

LOCATION MAP



BACKGROUND

On December 16, 1986, the City Council approved Tract No. 7943 (Hillcrest Major Subdivision) for the development of 716 residential lots that included a mixture of conventional homes, patio homes, townhomes and a 7 acre public park. The approved tract map included the subject parcel that remained undeveloped. In 2006, the City Council approved an application for a 5,994 square foot single family residence on the project site. The residence was not constructed and the site remains undeveloped.

SITE DESCRIPTION

The subject site is a 1.68-acre triangular shaped parcel located on the northeast quadrant of the intersection at Piedmont Road and Landess Avenue. The subject site is situated at the base of the Milpitas foothills and is bounded by the abandoned segment of Old Piedmont Road Cul-de-sac and the undeveloped hillside to the east; a planned unit development consisting of single family hillside homes to the northeast; single family homes to the west and southwest; and the Milpitas/San Jose city boundary and multifamily dwellings to the south. Currently, the parcel is undeveloped and is covered over with natural vegetation. The average slope of the site is 10.8%. The existing topography is relatively flat with slight upslope.

PROJECT DESCRIPTION

Pursuant to Section 4 (Residential Zone), Section 45 (Hillside Combining District), Section 54 (Planned Unit Development) and Section 42 (Site and Architectural Review), of the Milpitas Zoning Ordinance, the applicant has submitted an application to construct a new 7,670 square foot church, on grade parking lot, landscape area and a monument sign.

The proposed church is located on the southern portion of the site. This single story structure is rectangular in shape and is oriented towards Piedmont Road. The main floor (ground floor) is approximately 7,670 square feet and the below grade basement is approximately 2,693 square feet. The building is one story and 17 feet (maximum height) measured from existing grade to top of roof. The 59 space parking lot is located on the northern end of the lot and is constructed with pervious pavers. The remainder of the site is proposed to be developed with landscaping and pedestrian pathways. Two vehicular access points are located on Piedmont Road. An on-site monument sign is proposed.

ANALYSIS

Site Development Permit

The Hillside Combining District (Section 10-45.09) requires a Site and Architectural Review for all structures located within the Hillside Combining District. The project was reviewed for compliance with the Zoning Ordinance development standards and requirements for the R1-H (Single Family-Hillside) and are described in Table 1 below:

Table 1
Hillside Zoning Standards & Requirements

	Required	Proposed	Complies
Building Height 17' west of crestline 27' east of crestline	17' n/a	16'-11" n/a	✓
Setbacks front side rear	25' If avg. slopes is < 16%; otherwise 40' is required 40' 40'	55 40' 47'	✓
Size of main structure	6,000 sq. ft. maximum	7,670 sq. ft.	No (See PUD)
Impervious surfaces	10% of total lot area or 8,000 Sq. Ft.	7, 690 sq. ft.	✓
Crestline zone of protection (CZP)	No structure shall visually intrude into the CZP. Land within the CZP shall remain in a natural condition and structures, grading and non-native plant material are prohibited.	No structure in the CZP. Located approximately 6,000 away from the CZP.	✓
Lot area	None specified. The avg. land area/dwelling is based on the Slope Density Equation. The General Plan requires a density of 1 unit/10gross acres. However, lots that were created prior to the effective date the Hillside Ordinance was codified are exempt.	Not applicable. Lot is exempted per Section 45.03-7	✓

Table 2 shows the Site and Architectural Guidelines (MMC ___) that should be considered by the Planning Commission and City Council in its review process. The second column states the project's compliance with the guideline.

Table 2
Site and Architectural Guidelines

Site and Architectural Guideline	Compliance
Avoid Unreasonable Interference with Views and Privacy	Complies with the 17' maximum height limit. Would not unreasonable interfere with views from surrounding properties or views since the structure does not block any views of the hillside above. As proposed, the residence is located approximately 667' from the adjacent hillside home, approximately 222' away from the single family tract homes on the west and approximately 60' away from the two story multi-family dwelling unit that is outside of the City's boundary line. Based on the location and distance from adjacent properties, the project will not interfere with privacy.
Preserve Natural Landscape	As proposed, the home is situated on a relatively gentle slope and the grading plan is designed to blend with the natural contours of the land. Drought tolerant plants and plants that are specified on the approved plant list for hillside area is proposed.
Minimize Perception of Excessive Bulk	As proposed, the structure is single story and the height does not exceed 17'. A basement is proposed to minimize the perception of bulk.
Impairment of Light & Air	The proposed single story structure will not impair light and air on adjacent existing residential structures because they are located a at least 50' away from other two story structures.
Minimize Grading	A proposed, approximately 3,000 cubic yards of dirt will be removed from the site to build the footprint of the structure and the basement. An additional 1,500 cubic yards of grading will be required to locate the parking lot and blend the new contours with the existing.

Geological Concerns

According the Seismic and Geotechnical General Plan Map (Figure 5-2), the project site is located within the Alquist-Priolo Special Study Zone. As a result, a geological and geotechnical study is required to identify any significant seismic fault and/or slope instability hazards on the site that would threaten the proposed structure and to provide mitigation measures. Based on information contained in the geological and geotechnical report dated October 22, 2008 by Pollak Engineering, Inc., the report indicates the project site is located within proximity to the Crosley and Hayward Faults. The reports states that the site is suitable for the proposed construction provided the recommendations presented in the geological and geotechnical report are followed.

Staff recommends a condition of approval that shall require the applicant to incorporate the geotechnical recommendations presented in the report October 22, 2008 by Pollak Engineering, Inc. Furthermore, the City's building permit process requires a site-specific soils report and compliance with seismic safety construction standards as part of the city's building permit review and construction

inspection process, therefore the impacts anticipated regarding seismic ground shaking, expansive soils, or liquefaction are less than significant.

Architecture

The architecture of the proposed structure is contemporary and simple. The one story structure is oriented towards Piedmont Road and the sanctuary situated behind the front area. The classrooms are on the south side of the building and additional area is located in the basement, which is not visible from the exterior. The building is finished with stacked stone and fine spray stucco finish. The continuous windows form a band in the middle of the building which wraps around the building. The sanctuary is characterized by a metal roof. The proposed colors are earth tone and are compatible with the other color palettes in the area. Please see the colors and materials board located in the proposed plans.

Conditional Use Permit

Pursuant to Section 4 (Residential Zones and Standards) of the Zoning Ordinance, a conditional use permit is required for religious facilities in the R-1 zone. The applicant has submitted a conditional use permit application to operate a church. Pursuant to Section 57 (Applications) of the Zoning Ordinance, the review process should encourage uses to be located in a manner that is:

1. Consistent with the City's zones
2. Sensitive to community and neighborhood identity
3. Minimizes impacts to adjacent uses, including traffic flow, circulation, safety for vehicular and pedestrian traffic and land use compatibility.

The proposed project, with the recommended conditions, meets the City's General Plan and Zoning Ordinance requirements. The proposed use is a church that will operate gatherings, mainly on the weekends. The adjacent uses consist of single family homes to the north and west. An apartment building and a single family home is located to the south of the site. A vacant site located to the east of the site. Staff believes that the proposed use is compatible with the surrounding land uses and is sensitive to community and neighborhood identity.

Planned Unit Development

The Planned Unit Development Amendment (PUD) application is being requested because the project does not meet all the development standards set forth by the hillside combining district development standards. The maximum allowed square footage for a structure is 6,000 square feet. The proposed square footage of the church is 7,670 square feet.

The Planning Commission and City Council must make the following findings to approve the Planned Development Application:

1. Development of the site under the provisions of the Planned Unit Development will result in public benefit not otherwise attainable by application of the regulations of general zoning districts.
2. The proposed PUD is consistent with the Milpitas General Plan.

3. The proposed development will be in harmony with the character of the surrounding neighborhood and will have no adverse effects upon the adjacent or surrounding development, such as shadows, view obstruction or loss of privacy that are not mitigated to acceptable levels.

The proposed development includes a community sign that is to be located on the median strip on Piedmont Road. Since the project site is a major visual gateway, the applicant has offered to construct this sign as a public benefit.

ADOPTED PLANS AND ORDINANCE CONSISTENCY

Table 3
General Plan Consistency

Policy	Consistency Finding
2.a-G-2 Maintain a relatively compact urban form.	<i>Consistent.</i> The proposed project is located within the City's boundary, urban growth boundary and is serviced by City utilities.
2.a-I-10 – fosters community pride through beautification of existing and future development.	<i>Consistent.</i> The proposed church will provide a new well design structure located within the City's Major Visual Gateway and Scenic Corridor. The proposed community sign will also foster community pride.
2.a-I-16 – preserves the natural hillside by limiting new development in the hillside area to only very low-density residential zone.	<i>Consistent.</i> The proposed building is located in the Very Low Density Zone in the City's General Plan.
2.a-I-18 – retains the natural character of the hillside by utilizing designs, colors, and materials that blends with the environment and terrain.	<i>Consistent.</i> The proposed structure is using earth tone colors and materials. The proposed structure is one story and the site is graded so that the structure blend with the existing grade.

Major Visual Gateway and Scenic Corridor

According to the General Plan, the project site is a major visual gateway located within the City's scenic corridor, as shown on the Scenic Resources and Routes General Plan Map (Figure 4-6). The proposed project meets the requirements of the Major Visual Gateway and Scenic Corridor. Properties within the scenic corridor are subject to specific design requirements and height restrictions that include but not limited to the following:

- Limit to uses permitted or conditionally permitted in the R-1 Single Family residential and Parks and Open Space Zoning Districts.
- Clustering of structures to preserve open space.
- 17' maximum height limit.

- Disallow obstruction of scenic features such as ridgelines, stands of trees, historic or scenic structures or destruction of any distinctive physical characteristics of significant scenic value.
- Avoid architectural features like unusually long blank walls, unbroken roof lines and/or steep roof pitches that detract from the scenic characteristics of the site.
- Utilize an appropriate scale that is consistent with the scale of the existing development in the immediate vicinity and within the Scenic Corridor.
- Ensure bulk of building(s) will not dominate views of the corridor.
- Use building colors and materials that are harmonious and complement the rural “natural” hillside setting.
- Limit driveway access off scenic corridors.

ZONING ORDINANCE

The project is consistent with the City’s Zoning Ordinance development standards and requirements for the R1-H (Single Family-Hillside) as described previously. It is also consistent with the Site and Architectural Guidelines, Planned Unit Development and Conditional Use Permit requirements.

ENVIRONMENTAL REVIEW

The proposed project is exempt from further environmental review pursuant to Class 3, Section 15303 (c) (“Construction of New Small Facilities Similar or Equivalent to Commercial Building not Exceeding 10,000 Square Feet”) of the California Environmental Quality Act (CEQA) guidelines. This project falls within the City’s urban growth limit boundary, does not involve the use of hazardous substances, and has all necessary public services and facilities available to it. The surrounding area is further not considered to be an environmentally sensitive area for purposes of federal or state law.

PUBLIC COMMENT/OUTREACH

Staff publicly noticed the application in accordance with City and State law. As of the time of writing this report, there have been no inquiries from the public.

CONCLUSION

Staff has reviewed the project for compliance with the Zoning Ordinance, General Plan and requirements for the R1-H (Single Family-Hillside) and found that the project complies with all standards except for the maximum square footage of the structure. Staff reviewed the considerations for the Planned Unit Development and found that the proposed project is in harmony with the character of the surrounding neighborhood and will have no adverse effects upon the adjacent or surrounding development. The proposed project is providing a public benefit not otherwise attainable by application of the regulations of general zoning districts. Staff believes that the proposed land use is compatible with the adjacent uses and that the proposed use is sensitive to the community and neighborhood identity.

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission recommend approval to the City Council of **UP08-0029, SD08-0007, PD09-0001** subject to the attached Resolution.

ATTACHMENTS:

- A. Resolution No. 09-013
- B. Plans
- C. Geotechnical General Plan Map (Figure 5-2)
- D. Scenic Resources and Routes General Plan Map (Figure 4-6)

RESOLUTION NO. 09-013

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MILPITAS, CALIFORNIA RECOMMENDING THE MILPITAS CITY COUNCIL APPROVE SITE DEVELOPMENT AMENDMENT SD08-0007, CONDITIONAL USE PERMIT UP08-0029, AND PLANNED UNIT DEVELOPMENT PD09-0001 FOR A PROPOSED CHURCH LOCATED AT 1230 PIEDMONT ROAD

WHEREAS, on July 25, 2008, the applicant submitted an application to request approval for a Planned Unit Development, Conditional Use Permit and Site Development Permit for a 7,670 square foot church and on-site monument sign; and

WHEREAS, the Planning Commission held a duly notice public hearing on the Project and considered evidence presented by City staff and other affected parties.

NOW, THEREFORE, BE IT RESOLVED the Planning Commission of the City of Milpitas hereby finds, determines and resolves as follows:

Section 1: The recitals set forth above are true and correct and incorporated herein by reference.

Section 2: The Planning Commission makes the following findings as required for approval of a Site Development Permit:

- A) The layout of the site and design of the proposed buildings, structures and landscaping are compatible and aesthetically harmonious with adjacent and surrounding development in that the building is a one story structure that is oriented towards Piedmont Road and the proposed site improvements are compatible with adjacent parcels.
- B) The project is consistent with the Milpitas Zoning Ordinance in that the proposed use meets all the requirements set forth by the Zoning Ordinance.
- C) The project is consistent with the Milpitas General Plan in that it meets policies 2.a-G-2, 2.a-l-10, 2.a-l-16 and 2.a-l-18 of the General Plan.

Section 3: The Planning Commission makes the following findings as required for approval of a Planned Unit Development:

- A) The Project is in the public interest
- B) Development of the site under the provisions of the Planned Unit Development will result in public benefit not otherwise attainable by application of the regulations of general zoning districts.
- C) The proposed Planned Unit Development is consistent with the Milpitas General Plan in that it meets policies 2.a-G-2, 2.a-l-10, 2.a-l-16 and 2.a-l-18 of the General Plan; and

- D) The proposed development will be in harmony with the character of the surrounding neighborhood and will no adverse effects upon the adjacent or surrounding development, such as shadows, view obstruction or loss of privacy that are not mitigated to acceptable levels.

Section 4: The Planning Commission makes the following findings as required for approval of a Conditional Use Permit:

- A) The proposed use, at the proposed location will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety and general welfare in that in meets all requirements of the City’s Zoning Ordinance and General Plan.
- B) The proposed use is consistent with the Milpitas General Plan in that it meets General Plan Policy 2.a-G-2, 2.a-l-10 and 2.a-l-16
- C) The proposed use is consistent with the Milpitas Zoning Ordinance in that the proposed use meets all the requirements set forth by the Zoning Ordinance.

Section 5: The Planning Commission finds that the project is exempt from further environmental review pursuant to Class 3, Section 15303 (c) (“Construction of New Small Facilities Similar or Equivalent to Commercial Building not Exceeding 10,000 Square Feet) of the California Environmental Quality Act (CEQA) guidelines.

Section 6: The Planning Commission of the City of Milpitas hereby recommends the City Council approve the Project.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Milpitas on February 25, 2009.

Chair

TO WIT:

I HEREBY CERTIFY that the following resolution was duly adopted at a regular meeting of the Planning Commission of the City of Milpitas on February 25, 2009 and carried by the following roll call vote:

COMMISSIONER

AYES NOES

OTHER

Cliff Williams

Lawrence Ciardella

Alexander Galang

Sudhir Mandal

Gurdev Sandhu

Noella Tabladillo

Aslam Ali

EXHIBIT A

CONDITIONS OF APPROVAL

**CONDITIONAL USE PERMIT UP08-0029, SITE DEVELOPMENT PERMIT SD08-0007,
PLANNED UNIT DEVELOPMENT PERMIT PD09-0001**

A request for approval of a Conditional Use Permit, Site Development Permit and Planned Unit Development Permit to allow a 7,670 square foot church and on-site monument sign.

SPECIAL CONDITIONS OF APPROVAL: PLANNING

1. The owner or designee shall develop the approved project in conformance with the approved plans and color and materials board approved by the City Council on February 25, 2009 in accordance with these Conditions of Approval. (P)
2. Any deviation from the approved site plan, floor plans, elevations, materials, colors, landscape plan, or other approved submittal shall require that, prior to the issuance of building permits, the owner or designee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the Planning Director or Designee. If the Planning Director or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain approval of the Planning Commission, in accordance with the Zoning Ordinance. (P)
3. The project approval shall become null and void if the project is not commenced within 18 months from the date of approval. Pursuant to Section 64.04-2 of the Zoning Ordinance of the City of Milpitas, since the project requires the issuance of a building permit, the project shall not be deemed to have commenced until the date of the building permit is issued. (P)
4. Pursuant to Section 64.04-1, the owner or designee shall have the right to request an extension of the project if said request is made, filed and approved by the Planning Commission prior to expiration dates set forth herein. (P)
5. PJ ACCOUNT: If at the time of application for *certificate of occupancy*, there is a project job account balance due to the City for recover of review fees, review of permits will not be initiated until the balance is paid in full. (P)
6. LANDSCAPE: All required landscaping, as approved on the final landscape plan, shall be replaced and continuously maintained as necessary to provide a permanent, attractive and effective appearance. (P)
7. LANDSCAPE: Prior to certificate of occupancy permit issuance, all required landscaping shall be planted in place. (P)

8. LANDSCAPE: All landscape planters adjacent to vehicle parking areas or travel lanes shall be contained by a full depth (6" above AC to bottom of structural section of adjacent paving) concrete curb. Where landscape planters abut a public street, a 24-inch deep water barrier shall be installed behind the curb. (P)
9. LANDSCAPE: At least two landscape islands shall be added to the northern row of the parking lot. A revised landscape plan shall be submitted and approved by the Planning Division prior to approval of building permit approval.
10. MECHANICAL EQUIPMENT: All mechanical equipment, ground transformers and meters shall be located and screened to minimize visual impacts. (P)
11. ROOFTOP EQUIPMENT: Rooftop mechanical equipment shall be concealed from street level views through roof design that is architecturally integrated with the building, such as equipment wells and parapets. (P)

PUBLIC WORKS SPECIAL CONDITIONS OF APPROVAL

12. The issuance of building permits to implement this land use development will be suspended if necessary to stay within (1) available water supplies, or (2) the safe or allocated capacity at the San Jose/Santa Clara Water Pollution Control Plant, and will remain suspended until water and sewage capacity are available. No vested right to the issuance of a Building Permit is acquired by the approval of this land development. The foregoing provisions are a material (demand/supply) condition to this approval. (PW)
13. Prior to issuance of any building permits, developer shall obtain approval from the City Engineer of the water, sewer and storm drain studies for this development. These studies shall identify the development's effect on the City's present Master Plans and the impact of this development on the trunk lines. If the results of the study indicate that this development contributes to the over-capacity of the trunk line, it is anticipated that the developer will be required to mitigate the overflow or shortage by construction of a parallel line or pay a mitigation charge, if acceptable to the City Engineer. (PW)
14. At the time of building permit plan check submittal the developer shall submit a grading plan and a drainage study prepared by a registered Civil Engineer. The drainage study shall include offsite tributary drainage areas currently draining to this site via existing cul-de-sac and analyze the existing and ultimate conditions and facilities. The subject study shall recommend adequate drainage facilities to properly accept and convey drainage flows. The study shall be reviewed and approved by the City Engineer and the developer shall satisfy the conclusions and recommendations of the approved drainage study prior to building permit issuance. (PW)
15. Prior to building permit issuance, the developer shall obtain design approval and bond for all necessary public improvements along Piedmont Drive and Crest Heaven Street, including but not limited to the following:
 - A. Installation of new curb, gutter, and 6-foot wide sidewalk, street lights, roadway structural section and slurry seal, and restriping of the Piedmont Road N/B direction frontage.
 - B. Installation of new water and sewer main from Ridgemont Drive & Crest Heaven Street intersection to Piedmont Road to serve the development, and new water

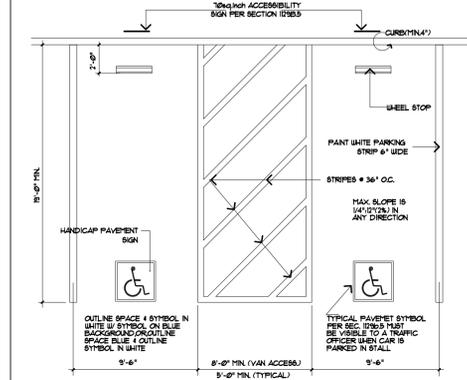
- main, fire hydrant, and water, sewer and storm drain services on Piedmont Road frontage. The public facilities such as water meters, RP backflow preventers, sewer clean outs, etc., shall be placed so access is maintained and kept clear of traffic.
- C. Roadway structural section, slurry seal, and restriping of the Crest Heaven Street E/B direction from Ridgmont/Crest Heaven intersection to Piedmont Drive's project frontage. (PW)
16. Plans for all public improvements shall be prepared on Mylar (24"x36" sheets) with City Standard Title Block and developer shall submit a digital format of the Record Drawings (AutoCAD format is preferred) upon completion of improvements. The developer shall also execute a secured public improvement agreement. The agreement shall be secured for an amount of 100% of the engineer's estimate of the construction cost for faithful performance and 100% of the engineer's estimate of the construction cost for labor & materials. All public improvements shall be constructed to the city Engineer's satisfaction and accepted by the City prior to building occupancy permit issuance. (PW)
17. The developer shall incorporate the prepared recommendations of the Geologic and Geotechnical Investigation Report prepared by Billy Lin and Associates, dated 9/11/2005, and the Geotechnical Update & Supplemental Recommendations prepared by Pollak Engineering, Inc., dated 10/22/2008, into design and construction of the proposed development. (PW)
18. The developer shall submit the following items with the building permit application and pay the related fees prior to building permit issuance:
- A. Storm water connection fee of \$36,224 based on 1.68 acres @ \$21,562 per acre. The water, sewer and treatment plant fee will be calculated at the time building plan check submittal.
 - B. Water Service Agreement(s) for water meter(s) and detector check(s).
 - C. Sewer Needs Questionnaire and/or Industrial Waste Questionnaire. Contact the Land Development Section of the Engineering Division at (408) 586-3329 to obtain the form(s). (PW)
19. Prior to building permit issuance, developer must pay all applicable development fees, including but not limited to, plan check and inspection deposit, and 2.5% building permit automation fee. These fees are collected as part of the secured public improvement agreement. The agreement shall be secured for an amount of 100% of the engineer's estimate of the construction cost for faithful performance and 100% of the engineer's estimate of the construction cost for labor & materials. (PW)
20. Prior to any building permit issuance developer shall dedicate necessary public service utility easements, as shown on the Engineering Services "S" dated 2/11/2009. (PW)
21. At the time of building plan check submittal, the developer shall incorporate the changes shown on Engineering Services Exhibit "S"(dated 2/11/2009) in the design plans and submit three sets of civil engineering drawings showing all proposed utilities and public improvements to the Land Development Engineer for plan check. (PW)

*** PARKING ANALYSIS**

ROOMS	CALCULATION	PARKING REQUIRED	PARKING PROPOSED
MAIN SANCTUARY	160/5 (ONE PER 5 SEATS)	32	
ENGLISH ADULT SERVICES	40/5 (ONE PER 5 SEATS)	8	
OFFICE, LIBRARY, CONFERENCE-ROOM & MULTIFUNCTIONAL	1526/200 (ONE PER 200 SQ.FT.)	8	
CLASSROOMS	2496/500 (ONE PER 500 SQ.FT)	5	
TOTAL REQUIRED PARKING		53	59

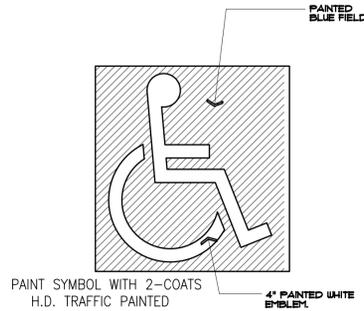
PARKING PROVIDED : 51 STALLS
ADA PARKING : 8 STALLS

TOTAL PARKING = 59 STALLS



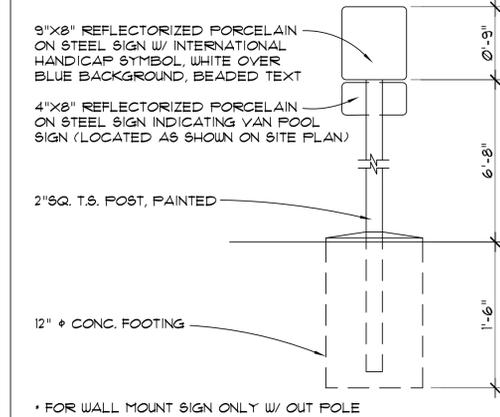
CURB RAMP DETAIL

NTS 2



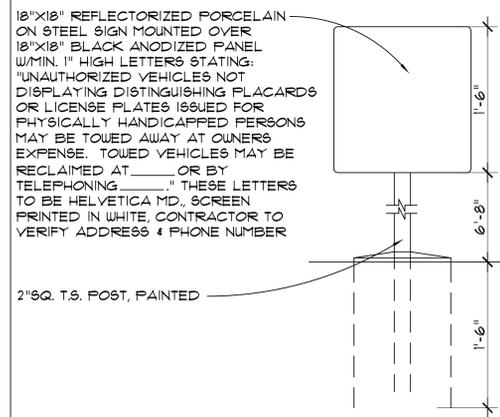
HANDICAP PARKING SIGN

NTS 3



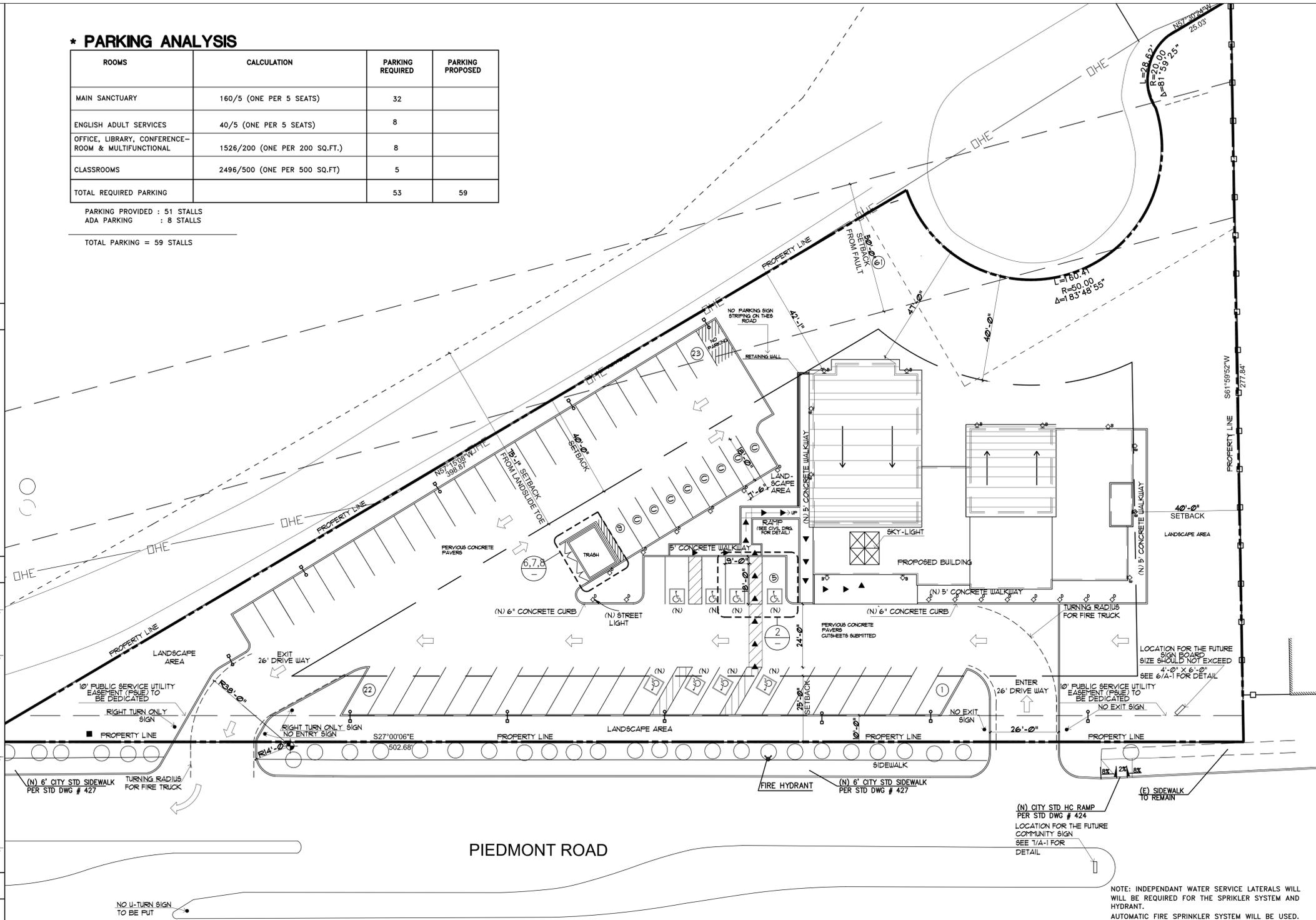
HANDICAP PARKING SIGN

NTS 4



TOW-AWAY SIGN

NTS 5



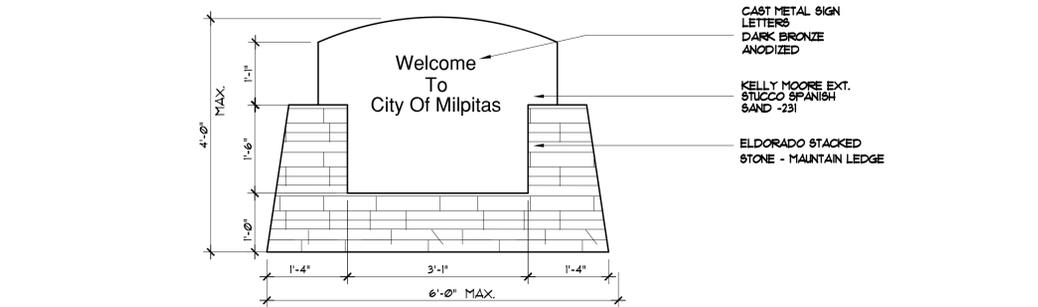
SITE PLAN

1/20"=1' 1



CONCEPTUAL CHURCH MONUMENT SIGN ELEVATION

NTS 6



CONCEPTUAL COMMUNITY SIGN ELEVATION

NTS 7



Innovative Design Architecture, Inc.

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TEL: (408) 245-0319

OWNER:
REV. STEPHEN HOSEA
400 BRUSSELS STREET
SAN FRANCISCO, CA
415-309-5661

INDONESIAN EVANGELICAL CHURCH

**1000 PIEDMONT ROAD
MILPITAS, CA 95035**

REVISIONS:

NO.	DESCRIPTION

SHEET TITLE:

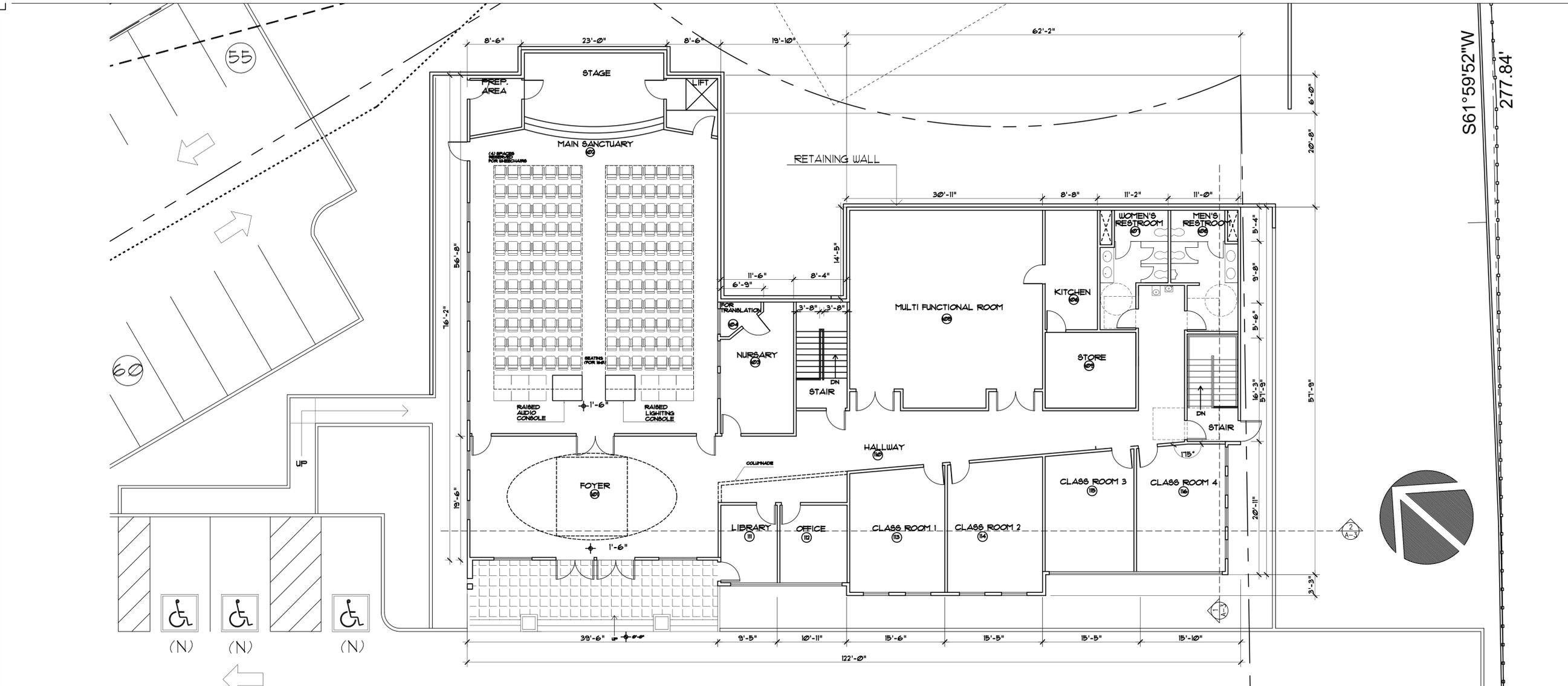
**SITE PLAN
ROOF PLAN
PARKING ANALYSIS
MONUMENT SIGN DETAILS**

DATE: JAN. 14, 2008 PROJECT NO.: 08-1130
SCALE: AS SHOWN DRAWN: JH/JS

SHEET

A-1

OF SHEETS



FLOOR PLAN 1/8" 1

OPERATION HOURS DATA			
ROOM NO.	NAME	HOURS	NUMBER OF ATTENDANCE
001	FOYER	-	-
002	HALLWAY	-	-
003	CONFERENCE/MEETING ROOM	-	-
004	STORE	-	-
005	ADULT ENGLISH SERVICES	(SUNDAY) 10:00 - 11:30	40
006	RESTROOM	-	-
007	RESTROOM	-	-
000	STAIR	-	-
101	STAIR	-	-
102	SANCTUARY	(SUNDAY) 10:00 - 11:30	80
103	NURSARY	(SUNDAY) 10:00 - 11:30	6
104	TRANSLATION SERVICES	(SUNDAY) 10:00 - 11:30	1
105	MULTI FUNCTIONAL ROOM	(WEDNESDAY) 7:00 P.M- 9:30 (FRIDAY) 7:00 P.M- 9:30 (SUNDAY) 11:30 - 1:00	20 40 60
106	KITCHEN	-	-
107	RESTROOM	-	-
108	RESTROOM	-	-
109	STORE	-	-
110	HALLWAY	-	-
111	LIBRARY	(MON-FRI) 9:00 - 6:00	1
112	OFFICE	(MON-FRI) 9:00 - 6:00	1
113	CLASS ROOMS	(SUNDAY) 10:00 - 11:30	8
114	CLASS ROOMS	(SUNDAY) 10:00 - 11:30	6
115	CLASS ROOMS	(SUNDAY) 10:00 - 11:30	12
116	CLASS ROOMS	(SUNDAY) 10:00 - 11:30	8
TOTAL PEAK ATTENDANCE (SUNDAY) 10:00 - 11:30 A.M			161

BASE ON 2001 CBC 2902-1-01, TABLE A-29-A; CPC 413.01-01:

FIRST FLOOR:

GROUP A

RM. 102	SANCTUARY	2,376 S.F.
118	STAGE	310 S.F.
TOTAL:		2,686 S.F.

2,686/30 = 90 / 2 = 45
 REQUIRED MALE W.C. 1:150 => 45/150 = 0.3 W.C.
 REQUIRED MALE LAV. 1:2 W.C. = 0.15 LAV.
 REQUIRED FEMALE W.C. 1:75 => 45/75 = 0.6 W.C.
 REQUIRED FEMALE LAV. 1:2 W.C. = 0.30 LAV.

GROUP B

RM. 101	LOBBY	760S.F.
111	LIBRARY	125 S.F.
112	OFFICE	136 SQ.FT.
113	CLASSROOM	305 SQ.FT.
114	CLASSROOM	315 SQ.FT.
115	CLASSROOM	274 SQ.FT.
116	CLASSROOM	
TOTAL:		1,915 S.F.

1,915/ 200 = 10 / 2 = 5
 REQUIRED MALE W.C. 1:115 => 5/115 = 0.33 W.C.
 REQUIRED MALE LAV. 1:2 W.C. = 0.16 LAV.
 REQUIRED FEMALE W.C. 1:115 => 5/115 = 0.33 W.C.
 REQUIRED FEMALE LAV. 1:2 W.C. = 0.16 LAV.

TOTAL REQUIRED MALE W.C. = 0.3 + 0.33 = **0.63 W.C.**
 TOTAL REQUIRED MALE LAV. = 0.15 + 0.16 = **0.31 LAV.**

TOTAL REQUIRED FEMALE W.C. = 0.6 + 0.33 = **0.93 W.C.**
 TOTAL REQUIRED FEMALE LAV. = 0.30 + 0.16 = **0.46 LAV.**

SECOND FLOOR:

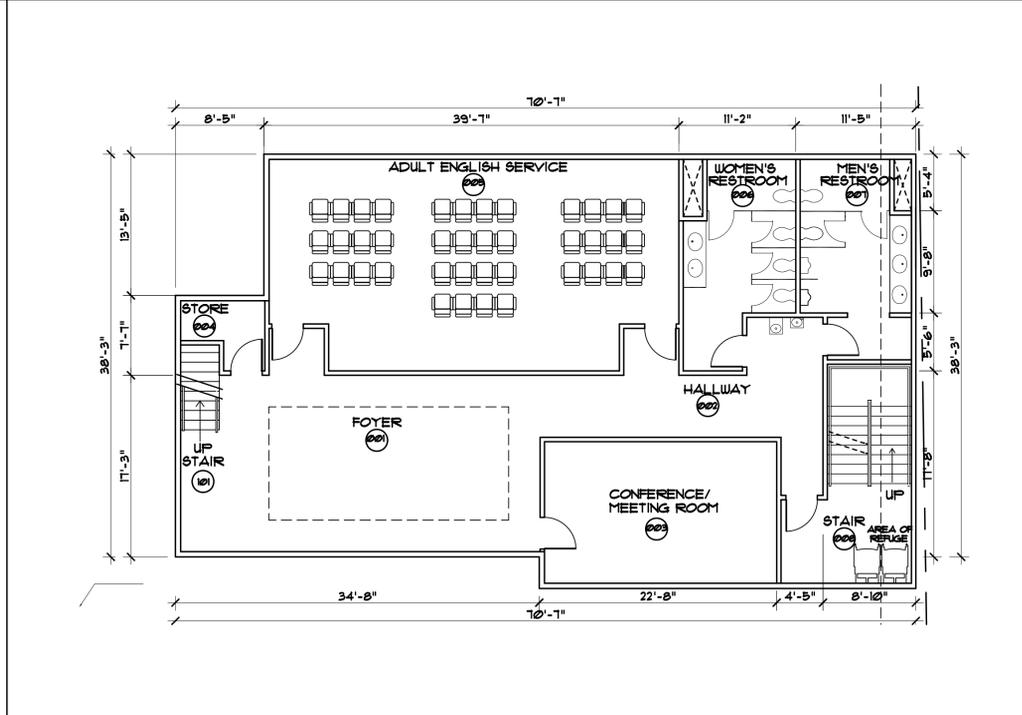
GROUP B

RM. 005	ADULT ENGLISH SERVICE	829 S.F.
103	CONFERENCE/MEETING	330 S.F.
101	LOBBY	600 SQ.FT.
TOTAL:		1,759 S.F.

1,759/ 200 = 9 / 2 = 5
 REQUIRED MALE W.C. 1:115 => 5/115 = 0.33 W.C.
 REQUIRED MALE LAV. 1:2 W.C. = 0.16 LAV.
 REQUIRED FEMALE W.C. 1:115 => 5/115 = 0.33 W.C.
 REQUIRED FEMALE LAV. 1:2 W.C. = 0.16 LAV.

SUMMARY:

TOTAL REQUIRED		TOTAL PROPOSED	
MALE	0.96 W.C. & 0.47 LAV.	4 W.C. / 3 URINALS & 5 LAV.	
FEMALE	1.26 W.C. & .062 LAV.	7 W.C. & 4 LAV.	



BASEMENT FLOOR PLAN 1/8" 2

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 TEL: (408) 245-0319

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 REV. STEPHEN HOSEA
 400 BRUSSELS STREET
 SAN FRANCISCO, CA
 415-309-5661

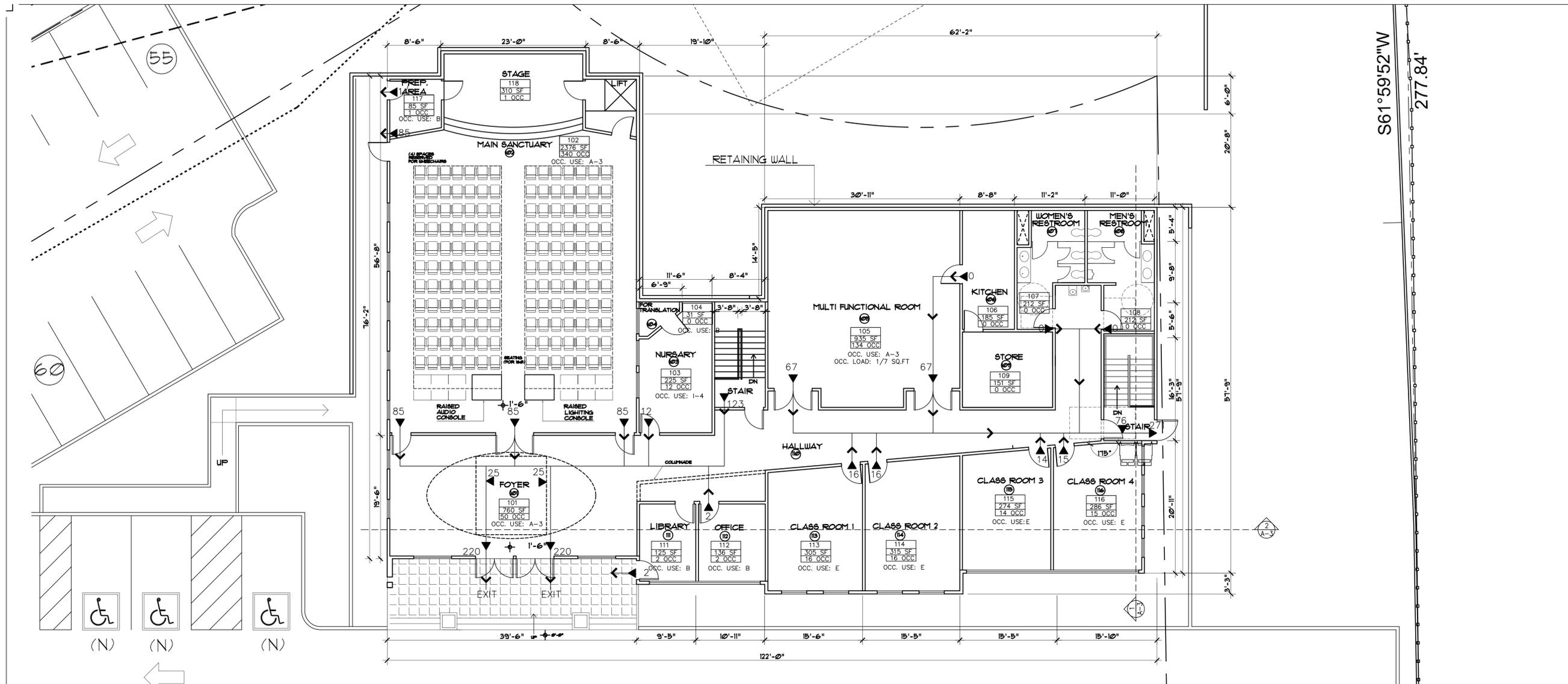
INDONESIAN EVANGELICAL CHURCH

1000 PIEDMONT ROAD
 MILPITAS, CA 95035

REVISIONS:

SHEET TITLE:
**FLOOR PLANS
 OPERATION HOURS DATA**

DATE: Jan. 14, 2009 PROJECT NO. 08-1130
 SCALE: AS SHOWN DRAWN: JH/JS
 SHEET: A-2



FIRST FLOOR EXIT PLAN

CODE COMPLIANCE:

FIRST FLOOR AREA: 7,690 S.F.
 BASEMENT AREA: 2,692 S.F.
 TOTAL AREA: 10,382 S.F.
 BUILDING TYPE: TYPE III-N

PROPOSE:
 BUILDING TYPE: TYPE V-B, WITH AUTOMATIC FIRE SPRINKLER SYSTEM

BUILDING ANALYSIS:

BUILDING AREA:

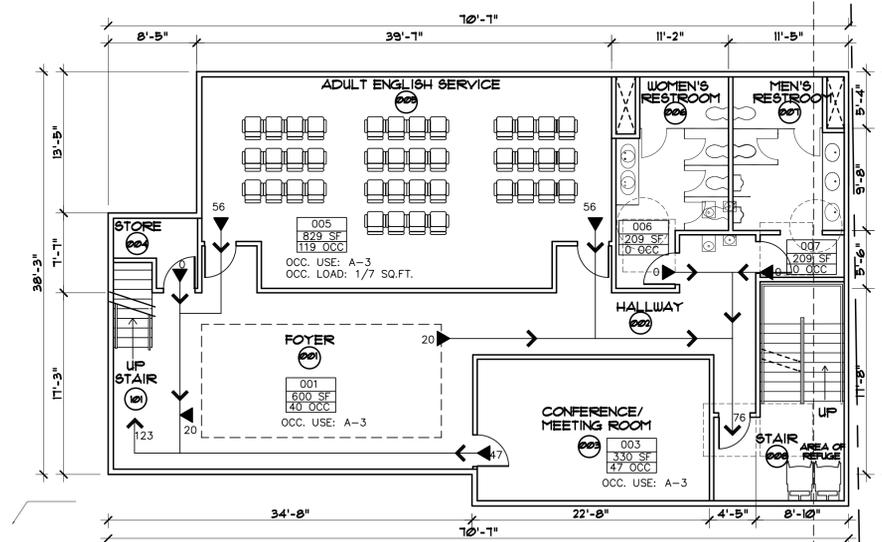
AREA : A-3 = 6,225 S.F. (2,376+85+310+760+935+829+600+330)
 B = 261 S.F. (125+136)
 E = 1441 S.F. (305+315+274+286)
 I-4 = 225 S.F.

ALLOWABLE AREA:

*CODE APPLICATION:
 AUTOMATIC SPRINKLER SYSTEMS: THE AREA SPECIFIED IN SECTION 506.4.1 MAY BE TRIPLED IN ONE-STORY BUILDINGS, CBC 506.4.1 & SECTION 508.
 AREA : ALLOWABLE PER CBC TABLE 503, TYPE V-B W/ FIRE SPRINKLER SYSTEM
 A-3 = 6,000 X 3 = 18,000 S.F.
 B = 29,000 X 3 = 87,000 S.F.
 E = 9,500 X 3 = 28,500 S.F.
 I-4 = 9,000 X 3 = 18,000 S.F.

AREA CALCULATION:

A-3 = 6,225 S.F. / 18,000 S.F. = 0.34
 B = 261 S.F. / 87,000 S.F. = 0.003
 E = 1441 S.F. / 28,500 S.F. = 0.005
 I-4 = 225 S.F. / 18,000 S.F. = 0.0125
 TOTAL 0.3605 < 1



BASEMENT FLOOR EXIT PLAN

LEGEND

- EXISTING EXTERIOR WALLS
- EXISTING WINDOW
- (N) 1-HR FIRE RESISTIVE WALL CONST.
- (1) 1 1/2-HR FIRE RESISTIVE WALL CONST.
- 101 — ROOM NUMBER
- 100 SF — ROOM AREA
- 1 OCC — NUMBER OF OCCUPANTS
- # — REQUIRED EXIT & OCCUPANCY LOAD
- ▨ — ONE-HOUR MIN. FIRE RESISTIVE CORRIDOR CONSTRUCTION

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 415-309-5661

INDONESIAN EVANGELICAL CHURCH

**1000 PIEDMONT ROAD
 MILPITAS, CA 95035**

REVISIONS:

SHEET TITLE:
EXITING PLAN

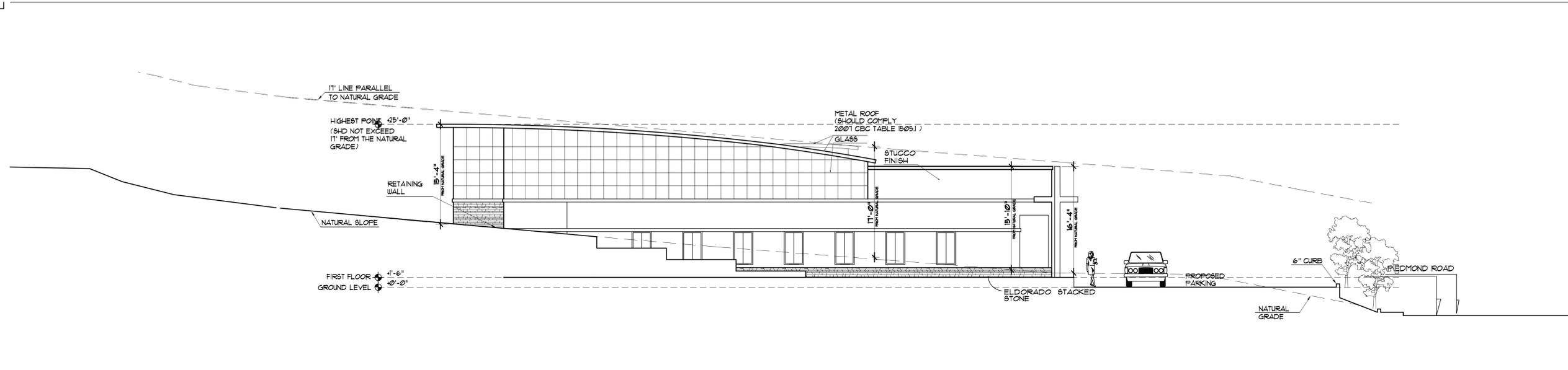
DATE: Jan. 14, 2009 PROJECT NO.: 08-1130

SCALE: AS SHOWN DRAWN: JH/JS

SHEET

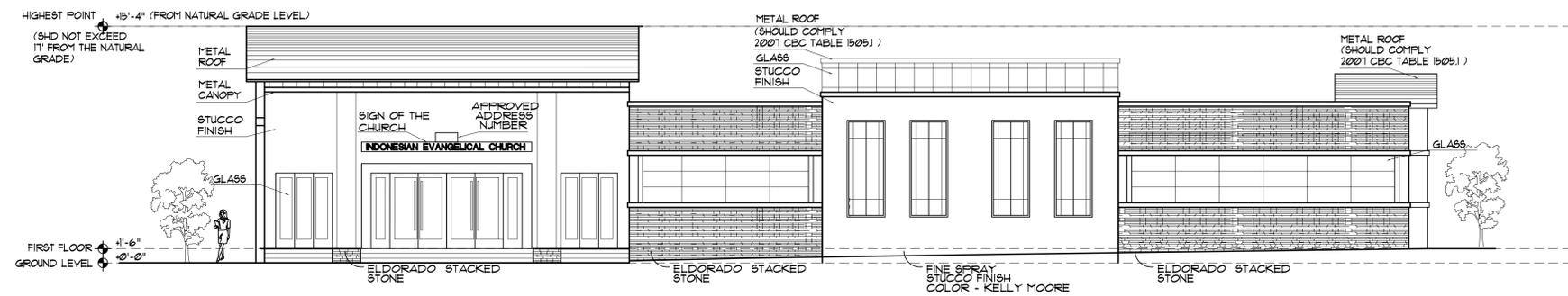
A-21

OF SHEETS



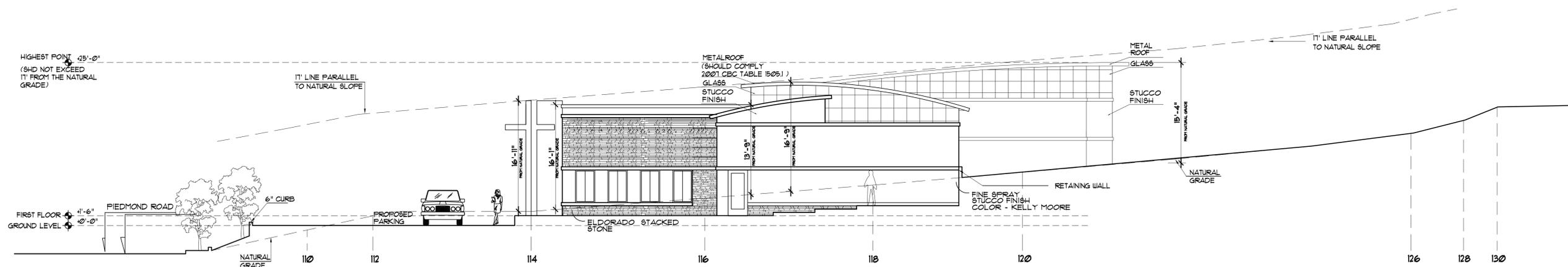
NORTH SIDE ELEVATION

1/8" 1



FRONT ELEVATION

1/8" 2



SOUTH SIDE ELEVATION

1/8" 3

NOTE : ALL THE ROOFING MATERIALS SHALL COMPLY 2007 CBC TABLE 1505.1)

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INDONESIAN EVANGELICAL CHURCH

**1000 PIEDMONT ROAD
MILPITAS, CA 95035**

REVISIONS:

SHEET TITLE:
ELEVATIONS

DATE: Jan. 14, 2009 PROJECT NO.: 08-1130

SCALE: AS SHOWN DRAWN: JH/JS

SHEET

A-3

OF SHEETS

HIGHEST POINT 15'-4"
FROM NATURAL GRADE LEVEL

FIRST FLOOR LEVEL
GROUND LEVEL 11'-6"
10'-0"

PIEDMONT ROAD



PROPOSED
PARKING

CLASS ROOM 4

STAIR

MEN'S RESTROOM

STAIR

MEN'S RESTROOM

CONCEPTUAL SECTION A-A

1/8"

1

HIGHEST POINT 15'-4"
FROM NATURAL GRADE LEVEL

FIRST FLOOR LEVEL
GROUND LEVEL 11'-6"
10'-0"

FOYER

LIBRARY

OFFICE

CLASSROOM 1

CLASSROOM 2

CLASSROOM 3

CLASSROOM 4

CONCEPTUAL SECTION A-A

1/8"

2

IDA

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INDONESIAN EVANGELICAL CHURCH

1000 PIEDMONT ROAD
MILPITAS, CA 95035

REVISIONS:

SHEET TITLE:
SECTIONS

DATE JAN. 14, 2008	PROJECT NO. 08-1130
SCALE AS SHOWN	DRAWN JH/JS

SHEET

A-4

NTS

3

OF SHEETS

GRADING AND DRAINAGE PLANS

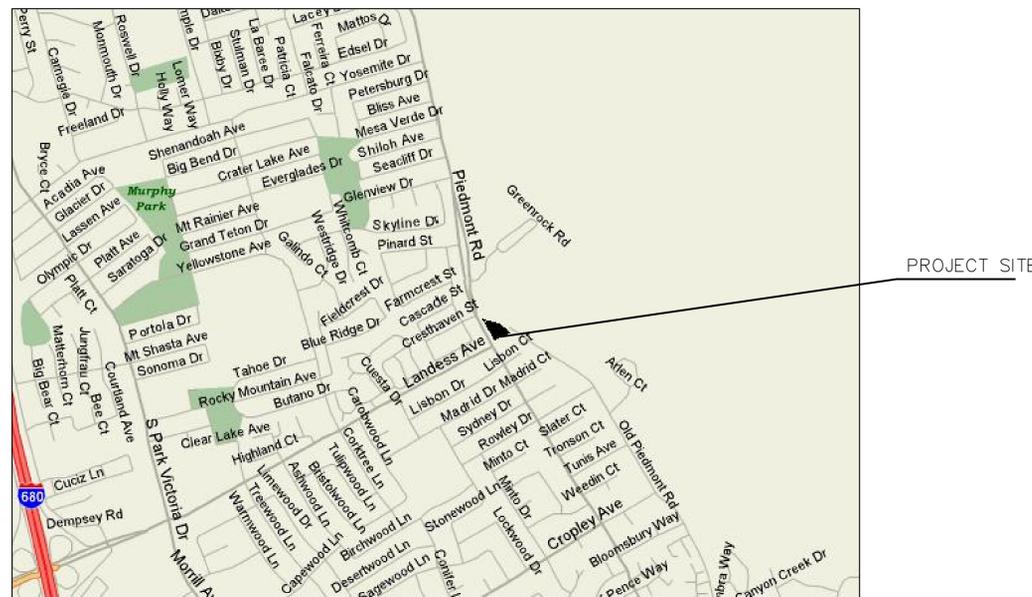
CHRISTIAN EVANGELICAL MISSION

1000 PIEDMONT ROAD, MILPITAS, CA 95035

ABBREVIATIONS	
DESCRIPTION	DESCRIPTION
AB	AGGREGATE BASE (CLASS AS NOTED)
AC	ASPHALT CONCRETE
AD	AREA DRAIN
BC	BACK OF CURB
BFL	BACK FLOW WATER PREVENTOR VALVE
BOW	BOTTOM OF WALL
BW	BACK OF WALK
C&G	CURB AND GUTTER
CF	GARAGE FINISH FLOOR (BACK)
CL	CENTERLINE
CLSW	CENTERLINE SWALE
CO	CLEANOUT
CP	CONTROL POINT
DWY	DRIVEWAY
DI	DROP INLET
DTL	DETAIL
ELCT	ELECTRIC
EP	EDGE OF PAVEMENT ELEVATION
EUC	EUCALYPTUS TREE
(E)LEX	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FNC	FENCE
FOC	FACE OF CURB
GB	GRADE BREAK
OFF	GARAGE FINISH FLOOR (FRONT)
GUY	GLY WIRE
HP	HIGH POINT
IP	IRON PIPE
INV	INVERT
JP	JOINT POLE
JB	JUNCTION BOX (UTILITY)
LIP	LIP OF GUTTER
LP	LOW POINT
MON	MONUMENT
(N)	NEW
OC	ORIGINAL GROUND
PB	PULL BOX
PGEV	PG&E VAULT
PP	PROPERTY LINE
P/P/L	POWER POLE
PPP	PLASTIC PERFORATED PIPE
PSE	PUBLIC SERVICE EASEMENT
PVC	POLYVINYL CHLORIDE
R/W	RIGHT OF WAY
RCP	REINFORCED CONCRETE PIPE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
STD	STANDARD
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SW	SIDEWALK
TC	TOP OF CURB
TF	TOP OF FOUNDATION
TOS	TOP OF SLAB
TOW	TOP OF WALL
TP	TOP OF PAVEMENT
(TYP)	TYPICAL
USS	UNDERGROUND SANITARY SEWER
UE	UTILITY EASEMENT
UT	UNDERGROUND TELEPHONE
UW	UNDERGROUND WATER
VCP	VITRIFIED CLAY PIPE
WL	WHITE LINE STRIPE
WLK	WALKWAY
WM	WATER METER
WV	WATER VALVE

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
---	---	FILL AREA LIMIT
---	---	CUT AREA LIMIT
102	102	CONTOUR
W	W	WATER LINE
SD	SD	STORM DRAIN PIPE (SOLID)
SS	SS	SANITARY SEWER PIPE
SUB	SUB	SUBDRAIN PIPE (PERFORATED)
OH e,T,TV	OH e,T,TV	OVERHEAD UTILITIES WITH POLE
G	G	GAS LINE
E	E	ELECTRIC LINE (UNDERGROUND)
JT	JT	JOINT TRENCH
SLV	SLV	STREET LIGHT VAULT
SSCO	SSCO	SANITARY SEWER CLEANOUT
○	●	SANITARY SEWER MANHOLE
○	○	STORM DRAIN MANHOLE
⊗	⊗	ELECTROLIER
WM	WM	WATER METER
○	○	TREE WITH TRUNK
□	□	6' WOODEN FENCE
* 102.23	102.23	SPOT ELEVATION
○	○	TREE PROTECTION FENCE
○	○	5' TALL CHAIN LINK
---	---	SWALE
→	→	DIRECTION OF FLOW IN PIPE
▣	▣	AREA DRAIN/ INLET
→	→	OVERLAND RELEASE PATH
→	→	GRADE TO DRAIN, 2% MIN. AWAY FROM HOUSE
→	→	1% MIN. FROM PROPERTY LINE TO SWALE
⊗	⊗	(E) TREE TO BE REMOVE
⬇	⬇	DOWN-SPOUT
○	○	POP-UP EMITER



LOCATION MAP
N.T.S.

SHEET INDEX:

- C-1 COVER SHEET/ NOTES
- C-2 GRADING AND DRAINAGE PLAN
- C-3 UTILITY PLAN
- C-4 CROSS SECTIONS, DETAILS
- C-5 EROSION CONTROL PLAN
- C-6 EARTHWORK QUANTITY CALCULATION
- C-7 STORMWATER MANAGEMENT PLAN
- C-8 STORMWATER TREATMENT UNIT

DRAINAGE NOTES

1. Surface water shall be directed away from all buildings into drainage swales, gutters, storm drain inlets and drainage systems.
2. All roof downspouts shall discharge to concrete splash pads draining away from the foundation. See architectural plans for roof downspout locations.
3. On site storm drain lines shall consist of solid PVC-SDR35 minimum or better.

UTILITY NOTES::

1. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. CONNECT SANITARY SEWER AND WATER LINES TO EXISTING STREET LATERALS.
3. CONNECT GAS AND ELECTRIC LINES TO EXISTING STREET LATERALS, PER PG&E STANDARDS.
4. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
5. ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
6. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSING AND INFORM THE OWNER/ DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLANS.

NOTE:

GRADING AND DRAINAGE PLANS SHALL BE REVIEWED AND APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.

GEOTECHNICAL ENGINEER OF RECORD
 THIS PLAN HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE INTENT AND PURPOSE OF THE GEOTECHNICAL REPORT
 PREPARED BY _____ DATED _____
 BY C.E.G. # _____ BY G.E. # _____

NOTICE TO CONTRACTORS
 CONTRACTOR TO NOTIFY U.S.A. (UNDERGROUND SERVICE ALERT) AT 800-227-2600 A MINIMUM OF 2 WORKING DAYS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES.



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E-MAIL: SMPENGINEERS@YAHOO.COM

OWNER:

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CHRISTIAN EVANGELICAL MISSION
 1000 PIEDMONT ROAD
 MILPITAS, CA 95035
 COVER SHEET

Revisions:

Date: JANUARY 7, 2009
 Scale: NTS
 Prepared by: V.G.
 Checked by: S.R.
 Job #: 28082
 Sheet: 1 OF 8
C-1



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GRADING AND DRAINAGE PLAN

Revisions:

Date: JANUARY 7, 2009
Scale: 1" = 20'
Prepared by: V.G.
Checked by: S.R.
Job #: 28082
Sheet: 2 OF 8
C-2

SLOPE DENSITY CALCULATION:

NET AREA = 61,566 SQ. FT
AVERAGE SLOPE = 1/A x SUM (L)
WHERE: L = 2 FEET (SLOPE INTERVAL)
SUM(L) = 3,335 FEET (TOTAL LENGTH OF CONTOURS)
AVERAGE SLOPE = $\frac{2 \times 3,335 \times 100}{61,566}$
AVERAGE SLOPE = 10.8%

(N) FENCE NOTE:

UP HILL PROPERTY FENCES NEXT TO THE CUL-DE-SAC AND OLD PIEDMONT ROAD SHOULD NOT BLOCK THE NATURAL WATER FLOW. PROVIDE 6" CLEARANCE FROM ORIGINAL GROUND TO THE BOTTOM OF THE NEW FENCE. USE HOT DEEP GALVANIZED CHAIN LINK/ WIRE MESH AT THE BOTTOM OF FENCE TO PREVENT PETS AND SMALL ANIMALS.

NOTES

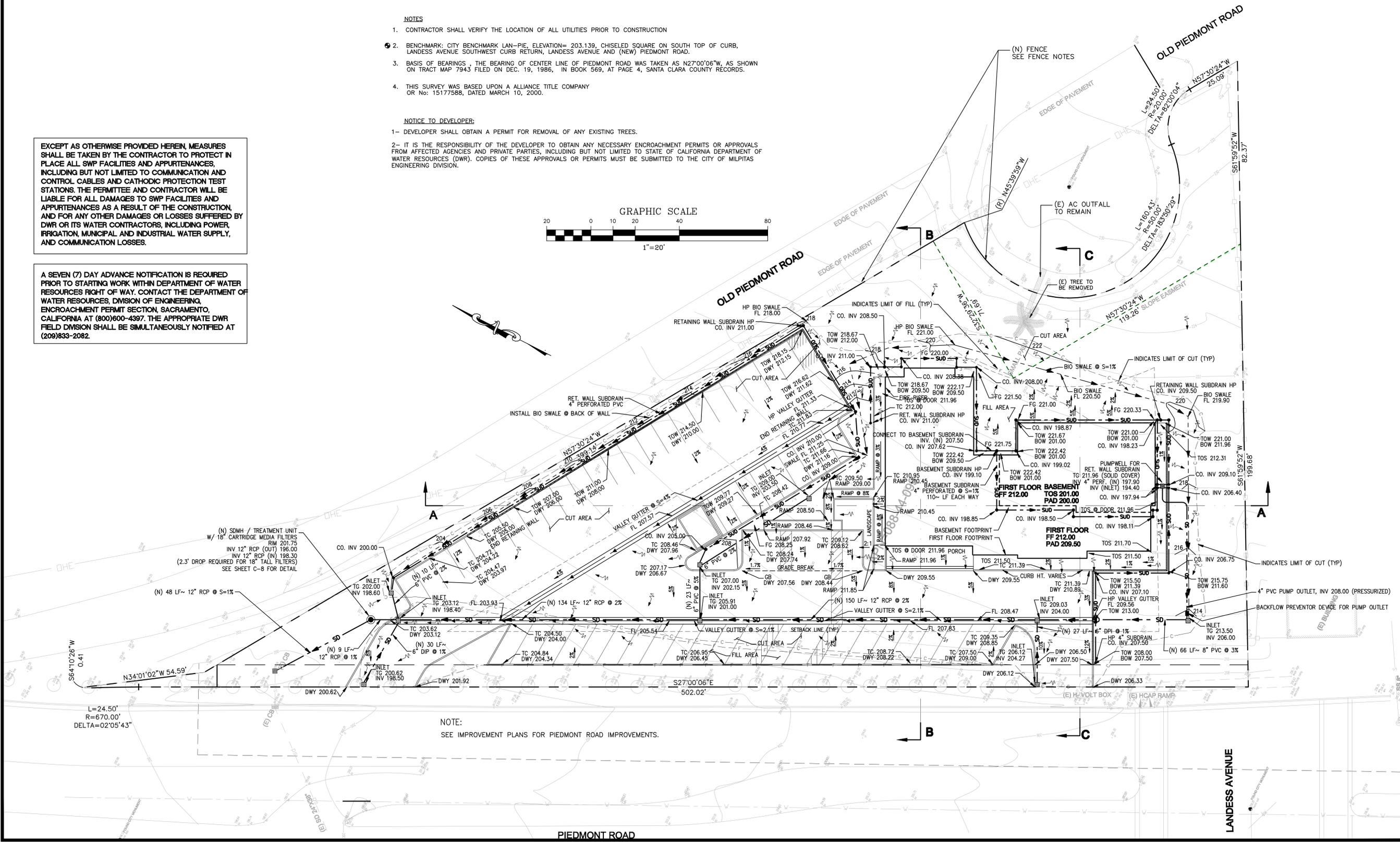
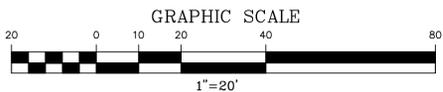
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION
- BENCHMARK: CITY BENCHMARK LAN-PIE, ELEVATION= 203.139, CHISELED SQUARE ON SOUTH TOP OF CURB, LANDESS AVENUE SOUTHWEST CURB RETURN, LANDESS AVENUE AND (NEW) PIEDMONT ROAD.
- BASIS OF BEARINGS , THE BEARING OF CENTER LINE OF PIEDMONT ROAD WAS TAKEN AS N27°00'06"W, AS SHOWN ON TRACT MAP 7943 FILED ON DEC. 19, 1986, IN BOOK 569, AT PAGE 4, SANTA CLARA COUNTY RECORDS.
- THIS SURVEY WAS BASED UPON A ALLIANCE TITLE COMPANY OR No: 15177588, DATED MARCH 10, 2000.

NOTICE TO DEVELOPER:

- DEVELOPER SHALL OBTAIN A PERMIT FOR REMOVAL OF ANY EXISTING TREES.
- IT IS THE RESPONSIBILITY OF THE DEVELOPER TO OBTAIN ANY NECESSARY ENCROACHMENT PERMITS OR APPROVALS FROM AFFECTED AGENCIES AND PRIVATE PARTIES, INCLUDING BUT NOT LIMITED TO STATE OF CALIFORNIA DEPARTMENT OF WATER RESOURCES (DWR). COPIES OF THESE APPROVALS OR PERMITS MUST BE SUBMITTED TO THE CITY OF MILPITAS ENGINEERING DIVISION.

EXCEPT AS OTHERWISE PROVIDED HEREIN, MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT IN PLACE ALL SWP FACILITIES AND APPURTENANCES, INCLUDING BUT NOT LIMITED TO COMMUNICATION AND CONTROL CABLES AND CATHODIC PROTECTION TEST STATIONS. THE PERMITTEE AND CONTRACTOR WILL BE LIABLE FOR ALL DAMAGES TO SWP FACILITIES AND APPURTENANCES AS A RESULT OF THE CONSTRUCTION, AND FOR ANY OTHER DAMAGES OR LOSSES SUFFERED BY DWR OR ITS WATER CONTRACTORS, INCLUDING POWER, IRRIGATION, MUNICIPAL AND INDUSTRIAL WATER SUPPLY, AND COMMUNICATION LOSSES.

A SEVEN (7) DAY ADVANCE NOTIFICATION IS REQUIRED PRIOR TO STARTING WORK WITHIN DEPARTMENT OF WATER RESOURCES RIGHT OF WAY. CONTACT THE DEPARTMENT OF WATER RESOURCES, DIVISION OF ENGINEERING, ENCROACHMENT PERMIT SECTION, SACRAMENTO, CALIFORNIA AT (800)600-4397. THE APPROPRIATE DWR FIELD DIVISION SHALL BE SIMULTANEOUSLY NOTIFIED AT (209)833-2082.



NOTE:
SEE IMPROVEMENT PLANS FOR PIEDMONT ROAD IMPROVEMENTS.



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CHRISTIAN EVANGELICAL MISSION
1000 PIEDMONT ROAD
MILPITAS, CA 95035
UTILITY PLAN

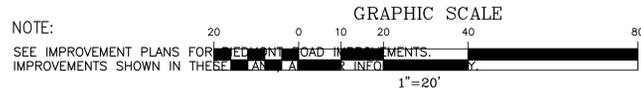
Revisions:

Date: JANUARY 7, 2009
Scale: 1" = 20'
Prepared by: V.G.
Checked by: S.R.
Job #: 28082

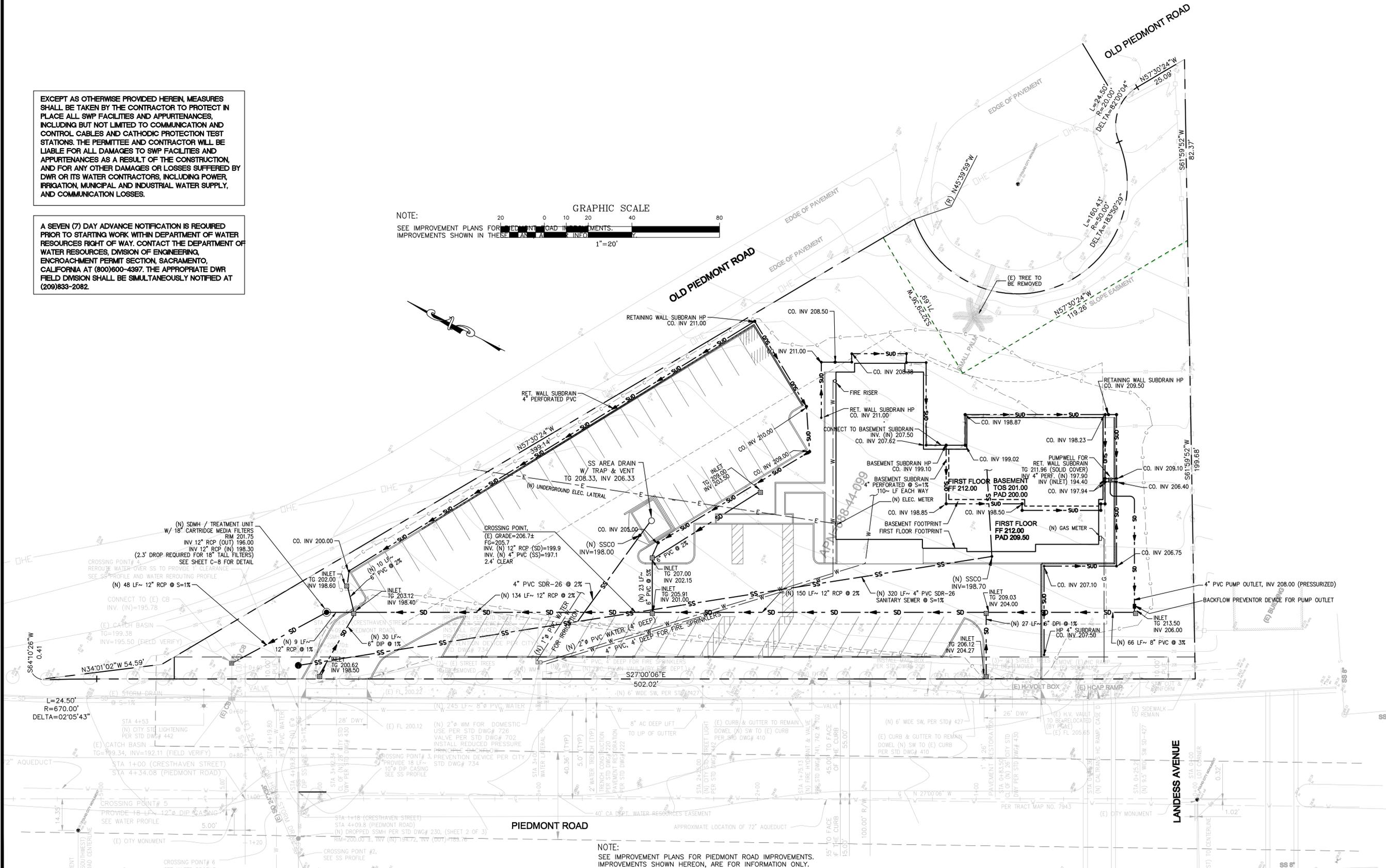
Sheet: 3 OF 8
C-3

EXCEPT AS OTHERWISE PROVIDED HEREIN, MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT IN PLACE ALL SWP FACILITIES AND APPURTENANCES, INCLUDING BUT NOT LIMITED TO COMMUNICATION AND CONTROL CABLES AND CATHODIC PROTECTION TEST STATIONS. THE PERMITTEE AND CONTRACTOR WILL BE LIABLE FOR ALL DAMAGES TO SWP FACILITIES AND APPURTENANCES AS A RESULT OF THE CONSTRUCTION, AND FOR ANY OTHER DAMAGES OR LOSSES SUFFERED BY DWR OR ITS WATER CONTRACTORS, INCLUDING POWER, IRRIGATION, MUNICIPAL AND INDUSTRIAL WATER SUPPLY, AND COMMUNICATION LOSSES.

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NOTE:
SEE IMPROVEMENT PLANS FOR PIEDMONT ROAD IMPROVEMENTS.
IMPROVEMENTS SHOWN IN THESE PLANS ARE FOR INFORMATION ONLY.



NOTE:
SEE IMPROVEMENT PLANS FOR PIEDMONT ROAD IMPROVEMENTS.
IMPROVEMENTS SHOWN HEREON, ARE FOR INFORMATION ONLY.



OWNER:

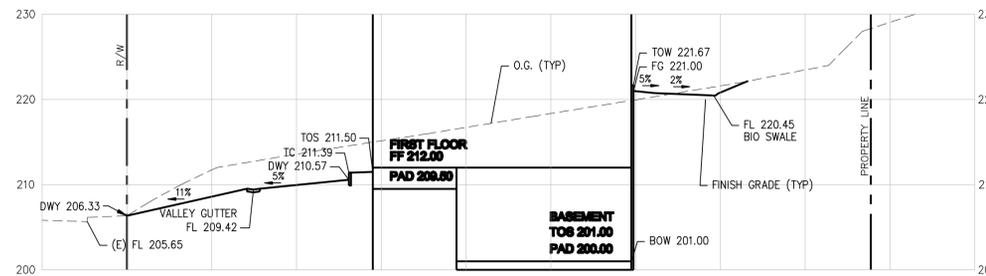
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CHRISTIAN EVANGELICAL MISSION
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MILPITAS, CA 95035
CROSS SECTIONS, DETAILS

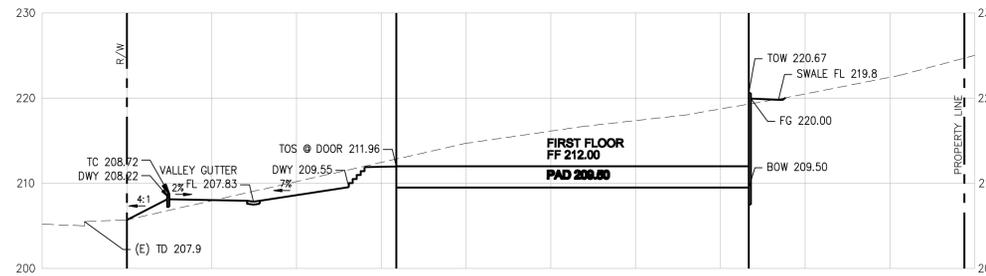
Revisions:

EXCEPT AS OTHERWISE PROVIDED HEREIN, MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT IN PLACE ALL SWP FACILITIES AND APPURTENANCES, INCLUDING BUT NOT LIMITED TO COMMUNICATION AND CONTROL CABLES AND CATHODIC PROTECTION TEST STATIONS. THE PERMITTEE AND CONTRACTOR WILL BE LIABLE FOR ALL DAMAGES TO SWP FACILITIES AND APPURTENANCES AS A RESULT OF THE CONSTRUCTION, AND FOR ANY OTHER DAMAGES OR LOSSES SUFFERED BY DWR OR ITS WATER CONTRACTORS, INCLUDING POWER, IRRIGATION, MUNICIPAL AND INDUSTRIAL WATER SUPPLY, AND COMMUNICATION LOSSES.

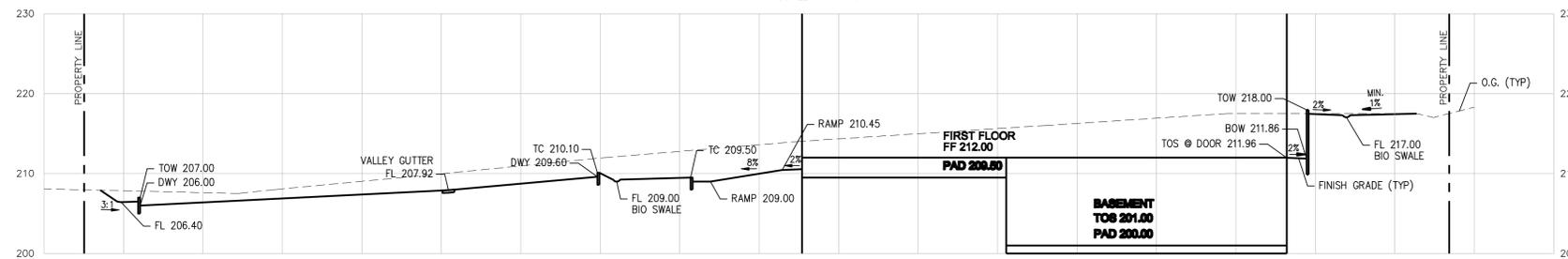
A SEVEN (7) DAY ADVANCE NOTIFICATION IS REQUIRED PRIOR TO STARTING WORK WITHIN DEPARTMENT OF WATER RESOURCES RIGHT OF WAY. CONTACT THE DEPARTMENT OF WATER RESOURCES, DIVISION OF ENGINEERING, ENCROACHMENT PERMIT SECTION, SACRAMENTO, CALIFORNIA AT (800)600-4397. THE APPROPRIATE DWR FIELD DIVISION SHALL BE SIMULTANEOUSLY NOTIFIED AT (209)833-2082.



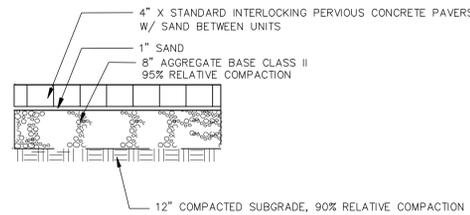
SECTION C-C
SCALE H: 1"=20'
SCALE V: 1"=10'



SECTION B-B
SCALE H: 1"=20'
SCALE V: 1"=10'

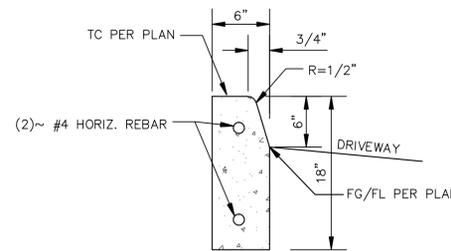


SECTION A-A
SCALE H: 1"=20'
SCALE V: 1"=10'

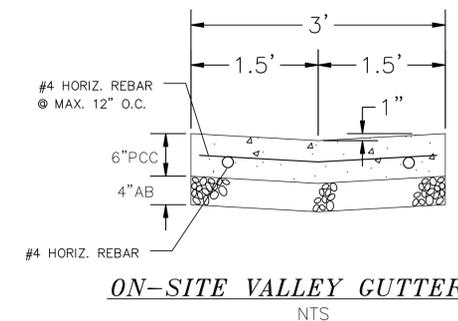


NOTE:
INTERLOCKING PAVERS SECTION OF DRIVEWAY SHALL BE ABLE TO SUPPORT WEIGHT OF EMERGENCY TRUCKS, UP TO 20 TONS. PROJECT SOILS ENGINEER TO REVIEW THE DESIGN AND INSPECT THE CONSTRUCTION OF THE DRIVEWAY.

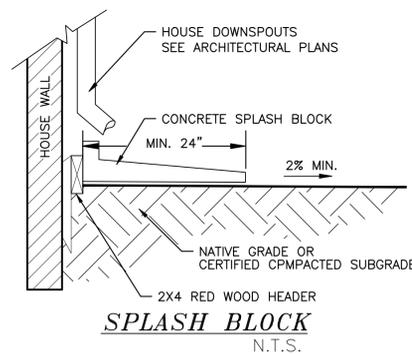
DRIVEWAY, PERVIOUS INTERLOCKING PAVERS DETAIL
NTS



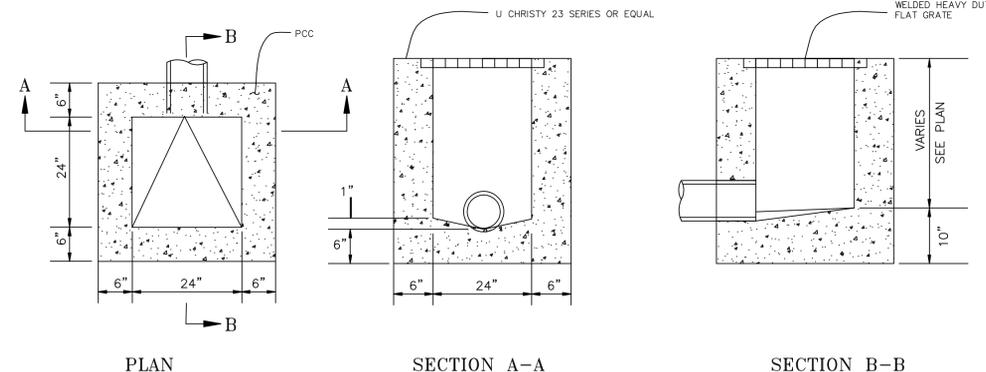
ON-SITE VERTICAL CURB
NTS



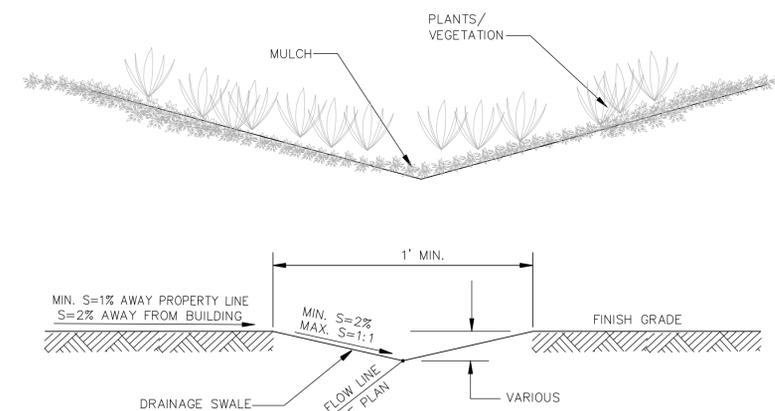
ON-SITE VALLEY GUTTER
NTS



SPLASH BLOCK
N.T.S.

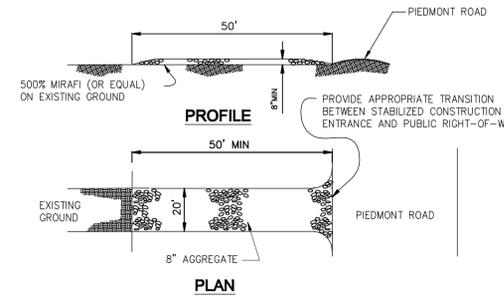
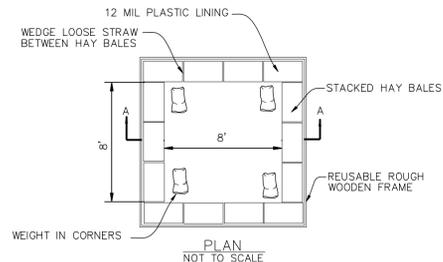
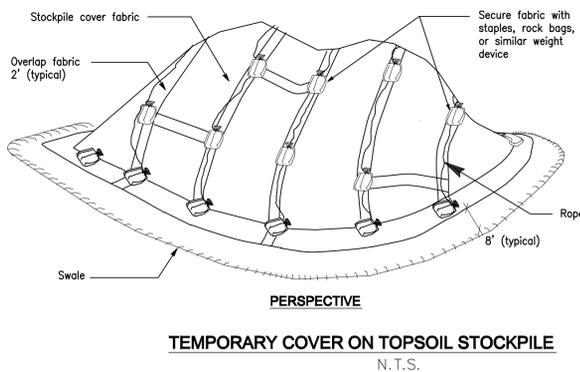
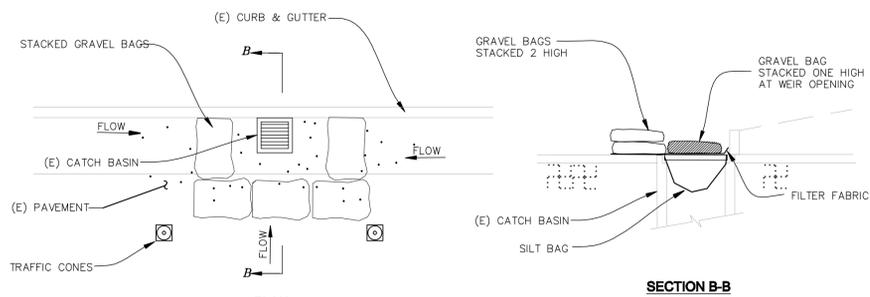
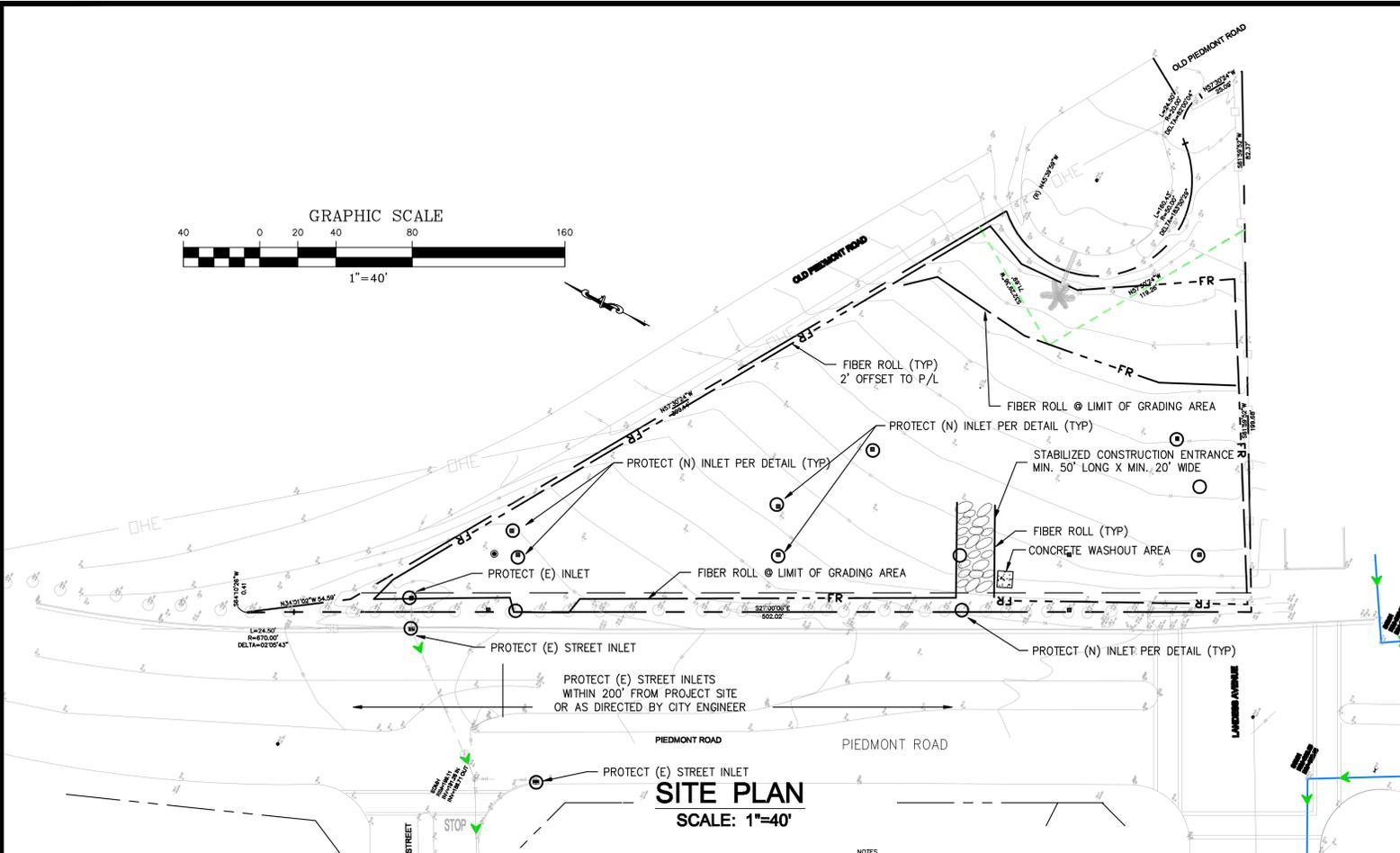
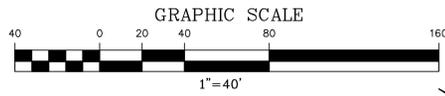


ON-SITE STORM DRAIN INLET
NTS

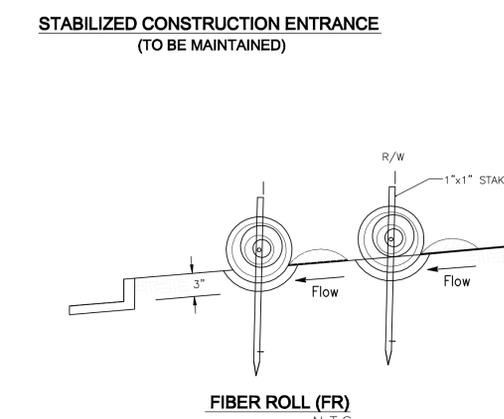


BIOSWALE DETAIL
NTS

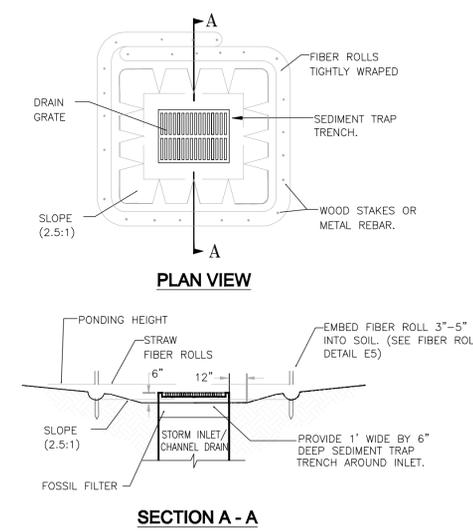
Date: JANUARY 7, 2009
Scale: AS NOTED
Prepared by: V.G.
Checked by: S.R.
Job #: 28082



Maintenance
 - The entrance shall be maintained in a condition that will prevent tracking or flowing sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand, and repair and/or clean out any measures used to trap sediment.
 - All sediment spilled, dropped, washed, or tracked onto public rights-of-way shall be removed immediately.
 - When necessary, wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. This shall be done at an area stabilized with crushed stone, which drains into an approved sediment trap or sediment basin.



FIBER ROLL NOTES
 1. Place fiber roll in key trench 3" deep and place excavated soil on uphill or flow side of the roll.
 2. On slopes and hillsides, fiber rolls shall be abutted at the ends and not overlapped. Place alternate stakes on both sides of the roll, every 6'.
 3. Install 12" fiber roll.



EROSION AND SEDIMENT CONTROL NOTES AND MEASURES

- The facilities shown on this Plan are designed to control Erosion and sediment during the rainy season, October 15 to April 15. Facilities are to be operable prior to October 1 of any year. Grading operations during the rainy season, which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes.
- This plan covers only the first winter following grading with assumed site conditions as shown on the Erosion Control Plan. Prior to September 15, the completion of site improvement shall be evaluated and revisions made to this plan as necessary with the approval of the city engineer. Plans are to be resubmitted for city approval prior to September 1 of each subsequent year until site improvements are accepted by the city.
- Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction entranceways.
- Contractor shall maintain stabilized entrance at each vehicle access point to existing paved streets. Any mud or debris tracked onto public streets shall be removed daily and as required by the city.
- This erosion and sediment control plan may not cover all the situations that may arise during construction due to unanticipated field conditions. Variations and additions may be made to this plan in the field. Notify the city representative of any field changes.
- This plan is intended to be used for interim erosion and sediment control only and is not to be used for final elevations or permanent improvements.
- Contractor shall be responsible for monitoring erosion and sediment control prior, during, and after storm events.
- Reasonable care shall be taken when hauling any earth, sand, gravel, stone, debris, paper or any other substance over any public street, alley or other public place. Should any blow, spill, or track over and upon said public or adjacent private property, immediately remedy shall occur.
- Sanitary facilities shall be maintained on the site.
- During the rainy season, all paved areas shall be kept clear of earth material and debris. The site shall be maintained so as to minimize sediment laden runoff to any storm drainage systems, including existing drainage swales and water courses.
- Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.
- Contractors shall provide dust control as required by the appropriate federal, state, and local agency requirements.
- With the approval of the city inspector, erosion and sediment controls may be removed after areas above them have been stabilized.
- The contractor shall implement year-round Best Management Practices, regarding the discharge of non-storm water runoff into the drainage system.

MAINTENANCE NOTES

- Maintenance is to be performed as follows:
 - Repair damages caused by soil erosion or construction at the end of each working day.
 - Swales shall be inspected periodically and maintained as needed.
 - Sediment traps, berms, and swales are to be inspected after each storm and repairs made as needed.
 - Sediment shall be removed and sediment traps restored to its original dimensions when sediment has accumulated to a depth of one foot.
 - Sediment removed from trap shall be deposited in a suitable area and in such a manner that it will not erode.
 - Rills and gullies must be repaired.
- All existing drainage inlets on Piedmont Road, around the project site shall be protected with gravel bags during construction. Gravel bag inlet protection shall be cleaned out whenever sediment depth is one half the height of one sand bag.

NOTES:

- PLACE FIBER ROLLS AROUND THE INLET CONSISTENT WITH BASIN SEDIMENT BARRIER DETAIL ON THIS SHEET. FIBER ROLLS ARE TUBES MADE FROM STRAW BOUND W/ PLASTIC NETTING. THEY ARE APPROX. 8" DIA. AND 20 - 30 FT. LONG.
- FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 3" DEEP, DIG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.
- THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY.
- FOSSIL FILTERS SHALL BE INCORPORATED IN ALL CATCH BASINS AND FIELD INLETS 24" AND LARGER AND SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS. FOSSIL FILTERS ARE AVAILABLE FROM KRISTAR ENTERPRISES INC., 422 LARKFIELD CENTER, SUITE 271, SANTA ROSA, CA 95403, PHONE (800) 579-8819.

SMP

ENGINEERS
 CIVIL ENGINEERS
 1534 CAROB LANE
 LOS ALTOS, CA 94024
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 FAX: (650) 941-8755
 E-MAIL: SMPENGINEERS@YAHOO.COM

OWNER:
 CHRISTIAN EVANGELICAL MISSION
 1000 PIEDMONT ROAD
 MILPITAS, CA 95035
 EROSION CONTROL PLAN

Revisions:
 Date: JANUARY 7, 2009
 Scale: AS NOTED
 Prepared by: V.G.
 Checked by: S.R.
 Job #: 28082
 Sheet: 5 OF 8
C-5

EARTHWORK TABLE

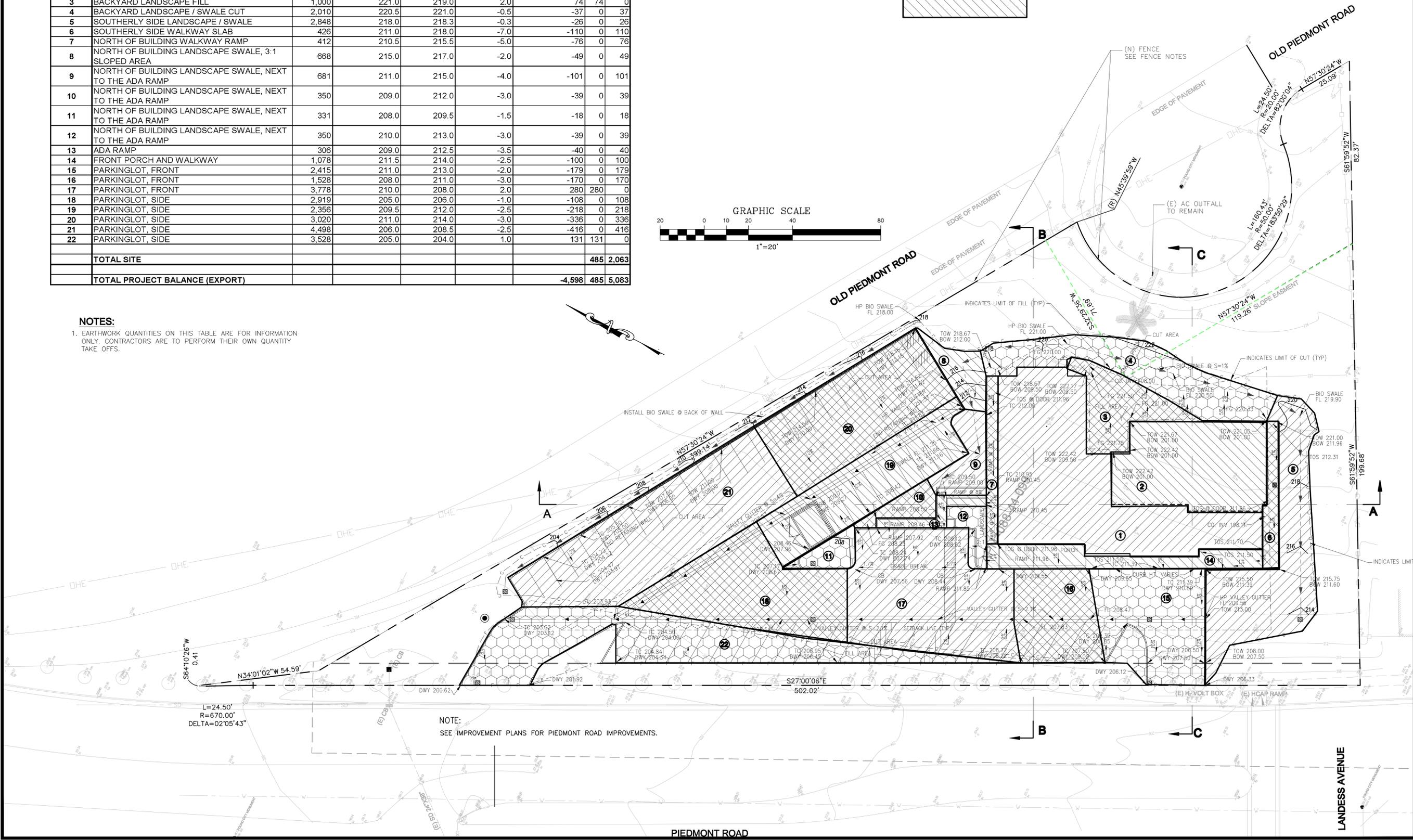
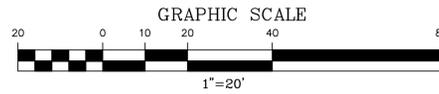
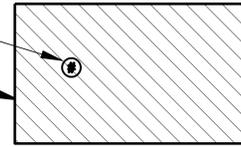
LABLE	LOCATION	AREA OF GRADING	AVERAGE FINISH GRADE	AVERAGE (E) GRADE	AVERAGE FILL DEPTH (FT.)	FILL QUANTITY (CY) ("+" FOR CUT)	FILL (CY)	CUT (CY)
1	FIRST FLOOR PAD	5,128	209.5	216.0	-6.5	-1,235	0	1,235
TOTAL FIRST FLOOR							0	1,235
2	BASEMENT PAD	2,677	200.0	218.0	-18.0	-1,785	0	1,785
TOTAL BASEMENT							0	1,785
TOTAL BUILDING							0	3,019
3	BACKYARD LANDSCAPE FILL	1,000	221.0	219.0	2.0	74	74	0
4	BACKYARD LANDSCAPE / SWALE CUT	2,010	220.5	221.0	-0.5	-37	0	37
5	SOUTHERLY SIDE LANDSCAPE / SWALE	2,848	218.0	218.3	-0.3	-26	0	26
6	SOUTHERLY SIDE WALKWAY SLAB	426	211.0	218.0	-7.0	-110	0	110
7	NORTH OF BUILDING WALKWAY RAMP	412	210.5	215.5	-5.0	-76	0	76
8	NORTH OF BUILDING LANDSCAPE SWALE, 3:1 SLOPED AREA	668	215.0	217.0	-2.0	-49	0	49
9	NORTH OF BUILDING LANDSCAPE SWALE, NEXT TO THE ADA RAMP	681	211.0	215.0	-4.0	-101	0	101
10	NORTH OF BUILDING LANDSCAPE SWALE, NEXT TO THE ADA RAMP	350	209.0	212.0	-3.0	-39	0	39
11	NORTH OF BUILDING LANDSCAPE SWALE, NEXT TO THE ADA RAMP	331	208.0	209.5	-1.5	-18	0	18
12	NORTH OF BUILDING LANDSCAPE SWALE, NEXT TO THE ADA RAMP	350	210.0	213.0	-3.0	-39	0	39
13	ADA RAMP	306	209.0	212.5	-3.5	-40	0	40
14	FRONT PORCH AND WALKWAY	1,078	211.5	214.0	-2.5	-100	0	100
15	PARKINGLOT, FRONT	2,415	211.0	213.0	-2.0	-179	0	179
16	PARKINGLOT, FRONT	1,528	208.0	211.0	-3.0	-170	0	170
17	PARKINGLOT, FRONT	3,778	210.0	208.0	2.0	280	280	0
18	PARKINGLOT, SIDE	2,919	205.0	206.0	-1.0	-108	0	108
19	PARKINGLOT, SIDE	2,356	209.5	212.0	-2.5	-218	0	218
20	PARKINGLOT, SIDE	3,020	211.0	214.0	-3.0	-336	0	336
21	PARKINGLOT, SIDE	4,498	206.0	208.5	-2.5	-416	0	416
22	PARKINGLOT, SIDE	3,528	205.0	204.0	1.0	131	131	0
TOTAL SITE						485	2,063	
TOTAL PROJECT BALANCE (EXPORT)						-4,598	485	5,083

NOTES:

- EARTHWORK QUANTITIES ON THIS TABLE ARE FOR INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITY TAKE OFFS.

INDICATES LABLE NO. REFERING TO AREA

INDICATES AREA OF GRADING (BREAKDOWN)



NOTE:
SEE IMPROVEMENT PLANS FOR PIEDMONT ROAD IMPROVEMENTS.

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CHRISTIAN EVANGELICAL MISSION
1000 PIEDMONT ROAD
MILPITAS, CA 95035
EARTHWORK QUANTITY CALCULATION

Revisions:

Date: JANUARY 7, 2009
Scale: 1" = 20'
Prepared by: V.G.
Checked by: S.R.
Job #: 28082
Sheet: 6 OF 8
C-6

IMPERVIOUS AREA TABLE AND C-3 CALCULATION (NUMERIC SIZING):

**POST-CONSTRUCTION WATER SHED INFORMATION:
AREAS # 1, 2, 3, 4 (DRAINS TO SDMH w/ Filters)**

DESCRIPTION	LOCATION	AREA (SQFT)	AREA (ACRES)	%	MATERIAL	C	C x AREA
BUILDING	AREA # 1	7,690	0.18	12.1%	ROOFING MATERIAL	0.85	6537
TOTAL IMPERVIOUS		7,690	0.18	12.1%	IMPERVIOUS		
WALKWAY	AREA # 2	2,256	0.05	3.6%	PERVIOUS PAVERS	0.2	451
DRIVEWAY	AREA # 3	24,256	0.56	38.3%	PERVIOUS PAVERS	0.2	4851
LANDSCAPE/ GROUND		29,105	0.67	46.0%	LANDSCAPE	0.08	2328
TOTAL PERVIOUS		55,617	1.28	87.9%	PERVIOUS		
TOTAL SITE		63,307	1.45	100.0%			14167

WEIGHTED AVERAGE C = $[\sum (C \times A)] / \sum A = 0.224$
Ave. C < 0.4 RECOMMENDED BY City of Milpitas for low density residential

→ USE C=0.4 Average runoff coefficient

Rainfall Intensity (I) in inches for inlet # 1:

$I_{10} = 0.2$ inches/hr
Per City of Milpitas Stormwater guide book, Flow based criteria.

Flow calculation for SDMH W/ Treatment unit: (Rational method)

$I = 0.2$ inches/hr
 $C = 0.4$
 $A = 1.45$ acres
 $Q = ICA = 0.12$ CFS

Filter cartridges required:

$Q_{design} = 0.12$ CFS
 $1 \text{ CFS} \times [7.5 \text{ GAL/CF}] \times [60 \text{ SEC/MIN}] = 450 \text{ GAL/MIN}$
→ $Q_{design} = 52.32$ gal/min
USING CARTRIDGE TYPE STORM FILTER 18" WHICH HAS A CAPACITY OF 15 GAL/MIN,
NUMBER OF FILTERS REQUIRED=
 $52.32 / 15 = 3.49$
→ NUMBER OF FILTERS REQUIRED=
ROUNDING UP: 4

Sizing pipe connecting to off-site catch basin:

$Q = 0.12$ CFS
 $n = 0.013$ RCP
 $S = 0.01$
 $Do = 1.33 (n Q/S)^{3/8} = 0.28$ feet (Full flow)
 $Do = 3.31$ inch
→ Use $D = 12$ inch OK

Checking Velocity in pipe:

$R_h = D/4 = 0.25$ feet
 $S = 0.01$
 $n = 0.013$ RCP
 $V = 1.486 (R_h^{2/3} S^{1/2})/n = 4.5$ feet/sec OK

Checking SDMH w/ Filters for 100 Yr. Storm:

$I_{100} = 2$ inches/hr
 $C = 0.4$
 $A = 1.45$ acres
 $Q = ICA = 1.16$ CFS

Q_{100} SHOULD BE LESS THAN 2 CFS, RECOMMENDED BY MANUFACTURER

Compliance with NPDES Permit Provision C.3:

The San Francisco Bay Regional Water Quality Control Board (SFRWQCB) incorporated updated requirements into Santa Clara County's National Pollution Discharge Elimination System (NPDES) Permit in August 06. These updated stormwater quality control requirements are predominantly in the category of new development discharge controls. The Permit requires that permanent, post-construction stormwater quality control measures be implemented as part of development projects.

Updated stormwater quality control measures include:
- Source Control Measures
- Site Design Measures
- Treatment Control Measures

Beginning August 15, 2006, all projects creating or replacing 10,000 sq. ft. or more of impervious surface area must design and install a permanent post-construction stormwater treatment facility on the site. The system must be design and installed according to numeric sizing criteria.

All projects, regardless of size that create or replace impervious surface may be required to install stormwater quality controls to the maximum extent practicable.

PROJECT GENERAL INFORMATION:

- Total Site Area= 63,307 SQ FT = 2.09 Acres
- Soil Type: Dark brown silty clay with fine gravel.

TREATMENT UNIT NOTE:

SEE SHEET C-8 FOR STORMWATER TREATMENT UNIT DETAIL.
MORE INFORMATION IS AVAILABLE FROM MANUFACTURE WEB SITE: www.contech-cpi.com

Pervious Walkways and Driveway Maintenance:

The maintenance activity schedule presented below is based on recommendations provided in the California Stormwater BMP Handbook—New and Redevelopment, and the Interlocking Concrete Pavement Institute Manual (Second Edition).

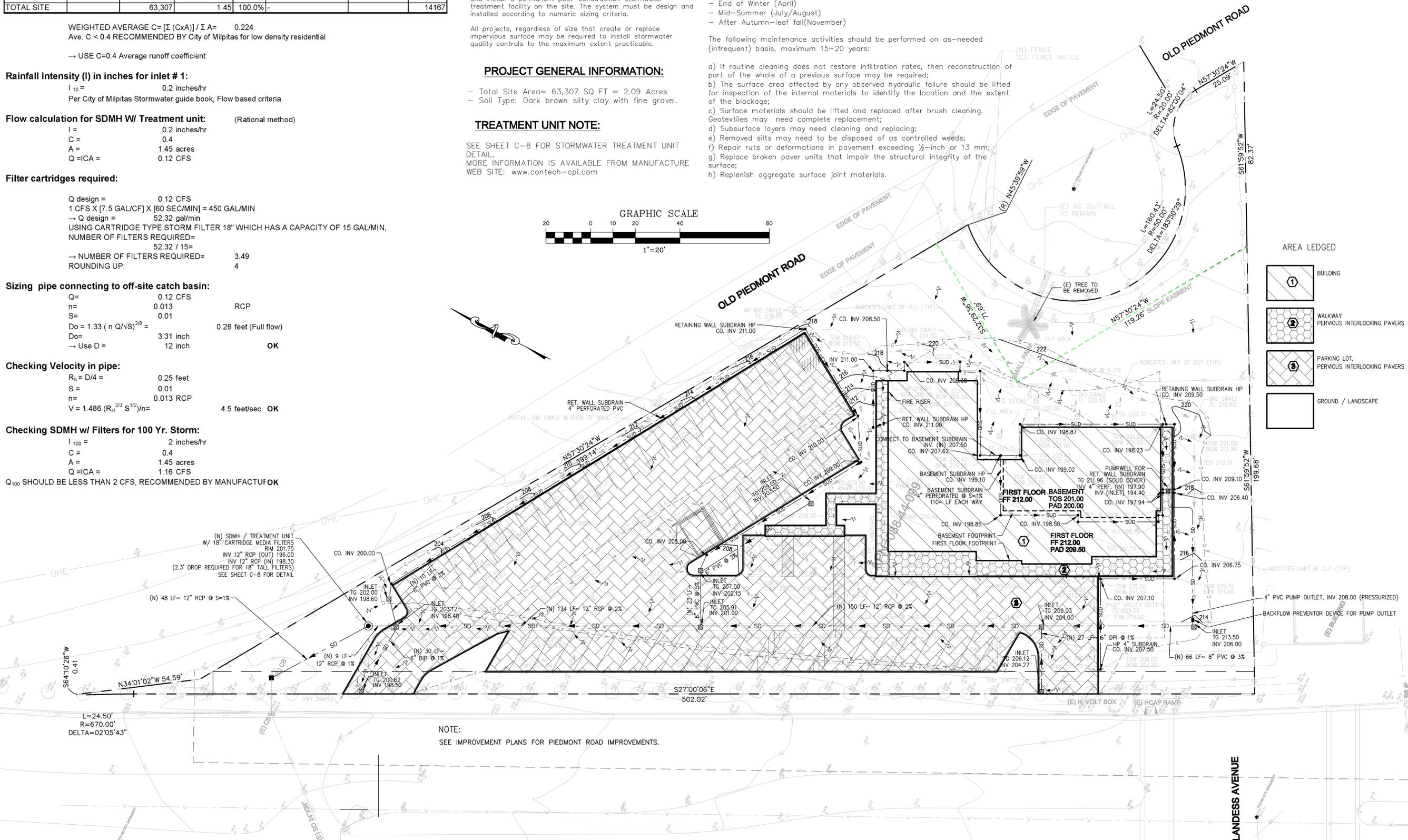
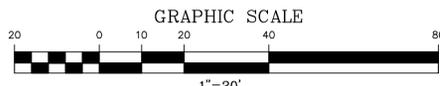
The following maintenance activities should be performed on an ongoing basis:
a) Keep landscaped areas well maintained;
b) Prevent soil being washed onto pavement;

The following maintenance activities should be performed 2-3 times per year:

- a) Vacuum clean surface using commercially available sweeping machines at the following times:
 - End of Winter (April)
 - Mid-Summer (July/August)
 - After Autumn-leaf fall(November)

The following maintenance activities should be performed on as-needed (infrequent) basis, maximum 15-20 years:

- a) If routine cleaning does not restore infiltration rates, then reconstruction of part of the whole of a previous surface may be required;
- b) The surface area affected by any observed hydraulic failure should be lifted for inspection of the internal materials to identify the location and the extent of the blockage;
- c) Surface materials should be lifted and replaced after brush cleaning. Geotextiles may need complete replacement;
- d) Subsurface layers may need cleaning and replacing;
- e) Removed silts may need to be disposed of as controlled weeds;
- f) Repair ruts or deformations in pavement exceeding 1/2-inch or 13 mm;
- g) Replace broken paver units that impair the structural integrity of the surface;
- h) Replenish aggregate surface joint materials.



NOTE:
SEE IMPROVEMENT PLANS FOR PIEDMONT ROAD IMPROVEMENTS.



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CHRISTIAN EVANGELICAL MISSION
1000 PIEDMONT ROAD
MILPITAS, CA 95035
STORMWATER MANAGEMENT PLAN

Revisions:
Date: JANUARY 7, 2009
Scale: 1" = 20'
Prepared by: V.G.
Checked by: S.R.
Job #: 28082
Sheet: 7 OF 8
C-7

Cartridge Options

With multiple cartridge heights available, you now have a choice when fitting a StormFilter system onto your site.

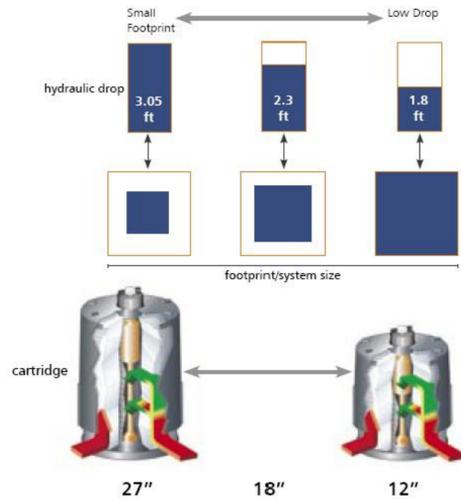
The 27" cartridge provides 50% more treatment per square foot of system than the previously standard 18" cartridge. So, you are meeting the same treatment standards with fewer cartridges, which means a smaller system.

If you are limited by hydraulic constraints, choose our low drop cartridge, which provide filtration treatment with only 1.8 feet of headloss.

Cartridge Flow Rates

Cartridge Type	Hydraulic Drop	Treatment Capacity (gpm)	
		1 gpm/ft ²	2 gpm/ft ²
StormFilter 27"	3.05 feet	11.25	22.5
StormFilter 18"	2.3 feet	7.5	15
StormFilter Low Drop	1.8 feet	5	10
MFS 22"	2.3 feet	9	18
MFS 12"	1.5 feet	5	10

Selecting Cartridge Height



STORMWATER TREATMENT UNIT 48" STORM DRAIN MANHOLE WITH FILTER MEDIA AND CARTRIDGES

GENERAL NOTES

- 1) STORMFILTER BY CONTECH STORMWATER SOLUTIONS; PORTLAND, OR (800) 548-4667; SCARBOROUGH, ME (877) 907-8676; ELKRIDGE, MD (866) 740-3318.
- 2) FILTER CARTRIDGE(S) TO BE SIPHON-ACTUATED AND SELF-CLEANING. STANDARD DETAIL SHOWS MAXIMUM NUMBER OF CARTRIDGES. ACTUAL NUMBER REQUIRED TO BE SPECIFIED ON SITE PLANS OR IN DATA TABLE BELOW.
- 3) PRECAST MANHOLE STRUCTURE TO BE CONSTRUCTED IN ACCORDANCE WITH ASTM C478. DETAIL REFLECTS DESIGN INTENT ONLY. ACTUAL DIMENSIONS AND CONFIGURATION OF STRUCTURE WILL BE SHOWN ON PRODUCTION SHOP DRAWING.
- 4) STRUCTURE AND ACCESS COVERS TO MEET AASHTO H-20 LOAD RATING.
- 5) STORMFILTER REQUIRES 2.3 FEET OF DROP FROM INLET TO OUTLET. IF LESS DROP IS AVAILABLE, CONTACT CONTECH STORMWATER SOLUTIONS. MINIMUM ANGLE BETWEEN INLET AND OUTLET IS 45°.
- 6) INLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR. PRECAST MANHOLE STORMFILTER EQUIPPED WITH A DUAL DIAMETER HDPE OUTLET STUB AND SAND COLLAR. EIGHT INCH DIAMETER OUTLET SECTION MAY BE SEPARATED FROM OUTLET STUB AT MOLDED-IN CUT LINE TO ACCOMMODATE A 12 INCH OUTLET PIPE. CONNECTION TO DOWNSTREAM PIPING TO BE MADE USING A FLEXIBLE COUPLING OR ECCENTRIC REDUCER, AS REQUIRED. COUPLING BY FERNCO OR EQUAL AND PROVIDED BY CONTRACTOR.
- 7) PROVIDE MINIMUM CLEARANCE FOR MAINTENANCE ACCESS. IF A SHALLOWER SYSTEM IS REQUIRED, CONTACT CONTECH STORMWATER SOLUTIONS FOR OTHER OPTIONS.
- 8) ANTI-FLOTATION BALLAST TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR, IF REQUIRED. BALLAST TO BE SET AROUND THE PERIMETER OF THE STRUCTURE.
- 9) ALL STORMFILTERS REQUIRE REGULAR MAINTENANCE. REFER TO OPERATION AND MAINTENANCE GUIDELINES FOR MORE INFORMATION.

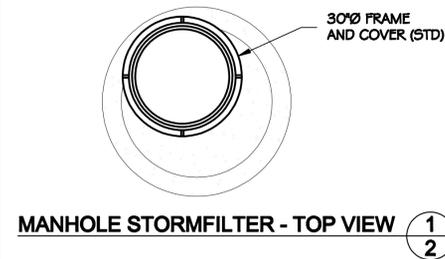
PRECAST MANHOLE STORMFILTER DATA

STRUCTURE ID	XXX
WATER QUALITY FLOW RATE (cfs)	X.XX
PEAK FLOW RATE (< 1 cfs)	X.XX
RETURN PERIOD OF PEAK FLOW (yrs)	XX
# OF CARTRIDGES REQUIRED	XX
CARTRIDGE FLOW RATE (1.5 or 7.5 gpm)	XX
MEDIA TYPE (CSF, PERLITE, ZPG)	XXXXX
RIM ELEVATION	XXX.XX'

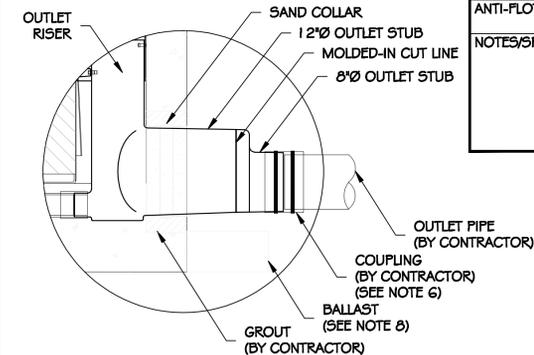
PIPE DATA:	I.E.	ORIENTATION	MATERIAL	DIAMETER
INLET PIPE #1	XXX.XX'	XX°	XXX	XX"
INLET PIPE #2	XXX.XX'	XX°	XXX	XX"
OUTLET STUB	XXX.XX'	0°	XXX	8" / 12"

ECCENTRIC REDUCER (BY CONTRACTOR)	YES/NO	SIZE
ANTI-FLOTATION BALLAST	XXX	XX" x XX"
	WIDTH	HEIGHT
	XX"	XX"

NOTES/SPECIAL REQUIREMENTS:	PIPE ORIENTATION KEY:
	90°
	180°
	270°
	0°



MANHOLE STORMFILTER - TOP VIEW 1 2



MANHOLE STORMFILTER - OUTLET DETAIL 2 2

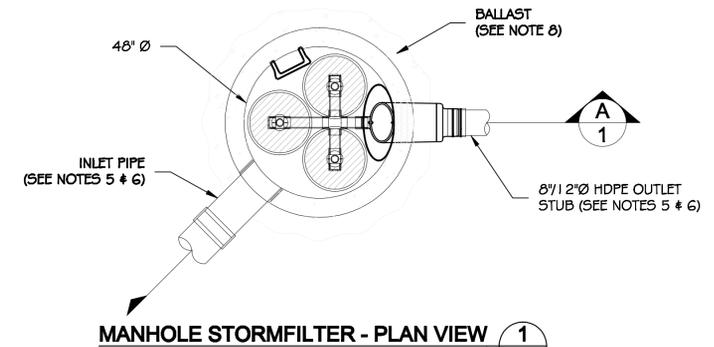
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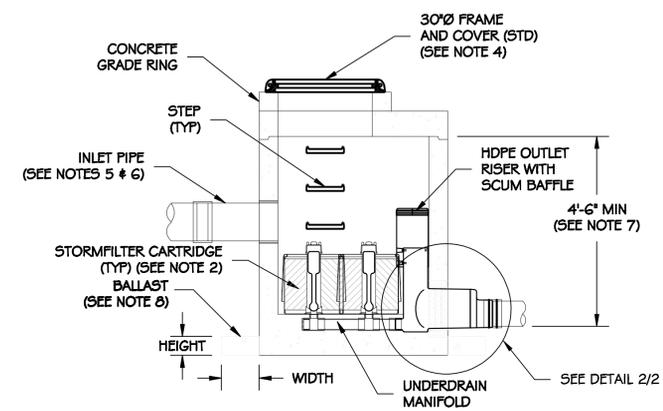
PRECAST 48" MANHOLE STORMFILTER TOP AND SECTION VIEWS, NOTES AND DATA STANDARD DETAIL

DATE: 09/28/05 SCALE: NONE FILE NAME: MHSF3-48PC-DTL DRAWN: MJW CHECKED: ARG

DRAWING 2 2/2



MANHOLE STORMFILTER - PLAN VIEW 1 1



MANHOLE STORMFILTER - SECTION VIEW A 1

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PRECAST 48" MANHOLE STORMFILTER PLAN AND SECTION VIEWS STANDARD DETAIL

DATE: 09/28/05 SCALE: NONE FILE NAME: MHSF3-48PC-DTL DRAWN: MJW CHECKED: ARG

DRAWING 1 1/2



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STORMWATER TREATMENT UNIT

Revisions:

Date: JANUARY 7, 2009

Scale: NTS

Prepared by: V.G.

Checked by: S.R.

Job #: 28082

Sheet: 8 OF 8

C-8

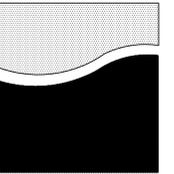
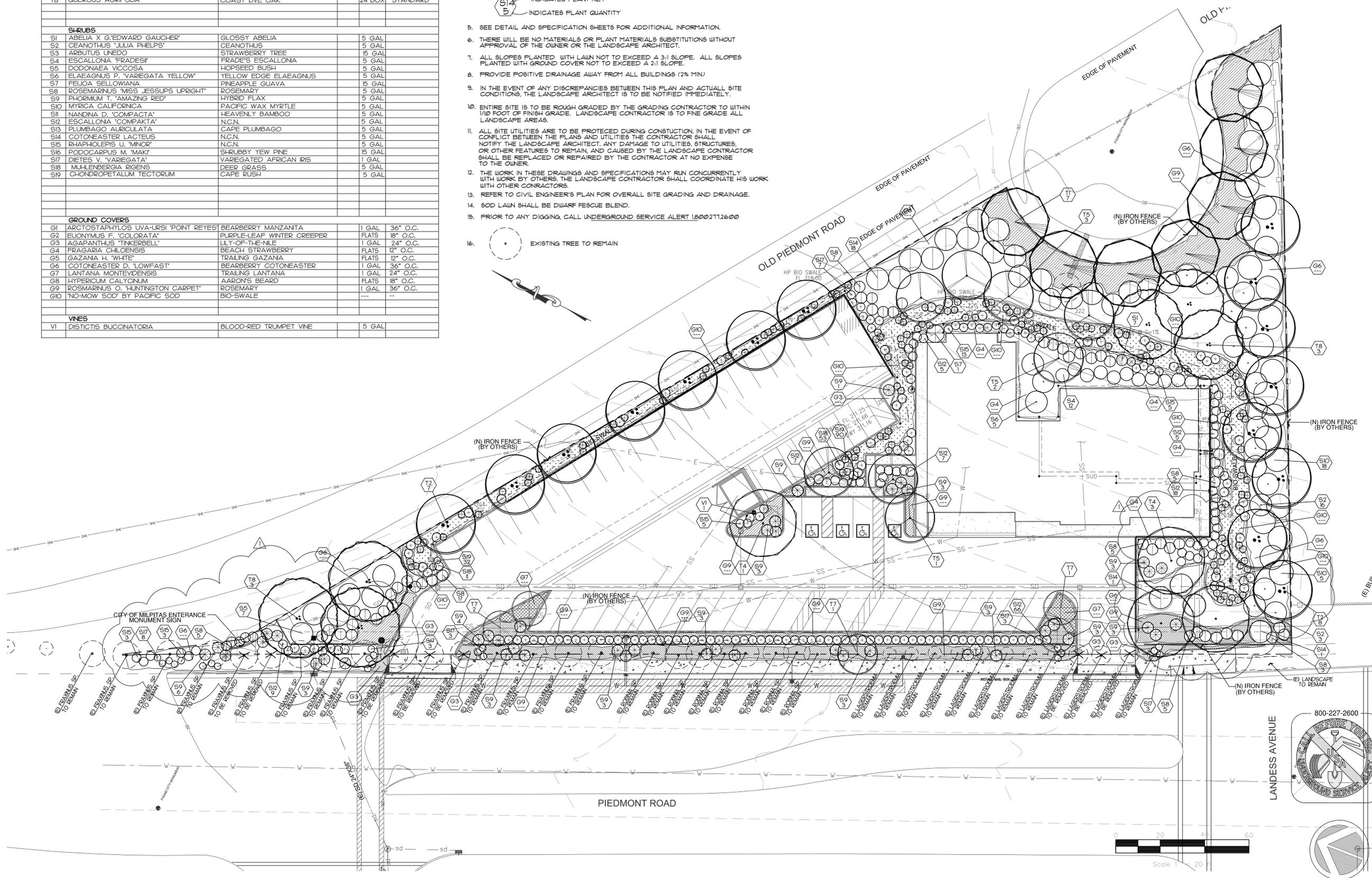
PLANT LIST:

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES					
T1	KOELREUTERIA PANICULATA	GOLDENRAIN TREE		24"BOX	STANDARD
T2	ARBUTUS 'MARINA'	N.C.N.		24"BOX	STANDARD
T3	AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE		24"BOX	STANDARD
T4	PLATANUS 'A. COLUMBIA'	LONDON PLANE TREE		24"BOX	STANDARD
T5	CERIS OCCIDENTALIS	WESTERN REDBUD		24"BOX	STANDARD
T6	JUNIPERUS C. ROBUSTA GREEN	ROBUSTA GREEN JUNIPER		24"BOX	COLUMNAR
T7	LAGERSTROEMIA L. 'TUSCARORA'	CRAPE MYRTLE		24"BOX	STANDARD
T8	QUERCUS AGRIFOLIA	COAST LIVE OAK		24"BOX	STANDARD
SHRUBS					
S1	ABELIA X G. EDWARD GAUCHER	GLOSSY ABELIA		5 GAL	
S2	CEANOTHUS 'JULIA PHELPS'	CEANOTHUS		5 GAL	
S3	ARBUTUS UNEDO	STRAWBERRY TREE		15 GAL	
S4	ESCALLONIA 'FRADES'	FRADE'S ESCALLONIA		5 GAL	
S5	DODONAEA VICCOSA	HOPSEED BUSH		5 GAL	
S6	ELAEAGNUS P. 'VAREGATA YELLOW'	YELLOW EDGE ELAEAGNUS		5 GAL	
S7	FEUJUA SELLOWIANA	PINEAPPLE GUAVA		15 GAL	
S8	ROSEMARINUS 'MISS JESSUPS UPRIGHT'	ROSEMARY		5 GAL	
S9	PHORMIUM T. 'AMAZING RED'	HYBRID FLAX		5 GAL	
S10	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE		5 GAL	
S11	NANDINA D. 'COMPACTA'	HEAVENLY BAMBOO		5 GAL	
S12	ESCALLONIA 'COMPACTA'	N.C.N.		5 GAL	
S13	PLUMBAGO AURICULATA	CAPE PLUMBAGO		5 GAL	
S14	COTONEASTER LACTEUS	N.C.N.		5 GAL	
S15	RHAPHIOLEPIS L. 'MINOR'	N.C.N.		5 GAL	
S16	PODOCARPUS M. 'MAK'	SHRUBBY YEW PINE		15 GAL	
S17	DIETES V. 'VAREGATA'	VAREGATED AFRICAN IRIS		1 GAL	
S18	MULLENBERGIA RIGENS	DEER GRASS		5 GAL	
S19	CHONDROPETALUM TECTORUM	CAPE RUSH		5 GAL	
GROUND COVERS					
G1	ARCTOSTAPHYLOS UVA-URSI 'POINT REYES'	BEARBERRY MANZANTIA		1 GAL	36" O.C.
G2	EUONYMUS F. 'COLORATA'	PURPLE-LEAF WINTER CREEPER		FLATS	18" O.C.
G3	AGAPANTHUS 'TINKERBELL'	ILLY-OF-THE-NILE		1 GAL	24" O.C.
G4	FRAGARIA CHILOENSIS	BEACH STRAWBERRY		FLATS	12" O.C.
G5	GAZANIA H. 'WHITE'	TRAILING GAZANIA		FLATS	12" O.C.
G6	COTONEASTER D. 'LOWFAST'	BEARBERRY COTONEASTER		1 GAL	36" O.C.
G7	LANTANA MONTEVIDENSIS	TRAILING LANTANA		1 GAL	24" O.C.
G8	HYPERICUM CALYCONUM	AARON'S BEARD		FLATS	18" O.C.
G9	ROSEMARINUS O. 'HUNTINGTON CARPET'	ROSEMARY		1 GAL	36" O.C.
G10	'NO-MOW SOD' BY PACIFIC SOD	BIO-SWALE		---	---
VINES					
VI	DICTYCTIS BUCCINATORIA	BLOOD-RED TRUMPET VINE		5 GAL	

PLANT NOTES:

- THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES FROM THE PLANTING PLAN. QUANTITIES SHOWN IN THE LEGEND ARE FOR CONVENIENCE ONLY.
- NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE PLANTING PLAN.
- PLANT GROUND COVER IN SHRUB AREAS AS NOTED; USE TRIANGULAR SPACING.
- (S) INDICATES PLANT KEY
 - (S) INDICATES PLANT QUANTITY
- SEE DETAIL AND SPECIFICATION SHEETS FOR ADDITIONAL INFORMATION.
- THERE WILL BE NO MATERIALS OR PLANT MATERIALS SUBSTITUTIONS WITHOUT APPROVAL OF THE OWNER OR THE LANDSCAPE ARCHITECT.
- ALL SLOPES PLANTED WITH LAWN NOT TO EXCEED A 3:1 SLOPE. ALL SLOPES PLANTED WITH GROUND COVER NOT TO EXCEED A 2:1 SLOPE.
- PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (2% MIN).
- IN THE EVENT OF ANY DISCREPANCIES BETWEEN THIS PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY.
- ENTIRE SITE IS TO BE ROUGH GRADED BY THE GRADING CONTRACTOR TO WITHIN 1/8" FOOT OF FINISH GRADE. LANDSCAPE CONTRACTOR IS TO FINE GRADE ALL LANDSCAPE AREAS.
- ALL SITE UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION. IN THE EVENT OF CONFLICT BETWEEN THE PLANS AND UTILITIES THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT. ANY DAMAGE TO UTILITIES, STRUCTURES, OR OTHER FEATURES TO REMAIN, AND CAUSED BY THE LANDSCAPE CONTRACTOR SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
- THE WORK IN THESE DRAWINGS AND SPECIFICATIONS MAY RUN CONCURRENTLY WITH WORK BY OTHERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS.
- REFER TO CIVIL ENGINEER'S PLAN FOR OVERALL SITE GRADING AND DRAINAGE.
- SOD LAWN SHALL BE DWARF FESCUE BLEND.
- PRIOR TO ANY DIGGING, CALL UNDERGROUND SERVICE ALERT 1-800-211-2600

16. EXISTING TREE TO REMAIN



REED ASSOCIATES
LANDSCAPE ARCHITECTURE
477 SOUTH TAFFEE STREET
SUNNYVALE, CALIFORNIA 94086
408.481.9020 / 408.481.9022 FAX
web: www.raia.net / email: paul@raia.net

CHRISTIAN EVANGELICAL MISSION

1000 PIEDMONT ROAD
MILPITAS, CA 95035

ISSUE	DATE
site changes	01.13.09

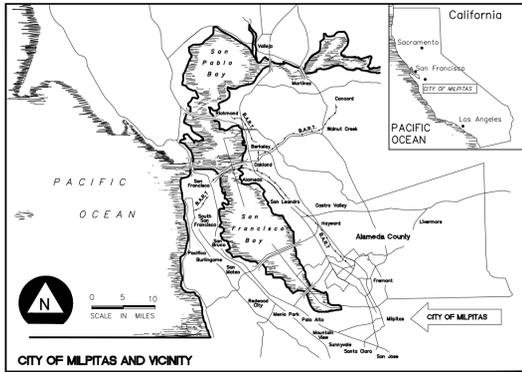


OWNERSHIP AND USE OF DOCUMENTS
All Drawings, Specifications and copies thereof furnished by Reed Associates Landscape Architecture, are and shall remain its property. They are to be used only with respect to this Project and are not to be used on any other project. Submission or distribution to meet official regulatory requirements or for purposes in connection with the Project is not to be construed as publication in derogation of Reed Associates Landscape Architecture, common law copyright or other reserved rights.

Approved: *pij*
Drawn: *XX* Reviewed: *pij*
Project No. **08.31**
Scale **1"=20'** Issue Date **01/13/09**

PRELIMINARY PLANTING PLAN

L1.0



CITY OF MILPITAS AND VICINITY

DESCRIPTION	TO BE CONST.	EXISTING
PROPERTY LINE		
LIMITS OF WORK OR BOUNDARY		
CENTERLINE		
CURB AND GUTTER		
SIDEWALK		
STANDARD CITY BARRICADE		
STANDARD HOODED INLET		
ALTERNATE DRAINAGE INLETS (TYPE AS NOTED)		
CITY SURVEY MONUMENT		
FIRE HYDRANTS		
ELECTROLIER		
PULL BOX		
P G & E SERVICE POINT		
SANITARY SEWER		
STORM SEWER		
SANITARY MANHOLE		
STORM MANHOLE		
ELECTRICAL CONDUIT		
EDGE OF PAVEMENT		
DRIVEWAY		
HANDICAP RAMP		
PAVING CONFORM OR OVERLAY TO FORM SMOOTH A.C. TRANSITION		
KEY TO CHANGES		
STREET TREES		
WATER METER		
BACKFLOW PREVENTOR		

APPLICABLE STANDARD DRAWINGS:

DWG#	TITLE
202	LOCATION OF IMPROVEMENTS
208	MAIL BOX INSTALLATION
220	TRENCH CONSTRUCTION
222	PAVEMENT RESTORATION
230	SANITARY & STORM MANHOLES
410	CURB & GUTTER
424	MIDBLOCK CURB RAMP-RESIDENTIAL/ INDUSTRIAL
427	RESIDENTIAL SIDEWALK
430	RESIDENTIAL DRIVEWAY
436	SIDEWALK TRANSITION
442	STREET LIGHTING STANDARD
702	TYPICAL VALVE INSTALLATION
704	LOCATION OF THRUST BLOCKS
708	WET TAPS
723	1" WATER SERVICE
726	2" WATER SERVICE
734	REDUCED PRESSURE PRINCIPAL BACKFLOW PREVENTER
741	VALVE ASSEMBLY ENCLOSURE
742	FIRE HYDRANT ASSEMBLY

CIVIL ENGINEER: I hereby declare that I am the engineer of work for this project, that I have exercised responsible charge over the design of the project as defined in section 6703 of the business and professions codes, and that the design is consistent with current standards. The design shown hereon is necessary and reasonable and does not restrict any historic drainage flows from adjacent properties nor increase drainage to adjacent properties. The design includes principles and techniques to reduce quantity and improve the quality of storm water runoff, as required by NPDES. I understand that the check of project drawings and specifications by the City of Milpitas is confined to a review only and does not relieve me, as engineer of work, of my responsibilities for project design.

SEAL: _____

SIGNATURE _____ P.E.

Firm: **SMP ENGINEERS**

Address: **1534 CAROB LANE, LOS ALTOS, CALIFORNIA, 94024**

Telephone: **(650) 941-8055**

SOIL ENGINEER: These plans have reviewed and found to be in substantial conformance with the intent and purpose of the geotechnical exploration report

dated: _____ prepared by: _____

(Name) _____ Date: _____ SEAL: _____

Firm: _____

Address: _____

Telephone: _____

Record Drawings

To be completed prior to acceptance of work by the City

Signature AND Seal _____ Date _____

P.E. No. _____ Exp. _____

Public Works Inspector: _____

Public Improvements initially Accepted by the City Council on: _____

Revisions		City Engr. Aprv.	Date
Num.	Date		

CITY OF MILPITAS ENGINEERING DIVISION

Approved: _____

Project No. **PJXXXX**

Drawing No. **2-XXXX**

EP. No. _____

Recommended for approval: _____

Fire Dept. _____ Date: _____

Engineering _____ Date: _____

Sheet **1** of **4**

CITY OF MILPITAS

MILPITAS, CALIFORNIA

ENGINEERING DIVISION

PLANS FOR THE PUBLIC IMPROVEMENT OF 1000 PIEDMONT ROAD

- General Notes**
- All work and materials shall comply with standard specifications, construction details, and standard drawings (listed on this sheet) of the City of Milpitas available in the City Engineer's office. It is the responsibility of the contractor to obtain permits necessary to perform the improvements in these plans from the appropriate agencies and to comply with the agencies' requirements. The contractor must comply with all applicable national, state and local laws.
 - Plans used for construction of public facilities purposes must be signed by the City Engineer or his representative. Any subsequent changes shall be approved by the City Engineer or his representative prior to their construction.
 - The official copy of these plans are on file in the office of the City Engineer in Milpitas.
 - This plan is subject to review and subsequent approval in the event the work has not commenced within six (6) months of the date of plan approval.
 - All utilities and improvements that become damaged during construction shall be completely restored to the satisfaction of the City Engineer.
 - A \$2,000 deposit shall be made to the City of Milpitas and a construction water meter shall be obtained for incidental water used during grading and roadway construction. Water meter(s) shall be installed for incidental water use during building (a) construction and pressure test of water line within the building (a).
 - The contractor shall notify Underground Service Alert (U.S.A.) at (800) 642-2444 48 hours prior to any construction activities, and obtain a reference number.
 - Prior to any construction or installation of public facilities, the developer's engineer shall arrange a pre-construction conference between the contractors and the City Public Works Inspector. This shall take place a minimum of 7 days prior to the scheduled start of work. At the conference, the developer's engineer shall present the Public Works Inspector with a certified copy of a material list and specifications for installation. Prior to the installation, approval by the City Engineer is required of any non-standard materials. Any non-standard materials shall be demonstrated by the developer's engineer and contractor to equal or exceed City standards.
 - The contractor shall call City of Milpitas Public Works Facilities Inspection at (408) 586-2894 to schedule inspections, 48 hours prior to start of construction.
 - Prior to any work, the contractor shall obtain a City Business license and a Public Works Construction or Encroachment Permit.
 - The Contractor is responsible for the preservation and/or perpetuation of all existing monuments and stakes within the Contractor's area of work. The Contractor shall not disturb or remove any monuments or stakes without the permission of the City Engineer, and he shall bear the expense of resetting any monuments or stakes which may be disturbed or removed with or without permission. The Contractor shall provide a minimum of 15 Working days notice to the City Engineer prior to disturbance or removal of existing monuments or stakes. The Contractor shall utilize the services of a California Licensed Land Surveyor to reset all disturbed or removed monuments and stakes or provide witness monuments, and file the required documentation with the County Surveyor pursuant to the Business and Professions Code Section 8771.
 - When it is found that field conditions are not as shown on the plans, the consulting engineer shall make revisions and/or adjustments to the satisfaction of the City Engineer prior to further construction.
 - Upon completion of improvements, the developer's engineer shall submit a letter to the City Engineer certifying that those privately maintained improvements (street, lighting, utilities, etc.) have been constructed per the improvement plans.
 - Developer shall coordinate with Pacific Gas and Electric Company for the design and installation of all gas and electric facilities.
 - Developer shall coordinate with SBC for the design and installation of all Telephone facilities.
 - Construction shall not begin until 7 AM and shall end by 7 PM, weekdays and weekends, except holidays.
 - A National Pollution Discharge Elimination System Permit (NPDES construction permit) is required prior to commencement of construction activity related to this site and shall be obtained by the owner and/or owner's contractor as appropriate. Any discharge (during construction) of groundwater into the downstream storm system must be uncontaminated. The contractor shall make this determination prior to any discharge.
 - If archaeological materials are uncovered during grading, trenching or other excavation, earthwork within 100' of this area shall be stopped until a professional archaeologist who is certified by the Society of California Archaeologist (SCA) or the Society of Professional Archaeologist (SOPA) has had an opportunity to evaluate the significance of the find and suggest appropriate mitigation measures, if they are deemed necessary.
 - Record drawings original plans, including a copy of the AutoCAD files (digital format) shall be furnished to the City Engineer within 60 days of the completion of construction and prior to final acceptance of public improvements.
 - All grading shall comply with City of Milpitas Grading Ordinance, this plan, and the Preliminary Soils Report prepared by United Soil Engineering Inc., dated April 2004 and all subsequent addendums.
 - City approval of plans does not relieve the developer from his/her responsibility to correct errors and omissions discovered during construction. Upon request, any required plan revisions shall be promptly submitted to the City Engineer for approval.
 - A water valve shall be installed for each residential unit after the meter and prior to entry of the building such that it is accessible to homeowner and City Meter Reader.

Facilities	Ownership	Inspection
Water	City of Milpitas	Public Works
Sewer	City of Milpitas	Public Works
Storm	City of Milpitas	Public Works
Street	City of Milpitas	Public Works
Street Light	City of Milpitas	Public Works

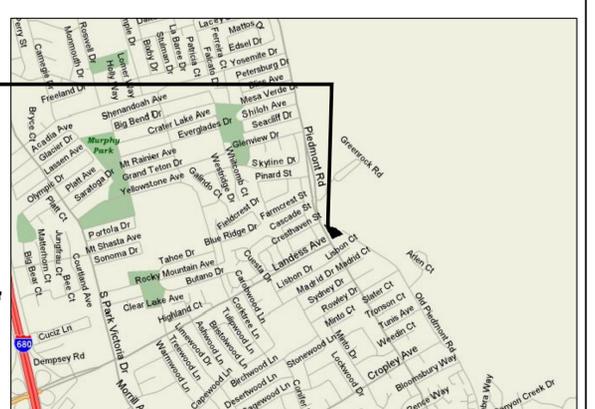
- STREET SURFACE NOTES**
- Upon completion of rough grading, actual thickness (structural section) of the base material and AC pavement shall be determined based on the results of R-values, Sand equivalents laboratory testing. Geotechnical/Soil Engineer shall recommend the structural sections of streets to the City Engineer for review and approval.
 - The contractor shall not order or place any Portland cement concrete or asphalt concrete paving until the forms and subgrade and/or aggregate base have been inspected by the City Public Works Inspector and approved by the engineer in charge of construction.
 - Edge of existing pavement shall be tack coated prior to constructing new pavement.
 - Driveway locations shall be set by owner's engineer in compliance with City Standard Drawing No. 430 or 432, unless locations are shown on these plans.
 - All fire hydrants, electroliers and meter boxes shall clear driveways and other facilities by 8', 5' and 1' respectively.
 - All existing facilities shall be adjusted to finish grade as directed by City Public Works Inspector. Manholes, water valve boxes, clean out frames and covers shall be brought to finished grade by the contractor after paving is completed.
 - Mailboxes shall be provided as required by U. S. Postal Services, but will not be inspected by the Public Works Inspector.
 - The final or surface layer of asphalt concrete shall not be placed until all on-site improvements have been completed, including all grading, and until all unacceptable concrete work has been removed and replaced, unless otherwise approved by the City Engineer.

- UNDERGROUND**
- The letter "W" shall be impressed in the face of curb where each water service crosses the curb, the letter "S" shall be impressed in the face of curb where each sewer lateral crosses the curb and the letter "R" shall be impressed in the face of curb where each recycled water service crosses the curb.
 - The location, depth and existence of underground improvements are shown in their approximate positions based upon information available to the engineer. The contractor shall excavate inspection holes "pot holes" and determine the location and depth of all underground structures and utilities that are in the vicinity of and/or may be affected by the proposed improvement work prior to any construction work which could damage or conflict with said structures and/or utilities.
 - Minimum cover for utilities in roadway (from top of pipe to roadway surface) shall be provided (60" sanitary sewer, 42" water line in street, 48" water line in easement, 24" storm line in street). Where the minimum cover cannot be achieved, such locations shall be specifically identified on the plans and the method of protecting the pipe and valve stems shall be indicated. The following solutions shall be subject to the City Engineer's approval:
 - Use of ductile iron pipe and butterfly valves.
 - Concrete cap.
 - Any other solution devised by the Engineer and Contractor.
 - Water services and mains are to be separated a minimum of 10' horizontal distance and 1' vertical distance from sewer and recycled water laterals and mains. Potable water lines shall be above all storm drain, sanitary sewer and recycle water lines.
 - Separation between the Recycle water lines from other utilities; such as potable water, fire protection and sanitary sewer; shall be in accordance with the City of Milpitas "Non-potable Water Guidelines". Call (408) 586-3329 for a copy.
 - House sewers shall not be connected to laterals until sewers are tested.
 - One sanitary sewer lateral shall be constructed to each lot at the location to be staked in field by owner's engineer prior to construction. A backflow protection device shall be installed per City Standard Drawing No. 624 when the elevation of the lowest floor containing gravity waste drainage is less than one foot above the surface elevation of the nearest upstream public sewer structure (manhole, etc.).
 - Connections to existing water mains shall be approved by City Engineer. Contractor shall perform all excavation, prepare site, furnish all materials, install tapping tee, valve and all thrust blocks, backfill, restore surface, and clean up. Non-metallic water lines shall be installed with a trace wire.
 - All water valves shall be clustered, unless otherwise directed by the City Engineer.
 - Each lot shall have separate water, sewer and storm drain services.
 - Water service pressure regulators and sewage backflow protection devices are shown on these plans for the information of the developer and City's Building Division. These items are not included in the Public Works Inspection or acceptance.
 - All utility stubs, especially water line components, shall be capped.
 - Abandonment of existing water lines shall take place at the main line.
 - Contractors shall not turn water valves without prior approval from Utility Maintenance Supervisor at (408) 586-2840.
 - All metallic underground piping shall be protected against corrosion per City standard specifications.
 - The contractor is responsible for performing locate services for those facilities installed by the contractor until such time as the work has been officially accepted by the City of Milpitas. The marking, labeling, and timing of such locates shall be in conformance with the requirements of Underground Service Alert.

- SIGNING AND STRIPING**
- All signs shall conform to State of California, Traffic Manual, Chapter 4, and latest edition of "Uniform Sign Chart."
 - Signs shall be of standard size designated for each type in the Traffic Manual, except where noted otherwise.
 - Mounting shall conform to appropriate provisions of Chapter 4, Traffic Manual, and applicable "standard plans," State of California (Caltrans), latest edition, except where otherwise indicated on plans.
 - All traffic signs (except street nameplates) shall be of minimum .080 gage aluminum blanks with reflective faces of Scotchlite (engineer grade) or pproved equal. Except, R1 and R2 signs which require high intensity.
 - Striping shall conform to appropriate provisions of Chapter 6, "Markings" of the Traffic Manual and Chapter XVI of the Maintenance Manual, State of California.
 - Striping paint for City streets shall be:
 - Paint shall be TMT Pathway, or approved equal. Solvent-based paints shall not be used.
 - TMT Pathway #2675A5 water base white paint, or approved equal
 - TMT Pathway #2676A5 water base yellow paint, or approved equal
 - TMT Pathway #2677A7 water base black paint, or approved equal
 - Glass beads shall conform to State Specification No. 8010-11E-22 (Type II). The certification requirements shall be submitted for ready mixed white and yellow paints.
 - Raised Pavement Markers of various types shall conform to Section 85, "Pavement Markers", of the State Standard Specifications, these Technical Provisions, and as shown on the plans.
 - Painted legends shall conform to standard sizes and patterns used by the City of Milpitas. Arrangements may be made to use the City's Stencils by calling (408) 586-2631.

- STREET LIGHTS**
- Splicing of street light conductor is permitted only in pull boxes.
 - Electroliers shall be connected to the closest underground secondary P.G.&E. source. Pull (junction) boxes shall be required at each electrolier and where more than one band of the cable is necessary to reach to electrolier, where shown on plans, and at service point where no P.G.&E. box is installed. Install in-line fuses at electroliers, in the hand hole of each pole. Fuses shall be installed on each energized feed, and shall be adequately sized and enclosed in a phenolic case. Feed configuration shall be either double door mounted ballast or single door - swing down ballast. 120/240 volt ballasts shall be provided. Voltage and wattage of electroliers shall be as shown on the plans.
 - Street Light Numbers will be assigned by the City and installed on the poles by the contractor as directed by the Public Works Inspector.

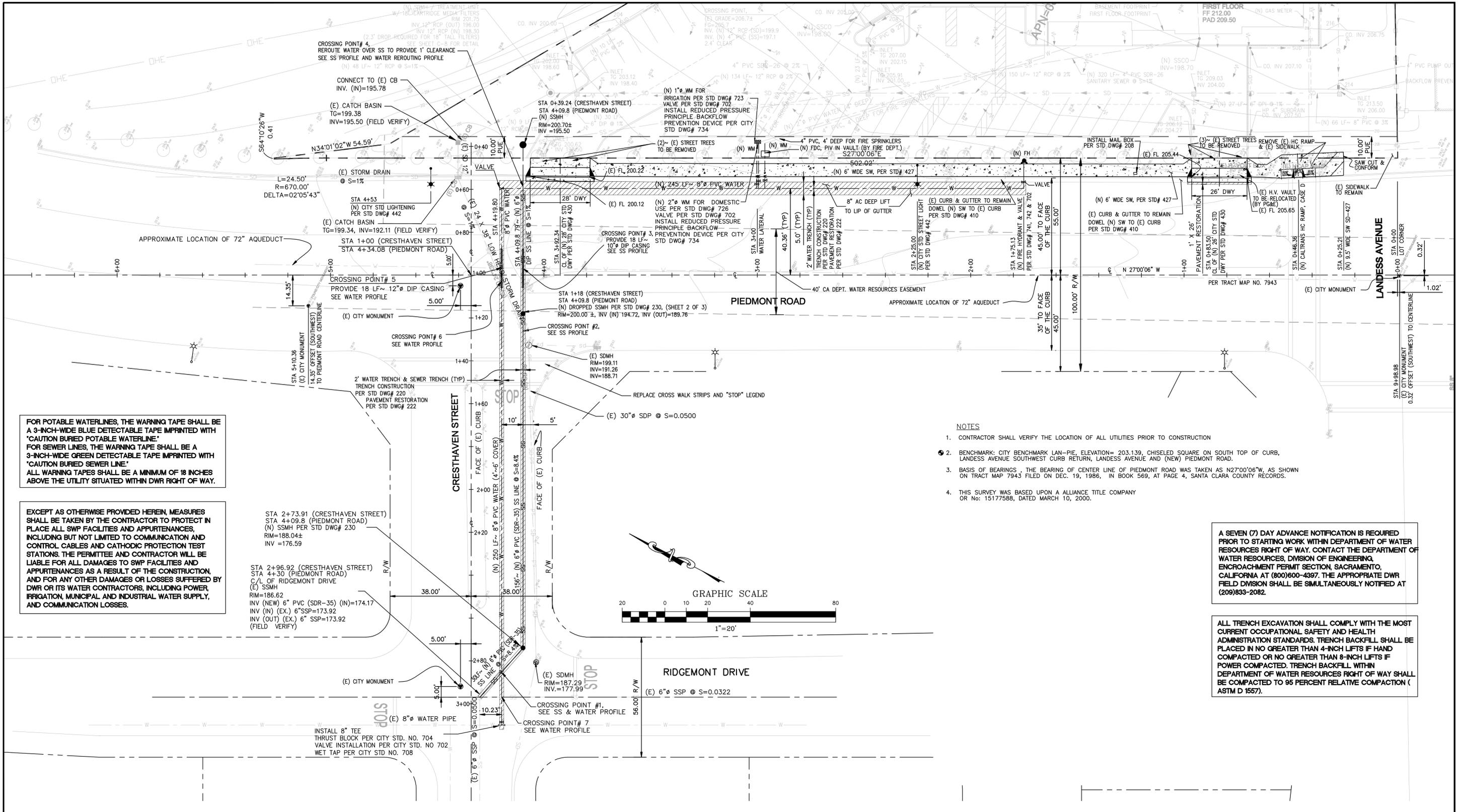
- GENERAL NOTES:**
- BENCHMARK: CITY BENCHMARK LAN-PIE, ELEVATION= 203.139, CHISELED SQUARE ON SOUTH TOP OF CURB, LANDESS AVENUE SOUTHWEST CURB RETURN, LANDESS AVENUE AND (NEW) PIEDMONT ROAD.
 - BASIS OF BEARINGS : THE BEARING OF CENTER LINE OF PIEDMONT ROAD WAS TAKEN AS N27°00'06"W, AS SHOWN ON TRACT MAP 7943 FILED ON DEC. 19, 1986, IN BOOK 569, AT PAGE 4, SANTA CLARA COUNTY RECORDS.
 - CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION.
 - CONTRACTOR TO PROTECT EXISTING JOINT POLES, GUY WIRE AND ELECTRICAL BOX.
 - MINIMUM 10'-0" CLEARANCE BETWEEN CITY-WATER AND ANY OTHER UTILITY LINE/S PER CITY REQUIREMENTS.
 - ALL (N) ELECTRICAL, GAS AND TELEPHONE LINES TO BE INSTALLED BY OWNER PER UTILITY COMPANY SPECIFICATIONS, PG&E AND PAC BELL.
 - FOR EXISTING STREET TRENCH RESTORATION SEE STD. CITY DETAIL 220.



LOCATION MAP
N.T.S.
ABBREVIATIONS

AB	AGGREGATE BASE	JT	JOINT TRENCH
AC	ASPHALT CONCRETE	LP	LOW POINT
AD	AREA DRAIN	L0L	LAYOUT LINE
BC	BEGIN CURVE	MAX	MAXIMUM
BCR	BEGIN CURB RETURN	MH	MANHOLE
C	CONCRETE	MIN	MINIMUM
CATV	CABLE TV	(N)	NEW
CB	CATCH BASIN	O.G.	ORIGINAL GROUND
CL	CLASS	P	PAVEMENT
C.L.	CHAIN LINK	PA	PATIO
CMB	CONCRETE MASONARY BLOCK	PB	PULL BOX
CONC	CONCRETE	PCC	PORTLAND CEMENT CONCRETE
CPP	CORRUGATED PLASTIC PIPE	PVC	POLYVINYL CHLORIDE
CSJ	CITY OF SAN JOSE	P.U.E.	PUBLIC UTILITIES EASEMENTS
CT	CALTRANS	R	RADIUS
DI	DIAMETER	RCP	REINFORCED CONCRETE PIPE
DTA	DRIVEWAY	R/W	RIGHT-OF-WAY
EC	END CURVE	RSP	ROCK SLOPE PROTECTION
EGR	END CURB RETURN	SJW	SAN JOSE WATER
ED	EDGE DRAIN	STA	STATION
EXIST.(E)	EXISTING	STD	STANDARD
FC	FACE OF CURB	SCVWD	SANTA CLARA VALLEY WATER DISTRICT
FG	FINISH GRADE	SSB	SITE SET BACK
FF	FINISH FLOOR (TOP OF PLYWOOD)	SSC	SANITARY SEWER CLEAN OUT
FH	FIRE HYDRANT	T	TELEPHONE
FL	FLOW LINE	TC	TOP OF THE CURB
G	GRADE	TEMP	TEMPORARY
GB	GRADE BREAK	TG	TOP OF GRATE
GF	FINISH GRADE AT GARAGE FRONT	TYP	TYPICAL
HP	HIGH POINT	TS	TOP OF SLOPE
INV	INVERT		
IRR	IRRIGATION		

- SANITARY SEWER PIPE (DIP) SPECIFICATIONS:**
- Ductile Iron Pipe (DIP)**
Ductile Iron pipe for sewer laterals shall conform to the requirements of ANSI A21.50 (AWWA C150). Ductile Iron pipe shall only be allowed for sewer laterals, unless otherwise specified in the special provisions or shown on the plans.
 - Joints:** Ductile Iron pipe shall have rubber gasket push-on joints with the rubber gasket forming the sole element relied upon for sealing. Joints shall conform to requirements of ANSI A21.11 (AWWA C11).
 - Fittings:** For Ductile Iron pipe shall be of the same manufacturer as the pipe.
 - Caps:** Caps shall be furnished with branch pipes that are to be left unconnected. Caps shall consist of the same materials as the pipe. For RCP pipes, caps of the type recommended by the pipe's manufacturer shall be used.



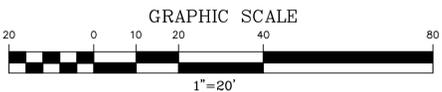
FOR POTABLE WATERLINES, THE WARNING TAPE SHALL BE A 3-INCH-WIDE BLUE DETECTABLE TAPE IMPRINTED WITH 'CAUTION BURIED POTABLE WATERLINE.'
 FOR SEWER LINES, THE WARNING TAPE SHALL BE A 3-INCH-WIDE GREEN DETECTABLE TAPE IMPRINTED WITH 'CAUTION BURIED SEWER LINE.'
 ALL WARNING TAPES SHALL BE A MINIMUM OF 18 INCHES ABOVE THE UTILITY SITUATED WITHIN DWR RIGHT OF WAY.

EXCEPT AS OTHERWISE PROVIDED HEREIN, MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT IN PLACE ALL SWP FACILITIES AND APPURTENANCES, INCLUDING BUT NOT LIMITED TO COMMUNICATION AND CONTROL CABLES AND CATHODIC PROTECTION TEST STATIONS. THE PERMITEE AND CONTRACTOR WILL BE LIABLE FOR ALL DAMAGES TO SWP FACILITIES AND APPURTENANCES AS A RESULT OF THE CONSTRUCTION, AND FOR ANY OTHER DAMAGES OR LOSSES SUFFERED BY DWR OR ITS WATER CONTRACTORS, INCLUDING POWER, IRRIGATION, MUNICIPAL AND INDUSTRIAL WATER SUPPLY, AND COMMUNICATION LOSSES.

- NOTES**
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION
 - BENCHMARK: CITY BENCHMARK LAN-PIE, ELEVATION= 203.139, CHISELED SQUARE ON SOUTH TOP OF CURB, LANDESS AVENUE SOUTHWEST CURB RETURN, LANDESS AVENUE AND (NEW) PIEDMONT ROAD.
 - BASIS OF BEARINGS, THE BEARING OF CENTER LINE OF PIEDMONT ROAD WAS TAKEN AS N27°00'06"W, AS SHOWN ON TRACT MAP 7943 FILED ON DEC. 19, 1986, IN BOOK 569, AT PAGE 4, SANTA CLARA COUNTY RECORDS.
 - THIS SURVEY WAS BASED UPON A ALLIANCE TITLE COMPANY OR No: 15177588, DATED MARCH 10, 2000.

A SEVEN (7) DAY ADVANCE NOTIFICATION IS REQUIRED PRIOR TO STARTING WORK WITHIN DEPARTMENT OF WATER RESOURCES RIGHT OF WAY. CONTACT THE DEPARTMENT OF WATER RESOURCES, DIVISION OF ENGINEERING, ENCROACHMENT PERMIT SECTION, SACRAMENTO, CALIFORNIA AT (800)600-4397. THE APPROPRIATE DWR FIELD DIVISION SHALL BE SIMULTANEOUSLY NOTIFIED AT (209)833-2082.

ALL TRENCH EXCAVATION SHALL COMPLY WITH THE MOST CURRENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION STANDARDS. TRENCH BACKFILL SHALL BE PLACED IN NO GREATER THAN 4-INCH LIFTS IF HAND COMPACTED OR NO GREATER THAN 8-INCH LIFTS IF POWER COMPACTED. TRENCH BACKFILL WITHIN DEPARTMENT OF WATER RESOURCES RIGHT OF WAY SHALL BE COMPACTED TO 95 PERCENT RELATIVE COMPACTION (ASTM D 1557).



**PLANS FOR THE IMPROVEMENT OF
 CHRISTIAN EVANGELICAL MISSION**
 1000 PIEDMONT ROAD
 MILPITAS, CA 95035
STREET IMPROVEMENT PLAN

Date: JANUARY 7, 2009
 Scale: 1" = 20'
 Prepared by: V.C.
 Checked by: S.R.
 Job #: 28082



SMP ENGINEERS
 CIVIL ENGINEERS—LAND SURVEYORS
 1534 Carob Lane Los Altos, CA 94024
 Tel. (650) 941-8055 Fax (650) 941-8755

Record Drawings
 To be completed prior to acceptance of work by the City

Signature and Seal	Date
P.E. No.	Exp.
Public Works Inspector:	
Public Improvements initially Accepted by the City Council on:	

Revisions

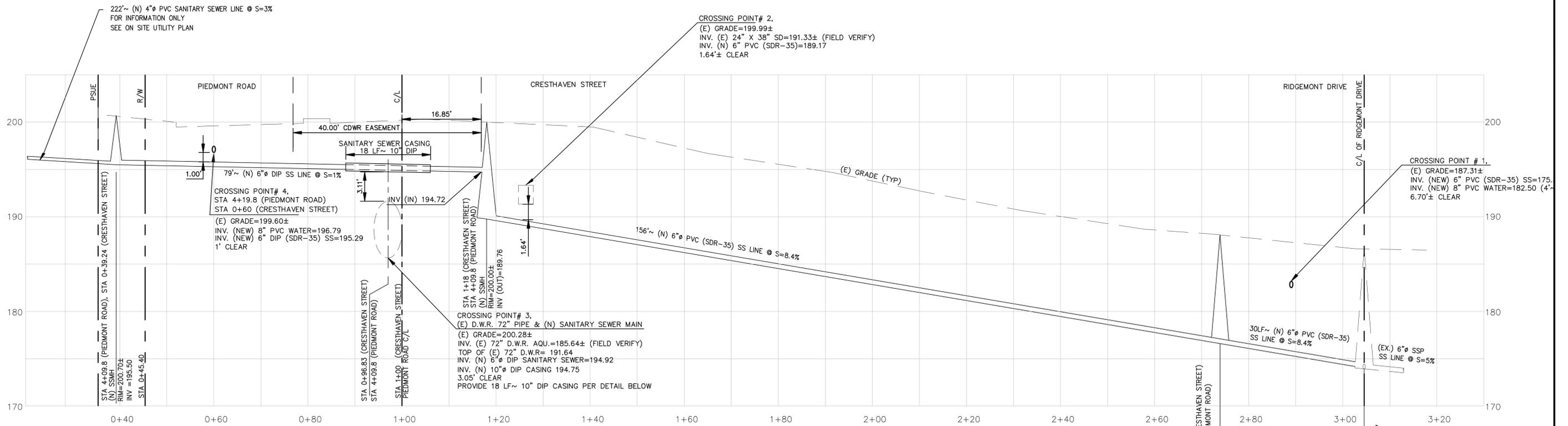
Num.	Date	By	Description	City Engr. Aprv.	Date

**CITY OF MILPITAS
 ENGINEERING DIVISION**

Approved: _____
 City Engineer Date _____
 Any changes to public improvements shall be approved by the City engineer

Recommended for approval:
 Fire Dept. Date: _____
 Engineering Date: _____

Project No. _____
 Drawing No. _____
 EP. No. _____
 Sheet **2** of **4**



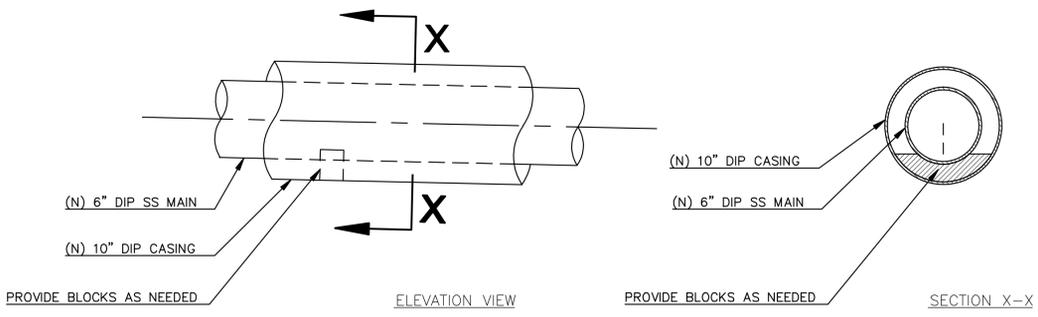
EXCEPT AS OTHERWISE PROVIDED HEREIN, MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT IN PLACE ALL SWP FACILITIES AND APPURTENANCES, INCLUDING BUT NOT LIMITED TO COMMUNICATION AND CONTROL CABLES AND CATHODIC PROTECTION TEST STATIONS. THE PERMITTEE AND CONTRACTOR WILL BE LIABLE FOR ALL DAMAGES TO SWP FACILITIES AND APPURTENANCES AS A RESULT OF THE CONSTRUCTION, AND FOR ANY OTHER DAMAGES OR LOSSES SUFFERED BY DWR OR ITS WATER CONTRACTORS, INCLUDING POWER, IRRIGATION, MUNICIPAL AND INDUSTRIAL WATER SUPPLY, AND COMMUNICATION LOSSES.

A SEVEN (7) DAY ADVANCE NOTIFICATION IS REQUIRED PRIOR TO STARTING WORK WITHIN DEPARTMENT OF WATER RESOURCES RIGHT OF WAY. CONTACT THE DEPARTMENT OF WATER RESOURCES, DIVISION OF ENGINEERING, ENCROACHMENT PERMIT SECTION, SACRAMENTO, CALIFORNIA AT (800)600-4397. THE APPROPRIATE DWR FIELD DIVISION SHALL BE SIMULTANEOUSLY NOTIFIED AT (209)833-2082.

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(N) SANITARY SEWER LINE PROFILE

SCALE H: 1"=10'
SCALE V: 1"=5'



(N) SANITARY SEWER LINE CASING DETAIL

NTS

SANITARY SEWER AND WATER SPECIFICATIONS:
1. CONTRACTOR TO FOLLOW CITY OF MILPITAS SPECIFICATIONS FOR SANITARY SEWER INSTALLATION.

SANITARY SEWER PIPE (DIP) SPECIFICATIONS:

- a. Ductile Iron Pipe (DIP)
- Ductile Iron pipe for sewer laterals shall conform to the requirements of ANSI A21.50 (AWWA C150). Ductile Iron pipe shall only be allowed for sewer laterals, unless otherwise specified in the special provisions or shown on the plans.
- 1. Joints: Ductile Iron pipe shall have rubber gasket push-on joints with the rubber gasket forming the sole element relied upon for sealing. Joints shall conform to requirements of ANSI A21.11 (AWWA C11).
- 2. Fittings: For Ductile Iron pipe shall be of the same manufacturer as the pipe.
- 3. Caps: Caps shall be furnished with branch pipes that are to be left unconnected. Caps shall consist of the same materials as the pipe. For RCP pipes, caps of the type recommended by the pipe's manufacturer shall be used.

Date: JANUARY 7, 2009
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PLANS FOR THE IMPROVEMENT OF
CHRISTIAN EVANGELICAL MISSION
1000 PIEDMONT ROAD
MILPITAS, CA 95035
SANITARY SEWER PROFILE



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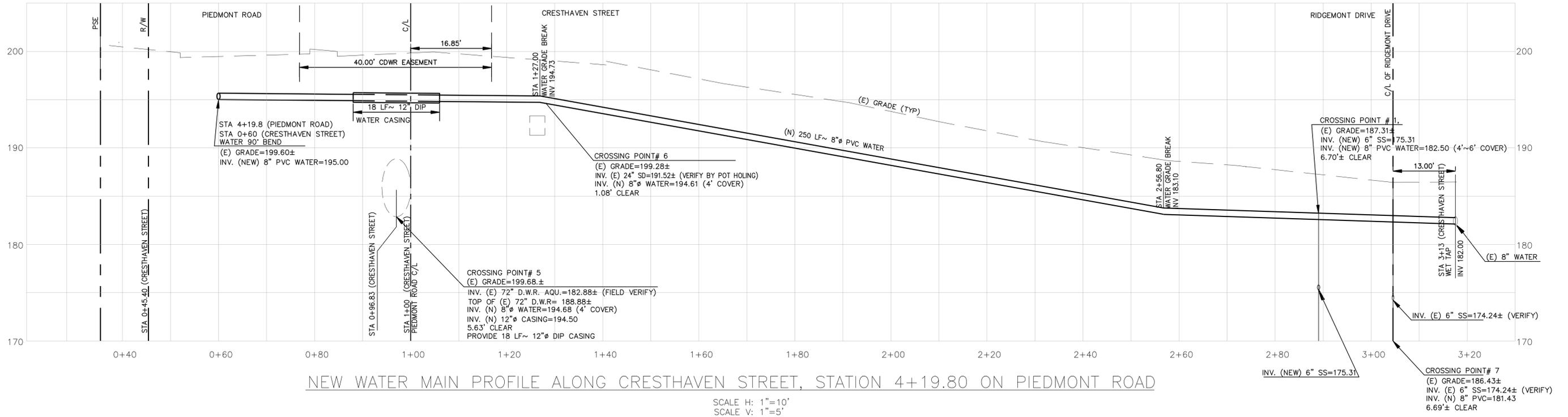
Revisions		City Engr. Aprv.	Date
Num.	Date	By	Description

CITY OF MILPITAS ENGINEERING DIVISION

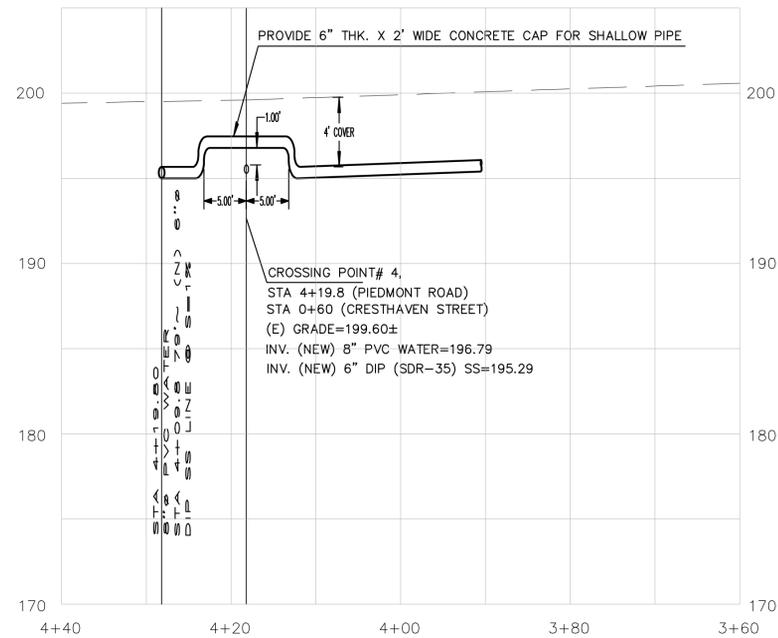
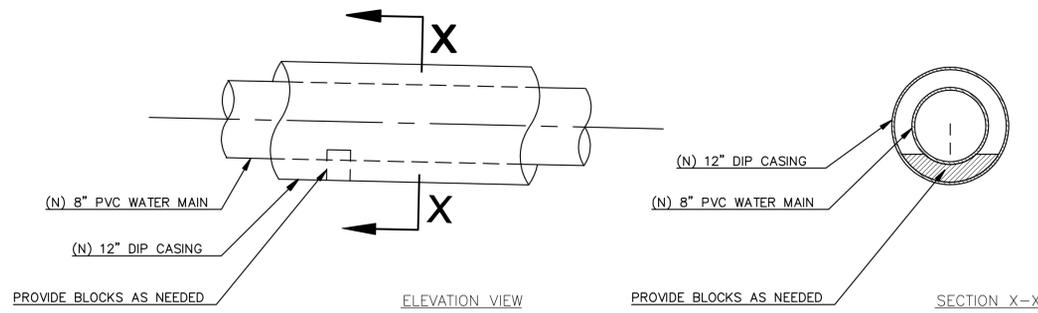
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City Engineer Date _____
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Fire Dept. Date: _____
Engineering Date: _____

Project No. _____
Drawing No. _____
EP. No. _____
Sheet **3** of **4**



SANITARY SEWER AND WATER SPECIFICATIONS:
1. CONTRACTOR TO FOLLOW CITY OF MILPITAS SPECIFICATIONS FOR WATER INSTALLATION.



Date: JANUARY 7, 2009
Scale: AS NOTED
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Checked by: S.R.
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**PLANS FOR THE IMPROVEMENT OF
CHRISTIAN EVANGELICAL MISSION**
1000 PIEDMONT ROAD
MILPITAS, CA 95035
SANITARY SEWER PROFILE



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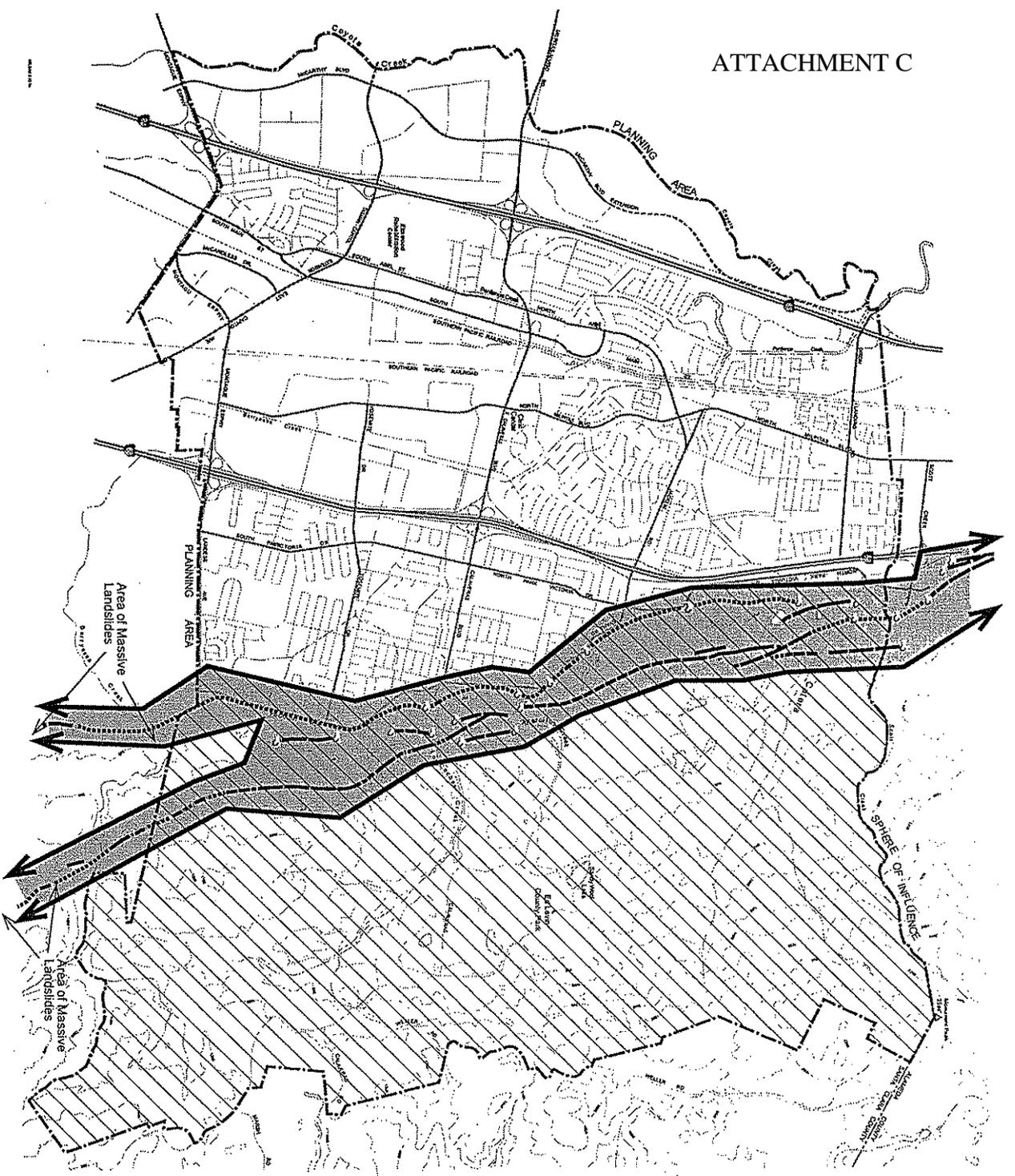
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Sheet **4** of **4**



**Seismic and Geotechnical
Evaluation Requirements**
Figure 6-2

- Fault
- - - Approximate Fault
- Inferred Fault
- Concealed Fault
- ? Additional Uncertainty Indicated

 Acquire-Prilo Special Study Zone. Seismic studies required prior to approval.

 Geotechnical studies required prior to project approval.

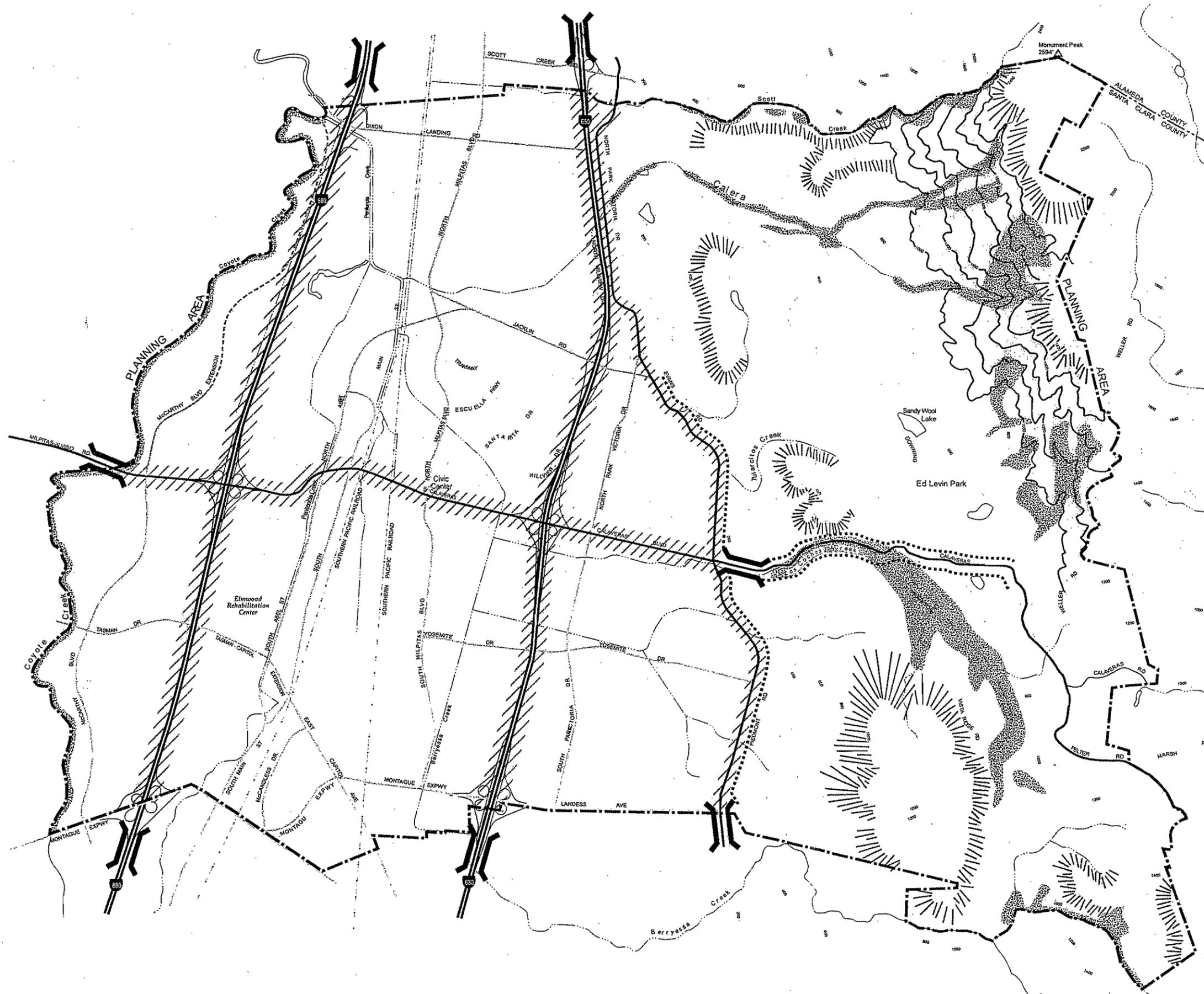
Source: California Department of Conservation, Division of Mines and Geology, Special Study Zones, Calaveras Reservoir 7.5 mi. quad, Milpitas 7.5 mi. quad, 1982.



**City of Milpitas
GENERAL PLAN**

July 1997

Scenic Resources and Routes
Figure 4-6



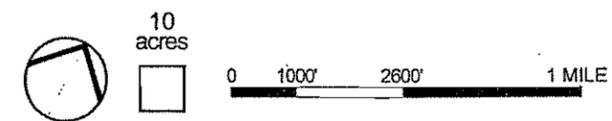
VISUAL RESOURCES

-  Visually Significant Hilltop or Ridge
-  Visually Significant Hillside
-  Visually Significant Vegetation
-  Major Visual Gateway

SCENIC ROUTES

-  Scenic Corridor
-  Scenic Connector

Clarifying note: as described in Guiding Principal 4.g-G-7 lands within the Valley Floor Planning Area are exempt from the General Plan scenic corridor policies.



City of Milpitas
GENERAL PLAN

June 1998