



Canon Manor Sewer Lateral Connection to City of Rohnert Park

Building Sewer Permit and Inspection Process

Permits and fees: A Plumbing Permit will be issued by the City of Rohnert Park Building Division at completion of the application process by a Canon Manor property owner/applicant. The application shall be on a standard City of Rohnert Park Building Permit form and include the following:

- Three (3) copies of Site Plan - see attached example "Canon Manor Site Plan"
- Application and Inspection Fee: \$575.00, due at time of permit application submittal
- Provide verification that the sewer permit has been applied and paid for by property owner to PRMD. (Permit Resource Management Department at the County)
- Sewer Connection Fees:
 - **Total \$22,808 for Single Family Residential (per unit) and \$14,893 for Multi-Family Residential (per unit) due at time of permit issuance.** Note: In the event a Canon Manor property owner has previously paid the "Sewer Connection Fee" as described in the agreement between the City of Rohnert Park and The County of Sonoma, page 4, paragraph 4, no further Sewer Connection Fees are due.

Plan Check and Inspection:

- The first submittal of plans and application must be made to the City of Rohnert Park Building Division at 130 Avram Avenue in Rohnert Park
 - **NOTE! PLANS MUST IDENTIFY, AND BE SIGNED BY, THE PLAN PREPARER.**
- After the plans have been approved, the City will issue the Plumbing Permit. Applicant will be notified by the City when the permit is ready to pick up. NOTE: The City will not issue the Plumbing Permit without receipt of a Septic Abandonment Permit from the County for those properties that have had septic systems previously installed.
- **Inspection information, including contact information and scheduling, will be attached to the approved plans.** A minimum of two inspections are required:
 - Open trench inspection and testing per current edition of the California Plumbing Code.
 - Final Inspection after backfilling and finish grading is completed.
- Final approval of sewer lateral improvements will not be made by the City of Rohnert Park until such time as the Canon Manor Assessment District, sanitary sewer system improvements are operational, subject to City Engineer's acceptance.
- See attached information regarding the requirements for a "Backflow Check Valve" per the attached Sonoma County Water Agency standard.

Additional Information for Property Owners:

- **New single family residential construction:** Be aware that Sonoma County may not issue a final acceptance of a building permit until property owner or applicant provides a copy of an accepted Plumbing Permit from the City of Rohnert Park for the connection to the Rohnert Park sewer system.
- **Utility Billing** (sewer bills) will be handled through the Sonoma County Tax Collectors office and is estimated to be \$1,200.00 per year. A copy of the Plumbing Permit will be forwarded to the Sonoma County Assessors office.

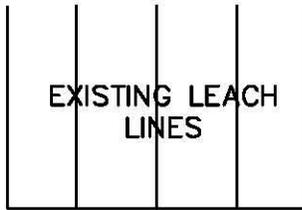
CANON MANOR SITE PLAN (EXAMPLE)

LOT A

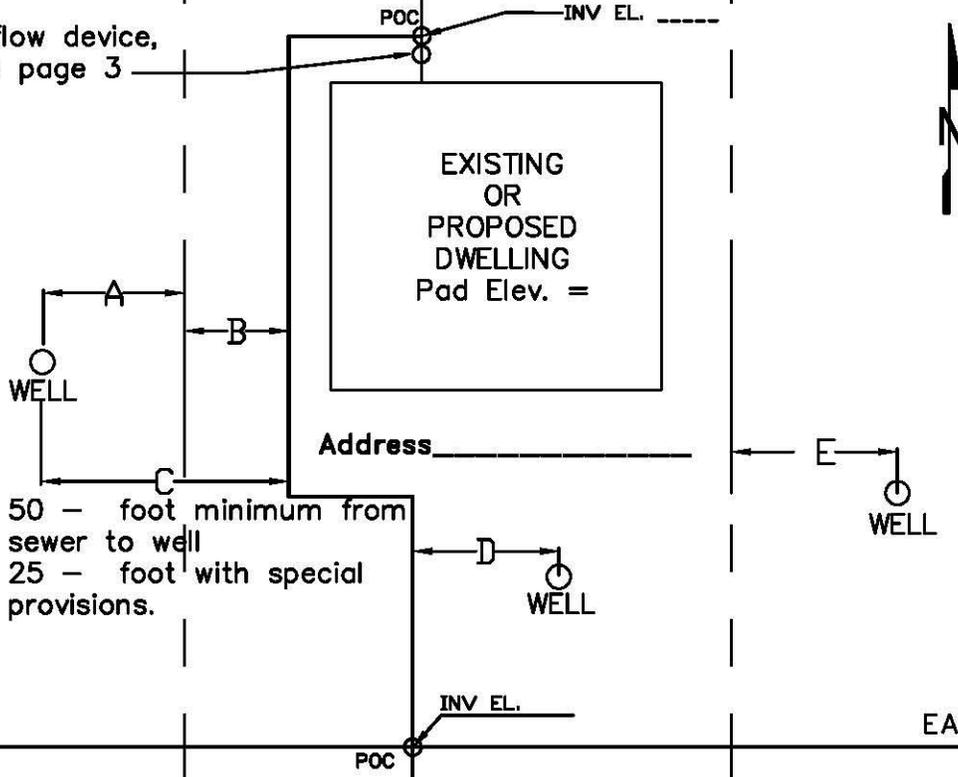
LOT B

LOT C

Assessor Parcel # _____



Install back flow device,
see notes on page 3



50 - foot minimum from
sewer to well
25 - foot with special
provisions.



<p>— SS — SEWER LINE</p> <p>— ROAD EASEMENT</p> <p>— SEWER LATERAL</p> <p>○ CLEAN OUT</p>	<p>— - - - - PROPERTY LINE</p> <p>POC - Point of Connection</p> <p>INV. EL. - Pipe invert elevation</p>	<p>0 50 1" = 50 FEET</p>
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PLAN PREPARED BY:

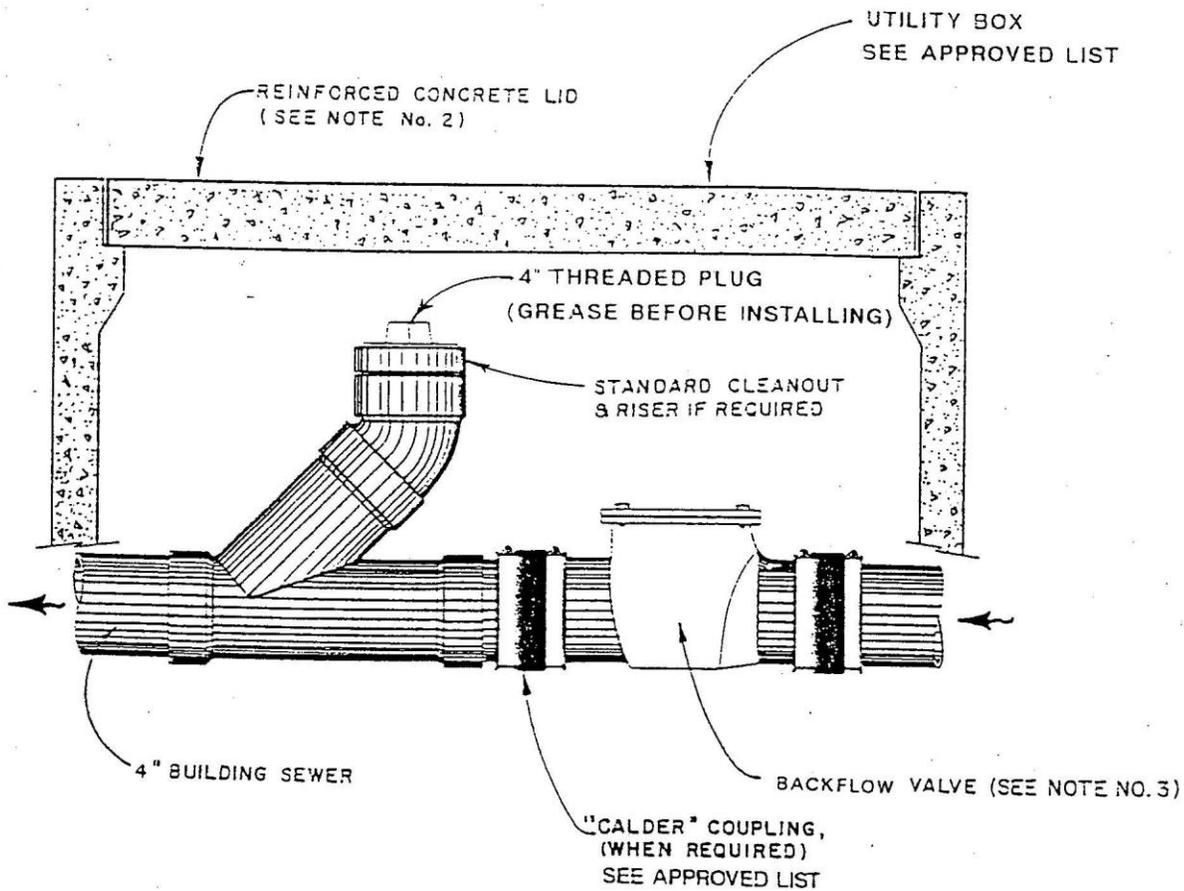
name: _____

address: _____

ph: _____

signature of plan preparer: _____

- Plans must provide the following information:**
- Pipe slope
 - Pipe material
 - Invert elevations
 - Building pad elevation
 - Dimensions for distances noted as A thru E
 - Minimum cover over sewer pipe
 - Cleanout locations
 - Ground elevation
 - Location of existing utilities/WELLS
 - Scale and direction (north arrow)



NOTES:

- 1.) THIS INSTALLATION IS REQUIRED WHEREVER THE LOWEST FINISHED FLOOR ELEVATION IS TWELVE (12") INCHES OR LESS ABOVE THE RIM ELEVATION OF THE NEAREST UPSTREAM MANHOLE OR CLEANOUT. THIS INSTALLATION IS ALSO REQUIRED WHERE THE BUILDING IS LOCATED IN A FLOOD ZONE.
- 2.) IF THE LID IS SUBJECT TO VEHICULAR TRAFFIC, USE A BOX AND LID DESIGNED FOR H-20 TRAFFIC LOADINGS.
- 3.) BACKFLOW VALVE SHALL BE CONSTRUCTED OF CAST IRON OR APPROVED EQUAL. SEE APPROVED LIST.

BACKFLOW CHECK VALVE INSTALLATION DETAIL			
SCALE: NOT TO SCALE	APPROVED: <i>[Signature]</i> P.E. 47	DRAWN: JALY	
DATE: FEB 9, 1995		CHECKED:	
SONOMA COUNTY WATER AGENCY			
DESIGNED: PCE 25501	DATE: DEC 2, 1990	DRAWING NUMBER	127



MEMORANDUM

SONOMA COUNTY DEPARTMENT OF TRANSPORTATION
AND PUBLIC WORKS

Phone (707) 565-2231. Fax (707) 565-2620

Engineering Services

March 21, 2007

Darrin Jenkins
Director of Public Works
City of Rohnert Park
6750 Commerce Blvd.
Rohnert Park, CA 94928

Re: Canon Manor Sewer Lateral Installation Guidelines

Darrin:

As we discussed on March 13, 2007, the guidelines for Canon Manor sewer laterals should include a requirement for a "Backflow Check Valve" located near the residence. The valve is required for the installation to conform to the Building Code. More specifically, as part of the Assessment District improvements, the road surfaces in Canon Manor have been raised. This means the upstream sewer manhole typically will not function as a relief, should the sewer main become blocked. In order to protect the residence from being damaged should the sewer back up, a backflow check valve needs to be installed. I am enclosing a copy of the Sonoma County Water Agency standard for this backflow installation. You may want to include this in your lateral application package.

Please call if you have any questions.

Thank you.


John Kottage, Project Manager

cc: David Knight

**City of Rohnert Park
Main Text**