

**DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT  
ENGINEERING DEVELOPMENT SERVICES**

**EXHIBIT "A"**  
**April 11, 2022**

**New Single Family Dwelling  
980 Madelyne Court  
HDP22-002**

- I. Applicant's engineer shall obtain the current City Design and Construction Standards and the Engineering Division of the Planning & Economic Development Department's Standard Conditions of Approval dated August 27, 2008 and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer.
- II. The approval of this project shall be subject to the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of the building permit review and approval.
- III. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received January 18, 2022:

**PUBLIC STREET IMPROVEMENTS**

1. An Encroachment Permit is required prior to issuance of the building permit. Any improvements proposed or required, within the public right shall be reviewed and approved with the Encroachment Permit application. Only Construction plans submitted with the Encroachment Permit Application are final plans and shall be approved for construction. Contact Engineering Development Services at 543-3200, located at 100 Santa Rosa Avenue, Room 5, as soon as possible to begin Encroachment Permit application processing. Encroachment Permit application processing may take 4-6 weeks. Submit plans showing all work in the public right of way, or in public easements, including all work on public utilities (water meter boxes, sewer lateral cleanouts, backflow devices, etc.)

**STORM WATER COMPLIANCE**

2. Note on the plans submitted with the building permit application that "no debris, soil, silt, bark, slash, sawdust, rubbish, cement or concrete washings, oil or petroleum products, or other organic or earthen material from any construction or associated activity of whatever nature, shall be allowed to enter into or be placed where it may be washed by rainfall into the storm drain system. When operations are complete, any excess material or debris shall be removed from the work area."

**BUILDING** – (from Michael Enright dated February 28, 2022)

3. Provide a geotechnical investigation and soils report with the building permit application. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.
4. Obtain building permits for the proposed project.

## **WATER AND WASTEWATER**

5. Demand fees may be required and shall be determined during review of the building permit application. The applicant shall contact the Water Engineering Services division at [WaterEng@srcity.org](mailto:WaterEng@srcity.org) to obtain a preliminary fee calculation.
6. The applicant shall install a minimum 1-inch water service lateral with a 1-inch meter per City Standard 863-A along with a 1-inch double check backflow per City Standard 875.
7. The water service shall be sized to support fire and domestic demand. The water service size shall be determined based on hydraulic calculations submitted per current City Water Design standards.
8. For residential fire sprinklers the applicant shall install a double check backflow device per City Standard 875.
9. The applicant shall connect to the existing sewer lateral at the corner of Madelyn Court and White Oak Drive. If a sewer lateral does not already exist, the applicant shall install a sewer lateral per City Standard 513/513A.
10. A sewer cleanout per City Standard 513/513A shall be installed on the existing sewer lateral if one does not already exist. The location of the cleanout must be shown on the utility plan submitted with the building permit application. The type of cleanout and the placement shall be based on the depth of the existing lateral. The installation of the clean out must be performed under an encroachment permit.

## **FIRE – (from Paul Lowenthal dated February 21, 2022)**

11. Ensure the new SFD complies with the local ordinance for the ignition free zone which shall be provided for buildings or structures as follows:
  - a. Buildings or structures protected throughout by an automatic fire sprinkler system shall provide a minimum 3-foot ignition free zone as follows:
    - i. Free of combustible storage material.
    - ii. Free of vegetation.
    - iii. Free of tree limbs.

- iv. Use only inorganic, non-combustible ground covers, mulch, etc.(i.e. stone or gravel).
- v. Maintain free of leaves, needles, or other dead vegetative growth, regularly



04/11/2022

CLEVE GURNEY - EDS ASSISTANT ENGINEER