

PLANNING & ECONOMIC DEVELOPMENT  
ENGINEERING DIVISION

EXHIBIT "A"  
February 7, 2017  
210 5<sup>th</sup> St  
Santa Rosa AC Marriott Hotel  
DR16-062

- 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. 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 October 13, 2016:

**PARCEL AND EASEMENT DEDICATION**

1. A Public Sidewalk easement is required along the frontages on 4<sup>th</sup>, 5<sup>th</sup>, and Davis Streets for those portions of sidewalk falling outside of the public right of way.

**PUBLIC STREET IMPROVEMENTS**

2. An Encroachment Permit must be obtained from Engineering Development Services of the Planning and Economic Development Department prior to beginning any work within the public Right-of-Way or for any work on utilities located within public easements.
3. Davis Street curb gutter and sidewalk shall be removed and replaced along the project frontage between 4<sup>th</sup> Street and 5<sup>th</sup> Street with new curb and gutter 14 feet from the centerline and sidewalk with tree wells contiguous to the curb. Curb side parking will be restricted to an 80-foot-long drop off parking bay. The parking bay shall be per City Standard 213 and be centered on the hotel entrance way and signed for drop off only no parking with white curb.
4. Improvements to 4<sup>th</sup> Street shall consist of the removal of the existing curb,

gutter, sidewalk, and planter curb islands and replacement with new city standard curb and gutter with curb bulb outs. New sidewalk shall be a minimum 10-foot-wide contiguous to the curb with tree wells. New curb gutter and sidewalk shall conform to line and grade of existing offsite improvements at the easterly property line maintaining offsite drainage flows to curb inlet. Curb bulb outs shall have 10-foot minimum radius returns bordering parking stalls at the travelway. The gutter flow shall be intersected with new curb inlet to the existing curb inlet at the 4<sup>th</sup> Street intersection at Davis Street. Diagonal parking may be provided on 4<sup>th</sup> Street between the new driveway location and the Davis Street intersection.

5. The proposed curb cut for the driveway entrance on 4<sup>th</sup> Street is to be extended out to the 4<sup>th</sup> Street travelway and revised to reflect a City Standard 250D, 18 feet wide with 10-foot minimum radius curb returns with gutter line tangent to the existing face of curb of the offsite curb island to the east and the new face of curb for the proposed curb bulb out to the west. Gutter line grade break shall occur at the driveway location with gutter flows going to a new curb inlet offsite easterly at the base of the adjacent offsite curb island and westerly to the new curb line draining to the existing curb inlet being retained. The existing open drainage channel through offsite curb island shall be removed and area backfilled.
6. the proposed curb bulb out adjacent to the 4<sup>th</sup> Street driveway maintaining gutter flows either by installing a new City Standard Curb inlet upstream existing planter and the driveway location connected to the public storm drain in 4<sup>th</sup> Street through a new manhole structure, use of a City Standard 250D curb return driveway alternate B with 10-foot minimum curb return radii to the sidewalk, protecting line of sight to sidewalk and proposed diagonal parking pull out onto 4<sup>th</sup> Street. Proposed improvements shall coordinate and conform to the existing offsite improvements constructed per City File 2009-0036.
7. The existing curb return at the intersection of 4<sup>th</sup> and Davis Streets shall be removed and replaced with a new 20-foot radius curb return and new separated and directional ped ramps per Caltrans Standard A88A for Davis Street and 4<sup>th</sup> Street crossing aligning with crosswalks.
8. Improvements to 5<sup>th</sup> Street shall consist of the removal and replacement to City Standards of the drive approaches, curb return, and handicap ramp located at Davis Street. The new curb and gutter shall conform to line and grade of existing offsite improvements at the property line. The new driveway curb cut shall be per City Standard 250A, 26 feet wide. Contiguous sidewalk shall be provided with City standard tree wells.
9. The curb returns for the intersection of 5<sup>th</sup> and Davis street shall be with a The new curb return shall have a 20-foot radius maintain existing traffic signal pole location and have a new pedestrian ramp per Caltrans Standard RSP A88A. the existing curb inlet connection at the corner may remain but new City Standard curb inlet modified as necessary to reflecting ADA gutter slopes requirements for pedestrian ramps. Existing crosswalk marking across 5<sup>th</sup> Street shall be removed and replaced with new aligning with the ped ramp location. The

existing crosswalk marking on Davis street may be modified as necessary to conform to the realigned markings on 5<sup>th</sup> Street.

10. Two copies of the Phase 1 Environmental Site Assessment shall be included with the submittal of the first plan check. 1 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 cleared the Phase 1 Study.
11. Existing pedestrian bollards shall be removed for the sidewalk and curb bulb out improvements, shall be salvaged and delivered to the City Street Maintenance Department unless otherwise directed.
12. The existing "Woodstock" statue shall be salvaged and protected by the Applicant until a new location along Davis Street is determined by the City for the installation. The Applicant will be responsible for the installation of the "Woodstock" statue as directed by the City if site targeted is on the project frontages of 4<sup>th</sup>, 5<sup>th</sup>, or Davis Street.
13. All street trees for tree wells shall be from the approved street tree list and shall be installed as directed by Recreation and Parks. All street tree wells shall be connected to an irrigation system.

## **TRAFFIC**

14. The pole mounted signal, ped head and electrical appurtenances at the corner of Davis and 5<sup>th</sup> Street shall be relocated to the new Davis Street curb line. No splicing is allowed for signal conductors.
15. The through driveway between 4<sup>th</sup> and 5<sup>th</sup> Streets shall be posted and marked as one-way direction with entrance on 4<sup>th</sup> Street and exit onto 5<sup>th</sup> Street. Signage shall be posted at the driveway locations designated entrance and exits at the property line with additional signage on 5<sup>th</sup> Street as "exit one way do not enter".
16. Existing ornamental street lights on 4<sup>th</sup> Street and Davis Streets are to be salvaged and relocated to the new curb line and provide a minimum 5-foot sidewalk clearance around base of pole and a minimum 5-foot setback from the top of curb for driveway curb cut flares. Decorative luminaire Street lighting shall be installed per City Standard 614 and with base per City Standard 620B for Street Lights on the project frontages of 4<sup>th</sup> Street, Davis Street, and intersection of 4<sup>th</sup> and Davis Streets. Street light locations will be determined during the improvement plan review process.
17. Electrical boxes for street lights and signals shall be provided with grounded vandal resistant inserts, McCain Tamper Resistant Inserts or City approved equal, in street light pull boxes at locations as directed by the City. Catalog cuts

shall be provided with the first plan check submittal for review and approval by the City Engineer. The street light improvement plans shall include the following note; "The contractor may use their own locks during construction for ease of access, however once the conductors in the pull box are live the contractor shall coordinate with the City Inspector to have the City lock installed. Electrical pull boxes in planter strips shall be provided with a 2-foot concrete apron around box."

## **STORM DRAINAGE**

18. A new City Standard Type II curb inlet shall be installed upstream of the offsite curb island connected to the public storm drain in 4<sup>th</sup> Street through a new storm drain manhole in lieu of the proposed curb inlet adjacent to the west of the driveway curb bulb out location. The gutter line pass thorough channel in the existing offsite curb island adjacent to the driveway location is to be removed being no longer necessary due gutter flows being intercepted the new curb inlet upstream of the channel.
19. The developer's engineer shall comply with all requirements of the latest edition of the City Standard Urban Storm Water Mitigation Plan Guidelines. Final Public Improvement Plans shall incorporate all SUSMP Best Management Practices (BMP's) and shall be accompanied by a Final Storm Water Mitigation Plan which shall address the storm water quality and quantity. Final Public 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.

Perpetual maintenance of SUSMP Best Management Practices (BMP's) shall be the responsibility of one or more of the following:

- a) The individual homeowners fronting or owning these BMP's. Individual 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.
- b) A Homeowner's Association or Property Owners Association. If perpetual maintenance of these BMP's is through a Homeowner's Association or Property Owner's Association, the documents creating the Association and the Covenants, Conditions and Restrictions governing the Association shall be submitted to the City Attorney's Office and the Department of Community Development for review.
- c) A special tax district for public BMP facilities.

- d) An alternate means acceptable to the City of Santa Rosa.
20. 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 or per the manufacturer's recommendation. Written certification of SUSMP BMP's is to be received by the City prior to acceptance of subdivision improvements.
  21. The existing curb inlet on Davis street at the Davis Street 4th Street intersection is to be removed and connection to the manhole at the 4<sup>th</sup> Street and Davis Street intersection abandoned in place. A new public storm drain shall be extended in Davis Street from the existing public manhole on Davis Street at 4<sup>th</sup> Street to a new City Standard type II curb inlet in the drop off parking bay at the front entrance for the hotel. New curb inlet connection to the manhole shall be through HDPE installed per City Standards with a minimum 765-foot radius sweep to the manhole structure.
  22. The existing curb inlet on the 4<sup>th</sup> Street side of the curb return of the Davis street intersection may remain and inlet adjusted to new line and grade of the curb and gutter bulb out being constructed.
  23. A new City Standard Type II curb inlet shall be installed offsite on 4<sup>th</sup> Street easterly of the adjacent curb island. The new curb inlet shall be connected to the existing City storm drain through a manhole structure.

## **SEWER AND WATER**

24. Water laterals and meters shall be sized to meet domestic, irrigation and fire protection uses. The flow calculations shall be submitted to the Santa Rosa Water Department during the plan check phase of the Building Permit Improvement Plans or Encroachment Permit to determine adequate sizing.
25. Applicant must install a combination service per City Standard #870 for fire sprinkler, public fire hydrant, domestic and irrigation meters. A City Standard 880, Double Check Detector Fire Line Backflow Assembly with Fire Department Connection shall be provided on the fire line and 880 Double Check Detector on the domestic services, and reduced pressure back flow per City Standard 876 will be required on irrigation water services. See Section X. Sections N and O of the Water System Design Standards. Fire department connections at the Double Checks Detector shall be within 100 feet of the nearest fire hydrant on same side of centerline.
26. Demand fees and meter sizes are to be determined based on use and area in conjunction with review of building plans.



27. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, 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).
28. A Restaurant & Food Service Industrial Waste Discharge Permit must be obtained from the City's Utilities Environmental Services Section. Contact Environmental Services at 543-3369.
29. Any existing water or sewer services that will not be used must be abandoned at the main per City Standards under an encroachment permit. The existing meter must be collected by the City Meter Shop. Contractor is to coordinate through the City's Encroachment Officer for water meter removal and pick up by the City.

A handwritten signature in blue ink that reads "Larry Lackie". The signature is written in a cursive, flowing style.

Larry Lackie  
Project Engineer