

CITY OF COACHELLA
ENGINEERING DEPARTMENT
Architectural a. Review No. 25-12, APN# 778-113-001 and 002,51392
6th Street Senior Apartments

Request for Agency Comments

PRIOR TO APPROVAL OF ENGINEERING PLANS or ISSUANCE OF ENGINEERING PERMITS:

GENERAL:

1. Applicant shall prepare and submit a Lot Merger application and submit to the Engineering Department along with all necessary applications and payment of fees. Prior to issuance of building permits, APN 778-113-001 and 778-113-002 shall be merged and the merger shall be recorded. Applicant shall be responsible for all recordation fees.
2. A preliminary soils report shall be prepared for the project by an appropriately licensed professional engineer. At a minimum, the soils report shall provide specific analyses and recommendations for grading, pavement structural sections, and infiltration.
3. A comprehensive drainage report, prepared by California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. The report shall contain pre- and post-development hydrology maps showing on-site and off-site tributary drainage areas and shall be prepared in accordance with the requirements of the Riverside County Flood Control District. The design of the on site retention shall be sized to contain the runoff resulting from a 10-year storm event and the runoff from a 100-year storm event shall be contained within the project boundaries. The retention shall be designed to evacuate a 10-year storm event within 72 hours. Maximum allowable percolation rate for design shall be 10 gal./s.f./day unless otherwise approved by the City Engineer. A percolation test for this site is required to be submitted. Underground retention under the proposed parking area will be considered for surface retention subject to the approval of the City Engineer.
4. Prepare and record necessary drainage easements to implement the project in accordance with drainage law.
5. A storm water quality management plan shall be prepared for the project by California Registered Civil Engineer in compliance with NPDES and State Water Quality Control Board regulations. The project shall be designed to specify preferential use of Low Impact Development Best Management Practices that reduce pollutants and runoff volume.
6. Applicant shall comply with the valley wide NPDES permit requirements including but not limited to submittal of a WQMP for plan review accompanied by a \$3,000 plan check

deposit for approval including executed maintenance agreement. All unused plan check fees will be refunded to the applicant upon approval of the Final WQMP.

7. The developer shall submit a Fugitive Dust Control and Erosion Control plan in accordance with Guidelines set forth by CMC and SCAQMD to maintain wind and drainage erosion and dust control for all areas disturbed by grading. Exact method(s) of such control shall be subject to review and approval by the City Engineer. No sediment is to leave the site. Additional securities, in bond form, in amount of \$2,000.00 per acre of gross area, and a one-time cash deposit of \$2,000.00 are required to insure compliance with this requirement. No work may be started on or off site unless the PM-10 plan has been approved, the original plans, and executed dust control agreement, are filed in the engineering department at the City of Coachella.
8. Applicant shall submit for review and approval by the City Engineer all documents related to any existing and proposed on-site and off-site easements that may affect the development of the site. All easements shall be identified on the engineering plans.
9. Site access improvements shall be in conformance with the requirements of Title 24 of the California Administrative Code. This shall include access ramps for off-site and on-site streets as required.
10. Applicant shall obtain approval of site access and circulation from Fire Marshall.
11. The applicant shall pay all necessary plan check, permit and inspection fees. Fees will be determined when plans are submitted to the City Engineering Department for plan check.

ROUGH GRADING:

12. Prepare and submit rough grading and erosion control plans for the project.
13. The project's soils engineer shall certify to the adequacy of the grading plan.
14. All projects disturbing one (1) acre or more of total land area, or which are part of a larger phased development that will disturb one acre of land, are required to obtain coverage under the State Water Resources Control Board's (SWRCB) General Permit for storm water discharges associated with construction activity. Proof of filing a Notice of Intent (NOI) with the SWRCB for coverage under this permit is required. The Waste Discharger's Identification Number (WDID), issued by the SWRCB, must be shown on the grading plans. The project's Storm Water Pollution Prevention Plan shall be submitted for the City's review and approval.

PRECISE GRADING:

15. A precise grading/improvement plan, prepared by a California Registered Civil Engineer, showing building footprints, pad elevations, finished grades, drainage routes, retaining walls, erosion control, slope easements, and all other pertinent information shall be

submitted for review and approval by the City Engineer.

16. Rough grading shall be certified by the project soils engineer prior to issuance of a permit for precise grading or building construction.
17. Provide and record a reciprocal use and maintenance agreement to assure common ingress and egress and joint maintenance of all common access, parking areas and drives.
18. If applicant is planning to build a wall, separate permits shall be required for wall construction. The maximum height of any wall shall be limited to six (6) feet as measured from an average of the ground elevations on either side.

STREET IMPROVEMENTS:

19. Street improvement plans prepared by a California Registered Civil Engineer shall be submitted for review and approval by the City Engineer. All street improvements including street lights shall be designed and constructed in conformance with City Municipal Code, General Plan, and Standards and Specifications. Street flow line grade shall have a minimum slope of 0.35 %.
20. Applicant shall construct all off-site and on-site improvements including street pavement, curb, gutter, sidewalk, street trees, perimeter walls, perimeter landscaping and irrigation, storm drain, street lights, and any other incidental works necessary to complete the improvements. Driveways shall conform to City of Coachella standards for commercial driveways with a minimum width of 24.00 feet and curbed radius entrances.
21. Applicant shall construct and dedicate the following streets and street improvements to conform to the General Plan and/or requirements of Traffic Study.
 - 1) Tripoli Way- Public Roadway as shown on the RAC and per these comments shall include the following:
 - a. This street is within Pueblo Viejo District Limit with 33.17 feet of right-of-way from Center Line of Street to the West side of the Street. If street widening is included in the project design for street side parking, then additional right-of-way shall be dedicated such that all public parking and public sidewalks are located within dedicated public right-of-way.
 - b. Applicant shall provide a 1 tenth mill and overlay of the existing asphalt on to the centerline to match the existing crown of the street.
 - c. Applicant shall install all sidewalk and curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, street lights and all other appurtenances

by Pueblo Viejo Design Guidelines as required to the satisfaction of the City Engineer.

- d. Applicant shall protect all unmodified street improvements in place but shall be responsible to replace all damaged curb, gutter or sidewalk panels and all panels that are deemed to be non ADA complaint during construction.
- e. Decorative pavers Elements shall be added at all driveway locations.
- f. One decorative “Pueblo Viejo” Street Lights shall be incorporated into the street improvements on Tripoli Way.
- g. Street frontage landscaping shall be installed per planning department conditions and guidelines and installed per the satisfaction of the Development Director and City Engineer.
- h. Traffic control striping, legends, Traffic control signs and street name signs to match Downtown Pueblo Viejo Design Guidelines and to the satisfaction of the City Engineer.
- i. Applicant shall underground existing dry utilities at northbound lane on Tripoli Way adjacent to the project frontage, such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities to the satisfaction of the City Engineer.

2) 6th Street- Public Roadway as shown on the RAC and per these comments shall include the following:

- a. Applicant shall protect in place all appurtenant roadway components on South side of 6th Street between Tripoli Way and Date Ave such as, but not limited to: curb and gutter, sidewalk, Landscaping, Decorative pavers Elements, Decorative Street Lights, ADA ramps, Traffic control striping, legends, Traffic control signs and street name signs to match Downtown Pueblo Viejo Design Guidelines and to the satisfaction of the City Engineer.
- b. Applicant shall underground all existing and proposed dry utilities that are proposed to serve the project to the satisfaction of the City Engineer.
- c. Applicant shall replace in kind any improvements along the project frontage that are damaged or modified in anyway as a result of the project activity. Items to be protected in place and replaced if modified include but are not limited to: .landscaping, irrigation,

decorative pavers, striping, pavement, sidewalks, curbs, signage, lighting, etc.

3) Date Avenue- Public Roadway as shown on the RAC and per these comments shall include the following:

- a. This street is within Pueblo Viejo District Limit with 33.17 feet of right-of-way from Center Line of Street to the West side of the Street. If street widening is included in the project design for street side parking, then additional right-of-way shall be dedicated such that all public parking and public sidewalks are located within dedicated public right-of-way.
- b. Applicant shall provide a 1 tenth mill and overlay of the existing asphalt on to the centerline to match the existing crown of the street.
- c. Applicant shall install all sidewalk and curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, street lights and all other appurtenances by Pueblo Viejo Design Guidelines as required to the satisfaction of the City Engineer.
- d. Applicant shall protect all unmodified street improvements in place but shall be responsible to replace all damaged curb, gutter or sidewalk panels and all panels that are deemed to be non ADA complaint during construction.
- e. Decorative pavers Elements shall be added at all driveway locations.
- f. One decorative “Pueblo Viejo” Street Lights shall be incorporated into the street improvements on Tripoli Way.
- g. Street frontage landscaping shall be installed per planning department conditions and guidelines and installed per the satisfaction of the Development Director and City Engineer.
- h. Traffic control striping, legends, Traffic control signs and street name signs to match Downtown Pueblo Viejo Design Guidelines and to the satisfaction of the City Engineer.
- i. Applicant shall underground existing dry utilities at northbound lane on Date Ave. adjacent to the project frontage, such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities to the satisfaction of the City Engineer.

SEWER and WATER IMPROVEMENTS:

22. Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.
23. Applicant shall construct all off-site and on-site water improvements and any other incidental works necessary to complete the improvements. Size and location of sewer and water improvements shall be approved by the City Engineer.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

24. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
25. Provide a set of proposed Covenants, Conditions and Restrictions (CC&R) for review and approval. The proposed CC&Rs shall contain the Association's/Owner's maintenance obligations with respect to various facilities including, but not limited to, right-of-way and private landscaping, private streets, sidewalks, utilities, street lights, and Water Quality Management Plan (WQMP) features. This document must be submitted to and approved by the City before it is submitted to any other governmental entity.
26. Prior to issuance of building permits, all required public improvements, including landscaping and lighting areas along the exterior streets, shall be secured with appropriate sureties to the satisfaction of the City Engineer. An engineering final inspection is required. "As-built" plans shall be submitted to and approved by the City Engineer. Prior to acceptance of the improvements by the City, such plans, once approved, shall be given to the city on compact disk in AutoCad format. All off-site and on-site improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City.
27. The applicant's Civil Engineer shall field verify and certify that all BMPs are designed, constructed, and functional in accordance with the approved WQMP.

PRIOR TO RELEASE OF OCCUPANCY PERMITS/ACCEPTANCE OF PUBLIC IMPROVEMENTS:

28. Prior to issuance of certificate of occupancy, all public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be completed to the satisfaction of the City Engineer. An engineering final inspection is required. "As-built" plans shall be submitted to and approved by the City Engineer. Prior to acceptance of the improvements by the City, such plans, once approved, shall be given to the city on compact disk in AutoCad format. All off-site and on-site improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City.