

RECOMMENDATION TO HEARING EXAMINER

**BLACKBERRY HILL- 19-3976**

To approve the Preliminary Plat with the following conditions:

*Please note the list of conditions are subject to change as the hearing examiner staff report is being drafted.*

1. **Approved Plat.** The subdivision shall be substantially in conformance with the preliminary map and civil plans dated May 26, 2020 and phasing plans dated May 8, 2020, as modified by the conditions of approval herein, and as modified by the Hearing Examiner.
2. **Plat Approval.** Preliminary approval of the plat 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. During this time the terms and conditions upon which the preliminary approval is given shall not be changed, except as provided for in Section 17.20.040. (OMC 17.20.010)
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 final plat. The bond amount shall be 125% of the cost estimate submitted with the final landscape plan and approved by the City.
5. **Hours of Operation/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.** Townhouse developments shall meet OMC Residential Design Criteria, Chapter 18.175 and, if applicable, shall comply with garage placement and width provisions of 18.04.060(EE), provided that such standards shall be applied to the entirety of each building, and not to each dwelling unit. A Detail Design Review application is required prior to or at time of building permit application for each townhome structure.
7. **Impervious/Hard Surface Coverage.** It shall be noted on the face of the final plat that each lot shall comply with total impervious coverage and hard surface coverage allow by the zoning district.
8. **Inadvertent Discovery Plan.** 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 shall be submitted by the applicant at the time of Engineering plan submittal (OMC 18.12.140).
9. **Wetland.** Silt fencing and other Best Management Practices as out lined in the Engineering Design and Development Standards (EDDS) shall be installed around the wetland prior to commencement

of any earthwork and maintained during all stages of construction. Provide details on the civil plan set at time of engineering permit application.

10. **Safe Walking Conditions.** In order to meet RCW 58.17 for safe walking conditions for children who walk to and from school, off site sidewalks shall be constructed along the west side of Boulevard Road starting at the existing walking path located adjacent to 2917 Boulevard Road SE and continue south to the northwest corner of Morse Road SE. Provide details of construction on the civil plan set and provide at time of engineering permit application.

## ENGINEERING

11. **Engineering Permit Application.** An engineering permit application shall be submitted for review and approval prior to construction. The permit submittal shall comply with the 2018 Engineering Design and Development Standards (EDDS) and the 2016 Drainage Design and Erosion Control Manual (DDECM).
12. **Construction Stormwater General Permit.** No ground-disturbing activities may occur without a Construction Stormwater General Permit (CSWGP) issued for this site. Therefore, no Engineering or Grading Permits are to be issued until written proof is received by the City that the contractor or owner has received this CSWGP from the Department of Ecology.
13. **Solid Waste.** The City of Olympia solid waste department shall have full approval of final locations of waste pickup. Pickups may need to occur on one side of the street. Determinations shall be finalized once collection begins.
14. **Street Parking.** No vehicle parking shall be allowed on the public roadway or Tract D in order to facilitate solid waste and emergency vehicle movements. Signs shall be posted prior to final plat approval.
15. **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.

## Phasing Conditions

16. **Stormwater.** If the developer chooses to separate the construction plans into phasing, all stormwater elements including access for stormwater maintenance shall be constructed during phase 1.
17. **T Intersection Improvements.** If the T intersection on the public roadway labeled as Hill View Drive and Tract D are not installed with phase 1 construction, the use of Tract B shall be free and clear of all obstructions during the construction of the individual buildings within the plat. Solid Waste and emergency vehicles shall have full access at all times.
18. **Driveway Approach.** The driveway approach to Tract B shall be wide enough (approx. 33 ft) to facilitate a solid waste truck turning movement if the T intersection on the public roadway labeled as Hill View Drive and Tract D is not constructed with phase 1 improvements.

## URBAN FORESTRY

19. **Tree Density.** Minimum required tree units for this plat is 30 units per buildable acre. At least 75% of the minimum tree density shall be planted within a Soil and Vegetation Protection Area (SVPA). The remaining 25% may be planted within the SVPA or elsewhere within the plat.
20. **Tree Protection Measures.** The retention of six (6) trees (52 tree units) in the northwest and southwest corners of the parcel shall be retained. The Project Forester shall provide Tree Protection Measures, City of Olympia EDDS Tree Protection Fence Detail and tree Protection Timeline. This information shall be added to the civil plans set and provided at time of engineering permit application.
21. **Street Trees.** Street tree location and species along Boulevard Road and the new internal street shall be determined at the time of engineering permit review.

## SURVEY/MAPPING.

22. **Final Map.** Provide the following details on the final map at time of final plat application:
  - A. Label/note the full Right of Way width for Boulevard Rd SE adjacent to the preliminary plat property.
  - B. Show the approximate location of all existing structures within twenty-five (25) feet of the external boundary lines of the preliminary plat. Specifically, look at the parcel lying southerly of proposed Lot 31, Access Tract E, and Lot 35.

## LAND MANAGEMENT

23. **Street Name.** Provide a list of alternative street names ranked sequentially (first choice, second choice, last choice) to Community Planning & Development prior to engineering plan review to be considered.

## DEPARTMENT OF ECOLOGY

24. **Contamination.** If contamination of soil or groundwater is encountered during site work and construction, the applicant shall notify the Department of Ecology's Environmental Report Tracking System Coordinator for the Southwest Regional Office at 360-407-6300.
25. **Grading and Fill.** All grading and filling of land must utilize only clean fill, i.e., dirt or gravel. All other materials, including waste concrete and asphalt, are considered to be solid waste. Necessary permits shall be obtained if these materials are used (WAC 173-350-990). All removed debris shall be disposed of at an approved site. Contact the Thurston County Health Department for proper management of these materials.

## THURSTON COUNTY ENVIRONMENTAL HEALTH

26. **Integrated Pest Management Plan.** A revised Integrated Pest Management Plan shall be submitted at time of Engineering Plan review for Thurston County Environmental Health's review.

27. **On-site Well-** The applicant must work with Department of Ecology to ensure the dug well located on the site has been properly decommissioned or addressed. A copy of the decommissioning report or documentation from Department of Ecology confirming the well has been adequately addressed must be submitted to Thurston County Environmental Health and a copy provided to Community Planning and Development at time of engineering plan review.
28. **On-site Septic System.** In the event an on-site septic system is located during site development it must be properly abandoned per Article IV of the Thurston County Sanitary Code. An abandonment permit application is required to be submitted with copies of abandonment documentation from a licensed septic system pumper to Thurston County Environmental Health.
29. **Water and Sewer Services.** Confirmation of water and sewer construction approval from the City of Olympia shall be submitted to Thurston County Environmental Health prior to final plat approval.

## BUILDING

30. **Impact Fees.** In accordance with OMC Title 15, City of Olympia impact fees for transportation, parks, and schools shall be paid at time of building permit issuance.
31. **Construction Codes.** The project shall comply with the City of Olympia Construction Codes as adopted through the Olympia Municipal Code, Chapter 16.04.

## FIRE

32. **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.