

PLANNING AND ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
February 22, 2017

80 College Ave
College Station
DR16-026

- 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 as related to this application 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 February 2, 2017:

RIGHT OF WAY AND EASEMENT DEDICATION

1. A 13-foot Public Utility Easement containing a 5-foot sidewalk easement shall be dedicated to the City along the College and Cleveland Avenue frontages.
2. Public right of way shall be dedicated to the City at the intersection of College and Cleveland Avenues sufficient to contain a Caltrans Revised Standard A88A Class A curb ramp with 4-foot clear sidewalk at top of ramp plus 6 inches.
3. College Avenue shall be dedicated as an Avenue with 2 travel lanes, 5-foot bike lane plus 8-foot with left turn pocket for the intersection of West College and Cleveland Avenues.
4. Cleveland Avenue shall be dedicated as an Avenue, with travel lane, and 6-foot contiguous sidewalk along the entire project frontage. Sidewalk outside of public right of way shall be contained within a Public Sidewalk Easement dedicated to the City prior to approval of any public improvement plans.

PUBLIC STREET IMPROVEMENTS

5. 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.
6. Improvements to College Avenue shall consist of the removal and replacement of existing curb gutter and sidewalk from Cleveland Avenue to the SMART right of way with new for a widened street section for an additional 5-foot bike lane with the existing travel lanes and turning lanes. Sidewalk shall be 10 feet contiguous to the curb and include City Standard Tree Wells from the City Street Tree List at the spacing as be determined by Recreation and Parks and maintain 10 foot setbacks to driveway curb cut locations. The new driveway curb cuts shall be City Standard 250A Commercial Driveway curb cuts, 32 feet wide for the westerly driveway and 20 feet wide for the easterly driveway.
7. Improvements to Cleveland Avenue shall consist of the removal and replacement to City Standards of the contiguous sidewalk with new 10-foot-wide contiguous sidewalk with tree wells. The sidewalk is to end at property line with city standard sidewalk barricade with a pass around connection conforming to the existing offsite sidewalk. Sidewalk shall provide a minimum 4-foot clearance around traffic signal pole. The new driveway connection to Cleveland avenue shall be City Standard 250B driveway curb cut, 12 feet wide and posted as exit right turn only at back of sidewalk and in parking lot together with a 6 inch raised curb installed on the centerline of Cleveland Avenue opposite the driveway and extending 10 feet beyond either end of the driveway curb cut location. The raised curb in Cleveland Avenue shall be painted yellow.
8. The College and Cleveland Avenue intersection shall be constructed with a 25-foot radius curb return and Caltrans Revised Standard Plan A88A Case A curb ramp. The proposed building location shall be adjusted as necessary to provide clear 4-foot sidewalk landing at top of curb ramp.
9. Cleveland Avenue and College Avenue shall be posted for no parking.
10. Overhead utility lines are to be placed underground per City Code Section 13-12.250. High voltage main feeder lines for regional area may remain overhead on utility poles relocated to behind the curb. Overhead services may remain to properties on opposite side of street using high voltage poles as riser poles.

STORM DRAINAGE

11. 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.

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.

- 12. Any off-site storm water runoff shall be conveyed across the project site in a separate bypass storm drain system, or shall be fully treated. Collection points along the boundary of the project shall convey storm water to the bypass system to separate treated and untreated storm water. All storm water systems shall be sized to convey the storm water per Sonoma County Water Agency standards.

GRADING

- 13. Any existing septic grease trap system shall be removed under supervision of project Soils Engineer. Obtain Permits from the Sonoma County Permit and Resources Management Department.

TRAFFIC

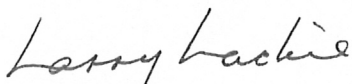
- 14. Traffic signal poles, boxes, conduit and conductors shall be relocated to behind

- the new curb and clear of the curb ramp per City Standard 240 or as required by the Traffic Engineer. The existing traffic signal pole on College Avenue will be in the new curb line. The existing foundation shall be removed and replaced with Engineered fill or as allowed by the City Engineer. The traffic signal pole on Cleveland Avenue may remain if City Traffic Engineer determines adequate setback to curb face can be maintained. No splicing is allowed of the signal conductors for relocated poles.
15. Traffic loops in College Avenue shall be installed and replaced as necessary to provide for a presence detector at the intersection and advance detector for the bike lane at the intersection of College and Cleveland Avenue as necessary for any adjustments required of the travel lanes and additional bike lanes. College avenue shall be restriped at the Cleveland Avenue intersection maintaining the right turn curb lane with through bike lane per CaMUTCD requirements.
 16. Conduit and pull boxes shall be installed as directed by the City Traffic Engineer per City Standard for future traffic signal interconnect along West College Avenue.
 17. Existing city street light, conduit, conductors, and utility box shall be removed, and street light relocated to behind the new curb line. The existing street light pole shall be salvaged and reinstalled with new conduit, conductor, and street light utility box unless otherwise directed by the City Traffic Engineer. The existing foundation shall be removed and replaced with Engineered fill or as otherwise allowed by the City Engineer. The existing luminaire is to be removed and replaced with new City Standard 611 cobra style LEOTEK LED fixture.
 18. 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."

SEWER AND WATER

19. Water laterals and meters shall be sized to meet domestic, irrigation and fire protection uses and double check back flow per City Standard 876 will be required on domestic and irrigation services and City Standard 880 on fire sprinkler service. The flow calculations shall be submitted to the Utilities Department during the plan check phase of the Improvement Plans or Encroachment Permit to determine adequate sizing.

20. Applicant must install a combination service per City Standard #870 for fire sprinkler, domestic and irrigation meters for the site. The water lateral shall be 12 inches unless otherwise allowed upon review and approval of fire calculations by the Fire Department.
21. Demand fees and meter sizes are to be determined based on use and area in conjunction with review of building plans.
22. Where bio swales are required, meter boxes, cleanouts, fire hydrants, etc. must be located without conflict with the swales. Locations of infrastructure will be reviewed during plan check.
23. Backflow prevention devices shall be designed and installed in accordance with current City Standards, State Health Code Title 17, and as required by the Director of Utilities.
24. Provide meters per Section X of the Water System Design Standards.
25. Applicants shall provide fire sprinkler demand calculations for projects indicating compliance with CFC Appendix III-A with the Encroachment Permit submittal. The minimum adjusted fire flow available shall provide 1500 gpm in and commercial developments.
26. 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 meters 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.
27. Future uses such as; Graphics & Photo Processing / Health Care / Vehicular Related Services / Restaurant & Food Service will be reviewed during the Building Permit Review process and may require an Industrial Waste Discharge Permit from the City's Utilities Environmental Services Section. Contact Environmental Services at 543-3369 if there are any questions concerning future tenant use.
28. Trash enclosure shall be covered.
29. 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).


Larry Lackie
Project Engineer

