

DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
MAY 21, 2014

CALISTOGA COTTAGES
408 CALISTOGA ROAD
MJP13-007

- I. Developer's engineer shall obtain the current City Design and Construction Standards and the Community 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. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received April 3, 2014:

PARCEL AND EASEMENT DEDICATION

1. The Final Map shall show private storm drain easements over all downstream lots in favor of all associated upstream lots.
2. The common driveway shall be covered by joint access and utility easements in favor of the lots served.

PRIVATE DRIVEWAY

3. The common private driveway shall be a minimum of 20 feet wide and shall be covered by joint access and utility easements. (A separate joint maintenance agreement shall be provided for lots served by a common driveway. Note: the California Department of Real Estate may require the formation of a homeowners association for maintenance of common facilities.) The driveway shall be built to City Minor Street structural standards and bordered with concrete curb and gutter. The common drive shall access through a 24 foot minimum width curb cut per City Standard 250A, and then may taper to a width of 20 feet at a point 20 feet past the back of sidewalk.
4. All residences of this subdivision shall access Calistoga Road by way of the proposed common private driveway only. The existing private driveway curb ramp serving the existing single residence off of Calistoga Road shall be removed and replaced with City Standard concrete curb and gutter to eliminate the driveway entrance onto Calistoga Road.

5. The private driveway off of Calistoga Road shall be provided with a Fire Department approved turn-around at the east end.

PUBLIC STREET IMPROVEMENTS

6. Calistoga Road shall be improved to City Boulevard Standards along the entire project frontage. Half width street improvements shall consist of a travel lane, a bike lane, a parking lane and a sidewalk behind a planter strip. The Calistoga Road curb line along the project frontage shall maintain its present alignment. The Calistoga Road right of way will not require additional right of way dedication. See the Standard Conditions of Approval for dimensions.
7. Decorative luminaire Street lighting shall be installed per City Standard 615D for Street Lights. Required street light spacing and locations shall be determined at the time of Public Improvement Plan plan check.
8. Provide sufficient line of sight so a vehicle exiting the new proposed combined driveway will not impede or cause the oncoming traffic on Calistoga Road to radically alter their speed. Based on Table 405.1A of the Caltrans' Highway Design Manual, the minimum corner sight distance is 385 feet either direction.
9. Avoid installation of any physical features (signs, landscaping, mailboxes, etc.) along the Calistoga Road frontage of the parcel. Landscaping must be maintained to be no more than 30" in height.
10. Restrict parking at least 25 feet on either side of the proposed access to Calistoga Road.

UTILITIES

11. This project will require a public water main and public sewer main in the private driveway. All new residences within this subdivision shall take water and sewer service off of the mains within the common private driveway. The public water and sewer mains shall be covered by a public water and sewer easement in favor of the City of Santa Rosa.
12. Water services are to be installed per current Design and Construction Standards. Each unit shall be separately metered. The Fire Department requires fire sprinklers in all structures. The water services and meters shall be sized to meet fire protection, domestic and irrigation uses. Submit flow calculations to the Engineering Development Services Division of the Transportation and Public Works Department during the plan check phase of the Encroachment Permit.
13. Sewer and water demand fees may be due prior to issuance of Building Permits. The applicant may contact the Engineering Development Services Division of the

Transportation and Public Works Department to determine estimated sewer and water demand, processing and meter fees.

14. All residential water services serving a fire protection system require a private double check valve behind the meter.
15. Any existing water or sewer services that will not be used must be abandoned at the main per City Design Standards.
16. If bio swales are required, meter boxes, cleanouts, fire hydrants, etc. must be located without conflict with the swales. Locations of infrastructure shall be shown on the Tentative Map.
17. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Resolution No. 27518, on November 17, 2009. Plans shall be submitted with the Building Permit application. Submit the following with the above mentioned plans: Maximum Applied Water Allowance (Appendix A) and Hydrozone Table (Appendix B).

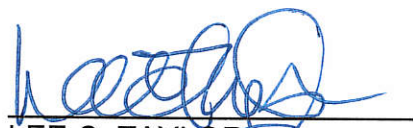
PARKS DEPARTMENT

18. Street trees will be required and planted by the developer. Selection will be made from the city's approved master plan list. Planting shall be done in accordance with the city *Standards and Specifications for Planting Parkway Trees*. Tree planting location shall be marked by Parks Division Tree Section personnel. Contact the Parks Division Office (707) 543-3770 for copies of the master street tree list, standards and to request field markings. This declaration shall be added to the General Notes of the improvement plans.
19. Property owners shall be responsible for the irrigation of the street trees and the maintenance of the planter strips in front of and alongside of their parcel(s).

FIRE DEPARTMENT

20. The remote sides of the proposed building envelopes for Lot's #2, 3 and 4 are in excess of 150 feet from the public way (Calistoga Road).
 - a. An on-site fire lane is required with 20 foot inside and 40 foot outside radius.
 - b. An on-site turn-around is required. Driveway aprons to residential garages are not a dedicated turn-around as residents park upon same making them unavailable. The turn-around needs to be incorporated into the access easement.

- c. Any existing trees may not encroach upon the required 13' 6" vertical clearance.
 - d. A bulletin exists at:
http://srcity.org/departments/fire/prevention/checklists_library/Mylar%20or%20Pre-Mylar%20Plan%20Review%20Checklist.pdf which may aid in designing the subdivision.
21. The plans indicate that that this site falls in the "Severe Fire Zone", this is not the case, nor is it in the Wildland Urban Interface.
 22. The closest existing fire hydrant (On Calistoga Road) is too far from the remote building envelopes. Provide an on-site fire hydrant within 150 feet of the proposed buildings. Install along the fire lane.
 23. New buildings will be required to be equipped with fire sprinklers.
 24. Two copies of a Phase 1 Environmental Site Assessment shall be included with submittal of the first Engineering plan check. One copy is to be submitted directly to the Fire Department and review fee paid; a copy of the receipt shall be submitted with the remaining copy to the Engineering Department. Grading, demolition or construction permits shall not be issued until the Fire Department has reviewed and approved the Phase 1 study.
 25. Site address signage per current Fire Department Standards shall be established and maintained during and after any combustible construction or intensification of site use.
 26. Fire Lane markings are required in accordance with the Fire Code – Vehicle Code.
http://srcity.org/departments/fire/prevention/checklists_library/Fire%20Lanes%20Standard.pdf
 27. Traffic control devices and permanent fences or gates limiting vehicle access shall be approved by the Fire Department.
 28. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials.



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