



**B A R G H A U S E N**

**COMPLIANCE RESPONSES TO  
PRELIMINARY CONDOMINIUM / BINDING SITE PLAN  
CONDITIONS OF APPROVAL**

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**Campus Reserve Townhomes**  
3315 Juno Court N.E.  
Lacey, Washington 98516

**City of Lacey Case Number: 21-170**

Prepared for:  
Lennar Northwest, LLC  
33455 6th Avenue South, Unit 1-B  
Federal Way, WA 98003

December 2, 2022

Our Job No. 21778

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**Planning Department:**

1. *The project shall be developed in substation conformance with the plans submitted on September 27, 2021, except as modified by the conditions below.*

**Response:** The Final Engineering Plans and the Final Binding Site Plan conform to Preliminary Binding Site Plan approved on November 23, 2021.

2. *A stamped approved copy of the site plan shall be incorporated into all future submittals to the City, including building and grading permits as well as civil drawings*

**Response:** The approved Preliminary Binding Site Plan is included as an enclosure with the Final Binding Site Plan application.

3. *School impact fees shall be collected from the applicant by the City of Lacey prior to issuance of the building permit for each residential building. Fees shall be forwarded to the North Thurston School District and shall be as generated by the formula for calculating impacts fees as set forth in the Capital Facility Plan for the North Thurston School District, which has been incorporated by reference into the Lacey Municipal Code.*

**Response:** Townhomes are assessed at the multifamily school impact mitigation fee rate at \$1,575 per unit. Payment will be made to North Thurston School District at the building permit stage pursuant to LMC 1.20.010.

4. *The following note shall be on the building, grading and land clearing permits:*

*When an unanticipated discovery of protected cultural materials (e.g. bones, shell stone tools, beads, ceramics, old bottles, hearths, etc.) or human remains are discovered, the property owner or contractor will immediately stop all work, completely secure the location, and contact the Washington State Department of Archeology and Historic Preservation and other contacts as identified in the City of Lacey Standard Inadvertent Archeological and Historic Resources Discovery Plan (LMC 16.53.080).*

**Response:** This note is on Sheet 2 of 20 in the final engineering plans approved on April 5, 2022.

5. *Prior to the issuance of any building permits, the developer shall receive design review approval from the City of Lacey. A design review application, with required fees, shall be submitted with all required documents as identified on the application form. The site and building design shall be in conformance with section 14, 23.080, 14.23.084, and 14.23.086 of the City of Lacey Design Review chapter. A Design Review application and supporting materials shall be submitted prior to submitting building applications. (LMC 14.23). Design review for this project will focus on window and balcony placement to ensure privacy between units and for the adjacent single-family homes.*

**Response:** Design Review was approved on August 2, 2022. A copy of the approval is included with this submittal.

6. *The project shall meet the requirements of LMC 14.32 'Tree and Vegetation Protection and Preservation' for minimum number of trees per lot. A minimum of four trees per 5,000 square feet of site area shall be planted on site. For a lot 2.64 acres in size, a minimum of 92 trees must be on the lot. Existing street trees located on rights-of-way fronting this project shall count towards the minimum number of trees per lot. The recommendations noted in the tree protection plan dated August 12, 2021 shall be applied to the project, all tree plantings shall be shown on the landscape plans submitted for the project and shall be reviewed by the city of Lacey Forester.*

**Response:** Please refer to Sheets 1-3 of 6 in the final landscape plan set prepared by Origin Design Group on May 12, 2022 and approved by the City on May 20, 2022.

7. *Prior to building permit issuance, a final detailed landscaping plan shall be prepared by a licensed landscape architect, nursery person, or landscaper and submitted to the Planning Department for review and approval. The plan shall include the type, number, and location of the vegetative improvements as well as a specific time line for completion of the improvements. A separate irrigation plan must also be submitted showing the location of all irrigation lines, location of sprinkler heads, and approximate coverage areas. The plans must include a note stating that the property owner is responsible for maintaining all plants in a healthy growing condition for the life of the project. All requirements of Chapter 16.80 of the Zoning Code shall be satisfied. (LMC 16.80)*

**Response:** Please refer to the final landscape plan set prepared by Origin Design Group on May 12, 2022 and approved by the City on May 20, 2022.

8. *A dense Type 1 landscape buffer shall be installed adjacent to the existing single-family homes. Landscaping shall consist of trees and shrubs capable of providing a sight barrier and significant buffer to ensure privacy for existing residences. This buffer shall be shown on the final landscape plans submitted for the project.*

**Response:** Please refer to Sheet 2 of 6 in the final landscape plan set prepared by Origin Design Group on May 12, 2022 and approved by the City on May 20, 2022.

9. *If Certificate of Occupancy/Final Inspection is requested prior to the installation of the approved landscaping and irrigation, a detailed estimate from a landscape installer must be submitted to the Planning Department. The estimate should include all costs associated with installing landscaping and irrigation as called out on the approved plans, including labor. A financial security must be provided to the Planning Department for 150 percent of the above mentioned landscape estimate. The City shall release this financial security once the landscaping for the project is installed and approved by the Planning Department and a financial security is in order to ensure that all plant materials are properly maintained. This security device shall be for 20 percent of the value of the vegetative improvements and shall be held for a minimum period of two years. (LMC 16.80)*

**Response:** A landscape performance bond will be posted in accordance with the above condition if landscaping is postponed after occupancy/final inspection.

10. *A note shall be placed on the face of the landscaping and irrigation plans stating that any irrigation lines placed within tree protection zones established for the project must be installed in such a manner as to not cause damage to the root protection zone, such as by cutting roots, digging trenches, operation of machinery, etc. Special care must be taken (hand digging trenches, designing lines to stay out of these areas where possible, etc.) to ensure damage to the trees does not occur. In the event damage to these areas does occur, the city may require, at their discretion, replacement of the comparable landscape value of the trees damaged or other means to make up that loss. (LMC 16.80)*

**Response:** Please refer to the Irrigation Notes on Sheet 6 of 6 in the final landscape plan set prepared by Origin Design Group on May 12, 2022 and approved by the City on May 20, 2022.

11. *Addresses for the lots must be shown on the final binding site plan map. Addresses will be determined by Marci Price, with the City of Lacey Community and Economic Development Department.*

**Response:** Per the November 21, 2022 email from Sarah Schelling, the final binding site plan/condominium map application can be submitted prior to obtaining address as “Addressing has been in flux since our land management specialist position was vacated.”

12. *The following note shall be on the face of the final condominium/binding site plan map:*

*All land area within the boundaries of this plat (or short plat or binding site plan whichever is applicable) is within a Community Facilities District of the City of Lacey and all saleable lots are subject to all service fees and charges which may be levied by the City of Lacey for the maintenance, operation and improvement of community facilities and for liens for any unpaid service fees or charges*

**Response:** Please refer to Condominium Note No. 1 on Sheet 1 of 4 in the final binding site plan/condominium map.

13. *Pursuant to LMC 15.22, a condominium association shall be established in order to ensure maintenance of all common areas associated with the development. Association covenants shall be submitted with the final condominium/binding site plan application.*

**Response:** A Condominium Declaration was prepared on August 30, 2022, and is included as an enclosure with this Final Binding Site plan/Condominium application submittal.

14. *A sign permit shall be issued by the City of Lacey prior to the installation of any signs on the subject site. (LMC 16.75)*

**Response:** If an entry monument sign is proposed, a sign permit will be obtained from the City.

15. *All applicable requirements of the City Subdivision (Title 15) and Zoning Code (Title 16) shall be satisfied.*

**Response:** Since this is a condominium only, there will be no formal land subdivision. The Preliminary Binding Site Plan was determined to meet zoning code requirements and the Final Binding Site Plan/Condominium map based on this continues to meet City zoning requirements.

16. *The applicant/developer shall be responsible for obtaining all applicable permits required for the project. For example, these may include a National Pollutant Discharge Elimination System Permit (NPDES), Forest Practices Application, and/or any others. These permits may require additional review time from the appropriate agencies.*

**Response:** An NPDES permit was issued by the Department of Ecology for site construction. The Department of Ecology also issued a determination of “No Further Action at a Property associated with the Asarco Tacoma Smelter” on September 25, 2014. A copy of the determination is included with this submittal.

***Building and Fire Code Review Department:***

17. *The project shall comply with the applicable requirements of the 2018 International Fire Code, 2018 International Residential Code, the 2018 Washington State Energy Code and all other codes adopted by the City of Lacey.*

**Response:** This will be evaluated during the townhouse building permit review process.

18. *A grading permit is required for the project.*

**Response:** A Grading Permit was issued by the City on April 7, 2022.

19. *A Pre-construction meeting shall be scheduled prior to issuance of permits for site work. Contact Dylan Call, 360.491-5642, to schedule.*

**Response:** A Pre-construction meeting was held subsequent to issuance of the Grading Permit with City staff, the contractor, and Lennar.

20. *Addresses shall be assigned by Marci Price. Please contact Marci at 360.491-5642.*

**Response:** Per the November 21, 2022 email from Sarah Schelling, the final binding site plan/condominium map application can be submitted prior to obtaining address as "Addressing has been in flux since our land management specialist position was vacated."

21. *One fire hydrant shall be installed, tested, and approved, prior to building permit issuance. Fire hydrants shall be provided every 600 feet in accordance with IFC Table C102.1 and LMC 14.07. Fire hydrants shall be placed no closer than 40 feet from the building or the structure protected unless approved by the Fire Code Official.*

**Response:** Fire hydrants have been installed. Inspection and testing are expected to be complete prior to December 9, 2022.

22. *The required fire-flow for the building shall be not less than **750 gpm** for 2 hours in accordance with IFC (Appendix B and LMC 14.07). Said fire-flow is based on square footage/ building construction type, including a 50% credit for the installation of automatic fire sprinkler systems. The initial calculation is always based on type 5b wood framed construction as a worst-case scenario for fire flow. (IFC section 507.1 LMC 14.07.015)*

**Response:** Installation is in process. Inspection and testing are expected to be complete prior to December 9, 2022.

23. *An approved 20-foot wide all-weather surface fire apparatus access roads shall be provided to within 150-feet of all exterior portions of the buildings at ground level. Said fire apparatus access road shall be located not less than 10-feet from the building. (IFC Section 503.1). The fire access road shall be able to handle imposed loads of 75,000 lbs. **Note: A temporary fire access road shall be provided at time of vertical permit issuance. The fire access road shall be approved by an engineer to handle the loads of fire apparatus. (LMC 14.07)***

**Response:** Complete. Internal roads were paved on November 21, 2022.

24. *Approved 4" minimum address numbers shall be provided on the building in a location facing the fire apparatus access roadway. The address numbers shall contrast the buildings color. (IFC Section 505.1; LMC 14.07.015)*

**Response:** This will be addressed and complied with during the Building Permit process.

25. *Approved fire lane marking shall be provided where necessary to discourage obstructions by the parking of private vehicles. Upon completion of final road surfaces and curbing construction, the City of Lacey Fire Code Official shall perform a site inspection to determine locations where fire lane marking will be necessary to discourage the parking of private vehicles. Said fire lane marking, where applicable, shall be provided and approved prior to final occupancy approval. IFC Section D-103.6; LMC 14.07.015*

**Response:** Complete. Internal roads were paved on November 21, 2022.

26. *Please note we are under the International Fire Code 2018 Edition and all NFPA code requirements of the most recent year published.*

**Response:** This will be addressed and complied with during the Building Permit process.

27. *The City of Lacey fire code official shall conduct the necessary inspections or witness required tests to ascertain compliance with applicable fire codes. The applicant shall contact the City of Lacey Building Department, at (360) 491-5642, to schedule the required inspection or to request witness of required tests. At least 24 hours shall be allowed for scheduling. (IFC Section 106.2)*

**Response:** Acknowledged. Construction is currently ongoing.

### **Department of Public Works:**

#### Specific Water Improvements:

28. *A 12-inch water main shall be extended from Juno Court to the existing 12-inch stub from Hercules Drive. Appropriately sized mains shall be extended in roads B and C to provide domestic service to each unit and to meet Lacey Fire and water quality requirements (DG&PWS 6.120).*

**Response:** Please refer to Sheets 14-16 of 20 in the final engineering plans approved on April 5, 2022. Construction is in progress. Water service lines do not have setters installed due to lack of inventory. Setters are expected in February of 2023.

29. *Water main extensions shall be on the north/east side of the road or drive areas, six-feet off the centerline (DG&PWS, Water 6.020).*

**Response:** Please refer to Sheets 14-16 of 20 in the final engineering plans approved on April 5, 2022. Compliance has been confirmed internally, and the City Inspector will verify compliance at Final Inspection.

30. *An irrigation meter with a Double Check Valve Assembly Backflow prevention device shall be installed for all landscaped areas (DG&PWS 6.120F).*

**Response:** Please refer to the Irrigation Plan and Notes on Sheets 5-6 of 6 in the final landscape plan set prepared by Origin Design Group on May 12, 2022, and approved by the City on May 20, 2022. Items have been installed and are complete.

31. *The following note shall be on the irrigation plans submitted for the project:*

*The property owner adjacent to the public right-of-way will be responsible for maintaining and locating all irrigation lines located in the public right-of-way. (DG&PWS, Water, Irrigation 6.210).*

**Response:** Please refer to the Irrigation Note on Sheet 6 of 6 in the final landscape plan set prepared by Origin Design Group on May 12, 2022 and approved by the City on May 20, 2022.

#### General Water Improvements

32. *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,*

*AWWA, Department of Ecology, Thurston County Environmental Health and the City of Lacey Fire Code 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).*

**Response:** Please refer to Sheets 14-16 of 20 in the final engineering plans approved on April 5, 2022. Construction is in progress. Water service lines do not have setters installed due to lack of inventory. Setters are expected in February of 2023.

33. *Provide domestic water stubs to each new building/unit. Currently, it is proposed for each unit to have a meter. If the design is revised to provide only one meter per building, each meter shall be equipped with a reduced pressure backflow assembly device (DG&PWS, Water 6.120 F and Appendix P).*

**Response:** Please refer to Sheet 14 of 20 in the final engineering plans approved on April 5, 2022. The current design proposes 1 meter per unit.

34. *Modeling of the water system shall occur to ensure that all adequate water is present for your project.*

**Response:** Please refer to Sheets 14-16 of 20 in the final engineering plans approved on April 5, 2022.

35. *If utility extensions are needed that require roads paved within the last five years to be "cut", a disruption fee will be charged in per LMC 12.16.055.*

**Response:** This fee will be paid if necessary.

36. *Water meters shall be purchased prior to the issuance of each building permit (DG&PWS Water 6.121).*

**Response:** Water meters will be demonstrated as purchased prior to building permit issuance.

#### Specific Sewer Improvements

37. *The existing eight-inch sewer main currently stubbed to the site shall be extended to serve all units with sewer. If only one sewer lateral is provided for each building, the sewer lateral shall connect to a manhole. If the option of connecting each building with one sewer lateral is chosen, the connection to the sewer manhole shall not connect to manholes with an angle less than 90 degrees in relation to the outlet pipe (DG&PWS 7B- 055). As currently proposed, with individual side sewers for each unit, the laterals shall connect directly to the main. The drawings shall be revised to show the laterals connected directly to manholes (DG&PWS, Sewer 7A.010).*

**Response:** Please refer to Sheets 12-13 of 20 in the final engineering plans approved on April 5, 2022.

38. *Sewer main extensions shall be on the south or west side of each roadway or drive area, six-feet off the centerline (DG&PWS Detail 3-24).*

**Response:** Please refer to Sheet 12 of 20 in the final engineering plans approved on April 5, 2022.

39. *The layout of the site must allow for a 40-foot long vector truck with an inside turning radius of 45-feet to maneuver through the site, auto-turn confirmation is required. Covered parking along the maintenance vehicle route may be prohibited.*

**Response:** Please refer to Sheets 12-13 of 20 in the final engineering plans approved on April 5, 2022.

General Sewer Improvements

40. *All structures shall be connected to sanitary sewer. Public mains with associated appurtenances shall be installed to serve the proposed project (DG&PWS, Sewer 7A.010).*

**Response:** All townhouse units will be connected to the sanitary sewer system pursuant to Sheets 12-13 of 20 in the final engineering plans approved on April 5, 2022.

41. *Sanitary sewer improvements associated with this project shall meet the requirements of the City of Lacey Comprehensive Plan, Thurston County Health Department, Washington State Department of Health (DOH), the LOTT Clean Water Alliance and the Department of Ecology (DG&PWS, Sewer 7A.010).*

**Response:** The approved Sanitary Sewer Plans and improvements are consistent with the requirements of the City of Lacey Comprehensive Plan, Thurston County Health Department, Washington State Department of Health (DOH), the LOTT Clean Water Alliance, and the Department of Ecology.

Specific Stormwater Improvement

42. *Storm water from the site shall discharge to existing stubs from Juno Court and/or Hercules Drive per the storm water master plan for Meridian Campus. If original design storm water parameters are exceeded, additional storm water treatment and infiltration components shall be installed in accordance with the current City of Lacey Storm water Manual requirements.*

**Response:** Please refer to Sheets 6-8 of 20 in the final engineering plans approved on April 5, 2022. Also, please refer to Final Stormwater Site Plan Report dated December 17, 2021.

43. *Soil quality and depth design criteria shall be incorporated into the site design and construction, per the City of Lacey 2016 Storm water Design Manual.*

**Response:** Please refer to Sheets 6-8 of 20 in the final engineering plans approved on April 5, 2022.

General Storm water Improvement

44. *The project shall comply with the City of Lacey 2016 Storm water Design Manual. Storm water drainage and erosion control submittals shall be in conformance with the formatting and content requirements described in Chapter 3 of the 2016 Storm water Design Manual (LMC 14.27).*

**Response:** Please refer to Sheets 6-8 of 20 in the final engineering plans approved on April 5, 2022.

45. *A final Storm water Site Plan, including a drainage report and drainage plans in conformance with current City of Lacey Storm water Design Manual Standards. Key elements of the report include: the project engineer's certification; descriptions of how each of the core requirements are being addressed; construction SWPPP; basin map and plan drawings; hydrologic modeling inputs and results (including the WWHM 2012 Data files produced with the model); summary data of sub-basin areas, design calculations, and facility sizing; soils report and infiltration analysis; soil management plan; maintenance agreement/covenant; and a storm water facilities maintenance manual (SDM*



2.2.1).

**Response:** Please refer to Sheets 6-8 of 20 in the final engineering plans approved on April 5, 2022. A Final Stormwater Site Plan Drainage Report dated December 17, 2021, was also submitted to the City.

46. *A Construction Storm water Pollution Prevention Plan (SWPPP) shall be submitted to and approved by the City prior to the start of site work. 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 Storm water 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.*

**Response:** SWPPP was prepared by ESM dated February 25, 2022.

47. *A storm water facilities maintenance plan, per the requirements of the 2016 Storm water Design Manual shall be submitted to and approved by the Public Works Department. The maintenance manual shall be included in the drainage report as part of the Storm water Site Plan and shall be prepared as a stand-alone document for the post development facility owner.*

**Response:** Please refer to Sheets 6-8 of 20 in the final engineering plans approved on April 5, 2022.

48. *Clearing, grading, and other soil disturbing activities shall be prohibited unless shown to the satisfaction of the City of Lacey the sediment-laden runoff will be prevented from leaving the site (S.D.M 5.2.3).*

**Response:** Please refer to Sheets 1-11 of 20 in the final engineering plans approved on April 5, 2022.

#### Specific Transportation Requirements

49. *If existing curb ramps are not in conformance with current Americans with Disability Act standards, they shall be brought up to current curb ramp requirements with the project (DG&PWS, 4C.030.7).*

**Response:** Curb ramps should be constructed in accordance with the Road Details, Sheet 10 of 20 in the final engineering plans approved on April 5, 2022. Compliance has been confirmed internally, and the City Inspector will verify compliance at Final Inspection.

50. *Access shall be provided 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 and Public Works Standards,*

**Response:** Please refer to Sheets 1-11 of 20 in the final engineering plans approved on April 5, 2022.

51. *The traffic mitigation fee estimate identified as of November 23, 2021, is \$47,981.77, and will mitigate off site traffic impacts for this project. The actual fee will be determined at the date of payment for issuance of building permits, water meters or other approval process. The fees increase annually in an amount equal to the increase in the Engineering News Record Construction Cost Index over a date one year earlier (LMC 14.21).*

**Response:** Traffic impact mitigation fees will be determined at the time of building permit application.

General Storm water Requirements

52. *The following notes shall be shown on the final binding site plan/condominium maps:*

- *“The City of Lacey has no responsibility to build, improve, maintain, or otherwise service the private roads and/or alleys within or providing access to this property” (LMC 15.32.190).*
- *“The property owner shall be responsible for maintaining the private streets (along with associated parking areas) and planter areas (weeding, mowing, irrigation, pruning of trees, etc.) in a healthy and growing manner in perpetuity”(DG&PWS, Transportation 4G.100D).*

**Response:** Please refer to Condominium Notes Nos. 2 and 3 on Sheet 1 of 4 of the Final Binding Site Plan/Condominium map set.

Specific BSP Survey Review

53. *The binding site plan map was reviewed for compliance with City of Lacey survey requirements. The following errors/deficiencies were noted – these shall be addressed with the final condominium/bsp application:*

- *The vertical datum shall be on NGVD 29*
- *The section index should be R01*
- *The found street monuments and property corners should be LS #46315*
- *The utility easement shown on Sheet 3 of 7 will need to be released in a separate document and not just referenced on the BSP*

**Response:** A boundary and topographic survey was prepared on December 3, 2021 as the basis for the Final Binding Site Plan/Condominium Map.

General Survey Requirements

54. *Utility easements are required for all water and sewer mains located on private property. Easements shall include fire hydrants, water meters, sewer improvements and future extensions of mains to adjacent properties as determined by the City. All easements shall be identified as ‘utility’ easements, rather than water or sewer, on the civil drawings and in the easements documents. Specific requirements will be determined at the time 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). 7.5 feet of easements shall be provided on each side of the public mains. As proposed on the submitted plans the water main connection to the existing water stub from Hercules appears very close to the proposed building.*

**Response:** All easements are delineated and identified on the Final Binding Site Plan/Condominium map.

55. *The 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 the Lacey Public Works Department. Civil drawings shall be submitted using the City of Lacey Coordinate System (DG&PWS 3.025).*

**Response:** The approved civil drawings were prepared using the City of Lacey Coordinate System.

56. *The City of Lacey Vertical Datum has elevation 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.*

**Response:** The approved civil drawings were prepared using the City of Lacey Vertical Datum.

57. *A 10-foot joint utility easement area adjacent to the public right-of-way, to accommodate the installation of public and private utilities, shall be dedicated to the City of Lacey. The plans shall be revised to show the 10-foot utility easement adjacent to Hercules Drive.*

**Response:** A 15-foot utility easement to the City is shown along Hercules Drive NE and a 10-foot utility easement to the City is shown along Willamette Drive NE.

Other Public Works General Requirements

58. *All improvements shall satisfy City of Lacey Development Guidelines and Standards in place at the time of complete land use application, as determined by the Department of Community and Economic Development.*

**Response:** The Preliminary Condominium/Binding Site Plan was approved on November 23, 2021 and the Final Engineering Plans were approved on April 5, 2022 consistent with City of Lacey Development Guidelines and Standards.

59. *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).*

**Response:** Acknowledged.

60. *All public works improvements shall be designed by an engineer licensed in the state of Washington and plans shall be submitted to the City of Lacey Public Works Department for review and approval (DG&PWS 3.040).*

**Response:** The approved final engineering plans for the public works improvements were prepared by Bryan Schwartz, Barghausen Consulting Engineers, Inc., an engineer licensed in the state of Washington.

61. *All structures associated with this site shall be connected to City of Lacey utilities (DG&PWS 6.010 and 7A.010).*

**Response:** All townhouse structures will be connected to City of Lacey utilities.

62. *Prior to civil drawing approval, one paper set of drawings with a PDF copy of the drawing report and civil drawings in AutoCAD and PDF formats shall be submitted for all approved final plans (DG&PWS Chapter 3.040J).*

**Response:** The final engineering plans were approved on April 5, 2022.

63. *Certificate of Occupancy for the buildings shall not be issued until all improvements shown on the*

*approved civil drawings are installed by the applicant and approved by the City (DG&PWS 4B.060).*

**Response:** Acknowledged.

64. *A 20 percent maintenance bond or financial guarantee of the engineer's estimate, or approved bid estimate, is required and will be held 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. This financial guarantee applies to sewer, storm water, and water improvements (LMC 14.20.025).*

**Response:** The developer is in the process of preparing the bond.

65. *Three sets of civil drawings, two drainage reports and one electronic copy of the civil drawings (pdf format) shall be submitted with the civil review application and the completed, signed and stamped, checklist from chapter 3 of the Development Guidelines and Public Works Standards Manual. These drawings shall be submitted directly to the Public Works Department. Drawings submitted to other City departments will not satisfy this requirement (DG&PWS 3.040 B).*

**Response:** The final engineering plans were approved on April 5, 2022.

66. *The following note shall be on the final binding site plan/condominium drawing:*

*The property owner(s) adjacent to the public right-of-way shall be responsible for maintaining the planter strip and median (weeding, pruning, irrigating, mowing, etc. of the landscaping and street trees) in the public right-of-way in a healthy and growing manner. 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 (DG&PWS, Transportation 4G.100D).*

**Response:** Please refer to Condominium Note No. 4 on Sheet 1 of 4 in the final binding site plan/condominium map.

67. *The following language shall be on the face of and binding site plan/condominium drawing and easement documents:*

*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.*

**Response:** Please refer to Condominium Note No. 5 on Sheet 1 of 4 in the final binding site plan/condominium map.

68. *A bill of sale for water and sewer improvements installed for the project is required prior to final Public Works approval of the project. Bill of sale documents shall be submitted to and approved by the Public Works Department.*

**Response:** Acknowledged.