

Item No: 6
SRC Date: October 19, 2005

File: Z05-192
JN: P243

SRC CONDITIONS: O K/B TM: 4 LOTS

CONDITIONS: Tentative Map

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (Z05-192). The design of any improvement not covered by these conditions shall be to City standard.

The applicant shall satisfy each of the following conditions prior to filing the Parcel Map unless a different time for compliance is specifically stated in these conditions. Any condition requiring an improvement that has already been designed and secured under a City Approved improvement agreement may be considered satisfied:

GENERAL: All Projects

1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
2. Private reciprocal ingress, egress, maneuvering and parking easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement for Conveyance of Easements with the City stating that a private reciprocal ingress/egress, maneuvering, and parking easement shall be conveyed to and reserved from Parcels 1, 2, 3, and 4, at no cost, at the time of sale or other conveyance of either parcel.
3. Show all continuing and proposed/required easements on the Parcel Map.
4. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk fronting the property along Unworthy Avenue and Outfall Circle per City standards to the satisfaction of the Development Engineering and Finance Division.

PUBLIC/PRIVATE UTILITIES

5. Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.
6. Each lot and each building with a sewage source shall have a separate connection to the CSD-1 sewer system. An on-site sewer collector system for multiple buildings on one parcel will be required.
7. Sewer easements will be required. All sewer easements shall be dedicated to CSD-1, in a form approved by the District Engineer. All CSD-1 sewer easements shall be 20 feet in width and ensure continuous access for installation and maintenance.

Item 6

8. CSD-1 will provide maintenance only in public right-of-ways and in minimum 20-foot wide easements dedicated to CSD-1 for the purpose of continuous access and maintenance.
9. CSD-1 requires their sewers to be located 10 feet from other parallel utilities (water, drain, electrical, etc.). Prior to recording the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met.
10. The subject project owner(s) shall be responsible for repair and/or replacement of all non-asphalt and/or enhance surface treatments of streets and drives within these easements damage by the District maintenance and repair operations. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be responsibility of successors in interest in future land divisions and by language approved by the District.
11. All structures along private drives shall have a minimum 10-foot setback so that CSD-1 can properly maintain sewer services.
12. Private drives and parking areas over easements shall have structural street sections that meet County of Sacramento Improvement Standards. This will prevent damage by CSD-1 maintenance and repair operations.

CITY UTILITIES

13. Only one domestic water service per parcel is allowed. Any excess domestic water services must be abandoned to the satisfaction of the Department of Utilities. The applicant should be advised that the tap record research and verification of tap locations by the field crews involved prior to sign-off of this condition may take a considerable amount of time, therefore, all requests should be submitted in a timely manner.
14. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
15. The applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, stating that each parcel shall convey to the remaining parcels, as needed, private easements for storm drainage, water, sanitary sewer and water quality at no cost at the time of sale or other conveyance of any parcel. A note stating the following shall be placed on the Final Map:

"THE PARCELS CREATED BY THIS MAP SHALL BE DEVELOPED IN ACCORDANCE WITH RECORDED AGREEMENT FOR CONVEYANCE OF EASEMENTS # (BOOK __, PAGE __)."

ADVISORY NOTES:

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

16. City Code 13.04.570 requires that no fire service shall be installed across any parcel other than the parcel to which the service is being furnished, provided that the fire chief may, in his or her discretion, authorize a fire service line that serves more than one parcel, upon the recording of an agreement, in a form approved by the city, that fully provides for the operation, maintenance and repair of the line, and grants a permanent easement for these purposes, at no cost or liability to the city.
17. Any use of CSD-1 sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of the District's sanitary sewer(s), shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping, lighting, channelization, and all other conflicting appurtenances.
18. Developing this property will require the payment of sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.