

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

EXHIBIT "A"
July 12, 2022

Ferraro Development Corp Residence
3796 Saint Andrews Drive
HDP22-010

- 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 April 12, 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."

GRADING

3. All drainage flows from improved areas and roof drainage leaders shall be directed to existing onsite swale. All offsite drainage shall be accepted and conveyed to the onsite drainage system maintaining predevelopment drainage flow characteristics. No concentrated flows outside of existing improved swales will be allowed to cross property

lines. All surface drainage from unimproved slopes shall reflect predevelopment conditions and sheet flow across property lines.

WATER AND WASTEWATER

4. Demand fees may be required and shall be determined during review of the building permit application. Submit the type of use in each portion of the building and the square footage of each usage type with the building permit application. The applicant may contact the Water Engineering Services division at watereng@srcity.org to obtain a preliminary fee calculation.
5. The water service shall be sized to support fire, domestic, and irrigation demand. The water service size shall be determined based on hydraulic calculations submitted per current City Water Design standards.
6. This property may not be able to gravity sewer to the existing lateral which will require an onsite private sewage lift pump system. Properties with sewage lift pumps are required to discharge to a City Standard 513 for one way lateral clean out, and City Standard 515 Discharge for Private Force Main.
7. 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.
8. If a private sewage lift pump system is installed, a reduced pressure backflow preventor (RPBP) per City Standard 876 shall be installed on the existing water service if one does not already exist. If a private sewage lift pump system is not installed then a double check backflow per City Standard 875 shall be installed on the water service if one does not exist.
9. If applicable, submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Resolution No. 4028, on October 27, 2015. 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).



07/12/2022

CLEVE GURNEY - EDS ASSISTANT ENGINEER