

# ENGINEERING

## DEPARTMENT SC MINUTES

PCC Meeting Date:	8/3/2021
Reviewer:	Viet Nguyen
Agenda Item #:	A
File:	PLN2017-12516
Address:	3905 Freedom Circle
Project Description:	<b>Architectural Review</b> and <b>General Plan Amendment</b> and <b>Rezoning</b> of the 13.3 acre site to construct a residential project that consists of up to 1,100 residential units with 1,540 parking spaces, up to 2,000 square foot of commercial with 10 parking spaces and a 2-acre public park.

## DEPARTMENT COMMENTS:

E1. No comments.
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## CONDITIONS OF APPROVAL:

E1.	Obtain site clearance through Public Works Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees. Other requirements may be identified for compliance during the site clearance process. Contact Public Works Department at (408) 615-3000 for further information.
E2.	All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be included within a Single Encroachment Permit issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.
E3.	Submit public improvement plans prepared in accordance with City Public Works Department procedures which provide for the installation of public improvements. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of parcel map and/or issuance of building permits.
E4.	All work within the Santa Clara Valley Water District right-of-way shall require a Santa Clara Valley Water District encroachment permit.
E5.	In accordance with the City Storm Drain Master Plan, a Storm Drain Pump station site easement is required to be dedicated at the southeast corner of the project site where Freeway 101 and San Tomas Aquino Creek intersect by means of a Subdivision Map or approved instrument at time of development.
E6.	Record Irrevocable Offer of Dedication for future storm drain pump station at south eastern corner of the property, south of the existing storm drain easement, and pay applicable processing fee.
E7.	Ingress/egress easement for access to future storm drain pump station and existing storm drain easement from the City of Santa Clara public right-of-way to overlap the Emergency Vehicle Access Esment path shall be dedicated by means of a Subdivision Map or approved instrument at time of development.
E8.	Damaged curb, gutter, and sidewalk within the public right-of-way along property's frontage shall be repaired or replaced (to the nearest score mark) in a manner acceptable to the City Engineer or his designee. The extents of said repair or replacement within the property frontage shall be at the discretion of the City Engineer or his designee.

- E9. The project shall provide sidewalk easements along the project frontage where public sidewalks extend into private property. Sidewalk easements are to be 1' behind proposed back of walk where there is landscaping behind sidewalk. Sidewalk easement where hardscape is behind sidewalk is to be at back-of-walk. Cold joint is required between public sidewalk and private hardscape.
- E10. Emergency vehicle access easement language shall be required to include language for the property owner to provide alternative emergency vehicle access when maintenance or replacement activities are being performed on the storm drain main within the existing storm drain main easement.
- E11. Dedicate, as required, on-site easements for new public utilities, emergency vehicle, public access, and/or sidewalk by means of a Subdivision Map or approved instrument at time of development.
- E12. After City Council approval of the Tentative Map, submit 10 copies of the Subdivision Map, prepared by a Licensed Land Surveyor or a Registered Civil Engineer with Land Surveyor privileges to the Public Works Department. The submittal shall include a title report, closure calculations, and all appropriate fees.
- E13. Dedicate bicycle and pedestrian access easement for trail path from the public right-of-way to San Tomas Aquino Creek Trail.
- E14. Execute easement encroachment agreement for all private improvements and public easements. Pay all appropriate processing fees.
- E15. Provide minimum 5' wide sidewalk plus minimum 4.5' wide landscape strip along the Freedom Circle project frontage
- E16. Reconstruct curb ramps at Mission College Boulevard and Freedom Circle intersection to be ADA compliant.
- E17. Unused driveways in the public right-of-way shall be replaced with City standard curb, gutter, and sidewalk per City Standard Detail ST-12.
- E18. All driveways shall be City standard ST-8.
- E19. Reconstruct driveway at San Tomas Aquino Creek Trailhead to current City standard ST-9.
- E20. Reconstruct driveway for Freedom Circle Storm Station to current City standard ST-8.