OREGON CITY

Community Development – Planning

221 Molalla Ave. Suite 200 | Oregon City OR 97045
Ph (503) 722-3789 | Fax (503) 722-3880

LAND USE APPLICATION FORM

Type I (OCMC 17.50.030.A)
- ☐ Compatibility Review
- ☐ Lot Line Adjustment
- ☐ Non-Conforming Use Review
- ☐ Natural Resource (NROD) Verification
- ☐ Site Plan and Design Review

Type II (OCMC 17.50.030.B)
- ☐ Extension
- ☐ Detailed Development Review
- ☐ Geotechnical Hazards
- ☐ Minor Partition (<4 lots)
- ☐ Minor Site Plan & Design Review
- ☐ Non-Conforming Use Review
- ☐ Site Plan and Design Review
- ☐ Subdivision (4+ lots)
- ☐ Minor Variance
- ☐ Natural Resource (NROD) Review

Type III / IV (OCMC 17.50.030.C)
- ☐ Annexation
- ☐ Code Interpretation / Similar Use
- ☒ Concept Development Plan
- ☐ Conditional Use
- ☐ Comprehensive Plan Amendment (Text/Map)
- ☐ Detailed Development Plan
- ☐ Historic Review
- ☐ Municipal Code Amendment
- ☒ Variance
- ☐ Zone Change

File Number(s): PA 18-44

Proposed Land Use or Activity: 19 stall surface parking lot

Project Name: Milner Veterinary Hospital Parking Lot Expansion Number of Lots Proposed (If Applicable): N/A

Physical Address of Site: 140 Warner Street, Oregon City, OR 97045

Clackamas County Map and Tax Lot Number(s): 3-2E-05BC, Tax Lot 3600

Applicant(s):

Applicant(s) Signature:

Applicant(s) Name Printed: Steve Milner Date: 4/19/20

Mailing Address: 1034 Molalla Ave, Oregon City, OR 97045

Phone: 503-657-6553 Fax: 503-722-8628 Email: Stevemilnerdvm@gmail.com

Property Owner(s):

Property Owner(s) Signature:

Property Owner(s) Name Printed: Steve Milner Date: 4/19/20

Mailing Address: 1034 Molalla Ave, Oregon City, OR 97045

Phone: 503-657-6553 Fax: 503-722-8628 Email: Stevemilnerdvm@gmail.com

Representative(s):

Representative(s) Signature:

Representative (s) Name Printed: Date:

Mailing Address:

Phone: Fax: Email:

All signatures represented must have the full legal capacity and hereby authorize the filing of this application and certify that the information and exhibits herewith are correct and indicate the parties willingness to comply with all code requirements.

MILNER VETERINARY HOSPITAL PARKING LOT EXPANSION

OREGON CITY, OR

GENERAL NOTES

1. SURVEY PROVIDED BY KPFF, DATED SEPTEMBER, 2018. ELEVATIONS ARE BASED ON NAVD 88 (GEOID 12A) BASIS OF BEARING BASED ON THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE.
2. CONSTRUCTION LAYOUT (ALL ACTUAL LINES AND GRADES) SHALL BE STAKED BY A PROFESSIONAL SURVEYOR, REGISTERED IN THE STATE OF OREGON, BASED ON COORDINATES, DIMENSIONS, BEARINGS, AND ELEVATIONS, AS SHOWN, ON THE PLANS.
3. PROJECT CONTROL SHALL BE FIELD VERIFIED AND CHECKED FOR RELATIVE HORIZONTAL POSITION PRIOR TO BEGINNING CONSTRUCTION LAYOUT.
4. PROJECT CONTROL SHALL BE FIELD VERIFIED AND CHECKED FOR RELATIVE VERTICAL POSITION BASED ON THE BENCHMARK STATED HEREON, PRIOR TO BEGINNING CONSTRUCTION LAYOUT.
5. WHEN DIMENSIONS AND COORDINATE LOCATIONS ARE REPRESENTED – DIMENSIONS SHALL HOLD OVER COORDINATE LOCATION. NOTIFY THE CIVIL ENGINEER OF RECORD IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES.
6. BUILDING SETBACK DIMENSIONS FROM PROPERTY LINES SHALL HOLD OVER ALL OTHER CALLOUTS. PROPERTY LINES AND ASSOCIATED BUILDING SETBACKS SHALL BE VERIFIED PRIOR TO CONSTRUCTION LAYOUT.
7. CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE ALL EXISTING MONUMENTATION DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR THE REPLACEMENT OF ANY MONUMENTS DAMAGED OR REMOVED DURING CONSTRUCTION. NEW MONUMENTS SHALL BE REESTABLISHED BY A LICENSED SURVEYOR.
8. SOME SITE DEMOLITION AND UTILITY RELOCATION HAS BEEN PERFORMED. SURVEY MAY NOT BE COMPLETE OR ACCURATE. CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
9. CONTRACTOR TO REFERENCE SOILS REPORT BY GEODESIGN DATED AUGUST 29, 2018 FOR THE SITE SOILS CONDITIONS.
10. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THESE PLANS, THE PROJECT SPECIFICATIONS AND THE APPLICABLE REQUIREMENTS OF THE THE 2014 OREGON PLUMBING SPECIALTY CODE AND REQUIREMENTS OF THE CITY OF OREGON CITY.
11. THE COMPLETED INSTALLATION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, ORDINANCES AND REGULATIONS. ALL PERMITS, LICENSES AND INSPECTIONS REQUIRED BY THE GOVERNING AUTHORITIES FOR THE EXECUTION AND COMPLETION OF WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
12. ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1987). EXCAVATORS MUST NOTIFY ALL PERTINENT COMPANIES OR AGENCIES WITH UNDERGROUND UTILITIES IN THE PROJECT AREA AT LEAST 48 BUSINESS-DAY HOURS, BUT NOT MORE THAN 10 BUSINESS DAYS PRIOR TO COMMENCING AN EXCAVATION, SO UTILITIES MAY BE ACCURATELY LOCATED.
13. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. CONTRACTOR SHALL VERIFY ELEVATIONS, PIPE SIZE, AND MATERIAL TYPES OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WITH CONSTRUCTION AND SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF KPFF CONSULTING ENGINEERS, 72 HOURS PRIOR TO START OF CONSTRUCTION TO PREVENT GRADE AND ALIGNMENT CONFLICTS.
14. THE ENGINEER OR OWNER IS NOT RESPONSIBLE FOR THE SAFETY OF THE CONTRACTOR OR HIS CREW. ALL O.S.H.A. REGULATIONS SHALL BE STRICTLY ADHERED TO IN THE PERFORMANCE OF THE WORK.
15. TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE IMPLEMENTED. THE CONTRACTOR SHALL ADHERE TO CITY OF OREGON CITY WHICH ADOPTED AND MODIFIED THE CLACKAMAS COUNTY EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, MAY 20, 2015 FOR MINIMUM EROSION CONTROL MEASURES. THE ESC FACILITIES SHOWN IN THESE PLANS ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT LEAVE THE SITE.
16. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL ROADWAYS, KEEPING THEM CLEAN AND FREE OF CONSTRUCTION MATERIALS AND DEBRIS, AND PROVIDING DUST CONTROL AS REQUIRED.
17. TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN TO OREGON CITY TRAFFIC DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO COMMENCING CONSTRUCTION.
18. CONTRACTOR SHALL MAINTAIN ALL UTILITIES TO BLDG. OR BUSINESS AT ALL TIMES DURING CONSTRUCTION.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING ALL WORK WITH THE OWNER.
20. A PRECONSTRUCTION MEETING WITH THE OWNER, THE OWNER'S ENGINEER, CONTRACTOR AND THE CITY REPRESENTATIVE SHALL BE REQUIRED.

CONSTRUCTION NOTES

GENERAL

1. ACTUAL LINES AND GRADES SHALL BE STAKED BY A PROFESSIONAL SURVEYOR, REGISTERED IN THE STATE OF OREGON, BASED ON DIMENSIONS, ELEVATIONS AND BEARINGS AS SHOWN ON THE PLANS.
2. SUBGRADE AND TRENCH BACKFILL SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698. FLOODING OR JETTING THE BACKFILLED TRENCHES WITH WATER IS NOT PERMITTED.
3. SPECIAL INSPECTION REQUIRED FOR ALL COMPACTION TESTING.
4. WORKMANSHIP AND MATERIALS IN THE PUBLIC RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE ADDITION OF THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" AS PREPARED BY THE OREGON CHAPTER OF AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND AS MODIFIED AND ADOPTED BY THE CITY, IN EFFECT AT THE TIME OF APPLICATION.

DEMOLITION

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND DISPOSAL OF EXISTING AC, CURBS, SIDEWALKS AND OTHER SITE ELEMENTS WITHIN THE SITE AREA IDENTIFIED IN THE PLANS.
2. EXCEPT FOR MATERIALS INDICATED TO BE STOCKPILED OR TO REMAIN ON OWNER'S PROPERTY, CLEARED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY, REMOVED FROM THE SITE, AND DISPOSED OF PROPERLY.
3. ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED AND DELIVERED STORED AT THE PROJECT SITE AS DIRECTED BY THE OWNER.
4. ALL LANDSCAPING, PAVEMENT, CURBS AND SIDEWALKS, BEYOND THE IDENTIFIED SITE AREA, DAMAGED DURING THE CONSTRUCTION SHALL BE REPLACED TO THEIR ORIGINAL CONDITION OR BETTER.
5. CONCRETE SIDEWALKS SHOWN FOR DEMOLITION SHALL BE REMOVED TO THE NEAREST EXISTING CONSTRUCTION JOINT.
6. SAWCUT STRAIGHT MATCHLINES TO CREATE A BUTT JOINT BETWEEN THE EXISTING AND NEW PAVEMENT.

UTILITIES

1. ADJUST ALL INCIDENTAL STRUCTURES, MANHOLES, VALVE BOXES, CATCH BASINS, FRAMES AND COVERS, ETC. TO FINISHED GRADE.
2. CONTRACTOR SHALL ADJUST ALL EXISTING AND/OR NEW FLEXIBLE UTILITIES (WATER, TV, TELEPHONE, ELECTRICAL, ETC.) TO CLEAR ANY EXISTING OR NEW GRAVITY DRAIN UTILITIES (STORM DRAIN, SANITARY SEWER, ETC.) IF CONFLICT OCCURS.
3. CONTRACTOR SHALL COORDINATE WITH PRIVATE UTILITY COMPANIES FOR THE INSTALLATION OF OR ADJUSTMENT TO GAS, ELECTRICAL, POWER AND TELEPHONE SERVICE.
4. BEFORE BACKFILLING ANY SUBGRADE UTILITY IMPROVEMENTS CONTRACTOR SHALL SURVEY AND RECORD MEASUREMENTS OF EXACT LOCATION AND DEPTH AND SUBMIT TO ENGINEER AND OWNER.
5. ALL WORK TO CONFORM TO THE 2014 OREGON PLUMBING SPECIALTY CODE

STORM AND SANITARY

1. CONNECTIONS TO EXISTING STORM AND SANITARY SEWERS SHALL CONFORM TO THE 2015 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, SECTION 00490, "WORK ON EXISTING SEWERS AND STRUCTURES".
2. BEGIN LAYING STORM DRAIN AND SANITARY SEWER PIPE AT THE LOW POINT OF THE SYSTEM, TRUE TO GRADE AND ALIGNMENT INDICATED WITH UNBROKEN CONTINUITY OF INVERT. THE CONTRACTOR SHALL ESTABLISH LINE AND GRADE FOR THE STORM AND SANITARY SEWER PIPE USING A LASER.
3. ACTUAL LINES AND GRADES SHALL BE STAKED BY A QUALIFIED SURVEYOR, BASED ON COORDINATES, DIMENSIONS AND BEARINGS INDICATED ON THE PLANS. CONTRACTOR SHALL RETAIN A SURVEYOR LICENSED IN THE STATE OF OREGON.
4. ALL ROOF DRAIN AND CATCH BASIN LEADERS SHALL HAVE A MINIMUM SLOPE OF 2 PERCENT UNLESS NOTED OTHERWISE IN THE PLANS.
5. ALL HORIZONTAL CONNECTIONS TO THE SANITARY OR STORM SEWERS SHALL BE OF THE 'WYE' BRANCH TYPE.

WATER

1. ALL WATER AND FIRE PROTECTION PIPE SHALL HAVE A MINIMUM 36-INCH COVER TO THE FINISH GRADE.
2. ALL WATER AND FIRE PRESSURE FITTINGS SHALL BE PROPERLY RESTRAINED WITH THRUST BLOCKS PER DETAIL.
3. ALL WATER MAIN / SANITARY SEWER CROSSINGS SHALL CONFORM TO THE OREGON STATE HEALTH DEPARTMENT REGULATIONS, CHAPTER 333.

EARTHWORKS

1. CONTRACTOR SHALL PREVENT SEDIMENTS AND SEDIMENT LADEN WATER FROM ENTERING THE STORM DRAINAGE SYSTEM.
2. TRENCH BEDDING AND BACKFILL SHALL BE AS SHOWN ON THE PIPE BEDDING AND BACKFILL DETAIL, THE PROJECT SPECIFICATIONS AND AS REQUIRED IN THE SOILS REPORT. FLOODING OR JETTING THE BACKFILLED TRENCHES WITH WATER WILL NOT BE PERMITTED.

PAVING

1. SEE CITY DETAILS FOR SIDEWALK FINISHING AND SCORING PATTERNS.

SEPARATION STATEMENT

ALL WATER MAIN CROSSINGS SHALL CONFORM TO THE OREGON STATE HEALTH DEPARTMENT, CHAPTER 333. WATER MAINS SHALL CROSS OVER SANITARY SEWERS WITH A 18" MINIMUM CLEARANCE BETWEEN OUTSIDE DIAMETERS OF PIPE WITH ALL PIPE JOINTS EQUIDISTANT FROM CROSSING. HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWERS IN PARALLEL INSTALLATIONS SHALL BE 10'. MAINTAIN 12" MINIMUM VERTICAL DISTANCE FOR ALL OTHER UTILITY CROSSINGS AND 12" HORIZONTAL PARALLEL DISTANCE. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN THE MINIMUM 10' HORIZONTAL SEPARATION, THE WATER MAIN SHALL BE LAID ON A SEPARATE SHELF IN THE TRENCH 18" ABOVE THE SEWER.

MATERIAL NOTES

1. GENERAL: MATERIALS SHALL BE NEW. THE USE OF MANUFACTURER'S NAMES, MODELS, AND NUMBERS IS INTENDED TO ESTABLISH STYLE, QUALITY, APPEARANCE, AND USEFULNESS. PROPOSED SUBSTITUTIONS WILL REQUIRE WRITTEN APPROVAL FROM OWNER AND ENGINEER PRIOR TO INSTALLATION.
2. STORM AND SANITARY SEWER PIPING SHALL BE PVC PIPE, DUCTILE IRON PIPE OR HIGH DENSITY POLYETHYLENE (HDPE) PIPE CONFORMING TO THE PROJECT SPECIFICATIONS; AS INDICATED IN THE PLANS.
3. PRIVATE WATER LINES 3-INCH DIAMETER AND SMALLER SHALL BE SCHEDULE 40 PVC CONFORMING TO THE PROJECT SPECIFICATIONS; AS INDICATED IN THE PLANS.
4. CONCRETE FOR CURBS, SIDEWALK AND DRIVEWAYS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.

ABBREVIATIONS

AC	ASPHALT CONCRETE	OVH/OH	OVERHEAD
AD	AREA DRAIN	℄/PL	PROPERTY LINE
APPROX.	APPROXIMATE	PC	POINT OF CURVATURE
B	BOLLARD	PCC	POINT OF COMPOUND CURVATURE
BLDG	BUILDING	PCR	POINT OF CURB RETURN
BOW	BACK OF WALK	PED	PEDESTRIAN
BS	BOTTOM OF SWALE	PIV	POST INDICATOR VALVE
	BOTTOM OF STAIR	PM	PARKING METER
BW	BOTTOM OF WALL	POC	POINT ON CURVE
CB	CATCH BASIN	PP	POWER POLE
CL	CENTERLINE	PRC	POINT OF REVERSE CURVATURE
CMP	CORRUGATED METAL PIPE	PSI	POUNDS PER SQUARE INCH
CMU	CONCRETE MASONRY UNIT	PT	POINT OF TANGENT
CO	CLEANOUT	P.U.E.	PUBLIC UTILITY EASEMENT
CONC.	CONCRETE	PVC	POLYVINYL CHLORIDE
COTG	CLEANOUT TO GRADE	PVMT	PAVEMENT
CP	CONTROL POINT	PVT	PRIVATE
Δ	DELTA	R	RIM
D/W	DRIVEWAY	RD	ROOF DRAIN
DIA.,Ø	DIAMETER	R.O.W.	RIGHT-OF-WAY
DIP	DUCTILE IRON PIPE	S	SLOPE (FT/FT)
E	EASTING	SD	STORM DRAIN
EXIST./EX	EXISTING	SDMH	STORM DRAIN MANHOLE
FDC	FIRE DEPARTMENT CONNECTION	SHT	SHEET
FF	FINISH FLOOR ELEVATION	SS	SANITARY SEWER
FG	FINISH GRADE	SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT	ST	STREET
FL	FLOWLINE	STA	STATION
FND	FOUNDATION	STD	STANDARD
G	GUTTER	S/W	SIDEWALK
GB	GRADE BREAK	TC	TOP OF CURB
GL	GAS LINE	TD	TRENCH DRAIN
GV	GATE VALVE	TG	TOP OF GROUND
H	HEIGHT	TP	TOP OF PAVEMENT
HCP	HANDICAP PARKING SPACE	TRANS.	TRANSFORMER
HP	HIGH POINT	TS	TOP OF STAIR
I.D.	INSIDE DIAMETER	TW	TOP OF WALL
IE	INVERT ELEVATION		TOP OF WALK
INV	INVERT	TYP.	TYPICAL
IRR.	IRRIGATION	UG	UNDERGROUND
LP	LIGHT POLE	UGE	UNDERGROUND ELECTRIC
MAX.	MAXIMUM	W	WATER
MH	MANHOLE	W/	WITH
MIN.	MINIMUM	WCR	WHEEL CHAIR RAMP
N	NORTHING	WM	WATER METER
O.D.	OUTSIDE DIAMETER	WV	WATER VALVE
OF	OUTFALL		

NOTICE TO EXCAVATORS:
ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER.
(NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503)-232-1987).

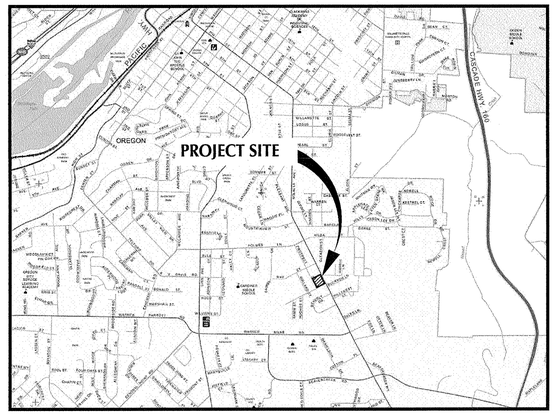
POTENTIAL UNDERGROUND FACILITY OWNERS

Dig Safely.

Call the Oregon One-Call Center
1-800-332-2344

EMERGENCY TELEPHONE NUMBERS

NW NATURAL GAS	
M-F 7am-6pm	503-226-4211 Ext.4313
AFTER HOURS	503-226-4211
PGE	503-464-7777
CENTURYLINK	1-800-573-1311
CITY BUREAU OF MAINTENANCE	503-823-1700
CITY WATER	503-823-4874
VERIZON	1-800-483-1000



VICINITY MAP

SCALE: NTS

PROJECT CONTACTS

OWNER:
STEVE MILNER
1034 MOLALLA AVE
OREGON CITY, OREGON 97045
TEL: 503-704-6307

CIVIL ENGINEER/PROJECT MANAGER:
KPFF CONSULTING ENGINEERS
111 SW FIFTH AVENUE, SUITE 2500
PORTLAND, OREGON 97204
TEL: 503-227-3251
CONTACT: DAAN DOMMELS

LANDSCAPE ARCHITECT:
ROSE BRADY KEANE
1921 NW KEARNEY STREET
PORTLAND, OREGON 97209
TEL: 503-936-6865

SHEET INDEX

SHEET COUNT	SHEET NUMBER	SHEET NAME
1	C0.1	COVER SHEET
2	C1.0	EXISTING CONDITIONS PLAN
3	C1.1	DEMOLITION PLAN
4	C2.0	OVERALL SITE PLAN
5	C3.0	GRADING AND UTILITY PLAN
6	C5.0	DETAILS
7	C5.1	DETAILS
8	C6.0	EROSION AND SEDIMENT CONTROL PLAN
9	C6.1	EROSION AND SEDIMENT CONTROL DETAILS
10	L1.0	PLANTING PLAN AND NOTES
11	L1.1	PLANTING DETAILS
12	L1.2	IRRIGATION PLAN, DETAILS AND NOTES

REVISION	DATE	DESCRIPTION	BY	REVISION	DATE	DESCRIPTION	BY

kpff
111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.3251
F: 503.224.4681
www.kpff.com

REGISTERED PROFESSIONAL ENGINEER 79776 OREGON DEC. 21, 2012 DAAN F.J. DOMMELS
EXPIRATION DATE: 12/31/2019

JOB No.:	1800304
DESIGNED BY:	DDO
DRAWN BY:	DDO
CHECKED BY:	DD
DATE:	
PLOTTED BY:	JYun
DWG NAME:	
TAB NAME:	C0.1

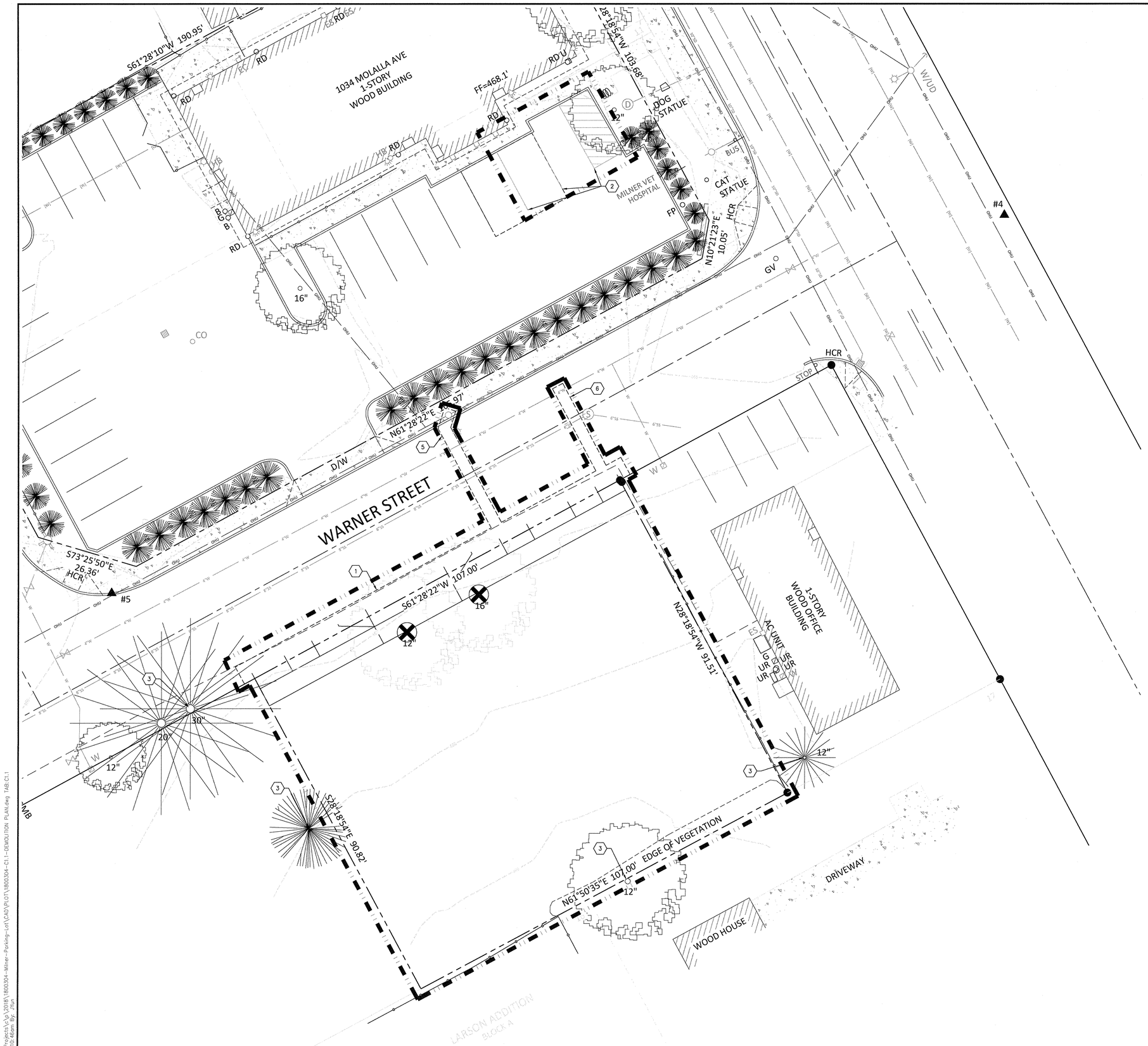
1034 Molalla Avenue Oregon City, OR 97045

MILNER VETERINARY HOSPITAL
PARKING LOT EXPANSION

CIVIL NOTES, LEGEND, AND ABBREVIATIONS

SHEET NO.
C0.1
SHEET 1 OF 12
RECORD NO.
1700123-XX

File: \\civilpdx1\Civil-Projects\p\2018\1800304-Milner-Parking-Lot\CAD\PLOT\1800304-C0.1-COVER.dwg TAB:C0.1
30x42 Plotted: 7/20/19 at 10:46am By: JYun



SHEET NOTES

1. DEMOLITION LIMITS ARE TO BE FIELD VERIFIED AND COORDINATED WITH PROPOSED IMPROVEMENTS PRIOR TO CONSTRUCTION. UNLESS NOTED OTHERWISE REMOVE ALL SURFACE IMPROVEMENTS WITHIN LIMIT OF DEMOLITION ON SITE.
2. REFERENCE SHEET C1.0 FOR EXISTING CONDITIONS PLANS.
3. CONTRACTOR TO WALK THE SITE WITH THE OWNER PRIOR TO DEMOLITION TO VERIFY DEMOLITION LIMITS, SALVAGE ITEMS, AND IDENTIFY ITEMS TO REMAIN.
4. FIELD VERIFY EXISTING SERVICES TO EXISTING NEIGHBORING BUILDINGS, COORDINATE UTILITY DISRUPTIONS WITH OWNER.
5. SAWCUT STRAIGHT LINES TO CREATE A BUTT JOINT BETWEEN THE EXISTING AND NEW PAVEMENT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND DISPOSAL OF EXISTING AC, CURBS, SIDEWALKS, AND OTHER SITE ELEMENTS WITHIN THE SITE AREA IDENTIFIED IN THE PLANS. CONTRACTOR SHALL NOTIFY UTILITY COMPANIES A MINIMUM OF 72 HOURS PRIOR TO REMOVAL OR SHUT-OFF OF SERVICES.
7. ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED DELIVERED AND STORED AT THE PROJECT SITE AS DIRECTED BY THE OWNER.
8. ALL LANDSCAPING, PAVEMENT, CURBS, SIDEWALKS, BEYOND THE IDENTIFIED SITE AREA, DAMAGED DURING THE CONSTRUCTION SHALL BE REPLACED TO THEIR ORIGINAL CONDITION OR BETTER.
9. CONCRETE CURBS TO BE DEMOLISHED SHALL BE REMOVED TO THE NEAREST EXISTING JOINT.
10. REMOVE EXISTING UNDERGROUND UTILITIES, VAULTS, AND UTILITY STRUCTURES WITHIN DEMOLITION LIMITS UNLESS NOTED OTHERWISE. PROVIDE TEMPORARY UTILITIES IF NECESSARY PRIOR TO DEMOLITION.
11. SITE BOUNDARY, TOPOGRAPHIC AND UTILITY LOCATION SURVEY INFORMATION SHOWN ON THESE DRAWINGS WAS FURNISHED BY KPFF IN JULY, 2018. CONDITIONS MAY VARY – FIELD VERIFY.
12. ALL NECESSARY PERMITS MUST BE OBTAINED PRIOR TO ANY WORK IN PUBLIC SPACE.
13. ALL UTILITY TRENCHING AREAS TO BE REPLACED TO ITS ORIGINAL CONDITIONS OR BETTER.

(X) DEMOLITION KEY NOTES

1. SAWCUT EXISTING ASPHALT PAVEMENT AT 3 FEET FROM PROPOSED FACE OF CURB
2. REMOVE EXISTING STRIPING
3. PROTECT EXISTING TREE
4. (NOT USED)
5. TRENCH WIDTH AS NECESSARY TO INSTALL NEW ELECTRICAL LINE CONNECTION PER C3.0
6. TRENCH WIDTH AS NECESSARY TO INSTALL NEW WATER LINE CONNECTION PER C3.0

SHEET LEGEND

- PROPERTY LINE
- DEMOLITION/WORK LIMITS (SHOWN OFFSET FOR CLARITY) DEMOLITION LIMITS. REMOVE ALL SURFACE AND BELOW GROUND ELEMENTS WITHIN INDICATED LIMITS UNLESS NOTED OTHERWISE.
- SAWCUT LINE
- REMOVE TREE

REVISION	DATE	DESCRIPTION	BY	REVISION	DATE	DESCRIPTION	BY

SCALE 1 INCH = 20 FEET (20 0 20 40)

kpff
111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.3251
F: 503.224.4681
www.kpff.com

REGISTERED PROFESSIONAL ENGINEER — OREGON — DEC. 21, 1971 — DAAN F. J. DONKELS — EXPIRATION DATE: 12/31/2019

JOB No.:	1800304
DESIGNED BY:	DDO
DRAWN BY:	XXX
CHECKED BY:	DD
DATE:	
PLOTTED BY:	JYun
DWG NAME:	
TAB NAME:	C1.1

1034 Molalla Avenue Oregon City, OR 97045

MILNER VETERINARY HOSPITAL
PARKING LOT EXPANSION

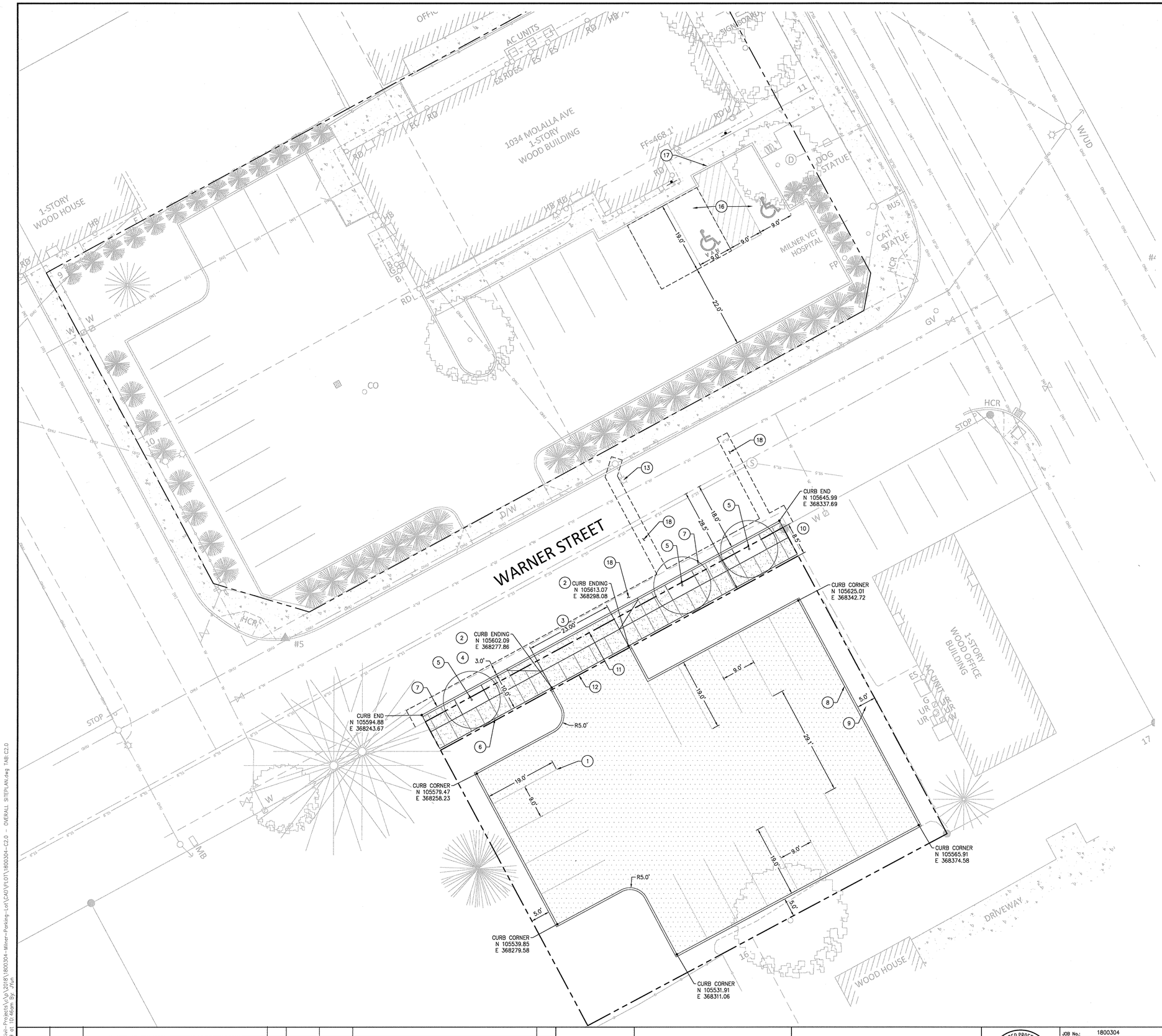
DEMOLITION PLAN

SHEET NO. C1.1

SHEET 3 OF 12

RECORD NO. 1700123-XX

File: \\civilpdx1\Civil-Projects\p\p\2018\1800304-Milner-Parking-Lot\CAD\PLOT\1800304-C1.1-DEMOLITION PLAN.dwg TAB:C1.1
30x42 Plot Date: 7/30/19 at 10:46am By: JYun



SHEET NOTES

1. ALL DIMENSIONS AND COORDINATES ARE TO FACE OF CURB OR FACE OF WALL.

(X) KEY NOTES

1. STANDARD 4" WHITE STRIPING
2. CURB ENDING — (2/C5.0)
3. 23' COMMERCIAL CURB TIGHT DRIVEWAY — (7/C5.0)
4. SAWCUT 3 FEET FROM EDGE OF GUTTER, RESTORE PAVEMENT IN ACCORDANCE WITH THE CITY OF OREGON CITY PUBLIC WORKS PAVEMENT CUT STANDARDS.
5. INSTALL STREET TREE. SEE PLANTING PLAN
6. 5' WIDE SIDEWALK — (5/C5.0)
7. STANDARD CURB — (6/C5.0)
8. STANDARD CURB — (3/C5.0)
9. 5' LANDSCAPED SETBACK FROM PROPERTY LINE
10. 8.5' RIGHT-OF-WAY DEDICATION
11. OLD PROPERTY LINE
12. NEW PROPERTY LINE
13. EXISTING STREET LIGHT BY PGE
14. (NOT USED)
15. (NOT USED)
16. ACCESSIBLE PARKING — (8/C5.0)
17. EXISTING FLUSH CURB
18. REPAVE LOCAL STREET IMPROVEMENTS BASED PER CITY OF OREGON CITY PUBLIC WORKS STANDARDS — (10/C5.0)

LEGEND

- PROPERTY LINE
- SAWCUT LINE
- POROUS ASPHALT PAVEMENT — (1/C5.0)
- CONCRETE SIDEWALK PAVEMENT — (4/C5.0)

REVISION	DATE	DESCRIPTION	BY	REVISION	DATE	DESCRIPTION	BY

SCALE 1 INCH = 10 FEET (10 0 10 20)

kpff
111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.3251
F: 503.224.4681
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REGISTERED PROFESSIONAL ENGINEER — OREGON — DEC. 21, 2011 — SHAN F. J. DONNELS
EXPIRATION DATE: 12/31/2019

JOB No.:	1800304
DESIGNED BY:	XXX
DRAWN BY:	XXX
CHECKED BY:	DD
DATE:	
PLOTTED BY:	JYun
DWG NAME:	
TAB NAME:	C2.0

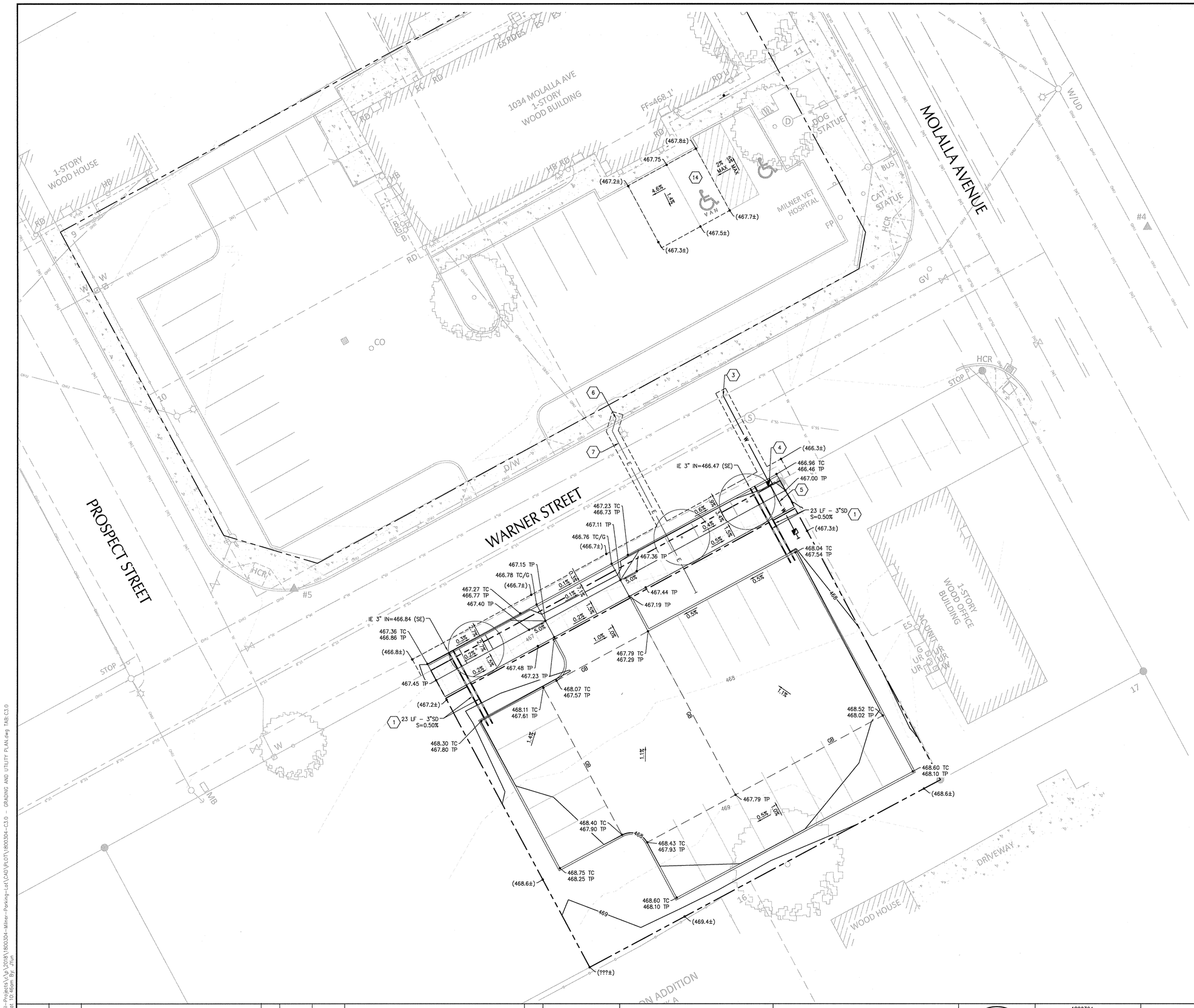
1034 Molalla Avenue Oregon City, OR 97045

MILNER VETERINARY HOSPITAL
PARKING LOT EXPANSION

OVERALL SITE PLAN

SHEET NO. C2.0
SHEET 4 OF 12
RECORD NO. 1700123-XX

File: \\civilpdx1\Civil-Projects\Jobs\2018\1800304-Milner-Parking-Lot\CAD\PLOT\1800304-C2.0 - OVERALL SITEPLAN.dwg TAB:C2.0
20x42 Plotted: 7/30/19 at 10:46am By: JYun



SHEET NOTES

1. SLOPES PROVIDED ON SLOPE ARROW ARE FOR REFERENCE ONLY.
2. ON-SITE PIPE BEDDING AND BACKFILL FOR ALL UTILITIES SHALL BE DONE PER DETAIL 1/C5.1.
3. STRUCTURES LOCATIONS ARE BASED ON CENTER OF STRUCTURE.

(X) UTILITY KEY NOTES

1. 2 x ø3" OVERFLOW DRAINS TO WARNER STREET — (3/C5.1)
2. (NOT USED)
3. CONNECT 1" WATER LINE TO PUBLIC WATER LINE. CONTRACTOR TO COORDINATE CONNECTION WITH OREGON CITY PUBLIC WORKS DEPARTMENT. — (2/C5.1)
4. WATER METER TO BE INSTALLED BY OREGON CITY PUBLIC WORKS DEPARTMENT FOR WATER LINE CONTINUATION. SEE SHEET L1.2.
5. IRRIGATION BACKFLOW PREVENTER. SEE SHEET L1.2 FOR DETAILS AND CONTINUATIUON.
6. EXISTING PGE INSTALLED STREET LIGHT. SEE PHOTOMETRIC PLAN 4/C5.1
7. CONTRACTOR TO PROVIDE ELECTRICAL SERVICE TO THE PROJECT SITE FROM EXISTING POLE. COORDINATE CONNECTION LOCATION AND METERING WITH PGE AND OWNER.
8. REGRADE/PAVE AREA TO MEET ACCESSIBLE PARKING STANDARD OF MAX 5% LONGITUDINAL SLOPE AND MAX 2% CROSS SLOPE IN ACCESSIBLE PARKING AREA.

LEGEND

— — —	PROPERTY LINE
479	EX. CONTOUR MINOR
480	EX. CONTOUR MAJOR
479	PROP. CONTOUR MINOR
480	PROP. CONTOUR MAJOR
GB	GRADE BREAK

GRADING LABEL LEGEND

CALLOUT — DESCRIPTION

X.X% — GRADING SLOPE AND DIRECTION (DOWNHILL)

XX.XX — SPOT ELEVATION

XX — DESCRIPTION LISTED BELOW. NO DESCRIPTION MEANS TP OR TG

BS	BOTTOM OF STEP
BP	BOTTOM OF PLANTER (TOP OF SOIL MEDIA)
EG	EXISTING GRADE
FF	FINISHED FLOOR
FG	FINISHED GRADE
RIM	RIM OF STRUCTURE
TC	TOP OF CURB
TG	TOP OF GROUND
TP	TOP OF PAVEMENT
TS	TOP OF STEP
TW	TOP OF WALL
TD	TOP OF RAISED DECK WALKWAY

REVISION	DATE	DESCRIPTION	BY	REVISION	DATE	DESCRIPTION	BY

SCALE 1 INCH = 10 FEET (10 0 10 20)

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REGISTERED PROFESSIONAL ENGINEER 79778 OREGON DEC. 21, 2011 DAAN F. J. DONKELS
EXPIRATION DATE: 12/31/ 2020

JOB No.:	1800304
DESIGNED BY:	XXX
DRAWN BY:	XXX
CHECKED BY:	DD
DATE:	
PLOTTED BY:	JYun
DWG NAME:	
TAB NAME:	C3.0

1034 Molalla Avenue Oregon City, OR 97045

MILNER VETERINARY HOSPITAL
PARKING LOT EXPANSION

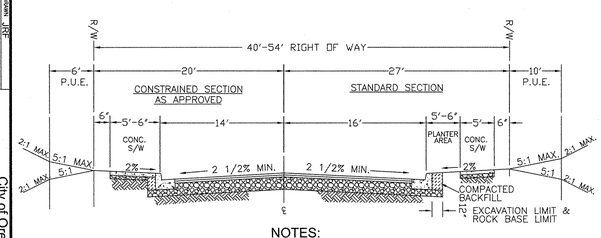
GRADING AND UTILITY PLAN

SHEET NO. C3.0

SHEET 5 OF 12

RECORD NO. 1700123-XX

File: \\civilpdx1\Civil-Projects\Up\2018\1800304-Milner-Parking-Lot\CAD\PLOT\1800304-C3.0 - GRADING AND UTILITY PLAN.dwg TAB:C3.0
30x42 Plotted: 7/30/19 at 10:46am By: JYun

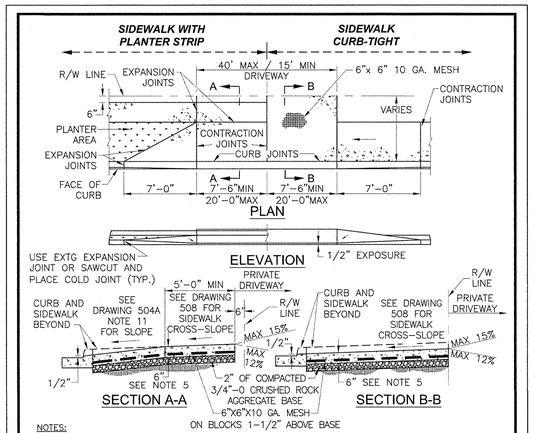


NOTES:

1. HOT MIXED ASPHALT CONCRETE (HMAC) FOR ALL LOCAL STREET SECTIONS SHALL BE CLASS ½" DENSE, PG 64-22, ESAL 3 TO 30 MIX DESIGN.
2. AASHTO SOIL TYPES:
   - 2.1. FOR SOIL TYPES A-1 TO A-6, PLACE ASPHALT CONCRETE IN TWO LIFTS. EACH LIFT THICKNESS SHALL BE 2 INCHES FOR A TOTAL ASPHALT THICKNESS OF 4 INCHES. SECOND FINAL LIFT SHALL BE PLACED WITH A CONTINUOUS PAVING OPERATION FOLLOWING THE PLACEMENT OF THE FIRST BASE LIFT, UNLESS OTHERWISE APPROVED BY CITY. COMPACT PER ODOT SPECIFICATIONS.
   - 2.2. FOR SOIL TYPE A-7 (CLAY SOILS), A PAVEMENT DESIGN REPORT SHALL BE REQUIRED TO ACCOMMODATE ANTICIPATED TRAFFIC LOADINGS AND EXISTING SOIL CONDITIONS. THE REPORT SHALL BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL.
3. AGGREGATE BASE ROCK THICKNESS SHALL BE 2 INCHES OF ¾"-0 LEVELING COURSE OVER 10 INCHES OF 1"-0 BASE FOR A TOTAL BASE ROCK THICKNESS OF 12 INCHES.
4. SUBGRADE AND BASE ROCK SHALL BE COMPACTED TO 95% RELATIVE DENSITY, PER AASHTO T-180.
5. STANDARD AND CONSTRAINED SECTIONS SHALL BE SYMMETRICAL ABOUT THE CENTER LINE.
6. USE MONOLITHIC CURB AND GUTTER, UNLESS OTHERWISE NOTED (SEE DWG. NUMBER 511)
7. DESIGN SPEED EQUALS 25 MILES PER HOUR.

DRAWN JRF		City of Oregon City Public Works Standard Drawings	SCALE N.T.S.
ENGR. JJW.H.			DATE JULY 1993
REV. 1	DATE 11/08	APPR. NJK	APPR.
LOCAL STREET SECTION			DWG. NO. 500

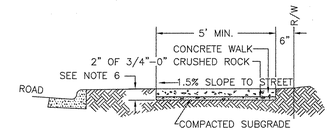
10 LOCAL STREET SECTION
SCALE: NTS



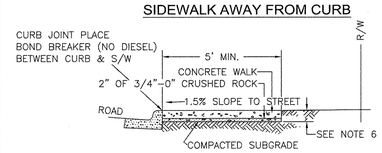
NOTES:
1. SECTION A–A MAY BE USED FOR CURB–TIGHT SIDEWALK DRIVEWAY APRONS IF SIDEWALK'S WIDTH IS 10' OR MORE.
2. CONCRETE SHALL BE AIR ENTRAINED 4.5% MINIMUM AND HAVE A MINIMUM BREAKING STRENGTH OF 4,000 PSI AFTER 28 DAYS.
3. CURB JOINT SHALL BE A TROWELED JOINT WITH A MINIMUM 1/2 INCH RADIUS ALONG BACK OF CURB.
4. EXPANSION JOINTS SHALL BE 1/2 INCH "REFLEX RUBBER JOINT EXPANSION," OR APPROVED EQUAL, EXTENDING FROM TOP OF BASE TO FINISHED GRADE.
5. FOR DRIVEWAYS 24 FEET WIDE OR GREATER, CONCRETE TO BE INCREASED TO A 7–INCH DEPTH.
6. FINISH WITH BROOM AND EDGE ALL JOINTS.
7. WEEPHOLES SHALL NOT BE PLACED IN WING.
8. IF CURBING IS BEING REMOVED TO INSTALL A DRIVEWAY AND THE GUTTER SHOULD BECOME SEPARATED FROM THE DRIVING SURFACE IN EXCESS OF 1/16 INCH, THEN THE GUTTER SHALL ALSO BE REMOVED AND REPLACED.
9. WINGS OF THE COMMERCIAL DRIVEWAY WHICH ARE A PORTION OF THE CURB–TIGHT SIDEWALK SHALL NOT EXCEED 8.33% (1:12) FINISHED SLOPE.
10. SLOPE OF THE DRIVEWAY MAY BE AWAY FROM THE CURB WHEN PREAPPROVED BY CITY ENGINEER.

DRAWN JRF			City of Oregon City Public Works Standard Drawings	SCALE N.T.S.
ENGR. NJK				DATE AUGUST 2007
REV.	DATE	APPR.	STANDARD COMMERCIAL DRIVEWAY	APPR. NJK
1	5/12	NJK		
2	12/18	AFG		DRAWING NO. 505

7 COMMERCIAL DRIVEWAY
SCALE: NTS



SIDEWALK AWAY FROM CURB

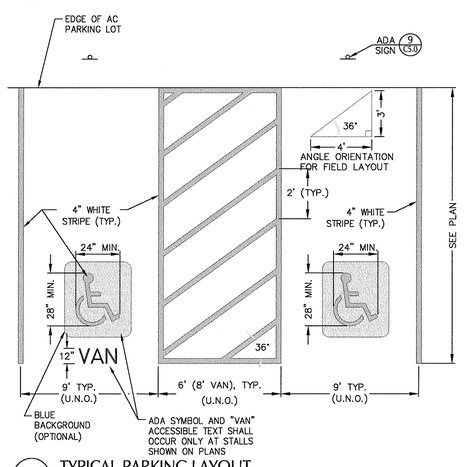


SIDEWALK ADJACENT TO CURB

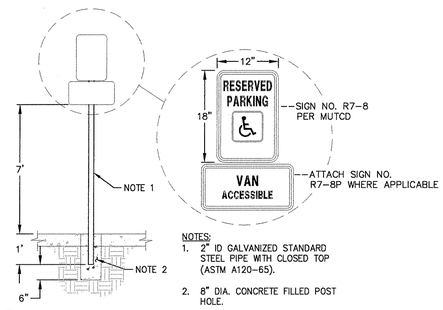
NOTES:
1. CONCRETE SHALL BE AIR ENTRAINED MINIMUM 4.5% AND HAVE A MINIMUM BREAKING STRENGTH OF 4000 PSI AT 28 DAYS.
2. PANELS TO BE 5 FEET LONG, ALL SURFACES SHALL BE TROWELED AND BROOMED IN A WORKMAN LIKE MANNER. WORKMANSHIP DESCRIBED AS: LIGHT BROOM FINISH WITH NO RIDGES AT TROWELED BORDERS, NO HUMPS OR SAGS, AND FINISH TO BE PROTECTED FROM WEATHER DAMAGE AND GRAFFITI.
3. EXPANSION JOINTS SHALL BE PLACED AT SIDES OF DRIVEWAY APPROACHES, UTILITY VAULTS, RAMPS, & AT SPACING NOT TO EXCEED 45 FT.
4. CONTRACTION JOINTS SHALL BE PLACED AT ALL CHANGES IN DIRECTION, POINTS OF CURVATURE AND AT 15' MAXIMUM INTERVALS WITH A MAXIMUM 1/2–INCH RADIUS TROWEL JOINT.
5. SIDEWALK SHALL HAVE A MINIMUM THICKNESS OF 4 INCHES, SEE DRAWINGS 504 & 505 FOR DRIVEWAY CROSSINGS.
6. DRAIN WEEPHOLES IN CURBS SHALL BE EXTENDED TO BACK OF SIDEWALK WITH 3–INCH DIAMETER PVC SCHEDULE 40 ASTM 1785 PIPE AT 2% SLOPE. CONTRACTION JOINT TO BE PLACED OVER PIPE.
7. LOCATION & WIDTH OF SIDEWALK WILL VARY DEPENDING OF STREET CLASSIFICATION. SEE STREET SECTIONS.
8. MAX. 1.5% DESIGN SLOPE (MAX. 2.0% FINISHED SLOPE)

DRAWN S.L.W.			City of Oregon City Public Works Standard Drawings	SCALE N.T.S.
ENGR. J.W.H.				DATE JULY 1993
REV.	DATE	APPR.	SIDEWALK DETAIL	APPR.
1	4/08	NJK		
2	5/12	NJK		DRAWING NO. 508
3	12/18	AFG		

5 SIDEWALK DETAIL
SCALE: NTS

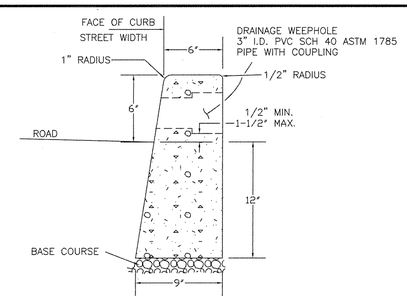


8 TYPICAL PARKING LAYOUT
SCALE: NTS



NOTES:
1. 2" ID GALVANIZED STANDARD STEEL PIPE WITH CLOSED TOP (ASTM A120–65).
2. 8" DIA. CONCRETE FILLED POST HOLE.

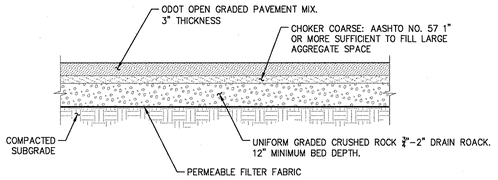
9 ADA PARKING SIGN - TYPE 1
SCALE: NTS



1. CONCRETE SHALL BE AIR–ENTRAINED MINIMUM 4.5% AND HAVE A MINIMUM BREAKING STRENGTH OF 4000 PSI AFTER 28 DAYS.
2. EXPANSION JOINTS.
   - A. TO BE PROVIDED:
     1) AT EACH COLD JOINT.
     2) AT EACH END OF DRIVEWAYS.
     3) AT EACH SIDE OF INLET STRUCTURES.
     4) AT EACH POINT OF TANGENCY OF THE CURB.
     5) AT LOCATIONS NECESSARY TO LIMIT SPACING TO 45 FEET.
   - B. MATERIAL TO BE USED IS "REFLEX RUBBER JOINT EXPANSION" JOINT MATERIAL, OR CITY APPROVED EQUAL, WITH A THICKNESS OF 1/2–INCH.
3. CONTRACTION JOINTS.
   - A. SPACING TO BE NOT MORE THAN 15 FEET.
   - B. THE DEPTH OF THE JOINT SHALL BE AT LEAST 1–1/2 INCHES WITH 1/2–INCH MAXIMUM RADIUS TROWEL JOINT.
4. BASE ROCK TO BE 1"–0" OR 3/4"–0", 95% COMPACTION. BASE ROCK SHALL BE TO SUBGRADE OF STREET STRUCTURE OR 4–INCH IN DEPTH, WHICHEVER IS GREATER.
5. DRAINAGE WEEPHOLE
   - A. 3–INCH I.D. PVC SCH 40 ASTM 1785 PIPE WITH COUPLING.
   - B. DRAINAGE ACCESS THRU EXISTING CURBS SHALL BE CORE DRILLED OR CURB SAW CUT VERTICALLY 18–INCH EACH SIDE OF DRAIN AND REPOURED TO FULL DEPTH OF CURB.
6. CURB EXPOSURE SHALL BE 7–1/2 INCHES AT CATCH INLETS/BASINS.

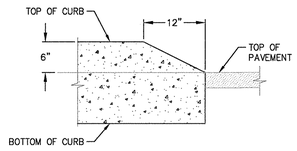
DRAWN S.L.W.			City of Oregon City Public Works Standard Drawings	SCALE N.T.S.
ENGR. J.W.H.				DATE APRIL 1993
REV.	DATE	APPR.	STANDARD CURB	APPR.
1	12/09	NJK		
2	5/12	NJK		DWG. NO. 510

6 STANDARD CURB
SCALE: NTS

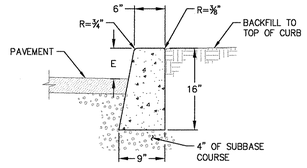


NOTES:
1. REFERENCE GEOTECHNICAL REPORT BY GEODESIGN, DATED AUGUST 29, 2018 FOR SPECIFIC AC AND BASE COURSE REQUIREMENTS.

1 PERMEABLE PAVEMENT SECTION
SCALE: NTS



2 CONCRETE CURB - ENDING
SCALE: NTS



NOTES:
1. CURB EXPOSURE 'E' = 6", TYP. VARY AS SHOWN ON PLANS OR AS DIRECTED.
2. CONSTRUCT CONTRACTION JOINTS AT 15' MAX. SPACING AND AT RAMPS. CONSTRUCT EXPANSION JOINTS AT 200' MAX SPACING AT POINTS OF TANGENCY AND AT ENDS OF EACH DRIVEWAY.
3. TOPS OF ALL CURBS SHALL SLOPE TOWARD THE ROADWAY AT 2% UNLESS OTHERWISE SHOWN OR AS DIRECTED.
4. DIMENSIONS ARE NOMINAL AND MAY VARY TO CONFORM WITH CURB MACHINE AS APPROVED BY THE ENGINEER.

3 CONCRETE CURB - STANDARD
SCALE: NTS

4 (NOT USED)
SCALE: NTS

REVISION	DATE	DESCRIPTION	BY	REVISION	DATE	DESCRIPTION	BY

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REGISTERED PROFESSIONAL ENGINEER 79725 OREGON DEC. 21, 2001 DAN F. J. DONNELS
EXPIRATION DATE: 12/31/2010

JOB No.:	1800304
DESIGNED BY:	XXX
DRAWN BY:	XXX
CHECKED BY:	DD
DATE:	
PLOTTED BY:	JYun
DWG NAME:	
TAB NAME:	C5.0

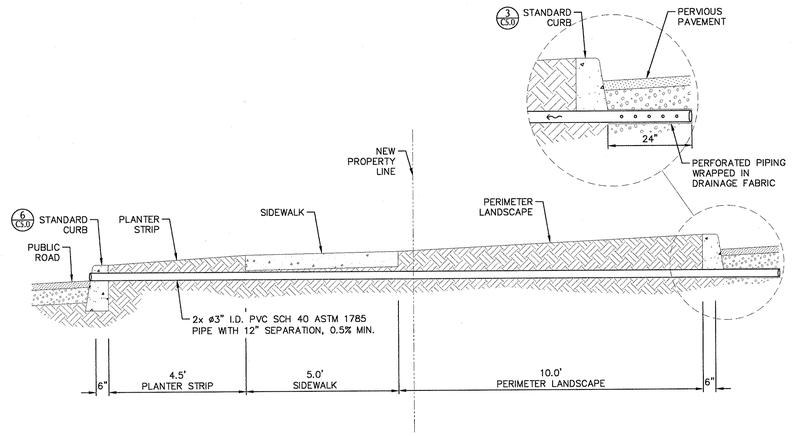
1034 Molalla Avenue Oregon City, OR 97045

MILNER VETERINARY HOSPITAL
PARKING LOT EXPANSION

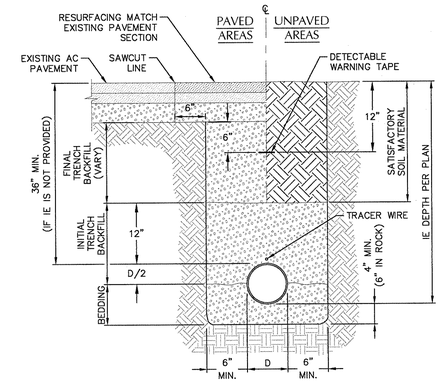
DETAILS

SHEET NO. C5.0
SHEET 6 OF 12
RECORD NO. 1700123-XX

File: \\kpfpdx1\Civil-Projects\J-p\2018\1800304-Milner-Parking-Lot\CAD\PLOT\1800304-C5.0 -DETAILS.dwg TAB:C5.0
30x42 Plotted: 7/30/18 at 10:46am By: JYun



3 OVERFLOW DRAIN DETAIL
SCALE: NTS



1 TYPICAL PIPE BEDDING AND BACKFILL
SCALE: NTS

PGE

PORTLAND GENERAL ELECTRIC

LIGHTING SERVICES

1034 Molalla Ave., Oregon City, OR 97045

Designer
Lisa Guarnero
Date
7/25/2019
Scale
Not to Scale
Drawing No.

Summary

1 of 1

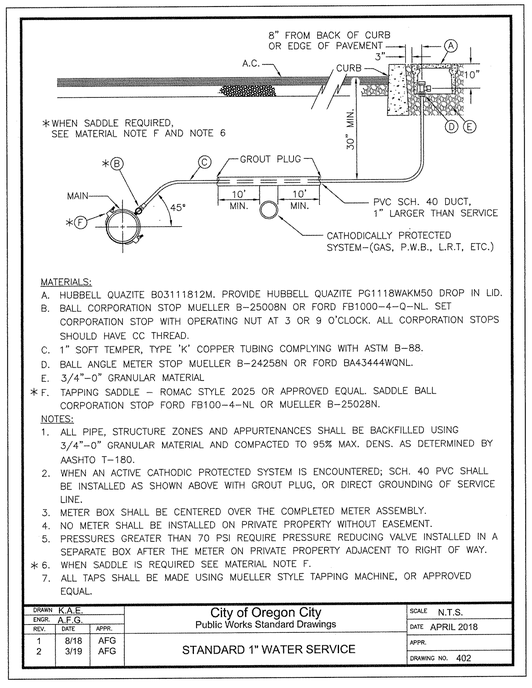
Schedule

Label	Quantity	Description	Lumens Per Lamp	Light Loss Factor
45W	1	Leotek LED 3K	5014.282	0.85

Statistics

Description	Avg	Min	Avg/Min
Crosswalk	1.0 fc	0.7 fc	1.4:1

4 PGE PHOTOMETRIC PLAN
SCALE: NTS



MATERIALS:
A. HUBBELL QUAZITE B03111812M. PROVIDE HUBBELL QUAZITE PG1118WAKM50 DROP IN LID.
B. BALL CORPORATION STOP MUELLER B–25008N OR FORD FB1000–4–Q–NL. SET CORPORATION STOP WITH OPERATING NUT AT 3 OR 9 O'CLOCK. ALL CORPORATION STOPS SHOULD HAVE CC THREAD.
C. 1" SOFT TEMPER, TYPE 'K' COPPER TUBING COMPLYING WITH ASTM B–88.
D. BALL ANGLE METER STOP MUELLER B–24258N OR FORD BA43444WQNL.
E. 3/4"–0" GRANULAR MATERIAL
*F. TAPPING SADDLE – ROMAC STYLE 2025 OR APPROVED EQUAL. SADDLE BALL CORPORATION STOP FORD FB100–4–NL OR MUELLER B–25028N.

NOTES:
1. ALL PIPE, STRUCTURE ZONES AND APPURTENANCES SHALL BE BACKFILLED USING 3/4"–0" GRANULAR MATERIAL AND COMPACTED TO 95% MAX. DENS. AS DETERMINED BY AASHTO T–180.
2. WHEN AN ACTIVE CATHODIC PROTECTED SYSTEM IS ENCOUNTERED; SCH. 40 PVC SHALL BE INSTALLED AS SHOWN ABOVE WITH GROUT PLUG, OR DIRECT GROUNDING OF SERVICE LINE.
3. METER BOX SHALL BE CENTERED OVER THE COMPLETED METER ASSEMBLY.
4. NO METER SHALL BE INSTALLED ON PRIVATE PROPERTY WITHOUT EASEMENT.
5. PRESSURES GREATER THAN 70 PSI REQUIRE PRESSURE REDUCING VALVE INSTALLED IN A SEPARATE BOX AFTER THE METER ON PRIVATE PROPERTY ADJACENT TO RIGHT OF WAY.
*6. WHEN SADDLE IS REQUIRED SEE MATERIAL NOTE F.
7. ALL TAPS SHALL BE MADE USING MUELLER STYLE TAPPING MACHINE, OR APPROVED EQUAL.

DRAWN: K.A.E.			City of Oregon City Public Works Standard Drawings	SCALE N.T.S.
ENGR. A.F.G.				DATE APRIL 2018
REV.	DATE	APPR.	STANDARD 1" WATER SERVICE	APPR.
1	8/18	AFG		
2	3/19	AFG		DRAWING NO. 402

2 STANDARD 1" WATER SERVICE DETAIL
SCALE: NTS

REVISION	DATE	DESCRIPTION	BY	REVISION	DATE	DESCRIPTION	BY

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REGISTERED PROFESSIONAL ENGINEER 79775 OREGON DEC. 31, 2011 DANA F. J. DONNELLY
EXPIRATION DATE: 12/31/2019

JOB No.:	1800304
DESIGNED BY:	XXX
DRAWN BY:	XXX
CHECKED BY:	DD
DATE:	
PLOTTED BY:	JYun
DWG NAME:	
TAB NAME:	C5.1

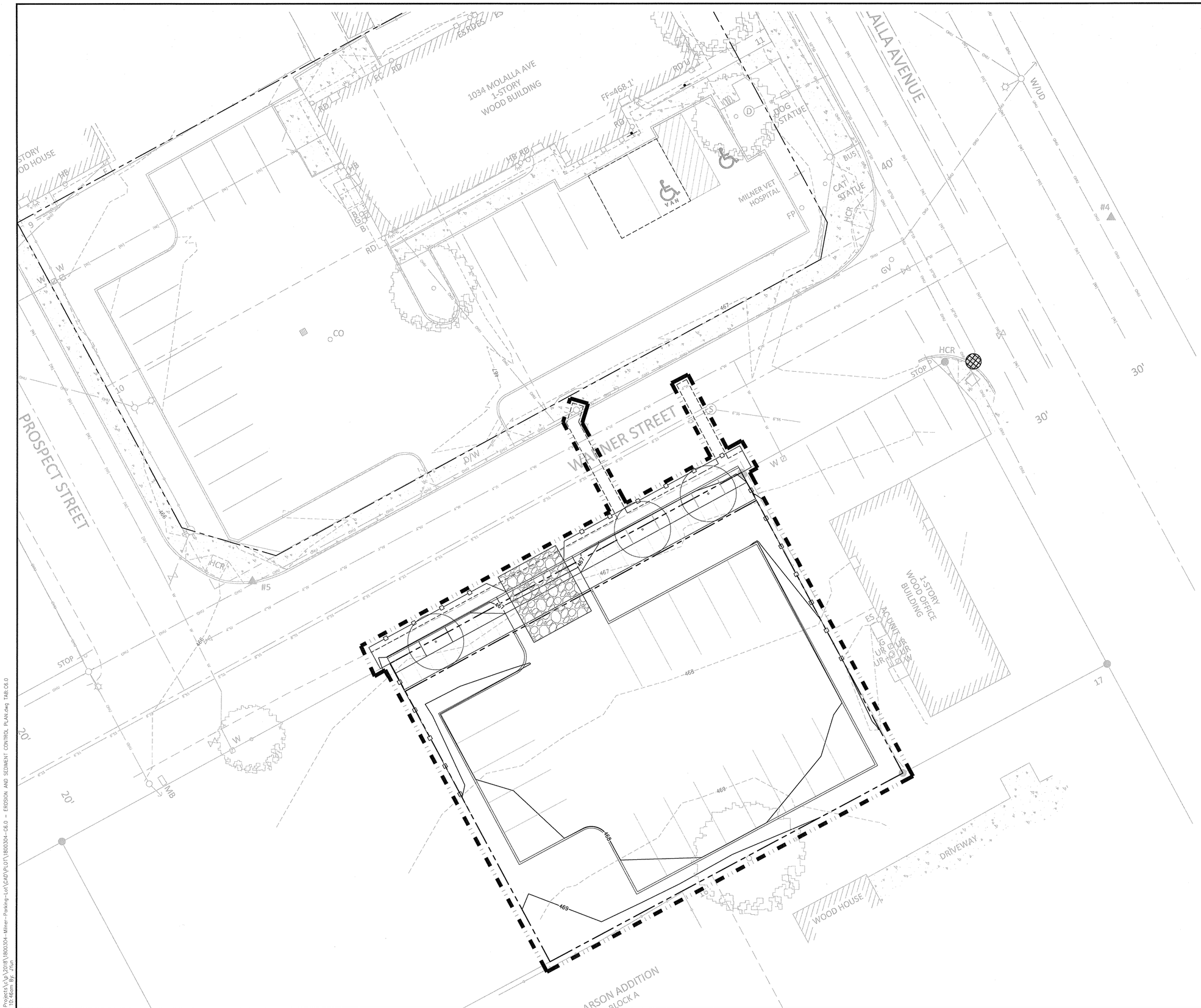
1034 Molalla Avenue Oregon City, OR 97045

MILNER VETERINARY HOSPITAL
PARKING LOT EXPANSION

DETAILS

SHEET NO. C5.1
SHEET 7 OF 12
RECORD NO. 1700123–XX

File: \\ordata\Civil-Projects\Up\2018\1800304-Milner-Parking-Lot\CAD\PLOT\1800304-C5.0 - DETAILS.dwg TAB: C5.1
30x42 Plot date: 7/29/19 at 10:40am By: JYun



EROSION CONTROL NOTES

1. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
2. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND PERMANENT VEGETATION/LANDSCAPING IS ESTABLISHED.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
4. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
5. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT LEAVE THE SITE.
6. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
7. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 24 HOURS FOLLOWING A STORM EVENT.
8. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
9. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
10. ALL MOBILE TRUCKS TO BE FUELED OFFSITE. EQUIPMENT REQUIRING ONSITE FUELING WILL BE DONE WITH A SPILL KIT PRESENT AND WITH AN ABSORBENT BLANKET UNDER THE FUELING AREA. ONSITE FUELING MUST BE DONE A MINIMUM OF 75' FROM THE DEWATERING SUMP.
11. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO THE STORMWATER COLLECTION SYSTEM SHALL BE REMOVED OR CLEANED UP IMMEDIATELY, AND NO LATER THAN END OF THE WORK DAY. THE USE OF WATER TRUCKS TO WASH THE MATERIAL OFF THE ROADWAY IS NOT ALLOWED. WATER TRUCK MAY BE USED IMMEDIATELY BEFORE SWEEPERS OR VACUUM SYSTEMS TO LOOSEN SEDIMENT, PROVIDED THAT DISCHARGE TO THE STORMWATER COLLECTION SYSTEM DOES NOT OCCUR.

SHEET LEGEND

	PROPERTY LINE
	SAWCUT LINE
	DEMOLITION/WORK LIMITS (SHOWN OFFSET FOR CLARITY) DEMOLITION LIMITS. REMOVE ALL SURFACE AND BELOW GROUND ELEMENTS WITHIN INDICATED LIMITS UNLESS NOTED OTHERWISE.
	SEDIMENT FENCE — 1/C6.1
479	EX CONTOUR MINOR
480	EX CONTOUR MAJOR
479	PROP CONTOUR MINOR
480	PROP CONTOUR MAJOR
	CONSTRUCTION ENTRANCE — 2/C6.1
	INLET PROTECTION — 3/C6.1

REVISION	DATE	DESCRIPTION	BY	REVISION	DATE	DESCRIPTION	BY

SCALE 1 INCH = 10 FEET (10 0 10 20)

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111 SW Fifth Ave., Suite 2400
Portland, OR 97204
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www.kpff.com

REGISTERED PROFESSIONAL ENGINEER 79778 OREGON DEC. 21, 2011 DRAN F. J. DONNELLY
EXPIRATION DATE: 12/31/2019

JOB No.:	1800304
DESIGNED BY:	XXX
DRAWN BY:	XXX
CHECKED BY:	DD
DATE:	
PLOTTED BY:	JYun
DWG NAME:	
TAB NAME:	C6.0

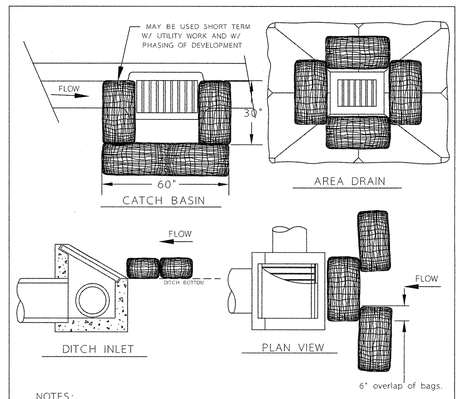
1034 Molalla Avenue Oregon City, OR 97045

MILNER VETERINARY HOSPITAL
PARKING LOT EXPANSION

EROSION AND SEDIMENT CONTROL PLAN

SHEET NO. C6.0
SHEET 8 OF 12
RECORD NO. 1700123-XX

File: \\civilpdx1\Civil-Projects\cp\2018\1800304-Milner-Parking-Lot\CAD\PLOT\1800304-C6.0 - EROSION AND SEDIMENT CONTROL PLAN.dwg TAB:C6.0
30x42 Plotted: 7/30/19 at 10:46am By: JYun

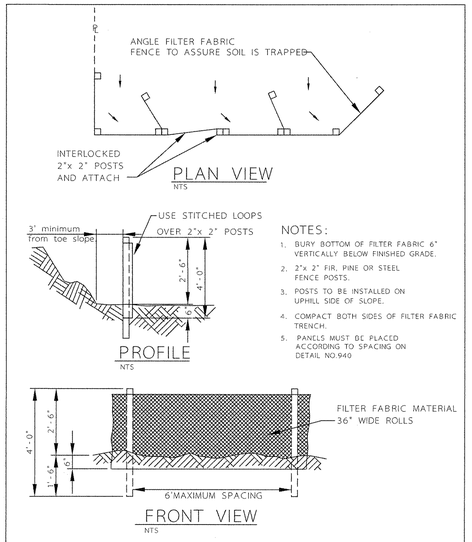


NOTES:
1. ADDITIONAL MEASURES MUST BE CONSIDERED DEPENDING ON SOIL TYPES.
2. BIO-FILTER BAGS SHOULD BE STAKED WHERE APPLICABLE USING (2) 1"x2"WOODEN STAKES OR APPROVED EQUAL PER BAG.
3. WHEN USING 30" BIO-BAGS TO PROTECT A CATCH BASIN YOU MUST HAVE 4 BAGS AND THEY SHALL BE OVERLAPPED BY 6".

INLET PROTECTION TYPE 4

DETAIL DRAWING 4-18 REVISED 01-09

3 COC INLET PROTECTION DETAIL
SCALE: NTS

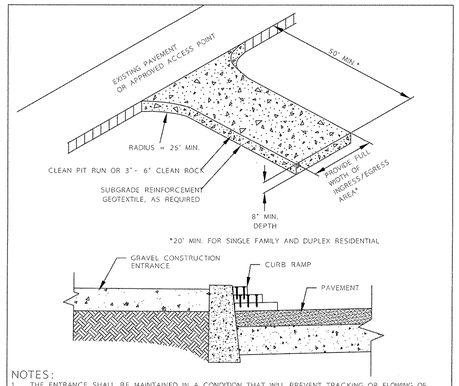


NOTES:
1. BURY BOTTOM OF FILTER FABRIC 6" VERTICALLY BELOW FINISHED GRADE.
2. 2"x 2" FIR, PINE OR STEEL FENCE POSTS.
3. POSTS TO BE INSTALLED ON UPHILL SIDE OF SLOPE.
4. COMPACT BOTH SIDES OF FILTER FABRIC TRENCH.
5. PANELS MUST BE PLACED ACCORDING TO SPACING ON DETAIL NO.940

SEDIMENT FENCE

DETAIL DRAWING 4-23 REVISED 01-09

1 COC SEDIMENT FENCE DETAIL
SCALE: NTS



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. WHERE RUNOFF CONTAINING SEDIMENT LADEN WATER IS LEAVING THE SITE VIA THE CONSTRUCTION ENTRANCE, OTHER MEASURES SHALL BE IMPLEMENTED TO DIVERT RUNOFF THROUGH AN APPROVED FILTERING SYSTEM.
5. DIMENSIONS
   SINGLE FAMILY
   20' LONG BY 20' WIDE 8" DEEP OF ¾" MINUS CLEAN ROCK.
   COMMERCIAL
   50' LONG BY 20' WIDE 3-6" CLEAN ROCK.
   GOVERNING AUTHORITY MAY REQUIRE GEOTEXTILE FABRIC TO PREVENT SUB-SOIL PUMPING.

CONSTRUCTION ENTRANCE

DETAIL DRAWING 4-13 REVISED 01-09

2 COC CONSTRUCTION ENTRANCE DETAIL
SCALE: NTS

REVISION	DATE	DESCRIPTION	BY	REVISION	DATE	DESCRIPTION	BY

SCALE 1 INCH = 10 FEET
10 0 10 20

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www.kpff.com

REGISTERED PROFESSIONAL ENGINEER 79778 OREGON DEC. 31, 2011 DAAN F.J. DONKERS
EXPIRATION DATE: 12/31/ 2012

JOB No.:	1800304
DESIGNED BY:	XXX
DRAWN BY:	XXX
CHECKED BY:	DD
DATE:	
PLOTTED BY:	JYun
DWG NAME:	
TAB NAME:	C6.1

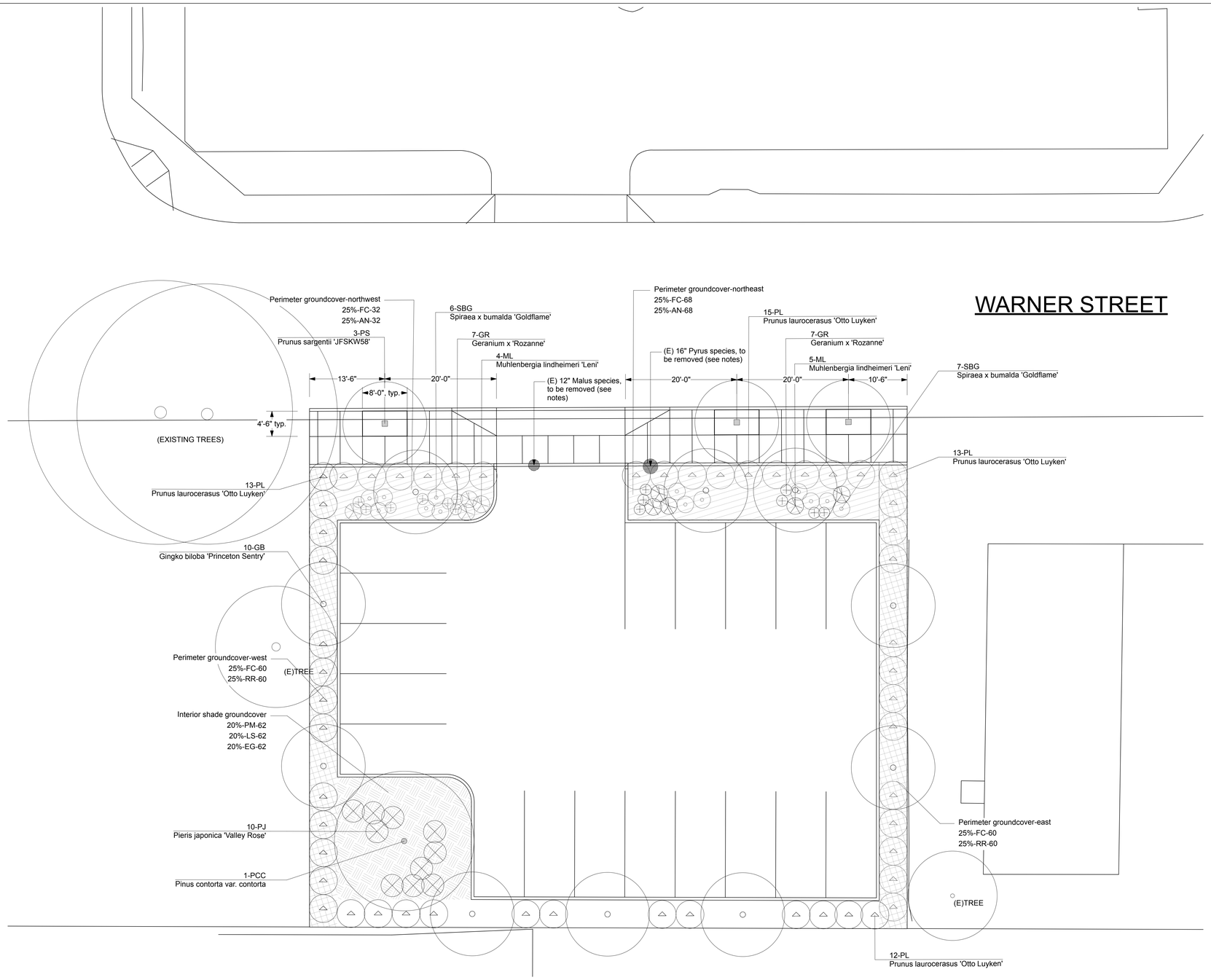
1034 Molalla Avenue Oregon City, OR 97045

MILNER VETERINARY HOSPITAL
PARKING LOT EXPANSION

EROSION AND SEDIMENT CONTROL DETAILS

SHEET NO.
C6.1
SHEET 9 OF 12
RECORD NO.
1700123-XX

File: \\civil\pdx1\Civil-Projects\cip\2018\1800304-Milner-Parking-Lot\CAD\PLOT\1800304-C6.0 - EROSION AND SEDIMENT CONTROL PLAN.dwg TAB:C6.1
30x42 Plotted: 7/30/19 at 10:46am By: JYun



PLANT SCHEDULE

ID	Qty	Latin Name	Common Name	Scheduled Size	Remarks
AN	101	Arctostaphylos nummularia 'Select Form'	Glossy leaved Manzanita	4" pot	16" o.c.
EG	62	Epimedium grandiflorum 'Pierre's Purple'	Bishop's Hat	1 gallon	16" o.c.
FC	220	Fragaria x. chiloensis	Beach strawberry	4" pot or flat	16" o.c.
GB	10	Gingko biloba 'Princeton Sentry'	'Princeton Sentry' Gingko	2" caliper, min.	
GR	14	Geranium x 'Rozanne'	Rozanne Cranesbill	1 gallon	2' o.c.
LS	62	Luzula sylvatica 'Marginata'	Greater Wood Rush	1 gallon	16" o.c.
ML	9	Muhlenbergia lindheimeri 'Leni'	'Autumn Glow' Muhly	1 gallon	3' o.c.
PCC	1	Pinus contorta var. contorta	Shore Pine	4" caliper, min.	
PJ	10	Pieris japonica 'Valley Rose'	Valley Rose Lily Of The Valley	3 gallon, min.	4' o.c.
PL	53	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	3 gallon, min.	4' o.c.
PM	62	Polystichum munitum	Western Sword Fern	1 gallon	16" o.c.
PS	3	Prunus sargentii 'JFSKW58'	Pink Flair Cherry	2" caliper, min.	
RR	120	Rubus rolfei 'Emerald Carpet'	Creeping raspberry	4" pot or flat	16" o.c.
SBG	13	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	2 gallon, min.	3' o.c.

N

SCALE: 1/8"=1'-0"

GENERAL NOTES

1. REFER TO SOIL PREPARATION SPECIFICATIONS FOR INFORMATION REGARDING SITE AND SOIL PREPARATION (INCLUDING TOPSOIL, AMENDMENTS, AND MULCH APPPLICATION)
2. A PLANT SCHEDULE IS PROVIDED. IF PLANTS SPECIFIED CANNOT BE FOUND, CONTACT LANDSCAPE ARCHITECT (LA) OR OWNER'S REPRESENTATIVE FOR APPROVAL OF SUBSTITUTION
3. CONTRACTOR TO CONTACT LA AT LEAST (3) DAYS PRIOR TO PLANT DELIVERY
4. LANDSCAPE CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES
5. LA OR OWNER'S REPRSENTATIVE TO APPROVE PLANTS ONCE DELIVERED
6. PLANT LAYOUT IS APPROXIMATE AND MAY NEED TO BE ADJUSTED IN FIELD AS REQUIRED. LC TO LAYOUT PLANTS AS INDICATED ON PLANTING PLAN FOR LANDSCAPE ARCHITECT'S OR OWNER REPRESENTATIVE'S APPROVAL PRIOR TO PLANTING.
7. B&B STOCK MAY BE SUBSTITUTED WITH CONTAINER STOCK OF EQUAL GRADE
8. CONTAINER STOCK MAY BE SUBSTITUTED WITH B&B STOCK OF EQUAL GRADE
9. PLANT MATERIAL SHALL CONFORM WITH AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1,LATEST EDITION
10. ALL TREES SHALL BE BRANCHED
11. MULCH ALL PLANTING BEDS WITH 3" MIN. LAYER OF SPECIFIED MULCH
12. IN THE EVENT OF A DISCREPANCY BETWEEN THIS MATERIAL LISTING AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN THE PLANT SPECIES AND QUANTITIES REQUIRED
13. IN THE EVENT OF A LACK OF CLARITY ON DRAWINGS, LANDSCAPE CONTRACTOR IS TO CALL LA BEFORE PROCEEDING
14. LANDSCAPE CONTRACTOR WILL PROVIDE A ONE-YEAR WARRANTY ON ALL PROVIDED AND INSTALLED PLANTER MATERIAL FROM DATE OF INSTALLATION
15. ALL DECIDUOUS TREES 2" CALIPER MINIMUM. SINGLE EVERGREEN TREE TO BE 4" CALIPER MINIMUM
16. ALL GROUNDCOVER TO BE SPACED MAXIMUM 16" O.C.
17. ALL SHRUBS TO BE SPACED MAXIMUM 4' O.C.
18. ALL TREES TO BE NO MORE THAN 35' APART
19. ALL PLANTING BEDS TO HAVE A MINIMUM OF 18" TOPSOIL. RE-USE OF EXISTING TOPSOIL IS RECOMMENDED BUT MUST MEET SPECIFICATIONS
20. LANDSCAPE CONTRACTOR SHALL PROVIDE A ONE-YEAR WARRANTY ON ALL PROVIDED AND INSTALLED PLANT MATERIAL FROM DATE OF FINAL APPROVAL BY OWNER'S REPRESENTATIVE.
21. TWO EXISTING TREES ON SITE TO BE REMOVED DUE TO POOR CONDITION. SEE ACCOMPANYING ARBORIST REPORT (JUSTIN KEANE, CERTIFIED ARBORIST # 1551, ROOTS AND SHOOTS LLC, 3/26/19)
22. CONTRACTOR TO TAKE APPROPRIATE PRECAUTIONS AS NECESSARY TO PROTECT TREES OFF SITE WHICH MAY BE AFFECTED BY CONSTRUCTION. THIS MAY INCLUDE BUT IS NOT LIMITED TO MEASURES TO PROTECT ENTIRE AREA WITHIN DRIPLINE, INCLUDING APPROVED CONSTRUCTION FENCING AND SIGNS.
23. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF PROJECT SPECIFICATIONS PRIOR TO BIDDING. THE PROJECT SPECIFICATIONS FOR SOIL PREPARATION AND TREES, PLANTS AND GROUNDCOVERS ARE A PART OF THESE PLANS AND SHALL BE CONSULTED BY THE LANDSCAPE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND PLANS.
24. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY RELEVANT INSTALLATION SPECIFICATIONS REQUIRED BY OREGON CITY AND WILL NOTIFY LA OR PROJECT REPRESENTATIVE IF THESE CONFLICT WITH THESE DRAWINGS AND SPECIFICATIONS.

REVISION	DATE	DESCRIPTION	BY	REVISION	DATE	DESCRIPTION	BY
1	6.3.19	ADDITION: NOTE #24 REGARDING OREGON CITY INSTALLATION SPECIFICATIONS	RK				
1	7.29.19	CHANGES TO CONFIGURATION OF PLANTED AREAS, PLANT TYPES AND QTY	RK				

30x42

REGISTERED 650 ROSE BRADY KEANE OREGON 12 / 14 / 07 LANDSCAPE ARCHITECT

rbkla
Rose Brady Keane Landscape Architecture
1921 NW Kearney Street Portland, OR 97209
(503) 936-6865 rose@rbkla.com

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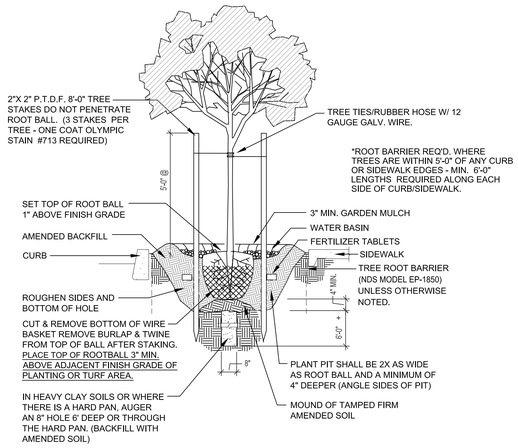
JOB No.:	1902
DESIGNED BY:	RK
DRAWN BY:	RK
CHECKED BY:	RK
DATE:	03/19/19
PLOTTED BY:	RK
DWG NAME:	190729MVH-L.1
TAB NAME:	

Client Address

MILNER VETERINARY HOSPITAL
PARKING LOT EXPANSION

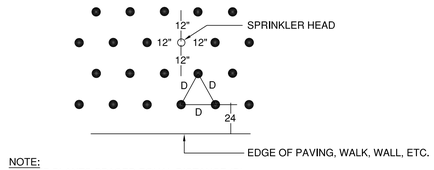
PLANTING PLAN
AND NOTES

SHEET NO.
L1.0
SHEET 1 OF 3
RECORD NO.
1700123-

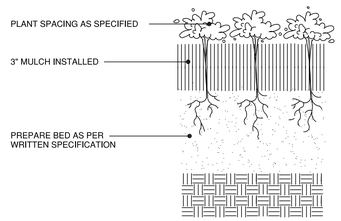


TREE PLANTING DETAIL

N.T.S.

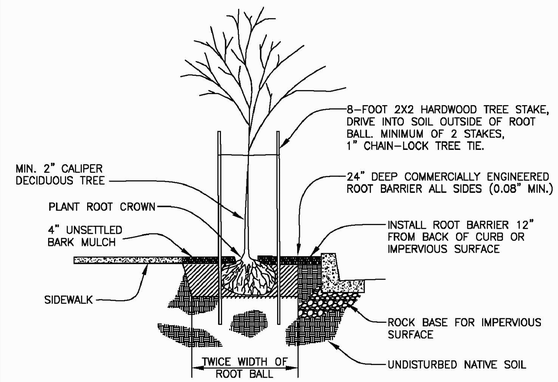


NOTE:
LOCATE PLANTS SPACED EQUAL DISTANCE (D) FROM EACH OTHER AS SPECIFIED AND MINIMUM OF 12" FROM SPRINKLER HEAD



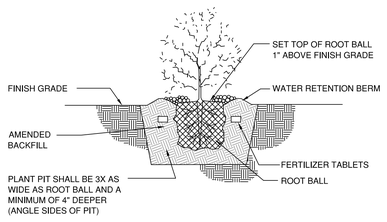
GROUNDCOVER PLANTING DETAIL

N.T.S.



NOTES

1. REMOVE EXCESS SOIL TO EXPOSE ROOT FLARE AND TO ENSURE TOP MOST ROOT IS NO MORE THAN 1-INCH BELOW ROOT BALL SURFACE. SEVER CIRCLING ROOTS WHERE APPROPRIATE. SET TOPMOST ROOT 2 INCHES ABOVE ADJACENT FINISHED GRADE. TRUNK FLARE SHALL BE VISIBLE.
2. CUT AND REMOVE WIRE BASKETS FROM SIDES OF ROOT BALL WITHOUT DEFORMING BALL. CUT OFF AND REMOVE BURLAP AND ROPE FROM TOP HALF OF ROOT BALL. COMPLETELY REMOVE SYNTHETIC ROPE AND NON-BIODEGRADABLE BURLAP.



SHRUB PLANTING DETAIL

N.T.S.

DRAWN	JRF		City of Oregon City Public Works Standard Drawings	SCALE	N.T.S.
ENGR.	NJK			DATE	APRIL 2012
REV.	DATE	APPR.	STREET TREE PLANTING IN PLANTER STRIP	APPR.	NJK
				DWG. NO.	530

REVISION	DATE	DESCRIPTION	BY	REVISION	DATE	DESCRIPTION	BY
1	7/25/2019	DESIGN CHANGE	TM				

REGISTERED 540 TROY A. MEARS OREGON 11/21/2003 LANDSCAPE ARCHITECT

MEARS DESIGN GROUP, INC.
IRRIGATION DESIGN & CONSULTING
PO BOX 23338 | PORTLAND, OREGON | 97281
PHONE: 503.601.4516 | FAX: 503.924.4688

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JOB No.:	1907
DESIGNED BY:	TM
DRAWN BY:	TM
CHECKED BY:	TM
DATE:	03/19/19
PLOTTED BY:	TM
DWG NAME:	MVH_IRR1.dwg
TAB NAME:	PLANT

Client Address

MILNER VETERINARY HOSPITAL
PARKING LOT EXPANSION

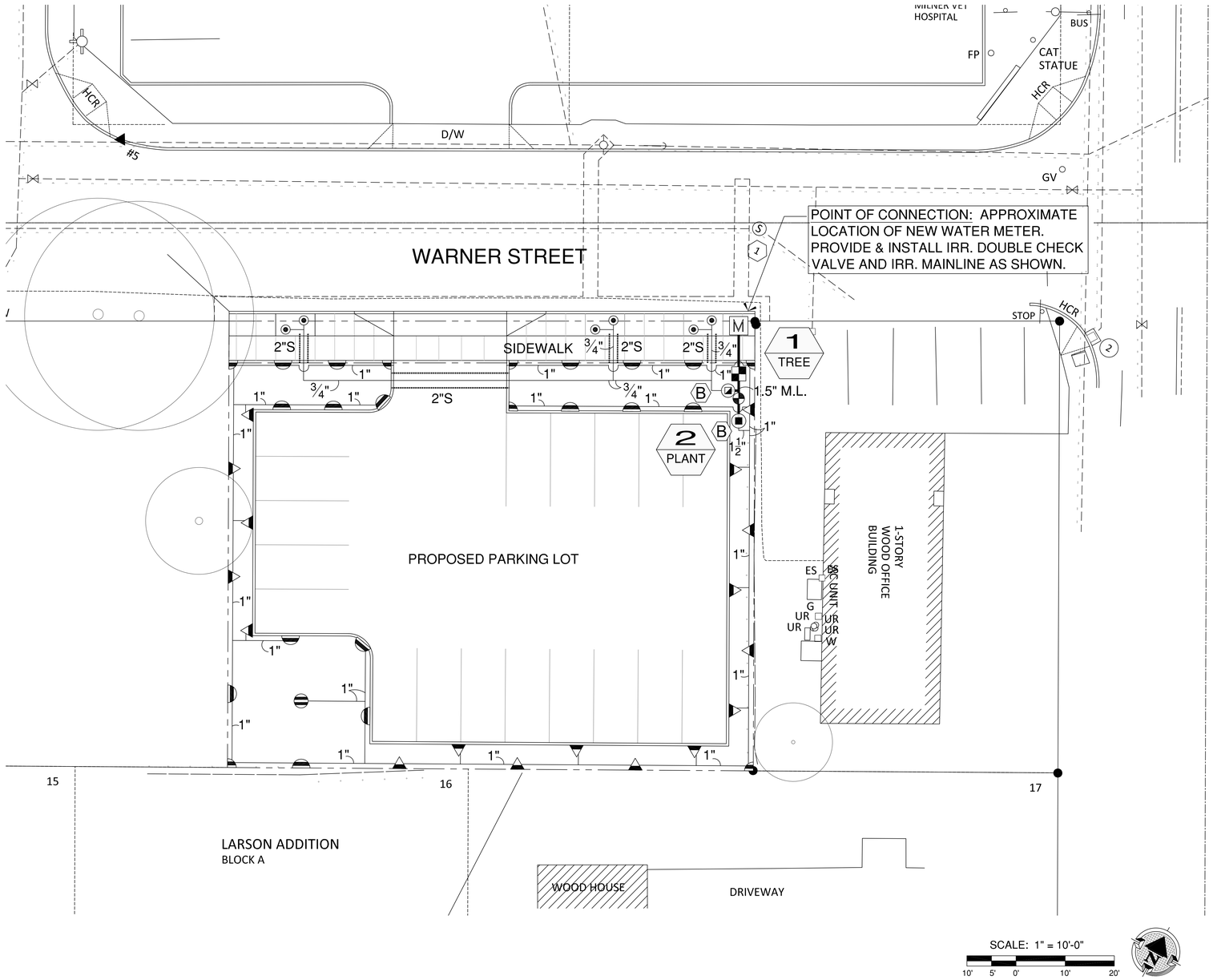
PLANTING DETAILS

SHEET NO. L1.1

SHEET 2 OF 3

RECORD NO. 1700123-

File: D:\DWGS\2019\Milner Vet Hospital\MVH_IRR1.dwg TAB:PLANT
30x42 Plotted: 7/25/19 @ 1:48pm By: mears



GENERAL KEY

SYM.	DESCRIPTION
2"S	CLASS 200 PVC SLEEVE - SIZE AS NOTED
1½" M.L.	SCH. 40 PVC IRRIGATION MAINLINE - SIZE AS NOTED - REFER TO DETAIL C/I1.1
1"	SCH. 40 PVC LATERALS - SIZE AS NOTED - REFER TO DETAIL C/L1.2
	HUNTER 3/4" QUICK COUPLER VALVE - HQ33D - REFER TO DETAIL D/L1.2
	HUNTER PGV SERIES ELECTRICAL CONTROL VALVE - (REFER TO VALVE KEY FOR SIZING AND DETAIL B/L1.2)
	HUNTER ICZ-101-LF DRIP CONTROL ZONE KIT - REFER TO VALVE KEY FOR SIZE & DETAIL E/L1.2
2 VALVE	CONTROL VALVE NUMBER - REFER TO VALVE KEY
B	HUNTER (NODE-200) BATTERY OPERATED CONTROLLER - REFER TO DETAIL B/L1.2
M	NEW 3/4" WATER METER - VERIFY FINAL LOCATION WITH OWNER
	3/4" DOUBLE CHECK BACKFLOW PREVENTER - SEE DETAIL A/L1.2

HEAD NOZZLE KEY

REFER TO DETAIL C/L1.2

HEAD	COMPANY & CAT. NO.	RADIUS	G.P.M.	P.S.I.
360° 90°-210°	HUNTER MP1000 ROTATOR	8'-13'	.21-.84	40
	HUNTER MP SIDE STRIP	STRIP	.44	40
	HUNTER MP LEFT OR RIGHT STRIP	STRIP	.22	40
	HUNTER ROOT ZONE WATER SYSTEM	BUBBLER	.25	40

VALVE KEY

CONTROL VALVE NO.	1	2
(P=PLANT, TR=TREE WELL)	TR	P
G.P.M.	1.5	16.1
CONTROL VALVE SIZE	1.0	1.0

DESIGN CRITERIA

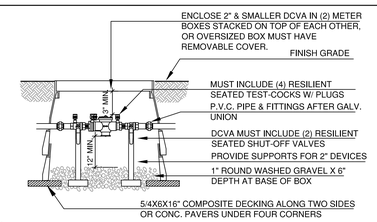
THE DESIGN OF THE IRRIGATION SYSTEM IS BASED ON 55 P.S.I. @ 18 G.P.M.

ALL PRODUCTS/MATERIALS ARE TO BE AS IDENTIFIED ON APPROVED PLANS AND SPECIFICATIONS. NO PRODUCT/MATERIAL SUBSTITUTIONS UNLESS APPROVED BY OWNER OR IRRIGATION SYSTEM DESIGNER DURING BIDDING PHASE.

GENERAL NOTES

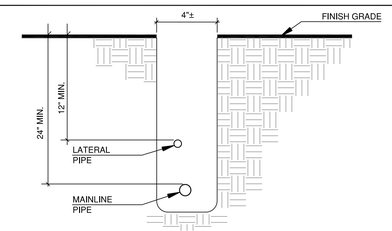
1. CONTRACTOR REQUIRED TO VERIFY EXISTING IRRIGATION SYSTEM WATER SOURCE RUNNING PRIOR TO STARTING WORK. POINT OF CONNECTION AS SHOWN ON DRAWINGS IS APPROXIMATE LOCATION. ANY DEVIATION FROM PLANS ARE REQUIRED TO BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
2. HOLD HEADS A MIN. 3" FROM EDGES OF ALL HARD SURFACES & 6" MIN. FROM FOUNDATION OF BLDG. WALLS.
3. HUNTER SPRINKLER BODIES TO BE PROS-O6-PRS40-CV (W/ MP ROTATOR NOZZLES). REFER TO DETAIL C/L1.2.
4. HUNTER ROOT ZONE WATER SYSTEM TO BE RZWS-18-25-CV. REFER TO DETAIL F/L1.2
5. ADJUST MP ROTATOR NOZZLES TO MEET REQUIRED HEAD-TO-COVERAGE AND ARC TO MATCH LANDSCAPE.
6. INSTALL VALVE BOXES PERPENDICULAR TO WALLS, WALKS, AND CURBS.
7. INSTALL PIPING IN TRENCH WHERE POSSIBLE (6" MIN. SEPARATION REQUIRED).
8. PLACE (1) ONE VALVE PER STANDARD VALVE BOX.
9. WHERE Q.C.V. ARE SHOWN ADJACENT TO CONTROL VALVE, INSTALL IN VALVE BOX WITH CONTROL VALVE.
10. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF PROJECT SPECIFICATIONS PRIOR TO BIDDING. THE PROJECT SPECIFICATIONS ARE A PART OF THESE PLANS AND SHALL BE CONSULTED BY THE IRRIGATION CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND ON PLANS.
11. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES AND UTILITY LOCATIONS PRIOR TO BEGINNING OR CONTINUING WORK.
12. CONTRACTOR SHALL NOTIFY IRRIGATION DESIGNER OF ANY DISCREPANCIES ON PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK.
13. IRRIGATION CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS OR ADDITIONS TO DESIGN WITHOUT PRIOR APPROVAL FROM IRRIGATION DESIGNER.
14. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE AND FEDERAL REQUIREMENTS. IT SHALL BE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS OR APPROVALS.
15. THIS PLAN IS SCHEMATIC DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
16. IRRIGATION CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE PRIOR TO BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY IRRIGATION DESIGNER IF AVAILABLE WATER PRESSURE EXCEEDS 5 P.S.I. HIGHER OR LOWER THAN AVAILABLE WATER PRESSURE IS INDICATED ON PLANS.
17. SINGLE BLUE TRACE WIRE REQUIRED ON TOP OF ALL IRRIGATION PIPING (MAINLINE & LATERALS).
18. PLACE CONTROL WIRE 3" TO 6" AWAY FROM IRRIGATION MAIN LINE.
19. IRRIGATION CONTRACTOR TO REVIEW ALL IRRIGATION ZONES WITH OWNER'S REPRESENTATIVE UPON INSTALLATION COMPLETION.

IRRIGATION DETAILS



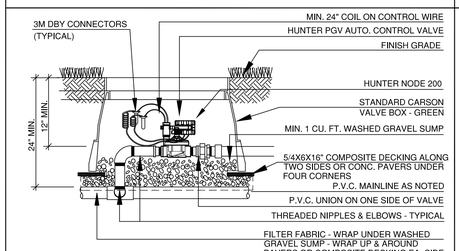
A / L1.2 DOUBLE CHECK BACKFLOW PREVENTER DETAIL

INSTALL TO LOCAL CODE REQUIREMENTS — NTS



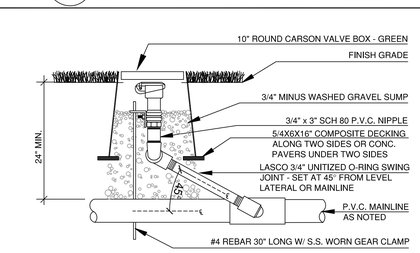
C / L1.2 TRENCH DETAIL

NTS



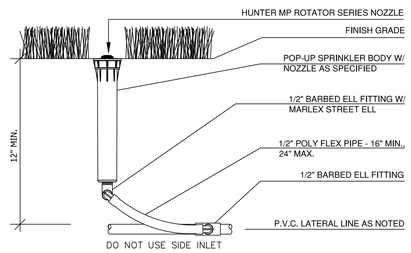
B / L1.2 CONTROL VALVE & BOX DETAIL

NTS



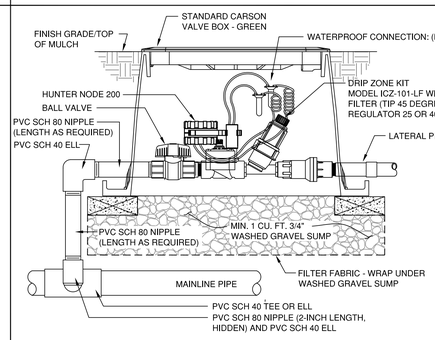
D / L1.2 QUICK-COUPLING VALVE DETAIL (3/4")

NTS



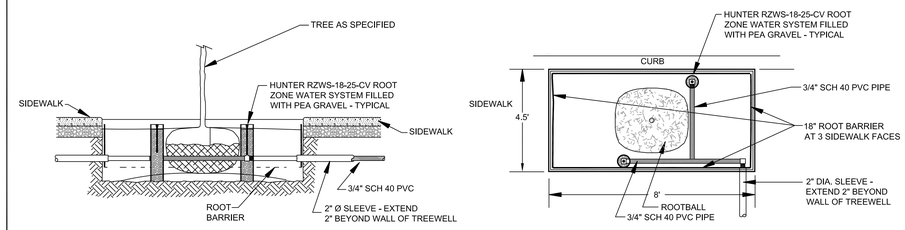
C / L1.2 MP ROTATOR SPRINKLER DETAIL

HUNTER PROS-06-PRS40-CV — NTS



E / L1.2 DRIP CONTROL ZONE KIT

• ICZ-101-LF - REQUIRED FOR (.5 TO 15 GPM) — NTS



F / L1.2 TREE WELL DETAIL

(HUNTER RZWS-18-25-CV) — NTS

REVISION	DATE	DESCRIPTION	BY	REVISION	DATE	DESCRIPTION	BY
1	7/25/2019	DESIGN CHANGE	TM				

REGISTERED 540 TROY A. MEARS OREGON 11/21/2003 LANDSCAPE ARCHITECT

MEARS DESIGN GROUP, LLC
IRRIGATION DESIGN & CONSULTING
PO BOX 23338 | PORTLAND, OREGON | 97281
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www.kpff.com

JOB No.:	1907
DESIGNED BY:	TM
DRAWN BY:	TM
CHECKED BY:	TM
DATE:	03/19/19
PLOTTED BY:	TM
DWG NAME:	MVH_IRR1.dwg
TAB NAME:	IRR

Client Address

MILNER VETERINARY HOSPITAL
PARKING LOT EXPANSION

IRRIGATION PLAN, DETAILS AND NOTES

SHEET NO. L1.2

SHEET 3 OF 3

RECORD NO. 1700123--

File: D:\DWGS\2019\Milner Vet Hospital\MVH_IRR1.dwg TAB:IRR
36x42 Plotted: 7/25/19 at 1:47pm By: mears

TYPE II –SITE PLAN AND DESIGN REVIEW
Applicant's Submittal
Date

APPLICANT:	Steve Milner 1034 Molalla Avenue Oregon City, Oregon
OWNER:	Steve Milner 1034 Molalla Avenue Oregon City, Oregon
REQUEST:	Construction of small parking lot (18 stalls on vacant lot)
LOCATION:	140 Warner Street Clackamas County Map 3-2E-05BC, Tax Lot 3600

I. BACKGROUND:

1. Existing Conditions

2. Project Description

II. RESPONSES TO THE OREGON CITY MUNICIPAL CODE:

CHAPTER 17.62 SITE PLAN AND DESIGN REVIEW

17.62.015 - Modifications that will better meet design review requirements.
The review body may consider modification of site-related development standards. These modifications are done as part of design review and are not required to go through the Variance process pursuant to section 17.60.020. Adjustments to use-related development standards (such as floor area ratios, intensity of use, size of the use, number of units, or concentration of uses) are required to go through the Variance process pursuant to section 17.60.020. Modifications that are denied through design review may be requested as Variance through the Variance process pursuant to section 17.60.020. The review body may approve requested modifications if it finds that the applicant has shown that the following approval criteria are met:
Applicant's Response:

A. The modification will result in a development that better meets design guidelines; and
Applicant's Response: N/A

B. The modification meets the intent of the standard. On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.
Applicant's Response: N/A

17.62.030 - When required.

Site plan and design review shall be required for all development of real property in all zones except the R-10, R-8, R-6, R-5 and R-3.5 zoning districts, unless otherwise provided for by this title or as a condition of approval of a permit. Site plan and design review shall also apply to all conditional uses, cottage housing development, multi-family and non-residential uses in all zones. No building permit or other permit authorization for development shall be issued prior to site plan and design review approval. Parking lots and parking areas accessory to uses regulated by this chapter also shall require site plan and design review approval. Site plan and design review shall not alter the type and category of uses permitted in zoning districts.
Applicant's Response: A site plan has been submitted as part of the design review.

17.62.035 - Minor site plan and design review.
Applicant's Response: A site plan has been submitted as part of the design review.

17.62.040 - Plans required.
A complete application for site plan and design review shall be submitted. Except as otherwise in subsection I of this section, the application shall include the following plans and information:
A. A site plan or plans, to scale, containing the following:
1. Vicinity information showing streets and access points, pedestrian and bicycle pathways, transit stops and utility locations;
2. The site size, dimensions, and zoning, including dimensions and gross area of each lot or parcel and tax lot and assessor map designations for the proposed site and immediately adjoining properties;
3. Contour lines at two-foot contour intervals for grades zero to ten percent, and five-foot intervals for grades over ten percent;
4. The location of natural hazard areas on and within one hundred feet of the boundaries of the site, including:
a. Areas indicated on floodplain maps as being within the one hundred-year floodplain,
b. Unstable slopes, as defined in Section 17.44.020,
c. Areas identified on the seismic conditions map in the comprehensive plan as subject to earthquake and seismic conditions;
5. The location of natural resource areas on and within one hundred feet of the boundaries of the site, including fish and wildlife habitat, existing trees (six inches or greater in caliper measured four feet above ground level), wetlands, streams, natural areas, wooded areas, areas of significant trees or vegetation, and areas designated as being within the natural resources overlay district;
6. The location of inventoried historic or cultural resources on and within one hundred feet of the boundaries of the site;
7. The location, dimensions, and setback distances of all existing permanent structures, improvements and utilities on or within twenty-five feet of the site, and the current or proposed uses of the structures;
8. The location, dimensions, square footage, building orientation and setback distances of proposed structures, improvements and utilities, and the proposed uses of the structures by square footage;
9. The location, dimension and names, as appropriate, of all existing and platted streets, other public ways, sidewalks, bike routes and bikeways, pedestrian/bicycle accessways and other pedestrian and bicycle ways, transit street and facilities, neighborhood activity centers, and easements on and within two hundred fifty feet of the boundaries of the site;
10. The location, dimension and names, as appropriate, of all proposed streets, other public ways, sidewalks, bike routes and bikeways, pedestrian/bicycle accessways and other pedestrian and bicycle ways, transit streets and facilities, neighborhood activity centers, and easements on and within two hundred fifty feet of the boundaries of the site;
11. All parking, circulation, loading and servicing areas, including the locations of all carpool, vanpool and bicycle parking spaces as required in Chapter 52 of this title;
12. Site access points for automobiles, pedestrians, bicycles and transit;
13. On-site pedestrian and bicycle circulation;
14. Outdoor common areas proposed as open space;
15. Total impervious surface created (including buildings and hard ground surfaces).
16. The proposed location, dimensions and materials of fences and walls.
B. A landscaping plan, drawn to scale, showing the location and types of existing trees (six inches or greater in caliper measured four feet above ground level) and vegetation proposed to be removed and to be retained on the

site, the location and design of landscaped areas, the varieties, sizes and spacings of trees and plant materials to be planted on the site, other pertinent landscape features, and irrigation systems required to maintain plant materials.
C. Architectural drawings or sketches, drawn to scale and showing floor plans, elevations accurately reflected to grade, and exterior materials of all proposed structures and other improvements as they will appear on completion of construction.
D. A materials board, no larger size than eleven inches by seventeen inches clearly depicting all building materials with specifications as to type, color and texture of exterior materials of proposed structures. An electronic version may be accepted as an alternative if approved by the community development director.
E. An erosion/sedimentation control plan, in accordance with the requirements of Chapter 17.47 and the Public Works Erosion and Sediment Control Standards, and a drainage plan developed in accordance with city drainage master plan requirements, Chapter 13.12 and the Public Works Stormwater and Grading Design Standards. The drainage plan shall identify the location of drainage patterns and drainage courses on and within one hundred feet of the boundaries of the site. Where development is proposed within an identified hazard area, these plans shall reflect concerns identified in the hydrological/geological/geotechnical development impact statement.
F. The legal description of the site.
G. An exterior lighting plan, drawn to scale, showing type, height, and area of illumination.
H. Archeological Monitoring Recommendation. For all projects that will involve ground disturbance, the applicant shall provide:
1. A letter or email from the Oregon State Historic Preservation Office Archaeological Division indicating the level of recommended archeological monitoring on-site, or demonstrate that the applicant had notified the Oregon State Historic Preservation Office and that the Oregon State Historic Preservation Office had not commented within forty-five days of notification by the applicant; and
2. A letter or email from the applicable tribal cultural resource representative of the Confederated Tribes of the Grand Ronde, Confederated Tribes of the Siletz, Confederated Tribes of the Umatilla, Confederated Tribes of the Warm Springs and the Confederated Tribes of the Yakama Nation indicating the level of recommended archeological monitoring on-site, or demonstrate that the applicant had notified the applicable tribal cultural resource representative and that the applicable tribal cultural resource representative had not commented within forty-five days of notification by the applicant.
If, after forty-five days notice from the applicant, the Oregon State Historic Preservation Office or the applicable tribal cultural resource representative fails to provide comment, the city will not require the letter or email as part of the completeness review. For the purpose of this section, ground disturbance is defined as the movement of native soils.
I. Such special studies or reports as the community development director may require to obtain information to ensure that the proposed development does not adversely affect the surrounding community or identified natural resource areas or create hazardous conditions for persons or improvements on the site. The community development director shall require an applicant to submit one or more development impact statements, as described in Section 16.12.050, upon determination that (1) there is a reasonable likelihood that traffic safety or capacity improvements may be required; (2) the proposal could have significant adverse impacts on identified natural resource areas, including areas designated as being within the natural resources overlay district; or (3) the proposal would be located on or could have significant adverse impacts on natural hazard areas, including the geologic hazard and flood plain overlay districts. The community development director shall determine which types of development impact statements are necessary and provide written reasons for requiring the statement(s). The development impact statements shall include the information described in Sections 16.12.070, 16.12.080, and 16.12.120 [and this Section] 17.62.040.
J. The community development director may waive the submission of information for specific requirements of this section or may require information in addition to that required by a specific provision of this section, as follows:
1. The community development director may waive the submission of information for a specific requirement upon determination either that specific information is not necessary to evaluate the application properly, or that a specific approval standard is not applicable to the application. If submission of information is waived, the community development director shall, in the decision, identify the waived requirements, explain the reasons for the waiver, and state that the waiver may be challenged on appeal and may be denied by a subsequent review authority. If the matter is forwarded to the planning commission for initial review, the information required by this paragraph shall be included in the staff report;
2. The community development director may require information in addition to that required by a specific provision of this section upon determination that the information is needed to evaluate the application properly and that the

need can be justified on the basis of a special or unforeseen circumstance. If additional information is required, the community development director shall, in the decision, explain the reasons for requiring the additional information.
K. If the applicant has not already done so as some other part of the land use review process, the applicant shall submit an erosion control plan that complies with the applicable requirements of Chapter 17.74 of this code.
Applicant's Response: Erosion Control Plans will be included in the submittal, sheet C6.0 and C6.1

17.62.050 - Standards.
A. All development shall comply with the following standards:
1. Landscaping, A minimum of fifteen percent of the lot shall be landscaped. Existing native vegetation shall be retained to the maximum extent practicable. All plants listed on the Oregon City Nuisance Plant List shall be removed from the site prior to issuance of a final occupancy permit for the building.
Applicant's Response: **There is no native vegetation on site. Any existing plants, including those from the Oregon City Nuisance Plant List shall be removed prior to construction. The site is 9326 SF, and the landscaped area is approximately 2500 SF, over 26% of the site. Of this, the perimeter landscaping comprises 1600 SF or 17%, and the interior landscaping comprises 890 SF-over 9%.**

a. Except as allowed elsewhere in the zoning and land division chapters of this Code, all areas to be credited towards landscaping must be installed with growing plant materials. A reduction of up to twenty-five percent of the overall required landscaping may be approved by the community development director if the same or greater amount of pervious material is incorporated in the non-parking lot portion of the site plan (pervious material within parking lots are regulated in OCMC 17.52.070).
Applicant's Response: Landscaped areas shown include plant materials and comply with the Oregon City code specifications for size and spacing for trees, shrubs and groundcovers.

b. Pursuant to Chapter 17.49, landscaping requirements within the Natural Resource Overlay District, other than landscaping required for parking lots, may be met by preserving, restoring and permanently protecting native vegetation and habitat on development sites.
Applicant's Response: N/A

c. The landscaping plan shall be prepared by a registered landscape architect and include a mix of vertical (trees and shrubs) and horizontal elements (grass, groundcover, etc.) that within three years will cover one hundred percent of the Landscape area. No mulch, bark chips, or similar materials shall be allowed at the time of landscape installation except under the canopy of shrubs and within two feet of the base of trees. The community development department shall maintain a list of trees, shrubs and vegetation acceptable for landscaping.
Applicant's Response: Landscape plan was prepared by a licensed landscape architect. Landscaped areas shown include plant materials and comply with the Oregon City code specifications for size, type and spacing for trees, shrubs and groundcovers. Plant material should cover one hundred percent of landscape area within three years. Mulch will be applied only under the canopy of shrubs and within two feet of the base of trees. The plant list includes plants from the Oregon City Street Tree List and the Oregon City Native Plant List.

d. For properties within the Downtown Design District, or for major remodeling in all zones subject to this chapter, landscaping shall be required to the extent practicable up to the ten percent requirement.
Applicant's Response: N/A, project outside the zone.

e. Landscaping shall be visible from public thoroughfares to the extent practicable.
Applicant's Response: Three street trees along Warner should be visible from Warner and Molalla Avenue. North perimeter planting including trees, shrubs and groundcover should also be visible from Warner Street and Molalla Avenue.

f. Interior parking lot landscaping shall not be counted toward the fifteen percent minimum, unless otherwise permitted by the dimensional standards of the underlying zone district.
Applicant's Response: The site is 9326 SF, and the landscaped area is approximately 2500 SF, over 26% of the site. Of this, the perimeter landscaping comprises 1600 SF or 17%, and the interior landscaping comprises 890 SF.

2. Vehicular Access and Connectivity.
a. Parking areas shall be located behind buildings, below buildings, or on one or both sides of buildings.
Applicant's Response: N/A Parking lot is not located near buildings

b. Ingress and egress locations on thoroughfares shall be located in the interest of public safety. Access for emergency services (fire and police) shall be provided.
Applicant's Response: Access meets standard city codes and is in line with driveway access across the street to provide a safe in and out and potential crossing of traffic to the adjacent lot across the street.

c. Alleys or vehicular access easements shall be provided in the following Districts: R-2, MUC-1, MUC-2, MUD and NC zones unless other permanent provisions for access to off-street parking and loading facilities are approved by the decision-maker. The corners of alley intersections shall have a radius of not less than ten feet.
Applicant's Response: N/A, no alleys or easements or this project

d. Sites abutting an alley shall be required to gain vehicular access from the alley unless deemed impracticable by the community development director.
Applicant's Response: N/A, no alleys or easements or this project

e. Where no alley access is available, the development shall be configured to allow only one driveway per frontage. On corner lots, the driveway(s) shall be located off of the side street (unless the side street is an arterial) and away from the street intersection. Shared driveways shall be required as needed to accomplish the requirements of this section. The location and design of pedestrian access from the sidewalk shall be emphasized so as to be clearly visible and distinguishable from the vehicular access to the site. Special landscaping, paving, lighting, and architectural treatments may be required to accomplish this requirement.
Applicant's Response: Project requires frontage improvements that meet City standards for driveway access and pedestrian access.

f. Driveways that are at least twenty-four feet wide shall align with existing or planned streets on adjacent sites.
Applicant's Response: Driveway is 23' wide but is in line with adjacent property driveway across the street.

g. Development shall be required to provide existing or future connections to adjacent sites through the use of vehicular and pedestrian access easements where applicable. Such easements shall be required in addition to applicable street dedications as required in Chapter 12.04.
Applicant's Response: No easements are required however additional ROW was dedicated to meet the future road standards.

h. Vehicle and pedestrian access easements may serve in lieu of streets when approved by the decision maker only where dedication of a street is deemed impracticable by the city.
Applicant's Response: ROW dedication has occurred to allow for street improvements, no easement required.

i. Vehicular and pedestrian easements shall allow for public access and shall comply with all applicable pedestrian access requirements.
Applicant's Response: ROW dedication has occurred to allow for street improvements, no easement required.

j. In the case of dead-end stub streets that will connect to streets on adjacent sites in the future, notification that the street is planned for future extension shall be posted on the stub street until the street is extended and shall inform the public that the dead-end street may be extended in the future.
Applicant's Response: N/A, no dead-end stub street in this project.

k. Parcels larger than three acres shall provide streets as required in Chapter 12.04. The streets shall connect with existing or planned streets adjacent to the site.
Applicant's Response: N/A, project site size is less than this requirement

l. Parking garage entries shall not dominate the streetscape. They shall be designed and situated to be ancillary to the use and architecture of the ground floor. This standard applies to both public garages and any individual private garages, whether they front on a street or private interior access road.
Applicant's Response N/A, no parking garage included in this project.

m. Buildings containing above-grade structured parking shall screen such parking areas with landscaping or landscaped berms, or incorporate contextual architectural elements that complement adjacent buildings or buildings in the area. Upper level parking garages shall use articulation or fenestration treatments that break up the massing of the garage and/or add visual interest.
Applicant's Response: N/A, no parking garage included in this project.

3. Building structures shall be complimentary to the surrounding area. All exterior surfaces shall present a finished appearance. All sides of the building shall include materials and design characteristics consistent with those on the front. Use of inferior or lesser quality materials for side or rear facades or decking shall be prohibited.
a. Alterations, additions and new construction located within the McLoughlin Conservation District, Canemah National Register District, and the Downtown Design District and when abutting a designated Historic Landmark shall utilize materials and a design that incorporates the architecture of the subject building as well as the surrounding district or abutting Historic Landmark. Historic materials such as doors, windows and siding shall be retained or replaced with in kind materials unless the community development director determines that the materials cannot be retained and the new design and materials are compatible with the subject building, and District or Landmark. The community development director may utilize the Historic Review Board's Guidelines for New Constriction (2006) to develop findings to show compliance with this section.
b. In historic areas and where development could have a significant visual impact, the review authority may request the advisory opinions of appropriate experts designated by the community development director from the design fields of architecture, landscaping and urban planning. The applicant shall pay the costs associated with obtaining such independent professional advice; provided, however, that the review authority shall seek to minimize those costs to the extent practicable.
Applicant's Response: N/A, no building structures included in this project.

8. Sidewalks and curbs shall be provided in accordance with the city's transportation master plan and street design standards. Upon application, the community development director may waive this requirement in whole or in part in those locations where there is no probable need, or comparable alternative location provisions for pedestrians are made.
Applicant's Response: Additional ROW dedication is required for the project to meet the future street standards and also requires the implementation of a new sidewalk along the project frontage, meeting city codes.

9. A well-marked, continuous and protected on-site pedestrian circulation system meeting the following standards shall be provided:
a. Pathways between all building entrances and the street are required. Pathways between the street and buildings fronting on the street shall be direct. Exceptions may be allowed by the director where steep slopes or protected natural resources prevent a direct connection or where an indirect route would enhance the design and/or use of a common open space.
Applicant's Response: No onsite sidewalks are required for this project aside from the public right of way sidewalk along the project frontage.

b. The pedestrian circulation system shall connect all main entrances on the site. For buildings fronting on the street, the sidewalk may be used to meet this standard. Pedestrian connections to other areas of the site, such as parking areas, recreational areas, common outdoor areas, and any pedestrian amenities shall be required.
Applicant's Response: N/A, pedestrian circulation is met with new public sidewalk improvements along project frontage.

c. Elevated external stairways or walkways, that provide pedestrian access to multiple dwelling units located above the ground floor of any building are prohibited. The community development director may allow exceptions for external stairways or walkways located in, or facing interior courtyard areas provided they do not compromise visual access from dwelling units into the courtyard.

Applicant's Response: N/A, no elevated external stairways or walkways included.

d. The pedestrian circulation system shall connect the main entrances of adjacent buildings on the same site.
Applicant's Response: N/A, no buildings on proposed project site.

e. The pedestrian circulation system shall connect the principal building entrance to those of buildings on adjacent commercial and residential sites where practicable. Walkway linkages to adjacent developments shall not be required within industrial developments or to industrial developments or to vacant industrially-zoned land.
Applicant's Response: N/A, no buildings on proposed project site.

f. On-site pedestrian walkways shall be hard surfaced, well drained and at least five feet wide. Surface material shall contrast visually to adjoining surfaces. When bordering parking spaces other than spaces for parallel parking, pedestrian walkways shall be a minimum of seven feet in width unless curb stops are provided. When the pedestrian circulation system is parallel and adjacent to an auto travel lane, the walkway shall be raised or separated from the auto travel lane by a raised curb, bollards, landscaping or other physical barrier. If a raised walkway is used, the ends of the raised portions shall be equipped with curb ramps for each direction of travel. Pedestrian walkways that cross drive isles or other vehicular circulation areas shall utilize a change in textual material or height to alert the driver of the pedestrian crossing area.
Applicant's Response: N/A, no onsite pedestrian walkways needed.

10. There shall be provided adequate means to ensure continued maintenance and necessary normal replacement of private common facilities and areas, drainage ditches, streets and other ways, structures, recreational facilities, landscaping, fill and excavation areas, screening and fencing, groundcover, garbage storage areas and other facilities not subject to periodic maintenance by the city or other public agency.
Applicant's Response: The site is easily accessible and allows all onsite features to be maintained as necessary. There should be no hinderances.

13. All development shall maintain continuous compliance with applicable federal, state, and city standards pertaining to air and water quality, odor, heat, glare, noise and vibrations, outdoor storage, radioactive materials, toxic or noxious matter, and electromagnetic interference. Prior to issuance of a building permit, the community development director or building official may require submission of evidence demonstrating compliance with such standards and receipt of necessary permits. The review authority may regulate the hours of construction or operation to minimize adverse impacts on adjoining residences, businesses or neighborhoods. The emission of odorous gases or other matter in such quantity as to be readily detectable at any point beyond the property line of the use creating the odors or matter is prohibited.
Applicant's Response: The parking lot implements a permeable pavement system to provide water quality treatment and meet stormwater requirements. Additional vegetation and landscaping is added to help limit the impact of the parking lot as well.

14. Adequate public water and sanitary sewer facilities sufficient to serve the proposed or permitted level of development shall be provided. The applicant shall demonstrate that adequate facilities and services are presently available or can be made available concurrent with development. Service providers shall be presumed correct in the evidence, which they submit. All facilities shall be designated to city standards as set out in the city's facility master plans and public works design standards. A development may be required to modify or replace existing offsite systems if necessary to provide adequate public facilities. The city may require over sizing of facilities where necessary to meet standards in the city's facility master plan or to allow for the orderly and efficient provision of public facilities and services. Where over sizing is required, the developer may request reimbursement from the city for over sizing based on the city's reimbursement policy and fund availability, or provide for recovery of costs from intervening properties as they develop.
Applicant's Response: There is no need for sanitary sewer and water use is limited to irrigation A brand new water main has been installed along the project frontage.

15. Adequate right-of-way and improvements to streets, pedestrian ways, bike routes and bikeways, and transit facilities shall be provided and be consistent with the city's transportation master plan and design standards and this title. Consideration shall be given to the need for street widening and other improvements in the area of the

proposed development impacted by traffic generated by the proposed development. This shall include, but not be limited to, improvements to the right-of-way, such as installation of lighting, signalization, turn lanes, median and parking strips, traffic islands, paving, curbs and gutters, sidewalks, bikeways, street drainage facilities and other facilities needed because of anticipated vehicular and pedestrian traffic generation. Compliance with [Chapter] 12.04, Streets, Sidewalks and Public Places shall be sufficient to achieve right-of-way and improvement adequacy.
Applicant's Response: Additional ROW dedication is required for the project to meet the future street standards and also requires the implementation of a new sidewalk along the project frontage, meeting city codes.

16. If a transit agency, upon review of an application for an industrial, institutional, retail or office development, recommends that a bus stop, bus turnout lane, bus shelter, accessible bus landing pad, lighting, or transit stop connection be constructed, or that an easement or dedication be provided for one of these uses, consistent with an agency adopted or approved plan at the time of development, the review authority shall require such improvement, using designs supportive of transit use. Improvements at a major transit stop may include intersection or mid-block traffic management improvements to allow for crossings at major transit stops, as identified in the transportation system plan.
Applicant's Response: N/A, this project is limited to a small local parking lot.

17. All utility lines shall be placed underground.
Applicant's Response: All utility lines have been placed underground

18. Access and facilities for physically handicapped people shall be incorporated into the site and building design consistent with applicable federal and state requirements, with particular attention to providing continuous, uninterrupted access routes.
Applicant's Response: Accessible parking is located to the adjacent site that houses the actual Veterinary Building.

19. For a residential development, site layout shall achieve at least eighty percent of the maximum density of the base zone for the net developable area. Net developable area excludes all areas for required right-of-way dedication, land protected from development through Natural Resource or Geologic Hazards protection, and required open space or park dedication.
Applicant's Response: N/A, not a residential development.

20. Screening of Mechanical Equipment:
a. Rooftop mechanical equipment, including HVAC equipment and utility equipment that serves the structure, shall be screened. Screening shall be accomplished through the use of parapet walls or a sight-obscuring enclosure around the equipment constructed of one of the primary materials used on the primary facades of the structure, and that is an integral part of the building's architectural design. The parapet or screen shall completely surround the rooftop mechanical equipment to an elevation equal to or greater than the highest portion of the rooftop mechanical equipment being screened. In the event such parapet wall does not fully screen all rooftop equipment, then the rooftop equipment shall be enclosed by a screen constructed of one of the primary materials used on the primary facade of the building so as to achieve complete screening.
Applicant's Response: N/A, no mechanical equipment onsite.

b. Wall-mounted mechanical equipment shall not be placed on the front facade of a building or on a facade that faces a right-of-way. Wall-mounted mechanical equipment, including air conditioning or HVAC equipment and groups of multiple utility meters, that extends six inches or more from the outer building wall shall be screened from view from streets; from residential, public, and institutional properties; and from public areas of the site or adjacent sites through the use of (a) sight-obscuring enclosures constructed of one of the primary materials used on the primary facade of the structure, (b) sight-obscuring fences, or (c) trees or shrubs that block at least eighty percent of the equipment from view or (d) painting the units to match the building. Wall-mounted mechanical equipment that extends six inches or less from the outer building wall shall be designed to blend in with the color and architectural design of the subject building.
Applicant's Response: N/A, no mechanical equipment onsite.

c. Ground-mounted above-grade mechanical equipment shall be screened by ornamental fences, screening enclosures, trees, or shrubs that block at least eighty percent of the view. Placement and type of screening shall be determined by the community development director.
Applicant's Response: N/A, no mechanical equipment onsite.

d. All mechanical equipment shall comply with the standards in this section. If mechanical equipment is installed outside of the site plan and design review process, planning staff shall review the plans to determine if additional screening is required. If the proposed screening meets this section, no additional planning review is required.
Applicant's Response: N/A, no mechanical equipment onsite.

e. This section shall not apply to the installation of solar energy panels, photovoltaic equipment or wind power generating equipment.
Applicant's Response: N/A, no mechanical equipment onsite.

21. Building Materials.
a. Preferred building materials. Building exteriors shall be constructed from high quality, durable materials. Preferred exterior building materials that reflect the city's desired traditional character are as follows:
i. Brick.
Ii. Basalt stone or basalt veneer.
iii. Narrow horizontal wood or composite siding (generally five inches wide or less); wider siding will be considered where there is a historic precedent.
iv. Board and baton siding.
v. Other materials subject to approval by the community development director.
vi. Plywood with battens or fiber/composite panels with concealed fasteners and contagious aluminum sections at each joint that are either horizontally or vertically aligned.
vii. Stucco shall be trimmed in wood, masonry, or other approved materials and shall be sheltered from extreme weather by roof overhangs or other methods.
Applicant's Response: N/A, no building onsite.

b. Prohibited materials. The following materials shall be prohibited in visible locations unless an exception is granted by the community development director based on the integration of the material into the overall design of the structure.
i. Vinyl or plywood siding (including T-111 or similar plywood).
Ii. Glass block or highly tinted, reflected, translucent or mirrored glass (except stained glass) as more than ten percent of the building facade.
iii. Corrugated fiberglass.
iv. Chain link fencing (except for temporary purposes such as a construction site or as a gate for a refuse enclosure).
[v.] Crushed colored rock/crushed tumbled glass.
[vi.] Non-corrugated and highly reflective sheet metal.
Applicant's Response: N/A, no building onsite.

c. Special material standards: The following materials are allowed if they comply with the requirements found below:
1. Concrete block. When used for the front facade of any building, concrete blocks shall be split, rock- or ground-faced and shall not be the prominent material of the elevation. Plain concrete block or plain concrete may be used as foundation material if the foundation material is not revealed more than three feet above the finished grade level adjacent to the foundation wall.
2. Metal siding. Metal siding shall have visible corner moldings and trim and incorporate masonry or other similar durable/permanent material near the ground level (first two feet above ground level).
3. Exterior Insulation and Finish System (EIFS) and similar toweled finishes shall be trimmed in wood, masonry, or other approved materials and shall be sheltered from extreme weather by roof overhangs or other methods.
4. Building surfaces shall be maintained in a clean condition and painted surfaces shall be maintained to prevent or repair peeling, blistered or cracking paint.
Applicant's Response: N/A, no building onsite.

17.62.065 - Outdoor lighting.
B. Applicability.
1. General.
a. All exterior lighting for any type of commercial, mixed-use, industrial or multi-family development shall comply with the standards of this section, unless excepted in subsection B.3.
b. The city engineer/public works director shall have the authority to enforce these regulations on private property if any outdoor illumination is determined to present an immediate threat to the public health, safety and welfare.
Applicant's Response: Additional lighting has been provided along the public ROW in its existing conditions. No additional onsite lighting has been deemed required per pre-app meeting.

2. Lighting Plan Requirement.
All commercial, industrial, mixed-use, cottage housing and multi-family developments shall submit a proposed exterior lighting plan. The plan must be submitted concurrently with the site plan. The exterior lighting plan shall include plans and specifications for streetlights, parking lot lights, and exterior building lights. The specifications shall include details of the pole, fixture height and design, lamp type, wattage, and spacing of lights.
Applicant's Response: N/A, no onsite lighting required.

3. Excepted Lighting.
The following types of lighting are excepted from the requirements of this section.
a. Residential lighting for single-family attached and detached homes, and duplexes.
b. Public street and right-of-way lighting.
c. Temporary decorative seasonal lighting provided that individual lamps have a light output of sixty watts or less.
d. Temporary lighting for emergency or nighttime work and construction.
e. Temporary lighting for theatrical, television, and performance areas, or for special public events.
f. Lighting for a special district, street, or building that, according to an adopted municipal plan or ordinance, is determined to require special lighting aesthetics as part of its physical character.
g. Lighting required and regulated by the Federal Aviation Administration.
Applicant's Response: Additional lighting has been provided along the public ROW in its existing conditions. No additional onsite lighting has been deemed required per pre-app meeting.

C. General Review Standard. If installed, all exterior lighting shall meet the functional security needs of the proposed land use without adversely affecting adjacent properties or the community. For purposes of this section, properties that comply with the design standards of subsection D. below shall be deemed to not adversely affect adjacent properties or the community.
Applicant's Response: Additional lighting has been provided along the public ROW in its existing conditions. No additional onsite lighting has been deemed required per pre-app meeting.

D. Design and Illumination Standards.
General Outdoor Lighting Standard and Glare Prohibition.
1. Outdoor lighting, if provided, shall be provided in a manner that enhances security, is appropriate for the use, avoids adverse impacts on surrounding properties, and the night sky through appropriate shielding as defined in this section. Glare shall not cause illumination on other properties in excess of a measurement of 0.5 footcandles of light as measured at the property line. In no case shall exterior lighting add more than 0.5 footcandle to illumination levels at any point off-site. Exterior lighting is not required except for purposes of public safety. However, if installed, all exterior lighting shall meet the following design standards:
Applicant's Response: N/A, no additional lighting has been required.

2. Any light source or lamp that emits more than nine hundred lumens (thirteen watt compact fluorescent or sixty watt incandescent) shall be concealed or shielded with a full cut-off style fixture in order to minimize the potential for glare and unnecessary diffusion on adjacent property. All fixtures shall utilize one of the following bulb types: metal halide, induction lamp, compact fluorescent, incandescent (including tungsten-halogen), or high pressure sodium with a color rendering index above seventy.
Applicant's Response: N/A, no additional lighting has been required.

3. The maximum height of any lighting pole serving a multi-family residential use shall be twenty feet. The maximum height serving any other type of use shall be twenty-five feet, except in parking lots larger than five acres, the maximum height shall be thirty-five feet if the pole is located at least one hundred feet from any residential use.
Applicant's Response: N/A, no additional lighting has been required.

4. Lighting levels:
Table 1-17.62.065. Foot-candle Levels

Location	*Min*	*Max*	*Avg*
Pedestrian Walkways	*0.5*	*7:1 max/min ratio*	*1.5*
Pedestrian Walkways in Parking Lots		*10:1 max/min ratio*	*0.5*
Pedestrian Accessways	*0.5*	*7:1 max/min ratio*	*1.5*
Building Entrances	*3*		
Bicycle Parking Areas	*3*		
Abutting property	*N/A*	*.5*	

Applicant's Response: N/A

5. Parking lots and other background spaces shall be illuminated as unobtrusively as possible while meeting the functional needs of safe circulation and protection of people and property. Foreground spaces, such as building entrances and outside seating areas, shall utilize pedestrian scale lighting that defines the space without glare.
Applicant's Response: Additional lighting has been provided along the public ROW in its existing conditions. No additional onsite lighting has been deemed required per pre-app meeting.

6. Any on-site pedestrian circulation system shall be lighted to enhance pedestrian safety and allow employees, residents, customers or the public to use the walkways at night. Pedestrian walkway lighting through parking lots shall be lighted to light the walkway and enhance pedestrian safety pursuant to Table 1.
Applicant's Response: N/A, no additional onsite lighting has been proposed and or is required.

7. Pedestrian Accessways. To enhance pedestrian and bicycle safety, pedestrian accessways required pursuant to OCMC 12.28 shall be lighted with pedestrian-scale lighting. Accessway lighting shall be to a minimum level of one-half foot-candles, a one and one-half foot-candle average, and a maximum to minimum ratio of seven-to-one and shall be oriented not to shine upon adjacent properties. Street lighting shall be provided at both entrances. Lamps shall include a high-pressure sodium bulb with an unbreakable lens.
Applicant's Response: N/A, no additional onsite lighting has been proposed and or is required.

8. Floodlights shall not be utilized to light all or any portion of a building facade between ten p.m. and six a.m.
Applicant's Response: N/A, no flood lights present.

9. Lighting on automobile service station, convenience store, and other outdoor canopies shall be fully recessed into the canopy and shall not protrude downward beyond the ceiling of the canopy.
Applicant's Response: N/A , this is a small parking lot project.

10. The style of light standards and fixtures shall be consistent with the style and character of architecture proposed on the site.
Applicant's Response: N/A, no additional onsite lighting has been proposed and or is required.

11. In no case shall exterior lighting add more than one foot-candle to illumination levels at any point off-site.
Applicant's Response: N/A, no additional onsite lighting has been proposed and or is required.

12. All outdoor light not necessary for security purposes shall be reduced, activated by motion sensor detectors, or turned off during non-operating hours.
Applicant's Response: N/A, no additional onsite lighting has been proposed and or is required.

13. Light fixtures used to illuminate flags, statues, or any other objects mounted on a pole, pedestal, or platform shall use a narrow cone beam of light that will not extend beyond the illuminated object.
Applicant's Response: N/A, no additional onsite lighting has been proposed and or is required.

14. For upward-directed architectural, landscape, and decorative lighting, direct light emissions shall not be visible above the building roofline.
Applicant's Response: N/A, no additional onsite lighting has been proposed and or is required.

15. No flickering or flashing lights shall be permitted, except for temporary decorative seasonal lighting.
Applicant's Response: N/A, no additional onsite lighting has been proposed and or is required.

16. Wireless Sites. Unless required by the Federal Aviation Administration or the Oregon Aeronautics Division, artificial lighting of wireless communication towers and antennas shall be prohibited. Strobe lighting of wireless communication facilities is prohibited unless required by the Federal Aviation Administration. Security lighting for equipment shelters or cabinets and other on-the-ground auxiliary equipment on wireless communication facilities shall be initiated by motion detecting lighting.
Applicant's Response: N/A this is not a wireless site.

17. Lighting for outdoor recreational uses such as ball fields, playing fields, tennis courts, and similar uses, provided that such uses comply with the following standards:
i. Maximum permitted light post height: eighty feet.
ii. Maximum permitted illumination at the property line: 0.5 foot-candles.
Applicant's Response: N/A, this is not a recreational use site.

CHAPTER 17.52 OFF-STREET PARKING AND LOADING

17.52.010 - Applicability.
The construction of a new structure or parking lot, or alterations to the size or use of an existing structure, parking lot or property use shall require site plan review approval and compliance with this chapter. This chapter does not apply to single- and two-family residential dwellings.
Applicant's Response: This project consists of an offsite parking lot that serves the Veterinary Hospital across the street.

17.52.015 - Planning commission adjustment of parking standards.
A. Purpose: The purpose of permitting a planning commission adjustment to parking standards is to provide for flexibility in modifying parking standards in all zoning districts, without permitting an adjustment that would adversely impact the surrounding or planned neighborhood. The purpose of an adjustment is to provide flexibility to those uses which may be extraordinary, unique or to provide greater flexibility for areas that can accommodate a denser development pattern based on existing infrastructure and ability to access the site by means of walking, biking or transit. An adjustment to a minimum or maximum parking standard may be approved based on a determination by the planning commission that the adjustment is consistent with the purpose of this Code, and the approval criteria can be met.
Applicant's Response: The property owner will ask for an adjustment as the added parking stalls will outnumber the maximum allowed stalls per code requirements.

B. Procedure: A request for a planning commission parking adjustment shall be initiated by a property owner or authorized agent by filing a land use application. The application shall be accompanied by a site plan, drawn to scale, showing the dimensions and arrangement of the proposed development and parking plan, the extent of the

adjustment requested along with findings for each applicable approval criteria. A request for a parking adjustment shall be processed as a Type III application as set forth in Chapter 17.50.
Applicant's Response: The request for parking adjustment will be added to the submittal.

C. Approval criteria for the adjustment are as follows:
1. Documentation: The applicant shall document that the individual project will require an amount of parking that is different from that required after all applicable reductions have been taken.
Applicant's Response: The intent is to provide pictures and a daily tabulation of visitors coming and going to the veterinary hospital to indicate the necessity of the additional parking.

2. Parking analysis for surrounding uses and on-street parking availability: The applicant must show that there is a continued fifteen percent parking vacancy in the area adjacent to the use during peak parking periods and that the applicant has permission to occupy this area to serve the use pursuant to the procedures set forth by the community development director.
Applicant's Response: There is no vacancy for on street parking. The intent is to create additional parking off street and alleviate some of the street side congestion as well.

a. For the purposes of demonstrating the availability of on street parking as defined in [Section] 17.52.020.B.3., the applicant shall undertake a parking study during time periods specified by the community development director. The time periods shall include those during which the highest parking demand is anticipated by the proposed use. Multiple observations during multiple days shall be required. Distances are to be calculated as traversed by a pedestrian that utilizes sidewalks and legal crosswalks or an alternative manner as accepted by the community development director.
Applicant's Response: A parking study is required and has been completed by the owner based on the requirements set forth by the City in the pre-application notes.

b. The onsite parking requirements may be reduced based on the parking vacancy identified in the parking study. The amount of the reduction in onsite parking shall be calculated as follows:
i. Vacant on-street parking spaces within three hundred feet of the site will reduce onsite parking requirements by 0.5 parking spaces; and
ii. Vacant on-street parking spaces between three hundred and six hundred feet of the [site] will reduce onsite parking requirements by 0.2 parking spaces.
Applicant's Response: The client is not seeking an onsite parking reduction.

3. Function and Use of Site: The applicant shall demonstrate that modifying the amount of required parking spaces will not significantly impact the use or function of the site and/or adjacent sites.
Applicant's Response: The current site is vacant and fulfills no use. The adjacent sites are either vacant and or commercial. The new parking function will alleviate the congested and unregulated on-street parking which has created hazardous conditions before.

4. Compatibility: The proposal is compatible with the character, scale and existing or planned uses of the surrounding neighborhood.
Applicant's Response: This is a commercially zoned site and the current proposal fits within its use. The small-scale development fits within the neighborhood context and no blatant objections were outed during a neighborhood meeting.

5. Safety: The proposal does not significantly impact the safety of adjacent properties and rights-of-way.
Applicant's Response: This project improves the overall safety of the adjacent properties and ROW. This reduces unnecessary parking entries into the existing parking lot which reduces some of the onsite traffic and potential parking complications. It also reduces some of the on-street parking which isn't designated parking currently and any reduction in on street parking provides a safety factor to pedestrians coming and going in and out of the cars.

6. Services: The proposal will not create a significant impact to public services, including fire and emergency services.

Applicant's Response: **The development does not negatively affect public services and allows for adequate access.**

17.52.020 - Number of automobile spaces required.
A. The number of parking spaces shall comply with the minimum and maximum standards listed in Table 17.52.020. The parking requirements are based on spaces per one thousand square feet net leasable area unless otherwise stated.

Table 17.52.020		
LAND USE	*PARKING REQUIREMENTS*	
	MINIMUM	*MAXIMUM*
Senior housing, including congregate care, residential care and assisted living facilities; nursing homes and other types of group homes	*1 per 7 beds*	*1 per 5 beds*

Applicant's Response:

1. Multiple Uses. In the event several uses occupy a single structure or parcel of land, the total requirements for off-street parking shall be the sum of the requirements of the several uses computed separately.
Applicant's Response: **There is only a single use onsite, surface parking.**

2. Requirements for types of buildings and uses not specifically listed herein shall be determined by the community development director, based upon the requirements of comparable uses listed.
Applicant's Response: **There is only a single use onsite, surface parking.**

3. Where calculation in accordance with the above list results in a fractional space, any fraction less than one-half shall be disregarded and any fraction of one-half or more shall require one space.
Applicant's Response: **There is only a single use onsite, surface parking.**

4. The minimum required parking spaces shall be available for the parking of operable passenger automobiles of residents, customers, patrons and employees only, and shall not be used for storage of vehicles or materials or for the parking of vehicles used in conducting the business or use.
Applicant's Response: **The expanded parking is intended for employee parking on a day to day basis. There is no storage intended onsite.**

5. A change in use within an existing habitable building located in the MUD Design District or the Willamette Falls Downtown District is exempt from additional parking requirements. Additions to an existing building and new construction are required to meet the minimum parking requirements for the areas as specified in Table 17.52.020 for the increased square footage.
Applicant's Response: **There is no change in use within an existing habitable building on this site.**

B. Parking requirements can be met either onsite, or offsite by meeting the following conditions:
1. Mixed Uses. If more than one type of land use occupies a single structure or parcel of land, the total requirements for off-street automobile parking shall be the sum of the requirements for all uses, unless it can be shown that the peak parking demands are actually less (e.g. the uses operate on different days or at different times of the day). In that case, the total requirements shall be reduced accordingly, up to a maximum reduction of fifty percent, as determined by the community development director.
Applicant's Response: **This is not a mixed use site.**

2. Shared Parking. Required parking facilities for two or more uses, structures, or parcels of land may be satisfied by the same parking facilities used jointly, to the extent that the owners or operators show that the need for parking facilities does not materially overlay (e.g., uses primarily of a daytime versus nighttime nature), that the shared

parking facility is within one thousand feet of the potential uses, and provided that the right of joint use is evidenced by a recorded deed, lease, contract, or similar written instrument authorizing the joint use.
Applicant's Response: This will be a single owner parking facility and not shared with other facilities.

3. On-Street Parking. On-street parking may be counted toward the minimum standards when it is on the street face abutting the subject land use. An on-street parking space must not obstruct a required clear vision area and it shall not violate any law or street standard. On-street parking for commercial uses shall conform to the following standards:
a. Dimensions. The following constitutes one on-street parking space:
1. Parallel parking, each [twenty-two] feet of uninterrupted and available curb;
2. [Forty-five/sixty] degree diagonal, each with [fifteen] feet of curb;
3. Ninety degree (perpendicular) parking, each with [twelve] feet of curb.
4. Public Use Required for Credit. On-street parking spaces counted toward meeting the parking requirements of a specific use may not be used exclusively by that use, but shall be available for general public use at all times. Signs or other actions that limit general public use of on-street spaces are prohibited.
Applicant's Response: On-street parking will not be counted towards the parking requirements.

C. Reduction of the Number of Automobile Spaces Required. The required number of parking stalls may be reduced in the Downtown Parking Overlay District: Fifty percent reduction in the minimum number of spaces required is allowed prior to seeking further reductions in [sub]sections 2. and 3. below:
1. Transit Oriented Development. For projects not located within the Downtown Parking Overlay District, the community development director may reduce the required number of parking stalls up to twenty-five percent when it is determined that a project in a commercial center (sixty thousand square feet or greater of retail or office use measured cumulatively within a five hundred-foot radius) or multi-family development with over eighty units, is adjacent to or within one thousand three hundred twenty feet of an existing or planned public transit street and is within one thousand three hundred twenty feet of the opposite use (commercial center or multi-family development with over eighty units).
2. Reduction in Parking for Tree Preservation. The community development director may grant an adjustment to any standard of this requirement provided that the adjustment preserves a regulated tree or grove so that the reduction in the amount of required pavement can help preserve existing healthy trees in an undisturbed, natural condition. The amount of reduction must take into consideration any unique site conditions and the impact of the reduction on parking needs for the use, and must be approved by the community development director. This reduction is discretionary.
3. Transportation Demand Management. The community development director may reduce the required number of parking stalls up to twenty-five percent when a parking-traffic study prepared by a traffic engineer demonstrates:
a. Alternative modes of transportation, including transit, bicycles, and walking, and/or special characteristics of the customer, client, employee or resident population will reduce expected vehicle use and parking space demand for this development, as compared to standard Institute of Transportation Engineers vehicle trip generation rates and further that the transportation demand management program promotes or achieves parking utilization lower than minimum city parking requirements.
b. Transportation demand management (TDM) program has been developed for approval by, and is approved by the city engineer. The plan will contain strategies for reducing vehicle use and parking demand generated by the development and will be measured annually. If, at the annual assessment, the city determines the plan is not successful, the plan may be revised. If the city determines that no good-faith effort has been made to implement the plan, the city may take enforcement actions.
Applicant's Response: N/A, there will be an increase in parking spaces that will require a variance. A TDM plan bas been deemed not necessary.

17.52.030 - Standards for automobile parking.
A. Access. Ingress and egress locations on public thoroughfares shall be located in the interests of public traffic safety. Groups of more than four parking spaces shall be so located and served by driveways so that their use will require no backing movements or other maneuvering within a street right-of-way other than an alley. No driveway with a slope of greater than fifteen percent shall be permitted without approval of the city engineer.
Applicant's Response: Driveway has been located in line with adjacent property for public traffic safety and are adequately wide enough to not require the need for additional turn movements on the street.

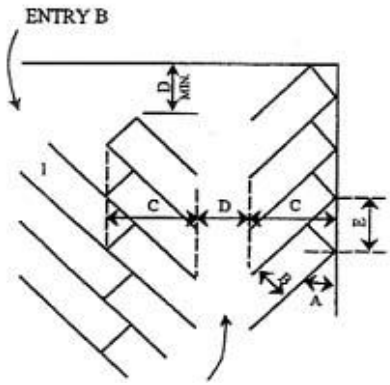
B. Surfacing. Required off-street parking spaces and access aisles shall have paved surfaces adequately maintained. The use of pervious asphalt/concrete and alternative designs that reduce storm water runoff and improve water quality pursuant to the city's stormwater and low impact development design standards are encouraged.
Applicant's Response: Offstreet pavement has been designed by professional geotechnical engineer based on traffic loading and durability.

C. Drainage. Drainage shall be designed in accordance with the requirements ofChapter 13.12 and the city public works stormwater and grading design standards.
Applicant's Response: Design of the parking lot drainage meets the city standards. Based on communication with the City engineer the owner has chosen to fully pave the parking lot with permeable pavement. This brings the proposed impervious development below the 5000 square feet threshold for storm water management and meets the City requriements.

D. Dimensional Standards.
1. Requirements for parking developed at varying angles are according to the table included in this section. A parking space shall not be less than seven feet in height when within a building or structure, and shall have access by an all-weather surface to a street or alley. Parking stalls in compliance with the American with Disabilities Act may vary in size in order to comply with the building division requirements. Up to thirty-five percent of the minimum required parking may be compact, while the remaining required parking stalls are designed to standard dimensions. The community development director may approve alternative dimensions for parking stalls in excess of the minimum requirement which comply with the intent of this chapter.
2. Alternative parking/plan. Any applicant may propose an alternative parking plan. Such plans are often proposed to address physically constrained or smaller sites, however innovative designs for larger sites may also be considered. In such situations, the community development director may approve an alternative parking lot plan with variations to parking dimensions of this section. The alternative shall be consistent with the intent of this chapter and shall create a safe space for automobiles and pedestrians while providing landscaping to the quantity and quality found within parking lot landscaping requirements.
PARKING STANDARD
PARKING ANGLE SPACE DIMENSIONS

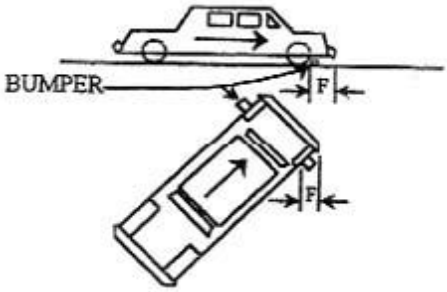
A Parking Angle		*B Stall Width*	*C Stall to Curb*	*D Aisle Width*	*E Curb Length*	*F Overhang*
0 degrees		*8.5*	*9.0*	*12*	*20*	*0*
30 degrees	*Standard* *Compact*	*9'* *8'*	*17.3'* *14.9'*	*11'* *11'*	*18'* *16'*	
45 degrees	*Standard* *Compact*	*8.5* *8.5*	*19.8'* *17.0'*	*13'* *13'*	*12.7'* *11.3'*	*1.4*
60 degrees	*Standard* *Compact*	*9'* *8'*	*21'* *17.9'*	*18'* *16'*	*10.4'* *9.2'*	*1.7*
90 degrees	*Standard* *Compact*	*9'* *8'*	*19.0'* *16.0'*	*24'* *22'*	*9'* *8'*	*1.5*

All dimensions are to the nearest tenth of a foot.



L. TYPICAL PARKING LAYOUT

M. ENTRY *A*



NOTE: SPACE 1 CONTINGENT UPON ENTRY B

OVERHANG

NOTE: Overhang dimensions are intended to indicate possible location from parking area edge for location of bumpers.

Applicant's Response: All parking is 9 by 19 feet with a minimal aisle width of 29 feet in areas with two sided parking.

E. Carpool and Vanpool Parking. New developments with seventy-five or more parking spaces, and new hospitals, government offices, group homes, nursing and retirement homes, schools and transit park-and-ride facilities with fifty or more parking spaces, shall identify the spaces available for employee, student and commuter parking and designate at least five percent, but not fewer than two, of those spaces for exclusive carpool and vanpool parking. Carpool and vanpool parking spaces shall be located closer to the main employee, student or commuter entrance than all other employee, student or commuter parking spaces with the exception of ADA accessible parking spaces. The carpool/vanpool spaces shall be clearly marked "Reserved - Carpool/Vanpool Only."

Applicant's Response: N/A, onsite parking will be well below the 75 required parking spaces.

17.52.040 - Bicycle parking standards.

A. Purpose-Applicability. To encourage bicycle transportation to help reduce principal reliance on the automobile, and to ensure bicycle safety and security, bicycle parking shall be provided in conjunction with all uses other than single-family dwellings or duplexes.

Applicant's Response: Bicycle parking has been provided at the actual Veterinary Hospital across the street. Additional parking was not deemed necessary as people visiting this facility don't ride bikes given they are bringing in their pets.

B. Number of Bicycle Spaces Required. For any use not specifically mentioned in Table A, the bicycle parking requirements shall be the same as the use which, as determined by the community development director, is most similar to the use not specifically mentioned. Calculation of the number of bicycle parking spaces required shall be determined in the manner established in Section 17.52.020 for determining automobile parking space requirements. Modifications to bicycle parking requirements may be made through the site plan and design, conditional use, or master plan review process.

*TABLE A Required Bicycle Parking Spaces**

Where two options for a requirement are provided, the option resulting in more bicycle parking applies. Where a calculation results in a fraction, the result is rounded up to the nearest whole number.

USE	*MINIMUM BICYCLE PARKING*	*MINIMUM BICYCLE PARKING - COVERED - The following percentage of bicycle parking is required to be covered*
Nursing home or care facility	*1 per 30 auto spaces (minimum of 2)*	*30% (minimum of 1)*

* *Covered bicycle parking is not required for developments with two or fewer stalls.*

Applicant's Response: Bicycle parking has been provided at the actual Veterinary Hospital across the street. Additional parking was not deemed necessary as people visiting this facility don't ride bikes given they are bringing in their pets.

C. Security of Bicycle Parking. Bicycle parking facilities shall be secured. Acceptable secured bicycle parking area shall be in the form of a lockable enclosure onsite, secure room in a building onsite, a covered or uncovered rack onsite, bicycle parking within the adjacent right-of-way or another form of secure parking where the bicycle can be stored, as approved by the decision maker. All bicycle racks and lockers shall be securely anchored to the ground or to a structure. Bicycle racks shall be designed so that bicycles may be securely locked to them without undue inconvenience and, when in the right-of-way shall comply with clearance and ADA requirements.

Applicant's Response: Secured bicycle parking has been provided at the actual Veterinary Hospital across the street.

D. Bicycle parking facilities shall offer security in the form of either a lockable enclosure or a stationary rack to which the bicycle can be locked. All bicycle racks and lockers shall be securely anchored to the ground or to a structure. Bicycle racks shall be designed so that bicycles may be securely locked to them without undue inconvenience.

Location of Bicycle Parking:

1. Bicycle parking shall be located on-site, in one or more convenient, secure and accessible location. The city engineer and the community development Director may permit the bicycle parking to be provided within the right-of-way provided adequate clear zone and ADA requirements are met. If sites have more than one building, bicycle parking shall be distributed as appropriate to serve all buildings. If a building has two or more main building entrances, the review authority may require bicycle parking to be distributed to serve all main building entrances, as it deems appropriate.

Applicant's Response: Secured bicycle parking has been provided at the actual Veterinary Hospital across the street.

2. Bicycle parking areas shall be clearly marked or visible from on-site buildings or the street. If a bicycle parking area is not plainly visible from the street or main building entrance, a sign must be posted indicating the location of the bicycle parking area. Indoor bicycle parking areas shall not require stairs to access the space unless approved by the community development director.

Applicant's Response: Secured bicycle parking has been provided at the actual Veterinary Hospital across the street and is visible from the street and from the new parking facility.

3. All bicycle parking areas shall be located to avoid conflicts with pedestrian and motor vehicle movement.

a. Bicycle parking areas shall be separated from motor vehicle parking and maneuvering areas and from arterial streets by a barrier or a minimum of five feet.

b. Bicycle parking areas shall not obstruct pedestrian walkways; provided, however, that the review authority may allow bicycle parking in the right-of-way where this does not conflict with pedestrian accessibility.

Applicant's Response: Secured bicycle parking has been provided at the actual Veterinary Hospital across the street which has an additional separate access point from vehicular traffic and is located to the side of a pedestrian route to prevent pedestrian blockage.

4. Accessibility.

a. Outdoor bicycle areas shall be connected to main building entrances by pedestrian accessible walkways.

b. Outdoor bicycle parking areas shall have direct access to a right-of-way.

c. Outdoor bicycle parking should be no farther from the main building entrance than the distance to the closest vehicle space, or fifty feet, whichever is less, unless otherwise determined by the community development director, city engineer, or planning commission.
Applicant's Response: Secured bicycle parking has been provided at the actual Veterinary Hospital across the street which is conveniently located near the main entrance of the hospital building.

17.52.060 - Parking lot landscaping.
A. Development Standards.
1. The landscaping shall be located in defined landscaped areas that are uniformly distributed throughout the parking or loading area.
Applicant's Response: Landscaping is located within defined area bounded by curbing across the site.

2. All areas in a parking lot not used for parking, maneuvering, or circulation shall be landscaped.
Applicant's Response: All areas not used for parking, maneuvering or circulation are landscaped.

3. Parking lot trees shall be a mix of deciduous shade trees and coniferous trees. The trees shall be evenly distributed throughout the parking lot as both interior and perimeter landscaping to provide shade.
Applicant's Response: Trees in perimeter landscaping are deciduous and are evenly distributed at no more than 35' apart.

4. Required landscaping trees shall be of a minimum two-inch minimum caliper size (though it may not be standard for some tree types to be distinguished by caliper), planted according to American Nurseryman Standards, and selected from the Oregon City Street Tree List;
Applicant's Response: Deciduous trees include Gingko biloba 'Princeton Sentry' and specified as minimum 2" caliper. This tree is listed on the Oregon City Street Tree List. The single evergreen tree is Pinus contorta var. Contorta and specified as 4" caliper, minimum. This tree is not listed on the Oregon City Street Tree List but is native to Oregon. This tree was selected for its size (approximately 35' tall and 25 wide at maturity) and its attractive appearance and tolerance for a variety of conditions, including restricted root zones. The three evergreen trees listed on the Oregon City Street Tree List for 8.5' or larger planting strips (Cedrus deodora, Cedrus libani and Thuja Plicata) will become much larger ultimately than the Pinus contorta and were determined to be too large for this small area.

5. Landscaped areas shall include irrigation systems unless an alternate plan is submitted, and approved by the community development director, that can demonstrate adequate maintenance;
Applicant's Response: An irrigation system will be installed as per drawings and specifications.

6. All plant materials, including trees, shrubbery and ground cover should be selected for their appropriateness to the site, drought tolerance, year-round greenery and coverage and staggered flowering periods. Species found on the Oregon City Native Plant List are strongly encouraged and species found on the Oregon City Nuisance Plant List are prohibited.
Applicant's Response: Plants were selected for their appropriateness to site conditions and drought tolerance, to provide a mix of evergreen and deciduous foliage, varied flowering periods, and seasonal color. Ultimate plant size will provide full coverage based on prescribed spacing. No species specified is found on the Oregon City Nuisance Plant List. Several species are found on the Oregon City Native Plant List.

7. The landscaping in parking areas shall not obstruct lines of sight for safe traffic operation and shall comply with all requirements of Chapter 10.32, Traffic Sight Obstructions.
Applicant's Response: The location and/or size of plants shown will comply w/ a clear vision area as defined in Chapter 10.32.

B. Perimeter Parking Lot Landscaping and Parking Lot Entryway/Right-of-Way Screening. Parking lots shall include a five-foot wide landscaped buffer where the parking lot abuts the right-of-way and/or adjoining properties. In order to provide connectivity between non-single-family sites, the community development director may approve an interruption in the perimeter parking lot landscaping for a single driveway where the parking lot abuts property

designated as multi-family, commercial or industrial. Shared driveways and parking aisles that straddle a lot line do not need to meet perimeter landscaping requirements.
1. The perimeter parking lot are[a] shall include:
a. Trees spaced a maximum of thirty-five feet apart (minimum of one tree on either side of the entryway is required). When the parking lot is adjacent to a public right-of-way, the parking lot trees shall be offset from the street trees;
Applicant's Response: Trees are spaced no more than 35' apart. There is at least one tree on either side of the entry to the parking lot. Trees in the perimeter landscaped area are offset from the proposed street trees.

b. Ground cover, such as wild flowers, spaced a maximum of 16-inches on center covering one hundred percent of the exposed ground within three years. No bark mulch shall be allowed except under the canopy of shrubs and within two feet of the base of trees; and
Applicant's Response: All groundcover will be spaced no more than 16" apart, and is projected to grow to cover the exposed ground within three years. Mulch shall be "Garden Mulch" supplied by Grimm's Fuel Company or equivalent, consisting of organic compost made from lawn and garden trimmings.

c. An evergreen hedge screen of thirty to forty-two inches high or shrubs spaced no more than four feet apart on average. The hedge/shrubs shall be parallel to and not nearer than two feet from the right-of-way line. The required screening shall be designed to allow for free access to the site and sidewalk by pedestrians. Visual breaks, no more than five feet in width, shall be provided every thirty feet within evergreen hedges abutting public right-of-ways.
Applicant's Response: An evergreen hedge is parallel to the property line on four sides, approximately 2 ½' from the property line. The hedge is composed of a single evergreen species that achieves a height of 36".

C. Parking Area/Building Buffer. Parking areas shall be separated from the exterior wall of a structure, exclusive of pedestrian entranceways or loading areas, by one of the following:
1. Minimum five-foot wide landscaped planter strip (excluding areas for pedestrian connection) abutting either side of a parking lot sidewalk with:
Applicant's Response: N/A, there is no onsite structure.

a. Trees spaced a maximum of thirty-five feet apart;
Applicant's Response: N/A, there is no onsite structure.

b. Ground cover such as wild flowers, spaced a maximum of sixteen-inches on center covering one hundred percent of the exposed ground within three years. No bark mulch shall be allowed except under the canopy of shrubs and within two feet of the base of trees; and
Applicant's Response: N/A, there is no onsite structure.

c. An evergreen hedge of thirty to forty-two inches or shrubs placed no more than four feet apart on average; or
Applicant's Response: N/A, there is no onsite structure.

2. Seven-foot sidewalks with shade trees spaced a maximum of thirty-five feet apart in three-foot by five-foot tree wells.
Applicant's Response: N/A, there is no onsite structure.

D. Interior Parking Lot Landscaping. Surface parking lots shall have a minimum ten percent of the interior of the gross area of the parking lot devoted to landscaping to improve the water quality, reduce storm water runoff, and provide pavement shade. Interior parking lot landscaping shall not be counted toward the fifteen percent minimum total site landscaping required by Section 17.62.050(1) unless otherwise permitted by the dimensional standards of the underlying zone district. Pedestrian walkways or any impervious surface in the landscaped areas are not to be counted in the percentage. Interior parking lot landscaping shall include:
a. A minimum of one tree per six parking spaces.
Applicant's Response: There are 18 parking spaces and 11 trees proposed total, 10 at 2" caliper and 1 at 4" caliper. Of these trees, three are in interior parking lot landscaping areas. Interior parking lot landscaping is

approximately 890 square feet, which comprises more than 9% of the lot size (9326 square feet). Additional perimeter landscaping is approximately 1600 square feet, which comprises approximately 17% of the lot size.
b. Ground cover, such as wild flowers, spaced a maximum of sixteen-inches on center covering one hundred percent of the exposed ground within three years. No bark mulch shall be allowed except under the canopy of shrubs and within two feet of the base of trees.
Applicant's Response: Interior parking lot landscaping includes groundcovers spaced at maximum 16" on center.

c. Shrubs spaced no more than four feet apart on average.
Applicant's Response: Interior parking lot landscaping includes shrubs spaced at 4' on center.

d. No more than eight contiguous parking spaces shall be created without providing an interior landscape strip between them. Landscape strips shall be provided between rows of parking shall be a minimum of six feet in width and a minimum of ten feet in length.
Applicant's Response: There are no more than eight contiguous parking spaces proposed.

e. Pedestrian walkways shall have shade trees spaced a maximum of every thirty-five feet in a minimum three-foot by five-foot tree wells; or

> *Trees spaced every thirty-five feet, shrubs spaced no more than four feet apart on average, and ground cover covering one hundred percent of the exposed ground. No bark mulch shall be allowed except under the canopy of shrubs and within two feet of the base of trees.*

Applicant's Response: Landscaping adjacent to pedestrian walkway bordering the parking area includes trees spaced no more than 35' apart, shrubs spaced no more than 4' apart, and groundcover spaced at 16" on center. No bark mulch is proposed.

E. Installation.
1. All landscaping shall be installed according to accepted planting procedures, according to American Nurseryman Standards.
2. The site, soils and proposed irrigation systems shall be appropriate for the healthy and long-term maintenance of the proposed plant species.
3. Certificates of occupancy shall not be issued unless the landscaping requirements have been met or other arrangements have been made and approved by the city, such as the posting of a surety.
Applicant's Response: Specifications and drawings are included in submittal detailing planting procedures, soil preparation and irrigation.

17.52.070 - Alternative landscaping plan.
Any applicant may propose an alternative landscaping plan. Such plans are often proposed to address physically constrained or smaller sites, however innovative designs for larger sites may also be considered. Alternative plans may include the use of low impact development techniques and minimized landscaping requirements. In such situations, the community development director may approve variations to the landscaping standards of section 17.52.060.
A. General Review Standard. The alternative shall be meet or exceed the intent of this chapter and shall create a safe space for automobiles and pedestrians. The alternative landscaping plan shall be prepared by a licensed landscape architect.
B. Credit for Pervious/Low Impact Development. The community development director may count up to fifty percent of the square footage of any pervious hardscaped landscape material within a parking lot that is designed and approved pursuant to the city's adopted stormwater and low impact development design standards toward minimum landscaping requirements for the site. (This includes porous pavement detention, open celled block pavers, porous asphalt, porous concrete pavement, porous turf, porous gravel, etc).
Applicant's Response: N/A, there is no requirement for an alternative landscaping plan.

17.52.080 - Maintenance.
The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of the site including but not limited to the off-street parking and loading spaces, bicycle parking and all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris.

All plant growth in interior landscaped areas shall be controlled by pruning, trimming, or otherwise so that:
a. It will not interfere with the maintenance or repair of any public utility;
b. It will not restrict pedestrian or vehicular access; and
c. It will not constitute a traffic hazard due to reduced visibility.
Applicant's Response: The owner or owner's representative shall be responsible for the maintenance of the site including landscaping. Landscape maintenance will ensure access to public utilities, will ensure that pedestrian and vehicular access is not restricted and that landscape will not constitute a traffic hazard due to reduced visibility.

17.52.090 - Loading areas.
B. Applicability.
1. Section 17.52.090 applies to uses that are expected to have service or delivery truck visits with a forty-foot or longer wheelbase, at a frequency of one or more vehicles per week. The city engineer and decision maker shall determine through site plan and design review the number, size, and location of required loading areas, if any.
Applicant's Response: N/A, there is no loading area.

C. Standards.
1. The off-street loading space shall be large enough to accommodate the largest vehicle that is expected to serve the use without obstructing vehicles or pedestrian traffic on adjacent streets and driveways. Applicants are advised to provide complete and accurate information about the potential need for loading spaces because the city engineer or decision maker may restrict the use of other public right-of-way to ensure efficient loading areas and reduce interference with other uses.
Applicant's Response: N/A, there is no loading area.

2. Where parking areas are prohibited between a building and the street, loading areas are also prohibited.
Applicant's Response: N/A, there is no loading area.

3. The city engineer and decision maker, through site plan and design review, may approve a loading area adjacent to or within a street right-of-way when all of the following loading and unloading operations conditions are met:
a. Short in duration (i.e., less than one hour);
b. Infrequent (less than three operations daily between 5:00 a.m. and 12:00 a.m. or all operations between 12:00 a.m. and 5:00 a.m. at a location that is not adjacent to a residential zone);
c. Does not obstruct traffic during peak traffic hours;
d. Does not interfere with emergency response services; and
e. Is acceptable to the applicable roadway authority.
Applicant's Response: N/A, there is no loading area.

CHAPTER 12.04 - STREETS SIDEWALKS AND PUBLIC PLACES

12.04.003 - Applicability.
A. Compliance with this chapter is required for all land divisions, site plan and design review, master plan, detailed development plan and conditional use applications and all public improvements.
B. Compliance with this chapter is also required for new construction or additions which exceed fifty percent of the existing square footage, of all single and two-family dwellings. All applicable single and two-family dwellings shall provide any necessary dedications, easements or agreements as identified in the transportation system plan and this chapter. In addition, the frontage of the site shall comply with the following prioritized standards identified in this chapter:
1. Improve street pavement, construct curbs, gutters, sidewalks and planter strips; and
2. Plant street trees.
The cost of compliance with the standards identified in 12.04.003.B.1 and 12.04.003.B.2 is limited to ten percent of the total construction costs. The value of the alterations and improvements as determined by the community development director is based on the entire project and not individual building permits. It is the responsibility of the applicant to submit to the community development director the value of the required improvements. Additional

costs may be required to comply with other applicable requirements associated with the proposal such as access or landscaping requirements.
Applicant's Response: Additional ROW dedication is included to allow for a curb, paved green zone with tree wells and a pedestrian zone/sidewalk per city requirements.

12.04.005 - Jurisdiction and management of the public rights-of-way.
A. The city has jurisdiction and exercises regulatory management over all public rights-of-way within the city under authority of the City Charter and state law by issuing separate public works right-of-way permits or permits as part of issued public infrastructure construction plans. No work in the public right-of-way shall be done without the proper permit. Some public rights-of-way within the city are regulated by the State of Oregon Department of Transportation (ODOT) or Clackamas County and as such, any work in these streets shall conform to their respective permitting requirements.
B. Public rights-of-way include, but are not limited to, streets, roads, highways, bridges, alleys, sidewalks, trails, paths, public easements and all other public ways or areas, including the subsurface under and air space over these areas.
C. The city has jurisdiction and exercises regulatory management over each public right-of-way whether the city has a fee, easement, or other legal interest in the right-of-way. The city has jurisdiction and regulatory management of each right-of-way whether the legal interest in the right-of-way was obtained by grant, dedication, prescription, reservation, condemnation, annexation, foreclosure or other means.
D. No person may occupy or encroach on a public right-of-way without the permission of the city. The city grants permission to use rights-of-way by franchises, licenses and permits.
E. The exercise of jurisdiction and regulatory management of a public right-of-way by the city is not official acceptance of the right-of-way, and does not obligate the city to maintain or repair any part of the right-of-way.
Applicant's Response: Additional ROW dedication is included to allow for a curb, paved green zone with tree wells and a pedestrian zone/sidewalk per city requirements.

12.04.007 - Modifications.
The review body may consider modification of this standard resulting from constitutional limitations restricting the city's ability to require the dedication of property or for any other reason, based upon the criteria listed below and other criteria identified in the standard to be modified. All modifications shall be processed through a Type II Land Use application and may require additional evidence from a transportation engineer or others to verify compliance. Compliance with the following criteria is required:
A. The modification meets the intent of the standard;
Applicant's Response: N/A, no modifications have been requested.

B. The modification provides safe and efficient movement of pedestrians, motor vehicles, bicyclists and freight;
Applicant's Response: N/A, no modifications have been requested.

C. The modification is consistent with an adopted plan; and
Applicant's Response: N/A, no modifications have been requested.

D. The modification is complementary with a surrounding street design; or, in the alternative;
Applicant's Response: N/A, no modifications have been requested.

E. If a modification is requested for constitutional reasons, the applicant shall demonstrate the constitutional provision or provisions to be avoided by the modification and propose a modification that complies with the state or federal constitution. The city shall be under no obligation to grant a modification in excess of that which is necessary to meet its constitutional obligations.
Applicant's Response: N/A, no modifications have been requested.

12.04.010 - Construction specifications—Improved streets.
All sidewalks hereafter constructed in the city on improved streets shall be constructed to city standards and widths required in the Oregon City Transportation System Plan. The curb shall be constructed at the same time as the construction of the sidewalk and shall be located as provided in the ordinance authorizing the improvement of said

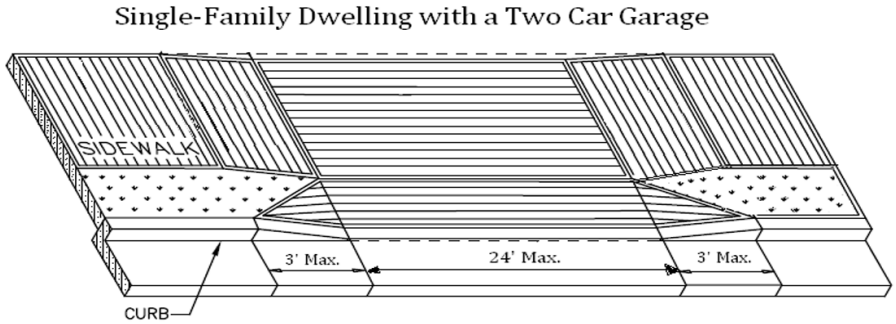
street next proceeding unless otherwise ordered by the city commission. Both sidewalks and curbs are to be constructed according to plans and specifications provided by the city engineer.
Applicant's Response: City details have been incorporated into the design drawings.

12.04.020 - Construction specifications—Unimproved streets.
Sidewalks constructed on unimproved streets shall be constructed of concrete according to lines and grades established by the city engineer and approved by the city commission. On unimproved streets curbs do not have to be constructed at the same time as the sidewalk.
Applicant's Response: N/A, this is not an unimproved street.

12.04.025 - Street design—Driveway curb cuts.
A. One driveway shall be allowed per frontage. In no case shall more than two driveways be allowed on any single or two-family residential property with multiple frontages.
B. With the exception of the limitations identified in 12.04.025.C, all driveway curb cuts shall be limited to the following dimensions.

Property Use	*Minimum Driveway Width at sidewalk or property line*	*Maximum Driveway Width at sidewalk or property line*
Single or two-family dwelling with one car garage/parking space	*10 feet*	*12 feet*
Single or two-family dwelling with two car garage/parking space	*12 feet*	*24 feet*
Single or two-family dwelling with three or more car garages/parking space	*18 feet*	*30 feet*
Nonresidential or multi-family residential driveway access	*15 feet*	*40 feet*

The driveway width abutting the street pavement may be extended three feet on either side of the driveway to accommodate turn movements. Driveways may be widened onsite in locations other than where the driveway meets sidewalk or property line (for example between the property line and the entrance to a garage).
Figure 12.04.025: Example Driveway Curb Cut



Applicant's Response: A standard 23' commercial driveway has been proposed based on the City standard detail.

C. The decision maker shall be authorized through a Type II process, unless another procedure applicable to the proposal applies, to minimize the number and size of curb cuts (including driveways) as far as practicable for any of the following purposes:
1. To provide adequate space for on-street parking;
2. To facilitate street tree planting requirements;
3. To assure pedestrian and vehicular safety by limiting vehicular access points; and
4. To assure that adequate sight distance requirements are met.

a. Where the decision maker determines any of these situations exist or may occur due to the approval of a proposed development for non-residential uses or attached or multi-family housing, a shared driveway shall be required and limited to twenty-four feet in width adjacent to the sidewalk or property line and may extend to a maximum of thirty feet abutting the street pavement to facilitate turning movements.
b. Where the decision maker determines any of these situations exist or may occur due to approval of a proposed development for detached housing within the "R-5" Single-Family Dwelling District or "R-3.5" Dwelling District, driveway curb cuts shall be limited to twelve feet in width adjacent to the sidewalk or property line and may extend to a maximum of eighteen feet abutting the street pavement to facilitate turning movements.
Applicant's Response: A standard 23' commercial driveway has been proposed based on the City standard detail. which are included on the details plan sheets.

D. For all driveways, the following standards apply.
1. Each new or redeveloped curb cut shall have an approved concrete approach or asphalted street connection where there is no concrete curb and a minimum hard surface for at least ten feet and preferably twenty feet back into the lot as measured from the current edge of street pavement to provide for controlling gravel tracking onto the public street. The hard surface may be concrete, asphalt, or other surface approved by the city engineer.
2. Driving vehicles, trailers, boats, or other wheeled objects across a sidewalk or roadside planter strip at a location other than an approved permanent or city-approved temporary driveway approach is prohibited. Damages caused by such action shall be corrected by the adjoining property owner.
3. Placing soil, gravel, wood, or other material in the gutter or space next to the curb of a public street with the intention of using it as a permanent or temporary driveway is prohibited. Damages caused by such action shall be corrected by the adjoining property owner.
4. Any driveway built within public street or alley right-of-way shall be built and permitted per city requirements as approved by the city engineer.
Applicant's Response: A standard 23' commercial driveway has been proposed based on the City standard detail. which are included on the details plan sheets.

E. Exceptions. The public works director reserves the right to waive this standard, if it is determined through a Type II decision including written findings that it is in the best interest of the public to do so.
Applicant's Response: N/A

12.04.080 - Excavations—Permit required.
It shall be unlawful for any person to dig up, break, excavate, disturb, dig under or undermine any public street or alley, or any part thereof or any macadam, gravel, or other street pavement or improvement without first applying for and obtaining from the engineer a written permit so to do.
Applicant's Response: Utility and curb improvements in the public ROW will be part of the project but are incorporated into the plans and will require permit review.

12.04.090 - Excavations—Permit restrictions.
The permit shall designate the portion of the street to be so taken up or disturbed, together with the purpose for making the excavation, the number of days in which the work shall be done, and the trench or excavation to be refilled and such other restrictions as may be deemed of public necessity or benefit.
Applicant's Response: Public ROW work has been delineated in the plan and the contractor is required to coordinate improvements with the City prior to construction.

12.04.100 - Excavations—Restoration of pavement.
Whenever any excavation shall have been made in any pavement or other street improvement on any street or alley in the city for any purpose whatsoever under the permit granted by the engineer, it shall be the duty of the person making the excavation to restore the pavement in accordance with the City of Oregon City Public Works Pavement Cut Standard in effect at the time a right-of-way permit application is filed. The city commission may adopt and modify the City of Oregon City Public Works Pavement Cut Standards by resolution as necessary to implement the requirements of this chapter.
Applicant's Response: Reference and notes to the cut standard have been added to the design plans.

12.04.120 - Obstructions—Permit required.

A. Permanent Obstructions. It is unlawful for any person to place, put or maintain any obstruction, other than a temporary obstruction, as defined in subsection B. of this section, in any public street or alley in the city, without obtaining approval for a right-of-way permit from the commission by passage of a resolution.
1. The city engineer shall provide applicants with an application form outlining the minimum submittal requirements.
2. The applicant shall submit at least the following information in the permitting process in order to allow the commission to adequately consider whether to allow the placement of an obstruction and whether any conditions may be attached:
a. Site plan showing right-of-way, utilities, driveways as directed by staff;
b. Sight distance per Chapter 10.32, Traffic Sight Obstructions;
c. Traffic control plan including parking per Manual on Uniform Traffic Control Devices (MUTCD);
d. Alternative routes if necessary;
e. Minimizing obstruction area; and
f. Hold harmless/maintenance agreement.
3. If the commission adopts a resolution allowing the placement of a permanent obstruction in the right-of-way, the city engineer shall issue a right-of-way permit with any conditions deemed necessary by the commission.
B. Temporary Obstructions.
1. A "temporary obstruction" is defined as an object placed in a public street, road or alley for a period of not more than sixty consecutive days. A "temporary obstruction" includes, but is not limited to, moving containers and debris dumpsters.
2. The city engineer, or designee, is authorized to grant a permit for a temporary obstruction.
3. The city engineer shall provide applicants with an application form outlining the minimum submittal requirements.
4. The applicant shall submit, and the city engineer, or designee, shall consider, at least the following items in the permitting process. Additional information may be required in the discretion of the city engineer:
a. Site plan showing right-of-way, utilities, driveways as directed by staff;
b. Sight distance per Chapter 10.32, Traffic Sight Obstructions;
c. Traffic control plan including parking per Manual on Uniform Traffic Control Devices (MUTCD);
d. Alternative routes if necessary;
e. Minimizing obstruction area; and
f. Hold harmless/maintenance agreement.
5. In determining whether to issue a right-of-way permit to allow a temporary obstruction, the city engineer may issue such a permit only after finding that the following criteria have been satisfied:
a. The obstruction will not unreasonably impair the safety of people using the right-of-way and nearby residents;
b. The obstruction will not unreasonably hinder the efficiency of traffic affected by the obstruction;
c. No alternative locations are available that would not require use of the public right-of-way; and
d. Any other factor that the city engineer deems relevant.
6. The permittee shall post a weatherproof copy of the temporary obstruction permit in plain view from the right-of-way.
C. Fees. The fee for obtaining a right-of-way permit for either a permanent obstruction or a temporary obstruction shall be set by resolution of the commission.
Applicant's Response: N/A, no permanent obstruction anticipated.

12.04.160 - Street vacations—Restrictions.
The commission, upon hearing such petition, may grant the same in whole or in part, or may deny the same in whole or in part, or may grant the same with such reservations as would appear to be for the public interest, including reservations pertaining to the maintenance and use of underground public utilities in the portion vacated.
Applicant's Response: N/A, no street vacation anticipated.

12.04.170 - Street design—Purpose and general provisions.
All development shall be in conformance with the policies and design standards established by this chapter and with applicable standards in the city's public facility master plan and city design standards and specifications. In reviewing applications for development, the city engineer shall take into consideration any approved development and the remaining development potential of adjacent properties. All street, water, sanitary sewer, storm drainage and utility plans associated with any development must be reviewed and approved by the city engineer prior to

construction. All streets, driveways or storm drainage connections to another jurisdiction's facility or right-of-way must be reviewed by the appropriate jurisdiction as a condition of the preliminary plat and when required by law or intergovernmental agreement shall be approved by the appropriate jurisdiction.

Applicant's Response: All public ROW and utility work has been designed by a professional engineer and included in the permit package for official review.

12.04.175 - Street design—Generally.

The location, width and grade of street shall be considered in relation to: existing and planned streets, topographical conditions, public convenience and safety for all modes of travel, existing and identified future transit routes and pedestrian/bicycle accessways, overlay districts, and the proposed use of land to be served by the streets. The street system shall assure an adequate traffic circulation system with intersection angles, grades, tangents and curves appropriate for the traffic to be carried considering the terrain. To the extent possible, proposed streets shall connect to all existing or approved stub streets that abut the development site. The arrangement of streets shall either:

A. Provide for the continuation or appropriate projection of existing principal streets in the surrounding area and on adjacent parcels or conform to a plan for the area approved or adopted by the city to meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impractical;

B. Where necessary to give access to or permit a satisfactory future development of adjoining land, streets shall be extended to the boundary of the development and the resulting dead-end street (stub) may be approved with a temporary turnaround as approved by the city engineer. Notification that the street is planned for future extension shall be posted on the stub street until the street is extended and shall inform the public that the dead-end street may be extended in the future. Access control in accordance with [Chapter] 12.04 shall be required to preserve the objectives of street extensions.

Applicant's Response: N/A, no full street design is required for this project.

12.04.180 - Street design.

All development regulated by this chapter shall provide street improvements in compliance with the standards in Figure 12.04.180 depending on the street classification set forth in the Transportation System Plan and the Comprehensive Plan designation of the adjacent property, unless an alternative plan has been adopted. The standards provided below are maximum design standards and may be reduced with an alternative street design which may be approved based on the modification criteria in [Section] 12.04.007. The steps for reducing the maximum design below are found in the Transportation System Plan.

Table 12.04.180 Street Design

To read the table below, select the road classification as identified in the Transportation System Plan and the Comprehensive Plan designation of the adjacent properties to find the maximum design standards for the road cross section. If the Comprehensive Plan designation on either side of the street differs, the wider right-of-way standard shall apply.

Road Classification	*Comprehensive Plan Designation*	*Right-of-Way Width*	*Pavement Width*	*Public Access*	*Sidewalk*	*Landscape Strip*	*Bike Lane*	*Street Parking*	*Travel Lanes*	*Median*
Major Arterial	*Mixed Use, Commercial or Public/Quasi Public*	*116 ft.*	*94 ft.*	*0.5 ft.*	*10.5 ft. sidewalk including 5 ft. x 5 ft. tree wells*		*6 ft.*	*8 ft.*	*(5) 12 ft. Lanes*	*6 ft.*
	Industrial	*120 ft.*	*88 ft.*	*0.5 ft.*	*5 ft.*	*10.5 ft.*	*6 ft.*	*N/A*	*(5) 14 ft. Lanes*	*6 ft.*

	Residential	*126 ft.*	*94 ft.*	*0.5 ft.*	*5 ft.*	*10.5 ft.*	*6 ft.*	*8 ft.*	*(5) 12 ft. Lanes*	*6 ft.*

Road Classification	*Comprehensive Plan Designation*	*Right-of-Way Width*	*Pavement Width*	*Public Access*	*Sidewalk*	*Landscape Strip*	*Bike Lane*	*Street Parking*	*Travel Lanes*	*Median*
Minor Arterial	*Mixed Use, Commercial or Public/Quasi Public*	*116 ft.*	*94 ft.*	*0.5 ft.*	*10.5 ft. sidewalk including 5 ft. x 5 ft. tree wells*		*6 ft.*	*8 ft.*	*(5) 12 ft. Lanes*	*6 ft.*
	Industrial	*118 ft.*	*86 ft.*	*0.5 ft.*	*5 ft.*	*10.5 ft.*	*6 ft.*	*7 ft.*	*(5) 12 ft. Lanes*	*N/A*
	Residential	*100 ft.*	*68 ft.*	*0.5 ft.*	*5 ft.*	*10.5 ft.*	*6 ft.*	*7 ft.*	*(3) 12 ft. Lanes*	*6 ft.*

Road Classification	*Comprehensive Plan Designation*	*Right-of-Way Width*	*Pavement Width*	*Public Access*	*Sidewalk*	*Landscape Strip*	*Bike Lane*	*Street Parking*	*Travel Lanes*	*Median*
Collector	*Mixed Use, Commercial or Public/Quasi Public*	*86 ft.*	*64 ft.*	*0.5 ft.*	*10.5 ft. sidewalk including 5 ft. x 5 ft. tree wells*		*6 ft.*	*8 ft.*	*(3) 12 ft. Lanes*	*N/A*
	Industrial	*88 ft.*	*62 ft.*	*0.5 ft.*	*5 ft.*	*7.5 ft.*	*6 ft.*	*7 ft.*	*(3) 12 ft. Lanes*	*N/A*
	Residential	*85 ft.*	*59 ft.*	*0.5 ft.*	*5 ft.*	*7.5 ft.*	*6 ft.*	*7 ft.*	*(3) 11 ft. Lanes*	*N/A*

Road	*Comprehensi*	*Right*	*Paveme*	*Publi*	*Sidewal*	*Landsca*	*Bike*	*Street*	*Trav*	*Media*

Classification	*ve Plan Designation*	*-of-Way Width*	*nt Width*	*c Access*	*k*	*pe Strip*	*Lane*	*Parking*	*el Lanes*	*n*
Local	*Mixed Use, Commercial or Public/Quasi Public*	*62 ft.*	*40 ft.*	*0.5 ft.*	*10.5 ft. sidewalk including 5 ft. x 5 ft. tree wells*		*N/A*	*8 ft.*	*(2) 12 ft. Lanes*	*N/A*
	Industrial	*60 ft.*	*38 ft.*	*0.5 ft.*	*5 ft.*	*5.5 ft.*	*(2) 19 ft. Shared Space*			*N/A*
	Residential	*54 ft.*	*32 ft.*	*0.5 ft.*	*5 ft.*	*5.5 ft.*	*(2) 16 ft. Shared Space*			*N/A*

1. Pavement width includes, bike lane, street parking, travel lanes and median.
2. Public access, sidewalks, landscape strips, bike lanes and on-street parking are required on both sides of the street in all designations. The right-of-way width and pavement widths identified above include the total street section.
3. A 0.5 foot curb is included in landscape strip or sidewalk width.
4. Travel lanes may be through lanes or turn lanes.
5. The 0.5 foot public access provides access to adjacent public improvements.
6. Alleys shall have a minimum right-of-way width of twenty feet and a minimum pavement width of sixteen feet. If alleys are provided, garage access shall be provided from the alley.
Applicant's Response: N/A, no full street design is required for this project.

12.04.185 - Street design—Access control.
A. A street which is dedicated to end at the boundary of the development or in the case of half-streets dedicated along a boundary shall have an access control granted to the city as a city controlled plat restriction for the purposes of controlling ingress and egress to the property adjacent to the end of the dedicated street. The access control restriction shall exist until such time as a public street is created, by dedication and accepted, extending the street to the adjacent property.
B. The city may grant a permit for the adjoining owner to access through the access control.
C. The plat shall contain the following access control language or similar on the face of the map at the end of each street for which access control is required: "Access Control (See plat restrictions)."
D. Said plats shall also contain the following plat restriction note(s): "Access to (name of street or tract) from adjoining tracts (name of deed document number[s]) shall be controlled by the City of Oregon City by the recording of this plat, as shown. These access controls shall be automatically terminated upon the acceptance of a public road dedication or the recording of a plat extending the street to adjacent property that would access through those Access Controls."
Applicant's Response: N/A, no full street design is required for this project.

12.04.190 - Street design—Alignment.
The centerline of streets shall be:
A. Aligned with existing streets by continuation of the centerlines; or
B. Offset from the centerline by no more than five (5) feet, provided appropriate mitigation, in the judgment of the city engineer, is provided to ensure that the offset intersection will not pose a safety hazard.
Applicant's Response: N/A, no full street design is required for this project.

12.04.194 - Traffic sight obstructions.
All new streets shall comply with the Traffic Sight Obstructions in Chapter 10.32.
Applicant's Response: N/A, no full street design is required for this project.

12.04.195 - Spacing standards.
A. All new streets shall be designed as local streets unless otherwise designated as arterials and collectors in Figure 8 in the transportation system plan. The maximum block spacing between streets is five hundred thirty feet and the minimum block spacing between streets is one hundred fifty feet as measured between the right-of-way centerlines. If the maximum block size is exceeded, pedestrian accessways must be provided every three hundred thirty feet. The spacing standards within this section do not apply to alleys.
B. All new development and redevelopment shall meet the minimum driveway spacing standards identified in Table 12.04.195.B.

Table 12.04.195.B Minimum Driveway Spacing Standards		
Street Functional Classification	*Minimum Driveway Spacing Standards*	*Distance*
Major Arterial Streets	*Minimum distance from a street corner to a driveway for all uses and Minimum distance between driveways for uses other than single and two-family dwellings*	*175 ft.*
Minor Arterial Streets	*Minimum distance from a street corner to a driveway for all uses and Minimum distance between driveways for uses other than single and two-family dwellings*	*175 ft.*
Collector Streets	*Minimum distance from a street corner to a driveway for all uses and Minimum distance between driveways for uses other than single and two-family dwellings*	*100 ft.*
Local Streets	*Minimum distance from a street corner to a driveway for all uses and Minimum distance between driveways for uses other than single and two-family dwellings*	*25 ft.*

The distance from a street corner to a driveway is measured along the right-of-way from the edge of the intersection right-of-way to the nearest portion of the driveway and the distance between driveways is measured at the nearest portions of the driveway at the right-of-way.
Applicant's Response: N/A, no full street design is required for this project.

12.04.199 - Pedestrian and bicycle accessways.
Pedestrian/bicycle accessways are intended to provide direct, safe and convenient connections between residential areas, retail and office areas, institutional facilities, industrial parks, transit streets, neighborhood activity centers, rights-of-way, and pedestrian/bicycle accessways which minimize out-of-direction travel, and transit-orientated developments where public street connections for automobiles, bicycles and pedestrians are unavailable. Pedestrian/bicycle accessways are appropriate in areas where public street options are unavailable, impractical or inappropriate. Pedestrian and bicycle accessways are required through private property or as right-of-way connecting development to the right-of-way at intervals not exceeding three hundred thirty feet of frontage; or where the lack of street continuity creates inconvenient or out of direction travel patterns for local pedestrian or bicycle trips.
A. Entry points shall align with pedestrian crossing points along adjacent streets and with adjacent street intersections.
Applicant's Response: N/A, no full street design is required for this project.

B. Accessways shall be free of horizontal obstructions and have a nine-foot, six-inch high vertical clearance to accommodate bicyclists. To safely accommodate both pedestrians and bicycles, accessway right-of-way widths shall be as follows:

1. Accessways shall have a fifteen-foot-wide right-of-way with a seven-foot wide paved surface between a five-foot planter strip and a three-foot planter strip.
2. If an accessway also provides secondary fire access, the right-of-way width shall be at least twenty-three feet wide with a fifteen-foot paved surface a five-foot planter strip and a three-foot planter strip.
Applicant's Response: N/A, no full street design is required for this project.

C. Accessways shall be direct with at least one end point of the accessway always visible from any point along the accessway. On-street parking shall be prohibited within fifteen feet of the intersection of the accessway with public streets to preserve safe sight distance and promote safety.
Applicant's Response: N/A, no full street design is required for this project.

D. To enhance pedestrian and bicycle safety, accessways shall be lighted with pedestrian-scale lighting. Accessway lighting shall be to a minimum level of one-half-foot-candles, a one and one-half foot-candle average, and a maximum to minimum ratio of seven-to-one and shall be oriented not to shine upon adjacent properties. Street lighting shall be provided at both entrances.
Applicant's Response:

E. Accessways shall comply with Americans with Disabilities Act (ADA).
Applicant's Response: N/A, no full street design is required for this project.

F. The planter strips on either side of the accessway shall be landscaped along adjacent property by installation of the following:
1. Within the three-foot planter strip, an evergreen hedge screen of thirty to forty-two inches high or shrubs spaced no more than four feet apart on average;
2. Ground cover covering one hundred percent of the exposed ground. No bark mulch shall be allowed except under the canopy of shrubs and within two feet of the base of trees;
3. Within the five-foot planter strip, two-inch minimum caliper trees with a maximum of thirty-five feet of separation between the trees to increase the tree canopy over the accessway;
4. In satisfying the requirements of this section, evergreen plant materials that grow over forty-two inches in height shall be avoided. All plant materials shall be selected from the Oregon City Native Plant List.
Applicant's Response: N/A, no full street design is required for this project.

G. Accessways shall be designed to prohibit unauthorized motorized traffic. Curbs and removable, lockable bollards are suggested mechanisms to achieve this.
Applicant's Response: N/A, no full street design is required for this project.

H. Accessway surfaces shall be paved with all-weather materials as approved by the city. Pervious materials are encouraged. Accessway surfaces shall be designed to drain stormwater runoff to the side or sides of the accessway. Minimum cross slope shall be two percent.
Applicant's Response: N/A, no full street design is required for this project.

I. In parks, greenways or other natural resource areas, accessways may be approved with a five-foot wide gravel path with wooden, brick or concrete edgings.
Applicant's Response: N/A, no full street design is required for this project.

J. The community development director may approve an alternative accessway design due to existing site constraints through the modification process set forth in Section 12.04.007.
Applicant's Response: N/A, no full street design is required for this project.

K. Ownership, liability and maintenance of accessways. To ensure that all pedestrian/bicycle accessways will be adequately maintained over time, the hearings body shall require one of the following:
1. Dedicate the accessways to the public as public right-of-way prior to the final approval of the development; or
2. The developer incorporates the accessway into a recorded easement or tract that specifically requires the property owner and future property owners to provide for the ownership, liability and maintenance of the accessway.

Applicant's Response: N/A, no full street design is required for this project.

12.04.200 - Reserved.

Editor's note— Ord. No. 13-1003, § 1, Exhibit 1, adopted July 17, 2013, repealed § 12.04.200 in its entirety. Former § 12.04.200 pertained to "Street Design—Constrained local streets and/or rights-of-way." See Prior Code Cross-Reference Table and Code Comparative Table and Disposition List for derivation.

Applicant's Response: N/A, no full street design is required for this project.

12.04.205 - Mobility standards.

Development shall demonstrate compliance with intersection mobility standards. When evaluating the performance of the transportation system, the City of Oregon City requires all intersections, except for the facilities identified in subsection D below, to be maintained at or below the following mobility standards during the two-hour peak operating conditions. The first hour has the highest weekday traffic volumes and the second hour is the next highest hour before or after the first hour. Except as provided otherwise below, this may require the installation of mobility improvements as set forth in the transportation system plan or as otherwise identified by the city transportation engineer.

A. For intersections within the regional center, the following mobility standards apply:

1. During the first hour, a maximum v/c ratio of 1.10 shall be maintained. For signalized intersections, this standard applies to the intersection as a whole. For unsignalized intersections, this standard applies to movements on the major street. There is no performance standard for the minor street approaches.

2. During the second hour, a maximum v/c ratio of 0.99 shall be maintained at signalized intersections. For signalized intersections, this standard applies to the intersection as a whole. For unsignalized intersections, this standard applies to movements on the major street. There is no performance standard for the minor street approaches.

3. Intersections located on the Regional Center boundary shall be considered within the Regional Center.

B. For intersections outside of the Regional Center but designated on the Arterial and Throughway Network, as defined in the Regional Transportation Plan, the following mobility standards apply:

1. During the first hour, a maximum v/c ratio of 0.99 shall be maintained. For signalized intersections, this standard applies to the intersection as a whole. For unsignalized intersections, this standard applies to movements on the major street. There is no performance standard for the minor street approaches.

2. During the second hour, a maximum v/c ratio of 0.99 shall be maintained at signalized intersections. For signalized intersections, this standard applies to the intersection as a whole. For unsignalized intersections, this standard applies to movements on the major street. There is no performance standard for the minor street approaches.

C. For intersections outside the boundaries of the Regional Center and not designated on the Arterial and Throughway Network, as defined in the Regional Transportation Plan, the following mobility standards apply:

1. For signalized intersections:

a. During the first hour, LOS "D" or better will be required for the intersection as a whole and no approach operating at worse than LOS "E" and a v/c ratio not higher than 1.0 for the sum of the critical movements.

b. During the second hour, LOS "D" or better will be required for the intersection as a whole and no approach operating at worse than LOS "E" and a v/c ratio not higher than 1.0 for the sum of the critical movements.

2. For unsignalized intersections outside of the boundaries of the Regional Center:

a. For unsignalized intersections, during the peak hour, all movements serving more than twenty vehicles shall be maintained at LOS "E" or better. LOS "F" will be tolerated at movements serving no more than twenty vehicles during the peak hour.

D. Until the city adopts new performance measures that identify alternative mobility targets, the city shall exempt proposed development that is permitted, either conditionally, outright, or through detailed development master plan approval, from compliance with the above-referenced mobility standards for the following state-owned facilities:

I-205/OR 99E Interchange

I-205/OR 213 Interchange

OR 213/Beavercreek Road

State intersections located within or on the Regional Center Boundaries

1. In the case of conceptual development approval for a master plan that impacts the above references intersections:

a. The form of mitigation will be determined at the time of the detailed development plan review for subsequent phases utilizing the Code in place at the time the detailed development plan is submitted; and
b. Only those trips approved by a detailed development plan review are vested.
2. Development which does not comply with the mobility standards for the intersections identified in [Section] 12.04.205.D shall provide for the improvements identified in the Transportation System Plan (TSP) in an effort to improve intersection mobility as necessary to offset the impact caused by development. Where required by other provisions of the Code, the applicant shall provide a traffic impact study that includes an assessment of the development's impact on the intersections identified in this exemption and shall construct the intersection improvements listed in the TSP or required by the Code.
Applicant's Response: N/A, no full street design is required for this project.

12.04.210 - Street design—Intersection angles.
Except where topography requires a lesser angle, streets shall be laid out to intersect at angles as near as possible to right angles. In no case shall the acute angles be less than eighty degrees unless there is a special intersection design. An arterial or collector street intersecting with another street shall have at least one hundred feet of tangent adjacent to the intersection unless topography requires a lesser distance. Other streets, except alleys, shall have at least fifty feet of tangent adjacent to the intersection unless topography requires a lesser distance. All street intersections shall be provided with a minimum curb return radius of twenty-five feet for local streets. Larger radii shall be required for higher street classifications as determined by the city engineer. Additional right-of-way shall be required to accommodate curb returns and sidewalks at intersections. Ordinarily, intersections should not have more than two streets at any one point.
Applicant's Response: N/A, no full street design is required for this project.

12.04.215 - Street design—Off-site street improvements.
During consideration of the preliminary plan for a development, the decision maker shall determine whether existing streets impacted by, adjacent to, or abutting the development meet the city's applicable planned minimum design or dimensional requirements. Where such streets fail to meet these requirements, the decision-maker shall require the applicant to make proportional improvements sufficient to achieve conformance with minimum applicable design standards required to serve the proposed development.
Applicant's Response: Additional ROW dedication is included to allow for a city standard ROW with green strip and sidewalk.

12.04.220 - Street design—Half street.
Half streets, while generally not acceptable, may be approved where essential to the development, when in conformance with all other applicable requirements, and where it will not create a safety hazard. When approving half streets, the decision maker must first determine that it will be practical to require the dedication of the other half of the street when the adjoining property is divided or developed. Where the decision maker approves a half street, the applicant must construct an additional ten feet of pavement width so as to make the half street safe and usable until such time as the other half is constructed. Whenever a half street is adjacent to property capable of being divided or developed, the other half of the street shall be provided and improved when that adjacent property divides or develops. Access control may be required to preserve the objectives of half streets.
When the remainder of an existing half-street improvement is made it shall include the following items: dedication of required right-of-way, construction of the remaining portion of the street including pavement, curb and gutter, landscape strip, sidewalk, street trees, lighting and other improvements as required for that particular street. It shall also include at a minimum the pavement replacement to the centerline of the street. Any damage to the existing street shall be repaired in accordance with the city's "Moratorium Pavement Cut Standard" or as approved by the city engineer.
Applicant's Response: N/A, no half street included in project.

12.04.225 - Street design—Cul-de-sacs and dead-end streets.
The city discourages the use of cul-de-sacs and permanent dead-end streets except where construction of a through street is found by the decision maker to be impracticable due to topography or some significant physical constraint such as geologic hazards, wetland, natural or historic resource areas, dedicated open space, existing development patterns, arterial access restrictions or similar situation as determined by the community development director. When permitted, access from new cul-de-sacs and permanent dead-end streets shall be limited to a maximum of

twenty-five dwelling units and a maximum street length of two hundred feet, as measured from the right-of-way line of the nearest intersecting street to the back of the cul-de-sac curb face. In addition, cul-de-sacs and dead end roads shall include pedestrian/bicycle accessways as required in this chapter. This section is not intended to preclude the use of curvilinear eyebrow widening of a street where needed.

Where approved, cul-de-sacs shall have sufficient radius to provide adequate turn-around for emergency vehicles in accordance with fire district and city adopted street standards. Permanent dead-end streets other than cul-de-sacs shall provide public street right-of-way/easements sufficient to provide turn-around space with appropriate no-parking signs or markings for waste disposal, sweepers, and other long vehicles in the form of a hammerhead or other design to be approved by the decision maker. Driveways shall be encouraged off the turnaround to provide for additional on-street parking space.

Applicant's Response: N/A, no street design required for project.

12.04.230 - Street design—Street names.

Except for extensions of existing streets, no street name shall be used which will duplicate or be confused with the name of an existing street. Street names shall conform to the established standards in the city and shall be subject to the approval of the city.

Applicant's Response: N/A, no street design required for project.

12.04.235 - Street design—Grades and curves.

Grades and center line radii shall conform to the standards in the city's street design standards and specifications.

Applicant's Response: N/A, no street design required for project.

12.04.240 - Street design—Development abutting arterial or collector street.

Where development abuts or contains an existing or proposed arterial or collector street, the decision maker may require: access control; screen planting or wall contained in an easement or otherwise protected by a restrictive covenant in a form acceptable to the decision maker along the rear or side property line; or such other treatment it deems necessary to adequately protect residential properties or afford separation of through and local traffic. Reverse frontage lots with suitable depth may also be considered an option for residential property that has arterial frontage. Where access for development abuts and connects for vehicular access to another jurisdiction's facility then authorization by that jurisdiction may be required.

Applicant's Response: N/A, no street design required for project.

12.04.245 - Street design—Pedestrian and bicycle safety.

Where deemed necessary to ensure public safety, reduce traffic hazards and promote the welfare of pedestrians, bicyclists and residents of the subject area, the decision maker may require that local streets be so designed as to discourage their use by nonlocal automobile traffic.

All crosswalks shall include a large vegetative or sidewalk area which extends into the street pavement as far as practicable to provide safer pedestrian crossing opportunities. These curb extensions can increase the visibility of pedestrians and provide a shorter crosswalk distance as well as encourage motorists to drive slower. The decision maker may approve an alternative design that achieves the same standard for constrained sites or where deemed unnecessary by the city engineer.

Applicant's Response: N/A, no street design required for project.

12.04.255 - Street design—Alleys.

Public alleys shall be provided in the following districts R-5, R-3.5, R-2, MUC-1, MUC-2 and NC zones unless other permanent provisions for private access to off-street parking and loading facilities are approved by the decision maker. The corners of alley intersections shall have a radius of not less than ten feet.

Applicant's Response: N/A, no street design required for project.

12.04.260 - Street design—Transit.

Streets shall be designed and laid out in a manner that promotes pedestrian and bicycle circulation. The applicant shall coordinate with transit agencies where the application impacts transit streets as identified in [Section] 17.04.1310. Pedestrian/bicycle access ways shall be provided as necessary in Chapter 12.04 to minimize the travel distance to transit streets and stops and neighborhood activity centers. The decision maker may require provisions, including easements, for transit facilities along transit streets where a need for bus stops, bus pullouts or other transit facilities within or adjacent to the development has been identified.

Applicant's Response: N/A, no street design required for project.

12.04.265 - Street design—Planter strips.
All development shall include vegetative planter strips that are five feet in width or larger and located adjacent to the curb. This requirement may be waived or modified if the decision maker finds it is not practicable. The decision maker may permit constrained sites to place street trees on the abutting private property within ten feet of the public right-of-way if a covenant is recorded on the title of the property identifying the tree as a city street tree which is maintained by the property owner. Development proposed along a collector, minor arterial, or major arterial street may use tree wells with root barriers located near the curb within a wider sidewalk in lieu of a planter strip, in which case each tree shall have a protected area to ensure proper root growth and reduce potential damage to sidewalks, curbs and gutters.
To promote and maintain the community tree canopy adjacent to public streets, trees shall be selected and planted in planter strips in accordance with Chapter 12.08, Street Trees. Individual abutting lot owners shall be legally responsible for maintaining healthy and attractive trees and vegetation in the planter strip. If a homeowners' association is created as part of the development, the association may assume the maintenance obligation through a legally binding mechanism, e.g., deed restrictions, maintenance agreement, etc., which shall be reviewed and approved by the city attorney. Failure to properly maintain trees and vegetation in a planter strip shall be a violation of this code and enforceable as a civil infraction.
Applicant's Response: A 5' (including curb) planter strip has been included in the design per City engineer requirements. This is a green strip with tree wells and paving in between.

12.04.270 - Standard construction specifications.
The workmanship and materials for any work performed under permits issued per this chapter shall be in accordance with the edition of the "Oregon Standard Specifications for Construction" as prepared by the Oregon Department of Transportation (ODOT) and the Oregon Chapter of American Public Works Association (APWA) and as modified and adopted by the city in accordance with this ordinance, in effect at the time of application. The exception to this requirement is where this chapter and the Public Works Street Design Drawings provide other design details, in which case the requirements of this chapter and the Public Works Street Design Drawings shall be complied with. In the case of work within ODOT or Clackamas County rights-of-way, work shall be in conformance with their respective construction standards.
Applicant's Response: These specifications have been called out in the project cover sheet notes.

Chapter 12.08 - PUBLIC AND STREET TREES[2]

12.08.015 - Street tree planting and maintenance requirements.
All new construction or major redevelopment shall provide street trees adjacent to all street frontages. Species of trees shall be selected based upon vision clearance requirements, but shall in all cases be selected from the Oregon City Street Tree List or be approved by a certified arborist. If a setback sidewalk has already been constructed or the Development Services determines that the forthcoming street design shall include a setback sidewalk, then all street trees shall be installed with a planting strip. If existing street design includes a curb-tight sidewalk, then all street trees shall be placed within the front yard setback, exclusive of any utility easement.
Applicant's Response: There are three trees proposed in a designated 4.5' width area between the sidewalk and the street in separate tree wells, as per City Engineer's direction. The tree species proposed was selected from the Oregon City Street Tree List for planting in 4.5'-5.5' planting strips.

A. One street tree shall be planted for every thirty-five feet of property frontage. The tree spacing shall be evenly distributed throughout the total development frontage. The community development director may approve an alternative street tree plan if site or other constraints prevent meeting the placement of one street tree per thirty-five feet of property frontage.
Applicant's Response: Three street trees are proposed along the frontage. The number of trees had to be reduced based on the 35' feet spacing requirements due to the limited frontage and driveway encroachment on the tree spacing.

B. The following clearance distances shall be maintained when planting trees:

1. Fifteen feet from streetlights;
2. Five feet from fire hydrants;
3. Twenty feet from intersections;
4. A minimum of five feet (at mature height) below power lines.
Applicant's Response: :
Proposed trees are no less than 15 feet from streetlights.
Proposed trees are no less than 5 feet from fire hydrants.
Proposed trees are no less than 20 feet from intersections.
Proposed trees are not below existing power lines.

C. All trees shall be a minimum of two inches in caliper at six inches above the root crown and installed to city specifications.
Applicant's Response: : Proposed trees are specified to be no less than 2" caliper at six inches above the root crown. Contractor will be directed to install trees to city specifications.

D. All established trees shall be pruned tight to the trunk to a height that provides adequate clearance for street cleaning equipment and ensures ADA complaint clearance for pedestrians.
Applicant's Response: Owner will ensure the above pruning requirements for street cleaning equipment and ADA compliant clearance for pedestrians.

12.08.020 - Street tree species selection.
The community development director may specify the species of street trees required to be planted if there is an established planting scheme adjacent to a lot frontage, if there are obstructions in the planting strip, or if overhead power lines are present.
Applicant's Response: There is no established planting scheme adjacent to the lot frontage, obstructions in the planting strip or overhead power lines.

12.08.035 - Public tree removal.
Existing street trees shall be retained and protected during construction unless removal is specified as part of a land use approval or in conjunction with a public facilities construction project, as approved by the community development director. A diseased or hazardous street tree, as determined by a registered arborist and verified by the City, may be removed if replaced. A non-diseased, non-hazardous street tree that is removed shall be replaced in accordance with the Table 12.08.035.
All new street trees will have a minimum two-inch caliper trunk measured six inches above the root crown. The community development director may approve off-site installation of replacement trees where necessary due to planting constraints. The community development director may additionally allow a fee in-lieu of planting the tree(s) to be placed into a city fund dedicated to planting trees in Oregon City in accordance with Oregon City Municipal Code 12.08.
Table 12.08.035

Replacement Schedule for Trees Determined to be Dead, Diseased or Hazardous by a Certified Arborist		*Replacement Schedule for Trees Not Determined to be Dead, Diseased or Hazardous by a Certified Arborist*	
Diameter of tree to be Removed (Inches of diameter at 4-ft height)	*Number of Replacement Trees to be Planted*	*Diameter of tree to be Removed (Inches of diameter at 4-ft height)*	*Number of Replacement Trees to be Planted*
Any Diameter	*1 Tree*	*Less than 6"*	*1 Tree*
		6" to 12"	*2 Trees*
		13" to 18"	*3 Trees*

		19" to 24"	*4 Trees*
		25" to 30"	*5 Trees*
		31" and over	*8 Trees*

Applicant's Response: No public street trees shall be removed for this project

12.08.040 - Heritage Trees and Groves.
A. Purpose. Certain trees, because of their age, species, natural resource value, ecological or historical association, are of special importance to the city. These trees may live on private or public property.
1. The purpose of this chapter is to recognize, foster appreciation and provide for voluntary protection of Heritage Trees.
2. In particular, the following trees are shall be considered significant, and therefore eligible for heritage tree nomination in Oregon City, if they meet the minimum size requirements of the table below:
Tree Eligibility based on Size

Species	*Common Name*	*Size (d.b.h)*
Quercus garrayana	*Oregon white oak*	*8"*
Pseudotsuga menziesii	*Douglas-fir*	*18"*
Thuja plicata	*Western red cedar*	*12"*
Pinus ponderosa	*Ponderosa pine*	*12"*
Taxus brevifolia	*Western yew*	*6"*
Other deciduous and horticultural tree species		*20"*
Other evergreen and conifer trees		*18"*

D. Criteria.
1. The city commission may designate a tree or grove as a Heritage Tree or Heritage Grove if the commission determines that the following criteria are met:
a. The tree or grove is of landmark importance to the City of Oregon City due to age, size, species, horticultural quality or historic importance; or
b. It is listed as a State Heritage Tree, as designated by the state division of forest resources; or
c. It is a rare species, or provides a habitat for rare species of plants, animals or birds; and
d. The tree is not irreparably damaged, diseased, hazardous or unsafe, or the applicant is willing to have the tree treated by an arborist and the treatment will alleviate the damage, disease or hazard;
E. Protection of Heritage Trees and Groves.
1. No Heritage Tree or Grove may be removed, topped, or otherwise altered unless permitted by this section.
2. An application to remove a Heritage Tree or Grove shall demonstrate that the burden imposed on the property owner, or, if the tree is located within the public right-of-way under city jurisdiction, then the burden imposed on the city by the continued presence of the tree outweighs the public benefit provided by the tree. For the purposes of making this determination, the following tree impacts shall not be considered unreasonable burdens on the property owner, or if appropriate, the city:
a. View obstruction;
b. Routine pruning, leaf raking and other maintenance activities; and
c. Infrastructure impacts or tree hazards that can be controlled or avoided by appropriate pruning or maintenance.
3. Unless the tree is permitted to be removed due to poor health or hazard pursuant to Section 12.08.042, the applicant shall be required to mitigate for the loss of the tree pursuant to Table 12.08.042.

4. Any person who removes a Heritage Tree or Grove in violation of this chapter shall be subject to the penalties provided in this chapter.
F. Recognition of Heritage Trees and Groves.
1. A Heritage Tree plaque may be designed and furnished by the city to the property owner, or if the tree is in the public right-of-way, to the appropriate city official, of a designated Heritage Tree or Grove. The city may charge a fee to cover the costs of the providing the plaque. The plaque shall be posted at a location at or near the tree or grove and, if feasible, visible from a public right-of-way.
2. The community development director shall maintain a list and map of designated Heritage Trees and Groves.
G. Removal of Heritage Tree or Grove Designation.
1. A Heritage Tree or Grove may be removed from designation if it dies or is removed pursuant to this chapter. If removed from private property, the city shall record a document extinguishing the covenant.
Applicant's Response: No Heritage trees are on this property

12.08.045 - Gifts and funding.
The City of Oregon City may accept gifts, which are specifically designated for the purpose of planting or maintaining trees within the city. the community development director may allow a fee in-lieu of planting the tree(s) to be placed into a city fund dedicated to planting trees in Oregon City. The community development director may determine the type, caliper and species of the trees purchased with the fund. The cost of each tree may be adjusted annually based upon current market prices for materials and labor as calculated by the community development director. A separate fund shall be established and maintained for revenues and expenditures created by activities specified in this chapter. The natural resources committee shall have authority on behalf of the city to seek grants and alternative funding for tree projects. Funds from such grant awards shall be administered by the city pursuant to this section.
Applicant's Response: N/A, no gifting intended.

Chapter 13.12 - STORMWATER MANAGEMENT

13.12.050 - Applicability and exemptions.

This chapter establishes performance standards for stormwater conveyance, quantity and quality. Additional performance standards for erosion prevention and sediment control are established in OCMC 17.47.

A. Stormwater Conveyance. The stormwater conveyance requirements of this chapter shall apply to all stormwater systems constructed with any development activity, except as follows:
   1. The conveyance facilities are located entirely on one privately owned parcel;
   2. The conveyance facilities are privately maintained; and
   3. The conveyance facilities receive no stormwater runoff from outside the parcel's property limits.

Those facilities exempted from the stormwater conveyance requirements by the above subsection will remain subject to the requirements of the Oregon Uniform Plumbing Code. Those exempted facilities shall be reviewed by the building official.
Applicant's Response: Stormwater management is not required for this project based on city standards as the total impervious surface is less than 5000 square feet. In coordination with the city engineer the entire parking lot is proposed to be paved with permeable pavement.

B. Water Quality and Flow Control. The water quality and flow control requirements of this chapter shall apply to the following proposed uses or developments, unless exempted under subsection C:
   1. Activities located wholly or partially within water quality resource areas pursuant to Chapter 17.49 that will result in the creation of more than five hundred square feet of impervious surface within the WQRA or will disturb more than one thousand square feet of existing impervious surface within the WQRA as part of a commercial or industrial redevelopment project. These square footage measurements will be considered cumulative for any given five-year period; or
   2. Activities that create or replace more than five thousand square feet of impervious surface per parcel or lot, cumulated over any given five-year period.

Applicant's Response: **Stormwater management is not required for this project based on city standards as the total impervious surface is less than 5000 square feet. In coordination with the city engineer the entire parking lot is proposed to be paved with permeable pavement.**

C. Exemptions. The following exemptions to subsection B of this section apply:

1. *An exemption to the flow control requirements of this chapter will be granted when the development site discharges to the Willamette River, Clackamas River or Abernethy Creek; and either lies within the one hundred-year floodplain or is up to ten feet above the design flood elevation as defined in Chapter 17.42, provided that the following conditions are met:*
    a. *The project site is drained by a conveyance system that is comprised entirely of manmade elements (e.g. pipes, ditches, culverts outfalls, outfall protection, etc.) and extends to the ordinary high water line of the exempt receiving water; and*
    b. *The conveyance system between the project site and the exempt receiving water has sufficient hydraulic capacity and erosion stabilization measures to convey discharges from the proposed conditions of the project site and the existing conditions from non-project areas from which runoff is collected.*
2. *Projects in the following categories are generally exempt from the water quality and flow control requirements:*
    a. *Stream enhancement or restoration projects approved by the city.*
    b. *Farming practices as defined by ORS 30.960 and farm use as defined in ORS 214.000; except that buildings associated with farm practices and farm use are subject to the requirements of this chapter.*
    c. *Actions by a public utility or any other governmental agency to remove or alleviate an emergency condition.*
    d. *Road and parking area preservation/maintenance projects such as pothole and square cut patching, surface sealing, replacing or overlaying of existing asphalt or concrete pavement, provided the preservation/maintenance activity does not expand the existing area of impervious coverage above the thresholds in subsection B of this section.*
    e. *Pedestrian and bicycle improvements (sidewalks, trails, pathways, and bicycle paths/lands) where no other impervious surfaces are created or replaced, built to direct stormwater runoff to adjacent vegetated areas.*
    f. *Underground utility projects that replace the ground surface with in-kind material or materials with similar runoff characteristics.*
    g. *Maintenance or repair of existing utilities.*

Applicant's Response: **N/A, no exemptions pursued.**

D. Uses Requiring Additional Management Practices. In addition to any other applicable requirements of this chapter, the following uses are subject to additional management practices, as defined in the Public Works Stormwater and Grading Design Standards:

1. *Bulk petroleum storage facilities;*
2. *Above ground storage of liquid materials;*
3. *Solid waste storage areas, containers, and trash compactors for commercial, industrial, or multi-family uses;*
4. *Exterior storage of bulk construction materials;*
5. *Material transfer areas and loading docks;*
6. *Equipment and/or vehicle washing facilities;*
7. *Development on land with suspected or known contamination;*
8. *Covered vehicle parking for commercial or industrial uses;*
9. *Industrial or commercial uses locating in high traffic areas, defined as average daily count trip of two thousand five hundred or more trips per day; and*
10. *Land uses subject to DEQ 1200-Z Industrial Stormwater Permit Requirements.*

Applicant's Response: **Project does not fall within these categories.**

13.12.080 - Submittal requirements.

A. Applications subject to stormwater conveyance, water quality, and/or flow control requirements of this chapter shall prepare engineered drainage plans, drainage reports, and design flow calculation reports in compliance with the submittal requirements of the Public Works Stormwater and Grading Design Standards.

B. Each project site, which may be composed of one or more contiguous parcels of land, shall have a separate valid city approved plan and report before proceeding with construction.

Applicant's Response: Stormwater management is not required for this project based on city standards as the total impervious surface is less than 5000 square feet. In coordination with the city engineer the entire parking lot is proposed to be paved with permeable pavement.

13.12.090 - Approval criteria for engineered drainage plans and drainage report.

An engineered drainage plan and/or drainage report shall be approved only upon making the following findings:

A. The plan and report demonstrate how the proposed development and stormwater facilities will accomplish the purpose statements of this chapter.

B. The plan and report meet the requirements of the Public Works Stormwater and Grading Design Standards adopted by resolution under Section 13.12.020.

C. The storm drainage design within the proposed development includes provisions to adequately control runoff from all public and private streets and roof, footing, and area drains and ensures future extension of the current drainage system.

D. Streambank erosion protection is provided where stormwater, directly or indirectly, discharges to open channels or streams.

E. Specific operation and maintenance measures are proposed that ensure that the proposed stormwater quantity control facilities will be properly operated and maintained.

Applicant's Response: Stormwater management is not required for this project based on city standards as the total impervious surface is less than 5000 square feet. In coordination with the city engineer the entire parking lot is proposed to be paved with permeable pavement.

13.12.100 - Alternative materials, alternative design and methods of construction.

The provisions of this chapter are not intended to prevent the use of any material, alternate design or method of construction not specifically prescribed by this chapter or the Public Works Stormwater and Grading Design Standards, provided any alternate has been approved and its use authorized by the city engineer. The city engineer may approve any such alternate, provided that the city engineer finds that the proposed design is satisfactory and complies with the intent of this chapter and that the material, method, or work offered is, for the purpose intended, at least the equivalent of that prescribed by this chapter in effectiveness, suitability, strength, durability and safety. The city engineer shall require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding its use. The details of any action granting approval of an alternate shall be recorded and entered in the city files.

Applicant's Response: N/A, no alternative materials are being used.

13.12.120 - Standard construction specifications.

The workmanship and materials shall be in accordance with the edition of the "Standard Specifications for Public Works Construction," as prepared by the Oregon Chapter of American Public Works Association (APWA) and as modified and adopted by the city, in effect at the time of application. The exception to this requirement is where this chapter and the Public Works Stormwater and Grading Design Standards provide other design details, in which case the requirements of this chapter and the Public Works Stormwater and Grading Design Standards shall be complied with.

Applicant's Response: a NOTE WAS ADDED TO THE COVER SHEET STATING THESE REQUIREMENTS.

CHAPTER 15.48 - GRADING, FILLING AND EXCAVATING

15.48.030 Applicability—Grading permit required.
A. A city-issued grading permit shall be required before the commencement of any of the following filling or grading activities:
1. Grading activities in excess of ten cubic yards of earth;
2. Grading activities which may result in the diversion of existing drainage courses, both natural and man-made, from their natural point of entry or exit from the grading site;
3. Grading and paving activities resulting in the creation of impervious surfaces greater than two thousand square feet or more in area;
4. Any excavation beyond the limits of a basement or footing excavation, having an unsupported soil height greater than five feet after the completion of such a structure; or
5. Grading activities involving the clearing or disturbance of one-half acres (twenty-one thousand seven hundred eighty square feet) or more of land.
Applicant's Response: A grading permit will be required based on the overall anticipated grading volume.

15.48.090 Submittal requirements.
An engineered grading plan or an abbreviated grading plan shall be prepared in compliance with the submittal requirements of the Public Works Stormwater and Grading Design Standards whenever a city approved grading permit is required. In addition, a geotechnical engineering report and/or residential lot grading plan may be required pursuant to the criteria listed below.
A. Abbreviated Grading Plan. The city shall allow the applicant to submit an abbreviated grading plan in compliance with the submittal requirements of the Public Works Stormwater and Grading Design Standards if the following criteria are met:
1. No portion of the proposed site is within the flood management area overlay district pursuant to Chapter 17.42, the unstable soils and hillside constraints overlay district pursuant to Chapter 17.44, or a water quality resource area pursuant to Chapter 17.49; and
2. The proposed filling or grading activity does not involve more than fifty cubic yards of earth.
B. Engineered Grading Plan. The city shall require an engineered grading plan in compliance with the submittal requirements of the Public Works Stormwater and Grading Design Standards to be prepared by a professional engineer if the proposed activities do not qualify for abbreviated grading plan.
C. Geotechnical Engineering Report. The city shall require a geotechnical engineering report in compliance with the minimum report requirements of the Public Works Stormwater and Grading Design Standards to be prepared by a professional engineer who specializes in geotechnical work when any of the following site conditions may exist in the development area:
1. When any publicly maintained facility (structure, street, pond, utility, park, etc.) will be supported by any engineered fill;
2. When an embankment for a stormwater pond is created by the placement of fill;
3. When, by excavation, the soils remaining in place are greater than three feet high and less than twenty feet wide.
D .Residential Lot Grading Plan. The city shall require a residential lot grading plan in compliance with the minimum report requirements of the Public Works Stormwater and Grading Design Standards to be prepared by a professional engineer for all land divisions creating new residential building lots or where a public improvement project is required to provide access to an existing residential lot.
Applicant's Response: A grading plan has been developed by a professional engineer and is accompanied by a geotechnical report, there is no flood concern for the project.

CHAPTER 17.47 - EROSION AND SEDIMENT CONTROL

17.47.070 Erosion and sediment control plans.
A. An application for an erosion and sediment control permit shall include an erosion and sediment control plan, which contains methods and interim measures to be used during and following construction to prevent or control erosion prepared in compliance with City of Oregon City public works standards for erosion and sediment control. These standards are incorporated herein and made a part of this title and are on file in the office of the city recorder.

Applicant's Response: **An erosion control plan and details are provided, developed by a professional engineer.**

CHAPTER 17.41 - TREE PROTECTION STANDARDS

17.41.020 - Tree protection—Applicability.
1. Applications for development subject to Chapters 16.08 or 16.12 (Subdivision or Minor Partition) or Chapter 17.62 (Site Plan and Design Review) shall demonstrate compliance with these standards as part of the review proceedings for those developments.
2. For public capital improvement projects, the city engineer shall demonstrate compliance with these standards pursuant to a Type II process.
3. Tree canopy removal greater than twenty-five percent on sites greater than twenty-five percent slope, unless exempted under Section 17.41.040, shall be subject to these standards.
4. A heritage tree or grove which has been designated pursuant to the procedures ofChapter 12.08.050 shall be subject to the standards of this section.
Applicant's Response: **There are two trees on site that will be removed because of their poor condition. An arborist's report is provided. There are no trees on site to be saved and protected.**

17.41.030 - Tree protection—Conflicting code provisions.
Except as otherwise specified in this section, where these standards conflict with adopted city development codes or policies, the provision which provides the greater protection for regulated trees or groves, as defined in Section 17.04, shall govern.
Applicant's Response: **N/A, no conflicting code.**

17.41.040 - Same—Exemptions.
These regulations are not intended to regulate normal cutting, pruning and maintenance of trees on private property except where trees are located on lots that are undergoing development review or are otherwise protected within the Natural Resource Overlay District (NROD) of section 17.49. These standards are not intended to regulate farm and forest practices as those practices are defined under ORS 30.930. Farm or forest resources. An applicant for development may claim exemption from compliance with these standards if the development site containing the regulated grove or trees was a designated farm or forest use, tree farm, Christmas tree plantation, or other approved timber use within one year prior to development application. "Forest practices" and "forestlands" as used in this subsection shall have the meaning as set out in ORS 30.930. The community development director has the authority to modify or waive compliance in this case.
Applicant's Response: **N/A, no exemptions.**

17.41.050 - Same—Compliance options.
Applicants for review shall comply with these requirements through one or a combination of the following procedures:
A. Option 1—Mitigation. Retention and removal of trees, with subsequent mitigation by replanting pursuant to Sections 17.41.060 or 17.41.070. All replanted and saved trees shall be protected by a permanent restrictive covenant or easement approved in form by the city.
B. Option 2—Dedicated Tract. Protection of trees or groves by placement in a tract within a new subdivision or partition plat pursuant to Sections 17.41.080—17.41.100; or
C. Option 3—Restrictive Covenant. Protection of trees or groves by recordation of a permanent restrictive covenant pursuant to Sections 17.41.110—17.41.120; or
D. Option 4—Cash-in-lieu of planting pursuant to Section 17.41.130.
A regulated tree that has been designated for protection pursuant to this section must be retained or permanently protected unless it has been determined by a certified arborist to be diseased or hazardous, pursuant to the following applicable provisions.
The community development director, pursuant to a Type II procedure, may allow a property owner to cut a specific number of trees within a regulated grove if preserving those trees would:
1. Preclude achieving eighty percent of minimum density with reduction of lot size; or
2. Preclude meeting minimum connectivity requirements for subdivisions.
Applicant's Response: **N/A, no trees are to be saved and or protected. Existing trees are in poor conditions based on arborist report.**

17.41.060 - Tree removal and replanting—Mitigation (Option 1).
A. Applicants for development who select this option shall ensure that all healthy trees shall be preserved outside the construction area as defined in Chapter 17.04to the extent practicable. Compliance with these standards shall be demonstrated in a tree mitigation plan report prepared by a certified arborist, horticulturalist or forester or other environmental professional with experience and academic credentials in forestry or arborculture. At the applicant's expense, the city may require the report to be reviewed by a consulting arborist. The number of replacement trees required on a development site shall be calculated separately from, and in addition to, any public or street trees in the public right-of-way required under section 12.08—Community Forest and Street Trees.
B. The applicant shall determine the number of trees to be mitigated on the site by counting all of the trees six inch DBH (minimum four and one-half feet from the ground) or larger on the entire site and either:
1. Trees that are removed outside of the construction area, shall be replanted with the number of trees specified in Column 1 of Table 17.41.060-1. Trees that are removed within the construction area shall be replanted with the number of replacement trees required in Column 2; or
2. Diseased or hazardous trees, when the condition is verified by a certified arborist to be consistent with the definition in Section 17.04.1360, may be removed from the tree replacement calculation. Regulated healthy trees that are removed outside of the construction area, shall be replanted with the number of trees specified in Column 1 of Table 17.41.060-1. Regulated healthy trees that are removed within the construction area shall be replanted with the number of replacement trees required in Column 2.
Table 17.41.060-1
Tree Replacement Requirements
All replacement trees shall be either:
Two-inch caliper deciduous, or
Six-foot high conifer

Size of tree removed (DBH)	*Column 1* *Number of trees to be planted.* *(If removed Outside of construction area)*	*Column 2* *Number of trees to be planted.* *(If removed Within the construction area)*
6 to 12"	*3*	*1*
13 to 18"	*6*	*2*
19 to 24"	*9*	*3*
25 to 30"	*12*	*4*
31 and over"	*15*	*5*

Steps for calculating the number of replacement trees:
1. Count all trees measuring six inches DBH (minimum four and one-half feet from the ground) or larger on the entire development site.
2. Designate (in certified arborists report) the condition and size (DBH) of all trees pursuant to accepted industry standards.
3. Document any trees that are currently diseased or hazardous.
4. Subtract the number of diseased or hazardous trees in step 3. from the total number of trees on the development site in step 1. The remaining number is the number of healthy trees on the site. Use this number to determine the number of replacement trees in steps 5. through 8.
5. Define the construction area (as defined in Chapter 17.04).
6. Determine the number and diameter of trees to be removed within the construction area. Based on the size of each tree, use Column 2 to determine the number of replacement trees required.
7. Determine the number and diameter of trees to be removed outside of the construction area. Based on the size of each tree, use Column 1 to determine the number of replacement trees required.

8. Determine the total number of replacement trees from steps 6. and 7.
Applicant's Response: N/A, no trees are to be saved and or protected. Existing trees are in poor conditions based on arborist report.

17.41.070 - Planting area priority for mitigation (Option 1).
Development applications which opt for removal of trees with subsequent replanting pursuant to section 17.41.050A. shall be required to mitigate for tree cutting by complying with the following priority for replanting standards below:
A. First Priority. Replanting on the development site.
B. Second Priority. Off-site replacement tree planting locations. If the community development director determines that it is not practicable to plant the total number of replacement trees on-site, a suitable off-site planting location for the remainder of the trees may be approved that will reasonably satisfy the objectives of this section. Such locations may include either publicly owned or private land and must be approved by the community development director.
Applicant's Response: N/A, no trees are to be saved and or protected. Existing trees are in poor conditions based on arborist report.

17.41.075 - Alternative mitigation plan.
The community development director may, subject to a Type II procedure, approve an alternative mitigation plan that adequately protects habitat pursuant to the standards for the natural resource overlay district alternative mitigation plan, Section 17.49.190.
Applicant's Response: N/A, no trees are to be saved and or protected. Existing trees are in poor conditions based on arborist report.

17.41.080 - Tree preservation within subdivisions and partitions—Dedicated tract (Option 2).
A. Applicants for new subdivision and partition plats may delineate and show the regulated trees or groves as either a separate tract or part of a larger tract that meets the requirements of subsection D. of this section.
B. The standards for land divisions subject to this section shall apply in addition to the requirements of the city land division ordinance and zoning ordinance, provided that the minimum lot area, minimum average lot width, and minimum average lot depth standards of the base zone may be superseded in order to allow for a reduction of dimensional standards pursuant to Section 17.41100 below.
C. Prior to preliminary plat approval, the regulated tree or grove area shall be shown either as a separate tract or part of a larger tract that meets the requirements of subsection D. of this section, which shall not be a part of any parcel used for construction of a structure. The size of the tract shall be the minimum necessary as recommended by a consulting arborist to adequately encompass the dripline of the tree, protect the critical root zone and ensure long term survival of the tree or grove.
D. Prior to final plat approval, ownership of the regulated tree or grove tract shall be identified to distinguish it from lots intended for sale. The tract may be identified as any one of the following:
1. Private open space held by the owner or a homeowners association; or
2. For residential land divisions, private open space subject to an easement conveying stormwater and surface water management rights to the city and preventing the owner of the tract from activities and uses inconsistent with the purpose of this document; or
3. At the owners option, public open space where the tract has been dedicated to the city or other governmental unit; or
4. Any other ownership proposed by the owner and approved by the community development director.
Applicant's Response: N/A, no trees are to be saved and or protected. Existing trees are in poor conditions based on arborist report.

17.41.090 - Density transfers incentive for tree protection tracts (Option 2).
A. The purpose of this section is to allow dimensional adjustments within a regulated tree protection tract to be transferred outside said tract to the remainder of the site. This provision applies on-site and density shall not be transferred beyond the boundaries of the development site.
B. Development applications for subdivisions and minor partitions that request a density transfer shall:
1. Provide a map showing the net buildable area of the tree protection tract;
2. Provide calculations justifying the requested dimensional adjustments;

3. Demonstrate that the minimum lot size requirements can be met based on an average of all lots created, including the tree protection tract created pursuant toSection 17.41.080;
4. Demonstrate that, with the exception of the tree protection tract created pursuant to Section 17.41.080, no parcels have been created which would be unbuildable in terms of minimum yard setbacks;
5. Meet all other standards of the base zone except as modified in section 17.41.100.
C. The area of land contained in a tree protection tract may be excluded from the calculations for determining compliance with minimum density requirements of the zoning code.
Applicant's Response: N/A, no trees are to be saved and or protected. Existing trees are in poor conditions based on arborist report.
17.41.100 - Permitted modifications to dimensional standards (Option 2 only).
A. An applicant proposing to protect trees in a dedicated tract pursuant to section 17.41.080 may request, and the community development director, pursuant to a Type II procedure, may grant a reduction to, the lot size, width, depth, and setbacks of the underlying zone district in approving a subdivision or partition if necessary to retain a regulated tree or grove in a tract, as long as the calculation of average lot size, including tree protection tracts, meet the minimum lot size for the zone. The applicant may choose to make the adjustments over as many lots as required. For example, the lot reduction could be spread across all the remaining lots in the proposed subdivision or partition or could be applied to only those needed to incorporate the area of the tree tract.

Table 17.41.100 A
Lot Size Reduction

ZONE	*Min. Lot Size [sq. feet]*	*Min. Lot Width*	*Min. Lot Depth*
R-10	*5,000 sq. feet*	*50'*	*65'*
R-8	*4,000 sq. feet*	*45'*	*60'*
R-6	*3,500 sq. feet*	*35'*	*55'*
R-5	*3,000 sq. feet*	*30'*	*50'*
R-3.5	*1,800 sq. feet*	*20'*	*45'*

Table 17.41.100 B
Reduced Dimensional Standards for Detached Single-Family Residential Units

Size of Reduced Lot	*Front Yard Setback*	*Rear Yard Setback*	*Side yard Setback*	*Corner Side*	*Lot Coverage*
8,000—9,999 square feet	*15 feet*	*20 feet*	*7/9 feet*	*15 feet*	*40%*
6,000—7,999 square feet	*10 feet*	*15 feet*	*5/7 feet*	*15 feet*	*40%*
4,000—5,999 square feet	*10 feet*	*15 feet*	*5/5 feet*	*10 feet*	*40%*
1,800—3,999 square feet	*5 feet*	*15 feet*	*5/5 feet*	*10 feet*	*55%*

Table 17.41.100 C
Reduced Dimensional Standards for Single-Family Attached or Two-Family Residential Units

Size of Reduced Lot	*Front Yard Setback*	*Rear Yard Setback*	*Side yard Setback*	*Corner Side*	*Lot Coverage*
3,500—7,000 square feet	*10 feet*	*15 feet*	*5/0* feet*	*10 feet*	*40%*
1,800—3,499 square feet	*5 feet*	*15 feet*	*5/0* feet*	*10 feet*	*55%*

**0 foot setback is only allowed on single-family attached units*

Applicant's Response: N/A, no trees are to be saved and or protected. Existing trees are in poor conditions based on arborist report.

17.41.110 - Tree protection by restrictive covenant (Option 3).
Any regulated tree or grove which cannot be protected in a tract pursuant toSection 17.41.080 above shall be protected with a restrictive covenant in a format to be approved by the community development director. Such covenant shall be recorded against the property deed and shall contain provisions to permanently protect the regulated tree or grove unless such tree or grove, as determined by a certified arborist and approved by the community development director, are determined to be diseased or hazardous.

Applicant's Response N/A, no trees are to be saved and or protected. Existing trees are in poor conditions based on arborist report.

17.41.120 - Permitted adjustments (Option 3 Only).
A. The community development director, pursuant to a Type II procedure, may grant an adjustment to the side, front and rear yard setback standards by up to 50 percent if necessary to retain a Regulated Tree or Grove through a restrictive covenant pursuant to this section. In no case may the side yard setback be reduce less than three feet. The adjustment shall be the minimum necessary to accomplish preservation of trees on the lot and shall not conflict with other conditions imposed on the property.
B. The community development director, pursuant to a Type II procedure, may grant an adjustment to street standards, pursuant to adopted public works standards, in order to preserve a tree. This may include flexibility to redesign sidewalk and planter strip sizes and locations and allow placement of sidewalks and planter strips in an easement within private lots.
C. The community development director, pursuant to a Type II procedure, may allow other adjustments in order to preserve any healthy tree that cannot be moved due to its size, but will contribute to the landscape character of the area and will not present a foreseeable hazard if retained.

Applicant's Response: N/A, no trees are to be saved and or protected. Existing trees are in poor conditions based on arborist report.

17.41.1[25] - Cash-in-lieu of planting (tree bank/fund) (Option 4).
The applicant may choose this option in-lieu-of or in addition to Compliance Options 1 through 3. In this case, the community development director may approve the payment of cash-in-lieu into a dedicated fund for the remainder of trees that cannot be replanted in the manner described above.
A. The cash-in-lieu payment per tree shall be as listed on the adopted fee schedule and shall be adjusted annually based on the Consumer Price Index (Index). The price shall include the cost of materials, transportation and planting.
B. The amount of the cash-in-lieu payment into the tree bank shall be calculated as the difference between the value of the total number of trees an applicant is required to plant, including cost of installation and adjusted for Consumer Price Index, minus the value of the trees actually planted. The value of the trees shall be based on the adopted fee schedule.

Applicant's Response: N/A, no trees are to be saved and or protected. Existing trees are in poor conditions based on arborist report.

17.41.130 - Regulated tree protection procedures during construction.
A. No permit for any grading or construction of public or private improvements may be released prior to verification by the community development director that regulated trees designated for protection or conservation have been

protected according to the following standards. No trees designated for removal shall be removed without prior written approval from the community development director.
Applicant's Response: N/A, no trees are to be saved and or protected. Existing trees are in poor conditions based on arborist report.

B. Tree protection shall be as recommended by a qualified arborist or, as a minimum, to include the following protective measures:
1. Except as otherwise determined by the community development director, all required tree protection measures set forth in this section shall be instituted prior to any development activities, including, but not limited to clearing, grading, excavation or demolition work, and such measures shall be removed only after completion of all construction activity, including necessary landscaping and irrigation installation, and any required plat, tract, conservation easement or restrictive covenant has been recorded.
2. Approved construction fencing, a minimum of four feet tall with steel posts placed no farther than ten feet apart, shall be installed at the edge of the tree protection zone or dripline, whichever is greater. An alternative may be used with the approval of the community development director.
3. Approved signs shall be attached to the fencing stating that inside the fencing is a tree protection zone, not to be disturbed unless prior approval has been obtained from the community development director.
4. No construction activity shall occur within the tree protection zone, including, but not limited to; dumping or storage of materials such as building supplies, soil, waste items; nor passage or parking of vehicles or equipment.
5. The tree protection zone shall remain free of chemically injurious materials and liquids such as paints, thinners, cleaning solutions, petroleum products, and concrete or dry wall excess, construction debris, or run-off.
6. No excavation, trenching, grading, root pruning or other activity shall occur within the tree protection zone unless directed by an arborist present on site and approved by the community development director.
7. No machinery repair or cleaning shall be performed within ten feet of the dripline of any trees identified for protection.
8. Digging a trench for placement of public or private utilities or other structure within the critical root zone of a tree to be protected is prohibited. Boring under or through the tree protection zone may be permitted if approved by the community development director and pursuant to the approved written recommendations and on-site guidance and supervision of a certified arborist.
9. The city may require that a certified arborist be present during any construction or grading activities that may affect the dripline of trees to be protected.
10. The community development director may impose conditions to avoid disturbance to tree roots from grading activities and to protect trees and other significant vegetation identified for retention from harm. Such conditions may include, if necessary, the advisory expertise of a qualified consulting arborist or horticulturist both during and after site preparation, and a special maintenance/management program to provide protection to the resource as recommended by the arborist or horticulturist.
Applicant's Response: N/A, no trees are to be saved and or protected. Existing trees are in poor conditions based on arborist report.

C. Changes in soil hydrology due to soil compaction and site drainage within tree protection areas shall be avoided. Drainage and grading plans shall include provision to ensure that drainage of the site does not conflict with the standards of this section. Excessive site run-off shall be directed to appropriate storm drainage facilities and away from trees designated for conservation or protection.
Applicant's Response: N/A, no trees are to be saved and or protected. Existing trees are in poor conditions based on arborist report.

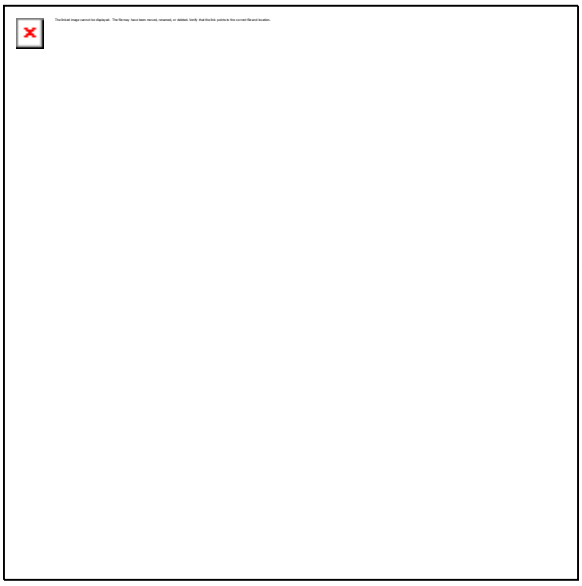
CHAPTER 17.50 - ADMINISTRATION AND PROCEDURES

17.50.050 Preapplication Conference
A. Preapplication Conference. Prior to submitting an application for any form of permit, the applicant shall schedule and attend a preapplication conference with City staff to discuss the proposal. To schedule a preapplication conference, the applicant shall contact the Planning Division, submit the required materials, and pay the appropriate conference fee. At a minimum, an applicant should submit a short narrative describing the proposal and a proposed site plan, drawn to a scale acceptable to the City, which identifies the proposed land uses, traffic circulation, and public rights-of-way and all other required plans. The purpose of the preapplication conference is to

provide an opportunity for staff to provide the applicant with information on the likely impacts, limitations, requirements, approval standards, fees and other information that may affect the proposal. The Planning Division shall provide the applicant(s) with the identity and contact persons for all affected neighborhood associations as well as a written summary of the preapplication conference. Notwithstanding any representations by City staff at a preapplication conference, staff is not authorized to waive any requirements of this code, and any omission or failure by staff to recite to an applicant all relevant applicable land use requirements shall not constitute a waiver by the City of any standard or requirement.
B.A preapplication conference shall be valid for a period of six months from the date it is held. If no application is filed within six months of the conference or meeting, the applicant must schedule and attend another conference before the city will accept a permit application. The community development director may waive the preapplication requirement if, in the Director's opinion, the development does not warrant this step. In no case shall a preapplication conference be valid for more than one year.
Applicant's Response The owner and engineer have filed, submitted and completed (December 2018) a pre-application meeting with the City to discuss the project.

17.50.055 Neighborhood Association Meeting
The purpose of the meeting with the recognized neighborhood association is to inform the affected neighborhood association about the proposed development and to receive the preliminary responses and suggestions from the neighborhood association and the member residents.
1. Applicants applying for annexations, zone change, comprehensive plan amendments, conditional use, planning commission variances, subdivision, or site plan and design review (excluding minor site plan and design review), general development master plans or detailed development plans applications shall schedule and attend a meeting with the city-recognized neighborhood association in whose territory the application is proposed. Although not required for other projects than those identified above, a meeting with the neighborhood association is highly recommended.
2. The applicant shall send, by certified mail, return receipt requested letter to the chairperson of the neighborhood association and the citizen involvement committee describing the proposed project. Other communication methods may be used if approved by the neighborhood association.
3. A meeting shall be scheduled within thirty days of the notice. A meeting may be scheduled later than thirty days if by mutual agreement of the applicant and the neighborhood association. If the neighborhood association does not want to, or cannot meet within thirty days, the applicant shall hold their own meeting after six p.m. or on the weekend, with notice to the neighborhood association, citizen involvement committee, and all property owners within three hundred feet. If the applicant holds their own meeting, a copy of the certified letter requesting a neighborhood association meeting shall be required for a complete application. The meeting held by the applicant shall be held within the boundaries of the neighborhood association or in a city facility.
4. If the neighborhood association is not currently recognized by the city, is inactive, or does not exist, the applicant shall request a meeting with the citizen involvement committee.
5. To show compliance with this section, the applicant shall submit a sign-in sheet of meeting attendees, a summary of issues discussed, and letter from the neighborhood association or citizen involvement committee indicating that a neighborhood meeting was held. If the applicant held a separately noticed meeting, the applicant shall submit a copy of the meeting flyer, a sign in sheet of attendees and a summary of issues discussed.
Applicant's Response: The owner has

<u>17.54.100 - FENCES</u>
Fence, Setback and Height Limitations.
A fence may be located on the property or in a yard setback area subject to the following:



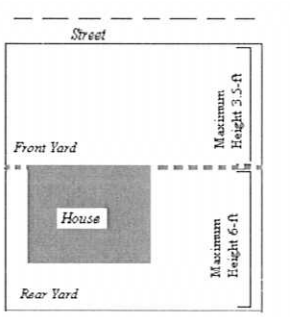


Diagram: Any fence, hedge or wall located in front of your home may be up to three and one-half-feet in total height.

Diagram: A fence, hedge or wall located next to and behind your home may be up to six feet in total height.

A. Generally. Fence, hedge, or wall.

1. *Fences and walls—Fences and walls over forty-two inches shall not be located in front of the front façade or within forty feet of the public right-of-way, whichever is less. All other fences (including fences along the side and rear of a property) shall not exceed six feet in total height unless as permitted [in] Section 17.54.100.B.*
2. *Hedges shall not be more than forty-two inches in the underlying front yard setback. Individual plants and trees taller than forty-two inches tall may be permitted provided there is at least one foot clearance between each plant.*
3. *Property owners shall ensure compliance with the traffic sight obstruction requirements in Chapter 10.32 of the Oregon City Municipal Code.*
4. *It is unlawful for any person to erect any electric fence or any fence constructed in whole or in part of barbed wire or to use barbed wire, except as erected in connection with security installations at a minimum height of six feet, providing further that prior written approval has been granted by the city manager.*

Applicant's Response: There is no fence as part of the project

B. Exception. Fence, hedge, wall, or other obstructing vegetation on retaining wall. When a fence, hedge, wall, or other obstructing vegetation is built on a retaining wall or an artificial berm that is not adjacent to or abutting a public right-of-way, the following standards shall apply:

1. *When the retaining wall or artificial berm is thirty inches or less in height from the finished grade, the maximum fence or wall height on top of the retaining wall shall be six feet.*
2. *When the retaining wall or earth berm is greater than thirty inches in height, the combined height of the retaining wall and fence or, wall from finished grade shall not exceed eight and one-half feet.*

Applicant's Response: N/A, no retaining wall included.

Milner Veterinary Hospital

SQ Ft: 4,000

Parking spaces: 20

Planning commission adjustment of parking standards

Documentation: Currently, we do not have enough parking spaces to accommodate our clients and team members. Our short term plans include an expansion of our current facility into our existing parking lot, which will cause us to lose 8 parking spaces that currently exist, this would compound our problem.

In an effort to reduce the total number of parking spots we need, we have spoken to our staff in meetings and requested that if they are able they take public transportation it would be helpful in reducing the number of spaces needed. Unfortunately, many of our team members do not live in close proximity, so this is not a feasible option. Additionally, being a veterinary hospital, our clients are not able to take public transportation for their visits because they are transporting animals.

Current code allows us to have 10-13 spaces, as the parking study demonstrates this is insufficient for our business. We currently have 20 spaces and anticipate losing 8 when we expand the building. With the proposed new parking lot (19 spaces) we are asking for a net increase of 11 spaces, giving us a grand total of 31 spaces. This will help us accommodate our clients as our business continues to grow.

Parking analysis for surrounding uses and on-street parking availability: We currently encourage all of our team members to use street parking in order to allow more parking lot availability to our clients. There is a dental office across street from us that also encourages their team members to use street parking because they only have 5 parking spots to accommodate their patients. Because both businesses are using street parking for employees, we have congested Warner Street with parked cars.

Parking lot study: This study demonstrates we are consistently unable to accommodate our clients and employees with the current allotment of parking spaces.

Date	Time	Clients	Staff in lot	Staff on street	Total
1/16/19	1:50pm	8	6	8	24
1/25/19	2:30pm	9	7	7	23
2/1/19	3:00pm	9	10	3	22
2/15/19	2:00pm	9	9	5	23
2/19/19	1:30pm	9	9	3	21
2/22/19	2:45pm	13	6	7	26
3/8/19	11:00am	15	6	5	26
4/2/19	4:00pm	10	9	6	24

Date	Time	Clients	Staff in lot	Staff on street	Total
4/5/19	9:30am	8	8	5	21
4/5/19	11:30am	7	8	5	20
4/5/19	1:45pm	11	7	5	23
4/5/19	3:30pm	13	8	5	26
4/5/19	5pm	10	8	5	23

Date	Time	Clients	Staff in lot	Staff on street	Total
4/6/19	9:30am	10	8	2	20
4/6/19	11:30am	12	8	2	22
4/6/19	1:30pm	11	8	2	21
4/6/19	3:30pm	13	8	2	23

Date	Time	Clients	Staff in lot	Staff on street	Total
4/8/19	9am	5	8	5	18
4/8/19	11am	10	9	5	24
4/8/19	1:30p	10	8	6	24
4/8/19	3:30p	18	8	6	32
4/8/19	5pm	11	8	6	25

Date	Time	Clients	Staff in lot	Staff on street	Total
4/9/19	10am	8	9	9	24
4/9/19	11:30am	9	9	9	27
4/9/19	1:00pm	8	7	7	22
4/9/19	3:00pm	11	6	9	26
4/9/19	4:30pm	13	6	9	27

Date	Time	Clients	Staff in lot	Staff on street	Total
4/19/19	9:30am	4	9	3	16
4/19/19	11:30am	9	9	3	21
4/19/19	1:30pm	11	8	4	23
4/19/19	3:00pm	10	8	4	22
4/19/19	5:00pm	9	8	4	21

Function and use of site: The development of our parking lot will not significantly impact the use or function of our site or any adjacent sites. It will reduce congestion on Warner Street which may be problematic when turning on to Warner from Molalla.

Compatibility: This proposal will be an overall enhancement to the neighborhood, by decreasing street congestions and developing a previously vacant lot. This proposal is also compatible with our short term business goals of expanding our Veterinary hospital in order to accommodate the growing client base that we support.

Safety: The proposal may increase motor vehicle safety by decreasing the amount of vehicles parked on the street.

Services: The proposal will have no impact on fire or emergency services.

Neighborhood meeting notes and documentation: Steve Milner presented our proposal to the Barclay Hills Neighborhood Association on Tuesday March 12. Steve discussed the possibility of using public transportation for client and employees as well as landscaping issues. Additionally, he was able to elaborate on a few of the specific aspects of this project as it relates to rainwater. We have attached the meeting sign in sheet for review.

Stormwater Drainage Report

Milner Veterinary Hospital Parking Lot Expansion

Prepared for: Steve Milner
Project Engineer: Daan Dommels, PE, PMP

April 2019 | KPFF Project #1800304

kpff

KPFF'S COMMITMENT TO SUSTAINABILITY

As a member of the US Green Building Council, KPFF is committed to the practice of sustainable design and the use of sustainable materials in our work.

When hardcopy reports are provided by KPFF, they are prepared using recycled and recyclable materials, reflecting KPFF's commitment to using sustainable practices and methods in all of our products.

Designer's Certification and Statement

"I hereby certify that this Stormwater Management Report for the Milner Veterinary Hospital Parking Lot Expansion project has been prepared by me or under my supervision and meets minimum standards of Oregon City and normal standards of engineering practice. I hereby acknowledge and agree that the jurisdiction does not and will not assume liability for the sufficiency, suitability, or performance of drainage facilities designed by me."

Daan Dommels, PE

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4. Landscape Plan
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Geotechnical Report
Appendix C
Conveyance Calculations and Downstream Analysis
Appendix D
WES BMP Sizing Report
Appendix E
Operations and Maintenance Plan

Project Overview and Description

The project is located on an empty lot off of Warner Street in Oregon City, across the Milner Veterinary Clinic which is located in the southeast, one quarter of Section 5, Township 3 South, Range East, Willamette Meridian, in Clackamas County, Oregon City, Oregon. See Exhibit 1 – Vicinity Map. This storm report will cover the entire property. The total project site is approximately 0.22 acres and is a fully undeveloped lot that is overgrown with grass and two trees.

The project will be developed in accordance with City of Oregon City standards. The project will require the following permits in approval through Oregon City: Building Permit, Fill/Grading Permit, and Erosion & Sediment Control Permit.

The following reports were referenced to support our interpretation of the project site conditions.

- *Geotechnical Engineering Services*, prepared by GeoDesign, dated August 29, 2018.

Existing Conditions

The total project site is approximately 0.22 acres and the entire site is pervious with two trees along the north side of the property and overgrown grass covering the remaining part of the property. The north side of the property fronts Warner Street, the west side of the property neighbors another vacant property with similar surface conditions. The south side neighbors two private residential properties and the east side neighboring property house a dental facility.

There is a drain field easement along the east side of the property that serves the neighboring dental facility. However, survey information and conversations with that property owner indicated that the dental facility has not been using this easement as the property has been serviced with a public sanitary sewer connection a long time ago.

The site generally slopes from south to north and run-off sheet flows to Warner Street with no storm drainage system being present within. Site elevations ranges from 469 feet on the south side to 467 feet on the north. It doesn't appear that there is any off-site drainage going through the project site.

Site Soils

A geotechnical report was prepared by GeoDesign and states that the subsurface condition consists mainly of dense to hard basalt fines within the 88%-93% range. The report recommends that infiltration should not be relied upon.

Proposed Onsite Improvements and Stormwater Management

The proposed onsite improvements include a new surface parking lot with perimeter and interior landscaping.

A new driveway entrance will be aligned with the veterinary clinic parking lot entry across the street. New frontage improvements are required by the city, consisting of a 4-foot dedication, curb and gutter and a 5-foot curb tight sidewalk along Warner Street.

The two trees lining the north property line will be removed to allow for the improvements.

The site will be graded to maintain the existing drainage pattern with the exception to the discharge point. A curb tight catch basin will intercept the runoff flow and provide pre-treatment prior to discharging to a rain garden located along the north side of the site. The rain garden is not designed to rely on infiltration, but will keep an open bottom concept to allow for any natural infiltration into the native subgrade.

The rain garden is sized and designed based on the Clackamas County Water Environmental Services BMP Sizing Tool. See Exhibit 3 for Storm Drainage Plan.

TABLE 1: Summary of Impervious and Pervious Areas

DESCRIPTION	IMPERVIOUS SURFACE AREA		PERVIOUS SURFACE AREA		TOTAL SITE AREA	
	(SF)	(AC)	(SF)	(AC)	(SF)	(AC)
Pre-Development	0	0.00	9,326	0.21	9,326	0.21
Post-Development	6,805	0.15	2,521	0.06	9,326	0.21
Net Difference	**-6,805**	**0.15**	**+6,805**	**+0.15**	**0**	**0.00**

Downstream Analysis

The project does increase the net impervious surface. Based on the Oregon City GIS system, a contributing basin was determined comparing the existing storm system with area contours. The storm system the project site will be feeding into goes down Molalla Avenue, through Harris Lane and Mountain View Cemetery prior to discharging into a drainage fork of Newell Creek, see Appendix C. The last pipe prior to discharge is a 12-inch pipe, since no invert elevation is available, it is assumed that the pipe at a minimum follows the contours of the surface contours which are approximately 6.5%.

The contributing basin is approximately 10.1 acres. TR-55 was used to calculate the 10-year peak runoff flow, with an average CN of 92 and 10 minute time of concentration. This resulted in a peak flow of 6.64 CFS. The 12-inch pipe at 6.5% provides a potential flow capacity of 9.87 CFS. The system flows at approximately 67% at the point of discharge and indicates that there is no flow capacity issue.

Conveyance

Stormwater conveyance pipes are sized using the Rational Method. A 10-year design storm was used per the Oregon City Stormwater Manual, since the contributing basin is less than 40 acres. Conveyance calculations and are provided in Appendix C.

Emergency Overflow

In the event of a 100-year storm, the pipes provide a large part of the flow, however, additional flow will overtop the rain garden and use the natural flow path into Warner Street.

Erosion Prevention and Sediment Control

Erosion and sedimentation control measures are to be employed in accordance with the City of Oregon City. Primarily inlet protection, sediment control fence, and a construction entrance will be implemented to prevent any sediment and sediment-laden water from leaving the site.

Operations and Maintenance

The operations and maintenance of the site will be in accordance with Oregon City standards. A maintenance covenant will be completed as part of this project to ensure compliance with City regulations, which is included in the Operations and Maintenance Plan, see Appendix E

Landscape Plan

Landscape Plan and details are shown in Exhibit 4.

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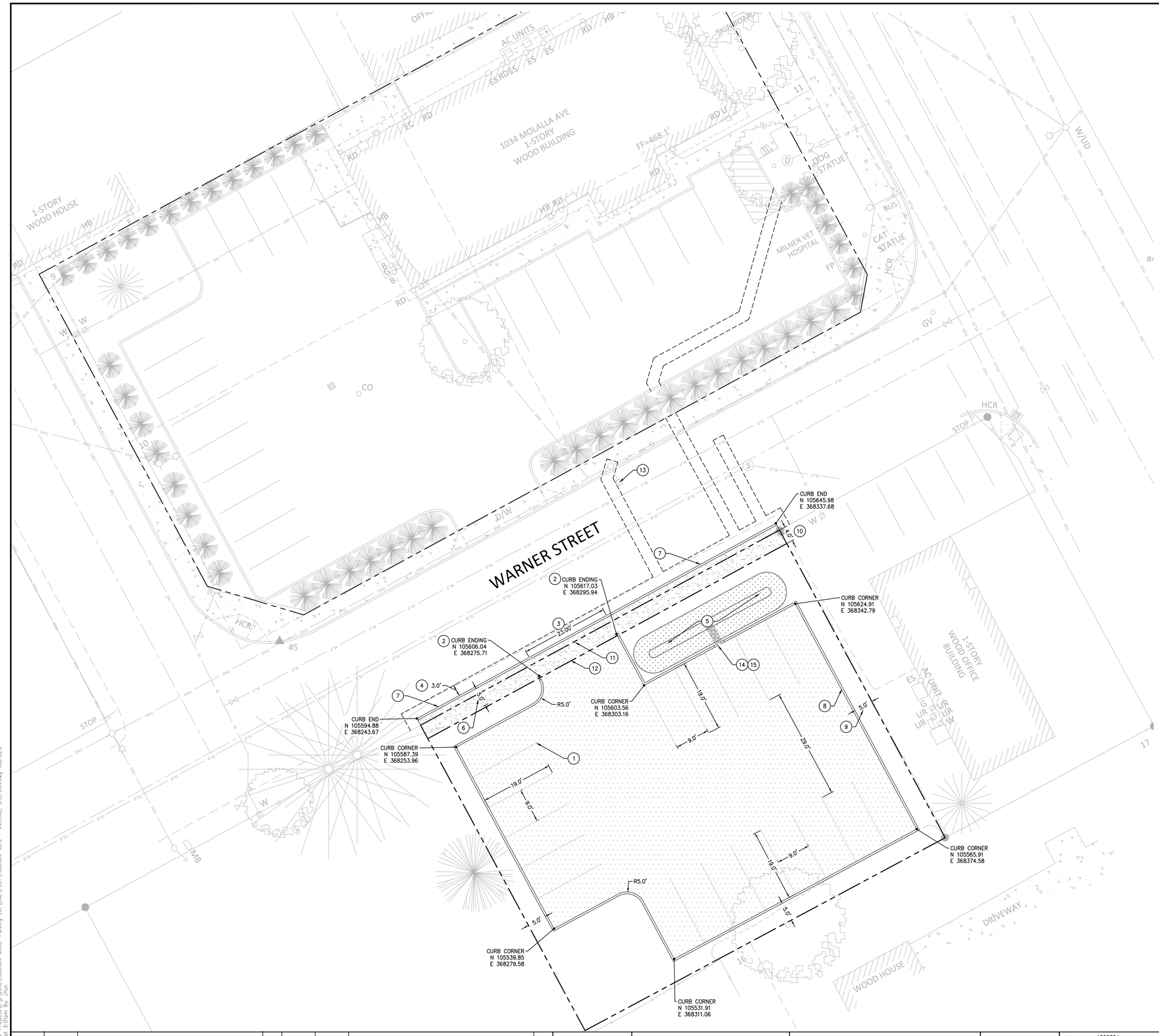
Appendix A

Exhibits

1. Vicinity Map
2. Proposed Site Plan
3. Storm Drainage Plan
4. Landscape Plan

Exhibit 1 - Vicinity Map

SCALE: NTS



SHEET NOTES

1. ALL DIMENSIONS AND COORDINATES ARE TO FACE OF CURB OR FACE OF WALL.

(X) KEY NOTES

1. STANDARD 4" WHITE STRIPING
2. CURB ENDING — (2/C5.0)
3. 23' COMMERCIAL CURB TIGHT DRIVEWAY — (7/C5.0)
4. SAWCUT 3 FEET FROM EDGE OF GUTTER, RESTORE PAVEMENT IN ACCORDANCE WITH THE CITY OF OREGON CITY PUBLIC WORKS PAVEMENT CUT STANDARDS.
5. STORMWATER MANAGEMENT FACILITY
6. 5' WIDE SIDEWALK — (5/C5.0)
7. STANDARD CURB — (6/C5.0)
8. STANDARD CURB — (3/C5.0)
9. 5' LANDSCAPED SETBACK FROM PROPERTY LINE
10. 4' RIGHT-OF-WAY DEDICATION
11. OLD PROPERTY LINE
12. NEW PROPERTY LINE
13. EXISTING STREET LIGHT BY PGE
14. CURB SPILLWAY — (4/C5.0)
15. 6" CURB INLET AND RIP-RAP PROTECTION — (2/C5.1)

LEGEND

- PROPERTY LINE
- SAW CUT
- ASPHALT PAVEMENT — (1/C5.0)
- CONCRETE SIDEWALK PAVEMENT — (4/C5.0)

REVISION	DATE	DESCRIPTION	BY	REVISION	DATE	DESCRIPTION	BY

SCALE 1 INCH = 10 FEET (10 0 10 20)

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www.kpff.com

JOB No.:	1800304
DESIGNED BY:	XXX
DRAWN BY:	XXX
CHECKED BY:	XXX
DATE:	XX/XX/XX
PLOTTED BY:	JYun
DWG NAME:	
TAB NAME:	C2.0

1034 Molalla Avenue Oregon City, OR 97045

MILNER VETERINARY HOSPITAL
PARKING LOT EXPANSION

OVERALL SITE PLAN

SHEET NO. C2.0

SHEET 4 OF 13

RECORD NO. 1700123-XX

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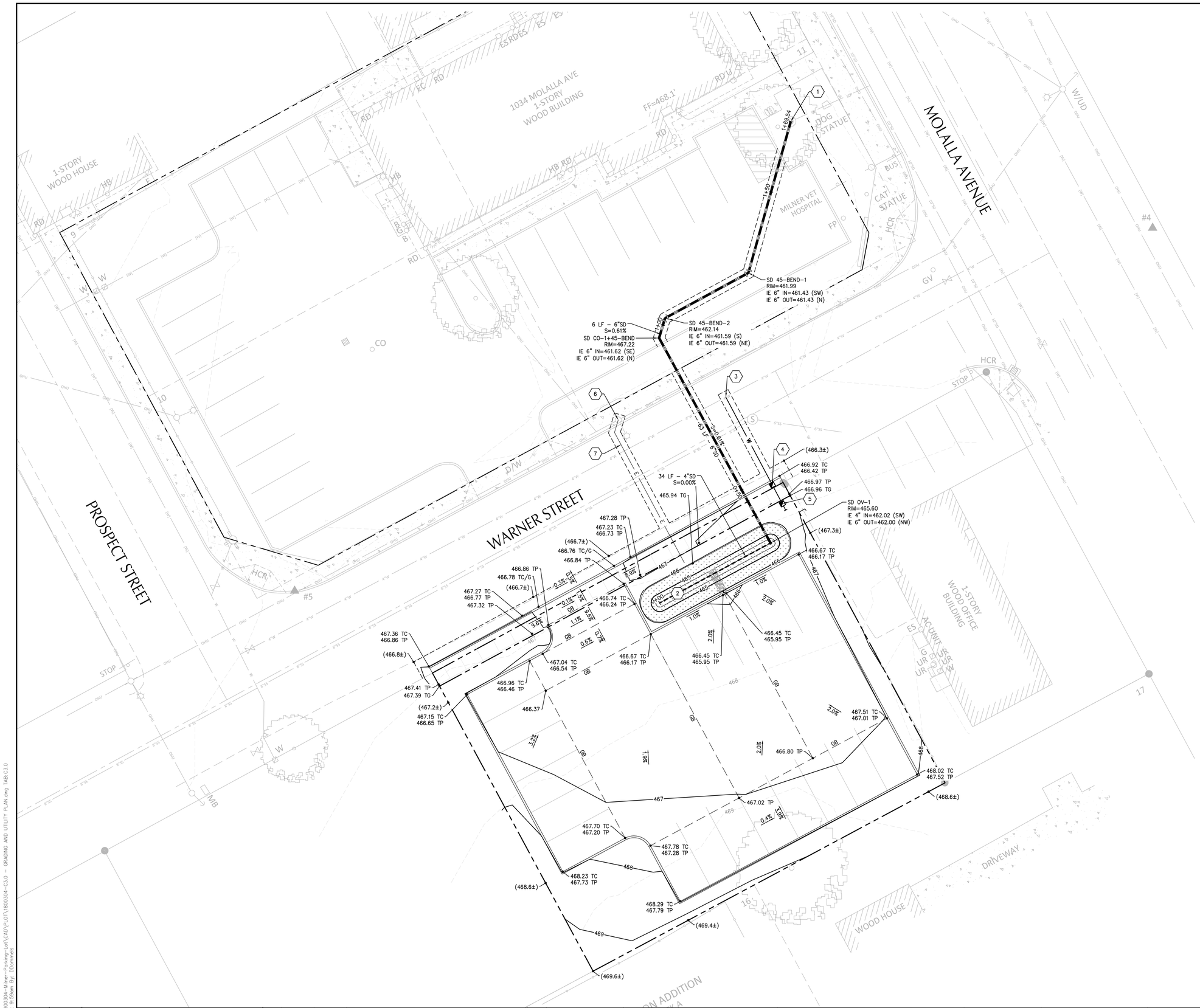

SHEET NOTES

1. SLOPES PROVIDED ON SLOPE ARROW ARE FOR REFERENCE ONLY.
2. ON-SITE PIPE BEDDING AND BACKFILL FOR ALL UTILITIES SHALL BE DONE PER DETAIL 1/C5.0.
3. STRUCTURES LOCATIONS ARE BASED ON CENTER OF STRUCTURE.

(X) UTILITY KEY NOTES

1. CONNECT TO EXISTING STORM MANHOLE
2. RAIN GARDEN — (3/C5.1)
3. CONNECT 1" WATER LINE TO PUBLIC WATER LINE. CONTRACTOR TO COORDINATE CONNECTION WITH OREGON CITY PUBLIC WORKS DEPARTMENT. — (6/C5.1)
4. WATER METER TO BE INSTALLED BY OREGON CITY PUBLIC WORKS DEPARTMENT FOR WATER LINE CONTINUATION. SEE SHEET L1.2.
5. IRRIGATION BACKFLOW PREVENTER. SEE SHEET L1.2 FOR DETAILS AND CONTINUATIUON.
6. EXISTING PGE INSTALLED STREET LIGHT.
7. CONTRACTOR TO PROVIDE ELECTRICAL SERVICE TO THE PROJECT SITE FROM EXISTING POLE. COORDINATE CONNECTION LOCATION AND METERING WITH PGE AND OWNER.

LEGEND

	PROPERTY LINE
479	EX. CONTOUR MIINOR
480	EX. CONTOUR MAJOR
479	PROP. CONTOUR MINOR
480	PROP. CONTOUR MAJOR
GB	GRADE BREAK

GRADING LABEL LEGEND

CALLOUT	DESCRIPTION
X.X%	GRADING SLOPE AND DIRECTION (DOWNHILL)
XX.XX	SPOT ELEVATION
XX	DESCRIPTION LISTED BELOW. NO DESCRIPTION MEANS TP OR TG

BS	BOTTOM OF STEP
BP	BOTTOM OF PLANTER (TOP OF SOIL MEDIA)
EG	EXISTING GRADE
FF	FINISHED FLOOR
FG	FINISHED GRADE
RIM	RIM OF STRUCTURE
TC	TOP OF CURB
TG	TOP OF GROUND
TP	TOP OF PAVEMENT
TS	TOP OF STEP
TW	TOP OF WALL
TD	TOP OF RAISED DECK WALKWAY

UTILITY LABEL LEGEND

STRUCTURE LABEL

XX XX-XX
N XXXX.XX
E XXXX.XX
RIM=
IE IN = XX.X
IE OUT = XX.X

- UTILITY TYPE (SD=STORM DRAINAGE, S=SANITARY SEWER, W=WATER, FP=FIRE PROTECTION)
- STRUCTURE TYPE CALLOUT
- ID NUMBER (WHERE APPLICABLE)
- LOCATION (WHERE APPLICABLE)
- STRUCTURE INFO (WHERE APPLICABLE)

PIPE LABEL

XXLF - XX" XX
S=X.XX%

- UTILITY LENGTH
- UTILITY SIZE
- UTILITY TYPE
- SLOPE (WHERE APPLICABLE)

STRUCTURE TYPE

CALLOUT	DESCRIPTION	DETAIL REF.
CO	CLEANOUT TO GRADE	4/C5.1
OV	OVERFLOW INLET	3/C5.1

SD STRUCTURE TABLE

STRUCTURE ID	NORTHING	EASTING
45-BEND-1	105700.42	368329.32
45-BEND-2	105688.26	368306.96
CO-1+45-BEND	105682.95	368305.39
EX. MANHOLE	105741.02	368340.68
OV-1	105627.99	368335.26

REVISION	DATE	DESCRIPTION	BY	REVISION	DATE	DESCRIPTION	BY

SCALE 1 INCH = 10 FEET (10 0 10 20)

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JOB No.:	1800304
DESIGNED BY:	XXX
DRAWN BY:	XXX
CHECKED BY:	XXX
DATE:	XX/XX/XX
PLOTTED BY:	DDommels
DWG NAME:	
TAB NAME:	C3.0

1034 Molalla Avenue Oregon City, OR 97045

MILNER VETERINARY HOSPITAL
PARKING LOT EXPANSION

GRADING AND UTILITY PLAN

SHEET NO. C3.0

SHEET 5 OF 13

RECORD NO. 1700123-XX

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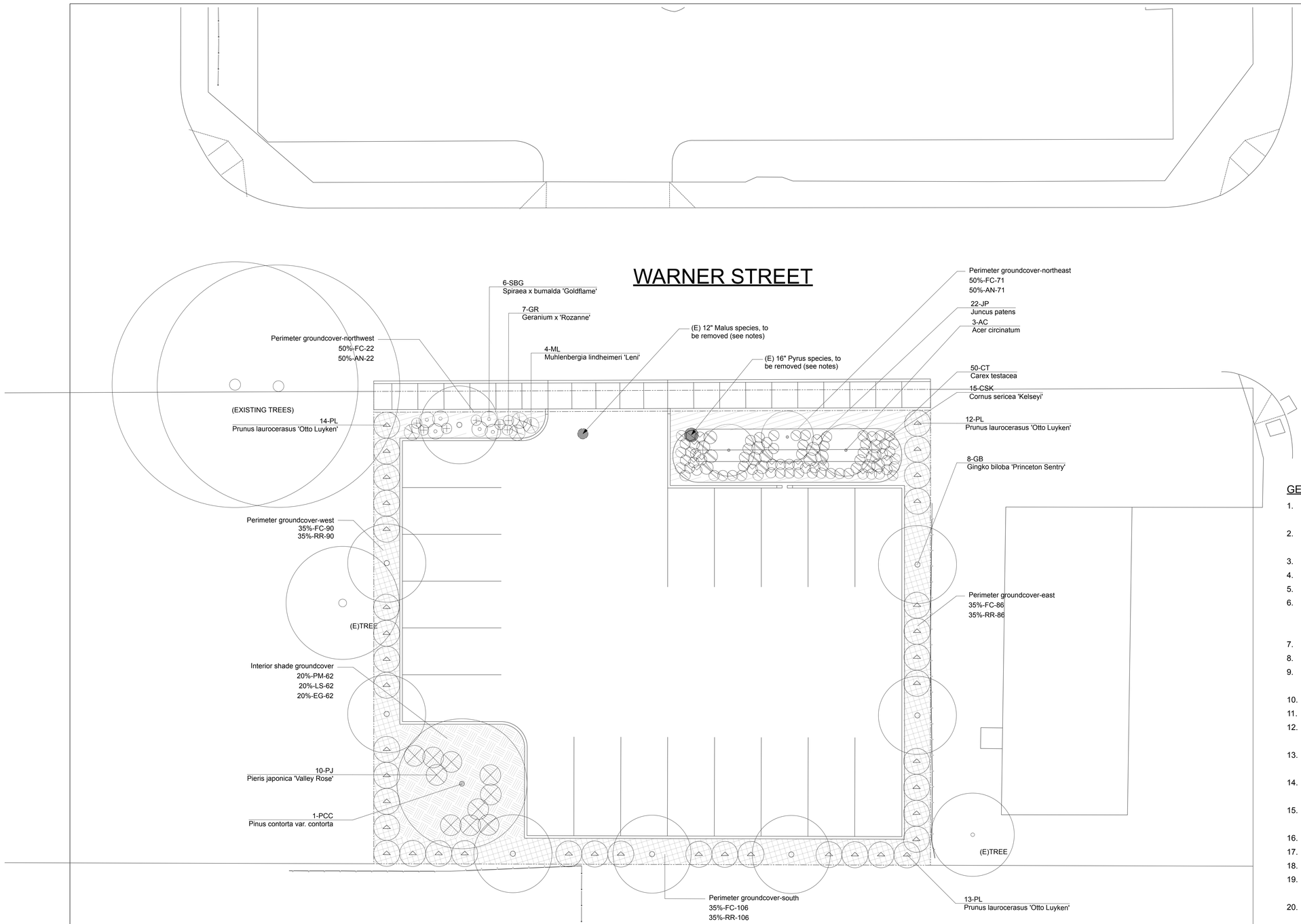

PLANT SCHEDULE

ID	Qty	Latin Name	Common Name	Scheduled Size	Remarks
AC	3	Acer circinatum	Vine Maple	2" caliper, min.	
AN	94	Arctostaphylos nummularia 'Select Form'	Glossy leaved Manzanita	4" pot	16" o.c.
CSK	15	Cornus sericea 'Kelseyi'	Kelsey's Dwarf Red-Osier Dog	3 gallon, min.	
CT	50	Carex testacea	Orange New Zealand Sedge	1 gallon	
EG	62	Epimedium grandiflorum 'Pierre's Purple'	Bishop's Hat	1 gallon	16" o.c.
FC	375	Fragaria x. chiloensis	Beach strawberry	4" pot or flat	16" o.c.
GB	8	Gingko biloba 'Princeton Sentry'	'Princeton Sentry' Gingko	2" caliper, min.	
GR	7	Geranium x 'Rozanne'	Rozanne Cranesbill	1 gallon	2' o.c.
JP	22	Juncus patens	Rush	1 gal	
LS	62	Luzula sylvatica 'Marginata'	Greater Wood Rush	1 gallon	16" o.c.
ML	4	Muhlenbergia lindheimeri 'Leni'	'Autumn Glow' Muhly	1 gallon	3' o.c.
PCC	1	Pinus contorta var. contorta	Shore Pine	4" caliper, min.	
PJ	10	Pieris japonica 'Valley Rose'	Valley Rose Lily Of The Valley	3 gallon, min.	4' o.c.
PL	39	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	3 gallon, min.	4' o.c.
PM	62	Polystichum munitum	Western Sword Fern	1 gallon	16" o.c.
RR	282	Rubus rolfei 'Emerald Carpet'	Creeping raspberry	4" pot or flat	16" o.c.
SBG	6	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	2 gallon, min.	3' o.c.

N

SCALE: 1/8"=1'-0"

GENERAL NOTES

1. REFER TO SOIL PREPARATION SPECIFICATIONS FOR INFORMATION REGARDING SITE AND SOIL PREPARATION (INCLUDING TOPSOIL, AMENDMENTS, AND MULCH APPPLICATION)
2. A PLANT SCHEDULE IS PROVIDED. IF PLANTS SPECIFIED CANNOT BE FOUND, CONTACT LANDSCAPE ARCHITECT (LA) OR OWNER'S REPRESENTATIVE FOR APPROVAL OF SUBSTITUTION
3. CONTRACTOR TO CONTACT LA AT LEAST (3) DAYS PRIOR TO PLANT DELIVERY
4. LANDSCAPE CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES
5. LA OR OWNER'S REPRSENTATIVE TO APPROVE PLANTS ONCE DELIVERED
6. PLANT LAYOUT IS APPROXIMATE AND MAY NEED TO BE ADJUSTED IN FIELD AS REQUIRED. LC TO LAYOUT PLANTS AS INDICATED ON PLANTING PLAN FOR LANDSCAPE ARCHITECT'S OR OWNER REPRESENTATIVE'S APPROVAL PRIOR TO PLANTING.
7. B&B STOCK MAY BE SUBSTITUTED WITH CONTAINER STOCK OF EQUAL GRADE
8. CONTAINER STOCK MAY BE SUBSTITUTED WITH B&B STOCK OF EQUAL GRADE
9. PLANT MATERIAL SHALL CONFORM WITH AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1,LATEST EDITION
10. ALL TREES SHALL BE BRANCHED
11. MULCH ALL PLANTING BEDS WITH 3" MIN. LAYER OF SPECIFIED MULCH
12. IN THE EVENT OF A DISCREPANCY BETWEEN THIS MATERIAL LISTING AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN THE PLANT SPECIEDS AND QUANTITIES REQUIRED
13. IN THE EVENT OF A LACK OF CLARITY ON DRAWINGS, LANDSCAPE CONTRACTOR IS TO CALL LA BEFORE PROCEEDING
14. LANDSCAPE CONTRACTOR WILL PROVIDE A ONE-YEAR WARRANTY ON ALL PROVIDED AND INSTALLED PLANTER MATERIAL FROM DATE OF INSTALLATION
15. ALL DECIDUOUS TREES 2" CALIPER MINIMUM. SINGLE EVERGREEN TREE TO BE 4" CALIPER MINIMUM
16. ALL GROUNDCOVER TO BE SPACED MAXIMUM 16" O.C.
17. ALL SHRUBS TO BE SPACED MAXIMUM 4' O.C.
18. ALL TREES TO BE NO MORE THAN 35' APART
19. ALL PLANTING BEDS TO HAVE A MINIMUM OF 18" TOPSOIL. RE-USE OF EXISTING TOPSOIL IS RECOMMENDED BUT MUST MEET SPECIFICATIONS
20. LANDSCAPE CONTRACTOR SHALL PROVIDE A ONE-YEAR WARRANTY ON ALL PROVIDED AND INSTALLED PLANT MATERIAL FROM DATE OF FINAL APPROVAL BY OWNER'S REPRESENTATIVE.
21. TWO EXISTING TREES ON SITE TO BE REMOVED DUE TO POOR CONDITION. SEE ACCOMPANYING ARBORIST REPORT.
22. CONTRACTOR TO TAKE APPROPRIATE PRECAUTIONS AS NECESSARY TO PROTECT TREES OFF SITE WHICH MAY BE AFFECTED BY CONSTRUCTION. THIS MAY INCLUDE BUT IS NOT LIMITED TO MEASURES TO PROTECT ENTIRE AREA WITHIN DRIPLINE, INCLUDING APPROVED CONSTRUCTION FENCING AND SIGNS.
23. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF PROJECT SPECIFICATIONS PRIOR TO BIDDING. THE PROJECT SPECIFICATIONS FOR SOIL PREPARATION AND TREES, PLANTS AND GROUNDCOVERS ARE A PART OF THESE PLANS AND SHALL BE CONSULTED BY THE LANDSCAPE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND PLANS.

REVISION	DATE	DESCRIPTION	BY	REVISION	DATE	DESCRIPTION	BY

30x42

REGISTERED 650 ROSE BRADY KEANE OREGON 12 / 14 / 07 LANDSCAPE ARCHITECT

rbkla
Rose Brady Keane Landscape Architecture
1921 NW Kearney Street Portland, OR 97209
(503) 936-6865 rose@rbkla.com

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111 SW Fifth Ave., Suite 2400
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JOB No.:	190
DESIGNED BY:	RK
DRAWN BY:	RK
CHECKED BY:	RK
DATE:	03/19/19
PLOTTED BY:	RK
DWG NAME:	1902MILNER_190314
TAB NAME:	

Client Address

MILNER VETERINARY HOSPITAL
PARKING LOT EXPANSION

PLANTING PLAN
AND NOTES

SHEET NO.
L1.0
SHEET 1 OF 3
RECORD NO.
1700123-

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Appendix B

Geotechnical Report

GEODESIGN INC

August 29, 2018

Milner Veterinary Hospital
1034 Molalla Avenue
Oregon City, OR 97045

Attention: Steve Milner

Report of Geotechnical Engineering Services
Milner Veterinary Hospital Parking Lot
1034 Molalla Avenue
Oregon City, Oregon
GeoDesign Project: MilnerVet-1-01

INTRODUCTION

GeoDesign, Inc. is pleased to submit this report of geotechnical engineering services for the proposed Milner Veterinary Hospital parking lot expansion in Oregon City, Oregon. The site location relative to surrounding physical features is shown on Figure 1. Our services for this project were conducted in accordance with our proposal dated July 25, 2018.

PROJECT UNDERSTANDING

The proposed expanded parking lot is located on a vacant lot south of Milner Veterinary Hospital. KPFF Consulting Engineers provided us with a site plan showing the location of the approximately 8,100-square-foot asphalt concrete (AC)-paved parking lot.

SCOPE OF SERVICES

The purpose of our services was to explore the near-surface conditions at the site and provide geotechnical engineering recommendations for use in design and construction of the proposed site improvements. Specifically, we completed the following scope of services:

- Coordinated and managed the field explorations, including public and private utility locates and scheduling subcontractors and GeoDesign field staff.
- Explored subsurface conditions by drilling three borings to depths between 6.5 and 16.5 feet below ground surface (BGS).
- Collected soil samples for laboratory testing at select depths from the explorations.

- Classified the materials encountered in the explorations. Maintained a detailed log of each exploration. Observed groundwater conditions in the explorations.
- Performed the following laboratory tests on select samples collected from the explorations:
  - Five moisture content determinations in general accordance with ASTM D2216
  - Two particle-size analyses in general accordance with ASTM D1140
- Provided recommendations for site preparation, grading and drainage, stripping depths, fill type for imported material, compaction criteria, cut and fill slope criteria, procedures for use of on-site soil, and wet weather earthwork procedures.
- Provided recommendations for construction of AC pavement for the parking lot, including subbase, base course, and AC paving thickness.
- Provided a geotechnical engineering report summarizing our explorations, laboratory testing, and conclusions and recommendations for use in design and construction.

SURFACE CONDITIONS

The proposed expanded parking lot is located approximately 100 feet west of the intersection of Molalla Avenue and Warner Street in Oregon City, Oregon. The ground surface of the approximately 12,700-square-foot lot is predominately covered with grass and several trees border the northern perimeter. The topography of the site is generally level at an elevation of 468 feet.

SUBSURFACE CONDITIONS

We explored subsurface conditions at the site by drilling three borings (B-1 through B-3) to depths between 6.5 and 16.5 feet BGS. Figure 2 shows the approximate exploration locations. A description of the exploration and laboratory testing programs, the exploration logs, and the results of laboratory testing are presented in the Attachment.

A 2-inch-thick root zone was encountered at the location of each exploration. The soil conditions below the root zone generally consist of fine-grained decomposed basalt to the depths explored. The decomposed basalt ranges from medium stiff to hard; however, the consistency within the top 2.5 feet of the ground surface is very stiff to hard. Laboratory testing on select samples indicate fines contents between 88 and 93 percent.

Groundwater was not encountered during drilling to the depths explored. Perched groundwater may be encountered during the wet season or after extended periods of precipitation. The depth to groundwater may fluctuate in response to seasonal changes, prolonged rainfall, changes in surface topography, and other factors not observed in this study.

CONCLUSIONS AND RECOMMENDATIONS

Based on our explorations completed at the site, our experience in the site vicinity, and our geotechnical analysis, it is our opinion that the project is feasible. Our recommendations for use in design and construction are presented below.

PAVEMENT

Our pavement recommendations are based on a minimum resilient modulus of 6,000 pounds per square inch and a design life of 20 years. We do not have specific information on the frequency and type of vehicles that will use the area; however, we have assumed that post-construction traffic conditions will consist of no more than four heavy trucks per week.

We recommend a pavement section consisting of a minimum of 3.0 inches of AC pavement underlain by a minimum of 8.0 inches of aggregate base. For areas subjected to passenger car traffic only, we recommend a pavement section consisting of a minimum of 2.5 inches of AC pavement underlain by a minimum of 6.0 inches of aggregate base. All thicknesses are intended to be the minimum acceptable. The AC and aggregate base should meet the requirements outlined in the "Structural Fill" section. The design of the recommended pavement section is based on the assumption that construction will be completed during an extended period of dry weather and the subgrade will be protected from construction traffic. Wet weather construction will likely require an increased thickness of aggregate base.

All recommended pavement sections constructed on subgrade prepared as recommended are capable of supporting a 75,000-pound fire truck with a point load of 12,500 pounds on an infrequent basis.

STORMWATER INFILTRATION

Based on the soil conditions encountered in our explorations, we do not recommend relying on infiltration for design of the stormwater system at the site.

SITE PREPARATION

The near-surface root zone should be stripped and removed from the site within the proposed building area. We anticipate the depth of stripping will be approximately 2 to 3 inches, although greater stripping depths will be required surrounding the larger trees and to remove localized zones of loose or organic soil. The actual stripping depth should be based on field observations at the time of construction. Stripped material should be transported off site for disposal or used in landscaped areas. Trees and their root balls should be grubbed to the depth of the roots, which could exceed 3 feet BGS. Depending on the methods used to remove this material, considerable disturbance and loosening of the subgrade could occur. We recommend that disturbed soil be removed to expose stiff native soil. The resulting excavations should be backfilled with structural fill.

If construction occurs during or extends into the wet season, or if the moisture content of the surficial soil is more than a couple percentage points above optimum, site stripping and cutting may need to be accomplished using track-mounted equipment. Likewise, the use of granular haul roads and staging areas will be necessary for support of construction traffic during the rainy season or when the moisture content of the surficial soil is more than a few percentage points above optimum. The amount of staging and haul road areas, as well as the required thickness of granular material, will vary with the contractor's sequencing of the project and thee type and frequency of construction equipment. Based on our experience, between 12 and 18 inches of

imported granular material is generally sufficient in staging areas and between 18 and 24 inches in haul roads areas. The actual thickness will depend on the contractor's means and methods and, accordingly, should be the contractor's responsibility.

EXCAVATION

Conventional earthmoving equipment in proper working condition should be capable of making necessary excavations for foundations and utilities. We recommend that excavation be performed by a track-mounted excavator using a smooth-blade bucket.

Trench cuts should stand near vertical to a depth of at least 4 feet. Open excavation techniques may be used to excavate trenches with depths between 4 and 8 feet, provided the walls of the excavation are cut at a slope of 1½H:1V, groundwater seepage is not present, and with the understanding that some sloughing may occur. The trenches should be flattened if excessive sloughing occurs.

Excavations should not undermine adjacent utilities, foundations, walkways, streets, or other hardscapes unless special shoring or underpinned support is provided. Unsupported excavations should not be conducted within a downward and outward projection of a 1H:1V line from 5 feet outside the edge of an adjacent structural feature.

We anticipate that a sump located within the trench excavation likely will be sufficient to remove accumulated water, depending on the amount and persistence of water seepage and the length of time the trench is left open.

All excavations should be made in accordance with applicable OSHA requirements and regulations of the state, county, and local jurisdiction. While this report describes certain approaches to excavation and dewatering, the contract documents should specify that the contractor is responsible for selecting excavation and dewatering methods, monitoring the excavations for safety, and providing shoring (as required) to protect personnel and adjacent structural elements.

STRUCTURAL FILL

General

Structural fill includes fill beneath foundations, slabs, and any other areas intended to support structures or within the influence zone of structures. A variety of material may be used as structural fill at the site. Fill should only be placed over subgrade that has been prepared in conformance with the "Site Preparation" section. Structural fill should be free of organic matter and other deleterious material and, in general, should consist of particles no larger than 4 inches in diameter. A brief characterization of some of the acceptable materials and our recommendations for their use as structural fill are provided below.

On-Site Soil

In general, the material at the site should be suitable for use as general structural fill, provided it is properly moisture conditioned and free of debris, organic materials, and particles over 6 inches in diameter. Based on our experience, we estimate the optimum moisture content for compaction to be approximately 15 to 18 percent for the on-site clay or clayey soil; therefore,

significant moisture conditioning (drying) will likely be required to use on-site clayey soil for structural fill. Accordingly, extended dry weather will be required to adequately condition the soil for use as structural fill. When used as structural fill, the soil should be placed in lifts with a maximum uncompacted thickness of 6 to 8 inches and compacted to not less than 92 percent of the maximum dry density, as determined by ASTM D1557.

Imported Granular Material

Imported granular material used for structural fill should be pit- or quarry-run rock, crushed rock, or crushed gravel and sand. Imported granular material should be fairly well graded between coarse and fine material, should have less than 5 percent by dry weight passing the U.S. Standard No. 200 sieve, and should have at least two mechanically fractured faces. Material with a higher fines content is permissible provided compaction can be achieved. When used as structural fill, imported granular material should be placed in lifts with a maximum uncompacted thickness of 12 inches and compacted to not less than 95 percent of the maximum dry density, as determined by ASTM D1557.

Stabilization Material

Stabilization material used in staging or haul road areas or in trenches should consist of 4- or 6-inch-minus pit- or quarry-run rock, crushed rock, or crushed gravel and sand; should have at least two mechanically fractured faces; and should have less than 5 percent by dry weight passing the U.S. Standard No. 4 sieve. The material should be free of organic matter and other deleterious material. Stabilization material should be placed in one lift and compacted to a firm condition.

AC

The AC should be Level 2, ½-inch, dense asphalt concrete pavement (ACP) as described in Oregon Standards Specifications for Construction (2018) 00744 (Asphalt Concrete Pavement) and compacted to 91 percent of the specific gravity of the mix, as determined by ASTM D2041. The minimum and maximum lift thickness is 2.0 and 3.0 inches, respectively, for ½-inch ACP. Asphalt binder should be performance graded and conform to PG 64-22 or better.

Aggregate Base

Imported granular material used as aggregate base for pavements should consist of ¾- or 1½-inch-minus material. The aggregate should have less than 5 percent by dry weight passing the U.S. Standard No. 200 sieve and at least two fractured faces. The aggregate base should be compacted to not less than 95 percent of the maximum dry density, as determined by ASTM D1557.

EROSION CONTROL

The site soil is moderately susceptible to erosion; therefore, erosion control measures should be carefully planned and in place before construction begins. Surface water runoff should be collected and directed away from slopes to prevent water from running down the slope face. Erosion control measures (such as straw bales, sediment fences, and temporary detention and settling basins) should be used in accordance with local and state ordinances.

OBSERVATION OF CONSTRUCTION

Satisfactory foundation and earthwork performance depends to a large degree on quality of construction. Sufficient observation of the contractor's activities is a key part of determining that the work is completed in accordance with the construction drawings and specifications. Subsurface conditions observed during construction should be compared with those encountered during the subsurface exploration. Recognition of changed conditions often requires experience; therefore, qualified personnel should visit the site with sufficient frequency to detect if subsurface conditions change significantly from those anticipated.

We recommend that GeoDesign be retained to observe earthwork activities, including stripping, proof rolling of the subgrade and repair of soft areas, footing subgrade preparation, performing laboratory compaction and field moisture-density tests, observing final proof rolling of the pavement subgrade and base rock, and AC placement and compaction.

LIMITATIONS

We have prepared this report for use by Milner Veterinary Hospital and members of the design and construction teams for the proposed project. The data and report can be used for bidding or estimating purposes, but our report, conclusions, and interpretations should not be construed as warranty of the subsurface conditions and are not applicable to other nearby building sites.

If design changes are made, we request that we be retained to review our conclusions and recommendations and to provide a written modification or verification.

The scope does not include services related to construction safety precautions, and our recommendations are not intended to direct the contractor's methods, techniques, sequences, or procedures, except as specifically described in our report for consideration in design.

Within the limitations of scope, schedule, and budget, our services have been executed in accordance with generally accepted practices in this area at the time the report was prepared. No warranty, express or implied, should be understood.

♦ ♦ ♦

We appreciate the opportunity to be of service to you. Please contact us if you have questions regarding this report.

Sincerely,

GeoDesign, Inc.

Reed Kistler, P.E.
Project Engineer

Brett A. Shipton, P.E., G.E.
Principal Engineer

cc: Daan Dommels, KPFF Consulting Engineers (via email only)

RSK:SVM:kt
Attachments
One copy submitted (via email only)
Document ID: MilnerVet-1-01-082918-geolr.docx
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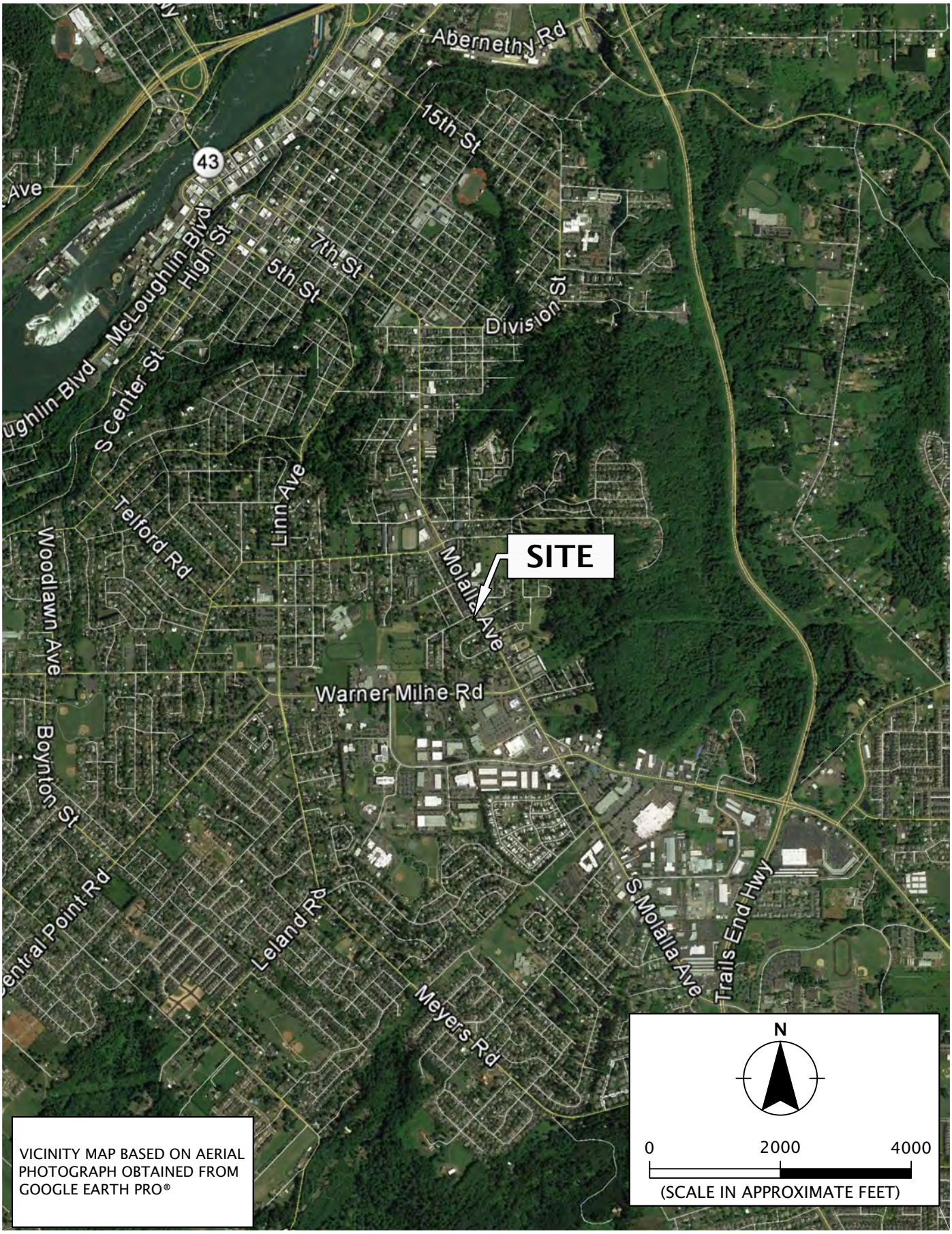
FIGURES



VICINITY MAP BASED ON AERIAL PHOTOGRAPH OBTAINED FROM GOOGLE EARTH PRO®

Printed By: mmiller | Print Date: 8/21/2018 4:25:57 PM
File Name: J:\M-R\MilnerVet\MilnerVet-1\MilnerVet-1-01\Figures\CAD\MilnerVet-1-01-VM01.dwg | Layout: FIGURE 1

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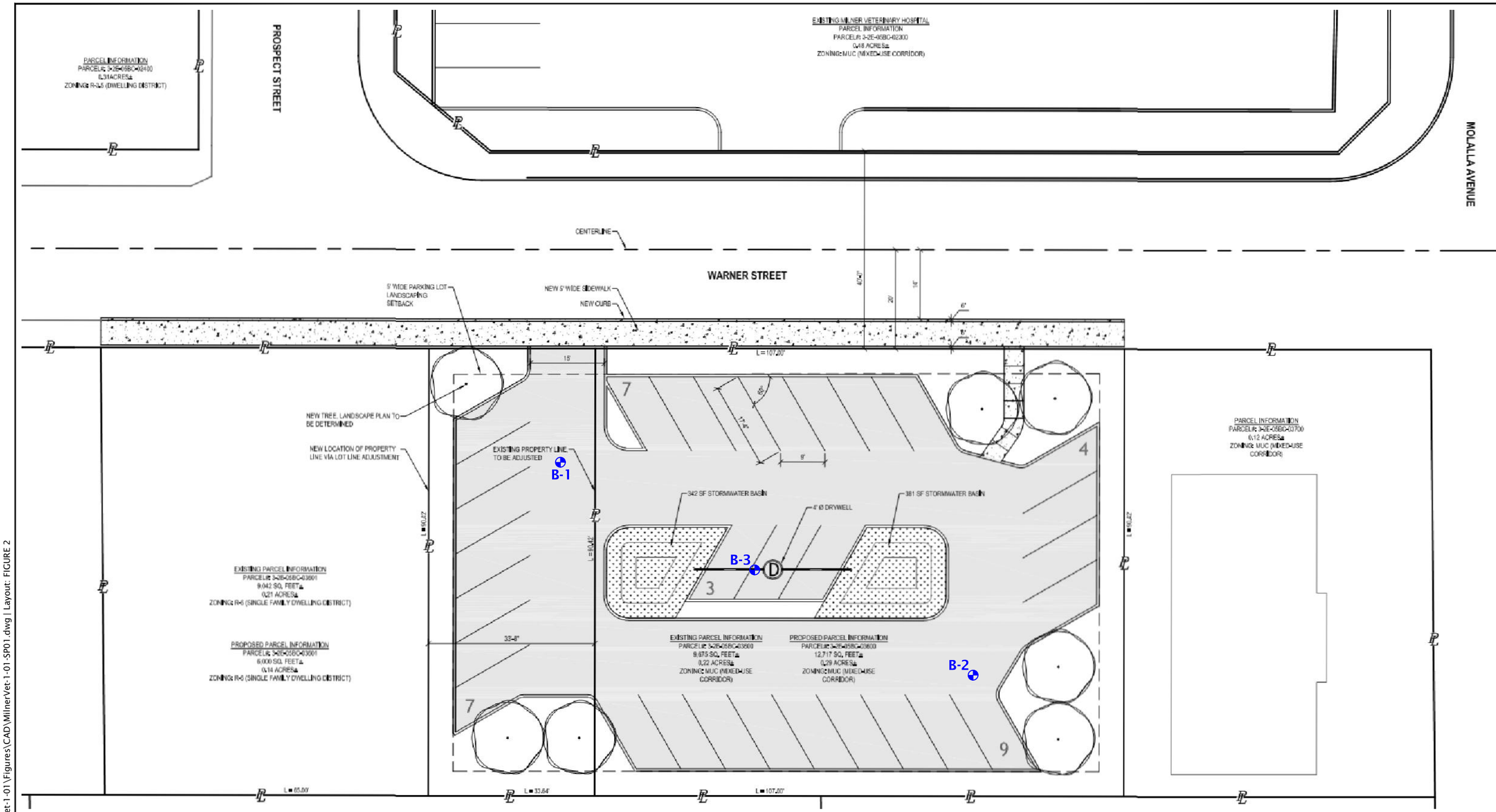
MILNERVET-1-01	**VICINITY MAP**	
AUGUST 2018	MILNER VETERINARY HOSPITAL PARKING LOT OREGON CITY, OR	**FIGURE 1**



LEGEND:

B-1 BORING

SITE PLAN BASED ON IMAGE OBTAINED FROM KPFF CONSULTING ENGINEERS JULY 23, 2018

N

0 20 40

(SCALE IN FEET)

SITE PLAN

FIGURE 2

MILNER VETERINARY HOSPITAL PARKING LOT
OREGON CITY, OR

MILNERVET-1-01

AUGUST 2018

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Printed By: mmiller | Print Date: 8/21/2018 4:25:59 PM
File Name: J:\M-R\MilnerVet\MilnerVet-1\MilnerVet-1-01\Figures\CAD\MilnerVet-1-01-SP01.dwg | Layout: FIGURE 2

ATTACHMENT

ATTACHMENT

FIELD EXPLORATIONS

GENERAL

We explored subsurface conditions at the site by drilling three borings (B-1 through B-3) to depths between 6.5 and 16.5 feet BGS. Drilling services were provided by Western States Soil Conservation, Inc. of Hubbard, Oregon, on August 3, 2018 using mud rotary drilling techniques. The exploration logs are presented in this attachment.

The locations of the explorations were determined in the field by pacing from existing site features. This information should be considered accurate to the degree implied by the method used.

SOIL SAMPLING

Samples were collected from the borings using a 1½-inch-inside diameter split-spoon sampler (SPT) in general accordance with ASTM D1586. The split-spoon samplers were driven into the soil with a 140-pound hammer free-falling 30 inches. The samplers were driven a total distance of 18 inches. The number of blows required to drive the sampler the final 12 inches is recorded on the exploration logs, unless otherwise noted. Sampling methods and intervals are shown on the exploration logs.

The average efficiency of the automatic SPT hammer used by Western States Soil Conservation, Inc. was 81.4 percent. The calibration testing results are presented at the end of this attachment.

SOIL CLASSIFICATION

The soil samples were classified in the field in accordance with the "Exploration Key" (Table A-1) and "Soil Classification System" (Table A-2), which are presented in this attachment. The exploration logs indicate the depths at which the soil characteristics change, although the change actually could be gradual. If the change occurred between sample locations, the depth was interpreted. Classifications are shown on the exploration logs.

LABORATORY TESTING

CLASSIFICATION

The soil samples were classified in the laboratory to confirm field classifications. The laboratory classifications are shown on the exploration logs if those classifications differed from the field classifications.

MOISTURE CONTENT

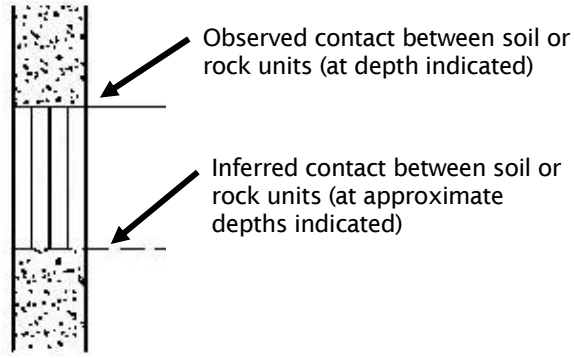
We determined the natural moisture content of select soil samples in general accordance with ASTM D2216. The natural moisture content is a ratio of the weight of the water to the dry weight of soil in a test sample expressed as a percentage. The test results are presented in this attachment.

PARTICLE-SIZE ANALYSIS

Particle-size analyses were completed on select soil samples in general accordance with ASTM D1140 (percent passing the U.S. Standard No. 200 sieve). This test determines the fraction of the soil particles in a sample that are finer than 75 micrometers expressed as percentage of its dry weight. The test results are presented in this attachment.

SYMBOL	SAMPLING DESCRIPTION
	Location of sample obtained in general accordance with ASTM D 1586 Standard Penetration Test with recovery
	Location of sample obtained using thin-wall Shelby tube or Geoprobe® sampler in general accordance with ASTM D 1587 with recovery
	Location of sample obtained using Dames & Moore sampler and 300-pound hammer or pushed with recovery
	Location of sample obtained using Dames & Moore and 140-pound hammer or pushed with recovery
	Location of sample obtained using 3-inch-O.D. California split-spoon sampler and 140-pound hammer
	Location of grab sample
	Rock coring interval
	Water level during drilling
	Water level taken on date shown

Graphic Log of Soil and Rock Types



GEOTECHNICAL TESTING EXPLANATIONS

ATT	Atterberg Limits	P	Pushed Sample
CBR	California Bearing Ratio	PP	Pocket Penetrometer
CON	Consolidation	P200	Percent Passing U.S. Standard No. 200 Sieve
DD	Dry Density		
DS	Direct Shear	RES	Resilient Modulus
HYD	Hydrometer Gradation	SIEV	Sieve Gradation
MC	Moisture Content	TOR	Torvane
MD	Moisture-Density Relationship	UC	Unconfined Compressive Strength
NP	Nonplastic	VS	Vane Shear
OC	Organic Content	kPa	Kilopascal

ENVIRONMENTAL TESTING EXPLANATIONS

CA	Sample Submitted for Chemical Analysis	ND	Not Detected
P	Pushed Sample	NS	No Visible Sheen
PID	Photoionization Detector Headspace Analysis	SS	Slight Sheen
		MS	Moderate Sheen
ppm	Parts per Million	HS	Heavy Sheen

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EXPLORATION KEY

TABLE A-1

RELATIVE DENSITY - COARSE-GRAINED SOIL

Relative Density	Standard Penetration Resistance	Dames & Moore Sampler (140-pound hammer)	Dames & Moore Sampler (300-pound hammer)
Very Loose	0 – 4	0 - 11	0 - 4
Loose	4 – 10	11 - 26	4 - 10
Medium Dense	10 – 30	26 - 74	10 - 30
Dense	30 – 50	74 - 120	30 - 47
Very Dense	More than 50	More than 120	More than 47

CONSISTENCY - FINE-GRAINED SOIL

Consistency	Standard Penetration Resistance	Dames & Moore Sampler (140-pound hammer)	Dames & Moore Sampler (300-pound hammer)	Unconfined Compressive Strength (tsf)
Very Soft	Less than 2	Less than 3	Less than 2	Less than 0.25
Soft	2 - 4	3 – 6	2 - 5	0.25 - 0.50
Medium Stiff	4 - 8	6 – 12	5 - 9	0.50 - 1.0
Stiff	8 - 15	12 – 25	9 - 19	1.0 - 2.0
Very Stiff	15 - 30	25 – 65	19 – 31	2.0 - 4.0
Hard	More than 30	More than 65	More than 31	More than 4.0

PRIMARY SOIL DIVISIONS			GROUP SYMBOL	GROUP NAME
COARSE-GRAINED SOIL (more than 50% retained on No. 200 sieve)	GRAVEL (more than 50% of coarse fraction retained on No. 4 sieve)	CLEAN GRAVEL (< 5% fines)	GW or GP	GRAVEL
		GRAVEL WITH FINES (≥ 5% and ≤ 12% fines)	GW-GM or GP-GM	GRAVEL with silt
			GW-GC or GP-GC	GRAVEL with clay
		GRAVEL WITH FINES (> 12% fines)	GM	silty GRAVEL
			GC	clayey GRAVEL
			GC-GM	silty, clayey GRAVEL
	SAND (50% or more of coarse fraction passing No. 4 sieve)	CLEAN SAND (<5% fines)	SW or SP	SAND
		SAND WITH FINES (≥ 5% and ≤ 12% fines)	SW-SM or SP-SM	SAND with silt
			SW-SC or SP-SC	SAND with clay
		SAND WITH FINES (> 12% fines)	SM	silty SAND
			SC	clayey SAND
			SC-SM	silty, clayey SAND
FINE-GRAINED SOIL (50% or more passing No. 200 sieve)	SILT AND CLAY	Liquid limit less than 50	ML	SILT
			CL	CLAY
			CL-ML	silty CLAY
			OL	ORGANIC SILT or ORGANIC CLAY
		Liquid limit 50 or greater	MH	SILT
			CH	CLAY
			OH	ORGANIC SILT or ORGANIC CLAY
HIGHLY ORGANIC SOIL			PT	PEAT

MOISTURE CLASSIFICATION

Term	Field Test
dry	very low moisture, dry to touch
moist	damp, without visible moisture
wet	visible free water, usually saturated

ADDITIONAL CONSTITUENTS

Secondary granular components or other materials such as organics, man-made debris, etc.

Percent	Silt and Clay In: Fine-Grained Soil	Silt and Clay In: Coarse-Grained Soil	Percent	Sand and Gravel In: Fine-Grained Soil	Sand and Gravel In: Coarse-Grained Soil
< 5	trace	trace	< 5	trace	trace
5 – 12	minor	with	5 – 15	minor	minor
> 12	some	silty/clayey	15 – 30	with	with
			> 30	sandy/gravelly	Indicate %

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SOIL CLASSIFICATION SYSTEM

TABLE A-2

DEPTH FEET	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION / DEPTH	TESTING	SAMPLE	▲ BLOW COUNT ● MOISTURE CONTENT % ▥ RQD% ▨ CORE REC% (0 – 50 – 100)	INSTALLATION AND COMMENTS
0.0		Very stiff, brown with black spotted CLAY (CL/CH), minor gravel, trace sand; moist, gravel is subangular and intensely weathered (decomposed basalt) (2-inch-thick root zone).					
2.5						19	
5.0		stiff at 5.0 feet		P200		14	P200 = 93%
7.5		very stiff, without gravel at 7.5 feet				17	
10.0		stiff to very stiff, trace gravel; gravel is intensely weathered at 10.0 feet				15	
12.5							
15.0		medium stiff at 15.0 feet		P200		7	P200 = 88%
		Exploration completed at a depth of 16.5 feet.	16.5				Surface elevation was not measured at the time of exploration.
17.5		Hammer efficiency factor is 81.4 percent.					
20.0							

DRILLED BY: Western States Soil Conservation, Inc. LOGGED BY: R. Kistler COMPLETED: 08/03/18

BORING METHOD: mud rotary (see document text) BORING BIT DIAMETER: 4 7/8 inches

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MILNERVET-1-01

AUGUST 2018

BORING B-1

MILNER VETERINARY HOSPITAL PARKING LOT
OREGON CITY, OR

FIGURE A-1

DEPTH FEET	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION / DEPTH	TESTING	SAMPLE	▲ BLOW COUNT ● MOISTURE CONTENT % ▥ RQD% ▨ CORE REC% (0 – 50 – 100)	INSTALLATION AND COMMENTS
0.0		Hard, brown with black spotted CLAY (CL/CH), minor gravel, trace sand; moist, gravel is intensely weathered (decomposed basalt) (2-inch-thick root zone).					
2.5						▲ 33	
5.0		very stiff at 5.0 feet				▲ 21 ●	
		Exploration completed at a depth of 6.5 feet.	6.5				Surface elevation was not measured at the time of exploration.
7.5		Hammer efficiency factor is 81.4 percent.					
10.0							
12.5							
15.0							
17.5							
20.0							

DRILLED BY: Western States Soil Conservation, Inc. LOGGED BY: R. Kistler COMPLETED: 08/03/18

BORING METHOD: mud rotary (see document text) BORING BIT DIAMETER: 4 7/8 inches

GEODESIGN INC
9450 SW Commerce Circle - Suite 300
Wilsonville OR 97070
503.968.8787 www.geodesigninc.com

MILNERVET-1-01

AUGUST 2018

BORING B-2

MILNER VETERINARY HOSPITAL PARKING LOT
OREGON CITY, OR

FIGURE A-2

DEPTH FEET	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION / DEPTH	TESTING	SAMPLE	▲ BLOW COUNT ● MOISTURE CONTENT % ▥ RQD% ▨ CORE REC% (0 – 50 – 100)	INSTALLATION AND COMMENTS
0.0		Very stiff, brown with black spotted CLAY (CL/CH), minor gravel, trace sand; moist, gravel is intensely weathered (decomposed basalt) (2-inch-thick root zone).					
2.5						27	
5.0		stiff to very stiff, brown with gray mottles, without gravel at 5.0 feet				15	
		Exploration completed at depth of 6.5 feet.	6.5				Surface elevation was not measured at the time of exploration.
7.5		Hammer efficiency factor is 81.4 percent.					
10.0							
12.5							
15.0							
17.5							
20.0							

DRILLED BY: Western States Soil Conservation, Inc. LOGGED BY: R. Kistler COMPLETED: 08/03/18

BORING METHOD: mud rotary (see document text) BORING BIT DIAMETER: 4 7/8 inches

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AUGUST 2018

BORING B-3

MILNER VETERINARY HOSPITAL PARKING LOT
OREGON CITY, OR

FIGURE A-3

SAMPLE INFORMATION			MOISTURE CONTENT (PERCENT)	DRY DENSITY (PCF)	SIEVE			ATTERBERG LIMITS		
EXPLORATION NUMBER	SAMPLE DEPTH (FEET)	ELEVATION (FEET)			GRAVEL (PERCENT)	SAND (PERCENT)	P200 (PERCENT)	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX
B-1	2.5		30							
B-1	5.0		33				93			
B-1	15.0		67				88			
B-2	5.0		31							
B-3	2.5		29							

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MILNERVET-1-01

AUGUST 2018

SUMMARY OF LABORATORY DATA

MILNER VETERINARY HOSPITAL PARKING LOT
OREGON CITY, OR

FIGURE A-4

Pile Dynamics, Inc.
SPT Analyzer Results

RIG #9 - Serial No. 403487
PDA-S Ver. 2017.22 - Printed: 5/9/2018

Summary of SPT Test Results

Project: WSSC-8-03, Test Date: 5/9/2018

EMX: Maximum Energy

ETR: Energy Transfer Ratio - Rated

Start Depth ft	Final Depth ft	**N Value**	**N60 Value**	Average EMX ft-lb	Average ETR %
25.00	26.50	**12**	**16**	290.01	82.9
30.00	31.50	**16**	**21**	280.85	80.2
35.00	36.50	**26**	**35**	287.04	82.0
40.00	41.50	**29**	**39**	282.85	80.8
			Overall Average Values:	284.81	81.4
			Standard Deviation:	6.09	1.7
			Overall Maximum Value:	295.59	84.5
			Overall Minimum Value:	268.85	76.8

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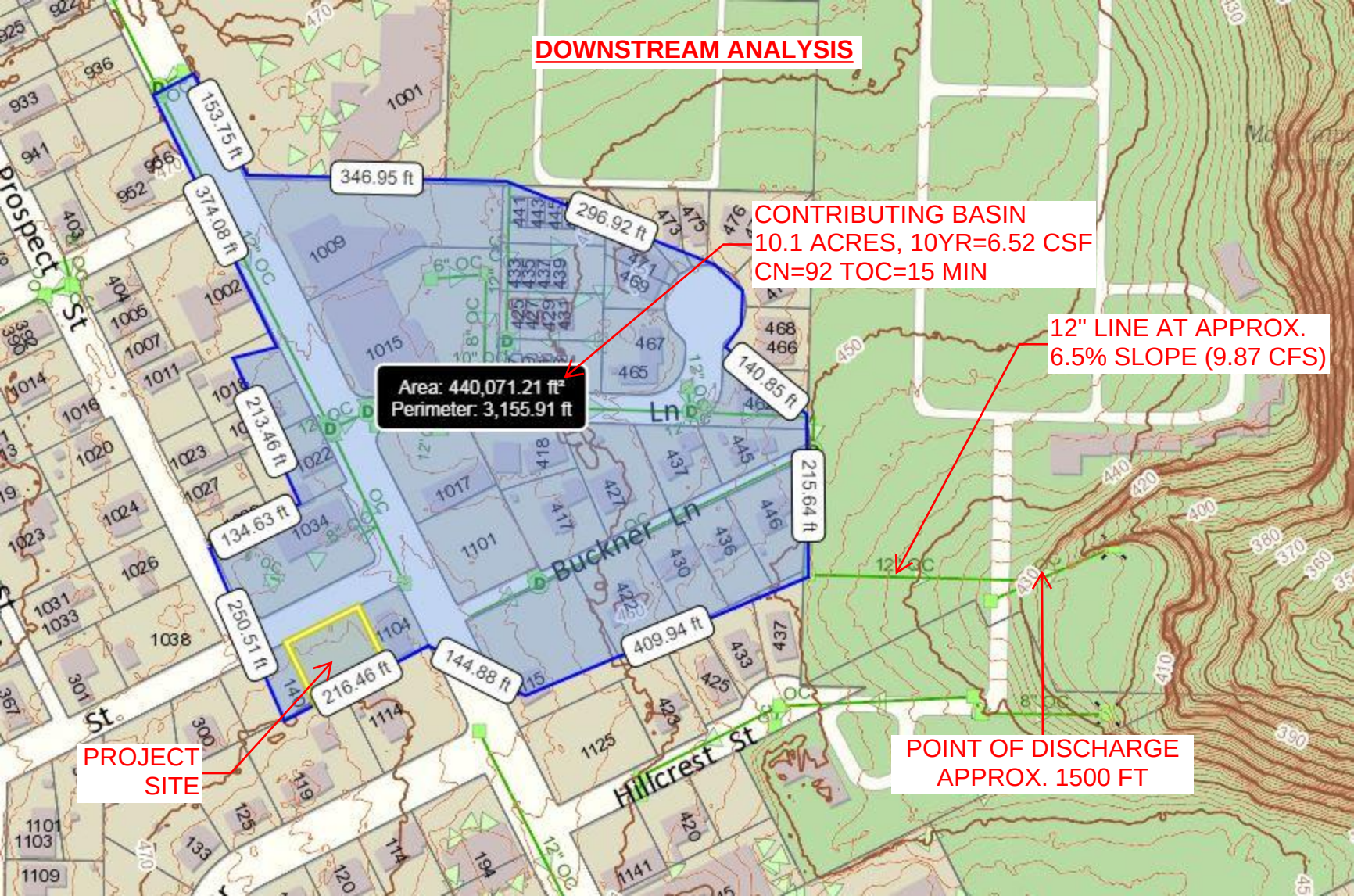
Appendix C

Conveyance Calculations and Downstream Analysis

Conveyance Calcs

BASIN	DESIGN SECTION			Rational Method Calculations				Cumulative	DESIGN					
	FROM	TO	C	I (in/hr)	A (acres)	Basin Runo Q (cfs)	Runoff Q (cfs)	Slope (%)	Diameter (in)	Capacity Q_f (cfs)	Velocity V_f ft/s	Runoff Ratio Q/Q_f	Velocity at Q/Q_f	Capacity Q vs. Q_f
10-YEAR STORM EVENT														
BMP A	SD OV-1	EX. MH-1	0.74	2.80	0.21	0.44	0.44	1.00	6	0.56	2.86	0.78	3.00	OK*
100-YEAR STORM EVENT														
BMP A	SD OV-1	EX. MH-1	0.74	4.00	0.21	0.62	0.62	1.00	6	0.56	2.86	1.11	3.14	SMALL**

* = Overflow and piping allows for 10-year storm event
** = Overflow and piping allows for most of 100-year storm event. Additional flow will over top rain garden and proceed overland into Warner Street.


DOWNSTREAM ANALYSIS
CONTRIBUTING BASIN
10.1 ACRES, 10YR=6.52 CSF
CN=92 TOC=15 MIN
12" LINE AT APPROX.
6.5% SLOPE (9.87 CFS)
Area: 440,071.21 ft²
Perimeter: 3,155.91 ft
153.75 ft
346.95 ft
296.92 ft
374.08 ft
140.85 ft
213.46 ft
134.63 ft
215.64 ft
250.51 ft
216.46 ft
144.88 ft
409.94 ft
Buckner Ln
Hillcrest St
Prospect St
PROJECT
SITE
POINT OF DISCHARGE
APPROX. 1500 FT

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Appendix D

WES BMP Sizing Report

WES BMP Sizing Report

Project Information

Project Name	Milner Parking Lot
Project Type	Addition
Location	
Stormwater Management Area	430
Project Applicant	Steve Milner
Jurisdiction	CCSD1NCSA

Drainage Management Area

Name	Area (sq-ft)	Pre-Project Cover	Post-Project Cover	DMA Soil Type	BMP
Parking Lot	6,805	Grass	ConventionalConcrete	D	BMP
Landscape	2,091	Grass	LandscapeDsoil	D	BMP

LID Facility Sizing Details

LID ID	Design Criteria	BMP Type	Facility Soil Type	Minimum Area (sq-ft)	Planned Areas (sq-ft)	Orifice Diameter (in)
BMP	FlowControlAndTreatment	Rain Garden - Infiltration	A1	330.7	430.0	0.0

Pond Sizing Details

1. FCWQT = Flow control and water quality treatment, WQT = Water quality treatment only

2. Depth is measured from the bottom of the facility and includes the three feet of media (drain rock, separation layer and growing media).

3. Maximum volume of the facility. Includes the volume occupied by the media at the bottom of the facility.

4. Maximum water storage volume of the facility. Includes water storage in the three feet of soil media assuming a 40 percent porosity.

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Appendix E

Operations and Maintenance Plan

Operations and Maintenance Plan

Milner Veterinary Hospital Parking Lot Expansion

Prepared for: Steve Milner
Project Engineer: Daan Dommels, PE, PMP

April 2019 | KPFF Project #1800304

kpff

KPFF'S COMMITMENT TO SUSTAINABILITY

As a member of the US Green Building Council, a sustaining member of Oregon Natural Step, and a member of the Sustainable Products Purchasers Coalition, KPFF is committed to the practice of sustainable design and the use of sustainable materials in our work.

When hardcopy reports are provided by KPFF, they are prepared using recycled and recyclable materials, reflecting KPFF's commitment to using sustainable practices and methods in all of our products.

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Facility Information 2
Contact for Stormwater Facility Maintenance 2
Narrative 2
Operations and Maintenance 2
Operating Procedures 2
Regular Maintenance 2
Inspections 3
Maintenance Standards 3
Connected Facilities 3
O&M Plan Responsibility 3
Responsible Party 3
Funding 3

Appendices

Appendix A
Site Plan
Appendix B
O&M Requirements
Appendix C
Maintenance Agreement

Introduction

Facility Information

The project will use a rain garden to provide flow control and treatment in accordance with the Oregon City Stormwater and Grading Design Standards. The runoff from the pavement will sheet flow into a lynch style catch basin that will provide pre-treatment prior to discharging to the rain garden. The rain garden will have an open bottom to allow for natural infiltration. However, due to the limited infiltration capacity of the native soil, the sizing and design for the rain garden did not take infiltration into account and an additional underdrain system is provided to allow for excess runoff to be conveyed away from the facility. See Appendix A for a site plan.

Contact for Stormwater Facility Maintenance

Organization:	Milner Veterinary Clinic
Address:	1034 Molalla Ave.
	Oregon City, Oregon 97045
Contact:	Steve Milner
Telephone:	503-704-6307
E-Mail:	stevemilnerdvm@gmail.com

Narrative

The project site is located off of Warner Street, between Molalla Avenue and Prospect Street. It will include a newly constructed parking lot for approximately 19 vehicular parking spots with sidewalk frontage improvements. There is perimeter and interior landscaping which includes a rain garden with an underdrain and overflow structure. Discharge from the facility will cross Warner Street and connect to a manhole located along Molalla Avenue in the Milner Veterinary Hospital Site.

The rain garden is constructed based on the WES BMP Sizing Standards to allow for flow control and treatment.

Operations and Maintenance

Operating Procedures

The facilities should operate as intended if properly maintained. No additional seasonal modifications or adjustments to the facilities will be necessary to operate the stormwater management facilities.

Regular Maintenance

The rain garden should be kept clear of weeds and debris at all times and shall be inspected regularly to ensure that the side slopes are stable and ponds are not forming within the facilities. Maintenance records shall be maintained to record the date, type, and a description of the maintenance activities. See figure C-6 (Rain Gardens Operations & Maintenance Plan) within Appendix B for a recommended annual maintenance schedule and maintenance procedures to common deficiencies.

Inspections

The facilities should be inspected on a monthly basis. See Figure C-20 (Stormwater Facilities Operation & Maintenance Checklist) within Appendix B for a checklist of additional inspection requirements and recommended inspection frequencies.

Maintenance Standards

See Figure C-6 within Appendix B, for the required standards. Any deficiencies in the facilities should be noted and corrected to meet the requirements outlined.

Connected Facilities

Both of the storm planters are connected by the storm line that carries the runoff east to the perforated pipes and off of the site.

O&M Plan Responsibility

Responsible Party

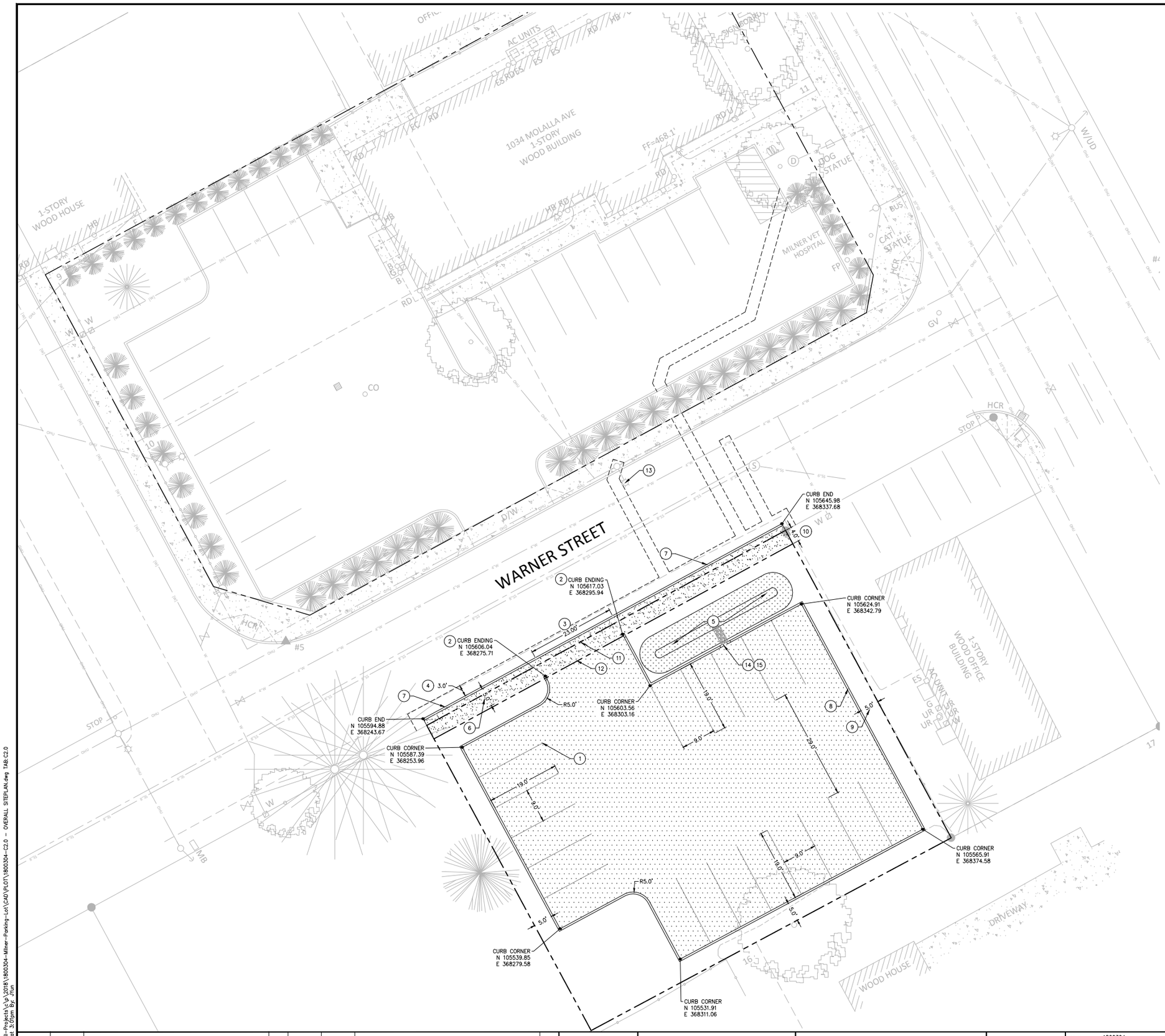
The owner shall be responsible for ongoing maintenance and inspections of stormwater management facilities (see page 2 for contact information).

Funding

The owner shall be responsible for funding the ongoing maintenance and operations of the stormwater management facilities.

Appendix A

Site Plan



SHEET NOTES

1. ALL DIMENSIONS AND COORDINATES ARE TO FACE OF CURB OR FACE OF WALL.

(X) KEY NOTES

1 STANDARD 4" WHITE STRIPING
2 CURB ENDING — 2/C5.0
3 23' COMMERCIAL CURB TIGHT DRIVEWAY — 7/C5.0
4 SAWCUT 3 FEET FROM EDGE OF GUTTER, RESTORE PAVEMENT IN ACCORDANCE WITH THE CITY OF OREGON CITY PUBLIC WORKS PAVEMENT CUT STANDARDS.
5 STORMWATER MANAGEMENT FACILITY
6 5' WIDE SIDEWALK — 5/C5.0
7 STANDARD CURB — 6/C5.0
8 STANDARD CURB — 3/C5.0
9 5' LANDSCAPED SETBACK FROM PROPERTY LINE
10 4' RIGHT-OF-WAY DEDICATION
11 OLD PROPERTY LINE
12 NEW PROPERTY LINE
13 EXISTING STREET LIGHT BY PGE
14 CURB SPILLWAY — 4/C5.0
15 6" CURB INLET AND RIP-RAP PROTECTION — 2/C5.1

LEGEND

PROPERTY LINE
SAW CUT
ASPHALT PAVEMENT — 1/C5.0
CONCRETE SIDEWALK PAVEMENT — 4/C5.0

REVISION	DATE	DESCRIPTION	BY	REVISION	DATE	DESCRIPTION	BY

SCALE 1 INCH = 10 FEET
10 0 10 20

kpff
111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.3251
F: 503.224.4681
www.kpff.com

JOB No.:	1800304
DESIGNED BY:	XXX
DRAWN BY:	XXX
CHECKED BY:	XXX
DATE:	XX/XX/XX
PLOTTED BY:	JYun
DWG NAME:	
TAB NAME:	C2.0

1034 Molalla Avenue Oregon City, OR 97045

MILNER VETERINARY HOSPITAL
PARKING LOT EXPANSION

OVERALL SITE PLAN

SHEET NO. C2.0
SHEET 4 OF 13
RECORD NO. 1700123-XX

File: \\civilpdx1\Civil-Projects\p\2018\1800304-Milner-Parking-Lot\CAD\PLOT\1800304-C2.0 - OVERALL SITEPLAN.dwg TAB:C2.0
30x42 Plotted: 3/26/19 at 3:01pm By: JYun

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Appendix B

O&M Requirements

Rain Gardens
Operations & Maintenance Plan

What to Look For	What to Do
Structural Components, including inlets and outlets/overflows, shall freely convey stormwater.	
Clogged inlets or outlets	-Remove sediment and debris from catch basins, trench drains and curb inlets and pipes to maintain at least 50% conveyance capacity at all times.
Cracked Drain Pipes	-Repair/seal cracks. Replace when repair is insufficient.
Check Dams	-Maintain 4 to 10 inch deep rock check dams at design intervals.
Vegetation	
Dead or strained vegetation	-Replant per original planting plan, or substitute from Appendix A. -Irrigate as needed. Mulch banks annually. DO NOT apply fertilizers, herbicides, or pesticides.
Tall Grass and Vegetation	-Cut back grass and prune overgrowth 1-2 times per year. Remove cuttings.
Weeds	-Manually remove weeds. Remove all plant debris.
Growing/Filter Medium, including soil and gravels, shall sustain healthy plant cover and infiltrate within 72 hours.	
Gullies	-Fill, lightly compact, and plant vegetation to disperse flow.
Erosion	-Replace splash blocks or inlet gravel/rock.
Slope Slippage	-Stabilize 3:1 slopes/banks with plantings from Appendix A.
Ponding	-Rake, till, or amend to restore infiltration rate.

Annual Maintenance Schedule:

Summer. Make any structural repairs. Improve filter medium as needed. Clear drain. Irrigate as needed.
Fall. Replant exposed soil and replace dead plants. Remove sediment and plant debris.
Winter. Monitor infiltration/flow-through rates. Clear inlets and outlets/overflows to maintain conveyance.
Spring. Remove sediment and plant debris. Replant exposed soil and replace dead plants. Mulch.
All seasons. Weed as necessary. Clean scuppers or curb cuts as needed.
Maintenance Records: Record date, description, and contractor (if applicable) for all structural repairs, landscape maintenance, and facility cleanout activities. Keep work orders and invoices on file and make available upon request of the inspector.
Access: Maintain ingress/egress to design standards.
Infiltration/Flow Control: All facilities shall drain within 72 hours. Record time/date, weather, and site conditions when ponding occurs.
Pollution Prevention: All sites shall implement best management practices to prevent hazardous or solid wastes or excessive oil and sediment from contaminating stormwater. Contact emergency response agencies for immediate assistance responding to spills. Record time/date, weather, and site conditions if site activities contaminate stormwater.
Vectors (Mosquitoes & Rodents): Stormwater facilities shall not harbor mosquito larvae or rats that pose a threat to public health or that undermine the facility structure. Monitor standing water for small wiggling sticks perpendicular to the water's surface. Note holes/burrows in and around facilities. Call Clackamas County Vector Control for immediate assistance to eradicate vectors. Record time/date, weather, and site conditions when vector activity observed.

STORMWATER FACILITIES
OPERATIONS AND MAINTENANCE CHECKLIST

Problem	Recommended / Required	Trigger	Preferred Condition
Sediment Accumulation in Treatment Area	Monthly from November through April / Annually Required	Sediment depth exceeds 3 inches	Sediment removed from vegetated treatment area: level side to side and drains freely toward outlet; no standing water within 24 hours of any major storm (1" in 24 hours)
Erosion Scouring	Monthly from November through April / Annually Required	Exposed earth or rutted soil	Repair ruts or bare areas by filling with topsoil during dry season; regrade and replant large bare areas
Standing Water	Monthly from November through April and after any major storm event (1 inch in 24 hours)	Standing water in the planter between storms that does not drain freely	Remove sediment or trash blockages; improve end to end grade so there is no standing water 24 hours after any major storm (1 inch in 24 hours)
Flow not Distributed Evenly	Monthly from November through April / Annually Required	Flows unevenly distributed through planter width due to uneven or clogged flow spreader	Level the spreader and clean so that flows spread evenly over entire planter width
Settlement/ Misalignment	Annually Required	Failure of planters has created safety, function, or design problem	Planter replaced or repaired to design standards
Constant Baseflow	Monthly from November through April / Annually Required	Small, continual flow of water through the planter even after weeks without rain; planter bottom has an eroded, muddy channel	Add a low-flow pea gravel drain the length of the planter or bypass the baseflow around the planter
Vegetation	Monthly from November through April / Annually Required	Vegetation blocking more than 10% of the inlet pipe opening	No vegetation blocking the inlet pipe opening
Poor Vegetation Coverage	Monthly / Annually Required	Grass or other vegetation is sparse, or bare in more than 10% of the planter area	Determine cause of poor growth and correct the condition; replant with plants (per Appendix A) as needed to meet facility standards
Invasive Vegetation	Monthly / Annually Required	No invasive vegetation is planted or permitted to remain	No invasive vegetation present; remove excessive weeds. Control if complete eradication is not feasible
Rodents	Monthly / Annually Required	Evidence of rodents or rodent damage	No rodents; functioning facility
Insects	Annually Required	Insects such as wasps and hornets that interfere with maintenance activities	Harmful Insects removed
Trash and Debris	Monthly and after any major storm event (1 inch in 24 hours) / Annually Required	Visual evidence of trash, debris or dumping	Trash and Debris removed from facility
Contamination and Pollution	Monthly from November through April / Annually Required	Any evidence of oil, gasoline, contamination or other pollutants	No contaminants or pollutants present; coordinate removal/cleanup with local water quality response agency
Obstructed Inlet/Outlet	Monthly and after any major storm event (1 inch in 24 hours) / Annually Required	Inlet/outlet areas clogged with sediment, vegetation or debris	Clear inlet and outlet; obstructions removed
Excessive Shading	Monthly from November through April / Annually Required	Vegetation growth is poor because sunlight does not reach planter	Trim over-hanging limbs and/or remove brushy vegetation as needed
Vegetation	Monthly from November through April / Annually Required	Specified or approved grass grows so tall that it competes with shrubs and/or becomes a fire danger	String trim non-wetland grasses to 4 to 6 inches and remove clippings; protect woody vegetation

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Appendix C

Maintenance Agreement

After recording return to:

CITY RECORDER
PO BOX 3040
Oregon City, OR 97045
City Planning No.:

Tax Map/Lot: _____
Drainage Area Served: _____

MAINTENANCE COVENANT AND ACCESS EASEMENT

THIS MAINTENANCE COVENANT AND ACCESS EASEMENT ("Agreement") is made this ___day of _____, 20___, between [FILL IN OWNERSHIP INFO] an [FILL IN COMPANY STATUS SUCH AS LLC] ("Developer"), and the CITY OF OREGON CITY, a municipal corporation of the State of Oregon formed pursuant to ORS Chapter 457 (the "City").

RECITALS

A. Developer is the owner and developer of certain real property located in the City of Oregon City, Clackamas County, Oregon, legally described on Exhibit A attached hereto and commonly known as [FILL IN PROPERTY INFO], OREGON CITY, OR 97045 (the "Development").

B. Developer has developed or will develop at the Development a stormwater management facility as further described below:

List the Type, Quantity, and Location of all stormwater management facilities proposed and constructed within the development.

one rain garden located along the northeast part of the property facing Warner Street

C. The City has approved construction plans submitted by Developer for the Development, including the on-site stormwater facilities as described above (together with any other stormwater facilities that may hereafter be constructed on the Development, the "Stormwater Facilities").

D. To protect future lot owners in the Development, as well as owners of neighboring property, the City requires Developer to enter into this Agreement as a condition to the City's approval of construction plans, building permit(s), if applicable, and the final plat, if applicable, for the Development.

E. The Stormwater Facilities enable development of property while mitigating the impacts of additional surface water and pollutants associated with stormwater runoff prior to discharge from the property to the public stormwater system. The consideration for this Agreement is connection to the City's stormwater system.

F. The Stormwater Facilities are designed by a registered professional engineer to accommodate the anticipated volume of runoff and to detain and treat runoff in accordance with City's Stormwater and Grading Design Standards and its amendments.

G. Failure to inspect and maintain the Stormwater Facilities can result in an unacceptable impact to the public stormwater system.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Developer agree as follows:

1. **Covenant to Maintain and Repair**. Developer shall, at its sole expense, itself or through qualified independent contractors, at all times maintain the Stormwater Facilities in good working order, condition and repair, clear of all debris, and in compliance with all applicable state and local rules, regulations, and guidelines (including those adopted from time to time by the City and including the City's Stormwater and Grading Design Standards).

2. **Covenant to Inspect.** Developer shall perform annual inspections of all Stormwater Facilities covered by this agreement. The annual inspection required by this Agreement shall identify any work necessary to repair or maintain facilities in good working order. Developer shall provide Oregon City Public Works with annual maintenance inspection forms, including an identification of the corrective actions the Developer has taken in response to the annual inspection. See the City's Public Works Department Engineering Policies for appropriate inspection forms.

3. **Easement.** Developer hereby grants the City, its employees, independent contractors and designees, a nonexclusive easement for ingress and egress over, across and under the Development from time to time at the City's sole discretion to inspect, sample, and monitor components of the Stormwater Facilities and discharges therefrom, as well as allow the City to take the actions described in Sections 4 and 5 of this Agreement. Developer understands and agrees that this easement limits the ability of Developer, its successors and assigns from constructing any permanent buildings, structures, landscaping or other improvements that would interfere with the functioning of the Stormwater Facilities or the City's access to perform the inspection and maintenance required under this Agreement.

4. **Failure to Perform Covenant.** If the City, in its sole discretion, determines that Developer is not in compliance with the covenant described in Sections 1 and 2, except in the case of an emergency, the City or its designee shall give the Developer written notice to perform the maintenance and/or repair work specified in the notice. If such work is not performed to the City's satisfaction within seven (7) days after the date of such notice, or such other time as the City may, in its sole discretion, determine, the City, its employees, independent contractors and

designees may exercise their right under the Easement described in Section 3 of this Agreement to enter the Development to perform any and all work required bringing the Stormwater Facilities into compliance with this Agreement.

5. **Emergency**. If the City, in its sole discretion, determines that there exists or will likely exist an emergency on or about the Development with respect to the Stormwater Facilities, the City, its employees, independent contractors and designees may immediately exercise their rights under the Easement described in Section 3 of this Agreement to immediately enter the Development to perform any and all work required to bring the Stormwater Facilities into compliance with this Agreement, and in such case the City shall use reasonable efforts to notify the Developer prior to entering the Development. Notwithstanding the above, the work performed may consist only of avoiding or mitigating the emergency and/or cleaning and repairing the Stormwater Facilities to their original condition and standards.

6. **City Under No Obligation.** Developer, for itself and its successors and assigns (including all owners of lots in the Development), agrees that the City, as well as its departments, employees, independent contractors and/or designees shall have no obligation to exercise its rights under this Agreement, including the right under Sections 4 and 5 of this Agreement to perform the work required of the Developer, or to perform any other maintenance or repair of the stormwater facilities. Developer also agrees that none of the City, as well as its departments, employees, independent contractors and/or designees shall have any liability to Developer or any of Developer's successors or assigns (including owners of lots in the Development) in connection with the exercise or nonexercise of such rights, the maintenance or repair of the stormwater facilities, or the failure to perform the same.

7. **Developer Obligations**. In addition to the covenants and easement described above, Developer agrees to the following additional obligations.

a. Prior to the sale of any portion of the Development, Developer shall provide to the City's Public Works Department, a copy of the Operations and Maintenance Manual for the Stormwater Facilities, which shall include detailed diagrams and descriptions identifying the components and operations of the Stormwater Facilities.

b. Prior to final approval of the Development, developer shall record this document in the deed records of Clackamas County and provide a copy of the recorded document to the City.

c. Developer shall notify the City's Public Works Director in writing of the person responsible for compliance with Developer's obligations under this covenant ("Developer Designee"), and of any change in the Developer Designee. Developer expressly agrees that the Developer Designee shall have the authority to bind Developer, its successors and assigns with respect to the matters described in this Agreement.

d. Upon sale or transfer of the Development, or any portion thereof, including any lots in a subdivision, the Developer shall inform the purchaser of the obligations required under this Agreement.

8. **Reimbursement**. If the City exercises its right to enter the Development pursuant to the Easement described in Section 3 of this Agreement, Developer shall reimburse the City for all of its costs and expenses incurred in connection therewith within thirty (30) days after receipt of an invoice. If Developer fails to pay the invoiced amount within such period, such amount shall thereafter accrue interest at the statutory rate. Such amount, together with interest, shall be a lien on the Development (and each of the lots contained therein) which may be foreclosed in accordance with ORS Chapter 88. If the Development is owned by more than one person (i.e., multiple lot owners), each such owner shall be jointly and severally liable for payment of the amounts provided for in Section 3.

9. **Indemnification**. Developer agrees to indemnify, defend (with legal counsel reasonably acceptable to the City), and hold harmless the City, its employees, independent contractors and designees harmless from and against any liability, losses, costs, expenses (including reasonable attorney fees), claims or suits arising from Developer's failure to perform its obligations under this Agreements or the exercise of the City's rights under this Agreement.

10. **Run with the Land**. The parties' rights and obligations contained herein shall run with the land and shall be binding upon Developer and its successors and assigns (including, without limitation, subsequent owners of lots in the Development and any homeowner's association owning common areas in the Development). Those rights and obligations shall inure to the benefit of the City, as well as its successors and assigns.

11. **Attorney Fees.** If legal action is commenced in connection with this Agreement, the prevailing party in such action shall be entitled to recover its reasonable attorney fees and costs incurred in the trial court and in the appeal therefrom. The term "action" shall be deemed to include action commenced in the bankruptcy courts of the United States and any other court of general or limited jurisdiction.

12. **Assignment**. The obligations of Developer (and subsequent owners of lots in the Development) under this Agreement may not be assigned except (a) in connection with the sale of the property owned by such person (in which case the transferee will be deemed to assume such obligations), and (b) with the prior written consent of the City, to a homeowner's association that owns and maintains the common areas of the Development.

13. **Authority.** If Developer is an entity, the individual executing this Agreement on behalf of Developer represents and warrants to the City that he or she has the full power and authority to do so and that Developer has full right and authority to enter into this Agreement and perform its obligations under this Agreement.

IN WITNESS WHEREOF, Developer and the City have executed this instrument on the date first written above.

[Signature Page Follows]

DEVELOPER:	CITY OF OREGON CITY
_____ By: Steve Milner DVM	_____ By: _____ City Manager By: _____ Public Works Director

CITY

STATE OF OREGON)
) ss.
County of Clackamas)

This instrument was acknowledged before me on _____, by _____, as_____ of the City of Oregon City.

_____
Notary Public for Oregon
My Commission Expires _____

DEVELOPER

STATE OF OREGON)
) ss.
County of Clackamas)

This instrument was acknowledged before me on _____, by _____.

_____
Notary Public for Oregon
My Commission Expires _____

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April 8, 2019

419 Roosevelt St
Oregon City, OR 97045

Attn: Chris Goslin
Milner Veterinary Hospital
1034 Molalla Ave
Oregon City, OR 97045

To Whom This May Concern:

This letter is a notification that our 3/12/19 meeting had a land use issue presented by Chris Goslin and Steve Milner about a land use issue. Milner intends on increasing their parking area and extend it across Warner and Molalla. Their intention is to accommodate their growing business needs. Residents who attended were able to interact and ask questions. Both Chris and Steve were friendly and answered any questions that were presented, residents seemed satisfied with the presentation and had no additional concerns. This information is noted in a rough of "BHNA Minutes" which will be presented May 14, 2019 and voted for approval, once approved will be submitted for The City. Please let me know if I can help with any additional questions or concerns.

Sincerely,

Karla Laws

Karla Laws
BHNA Chair

BHNA General Meeting			
Tuesday, March 12, 2019			
Name	**Phone**	**Email**	**Other**
Karla Laws	503.956.0634	karla.laws@gmail.com	
Janice Morris			
Sharon Selvaggio	503-704-0327	sselvaggio@pesticide.org	
Dot Becht	503-654-2617		419 Pearl St. OC.
Steve Wright	503-557-5663	RdKsGsmw@ComCast.net	
Betty Mumm			
Chris Gosla	541-579-0056	Chris.milne.staff@gmail	
Steve Milne	503-657-6553	Steve.milne.oum@gmail	
Erin Wunnus	OCRD		
Sue Beckenstor	503-894-2853	sbeckenstor@yahoo.com	
Lisa Guernsey			
Sage Coulean		Aquamarine1@aol.com	
Gary Avery			

Barclay Hill's neighborhood association meeting summary

On March 12, Steve Milner attended the BHNA general meeting and presented his plan to build a parking lot in what is now an undeveloped property. He explained that currently we have a lack of parking for clients and team members which has caused overflow onto Warner Street. A few questions were asked by citizens in regard to soil quality and transportation use. There were no objections or concerns.

Pre-Application Conference Notes

PA 18-44, December 19, 2018

Proposed Project:
New Parking Lot

Location:
140 Warner Street, Oregon City, OR 97045
Clackamas County Map 3-2E-05BC, Tax Lot 3600

General Information:

- Zoning: "MUC-1" Mixed Use Corridor
- No Overlay Districts
- Applications anticipated:
  - Site Plan and Design Review
  - Parking Adjustment

Timing and Process:
This application is a **Type II** decision process involving a site plan and design review application. Pursuant with OCMC Section 17.50.050, a pre-application conference is valid for a period of six months. The applicant has **180 days** from the date of submittal of a land use application to have a complete application.

Upon a complete application submittal, the applicant is entitled to a decision from the city of approval, approval with conditions, or denial within **120 days** by state law. Type II decisions are rendered by the Community Development Director, with appeal on the record to the City Commission, and then LUBA.

Type II decisions are based on the code approval criteria and require limited discretion by the Community Development staff for approval. Staff is not authorized to waive any requirements of the code except for modifications through Chapter 12.04.

If a Planning Commission Parking Adjustment application is requested, a **Type III** application process would be required. Type III decision require a minimum of one public hearing before the Planning Commission and involve the greatest amount of discretion and evaluation of subjective approval standards, yet are not required to be heard by the City Commission except upon appeal.

Site Plan and Design Review:
Items to consider:

17.52.020 - Number of automobile spaces required.

A. The number of parking spaces shall comply with the minimum and maximum standards listed in Table 17.52.020. The parking requirements are based on spaces per one thousand square feet net leasable area unless otherwise stated.

Office/Medical or Dental Clinic	*2.70*	*3.33*

- The existing parking lot is developed with 21 stalls and an additional 15 stalls are proposed.

- A parking calculation was not included in the applicant's submittal, therefore, it is unclear if the total number of parking stalls is in compliance with the minimum/maximum parking required.
- The applicant must identify the square footage of the facility and include parking calculations for the entire building, and any additional buildings involved if a shared parking agreement is proposed. If the proposed number of stalls is over the maximum allowed or under the minimum required, a Planning Commission Adjustment of Parking Standards is required.
- All areas in a parking lot not used for parking, maneuvering, or circulation must be landscaped.
- No more than 8 parking stalls in a row are allowed without an interior landscaping strip.
- Pedestrian circulation system standards in OCMC Section 17.62.050.A.9.
- Connections to adjacent commercially zoned sites through the use of vehicular and pedestrian access easements are required.
- Parking Lot Landscaping
    - Parking lot landscaping is subject to OCMC 17.52.060
    - Please note all perimeter parking lot buffers must be at least 5 feet in width, unless an alternative parking lot landscaping plan is approved in accordance with OCMC 17.52.070.
    - A landscaping plan prepared by a landscape architect must be submitted
    - 10% of interior gross parking areas must be landscaped and 15% of the total lot (not including the interior parking lot landscaping) must be landscaped

Additional items to provide. The City could not review compliance with the items below:

- A tree removal, protection and mitigation plan prepared by a qualified professional is required pursuant with OCMC 17.41
- Identification of all loading areas
- Compliance with bicycle parking standards in OCMC Section 17.52.040.
- Outdoor lighting standards in OCMC Section 17.62.065.
    - Lighting level requirements for bicycle parking areas, abutting properties, and pedestrian walkways

Planning Commission Adjustment of Parking Standards:

- A Planning Commission adjustment of parking standards is required if the applicant is requesting more than the maximum number of permitted parking stalls. Please note, the code is based on adjustments for parking reductions. The inverse would be required for an increase in parking.
- Approval Criteria for Parking Adjustments
    - Documentation: The applicant shall document that the individual project will require an amount of parking that is different from that required after all applicable reductions have been taken.
        - The documentation should demonstrate that alternative measures, such as transportation demand management strategies that have been explored as an alternative to requesting additional parking (transit, carpooling, incentives for employees or customers to utilize alternative transportation modes). The applicant may contact Trimet for more information on their commuter benefit and/or transit pass program at RhodesDo@trimet.org.
    - Parking analysis for surrounding uses and on-street parking availability: The applicant must show that there is a continued fifteen percent parking vacancy in the area adjacent to the use during peak parking periods and that the applicant has permission to occupy this area to serve the use pursuant to the procedures set forth by the community development director.
        - For the purposes of demonstrating the availability of on street parking as defined in [Section] 17.52.020.B.3., the applicant shall undertake a parking study during time periods specified by the community development director. The time periods shall include those during which the highest parking demand is anticipated by the proposed use. Multiple observations during multiple days shall be required. Distances are to be calculated as traversed by a pedestrian that utilizes sidewalks and legal crosswalks or an alternative manner as accepted by the community development director.

        - Minimum of five days (weekends and weekdays)
        - Two hour increments during hours of operation
    - The onsite parking requirements may be reduced based on the parking vacancy identified in the parking study.
- Function and Use of Site: The applicant shall demonstrate that modifying the amount of required parking spaces will not significantly impact the use or function of the site and/or adjacent sites.
- Compatibility: The proposal is compatible with the character, scale and existing or planned uses of the surrounding neighborhood.
- Safety: The proposal does not significantly impact the safety of adjacent properties and rights-of-way.
- Services: The proposal will not create a significant impact to public services, including fire and emergency services.

Transportation Impacts:
The City's traffic engineering consultant has determined that transportation analysis is not required as part of this site plan and design review application.

The applicant's traffic engineer is welcome to contact the city's traffic engineering consultant, John Replinger, at Replinger-Associates@comcast.net or at 503-719-3383.

Tree Protection/Mitigation and Street Trees
Tree removal during the land development process is subject to compliance with tree protection and mitigation standards.

- Street trees are subject to OCMC Chapter 12.08
- A street tree plan demonstrating compliance with OCMC 12.08 is required
- The applicant's submittal should identify species and size of all existing trees onsite.
- Tree removal is subject to OCMC Chapter 17.41
- Tree protection standards can be found in OCMC Section 17.41.130
- A mitigation plan prepared by a qualified professional is required in accordance with OCMC Chapter 17.41.

Upcoming Code Changes
The City is proposing Housing and Development Code Amendments which may affect your proposal. The code amendments are anticipated to come into effect in 2019. The application is subject to compliance with the code that is in place on the date that the land use application is submitted. Depending on the date of submittal, the applicant may contact staff for an updated code criteria template.

For details and updates on the proposed code amendments, please visit the following site:
https://www.orcity.org/planning/housing-and-other-development-and-zoning-code-amendments

Other Notes:

- A Neighborhood Association meeting is required prior to a complete application. The site is in the Barclay Hills Neighborhood Association.
    Chair: Betty Mumm, bmummb@comcast.net
    Treasurer: Janice Morris, mad91058@msn.com
    CIC Representative: Janice Morris, mad91058@msn.com
    Upcoming Meetings: 2019 meeting dates TBD
    Meeting Location: St. John the Apostle Cemetery, 445 Warner Street, Oregon City
    Meeting Time: 7:00PM

- Please include the Citizen Involvement Committee Chair, Amy Willhite, in any Neighborhood Association meeting requests, notifications or correspondence. Amy can be reached at awillhit@yahoo.com.
- OCMC 17.50.055 requires submittal of the meeting sign-in sheet, a summary of issues discussed, and a letter from the neighborhood association indicating that a meeting was held.
- Your application was transmitted to the State Historic Preservation Office (SHPO) and affected tribes for review. Comments received have been provided.

Planning Review and Application Fees:
The 2019 Planning applications and fees include-

- Type III Parking Adjustment (if requested): $1,024
- Mailing Labels: $17 – or provided by applicant
- Site Plan and Design Review:

Construction Cost	Application Fee
Less than $500,000	$2,231 plus 0.007 x project cost
$500,000 to $3,000,000	$3,717 plus 0.005 x project cost
Over $3,000,000	$12,642 plus 0.003 x project cost
Maximum fee	$59,302

- 2019 Planning Fee Schedule
- Please note, Planning Division fees are set to increase on January 1, 2019

Applications, Checklists and Links

- Type II Review Process
- Type III Review Process
- Land Use Application
- Site Plan and Design Review Construction Cost Form
- Site Plan and Design Review Checklist
- Oregon City Adopted Tree List
- Oregon City Municipal Code

Planning Division
Diliana Vassileva, Assistant Planner with the Oregon City Planning Division reviewed your pre-application submittal for the Planning Division. Diliana may be reached at 503.974.5501 or dvassileva@orcity.org.

Development Services Division (Utilities/Public Improvements/SDC's etc):
Josh Wheeler, Development Projects Manager with the Oregon City Development Services Division reviewed your pre-application submittal for the Development Services Division. Josh may be reached at 503.496.1548 or jwheeler@orcity.org.

Building Division:
You may contact Mike Roberts, Building Official at 503.496.1517 or by email at mroberts@orcity.org.

Clackamas Fire District:
Questions can be directed to Mike Boumann, Lieutenant Deputy Fire Marshal of Clackamas Fire District #1. You may contact Mike Boumann at 503.742.2660 or mike.boumann@ClackamasFire.com.

Oregon City Municipal Code Criteria:
The following chapters of the Oregon City Municipal Code (OCMC) may be applicable to this proposal:
OCMC 12.04 - Streets, Sidewalks and Public Places
OCMC 12.08 - Public and Street Trees
OCMC 13.12 – Stormwater Management

OCMC 15.48 – Grading, Filling and Excavating
OCMC 17.29 – "MUC" Mixed Use Corridor District
OCMC 17.41- Tree Protection Standards
OCMC 17.47 – Erosion and Sediment Control
OCMC 17.50 – Administrative Processes
OCMC 17.52 – Off-Street Parking and Loading
OCMC 17.54.100 – Supplemental Zoning Regulations and Exceptions (Fences)
OCMC 17.62 – Site Plan and Design Review
A template for your submittal with the applicable criteria will be emailed by the City.

Pre-application conferences are required by Section 17.50.050 of the City Code, as follows:
A. Preapplication Conference. Prior to submitting an application for any form of permit, the applicant shall schedule and attend a preapplication conference with City staff to discuss the proposal. To schedule a preapplication conference, the applicant shall contact the Planning Division, submit the required materials, and pay the appropriate conference fee. At a minimum, an applicant should submit a short narrative describing the proposal and a proposed site plan, drawn to a scale acceptable to the City, which identifies the proposed land uses, traffic circulation, and public rights-of-way and all other required plans. The purpose of the preapplication conference is to provide an opportunity for staff to provide the applicant with information on the likely impacts, limitations, requirements, approval standards, fees and other information that may affect the proposal. The Planning Division shall provide the applicant(s) with the identity and contact persons for all affected neighborhood associations as well as a written summary of the preapplication conference. Notwithstanding any representations by City staff at a preapplication conference, staff is not authorized to waive any requirements of this code, and any omission or failure by staff to recite to an applicant all relevant applicable land use requirements shall not constitute a waiver by the City of any standard or requirement.
B. A preapplication conference shall be valid for a period of six months from the date it is held. If no application is filed within six months of the conference or meeting, the applicant must schedule and attend another conference before the City will accept a permit application. The community development director may waive the preapplication requirement if, in the Director's opinion, the development does not warrant this step. In no case shall a preapplication conference be valid for more than one year.

NOTICE TO APPLICANT: A property owner may apply for any permit they wish for their property. HOWEVER, THERE ARE NO GUARANTEES THAT ANY APPLICATION WILL BE APPROVED. No decisions are made until all reports and testimony have been submitted. This form will be kept by the Community Development Department. A copy will be given to the applicant. IF the applicant does not submit an application within six (6) months from the Pre-application Conference meeting date, a NEW Pre-Application Conference will be required.

Oregon
Kate Brown, Governor

Parks and Recreation Department
State Historic Preservation Office
725 Summer St NE Ste C
Salem, OR 97301-1266
Phone (503) 986-0690
Fax (503) 986-0793
www.oregonheritage.org

March 13, 2019

Ms. Diliana Vassileva
City of Oregon City Planning
221 Molalla Ave
Ste 200
Oregon City, OR 97045

RE: SHPO Case No. 19-0258
City of Oregon City, PA 18-44, New Parking Lot (Tax Lot 3600)
New parking lot
3S 2E 5BC, Oregon City, Clackamas County

Dear Ms. Vassileva:

Our office recently received a request to review your application for the project referenced above. In checking our statewide archaeological database, it appears that there have been no previous surveys completed near the proposed project area. However, the project area lies within an area generally perceived to have a high probability for possessing archaeological sites and/or buried human remains. In the absence of sufficient knowledge to predict the location of cultural resources within the project area, extreme caution is recommended during project related ground disturbing activities. Under state law (ORS 358.905 and ORS 97.74) archaeological sites, objects and human remains are protected on both state public and private lands in Oregon. If archaeological objects or sites are discovered during construction, all activities should cease immediately until a professional archaeologist can evaluate the discovery. If you have not already done so, be sure to consult with all appropriate Indian tribes regarding your proposed project. If the project has a federal nexus (i.e., federal funding, permitting, or oversight) please coordinate with the appropriate lead federal agency representative regarding compliance with Section 106 of the National Historic Preservation Act (NHPA). If you have any questions about the above comments or would like additional information, please feel free to contact our office at your convenience. In order to help us track your project accurately, please reference the SHPO case number above in all correspondence.

Sincerely,

Dennis Griffin, Ph.D., RPA
State Archaeologist
(503) 986-0674
dennis.griffin@oregon.gov

WFG National Title Insurance Company
a Williston Financial Group company

9200 SE Sunnybrook Blvd., Suite 350
Clackamas, OR 97015
Phone (503) 353-9975 Fax (503) 850-4030

WFG National Title Insurance Company
Sheila Schwartz
9200 SE Sunnybrook Blvd., Suite 350
Clackamas, OR 97015

Date Prepared: July 19, 2018

PRELIMINARY TITLE REPORT

Order Number: **18-198092**
Escrow Officer: Sheila Schwartz
Phone: (503) 785-2872
Fax: (503) 213-7723
Email: sschwartz@wfgnationaltitle.com

Examined & Approved

Seller(s): **Estate of Verl Weldon**
Buyer(s): **Steve Milner**

Property: **0 Warner Street, Oregon City, OR 97045**

WFG National Title Insurance Company, is prepared to issue a title insurance policy, as of the effective date and in the form and amount shown on Schedule A, subject to the conditions, stipulations and exclusions from coverage appearing in the policy form and subject to the exceptions shown on Schedule B. This Report (and any Amendments) is preliminary to and issued solely for the purpose of facilitating the issuance of a policy of title insurance at the time the real estate transaction in question is closed and no liability is assumed in the Report. The Report shall become null and void unless a policy is issued and the full premium paid.

This report is for the exclusive use of the person to whom it is addressed. Title insurance is conditioned on recordation of satisfactory instruments that establish the interests of the parties to be insured; until such recordation, the Company may cancel or revise this report for any reason.

SCHEDULE A

1. The effective date of this preliminary title report is **8:00 A.M.** on **16th day of July, 2018**
2. The policies and endorsements to be insured and the related charges are:

Policy/Endorsement Description	Liability		Charge
ALTA 2006 Owners Policy	**$170,000.00**		**$625.00**
Basic Owner's Rate		$625.00	

Proposed Insured: **Steve Milner**

Government Service Fee: **$30.00**

This is a preliminary billing only, a consolidated statement of charges, credits and advances, if any, in connection with this order will be provided at closing.

3. Title to the land described herein is vested in:

   The heirs and devisees of Arthur N. Weldon, deceased

4. The estate or interest in land is:

   Fee Simple

5. The land referred to in this report is descried as follows:

   SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "A"
LEGAL DESCRIPTION

Part of the William Holmes Donation Land Claim No. 38 in Section 5, Township 3 South, Range 2 East of the Willamette Meridian, in the City of Oregon City, County of Clackamas and State of Oregon, more particularly described as follows:

Beginning at the intersection of the Southerly line of Warner Street with Molalla Avenue, thence South 27.5° East, along Molalla Avenue, 1.37 chains; thence South 62.50° West 62 feet to the true point of beginning; thence continuing South 62.5° West a distance of 207 feet; thence North 27.5° West a distance of 1.37 chains to the South line of Warner Street; thence North 62.5° East, tracing the Southerly line of Warner Street, a distance of 207 feet; thence South 27.5° East a distance of 1.37 chains to the true point of beginning.

EXCEPTING that portion conveyed to Arthur N. Weldon, Trustee in Deed Recorded July 2, 1991, as Recording No. 91-32138, more particularly described as follows:

Part of the William Holmes Donation Land Claim No. 38, in Section 5, Township 3 South, Range 2 East of the Willamette Meridian, in the City of Oregon City, County of Clackamas and State of Oregon, more particularly described as follows:

Beginning at a point on the Southerly right of way line of Warner Street South 62 1/2° West 169 feet from the intersection of said Southerly right of way line of Warner Street with the Westerly right of way line of Molalla Avenue; thence South 27 1/2° East 90.42 feet; thence South 62 1/2° West 100 feet; thence North 27 1/2° West 90.42 feet to the Southerly right of way line of Warner Street; thence North 62 1/2° East 100 feet to the point of beginning.

SCHEDULE B

GENERAL EXCEPTIONS

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.

3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.

4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.

5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

SPECIAL EXCEPTIONS

6. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.

7. Easement, including the terms and provisions thereof:

For	:	Septic tank and drain field
Granted to	:	Adjacent property owners
Recorded	:	September 2, 1960
Recording No(s)	:	(book) 576 (page) 458

8. 2018-2019 taxes, a lien not yet due and payable.

9. City liens, if any, of the City of Oregon City. We find none as of July 16, 2018.

10. Due probate and administration of the Estate of decedent:

    NOTE: We find no record of Probate Proceedings in this County for said decedent. A Small Estate Affidavit of Claiming Successor has been filed however ANY USE OF SUCH SMALL ESTATE AFFIDAVIT IN LIEU OF A FULL PROBATE IS SUBJECT TO (I) WFG UNDERWRITING APPROVAL, IN WFG'S SOLE DISCRETION, (II) RECEIPT OF ALL SUPPORTING DOCUMENTATION REQUESTED BY WFG, INCLUDING, WITHOUT LIMITATION, COPIES OF ANY APPLICABLE DEATH CERTIFICATES AND WILLS, AND (III) RECEIPT BY WFG OF AN ACCEPTABLE INDEMNITY AGREEMENT.

Decedent	:	Arthur N. Weldon
Filed	:	May 21, 1992
Small Estate Case No.	:	SE1988, Clackamas County
Successor/Affiant	:	Verl Weldon and Vern Weldon

11. Due probate and administration of the Estate of Verl Weldon (heir of Arthur Weldon) deceased, which proceedings are pending in the Circuit Court for Clackamas County, Oregon:

Filed	:	August 9, 2017
Probate No.	:	17PB06245
Attorney for Estate	:	Mark F. Adams
Personal Representative	:	Vern Weldon

12. Parties in possession, or claiming to be in possession, other than the vestees shown herein. For the purposes of ALTA Extended coverage, we will require an Affidavit of Possession be completed and returned to us. Exception may be taken to such matters as may be shown thereby.

13. Statutory liens for labor or materials, including liens for contributions due to the State of Oregon for unemployment compensation and for workmen's compensation, which have now gained or hereafter may gain priority over the lien of the insured mortgage where no notice of such liens appear of record.

14. Any unrecorded leases or rights of tenants in possession.

END OF EXCEPTIONS

NOTE: Taxes paid in full for 2017 -2018

Levied Amount	:	$837.42
Property ID No.	:	00845848
Levy Code	:	062-002
Map Tax Lot No.	:	32E05BC 03600

NOTE: In no event shall WFG National Title Insurance Company have any liability for the tax assessor's imposition of any additional assessments for omitted taxes unless such taxes have been added to the tax roll and constitute liens on the property as of the date of closing. Otherwise, such omitted taxes shall be the sole, joint and several responsibility of seller(s) and buyer(s), as they may determine between themselves.

NOTE: The following is incorporated herein for information purposes only and is not part of the exception from coverage (Schedule B-II of the prelim and Schedule B of the policy):The following instrument(s), affecting said property, is (are) the last instrument(s) conveying subject property filed for record within 24 months of the effective date of this preliminary title report: None of Record

NOTE: The following judgment appears of record against Vern Weldon (heir of Arthur Weldon), and will become a lien against the premises unless eliminated prior to said the closing of this transaction.

NOTE: Judgment in the State Circuit Court:

Debtor	:	Vern Weldon
Creditor	:	Dan Webbers
Case No.	:	17LT16328
Entered	:	November 14, 2017
Amount	:	$635.00 plus interest, if any

NOTE: The following judgment appears of record against Steve Milner, prospective purchaser herein, and will become a lien against the premises unless eliminated prior to the closing of this transaction.

NOTE: Judgment in the State Circuit Court:

Debtor	:	Steve Milner
Creditor	:	Crisse Milner
Case No.	:	DR03080341
Entered	:	December 22, 2004
Amount	:	$1,083.00, per month child support; $1,000. 00 per month spousal support and $60,000.00 monetary award plus interest, if any. A partial saitsfaction of the above judgment was filed December 14, 2006, a copy of which has been requested and will be provided upon receipt.

NOTE: Judgment in the State Circuit Court:

Debtor	:	Steven Neil Milner
Creditor	:	Susan Renee Milner
Case No.	:	17DR15517
Entered	:	May 1, 2018
Amount	:	$350,000.00 plus interest, if any. A partial satisfaction was filed May 21, 2018 indicating amounts paid and reflecting a remaining balance $195,000.00

NOTE: The following applicable recording fees will be charged by the county:

Multnomah County-First Page	$82.00
Washington County-First Page	$81.00
Clackamas County-First Page	$93.00
Each Additional Page	$ 5.00
Non-standard Document Fee	$20.00
E-recording Fee	$ 3.00

NOTE: IMPORTANT INFORMATION REGARDING PROPERTY TAX PAYMENTS

Fiscal Year:	July 1st through June 30th
Taxes become a lien on real property, but are not yet payable.	July 1st
Taxes become certified and payable (approximately on this date)	October 15th
First one third payment of taxes are due	November 15th
Second one third payment of taxes are due	February 15th
Final payment of taxes are due	May 15th

Discounts: If two thirds are paid by November 15th, a 2% discount will apply.

If the full amount of the taxes are paid by November 15th, a 3% discount will apply.

Interest: Interest accrues as of the 15th of each month based on any amount that is unpaid by the due date. No interest is charged if the minimum amount is paid according to the above mentioned payment schedule.

NOTE: THE FOLLOWING NOTICE IS REQUIRED BY STATE LAW: YOU WILL BE REVIEWING, APPROVING AND SIGNING IMPORTANT DOCUMENTS AT CLOSING. LEGAL CONSEQUENCES FOLLOW FROM THE SELECTION AND USE OF THESE DOCUMENTS. YOU MAY CONSULT AN ATTORNEY ABOUT THESE DOCUMENTS. YOU SHOULD CONSULT AN ATTORNEY IF YOU HAVE QUESTIONS OR CONCERNS ABOUT THE TRANSACTION OR ABOUT THESE DOCUMENTS. IF YOU WISH TO REVIEW TRANSACTION DOCUMENTS THAT YOU HAVE NOT SEEN, CONTACT THE ESCROW AGENT.

End of Report

Your Escrow Officer
Sheila Schwartz
WFG National Title Insurance Company
9200 SE Sunnybrook Blvd., Suite 350
Clackamas, OR 97015
Phone: **(503) 785-2872**
Fax: **(503) 213-7723**
Email: **Teamsheila@wfgnationaltitle.com**

Your Title Officer
Jiffy Dinger-Gardner
WFG National Title Insurance Company
12909 SW 68th Pkwy., Suite 350
Portland, OR 97223
Phone: **(503) 431-8515**
Fax:
Email: **JGardner@wfgnationaltitle.com**

WFG National Title Insurance Company
a Williston Financial Group company

WFG National Title Insurance Company is prepared to issue, as of the date specified in the attached Preliminary Title Report (the Report), a policy or policies of title insurance as listed in the Report and describing the land and the estate or interest set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as a General or Specific Exception or not excluded from coverage pursuant to the printed Exclusions and Conditions of the policy form(s).

The printed General Exceptions and Exclusions from the coverage of the policy or policies are listed in Exhibit One to the Report. In addition, the forms of the policy or policies to be issued may contain certain contract clauses, including an arbitration clause, which could affect the party's rights. Copies of the policy forms should be read. They are available from the office which issued the Report.

The Report (and any amendments) is preliminary to and issued solely for the purpose of facilitating the issuance of a policy of title insurance at the time the real estate transaction in question is closed and no liability is assumed in the Report.

The policy(s) of title insurance to be issued will be policy(s) of WFG National Title Insurance Company.

Please read the Specific Exceptions shown in the Report and the General Exceptions and Exclusions listed in Exhibit One carefully. The list of Specific and General Exceptions and Exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy to be issued and should be read and carefully considered.

It is important to note that the Report is not an abstract of title, a written representation as to the complete condition of the title of the property in question, and may not list all liens, defects and encumbrances affecting title to the land.

The Report is for the exclusive use of the parties to this transaction, and the Company does not have any liability to any third parties or any liability under the terms of the policy(s) to be issued until the full premium is paid. Until all necessary documents are recorded in the public record, the Company reserves the right to amend the Report.

Countersigned

CSucker

Exhibit One
2006 American Land Title Association Loan Policy 6-17-06
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

THE ABOVE POLICY FORM MAY BE ISSUED TO AFFORD EITHER Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

2006 AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY 6-17-06
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10; or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.

Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

WFG National Title Insurance Company
a Williston Financial Group company

ABOUT YOUR PRIVACY

At WFG, we believe it is important to protect the privacy and confidences of our customers. This notice is intended to explain how we collect, use, and protect any information that we may collect. It will explain the choices you may make about the use of that information.

What Information Do We Collect About You?

We collect certain types of information about you. This may consist of:

- Your name, address, and telephone number.
- Your email address.
- Your social security or government ID numbers.
- Your financial information.

We collect this information from:

- The application or other forms you fill out with us.
- The correspondence you and others direct to us.
- Our transactions with you.
- Others involved in your transaction, including the real estate agent or lender.

In some cases, we collect information from third parties. For instance, we may receive real estate information from local assessor's offices.

How Do We Use This Information?

We use the information we collect to respond to your requests. **WE DO NOT SHARE** your information with other companies.

How Can You "Opt Out?"

We do not share your information so there is no need to opt out.

The information We Collect About You On Our Website

When you enter our website, we automatically collect and store certain information. This consists of:

- Your IP Address
- (Internet Protocol Address) and domain name.
- The type of browser and operating system you use.
- The time of your visit.
- The pages of our site you visit.

If you register with us or fill out an on online survey, we will collect additional personal information, such as your name, telephone number, email address and mailing address.

Cookie Usage

In order to provide you with customized service, we make use of "cookies." Cookies are essentially files that help us identify your computer and respond to it. You may disable cookies on your own computer, but you may not be able to download online documents unless cookies are enabled.

How We Use Information

The information we collect concerning:

- Your browser
- The time and date of your visit
- The web pages or services you accessed

is used for administrative and technical purposes. For instance, we may use it to count the number of visitors to our site and determine the most popular pages. We may also use it to review types of technology you are using, determine which link brought you here, assess how our advertisements on other sites are working, and to help with maintenance.

We use information contained in your emails only for the purpose of responding to those emails. If we ask you to fill out any forms or surveys, we will use the information we receive only for the specific purposes indicated in those forms or surveys.

Your Right to See and Correct Information

If you wish to see the information collected about you, please contact your settlement agent.

Children's Policy

We do not knowingly collect information from children under the age of 18. We delete any information that we discover has been provided by children.

Security

--Generally

We make every effort to protect the integrity of your information. Any personal information you enter into online forms or surveys will be encrypted to ensure it remains private. We limit the right of access to your information to employees that need to use the information to respond to or process your request or transaction. We also take industry standard (IPSEC) measures to protect our sites from malicious intrusions or hacking.

--Phishing and Pretexting

As you know, consumers are increasingly targeted by unscrupulous persons attempting to acquire sensitive personal or financial information, by impersonating legitimate businesses. We will never send you an unsolicited email or other communication requesting your private information. If you receive a communication directing you to enter your personal information, please disregard the instruction and contact us immediately at Compliance@wfgnationaltitle.com.

Oregon Residents

We may not disclose personal or privileged information about you unless we provide you with a disclosure authorization form that is executed by you or your representative and otherwise complies with certain statutory requirements. Any such authorization is not valid for more than 24 months and may be revoked by you at any time, subject to the rights of anyone who relied on the authorization prior to your notice of revocation.

In addition, if your personal or privileged information was collected or received by us in connection with a title insurance transaction, we cannot disclose such information if the disclosure authorization form that you executed is more than one year old or if the requested disclosure is for a purpose other than a purpose expressly permitted by statute.

You have the right at any time to request in writing access to recorded personal information about you that is reasonably described by you and reasonably available to us. Within 30 days of the date of our receipt of any such written request from you, we will inform you of the nature and substance of any such information, permit you to see and copy that information or obtain a copy by mail, disclose the identity, if recorded, of the persons to whom we have disclosed such information during the previous two years, and provide you with a summary of the procedures by which you may request that such information be corrected, amended or deleted.

Do Not Track

Because there is not an industry-standard process or defined criteria to permit a user to opt out of tracking their internet access (Do Not Track or DNT), we do not currently respond to the various DNT signals.

How to Contact Us

If you have any questions about our privacy policy, please contact WFG:

- By email: Compliance@wfgnationaltitle.com
- By telephone: 800-385-1590
- By fax: 503-974-9596
- By mail: 12909 SW 68th Pkwy, Suite 350, Portland, OR 97223
- In person: 12909 SW 68th Pkwy, Suite 350, Portland, OR 97223

WFG FAMILY

WILLISTON FINANCIAL GROUP LLC
WFG NATIONAL TITLE INSURANCE COMPANY
WFG LENDER SERVICES, LLC
WFGLS TITLE AGENCY OF UTAH, LLC
WFG NATIONAL TITLE COMPANY OF WASHINGTON, LLC
WFG NATIONAL TITLE COMPANY OF CALIFORNIA
WFG NATIONAL TITLE COMPANY OF TEXAS, LLC D/B/A WFG NATIONAL TITLE COMPANY
UNIVERSAL TITLE PARTNERS, LLC
VALUTRUST SOLUTIONS, LLC
WILLISTON ENTERPRISE SOLUTIONS & TECHNOLOGY, LLC
WFG NATIONAL TITLE COMPANY OF CLARK COUNTY, WA, LLC D/B/A WFG NATIONAL TITLE
INLAND PROFESSIONAL TITLE LLC D/B/A WFG NATIONAL TITLE COMPANY OF EASTERN WA
WFG NATIONAL TITLE COMPANY OF COLORADO

Williston Financial Group