



April 12, 2024

John Marquardt
Holt Homes
1301 SE Tech Center Drive
Vancouver, WA 98683

*Sent via email: john@holthomes.com, wallyh@prairieelectric.com,
brockj@prairieelectric.com, & luke.muonio@rotschyinc.com*

***Re: Final Acceptance for Completion of Improvements
Green Mountain Estates – Traffic Signal at NE Ingle Rd./NE 28th Street/NW Goodwin Rd.
City File No. SUB15-02 – Condition of Approval #23
2-Year Maintenance Warranty Bond No. CIC1942355***

John,

The Engineering department has inspected the above-referenced development and have concluded that all improvements have been completed in accordance with the Conditions of Approval, City Standards, and the approved construction plans. Through this letter, installation of the traffic signal that was required per COA #23 at the intersection of NW Goodwin Road/NE 28th Street/NE Ingle Road, is awarded Final Acceptance pursuant to CMC 17.21.070.

The city has received the 2-year maintenance warranty bond, Bond Number CIC1942355, naming the City of Camas as the Obligee in the amount of \$48,535.50. The maintenance warranty bond covers the public improvements for a period of two (2) years from the date of Final Acceptance and is eighteen percent (18%) of the cost estimate provided in CMC 17.21.050 (B)(1). Final acceptance is issued as of April 12, 2024.

Sincerely,

A handwritten signature in blue ink that reads "James E. Carothers".

James E. Carothers, P.E.
City Engineer

cc: Community Development Engineering, Operations, and Building Dept.; and file
Enclosures: Final Acceptance Certificate



Final Acceptance of Development

616 NE 4th Avenue, Camas, WA 98607
Phone: 360.817.1562

When dated and signed by the approval authority, this development has received "Final Acceptance" in accordance with Camas Municipal Code Section 17.21.070. Building Permits may be issued per Camas Municipal Codes, Section 17.21.060(H).

James E. Carothers
James E. Carothers, P.E., City Engineer

4/12/2024
Date

Development: <u>Green Mtn Estates</u>
City File No / # Lots: <u>SUB15-02 / COA #23</u>
Contractor: <u>Prairie Electric:</u> <u>6000 NE 88th St., #B104</u> <u>Vancouver, WA 98665</u>
<u>Rotschy, Inc.:</u> <u>7408 NE 113th Circle,</u> <u>Vancouver, WA 98662</u>
Phone: <u>Prairie Electric: 360-576-7426</u> <u>Rotschy, Inc.: 360-334-3100</u>
Email: <u>wallyh@prairieelectric.com</u> <u>luke.muonio@rotschyinc.com</u>

Developer: <u>The Holt Group</u>
Contact: <u>John Marquardt, PMP</u>
Address: <u>1301 SE Tech Center Drive</u> <u>Vancouver, WA 98683</u>
Phone: <u>360-901-2299</u>
Email: <u>john@holthomes.com</u>

Note: Within sixty days prior to expiration of the two-year period following acceptance of the improvements by the City, the Engineering Department shall reinspect the required improvements. If there are no faults, the warranty bond will lapse at the end of the warranty period and the City accepts the improvements (CMC 17.21.070(D)).

Camas Municipal Code

17.21.070 Final acceptance

A. Upon final acceptance of the development improvements a two-year warranty bond commences.

B. The city shall accept all improvements within all land divisions, and applicable site plan developments, provided:

1. All improvements have been installed in accordance with the requirements of this title and with the preliminary plat approval. (RCW 58.17.130, reference the last sentence);
2. Approved plat and “as-constructed” engineering drawings have been submitted to the city in an electronic format approved by public works;
3. Copies of any dedicated tracts, easements, or lots as set forth in CMC Section 17.01.040 have been submitted to the city;
4. Upon approval of the engineering department that the improvements are complete, a warranty bond equal to eighteen percent of the cost of the improvement for a period not to exceed two years shall be submitted to the city to warranty all improvements in accordance with CMC Section 17.21.050(B)(2). The public works director or city engineer may grant an exception to this bonding requirement for certain outstanding items; and
5. Binding maintenance agreements have been recorded to provide for the maintenance of commonly owned private facilities.

C. A development may receive final acceptance, exclusive of wetlands where three-year, five-year and ten-year monitoring plans require replacement vegetation and maintenance as part of the SEPA or wetland mitigation. However, a wetland bond may be required in the amount of the monitoring and maintenance.

D. Within sixty days of expiration of the two-year period following acceptance of the improvements by the city, the engineering department shall reinspect the required improvements. If there are no faults, the warranty bond will lapse at the end of the warranty period and the city accepts the improvements.

E. The public works department will issue a letter of final acceptance once all items listed in this chapter have been completed, submitted, reviewed, and approved by the city.

(Ord. 2443 § 2 (Exh. A (part)), 2007)

(Ord. No. 2612, § I(Exh. A), 2-7-2011; [Ord. No. 15-011](#), § VI, 4-20-2015; [Ord. No. 17-005](#), § I(Exh. A), 5-15-2017)