

**VILLAGE AT CAIN ROAD PRELIMINARY PLAT, FILE 18-3178  
SITE PLAN REVIEW COMMITTEE  
RECOMMENDATION OF APPROVAL TO THE OLYMPIA HEARING EXAMINER**

PRELIMINARY PLAT RECOMMENDED CONDITIONS OF APPROVAL

1. **Approved Plat Map.** The preliminary plat shall be substantially in conformance with the preliminary plat map (dated May 16, 2019), as modified by the conditions of approval herein and as modified by the Hearing Examiner.
2. **Plat Approval.** Preliminary plat approval shall be effective for five years from the date of approval by the Hearing Examiner, during which time a final plat or plats may be submitted. The terms and conditions upon which the preliminary plat approval is given shall not be changed, except as provided for in OMC 17.20.040.
3. **Landscape Plan.** A final landscape plan prepared in compliance with OMC 18.36 shall be submitted in conjunction with the engineering permit application.
4. **Vegetation Maintenance Bond.** A vegetation maintenance bond (or other assurance) shall be provided following City acceptance of the landscape installation, including street trees, prior to issuance of Certificate of Occupancy. The bond amount shall be 125% of the cost estimate, submitted on a separate sheet of paper with the landscape plan, and approved by the City.
5. **Construction Noise.** Pursuant to OMC 18.40.080.C.7, construction activity detectable beyond the site boundaries shall be restricted to the hours between 7:00 a.m. and 6:00 p.m.
6. **Design Review and Garage Placement and Width Requirements.** It shall be noted on the face of the final plat map that lots less than 5,000 sq. ft. in area must meet OMC 18.04.060.EE for Garage Placement and Width requirements, and OMC 18.175 for Infill and Other Residential design requirements.
7. **Inadvertent Discovery Plan.** At the time of engineering plan submittal the applicant shall submit a signed Inadvertent Discovery Plan (IDP), which outlines how the project proponent and site crew will respond in the event that archaeological resources are uncovered during the course of project work (OMC 18.12.140).
8. **Impact Fees.** In accordance with OMC Title 15, City of Olympia impact fees for transportation, parks, and schools shall be paid prior to building permit issuance.

**BUILDING**

9. **Construction Codes.** The project shall comply with the City of Olympia Construction Codes as adopted through the Olympia Municipal Code, Chapter 16.04.

## URBAN FORESTRY

10. **Soil and Vegetation Report.** At engineering permit application, the applicant shall submit an updated Level 5 Soil and Vegetation Report reflecting the current preliminary plat layout, including the location of trees to be saved, final tree density count, detailed off site tree protection measures and fence location.
11. **Maintenance Requirements.** Maintenance requirements shall apply in perpetuity to all soil and vegetation areas, required landscaping, individually retained trees and street trees. Add the language found in OMC 16.60.100.B to the face of the final plat.
12. **Tree Removal.** Soil, native vegetation and trees within the Soil and Vegetation Protection areas (SVPAs), within McGrath Woods Park, or on neighboring properties shall not be removed or disturbed without approval by the City Urban Forester. Add this language to the face of the final plat.
13. **Off-Site Tree Protection.** Trees to be saved (on and off-site) shall be site verified by the applicant's Urban Forester prior to installation of tree protection fencing. Said fencing shall be inspected and approved by the applicant's Urban Forester and the City Urban Forester prior to any clearing and grading of the site.
14. **Street Trees.** Specific street tree locations will be determined at the time of engineering permit plan review.

## ENGINEERING

15. **Engineering Permit Application.** An engineering permit application shall be submitted for review and approval prior to construction. The permit submittal shall comply with the 2017 Engineering Design and Development Standards (EDDS) and the 2016 Drainage Design and Erosion Control Manual (DDECM).
16. **Solid Waste.** Curbside solid waste collection shall be set up for one-side road collection on the non-parking side of the street. The solid waste collection route shall be considered prior to determining locations of on- street parking locations at time of engineering plan review.
17. **Erosion Control.** Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or storm drains that lead to waters of the State. A Construction Stormwater General Permit must be obtained for this site from the Washington State Department of Ecology prior to commencement of any ground-disturbing activities.

18. **Right of Way Performance Bond.** Bonds or other allowable securities shall be submitted to the City to guarantee the performance of work within the subject site and rights-of-way, or maintenance of required public infrastructure intended to be offered for dedication as a public improvement. See both EDDS Section 2.030.F and Volume 1 Section 2.6.1 of the 2016 DDECM for more information.

## **FIRE**

19. **Fire Prevention.** The project shall adhere to OMC Ch. 16.32, 16.36, 16.40, & 16.44, Olympia Engineering Development and Design Standards (EDDS), Ch. 4 & 6, 2015 IBC, and 2015 IFC. All new residential construction shall be sprinkled.

## **THURSTON COUNTY ENVIRONMENTAL HEALTH**

20. **Water and Sewer Utilities.** Prior to final plat approval confirmation of water and sewer construction approval from the City of Olympia shall be submitted to the Thurston County Public Health & Social Services Department.

21. **Existing Monitoring Wells.** A licensed well driller per Washington State Department of Ecology standards shall decommission the three existing monitoring wells. A copy of the decommissioning reports shall be submitted to the Thurston County Public Health & Social Services Department.

22. **Contaminated Waste.** Any contamination discovered during site development must be immediately reported to the Hazardous Waste Section of Thurston County Environmental Health at 360-867-2664 and Washington State Department of Ecology at 360-407-6300.