



City of Vancouver • P.O. Box 1995 • Vancouver, WA 98668-1995

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NOTIFICATION OF CIVIL PLAN APPROVAL

Date 7/15/2015

WESTRIDGE II LLC
2300 E THIRD LOOP SUITE 100
VANCOUVER, WA 98661

App #: ENG-36298 **Project:** 192nd Plaza West - Signal PRJ-105273 **Location:** 2010 SE 192ND AVE

Engineering plans for civil improvements for the above project are approved for construction. This approval is good for one year, and is effective from the last signature date on the approval block of the plans.

Final Acceptance of the civil improvements for operation and maintenance by the City will be issued by Community and Economic Development upon completion of all the required conditions.

The contractor shall notify the City Construction Services office at (360) 487-7780 to schedule a pre-construction meeting. The pre-construction meeting will be held within five (5) working days of notification from the contractor. **Grading and construction may not begin without obtaining a grading and / or right of way permit. Once erosion control measures are in place the Contractor must call the Erosion Control Specialist at (360) 487-7181 to schedule a Pre-Con meeting. A Pre-Con meeting must be held with the Zoning Inspector (360) 619-1200 prior to any grading being done.**

All City right-of-way/utility connection and grading permits must be obtained prior to construction. An approved traffic control plan is required prior to issuance of right-of-way permits for all work done in or adjacent to existing streets. Traffic control will comply with the Manual on Uniform Traffic Control Devices, Part VI, current edition. Contact (360) 487-7729 for traffic control plan requirements.

Connection to City Storm Sewer, Transportation, Sanitary Sewer, and/or Water requires the payment of system development charges (connection fees) that vary with use. Please contact Community and Economic Development at (360) 487-7804 for further information.

Sewer and/or water connection permits must be obtained upon connection to the system. Meters must be set prior to any use of water. Occupancy will be held until all of the following conditions are completed. Any damage done to the water meter boxes or yokes after final inspection by the City will be billed to the water meter applicant. Meter boxes must be at grade level prior to setting the meter. Allow seven (7) working days for the water meter to be set from the time of payment of all connection fees.

The water services are to be installed by the developer, in accordance with the standard details, and inspected by the Construction Manager's Office before backfilling. The Contractor will notify the City Construction Manager's Office at (487-7780) 24 hours prior to the completion of service lines. The water meters will be set by the City. The developer must supply a reproducible copy of the plat map indicating the address of each lot. This will provide the City with a record of which lots have services installed.

All materials and workmanship are subject to a two (2) year warranty for WATER, SANITARY SEWER and STORMWATER and a one (1) year warranty for TRANSPORTATION, as provided in the standard specifications. The warranty period does not commence until all required items listed below have been completed and accepted by the City.

No building permits for Land Division projects (i.e., subdivision, shortplat) will be issued until the required items listed below are complete.

As-Built Submittal & Approval

The "as built" drawings shall include all improvements on the project. As built drawings must clearly indicate both design and field measured improvements.

Submit:

- One (1) complete set of full size originals
- Four (4) full size paper copies
- Two (2) electronic drawings: AUTOCAD Version 2000 or higher

Transportation | As-built Approval

Asbuilts must be submitted and approved. Must clearly indicate both design and field measured improvement locations as required for approval.

Completion & Approval of Construction

The completion and approval of construction must be signed by the construction inspector, construction engineer and the developer/contractor or their representative. Completion will be held until all other conditions for final acceptance are satisfied.

Transportation | Completion of Construction

Must include a satisfactory visual inspection of the Transportation Improvements, satisfactory compaction and density test for the streets.

Cost & Quantities

Please submit cost and quantities to be reviewed against the as-builts, on the City Standard itemized form. Only include those public improvements to be transferred to the City.

Transportation | Cost & Quantities

Maintenance Bonds

A maintenance bond is required for stormwater and transportation improvements. The maintenance bond will cover the cost of design defects or failures in workmanship for the stormwater and/or transportation facilities.

The amount of the maintenance bond will be ten percent (10%) of the stormwater and transportation construction cost.

After careful review of the cost and quantities, Community and Economic Development will provide the applicant the amount that will be required for the maintenance bond. If the applicant's bonding company requires a letter from the City, the applicant will provide the City with the company's name, contact person and address.

Transportation | Bond

Public Transportation improvements require a 1-year maintenance bond.

Permits and Inspections Required

Grading Permit Required

A *no-fee* Grading Permit is required to **track erosion control inspections**. The permit may be issued after the Pre-Construction Meeting is held

SDP-186073

Right of Way Permit Required

A right-of-way permit is required for this project. Right-of-way amount is based on all work being done in the right-of-way.

ROW Permit for this project is \$2,328.00 for 1,080 LF

An approved traffic control plan is required prior to issuance of a right-of-way permit. Also, the contractor must be on our approved contractor list in order to obtain a right-of-way permit.

All materials and construction will be in conformance with the current "Standard Specifications for Municipal Public Works Construction" as prepared by the Washington Chapter of the APWA, the "Standard Water Line Detail Sheets", the "Standard Details for Sewer Line Construction" and the City of Vancouver General provisions.

To obtain the City's standard forms and documents pertaining to the above conditions, please contact our office at (360) 487-7804.

Sincerely,

HEATHER MITCHELL (360)487-7871

cc:
Construction Services
Erosion Control
Zoning Inspector