



TREE REMOVAL LEGEND*

- REMAIN
- ✕ REMOVE

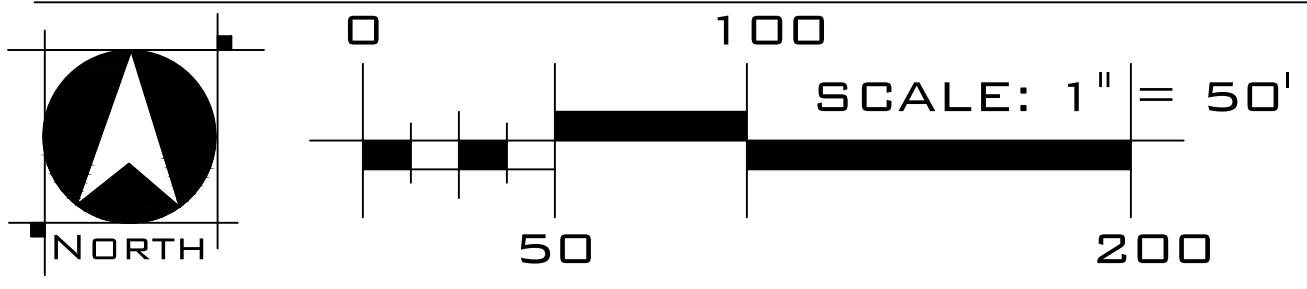
*SEE ARBORIST REPORT FOR DETAILS.

SHEET INDEX

- TM-01 EXISTING CONDITIONS/ TREE REMOVAL
- TM-02 VESTING TENTATIVE SUBDIVISION MAP
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- WW-4 WASTEWATER SITE EVALUATION DATA

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

EXISTING CONDITIONS/ TREE REMOVAL
 TM-01



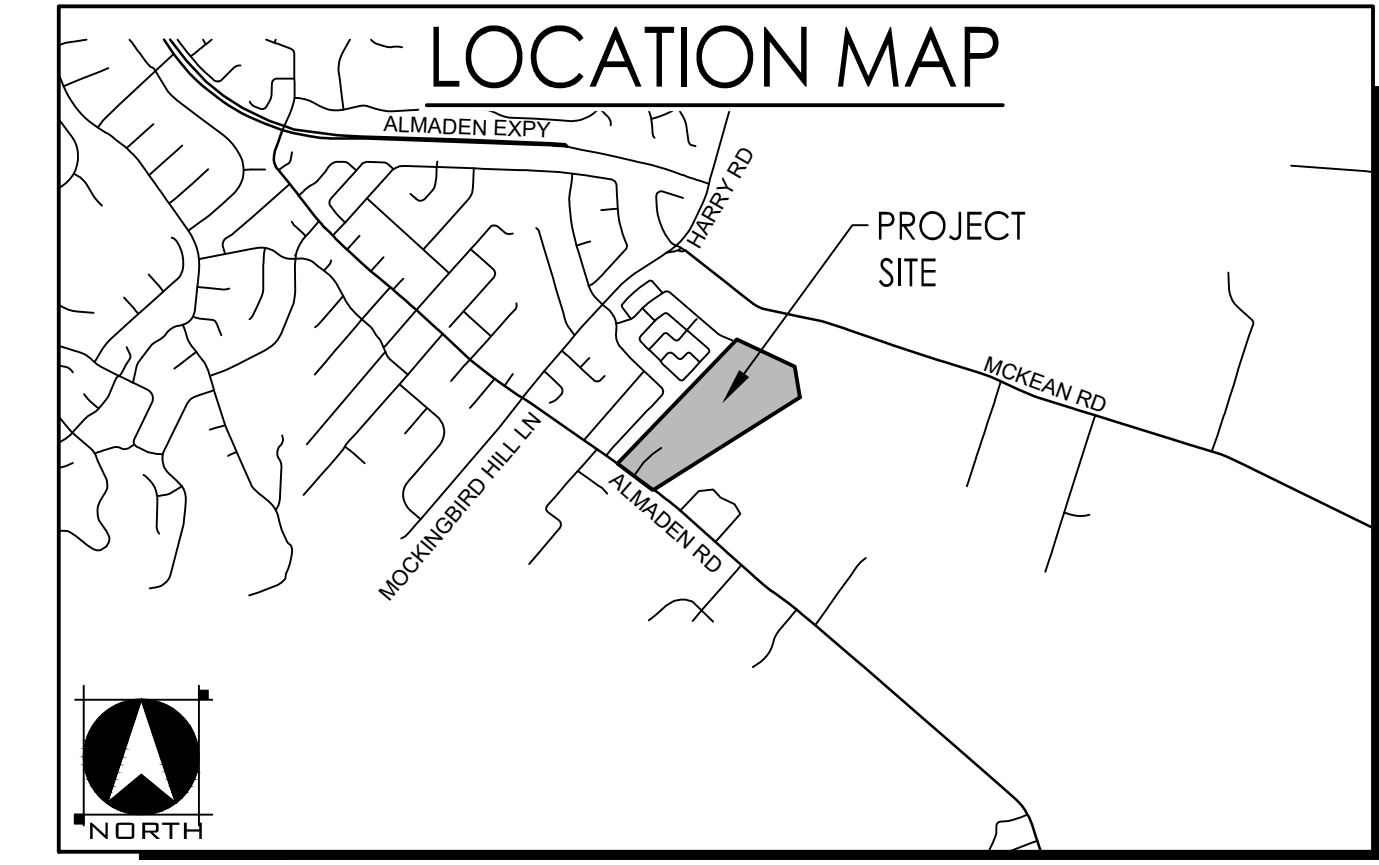
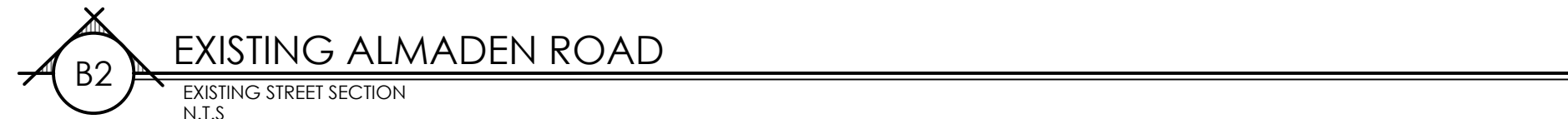
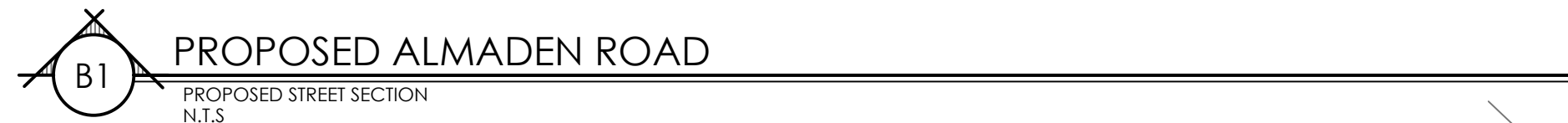
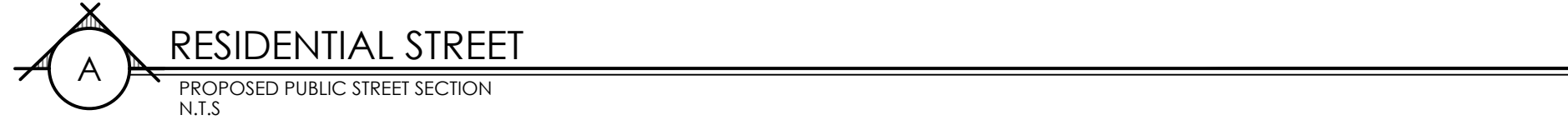
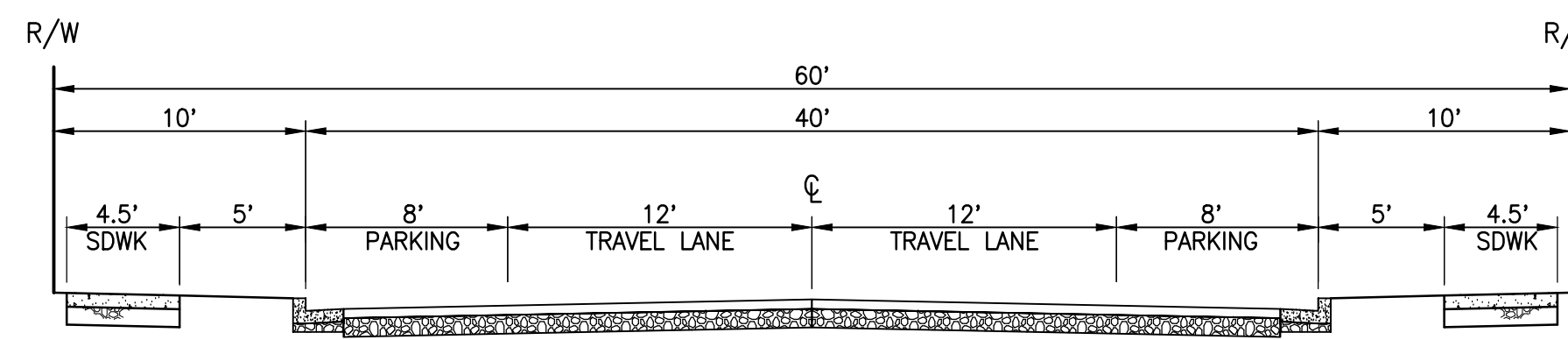
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Cell: 408.202.5462

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 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 3875 HOPYARD ROAD, SUITE 345 TEL 925.847.1556
 PLEASANTON, CA. 94568 FAX 925.847.1557

ALMADEN 19
 Santa Clara County, CA
 July 31, 2024

\\Jobs\4395_Almaden\Almaden-DA\Planning\Exhibits\Tentative Map - PD\TM-01 Exist Cond.dwg 7/30/2024 5:25 PM Miranda Young



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 ALVERNANZ
 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

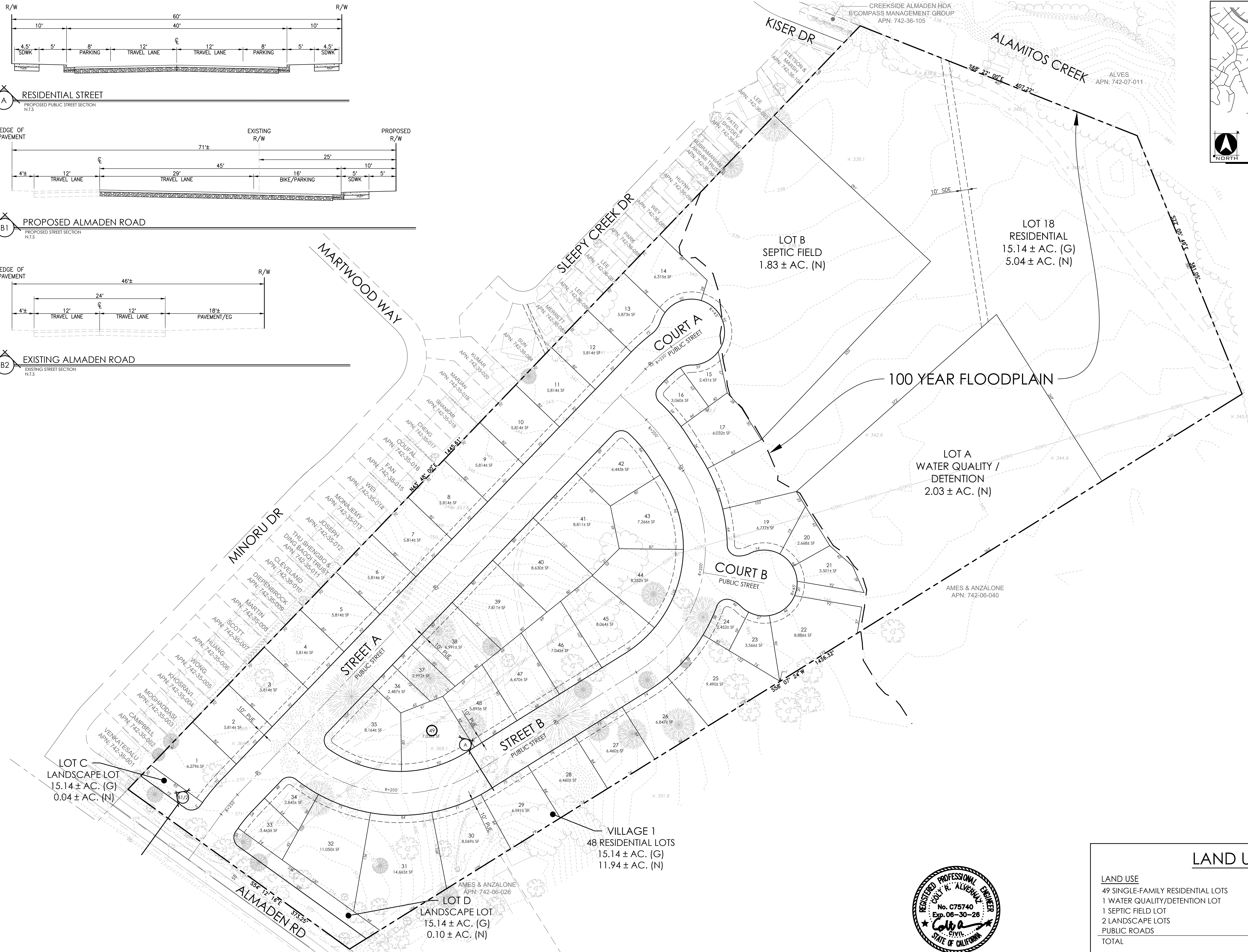
STORM DRAIN
 PRIVATE

WATER
 SAN JOSE WATER COMPANY

ELECTRICITY
 PG & E

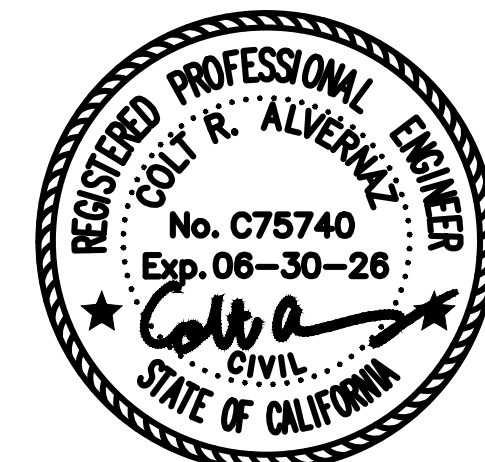
GAS
 PG & E

NOTES
 1. SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
 2. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
 3. PURSUANT TO SECTION 66431(g) OF THE SUBDIVISION MAP ACT, EASEMENTS TO BE ABANDONED ARE MARKED ON THE MAP.

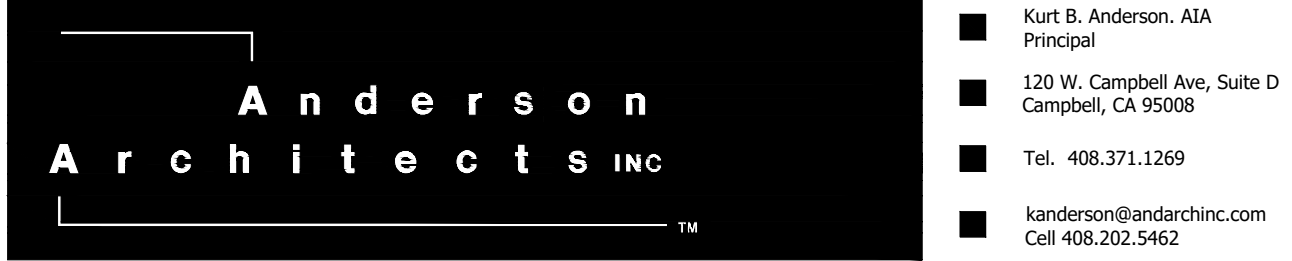
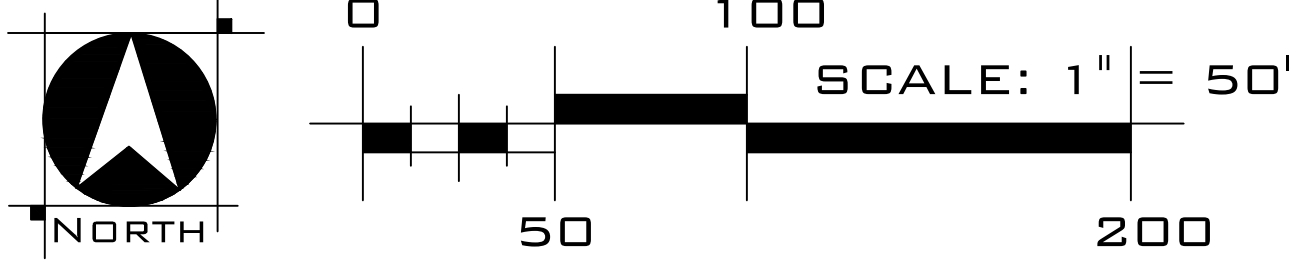


LAND USE SUMMARY

LAND USE	AREA (NET)	DENSITY (NET)	DENSITY (GROSS)
49 SINGLE-FAMILY RESIDENTIAL LOTS	11.94 AC.	4.10 DU/AC.	2.58 DU/AC.
1 WATER QUALITY/DETENTION LOT	2.03 AC.	-	-
1 SEPTIC FIELD LOT	1.83 AC.	-	-
2 LANDSCAPE LOTS	0.14 AC.	-	-
PUBLIC ROADS	3.06 AC.	-	-
TOTAL	19.00 AC.	4.10 DU/AC.	2.58 DU/AC.

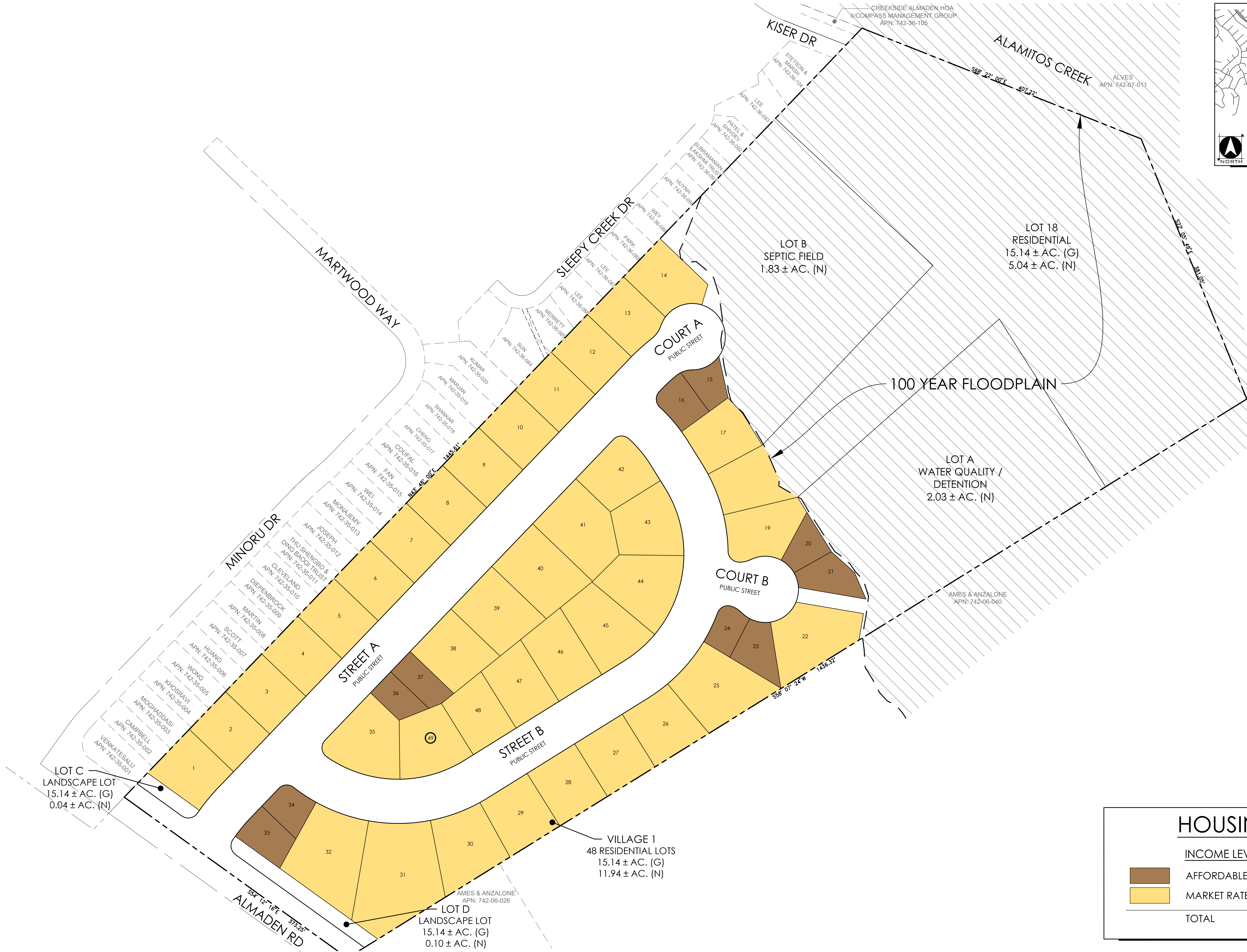
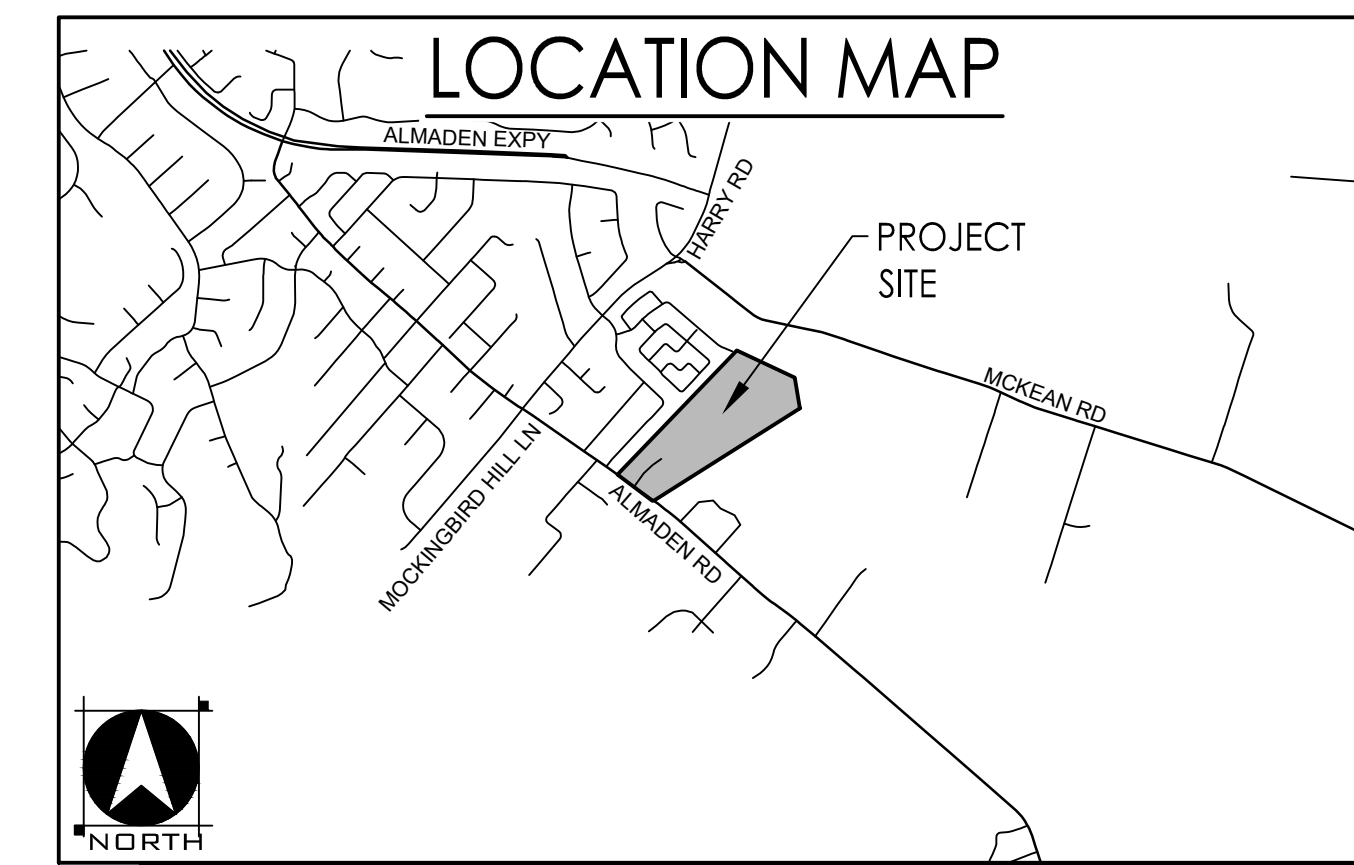


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VESTING TENTATIVE SUBDIVISION MAP
 TM-02

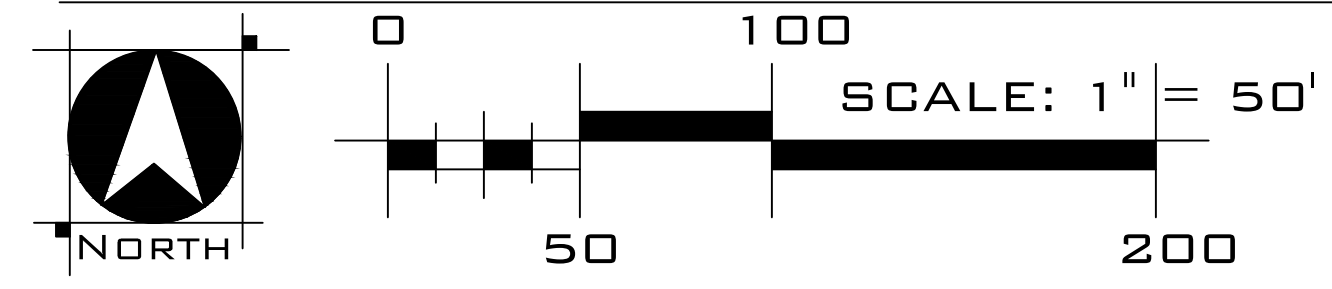
ALMADEN 19
 Santa Clara County, CA
 July 31, 2024



HOUSING SUMMARY

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

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AFFORDABLE HOUSING PLAN
TM-03

ALMADEN 19
Santa Clara County, CA
July 31, 2024

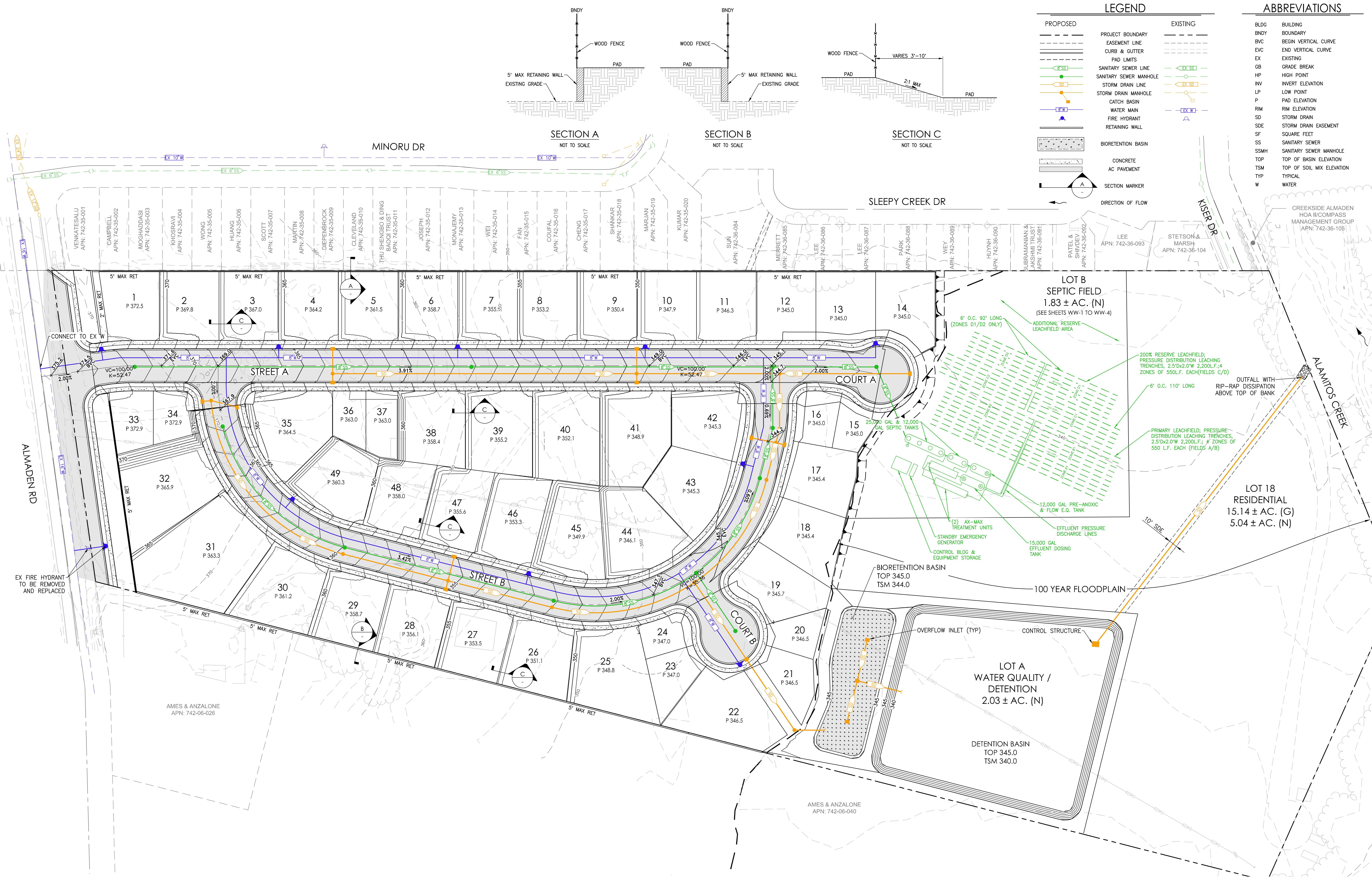
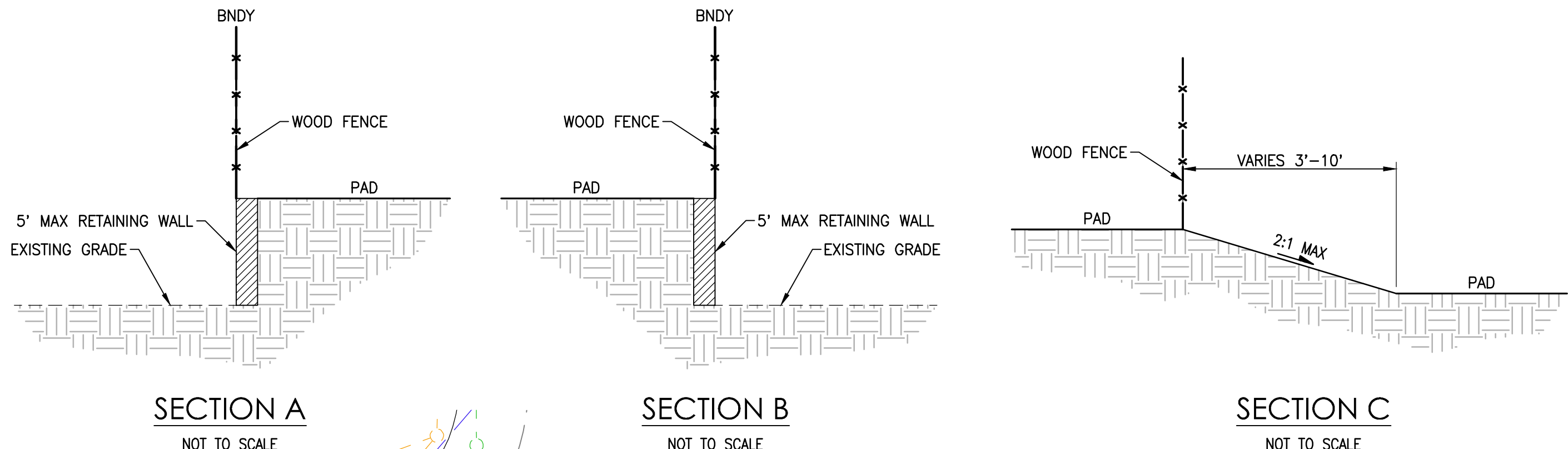
J:\Jobs\4395_Almaden\Almaden-0A\Planning\Exhibits\Tentative Map - PD\TM-03 Inclusionary Housing.dwg 7/30/2024 5:25 PM Miranda Young

LEGEND

ABBREVIATIONS

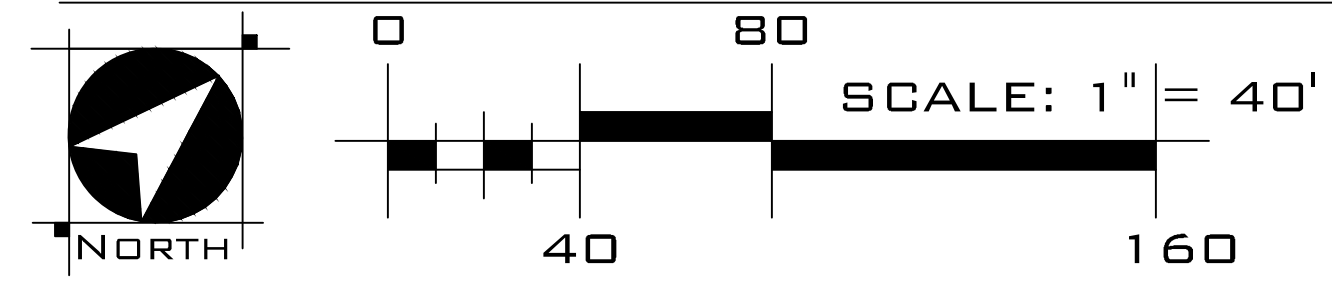
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BLDG	BUILDING
BOUNDARY	BOUNDARY
BVC	BEGIN VERTICAL CURVE
EVC	END VERTICAL CURVE
EX	EXISTING
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT ELEVATION
LP	LOW POINT
P	PAD ELEVATION
RIM	RIM ELEVATION
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SF	SQUARE FEET
SS	SANITARY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



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PRELIMINARY GRADING, DRAINAGE, & UTILITY PLAN
 TM-04



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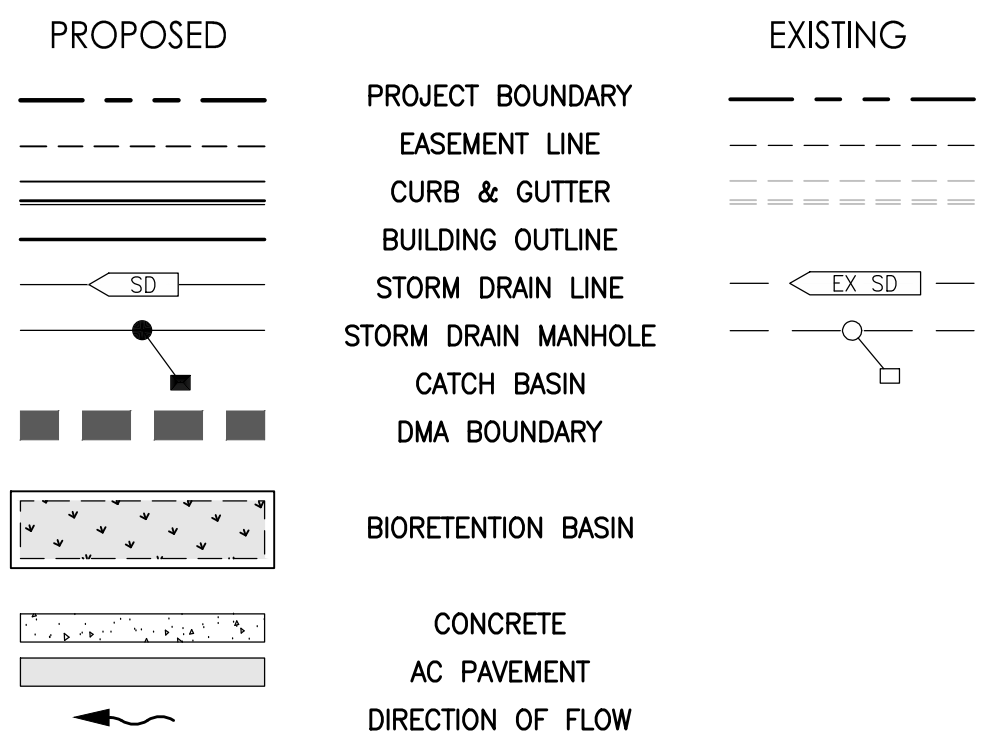
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LEGEND

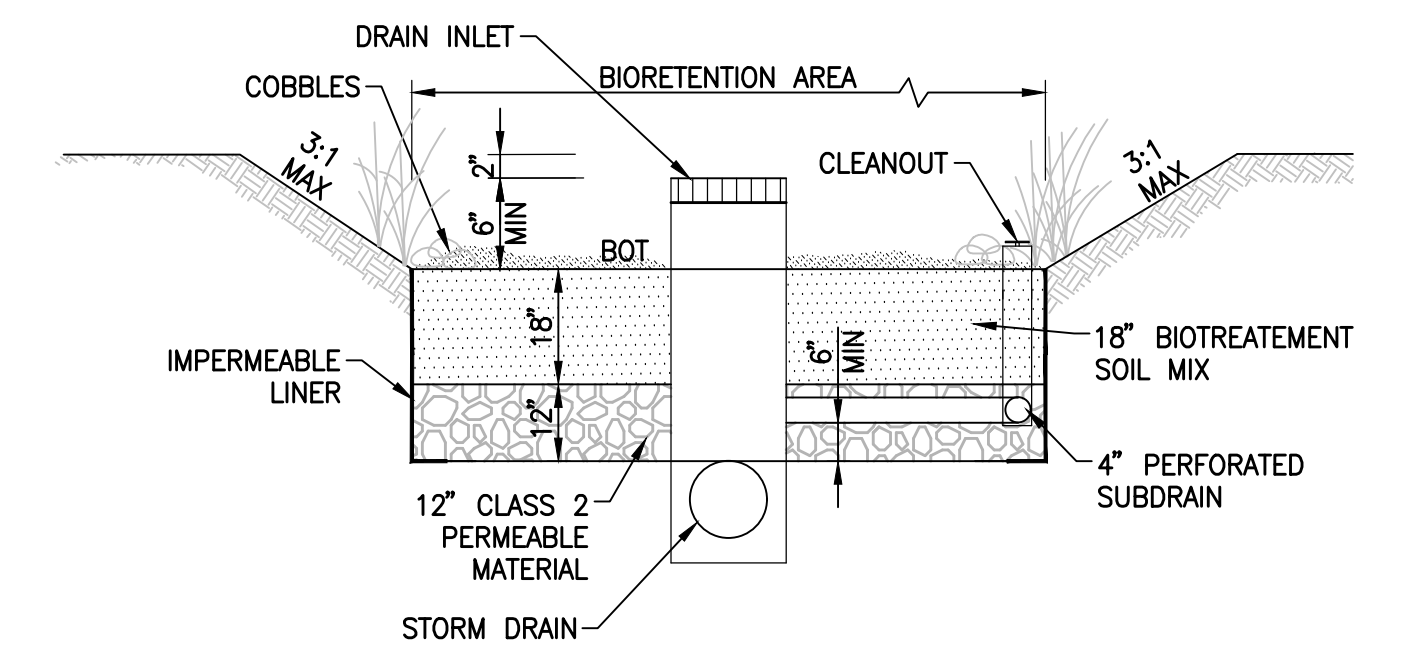


ABBREVIATIONS

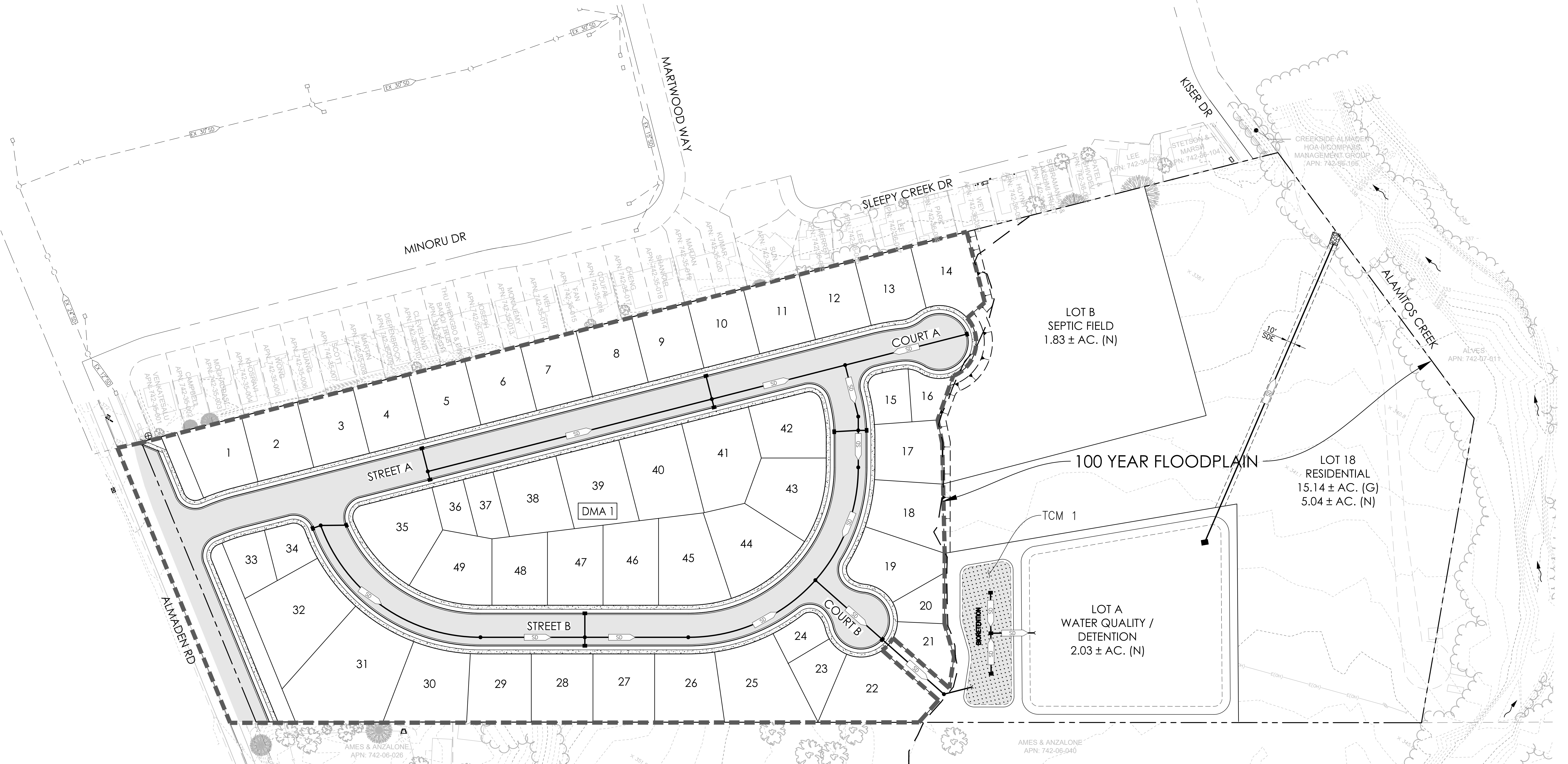
BOT BOTTOM
 DMA DRAINAGE MANAGEMENT AREA
 EX EXISTING
 INV INVERT ELEVATION
 MAX MAXIMUM
 MIN MINIMUM
 SD STORM DRAIN
 SDE STORM DRAIN EASEMENT
 SF SQUARE FEET
 TCM TREATMENT CONTROL MEASURE

DRAINAGE MANAGEMENT AREA (DMA) SUMMARY

DMA	TOTAL DRAINAGE AREA (SF)	TOTAL IMPERVIOUS AREA (ROOFS AND PAVEMENT) (SF)	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

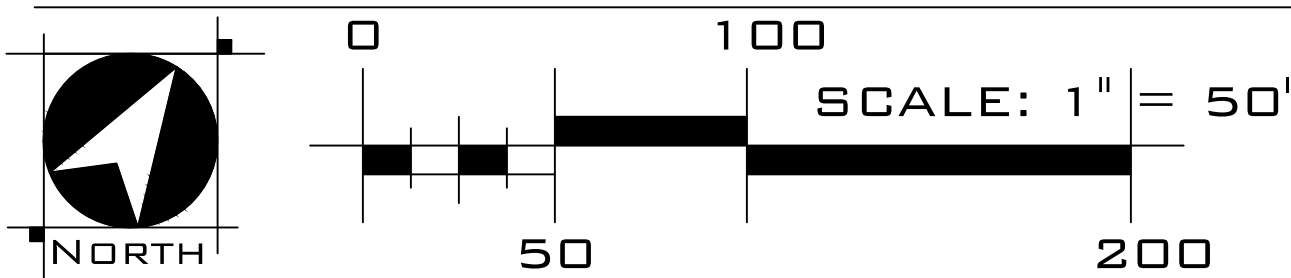


BIORETENTION BASIN DETAIL
NTS



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PRELIMINARY STORMWATER CONTROL PLAN
 TM-05



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ALMADEN 19
 Santa Clara County, CA
 July 31, 2024

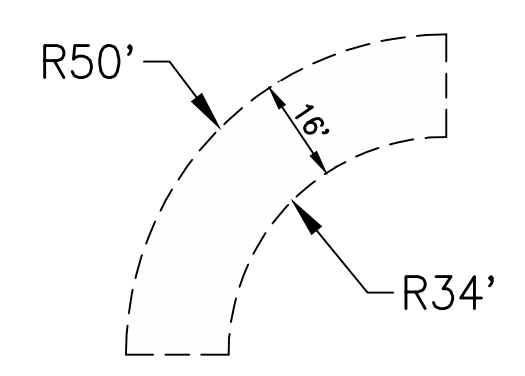
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LEGEND

PROPOSED	EXISTING

ABBREVIATIONS

EX	EXISTING
DTL	DETAIL
STD	STANDARD
W	WATER



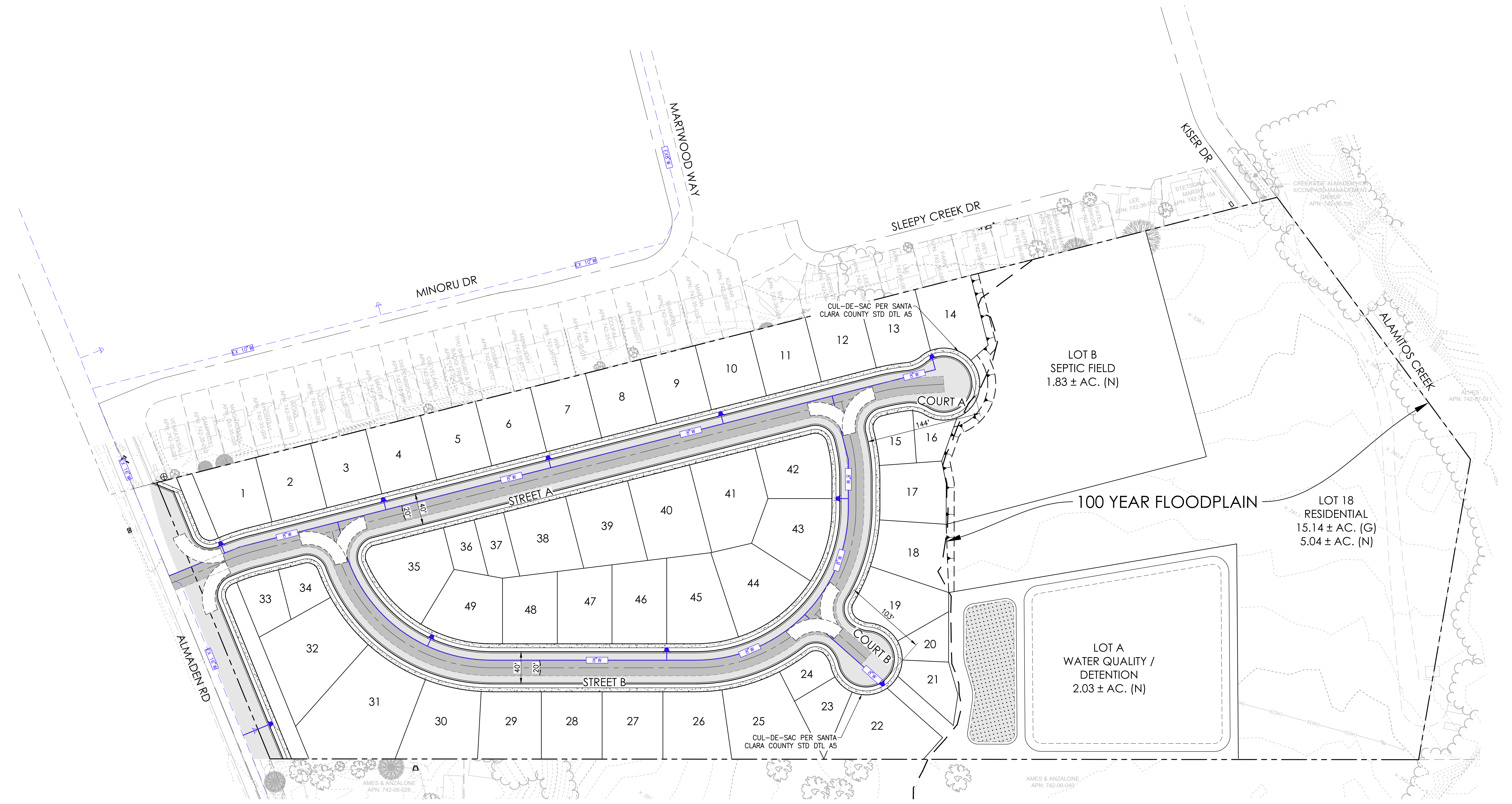
EMERGENCY APPARATUS TURNING DETAIL
NTS

FIRE FLOW SUMMARY

- TYPE VB, GROUP U AREA: 3,824 SF
- TYPE VB, GROUP R2 AREA: 13,171 SF
- REQUIRED SPRINKLERED FIRE FLOW: 1,500 GPM
- REQUIRED NON-SPRINKLERED FIRE FLOW: 2,750 GPM
- MINIMUM 3 FIRE HYDRANTS @ 1,000 GPM EACH. AVERAGE SPACING 450 FEET. MAXIMUM DISTANCE FROM ANY POINT ON A STREET OR ROAD FRONTAGE TO HYDRANT IS 225 FEET.

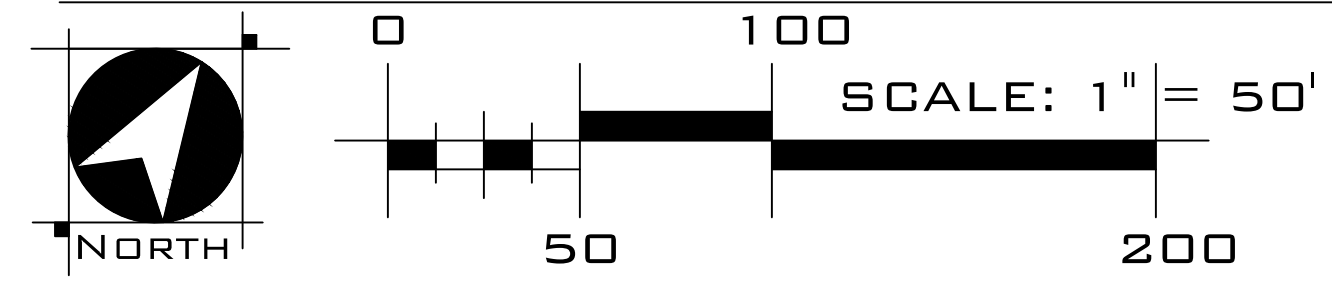
FIRE ACCESS NOTE

EMERGENCY ACCESS SHALL BE PER THE CALIFORNIA STATE FIRE CODE APPENDIX D.



Michael LaBarbera Legacy Trust: Almaden 19 Acres Development
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PRELIMINARY FIRE ACCESS PLAN
TM-06

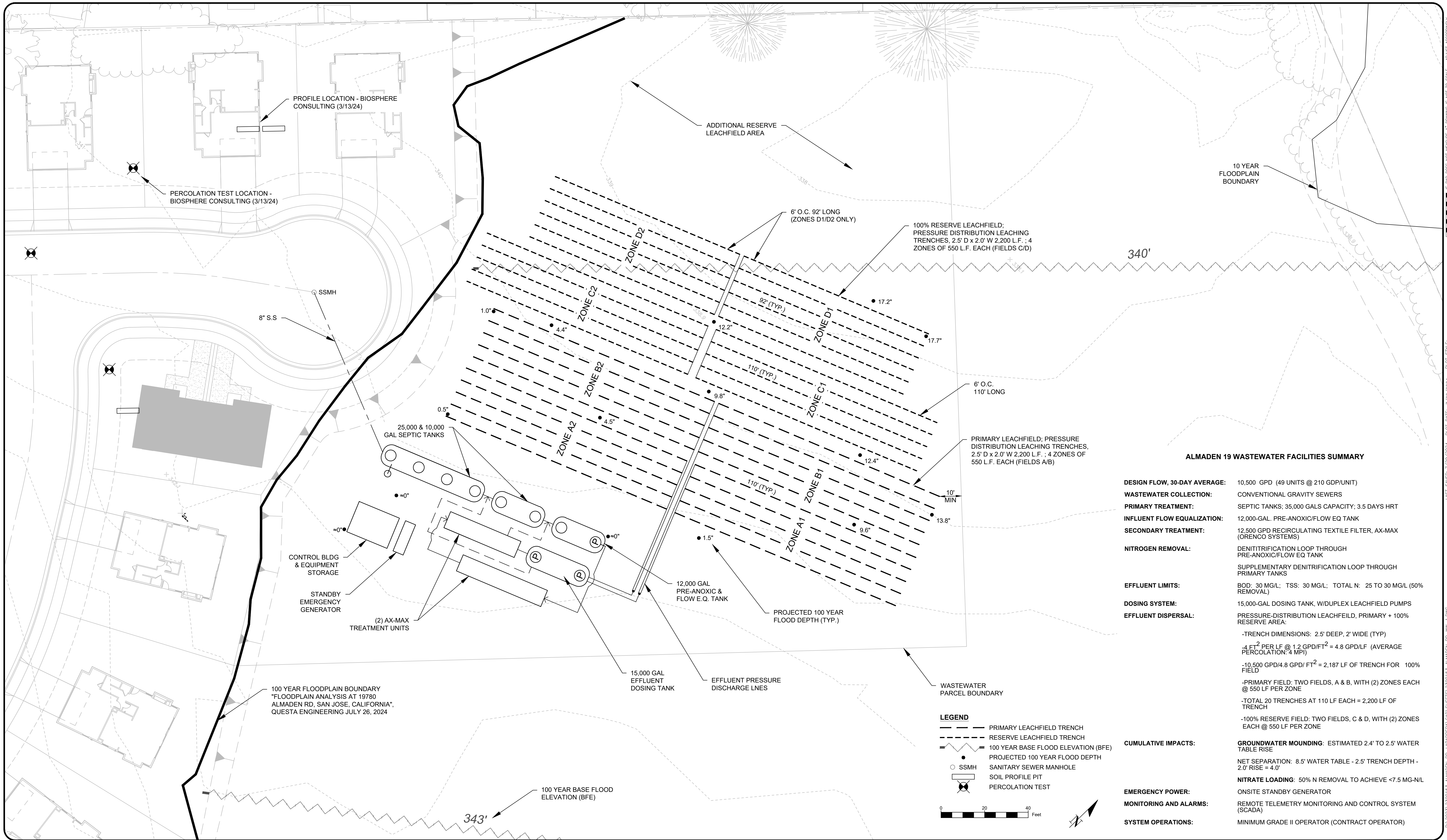


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ALMADEN 19
Santa Clara County, CA
July 31, 2024

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ALMADEN 19 WASTEWATER FACILITIES SUMMARY

DESIGN FLOW, 30-DAY AVERAGE:	10,500 GPD (49 UNITS @ 210 GDP/UNIT)
WASTEWATER COLLECTION:	CONVENTIONAL GRAVITY SEWERS
PRIMARY TREATMENT:	SEPTIC TANKS; 35,000 GALS CAPACITY; 3.5 DAYS HRT
INFLUENT FLOW EQUALIZATION:	12,000-GAL. PRE-ANOXIC/FLOW EQ TANK
SECONDARY TREATMENT:	12,500 GPD RECIRCULATING TEXTILE FILTER, AX-MAX (ORENCO SYSTEMS)
NITROGEN REMOVAL:	DENITRIFICATION LOOP THROUGH PRE-ANOXIC/FLOW EQ TANK SUPPLEMENTARY DENITRIFICATION LOOP THROUGH PRIMARY TANKS
EFFLUENT LIMITS:	BOD: 30 MG/L; TSS: 30 MG/L; TOTAL N: 25 TO 30 MG/L (50% REMOVAL)
DOSING SYSTEM:	15,000-GAL DOSING TANK, W/DUPLEX LEACHFIELD PUMPS
EFFLUENT DISPERSAL:	PRESSURE-DISTRIBUTION LEACHFIELD, PRIMARY + 100% RESERVE AREA: -TRENCH DIMENSIONS: 2.5' DEEP, 2' WIDE (TYP) -4 FT ² PER LF @ 1.2 GPD/FT ² = 4.8 GPD/LF (AVERAGE PERCOLATION: 4 MPI) -10,500 GPD/4.8 GPD/FT ² = 2,187 LF OF TRENCH FOR 100% FIELD -PRIMARY FIELD: TWO FIELDS, A & B, WITH (2) ZONES EACH @ 550 LF PER ZONE -TOTAL 20 TRENCHES AT 110 LF EACH = 2,200 LF OF TRENCH -100% RESERVE FIELD: TWO FIELDS, C & D, WITH (2) ZONES EACH @ 550 LF PER ZONE
CUMULATIVE IMPACTS:	GROUNDWATER MOUNDING: ESTIMATED 2.4' TO 2.5' WATER TABLE RISE NET SEPARATION: 8.5' WATER TABLE - 2.5' TRENCH DEPTH - 2.0' RISE = 4.0'
EMERGENCY POWER:	ONSITE STANDBY GENERATOR
MONITORING AND ALARMS:	REMOTE TELEMETRY MONITORING AND CONTROL SYSTEM (SCADA)
SYSTEM OPERATIONS:	MINIMUM GRADE II OPERATOR (CONTRACT OPERATOR)

LEGEND

- PRIMARY LEACHFIELD TRENCH
- - - RESERVE LEACHFIELD TRENCH
- 100 YEAR BASE FLOOD ELEVATION (BFE)
- PROJECTED 100 YEAR FLOOD DEPTH
- SSMH
- SANITARY SEWER MANHOLE
- ⊗ SOIL PROFILE PIT
- ⊗ PERCOLATION TEST

0 20 40 Feet

**ALMADEN 19
WASTEWATER TREATMENT SYSTEM**
SAN JOSE, CALIFORNIA

QUESTA
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Civil Environmental & Water Resources
(510) 236-6114
FAX (510) 236-2423
questa@questaac.com
P.O. Box 70356 1220 Brickyard Cove Road Point Richmond, CA 94807



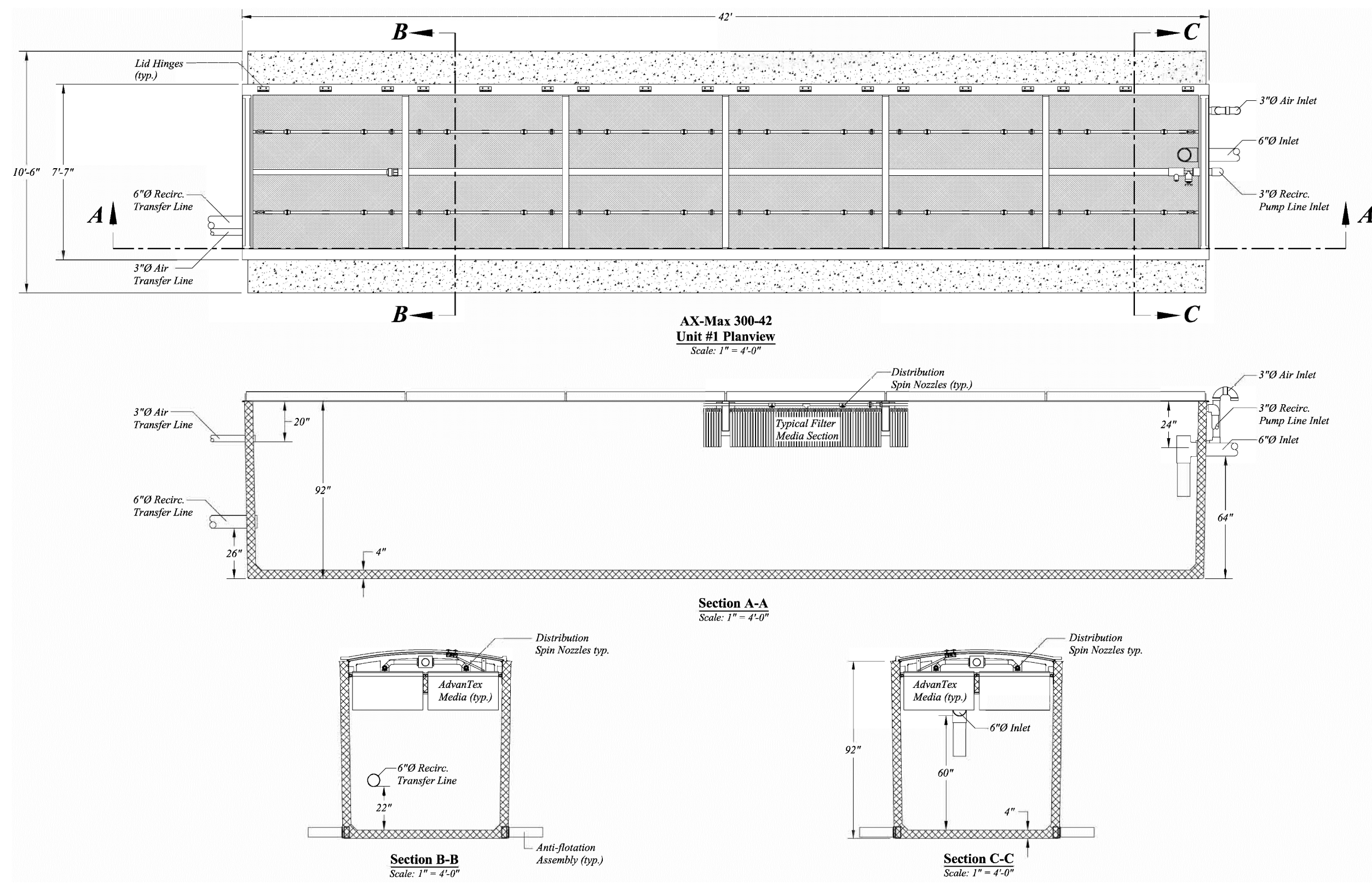
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Checked:	NH
App'd:	NH

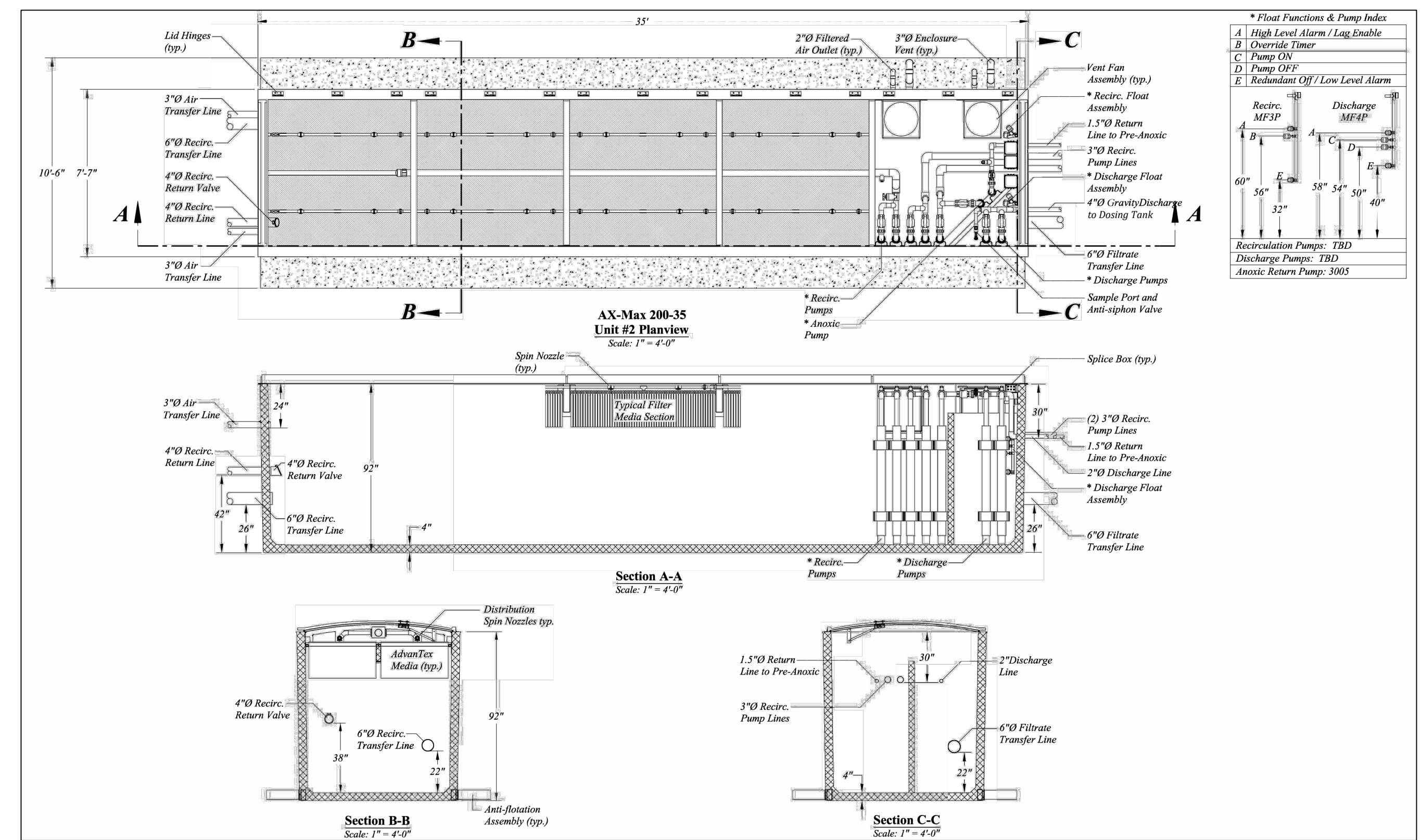
WASTEWATER FACILITIES LAYOUT

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Sheet:	WW-1

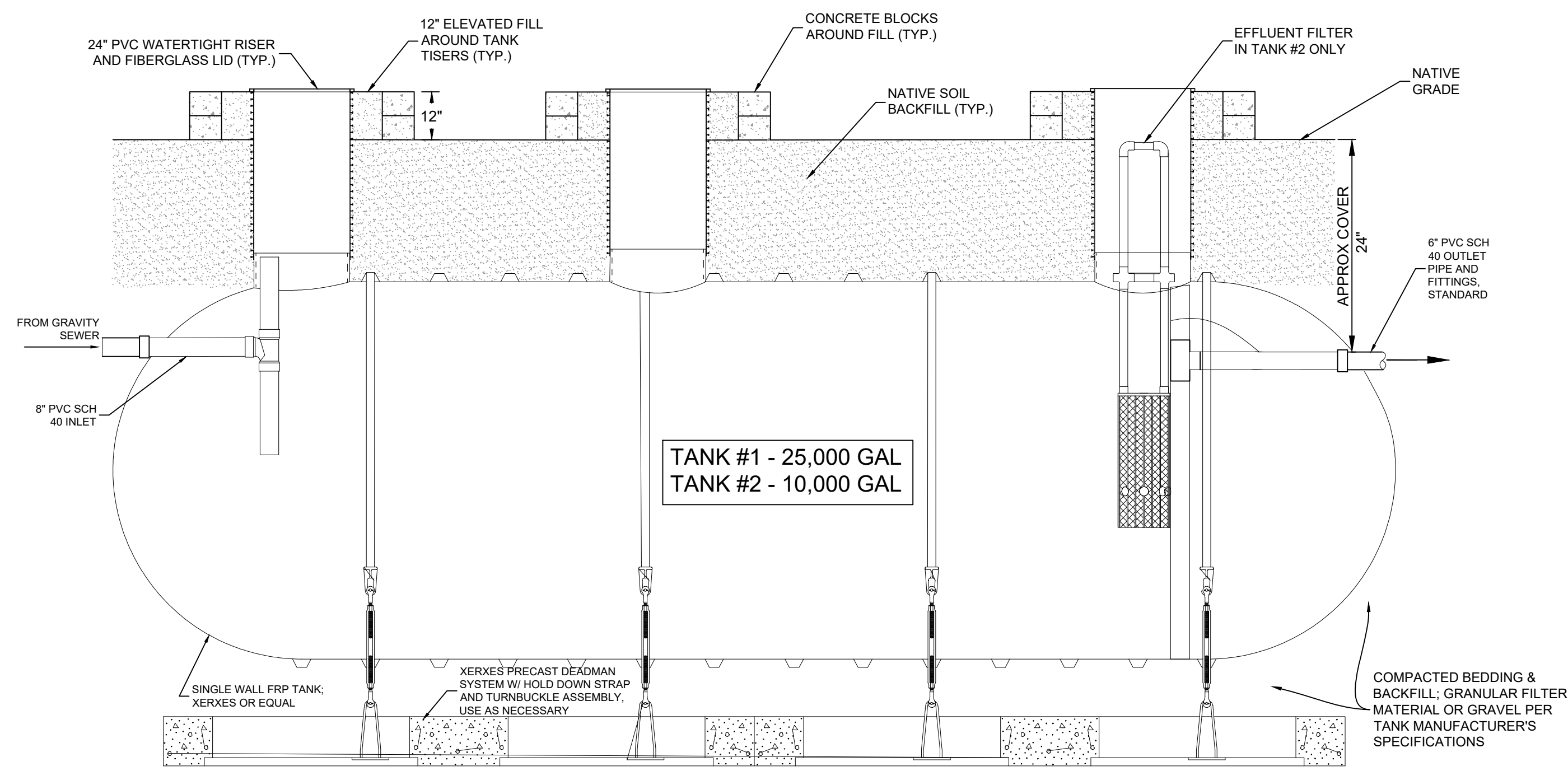
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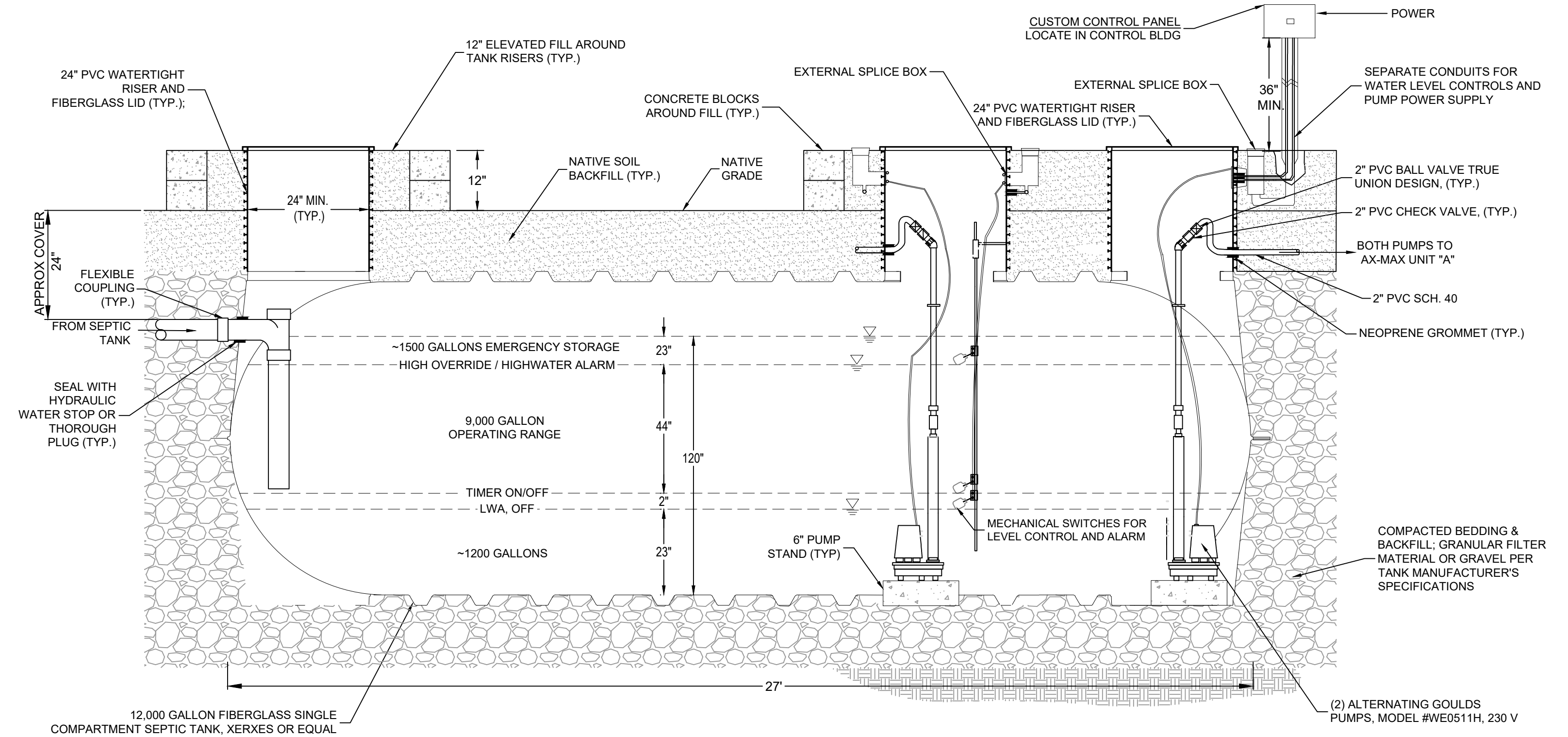
1 AX-MAX300-42 (UNIT A)
NOT TO SCALE



2 AX-MAX200-35 (UNIT B)
NOT TO SCALE



3 25,000 & 10,000 GALLON SEPTIC TANKS
NOT TO SCALE



4 12,000 GALLON PRE-ANOXIC/ EQ TANK
NOT TO SCALE

ALMADEN 19
WASTEWATER TREATMENT SYSTEM
SAN JOSE, CALIFORNIA

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P.O. Box 70356 1220 Brickyard Cove Road Point Richmond, CA 94807



Sht.	Rev.	Date	By	Description	App'd

Design: NH
Drawn: MN
Checked: NH
App'd: NH

WASTEWATER TREATMENT DETAILS

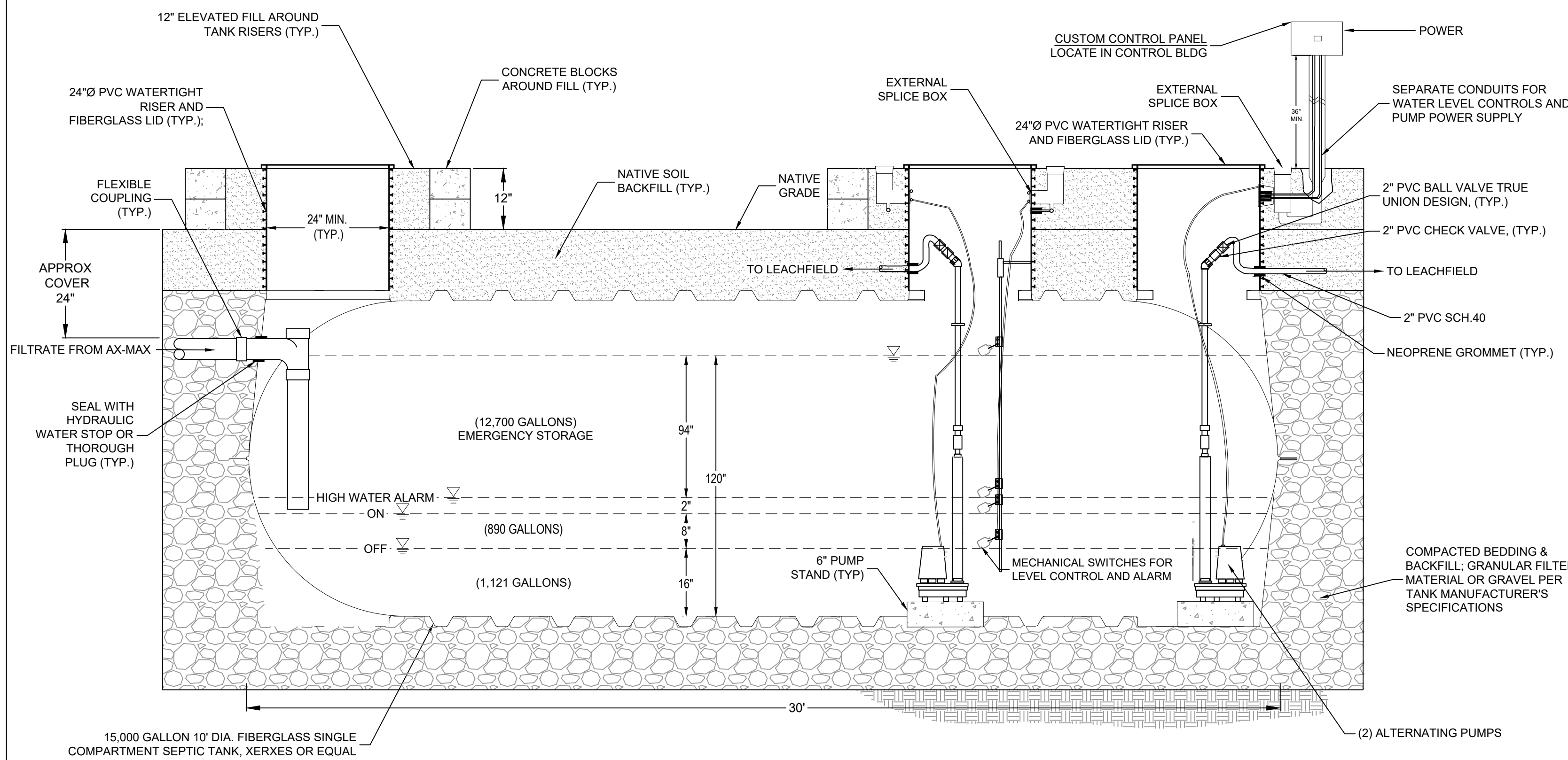
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Sheet: WW-2

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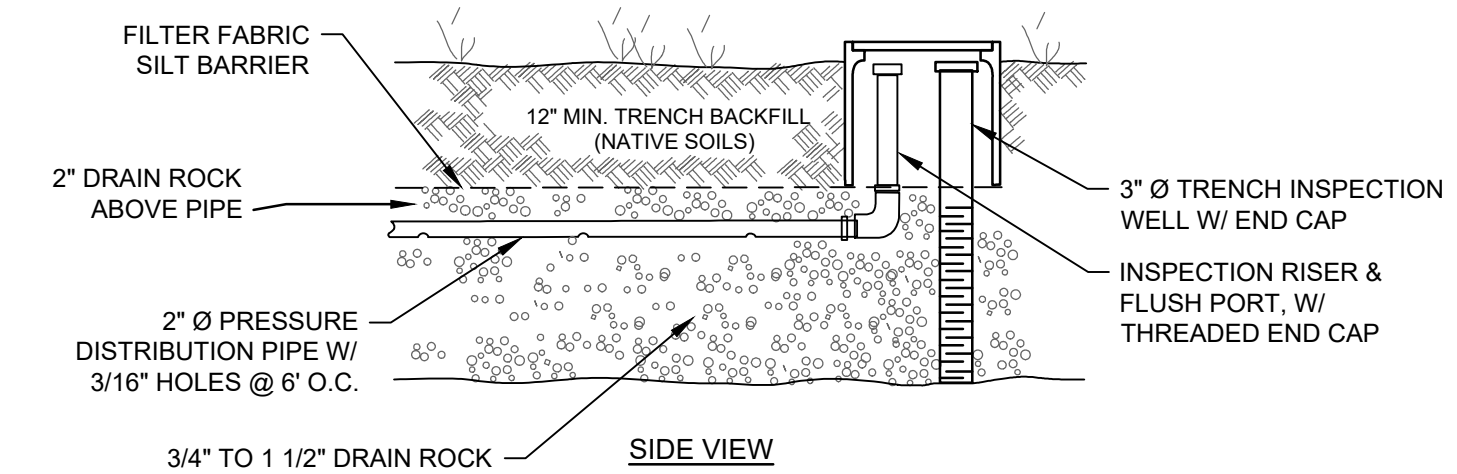
**WASTEWATER DISPOSAL SYSTEM DESIGN
PRESSURE-DISTRIBUTION LEACHING TRENCHES**

DESIGN FLOW: 10,500 GPD
 TRENCH DIMENSIONS: 2-FT' WIDE X 2.5-FT DEEP; EACH 110 LF LONG (TYP.)
 EFFECTIVE INFILTRATIVE AREA: 4 SQ FT PER LF
 AVERAGE PERCOLATION RATE: 3.87 MPI
 APPLICATION RATE: 1.2 GPD PER SQ FT (SECONDARY TREATED WATER)
 TRENCH LOADING RATE: (4')*(1.2) = 4.8 GPD PER LF
 TOTAL REQUIRED TRENCH LENGTH: 10,500 GPD/4.8 GPD/LF = 2,187 LF
 PROPOSED TRENCH LENGTHS (PRIMARY FIELD): :
 • TWO FIELDS, A & B W/(2) ZONES EACH, 550 LF PER ZONE
 • TOTAL LEACHING TRENCH: (4) * 550 = 2,200 LF
 PRESSURE-DISTRIBUTION CALCULATIONS PER ZONE:

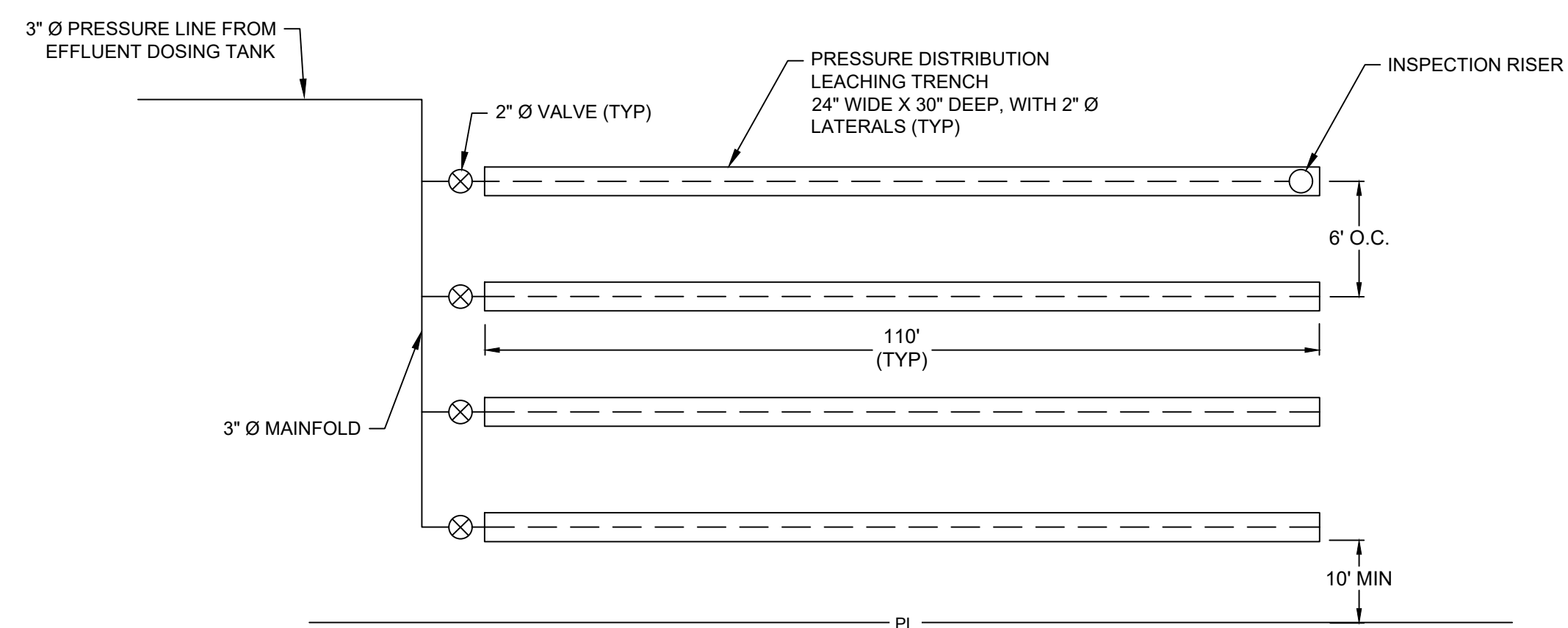
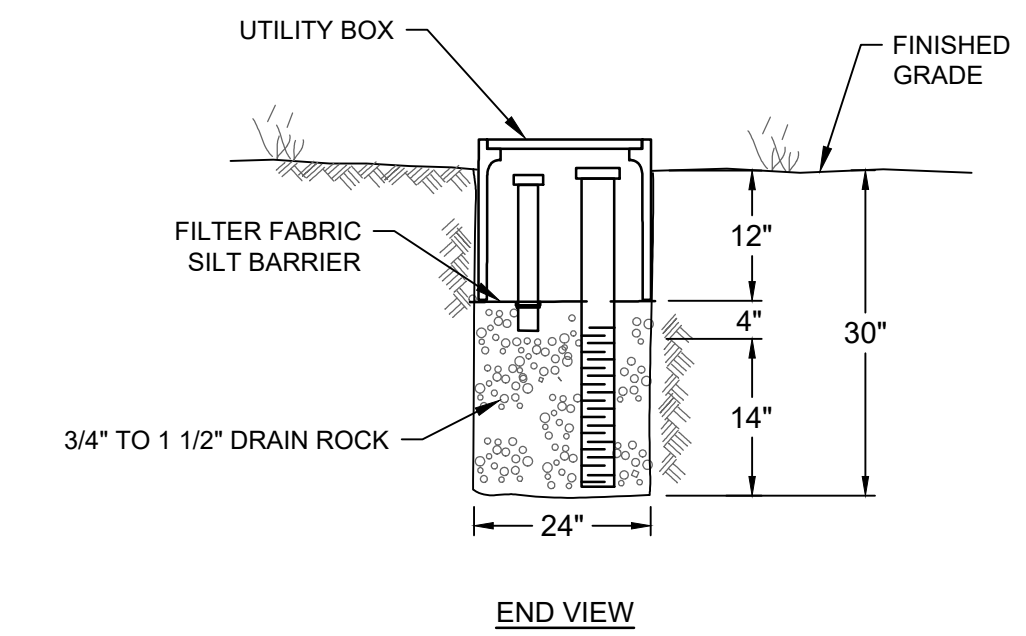
- MAX ZONE LENGTH: 550 LF
- 3/16 INCH DISCHARGE HOLES AT 6' O.C. (DOWN)
- 550 LF/6-FT SPACING = 91 HOLES PER ZONE
- MIN DISCHARGE RATE: 3/16" HOLE AT 2 FT HEAD = 0.78 GPM/HOLE
- TOTAL DISCHARGE PER ZONE = 91*0.78 = 70 GPM



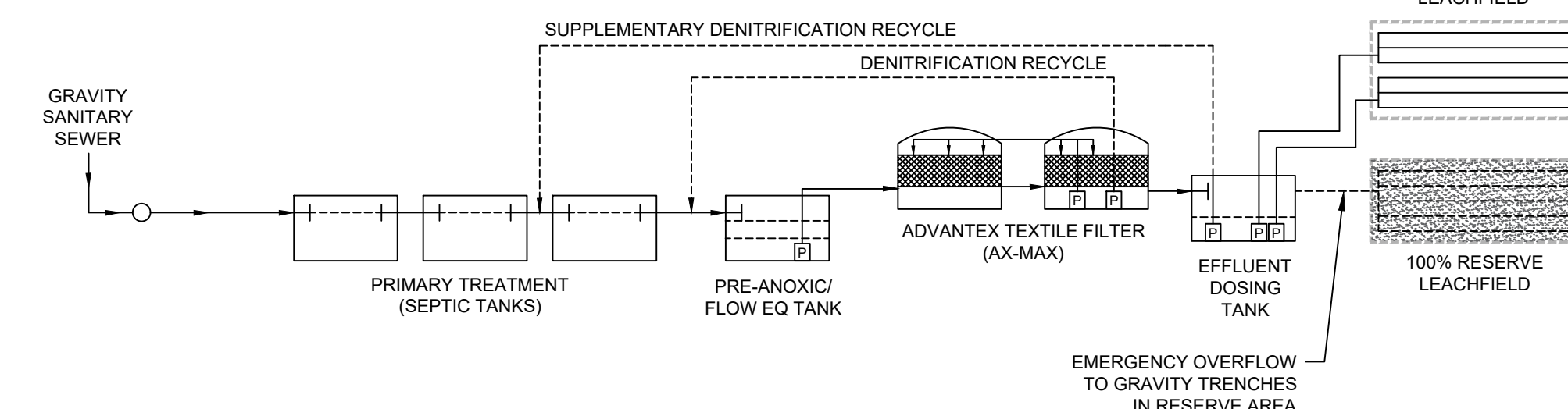
5 15,000 GALLON EFFLUENT DOSING TANK
NOT TO SCALE



6 PRESSURE-DISTRIBUTION TRENCH DETAIL
NOT TO SCALE



7 TYPICAL LEACHFIELD ZONE (5 TRENCHES TOTAL)
NOT TO SCALE



8 WASTEWATER SYSTEM SCHEMATIC
NOT TO SCALE

**ALMADEN 19
WASTEWATER TREATMENT SYSTEM**
SAN JOSE, CALIFORNIA

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Sht	Rev	Date	By	Description	App'd

Design: NH
 Drawn: MN
 Checked: NH
 App'd: NH

WASTEWATER DISPOSAL DETAILS

Size D
 Project 2300153
 Scale: NOT TO SCALE
 Date: 7/29/24
 Sheet: WW-3

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