

**CITY OF LACEY
DEVELOPMENT REVIEW
PUBLIC WORKS DIVISION
SITE PLAN REVIEW CONDITIONS**



PW FILE #: 118-01-220100	COMMENTS DATE: July 5, 2023
OWNER: Aurora Oaks Development LLC	T.C. PROJECT #: 2023102411
APPLICANT: Same	
PROPOSED USE: 180 Single Family Residential Lots (Planned Residential Development (PRD))	
PLANNER: Scott McCormick	NOTES BY: Tom Stiles

Specific Water Improvements:

This site is served by the Thurston County Public Utility District (P.U.D.), please contact them for water requirements. City of Lacey Conditions do not apply.

Specific Sewer Improvements:

EVEN THOUGH THERE ARE PROPOSED PROJECTS IN THE AREA AT THIS TIME, THESE CONDITIONS ARE WRITTEN AS IF THOSE PROJECTS MAY NOT PROCEED.

1. An 8-inch main Shall be extended from the intersection of Afflerbaugh/Mullen Roads to and through the east property line of the proposed PRD on 58th Avenue. This will require upsizing and abandonment of existing S.T.E.P. pressure force mains along the way. A latecomer agreement (LCA) may be submitted to recover costs from this main extension. The LCA will remain in effect for 20 years and will accrue interest for 20 years (if these improvements are installed by others, Aurora Oaks parcels will be included in that latecomer agreement).
2. Internal to the site the S.T.E.P. mains may be reduced to 4-inch and 2-inch mains (depending on the final plat configuration). One 4-inch main must be extended from 58th Avenue to Waldon Drive SE (south property line of the parent parcel). On Roads 'B' and 'E' S.T.E.P. mains shall be extended to the east property line for future main extensions. Prior to civil drawing submittal, please contact Brandon McAllister with the City of Lacey for specific main sizing questions.
3. The PRD will be serviced with individual S.T.E.P. systems. Adequate room to assure S.T.E.P. tanks can be located on each lot shall be provided. Prior to civil drawing submittal, please contact John Dunlap (primary inspector

responsible for S.T.E.P. inspection) to discuss housing set back areas, S.T.E.P. tank placement and landscaping requirements around S.T.E.P. systems. John can be reached at (360) 486 -8713.

General Sewer Improvements:

4. All existing on-site septic tanks and drainfields shall be removed per Department of Ecology and Thurston County Department of Health.
5. All existing and proposed structures shall be connected to sanitary sewer. (DG&PWS, Sewer 7A.010) Public mains with associated appurtenances shall be installed to serve the proposed project with sewer.
6. Prior to final plat approval, S.T.E.P. service shall be provided to each proposed lot or tract requiring sewer service.
7. Sewer main extensions shall be located 6-feet off the centerline of the street/drive area on the South or West side or in an alternate location after approval from the City of Lacey. Where existing mains are currently in place, new mains can be installed in the same alignment. (DG&PWS, Sewer 7A.010)
8. Confirmation that the site layout satisfies maintenance vehicle requirements shall be provided. The layout must allow a 40-foot long vector truck with an inside turning radius of 45-feet to maneuver through the site. (auto-turn confirmation is required).
9. Adequate room for each S.T.E.P. system meeting all City of Lacey S.T.E.P. requirements shall be provided. S.T.E.P. tanks shall not be located within driveway areas or other areas that will be driven upon.
10. In addition to all Federal and State requirements, sanitary sewer improvements associated with this project shall comply with the current City of Lacey Development Guidelines and Public Works Standards Manual, City of Lacey Comprehensive Sanitary Sewer Plan, Thurston County Health Department, Washington State Department of Health (DOH), the LOTT Clean Water Alliance and Department of Ecology. (DG&PWS, Sewer 7A.010 and Subdivisions and Short Plat 2-21)
11. Please include the following S.T.E.P./Grinder easement language on the plat document:

S.T.E.P./GRINDER SYSTEM PLAT EASEMENT PROVISIONS

A PERPETUAL EASEMENT HEREBY RESERVED FOR AND GRANTED TO THE CITY OF LACEY, ITS SUCCESSORS AND ASSIGNS, FOR OPERATION, MAINTENANCE, AND REPAIR OF ANY OR ALL PORTIONS

OF THE SEPTIC TANK EFFLUENT PUMPS (S.T.E.P.) SYSTEM OR GRINDER SYSTEM INCLUDING BUT NOT RESTRICTED TO: SEPTIC TANKS, PUMP CHAMBERS, PRESSURE/GRAVITY SEWER CONNECTION LINES AND PUMP STATUS PANEL, OVER, UNDER AND THROUGH THE LAND HEREBY PLATTED. THE PURPOSE OF THE EASEMENT ^{as} TO PROVIDE ACCESS FOR CITY OFFICERS AND EMPLOYEES TO THE CITY OWNED PORTION OF THE S.T.E.P. OR GRINDER SANITARY SEWER SYSTEMS. THE WIDTH OF THE EASEMENT HEREIN RESERVED SHALL BE FIVE FEET EACH SIDE OF PIPE AND ELECTRICAL LINES AS CONSTRUCTED. THE WIDTH OF THE TANK EASEMENT SHALL EXTEND FIVE FEET BEYOND THE EDGES OF THE TANK. THE OWNER SHALL MAINTAIN AND IS RESPONSIBLE FOR THE BUILDING LATERAL CONNECTING THE TANK TO THE BUILDING PLUMBING AND INLET TO THE TANK CHAMBER. THE CITY OF LACEY SHALL HAVE THE RIGHT TO TEMPORARILY UTILIZE SUCH AREA BEYOND THE EASEMENT AREA DESCRIBED ABOVE THAT IS NECESSARY FOR THE OPERATION, MAINTENANCE AND REPAIR ACTIVITIES ON THE S.T.E.P OR GRINDER SYSTEM.

IT IS POSSIBLE THAT LANDSCAPING WITHIN THE ABOVE EASEMENT RIGHT-OF-WAY MAY BE DAMAGED DURING THE PERFORMANCE OF OPERATION AND MAINTENANCE ACTIVITIES. THE OWNER WAIVES ANY CLAIM AGAINST THE CITY FOR DAMAGE TO SAID ITEMS IN THE CASE WHERE WORK BY THE CITY IS DONE IN A REASONABLE MANNER. THE OWNER ALSO WAIVES ANY CLAIM AGAINST THE CITY FOR DAMAGES GENERALLY WHICH ARISE FROM "ACTS OF GOD" OR OF THIRD PARTIES NOT INVOLVING FAULT BY THE CITY OF LACEY.

THIS EASEMENT SHALL BE CONSIDERED AN ENCUMBRANCE WHICH TOUCHES AND CONCERNS THE LAND ABOVE DESCRIBED, AND BINDS OWNERS, TRANSFEREES, DONEES, SUCCESSORS AND ASSIGNEES IN INTEREST IN THE SAME MANNER AS IT BINDS OWNERS HEREIN.

NOTE: THE ABOVE EASEMENT PROVISIONS SHALL BE SHOWN ON THE FACE OF THE FINAL PLAT, VERBATIM. LETTERING SHALL NOT BE LESS THAN 0.13 (1/8) INCH IN HEIGHT.

Stormwater Conditions:

The City defers to Thurston County for review, approval and construction of stormwater elements of the project. With the civil drawing plan submittal sheets provided to the City, stormwater sheets shall be included for reference only. City approval blocks for stormwater sheets shall be removed.

Specific Transportation Improvements:

12. 58th Avenue is classified as Minor Collector Type II roadway. See Detail 4-3.3 dated 12/15/14 from the City of Lacey 2017 Development Guidelines and Public Works Standards Manual. This section of roadway requires 30-feet of half-street Right-of-Way along 58th Avenue. Prior to final plat approval, frontage improvements to this standard are required.
13. The internal roadways are classified as Major Local Residential roadways. See Detail 4-4.0 dated 12/15/14 from the City of Lacey 2017 Development Guidelines and Public Works Standards Manual. This section of roadway requires 54-feet of Right-of-Way. Prior to final plat approval, frontage improvements shall be completed to these standards.

General Transportation Improvements:

14. In addition to all Federal and State requirements street lighting requirements, street lighting levels shall comply with current City of Lacey Development Guidelines and Public Works Standards requirements for roadways and intersections. To comply with these standards and assure street lighting is in conformance with these standards, additional street lighting may be required for all streets adjacent to this project. All street lighting designs shall be prepared by an engineering firm capable of performing such work. (DG&PWS, Transportation, Illumination 4E.010)
15. Until Annexation occurs, maintenance, replacement and operation costs for street lighting shall be the responsibility of the Homeowners or Homeowners Association. After annexation, the City of Lacey will inspect the existing street lighting and require any needed repairs. After repairs have been made and approved, the City of Lacey will take over these responsibilities. A note stating this shall be included on the final plat map.
16. Fiber optic conduit shall be installed and conform to the standards and requirements as set forth in Chapter 4 (Transportation) from the Development Guidelines & Public Works Standards (DG & PWS, Transportation 4E.035).
17. Access shall be provided to the property as determined and approved by the City. All access points shall meet minimum access spacing, minimum corner clearance, sight distance and minimum or maximum width requirements as outlined in the Development Guidelines & Public Works standards. (DG & PWS, Transportation 4B.025)
18. Traffic mitigations as determined by the Traffic Impact Analysis are required. Conditions of Lacey Municipal Code 14.21 shall be satisfied.
19. Please show all proposed and existing driveways associated with the plat. (DG&PWS Subdivisions and Short Plat 2-21)

20. Minimum intersection curb radii and centerline radius requirements must be incorporated into the roadway design. Please label all radii on the final plat (DG&PWS 4B.020).
21. All residential projects, whether single or multi-family, which abut a boulevard, an arterial, or any class collector street shall be required to establish a buffer from such streets. The buffer must be a separate tract of land, 20-feet in width, within the subdivision and is to be maintained by the homeowners association. (DG&PWS, Transportation 4B.065)
22. All public streets within the City and the City's UGA boundary will be planted with trees to create a distinct and pleasant character for those roadways. The street trees located in the Development Guidelines shall be required in or along the public Right-of-Way, including medians. (DG&PWS, Transportation 4G.100)
23. Since a PRD is proposed, roadways internal to the plat can be either public or private (the private roadway standard internal to the plat is the same as a Major Local Residential Roadway). If the roadways are going to be private and a gate is proposed, the gate shall meet the requirements from section 4B.075 from the DG&PWS manual.
24. The following is a condition for approval and shall be included as a note on the plat: "Thurston County/City of Lacey has no responsibility to build, improve, maintain, or otherwise service the private roads and/or alleys within or providing access to the property described in this plat." (Lacey Municipal Code 15.32.190)
25. The following note is a condition for approval and shall be included as a note on the plat: "The owner shall be responsible for maintaining the private streets (along with associated parking areas) and planter strips (weeding, mowing, irrigation, pruning of the street trees, etc.). in a healthy and growing manner in perpetuity". (DG&PWS, Transportation 4G.100D)

General Surveying Requirements:

26. Utility easements (a minimum of 15-feet wide) are required for all sewer mains located on private property. Easements shall include: sewer improvements and future extensions of mains to adjacent properties. Easements and stub outs shall be provided to serve adjoining properties as determined by the City. Rather than being designated as sewer, all easements shall be identified as "utility" easements on the civil drawings and in the easement document. Specific requirements will be determined at the of plan review. All easements shall be prepared by a licensed land surveyor and submitted prior to release of approved civil drawings (DG&PWS Chapter 3.110).

27. Landscaping within easement areas shall be limited to shrubs and other low growing vegetation without major root systems. Trees are prohibited within easement areas.
28. The City of Lacey Coordinate System is a ground scale coordinate system derived from the Washington Coordinate System, NAD 83/91. Units are expressed in feet. Data can be obtained from Lacey Public Works Department. Civil drawings shall be submitted utilizing the City of Lacey Coordinate System. (DG&PWS 3.025)
29. City of Lacey Vertical Datum has elevations referenced to the National Geodetic Vertical Datum of 1929 (NGVD29). Units are expressed in feet. A benchmark listing can be obtained from Lacey Public Works Department. Civil drawings shall be submitted utilizing the City of Lacey Vertical Datum. (DG&PWS 3.025)
- Civil Engineering drawings submitted the City of Lacey must be on National Geodetic Vertical Datum 1929 (NGVD29). Civil drawings not on this datum will not be accepted and routed for review.**
30. Immediately adjacent to the public Right of Way a 10-foot joint utility easement area shall be dedicated to accommodate the installation of private and public utilities (2017 Development Guidelines and Public Works Standards Roadway details).

Other Requirements:

31. All improvements shall satisfy City of Lacey Development Guideline Standards in place at the time complete application is obtained (Complete application is determined by the Thurston County Planning Staff). (LMC)
32. As a condition of utility service, prior to receiving civil drawing approval, a power of attorney for annexation for your property shall be submitted to the City of Lacey.
33. If any part of these comments as established by existing plans, guidelines, codes and the like as established by ordinances shall be found invalid, all other parts shall remain in effect. (DG&PWS 3.035)
34. All Public Works improvements must be designed by an engineer licensed in the State of Washington and submitted to the City of Lacey Public Works Department for review and approval. (DGPWS 3.040)
35. Prior to submitting civil drawings for review, Land Use Approval must be obtained.

36. All structures associated with this site shall be connected to City of Lacey utilities (DG&PWS 6.010 and 7A.010).
37. Prior to civil drawing approval, one paper set of drawings along with a PDF copy of the drainage report and civil drawings shall be submitted for all approved final plans. (DG&PWS Chapter 3.040,B)
38. Prior to final Public Works Construction approval, “as-built” bonded paper drawings along with the revised civil drawings in AutoCAD and PDF formats shall be submitted for all approved final plans. (DG&PWS Chapter 3.040, J)
39. Sewer Completeness for the plat will not be issued until all paperwork required for the project is submitted and approved and all improvements shown on the approved civil drawings are installed by the applicant and approved by the City. (DG&PWS 4B.080)
40. A 20 percent maintenance bond or financial guarantee of the approved engineer’s estimate or bid estimate is required for a period of 24 months upon construction completion and approval of Public Works improvements. The financial guarantee may be released after 18 months if all conditions of approval have been satisfied. The financial guarantee applies to sewer and street lighting improvements (LMC 14.20.025).
41. **In addition to the civil drawings submitted to Thurston County, the following civil submittal shall be submitted directly to the City of Lacey:** The civil review application and the completed, signed and stamped checklist from Chapter 3 of the Development Guidelines, three sets of 24” x 36” civil drawings (all civil elements to assure conflicts are not being created), two drainage reports and one electronic copy of the civil drawings (PDF format). These drawings shall be submitted directly to the City of Lacey Public Works Department. **Drawings submitted to Thurston County or other City of Lacey departments will not satisfy this requirement.** (DG&PWS 3.040, B)
42. The following is a condition for approval and shall be included as a note on the plat: The property owner(s) adjacent to the public Right-of-Way shall be responsible for maintaining the planter strip and all other areas within the Right-of-Way (weeding, pruning, irrigating, mowing of landscaping, street trees and unimproved areas) in a healthy and growing manner in perpetuity. If these areas are being maintained by another group or organization, then a maintenance agreement (or adequate documentation) that verifies these areas are being (and will continue to be) maintained shall be submitted to the City for review. (Development Guidelines & Public Works Standards, Transportation 4G.100D).
43. To protect the public interest on private property, utility mains located on private property shall be protected from damage. If on-site settling or other

phenomenon occurs causing valve boxes, sewer manholes or other appurtenances to protrude above or settle below the driving surfaces or ground elevations, the owner will be notified and the problem shall be fixed within 30 days of notification. If the problem is not fixed within the 30 day time period, the City will fix the problem and bill the property owner. This language shall be included on the face of any binding site plan or easement documents submitted to the City.

44. Please remember that as per the Memorandum of Understanding with the County, the City of Lacey reviews water, sewer and street lighting improvements to assure they meet City of Lacey standards; however when submitting civil drawings to the City for review, please include all sections of improvements for review to confirm there are no conflicts with other improvements.
45. A Bill of Sale for proposed sewer improvements being installed with this project is a requirement for approval. Prior to final plat approval of the project, Bill of Sale documents shall be submitted to and approved by the City.

End of Proposed of City of Lacey Development Review Conditions of Approval