

RECOMMENDED CONDITIONS

Hearing Examiner Decision, Jan. 16, 2009

Review Comments by Chuck Dower, Engineering Plans Examiner, May, 2015

1. Frontage Improvements and Site Civil Improvements shall be constructed according to the Standards, as conceptually shown on the plan set sheets.
Engineering Permit No. 13-2992 was issued to the developer of the project. All improvements have been installed per the approved plans and accepted by the City.
2. The developer will install water facilities in accordance with the provisions of Chapter 6 of the Engineering Design and Development Standards.
Engineering Permit No. 13-2992 was issued to the developer of the project. All water improvements have been installed per the approved plans and accepted by the City.
3. The developer will install sewer facilities in accordance with the provisions of Chapter 7 of the Engineering Design and Development Standards.
Engineering Permit No. 13-2992 was issued to the developer of the project. All sewer improvements have been installed per the approved plans and accepted by the City.
4. The stormwater system improvements meet the Drainage Design and Erosion Control Manual requirements. The stormwater system can be conceptually approved with the following conditions:
 - A. On the stormwater site plan and construction drawings state the required compost-amended soils will comply with BMP T 5.13 for all disturbed pervious surfaces.
 - B. Provide the location of the emergency overflow from the pond into the natural downstream path with the construction drawings.
 - C. Provide a landscaping plan for the stormwater facility which meets the requirements of Volume III, Section 3.2 of the stormwater manual.**The project has complied with all of the Drainage Manual Standards and the conditions as noted.**
5. The developer will provide for the waste management/recycling for collecting of all soiled waste generated from all occupied residential and commercial premises within the City a minimum of once every two weeks. The system is to be designed to the current Chapter 8 of the Engineering Design and Development Standards.
Standard residential City of Olympia solid waste services will be provided for this development.
6. Before construction begins the applicant shall submit a complete set of detailed construction drawings to the Community Planning and Development Department for review and approval. Construction drawings shall be prepared according to the Engineering Design and Development Standards and Building Code requirements. In addition, the retaining walls shall be designed to meet all applicable City of Olympia requirements and building codes. Final plat notes may identify the homeowners association responsible for retaining wall, if maintained by the homeowners association.
Engineering Permit No. 13-2992 was issued to the developer of the project. All improvements have been installed per the approved plans and accepted by the City. Retaining walls were not required for this project. Any need for retaining walls for the single family developments will be reviewed at the time of building permit application.

7. General Facility Charges for City utilities (Water, Sanitary Sewer, Stormwater, and Solid Waste) and the LOTT sanitary sewer Capacity Development Charge will be assessed at the time of individual building permits for each lot are issued.
This is standard building permit issuance procedure and will be applied at the time of each building permit.
8. All improvements shall be installed before final plat approval.
All plat improvements have been installed and approved by the City.
9. Bonding 2.030.E, 3.090 (Standards), Appendix Olympia-1 (Manual) - The developer shall file an agreement with the City to assure the full and faithful performance of the operation and maintenance of all public improvements and the site stormwater facilities for a period of two years following final construction approval. This guarantee, through the appropriate surety, shall be in place and approved by the City before final construction approval. The amount of the bonding will be 25 percent of the cost of the improvements, or as determined by the Development Engineer. In addition, a bond or other allowable securities will be required by the City to guarantee the performance of work within existing public rights-of-way or maintenance of required public infrastructure intended to be offered for dedication as a public improvement. Bonds or other allowable securities to guarantee work in an existing public right-of-way is required to be in place and submitted to the City prior to release of any approvals or permits for such work. The type and amount of security will be pursuant to code or, if not specified, be at a minimum of \$4,000 or 125 percent of the value of the work performed, whichever is greater, at the discretion of the City. Types of securities include, but are not limited to, a bond with a surety qualified to do a bonding business in this state, a cash deposit, an assigned savings account, or a set-aside letter as acceptable by the City Attorney.
All bonds have been submitted and approved as required.
10. Prior to final plat approval, each lot shall be served by a separate service and meter. All designs shall be in accordance with the provisions of Chapter 6 of the Engineering Design and Development Standards.
Engineering Permit No. 13-2992 was issued to the developer of the project. All water improvements have been installed per the approved plans and accepted by the City.
11. The project is required to pay the City of Olympia Impact Fees as provided by Title 15 of the Olympia Municipal Code for Transportation, Fire, Parks, and Schools at the time of Building Permit issuance.
This is standard building permit issuance procedure and will be applied at the time of each building permit.
12. In conformance with Olympia Municipal Code 18.100.060.6, all lots fewer than 5,000 square feet in size are subject to design review. Design review of these building sites will take place at the time of building permit review.
This is standard building permit issuance procedure and will be completed at the time of each building permit. The requirement is stated on Final Plat map Plat Note 7.
13. At time of final plat, all lots intended to be less than 5,000 square feet in lot size and/or have less than 50 feet of street frontage shall demonstrate frontage of 30 feet or more of width along a public or private street.
Submitted plat map complies with this requirement.

15. At time of final plat application, the applicant must provide a copy of the Covenants, Conditions & Restrictions (CC&Rs) to make certain the approved Integrated Pest Management Plan (IPMP) has been incorporated.
The IPMP has been incorporated into the declaration of Covenants, Conditions and Restrictions (CC&Rs) for the plat.
16. Prior to final plat application all on-site wells must be decommissioned by a licensed well driller, per the requirements of the Washington State Department of Ecology, and a copy of the driller's "well log" must be provided.
The water well was decommissioned on May 16, 2014 and a copy of the well log has been submitted to the City.
17. Prior to final plat application all existing (if found during the course of site work) on-site sewage systems on this site must be abandoned, per the requirements of Article IV of the Thurston County Sanitary Code. An abandonment permit is required and a copy of the septic tank pumping report with a signed statement confirming abandonment was completed in accordance with Article IV must be provided.
The septic system was abandoned on October 9, 2013. Copy of documentation signed by the contractor and Thurston County has been submitted to the City.
19. The applicant is required to adhere to the requirements of the Washington State Department of Ecology for: Air Quality, Toxic Cleanup, Solid Waste, and Water Quality, as stated in the April 6, 2007 letter (Attachment Z).
The requirements have been met.
20. A Note should be placed on the face of the Plat requiring that the homeowners' association is responsible for maintenance of the trees in the tree tract and storm pond tract.
Final plat notes 2, 3, 4, & 6 cover these requirements.
21. Grading and utility plans shall clearly depict trees proposed for retention and the location of protective tree fencing.
This requirement was met, and is in accordance with the approved engineering plans.
22. Temporary Protective Chain link fence on driven posts be placed at the 20-foot critical root zone in Tract A and Lots 2 and 4. The Tree Fencing location and fencing detail must be depicted on the grading plan. It will need to be inspected by Professional Forestry Services prior to grading and maintained throughout construction.
This requirement was met, and is in accordance with the approved engineering plans.
23. Professional Forestry Services shall inspect the fencing location and monitor work related to all grading, any utility trenching and installation of sidewalks/roadway.
This requirement was met, and is in accordance with the approved engineering plans.
24. The applicant proposes storm water utility trenching near and under Lots 6 through 11 along the western boundary. Boring will be necessary through Tree Tract A since utility trenching will likely destroy these preserved trees.
This requirement was met, and is in accordance with the approved engineering plans.

25. Utility extensions are not currently proposed (except for item 23). Should any be realigned, they must remain outside the critical root zone. Any work within the critical root zone must minimize root damage by excavating a 2-foot deep trench and then cut the roots cleanly with a sharp tool and cover with moist soil.
This requirement was met.
26. Dead, dying, damaged or diseased branches must be removed from the crown.
This requirement was met.
27. Landscape Plan: Applicant to submit a landscape plan for review and approval with the engineering permit application.
The landscape plan was submitted with the engineering plans and was approved.
28. Install the street trees and storm pond landscaping.
Landscaping was installed per the approved plans.
29. Maintenance. Trees are to be maintained by the developer and homeowners association pursuant to OMC 16.60.100 (A & B).
The tree bond has been submitted and accepted by the City.
30. Maintenance Agreement and Surety Bond is required pursuant to OMC 16.60.100 (D & E).
The performance and guarantee bond has been submitted and accepted by the City.