

Upon Completion of the streetlight improvements, the townhome developer shall provide drawings to the City in AutoCAD format

EP-22. DRIVEWAY APPROACHES:

a. The affordable apartment housing developer shall remove existing northerly driveway approach on Mathilda Avenue and install new driveway approach along the project frontage to comply with Americans with Disabilities Act (ADA) requirements and City Standard details and specifications 6C-2. [COA] [PUBLIC WORKS]

b. The townhome developer shall remove existing driveway approaches and install new driveway approaches along the project frontage on Sunnyvale-Saratoga Road and southerly driveway approach on Mathilda Avenue to comply with Americans with Disabilities Act (ADA) requirements and City Standard details and specifications 6C-2. [COA] [PUBLIC WORKS]

EP-23. DRIVEWAY VISION TRIANGLE:

Comply with the driveway extended vision triangle requirements at all driveway approaches on Sunnyvale-Saratoga Road and Mathilda Avenue per SMC 19.34.060. Show location of sidewalk relative to the driveway vision triangle. [COA] [PUBLIC WORKS]

EP-24. STREETSCAPE IMPROVEMENTS:

Along project frontage on Mathilda Avenue, remove existing concrete curb, gutter, and sidewalk and install new concrete curb and 1' gutter per current City standards. Install a monolithic 10' wide sidewalk with 4'x5' tree wells.

Along project frontage on Sunnyvale Saratoga Avenue, remove all existing concrete curb, gutter, and sidewalk and install new concrete curb and 1' gutter per current City standards. Install a monolithic 10' wide sidewalk with 4'x5' tree wells. Where there is existing storm drain main under the sidewalk, provide 6' monolithic sidewalk with trees behind the back of sidewalk to avoid the storm drain main. Streetscape layout is shown on Preliminary Civil Sheets C1.0-C9.0 dated 10/25/24 and are subject to change during plan check process.

The perpetual maintenance of sidewalk improvements along the project frontages shall be the sole responsibility of the property owner. [COA] [PUBLIC WORKS]

EP-25. MEDIAN IMPROVEMENT:

Per the Sunnyvale Roadway Safety Plan, a center median is to be installed on Sunnyvale Saratoga Road between El Camino Real and Mathilda Avenue. This project is responsible for its fair share contribution to the median improvements. The townhome developer has agreed to design and construct the median improvements and will

be reimbursed by the City based on the actual design and constructions costs.

Alternatively, if reimbursement is determined to be infeasible at the time the improvement plans are approved, the townhome developer will not construct the improvements and will instead contribute their fair share payment to the City. The townhome developer shall be responsible for providing a set of off-site design plans and a cost estimate for City review and concurrence.

As determined and calculated in the Local Transportation Analysis (LTA), the townhome developer's fair share contribution is 22% of design and construction. Median improvement costs include but are not limited to demolition work, installation of curb, gutter, landscaping, irrigation, street trees, root barrier, pavement, and temporary traffic control. [COA] [PUBLIC WORKS]

EP-26. ROOT BARRIER:

Install a continuous root barrier along new sidewalk adjacent to City trees and within tree wells, per City standard details and specifications. [SDR] [PUBLIC WORKS]

EP-27. DECORATIVE PAVEMENT:

Any and all proposed decorative pavement and vertical curb pertaining to on-site development shall not be located within the City right-of-way. [COA] [PUBLIC WORKS]

EP-28. SIGNING AND STRIPING PLANS:

Submit a signing and striping plan in accordance with the latest edition of the CA MUTCD to City for review and approval by the Public Works Department. [SDR] [PUBLIC WORKS]

EP-29. TRAFFIC CONTROL PLAN:

Submit a traffic control plan with the off-site improvement plans for review and approval. Per the City's Temporary Traffic Control Checklist, the traffic control plan shall include a summary of the traffic control types, dates, times and blocks affected. All construction related materials, equipment, and construction workers parking need to be stored on-site and the public streets need to be kept free and clear of construction debris. [COA] [PUBLIC WORKS]

EP-30. MID-BLOCK CROSSWALK WITH HAWK AND CURB RAMPS:

The townhome developer shall install the High Intensity Activated Crosswalk (HAWK) on project's frontage along Sunnyvale-Saratoga Road per Local Transportation Analysis (LTA)'s requirement, including limit lines, signages, ADA curb ramps on both sides of Sunnyvale-Saratoga Road, and mid-block continental crosswalk. If the HAWK is constructed prior to the median improvement per EP-25, the townhome