

# Cascade Business Park – Binding Site Plan

## VI. CONDITIONS OF APPROVAL

Recommended approval of Cascade Business Park is conditioned as follows. Additional conditions may be placed based upon public comments and results of Hearings Examiner:

### A. Prior to Engineering Approval

- 1) Prior to engineering approval, a final site plan must indicate total number of parking stalls and loading zones and their associated measurements sufficient to accommodate all employees and visitors and accommodate all types of vehicles.
- 2) Prior to engineering approval, the applicant will submit a final site plan that complies with Title 12 street design standards.
- 3) Prior to engineering approval, the applicant shall provide a sight distance memo demonstrating compliance.
- 4) Prior to engineering approval a final site plan showing sidewalk paving details shall be submitted for review and approval by the City.
- 5) Prior to engineering approval, safe accommodation of pedestrians, bicyclists, transit users, motorists, emergency responders, freight, and users of all ages and abilities will be designed to the maximum extent practical.
- 6) Prior to engineering approval, final plans illustrating driveway details shall be submitted for review and approval by the City.
- 7) Prior to engineering approval, a landscape plan shall be submitted to the City for review and approval.
- 8) Prior to engineering approval, a street lighting plan in compliance with Title 12 is required to be submitted for City review and approval.
- 9) Prior to engineering approval, final site plan must indicate type and location of traffic control and signing and indicate its compliance with NBMC 12.23.270
- 10) Prior to engineering approval, a final site plan indicating depth of utilities, curb markings, trench restoration methods and utility locations shall be submitted for review and approval by the City.
- 11) Prior to engineering approval, a final site plan complying with Title 12 shall be submitted for review and approval by the City.
- 12) Prior to engineering approval, a final site plan indicating utility and restoration information shall be submitted for review and approval by the City.
- 13) Prior to engineering approval, all installation means and methods shall be indicated on final site plan submitted for review and approval by the City.
- 14) Prior to engineering approval, the engineering plans shall identify appropriate cross-connection control and backflow prevention devices.

- 15) Prior to engineering approval, a final site plan indicating proposed water uses, location, methods and materials and other specifics shall be submitted for review and approval by the City.
- 16) Prior to engineering approval a final site plan illustrating sewer connection and installation details shall be submitted for review and approval by the City.
- 17) Prior to engineering approval, a conditional use permit for the development of a hotel must be acquired.
- 18) Prior to engineering approval, a final site plan highlighting compliance with the above outlined development standards shall be submitted for review and approval by the City.
- 19) Prior to engineering approval, all roadway design and surfacing shall comply with Washington State Department of Transportation Design Manual and NBMC Title 12 and final plans shall be submitted for review and approval by the City.
- 20) Final engineering of any proposed new private streets shall be submitted to the City for review and approval prior to construction.
- 21) Prior to engineering approval a final site plan showing any new sidewalk paving details shall be submitted for review and approval by the City.
- 22) Prior to engineering approval, a conditional use permit for the development of a hotel must be acquired, unless an application is submitted to the City for consideration during the land use approval process and prior to Planning Commission's public hearing.

## B. Prior to Construction

- 1) Prior to construction, any signs at site shall have necessary permits and shall meet development standard.
- 2) Prior to construction, subgrade, crushed surfacing, compaction of bedding and backfill of utility trenches shall be inspected by city forces.
- 3) Prior to construction, the applicant shall have received engineering approval and be in possession of all necessary building permits.
- 4) Prior to construction, all certifications and permits shall be obtained.

## C. General

- 1) City personnel shall have authorized right-of-entry to install, service, or read meters.
- 2) During construction the above outlined precautions shall be fully followed.
- 3) During construction, all grading and filling of land must utilize only clean fill per the Washington Department of Ecology. All other materials may be considered solid waste and permit approval may be required from your local jurisdictional health department prior to filling. All removed debris resulting from this project must be disposed of at an approved site.
- 4) Survey monuments shall be maintained and replaced if destroyed per NBMC Chapter 17.22.320. Proper monument removal form shall be recorded with public land survey office by a licensed land surveyor if removed or destroyed.
- 5) If contamination is suspected, discovered, or occurs, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by sampling, the Department of Ecology must be notified. Contact the Environmental

Report Tracking System Coordinator at the Southwest Regional Office at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Nannette Brooks with the Toxics Cleanup Program at the Southwest Regional Office at (564) 669.4294. Though not mandatory, Ecology recommends air monitoring.

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## VII. DECISION

Based upon the proposed Site Plan, submitted Application materials, the findings and conclusions stated above and within the attached exhibits, the City of North Bonneville Planning Advisor hereby recommends **APPROVAL WITH CONDITIONS**.

## EXHIBITS

Cascade Business Park	
EXHIBIT #	DESCRIPTION
1	100% Site Plan
2	Preliminary Technical Information Report

<b>Cascade Business Park</b>	
<b>EXHIBIT #</b>	<b>DESCRIPTION</b>
<b>3</b>	<b>Notice of Application</b>
<b>4</b>	<b>SEPA Checklist</b>
<b>5</b>	<b>Traffic Impact Analysis</b>
<b>6</b>	<b>Letter from Washington State Department of Ecology</b>