

Narrative

Final Site Plan Application

June 10, 2021

The Site Plan Notice of Decision for 2019-010-SPR/SEPA required a number of Conditions of Approval for Heritage Building B Project. Additionally, the Conditional Use Permit 2021-006CUP dated March 30, 2021 had a number of Condition of Approval for occupancy.

Site Plan Conditions

Land Use Conditions

1. Applicant to comply with all City Land Use regulations, goals and policies
Answer: The project meets all city regulations, goals and policies
2. Archaeological or historic materials are discovered during construction work in the immediate area shall stop and report such findings to the City and State.
Answer: No materials were discovered during the construction of this project.
3. Final Site Plan shall expire within 2 years of the approval.
Answer: The project has been started within 2 years of time of approval on May 2, 2019
4. Applicate shall provide site improvements as depicted in the Heritage Building B Landscaping and Site plans
Answer: Applicant has provided the improvements shown on these plans.
5. Future Signs shall obtain separate permits.
Answer: All signs have been obtained thru separate permits
6. Trees in excess of 5 inches in diameter will require a separate permit and mitigation.
Answer: No trees over 5 inches in diameter have been removed from the site for this project.
7. SEPA: Follow the recommendations and conditions of Southwest Washington Clean Air Comment letter April 23, 2019 for demolition of the house on site
Answer: A demolition permit was obtained through the Southwest Washington Clean Air agency for the demolition of the house.
8. Meet Downtown Overlay Design Standards
 - A. Condition: Facades shall be varied and articulated.

Answer: The building is one story on the western end and two story on the eastern portion. The covered walking over hang is broken up into several sections. The building is a mirror image of building A built in the early 2000s.

B. Condition: Sidewalk Construction

Answer: All sidewalks are existing. We will repair any that are damaged during construction and will work with the City Engineer on ADA corrections as needed.

C. Condition: Street and Parking Lot Trees

Answer: The attached landscape plan shows that all necessary street and parking lot trees are provided according to City code.

D. Condition: Street, parking lot and building Lighting

Answer: All lighting will be shielded so as not to create off site glare to neighbors.

E. Condition: Permitted Colors

Answer: the building color is an earth tone light brown to match the existing buildings.

F. Condition: Pitched Roof, minimum of 6:12

Answer: The roof pitch is 7:12.

G. Condition: Limit building height to 35 feet.

Answer: The building is built on a slope parcel of land. It is two stories on the shopping center side(south) and 1 story on the 5th street side facing neighbors. The height meets the height limitation.

H. Condition: Building Entry and Exit lighting.

Answer: All building entry and exits have adjacent lighting in excess of 4 foot candles. They are also shielded or located so as not to create glare to the neighboring properties.

Engineering and Public Works Conditions

1. Streets, Sidewalks and Public Ways shall be constructed to meet current ADA Standards; obtain grading and erosion control permits; and site work to be limited to the dry weather season.

Answer: All work has been completed obtaining the proper permits and meeting all permit standards. A truncated dome has been installed at the southeast corner of 5th and Cedar.

2. Sanitary sewer lateral shall be video inspected.

Answer: The lateral was inspected in the presence of the City Engineer and approved.

3. Stormwater and Erosion Control: Provide maintenance record for the detention and water quality system and comply with required erosion control best management practices.

Answer: The maintenance report for the storm water system has been provided and the Best Management Practices for erosion control were utilized in the construction of the project.

4. Street Lighting: Provide evidence that the street lighting is adequate to comply with Engineering Standards

Answer: Applicate has provide light meter readings along the sidewall on 5th street. All lighting levels meet or exceed the standards

5. Building: Geo-tech Report and Impact Fees:
Answer: A geo-tech report was published and utilized for building the building and retaining walls. Impact Fees have been assessed and paid by the owner.

Conditional Use Conditions 2021-006CUP

1. Applicate shall submit a site lighting plan acceptable to the City Engineer.
Answer: The appicate has provide a site lighting plan to the City Engineer
2. If any trees greater than 5 inches in diameter, then a tree cutting permit shall be obtained
Answer: No trees over 5 inches in diameter were removed for this project.
3. Final Landscaping plans shall be submitted showing screening of parking that abouts the street
Answer: A landscaping plan has been submitted an approved with the permitting of this project. The provides for screening at the parking lot abutting the street.
4. Submit a maintenance report on the underground stormwater storage and treatment system.
Answer: A maintenance report has been submitted to the City Engineer.
5. Provide a plan showing the directory signs for the Building B and adjacent Building A and C. Sighs to be coordinated with CCF&R.
Answer: The sign plan and signage has been coordinated with CCF&R and have been installed
6. Applicant shall obtain a Final Site Plan review and engineering documents
Answer: This application is for the Final site Plan Approval. Engineering documents have been supplied to the City Engineer.
7. Applicate shall provide the City copies of state of Washington licenses for the operation of the school.
Answer: The appicate has provide their licensing information to the city
8. Verify the adequacy of parking for the intended use.
Answer: The City Finding for the Conditional Use Permit application on page 9 of the Final Order states "The application's compliance with parking requirements was verified at the time of Preliminary site Plan Approval in 2019 (2019-010-SPR/SEPA) and therefore the parking requirement continues to be met.

9. Applicant is required to designate two parking spaces for loading and unloading of children.

Answer: Two spaces have been designated signage for loading and unloading of children in the upper parking lot on each side of the main school entrance.