



2. REMOVE ALL CYCLONE FENCING PRIOR TO APPROVAL OF THE CERTIFICATE OF OCCUPANCY FOR THE PROJECT.
3. SUBMIT A LANDSCAPING AND LIGHTING PLAN FOR REVIEW BY THE COMMUNITY DEVELOPMENT DIRECTOR THAT INCLUDES LOCAL NATIVE PLANTS ONLY, PREFERABLY GROWN FROM LOCAL GENETIC SOURCES.
3. OBTAIN A SIGN PERMIT FOR PROJECT SIGNAGE.
4. PROVIDE ELEVATIONS AND FLOOR PLAN FOR THE SOLID WASTE RECYCLING STORAGE BUILDING TO THE COMMUNITY DEVELOPMENT DIRECTOR FOR APPROVAL PRIOR TO ISSUANCE OF THE BUILDING PERMIT. THE STORAGE STRUCTURE SHALL HAVE THE SAME QUALITY AND LEVEL OF FINISH AS THE OTHER BUILDINGS ON THE SITE.
5. PRIOR TO ISSUANCE OF THE BUILDING PERMIT, SUBMIT A DETAILED SITE PLAN FOR APPROVAL BY THE DIRECTOR OF COMMUNITY DEVELOPMENT, WHICH ILLUSTRATES THAT WINDOWS ON EACH UNIT ARE ORIENTED TO ENSURE PRIVACY WITHIN EACH UNIT FROM ADJACENT UNIT WINDOWS.
6. PRIOR TO ISSUANCE OF THE BUILDING PERMIT, SUBMIT DETAILED FLOOR PLANS AND ELEVATIONS FOR ALL ACCESSORY STRUCTURES INCLUDING THE COMMONS BUILDINGS, THE COMMON STORAGE BUILDING AND TRASH AND RECYCLING BUILDINGS FOR APPROVAL BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.
7. THE EASEMENT RIGHT OF WAY FOR SOUTH STREET AND NEW STREET SHALL BE IMPROVED PER THE CITY'S STREET STANDARDS AND TRANSFERRED TO THE CITY OF FORT BRAGG PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
8. PRIOR TO ISSUANCE OF THE BUILDING PERMIT, SUBMIT A WATER QUALITY MANAGEMENT PLAN AND/OR A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) THAT FOR REVIEW AND APPROVAL BY THE CITY ENGINEER. SUCH PLAN SHALL INSURE COMPLIANCE WITH ALL STORMWATER MANAGEMENT REQUIREMENTS OF THE CLUDC AND COASTAL GENERAL PLAN.
9. PRIOR TO ISSUANCE OF THE BUILDING PERMIT, SUBMIT A PAINT COLOR PLAN FOR THE SITE FOR REVIEW AND APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR.
10. PRIOR TO ISSUANCE OF A BUILDING PERMIT, SUBMIT FOR THE REVIEW AND APPROVAL OF THE COMMUNITY DEVELOPMENT DIRECTOR PLANS FOR THE LOCATIONS AND VISUAL SCREENING OF ALL MECHANICAL EQUIPMENT PROPOSED TO BE CONSTRUCTED AS PART OF THE PROJECT, INCLUDING BUT NOT LIMITED TO: STANDPIPES, BACKFLOW PREVENTERS, GENERATORS AND PROPANE FUEL TANKS.
11. PRIOR TO ISSUANCE OF A GRADING PERMIT OR BUILDING PERMIT, THE DEVELOPER SHALL SUBMIT PLANS FOR THE INSTALLATION OF APPROXIMATELY 400 LINEAR FEET OF 8" SEWER MAIN ALONG SOUTH STREET TO THE PROJECT SITE TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR.
12. PRIOR TO ISSUANCE OF A GRADING PERMIT OR BUILDING PERMIT, THE DEVELOPER SHALL CREATE A SOLUTION TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR FOR MAINTAINING ADEQUATE WATER PRESSURE DURING HEAVY USAGE SUCH THAT THE PROPOSED DEVELOPMENT AND EXISTING DEVELOPMENT IN THE SAME SECTOR MAINTAIN ADEQUATE MINIMUM WATER PRESSURE ON-SITE AT ALL TIMES. ADDITIONALLY THE 8" WATER MAIN ON SOUTH STREET SHALL BE EXTENDED THE LENGTH OF SOUTH STREET IN FRONT OF THE PROJECT SITE AND THE PUBLIC WORKS DEPARTMENT MAY FURTHER REQUIRE THAT AN 8" WATER MAIN CONNECTION BE INSTALLED BETWEEN THE MAIN ON KEMPE WAY AND THE MAIN ON SOUTH STREET ALONG THE NEW STREET ALIGNMENT.

**CITY OF FORT BRAGG**

**PROJECT LOCATION**

CITY STREET

KEMPE WAY

SOUTH STREET

NORTH STREET

NOYO RIVER

NOT TO SCALE

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SHEET

**A.2**

OF SHEETS