

CITY OF SANTA ROSA CALIFORNIA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
ENGINEERING DEVELOPMENT SERVICES DIVISION

EXHIBIT "A"
NOVEMBER 3, 2015

The Oakmont Central Park – Sport Courts
6633 Stone Bridge Road
MNP14-0014

- I. Developer's engineer shall obtain the current City Design and Construction Standards and the Planning and 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. Developer's engineer shall comply with all requirements of the current Municipal Separate Storm Sewer System (MS4) and City Standard Urban Storm Water Mitigation Plan Low Impact Development Guidelines. Final Plans shall address the storm water quality and quantity along with a maintenance agreement or comparable document to assure continuous maintenance of the source and treatment.
- III. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received August 11, 2015:

PARCEL AND EASEMENT DEDICATION

1. Provide a plot plan and a metes and bounds description prepared by a licensed Land Surveyor registered in the State of California for a Public utility easement located behind the sidewalk for 7.0 ft. in width along both Oakmont Drive and White Oak Street. Easement documents are subject to review and approval by the City Engineer and recorded at the County of Sonoma.

PUBLIC STREET IMPROVEMENTS

2. An Encroachment Permit is required prior to issuance of the building permit. Any improvements, proposed or required, within the public right or any existing public sewer or water easements will be reviewed and approved with the Encroachment Permit application. Only Construction plans submitted with the Encroachment Permit Application are final plans and will be approved for construction. Contact Engineering Development Services at 543-4611, 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.)

3. All private and public sidewalk shall be ADA compliant and provide a minimum 3 foot clear at all sidewalk obstructions. Up lifted, cracked or damaged sidewalk, shall be removed and replaced to the nearest expansion joint. The corner handicap ramp at the intersection of White Oak Rd. and Oakmont Drive shall be removed and replaced per Caltrans detail No. RSP A88A.

STORM WATER COMPLIANCE

4. The developer's engineer shall comply with all requirements of the latest edition of the City of Santa Rosa and County of Sonoma, Storm Water Low Impact Development Technical Design Manual. Final onsite Improvement Plans shall incorporate all SUSMP Best Management Practices (BMP's) and shall be accompanied by a Final onsite Storm Water Mitigation Plan which shall address the storm water quality and quantity. Final Improvement Plans shall be accompanied by a maintenance agreement or comparable document to assure continuous maintenance in perpetuity of the SUSMP BMP's, and shall include a maintenance schedule.
5. Perpetual maintenance of SUSMP Best Management Practices (BMP's) shall be the responsibility of the lot owner. Commercial owners shall be responsible for performing and documenting an annual inspection of the BMP's on their respective properties. The annual reports shall be retained by the private property owner for a period of the latest five years, and shall be made available to the City upon request.
6. After the SUSMP BMP improvements have been constructed, the developers Civil Engineer is to prepare and sign a written certification that they were constructed and installed as required. Written certification of SUSMP BMP's is to be received by the City prior to final acceptance of the Public Street improvements and/or project sign off or occupancy.
7. A Storm Water Pollution Protection Plan (SWPPP) will be required at building plan submittal to show protection of the existing storm drain facilities during construction. This project is required to comply with all current State Water Board General Construction Permit Requirements.
8. The landscape plans and civil plans shall be updated to reflect the final BMP locations, construction details, and construction dimensions in order to construct the BMP features per the approved final SUSMP report.
9. BMP's facilities shall not conflict with other improvements including utilities.

UTILITIES

10. Submit landscape and irrigation plans in conformance with the most recent Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council. Plans shall be submitted with the Building Permit application.

11. The civil engineering drawings plans shall show connections to the Public Water system for the drinking fountain and its connection to the sanitary sewer system on the construction drawings. The irrigation plans shall show the connection point to the onsite irrigation system.



Carol Clark
Project Engineer