



MILPITAS PLANNING COMMISSION AGENDA REPORT

PUBLIC HEARING

Meeting Date: May 9, 2012

APPLICATION: Site Development Permit No SD11-0013, Shell Gas Station Remodel

APPLICATION
SUMMARY:

A request to allow demolition and remodel of an existing Shell Gas Station that includes a new 2,283 square foot convenience store, ancillary fuel pumps, a 1,121 square foot carwash, rehabilitation of landscaping, replacement of existing signage, and installation of associated site improvements as well as an exception to the Service Station Policy to allow for a snack shop that varies from the allowable square footage.

LOCATION: 990 Jacklin Road (APN: 28-05-016)
 APPLICANT: Nick Goyal, 41805 Albrae Street, 2nd Floor, Fremont CA 94538
 OWNER: Same as above

RECOMMENDATION: Staff recommends that the Planning Commission:
 Adopt Resolution No. 12-024 subject to the conditions of approval.

PROJECT DATA:

General Plan/
 Zoning Designation: Highway Service (HWS)/ Highway Service (HS)
 Overlay District: Site and Architectural Overlay (-S)
 Specific Plan: N/A

Site Area: 0.59 acres
 Convenience Store Square Footage: 2,283 s. f.
 # of Fueling Pump Stations: 5
 Car Wash Square Footage: 1,121 s. f.
 Parking Required: 17
 Parking Provided: 17

CEQA Determination: Categorical Exempt pursuant to Class 3, Section 15303 and Class 11, Section 15311 of the California Environmental Quality Act

PLANNER: Cindy Hom, Assistant Planner

PJ: 2778

ATTACHMENTS: A. Resolution No. 12-024

B. Project Plans,
C. Project Description

LOCATION MAP



No scale

BACKGROUND

In November 1970, the City Council adopted a General Development Policy for Gasoline Service Stations and Automotive Service Centers (“Service Station Policy”). The stated purpose and intent of the policy is to provide service station design standards, which encourage safe, orderly, unique and attractive service stations in a manner that best serve the interests of City residents, customers, and station operators. Currently, the Service Station Policy prohibits the sale of general grocery and dairy products, garden supply, or alcoholic beverage items in combination with the sale of gasoline or automotive services.

In 1985, the State adopted a statute prohibiting cities and counties from banning the concurrent retailing of beer and wine for off-premises consumption with motor vehicle fuel where the sale of each is otherwise allowed in a given zoning district. However, the State statute explicitly gave “grandfathering” rights to cities and counties that had passed prohibitions before August 1, 1985 that banned the sale of beer and wine with motor vehicle fuel as part of a “broader class of products or uses which includes alcoholic beverages or beer and wine as a named or unnamed part of the larger class.” Business & Professions Code § 23790.5(b)(4).

In December 1995, the City Council reviewed and clarified its Service Station Policy. Specifically, the scope of categories such as general “grocery” and “dairy products” was essentially clarified to allow the sale of pre-packaged, single-serving “snack items” and sundry goods (e.g., individual soft drink beverages, candy bars, and the like). The City Council also set a 250 square foot floor area limitation for the display of such snack items. The alcohol sale prohibition was not modified.

On October 19, 2011, Nick Goyal submitted an application for the demolition and remodel of an existing Shell Gas Station that includes a new 2,283 square foot convenience store, ancillary fuel pumps, a 1,121 square foot carwash, rehabilitation of landscaping, replacement of existing signage, and installation of associated site improvements which requires Planning Commission review and approval of a Site Development Permit. The application is submitted pursuant to Milpitas Municipal Code XI-10-57.03 (Site Development Permit and Minor Site Development Permit Applications).

Due the size of the proposed convenience store, the applicant requests an exception to the Service Station Policy to allow for a snack shop that varies from the allowable square footage. To secure an exception from the Service Station Policy’s restrictions on snack shop floor area size requires approval of the Planning Commission. No modification of the ban on concurrent beer and wine sales with motor vehicle fuel sales is being requested.

Development Standards

The project proposal entails a remodel of an existing Shell Gas Station that would include demolition of existing structures and construction of a new 2,283 square foot convenience store, ancillary fuel pumps, reconfiguration of the existing drive thru car wash that will entail a new 1,121 square foot carwash, rehabilitation of landscaping, replacement of existing signage, and installation of associated site improvements include 168 square foot new trash enclosure. Table 1 demonstrates project compliance with the development standards for the Highway Service Zoning District.

Table 1
Development Standards for the Highway Service District

	<i>Zoning Ordinance</i>	<i>Existing</i>	<i>Proposed</i>
<u>Setbacks</u> (Minimum)			
Front to Primary Structure	Major Street – 50’ All other streets – 0’	65’	50’
Interior Side	0’ 15’ min if abutting any “R” district	32’	18’
Street Side	0’	65’	40’
Rear	0’ 15’ min if abutting any “R” district	5’	5’
<u>Lot Coverage</u> (Maximum)	None	13%	25%
<u>Floor Area Ratio</u> (Maximum)	50%	3%	14%
<u>Building Height</u> (Maximum)	None	23’ (Canopy) 14’-2” (Car Wash)	21’-6” (C-Store and Car Wash) 22’ (Canopy)
<u>Landscaping</u> (Minimum)	25% of front setback	37%	39%

Circulation

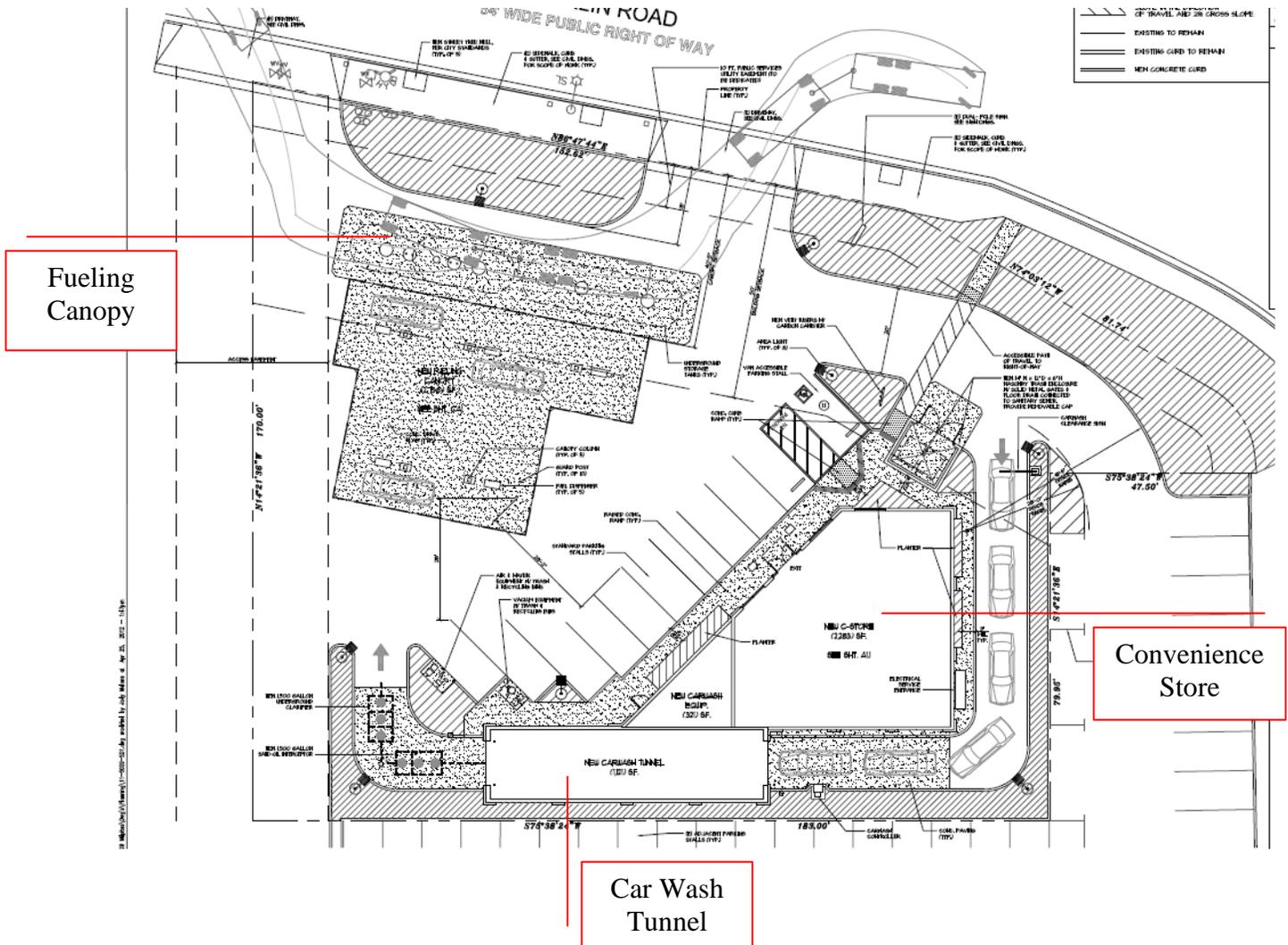
The project proposes to maintain the existing access driveways along Jacklin Road which provide two-way (right in and left out) access driveways and the existing site circulation for vehicle traffic which consist of common access drive aisles that provide a “loop” around the station and provides vehicle access neighboring properties such as Fitness 10 located to the south, Kinder Care to the southwest, Jacklin Corners Professional Offices located to the west, and other common access driveway on N. Hillview Drive. Pedestrian access includes an existing public sidewalk along Jacklin Road. The project would improve the pedestrian circulation by providing a new accessible path of travel from the public sidewalk to a new walkway proposed along the store’s frontage. As proposed, the project is consistent with the Gas Service Station General Development policy in that it designed with safe and adequate vehicle and pedestrian circulation.

Site Layout

The proposed site layout remains similar to the existing conditions. The fueling canopy is located along the Jacklin frontage. The existing restroom and storage enclosure located at the southeast corner of the parcel would be demolished and replaced with a new 2,283 square convenience store. The existing 628 square foot car wash facility and would also be enlarged to provide for a 1,121 square foot car wash tunnel that has the capacity for three cars, however, one car is serviced at a time. The project also proposes to construct a new 168 square foot trash enclosure located on the north side of the

proposed convenience store. Although the trash enclosure would front Jacklin and the I-680 on-ramp, the applicant has added a decorative trellis cover. Staff recommends as a condition of approval that the metal panel gate doors shall be stylized and includes ornamental hardware. The proposed site plan is shown in Exhibit 1 below:

**Exhibit 1:
Site Plan**



Landscaping

The project proposes rehabilitation of existing landscaping and installation of fourteen (14) new trees that includes two (2) Honey Locust, nine (9) Crape Myrtle, and three (3) Brisbane Box trees as well as various ground cover and vines. Staff recommends as a condition of approval that all trees shall consist of twenty-four (24) inch box trees as required by the Gas Service Station General Development Standards. The Gas Station General Development Standards requires a minimum of 20% landscaping of the entire site. Based on the project plans, 18% of the site is improved with landscaping; however, the applicant is proposing to landscape a portion of the CalTrans right-of-way along the I-680 on-ramp

(approximately 1,246 square feet) to comply with the 20% minimum requirement. Staff supports this proposal because I-680 is a designated scenic highway. This project would improve the aesthetics along the on-ramp and the project. *Staff recommends the following conditions of approval:*

- *Prior to building permit issuance, the owner or designee shall submit a detailed landscaping and irrigation plan for on-site and off-site landscaping improvements..*
- *Prior to building permit issuance, the owner or designee shall submit landscaping in the public right-of-way, and obtain proper review and approval from Cal-Trans.*
- *Prior to building permit final, all landscaping and irrigation shall be installed and in good working order. All landscaping and irrigation shall be maintained in perpetuity.*

Parking

The project complies with the Milpitas Parking Ordinance in that the project provides the 17 required parking spaces as demonstrated in Table 2 below. The required parking is based on the parking demand for the retail and car wash facility. The proposed car wash is an automated, self service drive thru car wash. This type of car wash facility does not include typical services that other full service car wash such as employees that towel dry and detail cars after they have been washed. The parking is therefore based on the capacity and reservoir space which is consistent with the Zoning Ordinance.

Table 2
Required Parking Ratios

Uses	Parking Ratio	Required	Provided
Gas Service Station with Retail	1 space per every 200 sq. ft.	$2,283 / 200 = 11$	11
Self Serve Car Wash	Reservoir space outside of the building equal to 2x the maximum capacity of the facility	Reservoir = 6	6
Total Required			17
Total Provided			17

Floor Plan

The project proposes a new 2,283 square foot convenience store building. Approximately 1,314 square feet will be used for retail sales which include shelving for product displays, refrigerated coolers for beverages and food items, as well as self service food and drink stations such as but not limited to an open air deli, coffee station, and previously prepared hot food. The floor plan also includes ancillary support areas such as the office, restroom facilities, storage space, and service areas located at the rear of the store.

Car Wash

The project proposes to increase the size of the existing car wash building from 662 square feet to 1,121 square feet. The existing car wash accommodates single vehicle car wash. Although the enlarged car wash tunnel would accommodate stacking of three cars, only one car is serviced at a time. The drive thru car wash facility is considered a stationary noise source on the property that could have impact on surrounding uses which includes a child care center that is located approximately 160-feet away. Based on industry standards, noise levels associated with car wash operation are approximately 78 dB Lmax and 89 dB SEL for each wash and dry cycle. Assuming that a maximum of eight (8) operations (4 wash only cycles and 4 wash & dry cycles) occur during a busy hour indicates that the distances to the 50 and 55 dB Leq noise level contours are approximately 160 and 190 feet respectively from the entrance/exit of the car wash. According to the Milpitas General Plan, acceptable noise level would be between 55-70 dBs for commercial areas. Therefore, the project conforms to the City's noise standards. Since this project is an existing development, the change in demand for water and wastewater discharge would not result in a significant change.

Architecture

The project proposes contemporary architecture that consists of decorative stack stone accents on the columns, stucco walls with reveals, and a mission tiled hipped roof. Other decorative treatments also include horizontal lap sidings, metal trellises with creeping vines, and rafter tails. Since the architecture style is characteristic of craftsman architecture, *staff recommends as a condition of approval that the mission tiles be replaced with flat concrete shake tiles.* With respect to the Gas Service Station General Development Design standards in that the project is consistent by complying with the following:

- Building architecture complements the surrounding buildings by utilizing similar styles, massing, and colors.
- The project provides a 2,750 square foot fueling canopy that measures 22-feet in height.
- Supporting columns within the main building and fueling canopies utilize the decorative stacked stone that provides design consistency. A colored elevation is shown below in Exhibit 2:

Exhibit 2: **Front Elevation**

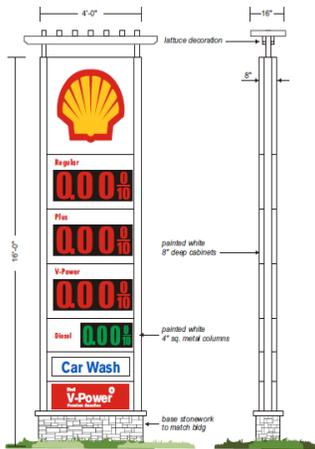


Signage

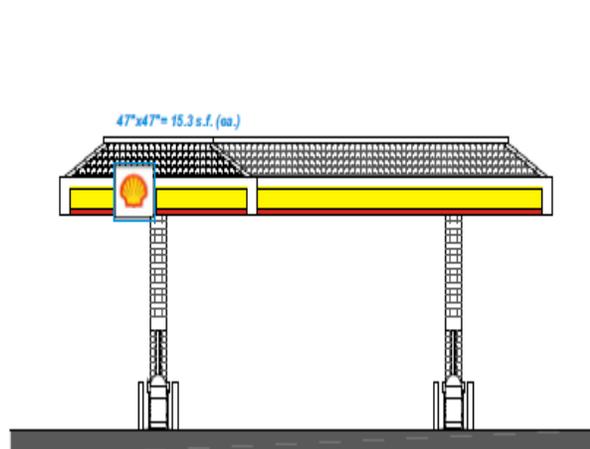
The project proposes to modify the existing freestanding tenant and price identification sign and add new wall and canopy signs. The proposed modification to the freestanding sign includes a new decorative stacked stone base that would utilize the same the stacked stone material used on the main building and canopy columns. A new lattice decoration would be installed on top the sign to provide a decorative sign cap. *Staff recommends as a condition of approval that the metal columns and lattice*

decoration be painted the Autumn Tan color to match the accent color of the building. The project also proposes a new pan channel letter sign with goose neck lighting on the new convenience store building. The pan channel letter sign would be located along the storefront, over the main entrance doors. The fueling canopy would receive two new internally illuminated logo signs with a curved yellow accent bar and an internally illuminate red accent bar that would be install on the canopy fascia. As proposed, the style and design of the signs relate to the architectural design of the building and compatible with other signs in terms of sign type, illumination, and materials.

Exhibit 3:
Sign Elevations



Price ID Sign



Canopy Sign



Pan Channel Letter Sign

All signs have been reviewed for conformity to the criteria listed in the design guidelines of the Sign Ordinance and Gas Service Station General Development Standards and are in compliance with said standards as summarized in Table 3.

Table 3
Sign Development standards

	Sign Ordinance Requirement	Proposed
<u>Sign Area (Maximum)</u> Not to exceed 2 square feet of sign for each 1 lineal foot of public street frontage	234 x 2 = 468 s. f.	<ul style="list-style-type: none"> • Fuel Pylon Sign – 64 s. f. • Building Sign – 13.3 s. f. • Canopy Logo Signs – 30.6 s.f. Total Sign Area - 108 square feet
<u>Freestanding Sign Height (Maximum)</u>	25'	16'

ADOPTED PLANS AND ORDINANCES CONSISTENCY

General Plan

The table below outlines the project’s consistency with applicable General Plan Guiding Principles and Implementing Policies:

Table 4
General Plan Consistency

Policy	Consistency Finding
<p><i>2.a-I-3: Encourage economic pursuits which will strengthen and promote development through stability and balance.</i></p>	<p><i>Consistent.</i> The project encourages economic pursuit in that it adds a retail use that would cater to residents and pass by patrons.</p>
<p><i>2.a-I-7: Provide opportunities to expand employment, participate in partnerships with local business to facilitate communication and promote business retention.</i></p>	<p><i>Consistent.</i> The project is a remodel of an existing gas station and would promote business retention, employment opportunities, and beautification of existing development.</p>

Zoning Ordinance

The project is consistent with the Highway Service zoning district in terms of land use and development standard. The operations of gas service station and car wash was approved with Conditional Use Permit No. UP749 and UP1246 for a 17-foot freestanding sign. With the added general retail sales are permitted uses in the Highway Service Zone. Moreover, the project complies with the development standards and parking as discussed in previous sections of the staff report.

The proposed remodel provides an aesthetic and harmonious development in that gas station remodel utilizes styles, design, and materials that complement the surrounding architecture. The architectural design elements are consistent with the contemporary craftsman architectural style utilizing decorative stacked stone accents, articulated walls, appropriate scale and massing as well as ornamentation on façade that adds architectural interest

With respect with signs, the project provides appropriate business identification that is visible and legible. The sign type, illumination, and design relates to the building architecture and are compatible with other signs. The project also complies with Sign Ordinance development standards and the Gas Service Station General Development Standards in terms of allowable sign area, height, and design as mentioned above.

General Development Policy for Gasoline Service Stations Development and Operational Standards

The Service Station Policy sets forth a number of site, building, landscaping, signage, and other standards for gasoline service stations. The proposed project will meet all development standards except for the 250 square foot floor area restriction on the size of snack shop product displays within a service station. The applicant requests an exception to the Service Station Policy solely to exceed the

retail floor space restriction and provide 1,314 square feet of snack shop floor area—no other changes to the policy are requested.

The Planning Commission may consider this exception contingent upon the existence of adequate findings meriting relief from this development standard. The applicant asserts that this exception is necessary in order to address changes in the automotive service industry. Specifically, the applicant claims that the current industry trend has been to replace the service (i.e., auto repair) component of service stations with a retail component that typically caters to both vehicular customers and pedestrians from nearby residences and businesses by providing various convenience items. Furthermore, allowing a larger snack shop would not affect the primary purpose of the Service Station Policy in that the architectural and landscaping guidelines would still encourage the construction of safe, orderly, unique and attractive service stations, while providing the flexibility forgoes station operator to remain competitive with other retail ventures.

The following tables summarize the proposed project’s compliance with the Service Station Policy standards.

Table 5
Development and Operational Standards

	Policy	Proposed	Comment
<u>Street Frontage</u>	120’	234.36	Consistent
<u>Lot Area (Minimum)</u>	22,500 sq. ft.	28,750	Consistent
Landscaping (Minimum)	20% of site	23%	Consistent with condition of approval
Planter areas (Minimum Width)	10’	10’ to 20’	Consistent
Trees (Minimum)	24” box or field grown	15”	Consistent with condition of approval
Alcohol Sales	Not Permitted	None	Consistent

ENVIRONMENTAL REVIEW

The Planning Division conducted an initial environmental assessment of the project in accordance with the California Environmental Quality Act (CEQA). Staff prepared an initial study and determined that the project is categorically exempt for further environment review pursuant to Class 3, Section 15303 of the California Environmental Quality Act. The project entails the demolition and remodel of an existing gas station with drive thru car wash. The project would also include a new 2,283 square foot convenience store. The proposed additional square footage for the new construction is less than the 2,500 square foot threshold for environmental review.

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

The project allows for various upgrades to an existing gas station that provides for an aesthetic and harmonious development. The project is consistent with the goals and policies of the General Plan in that it promotes business retention, job opportunities and economic pursuits; conforms to the Zoning in terms of land and development standards; and is consistent with the Gas Service Station General Development Policy in terms of site design, architecture, landscaping, operations, and signage.

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission adopt resolution No. 12-024 approving Site Development Permit No. SD11-0013, Shell Gas Station Remodel, subject to the attached Conditions of Approval.

Attachments:

- A. Resolution/Conditions of Approval
- B. Plans

RESOLUTION NO. 12-024

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MILPITAS, CALIFORNIA, RECOMMENDING APPROVAL OF SITE DEVELOPMENT PERMIT NO. SD11-0013, ALLOWING FOR THE DEMOLITION AND REMODEL OF AN EXISTING GAS STATION LOCATED AT 990 JACKLIN ROAD AND AN EXCEPTION TO THE GENERAL DEVELOPMENT POLICY FOR GASOLINE SERVICE STATIONS AND AUTOMOTIVE SERVICE CENTERS.

WHEREAS, on October 19, 2011, an application was submitted by Nick Goyal, 41805 Albrae Street, 2nd Floor, Fremont, CA 94538, to allow for the demolition and remodel of an existing Shell Gas Station that includes a new 2,283 square foot convenience store, ancillary fuel pumps, a 1,121 square foot carwash, rehabilitation of landscaping, replacement of existing signage, and installation of associated site improvements as well as an exception to the Service Station Policy to allow for a snack shop that varies from the allowable square footage. The property is located at 990 Jacklin Road (APN 28-05-016) within the Highway Service Zoning District with Site and Architectural Overlays; and

WHEREAS, the proposed application proposes a deviation from the maximum allowable floor area square footage for the display and sale of snack shop items under the Milpitas General Development Policy for Gasoline Service Stations and Automotive Service Centers (“Gasoline Service Station Policy”); and

WHEREAS, the Planning Division completed an environmental assessment for the project in accordance with the California Environmental Quality Act (CEQA), and determined the project is categorically exempt pursuant to Class 3 Section 15303 of the California Environmental Quality Act ; and

WHEREAS, on May 9, 2012, the Planning Commission held a duly noticed public hearing on the subject application, and considered evidence presented by City staff, the applicant, and other interested parties.

NOW THEREFORE, 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 project is categorically exempt pursuant to Class 3, Section 15303, (New Construction) and Class 11, Section 15311 (Accessory Structures) of the California Environmental Quality Act. The project entails the demolition and remodel of an existing gas station with drive thru car wash. The project would also include a new 2,283 square foot convenience store which is less than the 2,500 square foot threshold for further environmental review. An Initial Study was prepared pursuant to CEQA and has been considered as a result of this project and although the project could have a significant effect on the environment, there will not be a significant effect in this case because anticipated impacts are less than significant.

Section 3: With respect to the Site Development Permit for the site modifications and new building construction:

A. The project is consistent with the Milpitas General Plan Policies 2.a-I-3 and 2.a-I-7 in that it promotes business retention, job opportunities and economic pursuits by adding a retail use that would cater to residents and pass by patrons. The remodel of the existing gas station would promote business retention, expand employment opportunities, and add beautification of existing development; and

B. The project is consistent with the Milpitas Zoning Ordinance in terms of land use and development standards. The operations of gas service station and car wash was approved with Conditional Use Permit No. UP 749 and 1246. The added general retail sales are permitted uses in the Highway Service Zone.

C. The layout of the site and design of the building provides for an aesthetic and harmonious development. The building and structures utilize an appropriate scale and massing that complements adjacent buildings. The project proposes a contemporary craftsman style architecture that uses colors, materials, and styles that are compatible with the surrounding building.

Section 4: With respect to the Site Development Permit for the signage:

A. The project is consistent with the Milpitas General Plan Policies in that the proposed signage provides for appropriate and attractive business identification.

B. The project complies with the Milpitas Sign Ordinance in terms of sign area, height, location and design standards in that the letter heights, illumination, sign types provides for visible and legible signage, appropriate scaling with respect to structure which the signs are adhere to, and compatibility of sign type and design with other signs within the area.

C. The proposed signs consist of pan channel wall sign with goose neck lighting and illuminated logo cabinets harmonizes with other signs in terms of sign type, materials, and illumination. The modifications to the existing freestanding sign would include a new decorative base and cap that would be complement the proposed architecture of the gas station remodel.

D. The proposed wall and canopy signs utilize an appropriate scale and are located within the sign band on the building and canopy. The design and scale of the freestanding sign is appropriate given its context and distance to the fueling canopy and building. The freestanding sign would blend with the new landscaping treatment.

Section 5: The Planning Commission of the City of Milpitas hereby grants an exception from the maximum floor area snack shop display guidelines of the Gasoline Service Station Policy to the project. The project furthers the developmental goals of the Gasoline Service Station Policy for the construction and operation of unique and attractive service stations in a manner which best serve the interests of City residents, stations users, and station operators. The

project provides unique service and product amenities to users of a state highway that also acts as an important gateway into the Milpitas community. .

Section 6: The Planning Commission of the City of Milpitas hereby adopts resolution No. 12-024 approving Site Development Permit No. SD11-0013, Shell Gas Station Remodel, subject to the attached Conditions of Approval.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Milpitas on May 9, 2012.

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 May 9, 2012, and carried by the following roll call vote:

COMMISSIONER	AYES	NOES	ABSENT	ABSTAIN
Lawrence Ciardella				
John Luk				
Rajeev Madnawat				
Sudhir Mandal				
Zeya Mohsin				
Gurdev Sandhu				
Steve Tao				
Garry Barbadillo				

EXHIBIT 1

**CONDITIONS OF APPROVAL
SITE DEVELOPMENT PERMIT NO. SD11-0013
990 Jacklin Rd. (APN: 28-05-016)**

General Conditions

1. The owner or designee shall develop the approved project in conformance with the approved plans and color and materials sample boards approved by the Planning Commission on May 9, 2012, in accordance with these Conditions of Approval.

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)

2. SITE DEVELOPMENT PERMIT NO. SD11-0013, shall become null and void if the project is not commenced within 18 months from the date of approval. Pursuant to Section 64.06(2) of the Zoning Ordinance of the City of Milpitas. If the project requires the issuance of a building permit, the project shall be deemed to have commenced when the date of the building permit is issued and/or a foundation is completed, if a foundation is a part of the project. If the project does not require the issuance of a building permit, the project shall be deemed to have commenced when dedication of any land or easement is required or complies with all legal requirements necessary to commence the use, or obtains an occupancy permit, whichever is sooner.

Pursuant to Section 64.06(1), the owner or designee shall have the right to request an extension of SD08-0013 if said request is made, filed and approved by the Planning Commission prior to expiration dates set forth herein. (P)

Site Development Permit

3. Prior to building permit issuance, the owner or designee shall revise plans to provide stylized metal panel gate doors with ornamental hardware. (P)
4. Prior to building permit issuance, the owner or designee shall submit a detailed landscaping and irrigation plan for on-site and off-site landscaping improvements. (P)
5. Prior to building permit issuance, the owner or designee shall submit for review landscaping in the public right-of-way and approval from CalTrans. (P)

6. Prior to building permit final, all landscaping and irrigation shall be installed and in good working order. All landscaping and irrigation shall be maintained in perpetuity. (P)
7. The owner or designee shall submit revised plans to replace the mission tile roof with concrete flat tiles to be consistent with the Craftsman style architecture
8. The owner or designee shall submit revised plans that include the metal columns and lattice decoration be painted the Autumn Tan color to match the accent color of the building. (P)
9. No alcohol sales permitted with this use. (P)
10. 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. (E)
11. Prior to issuance of any building permits, the 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. (E)
12. At the time of building permit submittal, developer shall submit a grading plan and a drainage study prepared by a registered Civil Engineer. The drainage study shall analyze the existing and ultimate conditions and facilities. 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. (E)
13. Prior to building permit issuance, the developer shall obtain design approval and bond for all necessary public improvements along Jacklin Road, including but not limited to, removal and replacement of the damaged curb and gutter, removal and installation of new sidewalk along project frontage, new tree wells and street trees installation along Jacklin frontage. Plans for all public improvements shall be prepared on Mylar (24"x36" sheets) with City Standard Title Block and submit a digital format of the Record Drawings (AutoCAD format is preferred) upon completion of improvements. All improvements must be in accordance with the City of Milpitas standard and specification, and all public improvements shall be constructed to the city Engineer's satisfaction and accepted by the City prior to building occupancy permit. 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. 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.

14. Prior to building permit issuance, developer shall contribute **\$5,000** toward Jacklin Road Pavement improvements, or any other roadway improvement project as City finds necessary. At the City's option developer may be required to construct the subject improvements in lieu of fee contribution. (E)
15. 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 **\$14,296** based on .663 acres @ \$21,562 per acre. Water and Sewer connection fees will be calculated at the time of 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). (E)
16. Prior to building permit issuance, developer must pay all applicable development fees, including but not limited to, connection fees (water, sewer and storm), 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. (E)
17. The developer shall comply with Regional Water Quality Control Board's requirements for post construction treatments and implement the following:
 - A. Prior to any building permit issuance, developer shall submit a Storm Water Control Plan package for review and approval.
 - B. At the time of building permit plan check submittal, the developer shall submit a "final" Storm Water Control Plan and Report. Site grading, drainage, landscaping and building plans shall be consistent with the approved Storm Water Control Plan. The Plan and Report shall be prepared by a licensed Civil Engineer and certified that measures specified in the report meet the MRP and the Regional Water Quality Control Board (RWQCB) Order, and shall be implemented as part of the site improvements.
 - C. Prior to issuance of Certificate of Occupancy, the developer shall submit a Storm water Control Operation and Maintenance (O&M) Plan, acceptable to the City, describing operation and maintenance procedures needed to insure that treatment BMPs and other storm water control measures continue to work as intended and do not create a nuisance (including vector control). The treatment BMPs shall be maintained for the life of the project. The storm water control operation and maintenance plan shall include the applicant's signed statement accepting responsibility for maintenance until the responsibility is legally transferred. (E)
18. The developer shall dedicate 10-foot of public service utility easements along project frontage on Jacklin Road. (E)

19. The developer shall not obstruct the noted sight distance areas as indicated on the City standard drawing #405. Overall cumulative height of the grading, landscaping & signs as determined by sight distance shall not exceed 2 feet when measured from street elevation. (E)
20. All existing public utilities shall be protected in place and if necessary relocated as approved by the City Engineer. No permanent structure is permitted within City easements and no trees or deep rooted shrub are permitted within City utility easements, where the easement is located within landscape areas. (E)
21. Prior to any work within public right of way or City easement, the developer shall obtain an encroachment permit from City of Milpitas Engineering Division. (E)
22. If necessary, the developer shall obtain required industrial wastewater discharge approvals from San Jose/Santa Clara Water Pollution Control Plant (WPCP) by calling WPCP at (408) 942-3233. (E)
23. Prior to occupancy permit issuance, applicant/property owner shall construct a new trash enclosure to accommodate the required number of bins needed to serve this development. The proposed enclosure shall be designed per the Development Guidelines for Solid Waste Services and enclosure drains must discharge to sanitary sewer line. City review/approval is required prior to construction of the enclosure. (E)
24. Per Chapter 200, Solid Waste Management, V-200-3.10, *General Requirement*, applicant / property owner shall not keep or accumulate, or permit to be kept or accumulated, any solid waste of any kind and is responsible for proper keeping, accumulating and delivery of solid waste. In addition, according to V-200-3.20 *Owner Responsible for Solid Waste, Recyclables, and Yard Waste*, applicant / property owner shall subscribe to and pay for solid waste services rendered. Prior to occupancy permit issuance (start of operation), the applicant shall submit evidence to the City that following minimum level of refuse service has been secured using a Service Agreement with Allied Waste Services:
 - A. Maintain an adequate level of service for trash collection, one 4 CYD bin serviced 2Xweek.
 - B. Maintain an adequate level of recycling collection. One 4CYD bin serviced 1Xweek.After the applicant has started its business, the applicant shall contact Allied Waste Services commercial representative to review the adequacy of the solid waste level of services. If services are determined to be inadequate, the applicant shall increase the service to the level determined by the evaluation. For general information, contact BFI at (408) 432-1234. (E)
25. Per Chapter 200, Title V of Milpitas Municipal Code (Ord. No. 48.7) solid waste enclosures shall be designed to limit the accidental discharge of any material to the storm drain system. The storm drain inlets shall be located away from the trash enclosures (a minimum of 25 feet). This is intended to prevent the discharge of pollutants from entering the storm drain system, and help with compliance with the City's existing National Pollution Discharge Elimination System (NPDES) Municipal permit. (E)

- A. The property owner or designee shall provide the City with an annual inspection report of the Storm Water Control Plan post construction compliance with the NPDES requirements. If the City does receive the report, City will conduct the field inspection and report, and the property owner and it's successor shall be responsible to pay all associated costs.
 - B. Prior to Final occupancy, the developer shall execute and record an O&M Agreement with the City for the operation, maintenance and annual inspection of the C.3 treatment facilities. (E)
26. Prior to building, site improvement or landscape permit issuance, the building permit application shall be consistent with the developer's approved Storm Water Control Plan and approved special conditions, and shall include drawings and specifications necessary to implement all measures described in the approved Plan. As may be required by the City's Building, Planning or Engineering Divisions, drawings submitted with the permit application (including structural, mechanical, architectural, grading, drainage, site, landscape and other drawings) shall show the details and methods of construction for site design features, measures to limit directly connected impervious area, pervious pavements, self-retaining areas, treatment BMPs, permanent source control BMPs, and other features that control storm water flow and potential storm water pollutants. Any changes to the approved Storm water Control Plan shall require Site & Architectural ("S" Zone) Amendment application review. (E)
27. The U.S. Environmental Protection Agency (EPA) has empowered the San Francisco Bay Regional Water Quality Control Board (RWQCB) to administer the National Pollution Elimination Discharge System (NPDES) permit. The NPDES permit requires all dischargers, including construction activities to eliminate as much as possible pollutants entering our receiving waters. Contact the RWQCB for questions regarding your specific requirements at (800) 794-2482. For general information, contact the City of Milpitas at (408) 586-3329. (E)
28. The U.S. Environmental Protection Agency (EPA) has empowered the San Francisco Bay Regional Water Quality Control Board (RWQCB) to administer the National Pollution Elimination Discharge System (NPDES) permit. The NPDES permit requires all dischargers to eliminate as much as possible pollutants entering our receiving waters. Industries are required to make an evaluation of their specific site activities and determine their permit requirements. If a permit is required, industries must prepare the following documents:
- A. File a Notice of Intent (NOI) prior to building permit issuance.
 - B. Prepare and submit a Storm Water Pollution Prevention Plan with the NOI.
 - C. Prepare a Monitoring Plan prior to operation.
- If you have questions about your specific requirements, contact the RWQCB at (1-800) 794-2482. For general information contact the City of Milpitas at (408) 586-3329. (E)
29. Prior to any Building permit issuance, the developer shall submit plan to CALTRAN and PG&E for review and approval, and obtain necessary permits for the proposed work. (E)

30. In accordance with Chapter 5, Title VIII (Ord. 238) of Milpitas Municipal Code, for new and/or rehabilitated landscaping 2500 square feet or larger the developer shall:
 - A. Provide separate water meters for domestic water service & irrigation service. Developer is also encouraged to provide separate domestic meters for each tenant.
 - B. Comply with all requirements of the City of Milpitas Water Efficient Ordinance (Ord No 238). Two sets of landscape documentation package shall be submitted by the developer or the landscape architect to the Building Division with the building permit plan check package. Approval from the Land Development Section of the Engineering Division is required prior to building permit issuance, and submittal of the Certificate of Substantial Completion is required prior to final occupancy inspection.
Contact the Land Development Section of the Engineering Division at (408) 586-3329 for information on the submittal requirements and approval process. (E)
31. It is the responsibility of the developer to obtain any necessary encroachment permits from affected agencies and private parties, including but not limited to, Pacific Gas and Electric, CALTRAN, and City of Milpitas Engineering Division. Copies of any approvals or permits must be submitted to the City of Milpitas Engineering Division. (E)
32. Per Milpitas Municipal Code Chapter 2, Title X (Ord. No. 201), the developer may be required to obtain a permit for removal of any existing tree(s). Contact the Street Landscaping Section at (408) 586-2601 to obtain the requirements and forms. (E)
33. The developer shall call Underground Service Alert (U.S.A.) at (800) 642-2444, 48 hrs prior to construction for location of utilities.
34. Prior to start of any construction, the developer shall submit a construction schedule and monitoring plan for City Engineer review and approval. The construction schedule and monitoring plan shall include, but not be limited to, construction staging area, parking area for the construction workers, personnel parking, temporary construction fencing, construction information signage and establish a neighborhood hotline to record and respond to neighborhood construction related concerns. The developer shall coordinate their construction activities with other construction activities in the vicinity of this project. The developer's contractor is also required to submit updated monthly construction schedules to the City Engineer for the purpose of monitoring construction activities and work progress. (E)
35. The Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) under the National Flood Insurance Program shows this site to be in a Special Flood Hazard Zone X. Zone designation is provided for information purposes. (E)
36. All utilities shall be properly disconnected before the building can be demolished. Show (state) how the water service(s), sewer service(s) and storm service(s) will be disconnected. The water service shall be locked off at the meter box for interim and disconnected or capped off at the main if it is not to be used (no abandoned live water service). The sanitary sewer shall be capped off at the clean out near the property line or approved location if it is not to

be used. The storm drain shall be capped off at a manhole or inlet structure or approved location if it is not to be used. (E)

37. Prior to demolition permit issuance, the Applicant, or Contracted Designee, shall submit Part I of a Recycling Report on business letterhead to the Building Division, for forwarding to the Engineering Section. This initial report shall be approved by the City's Utility Engineering/Solid Waste Section prior to demolition permit issuance. The report shall describe these resource recovery activities:
- A. What materials will be salvaged.
 - B. How materials will be processed during demolition.
 - C. Intended locations or businesses for reuse or recycling.
 - D. Quantity estimates in tons (both recyclable and for landfill disposal). Estimates for recycling and disposal tonnage amounts by material type shall be included as separate items in all reports to the Building Division before demolition begins.
- Applicant/Contractor shall make every effort to salvage materials for reuse and recycling. (E)
28. Prior to building permit issuance, applicant shall submit Part II of the Recycling Report to the Building Division, for forwarding to the City's Utility Engineering/Solid Waste Section, that confirms items 1 – 4 of the Recycling Report, especially materials generated and actual quantities of recycled materials. Part II of the Recycling Report shall be supported by copies of weight tags and/or receipts of "end dumps." Actual reuse, recycling and disposal tonnage amounts (and estimates for "end dumps") shall be submitted to the Building Division for approval by the Utility Engineering/Solid Waste Section prior to inspection by the Building Division. (E)
29. All demolished materials including, but not limited to broken concrete and paving materials, pipe, vegetation, and other unsuitable materials, excess earth, building debris, etc., shall be removed from the job site for recycling and/or disposal by the Applicant/Contractor, all to the satisfaction of the City Engineer or designee. The Applicant/Contractor shall, to the maximum extent possible, reuse any useful construction materials generated during the demolition and construction project. The Applicant/Contractor shall recycle all building and paving materials including, but not limited to roofing materials, wood, drywall, metals, and miscellaneous and composite materials, aggregate base material, asphalt, and concrete. The Applicant/Contractor shall perform all recycling and/or disposal by removal from the job site. (E)
30. At the time of building plan check submittal, the developer shall incorporated the changes shown on Engineering Services Exhibit "S"(dated 4/19/2012) in the design plans and submit revised plan for review and approval. (E)

(PC) = Planning Commission

(P) = Planning

(B) = Building

(E) = Engineering

(F) = Fire Prevention



Architects

M I Architects, Inc.

ARCHITECTURE
PLANNING
MANAGEMENT
DESIGN

2960 CAMINO DIABLO
SUITE 100
WALNUT CREEK, CA
94597

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925-943-1581 Fax
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**SHELL GAS STATION,
CONVENIENCE STORE & CAR WASH
990 JACKLIN ROAD
MILPITAS, CA 95035**

PROJECT DIRECTORY

ARCHITECT

M I ARCHITECTS, INC.
2960 CAMINO DIABLO, SUITE 100
WALNUT CREEK, CA 94597
TEL: (925) 287-1174 x1
FAX: (925) 943-1581
CELL: (925) 878-9875
MR. MUTHANA IBRAHIM, ARCHITECT

CIVIL ENGINEER

STUKAM CONSULTING ENGINEERS, INC.
8499 GREENBACK LANE, 2ND FLOOR
ORANGEVALE, CA 95662
TEL: (916) 835-5191
FAX: (916) 988-6316
MR. FAREED T. SIDDIQUI, P.E.

LANDSCAPE ARCHITECT

GIARDELLA ASSOCIATES
957 ROSE AVE.
MENLO PARK, CA 94025
TEL: (650) 326-6100
FAX: (650) 323-6106
CELL: -
MR. RICHARD GIARDELLA

DEVELOPER

A U ENERGY, LLC
41805 ALDRAE ST., 2ND FLR.
FREMONT, CA 94538
TEL: (650) 868-7454
FAX: -
MR. NICK GOYAL

SITE PLAN LEGEND

- NEW LANDSCAPING
- NEW CONCRETE PAVING
- 4 FT. WIDE (MIN) ACCESSIBLE ROUTE OF TRAVEL, SHALL NOT EXCEED 5% SLOPE IN THE DIRECTION OF TRAVEL AND 2% CROSS SLOPE
- EXISTING TO REMAIN
- EXISTING CURB TO REMAIN
- NEW CONCRETE CURB

DRAWING INDEX

- SD1 SITE PLAN
- SD1-L SITE LIGHTING PHOTOMETRIC
- DR- ALTA LAND TITLE SURVEY
- CI PRELIMINARY GRADING PLAN
- LAI LANDSCAPE PLAN
- I of I FLOOR PLAN
- A2.1 BUILDING ELEVATIONS
- CAI CANOPY & TRASH ENCLOSURE ELEVATIONS

SITE INFORMATION

APN# 028-05-016
 ZONING: HS (HIGHWAY SERVICE DISTRICT)
 EXISTING USE: GAS STATION, CARWASH & SNACK SHOP
 PROPOSED USE: GAS STATION, CONVENIENCE STORE & CARWASH
 SETBACKS:
 ADJACENT TO STREETS: 50 FEET
 REAR: 0 FEET, SIDE: 0 FEET

PARKING REQUIREMENTS:

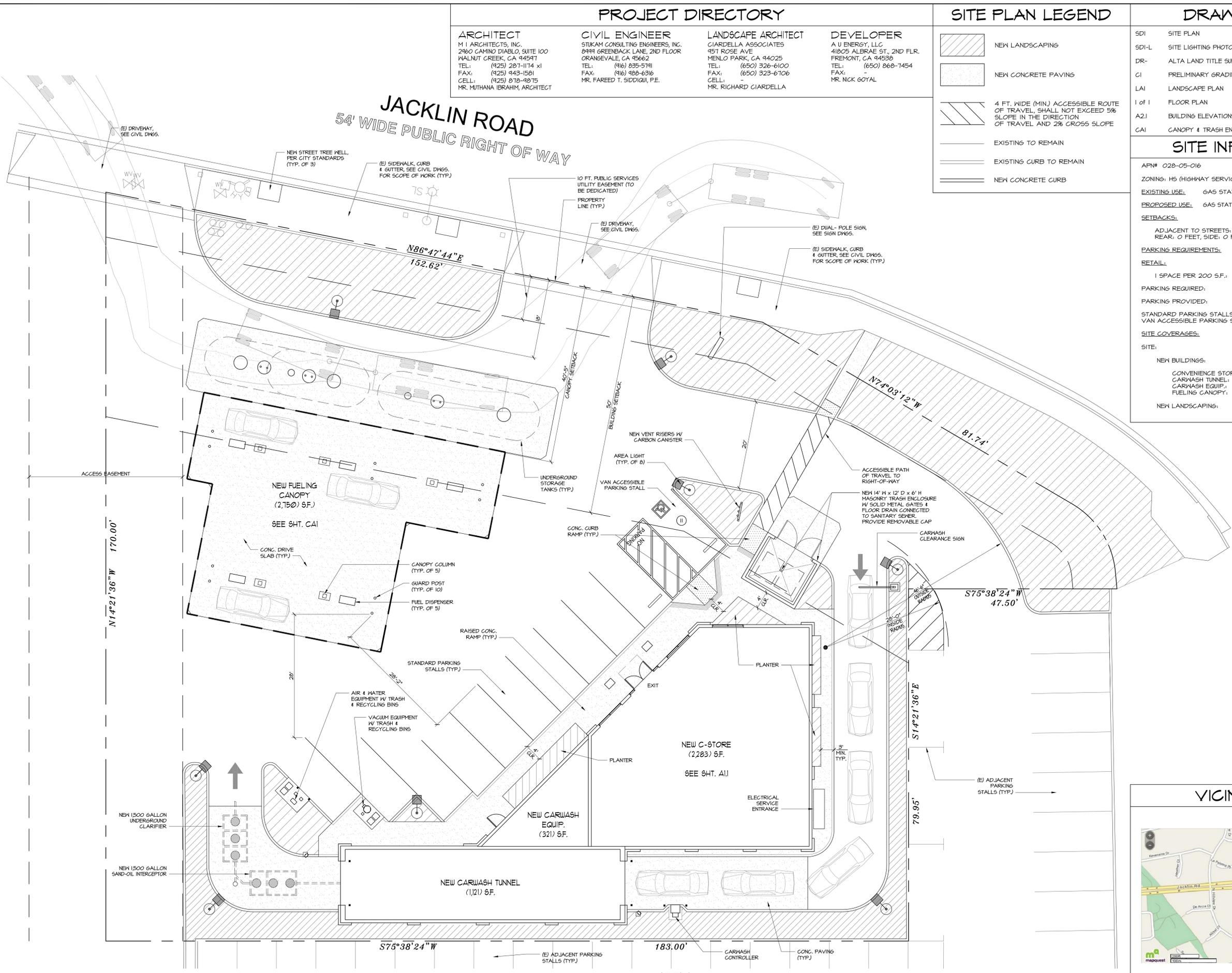
RETAIL:

1 SPACE PER 200 SF.: 2,283 SF. / 200 = 11
 PARKING REQUIRED: 11 SPACES
 PARKING PROVIDED: 11 SPACES

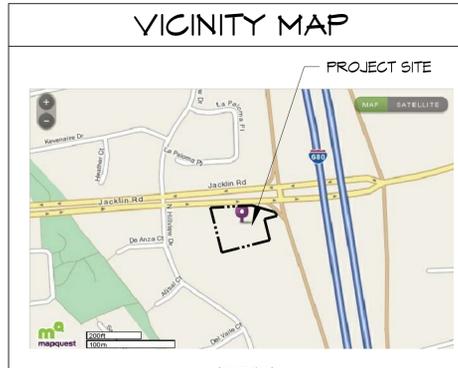
STANDARD PARKING STALLS: 10
 VAN ACCESSIBLE PARKING STALL: 1

SITE COVERAGES:

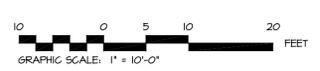
SITE:	25,915 S.F., .54 ACRES	(100%)
NEW BUILDINGS:	6,475 S.F., FAR-	(25.0%)
CONVENIENCE STORE:	2,283 S.F.	
CARWASH TUNNEL:	1,121 S.F.	
CARWASH EQUIP.:	321 S.F.	
FUELING CANOPY:	2,750 S.F.	
NEW LANDSCAPING:	4,814 S.F.,	(18.6%)



INTERSTATE 680 ON-RAMP
PUBLIC RIGHT OF WAY WIDTH VARIES



1 SITE PLAN
1" = 10'-0"



-	ISSUED FOR CONSTRUCTION	
-	ISSUED FOR PLAN CHECK	
04-24-11	ISSUED FOR PLANNING	
NO.	DATE	DESCRIPTION
1	11-01-11	REVISED PER PLANNING COMMENTS
2		
3		
4		
5		
SITE PLAN		
PROJECT #: 11-5009		
DRAWN: JM CHECKED: MI		
SCALE: AS NOTED DATE: 04-02-11		

SD1
SHEET OF

9 LEGEND

Legend table with symbols for AC ASPHALT, APN ASSESSOR PARCEL NUMBER, BFP BACK FLOW PREVENTOR, BLDG BUILDING, BSL BUILDING SETBACK LINE, CB CATCH BASIN, CL CENTERLINE, CONC CONCRETE, CP CONCRETE PAD, DCV DOUBLE CHECK VALVE, DWY DRIVEWAY, EB ELECTRICAL BOX, EC ELECTRICAL CABINET, EV ELECTRICAL VAULT, FC FACE OF CURB, FDC FIRE DEPARTMENT CONNECTION, FH FIRE HYDRANT, GM GAS METER, GV GAS VALVE, MH MANHOLE, MW MONITORING WELL, PIV POST INDICATOR VALVE, PLTR PLANTER, PM PARKING METER, PP POWER POLE, PL PROPERTY LINE, PUE PUBLIC UTILITY EASEMENT, SQ. FT. SQUARE FEET, SL STREET LIGHT, SLB STREET LIGHT BOX, SDMH STORM DRAIN MANHOLE, SSSCO SANITARY SEWER CLEANOUT, SSMH SANITARY SEWER MANHOLE, TEL TELEPHONE, TRANS TRANSFORMER, TSB TRAFFIC SIGNAL BOX, VT VAULT, WM WATER METER, WV WATER VALVE, YL YARD LIGHT, and symbols for ENCROACHMENTS and SCHEDULE B.

17 SCALE



10 BASIS OF BEARING

THE MONUMENT LINE OF JACKLIN ROAD, S86°47'44"W, AS SHOWN ON THAT CERTAIN MAP FILED FOR RECORD IN BOOK 431 OF MAPS, PAGE 52-53, RECORDS OF SANTA CLARA COUNTY WAS USED AS THE BASIS OF BEARINGS.

11 SURVEYOR'S NOTES

- 1. OBSERVED NO DISCERNIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
2. OBSERVED NO DISCERNIBLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
3. OBSERVED NO DISCERNIBLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
4. THE EXISTENCE AND LOCATION OF ALL UTILITIES, PIPES, POLES, AND/OR STRUCTURES SHOWN ON THIS SURVEY WERE OBTAINED BY OBSERVED EVIDENCE ONLY. THE POINT OF ENTRY ON SAID UTILITIES CANNOT BE DETERMINED.
5. ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS UNLESS OTHERWISE SHOWN.
6. THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES ONLY. THIS SURVEY MAY NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT.
7. UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR AND/OR ENGINEER RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.
8. PARCEL 1 PHYSICALLY ABUTS AND HAS DIRECT ACCESS TO JACKLIN ROAD, A PUBLICLY DEDICATED RIGHT OF WAY.
9. PARCEL 1 HAS INDIRECT ACCESS TO JACKLIN ROAD, A PUBLICLY DEDICATED RIGHT OF WAY BY VIRTUE OF PARCEL 4.
10. PARCEL 1 IS CONTIGUOUS WITH PARCELS 3 AND 4 ALONG ITS COMMON BOUNDARY, WITHOUT GAPS OR GORES OR STRIPS.

12 PARKING INFORMATION

- 2 STALLS
1 HANDICAP STALLS
3 TOTAL STALLS

13 LAND AREA

30,770 SQ.FT. (GROSS) 28,860 SQ.FT. (NET)
0.7064 ACRES (GROSS) 0.6625 ACRES (NET)

14 BUILDING HEIGHT

- BUILDING 1: 1 STORY, 10.2'
BUILDING 2: 1 STORY, 14.8'
BUILDING 3: 1 STORY, 10.3'

15 BUILDING AREA

- BUILDING 1: 167 SQ. FT.
BUILDING 2: 662 SQ. FT.
BUILDING 3: 187 SQ. FT.
TOTAL BUILDING AREA: 1016 SQ. FT.

5 FLOOD INFORMATION

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) SHADED X & AH of the Flood Insurance Rate Map, Community Panel No. 060855-0059-H, which bears an effective date of 05/18/2009 and is partially in a Special Flood Hazard Area. By telephone call dated 11/03/2009 to the National Flood Insurance Program (800-638-6620), we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

8 ZONING INFORMATION

THE ZONING INFORMATION WAS PROVIDED BY THE CITY OF MILPITAS PLANNING & ZONING INFORMATION 455 EAST CALAVERAS BLVD. MILPITAS, CA 95035 TEL: (408) 586-3279 WEB SITE: HTTP://WWW.CI.MILPITAS.CA.GOV

ZONE HS, HIGHWAY SERVICES SETBACKS FRONT NONE BY PERMIT REAR NONE NONE HEIGHT NONE MAX. FAR COVERAGE .5 PARKING WITH LUBE BAY 3 SPACES PER LUBE BAY; WITHOUT LUBE BAY 1 SPACE PER 200 SQ.FT. OF GROSS BUILDING AREA.

*ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNCIL OF THE ABOVE NAMED DEPARTMENT. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

7 POSSIBLE ENCROACHMENTS

THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING. A - FENCE ENCROACHES OVER P BY UP TO 0.5'

1 TITLE DESCRIPTION

THE PROPERTY HEREIN BELOW DESCRIBED IS THE SAME PROPERTY GRANTED FROM SHELL OIL COMPANY, A DELAWARE CORPORATION TO EQUILON ENTERPRISES LLC, A DELAWARE LIMITED LIABILITY COMPANY IN THE CORPORATE GRANT DEED RECORDED ON AUGUST 04, 2000 AS DOCUMENT NO. 2000-15345752, RECORDS OF SANTA CLARA COUNTY.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MILPITAS, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: COMMENCING AT THE SOUTHERNMOST CORNER OF THAT CERTAIN 41.71 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM CHARLES J. ASCHIE ET AL. TO CALIFORNIA PACIFIC TITLE INSURANCE CO., A CORPORATION, DATED AUGUST 21, 1959, RECORDED AUGUST 28, 1959 IN BOOK 4161 OF OFFICIAL RECORDS, PAGE 245, SANTA CLARA COUNTY RECORDS; THENCE FROM POINT OF BEGINNING NORTH 14° 21' 36" WEST ALONG THE SOUTHWESTERLY LINE OF SAID 41.71 ACRE TRACT 748.88 FEET TO THE POINT OF INTERSECTION THEREOF WITH THE SOUTHERLY LINE OF THAT CERTAIN 80.00 FOOT STRIP OF LAND DESCRIBED AS PARCEL TWO IN THE DEED FROM TITLE INSURANCE AND TRUST COMPANY, A CORPORATION, TO THE CITY OF MILPITAS, A MUNICIPAL CORPORATION, DATED JULY 1, 1959, RECORDED JULY 13, 1959 IN BOOK 4479 OF OFFICIAL RECORDS, PAGE 104, SANTA CLARA COUNTY RECORDS;

THENCE FROM THIS TRUE POINT OF BEGINNING, NORTH 86° 47' 44" EAST ALONG THE SOUTHERLY LINE OF SAID 80.00 FOOT STRIP, 129.47 FEET TO THE NORTHWESTERLY CORNER OF THAT CERTAIN 5.285 ACRE PARCEL OF LAND DESCRIBED IN THE DEED FROM TITLE INSURANCE AND TRUST COMPANY, A CORPORATION, TO THE STATE OF CALIFORNIA, DATED JUNE 27, 1967, RECORDED AUGUST 14, 1967 IN BOOK 7820 OF OFFICIAL RECORDS, PAGE 98, SANTA CLARA COUNTY RECORDS.

LEGAL DESCRIPTION CONTINUED ELSEWHERE

3 SCHEDULE 'B' ITEMS

- 7 RELINQUISHMENT OF ABUTTER'S RIGHTS PER 7820 OR 98 (PLOTTED, AFFECTS SUBJECT PARCEL)
8 STREET EASEMENT PER 0124 OR 178, 0607 OR 628 (PLOTTED, AFFECTS SUBJECT PARCEL)
9 INGRESS/EGRESS, PUBLIC UTILITY, SEWER & STORM DRAIN EASEMENT PER E071 OR 283 (PLOTTED, AFFECTS SUBJECT PARCEL)
10 INGRESS/EGRESS, PUBLIC UTILITY, SEWER & STORM DRAIN EASEMENT PER E387 OR 128 (PLOTTED, AFFECTS SUBJECT PARCEL)
11 LICENSE AGREEMENT PER E491 OR 205 (BLANKET IN NATURE, AFFECTS SUBJECT PARCEL)

LEGAL DESCRIPTION CONTINUED

THENCE SOUTH 3° 12' 16" EAST 5.00 FEET; THENCE SOUTH 74° 03' 12" EAST 109.18 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 54° 20' 48" (54° 20' 56" RECORD), AN ARC LENGTH OF 18.97 FEET, THENCE TANGENT TO THE PRECEDING CURVE SOUTH 19° 42' 26" EAST 3.88 FEET; THENCE SOUTH 75° 38' 24" WEST 47.50 FEET; THENCE SOUTH 14° 21' 36" EAST 79.95 FEET; THENCE SOUTH 75° 38' 24" WEST 183.00 FEET TO THE SOUTHWESTERLY LINE OF SAID 41.71 ACRE TRACT; THENCE ALONG SAID SOUTHWESTERLY LINE NORTH 14° 21' 36" WEST 184.27 FEET TO THE TRUE POINT OF BEGINNING.

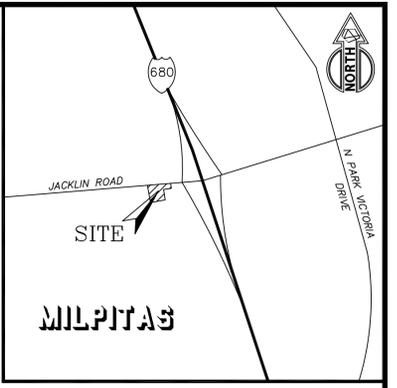
EXCEPTING THEREFROM ALL OIL, GAS AND MINERALS INTERESTS RESERVED IN DEED FROM SHELL OIL COMPANY RECORDED AUGUST 4, 2000 AS DOCUMENT NO. 15345752 OF OFFICIAL RECORDS.

PARCEL 2: INTENTIONALLY DELETED

PARCEL 3: A NON-EXCLUSIVE EASEMENT TO CONSTRUCT, INSTALL, MAINTAIN, REPAIR, RENEW, REPLACE, OPERATE AND USE A STORM SEWER PIPE LINE OR LINES AND APPURTENANCES, OVER, UNDER AND ACROSS A STRIP OF LAND 10.00 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF PARCEL 1, SAID CORNER ALSO BEING THE MOST WESTERLY CORNER OF PARCEL 2, AS SAID PARCELS ARE SHOWN ON THAT CERTAIN PARCEL MAP FILED DECEMBER 11, 1978 IN BOOK 431 OF MAPS, PAGES 52 AND 53, SANTA CLARA COUNTY RECORDS; THENCE ALONG A SOUTH LINE OF SAID PARCEL 1, NORTH 75° 38' 24" EAST 116.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 11° 47' 04" WEST 39.56 FEET TO A POINT 38.00 FEET SOUTHERLY MEASURED AT RIGHT ANGLES FROM SAID SOUTH LINE OF PARCEL 1; THENCE ALONG A LINE PARALLEL TO SAID SOUTH LINE OF PARCEL 1 AND 38.00 FEET SOUTHERLY MEASURED AT RIGHT ANGLES SOUTH 75° 38' 24" WEST 105.00 FEET TO THE WESTERLY LINE OF SAID PARCEL 2 AND THE END OF THIS DESCRIPTION.

LEGAL DESCRIPTION CONTINUED ELSEWHERE



16 VICINITY MAP

LEGAL DESCRIPTION CONTINUED

PARCEL 4: A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, PUBLIC UTILITIES, STORM DRAINAGE AND SANITARY SEWER PURPOSES, OVER, UNDER AND ACROSS A STRIP OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF PARCEL 1, AS SHOWN ON PARCEL MAP FILED DECEMBER 11, 1978 IN BOOK 431 OF MAPS, PAGES 52 AND 53, SANTA CLARA COUNTY RECORDS; THENCE SOUTH 75° 38' 24" WEST 17.50 FEET; THENCE NORTH 14° 21' 36" WEST 173.45 FEET TO THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF THAT CERTAIN 14.00 FOOT STRIP OF LAND GRANTED BY DEED FROM CALAVERAS INVESTMENT COMPANY TO THE CITY OF MILPITAS, RECORDED NOVEMBER 22, 1972 IN BOOK 0124 OF OFFICIAL RECORDS, PAGE 178; THENCE NORTH 86° 47' 44" EAST ALONG SAID PROLONGED SOUTHERLY LINE, 17.84 FEET TO THE SOUTHWESTERLY LINE OF SAID PARCEL 1; THENCE SOUTH 14° 21' 36" EAST ALONG SAID SOUTHWESTERLY LINE 170.00 FEET TO THE POINT OF BEGINNING.

APN: 028-05-016

2 TITLE INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PROPERTY AS DESCRIBED IN THE PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 336407-058, DATED FEBRUARY 09, 2010 AT 7:30 AM, FEBRUARY 17, 2010 UPDATED.

4 SURVEYOR CERTIFICATION

TO EQUILON ENTERPRISES LLC AND ITS COUNSEL; FIRST AMERICAN TITLE INSURANCE CO.; BANK OF AMERICA, N.A., AS ADMINISTRATIVE AGENT, ITS SUCCESSORS AND/OR ASSIGNS, AND AU ENERGY, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 2, 3, 4, 6, 7(A), 7(D), 7(C), 8, 9, 10, 11(A), 13 AND 14 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DRK C. SLOOTEN REGISTERED LAND SURVEYOR REGISTRATION NO. LS 5342 DATE OF SURVEY: 09/10/2009 DATE OF LAST REVISION: 02/22/2010

18 CLIENT INFORMATION BOX

SLOOTEN CONSULTING INC. SURVEYING & ENGINEERING 4740 NORTHGATE BLVD., SUITE 115 SACRAMENTO, CA 95834 (916)411-7970 (FAX)641-7572

Table with columns: MARK, DATE, REVISIONS, BY, APPD.

SHELL OIL COMPANY HOUSTON, TEXAS

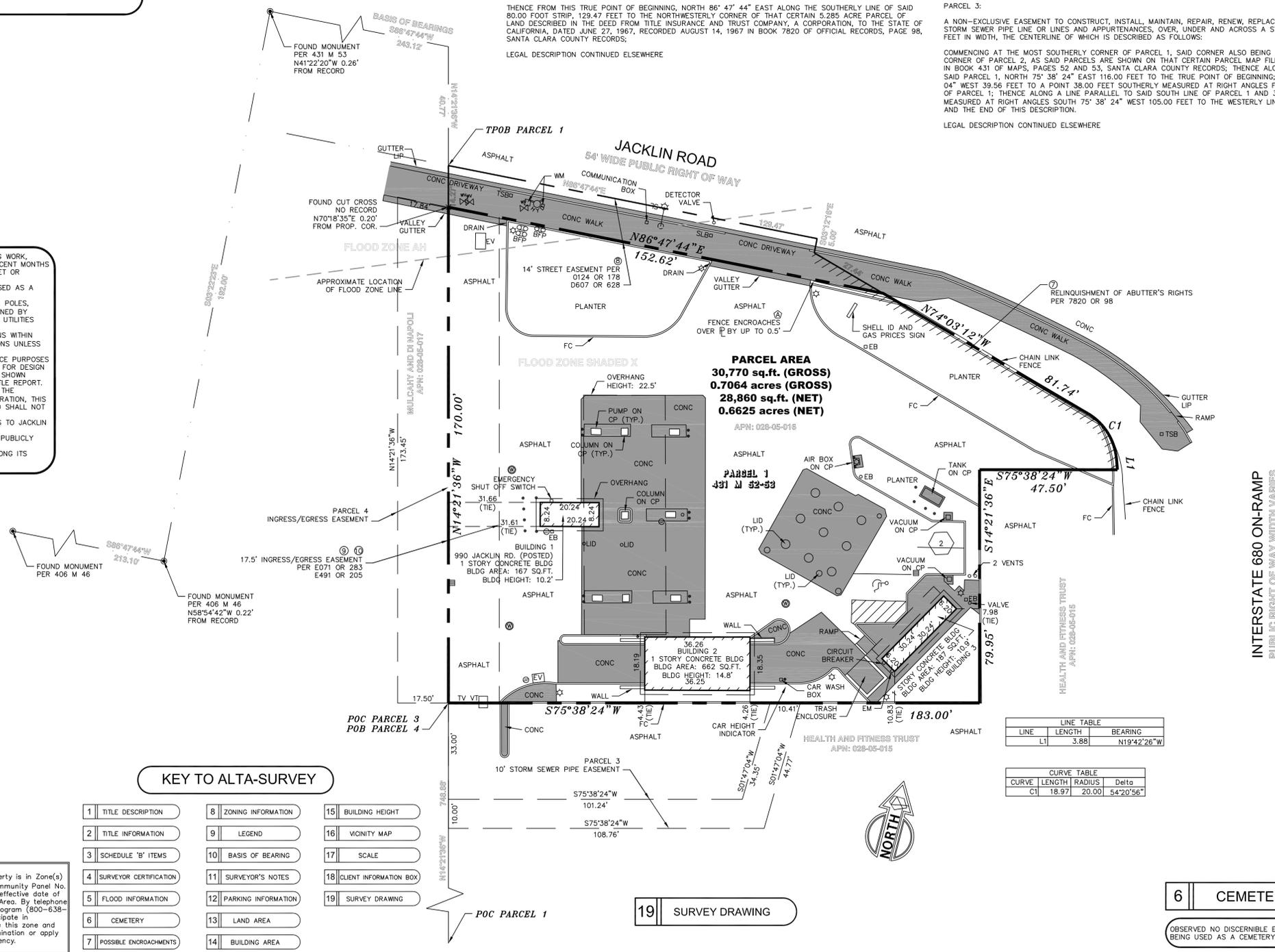
ALTA LAND TITLE SURVEY

990 JACKLIN ROAD SANTA CLARA CALIFORNIA MILPITAS CC # 135594 SCALE: 1"=20' APPD. BY: D.C.S. DATE: 02/22/2010 PROJECT # 8264-01 DWN. BY: U.K. CHKD. BY: D.C.S. DR-

KEY TO ALTA-SURVEY

- 1 TITLE DESCRIPTION 8 ZONING INFORMATION 15 BUILDING HEIGHT
2 TITLE INFORMATION 9 LEGEND 16 VICINITY MAP
3 SCHEDULE 'B' ITEMS 10 BASIS OF BEARING 17 SCALE
4 SURVEYOR CERTIFICATION 11 SURVEYOR'S NOTES 18 CLIENT INFORMATION BOX
5 FLOOD INFORMATION 12 PARKING INFORMATION 19 SURVEY DRAWING
6 CEMETERY 13 LAND AREA
7 POSSIBLE ENCROACHMENTS 14 BUILDING AREA

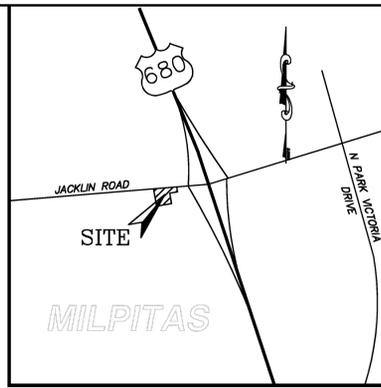
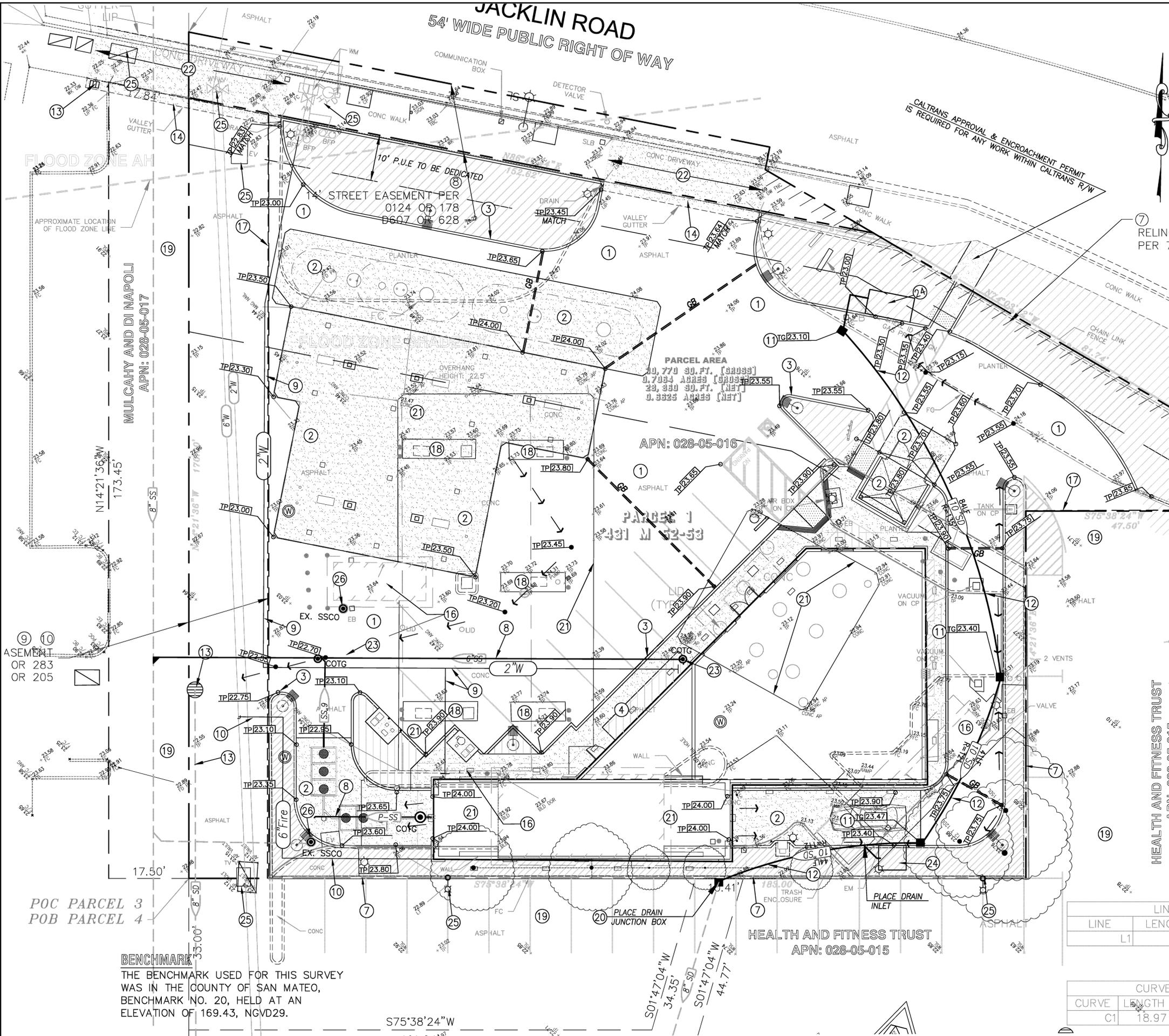
19 SURVEY DRAWING



LINE TABLE and CURVE TABLE. LINE TABLE: LINE L1, LENGTH 3.88, BEARING N19°42'26"W. CURVE TABLE: CURVE C1, LENGTH 18.97, RADIUS 20.00, Delta 54°20'56"

INTERSTATE 680 ON-RAMP PUBLIC RIGHT OF WAY WIDTH VARIES





PROPOSED IMPROVEMENT NOTES:

- ① PLACE 3.5" AC OVER 6" AB COMPACTED TO A MINIMUM 95% COMPACTION.
- ② PLACE 6" PCC OVER 4" AB COMPACTED TO A MINIMUM 95% COMPACTION.
- ③ CONSTRUCT 6" VERTICAL CURB.
- ④ SIDEWALK, PLACE 4"(MIN)PCC OVER 4"(MIN)AB COMPACTED TO A MINIMUM 95% COMPACTION.
- ⑤ REMOVE EXISTING DRIVEWAY AND REPLACE WITH CURB, GUTTER AND SIDEWALK
- ⑥ EXISTING DRIEWAY TO REMAIN
- ⑦ PROTECT EXIST. IMPROVEMENT ALONG PROPERTY LINE.
- ⑧ PROPOSED SEWER SERVICE
- ⑨ PROPOSED WATER SERVICE
- ⑩ PROPOSED FIRE SERVICE
- ⑪ PROPOSED STORM DRAIN INLET
- ⑫ PROPOSED STORM DRAIN PIPE MIN S=0.005.
- ⑬ EXISTING STORM DRAIN INLET TO REMAIN
- ⑭ SAWCUT AND REMOVE & REPLACE EXISTING VALLEY GUTTER, MATCH EXISTING GRADES.
- ⑮ SAWCUT AND REMOVE EXISTING VERTICAL CURB
- ⑯ SAWCUT AND REMOVE EXISTING BUILDING AND CONCRETE SIDEWALK
- ⑰ SAWCUT AND LIMIT OF WORK LINE.
- ⑱ REMOVE ALL EXISTING FUEL DISPENSERS AND CONCRETE.
- ⑲ EXISTING AC PAVING TO REMAIN.
- ⑳ PLACE STORM DRAIN JUNCTION BOX, CONNECT TO EXISTING STORM DRAIN OFFSITE, NEW STORM DRAIN PIPE TO STAY WITH EXISTING SD EASEMENT.
- ㉑ SAWCUT AND REMOVE EXISTING CONCRETE SLAB AT THE EDGE OF CANOPY AS REQUIRED FOR NEW COSTRUCTION.
- ㉒ SAWCUT AND REMOVE EXISTING DRIVEWAY AND/OR CURB, GUTTER AND & SIDEWALK AND CONSTRUCT NEW DRIVEWAY PER CITY STANDARD DETAIL.
- ㉓ PLACE SEWER CLEANOUT.
- ㉔ PROVIDE FILTERRA STORMWATER BIORETENTION FILTRATION SYSTEM <http://www.filterra.com/>
- ㉕ PROTECT EXISTING IMPROVEMENTS AND UTILITIES.
- ㉖ REMOVE EXISTING SEWER LINE & SEWER CLEANOUT.

LINE TABLE		
LINE	LENGTH	BEARING
L1	3.88	N19°22'26"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	Delta
C1	18.97	20.00	54°20'56"

POC PARCEL 3
POB PARCEL 4

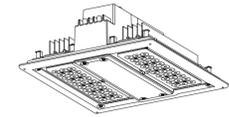
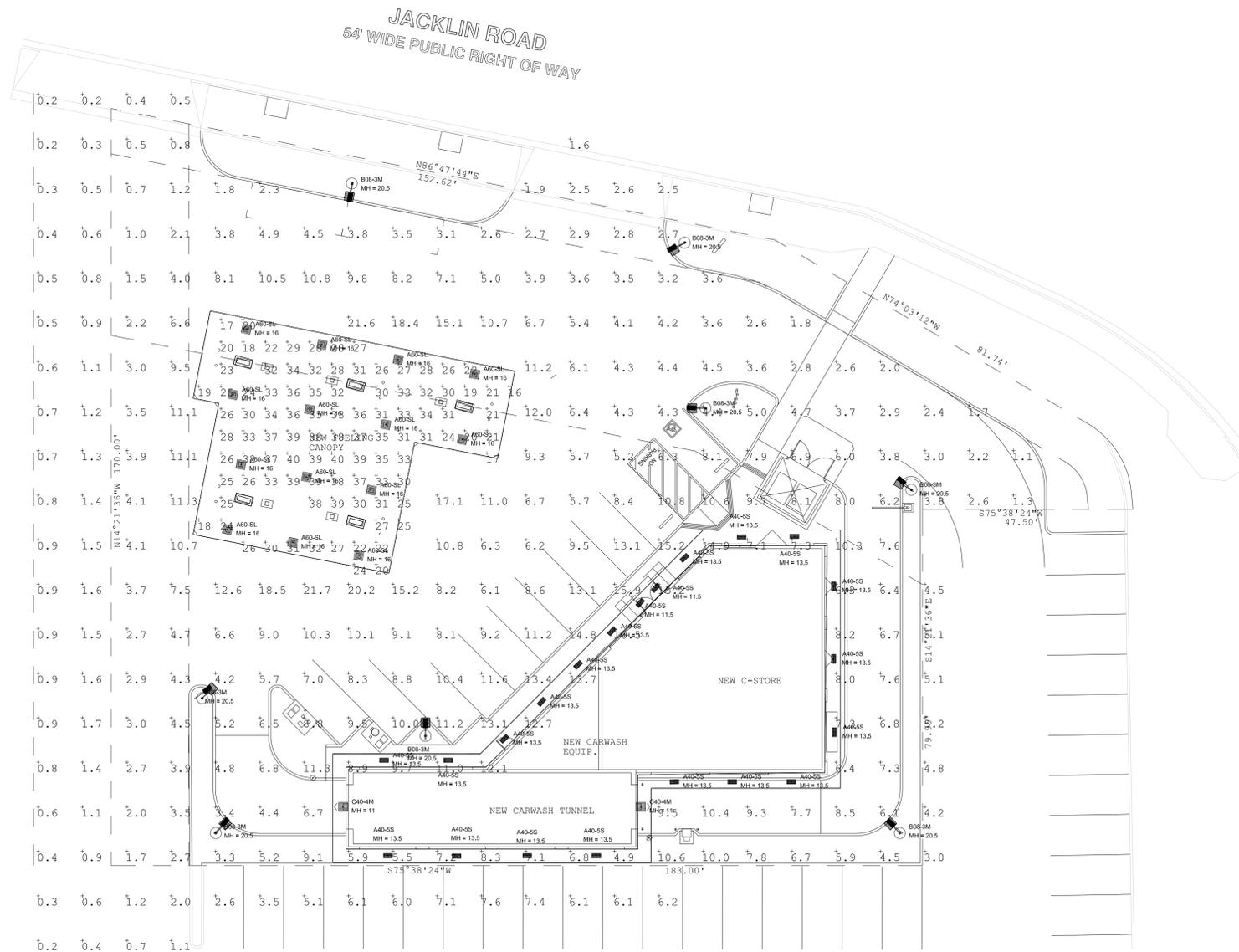
BENCHMARK
THE BENCHMARK USED FOR THIS SURVEY WAS IN THE COUNTY OF SAN MATEO, BENCHMARK NO. 20, HELD AT AN ELEVATION OF 169.43, NGVD29.

S75°38'24"W

HEALTH AND FITNESS TRUST
APN: 028-05-015

HEALTH AND FITNESS TRUST
APN: 028-05-015

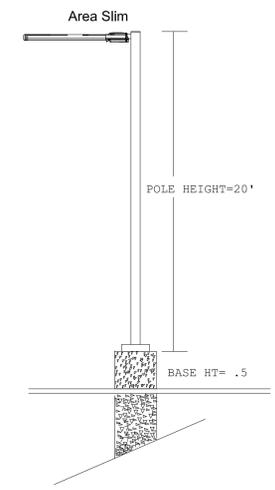
<p>A.U. ENERGY LLC. NICK GOYAL 41805 ALBRAE STREET, 2ND FLOOR FREMONT, CA 94538 (510) 270-3410</p>	<p>STUKAM CONSULTING ENGINEERS, INC. 8999 GREENBACK LANE 2nd Floor ORANGEVALE, CA 95662-4650 (916) 835 5791 (916) 988-6316 FAX</p>												
<p>PRELIMINARY GRADING PLAN 990 JACKLIN ROAD SHELL GAS STATION CARWASH APN: 028-05-016 CITY OF MILPITAS, SANTA CLARA COUNTY CALIFORNIA JOB NO: 2011-008 Design: ETS Check: ETS Date: 01-06-12</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>CSJ</th> <th>DATE</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	BY	CSJ	DATE	REVISIONS						
NO.	DATE	BY	CSJ	DATE	REVISIONS								
<p>SHEET C1 Of 1 SHEETS JOB NUMBER: 2011-008</p>													



304 SERIES RECESSED CANOPY PRODUCT



EDGE SECURITY WALL FIXTURE



Pole Schedule
 (8) PS4S20C1SV (20' X 4" X .125" STEEL SQUARE POLE)
 Preliminary Lumen Data used for A40-SS
 Proposed poles meet 140 MPH sustained winds.

Label	Avg	Max	Min	Avg/Min	Max/Min
Paved Area	5.83	21.7	0.2	29.15	108.50
Undercanopy	29.37	40	16	1.84	2.50

Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Total Watts	Description
[Symbol]	2	C40-4M	SINGLE	5357	0.930	140	SEC-EDG-4M-WM-04-D-UL-WH-525 (60LED)
[Symbol]	8	B08-3M	SINGLE	9955	0.920	1136	ARE-SLM66-3M-DA-06-D-UL-SE-700 (60LED)
[Symbol]	14	A40-SL	SINGLE	11409	0.920	1974	CAN-304-SL-RS-06-D-UL-SV-700 (60LED)
[Symbol]	21	A40-SS	SINGLE	6309	0.940	1428	SFT-304-SS-RW-04-D-12-WH-525 (40LED)

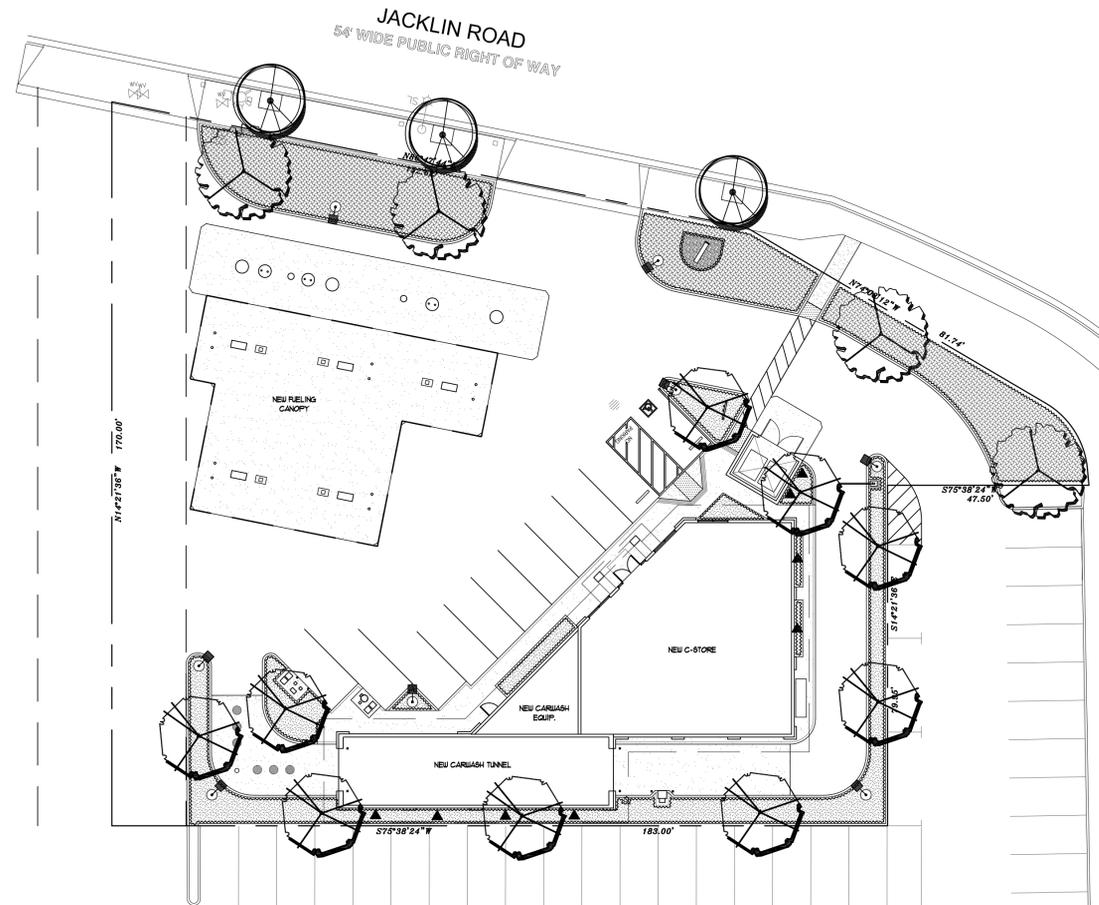
1200 92nd Street
 Sturtevant, WI 53177
 www.betaLED.com
 (800) 236-6800

Date: 12/20/2011 Scale: 1"=16' Layout by: Jim Blair
 Project Name: Mipitas Customer No: 09676
 Filename: V:\Common\AppEng\Working\Jm\TM111220\MICA\JRB.AGI

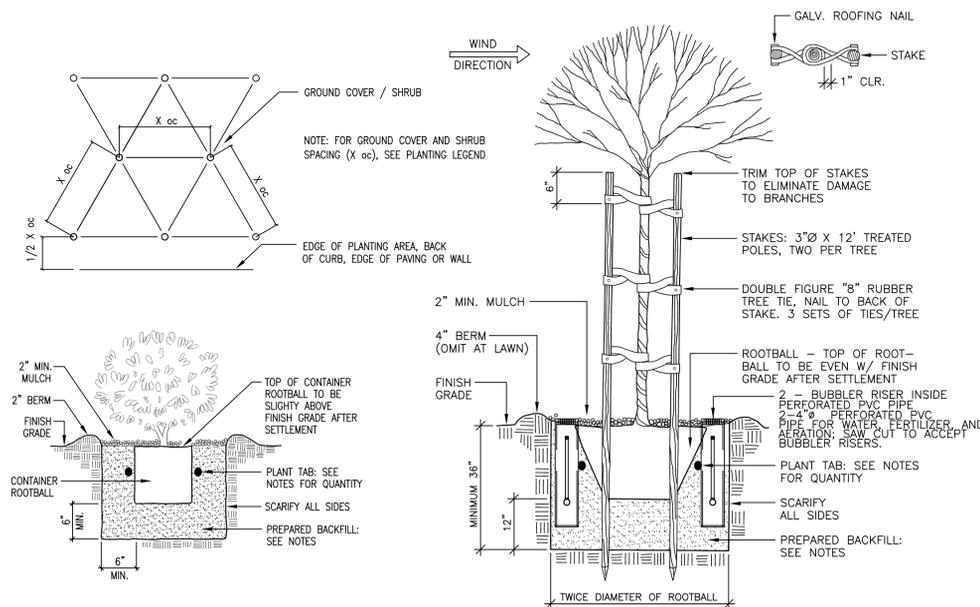


SD1-L





1 LANDSCAPE PLAN
SCALE: 1" = 20'-0"



Planting Details
NOT TO SCALE

Note for All Street Trees
See City of Milpitas Engineering
Division Standard Drawing No. 445,
sheets 1 through 5, dated 10-8-91



PLANTING LEGEND

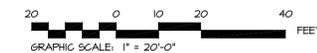
SYMBOL	BOTANICAL NAME	COMMON NAME	H2O	SIZE
	<i>Gleditsia triacanthos</i>	Honey Locust	L	15 Gallon
	<i>Lagerstroemia indica</i>	Grape Myrtle	L	15 Gallon
	<i>Tristania conferta</i>	Brisbane Box (Refer to City Arborist for specific species of this Street Tree)	M	24" Box
Ground Cover/Vines				
MYO	<i>Myoporum parvifolium</i>	Myoporum	L	1 Gallon @ 30" oc
ROS	<i>Euonymus fortunei 'Colorata'</i>	Purple Wintercreeper	L	1 Gallon @ 30" oc
MAR	Marigolds - Yellow	Annual Flowers	L	4" Pot @ 14" oc
▲	<i>Macfadajena unguis-cati</i>	Yellow Trumpet Vine	L	1 Gallon



Landscape Water Use Designation - 4014 square feet
All plantings are designated as low water use.

PLANTING NOTES

- All trees are to be staked as shown in the staking diagram per city requirement.
 - Plant locations are to be adjusted as necessary to screen utilities but not block windows or impede access.
 - All ground cover and shrub areas shall be top-dressed with a 3" layer of bark mulch. Soil Analysis and amendment specs shall be provided during permit phase.
 - All ground cover planting will be placed no farther than 6" from edge of pavement, edge of header or back of curb. Spacing shall ensure full coverage in one year.
 - There shall be no storing of material or equipment, permitting of any burning or operating or parking of equipment under branches of any existing plants to remain. If existing plants to remain are damaged during construction, the plants shall be replaced with the same species an size as those damaged.
 - All plant material shall be nursery grown stock. All plant materials shall be tagged at the nursery at least 1 month prior to planting for the Landscape Architects review.
 - Review layout of all landscape elements with the Landscape Architect prior to installation. Field modifications may be necessary. Final layout to be reviewed by the Landscape Architect.
 - Written dimensions supersede scaled dimension. Measurements are from the wall face, back of curb, edge of walk, building wall, property line or center line as graphically indicated.
 - All layout corners are at 90 degrees right angles unless otherwise indicated. All curves shown are segments of circles with noted radii or diameter if noted. Circles can be scaled and be connected by freeform curves.
 - HERBICIDE APPLICATION: Herbicide shall not be used until all plant material has been planted a minimum of 20-days. All planting areas shall be kept weed-free by non-herbicide methods during this time period. Herbicide shall not be applied to any areas which are or have been seeded. Contractor must be licensed by the State and County for fertilizer application, and must have current registration on file with the County.
 - Landscape Maintenance Schedule - Landscape shall be maintained to ensure water efficiency. Regular maintenance schedule shall include, but not limited to, checking, adjusting and repairing irrigation equipment, resetting the automatic controller. Periodic aeration and detaching of turf areas, replenish mulch, fertilizing, pruning and weeding all landscape areas shall be part of the landscape maintenance program.
 - Landscape Grading Plan - Refer to Civil Plans. Bioswale grades shall conform to Civil Engineering plans.
- Landscape finish grade shall be 1" below top of curb elevation



Ciardella associates
Landscape Architecture
Urban Design
957 Rose Avenue
Menlo Park, CA 94025
t 650 326 6100
e ca@ciardella-assoc.com

M I Architects
M I Architects, Inc.
ARCHITECTURE
PLANNING
MANAGEMENT
DESIGN
2960 CAMINO DIABLO
SUITE 100
WALNUT CREEK, CA
94597
925-287-1174 Tel
925-943-1581 Fax
925-878-9875 Cell
muthana@miarchitect.com
www.miarchitect.com

**SHELL GAS STATION,
CONVENIENCE STORE & CAR WASH
990 JACKLIN ROAD
MILPITAS, CA 95035**

ISSUED FOR CONSTRUCTION
ISSUED FOR PLAN CHECK
02-21-11 ISSUED FOR PLANNING

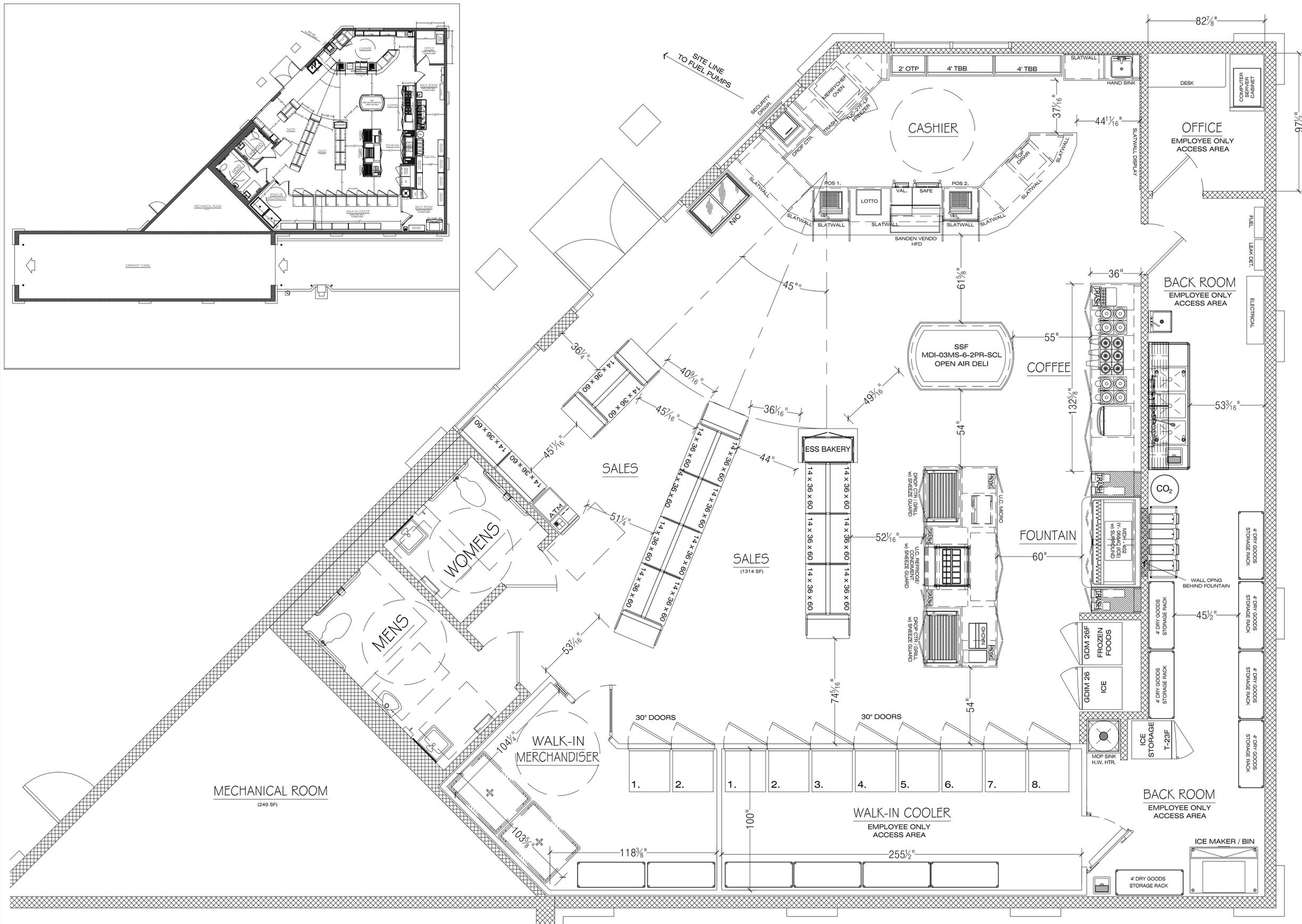
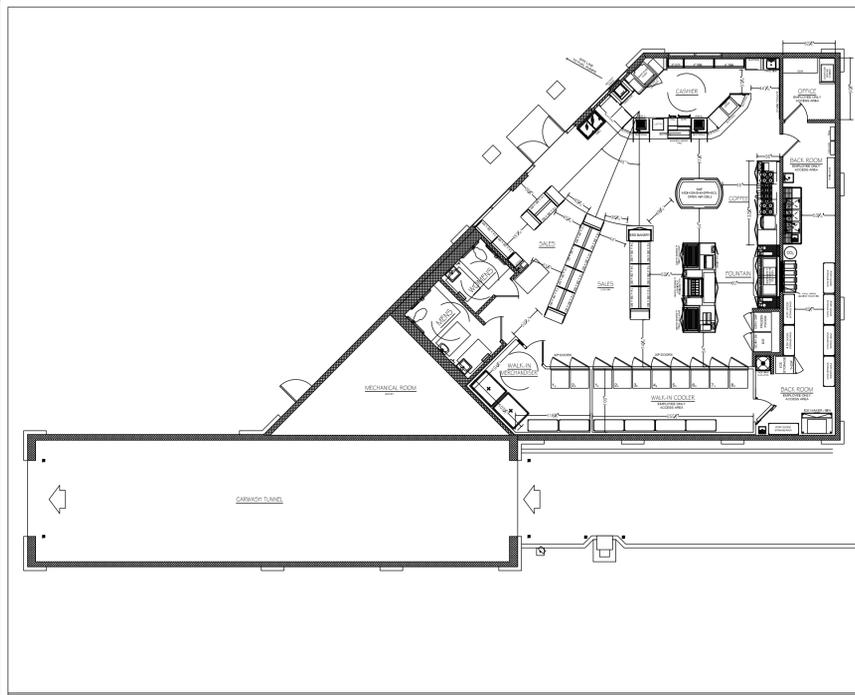
NO.	DATE	DESCRIPTION

LANDSCAPE PLAN

PROJECT #: 11-5009
DRAWN: RC CHECKED: RC
SCALE: AS NOTED DATE: 02-21-12

LA1
SHEET OF

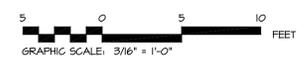
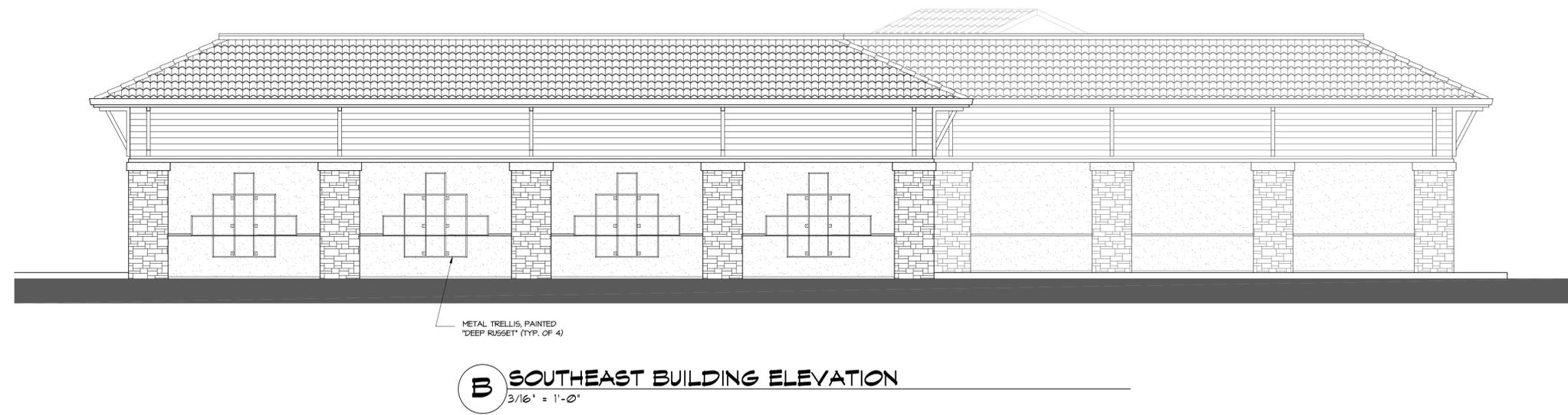
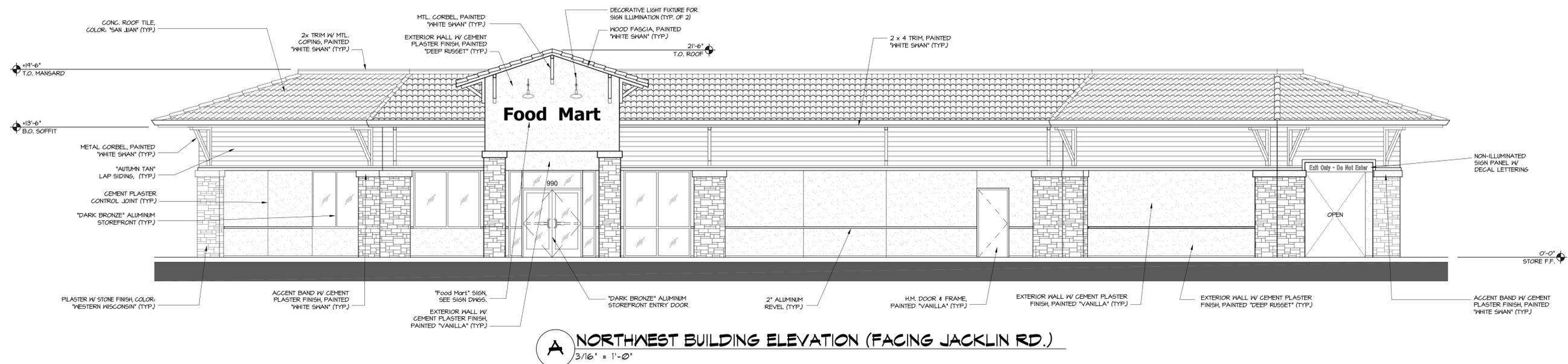
S:\1-Projects\11-5009 Milpitas\Draw's\Planning\Landscape\LA1.dwg modified by Jody Malone at Apr. 25, 2012 - 1:51 pm



PROPOSED FLOOR PLAN | 2.8.11
SCALE: 3/8" = 1'-0"

PROJECT/ADDRESS: SHELL GAS STATION -990 JACKLIN ROAD -MILPITAS, CA 95035	SCALE: DATE: AN JOB NUMBER: 1155	DESCRIPTION: PROPOSED FLOOR PLAN	REVISED: SHT: 1/1
C7 WORKS LLC 2222 S. DOBSON RD. #1105 MESA, ARIZONA 85202 PHONE: (480) 246-3731 FAX: (480) 222-3401	DATE: 12.8.11	JOB NAME: MILPITAS SHELL	DRWN BY: S. Anderson
<p>REPRESENTED BY THIS DRAWING IS THE PROPERTY OF C7 WORKS LLC AND WILL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT FROM C7 WORKS LLC.</p> 			

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COLOR & MATERIAL NOTES

- 'VANILLA CREAM': ICI #A0702
- 'WHITE SWAN': ICI #A1863
- 'DEEP RUSSET': ICI #A0510
- 'AUTUMN TAN' SIDING: JAMES HARDIE ARTISAN LAP HORIZONTAL SIDING, INSTALLATION SHALL BE AS REQUIRED BY THE SIDING MANUFACTURER
- STONE FINISH: ELDORADO STONE, WESTERN PROFILES, WEATHER EDGE, COLOR: 'WESTERN WISCONSIN'
- CONCRETE ROOF TILE: EAGLE ROOFING PRODUCTS, CAPISTRANO, #SMC8404, COLOR: 'SAN JUAN' (TYP.)

-	ISSUED FOR CONSTRUCTION
-	ISSUED FOR PLAN CHECK
04-24-11	ISSUED FOR PLANNING

NO.	DATE	DESCRIPTION
△	11-01-11	REVISED PER PLANNING COMMENTS
△		
△		
△		

BUILDING ELEVATIONS	
PROJECT #:	11-5009
DRAWN BY:	JM
CHECKED BY:	MI
SCALE:	AS NOTED
DATE:	04-02-11

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-	ISSUED FOR CONSTRUCTION
-	ISSUED FOR PLAN CHECK
04-24-11	ISSUED FOR PLANNING

NO.	DATE	DESCRIPTION
1	11-01-11	REVISED PER PLANNING COMMENTS
2		
3		
4		

BUILDING ELEVATIONS

PROJECT #:	11-5009
DRAWN BY:	JM
CHECKED BY:	MII
SCALE:	AS NOTED
DATE:	04-02-11

A2.1



A NORTHWEST BUILDING ELEVATION (FACING JACKLIN RD.)
 3/16" = 1'-0"



B SOUTHEAST BUILDING ELEVATION
 3/16" = 1'-0"



C NORTHEAST BUILDING ELEVATION
 3/16" = 1'-0"



COLOR & MATERIAL NOTES

- "VANILLA CREAM": ICI #A0702
- "WHITE SWAN": ICI #A1863
- "DEEP RUSSET": ICI #A0510
- "AUTUMN TAN" SIDING: JAMES HARDIE, ARTISAN LAP HORIZONTAL SIDING, INSTALLATION SHALL BE AS REQUIRED BY THE SIDING MANUFACTURER.
- STONE FINISH: ELDORADO STONE, WESTERN PROFILES, WEATHER EDGE, COLOR: "WESTERN WISCONSIN"
- CONCRETE ROOF TILE: EAGLE ROOFING PRODUCTS, CAPISTRANO, #SMCB404, COLOR: "SAN JUAN" (TYP.)



A NORTHWEST CANOPY ELEVATION (FACING JACKLIN RD.)
1/4" = 1'-0"



B NORTHWEST CANOPY ELEVATION
1/4" = 1'-0"



C TRASH ENCLOSURE ELEVATION
1/4" = 1'-0"

COLOR & MATERIAL NOTES

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- "WHITE SWAN": ICI #A1863
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SHELL GAS STATION,
CONVENIENCE STORE & CAR WASH
990 JACKLIN ROAD
MILPITAS, CA 95035

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CANOPY ELEVATIONS

PROJECT #: 11-5009
DRAWN: JM CHECKED: MI
SCALE: AS NOTED DATE: 04-02-11

CA1

SHEET OF



Architects

M I Architects, Inc.

ARCHITECTURE
PLANNING
MANAGEMENT
DESIGN

2960 CAMINO DIABLO

SUITE 100

WALNUT CREEK, CA

94597

925-287-1174 Tel

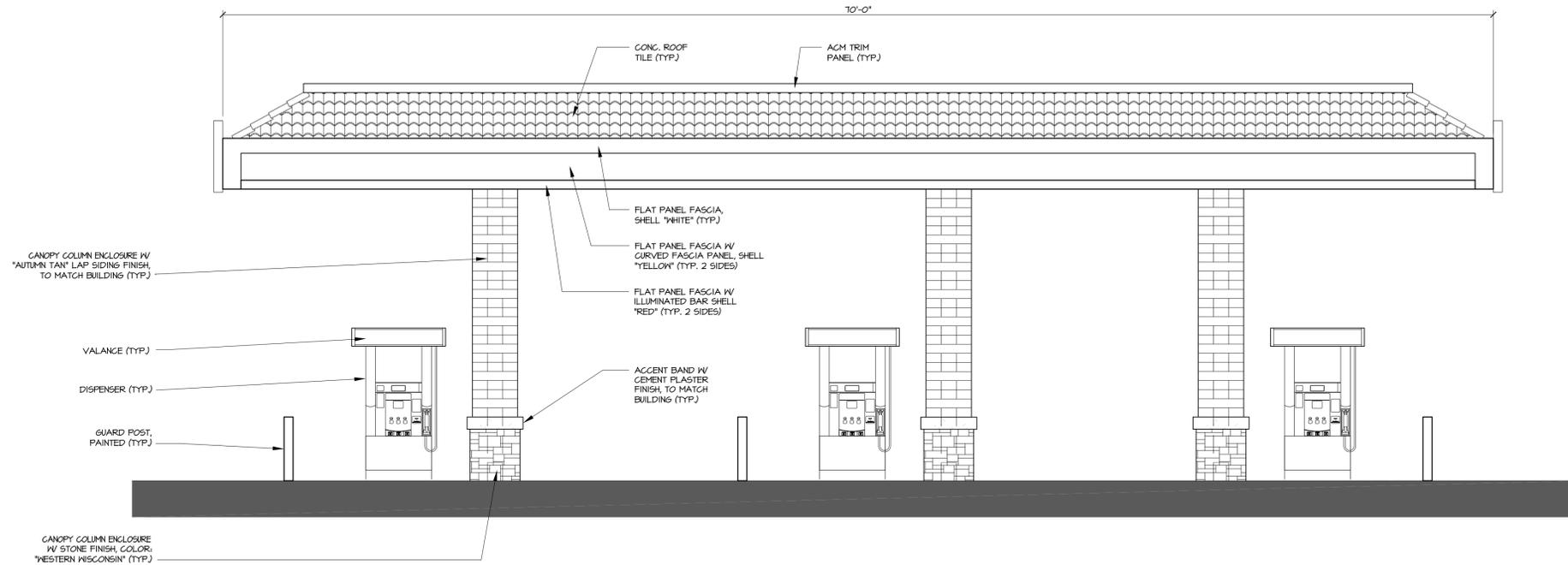
925-943-1581 Fax

925-878-9875 Cell

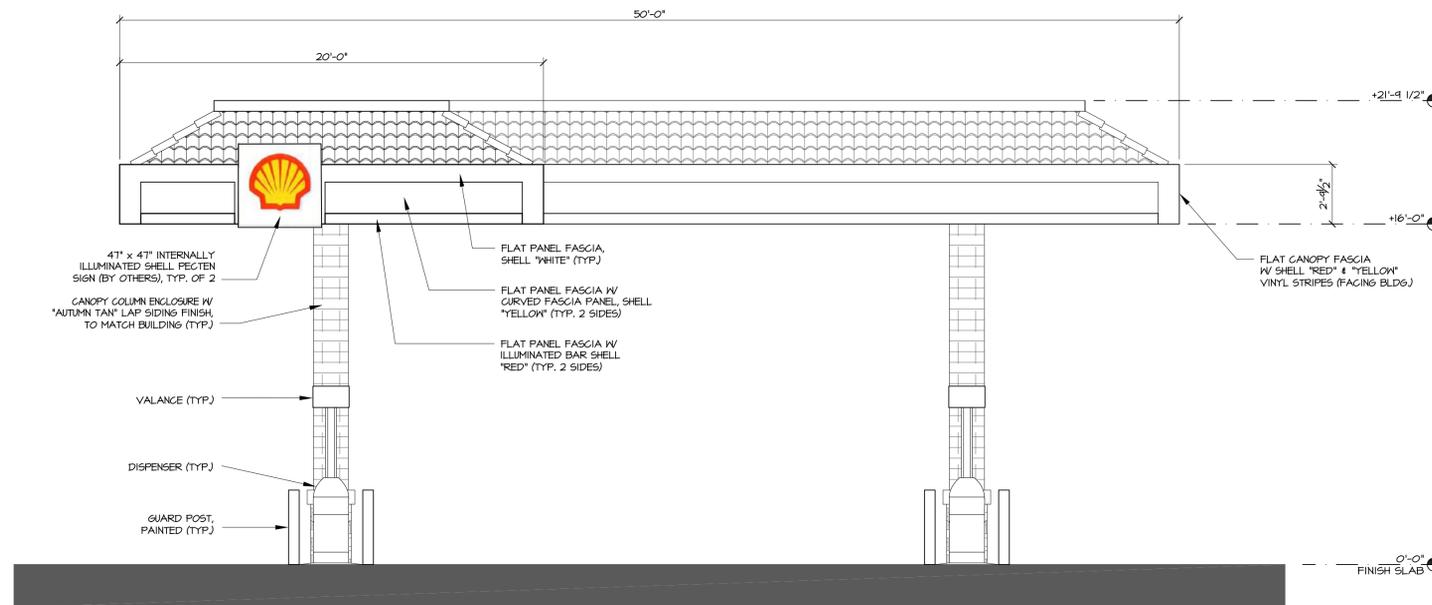
mthana@miarchitect.com

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CONVENIENCE STORE & CAR WASH
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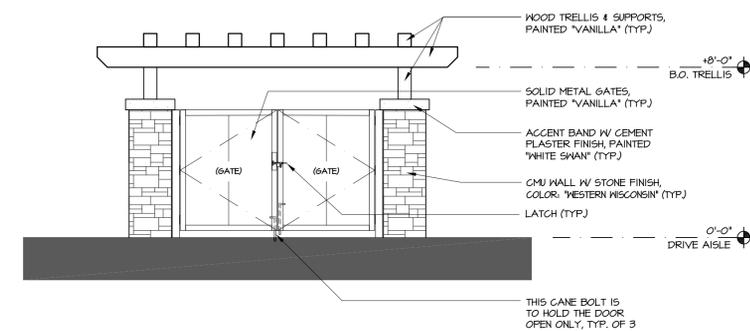
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A NORTHWEST CANOPY ELEVATION (FACING JACKLIN RD.)
1/4" = 1'-0"



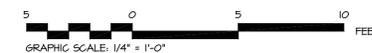
B NORTHWEST CANOPY ELEVATION
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1/4" = 1'-0"

COLOR & MATERIAL NOTES

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- CONCRETE ROOF TILE: EAGLE ROOFING PRODUCTS, CAPISTRANO, #SM28404, COLOR: 'SAN JUAN' (TYP.)



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ISSUED FOR PLAN CHECK
09-24-11 ISSUED FOR PLANNING

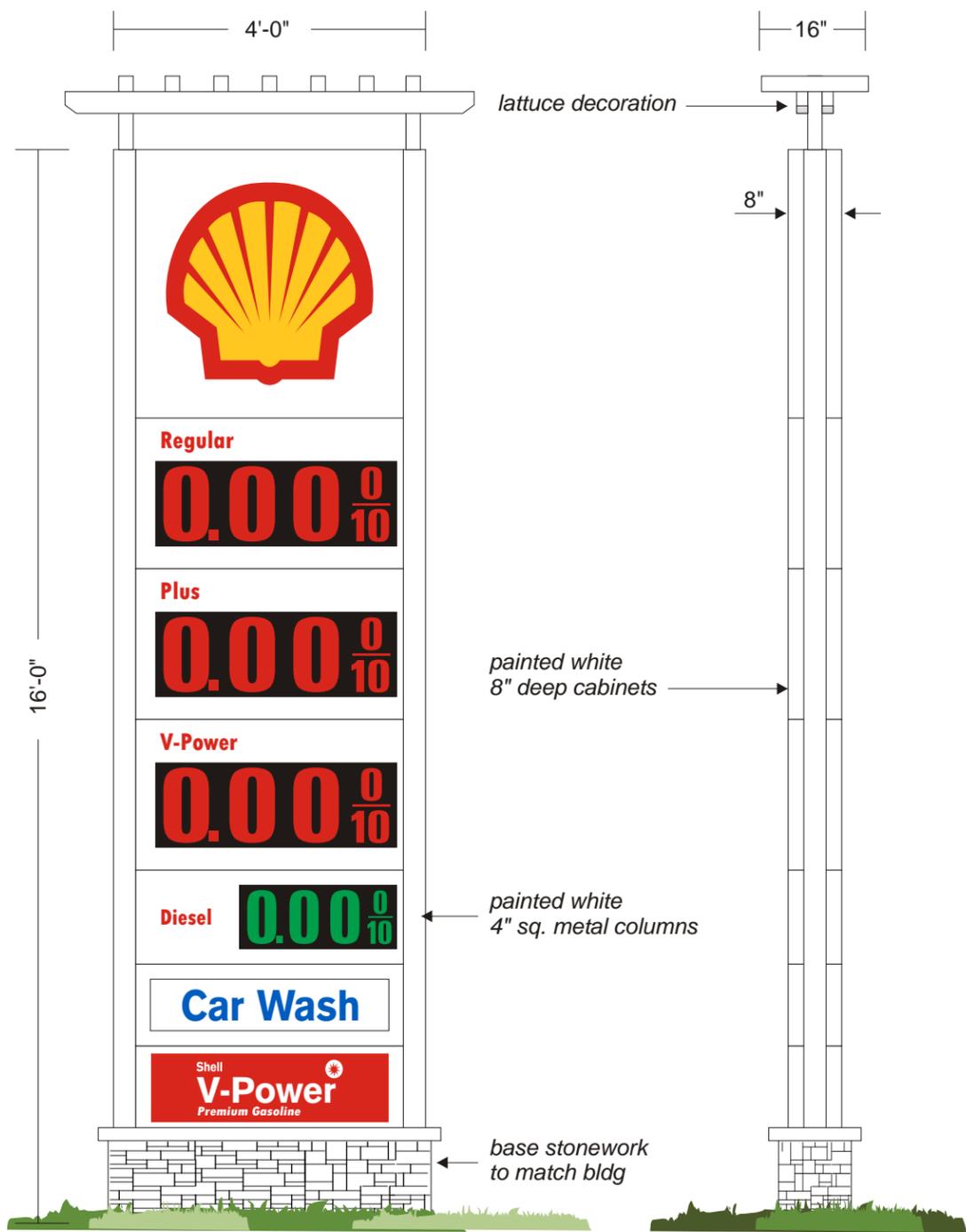
NO.	DATE	DESCRIPTION

CANOPY ELEVATIONS

PROJECT #: 11-5009
DRAWN: JM CHECKED: MI
SCALE: AS NOTED DATE: 09-02-11

CA1

SHEET OF



Sign A: (new)
D/F Illuminated I.D./Fuel Sign

Scope of Work:
order - receive - install
reuse existing sign column & footing

End View

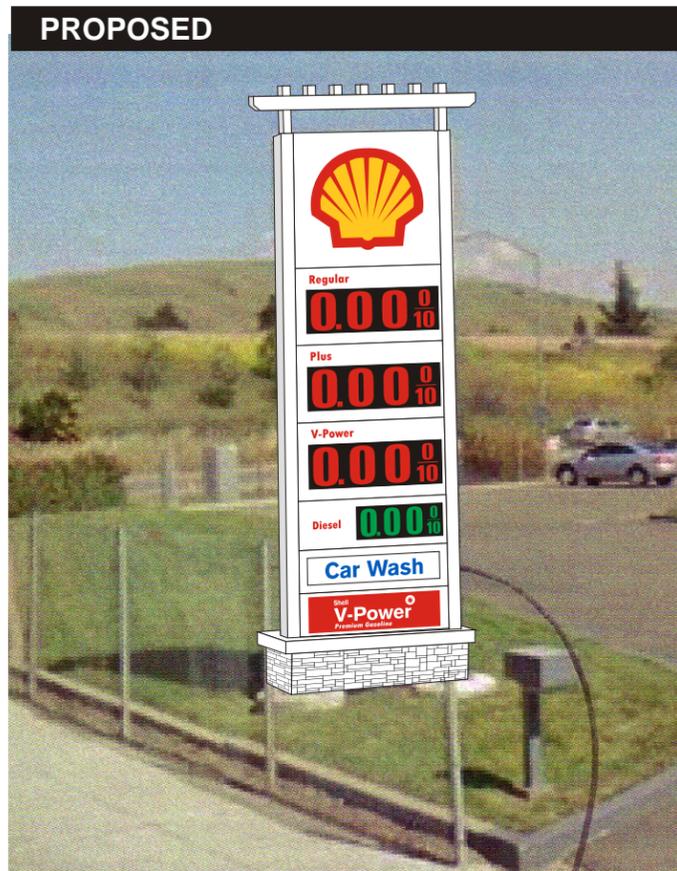


Photo Elevation (fuel price sign)



SIGN TABLE		
	SIGN TYPE	SQ. FT.
A	Fuel Pylon Sign	64
B	Food Mart Bldg Sign	13.3
C	Shell Canopy Sign Logo	15.3
D	Shell Canopy Sign Logo	15.3
	TOTAL	107.9

USS UNITED
SIGN SYSTEMS

C.S.C.L. # 718965

DESIGN MANUFACTURING INSTALLATION MAINTENANCE

5201 Pentecost Drive
Modesto, Calif. 95356
1-800-481-SIGN
FAX (209) 543-1326

JOB #: 000
CLIENT: VINTNERS DIST. SHELL
CONTACT:
DATE: 12-21-11
PROJECT LOCATION:
990 JACKLIN ROAD
MILPITAS, CA

SALESPERSON: BRIAN CAMPBELL
DRAWN BY: BAM
PAGE 1 OF 4
CLIENT APPROVAL _____ **DATE** _____
LANDLORD APPROVAL _____ **DATE** _____

JOB INFO

REVISIONS:
12-28-11 bam
2-7-12 bam
2-9-12 bam
4-11-12 bam

SCALE:
NOTED
FILE NAME:
SHELL
milpitas

FILE

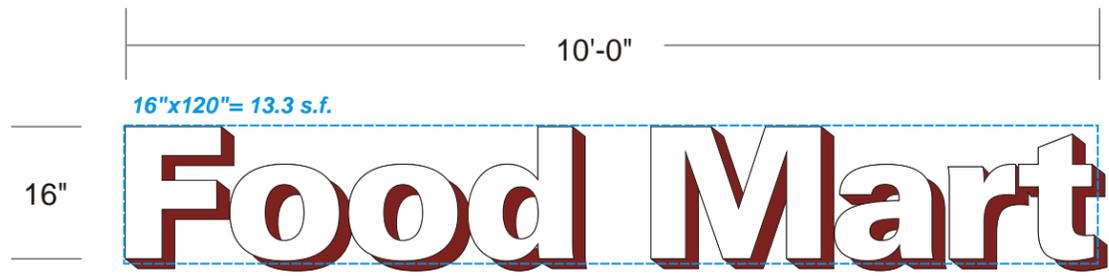
ELECT.

120 Volt
277 Volt
Other
one box above
MUST be checked
prior to any mfg.

SPECIFICATIONS

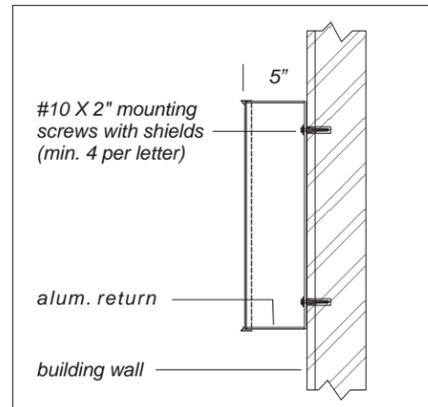
See Drawing for Specifications

This Design Layout is specific to 120 volt electrical power for approved illuminated signage. Any other voltage at job site that requires additional install trips will be an extra charge. Copyright 2000 USS United Sign Systems This artwork/design is sole property of USS United Sign Systems and cannot be reproduced without written permission of Johnson Sign Systems

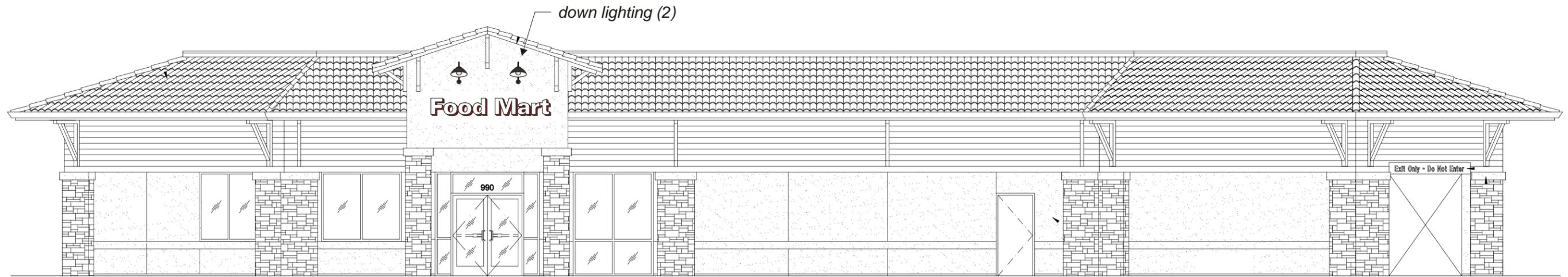


Sign B:
Non-Illuminated Pan Channel Bldg Sign

Scope of Work:
order - receive - install



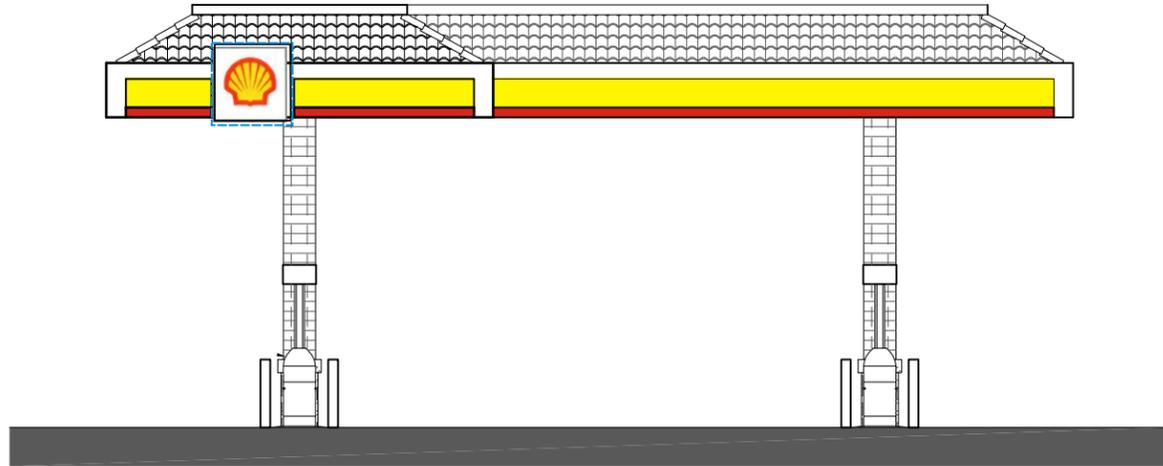
Non-Illuminated P/C Letter Detail



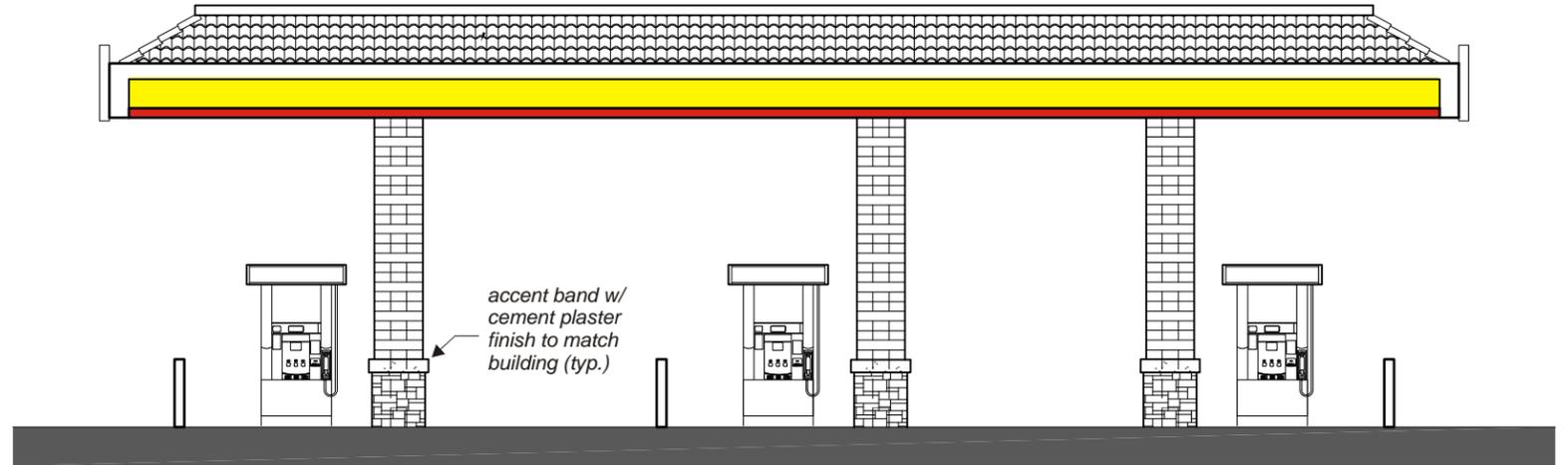
Building Elevation (front view)

 5201 Pentecost Drive Modesto, Calif. 95356 1-800-481-SIGN FAX (209) 543-1326 C.S.C.L. # 718965 DESIGN MANUFACTURING INSTALLATION MAINTENANCE	JOB #: 000 CLIENT: VINTNERS DIST. SHELL CONTACT: DATE: 12-21-11 PROJECT LOCATION: 990 JACKLIN ROAD MILPITAS, CA	SALESPERSON: BRIAN CAMPBELL DRAWN BY: BAM PAGE 2 OF 4 CLIENT APPROVAL _____ DATE _____ LANDLORD APPROVAL _____ DATE _____	REVISIONS: 12-28-11 bam 2-7-12 bam 2-9-12 bam SCALE: NOTED FILE NAME: SHELL milpitas	ELECT. 120 Volt <input type="checkbox"/> 277 Volt <input type="checkbox"/> Other <input type="checkbox"/> one box above MUST be checked prior to any mfg.	SPECIFICATIONS See Drawing for Specifications
	<small>This Design Layout is specific to 120 volt electrical power for approved illuminated signage. Any other voltage at job site that requires additional install trips will be an extra charge. Copyright 2000 USS United Sign Systems This artwork/design is sole property of USS United Sign Systems and cannot be reproduced without written permission of Johnson Sign Systems</small>				

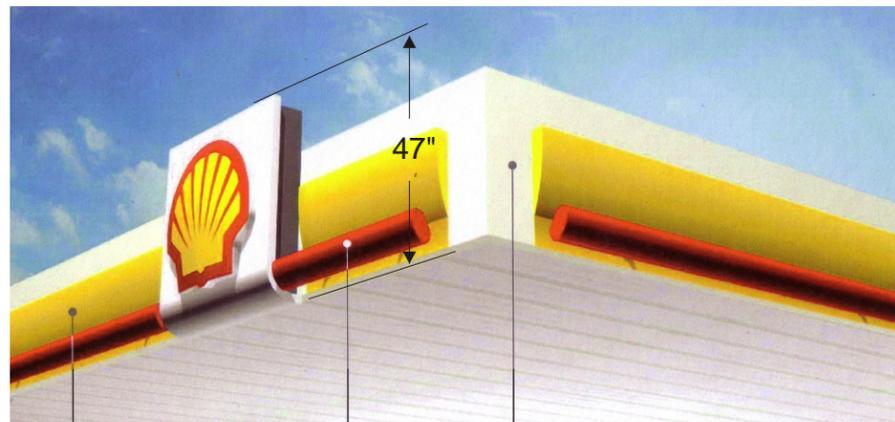
47"x47"= 15.3 s.f. (ea.)



Fuel Canopy Elevation with Logo



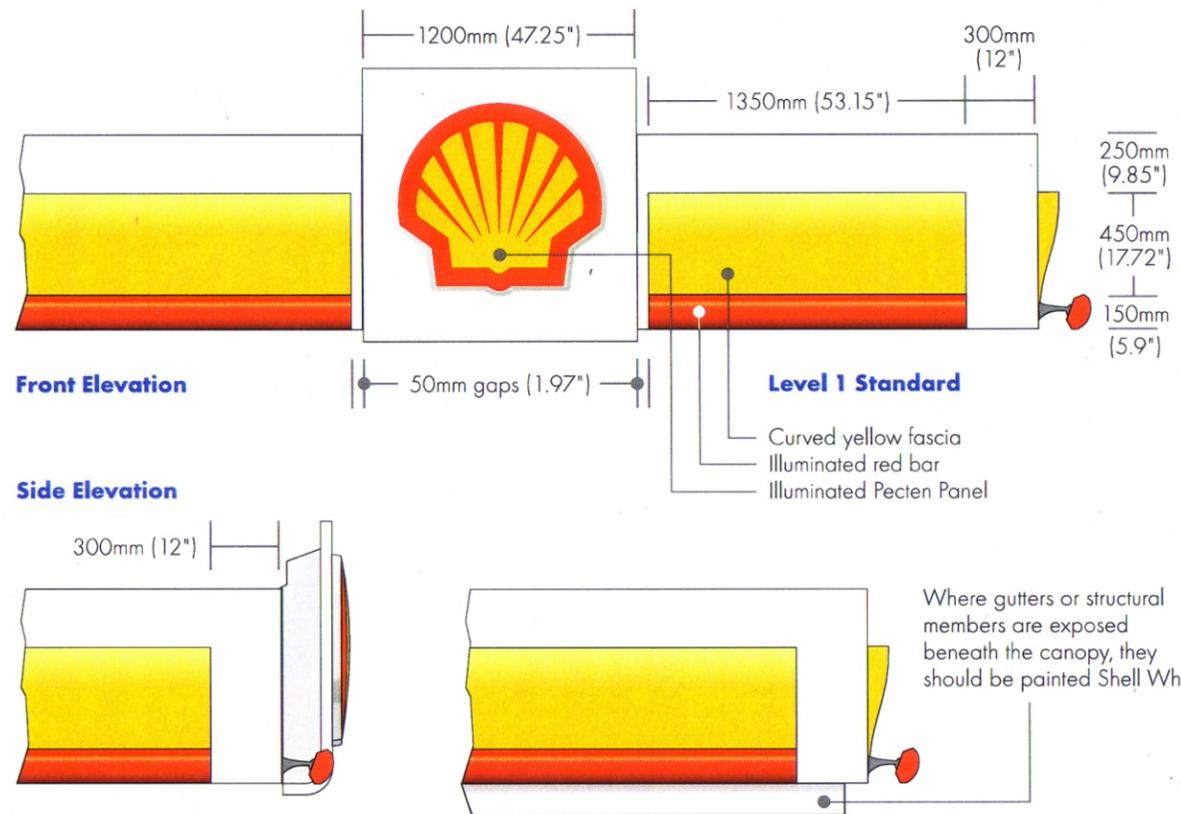
Fuel Canopy Elevation with Logo



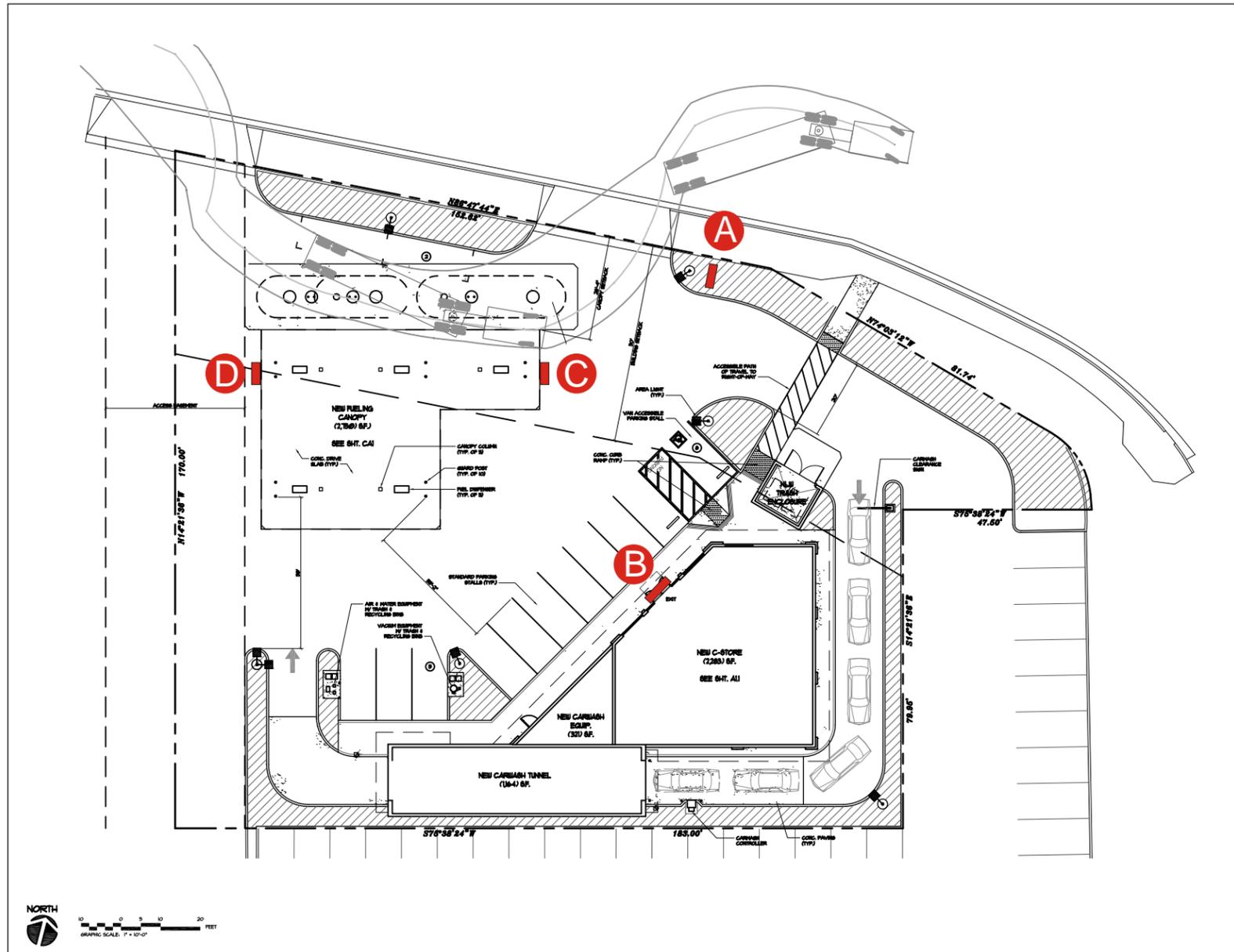
- curved aluminum or ACM fascia
- internally illuminated red bar
- white fascia panel exposed at corners

Signs C & D:
Illuminated Pecten Logos

Scope of Work:
order-receive-install (total: 2 signs)



 <p>5201 Pentecost Drive Modesto, Calif. 95356 1-800-481-SIGN FAX (209) 543-1326 C.S.C.L. # 718965</p> <p>DESIGN MANUFACTURING INSTALLATION MAINTENANCE</p>	<p>JOB INFO</p> <p>JOB #: 000 CLIENT: VINTNERS DIST. SHELL CONTACT: DATE: 12-21-11 PROJECT LOCATION: 990 JACKLIN ROAD MILPITAS, CA</p> <p>SALESPERSON: BRIAN CAMPBELL DRAWN BY: BAM PAGE 3 OF 4</p> <p>CLIENT APPROVAL _____ DATE _____ LANDLORD APPROVAL _____ DATE _____</p>	<p>FILE</p> <p>REVISIONS: 12-29-11 bam 2-7-12 bam 2-9-12 bam</p> <p>SCALE: NOTED</p> <p>FILE NAME: SHELL milpitas</p>	<p>ELECT.</p> <p>120 Volt <input type="checkbox"/> 277 Volt <input type="checkbox"/> Other <input type="checkbox"/></p> <p>one box above MUST be checked prior to any mfg.</p>	<p>SPECIFICATIONS</p> <p>See Drawing for Specifications</p> <p><small>This Design Layout is specific to 120 volt electrical power for approved illuminated signage. Any other voltage at job site that requires additional install trips will be an extra charge. Copyright 2000 USS United Sign Systems This artwork/design is sole property of USS United Sign Systems and cannot be reproduced without written permission of Johnson Sign Systems</small></p>
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SITE PLAN

USS UNITED
SIGN SYSTEMS

5201 Pentecost Drive
Modesto, Calif. 95356
1-800-481-SIGN
FAX (209) 543-1326

C.S.C.L. # 718965

DESIGN MANUFACTURING INSTALLATION MAINTENANCE

JOB #: 000
CLIENT: VINTNERS DIST. SHELL
CONTACT:
DATE: 12-21-11
PROJECT LOCATION:
990 JACKLIN ROAD
MILPITAS, CA

JOB INFO

SALESPERSON: BRIAN CAMPBELL
DRAWN BY: BAM
PAGE 4 OF 4

CLIENT APPROVAL _____ DATE _____

LANDLORD APPROVAL _____ DATE _____

FILE

REVISIONS:
12-28-11 bam
1-13-11 bam

SCALE:
NOTED

FILE NAME:
SHELL
milpitas

ELECT.

120 Volt
277 Volt
Other
one box above
MUST be checked
prior to any mfg.

SPECIFICATIONS

See Drawing for Specifications

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M I Architects, Inc. A California Corporation

ARCHITECTURE . PLANNING . MANAGEMENT . DESIGN

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WRITTEN DESCRIPTION FOR:

May 3, 2012

**Shell Gas Station, Convenience Store & Car Wash
990 Jacklin Road
Milpitas, CA.**

On behalf of our Client A U Energy, LLC, we are applying for a Site Development Permit to allow the scrape and rebuilt of the Shell gas station located at above referenced site. We are requesting an exception from the gas service station general development policy. The project scope of the work consists of demolishing the kiosk, the fuel canopy and the carwash tunnel and installing a new 2,283 sq. ft. convenience store, 1,121 sq. ft. self service drive-through carwash tunnel w/ attached equipment room, (5) fuel dispenser with canopy above and a new (2) underground storage tanks. The site improvements include: parking stalls, accessible path of travel to the right-of-way, masonry trash enclosure, site lighting, landscaping & self service air/water & vacuum equipment.

- **ITEMS TO BE SOLD AT THIS FACILITY:** The gas station will sell gasoline, the Food Mart will sell pre-packaged food items, sundry items, some automobile accessories (i.e.- air fresheners, cell phone accessories, anti-freeze, motor oil, etc.) self-service beverages, fresh and/or pre-packaged pastries & can and/or bottles of soda, water & sports/energy drinks. There will be NO cooking or preparing of food or beverages. The carwash will provide self service, drive-through carwashes. There will be NO carwash employees on duty.
- **EMPLOYEE:** There will be maximum of (1.5) employees per shift. Each shift will have (1) full time employee for duration of (8) hours and a part time employee for duration of (4) hours. There will be (3) shifts per day.
- **HOURS OF OPERATION:** The current hours of operation are: 24 hrs. A day, 7days a week, 365 days per year and will remain the same. The carwash hours of operation will be: 24 hrs. a day, 7 days a week, 365 days per year
- **RECYCLED CARWASH WATER:** Prior to discharge to the public sewer system, the used carwash water runs through (2) types of treatment tanks the first tank is the sand/oil separator. This tank includes (2) compartments. The sand oil separator intercepts the sand in the first compartment and the oil in the second compartment. The access water then leaves the san /oil separator tank to the clarifier tank. The clarifier tank consists of (3) compartments to clear the water for the reuse by the carwash equipments. The percentage of the recycled water to be re-used in the carwash will be controlled by the reclaim system. See the attached water usage data provided by the carwash manufacture.
- **CARWASH PATRONAGE & WATER USAGE:** The estimated patronage and water usage for the proposed carwash facility is as follow:
 Good wash level customers are 70% of the total customers
 Better wash level customers are 20% of the total customers
 Best wash level customer are 10% of the total customers
 $0.7 \times 6.60 = 4.62$ Gallon of fresh water per car with good wash level
 $0.2 \times 14.23 = 2.84$ Gallon of fresh water per car with better wash level
 $0.1 \times 20.53 = 2.05$ Gallon of fresh water per car with best wash level
 Average gallon of fresh water per wash = 9.51
 Number of washes per day = 35
 $9.51 \times 35 = 332$ Gallon of fresh water per day
 Take away / evaporation = 7 gallon per wash
 $9.51 - 7 = 2.51$ gallon per wash discharge into sewer
 2.51×35 wash = 87.85 gallon per day discharge into sewer

Page 2 of 2
5/3/2012

- **FUEL DELIVERY:** The fuel delivery truck will make deliveries 5 times / week. There will be truck deliveries to the Food Mart 1 time / week.
- **CARWASH NOISE:** The noise generated from the carwash equipment (Ryko Thrust pro Dryer) will be equipped with a noise reduction package as indicated on the attached Noise data sheet.

If you have any questions please don't hesitate to give me a call. I can be reached at (925) 287-1174 x1.

Sincerely,

Muthana Ibrahim

Architect, President
M I Architects, Inc.