

TREE REMOVAL LEGEND*

- ● REMAIN
- X REMOVE

*SEE ARBORIST REPORT FOR DETAILS.

BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS A 5/8" BRASS PIN IN A MONUMENT WELL, ON THE CENTERLINE OF MINORU DRIVE, 69.00 FEET NORTHEAST FROM THE CENTERLINE OF ALMADEN ROAD AS SHOWN ON AMENDED TRACT 7166, FILED JANUARY 5, 1984 IN BOOK 523 OF MAPS AT PAGES 31-32, SANTA CLARA COUNTY RECORDS.

DATUM NAVD88
ELEV 369.24

SHEET INDEX

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Michael LaBarbera Legacy Trust: Almaden 19 Acres Development
873 Blossom Hill Road San Jose, CA 95123
408.947.1166

NORTH

0 50 100 200 SCALE: 1" = 50'

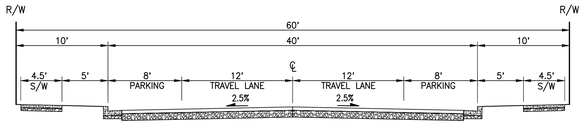
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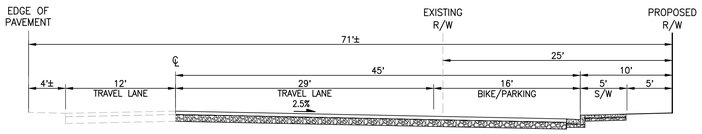
EXISTING CONDITIONS/ TREE REMOVAL
TM-01

ALMADEN 19
Santa Clara County, CA
APRIL 1, 2026

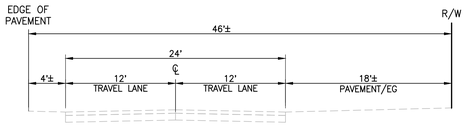
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A RESIDENTIAL STREET
PROPOSED PUBLIC STREET SECTION
N.T.S



B1 PROPOSED ALMADEN ROAD
PROPOSED STREET SECTION
N.T.S



B2 EXISTING ALMADEN ROAD
EXISTING STREET SECTION
N.T.S

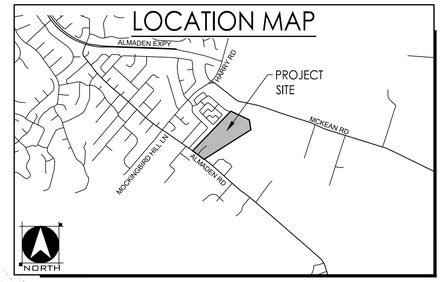
LEGEND

PROPOSED		EXISTING
	PROJECT BOUNDARY	
	EASEMENT LINE	

ABBREVIATIONS

G	GROSS
N	NET
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
SF	SQUARE FEET
S/W	SIDEWALK
SDE	STORM DRAIN EASEMENT

LOCATION MAP



PROJECT NOTES

APPLICANT/OWNER
MIKE LABARBERA
873 BLOSSOM HILL ROAD
SAN JOSE, CA 95123
CONTACT: MIKE LABARBERA
PHONE: (408) 947-1166

PLANNER/ENGINEER
WOOD RODGERS INC.
3875 HOPYARD ROAD, SUITE 345
PLEASANTON, CA 94588
CONTACT: PAUL MEUSER | COLT ALVERNAZ
PHONE: (925) 847-1549 | (925) 398-7915

ASSESSOR'S PARCEL NO.
742-07-001

AREA
19.00 ± ACRES GROSS

DENSITY
2.58 D.U./AC. GROSS

EXISTING USE
RESIDENTIAL & OPEN FIELD

PROPOSED USE
RESIDENTIAL & COMMON AREA

EXISTING ZONING
AGRICULTURAL-A-20A

EXISTING GENERAL PLAN
OPEN SPACE RESERVE

PARK DISTRICT
SANTA CLARA COUNTY

FIRE PROTECTION
SANTA CLARA COUNTY

SCHOOL DISTRICT
SANTA CLARA COUNTY

SEWER
PRIVATE SEPTIC

STORM DRAIN
PRIVATE

WATER
SAN JOSE WATER COMPANY

ELECTRICITY
PG & E

GAS
PG & E

FLOOD ZONE
ZONE A: AREAS WITHOUT BASE FLOOD ELEVATION LISTED
ZONE D: AREAS WITH UNDETERMINED FLOOD HAZARD
SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP NUMBER 06085C0404H, DATED MAY 18, 2009

NOTES
1. SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
2. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
3. PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT, EASEMENTS TO BE ABANDONED ARE MARKED ON THE MAP.
4. PUBLIC STREETS WILL BE DEDICATED TO THE COUNTY OF SANTA CLARA WITH THE FINAL SUBDIVISION MAP AND DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SANTA CLARA COUNTY DESIGN AND CONSTRUCTION STANDARDS. PUBLIC STREETS WILL BE INSPECTED AFTER CONSTRUCTION AND PRIOR TO FINAL ACCEPTANCE BY THE COUNTY.

LAND USE SUMMARY

LAND USE	AREA (NET)	DENSITY(NET)	DENSITY(GROSS)
49 SINGLE-FAMILY RESIDENTIAL LOTS	11.97 AC.	4.09 DU/AC.	2.58 DU/AC.
1 WATER QUALITY/DETENTION LOT	2.17 AC.	-	-
1 SEPTIC FIELD LOT	1.77 AC.	-	-
3 LANDSCAPE LOTS	0.11 AC.	-	-
PUBLIC ROADS	2.98 AC.	-	-
TOTAL	19.00 AC.	4.09 DU/AC.	2.58 DU/AC.

REGISTERED PROFESSIONAL ENGINEER COLT R. ALVERNAZ No. C75740 Exp. 06-30-26 CIVIL STATE OF CALIFORNIA

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VESTING TENTATIVE SUBDIVISION MAP
TM-02

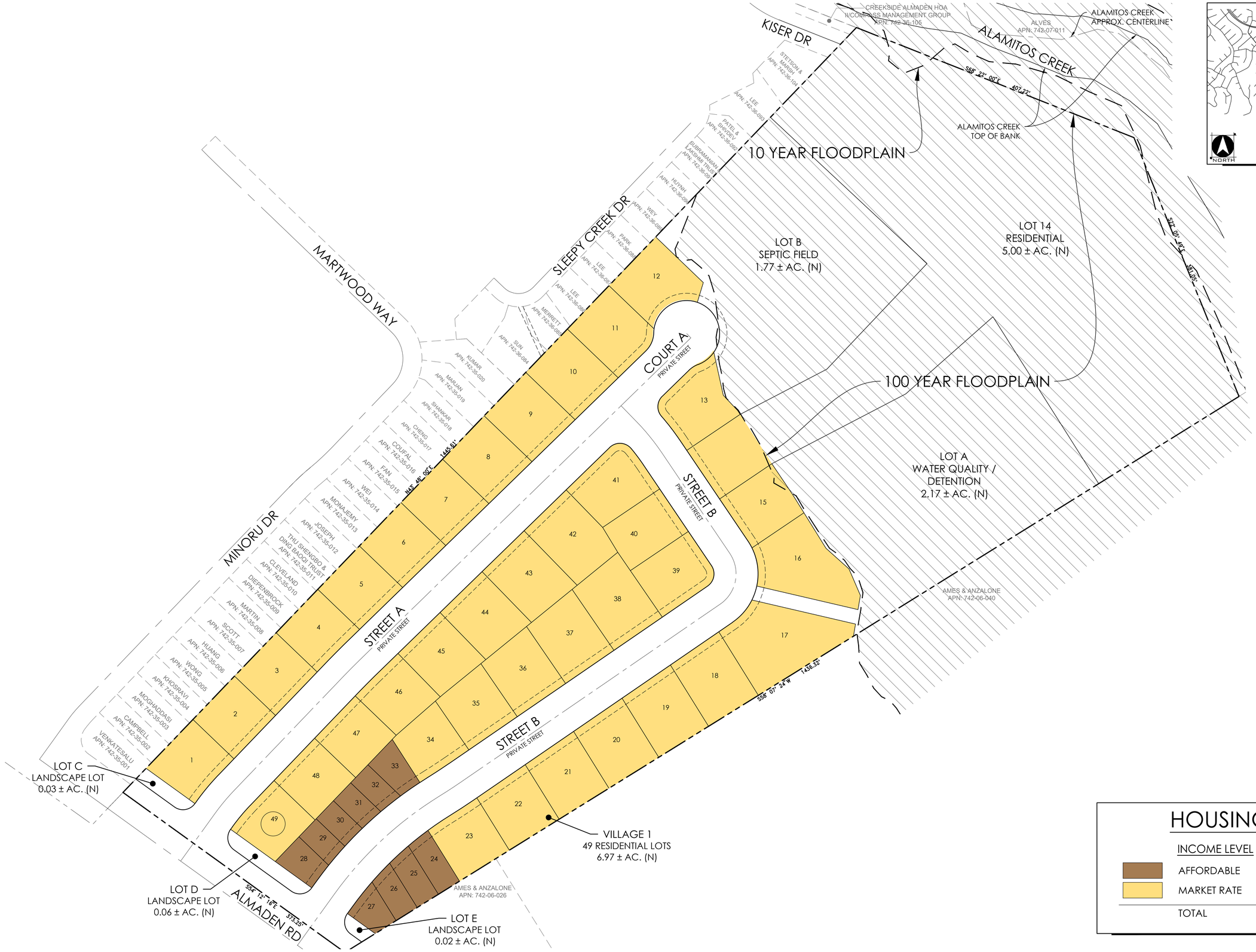
ALMADEN 19
Santa Clara County, CA
APRIL 1, 2026

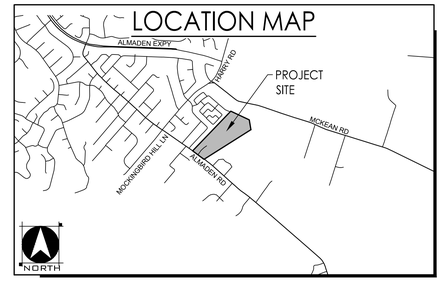
NORTH
0 50 100 200
SCALE: 1" = 50'

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HOUSING SUMMARY

INCOME LEVEL	UNIT COUNT	PERCENT MIX
AFFORDABLE	10	20
MARKET RATE	39	80
TOTAL	49	100

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0 100
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50 200

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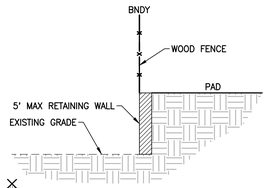
AFFORDABLE HOUSING PLAN
TM-03

ALMADEN 19
Santa Clara County, CA
APRIL 1, 2026

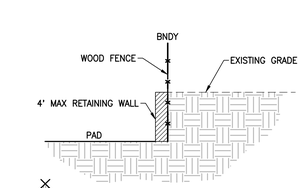
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EARTHWORK QUANTITIES

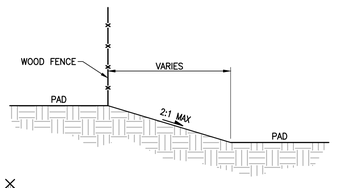
	CUT (CY)	FILL (CY)	NET (CY)	MAX CUT HT. (FT)	MAX FILL HT. (FT)
BUILDING PADS (NEW ADDITION)	18,900	10,700	8,200	9.0	6
DRIVEWAY (ANY IMPROVEMENTS TO EXISTING DRIVEWAY)	15,900	5100	10,800	9	6
SITE GRADING	2,100	2,100	0	5	5
RETAINING WALL	100	100	0	8	5
TOTAL	37,000	18,000	19,000	10	7



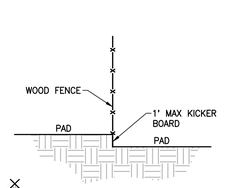
B GRADING SECTION NTS



C GRADING SECTION NTS



D GRADING SECTION NTS



E GRADING SECTION NTS

LEGEND

PROPOSED		EXISTING
	PROJECT BOUNDARY	
	EASEMENT LINE	
	CURB & GUTTER	
	PAD LIMITS	
8"SS	SANITARY SEWER LINE	EX. SS
	SANITARY SEWER MANHOLE	
SD	STORM DRAIN LINE	EX. SD
	STORM DRAIN MANHOLE	
	CATCH BASIN	
8"W	WATER MAIN	EX. W
	FIRE HYDRANT	
	RETAINING WALL	
	LIMIT OF DISTURBANCE	
	BIORETENTION BASIN	
	CONCRETE	
	AC PAVEMENT	
A	SECTION MARKER	
	DIRECTION OF FLOW	

ABBREVIATIONS

BLDG	BUILDING
BNDY	BOUNDARY
BVC	BEGIN VERTICAL CURVE
EVC	END VERTICAL CURVE
EX	EXISTING
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT ELEVATION
LP	LOW POINT
P	PAD ELEVATION
RIM	RIM ELEVATION
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SF	SQUARE FEET
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
TOP	TOP OF BASIN ELEVATION
TSM	TOP OF SOIL MIX ELEVATION
TYP	TYPICAL
W	WATER

MINORU DR

SLEEPY CREEK DR

KISER DR

ALMADEN RD

VENKATESALU APN: 742-35-001; CAMPBELL APN: 742-35-002; MOGHADDASI APN: 742-35-003; KHOSRAVI APN: 742-35-004; WONG APN: 742-35-005; HUANG APN: 742-35-006; SCOTT APN: 742-35-007; MARTIN APN: 742-35-008; DIEPENBROCK APN: 742-35-009; CLEVELAND APN: 742-35-010; T/HJ SHENGBO & DING BAOQI TRUST APN: 742-35-011; JOSEPH APN: 742-35-012; MONAJEMY APN: 742-35-013; WEI APN: 742-35-014; FAN APN: 742-35-015; COUFAL APN: 742-35-016; CHENG APN: 742-35-017; SHANKAR APN: 742-35-018; MARJAN APN: 742-35-019; KUMAR APN: 742-35-020; SUN APN: 742-36-084; MERRETT APN: 742-36-085; LEE APN: 742-36-086; LEE APN: 742-36-087; PARK APN: 742-36-088; WEY APN: 742-36-089; HUYNH APN: 742-36-090; SUBRAMANIAN & LAKSHMI TRUST APN: 742-36-091; PATEL & SHIVDEV APN: 742-36-092; LEE APN: 742-36-093; STETSON & MARSH APN: 742-36-104

CREEKSIDE ALMADEN HOA II/COMPASS MANAGEMENT GROUP APN: 742-36-105

CONNECT TO EXISTING SIDEWALK

REMOVE EXISTING OVERHEAD POWER LINES AND POLES REPLACE WITH UNDERGROUND JOINT TRENCH

ALAMITOS CREEK TOP OF BANK

ALAMITOS CREEK APPROX. CENTERLINE

188.6'

STREET A

STREET B

COURT A

CONNECT TO EX W

EX FIRE HYDRANT TO BE REMOVED AND REPLACED

REMOVE EXISTING OVERHEAD POWER LINES AND POLES REPLACE WITH UNDERGROUND JOINT TRENCH

LOT B
SEPTIC FIELD
1.77 ± AC. (N)
(SEE SHEETS WW-1 TO WW-4)

6' O.C. 92' LONG (ZONES D1/D2 ONLY)

ADDITIONAL RESERVE LEACHFIELD AREA

200% RESERVE LEACHFIELD; PRESSURE DISTRIBUTION LEACHING TRENCHES, 2.5'Dx2.0'W 2,200L.F.;4 ZONES OF 550L.F. EACH(FIELDS C/D)

10 YEAR FLOODPLAIN

6' O.C. 110' LONG

OUTFALL WITH RIP-RAP DISSIPATION ABOVE TOP OF BANK

PRIMARY LEACHFIELD; PRESSURE DISTRIBUTION LEACHING TRENCHES, 2.5'Dx2.0'W 2,200L.F.; 4 ZONES OF 550 L.F. EACH (FIELDS A/B)

25,000 GAL & 12,000 GAL SEPTIC TANKS

PAD LIMIT

12,000 GAL PRE-ANOXIC & FLOW E.Q. TANK

(2) AX-MAX TREATMENT UNITS

STANDBY EMERGENCY GENERATOR

CONTROL BLDG & EQUIPMENT STORAGE

EFFLUENT PRESSURE DISCHARGE LINES

15,000 GAL EFFLUENT DOSING TANK

LOT 14
RESIDENTIAL
5.00 ± AC. (N)

10' SDE

100 YEAR FLOODPLAIN

BASE FLOOD ELEVATION PER "FLOODPLAIN ANALYSIS AT 19780 ALMADEN ROAD" PREPARED BY QUESTA ENGINEERING CORPORATION DATED JULY 29, 2024. (TYP)

OVERFLOW INLET (TYP)

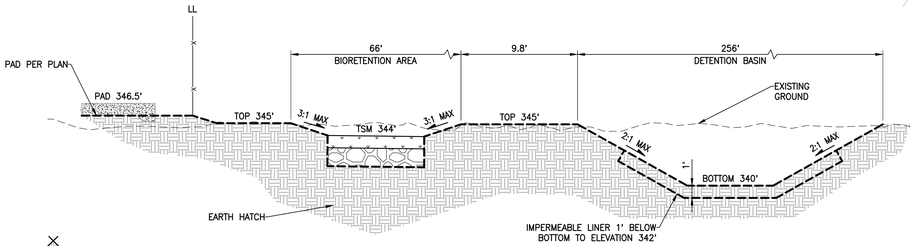
CONTROL STRUCTURE

LOT A
WATER QUALITY / DETENTION
2.17 ± AC. (N)

DETENTION BASIN
TOP 345.0
BOT 340.0

BIORETENTION BASIN
TOP 345.0
TSM 344.0

AMES & ANZALONE APN: 742-06-040



A BIORETENTION AREA AND DETENTION BASIN NTS

NOTE

ALMADEN ROAD SHALL BE MAINTAINED BY SANTA CLARA COUNTY BEGINNING AT THE CITY OF SAN JOSE BOUNDARY.

Michael LaBarbera Legacy Trust: Almaden 19 Acres Development
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PRELIMINARY GRADING, DRAINAGE, & UTILITY PLAN
TM-04

ALMADEN 19
Santa Clara County, CA
APRIL 1, 2026

NORTH

SCALE: 1" = 40'

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LEGEND

PROPOSED		EXISTING
	PROJECT BOUNDARY	
	EASEMENT LINE	
	CURB & GUTTER	
	BUILDING OUTLINE	
SD	STORM DRAIN LINE	EX SD
	STORM DRAIN MANHOLE	
	CATCH BASIN	
	DMA BOUNDARY	
	BIORETENTION BASIN	
	CONCRETE	
	AC PAVEMENT	
	DIRECTION OF FLOW	

ABBREVIATIONS

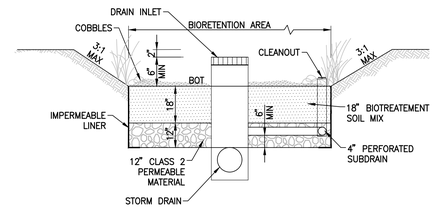
BOT	BOTTOM
DMA	DRAINAGE MANAGEMENT AREA
EX	EXISTING
INV	INVERT ELEVATION
MAX	MAXIMUM
MIN	MINIMUM
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SF	SQUARE FEET
TCM	TREATMENT CONTROL MEASURE

IMPERVIOUS AREA SUMMARY

DMA	TOTAL PROJECT AREA (SF)	TOTAL DISTURBED AREA (SF)	TOTAL IMPERVIOUS AREA (SF)	NET CHANGE IN IMPERVIOUS AREA (SF)
EXISTING CONDITION	834,350	—	3,950	198,550
PROPOSED CONDITION	—	648,350	202,500	

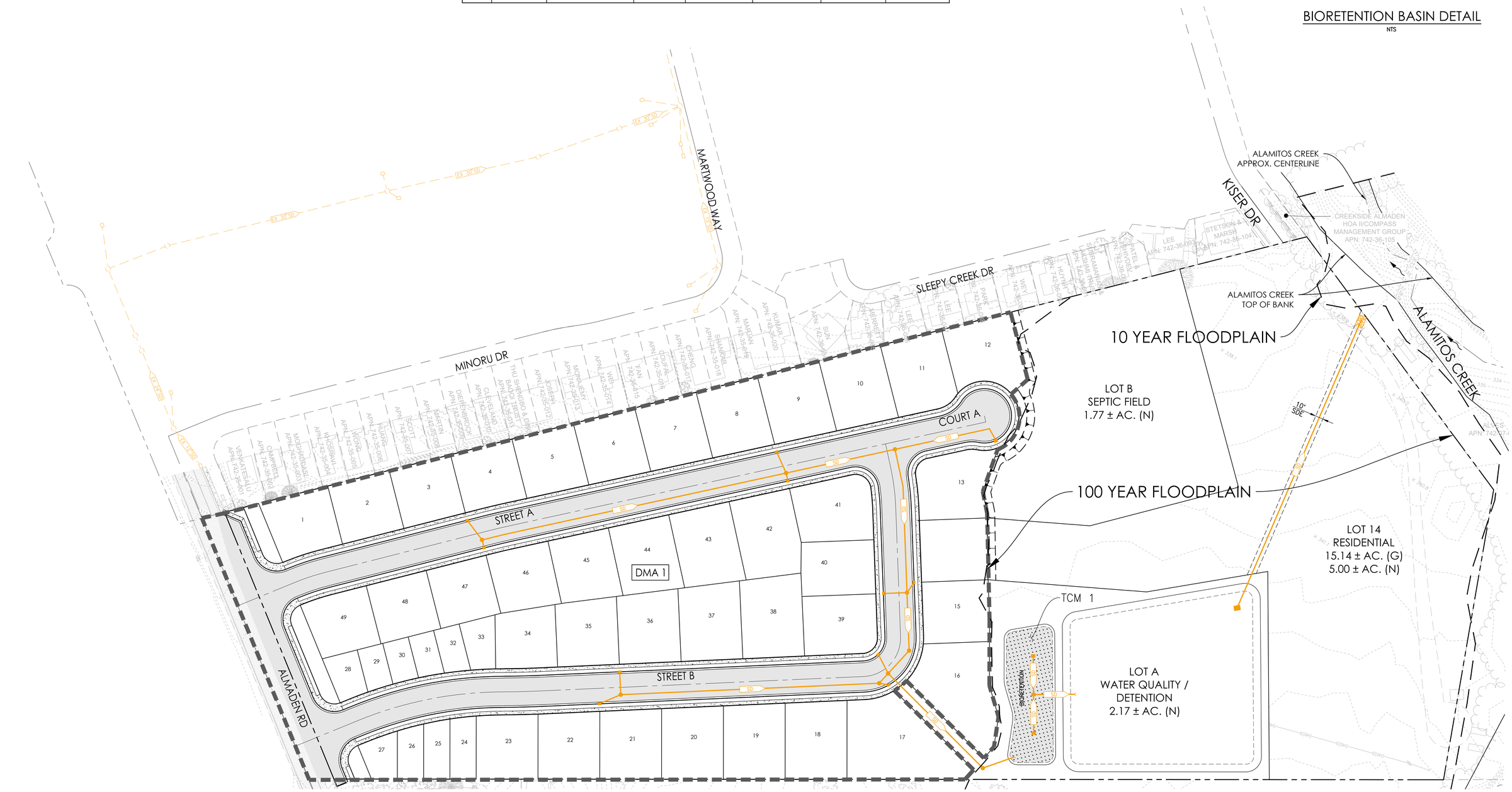
DRAINAGE MANAGEMENT AREA (DMA) SUMMARY

DMA	TOTAL DRAINAGE AREA (SF)	TOTAL IMPERVIOUS AREA (ROOFS AND PAVEMENT) (SF) WITHIN DMA	TOTAL PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	REQUIRED TREATMENT AREA (4%) (SF)	PROVIDED TREATMENT AREA (SF)	TREATMENT MEASURE
1	452,650	202,500	250,150	227,515	9,100	9,500	BIORETENTION



BIORETENTION BASIN DETAIL

NTS



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PRELIMINARY STORMWATER CONTROL PLAN
TM-05

NORTH

0 50 100 200
SCALE: 1" = 50'

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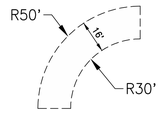
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LEGEND

PROPOSED		EXISTING
	PROJECT BOUNDARY	
	EASEMENT LINE	
	CURB & GUTTER	
8" W	WATER MAIN	EX 8" W
	FIRE HYDRANT	
	BIORETENTION BASIN	
	CONCRETE	
	AC PAVEMENT	
	EMERGENCY APPARATUS TRAVEL WAY	

ABBREVIATIONS

EX	EXISTING
DTL	DETAIL
STD	STANDARD
W	WATER



EMERGENCY APPARATUS TURNING DETAIL

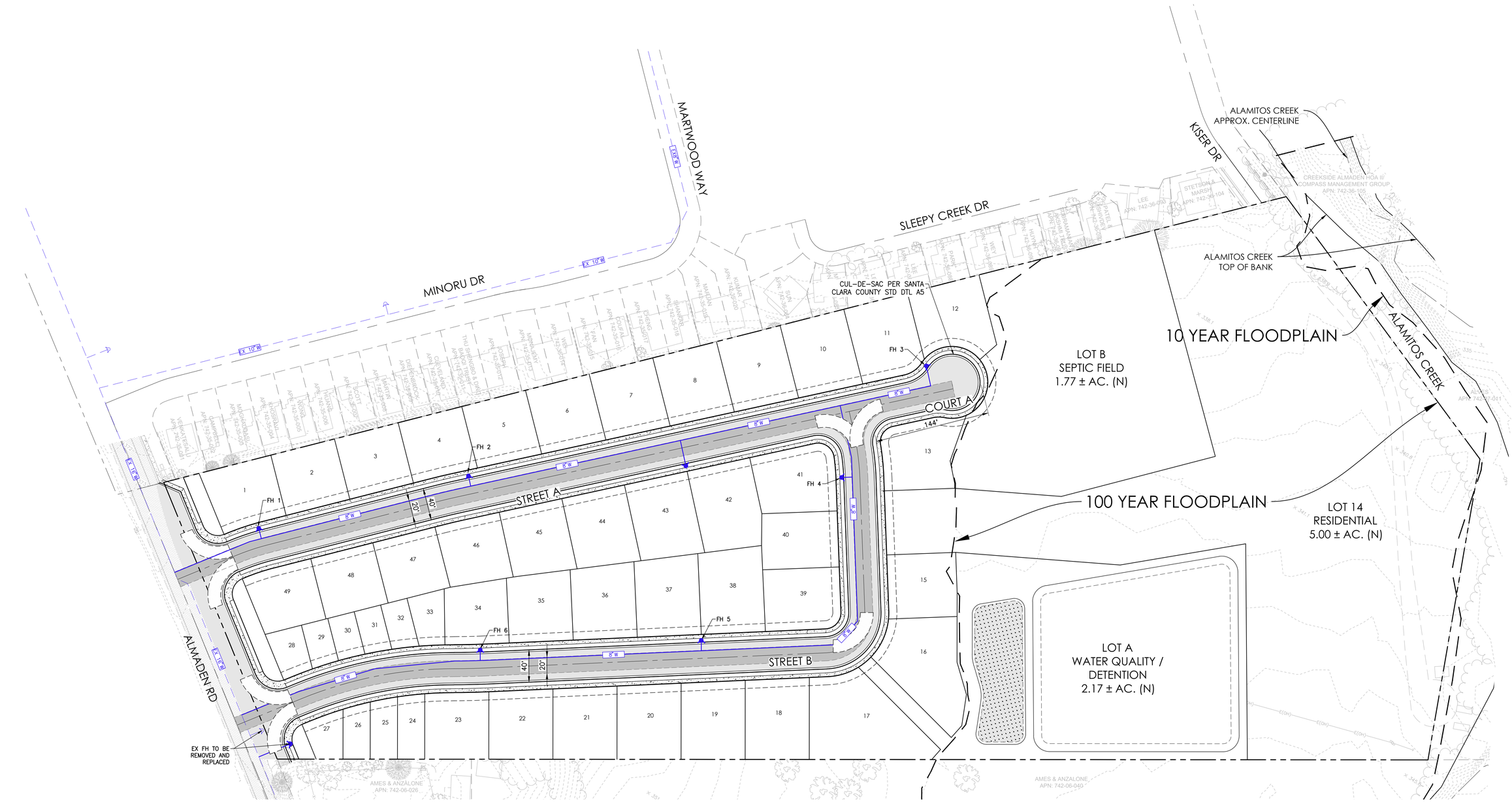
NTS

FIRE FLOW SUMMARY

- OCCUPANCY TYPE: GROUP R3
- CONSTRUCTION TYPE: VA, GROUP 2
- TOTAL AREA: 3,000 (LARGEST STRUCTURE)
- REQUIRED SPRINKLERED FIRE FLOW: 500 GPM
- REQUIRED NON-SPRINKLERED FIRE FLOW: 1,000 GPM
- MINIMUM 1 FIRE HYDRANT @ 500 GPM EACH. AVERAGE SPACING 500 FEET. MAXIMUM DISTANCE FROM ANY POINT ON A STREET OR ROAD FRONTAGE TO HYDRANT IS 250 FEET.

FIRE ACCESS NOTES

1. EMERGENCY ACCESS SHALL BE PER THE CALIFORNIA STATE FIRE CODE APPENDIX D.
2. EMERGENCY ACCESS SHALL BE MADE OF AN ALL WEATHER MATERIAL CAPABLE OF HOLDING 75,000 POUNDS.



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PRELIMINARY FIRE ACCESS PLAN
TM-06

ALMADEN 19
Santa Clara County, CA
APRIL 1, 2026

NORTH

0 50 100 200
SCALE: 1" = 50'

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