

**CITY OF SANTA ROSA, CALIFORNIA
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
ENGINEERING DEVELOPMENT SERVICES DIVISION**

EXHIBIT "A"

July 26, 2019

**A new single-family house and ADU
124 WEST 6th STREET
LMA19-010**

- 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 therein unless specifically waived or altered 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 19, 2019:

PARCEL AND EASEMENT DEDICATION

1. Dedicate an easement within the project frontage for a 7.0-foot wide Public utility and public access easement located behind the Right of Way Line along both West 6th street and Pierson Streets. Easement documents are subject to review and approval by the City Engineer and shall record at the County of Sonoma prior to issuance of building permit.
2. Submit a cross lot drainage easement for any drainage crossing the property line onto another lot. The down stream owner would be required to accept the drainage from upstream. The easement shall be obtained at the sole expense of the owner. The historical out fall point shall remain the same or as approved by the Building Official during first plan check.
3. The project is adjacent to the Sonoma County Water Agency (SCWA) lands for the Prince Memorial Greenway. The applicant shall be financially responsible to apply and obtain an encroachment permit from any other agencies required to construct the project.
4. No fences shall be permitted within the Public Utility Easement setbacks at the front or side of the houses.

5. All dedication costs shall be borne by the developer or property owner, including preparation of any legal descriptions, plats, title reports and deeds necessary. Legal descriptions and plats ("R" sheets) shall be prepared by a registered Land Surveyor or Civil Engineer licensed to practice Land Surveying in the State of California for approval by the City Engineer. City forms are available at the City Planning & Economic Development Department, Engineering Development Services Division, Room 5 located at City Hall.

PUBLIC STREET IMPROVEMENTS

6. An Encroachment Permit is required prior to issuance of the building permit. Any improvements, proposed or required, within the public right or any existing public sewer or water easements shall be reviewed and approved with the Encroachment Permit application. Only Construction plans submitted with the Encroachment Permit Application are final plans and shall be approved for construction. Contact Engineering Development Services at 543-4611, located at 100 Santa Rosa Avenue, Room 5, as soon as possible to begin Encroachment Permit application processing. Encroachment Permit application processing may take 4-6 weeks. Submit plans showing all work in the public right of way, or in public easements, including all work on public utilities (water meter boxes, sewer lateral cleanouts, backflow devices, etc.)
7. The street curbs shall remain in their current location on both West 6th Street and Pierson Street. The applicant shall install typical sidewalk obstruction transitions per City Standard 231 allowing a minimum of 48" of clear sidewalk along the frontages and minimum 48" width sidewalk where it does not currently exist to meet ADA.
8. Match line and grade of the existing sidewalk and curbing on West 6th Street and Pierson Street. Repair all cracked and broken sidewalk and curb and gutter on the Street project frontage and match the existing sidewalk color. Install an ADA Compliant sidewalk behind the existing driveway apron on West 6th Street or as approved by the City Engineer. Remove the existing residential curb cut and install curb and gutter and sidewalk per City Detail No. 241 and 237 along Pierson. Install and match existing painted red curb. Exact locations shall be submitted at first plan review.
9. Install an ADA compliant ped ramp at the corner of West 6th Street and Pierson Street per Caltrans detail A88A-R.
10. No improvements shall interfere with the corner vision triangle at the corner of West 6th Street and Pierson Street. All landscaping shall be kept under 36" in height and all tree canopies shall be over 7 feet in height. The applicant may

apply for a zoning variance from the Zoning Administrator for the location of the vision triangle.

11. 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 whatever nature, shall be allowed to enter 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.

OVERHEAD UTILITY LINES

12. New services (electrical, telephone, cable or conduit) to new structures shall be underground.
13. Developer shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary.

PRIVATE DRIVEWAY

14. Install a residential driveway Apron per City Standard 250B.

STORM WATER COMPLIANCE SWLID

15. A Storm Water erosion control plan shall be required at building plan submittal to show protection of the existing storm drain facilities and Prince Memorial Greenway/Santa Rosa Creek during construction. This project shall comply with all current State Water Board General Construction Permit Requirements. It is the applicant's sole responsibility to prevent storm water run off into the creek.
16. If applicable, then the developer's engineer shall comply with all requirements of the latest edition of the City Storm Water Low Impact Development (SWLID) Technical Design Manual.

GRADING

17. Lots shall be drained in a manner so as not to adversely affect the adjacent lot. No lot-to-lot overland drainage is permitted. Lot drainage and private storm drain facilities shall be approved by the Chief Building Official's designated representative. All private drainage facilities shall be privately owned and maintained.

18. Improvement plans shall include a grading and drainage and utility plans. Utility and street improvements shall be permitted using the encroachment permit process.
19. The plans shall show a complete boundary survey and site topography with vertical elevations as certified by a California land surveyor. Topography shall extend a minimum of 10-feet from the boundaries of the proposed improvements. Existing and proposed easements of record shall be shown on the plans in relationship to the existing property line. Street Right of Way widths and easement dedications shall be shown clearly on the civil construction plans. Private improvements within easements is prohibited.
20. Submit a grading and drainage plan with directional arrows and vertical elevations including finish floor, tops of curbs, tops of walls, pad grade and finish grades and finish grades to be reviewed at first building permit review. Show the location and elevations of the culvert pipe and headwall adjacent to the southern property line on the plans and protect them in place.
21. Combination retaining walls/fence and or fences shall not exceed 6-feet in height without a conditional use permit and or building permit. Retaining walls require a building permit.

WATER AND WASTE WATER

22. The size of the new water service shall be dictated by domestic, irrigation and fire flow demand. Each individual unit shall require a separate meter, and combined water service and fire line service. Plans and flow calculations shall be submitted to the Engineering Development Services Division during the plan check phase of the City Encroachment Permit application showing proposed water service, meters and backflow devices.
23. A double check valve backflow device per City Standard 875 shall be installed on all water laterals serving a private fire sprinkler system.
24. Each lot shall require one sewer lateral connection to the public main. Any existing water or sewer services that shall not be used shall be abandoned at the main per City Standards 850 and 507.
25. Sewer and water demand fees shall be due prior to issuance of Building Permits. The applicant may contact the Engineering Development Services Division to determine estimated sewer and water demand, processing and meter fees.
26. Provide water services and meters per Section X of the Water System Design

Standards.

27. Any existing sewer laterals without a cleanout shall be provided with a clean out at the right of way line per City Standard 513.
28. Submit landscape and irrigation plans in conformance with the most recent Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council Resolution 4051, dated October 27, 2015. Plans shall be submitted with the Building Permit application.

FIRE

29. Illuminated premise identification shall be provided per City Standards.
30. The buildings shall be protected by an automatic fire sprinkler system.



Carol Dugas
EDS Project Engineer
[file:///E:/ENG/CECLMA/West 6th St. 124](file:///E:/ENG/CECLMA/West%206th%20St.124) – new SFR and ADU