VESTING TENTATIVE MAP
FOR RESIDENTIAL DEVELOPMENT
FOR 44 SINGLE-FAMILY HOMES
QUICKSILVER ESTATES
FOR
ROEM DEVELOPMENT
SANTA CLARA COUNTY CALIFORNIA

PROJECT DATA

1. *RECORD OWNER & SUBDIVIDER:* ROEM DEVELOPMENT, 1650 LAFAYETTE STREET, SANTA CLARA, CA 95050
2. *MAP PREPARED BY:* KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC., 3350 SCOTT BOULEVARD, BUILDING #22, SANTA CLARA, CA 95054, PHONE: (408) 727-6665, KELLY S. JOHNSON, PLS 9126
3. *A.P.N.:* 742-06-031
4. *EXISTING USE:* RESIDENTIAL
5. *PROPOSED USE:* RESIDENTIAL
6. *EXISTING ZONING:* A-20AC-D1-SR , GENERAL PLAN USE
7. *PROPOSED ZONING:* RESIDENTIAL
8. *GENERAL PLAN:* OPEN SPACE RESERVE
9. *EXISTING NUMBER OF LOTS:* 1
10. *PROPOSED NUMBER OF LOTS:* 50
11. *PROPOSED NUMBER OF RESIDENTIAL HOMES :* 44
12. *TOTAL ACREAGE:* 16.8± ACRES
13. *ALL DISTANCES ARE APPROXIMATE.*
14. *THERE ARE NO NEW PUBLIC STREET NAMES PROPOSED.*
15. *BENCHMARK:* SANTA CLARA VALLEY WATER DISTRICT BM491; BRASS DISK AT THE INTERSECTION OF ALMADEN ROAD AND MOUNTAIN DRIVE; ON TOP OF A CONCRETE CATCH BASIN; FLUSH WITH TOP OF ASPHALT CONCRETE CURB; ON THE EASTERLY SIDE OF MOUNTAIN DRIVE; AT 14 FEET SOUTHERLY OF THE SOUTH EDGE OF PAVEMENT OF ALMADEN ROAD. CITY OF SAN JOSE. ELEVATION= 412.53 (NAVD88 DATUM)
16. *BASIS OF BEARINGS:* THE BEARING OF SOUTH 48º 55' 40" EAST TAKEN ON THE CENTER LINE OF ALMADEN ROAD AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON MAY 04, 2023, IN BOOK 954 OF MAPS AT PAGE 3, OFFICIAL RECORDS OF SANTA CLARA COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.
17. *THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SANTA CLARA COUNTY, CALIFORNIA, MAP NUMBER 06085C0404H FOR COMMUNITY NUMBER 060337 (SANTA CLARA COUNTY), WITH AN EFFECTIVE DATE OF MAY 18, 2009, AS BEING LOCATED IN FLOOD ZONE "AE" AND FLOOD ZONE "D".*

   ACCORDING TO FEMA THE DEFINITION OF ZONE "AE" IS: AREAS OF THE 1% ANNUAL FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR; BASE FLOOD ELEVATIONS DETERMINED. (ELEVATION 153 FEET).

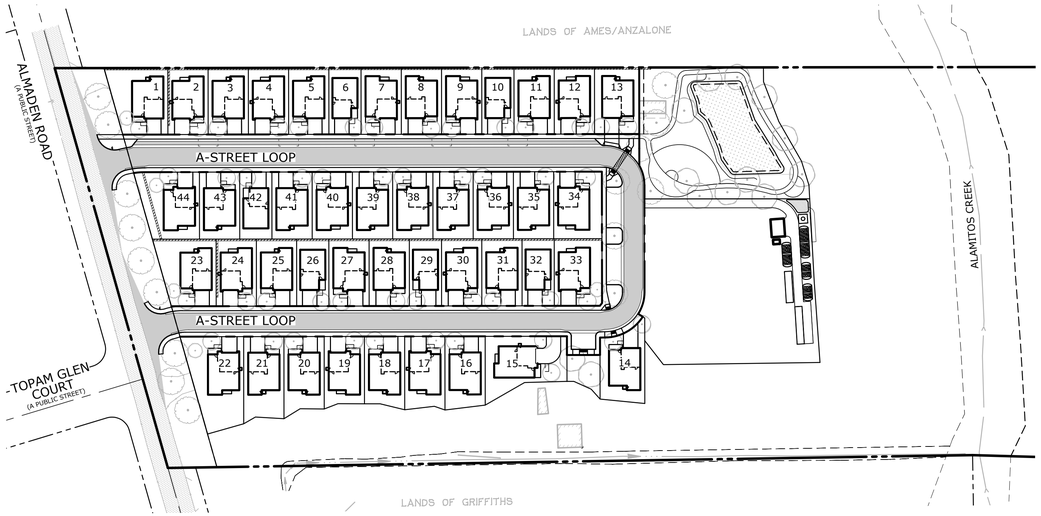
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   FEMA BASE FLOOD ELEVATIONS ARE BASED ON NAVD88 DATUM.

   INFORMATION WAS OBTAINED FROM THE FEMA WEBSITE (MSC.FEMA.GOV) ON JUNE 12, 2025.
18. *THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED JANUARY 15, 2025, ORDER NUMBER 98206393-982-SK-JM, UPDATE A. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.*
19. *UTILITIES:*

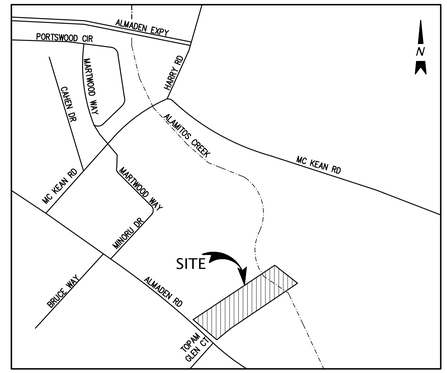
STORM DRAINAGE	CITY OF SAN JOSE
SANITARY SEWER	CITY OF SAN JOSE
WATER	SAN JOSE WATER COMPANY
GAS	PACIFIC GAS & ELECTRIC COMPANY
ELECTRIC	PACIFIC GAS & ELECTRIC COMPANY
TELEPHONE	AT&T
CABLE	COMCAST

20. *ADDITIONAL EASEMENTS MAY BE NECESSARY, ANY ADDITIONAL EASEMENT REQUIREMENTS WILL BE DETERMINED AS THE PROJECT EVOLVES. EASEMENTS TO BE DEDICATED ON THE PARCEL MAP OR BY SEPARATE INSTRUMENT.*
21. *SUBJECT PROPERTY'S STREET LOOP WILL BE PRIVATE AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ALL STREETS WILL BE IN THE PSUE.*
22. *WATER: PROPOSED WATER FACILITIES WILL BE PUBLICLY OWNED FACILITIES.*
23. *STORM DRAIN & SEWER: PROPOSED STORM DRAIN FACILITIES WILL BE PRIVATE FACILITIES AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, EXCEPT AS NOTED.*
24. *STREET LIGHTS: STREET LIGHTS ON PRIVATE STREETS WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.*
25. *SOUNDWALLS AND MASONRY WALLS: ALL WALLS WILL BE PRIVATE FACILITIES AND MAINTAINED BY THE HOMEOWNERS/HOMEOWNER ASSOCIATION.*
26. *THE SUBJECT PROPERTY IS LOCATED IN A GEOLOGICAL HAZARD ZONE (LIQUEFACTION) LIMITS SHOWN ON SHEET 3 & 4.*



SITE MAP
SCALE: 1" = 80'

NORTH



VICINITY MAP
NOT TO SCALE

SHEET INDEX

NO.	SHEET	DESCRIPTION
CIVIL SHEETS		
	C1.0	COVER SHEET
	C1.1	NOTES, LEGEND & ABBREVIATIONS
	C2.1	EXISTING CONDITIONS
	C2.2	EXISTING CONDITIONS
	C2.3	PRELIMINARY DEMOLITION PLAN
	C3.1	PRELIMINARY CIVIL SITE & PARKING PLAN
	C3.2	PRELIMINARY CIVIL SITE & PARKING PLAN
	C3.3	PRELIMINARY TYPICAL STREET SECTIONS
	C4.1	PRELIMINARY GRADING PLAN
	C4.2	SITE CROSS SECTIONS
	C5.1	PRELIMINARY UTILITY PLAN
	C6.1	PRELIMINARY STORMWATER QUALITY CONTROL PLAN
	C6.2	PRELIMINARY STORMWATER QUALITY CONTROL NOTES, DETAILS & CALCULATIONS
	C6.7	FIRE TRUCK TURNING PLAN
	C7.1	PHOTOS OF STREAM LINE

DEVELOPER

ROEM DEVELOPMENT
ATTN: SCOTT RYAN
1650 LAFAYETTE STREET
SANTA CLARA, CA 95050
408-984-5600

ARCHITECT

DAHLIN GROUP
ATTN: RITU RAJ SHARMA
5865 OWENS DRIVE
PLEASANTON, CA 94588
925-251-7200

CIVIL ENGINEER

KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
ATTN: PAUL BOUMANN, PE
3350 SCOTT BOULEVARD, BUILDING 22
SANTA CLARA, CA 95054
408-727-6665

LANDSCAPE ARCHITECT

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3875 Hopyard Road, Suite 345 Tel: 925.847.1556
Pleasanton, CA 94588 Fax: 916.341.7767

LEACHFILED DESIGNER

QUESTA ENGINEERING CORPOATION
ATTN: NORMAN HANTZCHE, PE
1220 BRICKYARD COVE
POINT RICHMOND, CA 94807
510-236-6114, EXT. 214

NO.	REVISIONS	BY

KIER+WRIGHT
Phone: (408) 727-6665
www.kierwright.com
3350 Scott Boulevard, Building 22
Santa Clara, CA 95054

REGISTERED PROFESSIONAL ENGINEER
PAUL N. BOUMANN
C53982
CIVIL
STATE OF CALIFORNIA

COVER SHEET

VESTING TENTATIVE MAP OF QUICKSILVER ESTATES FOR ROEM DEVELOPMENT SAN JOSE, CALIFORNIA

DRAWN BY: LCN | CHECKED BY: PNB | DEPARTMENT: CIVIL

ORIGINAL ISSUE
DATE: JULY 2025

CURRENT SET ISSUE
DATE: JUNE 2026

PERMIT SET / CONSTRUCTION ISSUE
DATE: XX.XX.XXXX

DRAWING NUMBER:
C1.0
1 OF 15 SHEETS

KIER + WRIGHT PROJECT NUMBER: A25157-1

Z:\2025\A25157-1\DWG\ENTITLEMENTS\PD PERMIT\A25157-1 - COVER SHEET.dwg [C1.0 COVER SHEET] Plot: Monday, June 15, 2026 LORI NELSON

LEGEND

PROPOSED	EXISTING	DESCRIPTION
		ASPHALT BERM
		BUILDING LINE
		CENTER LINE
		CONCRETE CURB
		CONCRETE CURB CUT
		CONCRETE CURB & GUTTER
		CONTOUR LINE
		DRIVEWAY
		EDGE OF PAVEMENT
		ELECTRIC LINE
		FENCE LINE
		FIRE SERVICE & VALVE
		FIBER OPTICS LINE
		FLUSH CONCRETE CURB
		GAS LINE-VALVE & METER
		LOT LINE
		MONUMENT/MONUMENT LINE
		OVERHEAD POWER LINE
		JOINT TRENCH LINE
		PERFORATED STORM DRAIN PIPE
		PROPERTY LINE
		RIDGE LINE
		SANITARY SEWER-MANHOLE & CLEANOUT
		SIDEWALK
		SPOT ELEVATION
		STORM DRAIN-MANHOLE & CATCH BASIN
		THRU CURB DRAIN
		TELEPHONE LINE
		WATER LINE & VALVE
		BACKFLOW PREVENTION DEVICE
		ELECTROLIER
		FIRE HYDRANT
		POWER POLE/JOINT POLE
		TRAFFIC SIGN
		UTILITY BOX
		TREE
		DIRECTION OVERLAND RELEASE
	AUTO PARKING T.I.=4.5	AUTO PAVEMENT: 3" AC OVER 8" CLASS II AB ON 95% R.C. SUBGRADE
	ROADWAY T.I.=6	ROADWAY PAVEMENT: 3" AC OVER 14" CLASS II AB ON 95% R.C. SUBGRADE
		BIORETENTION BASIN
		EXISTING ASPAHLT
		CONCRETE SIDEWALK: 4" PCC OVER 4" CLASS II AB
		CONCRETE DRIVEWAY PAVEMENT: 6" PCC OVER 4" CLASS II AB ON 95% R.C. SUBGRADE W/ # 3 BAR 18" O/C. CONTRACTION JOINTS 6' O/C
		TRUNCATED DOMES
		DECOMPOSED GRANITE (PERVIOUS)
		RETAINING WALL
		VISION TRIANGLE FOR 35 MPH
		PARALLEL PARKING STALL (8' x 22')

ABBREVIATIONS

PROPOSED	EXISTING	DESCRIPTION
AD	AD	AREA DRAIN
ARV	ARV	AIR RELEASE VALVE
ASR	ASR	AUTOMATIC SPRINKLER RISER
AVP	AVP	AIR VALVE POST
BFPD	BFPD	BACKFLOW PREVENTION DEVICE
BOV	BOV	BLOWOFF VALVE
BL	BL	BUILDING LINE
BLDG	BLDG	BUILDING
BW	BW	BACK OF WALK
CATVB	CATVB	CABLE TELEVISION BOX
CTB	CTB	CALTRANS BOX
CB	CB	CATCH BASIN
COTG	COTG	CLEANOUT TO GRADE
C	C	CONCRETE
DDCV	DDCV	DOUBLE DETECTOR CHECK VALVE
DIP	DIP	DUCTILE IRON PIPE
DS	DS	DOWN SPOUT
EB	EB	ELECTRIC BOX
ESMT	ESMT	EASEMENT
EW	EW	EDGE OF WALK
ETS	ETS	ELECTROLYSIS TEST STATION
FB	FB	FACE OF BERM
FC	FC	FACE OF CURB
FW	FW	FACE OF WALL
FF	FF	FINISHED FLOOR
FL	FL	FLOWLINE
FH	FH	FIRE HYDRANT
FOM	FOM	FIBER OPTICS MARKER
GLM	GLM	GAS LINE MARKER
GM	GM	GAS METER
GV	GV	GAS VALVE
GA	GA	GUY ANCHOR
HP	HP	HIGH POINT
IB	IB	IRRIGATION BOX
IE	IE	INVERT ELEVATION
IB	IB	IRRIGATION BOX
JP	JP	JOINT POWER POLE
LP	LP	LOW POINT
LT	LT	LIGHT
OF	OF	OVERFLOW
OD	OD	OVERFLOW DRAIN
PBMH	PBMH	PAC BELL MANHOLE
PV	P	PAVEMENT
POC	POC	POINT OF CONNECTION
PIV	PIV	POST INDICATOR VALVE
PP	PP	POWER POLE
PR	PR	PROPOSED
PUE	PUE	PUBLIC UTILITY EASEMENT
RWL	RWL	RAIN WATER LEADER
RVP	RVP	RELEASE VALVE POST
RE	RE	RIM ELEVATION
ROW	ROW	RIGHT OF WAY
RD	RD	ROOF DRAIN
SSCO	SSCO	SANITARY SEWER CLEANOUT
SSMH	SSMH	SANITARY SEWER MANHOLE
SMH	SMH	SPRINT MANHOLE
SDMH	SDMH	STORM DRAIN MANHOLE
SDJB	SDJB	STORM DRAIN JUNCTION BOX
SL	SL	STREET LIGHT
T	T	TRANSFORMER
TB	TB	TELEPHONE BOX
TC	TC	TOP OF CURB
TE	TE	TREE EASEMENT
TMH	TMH	TELEPHONE MANHOLE
TSB	TSB	TRAFFIC SIGNAL BOX
TSP	TSP	TRAFFIC SIGNAL POLE
TW	TW	TOP OF WALL
WB	WB	WATER BOX
WM	WM	WATER METER
WV	WV	WATER VALVE

NO.	REVISIONS	BY

KIER+WRIGHT
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www.kierwright.com

REGISTERED PROFESSIONAL ENGINEER
PAUL N. BOLMAN
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CIVIL
STATE OF CALIFORNIA

NOTES, LEGEND & ABBREVIATIONS

VESTING TENTATIVE MAP
OF
QUICKSILVER ESTATES
FOR
ROEM DEVELOPMENT
SAN JOSE, CALIFORNIA

DRAWN BY: LCN | CHECKED BY: PNB | DEPARTMENT: CIVIL

ORIGINAL ISSUE
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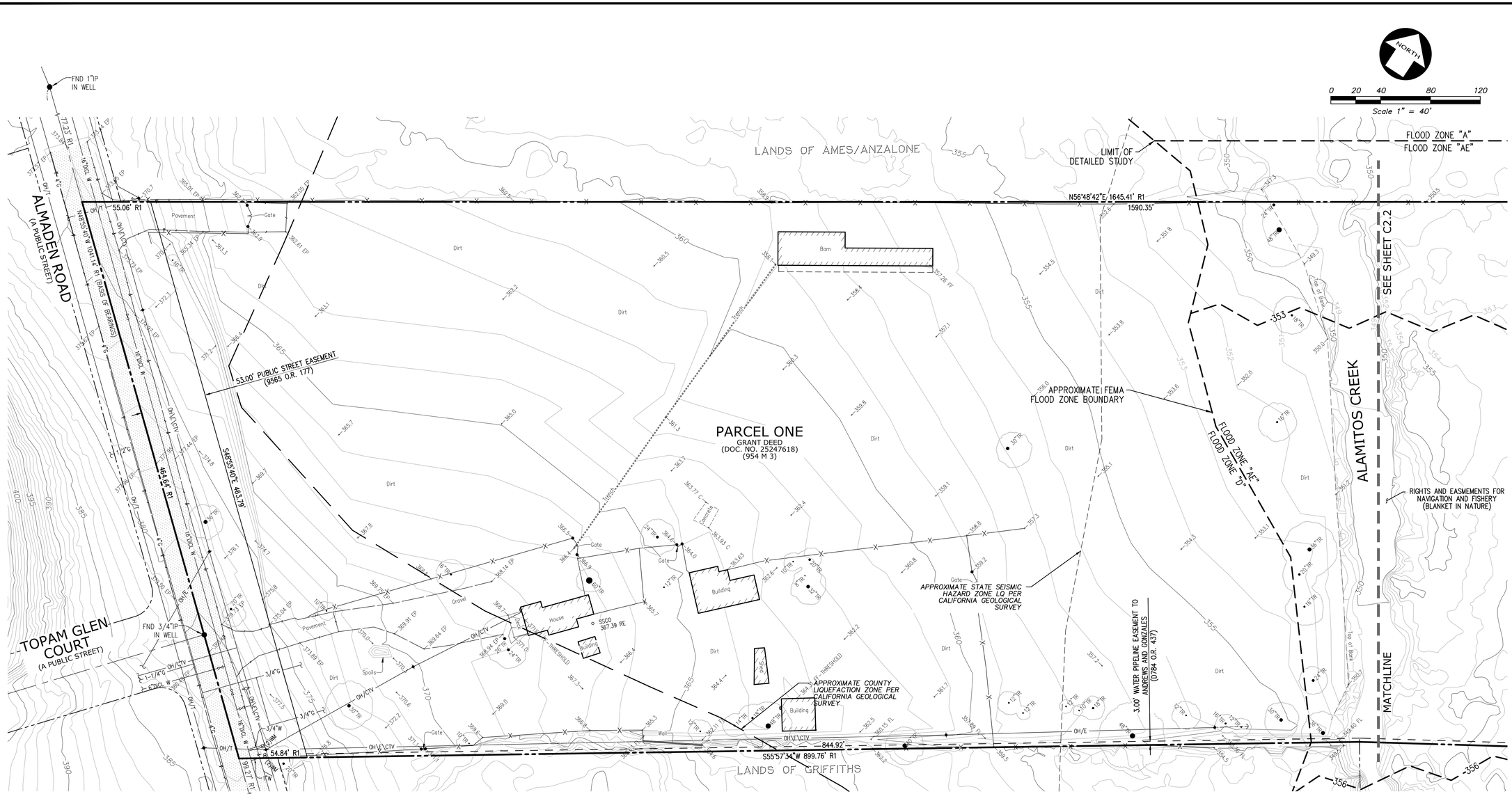
DRAWING NUMBER:

C1.1

2 OF 15 SHEETS

KIER + WRIGHT PROJECT NUMBER: A25157-1

Z:\2025\A25157-1\DWG\ENTITLEMENTS\PD PERMIT\A25157-1 - COVER SHEET.dwg [C1.1 NOTES LEGEND ABBRV] | Plot: Monday, June 15, 2026 | LORI NELSON



NOTES

1. THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED OCTOBER 07, 2025, ORDER NUMBER 98206393-982-SK-JM, UPDATE C. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.

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3. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.

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4. THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SANTA CLARA COUNTY, CALIFORNIA, MAP NUMBER 06085C0404H FOR COMMUNITY NUMBER 060337 (SANTA CLARA COUNTY), WITH AN EFFECTIVE DATE OF MAY 18, 2009, AS BEING LOCATED IN FLOOD ZONE "AE" AND FLOOD ZONE "D".

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   INFORMATION WAS OBTAINED FROM THE FEMA WEBSITE (MSC.FEMA.GOV) ON JUNE 12, 2025.

5. BENCHMARK:
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   ELEVATION= 412.53 FEET (NAVD88 DATUM)

6. BASIS OF BEARINGS:
   THE BEARING OF NORTH 48° 55' 40" WEST TAKEN ON THE CENTER LINE OF ALMADEN ROAD AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON MAY 04, 2023, IN BOOK 954 OF MAPS AT PAGE 3, OFFICIAL RECORDS OF SANTA CLARA COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

7. CORNER RECORD NOTE:
   THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND FILING OF PRE-CONSTRUCTION AND POST-CONSTRUCTION CORNER RECORDS FOR ANY MONUMENTS OR PROPERTY CORNERS SHOWN HEREON THAT MAY BE DESTROYED DURING IMPROVEMENTS TO THE SUBJECT PROPERTY AS DEFINED IN SECTION 8771(B) OF THE PROFESSIONAL LAND SURVEYORS ACT.

8. THE SURVEY INFORMATION SHOWN HEREON WAS PERFORMED BY HANNA-BRUNETTI AND PROVIDED TO KIER AND WRIGHT BY ROEM DEVELOPMENT. NO RESPONSIBILITY IS TAKEN FOR OTHER SURVEY INFORMATION THAT WAS PERFORMED BY OTHERS.

REFERENCES

R1 RECORD OF SURVEY (954 M 3)

10/13/2025
PREPARED BY OR UNDER THE SUPERVISION OF DATE
KELLY S. JOHNSON, P.L.S. 9126
KJOHNSON@KIERWRIGHT.COM

PROFESSIONAL LAND SURVEYOR
KELLY S. JOHNSON
No. 9126
STATE OF CALIFORNIA

LEGEND

- APPURTENANT EASEMENT
- BUILDING LINE
- BUILDING OVERHANG LINE
- CENTER LINE
- CONCRETE/BLOCK WALL
- CONTOUR LINE-MAJOR (100)
- CONTOUR LINE-MINOR (101)
- EASEMENT LINE
- EDGE OF PAVEMENT
- FEMA FLOOD ZONE BOUNDARY
- FENCE LINE
- G GM GAS LINE-VALVE & METER
- LOT LINE
- OH OVERHEAD POWER LINE
- OH/CTV OVERHEAD CABLE TELEVISION LINE
- OH/E/CTV OVERHEAD ELECTRIC-CABLE TELEVISION LINE
- OH/E OVERHEAD ELECTRIC LINE
- OH/T OVERHEAD TELEPHONE LINE
- PROPERTY LINE
- + 100.00 SPOT ELEVATION
- STREET EASEMENT
- W WATER LINE & VALVE
- FIRE HYDRANT
- GUY ANCHOR
- IRON PIPE FOUND
- POWER POLE/JOINT POLE
- 12"TR TREE
- UTILITY BOX
- WATER VALVE

ABBREVIATIONS

C	CONCRETE
DICL	DUCTILE IRON CONCRETE LINED PIPE
DOC. NO.	DOCUMENT NUMBER
E	EAST
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FL	FLOWLINE
FND	FOUND
IP	IRON PIPE
M	MAPS
N	NORTH
O.R.	OFFICIAL RECORDS
RE	RIM ELEVATION
R/W	RIGHT OF WAY
S	SOUTH
SSCO	SANITARY SEWER CLEANOUT
W	WEST
WM	WATER METER

NO.	REVISIONS	BY
1	UPDATED NOTES PER LATEST TITLE REPORT 10-13-2025	LEII

KIER+WRIGHT
3350 Scott Boulevard, Building 22
Santa Clara, CA 95054
Phone: (408) 727-6665
www.kierwright.com

EXISTING CONDITIONS PLAN

PD PERMIT PLAN
OF
ALMADEN ROAD
FOR
ROEM DEVELOPMENT
SAN JOSE, CALIFORNIA

DRAWN BY: LEII | CHECKED BY: KSJ | DEPARTMENT: SURVEY

ORIGINAL ISSUE
DATE: JULY 2025

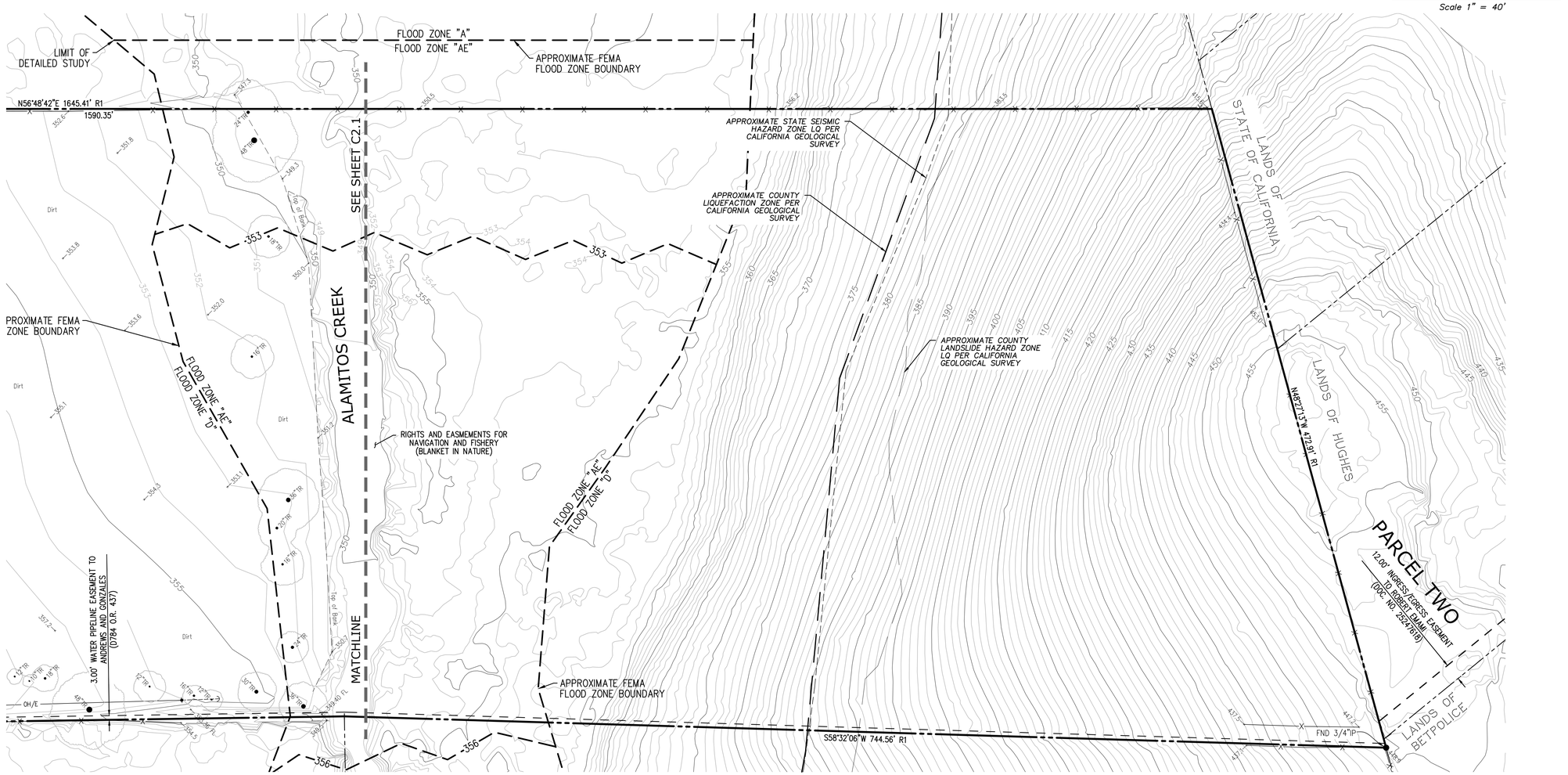
CURRENT SET ISSUE
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PERMIT SET / CONSTRUCTION ISSUE
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DRAWING NUMBER:
C2.1
3 OF 13 SHEETS

KIER + WRIGHT PROJECT NUMBER: A25157-1

Z:\2025\A25157.1\CIVIL\SURVEY\TOPO\XREFS\TB-A25157-1.dwg [MODEL]Plot ---- CARL GUTEKUNST



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   THE BEARING OF NORTH 48° 55' 40" WEST TAKEN ON THE CENTER LINE OF ALMADEN ROAD AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON MAY 04, 2023, IN BOOK 954 OF MAPS AT PAGE 3, OFFICIAL RECORDS OF SANTA CLARA COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

7. CORNER RECORD NOTE:
   THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND FILING OF PRE–CONSTRUCTION AND POST–CONSTRUCTION CORNER RECORDS FOR ANY MONUMENTS OR PROPERTY CORNERS SHOWN HEREON THAT MAY BE DESTROYED DURING IMPROVEMENTS TO THE SUBJECT PROPERTY AS DEFINED IN SECTION 8771(B) OF THE PROFESSIONAL LAND SURVEYORS ACT.

8. THE SURVEY INFORMATION SHOWN HEREON WAS PERFORMED BY HANNA–BRUNETTI AND PROVIDED TO KIER AND WRIGHT BY ROEM DEVELOPMENT. NO RESPONSIBILITY IS TAKEN FOR OTHER SURVEY INFORMATION THAT WAS PERFORMED BY OTHERS.

REFERENCES

R1 RECORD OF SURVEY (954 M 3)

07/02/2025
PREPARED BY OR UNDER THE SUPERVISION OF DATE
KELLY S. JOHNSON, P.L.S. 9126
KJOHNSON@KIERWRIGHT.COM

PROFESSIONAL LAND SURVEYOR
KELLY S. JOHNSON
No. 9126
STATE OF CALIFORNIA

LEGEND

- APPURTENANT EASEMENT
- BUILDING LINE
- BUILDING OVERHANG LINE
- CENTER LINE
- CONCRETE/BLOCK WALL
- 100 CONTOUR LINE–MAJOR
- 101 CONTOUR LINE–MINOR
- EASEMENT LINE
- EDGE OF PAVEMENT
- FEMA FLOOD ZONE BOUNDARY
- FENCE LINE
- G GAS LINE–VALVE & METER
- LOT LINE
- OH OVERHEAD POWER LINE
- OH/CTV OVERHEAD CABLE TELEVISION LINE
- OH/E/CTV OVERHEAD ELECTRIC–CABLE TELEVISION LINE
- OH/E OVERHEAD ELECTRIC LINE
- OH/T OVERHEAD TELEPHONE LINE
- PROPERTY LINE
- 100.00 SPOT ELEVATION
- STREET EASEMENT
- W WATER LINE & VALVE
- FIRE HYDRANT
- GUY ANCHOR
- IRON PIPE FOUND
- POWER POLE/JOINT POLE
- 12"TR TREE
- UTILITY BOX
- WATER VALVE

ABBREVIATIONS

C	CONCRETE
DICL	DUCTILE IRON CONCRETE LINED PIPE
DOC. NO.	DOCUMENT NUMBER
E	EAST
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FL	FLOWLINE
FND	FOUND
IP	IRON PIPE
M	MAPS
N	NORTH
O.R.	OFFICIAL RECORDS
RE	RIM ELEVATION
R/W	RIGHT OF WAY
S	SOUTH
SSCO	SANITARY SEWER CLEANOUT
W	WEST
WM	WATER METER

NO.	REVISIONS	BY
1	UPDATED NOTES PER LATEST TITLE REPORT 10-13-2025	LEII

KIER+WRIGHT
3350 Scott Boulevard, Building 22
Santa Clara, CA 95054
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www.kierwright.com

EXISTING CONDITIONS PLAN

PD PERMIT PLAN
OF
ALMADEN ROAD
FOR
ROEM DEVELOPMENT
SAN JOSE, CALIFORNIA

DRAWN BY: LEII | CHECKED BY: KSJ | DEPARTMENT: SURVEY

ORIGINAL ISSUE
DATE: JULY 2025

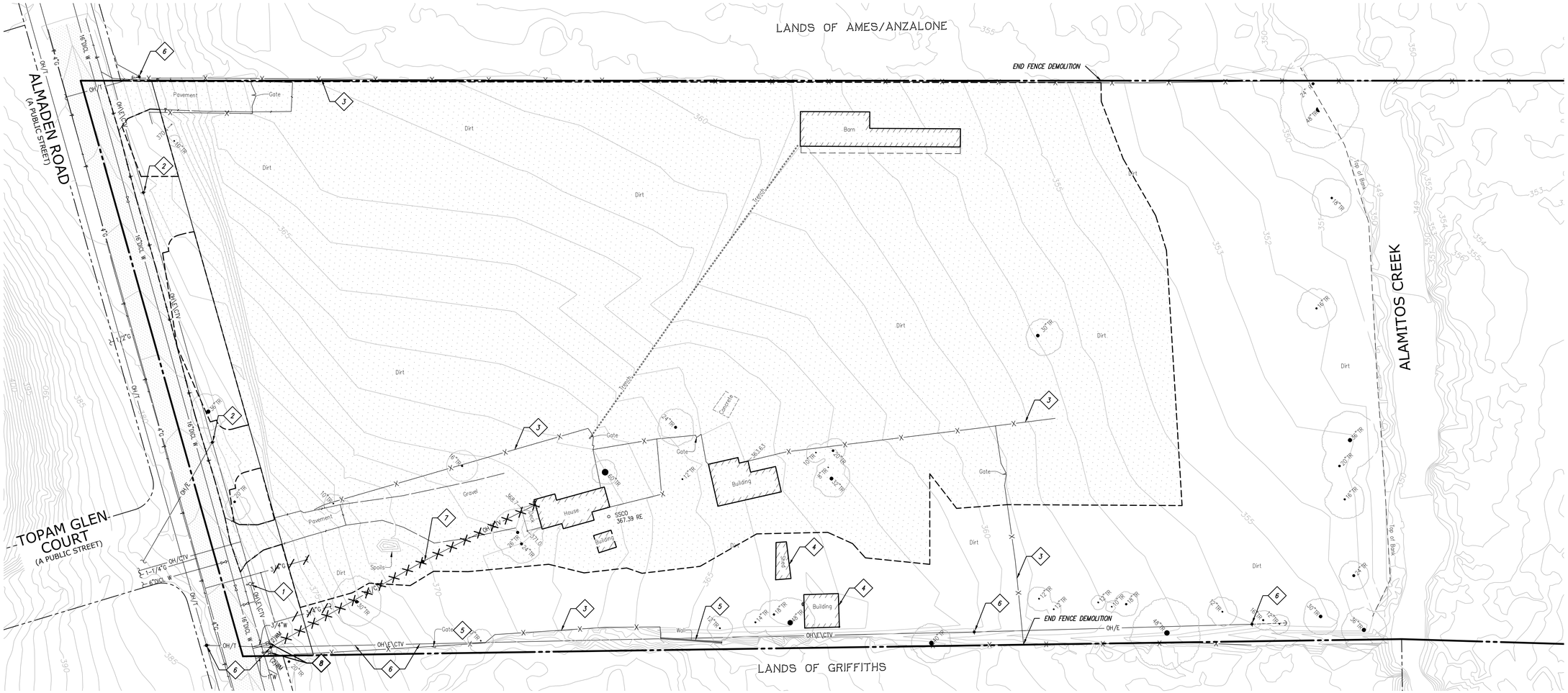
CURRENT SET ISSUE
DATE: JUNE 2026

PERMIT SET / CONSTRUCTION ISSUE
DATE: XX.XX.XXXX

DRAWING NUMBER:
C2.2
4 OF 13 SHEETS

KIER + WRIGHT PROJECT NUMBER: A25157-1

Z:\2025\A25157.1\CIVIL\SURVEY\TOPO\SURVEY-XTB-A25157-1.dwg [MODEL] Plot ---- CARL GUITKUNST



GENERAL DEMOLITION NOTES

1. *REMOVE EXISTING BUILDING(S), UNDERSLAB UTILITIES AND FOUNDATION IN ENTIRETY.*
2. *SITEWORK DEMOLITION SHALL INCLUDE THE REMOVAL OF ALL CONCRETE, AC PAVEMENT, BASE ROCK AND ALL UTILITIES (NOT DESIGNATED FOR PROTECTION) WITHIN PROJECT LIMIT OF WORK.*
3. *REMOVE ALL LANDSCAPE GROUND COVER AND SHRUBS WITHIN PROJECT LIMIT OF WORK.*
4. *REFER TO LANDSCAPE PLAN FOR TREE DISPOSITION INFORMATION REGARDING TREES TO BE REMOVED, PROTECTED OR RELOCATED.*

DEMOLITION KEYNOTES

1. *CONTRACTOR TO PROTECT IN PLACE ALL EXISTING IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY, UNLESS OTHERWISE NOTED*
2. *EXISTING POWER POLE TO BE RELOCATED*
3. *REMOVE EXISTING FENCE. CONTRACTOR TO INSTALL PERIMETER FENCING AROUND ENTIRE SITE AFTER DEMOLITION HAS BEEN COMPLETED*
4. *EXISTING STRUCTURE TO BE REMOVED*
5. *EXISTING WALL OR GATE TO BE REMOVED*
6. *EXISTING POWER POLE OR OVERHEAD LINE TO REMAIN AND BE PROTECTED*
7. *EXISTING POWER POLE TO BE REMOVED*
8. *EXISTING UTILITY TO BE REMOVED*

DEMOLITION LEGEND

- *ALL EXISTING STRUCTURES, FENCES, GATES, UTILITIES, AND DEBRIS WITHIN THE LIMIT OF WORK INCLUDING WATERLINES, STORM DRAIN, SANITARY SEWER, ELECTRIC, GAS AND COMMUNICATION UTILITIES TO BE REMOVED FROM SITE AND CAPPED AT PROJECT BOUNDARY IN CONFORMANCE WITH THE RESPECTIVE UTILITY PURVEYOR REQUIREMENTS UNLESS SPECIFICALLY STATED OTHERWISE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE RESPECTIVE UTILITY PURVEYORS AND ARRANGE FOR THE TERMINATION OF ALL REQUIRED UTILITIES THAT SERVICE THE SITE.*
- *LIMIT OF WORK*
- *UTILITIES TO BE REMOVED*
- *UTILITIES TO BE ABANDONED*
- *PLUG AND CAP END*

NO.	REVISIONS	BY

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Santa Clara, CA 95054
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REGISTERED PROFESSIONAL ENGINEER
PAUL N. BOLMAN
C53962
CIVIL
STATE OF CALIFORNIA

PRELIMINARY DEMOLITION PLAN

VESTING TENTATIVE MAP
OF
QUICKSILVER ESTATES
FOR
ROEM DEVELOPMENT
SAN JOSE, CALIFORNIA

DRAWN BY: LCN | CHECKED BY: PNB | DEPARTMENT: CIVIL

ORIGINAL ISSUE
DATE: JULY 2025

CURRENT SET ISSUE
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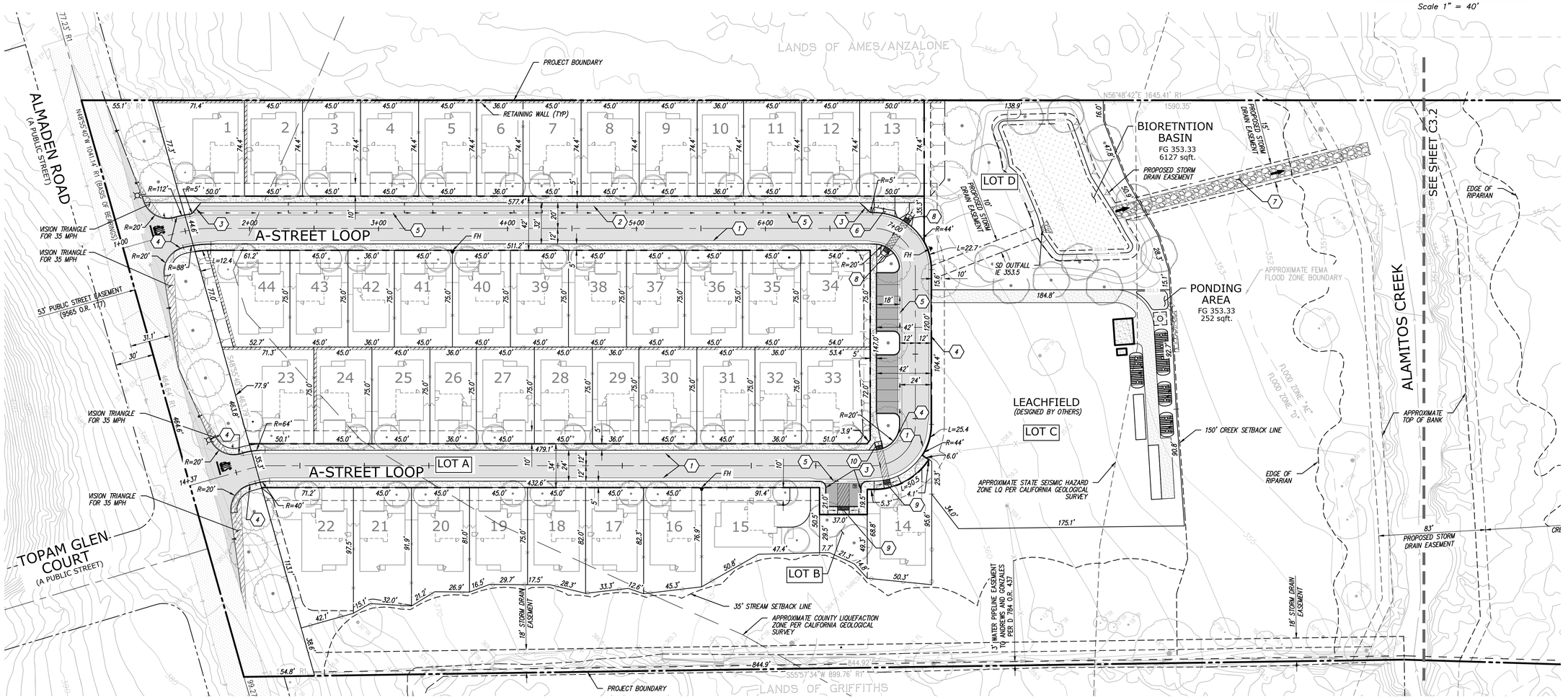
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C2.3

5 OF 15 SHEETS

KIER + WRIGHT PROJECT NUMBER: A25157-1

Z:\2025\A25157-1\DWG\ENTITLEMENTS\PD PERMIT\A25157-1_PRELIMINARY DEMOLITION PLAN.dwg [C2.3 PRELIM DEMO PLAN] Plot: Monday, June 15, 2026 | LORI NELSON



LOT AREA SUMMARY TABLE

LOT NO.	GROSS LOT SIZE (SF)	NET LOT SIZE* (SF)	GROSS LOT SIZE (AC)	NET LOT SIZE* (AC)
1	4,532	4,014	0.10	0.09
2	3,348	2,898	0.08	0.07
3	3,348	2,898	0.08	0.07
4	3,348	2,898	0.08	0.07
5	3,348	2,898	0.08	0.07
6	2,678	2318	0.06	0.05
7	3,348	2,898	0.08	0.07
8	3,348	2,898	0.08	0.07
9	3,348	2,898	0.08	0.07
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12	3,348	2,898	0.08	0.07
13	3,720	3,220	0.09	0.07
14	3,907	3,338	0.09	0.08
15	5,253	4,339	0.12	0.10
16	3,583	3,133	0.08	0.07
17	3,606	3,156	0.08	0.07
18	3,482	3,032	0.08	0.07
19	3,430	2,980	0.08	0.07
20	3,739	3,289	0.09	0.08
21	4,128	3,678	0.09	0.08
22	5,852	5,154	0.13	0.12

LOT NO.	GROSS LOT SIZE (SF)	NET LOT SIZE* (SF)	GROSS LOT SIZE (AC)	NET LOT SIZE* (AC)
23	4,552	4,037	0.10	0.09
24	3,375	2,925	0.08	0.07
25	3,375	2,925	0.08	0.07
26	2,700	2,340	0.06	0.05
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28	3,375	2,925	0.08	0.07
29	2,700	2,340	0.06	0.05
30	3,375	2,925	0.08	0.07
31	3,375	2,925	0.08	0.07
32	2,700	2,340	0.06	0.05
33	4,000	3,470	0.09	0.08
34	4,050	3,510	0.09	0.08
35	3,375	2,925	0.08	0.07
36	3,375	2,925	0.08	0.07
37	3,375	2,925	0.08	0.07
38	3,375	2,925	0.08	0.07
39	3,375	2,925	0.08	0.07
40	3,375	2,925	0.08	0.07
41	3,375	2,925	0.08	0.07
42	2,700	2,340	0.06	0.05
43	3,375	2,925	0.08	0.07
44	4,740	4,018	0.11	0.09
TOTALS:	**156,112**	**135,396**	**3.58**	**3.11**

*NET LOT SIZE = GROSS LOT SIZE - PUE AREA
** REFER TO ARCHITECTURAL PLANS FOR BUILDING SQUARE FOOTAGES

PARKING SUMMARY TABLE

PARKING PROVIDED	PARKING STALLS	RATIO
REQUIRED 2 STALLS PER UNIT, RESIDENTIAL GARAGE	88	PARKING STALLS/DU
PROVIDED 2 STALLS PER RESIDENTIAL DRIVEWAY	88	
PROVIDED, NOT REQUIRED, VISITOR ON-STREET PARKING	16	
PROVIDED ACCESSIBLE PARKING	1*	
TOTAL	**193**	**4.4**

*ACCESSIBLE PARKING COUNT PER SANTA CLARA COUNTY MUNICODE TABLE 4.30-3. ON-STREET PARKING IS 16 SPACES WHICH REQUIRES 1 ACCESSIBLE SPACE

PARKING PROVIDED	PARKING STALLS
PARKING SPACES REQUIRED BY CODE**	110
PARKING SPACES PROVIDED***	193

**2.5 PARKING SPACES PER UNIT BASED ON STATE DENSITY BONUS PARKING REQUIREMENTS

***4.4 PARKING SPACES PER UNIT

COMMON AREA SUMMARY TABLE

COMMON AREAS	AREA (SF) ±	PERCENT OF TOTAL PROJECT AREA	AREA (ACRE)±	USEAGE
FRONTAGE LOT	24,603	3.37%	0.56	DRIVEWAY/LANDSCAPING
RESIDENTIAL LOTS	156,112	21.40%	3.58	RESIDENTIAL LOTS
LOT A	49,400	6.77%	1.13	ROADWAY, SIDEWALK & PARKING
LOT B	1,318	0.18%	0.03	LANDSCAPING
LOT C	34,822	4.77%	0.80	LEACHFIELD
LOT D	23,974	3.29%	0.55	BIORETENTION AREA
DESIGNATED REMAINDER	439,401	60.22%	10.09	UNIMPROVED AREAS
TOTAL	**729,630**	**100%**	**16.75**	

LOT COVERAGE TABLE

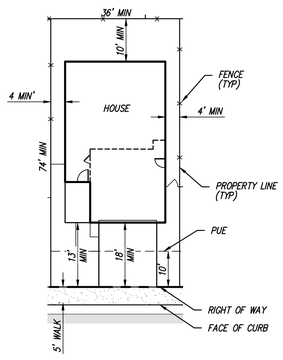
NEIGHBORHOOD	MINIMUM LOT SIZE (SF)	IMPERVIOUS AREA (SF)	LANDSCAPE AREA (SF)	% LANDSCAPING
SINGLE FAMILY PLAN 1	2,678	1,651	1,027	38%
SINGLE FAMILY PLAN 2	3,348	1,987	1,361	41%
SINGLE FAMILY PLAN 3	3,348	1,911	1,437	43%

KEYNOTES

1. INSTALL BEVELED CURB PER DETAIL 1 SHEET C3.2
2. INSTALL BEVELED SPILLED CURB PER DETAIL 2 SHEET C3.2
3. INSTALL 6" VERTICAL CURB
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5. INSTALL CONCRETE VALLEY GUTTER
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7. 10' RIPRAP SPILLWAY
8. ACCESS RAMP PER CALTRANS CASE A DETAIL
9. ACCESS RAMP PER CALTRANS CASE C (OR MODIFIED) DETAIL
10. ACCESS RAMP PER CALTRANS CASE G DETAIL

SITEWORK NOTES

1. ALL DRIVE AISLES SHALL BE ASPHALT CONCRETE AND "ALL WEATHER" CAPABLE OF HOLDING 75,000 POUNDS. REFER TO GEOTECHNICAL REPORT FOR DRIVE & PARKING AISLE SECTIONS.
2. SEE LANDSCAPE PLANS FOR WALLS, FENCES, AND WALKWAY LAYOUT.



TYPICAL LOT LAYOUT

NOT TO SCALE

NO.	REVISIONS	BY

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PRELIMINARY CIVIL SITE & PARKING PLAN

VESTING TENTATIVE MAP OF QUICKSILVER ESTATES FOR ROEM DEVELOPMENT SAN JOSE, CALIFORNIA

DRAWN BY: LCN | CHECKED BY: PNB | DEPARTMENT: CIVIL

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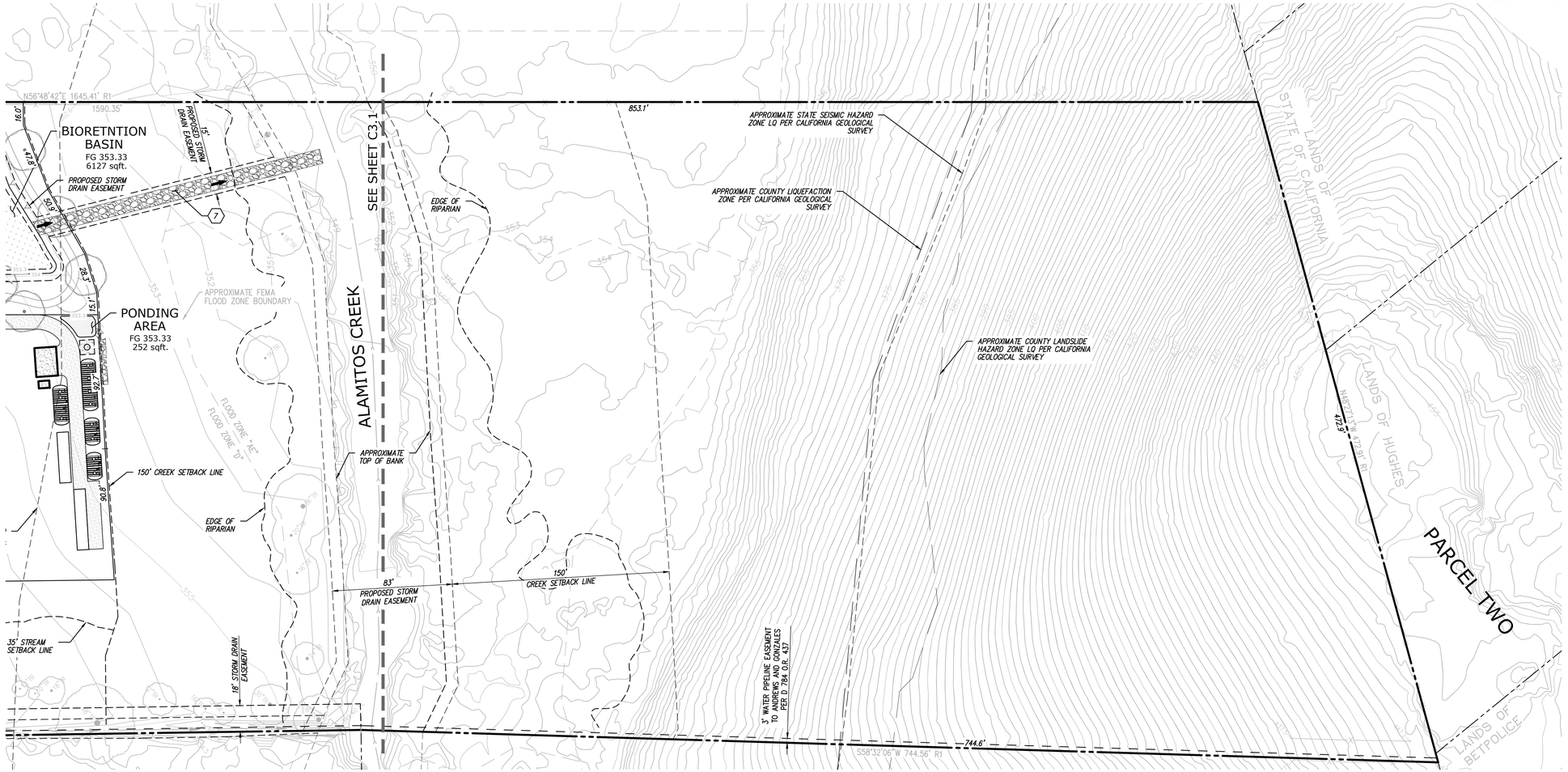
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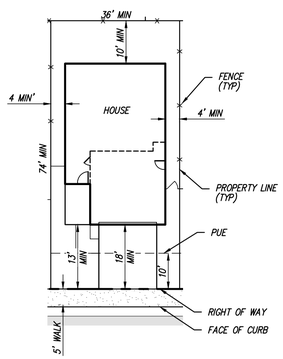
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6 OF 15 SHEETS

KIER + WRIGHT PROJECT NUMBER: A25157-1

Z:\2025\A25157-1\DWG\ENTITLEMENTS\PD PERMIT\A25157-1_PRELIMINARY CIVIL SITE PLAN.dwg [C3.1 PRELIMINARY CIVIL SITE & PARKING PLAN] Plot: Monday, June 15, 2026 LORI NELSON





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NO.	REVISIONS	BY

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REGISTERED PROFESSIONAL ENGINEER PAUL N. BOLDMAN C53982 CIVIL STATE OF CALIFORNIA

PRELIMINARY CIVIL SITE & PARKING PLAN

VESTING TENTATIVE MAP OF QUICKSILVER ESTATES FOR ROEM DEVELOPMENT SAN JOSE, CALIFORNIA

DRAWN BY: LCN | CHECKED BY: PNB | DEPARTMENT: CIVIL

ORIGINAL ISSUE
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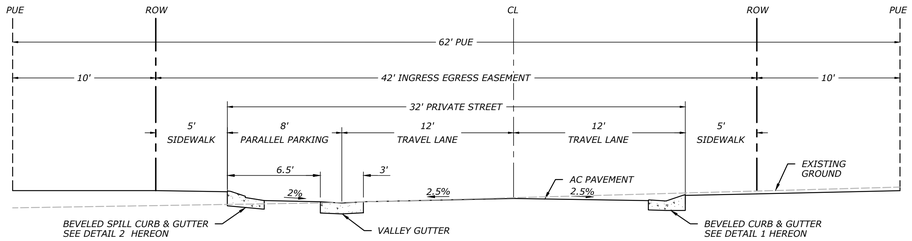
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C3.2

7 OF 15 SHEETS

KIER + WRIGHT PROJECT NUMBER: A25157-1

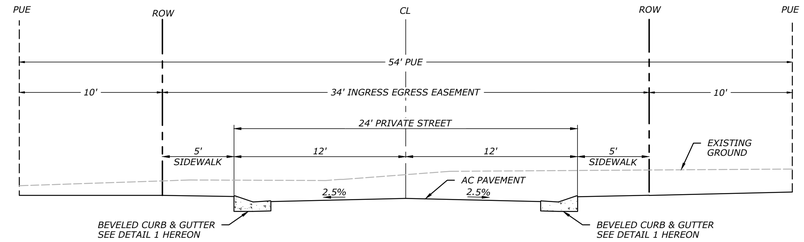
Z:\2025\A25157-1\ENGINEER\ELEMENTS\PD PERMIT\A25157-1_PRELIMINARY CIVIL SITE PLAN.dwg EC3.2 PRELIMINARY CIVIL SITE & PARKING PLANS Plot: Monday, June 15, 2026 LORI NELSON



TYPICAL 32' STREET SECTION

NOT TO SCALE

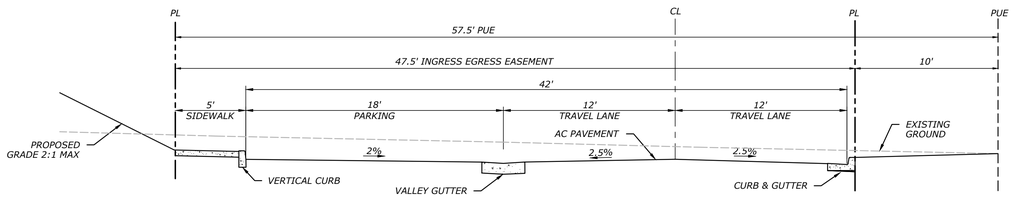
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TYPICAL 24' STREET SECTION

NOT TO SCALE

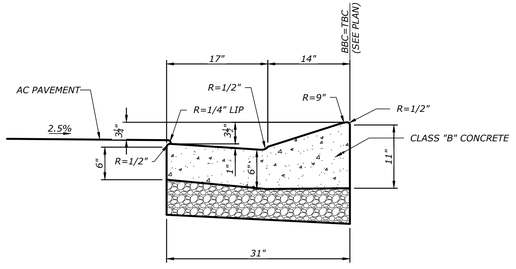
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TYPICAL STREET WITH PARKING SECTION

NOT TO SCALE

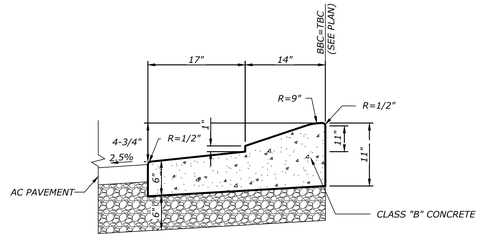
C



BEVELED CURB & GUTTER

NOT TO SCALE

1



BEVELED SPILL CURB & GUTTER

NOT TO SCALE

2

NO.	REVISIONS	BY

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PRELIMINARY TYPICAL STREET SECTIONS

VESTING TENTATIVE MAP
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DATE: JULY 2025

CURRENT SET ISSUE
DATE: JUNE 2026

PERMIT SET / CONSTRUCTION ISSUE
DATE: XX.XX.XXXX

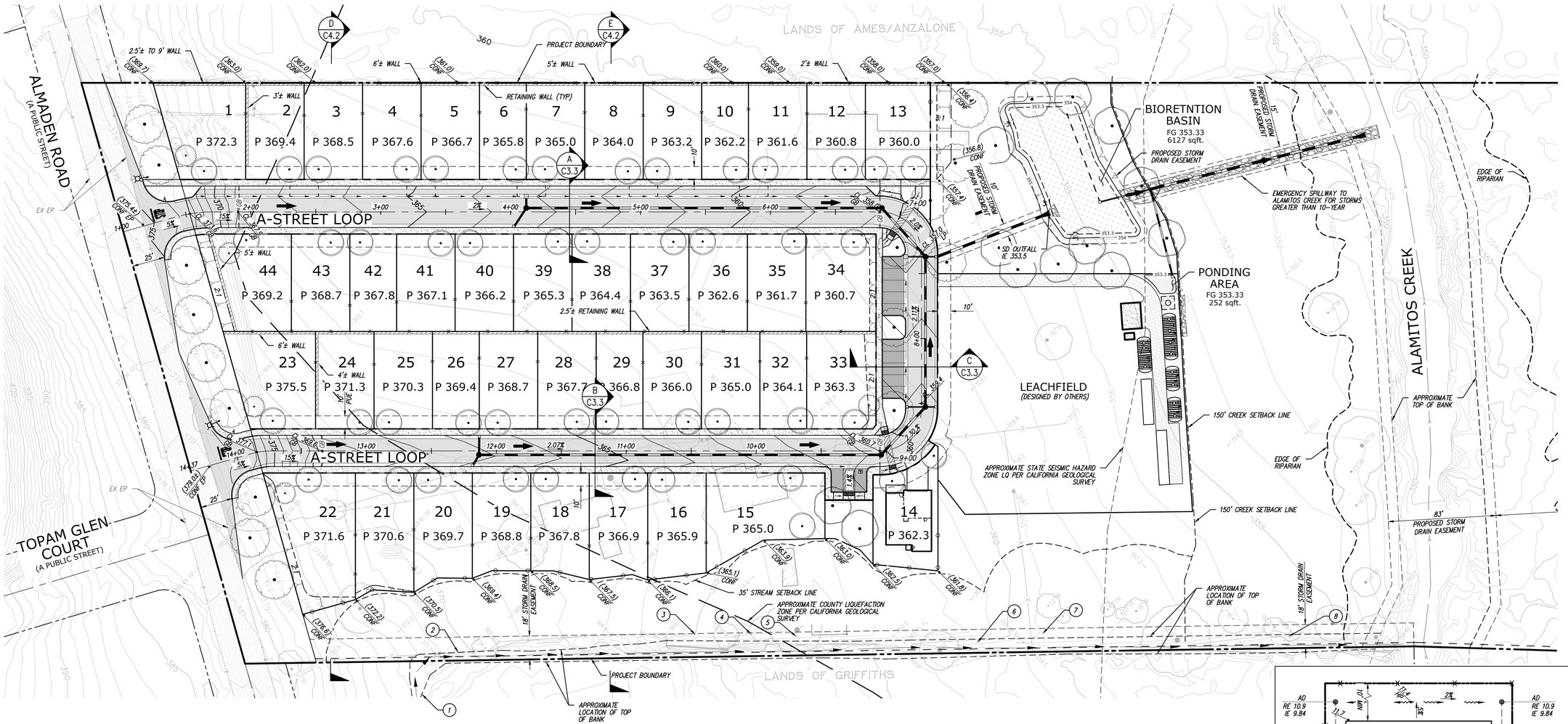
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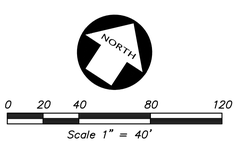
C3.3

8 OF 15 SHEETS

KIER + WRIGHT PROJECT NUMBER: A25157-1

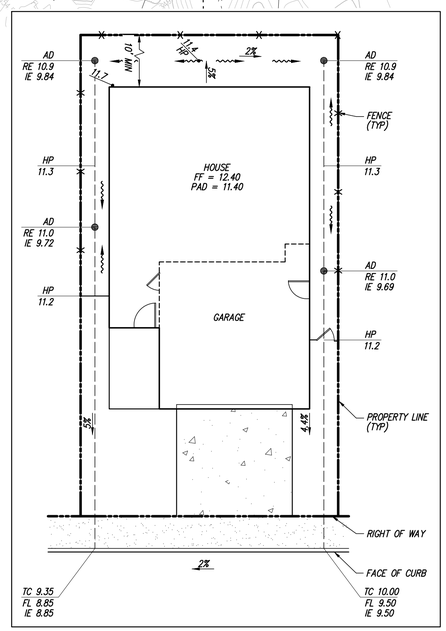
Z:\2025\A25157-1\ENGINEERING\PERMIT\A25157-1_COVER SHEET.dwg [C3.3 PRELIMINARY TYPICAL STREET SECTIONS] Plot: Monday, June 16, 2026 LORI NELSON





LEGEND

- AREA DRAIN
- HP — HIGH POINT
- RE — RIM ELEVATION
- IE — INVERT ELEVATION
- EARTH SWALE (2% MIN)
- 4" STORM DRAIN (S=0.005 MIN)
- BLUE LINE CREEK FLOW DIRECTION
- ALAMITOS CREEK FLOW DIRECTION
- (1) PHOTO #1, SEE SHEET C7.0



TYPICAL LOT GRADING & DRAINAGE

NO.	REVISIONS	BY

KIER+WRIGHT
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Santa Clara, CA 95054
Phone: (408) 727-6665
www.kierwright.com

REGISTERED PROFESSIONAL ENGINEER
PAUL N. BOUMAN
C53962
CIVIL
STATE OF CALIFORNIA

PRELIMINARY GRADING PLAN

VESTING TENTATIVE MAP
OF
QUICKSILVER ESTATES
FOR
ROEM DEVELOPMENT
SAN JOSE, CALIFORNIA

DRAWN BY: LCN | CHECKED BY: PNB | DEPARTMENT: CIVIL

ORIGINAL ISSUE
DATE: JULY 2025

CURRENT SET ISSUE
DATE: JUNE 2026

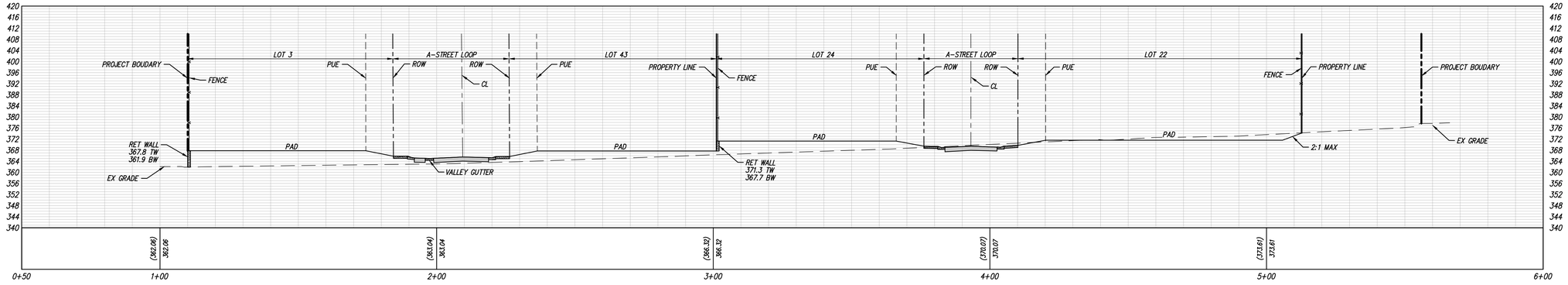
PERMIT SET / CONSTRUCTION ISSUE
DATE: XX.XX.XXXX

DRAWING NUMBER:
C4.1

9 OF 15 SHEETS

KIER + WRIGHT PROJECT NUMBER: A25157-1

Z:\2025\A25157-1\DWG\ENTITLEMENTS\PD PERMIT\A25157-1_PRELIMINARY GRADING PLAN.dwg EC 4.1 PRELIMINARY GRADING PLAN Plot: Monday, June 15, 2026, LORI NELSON



SECTION D

SCALE: 1" = 20' HORIZ.
1" = 20' VERT.

SECTION E

SCALE: 1" = 20' HORIZ.
1" = 20' VERT.

NO.	REVISIONS	BY

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SITE CROSS SECTIONS

VESTING TENTATIVE MAP
OF
QUICKSILVER ESTATES
FOR
ROEM DEVELOPMENT
SAN JOSE, CALIFORNIA

DRAWN BY: LCN | CHECKED BY: PNB | DEPARTMENT: CIVIL

ORIGINAL ISSUE
DATE: JULY 2025

CURRENT SET ISSUE
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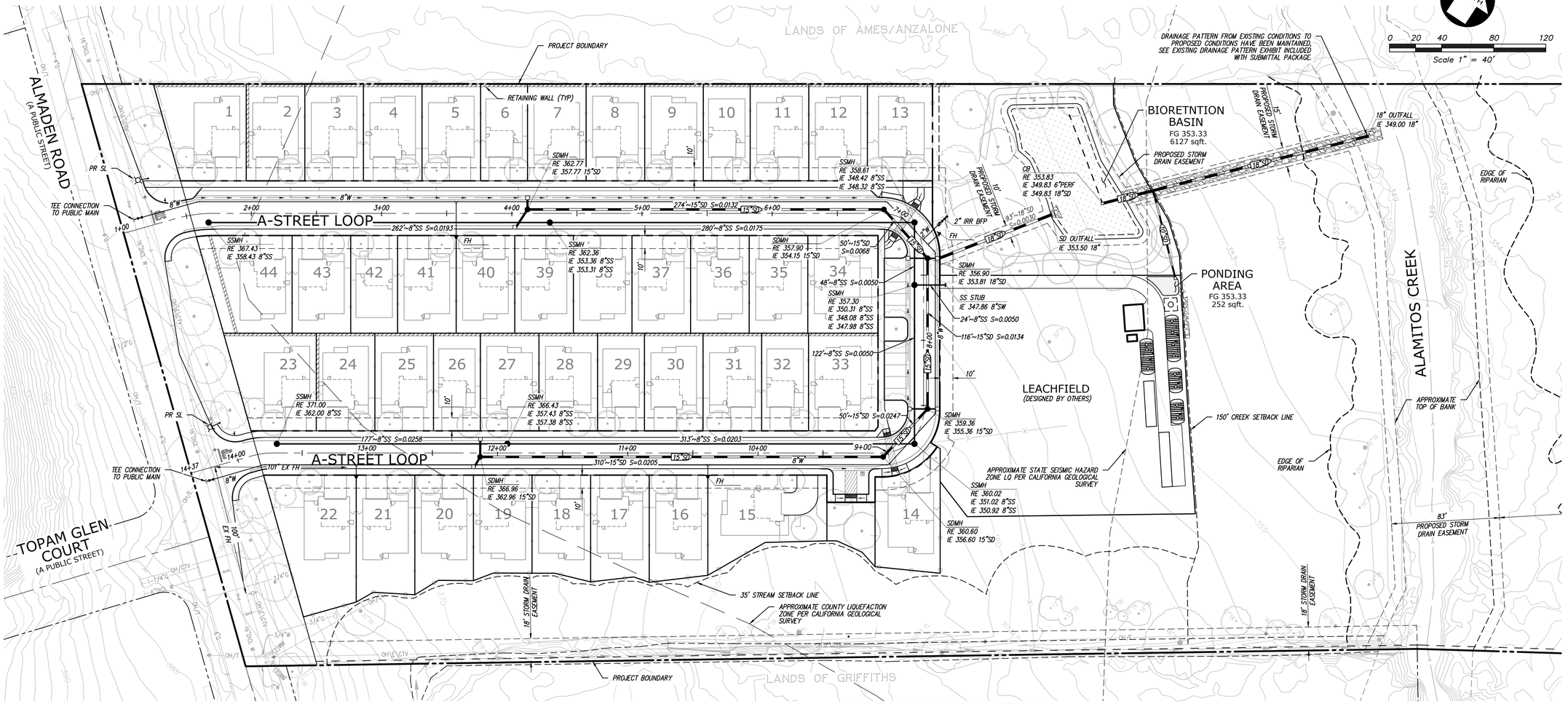
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DATE: XX.XX.XXXX

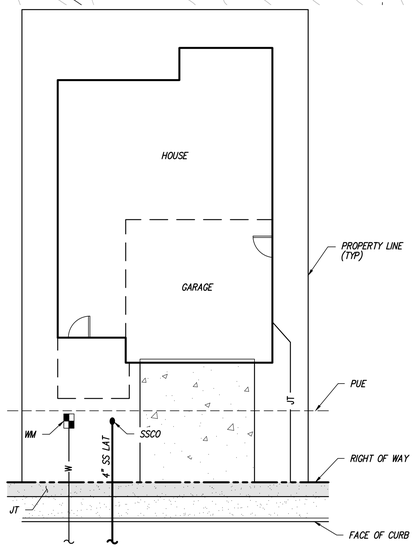
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C4.2

10 OF 15 SHEETS

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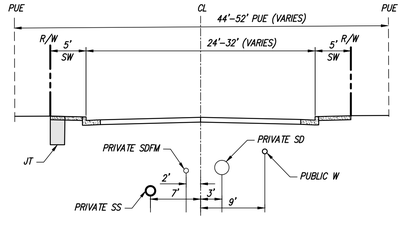




TYPICAL UTILITY LAYOUT

PRELIMINARY UTILITY PLAN NOTES

1. *PLANS SHALL COMPLY WITH THE 2022 CALIFORNIA FIRE CODE & 2022 NFPA 24.*
   TYPE OF CONSTRUCTION: SINGLE FAMILY DWELLINGS V-B
   MAX BUILDING SQUARE FOOTAGE: 2,984 SF
   THE DESIGN FIRE FLOWS FOR THIS PROJECT ARE 500 GPM
2. *LEACHFIELD DESIGNED BY QUESTA ENGINEERING. SEE SHEETS WW-1 THROUGH WW-4 FOR DETAILS & SPECIFICATIONS.*



TYPICAL UTILITY LAYOUT IN STREET

NO.	REVISIONS	BY

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STATE OF CALIFORNIA

PRELIMINARY UTILITY PLAN

VESTING TENTATIVE MAP
OF
QUICKSILVER ESTATES
FOR
ROEM DEVELOPMENT
SAN JOSE, CALIFORNIA

DRAWN BY: LCN | CHECKED BY: PNB | DEPARTMENT: CIVIL

ORIGINAL ISSUE
DATE: JULY 2025

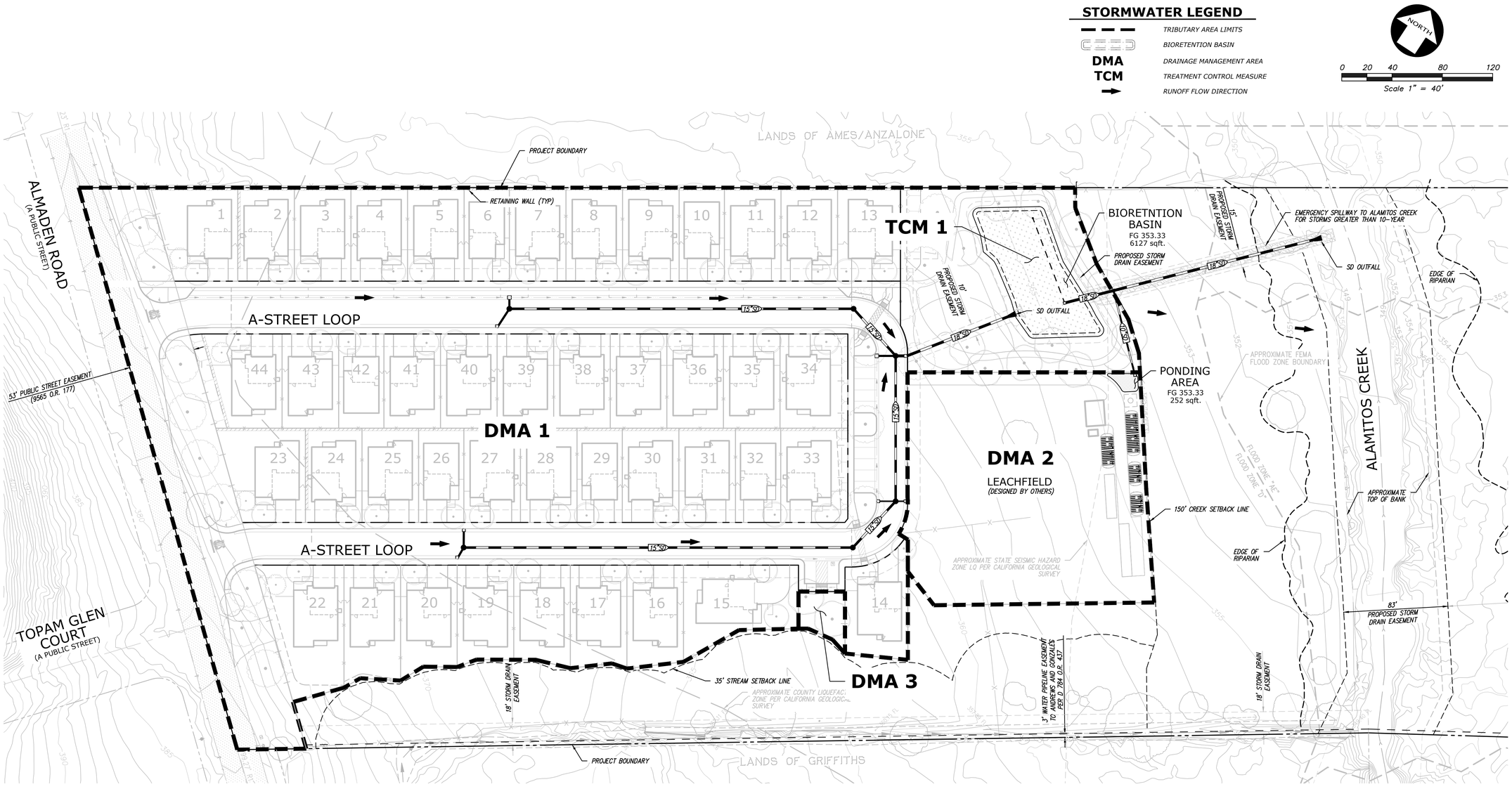
CURRENT SET ISSUE
DATE: JUNE 2026

PERMIT SET / CONSTRUCTION ISSUE
DATE: XX.XX.XXXX

DRAWING NUMBER:
C5.1
11 OF 15 SHEETS

KIER + WRIGHT PROJECT NUMBER: A25157-1

Z:\2025\A25157-1\DIV\CIVIL\TTM EXHIBIT\PRELIMINARY UTILITY PLAN.dwg [C5.1 PRELIMINARY UTILITY PLAN] Plot Monday, June 15, 2026 LORI NELSON



TREATMENT CONTROL MEASURE SUMMARY TABLE

DMA #	TCM #	Location*	Treatment Type	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (Other) (s.f.)	Equivalent Impervious Area*** (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention or Ponding Area Required (s.f.)	Bioretention or Ponding Area Provided (s.f.)	Overflow Riser Height (in)
											Bioretention		
1	1	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	254,080	137,961	116,119	147,573	87.55%	6,070	6,127	6
2	N/A	Onsite	Self-treating areas (landscaped)	LID	N/A	34,823	437	34,386	3,876	12.00%	219****	252****	3
3	N/A	Onsite	Self-treating areas (landscaped)	LID	N/A	1,318		N/A	1,318	0.45%	N/A		
					Totals:	290,221	138,398	150,505	152,767	100.00%			

Footnotes:
* Per the Municipal Regional Stormwater Permit, sidewalks and other parts of the right-of-way should be included in the new and/or replaced impervious surface calculation and treated as required
** Sizing for Bioretention Area Required calculated using the 4% Method (Impervious Area x 0.04)
*** Equivalent sizing includes the sum of the Impervious Areas + (Pervious Areas x 0.1)
**** Self retaining area with ponding depth of 3".

4/3/2026

C.3 DATA FORM TABLE

2. Project Size

a. Total Site Area: 729,630 (ft²)		b. Total Land Area Disturbed During Construction: 288,903 (ft²) (including clearing, grading, stockpiling, or excavating)			
Project Totals	**Total Existing (Pre-project) Area (ft²)**	**Existing Area Retained[1] (ft²)**	**Existing Area Replaced[2] (ft²)**	**New Area Created[2] (ft²)**	**Total Post-Project Area (ft²)**
Impervious Area (IA)					
c. Total on-site IA	24,250		24,250	114,148	138,398
d. Total off-site IA[3]	0				0
e. Total project IA	24,250	0	24,250	114,148	138,398
f. Total new and replaced IA			138,398		
Pervious Area (PA)[4]					
g. Total on-site PA	264,653				150,505
h. Total off-site PA[3]	0				0
i. Total project PA	264,653				150,505
j. Total Project Area (2.e.+2.i.)	288,903				288,903
k. Percent Replacement of IA in Redevelopment Projects: (Total Existing IA Replaced ÷ Total Existing IA) x 100%			100 %		

[1] "Retained" means to leave existing IA in place. An IA that receives surface treatment (e.g., pavement resurfacing/slurry seal/grind) only is considered "retained". This category does not apply to off-site areas.
[2] The "new" and "replaced" IA are based on the total project area and not specific locations within the project. Constructed IA on a project that does not exceed the total pre-project IA will be considered "replaced" IA. A project will have "new" IA only if the total post-project IA exceeds the total pre-project IA (total post-project IA – total pre-project IA = New IA).
[3] Off-site areas include sidewalks and other parts of the public right-of-way (e.g., roads, bike lanes, curbs, ramps, park strip) that are being reconstructed as part of the project footprint. Do not include frontage areas that are not being reconstructed as part of the project. Note that gravel is considered an impervious surface.
[4] Include bioretention areas, infiltration areas, green roofs, and pervious pavement in PA calculations.

NO.	REVISIONS	BY

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Santa Clara, CA 95054
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REGISTERED PROFESSIONAL ENGINEER
PAUL N. BOSMAN
CIVIL
STATE OF CALIFORNIA

PRELIMINARY STORMWATER QUALITY CONTROL PLAN

VESTING TENTATIVE MAP
OF
QUICKSILVER ESTATES
FOR
ROEM DEVELOPMENT
SAN JOSE, CALIFORNIA

DRAWN BY: LCN | CHECKED BY: PNB | DEPARTMENT: CIVIL

ORIGINAL ISSUE
DATE: JULY 2025

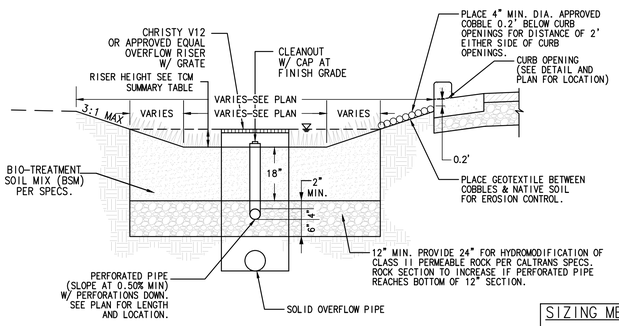
CURRENT SET ISSUE
DATE: JUNE 2026

PERMIT SET / CONSTRUCTION ISSUE
DATE: XX.XX.XXXX

DRAWING NUMBER:
C6.1
12 OF 15 SHEETS

KIER + WRIGHT PROJECT NUMBER: A25157-1

Z:\2025\A25157.01\ENTITLEMENTS\PD\PERMIT\A25157-1 - PRELIMINARY SWQCP.dwg [C6-1 PRELIMINARY STORMWATER QUALITY CONTROL PLAN] Plot: Monday, June 15, 2026, LORI NELSON



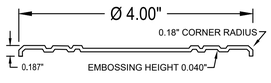
SIZING METHOD:

4%

1 BIORETENTION BASIN W/O LINER

N.T.S.





SECTION VIEW

NOTES

CONTRACTOR SHALL INSTALL STORMWATER TREATMENT MEASURE SIGNAGE IN THE FORM OF A CITY APPROVED MEDALLION # STDM-19323-SSPS, OR EQUIVALENT. THE MEDALLION MUST BE COMMERCIAL GRADE STAINLESS-STEEL, ALUMINUM, BRASS OR BRONZE AND EITHER STAMPED FROM SHEET METAL OR CAST.

THE MEDALLION COLOR MUST BE NONREFLECTIVE BLUE OR GREEN AND BE AFFIXED TO A CLEAN, PREPARED SURFACE WITH ADHESIVES, FASTENERS OR HEAT AS RECOMMENDED BY THE MANUFACTURER. THE MEDALLION MUST INCLUDE THE WORDS "STORMWATER TREATMENT MEASURE - DO NOT ALTER OR REMOVE" AND BE WEATHERPROOF.

MEDALLION SHALL BE INSTALLED AT EACH CURB OPENING LOCATION OR 10' APART IF MULTIPLE CURB OPENINGS". IF THERE ARE NO CURB OPENING(S) THEN PLACE 10' APART.

FOR INFORMATION ONLY: MEDALLION PART # STDM-19323-SSPS CAN BE PURCHASED THROUGH ALMETEK INDUSTRIES, INC.: WWW.ALMETEK.COM OR CALL (800) 248-2080. HOWEVER, THE CONTRACTOR MAY PURCHASE FROM ANY SOURCE SUBJECT TO REVIEW AND APPROVAL. CALL THE CITY OF SAN JOSE ENVIRONMENTAL SERVICES DEPARTMENT AT (408) 945-3000 FOR MORE INFO.

2 STORMWATER TREATMENT MEASURE MEDALLION

N.T.S.

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS; AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" – 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	ANNUALLY AT THE END OF THE RAINY SEASON, AND/OR AFTER LARGE STORM EVENTS
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

PROJECT SITE INFORMATION

1. *SOILS TYPE: C*
2. *GROUND WATER DEPTH: 15 FEET*
3. *NAME OF RECEIVING BODY: GUADALUPE CREEK*
4. *FLOOD ZONE: AE & D*
5. *FLOOD ELEVATION (IF APPLICABLE): 153 FEET*

OPERATION AND MAINTENANCE INFORMATION

I. *PROPERTY INFORMATION:*
I.A. *PROPERTY ADDRESS:*
19960 ALMADEN ROAD
SAN JOSE, CA 95120

I.B. *PROPERTY OWNER:*
ROEM DEVELOPMENT

II. *RESPONSIBLE PARTY FOR MAINTENANCE:*
II.A. *CONTACT:*
_____

II.B. *PHONE NUMBER OF CONTACT:*
_____

II.C. *EMAIL:*

II.D. *ADDRESS:*
_____
_____
_____

BIORETENTION & FLOW-THROUGH PLANTER NOTES

1. *SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.*
2. *PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS AND SIDE SLOPE.*
3. *SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS*
4. *CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.*
5. *A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.*
6. *DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.*

BIOTREATMENT SOIL REQUIREMENTS

- *BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT : HTTPS://CLEANWATER.SCCGOV.ORG/SITES/G/FILES/EXJCPB461/FILES/SCVURPPP_C.PDF*
- *PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.*

STANDARD STORMWATER CONTROL NOTES:

- *STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS. TO PREVENT MOSQUITO GENERATION, SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.*

  WEBSITE: HTTP://VECTOR.SCCGOV.ORG/HOME
  PHONE: (408) 918-4770

- *DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVE UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.*

SITE DESIGN MEASURES

1. *PROTECT EXISTING TREES, VEGETATION, AND SOIL.*
2. *PLANT TREES ADJACENT TO AND IN PARKING AREAS AND ADJACENT TO OTHER IMPERVIOUS AREAS.*

SOURCE CONTROL MEASURES

1. *BENEFICIAL LANDSCAPING.*
2. *GOOD HOUSEKEEPING (E.G. SWEEP PAVEMENT, CATCH BASIN CLEANING).*
3. *LABEL STORM DRAINS.*

NO.	REVISIONS	BY

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www.kierwright.com

REGISTERED PROFESSIONAL ENGINEER
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C53982
CIVIL
STATE OF CALIFORNIA

PRELIMINARY STORMWATER QUALITY CONTROL NOTES, DETAILS & CALCULATIONS

VESTING TENTATIVE MAP
OF
QUICKSILVER ESTATES
FOR
ROEM DEVELOPMENT
SAN JOSE, CALIFORNIA

DRAWN BY: LCN | CHECKED BY: PNB | DEPARTMENT: CIVIL

ORIGINAL ISSUE
DATE: JULY 2025

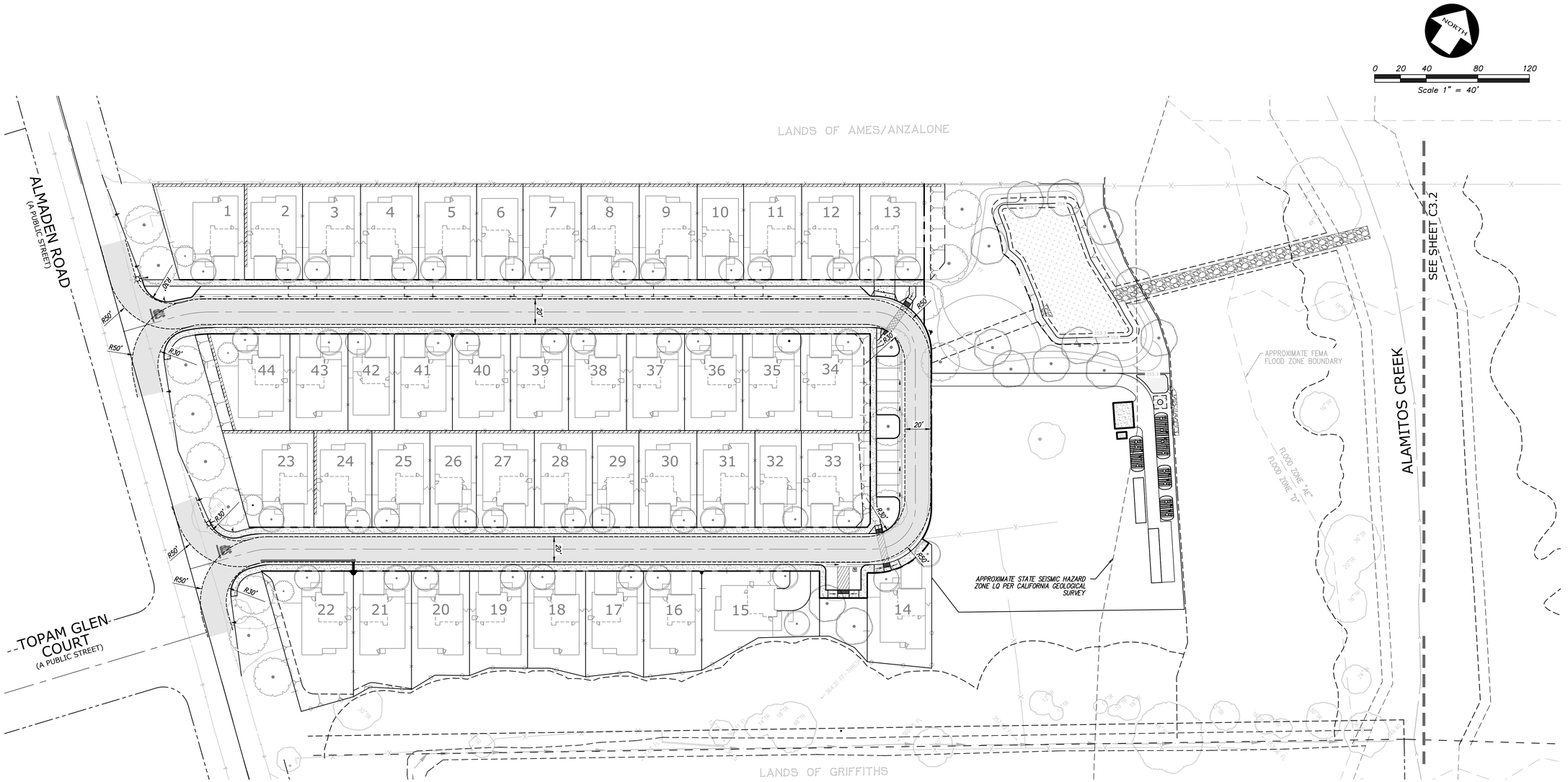
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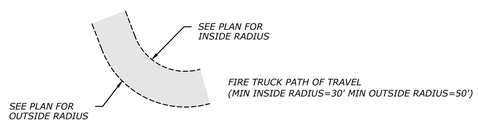
DRAWING NUMBER:
C6.2
13 OF 15 SHEETS

KIER + WRIGHT PROJECT NUMBER: A25157-1

Z:\2025\A25157-1\DWG\ENTITLEMENTS\PD\PERMIT\A25157-1_PRELIMINARY SWQCP.dwg [C6.3 PRELIMINARY SWQCP] Plot: Monday, June 15, 2026 | CARLOS NELSON



LEGEND



NO.	REVISIONS	BY

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REGISTERED PROFESSIONAL ENGINEER
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C53982
CIVIL
STATE OF CALIFORNIA

FIRE TRUCK TURNING PLAN

VESTING TENTATIVE MAP
OF
QUICKSILVER ESTATES
FOR
ROEM DEVELOPMENT
SAN JOSE, CALIFORNIA

DRAWN BY: LCN | CHECKED BY: PNB | DEPARTMENT: CIVIL

ORIGINAL ISSUE
DATE: JULY 2025

CURRENT SET ISSUE
DATE: JUNE 2026

PERMIT SET / CONSTRUCTION ISSUE
DATE: XX.XX.XXXX

DRAWING NUMBER:

C6.7

14 OF 15 SHEETS

KIER + WRIGHT PROJECT NUMBER: A25157-1

Z:\2025\A25157-1\DWG\ENTITLEMENTS\PD PERMIT\A25157-1 - FIRE TRUCK TURNING PLAN.dwg [C6.7 FIRE TRUCK] Plot: Monday, June 15, 2026 LORI NELSON



PHOTO #1



PHOTO #2



PHOTO #3



PHOTO #4



PHOTO #5



PHOTO #6



PHOTO #7



PHOTO #8

NO.	REVISIONS	BY

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REGISTERED PROFESSIONAL ENGINEER
PAUL N. BOUMAN
CIVIL
CS39
STATE OF CALIFORNIA

PHOTOS OF STREAM LINE

VESTING TENTATIVE MAP
OF
QUICKSILVER ESTATES
FOR
ROEM DEVELOPMENT
SAN JOSE, CALIFORNIA

DRAWN BY: LCN | CHECKED BY: PNB | DEPARTMENT: CIVIL

ORIGINAL ISSUE
DATE: JULY 2025

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PERMIT SET / CONSTRUCTION ISSUE
DATE: XX.XX.XXXX

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C7.1

15 OF 15 SHEETS

KIER + WRIGHT PROJECT NUMBER: A25157-1

Z:\2025\A25157-1\DWG\ENTITLEMENTS\PD PERMIT\A25157-1 -COVER SHEET.dwg [C7.1 PHOTOS OF STREAM LINE] Plot: Monday, June 15, 2026, LORI NELSON