

Sarwar

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Case No. 02-020/TTM 14297

Conditions of Approval; 02-19-03; Amended 02-29-16 16-023/EXT DRAFT

57. In the event applicant fails to acquire the required off-site property interests, the developer shall at least 120 days prior to submittal of the final map, enter into an agreement to complete the improvements pursuant to Government Code Section 66462 at such time as the City acquires the property interests required for improvements. Such agreement shall provide for payment by the applicant of all costs incurred by the City to acquire off-site property interests required in connection with the subdivision. Security for a portion of these costs shall be in the form of a cash deposit in the amount given in an appraisal report obtained by the applicant, at the applicant's cost. The appraiser shall have been approved by the City prior to commencement of the appraisal.
58. The applicant shall submit road improvement plans to the Engineering Division and bond for those improvements with the City.
59. * Various grants of roadway easements and/or City roadway vacations are required to equal 60 feet of rights-of-way on Yucaipa Ridge Road between Crystal Street and Quartz Street. In addition, provide 30 feet of dedications or maintain the existing easements/dedications across/adjacent to Lot 1 and **40 feet of dedication** north of Quartz Street across/adjacent to Lots 31, 32 and 33 and the Not a Part parcel. Applicant shall provide a 5 feet wide roadway parkway easement on either side of the 50 feet wide rights-of-way to total 60 feet wide rights-of-way on the interior tract streets. The right-of-way dedication across the "Not a Part" parcel shall extend to the north tract boundary, and the width shall vary from 30 40 to 90 feet at the north property line, as shown on the Tentative Tract Map. Yucaipa Ridge Road shall be realigned 10 feet east of Lot 5 to match the street alignment north of Quartz Street at Lot 31, and the street improvement plans shall reflect the final geometry as approved by the City Engineer.
60. *PCC Curb and gutter (rolled curbs are permitted) shall be installed on interior tract streets and Yucaipa Ridge Road. Yucaipa Ridge Road shall be improved along project frontage between Crystal Street and Quartz Street to match existing. Roadway crowns are from centerline of roadway. Half street improvements along Yucaipa Ridge Road fronting lots 31, 32 and 33 and an acceptable fire department turn around are required. No improvements are required at this time adjacent to the parcel indicated as Not a Part and Lot 1.
61. *The proposed dead-ends shall be temporary cul-de-sacs in accordance with City Standards.
62. Right-of-way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing shall be required as necessary.
63. A Registered Civil Engineer or Licensed Land Surveyor shall be retained to design the proposed road alignment to the approval of the City Engineer. A contour map at sufficient intervals to determine existing topography (not to exceed five feet) prepared by a Registered Civil Engineer or a Licensed Land Surveyor shall be

Amended by P.C. 2-19-03

* NON-STANDARD CONDITION(S)

**ENVIRONMENTAL MITIGATIVE MEASURES