

PLANNING & ECONOMIC DEVELOPMENT  
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"  
June 8, 2020

230 Boyce St  
Kelly Residence  
LMA20-004

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. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received May 26, 2020:

**PRIVATE STREET/DRIVEWAY IMPROVEMENTS**

1. 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.
2. Improvements to Boyce Street shall consist of the removal and replacement to City Standards of that portion of the drive approach to remove the center island between driveway curb cuts.

**WATER**

3. The City of Santa Rosa has adopted a local ordinance which requires automatic fire sprinkler systems in virtually all new construction, including single family dwellings, regardless of building area. Sprinkler systems for single-family residences typically require 1-1/2" service laterals, 1" water meters and 1" backflow devices.
4. Water laterals and meters shall be sized to meet domestic and fire protection uses and a double check back flow per City Standard 875 will be required on the water service. 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.
5. Any existing water service 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.

Gabe Osburn  
City Engineer