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Driveway on East Remington Drive shall be right-in/right-out for operational safety reasons. Install an island object marker, signage and thermoplastic yellow and white edge line along the outside of the proposed 2" rolled curb pork chop island as approved by the Department of Public Works. [COA] [PUBLIC WORKS]

EP-25. CURB RAMPS:

Remove and replace all existing curb ramps and install new curb ramps at street corners fronting project site, or as deemed necessary by the Department of Public Works. Additional re-grading of asphalt or storm drain devices may be required to ensure there are no localized low points and positive surface runoff occurs along the flow line. [COA] [PUBLIC WORKS]

EP-26. STREETScape IMPROVEMENTS:

East Remington Drive: Remove existing curb and gutter and install new 45' face of curb radius, 6' wide bike lane, 10.5' wide right turn lane, 6" curb, 2' gutter, and 10' wide sidewalk with 4'x5' tree wells per City detail 9C-2A. Sheets C0 to C5 of Preliminary Grading and Utility Plan dated 11/01/17 are subject to change during plan check process.

Sunnyvale-Saratoga Road: Remove existing curb and gutter and install new curb and 2' gutter, 10-foot sidewalk with 4'x5' tree wells per City detail 9C-2A. [COA] [PUBLIC WORKS]

EP-27. RIGHT-HAND TURN AND SIGNALIZATION:

The installation of a right-turn lane at the northeast corner of East Remington Drive and Sunnyvale Saratoga Road is identified as an intersection improvement in the City of Sunnyvale Traffic Mitigation Program Study. Construction costs incurred by the developer for the work can be credited from the project Traffic Impact Fee (TIF).

(a) Developer shall be responsible for design, design costs, and construction of all improvement included but not limited to curb, 2' gutter, sidewalk, tree wells, bike lane, and street easement dedication. Design shall be approved by the City.

(b) A credit to the TIF fee for construction of the right-hand turn may be applied. The developer shall comply with all laws, ordinances and regulations applicable to the right-hand turn construction (including but not limited to, all applicable requirements of the California Labor Code). The developer shall require the payment of prevailing wages for work associated with the right-hand turn construction and signalization. Developer has determined total construction cost to be \$558,027.72. The developer is responsible to pay the TIF fee imposed at this development. The estimated TIF fee is 127,865.40, the final TIF fee is to be determined at time of initial building submittal. The City of Sunnyvale shall reimburse a not to exceed amount of the difference between the total construction cost (\$558,027.72) and

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the final determined TIF fee. Applicant shall enter into a Reimbursement Agreement with the City of Sunnyvale prior to encroachment permit issuance. This reimbursement amount includes construction costs only. The City of Sunnyvale will reimburse applicant upon construction completion and acceptance of improvements. [COA] [PUBLIC WORKS – TRANSPORTATION]

EP-28. TRAFFIC SIGNAL MODIFICATION:

The developer shall relocate the existing traffic signals and poles, as deemed necessary, at the northeast corner of the Sunnyvale Saratoga/Remington intersection to comply with Americans with Disabilities Act (ADA) clearance and City and Caltrans pole placement and foundation requirements. New conduits shall be installed. [COA] [PUBLIC WORKS – TRANSPORTATION]

EP-29. STREET PAVEMENT:

East Remington Drive: New asphalt extension due to proposed right turn lane is to conform to match existing pavement. Type II Slurry Seal shall be applied from lip to gutter to edge of center line along project frontage.

Sunnyvale Saratoga Road: Type III Slurry Seal shall be applied along project frontage from lip of gutter to 10' past VTA bus pad. [SDR] [PUBLIC WORKS]

EP-30. PHOTOMETRIC ANALYSIS:

The developer is required to provide a photometric analysis for Sunnyvale Saratoga Road and East Remington Drive on the project frontage so as to determine that the street lighting meets current City's Roadway Lighting Design Criteria. Roadway, Sidewalk, and Crosswalk illuminance calculations shall be calculated separate from each other. The roadway and sidewalk illuminance values required to be met for Sunnyvale Saratoga Road and Remington Drive are: Minimum Maintained Average Illuminance ≥ 1.0 fc, Uniformity Ratio (Avg/Min) ≤ 4.0 , Max/Min ratio ≤ 20 , marked crosswalks at street intersection should have a minimum average illuminance value ≥ 2.2 fc.

The limits of the photometric analysis shall be for the entire segment required with all streetlights being LED fixtures on both sides of the street (or on one side of the street based upon exiting pattern). The photometric analysis shall identify if existing streetlights would need to be relocated and/or new streetlights would need to be installed for the entire street block.

The developer shall upgrade all existing streetlight fixtures along the project frontage to LED fixtures. All LED fixtures shall be of the same make and model as determined from the photometric analysis (LED