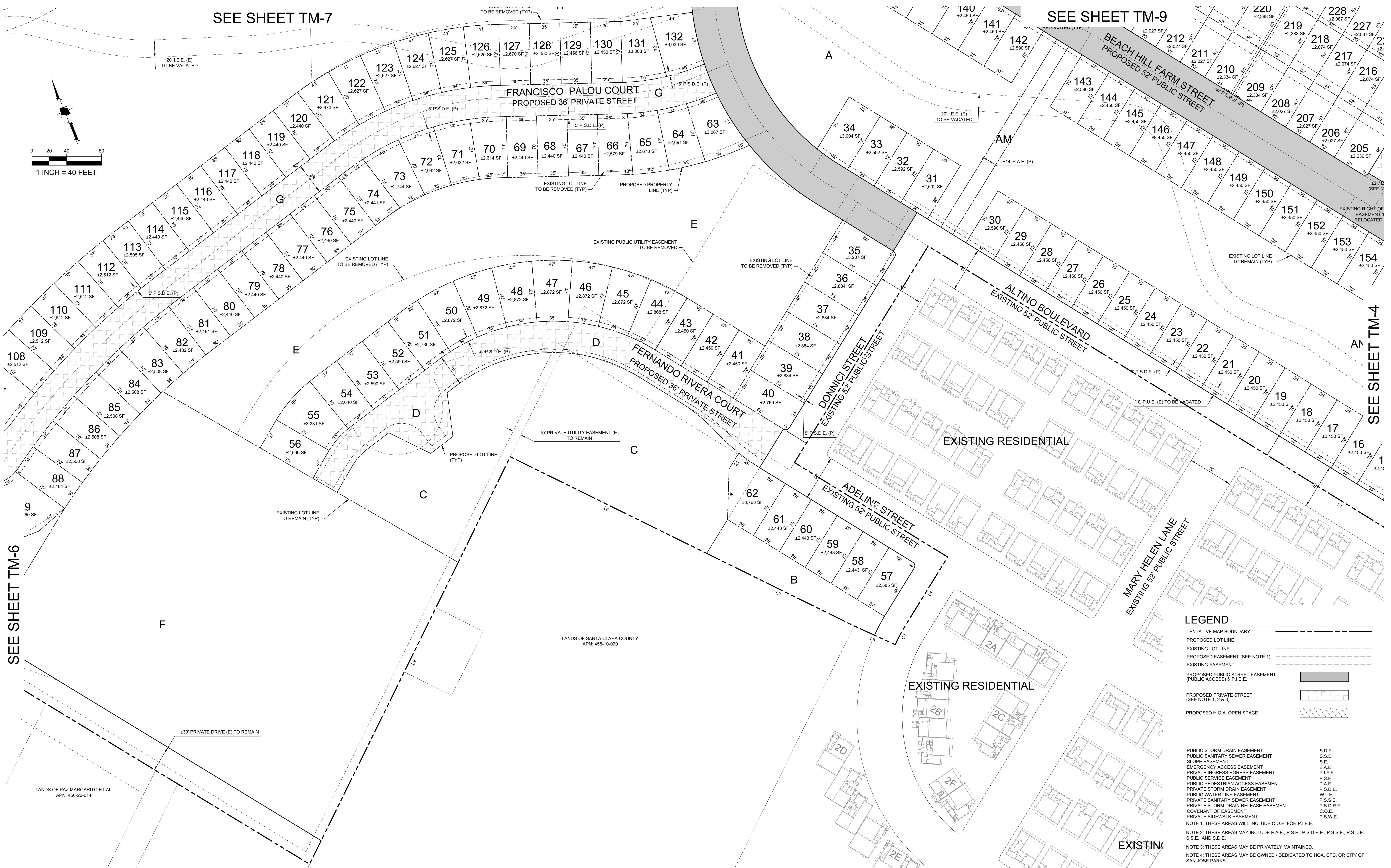
NOTE 1: THESE AREAS WILL INCLUDE C.O.E. FOR P.I.E.E.
NOTE 2: THESE AREAS MAY INCLUDE E.A.E., P.S.E., P.S.D.R.E., P.S.S.E., P.S.D.E., S.S.E., AND S.D.E.
NOTE 3: THESE AREAS MAY BE PRIVATELY MAINTAINED.
NOTE 4: THESE AREAS MAY BE OWNED / DEDICATED TO HOA, CFD, OR CITY OF SAN JOSE PARKS.



VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES PT19-018
COMMUNICATIONS HILL - PHASE 3 & 4

| | | | |
|----------|-------------------|---------------|---------------|
| 04/10/23 | PER CITY COMMENTS | PROJECT NO: | 3636.80 |
| 02/14/23 | PER CITY COMMENTS | CAD DWG FILE: | 363680TM2.DWG |
| 12/01/21 | PER CITY COMMENTS | DESIGNED BY: | DM |
| 03/26/21 | PER CITY COMMENTS | DRAWN BY: | MP |
| 12/20/19 | PER CITY COMMENTS | CHECKED BY: | ZJ |
| | | DATE: | APRIL 2, 2019 |
| NO | DATE | DESCRIPTION | SCALE: |

VESTING TENTATIVE TRACT MAP



LEGEND

| | |
|--|-----|
| TENTATIVE MAP BOUNDARY | --- |
| PROPOSED LOT LINE | --- |
| EXISTING LOT LINE | --- |
| PROPOSED EASEMENT (SEE NOTE 1) | --- |
| EXISTING EASEMENT | --- |
| PROPOSED PUBLIC STREET EASEMENT (PUBLIC ACCESS) & P.I.E. | --- |
| PROPOSED PRIVATE STREET (SEE NOTE 1, 2 & 3) | --- |
| PROPOSED H.O.A. OPEN SPACE | --- |

PUBLIC STORM DRAIN EASEMENT S.D.E.
 PUBLIC SANITARY SEWER EASEMENT S.S.E.
 SLOPE EASEMENT S.E.
 EMERGENCY ACCESS EASEMENT E.A.E.
 PRIVATE INGRESS/EGRESS EASEMENT P.I.E.
 PUBLIC SERVICE EASEMENT P.S.E.
 PUBLIC PEDESTRIAN ACCESS EASEMENT P.A.E.
 PRIVATE STORM DRAIN EASEMENT P.S.D.E.
 PUBLIC WATER LINE EASEMENT W.L.E.
 PRIVATE SANITARY SEWER EASEMENT P.S.S.E.
 PRIVATE STORM DRAIN RELEASE EASEMENT P.S.D.R.E.
 COVENANT OF EASEMENT C.O.E.
 PRIVATE SIDEWALK EASEMENT P.S.W.E.

NOTE 1: THESE AREAS WILL INCLUDE C.O.E. FOR P.I.E.
 NOTE 2: THESE AREAS MAY INCLUDE E.A.E., P.S.E., P.S.D.R.E., P.S.S.E., P.S.D.E., S.S.E., AND S.D.E.
 NOTE 3: THESE AREAS MAY BE PRIVATELY MAINTAINED.
 NOTE 4: THESE AREAS MAY BE OWNED / DEDICATED TO HOA, CFD, OR CITY OF SAN JOSE PARKS.

VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES PT19-018
 COMMUNICATIONS HILL - PHASE 3 & 4

| | | | |
|----------|-------------------|---------------|---------------|
| 04/10/23 | PER CITY COMMENTS | PROJECT NO: | 9636.80 |
| 02/14/23 | PER CITY COMMENTS | CAD DWG FILE: | 3636607M2.DWG |
| 12/01/21 | PER CITY COMMENTS | DESIGNED BY: | DM |
| 03/28/21 | PER CITY COMMENTS | DRAWN BY: | MP |
| 12/20/19 | PER CITY COMMENTS | CHECKED BY: | ZJ |
| | | DATE: | APRIL 2, 2019 |
| | | SCALE: | 1"=40' |



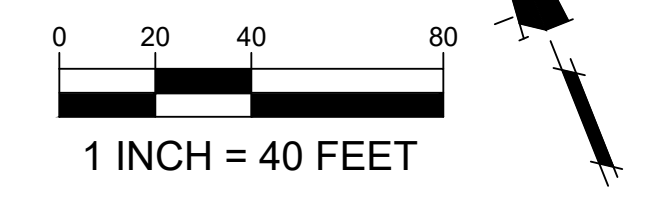
LEGEND

- TENTATIVE MAP BOUNDARY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED EASEMENT (SEE NOTE 1)
- EXISTING EASEMENT
- PROPOSED PUBLIC STREET EASEMENT (PUBLIC ACCESS) & P.I.E.E.
- PROPOSED PRIVATE STREET (SEE NOTE 1, 2 & 3)
- PROPOSED H.O.A. OPEN SPACE

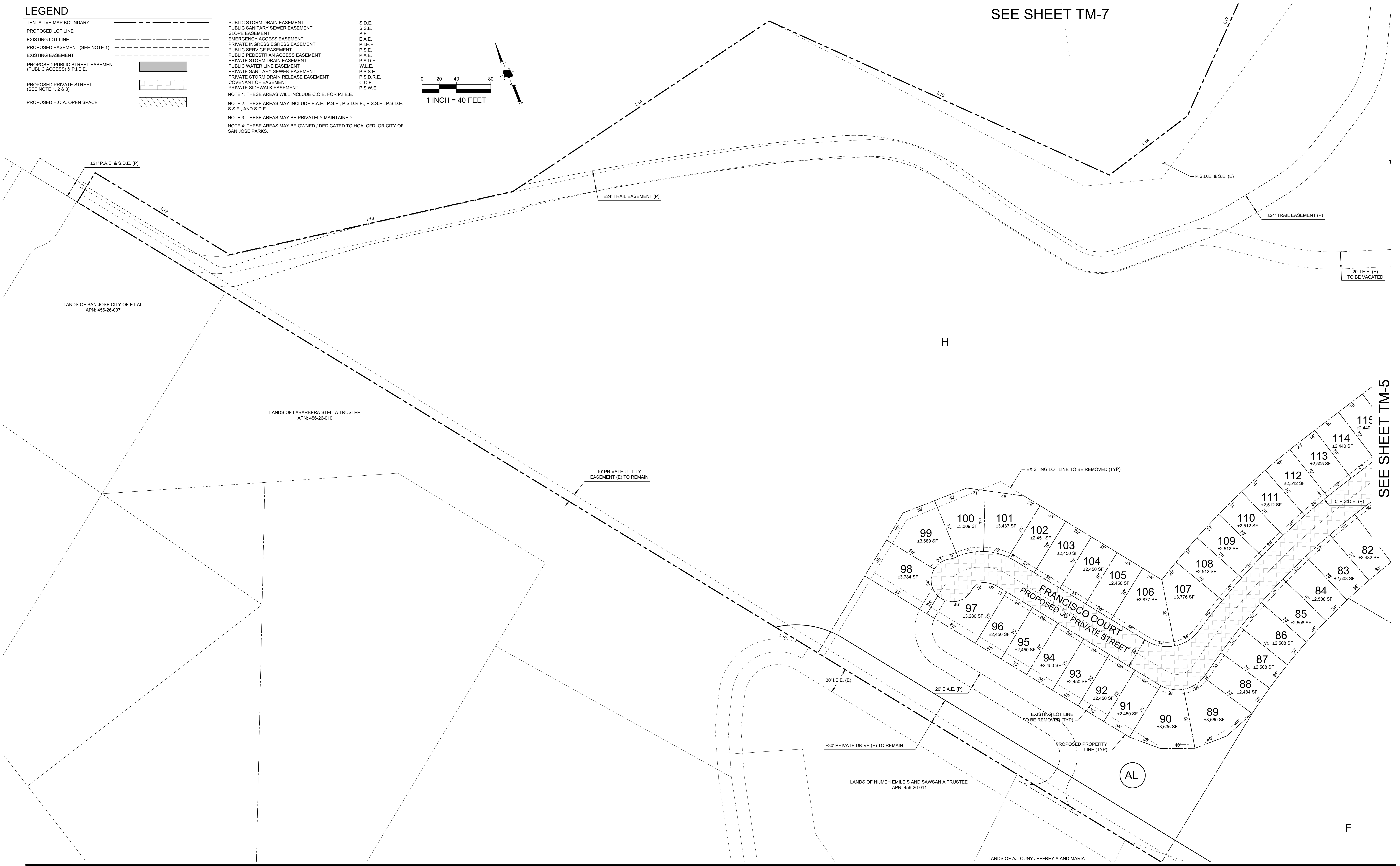
- PUBLIC STORM DRAIN EASEMENT
- PUBLIC SANITARY SEWER EASEMENT
- SLOPE EASEMENT
- EMERGENCY ACCESS EASEMENT
- PRIVATE INGRESS EGRESS EASEMENT
- PUBLIC SERVICE EASEMENT
- PUBLIC PEDESTRIAN ACCESS EASEMENT
- PRIVATE STORM DRAIN EASEMENT
- PUBLIC WATER LINE EASEMENT
- PRIVATE SANITARY SEWER EASEMENT
- PRIVATE STORM DRAIN RELEASE EASEMENT
- COVENANT OF EASEMENT
- PRIVATE SIDEWALK EASEMENT

- S.D.E.
- S.S.E.
- S.E.
- E.A.E.
- P.I.E.E.
- P.S.E.
- P.A.E.
- P.S.D.E.
- W.L.E.
- P.S.S.E.
- P.S.D.R.E.
- C.O.E.
- P.S.W.E.

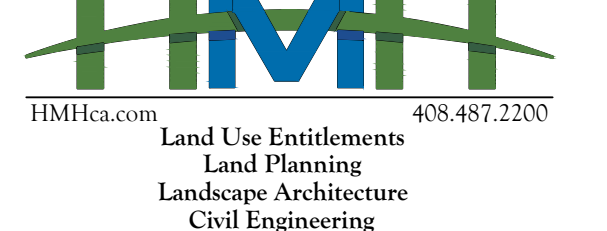
NOTE 1: THESE AREAS WILL INCLUDE C.O.E. FOR P.I.E.E.
NOTE 2: THESE AREAS MAY INCLUDE E.A.E., P.S.E., P.S.D.R.E., P.S.S.E., P.S.D.E., S.S.E., AND S.D.E.
NOTE 3: THESE AREAS MAY BE PRIVATELY MAINTAINED.
NOTE 4: THESE AREAS MAY BE OWNED / DEDICATED TO HOA, CFD, OR CITY OF SAN JOSE PARKS.



SEE SHEET TM-7



SEE SHEET TM-5



VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES PT19-018
COMMUNICATIONS HILL - PHASE 3 & 4

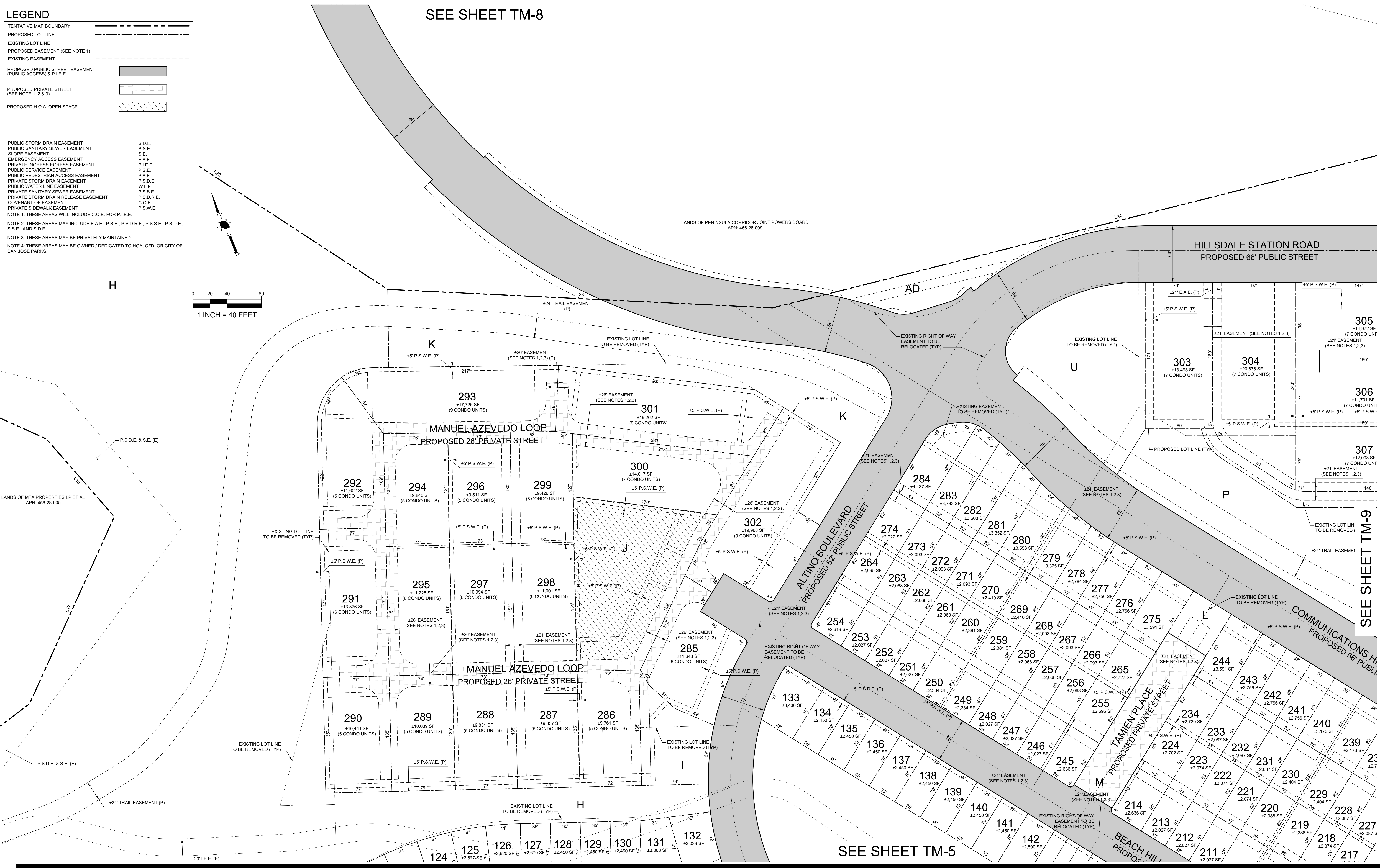
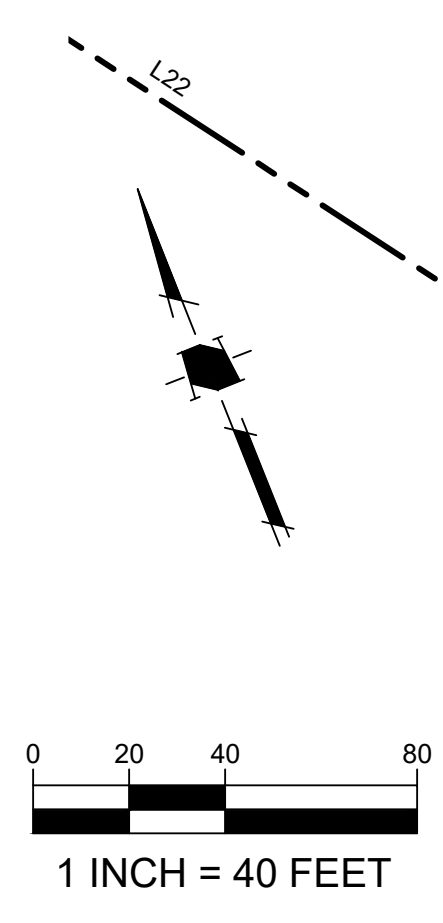
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| 04/10/23 | PER CITY COMMENTS | PROJECT NO: | 3636.80 |
| 02/14/23 | PER CITY COMMENTS | CAD DWG FILE: | 363680TM2.DWG |
| 12/01/21 | PER CITY COMMENTS | DESIGNED BY: | DM |
| 03/26/21 | PER CITY COMMENTS | DRAWN BY: | MP |
| 12/20/19 | PER CITY COMMENTS | CHECKED BY: | ZJ |
| | | DATE: | APRIL 2, 2019 |
| | | SCALE: | 1"=40' |

VESTING TENTATIVE TRACT MAP

LEGEND

- TENTATIVE MAP BOUNDARY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED EASEMENT (SEE NOTE 1)
- EXISTING EASEMENT
- PROPOSED PUBLIC STREET EASEMENT (PUBLIC ACCESS) & P.I.E.E.
- PROPOSED PRIVATE STREET (SEE NOTE 1, 2 & 3)
- PROPOSED H.O.A. OPEN SPACE

- PUBLIC STORM DRAIN EASEMENT
- PUBLIC SANITARY SEWER EASEMENT
- SLOPE EASEMENT
- EMERGENCY ACCESS EASEMENT
- PRIVATE INGRESS/EGRESS EASEMENT
- PUBLIC SERVICE EASEMENT
- PUBLIC PEDESTRIAN ACCESS EASEMENT
- PRIVATE STORM DRAIN EASEMENT
- PUBLIC WATER LINE EASEMENT
- PRIVATE SANITARY SEWER EASEMENT
- PRIVATE STORM DRAIN RELEASE EASEMENT
- COVENANT OF EASEMENT
- PRIVATE SIDEWALK EASEMENT
- NOTE 1: THESE AREAS WILL INCLUDE C.O.E. FOR P.I.E.E.
- NOTE 2: THESE AREAS MAY INCLUDE E.A.E., P.S.E., P.S.D.R.E., P.S.S.E., P.S.D.E., S.S.E., AND S.D.E.
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VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES PT19-018
COMMUNICATIONS HILL - PHASE 3 & 4

| | | | |
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| 02/14/23 | PER CITY COMMENTS | CAD DWG FILE: | 363680122.DWG |
| 12/01/21 | PER CITY COMMENTS | DESIGNED BY: | DM |
| 03/28/21 | PER CITY COMMENTS | DRAWN BY: | MP |
| 12/20/19 | PER CITY COMMENTS | CHECKED BY: | ZJ |
| NO DATE | DESCRIPTION | DATE: | APRIL 2, 2019 |
| | | SCALE: | 1"=40' |

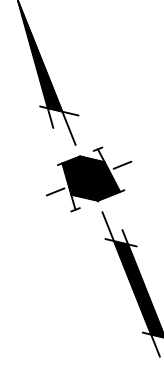
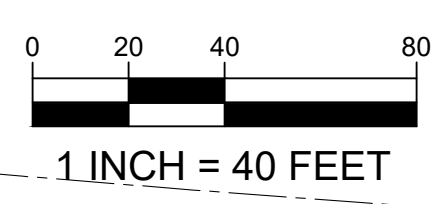
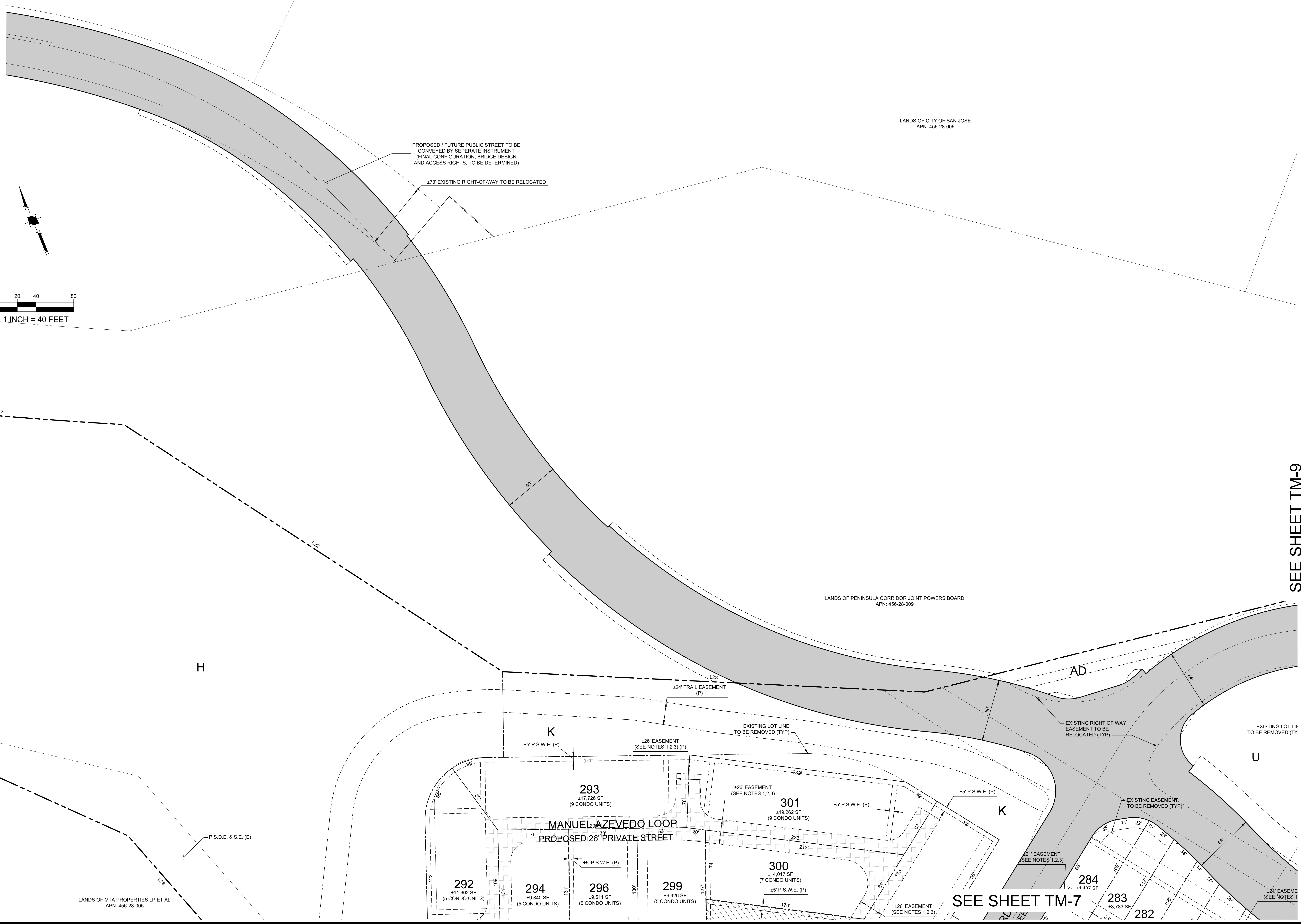


VESTING TENTATIVE TRACT MAP

LEGEND

- TENTATIVE MAP BOUNDARY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED EASEMENT (SEE NOTE 1)
- EXISTING EASEMENT
- PROPOSED PUBLIC STREET EASEMENT (PUBLIC ACCESS) & P.I.E.E.
- PROPOSED PRIVATE STREET (SEE NOTE 1, 2 & 3)
- PROPOSED H.O.A. OPEN SPACE

- PUBLIC STORM DRAIN EASEMENT
- PUBLIC SANITARY SEWER EASEMENT
- SLOPE EASEMENT
- EMERGENCY ACCESS EASEMENT
- PRIVATE INGRESS EGRESS EASEMENT
- PUBLIC SERVICE EASEMENT
- PUBLIC PEDESTRIAN ACCESS EASEMENT
- PRIVATE STORM DRAIN EASEMENT
- PUBLIC WATER LINE EASEMENT
- PRIVATE SANITARY SEWER EASEMENT
- PRIVATE STORM DRAIN RELEASE EASEMENT
- COVENANT OF EASEMENT
- PRIVATE SIDEWALK EASEMENT
- NOTE 1: THESE AREAS WILL INCLUDE C.O.E. FOR P.I.E.E.
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SEE SHEET TM-9

SEE SHEET TM-7



VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES PT19-018
COMMUNICATIONS HILL - PHASE 3 & 4

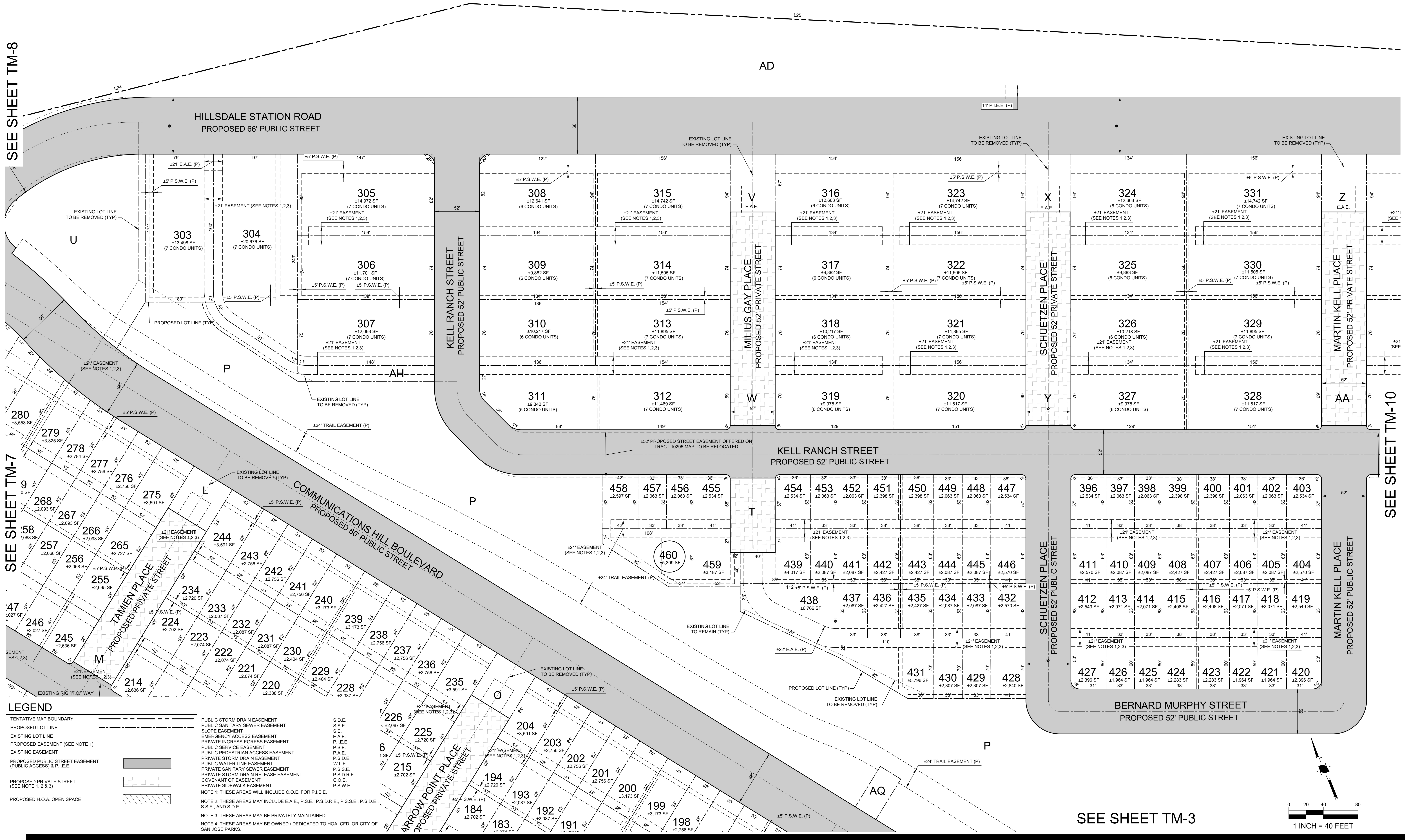
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| 02/14/23 | PER CITY COMMENTS | CAD DWG FILE: | 363680TM2.DWG |
| 12/01/21 | PER CITY COMMENTS | DESIGNED BY: | DM |
| 03/28/21 | PER CITY COMMENTS | DRAWN BY: | MP |
| 12/20/19 | PER CITY COMMENTS | CHECKED BY: | ZJ |
| | | DATE: | APRIL 2, 2019 |
| | | SCALE: | 1"=40' |
| NO | DATE | DESCRIPTION | |

VESTING TENTATIVE TRACT MAP

SEE SHEET TM-8

SEE SHEET TM-7

SEE SHEET TM-10



LEGEND

| | | |
|--|--------------------------------------|------------|
| TENTATIVE MAP BOUNDARY | PUBLIC STORM DRAIN EASEMENT | S.D.E. |
| PROPOSED LOT LINE | PUBLIC SANITARY SEWER EASEMENT | S.S.E. |
| EXISTING LOT LINE | SLOPE EASEMENT | S.I.E. |
| PROPOSED EASEMENT (SEE NOTE 1) | EMERGENCY ACCESS EASEMENT | E.A.E. |
| EXISTING EASEMENT | PRIVATE INGRESS/EGRESS EASEMENT | P.I.E. |
| PROPOSED PUBLIC STREET EASEMENT (PUBLIC ACCESS) & P.I.E. | PUBLIC SERVICE EASEMENT | P.S.E. |
| PROPOSED PRIVATE STREET (SEE NOTE 1, 2 & 3) | PUBLIC PEDESTRIAN ACCESS EASEMENT | P.P.A.E. |
| PROPOSED H.O.A. OPEN SPACE | PRIVATE STORM DRAIN EASEMENT | P.S.D.E. |
| | PUBLIC WATER LINE EASEMENT | W.L.E. |
| | PRIVATE SANITARY SEWER EASEMENT | P.S.S.E. |
| | PRIVATE STORM DRAIN RELEASE EASEMENT | P.S.D.R.E. |
| | COVENANT OF EASEMENT | C.O.E. |
| | PRIVATE SIDEWALK EASEMENT | P.S.W.E. |

NOTE 1: THESE AREAS WILL INCLUDE C.O.E. FOR P.I.E.
 NOTE 2: THESE AREAS MAY INCLUDE E.A.E., P.S.E., P.S.D.R.E., P.S.S.E., P.S.D.E., S.S.E., AND S.D.E.
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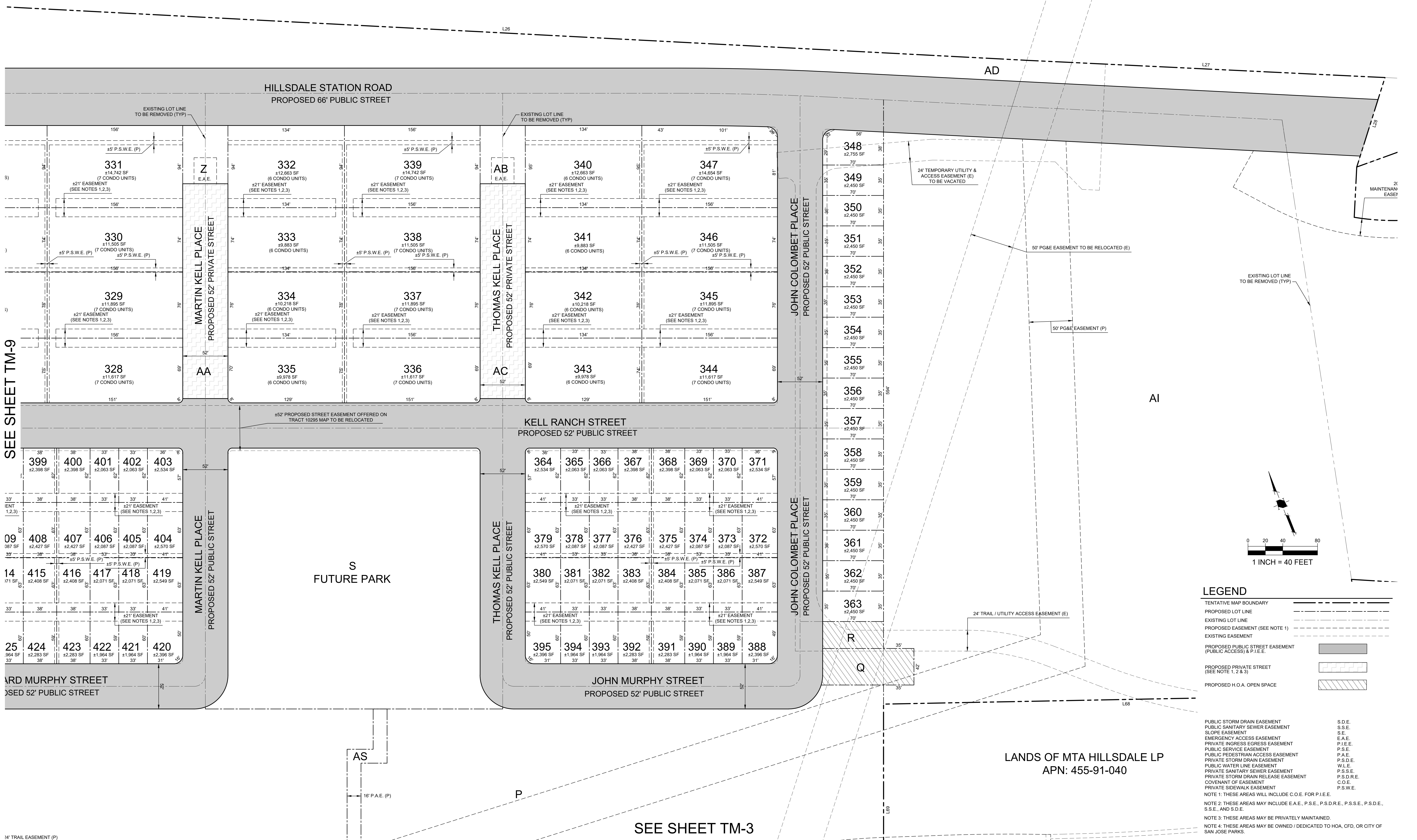
VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES PT19-018
COMMUNICATIONS HILL - PHASE 3 & 4

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| 02/14/23 | PER CITY COMMENTS | CAD DWG FILE: | 3636807M2.DWG |
| 12/01/21 | PER CITY COMMENTS | DESIGNED BY: | DM |
| 03/26/21 | PER CITY COMMENTS | DRAWN BY: | MP |
| 12/20/19 | PER CITY COMMENTS | CHECKED BY: | ZJ |
| NO | DATE | DATE | APRIL 2, 2019 |
| | DESCRIPTION | SCALE: | 1"=40' |

VESTING TENTATIVE TRACT MAP

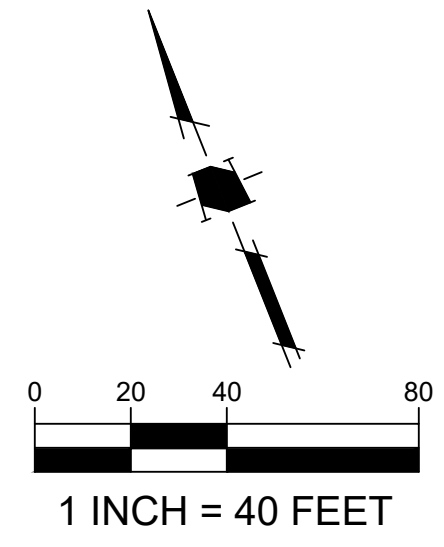
TM-9

SHEET 9 OF 12



SEE SHEET TM-9

SEE SHEET TM-3



LEGEND

| | |
|--|-----|
| TENTATIVE MAP BOUNDARY | --- |
| PROPOSED LOT LINE | --- |
| EXISTING LOT LINE | --- |
| PROPOSED EASEMENT (SEE NOTE 1) | --- |
| EXISTING EASEMENT | --- |
| PROPOSED PUBLIC STREET EASEMENT (PUBLIC ACCESS) & P.I.E. | --- |
| PROPOSED PRIVATE STREET (SEE NOTE 1, 2 & 3) | --- |
| PROPOSED H.O.A. OPEN SPACE | --- |

PUBLIC STORM DRAIN EASEMENT
PUBLIC SANITARY SEWER EASEMENT
SLOPE EASEMENT
EMERGENCY ACCESS EASEMENT
PRIVATE INGRESS EGRESS EASEMENT
PUBLIC SERVICE EASEMENT
PUBLIC PEDESTRIAN ACCESS EASEMENT
PRIVATE STORM DRAIN EASEMENT
PUBLIC WATER LINE EASEMENT
PRIVATE SANITARY SEWER EASEMENT
PRIVATE STORM DRAIN RELEASE EASEMENT
COVENANT OF EASEMENT
PRIVATE SIDEWALK EASEMENT

NOTE 1: THESE AREAS WILL INCLUDE C.O.E. FOR P.I.E.E.
NOTE 2: THESE AREAS MAY INCLUDE E.A.E., P.S.E., P.S.D.R.E., P.S.S.E., P.S.D.E., S.E., AND S.D.E.
NOTE 3: THESE AREAS MAY BE PRIVATELY MAINTAINED.
NOTE 4: THESE AREAS MAY BE OWNED / DEDICATED TO HOA, CFD, OR CITY OF SAN JOSE PARKS.

S.D.E.
S.S.E.
S.E.
E.A.E.
P.I.E.E.
P.S.E.
P.A.E.
P.S.D.E.
W.L.E.
P.S.S.E.
P.S.D.R.E.
C.O.E.
P.S.W.E.

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners

ktgy

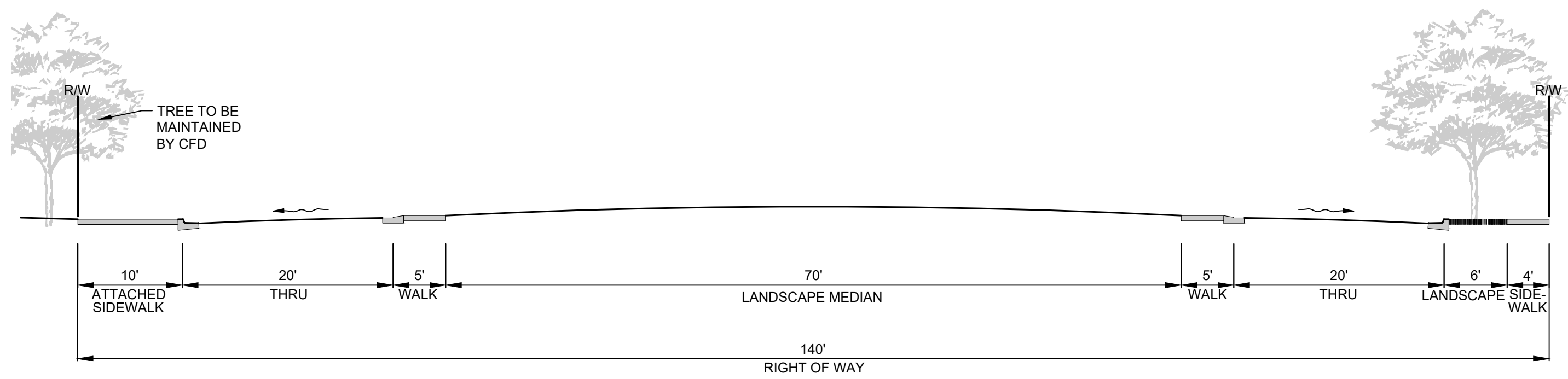
HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Land Surveying
Stormwater Compliance

kb HOME

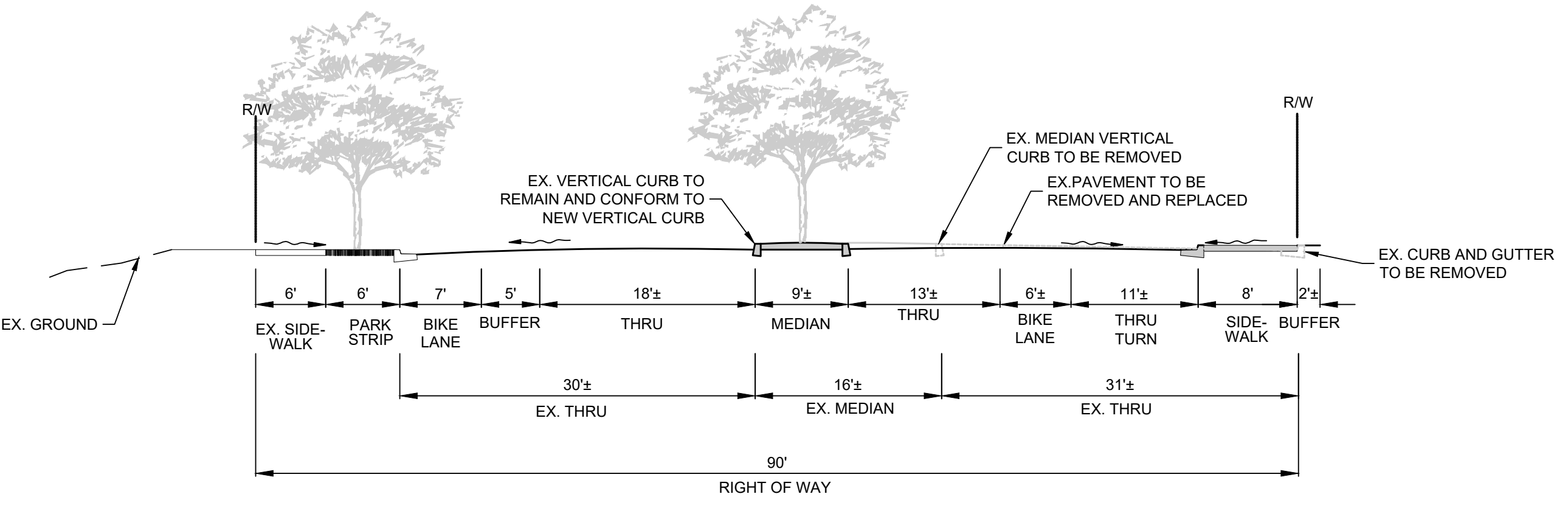
VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES PT19-018
COMMUNICATIONS HILL - PHASE 3 & 4

| | | | |
|----------|-------------------|---------------|---------------|
| 04/10/23 | PER CITY COMMENTS | PROJECT NO: | 3636.80 |
| 02/14/23 | PER CITY COMMENTS | CAD DWG FILE: | 363680TM2.DWG |
| 12/01/21 | PER CITY COMMENTS | DESIGNED BY: | DM |
| 03/28/21 | PER CITY COMMENTS | DRAWN BY: | MP |
| 12/20/19 | PER CITY COMMENTS | CHECKED BY: | ZJ |
| | | DATE: | APRIL 2, 2019 |
| | | SCALE: | 1"=40' |

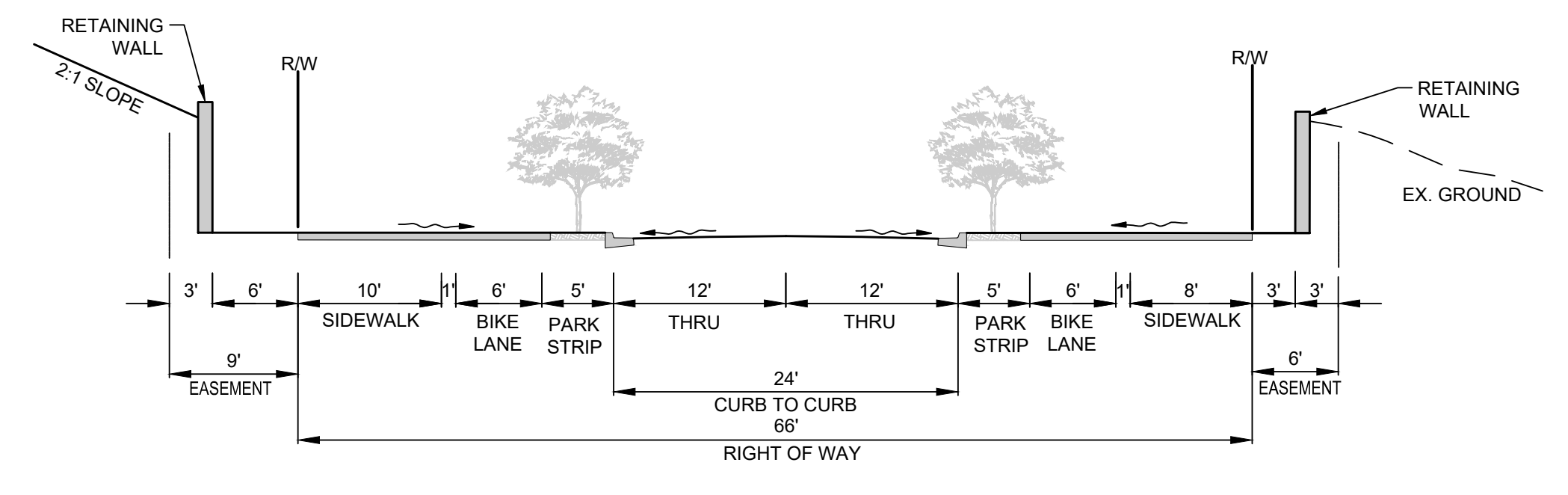
VESTING TENTATIVE TRACT MAP



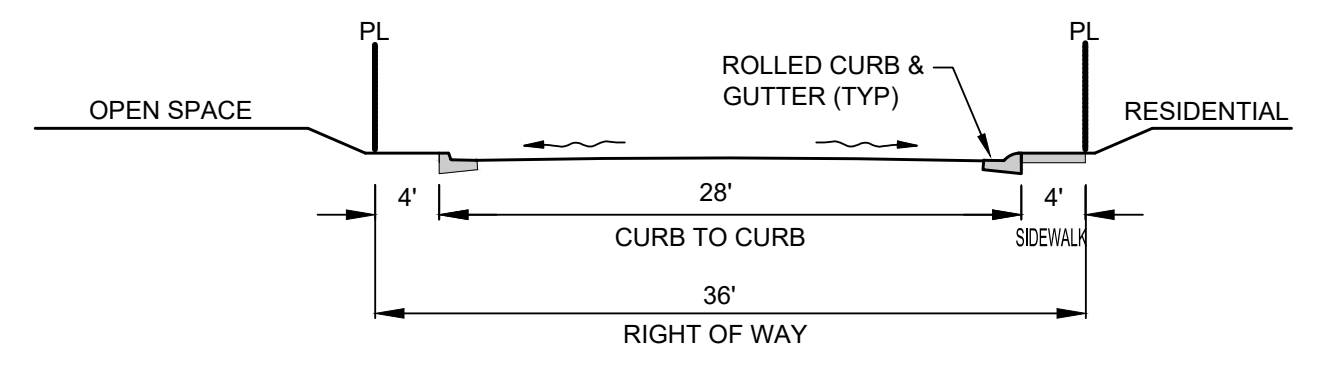
M TYPICAL ROUNDABOUT STREET SECTION: 140' RIGHT OF WAY
SCALE: NOT TO SCALE



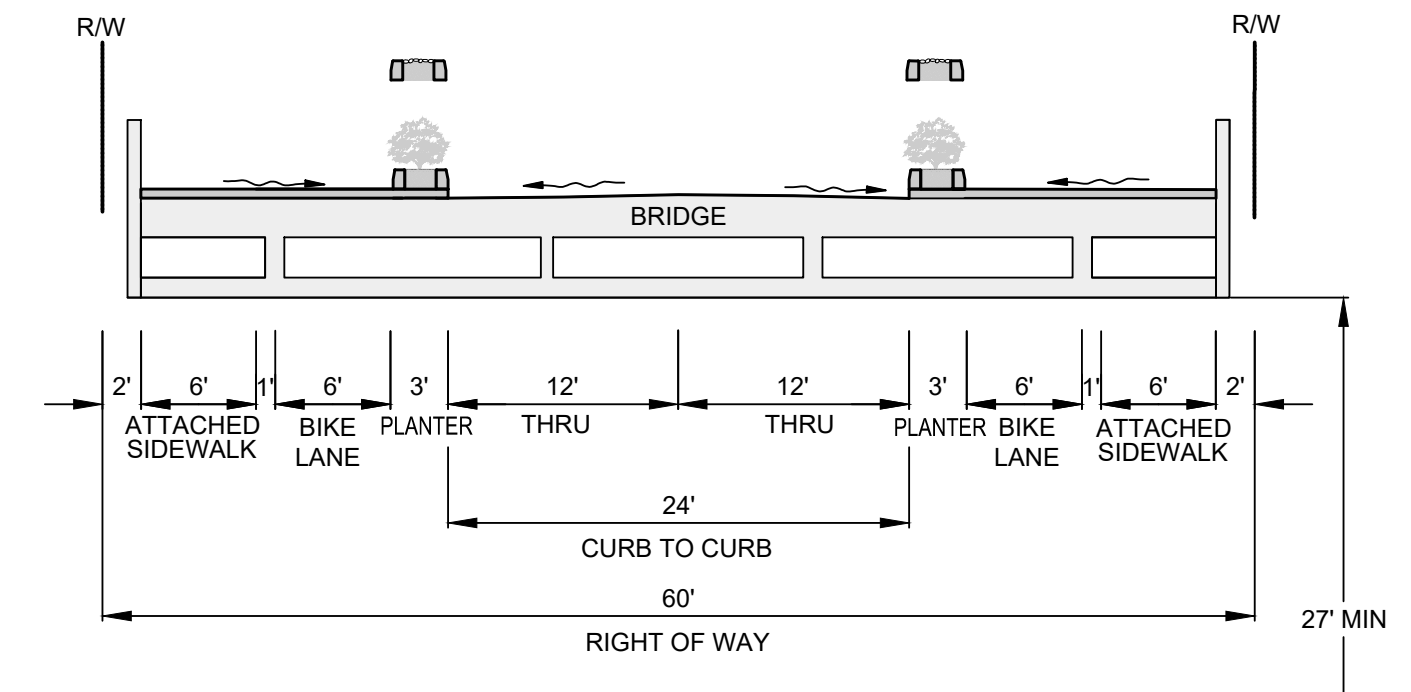
E STREET SECTION: 90' RIGHT OF WAY
SCALE: NOT TO SCALE



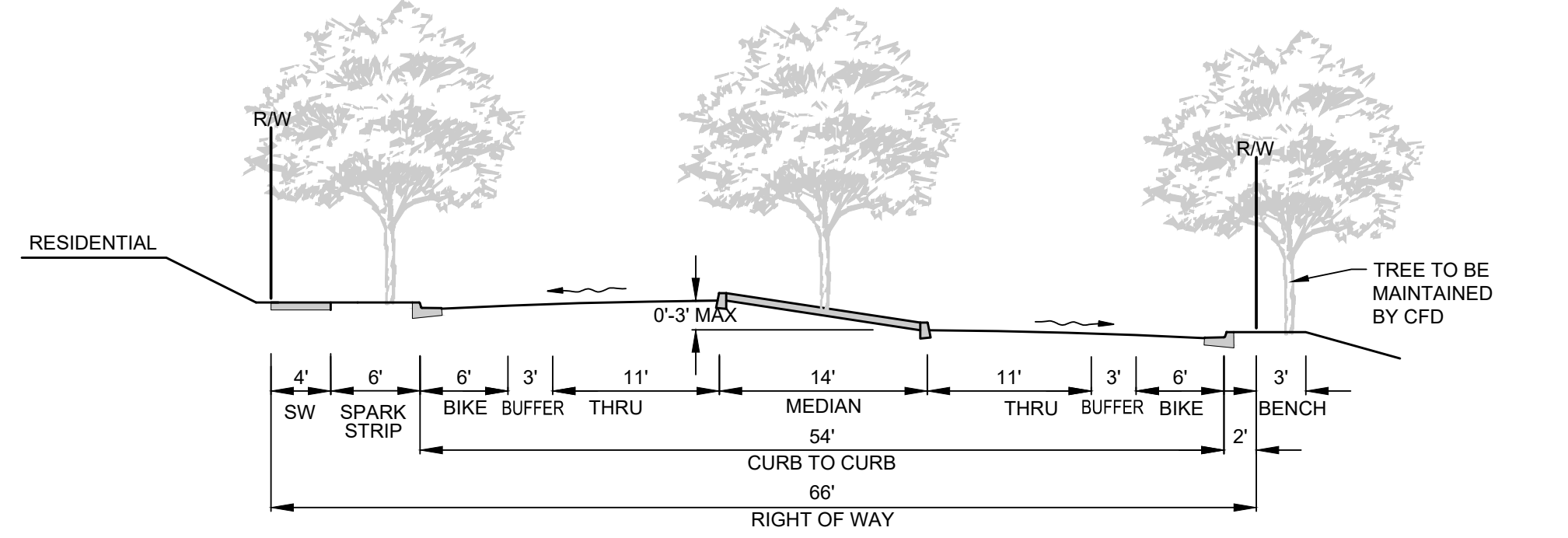
C ALTERNATIVE STREET SECTION: 66' RIGHT OF WAY
SCALE: NOT TO SCALE



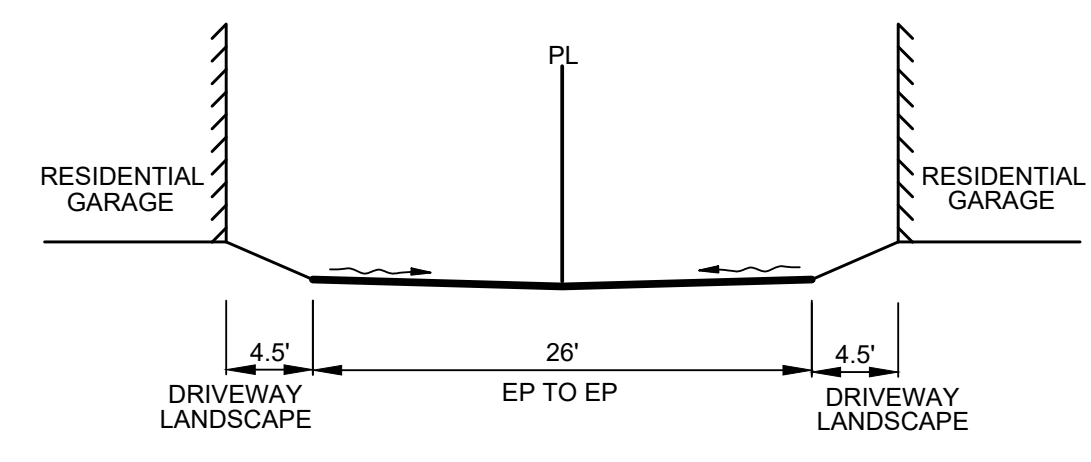
I TYPICAL PRIVATE STREET SECTION
SCALE: NOT TO SCALE



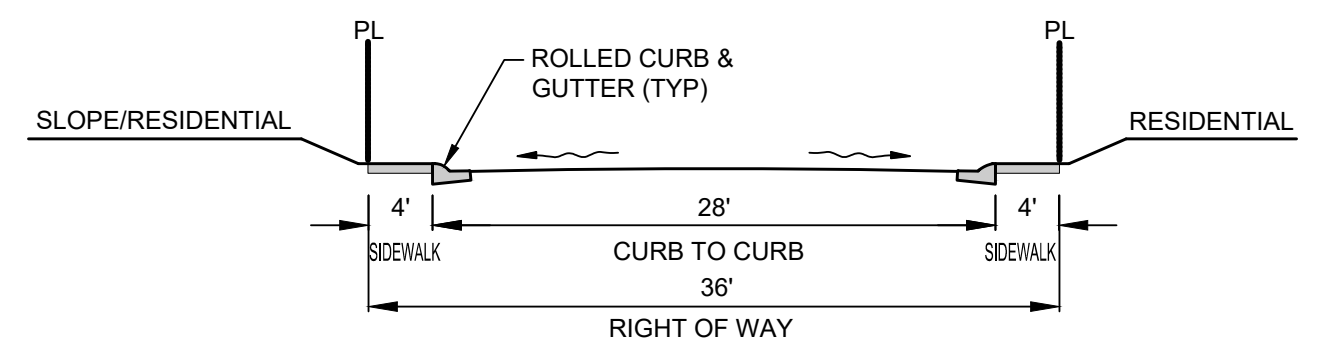
D TYPICAL STREET SECTION: COMMUNICATIONS HILL BLVD.
SCALE: NOT TO SCALE



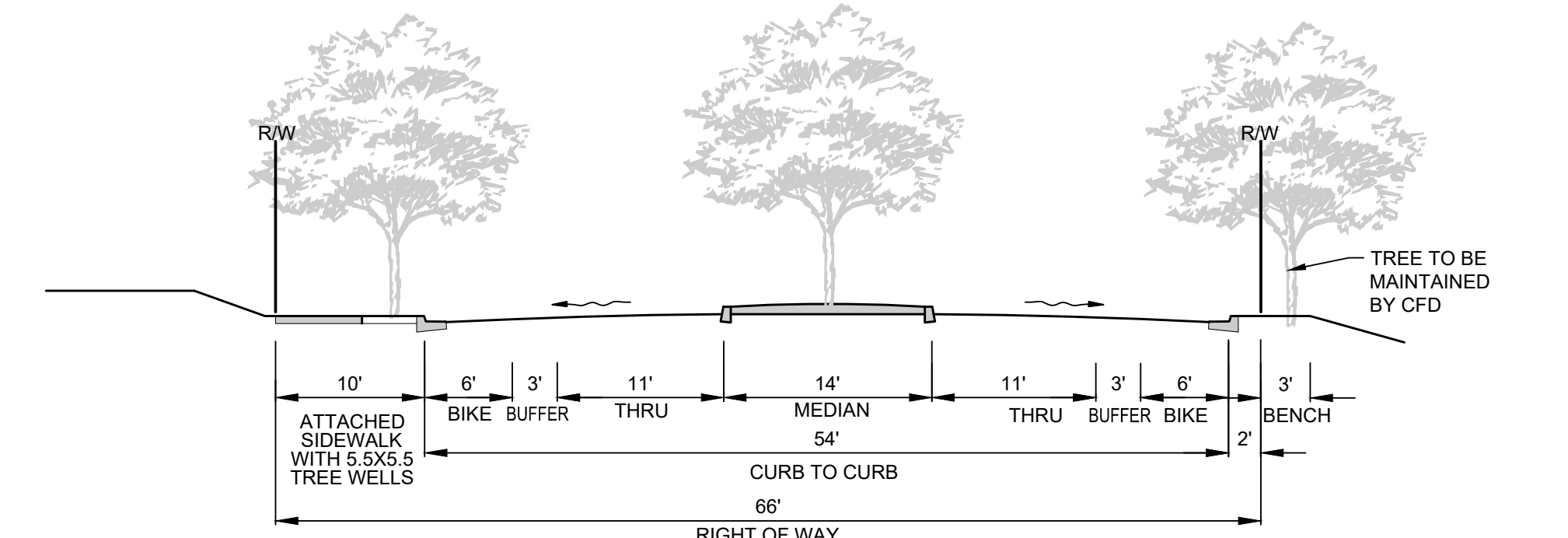
B STREET SECTION: 66' RIGHT OF WAY
SCALE: NOT TO SCALE



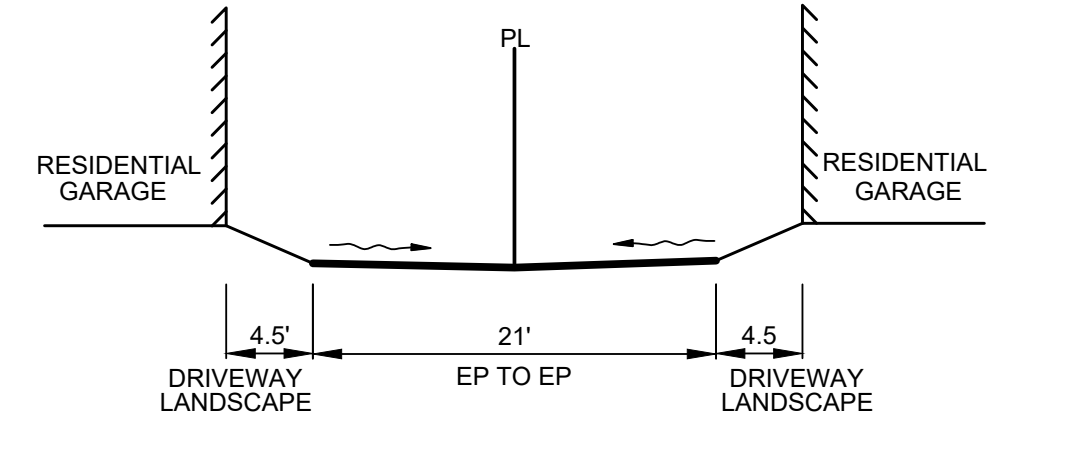
L TYPICAL 26' ALLEY SECTION
SCALE: NOT TO SCALE



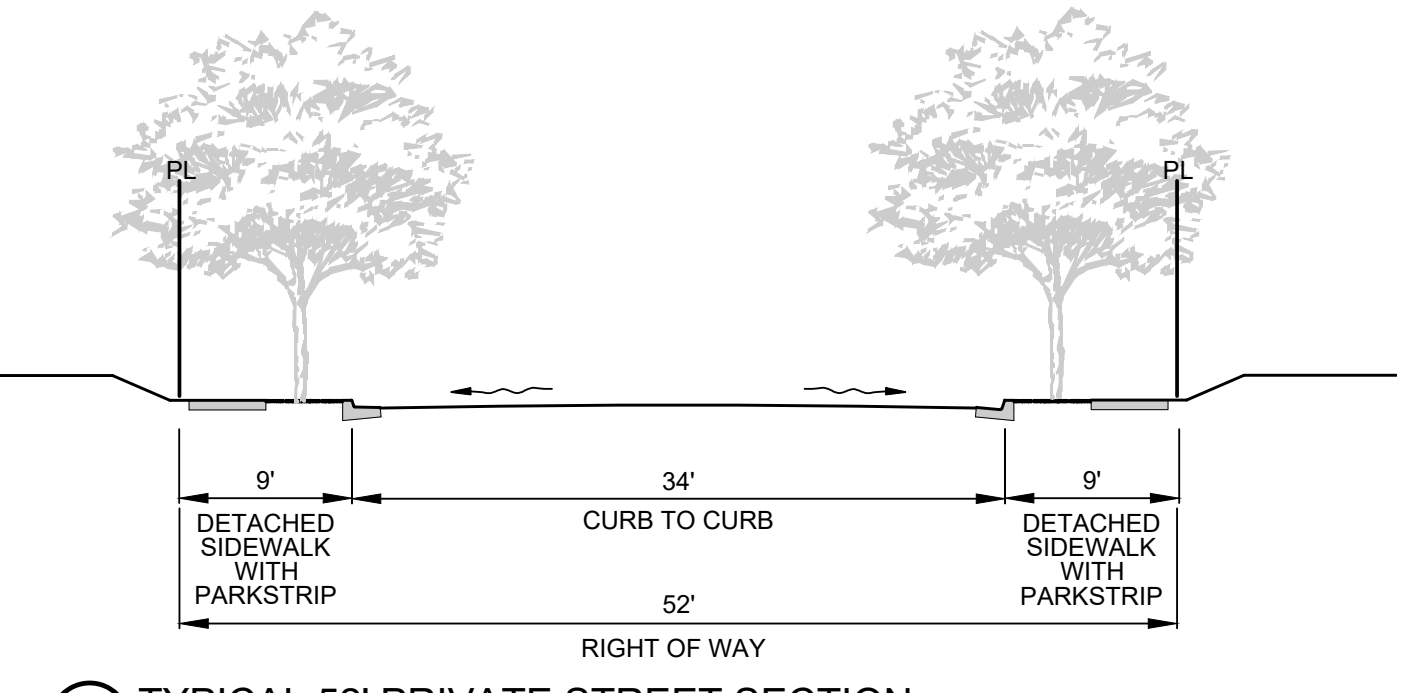
H TYPICAL PRIVATE STREET SECTION
SCALE: NOT TO SCALE



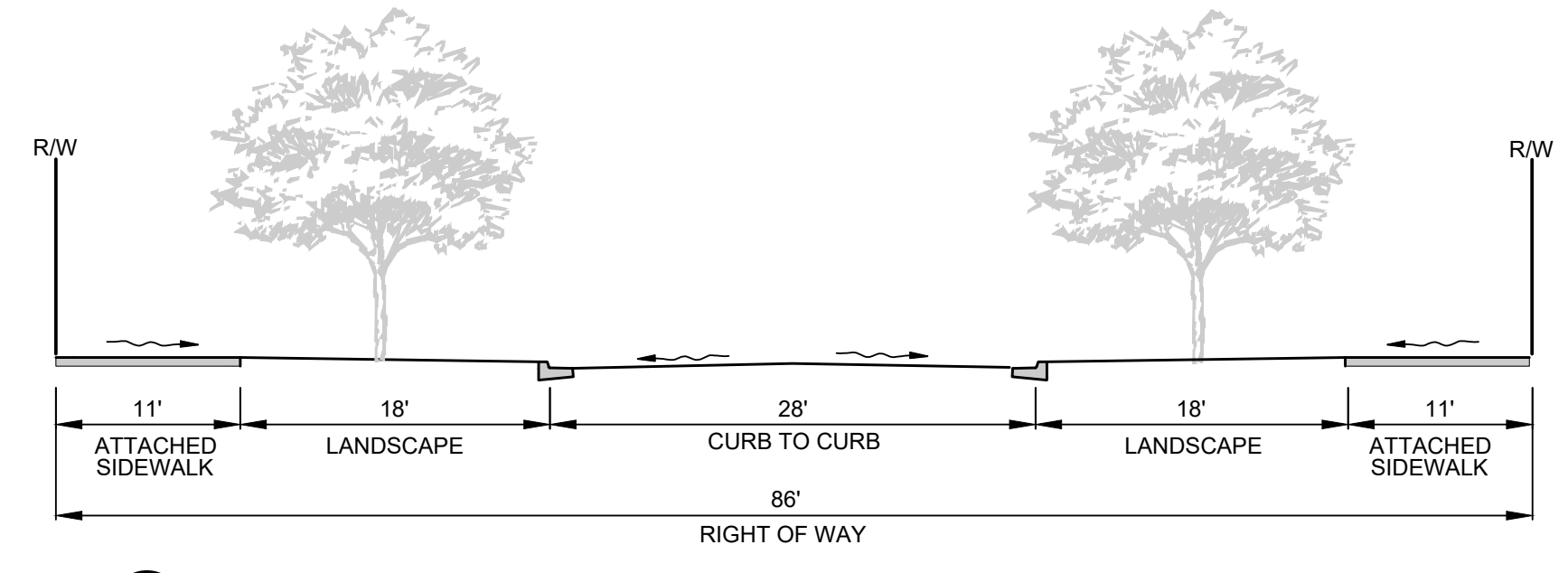
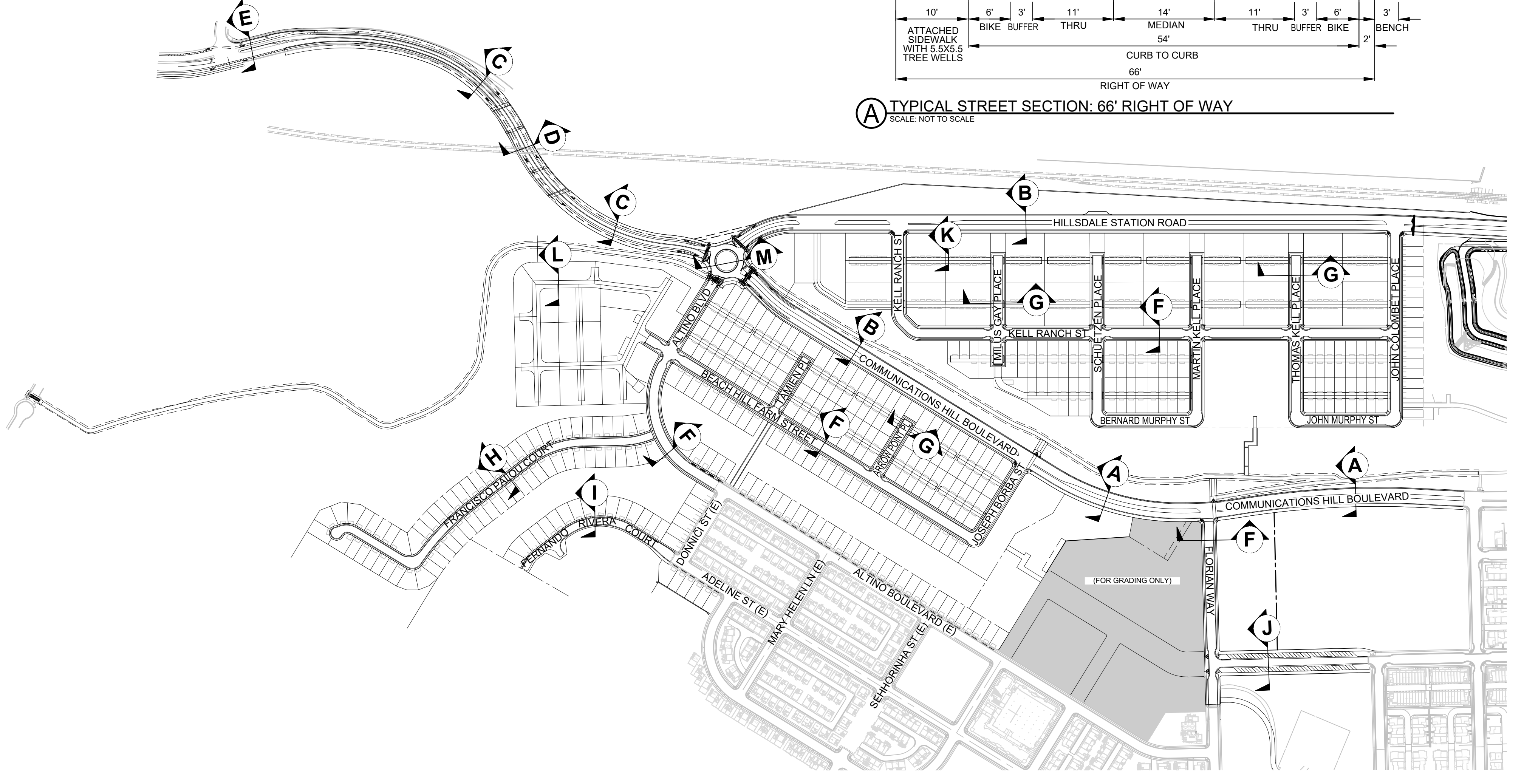
A TYPICAL STREET SECTION: 66' RIGHT OF WAY
SCALE: NOT TO SCALE



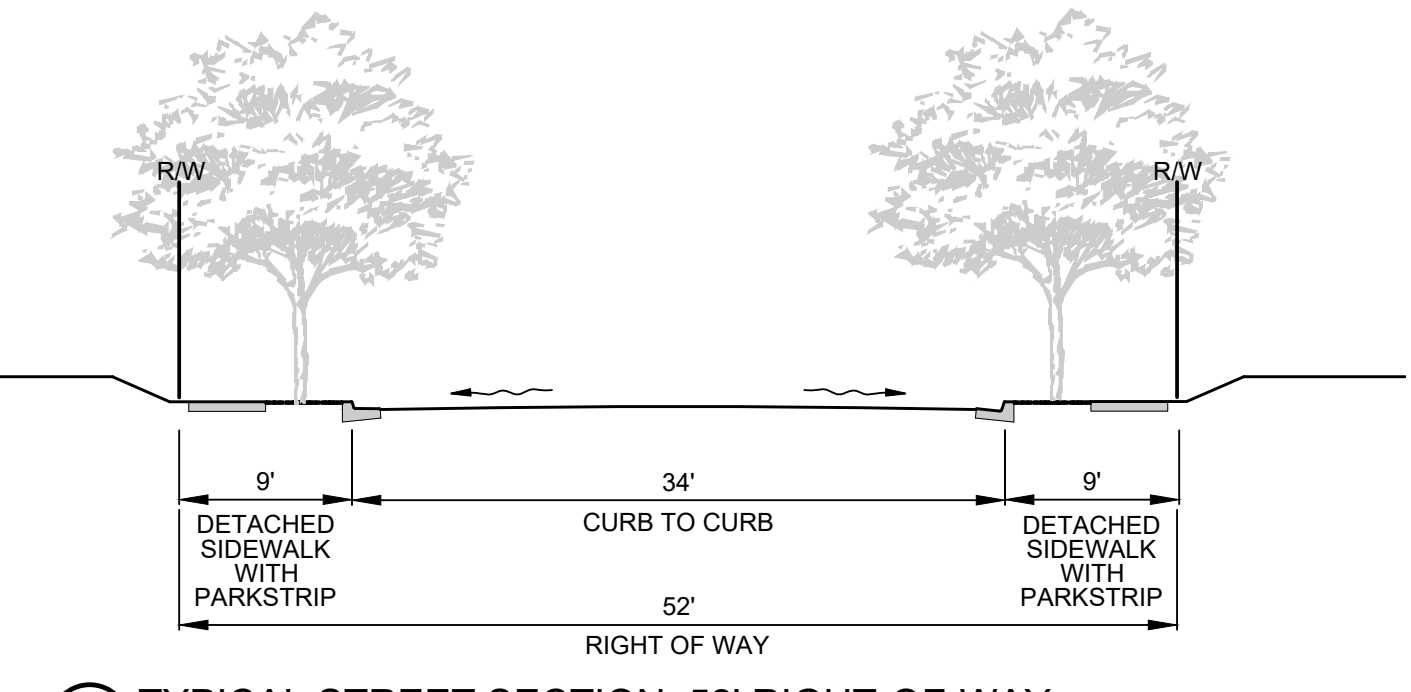
K TYPICAL 21' ALLEY SECTION
SCALE: NOT TO SCALE



G TYPICAL 52' PRIVATE STREET SECTION
SCALE: NOT TO SCALE



J ALTERNATE NO PARKING STREET SECTION: LLANO DE LOS ROBLES
SCALE: NOT TO SCALE



F TYPICAL STREET SECTION: 52' RIGHT-OF-WAY
SCALE: NOT TO SCALE

| | | | |
|----------|-------------------|---------------|-----------------|
| 04/10/23 | PER CITY COMMENTS | PROJECT NO: | 3636.80 |
| 02/14/23 | PER CITY COMMENTS | CAD DWG FILE: | 363680TM-12.DWG |
| 12/01/21 | PER CITY COMMENTS | DESIGNED BY: | DM |
| 03/28/21 | PER CITY COMMENTS | DRAWN BY: | MP |
| 12/20/19 | PER CITY COMMENTS | CHECKED BY: | ZJ |
| NO | DATE | DATE: | APRIL 2, 2019 |
| | DESCRIPTION | SCALE: | N.T.S. |