

PLANNING AND ECONOMIC DEVELOPMENT  
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"  
October 3, 2018

920 Hopper Ave  
Hopper Avenue Subdivision  
MIN18-002

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.

**MAP**

1. Obtain an inspection of all existing buildings to determine if any non-compliant Building Code conditions exist. Any non-compliant conditions must be corrected prior to recordation of the Parcel Map. The city may allow a third-party inspection firm to perform the substandard building inspection. A building permit is required for any work.
2. Evidence that all existing buildings have approved fire sprinklers installed and in working order are to be provided prior to recording the Final/Parcel Map.
3. Use of the cross-lot parking areas shall be covered by mutual Access Easements to Airway Drive and Hopper Avenue with a Joint Use and Maintenance Agreement to be recorded concurrently with the Parcel Map.
4. Lot 2 shall reflect the existing 14-foot-wide access easement in favor of Lot 2 of Parcel Map 457 recorded in the Office of the Recorder of the County of Sonoma County Book 419 pages 9,10, and 11.
5. Existing storm drain system shall be contained within a 10-foot-wide private storm drain easement over Lot 2 in favor of Proposed Lots 1 and 2; and Parcel 2 of Parcel Map 457, Lands of Tarrant & Bell Properties, Doc No. 2004R187670.

**WATER**

6. The proposed lots shall have separate sewer and water service lateral connections to the public mains in Airway Drive and Hopper Avenue. The existing water and sewer laterals to the individual buildings shall be separated prior to recording the Parcel Map
7. 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 domestic water services, a City Standard 876 Reduced Pressure Backflow Device will be required on all irrigation services and a City Standard 880 Backflow Device will be required on all fire lines. 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.

8. Demand fees and meter sizes are to be determined based on use and area in conjunction construction of new sewer and water laterals.
9. Combination water services per City Standard #870 for fire sprinkler, domestic, and irrigation meters are required for the individual lots.
10. Any existing water or sewer services that will not be used must be abandoned at the main per City Standards under an encroachment permit.
11. 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.
12. 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. Backflow Devices shall be behind the sidewalk unless otherwise allowed in writing by Water. Backflow devices allowed to be in the building not behind the sidewalk shall be covered with a letter to the City accepting maintenance responsibility of the devices.
13. Water services must be provided per Section X of the Water System Design Standards.
14. Any existing sewer and water services to remain shall be brought to current City Standards.
15. The Santa Rosa Water Department requires that in commercial applications an irrigation system be metered separately from domestic use to reduce sewer usage charges.
16. 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. City Standard 513 Clean Outs are required on sewer laterals.
17. 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.

Larry Lackie  
Project Engineer