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925-251-7200

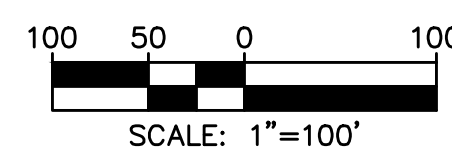
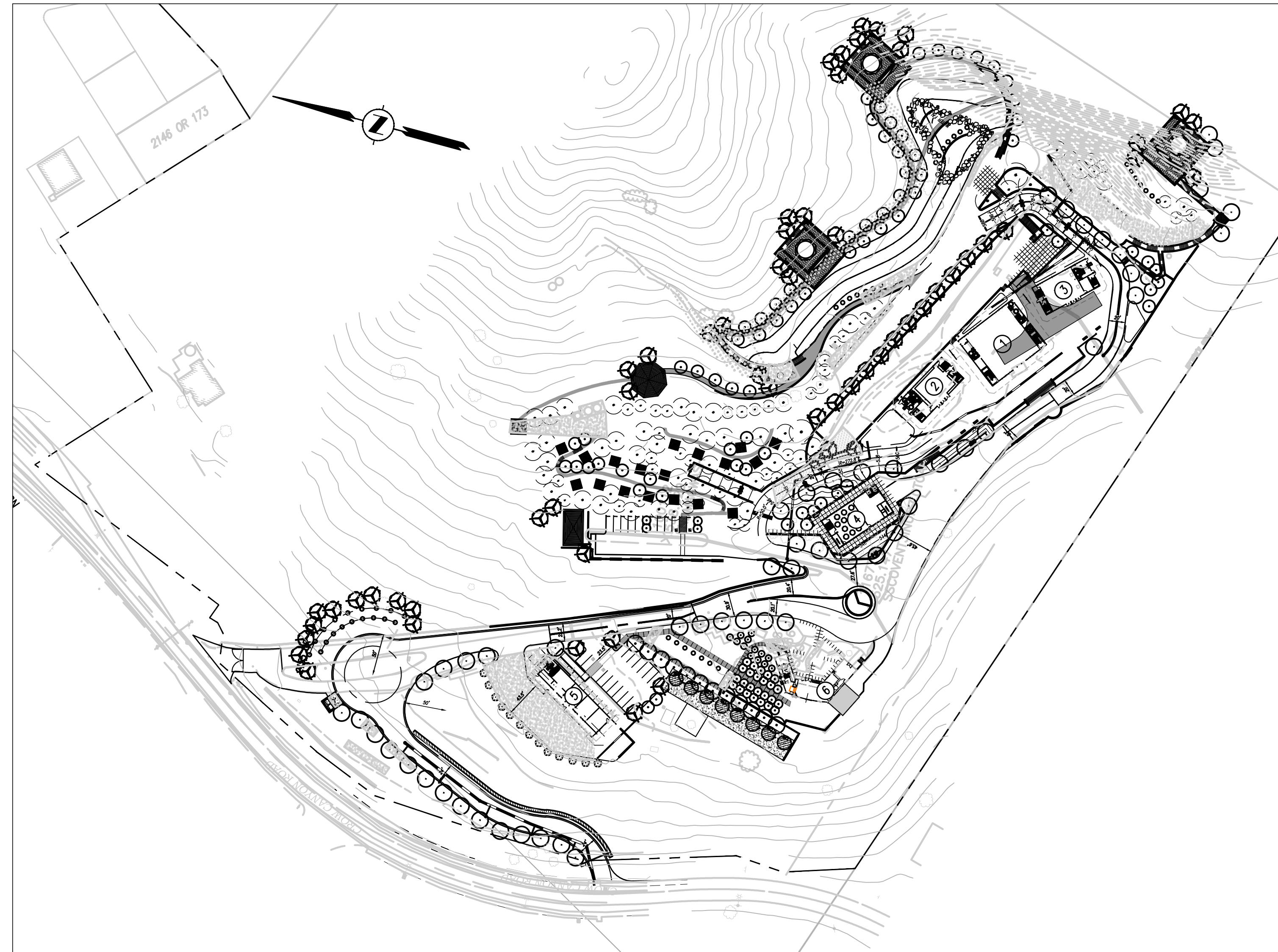
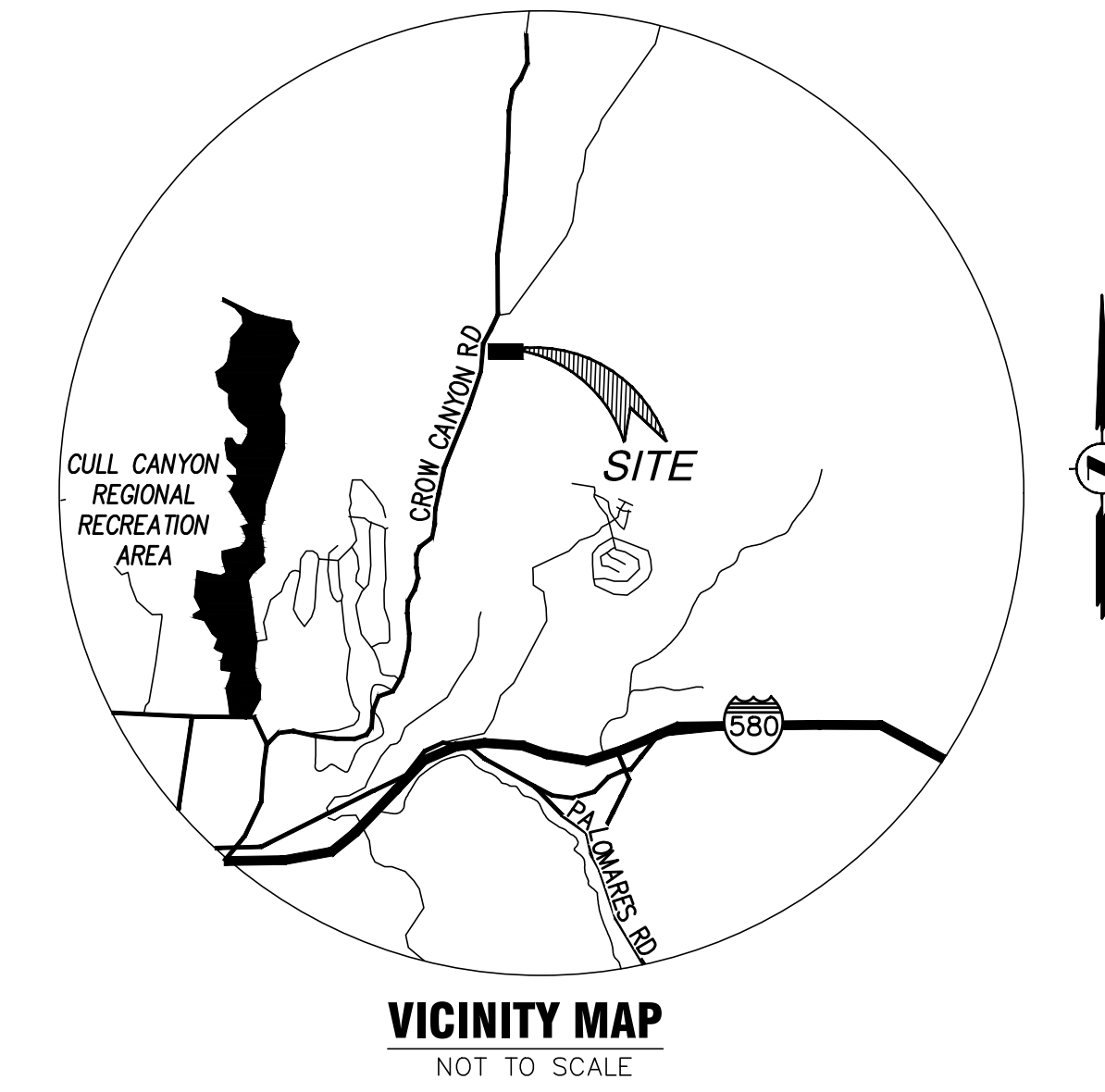
FA YUN CHAN TEMPLE
ALAMEDA COUNTY
FOR
FA YUN CHAN TEMPLE

FA YUN CHAN TEMPLE
PRELIMINARY DEVELOPMENT PLAN

ALAMEDA COUNTY CALIFORNIA
FEBRUARY 2021 SCALE: AS SHOWN

PROJECT TEAM:

- OWNER:** FA YUN CHAN TEMPLE
7825 CROW CANYON ROAD
CASTRO VALLEY, CA 94552
PHONE: (510) 381-9343
CONTACT: VICTOR WU
- ARCHITECT:** DAHLIN GROUP
5864 OWENS DRIVE
PLEASANTON, CA 94588
PHONE: (925) 251-7287
CONTACT: JUN KE
- LANDSCAPE ARCHITECT:** GATES + ASSOCIATES
2671 CROW CANYON ROAD
SAN RAMON, CA 94583
PHONE: (925) 736-8176 X 222
CONTACT: JINGWEN GUO
- CIVIL ENGINEER:** MILANI AND ASSOCIATES
2655 STANWELL DRIVE, SUITE #105
CONCORD, CA 94520
PHONE: (925) 674-9082
CONTACT: MICHAEL MILANI
RCE 35121 EXP 09-30-23
PLS 5311 EXP 12-31-23
- SOILS ENGINEER:** STEVENS FERRONE & BAILEY ENGINEERING COMPANY, INC.
1600 WILLOW PASS COURT
CONCORD, CA 94520
PHONE: (925) 688-1001
CONTACT: KENNETH C. FERRONE



SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET, GENERAL NOTES, SHEET INDEX MAP, LEGEND
2	SDP - EXISTING CONDITIONS MAP
3	SDP - PHASE 1 MASTER SITE PLAN, CIRCULATION & ROAD WIDENING
4	SDP - EXISTING PRIVATE DRIVEWAY - PLANMETRICS
5	SDP - EXISTING PRIVATE DRIVEWAY - PROFILES
6	SDP - EXISTING PRIVATE DRIVEWAY - PROFILES
7	SDP - EXISTING PARCELS
8	SDP - LOT MERGER EXHIBIT
9	SDP - PHASE 2 CIRCULATION PLAN
10	SDP - PHASE 1 - CONCEPTUAL GRADING AND DRAINAGE PLAN
11	SDP - PHASE 2 - MASTER UTILITY PLAN
12	SDP - PHASE 2 CONCEPTUAL GRADING AND DRAINAGE PLAN
12A	SDP - PHASE 1 & 2 STRUCTURE SETBACK EXHIBIT
13	SDP - PHASE 2 - NEW ENTRANCE DRIVEWAY & ROTARY
14	SDP - PHASE 2 - C.3 COMPLIANCE
15	SDP - PHASE 2 - C.3 DETAILS
16	SDP - SITE DETAILS - PROPOSED SS EJECTOR PUMPS
16A	SITE DETAILS - GROOVED CONCRETE ROADWAY
17	SDP - DRAINAGE OVERLAY EXHIBIT
18	SDP - GENERAL PLAN COMPLIANCE EXHIBIT
19	SDP - PD EXHIBIT - RELIGIOUS ACTIVITIES
20	SDP - EXISTING DEVELOPMENT FOOTPRINT EXHIBIT
21	SDP - PROPOSED DEVELOPMENT FOOTPRINT EXHIBIT
22	SDP - PRE-POST DEVELOPMENT COMPARATIVE OVERLAY EXHIBIT

- GENERAL NOTES:**
- ALAMEDA COUNTY FIRE**
- ALL DEVELOPMENT PHASES APPROVED FOR THIS PROJECT WILL BE COMPLIANT WITH CURRENT TITLE 14 REQUIREMENTS AT TIME OF BUILDING PERMIT APPLICATION FOR EACH RESPECTIVE DEVELOPMENT PHASE.
 - ALL NEW BUILDINGS PERMITTED UNDER EACH DEVELOPMENT PHASE WILL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH CURRENT CHAPTER 7A OF THE BUILDING CODE AT THE TIME OF PERMIT APPLICATION FOR EACH RESPECTIVE DEVELOPMENT PHASE.
 - ALL NEW AND PROPOSED BUILDINGS WILL BE RETROFITTED OR EQUIPPED WITH FIRE SPRINKLERS APPROVED UNDER CURRENT FIRE CODE REQUIREMENTS AT TIME OF PERMIT APPLICATION.
 - THE FOLLOWING FIRE STORAGE REQUIREMENTS WILL BE IMPLEMENTED UNDER EACH RESPECTIVE PHASE:
 - PHASE 1 - BUDDHA STATUE INSTALLATION AND MEDITATION TRAIL WITH RENOVATION OF EXISTING BUILDING, (BUILDING NO. 6 UNDER THIS APPLICATION)

EXISTING BUILDING NO. 6 WILL BE RETROFITTED WITH A CODE COMPLIANT FIRE SPRINKLER SYSTEM. THE FIRE SPRINKLER SYSTEM WILL BE SUPPORTED BY A CODE COMPLIANT FIRE PUMP AND ONE (1) 16,000 GALLON FIRE WATER STORAGE TANK.
 - PHASE 2 - DEVELOPMENT OF PROPOSED BUILDINGS #1 THRU 5 INCLUDING INSTALLATION OF ALL ON SITE PRIVATE UTILITIES NECESSARY TO SUPPORT THE APPROVED USES.

EXISTING BUILDING NO. 1 BEING THE LARGEST OF THE NEW PROPOSED STRUCTURES WILL DETERMINE THE FINAL REQUIRED FIRE WATER TANK STORAGE REQUIREMENTS AS REQUIRED UNDER NFPA 1142 REQUIREMENT IN PLACE AT TIME OF PERMITTING.

ALL NEW BUILDING WILL BE EQUIPPED WITH NFPA CODE COMPLIANT FIRE SPRINKLER SYSTEMS. THE FIRE SPRINKLER SYSTEM WILL BE SUPPORTED BY A CODE COMPLIANT FIRE PUMP AND EIGHT (8) 16,000 GALLON FIRE WATER STORAGE TANKS. PHASE 2 WILL ONLY REQUIRE THE INSTALLATION OF SEVEN (7) NEW TANKS AS PHASE 1 IMPROVEMENTS CONSTRUCTED ONE (1) 16,000 GALLON TANK.
 - ALL NECESSARY FIRE WATER AND EMERGENCY ACCESS ROADWAYS NEEDED TO SUPPORT EACH OF RESPECTIVE PHASE MUST BE COMPLETED PRIOR PERMIT ISSUANCE FOR ANY HABITABLE STRUCTURE WITHIN EACH OF THE PROPOSED DEVELOPMENT PHASES.
 - ALL PROPOSED ACCESS FIRE ROADS WILL REQUIRE TO BE CERTIFIED FOR COMPLIANCE WITH CURRENT TITLE 14 REQUIREMENTS PRIOR TO ACCEPTANCE.

EXISTING	DESCRIPTION	PROPOSED
(420)	MAJOR CONTOUR	420
(419)	MINOR CONTOUR	419
---	BOUNDARY LINE	---
---	CENTERLINE	---
---	EASEMENT LINE	---
---	CONCRETE CURB & GUTTER	---
---	GOOD NEIGHBOR FENCE	---
X-X-X	CHAINLINK FENCE	X-X-X
EX-SS	SANITARY SEWER	SS
EX-SD	STORM DRAIN	SD
EX-W	WATER LINE	W
●	GATE VALVE	●
●	MANHOLE	●
N/A	SANITARY SEWER CLEANOUT	●
N/A	SEPTIC TANK/TREATMENT FACILITY	●
N/A	EJECTOR/GRINDER PUMP	○
■	STORM DRAIN INLET	■
■	WATER METER	■
N/A	LEACH FIELD/DISPERAL ZONE	■
■	DIRT ROAD	■
■	CONCRETE PAVEMENT	■
■	ASPHALT CONCRETE PAVEMENT	■
■	BUDDHA MONUMENT LOCATION	■

ABBREVIATIONS			
ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION
AC	ASPHALT CONCRETE	O.H.U.	OVERHEAD UTILITY
AD	AREA DRAIN	PAV	PAVEMENT
AP	ANGLE POINT	PCC	POINT OF COMPOUND CURVE
BC	BEGIN CURVE	PERF	PERFORATED PIPE
BF	BOTTOM OF FOOTING	POC	POINT ON CURVE
BVC	BEGIN VERTICAL CURVE	PRC	POINT OF REVERSE CURVATURE
BW	BACK OF WALK	PSOE	PRIVATE STORM DRAIN EASEMENT
CL	CENTERLINE	PSE	PUBLIC SERVICE EASEMENT
DA	DISPERSION AREA	PUE	PRIVATE UTILITY EASEMENT
DWY	DRIVEWAY	PVAW	PRIVATE VEHICLE ACCESS WAY
EC	END OF CURVE	PVC	POLYVINYL CHLORIDE
EAP	EJECTOR/GRINDER PUMP	PI	POINT OF INTERSECTION
ELEV	ELEVATION	R	RADIUS
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	RCR	REINFORCED CONCRETE PIPE
EVC	END OF VERTICAL CURVE	RET	RETURN (CURB)
EW	END WALL	RSR	RISER
EX	EXISTING	RT	RIGHT
FF	FINISH FLOOR	R/W	RIGHT OF WAY
FG	FINISH GRADE	S	SLOPE
FH	FIRE HYDRANT	SD	STORM DRAIN
FL	FLOW LINE	SPT	SEPTIC SYSTEM
FLP	FIRE LADDER PAD	SS	SANITARY SEWER
FLSO	FLOW LINE SIDE OPENING	SSCO	SANITARY SEWER CLEAN OUT
FW	FIRE WATER MAIN	SSMH	SANITARY SEWER MANHOLE
GB	GRADE BREAK	SWE	SIDEWALK EASEMENT
GFF	GARAGE FINISH FLOOR	SWK	SIDEWALK
GL	GARAGE LIP	TC	TOP OF CURB
GR	GRATE	TDC	TOP OF DEPRESSED CURB
HDPE	HIGH-DENSITY POLYETHYLENE	TFC	TOP OF FLUSH CURB
HP	HIGH POINT	TP	TOP OF PAVEMENT
INV	INVERT	TR	TOP OF RAMP
LAT	LATERAL	TW	TOP OF WALL
LET	LET	W	WATER MAIN OR WATER SERVICE
MIN	MINIMUM	##	PHASE NUMBER
N/A	NOT APPLICABLE		
OG	ORIGINAL GROUND		

BASIS OF BEARING
FOUND TWO CONTRA COSTA COUNTY STANDARD STREET MONUMENTS ON MT. DIABLO BLVD. PER 130 LSM 47, STAMPED "STA 436+15.43" AND "STA 423+72" BEARING TAKEN AS N61°33'30"E.

BENCHMARK
FOUND SURVEY DISK IN CONCRETE WELL STAMPED "W 929 1958" PID# H10088. 0.7 MILES WEST ALONG MT. DIABLO BLVD FROM THE INTERSECTION OF MORAGA ROAD. ELEVATION TAKEN AS 345.1 NAVD88

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COVER SHEET & GENERAL NOTES

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MILANI & Associates

2655 Stanwell Drive, Suite 105
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Phone: (925) 674-9082
Fax: (925) 674-9279
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PROPOSED SITE DEVELOPMENT PLAN

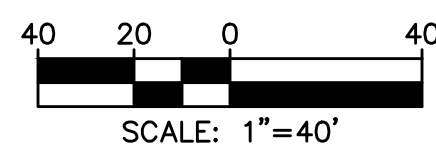
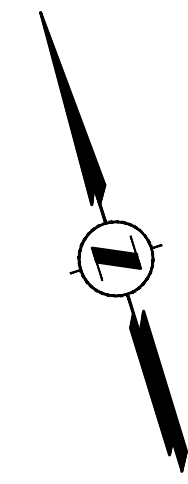
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ALAMEDA COUNTY
FOR
FA YUN CHAN TEMPLE



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**PROPOSED SITE
DEVELOPMENT PLAN**

PROPOSED SITE DEVELOPMENT PLAN

EXISTING CONDITIONS

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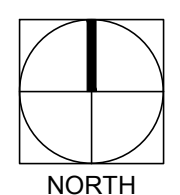
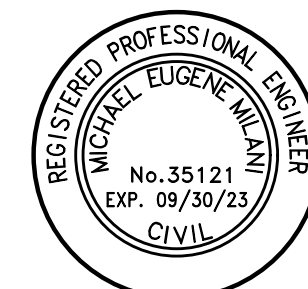


2655 Stanwell Drive, Suite 105
Concord, CA 94520
Phone: (925) 674-9082
Fax: (925) 674-9279
Web: www.milaniassociates.com

DESIGNED UNDER THE DIRECTION OF:

MICHAEL E. MILANI
P.C.E. No. 35121 REGISTRATION EXPIRES 9-30-23
L.S. No. 5311 REGISTRATION EXPIRES 12-31-23

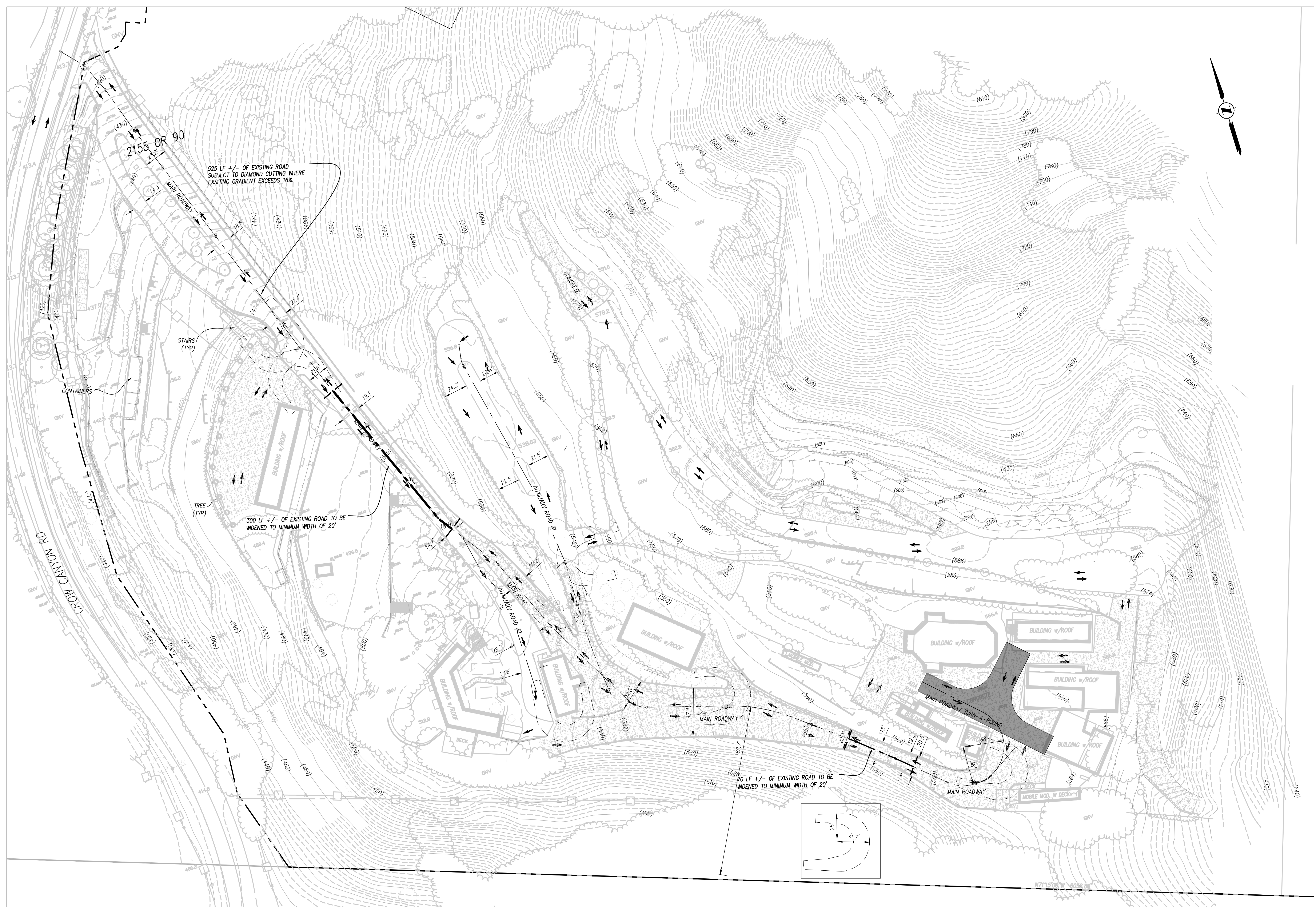
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ALAMEDA COUNTY
FOR
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- LEGEND
- ① BUILDING NUMBER - SEE BUILDING INDEX THIS SHEET
 - ALAMEDA COUNTY FIRE TRUCK TURNING TEMPLATE
 - ALAMEDA COUNTY FIRE HAMMER HEAD TEMPLATE
 - PORTION OF EXISTING ROADWAY TO BE WIDENED TO 20'

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PHASE 1 CIRCULATION & PROPOSED ROAD WIDENING FOR EMERGENCY FIRE ACCESS & TURN-A-ROUND

PROPOSED SITE DEVELOPMENT PLAN

PHASE 1 CIRCULATION

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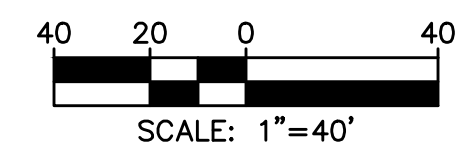
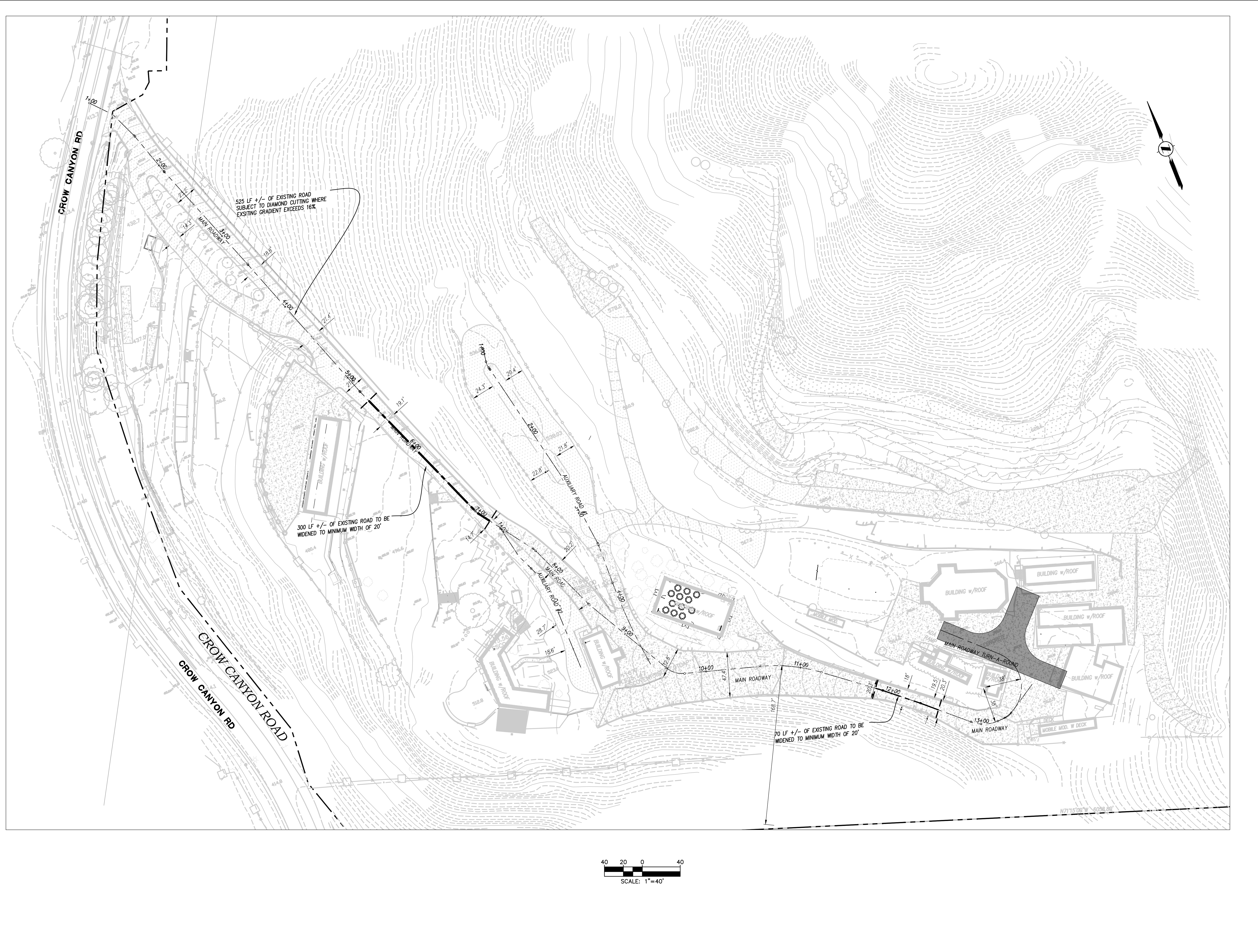
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PROPOSED SITE DEVELOPMENT PLAN

PRIVATE ROADWAY PLANIMETRICS

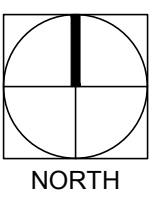
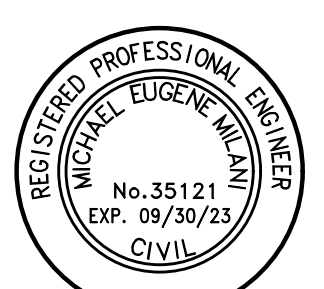
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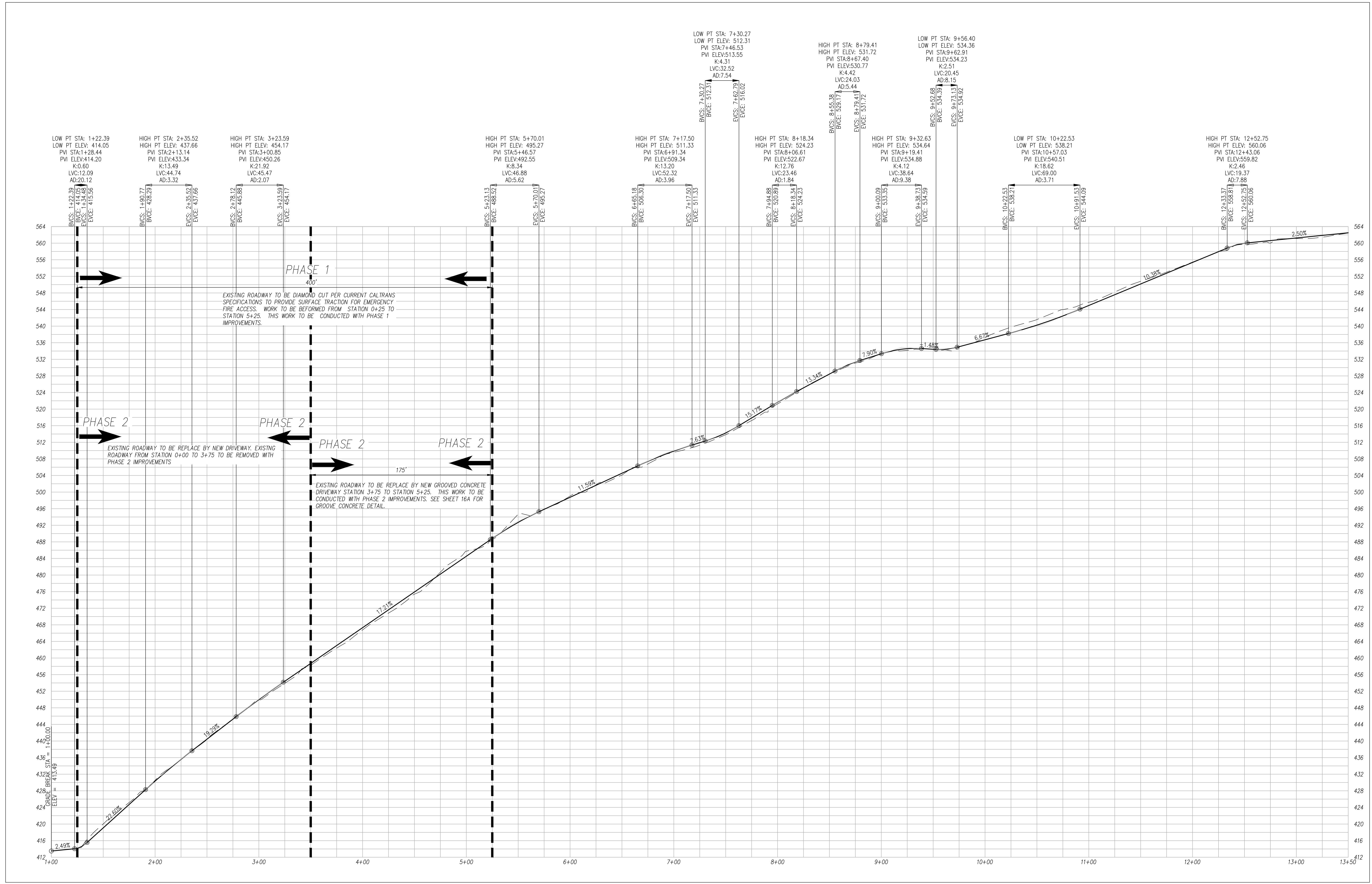
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ALAMEDA COUNTY
FOR
FA YUN CHAN TEMPLE



SCALE
1"=40' HORIZ
1"=10' VERTICAL

PRIVATE ROAD PROFILE - WITH PHASE 2 MODIFICATIONS TO MAIN ROADWAY

PRIVATE ROAD PROFILE - MAIN ROADWAY

PROPOSED SITE DEVELOPMENT PLAN

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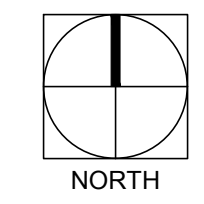
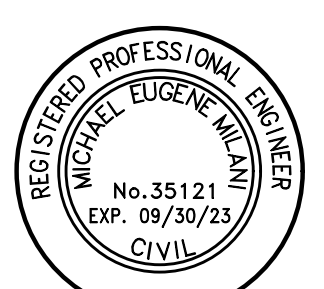
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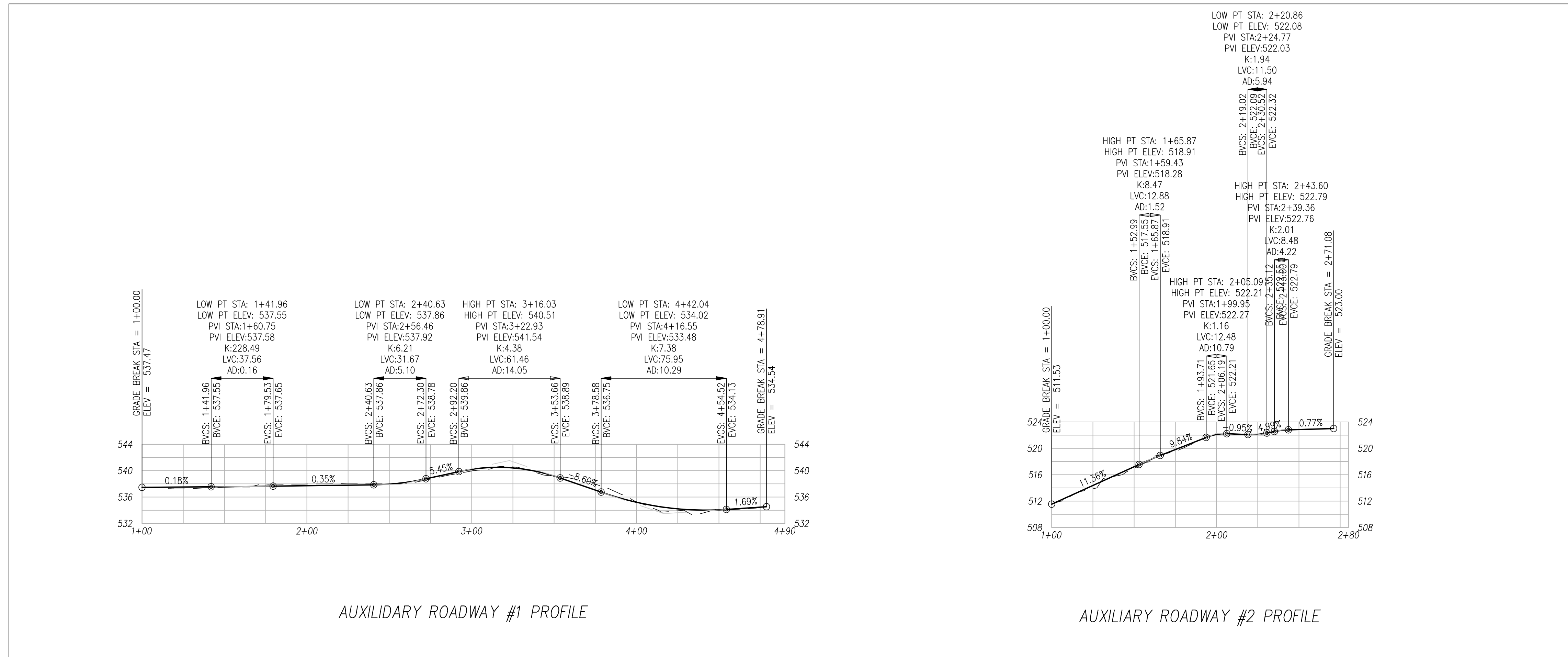
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PROPOSED SITE DEVELOPMENT PLAN

PRIVATE ROADWAY PROFILES - AUXILIARY ROADS #1 & #2

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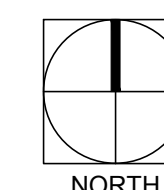


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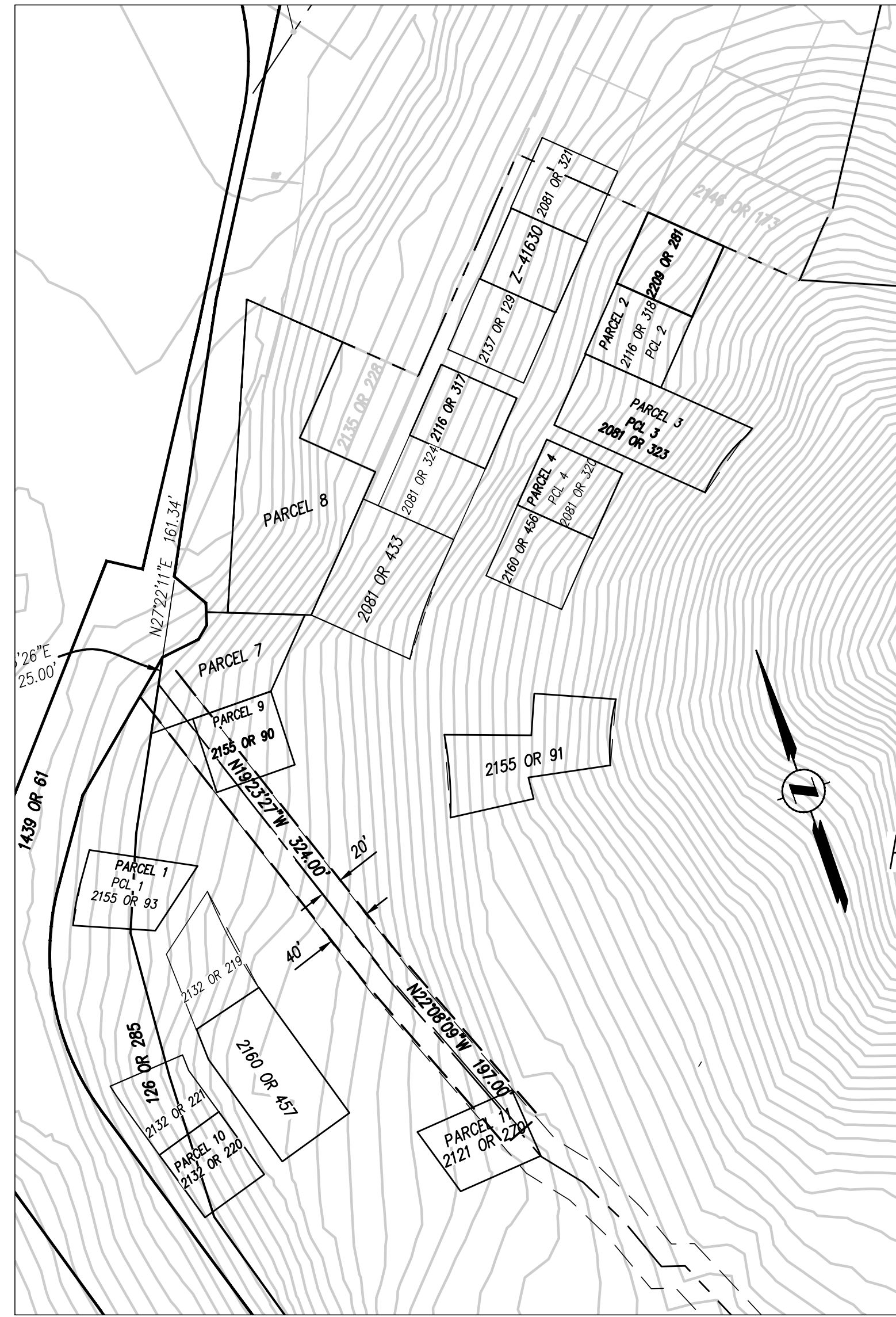
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INSET DETAIL

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PROPOSED SITE DEVELOPMENT PLAN

PROPOSED SITE DEVELOPMENT PLAN

EXISTING PARCELS

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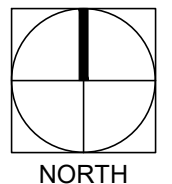
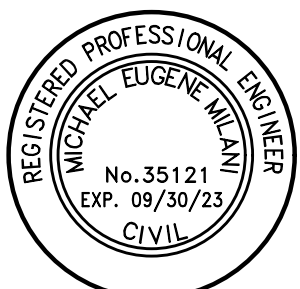
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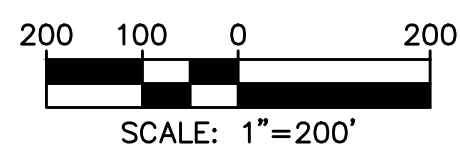


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ALAMEDA COUNTY
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SPECIAL NOTE:
APPLICANT/OWNER HAS AGREED TO MERGE ALL LOTS IN TO ONE LARGE PARCEL. A PROJECT CONDITION OF APPROVAL WILL STIPULATE THIS REQUIREMENT.



PROPOSED PARCEL - LOT MERGER

PROPOSED SITE DEVELOPMENT PLAN

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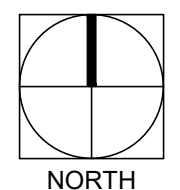


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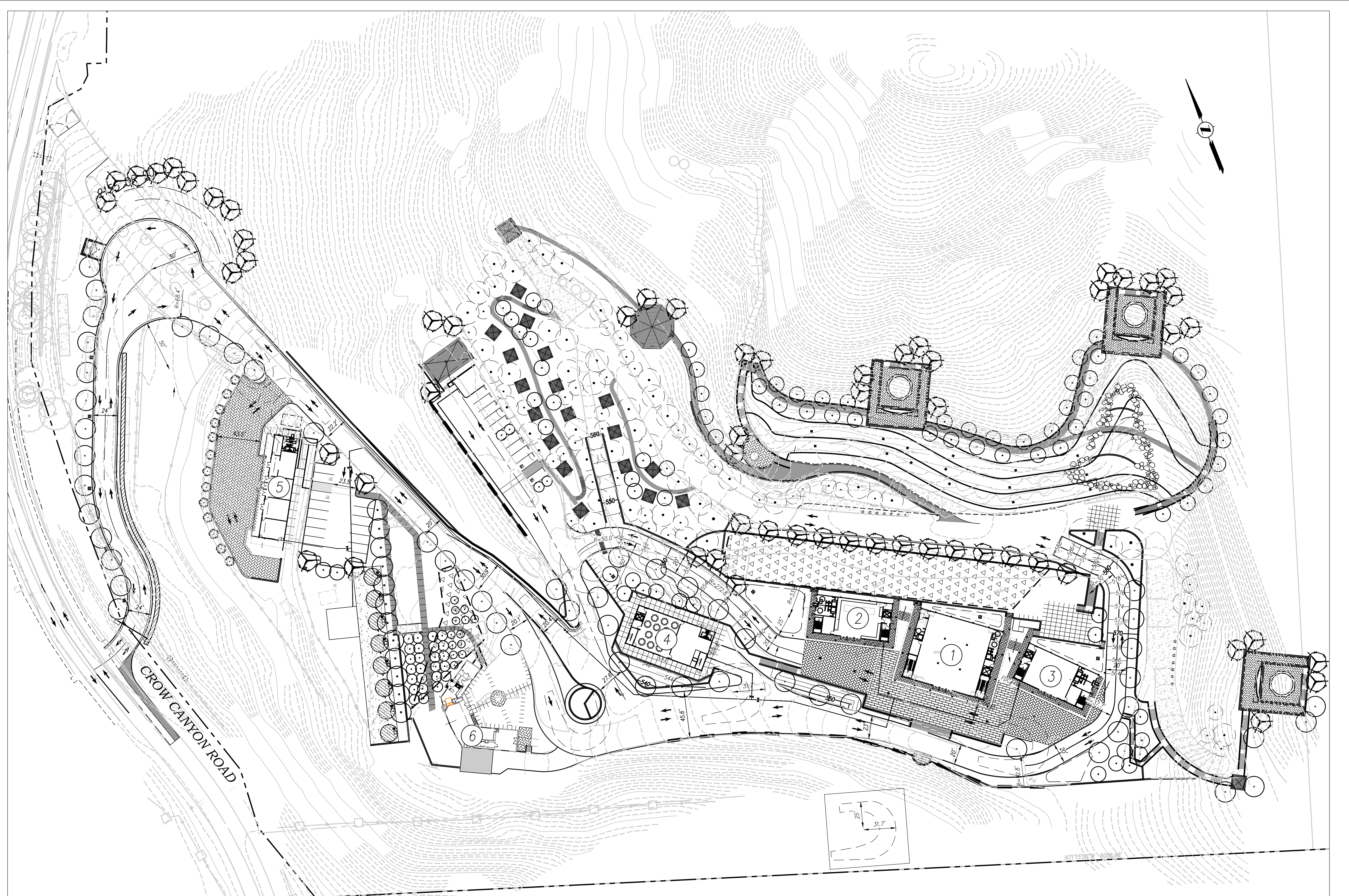
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BUILDING INDEX		
#	DESCRIPTION	AREA
1	MAIN HALL AND LIBRARY	84'X70'X48' HIGH
2	MEDITATION HALL AND QUARTERS	75'X38'X32' HIGH
3	MEMORIAL HALL AND QUARTERS	75'X38'X32' HIGH
4	DINING HALL AND CENTRAL KITCHEN	80'X40'X32' HIGH
5	RECEPTION HALL/ VISITORS CENTER AND QUARTERS	80'X40'X32' HIGH
6	EXISTING RESIDENCE	

- LEGEND
- ① BUILDING NUMBER - SEE BUILDING INDEX THIS SHEET
 - ALAMEDA COUNTY FIRE TRUCK TURNING TEMPLATE



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PROPOSED SITE DEVELOPMENT PLAN

PHASE 2 MASTER SITE PLAN & CIRCULATION

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SWPPP Monitoring & Reporting

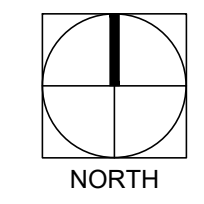
MILANI & Associates

2655 Stanwell Drive, Suite 105
Concord, CA 94520
Phone: (925) 674-9082
Fax: (925) 674-9279
Web: www.milaniassociates.com

DESIGNED UNDER THE DIRECTION OF:

MICHAEL E. MILANI
P.E. No. 35121 REGISTRATION EXPIRES 9-30-23
L.S. No. 5311 REGISTRATION EXPIRES 12-31-23

DATE

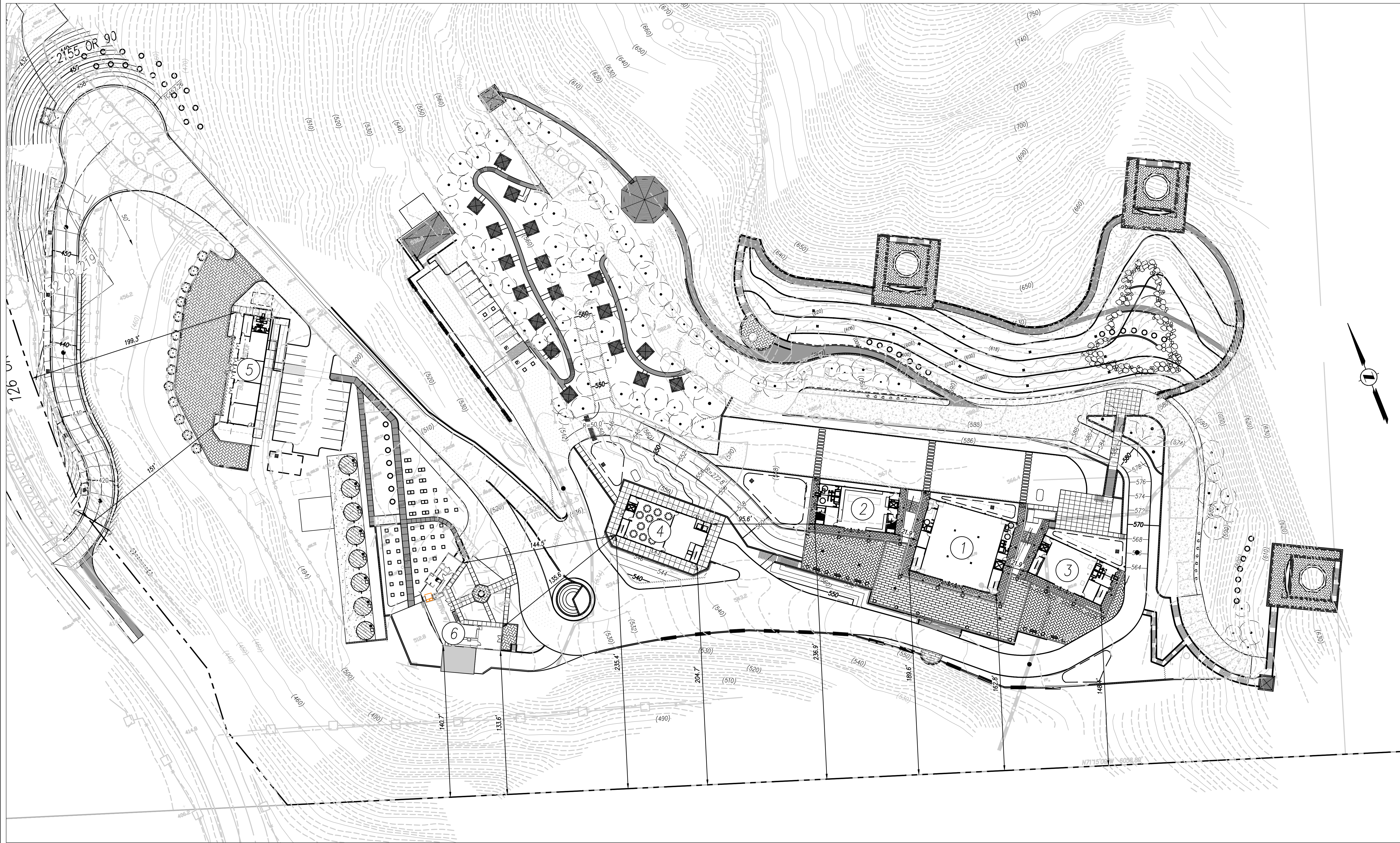


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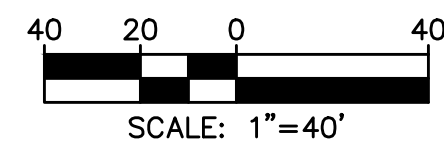


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925-251-7200

FA YUN CHAN TEMPLE
ALAMEDA COUNTY
FOR
FA YUN CHAN TEMPLE



- LEGEND
- ① BUILDING NUMBER - SEE BUILDING INDEX SHEET C-9
 - 🔴 FIRE WATER STORAGE TANK - SEE DETAIL - SHT C-16
- SHEET SHEET C-1 FOR MASTER LEGEND



UPPER PHASE 2 - STRUCTURE SETBACK EXHIBIT

PROPOSED SITE DEVELOPMENT PLAN

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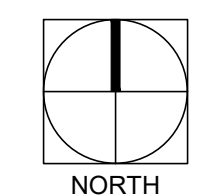


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PROPOSED SITE
DEVELOPMENT PLAN

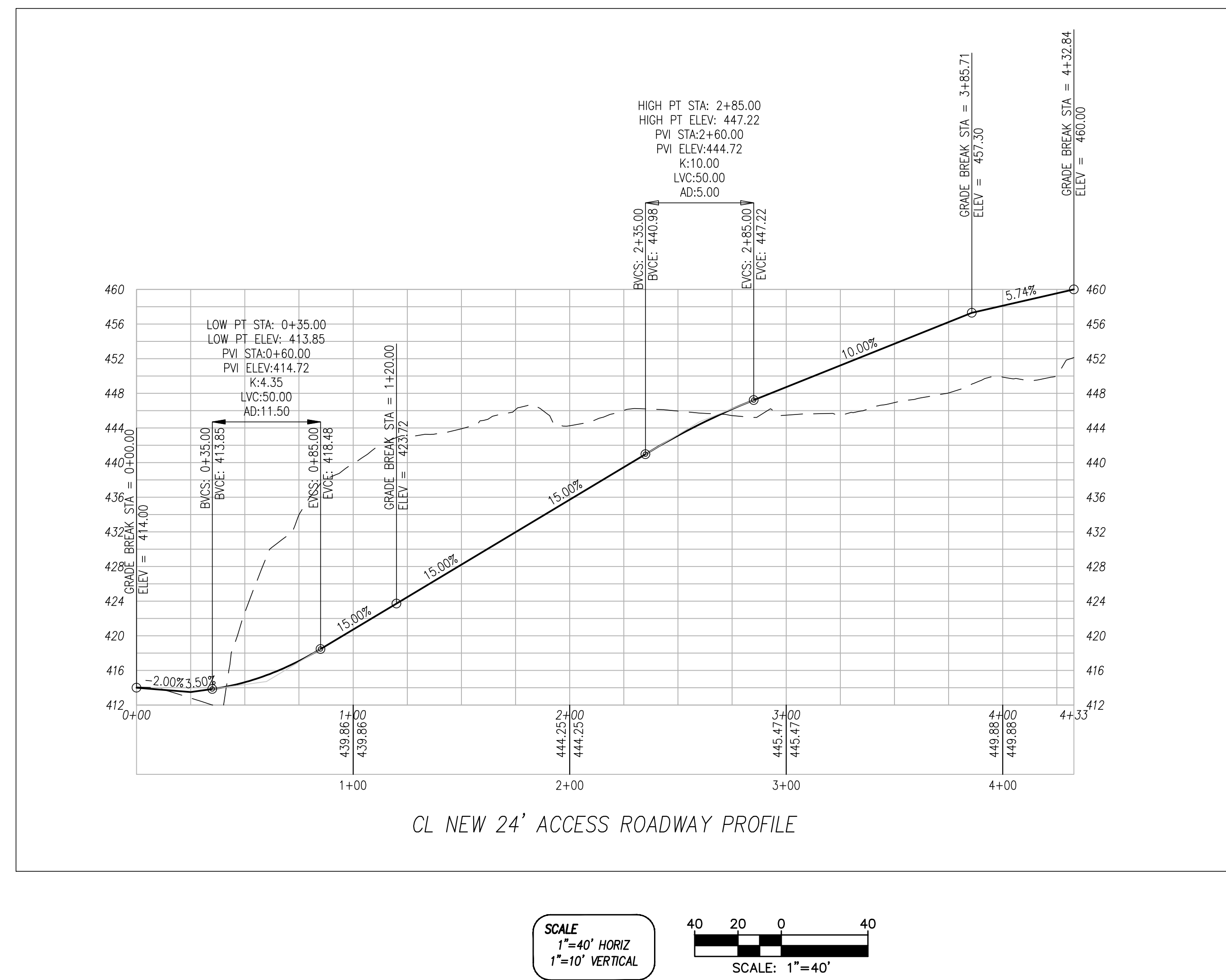
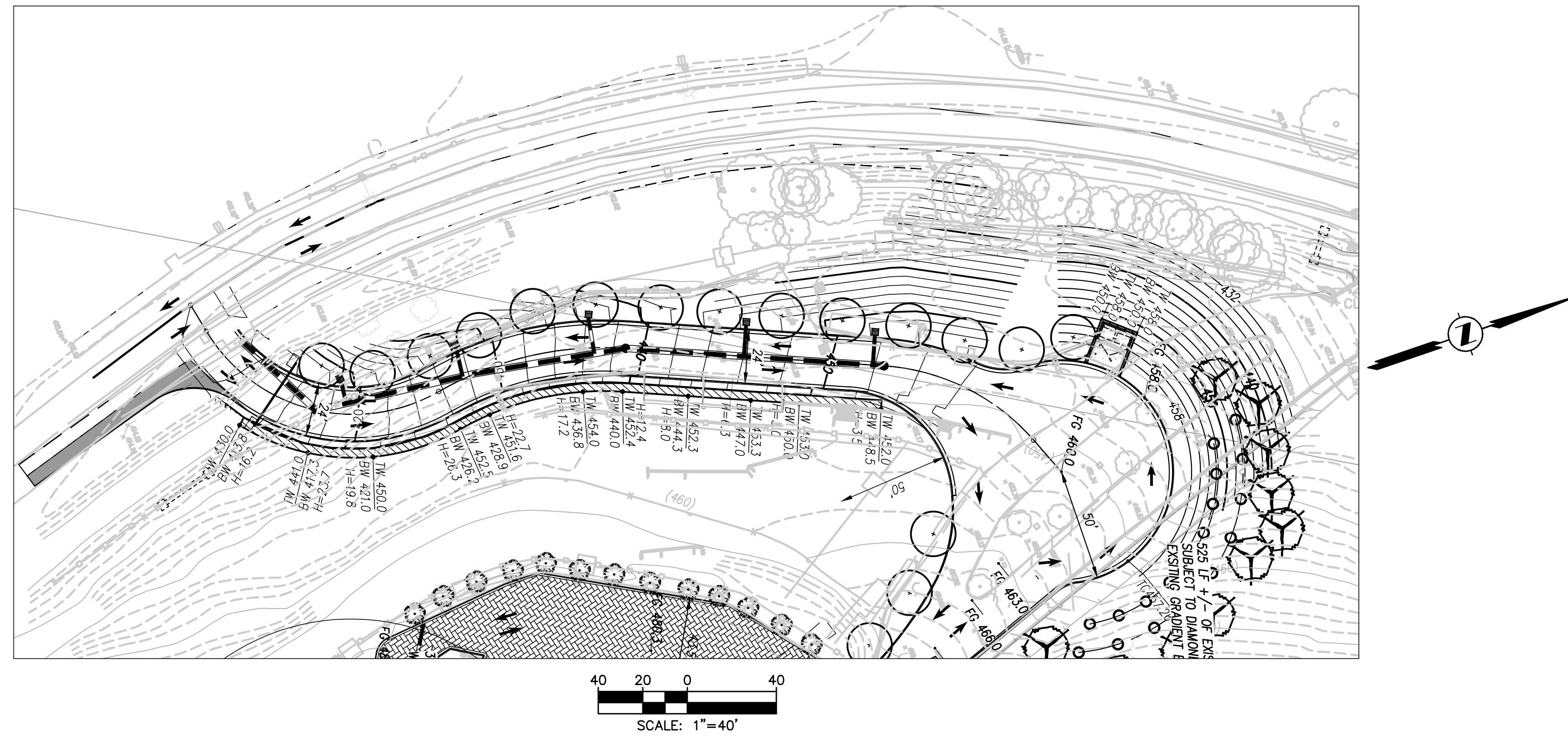
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FA YUN CHAN TEMPLE
ALAMEDA COUNTY
FOR
FA YUN CHAN TEMPLE



NEW 24' PRIVATE ENTRANCE ROADWAY

PROPOSED SITE DEVELOPMENT PLAN

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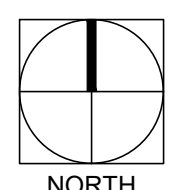


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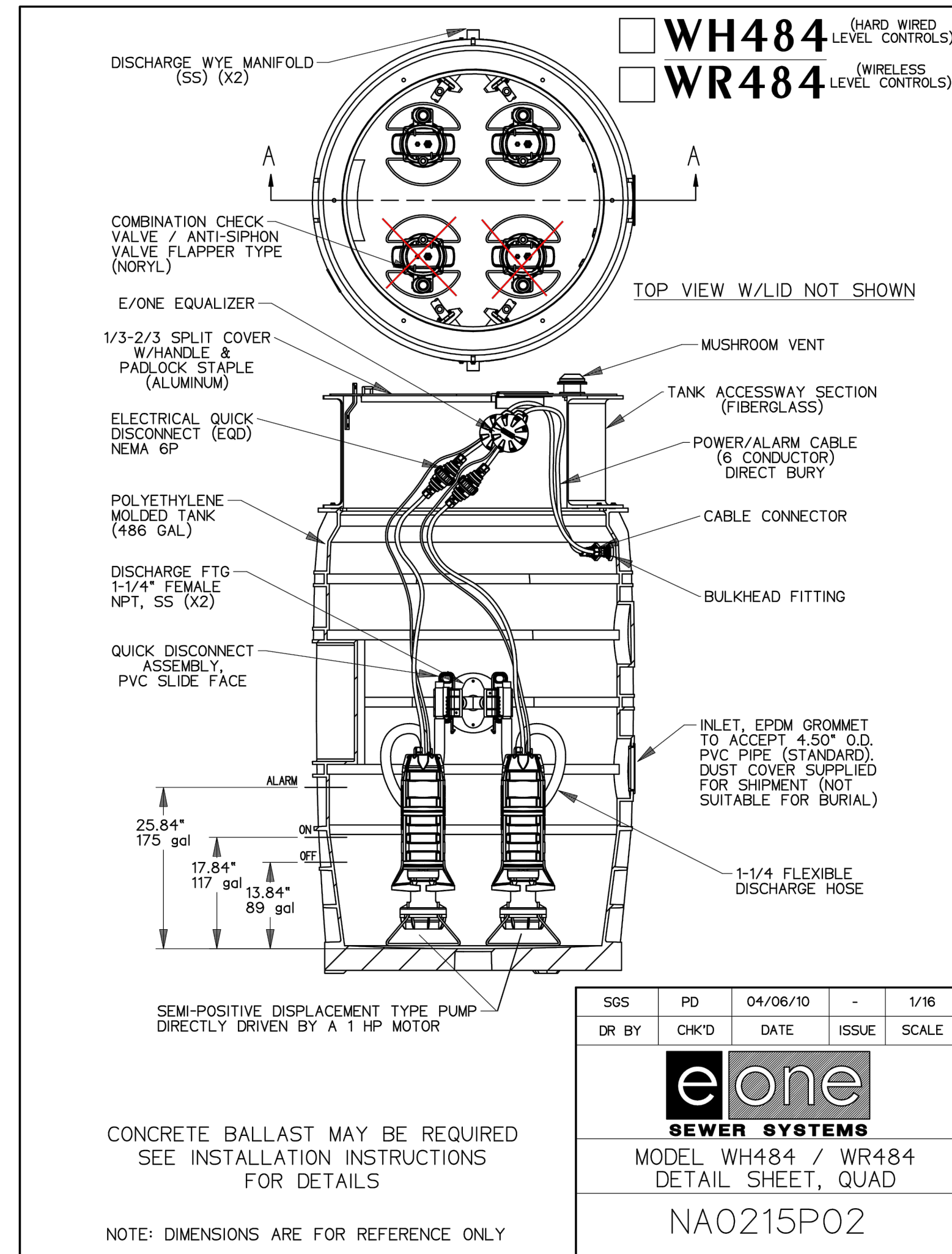
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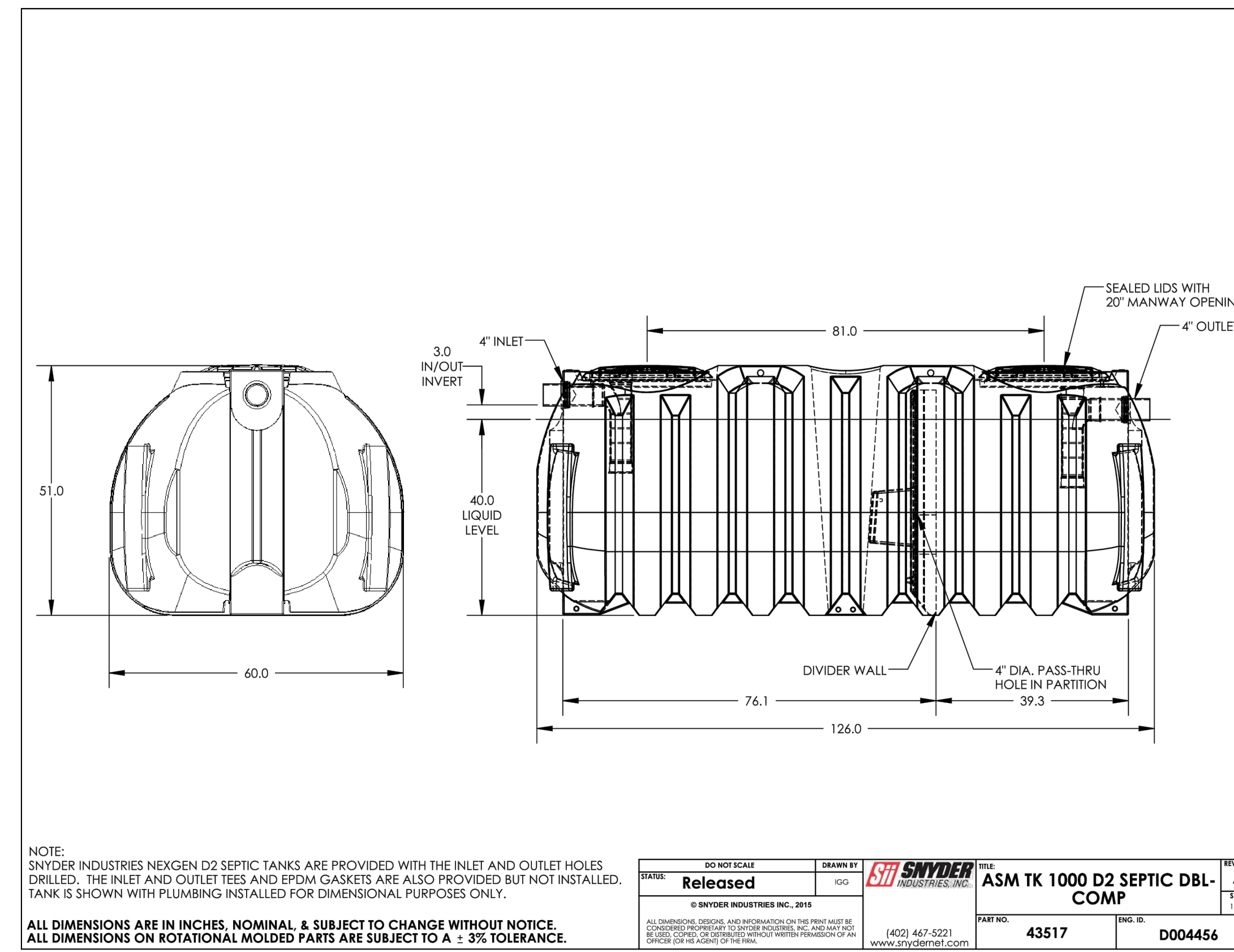
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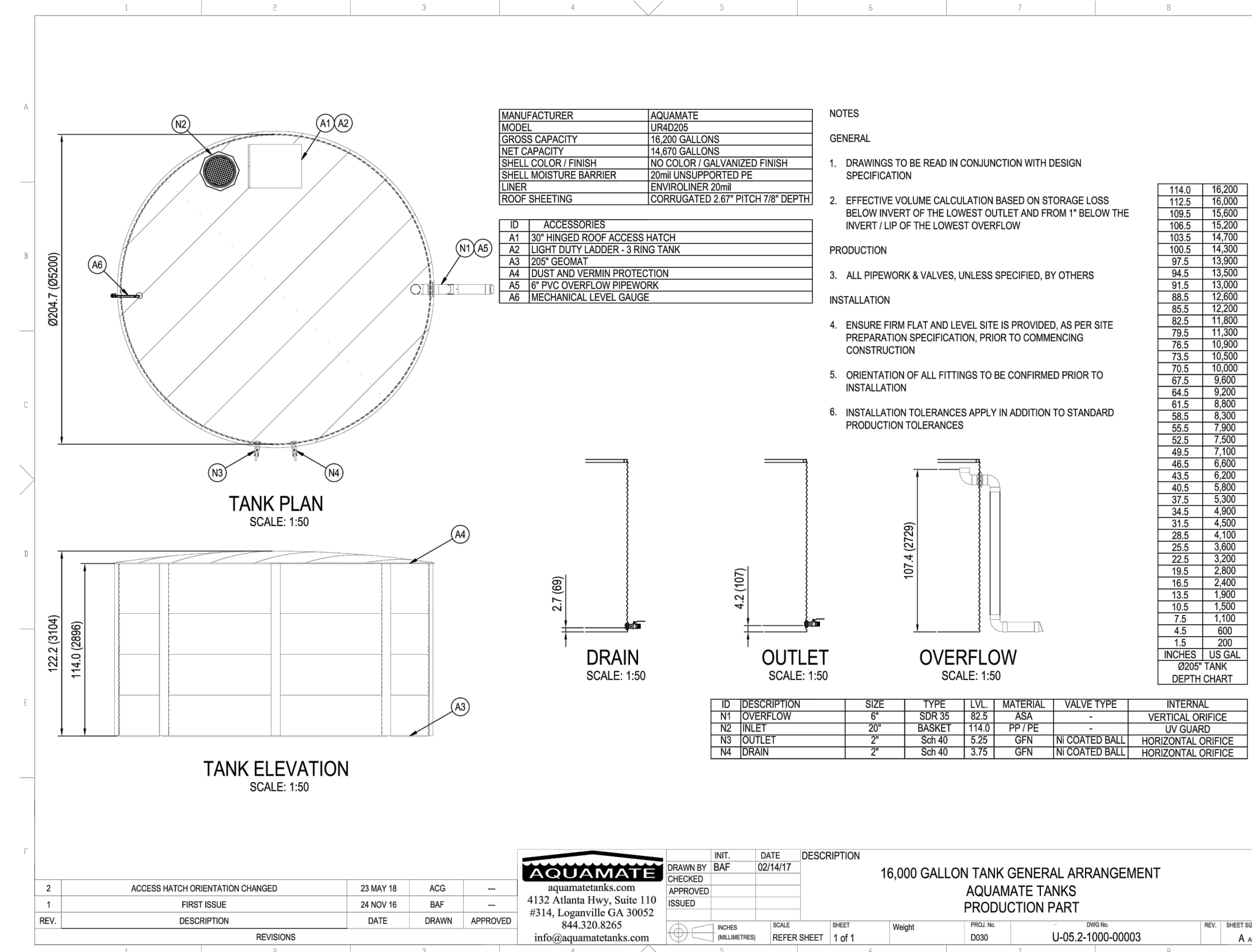
**FA YUN CHAN TEMPLE
ALAMEDA COUNTY
FOR
FA YUN CHAN TEMPLE**



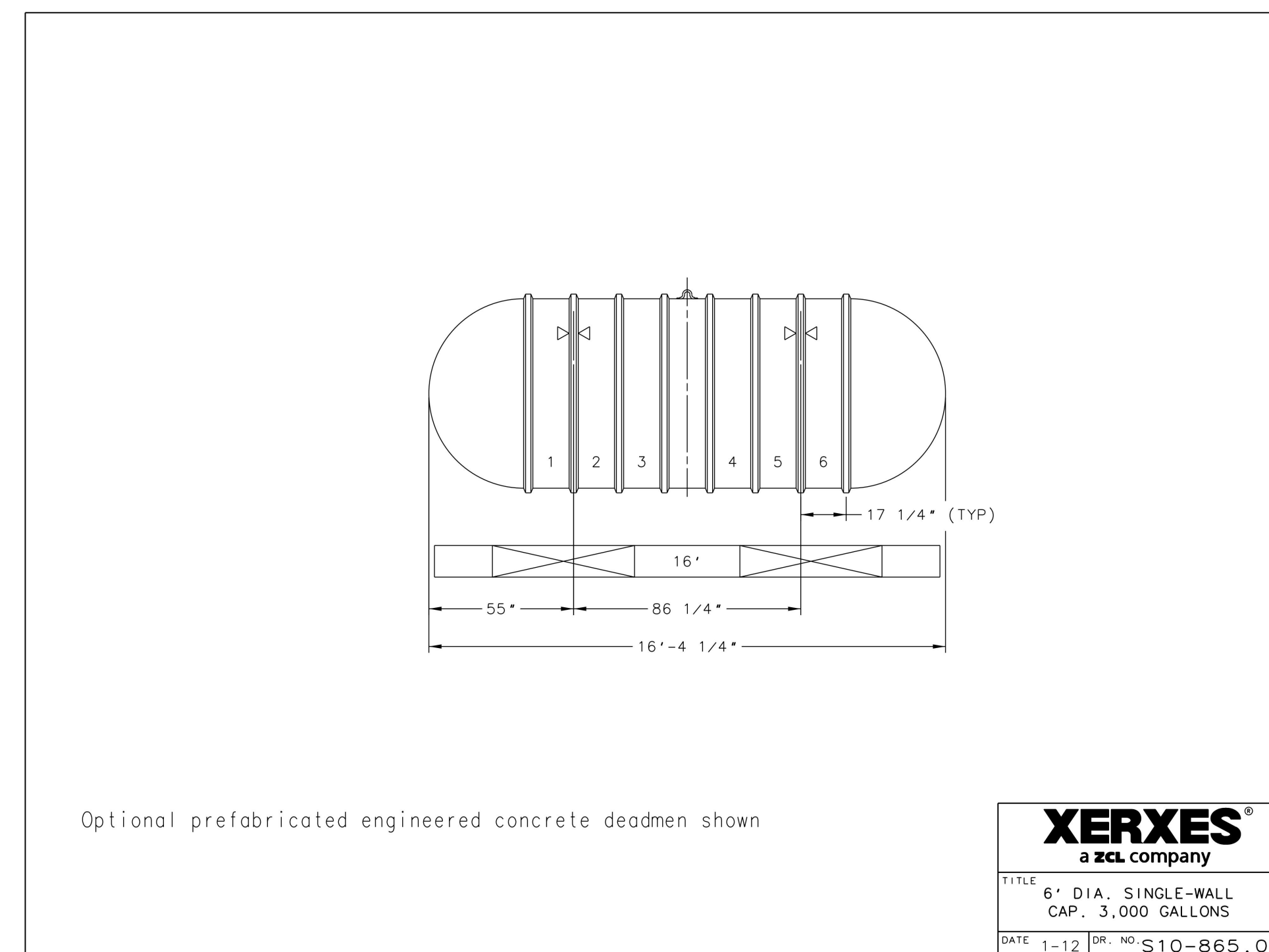
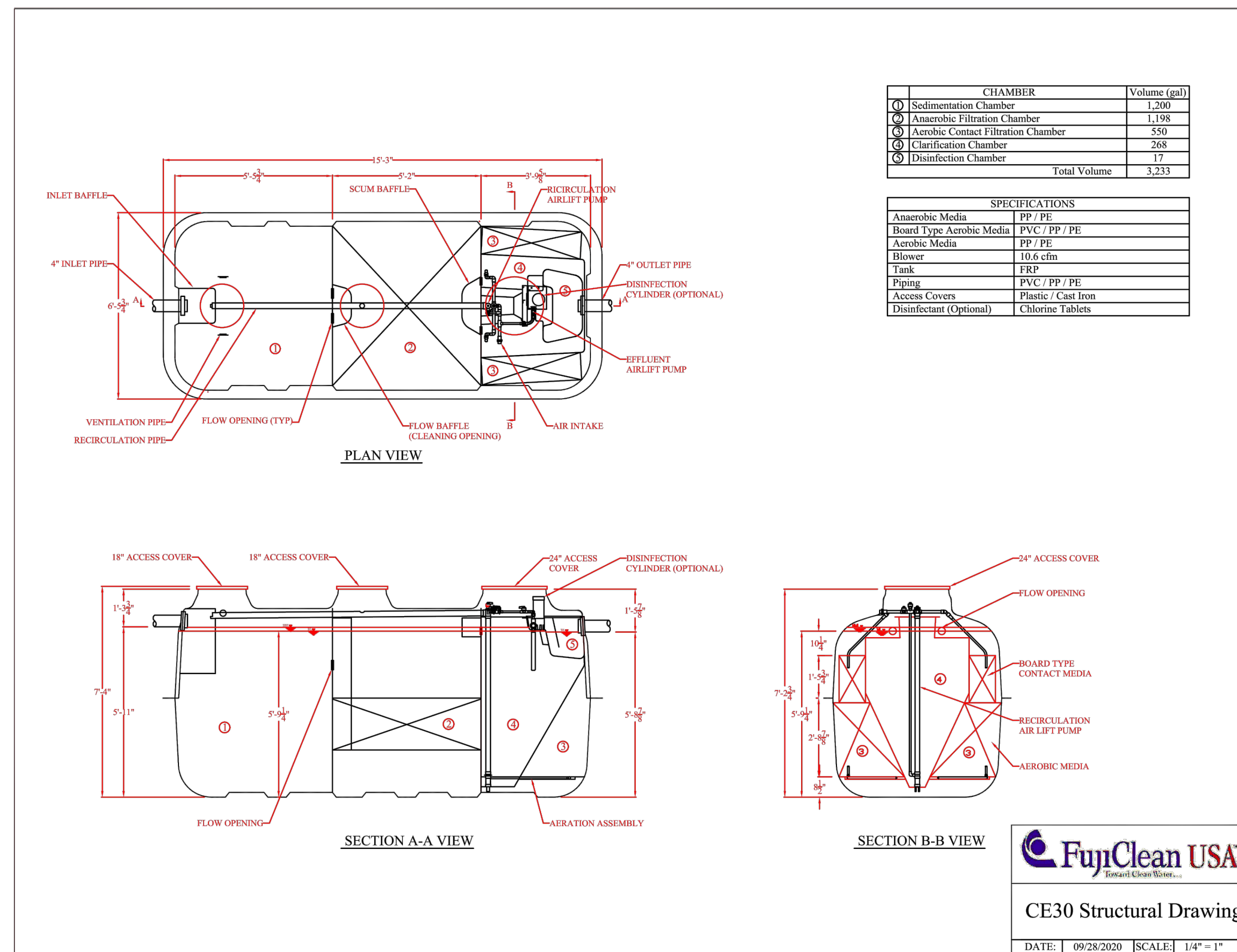
PROPOSED SEWAGE EJECTOR/GRINDER PUMP



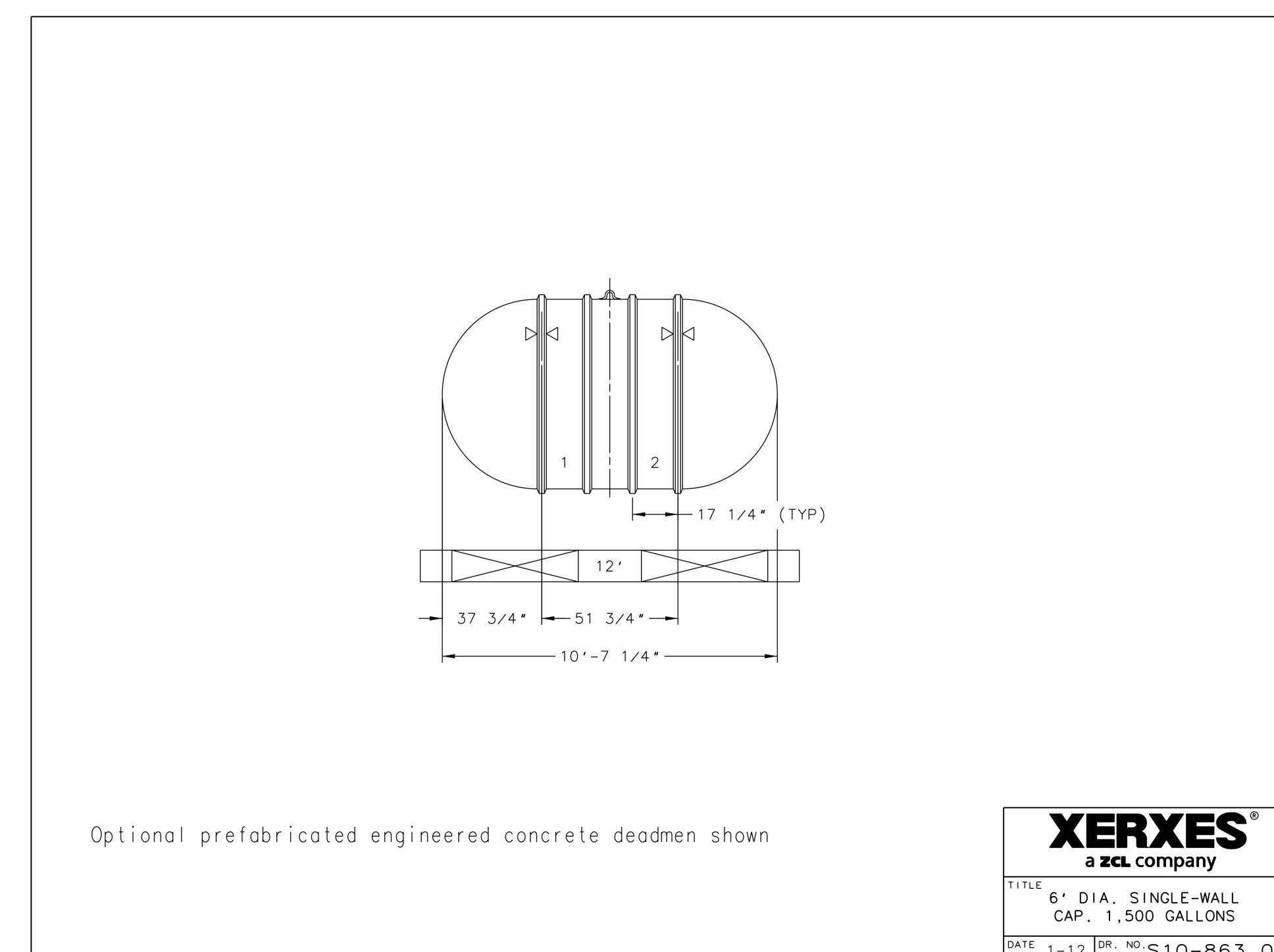
PROPOSED SEPTIC TANK



PROPOSED 16,000 GALLON WATER TANK (17" DIAMETER X 9'6" TALL)



PROPOSED 3,000 SEWAGE STORAGE TANK



PROPOSED 1,500 SEWAGE STORAGE TANK

PROPOSED SITE DEVELOPMENT PLAN

DETAILS

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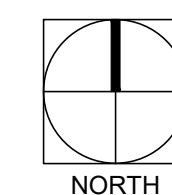
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L.S. No. S911 REGISTRATION EXPIRES 12-31-23

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PROPOSED SITE DEVELOPMENT PLAN

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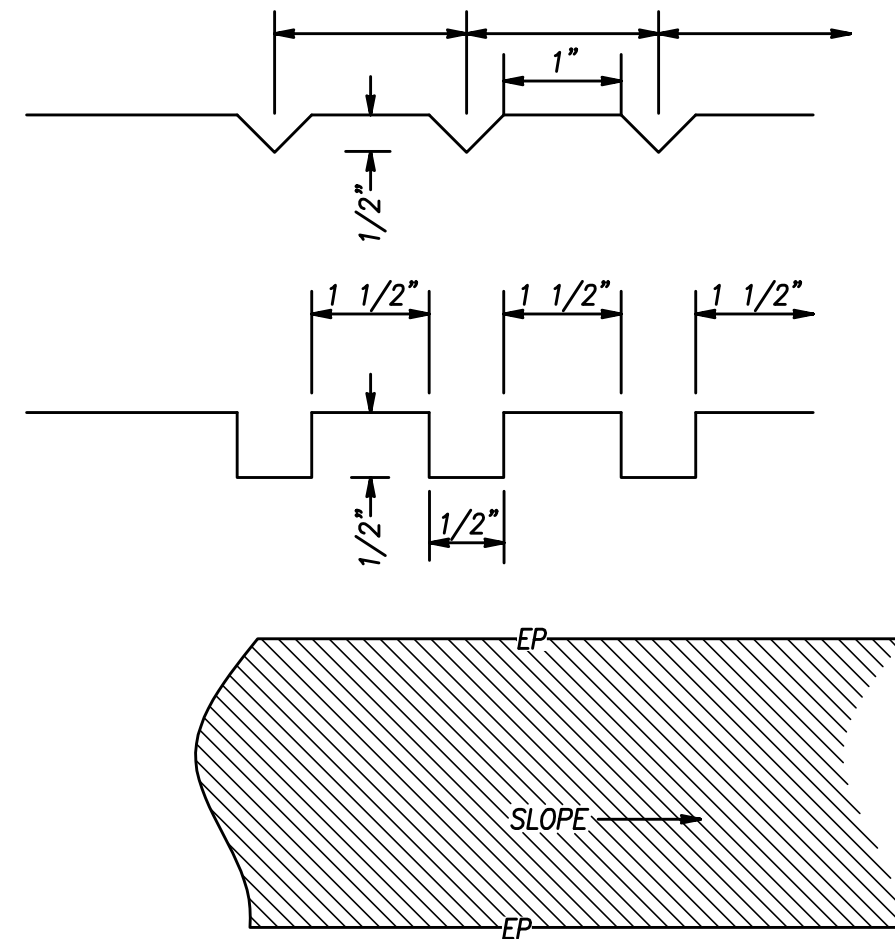
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SHEET
C-16



5865 Owens Drive
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925-251-7200

FA YUN CHAN TEMPLE
ALAMEDA COUNTY
FOR
FA YUN CHAN TEMPLE



GROOVES SHALL BE ANGLED TO PROVIDE DRAINAGE WHERE NECESSARY. 10-45 DEGREES.

CONSTRUCT GROOVED DRIVEWAY TO BE UTILIZED ON ON DRIVEWAY GRADIENTS 16% OR GREATER
GROOVED CONCRETE ROADWAY DETAIL

SCALE: NOT TO SCALE
8" PCC CONCRETE

1. CONCRETE 28 DAY UNCONFINED COMPRESSION STRENGTH SHALL BE 3,500 PSI "6 SACK"
2. CLASS 2 AGGREGATE BASE (PER CALTRANS SPECIFICATIONS) SHALL BE COMPACTED TO MINIMUM 95% RELATIVE COMPACTION
3. VEGETATION AND ORGANIC TOPSOIL SHALL BE REMOVED.
4. THE SUBGRADE SHALL BE REMOVED AND RECOMPACTED TO DEPTH OF 8", WITH A MINIMUM 95% RELATIVE COMPACTION
5. AREAS OF FILL SHALL CONFORM TO THE GEOTECHNICAL SPECIFICATIONS.
6. PROVIDE TRANSVERSE CONTRACTION JOINTS EVERY 13'. CONTRACTION JOINT DEPTH SHALL BE 1/4 OF THE SLAB THICKNESS.
7. WHERE CONSTRUCTION JOINTS ARE NECESSARY, THEY SHALL BE COUNTED AS A CONTRACTION JOINT. CONSTRUCTION JOINTS SHALL BE CONSTRUCTED USING DOWELS. SEE CALTRANS STD. PLAN P10

ROAD SECTION IS SPECIFIED FOR 22 TON FIRE DISTRICT VEHICLES & WILL SUPPORT THE WEIGHT OF SAID VEHICLES.

PROPOSED SITE DEVELOPMENT PLAN

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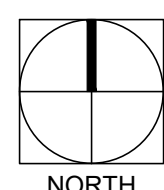


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C-16A