

PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
July 17, 2017

0 Airway Dr
Hampton Inn and Suites
DR17-040

- 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 as they relate to this application unless specifically waived or altered by these conditions or by written variance by the City Engineer.
- II. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received June 14, 2017:

PRIVATE STREET/DRIVEWAY IMPROVEMENTS

1. Existing drainage and access way easements as shown on City of Santa Rosa PM735, Bk 769 pg. 31, through site shall be quit claimed and replaced with new drainage and access way easements and joint maintenance and access agreements outside of Building footprint prior to issuance of any Building Permit.
2. Exiting PGE and Pacific Telephone & Telegraph Easement DN 82066733 shall be quit claimed and relocated outside of Building foot print prior to issuance of any Building Permit.
3. A 5-foot-wide sidewalk elevated from travelway with a 6-inch curb shall be provided from Airway Drive onto site. All driveway crossings shall be through curb ramps with marked pavement crossings.

STORM DRAINAGE

4. The existing private storm drain system and easements in favor of Lot 1 Parcel Map 735 shall be quit claimed and replaced with new drainage system and easements connecting to relocated private storm drain system. A private storm drain easement shall be dedicated in favor of Lot 1 over the proposed private system to drainage outfall into public drainage way.
5. The proposed onsite drainage design shall include and maintain all offsite

drainage flow volume and routing through site. No blockage of offsite drainage onto site is allowed. Hydraulic design calculations shall be provided with the Building Permit and Final SUSMP Plan submittal.

6. The developer's engineer shall comply with all requirements of the latest edition of the City Standard Urban Storm Water Mitigation Plan Guidelines. Final 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 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) 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) If perpetual maintenance of these BMP's is through a 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.
7. 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 in the Final SUSMP Plan and per the manufacturer's recommendation. Written certification of SUSMP BMP's is to be received by the City prior to Occupancy and is to be included in the Final SUSMP Report for the project to be filed with the City
 8. A SUSMP BMP LID Maintenance Declaration shall be recorded against the property prior to Final Inspection and Occupancy. A copy of the recorded Declaration shall be included in the Final SUSMP Report to be filed with the City.
 9. 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

WATER

10. Water laterals and meters shall be sized to meet domestic, irrigation and fire protection uses and double check back flow per City Standard 874 will be required on domestic and irrigation services with City Standard 880 on fire main. Fire Department may require a FDC on the 880 Double Check Fireline backflow Device. The flow calculations shall be submitted to the Santa Rosa Water Department during the plan check phase of the Improvement Plans or Encroachment Permit to determine adequate sizing.
11. Applicant must install a combination service per City Standard #870 for fire sprinkler, public fire hydrant, domestic and irrigation meters.
12. 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 form, Hydrozone Table form, and Certificate of Completion form.
13. 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.
14. 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.
15. Provide a separate irrigation service. See Section X. O. of the Water System Design Standards.
16. 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.



Larry Lackie
Project Engineer