

PF-8. MASTER SIGN PROGRAM:

A Master Sign Program per the City's Sign Code is required with a separate permit prior to building occupancy. [COA] [PLANNING]

PF-9. COMPLETION OF PUBLIC IMPROVEMENTS:

Developer shall complete all required public improvements in accordance with City approved plans, prior to building occupancy. [COA] [PUBLIC WORKS]

EP: THE FOLLOWING CONDITIONS SHALL BE ADDRESSED AS PART OF AN ENCROACHMENT PERMIT APPLICATION.

EP-1. COMPLETE OFF-SITE IMPROVEMENT PLAN SET:

A complete plan check set applicable to the project, including street improvement plans, streetlight plans, streetscape plans, traffic signing and striping plans, traffic signal plans, traffic control plans, shall be submitted as part of the first off-site improvement plans, including engineering cost estimates. Joint trench plans may be submitted at a later date. No partial sets are allowed unless otherwise approved by the Director of Public Works. [COA][PUBLIC WORKS]

EP-2. EASEMENT DEEDS:

This project requires a minimum of 11' street right-of-way measured from the face of the curb on W Java Dr. Developer shall provide additional street dedication in the form of an easement. All easements shall be kept open and free from buildings and structures of any kind except those appurtenances associated with the defined easements. Developer shall execute the easement deeds prior to encroachment permit issuance. [COA][PUBLIC WORKS]

EP-3. EASEMENT ABANDONMENT:

Prior to encroachment permit issuance, abandon the existing storm drain easement and partially abandon the existing 7' and 10' PUEs and slope easement in accordance with the California Streets and Highways code. [COA] [PUBLIC WORKS]

EP-4. BENCHMARKS

The off-site improvement plans shall be prepared by using City's latest benchmarks available on City's website [HTTP://SUNNYVALE.CA.GOV/DEPARTMENTS/PUBLICWORKS/BENCHMARKS,RECORDMAPSANDRECORDDRAWINGS.ASPX](http://SUNNYVALE.CA.GOV/DEPARTMENTS/PUBLICWORKS/BENCHMARKS,RECORDMAPSANDRECORDDRAWINGS.ASPX) [COA][PUBLIC WORKS]

EP-5. UPGRADE OF EXISTING PUBLIC IMPROVEMENTS:

As part of the off-site improvement plan review and approval, any existing public improvements to be re-used by the project, which are not in accordance with current city standards and are not specifically