

**CITY OF LACEY
DEVELOPMENT REVIEW
PUBLIC WORKS DIVISION
CONDITIONAL USE PERMIT
CONDITIONS**



PW FILE #: 118-29-11XXX-A
OWNER: City of Lacey
APPLICANT: Puna Clark P.E.
PROPOSED USE: Lift Station
PLANNER: Reace Fant

COMMENTS DATE: June 29, 2022
H.T.E. CASE NUMBER: 21-383

NOTES BY: Tom Stiles

Water Improvements:

1. This application requires the installation of a Reduced Pressure Backflow Assembly device for each domestic meter. If the existing domestic meter is not equipped with a Reduced Pressure Backflow Assembly device, one shall be installed with the proposed improvements. (City of Lacey 2017 DG & PWS, Appendix P)
2. In addition to all Federal and State requirements, water system improvements shall meet the requirements of the current City of Lacey City of Lacey Development Guidelines and Public Works Standards Manual, the Coordinated Water System Plan (CWSP), Department of Health (DOH), City of Lacey Water System Plan, AWWA, Department of Ecology, Thurston County Environmental Health and City of Lacey Fire Code Official's standards.

Sewer Improvements:

3. Sewer improvement needed to support the new lift station shall be installed.
4. 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)

Stormwater Improvements:

5. In addition to all Federal and State stormwater requirements, this project shall comply with the current City of Lacey Development Guidelines and Public Works Standards Manual and the City of Lacey 2016 Stormwater Design Manual (LMC 14.27). Stormwater drainage and erosion control submittals shall be in conformance with the formatting and content requirements described in Chapter 3 of the 2016 Stormwater Design Manual.
6. Treatment and infiltration/flow control facilities shall be constructed for stormwater associated with the site, adjacent properties currently discharging to the site, and half-street stormwater associated with Golf Club Road and 26th Avenue.
7. In conformance with the City of Lacey 2016 Stormwater Design Manual, soil quality and depth design criteria shall be incorporated into the site design and construction.
8. A Construction Stormwater Pollution Prevention Plan (SWPPP) shall be submitted to and approved by the City prior to beginning site work or construction of the project. A complete SWPPP consists of both a narrative report and a temporary erosion and sediment control plan drawing. Each of the 13 SWPPP Elements as identified in Chapter 5 of the City of Lacey 2016 Stormwater Design Manual shall be addressed and included in the construction SWPPP. If site conditions render any SWPPP elements unnecessary, exemptions for each element shall be clearly justified in the narrative report.

Please see Doug Christenson's comments for additional specific stormwater conditions

Transportation Improvements:

9. A Deferral of Frontage Improvements agreement is required for frontage improvements along Golf Club Road and 26th Avenue. Golf Club Road is classified as a Minor Collector Type II roadway and 26th Avenue is classified as a Major Local Residential roadway.
10. 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)

Please see Martin Hoppe's comments for additional specific transportation conditions

General Surveying Requirements:

11. 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)
12. 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)
13. Right-of-Way shall be set aside to assure future frontage improvements may be installed to the required roadway standards. Right-of-Way shall be dedicated in conformance with the City or Regional Transportation plans, by the approved Traffic Impact Analysis, to accommodate modifications to existing curb ramps/driveway cuts upgrading them to current Americans with Disabilities Act requirements or as determined by Public Works. Dedications shall be determined by a professional Land surveyor. Dedication shall be submitted and approved by the City prior to plan approval (DG&PWS, Transportation 4B.060).

Other Requirements:

14. 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 City of Lacey Community Development Department). (LMC)

End of Proposed Development Review Conditions of Approval