

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

EXHIBIT "A"  
**May 23, 2017**

Somerset Place Subdivision - Map extension #4  
2786 Dutton Meadow  
**PRJ17- 007 - EXT17- 012**

- I. Prior to scheduling the tentative map for approval by the Planning commission, the recordable offsite offers of dedication for Tuxhorn Drive shall be completed.
- II. Previously approved and adopted Conditions of Development are in plain text and updated Conditions to current State and Federal Standards are in Bold Print for clarity. Some original conditions were deleted and are still present and crossed out.
- III. **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.**
- IV. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received **February 13, 2017**:

**PARCEL AND EASEMENT DEDICATION**

1. The final map shall show a private 10-foot Private Storm Drainage easement over lots 1 through 12 and lots 15 through 31 with the easements over each lot being in favor of all lots upstream of that lot in the drainage system. No overland lot to lot drainage is allowed.

**PUBLIC STREET IMPROVEMENTS**

2. Dutton Meadow shall be dedicated and improved as an Avenue along the entire project frontage. Half width street improvements shall consist of widening the existing street to a curb to curb width of 40 feet that shall accommodate an 8-foot wide parking lane on the west side and an 11-foot wide travel lane and a bike lane in each direction and a 6-foot wide planter strip, with a sidewalk on the east side. See the Standard Conditions of Approval for easement dimensions requirements.

- ~~3. Tuxhorn Drive shall be dedicated and improved as an Avenue along the entire project frontage and along the section from Dutton Meadow to Birch Meadow Street. Half width street improvements for both sides of the street shall consist of a travel lane, with a parking lane, and on the south side only a planter strip, with a sidewalk. See the Standard Conditions of Approval for dimensions. **COMPLETED**~~
4. Birch Meadow Street shall be dedicated and improved as a Neighborhood Street along the entire project frontage. Half width street improvements for westbound shall consist of a travel lane, with a parking lane, and a planter strip, with a sidewalk. Half width street improvements for eastbound shall consist of a travel lane next to the curb and gutter. See the typical section on the Tentative Map for approved dimensions.
5. Parking shall be allowed on Dutton Meadow on the westerly side of the street only and posted for no parking on the project side.
6. Parking shall be allowed on Birch Meadow Street on the northerly side of the street only and posted for no parking on the other side.
- ~~7. A temporary turnaround per City Standard 206 shall be constructed on lots 30 and 31 at the easterly end of Tuxhorn Drive. The temporary turnaround for future road connection shall remain in effect until the streets are extended. **NOT APPLICABLE**~~
- ~~8. The development rights over lots 27 through 32 shall be granted to the City of Santa Rosa concurrently with the recording of the final map. The development rights may be quitclaimed by the City Engineer at such time as he determines that the turnaround is no longer needed. This may be at the time that Pebble Creek Drive, together with Birch Meadow Street, is built connecting back to Tuxhorn Drive and these streets are accepted by the City. Within the turnaround area a public access easement shall be granted to allow the public access for turnaround use. Prior to the city quit claiming this easement and the quit claiming of the development rights, the turn around improvements shall be removed with an encroachment permit. **NOT APPLICABLE**~~
9. Two copies of a Level 1 Assessment are required and shall be provided with the initial improvement plans submittal for review. The report shall address all remediation required.
10. Improvement plans shall include a complete street lighting, signing and striping plan. ~~Decorative luminaire Street lighting shall be installed per City Standard 615D for Street Light.~~ The intersection of Dutton Meadow and Tuxhorn Drive shall be signed as a 4-way stop.
11. **Decorative luminaire Street lighting shall be installed per City Standard 615D for Street Lights on the subdivisions interior streets. City Standard**

**611 cobra style street lights are to be installed along Stony Point Road using LEOTEK LED fixtures. Street light spacing, wattages, and locations shall be determined during the improvement plan review process.**

- 12. 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."**
- 13. Street barricades per City Standard 211 and future through street signs per City Standard 206 shall be installed at the end of Tuxhorn Drive.**

## **STORM DRAINAGE**

- ~~14. Off-site runoff bypass runoff shall be conveyed across the site in two separate bypass storm drain systems. The collection points at the northeast corner of the subdivision shall convey storm water through the northerly street collection system and the southerly bypass system within Tuxhorn Drive to provide a method of future, separate treated and untreated storm water systems for the adjacent future Dutton Village Subdivision. The by-pass system shall be sized to convey the 10-year storm per Sonoma County Water Agency standards. The two systems shall be temporarily connected with two temporary storm drain manholes on the south side of Tuxhorn Drive. One manhole is located approximately 150 feet east of Dutton Meadow and the other is approximately 300 feet east of Dutton Meadow.~~  
**COMPLETED**

## **STORM WATER COMPLIANCE SUSMP**

- 15. 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.**

16. 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.
17. 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.
18. 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.
- 19. A Storm Water Pollution Protection Plan (SWPPP) shall 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.**
- 20. No debris, soil, silt, sand, 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 any 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 completed, any excess material or debris shall be removed from the work area.**
- 21. Where bio swales or BMP facilities are located in landscape strips, other utilities such as solar panels, transformers, irrigation meters, meter boxes,**

cleanouts, fire hydrants, etc. shall be located without conflict with the swales/water infiltration or collection. Each trench crossing shall extend the length of a bioswale by 5 additional linear foot. Locations of infrastructure shall be present on the plans and shall be reviewed during plan check.

22. The Civil Engineering plans shall show sufficient construction details and dimensions of each BMP device on the drawings so the BMP may be replaced in the future. Landscape plans and civil plans shall be coordinated with the approved SUSMP report and show the BMP locations clearly to prevent them from being filled in with landscape materials.

### **PRIVATE DRIVEWAY IMPROVEMENTS**

23. The common driveway(s) for units 1 and 2, 3 and 4, 5 and 6, 7 and 8, 9 and 10, 11 and 12, 13 and 14, 15 and 16, 17 and 18, 19 and 20, 21 and 22, 23 and 24, 25 and 26, 27 and 28, 29 and 30, 31 and 32, shall be 21 feet wide and shall be covered by joint access and utility easements. The common drive shall access through a 24-foot minimum width curb cut. The driveways shall be covered by a joint maintenance declaration.

### **GRADING**

24. Obtain demolition permits for the removal of the existing structures. An Air quality district J# is required to be submitted with the building permit application. The demolition permit shall be finalized prior to recordation of the final map.

### **WATER AND WASTE WATER**

25. ~~This project shall be coordinated with Dutton Village—2740 Dutton Meadow. The water and sewer mains in Tuxhorn Drive shall be installed by whichever project goes first. Reimbursement fees may be due for connections made to Tuxhorn Drive if installed by others.~~ **COMPLETED**
26. ~~We would like to encourage coordination and cooperation between Somerset Place (2786 Dutton Meadow) and Dutton Village (2740 Dutton Meadow). Due to the number of laterals in close proximity the integrity of the sewer main would be seriously compromised if all laterals were not installed during construction of the main. Therefore, Utilities shall not allow the sewer laterals for either project to be cut into the main if they are to be installed after the main is built. The City would require complete reconstruction of the main and an asphalt overlay of the full street would be required. In addition, the water laterals on opposite sides of the main shall need to be staggered so that there is a minimum 2' separation between saddles. Water laterals would be allowed to be installed after construction of the water main for either project with service taps but would still necessitate an asphalt overlay of~~

~~the full street.~~ **COMPLETED**

27. ~~This project may involve the extension of mains for public benefit outside this project (Tuxhorn Dr). The developer may contact Utilities Engineering for information regarding a possible Reimbursement Agreement~~ **along Birch Meadow Street Extension.** ~~Water main and sewer main reimbursement fees may be required in addition to standard demand fees if mains are installed by others. The local agency information sheet of the Final Map shall be annotated with this information.~~ **Public sewer and water main and lateral extensions in Tuxhorn Drive were built by Burbank Housing for their Catalina Townhomes & Amarosa Village development to the north of this property. Reimbursement fees shall be due under Reimbursement Agreement #R3332 in the amount of \$55,082.99 for the water main and laterals and \$51,841.86 for the sewer main and laterals. These reimbursement fees shall be due prior to the issuance of any building permits on the property.**
28. Submit the square footage of each lot to determine sewer and water demand fees. The lot sizes shall be listed on the information sheet of the Final Map.
29. Water services shall be provided per Section X of the Water System Design Standards. Indicate all lots with second units. Each unit shall have its own water meter. ~~If residential fire sprinklers are required with the development, The water lateral and meter shall be sized to meet fire flow requirements. Backflow devices are required on units with fire sprinklers. Provide a detail on the Improvement Plans showing services, street trees, mailboxes, indicating how they are to be installed (spacing).~~
30. ~~This project shall require the construction of 12" water main based on the type of use or as called out in the Water Master Plan. This project shall install a 12" water main.~~ **Tuxhorn Drive has been constructed previously. The proposed water main extension in Birch Meadow Street shall be adequately sized per City standards.** If fire flow calculations indicate an 8" main is adequate, the applicant may be entitled to oversizing contribution by the City. Any project that would require a smaller main ~~would~~ **may** qualify for oversize participation by the City.
31. ~~Access shall be provided to all structures on the City system. The access shall be provided with a turnaround per City Standard 206 when the backup distance for any maintenance vehicle exceeds 100' (as shown Tuxhorn Dr). Refer to XIV of the Sewer System Design Standards and III.D of the Water Design Standards.~~ **COMPLETED**
32. Where bio swales are required, meter boxes, cleanouts, fire hydrants, etc. shall be located without conflict with the swales. Locations of infrastructure shall be reviewed during plan check.

- ~~33. Submit landscape and irrigation plans in conformance with the Single Family Residential Landscape Policy adopted by the Santa Rosa City Council, Resolution No. 26690, on October 17, 2006. Submit Peak Month Water Use Estimate (Appendix A) and Certificate of Conformance (Appendix B). On landscape and irrigation plans, include the total planned square footage of planted areas for high water use plants (i.e. turf, annuals and container plants); moderate water use plants (i.e. ornamental trees, shrubs ground covers, and perennials primarily irrigated by sprinklers); and low water use plants (i.e. drought tolerant plants irrigated primarily through drip emitters). The planting plan shall include specific plant names that fit in each category.~~ **Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Resolution No. 4051, on October 27, 2015. Plans shall be submitted with the Building Permit application.**

## RECREATION AND PARKS

- 34. Street trees shall be required and planted by the developer. Selection shall 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 locations shall be marked by Recreation and Parks Division Tree Section personnel. Contact the Recreation and 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.**
- 35. 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).**



Carol Clark - Project Engineer