

**CITY OF LACEY
DEVELOPMENT REVIEW
PUBLIC WORKS DIVISION
PLAT CONDITIONS OF APPROVAL**



COUNTY PROJECT #: 1304463
OWNER: Conwell Investments, LLC
APPLICANT: Hatton Godat Pantier
PROPOSED USE: 90 Lot Subdivision
COUNTY STAFF CONTACT: Tony Kantas

COMMENTS DATE: 10 February, 2014

NOTES BY: Tom Stiles

Dear Tony:

Thank you for the opportunity to review the proposed plat documents associated with this project located within the City of Lacey Urban Growth Area. In accordance with the Memorandum of Understanding adopted December 7, 1995 between Thurston County and the City of Lacey, we are providing proposed conditions of approval for the above referenced project.

I'm requesting the proposed conditions be entered in the record as conditions of approval. Also, I would like to request notification of the hearing date and a copy of the Hearings Examiner's decision when issued.

Specific Water Improvements:

1. Water mains shall be extended to provide sufficient domestic and fire protection requirements (The minimum main size shall be 8 inch in diameter) shall be installed for this project. The water main shall be stubbed to the property to the South as currently proposed on the civil design layout. Also, due to there being two pressure zones in the area, individual pressure reducing valves may be required for each unit.

General Water Improvements:

2. When connection to the public water system is desired by a customer (or required by the City) connected to a well exempt from the provisions of Revised Code of Washington 90.44.050, the "exempt" well must be properly decommissioned per Department of Ecology (DOE) standards prior to making the connection. When connection to the public water system is desired by a customer connected to an existing well that has a water right issued by the DOE, a physical disconnect between the well and the public water system must be made and maintained. This is necessary to assure that an unapproved auxiliary water supply (the customer's well) will not contaminate

the City's water supply. Provided it is in compliance with DOE setback standards and purpose of use restriction on the customers water right for said well, the customer's "permitted" well may be kept serviceable for irrigation purposes only. In addition, if a well is to be used for irrigation, a Reduced Pressure Backflow Assembly (RPBA) is required and shall be installed as premise isolation at the public water supply service connection. If an existing well is not to be used for irrigation purposes, it must be decommissioned per DOE standards. No water meter will be installed until the RPBA is installed and cross connection inspection has been completed to the satisfaction of the City. (DG&PWS, Water, 6.120 E.)

3. For Irrigation lines located in the Right-of-Way, the following shall be stated on the irrigation plans and is a condition of approval: "The property owner will be responsible for maintaining and locating all irrigation lines located in the public Right-of-Way". (DG&PWS, Water, Irrigation 6.210)
4. Water system improvements shall meet the requirements of the City of Lacey, the Coordinated Water System Plan (CWSP), Department of Health (DOH), City of Lacey Water System Plan, Department of Ecology, Thurston County Environmental Health and City of Lacey Fire Code Official's standards. Actual main size, loop closures, and possible off-site improvements including the number and location of fire hydrants, will depend on the fire flows required and available to the site. (DG&PWS, Water 6.010)
5. Show all adjacent wells within 100-feet of the proposed plat with their protective radii (this will assure the proposed development will not impact any wells) (DG&PWS, Subdivisions and Short Plats, Chapter 2 – plat checklist).
6. To assure desired meters are available for your project, water meters 3-inches or larger must be ordered 10 weeks prior to being installed. Please make scheduling provisions to accommodate this lead time. (DG&PWS General Notes Water Main Installation)
7. Extend water mains throughout the project to satisfy City of Lacey Water Comprehensive Plan requirements. Also, extend water mains throughout the site to assure fire and domestic requirements can be satisfied. Water mains shall be extended on North or East sides of roadways or drive aisles six feet off the centerline. (DG&PWS, Water 6.020)
8. Provide domestic water stubs to each lot/new building (if duplexes are utilized each side of the duplex must be metered), and appropriate connection fees must be paid. Irrigation meters with backflow prevention devices are needed for open space, landscaping, and stormwater facilities. (DG&PWS, Water 6.120 F)

9. To assure adequate water is present for your project. Modeling of the water system shall occur. Please contact Brandon McAllister (491-5600) to coordinate the fire flow modeling (typical cost for this service \$500.00).
10. The builder/applicant is required to purchase a meter prior to the issuance of a building permit. (DG&PWS Water 6.121)

Specific Sewer Improvements:

11. Verification that sewer capacity exists in the existing mains shall be confirmed prior to civil plan approval. If capacity does not exist, sewer mains in conformance with the City of Lacey sewer comprehensive plan shall be extended to the site to provide sewer service to this project by the developer. This site shall be served with individual S.T.E.P. systems for each unit.

General Sewer Improvements:

12. All existing on-site septic tanks and drainfields shall be removed per Department of Ecology and Thurston County Department of Health.
13. 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 plat with sewer.
14. Provide sewer stubs to each building connecting to the public main. Sewer main extensions shall be located 6-feet off the centerline of the street/drive area on the South or West side. (DG&PWS, Sewer 7A.010)
15. Sanitary sewer improvements associated with this project shall meet the requirements of the 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)
16. The STEP system plat easement provisions shall be shown on the face of the final plat as follows. The lettering shall not be less than 0.13 (1/8) inches in height.

A PERPETUAL EASEMENT IS 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 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 IS TO PROVIDE ACCESS FOR CITY OFFICERS AND EMPLOYEES TO THE CITY OWNED PORTION OF THE S.T.E.P. 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 HOUSE LATERAL CONNECTING THE TANK TO THE HOUSE 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 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 CTIY 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.

Specific Stormwater Improvements:

17. For stormwater associated with the site (existing and proposed improvements) and currently discharging to the site, treatment and infiltration systems in conformation with the City of Lacey 2010 Stormwater Design Manual or the stormwater manual being utilized by the County (which ever is more stringent) shall be constructed by the developer and approved by the inspecting jurisdiction.

General Stormwater Improvements (for all stormwater conditions if the County's manual is more stringent, it shall take precedence) :

18. Provide a drainage report to current stormwater standards. Within the report, include calculations with computer modeling showing proposed facilities have

capacity for stormwater generated by this development. Also, include the modeling showing there are no downstream restrictions and the piping associated with the project is properly sized (provide revisions/improvements if needed).

19. The following note shall be shown on the face of the civil engineering drawings and is a condition for approval: "Roof drains shall have dry wells and be placed on individual lots. Dry wells shall be sized to accommodate storm runoff per the City of Lacey 2010 Stormwater Design Manual" If site conditions cannot support dry well systems, a note must be included on the face of the plat indicating that roof and foundation drains shall be tied into stormwater system. (DG&PWS, Storm Sewer 8.5.13)
20. Storm drainage and erosion control designs shall be to the City of Lacey 2010 Stormwater Design Manual.
21. A Stormwater Pollution Prevention Plan (SWPPP) shall be submitted to and approved by the City prior to beginning construction of the project. Each of the 12 required SWPPP elements as identified in Chapter 1 of the City of Lacey 2010 Stormwater Design Manual shall be addressed and included in the construction SWPPP. If site conditions render SWPPP elements unnecessary, exemption for each element shall be clearly justified in the narrative of the SWPPP. The Department of Ecology provides a template for preparing the construction SWPPP at <http://www.ecy.wa.gov/programs/wq/stormwater/construction/> The SWPPP shall be submitted to and approved by the City prior to Civil Plan Approval.
22. A Stormwater Facility Maintenance Plan per chapter 9 of the City of Lacey 2010 Stormwater Design Manual shall be submitted to and approved by the City of Lacey. The maintenance plan shall be included in the submitted drainage report as part of the stormwater site plan. The stormwater facilities maintenance plan shall contain five main sections:
 - Section 1: Owner information
 - Section 2: Description of the drainage system and facilities serving the site
 - Section 3: Cost estimate for long-term facilities maintenance, repair & rehabilitation
 - Section 4: Site and facility management
 - Section 5: Stormwater facility maintenance guide

Also, the maintenance plan shall be prepared as a stand-alone document for the post-development facility owner(s). The maintenance plan shall be submitted to and approved by the City prior to Civil drawing approval.
23. Due to the nature of the soil that may be found on this site, construction times may be limited to the "dry" season and import material may be required for all

utility trenching, as determined by the City of Lacey Director of Public Works prior to final approval of the civil engineering drawings.

24. Residential subdivisions shall provide signage (a detail is available at the City) to enhance the protection of the storm drainage system. Signage for stormwater facilities and pet waste stations is a condition of approval and shall be installed by the developer prior to final Public Works approval.
25. A signed and sealed copy (by the applicant's engineer) of Appendix "4D" (Engineer's Construction Inspection Report Form) from the City of Lacey 2010 Stormwater Design Manual shall be submitted to and approved by the City prior to Final Public Works Approval. In order to submit Appendix 4D, the project engineer must perform infiltration tests and complete Appendix 4D forms from the City of Lacey 2010 Stormwater Design Manual. Appendix "4D" shall be submitted to and approved by the City prior to Final Public Works approval.

Specific Transportation Improvements:

26. At a minimum, the roads associated with this development shall be Minor Local Residential roadways.
27. Minimum intersection curb radii and centerline radius requirements must be satisfied. Please label all radii on the final plat (DG&PWS 4B.020). As shown, the centerline of 'B' road near 'C' road does not look quite right.

General Transportation Improvements:

28. Street lighting levels shall satisfy City of Lacey requirements for roadways and intersections. Street lighting shall be required for all streets associated with this project (Street lighting per City of Lacey spacing Standards). All street light designs shall be prepared by an engineering firm capable of performing such work. (DG&PWS, Transportation, Illumination 4E.010)
29. As a condition of final Public Works Approval, maintenance and operation of the street lighting and the associated electrical services shall be the responsibility of the Homeowners association until such time as annexation into the City occurs.
30. Fiber optic conduit shall 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).
31. Traffic mitigation as determined by the Residential Traffic Generation worksheet or Traffic Impact Analysis are required. Conditions of Lacey Municipal Code 14.21 shall be satisfied.

32. Please show all proposed and existing driveways associated with the plat. (DG&PWS Subdivisions and Short Plat 2-21)
33. Roadway sections (public or private) cannot be constructed in saturated ground areas. If separation from the water table cannot be obtained, the site must be filled to accommodate the roadways.
34. All public streets within the City and the City's UGA boundary shall 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. Contact the City for specific street and accent trees in the core area. (DG&PWS, Transportation 4G.100)
35. The structural design of the streets shall conform to City standards and requirements as set forth in the Development Guidelines & Public Works Standards. Structural sections shall be based on the actual Washington stabilometer R-value (as determined by a soils engineer licensed in the State of Washington) and may vary throughout the plat based on site specific factors such as differing soil types, wetlands, and high groundwater (DG&PWS, Transportation 4B.020 & 4B.160).

General Surveying Requirements:

36. Utility easements are required for all mains, water and sewer located on private property. Easements shall include fire hydrants, water meters, 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 water or 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).
37. The City of Lacey Coordinate System shall be Washington Coordinate System, NAD 83/91 south zone. Units are expressed in feet. Horizontal and vertical control information can be obtained from the Lacey Public Works Department. (DG&PWS 3.025)

Other Requirements:

38. All improvements shall satisfy City of Lacey Development Guideline Standards in place at the time of complete application is obtained (as determined by the City of Lacey Community Development Department). (LMC)

39. 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. The applicant is responsible for all connection fees at the time of any new connection. (DGPWS 3.040)
40. All structures associated with this site shall be connected to City of Lacey utilities (DG&PWS 6.010 and 7A.010).
41. Prior to civil drawing approval, two sets of mylar drawings along with digital a electronic file of the drawings in AutoCAD or other approved software format shall be submitted for all approved final plans. (DG&PWS Chapter 3.040, B)
42. Prior to final Public Works Construction approval, "as-built" mylar drawings along with the revised digital electronic diskette shall be submitted for all approved final plans. (DG&PWS Chapter 3.040, J)
43. A 20 percent maintenance bond or financial guarantee of the engineer's estimate or approved 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, water, street lighting, and planter strip landscaping/irrigation improvements (LMC 14.20.025).
44. Eight sets of civil drawings and three drainage reports shall be submitted directly to the City of Lacey Public Works Department. **Drawings submitted to the County will not satisfy this requirement.** (DG&PWS 3.040, B)
45. The Homeowner's Association shall be responsible for maintaining the planter strip and street trees (weeding, irrigating, mowing, etc.) in a healthy and growing manner in perpetuity. If the planter strip and or trees are being maintained by another group or organization, then a maintenance agreement (or adequate documentation) that verifies the planter strip and/or trees are being (and will continue to be) maintained shall be submitted to the City for review. (Development Guidelines & Public Works Standards, Transportation 4G.100D).
46. A Bill of Sale for proposed water and sewer improvements being installed with this project is a requirement for approval. Prior to Final Public Works approval of the project. Bill of Sale documents for water and sewer improvements shall be submitted to and approved by the City.

End of Comments