

PLANNING AND ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
September 24, 2018

885 Hopper Ave
Panera Bread & Cafe
CUP18-120

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.

WATER

1. All existing sewer and water services shall be brought to current City Standards. Water services must be provided per Section X of the Water System Design Standards.
2. Sewer laterals are to be visually inspected to the main and report submitted with the Building Permit application for review and approval by the City. All deficiencies shall be addressed with the Building Permit. A City Standard 513 Clean Out is required on sewer lateral.
3. 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.
4. 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.
5. Demand fees and meter sizes are to be determined based on use and area with review building plans.
6. 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 and Hydrozone Table form.

11. Water laterals and meters shall be sized to meet domestic, irrigation and fire protection uses and double check back flow per City Standard 875 will be required on all water services. 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.
12. No footings shall be installed within 5 feet of the public water or sewer mains. Access to public utilities including all structures (i.e. manholes, cleanouts, mainline valves etc.) is to be provided at all times.
14. Provide a separate irrigation service. See Section X. O. of the Water System Design Standards.
15. Submit Food Service/Restaurant Wastewater Discharge Permit Application including plumbing plans to Environmental Services Section, 4300 Llano Road, Santa Rosa. www.srcity.org/foodapp
16. The existing fire hydrant may remain in the present location if setback to new curb face meets City Standard 857. If relocation of the fire hydrant is required, it shall be per City Standard 857 and may use the existing street valve unless otherwise directed by the City Engineer.
18. All kitchen sinks excluding hand wash sinks, and condensate lines shall be plumbed to a minimum size 1000-gallon 2 stage grease interceptor as per City Standard #519.
22. The interceptor shall be equipped with a downstream sampling manhole as per City Standard #521.
23. The trash enclosure shall be covered to prevent any storm water contact with waste trash bins and receptacles. Any floor drain shall be plumbed direct to grease interceptor and have no direct connection to City sanitary sewer and/or storm drain systems.
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 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.

Larry Lackie
Project Engineer