SCAPPOOSE PLANNING COMMISSION
Council Chambers at City Hall
33568 East Columbia Avenue

Thursday, March 23rd, 2017 at 7:00 p.m.

1.0 CALL TO ORDER

2.0 ROLL CALL

3.0 APPROVAL OF MINUTES
3.1 March 9th, 2017 meeting

4.0 CITIZEN INPUT

5.0 NEW BUSINESS
5.1 DOCKET # SDR4-16/ PLA5-16

Lufkin Apartments LLC has requested approval of an application for Site Development Review (SDR4-16) and Property Line Adjustment (PLA5-16) for a proposed multi-family development consisting of three buildings; 1 building containing (4) studio units and the other two buildings each containing (8) two bedroom units (for a total of 20 units), and associated site amenities. The site is located at 33730 E. Columbia Ave., near the southwest corner of the E. Columbia Ave and NE West Lane Rd. intersection on property described as Columbia County Assessor Map # 3212-DB-00100 and 3212-DB-02900.

Format: Site Development Review is a Limited Land Use Decision and there is no public hearing (verbal testimony will not be considered).

5.2 WORK SESSION

Review proposed sign and parking code amendments.

6.0 COMMUNICATIONS
6.1 Calendar Check
6.2 Commission Comments
6.3 Staff Comments

7.0 ADJOURNMENT

This is an open meeting and the public is welcome. The City of Scappoose does not discriminate on the basis of handicap status in its programs and activities. If special accommodations are required, please contact Susan M. Reeves, MMC, City Recorder, in advance, at 543-7146, ext 224. TTY 1-503-378-5938

SCAPPOOSE PLANNING COMMISSION
Council Chambers at City Hall
33568 East Columbia Avenue

Thursday, March 9th, 2017 at 7:00 p.m.

CALL TO ORDER

Vice Chair Jensen called the meeting to order at 7:05 p.m.

ROLL CALL

Planning Commission:		**Staff:**	
Scott Jensen	Vice Chair	Laurie Oliver	City Planner
Bill Blank	Commissioner	Chris Negelspach	City Engineer
Bruce Shoemaker	Commissioner	Susan M. Reeves	City Recorder
Rita Bernhard	Commissioner	Ben Tolles, AmeriCorp RARE Participant	
Tim Connell	Commissioner		

Excused: Chair Kulp and Commissioner Dahl

Two members from the City of Columbia City Planning Commission attended the training.

APPROVAL OF MINUTES ~ February 9th, 2017 meeting

Commissioner Bernhard moved, and Commissioner Shoemaker seconded the motion to approve the February 9, 2017 Planning Commission meeting minutes. Motion passed (4-0). Vice Chair Jensen, aye; Commissioner Shoemaker, aye; Commissioner Bernhard, aye, and Commissioner Connell, aye. Commissioner Blank abstained.

CITIZEN INPUT

There was no citizen input.

NEW BUSINESS

WORK SESSION ~ Planning Commissioner training to discuss traffic studies, presented by Mike Ard, PE, Senior Transportation Engineer at Lancaster Engineering.

Training outline from training presenter Mike Ard, PE;

1. **Traffic impact studies – introduction** *(video time 03:18 – 06:40)*
    a. **Purpose**

b. **Types and scales of traffic studies**

2. **Elements of traffic studies** *(video time 06:40 – 28:55)*
   a. **Determining an appropriate scope of work**
   b. **Understanding the roadway classification system** *(see item 1-5 images below)*
   c. **Existing conditions analysis – purpose & approach** *(no software images to share)*
   d. **In-process development: accounting for previously-approved projects**
   e. **Site trip generation and distribution**
   f. **Future year analysis**
   g. **Operational analysis of site Impacts**
   h. **Mitigation needs analysis**
   i. **Safety analysis**
   j. **Parking analysis**

3. **City-wide plans and analysis** *(video time 28.55 – 34:55)*
   a. **Comprehensive Plan**
   b. **Transportation System Plan**
   c. **Capital Improvement Plan**

4. **Privately-funded studies** *(video time 34:55 – 48:22)*
   a. **Development Applications**
   b. **Master Plans & Planned Unit Developments**
   c. **Annexations and Zone Changes**
   d. **Comprehensive Plan amendments**

5. **How to review a traffic study** *(video time 48:22 – 1:46:11)*
   a. **Keeping the "cart before the horse": context matters**
   b. **What is adequate: Implementing applicable code standards**
   c. **Evaluating impacts and proposed mitigation**
   d. **Legal requirements and limitations: understanding Nollan, Dolan and Koontz**
   e. **Crafting conditions of approval**

IMAGE #1 (from above outline 2. b.)

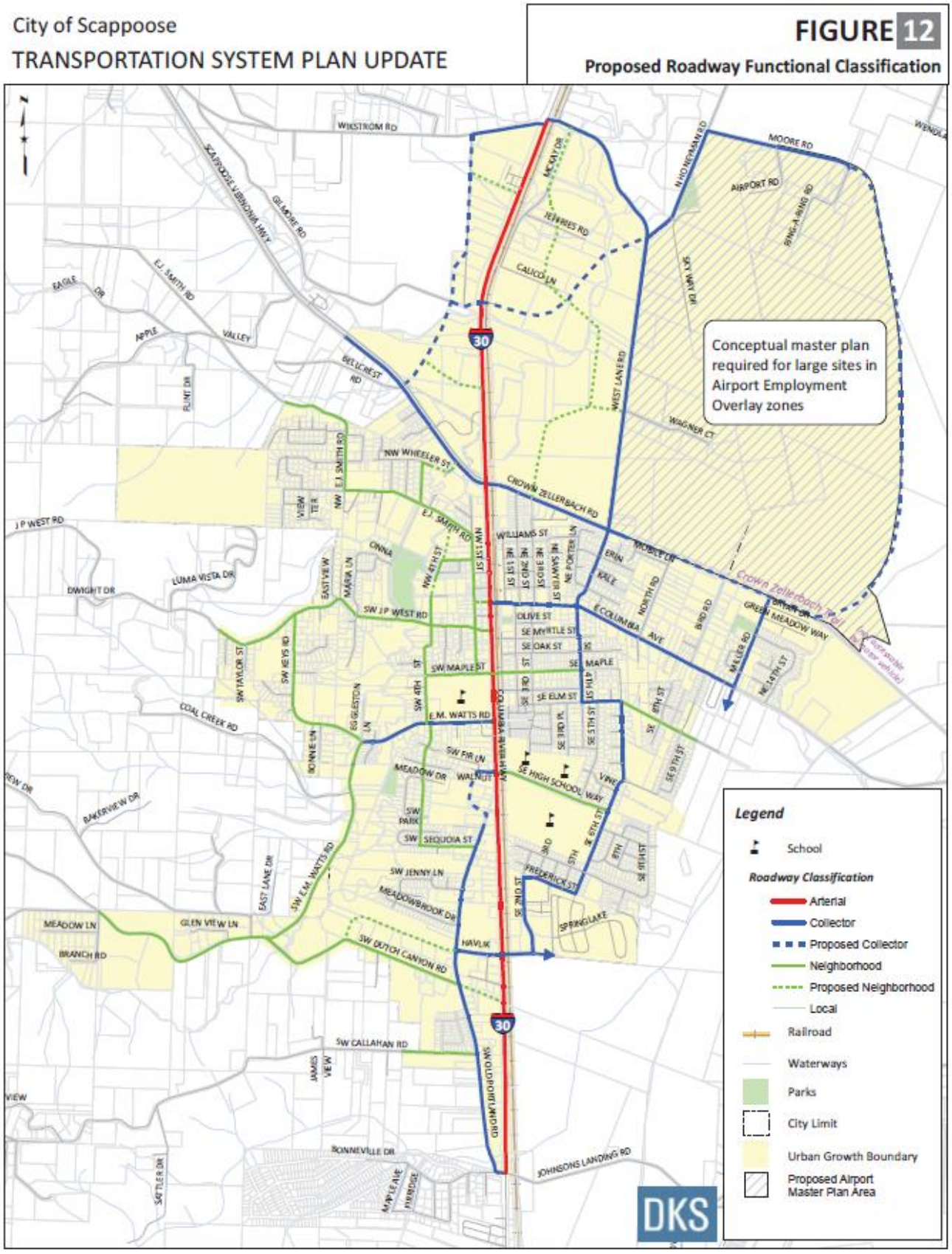


IMAGE #2 (from above outline 2. b.)

Arterial

ODOT's design standards would apply to US 30. See the ODOT Highway Design Manual, 2012.

Collector

New roadways should be built to three-lane standards with parking (as shown above). Reduced cross-sections (as shown below) could be considered in constrained environments or with infill at the discretion of the City, according to the *City of Scappoose Public Works Design Standards*.

Note: The curb is included in the zone (planter strip or sidewalk) adjacent to the travel lane. When partial-street improvements are needed, more than 50 percent of the ultimate paved section may be required.

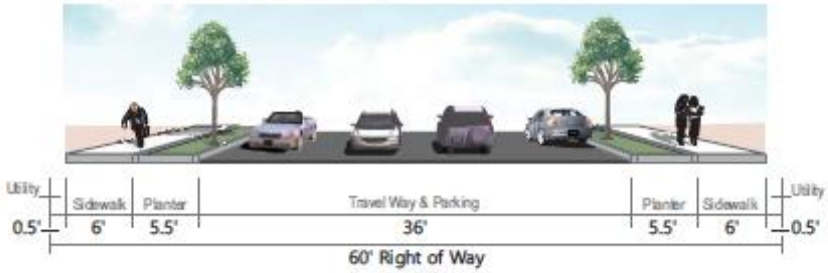
DKS

Figure 13a

STREET DESIGN STANDARDS

IMAGE # 3 (from above outline 2. b.)

Neighborhood Route



Reduced cross-sections for neighborhood routes may be considered on a case by case basis by the City, according to the *City of Scappoose Public Works Design Standards*. On-street parking may be removed in areas adjacent to industrial land uses.

Local Street

Reduced cross-sections for local street may be considered on a case by case basis by the City, according to the *City of Scappoose Public Works Design Standards*.

Local Commercial/Industrial Street

The Local Commercial/Industrial design standard would apply in commercial or industrial areas where more trucks are expected. The Local Commercial/Industrial design standard provides a wider travel way to accommodate trucks. Plantings should be kept at a low height to eliminate truck damage to trees.

Note: The curb is included in the zone (planter strip or sidewalk) adjacent to the travel lane. When partial-street improvements are needed, more than 50 percent of the ultimate paved section may be required.

DKS

Figure **13b**

STREET DESIGN STANDARDS

IMAGE # 4 (from above outline 2. b.)

Mixed-Use Collector

E. Columbia Avenue (between US 30 and West Lane Rd./SE 4th St.)

Mixed-Use Neighborhood Route

NW/SW 1st Street

Notes:

Streetscape amenities such as pedestrian bulb-outs, decorative lighting and street trees should be incorporated. The curb is included in the zone (planter strip or sidewalk) adjacent to the travel lane.

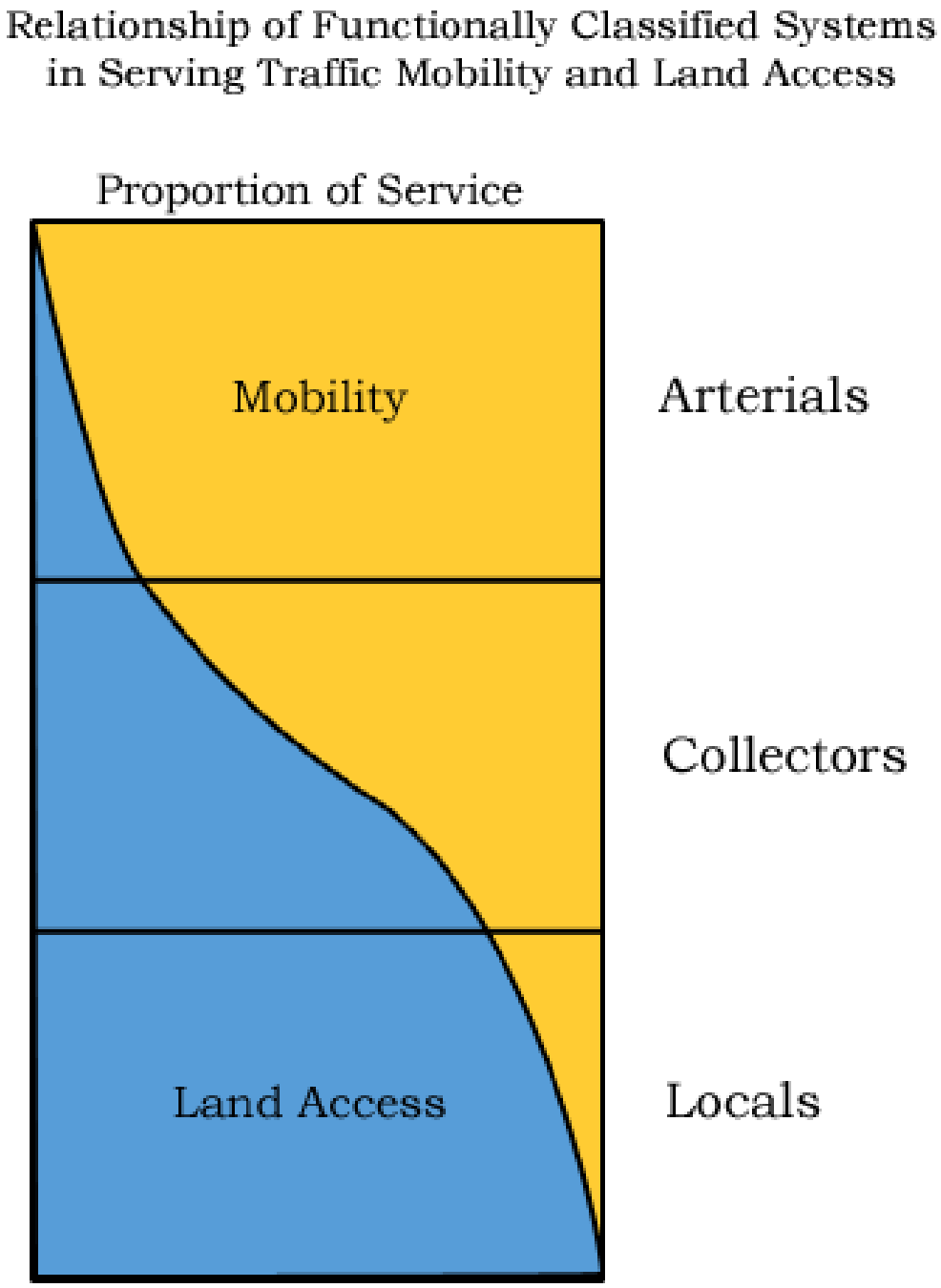
When partial-street improvements are needed, more than 50 percent of the ultimate paved section may be required.

DKS

Figure 14

SPECIAL CROSS-SECTIONS

IMAGE # 5 (from above outline 2. b.)



COMMUNICATIONS

Calendar Check

City Planner Laurie Oliver went over the calendar. She explained in addition to what is on the calendar there will be a joint Council/Planning Commission work session on April 24 starting at 5:30 p.m. to discuss the Housing Needs Analysis and upcoming policy changes.

Commission Comments

Commissioners thanked training presenter, Mike Ard.

Staff Comments

Chris Negelspach also thanked Mike Ard and appreciated his time. And told the commissioners if they are looking for more information or training in the future to just let him or Laurie know.

Vice Chair Jensen stated with all the commercial businesses coming in; it might be good to have training assistance on pro forma's for businesses.

Chris replied that there are real estate brokers that could speak to that.

Commissioner Bernhard cautioned commissioners since the Oregon Land Use codes are quite strict.

Commissioner Blank asked about doing a joint workshop with the Park's & Rec committee.

City Engineer Negelspach replied that they could just invite the chair of the committee to come and do a presentation on what they are working on.

Vice Chair Jensen agreed and would like to have those committee chairs come to do presentations.

City Planner Oliver stated that the OMIC project is coming up soon and that staff is really busy.

ADJOURNMENT

Vice Chair Jensen adjourned the meeting at 9:00 p.m.

_____

Vice Chair Scott Jensen

Minutes typed by:

_____

CDC Office Administrator
Elizabeth A. Happala

SDR4-16 PLA5-16 March 16, 2017
Lufkin Multi-Family Development, E Columbia Ave

CITY OF SCAPPOOSE STAFF REPORT

Request: Approval of an application for Site Development Review (SDR4-16) and Property Line Adjustment (PLA5-16) for a proposed multi-family development consisting of three buildings; 1 building containing (4) studio units and the other two buildings each containing (8) two bedroom units, and associated site amenities. The property line adjustment will consolidate the two tax lots into one.

Location: The site is located south of E Columbia Ave and west of the E Columbia and 4th Street intersection, on property described as Columbia County Assessor Map # 3212-DB-00100 and 3212-DB-02900. See attached Vicinity Map (**Exhibit 1**).

Applicant(s): Lufkin Apartments LLC

Owner(s): Paul Scharf

EXHIBITS

1. Vicinity map
2. Application and Narrative
3. Preliminary Site Plan
4. Architectural Drawings, Sheets A1, A2, and A3
5. Landscaping Plan, Sheets L1 and L2
6. Site Utility Plan, Sheets C4 and C5
7. Property Line Adjustment Site Plan
8. Transportation Impact Study, dated February 10, 2017
9. Geotechnical Report (Appendices available upon request), dated June 16, 2016
10. Preliminary Drainage Report (Appendix A available by request), dated February 10, 2017
11. Comments from Fire Division Chief, dated March 14, 2017
12. Comment from Public Works Director, dated March 9, 2017

SUBJECT SITE

- The subject site consists of two lots, tax lots 100 and 2900, located south of E Columbia Ave and west of the E Columbia and 4th Street intersection, with approximately 125 feet of frontage on E Columbia Ave. The site currently contains a one story single-family structure that has sat vacant for 30+ years and is designated as Commercial (C) on the Comprehensive Plan Map, and is zoned General Commercial (C). Adjacent zoning is Expanded Commercial (EC) to the north, General Commercial (C) to the east and west, and Moderate Density

Residential (R-4) to the south. The site lies within the Downtown Overlay, which is regulated by Chapter 17.80 of the Scappoose Development Code. Adjoining properties are all in residential use.

- The subject site is not located within the 100 year floodplain.
- The property is nearly level.

OBSERVATIONS

REQUESTED APPROVAL

- The applicant has requested approval for Site Development Review of a multi-family development of 16 two bedroom units and 4 studio units, within two 8 unit buildings and one 4 unit building, as described in **Exhibit 2** and depicted in the diagrams in **Exhibits 3-4**. As illustrated in the plans, the two 8 unit buildings would be located toward the western portion of the site and one 4 unit building would be located at the southern end, with parking located on the eastern portion of the property.
- The applicant requests a Property Line Adjustment to consolidate the two lots, creating one parcel.

ARCHITECTURAL CHARACTER

- The building elevations (**Exhibit 4, Sheets A1 and A2**) illustrate false dormers at the front elevation, architectural pillars at the front entry, shutters at great room windows and covered porch entries with posts. The exterior of the 8-unit buildings will be hardi-plank or equal horizontal siding with corner trim and the exterior of the 4-unit building will be horizontal siding with trim at the corners, consistent with the Downtown Overlay requirements.

VEHICLE ACCESS AND OFF-STREET PARKING

- The applicant proposes to access E Columbia Ave. via a new 24' wide driveway entrance at the northern portion of the subject site.
- The Development Code requires 28 parking spaces since the narrative indicates that the units would contain (16) two bedroom apartments and (4) studio apartments[1]. The applicant has proposed 28 parking spaces to include 19 standard spaces, 7 compact spaces, and 2 ADA spaces.

TRANSPORTATION ANALYSIS & STREET IMPROVEMENTS

- The applicant provided a Transportation Impact Letter, which states that the proposal is expected to generate 12 weekday AM Peak trips and 14 weekday PM Peak hour trips. The average daily trips for this project is estimated at 133 trips (**Exhibit 8**).
- Public street improvements are required along E Columbia Ave., consisting of the installation of curb, gutter, sidewalk, lighting, and street trees.

PUBLIC IMPROVEMENTS & UTILITIES

- The applicant has provided a plan as illustrated on the Preliminary Site Plan (**Exhibit 3**) showing a new 24-ft commercial driveway and a new 6-ft wide sidewalk along the E.

[1] For multi-family developments; studios require 1 space, one to two bedroom units require 1.5 spaces.

Columbia Ave frontage. Public utilities are provided along the E. Columbia Ave frontage with an existing 15-inch sewer mainline and existing 6-inch water main. The applicant proposes to connect to an existing sewer stub with location, size and depth to be determined and construct a new water service to serve the domestic and irrigation needs.

- The Public Works Director has submitted a comment noting that the 6-inch water main located along the sites frontage on E Columbia Ave. must be upsized to an 8-inch line, in conformance with the Public Works Design Standards (**Exhibit 12**).
- The applicant has proposed to add one new fire hydrant in the northwestern corner of the subject property.
- The applicant submitted a Preliminary Drainage Report (**Exhibit 10**) detailing how the surface runoff from the street pavement will be collected by new curb and gutter and routed to a new drainage inlet positioned at the most downhill end of the new curb. The stormwater from this inlet is controlled by a separate underground infiltration trench for dispersion of the surface runoff. The Public Works Director has also noted that no new drywells for public improvements are allowed. Therefore the applicant will need to provide surface infiltration (retention) to accommodate the new half street improvements and existing upstream basin flows, if any.

LANDSCAPING AND STREET TREES

- As illustrated on the landscaping plan (**Exhibit 5**), the applicant proposes landscaping consisting of four street trees along the frontage of E Columbia Ave, as well as landscaping on site consisting of various shrubs, trees, lawn, and groundcover.
- The proposed common spaces are located throughout the property. The applicant has also proposed private outdoor patios and decks to meet the private outdoor space requirement.

LIGHTING

- The Development Code requires lighting on the site to be shielded from adjacent streets and residences. The site plan indicates that the buildings will be provided with lighting that will offer coverage at the building entrances and between the buildings. The applicant would need to provide additional detail at the time of building permit review to ensure adequate shielding of on-site lights.
- The Downtown Overlay requires pedestrian scale street lighting. The site plan (**Exhibit 3**) illustrates the location of 4 pedestrian scale street lights on East Columbia Ave. Additional information on the type of lighting would be reviewed prior to installation.

PUBLIC & PRIVATE AGENCIES AND PUBLIC NOTICE

- The City of Scappoose Engineering, Building, Public Works, and Police Departments; Scappoose School District, Columbia County Transit, and Scappoose Rural Fire Protection District have been provided an opportunity to review the proposal. Staff did not receive any objections from these agencies. Comments are attached as **Exhibits 11-12** and those issues applicable to the Planning Commission have been included in the recommended Conditions of Approval.

- Notice of this request was mailed to property owners located within 200 feet of the subject site on March 7, 2017. Notice was also posted on the property on February 28, 2017 and

published in the local newspaper on March 10, 2017. No comments have been submitted by the public as of March 16, 2017.

FINDINGS OF FACT

1. **The following sections of Title 17 of the Scappoose Municipal Code (Scappoose Development Code) are applicable to this request:**

Chapter 17.62 C GENERAL COMMERCIAL

17.62.030 Permitted uses. In the general commercial zone, activities shall be conducted within an enclosed structure or building and are subject to Chapter 17.120, Site Development Review. Only the following uses and their accessory uses are permitted outright:
[...]
Q. Multifamily dwelling units per A-1 requirements, when located at least two hundred feet from Highway 30 and outside of the Scappoose Creek Flood Plain;

Finding: The applicant has proposed multifamily dwelling units located over 200 feet from Highway 30, which must meet the development standards of the A-1 zone (discussed below). Section 17.62.030 is satisfied.

17.62.060 Dimensional requirements—Residential Use
Dimensional requirements for residential uses in the commercial district are the same as the A-1 zone, Chapter 17.56, A-1 High Density Residential.

Finding: The site is located within the Downtown Overlay and is governed by Chapter 17.80. Section 17.80.040(A) states that "Base zoning dimensions are not applicable within the downtown overlay." Section 17.62.060 is not applicable to this site.

Chapter 17.56 A-1 HIGH DENSITY RESIDENTIAL

17.56.030 Permitted uses. A. In the A-1 zone outside of the Scappoose Creek Flood Plain, only the following uses and their accessory uses are permitted outright:
[...]
5. Multifamily dwelling units limited to a maximum of eight attached units per building with a minimum fifteen foot separation between buildings containing dwelling units;

Finding: Multifamily dwelling units are a permitted use in the General Commercial zone, the units will be over 1,200 feet from Highway 30, and the site is not in the Scappoose Creek Flood Plain. The proposed structures will have a total of 20 units, 4 units in one building and 8 units in each of the remaining two buildings, and the buildings maintain at least a 15-foot separation (**see Exhibit 3**). Section 17.56.030 is satisfied.

17.56.050 Dimensional requirements.

Finding: The site is located within the Downtown Overlay and is governed by Chapter 17.80. Section 17.80.040(A) states that "Base zoning dimensions are not applicable within the downtown overlay." Section 17.56.050 is not applicable to this site.

Chapter 17.80 DOWNTOWN OVERLAY

17.80.020 Applicability.
A. West of Highway 30, the downtown overlay shall apply to properties beginning on the north side of E.M. Watts Road and extending north to Scappoose-Vernonia Highway and including all properties with frontages on either side of West First Street or Highway 30 or the connecting side streets ...[....] East of Highway 30, the downtown overlay shall apply to properties from Williams Street south to East Columbia Avenue with frontages on NE First Street; properties from East Columbia Avenue south to Santosh Street with frontages on SE First Street or SE Second Street; properties with frontages on East Columbia Avenue extending east from Highway 30 to West Lane Road; and properties with frontages on both West Lane Road and East Columbia Avenue, as shown on Figure 17.80.1.

Finding: This site has frontage east of Hwy 30 on East Columbia Ave. and west of the SE 4th Street and East Columbia Ave intersection, and is therefore subject to the Downtown Overlay regulations. Section 17.80.020 is satisfied.

17.80.030 Uses.
A. Where base zoning is commercial, permitted and conditional uses shall be as defined in underlying base zone.

Finding: This site is zoned General Commercial, so uses are governed by Chapter 17.62 (C, General Commercial). The applicant has proposed multifamily dwelling units, which are allowed per Section 17.62.030. Section 17.80.030 is satisfied.

17.80.040 Dimensional requirements.
A. Base zoning dimensions are not applicable within the downtown overlay.
B. Lot area.
1. Where base zoning is commercial, no minimum lot area shall be required.
[...]
C. Lot width.
[...]
2. Where uses are residential, the minimum lot width shall be thirty feet for detached residences and twenty feet for single-family attached townhouses.
D. Setbacks.
[...]
2. Where uses are residential,
a. The front yard setback shall be a minimum of ten feet;

b. The front of garages or carports shall be located a minimum of twenty feet from the property line where access occurs;

c. Side yard setbacks for detached residential dwelling units shall be a minimum of three feet each with any street side setback no less than ten feet;

[…]

e. Side yard setbacks for detached accessory buildings shall be a minimum of three feet each;

f. The rear yard setback shall be a minimum of twenty feet, except the minimum rear yard setback for an accessory building shall be five feet.

E. No building shall exceed thirty-five feet in height.

Finding: The site is zoned General Commercial, so no minimum lot area applies. The site area is approximately 27,156 square feet and the lot width is approximately 125 feet. According to the site plan (**Exhibit 3**), the structures will have front setbacks of 10 feet along the E. Columbia Ave. street frontage with rear setbacks of 20 feet. The side setbacks are proposed to be 5 feet along the abutting property line to the west, with 10 foot side setbacks to the east property line. The building elevations (**Exhibit 4, Sheets A1 and A2**) illustrate that the structures will be two stories high with a maximum height of 29 feet, which is less than the maximum allowable height of 35 feet. Section 17.80.040 is satisfied.

17.80.060 Lighting.

A. Illustrations of desirable lighting are shown in the 1998 ODOT/DLCD Quick Response Project and/or the 2002 ODDA Resource Team Report.

B. Pedestrian scale street lighting shall be provided along East Columbia Avenue and along West First Street.

C. Pedestrian scale street lights shall be no taller than twenty feet and shall be a design approved by the planner. Lamps shall be metal halide bulbs or other white light source.

D. Additional pedestrian-oriented site lighting (i.e., path lighting including step lights, well lights and bollards) is encouraged.

E. Fixture height and lighting levels shall be commensurate with their intended use and function and shall assure compatibility with neighboring land uses. Baffles shall be incorporated to minimize glare and to focus lighting to its intended area.

F. Minimum lighting levels shall be provided for public safety in all urban spaces open to public circulation.

G. No lighting standard shall exceed twenty-five feet in height.

H. Accent lighting on architectural focal points and landscape features is encouraged.

I. Seasonal lighting is encouraged.

Finding: The applicant proposes lighting to provide adequate illumination per the Downtown Overlay standards. The site plan (**Exhibit 3**) shows the location of four proposed pedestrian scale street lights standing at 14-feet tall. The narrative (**Exhibit 2**) says that the parking lot will be illuminated by two 20-foot light poles, and that the

buildings will have exterior wall light packs to illuminate entrances to the buildings and for light between the buildings. Section 17.80.060 is satisfied.

17.80.070 Service areas.

A. Illustrations of desirable service area screening are shown in the 1998 ODOT/DLCD Quick Response Project and/or the 2002 ODDA Resource Team Report.

B. Except for single-family dwelling units, all on-site service areas, loading zones and outdoor storage areas, waste storage, disposal facilities, transformer and utility vaults and similar activities shall be located in an area not visible from a street or urban space. If this is not possible, then the service area, loading zone or storage area shall be fully screened from public view. Prohibited screening includes chain-link fencing with or without slats. Acceptable screening includes a stone, masonry or wood enclosure which may be freestanding or incorporated into a building wall.

Finding: The site plan indicates a 9' by 7' enclosure is planned for the trash area, 10 feet from the street frontage. The applicant proposes to fully screen the garbage and recycling area with four foot high wood fencing set on a two foot high masonry wall. The site plan shows the transformer on the eastern edge of the property and the Conditions of Approval will require the transformer to be shielded from public view (**Exhibit 3**). Section 17.80.070 is satisfied.

17.80.080 Building height and architectural character.

[...]

B. Architectural Character.

[...]

2. Building Exterior. The exterior walls of building facades shall be of suitable durable building materials including the following: stucco, stone, terra-cotta, tile, cedar shakes and shingles, beveled or shiplap or other narrow-course horizontal boards or siding, vertical board and batten siding, articulated architectural concrete masonry units (CMU), or similar materials which are low maintenance, weather resistant, abrasion resistant, and easy to clean. Prohibited building materials include the following: plain concrete, plain concrete block, corrugated metal, unarticulated board siding (e.g., T1-11 siding, plain plywood, sheet press board) and similar quality, nondurable materials.

3. Building Fronts.

a. All residential structures shall utilize at least two of the following design features to provide visual relief along the street frontage:

1. *Dormers;*
2. *Recessed entries;*
3. *Cupolas;*
4. *Bay or bow windows;*
5. *Gables;*
6. *Covered porch entries;*
7. *Pillars or posts;*
8. *Eaves (minimum eighteen inch projection); or*
9. *Off-sets on building face or roof (minimum sixteen inches).*

[…]

Finding: The narrative (**Exhibit 2**) states that the exterior of the 8-unit buildings will be hardi-plank or equal horizontal siding with corner trim and the exterior of the 4-unit building will be horizontal siding with trim at the corners. The architectural drawing and building elevations (**Exhibit 4**) illustrate false dormers at the front elevation, architectural pillars at the front entry, shutters at great room windows and covered porch entries with posts. Section 17.80.080(B) is satisfied.

17.80.100 Landscaping. A. The landscaping requirements of Sections 17.100.090 (Buffering and screening requirements) and 17.100.100 (Screening--Special provisions) shall not apply within the downtown overlay.
[…]
C. One street tree shall be required per 35 feet of linear street frontage or fraction thereof, except where the planner approves alternative plantings due to visual clearance area requirements, awnings, street lights, doors or other conflicts. Species of street trees shall be subject to approval by the planner and may vary from the approved street tree list where a smaller stature of tree is necessary to resolve conflicts.

Finding: The applicant has proposed four Rocky Mountain Glow Maple trees along the frontage of E Columbia Ave. See **Exhibit 5**. Section 17.80.100 is satisfied.

Chapter 17.96 LOTS—EXCEPTIONS AND ADITIONAL SETBACKS
[…]
17.96.080Projections into required yards.
[…]
C. Open porches or decks not more than thirty inches in height may extend or project into a required rear or side yard provided such natural yard area is not reduced to less than five feet. Open porches or decks not covered by a roof or canopy may extend into a required front yard not more than five feet.
[…]

Finding: The site plan (**Exhibit 3**) shows a balcony projecting five feet into the front yard setback. The balcony does not reduce the natural yard area to less than five feet. Section 17.96.080 is satisfied.

Chapter 17.104 STREET TREES
[…]
17.104.020 Applicability.
[…]
B. All development shall be required to plant street trees. Street trees shall be defined as trees located on land lying between the property lines on either side of all streets, avenues or public rights-of-way within the city or within easements defined on a recorded plat as street tree easements.
[…]

17.104.040 Standards for street trees. A. Street trees shall be selected from the approved street tree list included as Appendix A of the Scappoose Comprehensive Urban Forestry Plan.

B. At the time of planting, street trees shall not be less than ten feet high for deciduous trees and five feet high for evergreen trees.

C. Spacing and minimum planting areas for street trees shall be as follows:

1. *Street trees under twenty-five feet tall and less than sixteen feet wide at maturity shall be spaced no further than fifteen feet apart in planting areas containing no less than sixteen square feet of porous surface and not less than four feet wide;*
2. *Street trees under twenty-five feet tall and greater than sixteen feet wide at maturity shall be spaced no further than twenty feet apart in planting areas containing no less than sixteen square feet of porous surface and not less than four feet wide;*
3. *Street trees between twenty-five feet to forty feet tall and less than twenty-five feet wide at maturity shall be spaced no greater than twenty-five feet apart in planting areas containing no less than twenty-four square feet of porous surface and not less than six feet wide;*
4. *Street trees between twenty-five feet to forty feet tall and greater than twenty-five feet wide at maturity shall be spaced no greater than thirty feet apart in planting areas containing no less than twenty-four square feet of porous surface and not less than six feet wide;*
5. *Street trees greater than forty feet tall at maturity shall be spaced no greater than forty feet apart in planting areas containing not less than thirty-six square feet of porous surface and not less than eight feet wide.*

D. Street trees located under or within ten feet of overhead utility lines shall be less than twenty-five feet tall at maturity.

E. Street trees shall be planted in accordance with the requirements of Scappoose Municipal Code Section 13.28.010(C).

Finding: The applicant is required to plant street trees as part of the development as specified above. The site and landscaping plans (**Exhibits 3 & 5**) propose a total of four Rocky Mountain Glow Maple street trees along the 125 feet of frontage on E Columbia Ave., which have a mature height of 25 feet. Sections 17.104.020 and 17.104.040 are satisfied.

Chapter 17.106 OFF-STREET PARKING AND LOADING REQUIREMENTS

17.106.020 General provisions.

A. The dimensions for parking spaces are subject to the requirements in Section 17.106.050, and as follows:

1. Nine feet wide and eighteen feet long for a standard space;

2. Eight and one-half feet wide and fifteen feet long for a compact space; and

3. In accordance with the applicable state and federal standards, at least twelve feet wide and eighteen feet long for designated handicapped parking spaces.

[…]

H. Location of Required Parking.

1. Off-street parking spaces for single-family, duplex dwellings and single-family attached dwellings shall be located on the same lot with the dwelling.

2. Off-street parking spaces for uses other than single- family or duplex residential shall be located not further than four hundred feet from the building or use they are required to serve, measured in a straight line.

[...]

K. Required parking spaces shall:

1. Be available for the parking of operable passenger automobiles of residents, customers, patrons and employees only;

2. Not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business or use; and

3. Not be rented, leased or assigned to any other person or organization unless the required number of spaces are maintained.

[...]

N. All parking areas which contain over five required spaces shall be provided with one handicapped parking space. All parking provisions required by the ADA shall be met.

O. All parking spaces designated for compact vehicles shall be labeled by painting the words "COMPACT ONLY" on the parking space.

P. At least one secured bicycle rack space shall be provided for each ten parking spaces in any development. Bicycle parking areas shall not be located within parking aisles, landscape areas, or pedestrian ways.

Q. Any lights provided to illuminate any public or private parking area or vehicle sales area shall be so arranged as to reflect the light away from any abutting or adjacent residential district.

R. Required parking spaces shall be completely improved to city standards and available for use at the time of the final building inspection.

Finding: The standard parking spaces meet the minimum size of 9 feet by 18 feet. Seven compact parking spaces have been proposed. All aisles are at least 24 feet wide as required. Two ADA parking spaces will be provided, as well as 3 bicycle parking spaces. The narrative (**Exhibit 2**) states that the parking lot lights would be mounted on 20-foot light poles set three feet back from the curb with a six foot arm and shielded fixtures. Section 17.106.020 is satisfied.

17.106.030 Minimum off-street parking requirements.

A. Residential Uses.

2. Multifamily

a. Studio: 1 space for each unit

b. 1-2 bedroom units: 1.5 spaces for each unit

c. More than 2 bedrooms per unit: 2 spaces for each unit

Finding: The applicant has proposed (4) studio units and (16) two bedroom units which would require 28 parking spaces. The site plans and narrative (**Exhibits 2 & 3**) indicate that 19 standard parking spaces, 7 compact spaces, and 2 ADA spaces totaling 28 spaces will be provided. Section 17.106.030 is satisfied.

17.106.040 Modification to Parking Requirements. Up to twenty-five percent of the required parking spaces may be compact spaces.

Finding: The applicant proposes 28 total parking spaces, of which 7 are shown to be compact. The total number of allowable compact parking spaces for the proposed site is 7 spaces. Section 17.106.040 is satisfied.

17.106.050 Parking dimension standards.

B. Minimum standards for a standard parking stall's length and width, aisle width, and maneuvering space shall be determined from the following table. Dimensions for designated compact spaces are noted in parenthesis:

Overall				
Angle from curb	*Stall Width "A"*	*Channel Depth "B"*	*Aisle Width* "C"*	*Curb Length per stall "D"*
Parallel	*9'0" (8'6")*	*9'0" (8'6")*	*12'0" (12'0")*	*23'0" (20'0")*
30°	*9'0" (8'6")*	*16'10" (14'10")*	*12'0" (12'0")*	*18'0" (17'0")*
45°	*9'0" (8'6")*	*19'1" (16'7")*	*14'0" (14'0")*	*12'9" (12'0")*
60°	*9'0" (8'6")*	*20'1" (17'3")*	*18'0" (18'0")*	*10'5" (10'3")*
90°	*9'0" (8'6")*	*18'0" (15'0")*	*24'0" (24'0")*	*9'0" (8'6")*
** Aisles accommodating two direction traffic, or allowing access from both ends shall be 24 feet in width.*				

[...]

C. Excluding single-family and duplex residences, groups of more than two parking spaces shall be served by a service drive so that no backing movements or other maneuvering within a street or other public right-of-way would be required. Service drives shall be designed and constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress, and maximum safety of pedestrians and vehicular traffic on the site.

D. Each parking or loading space shall be accessible from a street and the access shall be of a width and location as described in the public works design standards.

E. Except for single-family and two-family residences, any area intended to be used to meet the off-street parking requirements as contained in this chapter shall have all parking spaces clearly marked using a permanent paint. All interior drives and access aisles shall be clearly marked and signed to show direction of flow and maintain vehicular and pedestrian safety.

[...]

G. Access Drives.

1. Access drives from the street to off-street parking or loading areas shall be designed and constructed to facilitate the flow of traffic and provide maximum safety for pedestrian and vehicular traffic on the site.
2. The number and size of access drives shall be in accordance with the requirements of public works design standards. [...]
4. Access drives shall maintain visual clearance areas as provided in Chapter 12.10.

H. Parking spaces along the boundaries of a parking lot or adjacent to interior landscaped areas or sidewalks shall be provided with a wheel stop at least four inches high located three feet back from the front of the parking stall. The front three feet of the parking stall may be concrete, asphalt or low lying landscape material that does not exceed the height of the wheel stop. This area cannot be calculated to meet landscaping or sidewalk requirements.

I. Except for single-family and two-family residences, off-street parking and loading facilities shall be drained to avoid flow of water across public sidewalks in accordance with specifications approved by the public works director to ensure that ponding does not occur.

J. Artificial lighting on all off-street parking facilities shall be designed to deflect all light away from surrounding residences and so as not to create a hazard to the public use road or street and shall not exceed intensities for adjacent streets as included in public works design standards.

Finding: The proposed parking lot design (**Exhibit 3**) complies with the dimensional requirements for parking spaces and drive aisles as noted above. The standard parking spaces are 9'x18' and all the drive aisles provide the minimum 24-foot width for two-way traffic. The site plans demonstrate that no backing movements would occur on public streets. The applicant has illustrated wheel stops for the parking spaces that abut the sidewalk or landscaping. The proposed parking lot grading would need to direct stormwater away from the E. Columbia Avenue public sidewalk. Section 17.106.050 is satisfied.

17.120.180 Approval standards. The planning commission shall make a finding with respect to each of the following criteria when approving, approving with conditions, or denying an application:

A. Provisions of all applicable chapters;

B. Buildings shall be located to preserve topography, and natural drainage; located in areas not subject to ground slumping or sliding; located to provide adequate distance between adjoining buildings for adequate light, air circulation, and fire fighting; and oriented with consideration for sun and wind; and

C. Existing trees having a six-inch caliper or greater shall be preserved or replaced by new plantings of equal character;

Finding: The applicable chapters of this Development Code are discussed elsewhere in the report. The building orientation and location was selected based on considerations for parking and circulation, as well as the Downtown Overlay requirements. The three

existing trees to be removed will be replaced by four Rocky Mountain Glow street trees. Sections 17.120.180(A-C) are satisfied.

D. Privacy and noise:

1. *The buildings shall be oriented in a manner which protects private spaces on adjoining properties from view and noise,*
2. *Residential buildings shall be located on the portion of the site having the lowest noise levels, and*
3. *On-site uses which create noise, lights, or glare shall be buffered from adjoining residential uses;*

Finding: The buildings are oriented in a manner which protects private spaces on adjoining properties from view and noise since the main entrances of the buildings face one another, and only private balconies are oriented in a direction that directly face adjoining residential properties. The noise levels on the site are expected to be consistent across the whole site, therefore, the placement is acceptable. The development is consistent with the adjoining residential uses to the east, west, and south. Section 17.120.180(D) is satisfied.

E. Private outdoor area: residential use:
1. Structures which include residential dwelling units shall provide private outdoor areas which is screened from view by adjoining units,
2. Private open space such as a patio or balcony shall be provided and shall be designed for the exclusive use of individual units and shall be at least forty-eight square feet in size with a minimum width dimension of four feet, and
a. Balconies used for entrances or exits shall not be considered as open space except where such exits or entrances are for the sole use of the unit, and
b. Required open space may include roofed or enclosed structures such as a recreation center or covered picnic area,
3. Wherever possible, private outdoor open spaces should be oriented toward the sun;

Finding: The narrative and site plans indicate that each proposed dwelling unit has a private patio/balcony totaling 50 square feet (**Exhibits 2-3**). Each private space is oriented to allow sun light at different times during the day. Section 17.120.180(E) is satisfied.

F. Shared outdoor recreation areas: residential use:
1. In addition to the requirements of subsections D and E of this section, usable outdoor recreation space shall be provided in multifamily residential developments for the shared or common use of all the residents in the following amounts:
a. Studio up to and including two-bedroom units, two hundred square feet per unit, and
b. Three or more bedroom units, three hundred square feet per unit,
2. The required recreation space may be provided as follows:
a. It may be all outdoor space, or
b. It may be part outdoor space and part indoor space; for example, an outdoor tennis court, and indoor recreation room,

c. It may be all public or common space,
d. It may be part common space and part private; for example, it could be an outdoor tennis court, indoor recreation room and balconies on each unit, and
e. Where balconies are added to units, the balconies shall not be less than forty-eight square feet.
3. Shared outdoor recreation space shall be readily observable for reasons of crime prevention and safety.

Finding: For the two bedroom and studio units proposed, the Development Code requires at least 200 square feet of usable outdoor recreation space per unit, in addition to the 48 square feet of private outdoor space required in Section 17.120.180(E) above. The applicant has proposed common space located throughout the subject site with a combined area of 4,300 square feet, or 215 square feet per unit. With the addition of the private open space (50 square feet), the total usable outdoor space is 265 square feet per unit (**Exhibits 3 & 4**). Section 17.120.180(F) is satisfied.

H. Demarcation of public, semipublic, and private spaces: crime prevention:
1. The structures and site improvements shall be designed so that public areas such as streets or public gathering places, semipublic areas and private outdoor areas are clearly defined in order to establish persons having a right to be in the space, in order to provide for crime prevention and to establish maintenance responsibility; and
2. These areas may be defined by a deck, patio, low wall, hedge or draping vine, a trellis or arbor, a change in level or landscaping;
I. Crime prevention and safety:
1. Windows shall be located so that areas vulnerable to crime can be surveyed by the occupants,
2. Interior laundry and service areas shall be located in a way that they can be observed by others,
3. Mail boxes shall be located in lighted areas having vehicular or pedestrian traffic,
4. The exterior lighting levels shall be selected and the angles shall be oriented towards areas vulnerable to crime, and
5. Light fixtures shall be provided in areas having heavy pedestrian or vehicular traffic and in potentially dangerous areas such as parking lots, stairs, ramps and abrupt grade changes. Fixtures shall be placed at a height so that light patterns overlap at a height of seven feet which is sufficient to illuminate a person;

Finding: All areas are clearly defined in regard to public safety concerns by the building locations and perimeter fencing. The proposed buildings contain windows for the proper surveying of the site. The proposed lighting systems are to provide adequate lighting throughout the complex by using a mixture of building mounted lighting, parking lot lighting, seasonal landscape lighting and street frontage pedestrian lighting. Sections 17.120.180(H) and (I) are satisfied.

J. Access and circulation:
1. The number of allowed access points for a development shall be as provided in the public works design standards.

2. All circulation patterns within a development shall be designed to accommodate emergency vehicles.
3. Provisions shall be made for pedestrian ways and bicycle ways if such facilities are shown on an adopted plan;

Finding: The applicant proposes to utilize one driveway at 24 feet wide to access E Columbia Ave. The Fire Department has approved the site design for accommodation of emergency vehicles. Sections 17.120.080(J, 1-3) are satisfied.

L. All parking and loading areas shall be designed in accordance with the requirements set forth in Sections 17.106.050 and 17.106.080, Chapter 12.10, and the public works design standards;

Finding: All parking and loading areas meet the above requirements and the applicant has demonstrated compliance with the visual clearance area. Section 17.120.080(L) is satisfied.

N. All drainage plans shall be submitted to the public works director for review and approval;

Finding: The applicant submitted a preliminary drainage report (see **Exhibit 10**). Drainage plans would need to be reviewed by the Building Official and the City Engineer. The Conditions of Approval require submittal of a final drainage report to demonstrate compliance with the Public Works Design Standards. Section 17.120.080(N) is satisfied.

O. All facilities for the handicapped shall be designed in accordance with the requirements set forth in the ADA requirements; and
P. All of the provisions and regulations of the underlying zone shall apply.

Finding: The site plan (**Exhibit 3**) illustrates the necessary ADA parking, including loading stall. Sections 17.120.080(O) and (P) are satisfied.

Chapter 17.152 LAND DIVISION—MAJOR AND MINOR LAND PARTITIONS AND PROPERTY LINE ADJUSTMENTS

17.152.090 Property Line Adjustments
A. An application for a property line adjustment shall meet the following criteria:
1. An additional parcel is not created by the property line adjustment, and the existing parcel as reduced in size by the adjustments is not reduced below the minimum lot size established by the zoning district. Where an existing lot of record does not satisfy the minimum area requirement for the zone, a property line adjustment may be permitted provided the adjustment does not increase the degree of nonconformity;
2. By reducing the lot size, the lot or structures(s) on the lot will not be in violation of the site development or zoning district regulations for that district; and
3. The resulting parcels are in conformity with the dimensional standards of the zoning district. Where an existing lot of record does not satisfy the dimensional

requirements for the zone, a property line adjustment may be permitted provided the adjustment does not increase the degree of nonconformity.

Finding: The purpose of the Property Line Adjustment is to remove the common property line between tax lots 100 and 2900, which will not create an additional parcel. The consolidation of the tax lots will result in a parcel size of approximately 27,156 square feet, however, per 17.80.040 (B, 1) there is not a minimum lot size requirement for the zoning district/overlay. Therefore, the resulting parcel is in conformance with the standards of the zoning district. See **Exhibit 7**. Section 17.152.090 is satisfied.

17.152.100 Preliminary Application Submission Requirements
A. All applications shall be made on forms provided by the planner and shall be accompanied by copies of the preliminary partition map or property line adjustment map and necessary data or narrative.
B. The preliminary partition map and necessary data or narrative shall include the following: ...

Finding: The applicant has submitted the appropriate documentation to the city. Section 17.152.100 is satisfied.

1. The following Statutes are applicable to this request:

ORS Chapter 92: Subdivisions and Partitions

92.190 Effect of replat; operation of other statutes; use of alternate procedures.
[...]
(4) A property line adjustment deed shall contain the names of the parties, the description of the adjusted line, references to original recorded documents and signatures of all parties with proper acknowledgment.

Finding:
The Conditions of Approval specify that the applicant shall submit the deeds and legal descriptions to the City for review prior to recordation. ORS 92.190(4) is satisfied.

Chapter 17.154 STREET AND UTILITY IMPROVEMENT STANDARDS

17.154.030 Streets. A. No development shall occur unless the development has frontage or approved access to a public street:
1. Streets within a development and streets adjacent to a development shall be improved in accordance with this title and the public works design standards and specifications.
2. Any new street or additional street width planned as a portion of an approved street plan shall be dedicated and improved in accordance with this title and the public works design standards and specifications.
[...]

P. Joint mailbox facilities shall be provided in all residential developments, with each joint mailbox serving at least two dwelling units.
1. Joint mailbox structures shall be placed adjacent to roadway curbs;
2. Proposed locations of joint mailboxes shall be designated on a copy of the tentative plan, and shall be approved by the U.S. Post Office prior to plan approval; and
3. Plans for the joint mailbox structures to be used shall be submitted for approval by the planner prior to final approval.

Finding: The applicant proposes street improvements along the site frontage of E Columbia Ave. A joint mailbox structure adjacent to E. Columbia Ave has been proposed, as shown on the site plan (**Exhibit 3**). The Conditions of Approval require the final joint mailbox location to be approved by the Postmaster. Section 17.154.030 is satisfied.

17.154.050 Easements. A. Easements for sewers, drainage, water mains, electric lines or other public utilities shall be either dedicated or provided for in the deed restrictions, and where a subdivision is traversed by a watercourse, drainageway, channel or stream, there shall be provided a stormwater easement or drainage right-of-way conforming substantially with the lines of such watercourse and such further width as will be adequate for conveyance and maintenance.
B. A property owner proposing a development shall make arrangements with the city, the applicable district and each utility franchise for the provision and dedication of utility easements necessary to provide full services to the development.

Finding: The applicant will be required to provide the necessary easements to allow full services to the development. The Conditions of Approval require the applicant to provide an 8-ft PUE along its E. Columbia Ave. frontage, or verify the existence of the already recorded easement. Section 17.154.050 is satisfied.

17.154.070 Sidewalks. A. Sidewalks are required and shall be constructed, replaced or repaired in accordance with the city's public works design standards.
B. Maintenance of sidewalks and curbs is the continuing obligation of the adjacent property owner.

Finding: The site plans show that a 6-ft public sidewalk will be constructed per PWDS along E Columbia Ave as part of the street improvements. Section 17.154.070 is satisfied.

17.154.090 Sanitary sewers. A. Sanitary sewers shall be installed to serve each new development and to connect developments to existing mains in accordance with the provisions set forth by the city's public works design standards and the adopted policies of the comprehensive plan.
B. The public works director shall approve all sanitary sewer plans and proposed systems prior to issuance of development permits involving sewer service.
C. Proposed sewer systems shall include consideration of additional development within the area as projected by the comprehensive plan and the wastewater treatment facility plan and potential flow upstream in the sewer sub-basin.

D. Applications shall be denied by the approval authority where a deficiency exists in the existing sewer system or portion thereof which cannot be rectified within the development and which if not rectified will result in a threat to public health or safety, surcharging of existing mains, or violations of state or federal standards pertaining to operation of the sewage treatment system.

Finding: As illustrated on **Exhibits 3 & 6**, the applicant proposes to connect to an existing sanitary sewer lateral in E. Columbia Ave. A new 8" diameter concrete pipe is proposed to provide connection from the new buildings to the public sanitary sewer system. The applicant would need to demonstrate that the location, size and grade of the lateral is adequate to accommodate the proposed plumbing fixtures for the buildings. The final design will need to be verified as part of the building permit review. Section 17.154.090 is satisfied.

17.154.100 Storm drainage. A. The planner and public works director shall issue permits only where adequate provisions for stormwater and floodwater runoff have been made, and:
1. The stormwater drainage system shall be separate and independent of any sanitary sewerage system.
2. Where possible, inlets shall be provided so surface water is not carried across any intersection or allowed to flood any street.
3. Surface water drainage patterns shall be shown on every development proposal plan.
4. All stormwater analysis and calculations shall be submitted with proposed plans for public works directors review and approval.
5. All stormwater construction materials shall be subject to approval of the public works director.
B. Where a subdivision is traversed by a watercourse, drainageway, channel or stream, there shall be provided a stormwater easement or drainage right-of-way conforming substantially with the lines of such watercourse and such further width as will be adequate for conveyance and maintenance.
C. A culvert or other drainage facility shall, and in each case be, large enough to accommodate potential runoff from its entire upstream drainage area, whether inside or outside the development. The public works director shall determine the necessary size of the facility.
D. Where it is anticipated by the public works director that the additional runoff resulting from the development will overload an existing drainage facility, the planner and engineer shall withhold approval of the development until provisions have been made for improvement of the potential condition or until provisions have been made for storage of additional runoff caused by the development.

Finding: The site utility plans and narrative (**Exhibits 2 & 6**) propose collection of storm water runoff into two separate systems. One is located on-site for surface runoff from the onsite impervious areas which is conveyed into two inlets located within the parking lot in a manner to intercept surface water before it starts to accumulate. The other is located adjacent to the right-of-way (within a proposed public easement) to collect runoff from half street improvements. As previously stated, the City does not allow the addition of

any new drywells, therefore the applicant will need to redesign the proposed system to provide for surface infiltration (retention) basin. The Conditions of Approval require submittal of a final storm report prepared by a professional engineer for the review and approval of the City Engineer. Section 17.154.100 is satisfied.

17.154.105 Water system. The planner and public works director shall issue permits only where provisions for municipal water system extensions have been made, and:
A. Any water system extension shall be designed in compliance with the comprehensive plan existing water system plans.
B. Extensions shall be made in such a manner as to provide for adequate flow and gridding of the system.
C. The public works director shall approve all water system construction materials.

Finding: As illustrated on **Exhibits 3 & 6**, the applicant proposes to connect to the 6" water line in E Columbia Ave. However, as noted in the comments from the Public Works Director (**Exhibit 12**) the 6-inch water main located along the sites frontage on E Columbia Ave. must be upsized to an 8-inch line, in conformance with the Public Works Design Standards. As part of the building and construction permit review, the applicant will need to demonstrate that the on-site service lateral is adequate to accommodate the required fire demand per fire department requirements and plumbing fixtures. Section 17.154.105 is satisfied.

Chapter 17.164 PROCEDURES FOR DECISION MAKING—LIMITED LAND USE DECISIONS
[...]
17.164.110 Approval authority responsibilities.
A. The planner shall have the authority to approve, deny, or approve with conditions the following applications
1. Minor partitions pursuant to Chapter 17.152;
2. Property line adjustments pursuant to Chapter 17.152.
B. The planning commission shall have the authority to approve, deny or approve with conditions the following applications:
[...]
3. Site development review pursuant to Chapter 17.120.
17.164.150 Decision process.
A. The decision shall be based on proof by the applicant that the application fully complies with:
1. The city comprehensive plan; and
2. The relevant approval standards found in the applicable chapter(s) of this title and other applicable implementing ordinances;
B. Consideration may also be given to:
1. Proof of a substantial change in circumstances; and
2. Factual written statements from the parties, other persons and other governmental agencies relevant to the existing conditions, other applicable standards and criteria, possible negative or positive attributes of the proposal or factors in subsections (A) or (B) (1) of this section.

Finding: The applicant has submitted Site Development Review and Property Line Adjustment applications on forms provided by the City of Scappoose, has paid the applicable land use fees, and the Planning Commission is following the correct procedures by the public meeting deliberation. Section 17.164.110(A & B) is satisfied.

2. **The following sections of the Scappoose Public Works Design Standards are applicable to this request:**

SECTION 5.0013 – TRAFFIC ANALYSIS
The City's Engineer will require a traffic analysis report as determined by the type of development and its potential impact to existing street systems. A traffic analysis will generally be required for a development, 1) when it will generate 1,000 vehicle trips per weekday or more, or 2) when a development's location, proposed site plan, and traffic characteristics could affect traffic safety, access management, street capacity, or known traffic problems or deficiencies in a development's study area.

Finding: The applicant provided a Transportation Impact Letter, which states that the proposal is expected to generate 12 weekday AM Peak trips and 14 weekday PM Peak hour trips. The average daily trips associated with this project are estimated at 133. This level of development is consistent with the adopted Transportation System Plan (**Exhibit 8**).

RECOMMENDATION
Based on the Findings of Fact and the materials submitted by the applicant, staff recommends that the Planning Commission **APPROVE** Site Development Review SDR4-16 and Property Line Adjustment PLA5-16 with the following Conditions of Approval:

1. This approval authorizes the development of (16) 2 bedroom units and (4) studio units, in three multi-family buildings with; (8) units each in two of the buildings and (4) studio units in the third building. Any changes to the site plans shall be submitted to the City for approval and may require additional review by the Planning Commission. This approval is effective for one year.

2. This approval authorizes property line adjustment PLA5-16. The deeds conveying the adjusted properties shall describe the adjusted lots in their entirety. The property line adjustment diagrams and metes & bounds descriptions shall be prepared by an Oregon licensed surveyor. The applicant shall submit the draft deeds, draft easements, and metes & bounds descriptions to the Planning Department for review and approval.

3. Following approval by the City and expiration of the appeal period, the applicant shall record the final property line adjustment deeds and easements with Columbia County and provide a copy of the recorded documents to the Planning Department within 10 days of recording. A building permit for the construction of the three buildings and related site amenities shall not be issued until the Planning Department has received a copy of the recorded documents showing that the two tax lots have been consolidated into one parcel.

4. Parking lot and site lighting shall be required and shall be designed to deflect light away from streets and neighboring properties. Fixture height, light type and lighting levels shall function so as to assure compatibility with neighboring land uses. Shields shall be incorporated as necessary to minimize glare and to focus lighting to its intended area.

5. The applicant shall fully screen the transformer from public view in conformance with Section 17.80.070.

6. The applicant shall install bicycle racks with spaces for at least three bicycles in accordance with Section 17.106.020(P) of the Development Code.

7. The applicant shall provide a final stormwater report prepared by a professional engineer demonstrating that the proposed development's stormwater management is consistent with the Public Works Design Standards and will need to redesign the proposed system to provide for surface infiltration (retention) basin for runoff from the public improvements, subject to approval by the City Engineer.

8. The applicant shall coordinate with the City for water & sewer service and shall replace the existing 6-inch water main located along the sites frontage on E Columbia Ave. with an 8-inch line, in conformance with the Public Works Design Standards. As-built record drawings will be required for the connections to the public infrastructure.

9. The applicant shall legally decommission any wells and septic systems on site and provide documentation to the City.

10. The applicant shall provide an 8-ft PUE along the E. Columbia Ave. frontage, or verify the existence of the already recorded easement.

11. The applicant shall provide half street improvements to E Columbia Ave from centerline south, along the entire frontage of the site. Improvements shall include paving, curb, gutter, sidewalk, street trees, and street lights, as required by the Public Works Design Standards and the Downtown Overlay.

12. The applicant shall obtain a fill and grading permit from the City and County for lot fill and grading, including the installation of any necessary erosion control measures, per the standards set forth in the Scappoose Public Works Design Standards and Specifications. Erosion control measures shall be reviewed and approved by the City Engineer and the Oregon Department of Environmental Quality as part of an Erosion Control Plan. The applicant shall submit an acceptable Erosion Control Plan meeting DEQ requirements and City of Scappoose Public Works Design Standards, Section 2.0051.

13. The developer shall obtain all necessary permits from the Columbia County Road Department in regards to access management and the required improvements to E Columbia Ave.

14. The applicant shall provide signing for the disabled parking spaces and label all parking spaces using permanent paint. Regular parking spaces shall have a width of nine feet and a length of eighteen feet. Compact spaces shall be labeled in permanent paint and may have a width of 8.5 feet and a length of 15 feet.

15. The applicant shall provide one fire hydrant as required by the Scappoose Rural Fire Department and Public Works Design Standards, subject to approval by the Fire Division Chief and the City. The fire hydrant shall be as depicted in the comment submitted by the Scappoose Rural Fire Department, dated March 14, 2017 (**Exhibit 11**).

16. The applicant shall submit final plans reflecting the requirements of the Scappoose Rural Fire Department as noted in their comment, dated March 14, 2017, included as **Exhibit 11**.

17. The applicant shall install a locking cluster mailbox along E Columbia Ave to serve the development, and the Postmaster shall approve the final location. The mailboxes shall comply with Section 17.154.030(P) of the Municipal Code, Chapter 11 of the Oregon Structural Specialty Code, and U.S. Postal Service regulations.

18. A registered geotechnical engineer shall observe excavation for all footings or foundation pier holes prior to concrete placement. The geotechnical engineer shall submit a memo, letter, or report to the City stating that the excavation complies with the geotechnical recommendations.

19. Prior to building permit issuance, the applicant shall apply for a sign permit for the proposed sign containing the complex name, as identified on the site plan.

Vicinity Map SDR4-16-PLA5-16 Site Development Review and Property Line Adjustment for - Multi-Family 20 Unit Development

Location: 33730 E. Columbia Ave
Columbia County Assessor Map: 3212-DB-00100 & 3212-DB-02900

Exhibit 1

Scappoose GIS

Legend

Streets

Taxlots Boundary

N

0 100 200 400 Feet

Exhibit 2

Scappoose Planning Department
33568 E. Columbia Ave. Scappoose, OR 97056
Phone: 503-543-7146 Fax: 503-543-7182
www.ci.scappoose.or.us

SITE DEVELOPMENT REVIEW APPLICATION

NOTICE TO APPLICANT: On original application form, please print legibly using black/dark blue ink or type. Applicants are advised to review the list of submittal requirements and recommendations indicated on each land use application form and in the applicable code section prior to submitting an application. Applicants are advised to schedule a pre-application meeting with the staff prior to submitting final application. **INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED UNTIL THE PLANNING DEPARTMENT RECEIVES ALL REQUIRED SUBMITTAL MATERIALS.**

TRACKING INFORMATION (For Office Use Only)

Application Submittal Includes:

☐ 7 Hard Copies Required ☐ Electronic Submittal

File #_____ Hearing Date_____

SITE LOCATION & DESCRIPTION

Tax Map #(s)_____ Tax Lot #(s)_____

Frontage Street or Address 33730 East Columbia Ave

Nearest Cross Street East Columbia & SE 4th Street

Plan Designation_____ Zoning Commercial, DT Site Size 27,156 ☐ acres ☒ sq. ft.

Dimensions 125' x 217'

SUMMARY OF REQUEST

Proposed Project Name Lufkin Apartments **Estimated Valuation $** $1.6 million

Project Type/Narrative Summary: *(Provide a brief summary and specify project type: Single-Family Residential (SFR), Multi-Family Residential (MFR), Accessory Dwelling Unit (ADU), Commercial, Industrial, Mixed Use)*

20 unit multi-family residential apartment complex. Consists of 16 two bedroom and 4 one bedroom units. Project located in the downtown overlay.

Is a variance requested? ☐ Yes ☒ No (*If yes, identify what type of request*) ☐ Minor Variance ☐ Major Variance

NOTE: *Procedures and applicable criteria for variances may be found in SDC Chapter 17.134*

Subject to previous land use approval? ☐ Yes ☐ No File No._____ (*attach copy of Notice of Decision*)

# of Phases Proposed 1 # of lots 1 Landscaping (sq. ft.) 9,762

Rec'd: 9/21/16

SDR #3500
Eng. Review #350
3,850 Recpt 239503

SITE DEVELOPMENT REVIEW APPLICATION

(CONTINUED)

Paving (sq. ft.) 9,287 # of Parking Spaces 31 # of Accessible Parking Spaces 2

Maximum Lot Size _____ (Sq. Ft.) Minimum Lot Size _____ (Sq. Ft.) Average Lot Size _____ (Sq. ft.)

NOTE: *If a residential project is proposed, a Residential Density Calculation Worksheet must be submitted.*

If Mixed Use, please specify types of uses and approximate percentages of overall site area in each use:

Commercial _____% Industrial _____% Residential 100 %

If Commercial or Industrial: # of non-residential buildings _____ Total Square Footage _____

DETAILED SITE INFORMATION

Are any of the following present on site? *If so, please specify the number of acres and/or percentage of site affected.*

Floodplain_____ Wetlands_____ Significant Natural Resources_____

Cultural Resources_____ Airport Noise Contours_____ Slopes greater than 20%_____

Water Provider: ☒ City of Scappoose ☐ Well

Does the site have access to City street(s)? ☒ Yes ☐ No (Please explain): 125' of Columbia Ave frontage

Does the site have access to County road(s)? ☐ Yes ☒ No (Please explain): _____

Are there existing structures on the site? ☒ Yes ☐ No (If Yes, briefly explain future status of structures.)_____

Small house that has been vacated for 30+ years

OWNERSHIP AND APPLICANT INFORMATION (Property owner signature must be a wet-ink signature. If the property is under-going a change of ownership, proof of purchase or purchase contract must be provided if property owner of record is not the signing party.)

Property Owner(s): Name(s) Paul Scharf

Business Name Lufkin Apartments LLC

Mailing Address 1912 NW 24th Place City Portland State OR Zip 97210

Phone # 503-341-7458 Fax #_____ Email Address paulscharf2@gmail.com

Does the owner of this site also own any adjacent property? ☐ Yes ☒ No (If Yes, please list tax map and tax lots)_____

Property Owner(s) Signature(s) _____ Date: ~~8-27-16~~ 9-21-16

(If more than one property owner, please attach additional sheet with names and signatures.)

Site plans 9-27-16

Applicant: Name Paul Scharf

Business Name Lufkin Apartments LLC

Mailing Address 1912 NW 24th Place City Portland State OR Zip 97210

Phone # 503-341-7458 Fax # _____ Email Address paulscharf2@gmail.com

Applicant's Signature _____ Date: ~~8-27-16~~ 9-21-16

Applicant's interest in property Owner

Additional Project Team Members

Applicant's Representative: Contact Name _____

Business Name _____

Mailing Address _____ City _____ State _____ Zip _____

Phone # _____ Fax # _____ Email Address _____

Civil Engineer: Contact Name Reza Golampor

Business Name Reza Golampor, PE

Mailing Address 7702 36th Avenue NE City Seattle State WA Zip 98115

Phone # 206-729-1167 Fax # _____ Email Address RGPE@aol.com

Architect: Contact Name Tim Stockton

Business Name Building designs by Stockton

Mailing Address 19654 Splasy Rapids CT City Bend State OR Zip 97702

Phone # 1-800-368-0821 Fax # _____ Email Address Stockton@wa-net.com

Landscape Architect: Contact Name _____

Business Name _____

Mailing Address _____ City _____ State _____ Zip _____

Phone # _____ Fax # _____ Email Address _____

Additional Personnel:

Role _____ Contact Name _____

Business Name _____

Mailing Address _____ City _____ State _____ Zip _____

Phone # _____ Fax # _____ Email Address _____

Exhibit 2
-continued

Land Use Application Narrative

for

33730 E. Columbia Avenue

Site Development Review

Date:	February 10, 2017
Submitted to:	City of Scappoose 52610 NE 1st Street #120 Scappoose, OR 97056
Applicant:	Lufkin Apartments LLC 1912 NW 24th Place Portland, OR 97210
Site Address:	33730 East Columbia Avenue Scappoose, OR 97056
Tax Lot:	Columbia County Map 30212DB Lots 100 and 2900

Prepared by: Reza Golampor, PE

Project Overview

The proposal is to demolish a vacated one-story single-family residential house and build new multi-family residential apartment buildings in this 27,156 square feet parcel. The complex will include one four-unit, studio and two eight-unit, two-Bedroom apartment buildings for a total of 20 units.

Site Description

The project is located on commercial property in the city's downtown overlay zone surrounded by primarily established residential neighborhoods. The property currently consists of a one-story single family structure, which has been abandoned for 30+ years, and a concrete walkway; all will be removed as part of the proposed development. There is no existing sidewalk or street improvement on the property frontage; standard street lighting is provided on the west side of E. Columbia Avenue. The proposed development will include the construction of street improvement to include concrete curb and gutter, sidewalk; and to implement tree planters. The site topography is level and there are no other structures or accessories on the property; the project site in not located in any known geological hazards area.

The property currently consists of two lots, tax lot 100 and 2900, with tax lot 2900 having no street frontage. The two lots are being combined to create one 27,156 square foot lot with 125' of East Columbia Avenue street frontage.

The project current front site: 33730 E Columbia Avenue

Scappoose Development Code

Chapter 17.62 GENERAL COMMERCIAL

17.62.030 Permitted uses.

Q. The proposed development is under multifamily dwelling units per A-1 requirements. There are two buildings with eight apartment units for each buildings and one building for four studio apartments, total of 20 apartment units are being proposed. The minimum distance between buildings is at 15 feet, each building structure is at 29" height;

17.62.060 Dimensional requirements--Residential uses

The dimensional requirements are per the A-1 zone, Chapter 17.56, A-1 High Density Residential.

Chapter 17.56 A-1 HIGH DENSITY RESIDENTIAL

17.56.030 Permitted uses

A.

1.; 2.; 3.; 4.;

5. The proposed buildings are limited to maximum eight attached units per building with a minimum fifteen feet separation between structures.

6.; 7.; 8.; 9.; 10.; 11

B. N/A

17.56.050 Dimensional requirements.

A. The lot area is over 27,000 square feet in area;
B. The lot width is 125 feet, exceeding the required minimum 50 feet in width and twenty-five feet of frontage along a public right-of-way.
C.
   1. The building façade is not parallel to the R-O-W, the closest corner of the; building is setback at 10 feet and the other corner is setback at 12.7';
   2. The parking stalls start at 20 feet from the property line;
   3. The side yards provided are 5 feet and 10 feet;

4. The rear yard setback of twenty feet from edge of balcony and patio is provided.

D. The buildings height is at 29 feet from finished ground elevation.
E. The proposed maximum lot coverage is at 68% and less than 80% allowed.
F. Additional information shall be provided upon request by the city planner.

Chapter 17.80 DOWNTOWN OVERLAY - City of Scappoose Land and Development Code

17.80.020 Applicability

Subject property's frontage is on East Columbia Avenue between Highway 30 and West Lane Road, therefore the property falls within the city's downtown overlay district.

17.80.030 Uses

Underlying base zone is Commercial. Per 17.62.030, permitted uses inside the commercial zone include "multifamily dwelling units per A-1 requirements, when located at least two hundred feet from Highway 30 and outside of the Scappoose Creek Flood Plain". Per 17.56.030, permitted uses inside the A-1 zone include "Multifamily dwelling units limited to a maximum of eight attached units per building with a minimum of fifteen-foot separation between buildings containing dwelling units". No proposed building on this site exceeds the eight unit maximum, nor is any building located within fifteen feet from one another. The property is located outside any flood plain and over two hundred feet from Highway 30.

17.80.040 Dimensional Requirements

A. Base zoning dimensions are not applicable within the downtown overlay.
B.
1 For base zoning in commercial no minimum lot area is required.
C.
2. The width of the property is 125' which exceeds the thirty foot minimum requirement
D.
2. The front yard of 10 feet and rear yard setback of 20 feet are met so are met the minimum 5 feet and 10 feet side yard setbacks.
E. The buildings proposed height will not exceed 29' in height; the maximum allowed is 35'.

17.80.050 Parking lots for commercial uses

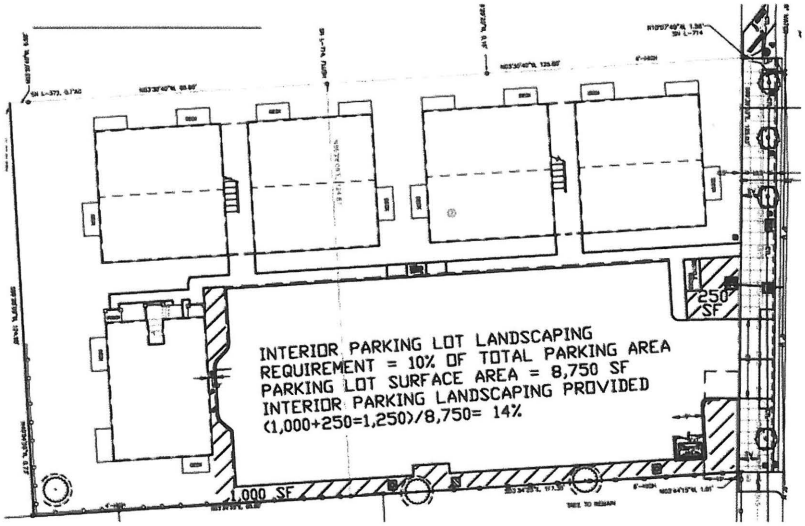
A. The proposed parking lot layout is in compliance with the 17.106

B.

1. The project lot area is proposed along the buildings side.
2. The parking lot is not located between the public right-of-way.
3. The parking lot is not located within twenty feet of a street corner.

C.

1. The proposed parking lot surface area includes solid asphalt for the finished surface, defined by concrete curb at the perimeter, and includes landscape elements in its surrounding.
2. All parking stalls are perpendicular to the travel lane and each includes a tire bumper stop located 3 feet from the end of stall for wheel stop.
3. The parking interior landscaping area is calculated at 14% of the total parking surface area.



4. The landscaping is in the perimeter of the parking lot and it does not interfere with any vehicle or foot traffic through the parking area. All landscaping shall clear all parking stalls and shall be placed in planter areas.
5. Pedestrian crossing through the parking lot is designated with painted strips for safety of the residences.
6. Surface parking lot vehicular accessway is by the entrance from public street and is not within 20 feet of a corner.
7. The development could not accommodate inter parcel access to adjoining parcels.

D.

1. A 5-foot wide planting strip along sides of the parking lot with public right-of-way is provided to be incorporated onto the onsite landscape plan. The planting shall be hedges no less than 36" and not more than 42" in height at maturity.

E,

1. The project meets the Chapter 17.120 (Site Development Review) provisions.

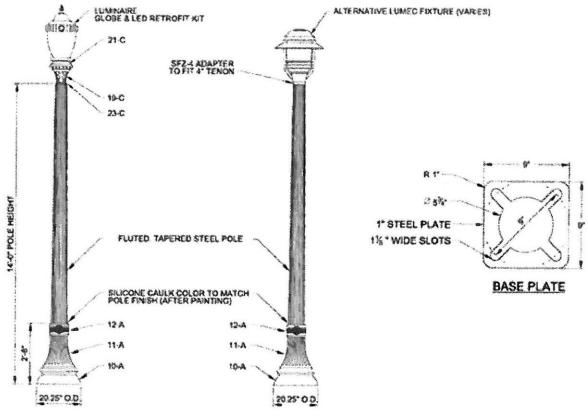
b. The project site is located in the downtown overlay district and is east of highway 30 therefore may qualify for reduction on the required parking spaces (commercial use only).

17.80.060 Lighting

A. New lighting system shall be included in the street improvement construction. The height of light pole shall not exceed 20-25 feet per the Scappoose Resource Team Report.

B. New pedestrian scale level street light poles are proposed as part of street improvement construction on E. Columbia Avenue. Total of 4 light poles per the Oregon Department of Transportation (ODOT) standard will be located along the project street frontage. The standard includes two alternative fixture designs both fully shielded against glare. The poles are designed at 14 feet in height and the lamps shall be metal halide bulbs or other white light source. The new poles shall be located two feet behind the face of curb.

C. The details of the proposed light poles and fixtures are provided on the civil plans for review and approval .



D. The project site layout and street improvement do not prompt any new additional pedestrian-oriented lighting on public right-of-way other than what is proposed.

E. Fixture height and lighting levels are per the standard ODOT detail and specifications.

F. The proposed street improvement will encourage pedestrian circulation and is being provided with a new street lighting system.

G. The proposed pedestrian scale level light poles are at 14 feet height.

H. There are no architectural focal point or landscape features proposed to encourage accent lighting. The sign for the complex name shall not require lighting.

I. The construction plan asks for seasonal lighting system for the new installment.

17.80.070 Service Areas

A. The 2002 ODDA Resource Team Report is cited.

B. Truck access and loading and unloading services is incorporated with the handicapped spaces. The standard asks for 4' wide common space between two regular stalls for handicapped access. This area is designate at 8 feet wide to also accommodate the loading/unload services.

The trash and recycling area is being enclosed and screened by vinyl-coated fencing. Additional screening is provided by landscaping.

The transformer is located away from the public view and is in a landscaped strip.

17.80.080 Building height and architectural characters

A.

1. The proposed buildings height is set at 29 feet from finished grade

B.

1. Awnings are not part of this project proposed architectural characters.
2. Building exterior:

8-unit buildings:	At first floor; hardi-plank or equal horizontal siding w/ 5/4x4 corner trim At second floor; hardi-plank or equal horizontal siding w/ 5/4x4 corner trim Shutters at great room window, 2x12 belly board.
4-unit building:	At first and second floor; 5/16"x8" horizontal siding w/ 5/4x4 trim at corners

3. Building Front
   a. False dormers at front elevation;
      Architectural columns at front entry.
      Gables at front entry
   b. Ground floor spaces are provided with windows on buildings facades.
   c. Windows will not be tinted on ground floors.
   d. Each floor of each unit is provided a pair of full size glass doors opening to either a balcony or covered patio.
      Lower window sills are at 21" to 24" from the floor grade. Site grading may add 6" to 12" to the height from the finished exterior grade.
   e. All ground floors are provided with large window display with transom windows above.
   f. The architectural features of the proposed buildings include gables at from doors entry, columns and pillars; and French doors.

17.80.090 Signs

A. The name of the complex on a sign will be located near the driveway entrance. The size and location of the sign shall be reviewed under a separate building permit submission.

17.80.100 Landscaping

A. The project site is located in the downtown overlay area therefore, the Sections 17.100.090 and 17.100.100 do not apply.

B. The pedestrian scale light poles without hanging floral baskets are proposed along the site frontage.

C. The site frontage with street is 125 feet long and requires 3.6 new trees; 4 Rocky Mountain Glow Maple trees are proposed. The selected trees not to exceed 25 feet in height at maturity due to the presence of overhead power lines.

Frontage landscape at NE corner of the development

Chapter 17.104 STREET TREES

17.104.030 Approval

A.

1. A base map from the field and topography survey is provided to include north arrow and graphic scale.
2. Applicant's contact information as well as the consultants' contact information is provided.
3. The buildings locations are reflected.
4. Existing right-of-way features, underground public and private utilities, ground level communication boxes and utility poles; and overhang power lines are all incorporated onto the base map.
5. The site plan includes the location and species of four trees proposed along the site frontage.

B. The street trees approval shall be part of the project Site Plan approval.

C. Other approvals are required for the project.

D.

1. The approval of the street trees shall be part of the project Site Plan approval.
2. The applicant shall dedicate one percent of the project process approval fee for the planting and maintenance of the new street trees
3. The required information is incorporated onto the project Site Plan map.

E. The applicant will bond for street improvement and new street trees installment prior to issuance of certification of occupancy.

17.104.40 Standards for street trees

A. The selected trees are from the approved street tree list included as Appendix A of Scappoose Comprehensive Urban Forestry Plan.

B. It is noted on the landscape plan to have the street trees not less than ten feet high at the time of planting.

C.

1. The selected trees are from the list of tree species for under 25 feet in height at maturity because the trees will be located under overhead power lines. The tree planter area is 4'x6'= 24 square feet.

D. The selected Rocky Mountain Glow Maple trees have maximum height of 25 feet at maturity.

17.104.060 Maintenance of street trees

A. On behalf of the adjacent owner, the complex future maintenance manager shall be responsible for care of the new street trees.

B. The responsibly will include pruning and height control not to interfere with the overhead power lines. The pruning method will follow the guidelines in the National Arborist Association Pruning Standards for Shade Trees included as Appendix B of the Scappoose Comprehensive Urban Forestry Plan.

C. The property owner will be responsible for pruning the branches so that such branches will not severely obstruct the light from any street lamp or obstruct the view of the driveway intersection and so that there will be a clear space of thirteen feet above street surface or eight feet above the sidewalk surface. The owner shall remove all dead, diseased or dangerous trees, or broken or decayed limbs which constitute a menace to the safety of the public.

D. The city of Scappoose shall have the right to replant, prune, and otherwise maintain the four trees as may be necessary to insure public safety.

17.104.070 Excavation approval required

There are no existing trees within the proposed street improvement construction area to require such approval.

REFERENCE: Chapter 13.28 PUBLIC WORKS STANDARDS

13.28.010 Public Works Design Standards

A. Construction plans for the planned development and street improvement are all in accordance with the City of Scappoose Public Works Design Standards and Standard Detail Drawings Date July 1, 2002, available from the city website.

13.28.020 Public tree standards

A.; B. Cited

C.

1. Plant materials shall conform to the latest version of the American Standard for Nursery Stock (ANSI Z60.1-1990).
2. At the time of planting the plants shall have normal, well-developed branches and root systems.
3. Balled and burlapped plants shall have solid balls of size meeting the ANSI standard. Plastic twine or wrapping material is not permitted.
4. The street shall have minimum two inches caliper measured six inched above ground.
5. The city manager shall be notified for inspection once the trees are planted.
6. The street trees are selected from list of the city of Scappoose approved plants.
7. The note is added to the landscape plan.
8. The planting work shall be by the standards set by ANSI.
9. It is noted on the Landscape Plan that the tree plants must be set plumb to allow for settlement.

10.-16 Notes are added to the Landscape Plan.

17. The planted street will not within 25 feet of a street corner.

D.

1. The street trees will be pruned to National arborist Association Pruning Standards for Shade Trees.
2. The maintenance of the four planted street trees shall be the responsibility of the developer.
3. Cited

END OF REFERENCE

Chapter 17.106 OFF-STREET PARKING AND LOADING REQUIREMENTS

17.106.020 General Provisions

A.

1. The proposed standard size parking stall is 9'x18'
2. The proposed compact size stalls are at 8.5'x18'

3. Two full size stalls share 8' wide common area to accommodate two ADA met stalls.

B.

1. A site plan with the required dimensions and layout is presented for review and approval.
2. Any possible future development of the site will be upon the amount of parking and loading spaces available.

C, D., E., F.;

H.

1. --
2. The length of the parking lot with adequate number of parking stalls is at less than 100 feet.

I. The proposed parking area is for the use of same residents from a multi-family residential complex.

J. The parking area usage is for the residents of the complex.

K.

1. The parking spaces are available for the use of the complex residents only.
2. No other uses are being proposed other than residents parking spaces.
3. The parking spaces will be available for exclusive use of the complex residents.

M. Section 17.100.100 does not apply to projects in the downtown overlay area.

N. Two handicapped parking spaces are provided and they meet the ADA requirement.

O. The compacted spaces will be painted with 'COMPACT ONLY' on the parking space. The compact spaces are designated as 'C' on the site plan.

P. There are three bicycle racks required and three bicycle racks are provided for the use of the residents. The surface area for the bicycle racks is separated from the adjacent walkway by a separate concrete slab. The slab is not part of parking spaces or the walk path.

Q. There are two light poles within one side of the new parking lot. The poles shall be not taller than 20 feet and are equipped with 6-foot arm and shielded fixtures.

R. The parking lot area will be constructed and parking spaces will be stripped prior to the final building inspection.

S. The submitted Site Plan is to scale and depicts the dimensions, locations and number of parking spaces. The handicapped spaces and compact spaces are designated by sign and surface paint.

T. The required number of parking spaces is based on the number of apartment units.

U. The parking spaces provided will be for the exclusive use of the residents. No reserved parking other than handicapped spaces will be available.

V. The number of spaces is based on the number of apartment units, no fraction here.

W. The number of required parking spaces is all onsite, street parking is not accounted for.

X. The complex residents will be reminded that parking spaces shall not be allowed for storage or parking of recreational vehicle which may obstruct the view.

Y. The number of parking spaces provided does not include available parking spaces on E. Columbia Avenue.

17.106.030 Minimum off-street parking requirements

A.

2. There will be 16 apartment units of 2-bedroom units and 4 studio apartments; 20 dwelling units all together; therefor 16x1.5 + 4x1= 28 parking spaces required. There are 28 spaces proposed for the planned development.

B. The proposed use is residential only.
C. The proposed use is not commercial
D. The proposed use is not industrial
E. The proposed use does not require drive-in series.

17.106.040 Modification to parking requirements

The allowed maximum number of compact spaces for this development is seven stalls, the plans reflect seven compact spaces provided.

17.106.050 Parking dimension standards.

A. All parking stalls are in parallel position and all are accessible from a two-way travel isle off the street.
B. Noted
C. Parking spaces are served by a 24-foot wide isle to allow maneuvering movement so that no backing movement required on the street.
D. The width of 24 feet for the service isle has been coordinated with the city Public Works department and the Fire Marshal office.
E The parking stalls will be marked using permanent paint. The access isle is straight and no additional traffic painting necessary to direct traffic.
F. The parking lot is improved with asphalt pavement and concrete curb on the perimeter.
G.

1. The proposed access isle is wide enough to accommodate two-way traffic circulation and to accommodate for fire truck access for emergency purposes.
2. The layout and design of the access isle has been coordinated with the department of Public Works and the Fire Marshal office.
3. Having parking stalls marked on each side the travel isle will be distinguished as the access isle, no other traffic marking required.
4. The access isle is 100 feet in distance on level terrain and it does not prompt any additional sight clearance.

H. All parking stalls will be provided with a concrete **wheel stop at 4" high and** located at three feet from the concrete curb. The proposed parking lot will be graded to direct flow of surface runoff to the drainage inlets along the middle of the travel isle.

J. There are two light poles located on one side of the lot within a landscaped area. The height of the pole will not exceed 20' in height and each equipped with 6-foot long arm.

K. The maintenance and repair of the parking area and common ground will be the responsibility of the property owner or his agent.

17.106.070 Loading/unloading driveways required onsite.

The proposal is for a multi-family residential complex; no public meeting gathering is expected.

17.106.080 Off-street Loading

A. The proposal is not for commercial or industrial uses.
B. N/A
C. No designated loading space is provided.
D. N/A

Chapter 17.120 SITE DEVELOPMENT REVIEW

17.120.020 Applicability of provisions

Site development review is applicable to this project

17.120.050 Phased development.

The proposed development shall be constructed in one phase.

17.120.060 Bonding and assurances.

A.

1. The proposed development will include street improvement within the property frontage with the public R-O-W. The required City of Scappoose Public Improvement Agreement will be submitted concurrent with the construction plans for review and approval.

17.120.120 Site development plans.

A. site development plan is being supplemented with the narrative to include all applicable information as follow:

1. A vicinity map;
2. The site size and its dimensions;
3. The location, dimensions and names of all:

a. Existing and platted street;
b. Easements on the site;

4. The location and dimension of:
    a. Entrances and exits on the site,
    b. Parking and traffic circulation areas,
    c. Reserved service area:
    d. Pedestrian walkways,
    e. Utilities;
5. The location, dimensions, and setback distances of all:
    a. Existing structures
    b. Proposed structures, improvements, and utilities on the site;
6. Contour lines at two-foot intervals;
7. A grading plan that includes:
    a. The identification and location of the benchmark and corresponding datum,
    b. Location and extent to which grading will take place indicating contour lines,
    c. No such request received.
8. The location of drainage patterns and drainage courses;
9. Not applicable;
10. Not applicable.

17.120.180 Approval standards

A. It is presented here that the proposed development meets the provisions of all applicable chapters.

B. The first floors of the proposed buildings are stepped to reflect the current natural topography. The buildings are oriented in such to have the minimum impact of the street level noise and meet the minimum standard distanced from other buildings. The development is not taking place in or near any sensitive area.

C. There are six trees that have been located on the property by the surveyor; 50% of them will be preserved and the other 50% will be removed due to construction of the buildings. The removed trees will be replaced by three Sugar Maple trees as shown on the landscape plan; additional trees and planting are also planned.

D.

1. The buildings are oriented in such to maintain maximum distance from the street level noise and view.
2. The buildings maintain the maximum distance available from street.
3. The proposed development is a residential development; no activity that may become a source of noise is expected.

E.

1. Each unit is provided with 10’x5” private outdoor space either in form of a balcony or an enclosed patio.
2. Each balcony and patio is 10’x5’ in dimension exceeding the minimum 48 square feet and 4 feet width requirements.
    a. The balconies will not be used for exit or entrance; the same goes for the patios except for two. There are two patios that are used for exit and

entrance but for exclusive use of those residents. The two patios meet the ADA access requirement.

b. The balconies and patios are accounted for in the open space calculations.

3. All balconies and patios minus ten percent are oriented to have sun light at different times of day.

F.

1.

a. The development would require minimum 200 square feet useable outdoor space per unit; the provided outdoor space per unit is 265 square feet.

b. N/A

2.

a. The required recreational space is provided in form of outdoor space.

b. There are no other recreational spaces available.

c. There is no public space included in the calculations.

d. The recreational spaces are all private.

e. The patios and balconies are part of the building's design; each is 50 square feet in area.

3. The outdoor spaces are designed for the exclusive use of the private residents.

G. The project site is not in or near a floodplain.

H.

1. The units' outdoor spaces are for the exclusive use of residents or share with the next-unit resident at the ground level. No public or semipublic gathering use is anticipated.

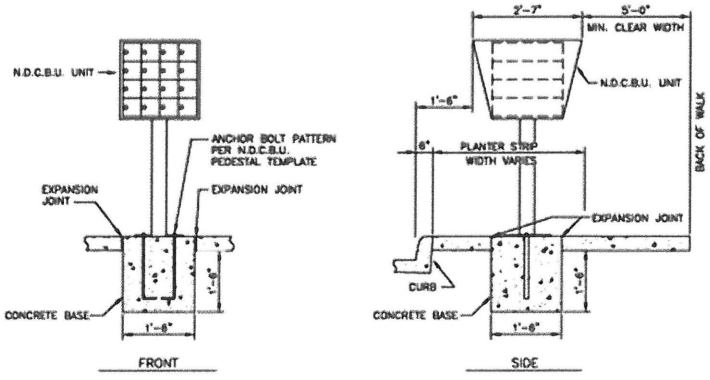
2. The outdoor spaces are either private balconies or private patios.

I.

1. Buildings first floor widows are located such that they could be monitored by the residents.

2. Laundry facilities are provided in each unit.

3. Clustered mailboxes are located outside the pedestrian entrance to the complex. The location of mailboxes is lit by the new street lights.



4. The proposed locations for the outdoor lighting system are to provide adequate lighting throughout the complex area without impacting the residents with glare.
5. The light poles for the parking area are selected to provide light larger area; the light poles are spaced at about 60 feet with minimum distance of 60 feet from the nearest structure. The locations of the light poles will also provide adequate lighting for the trash/recycling area.

   In addition, the 24" masonry wall of the trash/recycling area will be equipped with wall mounted light system at the ground level.

J.
1. There is one driveway access point from public street and one pedestrian access point from the public sidewalk.
2. The access isle of the parking lot is at 24 feet wide to accommodate emergency vehicles access.
3. There are no adopted plans for this development.

K.
1. The proposed project site is not on a public transportation corridor or a transit route.
2. N/A
3. The project site is not on the path of any public transportation system

L. The parking and unloading area are designed in accordance with the city's public department requirements. Construction plans are being submitted to the public works department for review and approval.
M. Projects in downtown overlay are exempt from Chapter 107.100
N. The drainage and stormwater management facility is being submitted to the city's public works department for review and approval
O. The handicapped parking spaces and the associated ramp meet the ADA standards; two ground level units meet the ADA access requirements.
P. The underlying zone for this project is commercial.

Chapter 17.152 LAND DIVISION-MAJOR AND MINOR PARTITIONS AND PROPERTY LINE ADJUSTMNET

17.152.090 Property Line Adjustment

A.
1. No additional lot is being created by the proposed lot line adjustment
2. Two existing lots will be combined.
3 The proposed combined lot will meet the zoning standards.

B. The lot line adjustment is part of a new multi-family residential development.

17.152.100 Preliminary application submission requirements

A. An application form is on file with the city
B. The application has been supplemented with the required checklist
C. The map for the lot line adjustment is prepared by a registered land surveyor.

17.152.110 Final application submission requirements

A. The final application for the lot line adjustment request will be prepared by a registered land surveyor in state of Oregon and will be provided to the city planner.
B. The final lot line adjustment map will be drawn on 18"x24" plan sheet on mylar; and will be on acceptable engineering scale. The final map shall meet the checklist of 1-11.

17.152.150 Centerline monumentation-Monument box requirements

The developer will install centerline monuments in boxes approved by the city public works department.

17.152.160 Recording of partition and property line adjustments

A. The approved lot line adjustment shall be recorded within ten days from the planner approval.
B. The applicant will submit a recorded plain paper copy of the final property line adjustment survey map to the city within 15 days of recording.

Chapter 17.154 STREET AND UTILITY IMPROVEMENT STANDARDS

17.154.030 Street

A.
1. The street improvement construction for this project is in accordance with this title and the Public Works design standards and specifications.
2. The street improvement is within public tight-of-way, no dedication is required.
3. Optional

B. Public right-of-way is already established.

-

E. The street right-of-way and roadway width is established per the Public Works standards.

-

H. The designed concrete vertical curbs, curb-cuts, and driveway approach are in accordance with the public works standards and specifications.

-

K. Upon completion of the street improvement and prior to acceptance by the city, the applicant shall provide a re-certified boundary survey to the city.

-

O. The development project will replace and relocate the existing traffic sign impacted by street improvement.

P.

1. A cluster mailboxes stand is proposed to serve the complex. The mailboxes stand will have direct curb access from the street for the postal delivery trucks.
2. The design and location of the mailboxes will be reviewed with the postal service office prior to final approval.
3. The location of the mailboxes is depicted on the site plan for review and approval by the planner.

-

R. A separate electrical wiring diagram for the new street lights will be submitted to the city Public Works department for review and approval.

17.154.050 Easements.

A. The scope of work for the street improvement requires a new drainage inlet to collect surface runoff from pavement of that portion of the street being improved. To control the collected runoff an infiltration trench is designed to accommodate the drainage requirement. Infiltration trenches may not be located on public right-of-way therefore the facility is located on the private property and an access easement is provided to access the proposed stormwater management facility.

The width of the drainage easement is at 10 feet because it abuts the public right-of-way.

B. The applicant shall provide the city with proper completed forms and recoded deeds for such easement prior to final acceptance. The easement location is labeled and dimensioned on the site plan.

17.154.070 Sidewalks

A. A new sidewalk will be constructed as part of the required street improvement.
B. The maintenance of sidewalk and curbs shall be the continuing responsibility of the property owner.
C. --
D. --

17.154.080 Public use area

The proposal is for a multi-family residential complex which will include open spaces for the use of residents. No public park or public gathering place is being proposed.

17.154.090 Sanitary sewers

A. A new 8" diameter concrete pipe provides connection from the new buildings to the public sanitary sewer system. The proposed sewer connection is designed in accordance with the city's public works design standards.

B. The plan and profile of the proposed sanitary sewer extension are being submitted to the Public Works department for review and approval.

C. The parcels surrounding the project site all have separate connection to the public sanitary sewer system; future extension of the proposed sewer connection is unlikely.

D. A preliminary sewer availability has been confirmed by the Public Works department.

17.154.100 Storm drainage

A.

1. There is a separate sewer system for sanitary and storm uses.
2. Off-site: The drainage inlet is located at the most downhill end of the new Improved section.
   On-site: The surface runoff from the parking area is collected through two inlets located to intercept surface water before it was accumulated.
3. The drainage patterns are reflected on the site plan.
4. The hydrology analysis of the proposed stormwater management facilities is prepared and submitted with construction plans to the Public Works department for review and approval.
5. The construction plans for the drainage system and stormwater management facilities are prepared in accordance with the Public Works standards and specifications.

B. The proposed project is not a subdivision.

C. The size and location of the proposed drainage system and inlets are to collect and dispose of surface runoff before it created any safety hazard.

D. The construction plans and supporting materials are being submitted to the Public Works for review and determination.

17.154.105 Water system

A. The extension of the current water main is not required. The project shall be serviced through a new connection and new watermeter.

B. The connection and the watermeter are sized to provide adequate supply of water to the development.

C. The details of the new connection are part of the construction plans submitted to the city's public works department for review and approval.

17.154.107 Erosion controls

A. Temporary erosion and sediment control measures will be in place prior to start of any construction work.
B. A temporary erosion and sediment control plan is being submitted to the city's public works department for review and approval.

17.154.110 Bikeways

A. This portion of East Columbia Avenue is not mapped for bikeway.
B. The city's special cross section for East Columbia Avenue allows for street parking but does not allocate space for a separate bike lane.
C. There is no bikeway for this section of street improvement.

17.154.120 Utilities

A. All private utilities e.g. gas, power, cable, etc. are available within the property frontage;
    1. The developer shall coordinate with private utilities on relocation of the underground utilities. The existing utility pole and overhead power lines will remain the same.
    2. The surface mounted utilizes types and locations are depicted on the surveyor base map and are part of construction plans submitted for review and approval;
    3. The utility work will be completed and inspected prior to the final pavement surfacing;
    4. The service connections will be within the development site and will not impact the street pavement.
B. The application is not for a subdivision.

17.154.140 Monuments

The final as-built drawings will reflect the monuments installed and recorded.

17.154.170 Plan checking required

A. A construction cost estimate prepared by the engineer is being submitted to the city's public works for review and approval.
B. Three sets of approved plans and one copy of the cost estimate worksheets
C. The construction plans are in accordance with the city's public works standards and specifications.

17.154.180 Notice to city required

A. The city will be notified prior to start of the work.
B. If the work was stopped or stalled then the city would be notified of resuming the construction work.

17.154.190 City inspection required

The construction work in progress shall be inspected by the city inspectors and any modification to the plans due to the site condition will be reflected on as-build drawings.

17.154.200 Engineer's certification required

The engineer of the record shall certify that all improvement met the city standards on material and workmanship.

Chapter 17.164, PROCEDUTRE FOR DECISION MAKING--Limited Land Use Decisions

17.164.030 Application process

A. The applicant attended the pre-application meeting with the city staff on May 19,,2016.
B. The applicant has received the approval criteria and requirements as highlighted in the Memorandum of dated May 19, 2016.
C. The applicant will attend another pre-application meeting if requested by the city planner.
D. The planner has provided the applicant with the required criteria for approval.
E. The application for approval has been submitted by the owner.
F. The applicant is the developer and the owner.
G. The application has been submitted on the forms provided by the city.
H.
    1. The information requested on the application form is submitted.
    2. All criteria applicable to the proposed development is provided or met.
    3. The required fee shall be paid upon application deemed complete by the planner.
I. Any additional information shall be provided upon request.
J. The applicant has not requested any waiver.
K. All applicable requirements are met for the final approval.
L. A complete application is being submitted for review and approval.
M. The applicant will respond to any request by the planner for application completion.
N. Okay
O. The applicant will provide any missing information noted by the planner

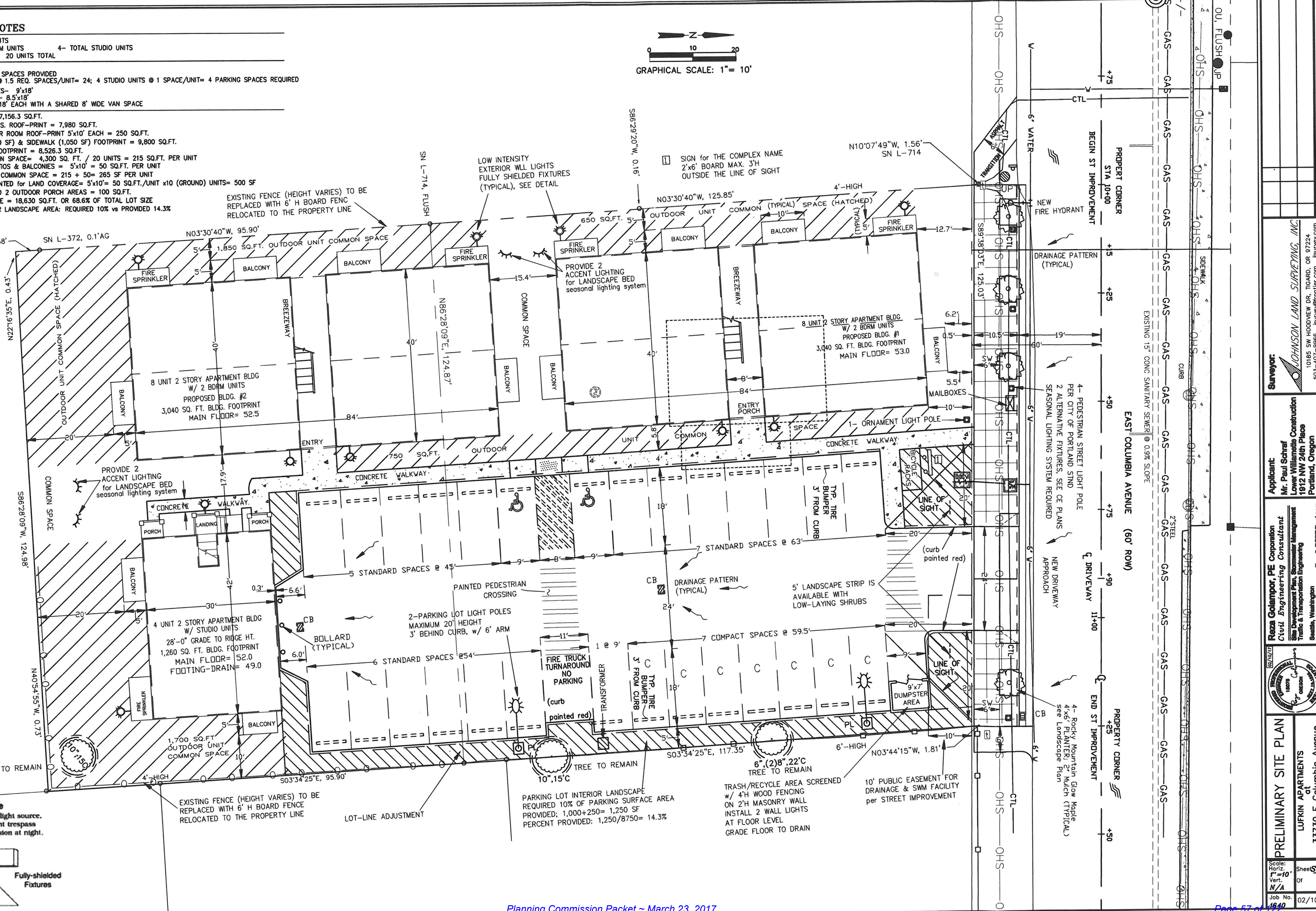
Exhibit 3

SITE PLAN NOTES

TOTAL APARTMENT UNITS
16– TOTAL 2 BEDROOM UNITS   4– TOTAL STUDIO UNITS
3 BUILDINGS TOTAL – 20 UNITS TOTAL

PARKING DETAILS
28– TOTAL PARKING SPACES PROVIDED
16 APT. UNITS TOTAL@ 1.5 REQ. SPACES/UNIT= 24; 4 STUDIO UNITS @ 1 SPACE/UNIT= 4 PARKING SPACES REQUIRED
19– STANDARD SPACES– 9'x18'
7– COMPACT SPACES– 8.5'x18'
2– ADA SPACES– 9'x18' EACH WITH A SHARED 8' WIDE VAN SPACE

TOTAL LOT SIZE = 27,156.3 SQ.FT.
TOTAL OF ALL 3 BLDGS. ROOF–PRINT = 7,980 SQ.FT.
TOTAL OF 5 SPRINKLER ROOM ROOF–PRINT 5'x10' EACH = 250 SQ.FT.
TOTAL PARKING (8,750 SF) & SIDEWALK (1,050 SF) FOOTPRINT = 9,800 SQ.FT.
TOTAL OPEN SPACE FOOTPRINT = 8,526.3 SQ.FT.
OUTDOOR UNIT COMMON SPACE= 4,300 SQ. FT. / 20 UNITS = 215 SQ.FT. PER UNIT
TYPICAL OUTDOOR PATIOS & BALCONIES = 5'x10' = 50 SQ.FT. PER UNIT
TOTAL OUTDOOR UNIT COMMON SPACE = 215 + 50= 265 SF PER UNIT
OUTDOOR PATIOS COUNTED for LAND COVERAGE= 5'x10'= 50 SQ.FT./UNIT x10 (GROUND) UNITS= 500 SF
BUILDING LANDING AND 2 OUTDOOR PORCH AREAS = 100 SQ.FT.
TOTAL LAND COVERAGE = 18,630 SQ.FT. OR 68.6% OF TOTAL LOT SIZE
PARKING LOT INTERIOR LANDSCAPE AREA: REQUIRED 10% vs PROVIDED 14.3%



GRAPHICAL SCALE: 1"= 10'
SIGN for THE COMPLEX NAME 2'x6' BOARD MAX. 3'H OUTSIDE THE LINE OF SIGHT
LOW INTENSITY EXTERIOR WLL LIGHTS FULLY SHIELDED FIXTURES (TYPICAL), SEE DETAIL
EXISTING FENCE (HEIGHT VARIES) TO BE REPLACED WITH 6' H BOARD FENC RELOCATED TO THE PROPERTY LINE
8 UNIT 2 STORY APARTMENT BLDG W/ 2 BDRM UNITS PROPOSED BLDG. #1 3,040 SQ. FT. BLDG. FOOTPRINT MAIN FLOOR= 53.0
8 UNIT 2 STORY APARTMENT BLDG W/ 2 BDRM UNITS PROPOSED BLDG. #2 3,040 SQ. FT. BLDG. FOOTPRINT MAIN FLOOR= 52.5
4 UNIT 2 STORY APARTMENT BLDG W/ STUDIO UNITS 28'-0" GRADE TO RIDGE HT. 1,260 SQ. FT. BLDG. FOOTPRINT MAIN FLOOR= 52.0 FOOTING-DRAIN= 49.0
PROVIDE 2 ACCENT LIGHTING for LANDSCAPE BED seasonal lighting system
5 STANDARD SPACES @ 45'
7 STANDARD SPACES @ 63'
6 STANDARD SPACES @54'
7 COMPACT SPACES @ 59.5'
2-PARKING LOT LIGHT POLES MAXIMUM 20' HEIGHT 3' BEHIND CURB, w/ 6' ARM
PAINTED PEDESTRIAN CROSSING
FIRE TRUCK TURNAROUND NO PARKING (curb painted red)
5' LANDSCAPE STRIP IS AVAILABLE WITH LOW-LAYING SHRUBS
DRAINAGE PATTERN (TYPICAL)
9'x7' DUMPSTER AREA
1- ORNAMENT LIGHT POLE
4- PEDESTRIAN STREET LIGHT POLE PER CITY OF PORTLAND STND 2 ALTERNATIVE FIXTURES, SEE CE PLANS SEASONAL LIGHTING SYSTEM REQUIRED
NEW DRIVEWAY APPROACH
EAST COLUMBIA AVENUE (60' ROW)
EXISTING 15" CONC SANITARY SEWER @ 0.5% SLOPE
4- Rocky Mountain Glow Maple 4'x6' PLANTER, 2" Mulch (TYPICAL) see Landscape Plan
NEW FIRE HYDRANT
TRASH/RECYCLE AREA SCREENED w/ 4'H WOOD FENCING ON 2'H MASONRY WALL INSTALL 2 WALL LIGHTS AT FLOOR LEVEL GRADE FLOOR TO DRAIN
10' PUBLIC EASEMENT FOR DRAINAGE & SWM FACILITY per STREET IMPROVEMENT
PARKING LOT INTERIOR LANDSCAPE REQUIRED 10% OF PARKING SURFACE AREA PROVIDED; 1,000+250= 1,250 SF PERCENT PROVIDED: 1,250/8750= 14.3%
LOT-LINE ADJUSTMENT
TREE TO REMAIN
Surveyor: JOHNSON LAND SURVEYING, INC. 10185 SW HOODVIEW DR. TIGARD, OR 97224 503-407-9966 jsurvey@frontier.com
Applicant: Mr. Paul Schraf Lower Willamette Construction 1812 NW 24th Place Portland, Oregon (503) 341-7458
Reza Golampour, PE Corporation Civil Engineering Consultant
PRELIMINARY SITE PLAN
LUFKIN APARTMENTS at 33730 E Columbia Avenue Scappoose, Oregon
Scale: Horiz. 1"=10' Vert. N/A
Sheet SP_1 of 1
02/10/17

Acceptable
Fixtures that shield the light source, to reduce glare and light trespass and to facilitate better vision at night.

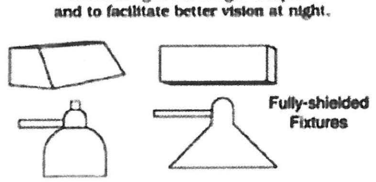
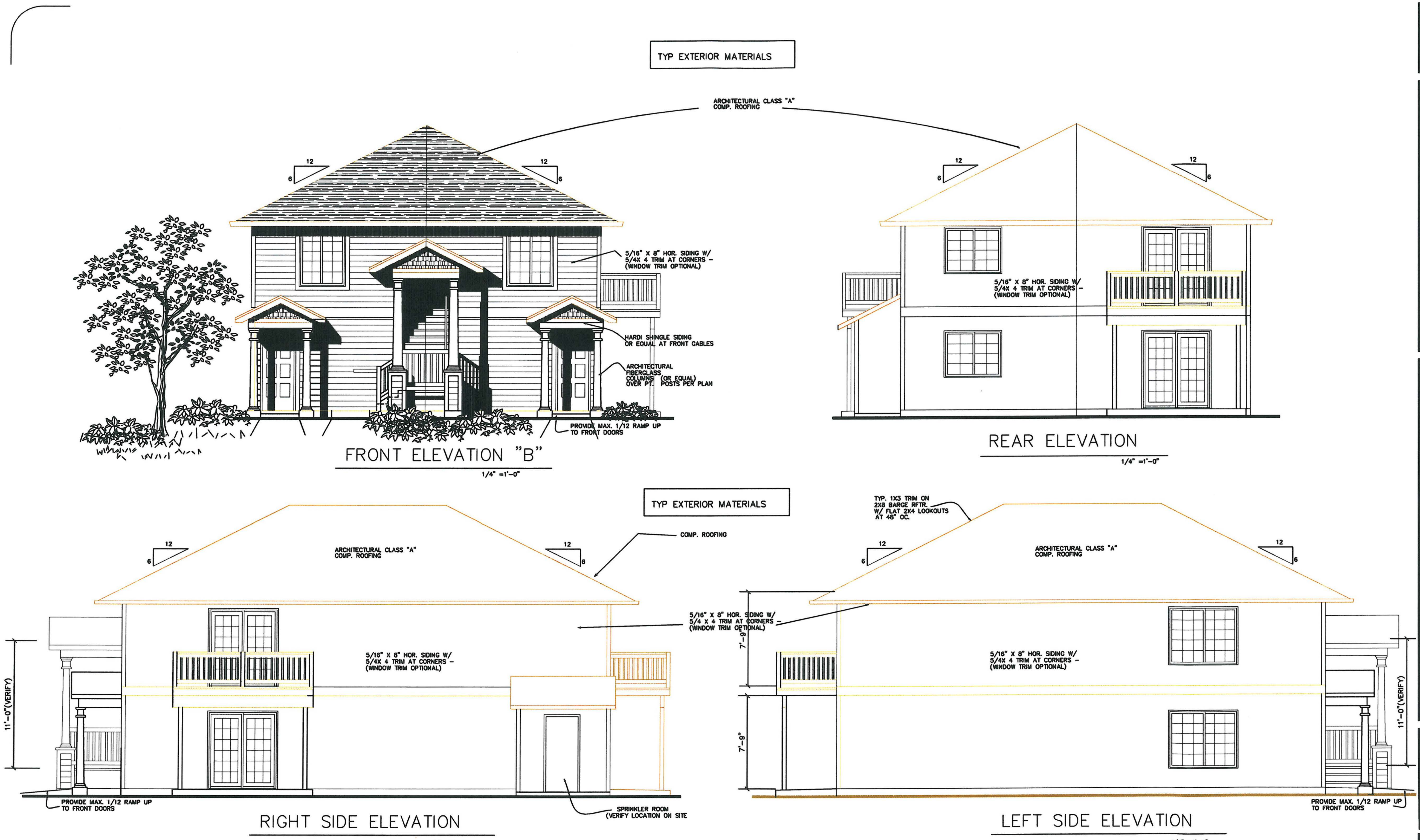


Exhibit 4



REV. 06/24/16

CONTRACTOR SHALL VERIFY AND CONFIRM ALL CONDITIONS AND DIMENSIONS PRIOR TO START OF WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THIS OFFICE FOR CORRECTION PRIOR TO START OF WORK.

Building Designs By Stockton LLC.
Ph: 1.800.368.0821

Sherman Engineering Inc.
Portland, Oregon
Ph: 1.503.230.8876

REGISTERED PROFESSIONAL ENGINEER 18616 OREGON JULY 10, 1990 DON P. SHERMAN EXPIRES 6/30/18

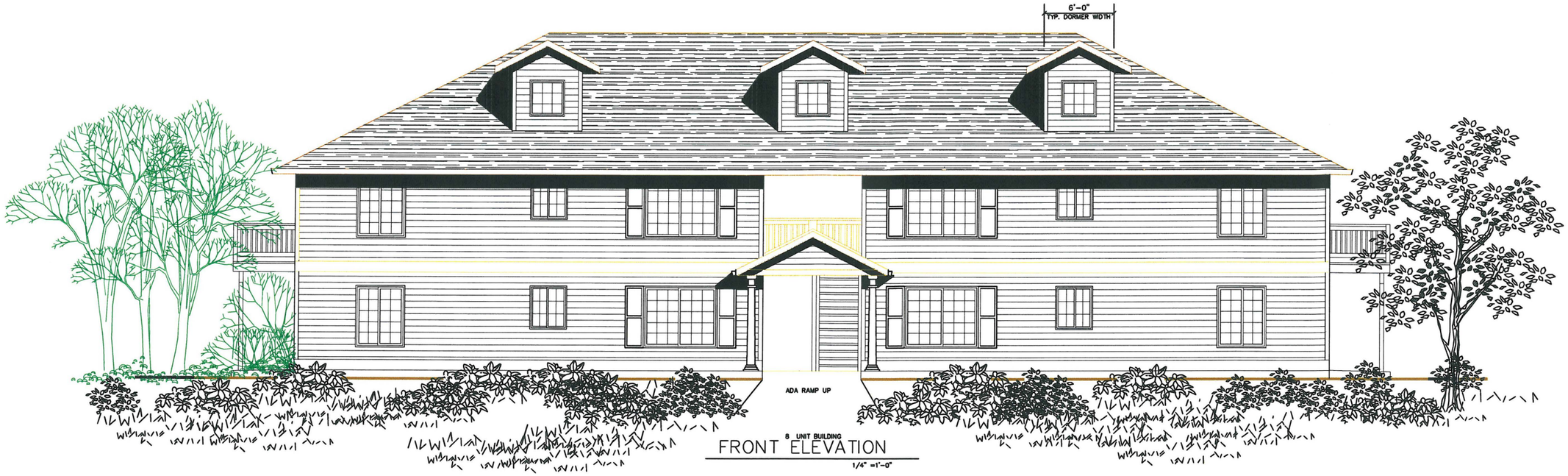
Plan# 4-9602-2B
4-UNIT APT.

UD. 21210
800-368-0821
Ckd: TWS

A1

Web Site- www.stocktondesign.com
E-Mail- stockton@wa-net.com

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.



8 UNIT BUILDING
FRONT ELEVATION
1/4" =1'-0"

REAR ELEVATION
1/8" =1'-0"

TYPICAL EXTERIOR MATERIALS

ARCH. CLASS "A" COMP. ROOFING TYPICAL

AT 1ST. FLOOR AREA
HARDI-PLANK OR EQUAL HOR. SIDING W/ 5/4 X 4 CORNER TRIM (WINDOW TRIM OPTIONAL)

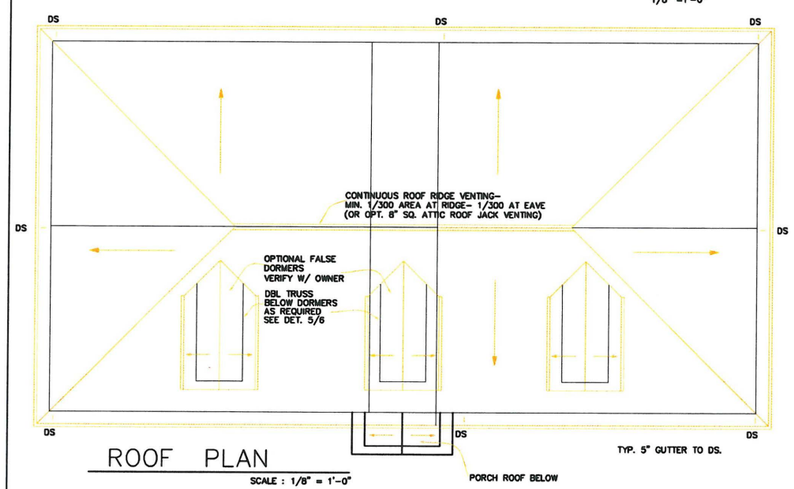
AT 2ND. FLOOR AREA
HARDI-PLANK OR EQUAL HOR. SIDING W/ 5/4 X 4 CORNER TRIM (WINDOW TRIM OPTIONAL)

ARCHITECTURAL COLUMNS AT FRONT ENTRY

APPLIED SHUTTERS AT GREAT RM. WDW.

2 X 12 BELLY BOARD

PROVIDE 3/0 X 3/0 WDWS AT FRONT ELEV. FALSE DORMERS-
DBL UP TRUSS BELOW AS REQUIRED
SEE DETAIL 5/6



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

NOTES:
TYPICAL ROOF PITCH- 6/12
TYPICAL MAIN ROOF O.H.- 24"
TYPICAL DORMER ROOF O.H.- 18"
TYPICAL ROOF RAKE- 12"
(UNLESS NOTED OTHERWISE)

LEFT SIDE ELEVATION
1/8" =1'-0"

RIGHT SIDE ELEVATION
1/4" =1'-0"

REV. 07/24/16

Building Designs By Stockton LLC.
Ph: 1.800.368.0821

Sherman Engineering Inc.
Portland, Oregon
Ph: 1.503.230.8876

REGISTERED PROFESSIONAL ENGINEER 18616 OREGON JULY 10, 1998 DON P. SHERMAN EXPIRES 6/30/18

Plan# 8-2902-2
8-UNIT APT.

UD. 06-12-16
O- #800-368-0821
Ckd: TWS

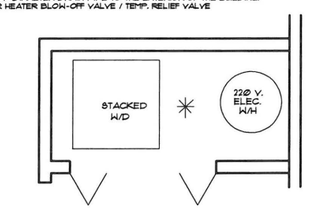
A1

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

E-Mail- stockton@wa-net.com
Web Site- http://www.stocktondesign.com

VERIFY SIZE W/ PLUMBER
FOR ACCESS TO ELEC. WATER HEATER

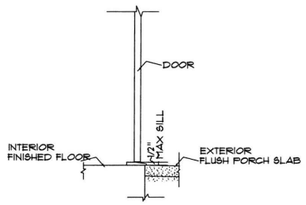
PROVIDE A DRAINAGE PAN- UPC 507.4 WHERE THE WATER HEATER & WASHER IS LOCATED IN THE CLOSET AS SHOWN PER PLANS, WITH A WATERTIGHT PAN OF CORROSION RESISTANCE MATERIALS SHALL BE INSTALLED BENEATH THE WATER HEATER WITH NOT LESS THAN A /4" DIAMETER DRAIN PIPE TO THE EXTERIOR OF THE BUILDING.
PROVIDE A WATER HEATER BLOW-OFF VALVE / TEMP. RELIEF VALVE



1/3 TYP. ELEC. W/H. PLAN
NSL- SIMILAR
SHOWN IN BATH / LDRY. CLOSET

LEGEND:

- ⊖= 110V WALL OUTLET
- ⊖# 110V WALL OUTLET- LOCKABLE
- ⊖= 1/2-LIGHT OUTLET- SWITCHED
- ⊖GFI GROUND FAULT INTERRUPT OUTLET
- ⊖WP 110V WATER PROOF OUTLET- GFI
- ⊖= 220V WALL OUTLET
- TV JACK- CABLE- INTERNET
- PHONE JACK
- $ 1-WAY SWITCH
- $3 3-WAY SWITCH
- $4 4-WAY SWITCH
- RECESSED CAN LIGHT
- HANGING CEILING LIGHT
- FLUSH MOUNTED LIGHT
- WALL MOUNTED LIGHT
- COMBINATION / HEAT LAMP/FAN 5-MIN. AIR EXCH.
- COMBINATION LIGHT/FAN 5-MIN. AIR EXCH.
- 5-MIN. AIR EXCHANGE FAN
- COMBINATION / HEAT LAMP/FAN 5-MIN. AIR EXCH. W/ LT.
- (S) SMOKE DETECTOR, PERMANENTLY WIRED
- FPHB FROST PROOF HOSE BIBB
- ATTIC ACCESS
- GARAGE DOOR OPENER
- CM PROVIDE A CARBON MONOXIDE DETECTOR IN EACH UNIT - SHOWN ON PLAN- (ON EACH FLOOR)



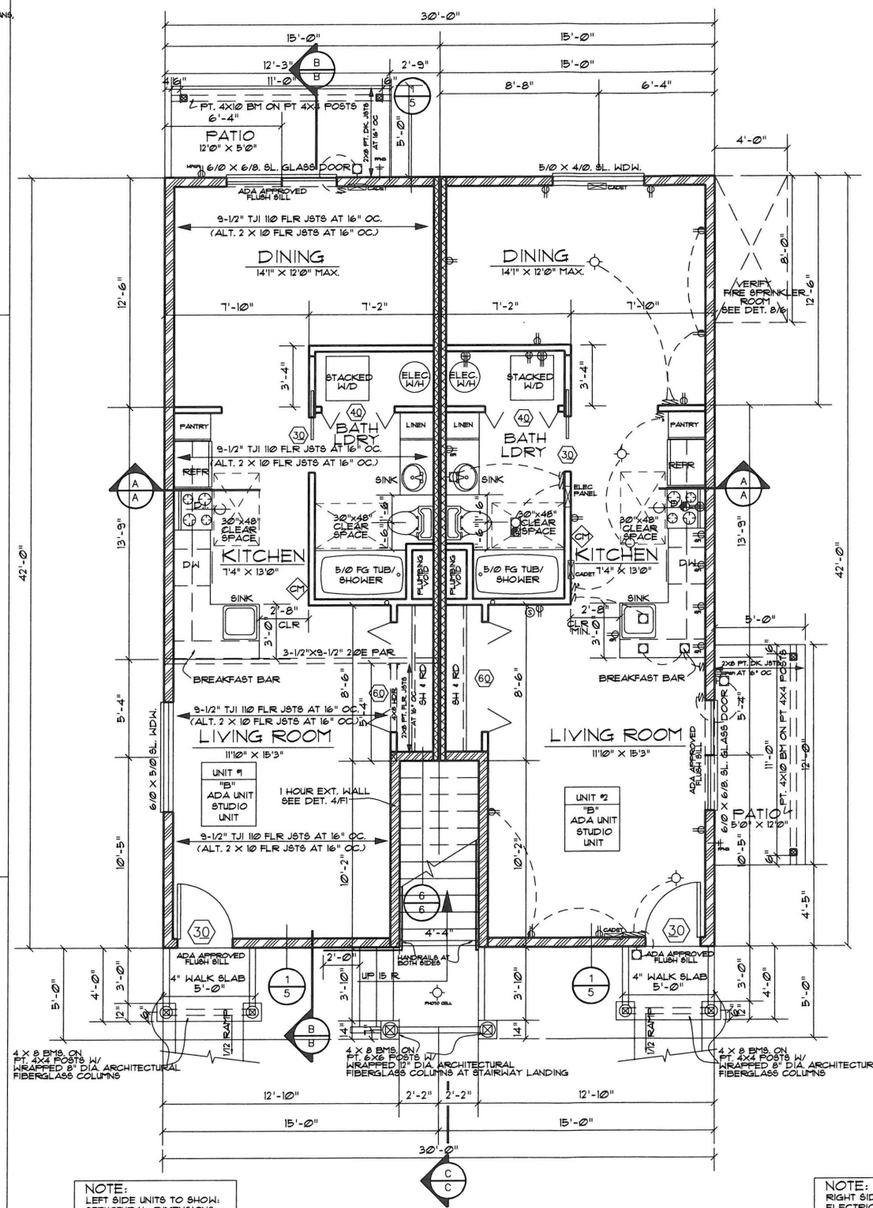
1/2 FLUSH FRONT & REAR EXT. DOOR SILL DETAIL
NSL

DETAIL AT ALL EXTERIOR DOORS OF 1ST. FLOOR- TYPICAL
(VERIFY FOR APPROVED ADA DOOR SILL W/ DR. MFGR.)
(VERIFY DETAIL W/ DOOR MFGR.)

NOTE:
THIS BUILDING IS TO HAVE A SPRINKLER SYSTEM, 4 PLEX BUILDING TO CONFORM WITH NFPA 13R SPRINKLER SYSTEM REQUIREMENTS PER SECTION 903- IBC, VERIFY WITH A LOCAL FIRE MARSHALL
REFER TO MFGR. SHOP DRAWINGS FOR FIRE SPRINKLER LAYOUT.

SEE SHEET #A6 FOR FIRE SPRINKLER ROOM
VERIFY BUILDING LOCATION W/ OWNER / BUILDER

⚠ LEGEND:
- (S) PROVIDE AN INTERCONNECTED SMOKE ALARM SYSTEM- INSTALL PER MFGR. SPECS.
- CM PROVIDE A CARBON MONOXIDE DETECTOR SYSTEM- INSTALL PER MFGR. SPECS.
- FE PORTABLE FIRE EXTINGUISHER INSTALL PER NFPA 10 AND THE MFGR. SPECS.



NOTE:
LEFT SIDE UNITS TO SHOW: STRUCTURAL, DIMENSIONS, DR. / WDW., TYP NOTES MIRRORED UNIT

NOTE:
RIGHT SIDE UNITS TO SHOW: ELECTRICAL, DIMENSIONS, DR. / WDW., TYP NOTES MIRRORED UNIT

FIRST FLR. PLAN

1/4" = 1'-0"

NOTE:
EXTERIOR WALLS TO BE 2X6 STUDS AT 16" OC W/ 4 X 10 HDRS
INTERIOR WALLS TO BE 2X4 STUDS AT 16" OC W/ 2X4 HDRS AT NON-BRG WALLS - 4X10 HDRS AT BRG WALLS.
(UNLESS NOTED OTHERWISE)
PROVIDE FLUSH DOOR SILLS AT MAIN FLOOR EXTERIOR ENTRY DOORS
WINDOWS TO BE VINYL - .30 "U" VALUE MAXIMUM
HEAT TO BE PROVIDED BY ELEC. "CADET" ROOM WALL UNITS
(VERIFY DESIGN W/ ELEC. CONTRACTOR)
PROVIDE 5/8" TYPE X GYP BD BEHIND TUB AT COMMON FIRE/SOUND WALL
PROVIDE A CARBON MONOXIDE DETECTOR IN EACH UNIT - SHOWN ON PLAN- (PER IBC)

WALL LEGEND

- EXTERIOR 2X6 STUD WALL –
- INTERIOR 2X4 & 2X6 STUD WALL –
- EXTERIOR 1 HR WALL –
- INTERIOR BRG. WALL –
- 2-2X4 -(2)- HR. FIREWALLS –
- BRG POSTS / COLUMN OPTIONS –

FIRST FLR. PLAN

1/4" = 1'-0"

NOTE:
EXTERIOR WALLS TO BE 2 X 6 STUDS AT 16" OC W/ 4 X 10 HDRS. MIN., (U.N.O.).
INTERIOR WALLS TO BE 2 X 4 STUDS AT 16" OC W/ 2 X 4 NON-BRG HDRS.
4 X 10 BRG HDRS - MIN.
(UNLESS NOTED OTHERWISE)
HEAT TO BE PROVIDED BY ELEC. "CADET" ROOM WALL UNITS
VERIFY DESIGN W/ ELECT. CONTRACTOR
ALL WINDOWS TO BE VINYL .35 U VALUE OR BETTER (VERIFY)
VL = VINYL - FXD. = FIXED - SL. = SLIDER -- S.H. = SINGLE HUNG -- AWN. = AWNING
(26) EXAMPLE- INDICATES 2'-6" X 6'-8" DOOR (30) - INDICATES 3'-0" X 6'-8" DOOR
EXTERIOR DOORS TO BE ARCH. OR METAL WALL - INT. DRS TO BE HOLLOW CORE- VERIFY
PROVIDE LEVER HANDLES- VERIFY DESIGN W/ OWNER
ALL 2ND FLOOR EXIT DOORS ARE PERMITTED TO BE EQUIFED WITH A NIGHT LATCH, DEAD BOLT, OR SECURITY CHAIN, PROVIDED THE DEVICE IS OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL.

PROVIDE GAS SUPPLY TO:
ALL FIREPLACES
(WITH LOOSE KEY)
DRYER (OPTIONAL)
H.V.A.C.
WATER HEATER

PROVIDE WATER SUPPLY TO:
REF. ICE MAKER
EXT. HOSE BIBS- WEATHER PROOF- VERIFY W/ OWNER
WASHER (HOT & COLD)

PROVIDE OPTIONAL
CENTRAL VACUUM SYSTEM- VERIFY

FOR ENGINEERED FLOOR JOIST / ROOF TRUSS SYSTEM
SEE SHOP DRAWINGS- INSTALL PER MFGR. DRAWINGS

TYP. COUNTERS TO BE FORMICA- KITCHEN HEIGHT- 36" MAX.- BATHROOM- 32" STANDARD

SQ. FOOTAGE LEGEND:
UNIT #1- 608 SQ. FT UNIT #2- 608 SQ. FT.
UNIT #3- 596 SQ. FT. UNIT #4- 596 SQ. FT.
TOTAL BLDG. SQ. FT- 2,408 SQ. FT.
NOT INCLUDING PORCHES / DECKS

REQUIREMENTS FOR ADAPTABLE DWELLING UNITS : R2 OCCUPANCIES

SEE SHEET #A11 FOR ADA ACCESSABLE CABINET, MISC., DETAILS FOR ALL UNITS ON THE 1ST FLR.

- SITE MUST BE ACCESSIBLE
  WHERE PUBLIC PARKING IS PROVIDED, IN ADDITION TO THOSE PARKING SPACES PROVIDED FOR THE TENANT, THOSE SPACES SHALL COMPLY WITH ADA REQUIREMENTS.
  TENANT PARKING IS REQUIRED TO BE ADAPTABLE SO THAT FUTURE TENANTS WHO NEED ACCESSIBLE PARKING CAN BE PROVIDED WITH THAT PARKING. AN ADAPTABLE SPACE NEEDS TO HAVE 11 FEET OF PARKING WIDTH (8 FT FOR PARKING STALL, 8 FT FOR ACCESS AISLE-VANS). ADAPTABLE PARKING SPACES SHALL BE LOCATED ON A SURFACE WITH A MAXIMUM SLOPE OF 1:50. STRIPING AND SIGNAGE NOT REQUIRED UNTIL NEEDED BY A FUTURE TENANT.
  WHERE ACCESSIBLE PARKING IS PROVIDED, AT LEAST ONE SPACE SHALL BE VAN-ACCESSIBLE.
  AN ACCESSIBLE ROUTE SHALL BE PROVIDED FROM PARKING TO THE BUILDING OR UNIT ENTRANCE. WHERE THIS ROUTE CROSSES VEHICULAR TRAFFIC LANES, A MARKED CROSSING LANE SHALL BE PROVIDED WITH DETECTABLE WARNING SURFACES AT EACH ENTRANCE TO THE MARKED CROSSING.
  AN ACCESSIBLE ROUTE SHALL BE PROVIDED FROM GROUND FLOOR DWELLING UNITS TO ALL COMMON FACILITIES (e.g. TRASH / RECYCLING AREAS, LAUNDRY AREAS, RECREATION AREAS AND FACILITIES).
- PROVIDE 3/0 X 6/8 ENTRY DOORS: ADA DOOR APPROACH CLEARANCES SHALL BE PROVIDED.
  - 1/4" MAXIMUM VERTICAL LEVEL CHANGE AT DOOR THRESHOLD.
  - 1/4"- 1/2" LEVEL CHANGES: BEVEL TO 1:2 SLOPE.
  - LEVEL CHANGES GREATER THAN 1/2": RAMP TO 1:12 SLOPE.
- AN ACCESSIBLE ROUTE MUST BE PROVIDED THROUGH THE APARTMENT UNIT: ARCHITECTURAL BARRIERS TO THE PHYSICALLY CHALLENGED SHALL NOT BE BUILT INTO THE STRUCTURE.
- INTERIOR DOORS SHALL PROVIDE A 32" CLEAR OPENING FROM FACE OF DOOR TO DOOR FRAME IN THE FULLY OPEN POSITION (TYPICALLY A 2/12 X 6/8 DOOR).
- PROVIDE 30" X 48" CLEAR FLOOR SPACE AT KITCHEN APPLIANCES FOR PARALLEL APPROACHES.
- PROVIDE 30" X 48" CLEAR FLOOR SPACE AT BATHROOM FIXTURES FOR PARALLEL APPROACHES: BATHROOM DOOR MUST NOT SWING INTO CLEAR FLOOR SPACE.
- PROVIDE WALL BLOCKING FOR THE FUTURE INSTALLATION OF GRAB BARS TO THE SIDE AND REAR OF TOILETS.
- PROVIDE 36" MAXIMUM HEIGHT COUNTER HEIGHT COUNTER HEIGHTS WITH MODULAR, SCREW-IN TYPE CABINETS (REMOVABLE WITHOUT THE REMOVAL OF THE COUNTER) : OTHERWISE USE
- 34" MAXIMUM COUNTER HEIGHT.
  WALL SWITCHES ARE TO BE LOCATED WITH-IN 36" AND 48" OF THE FLOOR.
- ELECTRICAL OUTLETS ARE TO BE LOCATED AT LEAST 15" FROM THE FLOOR.
- IN APARTMENT BUILDINGS OF 3 OR MORE STORIES, PUBLIC ACCESS AREAS SHALL HAVE VISUAL ALARMS, INTEGRATED INTO THE AUDIBLE ALARM SYSTEM. DWELLING UNITS SHALL HAVE ROUGH-IN WIRING FOR THE FUTURE INSTALLATION OF VISUAL ALARMS AS REQUIRED BY TENANTS. VISUAL ALARMS SHALL BE LOCATED NOT LESS THAN 80" ABOVE FLOOR LEVEL OR 6" BELOW THE CEILING, WHICHEVER IS LOWER: AT INTERVALS OF NOT LESS THAN 50 FT. MEASURED HORIZONTALLY IN CORRIDORS, HALLWAYS AND ROOMS.
- PUBLIC ACCESS FEATURES SUCH AS TELEPHONES, WATER FOUNTAINS, DISPLAYS, SHELVING AND SEATING SHALL BE ACCESSIBLE BY CODE: AS WELL AS ALL COMMON USE AREAS WITHIN THE BUILDING.

E-Mail- stockton@us-net.com
Web Site- http://www.stocktondesign.com

REV. 06/24/16
REV. 02/06/17

Building Designs By Stockton LLC.
Ph: 1.800.368.0821

Sherman Engineering Inc.
Portland, Oregon
Ph: 1.503.230.8876

REGISTERED PROFESSIONAL ENGINEER 18616 OREGON JULY 10, 1998 DON P. SHERMAN EXPIRES 6/30/18

Plan# 4-9602-2B 4-UNIT APT.

UD. 2210
800-368-0821
Ckd: TWS

A2

LEGEND:

- 110V WALL OUTLET
- 110V WALL OUTLET- LOCKABLE
- 1/2-LIGHT OUTLET- SWITCHED
- GFI GROUND FAULT INTERRUPT OUTLET
- WP 110V WATER PROOF OUTLET- GFI
- 220V WALL OUTLET
- TV JACK- CABLE- INTERNET
- PHONE JACK
- 1-WAY SWITCH
- 3 3-WAY SWITCH
- 4 4-WAY SWITCH
- RECESSED CAN LIGHT
- HANGING CEILING LIGHT
- FLUSH MOUNTED LIGHT
- WALL MOUNTED LIGHT
- COMBINATION / HEAT LAMP/FAN 5-MIN. AIR EXCH.
- COMBINATION LIGHT/FAN 5-MIN. AIR EXCH.
- 5-MIN. AIR EXCHANGE FAN
- COMBINATION / HEAT LAMP/FAN 5-MIN. AIR EXCH. W/ LT.
- S SMOKE DETECTOR, PERMANENTLY WIRED
- FPHB FROST PROOF HOSE BIBB
- ATTIC ACCESS
- GD GARAGE DOOR OPENER
- CM PROVIDE A CARBON MONOXIDE DETECTOR IN EACH UNIT - SHOWN ON PLAN- (ON EACH FLOOR)

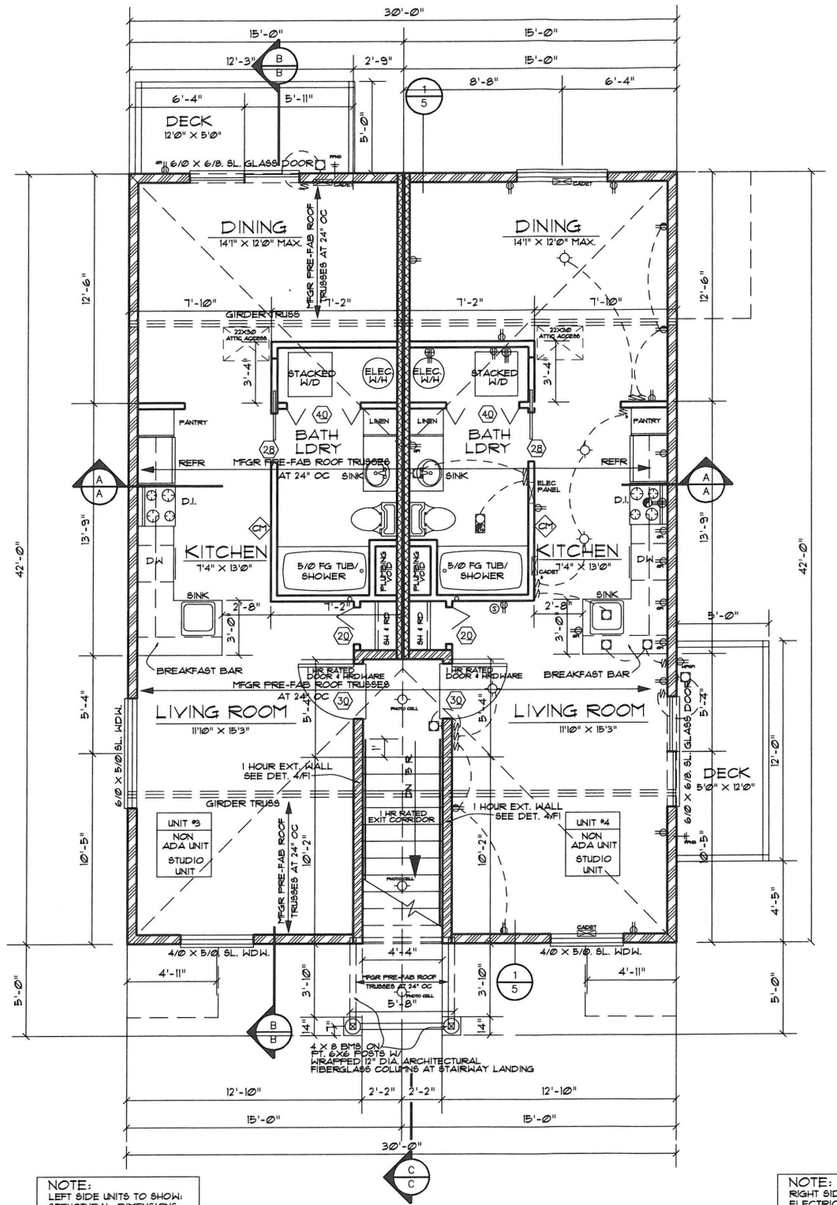
NOTE:

THIS BUILDING IS TO HAVE A SPRINKLER SYSTEM . 4 PLEX BUILDING TO CONFORM WITH NFPA 13R SPRINKLER SYSTEM REQUIREMENTS PER SECTION 903- IBC, VERIFY WITH A LOCAL FIRE MARSHALL REFER TO MFGR. SHOP DRAWINGS FOR FIRE SPRINKLER LAYOUT.

SEE SHEET *A6 FOR FIRE SPRINKLER ROOM VERIFY BUILDING LOCATION W/ OWNER / BUILDER

⚠ LEGEND:

- S PROVIDE AN INTERCONNECTED SMOKE ALARM SYSTEM- INSTALL PER MFGR. SPECS.
- CM PROVIDE A CARBON MONOXIDE DETECTOR SYSTEM- INSTALL PER MFGR. SPECS.
- FE PORTABLE FIRE EXTINGUISHER INSTALL PER NFPA 10 AND THE MFGR. SPECS.



NOTE:
LEFT SIDE UNITS TO SHOW:
STRUCTURAL, DIMENSIONS, DR. / WDW., TYP NOTES
MIRRORED UNIT

SECOND FLR. PLAN

1/4" = 1'-0"

NOTE:
EXTERIOR WALLS TO BE 2X6 STUDS AT 16" OC W/ 4 X 10 HDRS
INTERIOR WALLS TO BE 2X4 STUDS AT 16" OC W/ 2X4 HDRS AT NON-BRG WALLS - 4X10 HDRS AT BRG WALLS
(UNLESS NOTED OTHERWISE)
PROVIDE FLUSH DOOR SILLS AT MAIN FLOOR EXTERIOR ENTRY DOORS
WINDOWS TO BE VINYL - 30 "U" VALUE MAXIMUM
HEAT TO BE PROVIDED BY ELEC. "CADET" ROOM WALL UNITS
(VERIFY DESIGN W/ ELEC. CONTRACTOR)
PROVIDE 5/8" TYPE X GYP BD BEHIND TUB AT COMMON FIRE/SOUND WALL
PROVIDE A CARBON MONOXIDE DETECTOR IN EACH UNIT - SHOWN ON PLAN- CM (PER IBC)

C

NOTE:
RIGHT SIDE UNITS TO SHOW:
ELECTRICAL, DIMENSIONS, DR. / WDW., TYP NOTES
MIRRORED UNIT

WALL LEGEND

- EXTERIOR 2X6 STUD WALL –
- INTERIOR 2X4 & 2X6 STUD WALL –
- EXTERIOR 1 HR WALL –
- INTERIOR BRG. WALL –
- 2-2X4 -(2)- HR. FIREWALLS –
- BRG POSTS / COLUMN OPTIONS –

SECOND FLR. PLAN

1/4" = 1'-0"

NOTE:
EXTERIOR WALLS TO BE 2 X 6 STUDS AT 16" OC W/ 4 X 10 HDRS. MIN . (U.N.O.).
INTERIOR WALLS TO BE 2 X 4 STUDS AT 16" OC W/ 2 X 4 NON-BRG HDRS.
4 X 10 BRG HDRS - MIN.
(UNLESS NOTED OTHERWISE)
HEAT TO BE PROVIDED BY ELEC. "CADET" ROOM WALL UNITS
VERIFY DESIGN W/ ELECT. CONTRACTOR
ALL WINDOWS TO BE VINYL 35 U VALUE OR BETTER (VERIFY)
VL= VINYL- FXD. = FIXED- SL. = SLIDER -- S.H. = SINGLE HUNG -- AWN. = AWNING
(28) EXAMPLE- INDICATES 2'-6" X 6'-8" DOOR (30) - INDICATES 3'-0" X 6'-8" DOOR
EXTERIOR DOORS TO BE ARCH. OR METAL INSUL.- INT. DRS TO BE HOLLOW CORE- VERIFY
PROVIDE LEVER HANDLES- VERIFY DESIGN W/ OWNER
ALL 2ND FLOOR EXIT DOORS ARE PERMITTED TO BE EQUIPED WITH A NIGHT LATCH, DEAD BOLT, OR SECURITY CHAIN, PROVIDED THE DEVICE IS OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL.

PROVIDE GAS SUPPLY TO:
ALL FIREPLACES (WITH LOOSE KEY)
DRYER (OPTIONAL)
H.V.A.C.
WATER HEATER

PROVIDE WATER SUPPLY TO:
REF. ICE MAKER
EXT. HOSE BIBS- WEATHER PROOF- VERIFY W/ OWNER
WASHER (HOT & COLD)

PROVIDE OPTIONAL CENTRAL VACUUM SYSTEM- VERIFY

FOR ENGINEERED FLOOR JOIST / ROOF TRUSS SYSTEM SEE SHOP DRAWINGS- INSTALL PER MFGR. DRAWINGS

TYP. COUNTERS TO BE FORMICA- KITCHEN HEIGHT- 36" MAX.- BATHROOM- 32" STANDARD

SQ. FOOTAGE LEGEND:

UNIT #1- 608 SQ. FT.	UNIT #2- 608 SQ. FT.
UNIT #3- 596 SQ. FT.	UNIT #4- 596 SQ. FT.
TOTAL BLDG. SQ. FT- 2,408 SQ. FT.	
NOT INCLUDING PORCHES / DECKS	

E-Mail- stockton@wa-net.com
Web Site- http://www.stocktondesign.com

REV. 06/24/16
REV. 01/06/17

Building Designs By Stockton LLC.
1.800.368.0821
Ph:

Sherman Engineering Inc.
Portland, Oregon
Ph: 1.503.230.8876

REGISTERED PROFESSIONAL ENGINEER
18616
OREGON
JULY 10, 1986
DON P. SHERMAN
EXPIRES 6/30/18

Plan# 4-9602-2B
4-UNIT APT.

UD. 2121D
800-368-0821
Ckd: TWS

A3

WALL LEGEND

2X6 EXT. STUD WALL	
2X4 INT. STUD WALL	
BREEZEWAY 1 HR CORRIDOR WALL	
2-2X4 -1 HR FIREWALL	
BRG POSTS / COLUMN OPTIONS	

FIRST FLR. PLAN

1/4" = 1'-0"

NOTE:
EXTERIOR WALLS TO BE 2 X 6 STUDS AT 16" OC W/ 4 X 8 HDRS. MIN . (U.N.O.).
INTERIOR WALLS TO BE 2 X 4 STUDS AT 16" OC W/ 2 X 4 NON-BRG HDRS.
4 X 8 BRG HDRS - MIN.
(UNLESS NOTED OTHERWISE)
HEAT TO BE PROVIDED BY INDIVIDUAL ELEC. "CADET" ROOM WALL UNITS
VERIFY DESIGN W/ ELECT. CONTRACTOR
ALL WINDOWS TO BE VINYL 35 U VALUE OR BETTER (VERIFY)
VL= VINYL - - FXD. = FIXED- - SL. = SLIDER -- SH. = SINGLE HUNG -- AWN. = AWNING
(28) EXAMPLE- INDICATES 2'-6" X 6'-8" DOOR (30) - INDICATES 3'-0" X 6'-8" DOOR
EXTERIOR DOORS TO BE ARCH. OR METAL INSUL.- INT. DRS TO BE HOLLOW CORE- VERIFY
PROVIDE LEVER HANDLES- VERIFY DESIGN W/ OWNER
ALL 2ND FLOOR EXIT DOORS ARE PERMITTED TO BE EQUIPED WITH A
NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN, PROVIDED THE DEVICE IS OPENABLE FROM
THE INSIDE WITHOUT THE USE OF A KEY OR TOOL.

PROVIDE GAS SUPPLY TO:
ALL FIREPLACES
(WITH LOOSE KEY)
DRYER (OPTIONAL)
H.V.A.C.
WATER HEATER

PROVIDE WATER SUPPLY TO:
REF. ICE MAKER
EXT. HOSE BIBS- WEATHER PROOF- VERIFY W/ OWNER
WASHER (HOT & COLD)

PROVIDE OPTIONAL
CENTRAL VACUUM SYSTEM- VERIFY

FOR ENGINEERED FLOOR JOISTAND ROOF TRUSS SYSTEM
SEE SHOP DRAWINGS- INSTALL PER MFGR. DRAWINGS

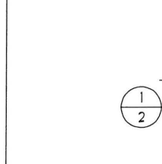
TYP. COUNTERS TO BE FORMICA- KITCHEN HEIGHT- 36" MAX.- BATHROOM- 32" STANDARD

SQUARE FOOTAGE LEGEND:

UNIT #2,3,4- 760 SQ. FT. PER UNIT X 4 UNITS = 3,040 SQ. FT.
TOTAL 1ST. FLOOR LIVING SPACE- 3,040 SQ. FT.
1ST FLOOR- BREEZEWAY - 336 SQ. FT.

UNIT #5,6,7,8- 760 SQ. FT. PER UNIT X 4 UNITS = 3,040 SQ. FT.
TOTAL 1ST. FLOOR LIVING SPACE- 3,040 SQ. FT.
2ND. FLOOR- BREEZEWAY - 320 SQ. FT.

TOTAL BLDG. LIVING SPACE = 6,080 SQ. FT.



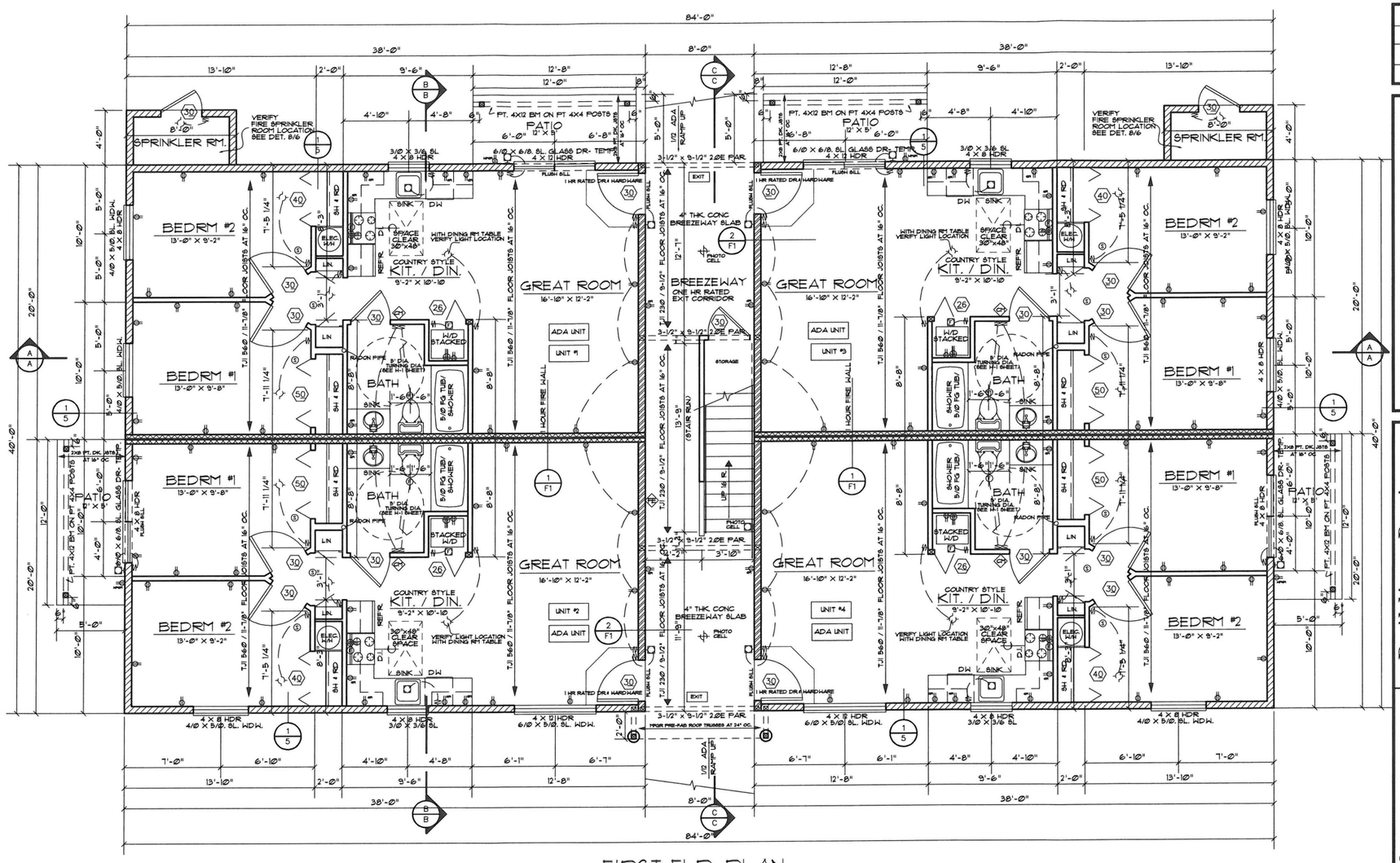
1/2 FLUSH SILL DETAIL

NOTE:
SHOWN AT ALL EXTERIOR 1ST. FLR DOORS
FOR "ADA" ACCESS-
VERIFY OTHER APPROVED OPTIONS

REQUIREMENTS FOR ADAPTABLE DWELLING UNITS : R2 OCCUPANCIES

SEE SHEET #11 FOR ADA ACCESSABLE CABINET, MISC. , DETAILS

- SITE MUST BE ACCESSIBLE
  WHERE PUBLIC PARKING IS PROVIDED, IN ADDITION TO THOSE PARKING SPACES PROVIDED FOR THE TENANT, THOSE SPACES SHALL COMPLY WITH ADA REQUIREMENTS.
  TENANT PARKING IS REQUIRED TO BE ADAPTABLE SO THAT FUTURE TENANTS WHO NEED ACCESSIBLE PARKING CAN BE PROVIDED WITH THAT PARKING. AN ADAPTABLE SPACE NEEDS TO HAVE 11 FEET OF PARKING WIDTH (9 FT FOR PARKING STALL, 8 FT FOR ACCESS AISLE-VAN8.) ADAPTABLE PARKING SPACES SHALL BE LOCATED ON A SURFACE WITH A MAXIMUM SLOPE OF 1:50. STRIPING AND SIGNAGE NOT REQUIRED UNTIL NEEDED BY A FUTURE TENANT.
  WHERE ACCESSIBLE PARKING IS PROVIDED, AT LEAST ONE SPACE SHALL BE VAN-ACCESSIBLE.
  AN ACCESSIBLE ROUTE SHALL BE PROVIDED FROM PARKING TO THE BUILDING OR UNIT ENTRANCE. WHERE THIS ROUTE CROSSES VEHICULAR TRAFFIC LANES, A MARKED CROSSING LANE SHALL BE PROVIDED WITH DETECTABLE WARNING SURFACES AT EACH ENTRANCE TO THE MARKED CROSSING.
  AN ACCESSIBLE ROUTE SHALL BE PROVIDED FROM GROUND FLOOR DWELLING UNITS TO ALL COMMON FACILITIES (eg. TRASH / RECYCLING AREAS, LAUNDRY AREAS, RECREATION AREAS AND FACILITIES).
- PROVIDE 3/0 X 6/8 ENTRY DOORS: ADA DOOR APPROACH CLEARANCES SHALL BE PROVIDED.
  - 1/4" MAXIMUM VERTICAL LEVEL CHANGE AT DOOR THRESHOLD.
  - 1/4"- 1/2" LEVEL CHANGES: BEVEL TO 1:2 SLOPE.
  - LEVEL CHANGES GREATER THAN 1/2": RAMP TO 1:12 SLOPE.
- AN ACCESSIBLE ROUTE MUST BE PROVIDED THROUGH THE APARTMENT UNIT. ARCHITECTURAL BARRIERS TO THE PHYSICALLY CHALLENGED SHALL NOT BE BUILT INTO THE STRUCTURE.
- INTERIOR DOORS SHALL PROVIDE A 32" CLEAR OPENING FROM FACE OF DOOR TO DOOR FRAME IN THE FULLY OPEN POSITION (TYPICALLY A 2'0 X 6'8 DOOR).
- PROVIDE 30" X 48" CLEAR FLOOR SPACE AT KITCHEN APPLIANCES FOR PARALLEL APPROACHES.
- PROVIDE 30" X 48" CLEAR FLOOR SPACE AT BATHROOM FIXTURES FOR PARALLEL APPROACHES. BATHROOM DOOR MUST NOT SWING INTO CLEAR FLOOR SPACE.
- PROVIDE WALL BLOCKING FOR THE FUTURE INSTALLATION OF GRAB BARS TO THE SIDE AND REAR OF TOILETS.
- PROVIDE 36" MAXIMUM HEIGHT COUNTER HEIGHT COUNTER HEIGHTS WITH MODULAR, SCREW-IN TYPE CABINETS (REMOVABLE WITHOUT THE REMOVAL OF THE COUNTER) : OTHERWISE USE
- 34" MAXIMUM COUNTER HEIGHT.
- WALL SWITCHES ARE TO BE LOCATED WITH-IN 36" AND 48" OF THE FLOOR.
- ELECTRICAL OUTLETS ARE TO BE LOCATED AT LEAST 15" FROM THE FLOOR.
- IN APARTMENT BUILDINGS OF 3 OR MORE STORIES, PUBLIC ACCESS AREAS SHALL HAVE VISUAL ALARMS, INTEGRATED INTO THE AUDIBLE ALARM SYSTEM. DWELLING UNITS SHALL HAVE ROUGH-IN WIRING FOR THE FUTURE INSTALLATION OF VISUAL ALARMS AS REQUIRED BY TENANTS. VISUAL ALARMS SHALL BE LOCATED NOT LESS THAN 80" ABOVE FLOOR LEVEL OR 6" BELOW THE CEILING, WHICHEVER IS LOWER, AT INTERVALS OF NOT LESS THAN 50 FT. MEASURED HORIZONTALLY IN CORRIDORS, HALLWAYS AND ROOMS.



FIRST FLR. PLAN

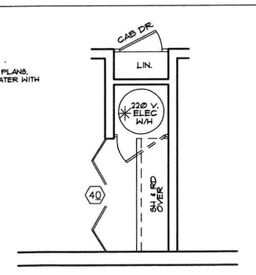
1/4" = 1'-0"

NOTE:
THIS BUILDING IS TO HAVE A SPRINKLER SYSTEM .
R FLEX BUILDING TO CONFORM WITH NFPA 13R SPRINKLER SYSTEM REQUIREMENTS PER SECTION 903- IBC, VERIFY WITH A LOCAL FIRE MARSHALL
REFER TO MFGR. SHOP DRAWINGS FOR FIRE SPRINKLER LAYOUT.

SEE SHEET #A6 FOR FIRE SPRINKLER ROOM
VERIFY BUILDING LOCATION W/ OWNER / BUILDER

LEGEND:
- (S) PROVIDE AN INTERCONNECTED SMOKE ALARM SYSTEM- INSTALL PER MFGR. SPECS.
- (CM) PROVIDE A CARBON MONOXIDE DETECTOR SYSTEM- INSTALL PER MFGR. SPECS.
- (FE) PORTABLE FIRE EXTINGUISHER INSTALL PER NFPA 10 AND THE MFGR. SPECS.

22" W. X 6'-0" H.
3/4" THK. PLYWD. DR.
W/ HINGES
FOR ACCESS TO LOWBOY ELEC. WATER HEATER
VERIFY SIZE W/ PLUMBER FOR ACCESS
PROVIDE A DRAINAGE PAN- UPC 507.4 WHERE THE WATER HEATER IS LOCATED IN THE CLOSET AS SHOWN PER PLANS, WITH A WATERTIGHT PAN OF CORROSION RESISTANCE MATERIALS SHALL BE INSTALLED BENEATH THE WATER HEATER WITH NOT LESS THAN A 1/4" DIAMETER DRAIN PIPE TO THE EXTERIOR OF THE BUILDING.
PROVIDE A WATER HEATER BLOW-OFF VALVE / TEMP. RELIEF VALVE



TYP. ELEC. W/H. PLAN

N.S.I.

SHOWN IN UNIT #2 - BEDRM #2 CLOSETS - ALL UNITS TO BE SIMILAR

E-Mail- stockton@wa-net.com
Web Site- http://www.stocktondesigns.com

REV. 07/24/16

Building Designs By Stockton LLC.
Ph: 1.800.368.0821

Sherman Engineering Inc.
Portland, Oregon
Ph: 1.503.230.8876

Plan# 8-2902-2
8-UNIT APT.

UD. 21202- 02-16-11
O- 800-368-0821
Ckd: TWS

A2

WALL LEGEND

2X6 EXT. STUD WALL
2X4 INT. STUD WALL
BREEZEWAY 1 HR CORRIDOR WALL
2-2X4 -1 HR. FIREWALL
BRG POSTS / COLUMN OPTIONS

SECOND FLR. PLAN

1/4" = 1'-Ø"

NOTE:
EXTERIOR WALLS TO BE 2 X 6 STUDS AT 16" OC W/ 4 X 8 HDRS. MIN. (U.N.O.).
INTERIOR WALLS TO BE 2 X 4 STUDS AT 16" OC W/ 2 X 4 NON-BRG HDRS.
4 X 8 BRG HDRS - MIN.
(UNLESS NOTED OTHERWISE)
HEAT TO BE PROVIDED BY INDIVIDUAL ELEC. "CADET" ROOM WALL UNITS
VERIFY DESIGN W/ ELECT. CONTRACTOR
ALL WINDOWS TO BE VINYL 35 U VALUE OR BETTER (VERIFY)
VL = VINYL - FXD. = FIXED - SL. = SLIDER - SH. = SINGLE HUNG - AWN. = AWNING
(26) EXAMPLE- INDICATES 2'-6" X 6'-8" DOOR (30) - INDICATES 3'-Ø" X 6'-8" DOOR
EXTERIOR DOORS TO BE ARCH. OR METAL INSUL.- INT. DRS TO BE HOLLOW CORE- VERIFY
PROVIDE LEVER HANDLES- VERIFY DESIGN W/ OWNER
ALL 2ND FLOOR EXIT DOORS ARE PERMITTED TO BE EQUIPED WITH A
NIGHT LATCH, DEAD BOLT, OR SECURITY CHAIN, PROVIDED THE DEVICE IS OPENABLE FROM
THE INSIDE WITHOUT THE USE OF A KEY OR TOOL.

PROVIDE GAS SUPPLY TO:
ALL FIREPLACES
(WITH LOOSE KEY)
DRYER (OPTIONAL)
H.V.A.C.
WATER HEATER

PROVIDE WATER SUPPLY TO:
REF. ICE MAKER
EXT. HOSE BIBS - WEATHER PROOF - VERIFY W/ OWNER
WASHER (HOT & COLD)

PROVIDE OPTIONAL
CENTRAL VACUUM SYSTEM - VERIFY

FOR ENGINEERED FLOOR JOIST SYSTEM
SEE SHOP DRAWINGS - INSTALL PER MFGR. DRAWINGS

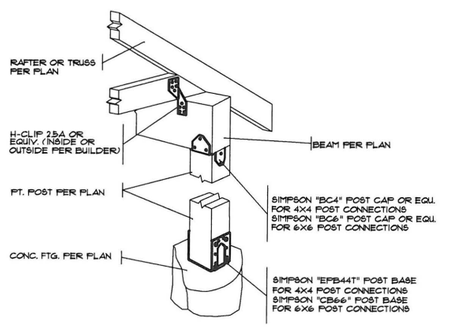
TYP. COUNTERS TO BE FORMICA - KITCHEN HEIGHT - 36" MAX. - BATHROOM - 32" STANDARD

SQUARE FOOTAGE LEGEND:

UNIT #1,3,4 - 1620 SQ. FT. PER UNIT X 4 UNITS = 3,Ø4Ø SQ. FT.
TOTAL 1ST. FLOOR LIVING SPACE - 3,Ø4Ø SQ. FT.
1ST FLOOR - BREEZEWAY - 336 SQ. FT.

UNIT #5,6,7,8 - 760 SQ. FT. PER UNIT X 4 UNITS = 3,Ø4Ø SQ. FT.
TOTAL 1ST. FLOOR LIVING SPACE - 3,Ø4Ø SQ. FT.
2ND. FLOOR - BREEZEWAY - 32Ø SQ. FT.

TOTAL BLDG. LIVING SPACE = 6,Ø8Ø SQ. FT.



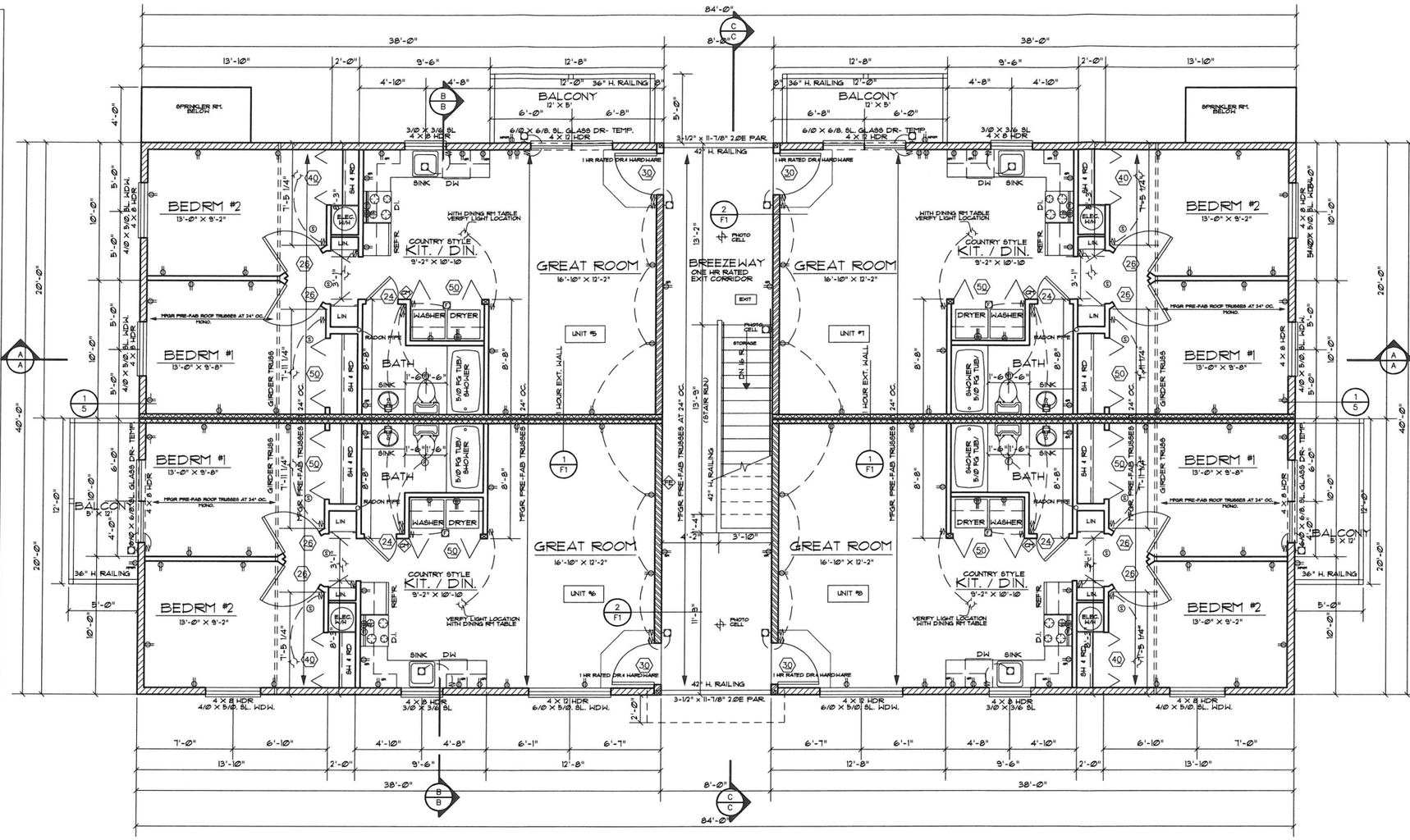
1/3 TYP. POST CONNECTION DETAIL

NOTE:
TYP. POST / BEAM CONNECTION DETAILS
VERIFY W/ FLOOR PLANS FOR SPECIFIC DETAILING
1/4" = 1'-Ø" NTS

NOTE:
THIS BUILDING IS TO HAVE A SPRINKLER SYSTEM.
R FLEX BUILDING TO CONFORM WITH NFPA 13R SPRINKLER SYSTEM REQUIREMENTS PER SECTION 903 - IBC, VERIFY WITH A LOCAL FIRE MARSHALL
REFER TO MFGR. SHOP DRAWINGS FOR FIRE SPRINKLER LAYOUT.

SEE SHEET *A6 FOR FIRE SPRINKLER ROOM
VERIFY BUILDING LOCATION W/ OWNER / BUILDER

LEGEND:
(S) PROVIDE AN INTERCONNECTED SMOKE ALARM SYSTEM - INSTALL PER MFGR. SPECS.
(CM) PROVIDE A CARBON MONOXIDE DETECTOR SYSTEM - INSTALL PER MFGR. SPECS.
(FE) PORTABLE FIRE EXTINGUISHER INSTALL PER NFPA 10 AND THE MFGR. SPECS.



SECOND FLR. PLAN

1/4" = 1'-Ø"

STUDY SET
NOT FOR CONSTRUCTION

E-Mail- stockton@wa-net.com
Web Site- http://www.stocktondesign.com

REV. Ø7/24/16

Building Designs
By
Stockton LLC.
Ph: 1.800.368.0821

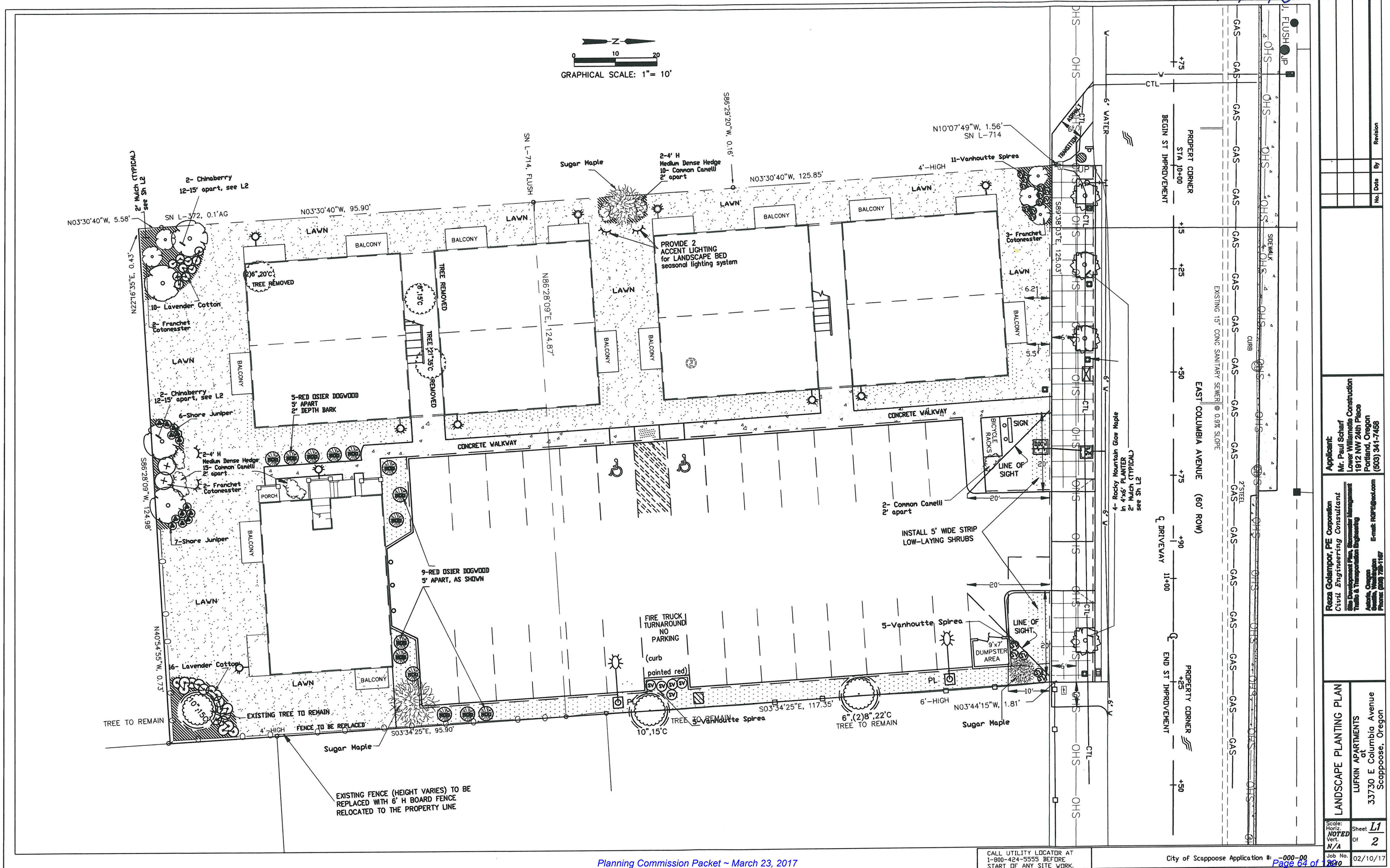
Sherman
Engineering Inc.
Portland, Oregon
Ph: 1.503.230.8676

Plan#
8-2902-2
8-UNIT APT.

UD. 2102- Ø2-16-11
O- 800-368-0821
Ckd: TWS

A3

Exhibit 5


GRAPHICAL SCALE: 1"= 10'
LANDSCAPE PLANTING PLAN
LUFKIN APARTMENTS
33730 E Columbia Avenue
Scappoose, Oregon
Applicant:
Mr. Paul Scharf
Lower Willamette Construction
1912 NW 24th Place
Portland, Oregon
(503) 341-7458
Reza Golampor, PE Corporation
Civil Engineering Consultant
EAST COLUMBIA AVENUE (60' ROW)
CONCRETE WALKWAY
FIRE TRUCK TURNAROUND NO PARKING (curb painted red)
EXISTING FENCE (HEIGHT VARIES) TO BE REPLACED WITH 6' H BOARD FENCE RELOCATED TO THE PROPERTY LINE
PROVIDE 2 ACCENT LIGHTING for LANDSCAPE BED seasonal lighting system
INSTALL 5' WIDE STRIP LOW-LAYING SHRUBS
9-RED OSIER DOGWOOD 5' APART, AS SHOWN
5-RED OSIER DOGWOOD 5' APART 2' DEPTH BARK
4- Rocky Mountain Glow Maple in 4'x6' PLANTER 2' Mulch (TYPICAL) see Sh L2
CALL UTILITY LOCATOR AT 1-800-424-5555 BEFORE START OF ANY SITE WORK.
City of Scappoose Application #: -000-00
Sheet L1 of 2
02/10/17

PLANTING SCHEDULE (maintain by homeowners)

Low Maintenance (Woody Plants) Ground Cover

Symbol	Scientific Botanical Name	Common Name	Plant Hardiness	Growth and Spacing	Size
	Juniperus conferta	Shore Juniper	Zone 7	Rapid, 4 feet apart	10" pot
	Santolina Chamaecyparissus	Gray Santolina, Lavender Cotton	Zone 7	Medium, Space 2' apart	5 gallon
	Mulch				

- All plant beds shall be completely covered with 2" thick commercial horticultural peat moss.
- Top dress the peat moss mulch with sphagum chunks to a depth of 1-1/2".
- Thoroughly water each plant/shrub/tree following planting and mulching.

Shrubs

Legend	Scientific Botanical Name	Common Name	Plant Hardiness	Growth and Spacing	Size
SV	Spiraea Vanhouttei	Vanhoutte Spirea	Zone 5	Rapid, Space 5' apart	3' high
	Camellia japonica	Common Camellia	Zone 7	Slow, Space 3 feet apart	6' high
	Cotoneaster Franchetii	Franchet Cotoneaster	Zone 7	Slow to medium, Space 5' apart	4' high
ROD	Cornus Sericea	Red Osier Dogwood	Sun/Shade Moist	Slow to medium, Space 5' apart	4' high

Trees

Legend	Scientific Botanical Name	Common Name	Plant Hardiness	Growth and Spacing	Size
	Melia Azedarach	Chinaberry	Zone 7	Rapid, Space 25' apart	8' high
	Acer saccharum*	Suger Maple	Zone 4	Slow, Space 30' apart	8-9' high
	Bark groundcover minimum 2" depth				
	Lawn: seeded or sodded with Fine Fescure Mix				

- Sod shall be dense, well rooted sod, composed of 100% Bluegrass mix 2" high.
- Sod shall be grown in the general locality of the project site. Peat grown sod will not be acceptable.
- Sod shall be cut out 1" thick in uniform strips of 12", 18", or 36" an shall not remain in storage longer than 3 days.
- The soil surface shall be moistened immediately before sod-laying. All sodded area shall be watered soon after final rolling.

PLANTING SCHEDULE for STREET TREES per LIST OF APPROVED STREET TREES

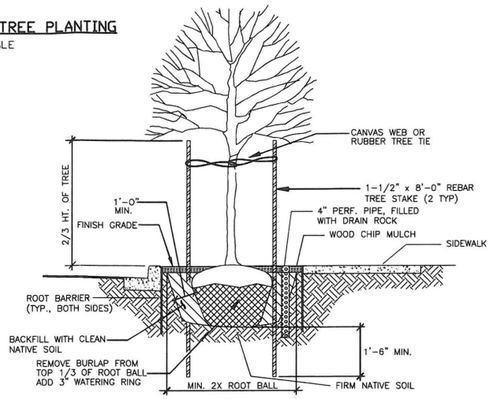
Legend	Scientific Botanical Name	Common Name	Plant Hardiness	Growth and Spacing	Size
	Acer grandidentatum	Rocky Mountain Glow Maple	Well drain soils	Rapid, Space 15' apart	10' high

Notes per DPW for Street Trees.

1. Plant materials shall conform to the latest version of the American Standard for Nursery stock (ANSI Z60.1)-1990.
2. Plants shall have normal, well-developed branches and root systems.
3. Balled and burlapped plants shall have solid balls of size at least meeting the American stnadard, the balls securely wrapped with burlap or canvas, tightly bound with rope or twinping . Plastic twine or wrap material is not permitted.
4. A m4. A min.2" of caliper measured 6"above ground is required of all stock planted.
5. The city manager shall be notified for inspection before the trees are planted.
6. The trees shall be of the species listed on the Landscape Plan.
7. Plant materials pruned at, or directly before, the time of planting shall be rejected.
8. All planting work shall be performed using practices approved by NASI.
9. The trees shall be set plumb to allow for settelemnt over time.
10. When burlap is left around plants, any string shall be removed and the burla folded down from the top half of the root ball.
11. No plant pit shall be dug or approved until all underground utilities marked.
12. Every planting pit shall be at least fifty percent wider and at least the depth of the soil ball or the full extent of the root system of bare -rooted trees. In the process of digging the hole, "glazing" of the sides of the hole will not be acceptable.
13. Excavated plant pits left open when work is not in progress shall be adequately marked. with qualified warning devices in accordance with ODOT and Oregon OSHA standards.
14. A watering berm shall be constructed around every tree.
15. Root barriers approved by the public works director are required for all street trees.
16. Planting sites will be mulched with neither more nor less than four inches of wood chips, fibrous bark or composted wood debris after planting is completed.

STREET TREE PLANTING

NOT TO SCALE



NOTES:

PLANTING:

1. Dig hole 2-3 times the width of the root ball and as deep as the root ball. Do not make hole deeper than root ball.
2. Remove containers, biodegradable pots, synthetic or treated burlap, wire, twine, or ropes. Leave natural burlap in place and fold back. Loosen the roots and spread or cut circling roots.
3. Place top of root ball even with or slightly higher than soil grade on firm soil. Do not add soil amendments or gravel unless approved by Public Works Director.
4. Install 4"x 24" perforated drain pipe; fill with drain rock. Pipe shall not extend more than 1/2" above finish grade.
5. Back fill with clean native soil. Firm soil around the root ball; water slowly and thoroughly.
6. Mulch around tree with 2-4" wood-chip mulch. Do not place mulch next to trunk.

ROOT BARRIER:

1. Root barrier shall be rigid High Impact Polypropylene treated with UV inhibitors, minimum 18" height, with 1/2" raised vertical ribs 6" on center, or approved equal.
2. Install root barrier in continuous 24' strip, centered on tree, next to sidewalk and curb according to manufacturer's directions. Exposed edge shall not extend more than 1/2" above finished grade.

1. Use 2, 1-1/2" by 8'-0" rebar tree stakes. Do not drive stake through root ball.
2. Attach tree to stake with canvas web belting or rubber, using a figure-8 formation.

1. Remove tags after inspection.

Landscape Plan General Consideration

Principal 2: Reduce water demand

Low maintenance, drought tolerance plants are selected to minimize the need for manual watering. The Homeowners Association may decide to install underground irrigation system for the common areas.

Principal 3: Reduce turf area and manage remaining turf for low-impact

Turf area is minimized on-site by planting groundcovers rather than grass. Hydroseeding will not be allowed.

Turfgrass for the water quality swale is required however, it is zoned for different level of upkeep.

Principal 4: Choose plants with sustainability in mind

Trees for R-O-W and shrubs for WQ Swell are selected from recommended lists. Other plants are natives or common for given condition.

Shrubs and ground covers are grouped for better 'micro-environment'. Also for noise and visual barriers.

Principal 5: Manage fertilizer and pesticide use wisely

The Apatments Manager shall be provided with a alandscape maintenance plan to tailor fertilizer and pesticide use to common area needs.

CALL UTILITY LOCATOR AT 1-800-424-5555 BEFORE START OF ANY SITE WORK.

City of Scappoose Application #: -000-00

No.	Date	By	Revision

Applicant:
Mr. Paul Scharf
Lower Willamette Construction
1912 NW 24th Place
Portland, Oregon
(503) 341-7458

Rezza Golampor, PE Corporation
Civil Engineering Consultant
Site Development Plan, Stormwater Management
Traffic & Transportation Engineering
Astoria, Oregon
Seattle, Washington
Phone: (206) 728-1167
E-mail: RGPE@aol.com

LANDSCAPE NOTES & DETAILS

LUFKIN APARTMENTS
at
33730 E Columbia Avenue
Scappoose, Oregon

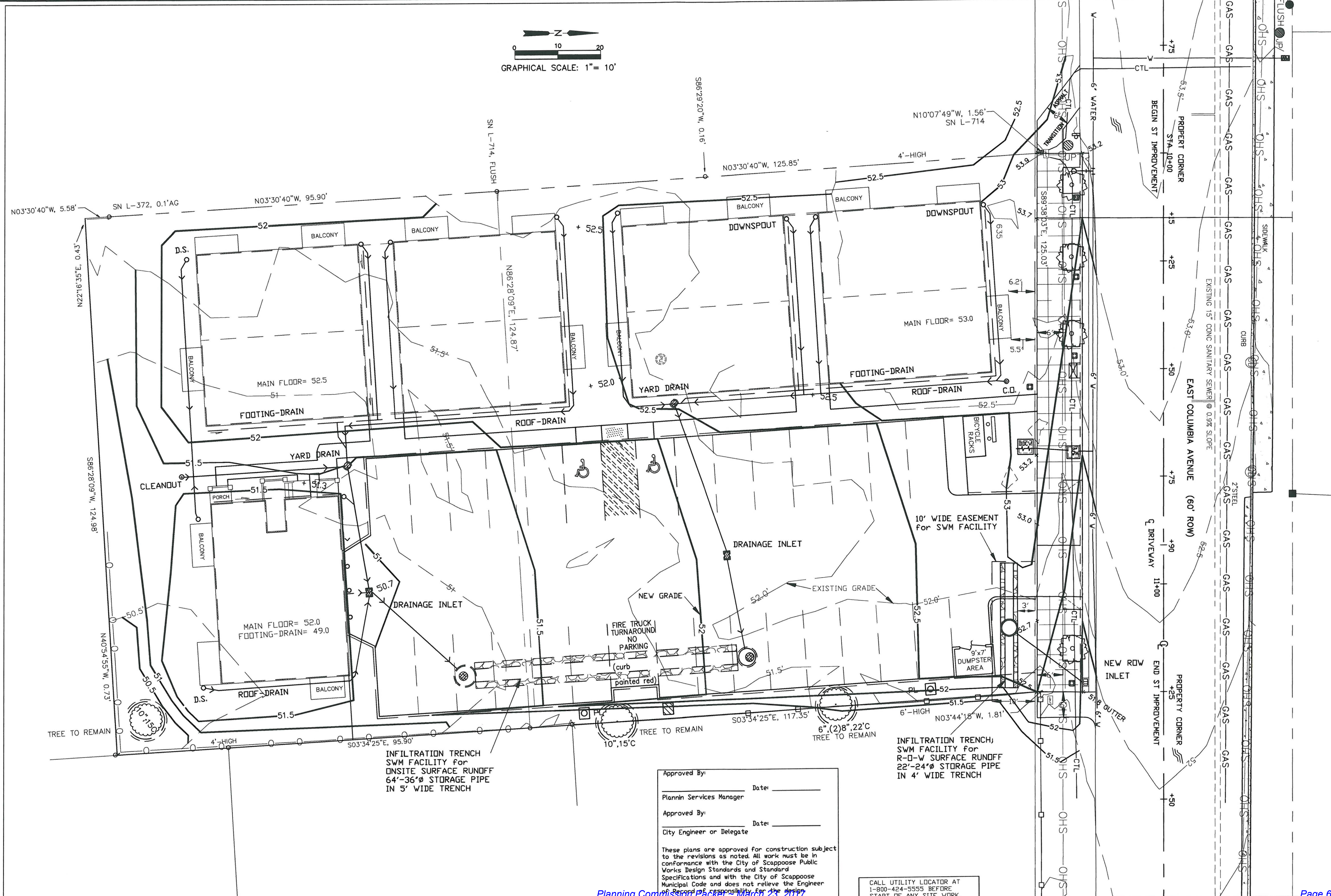
Scale: Horiz. NOTED Vert. N/A

Sheet L2 Of 2

Job No.

02/10/17

Exhibit 6



GRAPHICAL SCALE: 1"= 10'
0
10
20
Z
N03°30'40"W, 5.58'
SN L-372, 0.1'AG
N03°30'40"W, 95.90'
SN L-714, FLUSH
S86°29'20"W, 0.16'
N03°30'40"W, 125.85'
4'-HIGH
N10°07'49"W, 1.56'
SN L-714
N22°16'35"E, 0.43'
N86°28'09"E, 124.87'
S86°28'09"W, 124.98'
N40°54'55"W, 0.73'
S89°38'03"E, 125.03'
BALCONY
DOWNSPOUT
D.S.
MAIN FLOOR= 52.5
MAIN FLOOR= 53.0
MAIN FLOOR= 52.0
FOOTING-DRAIN= 49.0
FOOTING-DRAIN
ROOF-DRAIN
YARD DRAIN
CLEANOUT
PORCH
C.O.
BICYCLE RACKS
DRAINAGE INLET
NEW GRADE
EXISTING GRADE
FIRE TRUCK TURNAROUND NO PARKING
(curb painted red)
9'x7' DUMPSTER AREA
10' WIDE EASEMENT for SWM FACILITY
TREE TO REMAIN
10",15'C
6",(2)8",22'C TREE TO REMAIN
S03°34'25"E, 95.90'
S03°34'25"E, 117.35'
N03°44'18"W, 1.81'
6'-HIGH
INFILTRATION TRENCH SWM FACILITY for ONSITE SURFACE RUNOFF 64'-36'Ø STORAGE PIPE IN 5' WIDE TRENCH
INFILTRATION TRENCH; SWM FACILITY for R-O-W SURFACE RUNOFF 22'-24'Ø STORAGE PIPE IN 4' WIDE TRENCH
NEW ROW INLET
GUTTER
6' WATER
TRANSITION
PROPERT CORNER STA 10+00
BEGIN ST IMPROVEMENT
EXISTING 15" CONC SANITARY SEWER @ 0.9% SLOPE
EAST COLUMBIA AVENUE (60' ROW)
℄ DRIVEWAY
11+00
PROPERTY CORNER +25
END ST IMPROVEMENT
SIDEWALK
CURB
2"STEEL GAS
GAS
OHS
CTL
FLUSH

Approved By: ______________ Date: ______________
Plannin Services Manager

Approved By: ______________ Date: ______________
City Engineer or Delegate

These plans are approved for construction subject to the revisions as noted. All work must be in conformance with the City of Scappoose Public Works Design Standards and Standard Specifications and with the City of Scappoose Municipal Code and does not relieve the Engineer of Record of responsibility for the design.

CALL UTILITY LOCATOR AT 1-800-424-5555 BEFORE START OF ANY SITE WORK.

No.	Date	By	Revision

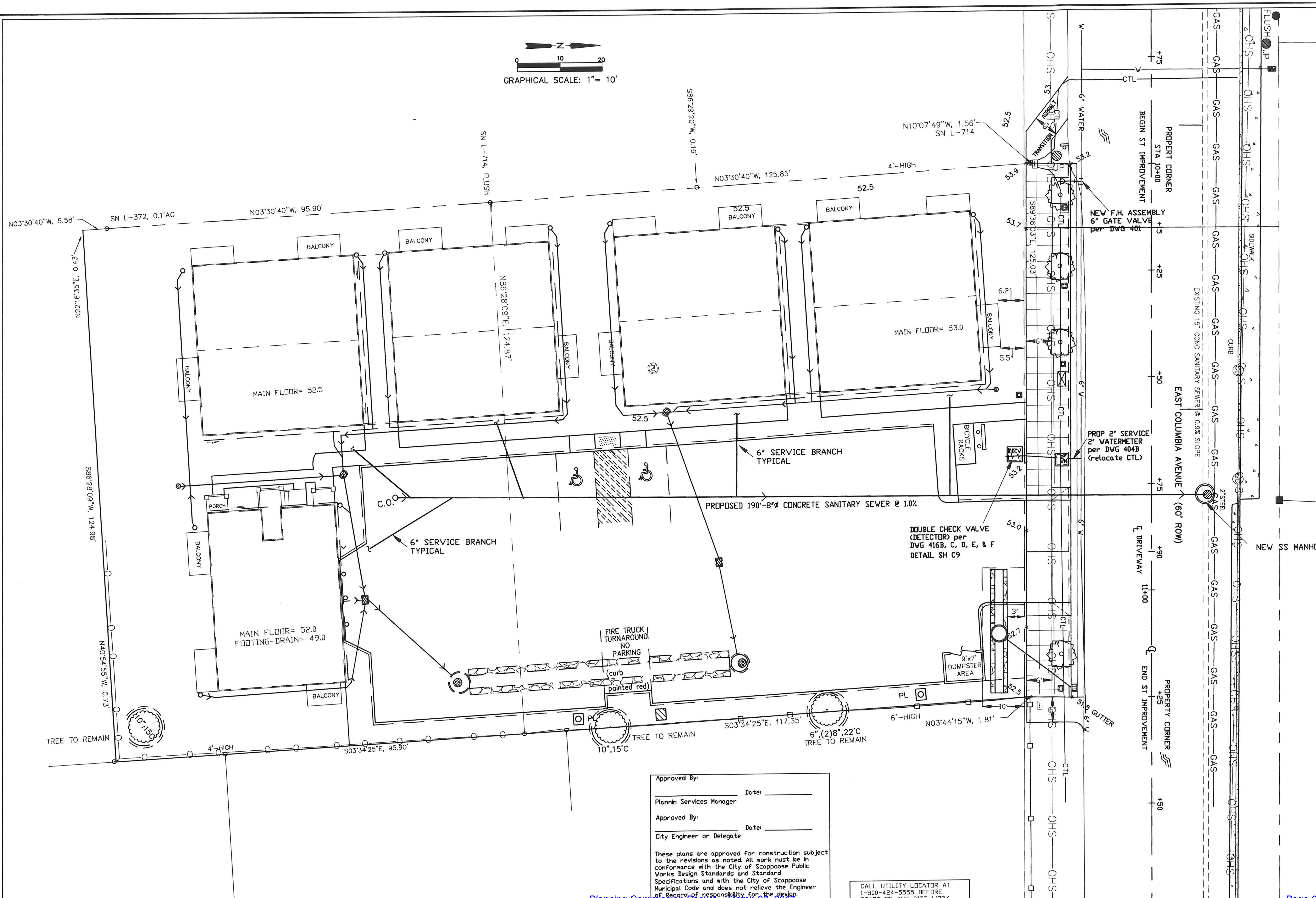
Applicant:
Mr. Paul Schraf
Lower Willamette Construction
1912 NW 24th Place
Portland, Oregon
(503) 341-7458

Reza Golampor, PE Corporation
Civil Engineering Consultant
Site Development Plan, Stormwater Management
Traffic & Transportation Engineering
Seattle, Washington
Astoria, Oregon
Phone: (503) 739-1167
E-mail: RGPE@aol.com

02/10/17

PRELIMINARY
GRADING & STORM DRAINAGE PLAN
LUFKIN APARTMENTS
at
33730 E Columbia Avenue
Scappoose, Oregon

Scale: Horiz. 1"=10' Vert. N/A
Sheet C4 of 6
Job No. 02/10/17


GRAPHICAL SCALE: 1"= 10'
N
0 10 20
MAIN FLOOR= 52.5
MAIN FLOOR= 53.0
MAIN FLOOR= 52.0
FOOTING-DRAIN= 49.0
BALCONY
PORCH
6" SERVICE BRANCH TYPICAL
PROPOSED 190'-8"Ø CONCRETE SANITARY SEWER @ 1.0%
C.O.
FIRE TRUCK TURNAROUND NO PARKING (curb painted red)
BICYCLE RACKS
9'x7' DUMPSTER AREA
DOUBLE CHECK VALVE (DETECTOR) per DWG 416B, C, D, E, & F DETAIL SH C9
PROP 2" SERVICE 2" WATERMETER per DWG 404B (relocate CTL)
NEW F.H. ASSEMBLY 6" GATE VALVE per DWG 401
NEW SS MANHOLE
EAST COLUMBIA AVENUE (60' ROW)
EXISTING 15" CONC SANITARY SEWER @ 0.9% SLOPE
PROPERT CORNER STA 10+00
BEGIN ST IMPROVEMENT
END ST IMPROVEMENT
PROPERTY CORNER
DRIVEWAY
6" WATER
SIDEWALK
CURB
TREE TO REMAIN
10",15'C
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4'-HIGH
6'-HIGH

Approved By: ______________ Date: __________

Plannin Services Manager

Approved By: ______________ Date: __________

City Engineer or Delegate

These plans are approved for construction subject to the revisions as noted. All work must be in conformance with the City of Scappoose Public Works Design Standards and Standard Specifications and with the City of Scappoose Municipal Code and does not relieve the Engineer of Record of responsibility for the design.

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Phone: (503) 728-1167
E-mail: RGPE@aol.com

City of Scappoose Application #: -000-00

PRELIMINARY WATER & SEWER PLAN

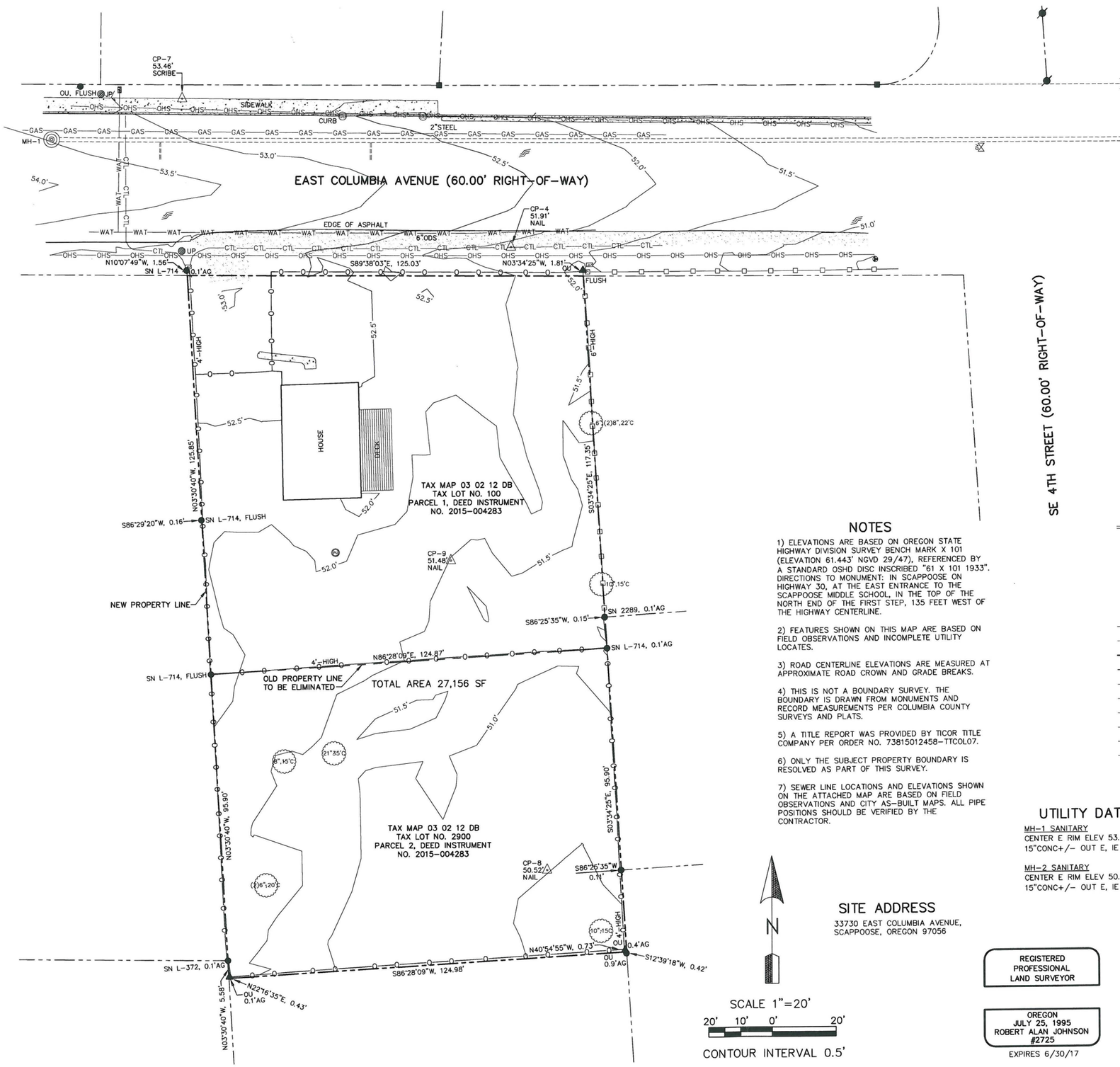
LUFKIN APARTMENTS
at
33730 E Columbia Avenue
Scappoose, Oregon

Scale: Horiz. 1"=10' Vert. N/A	Sheet C5 of 6
Job No. 1640	02/10/17

No.	Date	By	Revision

Exhibit 7

PROPERTY LINE ADJUSTMENT SITE PLAN
FOR LUFKIN PROPERTY, LLC
IN THE SE 1/4 OF SECTION 12, T3N, R2W, WM
CITY OF SCAPPOOSE, COLUMBIA COUNTY, OREGON
SURVEYED JULY 17, 2016



NOTES

1) ELEVATIONS ARE BASED ON OREGON STATE HIGHWAY DIVISION SURVEY BENCH MARK X 101 (ELEVATION 61.443' NGVD 29/47), REFERENCED BY A STANDARD OSHD DISC INSCRIBED "61 X 101 1933". DIRECTIONS TO MONUMENT: IN SCAPPOOSE ON HIGHWAY 30, AT THE EAST ENTRANCE TO THE SCAPPOOSE MIDDLE SCHOOL, IN THE TOP OF THE NORTH END OF THE FIRST STEP, 135 FEET WEST OF THE HIGHWAY CENTERLINE.

2) FEATURES SHOWN ON THIS MAP ARE BASED ON FIELD OBSERVATIONS AND INCOMPLETE UTILITY LOCATES.

3) ROAD CENTERLINE ELEVATIONS ARE MEASURED AT APPROXIMATE ROAD CROWN AND GRADE BREAKS.

4) THIS IS NOT A BOUNDARY SURVEY. THE BOUNDARY IS DRAWN FROM MONUMENTS AND RECORD MEASUREMENTS PER COLUMBIA COUNTY SURVEYS AND PLATS.

5) A TITLE REPORT WAS PROVIDED BY TICOR TITLE COMPANY PER ORDER NO. 73815012458-TTCOL07.

6) ONLY THE SUBJECT PROPERTY BOUNDARY IS RESOLVED AS PART OF THIS SURVEY.

7) SEWER LINE LOCATIONS AND ELEVATIONS SHOWN ON THE ATTACHED MAP ARE BASED ON FIELD OBSERVATIONS AND CITY AS-BUILT MAPS. ALL PIPE POSITIONS SHOULD BE VERIFIED BY THE CONTRACTOR.

LEGEND

CP-5 50.30' SCRIBE	CONTROL POINT WITH ELEVATION AND DESCRIPTION
	FOUND 5/8" IRON REBAR WITH 2" DIAMETER ALUMINUM CAP INSCRIBED "OTAK INC.", WITH PUNCH MARK, SET IN "HARMONY PARK"
	FOUND 1.18" DIAMETER COPPER DISK INSCRIBED "OTAK INC.", WITH PUNCH MARK, SET IN "HARMONY PARK"
	FOUND 5/8" IRON REBAR WITH YELLOW PLASTIC CAP INSCRIBED "OTAK INC.", SET IN "HARMONY PARK"
	FOUND 1/2" IRON PIPE
	FOUND 5/8" IRON REBAR
AG	ABOVE GROUND
BG	BELOW GROUND
CONC	CONCRETE
ELEV	ELEVATION
IE	INVERT ELEVATION
OU	ORIGIN UNKNOWN
SF	SQUARE FEET
SN	SURVEY NUMBER, COLUMBIA COUNTY SURVEY RECORDS
	ASPHALT
	CURB DROP
	GAS VALVE
	GUY WIRE ANCHOR
JP	JOINT POLE – LIGHT AND UTILITY
UP	UTILITY POLE
	PUMP CENTER
	SANITARY SEWER MANHOLE
	SEWER PIPE
	TELEPHONE RISER
	WATER METER
10",45'C	DECIDUOUS TREE W/DIAMETER AND CANOPY
	CONCRETE
	GRAVEL
	CHAIN-LINK FENCE
	WOOD FENCE
	SUBJECT PROPERTY BOUNDARY LINE
	ADJACENT BOUNDARY LINE
	OVERHEAD SERVICE LINES
	TONE MARKS, TELECOMMUNICATION LINE
	TONE MARKS, GAS LINE
	TONE MARKS, WATER LINE
	2.5' CONTOUR
	0.5' CONTOUR

UTILITY DATA

MH-1 SANITARY
CENTER E RIM ELEV 53.47'
15"CONC+/- OUT E, IE 44.27'+/-

MH-2 SANITARY
CENTER E RIM ELEV 50.58'
15"CONC+/- OUT E, IE 41.08'+/-

COLUMBIA COUNTY PLAT AND SURVEY RECORDS

{1} COUNTY SURVEY MAP NO. L-191 (1969)
{2} COUNTY SURVEY MAP NO. 2289 (1970)
{3} COUNTY SURVEY MAP NO. L-373 (1972)
{4} COUNTY SURVEY MAP NO. L-714 (1975)
{5} COUNTY SURVEY MAP NO. L-1916 (1987)
{6} "HARMONY PARK" (2005)

COLUMBIA COUNTY DEED RECORDS

"D1" COUNTY CLERK'S BOOK 209, PAGE 941 (1977)
"D2" COUNTY CLERK'S INSTRUMENT NO. 00-09147
"D3" COUNTY CLERK'S INSTRUMENT NO. 2001-13841
"D4" COUNTY CLERK'S INSTRUMENT NO. 2004-010645
"D5" COUNTY CLERK'S INSTRUMENT NO. 2007-006040
"D6" COUNTY CLERK'S INSTRUMENT NO. 2007-013568
"D7" COUNTY CLERK'S INSTRUMENT NO. 2015-004283

SITE ADDRESS

33730 EAST COLUMBIA AVENUE,
SCAPPOOSE, OREGON 97056

N

SCALE 1"=20'
20' 10' 0' 20'

CONTOUR INTERVAL 0.5'

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 25, 1995
ROBERT ALAN JOHNSON
#2725

EXPIRES 6/30/17

JOHNSON LAND SURVEYING, INC.
10185 SW HOODVIEW DR, TIGARD, OR 97224
503-407-9966 jsurvey@frontier.com jlsurvey.com

Exhibit 8

TRANSPORTATION IMPACT STUDY

(Short Form)

for

Lufkin Apartments
33730 East Columbia Avenue
Scappoose, Oregon

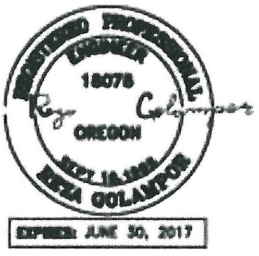
prepared for:

Lower Willamette Construction
1912 NW 24th Place
Portland, Oregon

Date: February 10, 2017

prepared by:

Reza Golampor, PE Corporation
Civil Engineering Consultant
Astoria, Oregon
Seattle, Washington
(206) 729-1167
RGPE@aol.com



INTRODUCTION

The purpose of this study is to describe the methodology, results, and findings of a traffic and other transportation related analysis prepared for Lufkin Apartments development. This short report addresses the transportation related measures as described in the Scappoose Transportation Impact Study Guidelines. For the proposed scope of the new development the level of analysis is described below:

- Weekday AM/PM peak hour and daily trip generation estimate
- Sight distance at project access point(s) (verified by a registered Oregon Traffic or Civil Engineer)
- Safety evaluation within ¼ mile of project frontage (i.e. horizontal/vertical curves, sight distance, high collision locations, access spacing, street lighting/visibility, etc.)
- Discussion/evaluation of on-site circulation and street connectivity to adjacent parcels
- Explanation of locations where local street and/or pedestrian/bicycle access way minimum spacing cannot be met
- Pedestrian/bicycle facility discussion/evaluation with a list of nearest bicycle/pedestrian routes and potential connections to adjacent parcels
- Describe safe walking route to school for residential developments within ½ mile of a school

Existing Conditions

The project is located on a commercial property in the city's downtown overlay zone surrounded by primarily established residential neighborhoods. The property currently consists of a one-story single family structure and a concrete walkway; there is no existing sidewalk or street improvement on the property frontage. The site topography is level and there are no other structures or accessories on the property; the project site in not located in any known geological hazards area. Please see Appendix 'A' for the vicinity map.

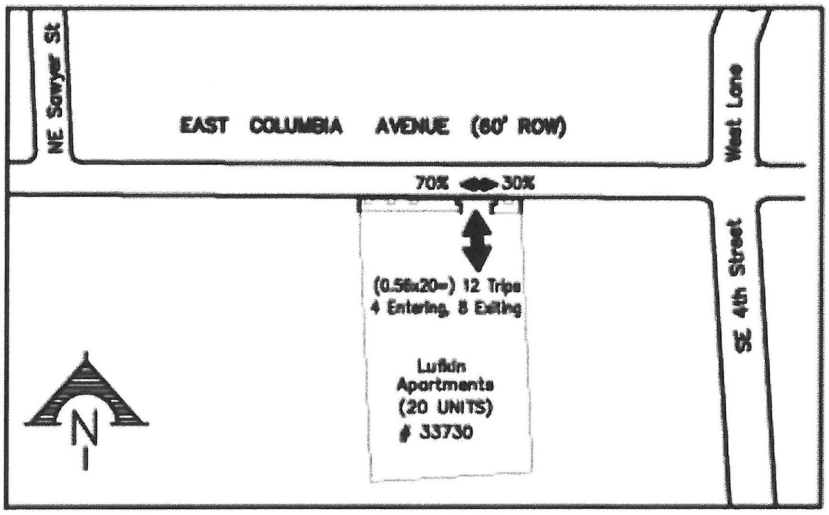
Project Description

The proposal is to demolish the existing structure and build new multi-family residential apartment buildings in this 27, 156 square feet parcel. The complex will house **twenty units** and will include on-site parking and internal walk paths; there will be total of 28 parking stalls provided. The proposed development will also include the construction of street improvement to include new concrete curb and gutter, sidewalk; and to implement tree planters. A new driveway approach is being proposed for ingress/egress and access to the development.

TRIP GENERATION ESTIMATE

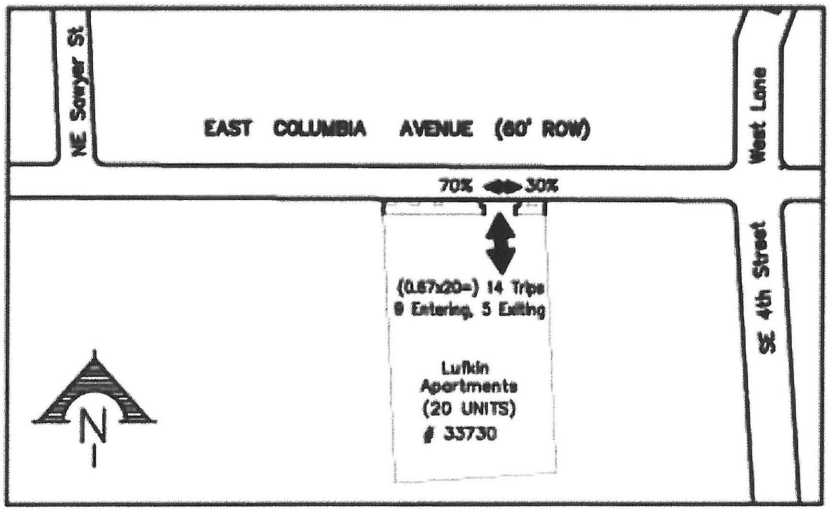
The traffic projection from the proposed development is based on the Trip Generation Manual by the Institute of Transportation Engineers (ITE); Land Use: Apartments. By the ITE definition apartments are rental dwelling units that are located within the same building with at least three other dwelling units. The apartments in this land use include both low-rise or 'walk-up' dwellings and high-rise, multifamily dwellings. The average vehicle trip end versus Dwelling Units **per day** 'Weekday' **is 6.63%**; **133 Average Daily** trips 50% directional.

The average vehicle trip end versus Dwelling Units for the **morning peak hour** is **0.56** per unit. This rate estimated based on the peak hour of adjacent street traffic. The directional distribution for the afternoon peak hour is 28% (4) entering, and 72% (8) exiting the site.

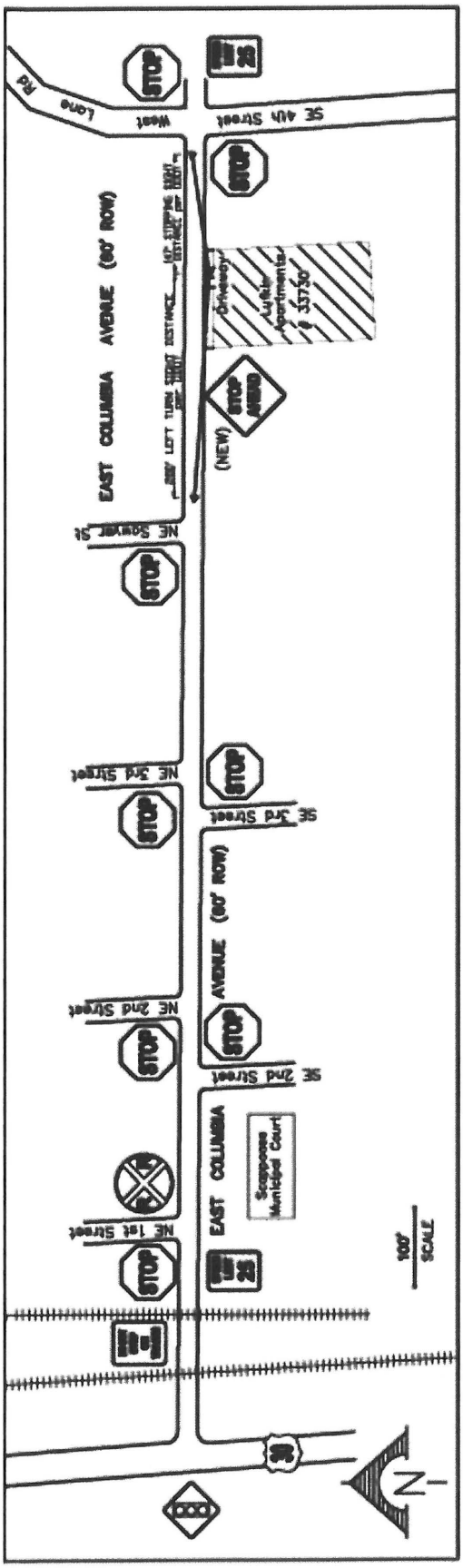


*Traffic Generation and Distribution: **A.M.** Peak Hour of Generator*

The estimated traffic rate for the **afternoon peak hour** is **0.67** per unit. This rate is also based on the peak hour of adjacent street traffic. The directional distribution rate for the afternoon peak is 61% (9) entering, and 39% (5) exiting the site.



*Traffic Generation and Distribution: **P.M.** Peak Hour of Generator*



SIGHT DISTANCE

The only point of access for the proposed development is on East Columbia Avenue. The project site as well as the topography on E Columbia Ave is fairly level. Therefore, the vertical alignment of the street is not a concern.

The posted Speed Limit on Columbia Avenue is 25 mph. The minimum stopping sight distance for vehicles traveling westbound on Columbia Avenue approaching the project site entrance is 147 feet per the Oregon Department of Transportation latest manual for 25 mph speed.

The minimum sight distance for left turn maneuver for vehicles exiting the project site is 280 feet per the Oregon Department of Transportation latest manual. The location of the driver's eye is reflected for the proposed developed condition with the street improvement in place.

Both sight distances are shown graphically on this page. It is being verified that there are no obstructions within the established sight distance other than utility poles and traffic signs that may block the sight view.

SAFETY EVALUATION

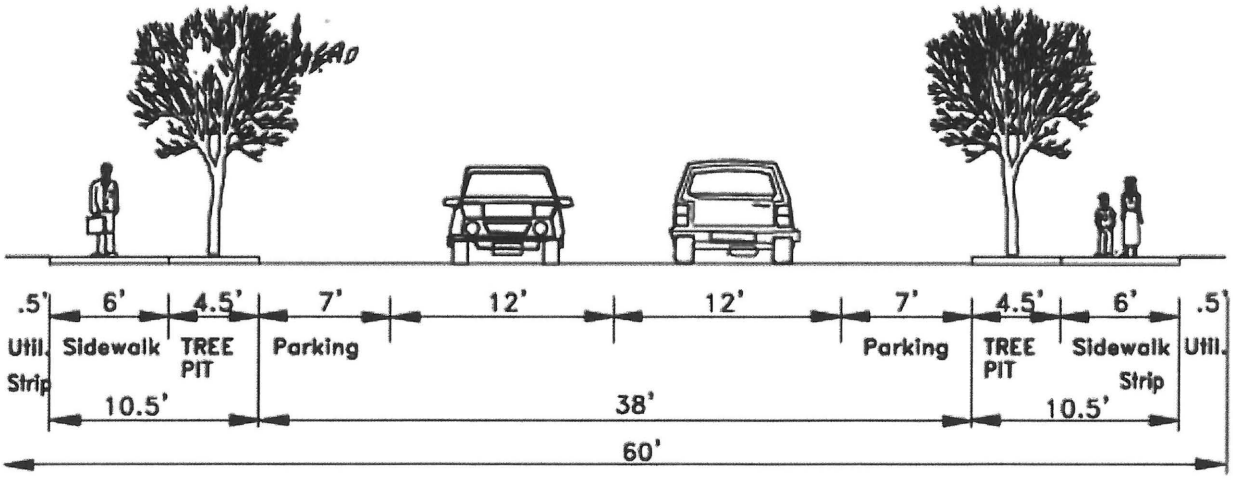
The review of existing conditions on E Columbia Avenue within the vicinity of the project site identifies no location where traffic safety should be given extra attention. The pavement width on E. Columbia Avenue is standard and remains consistent throughout the neighborhood; the terrain is level and there are no horizontal or vertical obstructions including heavy vegetation that may cause any safety concerns.

The existing utility poles and traffic signs are located according to the city and MUTCD standards. Currently, there are standard street lights provided along the north side of Columbia Avenue in addition, the new development will locate new street lights at pedestrian level as part of the frontage improvement.

The nearest intersection is at E. Columbia and SE 4th Street; an all-way stop and is about 200 feet from the project site access point in which adequate stopping distance is available.

LOCAL STREET; PEDESTRIAN/BICYCLE SPACING

The City of Scappoose designated typical street cross section for E Columbia Avenue from US 30 to SE 4th Street does not allocated any space for a bicycle lane on either side of the street. The nearest bicycle lane is on Highway 30.



E COLUMBIA AVENUE (BETWEEN US 30 and WEST LANE/4th STREET) SPECIAL ROAD SECTION

Minor Collector 25mph

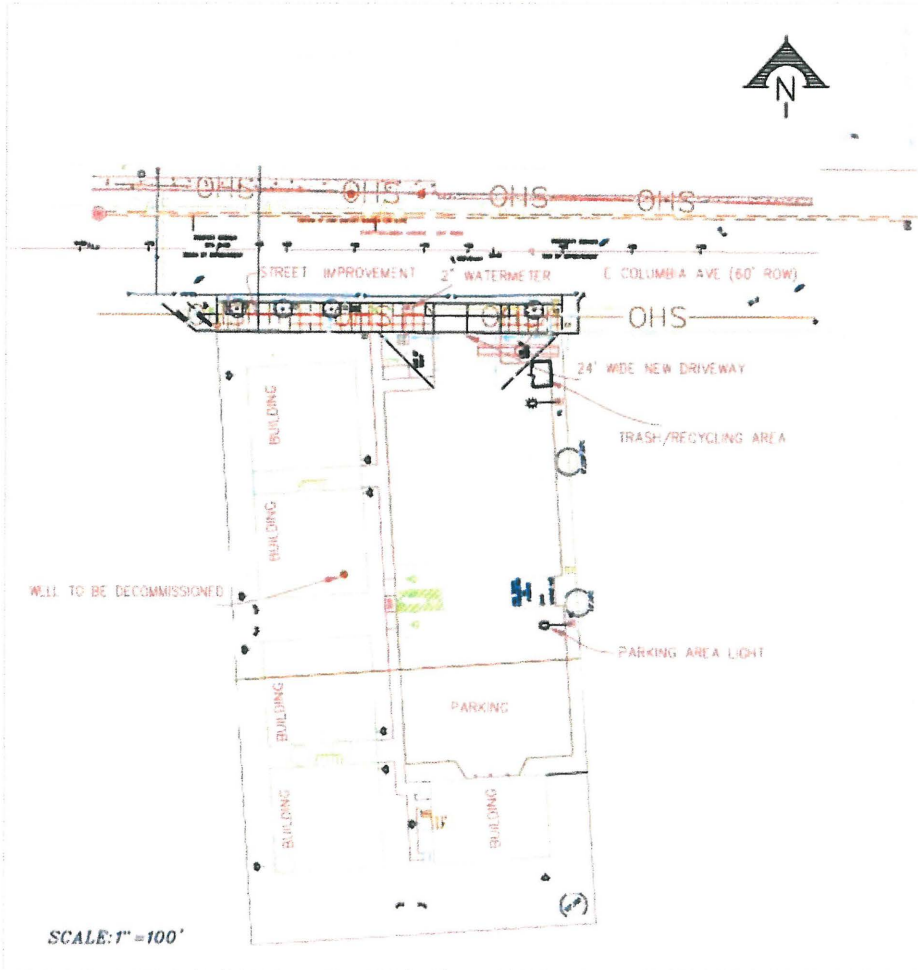
NOT TO SCALE

ON-SITE CIRCULATION

The project site access to the public right-of-way will be by a new direct driveway approach with adequate available sight distances. The proposed driveway approach is dimensioned for two- way traffic. The vehicular traffic exiting the site will not interfere with inbound traffic and there is sufficient capacity available for queuing distance.

The width for the onsite parking area traffic isle is dimensioned to accommodate emergency response vehicles with no obstruction. The parking area includes a designated area which is stripped as no parking zone to provide space for service and delivery vehicles and/or additional turnaround area. The ADA ramp from the parking area is planned for easy access to adjoin structures.

Four-foot wide pedestrian walkways are planned for the complex internal circulations. The walkways are located to provide access to the bicycle racks and the waste collection area with safe interacting with vehicular traffic. The proposed frontage improvement shall include seven-foot wide lane available for street parking. There will be three street parking spaces available for the developed condition.



Proposed On-Site Planning and Parking

PEDESTRIAN/BICYCLE FACILITIES

The proposed site plan provides a separate pedestrian access point to the complex and is located distanced from the entering driveway to minimize vehicle/pedestrian conflict. A very low flow of pedestrian walk may be expected to and from the entrance driveway.

There is continuing asphalt sidewalk along the north curb-line of Columbia Avenue that provides pedestrian access to the shops and stores close to Highway 30; there is no existing sidewalk on the south side of the road. As part of the proposed development, street improvement shall be implemented along the site frontage with the public R-O-W. The improvement will consist of construction of new concrete curb and gutter, sidewalk, and planter strip.

There are no designated bike lanes in the vicinity of the project site; the nearest bicycle lane to the project site is on Highway 30. Currently, there is no public transportation system that serves this neighborhood.

SAFE WALKING ROUTE TO SCHOOLS

There are no existing continuing sidewalks in the neighborhood of the development to be designated or referred to as a safe-route path to schools. Taking the existing sidewalk on the north side of E- Columbia Avenue; the nearest continuing sidewalk toward the Scappoose middle school is on SE 2nd Street from E Columbia for about 1/8 mile stretch. There is no existing sidewalk or defined shoulder width on either side of SE 4th Street.

The same sidewalk path along E Columbia Avenue could be taken to cross the railroad tracks, cross Highway 30; then turning south, cross additional intersections to reach the high school.

The proposed development will implement the construction of a new sidewalk within the property frontage that with the future development along south of Columbia Avenue will provide additional pedestrian walk path to the neighborhood.

Exhibit 9

Carlson Geotechnical

A Division of Carlson Testing, Inc.
Phone: (503) 601-8250
Fax: (503) 601-8254

Bend Office	(541) 330-9155
Eugene Office	(541) 345-0289
Salem Office	(503) 589-1252
Tigard Office	(503) 684-3460

Report of
Geotechnical Investigation
Lufkin Apartments
33730 East Columbia Avenue
Scappoose, Oregon

CGT Project Number G1604404

Prepared for

Scharf Properties
Attn: Mr. Paul Scharf
1914 NW 24th Place
Portland, Oregon 97210

June 16, 2016

Carlson Geotechnical

A Division of Carlson Testing, Inc.
Phone: (503) 601-8250
Fax: (503) 601-8254

Bend Office	(541) 330-9155
Eugene Office	(541) 345-0289
Salem Office	(503) 589-1252
Tigard Office	(503) 684-3460

June 16, 2016

Scharf Properties
Attn: Mr. Paul Scharf
1914 NW 24th Place
Portland, Oregon 97210

Report of
Limited Geotechnical Investigation
Lufkin Apartments
33730 East Columbia Avenue
Scappoose, Oregon

CGT Project Number G1604404

Dear Mr. Scharf:

Carlson Geotechnical (CGT), a division of Carlson Testing, Inc. (CTI), is pleased to submit this report summarizing our geotechnical investigation for the proposed Lufkin Apartments project. The site is located at 33730 East Columbia Avenue in Scappoose, Oregon. We performed our work in general accordance with CGT Proposal GP7114, dated May 20, 2016. Written authorization for our services was provided on May 20, 2016.

We appreciate the opportunity to work with you on this project. Please contact us at 503.601.8250 if you have any questions regarding this report.

Respectfully Submitted,
CARLSON GEOTECHNICAL

REGISTERED PROFESSIONAL ENGINEER
82711PE
OREGON
Dec. 09, 2013
MAX ALEXANDER GUMMER

EXPIRES: 6/30/2017

- FOR -

Hillary Hagen-Peter, G.I.T.
Geologist-in-Training
hhagen-peter@carlsontesting.com

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TABLE OF CONTENTS

1.0 INTRODUCTION 4
1.1 Project Description 4
1.2 Scope of Work 4
2.0 SITE INVESTIGATION 5
2.1 Site Geology 5
2.2 Site Surface Conditions 5
2.3 Field Investigation 5
2.4 Subsurface Materials 6
2.5 Groundwater 6
2.6 Infiltration Testing 7
2.7 Laboratory Testing 7
3.0 SEISMIC CONSIDERATIONS 7
3.1 Seismic Design 7
3.2 Seismic Hazards 8
4.0 CONCLUSIONS 9
5.0 RECOMMENDATIONS 9
5.1 Site Preparation 9
5.2 Temporary Excavations 10
5.3 Wet Weather Considerations 11
5.4 Structural Fill 12
5.5 Shallow Spread Foundations 14
5.6 Floor Slabs 15
5.7 Pavements 16
5.8 Additional Considerations 16
6.0 RECOMMENDED ADDITIONAL SERVICES 17
6.1 Design Review 17
6.2 Observation of Construction 17
7.0 LIMITATIONS 17

ATTACHMENTS

Site Location ..... Figure 1
Site Plan ..... Figure 2
Soil Classification Criteria and Terminology ..... Figure 3
Test Pit Logs ..... Figures 4 through 6
Wildcat Dynamic Cone Penetrometer Test Logs ..... Figures 7 through 9
Infiltration Testing ..... Appendix A

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1.0 INTRODUCTION

Carlson Geotechnical (CGT), a division of Carlson Testing, Inc. (CTI), is pleased to submit this report summarizing our geotechnical investigation for the proposed Lufkin Apartments project. The site is located at 33730 East Columbia Avenue in Scappoose, Oregon, as shown on the attached Site Location, Figure 1.

1.1 Project Description

CGT developed an understanding of the proposed project based on our correspondence and review of the provided plan sheet P1, dated April 21, 2016, and prepared by Sherman Engineering, Inc. and Building Designs by Stockton LLC. We understand the project will include:

- Demolition and removal of an existing single family residential structure.
- Construction of three, two-story, wood-framed, apartment buildings at the site. The buildings will range from 4 to 8 units and will incorporate slab-on-grade ground floors. No below-grade levels (basements) are planned. Although no structural information has been provided, we have assumed maximum column, continuous wall, and uniform slab loads associated with the building will be on the order of 30 kips, 3 kips per lineal foot (klf), and 150 pounds per square foot (psf).
- Construction of an asphalt-paved parking lot within the northeast portion of the site. *We understand design of on-site pavement sections will rest with others.*
- Construction of hardscaping features (patios, sidewalks) along the sides of the buildings.
- Installation of appurtenant underground utilities to serve the new buildings.
- Permanent grade changes at the relatively level site are anticipated to be minimal, with cuts and fills less than 3 feet in depth.
- Based on our correspondence, we understand that stormwater collected from new impervious areas of the site will, in part, be managed on-site. Design of stormwater management plans and design will rest with others. As requested, we performed two infiltration tests at the site at depths of about 4½ and 5 feet below ground surface (bgs) within test pits prepared by Scharf Properties.

1.2 Scope of Work

The purpose of our work was to explore shallow subsurface conditions at the site in order to provide geotechnical recommendations for design and construction of the proposed development. Our scope of work included the following:

- Explore subsurface conditions at the site by observing the excavation of up to three test pits to depths up to about 8½ feet below ground surface (bgs).
- Perform two infiltration tests within selected test pits at the site.
- Classify the materials encountered in the explorations in accordance with American Society for Testing and Materials (ASTM) Soil Classification Method D2488 (visual-manual procedure).
- Collect representative soil samples from within the explorations in order to perform laboratory testing and to confirm our field classifications.
- Perform laboratory testing on selected samples collected during our subsurface exploration.
- Provide a technical narrative describing surface and subsurface deposits, and local geology of the site, based on the results of our explorations and published geologic mapping.
- Provide a site vicinity map and a site plan showing the locations of the explorations relative to existing site features.

- Provide a site vicinity map and a site plan showing the locations of the explorations relative to existing site features.
- Provide logs of the explorations, including results of laboratory testing on selected soil samples.
- Provide preliminary geotechnical engineering recommendations for:
  - *Site Preparation & Earthwork:* Site preparation, stripping depths, wet/dry weather earthwork, fill type for imported materials, re-use of on-site soils as structural fill, compaction criteria, temporary excavations, and general grading and drainage considerations.
  - *Shallow Foundations:* Design and construction of shallow spread foundations, including subgrade preparation, an allowable soil bearing pressure, minimum footing depth and width requirements, lateral capacity criteria, subsurface drainage, and an estimate of settlement for assumed (or provided) loads.
  - *Floor Slabs:* Design and construction of concrete floor slabs, including subgrade preparation, an anticipated value for modulus of subgrade reaction, estimate of settlement for assumed (or provided) loads, and recommendations for a capillary break and vapor retarder.
  - *Pavements:* Subgrade preparation of pavements.
- Provide this report summarizing the results of our preliminary geotechnical investigation and recommendations for the project.

2.0 SITE INVESTIGATION

2.1 Site Geology

Based on available geologic mapping[1] of the area, the site is underlain by Pliocene and Pleistocene semi-consolidated pebble and cobble based conglomerate. This material is thick-bedded, clast-supported, contains basaltic or quartzose sand lenses, and is several hundred feet thick. Within the lower conglomerate, there is evidence of eroded volcanic rocks originating from the Columbia River Basalt Group.

2.2 Site Surface Conditions

At the time of our investigation, the approximate 0.56-acre site was bordered by residential properties to the east, south, and west, and East Columbia Avenue to the north. A derelict residence (to be demolished) was located within the northern portion of the site. The generally level site was covered with grasses and short blackberry bushes. .

2.3 Field Investigation

2.3.1 Test Pits

CGT observed the excavation of three test pits (TP-1 through TP-3) at the site on May 26, 2016. The approximate exploration locations are shown on the attached Site Plan, Figure 2, and were determined based on measurements from existing site features (e.g., property corners). The test pits were excavated to depths ranging from about 4½ to 8½ feet bgs using a Komatsu PC 40R track-mounted excavator with an 18-inch wide toothed bucket, provided and operated by Scharf Properties. Upon completion, the test pits were loosely backfilled with spoils by Scharf Properties.

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[1] Evarts, R.C., 2004, Geologic map of the Saint Helens quadrangle, Columbia County, Oregon, and Clark and Cowlitz Counties, Washington: U.S. Geological Survey, Scientific Investigations Map SIM-2834, scale 1:24,000

2.3.2 Soil Classification & Sampling

A qualified member of CGT's staff logged the soils observed within the test pits in general accordance with the Visual-Manual Procedure outlined in ASTM D2488 and collected representative disturbed (grab) samples of the materials encountered. An explanation of the Visual-Manual Procedure is presented on the attached Figure 3. The soil samples were stored in sealable plastic bags and transported to our laboratory for further examination and testing. Our staff visually examined all samples returned to our laboratory in order to refine the field classifications. Logs of the explorations are presented on the attached Test Pit Logs, Figures 4 through 6. Surface elevations indicated on the logs and shown on the attached Figure 2 were estimated relative to an arbitrary benchmark (i.e. centerline of East Columbia Avenue directly north of site). Elevations shown on the logs should be considered approximate.

2.4 Subsurface Materials

The following paragraph provides a brief narrative of the materials encountered at the site.

Silt Topsoil (OL):
Silt topsoil was encountered at the surface of each test pit (TP-1 through TP-3) and extended to depths of about 1½ to 2 feet bgs. This material was generally soft, dark brown, moist, and contained abundant rootlets.

Gravel with Silt (GM):
Gravel with silt was encountered below the silt topsoil in each test pit and extended to the full depths explored, about 4½ to 8½ feet bgs. This material was generally medium dense to dense, light brown, rounded, and contained silt, sand, cobbles, and boulders. The boulders were up to about 20 inches in diameter.

Detailed descriptions of the materials encountered and their spatial variability are provided on the attached Test Pit Logs, Figures 4 through 6.

2.5 Groundwater

Groundwater was not encountered during our explorations on May 26, 2016. To determine approximate regional groundwater levels in the area, we researched well logs available at the Oregon Water Resources Department (OWRD)[2] website for wells located within Township 3 North, Range 2 West, Section 12. Our review indicated that groundwater levels vary greatly and were generally between 10 and in excess of 60 feet bgs in the vicinity of the site. It should be noted that groundwater levels vary with local topography. In addition, the groundwater levels reported on the OWRD logs often reflect the purpose of the well, so water well logs may only report deeper, confined groundwater, while geotechnical or environmental borings will often report any groundwater encountered, including shallow, unconfined groundwater. Therefore, the levels reported on the OWRD well logs referenced above are considered generally indicative of local water levels and may not reflect actual groundwater levels at the project site. We anticipate that groundwater levels will fluctuate due to seasonal and annual variations in precipitation, changes in site utilization, or other factors.

For the purpose of this report, we assumed a depth to groundwater level in excess of 10 feet bgs based on the available mapping and lack of evidence of soil saturation (iron staining, mottling, etc.)

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[2] Water well logs obtained from OWRD website http://www.wrd.state.or.us/

2.6 Infiltration Testing

CGT performed two infiltration tests (IT-1 and IT-2) at the site on May 26, 2016 in general accordance with the Encased Falling Head Infiltration Test procedure as described in Appendix F.2 of the January 2014 City of Portland Stormwater Management Manual (SWMM). The results of the infiltration tests are presented in the attached Appendix A.

2.7 Laboratory Testing

Laboratory testing was performed on samples collected in the field to refine our initial field classifications and determine in-situ parameters. Laboratory testing included:

- Three moisture content determinations (ASTM D2216).
- Three percentage-passing the U.S. Standard No. 200 Sieve tests (ASTM D1140).

Results of the laboratory tests are shown on the attached Test Pit Logs, Figures 4 through 6.

3.0 SEISMIC CONSIDERATIONS

3.1 Seismic Design

3.1.1 Site Class

Section 1613.3.2 of the 2014 Oregon Structural Specialty Code (2014 OSSC) requires the determination of the seismic site class be based on subsurface data in accordance with Chapter 20 of the American Society of Civil Engineers Minimum Design Loads for Buildings and Other Structures (ASCE 7). Based on the results of the explorations and review of geologic mapping, we have assigned the site as Site Class D for the subsurface conditions encountered.

3.1.2 Seismic Ground Motion Values

Earthquake ground motion parameters for the site were obtained from the United States Geological Survey (USGS) Seismic Design Values for Buildings - Ground Motion Parameter Web Application[3]. The site Latitude 45.757309° North and Longitude 122.873107° West were input as the site location. The following table shows the recommended seismic design parameters for the site.

[3] United States Geological Survey, 2015. **Seismic Design Parameters determined using:**, "**U.S.** Seismic Design Maps Web Application - **Version 3.1.0,**" **from the USGS website** *http://geohazards.usgs.gov/designmaps/us/application.php* .

Table 1 Seismic Ground Motion Values (2014 OSSC)

Parameter		Value
Mapped Acceleration Parameters	Spectral Acceleration, 0.2 second (S_s)	0.963g
	Spectral Acceleration, 1.0 second (S_1)	0.434g
Coefficients (Site Class D)	Site Coefficient, 0.2 sec. (F_A)	1.115
	Site Coefficient, 1.0 sec. (F_V)	1.566
Adjusted MCE Spectral Response Parameters	MCE Spectral Acceleration, 0.2 sec. (S_{MS})	1.073g
	MCE Spectral Acceleration, 1.0 sec. (S_{M1})	0.679g
Design Spectral Response Accelerations	Design Spectral Acceleration, 0.2 seconds (S_{DS})	0.715g
	Design Spectral Acceleration, 1.0 second (S_{D1})	0.453g

3.2 Seismic Hazards

3.2.1 Liquefaction

In general, liquefaction occurs when deposits of loose/soft, saturated, cohesionless soils, generally sands and silts, are subjected to strong earthquake shaking. If these deposits cannot drain quickly enough, pore water pressures can increase, approaching the value of the overburden pressure. The shear strength of a cohesionless soil is directly proportional to the effective stress, which is equal to the difference between the overburden pressure and the pore water pressure. When the pore water pressure increases to the value of the overburden pressure, the shear strength of the soil approaches zero, and the soil can liquefy. The liquefied soils can undergo rapid consolidation or, if unconfined, can flow as a liquid. Structures supported by the liquefied soils can experience rapid, excessive settlement, shearing, or even catastrophic failure.

For fine-grained soils, susceptibility to liquefaction is evaluated based on penetration resistance and plasticity, among other characteristics. Criteria for identifying non-liquefiable, fine-grained soils are constantly evolving. Current practice[4] to identify non-liquefiable, fine-grained soils is based on plasticity characteristics of the soils, as follows: (1) liquid limit greater than 47 percent, (2) plasticity index greater than 20 percent, and (3) moisture content less than 85 percent of the liquid limit. The susceptibility of sands, gravels, and sand-gravel mixtures to liquefaction is typically assessed based on penetration resistance, as measured using SPTs, CPTs, or Becker Hammer Penetration tests (BPTs).

Based on the relative density of the encountered subsurface materials and lack of saturated conditions, the soils encountered at the site are considered non-liquefiable within the depths explored.

3.2.2 Slope Instability

Due to the relatively minor anticipated/assumed changes in site grade and the overall predominantly flat topography, we conclude the risk of seismically-induced slope instability at the site is negligible.

[4] Seed, R.B. et al., 2003. Recent Advances in Soil Liquefaction Engineering: A Unified and Consistent Framework. Earthquake Engineering Research Center Report No. EERC 2003-06.

3.2.3 Surface Rupture

3.2.3.1 Faulting

Although the site is situated in a region of the country with known active faults and historic seismic activity, no known faults exist on or immediately adjacent to the site. Therefore, the risk of surface rupture at the site due to faulting is considered low.

3.2.3.2 Lateral Spread

Surface rupture due to lateral spread can occur on sites underlain by liquefiable soils that are located on or immediately adjacent to slopes steeper than about 3 degrees (20H:1V), and/or adjacent to a free face, such as a stream bank or the shore of an open body of water. During lateral spread, the materials overlying the liquefied soils are subject to lateral movement downslope or toward the free face.

Given the lack of liquefiable soils at the site, the relatively flat to gentle topography and the absence of a free face, the risk of surface rupture due to lateral spread is considered negligible.

4.0 CONCLUSIONS

Based on the results of our field explorations and analyses, the site may be developed as described in Section 1.1 of this report, provided the recommendations presented in this report are incorporated into the design and development, including removal of pre-existing structures (i.e. derelict residence). Satisfactory subgrade support for planned shallow foundations and floor slabs associated with planned apartment buildings can be achieved on the native, medium dense to dense gravel with silt (GM), or structural fill that is properly placed and compacted on this material during construction.

5.0 RECOMMENDATIONS

The following paragraphs present specific geotechnical recommendations for design and construction of the proposed development at the site. The recommendations presented in this report are based on the information provided to us, results of the field investigation, laboratory data, and professional judgment. CGT has observed only a small portion of the pertinent subsurface conditions. The recommendations are based on the assumption that the subsurface conditions do not deviate appreciably from those found during the field investigation. CGT should be consulted for further recommendations if variations and/or undesirable geotechnical conditions are encountered at the site.

5.1 Site Preparation

5.1.1 Demolition

Demolition of the existing building should include complete removal of all structural elements, including foundations and concrete slabs. Concrete debris resulting from demolition may be re-used as structural fill, provided it is processed in accordance with the recommendations presented in Section 5.4.1.1 of this report. Alternatively, demolition debris should be hauled off site for disposal. Resulting excavations should be backfilled with structural fill as described in Section 5.4 of this report, as needed to achieve design grades.

5.1.2 Site Stripping

Existing vegetation should be removed from within, and for a minimum 5-foot margin around, proposed building pad and pavement areas. Based on the results of our field explorations, topsoil stripping depths at the site are anticipated to be about 2 feet bgs. A representative from CGT should provide recommendations for actual stripping depths based on observations during site stripping. Stripped surface vegetation and

rooted soils should be transported off-site for disposal, or stockpiled for later use in landscaped areas. Demolition debris should be transported off site for disposal.

5.1.3 Grubbing

Grubbing of trees should include the removal of the root mass and roots greater than ½-inch in diameter. Grubbed materials should be transported off-site for disposal. Root masses from larger trees may extend greater than 3 feet bgs. Where root masses are removed, the resulting excavation should be properly backfilled with structural fill in conformance with Section 5.4 of this report.

5.1.4 Existing Utilities & Below-Grade Structures

All existing utilities at the site should be identified prior to excavation. Abandoned utility lines beneath the new building and pavement areas should be completely removed or grouted full. Soft, loose, or otherwise unsuitable soils encountered in utility trench excavations should be removed and replaced with structural fill as described in Section 5.4.2 of this report. If encountered during site preparation, buried structures (i.e. footings, foundation walls, slabs-on-grade, tanks, etc.) should be completely removed and disposed of off-site except for concrete which may, alternatively, be processed for re-use as described in Section 5.4.1.1 of this report. Resulting excavations should be backfilled with structural fill as described in Section 5.4.2 of this report, as needed to achieve final grades.

5.1.5 Subgrade Preparation – Building Pad & Pavements

After site preparation as recommended above, but prior to placement of fill and/or base rock, the geotechnical engineer or their representative should observe a proof roll test of exposed building pad and pavement subgrade soils in order to identify areas of excessive yielding. Proof rolling of subgrade soils is typically conducted during dry weather conditions using a fully-loaded, 10- to 12-cubic-yard, tire-mounted, dump truck or equivalent weighted water truck. Areas that appear too soft and wet to support proof rolling equipment should be prepared in general accordance with the recommendations for wet weather construction presented in Section 5.3 of this report. If areas of soft soil or excessive yielding are identified, the affected material should be over-excavated to firm, stable subgrade, and replaced with imported granular structural fill in conformance with Section 5.4.2 of this report.

Preparation of building pad and pavement subgrade soils during wet weather should be in conformance with Section 5.3 of this report.

5.1.6 Erosion Control

Erosion and sedimentation control measures should be employed in accordance with applicable City, County and State regulations.

5.2 Temporary Excavations

5.2.1 Overview

Conventional earthmoving equipment in proper working condition should be capable of making necessary excavations for the anticipated cuts at the site as described earlier in this report. All excavations should be in accordance with applicable OSHA and state regulations. It is the contractor's responsibility to select the excavation methods, to monitor site excavations for safety, and to provide any shoring required to protect personnel and adjacent improvements. A “competent person”, as defined by OR-OSHA, should be on-site

during construction in accordance with regulations presented by OR-OSHA. CGT's current role on the project does not include review or oversight of excavation safety.

5.2.2 Soil Class

For use in the planning and construction of temporary excavations up to 8 feet in depth at the site, an OSHA soil type "C" should be used.

5.2.3 Utility Trenches

Temporary trench cuts should stand near vertical to depths of approximately 4 feet in the on-site native gravel with silt (GM) encountered at the site. Some instability may occur if groundwater seepage is encountered. If seepage undermines the stability of the trench, or if caving of the sidewalls is observed during excavation, the sidewalls should be flattened or shored. Depending on the time of year trench excavations occur, trench dewatering may be required in order to maintain dry working conditions, particularly if the invert elevations of the proposed utilities are below the groundwater level. If groundwater is present at the base of utility excavations, we recommend placing trench stabilization material at the base of the excavations. Trench stabilization material should be in conformance with Section 5.4.3 of this report.

5.2.4 Excavations Near Existing Foundations

Temporary excavations near existing footings should not extend within a 1½H:1V (horizontal to vertical) plane projected out and down from the outside, bottom edge of the footings. In the event that excavation needs to extend below the referenced plane, temporary shoring of the excavation and/or underpinning of the footing may be required. The geotechnical engineer should be consulted to review proposed excavation plans for this design case to provide specific recommendations.

5.3 Wet Weather Considerations

For planning purposes, the wet season should be considered to extend from late September to late June. It is our experience that dry weather working conditions should prevail between early July and the middle of September. Notwithstanding the above, soil conditions should be evaluated in the field by the geotechnical engineer or his representative at the initial stage of site preparation to determine whether the recommendations within this section should be incorporated into construction.

5.3.1 General Considerations

The near-surface, topsoil fill containing high percentages of fines encountered within our explorations are susceptible to disturbance during wet weather. Trafficability of these soils may be difficult, and significant damage to subgrade soils will likely occur, if earthwork is undertaken without proper precautions at times when the exposed soils are more than a few percentage points above optimum moisture content. For construction that occurs during the wet season, methods to limit soil disturbance should be employed. Site preparation activities may need to be accomplished using track-mounted equipment, loading removed material onto trucks supported on granular haul roads. Soils that have been disturbed during site preparation activities should be over-excavated to firm, stable subgrade, and replaced with imported granular structural fill.

5.3.2 Geotextile Separation Fabric

We recommend a geotextile separation fabric be placed to serve as a barrier between the prepared fine-grained subgrade and granular fill/base rock in areas of repeated or heavy construction traffic. The

geotextile fabric should be in conformance with Section 02320 of the current Oregon Department of Transportation (ODOT) Standard Specification for Construction.

5.3.3 Granular Working Surfaces (Haul Roads & Staging Areas)

Haul roads subjected to repeated heavy, tire-mounted, construction traffic (e.g. dump trucks, concrete trucks, etc.) will require a minimum of 18 inches of imported granular material. For light staging areas, 12 inches of imported granular material should be sufficient. Additional granular material, geo-grid reinforcement, or cement amendment may be recommended based on site conditions and/or loading at the time of construction. The imported granular material should be in conformance with Section 5.4.2 of this report and have less than 5 percent material passing the U.S. Standard No. 200 Sieve. The prepared subgrade should be covered with geotextile fabric prior to placement of the imported granular material. The imported granular material should be placed in a single lift (up to 24 inches deep) and compacted using a smooth-drum, non-vibratory roller until well-keyed.

5.3.4 Footing Subgrade Protection

A minimum of 3 inches of imported granular material is recommended to protect fine-grained, footing subgrades from foot traffic during inclement weather. The imported granular material should be in conformance with Section 5.4.2 of this report. The maximum particle size should be limited to 1 inch. The imported granular material should be placed in one lift over the prepared, undisturbed subgrade, and compacted using non-vibratory equipment until well keyed.

5.4 Structural Fill

The geotechnical engineer should be provided the opportunity to review all materials considered for use as structural fill a minimum of five business days prior to placement. The geotechnical engineer or his representative should be contacted to evaluate compaction of structural fill as the material is being placed. Evaluation of compaction may take the form of in-place density tests and/or proof-roll tests with suitable equipment. Compaction of structural fill should be evaluated at intervals not exceeding every 2 vertical feet as the fill is being placed.

5.4.1 On-Site Soils (General Use)

5.4.1.1 Concrete Debris

Concrete debris resulting from the demolition of existing foundations and slabs can be re-used as structural fill if processed/crushed into material that is fairly well graded between coarse and fine. The processed/crushed concrete and/or asphalt should contain no organic matter, debris, or particles larger than 4 inches in diameter. Moisture conditioning (wetting) should be expected in order to achieve adequate compaction. When used as structural fill, this material should be placed and compacted in general accordance with Section 5.4.2 of this report.

5.4.1.2 On-Site Gravel with Silt

Re-use of the native gravel with silt (GM) as structural fill may be difficult because this soil can be sensitive to small changes in moisture content and is difficult, if not impossible, to adequately compact during wet weather. We anticipate that the moisture content of these soils will be higher than the optimum moisture content for satisfactory compaction. Therefore, moisture conditioning (drying) should be expected in order to achieve adequate compaction. If used as structural fill, this soil should be free of organic matter, debris, and particles larger than 4 inches. When used as structural fill, this soil should be placed in lifts with a maximum

thickness of about 8 inches at moisture contents within –2 and +2 percent of optimum, and compacted to not less than 95 percent of the material's maximum dry density, as determined in general accordance with ASTM D1557 (Modified Proctor).

If the on-site soils cannot be properly moisture-conditioned and/or processed, we recommend using imported granular material for structural fill.

5.4.2 Imported Granular Structural Fill (General Use)

Imported granular structural fill should consist of angular pit or quarry run rock, crushed rock, or crushed gravel that is fairly well graded between coarse and fine particle sizes. The granular fill should contain no organic matter, debris, or particles larger than 1½ inches, and have less than 5 percent material passing the U.S. Standard No. 200 Sieve. The percentage of fines can be increased to 12 percent of the material passing the U.S. Standard No. 200 Sieve if placed during dry weather, and provided the fill material is moisture-conditioned, as necessary, for proper compaction. Granular fill material should be placed in lifts with a maximum thickness of about 12 inches, and compacted to not less than 95 percent of the material's maximum dry density, as determined in general accordance with ASTM D1557 (Modified Proctor). Proper moisture conditioning and the use of vibratory equipment will facilitate compaction of these materials.

Compaction of granular fill materials with high percentages of particle sizes in excess of 1½ inches should be evaluated by periodic proof-roll observation or continuous observation by the CGT geotechnical representative during fill placement, since it cannot be tested conventionally using a nuclear densometer. Such materials should be "capped" with a minimum of 12 inches of 1½-inch-minus (or finer) granular fill under all structural elements (footings, concrete slabs, etc.).

5.4.3 Trench Base Stabilization Material

If groundwater is present at the base of utility excavations, stabilization material should be placed to help stabilize the base of the trench. Trench base stabilization material should consist of at least 1 foot of well-graded granular material with a maximum particle size of 4 inches and less than 5 percent material passing the U.S. Standard No. 4 Sieve. The material should be free of organic matter and other deleterious material, placed in one lift, and compacted until well-keyed.

5.4.4 Trench Backfill Material

Trench backfill for the utility pipe base and pipe zone should consist of granular material as recommended by the utility pipe manufacturer. Trench backfill above the pipe zone should consist of well-graded granular material containing no organic matter or debris, have a maximum particle size of ¾ inch, and have less than 8 percent material passing the U.S. Standard No. 200 Sieve. As a guideline, trench backfill should be placed in maximum 12-inch thick lifts. The earthwork contractor may elect to use alternative lift thicknesses based on their experience with specific equipment and fill material conditions during construction in order to achieve the required compaction. The following table presents recommended relative compaction percentages for utility trench backfill.

Table 2 Utility Trench Backfill Compaction Recommendations

Backfill Zone	Recommended Minimum Relative Compaction	
	Structural Areas[1]	Landscaping Areas
Pipe Base and Within Pipe Zone	90% ASTM D1557 or pipe manufacturer's recommendation	85% ASTM D1557 or pipe manufacturer's recommendation
Above Pipe Zone	92% ASTM D1557	90% ASTM D1557
Within 3 Feet of Design Subgrade	95% ASTM D1557	90% ASTM D1557
[1]Includes proposed building, pavement areas, hardscaping, etc.		

5.5 Shallow Spread Foundations

5.5.1 Subgrade Preparation

Satisfactory subgrade support for shallow foundations can be obtained from the native, medium dense or better gravel with silt (GM), or new structural fill that is properly placed and compacted on this material during construction. The geotechnical engineer or their representative should be contacted to observe subgrade conditions prior to placement of forms, reinforcement steel, or granular backfill (if required). If soft, loose, or otherwise unsuitable soils are encountered, they should be over-excavated as recommended by the geotechnical representative at the time of construction. The resulting over-excavation should be brought back to grade with imported granular structural fill in conformance with Section 5.4.2 of this report. The maximum particle size of over-excavation backfill should be limited to 1½ inches. All granular pads for footings should be constructed a minimum of 6 inches wider on each side of the footing for every vertical foot of over-excavation.

5.5.2 Minimum Footing Width & Embedment

Minimum footing widths should be in conformance with the 2014 Oregon Structural Specialty Code (2014 OSSC). As a guideline, CGT recommends individual spread footings have a minimum width of 24 inches. For one-story and two-story, light-framed structures, we recommend continuous wall footings have a minimum width of 12 inches and 15 inches, respectively. All footings should be founded at least 18 inches below the lowest, permanent adjacent grade.

5.5.3 Bearing Pressure & Settlement

The minimum footing dimensions described above will likely govern footing sizes. Nonetheless, footings founded as recommended above, should be proportioned for a maximum allowable soil bearing pressure of 2,000 pounds per square foot (psf). This bearing pressure is a net bearing pressure, applies to the total of dead and long-term live loads, and may be increased by one-third when considering seismic or wind loads. For the recommended design bearing pressure, total settlement of footings is anticipated to be less than 1 inch. Differential settlements between adjacent columns and/or bearing walls should not exceed ½-inch. If an increased allowable soil bearing pressure is desired for design, the geotechnical engineer should be consulted.

5.5.4 Lateral Capacity

A maximum passive (equivalent-fluid) earth pressure of 150 pounds per cubic foot (pcf) is recommended for design for footings confined by the native soils described above or imported granular structural fill that is

properly placed and compacted during construction. The recommended earth pressure was computed using a factor of safety of 1½, which is appropriate due to the amount of movement required to develop full passive resistance. In order to develop the above capacity, the following should be understood:

1. Concrete must be poured neat in the excavation or the perimeter of the foundation must be backfilled with imported granular structural fill,
2. The adjacent grade must be level or rising away from the footing,
3. The static ground water level must remain below the base of the foundation throughout the year, and
4. Adjacent development (e.g. slabs, pavements, etc.) and/or the upper 12 inches of adjacent unpaved, structural fill areas should not be considered when calculating passive resistance.

An ultimate coefficient of friction equal to 0.35 may be used when calculating resistance to sliding for footings founded on the native soil described above. An ultimate coefficient of friction equal to 0.45 may be used when calculating resistance to sliding for footings founded on a minimum of 6 inches of imported granular structural fill (crushed rock) that is properly placed and compacted during construction.

5.5.5 Subsurface Drainage

Recognizing the significant fine-grained portion of the soils encountered at this site, placement of foundation drains is recommended at the outside base elevations of perimeter continuous wall footings. Foundation drains should consist of a minimum 4-inch diameter, perforated, PVC drainpipe wrapped with a non-woven geotextile filter fabric. The drains should be backfilled with a minimum of 2 cubic feet of open graded drain rock per lineal foot of pipe. The drain rock should also be encased in a geotextile fabric in order to provide separation from the surrounding soils. Foundation drains should be positively sloped and should outlet to a suitable discharge point. The geotechnical engineer or his representative should observe the drains prior to backfilling. Roof drains should not be tied into foundation drains.

5.6 Floor Slabs

5.6.1 Subgrade Preparation

Satisfactory subgrade support for floor slabs constructed on grade, supporting up to 150 psf area loading, can be obtained from the native, medium dense or better, gravel with silt (GM), or new structural fill that is properly placed and compacted on these materials during construction. The geotechnical engineer or their representative should observe floor slab subgrade soils to evaluate surface consistencies. If soft, loose, or otherwise unsuitable soils are encountered, they should be over-excavated as recommended by the CGT geotechnical representative at the time of construction. The resulting over-excavation should be brought back to grade with imported granular structural fill as described in Section 5.4.2 of this report.

5.6.2 Floor Slab Base Rock

Floor slab base rock under slabs should consist of well-graded granular material (crushed rock) containing no organic matter or debris, have a maximum particle size of ¾-inch, and have less than 5 percent material passing the U.S. Standard No. 200 Sieve. Floor slab base rock should be placed in one 6-inch thick lift and compacted to not less than 95 percent of the material's maximum dry density as determined in general accordance with ASTM D1557 (Modified Proctor). We recommend "choking" the surface of the base rock with fine sand just prior to concrete placement. Choking means the voids between the largest aggregate particles are filled with sand, but does not provide a layer of sand above the base rock. Choking the base rock surface reduces the lateral restraint on the bottom of the concrete during curing. Choking the base rock also reduces punctures in vapor retarding membranes due to foot traffic where such membranes are used.

5.6.3 Design Considerations

For floor slabs constructed as recommended, an equivalent modulus of subgrade reaction of 100 pounds per cubic inch (pci) is recommended for the design of the floor slab. If a higher equivalent modulus of subgrade reaction value is required, this can be achieved with a thicker base rock section below the slab. Please consult the geotechnical engineer if alternative values are needed. Floor slabs constructed as recommended will likely settle less than ½-inch. For general floor slab construction, slabs should be jointed around columns and walls to permit slabs and foundations to settle differentially.

5.6.4 Subgrade Moisture Considerations

Liquid moisture and moisture vapor should be expected at the subgrade surface. The crushed rock base recommended above typically serves as a capillary break and provides protection against liquid moisture. Where moisture vapor emission through the slab must be minimized, e.g. impervious floor coverings, storage of moisture sensitive materials directly on the slab surface, etc., a vapor retarding membrane or vapor barrier below the slab should be considered. Factors such as cost, special considerations for construction, floor coverings, and end use suggest that the decision regarding a vapor retarding membrane or vapor barrier be made by the architect and owner.

If a vapor retarder or vapor barrier is placed below the slab, its location should be based on current American Concrete Institute (ACI) guidelines, ACI 302 Guide for Concrete Floor and Slab Construction. In some cases, this indicates placement of concrete directly on the vapor retarder or barrier. Please note that the placement of concrete directly on impervious membranes increases the risk of plastic shrinkage cracking and slab curling in the concrete. Construction practices to reduce or eliminate such risk, as described in ACI 302, should be employed during concrete placement.

5.7 Pavements

5.7.1 Subgrade Preparation

Pavement subgrade preparation should be in conformance with Section 5.1.5 of this report. Design of on-site pavements will rest with others.

5.8 Additional Considerations

5.8.1 Drainage

Subsurface drains should be connected to the nearest storm drain, on-site infiltration system (if selected and designed by others), or other suitable discharge point. Paved surfaces and ground near or adjacent to the building should be sloped to drain away from the building. Surface water from paved surfaces and open spaces should be collected and routed to a suitable discharge point. Surface water should not be directed into foundation drains.

5.8.1 Expansive Potential

The near surface native soils consisted of gravel with silt (GM). Based on experience with similar soils in the area of the site, these soils are not considered to be susceptible to appreciable movements from changes in moisture content. Accordingly, no special considerations are required to mitigate expansive potential of the near surface soils at the site.

6.0 RECOMMENDED ADDITIONAL SERVICES

6.1 Design Review

Geotechnical design review is of paramount importance. CGT recommends that the geotechnical design review take place prior to releasing bid packets to contractors.

6.2 Observation of Construction

Satisfactory earthwork, foundation, floor slab, and pavement performance depends to a large degree on the 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 subsurface explorations, and recognition of changed conditions often requires experience. We recommend that qualified personnel visit the site with sufficient frequency to detect whether subsurface conditions change significantly from those observed to date and anticipated in this report.

The project geotechnical engineer or their representative should provide observations and/or testing of at least the following earthwork elements during construction:

- Site Stripping & Grubbing
- Subgrade Preparation for Structural Fills, Shallow Foundations, Floor Slabs, and Pavements
- Compaction of Structural Fill and Utility Trench Backfill
- Compaction of Base Rock for Floor Slabs and Pavements
- Compaction of Asphalt Concrete for Pavements

It is imperative that the owner and/or contractor request earthwork observations and testing at a frequency sufficient to allow the geotechnical engineer to provide a final letter of compliance for the earthwork activities.

7.0 LIMITATIONS

We have prepared this report for use by the owner/developer and other members of the design and construction team for the proposed development. The opinions and recommendations contained within this report are not intended to be, nor should they be construed as a warranty of subsurface conditions, but are forwarded to assist in the planning and design process.

We have made observations based on our explorations that indicate the soil conditions at only those specific locations and only to the depths penetrated. These observations do not necessarily reflect soil types, strata thickness, or water level variations that may exist between or away from our explorations. If subsurface conditions vary from those encountered in our site explorations, CGT should be alerted to the change in conditions so that we may provide additional geotechnical recommendations, if necessary. Observation by experienced geotechnical personnel should be considered an integral part of the construction process.

The owner/developer is responsible for ensuring that the project designers and contractors implement our recommendations. When the design has been finalized, prior to releasing bid packets to contractors, we recommend that the design drawings and specifications be reviewed by our firm to see that our recommendations have been interpreted and implemented as intended. 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. Design review and construction phase testing and observation services are beyond the scope of our current assignment, but will be provided for an additional fee.

The scope of our services 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.

Geotechnical engineering and the geologic sciences are characterized by a degree of uncertainty. Professional judgments presented in this report are based on our understanding of the proposed construction, familiarity with similar projects in the area, and on general experience. Within the limitations of scope, schedule, and budget, our services have been executed in accordance with the generally accepted practices in this area at the time this report was prepared; no warranty, expressed or implied, is made. This report is subject to review and should not be relied upon after a period of three years.

Exhibit 10

Preliminary Storm Drainage Report

Project Name: Lufkin Apartments
Project Address: 33730 E Columbia Avenue, Scappoose, Oregon

Name of Developer/Owner: Lower Willamette Construction
1912 NW 24th Place
Portland, Oregon

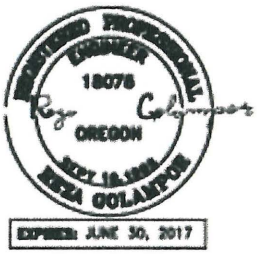
Name of Professional Preparing
Storm Drainage Report: Reza Golampor, PE

Company: **Reza Golampor, PE** Corporation
Civil Engineering Consultant

Address: 7702 36th Avenue NE, Seattle, Washington

Phone Number: (206) 729-1167
E-mail: RGPE@aol.com

Report Date: February 10, 2017



Project Overview

- General description of project

The proposal is to demolish an existing one-story single-family residential house with paved patio and build new multi-family residential apartment buildings with no basement in this 27,156 square feet parcel. There is currently no easement within the parcel that has been identified by the surveyor. The project site is not located in any designated critical area and there have been no previous reports or studies prepared to contain the subject property location.

East Columbia Avenue is improved on the north side of the right-of-way with concrete curb and concrete sidewalk. Street lighting is along the north side of the street.

- Description of proposed project

Once the site is developed it will contain three, two-story apartment buildings and a parking area to accommodate the required number of stalls. As part of the development process, the developer shall install street improvement within the property frontage with the public right-of-way.

Site Maps

- Existing Conditions

The existing house is located in a distance from the property line. Four-foot high wood and chain-link fences are at perimeter of the property. There is a gate to enter the property however, there is no driveway. There are no rockeries or retaining walls currently present at the site. There is currently no driveway approach for this site. There are no storm sewer inlet structures in the immediate vicinity of the project site.

The project current front site: 33730 E Columbia Avenue

- Proposed Development

The proposal is to construct three, two-story apartment buildings ranging from 4 to 8 units with slab-on-grade ground floors, no basement level. The project also includes construction of a paved parking and onsite traffic area located on the northern section of the project parcel. A new driveway approach shall be required.

The stormwater collected from the onsite impervious surfaces will be managed onsite. Buildings' downspouts and footing-drains will be tight-lined and collected by drainage pipes and dispersed into an underground infiltration trench with 36" diameter storage pipe. Runoff generated from pavement subject to vehicular traffic will be routed through an oil/water separator device for pollution removal before entering the retention system.

The proposed development requires street improvement by the front of the property on East Columbia Avenue. The improvement will consist of widening the asphalt pavement, to install concrete curb and gutter, tree planters, and concrete sidewalk. The surface runoff from the street pavement will be collected by new curb and gutter and routed to a new drainage inlet positioned at the most downhill end of the new curb. The stormwater from this inlet is controlled by a separate underground infiltration trench for disperse of the surface runoff. The infiltration system for the right-of-way runoff is located inside the development property therefore, a 10-foot public easement is provided for the maintenance of the facility.

Soils

There is a geotechnical report dated June 16, 2016 available from Carlson Geotechnical on the site investigation which is being submitted separately as part of the city of Scappoose site development review process. As part of the site assessment, subsurface explorations were conducted and soils samples were taken for evaluation. The results indicated a gavel with silt layer of soils from 2 feet below ground.

The investigated report also included the results of onsite infiltration testing. No groundwater was detected on any of the exploration borings.

Offsite Analysis

No upstream flow is tributary to the project site. The site and its surrounding is fairly level in topography and there is no surface runoff that would enter or pass through the property at any corner. No flows leave the site because the project development utilizes onsite infiltration system for runoff control facilities.

Stormwater Management

The point of disposal for the onsite surface runoff is onsite retention facility. The proposed retention facility is designed to control runoff for up to 100-year storm events. All roof downspouts and buildings' footing-drains will be tight-lined and outfall to the retention system on separate runs. No water quality measure is required for the downspout runoff and the only source of pollution for the surface runoff will be from vehicular traffic of the asphalt parking area. An oil/water separator riser device is placed in the storm inlet that will be receiving such runoff for treatment.

The runoff from the new street improvement will be collected by a new curb inlet and routed to an infiltration system inside the private property.

INFILTRATION/RETENTION ANALYSIS AND DESIGN

No flows leave the site since the project site utilizes an infiltration system; the infiltration facility is preceded by an oil/water separator for water quality treatment.

The onsite infiltration trench consists of a 36" diameter underground pipe that is perforated to allow detained stormwater to be infiltrated. The storage volume in the tank is used to detain runoff prior to infiltration with the perforations providing the outflow mechanism.

The same system is provided separately for the disposal offsite runoff. The proposed infiltration system for offsite runoff is a 4-foot wide trench with 24" diameter storage pipe.

CONVEYANCE SYSTEM ANALYSIS AND DESIGN

Existing System

The existing site has no drainage system and there is no public storm sewer on East Columbia Avenue. No storm sewer extension is part of the street public improvement.

Proposed System

Runoff from buildings' roof area downspouts will be tight-lined and discharged either directly to the infiltration tank or via a separate conveyance system. This system consists of 6" pipes, yard drains, and catch-basins; the buildings footing-drains are also connected separately to this system.

The proposed system for the street runoff is concrete curb and gutter and curb inlet E Columbia Avenue.

EROSION AND SEDIMENTATION CONTROL DESIGN

The project site does not contain any area with particularly high susceptibility to erosion because of slopes or soils; and does not require any special measures for erosion and sediment control on the site.

Erosion and Sediment Control (ESC) measures are included on the civil plans.. The limit of clearing will be delineated and noted to be flagged prior to the start of construction activities. Silt fence is designated along the downgrade perimeters of the disturbed area and they should be sufficient enough to manage most of re-graded areas.

A stabilized construction entrance is proposed at the entrance to the construction site to minimize erosion and tracking of sediment off-site. Water trucks will be used for dust control and sweeping the streets. The construction site vehicular access is restricted only to and from E Columbia Avenue.

Temporary ground cover (mulching) is specified for regarded surface and permanent seeding for the final ground cover stabilization of open spaces. Standard TESC Plan Notes are added to the civil plan and the recommended Construction Sequence is prepared and included as well on the construction plans.

A separate Construction Stormwater Pollution Prevention Plan (CSWPPP) is prepared and being submitted separately.

Exhibit 11

Fire Marshal

Columbia River Fire & Rescue / Scappoose Fire District

Date: 03/14/2017

Lufkin Apartments

RE: SDR4-16, PLA5-16

Laurie:

I received the Land Use Action Referral regarding the above referenced project. The Fire District has finished its review and our findings and conditions that need to be identified for this proposed project are identified below. Should you have any questions about the information contained in this letter, please do not hesitate to reach out to me for clarification. The fire district wishes for the final plans to show the following information.

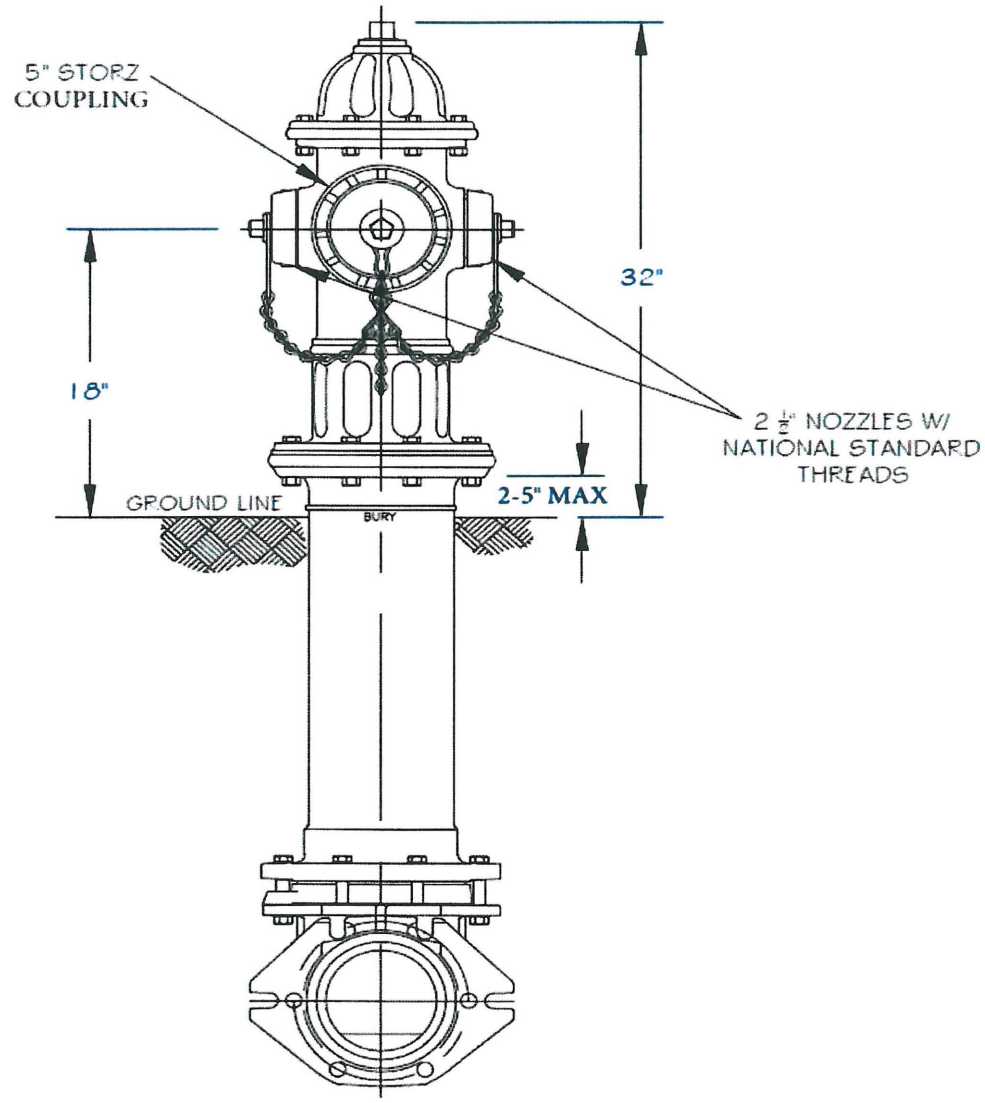
Based on the submitted paperwork, the following need to be addressed.

1. Each Building shall be identified by a number starting with "1". The size shall be 18" with a 3" stroke. The signs shall have contrasting colors from the building color and must be approved by the fire district.
2. The Address to the building must be plainly visible from a vehicle at all hours of the day. Numbers shall be no less than 12 inches tall with a stroke width of 2 inches and materials shall be used so that the numbers and background are contrasting in nature. The Address shall be visible from all access directions. The address numbers shall be of contrasting colors to the background in which they are affixed.
3. Based upon access to an available same side of street hydrant, a hydrant will be required (It was identified on the plans) The hydrant must meet the attached specifications below.
4. The fire department connection (FDC) for the sprinkler system shall be located within 10 feet of the hydrant at the same lateral placement. The FDC shall be signed with 3" letters on a 12" by 12" 0.080 metal diamond grade reflective sign. The letters shall be white on a red background. The corners of the sign shall have a 1.5" radius. The sign shall be mounted on a heavy duty U channel post 5' above ground level with a depth of 18". Additionally, Knox locking FDC caps are required.
5. For the fire alarm, a red breaker shall be required (Not a painted breaker), a strobe needs to be mounted to the exterior of the building facing the street and connected to the fire alarm.
6. A fire department key box must be added to the buildings for fire emergency access. The Knox-box shall be one of these styles (#3261 through #3266). They can be purchased online at http://www.knoxbox.com/store/knox-padlocks.cfm To purchase, type in the zip code 97056 or search for Scappoose Fire District. Keys need to be labeled for their use.
7. A no parking fire lane sign needs to be posed in the fire department turning area. Sign shall be 18" by 12" and say "No Parking Fire Lane."
8. As identified on the plans, the fire lane needs to be painted red. The design shall be approved by the fire district.
9. Apartment numbers need to be 7" high with a 1" stroke. The color needs to be contrasting to the background. Numbers shall be 3 digits. The first digit shall be the floor. The second digit shall be the building number. The third number can be the apartment number.

10. A corridor spread sign needs to be added to delineate the direction of the units. The size of the numbers shall be 4" by 5/8" width.
11. All utilities must be marked and identified.
12. The fire district also wishes to know if there is any intention to add solar panels to the project.

Sincerely,

Jeff Pricher
Division Chief
Fire Marshal (CRF&R / SRFD)



NOTES:

1. PUBLIC HYDRANTS SHALL BE PAINTED SOLID YELLOW (SHOP/FACTORY PRIMARY OK).
2. PRIVATE HYDRANTS SHALL BE PAINTED RED.
3. THE STEAMER PORT ON THE HYDRANT SHALL BE A 5" STORZ COUPLING & CAP.
4. A BLUE REFLECTIVE MARK SHALL BE APPLIED TO THE CENTER OF THE ROAD IN LINE WITH THE HYDRANT.
5. HYDRANT SHALL BE A MUELLER TRADITIONAL CENTURION.
6. STEAMER PORT ON HYDRANT SHALL POINT TO THE STREET OR ROAD.
7. A 5x5 CONCRETE PAD MUST SURROUND THE HYDRANT. THICKNESS OF SLAB TO MATCH LOCAL JURISDICTION SIDEWALK STANDARD.

COLUMBIA RIVER FIRE & RESCUE AND SCAPPOOSE FIRE DISTRICTS	
HYDRANT STANDARDS	
STANDARD FIRE HYDRANT WITH 5" STORZ PUMPER NOZZLE	

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
1				7-21-16

Exhibit 12

Dave Sukau
Public Works Director

CITY OF SCAPPOOSE

33568 E. COLUMBIA AVE.
SCAPPOOSE, OREGON 97056
(503) 543-7184
FAX: (503) 543-5679

LAND USE ACTION REFERRAL (SDR4-16, PLA5-16) ***March 1, 2017***

RETURN TO: Laurie Oliver, City Planner, City of Scappoose, 33568 East Columbia Ave, Scappoose, OR, 97056 by March 10, 2017. Please email your response to: loliver@cityofscappoose.org.

REGARDING: Lufkin Apartments LLC has requested approval of an application for Site Development Review and Property Line adjustment for a multi-family development consisting of three buildings; 1 building containing (4) studio units and the other two buildings each containing (8) two bedroom units (for a total of 20 units), and associated site amenities. The Property Line Adjustment will consolidate tax lots 100 and 2900 into one parcel. The site is located south of E Columbia Ave and west of the E Columbia and 4th Street intersection, on property described as Columbia County Assessor Map # 3212-DB-00100 and 3212-DB-02900.

1. _____ We have reviewed the enclosed application and have no objection to its approval as submitted.

2. X Please see either our comments (below) or attached letter.

3. _____ We are considering the proposal further, and will have comments to you by _____.

4. _____ Our board must meet to consider this; we will return their comments to you by _____.

5. _____ Please contact our office so we may discuss this.

6. _____ We recommend denial of the application. Please see either our comments (below) or attached letter:

COMMENTS: Public Works has concerns about the addition of a drywell and feels that the water main will need to be upgraded to an 8" pipe.

Signed: _____

Title: Public Works Director Date: 3/9/17

~~CHAPTER 10 - SIGNS~~

~~10.005 Title. This chapter shall be known as "The Troutdale Sign Code".~~

Chapter 17.114 Signs

17.114.05 Sections

17.114.010 Purpose
17.114.015 Definitions
17.114.020 General Provisions
17.114.025 Sign Permit Exemptions
17.114.030 Prohibited Signs
17.114.035 Signs within Residential Zones
17.114.040 Signs within Commercial and Industrial Zones
17.114.050 Electric Display Signs
17.114.055 Nonconforming and Abandoned Signs
17.114.060 Enforcement of Permanent Signs

~~10.010~~ 17.114.010 Purpose. This chapter is being adopted to protect the health, safety, property, and welfare of the public; provide a neat, clean, orderly, and attractive appearance of the community; improve the effectiveness of signs; provide for safe construction, location, erection, and maintenance of signs; prevent proliferation of signs and sign clutter; and minimize adverse visual safety factors to travelers on public highways and private areas open to public travel. To achieve this purpose it is necessary to regulate the design, quality of materials, construction, location, electrification, illumination, and maintenance of signs that are visible from public property, public right-of-ways, and private areas open to public travel. This chapter shall be construed to carry out this purpose.

~~10.015~~ 17.114.015 Definitions. For purposes of this chapter, certain terms, phrases, and words shall be construed as follows: Words used in the present tense include the future; the singular tense includes the plural and vise-versa; the word "shall" is always mandatory and the word "may" is discretionary; and the masculine gender includes the feminine and vise-versa. The following terms shall mean:

~~.01~~ A-Frame Sign. A double-faced portable sign constructed with an A-shaped frame, composed of two sign boards attached at the top and separate at the bottom. A frame signs shall not be permanently attached to the ground, but secured to the ground or sufficiently weighted to prevent the sign from being blown from its location or easily moved.

~~.02~~ Awning. A shelter projecting from, and supported by, the exterior wall of a building on a supporting framework. The awning may be constructed of rigid or non-rigid materials.

~~.03~~ Banner Sign. A sign made of fabric or other non-rigid material with no enclosing framework and not qualifying as a flag.

~~.04~~ Bench Sign. A sign on an outdoor bench.

~~.05~~ Boundaries of the Site. The area inside the legal lot lines of a site and does not include any property in a public right-of-way.

~~.06~~ Direct Illumination. Exposed lighting or neon tubes on the sign face.

~~.07~~ Directional Sign. A sign located within the boundaries of a site and near areas where pedestrians, cyclists, or vehicles travel, and that is intended to inform people of what direction to travel.

~~.08~~ Electronic Display Signs. Signs, displays, devices, or portions thereof with lighted messages that change at intermittent intervals by electronic process or remote control.

~~.09~~ External Illumination. The light source is separate from the sign and is directed so as to shine on the sign.

~~.010~~ Flags. Any fabric containing colors, patterns, words or symbols, typically oblong or square, attachable by one edge to a pole or anchored at only two corners. If any dimension is more than three times as long as any other dimension, it is classified and regulated as a banner regardless of how it is anchored or supported.

~~.011~~ Freestanding Sign. A sign on a frame, pole, or other support structure that is not attached to any building.

~~.012 Freeway Sign. A freestanding sign that is located within 800 feet south and 1,000 feet north of the center median of Interstate 84, and that is more than 24 feet in height, with a sign face of more than 150 square feet.~~

~~.012~~ Gross Wall Area. The entire area encompassed by the plane of a wall, including windows and doors.

~~.013~~ Height. The vertical distance measured from grade to the highest point of the sign or sign structure.

~~.014~~ Historical Marker. A plaque or sign erected and maintained on property, a building, or structure by an organization that is recognized for routinely identifying sites, buildings, or structures of historical value.

~~.015~~ Internal Illumination Lighting. The light source is concealed within the sign.

~~.016 Lawn Sign. A temporary pole or wall mounted sign with a sign face area less than three square feet and a maximum height less than three feet from the ground. Lawn signs may not encroach into the right of way or obstruct the visibility for the travelling public and may not be illuminated.~~

~~.017~~ Lighting. Direct, external, or internal illumination.

~~.018~~ Maintenance. Normal care needed to keep a sign functional such as cleaning, oiling, and changing light bulbs.

~~.019~~ Permanent Banner Sign. Any banner sign that is not allowed as a temporary sign or that does not qualify as an exempt sign under section 17.114.025 of this chapter.

~~.020~~ Permanent Sign. A sign attached to a building, structure, or the ground in a manner requiring a permit, and made of materials intended for more than short term use including, but not limited to, freestanding signs, ~~freeway signs~~, wall signs, and awning signs.

~~.021~~ Portable Sign. A sign that is freestanding in design, easily movable, made of durable material as opposed to non-durable material such as cardboard, paper, fabric or pliable plastic, and is not affixed to the ground or to any part of a building.

~~.022~~ Projecting Sign. A sign, other than a wall sign, that projects from, and is supported by, a roof or wall of a building or structure and is generally at right angles to the building.

~~.023~~ Readerboard Sign. Sign on which a message copy can be changed manually, in the field, through the utilization of attachable letters, numbers, symbols and other similar characters or changeable pictorial panels.

~~.024~~ Repair. Mending or replacing broken or worn parts with comparable materials. Repairs may be made with the sign in position or with the sign removed.

~~.025~~ Roofline. The top edge of a roof or building parapet, whichever is higher, excluding any cupolas, chimneys, or other minor projections.

~~.026~~ Roof Sign. Any sign erected upon or over the roof of any building or structure.

~~.027 Searchlights. An apparatus on a swivel that projects a strong, far-reaching beam of light.~~

~~.028~~ Sign. Any materials placed or constructed so they can be viewed from a right-of-way or another property and that conveys a message or image, and includes the sign structure, display surface, and all component parts of a sign.

~~.029~~ Sign Copy. The message or image conveyed by a sign.

~~.030~~ Sign Face Area. The total display surface area of the sign. When the dimensions of a sign are specified, the term includes the frames or cabinets surrounding a sign; the electronic message center; any base material or supporting structure, unless none of the base material or supporting structure is related to the message or image being portrayed in the sign; and all individual pieces or panels that, when placed together, convey a message or image.

~~.031 Sign Owner. The owner of the sign structure as determined by looking at the sign or other means as necessary.~~

~~.032~~ Site. The area, tract, parcel, or lot of land owned by, or under the lawful control of, one distinct ownership. Abutting platted lots under the same ownership shall be considered one site.

~~.033~~ Street Frontage. The portion of a site that abuts a public street.

~~.034~~ Structurally Altered. Any work, except maintenance work, that alters or changes the size, shape, or height of a sign. Also includes replacement of sign structure materials with other than comparable materials, for example, metal parts replacing wood parts.

~~.035~~ Supporting Structure. A structure specifically intended for supporting or containing a sign.

~~.036~~ Temporary Sign. A sign that is not permanently attached to a building, structure, or the ground, and that is not intended or designed to be placed permanently.

~~.037~~ Wall Sign. A sign that is attached to, and extended no more than within 12 ~~18~~ inches from a wall, or painted on a wall, of a building.

~~.038~~ Window Sign. A sign located in the inside display area of a business window.

~~10.020~~ 17.114.020 General Provisions. All signs in the City of ~~Troutdale~~ Scappoose, including those exempt from obtaining a sign permit, shall comply with the height limits of the underlying zone, general provisions of this section and, where applicable, with the provisions of sections ~~10.025 through 10.055~~ 17.114.025 through 17.114.055 inclusive. Signs shall not be restricted by content.

a. Permits Required. Except as provided in section 17.114.025 ~~10.025~~, Sign Permit Exemptions, of this chapter, a permit is required to erect, replace, construct, or alter the location or structure of a sign. A permit shall be issued by the Planner ~~Director~~ if the applicant files an application, filing fee, and plans which demonstrate full compliance with all provisions of this chapter and other applicable city regulations. Application for a sign permit is processed ~~as~~ according to 17.162. ~~Type I procedure.~~

b. Sign Maintenance. All signs shall be maintained in a safe condition. Maintenance and repair of a sign, including change of sign copy, shall not require a sign permit. All signs that are damaged and pose a danger to the public shall be repaired or removed.

c. Location.

1. Except as otherwise provided in this chapter, all signs shall comply with the building setback requirements of the underlying zoning district. The setback requirement for a freestanding sign shall be measured from the signboard.

2. All signs shall be located entirely within the boundaries of a site unless specifically authorized by this chapter.

3. All signs must be installed in compliance with Chapter 12.10, Visual Clearance Areas, ~~section 5.040, Clear Vision Areas~~, of the municipal ~~this~~ code, as well as the regulations of this chapter.

d. Construction. All signs shall comply with the applicable provisions of the current Oregon State Structural Specialty Code, except as otherwise provided in this chapter.

e. Lighting. Except as otherwise provided in this chapter, signs may be externally, internally, or directly illuminated, subject to the following:

1. Lighted signs shall be placed, shielded, or deflected so as not to shine into residential dwelling units or structures, or impair the vision of the driver of any vehicle.

2. No sign shall be of such intensity or brilliance that it interferes with the effectiveness of an official traffic sign, device or signal.

3. Strobe lights or similar devices as well as traveling light patterns ("chaser effect") are prohibited.

4. ~~Externally illuminated signs shall comply with the requirements of Troutdale Municipal Code, Chapter 8.26, Outdoor Lighting.~~ All externally illuminated signs that measure seven feet or more from the ground level to the top edge of the sign face shall be illuminated from above.

5. Searchlights are prohibited.

~~6. Searchlights may be used only in commercial or industrial zones, provided that:~~

~~a. An owner or lessee may use a searchlight for up to a~~

~~maximum of seven days in a calendar year.~~

~~b. The beam of the searchlight may not flash against any building or sweep on arc greater than 45° from vertical.~~

7. Electronic display signs are permitted only as provided in Section 17.114.040~~10.040.~~

6. When neon tubing is employed on the exterior or interior of a sign, the capacity of such tubing shall not exceed 300-milliampere rating for white tubing or 100-milliampere rating for any colored tubing.

7. No exposed reflective type bulb, PAR (parabolic aluminized reflector) spot or incandescent lamp, which incandescent lamp exceeds 250 lumens, shall be exposed to direct view from a public street or highway, but may be used for indirect light illumination of the display surface of a sign.

8. When fluorescent tubes are used for interior illumination of a sign such illumination shall not exceed 800-milliampere rating tubing behind a sign face spaced at least nine inches, center to center.

f. Sign Face Area. The sign face area shall be determined as follows:

1. The sign face area of signs enclosed in frames or cabinets is determined based on the outer dimensions of the frame or cabinet surrounding the sign face. The sign face area does not include foundations, supports, or other essential structures that are not related to the message and images being posted in the sign.

2. When a sign is on a base material and attached without a frame, the dimensions of the base material are to be used unless it is clear that the base is not related to the message or image being posted in the sign.

3. When signs are constructed in individual pieces attached to a building wall, sign face area is determined by a perimeter drawn around all the pieces.

4. For sign structures containing multiple panels oriented in the same direction, the panels together are counted as one sign face.

5. The maximum surface area visible at one time, of a round or three-dimensional sign, is counted to determine the sign face area.

6. When signs are incorporated into awnings, the entire panel containing the sign is counted as the sign face area unless it is clear that part of the panel is not related to the message or image being

posted in the sign.

~~10.025~~ 17.114.025 Sign Permit Exemptions. The following signs are allowed in all zoning districts without a sign permit:

A. Public signs constructed or placed in a public right-of-way by, or with the approval of, a governmental agency having legal control or ownership of the right-of-way; signs owned or constructed by the City; signs required by the Fire Department for identification of buildings; signs required by law including, but not limited to, hearing notices; and signs placed in or near a right-of-way by a public utility in response to a hazard or danger to the public..

B. Directional signs, provided that freestanding directional signs shall not exceed 5 feet in height and 15 square feet in area on one sign face.

C. A single sign or historical marker not to exceed 4 square feet cut into the surface or the facade of a building, or permanently attached and not projecting more than two inches.

D. Signs located in the interior of any building, or within an enclosed lobby or court of any building or group of buildings, that are designed and located to be viewed exclusively by patrons of such use or uses.

E. Painted areas on a wall that are designed and intended as a decorative or ornamental feature, or to highlight a building's architectural or structural features.

F. Window signs as a part of the inside display area of a business, provided the window sign does not involve use of flashing or blinking lights.

G. Signs not exceeding one square foot in size and affixed to or displayed from a residential dwelling unit.

H. Holiday lights and decorations.

I. Any inflated sign or inflated device, including multiple inflated signs or devices bundled together, that floats in the air and individually or collectively is five square feet or less in sign face area.

J. Flags less than 24 square feet in size measured border to border.

~~K. Lawn signs, provided only two are allowed per lot for not more than 90 consecutive days.~~

L. Bench Signs so long as the bench sign doesn't exceed 15 square feet and provided they are within 20 feet of an established public transit stop, or within a commercial or industrial zone.

Commented [BT1]: Is this reasonable? I took the square footage from saint helens

M. Temporary signs given they adhere to the size requirements detailed in Chapter 17.114.035 and 17.114.040.

N. Readerboard. A permanent readerboard may be incorporated into any one, of the above permitted signs provided the readerboard assembly is integral to the sign, does not exceed 40 inches in height and constitutes no more than 60 percent of the face of the sign.

~~10.030~~ 17.114.030 Prohibited Signs. The following signs are prohibited and shall be considered nuisances:

A. Any sign constructed, erected, replaced, altered, repaired, or maintained in a manner not in compliance with this chapter.

~~B. Bench signs.~~

B. Permanent banner signs.

~~C. Roof signs.~~

D. Signs in public right-of-ways other than public signs installed or authorized by a governmental agency or public utility.

E. Signs placed or painted on a motor vehicle or trailer that is parked with the primary purpose of providing a sign not otherwise allowed by this chapter.

F. Any inflated sign or inflated device, including multiple inflated signs or devices bundled together, that floats in the air and individually or collectively exceeds five square ~~cubic~~ feet in the sign face area.

G. Any sign that is not exempt, not a lawful nonconforming sign, or that was not erected, constructed, or placed in accordance with a permit.

H. Signs attached to a tree.

~~10.035~~ 17.114.035 Signage within Residential Zones. In addition to exempt signs regulated by section 17.114.025 ~~10.035~~, this section specifies the allowed signs on all land within the ~~R-20, R-10, R-7, R-5, R-4, and A-2~~, R-1, R-4, MH, and A-1, zoning districts, and on any site within the ~~Town Center~~ Downtown Overlay District, ~~MO/H, NC, CC, and GC~~ C, and EC zoning districts where the use of the land is characterized as residential. ~~This section does not authorize non-exempt signs on residential sites with fewer than six dwelling units.~~

A. Freestanding Signs

1. Maximum sign area, on one sign face, shall not exceed 32 square

feet.

2. Height shall not exceed six feet.

3. Freestanding signs may not be illuminated.

4. One freestanding sign is allowed per street frontage.

B. Temporary Signs

1. Maximum sign area for a temporary portable sign or temporary freestanding sign, on one face, shall not exceed 12 square feet. Maximum sign area for a temporary banner shall not exceed 32~~96~~ square feet.

2. One temporary sign is allowed per street frontage.

3. Temporary signs may not be placed more than 60 days before an election, sale, rental, or lease and ~~Temporary signs~~ shall be removed within 14 days after the election, sale, rental, lease, or the conclusion of the event.

4. Temporary signs may not be illuminated.

C. Readerboard.

1. A permanent readerboard may be incorporated into any one, of the above permitted signs provided the readerboard assembly is integral to the sign, does not exceed 40 inches in height and constitutes no more than 60 percent of the face of the sign.

Commented [BT2]: Is this the right size for readerboard signs?

~~10.040~~ 17.114.040 Signage within Commercial and Industrial Zones. In addition to exempt signs regulated by section 17.114.025 ~~10.025~~, the provisions of this section regulate other allowed signs on all land zoned C, EC, LI, HI and PUA ~~MO/H, NC, CC, GC, IP, LI, or GI~~, and any site zoned R-1, R-4, MH, and A-1 ~~R-20, R-10, R-7, R-5, R-4, or A-2~~, where the use of that land is characterized as commercial, industrial, or institutional.

A. Freestanding Signs

1. A freestanding sign may not exceed ~~one~~ 1.5 square feet ~~foot~~ of sign area per linear foot of site frontage, provided the maximum sign face area is not more than 150 square feet. For calculation purposes, corner signs that face more than one street shall be assigned a site frontage by the applicant. For calculation of leased premises, the frontage shall be the tenant's frontage.

2. Height shall not exceed 24 feet.

3. Illumination may be internal, external, or direct.

4. One freestanding sign is allowed per street frontage.

B. Wall Signs

1. Maximum sign face area shall not exceed ten percent (10%) of the gross wall area of each wall to which the sign is attached or painted. In calculating maximum allowable area for a wall sign, each face of a building shall include all window, door, and wall area.

2. Where two or more uses are located in the same building, the maximum permitted area for all signs may be divided among the uses. A separate wall sign or a joint-use wall sign may be erected, provided that the maximum allowable sign area shall not be exceeded.

3. The maximum sign area for an individual wall may be distributed among any number of wall signs.

4. The wall sign shall be attached to the wall of the building, shall leave no part of the sign extending above the roofline of the building, and shall be designed as an integral component of the building design.

5. No wall sign shall project more than 12 ~~18~~ inches from the wall to which it is attached.

6. Illumination may be internal, external, or direct.

C. Awning Signs

1. Maximum sign area shall not exceed twenty percent (20%) of the awning area.

2. The sign shall be integrated into the design and material of the awning on which it is located.

3. Illumination may be external only.

D. Temporary Signs

1. Maximum sign area for a temporary portable sign, wall sign, or freestanding sign, on one face, shall not exceed 32 square feet. Maximum sign area for a temporary banner shall not exceed 96

Commented [BT3]: Is this too big?

square feet.

2. One temporary sign is allowed per street frontage.

3. Temporary signs may not be placed more than 60 days before an election, sale, rental, lease and ~~Temporary signs~~ shall be removed within 14 days after the election, sale, rental, lease, or the conclusion of the event.

4. Temporary signs may not be illuminated.

~~E. Freeway Signs~~

~~1. Maximum sign face area, on one sign face, shall not exceed 672 square feet.~~

~~2. Height shall not exceed 60 feet above the freeway elevation as measured from mean sea level for that portion of the freeway perpendicular to the footing of the freeway sign.~~

~~3. Illumination may be external only.~~

E. Projecting Signs

1. The maximum sign face area, for an individual projecting sign, shall not exceed four square feet.

Commented [BT4]: How big should this be?

2. The lowest portion of a projecting sign shall be no less than eight ~~7 ½~~ feet above the ground beneath the sign.

3. Projecting signs may not be illuminated.

4. One projecting sign allowed per site.

E. Portable Signs

1. The sign shall be displayed only during the business hours of the business for which it is permitted.

2. The maximum sign face area on one sign face, or the cumulative area of multiple sign faces when there is more than one sign face, shall not exceed ten square feet.

3. The top of the sign shall not exceed six feet above the ground, except that A-frame signs shall not exceed four feet in height.

4. The sign shall be located within the boundaries of the site where the business occupant is located.

5. Portable signs may not be illuminated.

6. One portable sign is allowed per business.

G. Roof Signs

Commented [BT5]: Should we allow roof signs?

1. For a principal use, the Planner may approve one roof sign, in lieu of other building-mounted signs, only upon finding that there are no other reasonable means of signing the business or use, due to extraordinary circumstances related to the physical location or structure of the building, distance from nearby streets, proximity of surrounding buildings or vegetation, or other factors over which the applicant has no control.

2. Approval of a roof sign shall be subject to the following standards

   a) The sign is installed on a gabled, hipped, mansard, or otherwise sloped roof;

   b) Sign area for the roof sign shall not exceed eight percent of the roof elevation area, with a maximum area of 120 square feet;

   c) The highest point of the roof sign shall not exceed the height of the ridge of the roof; and

   d) Requires issuance of a building permit and final approval of the installed sign by the building department.

F. Readerboard

1. A permanent readerboard may be incorporated into any one, of the above permitted signs provided the readerboard assembly is integral to the sign, does not exceed 40 inches in height and constitutes no more than 60 percent of the face of the sign.

~~10.045~~ 17.114.045 ~~Signage within the Central Business District (CBD). Downtown Overlay. In addition to exempt signs regulated by section 17.114.025 10.025, the provisions of this section regulate other signs on all land within the Downtown Overlay Central Business District zoning district.~~

~~A. Wall Signs~~

~~1. Maximum sign face area, for an individual wall sign, shall not~~

~~exceed 36 square feet.~~

1. ~~The cumulative allowable area of all signs on one wall shall not exceed ten percent of the gross wall area to which the signs are attached or painted.~~

2. ~~Where two or more uses are located in the same building, the maximum permitted area for all signs may be divided among the uses. A separate wall sign or a joint use wall sign may be erected, provided that the maximum allowable sign area shall not be exceeded.~~

3. ~~Illumination may be external only.~~

~~B. Projecting Signs~~

1. ~~The maximum sign face area, for an individual projecting sign, shall not exceed four square feet.~~

2. ~~The lowest portion of a projecting sign shall be no less than eight 7 ½ feet above the ground beneath the sign.~~

3. ~~Projecting signs may not be illuminated.~~

4. ~~One projecting sign is allowed per site.~~

~~C. Portable Signs~~

1. ~~The sign shall be displayed only during the business hours of the business for which it is permitted.~~

2. ~~The maximum sign face area on one sign face, or the cumulative area of multiple sign faces when there is more than one sign face, shall not exceed ten square feet.~~

3. ~~The top of the sign shall not exceed six feet above the ground, except that A-frame signs shall not exceed four feet in height.~~

4. ~~The sign shall be located within the boundaries of the site where the business occupant is located.~~

5. ~~Portable signs may not be illuminated.~~

6. ~~One portable sign is allowed per business.~~

~~D. Temporary Signs~~

1. ~~Maximum sign area for a temporary portable sign, wall sign, or freestanding sign, on one face, shall not exceed 16 square feet.~~

~~Maximum sign area for a temporary banner shall not exceed 96 square feet.~~

~~2. One temporary sign is allowed per street frontage.~~

~~3. Temporary signs may not be placed more than 90 days before an election, sale, rental, lease and Temporary signs shall be removed within fourteen (14) days after the election, sale, rental, lease, or the conclusion of the event.~~

~~4. Temporary signs may not be illuminated.~~

~~10.050~~ 17.114.050 Electronic Display Signs.

~~A.~~ Electronic display signs shall be allowed only in commercial and industrial zones, subject to the provisions of this chapter. ~~Electronic display signs may be allowed at a Community Service Use in a residential zone subject to a conditional use permit, issued pursuant to Chapter 6.100 of this code.~~

B. One electronic display sign shall be allowed per premises.

C. The message on an electronic display sign shall change no more than once every ten seconds for signs with an electronic sign face of four square feet or less, and no more than once every two minutes for signs with an electronic sign face greater than four square feet. ~~The change in message or copy may occur instantaneously or may fade or dissolve with a transition time of no more than two seconds between each separate message or display.~~

D. Electronic display signs may not be substituted for a nonconforming sign or mounted upon a nonconforming sign or sign structure, unless the sign and sign structure are brought into compliance with all of the provisions of this title.

E. Lumination.

1. An electronic display sign may not have a nighttime (dusk to dawn) lumination intensity of more than 1000 (nits) and shall not have a daytime (dawn to dusk) lumination intensity of more than 8000 (nits) over ambient light conditions.

2. The sign shall have a mechanism that automatically adjusts the lumination level to comply with the standards in this section.

F. Electronic display signs shall be equipped with a means to immediately turn off the display when it malfunctions. The party owning or controlling an electronic display sign shall turn off the sign or lighting within four hours of being notified by the Planner ~~Director~~ or designee that it is not in

compliance with the standards of this section.

~~10.055~~ 17.114.055 Nonconforming and Abandoned Signs. All signs erected after the effective date of this title, which are in violation of any provisions of this chapter are declared to be a public nuisance, shall be removed or brought into conformance upon written notice by the Planner ~~Director~~.

A. Signs that have been lawfully erected prior to the date this code is adopted that do not conform to the regulations of this chapter are nonconforming signs and may continue to exist, subject to the following provisions:

1. No additions or enlargements may be made to a nonconforming sign except those additions or enlargements that are required by law.

2. Signs that are moved, replaced, or structurally altered shall be brought into conformance with this chapter.

3. A nonconforming sign that is damaged shall not be repaired if the estimated expense of repairing the sign exceeds 50% of the replacement cost of the sign as of the day before the sign was damaged. A damaged nonconforming sign that cannot be repaired shall be removed within ~~90~~ 60 days of the date the sign was damaged.

4. Whenever a nonconforming sign is damaged and the estimated cost to repair the sign is 50% or less of its replacement value as of the day before the sign was damaged, it may be repaired and restored to the condition it was in before it was damaged and may continue to be used as a nonconforming sign, if such repairs and restoration are started within ~~90~~ 60 days of the date the sign was damaged and are diligently pursued thereafter.

B. A sign shall be deemed abandoned when:

1. The site where the sign is located has been vacated for a period of 60 days or more;

2. The sign does not have a message or image on the sign face area for a period of 60 days or more; or

3. The sign has been damaged and there has not been diligent progress in making repairs for a period of 60 days or more.

C. If a sign is abandoned the Planner ~~Director~~ shall send notice to the property owner ~~and sign owner, if the Planner Director is able to determine~~

~~who the sign owner is by looking at the sign.~~ Notice shall be sent via regular and certified mail, return receipt requested, stating that the sign has been abandoned and must be removed.

1. The notice shall direct that the sign be removed by a specified date and shall inform the property owner ~~and sign owner, if known~~, of the basis for concluding that the sign has been abandoned. The notice shall also inform the property owner ~~and the sign owner~~ of their appeal rights.

2. A property owner ~~or sign owner~~ who disagrees with the Planner's ~~Director~~'s determination that a sign has been abandoned may appeal the Planner's ~~Director's~~ notice by filing a written appeal with the Planner ~~Director~~ within ten days of the date on the notice.

3. The appeal shall identify the notice that is being appealed and explain why the Planner's ~~Director~~'s determination is wrong.

4. Upon timely receipt of an appeal, the Planner ~~Director~~ shall process the appeal in accordance with Chapter 17.162 ~~Chapter 2~~ of this code.

D. If the abandoned sign is not removed by the specified date in the Planner's ~~Director's~~ notice and the owner has not requested an appeal, or if the sign is not removed within the time specified in the decision rendered following the appeal, the Planner ~~Director~~ shall cause the sign to be removed. The cost of removal shall be entered by the City Recorder on the docket of City liens against the property owner, and shall be collectible in the same manner as liens for public improvements. ~~The Director may also file charges against the property owner or sign owner in Scappose Troutdale Municipal Court.~~

~~10.060~~ 17.114.060 Enforcement of Permanent Signs. Signs that violate the provisions of this Chapter are deemed a public nuisance. The Planner ~~Director~~ may take any one or more of the following actions to enforce this Chapter: seek a fine pursuant to Chapter 17.24.030 ~~17.110~~, declare the sign a nuisance and proceed pursuant to Municipal Code Chapter 8, seek declaratory and injunctive relief, revoke the sign permit or any other action authorized by law.

~~10.065~~ 17.114.065 Enforcement of Temporary Signs. Enforcement of temporary signs not conforming to regulations of this chapter shall be subject to the following provisions:

A. In addition to bringing an action for a violation pursuant to Chapter 17.24 ~~17.110 A.~~, for signs located on public utility poles, street trees, traffic sign poles, or public property, the Planner ~~Director~~ may order the immediate removal of any temporary sign in violation of the provisions of this chapter.

1. If the sign identifies the owner and provides contact information, the Planner ~~Director~~ shall within three business days notify ~~the sign owner~~ of the basis for concluding that the sign is not permitted, that the sign may be retrieved within 10 days by paying a $20 retrieval fee per sign, and that if not retrieved the sign will be deemed abandoned and will be destroyed. Unless the owner declines to provide an address, the notice shall be in writing and delivered or sent by US Mail.

2. If the sign does not contain sufficient information identifying the owner, or contact information, the Planner ~~Director~~ shall hold the sign for 30 days. The owner may retrieve it by paying a $20 per sign retrieval fee. If not retrieved within 30 days, the sign shall be deemed abandoned and may be destroyed.

B. For temporary signs located on privately-owned property in violation of this chapter, in addition to the enforcement actions in this section, the Planner ~~Director~~ may bring an action for abatement in accordance with Chapter 8 of the Scappoose ~~Troutdale~~ Municipal Code.

X. Exceptions and Reductions to Off-Street Parking. The applicant may propose a parking standard that is different than the standard under Section 17.106.030, for review and action by the planning commission processed according to the procedures in Chapter 17.162. The applicant's proposal shall consist of a written request, and a parking analysis prepared by a qualified planning or transportation professional.

1. The parking analysis, at a minimum, shall assess the average parking demand and available supply for existing and proposed uses on the subject site; opportunities for shared parking with other uses in the vicinity; existing public parking in the vicinity; transportation options existing or planned near the site, such as frequent bus service, carpools, or private shuttles; and other relevant factors.
2. The planning commission may reduce the off-street parking standards of Section 17.106.030 for sites with one or more of the following features, pursuant with this Subsection:

   a. Site has a bus stop with frequent transit service located adjacent to it, and the site's frontage is improved with a bus stop waiting shelter, consistent with the standards of the applicable transit service provider: Allow up to a 10 percent reduction to the standard number of automobile parking spaces.
   b. Site has dedicated parking spaces for carpool/vanpool vehicles: Allow up to a 5 percent reduction to the standard number of automobile parking spaces.
   c. Site has dedicated parking spaces for motorcycle and/or scooter or electric carts:
   Motorcycle parking may substitute for up to 5 spaces or 5 percent of required automobile parking, whichever is less. For every 4 motorcycle parking spaces provided, the automobile parking requirement is reduced by one space. Each motorcycle space must be at least 4 feet wide and 8 feet deep. Existing parking may be converted to take advantage of this provision. (Ord 857, 2016)

17.106.30 Minimum off-street parking requirements.

A. Residential Uses

1.	Single-family residence or duplex	2 spaces for each dwelling unit
2.	Multifamily	
	a. Studio	1 space for each unit
	b. 1-2 bedroom units	1.5 spaces for each unit
	c. More than 2 bedrooms per unit	2 spaces for each unit
	For every 10 required parking spaces one additional space labeled "visitor" must be included	
3.	Group care home facility	1 space per 3 beds

CITY OF SCAPPOOSE

March 2017

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
5	6 **City Council 7pm** (Council goal setting session 5:30pm)	7	8	9 **Planning Commission 7pm**	10 **Chapman Landing Ad Hoc meeting 11am** **Economic Dev. Committee 12pm**	11 **Tip-A-Cop at Ixtapa 5-9pm** (SPD fundraiser for Oregon Special Olympics)
12	13	14	15	16 **Park & Rec 6pm**	17	18
19	20 Council applicant interviews ~ prior to meeting **City Council 7pm**	21	22	23 **Planning Commission 7pm**	24	25
26	27	28	29	30	31	

CITY OF SCAPPOOSE

April 2017

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3 City Council 7pm	4	5	6	7	8
9	10	11	12	13	14 Chapman Landing Ad Hoc meeting 11am	15
16	17 City Council 7pm	18	19	20 Park & Rec 6pm	21 Economic Dev. Committee 12pm	22
23	24 Joint City Council-Planning Commission work session 5:30 (discuss housing needs analysis)	25	26	27	28	29
30						