

# Land Use Application For A Property Line Adjustment and Site Design Review Beaudry's Custom Woodworking

---

**Date:** November 2019

**Submitted to:** City of Newberg  
Planning Department  
414 E 1<sup>st</sup> Street  
Newberg, OR 97132

**Applicant:** Rick and Terry Beaudry, LLC  
PO Box 1149  
Newberg, OR 97132



12965 SW Herman Road, Suite 100  
Tualatin, OR 97062  
(503) 563-6151

---

## Table of Contents

<b>I. Executive Summary .....</b>	<b>2</b>
<b>II. Site Description/Setting .....</b>	<b>2</b>
<b>III. Applicable Review Criteria.....</b>	<b>3</b>
<u>CITY OF NEWBERG DEVELOPMENT CODE</u> .....	<u>3</u>
Division 15.200 Land Use Applications.....	8
Division 15.300 Zoning Districts .....	15
Division 15.400 Development Standards .....	20
Division 15.500 Public Improvement Standards .....	40
<b>IV. Conclusion.....</b>	<b>45</b>

### Exhibits

- Exhibit A: Preliminary Plans
  - Exhibit B: Application Forms and Checklists
  - Exhibit C: Property Ownership Information
  - Exhibit D: Public Notice Materials
  - Exhibit E: Yamhill County Assessor’s Map
  - Exhibit F: Architectural Plans and Renderings
  - Exhibit G: Preliminary Stormwater Report
  - Exhibit H: AKS Sewer Evaluation Memorandum
  - Exhibit I: Property Line Adjustment Application Materials
-

---

# Land Use Application For A Property Line Adjustment and Site Design Review Beaudry's Custom Woodworking

**Submitted to:** City of Newberg  
Planning Department  
414 E 1<sup>st</sup> Street  
Newberg, OR 97132

**Applicant:** Rick and Terry Beaudry, LLC  
PO Box 1149  
Newberg, OR 97132

**Property Owners:** Tax Lot 1400  
First Assembly of God of Newberg  
502 S St. Paul Highway  
Newberg, OR 97132

Tax Lot 1602  
Rick and Terry Beaudry, LLC  
PO Box 1149  
Newberg, OR 97132

**Applicant's Consultant:** AKS Engineering & Forestry, LLC  
12965 SW Herman Road, Suite 100  
Tualatin, OR 97062

Contact: Mimi Doukas, AICP, RLA  
Email: mimid@aks-eng.com  
Phone: (503) 563-6151

**Site Location:** 502 S St. Paul Highway, Newberg, OR 97132

**Assessor's Map:** Yamhill County Assessor's Map R3221 Tax Lot 1400 and 1602

**Site Size:** Tax Lot 1602 ±1.09 acres (existing)  
Tax Lot 1602 ±2.23 acres (adjusted)  
Tax Lot 1400 ±6.47 acres (per survey)  
Tax Lot 1400 ±5.33 acres (adjusted)

**Land Use Districts:** M-2 (Light Industrial)



---

## I. Executive Summary

Rick and Terry Beaudry, LLC (Applicant) is planning to expand Beaudry's Custom Woodworking and Cabinetry's current workshop located at 653 S Springbrook Road (Yamhill County Assessor's Map R3221 Tax Lot 1602). The project includes the planned purchase of ±1.14 acres from the First Assembly of God of Newberg (Owner). The subject property is Yamhill County Assessor's Map R3221 Tax Lot 1400 directly north of the Applicant's current workshop property and the Applicant's existing property, Yamhill County Assessor's Map R3221 Tax Lot 1602. The ±1.14-acre property to be purchased is a vacant portion in the southeast corner of the church's larger ±6.47-acre Tax Lot 1400, which is the subject of the recently approved Comprehensive Plan designation and Zone Change, which resulted in changing the Comprehensive Plan designation from Medium-Density Residential to Industrial and the Zoning designation from Medium-Density Residential (R-2) to Light Industrial (M-2). The proposed new workshop would include a ±20,360-square-foot building expansion, the addition of 41 parking spaces, 1 loading dock, paved vehicle access areas, a shared driveway through the church property (via easement), and landscaping. The existing cabinet shop site currently contains a ±17,590-square-foot building and ±35 parking spaces.

The Applicant is submitting this Design Review application for review of the proposed building expansion and associated improvements, along with a Property Line Adjustment (PLA) application for moving the shared property line to reflect the land purchase area, ±1.14-acres of church property.

This application narrative and the accompanying exhibits provide the evidence and findings necessary for the City to approve this request.

## II. Site Description/Setting

The project site is a combination of the Tax Lot 1602 (Yamhill County Assessor's Map R3221) and a ±1.14-acre (pending property line adjustment) vacant area in the southeast corner of a larger ±6.47-acre property (Yamhill County Assessor's Map R3221 Tax Lot 1400) that is zoned Light Industrial (M-2) and has an Industrial Comprehensive Plan designation as a result of the recently approved amendment to the Comprehensive Plan Map and Zoning Map (File: CPMA19-0001 AND ZMA19-0001). The northwest portion of Tax Lot 1400 is the site of a church. An existing solar panel installation is located directly north of the project site. More generally, the subject property is located in southeast Newberg in a neighborhood of primarily light industrial uses, ±0.4 miles north of the Newberg-Dundee Bypass. The vicinity is a mix of established uses, including other light industrial properties to the south and east, and Sportsman Airpark to the west of the S St. Paul Highway (OR 219). The Applicant's current ownership (the existing cabinet shop), Tax Lot 1602, is zoned M-2 Light Industrial and has an Industrial Comprehensive Plan designation. The nearest residential use to the site is the Nut Tree Ranch Mobile Estates, located north of the church property, and the remainder of the church property.

Access to the project site is planned through the church property via private easement and the existing access easement to the south. Circulation to the project area is provided by the Oregon Department of Transportation (ODOT) owned S St. Paul Highway (OR 219) to the west and the City-owned S Springbrook Road to the east. Both of these streets are classified as minor arterial streets in the Newberg Transportation System Plan (TSP). It is not anticipated that the modest vehicular trip generation from the planned use of the site will have a noticeable negative effect on these two minor arterial streets. The project site is located in the inner horizontal surface and transitional surface of the Airport Overlay (AO) subdistrict. The future planned workshop expansion is a permitted use in the M-2 District and would thus be permitted in the AO subdistrict provided the overlay development requirements are met. There are no known natural resources on the site, and no structures are present in the proposed expansion site, other than the Applicant's existing cabinet shop and associated improvements.

---

### III. Applicable Review Criteria

#### CITY OF NEWBERG DEVELOPMENT CODE

##### Chapter 15.100 LAND USE PROCESSES AND PROCEDURES

- 15.100.030 Type II procedure.
- A. Type II development actions shall be decided by the director.
  - B. Type II actions include, but are not limited to:
    - 1. Site design review.
    - 2. Variances.
    - 3. Manufactured dwelling parks and mobile home parks.
    - 4. Partitions.
    - 5. Subdivisions, except for subdivisions with certain conditions requiring them to be processed using the Type III process, pursuant to NMC 15.235.030(A).
  - C. The applicant shall provide notice pursuant to the requirements of NMC 15.100.200 et seq.
  - D. The director shall make a decision based on the information presented and shall issue a development permit if the applicant has complied with all of the relevant requirements of this code. The director may add conditions to the permit to ensure compliance with all requirements of this code.
  - E. Appeals may be made by an affected party, Type II, in accordance with NMC 15.100.160 et seq. All Type II development action appeals shall be heard and decided by the planning commission.
  - F. If the director's decision is appealed as provided in subsection (E) of this section, the hearing shall be conducted pursuant to the Type III quasi-judicial hearing procedures as identified in NMC 15.100.050.
  - G. The decision of the planning commission on any appeal may be further appealed to the city council by an affected party, Type III, in accordance with NMC 15.100.160 et seq. and shall be a review of the record supplemented by written or oral arguments relevant to the record presented by the parties.
  - H. An applicant shall have the option to request at the time the development permit application is submitted that the proposal be reviewed under the Type III procedure.

**Response:** This application involves the construction of a new expansion building and associated improvements. Therefore, it is subject to a Type II Design Review.

- 15.100.140 Permit decision – Type II.
- A. The director shall approve or deny the development permit for a Type II action within 60 days of accepting a complete permit application, unless it is a subdivision which has been converted to a Type III process pursuant to NMC 15.235.030(A).
  - B. The applicant shall provide notice pursuant to NMC 15.100.200 et seq. together with a 14-day comment period for the submission of written comments prior to the decision.

- 
- C. The decision of the director shall be based upon the application, the evidence, comments from referral agencies, and approvals required by others.
  - D. The director shall notify the applicant and others entitled to notice of the disposition of the application. The notice shall indicate the date that the decision will take effect and describe the right of appeal pursuant to NMC 15.100.160 et seq. A decision on a Type II development shall take effect on the fifteenth day following the notice of a decision unless an appeal is filed pursuant to NMC 15.100.160 et seq.
  - E. Approval or denial of a Type II development permit application shall be accompanied by written findings that explain the criteria, facts and justification for the decision.
  - F. The director shall approve a permit application if applicable approvals by others have been granted and the proposed development or land use request otherwise conforms to the requirements of this code. The director may add conditions to the permit to ensure compliance with all requirements of this code.
  - G. The director shall deny the permit application if required approvals are not obtained or the application otherwise fails to comply with code requirements.
  - H. Notice of approval or denial of a Type II decision shall be provided to the applicant, parties providing written testimony, or anyone requesting such notice. Notice shall include a description of the item, the decision, conditions that may have been added, and the rights of appeal.
  - I. Type II applications are required to be reviewed under the Type III procedures at the request of the applicant, or the application is a subdivision which has been converted to a Type III process pursuant to NMC 15.235.030(A), or through an appeal of the director's decision. Type II development permit applications that require a Type III procedure must conclude the hearing procedure before a land use or construction permit application can be considered to be complete by the director. Upon receiving a final decision by the hearing body on a Type III application, the subsequent review of a permit application may be reviewed by the director as a Type I process.

5.100.160 Appeal procedures.

- A. Type I. An appeal of a Type I decision by the director may be appealed within 14 calendar days of the date of the decision by the director. Appeals may be made only by an affected party, Type I (the person or party submitting the application). Appeals of a Type I application are processed as a Type III procedure and proceed to the planning commission.
- B. Type II. An appeal of a Type II decision by the director may be appealed within 14 calendar days of the date of the decision. Appeals may be made only by an affected party, Type II (the applicant, any party entitled to receive notice of the decision, or anyone providing written comments within 14 calendar days prior to the date of the decision). Appeals of a Type II application are processed as a Type III procedure and proceed to the planning commission.

- 
- 5.100.170 Notice of appeal – Type I, II and III.
- A. An appeal for Type I, II, and III decisions shall include an identification of the decision sought to be reviewed, the date of the decision and shall be accompanied by a notice of appeal form provided by the planning and building department. The notice of appeal shall be completed by the applicant and shall contain:
1. An identification of the decision sought to be reviewed, including the date of the decision.
  2. A statement of the interest of the person seeking review and that they were a party to the initial proceedings.
  3. A detailed statement of the specific grounds on which the appeal is filed.
- B. Notice shall be filed with the community development department together with the filing fee and deposit for transcript costs.

**Response:** This application is for a Type II site design review and property line adjustment. It is understood the permit decision and appeal procedures of the above-listed sections apply to this application.

15.100.200 Compliance required.  
Notice on all Type I through Type IV actions, including appeals, shall be conducted in accordance with this article.

- 15.100.210 Mailed notice.  
Mailed notice shall be provided as follows:
- A. Type I Actions. No public notice is required.
- B. Type II and Type III Actions. The applicant shall provide public notice to:
1. The owner of the site for which the application is made; and
  2. Owners of property within 500 feet of the entire site for which the application is made. The list shall be compiled from the most recent property tax assessment roll. For purposes of review, this requirement shall be deemed met when the applicant can provide an affidavit or other certification that such notice was deposited in the mail or personally delivered.
  3. To the owner of a public use airport, subject to the provisions of ORS 215.416 or 227.175.
- C. The director may request that the applicant provide notice to people other than those required in this section if the director believes they are affected or otherwise represent an interest that may be affected by the proposed development. This includes, but is not limited to, neighborhood associations, other governmental agencies, or other parties the director believes may be affected by the decision.
- D. The director shall provide the applicant with the following information regarding the mailing of notice:
1. The latest date by which the notice must be mailed;

- 
2. An affidavit of mailing (to be signed and returned) certifying that the notice was mailed, acknowledging that a failure to mail the notice in a timely manner constitutes an agreement by the applicant to defer the 120-day process limit and acknowledging that failure to mail will result in the automatic postponement of a decision on the application; and
  3. A sample notice.

**Response:** The Applicant will provide public notice as required by Newberg Municipal Code (NMC) 15.100.210. A mailing list, sample notice, and a site notice sign are included in Exhibit D. The criteria are met or will be met when applicable.

- E. The notice of a Type II and Type III development application shall be reasonably calculated to give actual notice and shall:
  1. Set forth the street address or other easily understood geographical reference to the subject property;
  2. List, by commonly used citation, the applicable criteria for the decision;
  3. Include the name and phone number of a local government contact person, the telephone number where additional information may be obtained and where information may be examined;
  4. Explain the nature of the application and the proposed use or uses which could be authorized;
  5. State that a copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at a reasonable cost.
- F. Prior to mailing or posting any notice required by this code, the applicant shall submit a copy of the notice to the director.
- G. The applicant shall mail the notice for Type II actions at least 14 days before a decision is rendered. The applicant shall file with the director an affidavit of mailing as identified in subsection (D) of this section within two business days after notice is mailed.
- H. The applicant shall mail the notice for Type III actions at least 20 days before the first new hearing, or if two or more new hearings are allowed, 10 days before the first new hearing. The applicant shall file with the director an affidavit of mailing as identified in subsection (D) of this section within two business days after notice is mailed.
- I. All public notices shall be deemed to have been provided or received upon the date the notice is deposited in the mail or personally delivered, whichever occurs first. The failure of a property owner to receive notice shall not invalidate an action if a good faith attempt was made to notify all persons entitled to notice. An affidavit of mailing issued by the person conducting the mailing shall be conclusive evidence of a good faith attempt to contact all persons listed in the affidavit.
- J. Failure to mail the notice and affirm that the mailing was completed in conformance with the code shall result in:

- 
1. Postponement of a decision until the mailing requirements have been met; or
  2. Postponement of the hearing to the next regularly scheduled meeting or to such other meeting as may be available for the hearing; or
  3. The entire process being invalidated; or
  4. Denial of the application.

15.100.220 Additional notice procedures of Type II development applications.

In addition to the requirements of NMC 15.100.210, mailed notice for development actions shall also contain the following:

- A. Provide a 14-day period from the date of mailing for the submission of written comments prior to the decision;
- B. State that issues that may provide a basis for appeal must be raised in writing during the comment period;
- C. State that issues must be raised with sufficient specificity to enable the local government to respond to the issue;
- D. State the place, date and time that comments are due;
- E. State that notice of the decision, including an explanation of appeal rights, will be provided to any person who submits comments under subsection (A) of this section;
- F. Briefly summarize the local decision-making process.
- G. Type II notice for subdivisions shall also include a description of how an interested party may request a public hearing before the planning commission.

**Response:** Exhibit D includes draft notice materials meeting the requirements of this section. As stated above, the Applicant will provide notice as required, including the required affidavit. These criteria are met.

15.100.260 Procedure for posted notice for Type II and III procedures.

- A. Posted Notice Required. Posted notice is required for all Type II and III procedures. The notice shall be posted on the subject property by the applicant.
- B. Notice Information Provided by City. The director shall provide the applicant with the following information regarding the posting of notice:
  1. The number of notices required;
  2. The latest date by which the notice must be posted;
  3. An affidavit of posting (to be signed and returned) certifying that the notice was posted on site, acknowledging that a failure to post the notice in a timely manner constitutes an agreement by the applicant to defer the 120-day process limit and acknowledging that failure to post will result in the automatic postponement of a decision on the application; and
  4. A sample notice.

- 
- C. **Submission of Notice.** Prior to posting any notice required by this section, the applicant shall submit a copy of the notice to the director for review.
  - D. **Size, Number and Location Requirements.** A waterproof notice which measures a minimum of two feet by three feet shall be placed on each frontage of the site. If a frontage is over 600 feet long, a notice is required for each 600 feet, or fraction of 600 feet. If possible, notices shall be posted within 10 feet of a street lot line and shall be visible to pedestrians and motorists in clear view from a public right-of-way. Notices shall not be posted in a public right-of-way or on trees.
  - E. **Contents of Notice.** The posted notice shall only contain the following information: planning action number, brief description of the proposal, phone number and address for contact at the Newberg planning and building department.
  - F. **Standards and Timing, Type II Actions.** The applicant shall post the notice at least 14 days before a decision is rendered. The applicant shall file with the director an affidavit of posting as identified in subsection (B) of this section within two business days after notice is posted.
  - G. **Standards and Timing, Type III Actions.** The applicant shall post the notice at least 10 days before the first scheduled hearing. The applicant shall file with the director an affidavit of posting as identified in subsection (B) of this section within two business days after notice is posted.
  - H. **Removal of Notice.** The applicant shall not remove the notice before the final decision. All posted notice shall be removed by the applicant within 10 days following the date of the final decision on the request.
  - I. **Failure to Post Notice.** The failure of the posted notice to remain on the property shall not invalidate the proceedings. Failure by the applicant to post a notice and affirm that the posting was completed in conformance with the code shall result in:
    - 1. Postponement of a decision until the mailing requirements have been met; or
    - 2. Postponement of the hearing to the next regularly scheduled meeting or to such other meeting as may be available for the hearing; or
    - 3. The entire process being invalidated; or
    - 4. Denial of the application.

**Response:** This application is for a property line adjustment and a site design review and is therefore a Type II action. Therefore, the posted notice requirements for Type II procedures listed in this section apply to this application. As previously noted, notice will be posted and documented as required.

Division 15.200 Land Use Applications

Chapter 15.220 SITE DESIGN REVIEW

15.220.020 Site design review applicability.

- A. **Applicability of Requirements.** Site design review shall be required prior to issuance of building permits or commencement of work for

---

all improvements noted below. Site design review permits shall be processed as either Type I or Type II, as noted below.

1. Type I....
2. Type II.
  - a. Any new development or remodel which is not specifically identified within subsection (A)(1) of this section.
  - b. Telecommunications facilities.
  - c. Accessory dwelling units.

**Response:** The proposed improvements are not listed as a Type I review use. Therefore, Type II site design review is applicable to this application.

- C. Site Design Review Time Limit. An approved site design review plan intended to be constructed in a single phase shall be valid for one year from the date of the notice of final decision. A building permit must be acquired within this time period or the design review approval shall terminate. The director under a Type I procedure may grant an extension for up to six months if the applicant files a request in writing prior to the expiration of the approval and demonstrates compliance with the following:
  1. The land use designation of the property has not been changed since the initial design review approval; and
  2. The applicable standards in this code which applied to the project have not changed.

**Response:** The time limits of this section apply to this application.

15.220.030 Site design review requirements.

- B. Type II. The following information is required to be submitted with all Type II applications for site design review:
  1. Site Development Plan. A site development plan shall be to scale and shall indicate the following as appropriate to the nature of the use:
    - a. Access to site from adjacent right-of-way, streets and arterials;
    - b. Parking and circulation areas;
    - c. Location and design of buildings and signs;
    - d. Orientation of windows and doors;
    - e. Entrances and exits;
    - f. Private and shared outdoor recreation spaces;
    - g. Pedestrian circulation;
    - h. Outdoor play areas;
    - i. Service areas for uses such as mail delivery, trash disposal, above-ground utilities, loading and delivery;

- 
- j. Areas to be landscaped;
  - k. Exterior lighting;
  - l. Special provisions for handicapped persons;
  - m. Other site elements and spaces which will assist in the evaluation of site development;
  - n. Proposed grading, slopes, and proposed drainage;
  - o. Location and access to utilities including hydrant locations; and
  - p. Streets, driveways, and sidewalks.

**Response:** The Preliminary Plans (Exhibit A) contain the applicable information, consistent with the requirements of this section. Therefore, these criteria are met.

- 2. **Site Analysis Diagram.** A site analysis diagram shall be to scale and shall indicate the following characteristics on the site and within 100 feet of the site:
  - a. Relationship of adjacent lands;
  - b. Location of species of trees greater than four inches in diameter at four feet above ground level;
  - c. Existing and proposed topography;
  - d. Natural drainage and proposed drainage and grading;
  - e. Natural features and structures having a visual or other significant relationship with the site.

**Response:** The Preliminary Plans (Exhibit A) contain the applicable information, consistent with the requirements of this section. Therefore, these criteria are met.

- 3. **Architectural Drawings.** Architectural drawings shall be prepared which identify floor plans and elevations.

**Response:** The Architectural Plans and Renderings are included in Exhibit F and identify the proposed floor plans and elevations. Therefore, this criterion is met.

- 4. **Landscape Plan.** The landscape plan shall indicate:
  - a. The size, species and approximate locations of plant materials to be retained or placed on the site together with a statement which indicates the mature size and canopy shape of all plant materials;
  - b. Proposed site contouring; and
  - c. A calculation of the percentage of the site to be landscaped.

**Response:** A Preliminary Landscape Plan is included in Exhibit A and includes the applicable information, consistent with the requirements of this section. Therefore, these criteria are met.

- 
5. **Special Needs for Handicapped.** Where appropriate, the design review plan shall indicate compliance with handicapped accessibility requirements including, but not limited to, the location of handicapped parking spaces, the location of accessible routes from the entrance to the public way, and ramps for wheelchairs.

**Response:** As applicable, accessibility features are shown on the Preliminary Site Plan in Exhibit A, including Americans with Disabilities Act (ADA) compliant parking spaces and accessible routes to and from the entrance. This criterion is satisfied.

6. **Existing Features and Natural Landscape.** The plans shall indicate existing landscaping and existing grades. Existing trees or other features intended to be preserved or removed shall be indicated on the plans.

**Response:** An Existing Conditions Plan is included in Exhibit A and illustrates the existing conditions of the subject site and the proposed alterations and improvements. Therefore, this criterion is met.

7. **Drives, Parking and Circulation.** Proposed vehicular and pedestrian circulation, parking spaces, parking aisles, and the location and number of access points shall be indicated on the plans. Dimensions shall be provided on the plans for parking aisles, back-up areas, and other items as appropriate.

**Response:** The existing and proposed vehicular and pedestrian circulation and parking area (with dimensions) is shown on the Preliminary Plans in Exhibit A, consistent with the provision above. Therefore, this criterion is met.

8. **Drainage.** The direction and location of on- and off-site drainage shall be indicated on the plans. This shall include, but not be limited to, site drainage, parking lot drainage, size and location of storm drain lines, and any retention or detention facilities necessary for the project.

**Response:** The drainage and stormwater management infrastructure are shown on the Preliminary Grading Plan and the Preliminary Site Plan in Exhibit A, consistent with the provision above. This criterion is met.

9. **Buffering and Screening.** Buffering and screening of areas, structures and facilities for storage, machinery and equipment, services (mail, refuse, utility wires, and the like), loading and parking and similar accessory areas and structures shall be shown on the plans.

**Response:** As applicable, the Preliminary Landscape Plan in Exhibit A depicts the proposed buffering and screening of areas described above and located on the subject site. This criterion is met.

10. **Signs and Graphics.** The location, colors, materials, and lighting of all exterior signs, graphics or other informational or directional features shall be shown on the plans.

---

**Response:** Exterior signs and graphics are not included with this application. Therefore, this criterion is not applicable at this time.

11. **Exterior Lighting.** Exterior lighting within the design review plan shall be indicated on the plans. The direction of the lighting, size and type of fixtures, and an indication of the amount of lighting shall be shown on the plans.

**Response:** The proposed exterior lighting is shown on the Preliminary Exterior Photometric Plan (included with the Preliminary Plans in Exhibit A), consistent with the provision above. Therefore, this criterion is satisfied.

12. **Trash and Refuse Storage.** All trash or refuse storage areas, along with appropriate screening, shall be indicated on the plans. Refuse storage areas must be constructed of brick, concrete block or other similar products as approved by the director.

**Response:** The proposed trash/refuse enclosure(s), is designed to be constructed in accordance with this provision above and provide adequate screening is depicted on the Preliminary Plans in Exhibit A. This criterion is met.

13. **Roadways and Utilities.** The proposed plans shall indicate any public improvements that will be constructed as part of the project, including, but not limited to, roadway and utility improvements.

**Response:** The proposed utility infrastructure is shown on the Preliminary Composite Utility Plan in Exhibit A; however, public improvements are not required as part of this project. This criterion is met.

14. **Traffic Study.** A traffic study shall be submitted for any project that generates in excess of 40 trips per p.m. peak hour. This requirement may be waived by the director when a determination is made that a previous traffic study adequately addresses the proposal and/or when off-site and frontage improvements have already been completed which adequately mitigate any traffic impacts and/or the proposed use is not in a location which is adjacent to an intersection which is functioning at a poor level of service. A traffic study may be required by the director for projects below 40 trips per p.m. peak hour where the use is located immediately adjacent to an intersection functioning at a poor level of service. The traffic study shall be conducted according to the City of Newberg design standards.

**Response:** The planned future use of the site is light industrial manufacturing (a ±20,360-square-foot cabinet and custom woodworking shop). Per the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition, the estimated p.m. peak hour trip generation of this use (Manufacturing #140) for a building this size is 16 vehicle trip ends, well below the 40 trips per p.m. peak hour threshold that triggers a traffic study. Therefore, this criterion does not apply.

---

15.220.050 Criteria for design review (Type II process).

B. Type II. The following criteria are required to be met in order to approve a Type II design review request:

1. Design Compatibility. The proposed design review request incorporates an architectural design which is compatible with and/or superior to existing or proposed uses and structures in the surrounding area. This shall include, but not be limited to, building architecture, materials, colors, roof design, landscape design, and signage.

**Response:** Architectural Renderings are included in Exhibit F and show the proposed design and materials. The proposed building architecture, colors, materials, and landscaping are designed to be harmonious and compatible with current and future surrounding uses. The criterion is met.

2. Parking and On-Site Circulation. Parking areas shall meet the requirements of NMC 15.440.010. Parking studies may be required to determine if adequate parking and circulation are provided for uses not specifically identified in NMC 15.440.010. Provisions shall be made to provide efficient and adequate on-site circulation without using the public streets as part of the parking lot circulation pattern. Parking areas shall be designed so that vehicles can efficiently enter and exit the public streets with a minimum impact on the functioning of the public street.

**Response:** The Preliminary Plans (Exhibit A) show the proposed parking and on-site circulation improvements meet the requirements of NMC 15.440.010. The criteria are met.

3. Setbacks and General Requirements. The proposal shall comply with NMC 15.415.010 through 15.415.060 dealing with height restrictions and public access; and NMC 15.405.010 through 15.405.040 and 15.410.010 through 15.410.070 dealing with setbacks, coverage, vision clearance, and yard requirements.

**Response:** As illustrated on the Preliminary Plans (Exhibit A) the existing and proposed improvements comply with the applicable standards for setbacks, height, access, and other requirements listed in this subsection. This criterion is met.

4. Landscaping Requirements. The proposal shall comply with NMC 15.420.010 dealing with landscape requirements and landscape screening.

**Response:** The Preliminary Landscape Plan (Exhibit A) shows the proposed landscaping associated with this project meets the requirements of NMC 15.420.010. This criterion is met.

5. Signs. Signs shall comply with NMC 15.435.010 et seq. dealing with signs.

**Response:** Signs are not proposed as part of this project. Therefore, this criterion is not applicable.

6. Manufactured Dwelling, Mobile Home and RV Parks. Manufactured dwelling and mobile home parks shall also comply with the standards listed in NMC 15.445.075 through 15.445.100 in addition to the other clear and objective criteria

---

listed in this section. RV parks also shall comply with NMC 15.445.170 in addition to the other criteria listed in this section.

**Response:** This application is for a property line adjustment and design review for a cabinet and custom woodworking shop expansion. This criterion is not applicable.

7. **Zoning District Compliance.** The proposed use shall be listed as a permitted or conditionally permitted use in the zoning district in which it is located as found in NMC 15.305.010 through 15.336.020. Through this site review process, the director may make a determination that a use is determined to be similar to those listed in the applicable zoning district, if it is not already specifically listed. In this case, the director shall make a finding that the use shall not have any different or more detrimental effects upon the adjoining neighborhood area than those specifically listed.

**Response:** The proposed expansion of the Applicant's woodworking facility is consistent with the characteristics and examples for light manufacturing, which is a permitted use in the M-2 District. The criterion is met.

8. **Subdistrict Compliance.** Properties located within subdistricts shall comply with the provisions of those subdistricts located in NMC 15.340.010 through 15.348.060.

**Response:** The project site is located in the inner horizontal surface and transitional surface of the Airport Overlay (AO) subdistrict. However, the proposed workshop expansion is a permitted use in the M-2 District and is therefore permitted in the AO subdistrict. The subject site will remain in compliance with the provisions of the AO subdistrict as demonstrated in this written narrative. The criterion is met.

9. **Alternative Circulation, Roadway Frontage Improvements and Utility Improvements.** Where applicable, new developments shall provide for access for vehicles and pedestrians to adjacent properties which are currently developed or will be developed in the future. This may be accomplished through the provision of local public streets or private access and utility easements. At the time of development of a parcel, provisions shall be made to develop the adjacent street frontage in accordance with city street standards and the standards contained in the transportation plan. At the discretion of the city, these improvements may be deferred through use of a deferred improvement agreement or other form of security.

**Response:** New public streets and frontage improvements are not proposed required as part of this application. The subject site is surrounded by developed properties and does not abut a public street. As illustrated on the Preliminary Plans (Exhibit A) a new private driveway is proposed to be constructed to provide access to the expansion building and associated parking area, via an access easement from the church property. Therefore, to the extent applicable, this criterion is satisfied.

10. **Traffic Study Improvements.** If a traffic study is required, improvements identified in the traffic study shall be implemented as required by the director.

---

**Response:** As discussed above for NMC 15.220.030.B(14), a traffic study is not required for this application.

Chapter 15.230 PROPERTY CONSOLIDATIONS AND PROPERTY LINE ADJUSTMENTS

15.230.020 Property Line Adjustments

The following procedures apply to any property line adjustment:

- A. The applicant shall file a Type I application on a form provided by the director. The application shall include a tentative property line adjustment plan meeting the requirements for a tentative partition plan, as set forth in NMC 15.235.040(B), and such other material as required by the director.

**Response:** A City of Newberg Type I application form is included in Exhibit B that is, along with the Preliminary Property Line Adjustment Plans included in Exhibit I, consistent with the provision above.

- B. The director may approve, approve with conditions, or deny the application based on the following criteria:
  - 1. The property line adjustment does not create more lots than existed prior to the adjustment.

**Response:** As illustrated on the Preliminary Property Line Adjustment Plans (Exhibit I), the proposed property line adjustment involves exchange of ±1.14 acres of land between Tax Lot 1400 and Tax Lot 1602 of Yamhill County Assessor's Map R3221. Therefore, this provision is satisfied.

- 2. The adjustment does not create any substandard condition relative to this code, including lot area, lot width, setbacks, and access. If any of the original lots do not meet these standards, the adjusted lots may remain nonconforming, provided:
  - a. The adjustment cannot reasonably or practically bring the lots into conformity.
  - b. The adjustment does not worsen the nonconforming status of the lots.

**Response:** As illustrated on the Preliminary Plans in Exhibit A and the Property Line Adjustment Plans (Exhibit I), the proposed property line adjustment does not create any substandard condition relative to this code. Therefore, this provision is satisfied.

Division 15.300 Zoning Districts

Chapter 15.302 DISTRICTS AND THEIR AMENDMENT

15.302.010 Establishment and designation of use districts and subdistricts.

In order to classify, regulate, restrict and segregate the uses of lands and buildings, to regulate and restrict the height and size of buildings, to regulate the area of yards and other open spaces about buildings, and to regulate the density of population, the following classes of use districts and subdistricts are established:

- A. Use Districts.

---

12. M-2 light industrial district.

B. Subdistricts of Use Districts.

1. AO airport overlay subdistrict.

15.302.032 Purposes of each zoning district.

K. M-2 Light Industrial District. The M-2 light industrial district is intended to create, preserve and enhance areas containing a wide range of manufacturing and related establishments and is typically appropriate to areas providing a wide variety of sites with good rail or highway access. The M-2 district is intended to be consistent with the industrial (IND) designation of the comprehensive plan.

**Response:** The subject property is located in the M-2 District. This application is for a ±20,360 square foot workshop—an expansion of the Applicant’s existing Beaudry’s Custom Woodworking and Cabinetry workshop and associated improvements. This use is permitted and consistent with the Light Industrial (M-2) District and Industrial Comprehensive Plan designation. The criteria are met.

15.302.040 Subdistricts.

Subdistricts of each of the use districts may be established. The parent residential district requirements shall apply to those respective subdistricts except those regulations pertaining to lot area per dwelling unit or density.

B. AO Airport Overlay Subdistrict. An airport overlay subdistrict may be applied within any zoning district. The subdistrict shall be designated by the suffix AO added to the symbol of the parent district. The AO symbol shall be added to the zoning map for properties affected by the airport imaginary surfaces. Except as may otherwise be limited by this code, all uses permitted in the parent zone shall be allowable in the AO subdistrict.

**Response:** This application involves the construction of a ±20,360 square foot workshop – an expansion of the Applicant’s existing Beaudry’s Custom Woodworking and Cabinetry’s workshop and associated improvements, which is a permitted use in the M-2 zone (as shown below in table NMC 15.305.020). Therefore, it is permitted in the Airport Overlay Subdistrict (AO).

#### Chapter 15.305 ZONING USE TABLE

15.305.010 Classification of uses.

The zoning use table under NMC 15.305.020 identifies the land uses that are allowed in the various zoning districts. The specific land use categories are described in Chapter 15.303 NMC. The table identifies each use as one of the following:

P Permitted Use. The use is a permitted use within the zone. Note that the use still may require design review, building permits, or other approval in order to operate.

C Conditional Use. A conditional use permit is required for the use. See Chapter 15.225 NMC.

- S Special Use. The use is subject to specific standards as identified within this code. The applicable section is included in the last column of the table.
- (#) A note indicates specific limits on the use. These notes are listed at the bottom of the table.
- X Prohibited Use. The use is specifically prohibited.

15.305.020 Zoning use table – Use districts.

Newberg Development Code – Zoning Use Table			
#	Use	M-2	Notes and Special Use Standards
500	INDUSTRIAL USES		
501	Traded sector industry office	P	
502	Industrial services	P	
503	Wholesale and industry sales	P	
504	Warehouse, storage, and distribution	P	
505	Self-service storage	P	
506	Light manufacturing	P	
507	Heavy manufacturing	P(34)	
508	Waste-related		
Notes. (34) Limited to expansion or change of existing heavy manufacturing uses.			

**Response:** This application involves the construction of a ±20,360 square foot workshop—an expansion of the Applicant’s existing Beaudry’s Custom Woodworking and Cabinetry workshop and associated improvements, including improvements to the existing parking area. As shown above, this is considered to be an appropriate and permitted use in the M-2 zone. These criteria are met.

Chapter 15.340 AIRPORT OVERLAY (AO) SUBDISTRICT

15.340.020 Permitted uses within the airport approach safety zone.

The following uses are permitted:

- A. Single-family dwellings, mobile homes, duplexes and multifamily dwellings, when located greater than 3,000 feet from the displaced threshold and when authorized in the primary zoning district, provided the landowner signs and records in the deed and mortgage records of Yamhill County a hold harmless agreement and avigation and hazard easement and submits them to the airport sponsor and the planning and building department.
- B. All uses permitted in the primary zoning district, provided the use does not create the following:
  1. Electrical interference with navigational signals or radio communication between the airport and aircraft.
  2. Visual interference which would make it difficult for pilots to distinguish between airport lights or other lighting.
  3. Impairment of visibility.
  4. Bird strike hazards.

- 
5. Endangerment or interference with the landing, taking off or maneuvering of aircraft intending to use the airport.
  6. Population densities which exceed the following limitations:

**Response:** As previously noted above, this application is for a ±20,360 square foot workshop—an expansion of the Applicant’s existing Beaudry’s Custom Woodworking and Cabinetry workshop and associated improvements. As shown in the zoning use table (NMC 15.305.020) above, this is a permitted use in the M-2 zone. Therefore, it is a permitted use in the Airport Overlay Subdistrict. The proposed use will not impact or alter the potential conflicts listed in this section. These criteria are met.

15.340.040 Procedures.

- A. Development Permits. An application for a development permit for any permitted use within the airport approach safety zone or the displaced threshold approach surface zone which is subject to site design review as required by NMC 15.220.010 et seq. and shall include the following information:
  1. The boundaries of the airport imaginary surfaces as they relate to property boundary lines; and
  2. The location and height of all existing and proposed buildings, structures, utility lines and roads; and
  3. A statement from the Oregon Aeronautics Division indicating whether the proposed use will interfere with operation of the landing facility.

**Response:** The project site is located in the inner horizontal surface and transitional surface of the AO subdistrict and is not within the approach safety zone or the displaced threshold approach surface zone. The transition zone is defined as an imaginary surface extending beyond the edge of the runway, climbing 1 foot vertically for every 7 feet of horizontal projection. The face of the proposed building closest to the edge of the runway is approximately 1,000 feet from the edge of the runway. The imaginary plane is at an elevation of approximately 142 feet above the runway elevation. The proposed building (and existing building) is below this imaginary plane. Therefore, this provision is satisfied.

- B. FAA Notice Required. To meet the requirements of Federal Aviation Regulations Part 77, FAA Form 7460-1, Notice of Proposed Construction or Alteration, must be submitted for any construction or alteration of greater height than an imaginary surface extending outward and upward at a slope of 50 to one for a horizontal distance of 10,000 feet from the nearest point of the nearest runway of the airport. Notice is not required for construction or alteration that is shielded by existing structures or terrain as defined in Section 77.15 of Part 77 of the Federal Aviation Regulations.

**Response:** As illustrated on the Architectural Renderings in Exhibit F, the highest proposed elevation is ±30 feet in height. Additionally, existing buildings to west and south of the proposed building are equal or greater in height than the proposed building. The proposed building is shielded by existing structures. The proposed structure will not adversely affect safety in air navigation. Therefore, this provision is satisfied.

---

15.340.050 Limitations.

- A. To meet the standards and reporting requirements established in FAA Regulations, Part 77, no structure shall penetrate into the airport imaginary surfaces as defined in this code except as provided in NMC 15.340.030(B).

**Response:** The proposed improvements do not penetrate into the airport's imaginary surfaces as defined in this code and as previously noted. Therefore, this provision is satisfied.

- B. High density public uses as defined in this code shall not be permitted in the airport approach safety zone or the displaced threshold approach surface zone.

**Response:** This application involves a property line adjustment and the construction of a new industrial building for the Applicant's existing custom woodworking shop. This project does not propose a high-density public use as defined in this code. Therefore, this criterion does not apply.

- C. Following July 1990, if FAA funds are used by the city to improve or enhance the airport, new structures, buildings and dense uses shall be prohibited in the runway protection zone consistent with federal requirements.

**Response:** The subject site is not located in the runway protection zone. Therefore, this criterion does not apply.

- D. Whenever there is a conflict in height limitations prescribed by this overlay zone and the primary zoning district, the lowest height limitation fixed shall govern; provided, however, that the height limitations here imposed shall not apply to such structures customarily employed for aeronautical purposes.

**Response:** As previously noted, the proposed buildings are in conformance with the lowest height limitation fixed governed by this standard with is the height limitation prescribed by the Airport Overlay Zone, as demonstrated on the Preliminary Plans (Exhibit A) and Architectural Renderings (Exhibit F). Therefore, this provision is satisfied.

- E. No glare-producing materials shall be used on the exterior of any structure located within the airport approach safety zone.

**Response:** Glare-producing materials are not proposed to be used on the exterior of any proposed structure located within the airport approach safety zone, as illustrated on the Architectural Renderings in Exhibit F. Therefore, this provision is satisfied.

- F. In noise-sensitive areas (within 1,500 feet of an airport or within established noise contour boundaries of 55 Ldn and above for identified airports) where noise levels are a concern, a declaration of anticipated noise levels shall be attached to any building permit or development approval. In areas where the noise level is anticipated to be 55 Ldn and above, prior to issuance of a building permit for construction of noise-sensitive land use (real property normally used for sleeping or normally used as schools, churches, hospitals, or public libraries) the permit applicant shall be required to demonstrate that the indoor noise level will not exceed 55 Ldn. The director will review building permits for noise-sensitive developments.

---

**Response:** This project does not involve a noise-sensitive land use. Therefore, this criterion is not applicable.

Division 15.400 Development Standards

Chapter 15.405 LOT REQUIREMENTS

15.405.010 Lot area – Lot areas per dwelling unit.

- A. In the following districts, each lot or development site shall have an area as shown below except as otherwise permitted by this code:
4. In the M-1, M-2 and M-3 districts, each lot or development site shall have a minimum area of 20,000 square feet.

**Response:** As previously noted, the Applicant is proposing to purchase a portion of Tax Lot 1400 ( $\pm$  1.14 acres of land). As shown on the Preliminary Plans in Exhibit A, the proposed property line adjustment results in an adjusted Tax Lot 1400 of  $\pm$ 5.33 acres in size and an adjusted Tax Lot 1602 of  $\pm$ 2.23 acres in size. Therefore, this provision is satisfied.

B. Lot or Development Site Area per Dwelling Unit.

**Response:** This application involves the expansion of a Beaudry's Custom Woodworking and Cabinetry workshop. This application does not involve residential dwelling units, as illustrated on the Preliminary Plans in Exhibit A. This criterion is not applicable.

- C. In calculating lot area for this section, lot area does not include land within public or private streets. In calculating lot area for maximum lot area/minimum density requirements, lot area does not include land within stream corridors, land reserved for public parks or open spaces, commons buildings, land for preservation of natural, scenic, or historic resources, land on slopes exceeding 15 percent or for avoidance of identified natural hazards, land in shared access easements, public walkways, or entirely used for utilities, land held in reserve in accordance with a future development plan, or land for uses not appurtenant to the residence.

**Response:** As shown on the Preliminary Plans in Exhibit A, the lot area has been calculated in accordance with the requirements of this section. This criterion is met.

- D. Lot size averaging is allowed for any subdivision. Some lots may be under the minimum lot size required in the zone where the subdivision is located, as long as the average size of all lots is at least the minimum lot size.

**Response:** This application does not involve a residential use or propose a subdivision. Therefore, this provision is not applicable.

15.405.030 Lot dimensions and frontage.

- A. Width. Widths of lots shall conform to the standards of this code.

**Response:** The proposed lot dimensions are shown on the Preliminary Plans in Exhibit A and are in conformance with this standard. Therefore, this standard is satisfied.

- B. Depth to Width Ratio. Each lot and parcel shall have an average depth between the front and rear lines of not more than two and one-half times the average width between the side lines. Depths of lots

---

shall conform to the standards of this code. Development of lots under 15,000 square feet are exempt from the lot depth to width ratio requirement.

**Response:** The proposed lot dimensions, including depth and width, are shown on the Preliminary Plans in Exhibit A and are in conformance with this standard. Therefore, this standard is satisfied.

C. Area. Lot sizes shall conform to standards set forth in this code. Lot area calculations shall not include area contained in public or private streets as defined by this code.

**Response:** Per Section 15.405.010(A)(4), the minimum lot standards in the M-2 zone are 20,000 square feet in size. As previously noted, Tax Lot 1400 is proposed to be ±5.33 acres in size (over 100,000 square feet) and Tax Lot 1602 is proposed to be ±2.23 acres in size (also over 100,000 square feet). This criterion is met.

D. Frontage.

1. No lot or development site shall have less than the following lot frontage standards:

a. Each lot or development site shall have either frontage on a public street for a distance of at least 25 feet or have access to a public street through an easement that is at least 25 feet wide. No new private streets, as defined in NMC 15.05.030, shall be created to provide frontage or access.

**Response:** A new access is proposed to be constructed on the remainder of Tax Lot 1400 as shown on the Preliminary Plans (Exhibit A). The subject site's access is proposed to be provided via an access easement across Tax Lot 1400 to S Springbrook Road (a public street), as illustrated on the Preliminary Plans (Exhibit A), consistent with the provision above. Therefore, this provision is satisfied.

15.405.040 Lot coverage and parking coverage requirements.

C. All other districts and uses not listed in subsection (B) of this section shall not be limited as to lot coverage and parking coverage except as otherwise required by this code.

**Response:** The maximum building and parking coverage requirements are not applicable to lots designated M-2 District. Therefore, this provision is satisfied.

#### Chapter 15.410 YARD SETBACK REQUIREMENTS

15.410.010 General yard regulations.

A. No yard or open space provided around any building for the purpose of complying with the provisions of this code shall be considered as providing a yard or open space for any other building.

B. No yard or open space on adjoining property shall be considered as providing required yard or open space for another lot or development site under the provisions of this code.

C. No front yards provided around any building for the purpose of complying with the regulations of this code shall be used for public

---

or private parking areas or garages, or other accessory buildings, except as specifically provided elsewhere in this code.

- D. When the common property line separating two or more contiguous lots is covered by a building or a permitted group of buildings with respect to such common property line or lines does not fully conform to the required yard spaces on each side of such common property line or lines, such lots shall constitute a single development site and the yards as required by this code shall then not apply to such common property lines.
- E. Dwellings Where Permitted above Nonresidential Buildings. The front and interior yard requirements for residential uses shall not be applicable; provided, that all yard requirements for the district in which such building is located are complied with.
- F. In the AI airport industrial district, clear areas, safety areas, object-free areas, taxiways, parking aprons, and runways may be counted as required yards for a building, even if located upon an adjacent parcel.

**Response:** As illustrated on the Preliminary Plans (Exhibit A) and to the extent applicable, this application is in conformance the general yard regulations listed above.

15.410.020 Front yard setback.

- C. Industrial. All lots or development sites in the M-1, M-2 or M-3 districts shall have a front yard of 20 feet. Lots or development sites in the AI district shall have a front yard of 10 feet. Lots or development sites in the M-4 district shall have a front yard of 20 feet where abutting Highway 219, arterials, and collectors, and a front yard of 10 feet along other streets.

**Response:** The subject site is located in the M-2 district and the required 20-foot front yard setback is illustrated on the Preliminary Plans (Exhibit A), consistent with this provision. Therefore, this criterion is satisfied.

15.410.030 Interior yard setback.

- C. Industrial. All lots or development sites in the AI, M-1, M-2, M-3, and M-4 districts shall have no interior yards where said lots or development sites abut property lines of commercially or industrially zoned property. When interior lot lines of said districts are common with property zoned residentially, interior yards of not less than 10 feet shall be required opposite the residential districts.

**Response:** The subject site abuts residentially zoned R-2 property to the north and west. The subject site is located adjacent to property zoned M-2 to the south and east. The interior yards for the proposed site are consistent with the provision above where the site abuts M-2 zoned property, as shown on the Preliminary Plans in Exhibit A. This criterion is met.

15.410.060 Vision clearance setback.

The following vision clearance standards shall apply in all zones (see Appendix A, Figure 9).

- A. At the intersection of two streets, including private streets, a triangle formed by the intersection of the curb lines, each leg of the vision clearance triangle shall be a minimum of 50 feet in length.

- B. At the intersection of a private drive and a street, a triangle formed by the intersection of the curb lines, each leg of the vision clearance triangle shall be a minimum of 25 feet in length.
- C. Vision clearance triangles shall be kept free of all visual obstructions from two and one-half feet to nine feet above the curb line. Where curbs are absent, the edge of the asphalt or future curb location shall be used as a guide, whichever provides the greatest amount of vision clearance.
- D. There is no vision clearance requirement within the commercial zoning district(s) located within the riverfront (RF) overlay subdistrict.

**Response:** The subject property abuts a driveway that provides access to SW Springbrook Road. The vision clearance triangles are illustrated on the Preliminary Plans (Exhibit A), consistent with the requirements of this section. Therefore, to the extent applicable, this provision is satisfied.

15.410.070 Yard exceptions and permitted intrusions into required yard setbacks.

The following intrusions may project into required yards to the extent and under the conditions and limitations indicated:

- A. Depressed Areas. In any district, open work fences, hedges, guard railings or other landscaping or architectural devices for safety protection around depressed ramps, stairs or retaining walls may be located in required yards; provided, that such devices are not more than three and one-half feet in height.
- B. Accessory Buildings. In front yards on through lots, where a through lot has a depth of not more than 140 feet, accessory buildings may be located in one of the required front yards; provided, that every portion of such accessory building is not less than 10 feet from the nearest street line.
- C. Projecting Building Features. The following building features may project into the required front yard no more than five feet and into the required interior yards no more than two feet; provided, that such projections are no closer than three feet to any interior lot line:
  1. Eaves, cornices, belt courses, sills, awnings, buttresses or other similar features.
  2. Chimneys and fireplaces, provided they do not exceed eight feet in width.
  3. Porches, platforms or landings which do not extend above the level of the first floor of the building.
  4. Mechanical structures (heat pumps, air conditioners, emergency generators and pumps).

**Response:** As shown on the Preliminary Plans in Exhibit A, intrusions are not proposed to project into the required yard setbacks. Therefore, to the extent applicable, this provision is satisfied.

- D. Fences and Walls.

- 
2. In any commercial or industrial district, a fence or wall shall be permitted to be placed at the property line or within a yard setback as follows:
    - a. Not to exceed eight feet in height. Located or maintained in any interior yard except where the requirements of vision clearance apply. For purposes of fencing only, lots that are corner lots or through lots may select one of the street frontages as a front yard and all other yards shall be considered as interior yards, allowing the placement of an eight-foot fence on the property line.
    - b. Not to exceed four feet in height. Located or maintained within all other front yards.
  3. If chain link (wire-woven) fences are used, they are manufactured of corrosion-proof materials of at least 11-1/2 gauge.
  4. The requirements of vision clearance shall apply to the placement of fences.

**Response:** The existing and proposed fences are illustrated on the Preliminary Plans in Exhibit A, which are in compliance with the provisions above.

- E. Parking and Service Drives (Also Refer to NMC 15.440.010 through 15.440.080).
  1. In any district, service drives or accessways providing ingress and egress shall be permitted, together with any appropriate traffic control devices in any required yard.
  3. In any commercial or industrial district, except C-1, C-4 and M-1, public or private parking areas or parking spaces shall be permitted in any required yard (see NMC 15.410.030). Parking requirements in the C-4 district are described in NMC 15.352.040(H).
  4. In the I district, public or private parking areas or parking spaces may be no closer to a front property line than 20 feet, and no closer to an interior property line than five feet.

**Response:** The proposed parking and accessways are shown on the Preliminary Plans in Exhibit A, which are in conformance with the above criteria.

- F. Public Telephone Booths and Public Transit Shelters. Public telephone booths and public transit shelters shall be permitted; provided, that vision clearance is maintained for vehicle requirements for vision clearance.

**Response:** Public telephone booths and public transit shelters are not proposed with this project, as illustrated on the Preliminary Plans in Exhibit A. Therefore, this criterion does not apply.

- G. Hangars within the AR airport residential district may be constructed with no yard setbacks to property lines adjacent to other properties within the airport residential or airport industrial districts.

---

**Response:** Hangers are not proposed as part of this project, as illustrated on the Preliminary Plans in Exhibit A. Therefore, this criterion does not apply.

**Chapter 15.415 BUILDING AND SITE DESIGN STANDARDS**

15.415.010 Main buildings and uses as accessory buildings.

- A. Hereinafter, any building which is the only building on a lot is a main building.
- B. In any residential district except RP, there shall be only one main use per lot or development site; provided, that home occupations shall be allowed where permitted.

**Response:** The subject site is not located in a residential district; the subject site is located in the M-2 District. Therefore, this criterion does not apply.

- C. In any residential district, there shall be no more than two accessory buildings on any lot or development site.

**Response:** The subject site is not located in a residential district; the subject site is located in the M-2 District. Therefore, this criterion does not apply.

15.415.020 Building height limitation.

- B. Commercial and Industrial.
  - 1. In the C-1 district no main building or accessory building shall exceed 30 feet in height.

**Response:** The subject site is not located in the C- 1 district. Therefore, this criterion does not apply.

- 2. In the AI, C-2, C-3, M-1, M-2, and M-3 districts there is no building height limitation, except, where said districts abut upon a residential district, the maximum permitted building height shall not exceed the maximum building height permitted in the abutting residential district for a distance of 50 feet from the abutting boundary.

**Response:** The subject property is located in the M-2 district and the AO subdistrict and abuts residential districts to the west and north. The proposed building height is illustrated on the Architectural Plans and Renderings in Exhibit F and is in conformance with the height limits of the AO subdistrict and abutting residential district (R-2). Therefore, this criterion is satisfied.

- 3. In the C-4 district, building height limitation is described in NMC 15.352.040(J)(1).

**Response:** The subject site is not located in the C- 4 district. Therefore, this criterion does not apply.

- C. The maximum height of buildings and uses permitted conditionally shall be stated in the conditional use permits.

**Response:** This application does not involve a conditional use; therefore, this criterion does not apply.

- E. Alternative Building Height Standard. As an alternative to the building height standards above, any project may elect to use the

---

following standard (see Figure 24 in Appendix A). To meet this standard:

1. Each point on the building must be no more than 20 feet higher than the ground level at all points on the property lines, plus one vertical foot for each horizontal foot of distance from that property line; and
2. Each point on the building must be no more than 20 feet higher than the ground level at a point directly north on a property line, plus one vertical foot for each two horizontal feet of distance between those points. This second limit does not apply if the property directly to the north is a right-of-way, parking lot, protected natural resource, or similar unbuildable property.

**Response:** This application is in conformance with the maximum building height, as previously noted. The Applicant is not pursuing the alternative building height standard. Therefore, this provision is not applicable.

- F. Buildings within the airport overlay subdistrict are subject to the height limits of that subdistrict.

**Response:** As previously noted, the subject property is located within the Airport Overlay Subdistrict. The proposed building height is illustrated on the Architectural Plans and Renderings in Exhibit F and is in compliance with the height limits of the AO subdistrict. Therefore, this criterion is satisfied.

#### Chapter 15.420 LANDSCAPING AND OUTDOOR AREAS

15.420.010 Required minimum standards.

- B. Required Landscaped Area. The following landscape requirements are established for all developments except single-family dwellings:

1. A minimum of 15 percent of the lot area shall be landscaped; provided, however, that computation of this minimum may include areas landscaped under subsection (B)(3) of this section. Development in the C-3 (central business district) zoning district and M-4 (large lot industrial) zoning district is exempt from the 15 percent landscape area requirement of this section. Additional landscaping requirements in the C-4 district are described in NMC 15.352.040(K). In the AI airport industrial district, only a five percent landscaping standard is required with the goal of “softening” the buildings and making the development “green” with plants, where possible. The existence of the runway, taxiway, and approach open areas already provide generally for the 15 percent requirement. Developments in the AI airport industrial district with a public street frontage shall have said minimum landscaping between the front property line and the front of the building.

**Response:** The existing natural vegetation coupled with the proposed landscaped area comprises ±15 percent of the total lot area, which is consistent with the provision above. Therefore, this standard is met.

- 
2. All areas subject to the final design review plan and not otherwise improved shall be landscaped.

**Response:** To the extent applicable, this standard is met.

3. The following landscape requirements shall apply to the parking and loading areas:
  - a. A parking or loading area providing 10 or more spaces shall be improved with defined landscaped areas totaling no less than 25 square feet per parking space.

**Response:** This project proposes the addition of ±41 parking spaces, as illustrated on the Preliminary Plans in Exhibit A, the proposed landscaping within the parking lot and loading areas, including stormwater planters, landscape islands, and landscape strips, is consistent with this provision. This provision is satisfied.

- b. A parking, loading area, or drive aisle which runs adjacent to a property line shall be separate from any lot line adjacent to a street by a landscaped strip at least 10 feet in interior width or the width of the required yard, whichever is greater, and any other lot line by a landscaped strip of at least five feet in interior width. See subsections (B)(3)(c) and (d) of this section for material to plant within landscape strips.

**Response:** As demonstrated on the Preliminary Plans in Exhibit A, a portion of the proposed parking area and drive aisle are adjacent to a property line and are separated from the adjacent lots by a landscaped strip, consistent with the provision above. Therefore, this provision is satisfied.

- c. A landscaped strip separating a parking area, loading area, or drive aisle from a street shall contain street trees spaced as appropriate to the species, not to exceed 50 feet apart on average, and a combination of shrubs and ground cover, or lawn. This landscaping shall provide partial screening of these areas from the street.

**Response:** As demonstrated on the Preliminary Landscape Plan in Exhibit A, the proposed landscaped strips are not separating parking areas, loading areas, or drive aisles from a street. Therefore, this standard is not applicable.

- d. A landscaped strip separating a parking area, loading area, or drive aisle from an interior lot line shall contain any combination of trees, shrubs, ground cover or lawn. Plant material shall be selected from at least two different plant material groups (example: trees and shrubs, or lawn and shrubs, or lawn and trees and shrubs).

**Response:** As shown on the Preliminary Landscape Plan in Exhibit A, the proposed landscaped strips separating parking area and drive isle from interior lot lines contain a combination of

---

trees, shrubs, and other ground cover, consistent with this provision. Therefore, this standard is satisfied.

- e. Landscaping in a parking or loading area shall be located in defined landscaped areas which are uniformly distributed throughout the parking or loading area.

**Response:** As shown on the Preliminary Landscape Plan in Exhibit A, the proposed landscaping within the parking area is designed to be located in defined landscaped areas such as landscape strips, stormwater planters, and uniformly distributed landscape islands, consistent with the provision above. Therefore, this standard is met.

- f. Landscaping areas in a parking lot, service drive or loading area shall have an interior width of not less than five feet.

**Response:** The dimensions of the proposed landscaped areas are shown on the Preliminary Plans in Exhibit A and are in conformance with the requirement above. This standard is met.

- g. All multifamily, institutional, commercial, or industrial parking areas, service drives, or loading zones which abut a residential district shall be enclosed with a 75 percent opaque, site-obscuring fence, wall or evergreen hedge along and immediately adjacent to any interior property line which abuts the residential district. Landscape plantings must be large enough to provide the required minimum screening requirement within 12 months after initial installation. Adequate provisions shall be maintained to protect walls, fences or plant materials from being damaged by vehicles using said parking areas.

**Response:** The subject site abuts a residential district (R-2) to the west and to the north, as illustrated on the Preliminary Plans in Exhibit A. Compliance with this provision to provide a site-obscuring fence located along the applicable residential district property lines will be demonstrated and satisfied at the time of construction. Therefore, this provision will be satisfied.

- h. An island of landscaped area shall be located to separate blocks of parking spaces. At a minimum, one deciduous shade tree per seven parking spaces shall be planted to create a partial tree canopy over and around the parking area. No more than seven parking spaces may be grouped together without an island separation unless otherwise approved by the director based on the following alternative standards:

- i. Provision of a continuous landscaped strip, with a five-foot minimum width, which runs perpendicular to the row of parking spaces (see Appendix A, Figure 13).

- 
- ii. Provision of tree planting landscape islands, each of which is at least 16 square feet in size, and spaced no more than 50 feet apart on average, within areas proposed for back-to-back parking (see Appendix A, Figure 14).

**Response:** As shown on the Preliminary Landscape Plan in Exhibit A, the parking area contains landscaped islands to separate blocks of parking spaces at a minimum of one deciduous shade tree per seven parking spaces and a continuous 5-foot wide landscape strip, consistent with the provisions above. Therefore, this standard is met.

- 4. **Trees, Shrubs and Ground Covers.** The species of street trees required under this section shall conform to those authorized by the city council through resolution. The director shall have the responsibility for preparing and updating the street tree species list which shall be adopted in resolution form by the city council.
  - a. Arterial and minor arterial street trees shall have spacing of approximately 50 feet on center. These trees shall have a minimum two-inch caliper tree trunk or stalk at a measurement of two feet up from the base and shall be balled and burlapped or boxed.
  - b. Collector and local street trees shall be spaced approximately 35 to 40 feet on center. These trees shall have a minimum of a one and one-half or one and three-fourths inch tree trunk or stalk and shall be balled and burlapped or boxed.
  - c. **Accent Trees.** Accent trees are trees such as flowering cherry, flowering plum, crab-apple, Hawthorne and the like. These trees shall have a minimum one and one-half inch caliper tree trunk or stalk and shall be at least eight to 10 feet in height. These trees may be planted bare root or balled and burlapped. The spacing of these trees should be approximately 25 to 30 feet on center.
  - d. All broad-leafed evergreen shrubs and deciduous shrubs shall have a minimum height of 12 to 15 inches and shall be balled and burlapped or come from a two-gallon can. Gallon-can size shrubs will not be allowed except in ground covers. Larger sizes of shrubs may be required in special areas and locations as specified by the design review board. Spacing of these shrubs shall be typical for the variety, three to eight feet, and shall be identified on the landscape planting plan.
  - e. **Ground Cover Plant Material.** Ground cover plant material such as greening juniper, cotoneaster, minor Bowles, English ivy, hypericum and the like shall be one of the following sizes in specified spacing for that size:

Ground Cover Plant Material	
Gallon cans	3 feet on center
4" containers	2 feet on center
2-1/4" containers	18" on center
Rooted cuttings	12" on center

**Response:** The Preliminary Landscape Plan in Exhibit A details the proposed landscaping materials, including the sizing, spacing, and plant type, which meet the provisions of this section. This standard is satisfied.

- Automatic, underground irrigation systems shall be provided for all areas required to be planted by this section. The director shall retain the flexibility to allow a combination of irrigated and nonirrigated areas. Landscaping material used within nonirrigated areas must consist of drought-resistant varieties. Provision must be made for alternative irrigation during the first year after initial installation to provide sufficient moisture for plant establishment.

**Response:** As applicable, automatic underground irrigation systems can be provided for all areas required to be planted by this section. This standard can be met.

- Required landscaping shall be continuously maintained.

**Response:** This standard will be met.

- Maximum height of tree species shall be considered when planting under overhead utility lines.

**Response:** The subject site does not contain overhead utilities or propose new overhead utilities, as shown on the Preliminary Plans in Exhibit A. Therefore, this standard is not applicable.

- Landscaping requirements and standards for parking and loading areas (subsection (B)(3) of this section) will apply to development proposals unless the institution has addressed the requirements and standards by an approved site development master plan. With an approved site development master plan, the landscape requirements will be reviewed through an administrative Type I review process.

**Response:** This application involves a site design review, is in compliance with the requirements and standards of subsection (B)(3), and this application is not associated with an approved site development master plan. Therefore, to the extent applicable, this provision is met.

- In the M-4 zone, landscaping requirements and standards for parking and loading areas (subsection (B)(3) of this section) do not apply unless within 50 feet of a residential district.

---

**Response:** The proposed development is designated M-2 and is not designated M-4. Therefore, this standard does not apply.

- C. Installation of Landscaping. All landscaping required by these provisions shall be installed prior to the issuance of occupancy permits, unless security equal to 110 percent of the cost of the landscaping as determined by the director is filed with the city, insuring such installation within six months of occupancy. A security – cash, certified check, time certificates of deposit, assignment of a savings account, bond or such other assurance of completion as shall meet with the approval of the city attorney – shall satisfy the security requirements. If the installation of the landscaping is not completed within the six-month period, or within an extension of time authorized by the director, the security may be used by the city to complete the installation. Upon completion of the installation, any portion of the remaining security deposited with the city shall be returned to the applicant.

**Response:** This standard will be met.

15.420.020 Landscaping and amenities in public rights-of-way.

The following standards are intended to create attractive streetscapes and inviting pedestrian spaces. A review body may require any of the following landscaping and amenities to be placed in abutting public rights-of-way as part of multifamily, commercial, industrial, or institutional design reviews, or for subdivisions and planned unit developments. In addition, any entity improving existing rights-of-way should consider including these elements in the project. A decision to include any amenity shall be based on comprehensive plan guidelines, pedestrian volumes in the area, and the nature of surrounding development.

**Response:** The subject site does not abut a public right-of-way; the subject site’s proposed access to Springbrook Road via an access easement across Tax Lot 1400 and existing easement. This application does not involve a new public right-of-way and improving existing public rights-of-way is not required as part of this project. Therefore, the criteria included in this section are not applicable.

Chapter 15.425 EXTERIOR LIGHTING

15.425.020 Applicability and exemptions.

- A. Applicability. Outdoor lighting shall be required for safety and personal security in areas of assembly, parking, and traverse, as part of multifamily residential, commercial, industrial, public, recreational and institutional uses. The applicant for any Type I or Type II development permit shall submit, as part of the site plan, evidence that the proposed outdoor lighting plan will comply with this section. This information shall contain but not be limited to the following:
1. The location, height, make, model, lamp type, wattage, and proposed cutoff angle of each outdoor lighting fixture.
  2. Additional information the director may determine is necessary, including but not limited to illuminance level

---

profiles, hours of business operation, and percentage of site dedicated to parking and access.

3. If any portion of the site is used after dark for outdoor parking, assembly or traverse, an illumination plan for these areas is required. The plan must address safety and personal security.

**Response:** The proposed exterior lighting is illustrated on the Exterior Photometric Plan included with the application materials (Exhibit A) and is designed to be in compliance with the provisions above.

15.425.030 Alternative materials and methods of construction, installation, or operation.

The provisions of this section are not intended to prevent the use of any design, material, or methods of installation or operation not specifically prescribed by this section, provided any such alternate has been approved by the director. Alternatives must be an approximate equivalent to the applicable specific requirement of this section and must comply with all other applicable standards in this section.

**Response:** Alternatives to the exterior lighting materials and methods of construction, installation and operation are not being pursued with this application. Therefore, this criterion is not applicable.

15.425.040 Requirements.

A. General Requirements – All Zoning Districts.

1. Low-level light fixtures include exterior lights which are installed between ground level and six feet tall. Low-level light fixtures are considered nonintrusive and are unrestricted by this code.
2. Medium-level light fixtures include exterior lights which are installed between six feet and 15 feet above ground level. Medium-level light fixtures must either comply with the shielding requirements of subsection (B) of this section, or the applicant shall show that light trespass from a property has been designed not to exceed one-half foot-candle at the property line.
3. High-level light fixtures include exterior lights which are installed 15 feet or more above ground level. High-level light fixtures must comply with the shielding requirements of subsection (B) of this section, and light trespass from a property may not exceed one-half foot-candle at the property line.

B. Table of Shielding Requirements.

Table of Shielding Requirements	
Fixture Lamp Type	Shielded
Low/high pressure sodium, mercury vapor, metal halide and fluorescent over 50 watts	Fully
Incandescent over 160 watts	Fully

Incandescent 160 watts or less	None
Fossil fuel	None
Any light source of 50 watts or less	None
Other sources	As approved by NMC 15.425.030
Note: "Incandescent" includes tungsten-halogen (quartz) lamps.	

**Response:** The proposed exterior lighting is illustrated on the Exterior Photometric Plan included with the application materials (Exhibit A) and is designed to be in compliance with the general lighting requirements provided above.

**Chapter 15.430 UNDERGROUND UTILITY INSTALLATION**

**15.430.010 Underground utility installation.**

- A. All new utility lines, including but not limited to electric, communication, natural gas, and cable television transmission lines, shall be placed underground. This does not include surface-mounted transformers, connections boxes, meter cabinets, service cabinets, temporary facilities during construction, and high-capacity electric lines operating at 50,000 volts or above.

**Response:** New future utilities are proposed to be installed underground, consistent with the provision above. This criterion is satisfied.

- B. Existing utility lines shall be placed underground when they are relocated, or when an addition or remodel requiring a Type II design review is proposed, or when a developed area is annexed to the city.

**Response:** Relocating existing utility lines is not proposed. However, as applicable, existing utilities that may need to be relocated in the future can be installed underground to meet this requirement. This criterion is satisfied.

- C. The director may make exceptions to the requirement to underground utilities based on one or more of the following criteria:
  1. The cost of undergrounding the utility is extraordinarily expensive.
  2. here are physical factors that make undergrounding extraordinarily difficult.
  3. Existing utility facilities in the area are primarily overhead and are unlikely to be changed.

**Response:** The existing utilities and proposed future installation of utilities are in compliance with the underground utility requirements above; therefore, this provision is not applicable.

**Chapter 15.440 OFF-STREET PARKING, BICYCLE PARKING, AND PRIVATE WALKWAYS**

**Article I. Off-Street Parking Requirements**

**15.440.010 Required off-street parking.**

- A. Off-street parking shall be provided on the development site for all R-1, C-1, M-1, M-2 and M-3 zones. In all other zones, the required parking shall be on the development site or within 400 feet of the

---

development site which the parking is required to serve. All required parking must be under the same ownership as the development site served except through special covenant agreements as approved by the city attorney, which bind the parking to the development site.

**Response:** Beaudry's Custom Woodworking and Cabinetry's existing site contains 35 off-street parking spaces. The Preliminary Plans in Exhibit A show the existing and proposed off-street parking area improvements to accommodate the expansion of the shop, which include the addition of 41 off-street parking spaces for a total of 76 parking spaces located on the subject site, consistent with the provision above.

- D. All commercial, office, or industrial developments that have more than 20 off-street parking spaces and that have designated employee parking must provide at least one preferential carpool/vanpool parking space. The preferential carpool/vanpool parking space(s) must be located close to a building entrance.

**Response:** The planned parking area does not include designated employee parking spaces. Therefore, this criterion does not apply.

15.440.020 Parking area and service drive design.

- A. All public or private parking areas, parking spaces, or garages shall be designed, laid out and constructed in accordance with the minimum standards as set forth in NMC 15.440.070.

**Response:** As shown on the Preliminary Plans in Exhibit A, the proposed parking area and drive aisle is designed to be constructed in conformance with the minimum standards as set forth in NMC 15.440.070. This criterion is met.

- B. Groups of three or more parking spaces, except those in conjunction with single-family or two-family dwellings on a single lot, shall be served by a service drive so that no backward movement or other maneuvering of a vehicle within a street, other than an alley, will be required. Service drives shall be designed and constructed to facilitate the flow of traffic, provide maximum safety in traffic access and egress and maximum safety of pedestrian and vehicular traffic on the site, but in no case shall two-way and one-way service drives be less than 20 feet and 12 feet, respectively. Service drives shall be improved in accordance with the minimum standards as set forth in NMC 15.440.060.

**Response:** The proposed parking area and drive aisle is located on the subject site and is designed to be constructed in conformance with the minimum standards set forth in NMC 15.440.060, as depicted on the Preliminary Plans in Exhibit A. The drive aisle and parking spaces are situated to facilitate the flow of traffic and provide maximum safety. Therefore, this criterion is met.

- C. Gates. A private drive or private street serving as primary access to more than one dwelling unit shall not be gated to limit access, except as approved by variance.

**Response:** The proposed subject site access is for industrial business use and does not include dwelling units. This criterion does not apply.

15.440.030 Parking spaces required.

Parking Spaces Required	
Use	Minimum Parking Spaces Required
<b>Industrial Types</b>	
Except as specifically mentioned herein, industrial uses listed as permitted in the M districts: M-1, M-2, M-3, and M-4	1 for each 500 sq. ft. of gross floor area
Aircraft storage hangars up to 3,600 sq. ft. each enclosed hangar area	None (parking occurs in hangar)
Aircraft storage hangars over 3,600 sq. ft. each enclosed hangar area	1 for every 700 sq. ft. of hangar area over 3,600 sq. ft.
Aircraft hangars intended for repair and maintenance operations	1 for each 5,000 sq. ft. of hangar, plus 1 for each 500 sq. ft. of shop area, plus 1 for each 400 sq. ft. of office area
Laboratories and research facilities	1 for each 300 sq. ft. of gross floor area
Machinery or equipment	1 for each 400 sq. ft. of gross sales floor area
Wholesale and storage operations	1 for each 700 sq. ft. of gross floor area

**Response:** Beaudry’s Custom Woodworking and Cabinetry’s expansion building is approximately 20,360 square feet, which requires 41 parking spaces (based on the table provided above). As demonstrated on the Preliminary Plans in Exhibit A, the proposed parking spaces, coupled with the 35 existing parking spaces, amount to 76 parking spaces, including four ADA parking stalls (one van accessible). Therefore, this criterion is satisfied.

15.440.060 Parking area and service drive improvements.

All public or private parking areas, outdoor vehicle sales areas, and service drives shall be improved according to the following:

- A. All parking areas and service drives shall have surfacing of asphaltic concrete or Portland cement concrete or other hard surfacing such as brick or concrete pavers. Other durable and dust-free surfacing materials may be approved by the director for infrequently used parking areas. All parking areas and service drives shall be graded so as not to drain stormwater over the public sidewalk or onto any abutting public or private property.

**Response:** As shown on the Preliminary Plans in Exhibit A, the proposed parking area and drive aisle will be constructed of asphalt, concrete or similar, consistent with the provision above. The Preliminary Plans in Exhibit A also illustrate that the proposed drive aisle is designed to prevent stormwater drainage from encroaching upon abutting public or private property. This criterion is met.

- B. All parking areas shall be designed not to encroach on public streets, alleys, and other rights-of-way. Parking areas shall not be placed in the area between the curb and sidewalk or, if there is no sidewalk, in the public right-of-way between the curb and the property line. The

---

director may issue a permit for exceptions for unusual circumstances where the design maintains safety and aesthetics.

**Response:** As shown on the Preliminary Plans in Exhibit A, the existing parking area does not encroach on public streets, alleys, and other rights-of-way. This criterion is met

- C. All parking areas, except those required in conjunction with a single-family or two-family dwelling, shall provide a substantial bumper which will prevent cars from encroachment on abutting private and public property.

**Response:** The planned parking area and parking stall bumpers are shown on the Preliminary Site Plan in Exhibit A. As applicable, parking area bumpers will be provided, consistent with this provision. This criterion is met.

- D. All parking areas, including service drives, except those required in conjunction with single-family or two-family dwellings, shall be screened in accordance with NMC 15.420.010(B).

**Response:** The parking area will be landscaped and screened as depicted on the Preliminary Landscape Plan in Exhibit A, which is in accordance with NMC 15.420.010(B). This criterion is met.

- E. 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.

**Response:** The Exterior Photometric Plan included with the Preliminary Plans in Exhibit A illustrates the proposed lighting required throughout the development site, which will be oriented as to reflect light away from the abutting residential district to the north and to the west of the subject site. Therefore, this criterion does not apply.

- F. All service drives and parking spaces shall be substantially marked and comply with NMC 15.440.070.

**Response:** As detailed on the Preliminary Site Plan in Exhibit A, the parking spaces will be clearly delineated in the parking area to comply with NMC 15.440.070. This criterion is met.

- G. Parking areas for residential uses shall not be located in a required front yard, except as follows:

1. Attached or detached single-family or two-family: parking is authorized in a front yard on a service drive which provides access to an improved parking area outside the front yard.
2. Three- or four-family: parking is authorized in a front yard on a service drive which is adjacent to a door at least seven feet wide intended and used for entrance of a vehicle (see Appendix A, Figure 12).

**Response:** This application does not involve a residential land use. Therefore, these provisions do not apply.

- H. A reduction in size of the parking stall may be allowed for up to a maximum of 30 percent of the total number of spaces to allow for compact cars. For high turnover uses, such as convenience stores or

fast-food restaurants, at the discretion of the director, all stalls will be required to be full-sized.

**Response:** Based on the development code and the proposed building’s size (±20,360 square feet) 41 new parking spaces are required (as previously noted). As illustrated on the Preliminary Plans in Exhibit A, 41 new parking spaces are proposed. A total of 76 parking spaces will be provided, nine of which are proposed to be compact; less than 30% of the total parking spaces being provided are compact. Therefore, this criterion is satisfied.

I. Affordable housing projects may use a tandem parking design, subject to approval of the community development director.

**Response:** This application does not propose tandem parking spaces. Therefore, to the extent applicable, this criterion is satisfied.

J. Portions of off-street parking areas may be developed or redeveloped for transit-related facilities and uses such as transit shelters or park-and-ride lots, subject to meeting all other applicable standards, including retaining the required minimum number of parking spaces.

**Response:** Redevelopment or development of the parking area for transit-related facilities and uses is not being pursued with this application. This criterion does not apply.

15.440.070 Parking tables and diagrams.

The following tables provide the minimum dimensions of public or private parking areas

Table of Dimensions (in feet)					
Basic Stall		Back to Back		Aisles	
Angle- °	A	B	C	D (one-way)	E (two-way)
30°	18	16.8	25.8	12	20
38°	14.6	18.2	29.3	12	20
45°	12.7	19.1	31.8	12	20
52°	11.4	19.7	33.9	13	20
55°	11	19.9	34.6	14	20
60°	10.4	20.1	35.7	15	20
70°	9.6	20	36.9	18	20
80°	9.1	19.3.3	37	20	20

Notes:

- Bumpers must be installed where paved areas abut street right-of-way (except at driveways).
- No stalls shall be such that cars must back over the property line to enter or leave stall.
- Stalls must be clearly marked and the markings must be maintained in good condition.
- The sketches show typical situations to illustrate the required standards. For further information or advice, contact the community development department at 537-1210

Stall Width with Corresponding Table of dimensions (in feet)						
Stall Width = X	9	9.5	10	10.5	11	12
Aisle Width = Y	24	24	22	22	20	20
Notes: 1. Bumpers must be installed where paved areas abut street right-of-way (except at driveways). 2. No stalls shall be such that cars must back over the property line to enter or leave stall. 3. Stalls must be clearly marked and the markings must be maintained in good condition. 4. The sketches show typical situations to illustrate the required standards. For further information or advice, contact the planning department.						

**Response:** The dimensions of the parking spaces are shown on the Preliminary Site Plan in Exhibit A, which are in conformance with the dimensions and requirements provided in the tables above. The criteria are met.

**Article II. Bicycle Parking**

**15.440.100 Facility requirements.**

Bicycle parking facilities shall be provided for the uses shown in the following table. Fractional space requirements shall be rounded up to the next whole number.

Bicycle Parking Requirements	
Use	Minimum Number of Bicycle Parking Spaces Required
New commercial, industrial, office, and institutional developments, including additions that total 4,000 square feet or more	One bicycle parking space for every 10,000 square feet of gross floor area. In C-4 districts, two bicycle parking spaces, or one per 5,000 square feet of building area, must be provided, whichever is greater

**Response:** The total gross floor area for the existing and proposed development is approximately 37,950 square feet (17,590 square feet existing and 20,360 new). Based on the table provided above, the minimum required number of bicycle parking spaces is four. As noted on the Preliminary Plans in Exhibit A, four bicycle parking spaces are proposed to be installed on the subject site. This criterion is met.

**15.440.110 Design.**

**A. Bicycle parking facilities shall consist of one or more of the following:**

1. A firmly secured loop, bar, rack, or similar facility that accommodates locking the bicycle frame and both wheels using a cable or U-shaped lock.
2. An enclosed locker.
3. A designated area within the ground floor of a building, garage, or storage area. Such area shall be clearly designated for bicycle parking.

**Response:** The proposed bicycle parking will be located, designed, and installed consistent with the bicycle parking facilities design requirements above. This criterion is met.

---

4. Other facility designs approved by the director.

B. All bicycle parking spaces shall be at least six feet long and two and one-half feet wide. Spaces shall not obstruct pedestrian travel.

**Response:** The proposed bicycle parking spaces are designed to be consistent with the dimensions above and located as to not obstruct pedestrian travel. This criterion is met.

C. All spaces shall be located within 50 feet of a building entrance of the development.

**Response:** The proposed location of the bicycle parking will be within 50 feet of a building entrance of the development, as noted on the Preliminary Site Plan in Exhibit A. This criterion is met.

D. Required bicycle parking facilities may be located in the public right-of-way adjacent to a development subject to approval of the authority responsible for maintenance of that right-of-way.

**Response:** The required bicycle parking is proposed to be located on-site as noted on the Preliminary Plans in Exhibit A and not located within a public right-of-way. Therefore, this provision is not applicable.

**Article III. Private Walkways**

**15.440.140 Private walkway design.**

A. All required private walkways shall meet the applicable building code and Americans with Disabilities Act requirements.

**Response:** The proposed on-site sidewalks are proposed to be 6 feet in width and provide ADA accessible ramps as depicted on the Preliminary Site Plan in Exhibit A, consistent with the applicable building code and ADA requirements. This criterion is met.

B. Required private walkways shall be a minimum of four feet wide.

**Response:** As shown on the Preliminary Site Plan in Exhibit A, the private pedestrian walkways are designed to be 6 feet wide. Therefore, this criterion is met.

C. Required private walkways shall be constructed of portland cement concrete or brick.

**Response:** As noted on the Preliminary Site Plan in Exhibit A, the private pedestrian walkways will be constructed with concrete or brick, consistent with this provision. Therefore, this criterion is met.

D. Crosswalks crossing service drives shall, at a minimum, be painted on the asphalt or clearly marked with contrasting paving materials or humps/raised crossings. If painted striping is used, it should consist of thermoplastic striping or similar type of durable application.

**Response:** As shown on the Preliminary Site Plan in Exhibit A, street crosswalks are not proposed as part of this project. Therefore, this criterion does not apply.

E. At a minimum, required private walkways shall connect each main pedestrian building entrance to each abutting public street and to each other.

---

**Response:** As shown on the Preliminary Site Plan in Exhibit A, the private pedestrian walkways are planned to connect to each main building entrance, to each other, and to the private street abutting the subject site. Therefore, this criterion is met.

F. The review body may require on-site walks to connect to development on adjoining sites.

**Response:** If required by the review body, on-site walks can be connected to development on adjoining sites.

G. The review body may modify these requirements where, in its opinion, the development provides adequate on-site pedestrian circulation, or where lot dimensions, existing building layout, or topography preclude compliance with these standards.

**Response:** In the event the review body modifies these requirements, then the modifications to these requirements can be met.

**Division 15.500 Public Improvement Standards**

**Chapter 15.505**

**PUBLIC IMPROVEMENTS STANDARDS**

**15.505.020**

**Applicability.**

The provision and utilization of public facilities and services within the City of Newberg shall apply to all land developments in accordance with this chapter. No development shall be approved unless the following improvements are provided for prior to occupancy or operation, unless future provision is assured in accordance with NMC 15.505.030(E).

**Response:** As previously noted, this application involves a property line adjustment and the construction of a new expansion building and associated improvements for Beaudry's Custom Woodworking and Cabinetry shop. Therefore, this application is subject to the public improvement standards.

A. **Public Works Design and Construction Standards.** The design and construction of all improvements within existing and proposed rights-of-way and easements, all improvements to be maintained by the city, and all improvements for which city approval is required shall comply with the requirements of the most recently adopted Newberg public works design and construction standards.

**Response:** This application does not include construction of improvements within existing or proposed right-of-way and easements.

B. **Street Improvements.** All projects subject to a Type II design review, partition, or subdivision approval must construct street improvements necessary to serve the development.

**Response:** Street improvements are not proposed or required as part of this proposed property line adjustment and design review for the expansion of the Applicant's custom woodworking and cabinet shop. Therefore, this provision is not applicable.

C. **Water.** All developments, lots, and parcels within the City of Newberg shall be served by the municipal water system as specified in Chapter 13.15 NMC.

---

**Response:** As shown on the Preliminary Composite Utility Plan in Exhibit A, the subject site is served by the municipal water system and will continue to be served by the municipal water system. Therefore, this standard is satisfied.

D. Wastewater. All developments, lots, and parcels within the City of Newberg shall be served by the municipal wastewater system as specified in Chapter 13.10 NMC.

**Response:** As shown on the Preliminary Composite Utility Plan in Exhibit A, the subject site is served by the existing municipal wastewater system, which will continue to serve the expanded site. Therefore, this standard is satisfied.

E. Stormwater. All developments, lots, and parcels within the City of Newberg shall manage stormwater runoff as specified in Chapters 13.20 and 13.25 NMC.

**Response:** As shown on the Preliminary Utility Plan in Exhibit A and detailed in the Preliminary Stormwater Report in Exhibit G, the stormwater runoff is planned to be managed on-site and in conformance with Chapters 13.20 and 13.25 NMC.

F. Utility Easements. Utility easements shall be provided as necessary and required by the review body to provide needed facilities for present or future development of the area.

**Response:** New utility easements are not proposed with this application. However, if required by the City, new utility easements can be dedicated to provide the needed facilities for present or future development of the area.

G. City Approval of Public Improvements Required. No building permit may be issued until all required public facility improvements are in place and approved by the director, or are otherwise bonded for in a manner approved by the review authority, in conformance with the provisions of this code and the Newberg Public Works Design and Construction Standards.

**Response:** As applicable, this standard will be met.

15.505.030 Street standards.

B. Applicability. The provisions of this section apply to:

1. The creation, dedication, and/or construction of all public streets, bike facilities, or pedestrian facilities in all subdivisions, partitions, or other developments in the City of Newberg.
2. The extension or widening of existing public street rights-of-way, easements, or street improvements including those which may be proposed by an individual or the city, or which may be required by the city in association with other development approvals.
3. The construction or modification of any utilities, pedestrian facilities, or bike facilities in public rights-of-way or easements.
4. The designation of planter strips. Street trees are required subject to Chapter 15.420 NMC.

- 
5. Developments outside the city that tie into or take access from city streets.

**Response:** The subject site is not located on a public street. The subject site is provided access via an easement over Tax Lot 1400, which provides access to a shared driveway. New streets are not proposed or required as part of this application. The street standards do not apply.

15.505.040 Public utility standards.

- B. Applicability. This section applies to all development where installation, extension or improvement of water, wastewater, or private utilities is required to serve the development or use of the subject property.

**Response:** As demonstrated on the Preliminary Plans in Exhibit A, this application involves the installation, extension or improvement of water, wastewater, and private utilities. Therefore, this application is subject to the standards of this section.

C. General Standards.

1. The design and construction of all improvements within existing and proposed rights-of-way and easements, all improvements to be maintained by the city, and all improvements for which city approval is required shall conform to the Newberg public works design and construction standards and require a public improvements permit.
2. The location, design, installation and maintenance of all utility lines and facilities shall be carried out with minimum feasible disturbances of soil and site. Installation of all proposed public and private utilities shall be coordinated by the developer and be approved by the city to ensure the orderly extension of such utilities within public right-of-way and easements.

**Response:** The Preliminary Plans (Exhibit A) show the existing and proposed location of utilities and easements, as applicable. The design, installation, construction, and maintenance of the utility infrastructure will be in conformance with the standards above. As applicable, these general standards are satisfied.

- D. Standards for Water Improvements. All development that has a need for water service shall install the facilities pursuant to the requirements of the city and all of the following standards. Installation of such facilities shall be coordinated with the extension or improvement of necessary wastewater and stormwater facilities, as applicable.

1. All developments shall be required to be linked to existing water facilities adequately sized to serve their intended area by the construction of water distribution lines, reservoirs and pumping stations which connect to such water service facilities. All necessary easements required for the construction of these facilities shall be obtained by the developer and granted to the city pursuant to the requirements of the city.

- 
2. Specific location, size and capacity of such facilities will be subject to the approval of the director with reference to the applicable water master plan. All water facilities shall conform with city pressure zones and shall be looped where necessary to provide adequate pressure and fire flows during peak demand at every point within the system in the development to which the water facilities will be connected. Installation costs shall remain entirely the developer's responsibility.
  3. The design of the water facilities shall take into account provisions for the future extension beyond the development to serve adjacent properties, which, in the judgment of the city, cannot be feasibly served otherwise.
  4. Design, construction and material standards shall be as specified by the director for the construction of such public water facilities in the city.

**Response:** The Preliminary Plans (Exhibit A) illustrate the existing and conceptual utility infrastructure, which are in conformance with the standards above. The proposed water improvements will be installed and inspected in coordination with City Public Works. These standards are satisfied.

- E. Standards for Wastewater Improvements. All development that has a need for wastewater services shall install the facilities pursuant to the requirements of the city and all of the following standards. Installation of such facilities shall be coordinated with the extension or improvement of necessary water services and stormwater facilities, as applicable.
  1. All septic tank systems and on-site sewage systems are prohibited. Existing septic systems must be abandoned or removed in accordance with Yamhill County standards.
  2. All properties shall be provided with gravity service to the city wastewater system, except for lots that have unique topographic or other natural features that make gravity wastewater extension impractical as determined by the director. Where gravity service is impractical, the developer shall provide all necessary pumps/lift stations and other improvements, as determined by the director.
  3. All developments shall be required to be linked to existing wastewater collection facilities adequately sized to serve their intended area by the construction of wastewater lines which connect to existing adequately sized wastewater facilities. All necessary easements required for the construction of these facilities shall be obtained by the developer and granted to the city pursuant to the requirements of the city.
  4. Specific location, size and capacity of wastewater facilities will be subject to the approval of the director with reference to the applicable wastewater master plan. All wastewater facilities shall be sized to provide adequate capacity during peak flows from the entire area potentially served by such facilities. Installation costs shall remain entirely the developer's responsibility.

- 
5. Temporary wastewater service facilities, including pumping stations, will be permitted only if the director approves the temporary facilities, and the developer provides for all facilities that are necessary for transition to permanent facilities.
  6. The design of the wastewater facilities shall take into account provisions for the future extension beyond the development to serve upstream properties, which, in the judgment of the city, cannot be feasibly served otherwise.
  7. Design, construction and material standards shall be as specified by the director for the construction of such wastewater facilities in the city.

**Response:** The proposed wastewater infrastructure is shown on the Preliminary Composite Utility Plan in Exhibit A and is in conformance with the standards provided above.

- F. Easements. Easements for public and private utilities shall be provided as deemed necessary by the city, special districts, and utility companies. Easements for special purpose uses shall be of a width deemed appropriate by the responsible agency. Such easements shall be recorded on easement forms approved by the city and designated on the final plat of all subdivisions and partitions. Minimum required easement width and locations are as provided in the Newberg public works design and construction standards.

**Response:** New utility easements are not proposed or required as part of the proposed property line adjustment and Beaudry's Custom Woodworking and Cabinetry shop expansion. This provision does not apply.

15.505.050 Stormwater system standards.

- B. Applicability. The provisions of this section apply to all developments subject to site development review or land division review and to the reconstruction or expansion of such developments that increases the flow or changes the point of discharge to the city stormwater system. Additionally, the provisions of this section shall apply to all drainage facilities that impact any public storm drain system, public right-of-way or public easement, including but not limited to off-street parking and loading areas.

**Response:** This application involves a site design review and a property line adjustment for the proposed expansion building and associated improvements of Beaudry's Custom Woodworking and Cabinetry shop. Therefore, this application is subject to the standards included in this section.

- C. General Requirement. All stormwater runoff shall be conveyed to a public storm wastewater or natural drainage channel having adequate capacity to carry the flow without overflowing or otherwise causing damage to public and/or private property. The developer shall pay all costs associated with designing and constructing the facilities necessary to meet this requirement.

**Response:** The Preliminary Plans in Exhibit A together with the Preliminary Stormwater Report in Exhibit G illustrate that the proposed on-site stormwater management plan is consistent with the provision above.

- 
- D. **Plan for Stormwater and Erosion Control.** No construction of any facilities in a development included in subsection (B) of this section shall be permitted until an engineer registered in the State of Oregon prepares a stormwater report and erosion control plan for the project. This plan shall contain at a minimum:
1. The methods to be used to minimize the amount of runoff, sedimentation, and pollution created from the development both during and after construction.
  2. Plans for the construction of stormwater facilities and any other facilities that depict line sizes, profiles, construction specifications, and other such information as is necessary for the city to review the adequacy of the stormwater plans.
  3. Design calculations shall be submitted for all drainage facilities. These drainage calculations shall be included in the stormwater report and shall be stamped by a licensed professional engineer in the State of Oregon. Peak design discharges shall be computed based upon the design criteria outlined in the public works design and construction standards for the city.

**Response:** A Preliminary Stormwater Report prepared by a licensed professional engineer in the State of Oregon, is included in Exhibit G, which is consistent with the provisions above.

- E. **Development Standards.** Development subject to this section shall be planned, designed, constructed, and maintained in compliance with the Newberg public works design and construction standards.

**Response:** The Preliminary Plans (Exhibit A) and the supplemental application materials demonstrate the proposed property line adjustment, proposed new woodworking shop, and associated improvements are designed to be constructed and will be maintained in compliance with the Newberg Public Works Design and Construction Standards.

#### **IV. Conclusion**

The required findings have been made and this written narrative and accompanying documentation demonstrate the application is consistent with the applicable provisions of the City of Newberg Municipal Code and Comprehensive Plan. The evidence in the record is substantial and supports approval of the application.



---

## Exhibit A: Preliminary Plans

---

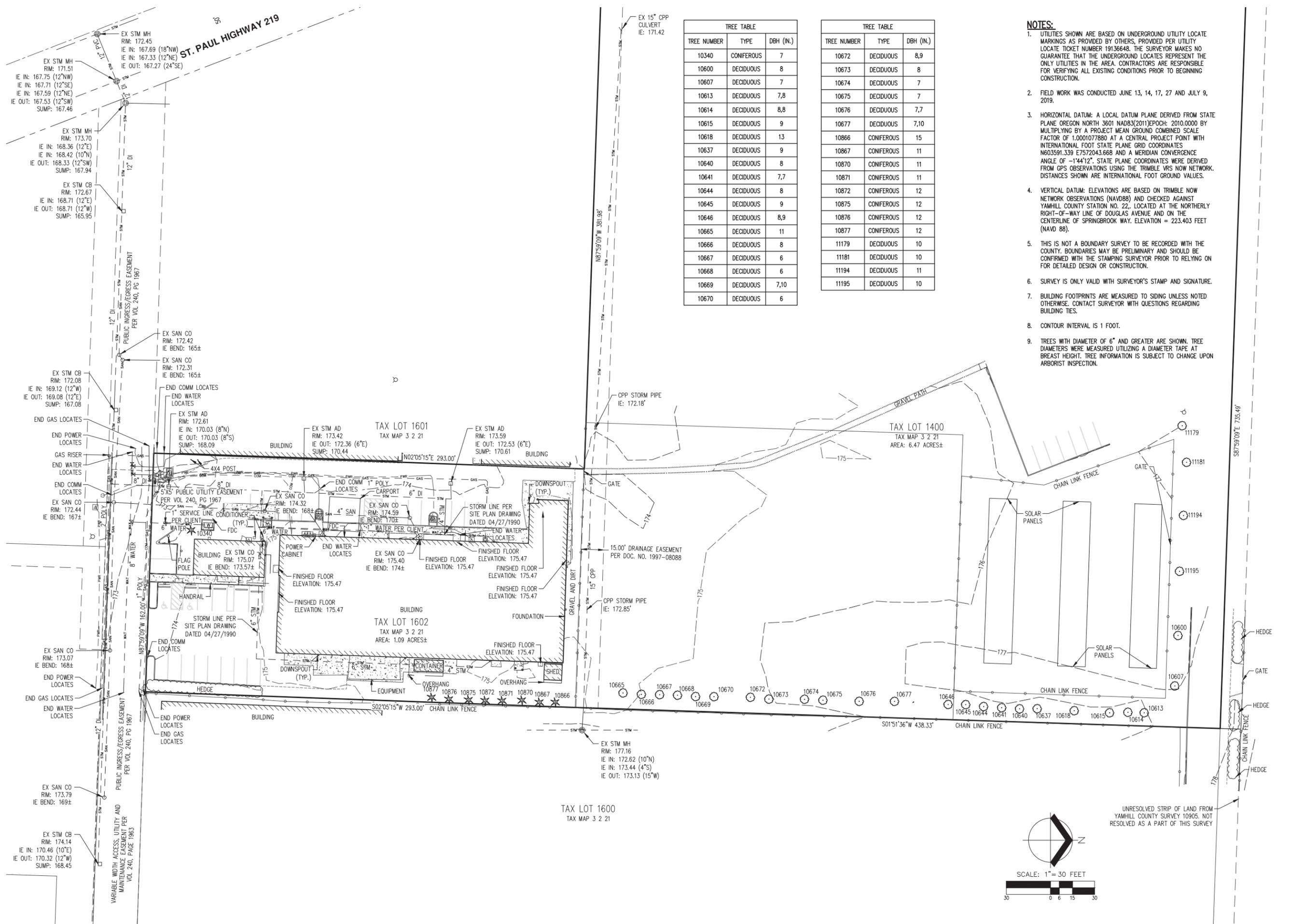


**EXISTING CONDITIONS PLAN**  
**BEAUDRY'S CUSTOM WOODWORKING**  
**653 S SPRINGBROOK ROAD**  
**NEWBERG | OREGON**

REGISTERED PROFESSIONAL LAND SURVEYOR  
  
 OREGON  
 JANUARY 11, 2005  
 ROBERT D. PETTIG  
 60124LS  
 RENEWS: 12/31/20

JOB NUMBER: 7237  
 DATE: 07/31/2019  
 DESIGNED BY:  
 DRAWN BY: MSD  
 CHECKED BY: RDR

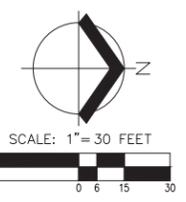
**PO-02**



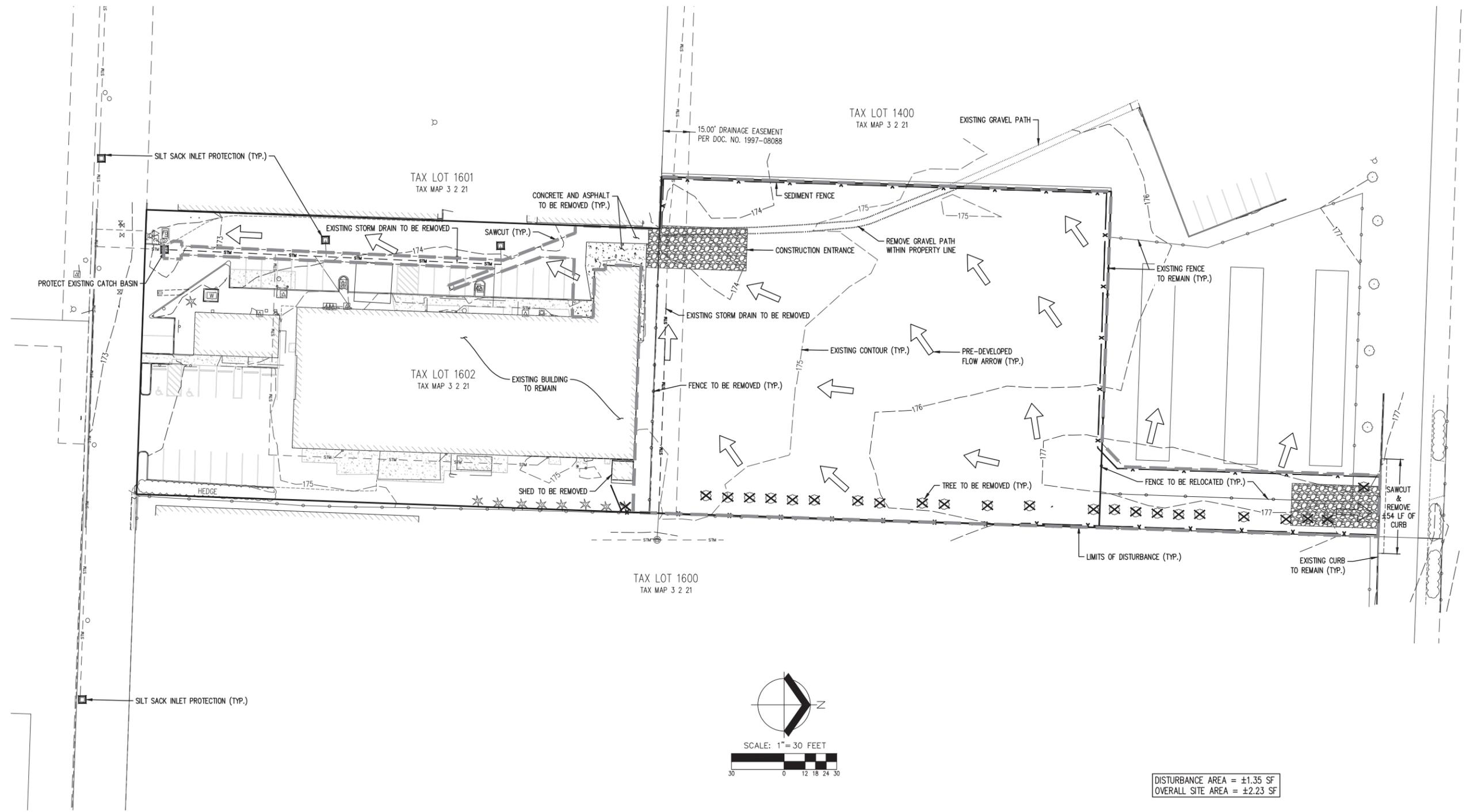
TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
10340	CONIFEROUS	7
10600	DECIDUOUS	8
10607	DECIDUOUS	7
10613	DECIDUOUS	7,8
10614	DECIDUOUS	8,8
10615	DECIDUOUS	9
10618	DECIDUOUS	13
10637	DECIDUOUS	9
10640	DECIDUOUS	8
10641	DECIDUOUS	7,7
10644	DECIDUOUS	8
10645	DECIDUOUS	9
10646	DECIDUOUS	8,9
10665	DECIDUOUS	11
10666	DECIDUOUS	8
10667	DECIDUOUS	6
10668	DECIDUOUS	6
10669	DECIDUOUS	7,10
10670	DECIDUOUS	6

TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
10672	DECIDUOUS	8,9
10673	DECIDUOUS	8
10674	DECIDUOUS	7
10675	DECIDUOUS	7
10676	DECIDUOUS	7,7
10677	DECIDUOUS	7,10
10866	CONIFEROUS	15
10867	CONIFEROUS	11
10870	CONIFEROUS	11
10871	CONIFEROUS	11
10872	CONIFEROUS	12
10875	CONIFEROUS	12
10876	CONIFEROUS	12
10877	CONIFEROUS	12
11179	DECIDUOUS	10
11181	DECIDUOUS	10
11194	DECIDUOUS	11
11195	DECIDUOUS	10

- NOTES:**
- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBER 19136648. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
  - FIELD WORK WAS CONDUCTED JUNE 13, 14, 17, 27 AND JULY 9, 2019.
  - HORIZONTAL DATUM: A LOCAL DATUM PLANE DERIVED FROM STATE PLANE OREGON NORTH 3601 NAD83(2011)EPOCH: 2010.0000 BY MULTIPLYING BY A PROJECT MEAN GROUND COMBINED SCALE FACTOR OF 1.0001077880 AT A CENTRAL PROJECT POINT WITH INTERNATIONAL FOOT STATE PLANE GRID COORDINATES N603591.339 E7572043.668 AND A MERIDIAN CONVERGENCE ANGLE OF -144'12". STATE PLANE COORDINATES WERE DERIVED FROM GPS OBSERVATIONS USING THE TRIMBLE VRS NOW NETWORK. DISTANCES SHOWN ARE INTERNATIONAL FOOT GROUND VALUES.
  - VERTICAL DATUM: ELEVATIONS ARE BASED ON TRIMBLE NOW NETWORK OBSERVATIONS (NAVDB8) AND CHECKED AGAINST YAMHILL COUNTY STATION NO. 22, LOCATED AT THE NORTHERLY RIGHT-OF-WAY LINE OF DOUGLAS AVENUE AND ON THE CENTERLINE OF SPRINGBROOK WAY. ELEVATION = 223.403 FEET (NAVD 88).
  - THIS IS NOT A BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY. BOUNDARIES MAY BE PRELIMINARY AND SHOULD BE CONFIRMED WITH THE STAMPING SURVEYOR PRIOR TO RELYING ON FOR DETAILED DESIGN OR CONSTRUCTION.
  - SURVEY IS ONLY VALID WITH SURVEYOR'S STAMP AND SIGNATURE.
  - BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
  - CONTOUR INTERVAL IS 1 FOOT.
  - TREES WITH DIAMETER OF 6" AND GREATER ARE SHOWN. TREE DIAMETERS WERE MEASURED UTILIZING A DIAMETER TAPE AT BREAST HEIGHT. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.



**PRELIMINARY DEMOLITION AND EROSION CONTROL PLAN**  
**BEAUDRY'S CUSTOM WOODWORKING**  
**653 S SPRINGBROOK ROAD**  
**NEWBERG | OREGON**



**LEGEND**

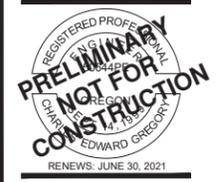
--- 174 ---	EXISTING GRADE CONTOUR (1 FT)
--- 175 ---	EXISTING GRADE CONTOUR (5 FT)
---	LIMITS OF DISTURBANCE BOUNDARY
— x —	SEDIMENT FENCE
⊗	TREE TO BE REMOVED
→	DIRECTION OF PRE-DEVELOPMENT RUNOFF
□	INLET PROTECTION
▒	CONSTRUCTION ENTRANCE
⊙	BIO FILTER BAG

DISTURBANCE AREA = ±1.35 SF  
 OVERALL SITE AREA = ±2.23 SF

**PRE-CONSTRUCTION, CLEARING, AND DEMOLITION NOTES:**

- ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- SEDIMENT BARRIERS APPROVED FOR USE INCLUDE SEDIMENT FENCE, BERMS CONSTRUCTED OUT OF MULCH, CHIPPINGS, OR OTHER SUITABLE MATERIAL, STRAW WATTLES, OR OTHER APPROVED MATERIALS.
- SENSITIVE RESOURCES INCLUDING, BUT NOT LIMITED TO, TREES, WETLANDS, AND RIPARIAN PROTECTION AREAS SHALL BE CLEARLY DELINEATED WITH ORANGE CONSTRUCTION FENCING OR CHAIN LINK FENCING IN A MANNER THAT IS CLEARLY VISIBLE TO ANYONE IN THE AREA. NO ACTIVITIES ARE PERMITTED TO OCCUR BEYOND THE CONSTRUCTION BARRIER.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, STREET SWEEPING, AND VACUUMING, MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- RUN-ON AND RUN-OFF CONTROLS SHALL BE IN PLACE AND FUNCTIONING PRIOR TO BEGINNING SUBSTANTIAL CONSTRUCTION ACTIVITIES. RUN-ON AND RUN-OFF CONTROL MEASURES INCLUDE: SLOPE DRAINS (WITH OUTLET PROTECTION), CHECK DAMS, SURFACE ROUGHENING, AND BANK STABILIZATION.

**NOTE:**  
 THESE EROSION AND SEDIMENT CONTROL PLANS ASSUME "DRY WEATHER" CONSTRUCTION. "WET WEATHER" CONSTRUCTION MEASURES NEED TO BE APPLIED BETWEEN OCTOBER 1ST AND MAY 31ST.



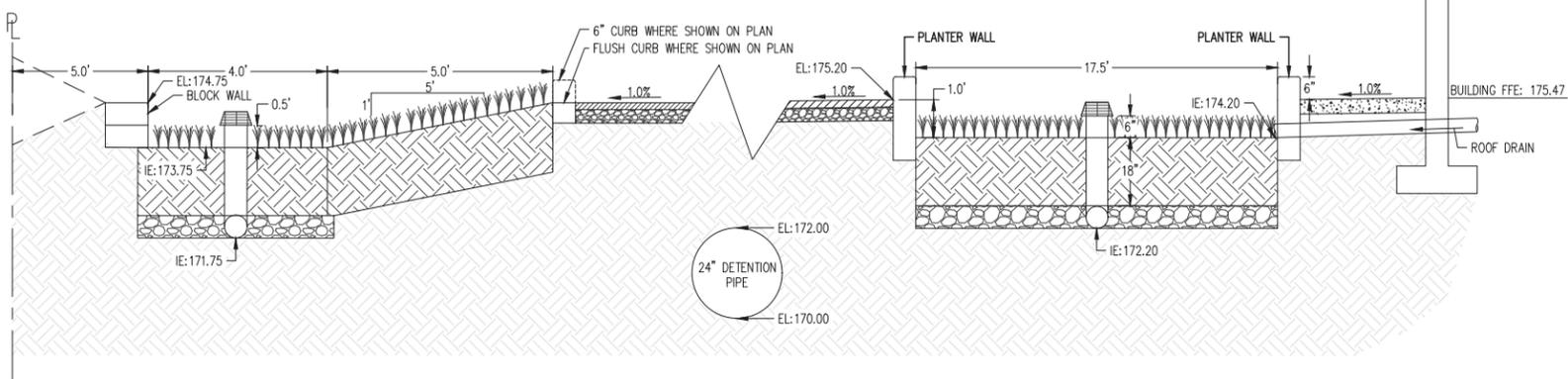
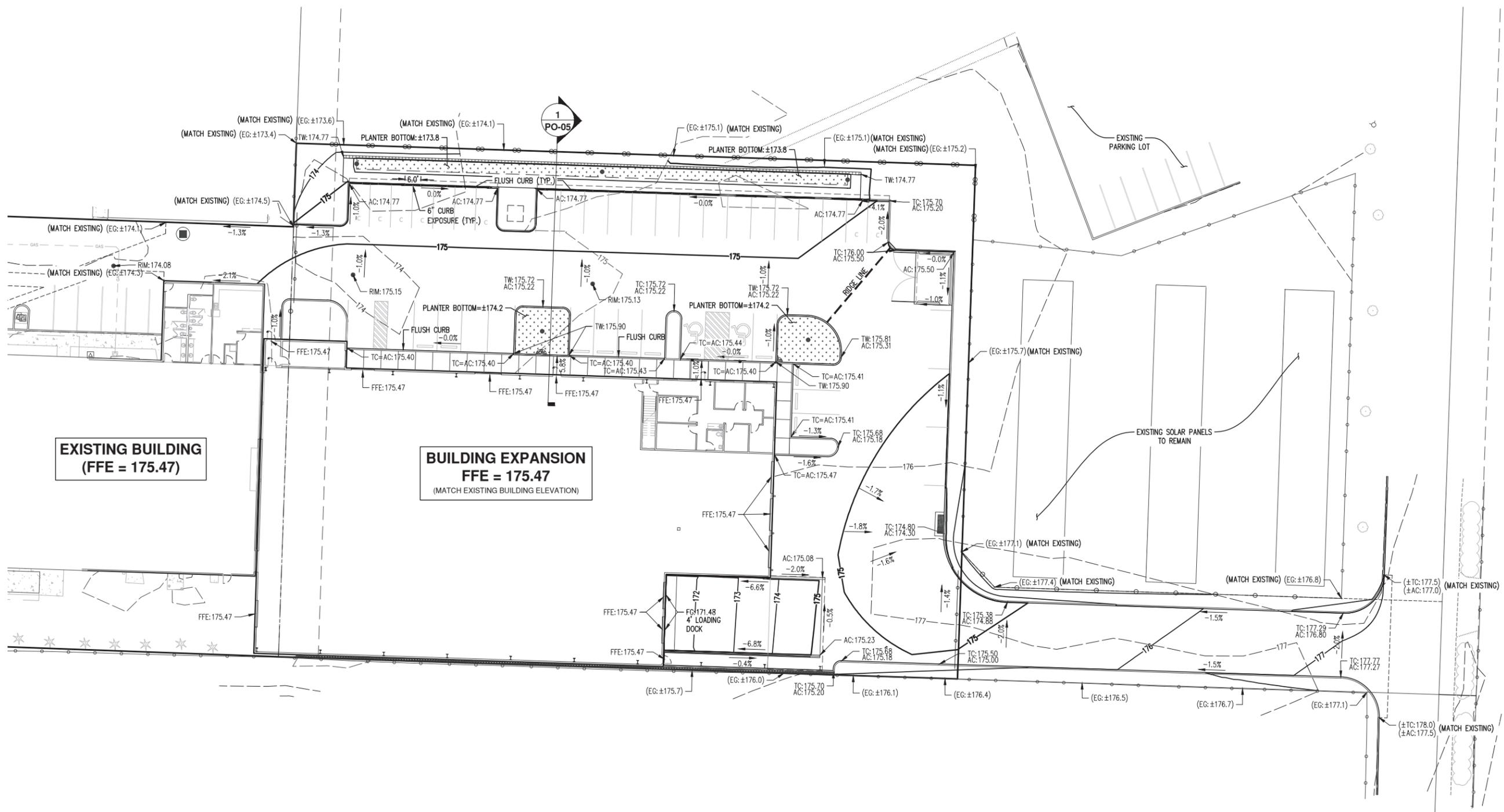
RENEWS: JUNE 30, 2021	JOB NUMBER: 7237
DATE: 11/06/2019	DESIGNED BY: MCC
DRAWN BY: MCC	CHECKED BY: CEG



**PRELIMINARY GRADING PLAN**  
**BEAUDRY'S CUSTOM WOODWORKING**  
**653 S SPRINGBROOK ROAD**  
**NEWBERG | OREGON**

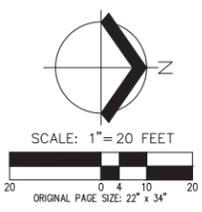
REGISTERED PROFESSIONAL ENGINEER  
**PRELIMINARY**  
 NOT FOR CONSTRUCTION  
 EDWARD GREGOR  
 RENEWS: JUNE 30, 2021  
 JOB NUMBER: 7237  
 DATE: 11/06/2019  
 DESIGNED BY: MCC  
 DRAWN BY: MCC  
 CHECKED BY: CEG

**PO-05**

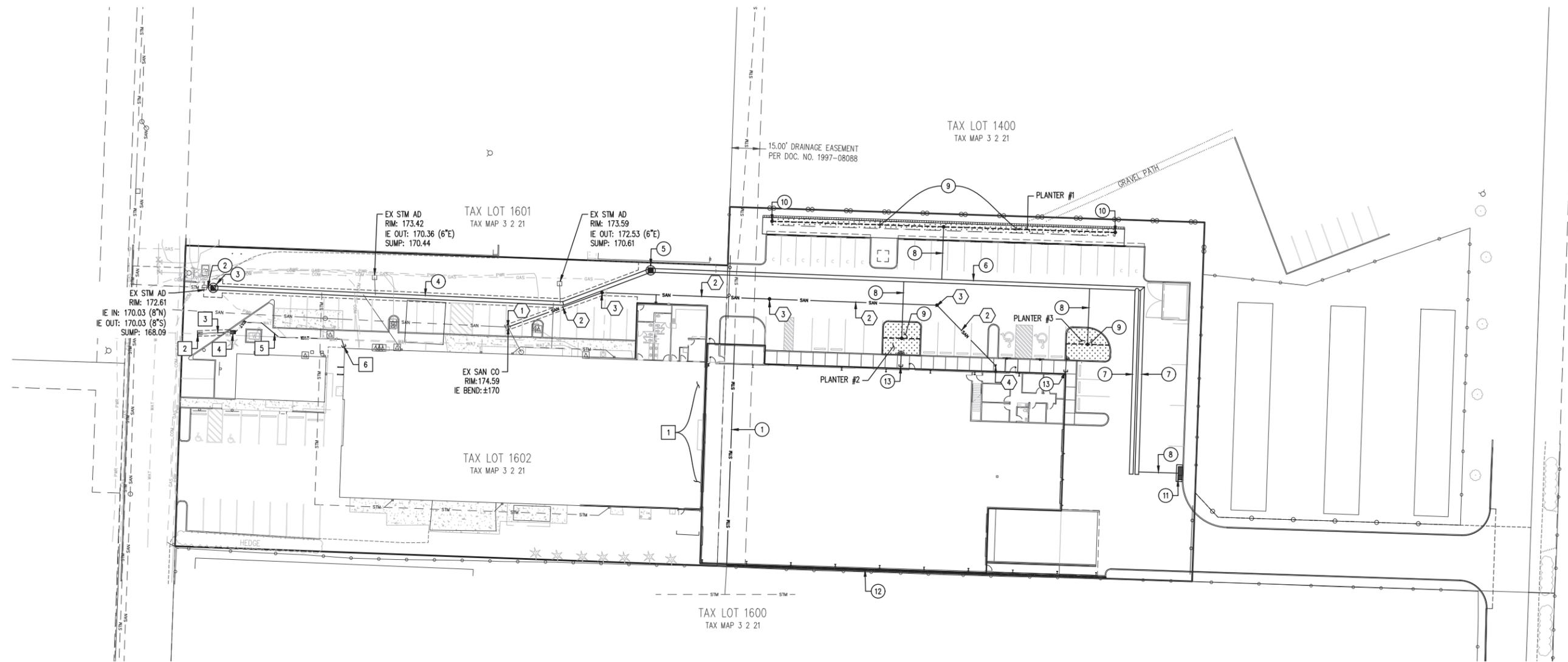


**1 STORM DRAINAGE CROSS -SECTION**  
 Scale: NTS

- LEGEND:**
- EXISTING:**  
 (EG): EXISTING GRADE ELEVATION  
 (AC): EXISTING ASPHALT CONCRETE ELEVATION  
 (TC): EXISTING TOP OF CURB ELEVATION
- PROPOSED:**  
 FFE: FINISHED FLOOR ELEVATION  
 FG: FINISH GRADE ELEVATION  
 RIM: RIM ELEVATION  
 AC: ASPHALT CONCRETE ELEVATION  
 EC: EDGE OF CONCRETE ELEVATION  
 TC: TOP OF CURB ELEVATION  
 TW: TOP OF WALL



AKS DRAWING FILE: 7237\_P5\_PRELIM\_GRADING.DWG | LAYOUT: PO-05



**KEYED SANITARY NOTES**

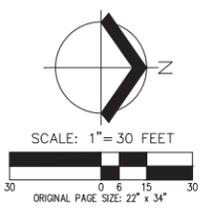
1. CONNECT TO EXISTING SANITARY SEWER CLEANOUT.
2. 4" PVC D3034 SANITARY SEWER PIPE.
3. 4" CLEANOUT.
4. CONNECT TO BUILDING SERVICE, REFER TO PLUMBING PLANS BY OTHERS.

**KEYED WATER NOTES**

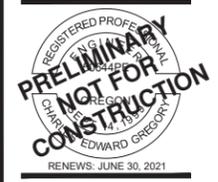
1. DOMESTIC AND FIRE WATER SERVICE TO COME FROM EXISTING BUILDING. REFER TO PLUMBING PLANS BY OTHERS FOR ROUTING WITHIN BUILDING.
2. EXISTING WATER METER TO BE REPLACED WITH 1-1/2" METER
3. 1-1/2" PEX PIPE
4. 1-1/2" DOUBLE CHECK VALVE
5. EXISTING WATER LINE TO BE REPLACED WITH 1-1/2" PEX PIPE
6. CONNECT TO BUILDING, REFER TO PLUMBING PLANS BY OTHERS FOR ROUTING WITHIN BUILDING

**KEYED STORMWATER NOTES**

1. REPLACE EXISTING 15" CPP UNDER BUILDING WITH 15" DUCTILE IRON PIPE
2. CONNECT TO EXISTING 8" PVC STORM DRAIN
3. FLOW CONTROL MANHOLE
4. 2' DIAMETER x 237' LENGTH ADS DETENTION PIPE
5. 48" STORM MANHOLE
6. 2' DIAMETER X 265' LENGTH ADS DETENTION PIPE
7. 2' DIAMETER X 100' LENGTH ADS DETENTION PIPE
8. 6" PVC D3034 STORM DRAIN
9. FLOW THROUGH RAIN GARDEN WITH, 6" PERFORATED PIPE, RIP-RAP OUTFALL PROTECTION, AND 6" OVERFLOW PIPE
10. 6" CLEANOUT
11. CONTECH STORMFILTER CATCH BASIN
12. ±203 LF OF FRENCH DRAIN
13. CONNECT TO ROOF DRAIN, REFER TO PLUMBING PLANS BY OTHERS FOR ROUTING WITHIN BUILDING

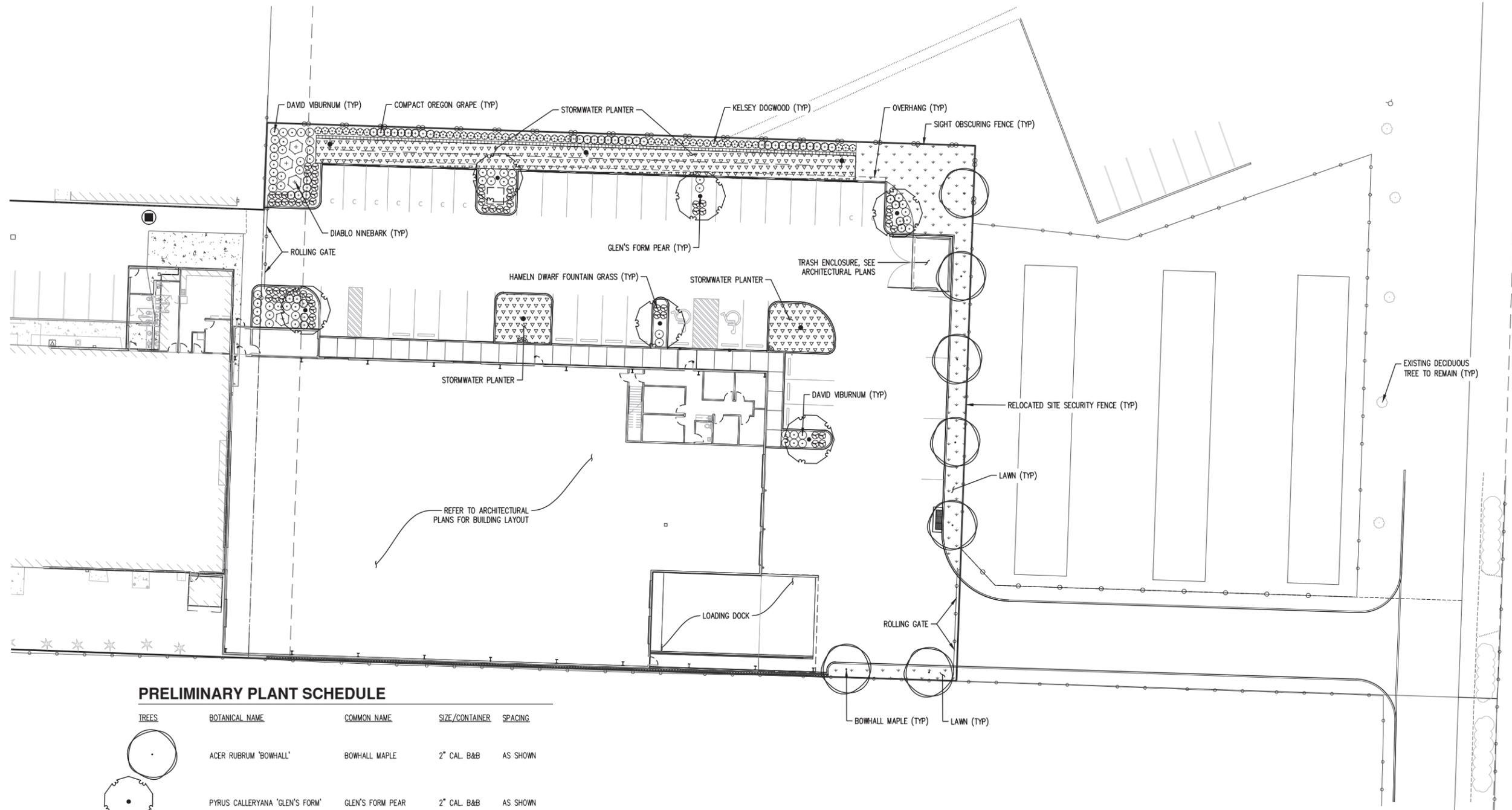


**PRELIMINARY COMPOSITE UTILITY PLAN  
 BEAUDRY'S CUSTOM WOODWORKING  
 653 S SPRINGBROOK ROAD  
 NEWBERG | OREGON**



JOB NUMBER:	7237
DATE:	11/06/2019
DESIGNED BY:	MCC
DRAWN BY:	MCC
CHECKED BY:	CEG

**PRELIMINARY LANDSCAPE PLAN  
 BEAUDRY'S CUSTOM WOODWORKING  
 653 S SPRINGBROOK ROAD  
 NEWBERG | OREGON**

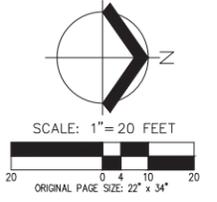


**PRELIMINARY PLANT SCHEDULE**

TREES	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	ACER RUBRUM 'BOWHALL'	BOWHALL MAPLE	2" CAL. B&B	AS SHOWN
	PYRUS CALLERYANA 'GLEN'S FORM'	GLEN'S FORM PEAR	2" CAL. B&B	AS SHOWN
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	1 GAL. CONT.	30" o.c.
	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	2 GAL. CONT.	36" o.c.
	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	1 GAL. CONT.	30" o.c.
	PHYSOCARPUS OPULIFOLIUS 'DIABOLO'	DIABLO NINEBARK	2 GAL. CONT.	60" o.c.
	VIBURNUM DAVIDII	DAVID VIBURNUM	2 GAL. CONT.	36" o.c.
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	LAWN: NORTHWEST SUPREME LAWN MIX - SUNMARK SEEDS (OR APPROVED EQUAL) CUTLER II PERENNIAL RYEGRASS 35% DASHER III PERENNIAL RYEGRASS 35% GARNET CREEPING RED FESCUE 15% WINDWARD CHEWINGS FESCUE 15% APPLY AT A RATE OF 8 LBS./1,000 SF OR AS RECOMMENDED BY SUPPLIER. (SOD OF SIMILAR SPECIES COMPOSITION ACCEPTABLE AT OWNERS OPTION)			
STORMWATER	STORMWATER PLANTERS - TO BE PLANTED PER CITY OF NEWBERG DESIGN STANDARDS MANUAL			

**GENERAL NOTES**

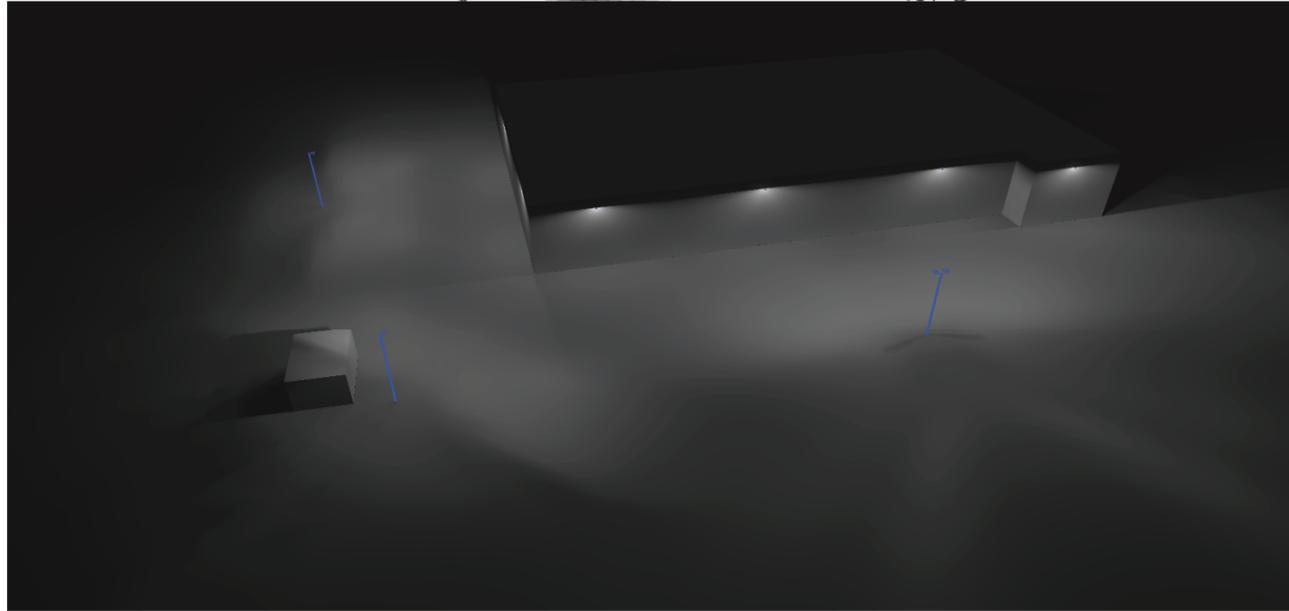
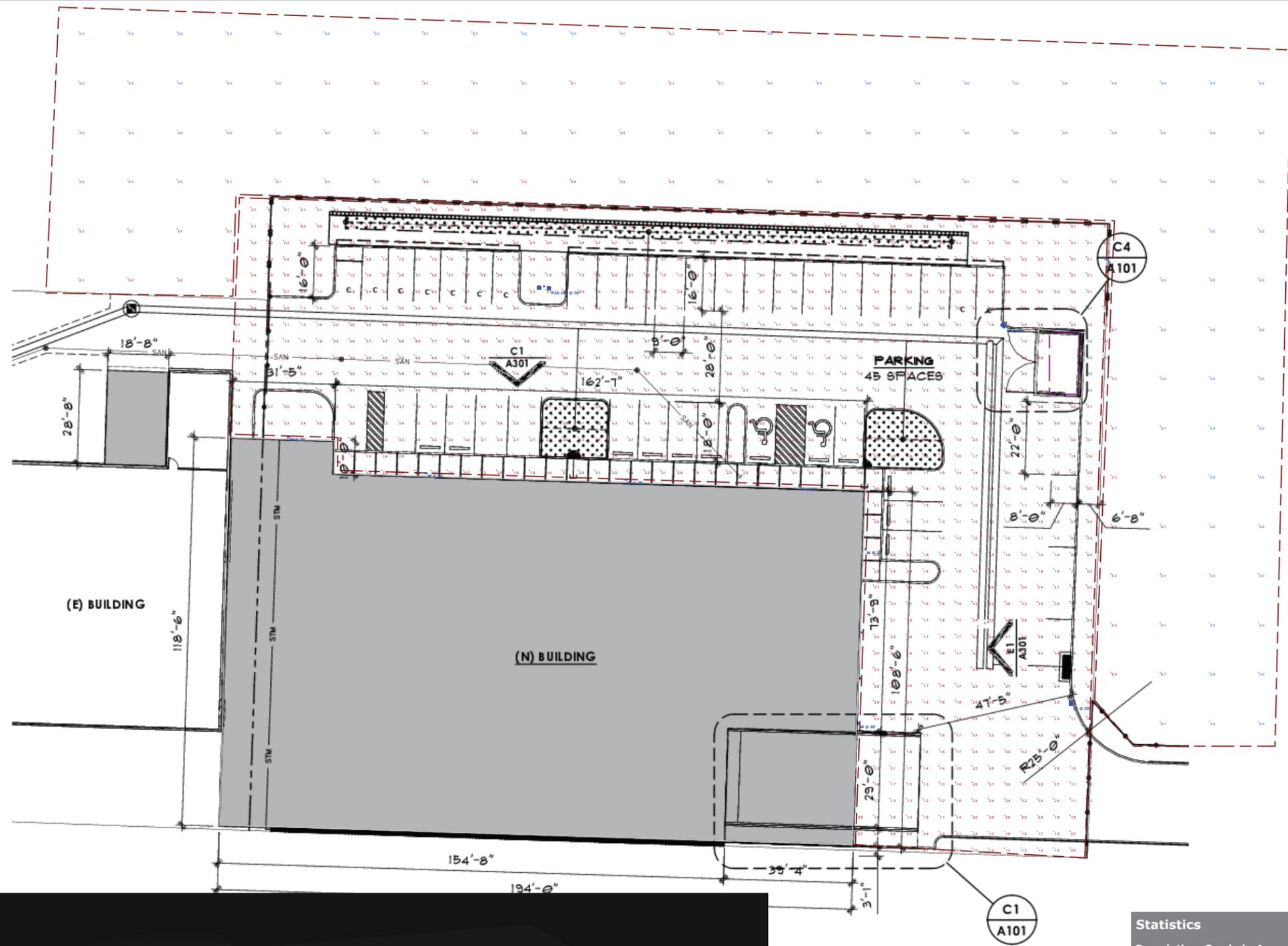
- LANDSCAPE PLAN IS INTENDED TO PORTRAY CONCEPTUAL DESIGN INTENT. REVISIONS, INCLUDING CHANGES TO PLANT LOCATION, LAYOUT, SPECIES, SIZES, SPACING, QUANTITIES, CONDITION, ETC. MAY BE MADE WHERE ALLOWED BY CITY OF NEWBERG DESIGN STANDARDS.
- ALL PLANTS AND PLANTINGS SHALL CONFORM TO CITY OF NEWBERG LANDSCAPE DESIGN STANDARDS AND TO AMERICAN NURSERY STANDARDS ANSI Z60.1. PLANT IN ACCORDANCE WITH BEST-PRACTICE INDUSTRY STANDARDS, SUCH AS THOSE ADOPTED BY THE OREGON LANDSCAPE CONTRACTOR'S BOARD (OLCB).
- IRRIGATION: WATER EFFICIENT, BELOW GROUND IRRIGATION SHALL BE PROVIDED IN ALL NEW LANDSCAPE AREAS.
- MAINTENANCE: ALL LANDSCAPES SHALL BE MAINTAINED FOR THE DURATION OF THE PLANTING TO ENCOURAGE HEALTH OF PLANT MATERIAL AS WELL AS PUBLIC HEALTH AND SAFETY. ALL TREES AND SHRUBS SHALL BE PRUNED TO MAINTAIN HEALTH AND STRUCTURE OF THE PLANT MATERIAL FOR PUBLIC SAFETY SURFACES.



**REGISTERED  
 PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

JOB NUMBER: 7237  
 DATE: 11/06/2019  
 DESIGNED BY: TEB  
 DRAWN BY: TEB  
 CHECKED BY: KAH

**PO-07**



**Statistics**

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Neighboring	+	0.1 fc	0.5 fc	0.0 fc	N/A	N/A
Parking Lot	+	2.5 fc	11.5 fc	0.0 fc	N/A	N/A

**Schedule**

Symbol	Label	Quantity	Description	Lumens Per Lamp	Light Loss Factor	Wattage
□	P1	2	4000K Type-4 Area Light w/ Back Light Control, 20' Pole	10667	0.9	133
□.□	P2A-180	1	4000K Type-3 Twin Mounted Area Light w/ Rotated Optics, 20' Pole	19558	0.9	266.4
□	W	6	LED Wall Pack, Forward Throw	7080	0.9	71.37



## **Exhibit B: Application Forms and Checklists**

---





# TYPE II APPLICATION (LAND USE) -- 2019

File #: \_\_\_\_\_

### TYPES – PLEASE CHECK ONE:

- Design review
- Tentative Plan for Partition
- Tentative Plan for Subdivision

- Type II Major Modification
- Variance \_\_\_\_\_
- Other: (Explain) \_\_\_\_\_

### APPLICANT INFORMATION:

APPLICANT: Rick & Terry Beaudry, LLC  
 ADDRESS: PO Box 1149, Newberg, OR 97132  
 EMAIL ADDRESS: Please Contact Applicant's Consultant  
 PHONE: Please Contact Applicant's Consultant MOBILE: \_\_\_\_\_ FAX: \_\_\_\_\_  
 OWNER (if different from above): First Assembly of God of Newberg/Rick & Terry Beaudry, LLC PHONE: Please Contact Applicant's Consultant  
 ADDRESS: 502 S St Paul Highway and 653 S Springbrook Road, Newberg, OR 97132  
 ENGINEER/SURVEYOR: AKS Engineering & Forestry, LLC (Mimi Doukas AICP, RLA - Applicant's Consultant) PHONE: 503-563-6151  
 ADDRESS: 12965 SW Herman Road, Suite 100, Tualatin, OR 97062

### GENERAL INFORMATION:

PROJECT NAME: Beaudry's Woodworking Expansion PROJECT LOCATION: 502 S St Paul Highway, Newberg  
 PROJECT VALUATION: ±\$1,300,000.00  
 PROJECT DESCRIPTION/USE: Site Design Review and Property Line Adjustment for Beaudry's Custom Woodworking Shop Expansion  
 MAP/TAX LOT NO. (i.e 3200AB-400): R3221 TL1400 and R3221 TL1602 ZONE: M-2 SITE SIZE: ±2.23 SQ. FT.  ACRE   
 COMP PLAN DESIGNATION: Industrial TOPOGRAPHY: Flat  
 CURRENT USE: Vacant/Applicant's existing shop  
 SURROUNDING USES:  
 NORTH: R-2 Zoning, remainder of church property SOUTH: M-2 Zoning, light-industrial (Applicant's current shop)  
 EAST: M-2 Zoning, light-industrial WEST: R-2 Zoning, remainder of church property

### SPECIFIC PROJECT CRITERIA AND REQUIREMENTS ARE ATTACHED

General Checklist:  Fees  Public Notice Information  Current Title Report  Written Criteria Response  Owner Signature

For detailed checklists, applicable criteria for the written criteria response, and number of copies per application type, turn to:

Design Review .....	p. 12
Partition Tentative Plat .....	p. 14
Subdivision Tentative Plat .....	p. 17
Variance Checklist .....	p. 20

The above statements and information herein contained are in all respects true, complete, and correct to the best of my knowledge and belief. Tentative plans must substantially conform to all standards, regulations, and procedures officially adopted by the City of Newberg. All owners must sign the application or submit letters of consent. Incomplete or missing information may delay the approval process.

[Signature] 10-23-19  
 Applicant Signature Date

[Signature] 10/23/19  
 Owner Signature Date

Rick Beaudry  
 Print Name

David A. Berson  
 Print Name

Attachments: General Information, Fee Schedule, Criteria, Checklists

## **GENERAL INFORMATION**

### **Type II Development Permit Process**

**Overview:** Type II Permit applications are reviewed administratively using a process in which City staff apply clear and objective standards that do not allow limited discretion. Notice is provided to property owners within 500 ft of the site so that they may provide input into the process. The noticing comment period is limited to 14 days in which written comments may be filed. The applicant or any person that comments in writing is able to appeal the staff decision to the Planning Commission. During the 14 day notice period, anyone may request that a Type II Subdivision decision be converted to a Type III process and that a hearing be held before the Planning Commission. Type II Decisions may take from 30 to 120 days.

#### **Type II Permits Include:**

- Design review for commercial, industrial and multi-family projects
- Manufactured home parks and mobile home parks.
- Partitions
- Subdivisions except those meeting the criteria in NDC § 15.235.030(A)
- Variances

---

#### **Pre-Application Conference:**

Please call to schedule a time for a pre-application meeting (optional) prior to submitting an application. The (Development Review Meetings) or pre-application meetings are held every Wednesday. This meeting provides the opportunity to get advance information from Planning, Engineering, and Building divisions all at once. It is likely to save you time and effort later. The non-refundable pre-application conference fee is \$105, payable prior to the conference.

#### **Submit Type II Application**

- ◆ Pay fees
- ◆ Complete application form(s)
- ◆ Submit plans and other required information

#### **Processing**

- ◆ Staff will perform a completeness check of the application and notify applicant of any information that is missing or incomplete. Processing time 0 to 30 days.
- ◆ Staff will route the application to affected agencies and City departments Processing time 14 to 20 days
- ◆ Applicant will provide copies of mailed and posted notices to the City for review, mail the approved notice to property owners within 500 ft. of the site, post the site, and provide staff with an affidavit verifying that the notice was mailed and posted. Processing Time: 14 to 20 days.
- ◆ Subdivision Conversion to Type III Review. During the 14 day comment period, anyone may request that a subdivision application be converted to a Type III review process. If this occurs, the subdivision will be reviewed by the Planning Commission at their next available meeting. Processing Time: 30 to 60 days.
- ◆ If all comments are addressed and no changes are required, then an approval letter is sent to the applicant and those providing comment. Processing Time: 14 to 20 days.

## **GENERAL INFORMATION**

### **Type II Development Permit Process**

#### **Appeals**

If the applicant, or another party providing written comments within the noticing period, is dissatisfied with the decision; then an appeal must be filed within 14 calendar days of the issuance of the decision. Appeals of Type II decisions proceed to the Planning Commission and are processed as a Type III decision.

#### **Partition and Subdivision Plats**

The applicant must submit final improvement plans and a final partition or subdivision plat within two years of the date of preliminary plat approval. Final plats are processed under a Type I decision.

#### **Building Permits**

The applicant may submit building permit applications concurrently with submission of other development applications; however, no building permits will be issued until the appeal period has expired on pending development applications

---

#### **Helpful Hints:**

##### **Questions?**

Information is free! Please do not hesitate to call (503) 537-1240 prior to submitting the application.

##### **Partial Applications**

Please do not submit partial applications. If the application, plans, and fee are not submitted together; processing will be delayed and the application may not be accepted for review.

##### **Face-to-Face**

It is best to submit an application in person. That way you can receive immediate feedback if there is missing information or suggestions for improvements.

# NEWBERG PERMIT CENTER FEE SCHEDULE Effective Date: April 1, 2019

**5% Technology fee will be added to total fees (resolution No. 2016-3268)**

PRE-APPLICATION REVIEW .....	\$100
<b>TYPE I (ADMINISTRATIVE REVIEW)</b>	
ANY TYPE I ACTION NOT SPECIFICALLY LISTED IN THIS SECTION .....	\$175
PROPERTY CONSOLIDATION .....	\$175
CODE ADJUSTMENT.....	\$437
DESIGN REVIEW - TYPE I (DUPLIX OR COM. /IND. MINOR ADDITION REVIEW) .....	0.3% OF PROJECT VALUE, \$437 MINIMUM
MINOR MODIFICATION OR EXTENSION OF TYPE I DECISION.....	\$175
MAJOR MODIFICATION OF TYPE I DECISION .....	50% OF ORIGINAL FEE
PARTITION FINAL PLAT .....	\$875 + \$77 PER PARCEL
PROPERTY LINE ADJUSTMENT .....	\$875
SIGN REVIEW .....	\$78 PLUS \$1.00 PER SQ. FT. OF SIGN FACE
SUBDIVISION, PUD, OR CONDOMINIUM FINAL PLAT.....	\$1753 + \$77 PER LOT OR UNIT
<b>TYPE II (LAND USE DECISION)</b>	
ANY TYPE II ACTION NOT SPECIFICALLY LISTED IN THIS SECTION .....	\$875
MINOR MODIFICATION OR EXTENSION OF TYPE II DECISION .....	\$175
MAJOR MODIFICATION OF TYPE II DECISION.....	50% OF ORIGINAL FEE
DESIGN REVIEW (INCLUDING MOBILE/MANUFACTURED HOME PARKS) .....	0.6% OF TOTAL PROJECT COST, \$875 MINIMUM*
PARTITION PRELIMINARY PLAT .....	\$875 PLUS \$77 PER PARCEL
SUBDIVISION PRELIMINARY PLAT.....	\$1753 PLUS \$77 PER LOT
VARIANCE.....	\$875
<b>TYPE III (QUASI-JUDICIAL REVIEW)</b>	
ANY TYPE III ACTION NOT SPECIFICALLY LISTED IN THIS SECTION .....	\$1857
ANNEXATION .....	\$2442 PLUS \$234 PER ACRE
COMPREHENSIVE PLAN AMENDMENT (SITE SPECIFIC) .....	\$2442
CONDITIONAL USE PERMIT.....	\$1857
MINOR MODIFICATION OR EXTENSION OF TYPE III DECISION .....	\$175
MAJOR MODIFICATION OF TYPE III DECISION .....	50% OF ORIGINAL FEE
HISTORIC LANDMARK ESTABLISHMENT OR MODIFICATION .....	\$0
HISTORIC LANDMARK ELIMINATION .....	\$2129
SUBDIVISION PRELIMINARY PLAT.....	\$1753 PLUS \$77 PER LOT
PLANNED UNIT DEVELOPMENT .....	\$3708+\$77 PER LOT OR UNIT
ZONING AMENDMENT (SITE SPECIFIC).....	\$2313
<b>TYPE IV (LEGISLATIVE AMENDMENTS)</b>	
COMPREHENSIVE PLAN TEXT AMENDMENT OR LARGE SCALE MAP REVISION .....	\$2631
DEVELOPMENT CODE TEXT AMENDMENT OR LARGE SCALE MAP REVISION.....	\$2631
<b>APPEALS</b>	
TYPE I OR II APPEAL TO PLANNING COMMISSION .....	\$503
TYPE I OR II APPEAL TO CITY COUNCIL .....	\$911
TYPE III APPEAL TO CITY COUNCIL .....	\$1069
TYPE I ADJUSTMENTS OR TYPE II VARIANCES THAT ARE NOT DESIGNED TO REGULATE THE PHYSICAL CHARACTERISTICS OF A USE PERMITTED OUTRIGHT .....	\$283
<b>OTHER FEES</b>	
COMMUNITY DEVELOPMENT FEE .....	0.75% OF PROJECT COST
(THE ABOVE CHARGE IS ADDED TO ANY BUILDING PERMIT APPLICATION)	
EXPEDITED LAND DIVISION.....	\$6515 + \$77 PER LOT OR UNIT
URBAN GROWTH BOUNDARY AMENDMENT.....	\$4164
VACATION OF PUBLIC RIGHT-OF-WAY.....	\$1728
<b>LICENSE FEES</b>	
GENERAL BUSINESS .....	\$50
HOME OCCUPATION .....	\$25
PEDDLER/SOLICITOR/STREET VENDOR.....	No fee (Business License fee only)
EXHIBITOR .....	\$129
TEMPORARY MERCHANT .....	\$106/45 days or \$346/perpetual
<b>TECHNOLOGY FEE .....</b>	<b>5% OF TOTAL FEES</b>

## ADDITIONAL LAND USE REVIEW FEES - ENGINEERING DEPARTMENT

Planning Review, Partition, Subdivision & PUD's (Type 11/111 Application) -	\$284.08 - 19 lots, Plus \$12.63 per lot over 20 lots
Final Plat Review, Partition and subdivision .....	\$284.08 Plus .....\$7.14 per lot or parcel
Development review for public improvements on Commercial, Industrial, Multifamily Developments & Institutional zones	\$397.28 1st Acre \$226.93 Additional acre

ADOPTION AND REVISION HISTORY:  
Adopted by: Resolution 98-2122, July 6, 1998  
Amended by: Resolution 99-2214, December 8, 1999  
Resolution 2000-2265, October 2, 2000  
Resolution 2001-2318, November 19, 2001  
Executive Order January 2, 2007 (Reso. 99-2210)  
Executive Order October 24, 2008  
Executive Order, December 16, 2002 pursuant to Resolution 99-2210

Executive Order, January 22, 2002 pursuant to Resolution 99-2210  
Resolution 2004-2466, November 3, 2003  
Resolution 2007-2752, December 3, 2007  
Executive Order November 29, 2011(2011-32)  
Executive Order October 24, 2012(2012-34)  
Resolution 2014-3140, May 19, 2014  
Executive Order April 1, 2015 (2015-42)  
Resolution 2016-3268, April 18, 2016

Resolution 2017-3361 March 2017  
Resolution 2018-3443 March 2018  
Resolution 2019-3539 March 2019

# CITY OF NEWBERG

## REQUIREMENTS FOR MAILED NOTICES

---

For all Type II and Type III land use applications, mailed notice must be sent to all property owners within five hundred (500) feet of the site. Newberg Development Code §15.100.210 sets forth the requirements for mailed notices. The applicant is responsible for preparing and mailing the notices, for paying the postage, and for submitting an affidavit of mailing within two days of mailing the notices.

### **Mailing List:**

- The applicant must create a mailing list including the tax lot numbers and addresses of property owners within five hundred (500) feet of the outer boundaries of the tax lot or tax lots of the proposed project. This information can be obtained at a local title company.
- The Planning & Building Department may request that notice be provided to people other than those who own property within five hundred (500) feet of the site, if the Department believes that they are affected or otherwise represent an interest that may be affected by the proposed development.
- The mailing list and a copy of the mailed notice should be submitted with the affidavit of mailing.
- Envelopes returned to the post office should go to the Planning & Building Office so that they can be kept with the application file. The return address on the notices should read:

City of Newberg  
Community Development  
P.O. Box 970  
Newberg, OR 97132

A return address stamp is available at the Planning & Building Office for your convenience.

### **Mailed Notice Deadlines:**

- Before mailing the notice, the applicant must submit a copy for approval to the Community Development Office at 414 E. First Street, Newberg, Oregon.
- For Type II actions, the notice must be mailed at least fourteen (14) days before a decision is rendered. For Type III actions, the notice must be mailed at least twenty (20) days before the first new hearing, or if two or more hearings are required, ten (10) days before the first new hearing.
- The affidavit of mailing must be submitted to the Planning & Building Office within two (2) days of mailing the notice.

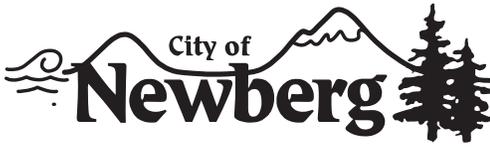
### **Sample Notices:**

A sample notice is included on the following page. Information to be filled in by the applicant is indicated by italicized text. Sample notices for each application type are located on the web at:

<http://www.newbergoregon.gov/planning/sample-notice-forms-type-ii-applications>

(Or to navigate there on your own from the homepage ([www.newbergoregon.gov](http://www.newbergoregon.gov)): Government, Community Development, Planning, Planning Forms)

CITY OF NEWBERG TYPE II  
SAMPLE MAILED NOTICE



Community Development Department

P.O. Box 970 ▪ 414 E First Street ▪ Newberg, Oregon 97132  
503-537-1240. Fax 503-537-1272 [www.newbergoregon.gov](http://www.newbergoregon.gov)

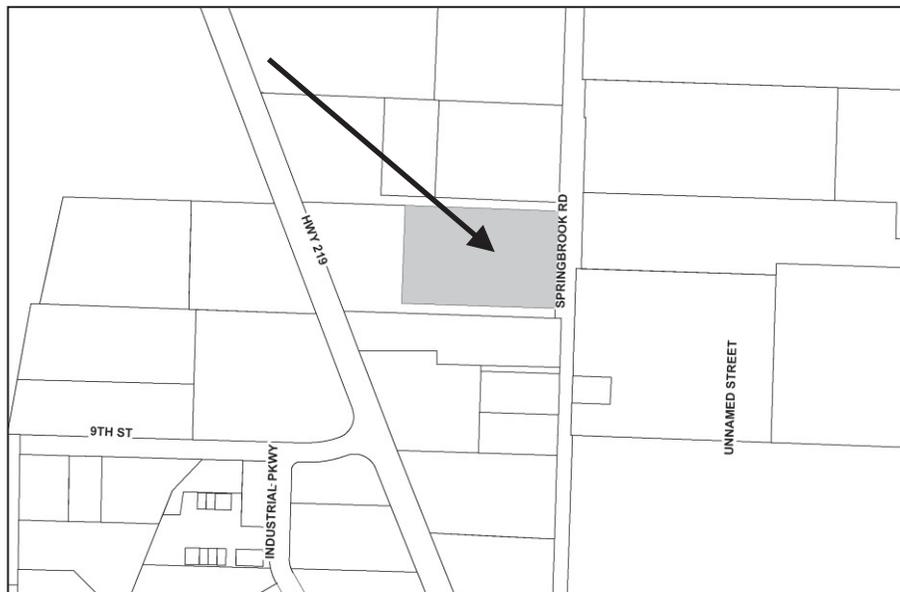
**WE WANT YOUR COMMENTS ON A PROPOSED NEW  
DEVELOPMENT IN YOUR NEIGHBORHOOD**

A property owner in your neighborhood submitted an application to the City of Newberg to subdivide a parcel of land from *(insert number of original lots i.e. one, two, etc)* lot(s) into *(insert number of lots created)* separate lots. You are invited to take part in the City's review of this project by sending in your written comments. You also may request that the Planning Commission hold a hearing on the application. The applicable criteria used to make a decision on this application for preliminary subdivision plan approval are found in Newberg Development Code 15.235.050(A). For more details about giving comments, please see the back of this sheet.

The development would include *(briefly describe what the project number of lots, size of lots, new streets created, etc.)*

- APPLICANT: *Applicant's name*  
TELEPHONE: *Applicant's phone number*
- PROPERTY OWNER: *Property owner name*
- LOCATION: *Project Address*
- TAX LOT NUMBER: *Yamhill County Tax Map and Lot Number (i.e. 3219AB-1400)*

Insert site map with the project location highlighted as shown on the adjacent sample map.



We are mailing you information about this project because you own land within 500 feet of the proposed new project. We invite you to send any written comments for or against the proposal within 14 days from the date this notice is mailed. You also may request that the Newberg Planning Commission hold a hearing on the application by sending a written request during this 14-day period and identifying the issues you would like the Planning Commission to address.

If you mail your comments to the City, please put the following information on the outside of the envelope:

Written Comments: File No.XX  
City of Newberg  
Community Development  
PO Box 970  
Newberg, OR 97132

**(City staff will give you the file number for your project at the time of application)**

All written comments must be turned in by 4:30 p.m. on ***enter date two weeks from date you mailed notice***. Any issue which might be raised in an appeal of this case to the Land Use Board of Appeals (LUBA) must be submitted to the City in writing before this date. You must include enough detail to enable the decision maker an opportunity to respond. The applicable criteria used to make a decision on this application for preliminary subdivision plan approval are found in Newberg Development Code 15.235.050(A).

You can look over all the information about this project or drop comments off at Newberg City Hall, 414 E. First Street. You can also buy copies of the information for a cost of 25 cents a page. If you have any questions about the project, you can call the Newberg Planning Division at 503-537-1240.

The Community Development Director will make a decision at the end of a 14-day comment period. If you send in written comments about this project, you will be sent information about any decision made by the City relating to this project.

Date Mailed: ***Date notice is mailed***

# CITY OF NEWBERG

## REQUIREMENTS FOR POSTED NOTICES

For all Type II and Type III land use applications, the site must be posted with an approved notice. Newberg Development Code §15.100.260 establishes the standards for posted notices. Before notice is posted on the site, a copy of the notice must be submitted to the Planning & Building Office for review. Within two (2) days of posting the site, an affidavit of posting must be submitted to the Community Development office.

### **Posted notices must contain the following information:**

- Planning Division file number
- A brief description of the proposal
- Phone number and address for the Newberg Planning & Building Department, 414 E. First Street, phone 503-537-1240

### **Guidelines for Posting Notice:**

- The posted notice must be waterproof and a minimum of two (2) feet by three (3) feet in size.
- Each frontage of the site must be posted. If a frontage is more than six hundred (600) feet in length, additional notices are required for each six hundred (600) feet or fraction thereof. For example, a lot with a 1400' frontage on Wyooski Street must be posted with three notices along that frontage.
- The notices must not be posted within the public right-of-way, though they must be within ten (10) feet of it.
- The notices must be clearly visible to pedestrians and motorists in the public right-of-way, and must not be posted on trees.
- For Type II applications, the site must be posted at least fourteen (14) days before a decision is rendered.
- For Type III applications, the site must be posted at least ten days (10) before the first scheduled hearing.

### **Signs for posted notices:**

The posted notices must be able to withstand adverse weather. All posted notice signs must conform to the attached example. Signs must be landscape orientation and white with black lettering ("sans-serif" font i.e. Arial or block printing).

Signs may be ordered custom-made from sign companies such as Chehalem Sign Co., or applicants may construct their own signs.

### **Acceptable materials for notice signs:** (dimensions: minimum 2' x 3')

- Plywood (but sign face must be white)
- Plastic or corrugated plastic
- Foam core board (available at many art and hobby supply shops)
- Water resistant poster board
- Other weatherproof materials

Posted notice signs may not be attached to trees, and must be located outside the public right-of-way but within ten (10) feet of it. Therefore, the signs should have legs or stakes or otherwise be freestanding.

### **Removal of Posted Notice:**

The notice must remain posted until a final decision is made. Within ten (10) days of the final decision, the notice(s) must be removed from the site by the applicant.

**CITY OF NEWBERG  
SAMPLE POSTED NOTICE**

**Land Use Notice**

**FILE #** (insert the file number assigned to you at the time of application)

**PROPOSAL:** (insert general description of project)

**FOR FURTHER INFORMATION, CONTACT:**

City of Newberg  
Community Development Department  
414 E First Street  
Phone: 503-537-1240

2'

3'

Notice must be white with black letters, and must be landscape orientation, as shown above. The notice must be lettered using block printing or a "sans-serif" font, such as Arial.

# CITY OF NEWBERG

## AFFIDAVIT OF NOTICING REQUIREMENTS

---

The affidavit on the following page must be submitted to the Planning & Building Department **within two (2) days of mailing notice** and **within two (2) days of posting notice**. The consequences of failure to mail and post notice, and to submit the affidavits within the two (2) day deadline are described in Newberg Development Code §15.100.210(J) and §15.100.260(I).

**§15.100.210(J) - Failure to Mail the Notice:**

Failure to mail the notice and affirm that the mailing was completed in conformance with the code shall result in:

- (1) Postponement of a decision until the mailing requirements have been met; or
- (2) Postponement of the hearing to the next regularly scheduled meeting or to such other meeting as may be available for the hearing; or
- (3) The entire process being invalidated; or
- (4) Denial of the application.

**§15.100.260(I) - Failure to Post the Notice:**

The failure of the posted notice to remain on the property shall not invalidate the proceedings. Failure by the applicant to post a notice and affirm that the posting was completed in conformance with the code shall result in:

- (1) Postponement of a decision until the mailing requirements have been met; or
- (2) Postponement of the hearing to the next regularly scheduled meeting or to such other meeting as may be available for the hearing; or
- (3) The entire process being invalidated; or
- (4) Denial of the application.

PLANNING DIVISION FILE #: \_\_\_\_\_

**CITY OF NEWBERG  
AFFIDAVIT OF NOTICING**

**REFERENCE ATTACHED LIST(S)/NOTICE(S)**

I, \_\_\_\_\_, do hereby certify that the attached Notice of Land Use Action was:

- a) mailed to the following list of property owners, by United States mail, postage prepaid  
on \_\_\_\_\_;  
(date)
  
- b) posted on the site according to standards established in Newberg Development Code §15.100.260  
on \_\_\_\_\_.  
(date)

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Print name

## §15.220.050 - TYPE II DESIGN REVIEW CRITERIA

### **Type II Site Design Review applies to the following activities:**

- Any new development or remodel which is not specifically identified within Newberg Development Code § 15.220.020(A)(1).
- Telecommunication facilities.

### **The following development activities are exempt from Type II standards:**

- Replacement of an existing item such as a roof, floor, door, window or siding.
- Plumbing and/or mechanical alterations which are completely internal to an existing structure.

### **Provide a written response that specifies how your project meets the following criteria:**

- (1) *Design Compatibility. The proposed design review request incorporates an architectural design which is compatible with and/or superior to existing or proposed uses and structures in the surrounding area. This shall include, but not be limited to, building architecture, materials, colors, roof design, landscape design, and signage.*
- (2) *Parking and On-Site Circulation. Parking areas shall meet the requirements of NMC 15.440.010. Parking studies may be required to determine if adequate parking and circulation are provided for uses not specifically identified in NMC 15.440.010. Provisions shall be made to provide efficient and adequate on-site circulation without using the public streets as part of the parking lot circulation pattern. Parking areas shall be designed so that vehicles can efficiently enter and exit the public streets with a minimum impact on the functioning of the public street.*
- (3) *Setbacks and General Requirements. The proposal shall comply with NMC 15.415.010 through 15.415.060 dealing with height restrictions and public access; and NMC 15.405.010 through 15.405.040 and 15.410.010 through 15.410.070 dealing with setbacks, coverage, vision clearance, and yard requirements*
- (4) *Landscaping Requirements. The proposal shall comply with NMC 15.420.010 dealing with landscape requirements and landscape screening.*
- (5) *Signs. Signs shall comply with NMC 15.435.010 et seq. dealing with signs.*
- (6) *Manufactured Dwelling, Mobile Home and RV Parks. Manufactured dwelling and mobile home parks shall also comply with the standards listed in NMC 15.445.075 through 15.445.100 in addition to the other clear and objective criteria listed in this section. RV parks also shall comply with NMC 15.445.170 in addition to the other criteria listed in this section.*
- (7) *Zoning District Compliance. The proposed use shall be listed as a permitted or conditionally permitted use in the zoning district in which it is located as found in NMC 15.305.010 through 15.336.020. Through this site review process, the director may make a determination that a use is determined to be similar to those listed in the applicable zoning district, if it is not already specifically listed. In this case, the director shall make a finding that the use shall not have any different or more detrimental effects upon the adjoining neighborhood area than those specifically listed.*
- (8) *Sub district Compliance. Properties located within subdistricts shall comply with the provisions of those subdistricts located in NMC 15.340.010 through 15.348.060.*
- (9) *Alternative Circulation, Roadway Frontage Improvements and Utility Improvements. Where applicable, new developments shall provide for access for vehicles and pedestrians to adjacent properties which are currently developed or will be developed in the future. This may be accomplished through the provision of local public streets or private access and utility easements. At the time of development of a parcel, provisions shall be made to develop the adjacent street frontage in accordance with city street standards and the standards contained in the transportation plan. At the discretion of the city, these improvements may be deferred through use of a deferred improvement agreement or other form of security.*
- (10) *Traffic Study Improvements. If a traffic study is required, improvements identified in the traffic study shall be implemented as required by the director. [Ord. 2763 § 1 (Exh. A § 7), 9-16-13; Ord. 2747 § 1 (Exh. A § 5), 9-6-11; Ord. 2451, 12-2-96. Code 2001 § 151.194.]*

## DESIGN REVIEW CHECKLIST

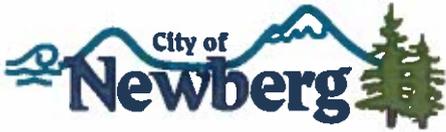
The following items must be submitted with each application. Incomplete applications will not be processed. Incomplete or missing information may delay the review process. Check with the Planning Division regarding additional requirements for your project.

- FEES**
- CURRENT TITLE REPORT** (within 60 days old)
- PUBLIC NOTICE INFORMATION** – Draft of mailer notice and sign; mailing list of all properties within 500’.
- SUBMIT one original and three copies 8-1/2" x 11" or 11" x 17" reproducible document together with 20 copies of the following information. In addition, submit two (2) full size copies of all plans.**
- WRITTEN CRITERIA RESPONSE** – Address the criteria listed on page 12.
- SITE DEVELOPMENT PLAN.** Make sure the plans are prepared so that they are at least 8 ½ x 11 inches in size and the scale is standard, being 10, 20, 30, 40, 50, 100 or multiples of 100 to the inch (such as 1":10', 1":20' or other multiples of 10). Include the following information in the plan set (information may be shown on multiple pages):
  - Existing Site Features:** Show existing landscaping, grades, slopes, wetlands and structures on the site and for areas within 100' of the site. Indicate items to be preserved and removed.
  - Drainage & Grading:** Show the direction and location of on and off-site drainage on the plans. This shall include site drainage, parking lot drainage, size and location of storm drain lines, and any retention or detention facilities necessary for the project. Provide an engineered grading plan if necessary. A preliminary storm water report is required (see Public works Design and Construction standards).
  - Utilities:** Show the location of and access to all public and private utilities, including sewer, water, storm water and any overhead utilities.
  - Public Improvements:** Indicate any public improvements that will be constructed as part of the project, including sidewalks, roadways, and utilities.
  - Access, Parking, and Circulation:** Show proposed vehicular and pedestrian circulation, parking spaces, parking aisles, and the location and number of access points from adjacent streets. Provide dimensions for parking aisles, back-up areas, and other items as appropriate. Indicate where required bicycle parking will be provided on the site along with the dimensions of the parking spaces.
  - Site Features:** Indicate the location and design of all on-site buildings and other facilities such as mail delivery, trash disposal, above ground utilities, loading areas, and outdoor recreation areas. Include appropriate buffering and screening as required by the code.
  - Exterior Lighting Plan:** Show all exterior lighting, including the direction of the lighting, size and type of fixtures, and an indication of the amount of lighting using foot candles for analysis.
  - Landscape Plan:** Include a comprehensive plan that indicates the size, species and locations of all planned landscaping for the site. The landscape plan should have a legend that indicates the common and botanical names of plants, quantity and spacing, size (caliper, height, or container size), planned landscaping materials, and description of the irrigation system. Include a calculation of the percentage of landscaped area.
  - ADA Plan Compliance:** Indicate compliance with any applicable ADA provisions, including the location of accessible parking spaces, accessible routes from the entrance to the public way, and ramps for wheelchairs.
  - Architectural Drawings:** Provide floor plans and elevations for all planned structures.
  - Signs and Graphics:** Show the location, size, colors, materials, and lighting of all exterior signs, graphics or other informational or directional features if applicable.
  - Other:** Show any other site elements which will assist in the evaluation of the site and the project.

### **TRAFFIC STUDY**

**N/A** A traffic study shall be submitted for any project that generates in excess of forty (40) trips per p.m. peak hour. This requirement may be waived by the Director when a determination is made that a previous traffic study adequately addresses the proposal and/or when off-site and frontage improvements have already been completed which adequately mitigate any traffic impacts and/or the proposed use is not in a location which is adjacent to an intersection which is functioning at a poor level of service. A traffic study may be required by the

Director for projects below forty (40) trips per p.m. peak hour where the use is located immediately adjacent to an intersection functioning at a poor level of service.



# TYPE I APPLICATION -- 2019 (ADMINISTRATIVE REVIEW)

File #: \_\_\_\_\_

**TYPES – PLEASE CHECK ONE:**

- Code Adjustment
- Final Plat
- Minor Design Review
- Property Line Adjustment

- Property Line Consolidation
- Type I Extension or Type I Minor/Major Modification
- Type II or Type III Extension or Minor Modification
- Other: (Explain) \_\_\_\_\_

**APPLICANT INFORMATION:**

APPLICANT: Rick & Terry Beaudry, LLC  
 ADDRESS: PO Box 1149, Newberg, OR 97132  
 EMAIL ADDRESS: Please Contact Applicant's Consultant  
 PHONE: Please Contact Applicant's Consultant MOBILE: \_\_\_\_\_ FAX: \_\_\_\_\_  
 OWNER (if different from above): First Assembly of God of Newberg/Rick & Terry Beaudry, LLC PHONE: Please Contact Applicant's Consultant  
 ADDRESS: 502 S St Paul Highway and 653 S Springbrook Road, Newberg, OR 97132  
 ENGINEER/SURVEYOR: AKS Engineering & Forestry, LLC (Mimi Doukas, AICP, RLA - Applicant's Consultant) PHONE: 503-563-6151  
 ADDRESS: 12965 SW Herman Road, Suite 100, Tualatin, OR 97062

**GENERAL INFORMATION:**

PROJECT NAME: Beaudry's Woodworking Expansion PROJECT LOCATION: 502 S St Paul Highway and 653 S Springbrook Road  
 PROJECT DESCRIPTION/USE: Property Line Adjustment for Beaudry's Woodworking Shop Expansion PROJECT VALUATION: \_\_\_\_\_  
 MAP/TAX LOT NO. (i.e. 3200AB-400): R3221 TL1400 and 1602 ZONE: M-2 SITE SIZE: ±2.23 SQ. FT.  ACRE   
 COMP PLAN DESIGNATION: Industrial TOPOGRAPHY: Flat  
 CURRENT USE: Vacant/Applicant's Existing shop  
 SURROUNDING USES:  
 NORTH: R-2 Zoning, remainder of church property SOUTH: M-2 Zoning, light-industrial (Applicant's current shop)  
 EAST: M-2 Zoning, light-industrial WEST: R-2 Zoning, remainder of church property

**SPECIFIC PROJECT CRITERIA AND REQUIREMENTS ARE ATTACHED**

General Checklist:  Fees  Current Title Report  Written Criteria Response  Owner Signature

For detailed checklists, applicable criteria for the written criteria response, and number of copies per application type, turn to:

Code Adjustment .....	p. 4
Final Plat .....	p. 6
Minor Design Review .....	p. 10
Property Line Consolidation.....	p. 11
Property Line Adjustment.....	p. 12

The above statements and information herein contained are in all respects true, complete, and correct to the best of my knowledge and belief. Tentative plans must substantially conform to all standards, regulations, and procedures officially adopted by the City of Newberg. All owners must sign the application or submit letters of consent. Incomplete or missing information may delay the approval process.

*Rick Beaudry* 10-23-19  
 Applicant Signature Date

*David W. Benson* 10/23/19  
 Owner Signature Date

Rick Beaudry  
 Print Name

David W. Benson  
 Print Name

## GENERAL INFORMATION

### Type I Development Permit Process (Administrative Decision)

**Overview:** Type I Permit applications are reviewed administratively using a process in which City staff applies clear and objective standards that do not allow much discretion. This process does not require public notice of the application or decision. Only the applicant may appeal the decision. Depending on the type of application, a Type I process can take as little time as a few days (i.e.: signs) or up to 60 days (i.e.: plat maps).

#### **TYPE I PERMITS INCLUDE:**

- ▶ Adjustments to Development Code Standards
  - ▶ Duplexes
  - ▶ Fences and trash enclosures
  - ▶ Final plat maps for subdivisions and partitions
  - ▶ Minor remodels or additions for commercial, industrial and multi-family residential
  - ▶ Modifications, paving, landscaping, re-striping or re-grading of parking lots
  - ▶ Property line adjustments or consolidations
  - ▶ Signs (freestanding and building mounted)
- 

- **Pre-Application Conference:** Please call to schedule a time for a pre-application meeting (optional) prior to submitting an application. The Development Review Meetings are held every Wednesday. This meeting provides the opportunity to get advance information from Planning, Engineering, and Building divisions all at once. It is likely to save you time and effort later. The non-refundable pre-application conference fee is \$105.00, payable prior to the conference.
  
  - **Submit Application**
    - Pay fees
    - Complete application form(s): duplexes, signs, and minor additions require concurrent submittal of a building permit application.
    - Submit required plans
  
  - **Processing**
    - Staff will perform a completeness check of the application and notify applicant of any information that is missing or incomplete.
    - If the application is complete, staff will notify applicant by phone or in writing that the application has been approved or requires modifications so that it may be approved.
    - Building permit fees may need to be paid at this time.
- 

#### **Helpful Hints:**

- **Questions?** Information is free! Please do not hesitate to call (503) 537-1240 prior to submitting the application.
- **Time:** Make sure the application is complete. Incomplete applications will delay the processing. Please go through the detailed checklist to make sure you have everything. The more work you can do prior to submittal, the faster the application can be processed.
- **Partial Applications:** Please do not submit partial applications. If the application, plans, and fee are not submitted together; processing will be delayed and the application may not be accepted for review.
- **Face-to-Face:** It is best to submit an application in person. That way you can receive immediate feedback if there's missing information or suggestions for improvements.

# NEWBERG PERMIT CENTER FEE SCHEDULE Effective Date: April 1, 2019

**5% Technology fee will be added to total fees (resolution No. 2016-3268)**

PRE-APPLICATION REVIEW .....	\$100
<b>TYPE I (ADMINISTRATIVE REVIEW)</b>	
ANY TYPE I ACTION NOT SPECIFICALLY LISTED IN THIS SECTION .....	\$175
PROPERTY CONSOLIDATION .....	\$175
CODE ADJUSTMENT.....	\$437
DESIGN REVIEW - TYPE I (DUPLIX OR COM. /IND. MINOR ADDITION REVIEW) .....	0.3% OF PROJECT VALUE, \$437 MINIMUM
MINOR MODIFICATION OR EXTENSION OF TYPE I DECISION.....	\$175
MAJOR MODIFICATION OF TYPE I DECISION .....	50% OF ORIGINAL FEE
PARTITION FINAL PLAT .....	\$875 + \$77 PER PARCEL
PROPERTY LINE ADJUSTMENT .....	\$875
SIGN REVIEW .....	\$78 PLUS \$1.00 PER SQ. FT. OF SIGN FACE
SUBDIVISION, PUD, OR CONDOMINIUM FINAL PLAT.....	\$1753 + \$77 PER LOT OR UNIT
<b>TYPE II (LAND USE DECISION)</b>	
ANY TYPE II ACTION NOT SPECIFICALLY LISTED IN THIS SECTION .....	\$875
MINOR MODIFICATION OR EXTENSION OF TYPE II DECISION .....	\$175
MAJOR MODIFICATION OF TYPE II DECISION.....	50% OF ORIGINAL FEE
DESIGN REVIEW (INCLUDING MOBILE/MANUFACTURED HOME PARKS) .....	0.6% OF TOTAL PROJECT COST, \$875 MINIMUM*
PARTITION PRELIMINARY PLAT .....	\$875 PLUS \$77 PER PARCEL
SUBDIVISION PRELIMINARY PLAT.....	\$1753 PLUS \$77 PER LOT
VARIANCE.....	\$875
<b>TYPE III (QUASI-JUDICIAL REVIEW)</b>	
ANY TYPE III ACTION NOT SPECIFICALLY LISTED IN THIS SECTION .....	\$1857
ANNEXATION .....	\$2442 PLUS \$234 PER ACRE
COMPREHENSIVE PLAN AMENDMENT (SITE SPECIFIC) .....	\$2442
CONDITIONAL USE PERMIT.....	\$1857
MINOR MODIFICATION OR EXTENSION OF TYPE III DECISION .....	\$175
MAJOR MODIFICATION OF TYPE III DECISION .....	50% OF ORIGINAL FEE
HISTORIC LANDMARK ESTABLISHMENT OR MODIFICATION .....	\$0
HISTORIC LANDMARK ELIMINATION .....	\$2129
SUBDIVISION PRELIMINARY PLAT.....	\$1753 PLUS \$77 PER LOT
PLANNED UNIT DEVELOPMENT .....	\$3708+\$77 PER LOT OR UNIT
ZONING AMENDMENT (SITE SPECIFIC).....	\$2313
<b>TYPE IV (LEGISLATIVE AMENDMENTS)</b>	
COMPREHENSIVE PLAN TEXT AMENDMENT OR LARGE SCALE MAP REVISION .....	\$2631
DEVELOPMENT CODE TEXT AMENDMENT OR LARGE SCALE MAP REVISION.....	\$2631
<b>APPEALS</b>	
TYPE I OR II APPEAL TO PLANNING COMMISSION .....	\$503
TYPE I OR II APPEAL TO CITY COUNCIL .....	\$911
TYPE III APPEAL TO CITY COUNCIL .....	\$1069
TYPE I ADJUSTMENTS OR TYPE II VARIANCES THAT ARE NOT DESIGNED TO REGULATE THE PHYSICAL CHARACTERISTICS OF A USE PERMITTED OUTRIGHT .....	\$283
<b>OTHER FEES</b>	
COMMUNITY DEVELOPMENT FEE .....	0.75% OF PROJECT COST
(THE ABOVE CHARGE IS ADDED TO ANY BUILDING PERMIT APPLICATION)	
EXPEDITED LAND DIVISION.....	\$6515 + \$77 PER LOT OR UNIT
URBAN GROWTH BOUNDARY AMENDMENT.....	\$4164
VACATION OF PUBLIC RIGHT-OF-WAY.....	\$1728
<b>LICENSE FEES</b>	
GENERAL BUSINESS .....	\$50
HOME OCCUPATION .....	\$25
PEDDLER/SOLICITOR/STREET VENDOR.....	No fee (Business License fee only)
EXHIBITOR .....	\$129
TEMPORARY MERCHANT .....	\$106/45 days or \$346/perpetual
<b>TECHNOLOGY FEE .....</b>	<b>5% OF TOTAL FEES</b>

## ADDITIONAL LAND USE REVIEW FEES - ENGINEERING DEPARTMENT

Planning Review, Partition, Subdivision & PUD's (Type 11/111 Application) -	\$284.08 - 19 lots, Plus \$12.63 per lot over 20 lots
Final Plat Review, Partition and subdivision .....	\$284.08 Plus .....\$7.14 per lot or parcel
Development review for public improvements on Commercial, Industrial, Multifamily Developments & Institutional zones	\$397.28 1st Acre \$226.93 Additional acre

ADOPTION AND REVISION HISTORY:  
Adopted by: Resolution 98-2122, July 6, 1998  
Amended by: Resolution 99-2214, December 8, 1999  
Resolution 2000-2265, October 2, 2000  
Resolution 2001-2318, November 19, 2001  
Executive Order January 2, 2007 (Reso. 99-2210)  
Executive Order October 24, 2008  
Executive Order, December 16, 2002 pursuant to Resolution 99-2210

Executive Order, January 22, 2002 pursuant to Resolution 99-2210  
Resolution 2004-2466, November 3, 2003  
Resolution 2007-2752, December 3, 2007  
Executive Order November 29, 2011(2011-32)  
Executive Order October 24, 2012(2012-34)  
Resolution 2014-3140, May 19, 2014  
Executive Order April 1, 2015 (2015-42)  
Resolution 2016-3268, April 18, 2016

Resolution 2017-3361 March 2017  
Resolution 2018-3443 March 2018  
Resolution 2019-3539 March 2019

## § 15.230.020 PROPERTY LINE ADJUSTMENT

**Definition:** The adjustment of common property lines between two or more abutting properties. Approval of a property line adjustment cannot be granted unless certain criteria have been satisfied. Property line adjustment approval shall be based on written findings to the applicable criteria.

---

### PROPERTY LINE ADJUSTMENT PROCESS & CRITERIA

**Process:** Coordinate with a surveyor to draw up new property surveys and legal descriptions for the parcels affected by the property line adjustment. Coordinate with a title company to write up property conveyance deeds for the portion of property to be adjusted in order to effect the property line adjustment. The Planning Division and City Surveyor will review the deeds, property surveys, and legal descriptions for approval. After approval, the deeds will need to be recorded with the Yamhill County Recorder and the new property surveys and legal descriptions will need to be filed with the County Surveyor. A copy of the documents will need to be returned to the City after recording.

**Criteria:** Type I applications require a written response to applicable criteria to determine whether approval is justified. Please provide a written response to each of the applicable criteria for a Type I design review. **Your written response should address how you meet each of the following criteria.**

- (1) The property line adjustment does not create more lots than existed prior to the adjustment.
- (2) The adjustment does not create any substandard condition relative to this code, including lot area, lot width, setbacks, and access. If any of the original lots do not meet these standards, the adjusted lots may remain non-conforming provided:
  - (a) The adjustment cannot reasonably or practically bring the lots into conformity.
  - (b) The adjustment does not worsen the non-conforming status of the lots.

---

---

### PROPERTY LINE ADJUSTMENT APPLICATION CHECKLIST

- FEES**
- APPLICATION FORM**
- CURRENT TITLE REPORT**
- WRITTEN CRITERIA RESPONSE** – See above for the applicable criteria.
- PROPERTY CONVEYANCE DEEDS** – For the portion of property to be conveyed to complete the property line adjustment.
- LEGAL DESCRIPTION** – Provide the following legal descriptions:
  - Current legal descriptions of the affected parcels
  - A legal description of the portion of property to be conveyed
  - New legal descriptions of the affected parcels after the property line adjustment
- SITE PLAN** – Make sure the plans are prepared so that they are at least 8 ½ x 11 inches in size and the scale is standard. Include the following information on the plans:
  - Existing Site Features:
  - Show existing landscaping, grades, slopes and structures. Indicate items to be preserved and removed. Note distances to property lines for all structures.
  - Show the location and sizes of all existing sewer and water lines in the area affected by the adjustment.
  - Dimensions: Show the dimensions of all affected lots, before and after the proposed property line adjustment.
  - Other: Show any other site elements which will assist in the evaluation of the site and the project.



---

## **Exhibit C: Property Ownership Information**

---

KNOW ALL MEN BY THESE PRESENTS, That JOHN C. WOHLGEMUTH and IDELLA WOHLGEMUTH, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **FIRST ASSEMBLY OF GOD OF NEWBERG**

does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereto belonging or appertaining, situated in the County of **Yamhill** and State of Oregon, described as follows, to-wit:

Part of the Donation Land Claim of Richard Everest and wife, Notification #1474, Claim #52 in Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, and being Lot 1 of County Survey #3357, more particularly described as follows: Beginning at a point on the East line of the said Everest Claim, which is North 2373.36 feet from the Southeast corner thereof, and from which point an iron pipe set on the west margin of County Market Road #5 bears west 20.0 feet; and running thence west 1149.6 feet to an iron pipe set on the Easterly right of way line of Oregon State Highway (Newberg to Gearin corner); thence South 23°02' East along said right of way line, 478.0 feet to an iron pipe; thence East 962.6 feet to a point on the East line of said Everest Claim, from which point an iron pipe set on the west line of County Market Road #5 bears West 20.0 feet; thence North 439.68 feet to the place of beginning. EXCEPTING the tract conveyed to Ernest L. DeAlton and wife by deed recorded January 15, 1970 in Film Volume 78, Page 582, Deed and Mortgage Records of Yamhill County, Oregon.

Recorded By Pioneer National Title Insurance Co.

grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances claiming by, through or under the grantors. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$20,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which):

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 26 day of May, 1971.

John C. Wohlgemuth  
Idella Wohlgemuth

STATE OF OREGON, County of Yamhill ss. Personally appeared the above named JOHN C. WOHLGEMUTH and IDELLA WOHLGEMUTH, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me: *Clara J. Stussman*  
Notary Public for Oregon  
My commission expires 6/14/72

NOTE-The sentence between the symbols @, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED  
John C. Wohlgemuth, et ux  
TO  
Assembly of God (Church)  
AFTER RECORDING RETURN TO  
Swift & Swift  
Attorneys at Law  
P.O. Box 268  
Newberg, Oregon 97132

STATE OF OREGON,  
County of Yamhill ss.  
I certify that the within instrument was received for record on the 3 day of June, 1971, at 9:07 o'clock P.M., and recorded in book 84 on page 794. Record of Deeds of said County. Witness my hand and seal of County, affixed.

Jack Esler, County Clerk  
By *Opal J. Hart* Deputy

533

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances as of September 22, 1969, and all encumbrances thereafter created or suffered by the grantors,

Recorded By Pioneer National

grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-  
ful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances  
claiming by, through or under the grantors.  
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$20,000.00  
However the ~~entire~~ consideration ~~paid~~ of or includes other property or value given or promised which is  
the whole consideration (indicate which)

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 26 day of May, 1971

John C Wohlgenuth  
Idella Wohlgenuth

STATE OF OREGON, County of Yamhill )  
Personally appeared the above named JOHN C. WOHLGEMUTH and IDELLA WOHLGEMUTH,  
husband and wife, )  
and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me: *Clarence H. Huschaar*  
Notary Public for Oregon  
My commission expires 6/14/72

NOTE - The sentence between the symbols ( ), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

John C. Wohlgenuth, et ux

TO

Assembly of God (Church)

AFTER RECORDING RETURN TO

Swift & Swift  
Attorneys at Law  
P.O. Box 268  
Newberg, Oregon 97132

No.

633

DO NOT USE THIS  
SPACE RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TIES WHERE  
USED

1971 STATE OF OREGON, }  
County of Yamhill } ss.

I certify that the within instru-  
ment was received for record on the  
3 day of June 1971  
at 9:07 o'clock PM., and recorded  
in book 84 on page 794  
Record of Deeds of said County.

Witness my hand and seal of  
County, affixed.

Jack Beeler, County Clerk

By *Opal J Hart* Title Deputy

288



After recording return to:  
Rick and Terri Beaudry, LLC  
P.O. Box 1149  
Newberg, OR 97132

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Rick and Terri Beaudry, LLC  
P.O. Box 1149  
Newberg, OR 97132

File No.: 1032-1841689 (JLW)  
Date: May 02, 2012

THIS SPACE RESERVED FOR RECORDER'S USE

OFFICIAL YAMHILL COUNTY RECORDS  
REBEKAH STERN DOLL, COUNTY CLERK

2012-07064



\$56.00

00392384201200070640040043

05/29/2012 03:55:31 PM

DMR-DDMR Cnt=1 Stn=2 ANITA  
\$20.00 \$10.00 \$11.00 \$15.00

## STATUTORY WARRANTY DEED

**Thomas W. Edwards and Kay L. Edwards, Trustees of the Edwards Family Trust, dated February 18, 2009, Grantor, conveys and warrants to Rick and Terry Beaudry, LLC, an Oregon limited liability company, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$700,000.00 as paid to an accommodator pursuant to an IRC Section 1031 Exchange.** (Here comply with requirements of ORS 93.030)

FIRST AMERICAN TITLE 1241689

APN: 480517

Statutory Warranty Deed  
- continued

File No.: 1032-1841689 (JLW)

**Beginning at a point on the East line of the Richard Everest Donation Land Claim No. 52 in Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, which point bears North 1642.03 feet from the Southeast corner of said Claim; thence North 89°50'44" West 30.00 feet to the TRUE POINT OF BEGINNING; thence North 89°50'44" West 805.87 feet to the Easterly right of way line of State Highway No. 219; thence South 22°53'51" East along said right of way line, 33.35 feet to a point on the North line of Parcel II as described in deed conveyed to Doris A. Huffman, et al, recorded October 2, 1978, in Film Volume 133, Page 597, Records for Yamhill County, Oregon, thence South 89°51'05" East along said North line, 792.90 feet to a point on the West right of way line of Springbrook Road; thence North 30.61 feet to the TRUE POINT OF BEGINNING.**

**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Yamhill, State of Oregon, described as follows:

**PARCEL I:**

**Beginning at a point on the East line of the Richard Everest Donation Land Claim No. 52 in Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, which point marks the Southeast corner of that tract of land conveyed to Marian F. DeAlton by instrument recorded in Film Volume 207, Page 0256, Records for Yamhill County, Oregon and bears North 1935.03 feet from the Southeast corner of said Everest Claim; thence North 89°50'44" West along the South line of said DeAlton tract and the Westerly extension thereof, 409.77 feet; thence South 00°09'16" West perpendicular to the South line of said DeAlton tract, 293.00 feet; thence South 89°50'44" West parallel with the South line of said DeAlton tract, 150.00 feet to the true point of beginning; thence South 89°50'44" West parallel with the South line of said DeAlton tract, 12 feet; thence North 0°9'16" East 293.00 feet to the Westerly extension of the South line of said DeAlton tract; thence South 89°50'44" East along said line, 12 feet to an iron rod on the Westerly extension of the South line of said DeAlton tract; thence South 00°09'16" West, 293 feet to the true point of beginning.**

**PARCEL II:**

**Beginning at a point on the East line of the Richard Everest Donation Land Claim No. 52 in Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, which point marks the Southeast corner of that tract of land conveyed to Marian F. DeAlton by instrument recorded in Film Volume 207, Page 0256, Records for Yamhill County, Oregon and bears North 1935.03 feet from the Southeast corner of said Everest Claim; thence North 89°50'44" West along the South line of said DeAlton Tract and the Westerly extension thereof, 409.77 feet to the TRUE POINT OF BEGINNING; thence South 00°09'16" West perpendicular to the South line of said DeAlton Tract, 293.00 feet; thence South 89°50'44" West parallel with the South line of said DeAlton Tract, 150.00 feet; thence North 0°09'16" East 293.00 feet to an iron rod on the Westerly extension of the South line of said DeAlton Tract; thence South 89°50'44" East along said line, 150.00 feet to the point of beginning.**

**TOGETHER WITH an ingress, egress and utility easement, described as follows:**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 29 day of May, 2012.

Edwards Family Trust

Thomas W. Edwards Trustee  
Thomas W. Edwards, Trustee

Kay L. Edwards Trustee  
Kay L. Edwards, Trustee

STATE OF Oregon )  
)ss.  
County of Yamhill )

This instrument was acknowledged before me on this 29<sup>th</sup> day of May, 2012 by Thomas W. Edwards and Kay L. Edwards as Trustee of Edwards Family Trust dtd February 18, 2009, on behalf of the Trust.

Janet Winder  
Janet Winder  
Notary Public for Oregon  
My commission expires: 5/6/2013





**First American**

**First American Title Insurance Company**

825 NE Evans Street  
McMinnville, OR 97128  
Phn - (503)376-7363  
Fax - (866)800-7294

Order No.: 1031-3162476  
December 04, 2018

**FOR QUESTIONS REGARDING YOUR CLOSING, PLEASE CONTACT:**

**MICHELLE GREGOR**, Escrow Officer/Closer  
Phone: (503)472-4627 - Fax: (866)800-7294 - Email:MGregor@firstam.com  
First American Title Insurance Company  
775 NE Evans Street, McMinnville, OR 97128

**FOR ALL QUESTIONS REGARDING THIS PRELIMINARY REPORT, PLEASE CONTACT:**

**Clayton Carter**, Title Officer  
Phone: (503)376-7363 - Fax: (866)800-7294 - Email: ctcarter@firstam.com

**Preliminary Title Report**

**County Tax Roll Situs Address:** 502 South Saint Paul Highway, Newberg, OR 97132

2006 ALTA Owners Standard Coverage	Liability \$	200,000.00	Premium \$	700.00
2006 ALTA Owners Extended Coverage	Liability \$		Premium \$	
2006 ALTA Lenders Standard Coverage	Liability \$		Premium \$	
2006 ALTA Lenders Extended Coverage	Liability \$		Premium \$	
Endorsement 9.10, 22 & 8.1			Premium \$	
Govt Service Charge			Cost \$	
Other			Cost \$	

We are prepared to issue Title Insurance Policy or Policies of First American Title Insurance Company, a Nebraska Corporation in the form and amount shown above, insuring title to the following described land:

The land referred to in this report is described in Exhibit A attached hereto.

and as of November 28, 2018 at 8:00 a.m., title to the fee simple estate is vested in:

First Assembly of God of Newberg

Subject to the exceptions, exclusions, and stipulations which are ordinarily part of such Policy form and the following:

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

2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

**The exceptions to coverage 1-5 inclusive as set forth above will remain on any subsequently issued Standard Coverage Title Insurance Policy.**

**In order to remove these exceptions to coverage in the issuance of an Extended Coverage Policy the following items are required to be furnished to the Company; additional exceptions to coverage may be added upon review of such information:**

- A. Survey or alternative acceptable to the company
- B. Affidavit regarding possession
- C. Proof that there is no new construction or remodeling of any improvement located on the premises. In the event of new construction or remodeling the following is required:
  - i. Satisfactory evidence that no construction liens will be filed; or
  - ii. Adequate security to protect against actual or potential construction liens;
  - iii. Payment of additional premiums as required by the Industry Rate Filing approved by the Insurance Division of the State of Oregon
6. Water rights, claims to water or title to water, whether or not such rights are a matter of public record.
7. Taxes, including the current fiscal year, not assessed because of Church Exemption. If the exempt status is terminated an additional tax may be levied. Account No. 62648.
8. City liens, if any, of the City of Newberg.

Note: There are no liens as of November 28, 2018. All outstanding utility and user fees are not liens and therefore are excluded from coverage.
9. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
10. Limited access provisions contained in Deed to the State of Oregon, by and through Case No. 21259 recorded May 27, 1958 Deed of Records, which provides that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.

Amendment thereto recorded under August 25, 1959 in Film Volume 7, Page 58, Deed and Mortgage Records.

Amendment thereto recorded under February 11, 1976 in Film Volume 110, Page 1111, Deed and Mortgage Records.

11. Easement, including terms and provisions contained therein:  
Recording Information: December 09, 1973 in Film Volume 97, Page 1735, Deed and Mortgage Records  
In Favor of: Northwest Natural Gas Company, an Oregon corporation  
For: Ingress and egress
12. Easement, including terms and provisions contained therein:  
Recording Information: May 20, 1997 as Instrument No. 199708088, Deed and Mortgage Records  
In Favor of: W.F. Incorporated and Arnold and Shirley Fuchs  
For: Drainage
13. Restrictive Covenant to Waive Remonstrance, pertaining to Highway 219 including the terms and provisions thereof  
Recorded: May 29, 1997 as Instrument No. 199708592, Deed and Mortgage Records
14. Easement and Access Agreement and the terms and conditions thereof:  
Between: W.F. Incorporated and Arnold and Shirley Fuchs, as tenants by the entirety  
And: Corporation #044048-1, First Assembly of God Church of Newberg  
Recording Information: July 02, 1998 as Instrument No. 199812554, Deed and Mortgage Records
15. Limited access provisions contained in Deed to the State of Oregon, by and through its Department of Transportation recorded July 08, 2015 as Instrument No. 201509986, Deed and Mortgage Records Deed of Records, which provides that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.  
  
And Re-Recorded: July 10, 2015  
Recording Information: Instrument No. 201510186, Deed and Mortgage Records
16. Deed of Trust and the terms and conditions thereof.  
Grantor/Trustor: Family Life Church, aka, First Assembly of God, Newberg  
Grantee/Beneficiary: Church Extension Plan, a non-profit Oregon corporation  
Trustee: None Listed  
Amount: \$492,245.00  
Dated: October 12, 2009  
Recorded: October 16, 2009  
Recording Information: Instrument No. 200916558, Deed and Mortgage Records
17. Unrecorded leases or periodic tenancies, if any.
18. Unrecorded leaseholds, if any, rights of vendors and security agreement on personal property and rights of tenants, and secured parties to remove trade fixtures at the expiration of the term.

- 19. This does not include a search for Financing Statements filed in the Office of the Secretary of State, or in a County other than the County wherein the premises are situated and no liability is assumed if a Financing Statement is recorded in the Office of the County Clerk (Recorder) covering timber, fixtures or crops, on the premises wherein the lands are described other than by metes and bounds or under the rectangular survey system.
- 20. Title is held by a church incorporated under the laws of the State of Oregon. It may sell, convey or mortgage the property only in accordance with its By-Laws and pursuant to the discipline of any parent church or regional/national organization with which it may be affiliated. Evidence of said authority should be submitted prior to recording.
- 21. The legal description contained in this preliminary title report covers more property than is intended for the transaction. We will require a surveyor's legal description covering the specific property. A sale or conveyance of said parcel may be in violation of the partition statutes as set out under O.R.S. 92.010.92.190.

- END OF EXCEPTIONS -

NOTE: According to the public record, the following deed(s) affecting the property herein described have been recorded within 24 months of the effective date of this report: NONE

NOTE: We find no matters of public record against Rick and Terri Beaudry, LLC that will take priority over any trust deed, mortgage or other security instrument given to purchase the subject real property as established by ORS 18.165.

NOTE: Taxes for the year 2018-2019 EXEMPT

Tax Amount:	\$
Map No.:	R3221-01400
Property ID:	62648
Tax Code No.:	29.0

Situs Address as disclosed on Yamhill County Tax Roll:

502 South Saint Paul Highway, Newberg, OR 97132

**THANK YOU FOR CHOOSING FIRST AMERICAN TITLE!  
WE KNOW YOU HAVE A CHOICE!**

<b>RECORDING INFORMATION</b>	
Filing Address:	<b>Yamhill County</b> 535 NE Fifth Street McMinnville, OR 97128
Recording Fees:	\$ <b>81.00</b> for the first page \$ <b>5.00</b> for each additional page

cc: Rick and Terri Beaudry, LLC  
cc: Family Life Church



## First American Title Insurance Company

### SCHEDULE OF EXCLUSIONS FROM COVERAGE

#### ALTA LOAN POLICY (06/17/06)

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

#### ALTA OWNER'S POLICY (06/17/06)

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risks 9 and 10); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
  - (a) a fraudulent conveyance or fraudulent transfer; or
  - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

#### SCHEDULE OF STANDARD EXCEPTIONS

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

NOTE: A SPECIMEN COPY OF THE POLICY FORM (OR FORMS) WILL BE FURNISHED UPON REQUEST

TI 149 Rev. 7-22-08



*First American Title*

#### Privacy Information

##### We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

#### Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

#### Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

#### Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

#### Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

#### Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

#### Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet.

In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site.

There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

#### Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

#### Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

[FirstAm.com](http://FirstAm.com) uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

#### Fair Information Values

**Fairness** We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

**Public Record** We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

**Use** We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

**Accuracy** We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

**Education** We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

**Security** We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

**Exhibit "A"**

Real property in the County of Yamhill, State of Oregon, described as follows:

Part of the Donation Land Claim of Richard Everest and wife, Notification No. 1474, Claim No. 52 in Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, and being Lot 1 of County Survey No. 3357, more particularly described as follows:

Beginning at a point on the East line of the said Everest Claim, which is North 2373.36 feet from the Southeast corner thereof, and from which point an iron pipe set on the West margin of County Market Road No. 5 bears West 20.0 feet; and running thence West 1149.6 feet to an iron pipe set on the Easterly right of way line of Oregon State Highway (Newberg to Gearin corner); thence South 23°02' East along said right of way line, 478.0 feet to an iron pipe; thence East 962.6 feet to a point on the East line of said Everest Claim, from which point an iron pipe set on the West line of County Market Road No. 5 bears West 20.0 feet; thence North 439.88 feet to the place of beginning.

EXCEPTING the tract conveyed to Ernest L. DeAlton and wife by deed recorded January 15, 1970 in Film Volume 78, Page 582, Deed and Mortgage Records of Yamhill County, Oregon.

ALSO EXCEPTING therefrom that portion conveyed to Arnold C. Fuchs and Shirley K. Fuchs, by deed recorded November 24, 1997 as Instrument No. 199719633, Deed and Mortgage Records.

FURTHER EXCEPTING that portion conveyed to State of Oregon, by and through its Department of Transportation in Warranty Deed recorded July 8, 2015 as Instrument No. 201509986, and re-recorded July 10, 2015 as Instrument No. 201510186, Deed and Mortgage Records.

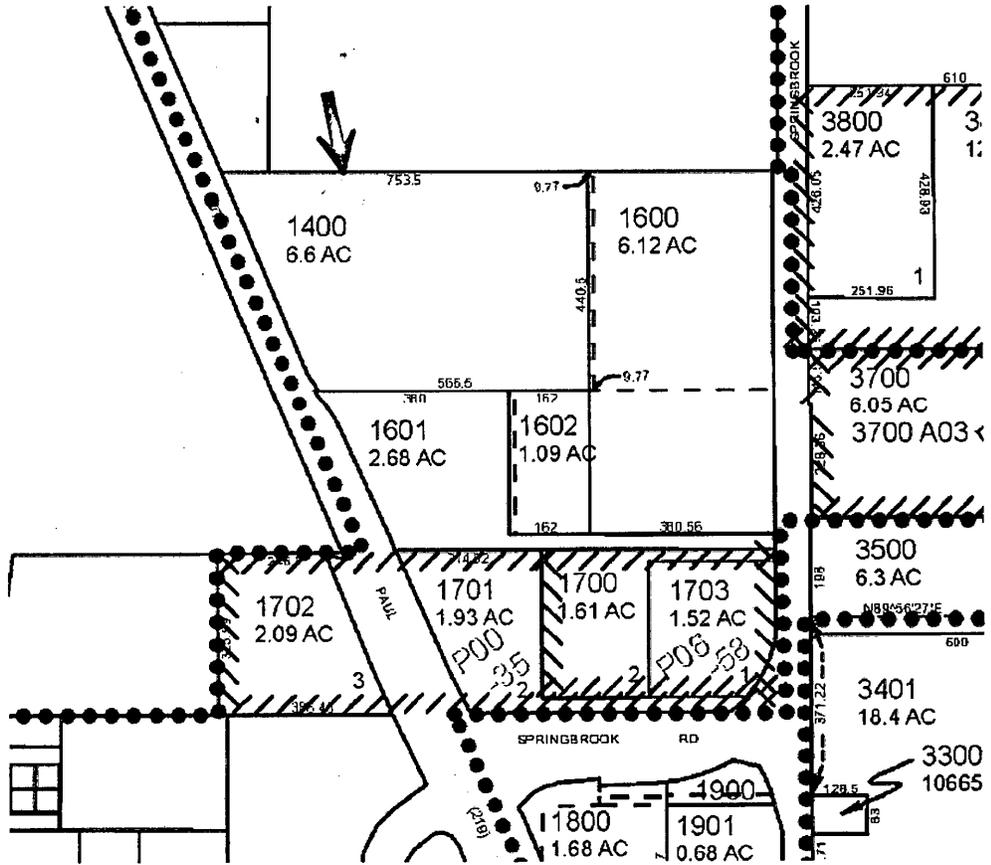
TOGETHER WITH Easement and Access Agreement, including the terms and provisions thereof, by and between W.F. Incorporated and Arnold and Shirley Fuchs, as tenants by the entirety, grantors, and Corporations #044048-1, First Assembly of God. Church of Newberg, dated May 30, 1998, recorded July 2, 1998 as Instrument No. 199812554, Deed and Mortgage Records.



First American



This map is furnished for illustration and to assist in property location. The company assumes no liability for any variation in dimensions by location ascertainable by actual survey





**First American**

**First American Title Insurance Company**

825 NE Evans Street  
McMinnville, OR 97128  
Phn - (503)376-7363  
Fax - (866)800-7294

**YAMHILL COUNTY TITLE UNIT**

FAX (866)800-7294

Title Officer: Clayton Carter  
(503)376-7363  
ctcarter@firstam.com

**LOT BOOK SERVICE**

AKS Engineering & Forestry, LLC  
12965 SW Herman Rd., Suite 100  
Tualatin, OR 97062

Order No.: 1039-3265662  
October 18, 2019

Attn:  
Phone No.: 503-563-6151 - Fax No.:  
Email: robr@aks-eng.com

Re:

Fee: \$300.00

We have searched our Tract Indices as to the following described property:

The land referred to in this report is described in Exhibit A attached hereto.

and as of October 16, 2019 at 8:00 a.m.

We find that the last deed of record runs to

Rick and Terri Beaudry, LLC, an Oregon limited liability company, as to Tract 1  
First Assembly of God of Newberg, as to Tract 2

We find the following apparent encumbrances within ten (10) years prior to the effective date hereof:

**TRACT 1:**

1. Taxes for the year 2019-2020

Tax Amount	\$	10,917.97
Unpaid Balance:	\$	10,917.97, plus interest and penalties, if any
Code No.:		29.0
Map & Tax Lot No.:		R3221 01602
Property ID No.:		480517
  
2. Taxes for the year 2019-2020

Tax Amount \$ 10,152.50  
 Unpaid Balance: \$ 10,152.50, plus interest and penalties, if any.  
 Code No.: 29.0  
 Map & Tax Lot No.: R3221 01602 00E1  
 Property ID No.: 527545

3. Taxes for the year 2019-2020
 

Tax Amount \$ 950.93  
 Unpaid Balance: \$ 950.93, plus interest and penalties, if any.  
 Code No.: 29.0  
 Map & Tax Lot No.: P4223  
 Property ID No.: 444727
4. Restrictive Covenant to Waive Remonstrance, pertaining to Street or Future Streets, or Public Sewer Line or Public Water Line including the terms and provisions thereof
 

Recorded: February 21, 1989, Film Volume 229, Page 2036, Deed and Mortgage Records
5. Easement in deed, including terms and provisions contained therein:
 

Recording Information: February 21, 1989, Film Volume 229, Page 2039, Deed and Mortgage Records  
 For: Ingress, egress and utility
6. Easement and maintenance agreement, including terms and provisions contained therein:
 

Recording Information: February 16, 1990, Film Volume 240, Page 1963, Deed and Mortgage Records  
 For: Ingress, egress and utility
7. Easement, including terms and provisions contained therein:
 

Recording Information: February 16, 1990, Film Volume 240, Page 1967, Deed and Mortgage Records  
 In Favor of: City of Newberg, a municipal corporation  
 For: Utility
8. Deed of Trust and the terms and conditions thereof .
 

Grantor/Trustor: Rick and Terri Beaudry, LLC, an Oregon limited liability company  
 Grantee/Beneficiary: Columbia State Bank - Newberg Office  
 Trustee: First American Title Insurance Company of Oregon  
 Amount: \$640,845.00  
 Recorded: May 29, 2012  
 Recording Information: Instrument No. 201207065, Deed and Mortgage Records
9. Assignment of leases and/or rents and the terms and conditions thereof:
 

Assignor: Rick and Terri Beaudry, LLC, an Oregon limited liability company  
 Assignee: Columbia State Bank  
 Recorded: May 29, 2012  
 Recording Information: 201207066, Deed and Mortgage Records
10. Lease and the terms and conditions thereof as disclosed by Memorandum of Lease.
 

Lessor: Rick and Terri Beaudry, LLC

Lessee: Beaudry, Inc.  
 Term: None shown  
 Dated: May 29, 2012  
 Recorded: May 29, 2012  
 Recording Information: Instrument No. 201207067, Deed and Mortgage Records

The Lease was subordinated to the lien of the instrument recorded May 29, 2012 under recording no. 201207069, Deed and Mortgage Records by agreement recorded May 29, 2012 under recording no. 201207068, Deed and Mortgage Records .

The Lease was subordinated to the lien of the instrument recorded May 29, 2012 under recording no. 201207065, Deed and Mortgage Records by agreement recorded June 08, 2012 under recording no. 201207658, Deed and Mortgage Records .

11. Deed of Trust and the terms and conditions thereof .  
 Grantor/Trustor: Rick and Terri Beaudry, LLC, an Oregon limited liability company  
 Grantee/Beneficiary: Evergreen Business Capital  
 Trustee: United States Small Business Administration  
 Amount: \$296,000.00  
 Recorded: May 29, 2012  
 Recording Information: Instrument No. 201207069, Deed and Mortgage Records

The beneficial interest under said Deed of Trust has been assigned to United States Small Business Administration ("SBA"), by Assignment recorded June 04, 2012, as Instrument No. 201207301, Deed and Mortgage Records.

12. Assignment of leases and/or rents and the terms and conditions thereof:  
 Assignor: Rick and Terri Beaudry, LLC, an Oregon Limited Liability Company  
 Assignee: Evergreen Business Capital  
 Recorded: May 29, 2012  
 Recording Information: Instrument No. 201207070, Deed and Mortgage Records

The beneficial interest under said Deed of Trust has been assigned to United States Small Business Administration ("SBA"), by Assignment recorded June 04, 2012, as Instrument No. 201207301, Deed and Mortgage Records.

13. Financing Statement, indicating a Security Agreement  
 Debtor: Rick and Terri Beaudry, LLC  
 Secured Party: Columbia State Bank  
 Recorded: June 22, 2012  
 Recording Information: Instrument No. 201208313, Deed and Mortgage Records

A Notice of Continuation of said Financing Statement was recorded May 23, 2017, Instrument No. 201708383, Deed and Mortgage Records.

14. Deed of Trust and the terms and conditions thereof .  
 Grantor/Trustor: Rick and Terri Beaudry, LLC, an Oregon Limited Liability Company  
 Grantee/Beneficiary: Columbia State Bank - SW Metro CBC Office  
 Trustee: First American Title Company of Oregon  
 Amount: \$200,000.00  
 Recorded: February 03, 2015  
 Recording Information: Instrument No. 201501353, Deed and Mortgage Records

15. Assignment of leases and/or rents and the terms and conditions thereof:  
 Assignor: Rick and Terri Beaudry, LLC, an Oregon Limited Liability Company  
 Assignee: Columbia State Bank - SW Metro CBC Office  
 Recorded: February 03, 2015  
 Recording Information: Instrument No. 201501354, Deed and Mortgage Records

## TRACT 2:

16. Taxes, including the current fiscal year, not assessed because of Church Exemption. If the exempt status is terminated an additional tax may be levied. Account No. 480517.

17. City liens, if any, of the City of Newberg.

Note: There are no liens as of November 28, 2018. All outstanding utility and user fees are not liens and therefore are excluded from coverage.

18. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.

19. Limited access provisions contained in Deed to the State of Oregon, by and through Case No. 21259 recorded May 27, 1958 Deed of Records, which provides that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.

Amendment thereto recorded under August 25, 1959 in Film Volume 7, Page 58, Deed and Mortgage Records.

Amendment thereto recorded under February 11, 1976 in Film Volume 110, Page 1111, Deed and Mortgage Records.

20. Easement, including terms and provisions contained therein:  
 Recording Information: December 09, 1973 in Film Volume 97, Page 1735, Deed and Mortgage Records  
 In Favor of: Northwest Natural Gas Company, an Oregon corporation  
 For: Ingress and egress

21. Easement, including terms and provisions contained therein:  
 Recording Information: May 20, 1997 as Instrument No. 199708088, Deed and Mortgage Records  
 In Favor of: W.F. Incorporated and Arnold and Shirley Fuchs  
 For: Drainage

22. Restrictive Covenant to Waive Remonstrance, pertaining to Highway 219 including the terms and provisions thereof  
 Recorded: May 29, 1997 as Instrument No. 199708592, Deed and Mortgage Records

23. Easement and Access Agreement and the terms and conditions thereof:  
 Between: W.F. Incorporated and Arnold and Shirley Fuchs, as  
 tenants by the entirety  
 And: Corporation #044048-1, First Assembly of God Church of  
 Newberg  
 Recording Information: July 02, 1998 as Instrument No. 199812554, Deed and  
 Mortgage Records
24. Limited access provisions contained in Deed to the State of Oregon, by and through its Department  
 of Transportation recorded July 08, 2015 as Instrument No. 201509986, Deed and Mortgage  
 Records Deed of Records, which provides that no right of easement or right of access to, from or  
 across the State Highway other than expressly therein provided for shall attach to the abutting  
 property.  
 And Re-Recorded: July 10, 2015  
 Recording Information: Instrument No. 201510186, Deed and Mortgage Records
25. Deed of Trust and the terms and conditions thereof.  
 Grantor/Trustor: Family Life Church, aka, First Assembly of God, Newberg  
 Grantee/Beneficiary: Church Extension Plan, a non-profit Oregon corporation  
 Trustee: None Listed  
 Amount: \$492,245.00  
 Dated: October 12, 2009  
 Recorded: October 16, 2009  
 Recording Information: Instrument No. 200916558, Deed and Mortgage Records
26. Deed of Trust and the terms and conditions thereof.  
 Grantor/Trustor: Family Life Church of the Assemblies of God F/K/A First  
 Assembly of God of Newberg  
 Grantee/Beneficiary: Church Extension Plan  
 Trustee: First American Title  
 Amount: \$203,000.00  
 Dated: May 22, 2019  
 Recorded: May 31, 2019  
 Recording Information: Instrument No. 201906865, Deed and Mortgage Records

NOTE: Taxes for the year 2019-2020 PAID IN FULL

Tax Amount: \$EXEMPT  
 Map No.: R3221-01400  
 Property ID: 62648  
 Tax Code No.: 29.0

We have also searched our General Index for Judgments and State and Federal Liens against the  
 Grantee(s) named above and find:

NONE

We find the following unpaid taxes and city liens:

THIS IS NOT a title report since no examination has been made of the title to the above described  
 property. Our search for apparent encumbrances was limited to our Tract Indices, and therefore above  
 listings do not include additional matters which might have been disclosed by an examination of the

record title. We assume no liability in connection with this Lot Book Service and will not be responsible for errors or omissions therein. The charge for this service will not include supplemental reports, rechecks or other services.

**Exhibit "A"**

Real property in the County of Yamhill, State of Oregon, described as follows:

## TRACT 1:

## Parcel 1:

Beginning at a point on the East line of the Richard Everest Donation Land Claim No. 52 in Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, which point marks the Southeast corner of that tract of land conveyed to Marian F. DeAlton by instrument recorded in Film Volume 207, Page 0256, Records for Yamhill County, Oregon and bears North 1935.03 feet from the Southeast corner of said Everest Claim; thence North 89°50'44" West along the South line of said DeAlton Tract and the Westerly extension thereof, 409.77 feet to the TRUE POINT OF BEGINNING; thence South 00°09'16" West perpendicular to the South line of said DeAlton Tract, 293.00 feet; thence South 89°50'44" West parallel with the South line of said DeAlton Tract, 150.00 feet; thence North 0°09'16" East 293.00 feet to an iron rod on the Westerly extension of the South line of said DeAlton Tract; thence South 89°50'44" East along said line, 150.00 feet to the point of beginning.

TOGETHER WITH an ingress, egress and utility easement, described as follows:

Beginning at a point on the East line of the Richard Everest Donation Land Claim No. 52 in Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, which point bears North 1642.03 feet from the Southeast corner of said Claim; thence North 89°50'44" West 30.00 feet to the TRUE POINT OF BEGINNING; thence North 89°50'44" West 805.87 feet to the Easterly right of way line of State Highway No. 219; thence South 22°53'51" East along said right of way line, 33.35 feet to a point on the North line of Parcel II as described in deed conveyed to Doris A. Huffman, et al, recorded October 2, 1978, in Film Volume 133, Page 597, Records for Yamhill County, Oregon, thence South 89°51'05" East along said North line, 792.90 feet to a point on the West right of way line of Springbrook Road; thence North 30.61 feet to the TRUE POINT OF BEGINNING.

## Parcel 2:

Beginning at a point on the East line of the Richard Everest Donation Land Claim No. 52 in Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, which point marks the Southeast corner of that tract of land conveyed to Marian F. DeAlton by instrument recorded in Film Volume 207, Page 0256, Records for Yamhill County, Oregon and bears North 1935.03 feet from the Southeast corner of said Everest Claim; thence North 89°50'44" West along the South line of said DeAlton tract and the Westerly extension thereof, 409.77 feet; thence South 00°09'16" West perpendicular to the South line of said DeAlton tract, 293.00 feet; thence South 89°50'44" West parallel with the South line of said DeAlton tract, 150.00 feet to the true point of beginning; thence South 89°50'44" West parallel with the South line of said DeAlton tract, 12 feet; thence North 0°9'16" East 293.00 feet to the Westerly extension of the South line of said DeAlton tract; thence South 89°50'44" East along said line, 12 feet to an iron rod on the Westerly extension of the South line of said DeAlton tract; thence South 00°09'16" West, 293 feet to the true point of beginning.

## TRACT 2:

Part of the Donation Land Claim of Richard Everest and wife, Notification No. 1474, Claim No. 52 in Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, and being Lot 1 of County Survey No. 3357, more particularly described as follows:

Beginning at a point on the East line of the said Everest Claim, which is North 2373.36 feet from the

Southeast corner thereof, and from which point an iron pipe set on the West margin of County Market Road No. 5 bears West 20.0 feet; and running thence West 1149.6 feet to an iron pipe set on the Easterly right of way line of Oregon State Highway (Newberg to Gearin corner); thence South 23°02' East along said right of way line, 478.0 feet to an iron pipe; thence East 962.6 feet to a point on the East line of said Everest Claim, from which point an iron pipe set on the West line of County Market Road No. 5 bears West 20.0 feet; thence North 439.88 feet to the place of beginning.

EXCEPTING the tract conveyed to Ernest L. DeAlton and wife by deed recorded January 15, 1970 in Film Volume 78, Page 582, Deed and Mortgage Records of Yamhill County, Oregon.

ALSO EXCEPTING therefrom that portion conveyed to Arnold C. Fuchs and Shirley K. Fuchs, by deed recorded November 24, 1997 as Instrument No. 199719633, Deed and Mortgage Records.

FURTHER EXCEPTING that portion conveyed to State of Oregon, by and through its Department of Transportation in Warranty Deed recorded July 8, 2015 as Instrument No. 201509986, and re-recorded July 10, 2015 as Instrument No. 201510186, Deed and Mortgage Records.

TOGETHER WITH Easement and Access Agreement, including the terms and provisions thereof, by and between W.F. Incorporated and Arnold and Shirley Fuchs, as tenants by the entirety, grantors, and Corporations #044048-1, First Assembly of God. Church of Newberg, dated May 30, 1998, recorded July 2, 1998 as Instrument No. 199812554, Deed and Mortgage Records.



---

## **Exhibit D: Public Notice Materials**

---



## Community Development Department

P.O. Box 970 • 414 E First Street • Newberg, Oregon 97132  
503-537-1240. Fax 503-537-1272 [www.newbergoregon.gov](http://www.newbergoregon.gov)

### WE WANT YOUR COMMENTS ON A PROPOSED NEW DEVELOPMENT IN YOUR NEIGHBORHOOD

A property owner in your neighborhood has submitted an application to the City of Newberg for a site-specific property line adjustment and site design review for a portion of a property located at 502 S St Paul Highway (OR 219) and a property located at 653 S Springbrook Road in Newberg. You are invited to take part in the City's review of this project by sending in your written comments. You may also request that the Planning Commission hold a hearing on the application. The applicable criteria used to make a decision on this application for a property line adjustment and a site design review approval are found in Newberg Development Code 15.230.020 and 15.220.050(B). For more details about giving comments, please see the back of this sheet.

The development would include a  $\pm 1.14$ -acre property line adjustment between Tax Lot 1402 and Tax Lot 1600 (Yamhill County Assessor's ap R3221) to accommodate an expansion of the Applicant's existing woodworking shop located on Tax Lot 1600, which consists of a new industrial building, additional parking area, and associated improvements on the subject site.

APPLICANT:	Rick and Terry Beaudry, LLC
APPLICANT'S CONSULTANT:	AKS Engineering & Forestry—Mimi Doukas, AICP, RLA
TELEPHONE:	(503) 563-6151
EMAIL:	mimid@aks-eng.com
PROPERTY OWNER:	First Assembly of God of Newberg/Rick and Terry Beaudry, LLC
LOCATION:	502 S St Paul Highway/653 S Springbrook Road, Newberg, OR
TAX LOT NUMBER:	Yamhill County Assessor's Map R3221, Tax Lot 1400/1602





## Community Development Department

P.O. Box 970 • 414 E First Street • Newberg, Oregon 97132  
503-537-1240. Fax 503-537-1272 [www.newbergoregon.gov](http://www.newbergoregon.gov)

We are mailing you information about this project because you own land within 500 feet of the proposed new project. We invite you to send any written comments for or against the proposal within 14 days from the date this notice is mailed. You also may request that the Newberg Planning Commission hold a hearing on the application by sending a written request during this 14-day period and identifying the issues you would like the Planning Commission to address.

If you mail your comments to the City, please put the following information on the outside of the envelope:

Written Comments: File No. XX  
City of Newberg  
Community Development  
PO Box 970  
Newberg, OR 97132

All written comments must be received by 4:30 p.m. on XX. Any issue which might be raised in an appeal of this case to the Land Use Board of Appeals (LUBA) must be submitted to the City in writing before this date. You must include enough detail to enable the decision maker an opportunity to respond. The applicable criteria used to make a decision on this application for preliminary approval are found in Newberg Development Code 15.230.020 and 15.220.050(B).

You can look over all the information about this project or drop comments off at Newberg City Hall, 414 E. First Street. You can also buy copies of the information for a cost of 25 cents a page. If you have any questions about the project, you can call the Newberg Planning Division at 503-537-1240.

The Community Development Director will make a decision at the end of a 14-day comment period. If you send in written comments about this project, you will be sent information about any decision made by the City relating to this project.

Date Mailed: XX

# Land Use Notice

**FILE # XX**

**PROPOSAL: Site-specific property line adjustment and site design review for a proposed expansion building and associated improvements on a ± 2.23-acre site.**

**FOR FURTHER INFORMATION, CONTACT:**

City of Newberg  
Community Development Department  
414 E First Street  
Phone: 503-537-1240

R3221 01703  
Thom Llc  
Po Box 296  
NewbergOR97132

R3221 01700  
Stelor Properties Llc  
Po Box 1179  
NewbergOR97132

R3221 03700  
Alvin & Jeanine Elbert  
518 S Springbrook Rd  
NewbergOR97132

R3221 03500  
Alvin & Jeanine Elbert  
518 S Springbrook Rd  
NewbergOR97132

R3220 00303  
Airpark Properties Llc  
18485 SW Scholls Ferry Rd  
BeavertonOR97007

R3221 03401  
Springbrook Estates Yamhill Llc  
385 Clinton St  
Costa MesaCA92626

R3221 03801  
Charlotte Parker  
508 S Springbrook Rd  
NewbergOR97132

R3221 03900  
Glenice Rader  
3312 E Fernwood Rd  
NewbergOR97132

R3221 03800  
Charlotte Parker  
508 S Springbrook Rd  
NewbergOR97132

R3221 01701  
Stelor Properties Llc  
Po Box 1179  
NewbergOR97132

R3220 00201  
Stephen & Cheryl Asher  
Po Box 441  
NewbergOR97132

R3221 01300  
Nut Tree Ranch Llc  
Po Box 820  
SebastopolCA95473

R3220 00200  
Climax Portable Machine Tools Inc  
2712 E 2nd St  
NewbergOR97132

R3221 01600  
W F Incorporated  
Po Box 1136  
NewbergOR97132

R3221 01601  
Springbrook Industrial Park Llc  
Po Box 9  
NewbergOR97132

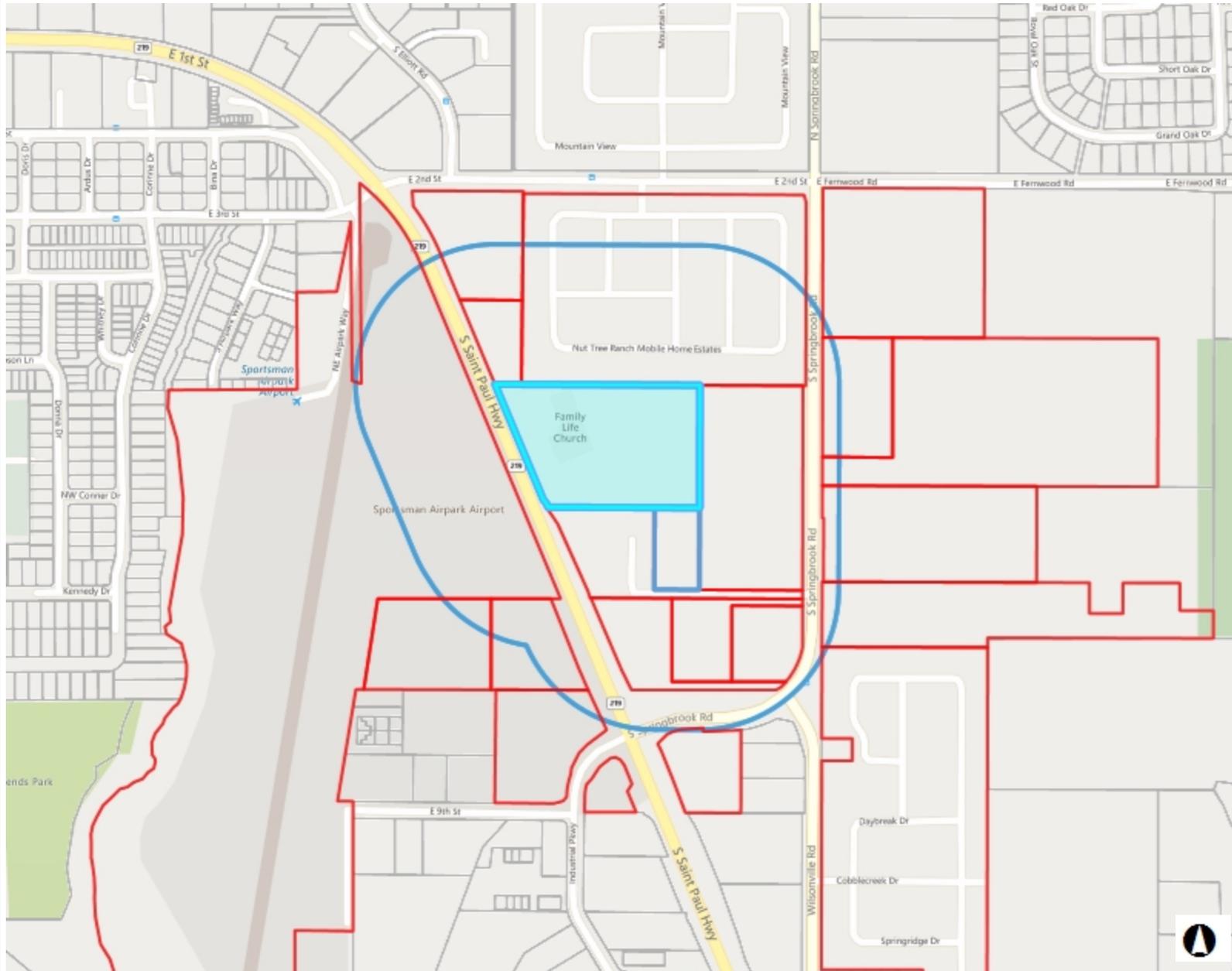
R3221 01800  
Jack Swonger  
832 S Springbrook Rd  
NewbergOR97132

R3220 00300  
Lessie Dale  
Po Box 248  
NewbergOR97132

R3221 01702  
Ed Bartholemy  
18485 SW Scholls Ferry Rd  
BeavertonOR97007

R3220 00304  
Lias Vineyard Llc  
Po Box 414  
NewbergOR97132

# R3221 1400 & 1602 500' Radius



-  Subject
-  Radius
-  Radius Properties

10/24/2019

Notes



© First American Title

First American Title Insurance Company makes no express or implied warranty respecting the information presented and assumes no responsibility for errors or omissions. FIRST AMERICAN, the Eagle logo, and FIRST AMERICAN TITLE INSURANCE COMPANY are trademarks owned by First American Financial Corporation.





*First American*

Date of Production: Thursday, October 24, 2019

The ownership information enclosed is time sensitive and should be utilized as soon as possible.

This mailing list was produced with taxlot data from the Yamhill County GIS Taxlot Data & Data Trace

First American Title Company makes no express or implied warranty respecting the information presented and assumes no responsibility for errors or omissions

**Thank you for your business and for using First American Title.**



First American Title™

Customer Service Department  
Phone: 503.219.8746(TRIO)  
Email: cs.oregon@firstam.com  
Report Generated: 10/24/2019

## Ownership

**Legal Owner(s):** First Assembly Of God Of Newberg

**Site Address:** 502 S Saint Paul Hwy Newberg, OR 97132

**Mailing Address:** 502 S Saint Paul Hwy Newberg, OR 97132

**Parcel #:** R3221 01400

**APN:** 62648

**County:** Yamhill

## Property Characteristics

<b>Bedrooms:</b> 0	<b>Year Built:</b> 0	<b>Lot SqFt:</b> 287496
<b>Total Bathrooms:</b> 0	<b>Building SqFt:</b> 0	<b>Lot Acres:</b> 6.60
<b>Full Bathrooms:</b> 0	<b>First Floor SqFt:</b> 0	<b>Roof Type:</b>
<b>Half Bathrooms:</b> 0	<b>Basement Sqft:</b> 0	<b>Roof Shape:</b>
<b>Units:</b> 0	<b>Basment Type:</b> Unspecified	<b>Porch Type:</b>
<b>Stories:</b>		<b>Building Style:</b>
<b>Fire Place:</b> N		<b>Garage:</b>
<b>Air Conditioning:</b>		<b>Garage SqFt:</b> 0
<b>Heating Type:</b>		<b>Parking Spots:</b> 0
<b>Electric Type:</b>		<b>Pool:</b>

## Property Information

<b>Land Use:</b> EXEMPT	<b>Zoning:</b> R-2
<b>Improvement Type:</b> Religious,	<b>School District:</b> Newberg School
<b>Legal Description:</b> TOWNSHIP 3S RANGE 2W SECTION 21 TAXLOT 01400	<b>Neighborhood:</b>
	<b>Subdivision:</b>

## Assessor & Tax

<b>Market Land:</b> \$1,578,720	<b>Taxes:</b> \$0.00
<b>Market Total:</b> \$1,652,174	<b>% Improved:</b> 4%
<b>Market Structure:</b> \$73,454	<b>Levy Code:</b>
<b>Assessed Total:</b> \$113,326	<b>Millage Rate:</b>

## Sale History

<b>Last Sale Date:</b> 7/8/2015	<b>Doc #:</b> 201509986	<b>Last Sale Price:</b> \$2,000
<b>Prior Sale Date:</b>	<b>Prior Doc #:</b>	<b>Prior Sale Price:</b> \$0

## Mortgage

<b>1st Mortgage Date:</b>	<b>Doc #:</b>	
<b>1st Mortgage Type:</b>	<b>1st Mortgage Lender:</b>	<b>1st Mortgage:</b> \$0
<b>2nd Mortgage Type:</b>		<b>2nd Mortgage:</b> \$0

*The present data and maps are intended for informational purposes only. Some information has been procured from third-party sources and has not been independently verified. Individual parts are owned by their respective copyright owners and not by First American. First American Title Company makes no express or implied warranty respecting the information presented and assumes no responsibility for errors or omissions.*



First American Title™

Customer Service Department  
Phone: 503.219.8746(TRIO)  
Email: cs.oregon@firstam.com  
Report Generated: 10/24/2019

## Ownership

Legal Owner(s): Rick & Terry Beaudry Llc	Parcel #: R3221 01602
Site Address: 653 S Springbrook Rd Newberg, OR 97132	APN: 480517
Mailing Address: Po Box 1149 Newberg, OR 97132	County: Yamhill

## Property Characteristics

Bedrooms: 0	Year Built: 0	Lot SqFt: 43560
Total Bathrooms: 0	Building SqFt: 0	Lot Acres: 1.00
Full Bathrooms: 0	First Floor SqFt: 0	Roof Type:
Half Bathrooms: 0	Basement Sqft: 0	Roof Shape:
Units: 0	Basment Type: Unfinished	Porch Type:
Stories:		Building Style:
Fire Place: N		Garage:
Air Conditioning:		Garage SqFt: 0
Heating Type:		Parking Spots: 0
Electric Type:		Pool:

## Property Information

Land Use: INDUSTRIAL	Zoning: M-2
Improvement Type: Industrial	School District: Newberg School
Legal Description: TOWNSHIP 3S RANGE 2W SECTION 21 TAXLOT 01602	Neighborhood:
	Subdivision:

## Assessor & Tax

Market Land: \$239,311	Taxes: \$10,977.02
Market Total: \$1,275,008	% Improved: 81%
Market Structure: \$1,035,697	Levy Code:
Assessed Total: \$704,233	Millage Rate:

## Sale History

Last Sale Date: 5/29/2012	Doc #: 2012-07064	Last Sale Price: \$700,000
Prior Sale Date:	Prior Doc #:	Prior Sale Price: \$0

## Mortgage

1st Mortgage Date: 5/29/2012	Doc #: 2012-07065	
1st Mortgage Type:	1st Mortgage Lender: Columbia State Bank	1st Mortgage: \$640,845
2nd Mortgage Type:		2nd Mortgage: \$0

The present data and maps are intended for informational purposes only. Some information has been procured from third-party sources and has not been independently verified. Individual parts are owned by their respective copyright owners and not by First American. First American Title Company makes no express or implied warranty respecting the information presented and assumes no responsibility for errors or omissions.



---

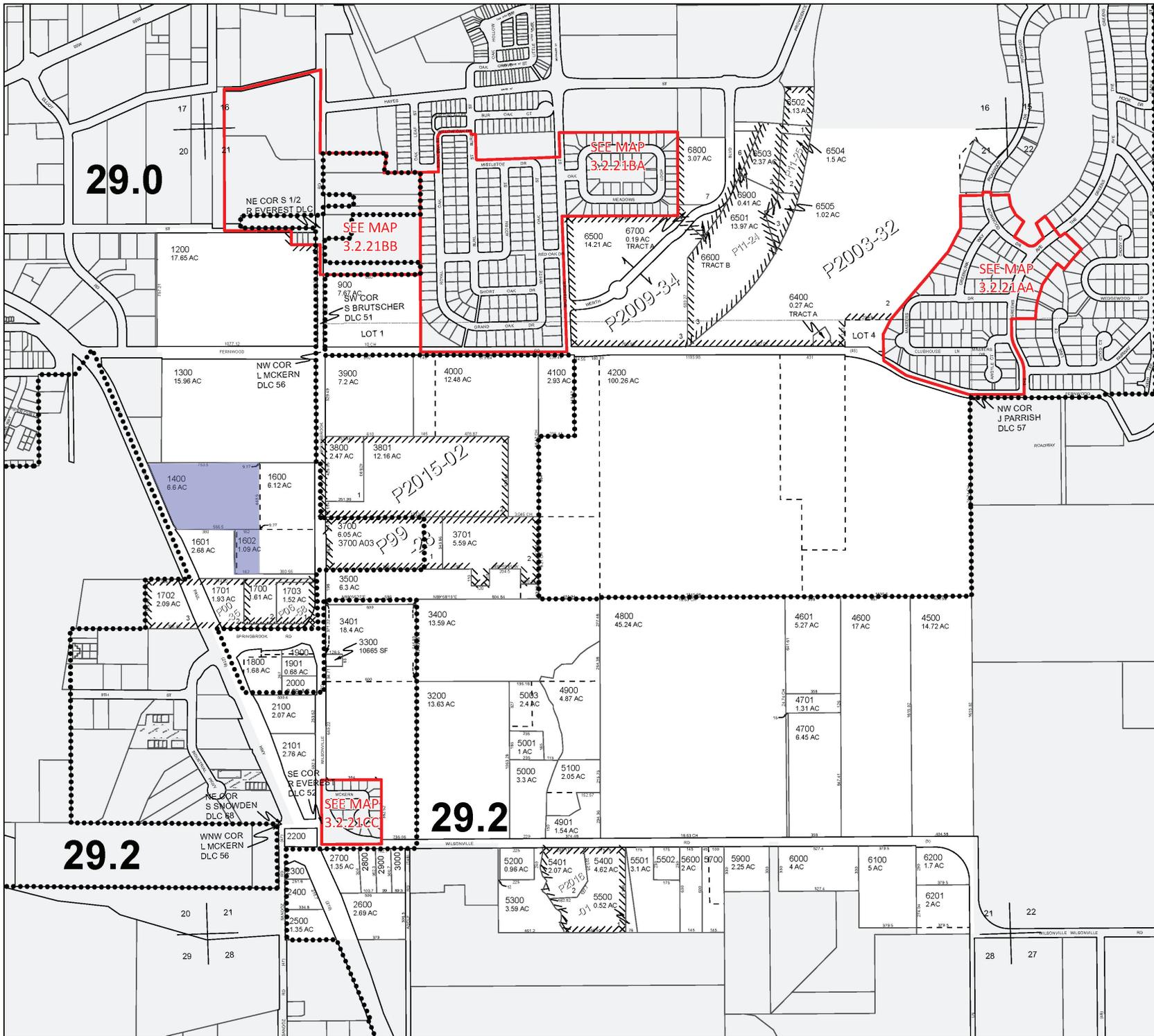
## **Exhibit E: Yamhill County Assessor's Map**

---



ASSESSMENT & TAX  
CARTOGRAPHY

SECTION 21 T.3S. R.2W. W.M.  
YAMHILL COUNTY OREGON  
1" = 400'



- CANCELLED TAXLOTS:
- 1700 A01
  - 6300
  - 5800
  - 5002
  - 4401
  - 4400
  - 4391
  - 4390
  - 4302
  - 4301
  - 4300
  - 3600
  - 3100
  - 1802
  - 1801
  - 1500
  - 1101
  - 1100
  - 1001
  - 1000
  - 800
  - 700
  - 600
  - 500
  - 401
  - 400
  - 300
  - 200
  - 100
  - 3700 A02

DATE PRINTED: 6/29/2017

This product is for Assessment and Taxation (A&T) purposes only and has not been prepared or is suitable for legal, engineering, surveying or any purposes other than assessment and taxation.



## **Exhibit F: Architectural Plans and Renderings**

---

SHEET NOTES

**BEAUDRY'S EXPANSION**  
 653 S SPRINGBROOK RD  
 NEWBERG, OREGON 97132

**BEAUDRY'S INC.**  
 653 S SPRINGBROOK RD  
 NEWBERG, OREGON 97132

project number 19-04  
 date 11/01/19  
 revisions

KEY NOTES

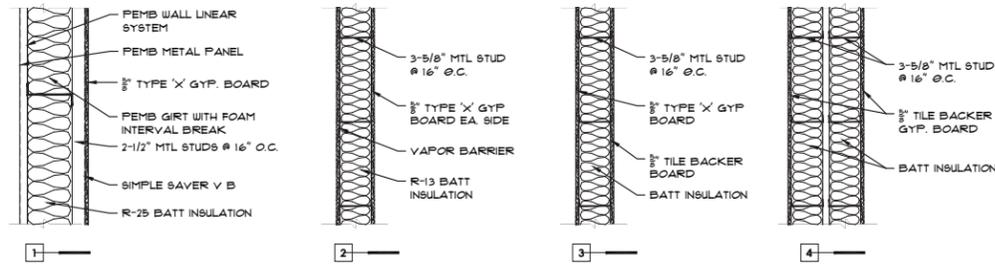


PRELIMINARY

FIRST FLOOR PLAN

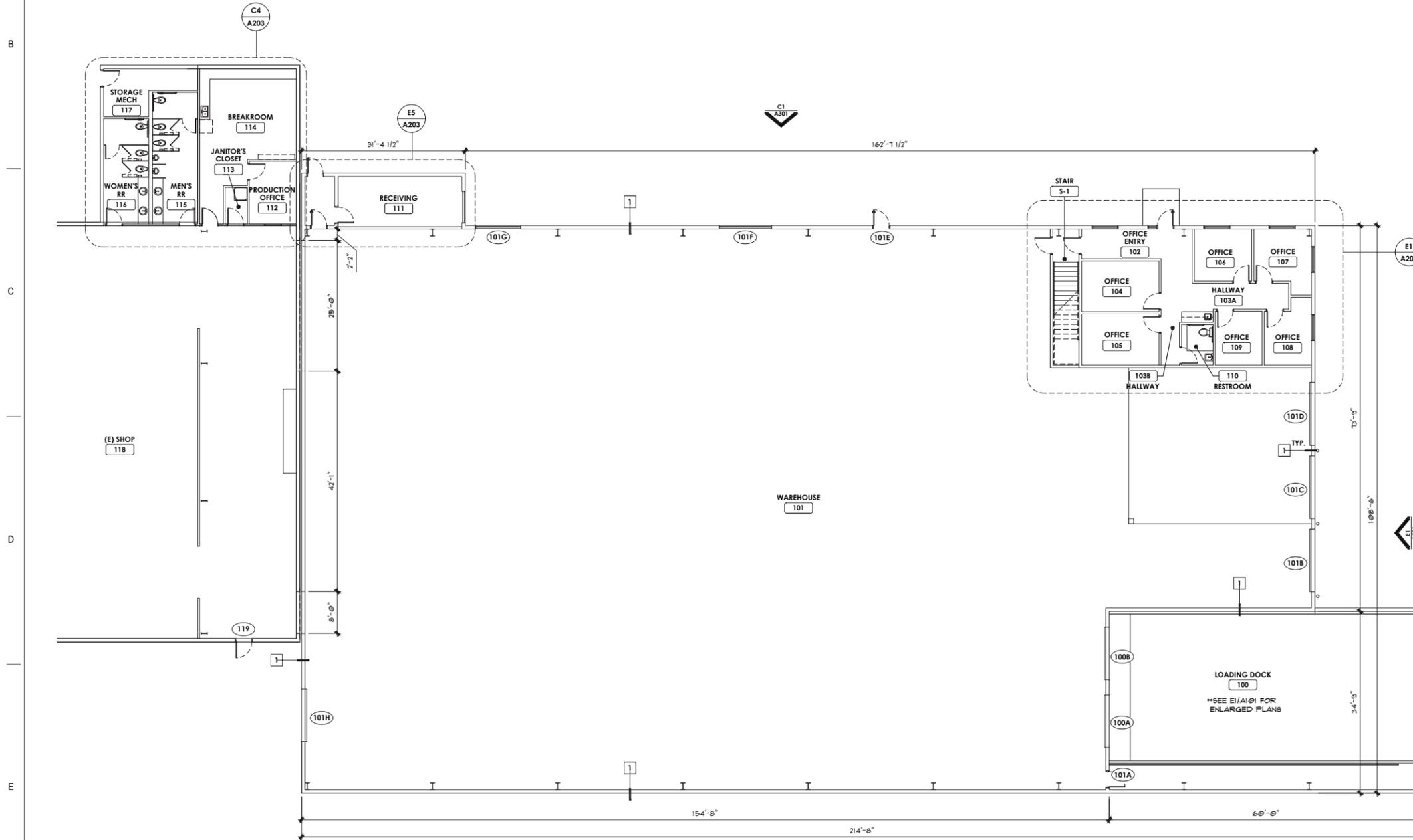
sheet number

**A201**



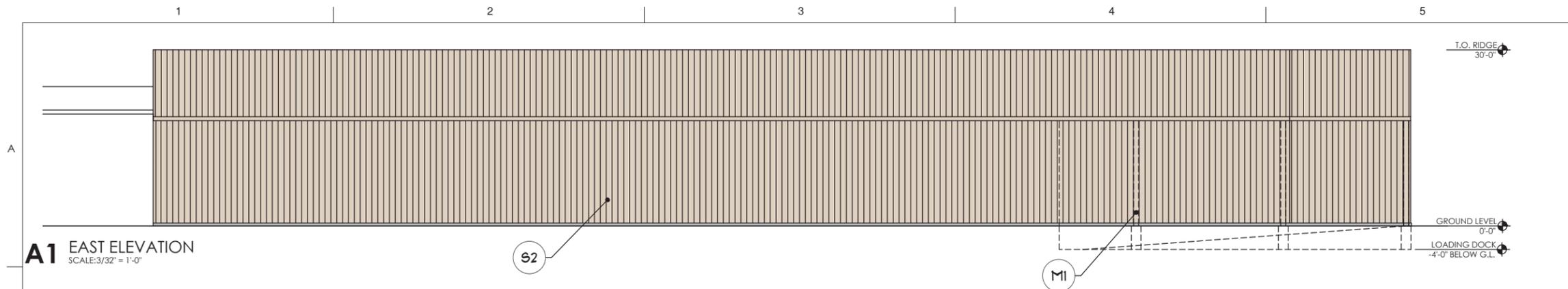
**A1 WALL TYPES**  
 SCALE: 3/4" = 1'-0"

ALL WALL FRAMING TO EXTEND TO UNDERSIDE OF ROOF/FLOOR FRAMING U.N.O.

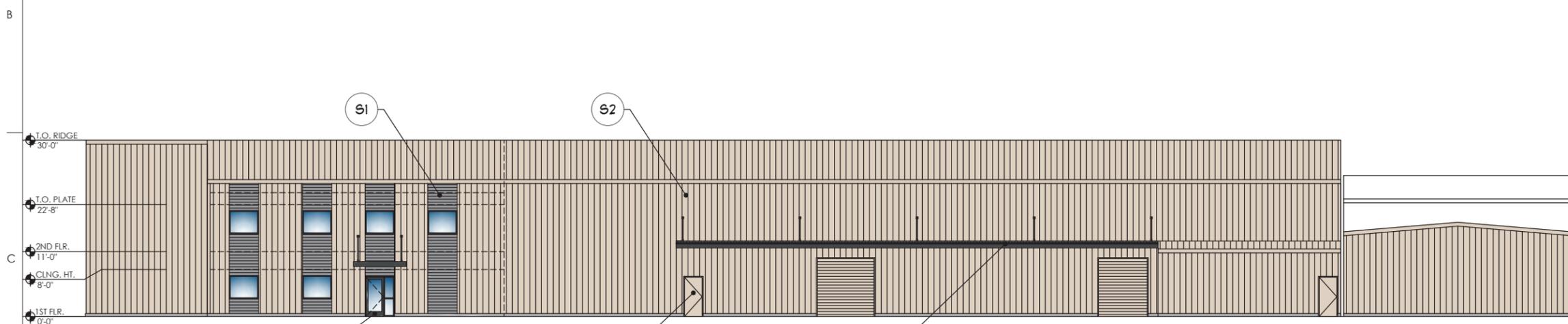


**E1 FIRST FLOOR PLAN**  
 SCALE: 3/32" = 1'-0"

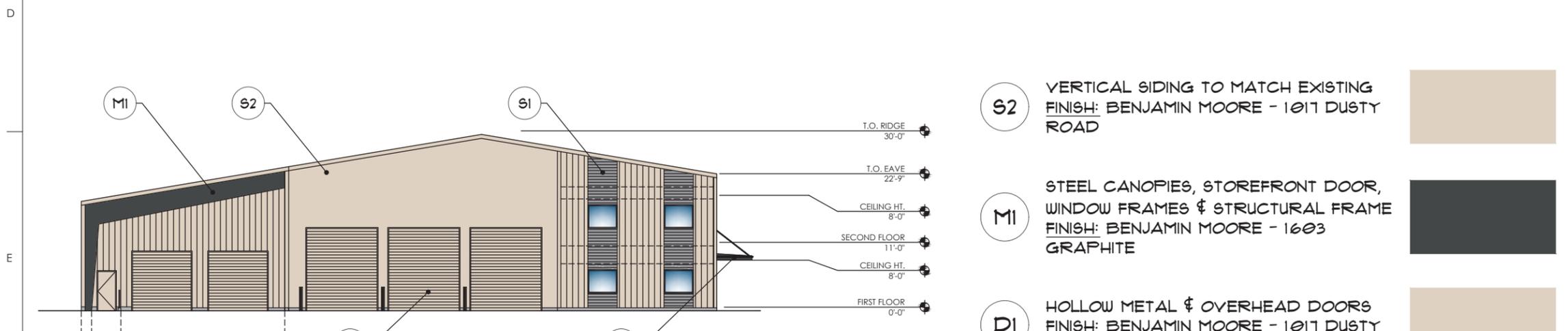




**A1 EAST ELEVATION**  
SCALE: 3/32" = 1'-0"



**C1 WEST ELEVATION**  
SCALE: 3/32" = 1'-0"



**E1 NORTH ELEVATION**  
SCALE: 3/32" = 1'-0"

**MATERIALS + FINISH LEGEND:**

- S1** HORIZONTAL CORRUGATED GALVANIZED STEEL 
- S2** VERTICAL SIDING TO MATCH EXISTING FINISH: BENJAMIN MOORE - 1017 DUSTY ROAD 
- M1** STEEL CANOPIES, STOREFRONT DOOR, WINDOW FRAMES & STRUCTURAL FRAME FINISH: BENJAMIN MOORE - 1603 GRAPHITE 
- DI** HOLLOW METAL & OVERHEAD DOORS FINISH: BENJAMIN MOORE - 1017 DUSTY ROAD 



**SHEET NOTES**

---

**KEY NOTES** ①



**BEAUDRY'S EXPANSION**  
653 S SPRINGBROOK RD  
NEWBERG, OREGON 97132

**BEAUDRY'S INC.**  
653 S SPRINGBROOK RD  
NEWBERG, OREGON 97132

project number 19-04  
date 11/01/19  
revisions

**PRELIMINARY**

ELEVATIONS

sheet number

**A301**



1

2

3

4

5

A

B

C

D

E

### SHEET NOTES

- 1 NOTE
- 2 NOTE



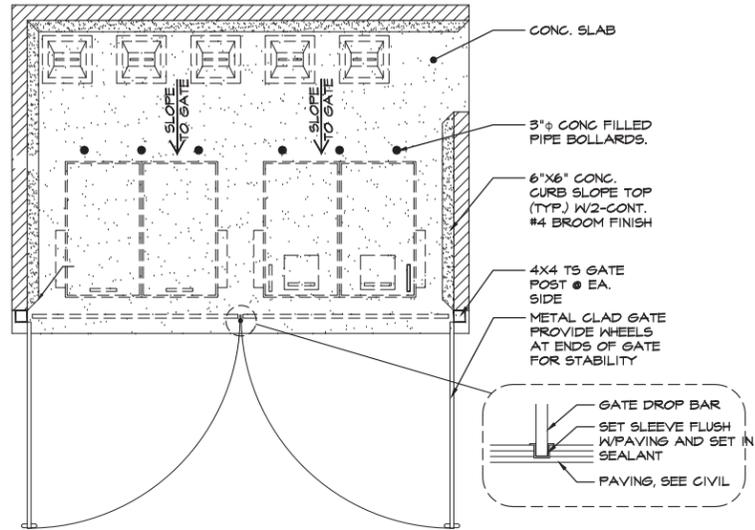
**BEAUDRY'S EXPANSION**  
 653 S. SPRINGBROOK RD  
 NEWBERG, OREGON 97132

**BEAUDRY INC.**  
 653 S. SPRINGBROOK RD  
 NEWBERG, OREGON 97132

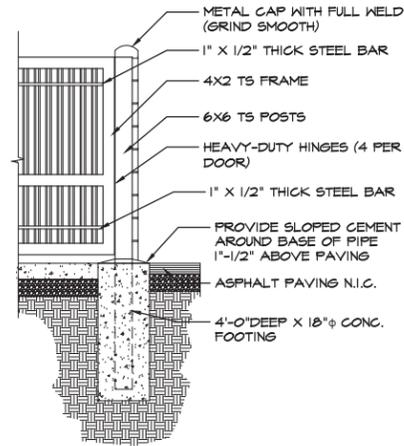
### KEY NOTES 1

- 1 NOTE
- 2 NOTE

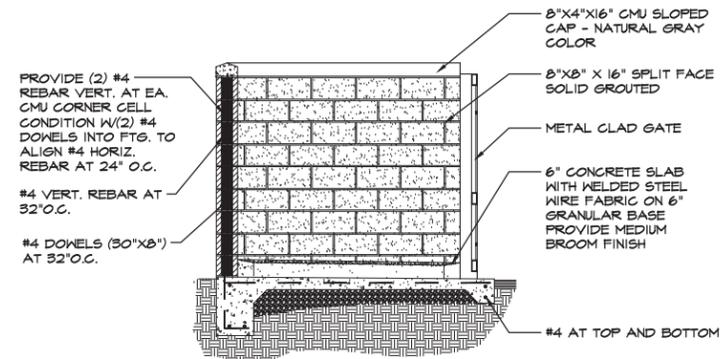
project number 19-04  
 date 11/01/19  
 revisions



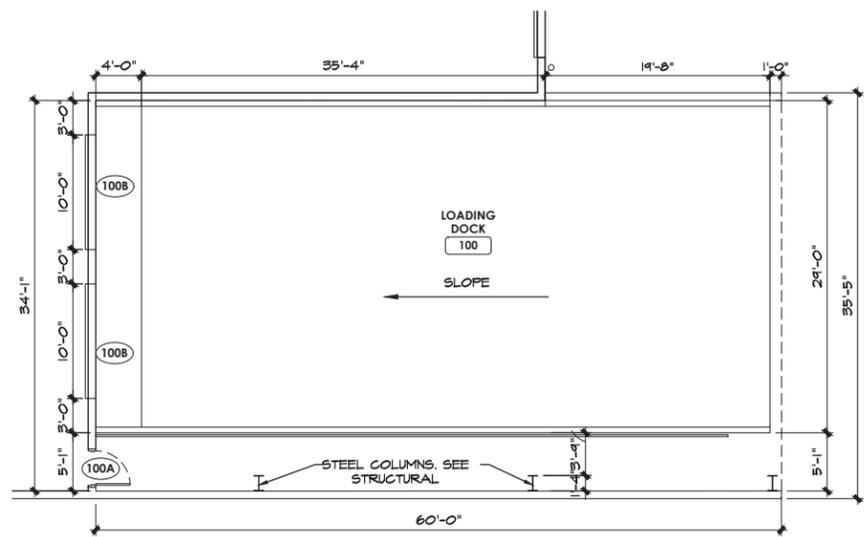
**C1 TRASH ENCLOSURE DETAILS**  
 SCALE: 1/4" = 1'-0"



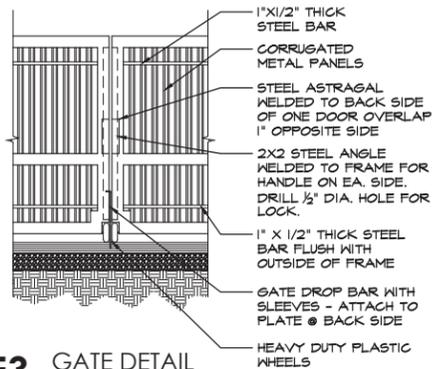
**C3 BOLLARD DETAIL**  
 SCALE: 3/8" = 1'-0"



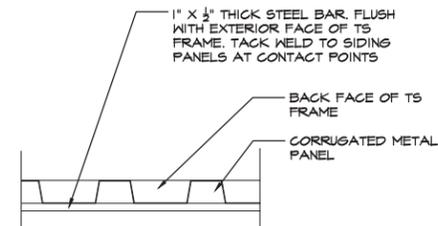
**C4 TRASH ENCLOSURE SECTION**  
 SCALE: 3/8" = 1'-0"



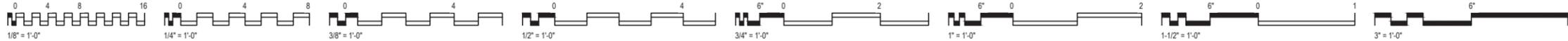
**E1 LOADING DOCK -ENLARGED PLAN**  
 SCALE: 1/8" = 1'-0"



**E3 GATE DETAIL**  
 SCALE: 3/8" = 1'-0"



**E4 CORRUGATED METAL DETAIL**  
 SCALE: 1" = 1'-0"



SITE PLAN DETAILS

sheet number

**A101**



---

# **Exhibit G: Preliminary Stormwater Report**

---

# *Beaudry's Custom Woodworking Building Expansion*

## **Preliminary Stormwater Report**

**Date:** November 1, 2019

**Client:** Beaudry's Custom Woodworking  
653 South Springbrook Road  
Newberg, OR, 97132

**Engineering Contact:** Chuck Gregory, PE – Associate  
503.563.6152 | chuckg@aks-eng.com

**Engineering Firm:** AKS Engineering & Forestry, LLC  
12965 SW Herman Road, Suite 100  
Tualatin, OR, 97062

**AKS Job Number:** 7237



RENEWS: JUNE 30, 2019

---

## Table of Contents

<b>1.0</b>	<b>Purpose of Report</b> .....	<b>1</b>
<b>2.0</b>	<b>Project Location/Description</b> .....	<b>1</b>
<b>3.0</b>	<b>Regulatory Design Criteria</b> .....	<b>1</b>
3.1	STORMWATER QUANTITY .....	2
3.2	STORMWATER QUALITY.....	3
<b>4.0</b>	<b>Design Methodology</b> .....	<b>3</b>
<b>5.0</b>	<b>Design Parameters</b> .....	<b>3</b>
5.1	DESIGN STORMS.....	3
5.2	PRE-DEVELOPED SITE CONDITIONS .....	3
5.2.1	Site Topography .....	3
5.2.2	Land Use.....	4
5.3	SOIL TYPE.....	4
5.4	INFILTRATION TESTING RESULTS .....	4
5.5	POST DEVELOPED SITE CONDITIONS.....	4
5.5.1	Site Topography .....	4
5.5.2	Land Use.....	5
5.5.3	Post-Developed Input Parameters.....	5
5.5.4	Description of Off-Site Contributing Basins .....	5
<b>6.0</b>	<b>Stormwater Analyses</b> .....	<b>5</b>
6.1	FACILITY SELECTION .....	5
6.2	PROPOSED STORMWATER QUALITY CONTROL FACILITY DESIGN .....	5
6.3	PROPOSED STORMWATER QUANTITY CONTROL FACILITY DESIGN.....	6
6.4	DOWNSTREAM ANALYSIS .....	7
6.5	CONCLUSION .....	7

## Tables

<b>Table 5-1: Rainfall Intensities</b> .....	<b>3</b>
<b>Table 5-2: Hydrologic Soil Group Ratings</b> .....	<b>4</b>
<b>Table 6-1: Facility Selection Hierarchy Table</b> .....	<b>5</b>
<b>Table 6-2: Stormwater Planter Sizing</b> .....	<b>6</b>
<b>Table 6-3: Water Quantity Summary</b> .....	<b>6</b>

## Figures

<b>FIGURE 1: VICINITY MAP</b>	
<b>FIGURE 2: PRE-DEVELOPED BASIN MAP</b>	
<b>FIGURE 3: POST-DEVELOPED BASIN MAP</b>	
<b>FIGURE 4: TYPICAL PLANTER DETAIL</b>	
<b>FIGURE 5: CONTECH STORMFILTER CATCH BASIN DETAIL</b>	

## Appendices

<b>APPENDIX A: PRE &amp; POST-DEVELOPED SITE ANALYSIS HYDROCAD REPORT</b>	
<b>APPENDIX B: USDA-NRCS SOIL RESOURCE REPORT</b>	
<b>APPENDIX C: TR55 RUNOFF CURVE NUMBERS</b>	
<b>APPENDIX D: OPERATIONS AND MAINTENANCE PLAN</b>	
<b>APPENDIX E: STORMFILTER CATCH BASIN CARTRIDGE SIZING</b>	

---

---

# **Preliminary Stormwater Report**

## **BEAUDRY'S CUSTOM WOODWORKING BUILDING EXPANSION NEWBERG, OREGON**

### **1.0 Purpose of Report**

The purpose of this report is to: analyze the effects the proposed development will have on the existing stormwater conveyance system; document the criteria, methodology, and informational sources used to design the proposed stormwater system; and present the results of the preliminary hydraulic analysis.

### **2.0 Project Location/Description**

The proposed project will be located at 635 South Springbrook Road, Newberg Oregon, encompassing ±2.04-acres (Yamhill County Tax Lot 1602 and a portion of 1400, Tax Map 3S2W21).

The proposed project includes the expansion of the existing Beaudry's Custom Woodworking building, adding approximately ±22,050 square feet of building roof area to the existing building footprint, new parking areas, drive lanes, landscaping, associated underground utilities, and stormwater management facilities.

Stormwater management is provided through a combination of low impact development approach (LIDA) facilities, underground detention, and proprietary treatment cartridges. A portion of the site will be treated by a StormFilter catch basin, due to site grading constraints. A geotechnical analysis of the site is currently being conducted. However, infiltration tests from nearby projects have shown a rate of 0 inches per hour. For this reason, the assumption has been made that infiltration is not available at this site. Therefore, all LIDA facilities were modeled assuming no infiltration. After stormwater passes through the LIDA facilities, it will be conveyed to a flow control facility which will be designed with orifices to release the post-developed peak flows at or below pre-developed rates.

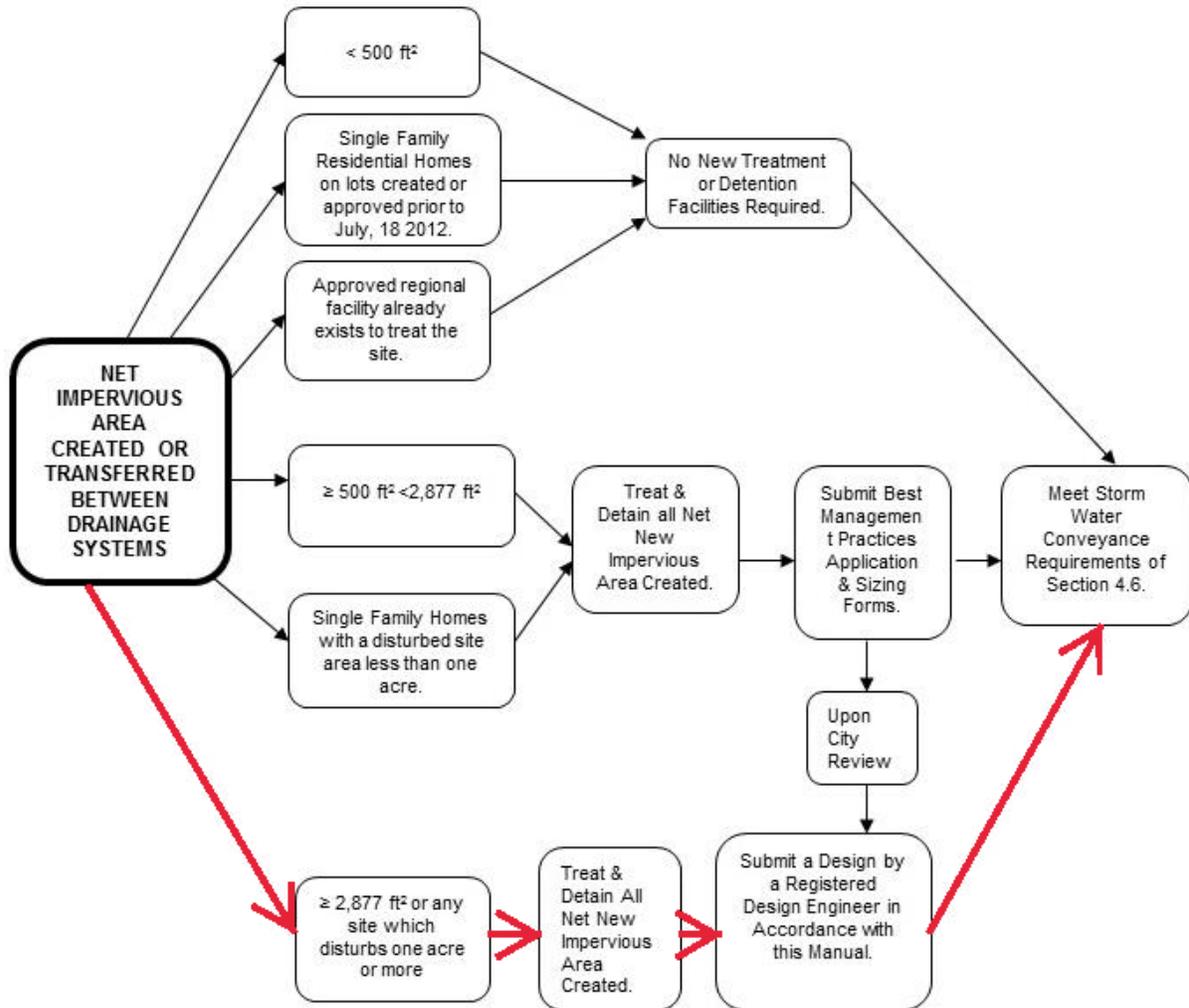
A portion of the proposed 24" detention pipe will replace the existing 6" and 8" storm drains. This is due to a lack of capacity to convey the additional runoff from the proposed development as well as elevation constraints. After water quality treatment and quantity control, stormwater from the proposed development is conveyed to an existing stormwater system in the private drive directly south of the site. Downstream of the site, the stormwater enters the public system in OR219 west of the subject site.

### **3.0 Regulatory Design Criteria**

Stormwater design criteria is dictated by the City of Newberg *Public Works Design and Construction Standards (August 2015)*. Per figure 4.4, the proposed development will create more than 2,877 square feet of impervious area and therefore is required to provide treatment and detention for all net new impervious area created. The proposed design meets the requirements of section 4.6 and is designed by a Registered Civil Engineer.

## 4.6 Water Quantity and Quality Facilities

Figure 4.4 Storm water Quality & Quantity Design Flow Chart



### 3.1 STORMWATER QUANTITY

Section 4.7.1.III of the City of Newberg *Public Works Design and Construction Standards (August 2015)* requires that the post-development runoff rates from the site do not exceed the predevelopment runoff rates. Water quantity design methodology is outlined in section 6.3 of this report.

#### 4.7.1.III Water Quantity Facility Design & Control Standards

*Stormwater quantity on-site detention facilities shall be designed to capture runoff so the post-development runoff rates from the site do not exceed the predevelopment runoff rates from the site, based on 24-hour storm events ranging from the ½ of the 2-year return storm to the 25-year return storm. Specifically, the ½ of the 2, 2, 10, and 25-year post-development runoff rates will not exceed their respective ½ of the 2, 2, 10, and 25-year pre-development runoff rates...*

---

### 3.2 STORMWATER QUALITY

The proposed development is required to construct permanent water quality facilities per Chapter 13.25, Article IV, of the Municipal Code to reduce contaminants entering the storm water system. The storm event used to design the water quality facility is based on the water quality storm as identified in section 4.8.5 of the design and construction standards. Water quality design methodology is outlined in section 6.2 of this report.

#### 4.8.5 Water Quality Storm

*The storm defines both the volume and rate of runoff. The stormwater quality only facilities shall be designed for a dry weather storm event totaling 1.0 inches of precipitation falling in 24 hours...*

### 4.0 Design Methodology

The Santa Barbara Urban Hydrograph (SBUH) Method was used to analyze stormwater runoff from the site. This method utilizes the SCS Type 1A 24-hour design storm. HydroCAD 10.0 computer software aided in the analysis. The HydroCAD model incorporates the LIDA facilities into the overall stormwater system for the site.

### 5.0 Design Parameters

#### 5.1 DESIGN STORMS

Per City of Newberg requirements, the stormwater analysis utilizes the 24-hour storm for the evaluation and design of the existing and proposed stormwater facilities. The following 24-hour rainfall intensities were utilized as the design storm for each recurrence interval.

<b>Recurrence Interval (Years)</b>	<b>Total Precipitation Depth (Inches)</b>
WQ	1.00
½ of 2	1.25
2	2.50
10	3.50
25	4.00

Stormwater facilities for the site, are placed at locations that adequately collect and control the stormwater for the site. The stormwater pipes onsite are sized using Manning’s equation based on peak flows for the 25-year storm.

#### 5.2 PRE-DEVELOPED SITE CONDITIONS

##### 5.2.1 Site Topography

Topography on the new portion of the site is gently sloping to the southwest at an approximate 2 percent grade. The high point of the site occurs along the northern side of the property adjacent to the existing solar panels. The new portion of the site subject to the building expansion is currently un-developed with cover that consists of open space in fair condition.

---

### 5.2.2 Land Use

The subject site is currently developed with an office building, production building, parking, and associated utilities. However, there is a portion of the site (currently in the purchasing process) that is not currently developed. The zoning for the existing portion of the property is M-2 (light industrial district) and the new portion of the site is R-2 (medium density residential). A property line adjustment is being performed as a result of this development and a zone change has been approved to convert the new portion of the property from R-2 to M-2.

### 5.3 SOIL TYPE

Per Section 4.5.4, *Santa Barbara Urban Hydrograph (SBUH)*, of the City of Newberg *Public Works Design and Construction Standards* (August 2015):

*II. Curve numbers shall be derived from the National Resources Conservation Service's (NRCS) runoff curve numbers contained in Technical Release 55 (TR-55)-Urban Hydrology for Small Watersheds.*

*III. Soil types shall be derived from the NRCS Soil Survey for Yamhill County.*

The soils for the site are classified as Aloha Silt Loam (0 to 3% slopes, Hydrologic group C/D) and Dayton Silt Loam (0 to 2% slopes, Hydrologic group D) per the USDA Soil Survey for Yamhill County. Information for these soils is contained within the appendices of this report.

<b>Percentage of Site</b>	<b>NRCS Soil Classification</b>	<b>Hydrologic Soil Group Rating</b>
93.8 %	Aloha Silt Loam	C/D
6.2 %	Dayton Silt Loam	D

The current existing cover type has been classified as open space in fair hydrologic condition due to expose ground surface.

### 5.4 INFILTRATION TESTING RESULTS

Geotechnical analysis of the site is currently underway. However, based on infiltration results for nearby projects this stormwater analysis has been completed assuming an infiltration rate of 0 inches per hour.

### 5.5 POST DEVELOPED SITE CONDITIONS

#### 5.5.1 Site Topography

The onsite slopes will be modified with cuts and fills to accommodate the construction of the parking facilities and building expansion. Most of the stormwater runoff will be conveyed to LIDA facilities for water quality and partial quantity treatment and then to a flow control facility for additional quantity control due to grading constraints. Some impervious surface will be conveyed to a proprietary water quality StormFilter catch basin and then to the flow control facility. Stormwater from the entire site will discharge to the south of the property into an existing stormwater conveyance system in the private drive serving the property that ultimately discharges into the public system in Highway 219.

---

### 5.5.2 Land Use

The site land-use will consist of an office building, expanded production building, landscaping, and associated parking facilities. Zoning for the new portion of the site is currently undergoing a zone change from R-2 to M-2.

### 5.5.3 Post-Developed Input Parameters

See HydroCAD Analysis for water quantity design in the attached appendices.

### 5.5.4 Description of Off-Site Contributing Basins

A portion of the adjacent property drains toward the eastern property line which causes stormwater to runoff towards the proposed building expansion. In order to protect the new building expansion a French drain will be installed along the eastern property line to collect runoff and discharge it into the existing 15" storm drain currently serving the adjacent property.

## 6.0 Stormwater Analyses

### 6.1 FACILITY SELECTION

Based on the *City of Newberg Public Works Design and Construction Standards* section 4.6.8, Facility Selection Hierarchy (table 6.1 below), LIDA facilities have been selected as the primary water quality and quantity facility. As infiltration is assumed to be infeasible, an underground detention facility was the only option to manage flow rates for the required design storms.

Detention Facilities	Water Quality Facilities
LIDA Facilities/Regional Facility	LIDA Facilities/Regional Facility
Surface Pond	Swale
Underground Tank/Pipes	Proprietary Treatment Systems
Fee in lieu of construction payment	Fee in lieu of construction payment

Planter facilities will be utilized to treat stormwater runoff from the roof area and a large portion of the parking lot pavement. A small area of the total site is proposed to be treated with a proprietary treatment Contech StormFilter catch basin. It is not feasible to provide a LIDA facility to treat this area because of existing utility, elevation and space constraints. One side of this area is restricted in grade due to existing underground utilities. The other side of the area is restricted by limited space due to the narrow drive isle between the existing solar panels and the eastern property line. These utility, grade and space constraints do not allow for surface drainage to utilize a properly sized LIDA facility and therefore a proprietary treatment system will be utilized for water quality in this area.

### 6.2 PROPOSED STORMWATER QUALITY CONTROL FACILITY DESIGN

LIDA facilities have been designed with HydroCAD by modeling the water quality storm event. The storm event completely passes through the LIDA facility soil media without reaching the planter overflow standpipe. For added treatment, all the planters have been sized to treat the ½ of the 2-year storm event (1.25 inches of precipitation falling in 24 hours) as well.

Although the sizing factor wasn't the basis for design of the planters, below is a table summarizing the resulting sizing factor for each of the planters.

<b>Table 6-2: Stormwater Planter Sizing</b>			
<b>Planter ID</b>	<b>Area at Overflow Elevation (sf)</b>	<b>Impervious Area (sf)</b>	<b>Sizing Factor (sf/sf)</b>
Planter #1	1,240	12,915	<b>0.10</b>
Planter #2	350	11,025	<b>0.03</b>
Planter #3	370	11,025	<b>0.03</b>

Basin 3S is designed to drain to a Contech StormFilter water quality catch basin. This catch basin has been designed to treat stormwater runoff produced by the Water Quality stormwater event (1.0 inch of precipitation falling in 24 hours) as shown in the attached appendices.

### 6.3 PROPOSED STORMWATER QUANTITY CONTROL FACILITY DESIGN

The stormwater quantity control facility has been design based on the *City of Newberg Public Works Design and Construction Standards* section 4.7. The detention system utilizes a combination of LIDA planters, and underground detention with a flow control manhole. The overall system has been designed to release the post-development runoff at or below pre-development runoff rates.

As previously stated above, infiltration is assumed to be infeasible. As a result, LIDA facilities have been modeled as flow through planters rather than infiltration planters. This is a conservative approach as some minimal level of infiltration is likely to occur. A perforated pipe will be installed within the planter to ensure sufficient draw down within the system such that standing water does not remain in the planters beyond 48 hours.

The stormwater system for the existing development was correctly sized to convey runoff from the existing buildings and parking lot area. However, portions of the existing conveyance system (6" & 8" pipe) do not have capacity to accommodate the added runoff from the new roof and parking area. For this reason, the portions of storm drain that have insufficient capacity to accommodate the additional runoff, will be upsized.

A flow control structure will be installed downstream of the LIDA facilities and existing development to ensure that post developed flow rates are at or less than pre-developed rates. A detention pipe will be placed upstream from this structure in order to provide additional detention volume storage space. It is necessary to use an underground detention system to supplement the LIDA facilities due to minimal to no infiltration and lack of space.

The hydraulic analysis of the detention system was modeled utilizing Hydrocad 10.0 software. A summary of the pre and post development flow rates are shown below. Complete stormwater quantity calculations are shown in the appendices.

<b>Table 6-3: Water Quantity Summary</b>			
<b>Recurrence Interval (Years)</b>	<b>Peak Pre-Development Flows (cfs)</b>	<b>Peak Post-Development Flows (cfs)</b>	<b>Peak Flow Decrease (cfs)</b>
1/2 of 2	0.23	0.23	(0.00)
2	0.70	0.62	(0.08)
10	1.12	1.05	(0.07)
25	1.34	1.33	(0.01)

---

As shown on the table above, the detained post-development flows are equal to or less than the pre-development peak flows produced by the overall site.

#### **6.4 DOWNSTREAM ANALYSIS**

The downstream system has been evaluated and it has been determined that this development will have no detrimental impacts to the downstream system. The onsite stormwater facility will be designed to limit site post-developed discharges to the pre-developed flows (or less) by providing detention.

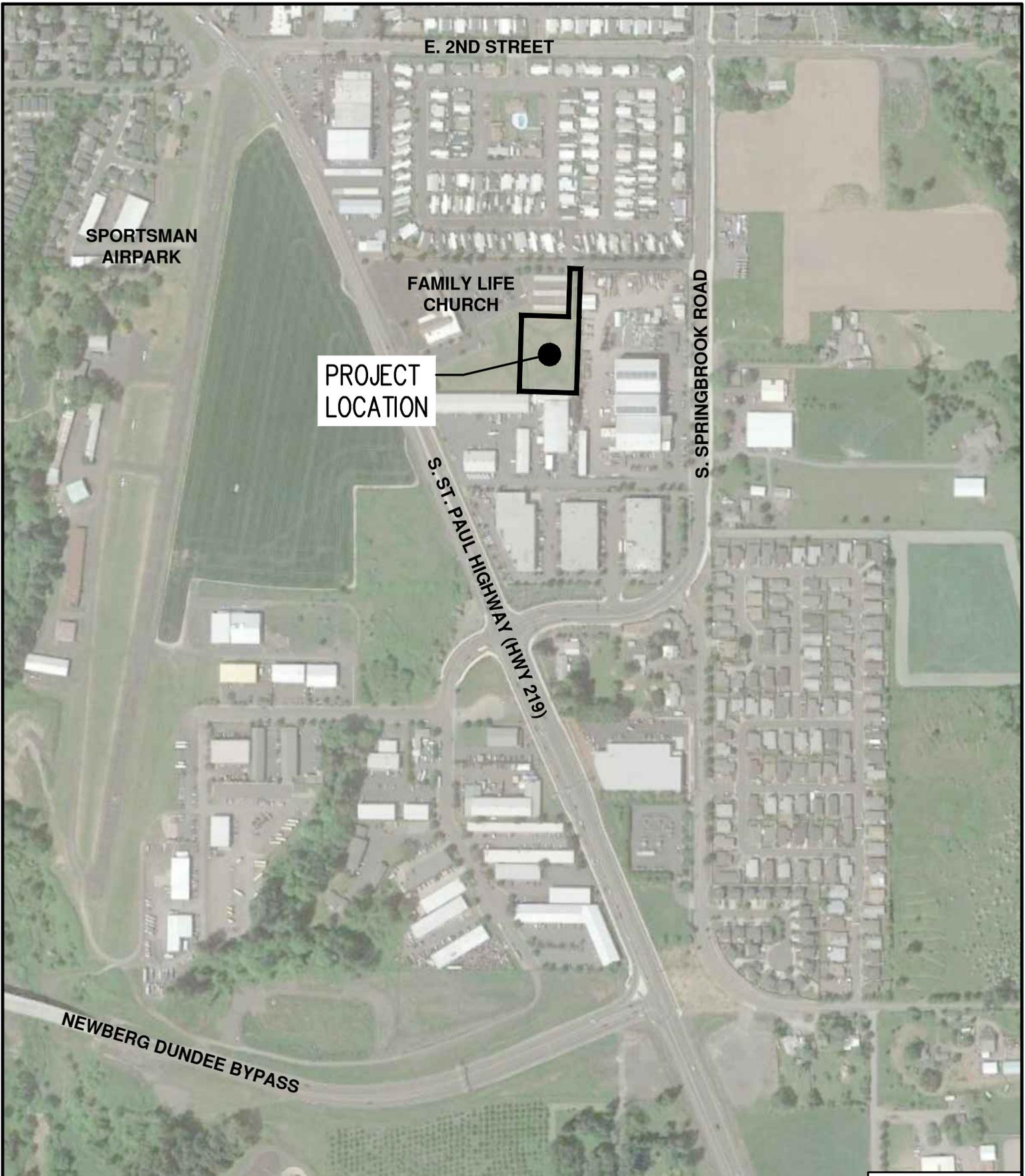
#### **6.5 CONCLUSION**

The stormwater system for the proposed development has been designed to meet the City of Newberg Municipal Code section 13.25 and complies with the requirements in the City of Newberg Public Works Design and Construction Standards Manual.

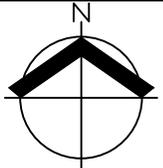
## **Figure 1: Vicinity Map**

---

---



DATE: 11/01/2019



NOT TO SCALE

VICINITY MAP

AKS ENGINEERING & FORESTRY, LLC  
 12965 SW HERMAN RD, STE 100  
 TUALATIN, OR 97062  
 P: 503.563.6151 F: 503.563.6152 aks-eng.com



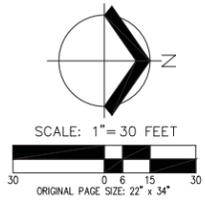
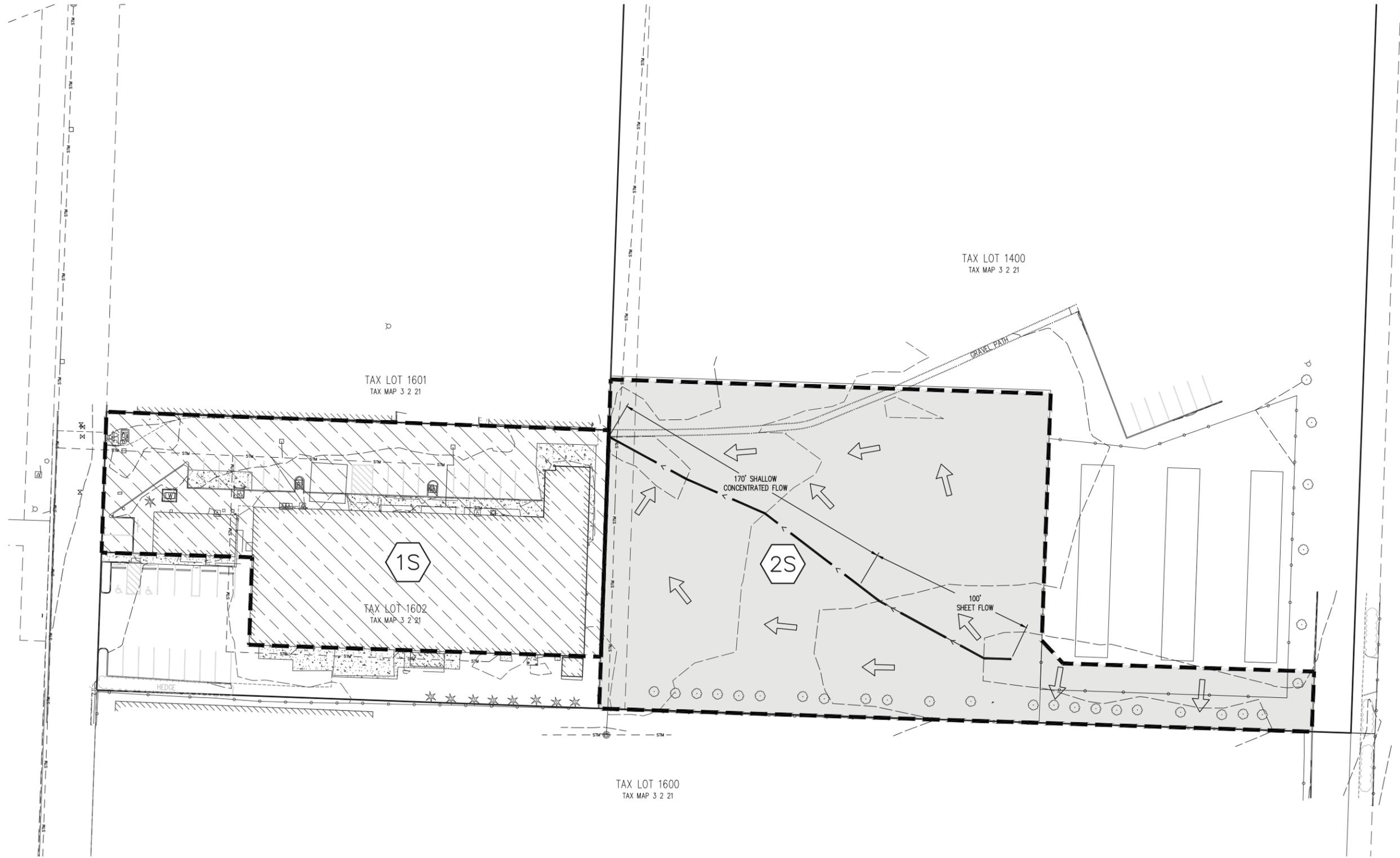
FIGURE  
**1**

DRWN: MCC  
 CHKD: CEG  
 AKS JOB:  
 7237

## **Figure 2: Pre-Developed Basin Map**

---

---



**PRE-DEVELOPED BASIN  
 MAP**

DESIGNED BY: MCC  
 DRAWN BY: MCC  
 MANAGED BY: CEG  
 CHECKED BY: CEG  
 DATE: 11/01/2019

REVISIONS

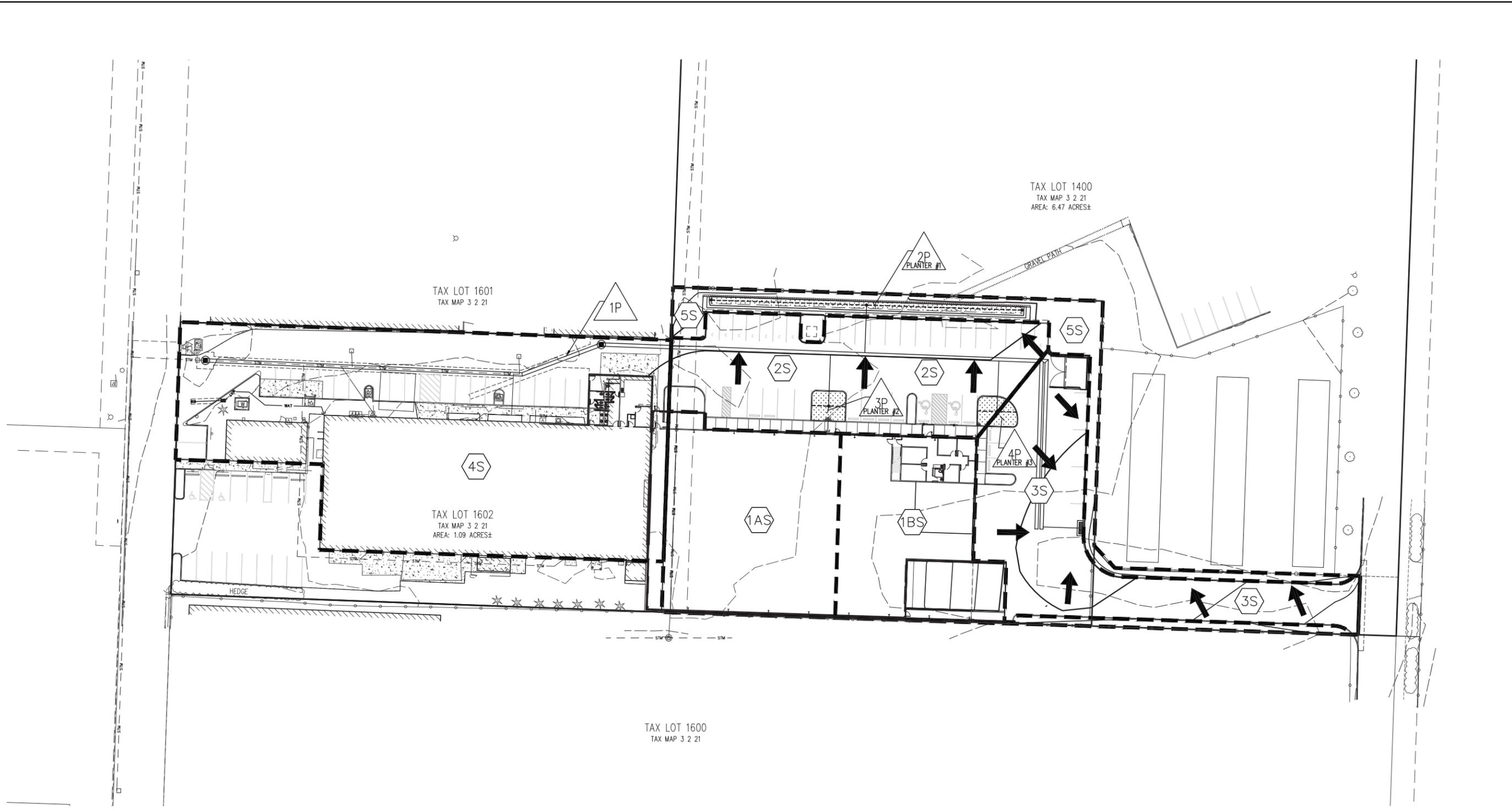
JOB NUMBER  
**7237**

SHEET

## **Figure 3: Post-Developed Basin Map**

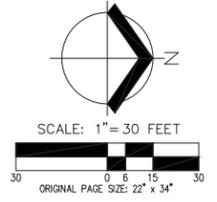
---

AKS DRAWING FILE: 7237 POST-DEV BASIN MAP.DWG | LAYOUT: LAYOUT1



**AREA SUMMARY:**

1AS 1BS	BUILDING ROOF AREA:	±22,050 SF
2S 3S	PAVEMENT/WALKWAYS:	±25,600 SF
4S	EXISTING DEVELOPMENT:	±33,152 SF
5S	LANDSCAPE:	±8,750 SF



**AKS**  
 AKS ENGINEERING & FORESTRY, LLC  
 1890 SW FERRISS RD, STE 100  
 TUALOIN, OR 97062  
 503.563.6151  
 WWW.AKS-ENG.COM  
 ENGINEERING • SURVEYING • NATURAL RESOURCES  
 FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

**BEAUDRY'S CUSTOM WOODWORKING  
 BUILDING EXPANSION**  
**NEWBERG**  
 YAMHILL COUNTY TAX LOTS 1400 AND 1602  
**OREGON**  
 TAX MAP 3.2.21

**POST-DEVELOPED BASIN  
 MAP**

DESIGNED BY: MCC  
 DRAWN BY: MCC  
 MANAGED BY: CEG  
 CHECKED BY: CEG  
 DATE: 11/01/2019

REVISIONS

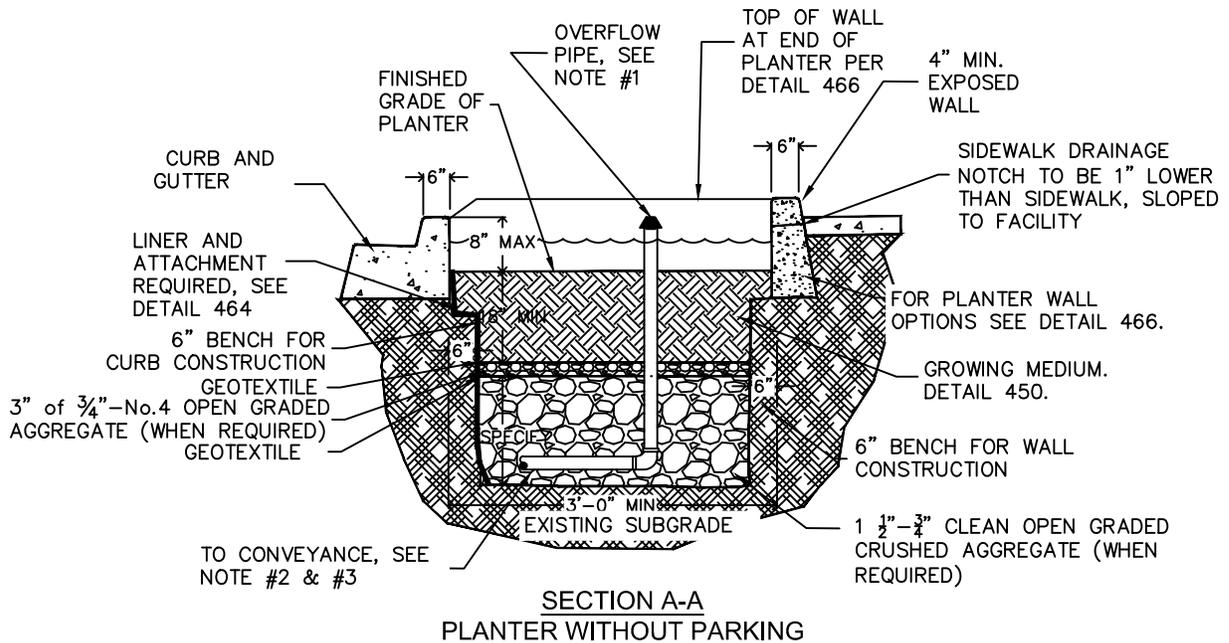
JOB NUMBER  
**7237**

SHEET  
**FIG. 3**

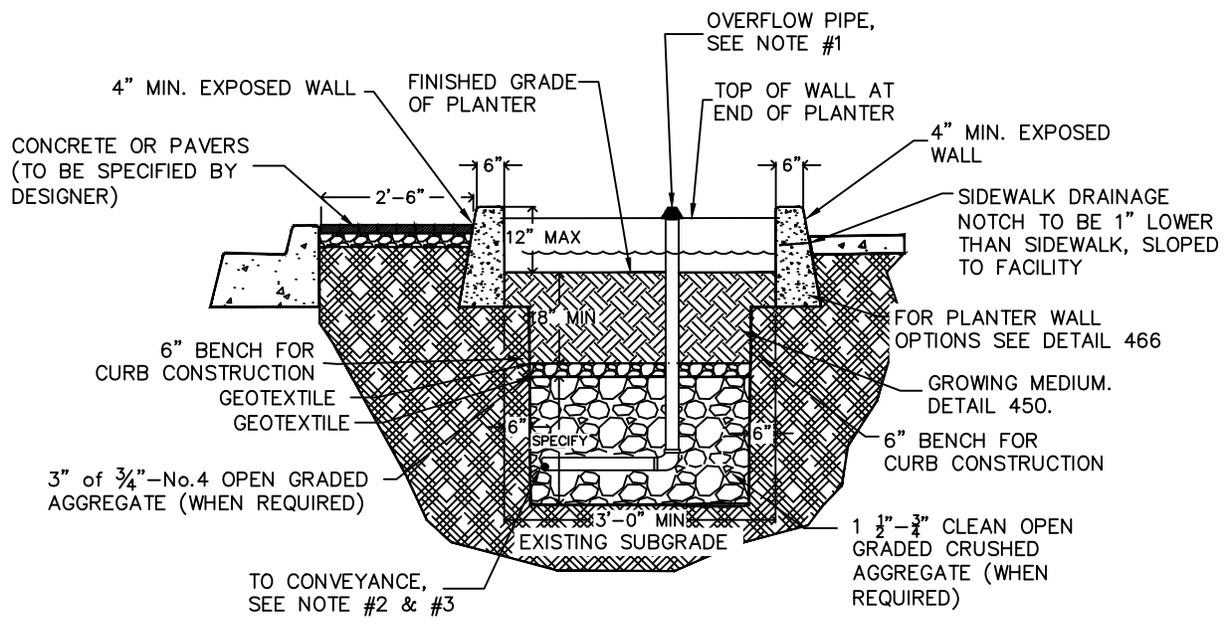
## **Figure 4: Typical Planter Detail**

---

---



SECTION A-A  
PLANTER WITHOUT PARKING



SECTION B-B  
PLANTER WITH PARKING

**NOTES:**

1. IE OF OVERFLOW PIPE TO BE FLUSH WITH CHECK DAM HEIGHT.
2. PUBLIC OVERFLOW PIPE SHALL BE SIZED TO CONVEY THE 25 YEAR DESIGN STORM EVENT.
3. PERFORATED PIPE SHALL RUN LENGTHWISE OF FACILITY AND SHALL BE LOCATED 6" ABOVE EXISTING SUBGRADE. REFERENCE STANDARD DRAWING NO. 463, PERFORATED PIPE.

**City of Newberg**  
PUBLIC WORKS ENGINEERING DIVISION  
414 E. FIRST STREET NEWBERG, OR 97132  
PHONE: 503-537-1240  
FAX: 503-537-1277

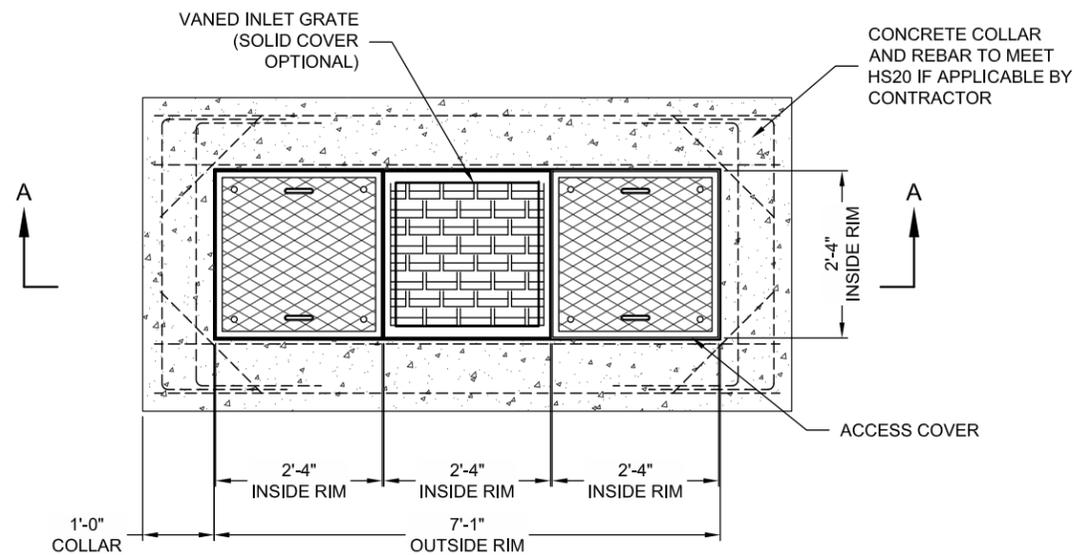
REVISIONS:
06/30/2015 - ASM

**PUBLIC PLANTER**  
SECTION VIEW

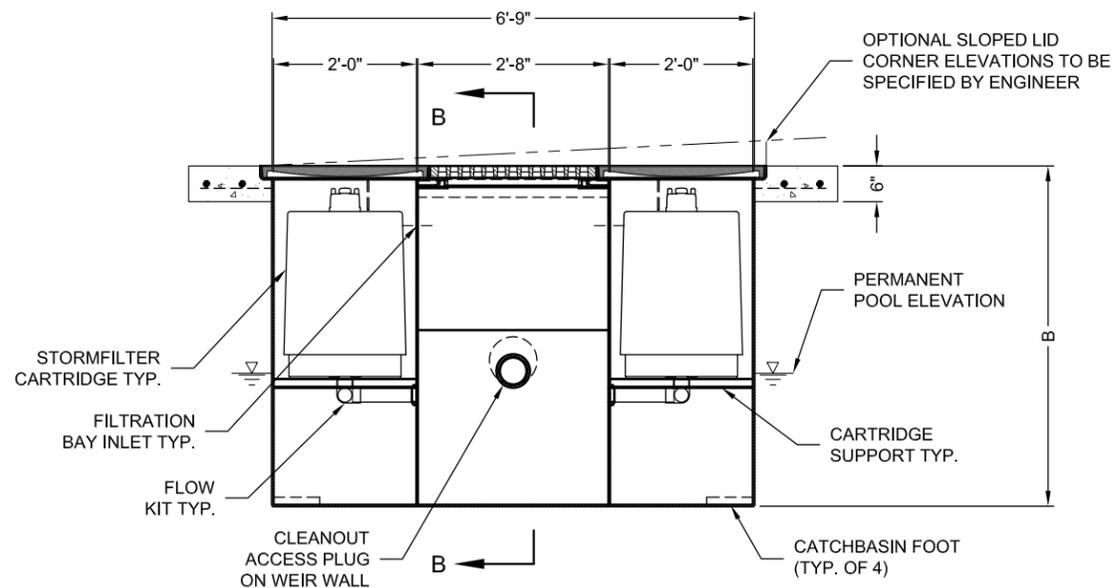
SCALE:	N.T.S.
DATE:	JUNE 2015
APPROVED BY:	K. HOFMANN
STANDARD DRAWING	<b>456</b>

## **Figure 5: Contech StormFilter Catch Basin Detail**

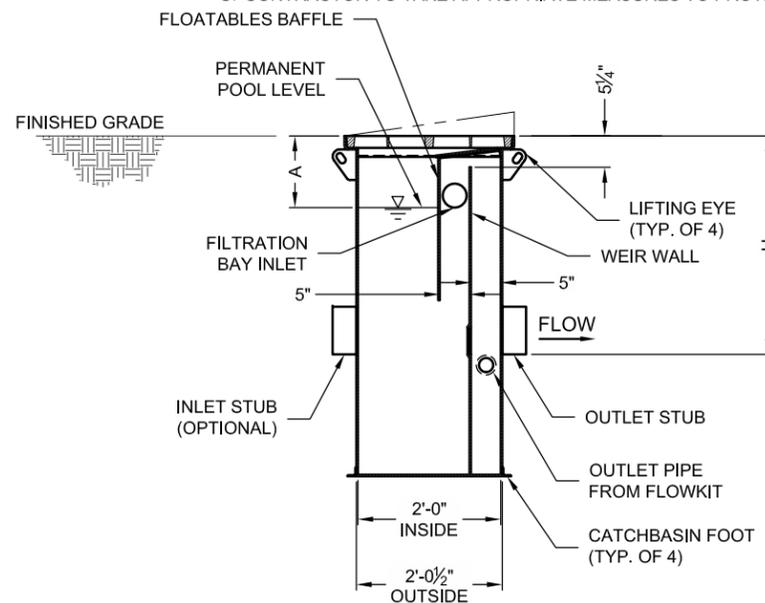
---



**PLAN VIEW**



**SECTION A-A**



**SECTION B-B**

**STORMFILTER STEEL CATCHBASIN DESIGN NOTES**

STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. 2 CARTRIDGE CATCHBASIN HAS A MAXIMUM OF TWO CARTRIDGES. SYSTEM IS SHOWN WITH A 27" CARTRIDGE, AND IS ALSO AVAILABLE WITH AN 18" CARTRIDGE. STORMFILTER CATCHBASIN CONFIGURATIONS ARE AVAILABLE WITH A DRY INLET BAY FOR VECTOR CONTROL. PEAK HYDRAULIC CAPACITY PER TABLE BELOW. IF THE SITE CONDITIONS EXCEED PEAK HYDRAULIC CAPACITY, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

**CARTRIDGE SELECTION**

CARTRIDGE HEIGHT	27"			18"			18" DEEP		
RECOMMENDED HYDRAULIC DROP (H)	3.05'			2.3'			3.3'		
SPECIFIC FLOW RATE (gpm/sf)	2 gpm/sf	1.67* gpm/sf	1 gpm/sf	2 gpm/sf	1.67* gpm/sf	1 gpm/sf	2 gpm/sf	1.67* gpm/sf	1 gpm/sf
CARTRIDGE FLOW RATE (gpm)	22.5	18.75	11.25	15	12.53	7.5	15	12.53	7.5
PEAK HYDRAULIC CAPACITY	1.0			1.0			1.8		
INLET PERMANENT POOL LEVEL (A)	1'-0"			1'-0"			2'-0"		
OVERALL STRUCTURE HEIGHT (B)	4'-9"			3'-9"			4'-9"		

\* 1.67 gpm/sf SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOSORB® (PSORB) MEDIA ONLY

**GENERAL NOTES**

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- FOR SITE SPECIFIC DRAWINGS WITH DETAILED STORMFILTER CATCHBASIN STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. WWW.CONTECHES.COM
- STORMFILTER CATCHBASIN WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
- INLET SHOULD NOT BE LOWER THAN OUTLET. INLET (IF APPLICABLE) AND OUTLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR.
- MANUFACTURER TO APPLY A SURFACE BEAD WELD IN THE SHAPE OF THE LETTER "O" ABOVE THE OUTLET PIPE STUB ON THE EXTERIOR SURFACE OF THE STEEL SFCB.
- STORMFILTER CATCHBASIN EQUIPPED WITH 4 INCH (APPROXIMATE) LONG STUBS FOR INLET (IF APPLICABLE) AND OUTLET PIPING. STANDARD OUTLET STUB IS 8 INCHES IN DIAMETER. MAXIMUM OUTLET STUB IS 15 INCHES IN DIAMETER. CONNECTION TO COLLECTION PIPING CAN BE MADE USING FLEXIBLE COUPLING BY CONTRACTOR.
- STEEL STRUCTURE TO BE MANUFACTURED OF 1/4 INCH STEEL PLATE. CASTINGS SHALL MEET AASHTO M306 LOAD RATING. TO MEET HS20 LOAD RATING ON STRUCTURE, A CONCRETE COLLAR IS REQUIRED. WHEN REQUIRED, CONCRETE COLLAR WITH #4 REINFORCING BARS TO BE PROVIDED BY CONTRACTOR.
- FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 7-INCHES. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 38 SECONDS.
- SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft).

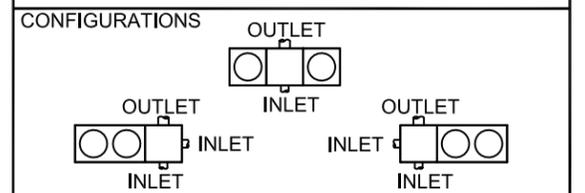
**INSTALLATION NOTES**

- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CATCHBASIN (LIFTING CLUTCHES PROVIDED).
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

**2-CARTRIDGE DEEP CATCHBASIN STORMFILTER DATA**

STRUCTURE ID	XXX
WATER QUALITY FLOW RATE (cfs)	X.XX
PEAK FLOW RATE (<1.8 cfs)	X.XX
RETURN PERIOD OF PEAK FLOW (yrs)	XXX
CARTRIDGE FLOW RATE (gpm)	XX
MEDIA TYPE (PERLITE, ZPG, PSORB)	XXXXX
RIM ELEVATION	XXX.XX'

PIPE DATA:	I.E.	DIAMETER
INLET STUB	XXX.XX'	XX"
OUTLET STUB	XXX.XX'	XX"

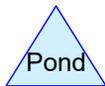
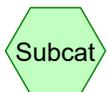
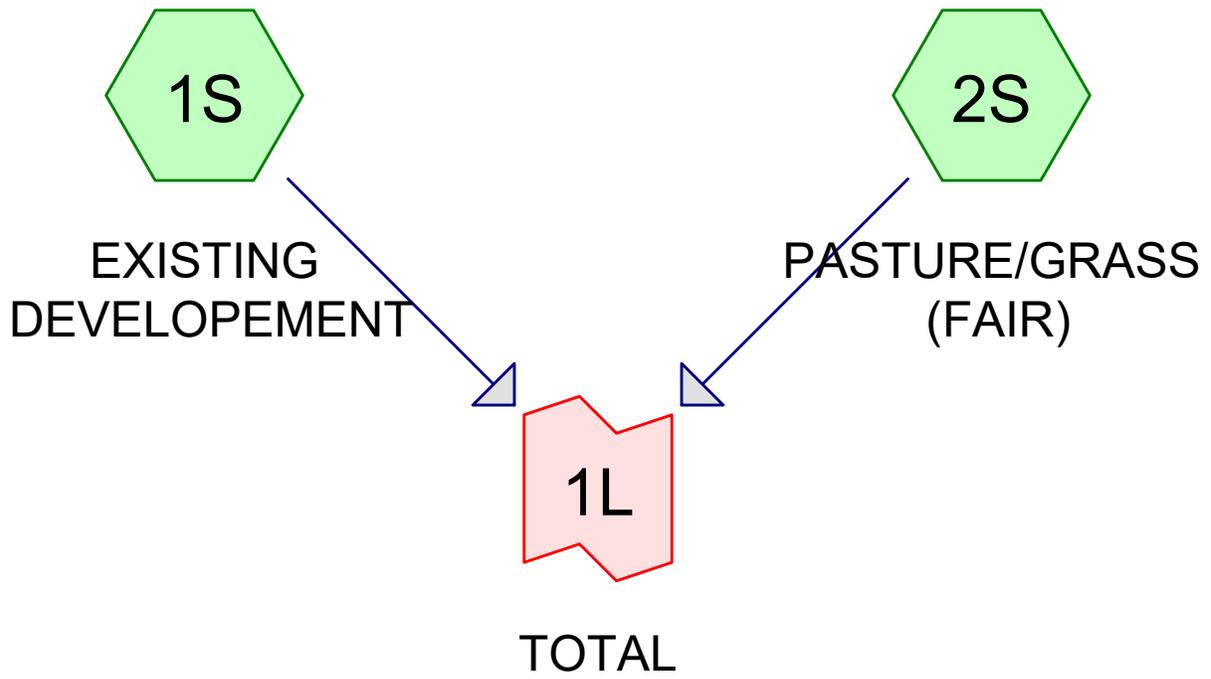


SLOPED LID	YES/NO
SOLID COVER	YES/NO
NOTES/SPECIAL REQUIREMENTS:	

# **Appendix A: Pre & Post-Developed Site Analysis HydroCAD Report**

---

---



# 7237 Pre Development

Prepared by AKS Engineering & Forestry

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Type IA 24-hr 1/2 2 YEAR Rainfall=1.25"

Printed 10/11/2019

Page 2

## Summary for Subcatchment 1S: EXISTING DEVELOPEMENT

Runoff = 0.21 cfs @ 7.89 hrs, Volume= 0.068 af, Depth= 1.03"

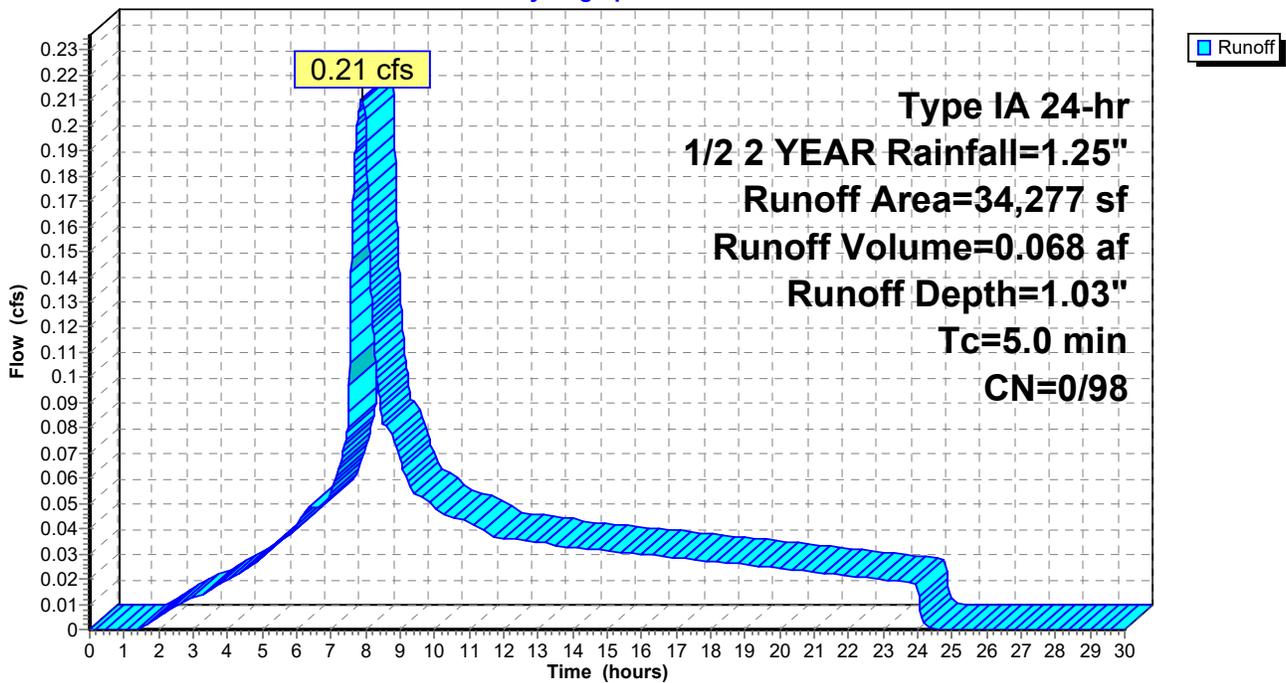
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
Type IA 24-hr 1/2 2 YEAR Rainfall=1.25"

Area (sf)	CN	Description
34,277	98	Paved parking, HSG D
34,277		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

## Subcatchment 1S: EXISTING DEVELOPEMENT

Hydrograph



**7237 Pre Development**

Prepared by AKS Engineering & Forestry

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Type IA 24-hr 1/2 2 YEAR Rainfall=1.25"

Printed 10/11/2019

Page 3

**Summary for Subcatchment 2S: PASTURE/GRASS (FAIR)**

Runoff = 0.03 cfs @ 8.19 hrs, Volume= 0.029 af, Depth= 0.27"

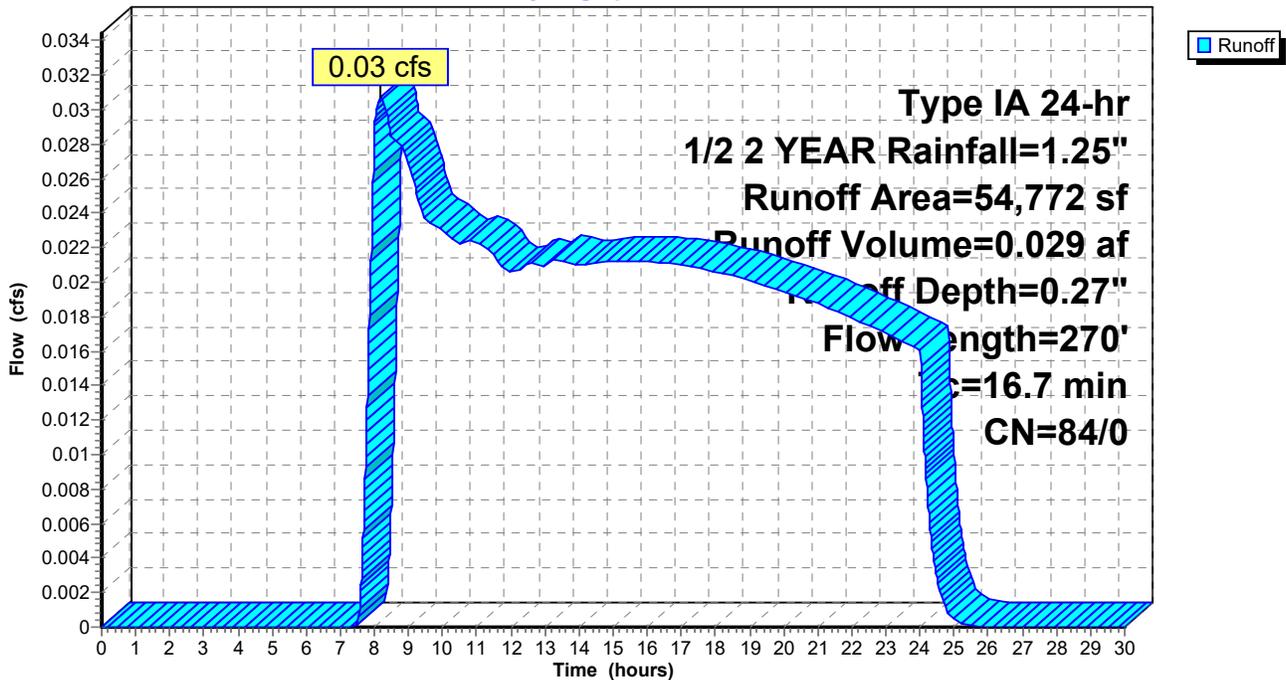
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
Type IA 24-hr 1/2 2 YEAR Rainfall=1.25"

Area (sf)	CN	Description
54,772	84	Pasture/grassland/range, Fair, HSG D
54,772		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.8	100	0.0140	0.13		Sheet Flow, Grass: Short n= 0.150 P2= 2.50"
3.9	170	0.0110	0.73		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
16.7	270	Total			

**Subcatchment 2S: PASTURE/GRASS (FAIR)**

Hydrograph



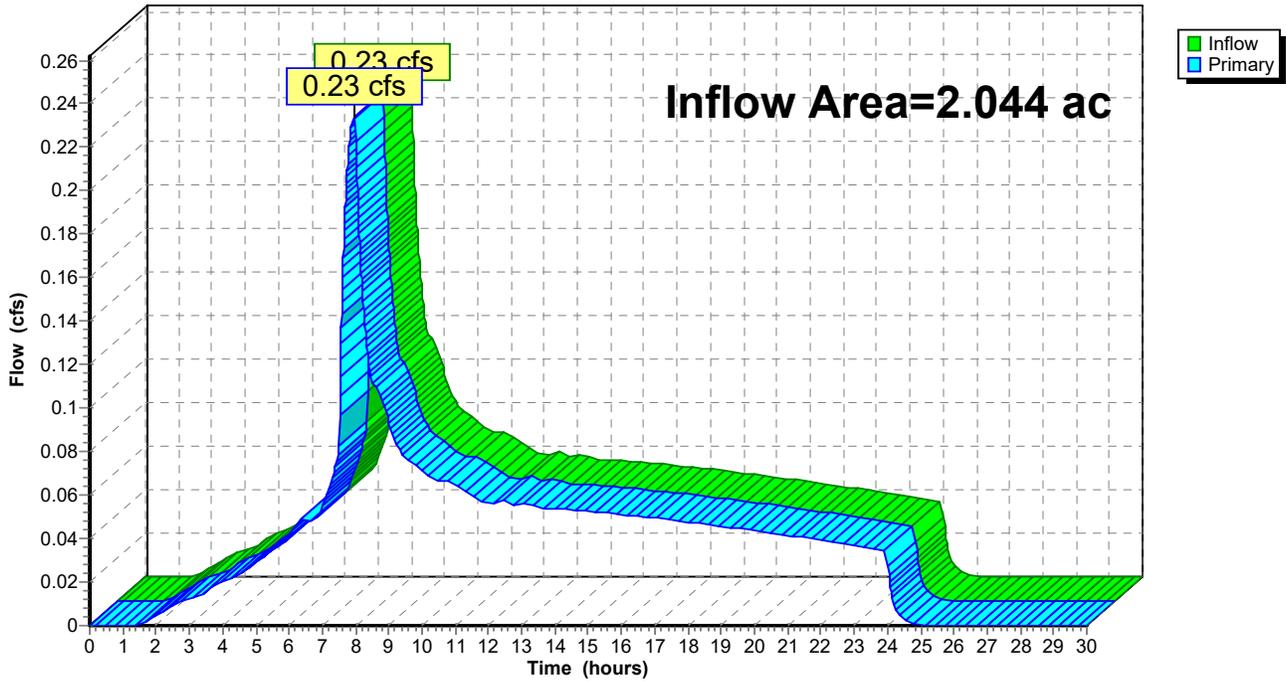
### Summary for Link 1L: TOTAL

Inflow Area = 2.044 ac, 38.49% Impervious, Inflow Depth = 0.57" for 1/2 2 YEAR event  
Inflow = 0.23 cfs @ 7.96 hrs, Volume= 0.096 af  
Primary = 0.23 cfs @ 7.96 hrs, Volume= 0.096 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs

### Link 1L: TOTAL

Hydrograph



**Summary for Subcatchment 1S: EXISTING DEVELOPEMENT**

Runoff = 0.45 cfs @ 7.88 hrs, Volume= 0.149 af, Depth= 2.27"

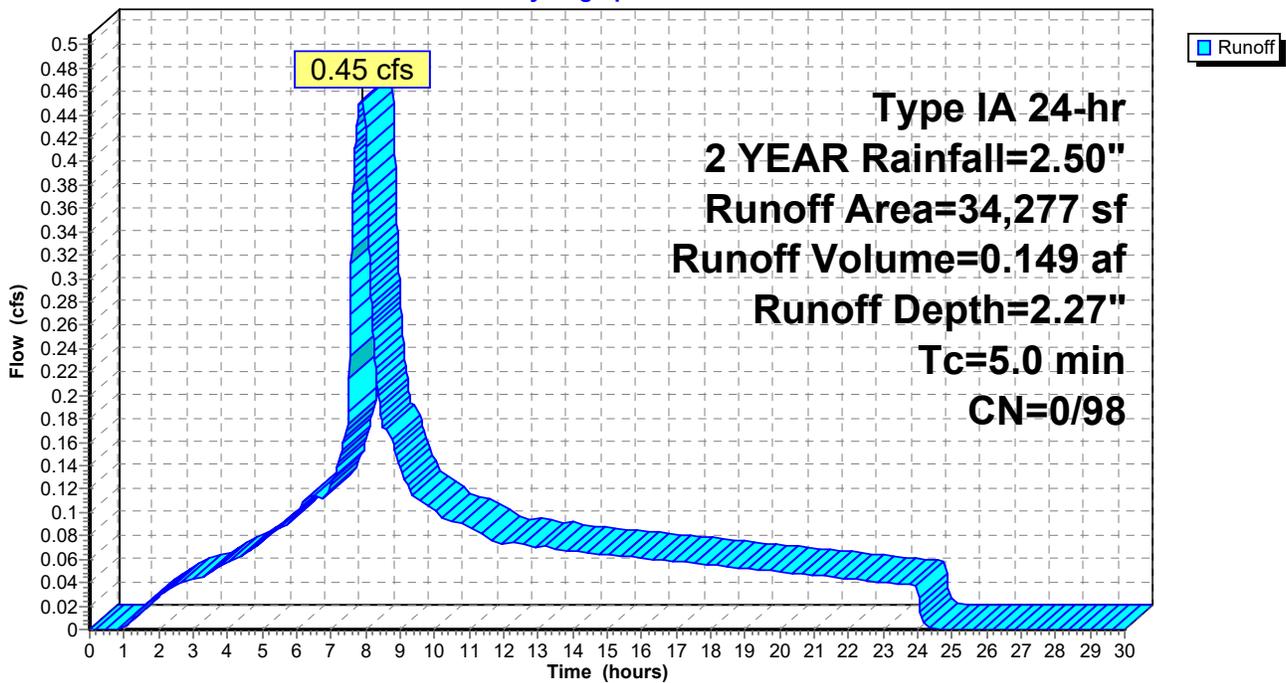
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
Type IA 24-hr 2 YEAR Rainfall=2.50"

Area (sf)	CN	Description
34,277	98	Paved parking, HSG D
34,277		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 1S: EXISTING DEVELOPEMENT**

Hydrograph



**7237 Pre Development**

Prepared by AKS Engineering & Forestry

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Type IA 24-hr 2 YEAR Rainfall=2.50"

Printed 10/11/2019

Page 6

**Summary for Subcatchment 2S: PASTURE/GRASS (FAIR)**

Runoff = 0.26 cfs @ 8.01 hrs, Volume= 0.117 af, Depth= 1.12"

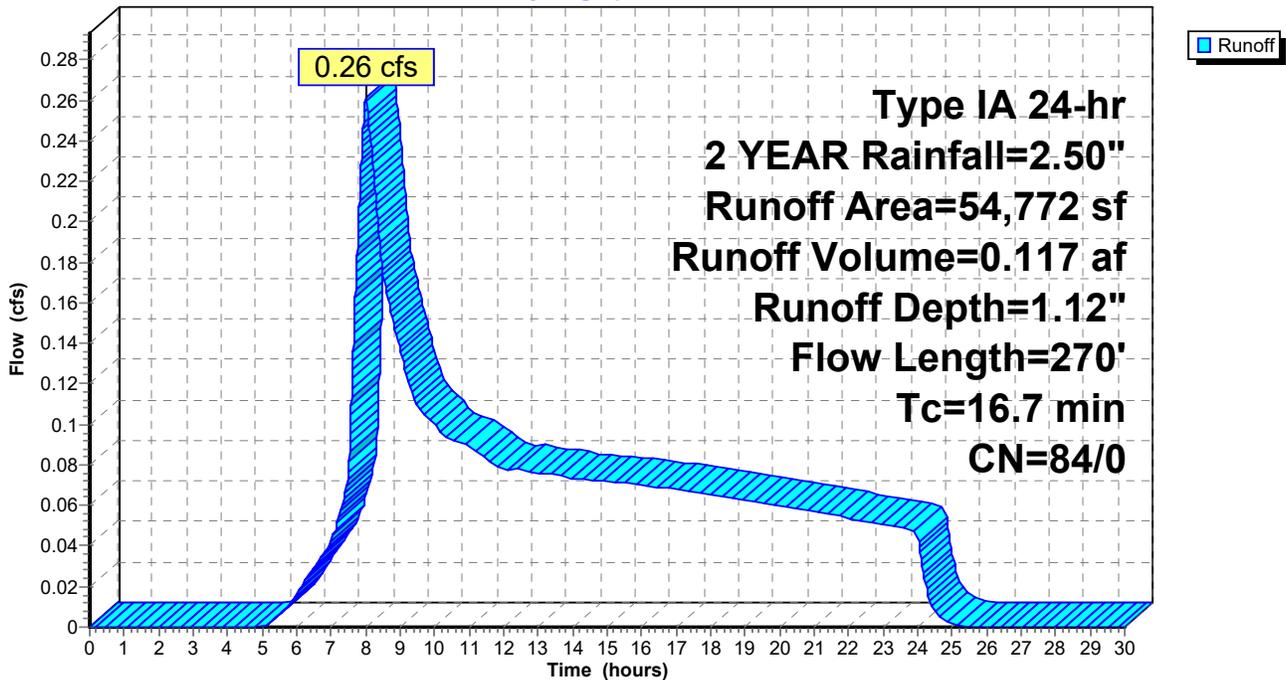
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
Type IA 24-hr 2 YEAR Rainfall=2.50"

Area (sf)	CN	Description
54,772	84	Pasture/grassland/range, Fair, HSG D
54,772		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.8	100	0.0140	0.13		<b>Sheet Flow,</b> Grass: Short n= 0.150 P2= 2.50"
3.9	170	0.0110	0.73		<b>Shallow Concentrated Flow,</b> Short Grass Pasture Kv= 7.0 fps
16.7	270	Total			

**Subcatchment 2S: PASTURE/GRASS (FAIR)**

Hydrograph



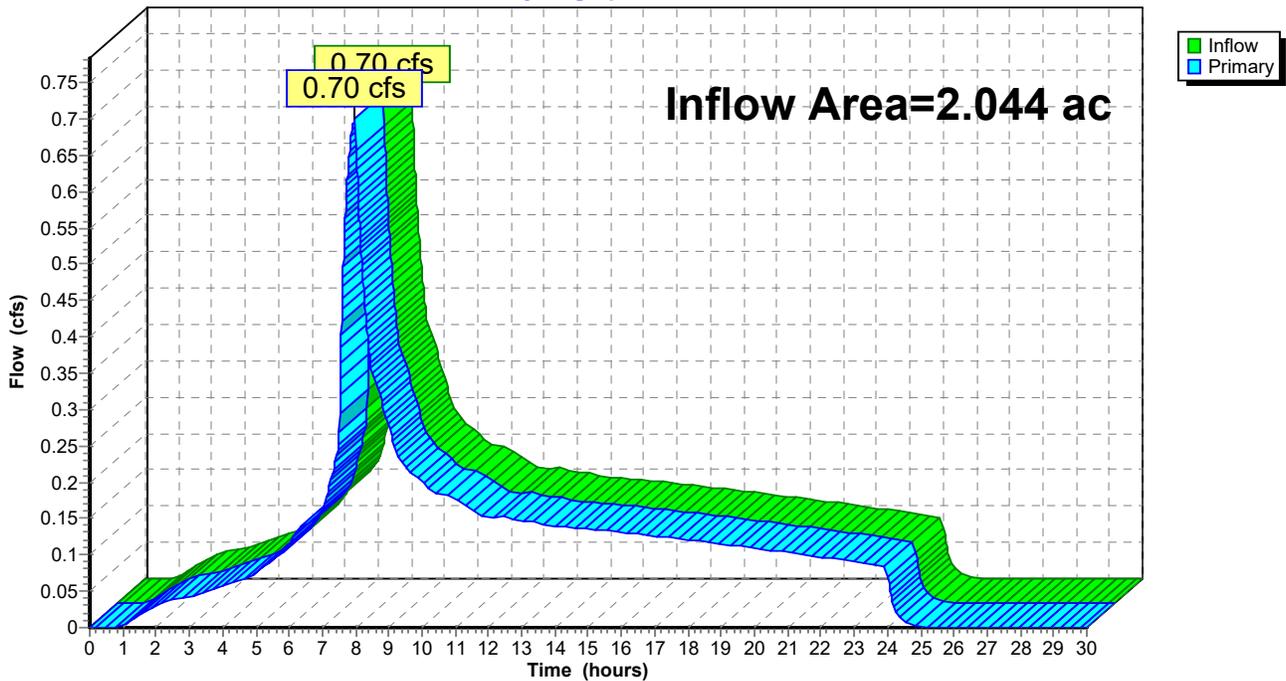
### Summary for Link 1L: TOTAL

Inflow Area = 2.044 ac, 38.49% Impervious, Inflow Depth = 1.56" for 2 YEAR event  
Inflow = 0.70 cfs @ 7.98 hrs, Volume= 0.266 af  
Primary = 0.70 cfs @ 7.98 hrs, Volume= 0.266 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs

### Link 1L: TOTAL

Hydrograph



**7237 Pre Development**

Prepared by AKS Engineering & Forestry

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Type IA 24-hr 10 YEAR Rainfall=3.50"

Printed 10/11/2019

Page 8

**Summary for Subcatchment 1S: EXISTING DEVELOPEMENT**

Runoff = 0.64 cfs @ 7.88 hrs, Volume= 0.214 af, Depth= 3.27"

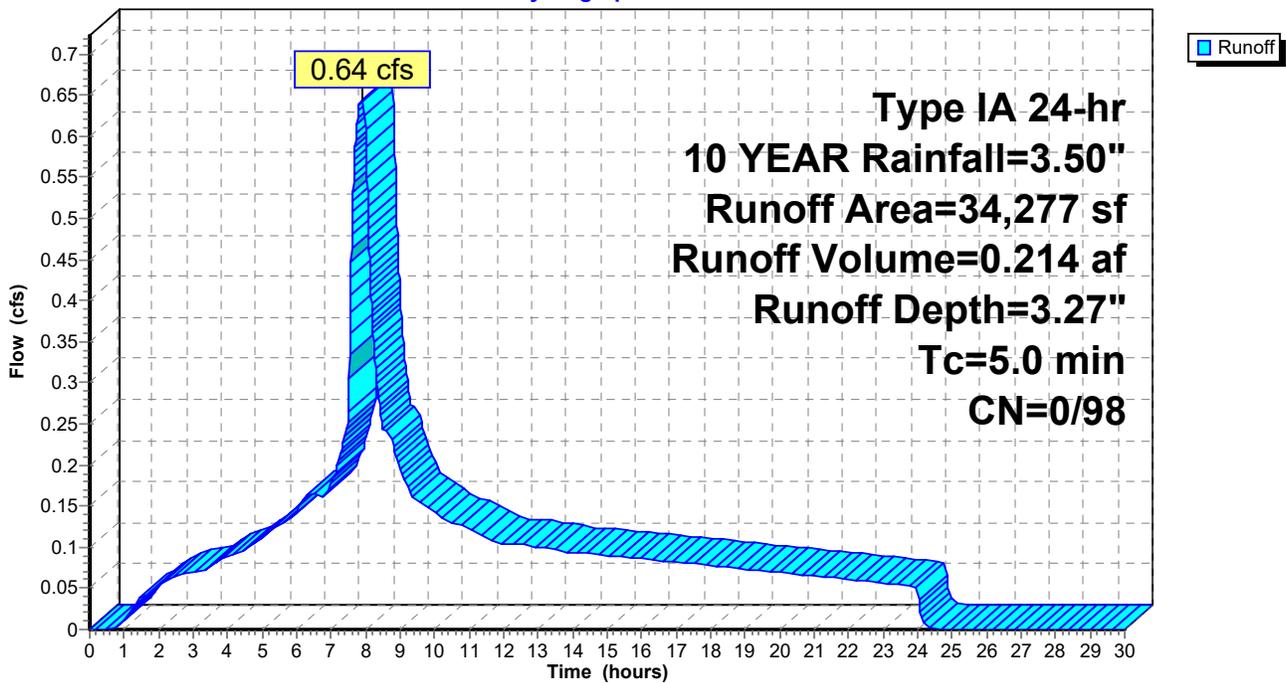
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
Type IA 24-hr 10 YEAR Rainfall=3.50"

Area (sf)	CN	Description
34,277	98	Paved parking, HSG D
34,277		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 1S: EXISTING DEVELOPEMENT**

Hydrograph



**7237 Pre Development**

Prepared by AKS Engineering & Forestry

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Type IA 24-hr 10 YEAR Rainfall=3.50"

Printed 10/11/2019

Page 9

**Summary for Subcatchment 2S: PASTURE/GRASS (FAIR)**

Runoff = 0.50 cfs @ 8.00 hrs, Volume= 0.203 af, Depth= 1.94"

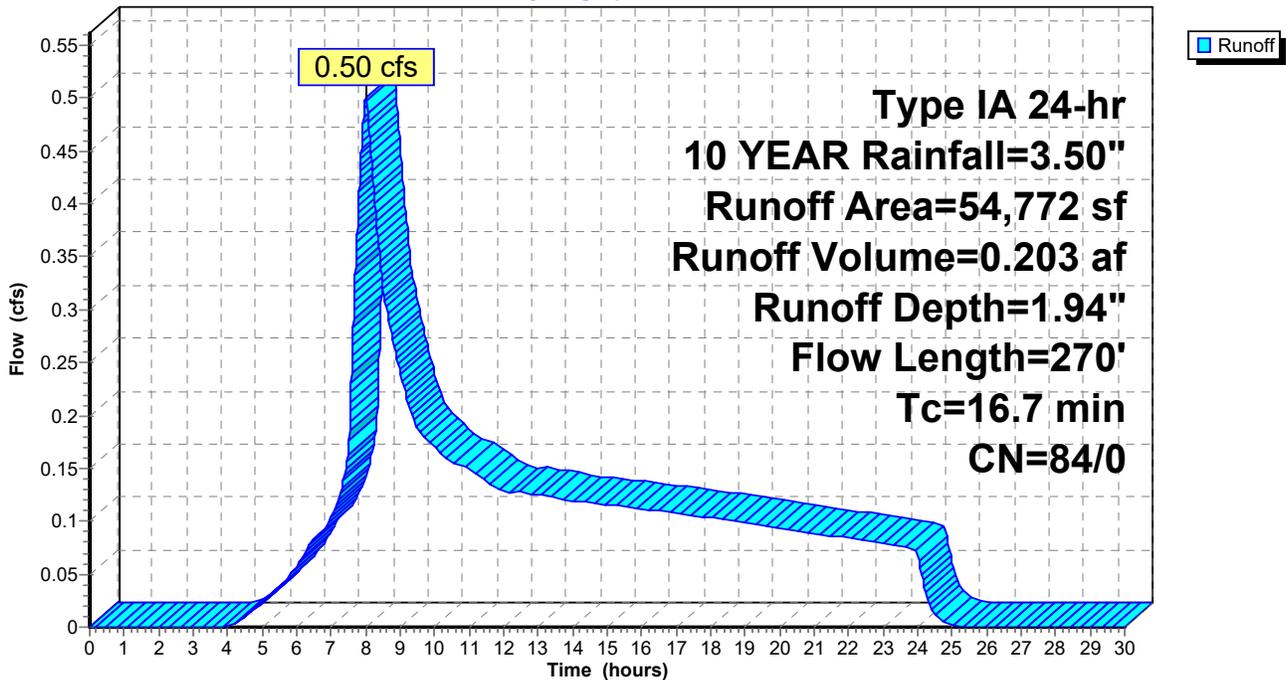
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
Type IA 24-hr 10 YEAR Rainfall=3.50"

Area (sf)	CN	Description
54,772	84	Pasture/grassland/range, Fair, HSG D
54,772		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.8	100	0.0140	0.13		<b>Sheet Flow,</b> Grass: Short n= 0.150 P2= 2.50"
3.9	170	0.0110	0.73		<b>Shallow Concentrated Flow,</b> Short Grass Pasture Kv= 7.0 fps
16.7	270	Total			

**Subcatchment 2S: PASTURE/GRASS (FAIR)**

Hydrograph



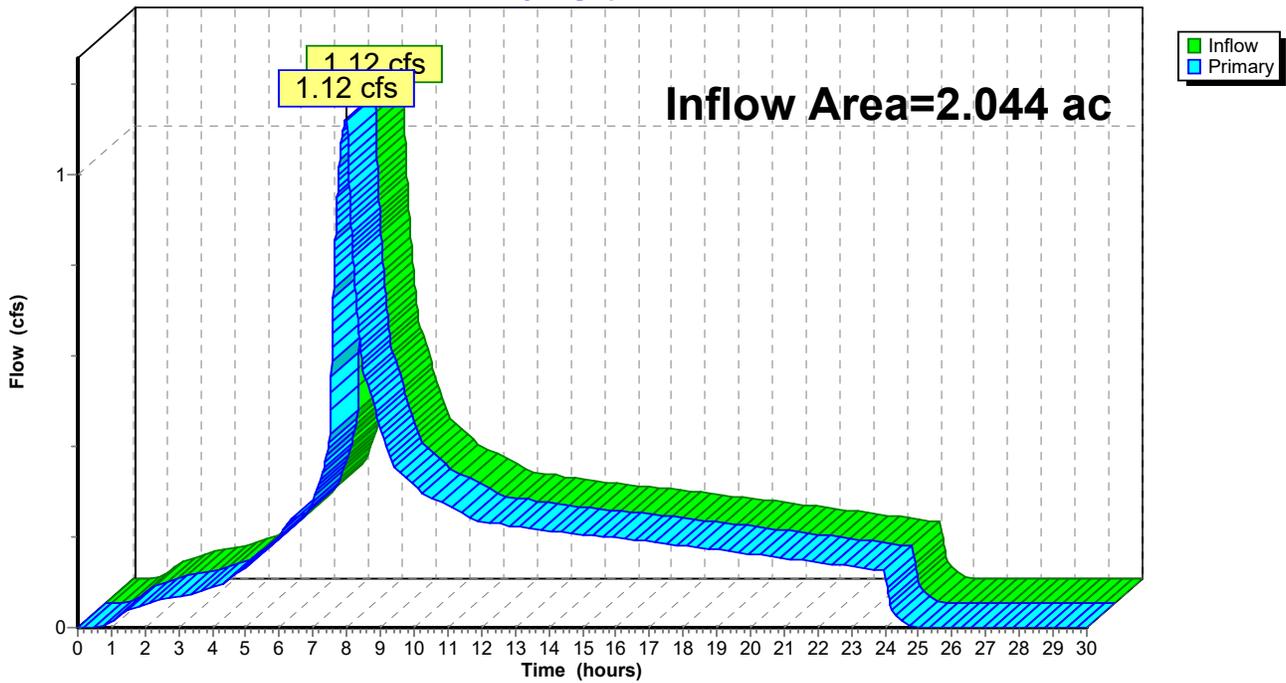
### Summary for Link 1L: TOTAL

Inflow Area = 2.044 ac, 38.49% Impervious, Inflow Depth = 2.45" for 10 YEAR event  
Inflow = 1.12 cfs @ 7.98 hrs, Volume= 0.417 af  
Primary = 1.12 cfs @ 7.98 hrs, Volume= 0.417 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs

### Link 1L: TOTAL

Hydrograph



# 7237 Pre Development

Prepared by AKS Engineering & Forestry

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Type IA 24-hr 25 YEAR Rainfall=4.00"

Printed 10/11/2019

Page 11

## Summary for Subcatchment 1S: EXISTING DEVELOPEMENT

Runoff = 0.74 cfs @ 7.88 hrs, Volume= 0.247 af, Depth= 3.77"

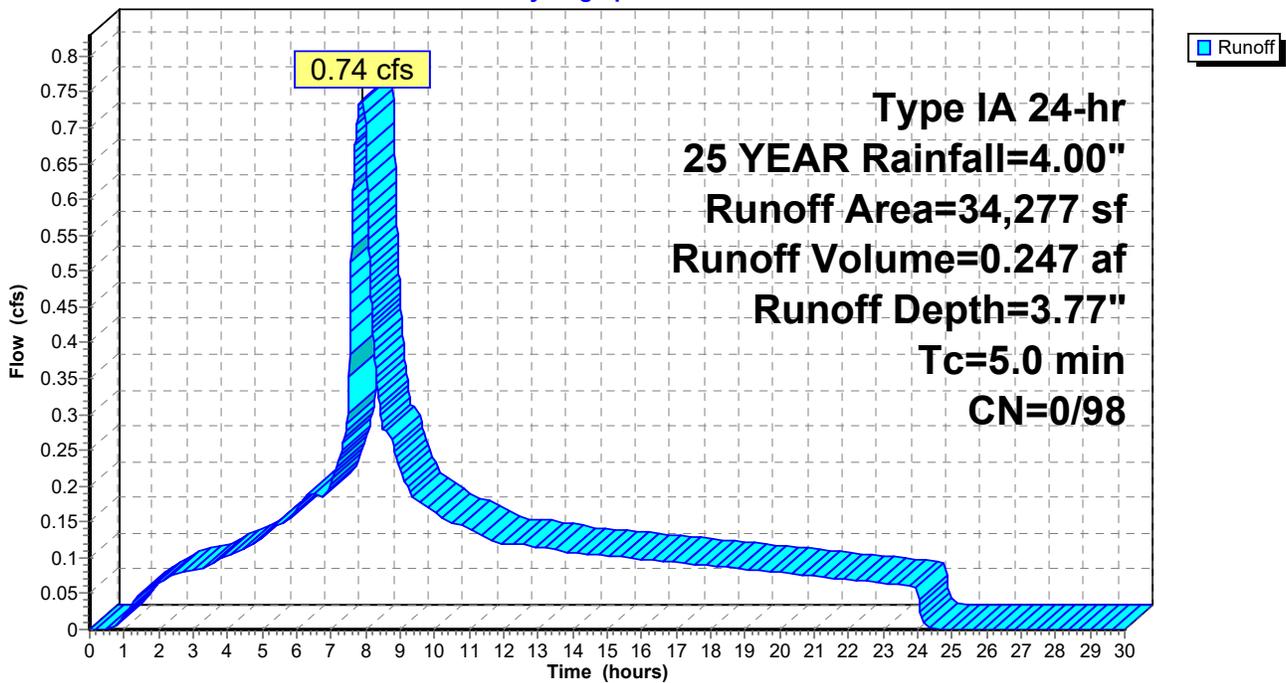
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
Type IA 24-hr 25 YEAR Rainfall=4.00"

Area (sf)	CN	Description
34,277	98	Paved parking, HSG D
34,277		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

## Subcatchment 1S: EXISTING DEVELOPEMENT

Hydrograph



**7237 Pre Development**

Prepared by AKS Engineering & Forestry

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Type IA 24-hr 25 YEAR Rainfall=4.00"

Printed 10/11/2019

Page 12

**Summary for Subcatchment 2S: PASTURE/GRASS (FAIR)**

Runoff = 0.63 cfs @ 8.00 hrs, Volume= 0.248 af, Depth= 2.37"

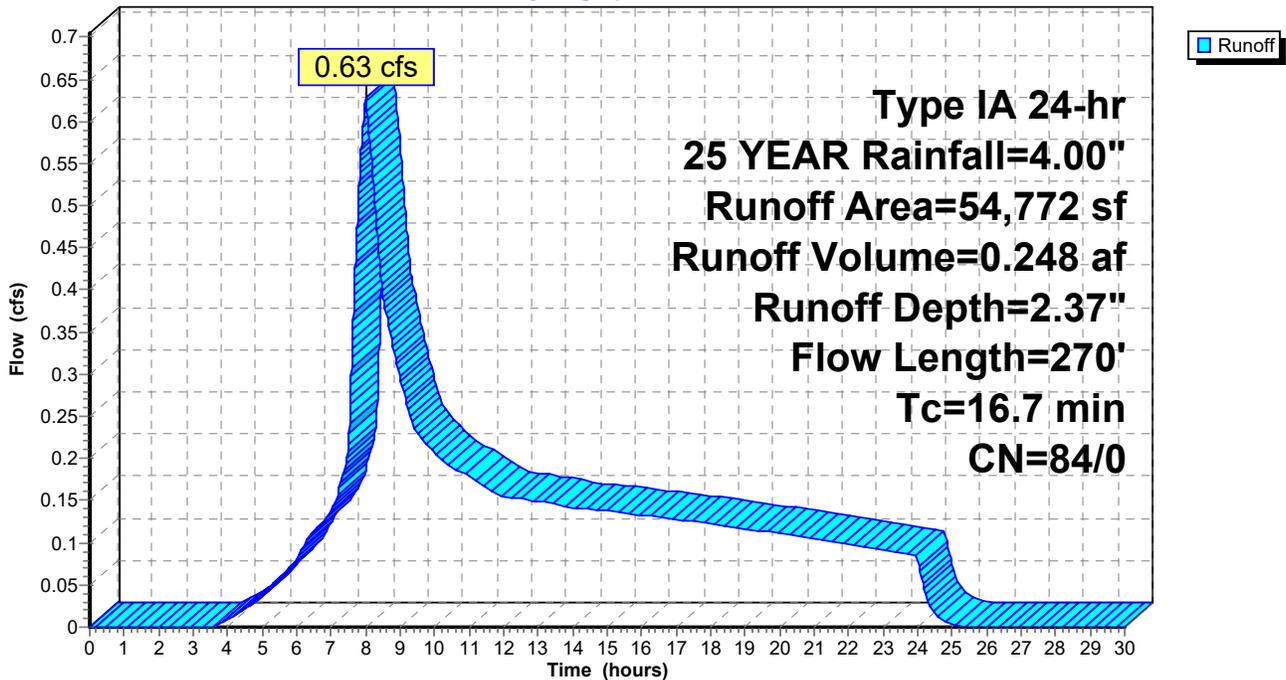
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
Type IA 24-hr 25 YEAR Rainfall=4.00"

Area (sf)	CN	Description
54,772	84	Pasture/grassland/range, Fair, HSG D
54,772		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.8	100	0.0140	0.13		<b>Sheet Flow,</b> Grass: Short n= 0.150 P2= 2.50"
3.9	170	0.0110	0.73		<b>Shallow Concentrated Flow,</b> Short Grass Pasture Kv= 7.0 fps
16.7	270	Total			

**Subcatchment 2S: PASTURE/GRASS (FAIR)**

Hydrograph



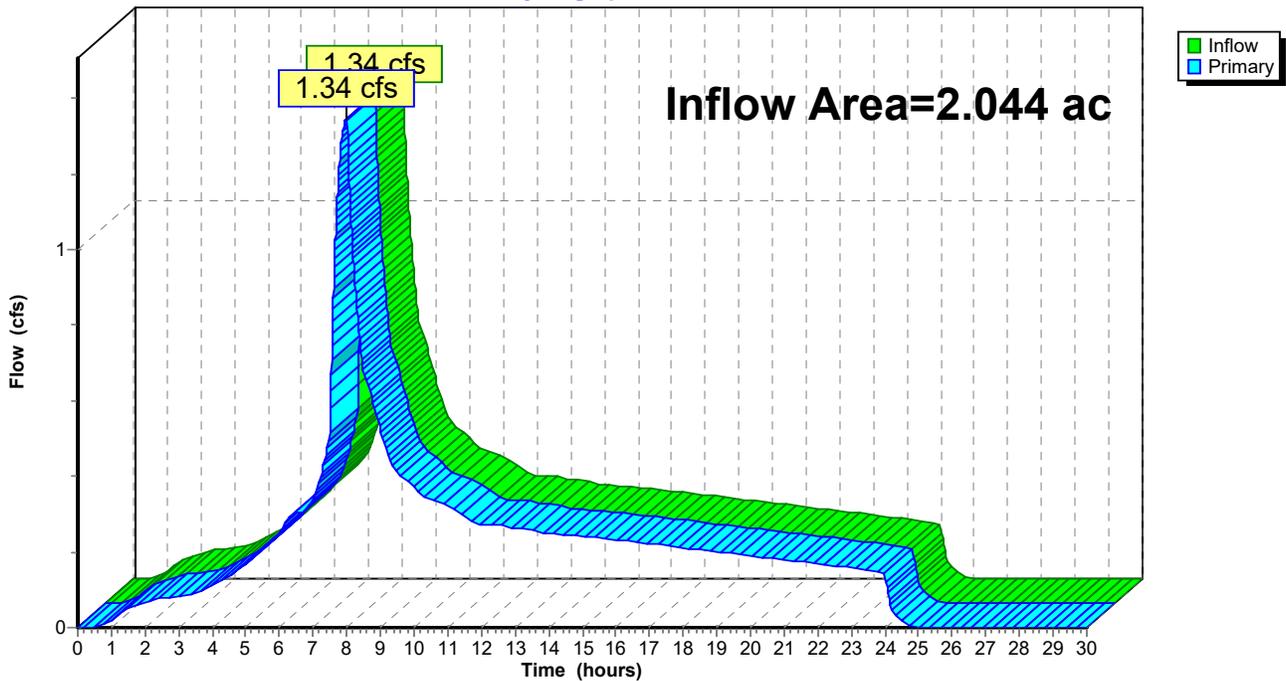
### Summary for Link 1L: TOTAL

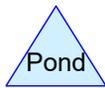
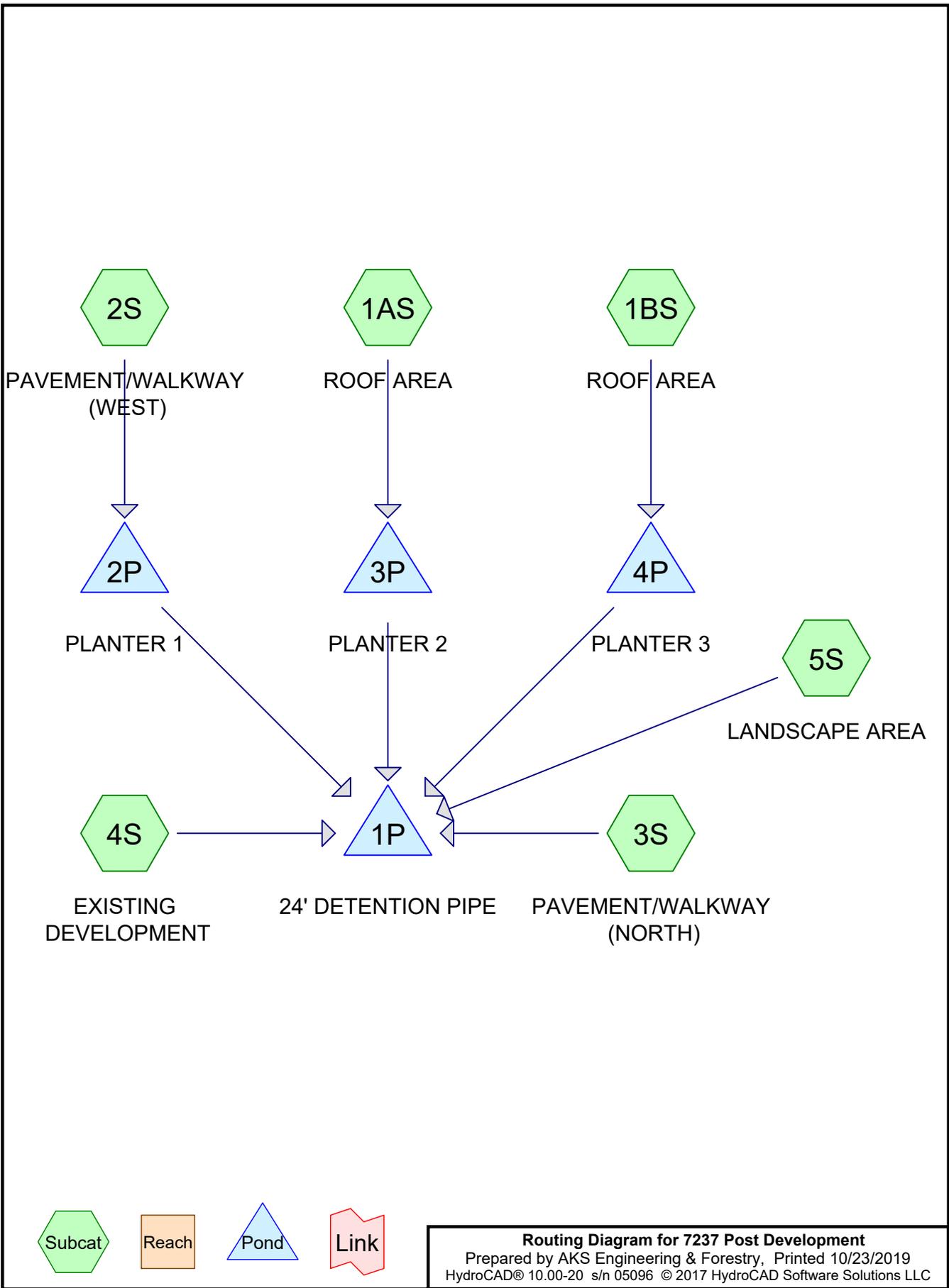
Inflow Area = 2.044 ac, 38.49% Impervious, Inflow Depth = 2.91" for 25 YEAR event  
Inflow = 1.34 cfs @ 7.98 hrs, Volume= 0.495 af  
Primary = 1.34 cfs @ 7.98 hrs, Volume= 0.495 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs

### Link 1L: TOTAL

Hydrograph





**Routing Diagram for 7237 Post Development**  
 Prepared by AKS Engineering & Forestry, Printed 10/23/2019  
 HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

# 7237 Post Development

Prepared by AKS Engineering & Forestry

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Type IA 24-hr 1/2 2 YEAR Rainfall=1.25"

Printed 10/23/2019

Page 2

## Summary for Subcatchment 1AS: ROOF AREA

Runoff = 0.07 cfs @ 7.89 hrs, Volume= 0.022 af, Depth= 1.03"

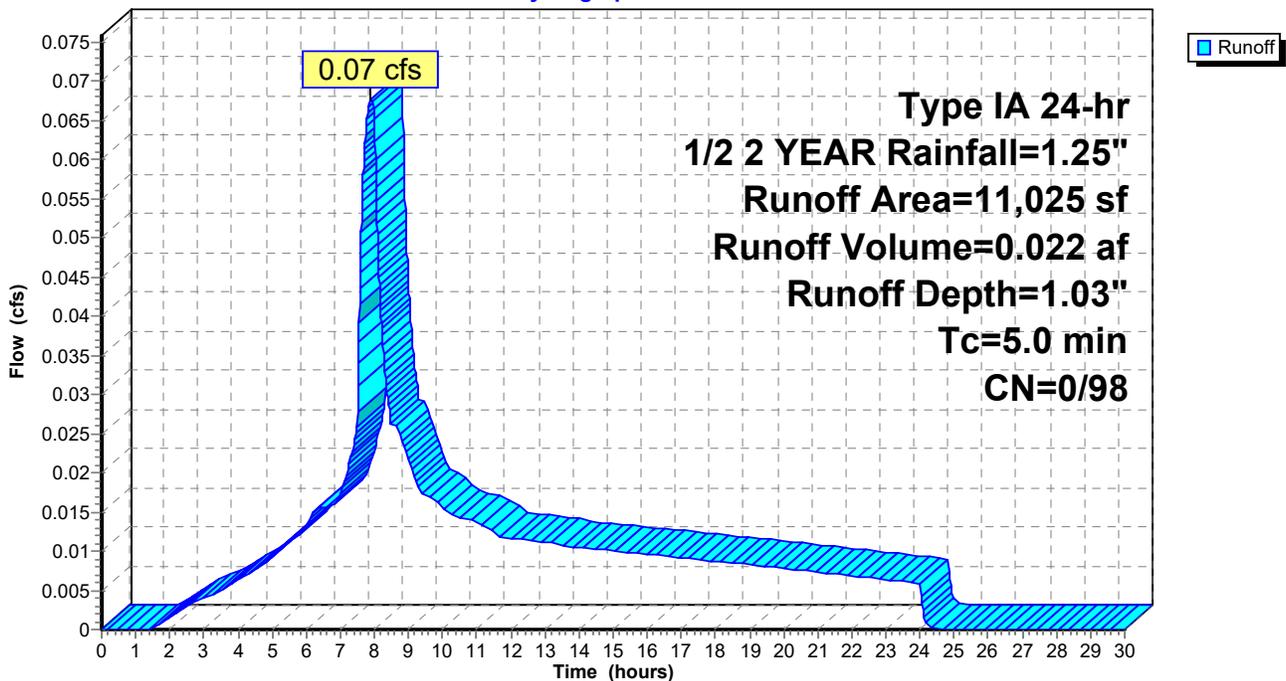
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
Type IA 24-hr 1/2 2 YEAR Rainfall=1.25"

Area (sf)	CN	Description
* 11,025	98	New Roof Area
11,025		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

## Subcatchment 1AS: ROOF AREA

Hydrograph



# 7237 Post Development

Prepared by AKS Engineering & Forestry

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Type IA 24-hr 1/2 2 YEAR Rainfall=1.25"

Printed 10/23/2019

Page 3

## Summary for Subcatchment 1BS: ROOF AREA

Runoff = 0.07 cfs @ 7.89 hrs, Volume= 0.022 af, Depth= 1.03"

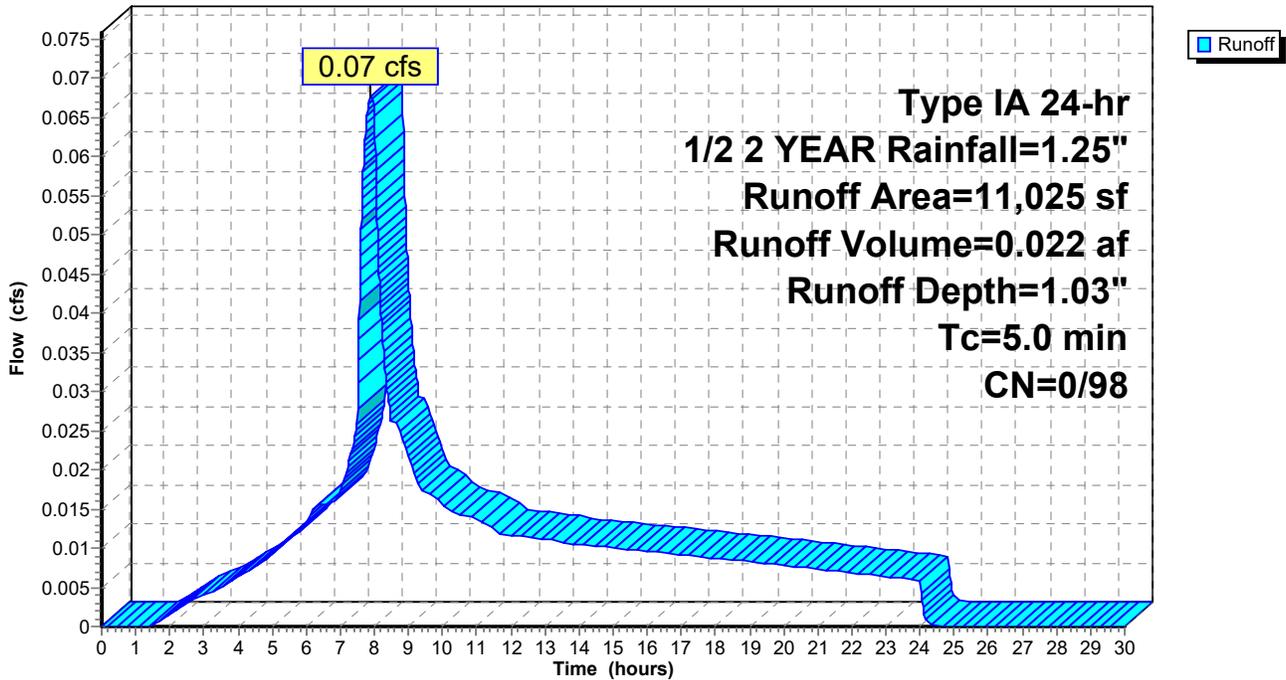
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
Type IA 24-hr 1/2 2 YEAR Rainfall=1.25"

Area (sf)	CN	Description
* 11,025	98	New Roof Area
11,025		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

## Subcatchment 1BS: ROOF AREA

Hydrograph



# 7237 Post Development

Prepared by AKS Engineering & Forestry

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Type IA 24-hr 1/2 2 YEAR Rainfall=1.25"

Printed 10/23/2019

Page 4

## Summary for Subcatchment 2S: PAVEMENT/WALKWAY (WEST)

Runoff = 0.08 cfs @ 7.89 hrs, Volume= 0.026 af, Depth= 1.03"

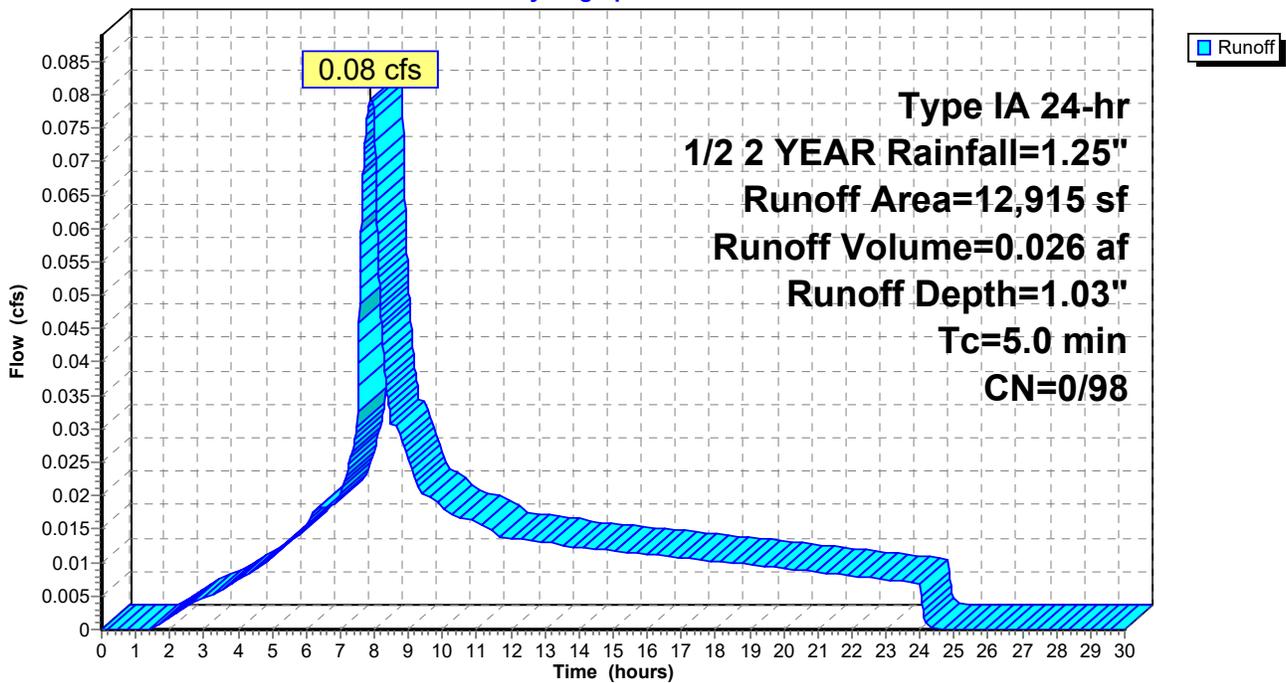
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
Type IA 24-hr 1/2 2 YEAR Rainfall=1.25"

Area (sf)	CN	Description
12,915	98	Paved parking, HSG D
12,915		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

## Subcatchment 2S: PAVEMENT/WALKWAY (WEST)

Hydrograph



# 7237 Post Development

Prepared by AKS Engineering & Forestry

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Type IA 24-hr 1/2 2 YEAR Rainfall=1.25"

Printed 10/23/2019

Page 5

## Summary for Subcatchment 3S: PAVEMENT/WALKWAY (NORTH)

Runoff = 0.08 cfs @ 7.89 hrs, Volume= 0.025 af, Depth= 1.03"

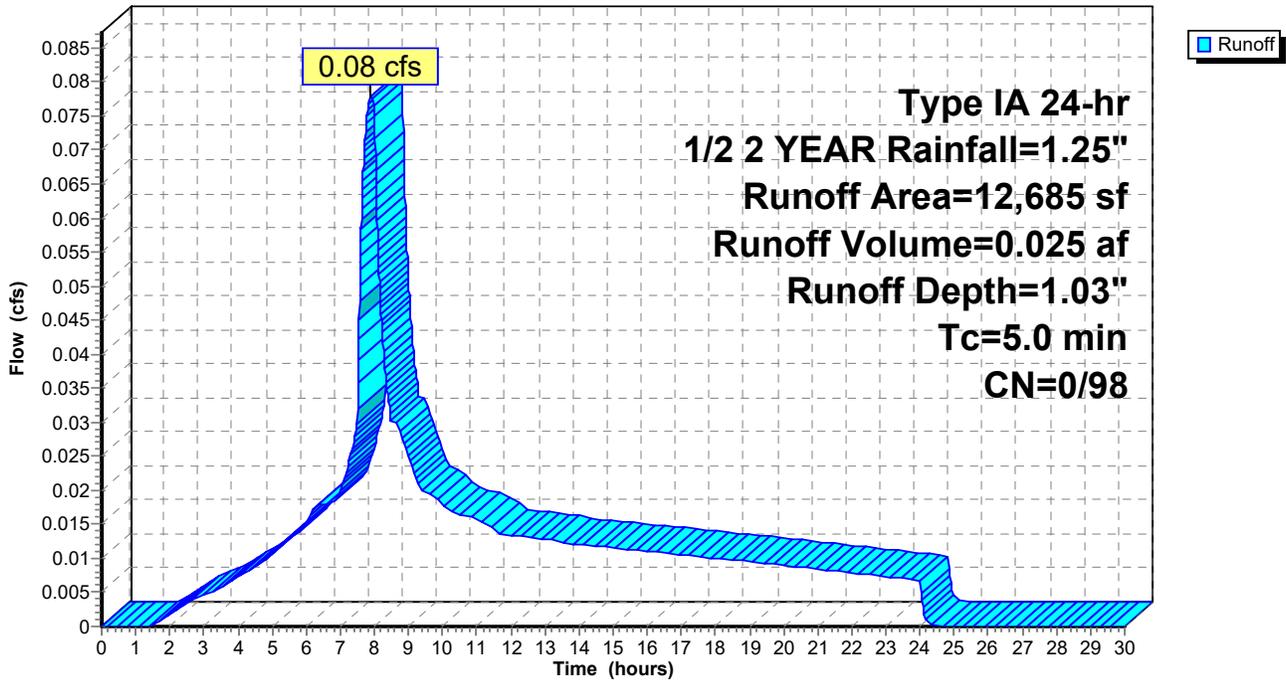
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
Type IA 24-hr 1/2 2 YEAR Rainfall=1.25"

Area (sf)	CN	Description
12,685	98	Paved parking, HSG D
12,685		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

## Subcatchment 3S: PAVEMENT/WALKWAY (NORTH)

Hydrograph



# 7237 Post Development

Prepared by AKS Engineering & Forestry

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Type IA 24-hr 1/2 2 YEAR Rainfall=1.25"

Printed 10/23/2019

Page 6

## Summary for Subcatchment 4S: EXISTING DEVELOPMENT

Runoff = 0.20 cfs @ 7.89 hrs, Volume= 0.066 af, Depth= 1.03"

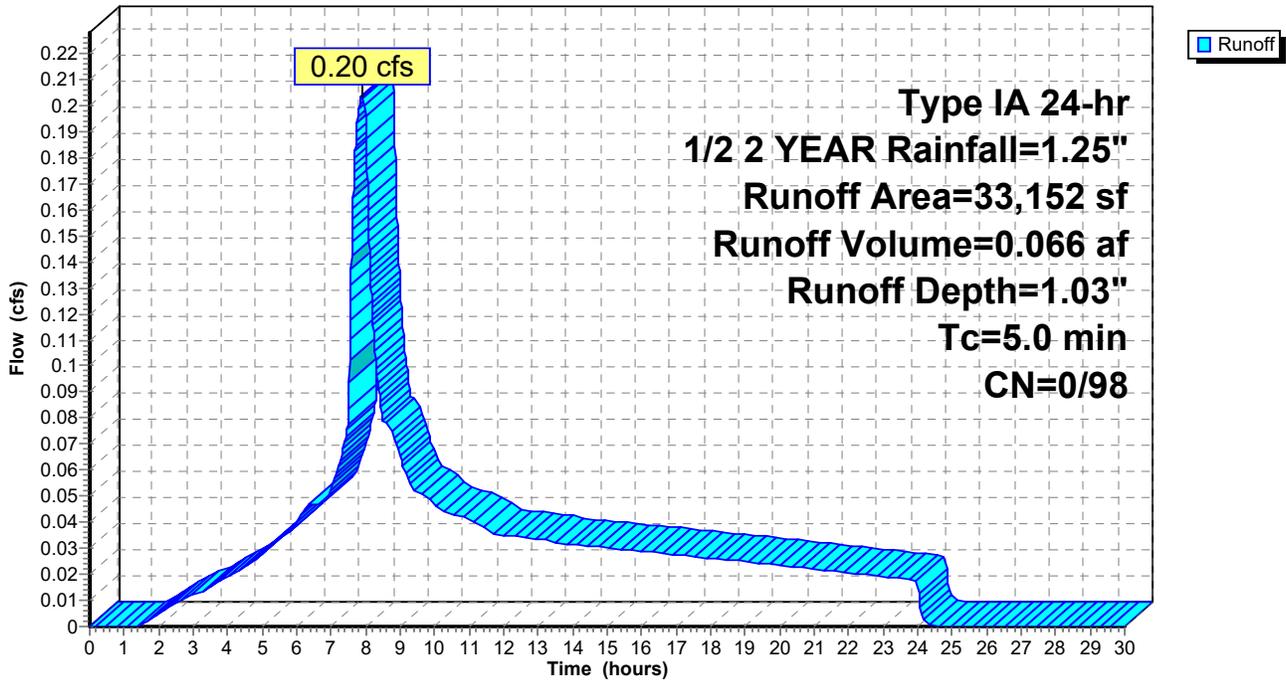
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
Type IA 24-hr 1/2 2 YEAR Rainfall=1.25"

Area (sf)	CN	Description
33,152	98	Paved parking, HSG D
33,152		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

## Subcatchment 4S: EXISTING DEVELOPMENT

Hydrograph



# 7237 Post Development

Prepared by AKS Engineering & Forestry

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Type IA 24-hr 1/2 2 YEAR Rainfall=1.25"

Printed 10/23/2019

Page 7

## Summary for Subcatchment 5S: LANDSCAPE AREA

Runoff = 0.00 cfs @ 16.99 hrs, Volume= 0.003 af, Depth= 0.17"

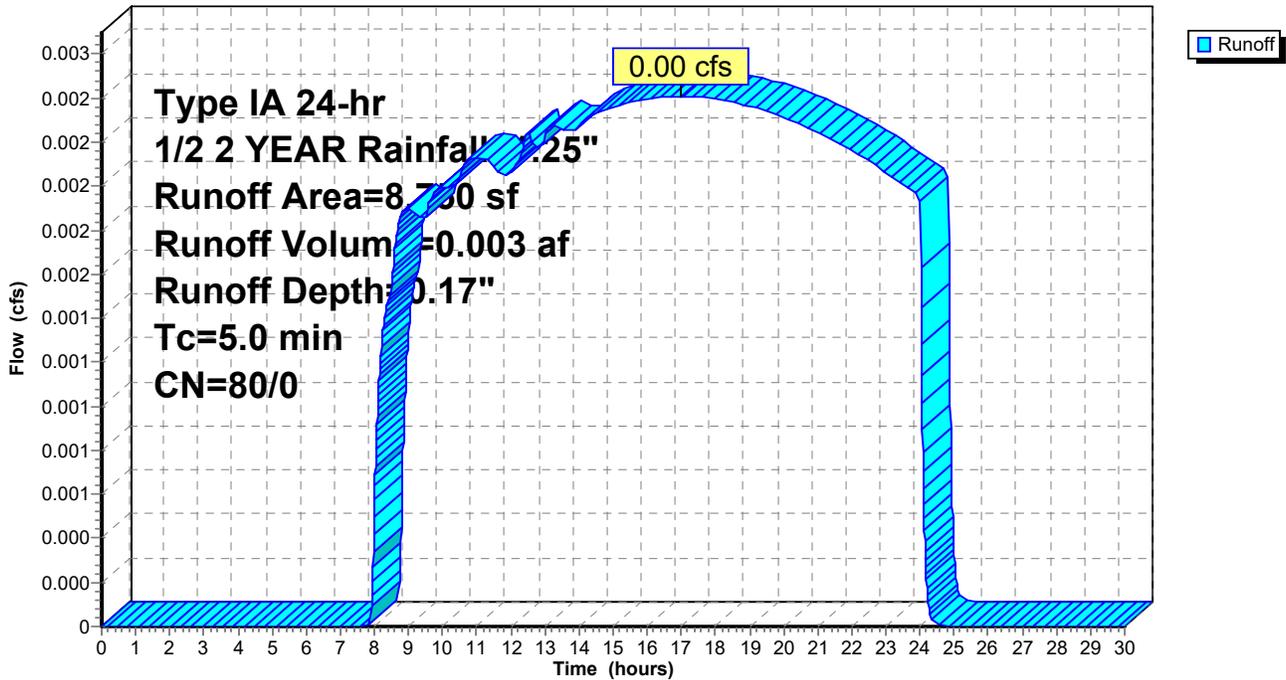
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
Type IA 24-hr 1/2 2 YEAR Rainfall=1.25"

Area (sf)	CN	Description
8,750	80	>75% Grass cover, Good, HSG D
8,750		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

## Subcatchment 5S: LANDSCAPE AREA

Hydrograph



**7237 Post Development**

Type IA 24-hr 1/2 2 YEAR Rainfall=1.25"

Prepared by AKS Engineering & Forestry

Printed 10/23/2019

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Page 8

**Summary for Pond 1P: 24' DETENTION PIPE**

Inflow Area = 2.056 ac, 90.23% Impervious, Inflow Depth = 0.95" for 1/2 2 YEAR event  
 Inflow = 0.35 cfs @ 7.90 hrs, Volume= 0.163 af  
 Outflow = 0.23 cfs @ 8.24 hrs, Volume= 0.163 af, Atten= 35%, Lag= 20.4 min  
 Primary = 0.23 cfs @ 8.24 hrs, Volume= 0.163 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
 Peak Elev= 170.50' @ 8.24 hrs Surf.Area= 0.028 ac Storage= 0.010 af  
 Flood Elev= 172.00' Surf.Area= 0.000 ac Storage= 0.050 af

Plug-Flow detention time= 24.6 min calculated for 0.163 af (100% of inflow)  
 Center-of-Mass det. time= 24.4 min ( 747.4 - 723.0 )

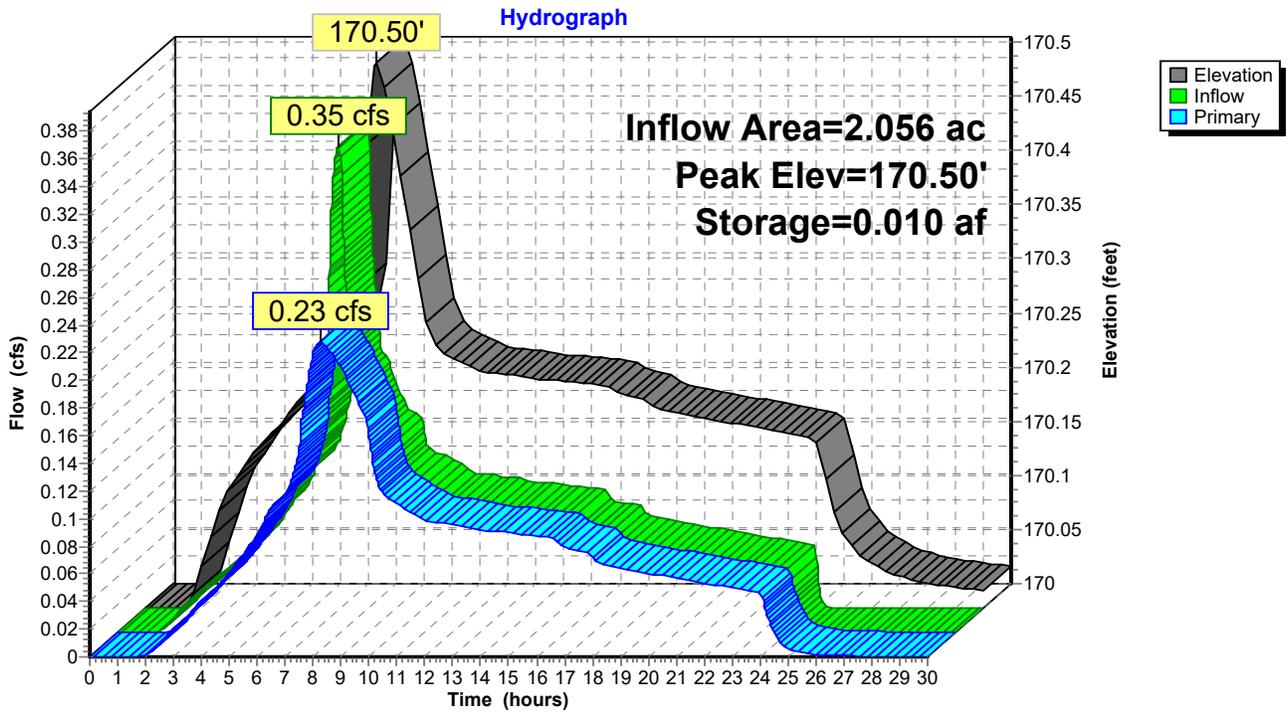
Volume	Invert	Avail.Storage	Storage Description
#1	170.00'	0.050 af	<b>24.0" Round Pipe Storage</b> L= 700.0'

Device	Routing	Invert	Outlet Devices
#1	Primary	170.00'	<b>12.0" Round Outlet Pipe</b> L= 10.0' Ke= 0.500 Inlet / Outlet Invert= 170.00' / 170.00' S= 0.0000 1' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf
#2	Device 1	170.00'	<b>3.5" Horiz. 1/2 of 2-YR Orifice</b> C= 0.600 Limited to weir flow at low heads
#3	Device 1	170.52'	<b>3.9" Vert. 2-YR ORIFICE</b> C= 0.600
#4	Device 1	171.23'	<b>4.6" Vert. 10-YR ORIFICE</b> C= 0.600
#5	Device 1	171.95'	<b>12.0" Horiz. EMERGENCY OVERFLOW</b> C= 0.600 Limited to weir flow at low heads

**Primary OutFlow** Max=0.23 cfs @ 8.24 hrs HW=170.50' (Free Discharge)

- 1=Outlet Pipe (Passes 0.23 cfs of 0.56 cfs potential flow)
- 2=1/2 of 2-YR Orifice (Orifice Controls 0.23 cfs @ 3.42 fps)
- 3=2-YR ORIFICE ( Controls 0.00 cfs)
- 4=10-YR ORIFICE ( Controls 0.00 cfs)
- 5=EMERGENCY OVERFLOW ( Controls 0.00 cfs)

### Pond 1P: 24' DETENTION PIPE



**7237 Post Development**

Type IA 24-hr 1/2 2 YEAR Rainfall=1.25"

Prepared by AKS Engineering & Forestry

Printed 10/23/2019

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Page 10

**Summary for Pond 2P: PLANTER 1**

Inflow Area = 0.296 ac, 100.00% Impervious, Inflow Depth = 1.03" for 1/2 2 YEAR event  
 Inflow = 0.08 cfs @ 7.89 hrs, Volume= 0.026 af  
 Outflow = 0.04 cfs @ 8.31 hrs, Volume= 0.026 af, Atten= 51%, Lag= 24.9 min  
 Primary = 0.04 cfs @ 8.31 hrs, Volume= 0.026 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
 Peak Elev= 173.85' @ 8.31 hrs Surf.Area= 844 sf Storage= 81 cf  
 Flood Elev= 174.75' Surf.Area= 1,760 sf Storage= 1,250 cf

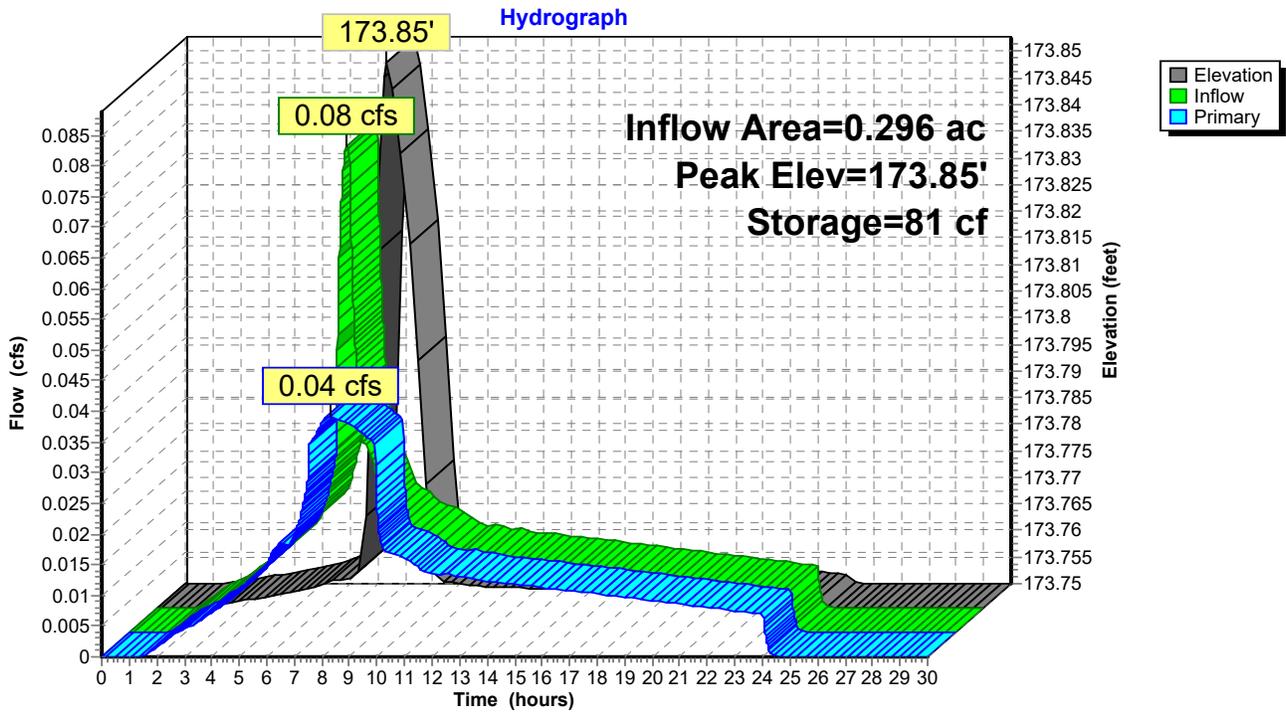
Plug-Flow detention time= 9.1 min calculated for 0.026 af (100% of inflow)  
 Center-of-Mass det. time= 9.1 min ( 709.9 - 700.8 )

Volume	Invert	Avail.Storage	Storage Description
#1	173.75'	1,250 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
173.75	740	0	0
174.75	1,760	1,250	1,250

Device	Routing	Invert	Outlet Devices
#1	Primary	171.75'	<b>6.0" Round Culvert</b> L= 20.0' Ke= 0.500 Inlet / Outlet Invert= 171.75' / 171.75' S= 0.0000 ' S= 0.0000 ' Cc= 0.900 n= 0.013, Flow Area= 0.20 sf
#2	Device 1	173.75'	<b>2.000 in/hr Exfiltration over Surface area</b> Phase-In= 0.01'
#3	Device 1	174.25'	<b>6.0" Horiz. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads

**Primary OutFlow** Max=0.04 cfs @ 8.31 hrs HW=173.85' TW=170.50' (Dynamic Tailwater)  
 1=Culvert (Passes 0.04 cfs of 1.14 cfs potential flow)  
 2=Exfiltration (Exfiltration Controls 0.04 cfs)  
 3=Orifice/Grate ( Controls 0.00 cfs)

### Pond 2P: PLANTER 1



**7237 Post Development**

Type IA 24-hr 1/2 2 YEAR Rainfall=1.25"

Prepared by AKS Engineering & Forestry

Printed 10/23/2019

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Page 12

**Summary for Pond 3P: PLANTER 2**

Inflow Area = 0.253 ac, 100.00% Impervious, Inflow Depth = 1.03" for 1/2 2 YEAR event  
 Inflow = 0.07 cfs @ 7.89 hrs, Volume= 0.022 af  
 Outflow = 0.02 cfs @ 7.29 hrs, Volume= 0.022 af, Atten= 76%, Lag= 0.0 min  
 Primary = 0.02 cfs @ 7.29 hrs, Volume= 0.022 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
 Peak Elev= 174.63' @ 9.86 hrs Surf.Area= 350 sf Storage= 151 cf  
 Flood Elev= 174.75' Surf.Area= 350 sf Storage= 192 cf

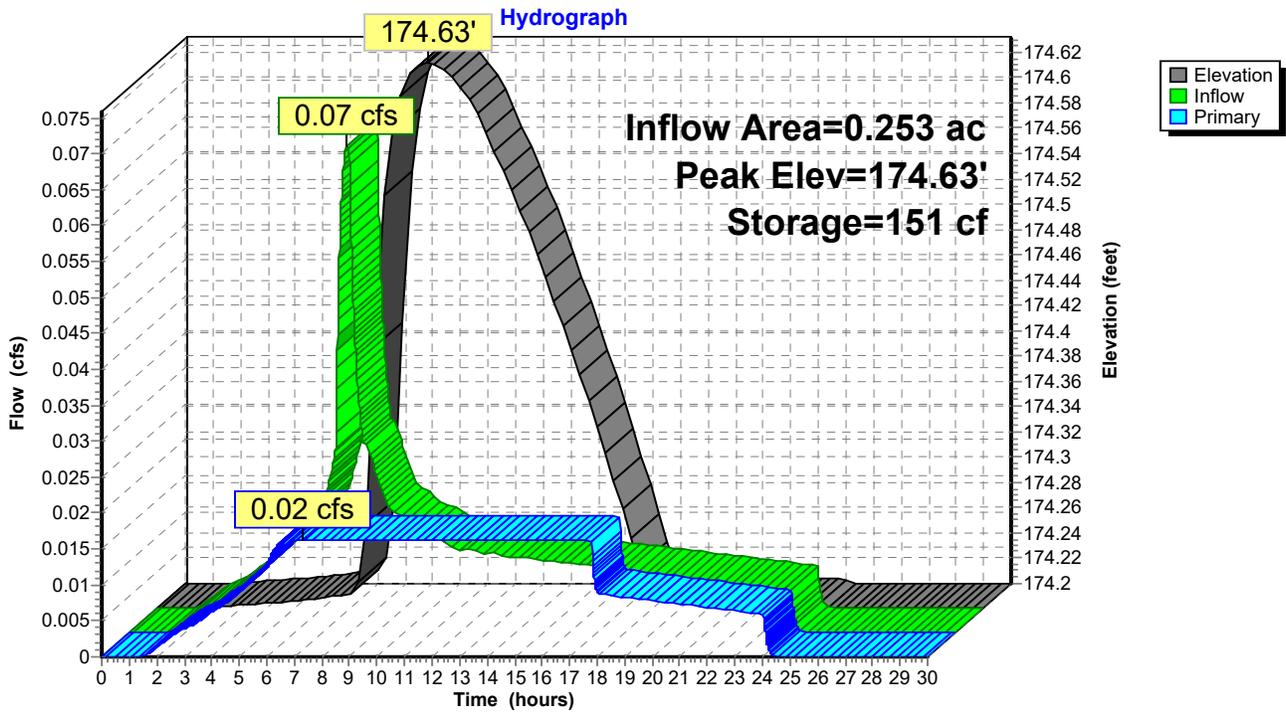
Plug-Flow detention time= 64.8 min calculated for 0.022 af (100% of inflow)  
 Center-of-Mass det. time= 64.8 min ( 765.6 - 700.8 )

Volume	Invert	Avail.Storage	Storage Description
#1	174.20'	350 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
174.20	350	0	0
175.20	350	350	350

Device	Routing	Invert	Outlet Devices
#1	Primary	172.20'	<b>6.0" Round Culvert</b> L= 20.0' Ke= 0.500 Inlet / Outlet Invert= 172.20' / 172.00' S= 0.0100 ' S= 0.0100 ' Cc= 0.900 n= 0.013, Flow Area= 0.20 sf
#2	Device 1	174.20'	<b>2.000 in/hr Exfiltration over Surface area</b> Phase-In= 0.01'
#3	Device 1	174.70'	<b>6.0" Horiz. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads

**Primary OutFlow** Max=0.02 cfs @ 7.29 hrs HW=174.22' TW=170.25' (Dynamic Tailwater)  
 1=Culvert (Passes 0.02 cfs of 1.18 cfs potential flow)  
 2=Exfiltration (Exfiltration Controls 0.02 cfs)  
 3=Orifice/Grate ( Controls 0.00 cfs)

### Pond 3P: PLANTER 2



**7237 Post Development**

Type IA 24-hr 1/2 2 YEAR Rainfall=1.25"

Prepared by AKS Engineering & Forestry

Printed 10/23/2019

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Page 14

**Summary for Pond 4P: PLANTER 3**

Inflow Area = 0.253 ac, 100.00% Impervious, Inflow Depth = 1.03" for 1/2 2 YEAR event  
 Inflow = 0.07 cfs @ 7.89 hrs, Volume= 0.022 af  
 Outflow = 0.02 cfs @ 7.37 hrs, Volume= 0.022 af, Atten= 75%, Lag= 0.0 min  
 Primary = 0.02 cfs @ 7.37 hrs, Volume= 0.022 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
 Peak Elev= 174.58' @ 9.45 hrs Surf.Area= 370 sf Storage= 142 cf  
 Flood Elev= 174.75' Surf.Area= 370 sf Storage= 203 cf

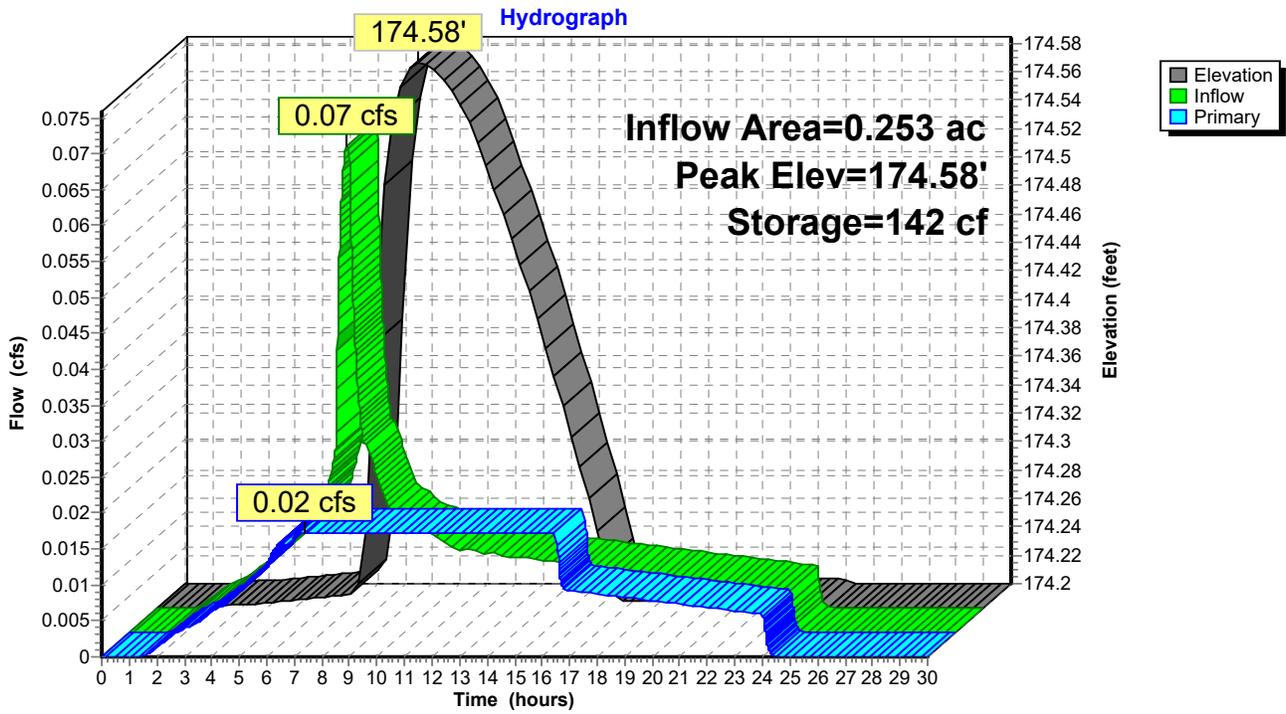
Plug-Flow detention time= 53.7 min calculated for 0.022 af (100% of inflow)  
 Center-of-Mass det. time= 53.7 min ( 754.5 - 700.8 )

Volume	Invert	Avail.Storage	Storage Description
#1	174.20'	370 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
174.20	370	0	0
175.20	370	370	370

Device	Routing	Invert	Outlet Devices
#1	Primary	172.20'	<b>6.0" Round Culvert</b> L= 20.0' Ke= 0.500 Inlet / Outlet Invert= 172.20' / 172.00' S= 0.0100 ' S= 0.0100 ' Cc= 0.900 n= 0.013, Flow Area= 0.20 sf
#2	Device 1	174.20'	<b>2.000 in/hr Exfiltration over Surface area</b> Phase-In= 0.01'
#3	Device 1	174.70'	<b>6.0" Horiz. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads

**Primary OutFlow** Max=0.02 cfs @ 7.37 hrs HW=174.22' TW=170.26' (Dynamic Tailwater)  
 1=Culvert (Passes 0.02 cfs of 1.18 cfs potential flow)  
 2=Exfiltration (Exfiltration Controls 0.02 cfs)  
 3=Orifice/Grate ( Controls 0.00 cfs)

### Pond 4P: PLANTER 3



# 7237 Post Development

Prepared by AKS Engineering & Forestry

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Type IA 24-hr 2 YEAR Rainfall=2.50"

Printed 10/23/2019

Page 16

## Summary for Subcatchment 1AS: ROOF AREA

Runoff = 0.15 cfs @ 7.88 hrs, Volume= 0.048 af, Depth= 2.27"

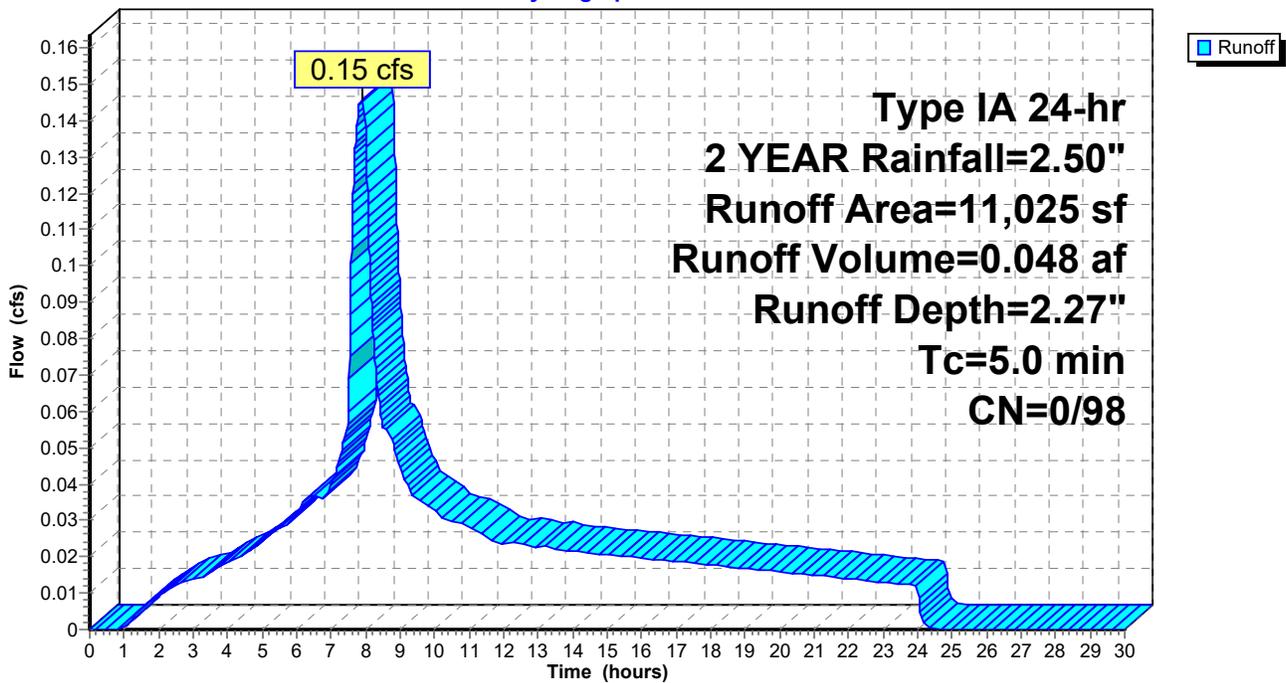
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
Type IA 24-hr 2 YEAR Rainfall=2.50"

Area (sf)	CN	Description
* 11,025	98	New Roof Area
11,025		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

## Subcatchment 1AS: ROOF AREA

Hydrograph



# 7237 Post Development

Prepared by AKS Engineering & Forestry

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Type IA 24-hr 2 YEAR Rainfall=2.50"

Printed 10/23/2019

Page 17

## Summary for Subcatchment 1BS: ROOF AREA

Runoff = 0.15 cfs @ 7.88 hrs, Volume= 0.048 af, Depth= 2.27"

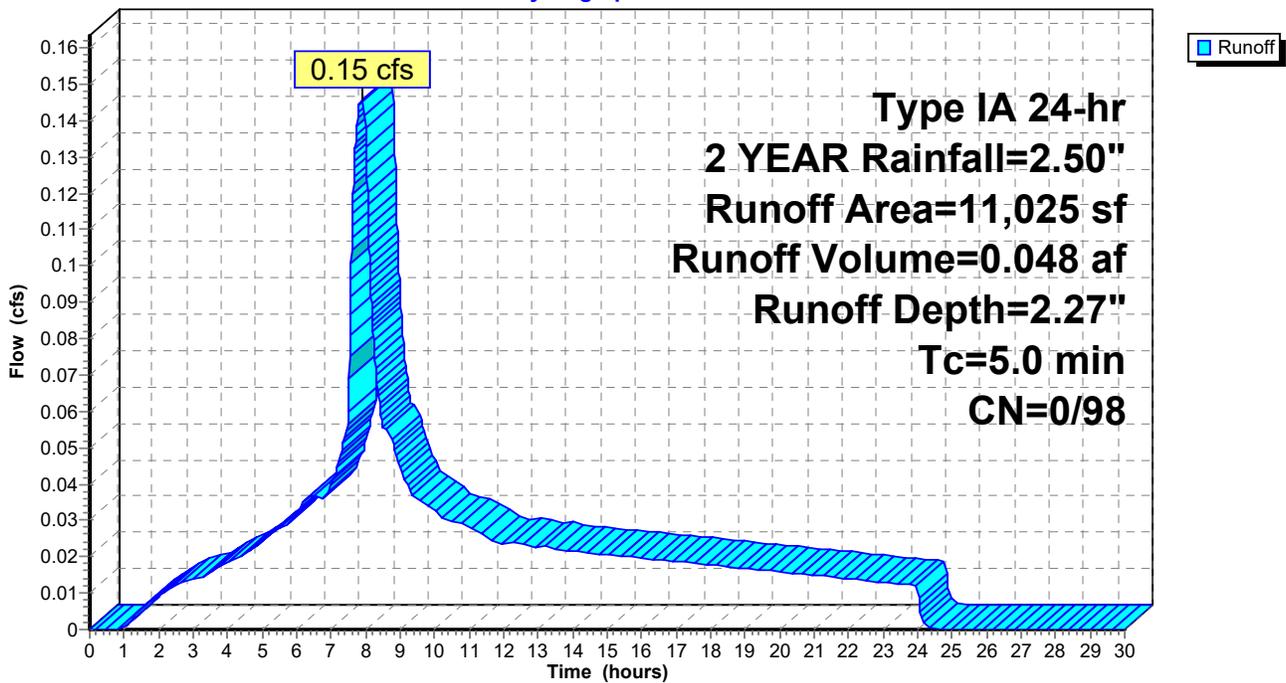
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
Type IA 24-hr 2 YEAR Rainfall=2.50"

Area (sf)	CN	Description
* 11,025	98	New Roof Area
11,025		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

## Subcatchment 1BS: ROOF AREA

Hydrograph



**7237 Post Development**

Prepared by AKS Engineering & Forestry

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Type IA 24-hr 2 YEAR Rainfall=2.50"

Printed 10/23/2019

Page 18

**Summary for Subcatchment 2S: PAVEMENT/WALKWAY (WEST)**

Runoff = 0.17 cfs @ 7.88 hrs, Volume= 0.056 af, Depth= 2.27"

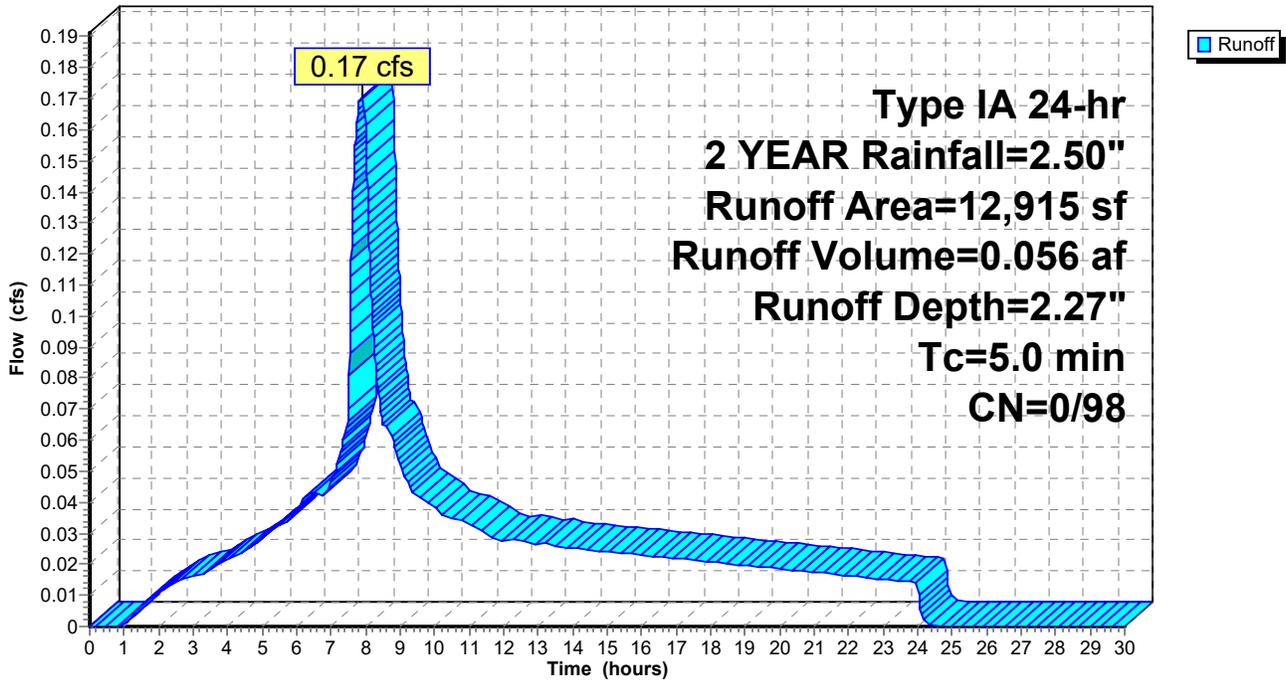
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
 Type IA 24-hr 2 YEAR Rainfall=2.50"

Area (sf)	CN	Description
12,915	98	Paved parking, HSG D
12,915		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 2S: PAVEMENT/WALKWAY (WEST)**

Hydrograph



# 7237 Post Development

Prepared by AKS Engineering & Forestry

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Type IA 24-hr 2 YEAR Rainfall=2.50"

Printed 10/23/2019

Page 19

## Summary for Subcatchment 3S: PAVEMENT/WALKWAY (NORTH)

Runoff = 0.17 cfs @ 7.88 hrs, Volume= 0.055 af, Depth= 2.27"

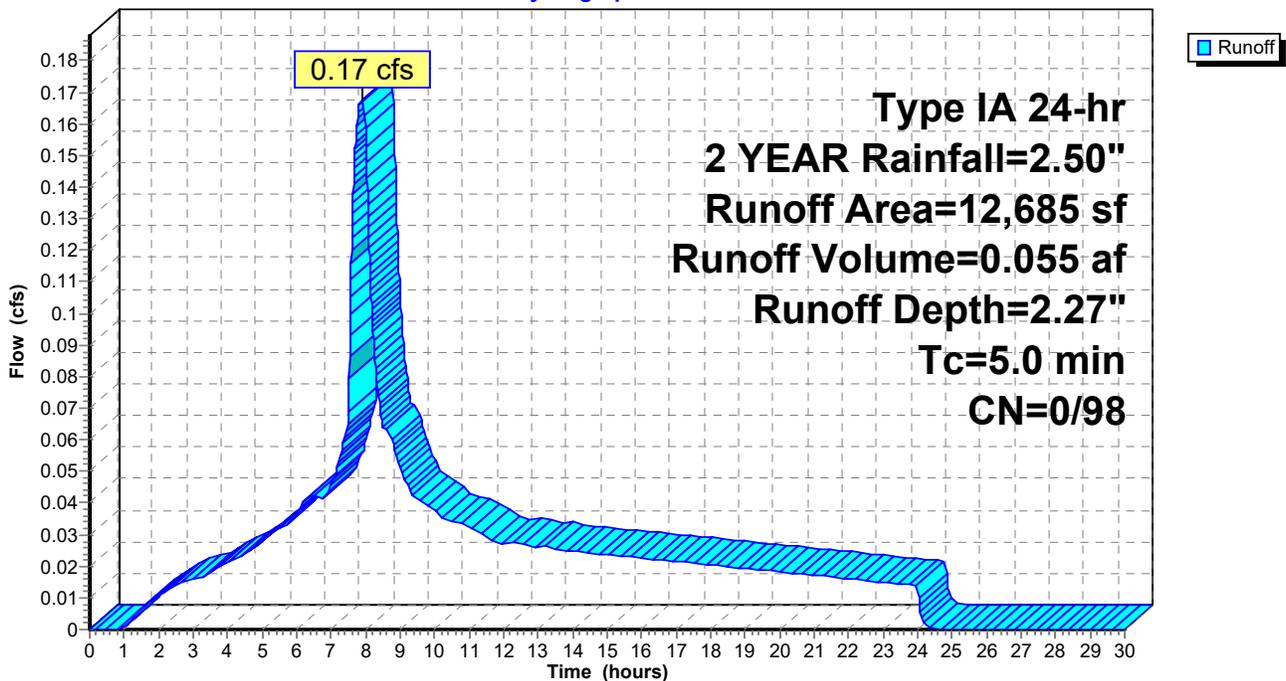
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
Type IA 24-hr 2 YEAR Rainfall=2.50"

Area (sf)	CN	Description
12,685	98	Paved parking, HSG D
12,685		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

## Subcatchment 3S: PAVEMENT/WALKWAY (NORTH)

Hydrograph



# 7237 Post Development

Prepared by AKS Engineering & Forestry

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Type IA 24-hr 2 YEAR Rainfall=2.50"

Printed 10/23/2019

Page 20

## Summary for Subcatchment 4S: EXISTING DEVELOPMENT

Runoff = 0.44 cfs @ 7.88 hrs, Volume= 0.144 af, Depth= 2.27"

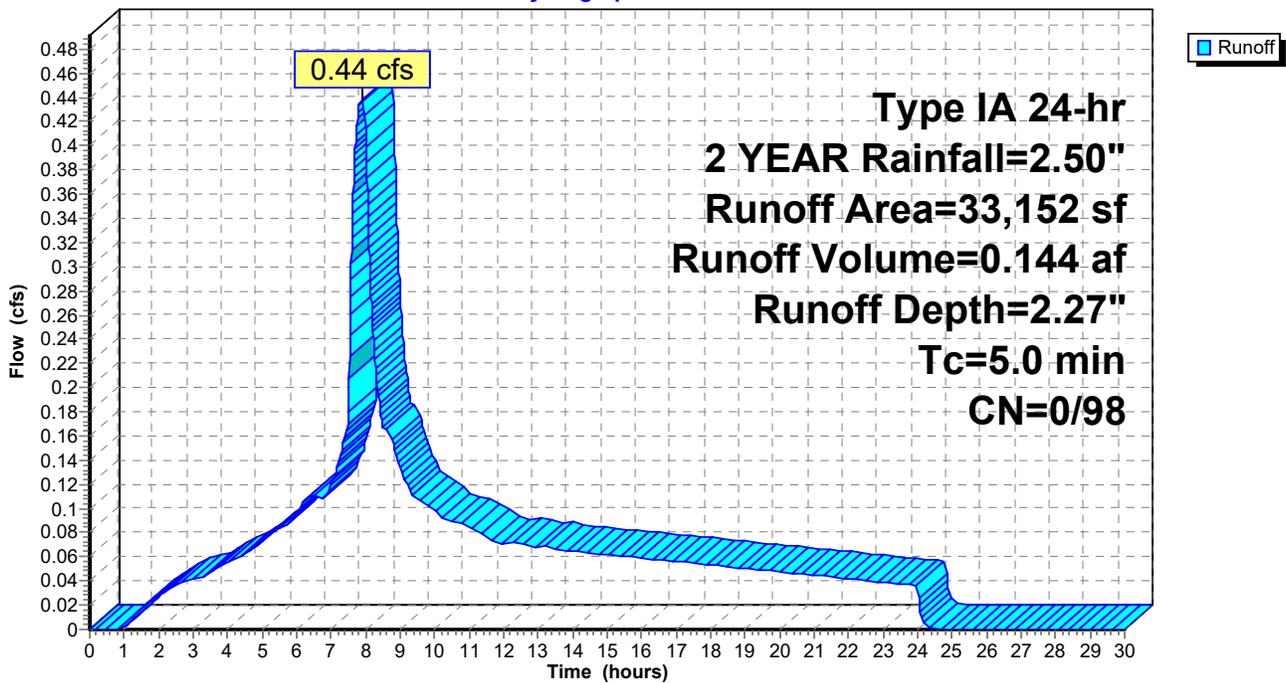
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
Type IA 24-hr 2 YEAR Rainfall=2.50"

Area (sf)	CN	Description
33,152	98	Paved parking, HSG D
33,152		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

## Subcatchment 4S: EXISTING DEVELOPMENT

Hydrograph



**7237 Post Development**

Prepared by AKS Engineering & Forestry

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Type IA 24-hr 2 YEAR Rainfall=2.50"

Printed 10/23/2019

Page 21

**Summary for Subcatchment 5S: LANDSCAPE AREA**

Runoff = 0.04 cfs @ 8.00 hrs, Volume= 0.015 af, Depth= 0.89"

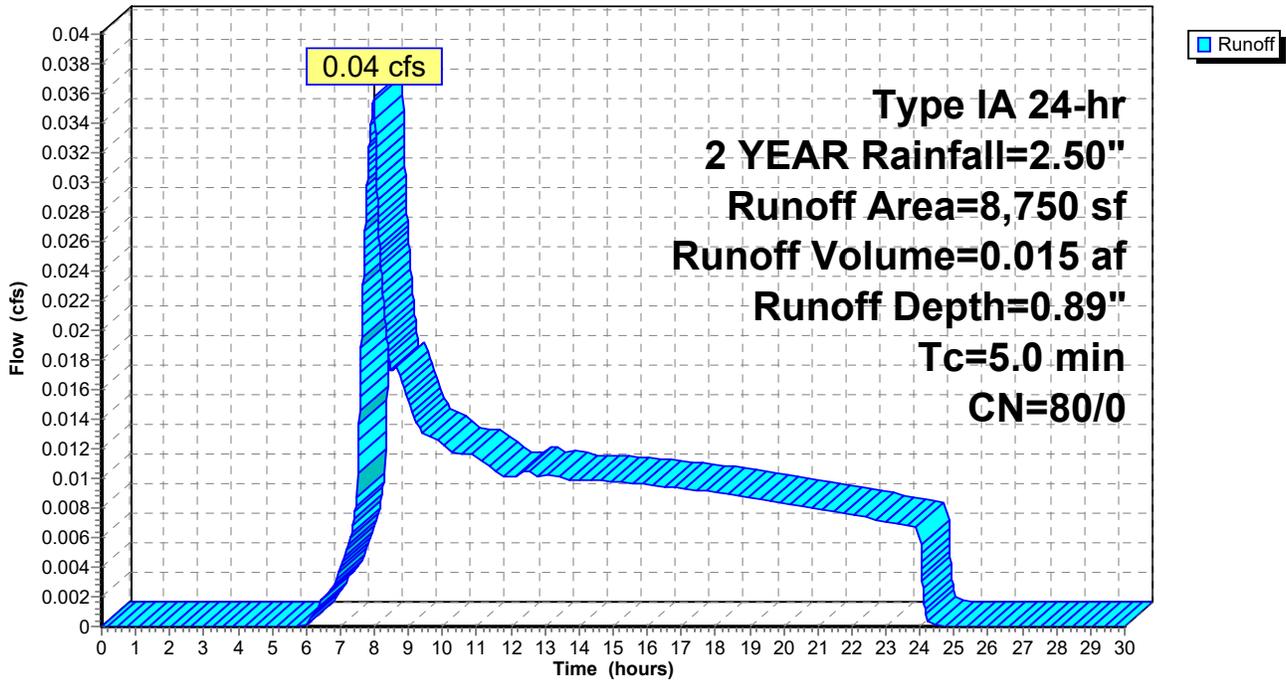
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
Type IA 24-hr 2 YEAR Rainfall=2.50"

Area (sf)	CN	Description
8,750	80	>75% Grass cover, Good, HSG D
8,750		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 5S: LANDSCAPE AREA**

Hydrograph



**7237 Post Development**

Type IA 24-hr 2 YEAR Rainfall=2.50"

Prepared by AKS Engineering & Forestry

Printed 10/23/2019

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Page 22

**Summary for Pond 1P: 24' DETENTION PIPE**

Inflow Area = 2.056 ac, 90.23% Impervious, Inflow Depth = 2.14" for 2 YEAR event  
 Inflow = 0.98 cfs @ 7.91 hrs, Volume= 0.366 af  
 Outflow = 0.62 cfs @ 8.20 hrs, Volume= 0.366 af, Atten= 37%, Lag= 17.5 min  
 Primary = 0.62 cfs @ 8.20 hrs, Volume= 0.366 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
 Peak Elev= 171.15' @ 8.20 hrs Surf.Area= 0.032 ac Storage= 0.030 af  
 Flood Elev= 172.00' Surf.Area= 0.000 ac Storage= 0.050 af

Plug-Flow detention time= 26.9 min calculated for 0.366 af (100% of inflow)  
 Center-of-Mass det. time= 26.7 min ( 738.6 - 711.9 )

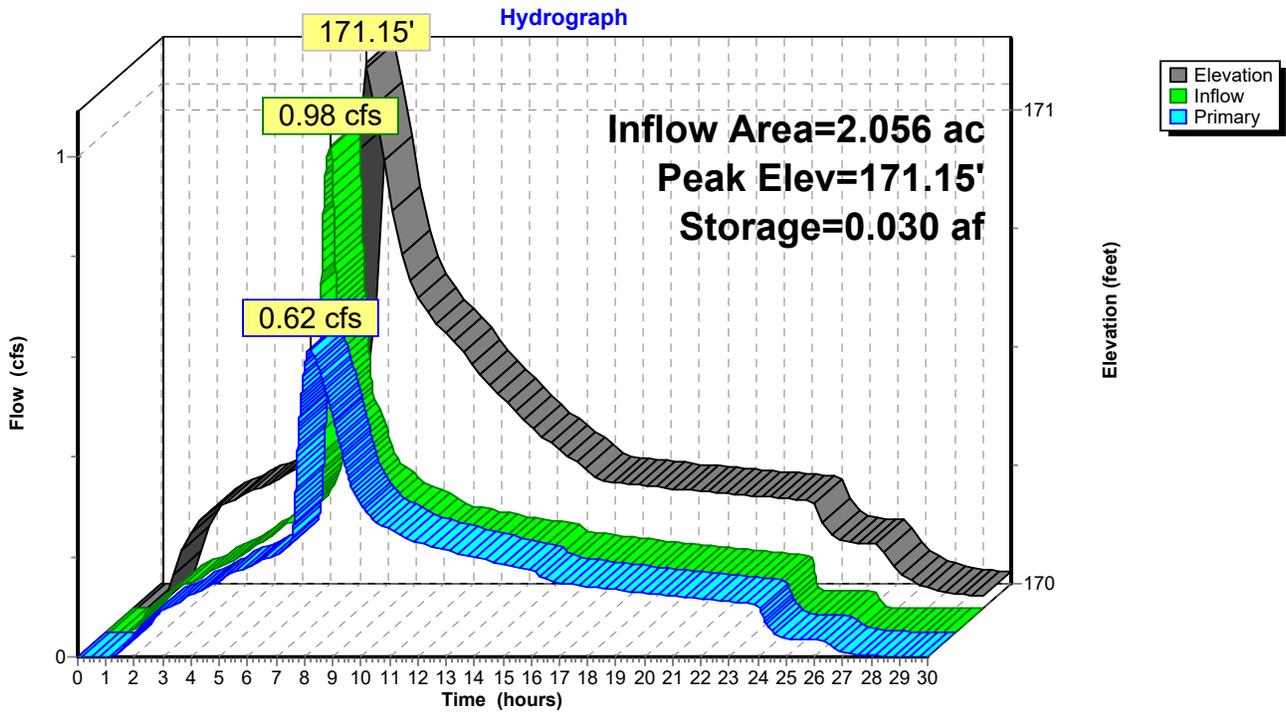
Volume	Invert	Avail.Storage	Storage Description
#1	170.00'	0.050 af	<b>24.0" Round Pipe Storage</b> L= 700.0'

Device	Routing	Invert	Outlet Devices
#1	Primary	170.00'	<b>12.0" Round Outlet Pipe</b> L= 10.0' Ke= 0.500 Inlet / Outlet Invert= 170.00' / 170.00' S= 0.0000 1' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf
#2	Device 1	170.00'	<b>3.5" Horiz. 1/2 of 2-YR Orifice</b> C= 0.600 Limited to weir flow at low heads
#3	Device 1	170.52'	<b>3.9" Vert. 2-YR ORIFICE</b> C= 0.600
#4	Device 1	171.23'	<b>4.6" Vert. 10-YR ORIFICE</b> C= 0.600
#5	Device 1	171.95'	<b>12.0" Horiz. EMERGENCY OVERFLOW</b> C= 0.600 Limited to weir flow at low heads

**Primary OutFlow** Max=0.62 cfs @ 8.20 hrs HW=171.15' (Free Discharge)

- 1=Outlet Pipe (Passes 0.62 cfs of 2.34 cfs potential flow)
- 2=1/2 of 2-YR Orifice (Orifice Controls 0.34 cfs @ 5.16 fps)
- 3=2-YR ORIFICE (Orifice Controls 0.27 cfs @ 3.29 fps)
- 4=10-YR ORIFICE ( Controls 0.00 cfs)
- 5=EMERGENCY OVERFLOW ( Controls 0.00 cfs)

### Pond 1P: 24' DETENTION PIPE



**7237 Post Development**

Type IA 24-hr 2 YEAR Rainfall=2.50"

Prepared by AKS Engineering & Forestry

Printed 10/23/2019

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Page 24

**Summary for Pond 2P: PLANTER 1**

Inflow Area = 0.296 ac, 100.00% Impervious, Inflow Depth = 2.27" for 2 YEAR event  
 Inflow = 0.17 cfs @ 7.88 hrs, Volume= 0.056 af  
 Outflow = 0.05 cfs @ 9.02 hrs, Volume= 0.056 af, Atten= 69%, Lag= 68.1 min  
 Primary = 0.05 cfs @ 9.02 hrs, Volume= 0.056 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
 Peak Elev= 174.13' @ 9.02 hrs Surf.Area= 1,129 sf Storage= 357 cf  
 Flood Elev= 174.75' Surf.Area= 1,760 sf Storage= 1,250 cf

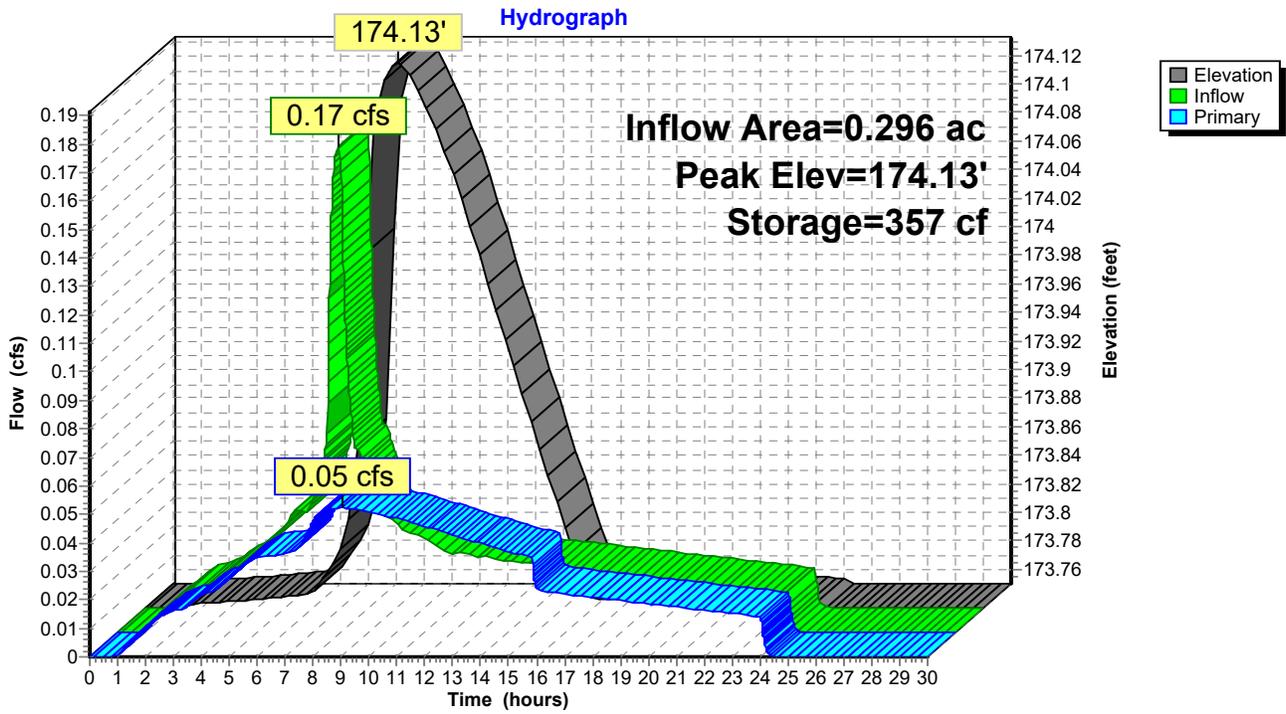
Plug-Flow detention time= 43.8 min calculated for 0.056 af (100% of inflow)  
 Center-of-Mass det. time= 43.8 min ( 716.4 - 672.6 )

Volume	Invert	Avail.Storage	Storage Description
#1	173.75'	1,250 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
173.75	740	0	0
174.75	1,760	1,250	1,250

Device	Routing	Invert	Outlet Devices
#1	Primary	171.75'	<b>6.0" Round Culvert</b> L= 20.0' Ke= 0.500 Inlet / Outlet Invert= 171.75' / 171.75' S= 0.0000 ' S= 0.0000 ' Cc= 0.900 n= 0.013, Flow Area= 0.20 sf
#2	Device 1	173.75'	<b>2.000 in/hr Exfiltration over Surface area</b> Phase-In= 0.01'
#3	Device 1	174.25'	<b>6.0" Horiz. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads

**Primary OutFlow** Max=0.05 cfs @ 9.02 hrs HW=174.13' TW=170.88' (Dynamic Tailwater)  
 1=Culvert (Passes 0.05 cfs of 1.23 cfs potential flow)  
 2=Exfiltration (Exfiltration Controls 0.05 cfs)  
 3=Orifice/Grate ( Controls 0.00 cfs)

### Pond 2P: PLANTER 1



**7237 Post Development**

Type IA 24-hr 2 YEAR Rainfall=2.50"

Prepared by AKS Engineering & Forestry

Printed 10/23/2019

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Page 26

**Summary for Pond 3P: PLANTER 2**

Inflow Area = 0.253 ac, 100.00% Impervious, Inflow Depth = 2.27" for 2 YEAR event  
 Inflow = 0.15 cfs @ 7.88 hrs, Volume= 0.048 af  
 Outflow = 0.15 cfs @ 7.93 hrs, Volume= 0.048 af, Atten= 1%, Lag= 2.7 min  
 Primary = 0.15 cfs @ 7.93 hrs, Volume= 0.048 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
 Peak Elev= 174.79' @ 7.93 hrs Surf.Area= 350 sf Storage= 205 cf  
 Flood Elev= 174.75' Surf.Area= 350 sf Storage= 192 cf

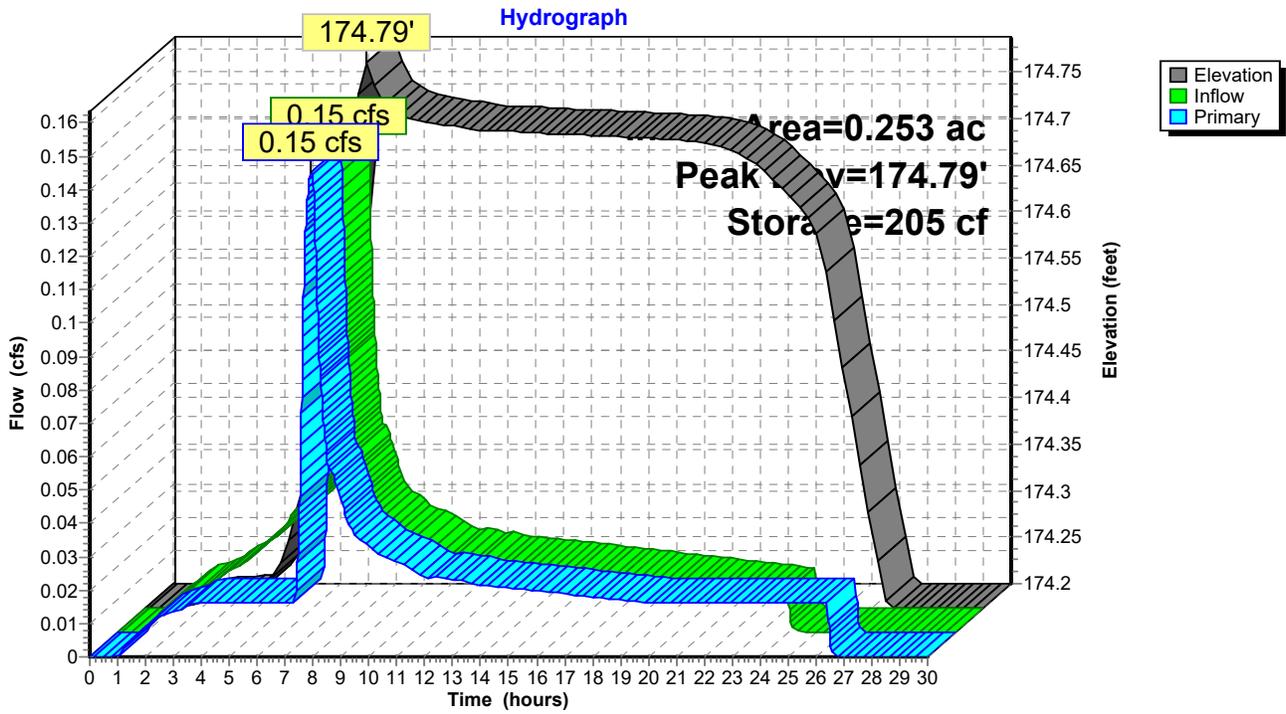
Plug-Flow detention time= 95.9 min calculated for 0.048 af (100% of inflow)  
 Center-of-Mass det. time= 95.9 min ( 768.5 - 672.6 )

Volume	Invert	Avail.Storage	Storage Description
#1	174.20'	350 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
174.20	350	0	0
175.20	350	350	350

Device	Routing	Invert	Outlet Devices
#1	Primary	172.20'	<b>6.0" Round Culvert</b> L= 20.0' Ke= 0.500 Inlet / Outlet Invert= 172.20' / 172.00' S= 0.0100 ' S= 0.0100 ' Cc= 0.900 n= 0.013, Flow Area= 0.20 sf
#2	Device 1	174.20'	<b>2.000 in/hr Exfiltration over Surface area</b> Phase-In= 0.01'
#3	Device 1	174.70'	<b>6.0" Horiz. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads

**Primary OutFlow** Max=0.15 cfs @ 7.93 hrs HW=174.79' TW=170.99' (Dynamic Tailwater)  
 1=Culvert (Passes 0.15 cfs of 1.36 cfs potential flow)  
 2=Exfiltration (Exfiltration Controls 0.02 cfs)  
 3=Orifice/Grate (Weir Controls 0.13 cfs @ 0.96 fps)

### Pond 3P: PLANTER 2



**7237 Post Development**

Type IA 24-hr 2 YEAR Rainfall=2.50"

Prepared by AKS Engineering & Forestry

Printed 10/23/2019

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Page 28

**Summary for Pond 4P: PLANTER 3**

Inflow Area = 0.253 ac, 100.00% Impervious, Inflow Depth = 2.27" for 2 YEAR event  
 Inflow = 0.15 cfs @ 7.88 hrs, Volume= 0.048 af  
 Outflow = 0.14 cfs @ 7.93 hrs, Volume= 0.048 af, Atten= 1%, Lag= 3.0 min  
 Primary = 0.14 cfs @ 7.93 hrs, Volume= 0.048 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
 Peak Elev= 174.79' @ 7.93 hrs Surf.Area= 370 sf Storage= 217 cf  
 Flood Elev= 174.75' Surf.Area= 370 sf Storage= 203 cf

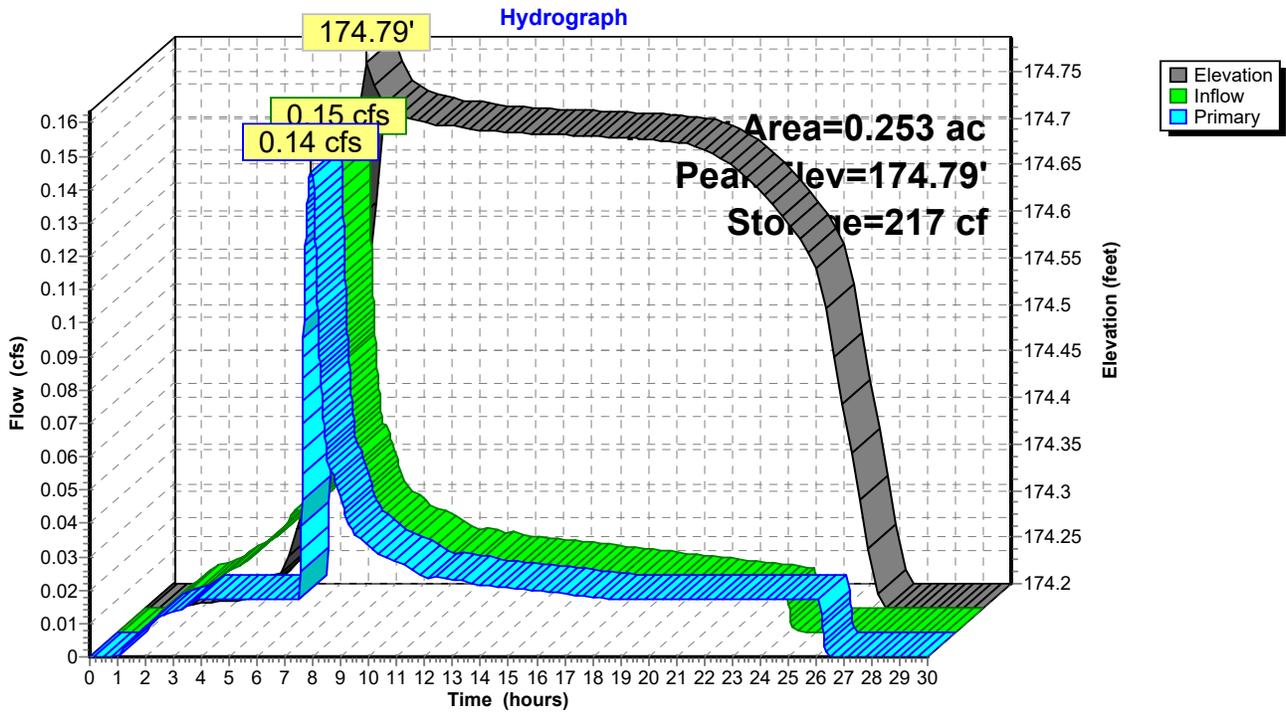
Plug-Flow detention time= 98.0 min calculated for 0.048 af (100% of inflow)  
 Center-of-Mass det. time= 98.0 min ( 770.6 - 672.6 )

Volume	Invert	Avail.Storage	Storage Description
#1	174.20'	370 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
174.20	370	0	0
175.20	370	370	370

Device	Routing	Invert	Outlet Devices
#1	Primary	172.20'	<b>6.0" Round Culvert</b> L= 20.0' Ke= 0.500 Inlet / Outlet Invert= 172.20' / 172.00' S= 0.0100 ' S= 0.0100 ' Cc= 0.900 n= 0.013, Flow Area= 0.20 sf
#2	Device 1	174.20'	<b>2.000 in/hr Exfiltration over Surface area</b> Phase-In= 0.01'
#3	Device 1	174.70'	<b>6.0" Horiz. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads

**Primary OutFlow** Max=0.14 cfs @ 7.93 hrs HW=174.79' TW=170.99' (Dynamic Tailwater)  
 1=Culvert (Passes 0.14 cfs of 1.36 cfs potential flow)  
 2=Exfiltration (Exfiltration Controls 0.02 cfs)  
 3=Orifice/Grate (Weir Controls 0.13 cfs @ 0.95 fps)

### Pond 4P: PLANTER 3



# 7237 Post Development

Prepared by AKS Engineering & Forestry

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Type IA 24-hr 10 YEAR Rainfall=3.50"

Printed 10/23/2019

Page 30

## Summary for Subcatchment 1AS: ROOF AREA

Runoff = 0.21 cfs @ 7.88 hrs, Volume= 0.069 af, Depth= 3.27"

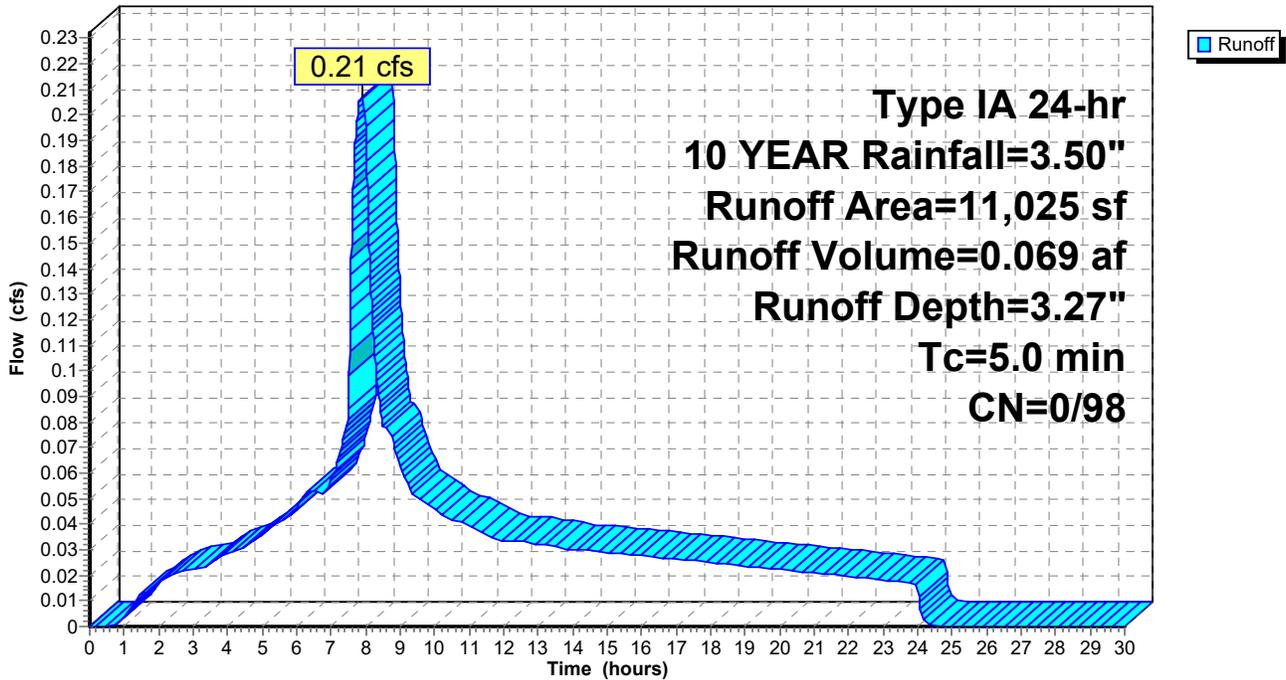
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
Type IA 24-hr 10 YEAR Rainfall=3.50"

Area (sf)	CN	Description
* 11,025	98	New Roof Area
11,025		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

## Subcatchment 1AS: ROOF AREA

Hydrograph



# 7237 Post Development

Prepared by AKS Engineering & Forestry

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Type IA 24-hr 10 YEAR Rainfall=3.50"

Printed 10/23/2019

Page 31

## Summary for Subcatchment 1BS: ROOF AREA

Runoff = 0.21 cfs @ 7.88 hrs, Volume= 0.069 af, Depth= 3.27"

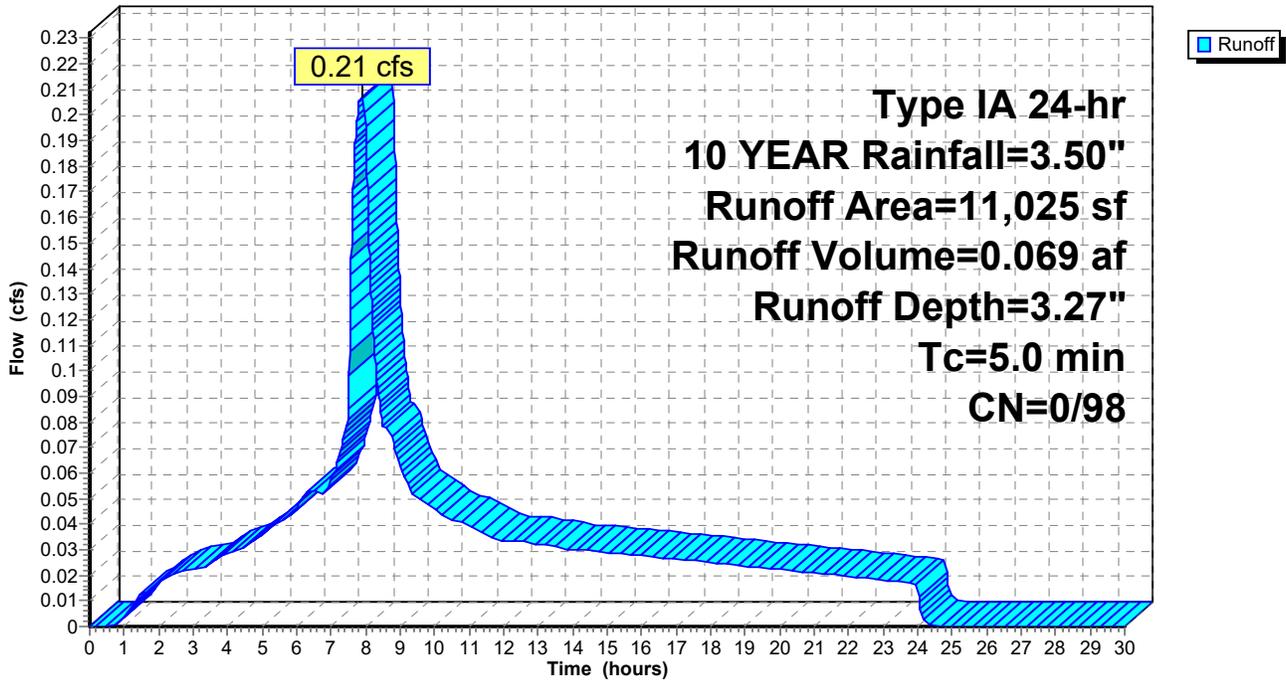
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
Type IA 24-hr 10 YEAR Rainfall=3.50"

Area (sf)	CN	Description
* 11,025	98	New Roof Area
11,025		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

## Subcatchment 1BS: ROOF AREA

Hydrograph



# 7237 Post Development

Prepared by AKS Engineering & Forestry

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Type IA 24-hr 10 YEAR Rainfall=3.50"

Printed 10/23/2019

Page 32

## Summary for Subcatchment 2S: PAVEMENT/WALKWAY (WEST)

Runoff = 0.24 cfs @ 7.88 hrs, Volume= 0.081 af, Depth= 3.27"

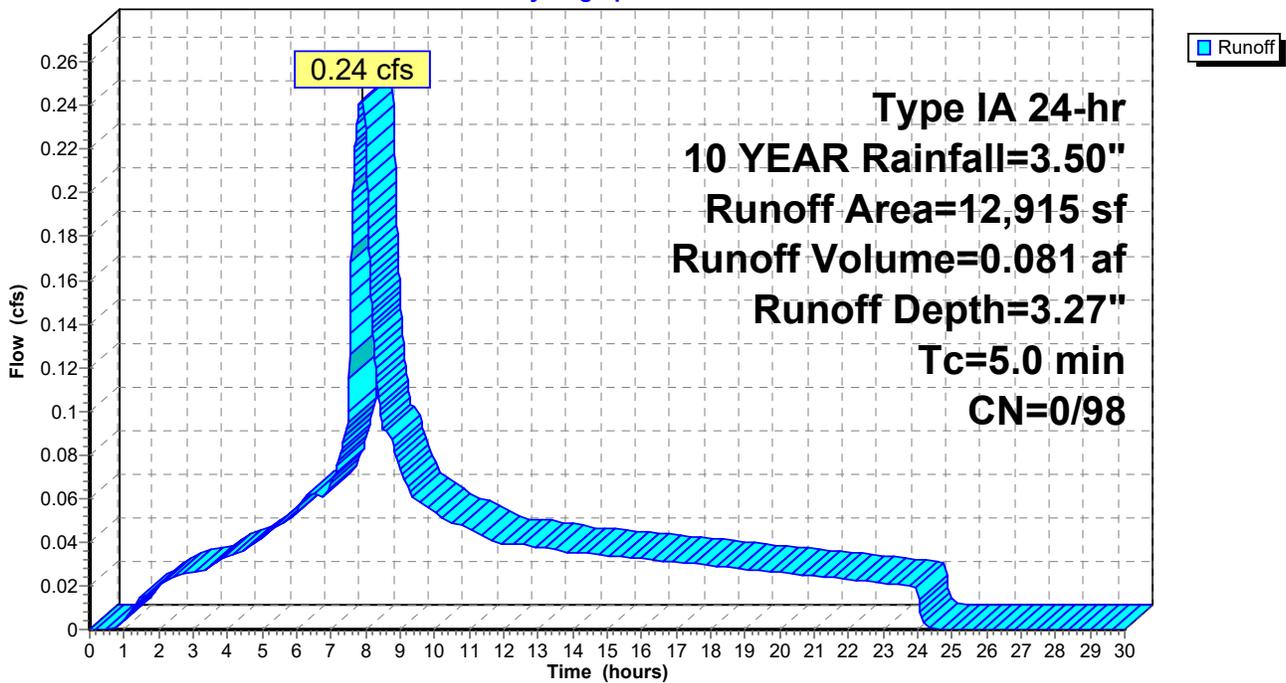
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
Type IA 24-hr 10 YEAR Rainfall=3.50"

Area (sf)	CN	Description
12,915	98	Paved parking, HSG D
12,915		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

## Subcatchment 2S: PAVEMENT/WALKWAY (WEST)

Hydrograph



# 7237 Post Development

Prepared by AKS Engineering & Forestry

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Type IA 24-hr 10 YEAR Rainfall=3.50"

Printed 10/23/2019

Page 33

## Summary for Subcatchment 3S: PAVEMENT/WALKWAY (NORTH)

Runoff = 0.24 cfs @ 7.88 hrs, Volume= 0.079 af, Depth= 3.27"

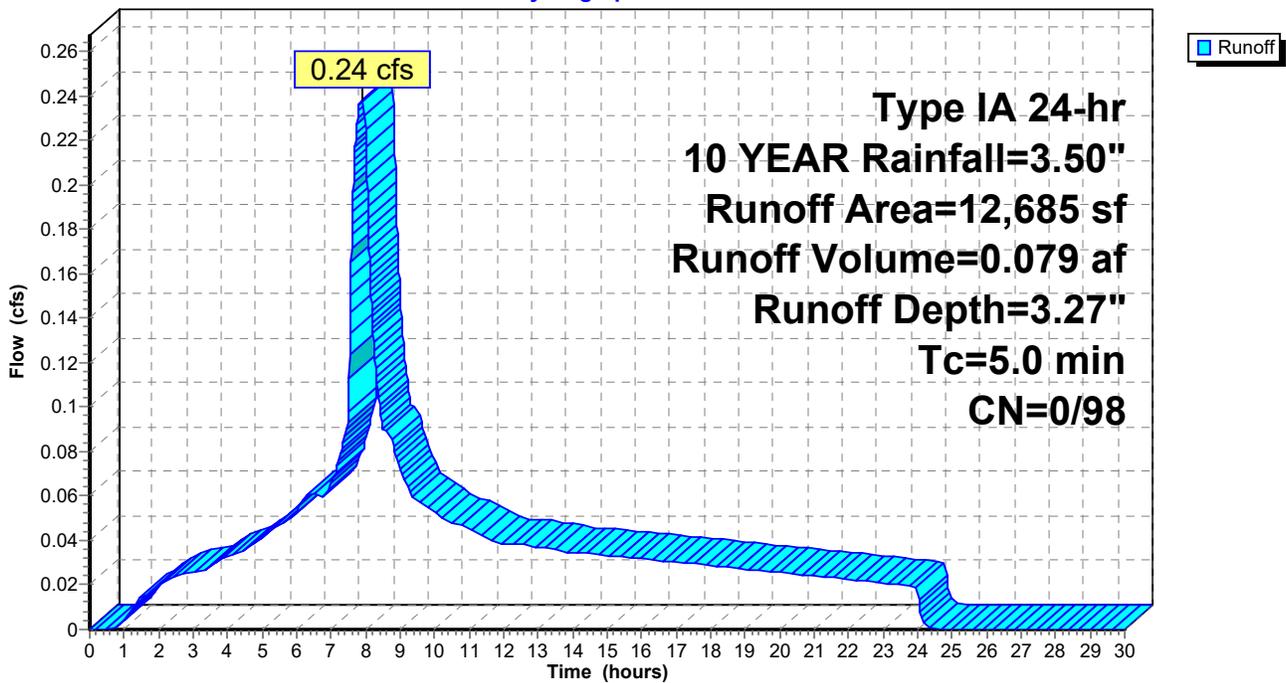
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
Type IA 24-hr 10 YEAR Rainfall=3.50"

Area (sf)	CN	Description
12,685	98	Paved parking, HSG D
12,685		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

## Subcatchment 3S: PAVEMENT/WALKWAY (NORTH)

Hydrograph



# 7237 Post Development

Prepared by AKS Engineering & Forestry

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Type IA 24-hr 10 YEAR Rainfall=3.50"

Printed 10/23/2019

Page 34

## Summary for Subcatchment 4S: EXISTING DEVELOPMENT

Runoff = 0.62 cfs @ 7.88 hrs, Volume= 0.207 af, Depth= 3.27"

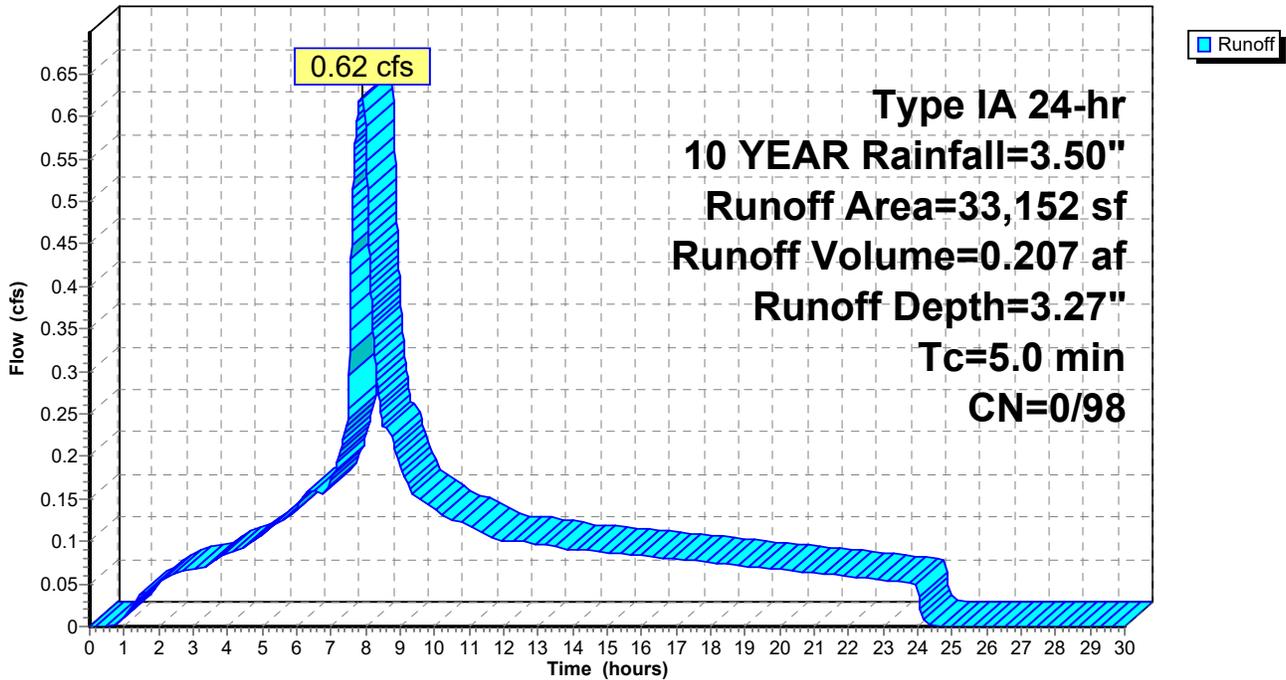
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
Type IA 24-hr 10 YEAR Rainfall=3.50"

Area (sf)	CN	Description
33,152	98	Paved parking, HSG D
33,152		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

## Subcatchment 4S: EXISTING DEVELOPMENT

Hydrograph



# 7237 Post Development

Prepared by AKS Engineering & Forestry

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Type IA 24-hr 10 YEAR Rainfall=3.50"

Printed 10/23/2019

Page 35

## Summary for Subcatchment 5S: LANDSCAPE AREA

Runoff = 0.07 cfs @ 7.98 hrs, Volume= 0.027 af, Depth= 1.64"

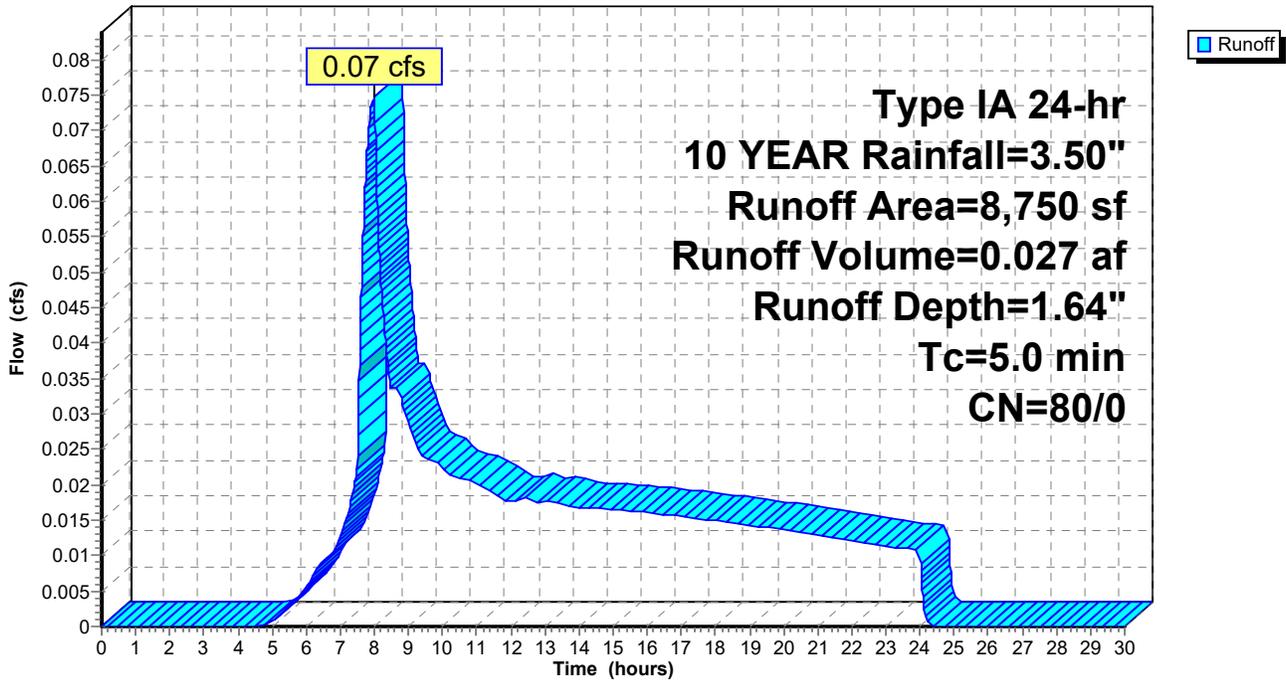
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
Type IA 24-hr 10 YEAR Rainfall=3.50"

Area (sf)	CN	Description
8,750	80	>75% Grass cover, Good, HSG D
8,750		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

## Subcatchment 5S: LANDSCAPE AREA

Hydrograph



**7237 Post Development**

Type IA 24-hr 10 YEAR Rainfall=3.50"

Prepared by AKS Engineering & Forestry

Printed 10/23/2019

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Page 36

**Summary for Pond 1P: 24' DETENTION PIPE**

Inflow Area = 2.056 ac, 90.23% Impervious, Inflow Depth = 3.11" for 10 YEAR event  
 Inflow = 1.40 cfs @ 7.90 hrs, Volume= 0.532 af  
 Outflow = 1.05 cfs @ 8.12 hrs, Volume= 0.532 af, Atten= 25%, Lag= 13.3 min  
 Primary = 1.05 cfs @ 8.12 hrs, Volume= 0.532 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
 Peak Elev= 171.63' @ 8.12 hrs Surf.Area= 0.025 ac Storage= 0.044 af  
 Flood Elev= 172.00' Surf.Area= 0.000 ac Storage= 0.050 af

Plug-Flow detention time= 30.6 min calculated for 0.532 af (100% of inflow)  
 Center-of-Mass det. time= 30.4 min ( 732.0 - 701.6 )

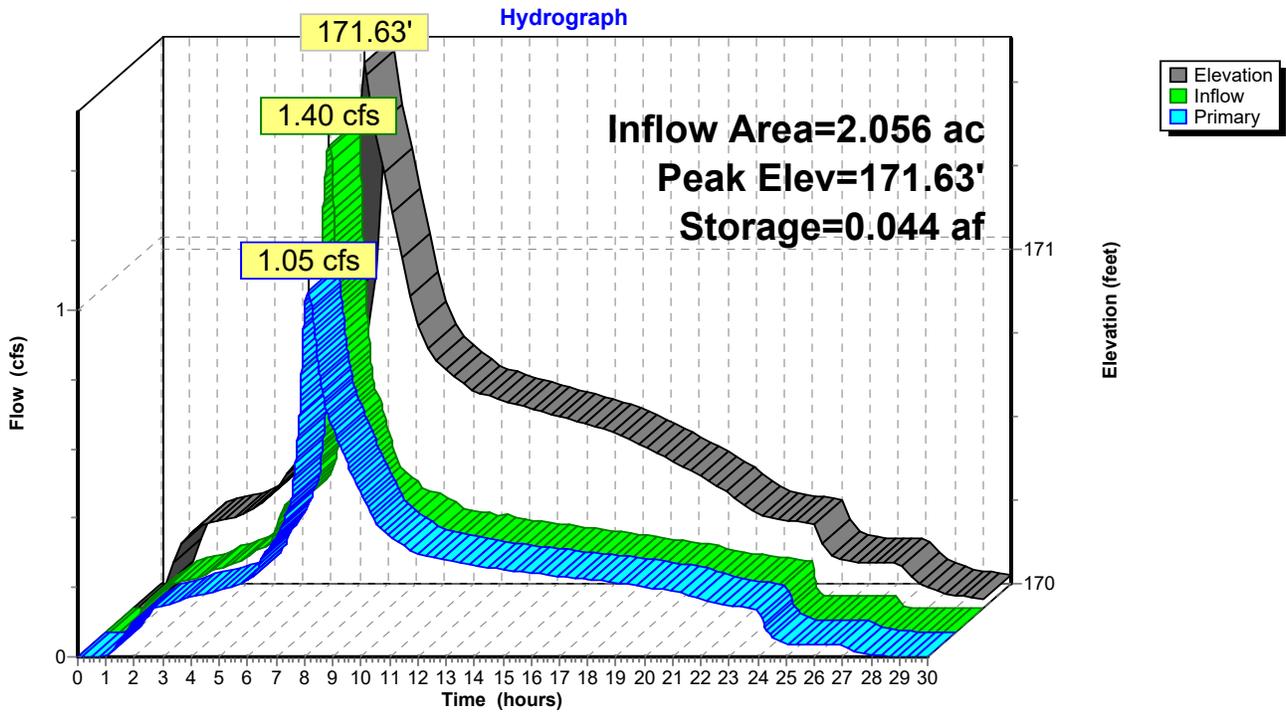
Volume	Invert	Avail.Storage	Storage Description
#1	170.00'	0.050 af	<b>24.0" Round Pipe Storage</b> L= 700.0'

Device	Routing	Invert	Outlet Devices
#1	Primary	170.00'	<b>12.0" Round Outlet Pipe</b> L= 10.0' Ke= 0.500 Inlet / Outlet Invert= 170.00' / 170.00' S= 0.0000 1' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf
#2	Device 1	170.00'	<b>3.5" Horiz. 1/2 of 2-YR Orifice</b> C= 0.600 Limited to weir flow at low heads
#3	Device 1	170.52'	<b>3.9" Vert. 2-YR ORIFICE</b> C= 0.600
#4	Device 1	171.23'	<b>4.6" Vert. 10-YR ORIFICE</b> C= 0.600
#5	Device 1	171.95'	<b>12.0" Horiz. EMERGENCY OVERFLOW</b> C= 0.600 Limited to weir flow at low heads

**Primary OutFlow** Max=1.05 cfs @ 8.12 hrs HW=171.63' (Free Discharge)

- 1=Outlet Pipe (Passes 1.05 cfs of 3.71 cfs potential flow)
- 2=1/2 of 2-YR Orifice (Orifice Controls 0.41 cfs @ 6.15 fps)
- 3=2-YR ORIFICE (Orifice Controls 0.39 cfs @ 4.68 fps)
- 4=10-YR ORIFICE (Orifice Controls 0.25 cfs @ 2.19 fps)
- 5=EMERGENCY OVERFLOW ( Controls 0.00 cfs)

### Pond 1P: 24' DETENTION PIPE



# 7237 Post Development

Type IA 24-hr 10 YEAR Rainfall=3.50"

Prepared by AKS Engineering & Forestry

Printed 10/23/2019

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Page 38

## Summary for Pond 2P: PLANTER 1

Inflow Area = 0.296 ac, 100.00% Impervious, Inflow Depth = 3.27" for 10 YEAR event  
 Inflow = 0.24 cfs @ 7.88 hrs, Volume= 0.081 af  
 Outflow = 0.12 cfs @ 8.31 hrs, Volume= 0.081 af, Atten= 52%, Lag= 25.8 min  
 Primary = 0.12 cfs @ 8.31 hrs, Volume= 0.081 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
 Peak Elev= 174.30' @ 8.31 hrs Surf.Area= 1,301 sf Storage= 561 cf  
 Flood Elev= 174.75' Surf.Area= 1,760 sf Storage= 1,250 cf

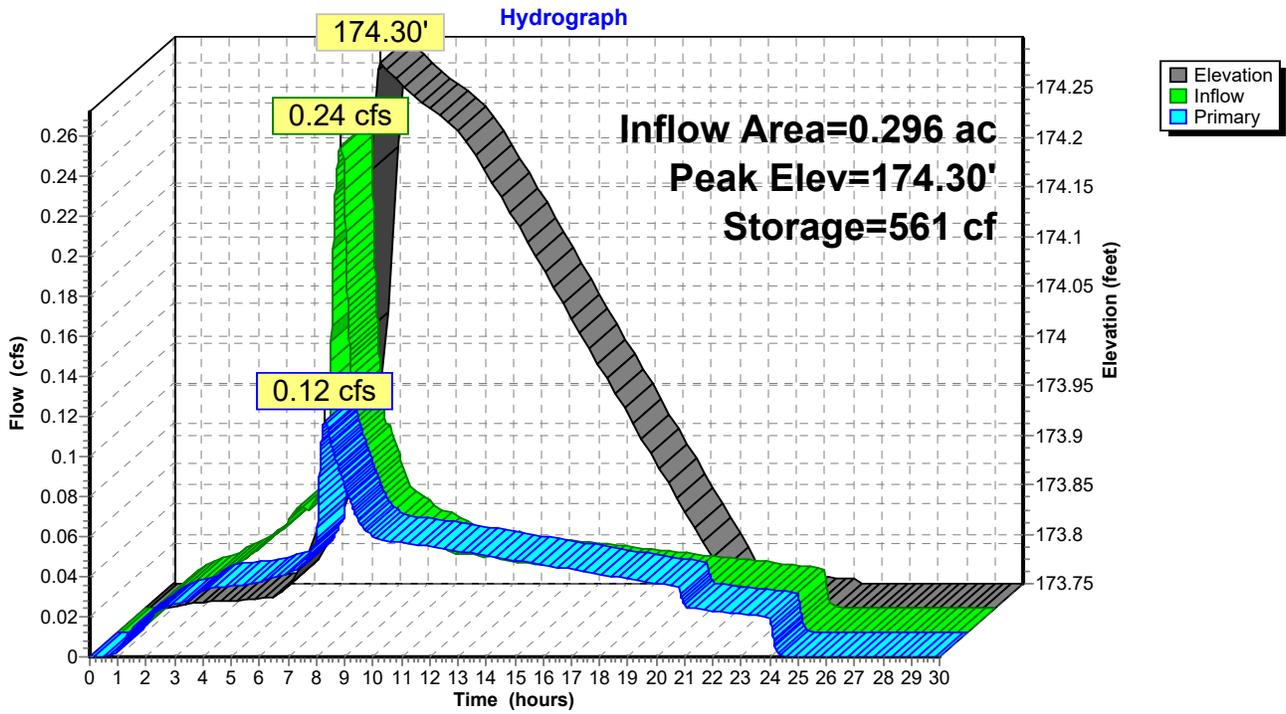
Plug-Flow detention time= 71.5 min calculated for 0.081 af (100% of inflow)  
 Center-of-Mass det. time= 71.5 min ( 734.3 - 662.8 )

Volume	Invert	Avail.Storage	Storage Description
#1	173.75'	1,250 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
173.75	740	0	0
174.75	1,760	1,250	1,250

Device	Routing	Invert	Outlet Devices
#1	Primary	171.75'	<b>6.0" Round Culvert</b> L= 20.0' Ke= 0.500 Inlet / Outlet Invert= 171.75' / 171.75' S= 0.0000 ' Cc= 0.900 n= 0.013, Flow Area= 0.20 sf
#2	Device 1	173.75'	<b>2.000 in/hr Exfiltration over Surface area</b> Phase-In= 0.01'
#3	Device 1	174.25'	<b>6.0" Horiz. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads

**Primary OutFlow** Max=0.12 cfs @ 8.31 hrs HW=174.30' TW=171.56' (Dynamic Tailwater)  
 1=Culvert (Passes 0.12 cfs of 1.29 cfs potential flow)  
 2=Exfiltration (Exfiltration Controls 0.06 cfs)  
 3=Orifice/Grate (Weir Controls 0.06 cfs @ 0.73 fps)

Pond 2P: PLANTER 1



**7237 Post Development**

Type IA 24-hr 10 YEAR Rainfall=3.50"

Prepared by AKS Engineering & Forestry

Printed 10/23/2019

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Page 40

**Summary for Pond 3P: PLANTER 2**

Inflow Area = 0.253 ac, 100.00% Impervious, Inflow Depth = 3.27" for 10 YEAR event  
 Inflow = 0.21 cfs @ 7.88 hrs, Volume= 0.069 af  
 Outflow = 0.21 cfs @ 7.92 hrs, Volume= 0.069 af, Atten= 0%, Lag= 2.4 min  
 Primary = 0.21 cfs @ 7.92 hrs, Volume= 0.069 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
 Peak Elev= 174.81' @ 7.92 hrs Surf.Area= 350 sf Storage= 214 cf  
 Flood Elev= 174.75' Surf.Area= 350 sf Storage= 192 cf

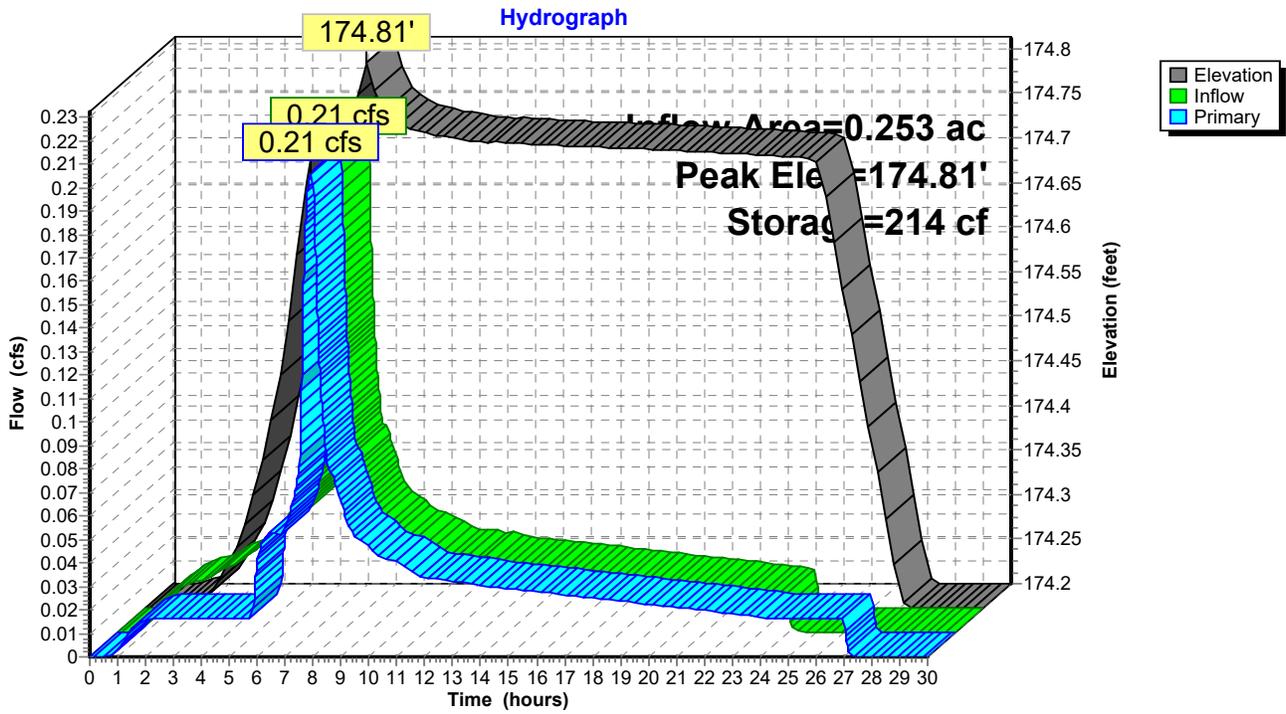
Plug-Flow detention time= 76.8 min calculated for 0.069 af (100% of inflow)  
 Center-of-Mass det. time= 76.9 min ( 739.7 - 662.8 )

Volume	Invert	Avail.Storage	Storage Description
#1	174.20'	350 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
174.20	350	0	0
175.20	350	350	350

Device	Routing	Invert	Outlet Devices
#1	Primary	172.20'	<b>6.0" Round Culvert</b> L= 20.0' Ke= 0.500 Inlet / Outlet Invert= 172.20' / 172.00' S= 0.0100 ' S= 0.0100 ' Cc= 0.900 n= 0.013, Flow Area= 0.20 sf
#2	Device 1	174.20'	<b>2.000 in/hr Exfiltration over Surface area</b> Phase-In= 0.01'
#3	Device 1	174.70'	<b>6.0" Horiz. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads

**Primary OutFlow** Max=0.21 cfs @ 7.92 hrs HW=174.81' TW=171.45' (Dynamic Tailwater)  
 1=Culvert (Passes 0.21 cfs of 1.36 cfs potential flow)  
 2=Exfiltration (Exfiltration Controls 0.02 cfs)  
 3=Orifice/Grate (Weir Controls 0.19 cfs @ 1.09 fps)

### Pond 3P: PLANTER 2



**7237 Post Development**

Type IA 24-hr 10 YEAR Rainfall=3.50"

Prepared by AKS Engineering & Forestry

Printed 10/23/2019

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Page 42

**Summary for Pond 4P: PLANTER 3**

Inflow Area = 0.253 ac, 100.00% Impervious, Inflow Depth = 3.27" for 10 YEAR event  
 Inflow = 0.21 cfs @ 7.88 hrs, Volume= 0.069 af  
 Outflow = 0.21 cfs @ 7.92 hrs, Volume= 0.069 af, Atten= 0%, Lag= 2.5 min  
 Primary = 0.21 cfs @ 7.92 hrs, Volume= 0.069 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
 Peak Elev= 174.81' @ 7.92 hrs Surf.Area= 370 sf Storage= 226 cf  
 Flood Elev= 174.75' Surf.Area= 370 sf Storage= 203 cf

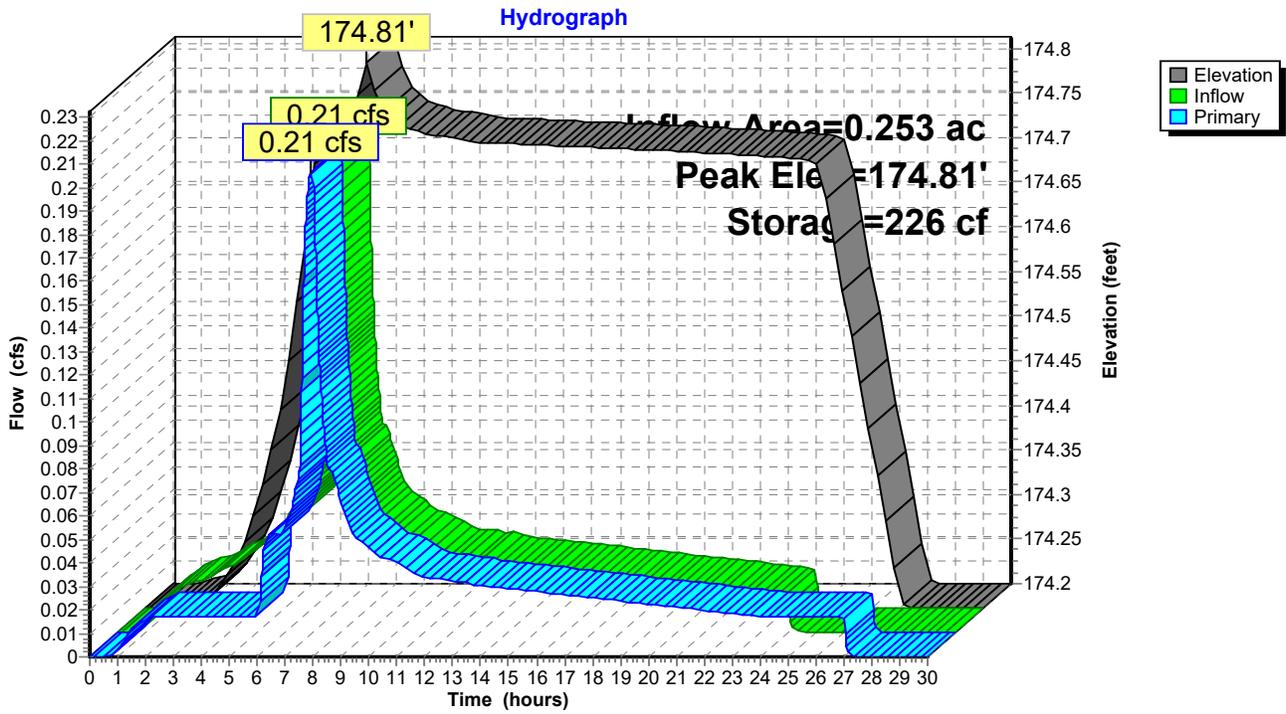
Plug-Flow detention time= 80.2 min calculated for 0.069 af (100% of inflow)  
 Center-of-Mass det. time= 80.2 min ( 743.1 - 662.8 )

Volume	Invert	Avail.Storage	Storage Description
#1	174.20'	370 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
174.20	370	0	0
175.20	370	370	370

Device	Routing	Invert	Outlet Devices
#1	Primary	172.20'	<b>6.0" Round Culvert</b> L= 20.0' Ke= 0.500 Inlet / Outlet Invert= 172.20' / 172.00' S= 0.0100 ' S= 0.0100 ' Cc= 0.900 n= 0.013, Flow Area= 0.20 sf
#2	Device 1	174.20'	<b>2.000 in/hr Exfiltration over Surface area</b> Phase-In= 0.01'
#3	Device 1	174.70'	<b>6.0" Horiz. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads

**Primary OutFlow** Max=0.21 cfs @ 7.92 hrs HW=174.81' TW=171.45' (Dynamic Tailwater)  
 1=Culvert (Passes 0.21 cfs of 1.36 cfs potential flow)  
 2=Exfiltration (Exfiltration Controls 0.02 cfs)  
 3=Orifice/Grate (Weir Controls 0.19 cfs @ 1.09 fps)

### Pond 4P: PLANTER 3



**7237 Post Development**

Prepared by AKS Engineering & Forestry

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Type IA 24-hr 25 YEAR Rainfall=4.00"

Printed 10/23/2019

Page 44

**Summary for Subcatchment 1AS: ROOF AREA**

Runoff = 0.24 cfs @ 7.88 hrs, Volume= 0.079 af, Depth= 3.77"

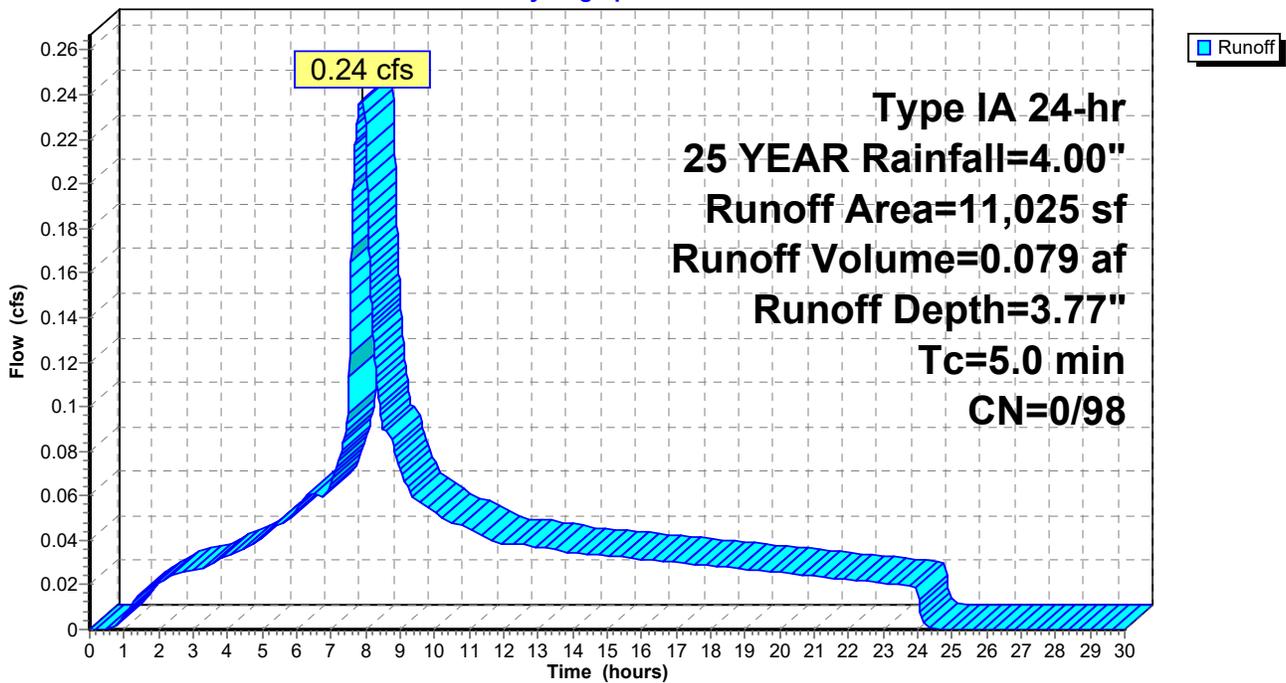
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
 Type IA 24-hr 25 YEAR Rainfall=4.00"

Area (sf)	CN	Description
* 11,025	98	New Roof Area
11,025		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 1AS: ROOF AREA**

Hydrograph



# 7237 Post Development

Prepared by AKS Engineering & Forestry

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Type IA 24-hr 25 YEAR Rainfall=4.00"

Printed 10/23/2019

Page 45

## Summary for Subcatchment 1BS: ROOF AREA

Runoff = 0.24 cfs @ 7.88 hrs, Volume= 0.079 af, Depth= 3.77"

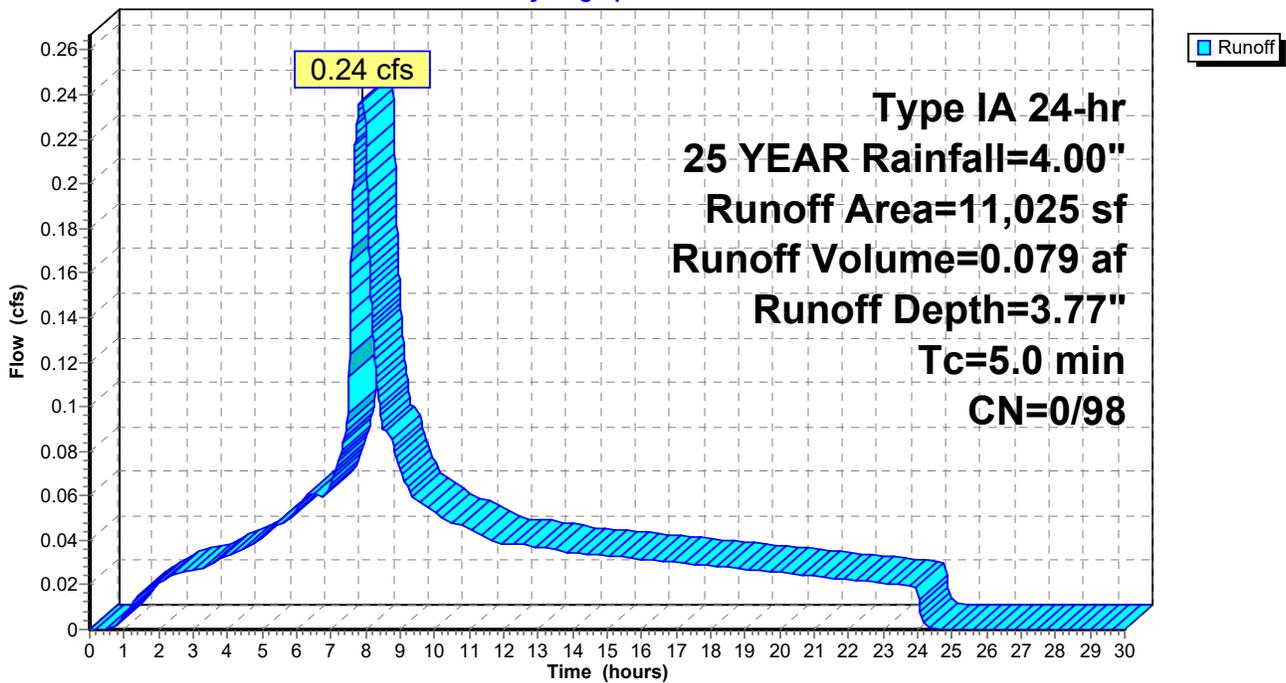
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
Type IA 24-hr 25 YEAR Rainfall=4.00"

Area (sf)	CN	Description
* 11,025	98	New Roof Area
11,025		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

## Subcatchment 1BS: ROOF AREA

Hydrograph



# 7237 Post Development

Prepared by AKS Engineering & Forestry

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Type IA 24-hr 25 YEAR Rainfall=4.00"

Printed 10/23/2019

Page 46

## Summary for Subcatchment 2S: PAVEMENT/WALKWAY (WEST)

Runoff = 0.28 cfs @ 7.88 hrs, Volume= 0.093 af, Depth= 3.77"

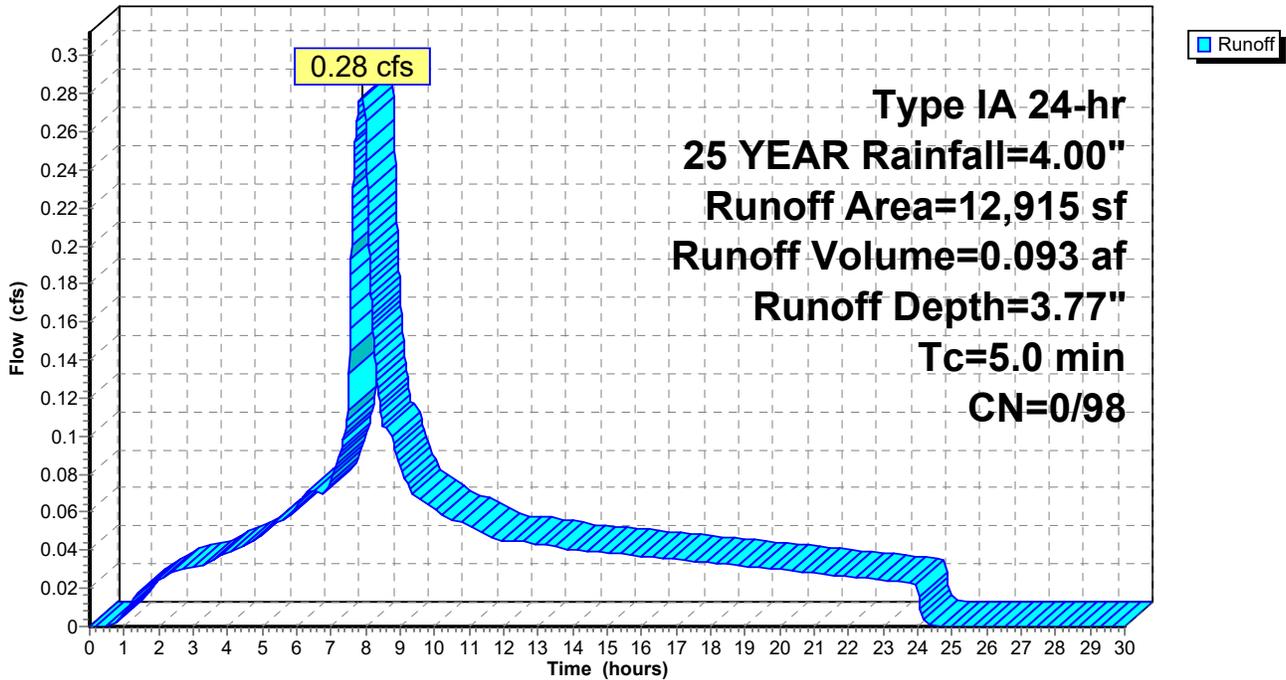
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
Type IA 24-hr 25 YEAR Rainfall=4.00"

Area (sf)	CN	Description
12,915	98	Paved parking, HSG D
12,915		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

## Subcatchment 2S: PAVEMENT/WALKWAY (WEST)

Hydrograph



# 7237 Post Development

Prepared by AKS Engineering & Forestry

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Type IA 24-hr 25 YEAR Rainfall=4.00"

Printed 10/23/2019

Page 47

## Summary for Subcatchment 3S: PAVEMENT/WALKWAY (NORTH)

Runoff = 0.27 cfs @ 7.88 hrs, Volume= 0.091 af, Depth= 3.77"

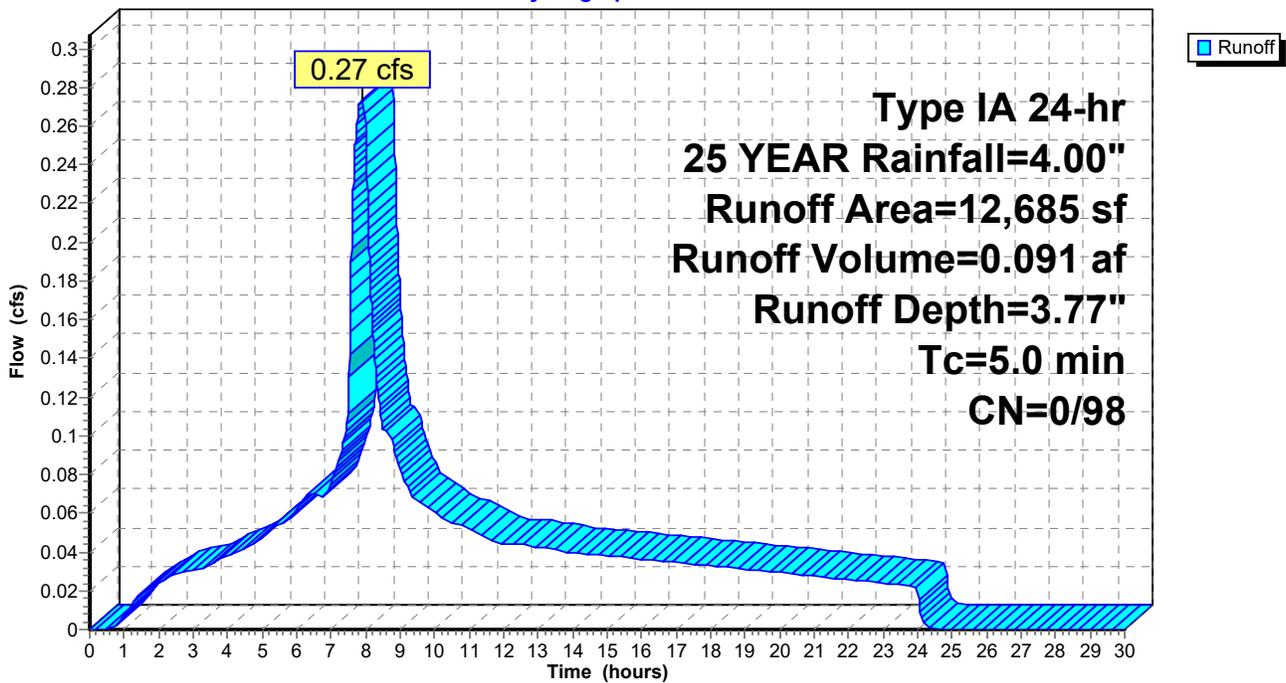
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
Type IA 24-hr 25 YEAR Rainfall=4.00"

Area (sf)	CN	Description
12,685	98	Paved parking, HSG D
12,685		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

## Subcatchment 3S: PAVEMENT/WALKWAY (NORTH)

Hydrograph



# 7237 Post Development

Prepared by AKS Engineering & Forestry

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Type IA 24-hr 25 YEAR Rainfall=4.00"

Printed 10/23/2019

Page 48

## Summary for Subcatchment 4S: EXISTING DEVELOPMENT

Runoff = 0.72 cfs @ 7.88 hrs, Volume= 0.239 af, Depth= 3.77"

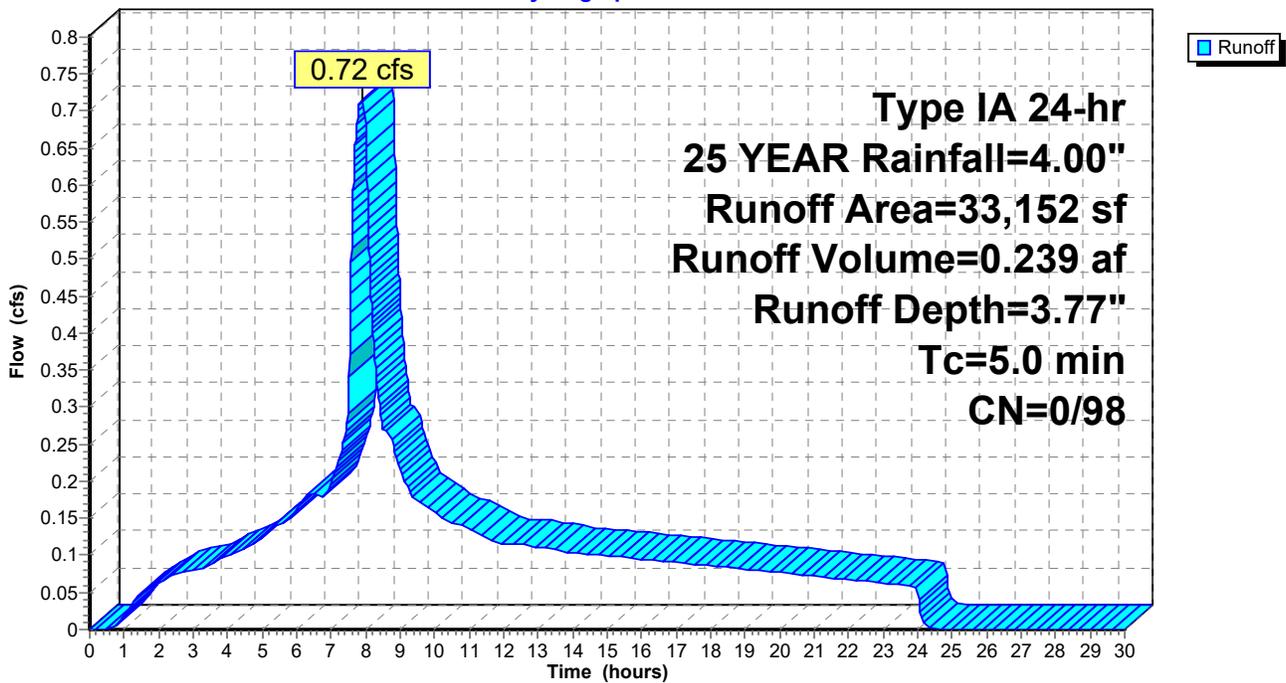
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
Type IA 24-hr 25 YEAR Rainfall=4.00"

Area (sf)	CN	Description
33,152	98	Paved parking, HSG D
33,152		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

## Subcatchment 4S: EXISTING DEVELOPMENT

Hydrograph



# 7237 Post Development

Prepared by AKS Engineering & Forestry

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Type IA 24-hr 25 YEAR Rainfall=4.00"

Printed 10/23/2019

Page 49

## Summary for Subcatchment 5S: LANDSCAPE AREA

Runoff = 0.10 cfs @ 7.97 hrs, Volume= 0.034 af, Depth= 2.04"

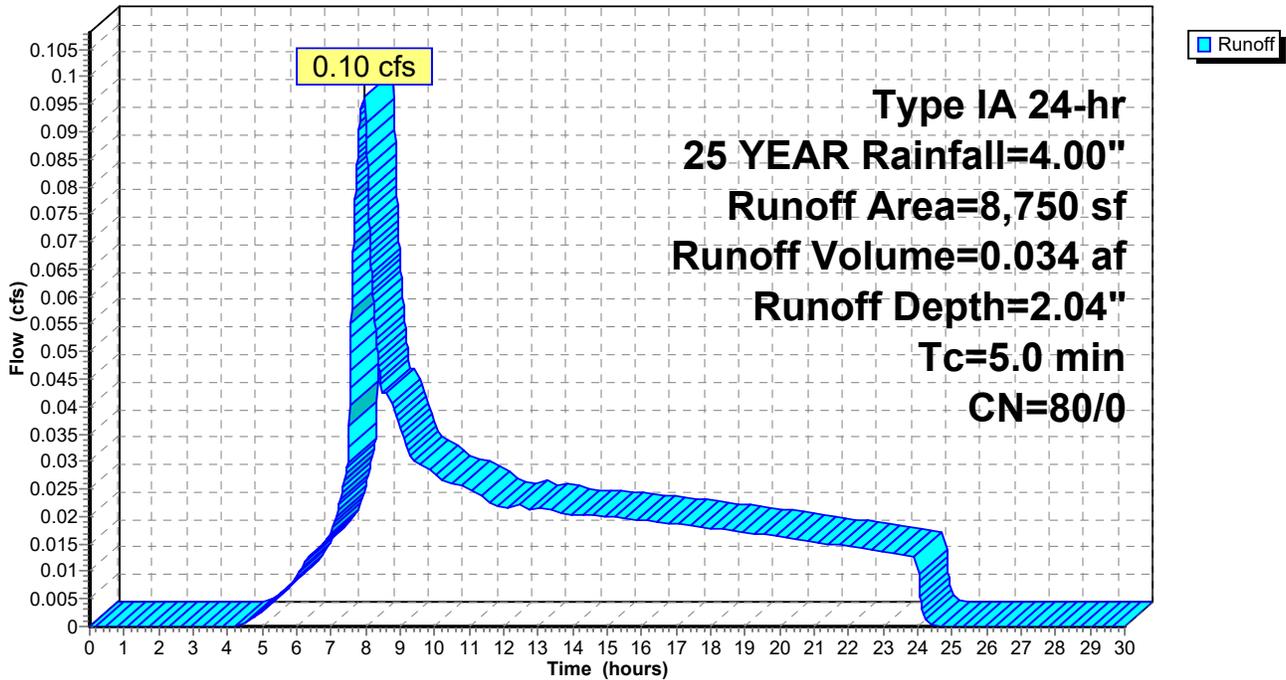
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
Type IA 24-hr 25 YEAR Rainfall=4.00"

Area (sf)	CN	Description
8,750	80	>75% Grass cover, Good, HSG D
8,750		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

## Subcatchment 5S: LANDSCAPE AREA

Hydrograph



# 7237 Post Development

Type IA 24-hr 25 YEAR Rainfall=4.00"

Prepared by AKS Engineering & Forestry

Printed 10/23/2019

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Page 50

## Summary for Pond 1P: 24' DETENTION PIPE

Inflow Area = 2.056 ac, 90.23% Impervious, Inflow Depth = 3.60" for 25 YEAR event  
Inflow = 1.68 cfs @ 7.98 hrs, Volume= 0.616 af  
Outflow = 1.33 cfs @ 8.11 hrs, Volume= 0.616 af, Atten= 21%, Lag= 7.7 min  
Primary = 1.33 cfs @ 8.11 hrs, Volume= 0.616 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
Peak Elev= 171.96' @ 8.11 hrs Surf.Area= 0.008 ac Storage= 0.050 af  
Flood Elev= 172.00' Surf.Area= 0.000 ac Storage= 0.050 af

Plug-Flow detention time= 31.4 min calculated for 0.616 af (100% of inflow)  
Center-of-Mass det. time= 31.2 min ( 728.3 - 697.1 )

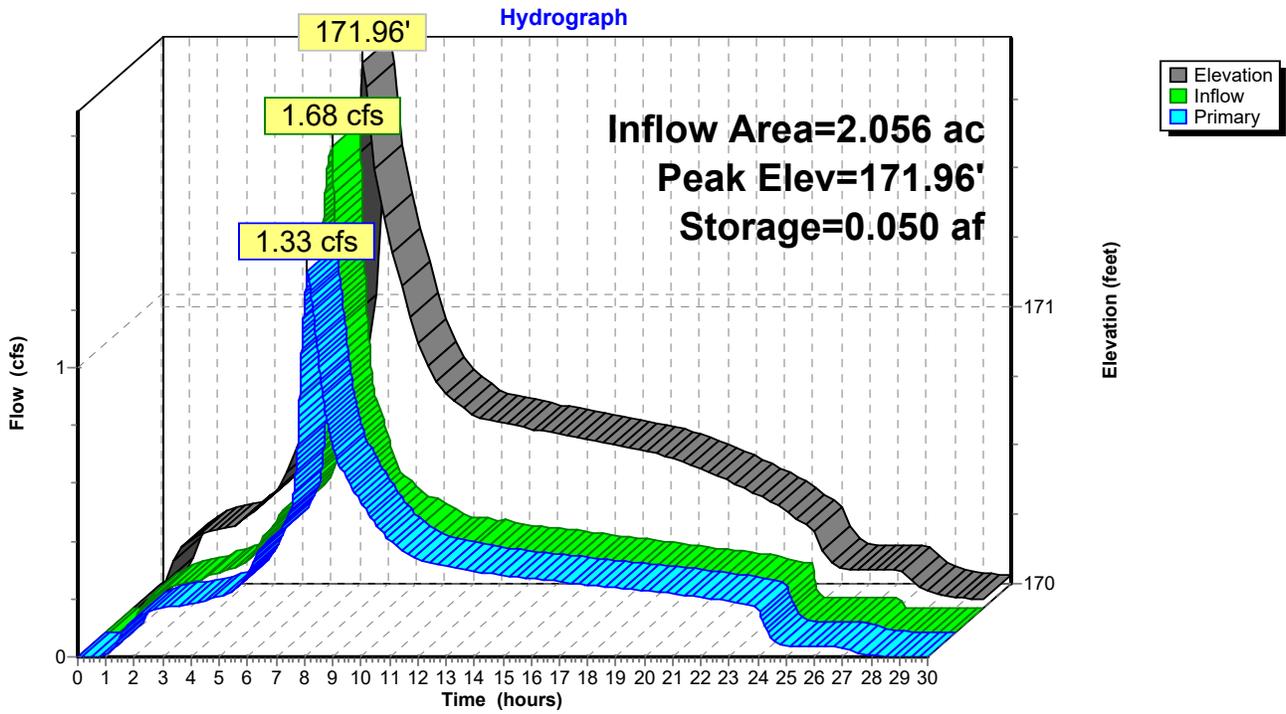
Volume	Invert	Avail.Storage	Storage Description
#1	170.00'	0.050 af	<b>24.0" Round Pipe Storage</b> L= 700.0'

Device	Routing	Invert	Outlet Devices
#1	Primary	170.00'	<b>12.0" Round Outlet Pipe</b> L= 10.0' Ke= 0.500 Inlet / Outlet Invert= 170.00' / 170.00' S= 0.0000 1' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf
#2	Device 1	170.00'	<b>3.5" Horiz. 1/2 of 2-YR Orifice</b> C= 0.600 Limited to weir flow at low heads
#3	Device 1	170.52'	<b>3.9" Vert. 2-YR ORIFICE</b> C= 0.600
#4	Device 1	171.23'	<b>4.6" Vert. 10-YR ORIFICE</b> C= 0.600
#5	Device 1	171.95'	<b>12.0" Horiz. EMERGENCY OVERFLOW</b> C= 0.600 Limited to weir flow at low heads

**Primary OutFlow** Max=1.33 cfs @ 8.11 hrs HW=171.96' (Free Discharge)

- 1=Outlet Pipe (Passes 1.33 cfs of 4.58 cfs potential flow)
- 2=1/2 of 2-YR Orifice (Orifice Controls 0.45 cfs @ 6.75 fps)
- 3=2-YR ORIFICE (Orifice Controls 0.45 cfs @ 5.45 fps)
- 4=10-YR ORIFICE (Orifice Controls 0.41 cfs @ 3.55 fps)
- 5=EMERGENCY OVERFLOW (Weir Controls 0.02 cfs @ 0.39 fps)

### Pond 1P: 24' DETENTION PIPE



**7237 Post Development**

Type IA 24-hr 25 YEAR Rainfall=4.00"

Prepared by AKS Engineering & Forestry

Printed 10/23/2019

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Page 52

**Summary for Pond 2P: PLANTER 1**

Inflow Area = 0.296 ac, 100.00% Impervious, Inflow Depth = 3.77" for 25 YEAR event  
 Inflow = 0.28 cfs @ 7.88 hrs, Volume= 0.093 af  
 Outflow = 0.19 cfs @ 8.11 hrs, Volume= 0.093 af, Atten= 31%, Lag= 14.3 min  
 Primary = 0.19 cfs @ 8.11 hrs, Volume= 0.093 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
 Peak Elev= 174.34' @ 8.11 hrs Surf.Area= 1,338 sf Storage= 610 cf  
 Flood Elev= 174.75' Surf.Area= 1,760 sf Storage= 1,250 cf

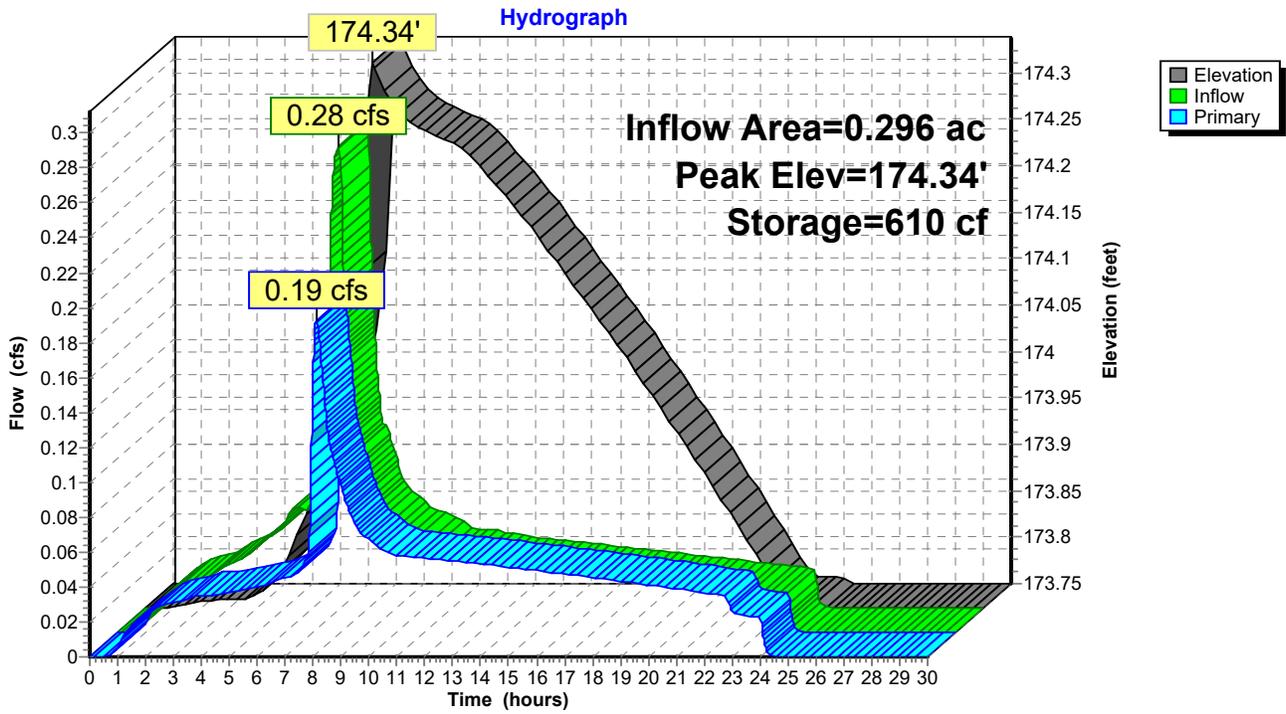
Plug-Flow detention time= 76.9 min calculated for 0.093 af (100% of inflow)  
 Center-of-Mass det. time= 76.8 min ( 736.4 - 659.5 )

Volume	Invert	Avail.Storage	Storage Description
#1	173.75'	1,250 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
173.75	740	0	0
174.75	1,760	1,250	1,250

Device	Routing	Invert	Outlet Devices
#1	Primary	171.75'	<b>6.0" Round Culvert</b> L= 20.0' Ke= 0.500 Inlet / Outlet Invert= 171.75' / 171.75' S= 0.0000 ' S= 0.0000 ' Cc= 0.900 n= 0.013, Flow Area= 0.20 sf
#2	Device 1	173.75'	<b>2.000 in/hr Exfiltration over Surface area</b> Phase-In= 0.01'
#3	Device 1	174.25'	<b>6.0" Horiz. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads

**Primary OutFlow** Max=0.19 cfs @ 8.11 hrs HW=174.34' TW=171.96' (Dynamic Tailwater)  
 1=Culvert (Passes 0.19 cfs of 1.30 cfs potential flow)  
 2=Exfiltration (Exfiltration Controls 0.06 cfs)  
 3=Orifice/Grate (Weir Controls 0.13 cfs @ 0.96 fps)

Pond 2P: PLANTER 1



**7237 Post Development**

Type IA 24-hr 25 YEAR Rainfall=4.00"

Prepared by AKS Engineering & Forestry

Printed 10/23/2019

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Page 54

**Summary for Pond 3P: PLANTER 2**

Inflow Area = 0.253 ac, 100.00% Impervious, Inflow Depth = 3.77" for 25 YEAR event  
 Inflow = 0.24 cfs @ 7.88 hrs, Volume= 0.079 af  
 Outflow = 0.24 cfs @ 7.91 hrs, Volume= 0.079 af, Atten= 0%, Lag= 2.3 min  
 Primary = 0.24 cfs @ 7.91 hrs, Volume= 0.079 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
 Peak Elev= 174.82' @ 7.91 hrs Surf.Area= 350 sf Storage= 218 cf  
 Flood Elev= 174.75' Surf.Area= 350 sf Storage= 192 cf

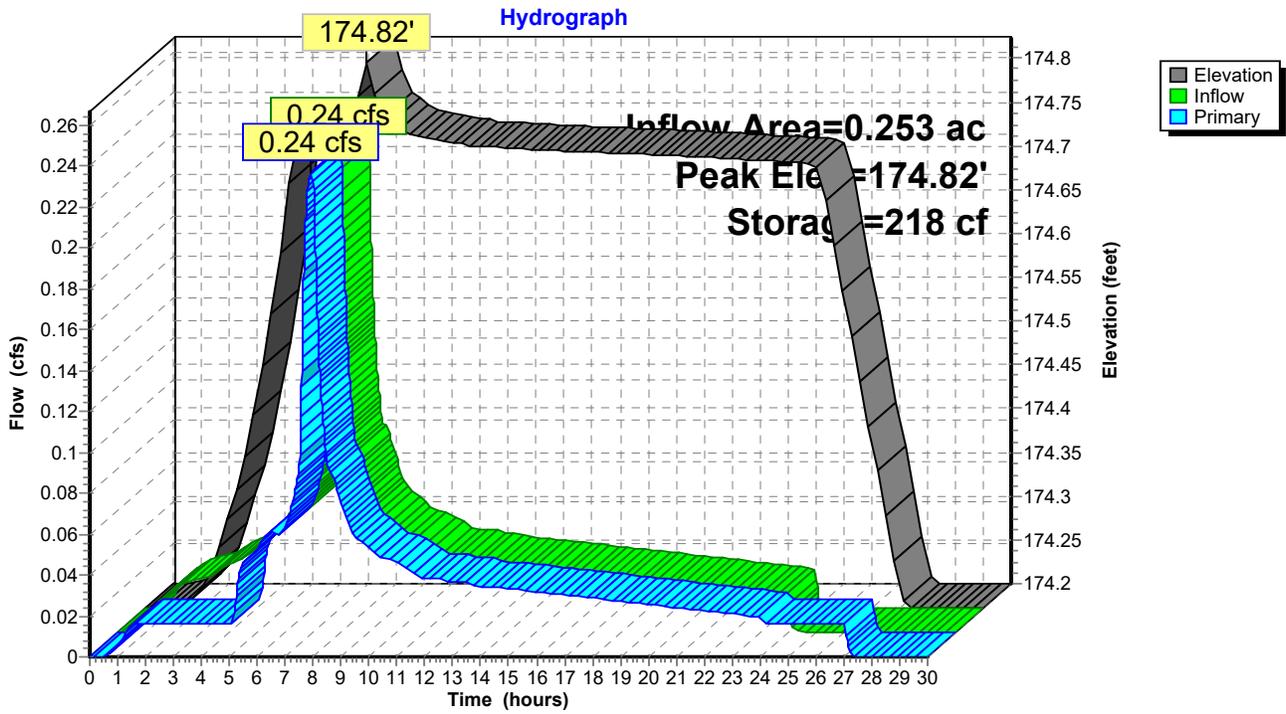
Plug-Flow detention time= 69.3 min calculated for 0.079 af (100% of inflow)  
 Center-of-Mass det. time= 69.4 min ( 728.9 - 659.5 )

Volume	Invert	Avail.Storage	Storage Description
#1	174.20'	350 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
174.20	350	0	0
175.20	350	350	350

Device	Routing	Invert	Outlet Devices
#1	Primary	172.20'	<b>6.0" Round Culvert</b> L= 20.0' Ke= 0.500 Inlet / Outlet Invert= 172.20' / 172.00' S= 0.0100 ' S= 0.0100 ' Cc= 0.900 n= 0.013, Flow Area= 0.20 sf
#2	Device 1	174.20'	<b>2.000 in/hr Exfiltration over Surface area</b> Phase-In= 0.01'
#3	Device 1	174.70'	<b>6.0" Horiz. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads

**Primary OutFlow** Max=0.24 cfs @ 7.91 hrs HW=174.82' TW=171.65' (Dynamic Tailwater)  
 1=Culvert (Passes 0.24 cfs of 1.37 cfs potential flow)  
 2=Exfiltration (Exfiltration Controls 0.02 cfs)  
 3=Orifice/Grate (Weir Controls 0.22 cfs @ 1.15 fps)

### Pond 3P: PLANTER 2



**7237 Post Development**

Type IA 24-hr 25 YEAR Rainfall=4.00"

Prepared by AKS Engineering & Forestry

Printed 10/23/2019

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Page 56

**Summary for Pond 4P: PLANTER 3**

Inflow Area = 0.253 ac, 100.00% Impervious, Inflow Depth = 3.77" for 25 YEAR event  
 Inflow = 0.24 cfs @ 7.88 hrs, Volume= 0.079 af  
 Outflow = 0.24 cfs @ 7.92 hrs, Volume= 0.079 af, Atten= 0%, Lag= 2.4 min  
 Primary = 0.24 cfs @ 7.92 hrs, Volume= 0.079 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
 Peak Elev= 174.82' @ 7.92 hrs Surf.Area= 370 sf Storage= 230 cf  
 Flood Elev= 174.75' Surf.Area= 370 sf Storage= 203 cf

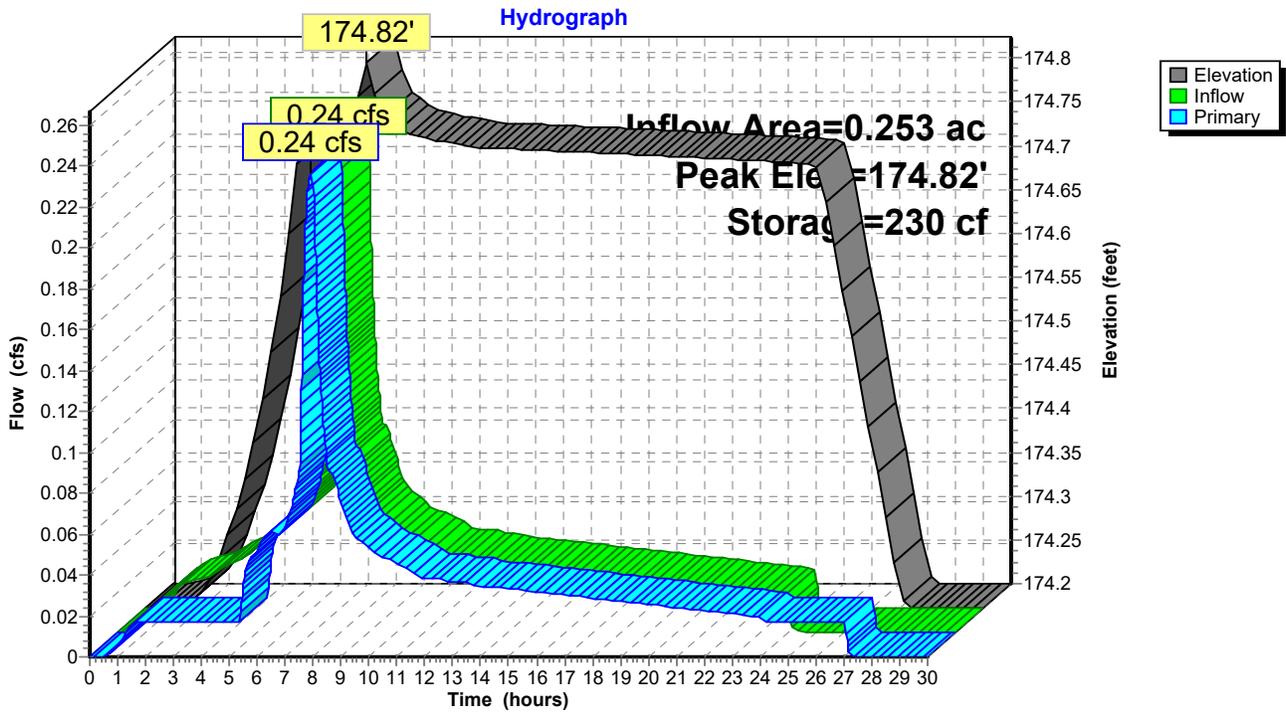
Plug-Flow detention time= 72.5 min calculated for 0.079 af (100% of inflow)  
 Center-of-Mass det. time= 72.5 min ( 732.1 - 659.5 )

Volume	Invert	Avail.Storage	Storage Description
#1	174.20'	370 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
174.20	370	0	0
175.20	370	370	370

Device	Routing	Invert	Outlet Devices
#1	Primary	172.20'	<b>6.0" Round Culvert</b> L= 20.0' Ke= 0.500 Inlet / Outlet Invert= 172.20' / 172.00' S= 0.0100 ' S= 0.0100 ' Cc= 0.900 n= 0.013, Flow Area= 0.20 sf
#2	Device 1	174.20'	<b>2.000 in/hr Exfiltration over Surface area</b> Phase-In= 0.01'
#3	Device 1	174.70'	<b>6.0" Horiz. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads

**Primary OutFlow** Max=0.24 cfs @ 7.92 hrs HW=174.82' TW=171.65' (Dynamic Tailwater)  
 1=Culvert (Passes 0.24 cfs of 1.37 cfs potential flow)  
 2=Exfiltration (Exfiltration Controls 0.02 cfs)  
 3=Orifice/Grate (Weir Controls 0.22 cfs @ 1.14 fps)

### Pond 4P: PLANTER 3



# 7237 Post Development

Prepared by AKS Engineering & Forestry

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Type IA 24-hr WQ Rainfall=1.00"

Printed 10/23/2019

Page 58

## Summary for Subcatchment 1AS: ROOF AREA

Runoff = 0.05 cfs @ 7.90 hrs, Volume= 0.017 af, Depth= 0.79"

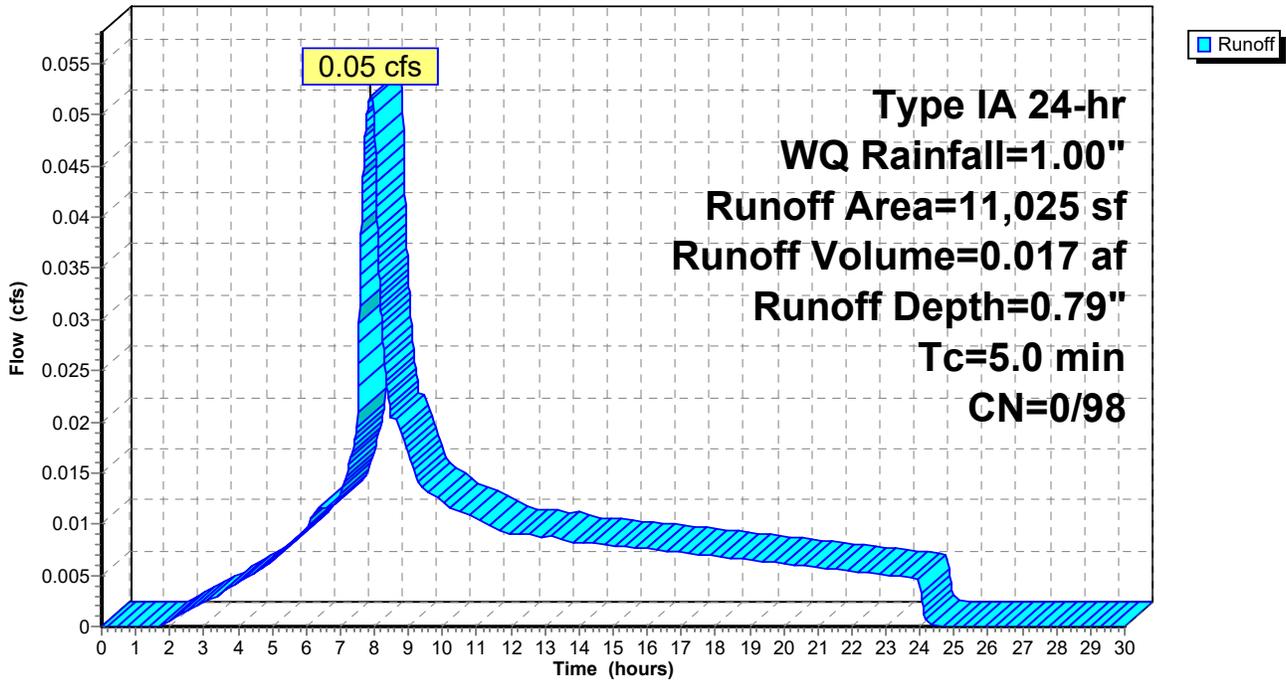
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
Type IA 24-hr WQ Rainfall=1.00"

Area (sf)	CN	Description
* 11,025	98	New Roof Area
11,025		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

## Subcatchment 1AS: ROOF AREA

Hydrograph



# 7237 Post Development

Prepared by AKS Engineering & Forestry

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Type IA 24-hr WQ Rainfall=1.00"

Printed 10/23/2019

Page 59

## Summary for Subcatchment 1BS: ROOF AREA

Runoff = 0.05 cfs @ 7.90 hrs, Volume= 0.017 af, Depth= 0.79"

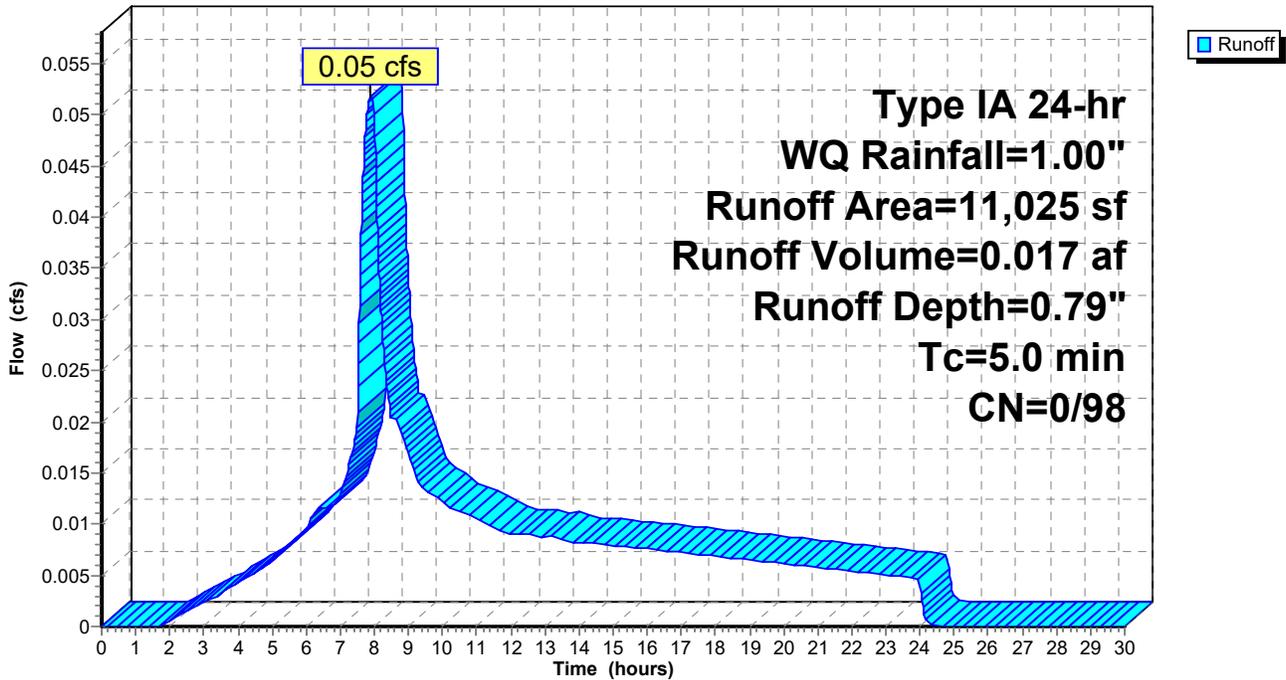
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
Type IA 24-hr WQ Rainfall=1.00"

Area (sf)	CN	Description
* 11,025	98	New Roof Area
11,025		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

## Subcatchment 1BS: ROOF AREA

Hydrograph



# 7237 Post Development

Prepared by AKS Engineering & Forestry

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Type IA 24-hr WQ Rainfall=1.00"

Printed 10/23/2019

Page 60

## Summary for Subcatchment 2S: PAVEMENT/WALKWAY (WEST)

Runoff = 0.06 cfs @ 7.90 hrs, Volume= 0.020 af, Depth= 0.79"

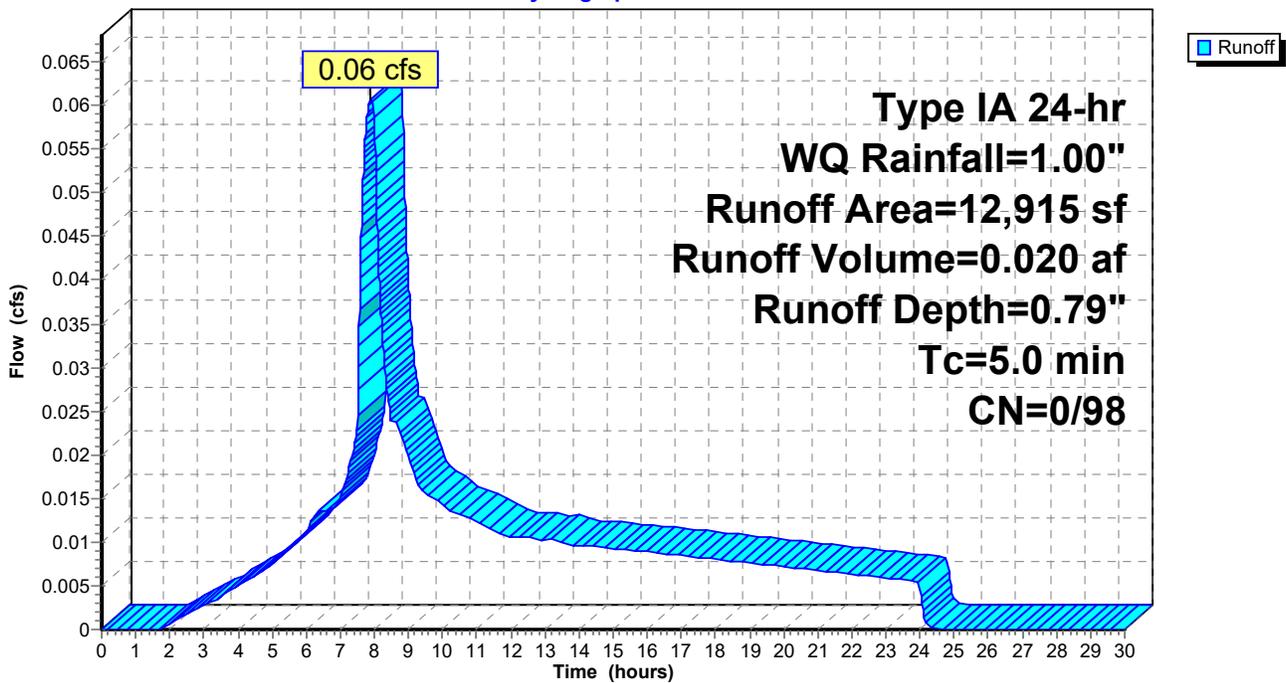
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
Type IA 24-hr WQ Rainfall=1.00"

Area (sf)	CN	Description
12,915	98	Paved parking, HSG D
12,915		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

## Subcatchment 2S: PAVEMENT/WALKWAY (WEST)

Hydrograph



**7237 Post Development**

Prepared by AKS Engineering & Forestry

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Type IA 24-hr WQ Rainfall=1.00"

Printed 10/23/2019

Page 61

**Summary for Subcatchment 3S: PAVEMENT/WALKWAY (NORTH)**

Runoff = 0.06 cfs @ 7.90 hrs, Volume= 0.019 af, Depth= 0.79"

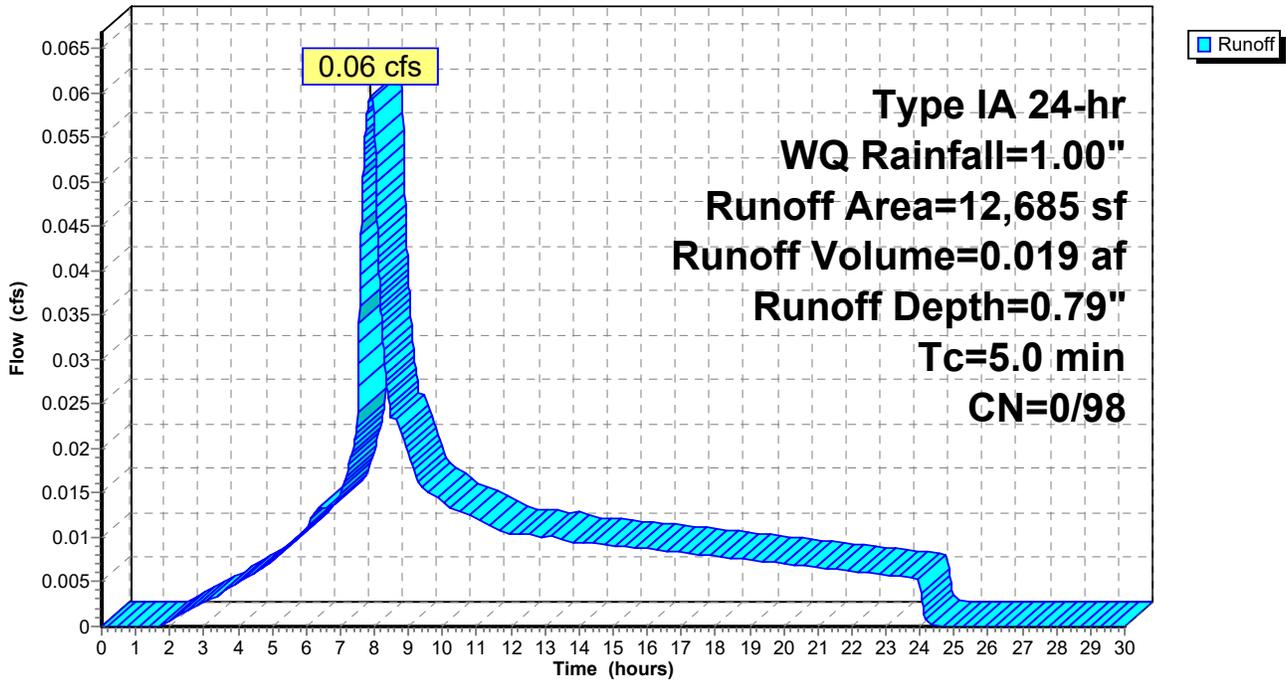
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
Type IA 24-hr WQ Rainfall=1.00"

Area (sf)	CN	Description
12,685	98	Paved parking, HSG D
12,685		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 3S: PAVEMENT/WALKWAY (NORTH)**

Hydrograph



**7237 Post Development**

Prepared by AKS Engineering & Forestry

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Type IA 24-hr WQ Rainfall=1.00"

Printed 10/23/2019

Page 62

**Summary for Subcatchment 4S: EXISTING DEVELOPMENT**

Runoff = 0.16 cfs @ 7.90 hrs, Volume= 0.050 af, Depth= 0.79"

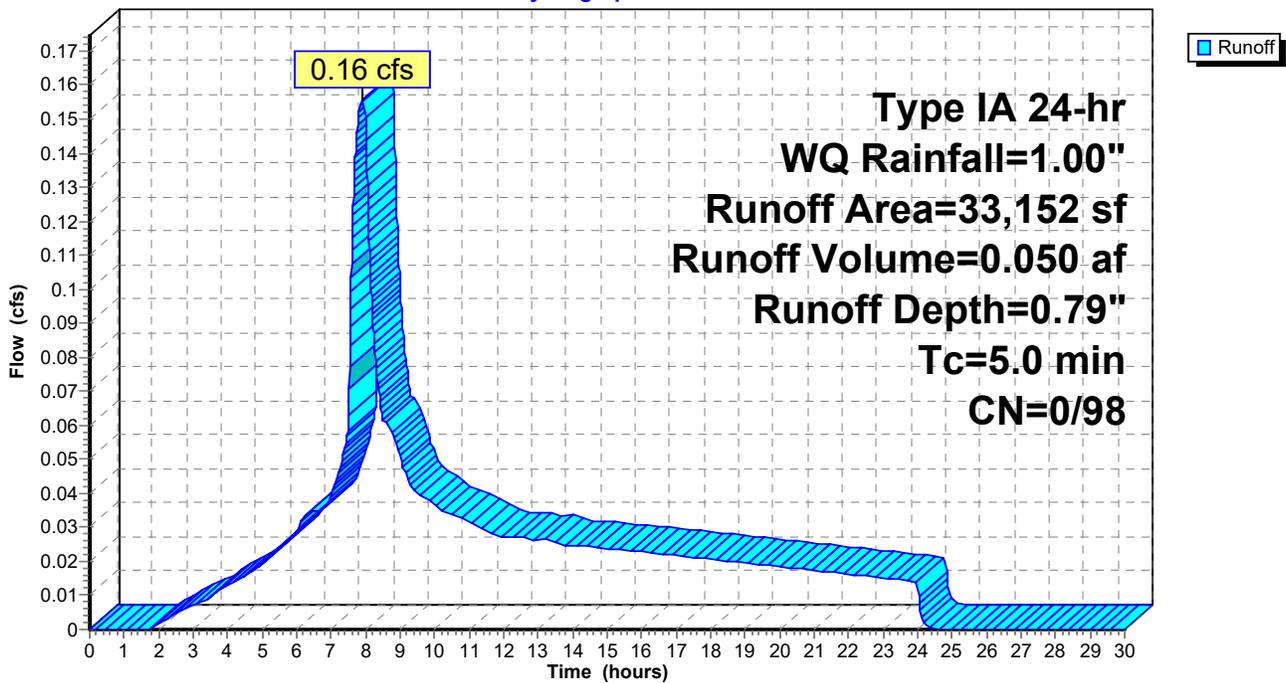
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
Type IA 24-hr WQ Rainfall=1.00"

Area (sf)	CN	Description
33,152	98	Paved parking, HSG D
33,152		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 4S: EXISTING DEVELOPMENT**

Hydrograph



**7237 Post Development**

Prepared by AKS Engineering & Forestry

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Type IA 24-hr WQ Rainfall=1.00"

Printed 10/23/2019

Page 63

**Summary for Subcatchment 5S: LANDSCAPE AREA**

Runoff = 0.00 cfs @ 18.84 hrs, Volume= 0.001 af, Depth= 0.08"

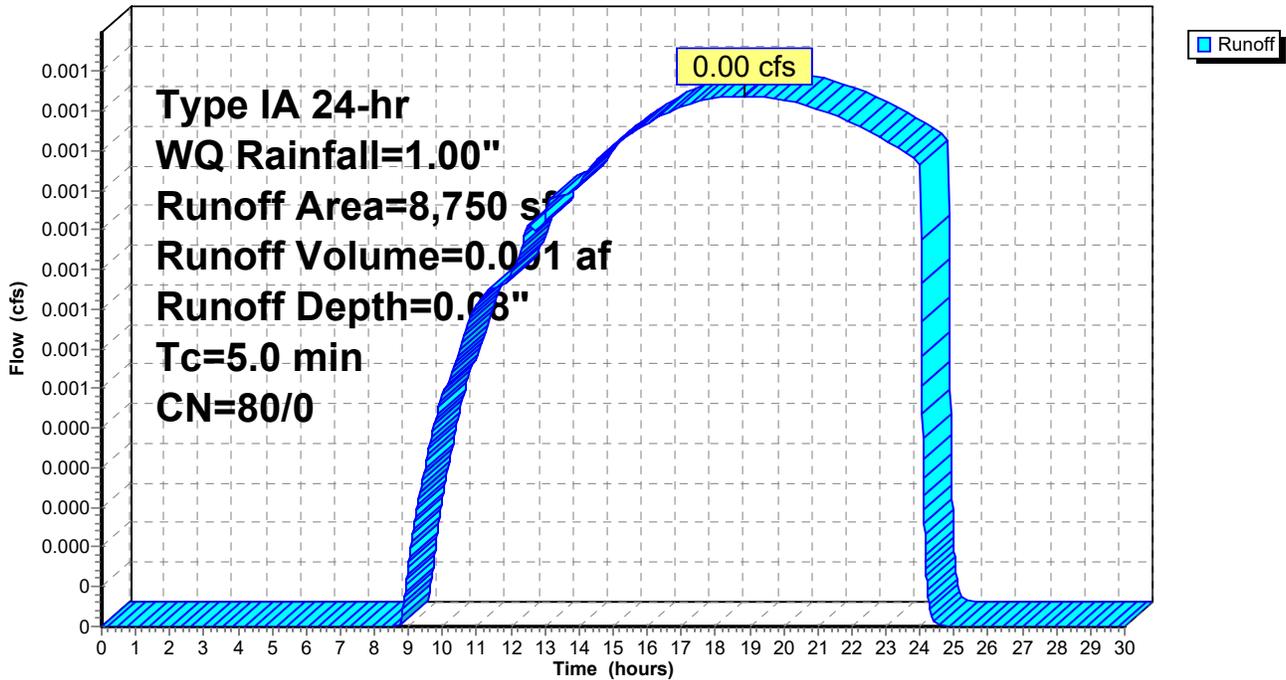
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
Type IA 24-hr WQ Rainfall=1.00"

Area (sf)	CN	Description
8,750	80	>75% Grass cover, Good, HSG D
8,750		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 5S: LANDSCAPE AREA**

Hydrograph



# 7237 Post Development

Prepared by AKS Engineering & Forestry

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Type IA 24-hr WQ Rainfall=1.00"

Printed 10/23/2019

Page 64

## Summary for Pond 1P: 24' DETENTION PIPE

Inflow Area = 2.056 ac, 90.23% Impervious, Inflow Depth = 0.72" for WQ event  
Inflow = 0.28 cfs @ 7.91 hrs, Volume= 0.124 af  
Outflow = 0.20 cfs @ 8.18 hrs, Volume= 0.124 af, Atten= 28%, Lag= 16.2 min  
Primary = 0.20 cfs @ 8.18 hrs, Volume= 0.124 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
Peak Elev= 170.40' @ 8.18 hrs Surf.Area= 0.026 ac Storage= 0.007 af  
Flood Elev= 172.00' Surf.Area= 0.000 ac Storage= 0.050 af

Plug-Flow detention time= 25.3 min calculated for 0.124 af (100% of inflow)  
Center-of-Mass det. time= 25.0 min ( 749.3 - 724.3 )

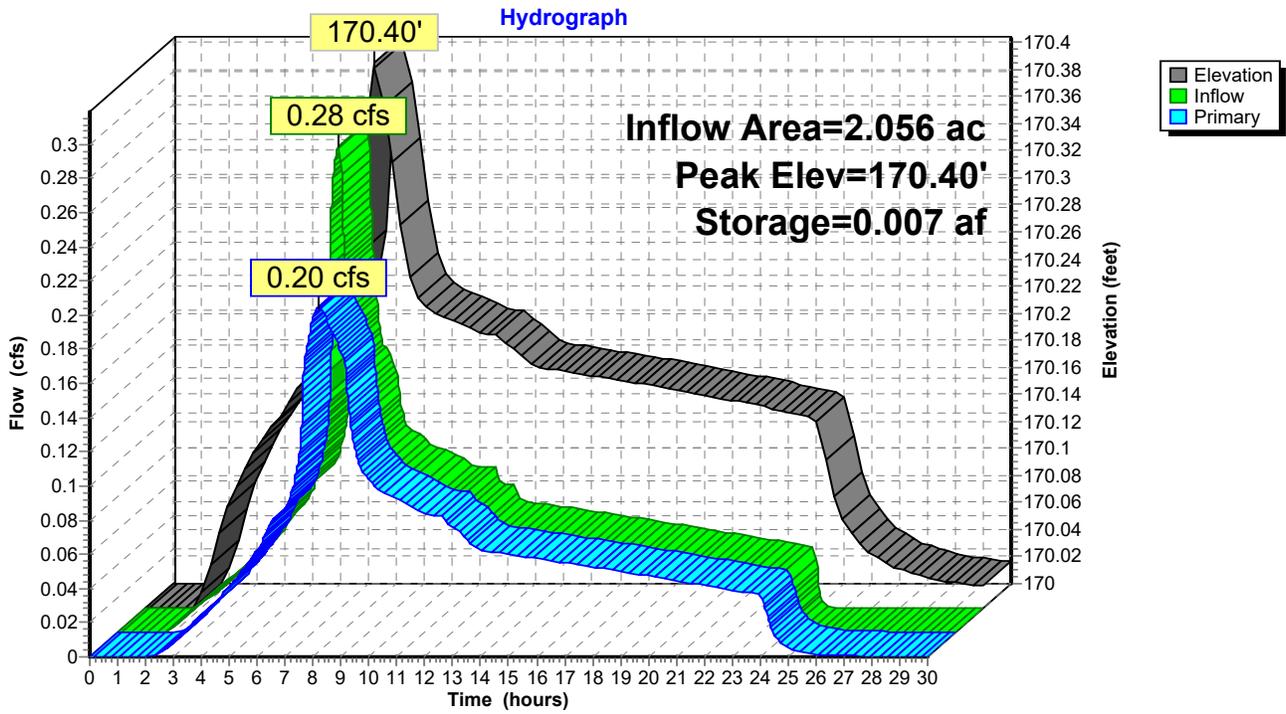
Volume	Invert	Avail.Storage	Storage Description
#1	170.00'	0.050 af	<b>24.0" Round Pipe Storage</b> L= 700.0'

Device	Routing	Invert	Outlet Devices
#1	Primary	170.00'	<b>12.0" Round Outlet Pipe</b> L= 10.0' Ke= 0.500 Inlet / Outlet Invert= 170.00' / 170.00' S= 0.0000 1' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf
#2	Device 1	170.00'	<b>3.5" Horiz. 1/2 of 2-YR Orifice</b> C= 0.600 Limited to weir flow at low heads
#3	Device 1	170.52'	<b>3.9" Vert. 2-YR ORIFICE</b> C= 0.600
#4	Device 1	171.23'	<b>4.6" Vert. 10-YR ORIFICE</b> C= 0.600
#5	Device 1	171.95'	<b>12.0" Horiz. EMERGENCY OVERFLOW</b> C= 0.600 Limited to weir flow at low heads

**Primary OutFlow** Max=0.20 cfs @ 8.18 hrs HW=170.40' (Free Discharge)

- 1=Outlet Pipe (Passes 0.20 cfs of 0.36 cfs potential flow)
- 2=1/2 of 2-YR Orifice (Orifice Controls 0.20 cfs @ 3.06 fps)
- 3=2-YR ORIFICE ( Controls 0.00 cfs)
- 4=10-YR ORIFICE ( Controls 0.00 cfs)
- 5=EMERGENCY OVERFLOW ( Controls 0.00 cfs)

### Pond 1P: 24' DETENTION PIPE



**7237 Post Development**

Prepared by AKS Engineering & Forestry

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Type IA 24-hr WQ Rainfall=1.00"

Printed 10/23/2019

Page 66

**Summary for Pond 2P: PLANTER 1**

Inflow Area = 0.296 ac, 100.00% Impervious, Inflow Depth = 0.79" for WQ event  
 Inflow = 0.06 cfs @ 7.90 hrs, Volume= 0.020 af  
 Outflow = 0.04 cfs @ 8.19 hrs, Volume= 0.020 af, Atten= 39%, Lag= 17.2 min  
 Primary = 0.04 cfs @ 8.19 hrs, Volume= 0.020 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
 Peak Elev= 173.81' @ 8.19 hrs Surf.Area= 798 sf Storage= 44 cf  
 Flood Elev= 174.75' Surf.Area= 1,760 sf Storage= 1,250 cf

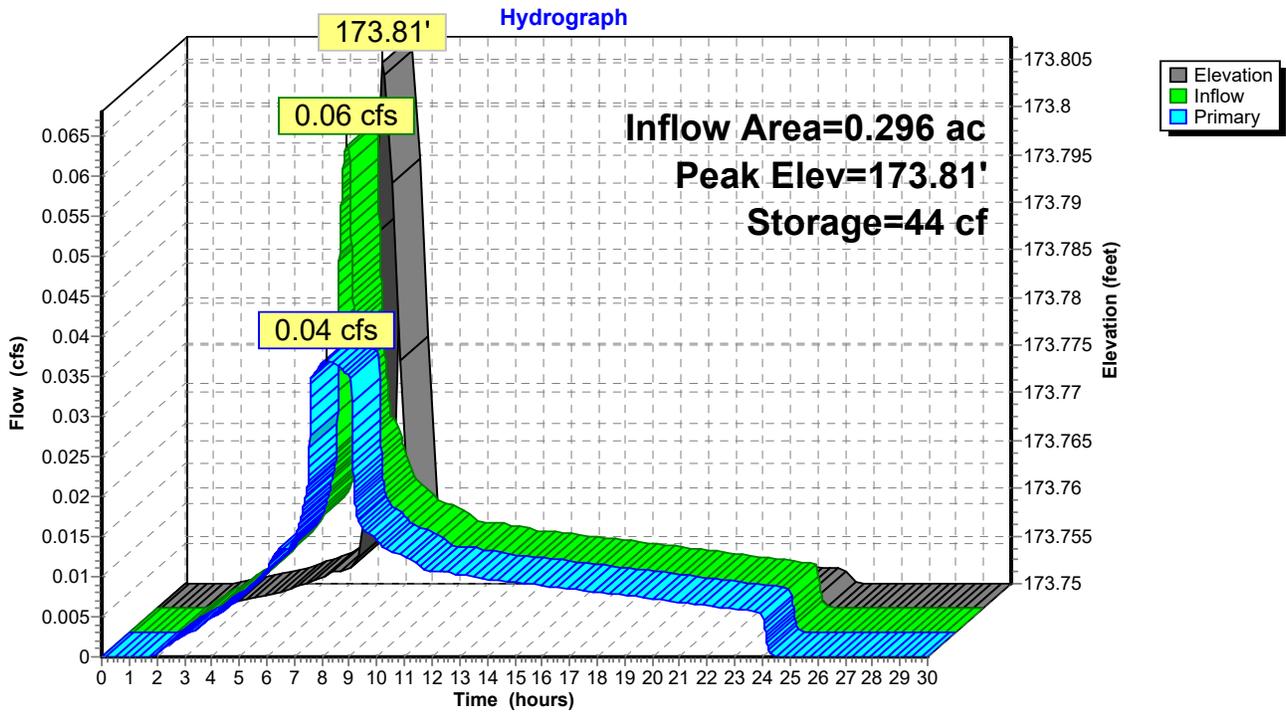
Plug-Flow detention time= 5.7 min calculated for 0.020 af (100% of inflow)  
 Center-of-Mass det. time= 5.7 min ( 718.4 - 712.6 )

Volume	Invert	Avail.Storage	Storage Description
#1	173.75'	1,250 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
173.75	740	0	0
174.75	1,760	1,250	1,250

Device	Routing	Invert	Outlet Devices
#1	Primary	171.75'	<b>6.0" Round Culvert</b> L= 20.0' Ke= 0.500 Inlet / Outlet Invert= 171.75' / 171.75' S= 0.0000 ' Cc= 0.900 n= 0.013, Flow Area= 0.20 sf
#2	Device 1	173.75'	<b>2.000 in/hr Exfiltration over Surface area</b> Phase-In= 0.01'
#3	Device 1	174.25'	<b>6.0" Horiz. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads

**Primary OutFlow** Max=0.04 cfs @ 8.19 hrs HW=173.81' TW=170.40' (Dynamic Tailwater)  
 1=Culvert (Passes 0.04 cfs of 1.12 cfs potential flow)  
 2=Exfiltration (Exfiltration Controls 0.04 cfs)  
 3=Orifice/Grate ( Controls 0.00 cfs)

### Pond 2P: PLANTER 1



**7237 Post Development**

Prepared by AKS Engineering & Forestry

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Type IA 24-hr WQ Rainfall=1.00"

Printed 10/23/2019

Page 68

**Summary for Pond 3P: PLANTER 2**

Inflow Area = 0.253 ac, 100.00% Impervious, Inflow Depth = 0.79" for WQ event  
 Inflow = 0.05 cfs @ 7.90 hrs, Volume= 0.017 af  
 Outflow = 0.02 cfs @ 7.57 hrs, Volume= 0.017 af, Atten= 69%, Lag= 0.0 min  
 Primary = 0.02 cfs @ 7.57 hrs, Volume= 0.017 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
 Peak Elev= 174.45' @ 9.05 hrs Surf.Area= 350 sf Storage= 86 cf  
 Flood Elev= 174.75' Surf.Area= 350 sf Storage= 192 cf

Plug-Flow detention time= 28.1 min calculated for 0.017 af (100% of inflow)  
 Center-of-Mass det. time= 28.1 min ( 740.7 - 712.6 )

Volume	Invert	Avail.Storage	Storage Description
#1	174.20'	350 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
174.20	350	0	0
175.20	350	350	350

Device	Routing	Invert	Outlet Devices
#1	Primary	172.20'	<b>6.0" Round Culvert</b> L= 20.0' Ke= 0.500 Inlet / Outlet Invert= 172.20' / 172.00' S= 0.0100 ' ' Cc= 0.900 n= 0.013, Flow Area= 0.20 sf
#2	Device 1	174.20'	<b>2.000 in/hr Exfiltration over Surface area</b> Phase-In= 0.01'
#3	Device 1	174.70'	<b>6.0" Horiz. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads

**Primary OutFlow** Max=0.02 cfs @ 7.57 hrs HW=174.22' TW=170.25' (Dynamic Tailwater)  
 1=Culvert (Passes 0.02 cfs of 1.18 cfs potential flow)  
 2=Exfiltration (Exfiltration Controls 0.02 cfs)  
 3=Orifice/Grate ( Controls 0.00 cfs)

# 7237 Post Development

Prepared by AKS Engineering & Forestry

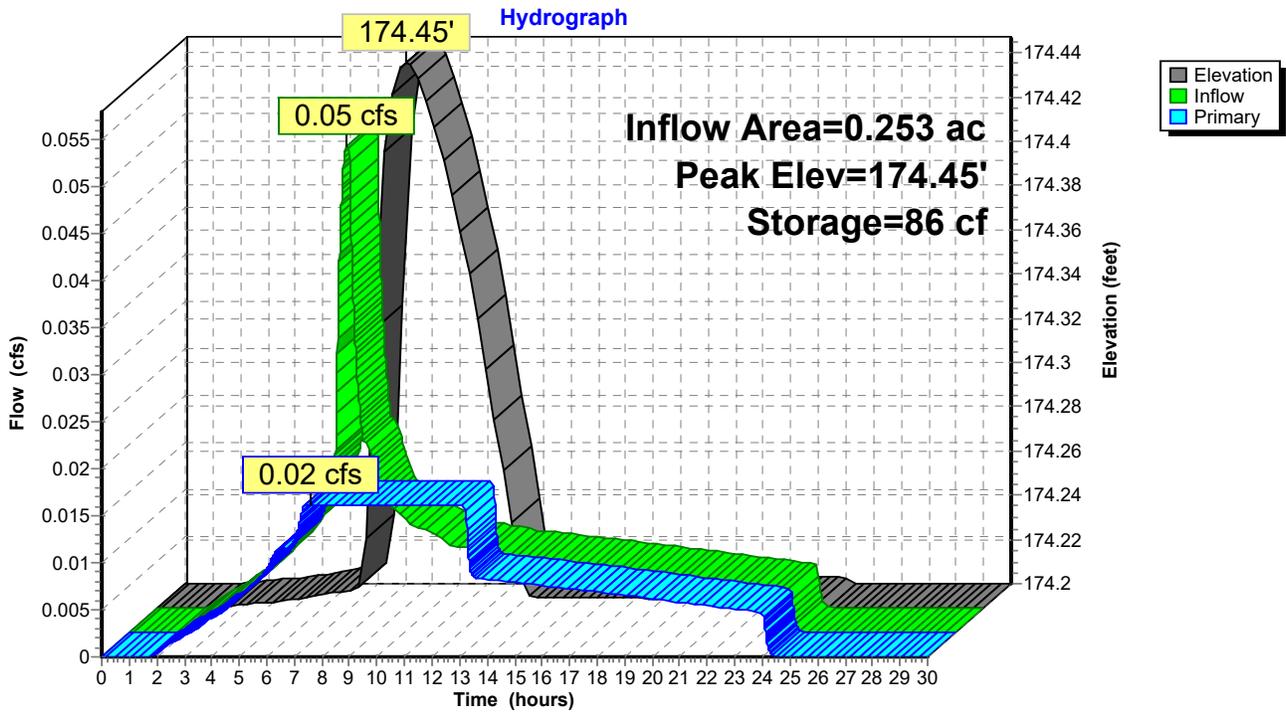
HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Type IA 24-hr WQ Rainfall=1.00"

Printed 10/23/2019

Page 69

## Pond 3P: PLANTER 2



**7237 Post Development**

Prepared by AKS Engineering & Forestry

HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Type IA 24-hr WQ Rainfall=1.00"

Printed 10/23/2019

Page 70

**Summary for Pond 4P: PLANTER 3**

Inflow Area = 0.253 ac, 100.00% Impervious, Inflow Depth = 0.79" for WQ event  
 Inflow = 0.05 cfs @ 7.90 hrs, Volume= 0.017 af  
 Outflow = 0.02 cfs @ 7.59 hrs, Volume= 0.017 af, Atten= 67%, Lag= 0.0 min  
 Primary = 0.02 cfs @ 7.59 hrs, Volume= 0.017 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
 Peak Elev= 174.42' @ 8.96 hrs Surf.Area= 370 sf Storage= 81 cf  
 Flood Elev= 174.75' Surf.Area= 370 sf Storage= 203 cf

Plug-Flow detention time= 23.8 min calculated for 0.017 af (100% of inflow)  
 Center-of-Mass det. time= 23.8 min ( 736.4 - 712.6 )

Volume	Invert	Avail.Storage	Storage Description
#1	174.20'	370 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
174.20	370	0	0
175.20	370	370	370

Device	Routing	Invert	Outlet Devices
#1	Primary	172.20'	<b>6.0" Round Culvert</b> L= 20.0' Ke= 0.500 Inlet / Outlet Invert= 172.20' / 172.00' S= 0.0100 ' S= 0.0100 ' Cc= 0.900 n= 0.013, Flow Area= 0.20 sf
#2	Device 1	174.20'	<b>2.000 in/hr Exfiltration over Surface area</b> Phase-In= 0.01'
#3	Device 1	174.70'	<b>6.0" Horiz. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads

**Primary OutFlow** Max=0.02 cfs @ 7.59 hrs HW=174.22' TW=170.25' (Dynamic Tailwater)  
 1=Culvert (Passes 0.02 cfs of 1.18 cfs potential flow)  
 2=Exfiltration (Exfiltration Controls 0.02 cfs)  
 3=Orifice/Grate ( Controls 0.00 cfs)

**7237 Post Development**

Prepared by AKS Engineering & Forestry

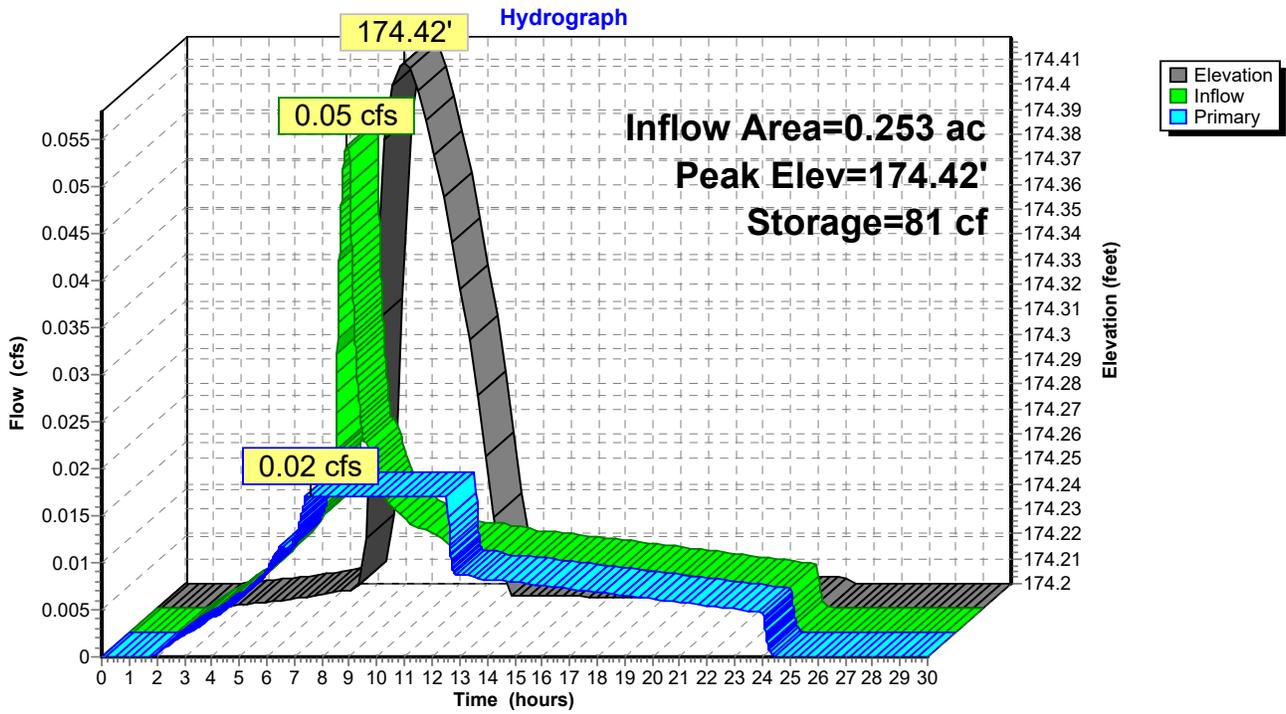
HydroCAD® 10.00-20 s/n 05096 © 2017 HydroCAD Software Solutions LLC

Type IA 24-hr WQ Rainfall=1.00"

Printed 10/23/2019

Page 71

**Pond 4P: PLANTER 3**



## **Appendix B: USDA-NRCS Soil Resource Report**

---

---

# Custom Soil Resource Report for Yamhill County, Oregon



# Preface

---

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\\_053951](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

# Contents

---

<b>Preface</b> .....	2
<b>Soil Map</b> .....	5
Soil Map.....	6
Legend.....	7
Map Unit Legend.....	8
Map Unit Descriptions.....	8
Yamhill County, Oregon.....	10
2300A—Aloha silt loam, 0 to 3 percent slopes.....	10
2306A—Dayton silt loam, 0 to 2 percent slopes.....	11
<b>Soil Information for All Uses</b> .....	13
Soil Reports.....	13
Soil Physical Properties.....	13
Engineering Properties.....	13
<b>References</b> .....	18

# Soil Map

---

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

# Custom Soil Resource Report Soil Map



### MAP LEGEND

**Area of Interest (AOI)**

 Area of Interest (AOI)

**Soils**

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

**Special Point Features**

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Yamhill County, Oregon  
 Survey Area Data: Version 7, Sep 10, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 19, 2015—Sep 13, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2300A	Aloha silt loam, 0 to 3 percent slopes	1.3	93.8%
2306A	Dayton silt loam, 0 to 2 percent slopes	0.1	6.2%
<b>Totals for Area of Interest</b>		<b>1.3</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

## Custom Soil Resource Report

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

## Yamhill County, Oregon

### 2300A—Aloha silt loam, 0 to 3 percent slopes

#### Map Unit Setting

*National map unit symbol:* 1j8b0  
*Elevation:* 100 to 350 feet  
*Mean annual precipitation:* 40 to 50 inches  
*Mean annual air temperature:* 50 to 54 degrees F  
*Frost-free period:* 165 to 210 days  
*Farmland classification:* Prime farmland if drained

#### Map Unit Composition

*Aloha and similar soils:* 96 percent  
*Minor components:* 4 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Aloha

##### Setting

*Landform:* Terraces  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Convex  
*Parent material:* Loamy glaciolacustrine deposits

##### Typical profile

*Ap - 0 to 8 inches:* silt loam  
*BA - 8 to 15 inches:* silt loam  
*Bt - 15 to 22 inches:* silt loam  
*Bw1 - 22 to 31 inches:* silt loam  
*Bw2 - 31 to 46 inches:* silt loam  
*Bw3 - 46 to 60 inches:* silt loam  
*C - 60 to 65 inches:* very fine sandy loam

##### Properties and qualities

*Slope:* 0 to 3 percent  
*Depth to restrictive feature:* More than 80 inches  
*Natural drainage class:* Somewhat poorly drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high (0.20 to 0.57 in/hr)  
*Depth to water table:* About 8 to 15 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water storage in profile:* Very high (about 12.0 inches)

##### Interpretive groups

*Land capability classification (irrigated):* 2w  
*Land capability classification (nonirrigated):* 2w  
*Hydrologic Soil Group:* C/D  
*Forage suitability group:* Somewhat Poorly Drained (G002XY005OR)  
*Hydric soil rating:* No

## Minor Components

### Dayton

*Percent of map unit:* 3 percent  
*Landform:* Terraces  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Concave  
*Hydric soil rating:* Yes

### Willamette

*Percent of map unit:* 1 percent  
*Landform:* Terraces  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Convex  
*Hydric soil rating:* No

## 2306A—Dayton silt loam, 0 to 2 percent slopes

### Map Unit Setting

*National map unit symbol:* 1j8b3  
*Elevation:* 150 to 400 feet  
*Mean annual precipitation:* 40 to 50 inches  
*Mean annual air temperature:* 50 to 54 degrees F  
*Frost-free period:* 165 to 210 days  
*Farmland classification:* Farmland of statewide importance

### Map Unit Composition

*Dayton and similar soils:* 92 percent  
*Minor components:* 8 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Dayton

#### Setting

*Landform:* Terraces  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear, concave  
*Parent material:* Silty and clayey glaciolacustrine deposits

#### Typical profile

*A - 0 to 9 inches:* silt loam  
*E1 - 9 to 12 inches:* silt loam  
*E2 - 12 to 15 inches:* silt loam  
*2Bt1 - 15 to 22 inches:* silty clay  
*2Bt2 - 22 to 29 inches:* silty clay  
*3BCt1 - 29 to 40 inches:* silty clay loam  
*3BCt2 - 40 to 53 inches:* silt loam

## Custom Soil Resource Report

3C1 - 53 to 64 inches: silt loam

3C2 - 64 to 76 inches: silt loam

### Properties and qualities

*Slope:* 0 to 2 percent

*Depth to restrictive feature:* 12 to 24 inches to abrupt textural change

*Natural drainage class:* Poorly drained

*Capacity of the most limiting layer to transmit water (Ksat):* Very low to moderately low (0.00 to 0.06 in/hr)

*Depth to water table:* About 0 to 9 inches

*Frequency of flooding:* None

*Frequency of ponding:* Frequent

*Available water storage in profile:* Low (about 3.1 inches)

### Interpretive groups

*Land capability classification (irrigated):* 3w

*Land capability classification (nonirrigated):* 3w

*Hydrologic Soil Group:* D

*Hydric soil rating:* Yes

### Minor Components

#### Amity

*Percent of map unit:* 5 percent

*Landform:* Terraces

*Landform position (three-dimensional):* Tread

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Hydric soil rating:* No

#### Woodburn

*Percent of map unit:* 2 percent

*Landform:* Terraces

*Landform position (three-dimensional):* Tread

*Down-slope shape:* Linear

*Across-slope shape:* Convex

*Hydric soil rating:* No

#### Willamette

*Percent of map unit:* 1 percent

*Landform:* Terraces

*Landform position (three-dimensional):* Tread

*Down-slope shape:* Linear

*Across-slope shape:* Convex

*Hydric soil rating:* No

# Soil Information for All Uses

---

## Soil Reports

The Soil Reports section includes various formatted tabular and narrative reports (tables) containing data for each selected soil map unit and each component of each unit. No aggregation of data has occurred as is done in reports in the Soil Properties and Qualities and Suitabilities and Limitations sections.

The reports contain soil interpretive information as well as basic soil properties and qualities. A description of each report (table) is included.

## Soil Physical Properties

This folder contains a collection of tabular reports that present soil physical properties. The reports (tables) include all selected map units and components for each map unit. Soil physical properties are measured or inferred from direct observations in the field or laboratory. Examples of soil physical properties include percent clay, organic matter, saturated hydraulic conductivity, available water capacity, and bulk density.

## Engineering Properties

This table gives the engineering classifications and the range of engineering properties for the layers of each soil in the survey area.

*Hydrologic soil group* is a group of soils having similar runoff potential under similar storm and cover conditions. The criteria for determining Hydrologic soil group is found in the National Engineering Handbook, Chapter 7 issued May 2007 (<http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba>). Listing HSGs by soil map unit component and not by soil series is a new concept for the engineers. Past engineering references contained lists of HSGs by soil series. Soil series are continually being defined and redefined, and the list of soil series names changes so frequently as to make the task of maintaining a single national list virtually impossible. Therefore, the criteria is now used to calculate the HSG using the component soil properties and no such national series lists will be maintained. All such references are obsolete and their use should be discontinued. Soil properties that influence runoff potential are those that influence the minimum rate of infiltration for a bare soil after prolonged wetting and when not frozen. These properties are depth to a seasonal high water table, saturated hydraulic conductivity after prolonged wetting, and depth to a layer with a very slow water transmission

## Custom Soil Resource Report

rate. Changes in soil properties caused by land management or climate changes also cause the hydrologic soil group to change. The influence of ground cover is treated independently. There are four hydrologic soil groups, A, B, C, and D, and three dual groups, A/D, B/D, and C/D. In the dual groups, the first letter is for drained areas and the second letter is for undrained areas.

The four hydrologic soil groups are described in the following paragraphs:

*Group A.* Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

*Group B.* Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

*Group C.* Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

*Group D.* Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

*Depth* to the upper and lower boundaries of each layer is indicated.

*Texture* is given in the standard terms used by the U.S. Department of Agriculture. These terms are defined according to percentages of sand, silt, and clay in the fraction of the soil that is less than 2 millimeters in diameter. "Loam," for example, is soil that is 7 to 27 percent clay, 28 to 50 percent silt, and less than 52 percent sand. If the content of particles coarser than sand is 15 percent or more, an appropriate modifier is added, for example, "gravelly."

*Classification* of the soils is determined according to the Unified soil classification system (ASTM, 2005) and the system adopted by the American Association of State Highway and Transportation Officials (AASHTO, 2004).

The Unified system classifies soils according to properties that affect their use as construction material. Soils are classified according to particle-size distribution of the fraction less than 3 inches in diameter and according to plasticity index, liquid limit, and organic matter content. Sandy and gravelly soils are identified as GW, GP, GM, GC, SW, SP, SM, and SC; silty and clayey soils as ML, CL, OL, MH, CH, and OH; and highly organic soils as PT. Soils exhibiting engineering properties of two groups can have a dual classification, for example, CL-ML.

The AASHTO system classifies soils according to those properties that affect roadway construction and maintenance. In this system, the fraction of a mineral soil that is less than 3 inches in diameter is classified in one of seven groups from A-1 through A-7 on the basis of particle-size distribution, liquid limit, and plasticity index. Soils in group A-1 are coarse grained and low in content of fines (silt and clay). At the other extreme, soils in group A-7 are fine grained. Highly organic soils are classified in group A-8 on the basis of visual inspection.

If laboratory data are available, the A-1, A-2, and A-7 groups are further classified as A-1-a, A-1-b, A-2-4, A-2-5, A-2-6, A-2-7, A-7-5, or A-7-6. As an additional refinement, the suitability of a soil as subgrade material can be indicated by a group

## Custom Soil Resource Report

index number. Group index numbers range from 0 for the best subgrade material to 20 or higher for the poorest.

*Percentage of rock fragments* larger than 10 inches in diameter and 3 to 10 inches in diameter are indicated as a percentage of the total soil on a dry-weight basis. The percentages are estimates determined mainly by converting volume percentage in the field to weight percentage. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

*Percentage (of soil particles) passing designated sieves* is the percentage of the soil fraction less than 3 inches in diameter based on an oven-dry weight. The sieves, numbers 4, 10, 40, and 200 (USA Standard Series), have openings of 4.76, 2.00, 0.420, and 0.074 millimeters, respectively. Estimates are based on laboratory tests of soils sampled in the survey area and in nearby areas and on estimates made in the field. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

*Liquid limit and plasticity index (Atterberg limits)* indicate the plasticity characteristics of a soil. The estimates are based on test data from the survey area or from nearby areas and on field examination. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

### References:

American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.

American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.

Custom Soil Resource Report

Absence of an entry indicates that the data were not estimated. The asterisk '\*' denotes the representative texture; other possible textures follow the dash. The criteria for determining the hydrologic soil group for individual soil components is found in the National Engineering Handbook, Chapter 7 issued May 2007(<http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba>). Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Engineering Properties—Yamhill County, Oregon														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			<i>In</i>				<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>
2300A—Aloha silt loam, 0 to 3 percent slopes														
Aloha	96	C/D	0-8	Silt loam	ML, CL, CL-ML	A-4, A-6	0- 0- 0	0- 0- 0	100-100-100	95-100-100	95-97-100	85-85-95	25-35-40	5-9 -15
			8-15	Loam, silt loam	ML, CL-ML, CL	A-6, A-4	0- 0- 0	0- 0- 0	100-100-100	95-100-100	95-97-100	75-85-95	25-35-40	5-9 -15
			15-22	Silt loam, loam	CL	A-6	0- 0- 0	0- 0- 0	100-100-100	100-100-100	95-97-100	75-85-95	30-36-40	10-13-15
			22-31	Silt loam, loam	CL	A-6	0- 0- 0	0- 0- 0	100-100-100	100-100-100	95-98-100	75-82-95	30-36-40	10-13-15
			31-46	Loam, silt loam	CL	A-6	0- 0- 0	0- 0- 0	100-100-100	100-100-100	90-98-100	65-82-95	30-36-40	10-13-15
			46-60	Silt loam, loam	CL-ML, CL	A-6, A-4	0- 0- 0	0- 0- 0	100-100-100	100-100-100	90-98-100	65-80-95	25-30-40	5-10-15
			60-65	Silt loam, loam, very fine sandy loam	CL, CL-ML	A-4, A-6	0- 0- 0	0- 0- 0	100-100-100	100-100-100	90-97-100	60-64-95	25-28-40	5-8 -15

Custom Soil Resource Report

Engineering Properties—Yamhill County, Oregon														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			<i>In</i>				<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>
2306A—Dayton silt loam, 0 to 2 percent slopes														
Dayton	92	D	0-9	Silt loam	ML	A-6, A-4	0- 0- 0	0- 0- 0	98-99-1 00	95-98-1 00	95-96-1 00	90-95-1 00	30-36 -40	5-11-15
			9-12	Silt loam	ML	A-4, A-6	0- 0- 0	0- 0- 0	98-99-1 00	95-98-1 00	95-96-1 00	90-95-1 00	30-36 -40	5-11-15
			12-15	Silt loam, silty clay loam	ML, CL	A-4, A-6	0- 0- 0	0- 0- 0	98-99-1 00	95-98-1 00	95-96-1 00	90-95-1 00	30-36 -40	5-12-15
			15-22	Silty clay	CH	A-7	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	95-99-1 00	95-98-1 00	55-62 -75	35-40-5 0
			22-29	Silty clay	CH	A-7	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	95-99-1 00	95-98-1 00	55-62 -75	35-40-5 0
			29-40	Silt loam, silty clay loam	CL	A-6, A-7	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	95-99-1 00	90-97-1 00	30-45 -50	10-20-3 0
			40-53	Silt loam, silty clay loam	CL	A-7, A-6	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	95-99-1 00	90-97-1 00	30-36 -45	10-14-2 0
			53-64	Silt loam, silty clay loam	CL, CL-ML	A-4, A-6	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	95-98-1 00	80-90-1 00	25-36 -40	5-12-15
			64-76	Silty clay loam, silt loam	CL, CL-ML	A-4, A-6	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	95-98-1 00	80-90-1 00	25-36 -40	5-12-15

# References

---

- American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.
- American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.
- Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of wetlands and deep-water habitats of the United States. U.S. Fish and Wildlife Service FWS/OBS-79/31.
- Federal Register. July 13, 1994. Changes in hydric soils of the United States.
- Federal Register. September 18, 2002. Hydric soils of the United States.
- Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.
- National Research Council. 1995. Wetlands: Characteristics and boundaries.
- Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2\\_054262](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_054262)
- Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service, U.S. Department of Agriculture Handbook 436. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2\\_053577](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053577)
- Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2\\_053580](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053580)
- Tiner, R.W., Jr. 1985. Wetlands of Delaware. U.S. Fish and Wildlife Service and Delaware Department of Natural Resources and Environmental Control, Wetlands Section.
- United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.
- United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2\\_053374](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374)
- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

## Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2\\_054242](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242)

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2\\_053624](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624)

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. [http://www.nrcs.usda.gov/Internet/FSE\\_DOCUMENTS/nrcs142p2\\_052290.pdf](http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf)

## **Appendix C: TR55 Runoff Curve Numbers**

---

---

Table 2-2a Runoff curve numbers for urban areas <sup>1/</sup>

Cover description	Average percent impervious area <sup>2/</sup>	Curve numbers for hydrologic soil group			
		A	B	C	D
Open space (lawns, parks, golf courses, cemeteries, etc.) <sup>3/</sup> :					
Poor condition (grass cover < 50%) .....		68	79	86	89
Fair condition (grass cover 50% to 75%) .....		49	69	79	84
Good condition (grass cover > 75%) .....		39	61	74	80
Impervious areas:					
Paved parking lots, roofs, driveways, etc. (excluding right-of-way) .....		98	98	98	98
Streets and roads:					
Paved; curbs and storm sewers (excluding right-of-way) .....		98	98	98	98
Paved; open ditches (including right-of-way) .....		83	89	92	93
Gravel (including right-of-way) .....		76	85	89	91
Dirt (including right-of-way) .....		72	82	87	89
Western desert urban areas:					
Natural desert landscaping (pervious areas only) <sup>4/</sup> .....		63	77	85	88
Artificial desert landscaping (impervious weed barrier, desert shrub with 1- to 2-inch sand or gravel mulch and basin borders) .....		96	96	96	96
Urban districts:					
Commercial and business .....	85	89	92	94	95
Industrial .....	72	81	88	91	93
Residential districts by average lot size:					
1/8 acre or less (town houses) .....	65	77	85	90	92
1/4 acre .....	38	61	75	83	87
1/3 acre .....	30	57	72	81	86
1/2 acre .....	25	54	70	80	85
1 acre .....	20	51	68	79	84
2 acres .....	12	46	65	77	82
Newly graded areas (pervious areas only, no vegetation) <sup>5/</sup> .....		77	86	91	94
Idle lands (CN's are determined using cover types similar to those in table 2-2c).					

<sup>1</sup> Average runoff condition, and  $I_a = 0.2S$ .<sup>2</sup> The average percent impervious area shown was used to develop the composite CN's. Other assumptions are as follows: impervious areas are directly connected to the drainage system, impervious areas have a CN of 98, and pervious areas are considered equivalent to open space in good hydrologic condition. CN's for other combinations of conditions may be computed using figure 2-3 or 2-4.<sup>3</sup> CN's shown are equivalent to those of pasture. Composite CN's may be computed for other combinations of open space cover type.<sup>4</sup> Composite CN's for natural desert landscaping should be computed using figures 2-3 or 2-4 based on the impervious area percentage (CN = 98) and the pervious area CN. The pervious area CN's are assumed equivalent to desert shrub in poor hydrologic condition.<sup>5</sup> Composite CN's to use for the design of temporary measures during grading and construction should be computed using figure 2-3 or 2-4 based on the degree of development (impervious area percentage) and the CN's for the newly graded pervious areas.

## **Appendix D: Operations and Maintenance Plan**

---

---

## Infiltration Planter / Rain Garden Operation and Maintenance Plan

**Annual inspections are required.** It is recommended that the facility is inspected on a monthly basis to ensure proper function. The plan below describes inspection and maintenance activities, and may be used as an inspection log. Contact the design engineer, Clean Water Services or City representative for more information.

Identified Problem	Condition to Check for	Maintenance Activity	Maintenance Timing	Task Complete Comments
Invasive Vegetation as outlined in Appendix A	Invasive vegetation found in facility. Examples include: Himalayan Blackberry; Reed Canary Grass; Teasel; English Ivy; Nightshade; Clematis; Cattail; Thistle; Scotch Broom	Remove excessive weeds and all invasive plants. Attempt to control even if complete eradication is not feasible. Refer to Clean Water Services Integrated Pest Management Plan for appropriate control methods, including proper use of chemical treatment.	 SPRING SUMMER FALL	
Obstructed Inlet/Outlet	Material such as vegetation, trash, sediment is blocking more than 10% of the inlet pipe or basin opening	Remove blockages from facility	 WINTER SPRING Inspect after major storm (1-inch in 24 hours)	
Excessive Vegetation	Vegetation grows so tall it competes with or shades approved emergent wetland grass/shrubs; interferes with access or becomes a fire danger	Cut tall grass 4" to 6" and remove clippings. Prune emergent wetland grass/shrubs that have become overgrown.	 SPRING Ideal time to prune emergent wetland grass is spring. Cut grass during dry months	
Tree/Shrub Growth	Tree/shrub growth shades out wetland/emergent grass in treatment area. Interferes with access for maintenance/inspection	Prune trees and shrubs that block sun from reaching treatment area. Remove trees that block access points. Do not remove trees that are not interfering with access or maintenance without first contacting Clean Water Services or local City.	 WINTER Ideal timing for pruning trees is winter	

## Infiltration Planter / Rain Garden Operation and Maintenance Plan (continued)

**Annual inspections are required.** It is recommended that the facility is inspected on a monthly basis to ensure proper function. The plan below describes inspection and maintenance activities, and may be used as an inspection log. Contact the design engineer, Clean Water Services or City representative for more information.

Identified Problem	Condition to Check for	Maintenance Activity	Maintenance Timing	Task Complete Comments
Hazard Trees	Observe dead, dying or diseased trees	Remove hazard trees. A certified arborist may need to determine health of tree or removal requirements	As Needed	✓
Poor Vegetation Coverage	80% survival of approved vegetation and no bare areas large enough to affect function of facility.	Determine cause of poor growth and correct the condition. Replant per the approved planting plan and applicable standards at the time of construction. Remove excessive weeds and all invasive plants.	 <p>SPRING FALL</p> <p>Ideal time to plant is spring and fall seasons</p>	
Trash and Debris	Visual evidence of trash, debris or dumping	Remove trash and debris from facility. Dispose of properly	 <p>SPRING SUMMER FALL WINTER</p>	
Contaminants and Pollution	Evidence of oil, gasoline, contaminants or other pollutants. Look for sheens, odor or signs of contamination.	If contaminants or pollutants are present, coordinate removal/cleanup with local jurisdiction	 <p>SPRING SUMMER FALL WINTER</p>	
Erosion	Erosion or channelization that impacts or effects the function of the facility or creates a safety concern	Repair eroded areas and stabilize using proper erosion control measures. Establish appropriate vegetation as needed.	 <p>FALL WINTER SPRING</p>	
Flow Not Distributed Evenly	Flows unevenly distributed through planter width due to uneven or clogged flow spreader	Level the spreader and clean so that flows spread evenly over entire planter width	 <p>WINTER SPRING</p>	

## Infiltration Planter / Rain Garden Operation and Maintenance Plan (continued)

**Annual inspections are required.** It is recommended that the facility is inspected on a monthly basis to ensure proper function. The plan below describes inspection and maintenance activities, and may be used as an inspection log. Contact the design engineer, Clean Water Services or City representative for more information.

Identified Problem	Condition to Check for	Maintenance Activity	Maintenance Timing	Task Complete Comments
Vector Control	Evidence of rodents or water piping through facility via rodent holes. Insects such as wasps and hornets interfere with maintenance/inspection activities	Repair facility if damaged. Remove harmful insects, use professional if needed. Refer to Clean Water Services Integrated Pest Management Plan for management options	As Needed	
Sediment Accumulation in Treatment Area	Sediment depth in treatment area exceeds 3 inches	Remove sediment from treatment area. Ensure planter is level from side to side and drains freely toward outlet; no standing water within 24 hours after any major storm (1-inch in 24 hours)	 <p>Ideally in the dry season</p>	
Standing Water	Standing water in the planter between storms that does not drain freely. Water should drain after 24 hours of dry weather	Remove sediment or trash blockages; improve end to end grade so there is no standing water 24 hours after any major storm (1-inch in 24 hours)	 <p>Inspect after major storm (1-inch in 24 hours)</p>	
Grate Damaged, Missing or Not in Place	Grate is missing or only partially in place may have missing or broken grate members	Grate must be in place and meets design standards. Replace or repair any open structure	As Needed	

## StormFilter Inspection and Maintenance Procedures



## Maintenance Guidelines

The primary purpose of the Stormwater Management StormFilter® is to filter and prevent pollutants from entering our waterways. Like any effective filtration system, periodically these pollutants must be removed to restore the StormFilter to its full efficiency and effectiveness.

Maintenance requirements and frequency are dependent on the pollutant load characteristics of each site. Maintenance activities may be required in the event of a chemical spill or due to excessive sediment loading from site erosion or extreme storms. It is a good practice to inspect the system after major storm events.

## Maintenance Procedures

Although there are many effective maintenance options, we believe the following procedure to be efficient, using common equipment and existing maintenance protocols. The following two-step procedure is recommended::

### 1. Inspection

- Inspection of the vault interior to determine the need for maintenance.

### 2. Maintenance

- Cartridge replacement
- Sediment removal

## Inspection and Maintenance Timing

At least one scheduled inspection should take place per year with maintenance following as warranted.

First, an inspection should be done before the winter season. During the inspection the need for maintenance should be determined and, if disposal during maintenance will be required, samples of the accumulated sediments and media should be obtained.

Second, if warranted, a maintenance (replacement of the filter cartridges and removal of accumulated sediments) should be performed during periods of dry weather.



In addition to these two activities, it is important to check the condition of the StormFilter unit after major storms for potential damage caused by high flows and for high sediment accumulation that may be caused by localized erosion in the drainage area. It may be necessary to adjust the inspection/maintenance schedule depending on the actual operating conditions encountered by the system. In general, inspection activities can be conducted at any time, and maintenance should occur, if warranted, during dryer months in late summer to early fall.

## Maintenance Frequency

The primary factor for determining frequency of maintenance for the StormFilter is sediment loading.

A properly functioning system will remove solids from water by trapping particulates in the porous structure of the filter media inside the cartridges. The flow through the system will naturally decrease as more and more particulates are trapped. Eventually the flow through the cartridges will be low enough to require replacement. It may be possible to extend the usable span of the cartridges by removing sediment from upstream trapping devices on a routine as-needed basis, in order to prevent material from being re-suspended and discharged to the StormFilter treatment system.

The average maintenance lifecycle is approximately 1-5 years. Site conditions greatly influence maintenance requirements. StormFilter units located in areas with erosion or active construction may need to be inspected and maintained more often than those with fully stabilized surface conditions.

Regulatory requirements or a chemical spill can shift maintenance timing as well. The maintenance frequency may be adjusted as additional monitoring information becomes available during the inspection program. Areas that develop known problems should be inspected more frequently than areas that demonstrate no problems, particularly after major storms. Ultimately, inspection and maintenance activities should be scheduled based on the historic records and characteristics of an individual StormFilter system or site. It is recommended that the site owner develop a database to properly manage StormFilter inspection and maintenance programs..



## Inspection Procedures

The primary goal of an inspection is to assess the condition of the cartridges relative to the level of visual sediment loading as it relates to decreased treatment capacity. It may be desirable to conduct this inspection during a storm to observe the relative flow through the filter cartridges. If the submerged cartridges are severely plugged, then typically large amounts of sediments will be present and very little flow will be discharged from the drainage pipes. If this is the case, then maintenance is warranted and the cartridges need to be replaced.

**Warning:** In the case of a spill, the worker should abort inspection activities until the proper guidance is obtained. Notify the local hazard control agency and Contech Engineered Solutions immediately.

To conduct an inspection:

**Important:** Inspection should be performed by a person who is familiar with the operation and configuration of the StormFilter treatment unit.

1. If applicable, set up safety equipment to protect and notify surrounding vehicle and pedestrian traffic.
2. Visually inspect the external condition of the unit and take notes concerning defects/problems.
3. Open the access portals to the vault and allow the system vent.
4. Without entering the vault, visually inspect the inside of the unit, and note accumulations of liquids and solids.
5. Be sure to record the level of sediment build-up on the floor of the vault, in the forebay, and on top of the cartridges. If flow is occurring, note the flow of water per drainage pipe. Record all observations. Digital pictures are valuable for historical documentation.
6. Close and fasten the access portals.
7. Remove safety equipment.
8. If appropriate, make notes about the local drainage area relative to ongoing construction, erosion problems, or high loading of other materials to the system.
9. Discuss conditions that suggest maintenance and make decision as to whether or not maintenance is needed.

## Maintenance Decision Tree

The need for maintenance is typically based on results of the inspection. The following Maintenance Decision Tree should be used as a general guide. (Other factors, such as Regulatory Requirements, may need to be considered)

1. Sediment loading on the vault floor.
  - a. If  $>4"$  of accumulated sediment, maintenance is required.
2. Sediment loading on top of the cartridge.
  - a. If  $>1/4"$  of accumulation, maintenance is required.
3. Submerged cartridges.
  - a. If  $>4"$  of static water above cartridge bottom for more than 24 hours after end of rain event, maintenance is required. (Catch basins have standing water in the cartridge bay.)
4. Plugged media.
  - a. If pore space between media granules is absent, maintenance is required.
5. Bypass condition.
  - a. If inspection is conducted during an average rain fall event and StormFilter remains in bypass condition (water over the internal outlet baffle wall or submerged cartridges), maintenance is required.
6. Hazardous material release.
  - a. If hazardous material release (automotive fluids or other) is reported, maintenance is required.
7. Pronounced scum line.
  - a. If pronounced scum line (say  $\geq 1/4"$  thick) is present above top cap, maintenance is required.



## Maintenance

Depending on the configuration of the particular system, maintenance personnel will be required to enter the vault to perform the maintenance.

**Important:** If vault entry is required, OSHA rules for confined space entry must be followed.

Filter cartridge replacement should occur during dry weather. It may be necessary to plug the filter inlet pipe if base flows is occurring.

Replacement cartridges can be delivered to the site or customers facility. Information concerning how to obtain the replacement cartridges is available from Contech Engineered Solutions.

**Warning:** In the case of a spill, the maintenance personnel should abort maintenance activities until the proper guidance is obtained. Notify the local hazard control agency and Contech Engineered Solutions immediately.

To conduct cartridge replacement and sediment removal maintenance:

1. If applicable, set up safety equipment to protect maintenance personnel and pedestrians from site hazards.
2. Visually inspect the external condition of the unit and take notes concerning defects/problems.
3. Open the doors (access portals) to the vault and allow the system to vent.
4. Without entering the vault, give the inside of the unit, including components, a general condition inspection.
5. Make notes about the external and internal condition of the vault. Give particular attention to recording the level of sediment build-up on the floor of the vault, in the forebay, and on top of the internal components.
6. Using appropriate equipment offload the replacement cartridges (up to 150 lbs. each) and set aside.
7. Remove used cartridges from the vault using one of the following methods:

### Method 1:

- A. This activity will require that maintenance personnel enter the vault to remove the cartridges from the under drain manifold and place them under the vault opening for lifting (removal). Disconnect each filter cartridge from the underdrain connector by rotating counterclockwise 1/4 of a turn. Roll the loose cartridge, on edge, to a convenient spot beneath the vault access.

Using appropriate hoisting equipment, attach a cable from the boom, crane, or tripod to the loose cartridge. Contact Contech Engineered Solutions for suggested attachment devices.

- B. Remove the used cartridges (up to 250 lbs. each) from the vault.



**Important:** Care must be used to avoid damaging the cartridges during removal and installation. The cost of repairing components damaged during maintenance will be the responsibility of the owner.

- C. Set the used cartridge aside or load onto the hauling truck.
- D. Continue steps a through c until all cartridges have been removed.

### Method 2:

- A. This activity will require that maintenance personnel enter the vault to remove the cartridges from the under drain manifold and place them under the vault opening for lifting (removal). Disconnect each filter cartridge from the underdrain connector by rotating counterclockwise 1/4 of a turn. Roll the loose cartridge, on edge, to a convenient spot beneath the vault access.
- B. Unscrew the cartridge cap.
- C. Remove the cartridge hood and float.
- D. At location under structure access, tip the cartridge on its side.
- E. Empty the cartridge onto the vault floor. Reassemble the empty cartridge.
- F. Set the empty, used cartridge aside or load onto the hauling truck.
- G. Continue steps a through e until all cartridges have been removed.

8. Remove accumulated sediment from the floor of the vault and from the forebay. This can most effectively be accomplished by use of a vacuum truck.
9. Once the sediments are removed, assess the condition of the vault and the condition of the connectors.
10. Using the vacuum truck boom, crane, or tripod, lower and install the new cartridges. Once again, take care not to damage connections.
11. Close and fasten the door.
12. Remove safety equipment.
13. Finally, dispose of the accumulated materials in accordance with applicable regulations. Make arrangements to return the used **empty** cartridges to Contech Engineered Solutions.

## Related Maintenance Activities - Performed on an as-needed basis

StormFilter units are often just one of many structures in a more comprehensive stormwater drainage and treatment system.

In order for maintenance of the StormFilter to be successful, it is imperative that all other components be properly maintained. The maintenance/repair of upstream facilities should be carried out prior to StormFilter maintenance activities.

In addition to considering upstream facilities, it is also important to correct any problems identified in the drainage area. Drainage area concerns may include: erosion problems, heavy oil loading, and discharges of inappropriate materials.

## Material Disposal

The accumulated sediment found in stormwater treatment and conveyance systems must be handled and disposed of in accordance with regulatory protocols. It is possible for sediments to contain measurable concentrations of heavy metals and organic chemicals (such as pesticides and petroleum products). Areas with the greatest potential for high pollutant loading include industrial areas and heavily traveled roads.

Sediments and water must be disposed of in accordance with all applicable waste disposal regulations. When scheduling maintenance, consideration must be made for the disposal of solid and liquid wastes. This typically requires coordination with a local landfill for solid waste disposal. For liquid waste disposal a number of options are available including a municipal vacuum truck decant facility, local waste water treatment plant or on-site treatment and discharge.



# Inspection Report

Date: Personnel:

Location: \_\_\_\_\_ System Size: \_\_\_\_\_

System Type: Vault  Cast-In-Place  Linear Catch Basin  Manhole  Other

Sediment Thickness in Forebay: \_\_\_\_\_ Date: \_\_\_\_\_

Sediment Depth on Vault Floor: \_\_\_\_\_

Structural Damage: \_\_\_\_\_

Estimated Flow from Drainage Pipes (if available): \_\_\_\_\_

Cartridges Submerged: Yes  No  Depth of Standing Water: \_\_\_\_\_

StormFilter Maintenance Activities (check off if done and give description)

Trash and Debris Removal: \_\_\_\_\_

Minor Structural Repairs: \_\_\_\_\_

Drainage Area Report \_\_\_\_\_

Excessive Oil Loading: Yes  No  Source: \_\_\_\_\_

Sediment Accumulation on Pavement: Yes  No  Source: \_\_\_\_\_

Erosion of Landscaped Areas: Yes  No  Source: \_\_\_\_\_

Items Needing Further Work: \_\_\_\_\_

Owners should contact the local public works department and inquire about how the department disposes of their street waste residuals.

Other Comments:

---

---

---

---

---

---

---

---

---

---

Review the condition reports from the previous inspection visits.

# StormFilter Maintenance Report

Date: \_\_\_\_\_ Personnel: \_\_\_\_\_

Location: \_\_\_\_\_ System Size: \_\_\_\_\_

System Type: Vault  Cast-In-Place  Linear Catch Basin  Manhole  Other

List Safety Procedures and Equipment Used: \_\_\_\_\_

## System Observations

Months in Service: \_\_\_\_\_

Oil in Forebay (if present): Yes  No

Sediment Depth in Forebay (if present): \_\_\_\_\_

Sediment Depth on Vault Floor: \_\_\_\_\_

Structural Damage: \_\_\_\_\_

## Drainage Area Report

Excessive Oil Loading: Yes  No  Source: \_\_\_\_\_

Sediment Accumulation on Pavement: Yes  No  Source: \_\_\_\_\_

Erosion of Landscaped Areas: Yes  No  Source: \_\_\_\_\_

## StormFilter Cartridge Replacement Maintenance Activities

Remove Trash and Debris: Yes  No  Details: \_\_\_\_\_

Replace Cartridges: Yes  No  Details: \_\_\_\_\_

Sediment Removed: Yes  No  Details: \_\_\_\_\_

Quantity of Sediment Removed (estimate?): \_\_\_\_\_

Minor Structural Repairs: Yes  No  Details: \_\_\_\_\_

Residuals (debris, sediment) Disposal Methods: \_\_\_\_\_

Notes:

---

---

---

---

---

---

---

---

---

---



©2016 CONTECH ENGINEERED SOLUTIONS LLC.

800-338-1122

[www.ContechES.com](http://www.ContechES.com)

All Rights Reserved. Printed in the USA.

Contech Engineered Solutions LLC provides site solutions for the civil engineering industry. Contech's portfolio includes bridges, drainage, sanitary sewer, stormwater and earth stabilization products. For information on other Contech division offerings, visit [contech-cpi.com](http://contech-cpi.com) or call 800.338.1122.

#### Support

- Drawings and specifications are available at [www.conteches.com](http://www.conteches.com).
- Site-specific design support is available from our engineers.

NOTHING IN THIS CATALOG SHOULD BE CONSTRUED AS AN EXPRESSED WARRANTY OR AN IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE. SEE THE CONTECH STANDARD CONDITIONS OF SALE (VIEWABLE AT [WWW.CONTECHES.COM /COS](http://WWW.CONTECHES.COM/COS)) FOR MORE INFORMATION.

## **Appendix E: StormFilter Catch Basin Cartridge Sizing**

---

---

**AKS ENGINEERING & FORESTRY, LLC.**

12965 SW HERMAN ROAD, SUITE 100  
TUALATIN, OR 97062  
503-563-6151

Date: 10/20/2019  
Designed by: MCC  
Checked by: CEG

**Beaudry's Custom Woodworking Building Expansion**

**StormFilter Catch Basin Cartridge Sizing**

STORMFILTER® DESIGN PARAMETERS

Number of Cartridges Required:

$$N = Q_{\text{treat}} (449_{\text{gpm/cfs}} / Q_{\text{cart}} \text{ gpm/cart})$$

$$Q_{\text{cart}} \text{ gpm/cart} = \text{Treatment per Cartridge} = 15.0 \text{ gpm/cart} \quad 18 \text{ inch Cartridge}$$

**StormFilter Sizing**

Area Requiring Treatment 12,685 SF

Water Quality Stormwater event 1.00 inches falling in 24 hours

WQF Q (see hydrograph) = 0.060 CFS

Cartridge Required  $N = Q_{\text{treat}} (449_{\text{gpm/cfs}} / Q_{\text{cart}} \text{ gpm/cart})$   $N = Q_{\text{treat}} (449_{\text{gpm/cfs}} / 15.0_{\text{cart gpm/cart}})$

N= 1.8 cart 2 - 18" CATCHBASIN STORMFILTER CARTRIDGES



# **Exhibit H: AKS Sewer Evaluation Memorandum**

---



November 1, 2019

City of Newberg-Engineering  
414 E. First Street  
Newberg, OR 97132

**RE: Beaudry's Custom Woodworking Building Expansion Sanitary Sewer Analysis**

City Engineering Staff:

The purpose of this letter is to provide documentation and analysis of the existing and future wastewater flows from the development and the capacity of the existing downstream system as required per City of Newberg Pre-Application Meeting Notes dated March 27, 2019. This analysis is to show that the existing public sanitary sewer has capacity to support the development of a building expansion to Beaudry's Custom Woodworking.

The subject site is currently zoned R-2 (Medium Density Residential) but has been approved for a zone change to M-2 (Light Industrial District). The sanitary flows predicted in the Wastewater Master Plan for an M-2 designation are significantly less than those of an R-2 designation. Therefore, reducing the actual flowrate from that calculated in the City of Newberg Wastewater Master plan.

**Existing Sanitary**

The existing property is currently served by a 4" lateral that is connected to an 8" public sewer main, located in the private drive serving the site. The 8" main connects to the 15" main in South St. Paul Highway (HWY 219). According to the City of Newberg's Wastewater Master Plan completed in May of 2018 there are no immediate deficiencies downstream of the subject site.

**Proposed/Existing Sanitary Flows**

The proposed improvements to Beaudry's Custom Woodworking will slightly increase flows to the existing 4" sanitary sewer lateral. This additional sanitary sewer flow will not require the existing 4" lateral to be upsized (see attached DP Plumbing Inc. Letter/Calculations). Additionally, since the manufacturing facility operates only during normal business hours, it does not contribute significant flows to the City's wastewater system during peak hours. As such, these improvements should not cause any capacity deficiencies in the downstream sanitary sewer system.

Should you have any questions, do not hesitate to contact me at 503.563.6151 or by email at [chuckg@aks-eng.com](mailto:chuckg@aks-eng.com).

Sincerely,  
**AKS ENGINEERING & FORESTRY, LLC**

Chuck Gregory, PE – Associate



RENEWS: JUNE 30, 20\_\_

Attachment:

- DP Plumbing Inc. Letter/Calculations

## **DP Plumbing Inc.**

15825 NE Springbrook Rd.

Newberg, OR 97132

503-519-7448

TO: Whom it may Concern

IN REFERENCE TO: Beaudry Workshop

FROM: Darren Placek (owner)

The existing sanitary sewer line will be of adequate size (4") to facilitate new construction with adding additional fixtures. The inspection of the existing sewer appears to be in an acceptable condition for adding the requested amount of new fixtures.

Calculated fixture loads are attached on the following pages.

If maintaining a grade of 1/4" per foot becomes an issue we are still in the parameters of a 1/8" per foot grade if needed.

Regards

Darren Placek

10/21/2019



**BEAUDRY WOODWORKING**

653 S SPRINGBROOK RD  
 NEWBERG, OREGON 97132

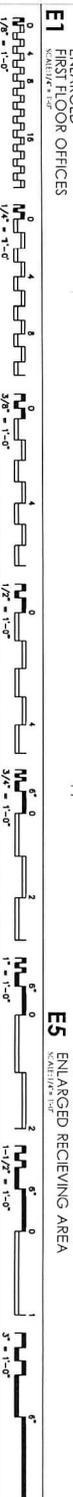
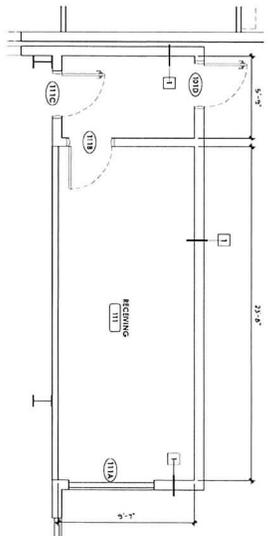
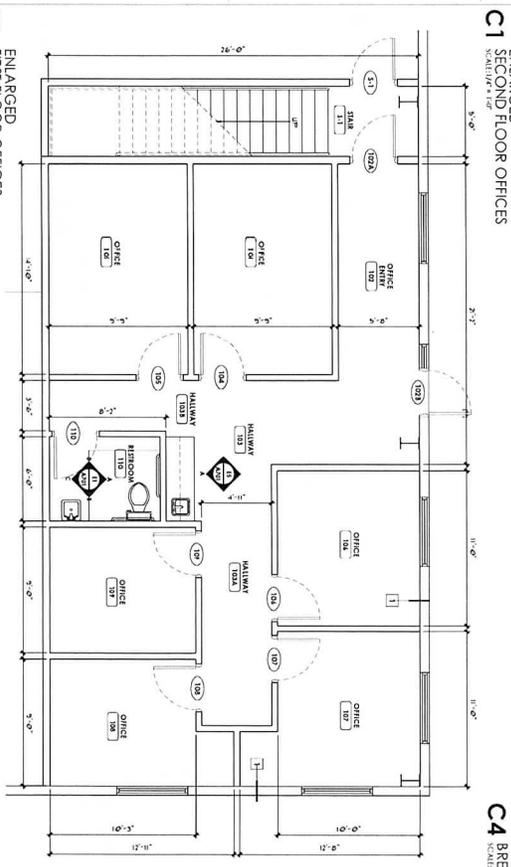
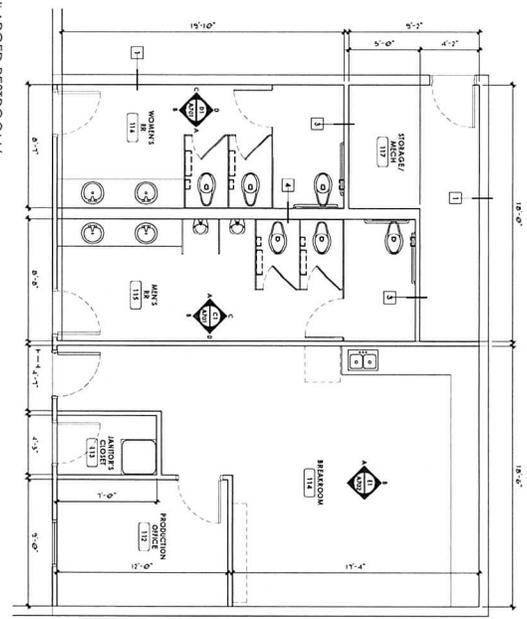
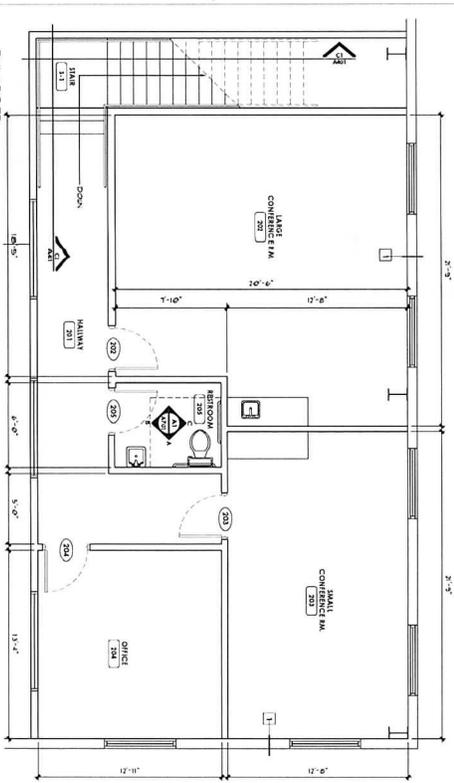
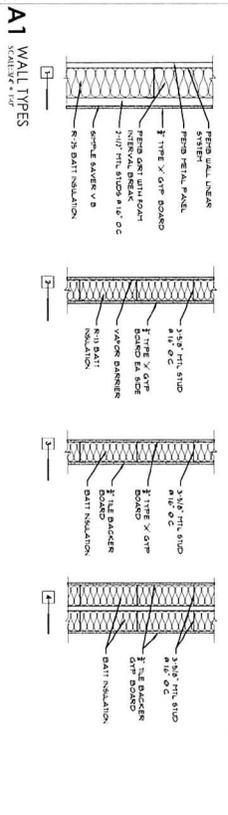
**CLIENT NAME**

STREET ADDRESS  
 CITY, STATE, ZIP

PROJECT NUMBER 00-00  
 DATE 00/00/00

REVISORS

**KEY NOTES**



**TABLE 7-3**  
**Drainage Fixture Unit Values (DFU)**

Inch	mm
1-1/4	32
1-1/2	40
2	50
2-1/2	65
3	80

Plumbing Appliance, Appurtenance, or Fixture	Min. Size Trap and Trap Arm <sup>7</sup>	Private	Public	Assembly <sup>8</sup>
Bathtub or Combination Bath/Shower .....	1-1/2"	2.0	2.0	
Bidet.....	1-1/4"	1.0		
Bidet.....	1-1/2"	2.0		
Clothes Washer, domestic, standpipe <sup>5</sup> .....	2"	3.0	3.0	3.0
Dental Unit, cuspidor .....	1-1/4"		1.0	1.0
Dishwasher, domestic, with independent drain .....	1-1/2" <sup>2</sup>	2.0	2.0	2.0
Drinking Fountain or Watercooler (per head) .....	1-1/4"	0.5	0.5	1.0
Food-waste-grinder, commercial .....	2"		3.0	3.0
Floor Drain, emergency .....	2"		0.0	0.0
Floor Drain (for additional sizes see Section 702) .....	2"	2.0	2.0	
Shower single head trap .....	2"	2.0	2.0	2.0
Multi-head, each additional .....	2"	1.0	1.0	2.0
Lavatory, single.....	1-1/4"	1.0	1.0	1.0
Lavatory in sets of two or three.....	1-1/2"	2.0	2.0	2.0
Washfountain.....	1-1/2"		2.0	2.0
Washfountain.....	2"		3.0	3.0
Mobile Home, trap .....	3"	12.0		
Receptor, indirect waste <sup>13</sup> .....	1-1/2"			See footnote <sup>1,3</sup>
Receptor, indirect waste <sup>14</sup> .....	2"			See footnote <sup>1,4</sup>
Receptor, indirect waste <sup>1</sup> .....	3"			See footnote <sup>1</sup>
<b>Sinks</b>				
Bar .....	1-1/2"	1.0		
Bar .....	1-1/2" <sup>12</sup>		2.0	2.0
Clinical .....	3"		6.0	6.0
Commercial with food waste.....	1-1/2" <sup>12</sup>		3.0	3.0
Special Purpose.....	1-1/2"	2.0	3.0	3.0
Special Purpose.....	2"	3.0	4.0	4.0
Special Purpose.....	3"		6.0	6.0
Kitchen, domestic .....	1-1/2" <sup>12</sup>	2.0	2.0	2.0
(with or without food-waste-grinder and/or dishwasher)				
Laundry.....	1-1/2"	2.0	2.0	2.0
(with or without discharge from a clothes washer)				
Service or Mop Basin.....	2"		3.0	3.0
Service or Mop Basin.....	3"		3.0	3.0
Service, flushing rim .....	3"		6.0	6.0
Wash, each set of faucets .....			2.0	2.0
Urinal, integral trap 1.0 GPF <sup>2</sup> .....	2"	2.0	2.0	5.0
Urinal, integral trap greater than 1.0 GPF.....	2"	2.0	2.0	6.0
Urinal, exposed trap.....	1-1/2" <sup>12</sup>	2.0	2.0	6.0
Water Closet, 1.6 GPF Gravity Tank <sup>6</sup> .....	3"	3.0	4.0	6.0
Water Closet, 1.6 GPF Flushometer Tank <sup>6</sup> .....	3"	3.0	4.0	6.0
Water Closet, 1.6 GPF Flushometer Valve <sup>6</sup> .....	3"	3.0	4.0	6.0
Water Closet, greater than 1.6 GPF Gravity Tank <sup>6</sup> .....	3"	4.0	6.0	8.0
Water Closet, greater than 1.6 GPF Flushometer Valve <sup>6</sup> .....	3"	4.0	6.0	8.0

3 each=3 units

2 each=4 units

2 each=4 units

2 each=4 units

1 each=3 units

2 each=4 units

9 each=36 units

<sup>1</sup> Indirect waste receptors shall be sized based on the total drainage capacity of the fixtures that drain therein to, in accordance with Table 7-4.  
<sup>2</sup> Provide a 2" (51 mm) minimum drain.  
<sup>3</sup> For refrigerators, coffee urns, water stations, and similar low demands.  
<sup>4</sup> For commercial sinks, dishwashers, and similar moderate or heavy demands.  
<sup>5</sup> Buildings having a clothes washing area with clothes washers in a battery of three (3) or more clothes washers shall be rated at six (6) fixture units each for purposes of sizing common horizontal and vertical drainage piping.  
<sup>6</sup> Water closets shall be computed as six (6) fixture units when determining septic tank sizes based on Appendix K of this code.  
<sup>7</sup> Trap sizes shall not be increased to the point where the fixture discharge may be inadequate to maintain their self-scouring properties.  
<sup>8</sup> Assembly [Public Use (See Table 4-1)].

**Total Units 58**

**TABLE 7-5**  
Maximum Unit Loading and Maximum Length of Drainage and Vent Piping

Size of Pipe, inches (mm)	1-1/4 (32)	1-1/2 (40)	2 (50)	2-1/2 (65)	3 (80)	4 (100)	5 (125)	6 (150)	8 (200)	10 (250)	12 (300)
<b>Maximum Units</b>											
Drainage Piping <sup>1</sup>											
Vertical	1	2 <sup>2</sup>	16 <sup>3</sup>	32 <sup>3</sup>	48 <sup>4</sup>	256	600	1380	3600	5600	8400
Horizontal	1	1	8 <sup>3</sup>	14 <sup>3</sup>	35 <sup>4</sup>	216 <sup>5</sup>	428 <sup>5</sup>	720 <sup>5</sup>	2640 <sup>5</sup>	4680 <sup>5</sup>	8200 <sup>5</sup>
<b>Maximum Length</b>											
Drainage Piping											
Vertical, feet (m)	45 (14)	65 (20)	85 (26)	148 (45)	212 (65)	300 (91)	390 (119)	510 (155)	750 (228)		
Horizontal (Unlimited)											
<b>Vent Piping</b> (See note)											
Horizontal and Vertical											
Maximum Units	1	8 <sup>3</sup>	24	48	84	256	600	1380	3600		
Maximum Lengths, feet (m)	45 (14)	60 (18)	120 (37)	180 (55)	212 (65)	300 (91)	390 (119)	510 (155)	750 (228)		

Well within limits  
at 58 Units

- <sup>1</sup> Excluding trap arm.
- <sup>2</sup> Except sinks, urinals and dishwashers.
- <sup>3</sup> Except six-unit traps or water closets.
- <sup>4</sup> Only four (4) water closets or six-unit traps allowed on any vertical pipe or stack; and not to exceed three (3) water closets or six-unit traps on any horizontal branch or drain.
- <sup>5</sup> Based on one-fourth (1/4) inch per foot (20.9 mm/m) slope. For one-eighth (1/8) inch per foot (10.4 mm/m) slope, multiply horizontal fixture units by a factor of 0.8.

**Note:** The diameter of an individual vent shall not be less than one and one-fourth (1-1/4) inches (31.8 mm) nor less than one-half (1/2) the diameter of the drain to which it is connected. Fixture unit load values for drainage and vent piping shall be computed from Tables 7-3 and 7-4. Not to exceed one-third (1/3) of the total permitted length of any vent may be installed in a horizontal position. When vents are increased one (1) pipe size for their entire length, the maximum length limitations specified in this table do not apply.

**704.4.4** All such closet rings (closet flanges) shall be adequately designed and secured to support fixtures connected thereto.

**704.4.5** Closet screws, bolts, washers, and similar fasteners shall be of brass, copper, or other listed, equally corrosion-resistant materials. All such screws and bolts shall be of adequate size and number to properly support the fixture installed.

**705.0 Joints and Connections.**

**705.1 Types of Joints.**

**705.1.1 Caulked Joints.** Caulked joints for cast iron bell-and-spigot soil pipe and other similar joints shall be firmly packed with oakum or hemp and filled with molten lead to a depth of not less than one (1) inch (25.4 mm). The lead shall be caulked thoroughly at the inside and outside edges of the joint. After caulking, the finished joint shall not extend more than one-eighth (1/8) inch (3.2 mm) below the rim of the hub. No paint, varnish, or other coatings shall be permitted on the joining material until after the joint has been tested and approved. Caulked

joints in cast iron bell-and-spigot water piping shall be made with nontoxic materials.

**705.1.2 Cement Mortar Joints.** Except for repairs and connections to existing lines constructed with such joints, cement mortar joints shall be prohibited on building sewers.

**705.1.3 Burned Lead Joints.** Burned (welded) lead joints shall be lapped, and the lead shall be fused together to form a uniform weld at least as thick as the lead being joined.

**705.1.4 Asbestos Cement Sewer Pipe Joints.** Joints in asbestos cement pipe shall be a sleeve coupling of the same composition as the pipe or of other approved materials, and sealed with rubber rings or joined by an approved type compression coupling. Joints between asbestos cement pipe and other approved pipe shall be made by means of an approved adapter coupling.

**705.1.5 Packing Additives Prohibited.** The addition of leak-sealing additives to joint packing shall be prohibited.

**705.1.6 Molded Rubber Coupling Joints.** When pipe is joined by means of molded rubber coupling joints, such joints shall conform to



---

# Exhibit I: Property Line Adjustment Application Materials

---



## EXHIBIT A

### Adjusted Tax Lot 3S2W2101602 Description

A portion of the Richard Everest Donation Land Claim (D.L.C.) No. 52, located in the Southwest One-Quarter of Section 21, Township 3 South, Range 2 West, Willamette Meridian, City of Newberg, Yamhill County, Oregon, and being more particularly described as follows:

Commencing at the southeast corner of said Richard Everest D.L.C No. 52, also being on the centerline of Springbrook Road; thence along said centerline, North  $01^{\circ}55'46''$  East 1641.25 feet to the easterly extension of the south line of Document Number 2006-16716, Yamhill County Deed Records; thence along said easterly extension and the south line of said Document Number 2006-16716, North  $87^{\circ}59'09''$  West 410.08 feet to the southwest corner of said Document Number 2006-16716, also being the southeast corner of Parcel II of Document Number 2012-07064 and the Point of Beginning; thence along the south line of said Document Number 2012-07064, North  $87^{\circ}59'09''$  West 162.00 feet to the southwest corner of Parcel I of said Document Number 2012-07064; thence along the west line of said Parcel I, North  $02^{\circ}05'15''$  East 293.00 feet to the northwest corner of said Parcel I, also being the northeast corner of Document Number 2018-07790, Yamhill County Deed Records; thence along the north line of said Document Number 2018-07790, North  $87^{\circ}59'09''$  West 31.50 feet; thence leaving said north line, North  $01^{\circ}51'36''$  East 256.50 feet; thence South  $87^{\circ}59'09''$  East 193.50 feet to the west line of said Document Number 2006-16716; thence along said west line South  $01^{\circ}51'36''$  West 256.50 feet; thence continuing along said west line, South  $02^{\circ}05'15''$  West 293.00 feet to the Point of Beginning.

The above described tract of land contains 2.23 acres, more or less.

10/22/2019



RENEWS: 12/31/20



## EXHIBIT B

### Adjusted Tax Lot 3S2W2101400 Description

A portion of the Richard Everest Donation Land Claim No. 52, located in the Northeast One-Quarter of Section 20 and the Northwest One-Quarter of Section 21, Township 3 South, Range 2 West, Willamette Meridian, City of Newberg, Yamhill County, Oregon, and being more particularly described as follows:

Commencing at the southeast corner of said Richard Everest D.L.C No. 52, also being on the centerline of Springbrook Road; thence along said centerline, North  $01^{\circ}55'46''$  East 1641.25 feet to the easterly extension of the south line of Document Number 2006-16716, Yamhill County Deed Records; thence along said easterly extension and the south line of said Document Number 2006-16716, North  $87^{\circ}59'09''$  West 410.08 feet to the southwest corner of said Document Number 2006-16716; thence along the west line of said Document Number 2006-16716, North  $02^{\circ}05'15''$  East 293.00 feet to the northeast corner of Parcel II of Document Number 2012-07064, Yamhill County Deed Records; thence continuing along said west line, North  $01^{\circ}51'36''$  East 256.50 feet to the Point of Beginning; thence leaving said west line, North  $87^{\circ}59'09''$  West 193.50 feet; thence South  $01^{\circ}51'36''$  West 256.50 feet to the north line of Document Number 2018-07790, Yamhill County Deed Records; thence along said north line, North  $87^{\circ}59'09''$  West 350.47 feet to the northeasterly right-of-way line of State Highway 219 (variable width from centerline); thence along said northeasterly right-of-way line, North  $23^{\circ}28'51''$  West 14.51 feet; thence continuing along said northeasterly right-of-way line, North  $38^{\circ}23'53''$  West 16.76 feet; thence continuing along said northeasterly right-of-way line (40.00 feet from centerline), North  $21^{\circ}02'39''$  West 448.27 feet to the southwest corner of Document Number 2017-00545, Yamhill County Deed Records; thence along the south line of said Document Number 2017-00545 and the south line of Document Number 2004-08379, Yamhill County Deed Records, South  $87^{\circ}59'09''$  East 735.49 feet to the northwest corner of said Document Number 2006-16716; thence along the west line of said Document Number 2006-16716, South  $01^{\circ}51'36''$  West 181.83 feet to the Point of Beginning.

The above described tract of land contains 5.33 acres, more or less.

10/22/2019



RENEWS: 12/31/20



## EXHIBIT C

### Portion of Tax Lot 3S2W2101400 Conveyed to Tax Lot 3S2W2101602 Description

A portion of the Richard Everest Donation Land Claim No. 52, located in the Northwest One-Quarter of Section 21, Township 3 South, Range 2 West, Willamette Meridian, City of Newberg, Yamhill County, Oregon, and being more particularly described as follows:

Commencing at the southeast corner of said Richard Everest D.L.C No. 52, also being on the centerline of Springbrook Road; thence along said centerline, North 01°55'46" East 1641.25 feet to the easterly extension of the south line of Document Number 2006-16716, Yamhill County Deed Records; thence along said easterly extension and the south line of said Document Number 2006-16716, North 87°59'09" West 410.08 feet to the southwest corner of said Document Number 2006-16716; thence along the west line of said Document Number 2006-16716, North 02°05'15" East 293.00 feet to the northeast corner of Parcel II of Document Number 2012-07064, Yamhill County Deed Records and the Point of Beginning; thence along the north line of said Document Number 2012-07064 and the north line of Document Number 2018-07790, Yamhill County Deed Records, North 87°59'09" West 193.50 feet; thence leaving said north line, North 01°51'36" East 256.50 feet; thence South 87°59'09" East 193.50 feet to the west line of said Document Number 2006-16716; thence along said west line, South 01°51'36" West 256.50 feet to the Point of Beginning.

The above described tract of land contains 1.14 acres, more or less.

10/22/2019



RENEWS: 12/31/20

# PROPERTY LINE ADJUSTMENT APPLICATION

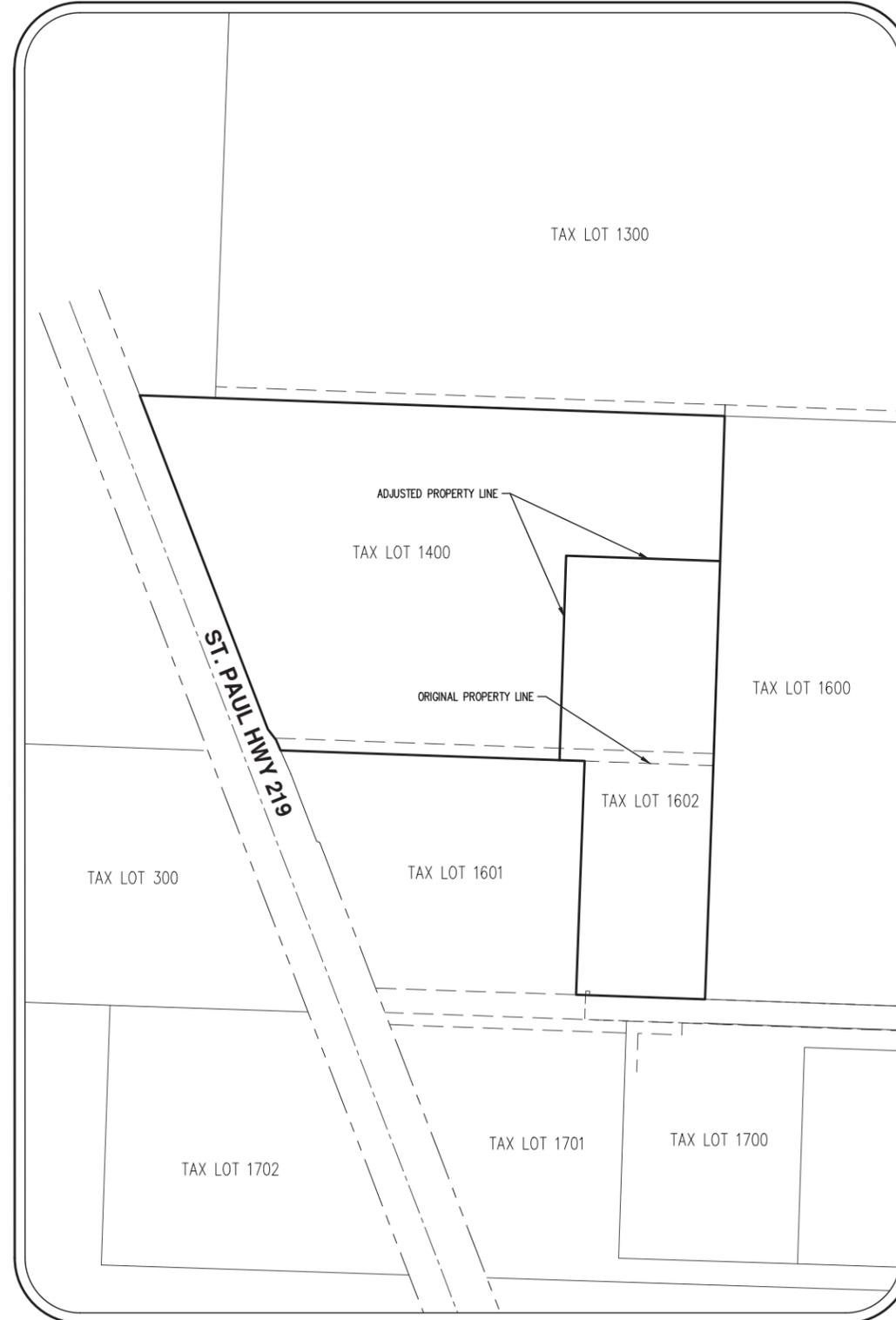
NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF NEWBERG, YAMHILL COUNTY, OREGON



VICINITY MAP  
NOT TO SCALE



LEGEND			
EXISTING		PROPOSED	
DECIDUOUS TREE		STORM SEWER CLEAN OUT	
CONIFEROUS TREE		STORM SEWER CATCH BASIN	
FIRE HYDRANT		STORM SEWER MANHOLE	
WATER BLOWOFF		GAS METER	
WATER METER		GAS VALVE	
WATER VALVE		GUY WIRE ANCHOR	
DOUBLE CHECK VALVE		POWER POLE	
AIR RELEASE VALVE		POWER VAULT	
SANITARY SEWER CLEAN OUT		POWER JUNCTION BOX	
SANITARY SEWER MANHOLE		POWER PEDESTAL	
SIGN		COMMUNICATIONS VAULT	
STREET LIGHT		COMMUNICATIONS JUNCTION BOX	
MAILBOX		COMMUNICATIONS RISER	
<b>EXISTING</b>		<b>PROPOSED</b>	
RIGHT-OF-WAY LINE		BOUNDARY LINE	
BOUNDARY LINE		PROPERTY LINE	
PROPERTY LINE		CENTERLINE	
CENTERLINE		DITCH	
DITCH		CURB	
CURB		EDGE OF PAVEMENT	
EDGE OF PAVEMENT		EASEMENT	
EASEMENT		FENCE LINE	
FENCE LINE		GRAVEL EDGE	
GRAVEL EDGE		POWER LINE	
POWER LINE		OVERHEAD WIRE	
OVERHEAD WIRE		COMMUNICATIONS LINE	
COMMUNICATIONS LINE		FIBER OPTIC LINE	
FIBER OPTIC LINE		GAS LINE	
GAS LINE		STORM SEWER LINE	
STORM SEWER LINE		SANITARY SEWER LINE	
SANITARY SEWER LINE		WATER LINE	
WATER LINE			



SITE MAP

SCALE: 1"=100 FEET (22"x34")  
SCALE: 1"=200 FEET (11"x17")



**OWNER OF TAX LOT 1602/ APPLICANT**

BEAUDRY'S CUSTOM WOODWORKING  
CONTACT: JESSE BEAUDRY  
653 S SPRINGBROOK RD.  
NEWBERG OR, 97132

**OWNER OF TAX LOT 1400**

FIRST ASSEMBLY OF GOD OF NEWBERG  
502 S ST. PAUL HIGHWAY  
NEWBERG OR, 97132

**PLANNING/  
ENGINEERING/  
SURVEYING FIRM**

AKS ENGINEERING & FORESTRY  
CONTACT: MIMI DOUKAS, AICP, RLA  
12965 SW HERMAN ROAD, SUITE 100  
TUALATIN, OR 97062  
PH: 503-563-6151

**ZONE:**

M-2 LIGHT INDUSTRIAL DISTRICT

**WATER, SANITARY  
SEWER & STORM  
DRAINAGE DISTRICTS:**

CITY OF NEWBERG

**PROPERTY DESCRIPTION:**

TAX LOTS 1400 & 1602 YAMHILL COUNTY ASSESSOR'S MAP  
3S 2W 21, LOCATED IN THE NORTHWEST ONE-QUARTER OF  
SECTION 21, TOWNSHIP 3 SOUTH, RANGE 2 WEST,  
WILLAMETTE MERIDIAN, YAMHILL COUNTY, OREGON.

**SHEET INDEX**

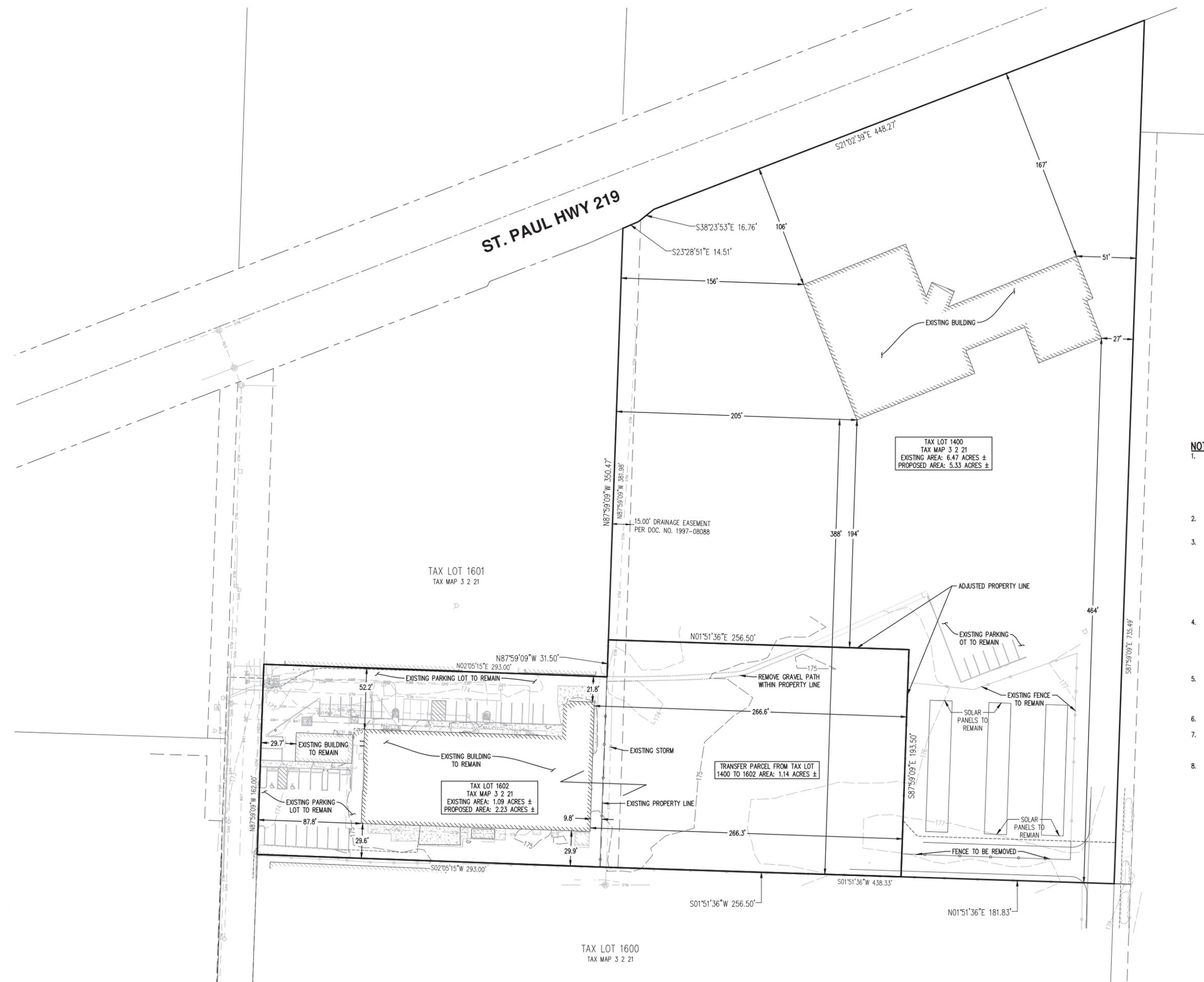
- 01 COVER SHEET
- 02 PROPOSED PROPERTY LINE ADJUSTMENT

**PROPOSED PROPERTY LINE ADJUSTMENT  
 BEAUDRY'S CUSTOM WOODWORKING  
 653 S SPRINGBROOK ROAD  
 NEWBERG | OREGON**

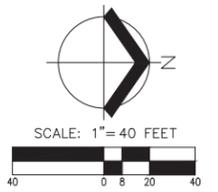
REGISTERED PROFESSIONAL LAND SURVEYOR

RENEW OREGON  
 COUNTY 11, 2005  
 ROBERT D. BETTIG  
 60124LS  
 RENEWS: 12/31/20

JOB NUMBER: 7237  
 DATE: 11/06/2019  
 DESIGNED BY:  
 DRAWN BY: MCC  
 CHECKED BY: RDR



- NOTES:**
- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBER 19136648. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
  - FIELD WORK WAS CONDUCTED JUNE 13, 14, 17, 27 AND JULY 9, 2019.
  - HORIZONTAL DATUM: A LOCAL DATUM PLANE DERIVED FROM STATE PLANE OREGON NORTH 3601 NAD83(2011)EPOCH: 2010.0000 BY MULTIPLYING BY A PROJECT MEAN GROUND COMBINED SCALE FACTOR OF 1.0001077880 AT A CENTRAL PROJECT POINT WITH INTERNATIONAL FOOT STATE PLANE GRID COORDINATES N603591.339 E7572043.668 AND A MERIDIAN CONVERGENCE ANGLE OF -1'44"12". STATE PLANE COORDINATES WERE DERIVED FROM GPS OBSERVATIONS USING THE TRIMBLE VRS NOW NETWORK. DISTANCES SHOWN ARE INTERNATIONAL FOOT GROUND VALUES.
  - VERTICAL DATUM: ELEVATIONS ARE BASED ON TRIMBLE NOW NETWORK OBSERVATIONS (NAV088) AND CHECKED AGAINST YAMHILL COUNTY STATION NO. 22, LOCATED AT THE NORTHERLY RIGHT-OF-WAY LINE OF DOUGLAS AVENUE AND ON THE CENTERLINE OF SPRINGBROOK WAY. ELEVATION = 223.403 FEET (NAVD 88).
  - THIS IS NOT A BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY. BOUNDARIES MAY BE PRELIMINARY AND SHOULD BE CONFIRMED WITH THE STAMPING SURVEYOR PRIOR TO RELYING ON FOR DETAILED DESIGN OR CONSTRUCTION.
  - SURVEY IS ONLY VALID WITH SURVEYOR'S STAMP AND SIGNATURE.
  - BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
  - CONTOUR INTERVAL IS 1 FOOT.





After recording return to:  
Rick and Terri Beaudry, LLC  
P.O. Box 1149  
Newberg, OR 97132

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Rick and Terri Beaudry, LLC  
P.O. Box 1149  
Newberg, OR 97132

File No.: 1032-1841689 (JLW)  
Date: May 02, 2012

THIS SPACE RESERVED FOR RECORDER'S USE

OFFICIAL YAMHILL COUNTY RECORDS  
REBEKAH STERN DOLL, COUNTY CLERK

2012-07064



\$56.00

00392384201200070640040043

05/29/2012 03:55:31 PM

DMR-DDMR Cnt=1 Stn=2 ANITA  
\$20.00 \$10.00 \$11.00 \$15.00

## STATUTORY WARRANTY DEED

**Thomas W. Edwards and Kay L. Edwards, Trustees of the Edwards Family Trust, dated February 18, 2009, Grantor, conveys and warrants to Rick and Terry Beaudry, LLC, an Oregon limited liability company, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$700,000.00 as paid to an accommodator pursuant to an IRC Section 1031 Exchange.** (Here comply with requirements of ORS 93.030)

FIRST AMERICAN TITLE 1241689

APN: 480517

Statutory Warranty Deed  
- continued

File No.: 1032-1841689 (JLW)

**Beginning at a point on the East line of the Richard Everest Donation Land Claim No. 52 in Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, which point bears North 1642.03 feet from the Southeast corner of said Claim; thence North 89°50'44" West 30.00 feet to the TRUE POINT OF BEGINNING; thence North 89°50'44" West 805.87 feet to the Easterly right of way line of State Highway No. 219; thence South 22°53'51" East along said right of way line, 33.35 feet to a point on the North line of Parcel II as described in deed conveyed to Doris A. Huffman, et al, recorded October 2, 1978, in Film Volume 133, Page 597, Records for Yamhill County, Oregon, thence South 89°51'05" East along said North line, 792.90 feet to a point on the West right of way line of Springbrook Road; thence North 30.61 feet to the TRUE POINT OF BEGINNING.**

**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Yamhill, State of Oregon, described as follows:

**PARCEL I:**

**Beginning at a point on the East line of the Richard Everest Donation Land Claim No. 52 in Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, which point marks the Southeast corner of that tract of land conveyed to Marian F. DeAlton by instrument recorded in Film Volume 207, Page 0256, Records for Yamhill County, Oregon and bears North 1935.03 feet from the Southeast corner of said Everest Claim; thence North 89°50'44" West along the South line of said DeAlton tract and the Westerly extension thereof, 409.77 feet; thence South 00°09'16" West perpendicular to the South line of said DeAlton tract, 293.00 feet; thence South 89°50'44" West parallel with the South line of said DeAlton tract, 150.00 feet to the true point of beginning; thence South 89°50'44" West parallel with the South line of said DeAlton tract, 12 feet; thence North 0°9'16" East 293.00 feet to the Westerly extension of the South line of said DeAlton tract; thence South 89°50'44" East along said line, 12 feet to an iron rod on the Westerly extension of the South line of said DeAlton tract; thence South 00°09'16" West, 293 feet to the true point of beginning.**

**PARCEL II:**

**Beginning at a point on the East line of the Richard Everest Donation Land Claim No. 52 in Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, which point marks the Southeast corner of that tract of land conveyed to Marian F. DeAlton by instrument recorded in Film Volume 207, Page 0256, Records for Yamhill County, Oregon and bears North 1935.03 feet from the Southeast corner of said Everest Claim; thence North 89°50'44" West along the South line of said DeAlton Tract and the Westerly extension thereof, 409.77 feet to the TRUE POINT OF BEGINNING; thence South 00°09'16" West perpendicular to the South line of said DeAlton Tract, 293.00 feet; thence South 89°50'44" West parallel with the South line of said DeAlton Tract, 150.00 feet; thence North 0°09'16" East 293.00 feet to an iron rod on the Westerly extension of the South line of said DeAlton Tract; thence South 89°50'44" East along said line, 150.00 feet to the point of beginning.**

**TOGETHER WITH an ingress, egress and utility easement, described as follows:**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 29 day of May, 2012.

Edwards Family Trust

Thomas W. Edwards Trustee  
Thomas W. Edwards, Trustee

Kay L. Edwards Trustee  
Kay L. Edwards, Trustee

STATE OF Oregon )  
)ss.  
County of Yamhill )

This instrument was acknowledged before me on this 29<sup>th</sup> day of May, 2012 by Thomas W. Edwards and Kay L. Edwards as Trustee of Edwards Family Trust dtd February 18, 2009, on behalf of the Trust.

Janet Winder  
Janet Winder  
Notary Public for Oregon  
My commission expires: 5/6/2013



KNOW ALL MEN BY THESE PRESENTS, That JOHN C. WOHLGEMUTH and IDELLA WOHLGEMUTH, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **FIRST ASSEMBLY OF GOD OF NEWBERG**

does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereto belonging or appertaining, situated in the County of **Yamhill** and State of Oregon, described as follows, to-wit:

Part of the Donation Land Claim of Richard Everest and wife, Notification #1474, Claim #52 in Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, and being Lot 1 of County Survey #3357, more particularly described as follows: Beginning at a point on the East line of the said Everest Claim, which is North 2373.36 feet from the Southeast corner thereof, and from which point an iron pipe set on the west margin of County Market Road #5 bears west 20.0 feet; and running thence west 1149.6 feet to an iron pipe set on the Easterly right of way line of Oregon State Highway (Newberg to Gearin corner); thence South 23°02' East along said right of way line, 478.0 feet to an iron pipe; thence East 962.6 feet to a point on the East line of said Everest Claim, from which point an iron pipe set on the west line of County Market Road #5 bears West 20.0 feet; thence North 439.68 feet to the place of beginning. EXCEPTING the tract conveyed to Ernest L. DeAlton and wife by deed recorded January 15, 1970 in Film Volume 78, Page 582, Deed and Mortgage Records of Yamhill County, Oregon.

grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances claiming by, through or under the grantors. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$20,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which):

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 26 day of May, 1971.

*John C. Wohlgemuth*  
*Idella Wohlgemuth*

STATE OF OREGON, County of Yamhill ss. Personally appeared the above named JOHN C. WOHLGEMUTH and IDELLA WOHLGEMUTH, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Clara J. Stussman*  
Notary Public for Oregon  
My commission expires 6/14/72



NOTE—The sentence between the symbols ( ), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

**WARRANTY DEED**  
John C. Wohlgemuth, et ux  
TO  
Assembly of God (Church)  
AFTER RECORDING RETURN TO  
Swift & Swift  
Attorneys at Law  
P.O. Box 268  
Newberg, Oregon 97132

STATE OF OREGON,  
County of Yamhill ss.  
I certify that the within instrument was received for record on the 3 day of June, 1971, at 9:07 o'clock P.M., and recorded in book 84 on page 794. Record of Deeds of said County. Witness my hand and seal of County, affixed.

Jack Esler, County Clerk  
By *Opal J. Hart* Deputy

LEADER USE THIS SPACE RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED

Recorded By Pioneer National Title Insurance Co.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances as of September 22, 1969, and all encumbrances thereafter created or suffered by the grantors,

Recorded By Pioneer National

grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-  
ful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances  
claiming by, through or under the grantors.  
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$20,000.00  
However the ~~entire~~ consideration ~~paid~~ of or includes other property or value given or promised which is  
the whole consideration (indicate which)

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 26 day of May, 1971

John C Wohlgenuth  
Idella Wohlgenuth

STATE OF OREGON, County of Yamhill )  
Personally appeared the above named JOHN C. WOHLGEMUTH and IDELLA WOHLGEMUTH,  
husband and wife, )  
and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me: *Clarence H. Huschaar*  
Notary Public for Oregon  
My commission expires 6/14/72

NOTE - The sentence between the symbols ( ), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

John C. Wohlgenuth, et ux

TO

Assembly of God (Church)

AFTER RECORDING RETURN TO

Swift & Swift  
Attorneys at Law  
P.O. Box 268  
Newberg, Oregon 97132

No.

633

DO NOT USE THIS  
SPACE RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TIES WHERE  
USED

1971 STATE OF OREGON, }  
County of Yamhill } ss.

I certify that the within instru-  
ment was received for record on the  
3 day of June 1971  
at 9:07 o'clock PM., and recorded  
in book 84 on page 794  
Record of Deeds of said County.

Witness my hand and seal of  
County, affixed.

Jack Beeler, County Clerk

By *Opal J Hart* Title Deputy

288